

AMBIT ENGINEERING, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

20 October 2021

Peter Stith, Technical Advisory Committee Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Site Plan Application at 93 Pleasant Street, Micro Housing / Office; Mixed Use Development

Dear Mr. Stith and TAC Members:

On behalf of Mark McNabb and Dagny Taggart, LLC we are pleased to submit the attached plan set for **Site Plan Application Review** for the above-mentioned project and request that we be placed on the agenda for your **November 2, 2021** Technical Advisory Committee Meeting. The project includes the re-use of the existing commercial building and proposed new construction of a building addition to the rear of the existing building with the associated and required site improvements. The area behind the existing building is currently a surface parking lot. The surface parking will be lowered to below street level and be included with the new construction. The plan provides an excellent opportunity to create much needed affordable housing in downtown Portsmouth.

The plan was reviewed at the October 5, 2021 Technical Advisory Committee meeting. Comments from the meeting have been incorporated into a revised Site Plan set and presented for approval.

The following plans are included in our submission:

- Cover Sheet – This shows the Development Team, Legend, Site Location, Required Permits, and Site Zoning.
- Standard Boundary Survey – This plan shows the existing property boundaries.
- Existing Conditions Plan C1 – This plan shows the existing site conditions in detail.
- Demolition Plan C2 – This plan shows portions of the existing building which will be removed.
- Site Layout Plan C3 – This plan shows the site development in detail with the associated Zoning Development Standards calculations.
- Parking Level Plan C4 – This plan shows the proposed parking level and parking calculations and details the CUP request.
- Utility Plan C5 – This plan shows the site utilities in detail.
- Grading and Erosion Control Plan C6 - This plan shows the site drainage control and treatment design.
- Landscape Plan L1 – This plan shows the proposed landscaping in detail.
- Erosion Control Notes and Details D1 – This plan shows sequence of construction and details.
- Detail Sheets D 2 – D4 – These plans show associated details for construction.
- Floor Plans and Exterior Elevation Plans – These plan shows the proposed building exterior elevations and interior layouts.

Also included is a copy of the results of the Drainage Analysis; with 2 complete paper copies submitted to the Planning Department.

The development team met with representatives of the Temple Israel (abutting property) to review the concerns expressed at the TAC meeting of October 5, 2021. We hope to continue discussions as we prepare for the TAC meeting on November 2.

We look forward to the TAC review of this submission and feedback on the proposed design.

Sincerely,

John Chagnon

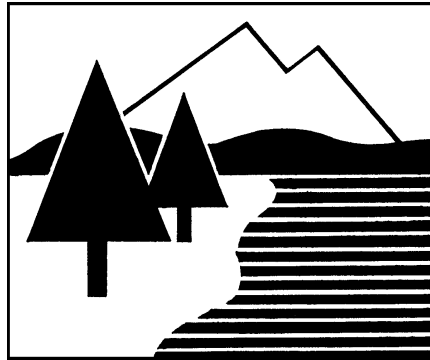
John R. Chagnon, PE

CC: Mark McNabb, Tracy Kozak, Terrance Parker

DRAINAGE ANALYSIS

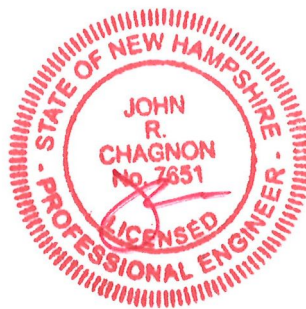
MIXED USE DEVELOPMENT

93 PLEASANT STREET
PORTSMOUTH, NH



FOR
DAGNY TAGGART, LLC

21 OCTOBER 2021



Ambit Engineering, Inc.

Civil Engineers and Land Surveyors

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Portsmouth, NH 03801

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(Ambit Job Number 3059.01)

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EXECUTIVE SUMMARY

This drainage analysis examines the pre-development (existing) and post-development (proposed) stormwater drainage patterns for the proposed building and associated future site improvements at 93 Pleasant Street in Portsmouth, NH. The site is shown on the City of Portsmouth Assessor's Tax Map 107 as Lot 74. The total size of the lot is 17,498 square-feet (0.4017 acres).

The development will provide for the future development of a mixed use building, a 8150 square-foot addition, with associated landscaping, utilities, and parking. The new building will be serviced by public water, sewage, and electricity. The development has the potential to increase stormwater runoff to adjacent properties, and therefore must be designed in a manner to prevent that occurrence. This will be done primarily by capturing stormwater runoff and routing it through appropriate stormwater facilities, designed to ensure that there will be no increase in peak runoff from the site as a result of this project.

The hydrologic modeling utilized for this analysis uses the "Extreme Precipitation" values for rainfall from The Northeast Regional Climate Center (Cornell University), as well as an additional 15% multiplier, as is required for New Hampshire's coastal district by the Alteration of Terrain Bureau.

INTRODUCTION / PROJECT DESCRIPTION

This drainage report is designed to assist the owner, planning board, contractor, regulatory reviewer, and others in understanding the impact of the proposed development project on local surface water runoff and quality. The project site is shown on the City of Portsmouth, NH Assessor's Tax Map 107 as Lot 74. Bounding the site to north are multiple LLCs and a limited partnership. Bounding the site to the south is Court Street, followed by a trust and multiple preservation sites. Bounding the site to the west is Pleasant Street, followed by multiple LLCs and a trust. Bounding the site to the east is a temple. A vicinity map is included in the Appendix to this report.

The proposed development will develop a building and integrated parking garage adjacent to existing buildings on the site. This report includes information about the existing site and the proposed building necessary to analyze stormwater runoff and to design any required mitigation. The report includes maps of pre-development and post-development watersheds, subcatchment areas and calculations of runoff. The report will provide a narrative of the stormwater runoff and describe numerically and graphically the surface water runoff patterns for this site. Proposed stormwater management methods will also be described, as well as erosion and sediment control practices. To fully understand the proposed site development the reader should also review a complete site plan set in addition to this report.

METHODOLOGY

"Extreme Precipitation" values from The Northeast Regional Climate Center (Cornell University) have been used for modeling purposes. These values have been used in this analysis.

This report uses the US Soil Conservation Service (SCS) Method for estimating stormwater runoff. The SCS method is published in The National Engineering Handbook (NEH), Section 4 "Hydrology" and includes the Technical Release No. 20, (TR-20) "Computer Program for Project Formulation Hydrology", and Technical Release No. 55 (TR-55) "Urban Hydrology

for Small Watersheds” methods. This report uses the HydroCAD version 10.0 program, written by HydroCAD Software Solutions LLC, Chocorua, N.H., to apply these methods for the calculation of runoff and for pond modeling. Rainfall data and runoff curve numbers are taken from “The Stormwater Management and Erosion Control Handbook for Urban and Developing Areas in New Hampshire.”

Time of Concentration (Tc) is calculated by entering measured flow path data such as flow path type, length, slope and surface characteristics into the HydroCAD program. For the purposes of this report, a minimum time of concentration of 5 minutes is used.

The storm events used for the calculations in this report are the 2-year, 10-year, 25-year, and 50-year (24-hour) storms. Watershed basin boundaries have been delineated using topographic maps prepared by Ambit Engineering and field observations to confirm.

SITE SPECIFIC INFORMATION

Based on the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), Soil Survey of Rockingham County, New Hampshire the site is made up of one soil type:

Soil Symbol	Soil Name and Slopes
699	Urban land

All existing and proposed site development takes place on one soil type:

Urban land has unknown characteristics.

A copy of the custom soil survey for this project site is included in the Appendix to this report.

The physical characteristics of the existing lot consist of slopes from 0 to 13%, with the lot generally sloping from the northeast to the southwest. Elevations on the site range from 23 to 33 feet above sea level. Due to the observed poor infiltrative capacity of the soil, as well as the general poor quality of urban fills, this site’s soil will be treated as a Hydrologic Soil Group D.

The existing site is developed and includes an existing building located at the west of the lot, with the rest of the lot occupied by a gravel parking lot. Vegetation around the lot consists of established grasses and several trees.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 33015C0259F (effective date January 29, 2021), the project site is located in Zone X and is determined to be outside of the 0.2% annual chance floodplain. A copy of the FIRM map is included in the Appendix.

PRE-DEVELOPMENT DRAINAGE

In the pre-development condition, the site has been analyzed as two subcatchment basins (E1 and E2) based on localized topography and discharge location. Subcatchment E1 contains an existing parking area and part of the existing building, and drains to the south entrance to the lot. E1 drains to Drainage Point 1 (DP1). Subcatchment E2 contains most of the existing building and some grass, and drains to the west edge of the lot. E2 drains to Drainage Point 2 (DP2).

Table 1: Pre-Development Watershed Basin Summary

Watershed Basin ID	Basin Area (SF)	Tc (MIN)	CN	10-Year Runoff (CFS)	50-Year Runoff (CFS)	To Design Point
E1	13,061	5.0	94	2.39	3.69	DP1
E2	4,435	5.0	91	0.78	1.23	DP2

POST-DEVELOPMENT DRAINAGE

The proposed development has been designed to match the pre-development drainage patterns to the greatest extent feasible. In the post-development condition, the site has been analyzed as three subcatchment basins, (P1, P1a, and P2). Subcatchments P1 and P1a correspond to the subcatchment area E1, and drains to DP1. P1 and P1a contain the proposed roof area and associated landscaping. The peak flows from P1a are attenuated

with the use of an R-Tank stormwater storage tank, and an outlet control structure. Subcatchment P2 corresponds to the subcatchment area E2 and drains to DP2.

Table 2: Post-Development Watershed Basin Summary

Watershed Basin ID	Basin Area (SF)	Tc (MIN)	CN	10-Year Runoff (CFS)	50-Year Runoff (CFS)	Design Point
P1	7,347	5.0	93	1.33	2.07	DP1
P1a	5,720	5.0	98	1.08	1.64	DP1
P2	4,429	5.0	91	0.78	1.23	DP2

The overall impervious coverage of the area analyzed in this report for all basins decreases from 0.310 acres (77.11%) in the pre-development condition to 0.299 acres (74.38%) in the post-development condition. The project proposes the construction of a subsurface storage trench to reduce the peak flow discharge from the site.

Table 3 shows a summary of the comparison between pre-developed flows and post-developed flows for each design point. The comparison considers the reduced flows as a result of infiltration.

Table 3: Pre-Development to Post-Development Comparison

	Q2 (CFS)		Q10 (CFS)		Q25 (CFS)		Q50 (CFS)		
Design Point	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Description
DP1	1.52	1.39	2.39	2.20	3.07	2.81	3.69	3.39	E Lot
DP2	0.48	0.48	0.78	0.78	1.01	1.01	1.23	1.23	W Lot

Note that all drainage points of interest in the development area experience lower peak flows.

OFFSITE INFRASTRUCTURE CAPACITY

City stormwater drainage is currently utilized with the existing site. In order that proposed drainage systems not additionally burden the City's infrastructure, the proposed site's stormwater infrastructure was designed to attenuate the peak flows of runoff to levels equal to or below those of the existing site. The watersheds are not revised, in other words water is not directed to a different watershed.

EROSION AND SEDIMENT CONTROL PRACTICES

The erosion potential for this site as it exists is moderate due to the presence of gravel areas that are highly erodible. During construction, the major potential for erosion is wind and stormwater runoff. The contractor will be required to inspect and maintain all necessary erosion control measures, as well as installing any additional measures as required. All erosion control practices shall conform to "The Stormwater Management and Erosion Control Handbook for Urban and Developing Areas in New Hampshire." Some examples of erosion and sediment control measures to be utilized for this project during construction may include:

- Silt Soxx (or approved alternative) located at the toe of disturbed slopes and catch basin inlets
- Stabilized construction entrance on fods at access point to the site
- Temporary mulching and seeding for disturbed areas
- Spraying water over disturbed areas to minimize wind erosion

After construction, permanent stabilization will be accomplished by permanent seeding, landscaping, and surfacing the access drives and parking areas with asphalt paving and other areas with brick and concrete walkways.

CONCLUSION

The proposed development has been designed to match the pre-development drainage patterns to the greatest extent feasible. With the design of the R-Tank system, the post-development runoff rates are reduced to be equal to or below the pre-development runoff rates. Runoff from over 30% of the proposed roof will be treated through a BioClean Downspout Filter, meeting the City's requirement for redevelopment stormwater treatment. Erosion and sediment control practices will be implemented for both the temporary condition during construction and for final stabilization after construction. Therefore, there are no negative impacts to downstream receptors or adjacent properties anticipated as a result of this project.

REFERENCES

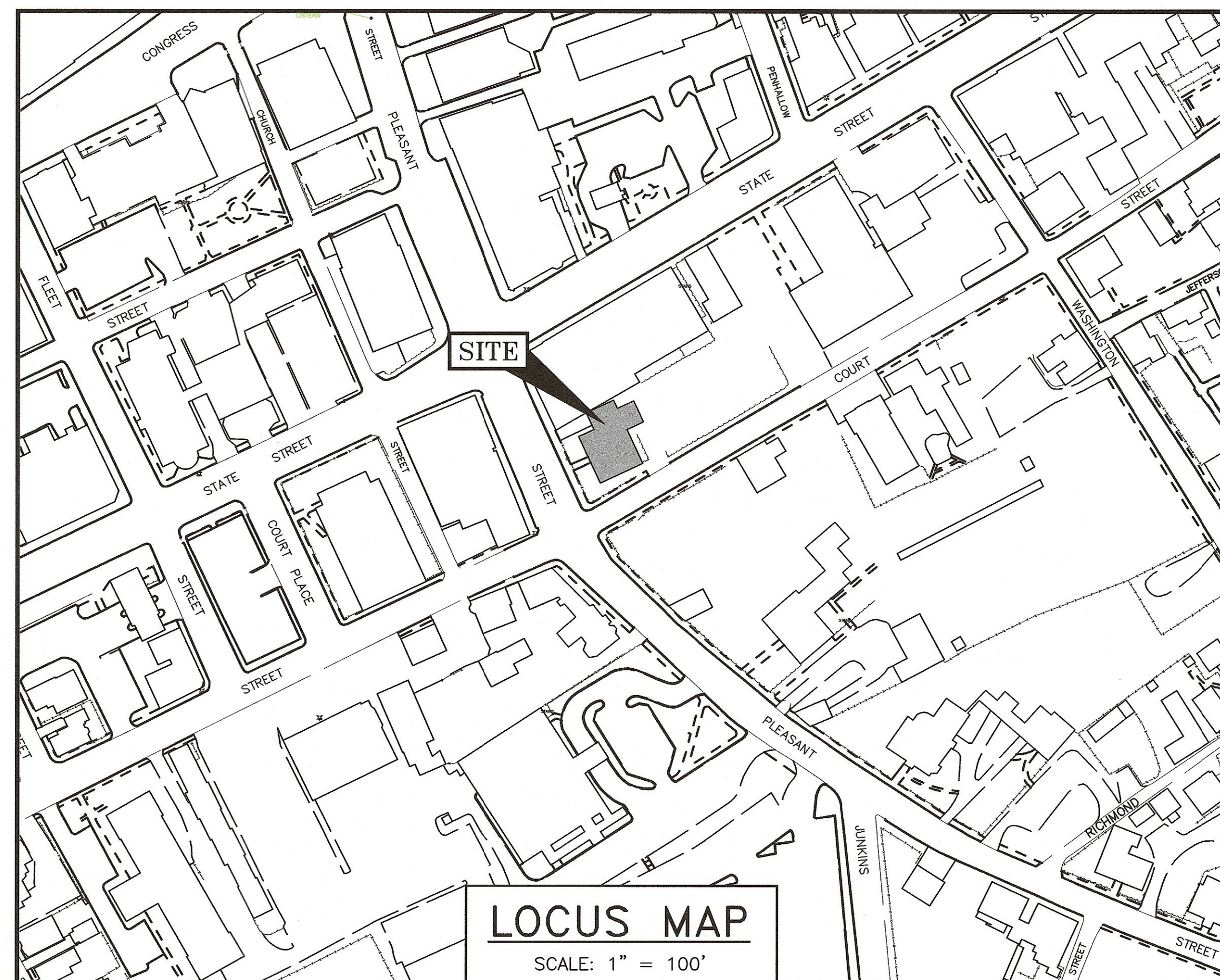
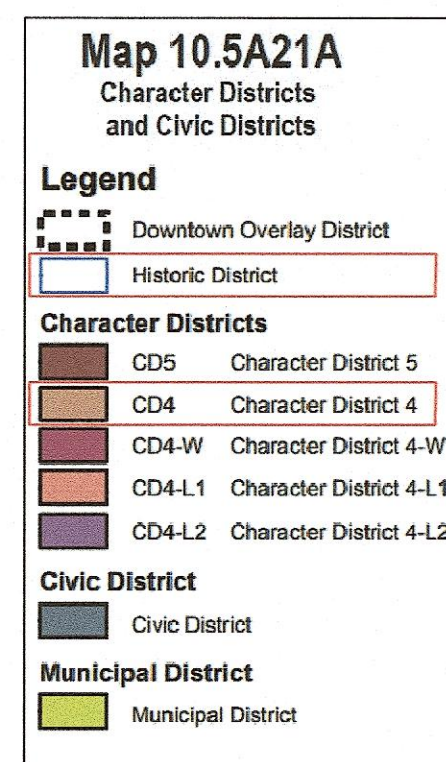
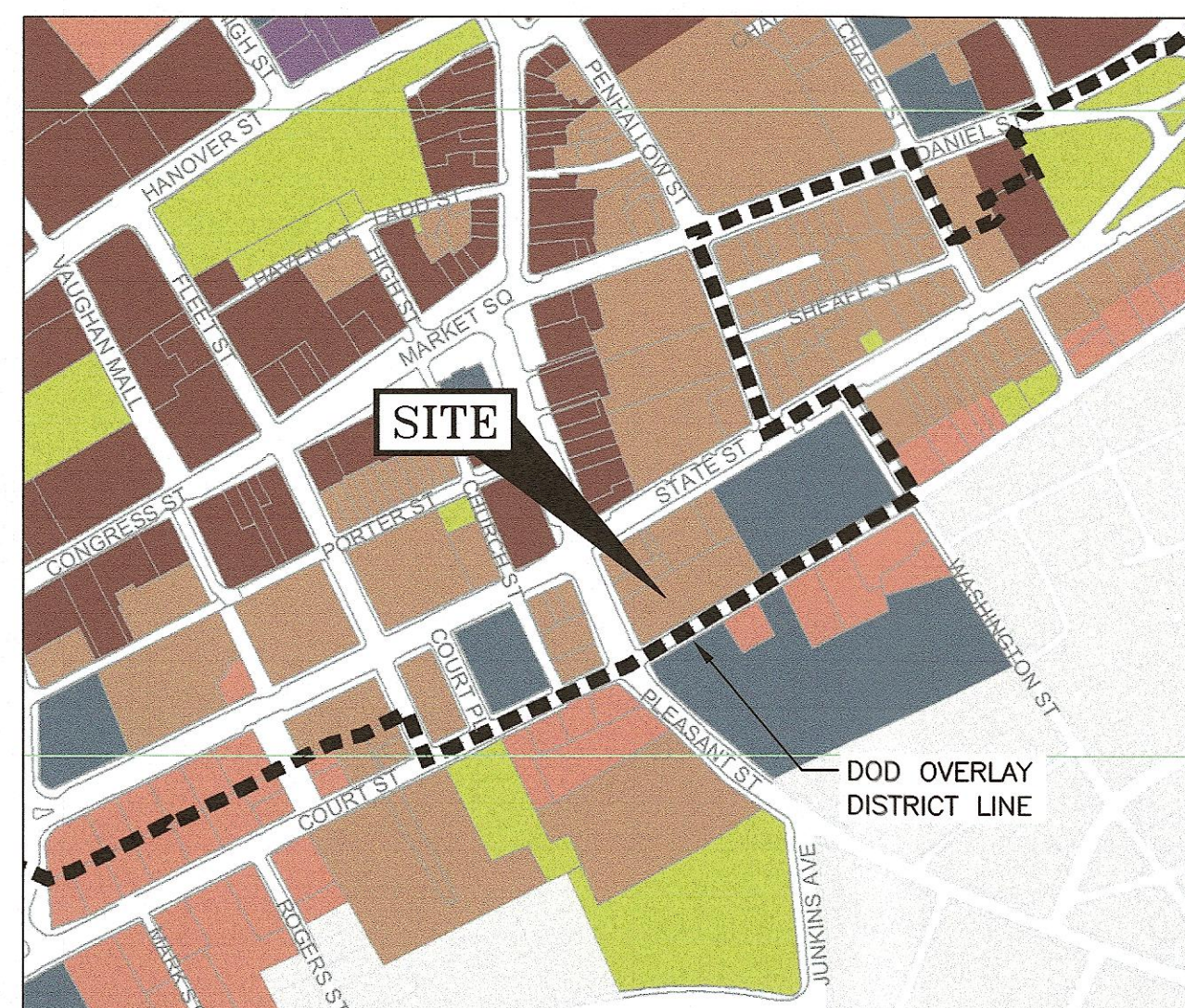
1. Comprehensive Environmental Inc. and New Hampshire Department of Environmental Services. *New Hampshire Stormwater Manual (Volumes 1, 2 and 3)*, December 2008 (Revision 1.0).
2. Minnick, E.L. and H.T. Marshall. *Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire*, prepared by Rockingham County Conservation District, prepared for New Hampshire Department of Environmental Services, in cooperation with USDA Soil Conservation Service, August 1992.
3. HydroCAD Software Solution, LLC. *HydroCAD Stormwater Modeling System Version 10.0* copyright 2013.

93 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE
SITE PERMIT PLANS

PERMIT LIST:
NHDES SEWER DISCHARGE PERMIT: TO BE SUBMITTED

LEGEND:

EXISTING	PROPOSED	
		PROPERTY LINE
		SETBACK
		SEWER PIPE
		SEWER LATERAL
		GAS LINE
		STORM DRAIN
		WATER LINE
		WATER SERVICE
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC/WIRES
		FOUNDATION DRAIN
		EDGE OF PAVEMENT (EP)
		CONTOUR
		SPOT ELEVATION
		UTILITY POLE
		WALL MOUNTED EXTERIOR LIGHTS
		TRANSFORMER ON CONCRETE PAD
		ELECTRIC HANDHOLD
		SHUT OFFS (WATER/GAS)
		GATE VALVE
		HYDRANT
		CATCH BASIN
		SEWER MANHOLE
		DRAIN MANHOLE
		TELEPHONE MANHOLE
		PARKING SPACE COUNT
		PARKING METER
		LANDSCAPED AREA
		TO BE DETERMINED
		CAST IRON PIPE
		COPPER PIPE
		DUCTILE IRON PIPE
		POLYVINYL CHLORIDE PIPE
		REINFORCED CONCRETE PIPE
		ASBESTOS CEMENT PIPE
		VITRIFIED CLAY PIPE
		EDGE OF PAVEMENT
		ELEVATION
		FINISHED FLOOR
		INVERT
		SLOPE FT/FT
		TEMPORARY BENCH MARK
		TYPICAL



INDEX OF SHEETS

<u>DWG No.</u>	
—	BOUNDARY PLAN
C1	EXISTING CONDITIONS PLAN
C2	DEMOLITION PLAN
C3	SITE LAYOUT PLAN
C4	PARKING LEVEL PLAN
C5	UTILITY PLAN
C6	GRADING & EROSION CONTROL PLAN
L1	LANDSCAPE PLAN
D1—D4	DETAILS
SP.A0—SP.A6	FLOOR PLANS AND ELEVATIONS

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436-7708, Ext. 555.5678
ATTN: MICHAEL BUSBY, P.E. (MANAGER)

NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 294-5144
ATTN: DAVE BEAULIEU

CABLE:
COMCAST
155 COMMERCE WAY
PORTSMOUTH, N.H. 03801
Tel. (603) 679-5695 (X1037)
ATTN: MIKE COLLINS

SEWER & WATER:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 427-1530
ATTN: JIM TOW

COMMUNICATIONS:
FAIRPOINT COMMUNICATIONS
JOE CONSIDINE
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525

SITE PERMIT PLANS
MIXED USE DEVELOPMENT
93 PLEASANT STREET
PORTSMOUTH, N.H.



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Tel (603) 430-9282
Fax (603) 436-2315

PORTSMOUTH APPROVAL CONDITIONS NOTE:
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

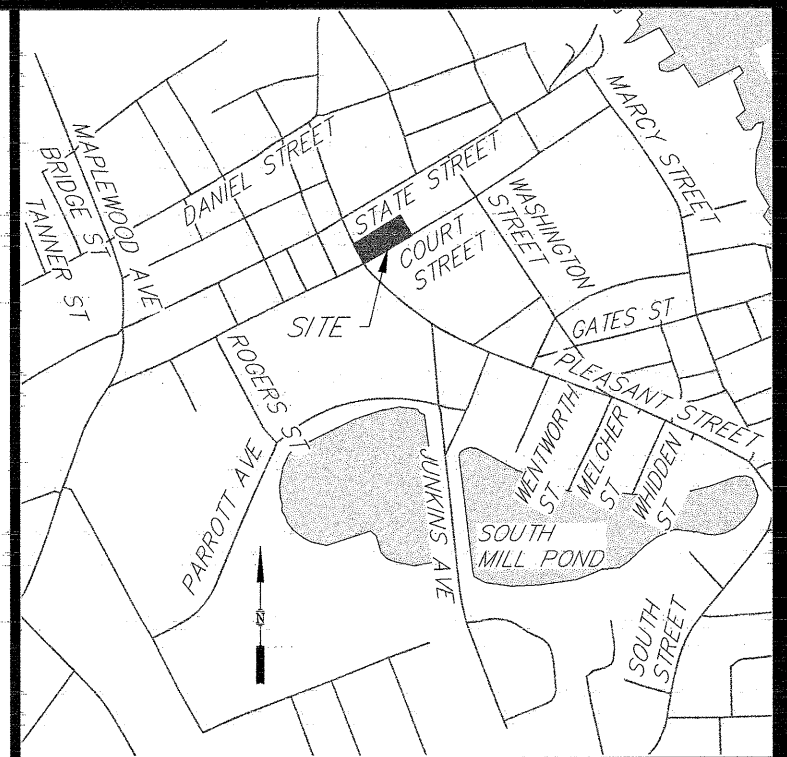
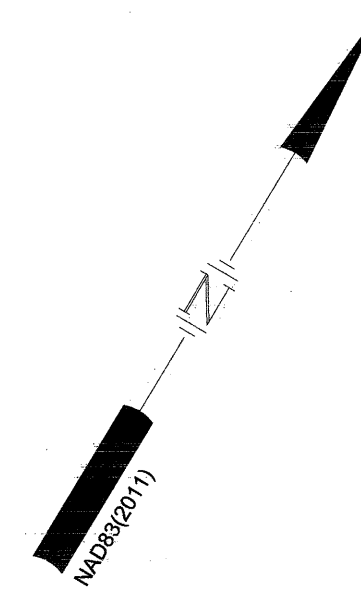
DATE _____

PLAN SET SUBMITTAL DATE: 20 OCTOBER 2021

LEGEND:

MAP 137 LOT 11	ASSESSORS MAP AND LOT NUMBER
Δ	CENTRAL ANGLE
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
BK PG	BOOK / PAGE
CHD	CHORD
CD4	CHARACTER DISTRICT 4
CD4-L1	CHARACTER DISTRICT 4 - LIMITED 1
EG	EDGE OF GRAVEL
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
DHF	DRILL HOLE FOUND
L	LENGTH
N/F	NOW OR FORMERLY
NET	NEW ENGLAND TELEPHONE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
R	RADIUS
PSNH	PUBLIC SERVICE OF NEW HAMPSHIRE
S.F.	SQUARE FEET
RET.	RETAINING
TYP.	TYPICAL
VGC	VERTICAL GRANITE CURB
○	DRILL HOLE FOUND
○	IRON PIPE/ROD FOUND
○	MAILBOX
○	AIR CONDITIONER
○	LIGHT POLE
○	UTILITY POLE
○	UTILITY POLE W/LIGHT
○	FLAG POLE
○	DECIDUOUS TREE
○	SIGN
○	CHAINLINK FENCE
○	WROUGHT IRON FENCE
○	BOUNDARY LINE
○	SETBACK LINE
○	CONCRETE
○	PAVEMENT
○	BRICK
○	WOODEN DECK
○	GRANITE BLOCK RETAINING WALL
○	GRAVEL PARKING AREA

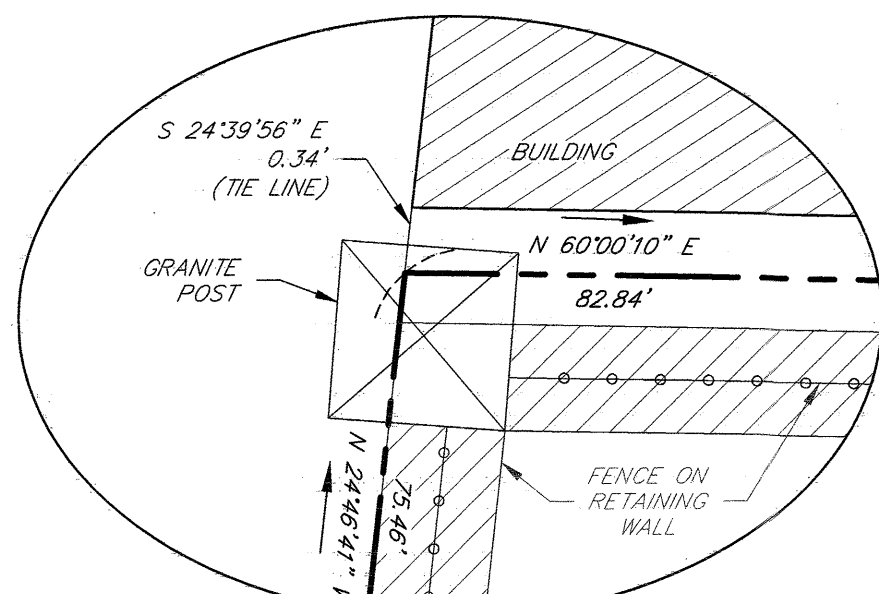
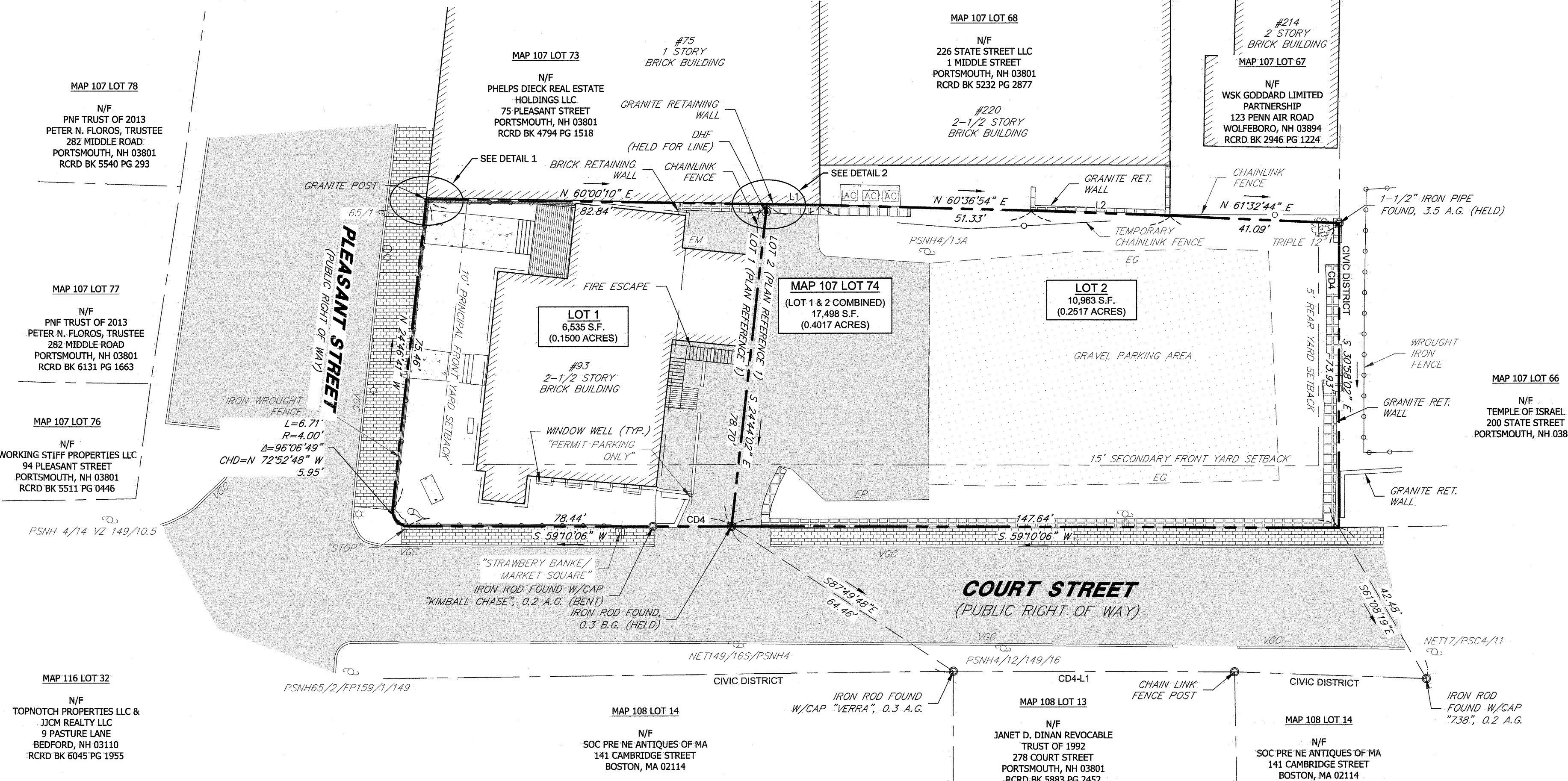
LINE	BEARING	DISTANCE
L1	N 60°00'10" E	12.95'
L2	N 61°05'47" E	33.80'



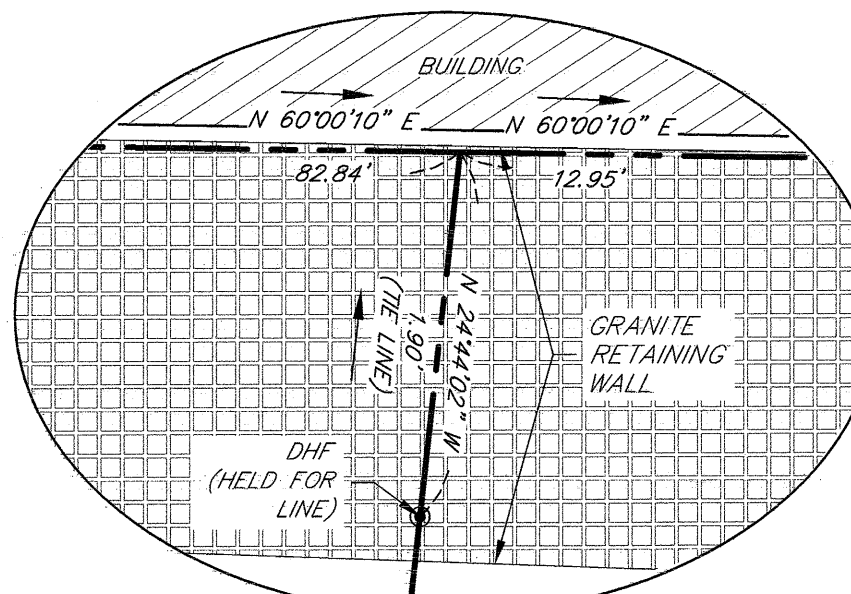
LOCATION PLAN

NOTES:

- THE PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 (CD4) & THE DOWNTOWN & HISTORIC OVERLAY DISTRICTS.
- THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOT 74.
- THE PARCEL IS LOCATED IN 'ZONE X' AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, VERSION NUMBER 2.3.2.1, MAP NUMBER 33015C0259F, MAP REVISED JANUARY 29, 2021.
- DIMENSIONAL REQUIREMENTS:**
BUILDING PLACEMENT - PRINCIPAL BUILDING:
 MAXIMUM PRINCIPAL FRONT YARD: 10'
 MAXIMUM SECONDARY FRONT YARD: 15'
 SIDE YARD: NR
 MINIMUM REAR YARD: 50'
 MINIMUM FRONT LOT LINE BUILDOUT: 10'
BUILDING AND LOT OCCUPATION:
 MAXIMUM BUILDING COVERAGE: 90%
 MAXIMUM BUILDING FOOTPRINT: 15,000 S.F./30,000 S.F.*
 MINIMUM LOT AREA: NR
 MINIMUM LOT AREA PER DWELLING UNIT: NR
 MINIMUM OPEN SPACE: 10%
 MAXIMUM GROUND FLOOD GFA PER USE: 15,000 S.F.
BUILDING FORM - PRINCIPAL BUILDING:
 BUILDING HEIGHT: 2 STORIES & SHORT 3RD STORY/35'
 MAXIMUM FINISHED FLOOR SURFACE OF GROUND: 36"
 FLOOR ABOVE SIDEWALK GRADE: 12"
 MINIMUM GROUND STORY HEIGHT: 10'
 MINIMUM SECOND STORY HEIGHT: 10'
BUILDING PLACEMENT - OUTBUILDING:
 MINIMUM FRONT YARD: 20' BEHIND A FACADE OF A PRINCIPAL BUILDING
 MINIMUM SIDE YARD: 0'
 MINIMUM REAR YARD: 5'
 NR = NO REQUIREMENT
 PER THE CITY OF PORTSMOUTH ZONING ORDINANCE DATED DECEMBER 21, 2009 AS AMENDED THROUGH JANUARY 11, 2021 ARTICLE 5A FIGURE 10.5A41.10C
 *SEE SECTION 10.5A43.43
- OWNER OF RECORD:**
 MAP 107 LOT 74:
 DAGNY TAGGART, LLC
 30 PENHOLLOW STREET, SUITE 300
 PORTSMOUTH, NH 03801
 RCRD BK #6162 PG.#0074 (SECOND PARCEL)
- PARCEL AREA:**
 MAP 107 LOT 74:
 17,498 S.F.
 (0.4017 ACRES)
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES AND MAJOR SITE FEATURES OF MAP 107 LOT 74.
- FIELD SURVEY COMPLETED BY T.C.E. IN JANUARY 2020 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.
- HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.



DETAIL 1
1"=1'



DETAIL 2
1"=1'

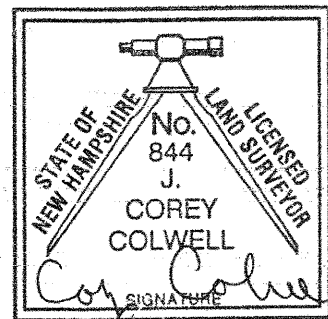
PLAN REFERENCES:

- "SUBDIVISION OF LAND/ 93 PLEASANT ST. PORTSMOUTH, NEW HAMPSHIRE FOR BREWSTER INN PARTNERSHIP" BY KIMBALL CHASE COMPANY, INC. DATED 10-26-1987 WITH REVISION DATE 1-5-1988. RCRD PLAN D-17511.
- "SUBDIVISION OF LAND PORTSMOUTH, N.H. TRADER'S BLOCK TRUST JOSEPH G. SAWTELLE, JR., TR." BY JOHN W. DURGIN CIVIL ENGINEERS, DATED DECEMBER 1977. RCRD PLAN C-7497.
- "SUBDIVISION OF LAND PORTSMOUTH, N.H. TRADER'S BLOCK TRUST JOSEPH G. SAWTELLE, JR., TR." BY JOHN W. DURGIN CIVIL ENGINEERS, DATED MARCH 1977 LAST REVISED APRIL 12, 1977. RCRD PLAN C-6815.
- "BOUNDARY LINE CONFIRMATION BETWEEN T. & M. LAURIE & STRAWBERRY BANK INC. PORTSMOUTH, N.H." BY M.E. JENKINS, DATED APRIL 1989. RCRD PLAN C-19507.
- "PLAN OF LAND 278 COURT STREET PORTSMOUTH, NEW HAMPSHIRE FOR STRAWBERRY BANKE, INC." BY JAMES VERRA AND ASSOCIATES, INC., DATED 10-28-2009. RCRD PLAN D-36475.
- "220-226 STATE STREET CONDOMINIUMS AMENDED SITE PLAN FOR PROPERTY AT 220-226 STATE STREET PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE OWNED BY 226 STATE STREET LLC" BY NORTH EASTERLY SURVEYING, INC. DATED 10-24-2012. RCRD PLACE D-37475.

PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18, II AND III AND 672:14:

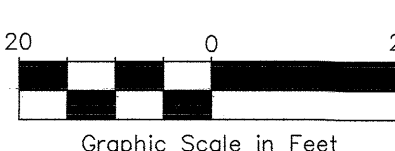
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN JANUARY 2020. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.



LICENSED LAND SURVEYOR

DATE
02-24-2021



REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 107 LOT 74 STANDARD BOUNDARY SURVEY

93 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
DAGNY TAGGART, LLC

SCALE: 1" = 20' (22x34)
1" = 40' (11x17)

FEBRUARY 23, 2021

Seacoast Division



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	47230-21	DR	ID	FB
		CK	JCC	CADFILE

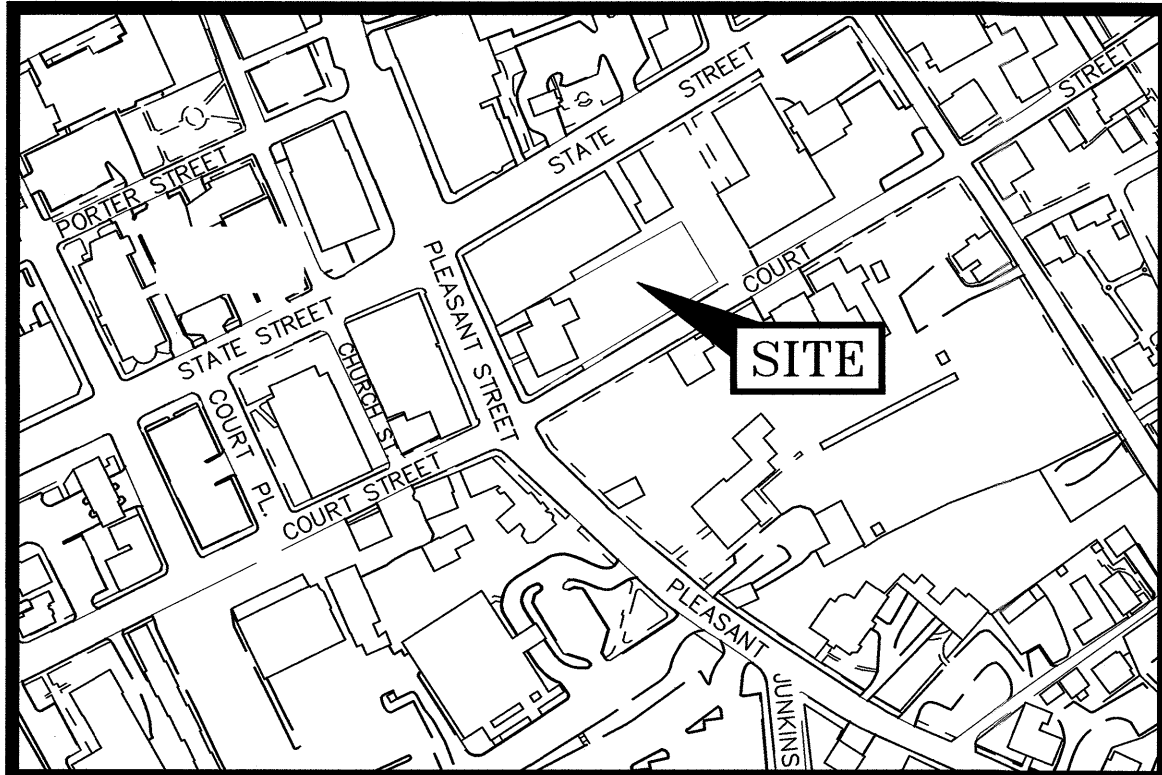


CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

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48 Constitution Drive, Bedford, N.H. 03110

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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



LOCATION MAP

SCALE: 1" = 200'

PLAN REFERENCES:

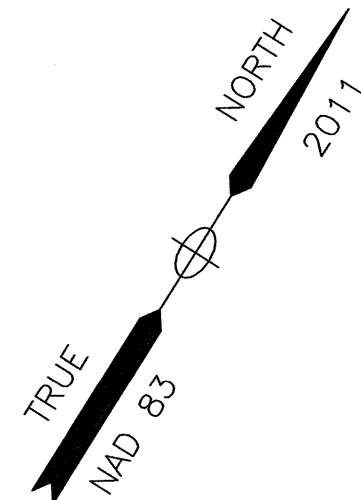
1) BOUNDARY SURVEY PLAN BY T.F.MORAN/MSC.

SEWER STRUCTURE TABLE

STRUCTURE	RIM ELEV.	INV. ELEV. IN INV. ELEV. OUT	DOWN STREAM STRUCTURE
PIPE	PIPE LENGTH, PIPE SLOPE		
SMH 5367	22.34	15.75 15.74	SMH 5368
6" PVC	L = 191', SLOPE = 0.016 ft./ft.		
SMH 5330	23.20	15.85 15.80	SMH 6101
8" PVC	L = 29', SLOPE = 0.024 ft./ft.		
SMH 6101	23.35	17.89 (E) 15.10 (W) 15.05 (OUT)	SMH 6102
8" PVC	L = 41', SLOPE = 0.019 ft./ft.		
SMH 6102	22.78	14.28 14.23	SMH 893

DRAINAGE STRUCTURE TABLE

STRUCTURE	RIM ELEV.	INV. ELEV. IN INV. ELEV. OUT	DOWN STREAM STRUCTURE
PIPE	PIPE LENGTH, PIPE SLOPE		
CB 4367	23.98	N/A 21.83	CB 26076
8" HDPE	L = 75', SLOPE = 0.013 ft./ft.		
CB 26076	23.77	20.82 20.82	DMH 26077
12" HDPE	L = 25', SLOPE = 0.005 ft./ft.		
CB 26068	23.35	N/A 21.90	DMH 26077
12" HDPE	L = 24', SLOPE = 0.046 ft./ft.		
CB 26047	22.79	N/A 18.69	DMH 26046
8" HDPE	L = 21', SLOPE = 0.010 ft./ft.		
DMH 26077	23.95	20.80 (E)	DMH 26046
		20.72 (W)	
		20.70 (OUT)	
12" HDPE	L = 50', SLOPE = 0.048 ft./ft.		
DMH 26046	22.90	19.70 (N)	DMH 26050
		18.48 (E)	
		18.40 (W)	
		18.30 (OUT)	
12" HDPE			
CB 4629	21.19	N/A 16.94	CB 4631
15" HDPE	L = 51', SLOPE = 0.016 ft./ft.		
CB 4631	20.85	16.10 16.10	CB 4632
15" HDPE			



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-3282
Fax (603) 436-2315

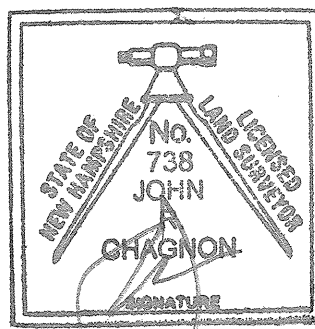
NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOT 74.
- 2) OWNERS OF RECORD:
DAGNY TAGGART LLC
3 PLEASANT STREET SUITE 400
PORTSMOUTH, NH 03801
6162/74
D-17511
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
17,498 S.F.
0.4017 ACRES
- 5) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 (CD4), THE DOWNTOWN OVERLAY DISTRICT AND THE HISTORIC OVERLAY DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ZONING ORDINANCE.
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 107 LOT 74 IN THE CITY OF PORTSMOUTH.
- 8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS ($\pm 0.2'$).
- 9) SITE BOUNDARY PER PLAN REFERENCE 1.

MIXED USE DEVELOPMENT
93 PLEASANT STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	BUILDING HEIGHTS	6/18/21
1	ISSUED FOR APPROVAL	4/2/21
0	ISSUED FOR COMMENT	12/17/20

REVISIONS



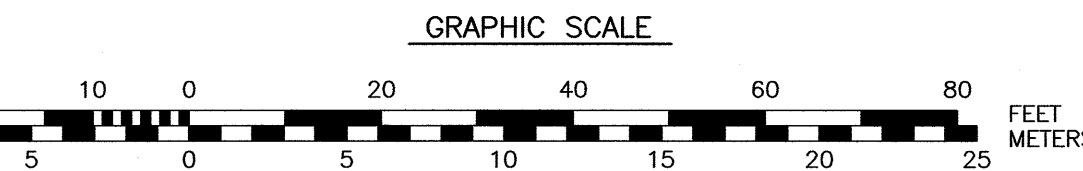
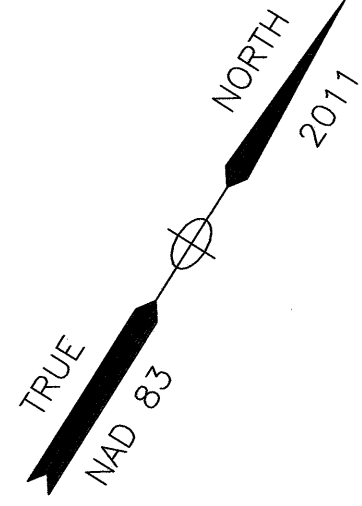
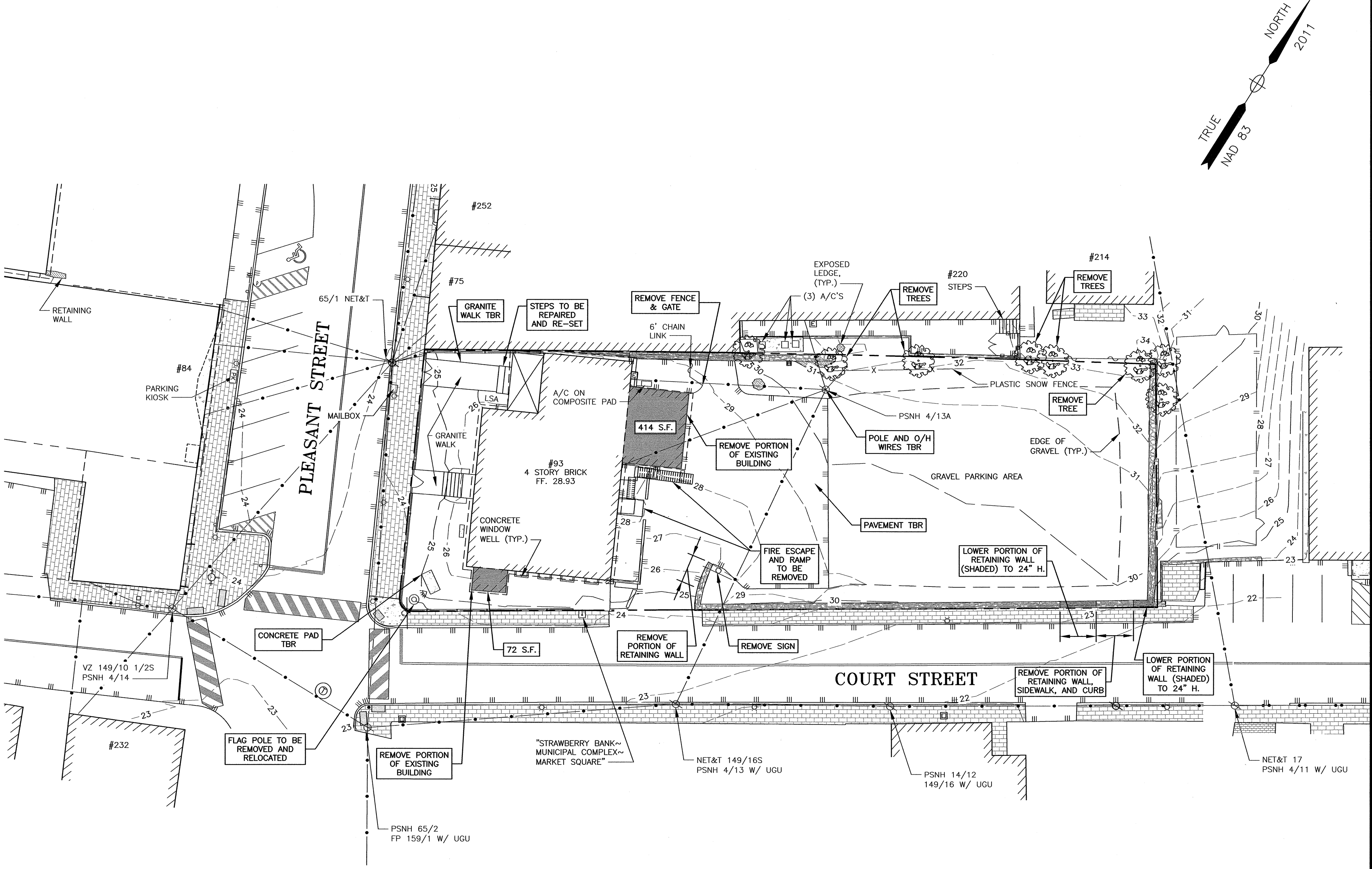
SCALE: 1" = 20' DECEMBER 2020

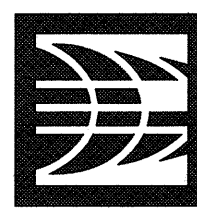
EXISTING CONDITIONS
PLAN

C1

DEMOLITION NOTES

- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
- I) ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).
- J) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- K) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.
- L) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- M) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFELY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- N) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS



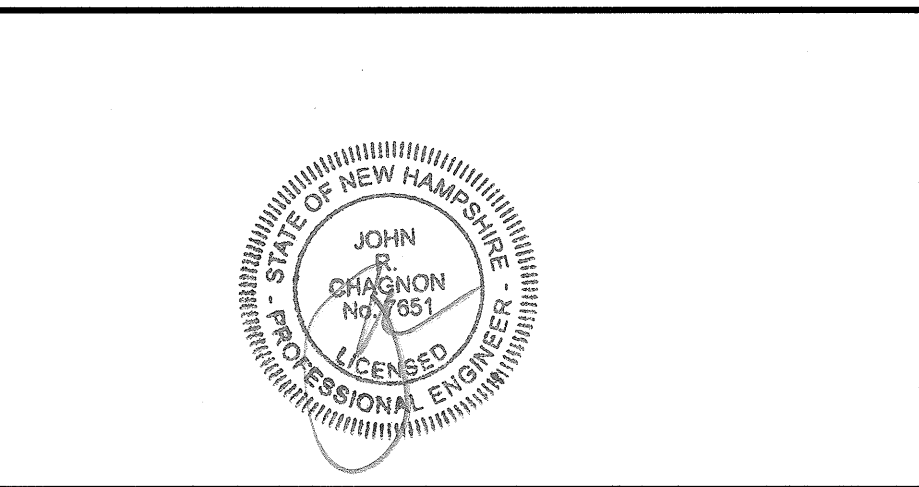


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- NOTES:
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

MIXED USE DEVELOPMENT
93 PLEASANT STREET
PORTSMOUTH, N.H.

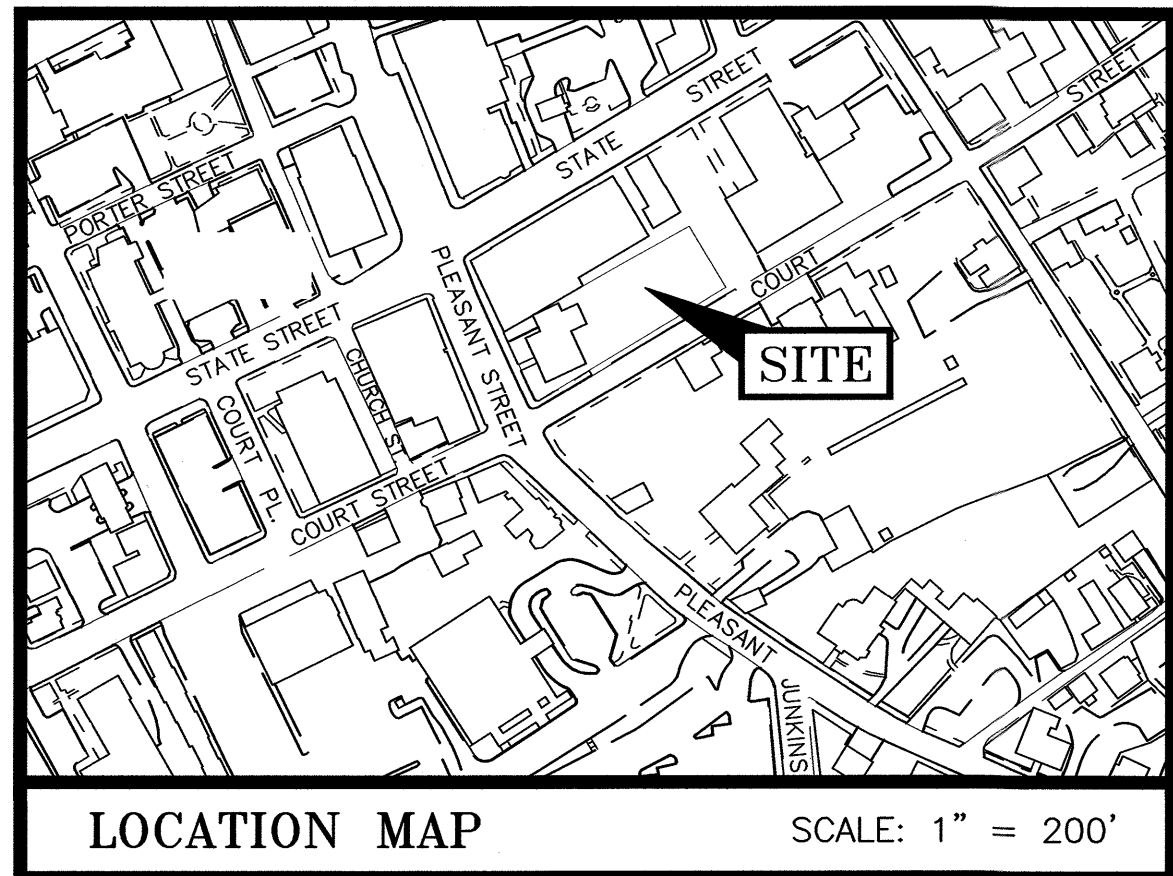
NO.	DESCRIPTION	DATE
2	SUBMIT FOR TAC	9/20/21
1	SUBMIT FOR 93 ONLY	6/18/21
0	ISSUED FOR COMMENT	4/2/21



SCALE: 1" = 20' DECEMBER 2020

DEMOLITION
PLAN

C2



BUILDING DATA:

PROPOSED BUILDING:
8,297 S.F. FOOTPRINT
52 RESIDENTIAL UNITS
OFFICE SPACE
1 LEVEL OF PARKING

ZONING DEVELOPMENT STANDARD

CD4: CHARACTER DISTRICT 4

BUILDING PLACEMENT (PRINCIPAL):

	REQUIRED	93 PLEASANT STREET	PROPOSED	TBD COURT STREET	PROPOSED
MAX. PRINCIPLE FRONT YARD:	10 FEET	19.2'	NC	NA	NA
MAX. SECONDARY FRONT YARD:	15 FEET	9.0'	NC	NA	29.1'
MIN. SIDE YARD:	NR	0.6'	NC	NA	9.8'
MIN. REAR YARD:	5 FEET	158.8'	NC	NA	9.8'
FRONT LOT LINE BUILDOUT:	50% MIN	85%	85%	NA	NA

BUILDING TYPES:

ALLOWED BUILDING TYPES: APARTMENT, LIVE/WORK.

PROHIBITED: HOUSE & DUPLEX

ALLOWED GARAGE TYPE: STOOP, STEP, SHOPFRONT, OFFICEFRONT, RECESSED-ENTRY, TERRACE WITH STEP

AND DOORYARD.

PROHIBITED: PORCH & FORECOURT

BUILDING FORM:

	REQUIRED	EXISTING	PROPOSED	EXISTING	PROPOSED
MAX. STRUCTURE HEIGHT:	35 FEET	35'-9"	NC	NA	32'-5"
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 INCHES	54"	NC	NA	VARIABLE BETWEEN 24" TO 60" AT UPPER GROUND LEVEL. LOWER GROUND LEVEL IS 60" BELOW GRADE.
MIN. GROUND STORY HEIGHT:	12 FEET	11'-6"	NC	NA	10'-8"
MIN. SECOND STORY HEIGHT:	10 FEET	10'-8"	NC	NA	10'-8"
FACADE GLAZING (WINDOW/PERIMETER):	70% SHOP 20-50% OTHER	NA	NC	NA	20.1%

ROOF TYPE ALLOWED: FLAT, GABLE, HIP

LOT OCCUPATION:

	REQUIRED	EXISTING	PROPOSED	EXISTING	PROPOSED
MAX. BUILDING BLOCK:	200 FEET	65'	NC	NA	199'-6"
MAX. FACADE MOD. LENGTH:	80 FEET	40'	NC	NA	75'-4"
MIN. ENTRANCE SPACING:	50 FEET	NA	NC	NA	95'-3"
MAX. BUILDING COVERAGE:	90%	19%	NC	NA	66%
MAX. BUILDING FOOTPRINT:	15,000 SF	2,625 S.F.	NC	NA	*10,775 S.F.
MIN. LOT AREA:	NR	17,498 S.F.	NC	NA	NC
MIN. LOT AREA/DWELLING (LOT AREA/# OF UNITS):	NR	NA	NC	NA	NA
MIN. OPEN SPACE :	10%	14%	NC	NA	27.2%

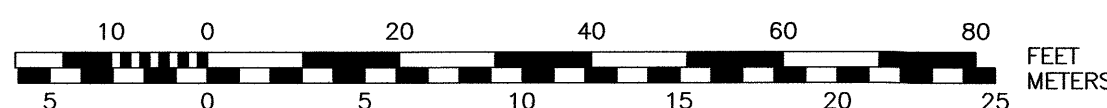
NC = NO CHANGE

NA = NOT APPLICABLE

* WITH BASEMENT 12,211 S.F.

LEVEL	TOTAL GROSS AREA	GARAGE/SUPPORT	OFFICE	RESIDENTIAL	# STUDIO UNITS	# 1BR UNITS	# TOTAL UNITS
3	9,933	818	0	9,115	13	3	16
2	10,814	814	0	10,000	13	8	21
1	10,156	884	2,635	6,997	15	0	15
B	12,211	9,595	2,616	0	0	0	0
TOTAL	43,474	12,111	5,251	26,112	41	11	52

GRAPHIC SCALE



PORTSMOUTH APPROVAL CONDITIONS NOTE:

ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE

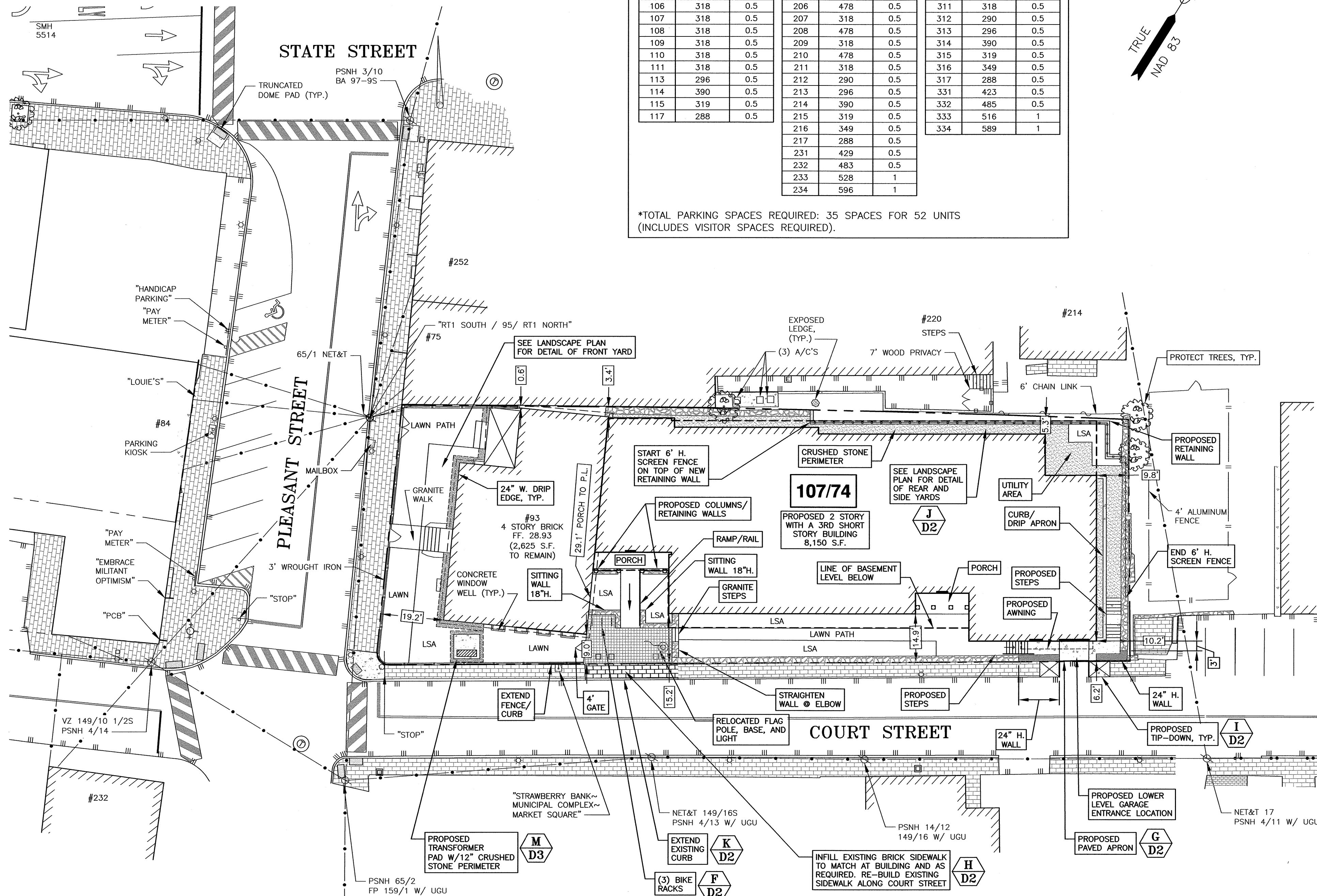
CONDITIONAL USE PARKING PERMIT

CONDITIONAL USE PERMIT TO PROVIDE 18 PARKING SPACES WHERE 29 ARE REQUIRED (48 MICRO UNITS x 0.5 SPACES PER UNIT) + (4 UNITS x 1.0 SPACES PER UNIT) + (52 x 1 VISITOR SPACE PER 5 UNITS) = 39 SPACES REQUIRED. DOD 4 SPACE REDUCTION YIELDS 35 REQUIRED.

PARKING CALCULATION

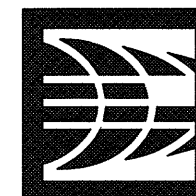
FIRST FLOOR			SECOND FLOOR			THIRD FLOOR		
UNIT #	S.F.	SPACES REQUIRED	UNIT #	S.F.	SPACES REQUIRED	UNIT #	S.F.	SPACES REQUIRED
101	345	0.5	201	346	0.5	301	345	0.5
102	318	0.5	202	478	0.5	303	346	0.5
103	346	0.5	203	346	0.5	305	346	0.5
104	318	0.5	204	478	0.5	307	318	0.5
105	346	0.5	205	346	0.5	309	318	0.5
106	318	0.5	206	478	0.5	311	318	0.5
107	318	0.5	207	318	0.5	312	290	0.5
108	318	0.5	208	478	0.5	313	296	0.5
109	318	0.5	209	318	0.5	314	390	0.5
110	318	0.5	210	478	0.5	315	319	0.5
111	318	0.5	211	318	0.5	316	349	0.5
113	296	0.5	212	290	0.5	317	288	0.5
114	390	0.5	213	296	0.5	331	423	0.5
115	319	0.5	214	390	0.5	332	485	0.5
117	288	0.5	215	319	0.5	333	516	1
			216	349	0.5	334	589	1
			217	288	0.5			
			231	429	0.5			
			232	483	0.5			
			233	528	1			
			234	596	1			

*TOTAL PARKING SPACES REQUIRED: 35 SPACES FOR 52 UNITS (INCLUDES VISITOR SPACES REQUIRED).



IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN BUILDING	3,110	10,775
PORCH	165	384
STAIRS	101	194
WALKWAYS & RAMPS	292	224
PAVEMENT	3612	0
RETAINING WALL	584	731
GRAVEL	5308	0
CONCRETE (FLAT/COURTYARD)	105	616
TOTAL	13277	12924
LOT SIZE	17,498	17,498
% LOT COVERAGE	75.9%	73.9%



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Civil Engineers & Land Surveyors

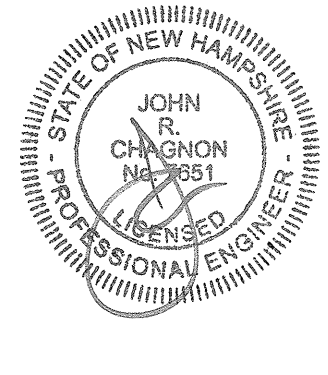
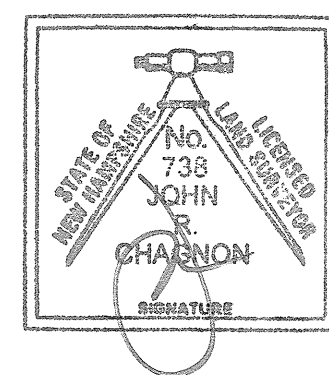
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOT 74.
- OWNERS OF RECORD:
DAGNY TAGGART LLC
3 PLEASANT STREET SUITE 400
PORTSMOUTH, NH 03801
6162/74
D-17511
- PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
- EXISTING LOT AREA:
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0.4017 ACRES
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- DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ZONING ORDINANCE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE DEVELOPMENT ON ASSESSOR'S MAP 107 LOT 74 IN THE CITY OF PORTSMOUTH.
- VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS ($\pm 0.2'$).
- SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE AREA. PICK UP SCHEDULE AS NEEDED TO MAINTAIN CAPACITY.
- THE SECTION OF COURT STREET FROM PLEASANT STREET TO THE LIMIT OF WORK SHALL BE MILLED AND RE-PAVED AT THE END OF PROJECT CONSTRUCTION.
- PROVIDE AN AUDIBLE PEDESTRIAN WARNING SIGNAL AT THE PROPOSED DRIVE ENTRANCE. ALSO PROVIDE A SUITABLE MIRROR ON THE NEW POLE FOR USE BY THE VEHICLES EXITING THE GARAGE.
- A PORTSMOUTH CMMP IS REQUIRED FOR THIS PROJECT, TO BE COMPLETED PRIOR TO CONSTRUCTION.

MIXED USE DEVELOPMENT
93 PLEASANT STREET
PORTSMOUTH, N.H.

5	ISSUED TO TAC, NOTES 10, 11, & 12	10/20/21
4	BUILDING SIZE	10/13/21
3	ISSUED FOR ZBA	9/28/21
2	SUBMIT FOR TAC	9/20/21
1	REVISED BUILDING/EXTERIOR LAYOUT	9/7/21
0	ISSUED FOR COMMENT	4/2/21
NO.	DESCRIPTION	DATE



SCALE: 1" = 20' DECEMBER 2020

SITE LAYOUT
PLAN

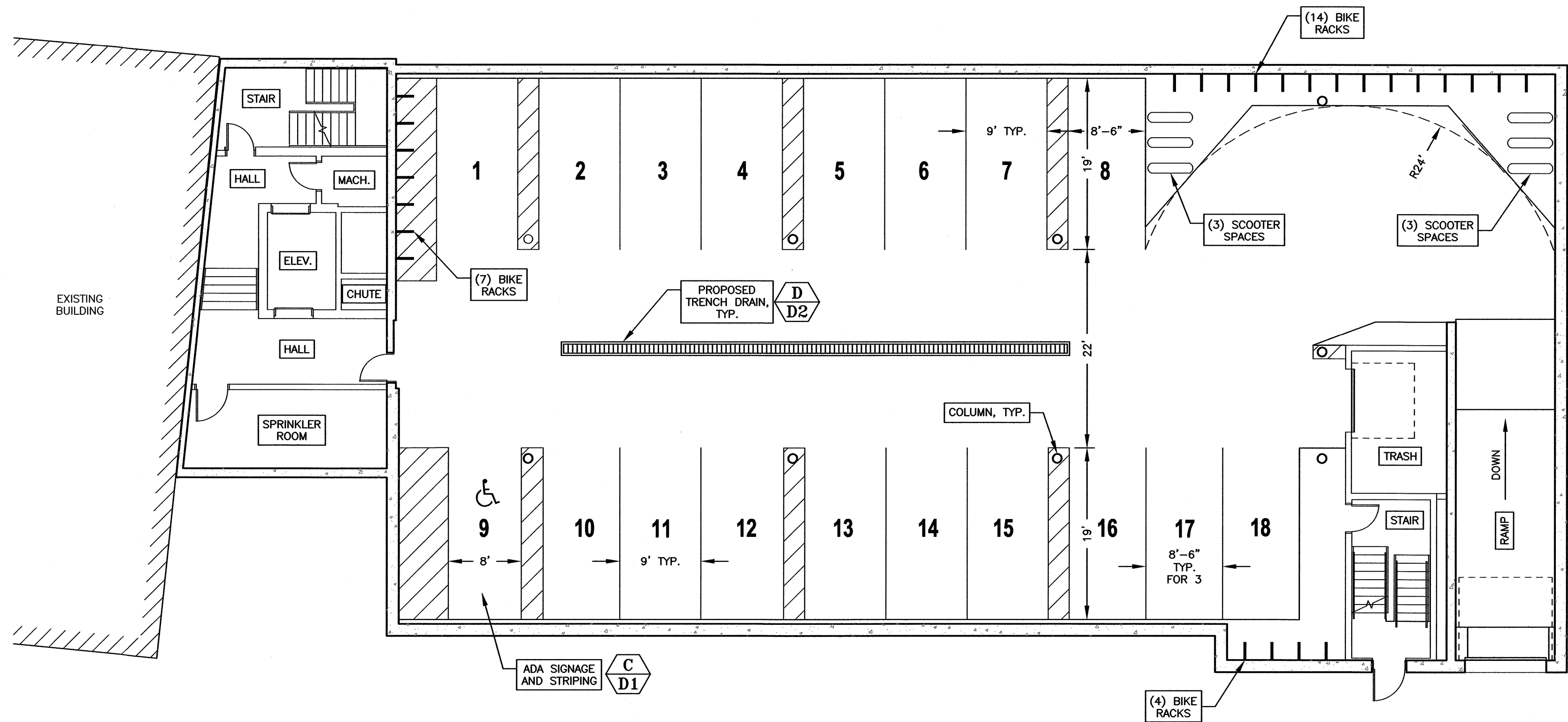
C3



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NOTES:

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- 2) OWNERS OF RECORD:
DAGNY TAGGART LLC
3 PLEASANT STREET SUITE 400
PORTSMOUTH, NH 03801
6162/74
D-17511
- 3) THE PURPOSE OF THIS PLAN IS TO SHOW THE PARKING FOR THE PROPOSED SITE DEVELOPMENT ON ASSESSOR'S MAP 107 LOT 74 IN THE CITY OF PORTSMOUTH.



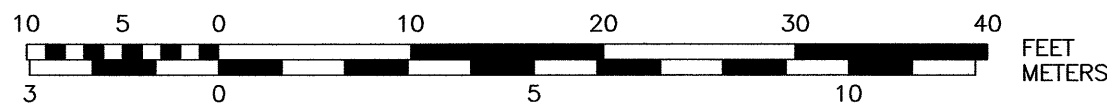
PORTSMOUTH APPROVAL CONDITIONS NOTE:
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE

GRAPHIC SCALE



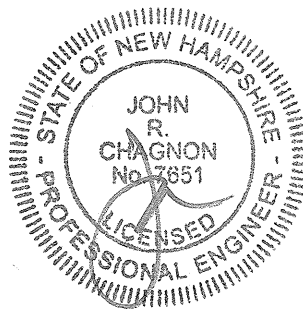
CONDITIONAL USE PARKING PERMIT

CONDITIONAL USE PERMIT TO PROVIDE 18 PARKING SPACES WHERE 29 ARE REQUIRED (48 MICRO UNITS x 0.5 SPACES PER UNIT) + (4 UNITS x 1.0 SPACES PER UNIT) + (52 x 1 VISITOR SPACE PER 5 UNITS) = 39 SPACES REQUIRED. DOD 4 SPACE REDUCTION YIELDS 35 REQUIRED.

**MIXED USE DEVELOPMENT
93 PLEASANT STREET
PORTSMOUTH, N.H.**

4	BIKES AND SCOOTERS	10/20/21
3	BUILDING FOOTPRINT	10/13/21
2	ISSUED TO TAC	9/20/21
1	REVISED BUILDING LAYOUT	9/7/21
0	ISSUED FOR COMMENT	4/2/21
NO.	DESCRIPTION	DATE

REVISIONS



SCALE: 1" = 10'

DECEMBER 2020

**PARKING LEVEL
PLAN**

C4

UTILITY NOTES:

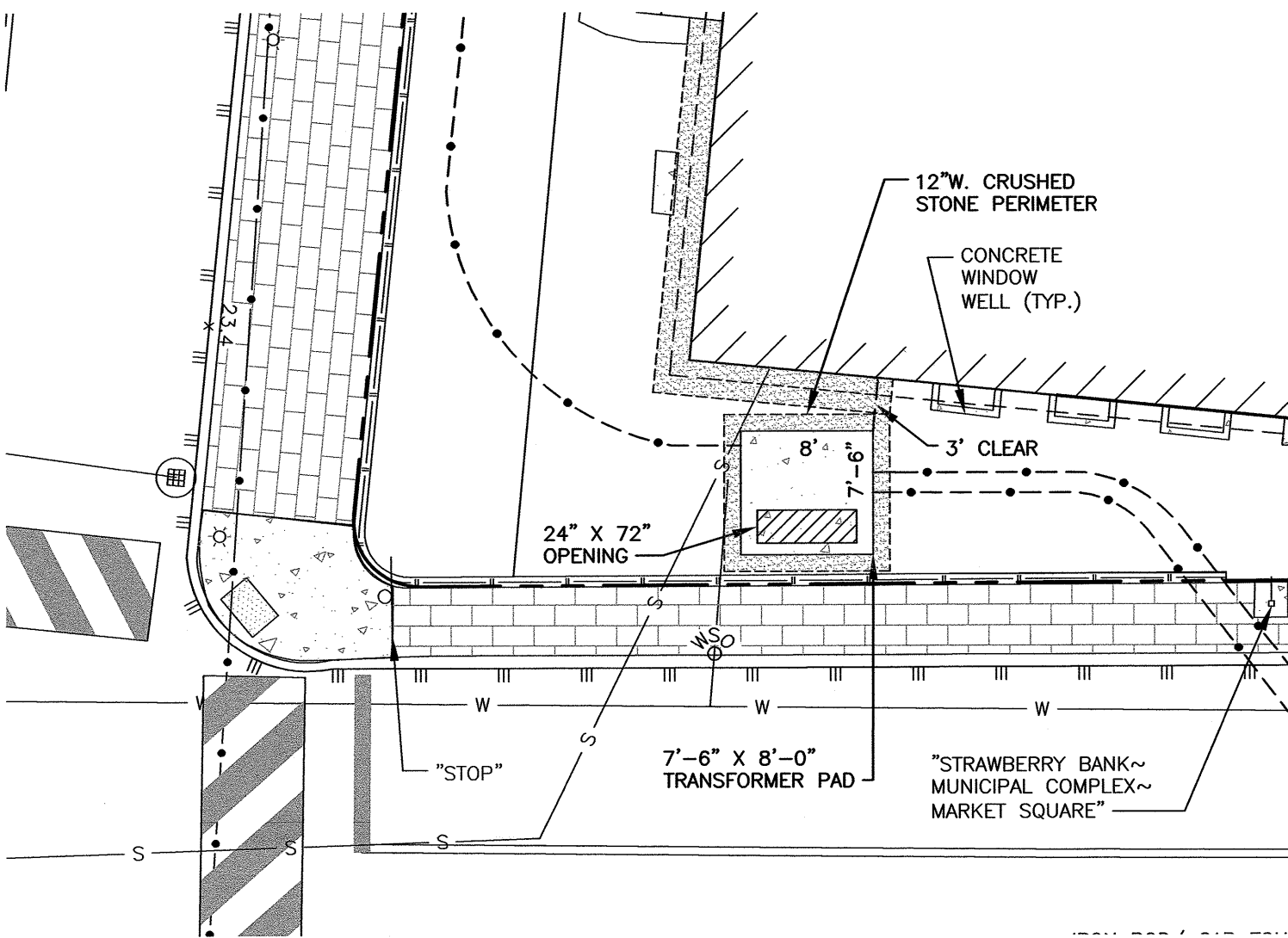
- 1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
- 2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
- 3) SEE GRADING AND DRAINAGE PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
- 4) ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, POLYWRAPPED, CEMENT LINED DUCTILE IRON PIPE.
- 5) ALL WATERMAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTSMOUTH.
- 6) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
- 7) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH
- 8) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
- 9) ANY CONNECTION TO EXISTING WATERMAIN SHALL BE CONSTRUCTED BY THE CITY OF PORTSMOUTH.
- 10) EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
- 11) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- 12) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
- 13) ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- 14) ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- 15) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
- 16) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- 17) CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
- 18) A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.
- 19) SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
- 20) GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
- 21) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
- 22) ALL SEWER PIPES WITH LESS THAN 6' COVER SHALL BE INSULATED.
- 23) CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
- 24) CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH UTILITY COMPANY AND AFFECTED ABUTTER.

PROPOSED SEWER CONNECTION

STRUCTURE	RIM ELEV.	INV. ELEV. IN INV. ELEV. OUT	PIPE SIZE & TYPE (FROM/TO)
SMH 5367 (EXISTING)	22.34	15.75	
		15.74	6" PVC (5368)
BUILDING CONNECTION		19.79	INV. OUT @ BLDG.
		15.79	INV. @ DROP
		15.61	INV. @ SMH 5367

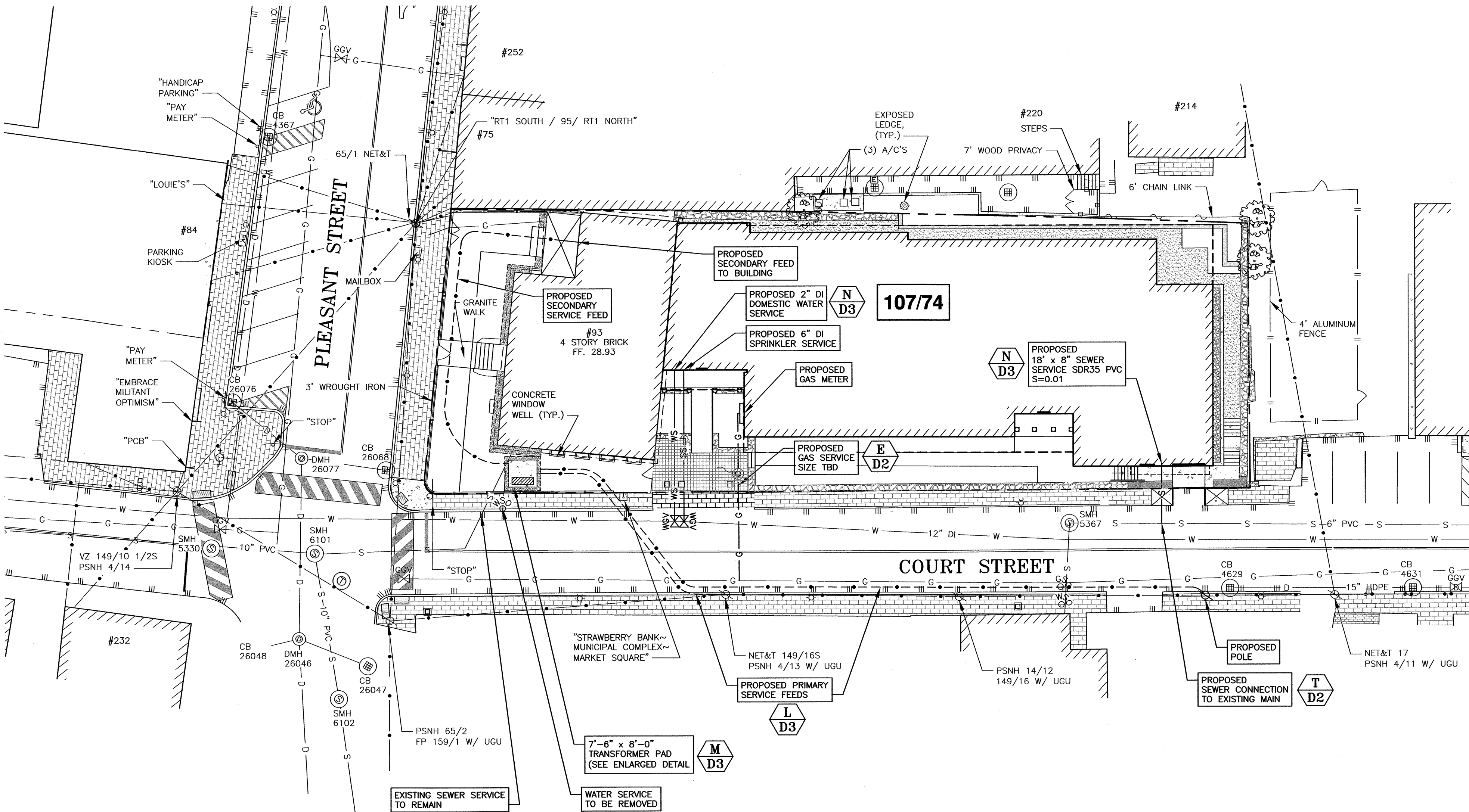
SEWER STRUCTURE TABLE

STRUCTURE	RIM ELEV.	INV. ELEV. IN INV. ELEV. OUT	DOWN STREAM STRUCTURE
PIPE	PIPE LENGTH, PIPE SLOPE		
SMH 5367	22.34	15.75 15.74	SMH 5368
6" PVC	L = 191', SLOPE = 0.016 ft./ft.		
SMH 5330	23.20	15.85 15.80	SMH 6101
8" PVC	L = 29', SLOPE = 0.024 ft./ft.		
SMH 6101	23.35	17.89 (E) 15.10 (W) 15.05 (OUT)	SMH 6102
8" PVC	L = 41', SLOPE = 0.019 ft./ft.		
SMH 6102	22.78	14.28 14.23	SMH 893

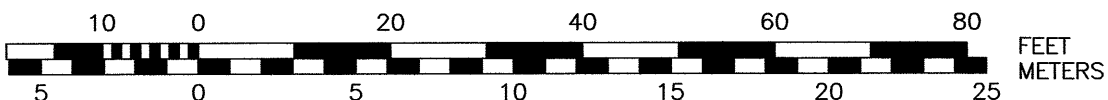


TRANSFORMER DETAIL

GRAPHIC SCALE



GRAPHIC SCALE



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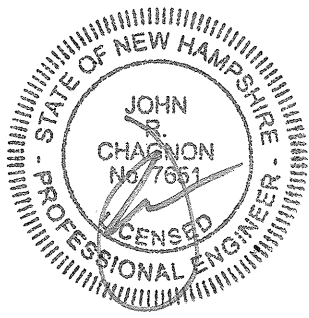
NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 4) INSTALL CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED CATCH BASINS UNTIL CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED.
- 5) ALL WATER MAIN AND SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE NEW HAMPSHIRE STATE PLUMBING CODE AND CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.
- 6) UTILITY AS-BUILTS SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF THE PROJECT.
- 7) EVERSOURCE WORK ORDER #5127007
- 8) PROPOSED SEWER FLOW:
OFFICE UNITS:
2 UNITS X 80 GPD/UNIT = 160 GPD
RESIDENTIAL:
52 UNITS X 115 GPD/UNIT = 5,980 GPD
TOTAL PROPOSED FLOW = 6,140 GPD
- 9) THE APPLICANT SHALL HAVE A COMMUNICATIONS SITE SURVEY CONDUCTED BY A MOTOROLA COMMUNICATIONS CARRIER APPROVED BY THE PORTSMOUTH'S COMMUNICATIONS DIVISION. THE RADIO COMMUNICATIONS CARRIER MUST BE FAMILIAR AND CONVERSANT WITH THE PORTSMOUTH POLICE AND FIRE RADIO SYSTEMS CONFIGURATION. IF THE SITE SURVEY INDICATES THAT IT IS NECESSARY TO INSTALL A SIGNAL REPEATER EITHER ON OR NEAR THE PROPOSED PROJECT, THOSE COSTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER WILL BE REQUIRED TO MAINTAIN ANY INSTALLED EQUIPMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE TO PAY FOR THE SURVEY WHETHER OR NOT THE SURVEY INDICATES THAT EQUIPMENT IS NECESSARY. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR PORTSMOUTH. THE SURVEY SHALL BE COMPLETED AND ANY REQUIRED EQUIPMENT INSTALLED, TESTED, AND ACCEPTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 10) COMMUNICATIONS CONDUIT LOCATION SUBJECT TO CONFIRMATION FROM UTILITY PROVIDERS.
- 11) THE EXISTING WATER MAIN IN COURT STREET IS SHALLOW. INSTALL NEW UTILITIES WITH CAUTION. ELECTRICAL SERVICE WILL BE PLACED UNDER THE WATER MAIN. NOTIFY CITY WHEN WORK IS TO TAKE PLACE.

MIXED USE DEVELOPMENT
93 PLEASANT STREET
PORTSMOUTH, N.H.

4	NOTE 11	10/20/21
3	SUBMIT FOR TAC	9/20/21
2	REVISED BUILDING/EXTERIOR LAYOUT	9/7/21
1	ELECTRICAL FEED	4/28/21
0	ISSUED FOR COMMENT	4/2/21
NO.	DESCRIPTION	DATE

REVISIONS



SCALE: 1" = 20' DECEMBER 2020

UTILITY
PLAN

C5

DRAINAGE STRUCTURE TABLE			
STRUCTURE	RIM ELEV.	INV. ELEV. IN INV. ELEV. OUT	DOWN STREAM STRUCTURE
PIPE	PIPE LENGTH, PIPE SLOPE		
CB 4367	23.98	N/A	CB 26076
8" HDPE	L = 75', SLOPE = 0.013 ft./ft.		
CB 26076	23.77	20.82	DMH 26077
12" HDPE	L = 25', SLOPE = 0.005 ft./ft.		
CB 26068	23.35	N/A	DMH 26077
12" HDPE	L = 24', SLOPE = 0.046 ft./ft.		
CB 26047	22.79	N/A	DMH 26046
8" HDPE	L = 21', SLOPE = 0.010 ft./ft.		

DRAINAGE STRUCTURE TABLE-CONT.			
STRUCTURE	RIM ELEV.	INV. ELEV. IN INV. ELEV. OUT	DOWN STREAM STRUCTURE
PIPE	PIPE LENGTH, PIPE SLOPE		
DMH 26077	23.95	20.80 (E) 20.72 (W) 20.70 (OUT)	DMH 26046
12" HDPE	L = 50', SLOPE = 0.048 ft./ft.		
DMH 26046	22.90	19.70 (N) 18.48 (E) 18.40 (W) 18.30 (OUT)	DMH 26050
12" HDPE			
CB 4629	21.19	N/A	CB 4631
15" HDPE	L = 51', SLOPE = 0.016 ft./ft.		
CB 4631	20.85	16.10	CB 4632
15" HDPE			

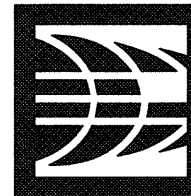
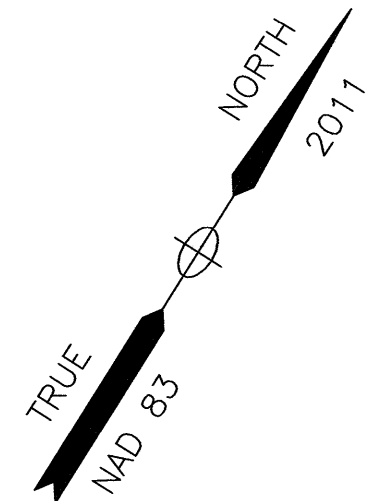
DRAINAGE STRUCTURE SCHEDULE					
STRUCTURE	PROP/EX	RIM	PIPE SIZE	INVERT	DIRECTION
DMH 1	PROP	23.2	12"	17.24	IN
DMH 1	PROP	23.2	12"	17.14	OUT
DMH 2	PROP	28.0	8"	25.46	IN
DMH 2	PROP	28.0	8"	25.36	OUT
OCS 1	PROP	28.0	8"	23.50	IN
OCS 1	PROP	28.0	12"	17.44	OUT

PIPE SCHEDULE			
PIPE #	PIPE SIZE	LENGTH	SLOPE
P1	12"	30'	0.0034
P2	12"	57'	0.0034
P3	8"	4'	0.0825
P4	8"	4'	0.020
P5	8"	4'	0.020

*ALL PIPE TO BE HDPE

R-TANK SYSTEM	
MODULE TYPE	1.5
TRAFFIC LOAD	PEDESTRIAN
# OF TANKS	18
TANK STORAGE	114.0 CF
STONE STORAGE	179.3 CF
TOTAL STORAGE	293.3 CF
TOP OF COVER STONE	27.00
TOP OF R-TANK	26.00
TANK INVERT	25.20
TANK OUTLET	23.83
BOTTOM OF TANK	23.83
STONE BASE INVERT	23.58

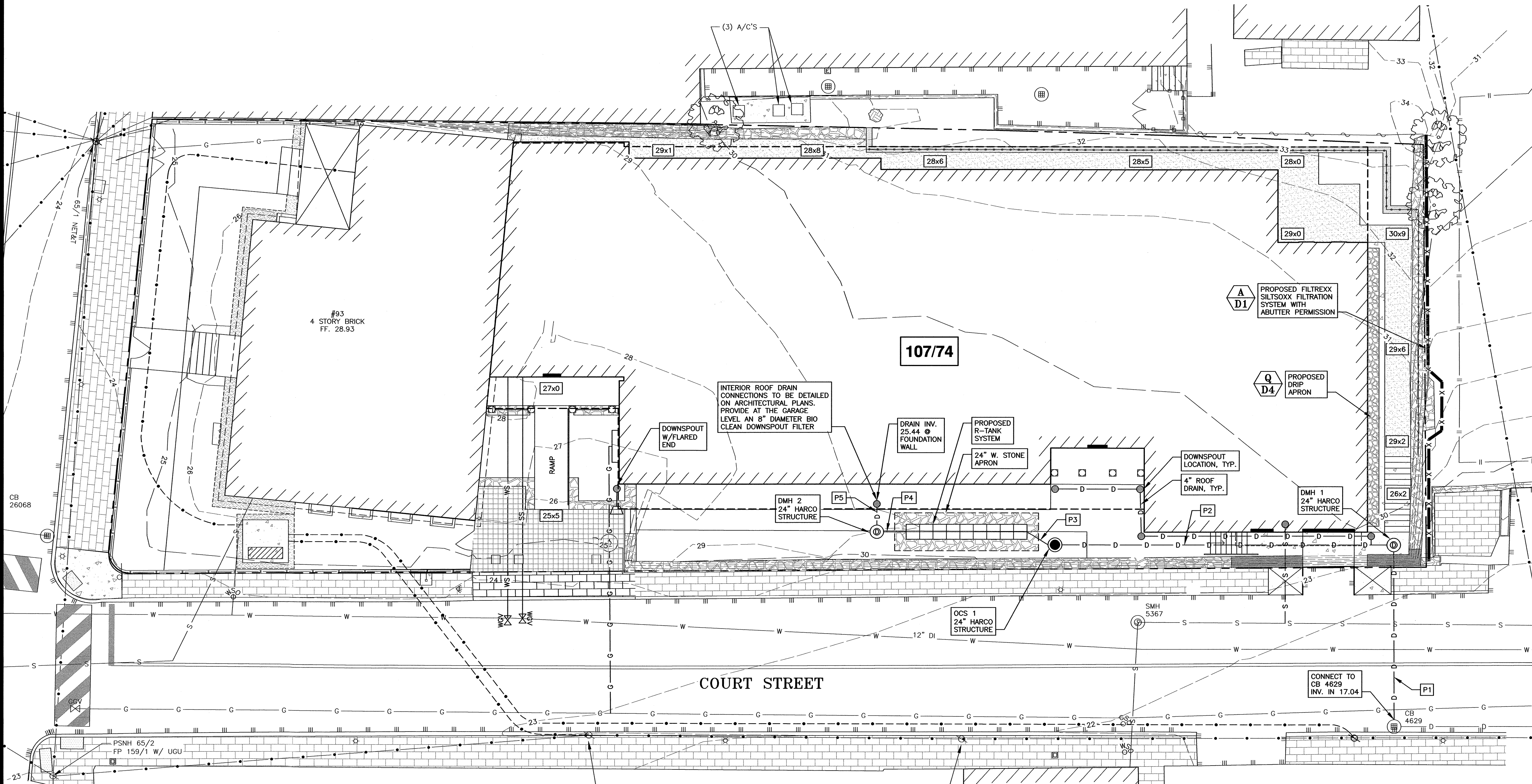
SYSTEM IS 2.62' WIDE BY 21.1' LONG



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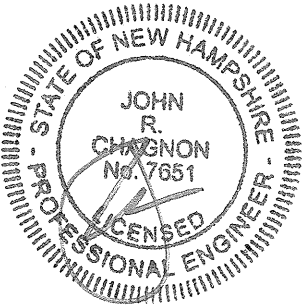
NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).



MIXED USE DEVELOPMENT 93 PLEASANT STREET PORTSMOUTH, N.H.

1	ISSUED FOR APPROVAL	10/20/21
0	ISSUED FOR COMMENT	4/2/21
NO.	DESCRIPTION	DATE



SCALE: 1" = 10' DECEMBER 2020

GRADING & EROSION
CONTROL PLAN

C6

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

IF REQUIRED THE CONTRACTOR SHALL OBTAIN AN **NPDES** PHASE II STORMWATER PERMIT AND SUBMIT A NOTICE OF INTENT (N.O.I) BEFORE BEGINNING CONSTRUCTION AND SHALL HAVE ON SITE A STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) AVAILABLE FOR INSPECTION BY THE PERMITTING AUTHORITY DURING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE S.W.P.P.P. AND INSPECTING AND MAINTAINING ALL BMP'S CALLED FOR BY THE PLAN. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (N.O.T.) FORM TO THE REGIONAL EPA OFFICE WITHIN 30 DAYS OF FINAL STABILIZATION OF THE ENTIRE SITE OR TURNING OVER CONTROL OF THE SITE TO ANOTHER OPERATOR.

INSTALL PERIMETER CONTROLS, I.e., SILT/SOXX AND CATCH BASIN PROTECTION AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

PLACE FODS AS NEEDED.

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED. DEMOLISH BUILDINGS AND FENCES AS NEEDED. REMOVE WALL AND STORE.

ROUGH GRADE SITE.

LAYOUT AND INSTALL ALL BURIED UTILITIES AND SERVICES UP TO 10' OF THE PROPOSED BUILDING FOUNDATIONS. CAP AND MARK TERMINATIONS OR LOG SWING TIES.

CONSTRUCT BUILDING.

CONNECT UTILITIES.

PLACE BINDER LAYER OF PAVEMENT FOR SIDEWALKS.

PLANT LANDSCAPING IN AREAS OUT OF WAY OF BUILDING CONSTRUCTION. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER.

AFTER BUILDINGS ARE COMPLETED, FINISH ALL REMAINING LANDSCAPED WORK.

CONSTRUCT SIDEWALKS.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

DUST CONTROL: IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

SILT FENCES AND SILT/SOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES AND SILT/SOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

AVOID THE USE OF FUTURE OPEN SPACES (LOAM AND SEED AREAS) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ACCESS DRIVES AND PARKING AREAS.

ADDITIONAL TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS---CONSTRUCT SILT FENCE OR SILT/SOXX AROUND TOPSOIL STOCKPILE.

AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. STUMPS SHALL BE DISPOSED OF IN AN APPROVED FACILITY.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.

THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.

ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
- A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
- EROSION CONTROL BLANKETS HAVE BEEN INSTALLED

NOTE: THAT COURT STREET SHALL BE SWEEPED DAILY DURING THE EXCAVATION PHASE OF THE BUILDING CONSTRUCTION.

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS:

LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER.

SEED SHALL BE SOWN AT THE RATES SHOWN IN THE TABLE BELOW. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE, AND SHALL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED SHALL BE RESEDED, AND ALL NOXIOUS WEEDS REMOVED.

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

GENERAL COVER	PROPORTION	SEEDING RATE
CREEPING RED FESCUE	50%	100 LBS/ACRE
KENTUCKY BLUEGRASS	50%	
SLOPE SEED (USED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1)		
CREEPING RED FESCUE	42%	
TALL FESCUE	42%	48 LBS/ACRE
BIRDSFOOT TREFOIL	16%	

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH APPLICABLE STATE AND FEDERAL SEED LAWS.

FOR TEMPORARY PROTECTION OF DISTURBED AREAS:
MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:

PERENNIAL RYE: 0.7 LBS/1,000 S.F.
MULCH: 1.5 TONS/ACRE

MAINTENANCE AND PROTECTION

THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THEN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH. ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEDED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT IS DEVELOPING.

TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.

SEEDED AREAS WILL BE FERTILIZED AND RESEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.

THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.

THE SILT FENCE OR SILT/SOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

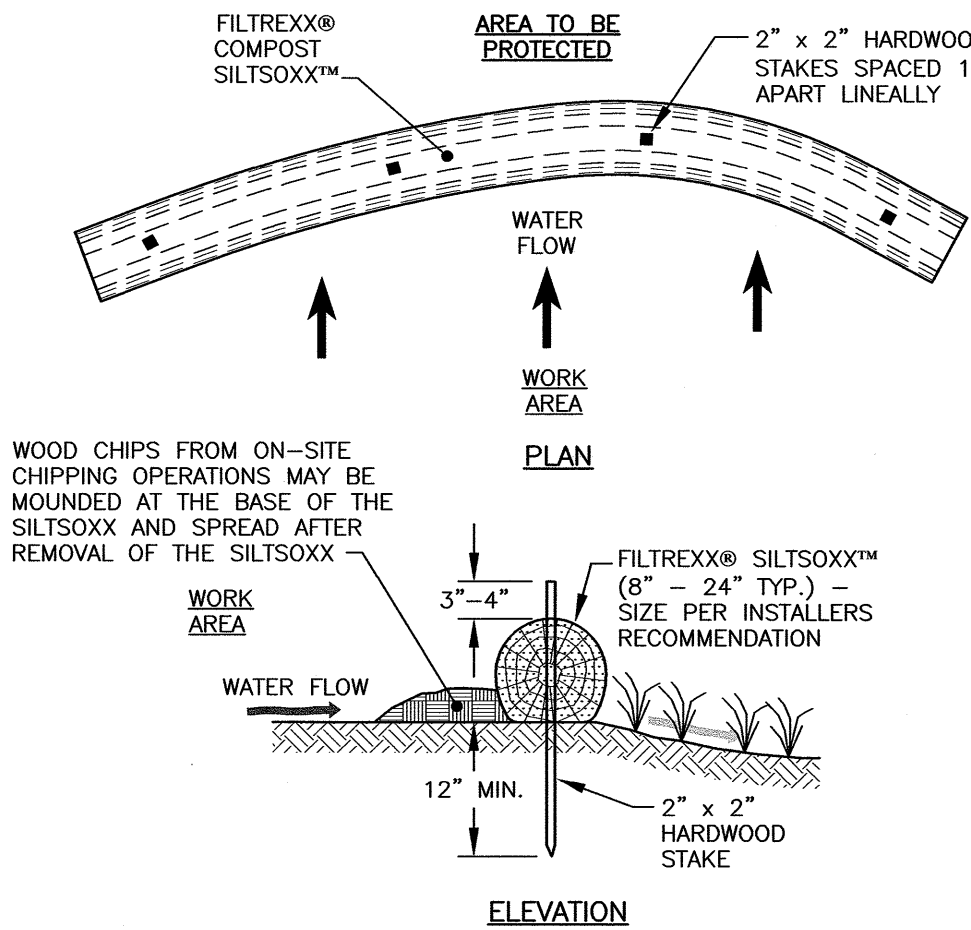
SILT FENCING AND SILT/SOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILT/SOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

WINTER NOTES

ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.



- NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 2. FILTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
 3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
 4. SILT/SOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
 5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

FILTREXX®
SILT/SOXX™ FILTRATION SYSTEM
(AS NEEDED) NTS

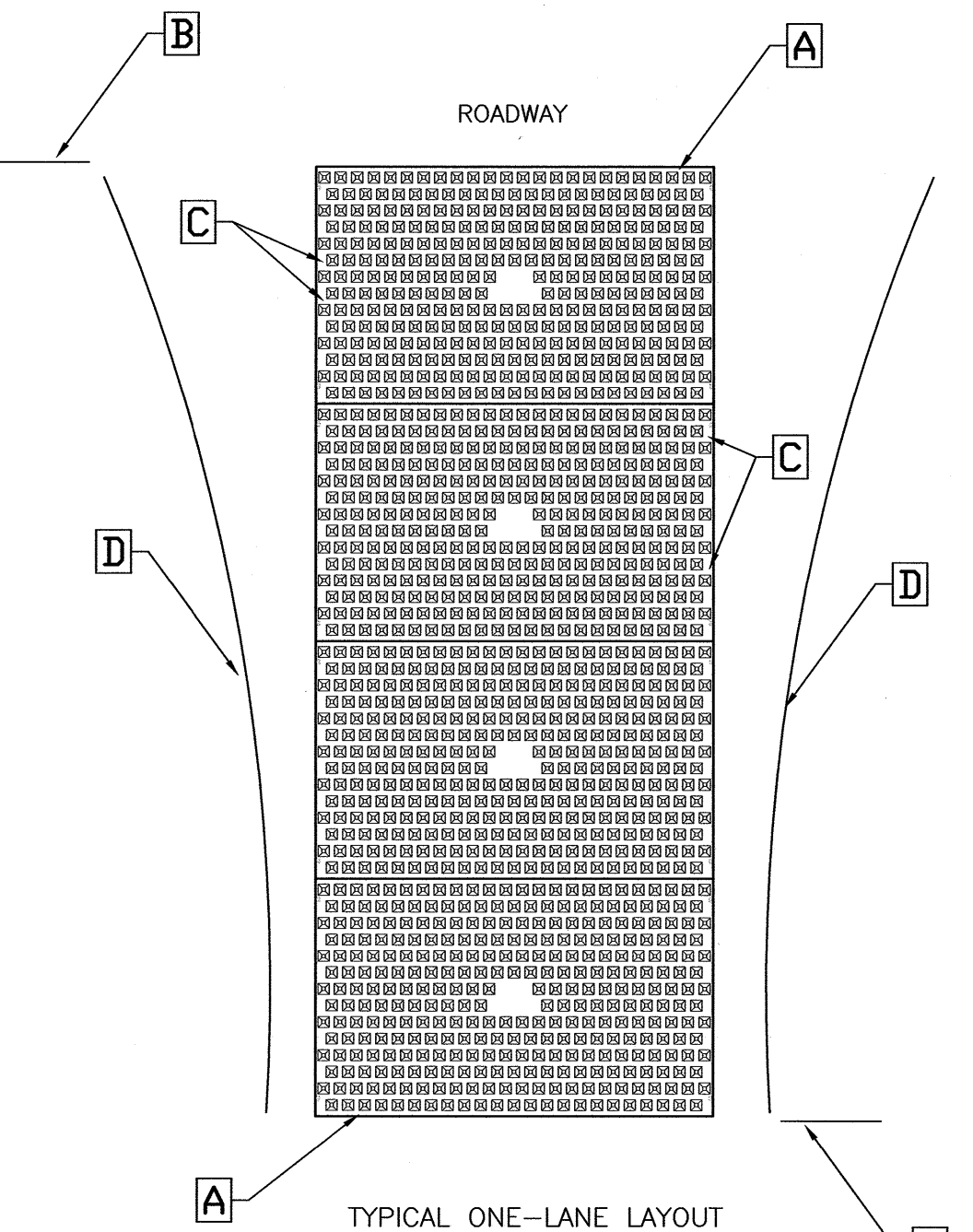
FODS TRACKOUT CONTROL SYSTEM

INSTALLATION:

THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE INSTALLATION MAY NEED TO BE MODIFIED TO MEET THE EXISTING CONDITIONS, EXPECTATIONS, OR DEMANDS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.

KEY NOTES:

- A. FODS TRACKOUT CONTROL SYSTEM MAT.
- B. FODS SAFETY SIGN.
- C. ANCHOR POINT.
- D. SILT OR ORANGE CONSTRUCTION FENCE.



R7-8a
12" x 18"
SIGN ON POST
EACH SPACE
SHALL HAVE
THIS SIGN
DISPLAYED PER
ADA CODE
SIGNAGE

LEGEND SYMBOL



AS SHOWN ON PLANS

LENGTH OF PARKING SPACE

8'-6" TYPICAL SPACE

8'-0" HANDICAP ACCESSIBLE SPACE

5'-0" VAN ACCESSIBLE

4" WIDE PAINTED WHITE LINES (TYPICAL)

HANDICAP ACCESSIBLE SYMBOL

PROVIDE SIGN (PER ADA CODE) AT EACH HANDICAP ACCESSIBLE SPACE

8'-6" TYPICAL SPACE

8'-0" HANDICAP ACCESSIBLE SPACE

5'-0" VAN ACCESSIBLE

4" WIDE PAINTED WHITE LINES (TYPICAL)

HANDICAP ACCESSIBLE SYMBOL

PROVIDE SIGN (PER ADA CODE) AT EACH HANDICAP ACCESSIBLE SPACE

8'-6" TYPICAL SPACE

8'-0" HANDICAP ACCESSIBLE SPACE

5'-0" VAN ACCESSIBLE

4" WIDE PAINTED WHITE LINES (TYPICAL)

HANDICAP ACCESSIBLE SYMBOL

PROVIDE SIGN (PER ADA CODE) AT EACH HANDICAP ACCESSIBLE SPACE

8'-6" TYPICAL SPACE

8'-0" HANDICAP ACCESSIBLE SPACE

5'-0" VAN ACCESSIBLE

4" WIDE PAINTED WHITE LINES (TYPICAL)

HANDICAP ACCESSIBLE SYMBOL

PROVIDE SIGN (PER ADA CODE) AT EACH HANDICAP ACCESSIBLE SPACE

8'-6" TYPICAL SPACE

8'-0" HANDICAP ACCESSIBLE SPACE

5'-0" VAN ACCESSIBLE

4" WIDE PAINTED WHITE LINES (TYPICAL)

HANDICAP ACCESSIBLE SYMBOL

PROVIDE SIGN (PER ADA CODE) AT EACH HANDICAP ACCESSIBLE SPACE

8'-6" TYPICAL SPACE

8'-0" HANDICAP ACCESSIBLE SPACE

5'-0" VAN ACCESSIBLE

4" WIDE PAINTED WHITE LINES (TYPICAL)

HANDICAP ACCESSIBLE SYMBOL

PROVIDE SIGN (PER ADA CODE) AT EACH HANDICAP ACCESSIBLE SPACE

FODS (USE AS REQUIRED) NTS

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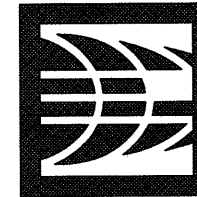
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FODS (USE AS REQUIRED) NTS

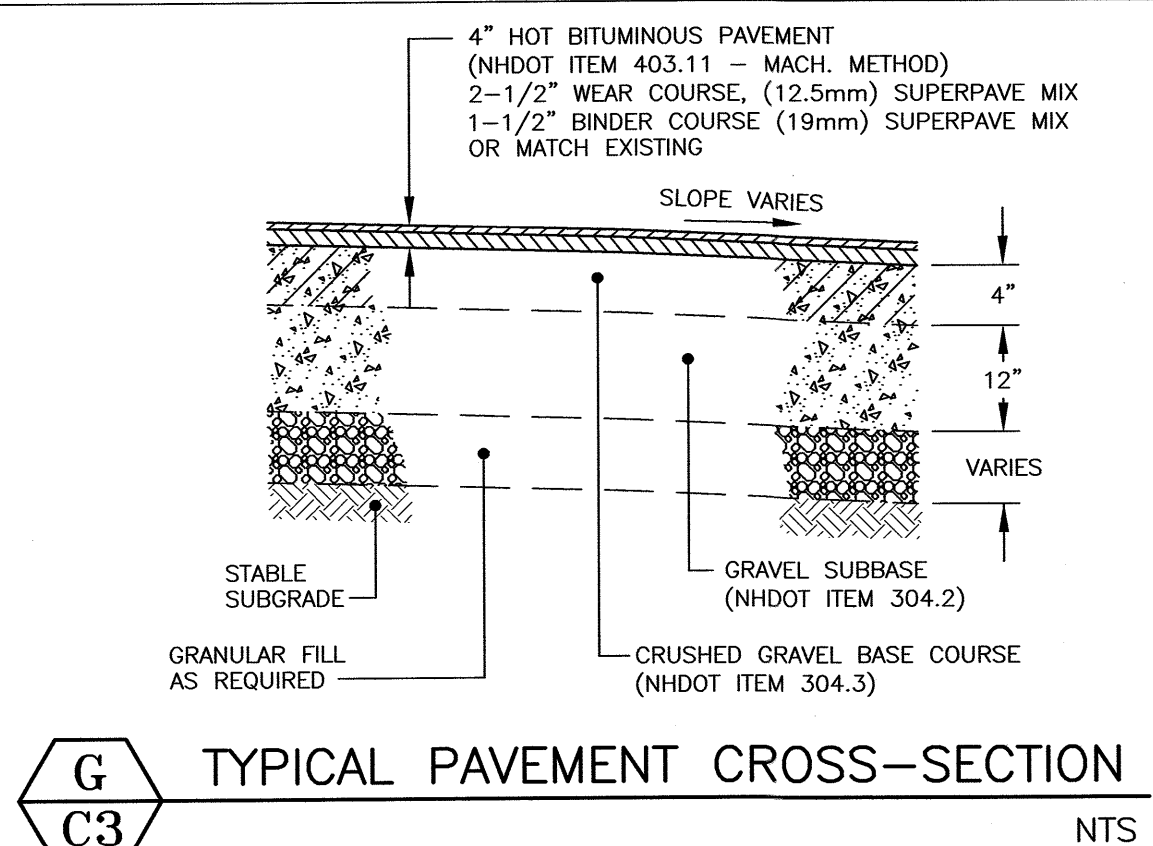
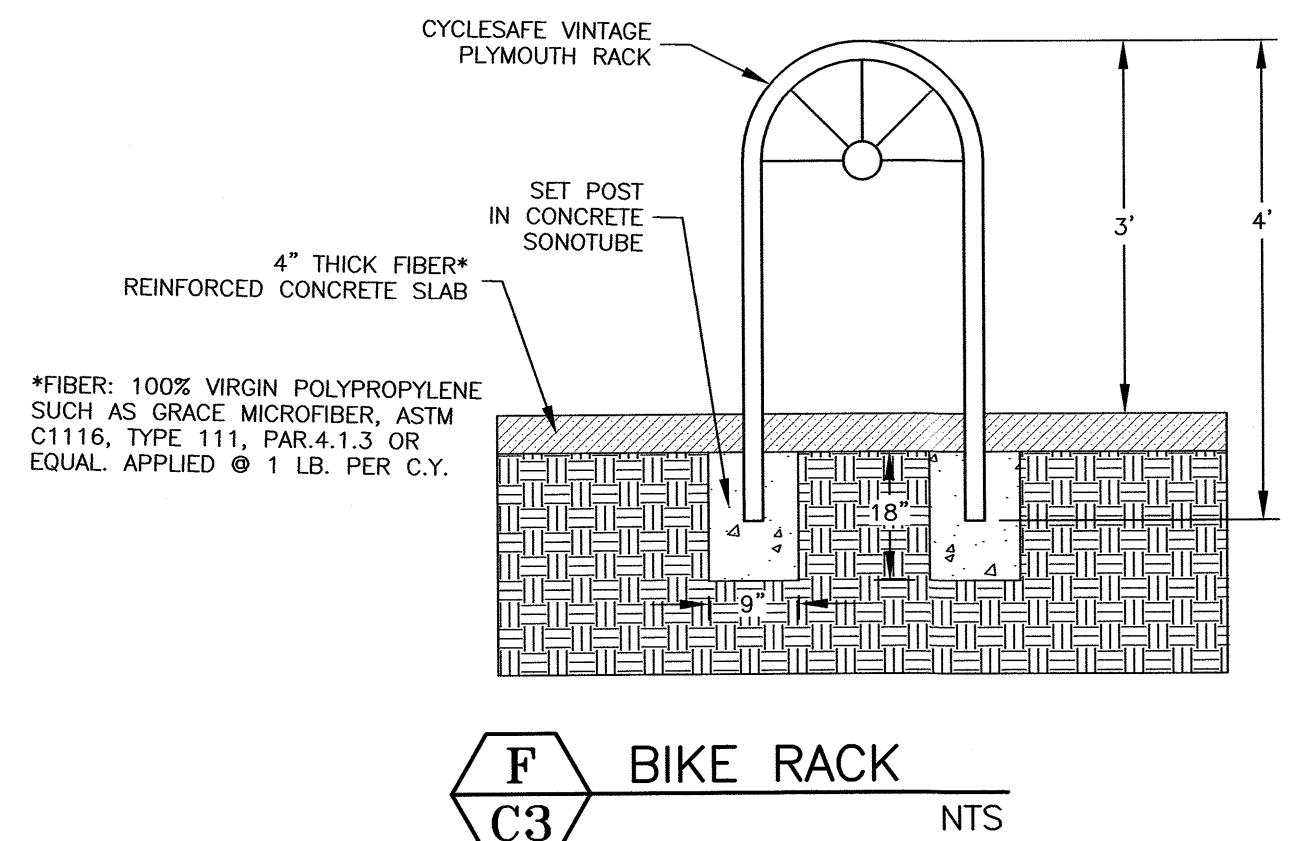
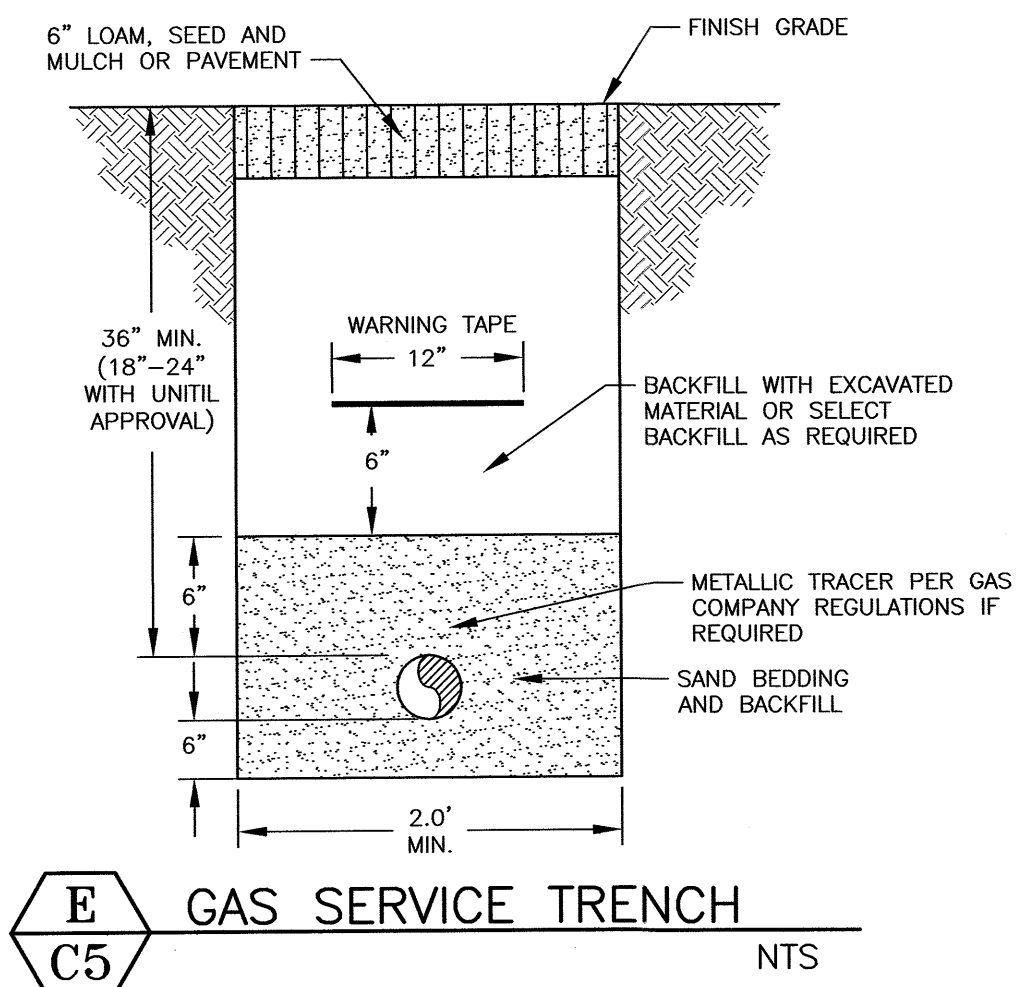
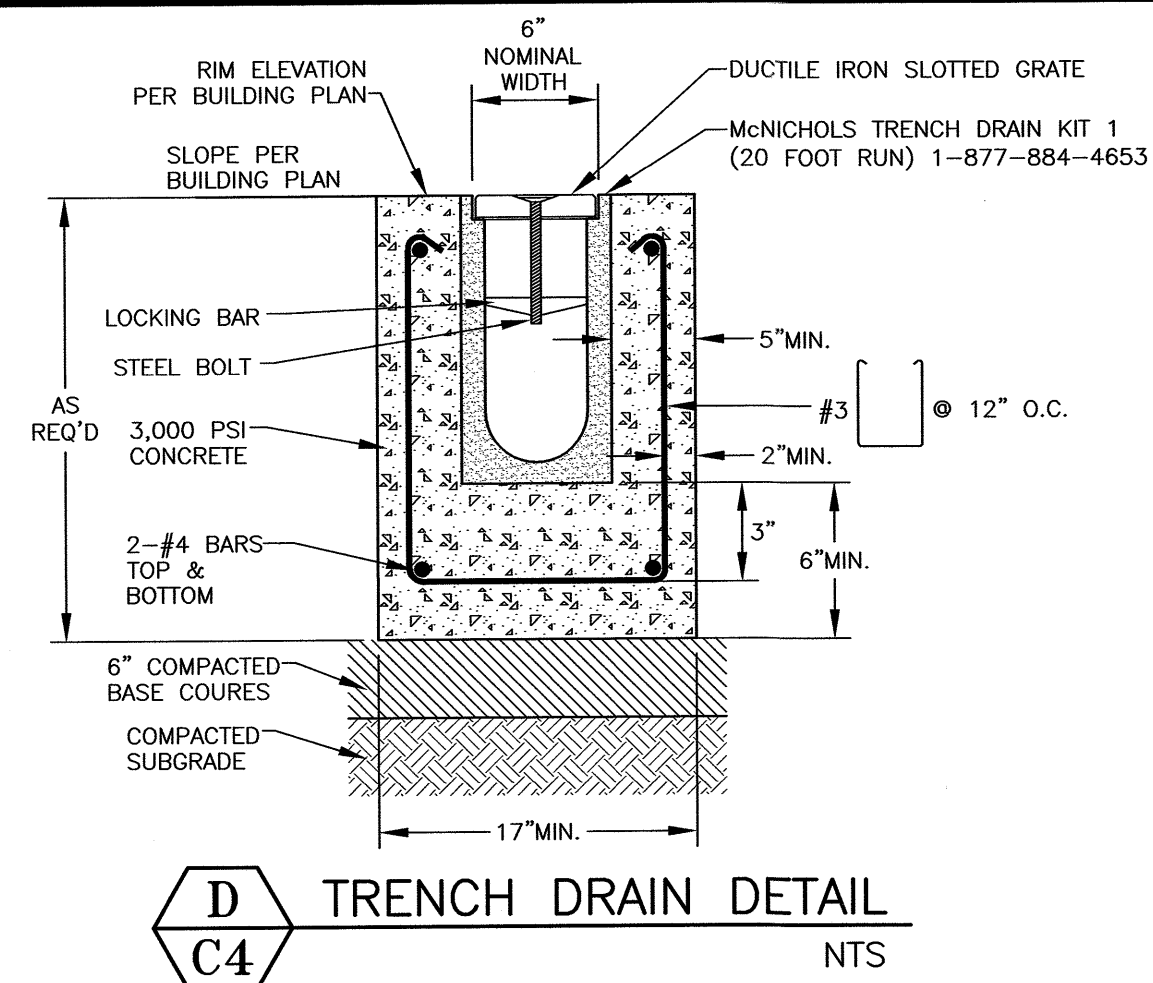
FODS (USE AS REQUIRED) NTS



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

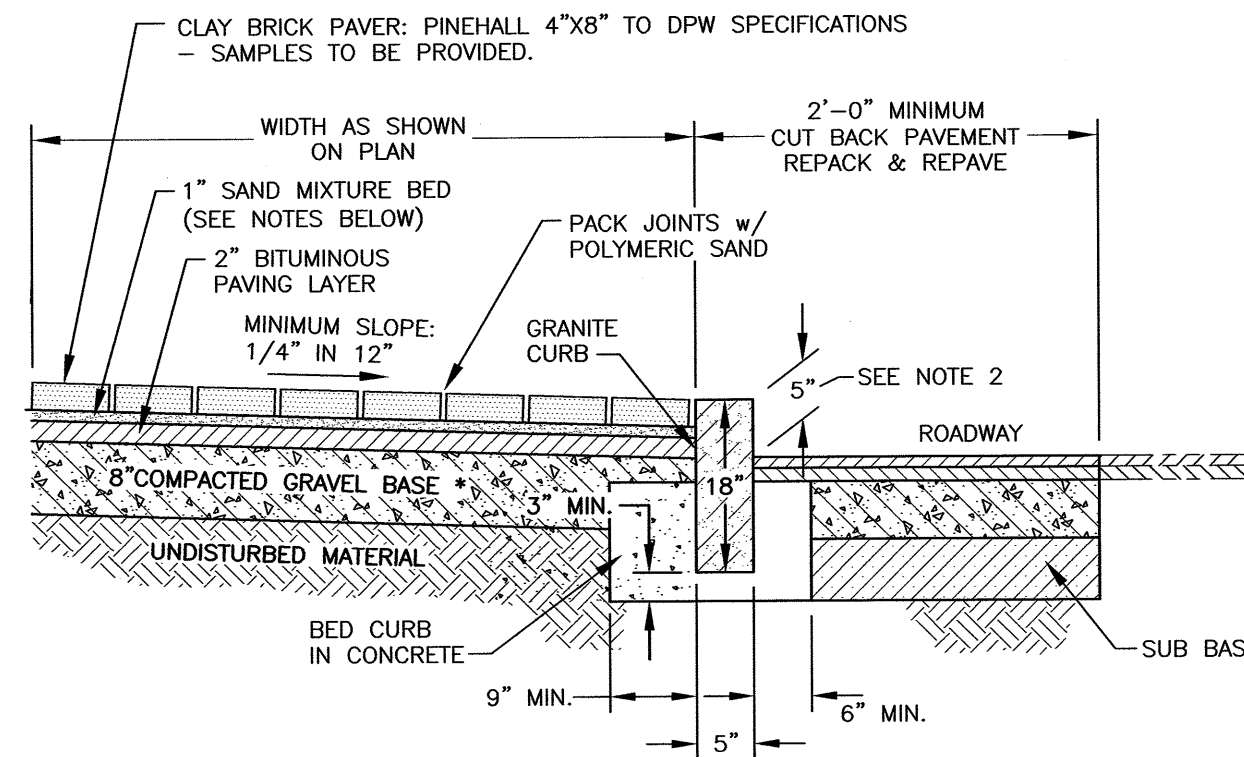
NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).



CONSTRUCTION NOTE:

EXISTING GRANITE CURB DISTURBED BY CONSTRUCTION SHALL BE REUSED AND ANY MISSING CURB SHALL BE REPLACED WITH NEW CURB MATCHING EXISTING CURB SIZE. NO CURB LESS THAN 3' IN LENGTH WILL BE ALLOWED.



BRICK PAVEMENT NOTES

SCOPE OF WORK:

- 1) THE WORK SHALL CONSIST OF CONSTRUCTING/RECONSTRUCTING THE SUB-BASE AND CONSTRUCTING A NEW BRICK SIDEWALK AS DIRECTED IN THE FIELD BY THE ENGINEER.
- 2) REVEAL SHALL BE 5" (COORDINATE WITH PORTSMOUTH DPW).

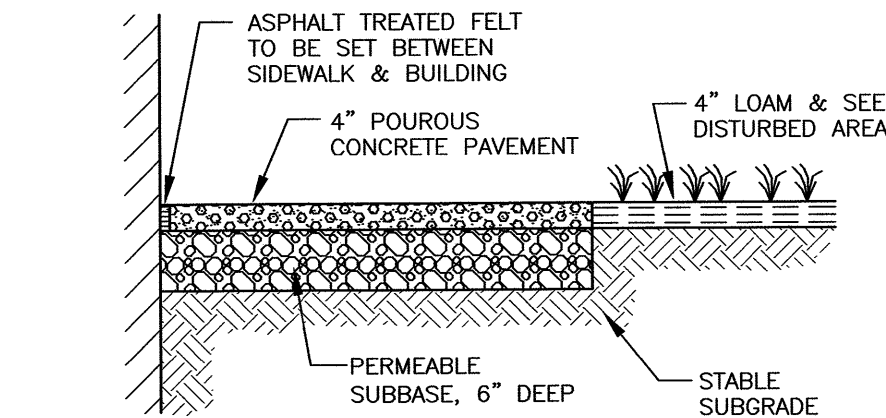
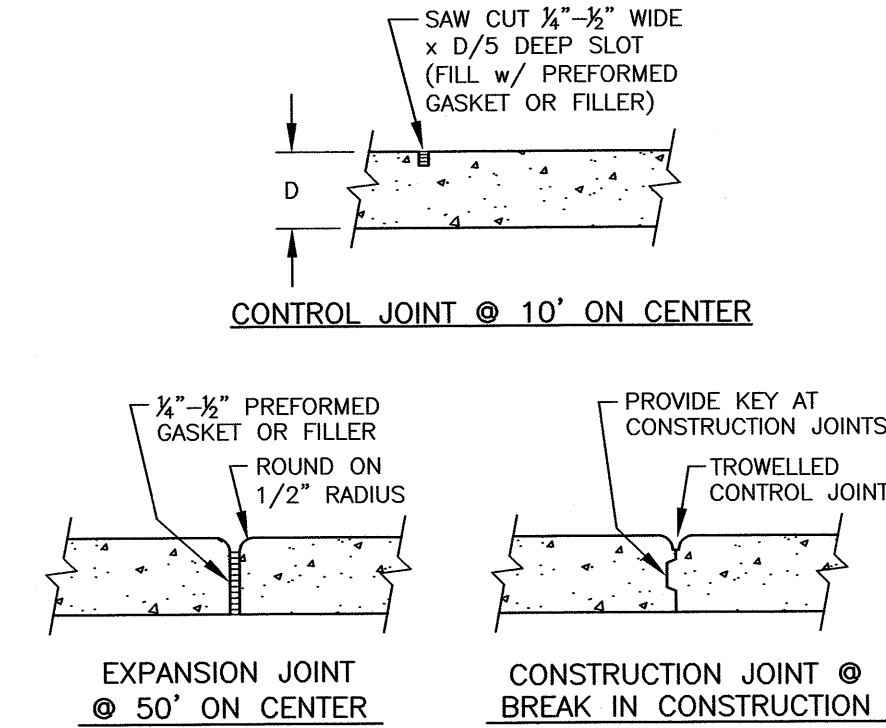
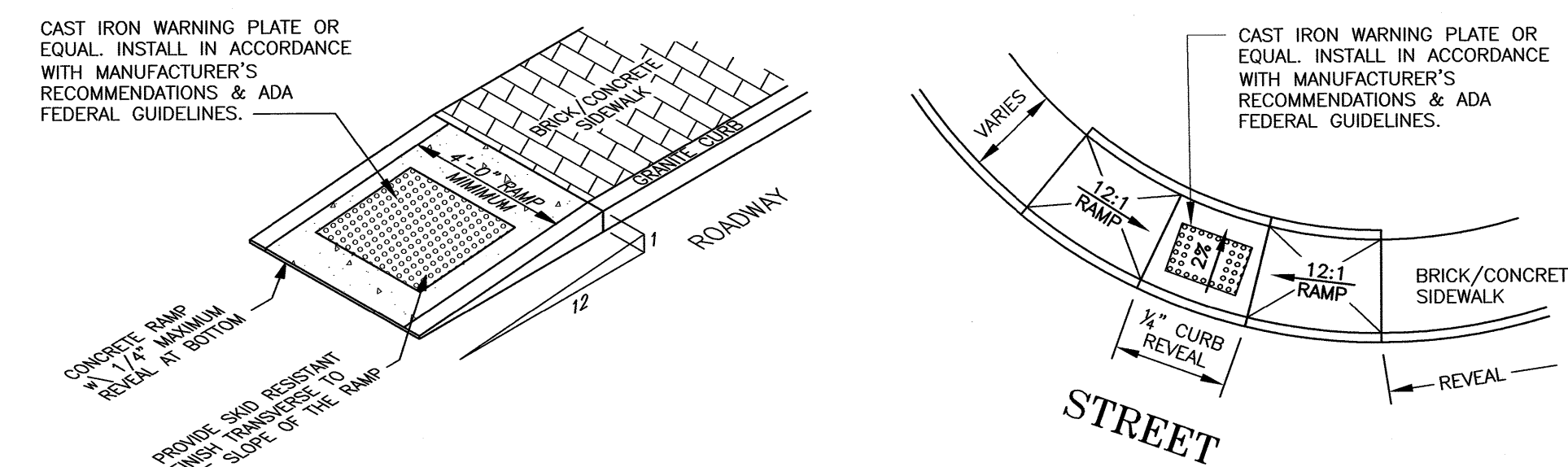
METHODS OF CONSTRUCTION:

- A) ALL LABOR AND MATERIALS SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 608, AND CITY OF PORTSMOUTH SPECIFICATIONS FOR NEW BRICK SIDEWALK, SECTION 6.
- B) ALL BRICKS SHALL CONFORM TO THE REQUIREMENTS OF ASTM STANDARD SPECIFICATIONS FOR BUILDING BRICKS: CLASS SX, TYPE 1, APPLICATION PX. THE BRICKS SHALL BE NO. 1, WIRE CUT TYPE FOR PAVING, WITH A COMPRESSIVE STRENGTH OF NOT LESS THAN 6,000 POUNDS PER SQUARE INCH. THE BRICKS SHALL NOT BE CORED OR HAVE FROGS AND SHALL BE OF A STANDARD SIZE (2.25" X 4" X 8").
- C) EXCAVATION FOR SIDEWALKS SHALL BE AT A DEPTH OF 10 INCHES BELOW FINISH GRADE. IN AREAS NOT BUTTING CURBING OR BUILDINGS, THE EXCAVATION SHALL BE 6 INCHES WIDER THAN THE FINISHED SIDEWALK WIDTH. AT ALL DRIVE CROSSINGS, THE DEPTH OF EXCAVATION SHALL BE INCREASED ACCORDINGLY. THE CONTRACTOR SHALL PROVIDE NEAT AND SQUARE CUTTING OF EXISTING ASPHALT ROAD SURFACE AS NEEDED. ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT THE CONTRACTOR'S OWN EXPENSE.
- D) THE BASE MATERIAL SHALL CONSIST OF A MIXTURE OF STONES OR ROCK FRAGMENTS AND PARTICLES WITH 100% PASSING THE 3 INCH SIEVE, 95% TO 100% PASSING THE 2 INCH SIEVE, 55% TO 85% PASSING THE 1 INCH SIEVE, AND 27% TO 52% PASSING THE NO. 4 SIEVE. AT LEAST 50% OF THE MATERIALS RETAINED ON THE 1 INCH SIEVE SHALL HAVE A FRACTURED FACE. THE BASE MATERIAL SHALL BE THOROUGHLY COMPACTED TO THE DEPTH SPECIFIED OR DIRECTED. IN THE WAY OF ALL DRIVE CROSSINGS THE BASE WILL BE INCREASED TO A COMPACTED DEPTH OF 12 INCHES. GRAVEL REQUIREMENTS FOR RECONSTRUCTION WILL BE AS DIRECTED, BASED ON SITE CONDITIONS. THE WORK INCLUDES BACKING UP ANY AND ALL CURB BEING INSTALLED BY OTHERS ON BOTH SIDES.
- E) THE CLAY BRICK PAVERS SHALL BE LAID IN A 1 INCH BED OF A SAND MIXTURE COMPRISED OF: 3 PARTS SAND MIXED WITH 1 PART PORTLAND CEMENT.
- F) THE CONTRACTOR SHALL LAY THE BRICKS SO THAT APPROXIMATELY 4.5 BRICKS SHALL COVER ONE SQUARE FOOT.
- G) THE SIDEWALK SHALL PITCH TOWARDS THE STREET AS SHOWN ON THE GRADING PLAN.
- H) IN AREAS WHERE THE FRONT OF THE BRICK SIDEWALK IS NOT ADJACENT TO GRANITE CURBING, THE CONTRACTOR SHALL INSTALL EDGING TO HOLD THE BRICKS IN PLACE. SUCH EDGING SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
- I) THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE BRICKS FOR APPROVAL BY THE CITY BEFORE BRICKS ARE INSTALLED.

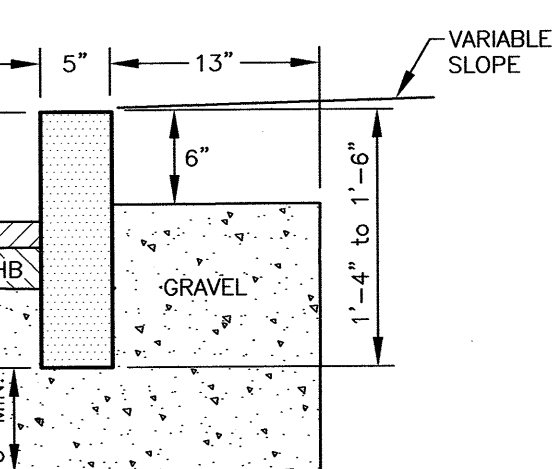
H BRICK SIDEWALK w/ VERTICAL GRANITE CURB

(STONE DUST BEDDING OVER BITUMINOUS PAVING)

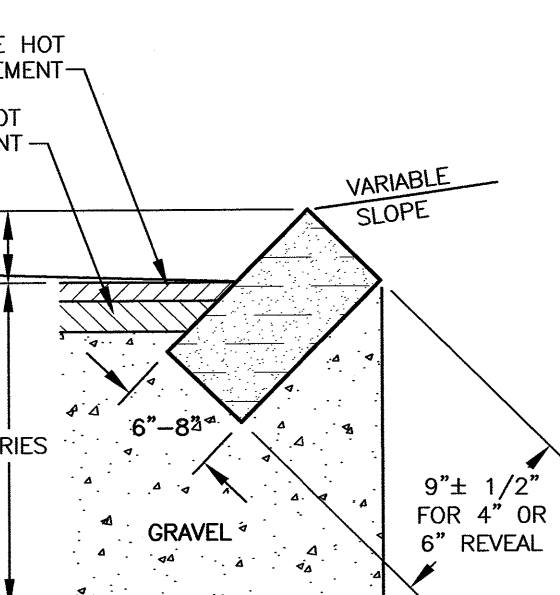
NTS



MIN. LENGTH OF CURB STONES: 3 FT.
MAX. LENGTH OF CURB STONES: 10 FT.
MAX. LENGTH OF STRAIGHT CURB STONES LAID ON CURVES: SEE CHART



Radius	Max. length
22' - 28'	3'
29' - 35'	4'
36' - 42'	5'
43' - 49'	6'
50' - 56'	7'
57' - 60'	8'
over 60'	10'



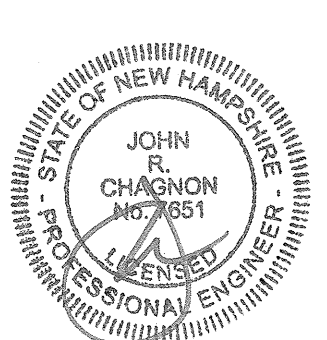
MIN. LENGTH OF STRAIGHT CURB STONES: 18"
MAX. LENGTH OF STRAIGHT CURB STONES: 8 FT.
MAX. LENGTH OF STRAIGHT STRAIGHT CURB STONES LAID ON CURVE: SEE CHART

Radius for stones with square joints	Maximum length
16' - 28'	6" - 1'
29' - 41'	2'
42' - 55'	3'
56' - 68'	4'
69' - 82'	5'
83' - 96'	6'
97' - 110'	7'
over 110'	8'

MIXED USE DEVELOPMENT 93 PLEASANT STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	DETAIL E	10/20/21
0	ISSUED FOR COMMENT	4/2/21

REVISIONS



SCALE: AS SHOWN DECEMBER 2020

DETAILS

D2

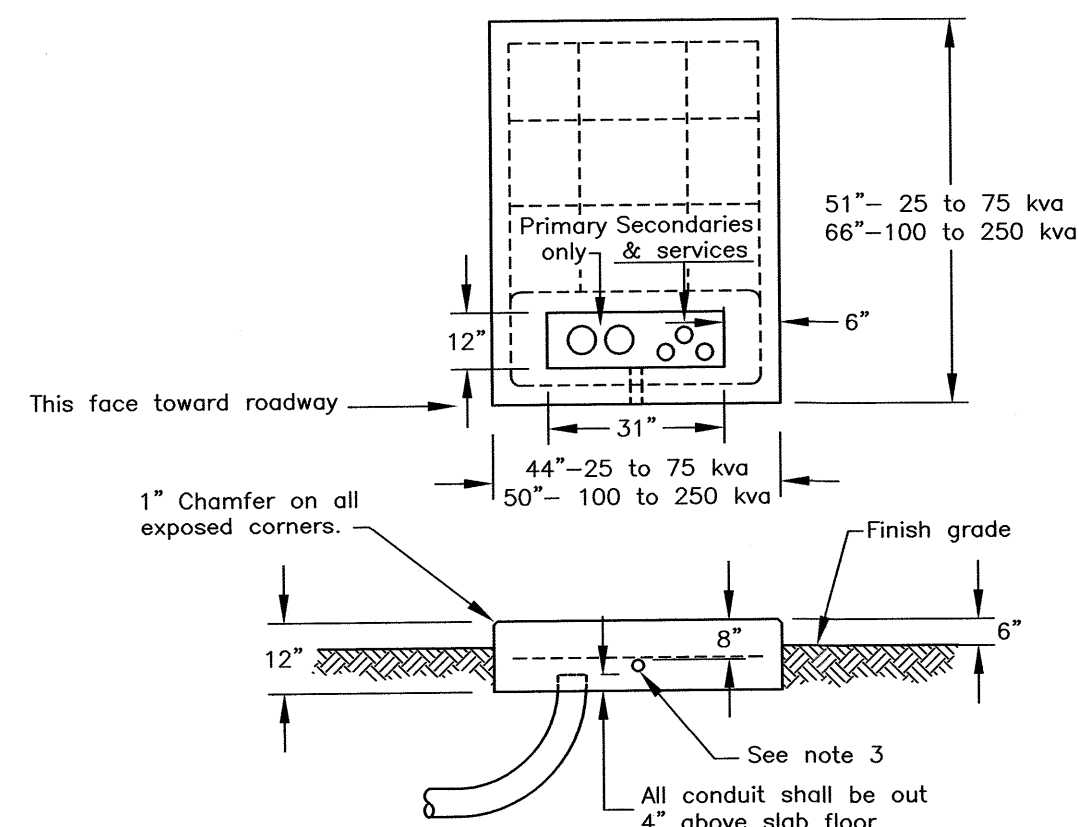
Diagram illustrating the cross-section of a utility vault structure, showing the arrangement of conduits and backfill specifications.

Labels and Dimensions:

- FINISH GRADE - SEE PLANS** (Top boundary)
- WARNING TAPE (TYP.)** (Line below finish grade)
- 12"** (Vertical dimension from finish grade to warning tape)
- 30" MIN.** (Vertical dimension from warning tape to top of conduit bank)
- SUITABLE BACKFILL PER UTILITY COMPANY SPECIFICATIONS** (Area above conduit bank)
- (2) 3" SCHED 40 PVC CONDUIT** (Two conduits in the top row)
- 2" Ø PVC FOR PHONE & CABLE TV (SEE NOTE 1)** (One conduit in the top row)
- 12" MIN.** (Horizontal dimension between conduits in the top row)
- (6) 4" SCHED 40 PVC CONDUIT PVC ELECTRIC (SEE NOTE 2)** (Six conduits in the bottom row)
- CONCRETE OR SAND (SEE PLANS)** (Material below conduits)
- UNDISTURBED MATERIAL** (Area below concrete/sand)
- 4'-0" MIN. SEE PLANS** (Horizontal dimension of the vault base)
- *SEPARATION DIMENSIONS TO BE VERIFIED w/ UTILITY PROVIDER** (Note at the bottom)

The diagram illustrates a cable compartment for a concrete slab or sector foundation. It shows a cross-section of the structure with various dimensions and components labeled:

- Concrete slab or sector foundation:** The main structural element.
- 8' slack:** The length of the cable within the compartment.
- 12" (top):** Dimension indicating the height of the compartment above the slab.
- 12" (right):** Dimension indicating the width of the compartment.
- 24" (bottom):** Dimension indicating the height of the compartment below the slab.
- Cable compartment:** The overall structure housing the cable.
- Leads shall be in 1" PVC conduit sleeve if brought through concrete:** A note specifying the requirement for cable entry through the concrete.
- GROUNDING GRID:** A grid system at the bottom of the compartment.
- #2 Bare stranded copper ground grid:** The type of grounding material used.
- NEC Approved connector (typ):** A connector used to join the grounding grid.
- Ground rod (typ):** A rod used for grounding.



NOTES

1. See sheet "Requirements for Padmounted Transformer Slab Details".
2. All reinforcing to be #6 bars.
3. 1" PVC conduit sleeve for ground grid leads.
4. The ground grid shall be supplied and installed by the customer and is to be buried at least 12" below grade. Eight feet of extra wire for each ground grid leg shall be left exposed in the cable compartment to allow for the connection to the transformer. The two 8' ground rods may be either galvanized steel or copperweld and they shall be connected to the grid with NEC approved connectors.

← CROSS-COUNTRY →

← IN PAVEMENT →

MOUND BACKFILL TO A HEIGHT OF 6" (MIN.) ABOVE ORIGINAL GRADE

4" (MIN.) LOAM, MULCH & SEED w/ SUITABLE GRASSES

EXISTING GRADE

4" HOT BITUMINOUS PAVEMENT (NHDOT ITEM 403.11 - MACH. METHOD)

1½" WEAR COURSE, SUPERPAVE

2½" BASE COURSE, SUPERPAVE OR MATCH EXISTING

SAW CUT EXISTING PAVEMENT 18" (MIN.) BEYOND TRENCH EDGE

6" CRUSHED GRAVEL (304.3) COMPACTED TO 98% MOD. PROCTOR DENSITY, TYP.

12" GRAVEL (304.2)

SUITABLE BACKFILL MATERIAL (SEE NOTE A)

EXISTING SUBBASE

TRENCH SHEETING (SEE NOTE C)

PLACE UTILITY MARKING TAPE 24" ABOVE CROWN OF PIPE FOR ENTIRE LENGTH OF PIPE & FITTINGS ON-SITE. NOTE: FOR OFFSITE DRAINAGE TAPE IS LOCATED 6" ABOVE PIPE CROWN.

WHERE MINIMUM COVER CANNOT BE MET, CONTACT THE APPROPRIATE MUNICIPAL DEPARTMENT TO DISCUSS INSULATION ALTERNATIVES (SEE NOTE D)

CRUSHED STONE BEDDING (SEWER & DRAIN)

SAND BEDDING (WATER)

SAND BLANKET

PIPE

12" MIN.

6" MIN.

STABLE SUBGRADE

12" MIN. (SEE NOTE B)

12" MIN.

PIPE O.D.

12" MIN.

½ PIPE O.D.

12" MIN.

DEPTH VARIES, COMPACT TO 90% OF MODIFIED PROCTOR DENSITY, TYP. (12" LIFTS, MAX.)

COMPACT IN 6" LIFTS (MAX.)

LEDGE

TRENCH NOTES:
A) TRENCH BACKFILL:
— IN PAVED AREAS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIALS DEEMED TO BE UNACCEPTABLE BY THE ENGINEER.

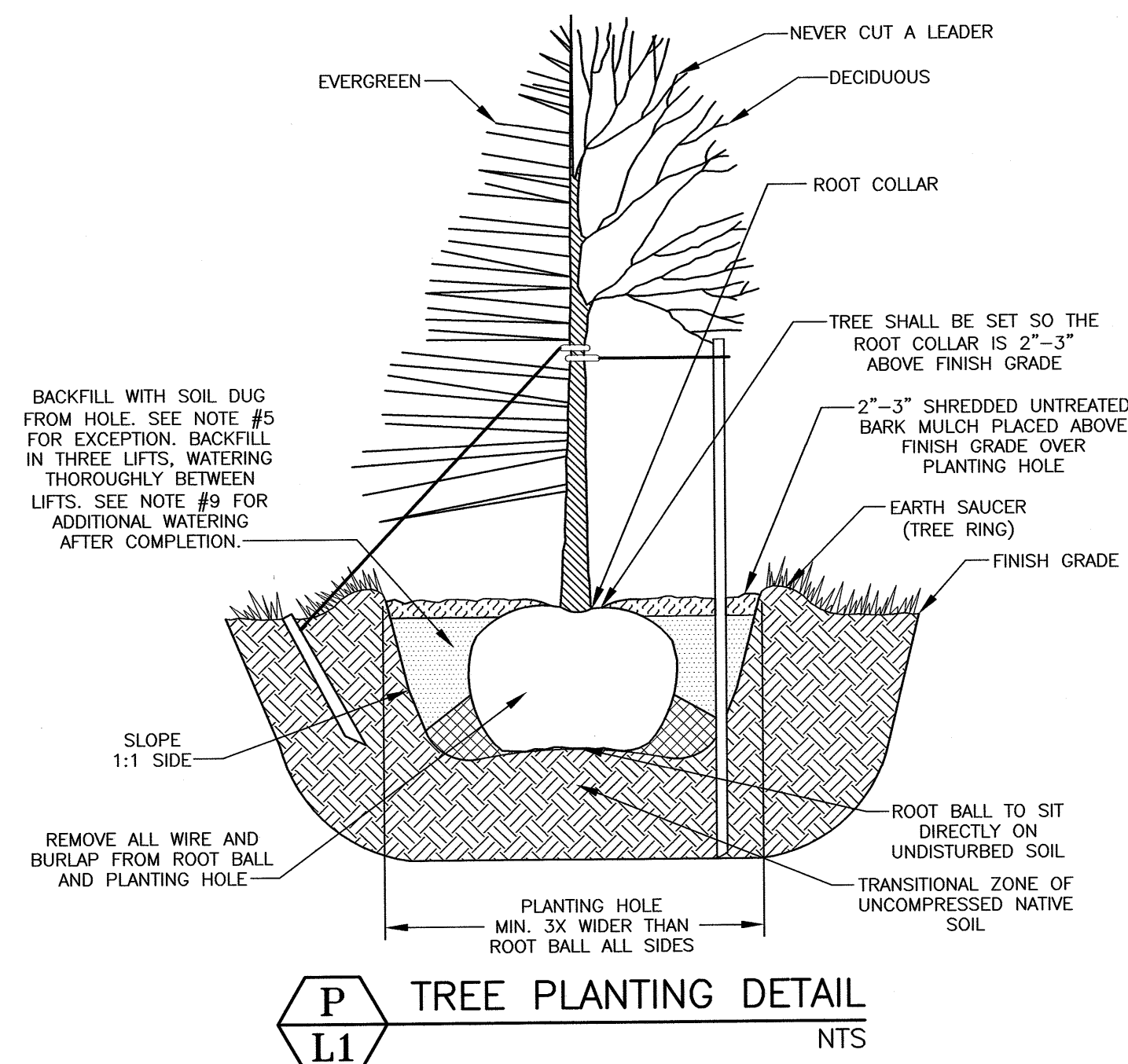
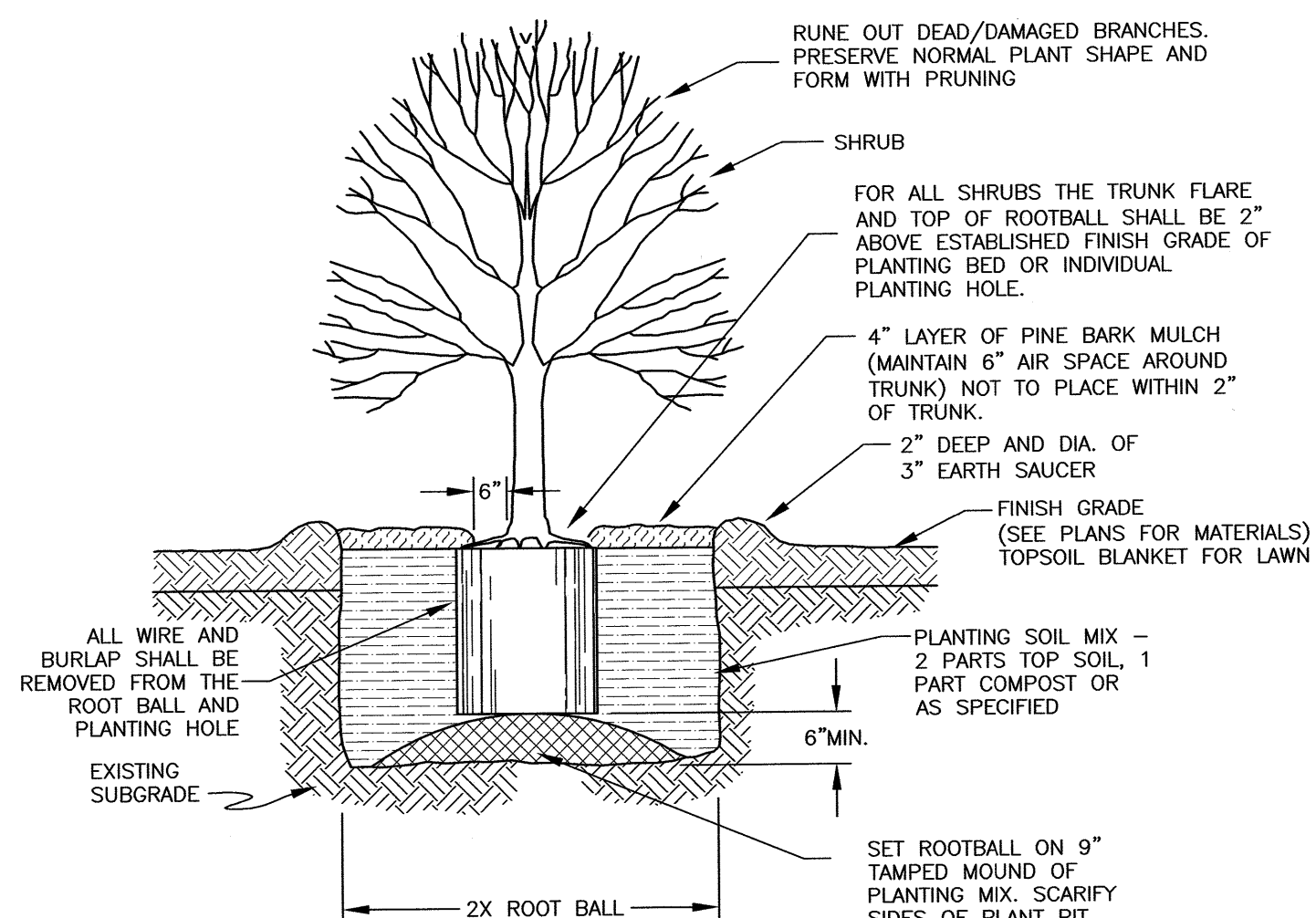
- IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE.

B) "W" = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D..

C) TRENCH SHEETING:
THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFE EXCAVATION PRACTICES.


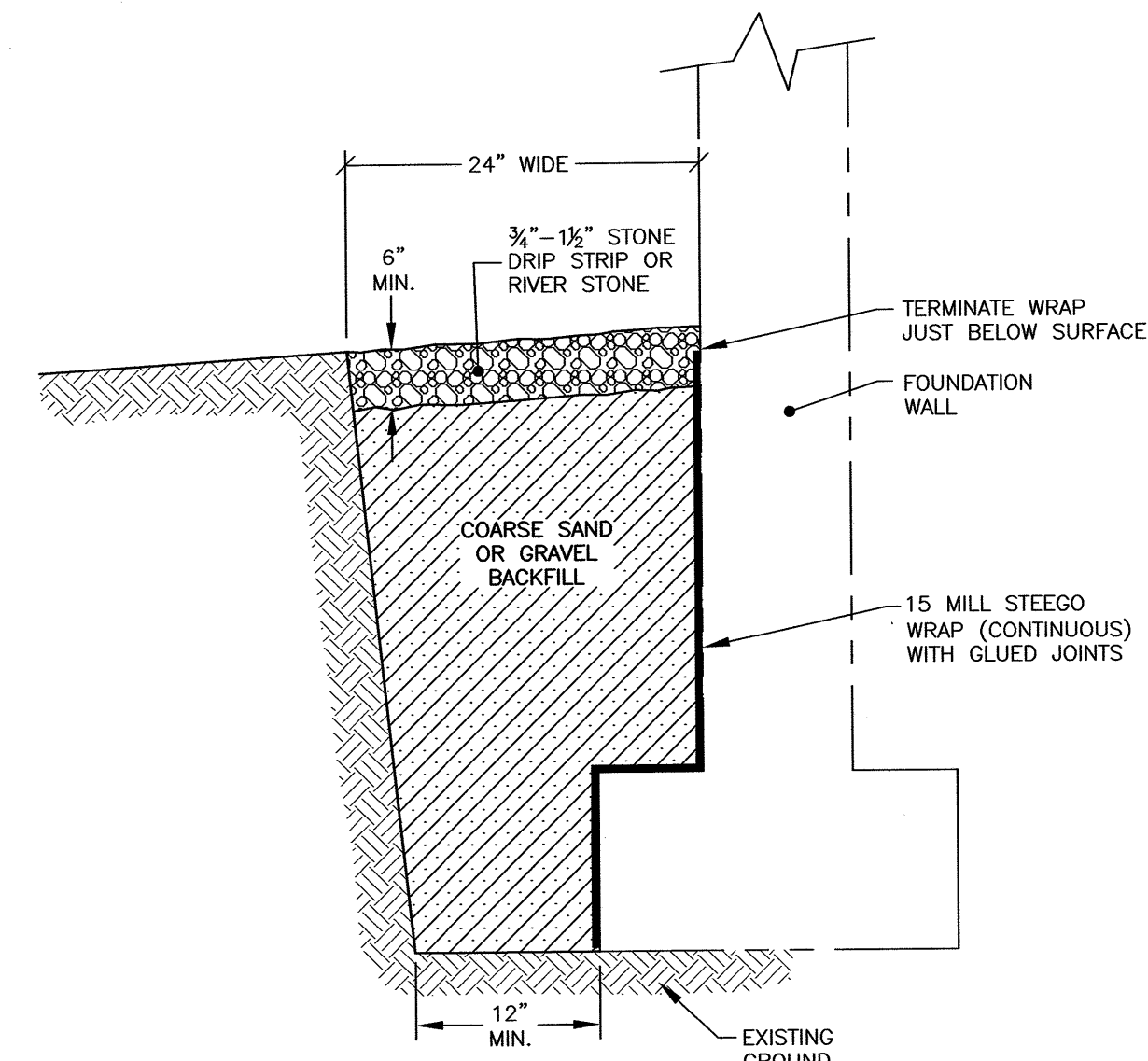
D) MINIMUM PIPE COVER FOR UTILITY MAINS (UNLESS GOVERNED BY OTHER CODES):
 5' MINIMUM FOR SEWER (IN PAVEMENT)
 4' MINIMUM FOR SEWER (CROSS COUNTRY)
 3' MINIMUM FOR STORMWATER DRAINS
 5' MINIMUM FOR WATER MAINS

F) ALL PAVEMENT CUTS SHALL BE REPAIRED BY THE INFRARED HEAT METHOD.



THE BASE OF THE CITY OF PORTSMOUTH TREE PLANTING REQUIREMENTS IS THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPLANTING. ANSI A300 PART 6 LAYS OUT TERMS AND BASIC STANDARDS AS SET FORTH BY INDUSTRY BUT IS NOT THE "END ALL" FOR THE CITY OF PORTSMOUTH. THE FOLLOWING ARE THE CITY OF PORTSMOUTH, NH TREE PLANTING REQUIREMENTS THAT ARE IN ADDITION TO OR THAT GO BEYOND THE ANSI A300 PART 6.

1. ALL PLANTING HOLES MUST BE DUG BY HAND—NO MACHINES. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE NEW PLANTING PITS, PLANTING BEDS WITH GRANITE CURBING, AND PLANTING SITES WITH SILVA CELLS ARE BEING CREATED. IF A MACHINE IS USED TO DIG IN ANY OF THESE SITUATIONS AND PLANTING DEPTH NEEDS TO BE RAISED, THE MATERIAL IN THE BOTTOM OF THE PLANTING HOLE MUST BE FIRMED WITH MACHINE TO PREVENT SINKING OF THE ROOT BALL.
2. ALL WIRE AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL AND PLANTING HOLE.
3. THE ROOT BALL OF THE TREE SHALL BE WORKED SO THAT THE ROOT COLLAR OF THE TREE IS VISIBLE AND NO GIRDLING ROOTS ARE PRESENT.
4. THE ROOT COLLAR OF THE TREE SHALL BE 2"—3" ABOVE GRADE OF PLANTING HOLE FOR FINISHED DEPTH.
5. ALL PLANTINGS SHALL BE BACKFILLED WITH SOIL FROM THE SITE AND AMENDED NO MORE THAN 20% WITH ORGANIC COMPOST. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE ENGINEERED SOIL IS BEING USED IN CONJUNCTION WITH SILVA CELLS AND WHERE NEW PLANTING BEDS ARE BEING CREATED.
6. ALL PLANTINGS SHALL BE BACKFILLED IN THREE LIFTS AND ALL LIFTS SHALL BE WATERED SO THE PLANTING WILL BE SET AND FREE OF AIR POCKETS—NO EXCEPTIONS.
7. AN EARTH BERM SHALL BE PLACED AROUND THE PERIMETER OF THE PLANTING HOLE EXCEPT WHERE CURBED PLANTING BEDS OR PITS ARE BEING USED.
8. 2"—3" OF MULCH SHALL BE PLACED OVER THE PLANTING AREA.
9. AT THE TIME THE PLANTING IS COMPLETE THE PLANTING SHALL RECEIVE ADDITIONAL WATER TO ENSURE COMPLETE HYDRATION OF THE ROOTS, BACKFILL MATERIAL, AND MULCH LAYER.
10. STAKES AND GUYS SHALL BE USED WHERE APPROPRIATE AND/OR NECESSARY. GUY MATERIAL SHALL BE NON-DAMAGING TO THE TREE.
11. ALL PLANTING STOCK SHALL BE SPECIMEN QUALITY, FREE OF DEFECTS, AND DISEASE OR INJURY. THE CITY OF PORTSMOUTH, NH RESERVES THE RIGHT TO REFUSE/REJECT ANY PLANT MATERIAL OR PLANTING ACTION THAT FAILS TO MEET THE STANDARDS SET FORTH IN THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPLANTING AND/OR THE CITY OF PORTSMOUTH, NH PLANTING REQUIREMENTS.



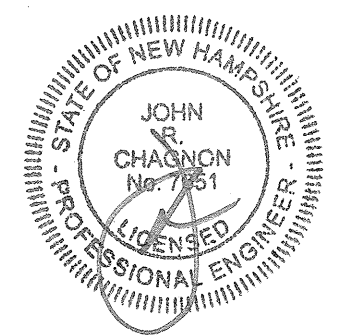
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

MIXED USE DEVELOPMENT
93 PLEASANT STREET
PORTSMOUTH, N.H.

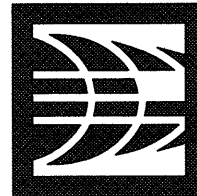
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REVISIONS		



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DETAILS

D3



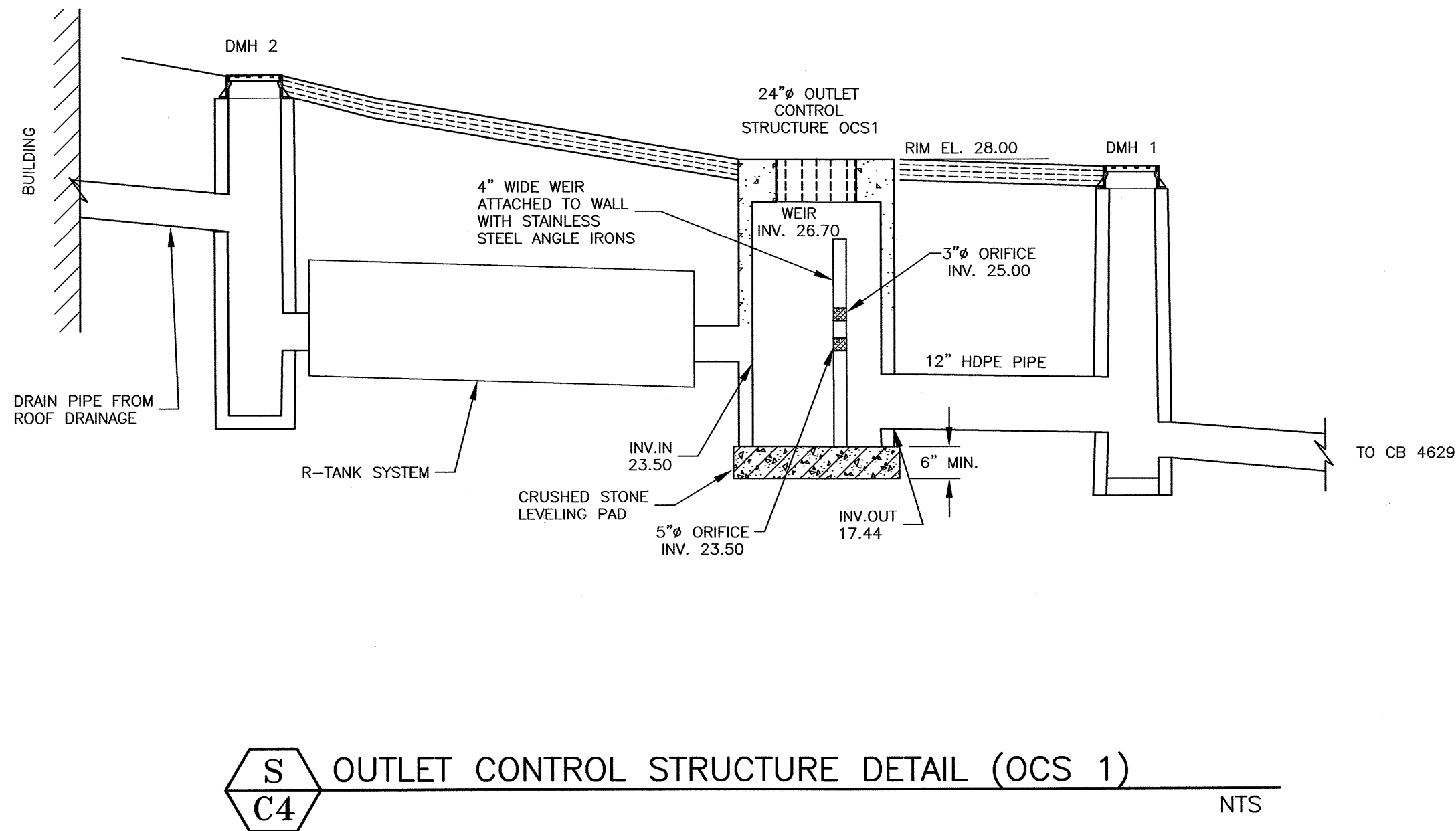
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Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).



OUTLET CONTROL STRUCTURE DETAIL (OCS 1)

NTS

GENERAL NOTES:

- 1) MINIMUM PIPE SIZE FOR HOME SERVICES SHALL BE SIX INCHES.
- 2) PIPE AND JOINT MATERIALS:
 - A. PLASTIC SEWER PIPE:
 1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	*PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 18" (T-1 TO T-3)
F794	PVC (RIBBED WALL)	8" THROUGH 36"
AWWA C900	PVC (SOLID WALL)	8" THROUGH 18"

*PVC: POLYVINYL CHLORIDE
 2. JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON BELL AND SPIGOT TYPE.
 - B. DUCTILE IRON PIPE, FITTINGS AND JOINTS:
 1. DUCTILE IRON PIPE AND FITTINGS FOR SEWERS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
A21.50	THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS.	
A21.51	DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND LINED MOLDS FOR SEWER APPLICATIONS.	
 2. JOINTS SHALL BE OF THE MECHANICAL OR PUSH ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
A21.11	RUBBER GASKET JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS.	
- 3) DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
- 4) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.
- 5) TEES AND WYES: WHERE A TEE OR WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE DEPENDING ON THE PIPE ENCOUNTERED, FOR PVC PIPE, USE PVC SADDLES OR INSERT-A-TEE, OR CUT IN A SANITARY TEE. FOR CLAY PIPE, USE INSERT-A-TEE OR CUT IN A SANITARY TEE. ALL WORK TO BE APPROVED BY GOVERNING BODY.
- 6) HOUSE SEWER INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AS SPECIFIED IN NOTE 10. BEDDING AND REFILL FOR DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES. THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4 INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.
- 7) TESTING: WHEN REQUIRED BY THE GOVERNING AUTHORITY, TESTING SHALL CONFORM TO ENV-WQ 704.07.
- 8) ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FLOW FROM DWELLING TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR OTHER SIMILAR CONNECTIONS CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.
- 9) WATER SERVICE SHALL NOT BE LAID IN SAME TRENCH AS SEWER SERVICE, UNLESS IT IS ON A SHELF 12" HIGHER, AND 18" APART.

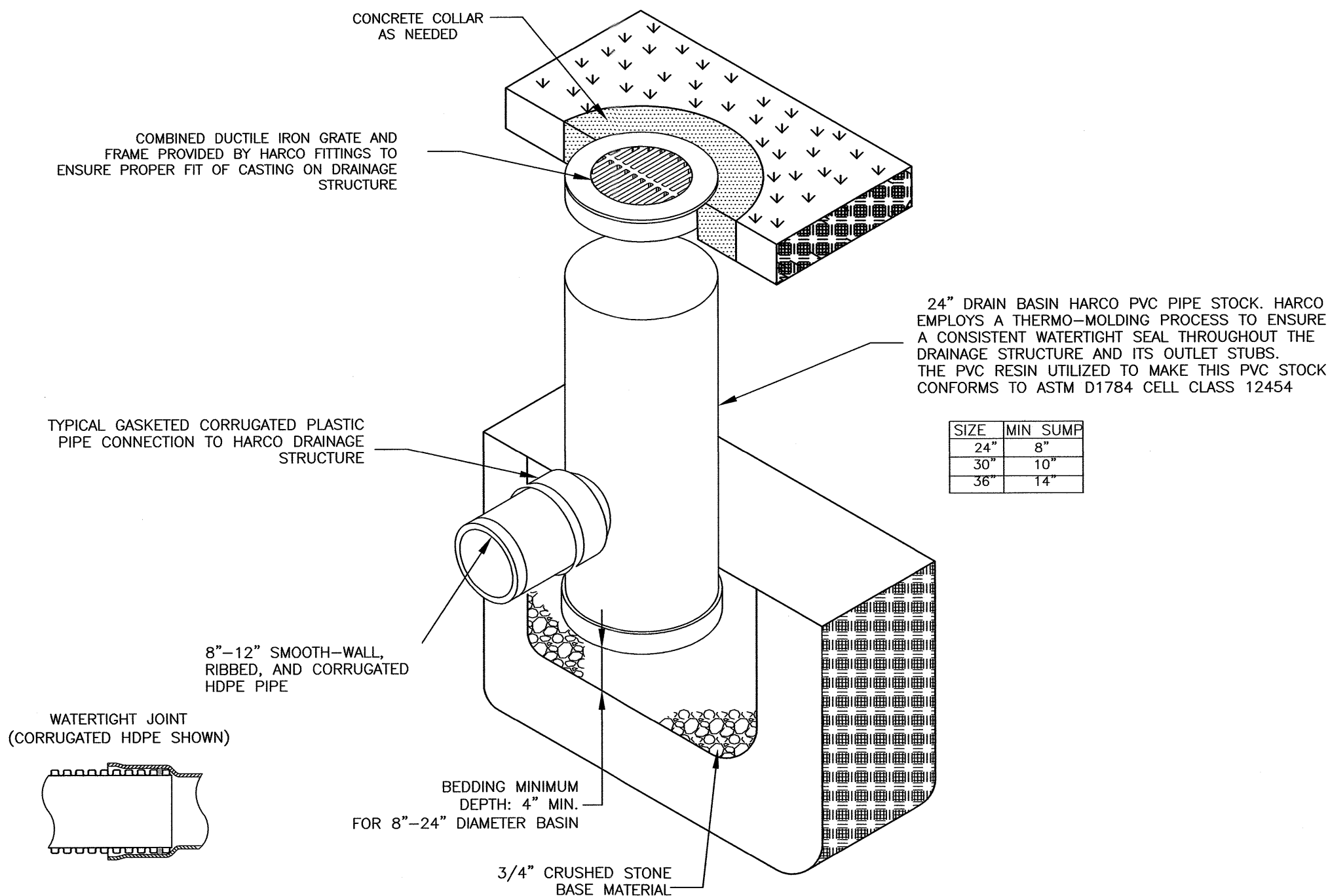
GENERAL NOTES- CONT'D:

- 10) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE, FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 STONE SIZE NO. 67.

PERCENT PASSING	SCREEN SIZE
100% PASSING	1 INCH SCREEN
90%-100% PASSING	3/4 INCH SCREEN
20%- 55% PASSING	3/8 INCH SCREEN
0%- 10% PASSING	#4 SIEVE
0%- 5% PASSING	#8 SIEVE

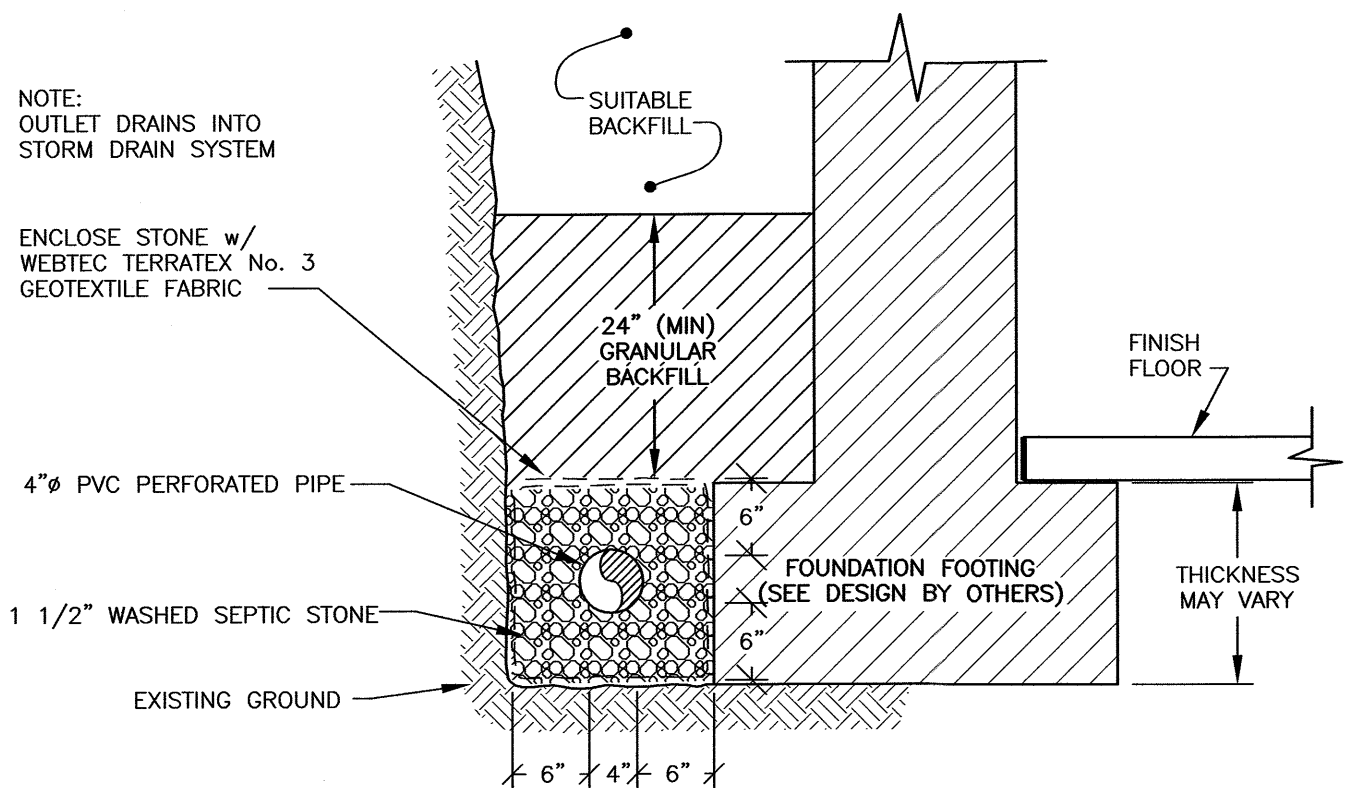
WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, GRADED SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1-1/2 INCH SHALL BE USED.
- 11) LOCATION: THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPE FINDER.
- 12) CAST-IN-PLACE CONCRETE: SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS:

ITEM	QUANTITY
CEMENT	6.0 BAGS PER CUBIC YARD
WATER	5.75 GALLONS PER BAG OF CEMENT
MAXIMUM AGGREGATE SIZE	3/4 INCH
- 13) CHIMNEYS: IF VERTICAL DROP INTO SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION OR MAIN. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.
- 14) BACKFILL UP TO SUBBASE GRAVEL SHALL BE WITH EXCAVATED SOIL FROM TRENCHING OPERATIONS. COMPACT IN 8" LIFTS WITH VIBRATORY PLATE COMPACTORS TO 90% OF MODIFIED PROCTOR DENSITY. IF FINE-GRAINED, COMPACT WITH POGO STICKS OR SHEEPSFOOT ROLLERS. PLACE NO LARGE ROCKS WITHIN 24" OF PIPE. TRENCHES THAT ARE NOT ADEQUATELY COMPACTED SHALL BE RE-EXCAVATED AND BACKFILLED UNDER THE SUPERVISION OF THE DESIGN ENGINEER OR GOVERNING BODY. UNSUITABLE BACKFILL MATERIAL INCLUDES CHUNKS OF PAVEMENT, TOPSOIL, ROCKS OVER 6" IN SIZE, MUCK, PEAT OR PIECES OF PAVEMENT.
- 15) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB-SITE SAFETY AND COMPLIANCE WITH GOVERNING REGULATIONS.
- 16) ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL. FOR TRENCH WIDTH SEE TRENCH DETAIL.
- 17) SAND BLANKET: CLEAN SAND, FREE FROM ORGANIC MATTER, SO GRADED THAT 90% - 100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE. BLANKET MAY BE OMITTED FOR DUCTILE IRON AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2 INCHES IS IN CONTACT WITH THE PIPE.
- 18) BASE COURSE GRAVEL, IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE: STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION.
- 19) FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUND TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- 20) IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.
- 21) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 22) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION.
- 23) THE PURPOSE OF THESE NOTES IS TO DETAIL STANDARDS FOR SEWER CONSTRUCTION.
- 24) ALL WORK SHALL BE IN COMPLIANCE WITH NHDES CODE OF ADMINISTRATIVE RULES PART ENV-WQ 704 DESIGN OF SEWERS.



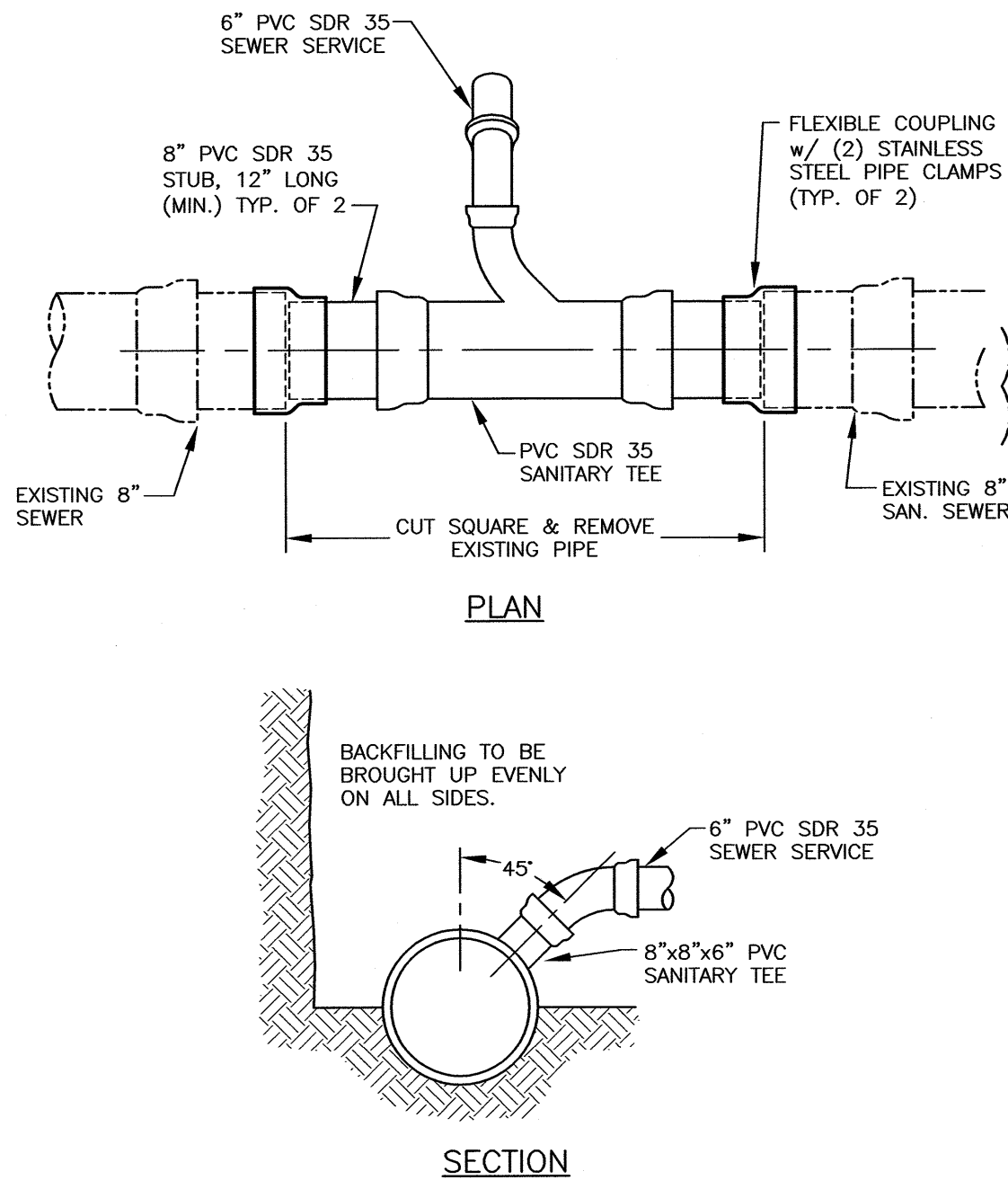
- NOTES:
1. GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
 2. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
 3. SEE GRADING, DRAINAGE, AND EROSION CONTROL PLAN FOR LOCATIONS.

HARCO DRAIN BASIN DETAIL



TYPICAL FOUNDATION DRAIN

NTS



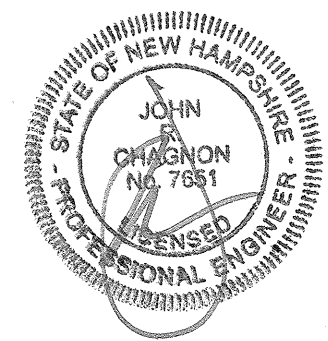
SEWER SERVICE CONNECTION DETAIL

NTS

NOTE: COORDINATE DESIGN OF SEWER CONNECTION WITH CITY OF PORTSMOUTH DPW. PROVIDE SHOP DRAWINGS FOR REVIEW.

MIXED USE DEVELOPMENT
93 PLEASANT STREET
PORTSMOUTH, N.H.

NO.	ISSUED FOR COMMENT	10/20/21
NO.	DESCRIPTION	DATE
REVISIONS		



SCALE: AS SHOWN DECEMBER 2020

DETAILS

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93 PLEASANT STREET

93 PLEASANT STREET
PORTSMOUTH, NH

Dagny Taggart, LLC
McNabb Properties

Scale: 1/8" = 1'-0"
Date: 10/19/2021
Project Number: P150.00

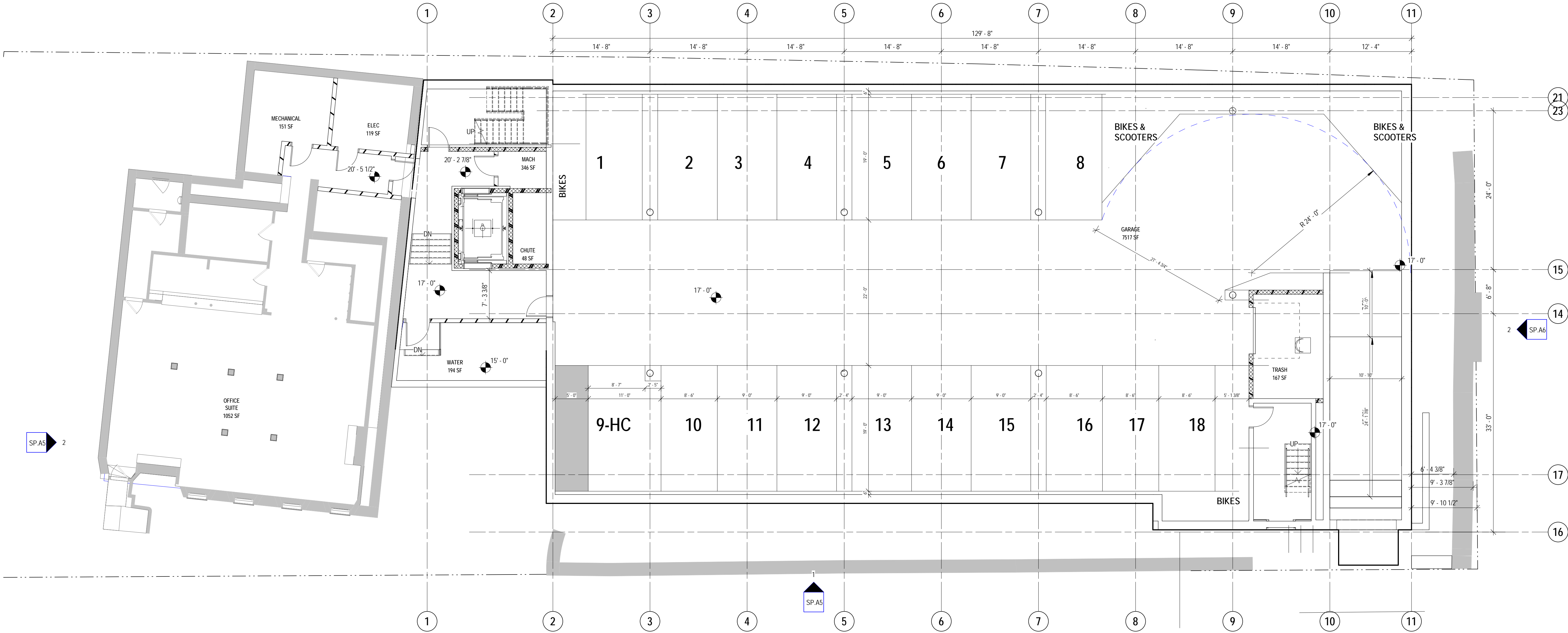
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SITE PLAN REVIEW

BASEMENT
FLOOR PLAN

SP.A0

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Level	TOTAL Gross Area	Garage/Support	Office	Residential	# Studio Units	# 1BR Units	# Total Units
3	9,834	818	0	9,016	13	3	16
2	10,714	814	0	9,900	13	8	21
1	10,408	884	2,635	6,889	15	0	15
B	12,022	9,406	2,616	0	0	0	0
Total	42,978	11,922	5,251	25,805	41	11	52



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93 PLEASANT STREET

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PORTSMOUTH, NH

Dagny Taggart, LLC
McNabb Properties

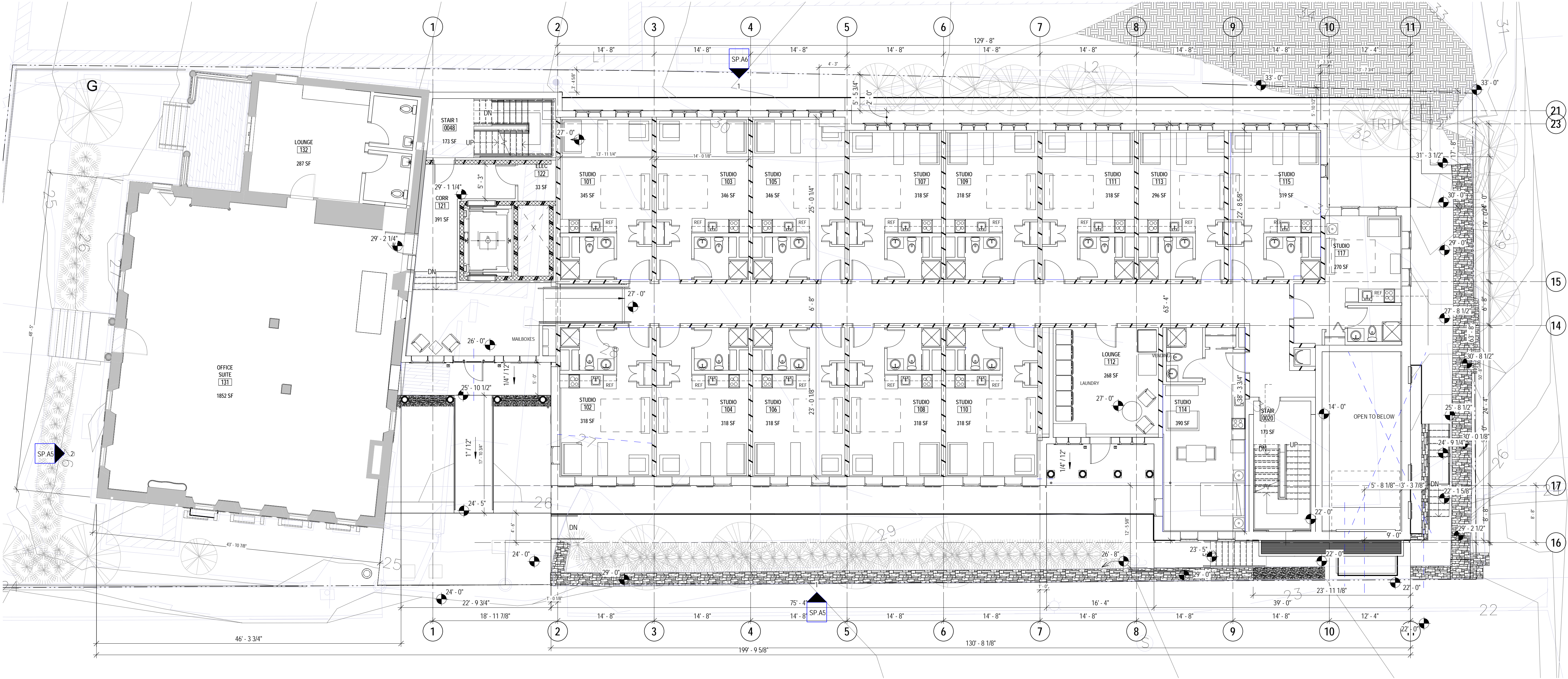
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SITE PLAN REVIEW

FIRST FLOOR
PLAN

SP.A1



Level	TOTAL Gross Area	Garage/Support	Office	Residential	# Studio Units	# 1BR Units	# Total Units
3	9,834	818	0	9,016	13	3	16
2	10,714	814	0	9,900	13	8	21
1	10,408	884	2,635	6,889	15	0	15
B	12,022	9,406	2,616	0	0	0	0
Total	42,978	11,922	5,251	25,805	41	11	52



DESIGN

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93 PLEASANT STREET

93 PLEASANT STREET
PORTSMOUTH, NH

Dagny Taggart, LLC
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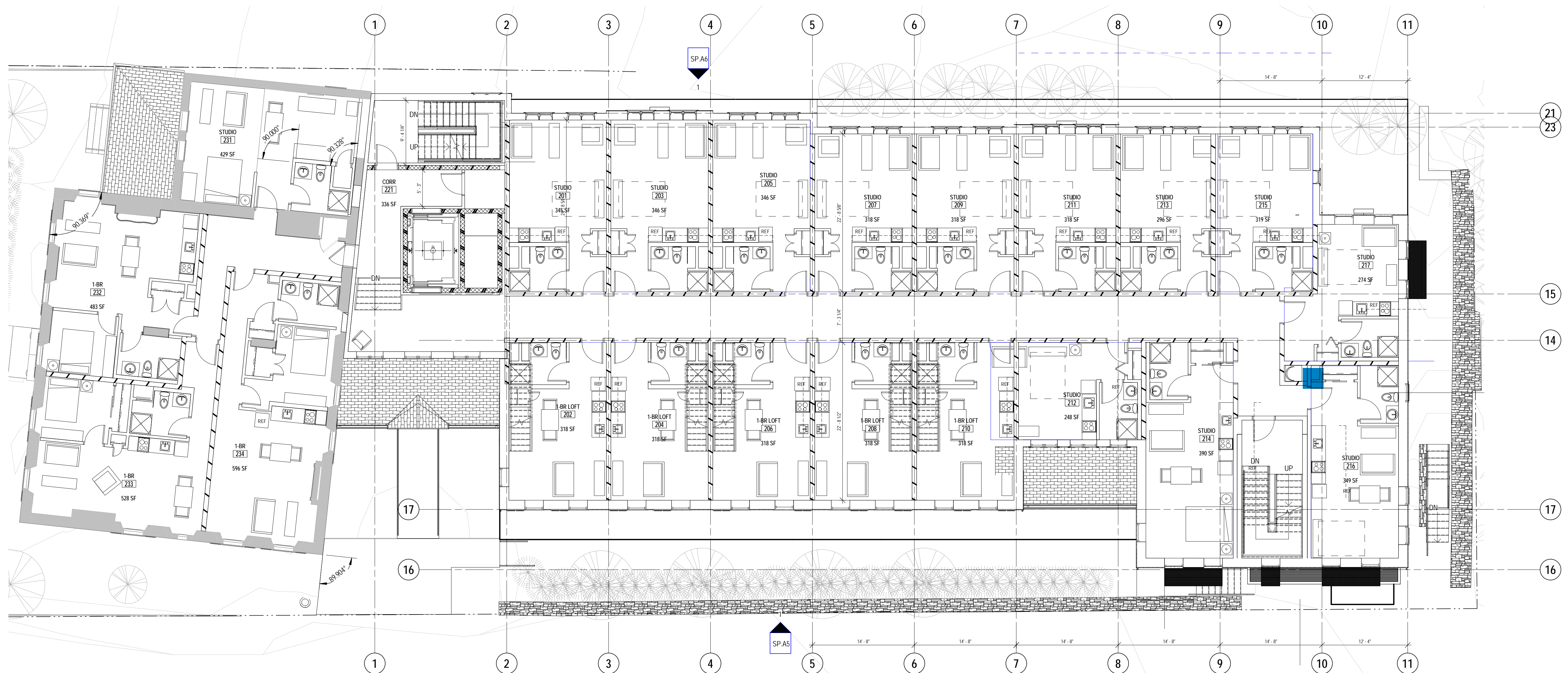
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SITE PLAN REVIEW

SECOND FLOOR
PLAN

SP.A2

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Level	TOTAL Gross Area	Garage/Support	Office	Residential	# Studio Units	# 1BR Units	# Total Units
3	9,834	818	0	9,016	13	3	16
2	10,714	814	0	9,900	13	8	21
1	10,408	884	2,635	6,889	15	0	15
B	12,022	9,406	2,616	0	0	0	0
Total	42,978	11,922	5,251	25,805	41	11	52

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93 PLEASANT STREET

93 PLEASANT STREET
PORTSMOUTH, NH

Dagny Taggart, LLC
McNabb Properties

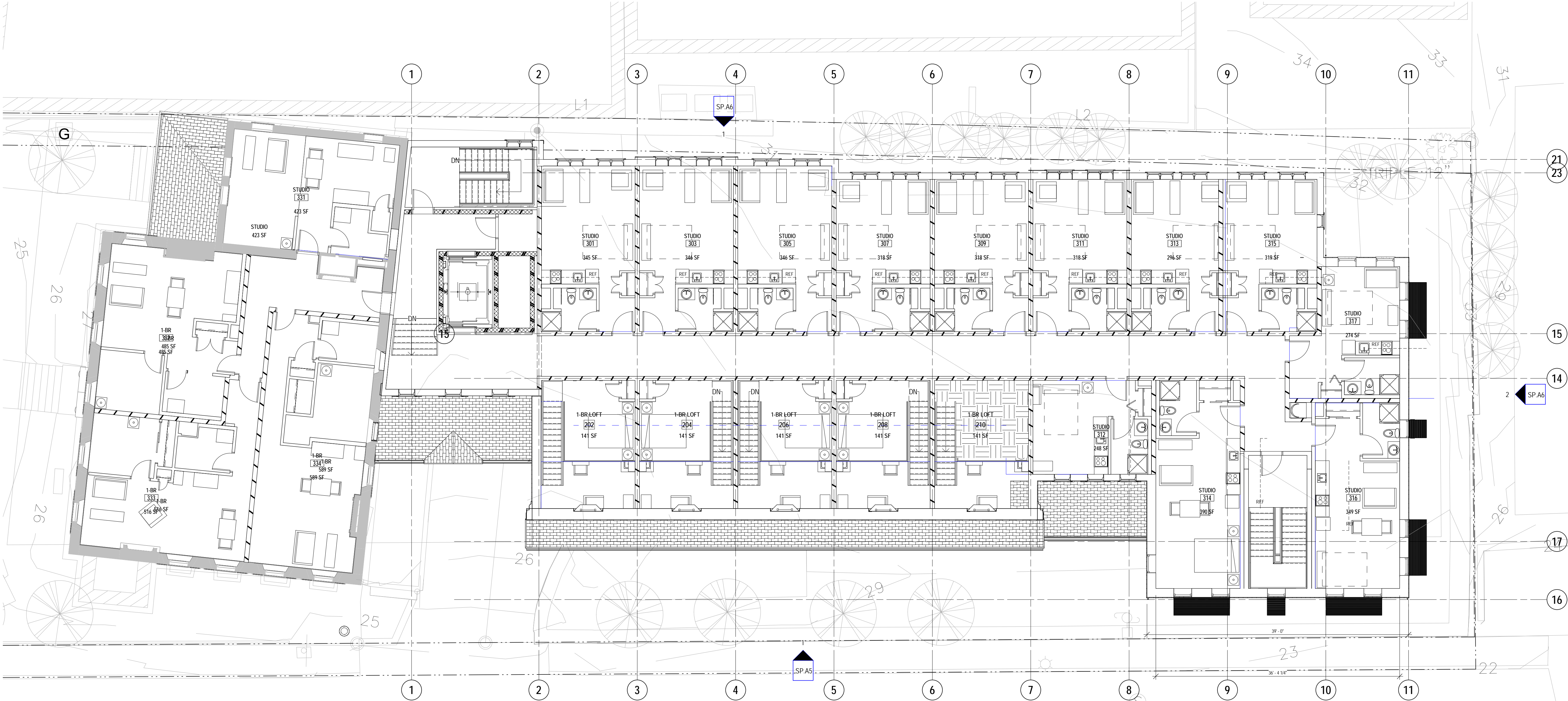
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SITE PLAN REVIEW

THIRD FLOOR
PLAN

SP.A3



Level	TOTAL Gross Area	Garage/Support	Office	Residential	# Studio Units	# 1BR Units	# Total Units
3	9,834	818	0	9,016	13	3	16
2	10,714	814	0	9,900	13	8	21
1	10,408	884	2,635	6,889	15	0	15
B	12,022	9,406	2,616	0	0	0	0
Total	42,978	11,922	5,251	25,805	41	11	52



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93 PLEASANT STREET

93 PLEASANT STREET
PORTSMOUTH, NH

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McNabb Properties

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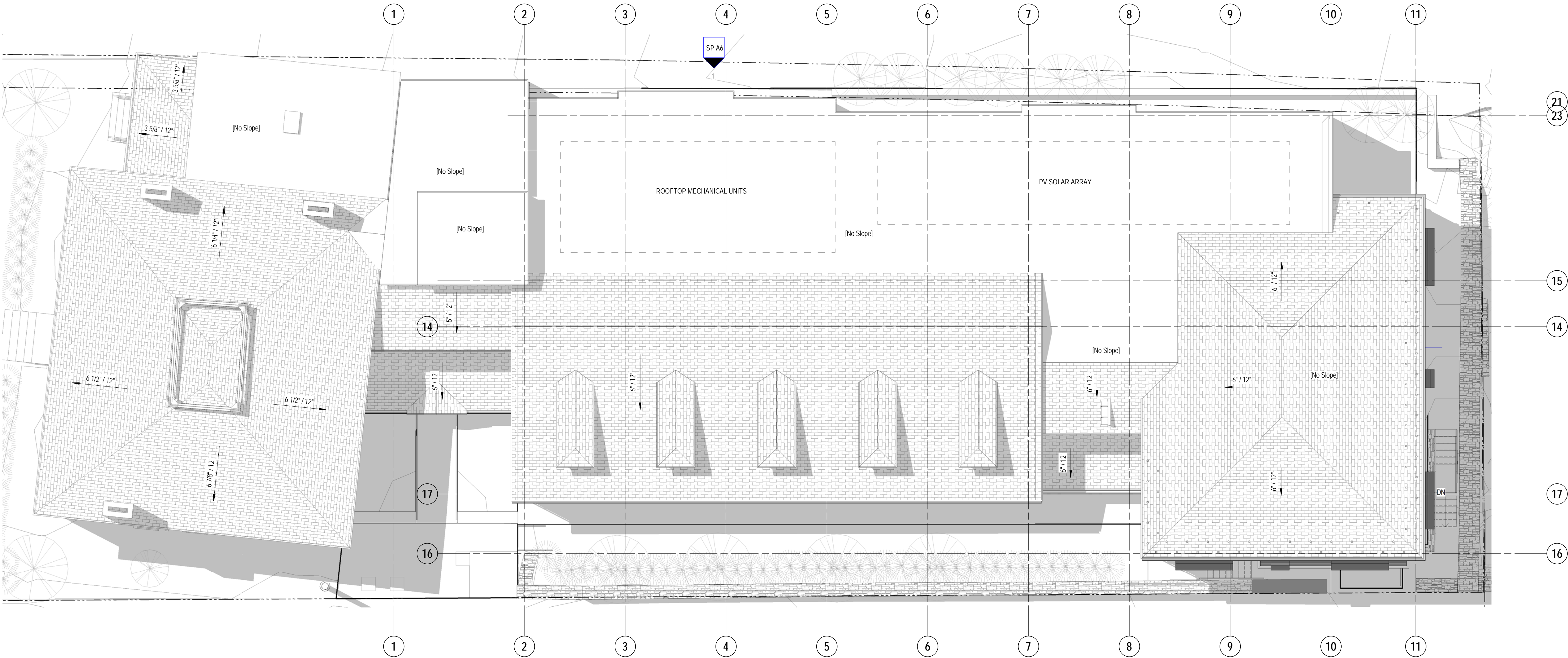
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SITE PLAN REVIEW

ROOF FLOOR
PLAN

SP.A4

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MEPFP ENGINEERING
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93 PLEASANT STREET

93 PLEASANT STREET
PORTSMOUTH, NH

Dagny Taggart, LLC
McNabb Properties

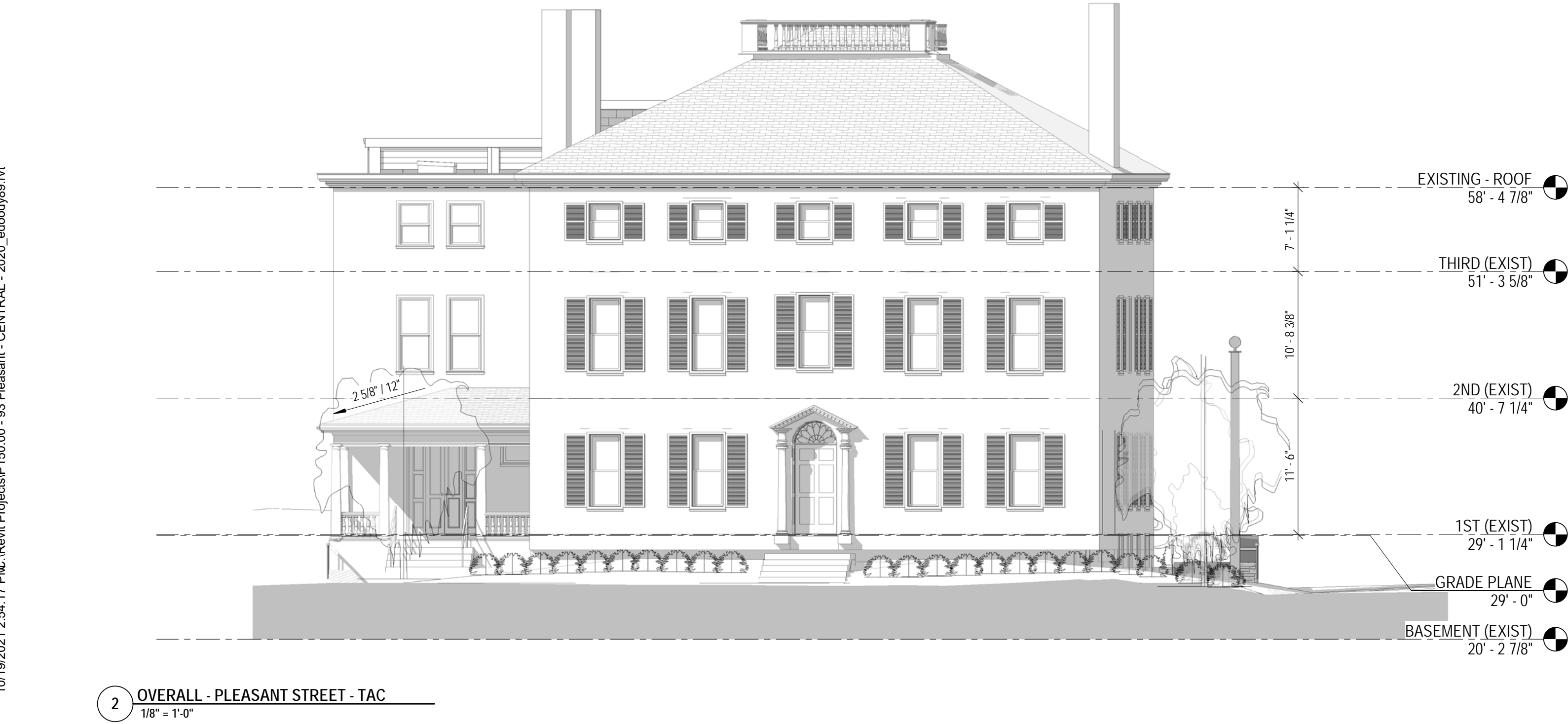
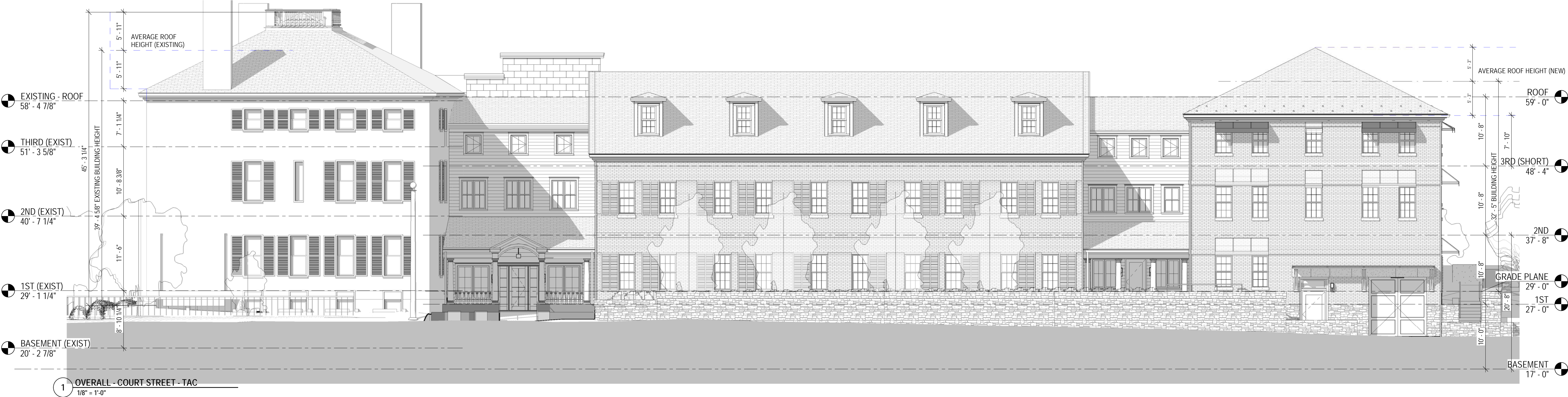
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Date: 10/19/2021
Project Number: P150.00

REVISIONS		
NO.	DESCRIPTION	DATE

SITE PLAN REVIEW

ELEVATIONS

SP.A5



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1 OVERALL - NORTH ELEVATION - TAC
1/8" = 1'-0"



2 OVERALL - EAST ELEVATION - TAC
1/8" = 1'-0"

93 PLEASANT STREET

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SITE PLAN REVIEW

ELEVATIONS