

Findings of Fact | Parking Conditional Use Permit

City of Portsmouth Planning Board

Date: November 21, 2024

Property Address: 2 Russell Street

Application #: LU-22-111

Decision: Approve Deny Approve with Conditions

Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, I now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Parking Conditional Use Permit

10.1112.14 The Planning Board may grant a conditional use permit to allow a building or use to provide less than the minimum number of off-street parking spaces required by Section 10.1112.30, Section 10.1112.61, or Section 10.1115.20, as applicable, or to exceed the maximum number of off-street parking spaces allowed by Section 10.1112.51.

	Parking Conditional Use Permit 10.1112.62 Requirements	Finding (Meets Criteria/Requirement)	Supporting Information (provided by applicant)
1	10.1112.61 Developments that contain a mix of uses on the same parcel shall reduce the number of off-street parking spaces in accordance with the methodology in Section 10.1112.61 (1-3)	Meets Does Not Meet	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> The project meets the city's parking requirements by sharing parking between the three (3) proposed redevelopment parcels and the existing Sheraton Hotel and Deer Street condos The project is providing a total of 340 proposed parking spaces where 334 spaces are required. <p>The application was reviewed at the October 8, 2024 Technical Advisory Committee meeting</p>
2	Shared parking arrangement	Meets	The application has been reviewed by

	Parking Conditional Use Permit 10.1112.62 Requirements	Finding (Meets Criteria/Requirement)	Supporting Information (provided by applicant)
	shall be secured by a covenant acceptable to the City and recorded in the Rockingham County Registry of Deeds	Does Not Meet	<p>the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> The shared parking arrangement shall be secured by a covenant acceptable to the City and recorded at the Rockingham County Registry of Deeds. The applicant understands that should the Planning Board grant the shared parking CUP, as a condition of approval the applicant will be required to record the agreement.

DRAFT

Findings of Fact | Building Footprint

City of Portsmouth Planning Board

Date: November 21, 2024

Property Address: 2 Russell Street

Application #: LU-24-191

Decision: Approve Deny Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Maximum Building Footprint Conditional Use Permit

10.5A43.43 For a building that contains ground floor parking, a parking garage or underground parking levels, and is not subject to Section 10.5A43.42, the Planning Board may grant a conditional use permit to allow a building footprint of up to 30,000 sq. ft. in the CD4 or CD4-W districts, and up to 40,000 sq. ft. in the CD5 district, if all of the following criteria are met:

1	No story above the ground floor parking shall be greater than 20,000 sq. ft. in the CD4 or CD4-W districts or 30,000 sq. ft. in the CD5 district.	<p style="text-align: center;">Meets</p> <p style="text-align: center;">Does Not Meet</p>	<ul style="list-style-type: none"> The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations. The site is located within the CD5 district. The footprint of the building stories above the ground floor are 29,810SF. The application was deemed complete at the October 8, 2024 Technical Advisory Committee meeting
2	All ground floor parking areas shall be separated from any public or private street by a liner building.	<p style="text-align: center;">Meets</p> <p style="text-align: center;">Does Not Meet</p>	The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.

3	(c) At least 50% of the gross floor area of the ground floor shall be dedicated to parking.	<p style="text-align: center;">Meets</p> <p style="text-align: center;">Does Not Meet</p>	<ul style="list-style-type: none"> • The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations. • The total gross floor area of the ground floor dedicated to parking is 64.2%. • The application was deemed complete at the October 8, 2024 Technical Advisory Committee meeting
4	(d) For developments with more than five (5) dwelling units at least 10% of the property shall be assigned and improved as community space and comply with the workforce housing requirements listed in (e). For developments with 5 or less dwelling units, 30% of the property shall be assigned and improved as community space. Such community space shall count toward the required open space listed under Figures 10.5A41.10A-D (Development Standards) and community space required under Section 10.5A46.20. The size, location and type of the community space shall be determined by the Planning Board based on the size and location of the development, and the proposed and adjacent uses.	<p style="text-align: center;">Meets</p> <p style="text-align: center;">Does Not Meet</p>	<ul style="list-style-type: none"> • The proposed lot area for Map 118, Lot 28 and Map 119 Lot 4 is 57,967 SF which requires 17,391 SF of community space to meet the 30% requirement. • Proposed community space areas on Map 118, Lot 28 and Map 119 Lot 4 totals 23,446 SF or 40.4%. • See Community Space Exhibit. <p>The applicant is requesting the Planning Board waive the workforce housing requirement since this project was approved prior to the 2023 amendments. The applicant is seeking reissuance of the CUP that was originally granted with no proposed changes because there is no additional mechanism to extend the approval.</p>
5	(e) For developments with more than five (5) dwelling units, the dwelling units within a building shall be workforce housing units in compliance with state law for either: 1) 10% of any proposed for sale dwelling units within a development shall be workforce housing units (affordable to a household with an income of no more than 100 percent of the area median income for a 4 person household) or 2) 5% of any proposed for rent dwelling units		<p>The applicant is requesting the Planning Board waive the workforce housing requirement since this project was approved prior to the 2023 amendments. The applicant is seeking reissuance of the CUP that was originally granted with no proposed changes because there is no additional mechanism to extend the approval.</p>



JOHN E. LYONS, JR.
ATTORNEY AT LAW
E-MAIL: JLYONS@LYONSLAW.NET
ONE NEW HAMPSHIRE AVENUE
SUITE 235
PORTSMOUTH, NH 03801
TELEPHONE: 603.431.5144
FAX: 603.431.5181
WEBSITE: WWW.LYONSLAW.NET

ANTJE S. BOURDAGES
PARALEGAL
E-MAIL: ABOURDAGES@LYONSLAW.NET

October 21, 2024

SUBMITTED ONLINE VIA CITY OF PORTSMOUTH – OPENGOV PORTAL

Rick Chellman
Chairman, Planning Board
1 Junkins Avenue
Portsmouth, NH 03801

**RE: 2 Russell Street (LU-24-191) – Reapproval of Conditional Use Permit Applications
Proposed Mixed Use Development, Russell Street & Deer Street, Portsmouth, NH**

Dear Chair Chellman,

I represent Port Harbor Land, LLC as to the development of property located at 2 Russell Street. Port Harbor Land, LLC has obtained all necessary City of Portsmouth Planning Board and Historic District Commission Approvals to construct three new buildings, containing eighty residential dwelling units, commercial space, parking, associated community space, landscaping, and other improvements.

As you know, because of the complexity of this Project, on October 17, 2024, the Planning Board was kind enough to provide my client with an additional one-year extension of Site Plan Approval through December 15, 2025. Consistent therewith, we also need to request that the Planning Board reapprove the Conditional Use Permit (“CUP”) Applications previously granted to my client. To that end, I have filed the necessary Application with the City of Portsmouth as to the previously granted CUP for Shared Parking (See Section 10.1112.62 of the Zoning Ordinance) and the previously granted CUP for the Maximum Building Footprint (See Section 10.5A43.43 of the Zoning Ordinance).

In support of my client’s request for reapproval of the CUPs, I attach to this letter the Tighe & Bond Report dated October 21, 2024. I also attach the Site Plan Set Revised September 24, 2024, and the Community Space Exhibit last revised November 23, 2022, as referenced in the Tighe & Bond Report. Finally, I attach the Letter of Authorization from the Owner.

Specifically, we are requesting reapproval in that there is no mechanism for us to request an additional one-year extension as to the CUPs consistent with the one-year extension the Planning Board recently granted my client as to Site Plan Approval.

I would note that my Client has timely met all the requirements of the Subdivision Approval prior to the June 15, 2024 deadline. These requirements included but were not limited to: finalizing and recording the Subdivision Plan; completion of the Certificate of Monumentation; addressing necessary sewer

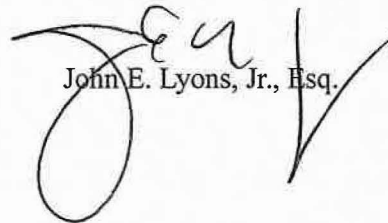
easement matters; and providing the City with three Quitclaim Deeds to allow for the realignment of the Deer and Russell Streets intersection, and for the City's future construction of a roundabout at Russell and Market Streets.

While my Client has worked diligently to move the Project forward, its complexity has necessitated additional time in planning & design. The realignment of Russell and Deer Streets, the proximity to the railroad, the relocation of utility easements, and the extent of ledge removal, all contribute to additional time and effort in planning. The abnormal shape of the site also added time to my Client's design efforts. Specifically, the shape of the buildings made parking layouts challenging, as the details of my Client's building design became more evolved than it typically is at Site Plan Approval. My Client is currently in the process of requesting Approval of a Parking Variance with the Zoning Board of Adjustment related to the first and second floors of the parking garage contained within Building 2 for dimensional relief that is a result of column placements and necessary mechanical space. The result is actually an improvement to the parking as six (6) spaces have been added while reducing the number of less-desirable tandem spaces, but the Variance request was necessary due to the dimensions of a few spaces being slightly smaller than the standard. My Client is also working through the complex CMMP, and the issues related thereto involving multiple parties and a tight site in an urban environment. I would also add that my Client continues to work cooperatively to move all other outstanding issues forward with the City staff and appreciate their professionalism.

I would also note that we did have a Work Session with TAC on October 8, 2024, who supported our request for the additional one-year extension as to Site Plan Approval.

We would respectfully request this matter be scheduled for Hearing before the Planning Board at its next Meeting scheduled for November 21, 2024. Thank you for your continued assistance in this matter.

Very truly yours,



John E. Lyons, Jr., Esq.

JEL/dhb

cc: Peter Britz – plbritz@cityofportsmouth.com
Peter Stith – pmstith@cityofportsmouth.com
Trevor McCourt – tmccourt@cityofportsmouth.com
Vincent Hayes – vjhayes@cityofportsmouth.com
Ryan D. Plummer – ryan@twointernationalgroup.com

T5037-002
October 21, 2024

Mr. Rick Chellman, Chairman
City of Portsmouth Planning Board
1 Junkins Avenue
Portsmouth, New Hampshire 03801

**Re: Conditional Use Permit Applications
Proposed Mixed Use Development, Russell & Deer Street, Portsmouth, NH**

Dear Chairman Chellman,

On behalf of Port Harbor Land, LLC (owner/applicant), this letter is to request two Conditional Use Permits (CUP) be regranted by the Planning Board to allow for shared parking on separate lot and an increase in building footprint as allowed by Section 10.1112.62 and Section 10.5A43.43 respectively. We are pleased to submit one (1) set of hard copies and digital copies of the following information to support the regranted of the aforementioned Conditional Use Permits:

- One (1) full & one (1) half size copy of the Site Plan Set, last revised September 24, 2024;
- Community Space Exhibit, last revised November 23, 2022;

PROJECT SUMMARY

Local Permitting Approvals

The proposed project received the following permits from the Planning Board at its regularly scheduled meeting on December 15th, 2022;

- Site Plan Review Permit
- Lot Line Revision Permit
- Conditional Use Permit for Shared Parking on a Separate Lot
- Conditional Use Permit for Increased Building Footprint

A one-year extension for the Site Plan Approval was requested in December of 2023 in accordance with Section 2.14 of the Site Review Regulations. A second one-year extension of the Site Plan Approval was granted by the Planning Board on October 17, 2024, which extends the Site Plan Review Permit Approvals to December 15, 2025. The two Conditional Use Permits do not have another extension request available, therefore we respectfully request that the previously approved Conditional Use Permits be regranted at the next scheduled Planning Board Meeting.

Existing Conditions

The project is located at 2 Russell Street, Deer Street & 250 Market Street consisting of properties identified as Map 118 Lot 28, Map 119 Lot 1-1A, 1-1C & Lot 4, Map 124 Lot 12, and Map 125 Lot 21 on the City of Portsmouth Tax Maps which are located in the Character District 5 (CD5). The properties identified as Map 118 Lot 28, Map 124 Lot 12, and Map 125 Lot 21 (proposed redevelopment parcels) are the existing parcels proposed to be redeveloped are bound by Deer Street to the south, Maplewood Avenue to the west, the railroad to the



north and Russell Street to the east. Map 119 Lot 4 will be developed into a park area as part of the community space for the proposed project, and Map 119 Lot 1-1A & 1-1C will be part of the lot line revision application.

The proposed redevelopment of parcels lots currently consist of a large surface parking lot which is mainly used by the Sheraton Hotel. There are some small patches of gravel and grass where the site abuts the railroad property and a ledge outcropping to the north.

Proposed Redevelopment

The proposed project will include the construction of three buildings consisting of office, retail/commercial, and residential uses. Building 1 is a proposed 4-story office building at the corner of Deer Street and Maplewood Avenue, Building 2 is a proposed 5-story mixed-use residential building at the corner of Deer Street and Russell Street with below ground parking, first floor residential lobby, commercial space and parking and 56 upper floor residential units, and Building 3 is a proposed 5-story mixed-use residential building along Russell Street with first floor residential lobby and commercial space and 24 upper floor residential units.

The project also consists of significant on-site and off-site improvements including wide sidewalks, roadway improvements, community space, lighting, landscaping, and utilities. The proposed development will provide landscape improvements including an enhanced streetscape and plantings, plaza area at the redesigned intersection of Deer Street and Russell Street, and community space areas. The streetscape design includes a variety of vibrant site elements such as shade trees, public benches, and retail spill out zones. Combined, these site features will create a friendly, safe pedestrian experience and connect users with first floor programs and access to proposed on-site and off-site community space areas. In total the proposed project is providing 22,353 SF of off-site, pedestrian orientated and park space public improvements.

CONDITIONAL USE PERMITS

Shared Parking on Separate Lots

A Conditional Use Permit for parking on a separate lot as permitted under Section 10.1112.62 of the City of Portsmouth Zoning Ordinance is requested for the project. The project meets the parking requirements by sharing parking between the three (3) proposed redevelopment parcels and the existing Sheraton Hotel and Deer Street condos as shown on the enclosed Site Plans. A total of 334 parking spaces are required to meet the Zoning requirements.

The existing surface parking lot is used by the Sheraton Hotel for their valet and self-park operations. There are also an existing 82 deeded parking spaces for the Deer Street and Sheraton Condos that can be assigned to any space on either the Sheraton Lot or the redevelopment parcels. The table below identifies the required parking for the existing and proposed uses per the City of Portsmouth Ordinance. The project is providing 186 spaces within Building 2 and there are 154 existing spaces on the Sheraton lot, for a total of 340 proposed parking spaces where 334 spaces are required.

City of Portsmouth Downtown Overlay Parking Requirement	
North End Development, Portsmouth, NH	
Proposed Commercial Use Parking Requirements	No requirements 75,000 SF 0 Spaces
Proposed Residential Use Parking Requirements	1.3 Spaces / Dwelling Unit 80 Dwelling Units 104 Spaces
Proposed Residential Visitor Parking Requirements	1 Spaces / 5 Dwelling Unit 80 Dwelling Units 16 Spaces
Sheraton Hotel Parking Requirements	0.75 Spaces / Hotel Room 181 Rooms 136 Spaces
Sheraton Condo Parking Requirements	Deeded Easement for 24 Spaces 12 Dwelling Units 24 Spaces
Deer Street Condo Parking Requirements	Deeded Easement for 58 Spaces 3-story mixed use Condos on Deer Street 58 Spaces
Subtotal Required	338 Spaces
DOD Parking	-4 Spaces
Total Spaces Required	334 Spaces

Per Section 10.1112.62 (2) the shared parking arrangement shall be secured by a covenant acceptable to the City and recorded at the Rockingham County Registry of Deeds. The applicant understands that should the Planning Board grant the shared parking CUP, as a condition of approval the applicant will be required to record the agreement. The applicant will manage the parking for hotel use with a valet parking operator that will operate and manage the parking 24/7/365 to optimize the use of the available parking.

Increased Building Footprint

A Conditional Use Permit to allow a building footprint of up to 40,000 SF as permitted under Section 10.5A43.43 of the City of Portsmouth Zoning Ordinance is being requested for the project. The Planning Board may grant a Conditional Use Permit to allow a building footprint of up to 40,000 SF in the CD5 district, if all of the following criteria are met:

- (a) No story above the ground floor parking shall be greater than 30,000 SF in the CD5 district.***

The footprint of the building stories above the ground floor are 29,810 SF.

- (b) All ground floor parking areas shall be separated from any public or private street by a liner building.***

The ground floor parking areas are separated from the public street by a liner building.



(c) At least 50% of the gross floor area of the ground floor shall be dedicated to parking.

The total gross floor area of the ground floor dedicated to parking is 64.2%.

(d) At least 30% of the property shall be assigned and improved as community space.

The proposed lot area for Map 118, Lot 28 and Map 119 Lot 4 is 57,967 SF which requires 17,391 SF of community space to meet the 30% requirement. Map 124, Lot 12 and Map 125, Lot 21 also require 20% community space to be eligible for the North End Overlay Incentives. Proposed community space areas on Map 118, Lot 28 and Map 119 Lot 4 totals 23,446 SF or 40.4%. The total required community space for the project is 25,221 SF with the total proposed community space equaling 38,568 SF or 39.7%. This is shown on the enclosed Community Space Exhibit.

(e) The development shall comply with all applicable standards of the ordinance and the City's land use regulations.

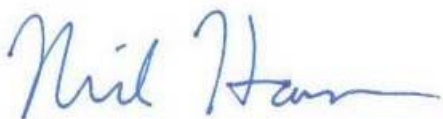
The development complies with all applicable standards of the ordinance and the City's land use regulations.

We respectfully request to be placed on the Planning Board agenda for the November 21, 2024 meeting.

If you have any questions or need any additional information, please contact Neil Hansen by phone at (603) 294-9213 or by email at nehansen@tighebond.com.

Sincerely,

TIGHE & BOND, INC.



Neil A. Hansen, PE
Project Manager



Patrick M. Crimmins, PE
Vice President

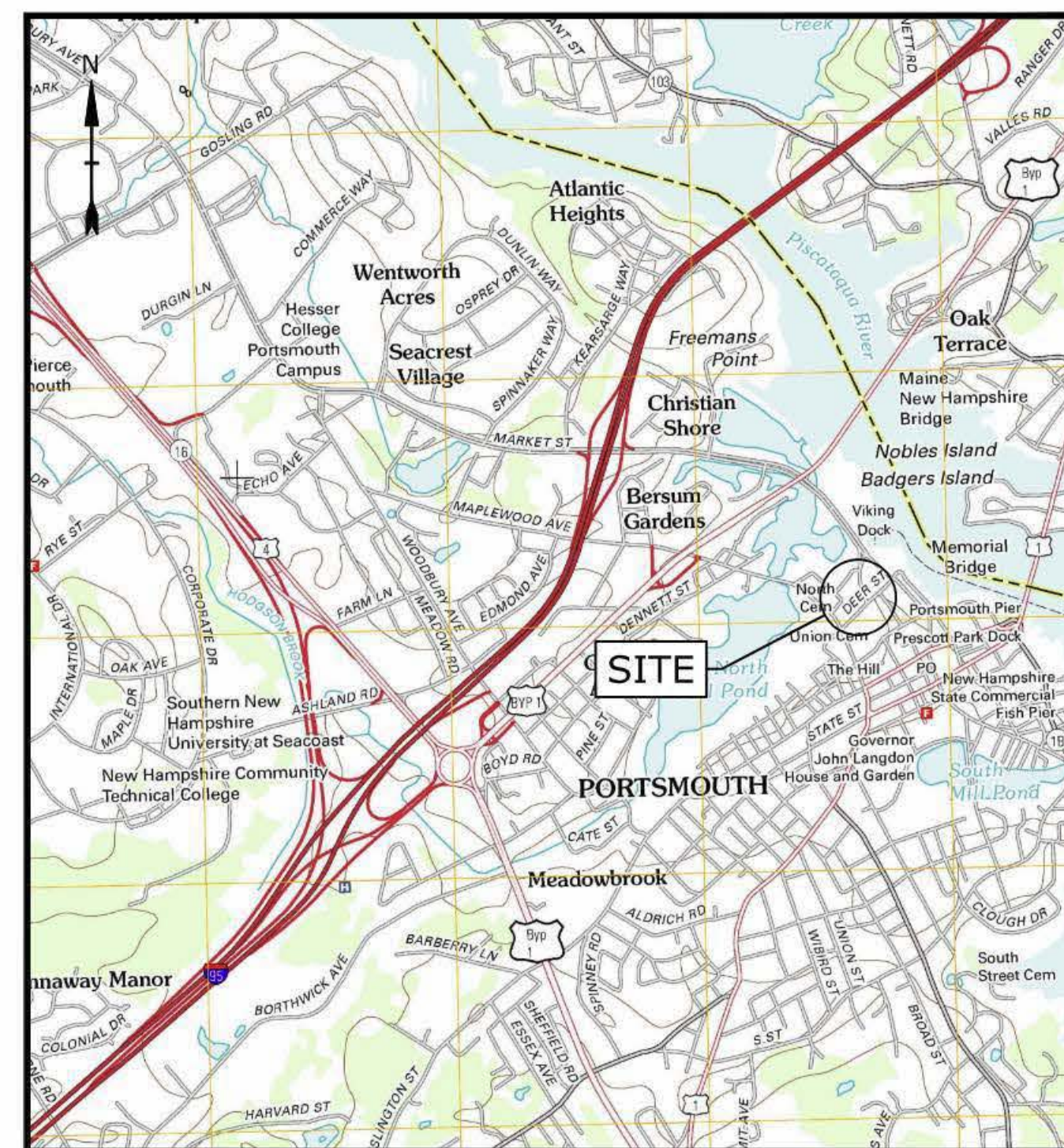
Cc: Port Harbor Land, LLC (via e-mail)

NORTH END MIXED USE DEVELOPMENT

RUSSELL STREET & DEER STREET PORTSMOUTH, NEW HAMPSHIRE MAY 24, 2022

LAST REVISED SEPTEMBER 24, 2024

LIST OF DRAWINGS		
SHEET NO.	SHEET TITLE	LAST REVISED
	COVER SHEET	9/24/2024
S-1	LOT LINE RELOCATION PLAN	11/23/2022
S-2	SURVEY NOTES	11/23/2022
S-3	ACCESS EASEMENT PLAN	11/23/2022
S-4	ACCESS EASEMENT PLAN	11/23/2022
S-5	UTILITIES EASEMENT PLAN	11/23/2022
S-6	COMMUNITY SPACE EASEMENT PLAN	11/23/2022
G-100	GENERAL NOTES AND LEGEND	5/22/2023
C-101	EXISTING CONDITIONS & DEMOLITION PLAN	5/22/2023
C-102	OVERALL SITE PLAN	9/24/2024
C-102.1	SITE PLAN	9/24/2024
C-103	GRADING & DRAINAGE PLAN	9/24/2024
C-104	UTILITIES PLAN	9/24/2024
C-501	EROSION CONTROL NOTES AND DETAILS SHEET	5/22/2023
C-502	DETAILS SHEET	12/5/2022
C-503	DETAILS SHEET	12/5/2022
C-504	DETAILS SHEET	12/5/2022
C-505	DETAILS SHEET	12/5/2022
C-506	DETAILS SHEET	5/22/2023
C-507	DETAILS SHEET	5/22/2023
C-508	DETAILS SHEET	12/5/2022
C-509	DETAILS SHEET	12/5/2022
C-510	DETAILS SHEET	5/22/2023
L-100	LANDSCAPE MATERIAL PLAN, LEGEND AND NOTES	11/23/2022
L-101	LANDSCAPE SITE PLAN	11/23/2022
L-102	LANDSCAPE DETAILS	11/23/2022
L-103	LANDSCAPE DETAILS	11/23/2022
E-001	LIGHTING COVER SHEET	11/23/2022
E-100	EXTERIOR LIGHTING PLAN AND CALCULATIONS	11/23/2022
E-101	EXTERIOR LIGHTING CUTSHEETS	11/23/2022
E-102	EXTERIOR LIGHTING CUTSHEETS	11/23/2022
E-103	EXTERIOR LIGHTING CUTSHEETS	11/23/2022
E-104	EXTERIOR LIGHTING CUTSHEETS	11/23/2022
A-101	BUILDING 1 AREA PLANS	5/24/2022
A-102	BUILDING 2 AREA PLANS	5/24/2022
A-103	BUILDING 3 AREA PLANS	5/24/2022
A-201	BUILDING 1 ELEVATION	5/24/2022
A-202	BUILDING 1 ELEVATION	5/24/2022
A-203	BUILDING 2 ELEVATION	5/24/2022
A-204	BUILDING 2 ELEVATION	5/24/2022
A-205	BUILDING 2 ELEVATION	5/24/2022
A-206	BUILDING 3 ELEVATION	5/24/2022
A-207	BUILDING 3 ELEVATION	5/24/2022
A-208	GLAZING STUDY	5/24/2022



LOCATION MAP
SCALE: 1" = 2,000'

WILDLIFE PROTECTION NOTES:

- ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV. EMAIL SUBJECT LINE: NHB22-2135, NORTH END MIXED USE DEVELOPMENT, WILDLIFE SPECIES OBSERVATION.
- PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHFG&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION AS FEASIBLE;
- IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHFG&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHFG&G, IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04
- THE NHFG&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

LIST OF PERMITS		
LOCAL	STATUS	DATE
SITE PLAN REVIEW PERMIT	APPROVED	12/23/2022
LOT LINE REVISION PERMIT	APPROVED	12/23/2022
CONDITIONAL USE PERMIT	APPROVED	12/23/2022
STATE		
NHDES - SEWER CONNECTION PERMIT	NOT SUBMITTED	
NHDES - ALTERATION OF TERRAIN PERMIT	APPROVED	5/25/2023

PREPARED BY:
Tighe & Bond
177 CORPORATE DRIVE
PORTSMOUTH, NEW HAMPSHIRE 03801
603-433-8818

ARCHITECT:
SGA ARCHITECTURE
200 HIGH STREET, FLOOR 2
BOSTON MA, 02110
857-300-2610

OWNER/APPLICANT:
TAX MAP 118, LOT 28
TAX MAP 119, LOT 1-1A
TAX MAP 119, LOT 1-1C
TAX MAP 119, LOT 4
TAX MAP 124, LOT 12 &
TAX MAP 125, LOT 21

PORT HARBOR LAND, LLC
1000 MARKET STREET, BUILDING ONE
PORTSMOUTH, NEW HAMPSHIRE 03801

EXTENSION REQUEST SUBMISSION

COMPLETE SET 44 SHEETS

NOTES:

- THE PARCELS ARE LOCATED IN THE CHARACTER DISTRICT 5 (CD5) & HISTORICAL DISTRICT (HD).
- THE PARCELS SHOWN ON THE TOWN OF PORTSMOUTH ASSESSOR'S MAP 125 LOT 21, MAP 124 LOT 12, MAP 119 LOT 4 & MAP 118 LOT 28, MAP 119 LOT 1-1A & MAP 119 LOT 1-1C.
- THE PARCELS ARE LOCATED IN ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 33015C0259F WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.
- SEE SECTION
- OWNER OF RECORD:
 MAP 125 LOT 21, MAP 124 LOT 12, MAP 119 LOT 4 & MAP 118 LOT 28
 PORT HARBOR LAND LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCRD BK#6044 PG#14

 MAP 119 LOT 1-1A
 PH LOTS LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCRD BK#6130 PG#897

 MAP 119 LOT 1-1C
 PORT OWNER HARBOR LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCRD BK#6044 PG#353
- 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 PROPOSED BOUNDARY LINES FOR LOT LINE RELOCATIONS FOR MAP 125 LOT 21, MAP 124 LOT 12, MAP 119 LOT 4 & MAP 118 LOT 28, MAP 119 LOT 1-1A & MAP 119 LOT 1-1C.
- FIELD SURVEY WAS COMPLETED BY TCE ON AUGUST 5 & 17, 2019, WITH A TOPCON DS103, A TOPCON HYPER-V GPS RECEIVER, AND A TOPCON FC-5000 DATA COLLECTOR.
- 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.
- SEE SHEET S-2 FOR PLAN REFERENCES, EASEMENTS & RESTRICTIONS, ENCROACHMENTS AND LINE & CURVE TABLES.

EXISTING AREA TABLE

MAP	LOT	S.F.	ACRES
118	28	48,417	1.115
119	1-1C	86,031	1.975
119	1-1A	2,640	0.0610
119	4	9,765	0.22
124	12	19,055	0.4374
125	21	22,559	0.5179

PROPOSED AREA TABLE

MAP	LOT	S.F.	ACRES
118	28	50,875	1.1679
119	1-1C	84,604	1.9420
119	1-1C REMAINING	1,427	0.033
119	1-1A	2,640	0.0610
119	4	7,092	0.1600
119	4 REMAINING	2,673	0.0600
124	12	20,918	0.4802
125	21	18,237	0.4187

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

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 AUGUST 2019. 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.

DRAFT

LICENSED LAND SURVEYOR _____ DATE _____



CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

MAP 124 LOT 1
 N/F
 CITY OF PORTSMOUTH
 PO BOX 628
 PORTSMOUTH, NH 03801
 RCRD BK.# PG.#

MAP 164 LOT 4
 N/F
 BOSTON AND MAINE CORPORATION
 IRON HORSE PARK
 NORTH BILLERICA, MA 01862
 RCRD BK.# PG.#

MAP 125 LOT 17-3
 N/F
 EIGHTH PH LLC
 233 VAUGHAN ST. UNIT 301
 PORTSMOUTH, NH 03801
 RCRD BK.#6348 PG.#2213

MAP 124 LOT 8
 N/F
 111 MAPLEWOOD AVENUE LLC
 210 COMMERCE WAY SUITE
 300 PORTSMOUTH, NH 03801
 RCRD BK.#6026 PG.#2219

MAP 118 LOT 28
 EXISTING:
 48,417 S.F.
 (1.1115 ACRES)
 PROPOSED:
 50,875 S.F.
 (1.1679 ACRES)

MAP 125 LOT 21
 EXISTING:
 22,559 S.F.
 (0.5179 ACRES)
 PROPOSED:
 18,237 S.F.
 (0.4187 ACRES)

MAP 124 LOT 12
 EXISTING:
 19,055 S.F.
 (0.4374 ACRES)
 PROPOSED:
 20,918 S.F.
 (0.4802 ACRES)

MAP 119 LOT 1-1C
 EXISTING:
 86,031 S.F.
 (1.975 ACRES)
 PROPOSED:
 84,604 S.F.
 (1.942 ACRES)

MAP 119 LOT 1-1A
 2,640 S.F.
 (0.061 ACRES)
 TO BE CONVEYED TO THE CITY OF PORTSMOUTH

MAP 119 LOT 4
 EXISTING:
 9,765 S.F.
 (0.22 ACRES)
 PROPOSED:
 7,092 S.F.
 (0.16 ACRES)

MAP 119 LOT 1-1C
 REMAINING:
 1,427 S.F.
 (0.033 ACRES)
 TO BE CONVEYED TO THE CITY OF PORTSMOUTH

MAP 119 LOT 6
 N/F
 227 MARKET STREET LLC
 27 AUSTIN STREET
 PORTSMOUTH, NH 03801
 RCRD BK.#5986 PG.#658

**LOT LINE RELOCATION PLAN
 NORTH END MIXED USE
 DEER ST., RUSSELL ST., MARKET ST.
 PORTSMOUTH, NEW HAMPSHIRE
 COUNTY OF ROCKINGHAM**

MAP	& LOT
118	28
119	1-1C, 1-1A, 4
124	12
125	21

OWNED BY
**PORT HARBOR LAND LLC, PH LOTS LLC
 & PORT OWNER HARBOR LLC**

SCALE: 1" = 40' (22x34)
 1" = 80' (11x17)

NOVEMBER 23, 2022

Seacoast Division



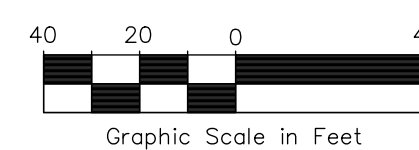
Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

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

Copyright 2022 © TFMoran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110

All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.

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

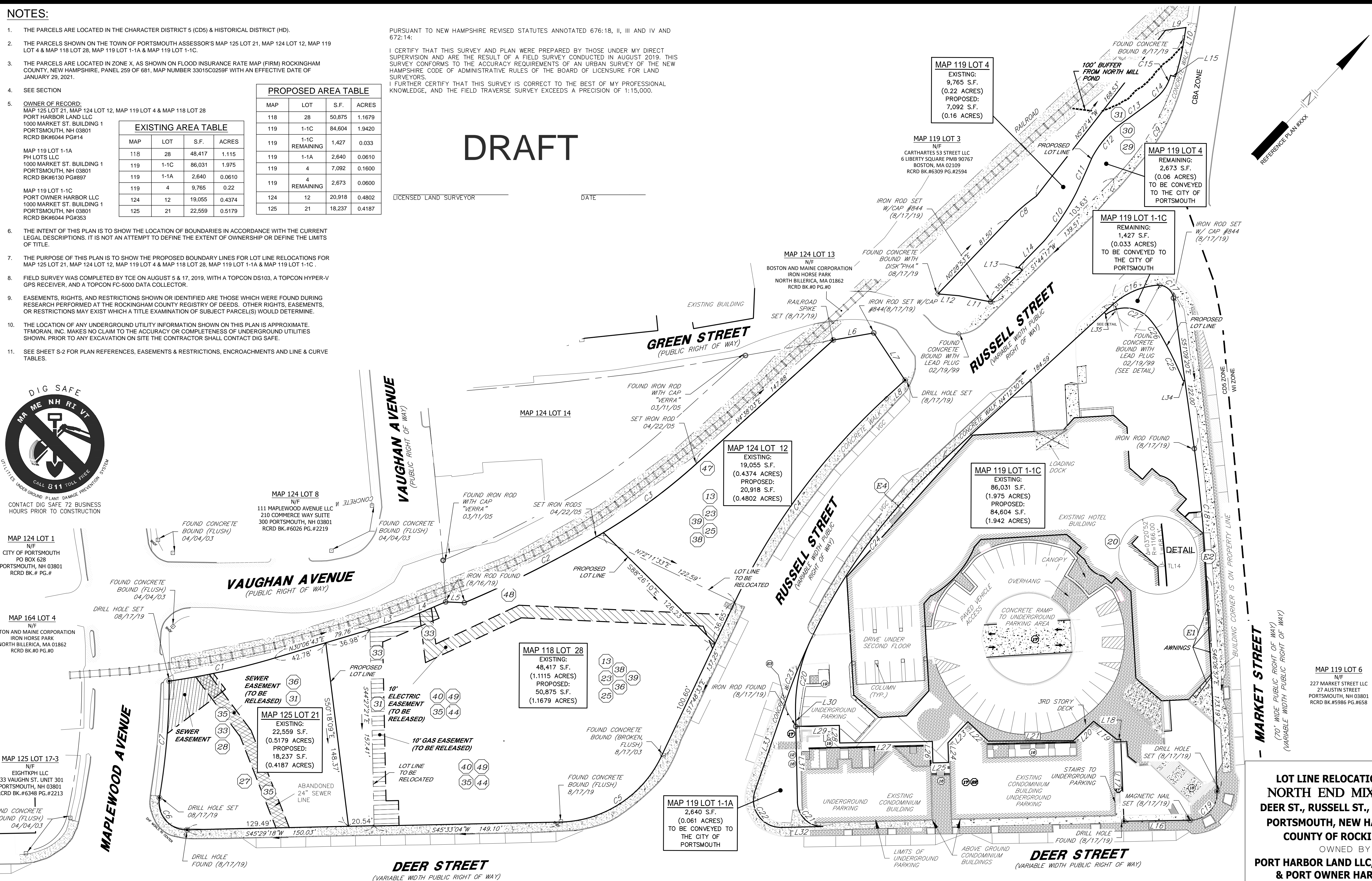
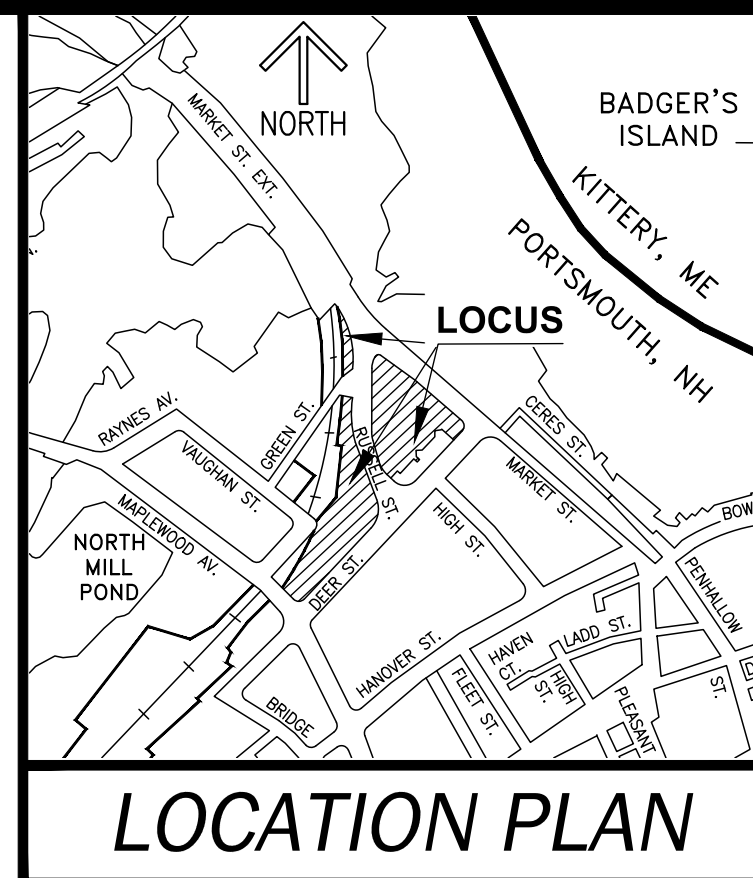


REV.	DATE	DESCRIPTION	DR	CK

45354-12

S-1

Nov 23, 2022 - 10:05am F:\MISC Projects\45354 - Portsmouth\45354-12 Lot Line Revision Easement Plans-R1.dwg



EASEMENTS & RESTRICTIONS:

PARCEL 1 (MAP 119-1-1C/PARCEL 1C)

ITEM #10 - RIGHTS, RESTRICTIONS AND EASEMENTS RESERVED BY BOSTON & MAINE RAILROAD AND WESTERN UNION TELEGRAPH COMPANY IN AN INDENTURE TO ROSE R. WOLFSON DATED JULY 20, 1954 AND RECORDED IN RCRD IN BOOK 1324 PAGE 40 AND DESCRIBED IN A DEED OF WOLFSON TO PORTSMOUTH HOUSING AUTHORITY RECORDED IN RCRD IN BOOK 1936 PAGE 113. (TO ENTER, REPAIR, RENEW AND REMOVE A GATE BOX, ETC.). OFF-SITE

ITEM #11 - RIGHTS, RESTRICTIONS AND EASEMENTS RESERVED BY ROBERT W. MESERVE AND BENJAMIN H. LACY, AS TRUSTEE OF BOSTON & MAINE CORPORATION IN A DEED TO PORTSMOUTH HOUSING AUTHORITY DATED JULY 15, 1975 AND RECORDED IN THE RCRD IN BOOK 2241 PAGE 836. (TO INSPECT, REPAIR, RENEW, MAINTAIN, RELAY AND REMOVE TRACTS AND SECTIONS OF SIDETRACK AND UNDERGROUND FACILITIES).

ITEM #12 - TERMS AND CONDITIONS OF THE EASEMENT FROM SHELTER GROUP, INC. TO HARBORSIDE ASSOCIATES DATED AUGUST 30, 1985 AND RECORDED IN THE RCRD IN BOOK 2561 PAGE 487. THIS EASEMENT GRANTS THE RIGHT TO PASS & REPASS BY FOOT & VEHICLE, AND TO INSTALL IMPROVEMENTS ETC. EASEMENT NOT DEFINED AS TO LOCATION AND THEREFORE NOT PLOTTED. (SEE PLAN REFERENCE 4)

ITEM #13 - TERMS AND CONDITIONS OF THE PARKING ACCESS EASEMENT FROM HARBORPARK, INC. TO HARBORSIDE ASSOCIATES DATED AUGUST 30, 1985 AND RECORDED IN THE RCRD IN BOOK 2561 PAGE 505. THIS EASEMENT GRANTS CERTAIN RIGHTS TO PASS OVER PARCELS 2 & 2C. EASEMENT NOT DEFINED AS TO SPECIFIC LOCATION AND THEREFORE ONLY GENERAL LOCATIONS ARE SHOWN. (SEE PLAN REFERENCE 4 AND SHEET C-3)

ITEM #14 - EASEMENTS GRANTED TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY 4 RECORDED IN THE RCRD AS FOLLOWS:
A. FROM HARBORSIDE ASSOCIATES DATED AUGUST 1, 1986 AND RECORDED IN BOOK 2630 PAGE 1041.
B. FROM SHELTER GROUP DATED AUGUST 15, 1986 AND RECORDED IN BOOK 2630 PAGE 1047; AND
C. FROM HARBORPARK, INC. DATED AUGUST 1, 1986 AND RECORDED IN BOOK 2630 PAGE 1052.

EASEMENT IS FOR THE "PURPOSE OF PROVIDING TELEPHONE SERVICE TO THE BUILDINGS WHICH ARE NOW OR HEREAFTER LOCATED ON SAID PARCELS OF LAND, AND THE LOCATION OF WHICH LINES, WIRES, CABLES, CONDUITS, PIPES AND DISTRIBUTING FACILITIES SHALL BE IN AN AREA WHICH SHALL BE MUTUALLY SATISFACTORY TO GRANTOR AND GRANTEE..." EASEMENT IS THEREFORE NOT PLOTTED.

ITEM #15 - SUCH STATE OF FACTS AS SHOWN ON PLAN ENTITLED, "SUBDIVISION PLAN OF LOTS 1B & 1A & 1C, PORTSMOUTH, NH." DATED OCTOBER 1, 1987 BY BRIGGS ASSOCIATES, INC. AND RECORDED IN THE RCRD AS PLAN NO. D-17149, AS AMENDED BY AN AFFIDAVIT FOR CORRECTION TO SUBDIVISION PLAN DATED DECEMBER 8, 1987 AND RECORDED IN THE RCRD IN BOOK 2719 PAGE 1973. THIS EASEMENT GRANTS PEDESTRIAN & VEHICULAR ACCESS OVER LOTS 1B & 1C. EASEMENT NOT DEFINED AS TO SPECIFIC LOCATION AND THEREFORE ONLY GENERAL LOCATIONS ARE SHOWN. (SEE PLAN REFERENCE 1 AND SHEET C-3)

ITEM #16 - TERMS AND CONDITIONS OF THE ACCESS EASEMENT (HARBORSIDE) FROM HARBORPARK, INC. TO HARBORSIDE ASSOCIATES DATED NOVEMBER 30, 1987 AND RECORDED IN THE RCRD IN BOOK 2719 PAGE 1973. THIS EASEMENT GRANTS PEDESTRIAN & VEHICULAR ACCESS OVER LOTS 1B & 1C. EASEMENT NOT DEFINED AS TO SPECIFIC LOCATION AND THEREFORE ONLY GENERAL LOCATIONS ARE SHOWN. (SEE PLAN REFERENCE 5)

ITEM #17 - TERMS AND CONDITIONS OF THE CONSTRUCTION, USE AND MAINTENANCE EASEMENT (HARBORSIDE) FROM HARBORPARK, INC. TO HARBORSIDE ASSOCIATES DATED NOVEMBER 30, 1987 AND RECORDED IN THE RCRD IN BOOK 2719 PAGE 1979. THIS EASEMENT GRANTS CERTAIN RIGHTS TO CONSTRUCT, USE & MAINTAIN THE UNDERGROUND PARKING FACILITY. EASEMENT NOT DEFINED AS TO LOCATION AND THEREFORE NOT PLOTTED. (SEE PLAN REFERENCE 5)

ITEM #18 - ACCESS EASEMENT (HARBORPARK) FROM HARBORSIDE ASSOCIATES TO HARBORPARK, INC. DATED DECEMBER 4, 1987 AND RECORDED IN THE RCRD IN BOOK 2719 PAGE 1986. THIS EASEMENT APPLIES TO PORTIONS OF THE PREMISES "AS MAY BE REASONABLY NECESSARY". EASEMENT NOT DEFINED AS TO SPECIFIC LOCATION, THEREFORE ONLY GENERAL LOCATIONS ARE SHOWN. (SEE PLAN REFERENCE 5)

ITEM #19 - UTILITIES EASEMENT (HARBORPARK) FROM HARBORSIDE ASSOCIATES TO HARBORPARK, INC. DATED DECEMBER 4, 1987 AND RECORDED IN THE RCRD IN BOOK 2719 PAGE 1994. THIS EASEMENT GIVES THE OWNERS OF MAP 119 LOT 1B THE RIGHT "TO ENTER AT ANY AND ALL TIMES UPON THAT PORTION OF GRANTOR'S LAND AS MAY BE REASONABLY NECESSARY TO CONSTRUCT, INSTALL AND PERPETUALLY MAINTAIN, UNDER, OVER OR ACROSS GRANTOR'S LAND..." UNDERGROUND UTILITIES ARE NOT REQUIRED AS PART OF THIS SURVEY, EASEMENT NOT DEFINED AS TO SPECIFIC LOCATION, THEREFORE ONLY GENERAL LOCATIONS ARE SHOWN. (SEE PLAN REFERENCE 5)

ITEM #20 - TERMS AND CONDITIONS OF A DEED FROM HARBORSIDE ASSOCIATES TO HARBORSIDE INN, INC. DATED JUNE 6, 1988 AND RECORDED IN THE RCRD IN BOOK 2744 PAGE 1257. THIS CONVEYS THE SPACE AND AREA SHOWN AS "MARKET WHARF II, A CONDOMINIUM LOCATED WITHIN THE EXISTING HOTEL BUILDING, NOT DEFINED AS TO SPECIFIC LOCATION, THEREFORE ONLY GENERAL LOCATIONS ARE SHOWN (SEE PLAN REFERENCE 3)

ITEM #21 - TERMS AND CONDITIONS OF EASEMENT AND BUILDING OPERATING AGREEMENT BY AND BETWEEN HARBORSIDE INN, INC. AND HARBORSIDE ASSOCIATES DATED JUNE 6, 1988 AND RECORDED IN THE RCRD IN BOOK 2744 PAGE 1261. EASEMENTS ARE NOT DEFINED AS TO EXACT LOCATION, THEREFORE ARE NOT PLOTTED.

ITEM #22 - PARKING EASEMENT (MARKET WHARF II) FROM HARBORSIDE ASSOCIATES TO HARBORSIDE INN, INC. DATED MAY 12, 1988 AND RECORDED IN THE RCRD IN BOOK 2744 PAGE 1307. SPACES ARE NOT ENUMERATED AND ARE SUBJECT TO CHANGE. THEREFORE EASEMENT IS NOT PLOTTED.

ITEM #23 - PARKING EASEMENT (MARKET WHARF II; SECOND) FROM HARBORSIDE ASSOCIATES TO HARBORSIDE INN, INC. DATED MAY 12, 1988 AND RECORDED IN THE RCRD IN BOOK 2744 PAGE 1317. SPACES ARE NOT ENUMERATED AND ARE SUBJECT TO CHANGE, THEREFORE ONLY GENERAL LOCATIONS ARE SHOWN. (SEE SHEET C-3)

ITEM #24 - CABLE TELEVISION INSTALLATION AND SERVICE AGREEMENT BY AND BETWEEN CONTINENTAL CABLEVISION OF NEW ENGLAND, INC., AND HARBORSIDE ASSOCIATES DATED DECEMBER 29, 1994 AND RECORDED IN THE RCRD IN BOOK 3096 PAGE 854. OWNER GRANTS TO OPERATOR THE RIGHT TO OWN, OPERATE AND MAINTAIN A CABLE TELEVISION DISTRIBUTION SYSTEM... EASEMENT IS NOT PLEACEABLE AND THEREFORE NOT PLOTTED.

ITEM #25 - PARKING EASEMENT RIGHTS RESERVED IN A DEED FROM HARBORSIDE ASSOCIATES TO SHELTER GROUP, INC. DATED MAY 6, 1988 AND RECORDED IN THE RCRD IN BOOK 2744 PAGE 1247. THIS EASEMENT GRANTS THE RIGHT TO USE PARKING SPACES ACROSS RUSSELL STREET. EASEMENT NOT DEFINED AS TO SPECIFIC LOCATION, THEREFORE ONLY GENERAL LOCATIONS ARE SHOWN (SEE PLAN REFERENCE 4 AND SHEET C-3).

ITEM #26 - SUCH MATTERS AND STATE OF FACTS AS ARE SHOWN ON THE FOLLOWING PLANS RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS:
A. "SUBDIVISION PLAN OF PARCELS 1 & 2 IN PORTSMOUTH, N.H." DATED JUNE 25, 1985, RECORDED AS PLAN NO. D-13798 (2 SHEETS) [SEE PLAN REFERENCE 2]
B. "THE HARBORSIDE PORTSMOUTH NEW HAMPSHIRE," DATED JULY 16, 1985, RECORDED AS PLAN NO. C-14042 (2 SHEETS) [SEE PLAN REFERENCE 6]
C. "SURVEY OF HARBORSIDE & HARBORPARK LAND IN PORTSMOUTH, N.H." DATED AUGUST 13, 1985 AND REVISED AUGUST 27, 1985, RECORDED AS PLAN NO. D-14043 (2 SHEETS) [SEE PLAN REFERENCE 4]
D. "SUBDIVISION PLAN OF LOTS 1B & 1C & 1A IN PORTSMOUTH, N.H." DATED OCTOBER 1, 1987, RECORDED AS PLAN NO. D-17149 (SEE PLAN REFERENCE 1)
E. "HARBORSIDE AND HARBORPARK - EASEMENT PLAN PARCEL 1" DATED OCTOBER 22, 1987, RECORDED AS PLAN NO. D-17413 (SEE PLAN REFERENCE 5)
F. "MARKET WHARF II A CONDOMINIUM SITE AND FLOOR PLANS" DATED APRIL 11, 1988, RECORDED AS PLAN NO. D-18097 (7 SHEETS) [SEE PLAN REFERENCE 3]

EASEMENTS & RESTRICTIONS CONTINUED:

PARCELS 2, 2A, 2B & 2C (MAP 119 LOT 4/PARCEL 2B, MAP 124 LOT 12/PARCEL 2A, MAP 118 LOT 28/PARCEL 2 & MAP 125 LOT 21/PARCEL 2C)

ITEM #27 - RIGHTS AND EASEMENTS FROM THE BOSTON AND MAINE RAILROAD TO THE CITY OF PORTSMOUTH DATED JANUARY 31, 1936 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS IN BOOK 917 PAGE 10. 10' SEWER EASEMENT ON PARCEL 2C AND SHOWN ON PLAN REFERENCES 18 & 19. PLOTTED HEREON.

ITEM #28 - EASEMENT GRANTED TO THE CITY OF PORTSMOUTH, RECORDED IN SAID REGISTRY AT BOOK 2245 PAGE 328. SEWER EASEMENT ON PARCEL 2C (SEE PLAN REFERENCE 20). PLOTTED HEREON.

ITEM #29 - RIGHTS, RESTRICTIONS AND EASEMENTS RESERVED BY BOSTON & MAINE RAILROAD AND WESTERN UNION TELEGRAPH COMPANY IN AN INDENTURE TO ROSE R. WOLFSON DATED JULY 20, 1954 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS IN BOOK 1324 PAGE 40 AND DESCRIBED IN A DEED OF WOLFSON TO PORTSMOUTH HOUSING AUTHORITY RECORDED IN BOOK 1936 PAGE 113 TO ENTER, REPAIR, RENEW, AND REMOVE A GATE BOX, ETC. ON PARCEL 2B. EASEMENT NOT DEFINED AS TO LOCATION AND THEREFORE NOT PLOTTED.

ITEM #30 - RIGHTS AND EASEMENTS RESERVED IN A DEED FROM THE BOSTON AND MAINE RAILROAD TO ALL STATE REALTY CORPORATION DATED OCTOBER 16, 1961 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS IN BOOK 1606 PAGE 198, AS AFFECTED BY RELEASES TO THE PORTSMOUTH HOUSING AUTHORITY DATED DECEMBER 19, 1972 AND RECORDED IN BOOK 2196 PAGE 1018, AND DATED JANUARY 5, 1973 AND RECORDED IN BOOK 2196 PAGE 1022 TO ENTER, MAINTAIN, REPAIR, RENEW, RELAY AND REMOVE AND USE SIGNAL FACILITIES, AUTOMATIC HIGHWAY CROSSING PROTECTION FACILITIES, PIPES, POLES, WIRES AND UNDERGROUND FACILITIES ON PARCEL 2C (SEE PLAN REFERENCE 18). EASEMENT NOT DEFINED AS TO LOCATION AND THEREFORE NOT PLOTTED.

ITEM #31 - RIGHTS AND EASEMENTS FROM PORTSMOUTH HOUSING AUTHORITY TO ALLIED GAS DIVISION OF NORTHERN UTILITIES, INC. AS SET FORTH IN AN INSTRUMENT DATED MARCH 8, 1974 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS IN BOOK 2218 PAGE 306 ON PARCELS 2 AND 2C FOR TO INSTALL, REPAIR, MAINTAIN, ALTER AND OPERATE A GAS TRANSMISSION LINE, PLOTTED HEREON; AND SUBJECT TO AN EASEMENT GRANTED TO NEW ENGLAND TELEPHONE AND TELEGRAPH DATED MAY 19, 1974 AND RECORDED AT BOOK 2218 PAGE 957 ON PARCEL 2B. EASEMENT NOT DEFINED AS TO LOCATION AND THEREFORE NOT PLOTTED.

ITEM #32 - RIGHTS, RESTRICTIONS AND EASEMENTS RESERVED BY ROBERT W. MESERVE AND BENJAMIN H. LACY, AS TRUSTEE OF BOSTON & MAINE CORPORATION IN A DEED TO PORTSMOUTH HOUSING AUTHORITY DATED JULY 15, 1975 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS IN BOOK 2241 PAGE 836 TO INSPECT, REPAIR, RENEW, MAINTAIN, RELAY AND REMOVED TRACKS AND SECTIONS OF SIDETRACK AND UNDERGROUND FACILITIES. EASEMENT NOT DEFINED AS TO LOCATION AND THEREFORE NOT PLOTTED.

ITEM #33 - SUCH STATE OF FACTS AS SHOWN ON PLAN ENTITLED "SUBDIVISION PLAN OF PARCELS 1 & 2 IN PORTSMOUTH, NH FOR THE CITY OF PORTSMOUTH" DATED AUGUST 1, 1984 AND REVISED JUNE 25, 1985, SHEETS 1 & 2 BY BRIGGS ASSOCIATES, INC. AND RECORDED IN THE RCRD IN BOOK 2719 PAGE 1973. THIS EASEMENT GRANTS PEDESTRIAN & VEHICULAR ACCESS OVER LOTS 1B & 1C. EASEMENT NOT DEFINED AS TO SPECIFIC LOCATION AND THEREFORE ONLY GENERAL LOCATIONS ARE SHOWN. (SEE PLAN REFERENCE 1 AND SHEET C-3)

ITEM #34 - SUCH STATE OF FACTS AS SHOWN ON PLAN ENTITLED "SHELTER GROUP HARBORSIDE AND HARBORPARK EASEMENT PLAN PARCEL TWO" BY LANE, FRENCHMAN AND ASSOCIATES, INC. DATED JULY 15, 1975 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN NO. C-14042. NO EASEMENTS SHOWN THEREON.

ITEM #35 - SUCH STATE OF FACTS AS SHOWN ON A PLAN ENTITLED "SURVEY OF HARBORSIDE AND HARBORPARK LAND IN PORTSMOUTH, N.H." DATED AUGUST 13, 1985, REVISED AUGUST 27, 1985 BY BRIGGS ASSOCIATES, INC. AND RECORDED IN THE ROCKINGHAM COUNTY REGISTER OF DEEDS AS PLAN NO. D-14043. SEWER, GAS & ELECTRIC EASEMENTS PLOTTED HEREON.

ITEM #36 - SUBJECT TO AND WITH BENEFIT TO THE TERMS AND CONDITIONS OF A PARKING ACCESS EASEMENT BY AND BETWEEN HARBORPARK, INC. AND HARBORSIDE ASSOCIATES DATED AUGUST 30, 1985 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS IN BOOK 2561 PAGE 505. THIS EASEMENT GRANTS CERTAIN RIGHTS TO PASS OVER PARCELS 2 & 2C (SEE PLAN REFERENCE 4). EASEMENT NOT DEFINED AS TO SPECIFIC LOCATION AND THEREFORE ONLY GENERAL LOCATIONS ARE SHOWN.

ITEM #37 - EASEMENTS GRANTED TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS FOLLOWS:
A. FROM HARBORSIDE ASSOCIATES DATED AUGUST 1, 1986 AND RECORDED IN BOOK 2630 PAGE 1041. (PARCELS 2 AND 2A)
B. FROM SHELTER GROUP DATED AUGUST 15, 1986 AND RECORDED IN BOOK 2630 PAGE 1047 (PARCEL 2B); AND
C. FROM HARBORPARK, INC. DATED AUGUST 1, 1986 AND RECORDED IN BOOK 2630 PAGE 1052. (PARCEL 2C)

EASEMENTS NOT DEFINED AS TO LOCATION AND THEREFORE NOT PLOTTED.

ITEM #38 - PARKING EASEMENT RIGHTS RESERVED IN A DEED FROM HARBORSIDE ASSOCIATES TO SHELTER GROUP, INC. DATED MAY 6, 1988 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS IN BOOK 2744 PAGE 1247 ON PARCELS 2 & 2A. EASEMENTS NOT DEFINED AS TO SPECIFIC LOCATION AND THEREFORE ONLY GENERAL LOCATIONS ARE SHOWN.

ITEM #39 - PARKING EASEMENT (MARKET II; SECOND) FROM HARBORSIDE ASSOCIATES TO HARBORSIDE INN, INC. DATED JUNE 6, 1988 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS IN BOOK 2744 PAGE 1317 ON PARCELS 2 & 2A. EASEMENTS NOT DEFINED AS TO SPECIFIC LOCATION AND THEREFORE ONLY GENERAL LOCATIONS ARE SHOWN.

ITEM #40 - SUCH STATE OF FACTS AS SHOWN ON A PLAN ENTITLED "LOT LINE RELOCATION PLAN, MAP 124, LOTS 12 & 13, MAP 118 LOT 28 PROPERTY OF HARBORCORP, LLC AND BOSTON AND MAINE CORPORATIONS" DATED MARCH 14, 2005 (MAY 5, 2005 REVISED) BY AMES MSC ARCHITECTS AND ENGINEERS AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN NO. D-32675 (PLAN REFERENCE 16). GAS & ELECTRIC EASEMENTS SHOWN HEREON.

ITEM #41 - TERMS AND CONDITIONS OF AN ASSUMPTION AGREEMENT BETWEEN INTREPID FINANCIAL GROUP, INC. HARBORCORP, LLC, LODGESYS INC. AND HARBORSIDE INN, INC. DATED APRIL 12, 1999 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS IN BOOK 3383 PAGE 1579, AS AFFECTED BY A SUBORDINATION AGREEMENT DATED SEPTEMBER 23, 2013 AND RECORDED IN SAID REGISTRY IN BOOK 5484 PAGE 770 REGARDING PARCELS 2, 2A, 2B & 2C. NOT A SURVEY MATTER AND THEREFORE NOT PLOTTED.

ITEM #42 - SUBORDINATION AND STANDSTILL AGREEMENT BY AND AMONG HARBORCORP, LLC, HARBORSIDE ASSOCIATES LP AND CW CAPITAL LLC DATED NOVEMBER 30, 2005 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS IN BOOK 4588 PAGE 1774 REGARDING PARCELS 2, 2A, 2B & 2C. NOT A SURVEY MATTER, THEREFORE NOT PLOTTED.

ITEM #43 - TERMS, CONDITIONS, PROVISIONS, COVENANTS, RESTRICTIONS, PROHIBITED USES AND RIGHTS OF PARTIES UNDER LEASE BETWEEN HARBORCORP, LLC, A MAINE LIMITED LIABILITY COMPANY (LANDLORD) AND WHOLE FOODS MARKET GROUP, INC., A DELAWARE CORPORATION, DATED OCTOBER 30, 2013, AS EVIDENCED BY MEMORANDUM OF LEASE DATED OCTOBER 30, 2013, RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS IN BOOK 5494 PAGE 1401 (NOTE: EXHIBIT A MISSING). THIS MEMORANDUM RESTRICTS THE USES FOR WHICH THE LOTS CAN BE USED FOR, THEREFORE, IS NOT PLOTTABLE.

ITEM #44 - SUCH STATE OF FACTS AS SHOWN ON A PLAN ENTITLED "LOT LINE RELOCATION PLAN, MAP 124, LOTS 12 & 13, MAP 11 LOT 28 PROPERTY OF HARBORCORP, LLC AND BOSTON AND MAINE CORPORATION" DATED APRIL 24, 2014 BY MSC CIVIL ENGINEERS & LAND SURVEYORS, INC. AND RECORDED JUNE 4, 2014 IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN NO. D-38256 (REFERENCE PLAN 17). GAS & SEWER EASEMENT PLOTTED HEREON.

ITEM #45 - TERMS, CONDITIONS, PROVISIONS, COVENANTS, RESTRICTIONS AND RIGHTS OF PARTIES UNDER THAT CERTAIN PARKING LOT LEASE DATED MAY 1, 2003 BETWEEN HARBORCORP, LLC, AS LANDLORD, AND HARBORSIDE ASSOCIATES, LP, AS TENANT. NOT A SURVEY MATTER, THEREFORE NOT PLOTTED.

ITEM #46 - SUCH STATE OF FACTS AS SHOWN ON PLAN ENTITLED "STATION MAP-LANDS BOSTON & MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R. STATION 2966+OV3NH/5L55" DATED JUNE 30, 1914. (RAILROAD PARCEL ONE AND TWO) [AFFECTS PARCEL II]

ITEM #47 - TERMS AND CONDITIONS, RIGHTS AND EASEMENT SET FORTH IN A DEED FROM THE BOSTON AND MAINE CORPORATION TO HARBORCORP, LLC DATED APRIL 15, 2005 AND RECORDED AT BOOK 4486 PAGE 1583. (RAILROAD PARCEL ONE) RESERVATIONS, CONDITIONS, COVENANTS AND AGREEMENTS ARE NOT DEFINED AS TO LOCATION AND THEREFORE ARE NOT PLOTTED, EXCEPT #7 REGARDING THE MAINTENANCE OF FENCES ALONG COMMON BOUNDARIES WITH THE GRANTOR, WHERE ONLY GENERAL LOCATIONS ARE SHOWN.

ITEM #48 - TERMS AND CONDITIONS, RIGHTS AND EASEMENT SET FORTH IN A DEED FROM THE BOSTON AND MAINE CORPORATION TO HARBORCORP, LLC DATED MAY 9, 2014 AND RECORDED AT BOOK 5536 PAGE 2828. (RAILROAD PARCEL TWO) RESERVATIONS, CONDITIONS, COVENANTS AND AGREEMENTS ARE NOT DEFINED AS TO LOCATION AND THEREFORE ARE NOT PLOTTED, EXCEPT #7 REGARDING THE MAINTENANCE OF FENCES ALONG COMMON BOUNDARIES WITH THE GRANTOR, WHERE ONLY GENERAL LOCATIONS ARE SHOWN.

ITEM #49 - ELECTRIC UTILITY EASEMENT AND GAS MAIN EASEMENT AS SHOWN ON PLAN ENTITLED "ELECTRIC UTILITY EASEMENT PARCEL 2" DATED JANUARY 1974, BY ANDERSON NICHOLS & CO., INC., AND RECORDED MARCH 18, 1974, 2014 IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN NO. B-4337 (PLAN REFERENCE B). PLOTTED HEREON.

ITEM #50 - VARIATIONS BETWEEN THE DESCRIPTIONS CONTAINED BETWEEN THE DESCRIPTION OF RAILROAD PARCEL ONE AND TWO, AS SET FORTH IN BOOK 5569 PAGE 2553 AND THE DESCRIPTIONS OF SAID PARCELS IN PLAN NO. D-38256 (REFERENCE PLAN 17). RAILROAD PARCEL TWO NOT SHOWN ON SAID PLAN.

ENCROACHMENTS:

- E5 ON THE WEST, UTILITY TOWER OVER RECORD LINE;
E6 ON THE EAST, ELECTRIC PEDESTAL OVER THE RECORD LINE, WITHOUT AN EASEMENT;
E7 ON THE NORTHEAST, SEWER MANHOLE OVER RECORD LINE, WITHOUT AN EASEMENT;
E8 ON THE SOUTHEAST, SIGNAL BOX OVER RECORD LINE, WITHOUT AN EASEMENT.

PLAN REFERENCES:

- 1. "SUBDIVISION PLAN OF LOTS 1B & 1C & 1A IN PORTSMOUTH, N.H." BY BRIGGS ASSOCIATES, INC., DATED OCTOBER 1, 1987. RCRD PLAN #D-17149.
2. "SUBDIVISION PLAN OF PARCELS 1 & 2 IN PORTSMOUTH, N.H." BY BRIGGS ASSOCIATES, INC., DATED AUGUST 1, 1984, REV. JUNE 25, 1985. RCRD PLAN #D-13798.
3. "MARKET WHARF II, A CONDOMINIUM SITE PLAN, PORTSMOUTH, N.H." BY BRIGGS ASSOCIATES, DATED APRIL 11, 1988. RCRD PLAN #D-18097.
4. "SURVEY OF HARBORSIDE & HARBORPARK LAND IN PORTSMOUTH, N.H." BY BRIGGS ASSOCIATES, INC., DATED AUGUST 13, 1985 REVISED AUGUST 27, 1985. RCRD PLAN #D-14043.
5. "HARBORSIDE AND HARBORPARK-EASEMENT PLAN-PARCEL 1, PORTSMOUTH, NEW HAMPSHIRE" BY RAYMOND F. CORMIER, DATED OCTOBER 22, 1987. RCRD PLAN #D-17413.
6. "THE HARBORSIDE, PORTSMOUTH, NEW HAMPSHIRE-HARBORSIDE AND HARBORPARK-EASEMENT PLAN-PARCEL 1" BY SHELTER GROUP, INC., LANE FRENCHMAN & ASSOCIATES, INC., DATED 16 JULY 86. RCRD PLAN #C-14042.
7. "MARKET WHARF I, A CONDOMINIUM SITE PLAN, HARBORPARK INC., PORTSMOUTH, N.H." BY BRIGGS ASSOCIATES, DATED NOVEMBER 1987. RCRD PLAN #D-17417.
8. "VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE, ELECTRIC UTILITY EASEMENT, PARCEL 2" BY ANDERSON-NICHOLS & CO., INC., DATED JAN. 1974. RCRD PLAN #B-4337.
9. "PORTSMOUTH HOUSING AUTHORITY, PORTSMOUTH, NEW HAMPSHIRE, ROCKINGHAM COUNTY, VAUGHAN STREET PROJECT, PROJECT NO. N.H. R-10, FIRE ALARM SYSTEM AND ELECTRICAL DISTRIBUTION PLAN" BY METCALF & EDDY ENGINEERS-PLANNERS, DATED MAY 5, 1966. RCRD PLAN #D-2420.
10. "VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE, APPROVED AS SHOWING VAUGHAN STREET URBAN RENEWAL PROJECT BOUNDARIES AND AREA ONLY, CONDEMNATION MAP" BY ANDERSON-NICHOLS & CO., INC., DATED FEB. 1971. RCRD PLAN #D-2425.
11. "LAND IN PORTSMOUTH, N.H., BOSTON AND MAINE RAILROAD FOR ROSE R. WOLFSON" DATED JUNE 1954. RCRD BK. 1324 PG. 45.
12. "PORTSMOUTH HOUSING AUTHORITY, PORTSMOUTH, NEW HAMPSHIRE, ROCKINGHAM COUNTY, VAUGHAN STREET PROJECT, PROJECT NO. N.H. R-10, RIGHT OF WAY ADJUSTMENTS PLAN" BY METCALF & EDDY ENGINEERS-PLANNERS, DATED MAY 5, 1966. RCRD PLAN #D-2413.
13. "STATION MAP-LANDS, CONCORD AND PORTSMOUTH R.R. OPERATED BY THE BOSTON MAINE R.R., STATION 0+0 TO STATION 33+0" BY THE OFFICE OF VALUATION ENGINEER, DATED JUNE 30, 1914. NOT RECORDED.
14. "STATION MAP-LANDS, BOSTON AND MAINE R.R., OPERATED BY THE BOSTON MAINE R.R., STATION 2966+20 TO STATION 3019+0" BY THE OFFICE OF VALUATION ENGINEER, DATED JUNE 30, 1914. NOT RECORDED.
15. "ALTA/ACSM LAND TITLE SURVEY FOR HARBORSIDE ASSOCIATES, MARKET, DEER & RUSSEL STREETS, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH" BY MILLETTE, SPRAGUE & COLWELL, INC., DATED FEBRUARY 24, 1999, LAST REVISED 04-09-99. NOT RECORDED.
16. "LOT LINE RELOCATION PLAN, MAP 124, LOTS 12 & 13, MAP 118 LOT 28 PROPERTY OF HARBORCORP, LLC AND BOSTON AND MAINE CORPORATIONS" BY AMES MSC ARCHITECTS AND ENGINEERS DATED MARCH 14, 2005 WITH REVISION DATE OF 05/03/05. RCRD PLAN #D-32675.
17. "LOT LINE RELOCATION PLAN, MAP 124, LOTS 12 & 13, MAP 118 LOT 28 PROPERTY OF HARBORCORP, LLC AND BOSTON AND MAINE CORPORATIONS" BY MSC CIVIL ENGINEERS AND LAND SURVEYORS, INC. DATED APRIL 24, 2014 WITH REVISION 2 DATED 05/19/14. RCRD PLAN #D-38256.
18. "LAND IN PORTSMOUTH, N.H. BOSTON AND MAINE RAILROAD TO RAYLEN REALTY COMPANY" BY ASST. CHIEF ENGR, DATED APRIL, 1961. RCRD PLAN #03226.
19. "EASEMENT FOR SEWER PORTSMOUTH, N.H." BY ASST. CHIEF ENGR, DATED DEC. 1936. RCRD #0802.
20. "VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10 REVISED DISPOSITION PLAN PARCEL 2C" BY ANDERSON-NICHOLS & CO., INC., DATED JULY 1974. RCRD PLAN #C-4701.
21. "LAND IN PORTSMOUTH, N.H. BOSTON AND MAINE RAILROAD TO ROSE R. WOLFSON" BY ENGR. OF DESIGN, DATED JUNE 1954. RCRD PLAN #02282 (SEE ALSO RCRD BK.1324 PG.45).
22. "ALTANSPS LAND TITLE SURVEY SHERATON HOTEL 250 MARKET STREET PORTSMOUTH NEW HAMPSHIRE" BY TFMORAN, INC. DATED: AUGUST 19, 2019. PLAN NOT RECORDED.

CURVE TABLE with columns: CURVE #, RADIUS, LENGTH, DELTA, CHORD DIRECTION, CHORD LENGTH. Rows C1 through C27.

LINE TABLE with columns: LINE #, BEARING, DISTANCE. Rows L3 through L35.

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

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 AUGUST 2019. 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.

DRAFT

LICENSED LAND SURVEYOR DATE

TAX MAPS 119, 124, 118, 125 LOTS 4, 12, 28 & 21

NOTES NORTH END MIXED USE DEET ST., RUSSELL ST., MARKET ST. PORTSMOUTH, NEW HAMPSHIRE COUNTY OF ROCKINGHAM

OWNED BY PORT HARBOR LAND LLC, PH LOTS LLC & PORT OWNER HARBOR LLC

SCALE: NO SCALE NOVEMBER 23, 2022



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

Table with columns: REV, DATE, DESCRIPTION, DR, CK. Contains revision information.

Copyright 2019 © Thomas F. Moran, Inc. 48 Constitution Drive, Bedford, N.H. 03110. All rights reserved. This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

NOTES:

1. THE PARCELS ARE LOCATED IN THE CHARACTER DISTRICT 5 (CD5) & HISTORICAL DISTRICT (HD).
2. THE PARCELS SHOWN ON THE TOWN OF PORTSMOUTH ASSESSOR'S MAP 125 LOT 21, MAP 124 LOT 12, MAP 119 LOT 4 & MAP 118 LOT 28, MAP 119 LOT 1-1A & MAP 119 LOT 1-1C.
3. THE PARCELS ARE LOCATED IN ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 33015C0259F WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.
4. SEE SECTION
5. **OWNER OF RECORD:**
 MAP 125 LOT 21, MAP 124 LOT 12, MAP 119 LOT 4 & MAP 118 LOT 28
 PORT HARBOR LAND LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCRD BK#6044 PG#14

 MAP 119 LOT 1-1A
 PH LOTS LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCRD BK#6130 PG#897

 MAP 119 LOT 1-1C
 PORT OWNER HARBOR LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCRD BK#6044 PG#353
6. 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.
7. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED EASEMENTS FOR MAP 125 LOT 21, MAP 124 LOT 12, MAP 119 LOT 4 & MAP 118 LOT 28, MAP 119 LOT 1-1A & MAP 119 LOT 1-1C.
8. FIELD SURVEY WAS COMPLETED BY TCE ON AUGUST 5 & 17, 2019, WITH A TOPCON DS103, A TOPCON HYPER-V GPS RECEIVER, AND A TOPCON FC-5000 DATA COLLECTOR.
9. 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.
10. 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.
11. SEE SHEET S-2 FOR PLAN REFERENCES, EASEMENTS & RESTRICTIONS, ENCROACHMENTS AND LINE & CURVE TABLES.

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

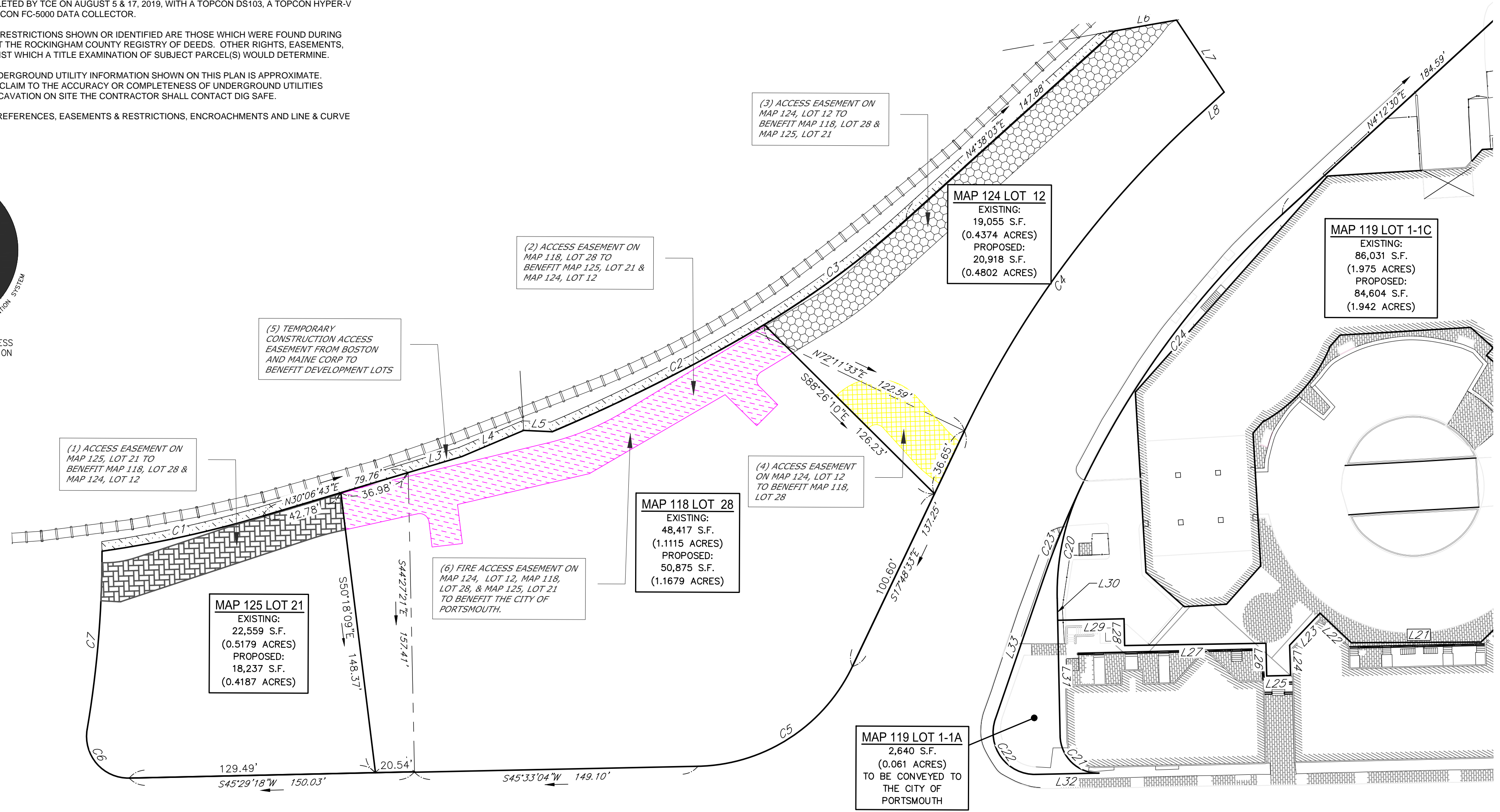
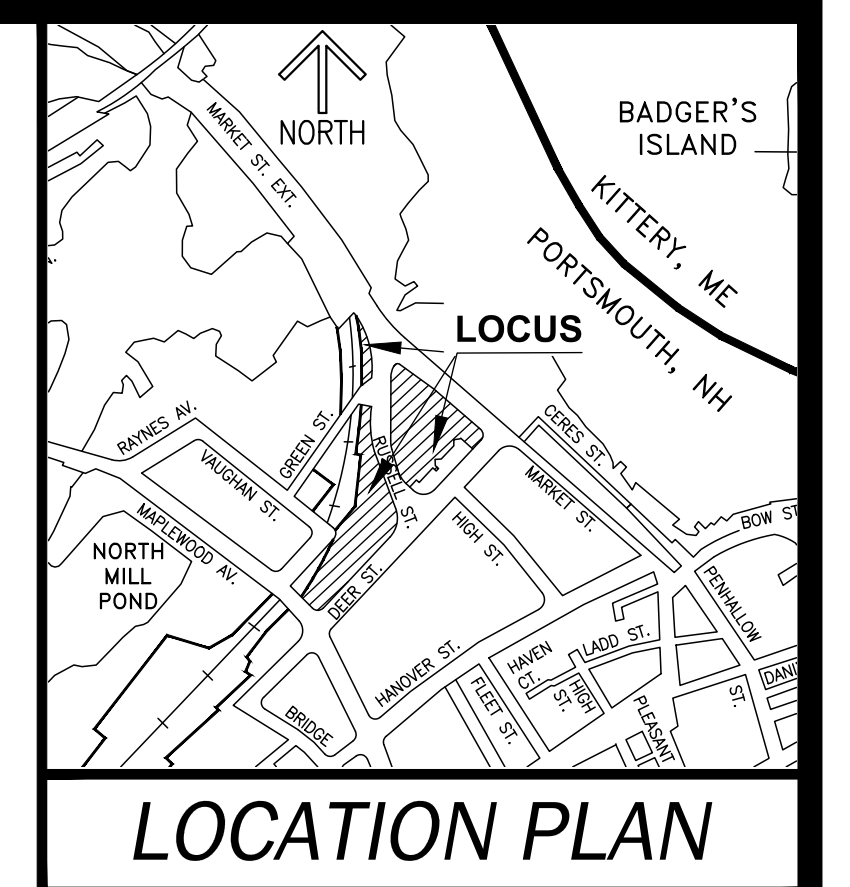
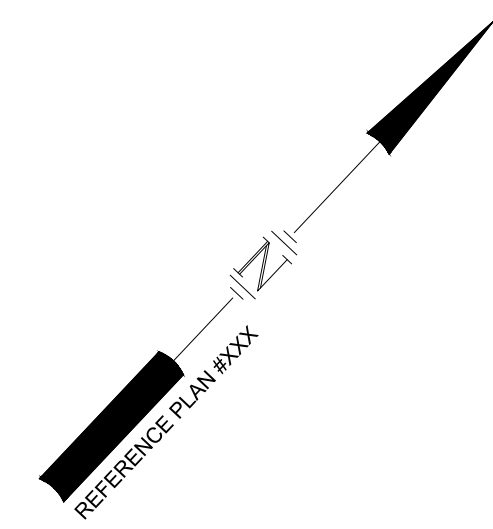
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN MONTH, YEAR. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND 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.

DRAFT

LICENSED LAND SURVEYOR _____ DATE _____

ACCESS EASEMENTS:

- (1) ACCESS EASEMENT ON MAP 125, LOT 21 TO BENEFIT MAP 118, LOT 28 & MAP 124, LOT 12.
- (2) ACCESS EASEMENT ON MAP 118, LOT 28 TO BENEFIT MAP 125, LOT 21 & MAP 124, LOT 12.
- (3) ACCESS EASEMENT ON MAP 124, LOT 12 TO BENEFIT MAP 118, LOT 28 & MAP 125, LOT 21.
- (4) ACCESS EASEMENT ON MAP 124, LOT 12 TO BENEFIT MAP 118, LOT 28.
- (5) TEMPORARY CONSTRUCTION ACCESS EASEMENT FROM BOSTON AND MAINE CORP TO BENEFIT DEVELOPMENT LOTS.
- (6) FIRE ACCESS EASEMENT ON MAP 124, LOT 12, MAP 118, LOT 28, & MAP 125, LOT 21 TO BENEFIT THE CITY OF PORTSMOUTH.



(1) ACCESS EASEMENT ON MAP 125, LOT 21 TO BENEFIT MAP 118, LOT 28 & MAP 124, LOT 12

(2) ACCESS EASEMENT ON MAP 118, LOT 28 TO BENEFIT MAP 125, LOT 21 & MAP 124, LOT 12

(3) ACCESS EASEMENT ON MAP 124, LOT 12 TO BENEFIT MAP 118, LOT 28 & MAP 125, LOT 21

(5) TEMPORARY CONSTRUCTION ACCESS EASEMENT FROM BOSTON AND MAINE CORP TO BENEFIT DEVELOPMENT LOTS

(4) ACCESS EASEMENT ON MAP 124, LOT 12 TO BENEFIT MAP 118, LOT 28

(6) FIRE ACCESS EASEMENT ON MAP 124, LOT 12, MAP 118, LOT 28, & MAP 125, LOT 21 TO BENEFIT THE CITY OF PORTSMOUTH.

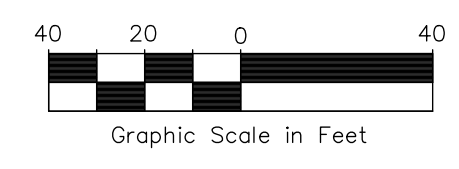
MAP 125 LOT 21
 EXISTING:
 22,559 S.F.
 (0.5179 ACRES)
 PROPOSED:
 18,237 S.F.
 (0.4187 ACRES)

MAP 118 LOT 28
 EXISTING:
 48,417 S.F.
 (1.1115 ACRES)
 PROPOSED:
 50,875 S.F.
 (1.1679 ACRES)

MAP 124 LOT 12
 EXISTING:
 19,055 S.F.
 (0.4374 ACRES)
 PROPOSED:
 20,918 S.F.
 (0.4802 ACRES)

MAP 119 LOT 1-1C
 EXISTING:
 86,031 S.F.
 (1.975 ACRES)
 PROPOSED:
 84,604 S.F.
 (1.942 ACRES)

MAP 119 LOT 1-1A
 2,640 S.F.
 (0.061 ACRES)
 TO BE CONVEYED TO THE CITY OF PORTSMOUTH



Copyright 2022 © TFMoran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110
 All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.
 This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

ACCESS EASEMENT PLAN
NORTH END MIXED USE
DEER ST., RUSSELL ST., MARKET ST.
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
 OWNED BY
PORT HARBOR LAND LLC, PH LOTS LLC
& PORT OWNER HARBOR LLC

MAP	LOT
118	28
119	1-1C, 1-1A, 4
124	12
125	21

SCALE: 1" = 40' (22x34)
 1" = 80' (11x17) NOVEMBER 23, 2022

Seacoast Division
TFM 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 #	DR	FB	DATE	DESCRIPTION	DR	CK
45354-12	OK	BMK	CADFILE	SEE MARGIN		

S-3

Nov 23, 2022 - 10:25am F:\MSC Projects\45354 - Portsmouth\45354-12 Lot Line Revision Easement Plans-R1.dwg

NOTES:

- THE PARCELS ARE LOCATED IN THE CHARACTER DISTRICT 5 (CD5) & HISTORICAL DISTRICT (HD).
- THE PARCELS SHOWN ON THE TOWN OF PORTSMOUTH ASSESSOR'S MAP 125 LOT 21, MAP 124 LOT 12, MAP 124 LOT 4 & MAP 118 LOT 28, MAP 119 LOT 1-1A & MAP 119 LOT 1-1C.
- THE PARCELS ARE LOCATED IN ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 33015C0259F WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.
- SEE SECTION
- OWNER OF RECORD:**
 MAP 125 LOT 21, MAP 124 LOT 12, MAP 119 LOT 4 & MAP 118 LOT 28
 FORT HARBOR LAND LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCRD BK#6044 PG#14

 MAP 119 LOT 1-1A
 PH LOTS LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCRD BK#6130 PG#997

 MAP 119 LOT 1-1C
 PORT OWNER HARBOR LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCRD BK#6044 PG#353
- 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 PROPOSED EASEMENTS FOR MAP 125 LOT 21, MAP 124 LOT 12, MAP 119 LOT 4 & MAP 118 LOT 28, MAP 119 LOT 1-1A & MAP 119 LOT 1-1C.
- FIELD SURVEY WAS COMPLETED BY TCE ON AUGUST 5 & 17, 2019, WITH A TOPCON DS103, A TOPCON HYPER-V GPS RECEIVER, AND A TOPCON FC-5000 DATA COLLECTOR.
- 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.
- SEE SHEET S-2 FOR PLAN REFERENCES, EASEMENTS & RESTRICTIONS, ENCROACHMENTS AND LINE & CURVE TABLES.

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

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 MONTH, YEAR. 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.

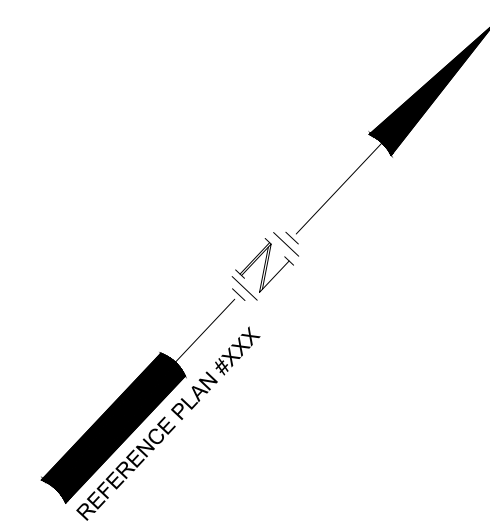
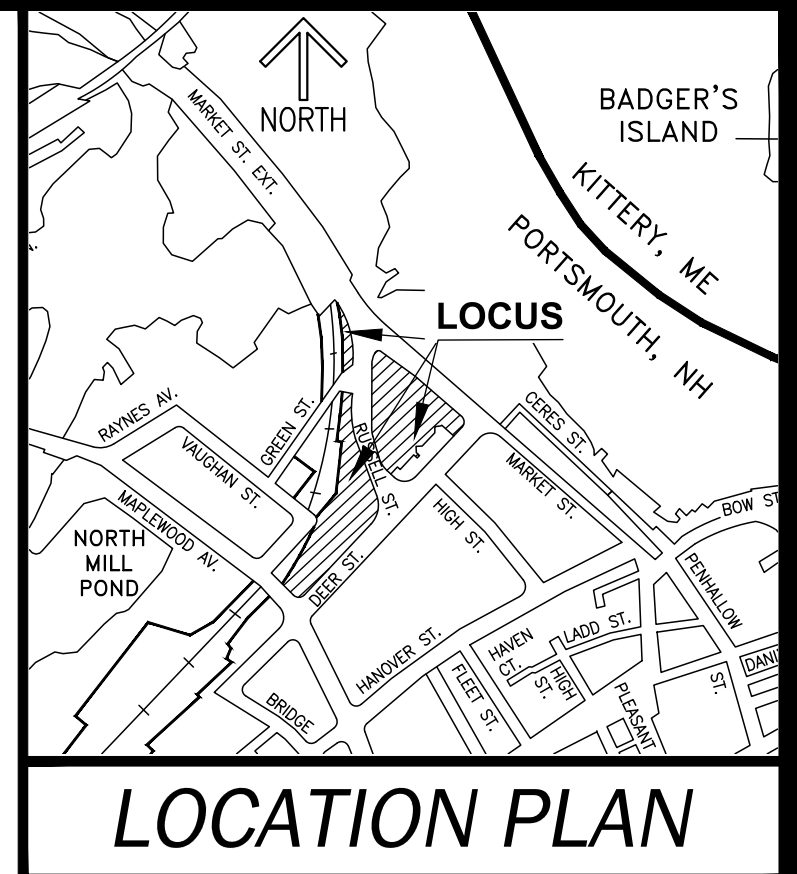
LEGEND

BK./PG.	BOOK / PAGE
Δ	DELTA
R	RADIUS
L	LENGTH OF CURVE
N/F	NOW OR FORMERLY
ELEV.	ELEVATION
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
---	APPROXIMATE ABUTTER LINE
---	PROPERTY LINE
---	WOOD FENCE
---	CHAINLINK FENCE
---	RAILROAD TRACKS
---	BRICK
---	GRAVEL
---	CONCRETE

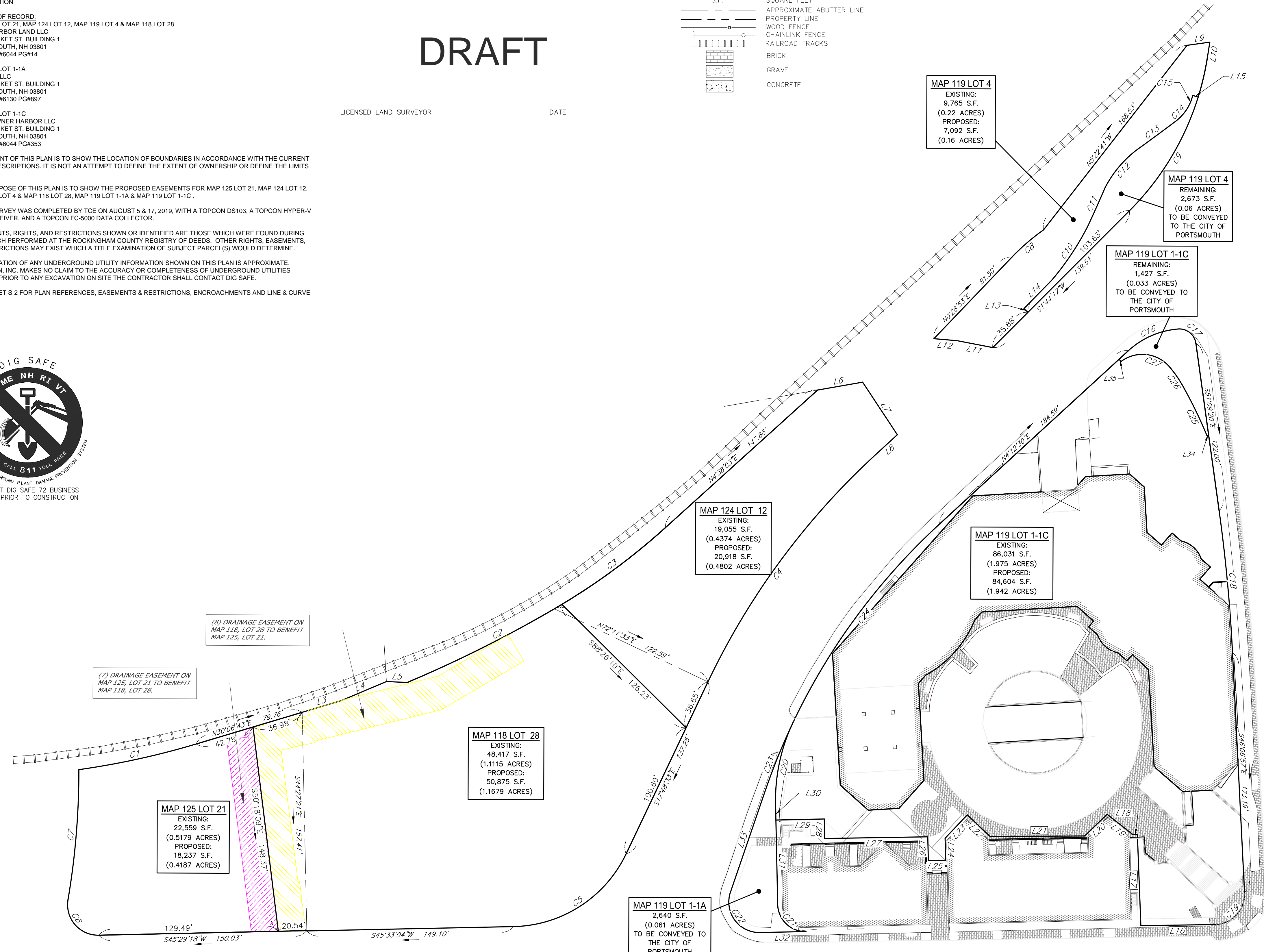
Copyright 2022 © TFMoran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110
 All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.
 This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

DRAFT

LICENSED LAND SURVEYOR _____ DATE _____



- DRAINAGE EASEMENTS:**
- (7) DRAINAGE EASEMENT ON MAP 125, LOT 21 TO BENEFIT MAP 118, LOT 28.
 - (8) DRAINAGE EASEMENT ON MAP 118, LOT 28 TO BENEFIT MAP 125, LOT 21.



40 20 0 40				
Graphic Scale in Feet				
REV.	DATE	DESCRIPTION	DR	CK

ACCESS EASEMENT PLAN
NORTH END MIXED USE
DEER ST., RUSSELL ST., MARKET ST.
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
 OWNED BY
PORT HARBOR LAND LLC, PH LOTS LLC
& PORT OWNER HARBOR LLC

MAP & LOT	
118	28
119	1-1C, 1-1A, 4
124	12
125	21

SCALE: 1" = 40' (22x34)
 1" = 80' (11x17) NOVEMBER 23, 2022

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

45354-12	DR	FB	
	CK	BMK	CADFILE
			SEE MARGIN
			S-4

Nov 23, 2022 - 10:24am F:\MSC Projects\45354 - Market Street - Portsmouth\45354-12 Lot Line Revision Easement Plans-R1.dwg

NOTES:

- THE PARCELS ARE LOCATED IN THE CHARACTER DISTRICT 5 (CD5) & HISTORICAL DISTRICT (HD).
- THE PARCELS SHOWN ON THE TOWN OF PORTSMOUTH ASSESSOR'S MAP 125 LOT 21, MAP 124 LOT 12, MAP 119 LOT 4 & MAP 118 LOT 28, MAP 119 LOT 1-1A & MAP 119 LOT 1-1C.
- THE PARCELS ARE LOCATED IN ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 33015C0259F WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.
- SEE SECTION
- OWNER OF RECORD:
 MAP 125 LOT 21, MAP 124 LOT 12, MAP 119 LOT 4 & MAP 118 LOT 28
 PORT HARBOR LAND LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCRD BK#6044 PG#14




 MAP 119 LOT 1-1A
 PH LOTS LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCRD BK#6130 PG#897

 MAP 119 LOT 1-1C
 PORT OWNER HARBOR LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCRD BK#6044 PG#353
- 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 PROPOSED EASEMENTS FOR MAP 125 LOT 21, MAP 124 LOT 12, MAP 119 LOT 4 & MAP 118 LOT 28, MAP 119 LOT 1-1A & MAP 119 LOT 1-1C.
- FIELD SURVEY WAS COMPLETED BY TCE ON AUGUST 5 & 17, 2019, WITH A TOPCON DS103, A TOPCON HYPER-V GPS RECEIVER, AND A TOPCON FC-5000 DATA COLLECTOR.
- 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.
- SEE SHEET S-2 FOR PLAN REFERENCES, EASEMENTS & RESTRICTIONS, ENCROACHMENTS AND LINE & CURVE TABLES.

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

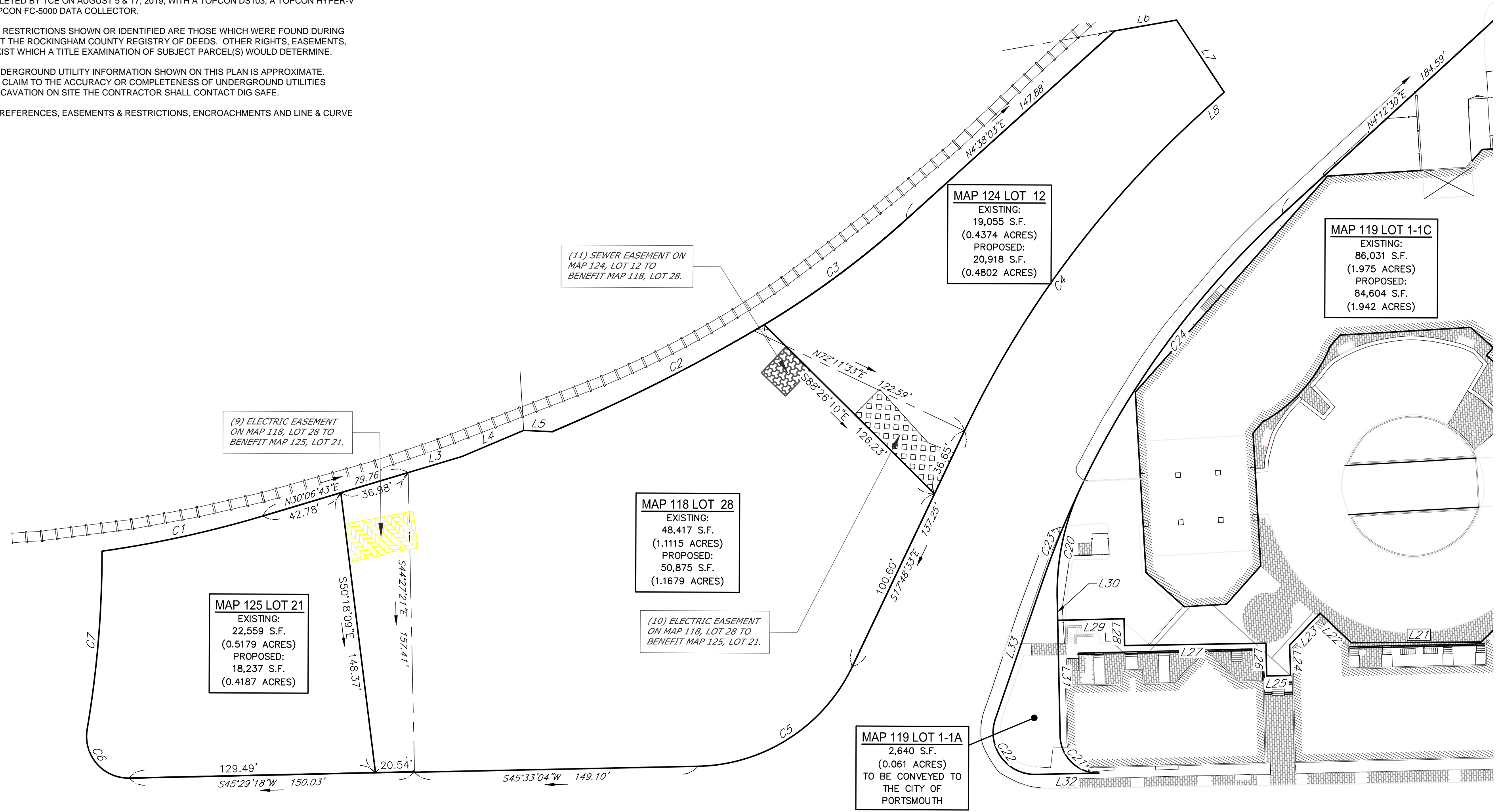
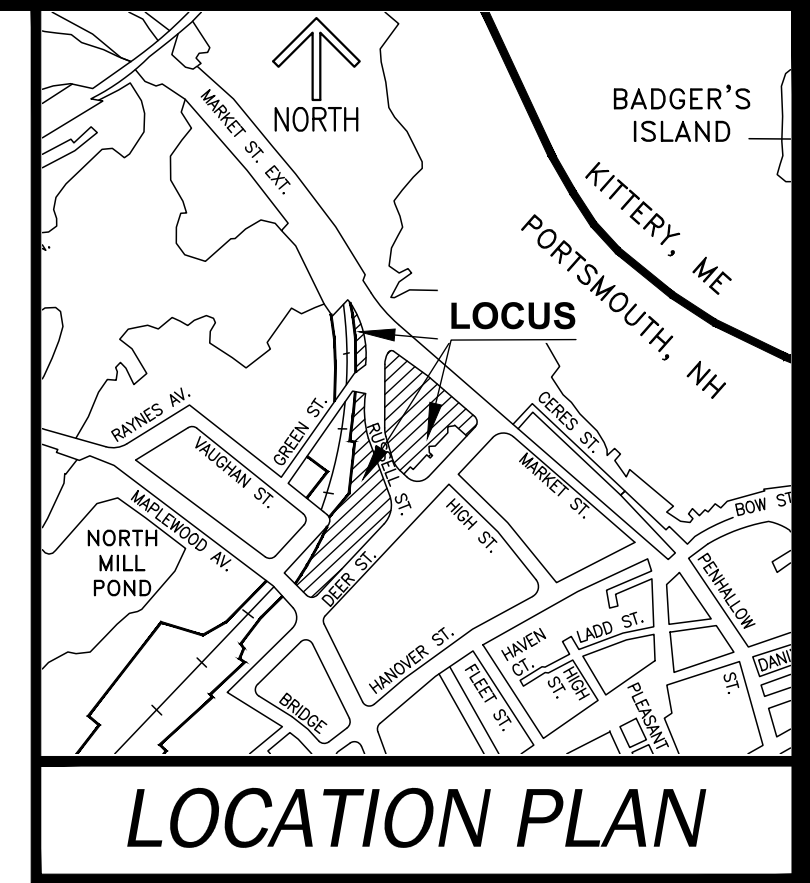
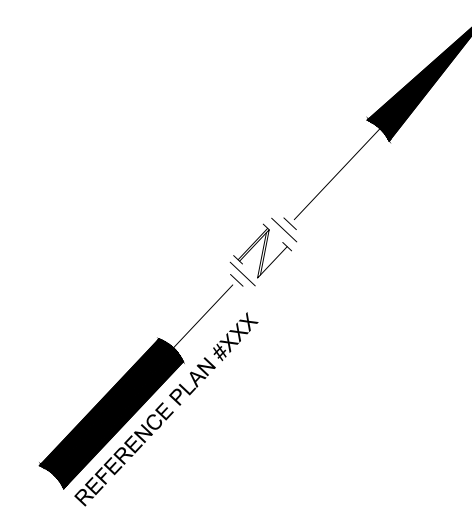
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN MONTH, YEAR. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND 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.

UTILITIES EASEMENTS:

-  (9) ELECTRIC EASEMENT ON MAP 118, LOT 28 TO BENEFIT MAP 125, LOT 21.
-  (10) ELECTRIC EASEMENT ON MAP 118, LOT 28 TO BENEFIT MAP 124, LOT 12.
-  (11) SEWER EASEMENT ON MAP 124, LOT 12 TO BENEFIT MAP 118, LOT 28.

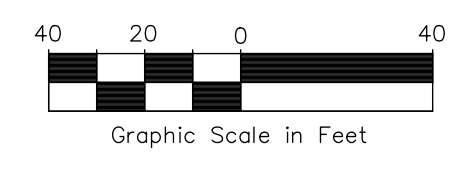
DRAFT

LICENSED LAND SURVEYOR _____ DATE _____




UTILITIES EASEMENT PLAN		MAP & LOT	
NORTH END MIXED USE		118	28
DEER ST., RUSSELL ST., MARKET ST.		119	1-1C, 1-1A, 4
PORTSMOUTH, NEW HAMPSHIRE		124	12
COUNTY OF ROCKINGHAM		125	21
OWNED BY			
PORT HARBOR LAND LLC, PH LOTS LLC & PORT OWNER HARBOR LLC			
SCALE: 1" = 40' (22x34)		NOVEMBER 23, 2022	
1" = 80' (11x17)			

Copyright 2022 © TFMoran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110
 All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.
 This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



REV.	DATE	DESCRIPTION	DR	CK

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	45354-12	DR	FB	
		CK	BMK	CADFILE
				SEE MARGIN
				S-5

Nov 23, 2022 - 10:23am F:\MSC Projects\45354 - Market Street - Portsmouth\45354-12 Lot Line Revision Easement Plans-R1.dwg

NOTES:

- THE PARCELS ARE LOCATED IN THE CHARACTER DISTRICT 5 (CD5) & HISTORICAL DISTRICT (HD).
- THE PARCELS SHOWN ON THE TOWN OF PORTSMOUTH ASSESSOR'S MAP 125 LOT 21, MAP 124 LOT 12, MAP 119 LOT 4 & MAP 119 LOT 1-1A & MAP 119 LOT 1-1C.
- THE PARCELS ARE LOCATED IN ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 33015C0259F WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.
- SEE SECTION
- OWNER OF RECORD:
 MAP 125 LOT 21, MAP 124 LOT 12, MAP 119 LOT 4 & MAP 118 LOT 28
 PORT HARBOR LAND LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCRD BK#6044 PG#14

 MAP 119 LOT 1-1A
 PH LOTS LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCRD BK#6130 PG#897

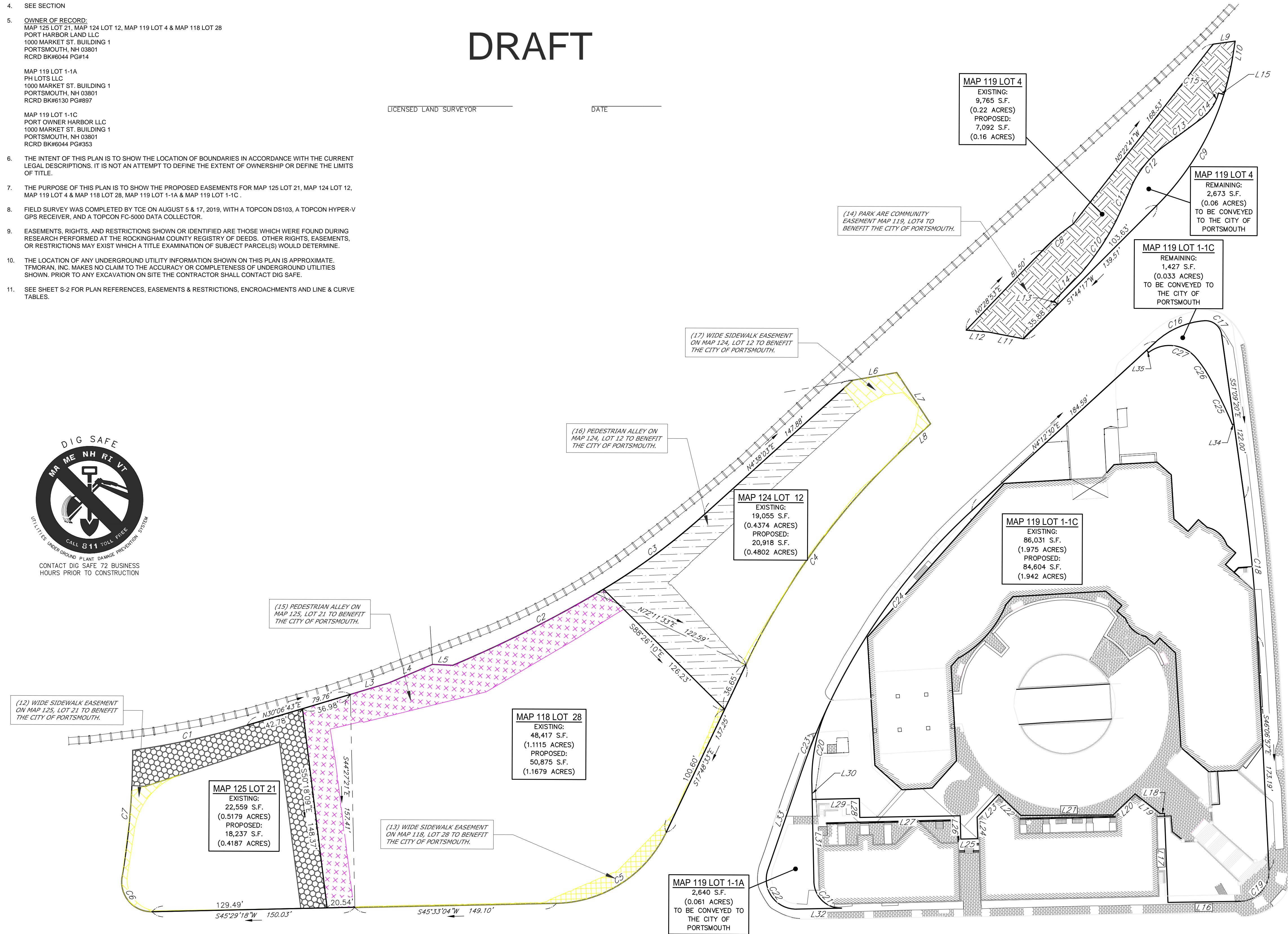
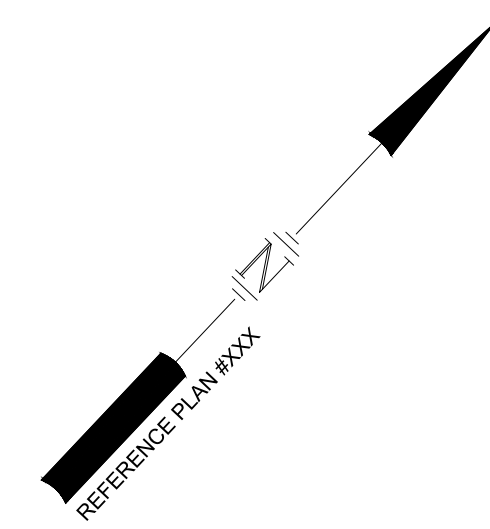
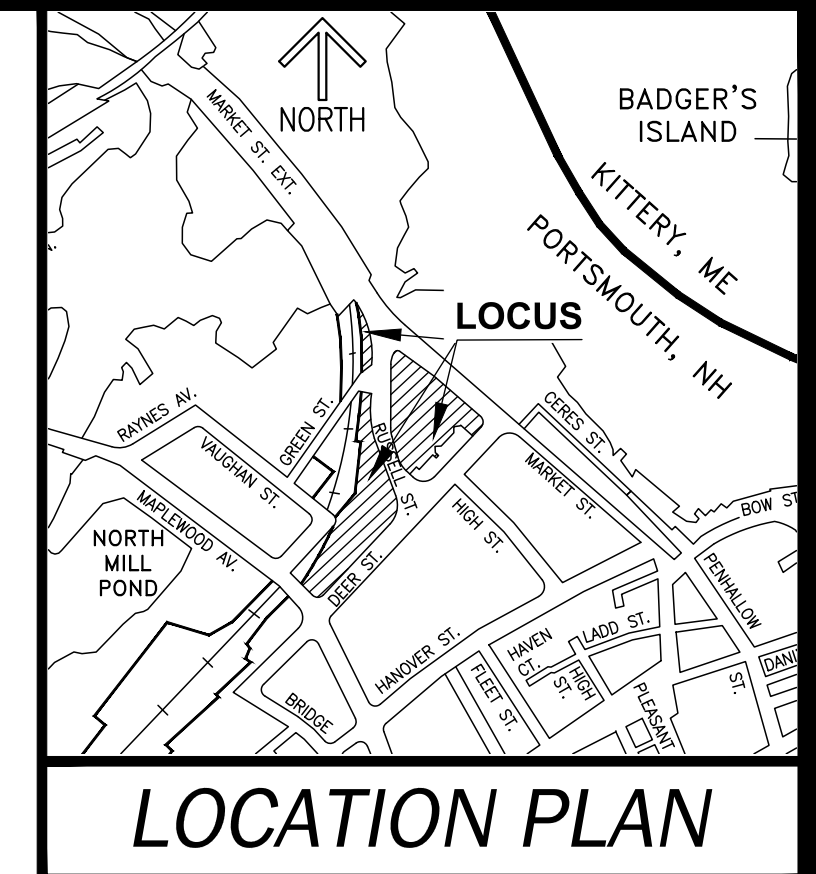
 MAP 119 LOT 1-1C
 PORT OWNER HARBOR LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCRD BK#6044 PG#53
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED EASEMENTS FOR MAP 125 LOT 21, MAP 124 LOT 12, MAP 119 LOT 4 & MAP 118 LOT 28, MAP 119 LOT 1-1A & MAP 119 LOT 1-1C.
- FIELD SURVEY WAS COMPLETED BY TCE ON AUGUST 5 & 17, 2019, WITH A TOPCON DS103, A TOPCON HYPER-V GPS RECEIVER, AND A TOPCON FC-5000 DATA COLLECTOR.
- 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.
- SEE SHEET S-2 FOR PLAN REFERENCES, EASEMENTS & RESTRICTIONS, ENCROACHMENTS AND LINE & CURVE TABLES.

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

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 MONTH, YEAR. 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.

DRAFT

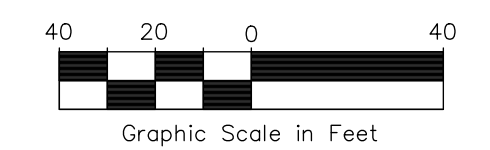
LICENSED LAND SURVEYOR _____ DATE _____



COMMUNITY SPACE EASEMENTS:

- (12) WIDE SIDEWALK EASEMENT ON MAP 125, LOT 21 TO BENEFIT THE CITY OF PORTSMOUTH.
- (13) WIDE SIDEWALK EASEMENT ON MAP 118, LOT 28 TO BENEFIT THE CITY OF PORTSMOUTH.
- (14) WIDE SIDEWALK EASEMENT ON MAP 124, LOT 12 TO BENEFIT THE CITY OF PORTSMOUTH.
- (15) PEDESTRIAN ALLEY ON MAP 125, LOT 21 TO BENEFIT THE CITY OF PORTSMOUTH.
- (16) PEDESTRIAN ALLEY ON MAP 118, LOT 28 TO BENEFIT THE CITY OF PORTSMOUTH.
- (17) PEDESTRIAN ALLEY ON MAP 124, LOT 12 TO BENEFIT THE CITY OF PORTSMOUTH.
- (18) PARK ARE COMMUNITY EASEMENT MAP 119, LOT 4 TO BENEFIT THE CITY OF PORTSMOUTH.

Copyright 2022 © TFMoran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110
 All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.
 This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



REV.	DATE	DESCRIPTION	DR	CK

COMMUNITY SPACE EASEMENT PLAN
NORTH END MIXED USE
DEER ST., RUSSELL ST., MARKET ST.
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
 OWNED BY
PORT HARBOR LAND LLC, PH LOTS LLC
& PORT OWNER HARBOR LLC

MAP	&	LOT
118		28
119		1-1C, 1-1A, 4
124		12
125		21

SCALE: 1" = 40' (22x34)
 1" = 80' (11x17)

NOVEMBER 23, 2022

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

45354-12	DR	FB	
	CK	BK	CADFILE
			SEE MARGIN
			S-6

Nov 23, 2022 - 10:23am
 F:\MSC Projects\45354 - Market Street - Portsmouth\45354-12 Lot Line Revision Easement Plans-R1.dwg

Last Saved: 5/19/2023
 Plotted On: May 22, 2023 9:37am By: Ckrzouk
 Tighe & Bond 11/15/2023 Two International Group 002 Russell Street Development Drawings Figures AutoCAD 15037-002-C-DSGN.dwg

- GENERAL NOTES:**
- THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
 - COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAY WITH THE CITY OF PORTSMOUTH.
 - THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
 - THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES AND COMPLY WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
 - THE CONTRACTOR SHALL OBTAIN AND PAY FOR AND COMPLY WITH ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
 - THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES AND SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
 - ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES & SPECIFICATIONS.
 - ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
 - CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.
 - CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
 - SEE EXISTING CONDITIONS PLAN FOR BENCH MARK INFORMATION.
 - APPLICANT SHALL SUBMIT, AS PART OF THE FINAL POST APPROVAL PROCEDURES, RELEVANT PTP INFORMATION USING THE MOST RECENT ONLINE DATA PORTAL CURRENTLY MANAGED BY THE UNH STORMWATER CENTER. THE PLANNING DEPARTMENT SHALL BE NOTIFIED AND COPIED OF THE PTP DATA SUBMITTAL.
 - A VIDEO INSPECTION OF THE EXISTING SEWER AND DRAIN LINES ON MAPLEWOOD AVENUE, DEER STREET AND RUSSELL STREET SHALL BE COMPLETED AND PROVIDED TO PORTSMOUTH DPW BOTH BEFORE AND AFTER CONSTRUCTION.
 - CONTRACTOR SHALL INSTALL INTERSECTION VIDEO DETECTION FOR MAPLEWOOD AVENUE AND DEER STREET INTERSECTION. COORDINATE WITH THE CITY OF PORTSMOUTH TRAFFIC DEPARTMENT.

- DEMOLITION NOTES:**
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
 - ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
 - COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
 - ANY EXISTING WORK OR PROPERTY DAMAGED BY CONSTRUCTION OR DEMOLITION ACTIVITIES SHALL BE REPAIRED OR REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - SAW CUT AND REMOVE PAVEMENT ONE (1) FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
 - ALL UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY AND CITY OF PORTSMOUTH STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY IS ACTIVE, AND SERVICES ANY ON OR OFF-SITE STRUCTURE TO REMAIN. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
 - PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
 - THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE PADS, UTILITIES AND PAVEMENT WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE, PAVEMENT, CURBS, LIGHTING, MANHOLES, CATCH BASINS, UNDER GROUND PIPING, POLES, STAIRS, SIGNS, FENCES, RAMPS, WALLS, BOLLARDS, BUILDING SLABS, FOUNDATION, TREES AND LANDSCAPING.
 - REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
 - CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED SURVEYOR TO REPLACE DISTURBED MONUMENTS.
 - PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS/CURB INLETS WITHIN CONSTRUCTION LIMITS AS WELL AS CATCH BASINS/CURB INLETS THAT RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INLET PROTECTION BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE "HIGH FLOW SILT SACK" BY ACF ENVIRONMENTAL OR EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN EVENT 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 THE FABRIC BECOMES CLOGGED OR SEDIMENT HAS ACCUMULATED TO 1/3 THE DESIGN DEPTH OF THE BARRIER.
 - THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
 - SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
 - THE CONTRACTOR SHALL REMOVE AND SALVAGE EXISTING GRANITE CURB FOR REUSE.

- SITE NOTES:**
- PAVEMENT MARKINGS SHALL BE INSTALLED AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, FIRE LANES, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES. ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE PAVEMENT MARKINGS. ALL THERMOPLASTIC PAVEMENT MARKINGS INCLUDING LEGENDS, ARROWS, CROSSWALKS AND STOP BARS SHALL MEET THE REQUIREMENTS OF AASHTO M249. ALL PAINTED PAVEMENT MARKINGS INCLUDING CENTERLINES, LANE LINES AND PAINTED MEDIANS SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F".
 - ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
 - SEE DETAILS FOR PAVEMENT MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
 - CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES.
 - PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
 - STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE, WHITE THERMOPLASTIC AND CONFORM TO CURRENT MUTCD STANDARDS.
 - CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
 - CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
 - ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE PAINTED YELLOW.
 - COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
 - SEE ARCHITECTURAL/BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
 - THE APPLICANT SHALL HAVE A SITE SURVEY CONDUCTED BY A RADIO COMMUNICATIONS CARRIER APPROVED BY THE CITY'S COMMUNICATIONS DIVISION. THE RADIO COMMUNICATIONS CARRIER MUST BE FAMILIAR AND CONVERSANT WITH THE POLICE AND RADIO CONFIGURATION. IF THE SITE SURVEY INDICATES 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 OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR THE CITY.
 - ALL TREES PLANTED ARE TO BE INSTALLED UNDER THE SUPERVISION OF THE CITY OF PORTSMOUTH DPW USING STANDARD INSTALLATION METHODS.
 - A TEMPORARY SUPPORT OF EXCAVATION (SOE) PLAN SHALL BE PREPARED BY THE APPLICANT'S CONTRACTOR TO CONFIRM ANY TEMPORARY ENCUMBRANCES OF THE CITY'S RIGHT-OF-WAY. IF LICENSES ARE REQUIRED FOR THE SOE, THE APPLICANT WILL BE REQUIRED TO OBTAIN THESE FROM THE CITY PRIOR TO CONSTRUCTION.
 - THE PROPERTY MANAGER WILL BE RESPONSIBLE FOR TIMELY SNOW REMOVAL FROM ALL PRIVATE SIDEWALKS, DRIVEWAYS, AND PARKING AREAS. ALL SNOW REMOVAL WILL BE HAULED OFF-SITE AND LEGALLY DISPOSED OF.
 - THE STREET LIGHTING TYPE TO BE HISTORIC STYLE FIXTURES AND POLE TO MATCH EXISTING LIGHTING ON SOUTH SIDE OF DEER STREET.
 - CONSTRUCTION SEQUENCING OF NORTH COMMUNITY PARK SHALL BE COORDINATED WITH MARKET STREET AND RUSSELL STREET INTERSECTION CONSTRUCTION. NORTH COMMUNITY PARK SHALL NOT BE CONSTRUCTED UNTIL THE INTERSECTION ROUNDABOUT HAS BEEN CONSTRUCTED.
 - THE PROPOSED LOADING ZONE SHALL BE REVIEWED BY THE PARKING & TRAFFIC SAFETY COMMITTEE FOR RECOMMENDATION TO CITY COUNCIL.
 - THE APPLICANT'S CONTRACTOR SHALL PREPARE A CONSTRUCTION MANAGEMENT AND MITIGATION PLAN (CMMP) FOR REVIEW AND APPROVAL BY THE CITY'S LEGAL AND PLANNING DEPARTMENTS.
 - THE FINAL STYLE AND COLOR OF THE RRFB POLES SHALL BE APPROVED BY PORTSMOUTH DPW PRIOR TO CONSTRUCTION.
 - THE FINAL LOCATION OF THE RRFB SHALL BE DETERMINED IN FIELD.

- GRADING AND DRAINAGE NOTES:**
- COMPACTION REQUIREMENTS:
BELOW PAVED OR CONCRETE AREAS 95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL 95%
BELOW LOAM AND SEED AREAS 90%
* ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
 - ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR EQUAL) UNLESS OTHERWISE SPECIFIED.
 - ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
 - CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
 - ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
 - ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NHDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
 - ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4' SUMPS.

- EROSION CONTROL NOTES:**
- SEE SHEET C-501 FOR GENERAL EROSION CONTROL NOTES AND DETAILS.

- UTILITY NOTES:**
- COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
 - NATURAL GAS - UNTILL
 - WATER/SEWER - CITY OF PORTSMOUTH
 - ELECTRIC - EVERSOURCE
 - COMMUNICATIONS - COMCAST/CONSOLIDATED COMMUNICATIONS/FIRST LIGHT
 - ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, CEMENT LINED DUCTILE IRON PIPE.
 - ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE CITY OF PORTSMOUTH WATER DEPARTMENT.
 - ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
 - CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
 - CONNECTION TO EXISTING WATER MAIN SHALL BE CONSTRUCTED TO CITY OF PORTSMOUTH STANDARDS.
 - 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.
 - ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
 - THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
 - ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
 - THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
 - CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
 - 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.
 - SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN
 - HYDRANTS, GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
 - COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
 - ALL SEWER PIPE WITH LESS THAN 6' OF COVER IN PAVED AREAS OR LESS THAN 4' OF COVER IN UNPAVED AREAS SHALL BE INSULATED.
 - 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.
 - SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER.
 - CONTRACTOR SHALL CONSTRUCT ALL UTILITIES AND DRAINS TO WITHIN 10' OF THE FOUNDATION WALLS AND CONNECT THESE TO SERVICE STUBS FROM THE BUILDING.
 - FINAL LOCATIONS OF ALL UTILITY LINES SHALL BE APPROVED BY THE CITY OF PORTSMOUTH DPW PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL PERFORM TEST PITS TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER IF LOCATIONS DIFFER FROM PLAN.
 - CONTRACTOR SHALL COMPLETE PRE AND POST BLAST SURVEY AND MONITORING OF THE EXISTING SEWER LINE ALONG DEER STREET.

- LANDSCAPE NOTES:**
- SEE SHEET L-100 FOR LANDSCAPE NOTES.

- EXISTING CONDITIONS PLAN NOTES:**
- EXISTING CONDITIONS ARE BASED ON A FIELD SURVEY PERFORMED BY MSC CIVIL ENGINEERS & LAND SURVEYORS, INC., SEE REFERENCE PLAN #1.

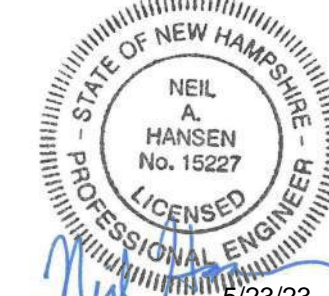
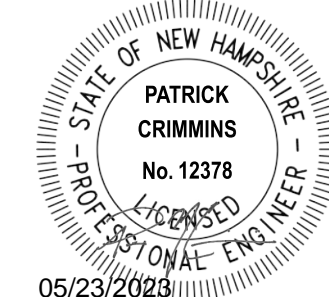
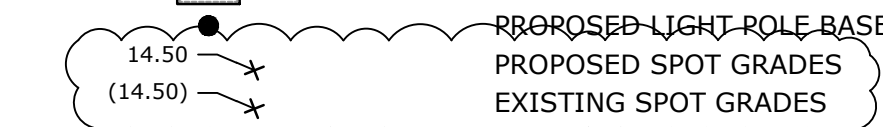
- REFERENCE PLANS:**
- "EXISTING FEATURES PLAN MAP 118 LOT 28, MAP 119 LOT 4, MAP 124 LOT 12 AND MAP 125 LOT 21" PREPARED BY MSC CIVIL ENGINEERS AND LAND SURVEYORS, INC., DATED JANUARY 16, 2015.

ABBREVIATIONS

- TBR TO BE REMOVED
- BLDG BUILDING
- TYP TYPICAL
- COORD COORDINATE
- 30'R CURB RADIUS
- SSWL SINGLE SOLID WHITE LINE
- DSYL DOUBLE SOLID YELLOW LINE
- VGC VERTICAL GRANITE CURB
- SGC SLOPED GRANITE CURB
- FGC FLUSH GRANITE CURB
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TS TOP OF STEP
- BS BOTTOM OF STEP
- HDPE HIGH-DENSITY POLYETHYLENE
- FF FINISH FLOOR
- VIF VERIFY IN FIELD

LEGEND

- PROPOSED SAWCUT
- LIMIT OF WORK
- PROPOSED SILT SOCK
- APPROXIMATE LIMIT OF PAVEMENT TO BE REMOVED
- PROPOSED CONSTRUCTION EXIT
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED BUILDING
- PROPOSED PAVEMENT SECTION
- PROPOSED MILL AND OVERLAY SECTION
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BRICK SIDEWALK
- PROPOSED BOLLARD
- PROPOSED MAJOR CONTOUR LINE
- PROPOSED MINOR CONTOUR LINE
- PROPOSED DRAIN LINE (TYP)
- INLET PROTECTION SILT SACK
- PROPOSED CATCHBASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED YARD DRAIN
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER TO BE REMOVED
- EXISTING UNDERGROUND TELECOMMUNICATION
- EXISTING WATER
- EXISTING GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD UTILITY
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED GAS
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND TELECOMMUNICATION
- EXISTING CATCHBASIN
- EXISTING DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING ELECTRIC MANHOLE
- EXISTING TELEPHONE MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED GAS VALVE
- PROPOSED ELECTRIC MANHOLE
- PROPOSED LIGHT POLE BASE
- PROPOSED SPOT GRADES
- EXISTING SPOT GRADES



North End Mixed Use Development

Two International Group

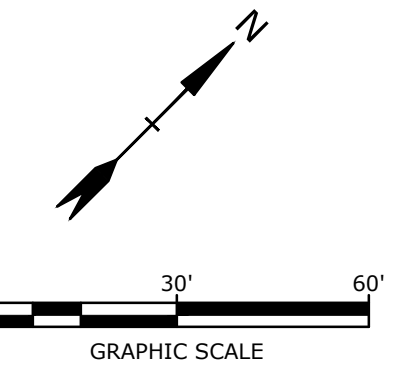
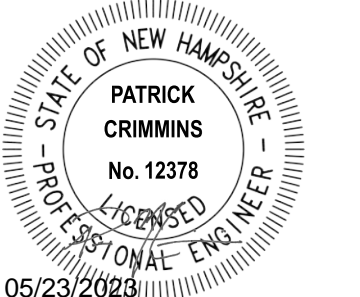
Russell Street & Deer Street
Portsmouth, NH

MARK	DATE	DESCRIPTION
I	5/22/2023	AoT Resubmission
H	12/5/2022	AoT Submission
G	11/23/2022	PB Submission
F	11/18/2022	Traffic Peer Review
E	10/20/2022	TAC Resubmission
D	9/28/2022	Intersection Realignment
C	9/22/2022	TAC Resubmission
B	8/25/2022	TAC Resubmission
A	7/21/2022	TAC Resubmission

PROJECT NO:	T5037-002
DATE:	May 24, 2022
FILE:	T5037-002-C-DSGN.DWG
DRAWN BY:	CJK
CHECKED:	NAH
APPROVED:	PMC

GENERAL NOTES AND LEGEND

SCALE: AS SHOWN



North End Mixed Use Development

Two International Group

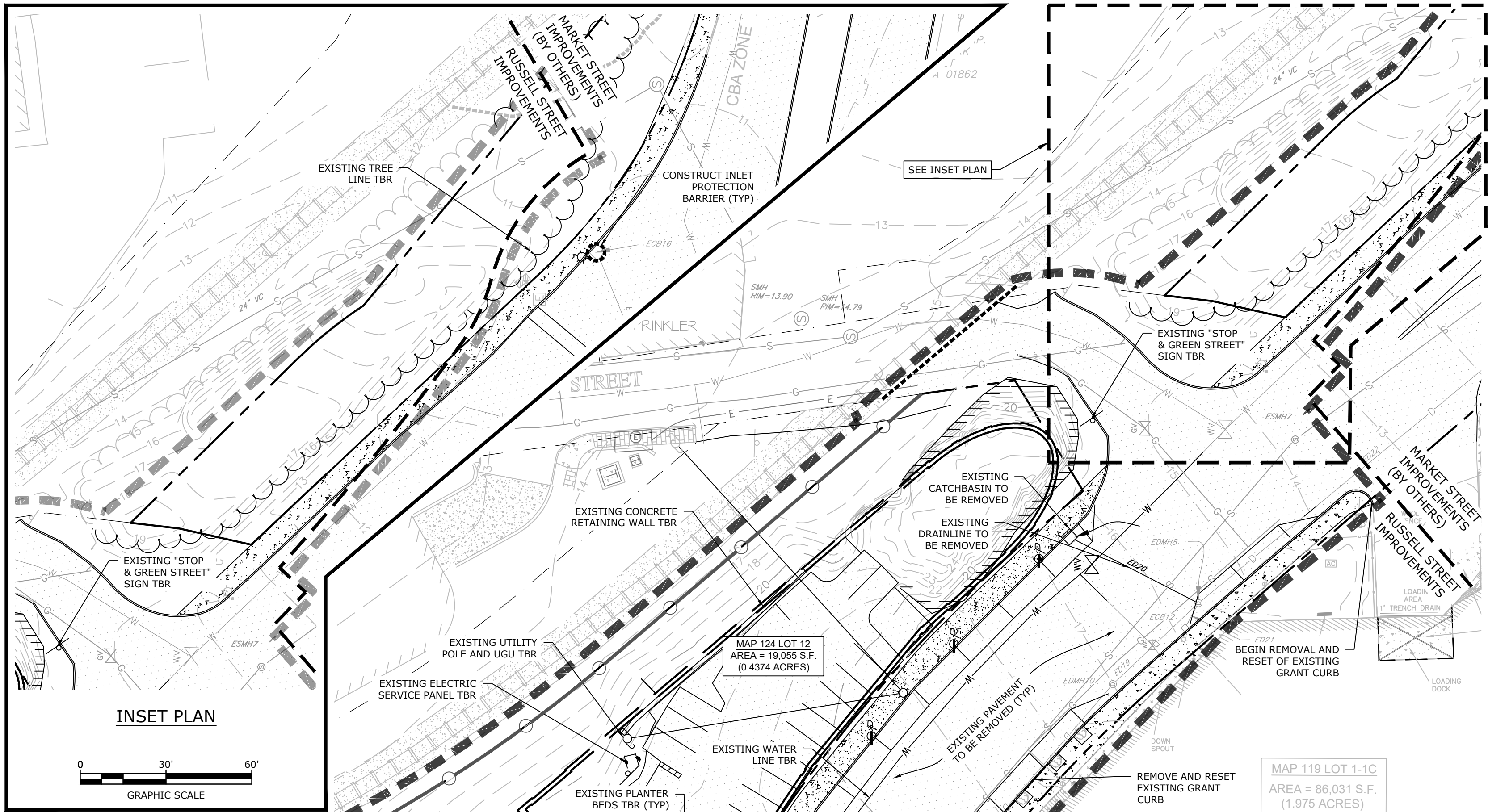
Russell Street & Deer Street
Portsmouth, NH

MARK	DATE	DESCRIPTION
I	5/22/2023	AoT Resubmission
H	12/5/2022	AoT Submission
G	11/23/2022	PB Submission
F	11/18/2022	Traffic Peer Review
E	10/20/2022	TAC Resubmission
D	9/28/2022	Intersection Realignment
C	9/22/2022	TAC Resubmission
B	8/25/2022	TAC Resubmission
A	7/21/2022	TAC Resubmission

PROJECT NO:	T5037-002
DATE:	May 24, 2022
FILE:	T5037-002-C-DSGN.DWG
DRAWN BY:	CIK
CHECKED BY:	NAH
APPROVED BY:	PMC

EXISTING CONDITIONS, DEMOLITION & EROSION CONTROL PLAN

SCALE: AS SHOWN



EXISTING DRAINAGE PIPE SCHEDULE

LINE#	LENGTH	TYPE	SLOPE
ED1	9'	12" CONC	S=-0.078
ED2	38'	12" CONC	S=-0.0205
ED3	62'	12" CONC	S=-0.0319
ED4	10'	12" CONC	S=-0.0111
ED5	39'	12" CONC	S=-0.0205
ED6	45'	12" CONC	S=-0.004
ED7	9'	12" CONC	S=-0.001
ED8	32'	12" CONC	S=-0.0028
ED9	18'	12" PVC	S=-0.0077
ED10	27'	12" CONC	S=-0.0062
ED11	116'	12" CONC	S=-0.0043
ED12	44'	12" CONC	S=-0.005
ED13	30'	12" CMP	S=0.0216
ED14	202'	12" CONC	S=-0.0091
ED15	33'	12" CONC	S=-0.006
ED16	32'	12" CONC	S=-0.0009
ED17	186'	6" PVC	UNKNOWN
ED18	210'	12" CONC	S=-0.0369
ED19	38'	12" CONC	S=-0.0186
ED20	47'	12" CONC	S=-0.0055
ED21	7'	12" CONC	S=-0.0157
ED22	223'	12" CONC	S=-0.0189
ED23	59'	12" CONC	S=-0.0145
ED24	6'	12" CONC	S=-0.0000
ED25	52'	12" CONC	S=-0.0153
ED26	34'	12" CONC	S=-0.0138
ED27	241'	12" CONC	S=-0.0076
ED28	161'	48" CONC	S=-0.0047
ED29	104'	48" CONC	S=-0.0047
ED30	252'	48" CONC	S=-0.0047

EXISTING SEWER PIPE SCHEDULE

LINE#	LENGTH	TYPE	SLOPE
ES1	153'	24" RCP	S=-0.0035
ES2	66'	24" RCP	S=-0.0022
ES3	116'	24" RC	S=-0.0026
ES4	82'	48" BOX	S=-0.0019
ES5	47'	48" BOX	UNKNOWN
ES6	109'	48" BOX	S=-0.005
ES7	7'	8" VC	S=-0.0228
ES8	276'	8" VC	S=-0.0228
ES9	33'	8" VC	S=-0.0230
ES10	294'	8" AC	S=-0.0249
ES11	170'	8" AC	S=-0.0241
ES12	47'	8" AC	UNKNOWN

EXISTING DRAINAGE SCHEDULE

LINE#	TYPE	INVERT	OUTLET
ECB1	RIM=15.36	INV. IN=11.88 (ED1)	INV. OUT=11.88 (ED1)
ECB2	RIM=15.31	INV. OUT=12.11 (ED2)	
ECB3	RIM=13.39	INV. IN=8.69 (ED4)	
ECB4	RIM=13.91	INV. OUT=9.59 (ED5)	
ECB5	RIM=13.73	INV. OUT=10.42 (ED7)	
ECB6	RIM=14.06	INV. OUT=9.42 (ED10)	
ECB7	RIM=14.48	INV. OUT=10.26 (ED9)	
ECB8	RIM=16.49	INV. OUT=12.74 (ED12)	
ECB9	RIM=15.78	INV. OUT=13.15 (ED13)	
ECB10	RIM=22.49	INV. OUT=19.39 (ED15)	
ECB11	RIM=22.51	INV. OUT=19.46 (ED16)	
ECB12	RIM=15.69	INV. OUT=12.39 (ED21)	
ECB13	RIM=15.76	INV. OUT=12.52 (ED20)	
ECB14	RIM=10.43	INV. OUT=6.97 (ED26)	
ECB15	RIM=10.00	INV. OUT=6.74 (ED24)	
ECB16	RIM=9.82	INV. OUT=6.80 (ED23)	
ECB17	RIM=23.85	INV. OUT=20.21 (ED27)	
EDM6	RIM=25.21	INV. IN(SE)=19.93	INV. OUT=19.97 (ED14)
EDM7	RIM=22.94	INV. IN=19.49 (ED16)	
EDM8	RIM=15.58	INV. IN=12.26 (ED20)	
EDM9	RIM=11.06	INV. IN=6.50 (ED26)	
EDM10	RIM=16.89	INV. IN=10.43 (ED18)	
EDM11	RIM=10.14	INV. IN=6.96 (ED23)	
EDM12	RIM=11.55	INV. IN=3.81 (ED27)	
EDM13	RIM=11.45	INV. IN=2.37 (ED29)	
EDM14	RIM=18.09	INV. IN=-0.80 (ES7)	
EDM15	RIM=18.23	INV. 8" VC=9.83 (ES8)	
EDM16	RIM=19.42	INV. 6" VC(N)=12.40	
EDM17	RIM=17.16	INV. 4" C(N)=13.69	
EDM18	RIM=14.05	INV. IN(E)=8.00	
EDM19	RIM=14.16	INV. IN(E)=8.00	
EDM20	RIM=14.16	INV. IN(S)=17.16	
EDM21	RIM=14.05	INV. IN(E)=8.00	
EDM22	RIM=14.16	INV. IN(E)=8.00	
EDM23	RIM=14.16	INV. IN(E)=8.00	
EDM24	RIM=14.16	INV. IN(E)=8.00	
EDM25	RIM=14.16	INV. IN(E)=8.00	
EDM26	RIM=14.16	INV. IN(E)=8.00	
EDM27	RIM=14.16	INV. IN(E)=8.00	
EDM28	RIM=14.16	INV. IN(E)=8.00	
EDM29	RIM=14.16	INV. IN(E)=8.00	
EDM30	RIM=14.16	INV. IN(E)=8.00	
EDM31	RIM=14.16	INV. IN(E)=8.00	
EDM32	RIM=14.16	INV. IN(E)=8.00	
EDM33	RIM=14.16	INV. IN(E)=8.00	
EDM34	RIM=14.16	INV. IN(E)=8.00	
EDM35	RIM=14.16	INV. IN(E)=8.00	
EDM36	RIM=14.16	INV. IN(E)=8.00	
EDM37	RIM=14.16	INV. IN(E)=8.00	
EDM38	RIM=14.16	INV. IN(E)=8.00	
EDM39	RIM=14.16	INV. IN(E)=8.00	
EDM40	RIM=14.16	INV. IN(E)=8.00	
EDM41	RIM=14.16	INV. IN(E)=8.00	
EDM42	RIM=14.16	INV. IN(E)=8.00	
EDM43	RIM=14.16	INV. IN(E)=8.00	
EDM44	RIM=14.16	INV. IN(E)=8.00	
EDM45	RIM=14.16	INV. IN(E)=8.00	
EDM46	RIM=14.16	INV. IN(E)=8.00	
EDM47	RIM=14.16	INV. IN(E)=8.00	
EDM48	RIM=14.16	INV. IN(E)=8.00	
EDM49	RIM=14.16	INV. IN(E)=8.00	
EDM50	RIM=14.16	INV. IN(E)=8.00	
EDM51	RIM=14.16	INV. IN(E)=8.00	
EDM52	RIM=14.16	INV. IN(E)=8.00	
EDM53	RIM=14.16	INV. IN(E)=8.00	
EDM54	RIM=14.16	INV. IN(E)=8.00	
EDM55	RIM=14.16	INV. IN(E)=8.00	
EDM56	RIM=14.16	INV. IN(E)=8.00	
EDM57	RIM=14.16	INV. IN(E)=8.00	
EDM58	RIM=14.16	INV. IN(E)=8.00	
EDM59	RIM=14.16	INV. IN(E)=8.00	
EDM60	RIM=14.16	INV. IN(E)=8.00	
EDM61	RIM=14.16	INV. IN(E)=8.00	
EDM62	RIM=14.16	INV. IN(E)=8.00	
EDM63	RIM=14.16	INV. IN(E)=8.00	
EDM64	RIM=14.16	INV. IN(E)=8.00	
EDM65	RIM=14.16	INV. IN(E)=8.00	
EDM66	RIM=14.16	INV. IN(E)=8.00	
EDM67	RIM=14.16	INV. IN(E)=8.00	
EDM68	RIM=14.16	INV. IN(E)=8.00	
EDM69	RIM=14.16	INV. IN(E)=8.00	
EDM70	RIM=14.16	INV. IN(E)=8.00	
EDM71	RIM=14.16	INV. IN(E)=8.00	
EDM72	RIM=14.16	INV. IN(E)=8.00	
EDM73	RIM=14.16	INV. IN(E)=8.00	
EDM74	RIM=14.16	INV. IN(E)=8.00	
EDM75	RIM=14.16	INV. IN(E)=8.00	
EDM76	RIM=14.16	INV. IN(E)=8.00	
EDM77	RIM=14.16	INV. IN(E)=8.00	
EDM78	RIM=14.16	INV. IN(E)=8.00	
EDM79	RIM=14.16	INV. IN(E)=8.00	
EDM80	RIM=14.16	INV. IN(E)=8.00	
EDM81	RIM=14.16	INV. IN(E)=8.00	
EDM82	RIM=14.16	INV. IN(E)=8.00	
EDM83	RIM=14.16	INV. IN(E)=8.00	
EDM84	RIM=14.16	INV. IN(E)=8.00	
EDM85	RIM=14.16	INV. IN(E)=8.00	
EDM86	RIM=14.16	INV. IN(E)=8.00	
EDM87	RIM=14.16	INV. IN(E)=8.00	
EDM88	RIM=14.16	INV. IN(E)=8.00	
EDM89	RIM=14.16	INV. IN(E)=8.00	
EDM90	RIM=14.16	INV. IN(E)=8.00	
EDM91	RIM=14.16	INV. IN(E)=8.00	
EDM92	RIM=14.16	INV. IN(E)=8.00	
EDM93	RIM=14.16	INV. IN(E)=8.00	
EDM94	RIM=14.16	INV. IN(E)=8.00	
EDM95	RIM=14.16	INV. IN(E)=8.00	
EDM96	RIM=14.16	INV. IN(E)=8.00	
EDM97	RIM=14.16	INV. IN(E)=8.00	
EDM98	RIM=14.16	INV. IN(E)=8.00	
EDM99	RIM=14.16	INV. IN(E)=8.00	
EDM100	RIM=14.16	INV. IN(E)=8.00	

EXISTING SEWER SCHEDULE

LINE#	TYPE	INVERT	OUTLET
ESM1	RIM=16.09	INV. IN(W)=1.18	INV. OUT=1.10 (ES1)
ESM2	RIM=15.13	INV. IN=0.34 (ES2)	
ESM3	RIM=14.18	INV. IN=0.56 (ES2)	
ESM4	RIM=14.16	INV. IN=0.19 (ES3)	
ESM5	RIM=16.43	INV. IN=1.00	INV. OUT=-0.22 (ES3)
ESM6	RIM=22.60	INV. IN(SE)=15.24	INV. OUT=15.20 (ES10)
ESM7	RIM=14.05	INV. IN(E)=8.00	
ESM8	RIM=14.16	INV. IN(E)=8.00	
ESM9	RIM=20.88	CHANNEL=-1.07	INV. IN 8"=13.60
ESM10	RIM=24.86	INV. IN=17.22	INV. OUT=17.03 (ES9)
ESM11	RIM=24.39	INV. IN=16.27 (ES9)	INV. OUT=16.08 (ES8)
ESM12	RIM=23.25	INV. IN=-0.89 (ES6)	INV. OUT=UNKNOWN (ES5)
ESM13	RIM=19.42	INV. 4" C(N)=13.69	INV. 6" N=7.87
ESM14	RIM=17.16	INV. 6" VC(N)=12.25	INV. 8" VC(E)=12.40
ESM15	RIM=14.05	INV. IN(E)=8.00	
ESM16	RIM=14.16	INV. IN(E)=8.00	
ESM17	RIM=14.16	INV. IN(E)=8.00	
ESM18	RIM=14.16	INV. IN(E)=8.00	
ESM19	RIM=14.16	INV. IN(E)=8.00	
ESM20	RIM=14.16	INV. IN(E)=8.00	
ESM21	RIM=14.16	INV. IN(E)=8.00	
ESM22	RIM=14.16	INV. IN(E)=8.00	
ESM23	RIM=14.16	INV. IN(E)=8.00	
ESM24	RIM=14.16	INV. IN(E)=8.00	
ESM25	RIM=14.16	INV. IN(E)=8.00	
ESM26	RIM=14.16	INV. IN(E)=8.00	
ESM27	RIM=14.16	INV. IN(E)=8.00	
ESM28	RIM=14.16	INV. IN(E)=8.00	
ESM29	RIM=14.16	INV. IN(E)=8.00	
ESM30	RIM=14.16	INV. IN(E)=8.00	
ESM31	RIM=14.16	INV. IN(E)=8.00	
ESM32	RIM=14.16	INV. IN(E)=8.00	
ESM33	RIM=14.16	INV. IN(E)=8.00	
ESM34	RIM=14.16	INV. IN(E)=8.00	
ESM35	RIM=14.16	INV. IN(E)=8.00	
ESM36	RIM=14.16	INV. IN(E)=8.00	
ESM37	RIM=14.16	INV. IN(E)=8.00	
ESM38	RIM=14.16	INV. IN(E)=8.00	
ESM39	RIM=14.16	INV. IN(E)=8.00	
ESM40	RIM=14.16	INV. IN(E)=8.00	
ESM41	RIM=14.16	INV. IN(E)=8.00	
ESM42	RIM=14.16	INV. IN(E)=8.00	
ESM43	RIM=14.16	INV. IN(E)=8.00	
ESM44	RIM=14.16	INV. IN(E)=8.00	
ESM45	RIM=14.16	INV. IN(E)=8.00	
ESM46	RIM=14.16	INV. IN(E)=8.00	
ESM47	RIM=14.16	INV. IN(E)=8.00	
ESM48	RIM=14.16	INV. IN(E)=8.00	
ESM49	RIM=14.16	INV. IN(E)=8.00	
ESM50	RIM=14.16	INV. IN(E)=8.00	
ESM51	RIM=14.16	INV. IN(E)=8.00	
ESM52	RIM=14.16	INV. IN(E)=8.00	
ESM53	RIM=14.16	INV. IN(E)=8.00	
ESM54	RIM=14.16	INV. IN(E)=8.00	
ESM55	RIM=14.16	INV. IN(E)=8.00	
ESM56	RIM=14.16	INV. IN(E)=8.00	
ESM57	RIM=14.16	INV. IN(E)=8.00	
ESM58	RIM=14.16	INV. IN(E)=8.00	
ESM59	RIM=14.16	INV. IN(E)=8.00	
ESM60	RIM=14.16	INV. IN(E)=8.00	
ESM61	RIM=14.16	INV. IN(E)=8.00	
ESM62	RIM=14.16	INV. IN(E)=8.00	
ESM63	RIM=14.16	INV. IN(E)=8.00	
ESM64	RIM=14.16	INV. IN(E)=8.00	
ESM65	RIM=14.16	INV. IN(E)=8.00	
ESM66	RIM=14.16	INV. IN(E)=8.00	
ESM67	RIM=14.16	INV. IN(E)=8.00	
ESM68	RIM=14.16	INV. IN(E)=8.00	
ESM69	RIM=14.16	INV. IN(E)=8.00	
ESM70	RIM=14.16	INV. IN(E)=8.00	
ESM71	RIM=14.16	INV. IN(E)=8.00	
ESM72	RIM=14.16	INV. IN(E)=8.00	
ESM73	RIM=14.16	INV. IN(E)=8.00	
ESM74	RIM=14.16	INV. IN(E)=8.00	
ESM75	RIM=14.16	INV. IN(E)=8.00	
ESM76	RIM=14.16	INV. IN(E)=8.00	
ESM77	RIM=14.16	INV. IN(E)=8.00	
ESM78	RIM=14.16	INV. IN(E)=8.00	
ESM79	RIM=14.16	INV. IN(E)=8.00	
ESM80	RIM=14.16	INV. IN(E)=8.00	
ESM81	RIM=14.16	INV. IN(E)=8.00	
ESM82	RIM=14.16	INV. IN(E)=8.00	
ESM83	RIM=14.16	INV. IN(E)=8.00	
ESM84	RIM=14.16	INV. IN(E)=8.00	
ESM85	RIM=14.16	INV. IN(E)=8.00	
ESM86	RIM=14.16	INV. IN(E)=8.00	
ESM87	RIM=14.16	INV. IN(E)=8.00	
ESM88	RIM=14.16	INV. IN(E)=8.00	
ESM89	RIM=14.16	INV. IN(E)=8.00</	

SITE DATA:
 LOCATION: TAX MAP 118 LOT 28 OWNER: PORT HARBOR LAND LLC
 TAX MAP 119 LOT 1-1A 1000 MARKET ST
 TAX MAP 119 LOT 1-1C BUILDING ONE
 TAX MAP 119 LOT 4 PORTSMOUTH, NH 03801
 TAX MAP 124 LOT 12
 TAX MAP 125 LOT 21

ZONING DISTRICT: CHARACTER DISTRICT 5 (CD5)
 DOWNTOWN OVERLAY DISTRICT
 NORTH END INCENTIVE OVERLAY DISTRICT
 HISTORIC DISTRICT

PROPOSED USE: MIXED USE, RESIDENTIAL, RETAIL

OFF-STREET PARKING REQUIREMENTS

PARKING SPACES REQUIRED:

COMMERCIAL: NO REQUIREMENT IN DOD	0 SPACES
DWELLING UNITS: OVER 750 SF, 1.3 SPACES PER UNIT	80 UNITS 104 SPACES
VISITOR SPACES: 1 SPACE PER 5 DWELLING UNITS	80 UNITS 16 SPACES
EXISTING HOTEL: 0.75 SPACES PER GUEST ROOM	181 ROOMS 136 SPACES
EXISTING DEEDED CONDO SPACES: SHERATON CONDOS DEER STREET CONDOS	24 SPACES 58 SPACES

DOWNTOWN OVERLAY DISTRICT -4 SPACES

TOTAL MINIMUM PARKING SPACES REQUIRED = 334 SPACES

COMMUNITY SPACE:

	REQUIRED	PROPOSED
MAP 125 LOT 21 DEVELOPMENT LOT AREA: 18,237 SF	3,647 SF, 20%	6,273 SF, 34.4%
MAP 118 LOT 28 DEVELOPMENT LOT AREA: 50,875 SF OFFSITE COMMUNITY SPACE AREA (MAP 119 LOT 4): 7,092 SF	15,263 SF, 30%	2,128 SF, 30%
MAP 118 LOT 28 TOTAL	17,391 SF, 30%	23,420 SF, 40.4%
MAP 124 LOT 12 DEVELOPMENT LOT AREA: 20,917 SF	4,183 SF, 20%	9,002 SF, 43.0%
TOTALS	25,221 SF	38,695 SF, 39.8%

DEVELOPMENT STANDARDS

BUILDING PLACEMENT (PRINCIPAL BUILDING):

	REQUIRED	PROPOSED	MAP 125 LOT 21	MAP 118 LOT 28	MAP 124 LOT 12
MAXIMUM PRINCIPAL FRONT YARD:	5 FT	6 FT ⁽¹⁾	6 FT ⁽¹⁾	9 FT ⁽¹⁾	10 FT ⁽¹⁾
SIDE YARD:	NR	NR	NR	NR	NR
MINIMUM REAR YARD:	5 FT	20 FT	22 FT	22 FT	20 FT
FRONT LOT LINE LENGTH:	NR	NR	NR	NR	NR
MINIMUM FRONT LOT LINE BUILDOUT:	80%	81%	100%	100%	84%

BUILDING AND LOT OCCUPATION:

	REQUIRED	PROPOSED	MAP 125 LOT 21	MAP 118 LOT 28	MAP 124 LOT 12
MAXIMUM BUILDING BLOCK LENGTH:	225 FT	107 FT	104 FT	104 FT	225 FT
MAXIMUM FACADE MODULATION LENGTH:	100 FT	<100 FT	<100 FT	<100 FT	<100 FT
MAXIMUM ENTRANCE SPACING:	50 FT	<50 FT	<50 FT	<50 FT	<50 FT
MAXIMUM BUILDING COVERAGE:	95%	65%	74%	74%	58%
MAXIMUM BUILDING FOOTPRINT:	40,000 SF ⁽²⁾	11,950 SF	39,255 SF	39,255 SF	11,210 SF
MINIMUM LOT AREA:	NR	NR	NR	NR	NR
MINIMUM OPEN SPACE:	5%	33%	26%	26%	42%
MAXIMUM GROUND FLOOR GFA PER USE:	15,000 SF	7,975 SF	10,419 SF	10,419 SF	8,067 SF

BUILDING FORM (PRINCIPAL BUILDING):

	REQUIRED	PROPOSED	MAP 125 LOT 21	MAP 118 LOT 28	MAP 124 LOT 12
BUILDING HEIGHT:	2-4 STORIES	4 STORIES	4 STORIES	5 STORIES ⁽¹⁾	5 STORIES ⁽¹⁾
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 IN	0 IN	0 IN	0 IN	0 IN
MINIMUM GROUND STORY HEIGHT:	16.5 FT	14.0 FT	14.0 FT	13.0 FT	13.0 FT
MINIMUM SECOND STORY HEIGHT:	10 FT	13 FT	13 FT	10.5 FT	10.5 FT
FACADE GLAZING:	70% MIN.	75%	75%	73%	71%
ALLOWED ROOF TYPES	FLAT, GABLE, HIP, GAMBREL, MANSARD	FLAT	FLAT	FLAT	FLAT

TOTAL PARKING SPACES PROVIDED

EXISTING SHERATON HOTEL PARKING	154 SPACES
ON SITE SURFACE PARKING	186 SPACES
TOTAL SPACES PROVIDED	340 SPACES

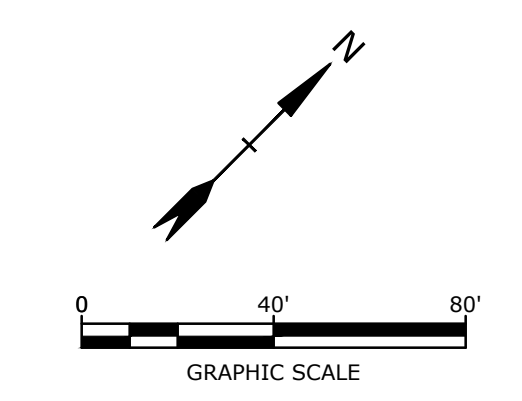
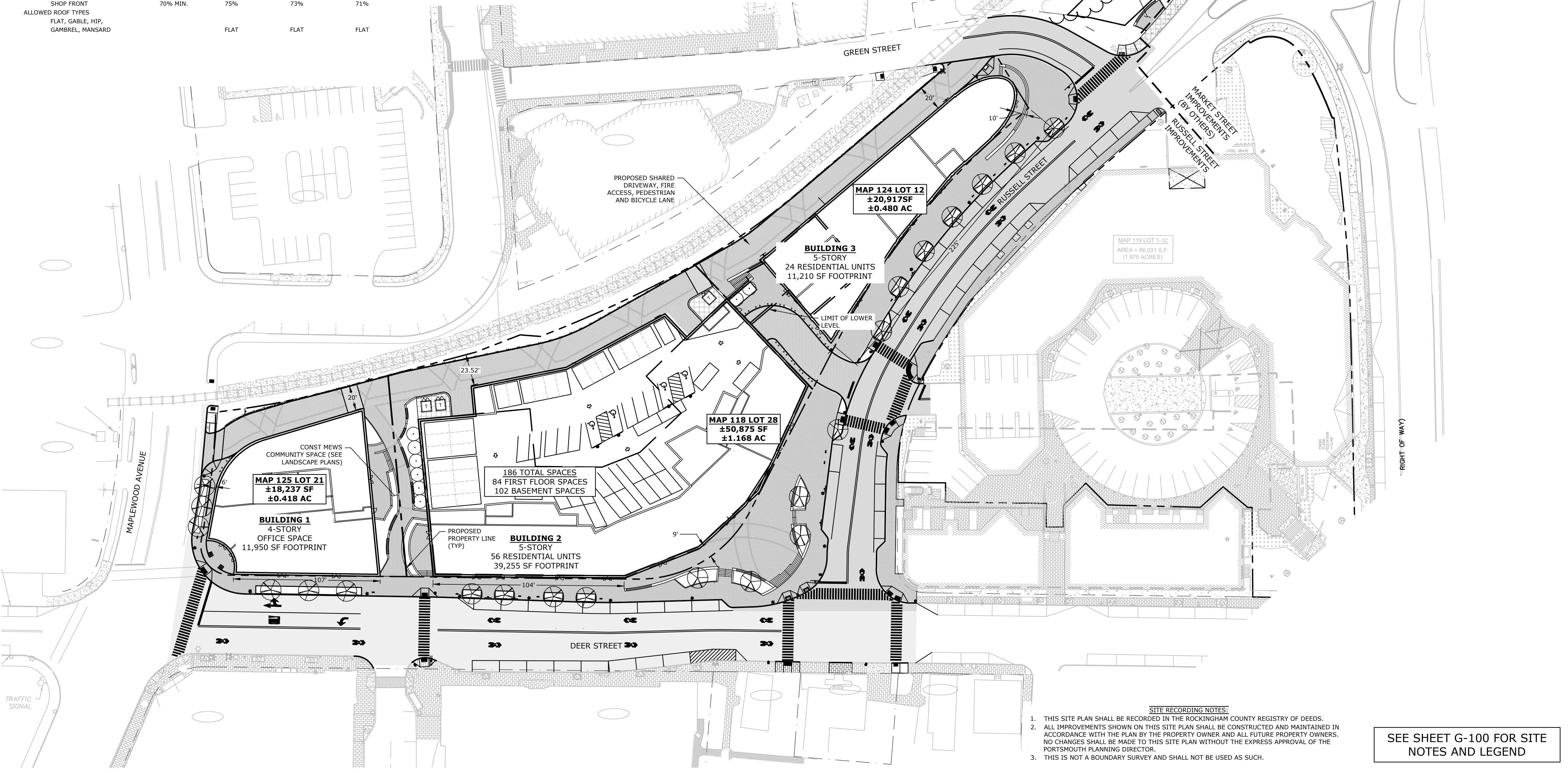
ADA PARKING SPACES

	REQUIRED	PROPOSED
1 BICYCLE SPACE / 10 PARKING SPACES:	9 SPACES	9 SPACES
MAXIMUM OF 30 SPACES	(2 VAN SPACES)	(2 VAN SPACES)

BICYCLE SPACES

1 BICYCLE SPACE / 10 PARKING SPACES:
 MAXIMUM OF 30 SPACES

NOTES:
 (1) - FRONT YARD INCREASED ABOVE MAXIMUM ALLOWED PER 10.5A42.12
 (2) - ALLOWABLE BUILDING FOOTPRINT INCREASE UP TO 40,000 PER REQUIRED CONDITIONAL USE PERMIT PER 10.5A43.43
 (3) - PER NORTH END INCENTIVE OVERLAY DISTRICT, THE MAXIMUM BUILDING HEIGHT CAN BE INCREASED BY 1 STORY PER 10.5A46



North End Mixed Use Development

Two International Group

Russell Street & Deer Street
 Portsmouth, NH

MARK	DATE	DESCRIPTION
K	9/24/2024	Extension Request Submission
J	7/19/2024	Phase 1 Building Permit Set
I	5/22/2023	AoT Resubmission
H	12/5/2022	AoT Submission
G	11/23/2022	PB Submission
F	11/18/2022	Traffic Peer Review
E	10/20/2022	TAC Resubmission
D	9/28/2022	Intersection Realignment

PROJECT NO:	T5037-002
DATE:	May 24, 2022
FILE:	T5037-002-C-DSGN.DWG
DRAWN BY:	CJK
CHECKED:	NAH
APPROVED:	PMC

OVERALL SITE PLAN

SCALE: AS SHOWN

Last Saved: 9/24/2024 2:04:33:44pm By: Ckczuk
 Plotted On: Sep 24, 2024 2:04:33:44pm
 Tighe & Bond\PROJECTS\5037 - Two International Group\002 - Russell Street Development\Drawings - Figures\AutoCAD\T5037-002-C-DSGN.dwg

SITE RECORDING NOTES:

- THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
- THIS IS NOT A BOUNDARY SURVEY AND SHALL NOT BE USED AS SUCH.

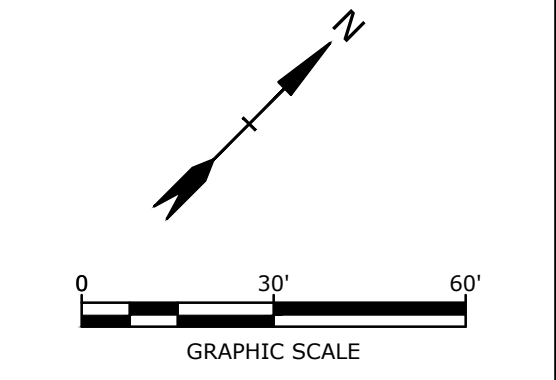
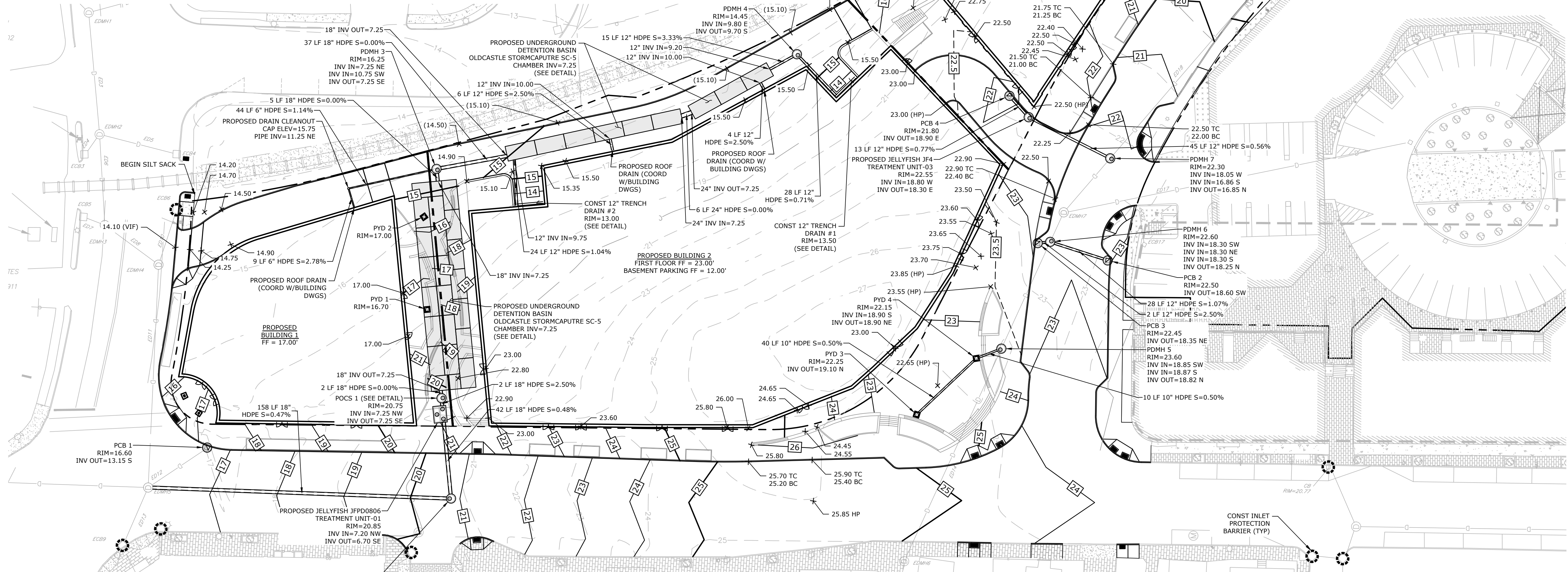
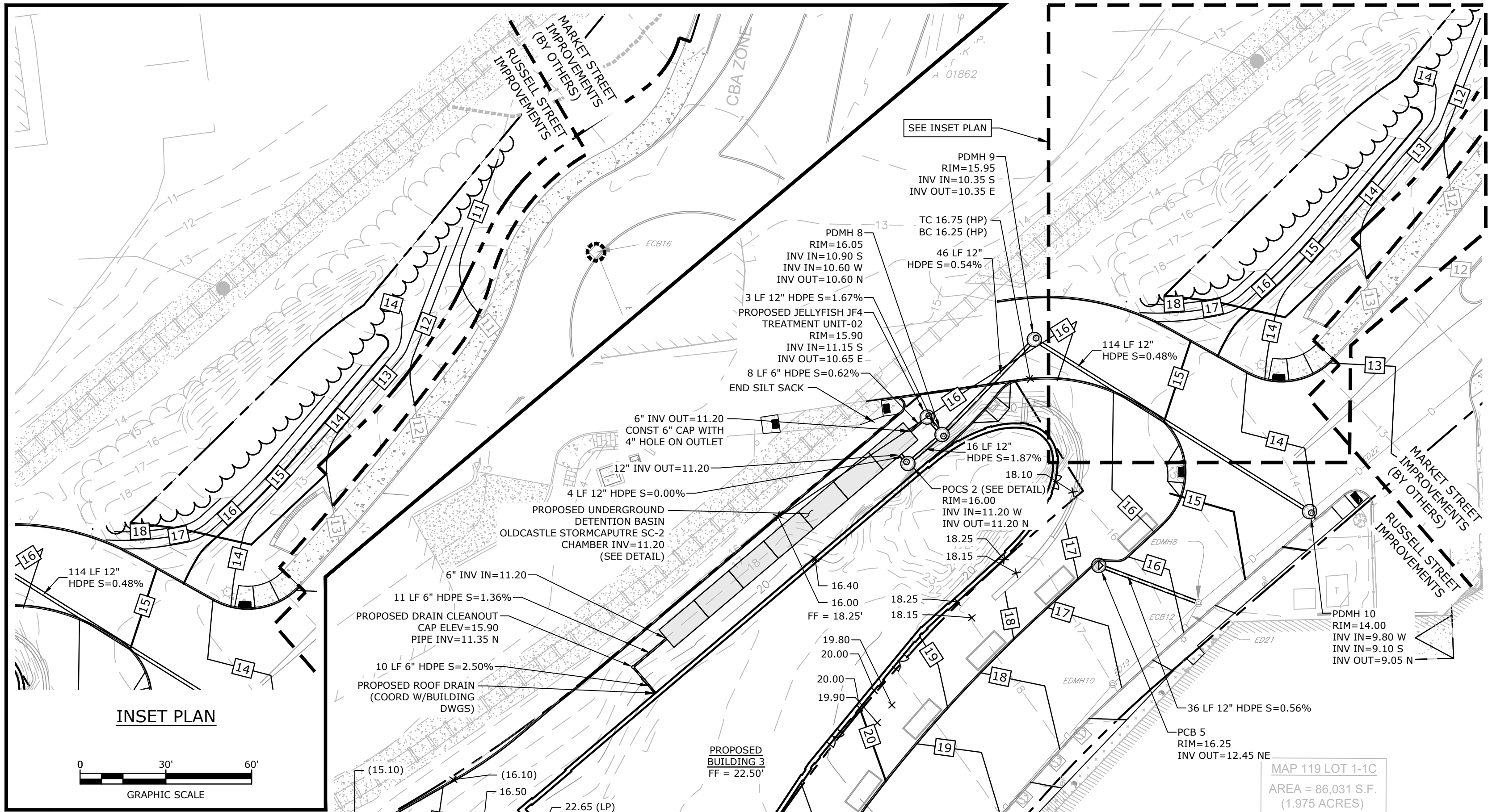
SEE SHEET G-100 FOR SITE NOTES AND LEGEND

EXISTING DRAINAGE SCHEDULE

ECB1 RIM=15.36 INV. OUT=11.88 (ED1)	ECB9 RIM=15.78 INV. OUT=13.15 (ED13)	EDM1 RIM=15.59 INV. IN=11.17 (ED1) INV. IN=11.33 (ED2) INV. OUT=8.65 (ED3)	EDM6 RIM=25.21 INV. IN(SE)=19.93 INV. OUT=19.97 (ED14)	EDM11 RIM=10.14 INV. IN=6.96 (ED23) INV. IN(N)=6.74 (ED24) INV. IN=5.94 (ED22) INV. OUT=5.94(ED25)
ECB2 RIM=15.31 INV. OUT=12.11 (ED2)	ECB10 RIM=22.49 INV. OUT=19.39 (ED15)	EDM2 RIM=14.00 INV. IN=6.67 (ED3) INV. IN=8.79 (ED5) INV. IN=8.80 (ED4) INV. OUT=6.64 (ED6)	EDM7 RIM=22.94 INV. IN=19.49 (ED16) INV. IN=19.19 (ED15) INV. IN=18.78 (ED17) INV. IN=18.13 (ED14) INV. OUT=18.18 (ED18)	EDM12 RIM=11.55 INV. IN=3.81 (ED27) INV. OUT=3.71(ED28)
ECB3 RIM=13.39 INV. OUT=8.69 (ED4)	ECB11 RIM=22.51 INV. OUT=19.46 (ED16)	EDM3 RIM=13.91 INV. IN=6.41 (ED6) INV. IN=10.43 (ED7) INV. IN=12.28 (ED20) INV. IN=9.80 (ED19) INV. OUT=9.97 (ED22)	EDM8 RIM=15.58 INV. IN=12.26 (ED20) INV. IN=12.28 (ED21) INV. IN=9.80 (ED19) INV. OUT=9.97 (ED22)	EDM13 RIM=11.45 INV. IN=2.37 (ED29) INV. OUT=2.27 (ED30)
ECB4 RIM=13.91 INV. OUT=9.59 (ED5)	ECB12 RIM=15.69 INV. OUT=12.39 (ED21)	EDM4 RIM=14.12 INV. IN=6.26 (ED8) INV. IN=9.25 (ED10) INV. IN=10.12 (ED9) INV. OUT=6.24 (ED11)	EDM9 RIM=11.06 INV. IN=6.50 (ED26) INV. IN=5.14 (ED25) INV. OUT=3.70	EDM14 RIM=16.89 INV. IN=10.43 (ED18) INV. OUT=10.51 (ED19)
ECB5 RIM=13.73 INV. OUT=10.42 (ED7)	ECB13 RIM=15.76 INV. OUT=12.52 (ED20)	EDM5 RIM=18.60 INV. IN=12.98 (ED12) INV. IN=12.50 (ED13) INV. IN=5.74 (ED11) INV. 12" OUT (SW)=5.64	EDM10 RIM=16.89 INV. IN=10.43 (ED18) INV. OUT=10.51 (ED19)	
ECB6 RIM=14.06 INV. OUT=9.42 (ED10)	ECB14 RIM=10.43 INV. OUT=6.97 (ED26)			
ECB7 RIM=14.48 INV. OUT=10.26 (ED9)	ECB15 RIM=10.00 INV. OUT=6.74 (ED24)			
ECB8 RIM=16.49 INV. OUT=12.74 (ED12)	ECB16 RIM=9.82 INV. OUT=6.80 (ED23)			
	ECB17 RIM=23.85 INV. OUT=20.21 (ED27)			

EXISTING DRAINAGE PIPE SCHEDULE

LINES	LENGTH	TYPE	SLOPE
ED1	9'	12" CONC	S=0.078
ED2	38'	12" CONC	S=0.0205
ED3	62'	12" CONC	S=0.0319
ED4	10'	12" CONC	S=-0.0111
ED5	39'	12" CONC	S=0.0205
ED6	45'	12" CONC	S=0.004
ED7	9'	12" CONC	S=-0.001
ED8	32'	12" CONC	S=0.0028
ED9	18'	12" PVC	S=0.0077
ED10	27'	12" CONC	S=0.0062
ED11	116'	12" CONC	S=0.0043
ED12	44'	12" CONC	S=-0.0028
ED13	30'	12" DWP	S=0.0216
ED14	202'	12" CONC	S=0.0091
ED15	33'	12" CONC	S=0.006
ED16	32'	12" CONC	S=0.0009
ED17	186'	6" PVC	UNKNOWN
ED18	210'	12" CONC	S=0.0369
ED19	38'	12" CONC	S=0.0186
ED20	47'	12" CONC	S=0.0055
ED21	7'	12" CONC	S=0.0157
ED22	223'	12" CONC	S=0.0180
ED23	59'	12" CONC	S=0.0145
ED24	6'	12" CONC	S=0.0000
ED25	52'	12" CONC	S=0.0153
ED26	34'	12" CONC	S=0.0138
ED27	241'	12" CONC	S=0.0076
ED28	161'	48" CONC	S=0.0047
ED29	104'	48" CONC	S=0.0047
ED30	252'	48" CONC	S=0.0047



North End Mixed Use Development

Two International Group

Russell Street & Deer Street
Portsmouth, NH

MARK	DATE	DESCRIPTION
K	9/24/2024	Extension Request Submission
J	7/19/2024	Phase 1 Building Permit Set
I	5/22/2023	AoT Resubmission
H	12/5/2022	AoT Submission
G	11/23/2022	PB Submission
F	11/18/2022	Traffic Peer Review
E	10/20/2022	TAC Resubmission
D	9/28/2022	Intersection Realignment

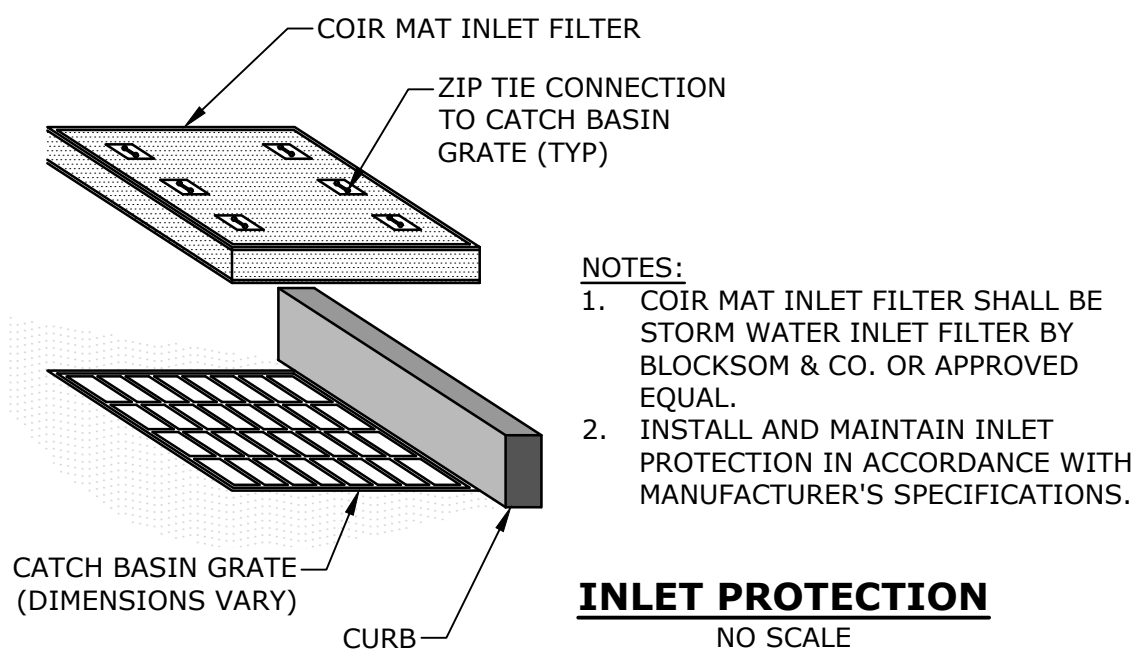
PROJECT NO:	T5037-002
DATE:	May 24, 2022
FILE:	T5037-002-C-DSGN.DWG
DRAWN BY:	CJK
CHECKED:	NAH
APPROVED:	PMC

GRADING & DRAINAGE PLAN

SCALE: AS SHOWN

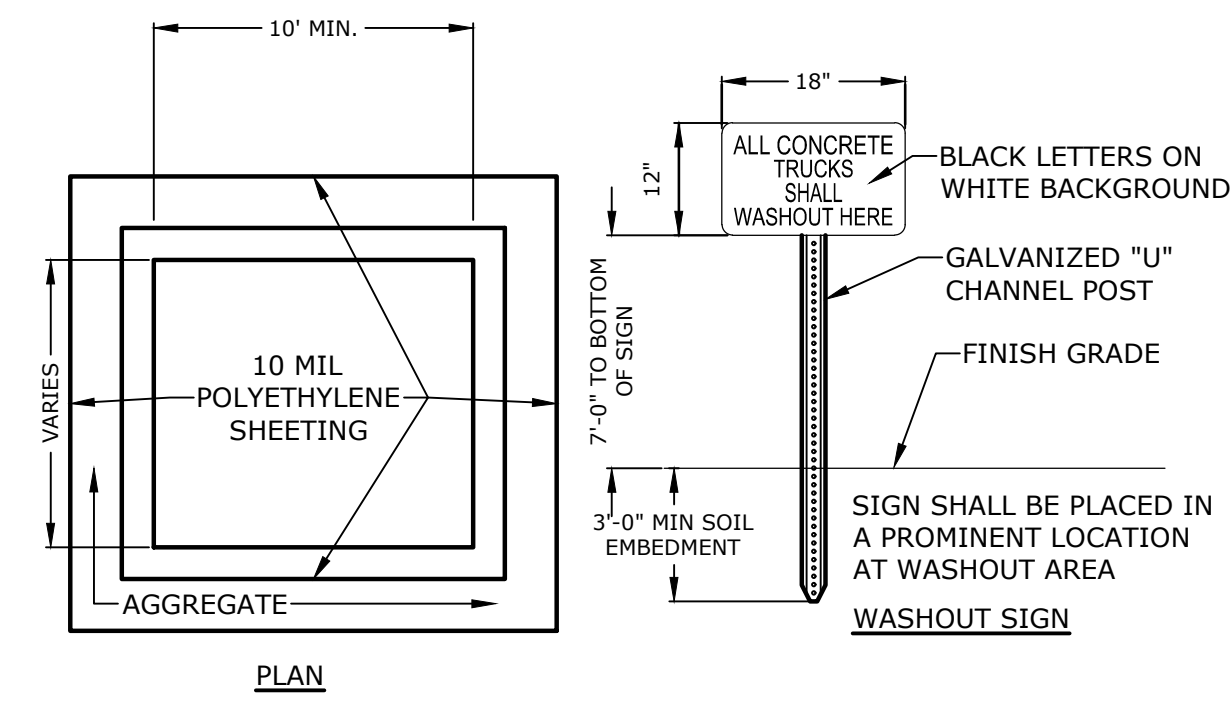
SEE SHEET G-100 FOR GRADING & DRAINAGE NOTES AND LEGEND

Last Saved: 9/24/2024 3:34pm By: Ckczouk
 Plotted On: Sep 24, 2024 3:34pm By: Ckczouk
 Tighe & Bond 2211 V5037 Two International Group\002 Russell Street Development\Drawings\Figures\AutoCAD\T5037-002-C-DSGN.dwg

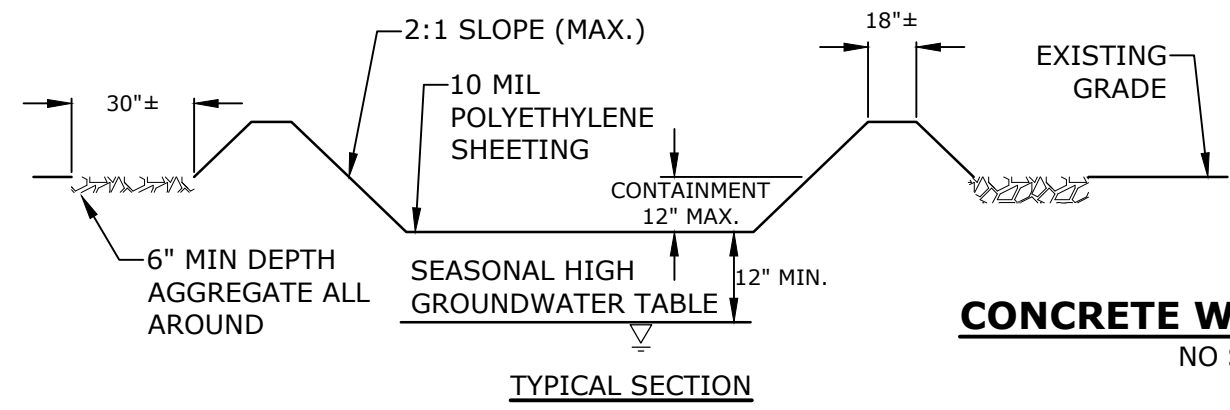


- NOTES:**
1. COIR MAT INLET FILTER SHALL BE STORM WATER INLET FILTER BY BLOCKSOM & CO. OR APPROVED EQUAL.
 2. INSTALL AND MAINTAIN INLET PROTECTION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

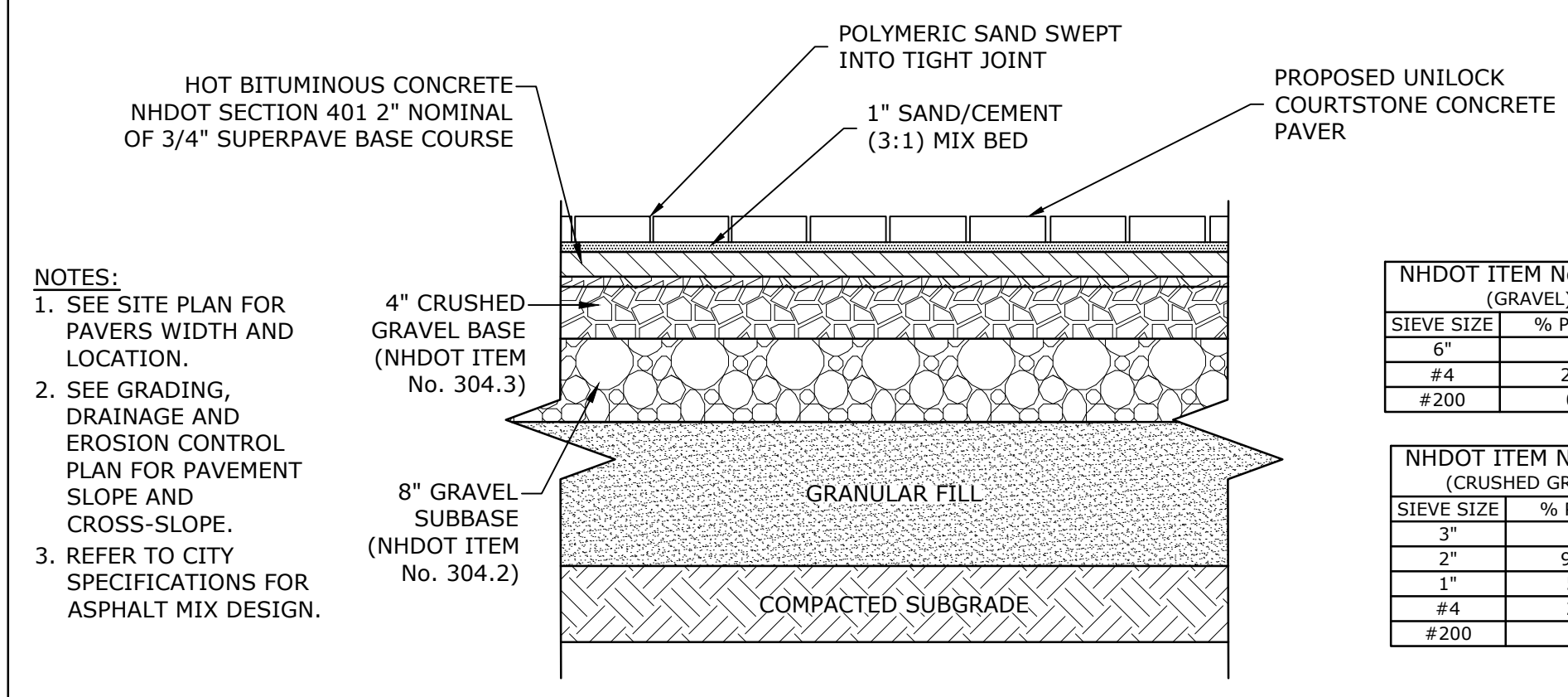
INLET PROTECTION
NO SCALE



- NOTES:**
1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
 2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
 3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
 4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
 5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
 6. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.



CONCRETE WASHOUT AREA
NO SCALE

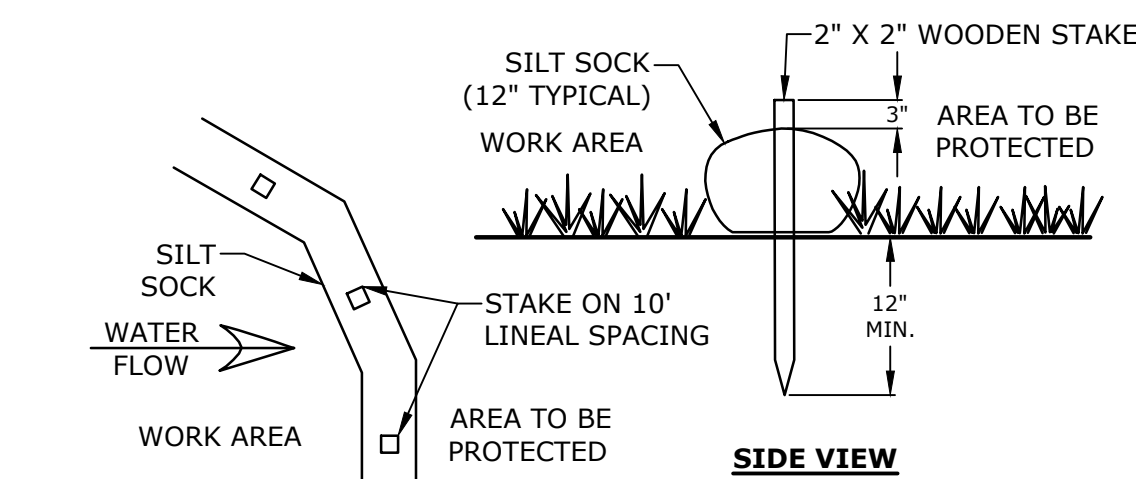


- NOTES:**
1. SEE SITE PLAN FOR PAVERS WIDTH AND LOCATION.
 2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
 3. REFER TO CITY SPECIFICATIONS FOR ASPHALT MIX DESIGN.

NHDOT ITEM No. 304.2 (GRAVEL)	
SIEVE SIZE	% PASSING
6"	100
#4	25-70
#200	0-12

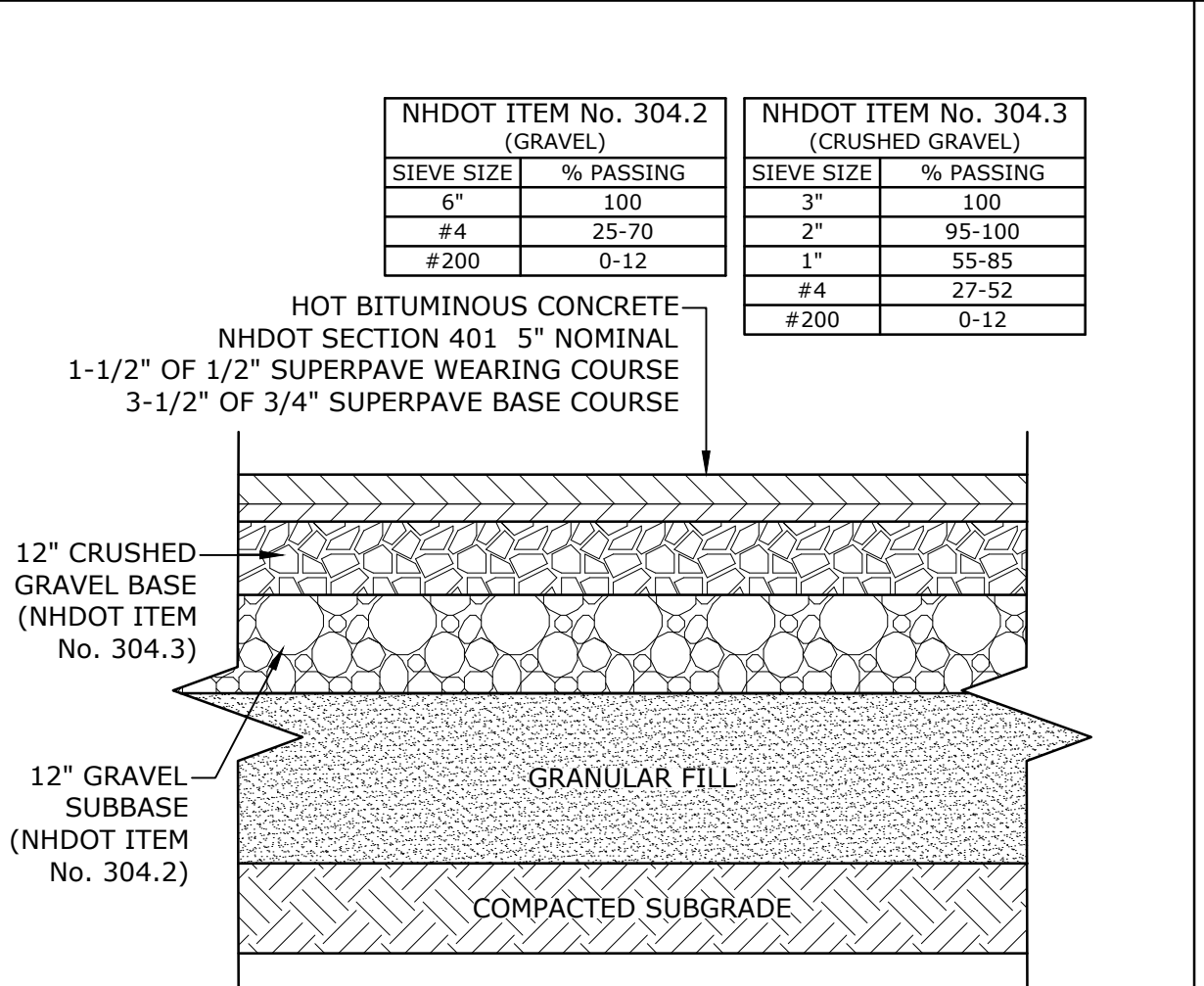
NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)	
SIEVE SIZE	% PASSING
3"	100
2"	95-100
1"	55-85
#4	27-52
#200	0-12

ON-SITE PAVERS SECTION
NO SCALE



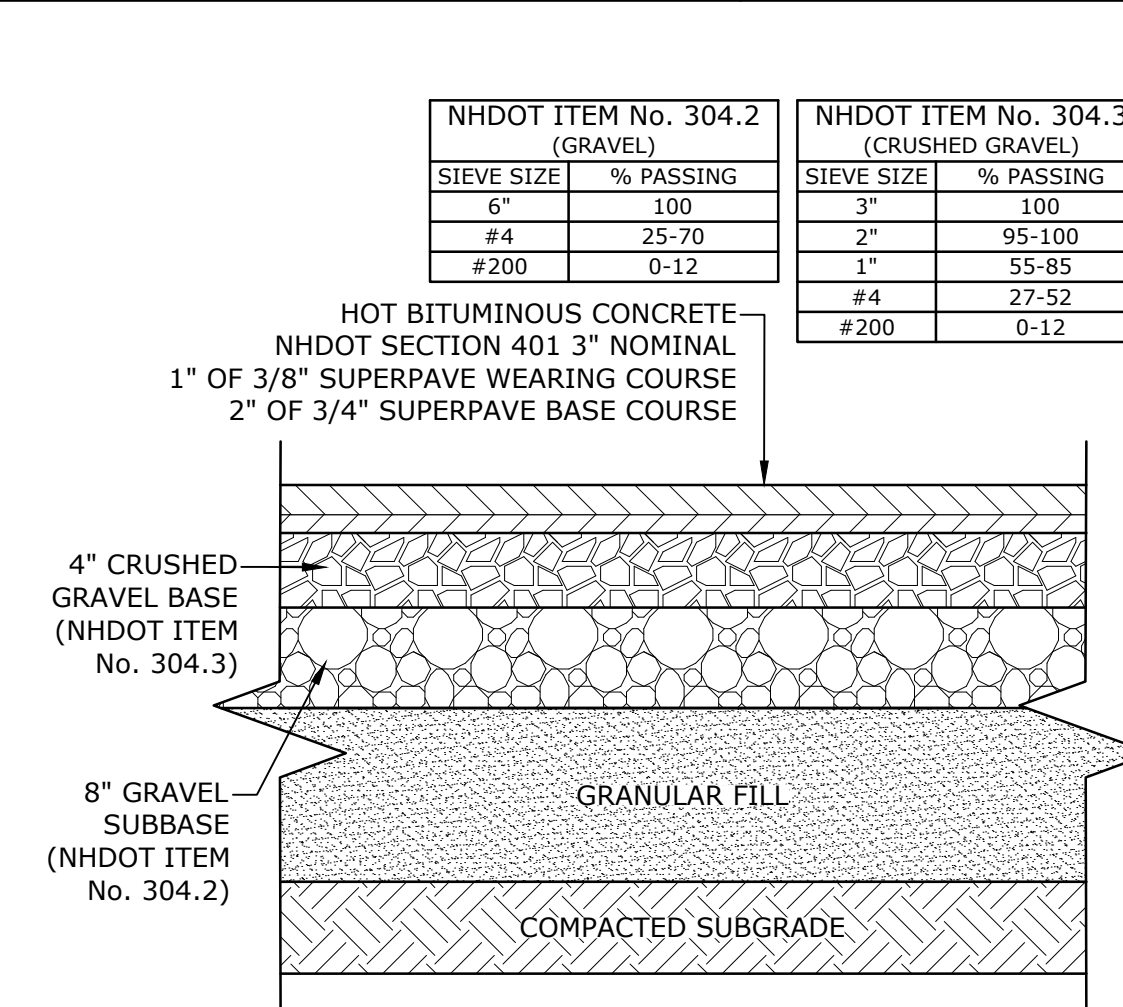
- NOTES:**
1. SILT SOCK SHALL BE SILT SOXX BY FILTREXX OR APPROVED EQUAL.
 2. INSTALL SILT SOCK IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SILT SOCK
NO SCALE



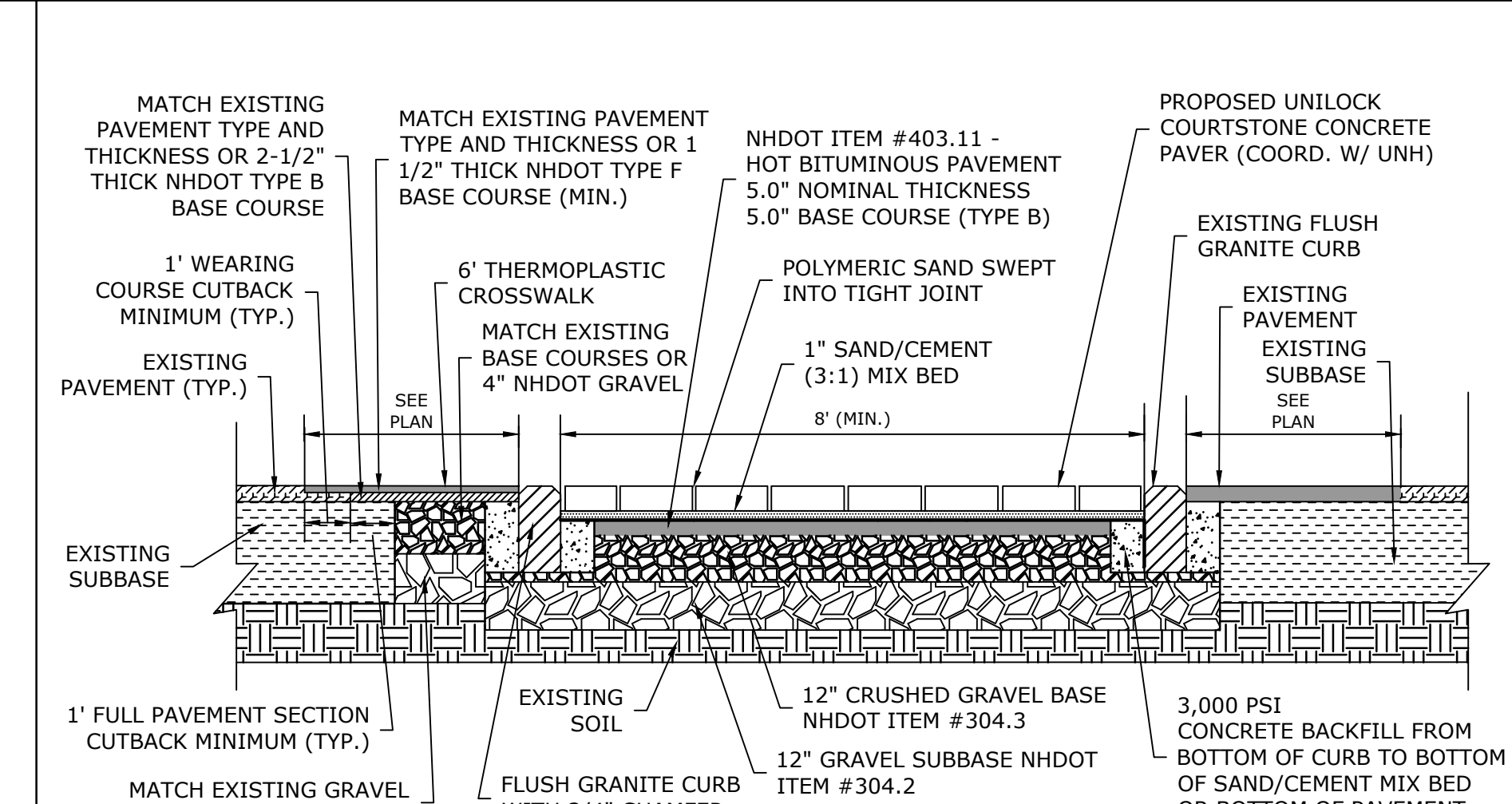
- NOTES:**
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
 2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
 3. A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.
 4. REFER TO CITY SPECIFICATIONS FOR ASPHALT MIX DESIGN.

CITY RIGHT-OF-WAY PAVEMENT SECTION
NO SCALE



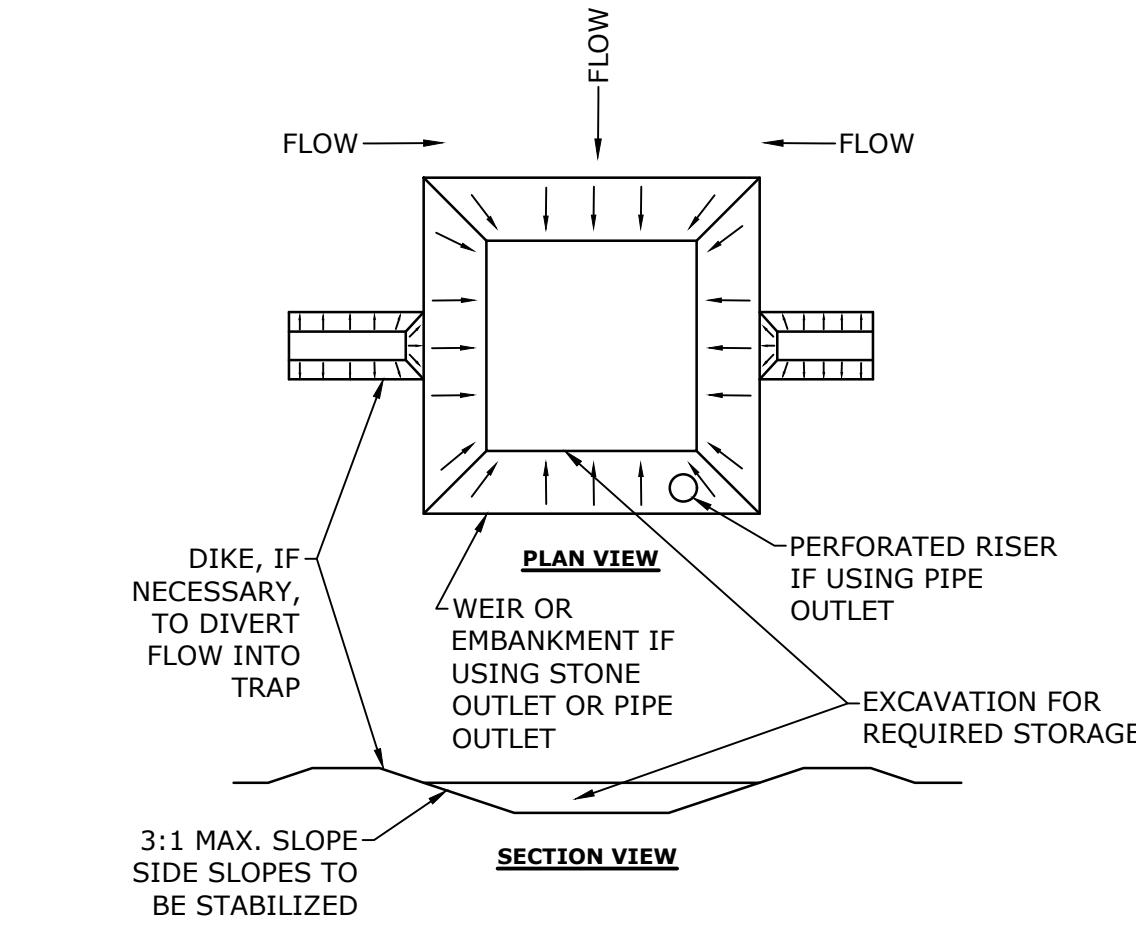
- NOTES:**
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
 2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
 3. A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.
 4. REFER TO CITY SPECIFICATIONS FOR ASPHALT MIX DESIGN.

ON-SITE PAVEMENT SECTION
NO SCALE



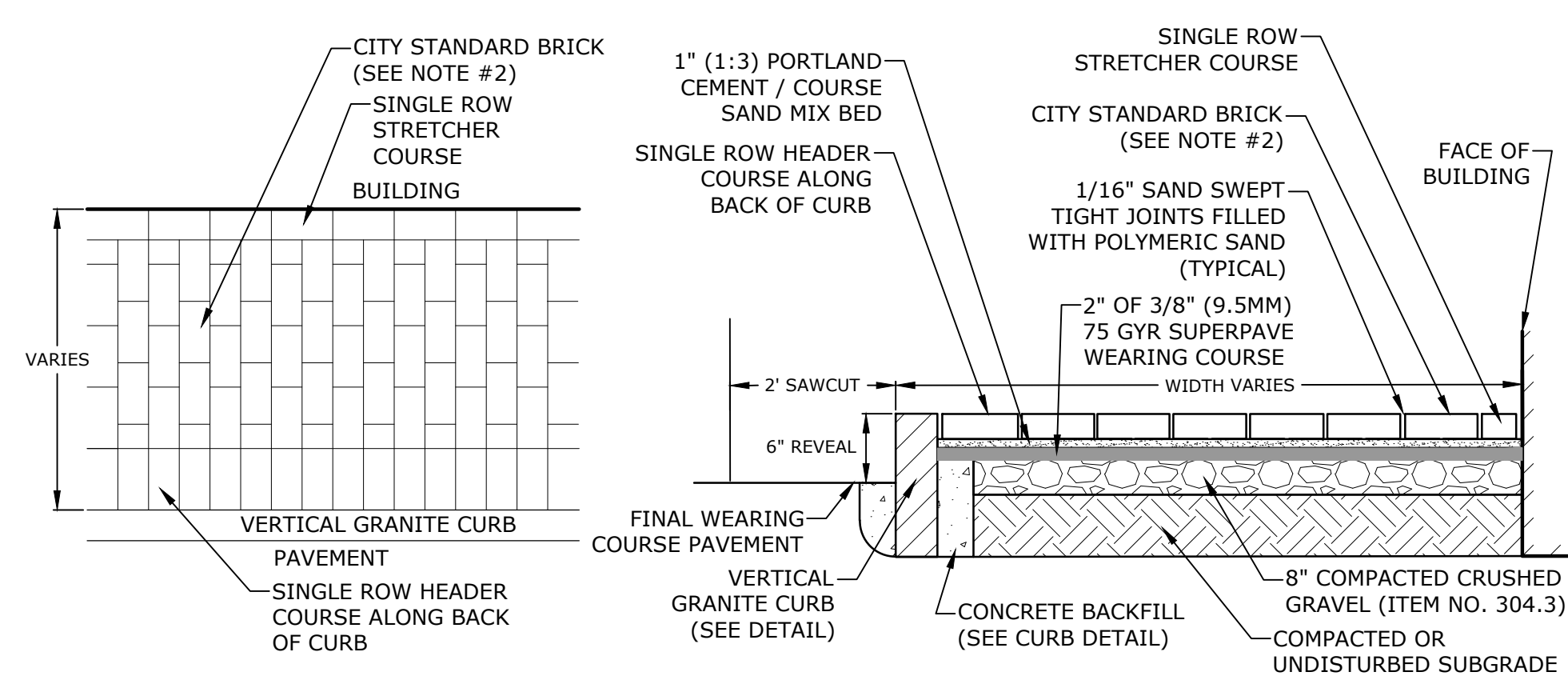
- NOTES:**
1. FINAL COLOR AND PATTERN OF UNILOCK COURTSTONE CONCRETE PAVERS TO BE COORDINATED WITH DPW. CONTRACTOR SHALL PROVIDE SAMPLES TO THE GROUP PRIOR TO ORDERING MATERIALS.
 2. BEDDING MATERIAL SHALL BE A SAND/CEMENT MIX THAT IS 3 PARTS SAND AND 1 PART CEMENT. SAND SHALL CONFORM WITH ASTM C33 AND CEMENT SHALL BE PORTLAND CEMENT TYPE I/TYPE II.

DEER STREET PAVER CROSSWALK
NO SCALE



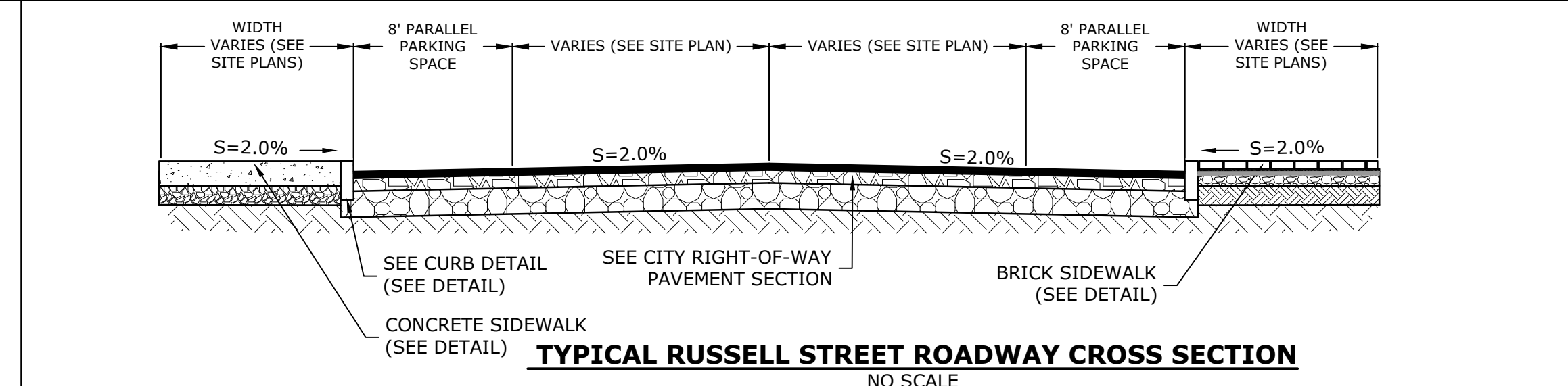
- NOTES:**
1. THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA AS POSSIBLE.
 2. THE MAXIMUM CONTRIBUTING AREA TO A SINGLE TRAP SHALL BE LESS THAN 5 ACRES.
 3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
 4. TRAP OUTLET SHALL BE MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP.
 5. TRAP SHALL DISCHARGE TO A STABILIZED AREA.
 6. TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.
 7. MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.
 8. SEDIMENT TRAPS MUST BE USED AS NEEDED TO CONTAIN RUNOFF UNTIL SOILS ARE STABILIZED.

SEDIMENT TRAP
NO SCALE

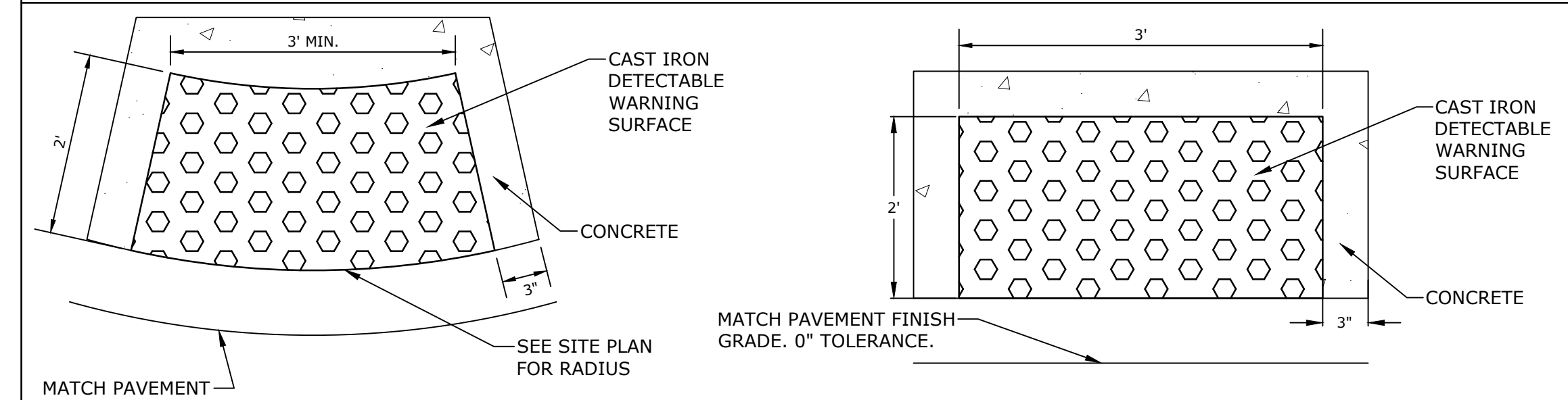


- NOTES:**
1. BRICK SIDEWALK SHALL BE INSTALLED AS DETAILED AND PER CITY OF PORTSMOUTH REQUIREMENTS/SPECIFICATIONS AND SHALL INCLUDE A CONTINUOUS APPROVED PAVER EDGE RESTRAINT SYSTEM AT ALL LOCATIONS NOT ADJACENT TO CURB OR BUILDINGS.
 2. CITY STANDARD BRICK SHALL BE TRADITIONAL EDGE, PATHWAY, FULL RANGE 2.25"x4"x8" PAVES, BY PINE HALL BRICK, INC. BRICK MATERIAL SAMPLES SHALL BE PROVIDED TO DPW PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL.
 3. BEDDING MATERIAL SHALL BE A PORTLAND CEMENT / COURSE SAND MIX THAT IS 1 PART PORTLAND CEMENT AND 3 PARTS COURSE SAND. SAND SHALL CONFORM WITH ASTM C-33 AND CEMENT SHALL BE PORTLAND CEMENT TYPE I/TYPE II.

BRICK SIDEWALK
NO SCALE

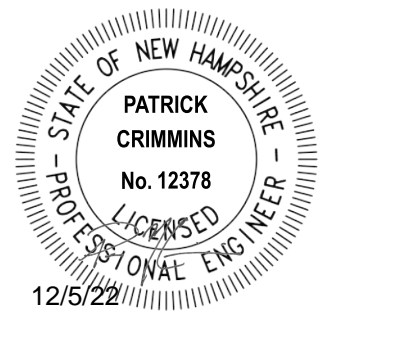


TYPICAL RUSSELL STREET ROADWAY CROSS SECTION
NO SCALE



- NOTES:**
1. DETECTABLE WARNING SURFACE SHALL BE 2' X 3' CAST IRON PANEL SET IN CONCRETE.
 2. DETECTABLE WARNING SURFACE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

CAST IRON DETECTABLE WARNING SURFACE
NO SCALE



North End Mixed Use Development

Two International Group

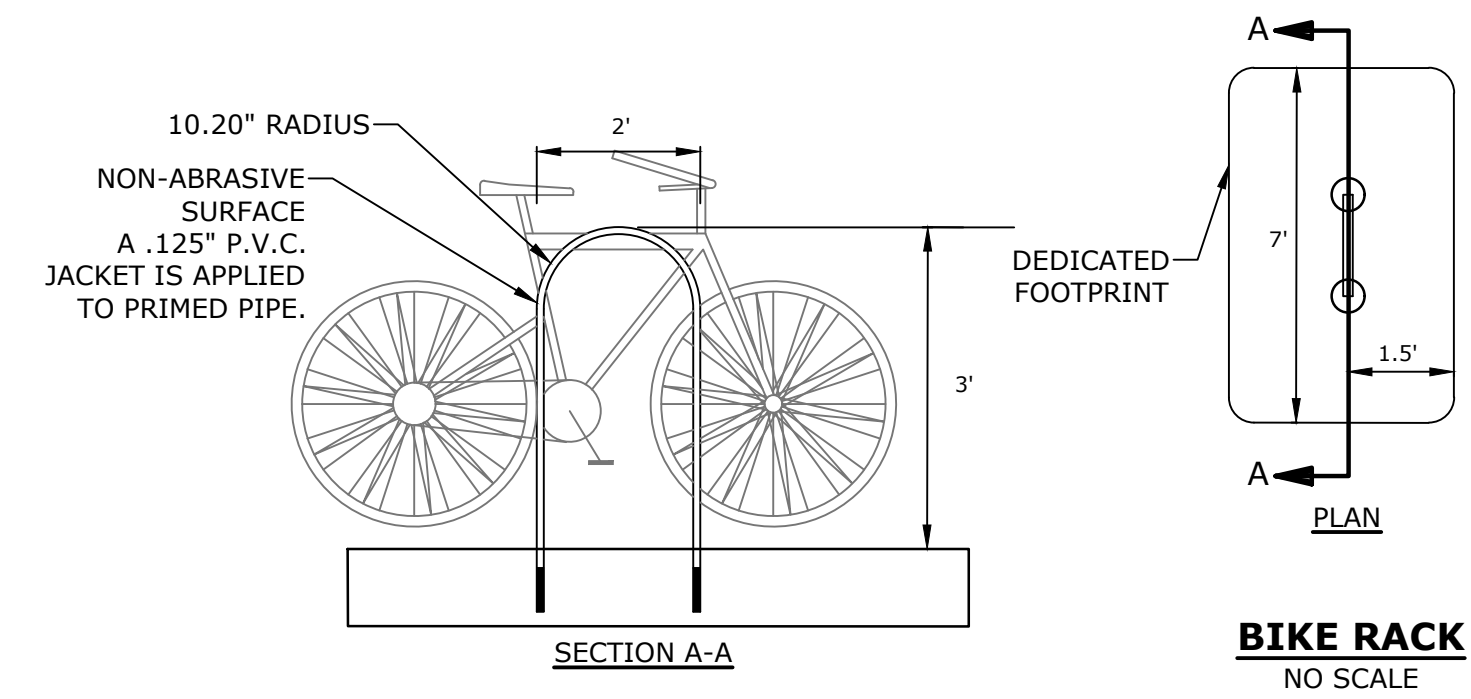
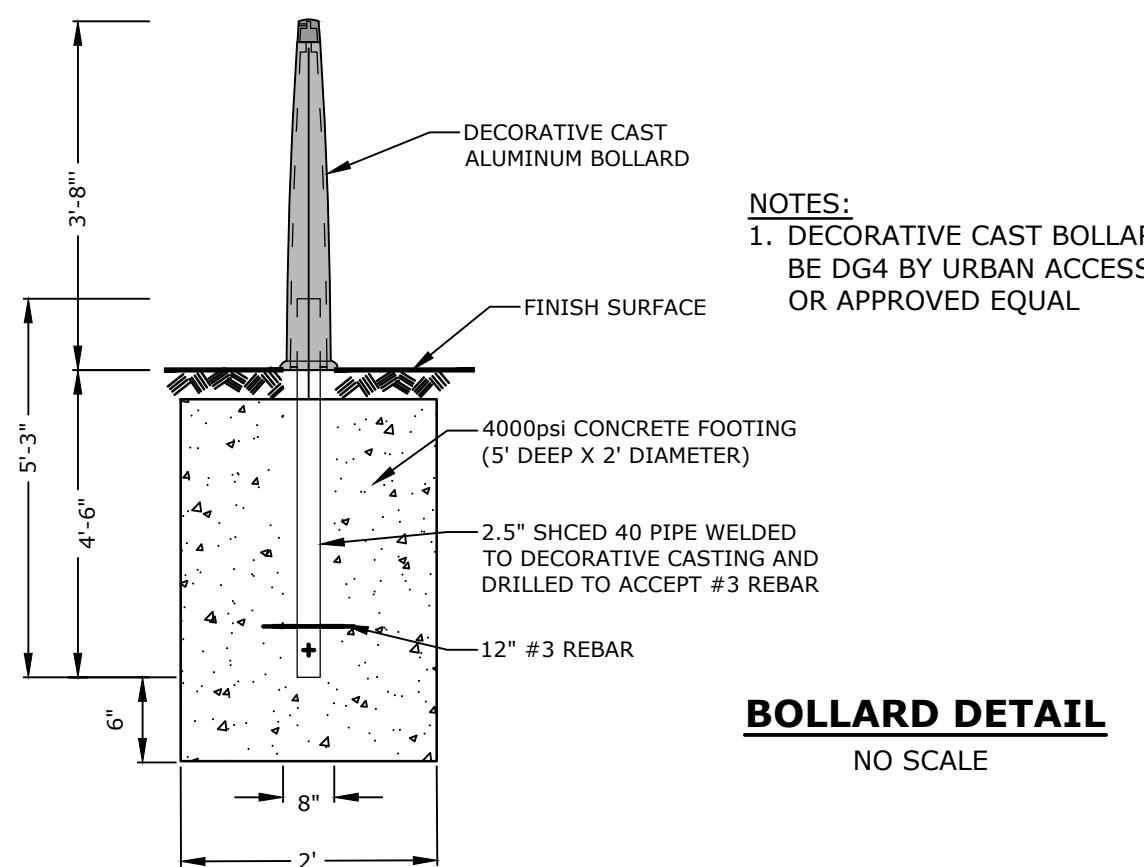
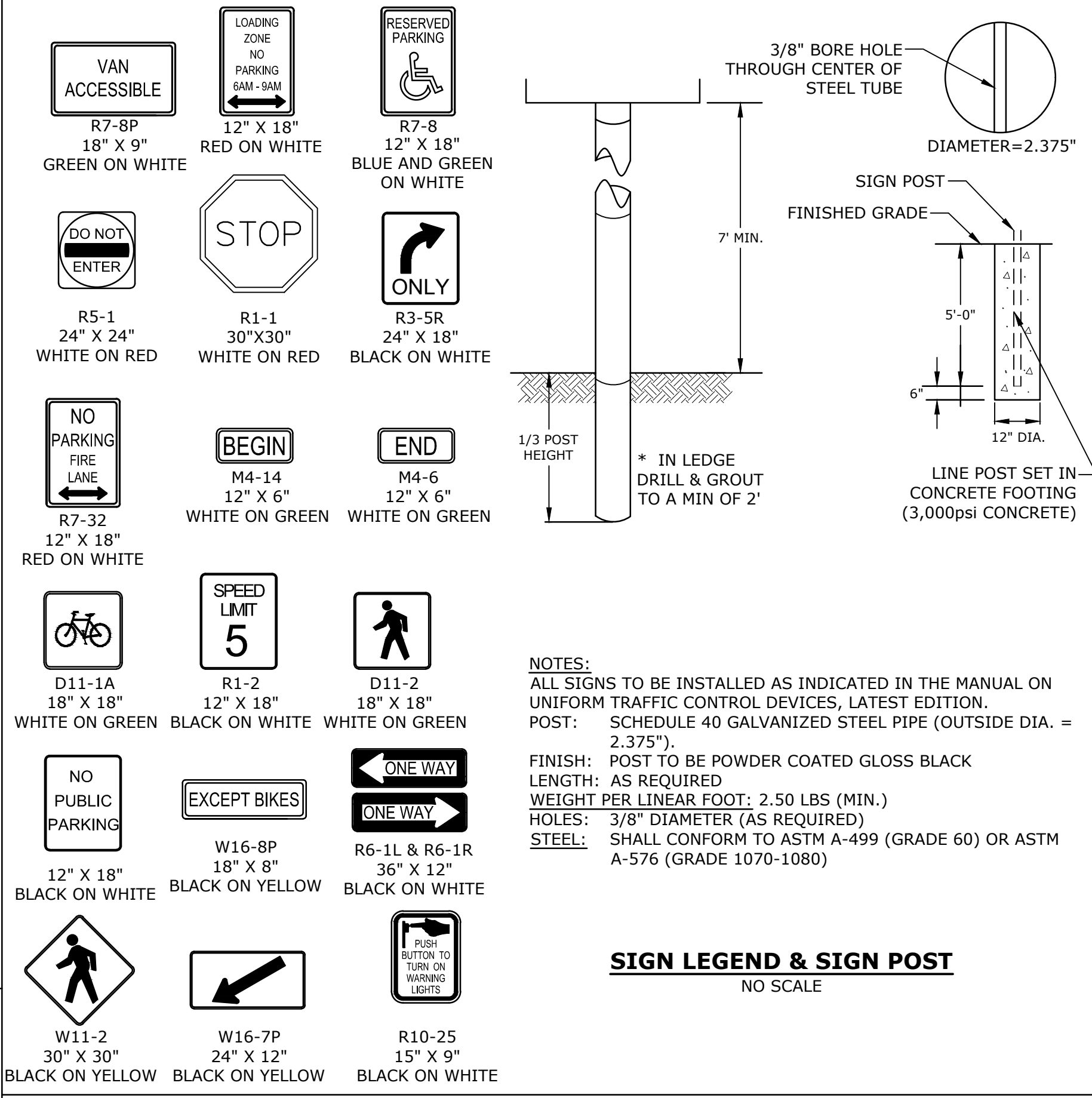
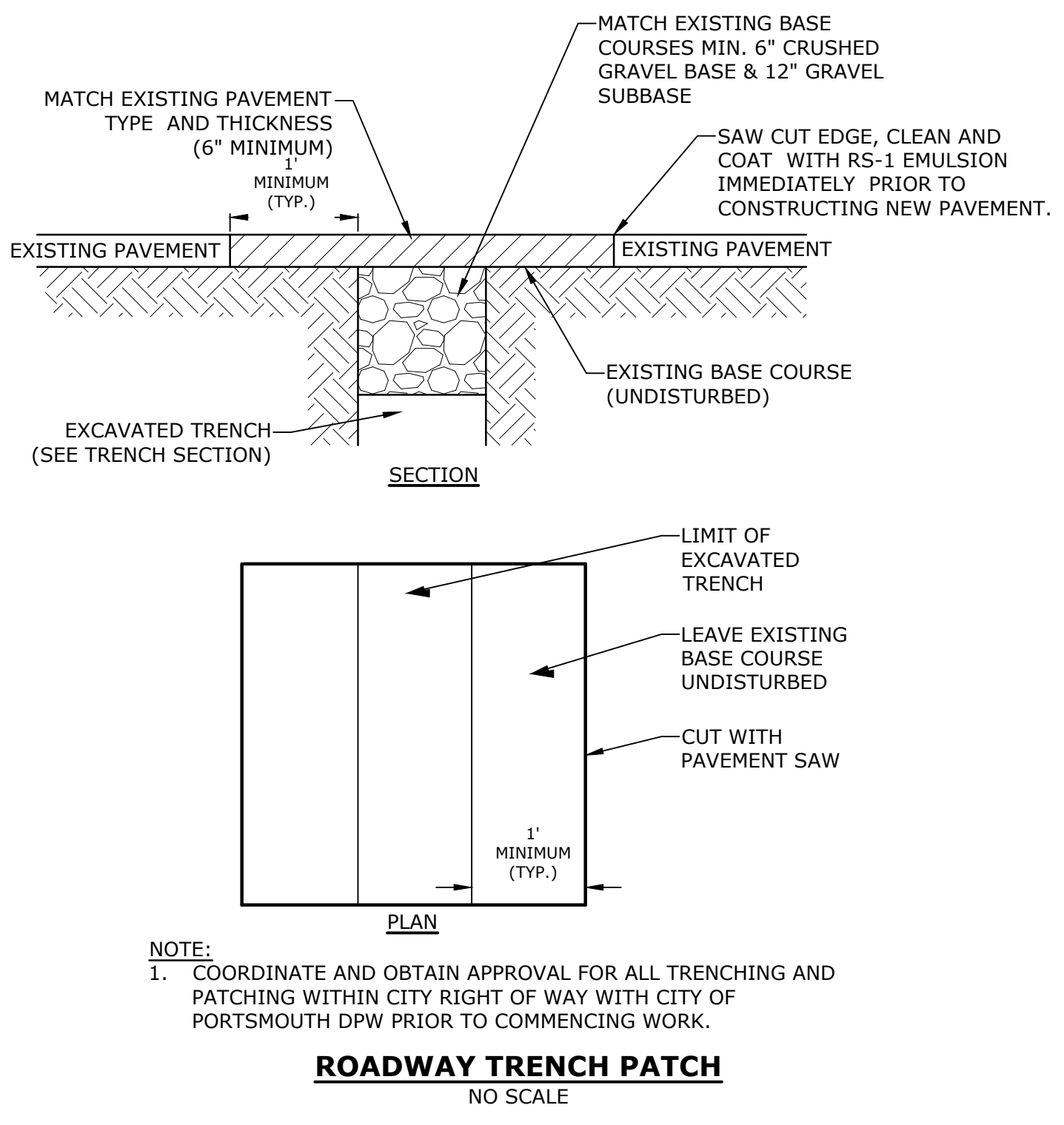
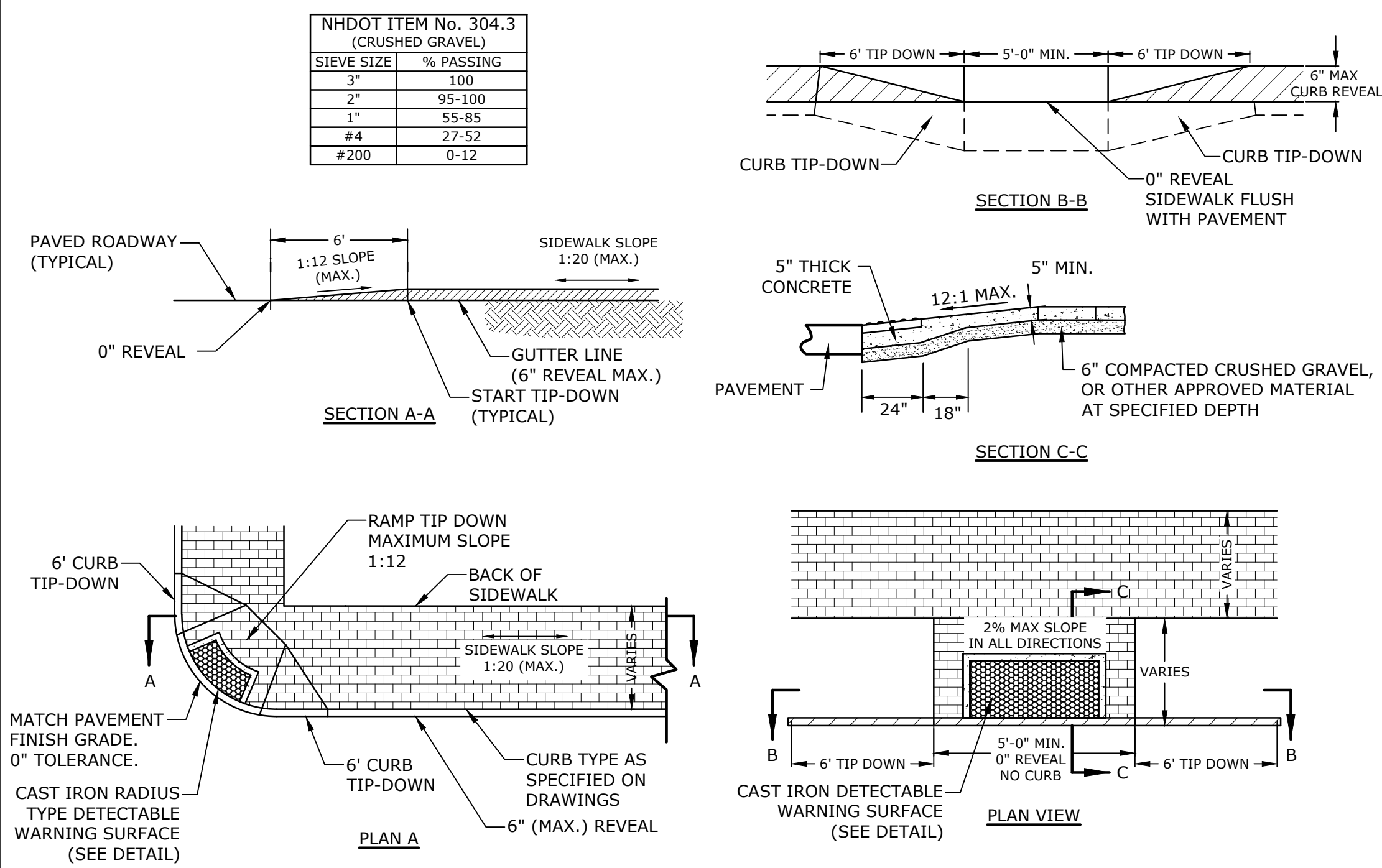
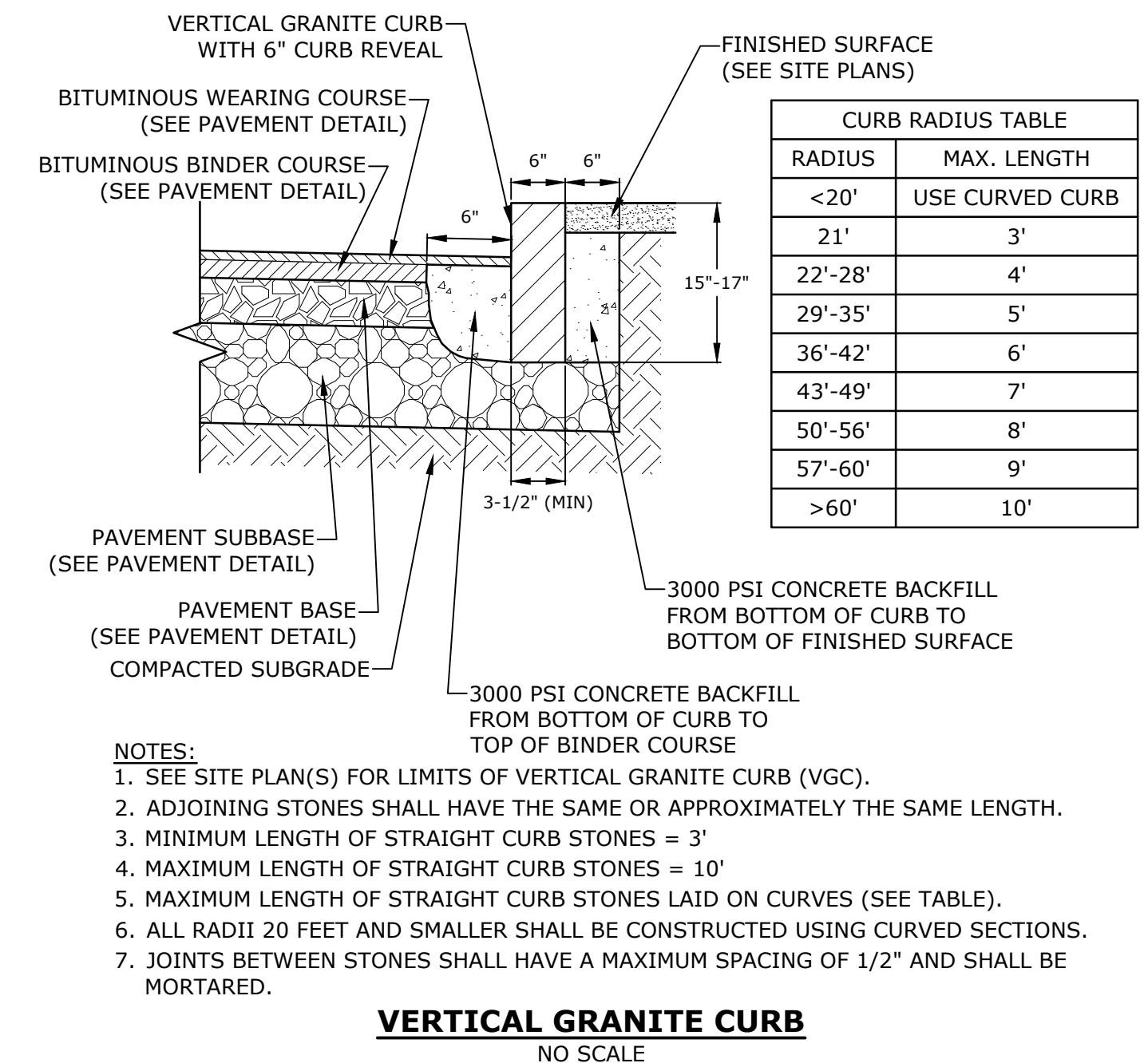
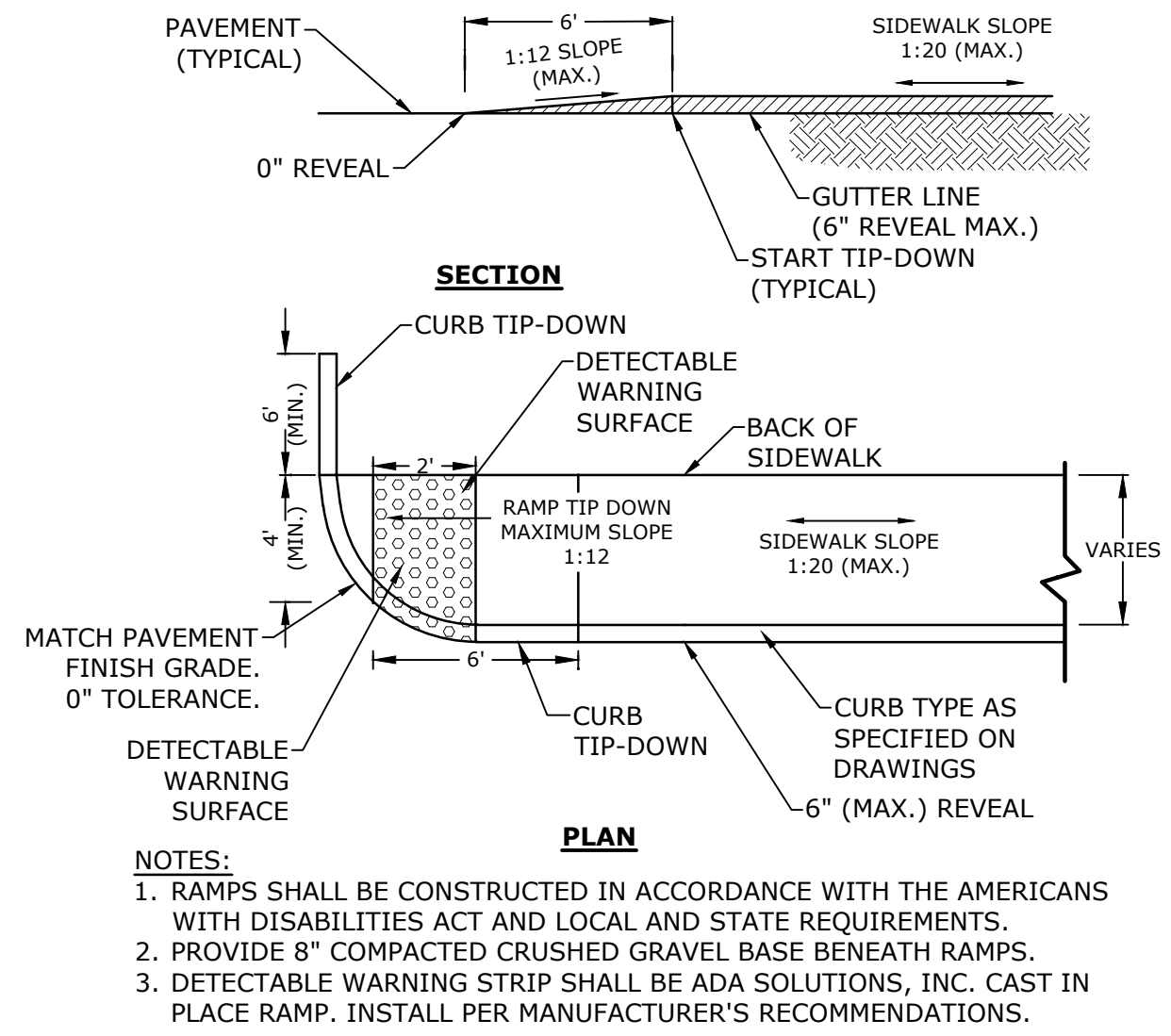
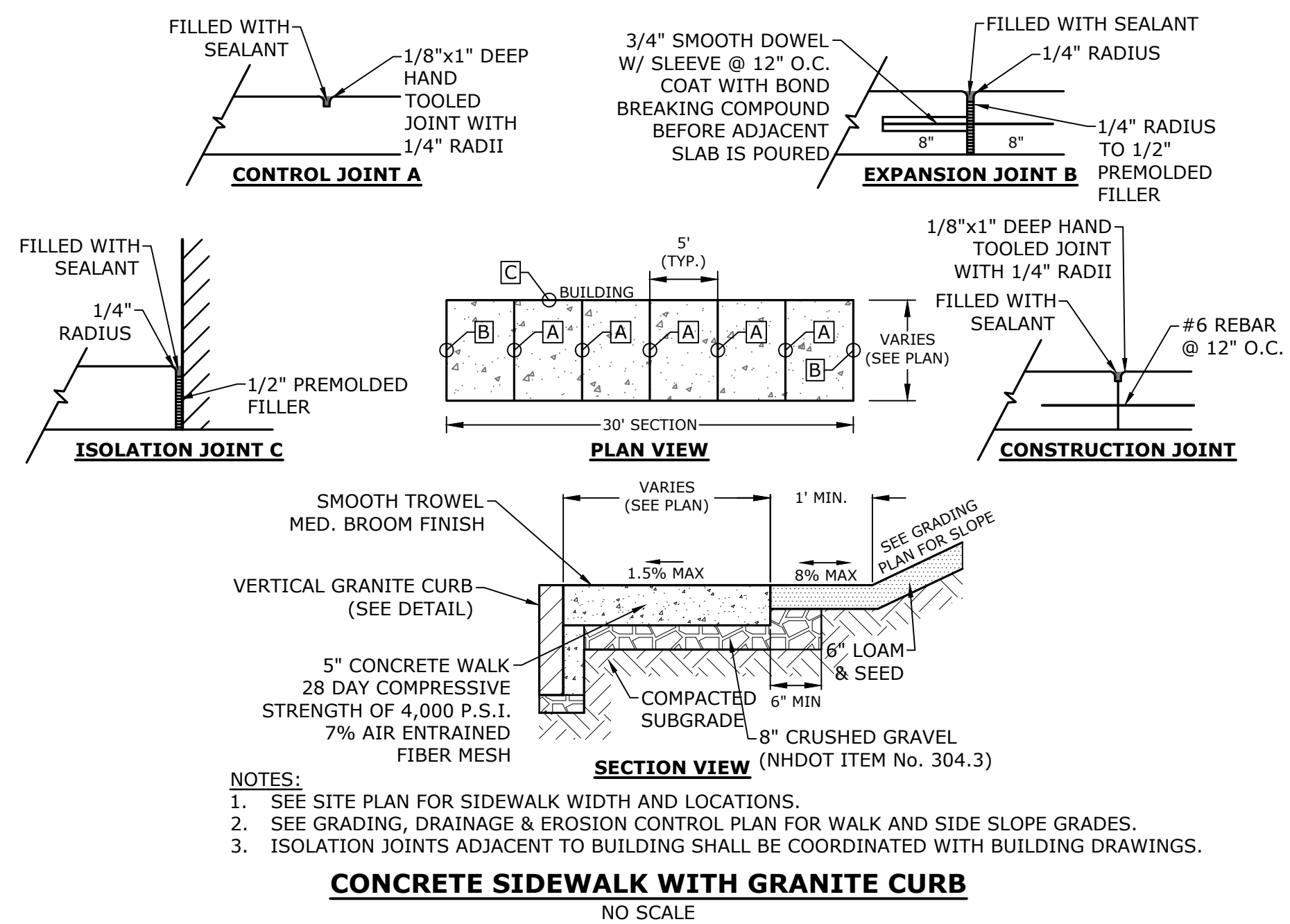
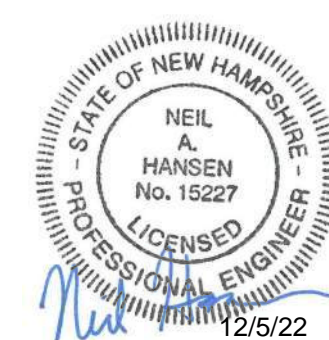
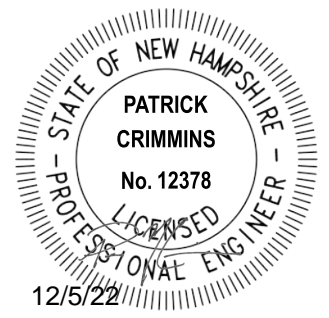
Russell Street & Deer Street
Portsmouth, NH

MARK	DATE	DESCRIPTION
H	12/5/2022	AoT Submission
G	11/23/2022	PB Submission
F	11/18/2022	Traffic Peer Review
E	10/20/2022	TAC Resubmission
D	9/28/2022	Intersection Realignment
C	9/22/2022	TAC Resubmission
B	8/25/2022	TAC Resubmission
A	7/21/2022	TAC Resubmission

PROJECT NO: T5037-002
DATE: May 24, 2022
FILE: T5037-002-C-DTLS.DWG
DRAWN BY: CJK
CHECKED BY: NAH
APPROVED BY: PMC

SCALE: AS SHOWN

Last Saved: 12/5/2022 9:45am By: CKZCZK
Plotted On: Dec 05, 2022 9:45am
File: & Bond\11\15037 - Two International Group\002 - Russell Street Development\Drawings - Figures\AutoCAD\T5037-002-C-DTLS.dwg



North End Mixed Use Development

Two International Group

Russell Street & Deer Street
Portsmouth, NH

MARK	DATE	DESCRIPTION
H	12/5/2022	AoT Submission
G	11/23/2022	PB Submission
F	11/18/2022	Traffic Peer Review
E	10/20/2022	TAC Resubmission
D	9/28/2022	Intersection Realignment
C	9/22/2022	TAC Resubmission
B	8/25/2022	TAC Resubmission
A	7/21/2022	TAC Resubmission

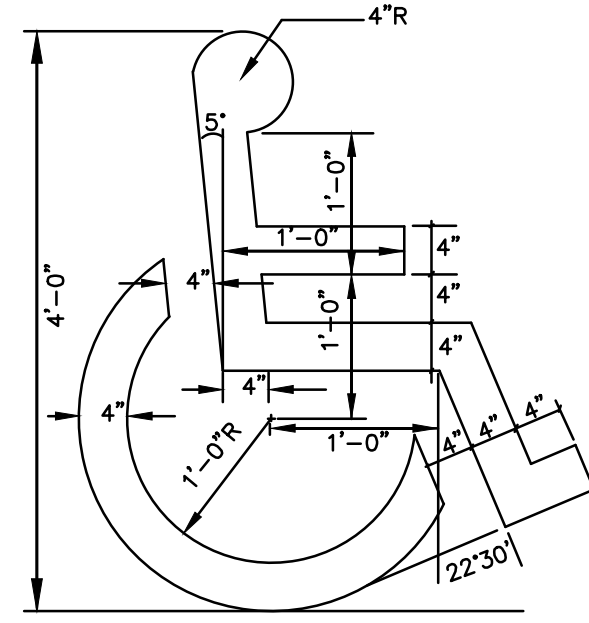
PROJECT NO: T5037-002
DATE: May 24, 2022
FILE: T5037-002-C-DTLS.DWG
DRAWN BY: CJK
CHECKED BY: NAH
APPROVED BY: PMC

DETAILS SHEET

SCALE: AS SHOWN

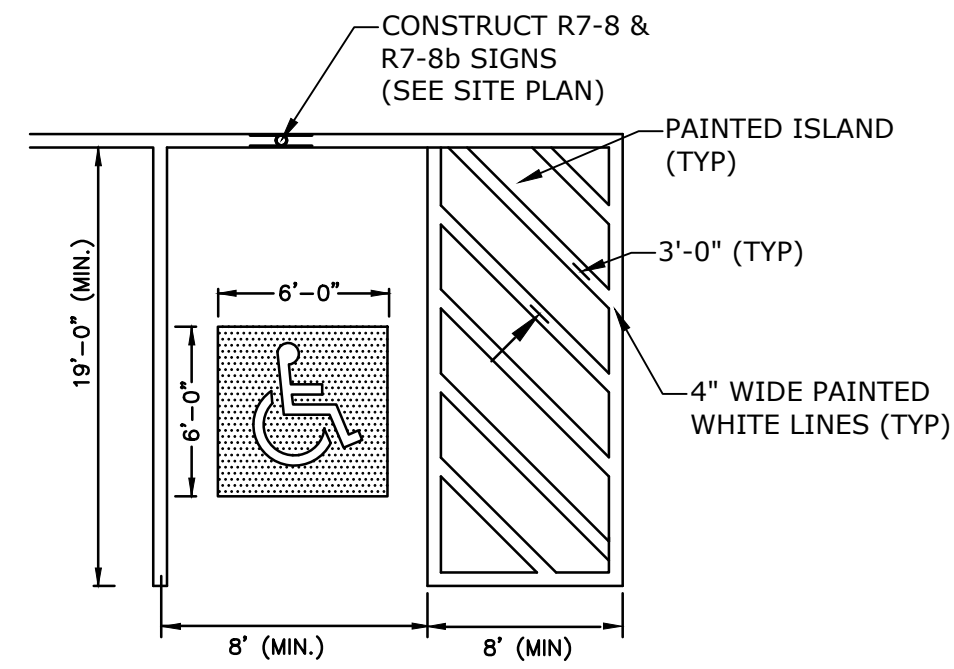
C-503

Last Saved: 12/5/2022
 Plotted On: Dec 05, 2022 9:45am By: Ckczuk
 Tighe & Bond 2311 15037 Two International Group\002_Russell Street Development\Drawings_Egures\AutoCAD\T5037-002-C-DTLS.dwg



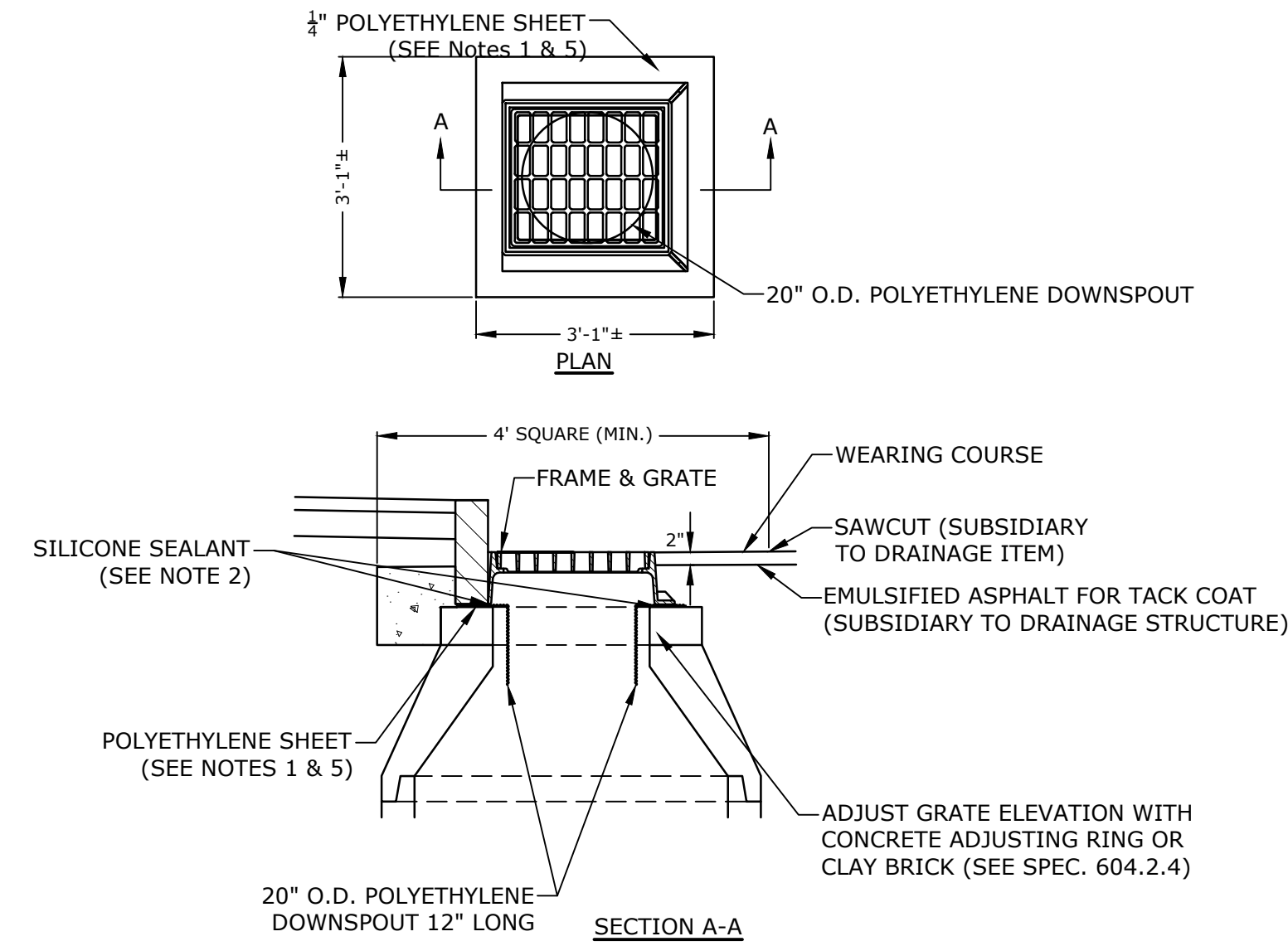
- NOTES:**
1. SYMBOL SHALL BE CONSTRUCTED IN ALL ACCESSIBLE SPACES USING WHITE THERMOPLASTIC, REFLECTORIZED PAVEMENT PARKING MATERIAL MEETING THE REQUIREMENTS OF ASTM D 4505.
 2. SYMBOL SHALL BE CONSTRUCTED TO THE LATEST ADA, STATE AND LOCAL REQUIREMENTS.

ACCESSIBLE SYMBOL
NO SCALE



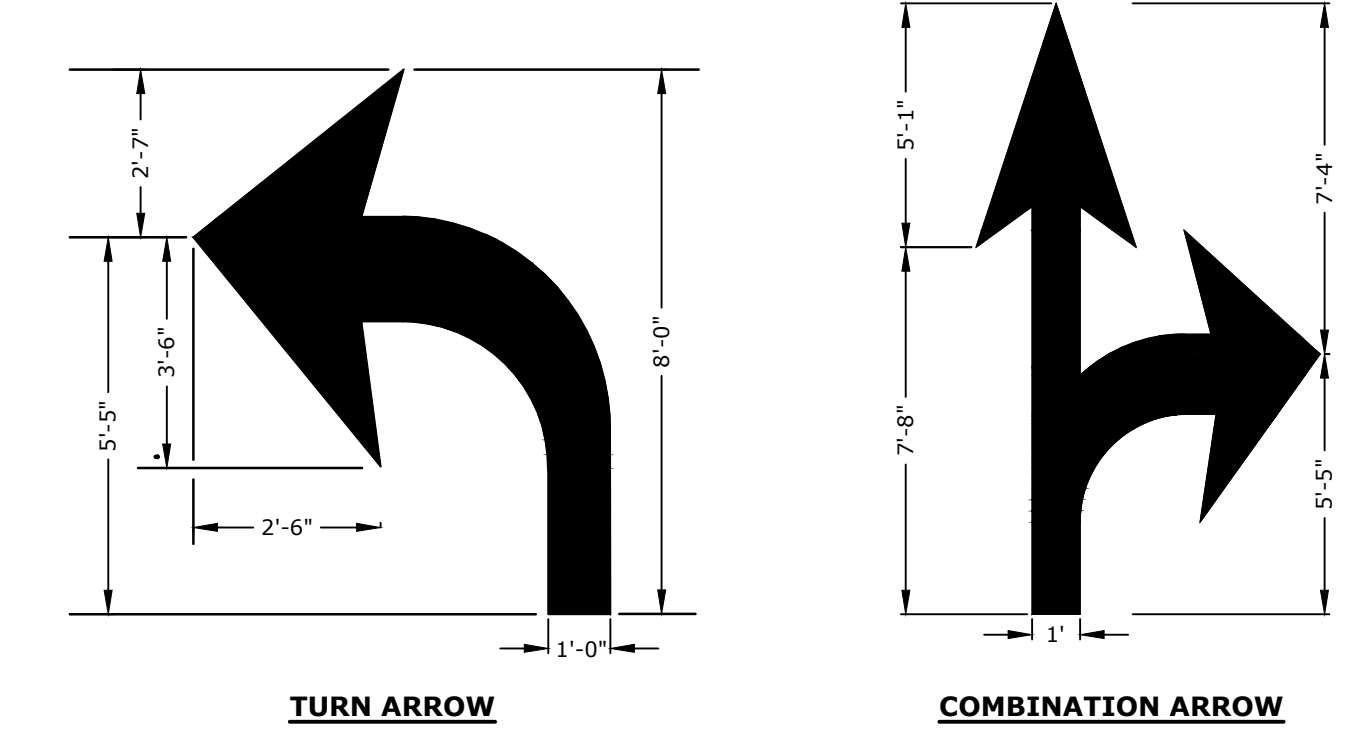
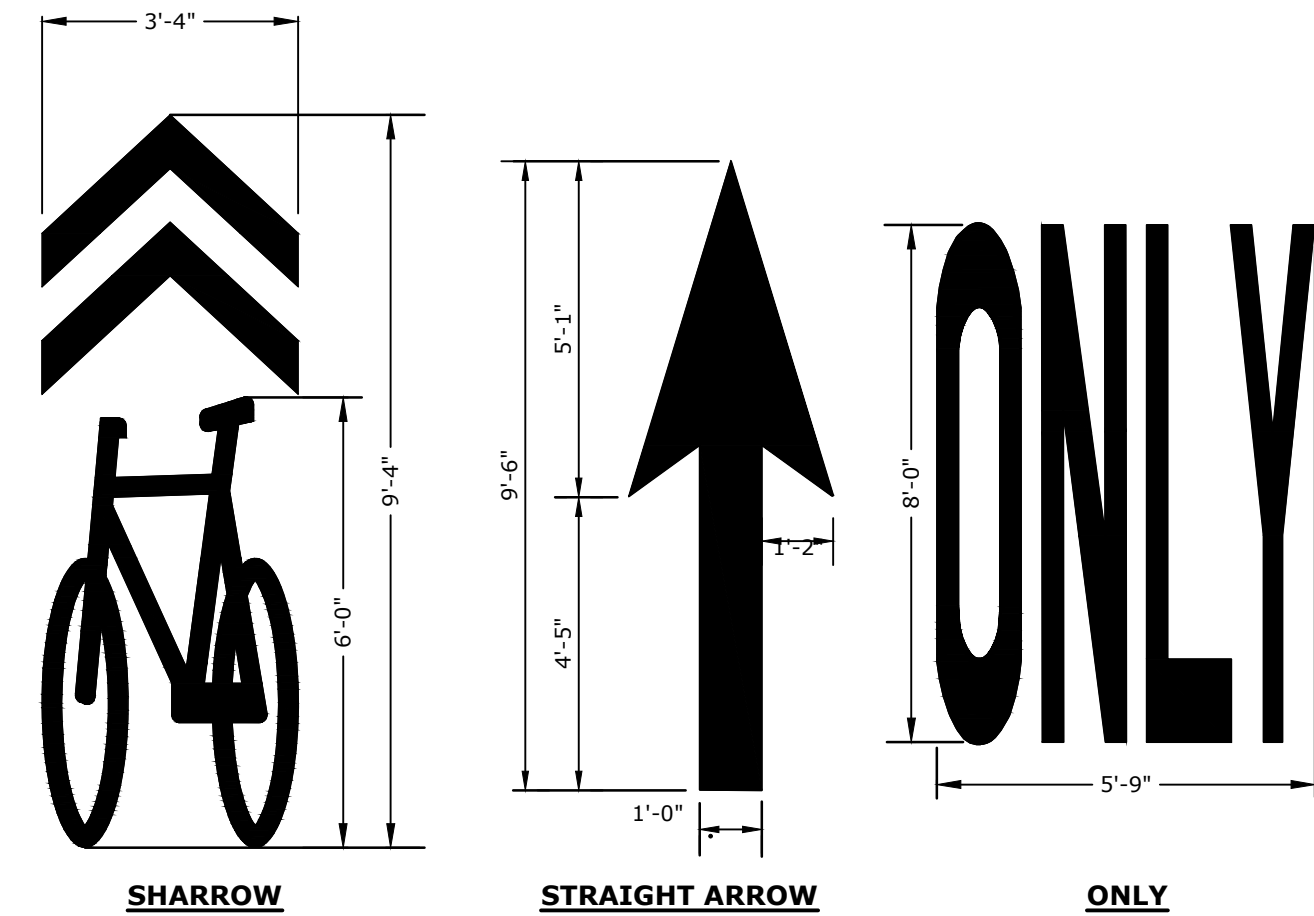
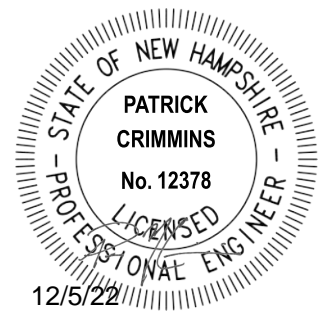
- NOTES:**
1. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
 2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN W/DISABILITIES ACT.

ACCESSIBLE PARKING STALL
NO SCALE



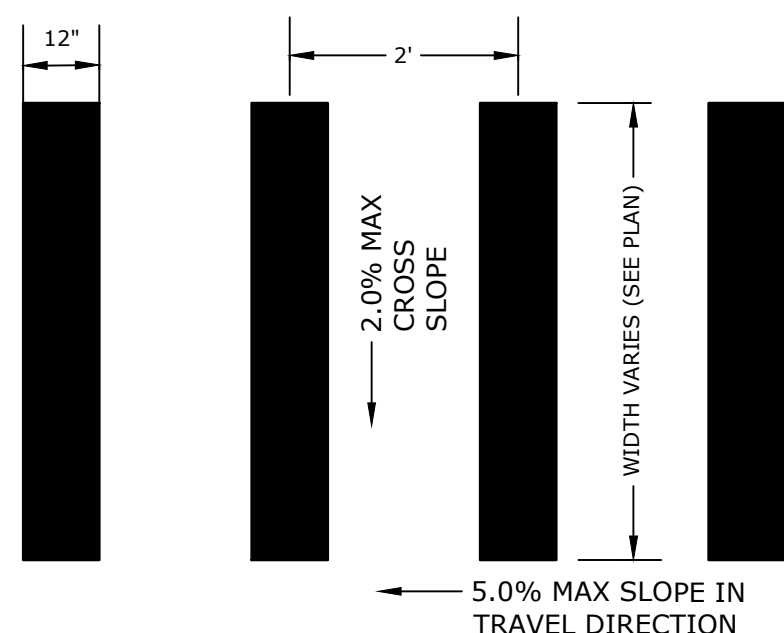
- NOTES:**
1. POLYETHYLENE LINER (ITEM 604.0007) SHALL BE FABRICATED AT THE SHOP. DOWNSPOUT SHALL BE EXTRUSION FILLET WELDED TO THE POLYETHYLENE SHEET.
 2. PLACE A CONTINUOUS BEAD OF AN APPROVED SILICONE SEALANT (SUBSIDIARY TO ITEM 604.0007) BETWEEN FRAME AND POLYETHYLENE SHEET.
 3. PLACE CLASS AA CONCRETE TO 2" BELOW THE TOP OF THE GRATE ELEVATION (SUBSIDIARY TO DRAINAGE STRUCTURE).
 4. USE ON DRAINAGE STRUCTURES 4' MIN. DIAMETER ONLY.
 5. TRIM POLYETHYLENE SHEET A MAXIMUM OF 4" OUTSIDE THE FLANGE ON THE FRAME FOR THE CATCH BASIN BEFORE PLACING CONCRETE (EXCEPT AS SHOWN WHEN USED WITH 3-FLANGE FRAME AND CURB).
 6. THE CENTER OF THE GRATE & FRAME MAY BE SHIFTED A MAXIMUM OF 6" FROM THE CENTER OF THE DOWNSPOUT IN ANY DIRECTION.
 7. PLACED ONLY IN DRAINAGE STRUCTURES IN PAVEMENT.
 8. SEE NHDOT DR-04, "DI-DB, UNDERDRAIN FLUSHING BASIN AND POLYETHYLENE LINER DETAILS", FOR ADDITIONAL INFORMATION.
 9. CATCHBASINS WITHIN CITY RIGHT OF WAY SHALL HAVE A POLYETHYLENE LINER

POLYETHYLENE LINER
NO SCALE



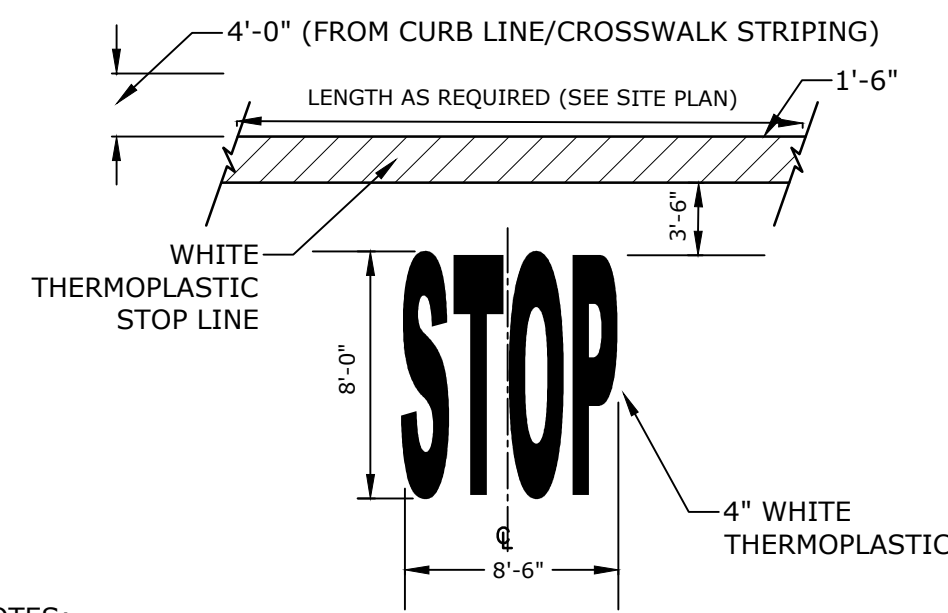
- NOTES:**
1. ALL WORDS AND SYMBOLS SHALL BE RETROREFLECTIVE WHITE AND SHALL CONFORM TO THE LATEST VERSION OF THE MUTCD.
 2. MULTI-WORD MESSAGES SHALL READ "UP"; THAT IS, THE FIRST WORD SHALL BE NEAREST THE APPROACHING DRIVER.
 3. THE WORD "ONLY" SHALL NOT BE USED WITH THROUGH OR COMBINATION ARROWS, AND SHALL NOT BE USED ADJACENT TO A BROKEN LANE LINE. A WORD/SYMBOL SHALL PRECEED THE WORD "ONLY".
 4. COMBINATION ARROWS MAY BE COMPRISED OF 2 SINGLE ARROWS (e.g. TURN AND THROUGH ARROWS). HOWEVER, THE SHAFTS OF THE ARROWS SHALL COINCIDE AS SHOWN.
 5. PREFORMED WORDS AND SYMBOLS SHALL BE PRE-CUT BY THE MANUFACTURER.
 6. WRONG-WAY ARROWS SHALL NOT BE SUBSTITUTED FOR THROUGH ARROWS.
 7. ALL STOP BARS, WORDS, SYMBOLS AND ARROW SHALL BE THERMOPLASTIC.

PAVEMENT MARKINGS
NO SCALE



- NOTE:**
1. STRIPING SHALL BE CONSTRUCTED USING WHITE THERMO PLASTIC, REFLECTORIZED PAVEMENT MARKING MATERIAL MEETING THE REQUIREMENTS OF ASTM D 4505

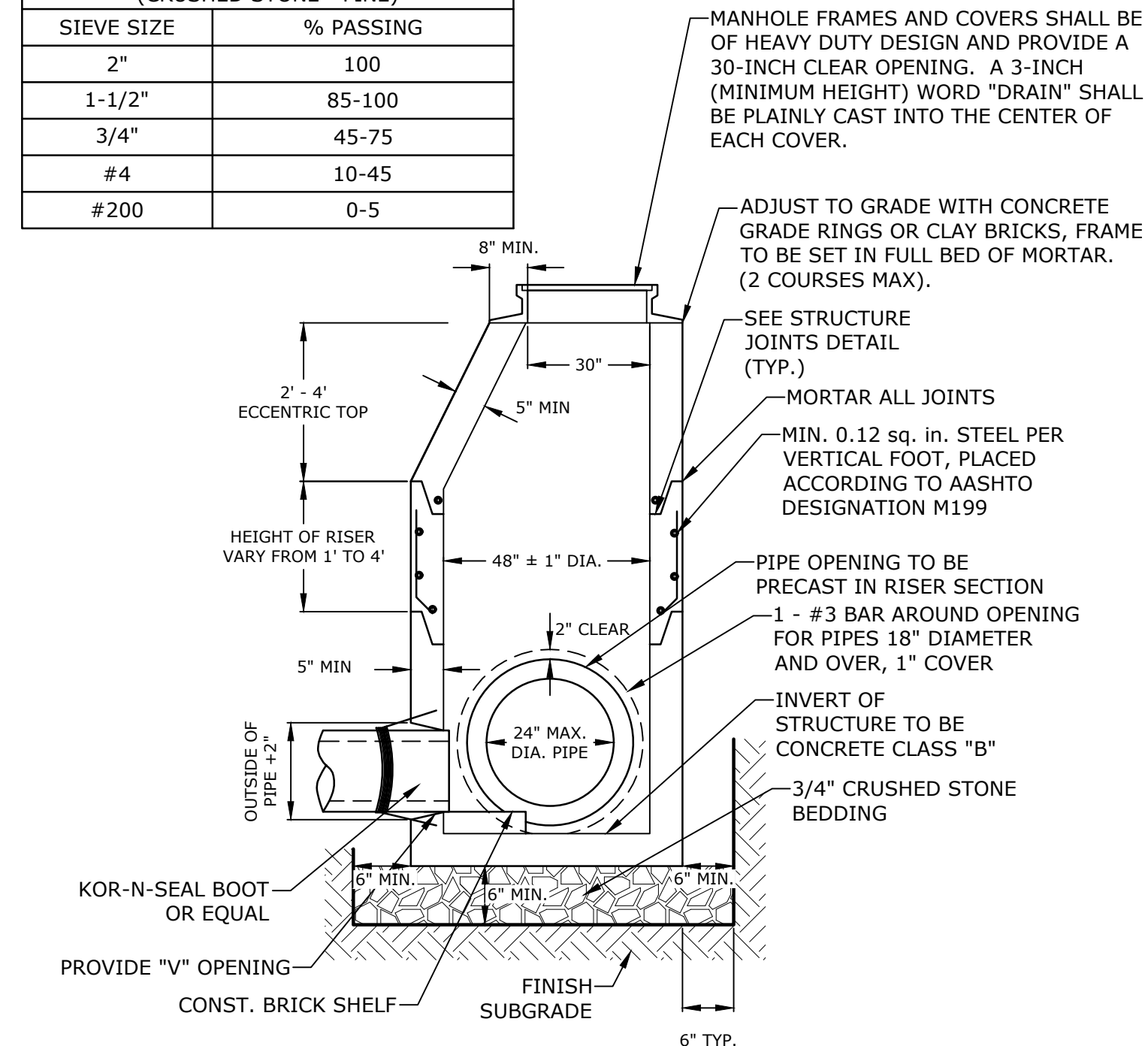
CROSSWALK STRIPING
NO SCALE



- NOTES:**
1. PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS AS SHOWN ON SITE PLAN.
 2. STRIPING SHALL BE CONSTRUCTED USING WHITE THERMO PLASTIC, REFLECTORIZED PAVEMENT MARKING MATERIAL MEETING THE REQUIREMENTS OF ASTM D 4505

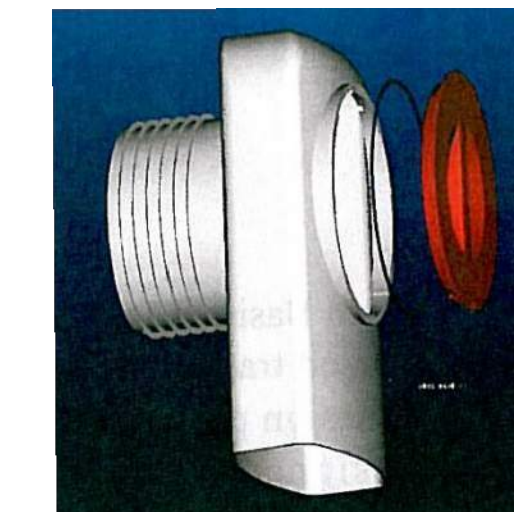
STOP BAR AND LEGEND
NO SCALE

NHDOT ITEM No. 304.4 (CRUSHED STONE - FINE)	
SIEVE SIZE	% PASSING
2"	100
1-1/2"	85-100
3/4"	45-75
#4	10-45
#200	0-5



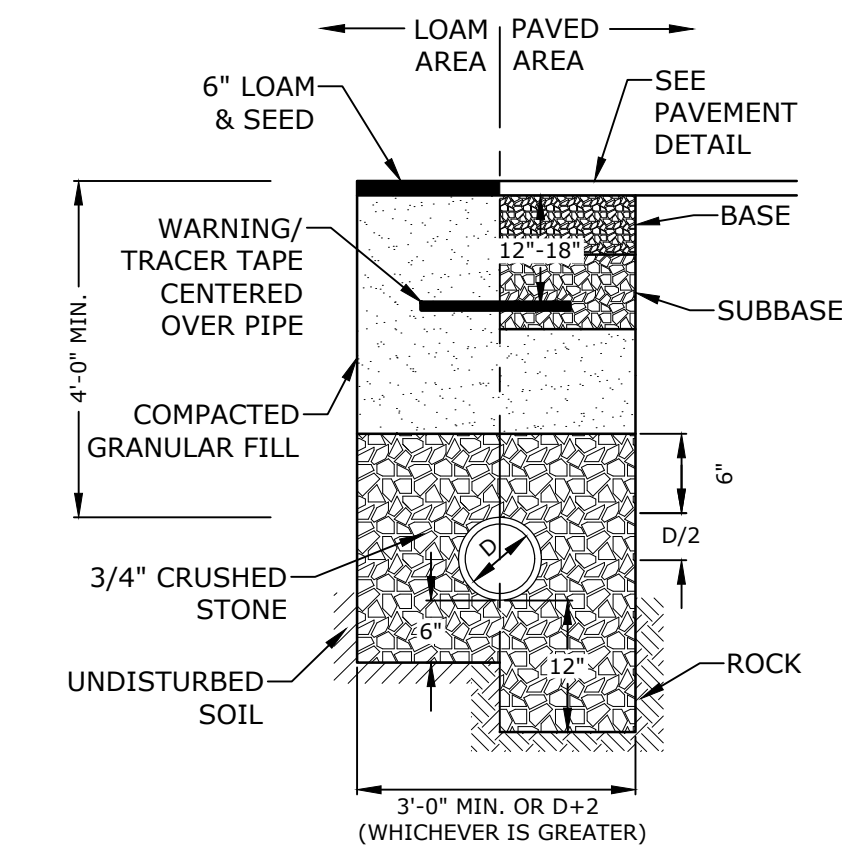
- NOTES:**
1. ALL SECTIONS SHALL BE 4,000 PSI CONCRETE.
 2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCHES PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
 3. THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCHES PER LINEAR FOOT.
 4. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
 5. CONSTRUCT CRUSHED STONE BEDDING AND BACKFILL UNDER (6" MINIMUM THICKNESS)
 6. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
 7. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
 8. OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
 9. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
 10. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES, NO MORE THAN 75% OF A HORIZONTAL CROSS SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.

4' DIAMETER DRAIN MANHOLE
NO SCALE



- NOTES:**
1. ALL CATCH BASIN OUTLETS TO HAVE "ELIMINATOR" OIL AND FLOATING DEBRIS TRAP MANUFACTURED BY KLEANSTREAM (NO EQUAL)
 2. INSTALL DEBRIS TRAP TIGHT TO INSIDE OF STRUCTURE.
 3. 1/4" HOLE SHALL BE DRILLED IN TOP OF DEBRIS TRAP

"ELIMINATOR" OIL FLOATING DEBRIS TRAP



- NOTES:**
1. CRUSHED STONE BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 6" ABOVE TOP OF PIPE.
 2. ALL UTILITIES SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY COMPANY STANDARDS. COORDINATE ALL INSTALLATIONS WITH INDIVIDUAL UTILITY COMPANIES AND THE CITY OF PORTSMOUTH.

STORM DRAIN TRENCH
NO SCALE

North End Mixed Use Development

Two International Group

Russell Street & Deer Street
Portsmouth, NH

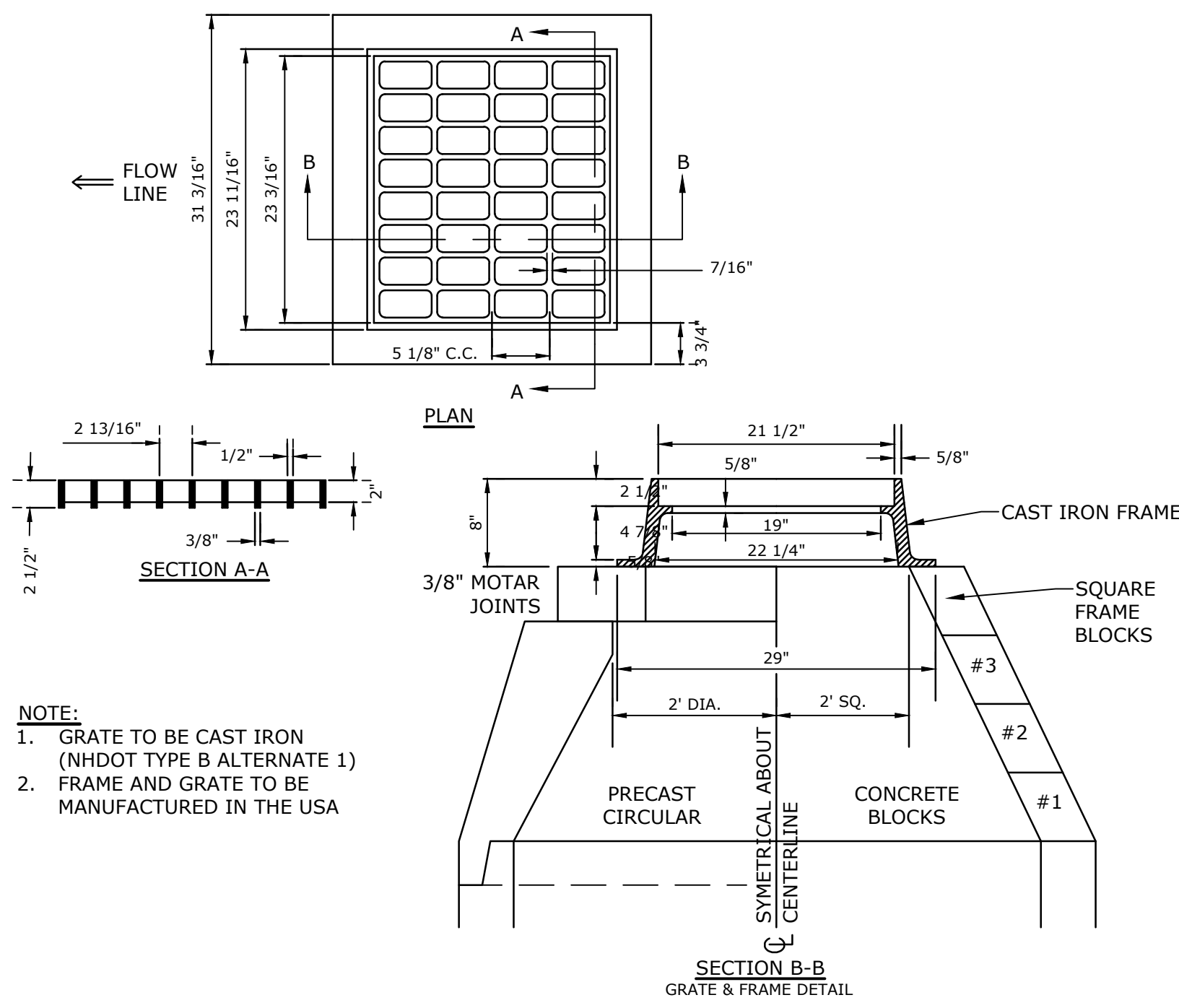
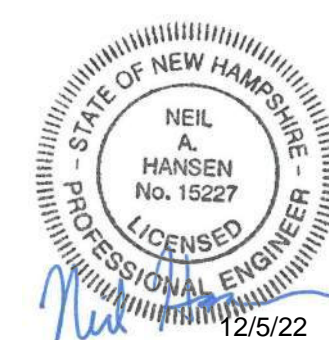
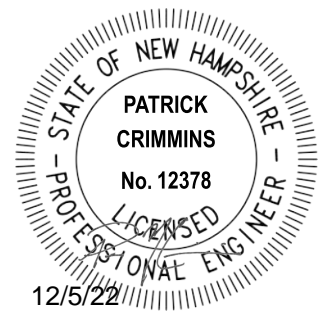
MARK	DATE	DESCRIPTION
H	12/5/2022	AoT Submission
G	11/23/2022	PB Submission
F	11/18/2022	Traffic Peer Review
E	10/20/2022	TAC Resubmission
D	9/28/2022	Intersection Realignment
C	9/22/2022	TAC Resubmission
B	8/25/2022	TAC Resubmission
A	7/21/2022	TAC Resubmission

PROJECT NO:	T5037-002
DATE:	May 24, 2022
FILE:	T5037-002-C-DTLS.DWG
DRAWN BY:	CIK
CHECKED BY:	NAH
APPROVED:	PMC

DETAILS SHEET

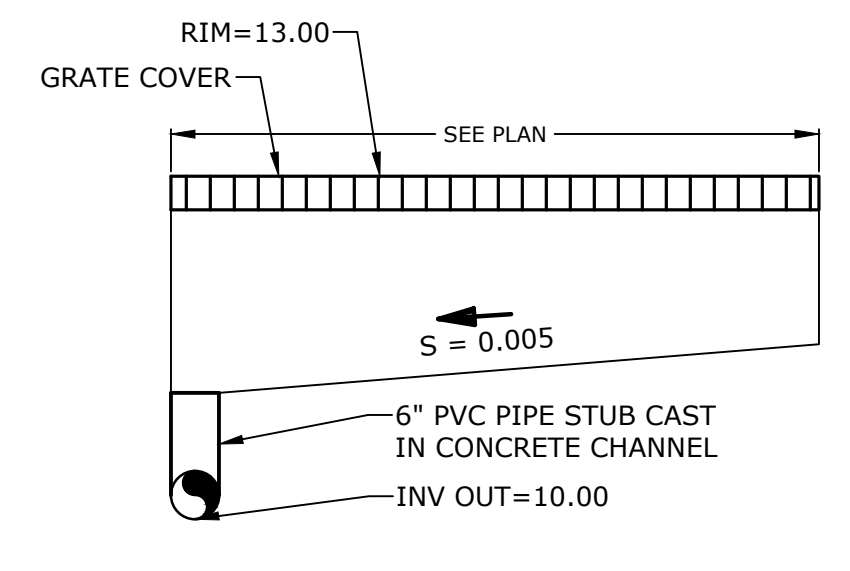
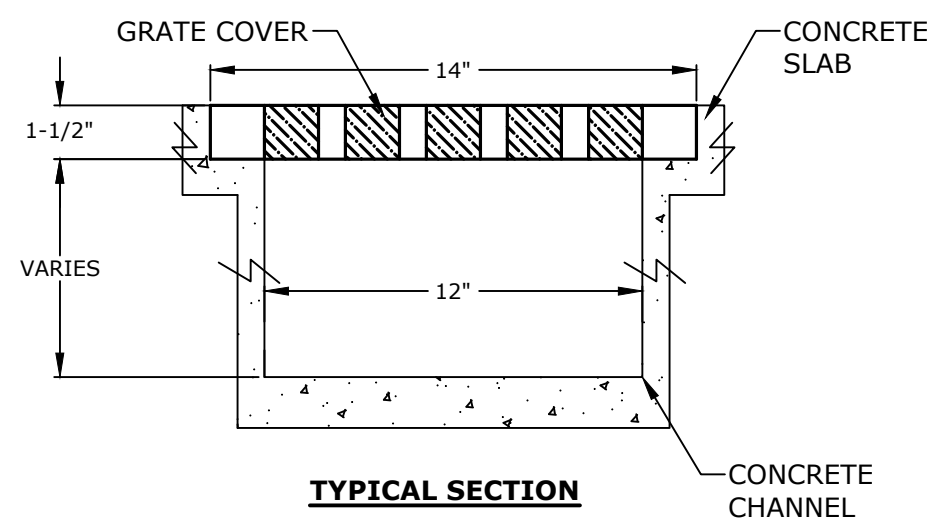
SCALE: AS SHOWN

C-504



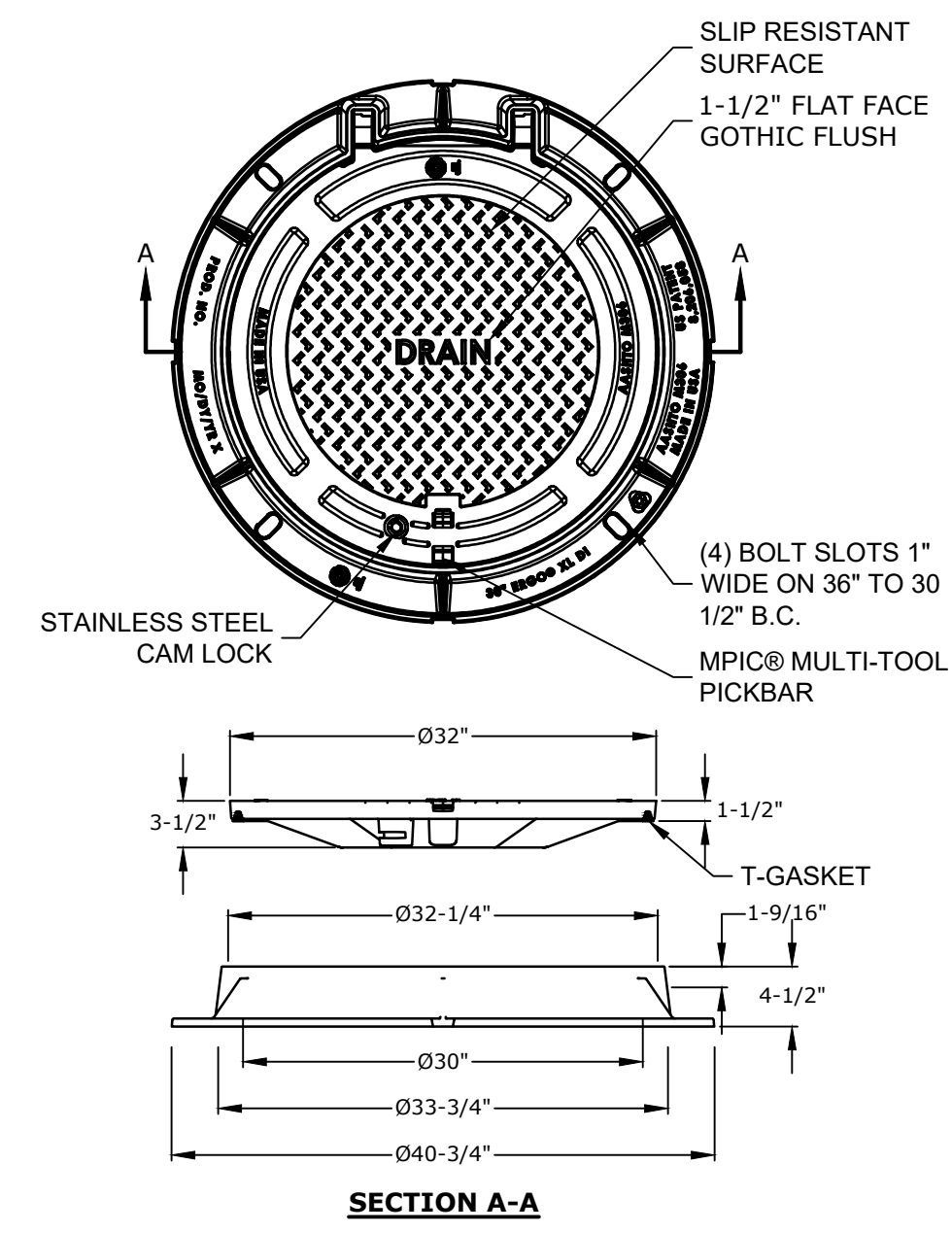
NOTE:
 1. GRATE TO BE CAST IRON (NHDOT TYPE B ALTERNATE 1)
 2. FRAME AND GRATE TO BE MANUFACTURED IN THE USA

CATCH BASIN FRAME & GRATE
NO SCALE



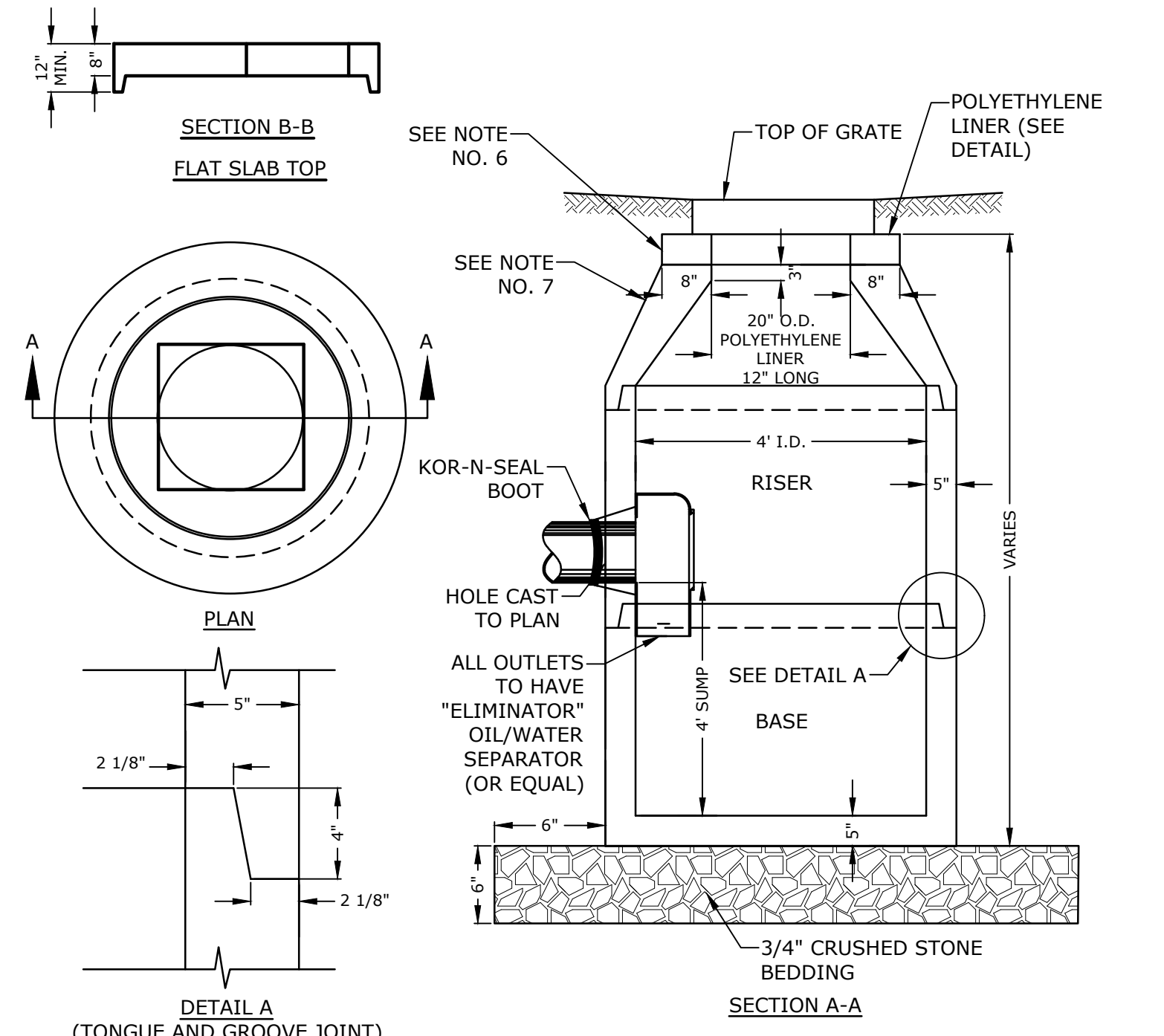
NOTES:
 1. TRENCH DRAIN FRAME AND GRATE SHALL BE MULTIDRAIN ECONODRAIN SERIES #12 OR EQUAL.

TRENCH DRAIN
NO SCALE



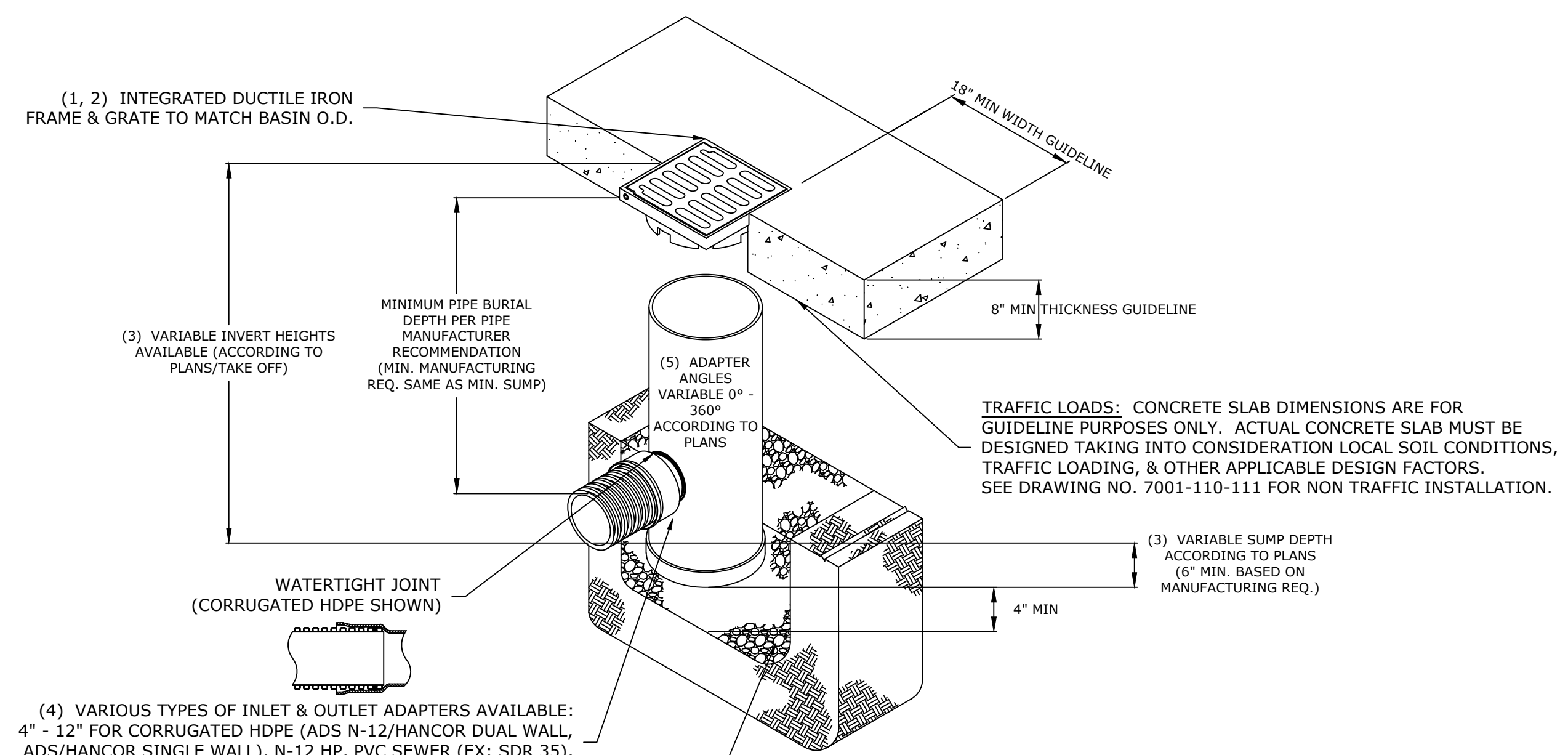
NOTES:
 1. MANHOLE FRAME AND COVER SHALL BE 32" HINGED ERGO XL BY EJ CO.
 2. ALL DIMENSIONS ARE NOMINAL.
 3. FRAMES USING NARROWER DIMENSIONS FOR THICKNESS ARE ALLOWED PROVIDED:
 A. THE FRAMES MEET OR EXCEED THE SPECIFIED LOAD RATING.
 B. THE INTERIOR PERIMETER (SEAT AREA) DIMENSIONS OF THE FRAMES REMAIN THE SAME TO ALLOW CONTINUED USE OF EXISTING GRATES/COVERS AS THE EXISTING FRAMES ALLOW, WITHOUT SHIMS OR OTHER MODIFICATIONS OR ACCOMMODATIONS.
 C. ALL OTHER PERTINENT REQUIREMENTS OF THE SPECIFICATIONS ARE MET.
 4. LABEL TYPE OF MANHOLE WITH 3" HIGH LETTERS IN THE CENTER OF THE COVER.

DRAIN MANHOLE FRAME & COVER
NO SCALE



NOTES:
 1. ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 psi).
 2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
 3. THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
 4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
 5. THE STRUCTURES SHALL BE DESIGNED FOR H2O LOADING.
 6. FITTING FRAME TO GRADE MAY BE DONE WITH PREFABRICATED ADJUSTMENT RINGS OR CLAY BRICKS (2 COURSES MAX.).
 7. CONE SECTIONS MAY BE EITHER CONCENTRIC OR ECCENTRIC, OR FLAT SLAB TOPS MAY BE USED WHERE PIPE WOULD OTHERWISE ENTER INTO THE CONE SECTION OF THE STRUCTURE AND WHERE PERMITTED.
 8. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
 9. OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
 10. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
 11. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
 12. "ELIMINATOR" OIL/WATER SEPARATOR SHALL BE INSTALLED TIGHT TO INSIDE OF CATCHBASIN.

4' DIAMETER CATCHBASIN
NO SCALE

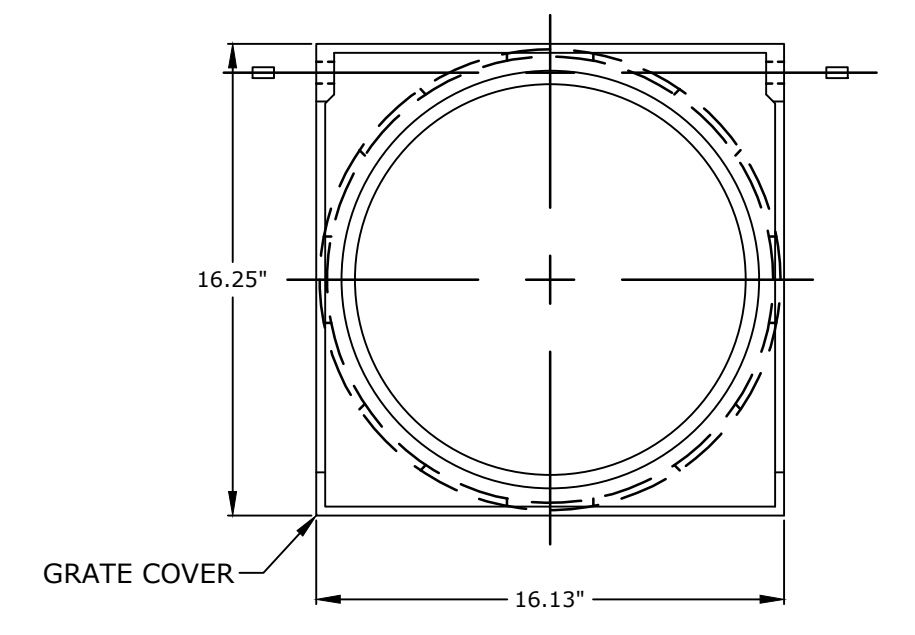
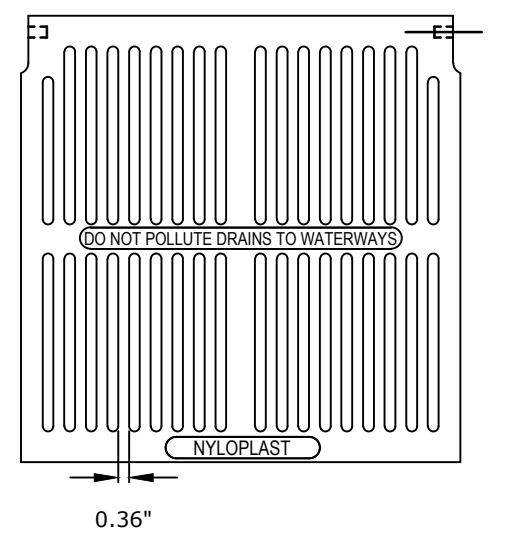
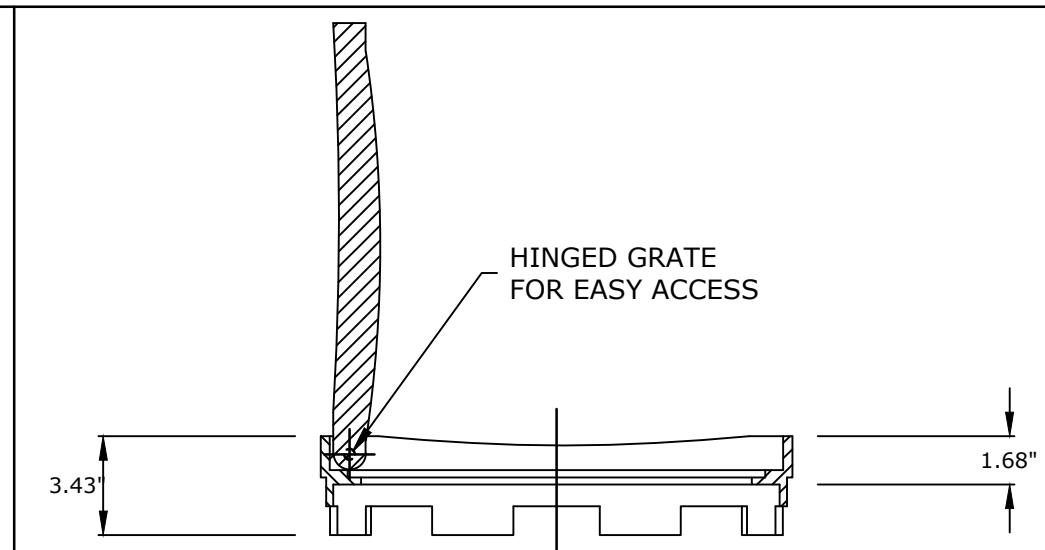


GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	N/A	1299CGPB	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-021

TYPICAL SECTION

NOTES:
 1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
 2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
 3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
 4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
 5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

YARD DRAIN
NO SCALE



NOTES:
 1. NYLOPLAST MODEL 1299CGPBL OR EQUAL.

YARD DRAIN FRAME AND GRATE
NO SCALE

North End Mixed Use Development

Two International Group

Russell Street & Deer Street
Portsmouth, NH

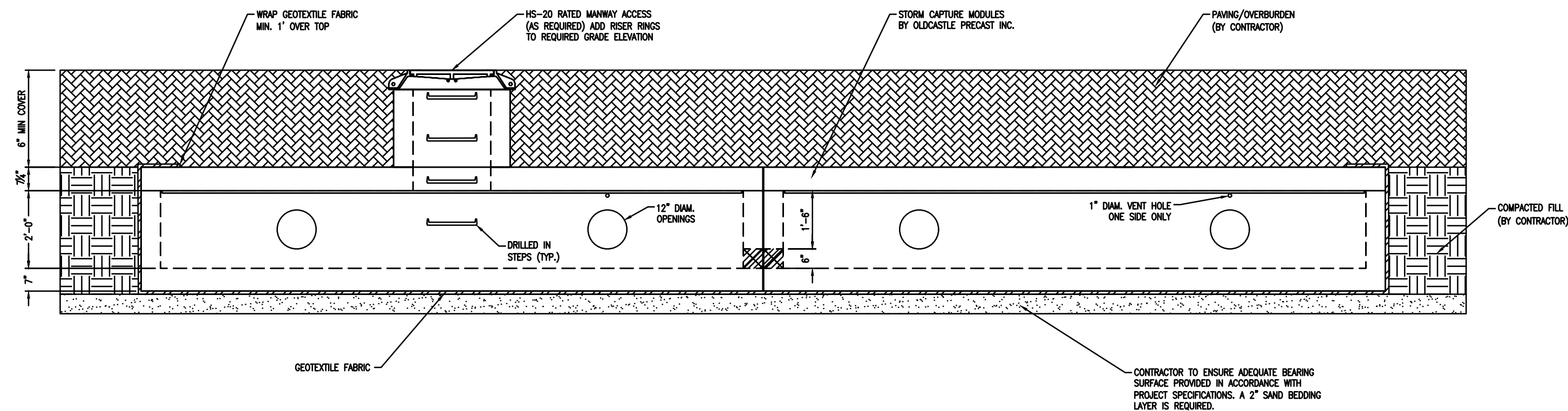
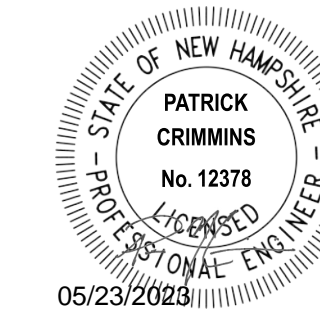
MARK	DATE	DESCRIPTION
H	12/5/2022	AoT Submission
G	11/23/2022	PB Submission
F	11/18/2022	Traffic Peer Review
E	10/20/2022	TAC Resubmission
D	9/28/2022	Intersection Realignment
C	9/22/2022	TAC Resubmission
B	8/25/2022	TAC Resubmission
A	7/21/2022	TAC Resubmission

PROJECT NO: T5037-002
 DATE: May 24, 2022
 FILE: T5037-002-C-DTLS.DWG
 DRAWN BY: CLK
 CHECKED BY: NAH
 APPROVED BY: PMC

DETAILS SHEET

SCALE: AS SHOWN

C-505

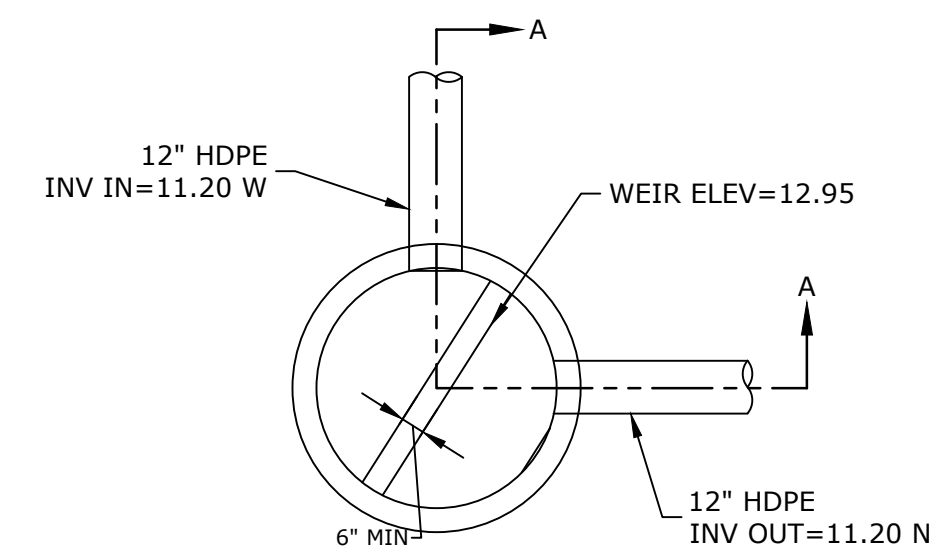


TYPICAL SECTION

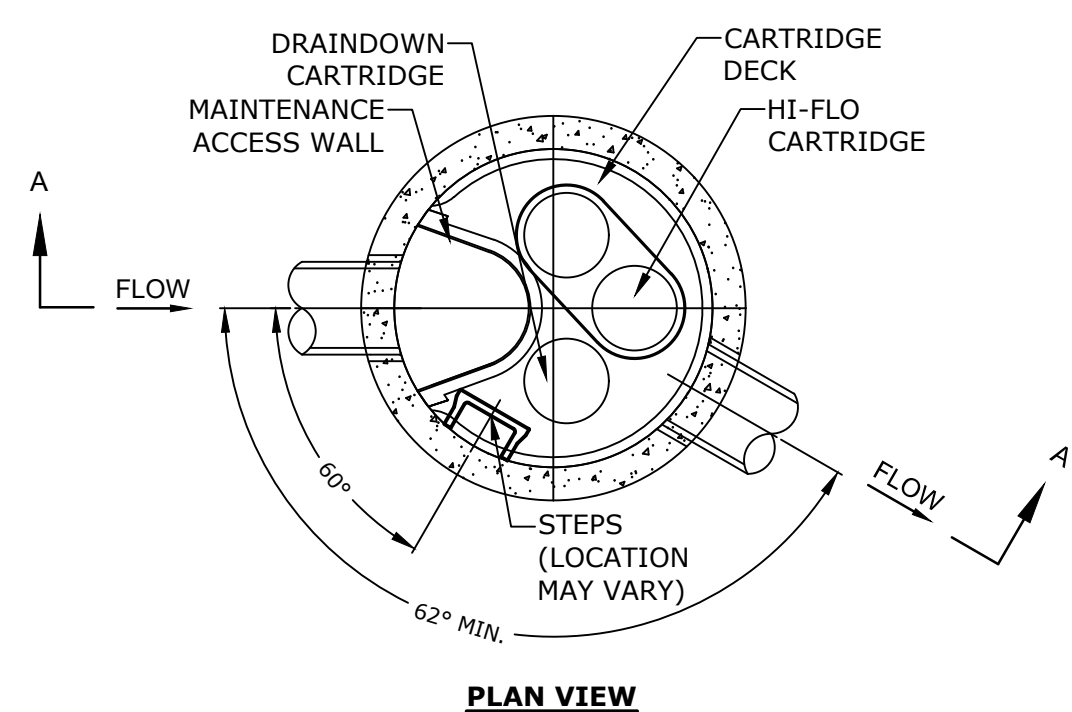
NOTES:

1. UNDERGROUND DETENTION SYSTEM TO BE OLDCASTLE STORMCAPTURE SC-2 DESIGNED FOR H-20 LOADING. CONTRACTOR TO SUBMIT BASIN SPECIFICATIONS AND FINAL MANUFACTURERS DESIGN TO ENGINEER FOR APPROVAL.
2. MANUFACTURER TO SUBMIT PLANS STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE.
3. A QUALIFIED ENGINEER SHALL PROVIDE SUFFICIENT INSPECTION TO CERTIFY THAT THE SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS PER THE REQUIREMENTS OF THE ALTERATION OF TERRAIN PERMIT. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO THE CONSTRUCTION OF THE UNDERGROUND DETENTION BASINS.

OLDCASTLE SC-2 DETAIL
NO SCALE



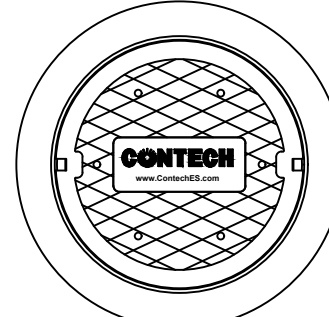
PLAN VIEW



PLAN VIEW

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN. Ø48\"/>

CARTRIDGE SELECTION	
CARTRIDGE DEPTH	54"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-5"
FLOW RATE HIGH-FLO / DRAINDOWN (cfs) (per cart)	0.18 / 0.09
MAX. CARTS HIGH-FLO / DRAINDOWN	2 / 1



SITE SPECIFIC DATA REQUIREMENTS		
STRUCTURE ID	2	3
WATER QUALITY FLOW RATE (cfs)	0.26	0.05
# OF CARTRIDGES REQUIRED (HF / DD)	(2/1)	(1/1)
CARTRIDGE SIZE	54"	54"

GENERAL NOTES:

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 3', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

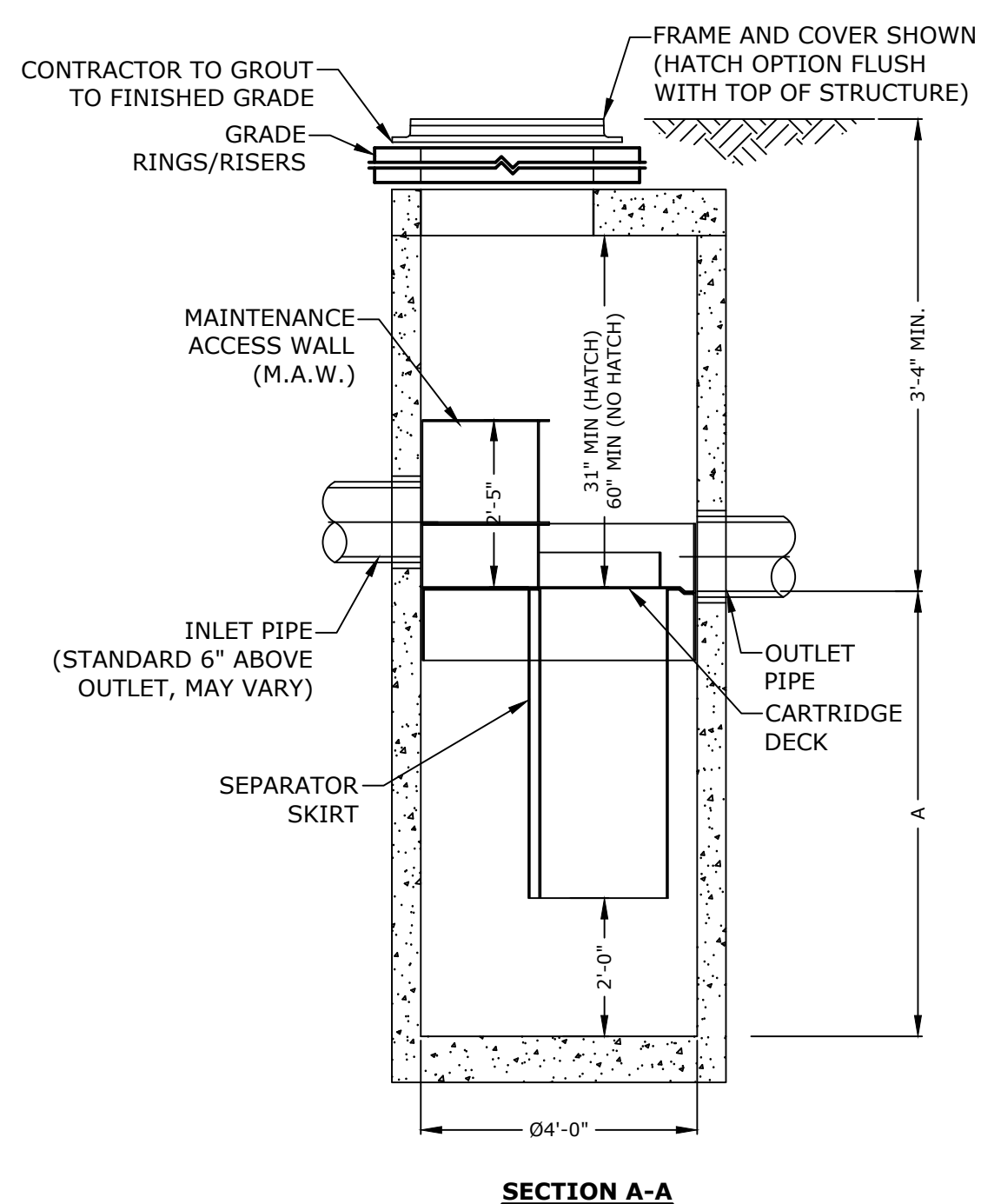
INSTALLATION NOTES

- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
- D. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
- E. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (866) 740-3318.

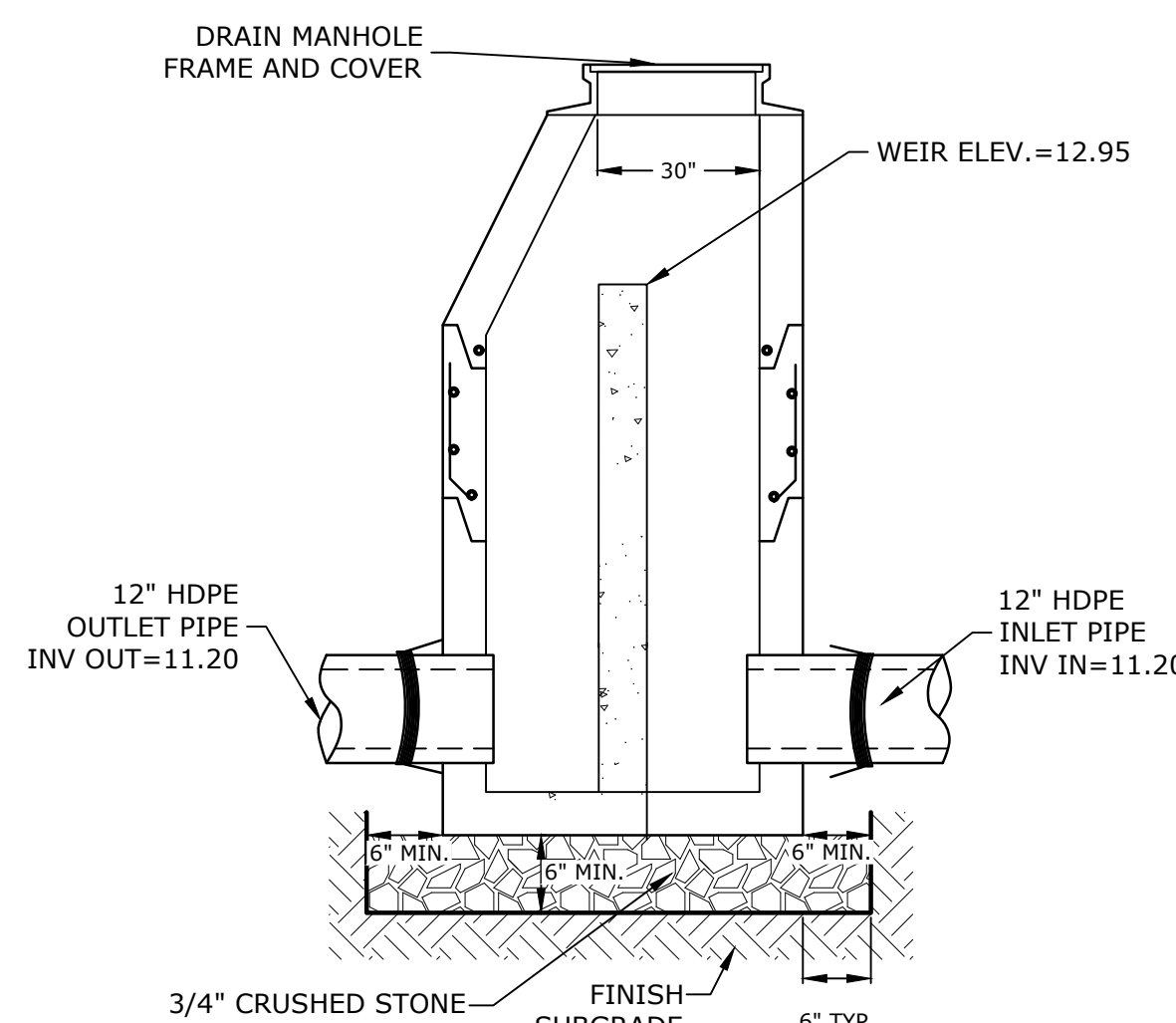
NOTE:

1. A QUALIFIED ENGINEER SHALL PROVIDE SUFFICIENT INSPECTION TO CERTIFY THAT THE SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS PER THE REQUIREMENTS OF THE ALTERATION OF TERRAIN PERMIT. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO THE CONSTRUCTION OF THE UNDERGROUND FILTRATION UNITS.

CONTECH JELLYFISH (JF4)
NO SCALE



SECTION A-A



- NOTES:**
1. ALL SECTIONS SHALL BE 4,000 PSI CONCRETE (TYPE II CEMENT).
 2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCHES PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER OF THE THIRD WALL.
 3. THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCHES PER LINEAR FOOT.
 4. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
 5. ALL JOINTS ON THE STRUCTURE AND PIPING SHALL BE WATERTIGHT.

POS-02
NO SCALE

North End Mixed Use Development

Two International Group

Russell Street & Deer Street
Portsmouth, NH

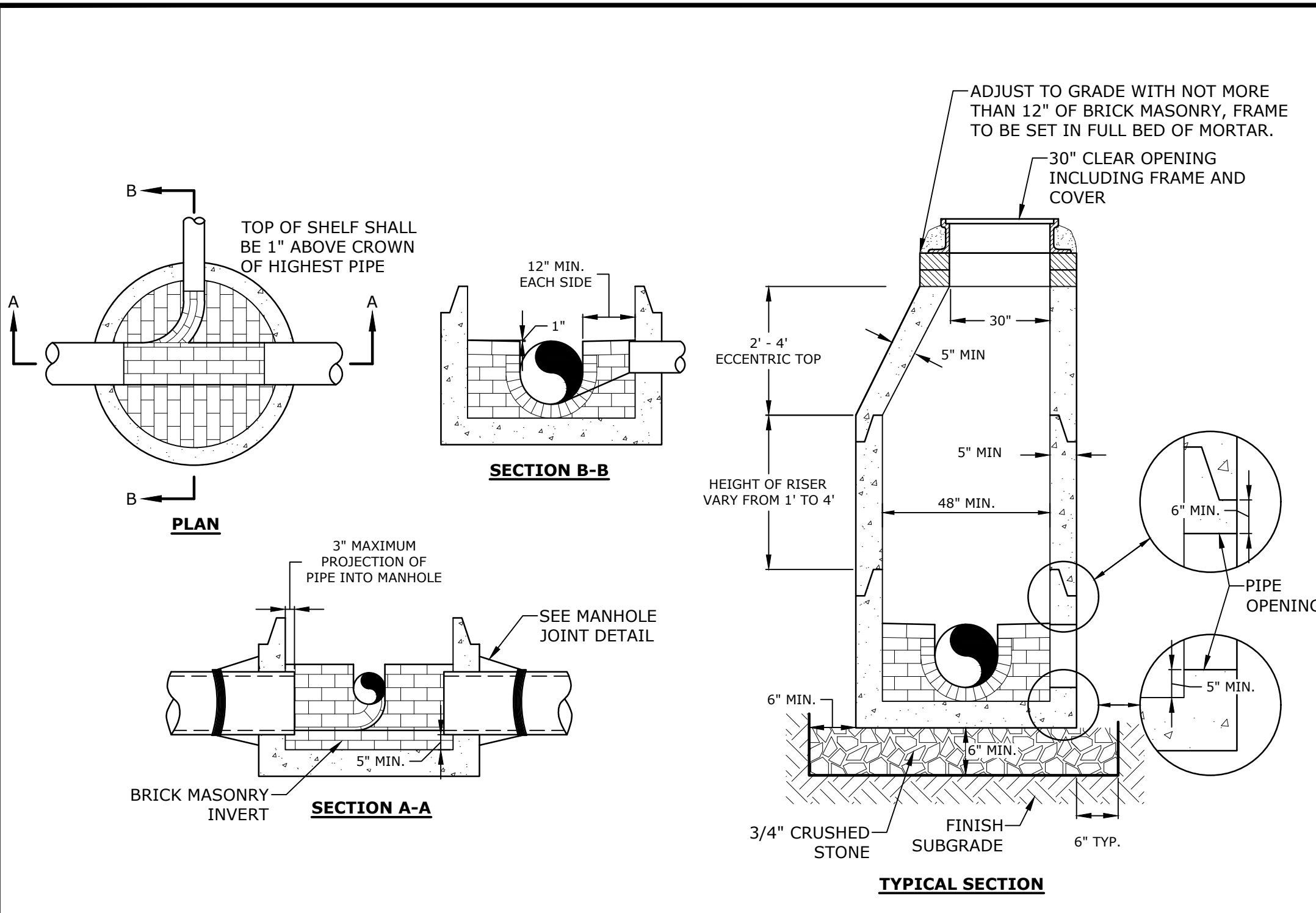
MARK	DATE	DESCRIPTION
I	5/22/2023	AoT Resubmission
H	12/5/2022	AoT Submission
G	11/23/2022	PB Submission
F	11/18/2022	Traffic Peer Review
E	10/20/2022	TAC Resubmission
D	9/28/2022	Intersection Realignment
C	9/22/2022	TAC Resubmission
B	8/25/2022	TAC Resubmission
A	7/21/2022	TAC Resubmission

PROJECT NO:	T5037-002
DATE:	May 24, 2022
FILE:	T5037-002-C-DTLS.DWG
DRAWN BY:	CJK
CHECKED:	NAH
APPROVED:	PMC

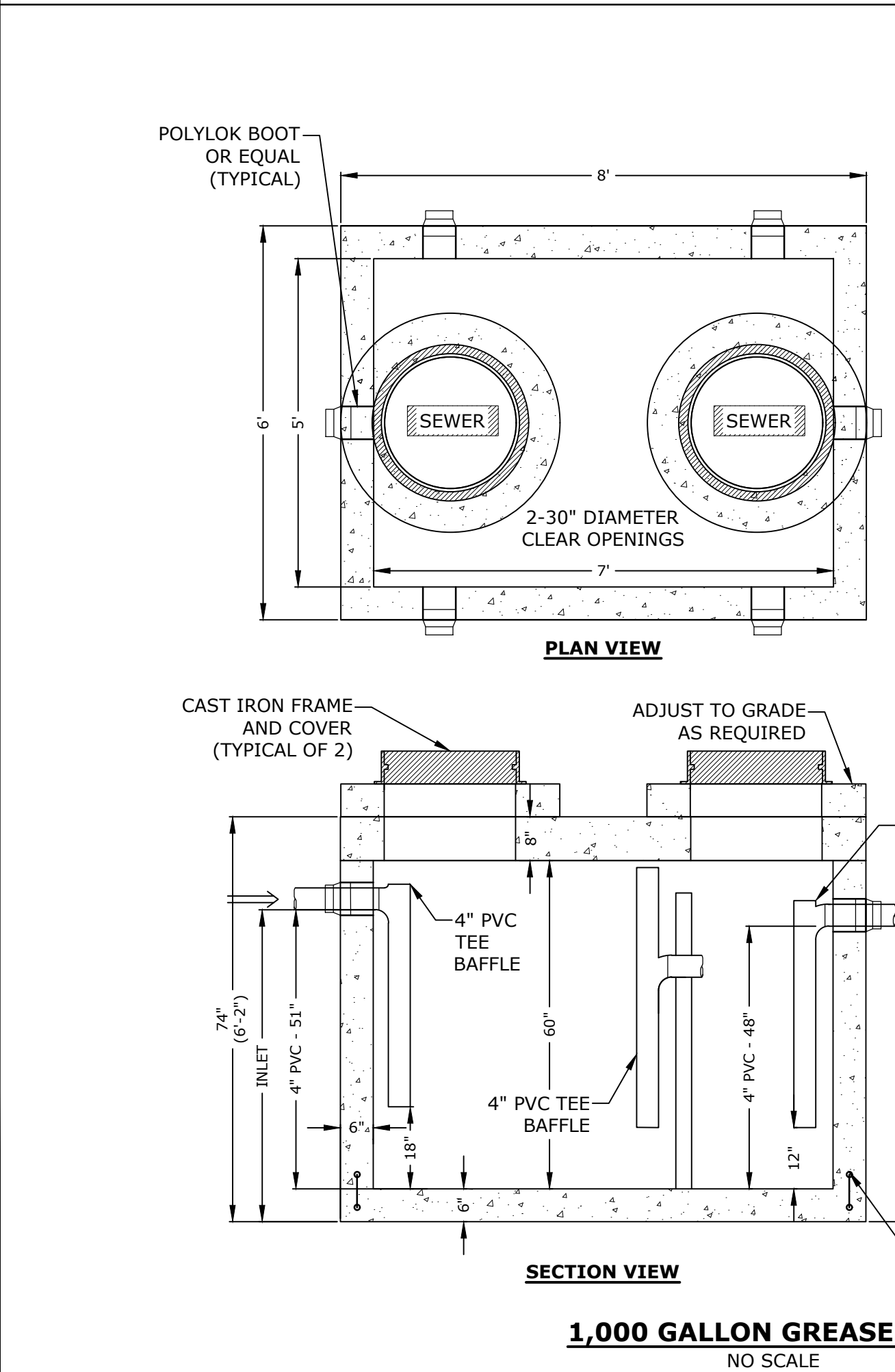
DETAILS SHEET

SCALE: AS SHOWN

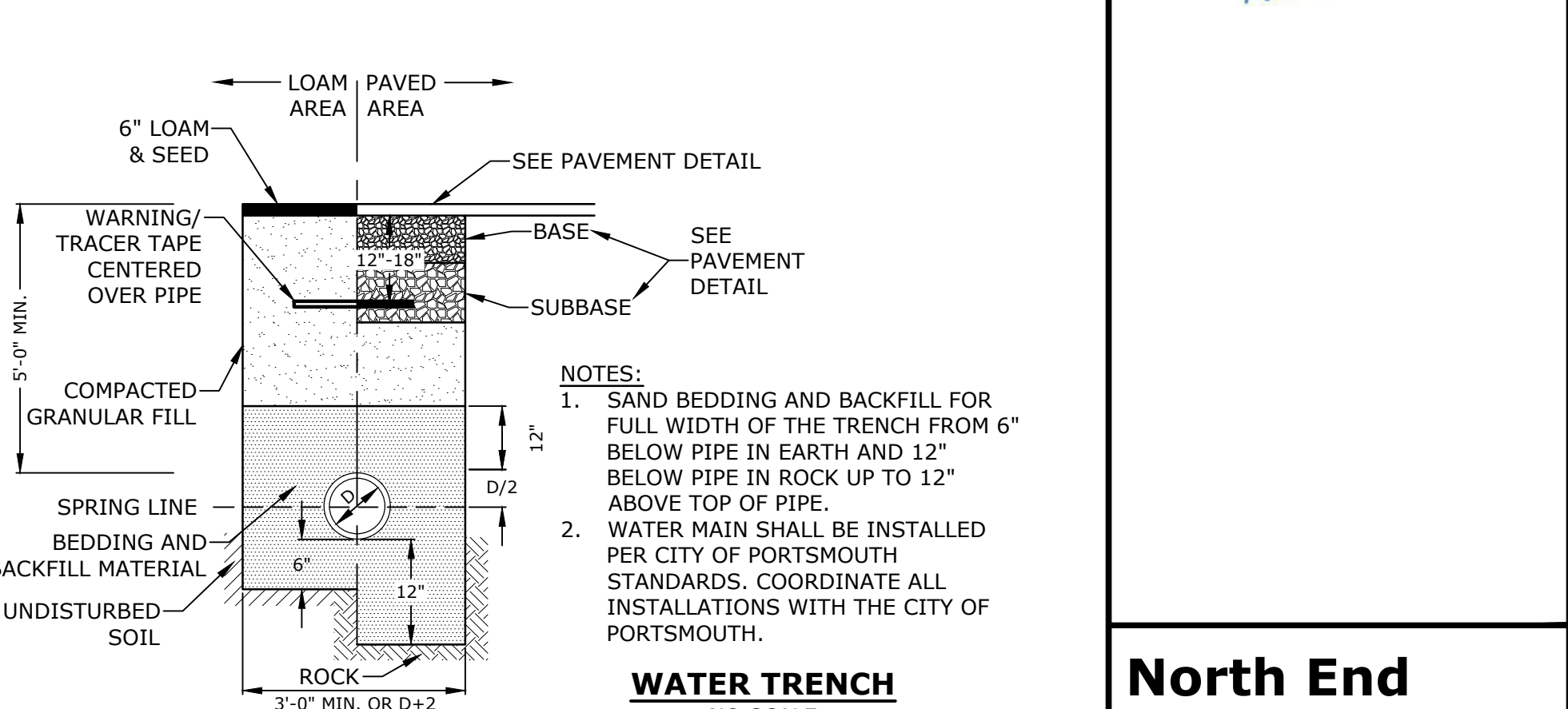
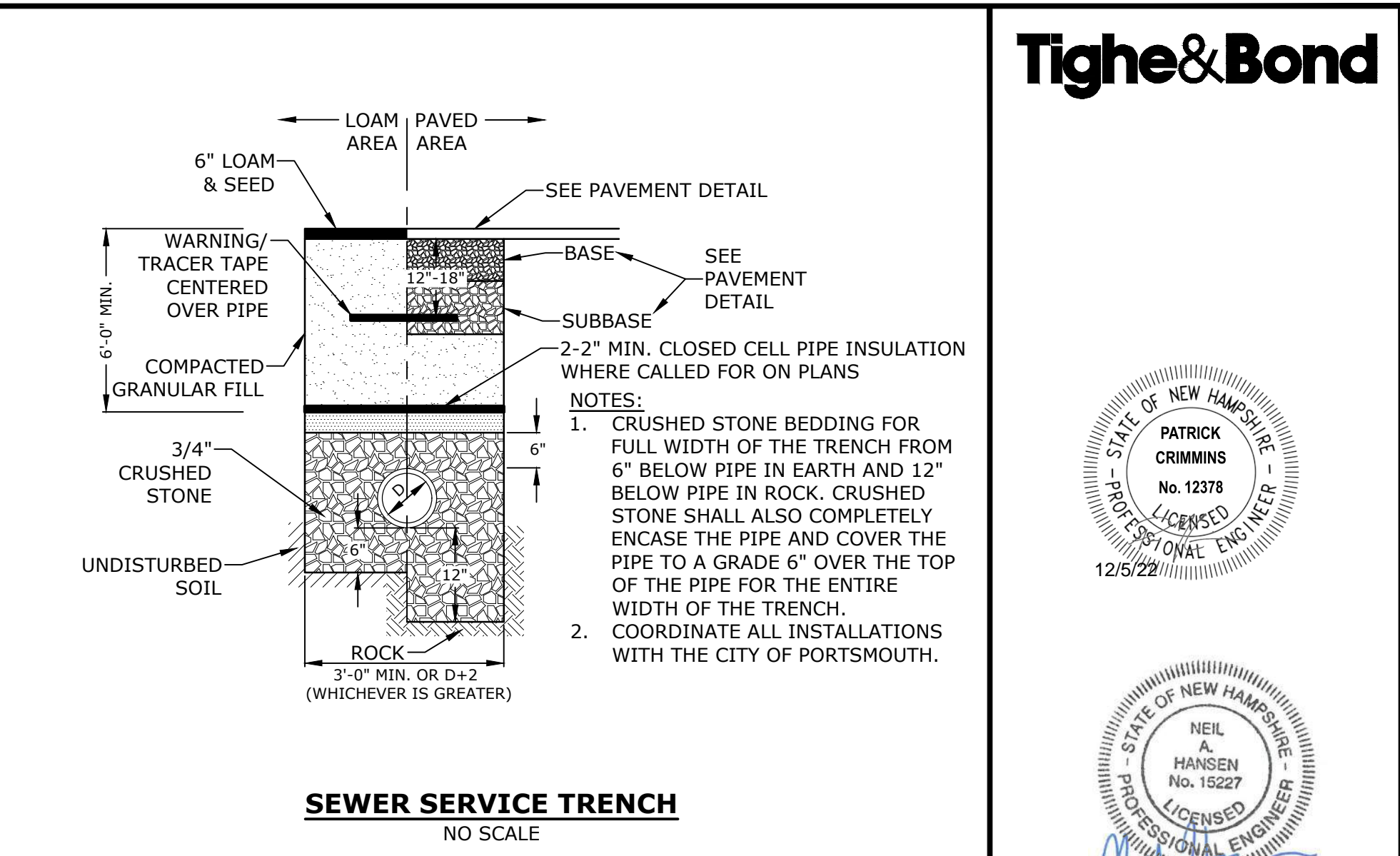
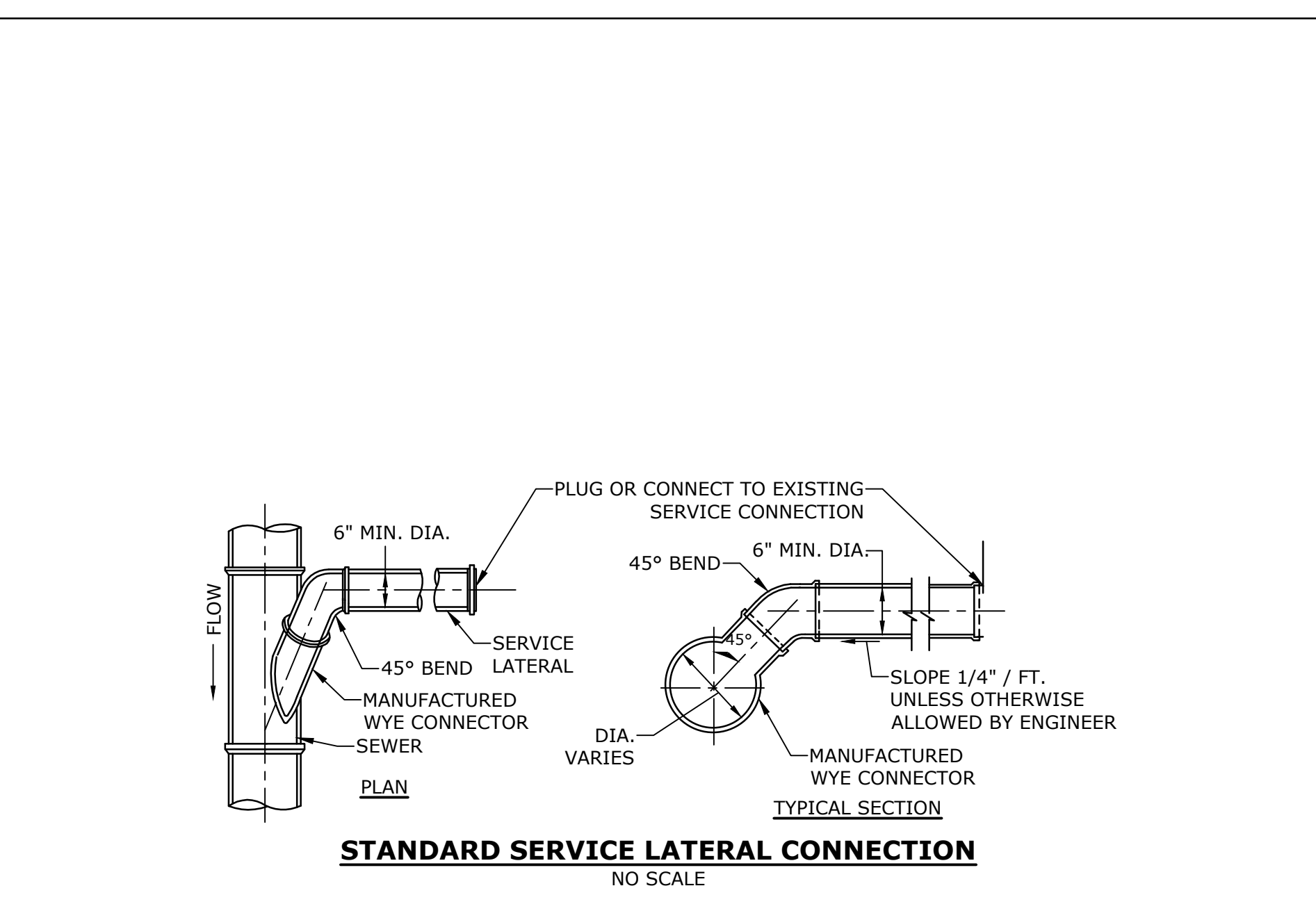
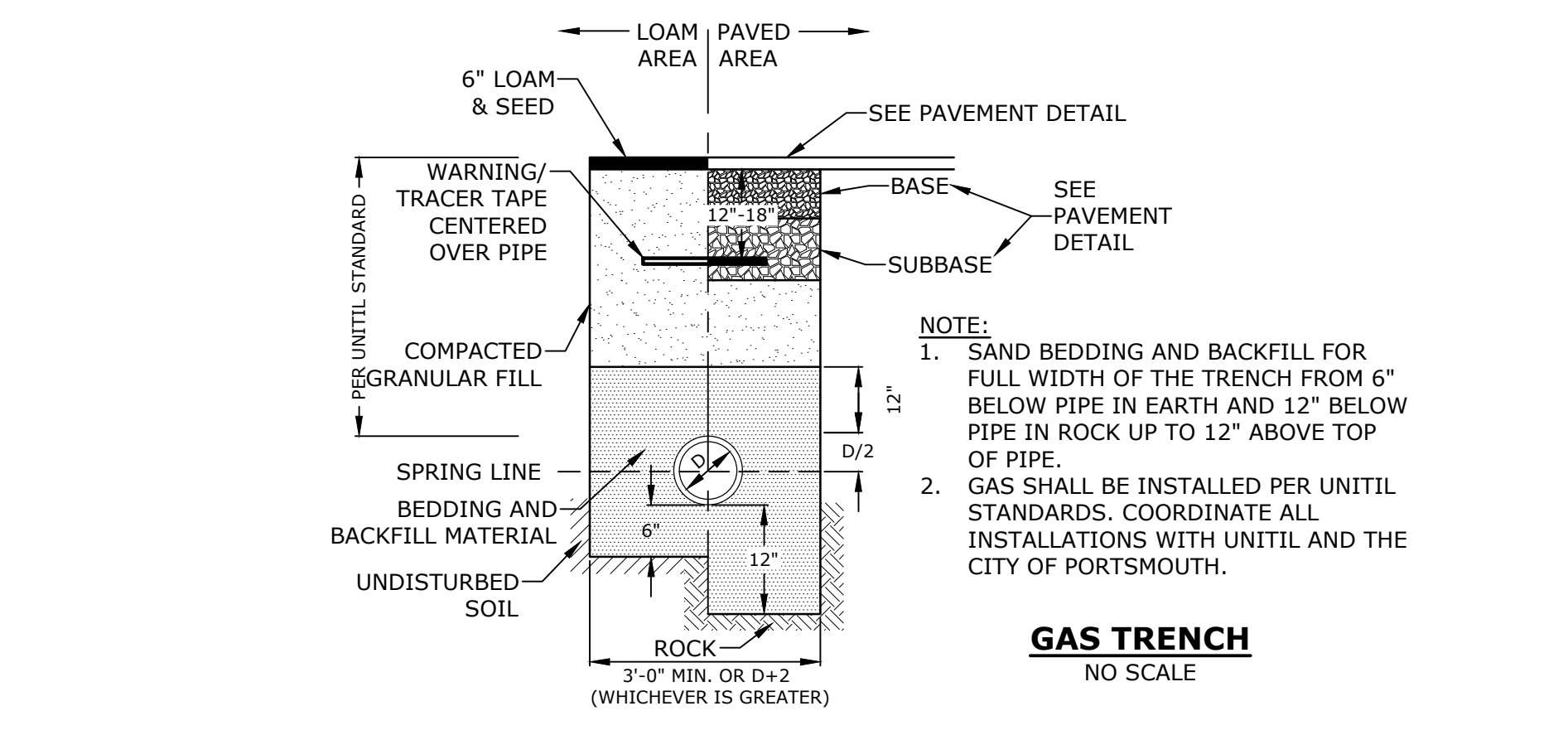
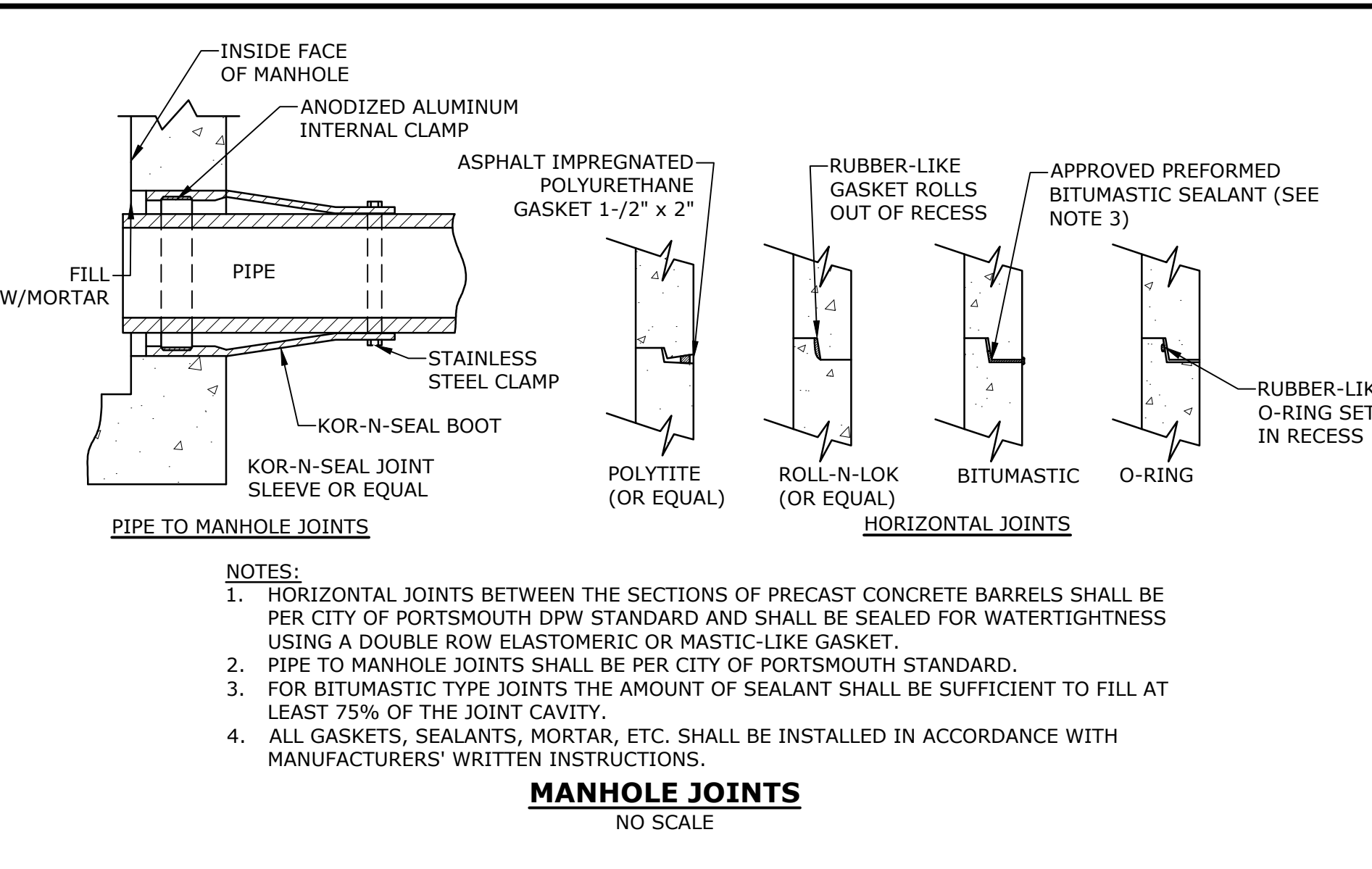
C-507



- NOTES:**
1. INVERT AND SHELF TO BE PLACED AFTER EACH LEAKAGE TEST.
 2. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT.
 3. INVERT BRICKS SHALL BE LAID ON EDGE.
 4. TWO (2) COATS OF BITUMINOUS WATERPROOF COATING SHALL BE APPLIED TO ENTIRE EXTERIOR OF MANHOLE.
 5. **FRAMES AND COVERS:** MANHOLE FRAMES AND COVERS WITHIN CITY RIGHT OF WAY SHALL BE CITY STANDARD HINGE COVERS MANUFACTURED BY EJ. FRAMES AND COVERS WILL BE PURCHASED FROM THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS. ALL OTHER MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
 6. HORIZONTAL JOINTS SHALL BE SEALED FOR WATER TIGHTNESS USING A DOUBLE ROW OF ELASTOMERIC OR MASTIC-LIKE SEALANT.
 7. BARREL AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE DESIGNED FOR H2O LOADING, AND CONFORMING TO ASTM C478-06.



- NOTES:**
1. STEEL REINFORCEMENT SHALL CONFORM TO LATEST ASTM SPECIFICATIONS: ASTM-A615 GRADE 60 REBAR.
 2. CONCRETE SHALL BE $F_c=5,000$ PSI @ 28 DAYS MINIMUM.
 3. FLEXIBLE SLEEVES SHALL BE PROVIDED ON ALL PIPE CONNECTIONS.
 4. JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
 5. INLET SHALL PENETRATE AT LEAST 9" BELOW THE LIQUID LEVEL, BUT NOT DEEPER THAN THE OUTLET BAFFLE.
 6. OUTLET SHALL EXTEND BELOW THE SURFACE OF THE LIQUID EQUAL TO 40% OF THE LIQUID DEPTH (19").
 7. DESIGN LOADING SHALL BE: AASHTO-HS20-44, ASTM C-890-06.
 8. DESIGN SPECIFIED AS: ASTM C-1227-08, ASTM C-913-08.
 9. **FRAMES AND COVERS:** MANHOLE FRAMES AND COVERS WITHIN CITY RIGHT OF WAY SHALL BE CITY STANDARD HINGE COVERS MANUFACTURED BY EJ. FRAMES AND COVERS WILL BE PURCHASED FROM THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS. ALL OTHER MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER. GREASE TRAP SHALL BE PHOENIX PRECAST CONCRETE P/N: C-6420 OR EQUAL.
 10. TANK SHALL BE PUMPED AS NEEDED.



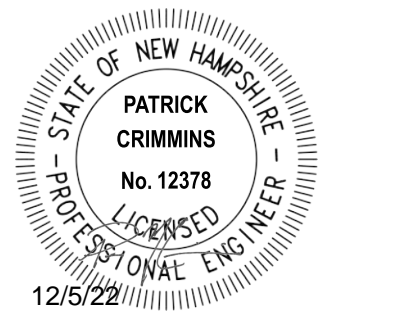
THRUST BLOCKING DETAIL
NO SCALE

WATER MAIN, SIZE VARIES (TYP.)
CONCRETE THRUST BLOCK (TYP.)
UNDISTURBED EARTH (TYP.)

REACTION TYPE	PIPE SIZE			
	4"	6"	8"	12"
A 90°	0.89	2.19	3.82	11.14
B 180°	0.65	1.55	2.78	8.38
C 45°	0.48	1.19	2.12	6.02
D 22-1/2°	0.25	0.60	1.06	3.08
E 11-1/4°	0.13	0.30	0.54	1.54

NOTES:

1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL, WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
2. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
3. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
4. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.
5. INSTALLATION AND STANDARD DIMENSIONAL REQUIREMENTS SHALL BE WITH CITY OF PORTSMOUTH WATER DEPARTMENT STANDARDS.



North End Mixed Use Development

Two International Group

Russell Street & Deer Street
Portsmouth, NH

MARK	DATE	DESCRIPTION
H	12/5/2022	AoT Submission
G	11/23/2022	PB Submission
F	11/18/2022	Traffic Peer Review
E	10/20/2022	TAC Resubmission
D	9/28/2022	Intersection Realignment
C	9/22/2022	TAC Resubmission
B	8/25/2022	TAC Resubmission
A	7/21/2022	TAC Resubmission

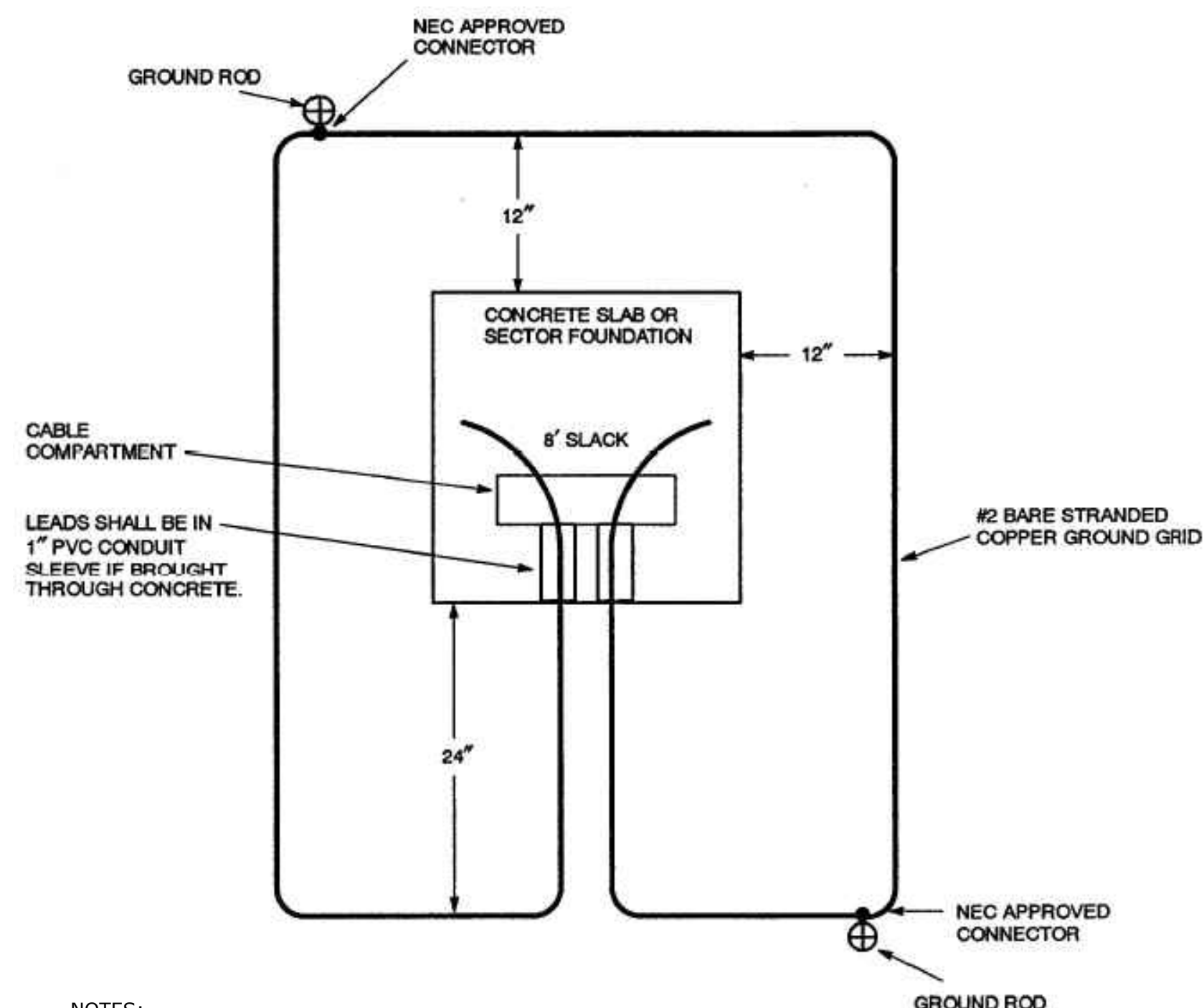
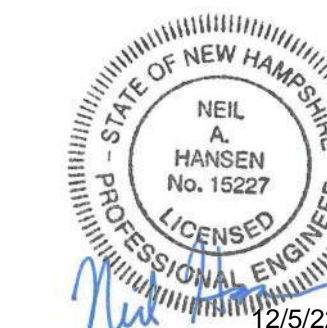
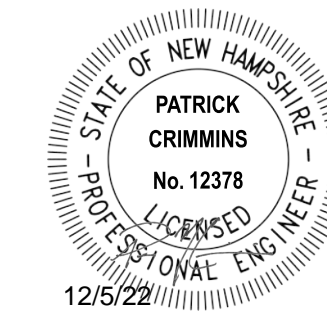
PROJECT NO: T5037-002
DATE: May 24, 2022
FILE: T5037-002-C-DTLS.DWG
DRAWN BY: CLK
CHECKED: NAH
APPROVED: PMC

DETAILS SHEET

SCALE: AS SHOWN

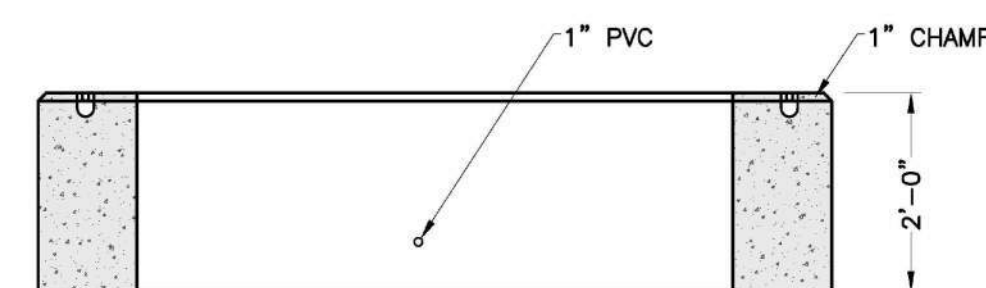
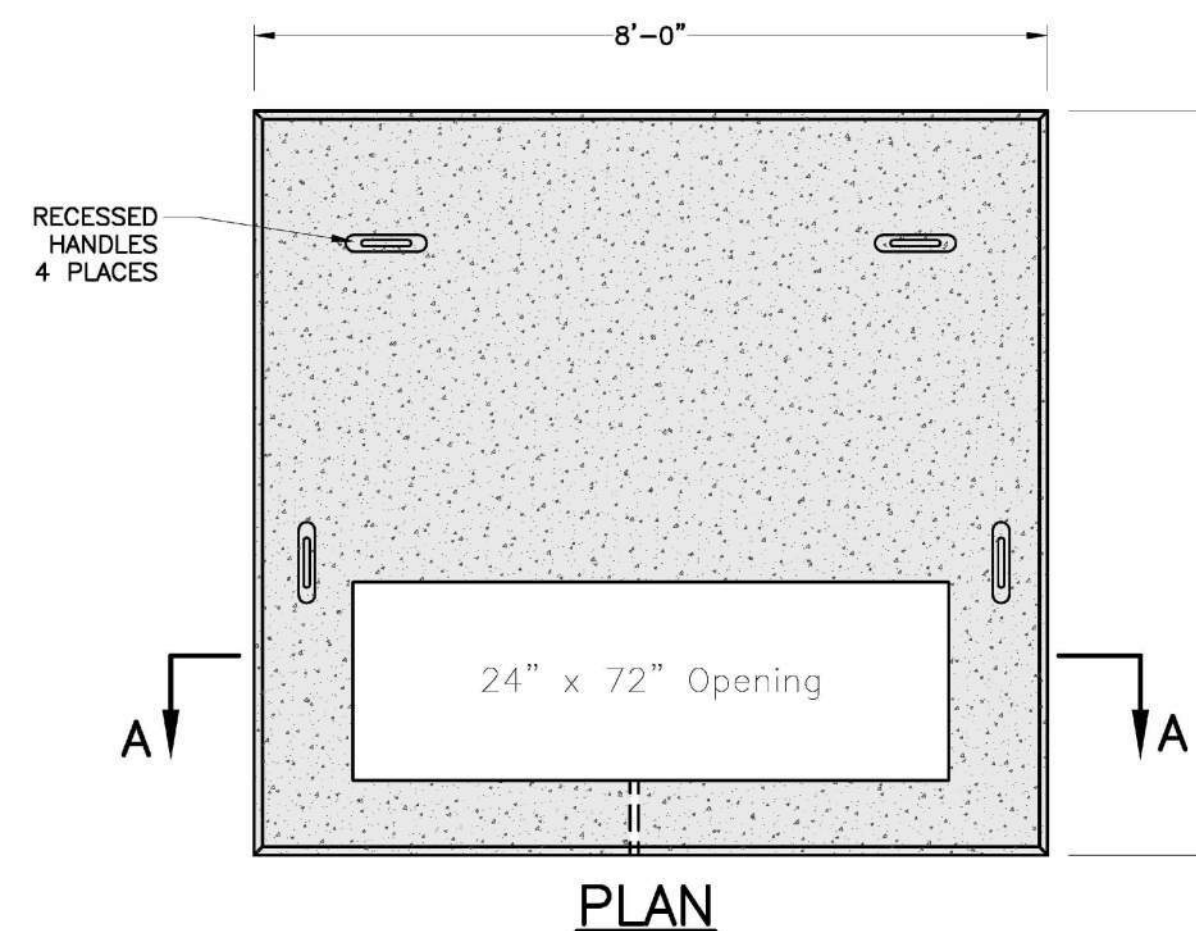
C-508

Last Saved: 12/5/2022 9:46am By: CLK
 Plotted On: Dec 05, 2022 9:46am By: CLK
 Tighe & Bond 21115037 - Two International Group 002 - Russell Street Development Drawings - Figures AutoCAD T5037-002-C-DTLS.dwg



NOTES:
 THE GROUND GRID SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AND IS TO BE BURIED AT LEAST 12 INCHES 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-FOOT GROUND RODS MAY BE EITHER GALVANIZED STEEL OR COPPERWELD AND THEY SHALL BE CONNECTED TO THE GRID WITH NEC APPROVED CONNECTORS.

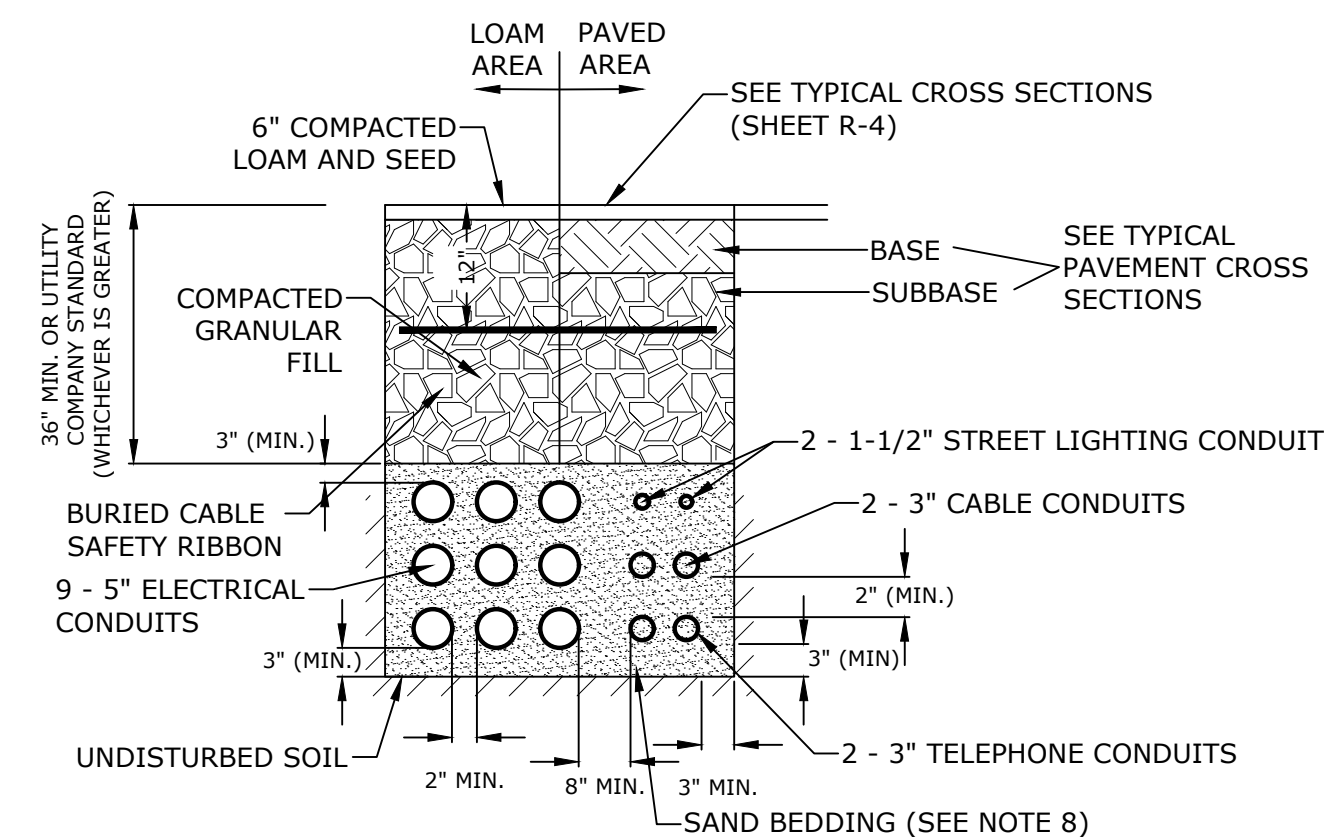
PAD-MOUNTED EQUIPMENT GROUNDING GRID DETAIL
 NO SCALE



NOTES:
 1. DIMENSIONS SHOWN REPRESENT TYPICAL REQUIREMENTS. MANHOLE LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED WITH EVERSOURCE PRIOR TO CONSTRUCTION.
 2. CONCRETE MINIMUM STRENGTH - 4,000 PSI @ 28 DAYS
 3. STEEL REINFORCEMENT - ASTM A615, GRADE 60
 4. PAD MEETS OR EXCEEDS EVERSOURCE SPECIFICATIONS

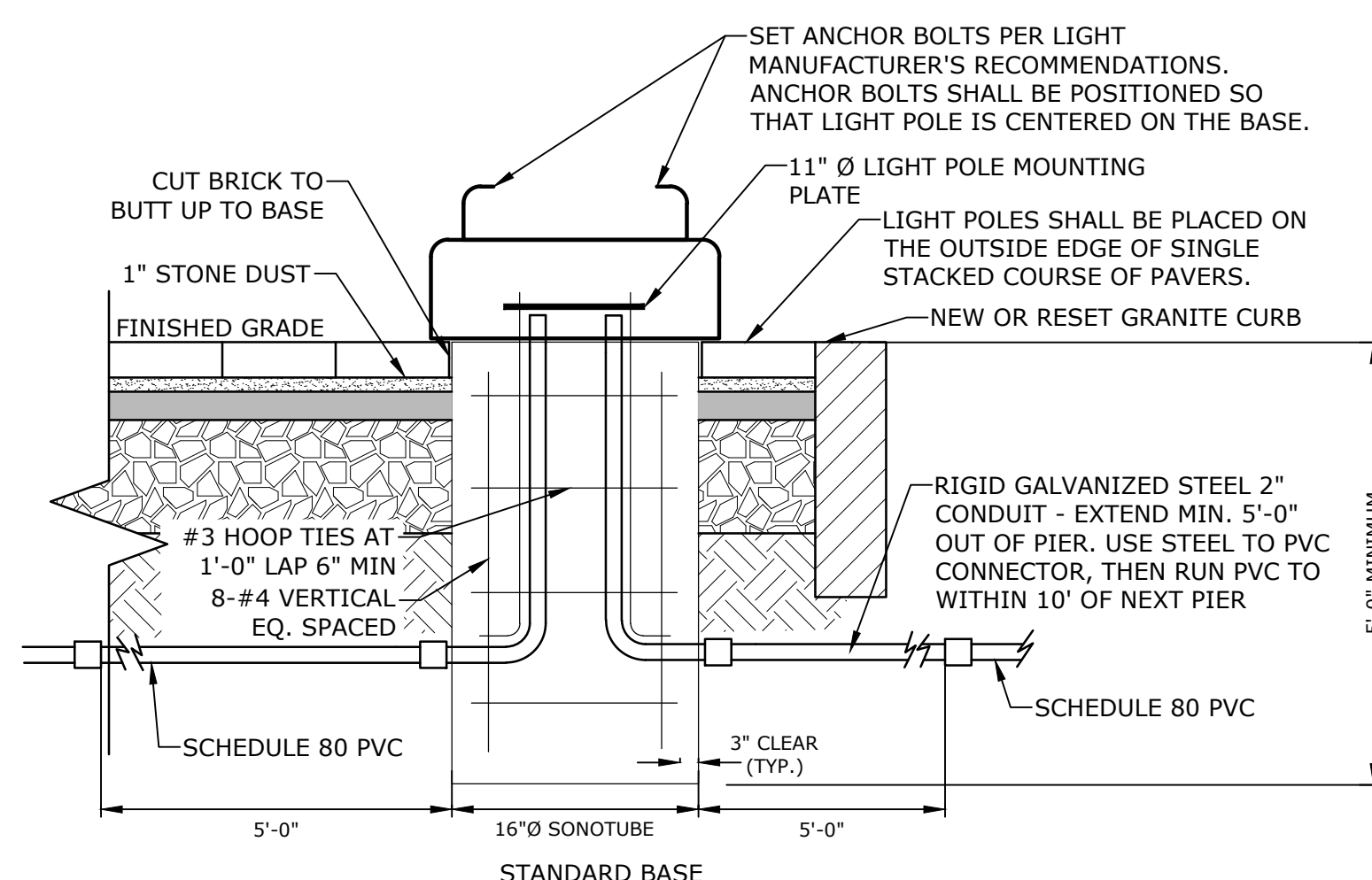
SECTION A-A

3-PHASE TRANSFORMER PAD
 NO SCALE



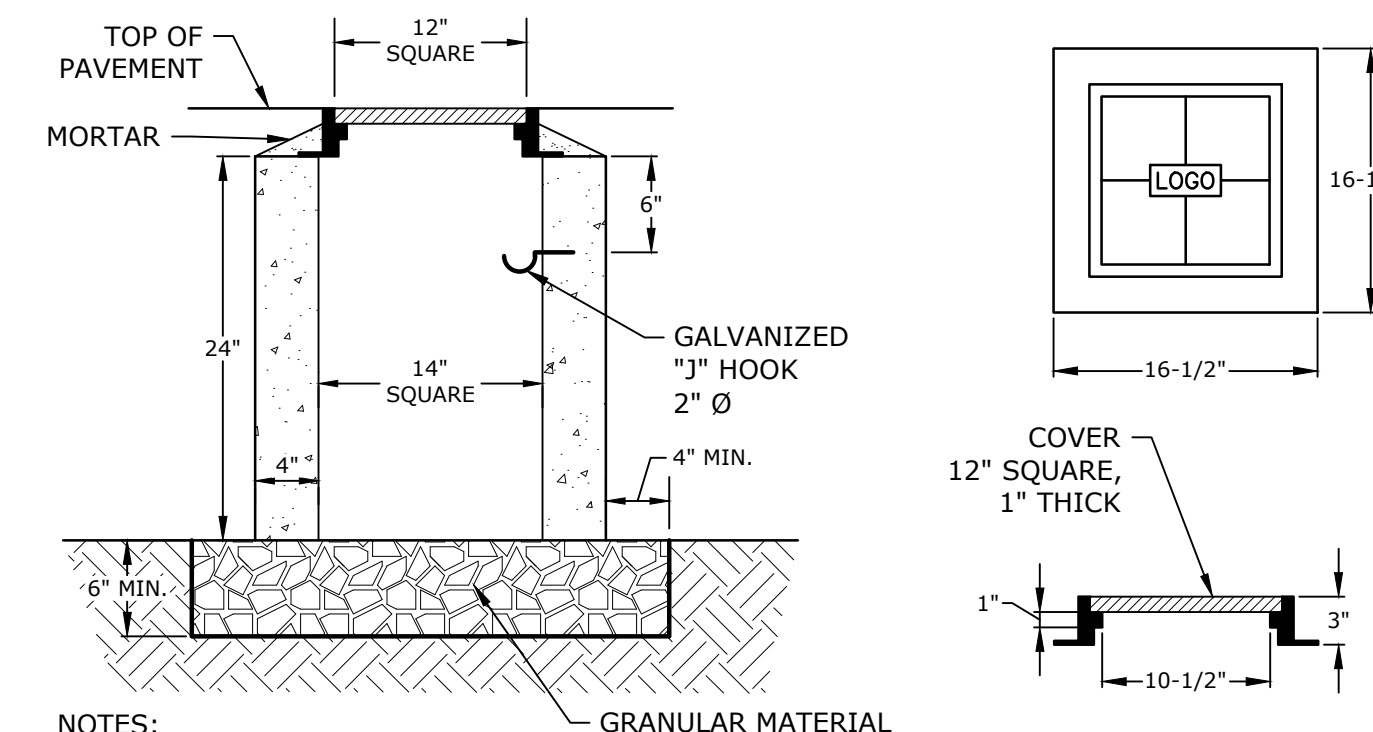
NOTES:
 1. NUMBER, MATERIAL, AND SIZE OF UTILITY CONDUITS TO BE DETERMINED BY LOCAL UTILITY OR AS SHOWN ON ELECTRICAL DRAWINGS. CONTRACTOR TO PROVIDE ONE SPARE CONDUIT FOR EACH UTILITY TO BUILDING.
 2. DIMENSIONS SHOWN REPRESENT OWNERS MINIMUM REQUIREMENTS. ACTUAL DIMENSIONS MAY BE GREATER BASED ON UTILITY COMPANY STANDARDS, BUT SHALL NOT BE LESS THAN THOSE SHOWN. NO CONDUIT RUN SHALL EXCEED 360 DEGREES IN TOTAL BENDS.
 3. A SUITABLE PULLING STRING, CAPABLE OF 200 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE UTILITY COMPANY IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT.
 4. UTILITY COMPANY MUST BE GIVEN THE OPPORTUNITY TO INSPECT THE CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD THE UTILITY COMPANY BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
 5. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND, WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE.
 6. ALL 90° SWEEPS WILL BE MADE USING RIGID GALVANIZED STEEL. SWEEPS WITH A 36 TO 48 INCH RADIUS.
 7. SAND BEDDING TO BE REPLACED WITH CONCRETE ENCASEMENT WHERE COVER IS LESS THAN 3 FEET, WHEN LOCATED BELOW PAVEMENT, OR WHERE SHOWN ON THE UTILITIES PLAN.

ELECTRICAL AND COMMUNICATION CONDUIT
 NO SCALE



NOTES:
 1. REFER TO ELECTRICAL PLANS FOR WIRING DETAILS.
 2. CONCRETE: 4000 PSI, AIR ENTRAINED STEEL: 60 KSI
 3. LIGHT POLE FOUNDATIONS SHALL BE PLACED PRIOR TO INSTALLATION OF BRICK PAVERS.
 4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL, TO INCLUDE PERFORMANCE SPECIFICATIONS, CALCULATIONS AND NH LICENSED STRUCTURAL ENGINEER'S STAMP FOR LIGHT POLE FOUNDATION.
 5. STANDARD BASE SHALL BE CONSTRUCTED UNLESS THERE IS CONFLICT WITH THE EXISTING DUCT BANK. SPREAD FOOTING BASE SHALL BE USED IN LIEU OF STANDARD BASE IN LOCATIONS WHERE TOP OF DUCT BANK ELEVATION WILL CONFLICT WITH STANDARD POLE BASE DEPTH. CONTRACTOR SHALL VERIFY LOCATIONS WHERE SPREAD FOOTINGS ARE REQUIRED PRIOR TO CONSTRUCTION. SEE NOTE#4 FOR SUBMITTAL REQUIREMENTS.

HISTORIC LIGHT FIXTURE BASE
 NO SCALE



NOTES:
 1. 14" X 14" CONCRETE PULL BOX, NHDOT ITEM 614.511

CONCRETE PULL BOX
 NO SCALE

North End Mixed Use Development

Two International Group

Russell Street & Deer Street
 Portsmouth, NH

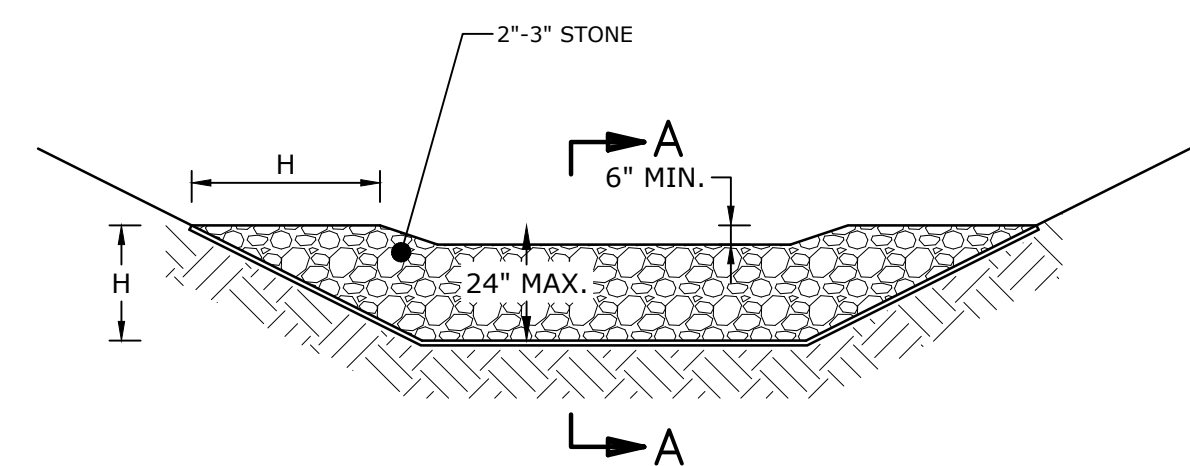
MARK	DATE	DESCRIPTION
H	12/5/2022	AoT Submission
G	11/23/2022	PB Submission
F	11/18/2022	Traffic Peer Review
E	10/20/2022	TAC Resubmission
D	9/28/2022	Intersection Realignment
C	9/22/2022	TAC Resubmission
B	8/25/2022	TAC Resubmission
A	7/21/2022	TAC Resubmission

PROJECT NO:	T5037-002
DATE:	May 24, 2022
FILE:	T5037-002-C-DTLS.DWG
DRAWN BY:	CJK
CHECKED:	NAH
APPROVED:	PMC

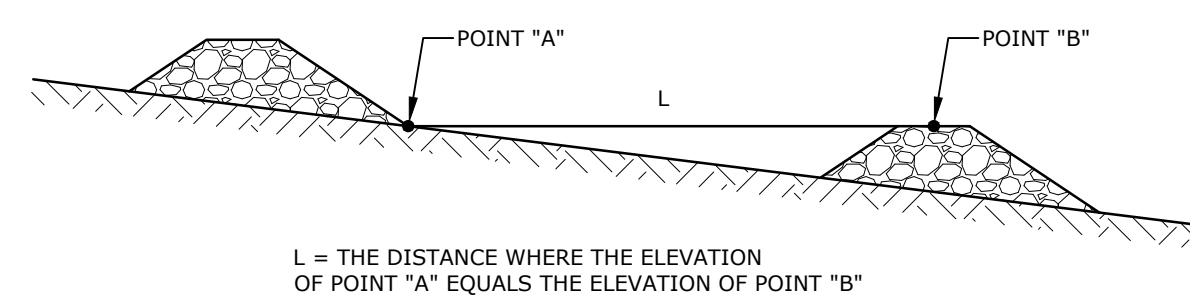
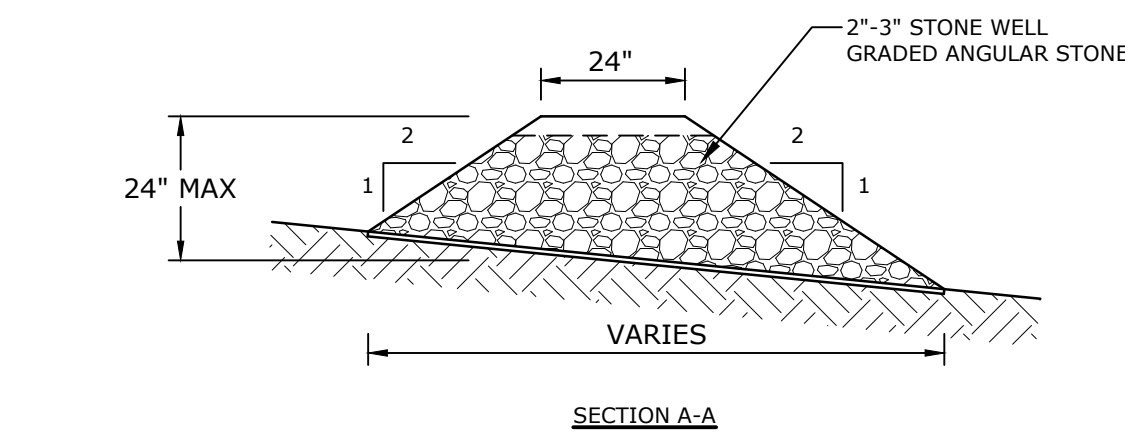
DETAILS SHEET

SCALE: AS SHOWN

C-509



BERM STONE SIZE	
SIEVE DESIGNATION (US CUSTOMARY)	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
12 IN	100
6 IN	84-100
3 IN	68-83
1 IN	42-55
NO. 4	8-12



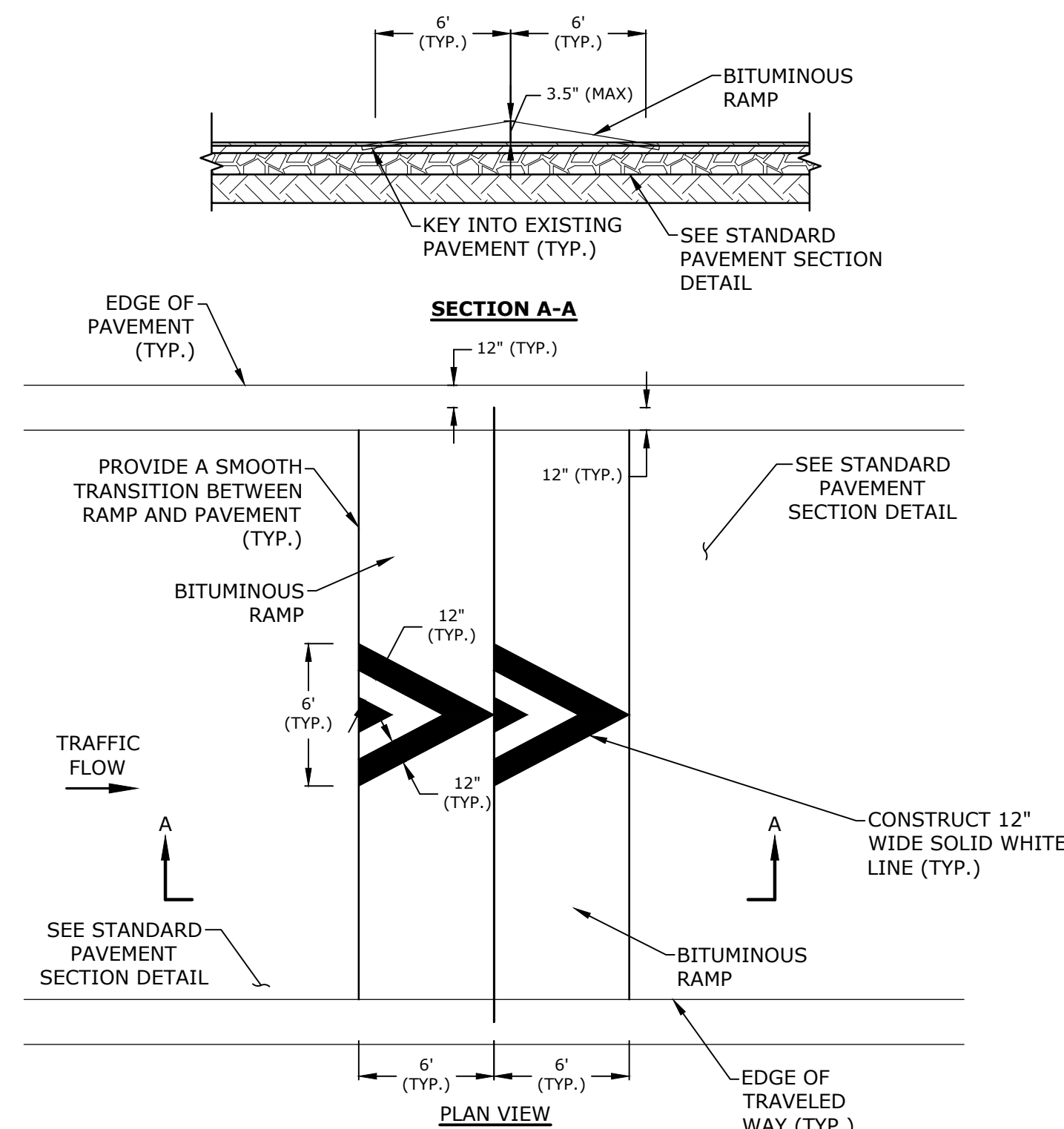
L = THE DISTANCE WHERE THE ELEVATION OF POINT "A" EQUALS THE ELEVATION OF POINT "B"

STONE CHECK DAM SPACING

STONE CHECK DAM

NO SCALE

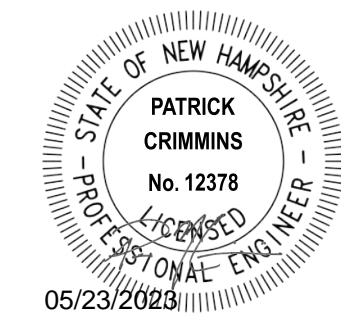
- NOTES:
- CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
 - THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE DAM SHOULD BE LESS THAN ONE ACRE.
 - THE CHECK DAM SHOULD NOT BE USED IN A FLOWING STREAM.
 - CHECK DAMS SHOWN ON THE DRAWINGS SHALL BE LEFT IN PLACE PERMANENTLY.
 - CHECK DAMS INSTALLED AS PART OF TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE THE SWALE OR DITCH HAS BEEN STABILIZED:
 - IN TEMPORARY DITCHES AND SWALES, CHECK DAMS SHOULD BE REMOVED AND THE DITCH FILLED IN WHEN IT IS NO LONGER NEEDED.
 - IN PERMANENT STRUCTURES, CHECK DAMS SHOULD BE REMOVED WHEN PERMANENT LINING HAS BEEN ESTABLISHED. IF THE PERMANENT LINING IS VEGETATION, THEN THE CHECK DAM SHOULD BE RETAINED UNTIL THE GRASS HAS MATURED TO PROTECT THE DITCH OR SWALE. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER REMOVAL.



- NOTE:
- ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER.

SPEED HUMP CROSS SECTION

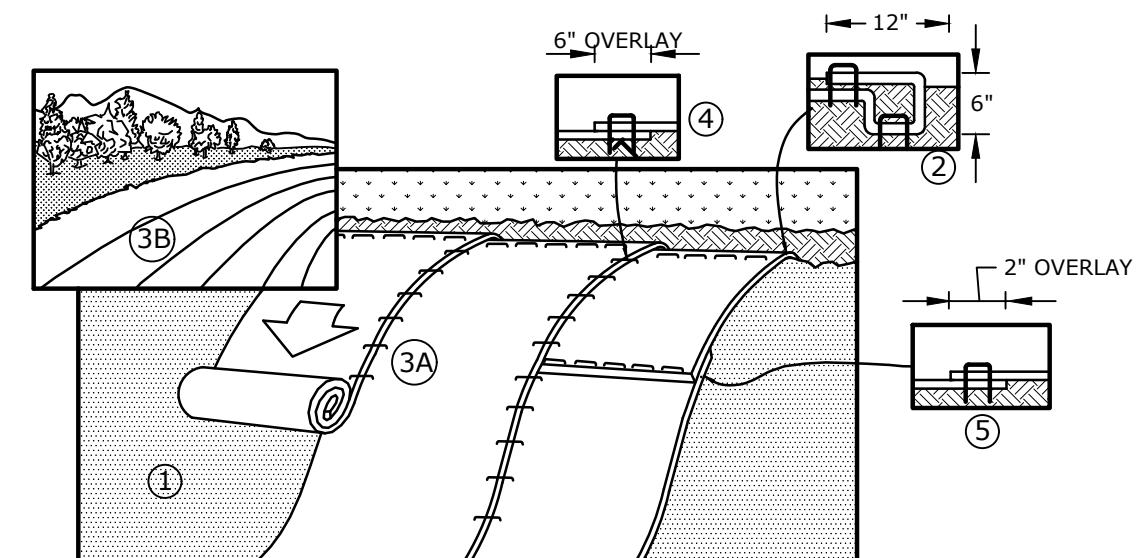
NO SCALE



North End Mixed Use Development

Two International Group

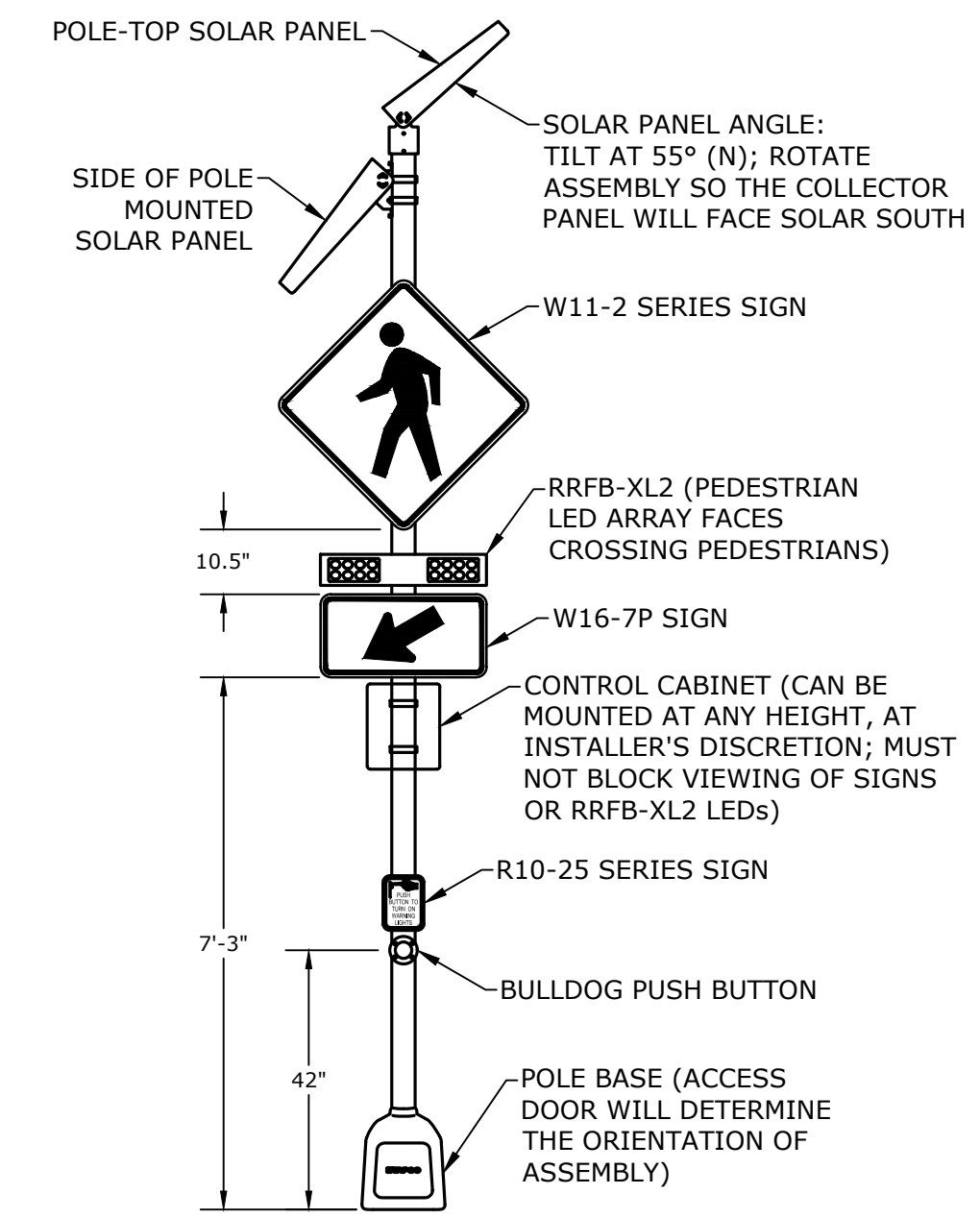
Russell Street & Deer Street
Portsmouth, NH



- NOTES:
- EROSION CONTROL BLANKET SHALL BE AN ALL NATURAL PRODUCT WITH NO PHOTO DEGRADABLE COMPONENTS, NORTH AMERICAN GREEN SC150BN OR APPROVED EQUAL.
 - STAKES SHALL BE BIODEGRADABLE BIOSTAKES OR ALL NATURAL WOOD ECOSTAKES OR APPROVED EQUAL. THE LENGTH OF STAKES SHALL BE BASED OFF OF THE MANUFACTURERS RECOMMENDATION.
 - PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, COMPOST AND SEED.
 - BEGIN AT THE TOP OF THE SLOPE. 36" OVER THE GRADE BREAK, BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UPSLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAKES IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAKES ACROSS THE WIDTH OF THE BLANKET.
 - ROLL THE BLANKETS DOWN THE SLOPE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAKES IN APPROPRIATE LOCATIONS AS SHOWN ON THE MANUFACTURERS PATTERN GUIDE.
 - THERE SHALL BE NO PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES MATERIAL UTILIZED.

EROSION CONTROL BLANKET

NO SCALE



RAPID RECTANGULAR FLASHING BEACON (RRFB)

NO SCALE

MARK	DATE	DESCRIPTION
I	5/22/2023	AoT Resubmission
H	12/5/2022	AoT Submission
G	11/23/2022	PB Submission
F	11/18/2022	Traffic Peer Review
A	10/20/2022	TAC Resubmission

PROJECT NO:	T5037-002
DATE:	May 24, 2022
FILE:	T5037-002-C-DT.LS.DWG
DRAWN BY:	CIK
CHECKED:	NAH
APPROVED:	PMC

DETAILS SHEET

SCALE: AS SHOWN

C-510

PLANT SCHEDULE

Symbol	Quantity	Botanical Name	Common Name	Size	Spacing	Notes
TREES						
AC BO	7	<i>Acer rubrum</i> 'Bowhall'	Bowhall Maple	4-5" Cal.		Single-stem, matched
CA CA	6	<i>Carpinus caroliniana</i>	American Hornbeam	4-5" Cal.		Single-stem, matched
CO SP	2	<i>Cornus</i> 'Rutgan' Stellar Pink	Stellat Pink Dogwood	3-4" Cal.		B&B; matched
GI BI	4	<i>Ginkgo biloba</i> 'Magyar'	Magyar Ginkgo	5-6" Cal.		B&B; matched
LI WO	5	<i>Liquidambar styraciflua</i> 'Worplesdon'	Worplesdon Sweetgum	4-5" Cal.		B&B; matched
QU RP	6	<i>Quercus x warei</i> 'Long' Regal Prince	Regal Prince Oak	4-5" Cal.		B&B; matched
SHRUBS						
Co Pe		<i>Comptonia peregrina</i>	Sweet Fern	#3 Container	36" O.C.	
Co Ra		<i>Cornus sericea</i> 'Cardinal'	Cardinal Red Twig Dogwood	#5 Container	36" O.C.	
De Gr		<i>Deutzia gracilis</i> 'Nikko'	Nikko Deutzia	#3 Container	30" O.C.	
Fo Ga		<i>Fothergilla gardenii</i> 'Mount Airy'	Mount Airy Fothergilla	#5 Container	36" O.C.	
Hy Qu		<i>Hydrangea quercifolia</i> 'Pee Wee'	Oakleaf Hydrangea	#5 Container	48" O.C.	
Li Be		<i>Lindera Benzoin</i>	Spice Bush	#5 Container	36" O.C.	
Ix Gl		<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	#5 Container	36" O.C.	
Il Ji		<i>Ilex verticillata</i> 'Jim Dandy'	Jim Dandy Winterberry	#5 Container	48" O.C.	
Il Ve		<i>Ilex verticillata</i> 'Red Sprite'	Red Sprite Winterberry	#5 Container	48" O.C.	
My Pe		<i>Myrica pensylvanica</i>	Northern Bayberry	#5 Container	48" O.C.	
Rh Gl		<i>Rhus aromatica</i> 'Gro-Low'	Fro-Low Fragrant Sumac	#3 Container	30" O.C.	
Rh Mh		<i>Rhododendron x 'Marie Hoffman'</i>	Mare Hoffman Azalea	#5 Container	48" O.C.	
Sp To		<i>Spiraea tomentosa</i>	Steeplebush	#3 Container	30" O.C.	
PERENNIALS						
am hu		<i>Amsonia x 'Blue Ice'</i>	Blue Star Flower	#2 Container	18" O.C.	
as ob		<i>Aster oblongifolius</i> 'Raydon's Favorite'	Raydon's Favorite Aster	#2 Container	24" O.C.	
ba bi		<i>Baptisia australis</i>	Blue False Indigo	#3 Container	30" O.C.	
ga od		<i>Galium odoratum</i>	Sweet Woodruff	#2 Container	12" O.C.	
ge ro		<i>Geranium x 'Rozanne'</i>	Rozanna Cranesbill	#2 Container	18" O.C.	
he vi		<i>Heuchera villosa</i> 'Autumn Bride'	Autumn Bride Coral Bells	#2 Container	18" O.C.	
he hr		<i>Hemerocallis</i> 'Happy Returns'	Happy Returns Daylily	#2 Container	24" O.C.	
li sp		<i>Liriope spicata</i>	Lilyturf	4" Container	10" O.C.	
os ci		<i>Osmundastrum cinnamomeum</i>	Cinnamon Fern	#2 Container	30" O.C.	
po od		<i>Polygonatum odoratum</i> var. <i>pluriflorum</i> 'Variegatum'	Variegated Solomon's Seal	#2 Container	15" O.C.	
ti co		<i>Tiarella cordifolia</i>	Foamflower	#2 Container	15" O.C.	
va an		<i>Vaccinium angustifolium</i>	Lowbush Blueberry	#2 Container	15" O.C.	
ORNAMENTAL GRASSES						
bo cu		<i>Bouteloua curtipendula</i>	Side Oats Grama	#2 Container	30" O.C.	
ca pe		<i>Carex pennsylvania</i>	Pennsylvania Sedge	#2 Container	30" O.C.	
ca ac		<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass	#3 Container	30" O.C.	
de ce		<i>Deschampsia cespitosa</i> 'Pixie Fountain'	Tufted Hair Grass	#2 Container	30" O.C.	
mi si		<i>Miscanthus sinensis</i> 'Adagio'	Dwarf Silver Grass	#2 Container	30" O.C.	
pe al		<i>Pennisetum alopecuroides</i> 'Hamelin'	Hamelin Dwarf Fountain Grass	#2 Container	24" O.C.	
SEED MIXES						
Buffer Seed Mix		<i>Ernst Seed Fescue Mix composed of 45% Creeping Red Fescue/ 27.5% Hard Fescue 'Minimus' / 27.5% Hard Fescue 'Beacon'</i>				

PLANTING NOTES

- LANDSCAPE ARCHITECT TO APPROVE PLANT MATERIAL PRIOR TO DELIVERY TO SITE.
- PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- NO SUBSTITUTIONS OF PLANT SPECIES WITHOUT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
- SUBSTITUTIONS OF PLANT SPECIES SHALL BE A PLANT OF EQUIVALENT OVERALL FORM, HEIGHT AND BRANCHING HABIT, FLOWER, LEAF AND FRUIT, COLOR AND TIME OF BLOOM, AS APPROVED BY LANDSCAPE ARCHITECT.
- LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO STAKING AND REPORT CONFLICTS TO LANDSCAPE ARCHITECT.
- PLANTING DEMOLITION DEBRIS, GARBAGE, LUMPS OF CONCRETE, STEEL AND OTHER MATERIALS DELETERIOUS TO PLANT'S HEALTH AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE REMOVED FROM ALL PLANTING AREAS.
- NO PLANTING TO BE INSTALLED BEFORE ACCEPTANCE OF ROUGH GRADING.
- ALL PROPOSED TREE LOCATIONS SHALL BE STAKED OR LAID OUT IN THEIR APPROXIMATE LOCATION BY THE CONTRACTOR. REFER TO LAYOUT AND PLANTING SHEETS FOR LAYOUT INFORMATION. THE CONTRACTOR SHALL ADJUST THE LOCATIONS AS REQUESTED BY THE LANDSCAPE ARCHITECT TO ACCOUNT FOR SUBSURFACE UTILITIES AND OTHER FIELD CONDITIONS. FINAL LOCATIONS OF ALL PLANTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- INSTALL PLANTS WITH ROOT FLARES FLUSH WITH FINISHED GRADE. IMMEDIATELY REPLANT PLANTS THAT SETTLE OUT OF PLUMB OR BELOW FINISHED GRADE.
- PLANT UNDER FULL TIME SUPERVISION OF CERTIFIED ARBORIST, NURSERYMAN, OR LICENSED LANDSCAPE ARCHITECT. PROVIDE WRITTEN VERIFICATION OF CERTIFICATION AND/OR LICENSE FOR LANDSCAPE ARCHITECT'S APPROVAL.
- WATER PLANTS THOROUGHLY AFTER INSTALLATION, A MINIMUM OF TWICE WITHIN THE FIRST 24 HOURS.
- REPAIR DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF LIMIT OF WORK
- SOAK ALL PERENNIALS FOR 24 HOURS PRIOR TO INSTALLATION
- BUFFER SEED MIX AREA TO BE WATERED AND MONITORED DURING ESTABLISHMENT TO ENSURE SEED COVERAGE AND ESTABLISHMENT IS UNIFORM AND HEALTHY AND UNTIL ACCEPTANCE.
- MOWING OF THE BUFFER SEED MIX AREA FOLLOWING ESTABLISHED AND ACCEPTANCE SHALL OCCUR TWICE A YEAR - IN SPRING PRIOR TO NEW GROWTH AND THE AUTUMN AFTER DORMANCY. MOWING IS NOT TO OCCUR IN THE HEAT OF SUMMER. MOWING ENCOURAGES ESTABLISHMENT VIA ROOT SYSTEM GROWTH AND MITIGATES GROWTH OF WEEDS, UNDESIRABLE AND INVASIVE SPECIES.
- MOWING HEIGHT TO BE NOT LESS THAN 3".

**North End
Mixed Use
Development**

Two
International
Group

Russell Street &
Deer Street
Portsmouth, NH



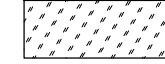
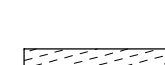
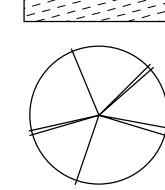
F	11/23/2022	PB Submission
E	10/20/2022	TAC Resubmission
D	9/28/2022	Intersection Realignment
C	9/22/2022	TAC Resubmission
B	8/25/2022	TAC Resubmission
A	7/21/2022	TAC Resubmission

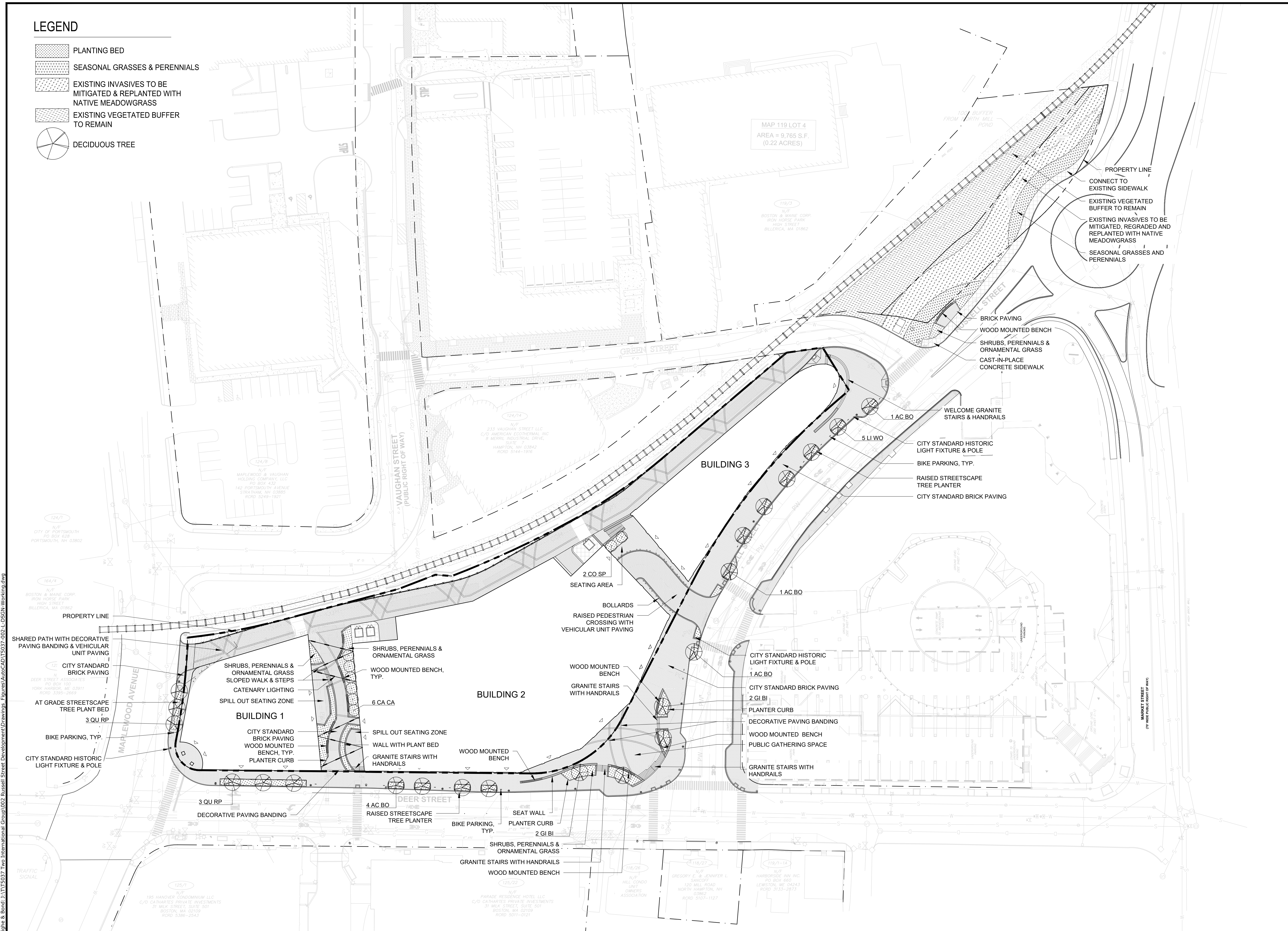
MARK	DATE	DESCRIPTION
PROJECT NO:	T5037-002	
DATE:	May 24, 2022	
FILE:	T5037-002-L-DSGN-WORKING.DWG	
DRAWN BY:	OS	
CHECKED:	RU	
APPROVED:	RU	

LANDSCAPE MATERIAL PLAN,
LEGEND AND NOTES

SCALE: AS SHOWN

LEGEND

-  PLANTING BED
-  SEASONAL GRASSES & PERENNIALS
-  EXISTING INVASIVES TO BE MITIGATED & REPLANTED WITH NATIVE MEADOWGRASS
-  EXISTING VEGETATED BUFFER TO REMAIN
-  DECIDUOUS TREE



**North End
Mixed Use
Development**

Two
International
Group

Russell Street &
Deer Street
Portsmouth, NH

MARK	DATE	DESCRIPTION
F	11/23/2022	PB Submission
E	10/20/2022	TAC Resubmission
D	9/28/2022	Intersection Realignment
C	9/22/2022	TAC Resubmission
B	8/25/2022	TAC Resubmission
A	7/21/2022	TAC Resubmission

PROJECT NO:	T5037-002
DATE:	May 24, 2022
FILE:	T5037-002-L-DSGN-WORKING.DWG
DRAWN BY:	OS
CHECKED:	RU
APPROVED:	RU

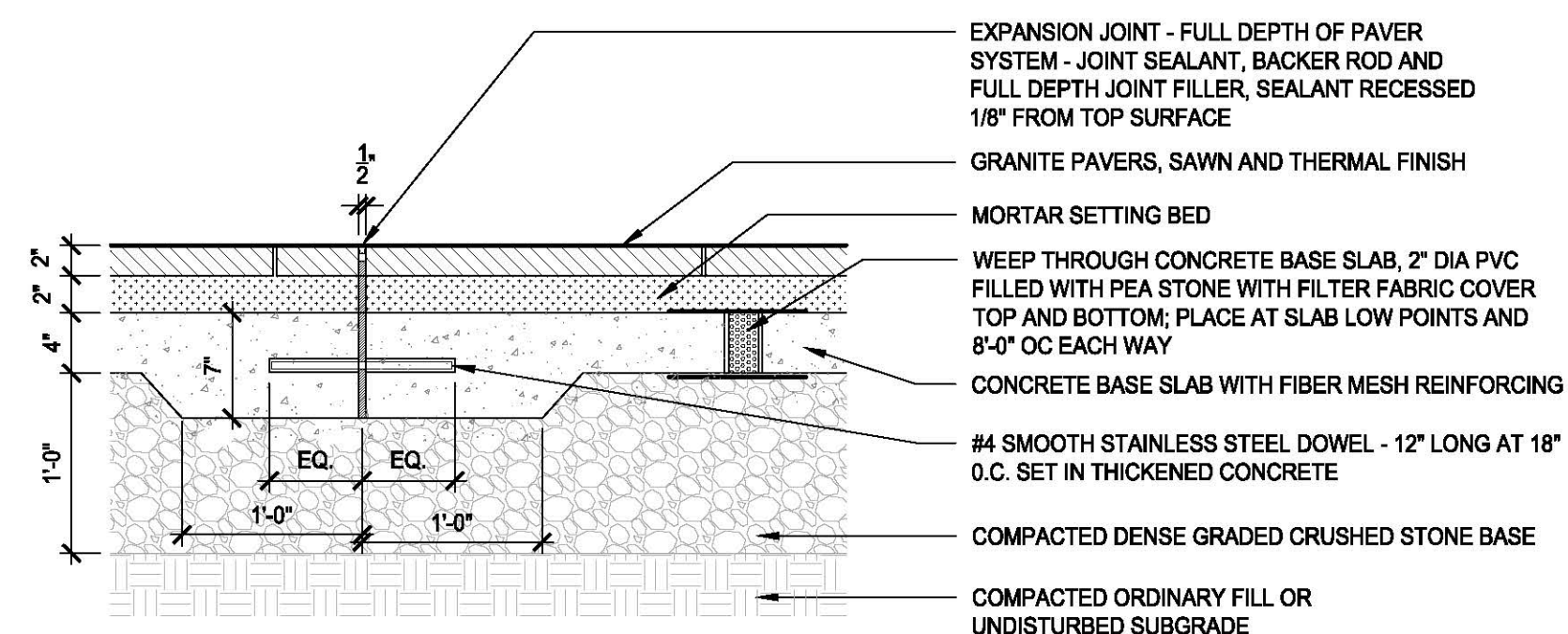
LANDSCAPE SITE PLAN

SCALE: AS SHOWN

Last Saved: 11/21/2022 10:32am By: Ckrzouk
 Plotted On: Nov 22, 2022 10:32am By: Ckrzouk
 Tighe & Bond\2111\T5037 - Two International Group\002 - Russell Street Development\Drawings\Figures\AutoCAD\T5037-002-L-DSGN-Working.dwg

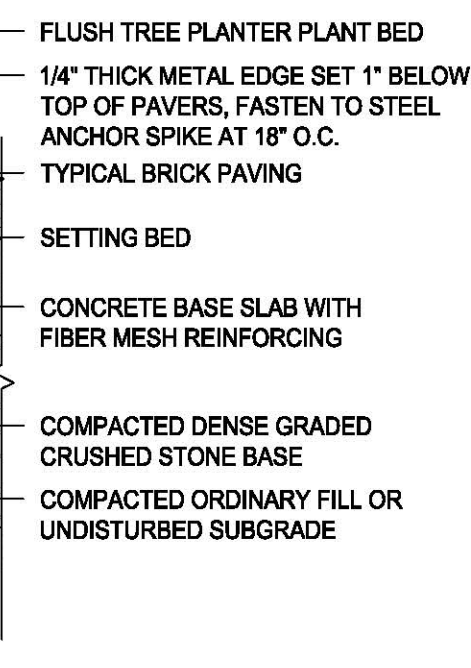
NOTE:

1. ALIGN EXPANSION JOINT WITH PAVER JOINT.
2. PROVIDE EXPANSION JOINTS AT 20' ON CENTER OR AS SHOWN ON DRAWINGS.
3. PROVIDE CAULKED CONSTRUCTION JOINT WHERE PAVING ABUTS VERTICAL SURFACE.
4. THE JOINTS BETWEEN GRANITE PAVER PIECES TO BE 1/4" MORTAR JOINTS.



1 GRANITE PAVERS ON CONCRETE BASE - PEDESTRIAN

SCALE: 1"=1'-0"

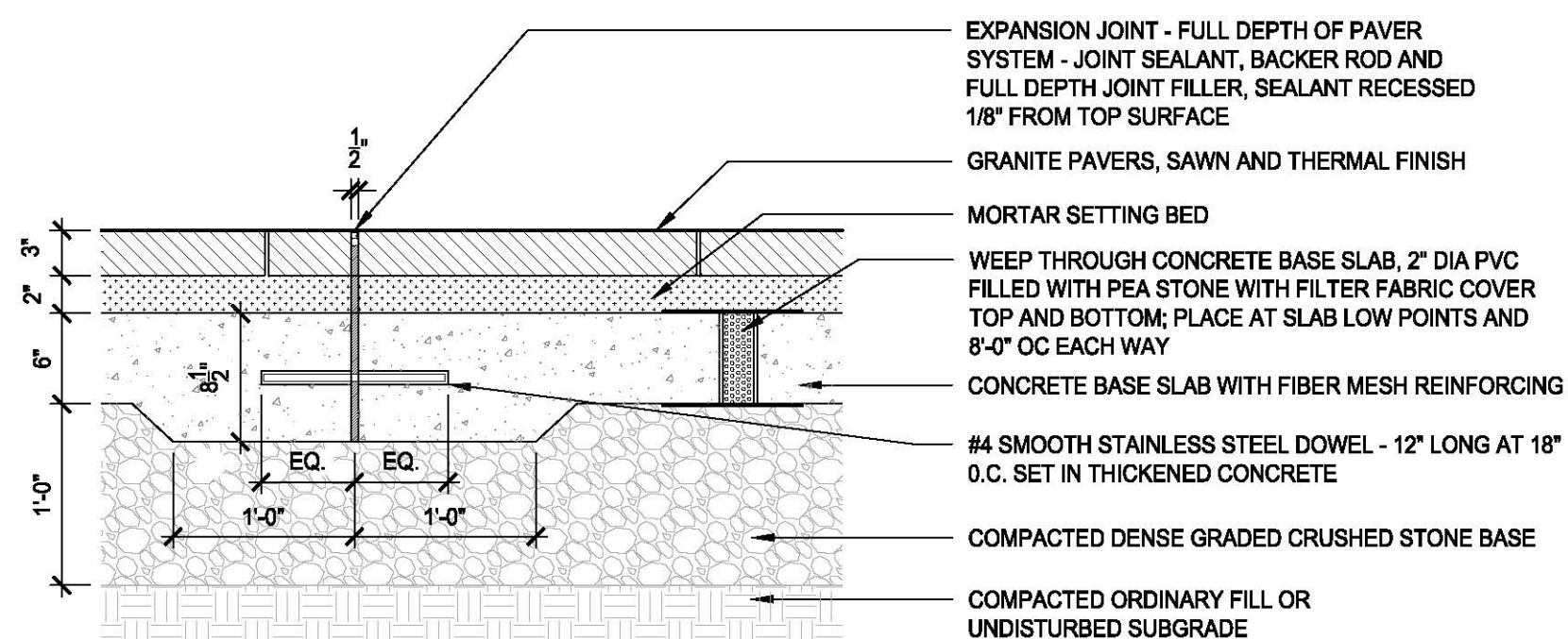


4 METAL EDGE AT BRICK PAVING ABUTTING PLANTING BED

SCALE: 1"=1'-0"

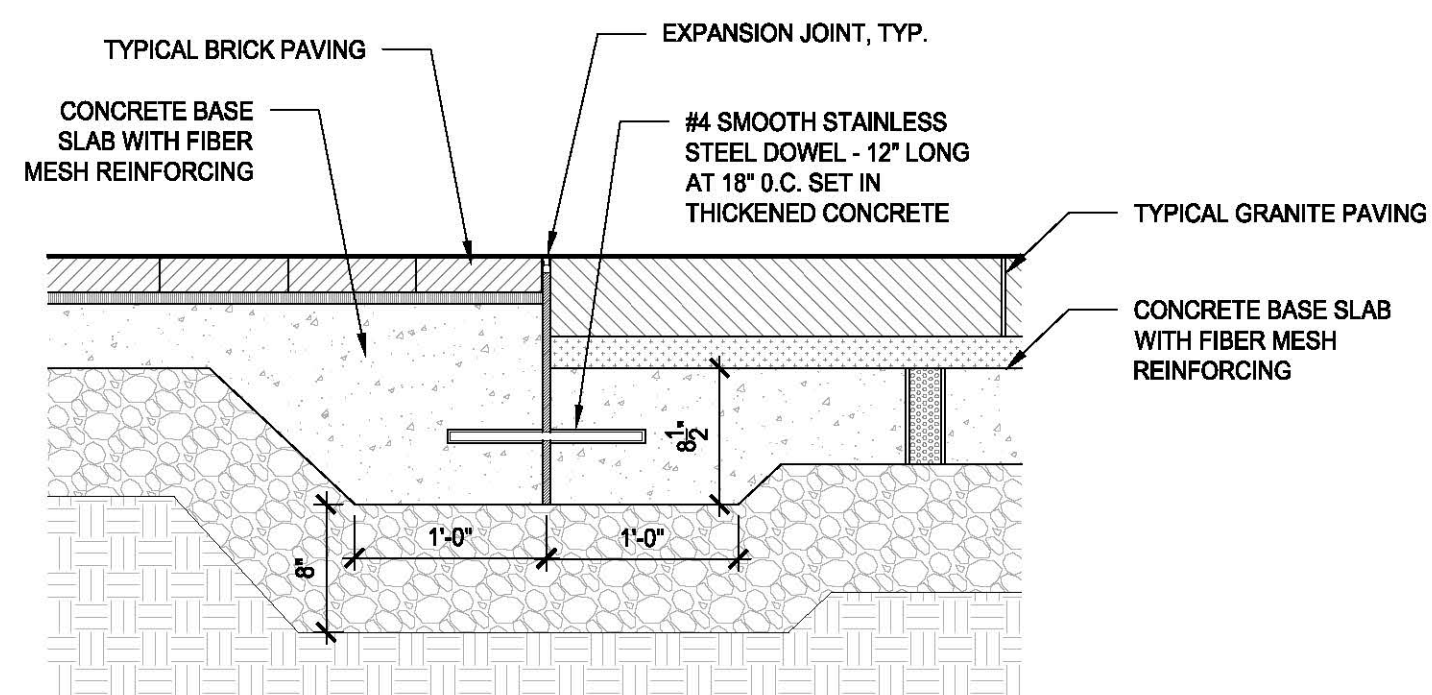
NOTE:

1. ALIGN EXPANSION JOINT WITH PAVER JOINT.
2. PROVIDE EXPANSION JOINTS AT 20' ON CENTER OR AS SHOWN ON DRAWINGS.
3. PROVIDE CAULKED CONSTRUCTION JOINT WHERE PAVING ABUTS VERTICAL SURFACE.
4. THE JOINTS BETWEEN GRANITE PAVER PIECES TO BE 1/4" MORTAR JOINTS.



2 GRANITE PAVERS ON CONCRETE BASE - VEHICULAR

SCALE: 1"=1'-0"



3 GRANITE TO BRICK PAVING TRANSITION

SCALE: 1"=1'-0"

**North End
Mixed Use
Development**

Two
International
Group

Russell Street &
Deer Street
Portsmouth, NH

MARK	DATE	DESCRIPTION
F	11/23/2022	PB Submission
E	10/20/2022	TAC Resubmission
D	9/28/2022	Intersection Realignment
C	9/22/2022	TAC Resubmission
B	8/25/2022	TAC Resubmission
A	7/21/2022	TAC Resubmission

PROJECT NO:	T5037-002
DATE:	May 24, 2022
FILE:	T5037-002-L-DSGN-WORKING.DWG
DRAWN BY:	OS
CHECKED:	RU
APPROVED:	RU

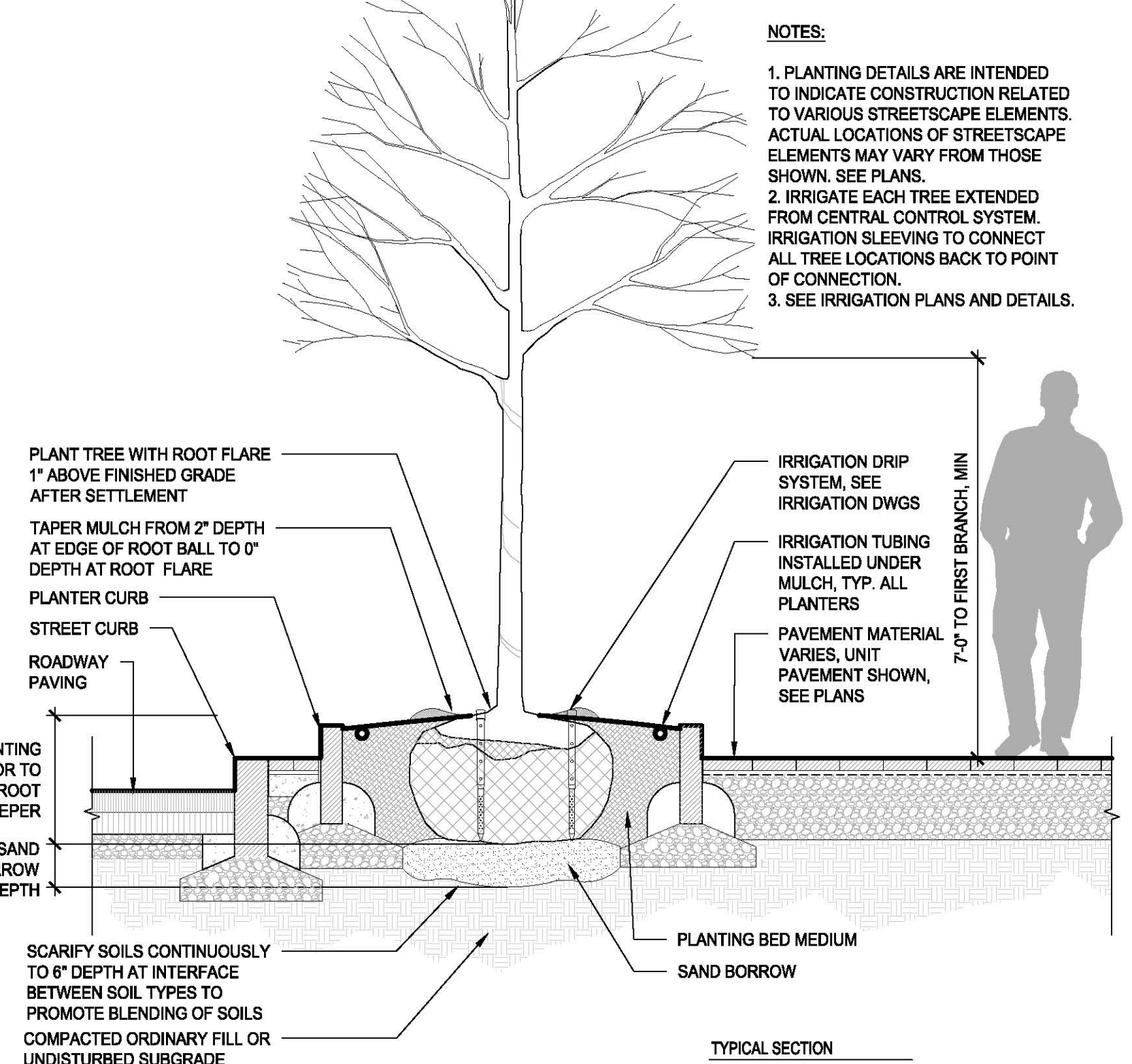
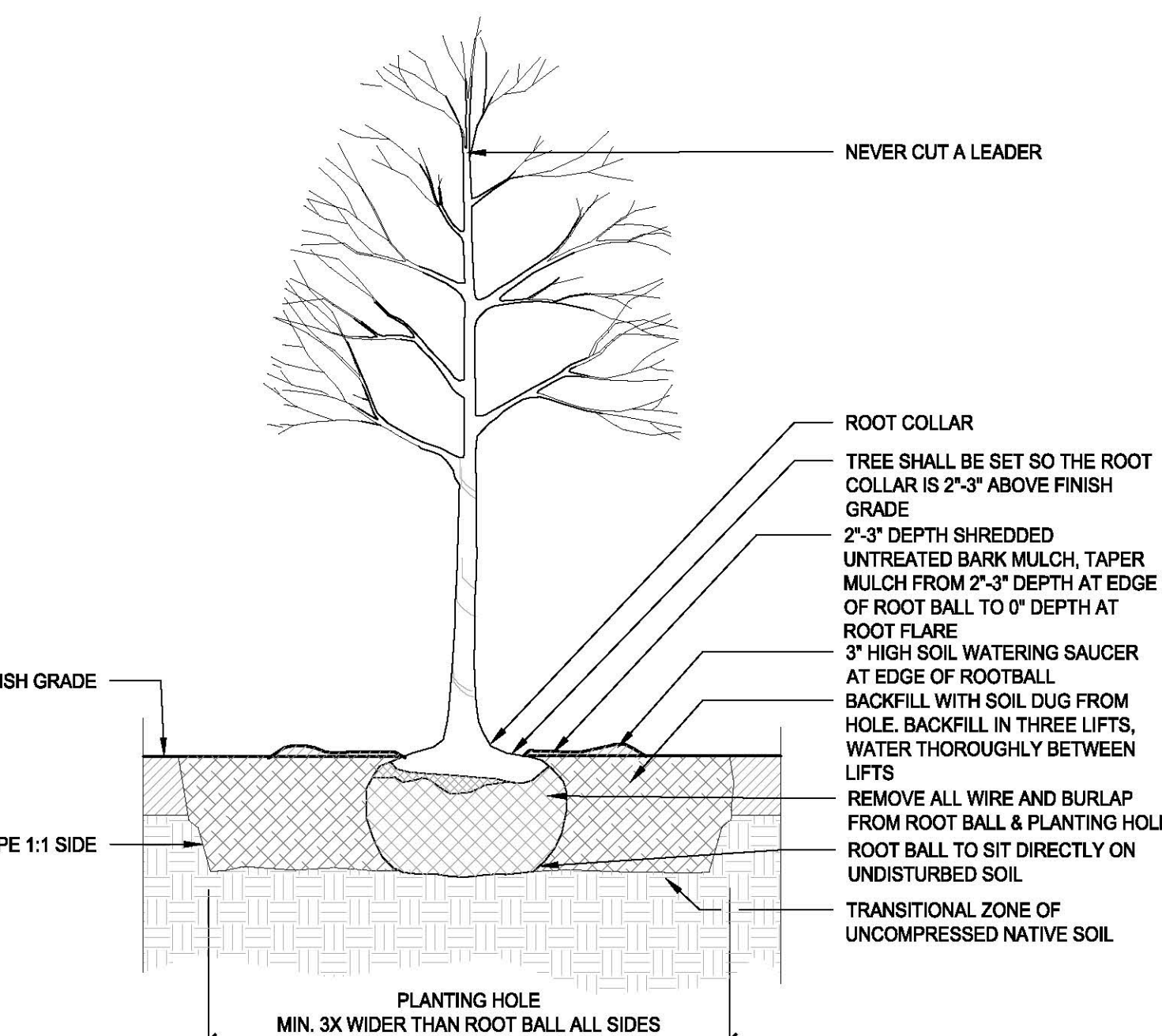
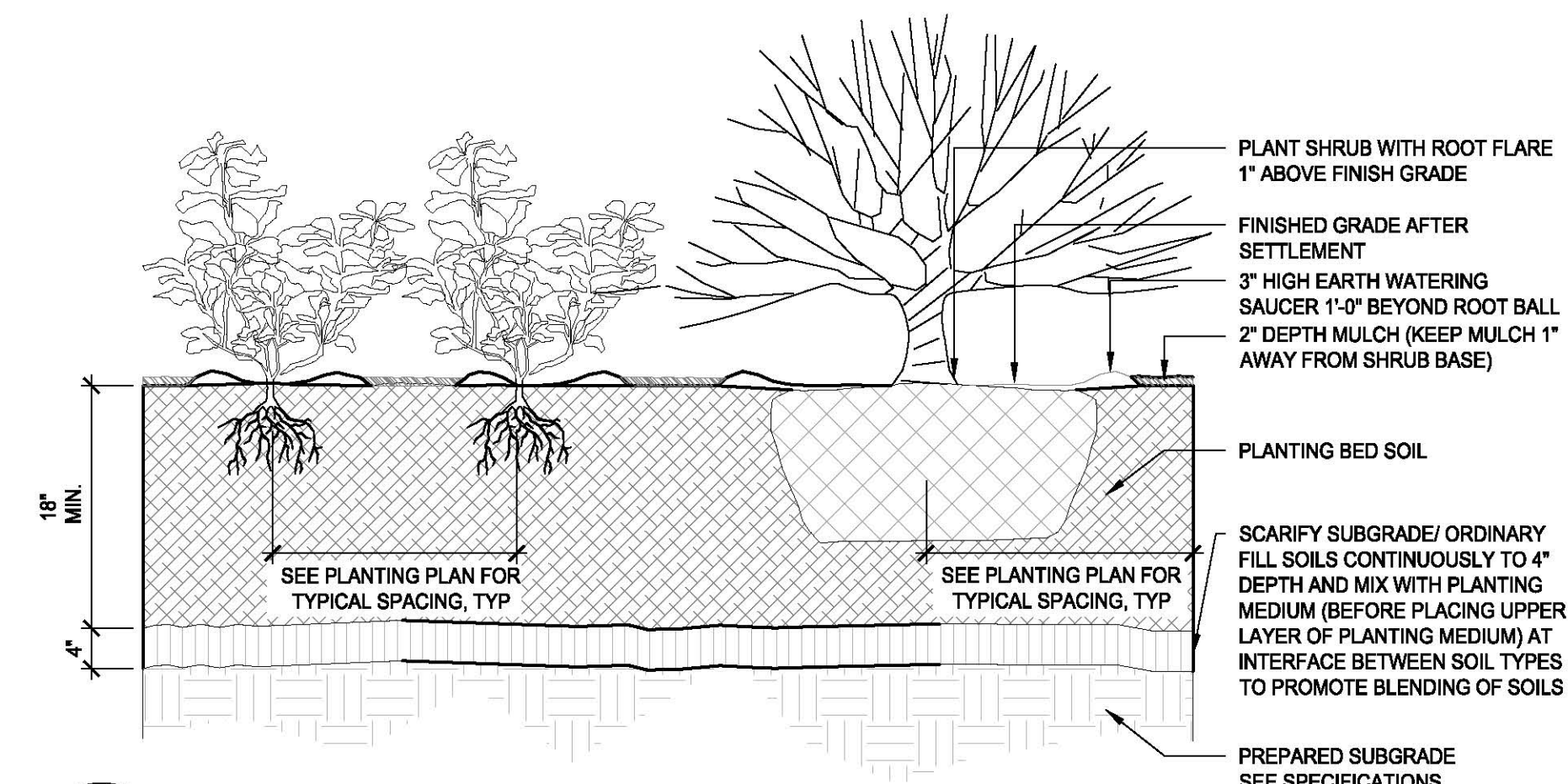
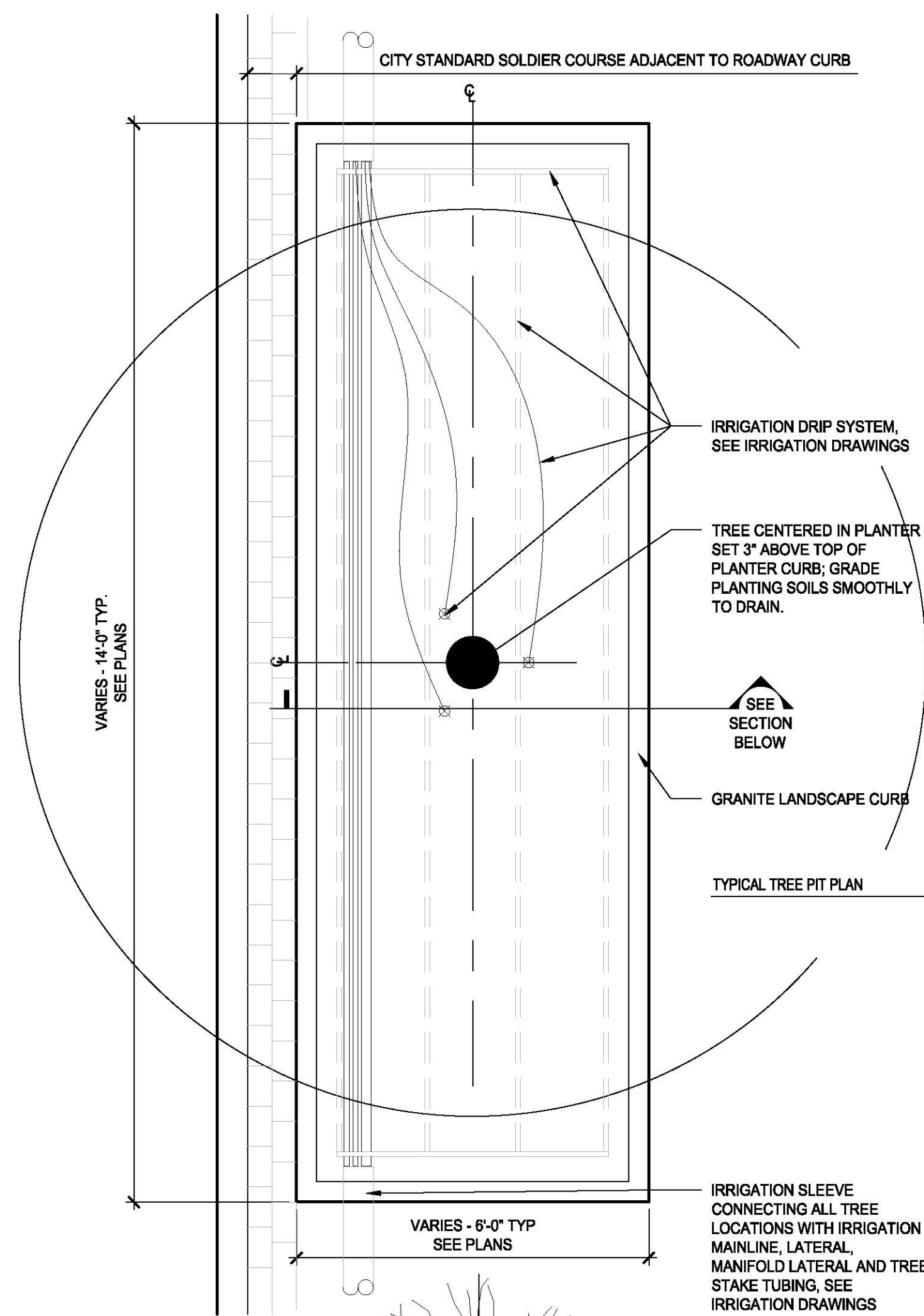
LANDSCAPE DETAILS

SCALE: AS SHOWN

CITY OF PORTSMOUTH TREE PLANTING REQUIREMENTS

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 IT IS NOT THE 'END ALL' FOR THE CITY OF PORTSMOUTH. THE FOLLOWING ARE THE CITY OF PORTSMOUTH, NH TREE PLANTING REQUIREMENTS THAT IN ADDITION TO OR THAT GO BEYOND THE ANSI A300 PART 6.

1. ALL PLANTING HOLES SHALL 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 MACHINES USED TO DIG 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 CELL 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.



1 SHRUB, PERENNIAL AND ANNUAL PLANTING
SCALE: 3/4"=1'-0"

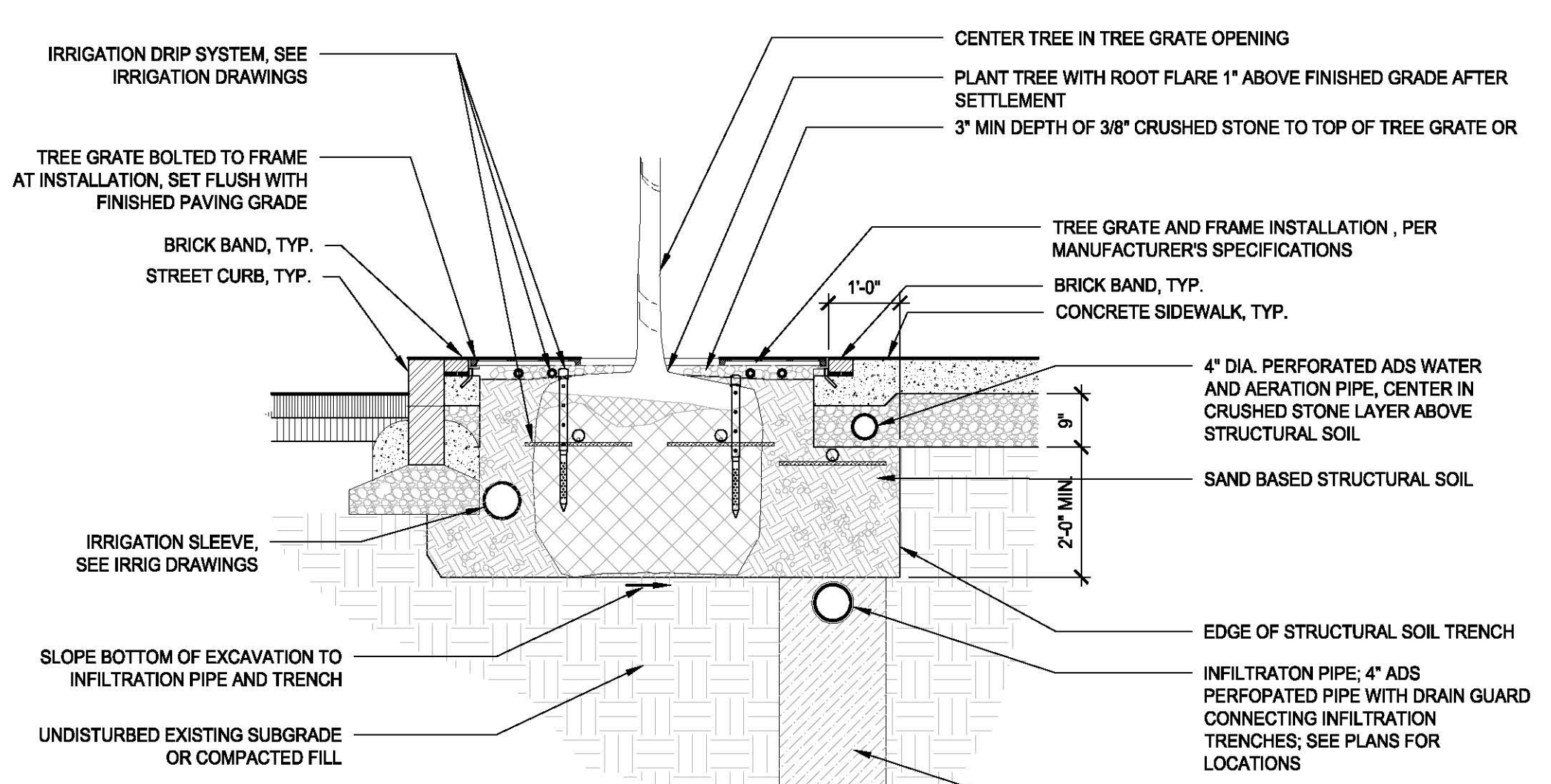
2 TREE PLANTING DETAIL
SCALE: 3/8"=1'-0"

3 TREE PLANTING IN RAISED LANDSCAPE CURB PLANTER
SCALE: 1/2"=1'-0"

4 TREE PLANTING IN TREE GRATE OVER SAND-BASED STRUCTURAL SOIL
SCALE: 1/2"=1'-0"

NOTES:
1. PLANTING DETAILS ARE INTENDED TO INDICATE CONSTRUCTION RELATED TO VARIOUS STREETSCAPE ELEMENTS. ACTUAL LOCATIONS OF STREETSCAPE ELEMENTS MAY VARY FROM THOSE SHOWN. SEE PLANS.
2. IRRIGATE EACH TREE EXTENDED FROM CENTRAL CONTROL SYSTEM. IRRIGATION SLEEVING TO CONNECT ALL TREE LOCATIONS BACK TO POINT OF CONNECTION.
3. SEE IRRIGATION PLANS AND DETAILS.

PLAN: WATER AND AERATION SYSTEM IN STREETSCAPE LAYOUT



CROSS SECTION

NOTES:
1. PLANTING DETAILS ARE INTENDED TO INDICATE CONSTRUCTION RELATED TO VARIOUS STREETSCAPE ELEMENTS. ACTUAL LOCATIONS OF STREETSCAPE ELEMENTS MAY VARY FROM THOSE SHOWN. SEE PLANS.
2. FINISHED GRADE OF TREE GRATES AND FRAMES SHALL BE FLUSH WITH SURROUNDING PAVEMENT.
3. PROVIDE AUTOMATIC IRRIGATION SYSTEM TO IRRIGATE EACH TREE EXTENDED FROM CENTRAL CONTROLS SYSTEM. IRRIGATION SLEEVING TO CONNECT ALL TREE LOCATIONS BACK TO POINT OF CONNECTION.
4. LIMB BRANCHES TO PROVIDE CLEAR PEDESTRIAN ZONE TO 7'-0" ABOVE FINISH GRADE.
5. SCARIFY ALL SOIL MARGINS TO DEPTH OF 6".
6. SEE IRRIGATION PLANS AND DETAILS.

North End Mixed Use Development

Two International Group

Russell Street & Deer Street
Portsmouth, NH

MARK	DATE	DESCRIPTION
F	11/23/2022	PB Submission
E	10/20/2022	TAC Resubmission
D	9/28/2022	Intersection Realignment
C	9/22/2022	TAC Resubmission
B	8/25/2022	TAC Resubmission
A	7/21/2022	TAC Resubmission

PROJECT NO:	T5037-002
DATE:	May 24, 2022
FILE:	T5037-002-L-DSGN-WORKING.DWG
DRAWN BY:	OS
CHECKED:	RU
APPROVED:	RU

LANDSCAPE DETAILS

SCALE: AS SHOWN

Last Saved: 11/21/2022 10:32am By: Ckrzouk
Plotted On: Nov 22, 2022 10:32am By: Ckrzouk
Tighe & Bond/2111/2022 - Two International Group/002 - Russell Street Development/Drawings - Figures/002 - T5037-002-L-DSGN-Working.dwg

NORTH END MIXED USE DEVELOPMENT RUSSELL STREET & DEER STREET PORTSMOUTH, NEW HAMPSHIRE

COMMUNITY SPACE EXHIBIT

PROPOSED COMMUNITY SPACE:

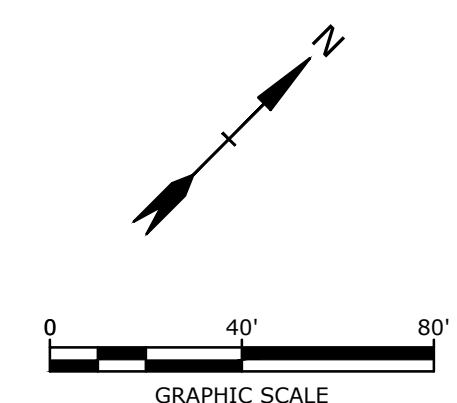
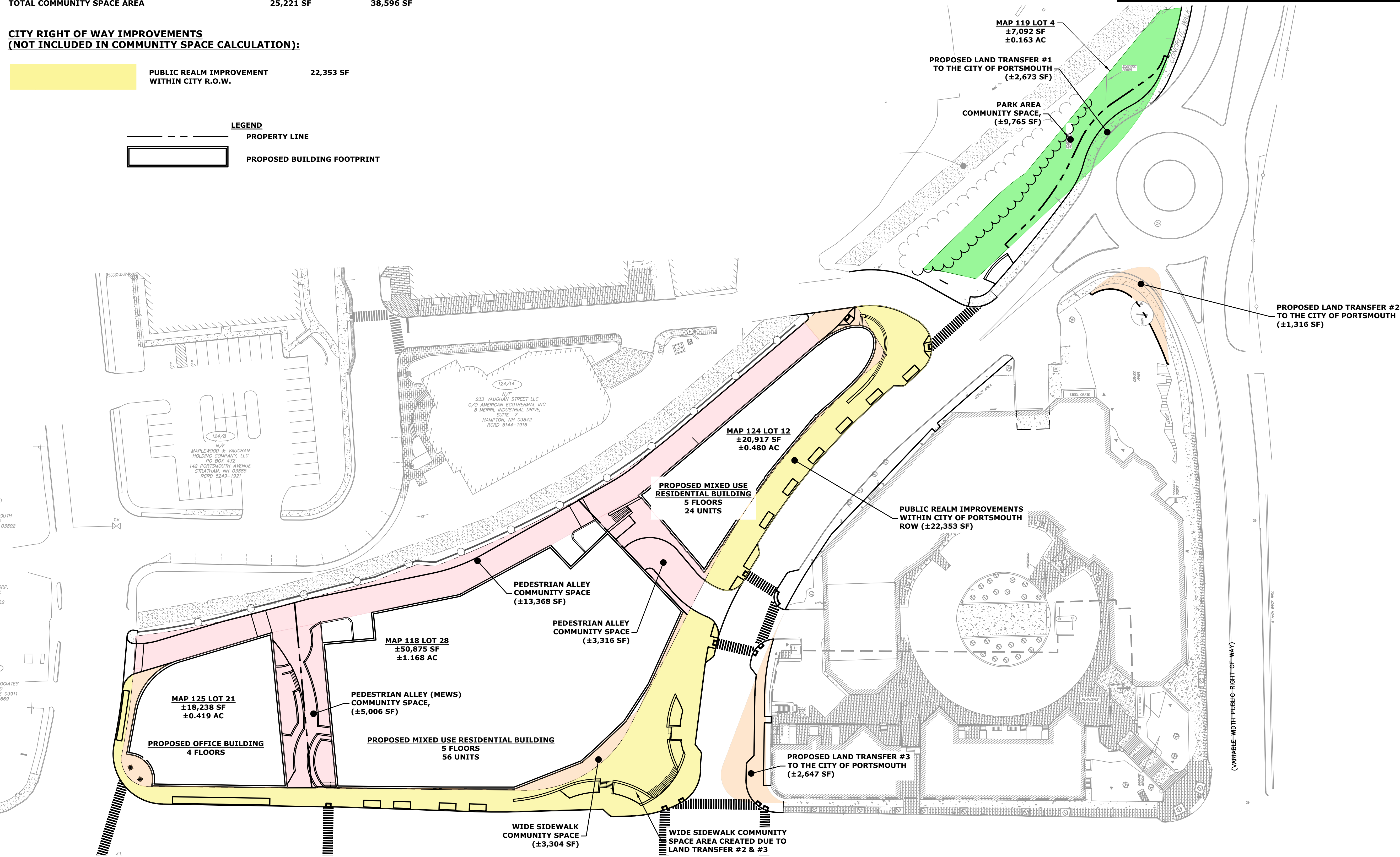
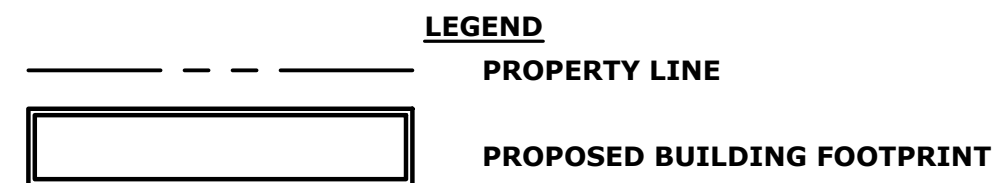
	REQUIRED	PROVIDED
WIDE SIDEWALK COMMUNITY SPACE		7,140 SF
PEDESTRIAN ALLEY COMMUNITY SPACE		21,691 SF
PARK AREA COMMUNITY SPACE		9,765 SF
TOTAL COMMUNITY SPACE AREA	25,221 SF	38,596 SF

COMMUNITY SPACE:

	REQUIRED	PROPOSED
MAP 125 LOT 21 DEVELOPMENT LOT AREA: 18,237 SF	3,647 SF, 20%	6,273 SF, 34.4%
MAP 118 LOT 28 DEVELOPMENT LOT AREA: 50,875 SF OFFSITE COMMUNITY SPACE AREA (MAP 119 LOT 4): 7,092 SF	15,263 SF, 30%	2,128 SF, 30%
MAP 118 LOT 28 TOTAL	17,391 SF, 30%	23,420 SF, 40.4%
MAP 124 LOT 12 DEVELOPMENT LOT AREA: 20,917 SF	4,183 SF, 20%	9,002 SF, 43.0%
TOTALS	25,221 SF	38,695 SF, 39.8%

**CITY RIGHT OF WAY IMPROVEMENTS
(NOT INCLUDED IN COMMUNITY SPACE CALCULATION):**

PUBLIC REALM IMPROVEMENT WITHIN CITY R.O.W.	22,353 SF
---------------------------------------------	-----------



Tighe & Bond

November 23, 2022
T5037-002-C-DSGN.dwg

Last Save Date: November 21, 2022, 4:08 PM By: CKRZCUIK
 Plot Date: Tuesday, November 22, 2022 Plotted By: Colter Krzcuk
 T5037-002-C-DSGN.dwg
 Street Development Drawings - Figures/AutoCAD/T5037-002-C-DSGN.dwg Layout Tab: COMM

October 21, 2024

Rick Chellman
Chairman, Planning Board
1 Junkins Avenue
Portsmouth, NH 03801

Re: *2 Russell Street Development*
Request for Reapproval of Conditional Use Permits


Dear Chairperson Chellman,

On behalf of Port Harbor Land LLC, the Owner of the property located at 2 Russell Street, City of Portsmouth, County of Rockingham, State of New Hampshire, Attorney John E. Lyons, Jr. is fully authorized to file the Land Use Application for Reapproval of the Conditional Use Permits being submitted herewith.

Thank you.

PORT HARBOR LAND LLC

10-21-24
Date:


By: Ryan D. Plummer,
Duly Authorized Agent