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September 25, 2024

**SUBMITTED ONLINE VIA CITY OF PORTSMOUTH – OPENGOV PORTAL
AND SENT VIA EMAIL**

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

RE: 2 Russell Street (LU-22-111)

Peter,

As you know, I represent Port Harbor Land LLC (“Port Harbor”) as to the development of property located at 2 Russell Street. Pursuant to the attached letter, on this date, I have filed a request with the Planning Board to extend the Site Plan Approval and two Conditional Use Permit Approvals, for an additional one-year, through December 15, 2025. As part of that process, and consistent with Site Plan Regulation 2.14, and our phone conference, I am hereby making this formal request of you as Chair of the Technical Advisory Committee (“TAC”) to schedule this matter for a Work Session on October 8, 2024.

I am submitting this formal request to you through the City’s portal and via email. Additionally, consistent with the attached letter, I have also submitted a copy of the previously approved Plans with City administrative approvals, along with the revised Parking Layout, through the City’s portal. I will also be delivering a hardcopy of this letter, along with the previously approved Plans and the new Parking Layout to the Planning Department.

Thank you for your consideration regarding this matter and we look forward to the upcoming TAC Work Session.

Very truly yours,

John E. Lyons, Jr., Esq.

JEL/dhb

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



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September 25, 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-22-111) – Request for Extension

Dear Chair Chellman,

I represent Port Harbor Land, LLC as to the development of property located at 2 Russell Street. As to this development, 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.

On September 28, 2023, the Planning Board was kind enough to grant my Client a six-month extension as to your Subdivision Approval, which expired on June 15, 2024. You also provided my Client with a one-year extension of your Site Plan Approval and two Conditional Use Permit Approvals, set to expire on December 15, 2024.

I want to confirm that my Client 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.

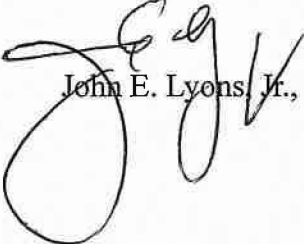
Because of the complexity of this Project, we are now requesting, pursuant to Site Plan Review Regulation Section 2.14, an additional one-year extension of the Planning Board’s Site Plan Approval and two Conditional Use Permit Approvals, through December 15, 2025. While my Client has worked diligently to move the Project forward in advance of the upcoming expiration, this Project is unique in its complexity and has warranted 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 the 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 our building design became more evolved than it typically is at Site Plan Approval. We are 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. We are 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 we continue to work cooperatively to move all other outstanding issues forward with the City staff and appreciate their professionalism.

In support of this request, we have submitted the previously approved Plans with City administrative approvals through the portal and will be requesting an October 8, 2024, TAC Work Session. We have updated these plans to reflect the revised parking layout from the aforementioned Variance request. We will also deliver a hard copy of this Letter, the previously approved Plans, and the new Parking Layout, to the Planning Department.

We would respectfully request this matter be scheduled for Hearing before the Planning Board at its next Meeting scheduled for October 17, 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
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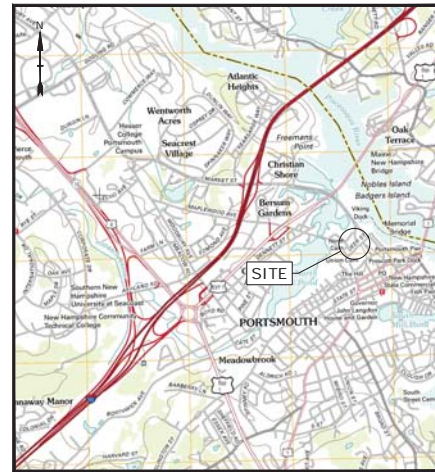
NORTH END MIXED USE DEVELOPMENT

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:	
1.	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 NHGREVIEW@WILDLIFE.NH.GOV . EMAIL SUBJECT LINE: NHB22-2135, NORTH END MIXED USE DEVELOPMENT, WILDLIFE SPECIES OBSERVATION.
2.	PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHFG IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION AS FEASIBLE.
3.	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 AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHFG. IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04.
4.	THE NHFG, 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 ASSESSORS MAP 125 LOT 21, MAP 124 LOT 12, MAP 119 LOT 1 & 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 205 OF 61, MAP NUMBER 330300205P WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.
- SEE SECTION
- OWNER OF RECORD:
MAP 125 LOT 21: MAP 146 LOT 12, MAP 119 LOT 4 & MAP 118 LOT 28
PORT HARBOR LAND LLC
1000 MARKET ST. BUILDING 1
PORTSMOUTH, NH 03801
RCRD BK#0804 PG#14

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	0.060
119	4	9,787	0.223
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	1,427	0.033
119	1-1A	2,640	0.060
119	4	7,090	0.1600
119	4	2,673	0.0600
124	12	20,918	0.4852
125	21	18,237	0.4187

PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:16, 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 LICENSEURE 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

DICENSED LAND SURVEYOR _____ DATE _____



CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

MAP 124 LOT 1

1000 MARKET ST. BUILDING 1
PORTSMOUTH, NH 03801
RCRD BK# 8 PG# 9

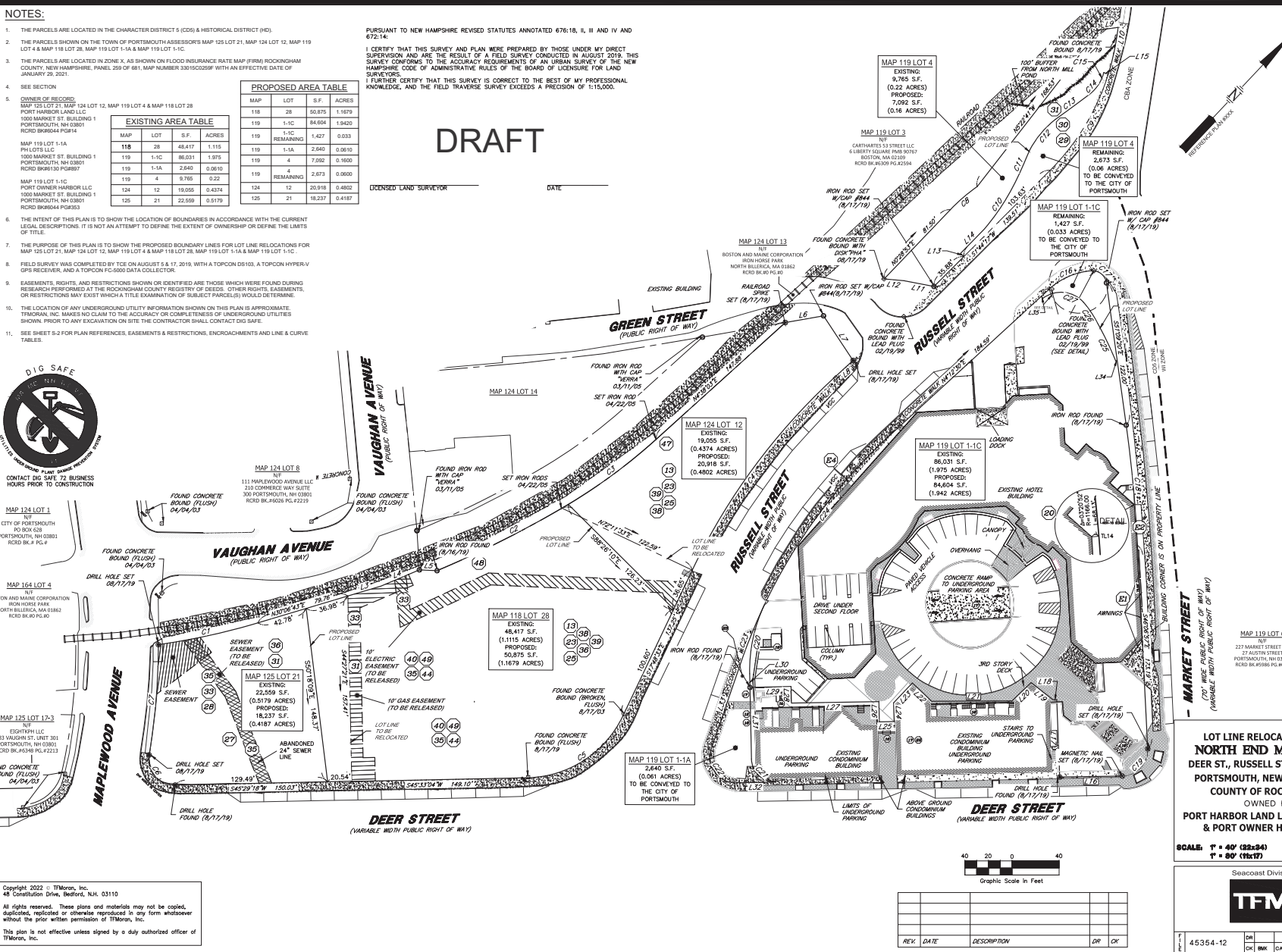
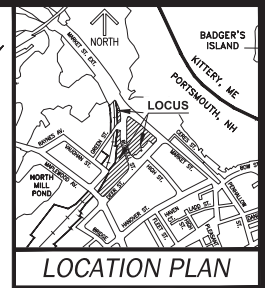
MAP 164 LOT 4

PORT HARBOR LAND LLC
1000 MARKET ST. BUILDING 1
PORTSMOUTH, NH 03801
RCRD BK# 08 PG# 10

MAP 125 LOT 12-3

PORTSMOUTH, NH 03801
RCRD BK# 08 PG# 22,23

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



**LOT LINE RELOCATION 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: T = 40' (22x34)
P = 60' (15x17)

NOVEMBER 28, 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

REV.	DATE	DESCRIPTION	DR.	OK.

NO.	DATE	DR.	FB
45354-12		BNK	CADPLE

SEE MARGIN

S-1

EASEMENTS & RESTRICTIONS:

PARCEL 1 (MAP 119-1-10/ PARCEL 10)

- ITEM #10 - RIGHTS, RESTRICTIONS AND EASEMENTS RESERVED BY BOSTON & MAINE RAILROAD AND WESTERN UNION TELEGRAPH COMPANY...
ITEM #11 - RIGHTS, RESTRICTIONS AND EASEMENTS RESERVED BY ROBERT W. MESERVE AND BENJAMIN H. LACY, AS TRUSTEES OF BOSTON & MAINE CORPORATION...
ITEM #12 - TERMS AND CONDITIONS OF THE EASEMENT FROM SHELTER GROUP, INC. TO HARBORSIDE ASSOCIATES DATED AUGUST 30, 1985...
ITEM #13 - TERMS AND CONDITIONS OF THE PARKING ACCESS EASEMENT FROM HARBORSIDE ASSOCIATES TO HARBORSIDE ASSOCIATES...
ITEM #14 - EASEMENTS GRANTED TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY...
ITEM #15 - EASEMENT IS FOR THE "PURPOSE OF PROVIDING TELEPHONE SERVICE TO THE BUILDINGS WHICH ARE NOW OR WILL BE LOCATED ON PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 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796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

EASEMENTS & RESTRICTIONS CONTINUED:

- ITEM #21 - RIGHTS AND EASEMENTS FROM THE BOSTON AND MAINE RAILROAD TO THE CITY OF PORTSMOUTH DATED JANUARY 31, 1936...
ITEM #22 - EASEMENT GRANTED TO THE CITY OF PORTSMOUTH, RECORDED IN SAID REGISTRY AT BOOK 2245 PAGE 328...
ITEM #23 - RIGHTS, RESTRICTIONS AND EASEMENTS RESERVED BY BOSTON & MAINE RAILROAD AND WESTERN UNION TELEGRAPH COMPANY...
ITEM #24 - TERMS AND CONDITIONS OF THE EASEMENT FROM SHELTER GROUP, INC. TO HARBORSIDE ASSOCIATES DATED AUGUST 30, 1985...
ITEM #25 - EASEMENT GRANTED TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY...
ITEM #26 - EASEMENT IS FOR THE "PURPOSE OF PROVIDING TELEPHONE SERVICE TO THE BUILDINGS WHICH ARE NOW OR WILL BE LOCATED ON PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 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396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 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996, 997, 998, 999, 1000

ITEM #44 - 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 CORPORATION" DATED APRIL 24, 2014...

- ITEM #45 - TERMS, CONDITIONS, PROVISIONS, COVENANTS, RESTRICTIONS AND RIGHTS OF PARTIES UNDER THAT CERTAIN PAVING, LOT LEASE DATED MAY 1, 2003 BETWEEN HARBORCORP, LLC, AS HARBORCORP 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+0/2967+00 DATED JUNE 20, 1914. (RAILROAD PARCEL ONE AND TWO) [AFFECTS PARCEL 1]
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 16, 1974, 2014 IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN NO. D-4337 (PLAN REFERENCE 18). PLOTTED HEREON.
ITEM #50 - VARIATIONS BETWEEN THE DESCRIPTIONS CONTAINED BETWEEN THE DESCRIPTION OF SAID PARCELS ONE AND TWO, AS SET FORTH IN BOOK 1609 PAGE 2533 AND THE DESCRIPTIONS OF SAID PARCELS IN PLAN NO. D-38256 (REFERENCE PLAN 17), RAILROAD PARCEL TWO NOT SHOWN ON SAID PLAN.

ENCROACHMENTS:

- #25 ON THE WEST, UTILITY TOWER OVER RECORD LINE;
#26 ON THE EAST, ELECTRIC PEDESTAL OVER THE RECORD LINE, WITHOUT AN EASEMENT;
#27 ON THE NORTHEAST, SEWER MANHOLE OVER RECORD LINE, WITHOUT AN EASEMENT;
#28 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, RORD PLAN #0-1749.
2. "SUBDIVISION PLAN OF PARCELS 1 & 2 IN PORTSMOUTH, N.H." BY BRIGGS ASSOCIATES, INC., DATED AUGUST 1, 1984, REV. JUNE 25, 1985, RORD PLAN #0-1798.
3. "MARKET WHARF I, A CONDOMINIUM SITE PLAN, PORTSMOUTH, N.H." BY BRIGGS ASSOCIATES, DATED APRIL 11, 1988, RORD PLAN #0-1809.
4. "SURVEY OF HARBORSIDE & HARBORPARK LAND IN PORTSMOUTH, N.H." BY BRIGGS ASSOCIATES, INC., DATED AUGUST 13, 1985, REVISED AUGUST 27, 1986, RORD PLAN #0-14043.
5. "HARBORSIDE AND HARBORPARK EASEMENT PLAN-PARCEL 1, PORTSMOUTH, NEW HAMPSHIRE" BY RANDOM F. CORMIER, DATED OCTOBER 22, 1987, RORD PLAN #0-17413.
6. "MARKET WHARF I, A CONDOMINIUM SITE PLAN, HARBORSIDE-HARBORPARK EASEMENT PLAN-PARCEL 1" BY SHELTER GROUP, INC., LANE FRENCHMAN & ASSOCIATES, INC., DATED 16 JULY 86, RORD PLAN #C-14042.
7. "MARKET WHARF I, A CONDOMINIUM SITE PLAN, HARBORPARK, INC., PORTSMOUTH, N.H." BY BRIGGS ASSOCIATES, DATED NOVEMBER 1987, RORD PLAN #0-17417.
8. "VAUGHAN STREET URBAN RENAISSANCE PROJECT N.J.R. R-10, PORTSMOUTH, NEW HAMPSHIRE, ELECTRIC UTILITY EASEMENT, PARCEL #7 BY ANDERSON-NICHOLS & CO., INC., DATED JAN. 1974, RORD PLAN #0-4337.
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, RORD PLAN #0-2420.
10. "VAUGHAN STREET URBAN RENAISSANCE PROJECT N.J.R. R-10, PORTSMOUTH, NEW HAMPSHIRE, APPROVED AS SHOWING VAUGHAN STREET URBAN RENAISSANCE PROJECT BOUNDARIES AND AREA ONLY, CONDEMNATION MAP" BY ANDERSON-NICHOLS & CO., INC., DATED FEB. 1971, RORD PLAN #0-2425.
11. "LAND IN PORTSMOUTH, N.H., BOSTON AND MAINE RAILROAD FOR ROSE R. WOLFSON" DATED JUNE 1954, RORD BK. 1324 PG. 45.
12. "PORTSMOUTH HO

NOTES:

- THE PARCELS ARE LOCATED IN THE CHARACTER DISTRICT 5 (CD5) & HISTORICAL DISTRICT (HD).
- THE PARCELS SHOWN ON THE TOWN OF PORTSMOUTH ASSESSORS MAP 125 LOT 21, MAP 124 LOT 12, MAP 119 LOT 1-1A & MAP 118 LOT 28, MAP 119 LOT 1-1A & MAP 119 LOT 1-1C.
- THE PARCELS ARE LOCATED IN ZONE K, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 691, MAP NUMBER 30150229P WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.
- SEE SECTION
- GENERAL RECORDS:**

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
 RCID: 808044 P0514

MAP 119 LOT 1-1A
 PH LOTS LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCID: 808193 P0587

MAP 119 LOT 1-1C
 PORT OWNER HARBOR LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCID: 808044 P0583
- 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 PC-6000 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. TITANIAN, 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 LICENSES 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.

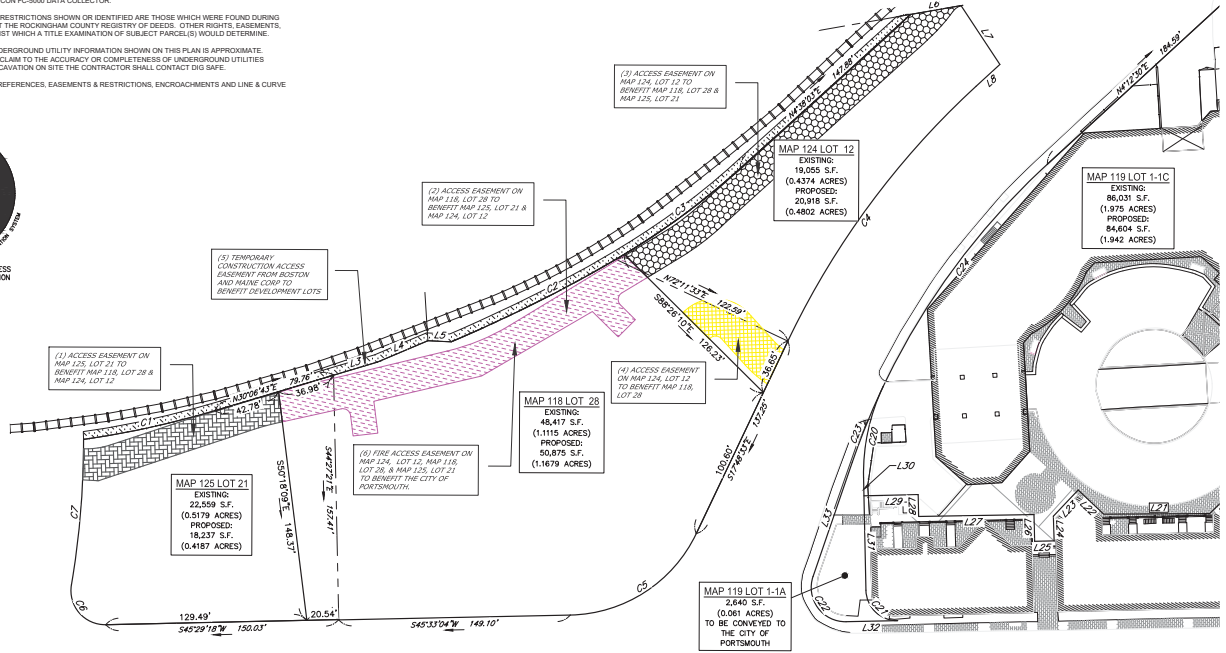
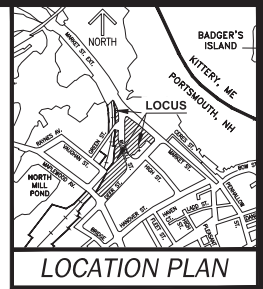
DRAFT

LICENSED LAND SURVEYOR _____

DATE _____

ACCESS EASEMENTS:

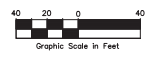
- (1) ACCESS EASEMENT ON MAP 125, LOT 21 TO BENEFIT MAP 118, LOT 28 & MAP 124, LOT 12.
- (2) ACCESS EASEMENT ON MAP 118, LOT 28 TO BENEFIT MAP 125, LOT 21 & MAP 124, LOT 12.
- (3) ACCESS EASEMENT ON MAP 124, LOT 12 TO BENEFIT MAP 118, LOT 28 & MAP 125, LOT 21.
- (4) ACCESS EASEMENT ON MAP 124, LOT 12 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.



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



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**

**SCALE: 1" = 40' (32x24)
 1" = 80' (11x17)**

NOVEMBER 28, 2022

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

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.tfm.com

45354-12	DR	FB		
	CK	CK/FILE	SEE MARGIN	S-3

Nov 23, 2022 - 10:23am
 F:\MS2\Projects\45354 - Market Street - Portsmouth\MS264-12 Port Harbor Land, LLC - 250 Market St\Location Survey\DWG\MS264-12 Lot Line Revision Easement Plans-RT.dwg

NOTES:

- THE PARCELS ARE LOCATED IN THE CHARACTER DISTRICT 5 (CD5) & HISTORICAL DISTRICT (HD).
- THE PARCELS SHOWN ON THE TOWN OF PORTSMOUTH ASSESSORS 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 "A" AS SHOWN ON FLOOD INSURANCE RATE MAP #FIRM/ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 61, MAP NUMBER 301302289 WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.
- SEE SECTION
- COUNSEL 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
 RCID: 80604 P0314

 MAP 119 LOT 1-1A
 PH LOTS LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCID: 80604 P0387

 MAP 119 LOT 1-1C
 PORT OWNER HARBOR LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCID: 80604 P0383
- 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 HYPERV GPS RECEIVER, AND A TOPCON PC-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. TRADIAN, 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 676:16, 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 MONTHS 10-15, 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.

DENSED LAND SURVEYOR _____ DATE _____

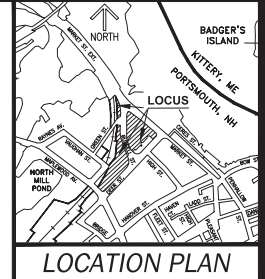
DRAFT

LEGEND

- BOOK / PAGE
- DELTA
- RADIUS
- LENGTH OF CURVE
- NOW OR FORMERLY
- ELEVATION
- ROCKINGHAM COUNTY REGISTRY OF DEEDS
- SQUARE FEET
- APPROXIMATE ABUTTER LINE
- PROPERTY LINE
- WOOD FENCE
- CHAINLINK FENCE
- RAILROAD TRACKS
- BRICK
- GRAVEL
- CONCRETE

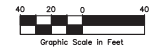
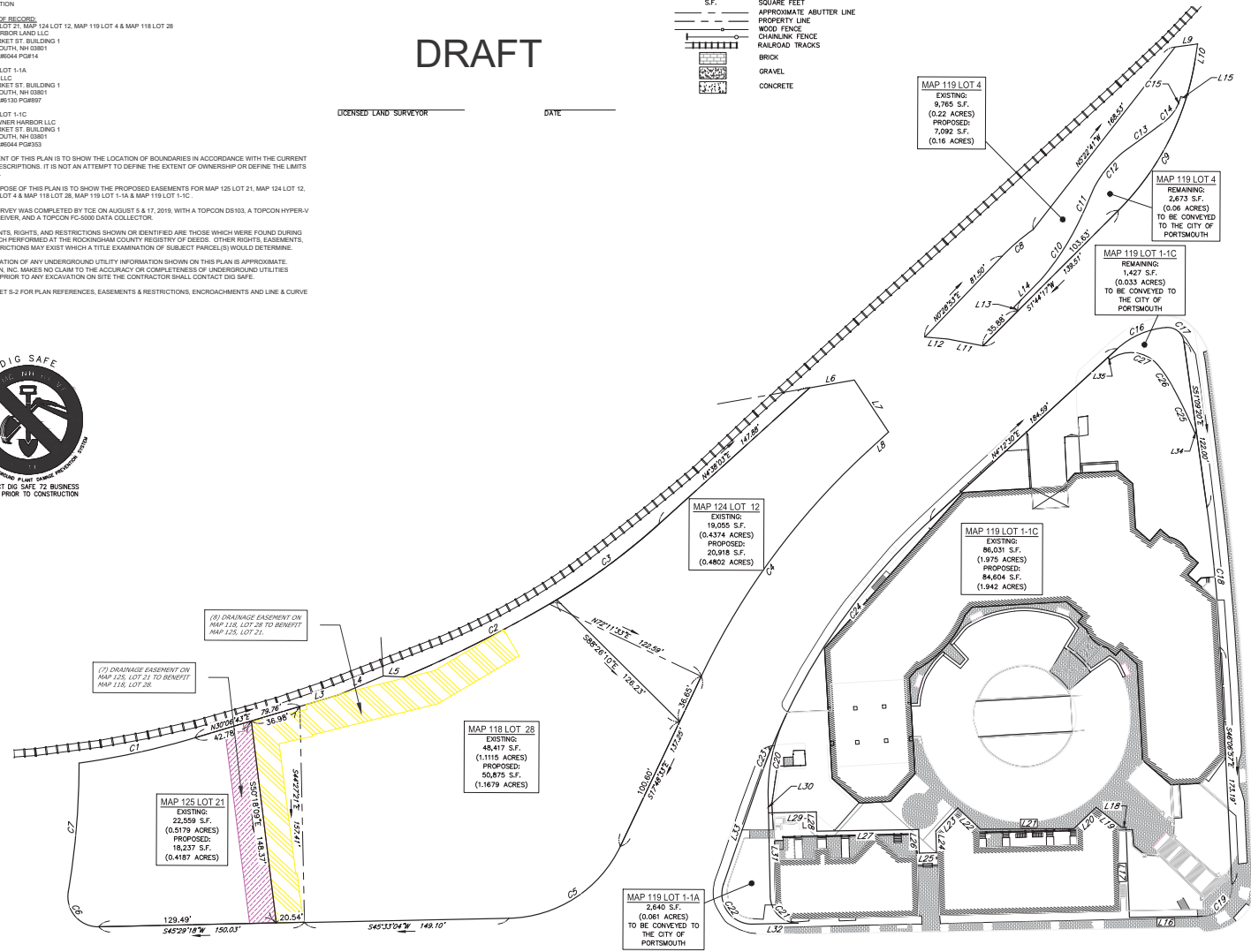
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DRAINAGE EASEMENTS:

- (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.



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

45364-12	DR	FB		
	CK	CA/PLF	SEE MARGIN	S-4

Nov 23, 2022 - 10:24am F:\MISC\Projects\45364 - Market Street - Portsmouth\45364-12 Port Harbor Land, LLC - 250 Market St\Location Survey\Drawings\45364-12 Lot Line Revision Easement Plans-S1.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 1 & 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 250 OF 881, MAP NUMBER 3301C0205F WITH AN EFFECTIVE DATE OF JANUARY 03, 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 BK96044 PG#14
 MAP 119 LOT 1-1A
 PH LOTS LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCRD BK96130 PG#67
 MAP 119 LOT 1-1C
 PORT OWNER HARBOR LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCRD BK96044 PG#63
- 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 SC-9000 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 676:16, II, III AND IV AND 672:14:

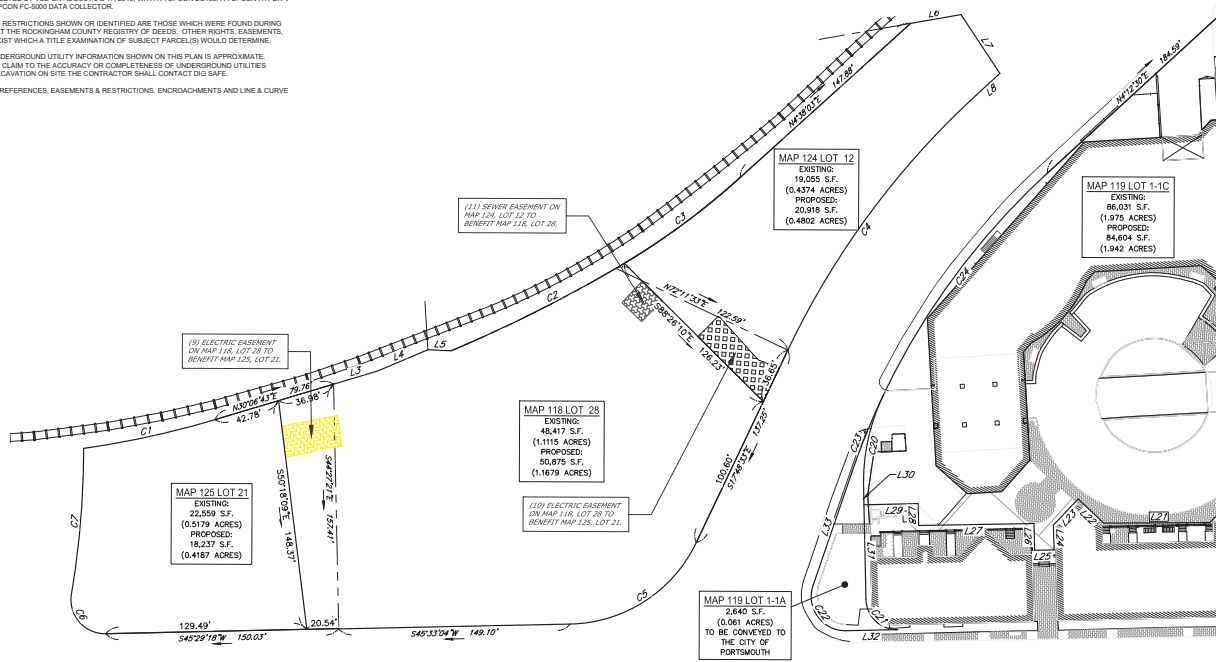
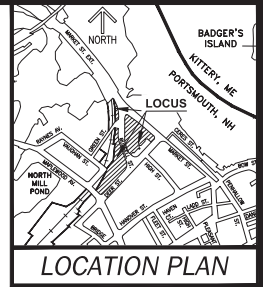
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN MONTH, YEAR, THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSEURE FOR LAND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



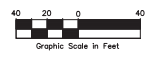
UTILITIES EASEMENT PLAN
NORTH END MIXED USE
 DEER ST., RUSSELL ST., MARKET ST.
 PORTSMOUTH, NEW HAMPSHIRE
 COUNTY OF ROCKINGHAM
 OWNED BY
 PORT HARBOR LAND LLC, PH LOTS LLC
 & PORT OWNER HARBOR LLC

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

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


NOVEMBER 29, 2022

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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

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

Nov 23, 2022 - 10:23am
 F:\MISC Projects\45354 - Market Street - Portsmouth\45354-12 Port Harbor Land, LLC - 250 Market St\Location Survey\DWG\45354-12 Lot Line Revision Easement Plans-RT.dwg

NOTES:

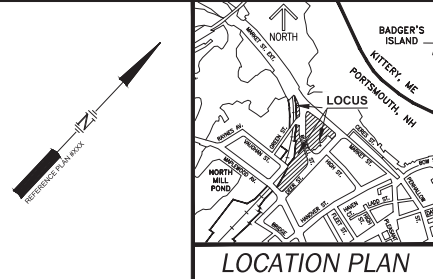
- THE PARCELS ARE LOCATED IN THE CHARACTER DISTRICT 5 (CD5) HISTORICAL DISTRICT (HD).
- THE PARCELS SHOWN ON THE TOWN OF PORTSMOUTH ASSESSOR'S MAP 123 LOT 21, MAP 124 LOT 12, MAP 124 LOT 4 & MAP 118 LOT 28, MAP 119 LOT 1-1A & MAP 119 LOT 1-1C.
- THE PARCELS ARE LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 239 OF 461, MAP NUMBER 330162039 WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.
- SEE SECTION
- OWNER OF RECORD:**
 MAP 123 LOT 21, MAP 124 LOT 12, MAP 119 LOT 4 & MAP 119 LOT 28
 PORT HARBOR LAND LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCRD BK46130 PG4897
 MAP 119 LOT 1-1A
 PH LOTS LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCRD BK46130 PG4897
 MAP 119 LOT 1-1C
 PORT OWNER HARBOR LLC
 1000 MARKET ST. BUILDING 1
 PORTSMOUTH, NH 03801
 RCRD BK46044 PG3533
- 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 123 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 8 & 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 IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCELS 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 9-2 FOR PLAN REFERENCES, EASEMENTS & RESTRICTIONS, ENCROACHMENTS AND LINE & CURVE TABLES.

PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:16, 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 WORK, YET AS THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSES 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

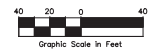
LICENSED LAND SURVEYOR _____ DATE _____



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 AREA COMMUNITY EASEMENT MAP 119, LOT 4 TO BENEFIT THE CITY OF PORTSMOUTH.

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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: T' = 40' (22x34)
 T' = 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) 431-0310 www.tfmoran.com
	45354-12 DR: BK CK: CMK PB: CAD/PLE SEE MARGIN	S-6



Nov 23, 2022 - 10:23am
 F:\MISC\Projects\45354-12 Port Harbor Land, LLC - 250 Market St Location Survey\DWG\45354-12 Lot Line Revision Easement Plans-RT.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 THE LOCATION OF ALL EXISTING UTILITIES. CALL DIGI DIAL 48 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 OBTAIN PERMITS 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, MECHANICAL, PLUMBING, WATER AND SEWER SERVICES, TELEPHONE SERVICES, TARIFFED SERVICES, 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 ADJUTERS WITH THE UTILITY COMPANY AND AFFECTED ADJUTER.
 - 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 ROADS 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 FTAP 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 FTAP DATA SUBMISSION.
 - 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 SHALL BE REMOVED FROM 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 REGULATIONS.
 - COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
 - ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT AN 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 IS TO BE REMOVED OR REPAIRED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK IN OTHER AREAS.
 - 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 DRAINAGE 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 IF ANY UTILITY FOUND AND MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
 - PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTORS CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATIVE CONSTRUCTION TO VERIFY LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
 - CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE PADS, UTILITIES AND PAVEMENT WITHIN THE WORK LIMITS UNLESS OTHERWISE NOTED TO REMAIN. STRUCTURES TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE, PAVEMENT, CURBS, LIGHTING, MANHOLES, CATCH BASINS, UNDER GROUND PIPING, POLES, STAIRS, SIGNS, FENCES, BARRIERS, WALLS BARRIERS, BULLDOZERS, FOUNDATION, TREES AND LANDSCAPING.
 - REMOVE TREES AND BUSHES AS REQUIRED FOR COMPLETION OF WORKS. 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 CITY DEMOLITION AND CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY ENGINEER SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR. THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED SURVEYOR TO RE-ESTABLISH DISTURBED MONUMENTATION.
 - PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS/CURB INLETS WITHIN CONSTRUCTION LIMITS AS WELL AS CATCH BASINS/CURB INLETS BEING REMOVED. 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 1/4" THE DESIGN DEPTH OF THE BARRIER.
 - 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 PAVED 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 CENTER LINES. ALL MARKINGS EXCEPT CENTER LINE 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 M247. ALL PAINTED PAVEMENT MARKINGS INCLUDING CENTER LINES, 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.
 - CENTURIES 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 CONT VERTICAL FACES OF EXISTING PAVEMENT AT SAW CUT LINE WITH HS-1 BRUSHING 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 HALLED 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 (CMP) FOR REVIEW AND APPROVAL BY THE CITY 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:**
- CONTRACTOR REQUIREMENTS:
 BLOW PAVED OR CONCRETE AREAS 95%
 SAND BEDDING MATERIAL AND SAND BEDDING 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 H-Q, AQS 8-12 OR EQUAL) UNLESS OTHERWISE SPECIFIED.
 - ADJUST ALL MANHOLES, CATCH BASINS, CURB ROWS, 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 ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
 - ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE A' 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 BASIN SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4' SUMPS.

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

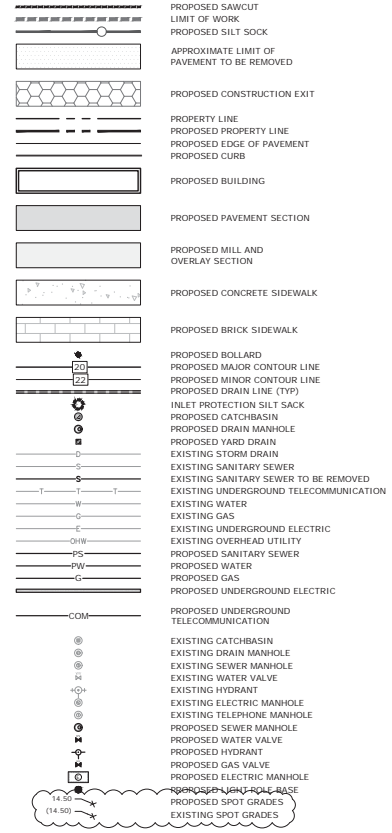
- UTILITY NOTES:**
- COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
 •NATURAL GAS - UNBTL
 •WATER/SEWER - CITY OF PORTSMOUTH
 •ELECTRIC - EVERSOURCE
 •COMMUNICATIONS - COMCAST/CONSOLIDATED COMMUNICATIONS/FIRST LIGHT
 - ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, CEMENT LINER DUCTILE 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 30 35 UNLESS OTHERWISE STATED.
 - CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJUTING PROPERTIES THROUGHOUT CONSTRUCTION.
 - CONNECTION TO EXISTING WATER MAIN SHALL BE CONSTRUCTED TO CITY OF PORTSMOUTH STANDARDS.
 - EXISTING UTILITIES TO BE REMOVED SHALL BE CAPEP AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPEP OF WATER AND SEWER SERVICES.
 - ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRICAL 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, CONNECTIONS, 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 PAVED AREAS TO REMAIN.
 - HORIZONTALS, 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 4' 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 CHIRCUITY 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 PIPE 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 #118 LOT 20, 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

- TRB TO BE REMOVED
- BUILDING
- TPF TYPICAL
- COORD COORDINATE
- 30R CURB RADIUS
- SSWL SINGLE SOLID WHITE LINE
- DSYL DOUBLE SOLID YELLOW LINE
- VGC VERTICAL GRANITE CURB
- SQC 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 HIGH-DENSITY POLYETHYLENE
- HDFE FINISH FLOOR
- FF FINISH FLOOR
- VF VERIFY IN FIELD

LEGEND



North End Mixed Use Development

Two International Group

Russell Street & Deer Street
Portsmouth, NH

I	5/23/2023	Act Resubmission
H	12/5/2023	Act Submission
G	11/23/2022	PS 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
MARK	DATE	DESCRIPTION
PROJECT NO.	T5037-002	
DATE	May 24, 2022	
FILE	T5037-002-C-DSGN.DWG	
DRAWN BY:	C.K	
CHECKED:	M.M	
APPROVED:	PAC	

GENERAL NOTES AND LEGEND

SCALE: AS SHOWN

North End Mixed Use Development (20230524) - 118 Lot 20, 119 Lot 4, 124 Lot 12, 125 Lot 21 - 05/23/2023
 Mark & Robert A. Hanson, Inc. 1000 Main Street, Portsmouth, NH 03801
 North End Mixed Use Development (20230524) - 118 Lot 20, 119 Lot 4, 124 Lot 12, 125 Lot 21 - 05/23/2023

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
 PORTSMOUTH, NH 03801
 TAX MAP 119 LOT 4
 TAX MAP 124 LOT 12
 TAX MAP 125 LOT 21
 TAX MAP 125 LOT 28

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

PROPOSED USE: MIXED USE, RESIDENTIAL, RETAIL

DEVELOPMENT STANDARDS

BUILDING PLACEMENT (PRINCIPAL BUILDING)	REQUIRED	PROPOSED	MAP 118 LOT 28	MAP 124 LOT 12	MAP 125 LOT 21	MAP 118 LOT 28	MAP 124 LOT 12	MAP 125 LOT 21
MAXIMUM PRINCIPAL FRONT YARD:	5 FT	5 FT	6 FT ⁽¹⁾	10 FT ⁽¹⁾	10 FT ⁽¹⁾	5 FT	5 FT	5 FT
SIDE YARD:	NR	NR	NR	20 FT	20 FT	NR	NR	NR
MINIMUM REAR YARD:	5 FT	5 FT	5 FT	20 FT	20 FT	5 FT	5 FT	5 FT
FRONT LOT LINE LENGTH:	NR	NR	NR	81%	100%	NR	NR	NR
MINIMUM FRONT LOT LINE BULBOUT:	80%	80%	80%	81%	100%	80%	81%	100%
BUILDING AND LOT OCCUPATION:	REQUIRED	PROPOSED	MAP 125 LOT 21	MAP 118 LOT 28	MAP 124 LOT 12	MAP 125 LOT 21	MAP 118 LOT 28	MAP 124 LOT 12
MAXIMUM BUILDING BLOCK LENGTH:	225 FT	107 FT	104 FT	225 FT	225 FT	107 FT	104 FT	225 FT
MAXIMUM FACADE MODULATION LENGTH:	150 FT	<100 FT	<100 FT	<100 FT	<100 FT	<100 FT	<100 FT	<100 FT
MAXIMUM ENTRANCE SPACING:	50 FT	<50 FT	<50 FT	<50 FT	<50 FT	<50 FT	<50 FT	<50 FT
MAXIMUM BUILDING COVERAGE:	95%	65%	65%	76%	58%	65%	65%	76%
MAXIMUM BUILDING FOOTPRINT:	40,000 SF ⁽²⁾	11,950 SF	39,255 SF	11,210 SF	11,210 SF	11,950 SF	39,255 SF	11,210 SF
MINIMUM LOT AREA:	NR	NR	33%	42%	42%	33%	42%	42%
MINIMUM OPEN SPACE:	5%	15,000 SF	7,975 SF	26%	10,419 SF	15,000 SF	7,975 SF	8,067 SF
MAXIMUM GROUND FLOOR GFA PER USE:	15,000 SF	15,000 SF	15,000 SF	15,000 SF	15,000 SF	15,000 SF	15,000 SF	15,000 SF
BUILDING FORM (PRINCIPAL BUILDING)	REQUIRED	PROPOSED	MAP 125 LOT 21	MAP 118 LOT 28	MAP 124 LOT 12	MAP 125 LOT 21	MAP 118 LOT 28	MAP 124 LOT 12
BUILDING HEIGHT:	2-4 STORIES	4 STORIES	4 STORIES	5 STORIES ⁽³⁾	5 STORIES ⁽³⁾	4 STORIES	5 STORIES ⁽³⁾	5 STORIES ⁽³⁾
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 IN	0 IN	0 IN	0 IN	0 IN	36 IN	0 IN	0 IN
MINIMUM GROUND STORY HEIGHT:	12 FT	16.5 FT	14.0 FT	13.0 FT	13.0 FT	12 FT	16.5 FT	13.0 FT
MINIMUM SECOND STORY HEIGHT:	10 FT	10 FT	10 FT	10.5 FT	10.5 FT	10 FT	10 FT	10.5 FT
FACADE GLAZING:	SHOP FRONT	70% MIN.	75%	73%	71%	70% MIN.	75%	73%
ALLOWED ROOF TYPES:	FLAT, GABLE, HIP	FLAT	FLAT	FLAT	FLAT	FLAT, GABLE, HIP	FLAT	FLAT

OFF-STREET PARKING REQUIREMENTS

PARKING SPACES REQUIRED:	REQUIRED	PROPOSED
COMMERCIAL:	NO REQUIREMENT IN DDD	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 SEATED CONDO SPACES:	SHERATON CONDOS	24 SPACES
DEER STREET CONDOS		58 SPACES
DOWNTOWN OVERLAY DISTRICT		4 SPACES
TOTAL MINIMUM PARKING SPACES REQUIRED		334 SPACES

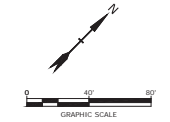
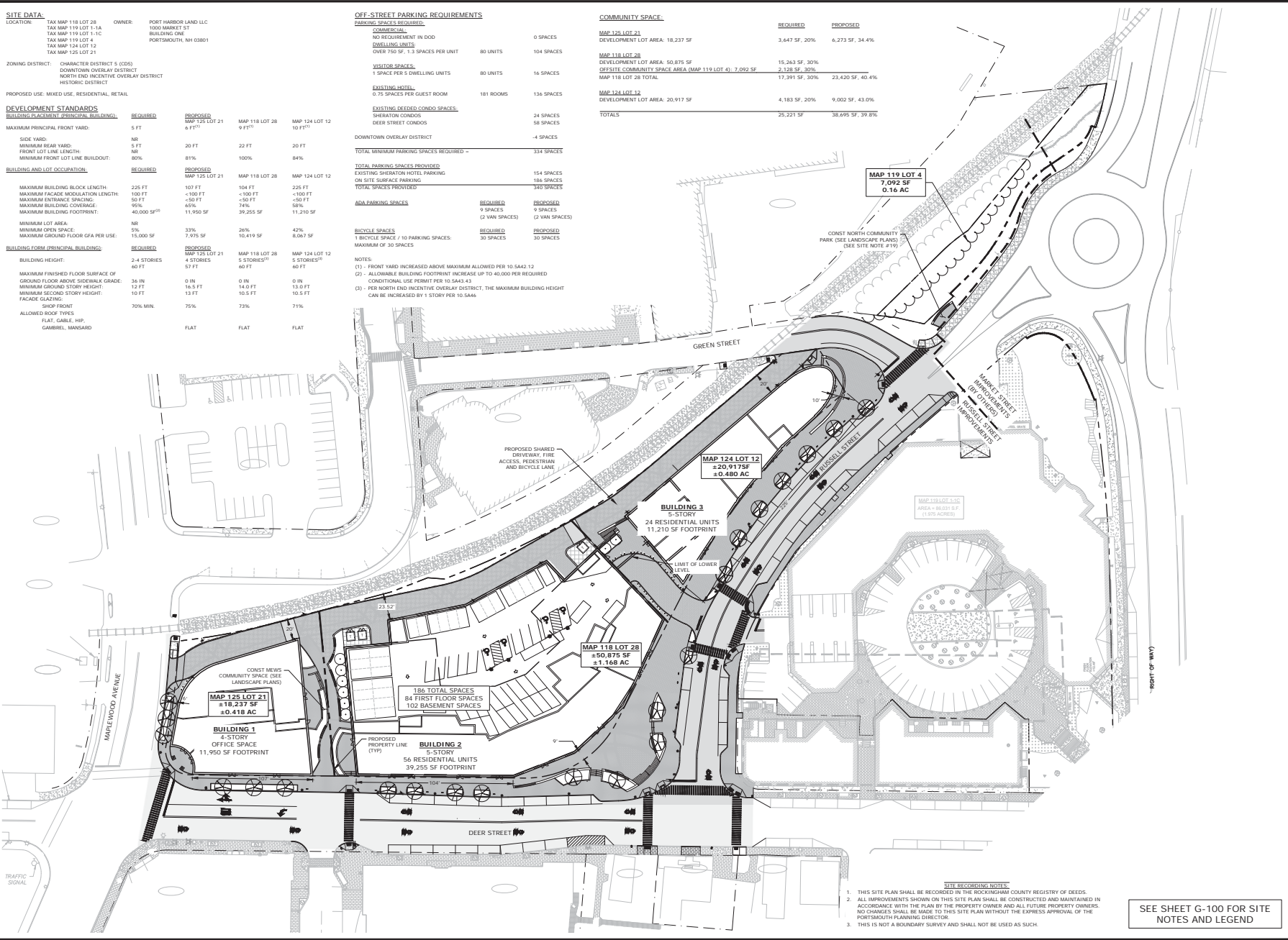
TOTAL PARKING SPACES PROVIDED:	REQUIRED	PROPOSED
EXISTING SHERATON HOTEL PARKING		154 SPACES
ON SITE SURFACE PARKING		186 SPACES
TOTAL SPACES PROVIDED		340 SPACES

ADA PARKING SPACES:	REQUIRED	PROPOSED
1 BICYCLE SPACE	9 SPACES	9 SPACES
(2 VAN SPACES)	(2 VAN SPACES)	(2 VAN SPACES)
BICYCLE SPACES:	REQUIRED	PROPOSED
1 BICYCLE SPACE / 10 PARKING SPACES	33 SPACES	30 SPACES
MAXIMUM OF 30 SPACES		

NOTES:
 (1) - FRONT YARD INCREASED ABOVE MAXIMUM ALLOWED PER 10 SA42.12
 (2) - ALLOWABLE BUILDING FOOTPRINT INCREASE UP TO 40,000 PER REQUIRED
 CONDITIONAL USE PERMIT PER 10 SA43.43
 (3) - PER NORTH END INCENTIVE OVERLAY DISTRICT, THE MAXIMUM BUILDING HEIGHT CAN BE INCREASED BY 1 STORY PER 10 SA44.

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	15,263 SF, 30%
OFF SITE COMMUNITY SPACE AREA (MAP 119 LOT 4): 7,092 SF	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 38,895 SF, 39.8%



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Two International Group

Russell Street & Deer Street
 Portsmouth, NH

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MARK	DATE	DESCRIPTION
PROJECT NO.	T5037-002	
DATE	May 24, 2022	
FILE:	T5037-002-C-DSGN.DWG	
DRAWN BY:	CJK	
CHECKED:	NWH	
APPROVED:	PAC	

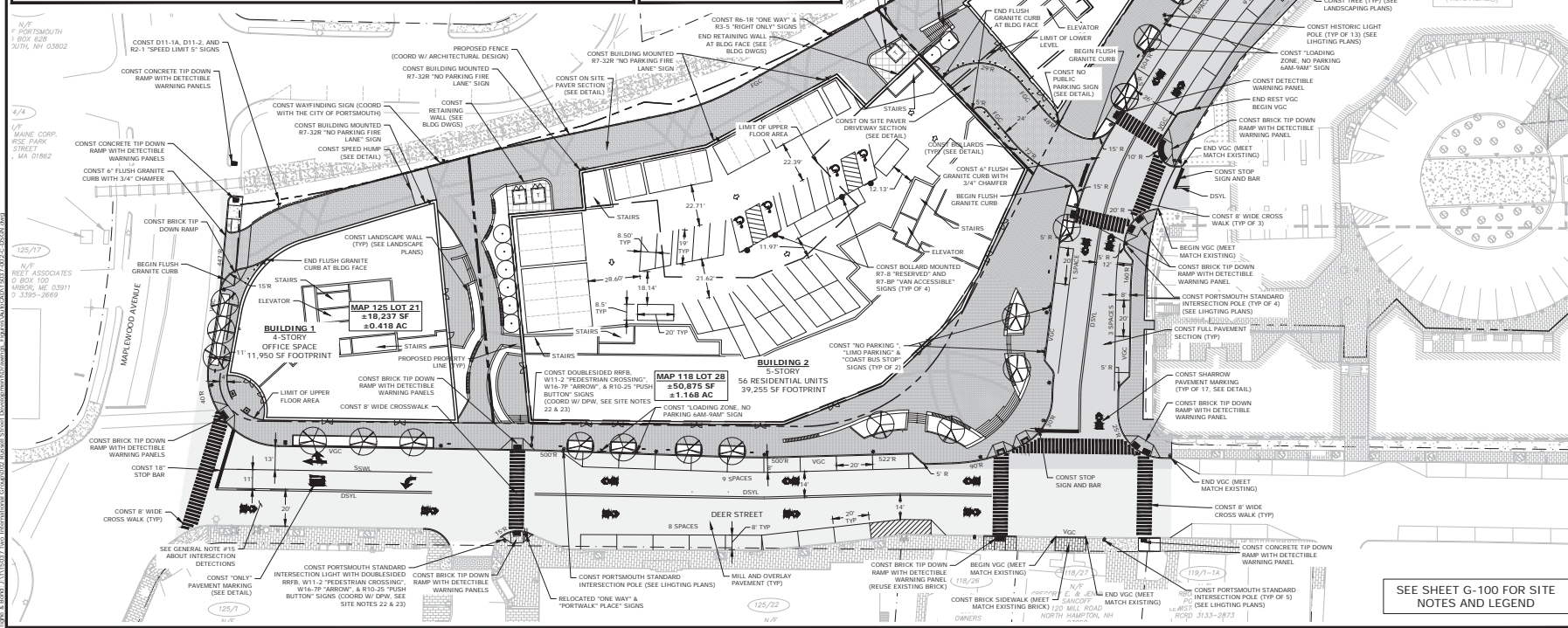
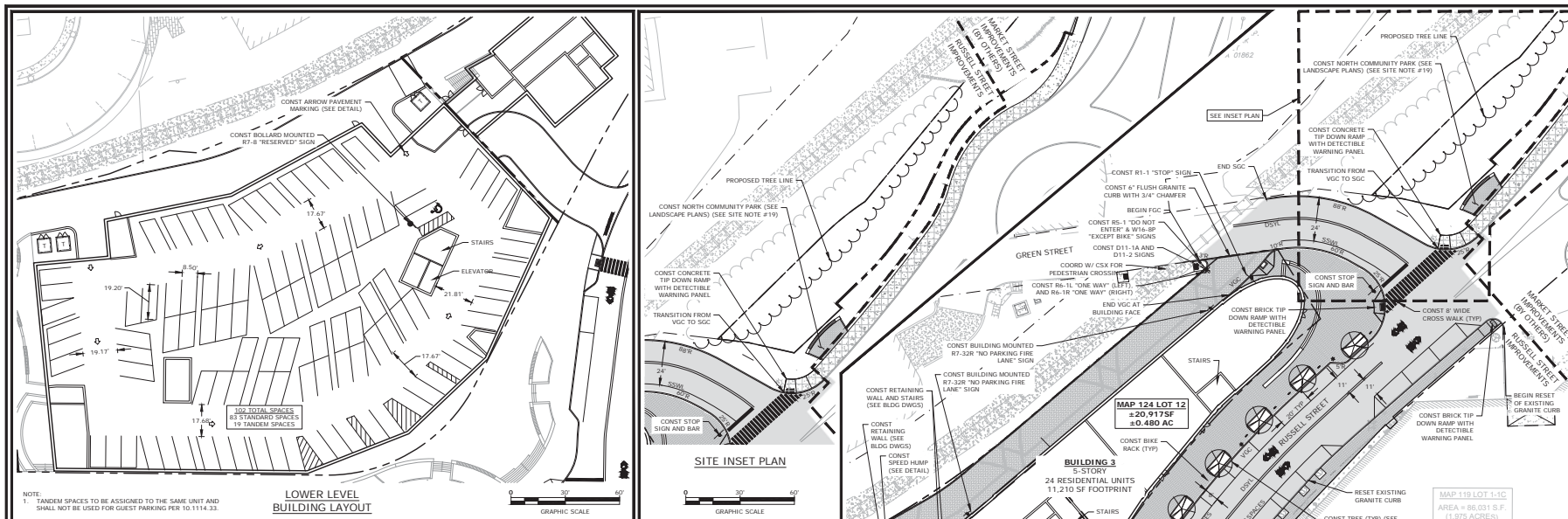
OVERALL SITE PLAN

SCALE: AS SHOWN
C-102

- 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

DATE: 05/24/2022 10:34 AM
 DRAWN BY: CJK
 CHECKED BY: NWH
 APPROVED BY: PAC
 PROJECT NO: T5037-002
 DATE: May 24, 2022
 FILE: T5037-002-C-DSGN.DWG
 DRAWN BY: CJK
 CHECKED BY: NWH
 APPROVED BY: PAC



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DATE	May 24, 2022	
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DRAWN BY:	C.K.	
CHECKED:	N.M.	
APPROVED:	PAC	

SITE PLAN

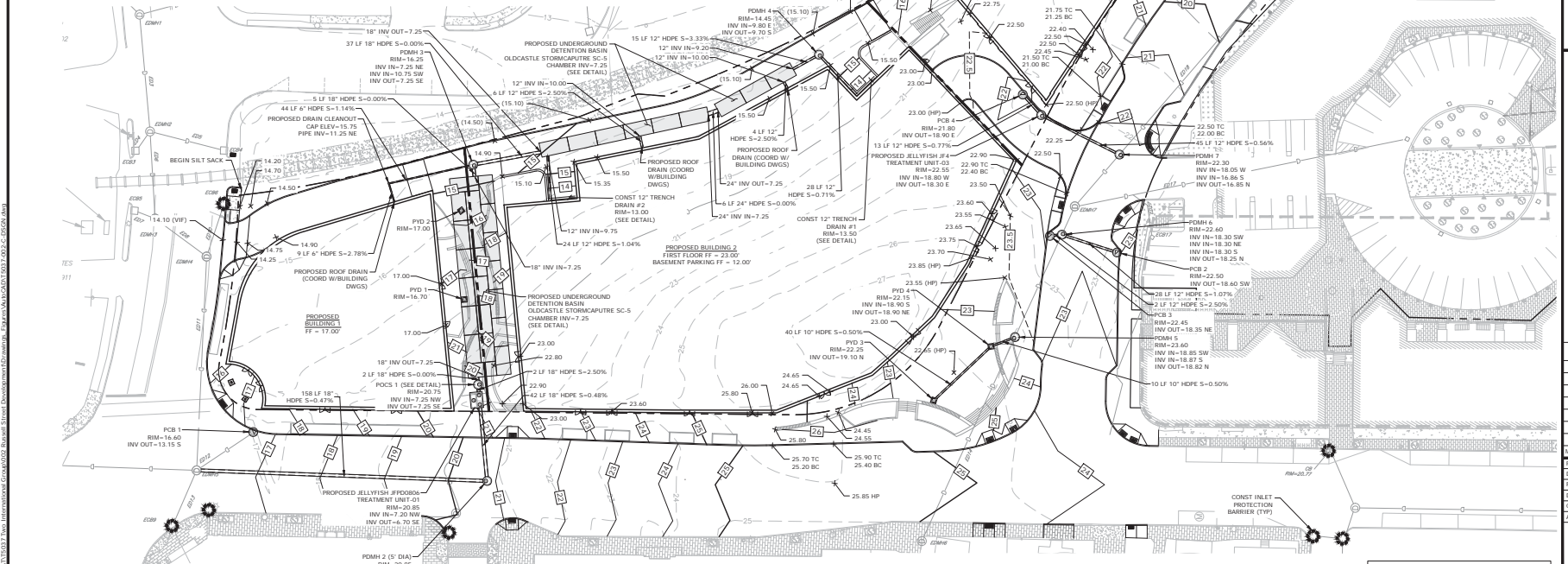
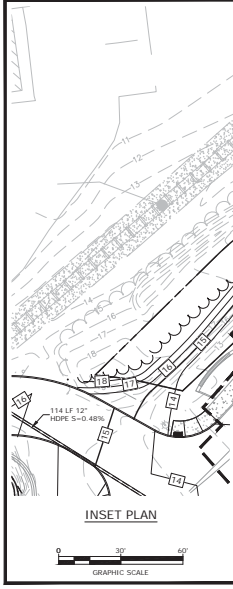
SCALE: AS SHOWN
C-102.1

EXISTING DRAINAGE SCHEDULE

ECB1 RM=15.36 INV. OUT=11.88 (ED1) RM=15.31 INV. OUT=12.11 (ED2)	ECB9 RM=15.78 INV. OUT=13.15 (ED13) ECB10 RM=15.91 INV. OUT=13.39 (ED15)	ECB11 RM=15.89 INV. OUT=13.46 (ED14)	ECB12 RM=15.69 INV. OUT=12.39 (ED21)	ECB13 RM=15.75 INV. OUT=12.52 (ED20)	ECB14 RM=14.26 INV. OUT=6.97 (ED10)	ECB15 RM=14.48 INV. OUT=6.74 (ED24)	ECB16 RM=16.49 INV. OUT=12.74 (ED12)	ECB17 RM=23.85 INV. OUT=20.21 (ED27)
EDM1 RM=15.59 INV. IN=11.17 (ED1) INV. IN=11.13 (ED2) INV. OUT=6.63 (ED3)	EDM2 RM=14.00 INV. IN=6.87 (ED3) RM=22.51 INV. IN=6.79 (ED5) INV. IN=6.80 (ED4)	EDM3 RM=15.91 INV. IN=6.41 (ED6) INV. IN=10.43 (ED7) INV. OUT=6.54 (ED4)	EDM4 RM=14.12 INV. IN=6.26 (ED8) INV. IN=9.25 (ED10) RM=10.00 INV. IN=10.12 (ED25)	EDM5 RM=16.60 INV. IN=12.98 (ED12) RM=16.89 INV. IN=5.74 (ED11) INV. IN=5.84 (ED18)	EDM6 RM=11.55 INV. IN=12.26 (ED20) RM=12.28 (ED21) INV. OUT=9.97 (ED22)	EDM7 RM=11.26 INV. IN=6.50 (ED26) INV. IN=5.44 (ED25) INV. OUT=3.70	EDM8 RM=11.26 INV. IN=12.98 (ED12) RM=16.89 INV. IN=5.74 (ED11) INV. IN=5.84 (ED18)	EDM9 RM=11.26 INV. IN=12.98 (ED12) RM=16.89 INV. IN=5.74 (ED11) INV. IN=5.84 (ED18)

EXISTING DRAINAGE PIPE SCHEDULE

LINE#	LENGTH	TYPE	SLOPE
ED1	9'	12" CONC	S=0.078
ED2	38'	12" CONC	S=0.028
ED3	62'	12" CONC	S=0.019
ED4	10'	12" CONC	S=0.071
ED5	19'	12" CONC	S=0.020
ED6	45'	12" CONC	S=0.004
ED7	7'	12" CONC	S=0.020
ED8	12'	12" CONC	S=0.028
ED9	10'	12" CONC	S=0.007
ED10	22'	12" CONC	S=0.062
ED11	116'	12" CONC	S=0.041
ED12	44'	12" CONC	S=0.006
ED13	30'	12" CONC	S=0.026
ED14	202'	12" CONC	S=0.009
ED15	43'	12" CONC	S=0.008
ED16	12'	12" CONC	S=0.009
ED17	188'	8" PVC	S=0.008
ED18	210'	12" CONC	S=0.039
ED19	38'	12" CONC	S=0.016
ED20	42'	12" CONC	S=0.050
ED21	7'	12" CONC	S=0.017
ED22	233'	12" CONC	S=0.080
ED23	59'	12" CONC	S=0.048
ED24	6'	12" CONC	S=0.000
ED25	36'	12" CONC	S=0.013
ED26	34'	12" CONC	S=0.048
ED27	241'	12" CONC	S=0.078
ED28	161'	48" CONC	S=0.041
ED29	104'	48" CONC	S=0.047
ED30	250'	48" CONC	S=0.044



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

North End Mixed Use Development

Two International Group

Russell Street & Deer Street
Portsmouth, NH

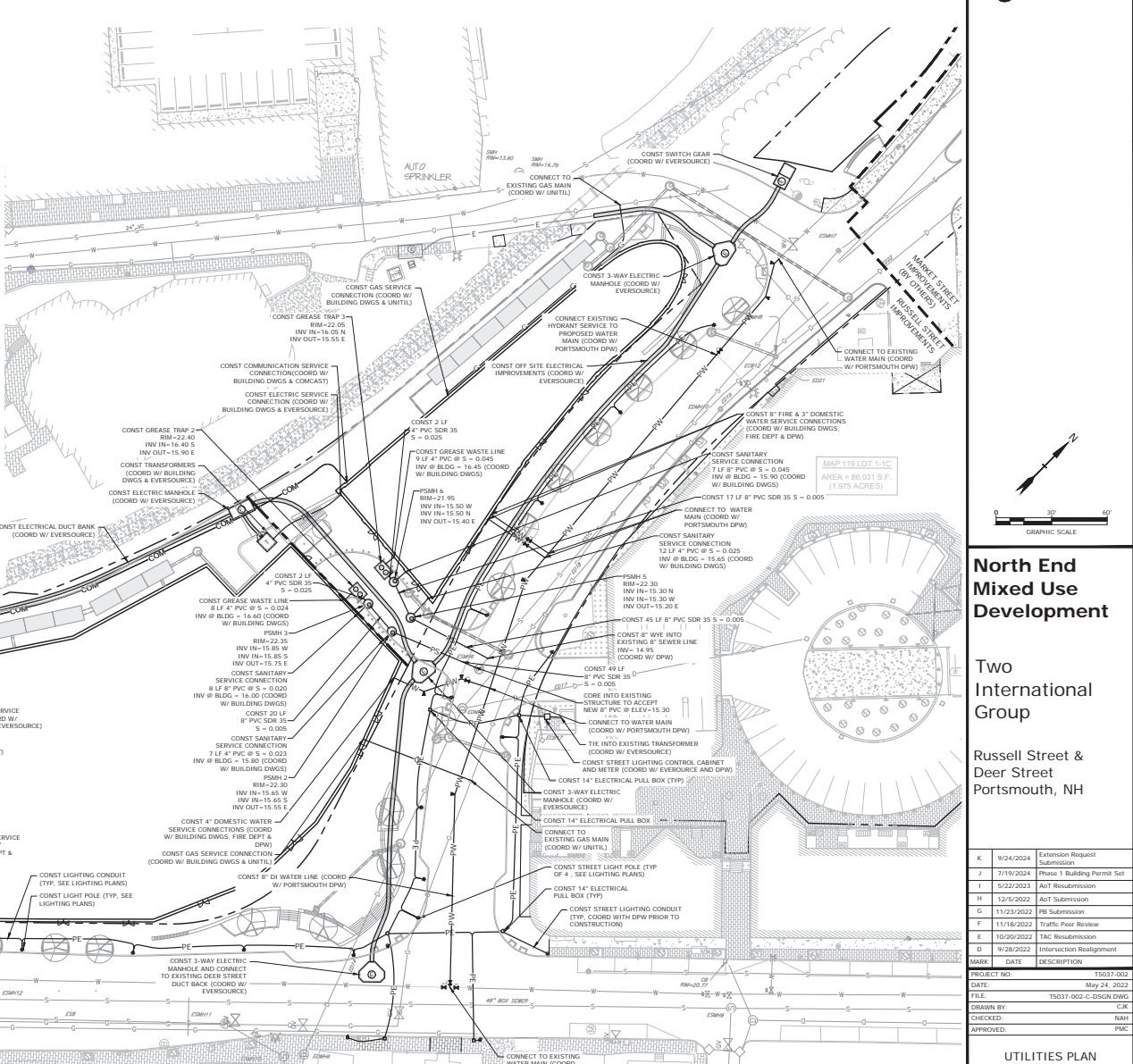
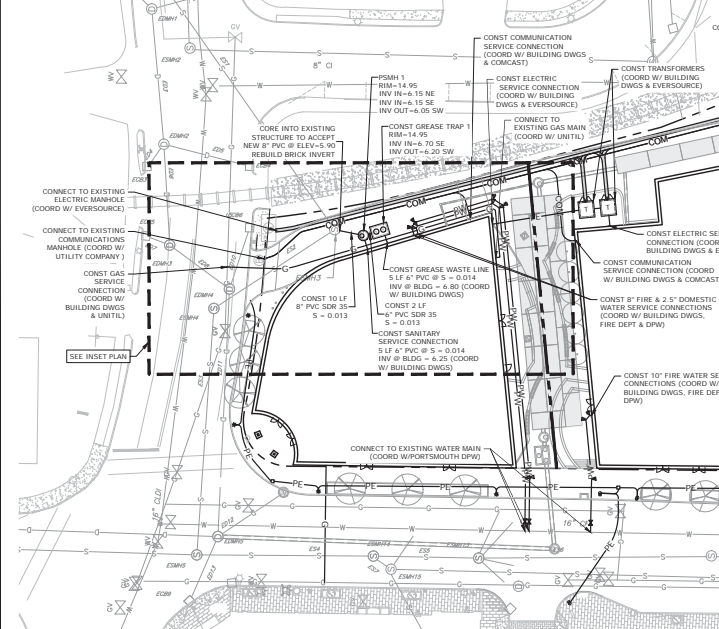
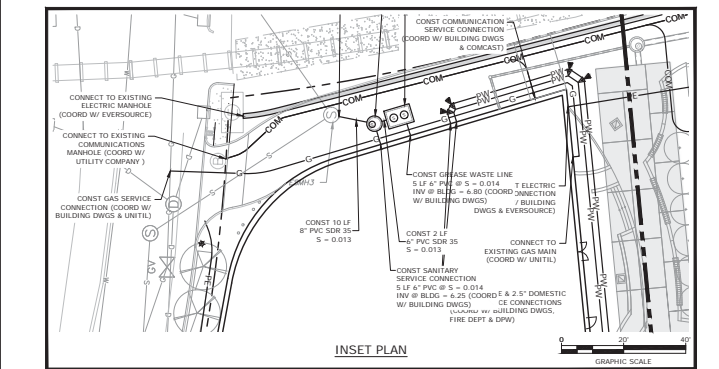
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GRADING & DRAINAGE PLAN

SCALE: AS SHOWN

EXISTING SEWER SCHEDULE

LINES	LENGTH	TYPE	SLOPE
ES1	153'	24" RCP	S=0.0035
ES2	66'	24" RCP	S=0.0032
ES3	116'	24" RCP	S=0.0026
ES4	38'	48" BOX	S=0.0012
ES5	42'	48" BOX	UNKNOWN
ES6	109'	48" BOX	S=0.0025
ES7	7'	8" VC	S=0.0225
ES8	276'	8" VC	S=0.0226
ES9	13'	8" VC	S=0.0230
ES10	24'	8" VC	S=0.0249
ES11	170'	8" VC	S=0.0241
ES12	42'	8" VC	UNKNOWN



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PROJECT NO: T5037-002
 DATE: May 24, 2022
 FILE: T5037-002-C-D5GN.DWG
 DRAWN BY: CJK
 CHECKED: NAW
 APPROVED: PAC

UTILITIES PLAN

SCALE: AS SHOWN

C-104

SEE SHEET G-100 FOR UTILITIES NOTES AND LEGEND

DATE: 5/24/2024 10:42:00 AM
 USER: CJK
 PLOT: T5037-002-C-D5GN.DWG
 PLOT: T5037-002-C-D5GN.DWG

GENERAL PROJECT INFORMATION

PROJECT APPLICANT: PORT HARBOR LAND, LLC
1000 MARKET STREET, BUILDING ONE
PORTSMOUTH, NH 03801
PROJECT NAME: PROPOSED MIXED USE DEVELOPMENT
PROJECT MAP / LOT: MAP 118 / LOT 2B
MAP 119 / LOT 1A
MAP 119 / LOT 1-C
MAP 119 / LOT 4
MAP 124 / LOT 2
MAP 125 / LOT 21
PROJECT ADDRESS: RUSSELL STREET & DEER STREET
PORTSMOUTH, NH 03801
PROJECT LATITUDE: 43°-04'-43" N
PROJECT LONGITUDE: 70°-45'-41" W

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE CONSTRUCTION OF AN OFFICE BUILDING AND TWO MIXED USE RESIDENTIAL BUILDINGS WITH ASSOCIATED SITE IMPROVEMENTS.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 2.1 ACRES.

SOIL CHARACTERISTICS

BASED ON THE USCS, THE SOIL SURVEY THE SOILS ON SITE CONSIST OF URBAN LAND WHICH IS EXCESSIVELY DRAINING SOILS WITH A HYDROLOGIC SOIL GROUP RATING OF A.

NAME OF RECEIVING WATERS

THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA A CLOSED DRAINAGE SYSTEM TO THE CITY OF PORTSMOUTH'S CLOSED DRAINAGE SYSTEM WHICH ULTIMATELY FLOWS TO NORTH MILL POND THEN TO THE PISCATAQUIA RIVER OR DIRECTLY TO THE PISCATAQUIA RIVER.

CONSTRUCTION SEQUENCE OF MAJOR ACTIVITIES:

- 1. CUT AND CLEAR TREES.
2. CONSTRUCT TEMPORARY AND PERMANENT SEDIMENT, EROSION AND DETENTION CONTROL FACILITIES. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS THAT WILL INFLUENCE STORMWATER RUNOFF SUCH AS:
- NEW CONSTRUCTION
- CONTROL OF DUST
- CONSTRUCTION DURING LATE WINTER AND EARLY SPRING
3. ALL PERMANENT DITCHES, SWALES, DETENTION, RETENTION AND SEDIMENTATION BASINS TO BE STABILIZED USING THE VEGETATIVE AND NON-STRUCTURAL BMP'S PRIOR TO DIRECTING RUNOFF TO THEM.
4. CLEAR AND DISPOSE OF DEBRIS.
5. CONSTRUCT TEMPORARY CULVERTS AND DIVERSION CHANNELS AS REQUIRED.
6. GRADE AND GRAVEL ROADWAYS AND PARKING AREAS - ALL ROADS AND PARKING AREA SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
7. BEGIN PERMANENT SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
8. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, PERIMETER EROSION CONTROL MEASURES, SEDIMENT TRAPS, ETC., MULCH AND SEED AS REQUIRED.
9. SEDIMENT TRAPS AND/OR BANS SHALL BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL SOILS ARE STABILIZED.
10. FINISH PAVING ALL ROADWAYS AND PARKING LOTS.
11. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
13. REMOVE TRAPPED SEDIMENTS FROM COLLECTOR DEVICES AS APPROPRIATE AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

SPECIAL CONSTRUCTION NOTES:

- 1. THE CONSTRUCTION SEQUENCE MUST LIMIT THE DURATION AND AREA OF DISTURBANCE.
2. THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER ACR 3800 RELATIVE TO INVASIVE SPECIES.

EROSION CONTROL NOTES:

- 1. ALL EROSION CONTROL MEASURES AND PRACTICES SHALL CONFORM TO THE "NEW HAMPSHIRE CONSTRUCTION MANUAL VOLUME 3: EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" PREPARED BY THE NHIDES.
2. PRIOR TO ANY WORK OR SOIL DISTURBANCE, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR EROSION CONTROL MEASURES AS REQUIRED IN THE PROJECT MANUAL.
3. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL BARRIERS, INCLUDING HAY BALES, SILT FENCES, MULCH BERMS, SILT SACKS AND SILT SOCKS AS SHOWN IN THESE DRAWINGS AS THE FIRST ORDER OF WORK.
4. SILT SACK INLET PROTECTION SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASIN INLETS WITH THE WORK LIMITS AND BE MAINTAINED FOR THE DURATION OF THE PROJECT.
5. PERIMETER CONTROLS INCLUDING SILT FENCES, MULCH BERM, SILT SOCK, AND/OR HAY BALE BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL NON-PAVED AREAS HAVE BEEN STABILIZED.
6. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
7. ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED AND FERTILIZER.
8. INSPECT ALL INLET PROTECTION AND PERIMETER CONTROLS WEEKLY AND AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.
9. CONSTRUCT EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1.

STABILIZATION:

- 1. AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
B. A MINIMUM OF 85% VEGETATED GROWTH HAS ESTABLISHED.
C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED.
D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
E. IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.3 HAVE BEEN INSTALLED.
2. WINTER STABILIZATION PRACTICES:
A. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATED GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STORM EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
C. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM.
3. STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE TENTH (10TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE USED INCLUDE:
A. TEMPORARY SEEDING.
B. MULCHING.

- 4. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
5. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OF PRIOR TO RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTHWORKS SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
6. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT FENCES, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

DUST CONTROL:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD.
2. DUST CONTROL METHODS SHALL INCLUDE, BUT NOT BE LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.
3. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ADJUTING AREAS.

STOCKPILES:

- 1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS MULCHING, DIVERSION CHANNELS WITH FLARED ENDS TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

OFF SITE VEHICLE TRACKING:

- 1. THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO ANY EXCAVATION ACTIVITIES.

VEGETATION:

- 1. TEMPORARY GRASS COVER:
A. SEEDBED PREPARATION:
a. APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE.
b. SEEDING:
a. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE.
b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH NOT LESS THAN 2 INCHES BY SPRING FERTILIZER, LIME AND SEED.
c. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER), HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING.
c. MAINTENANCE:
a. TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED, AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).
2. VEGETATIVE PRACTICE:
A. FOR PERMANENT MEASURES AND PLANTINGS:
a. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5.
b. MORE THAN ONE FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20 FERTILIZER.
c. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY POLYMERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4-1/2 POUNDS AND 5-1/2 POUNDS PER INCH OF WIDTH.
d. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH.
e. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED, ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.
f. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED.
g. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE.
h. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE.
i. SEED MIX APPLICATION RATE
j. CREEPING RED FESCUE 20 LBS/ACRE
k. TALL FESCUE 20 LBS/ACRE
l. REDTOP 2 LBS/ACRE
n. IN NO CASE SHALL THE WEED CONTENT EXCEED ONE (1) PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. SEEDING SHALL BE DONE NO LATER THAN SEPTEMBER 15. IN NO CASE SHALL SEEDING TAKE PLACE OVER SNOW.
3. DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL):
A. FOLLOW PERMANENT MEASURES SLOPE, LIME, FERTILIZER AND GRADING REQUIREMENTS. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE. APPLY MULCH AS INDICATED FOR PERMANENT MEASURES.

CONCRETE WASHOUT AREA:

- 1. THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE.
A. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FACILITY.
B. IF IT IS NECESSARY, SITE CONSTRUCTION SHALL DESIGN AND CONSTRUCT WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER.
C. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM WATER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
D. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

ALLOWABLE NON-STORMWATER DISCHARGES:

- 1. FIRE FIGHTING TANKS.
2. FIRE HYDRANT FLOWING.
3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED.
4. WATER USED TO CONTROL DUST.
5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLOWING.
6. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED.
7. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED.
8. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION.
9. UNCONTAMINATED GROUND WATER DISCHARGES.
10. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED.
11. UNCONTAMINATED EXCAVATION DEWATERING.
12. LANDSCAPE IRRIGATION.

WASTE DISPOSAL:

- 1. WASTE MATERIAL:
A. ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED CONTAINERS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSITE.
B. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE.
C. DURING CONSTRUCTION, RUNOFF SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE:
A. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER.
B. THE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE:
A. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

SPILL PREVENTION:

- 1. CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE BEST MANAGEMENT PRACTICES OUTLINED BELOW.
2. THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
A. GOOD HOUSEKEEPING - THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE FOLLOWED ON SITE DURING CONSTRUCTION:
a. ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON SITE.
b. ALL REGULATED MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE, ON AN IMPERVIOUS SURFACE.
c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
d. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
e. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
f. WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
g. THE TRAINING OF ON-SITE EMPLOYEES AND THE ON-SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.
B. HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
a. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
b. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
c. SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
d. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
e. SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
C. PRODUCT SPECIFIC PRACTICES - THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ON SITE:
i. DIESEL FUEL PRODUCTS:
1. ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO MONITOR LEAKAGE.
2. DIESEL FUEL PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
ii. SECURE FUEL STORAGE AREAS AGAINST UNAUTHORIZED ENTRY:
1. INSPECT FUEL STORAGE AREAS WEEKLY.
2. WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE MORE THAN 60 FEET FROM ALL EXISTING WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS.
3. COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS.
4. SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS, OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS OTHERWISE REGULATED.
viii. THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE:
(1) EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED.
(2) PLACE DRIP PANS UNDER SPOTS, VALVES, AND PUMPS.
(3) HAVE SPLIT CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS.
(4) USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED SUBSTANCES.
(5) PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.
ix. FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER CONSTRUCTION RELATED EQUIPMENT SHALL COMPLY WITH THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES. THESE REQUIREMENTS ARE SUMMARIZED IN DW-DWGB-22-6 BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT, OR ITS SUCCESSOR DOCUMENT.
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https://www.des.nh.gov/GOVERNANCE/COMMISSIONERS/BPM/ACTS/ETS/DWGDOCUMENTS/DWG22-2-6.PDF
f. FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS.
g. FERTILIZERS:
i. ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER.
ii. STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
c. PAINTS:
i. ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE.
ii. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM.
iii. EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

VEHICLE FUELING AND MAINTENANCE PRACTICE:

- 1. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPMENT/VEHICLE FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY.
2. CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY.
3. IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED.

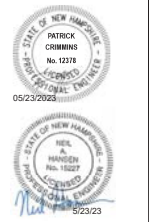
- d. CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA.
e. CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE.
f. CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REFUELING FLUID.

EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES

- 1. THIS PROJECT EXCEEDS ONE (1) ACRE OF DISTURBANCE AND THUS REQUIRES A SWPPP. THE SWPPP SHALL BE PREPARED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE FAMILIAR WITH THE SWPPP AND KEEP AN UPDATED COPY OF THE SWPPP ON-SITE AT ALL TIMES.
2. THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT:
A. OBSERVATIONS OF THE PROJECT FOR COMPLIANCE WITH THE SWPPP SHALL BE MADE BY THE CONTRACTOR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM 0.25 INCHES OR GREATER.
B. AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR.
C. A REPRESENTATIVE OF THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES.
D. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.

BLASTING NOTES:

- 1. CONTRACTOR SHALL CONTACT THE NHDES PRIOR TO COMMENCING ANY BLASTING ACTIVITIES FOR ANY PROJECT FOR WHICH BLASTING OF BEDROCK IS ANTICIPATED, THE APPLICANT SHALL SUBMIT:
A. A BLASTING PLAN THAT IDENTIFIES:
a. WHERE THE BLASTING ACTIVITIES ARE ANTICIPATED TO OCCUR.
b. THE ESTIMATED QUANTITY OF BLAST ROCK IN CUBIC YARDS. AND
c. SITE-SPECIFIC BLASTING BEST MANAGEMENT PRACTICES.
IF MORE THAN 5000 CUBIC YARDS OF BLAST ROCK WILL BE GENERATED AND THERE ARE ONE OR MORE PUBLIC DRINKING WATER WELLS WITHIN 2000 FEET OF THE BLASTING ACTIVITIES, A PLAN TO MONITOR GROUNDWATER TO DETECT ANY CONTAMINATION IN SUFFICIENT TIME TO PROTECT THE WATER SUPPLY WELLS SHALL BE PROVIDED TO THE NHDES. THE GROUNDWATER MONITORING PLAN SHALL INCLUDE:
a. MONITORING FOR NITRATE AND NITRITE EITHER IN THE DRINKING WATER SUPPLY WELLS OR IN OTHER WELLS THAT ARE REPRESENTATIVE OF THE DRINKING WATER SUPPLY WELLS IN THE AREA.
b. THE FOLLOWING BEST MANAGEMENT PROCEDURES FOR BLASTING SHALL BE COMPLIED WITH:
LOADING PRACTICES - THE FOLLOWING BLASTHOLE LOADING PRACTICES TO MINIMIZE ENVIRONMENTAL EFFECTS SHALL BE FOLLOWED:
• DRILLING LOGS SHALL BE MAINTAINED BY THE DRILLER AND COMMUNICATED DIRECTLY TO THE BLASTER. THE LOGS SHALL INCLUDE DEPTHS AND LENGTHS OF VOIDS, CAVITIES, AND FAULT ZONES OR OTHER WEAK ZONES ENCOUNTERED AS WELL AS GROUNDWATER CONDITIONS.
• EXPLOSIVE PRODUCTS SHALL BE MANAGED ON-SITE SO THAT THEY ARE EITHER USED IN THE BOREHOLE, RETURNED TO THE DELIVERY VEHICLE, OR PLACED IN SECURE CONTAINERS FOR OFF-SITE DISPOSAL.
• SPILLAGE AROUND THE BOREHOLE SHALL EITHER BE PLACED IN THE BOREHOLE OR CLEANED UP AND RETURNED TO AN APPROPRIATE VEHICLE FOR HANDLING OR PLACEMENT IN SECURED CONTAINERS FOR OFF-SITE DISPOSAL.
• LOADED EXPLOSIVES SHALL BE DETONATED AS SOON AS POSSIBLE AND SHALL NOT BE LEFT IN THE BLASTHOLES OVERNIGHT, UNLESS WAIVER OR OTHER SAFETY CONCERNS REASONABLY DICTATE THAT DETONATION SHOULD BE POSTPONED.
• LOADING EQUIPMENT SHALL BE CLEANED IN AN AREA WHERE WASTEWATER CAN BE PROPERLY CONTAINED AND HANDLED IN A MANNER THAT PREVENTS RELEASE OF CONTAMINANTS TO THE ENVIRONMENT.
• EXPLOSIVES SHALL BE LOADED TO MAINTAIN GOOD CONTINUITY IN THE COLUMN LOAD TO PROMOTE COMPLETE DETONATION. INDUSTRY ACCEPTED LOADING PRACTICES FOR PRIMING, STEMMING, DICKING AND COLUMN RISE NEED TO BE ATTENDED TO.
b. POTENTIAL FOR GROUNDWATER CONTAMINATION WHEN EXPLOSIVES ARE USED:
• EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT ARE APPROPRIATE FOR SITE CONDITIONS AND SAFE BLAST EXECUTION.
• EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT HAVE THE APPROPRIATE WATER RESISTANCE FOR THE SITE CONDITIONS PRESENT TO MINIMIZE THE POTENTIAL FOR HAZARDOUS OILS OF THE PRODUCT UPON GROUNDWATER.
• PREVENTION OF MISTRIES, APPROPRIATE PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO PREVENT MISTRIE.
• MUCK PILES MANAGEMENT - MUCK PILES (THE BLASTED PIECES OF ROCK) AND ROCK PILES SHALL BE MANAGED IN A MANNER TO REDUCE THE POTENTIAL FOR CONTAMINATION BY IMPLEMENTING THE FOLLOWING MEASURES:
• REMOVE THE MUCK PILE FROM THE BLAST AREA AS SOON AS REASONABLY POSSIBLE.
• MANAGE THE INTERACTION OF BLASTED ROCK PILES AND STORMWATER TO PREVENT CONTAMINATION OF WATER SUPPLY WELLS OR SURFACE WATERS.
c. SPILL PREVENTION AND SILL MITIGATION MEASURES SHALL BE IMPLEMENTED TO PREVENT THE RELEASE OF FUEL AND OTHER RELATED SUBSTANCES TO THE ENVIRONMENT DURING BLASTING OPERATIONS. THE MEASURES TO PREVENT SUCH RELEASES SHALL BE DETAILED IN THE GROUNDWATER MONITORING REPORT AND COMPLY WITH THE MEASURES AND BEST MANAGEMENT PRACTICES LISTED ON THIS SHEET.



North End Mixed Use Development

Two International Group

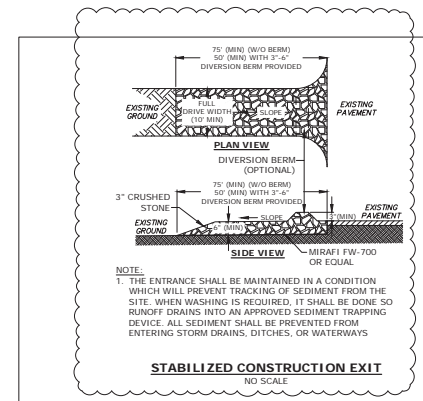
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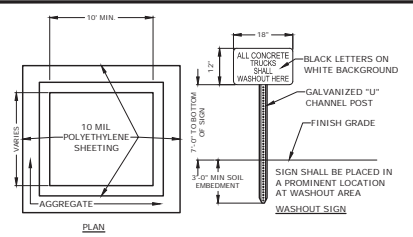
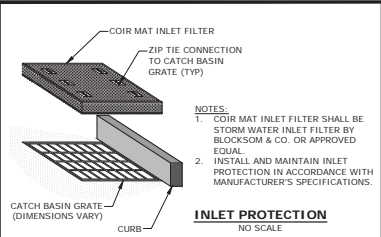
Table with 2 columns: Date and Description. Includes entries for Act Resolution, Act Submission, PB Submission, Traffic Peer Review, TAC Resolution, Intersection Realignment, TAC Resolution, TAC Resolution, TAC Resolution, and TAC Resolution.

DATE: May 24, 2022
FILE: T537-002-C-015.DWG
DRAWN BY: CLK
CHECKED: JMM
APPROVED: PAC

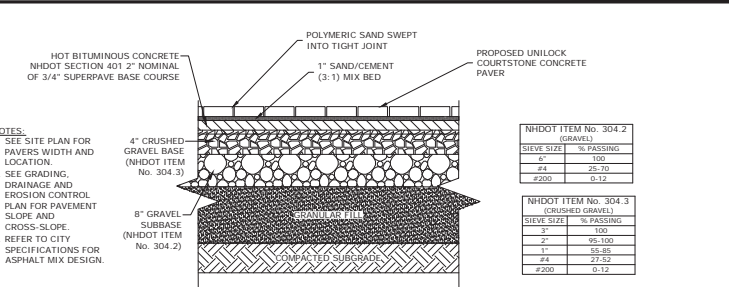
EROSION CONTROL NOTES AND DETAILS SHEET

SCALE: AS SHOWN



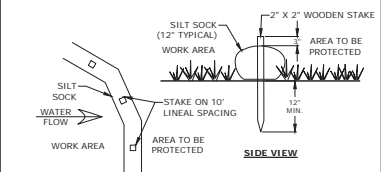


- NOTES:**
- CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
 - CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
 - WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS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

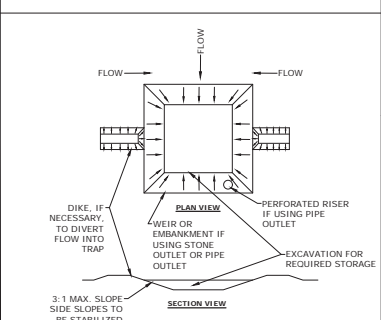
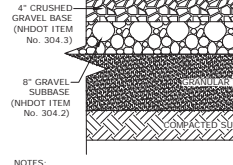
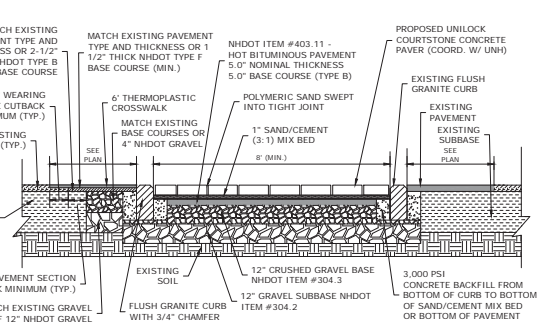
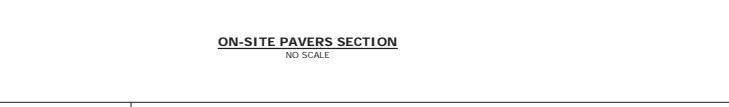
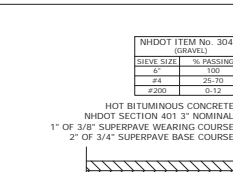
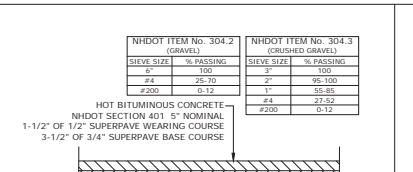
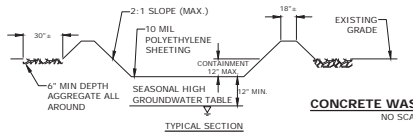


NHDOT ITEM No. 304.2 (GRAVEL)	
SIZE	% PASSING
#4	100
#10	25-70
#200	0-12

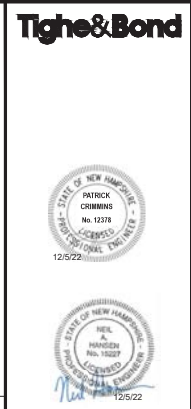
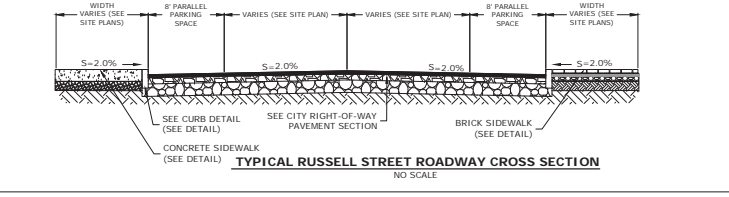
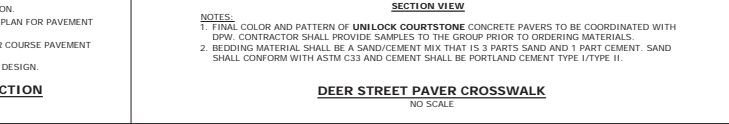
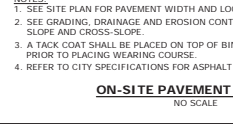
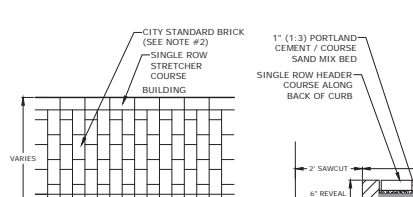
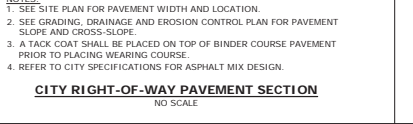
NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)	
SIZE	% PASSING
3"	100
2"	95-100
1"	55-85
#4	27-52
#200	0-12



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



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



North End Mixed Use Development

Two International Group

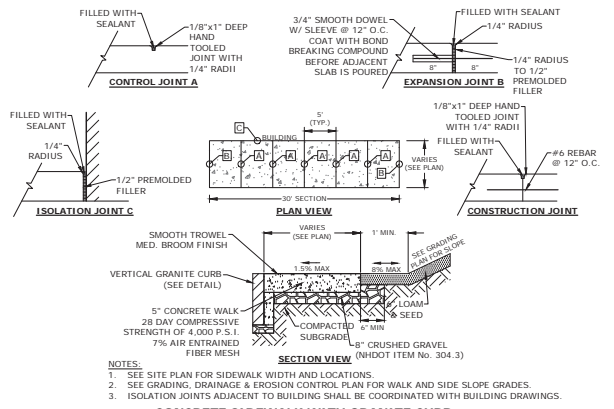
Russell Street & Deer Street
Portsmouth, NH

NO.	DATE	DESCRIPTION
H	12/5/2022	ACT Submission
G	11/23/2022	FB 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

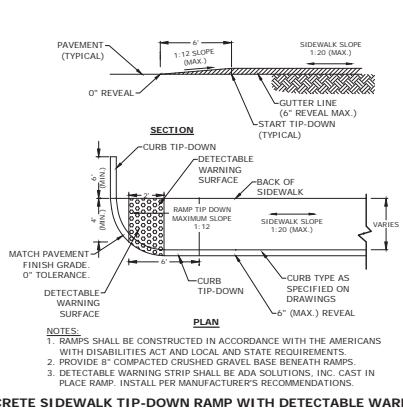
PROJECT NO. T5037-002
DATE: May 24, 2022
FILE: T5037-002-C-DT15.DWG
DRAWN BY: CK
CHECKED: NH
APPROVED: PAC

SCALE: AS SHOWN

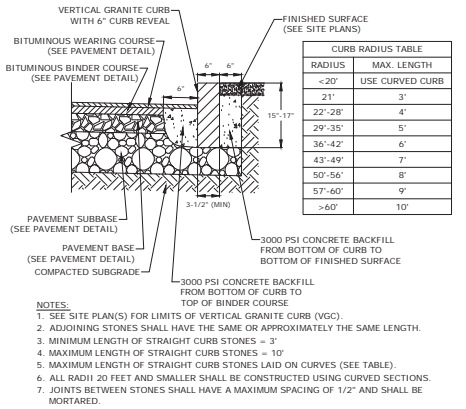
C-502



CONCRETE SIDEWALK WITH GRANITE CURB
NO SCALE



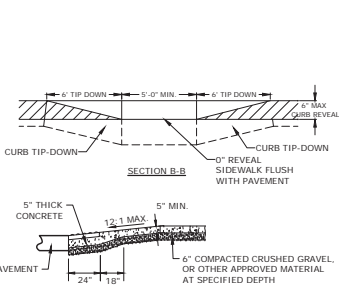
CONCRETE SIDEWALK TIP-DOWN RAMP WITH DETECTABLE WARNING PANEL
NO SCALE



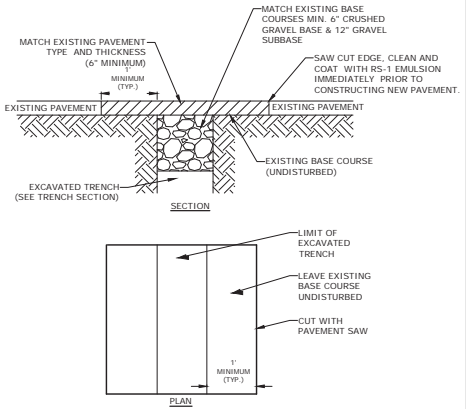
VERTICAL GRANITE CURB
NO SCALE

NHDOT ITEM No. 304.3
(CRUSHED GRAVEL)

SEIVE SIZE	% PASSING
100	100
75	95-100
48	85-95
30	70-85
15	50-65
#200	10-12

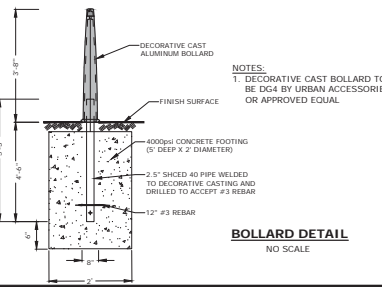


CONCRETE WHEELCHAIR ACCESSIBLE RAMP
NO SCALE

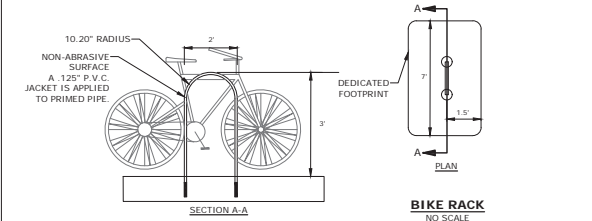


ROADWAY TRENCH PATCH
NO SCALE

SIGN LEGEND & SIGN POST
NO SCALE



BOLLARD DETAIL
NO SCALE



BIKE RACK
NO SCALE

North End Mixed Use Development

Two International Group

Russell Street & Deer Street
Portsmouth, NH

MARK	DATE	DESCRIPTION
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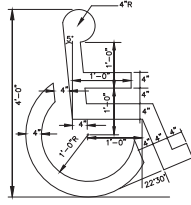
PROJECT NO: T5037-002
DATE: May 24, 2022
FILE: T5037-002-c-0115.DWG
DRAWN BY: CK
CHECKED: NH
APPROVED: PAC

DETAILS SHEET

SCALE: AS SHOWN

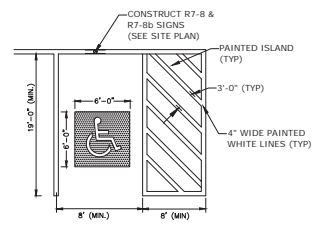
C-503

DATE: 05/24/2022 10:09:02 AM
 USER: NHA
 PROJECT: T5037-002-c-0115.DWG
 PLOT: T5037-002-c-0115.DWG
 PLOT DATE: 05/24/2022 10:09:02 AM
 PLOT USER: NHA
 PLOT DEVICE: HP DesignJet T1100e
 PLOT SCALE: 1:1
 PLOT SHEET: 1 OF 1
 PLOT STATUS: SUCCESS



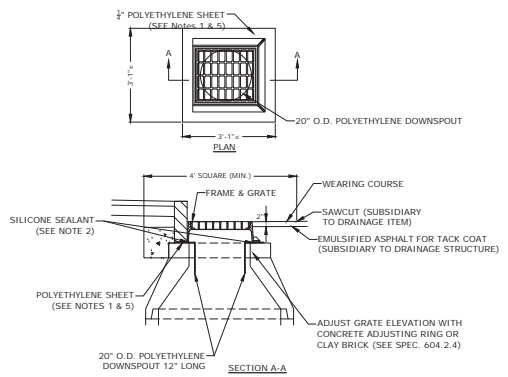
- NOTES:**
1. SYMBOL SHALL BE CONSTRUCTED IN ALL ACCESSIBLE SPACES USING WHITE THERMOPLASTIC, REFLECTORIZED PAVEMENT MARKING MATERIAL MEETING THE REQUIREMENTS OF ASTM D 4505.
 2. SYMBOL SHALL BE CONSTRUCTED TO THE LATEST ADA, STATE AND LOCAL REQUIREMENTS.

ACCESSIBLE SYMBOL
NO SCALE



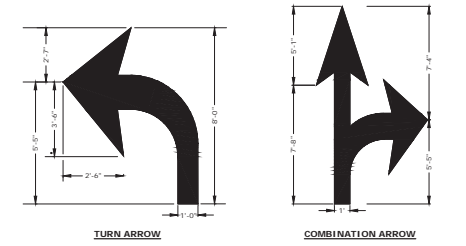
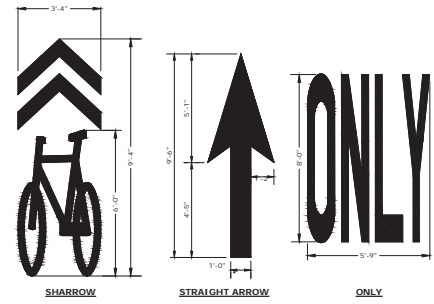
- NOTES:**
1. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
 2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN W/DISABILITIES ACT.

ACCESSIBLE PARKING STALL
NO SCALE



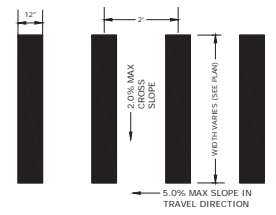
- NOTES:**
1. POLYETHYLENE LINER (ITEM 604.0007) SHALL BE FABRICATED AT THE SHOP. DOWNSPOUT SHALL BE EXTRUSION FILLET WELDED TO THE POLYETHYLENE SHEET.
 2. PLACE A CONTINUOUS BEAD OF AN APPROVED SILICONE SEALANT (SUBSIDIARY TO ITEM 604.0007) BETWEEN FRAME AND POLYETHYLENE SHEET.
 3. PLACE CLASS AA CONCRETE 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 4" FROM THE CENTER OF THE DOWNSPOUT IN ANY DIRECTION.
 7. PLACED ONLY IN DRAINAGE STRUCTURES IN PAVEMENT.
 8. SEE NIDOT DR-04, '01-08, 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



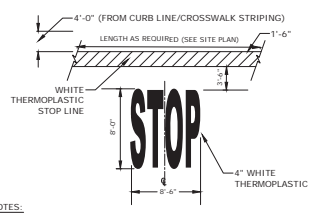
- NOTES:**
1. ALL WORDS AND SYMBOLS SHALL BE RETROREFLECTIVE WHITE AND SHALL CONFORM TO THE LATEST VERSION OF THE MUTCD.
 2. MULTI-WORD MESSAGES SHALL READ "UP"; THAT IS, THE FIRST WORD SHALL BE NEAREST THE APPROACHING DRIVER.
 3. THE WORD "ONLY" SHALL NOT BE USED WITH THROUGH OR COMBINATION ARROWS, 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

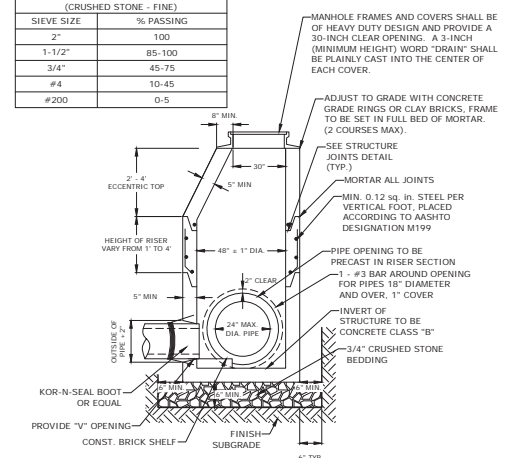
CROSSWALK STRIPING
NO SCALE



- 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

NIDOT 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



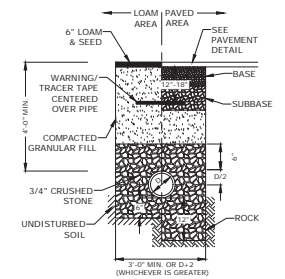
- NOTES:**
1. ALL SECTIONS SHALL BE 4,000 PSI CONCRETE.
 2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCHES PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
 3. THE TONGUE AND THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCHES PER LINEAR FOOT.
 4. THE STRUCTURES SHALL BE DESIGNED FOR HOV 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 1:1 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

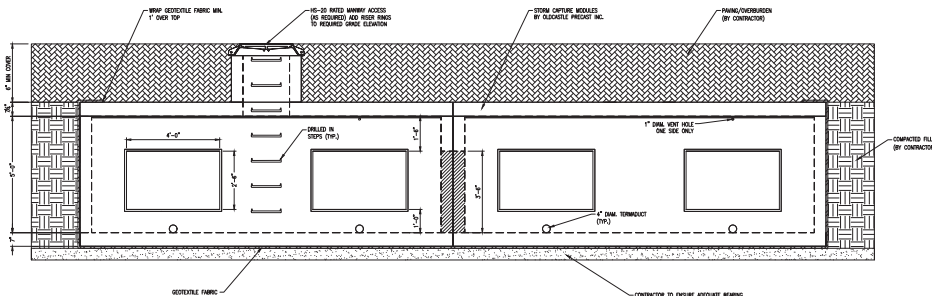
Russell Street & Deer Street
Portsmouth, NH

NO.	DATE	DESCRIPTION
H	12/5/2022	ACT Submission
G	11/23/2022	FB Submission
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B	8/25/2022	TAC Resubmission
A	7/21/2022	TAC Resubmission

SCALE: AS SHOWN

C-504

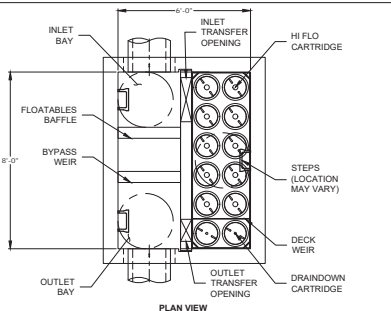
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 NAME: NIDOT 12/19/2022 9:46:58 AM INFO: INFORMATION CENTER
 PROJECT: 12/19/2022 9:46:58 AM INFO: INFORMATION CENTER



NOTES:

- UNDERGROUND DETENTION SYSTEM TO BE OLDCASTLE STORMCAPTURE SC-S DESIGNED FOR H-20 LOADING.
- CONTRACTOR TO SUBMIT BASIN SPECIFICATIONS AND FINAL MANUFACTURES DESIGN TO ENGINEER FOR APPROVAL.
- MANUFACTURER TO SUBMIT PLANS STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE.
- 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-S DETAIL
NO SCALE



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)

JELLYFISH JFPD0806 - DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK OVERTURN STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE WALL AND/OR BALLON ORIENTATION ARE AVAILABLE. PEAK CAPACITY CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.

CARTRIDGE SELECTION	56"	40"	27"	18"
CARTRIDGE LENGTH	56"	40"	27"	18"
OUTLET INVERT TO STRUCTURE FINISH ELEV.	0.178 (0.005)	0.135 (0.007)	0.080 (0.004)	0.049 (0.002)
FLOW RATE (GPM) (DRAINDOWN CAPS PER CARTRIDGE)	1.96	1.47	0.96	0.54
MAX. TREATMENT (GPM)	5.00	3.50	2.25	1.35
REQ'D CARTRIDGES PER (SQ) (F)	5.00	3.50	2.25	1.35



SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	JF1
WALL SIZE	JFPD0806
ENTERING QUALITY FLOW RATE (GPM)	1.96
PEAK FLOW RATE (GPM)	1.45
DESIGN PERIOD OF PEAK FLOW (YRS)	2
FT/F CARTRIDGES REQUIRED (F) (7.05)	31
CARTRIDGE SIZE	56"

GENERAL NOTES:

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.contechES.com
- 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.
- 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.
- STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
- OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
- THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
- NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

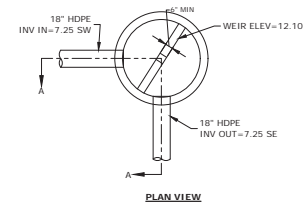
INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
- 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) 750-2318.

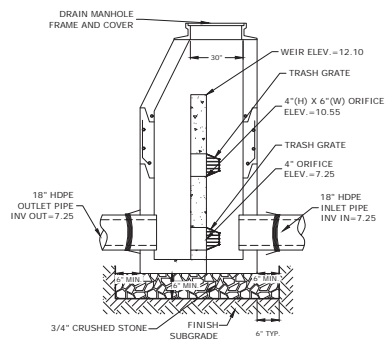
NOTE:

- 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 STORMWATER FILTER (JFPD0806)
NO SCALE



PLAN VIEW



POS-01
NO SCALE

NOTES:

- ALL SECTIONS SHALL BE 4,000 PSI CONCRETE (TYPE II CEMENT).
- 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.
- THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCHES PER LINEAR FOOT.
- THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
- ALL JOINTS ON THE STRUCTURE AND PIPING SHALL BE WATERTIGHT.

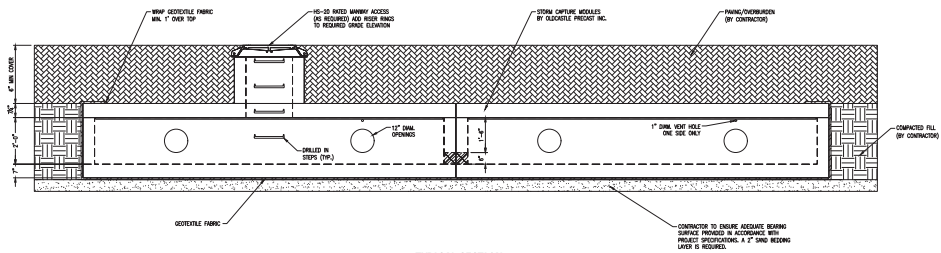


MARK	DATE	DESCRIPTION
I	5/22/2023	Act Resubmission
H	12/5/2023	Act Resubmission
G	11/23/2023	PS Submission
F	11/18/2022	Traffic Peer Review
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D	9/28/2022	Intersection Realignment
C	9/22/2022	TAC Resubmission
B	8/25/2022	TAC Resubmission
A	7/21/2022	TAC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

PROJECT NO: T5037-002
DATE: May 24, 2022
FILE: T5037-002-C-DT-5.DWG
DRAWN BY: CLK
CHECKED: NWH
APPROVED: PAC

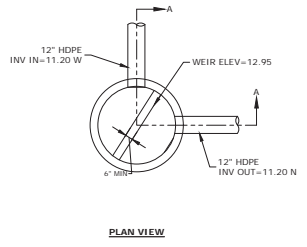
DETAILS SHEET

SCALE: AS SHOWN

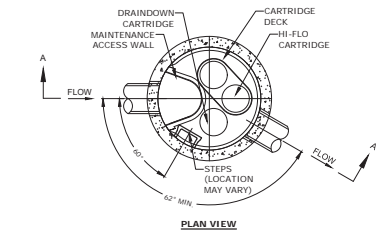


- NOTES:**
- UNDERGROUND DETENTION SYSTEM TO BE OLDCASTLE STORMCAPTURE SC-2 DESIGNED FOR H-20 LOADING. CONTRACTOR TO SUBMIT BASIN SPECIFICATIONS AND FINAL MANUFACTURER'S DESIGN TO ENGINEER FOR APPROVAL.
 - MANUFACTURER TO SUBMIT PLANS STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE.
 - 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. 60\"/>

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

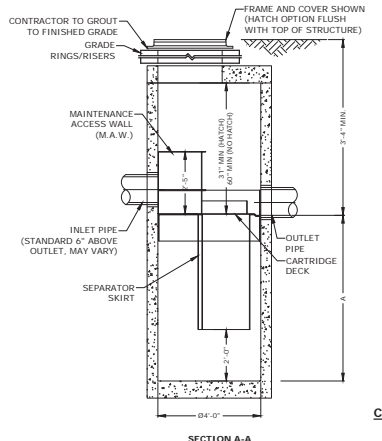
STRUCTURE ID	2	3
WATER QUALITY FLOW RATE (cfs)	0.26	0.05
# OF CARTRIDGES REQUIRED (HF / DD)	(2/1)	(1/1)
CARTRIDGE SIZE	54"	54"

- GENERAL NOTES:**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.contechcs.com
 - 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.
 - 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.
 - STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
 - NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

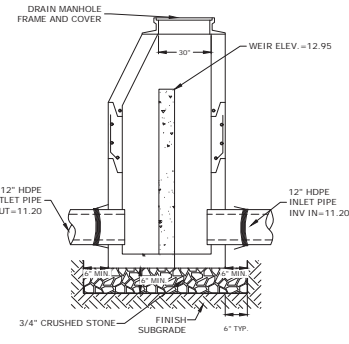
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHINKING GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
 - 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:**
- 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



POS-02
NO SCALE

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

North End Mixed Use Development

Two International Group

Russell Street & Deer Street
Portsmouth, NH

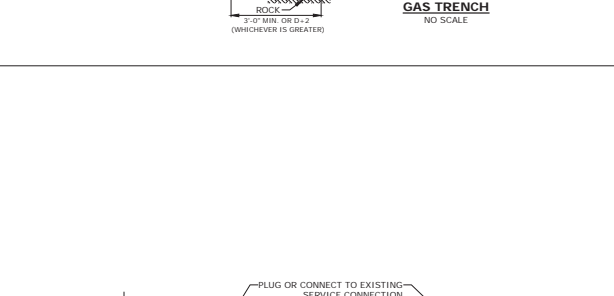
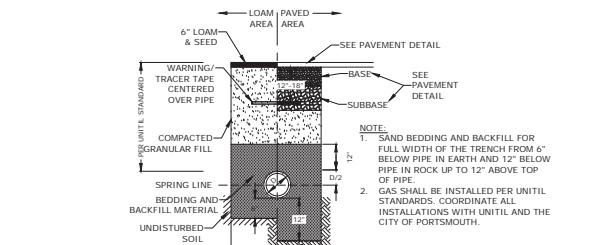
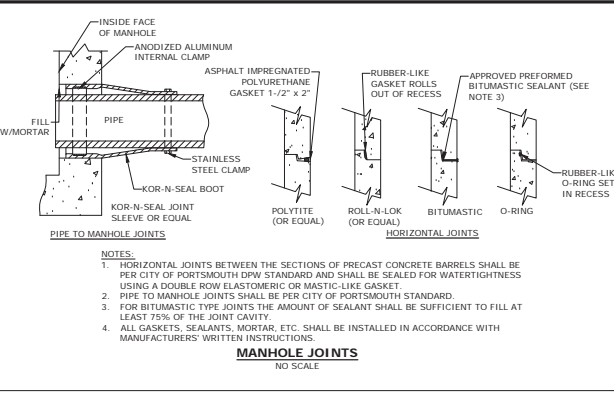
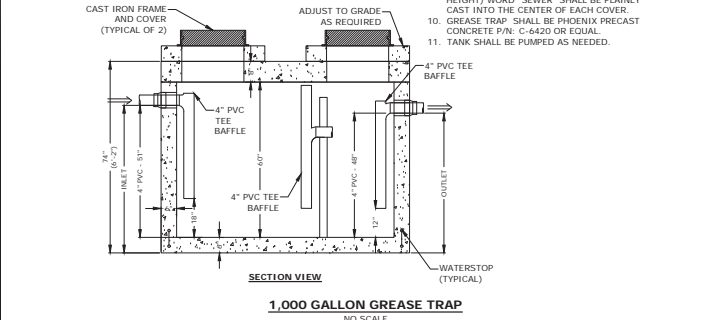
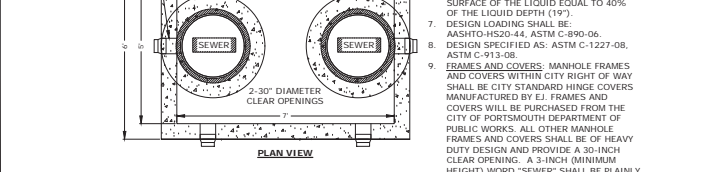
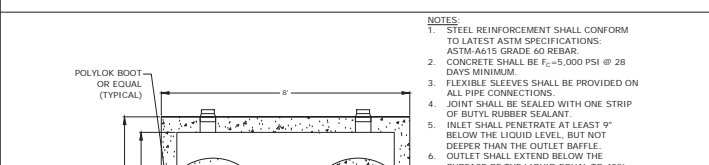
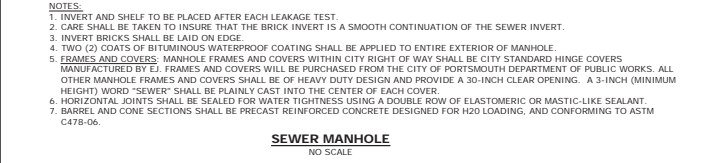
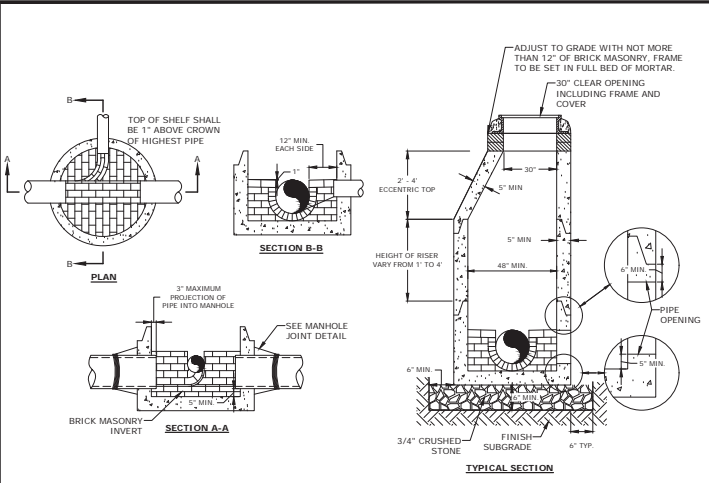
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B	8/25/2022	TAC Resubmission
A	7/21/2022	TAC Resubmission

DETAILS SHEET

SCALE: AS SHOWN

C-507

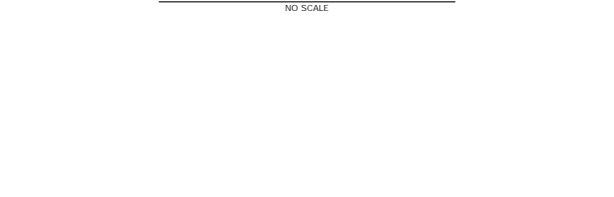
DATE: 05/23/2023 10:19:02 AM
 USER: N.HANSEN
 PROJECT: NORTH END MIXED USE DEVELOPMENT
 DRAWING: POS-02-C-011.5.DWG
 SCALE: AS SHOWN
 SHEET: C-507



SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL.

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

TEST PRESSURE = 20PSI



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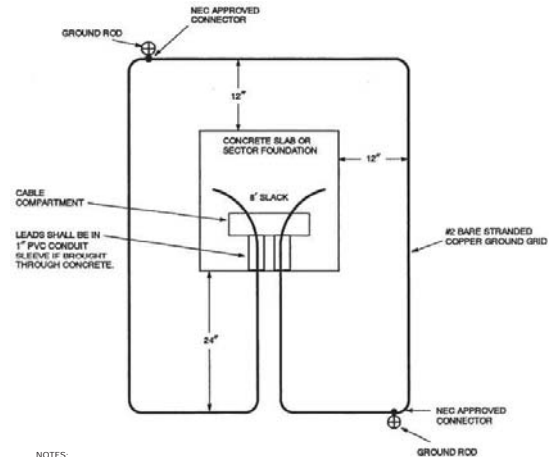
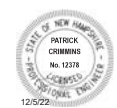
PROJECT NO. 15037-002
DATE: May 24, 2022
FILE: 15037-002-C-DTLS.DWG
DRAWN BY: CK
CHECKED: NH
APPROVED: PAC

DETAILS SHEET

SCALE: AS SHOWN

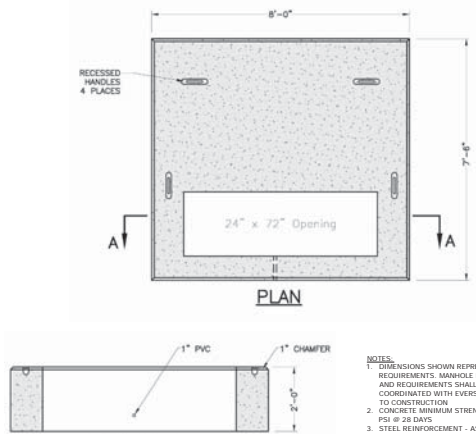
C-508

DATE: 05/24/2022 10:09:02 AM
 USER: JACOB
 PROJECT: 15037-002-C-DTLS.DWG
 DRAWN BY: CK
 CHECKED: NH
 APPROVED: PAC



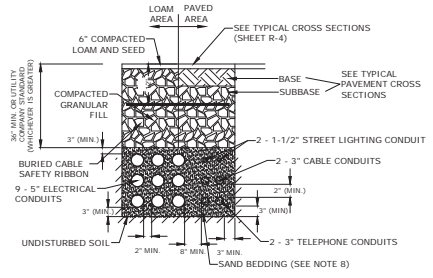
NOTES:
 THE GROUND GRID SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AND IS TO BE BURIED AT LEAST 12 INCHES BELOW GRADE. EIGHT FEET OF EXTRA WIRE FOR EACH GROUND GRID LEG SHALL BE LEFT EXPOSED IN THE CABLE COMPARTMENT TO ALLOW FOR THE CONNECTION TO THE TRANSFORMER. THE TWO 8-FOOT GROUND RODS MAY 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



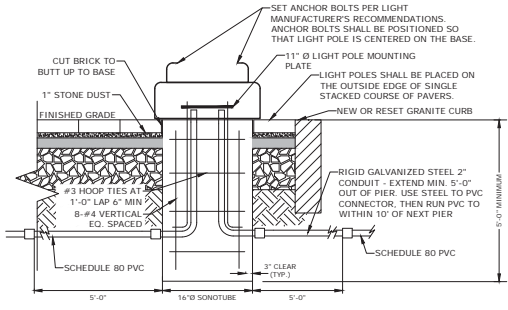
NOTES:
 1. DIMENSIONS SHOWN REPRESENT TYPICAL REQUIREMENTS. MANHOLE LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED WITH EVERSOURCE PRIOR TO CONSTRUCTION.
 2. CONCRETE MINIMUM STRENGTH - 4,000 PSI @ 28 DAYS
 3. STEEL REINFORCEMENT - ASTM A615, GRADE 60
 4. PAD MEETS OR EXCEEDS EVERSOURCE SPECIFICATIONS

SECTION A-A
3-PHASE TRANSFORMER PAD
 NO SCALE



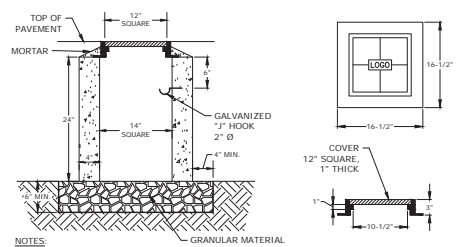
NOTES:
 1. NUMBER, MATERIAL, AND SIZE OF UTILITY CONDUITS TO BE DETERMINED BY LOCAL UTILITY OR AS SHOWN ON ELECTRICAL DRAWINGS. CONTRACTOR TO PROVIDE ONE SPARE CONDUIT FOR EACH UTILITY TO BUILDING.
 2. DIMENSIONS SHOWN REPRESENT OWNERS MINIMUM REQUIREMENTS. ACTUAL DIMENSIONS MAY BE GREATER BASED ON UTILITY COMPANY STANDARDS, BUT SHALL NOT BE LESS THAN THOSE SHOWN.
 3. NO CONDUIT RUN SHALL EXCEED 90 DEGREES IN TOTAL BENDS.
 4. 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.
 5. 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.
 6. 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.
 7. ALL 90° SWEEPS WILL BE MADE USING RIGID GALVANIZED STEEL. SWEEPS WITH A 36 TO 48 INCH RADIUS.
 8. SAND BEDDING TO BE REPLACED WITH CONCRETE ENCASUREMENT 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

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PROJECT NO.	TS037-002
DATE	May 24, 2022
FILE	TS037-002-C-DTLS.DWG
DRAWN BY:	CK
CHECKED:	NWH
APPROVED:	PKC

DETAILS SHEET

SCALE: AS SHOWN

DATE: 05/24/2022 10:46:00 AM BY: CK
 NAME: NWH (1/11/2022) INFO: INFORMATIONAL/CONSTRUCTION REVIEW (10/11/2022) DRAWING: 1037-002-C-DTLS.DWG



345 W 21st Street, Suite 1201
New York, NY 10111
Tel: 212-693-1100
Fax: 212-693-1101

PROJECT TEAM
CLIENT:
TWO INTERNATIONAL GROUP
1 NEW HAMPSHIRE AVENUE, SUITE 120
PORTSMOUTH, NH 03801
(603) 438-8888
ARCHITECT OF RECORD:
MARKET SQUARE ARCHITECTS
138 CONGRESS STREET
PORTSMOUTH, NH 03801
(603) 503-0202

CIVIL ENGINEER
TORRE & BOND
117 CONGRESS STREET
PORTSMOUTH, NH 03801
(603) 438-9816

LANDSCAPE DESIGN
MALYORSON
250 NEWTON STREET
BOSTON, MA 02111
(617) 552-0208

MEP ENGINEER
DESIGNONE CONSULTING ENGINEERS
33 MALDEN STREET
BOSTON, MA 02128
(617) 552-4402

MEP ENGINEER
JAMES
15 HIGH STREET, SUITE 229
BOSTON, MA 02111
(617) 552-4402

LIGHTING DESIGN
LIGHTBOX STUDIOS
80 FINE STREET
NEW YORK, NY 10005
(845) 810-2800

MEP ENGINEER
JAMES
15 HIGH STREET, SUITE 229
BOSTON, MA 02111
(617) 552-4402

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DRAWING INDEX					
SHEET NUMBER	DRAWING NUMBER	SHEET TITLE	DATE		
			DATE	BY	CHK
1	L-001	LIGHTING OVER SHEET, FIXTURE SCHEDULE, AND DRAWING INDEX			
2	L-002	EXTERIOR LIGHTING FIXTURE SCHEDULE			
3	L-003	EXTERIOR LIGHTING FIXTURE SCHEDULE 1			
4	L-004	EXTERIOR LIGHTING FIXTURE SCHEDULE 2			
5	L-005	EXTERIOR LIGHTING FIXTURE SCHEDULE 3			
6	L-006	EXTERIOR LIGHTING FIXTURE SCHEDULE 4			

LIGHTING FIXTURE SCHEDULE													
FIXTURE IDENTIFICATION	SYMBOL	FIXTURE DESCRIPTION	FIXTURE DETAIL	LOCATION	QUANTITY	LUMENS					SPECIFIED BY	MANUFACTURER/CATALOG NUMBER	
						NET	RAW	NET	RAW	NET			RAW
11	⊞	PORTSMOUTH ST AND HISTORIC STREET FLOODS		STREET LIGHTING	16	2	1000	200	500	100	200	LIB STUDIOS	POLE MOUNTED STREET LIGHTS 100" HIGHEST FIXTURES TO BE INSTALLED ON 15' TALL POLE WITH FIXTURE MOUNTED AT 12'5" HIGHEST
12	⊞	PLANTING BEDS AND CURB AREA LIGHTING FIXTURES		LANDSCAPE	8	1	100	100	100	100	100	LIB STUDIOS	LED STRIP LIGHTING 10' x 1" x 1/4" MOUNTED ON 10' x 10' x 1/4" HIGHEST
13	⊞	FLEXIBLE LIGHT FIXTURE		CORNER COMMUNITY SPACE - WOOD	20	1	100	100	100	100	100	LIB STUDIOS	OUTRIGGER MOUNTED LED STRIP LIGHTING 10' x 1" x 1/4" MOUNTED ON 10' x 10' x 1/4" HIGHEST
14	⊞	LED REEF LIGHT		CORNER COMMUNITY SPACE - STAIRS	16	1	100	100	100	100	100	LIB STUDIOS	REEF LIGHTING 10' x 10' x 1/4"
15	⊞	LED TREE LIGHTS		CORNER COMMUNITY SPACE - PLAYERS	12	1	100	100	100	100	100	LIB STUDIOS	REEF LIGHTING 10' x 10' x 1/4"
TOTAL LIGHTING LUMENS (OUTSIDE THE PROPERTY LINE)						54,934							

LIGHTING FIXTURE SCHEDULE													
FIXTURE IDENTIFICATION	SYMBOL	FIXTURE DESCRIPTION	FIXTURE DETAIL	LOCATION	QUANTITY	LUMENS					SPECIFIED BY	MANUFACTURER/CATALOG NUMBER	
						NET	RAW	NET	RAW	NET			RAW
16	⊞	LED CYLINDER SOURCE WITH FORMER THROUGH DISTRIBUTION		BUILDING FACADE	16	1	1000	200	500	100	200	LIB STUDIOS	METRIC LUMENS LANDSCAPE LIGHTING 10' x 10' x 1/4"
17	⊞	LED STRIP LIGHTING		REELT CLIMBER	16	1	100	100	100	100	100	LIB STUDIOS	LED STRIP LIGHTING 10' x 1" x 1/4" MOUNTED ON 10' x 10' x 1/4" HIGHEST
18	⊞	BI-FUNCTIONAL LED LIGHT		DRIVE SCREEN WALL	16	1	100	100	100	100	100	LIB STUDIOS	LED STRIP LIGHTING 10' x 1" x 1/4" MOUNTED ON 10' x 10' x 1/4" HIGHEST
19	⊞	STANDBY VERTICAL LED EXTERIOR LIGHT		COMMUNITY SPACE	16	1	1000	200	500	100	200	LIB STUDIOS	LED STRIP LIGHTING 10' x 1" x 1/4" MOUNTED ON 10' x 10' x 1/4" HIGHEST
20	⊞	BI-FUNCTIONAL FLOOD LIGHT		GENERAL EXTERIOR	8	1	1000	200	500	100	200	LIB STUDIOS	LED STRIP LIGHTING 10' x 1" x 1/4" MOUNTED ON 10' x 10' x 1/4" HIGHEST
21	⊞	FLEXIBLE LIGHT FIXTURE		WOOD	16	1	100	100	100	100	100	LIB STUDIOS	OUTRIGGER MOUNTED LED STRIP LIGHTING 10' x 1" x 1/4" MOUNTED ON 10' x 10' x 1/4" HIGHEST
22	⊞	LED STRIP LIGHT		STAIRS	16	1	1000	200	500	100	200	LIB STUDIOS	REEF LIGHTING 10' x 10' x 1/4"
23	⊞	LED TREE LIGHTS		LANDSCAPE	4	1	1000	200	500	100	200	LIB STUDIOS	REEF LIGHTING 10' x 10' x 1/4"
24	⊞	OUTRIGGER MOUNTED LED DOWNLIGHT		COMMUNITY SPACE	4	1	1000	200	500	100	200	LIB STUDIOS	LED STRIP LIGHTING 10' x 1" x 1/4" MOUNTED ON 10' x 10' x 1/4" HIGHEST
25	⊞	LED SOURCE		BUILDING FACADE	16	2	1000	200	500	100	200	LIB STUDIOS	METRIC LUMENS LANDSCAPE LIGHTING 10' x 10' x 1/4"
TOTAL LIGHTING LUMENS (WITHIN PROPERTY LINE)						112,764							
SITE AREA						207 ACRES							
TOTAL LUMENS/NET ACRE						54,753							
ZONING ORDINANCE MAXIMUM NEAR LUMENS PER NET ACRE ALLOWANCE						55,000							

CONTROL TYPE LEGEND	
NO	NON-DIM
DIM	DIM
MLV	MANUALLY TRANSFORMER



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06/06/22

PROJECT:
Russell Street Mixed
Development

2 Russell Street, Portsmouth
NH

Two International Group

NO.	DATE	DESCRIPTION

SUBMISSIONS:	
Date	Revised For

SCALE: NONE
DATE ISSUED: 06/06/22
PROJECT NO: 21009.N.001
DRAWN BY: JR
CHECKED BY: MM

SHEET TITLE:
LIGHTING COVER SHEET, FIXTURE SCHEDULE, AND DRAWING INDEX E-001



NEW YORK OFFICE: Suite 1201
 NEW YORK, NY 10101
 NY REG. NO. 00000001 | BOSTON ARCH. NO. 00000001

PROJECT TEAM

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LIGHTING DESIGN
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 J&M
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LIGHTING DESIGN
 LIGHTBOX STUDIOS
 80 PARK STREET
 NEWTON, NY 10825
 (845) 814-2800



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PROJECT:
 Russell Street Mixed
 Development
 2 Russell Street, Portsmouth
 NH
 Two International Group

REVISIONS:

No.	Date	Description

SUBMISSIONS:

Date	Issued For

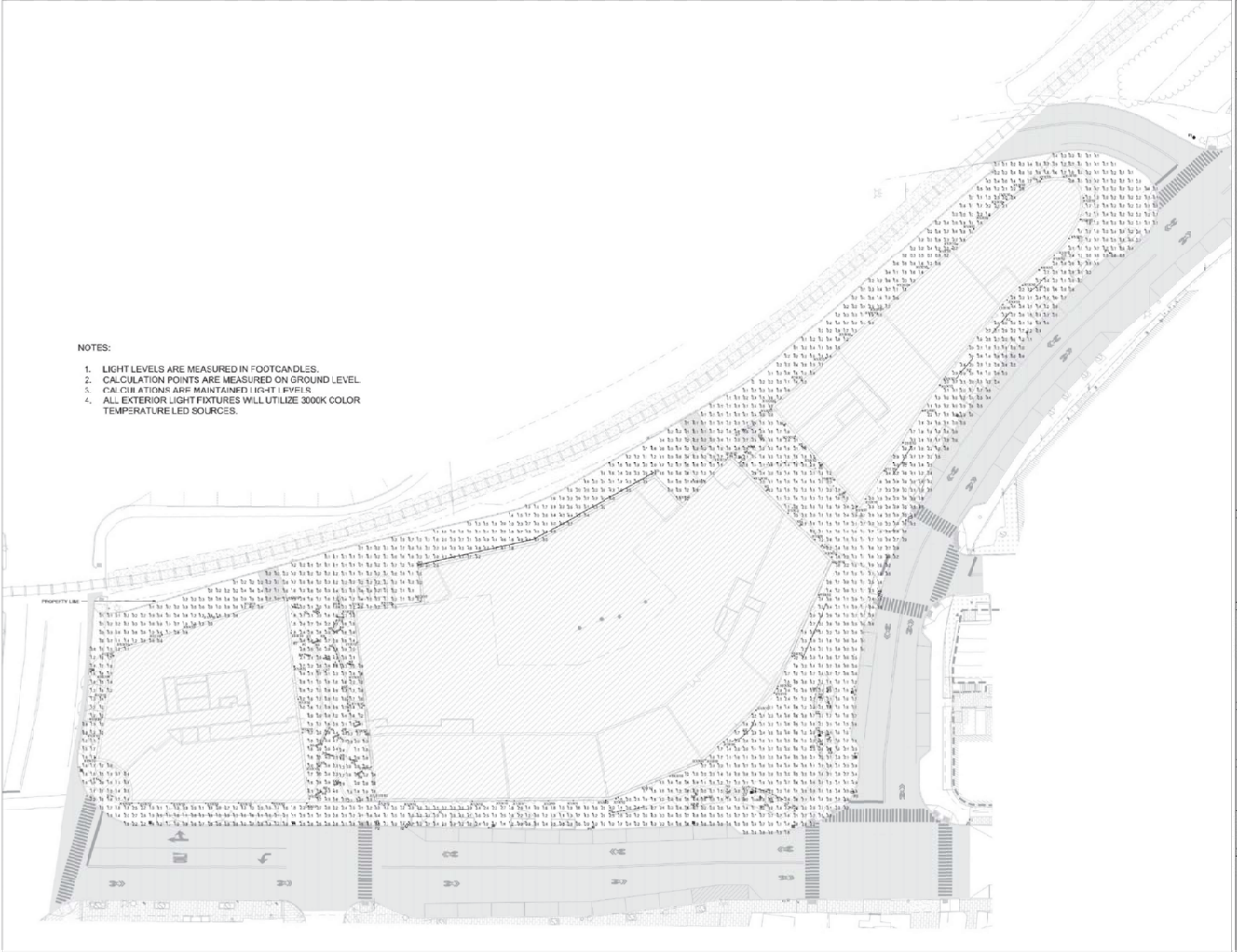
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DATE ISSUED: 06/06/22
PROJECT NO: 24009.N.001
DRAWN BY: J&M
CHECKED BY: J&M

SHEET TITLE:
EXTERIOR LIGHTING PLAN AND CALCULATIONS

E-100

NOTES:

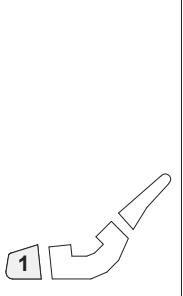
1. LIGHT LEVELS ARE MEASURED IN FOOTCANDLES.
2. CALCULATION POINTS ARE MEASURED ON GROUND LEVEL.
3. CALCULATIONS ARE MAINTAINED LIGHT LEVELS.
4. ALL EXTERIOR LIGHT FIXTURES WILL UTILIZE 3000K COLOR TEMPERATURE LED SOURCES.





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PROJECT:

Russell Street Mixed Use Scheme

Russell Street, Portsmouth NH

REVISIONS:

No.	Date	Description

SUBMISSIONS:

Date	Issued For:
05/23/22	TAC Work Session

SCALE **As indicated**
DATE ISSUED **05/23/22**
PROJECT NO **4979.00**
DRAWN BY **Author**
CHECKED BY **Checker**

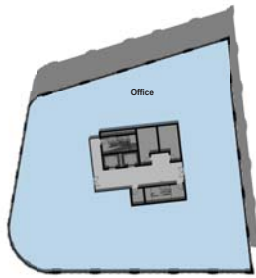
SHEET TITLE:

**BUILDING 1
AREA PLANS**

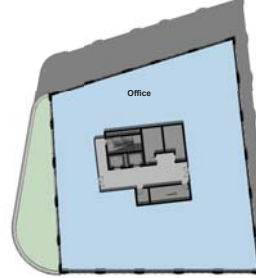
A - 101



1 **B1 - LEVEL 1**
1/32" = 1'-0"



2 **B1 - LEVEL 3**
1/32" = 1'-0"



3 **B1 - LEVEL 4**
1/32" = 1'-0"

GROSS AREA CALCULATIONS

B1 - LEVEL 1	
Back of House	1,061 SF
Lobby	2,574 SF
Office	7,974 SF
11,609 SF	
B1 - LEVEL 2	
Back of House	956 SF
Lobby	663 SF
Office	10,312 SF
11,932 SF	
B1 - LEVEL 3	
Back of House	956 SF
Lobby	663 SF
Office	10,313 SF
11,932 SF	
B1 - LEVEL 4	
Back of House	956 SF
Lobby	663 SF
Office	8,851 SF
10,471 SF	
GRAND TOTAL	45,944 SF

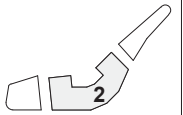
AREA LEGEND

	OFFICE
	CONDO
	RETAIL
	PARKING
	LOBBY
	OUTDOOR SPACE
	BACK OF HOUSE



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Russell Street, Portsmouth NH

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SUBMISSIONS:

Date	Issued For:
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SCALE: As indicated
DATE ISSUED: 05/23/22
PROJECT NO: 4979.00
DRAWN BY: Author
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SHEET TITLE:
**BUILDING 2
AREA PLANS**

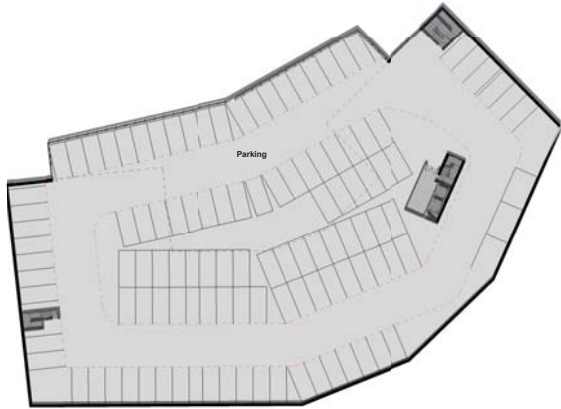
A - 102

GROSS AREA CALCULATIONS

B2 - LEVEL 0	
Back of House	625 SF
Lobby	253 SF
Parking	38,270 SF
39,148 SF	
B2 - LEVEL 1	
Back of House	1,263 SF
Lobby	2,441 SF
Parking	25,590 SF
Retail	10,440 SF
39,735 SF	
B2 - LEVEL 2	
Back of House	1,082 SF
Balcony	944 SF
Condo	25,109 SF
Lobby	2,619 SF
29,754 SF	
B2 - LEVEL 3	
Back of House	1,082 SF
Balcony	944 SF
Condo	25,395 SF
Lobby	2,391 SF
29,810 SF	
B2 - LEVEL 4	
Back of House	1,082 SF
Balcony	944 SF
Condo	25,395 SF
Lobby	2,391 SF
29,810 SF	
B2 - LEVEL 5	
Back of House	1,082 SF
Balcony	944 SF
Condo	25,395 SF
Lobby	2,391 SF
29,810 SF	
GRAND TOTAL	198,068 SF

AREA LEGEND

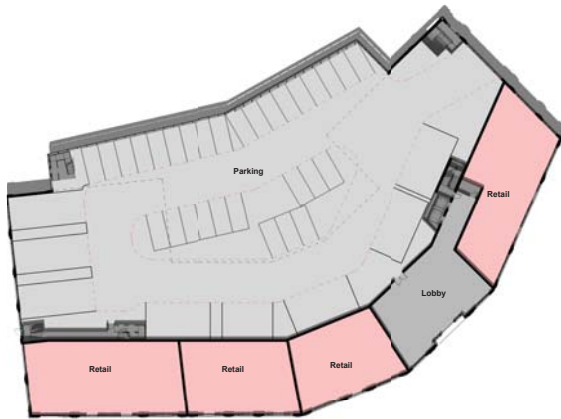
	OFFICE
	CONDO
	RETAIL
	PARKING
	LOBBY
	OUTDOOR SPACE
	BACK OF HOUSE



1 B2 - LEVEL 0
1/32" = 1'-0"



3 B2 - LEVEL 2
1/32" = 1'-0"



2 B2 - LEVEL 1
1/32" = 1'-0"

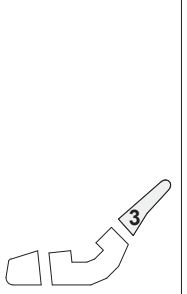


4 B2 - LEVEL 3-5
1/32" = 1'-0"



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Russell Street, Portsmouth NH

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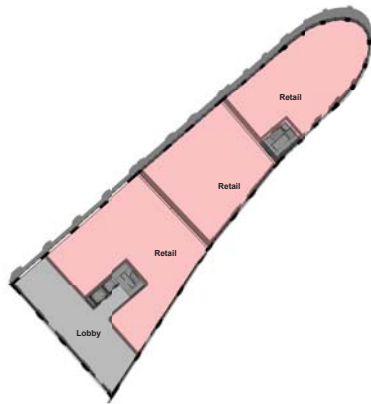
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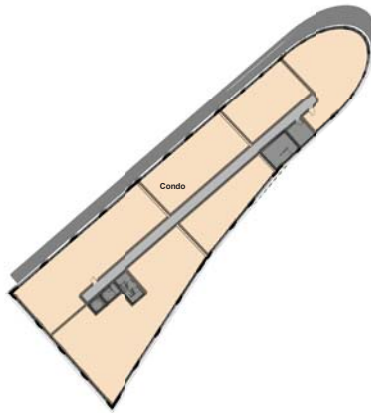
SCALE: As indicated
DATE ISSUED: 05/23/22
PROJECT NO: 4979.00
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE:
**BUILDING 3
AREA PLANS**

A - 103



1 B3 - LEVEL 1
1/32" = 1'-0"



2 B3 - LEVEL 2-5
1/32" = 1'-0"

GROSS AREA CALCULATIONS

B3 - LEVEL 1	
Back of House	514 SF
Lobby	1,861 SF
Retail	8,829 SF
11,203 SF	
B3 - LEVEL 2	
Back of House	624 SF
Condo	9,675 SF
Lobby	904 SF
11,203 SF	
B3 - LEVEL 3	
Back of House	624 SF
Condo	9,675 SF
Lobby	904 SF
11,203 SF	
B3 - LEVEL 4	
Back of House	624 SF
Condo	9,675 SF
Lobby	904 SF
11,203 SF	
B3 - LEVEL 5	
Back of House	624 SF
Condo	9,675 SF
Lobby	904 SF
11,203 SF	
GRAND TOTAL	56,017 SF

AREA LEGEND

	OFFICE
	CONDO
	RETAIL
	PARKING
	LOBBY
	OUTDOOR SPACE
	BACK OF HOUSE



1 B1 - East Elevation
3/32" = 1'-0"



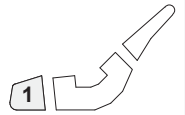
2 B1 - South Elevation
3/32" = 1'-0"

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



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Russell Street, Portsmouth NH

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SHEET TITLE:

**BUILDING 1
ELEVATION**

A - 201



1 B1-West Elevation
3/32" = 1'-0"



2 B1-North Elevation
3/32" = 1'-0"

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



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SHEET TITLE:

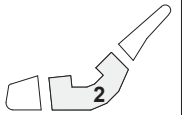
**BUILDING 1
ELEVATION**

A - 202



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Russell Street, Portsmouth NH

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SHEET TITLE:

**BUILDING 2
ELEVATION**

A - 203

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



1 B2 - North Elevation
3/32" = 1'-0"



2 B2 - East Elevation 1
3/32" = 1'-0"



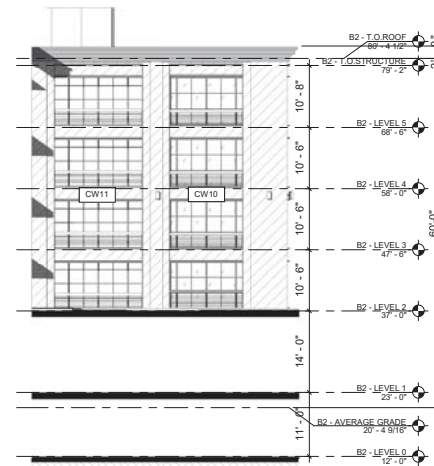
3 B2 - East Elevation 2
3/32" = 1'-0"



4 B2 - South-East Elevation 1
3/32" = 1'-0"



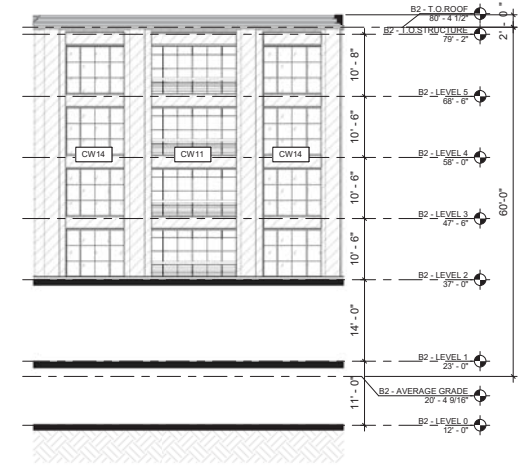
1 B2 - South-East Elevation 2
3/32" = 1'-0"



3 B2 - North Elevation 2
3/32" = 1'-0"



2 B2 - South Elevation
3/32" = 1'-0"



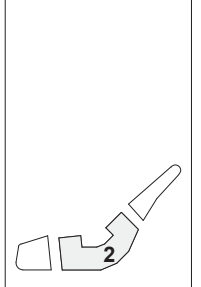
4 B2 - South-West Elevation 2
3/32" = 1'-0"

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



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Russell Street Mixed Use Scheme

Russell Street, Portsmouth NH

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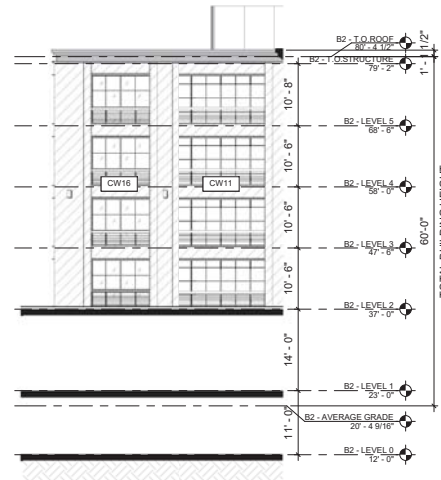
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SHEET TITLE:
BUILDING 2 ELEVATION

A - 204

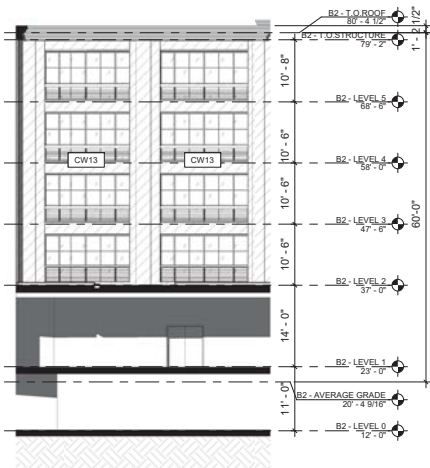


1 B2 - West Elevation 1
3/32" = 1'-0"

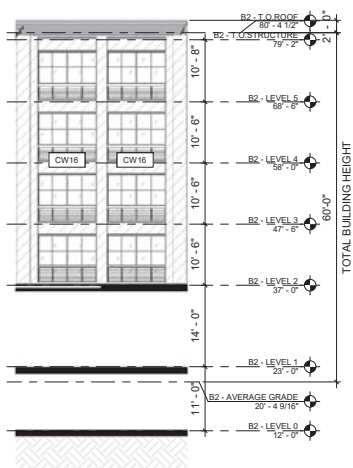


2 B2 - South Elevation 2
3/32" = 1'-0"

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



3 B2 - West Elevation 2
3/32" = 1'-0"



4 B2 - South West Elevation 1
3/32" = 1'-0"

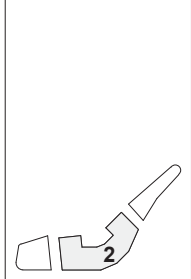


5 B2 - North-West Elevation
3/32" = 1'-0"



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Russell Street, Portsmouth NH

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SHEET TITLE:
BUILDING 2 ELEVATION

A - 205



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Russell Street Mixed Use Scheme

Russell Street, Portsmouth NH

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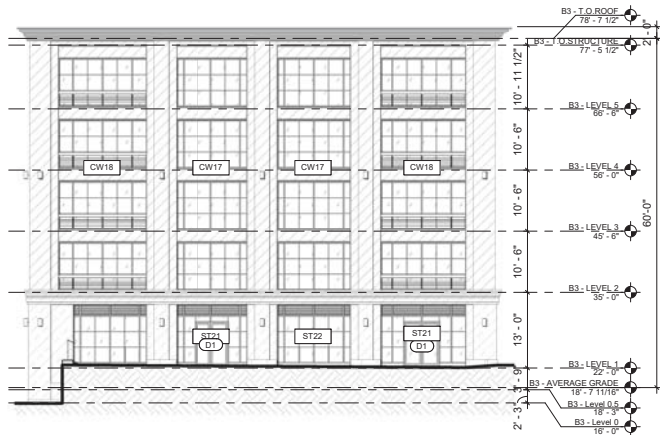
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SHEET TITLE:

**BUILDING 3
ELEVATION**

A - 206

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



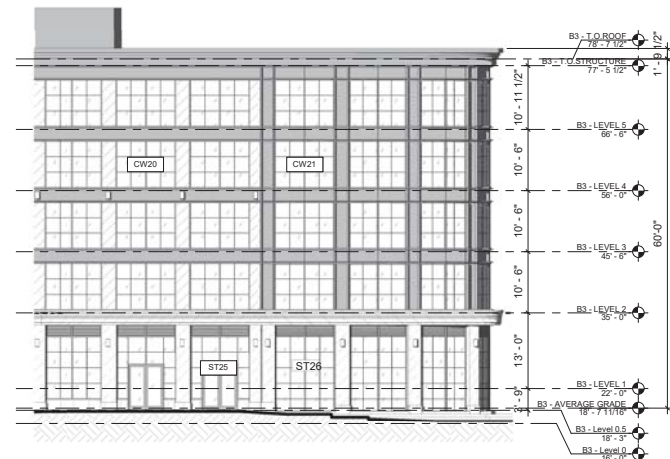
1 B3 - South Elevation
3/32" = 1'-0"



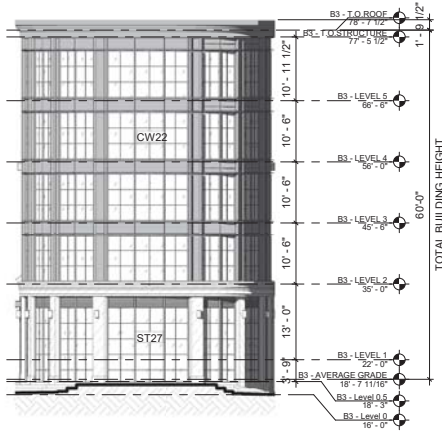
2 B3 - East Elevation 1
3/32" = 1'-0"



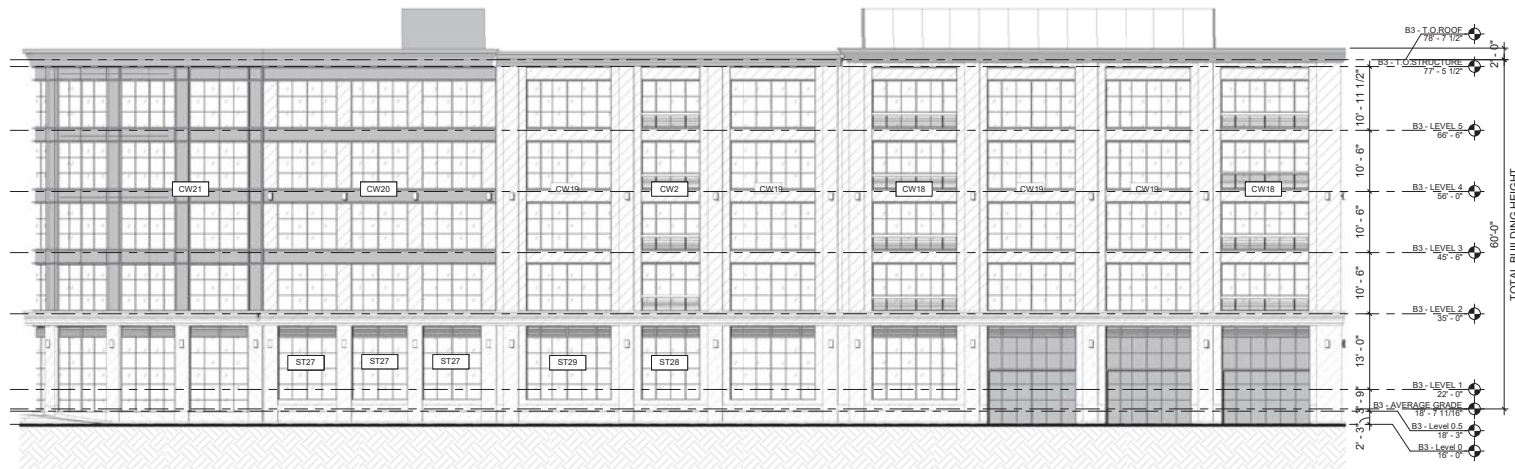
3 B3 - East Elevation 2
3/32" = 1'-0"



4 B3 - East Elevation 3
3/32" = 1'-0"



1 B3 - North Elevation
3/32" = 1'-0"



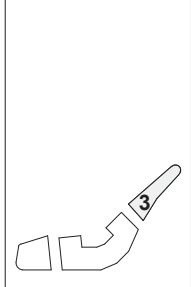
2 B3 - West Elevation
3/32" = 1'-0"

MATERIAL LEGEND	
	BRICK
	LIMESTONE
	GRANITE
	METAL



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Russell Street Mixed Use Scheme

Russell Street, Portsmouth NH

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PROJECT NO 4979.00
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SHEET TITLE:
**BUILDING 3
ELEVATION**

A - 207



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PROJECT TEAM:

Blank area for project team details.

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PROJECT:

Russell Street Mixed Use Scheme

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SCALE: As indicated
DATE ISSUED: 05/23/22
PROJECT NO: 4979.00
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CHECKED BY: Checker

SHEET TITLE:

GLAZING STUDY

A - 208



1 B1 Unfolded Elevation Deer Street And Maplewood Avenue
1/16" = 1'-0"

Facade Glazing		
Facade	Glazing	Percentage
8884.76 SF	4059.69 SF	45.69%
Shopfront Facade		
Facade	Glazing	Percentage
3228.43 SF	2411.33 SF	74.69%



2 B2 Unfolded Elevation Russel Street and Deer Street
1/16" = 1'-0"

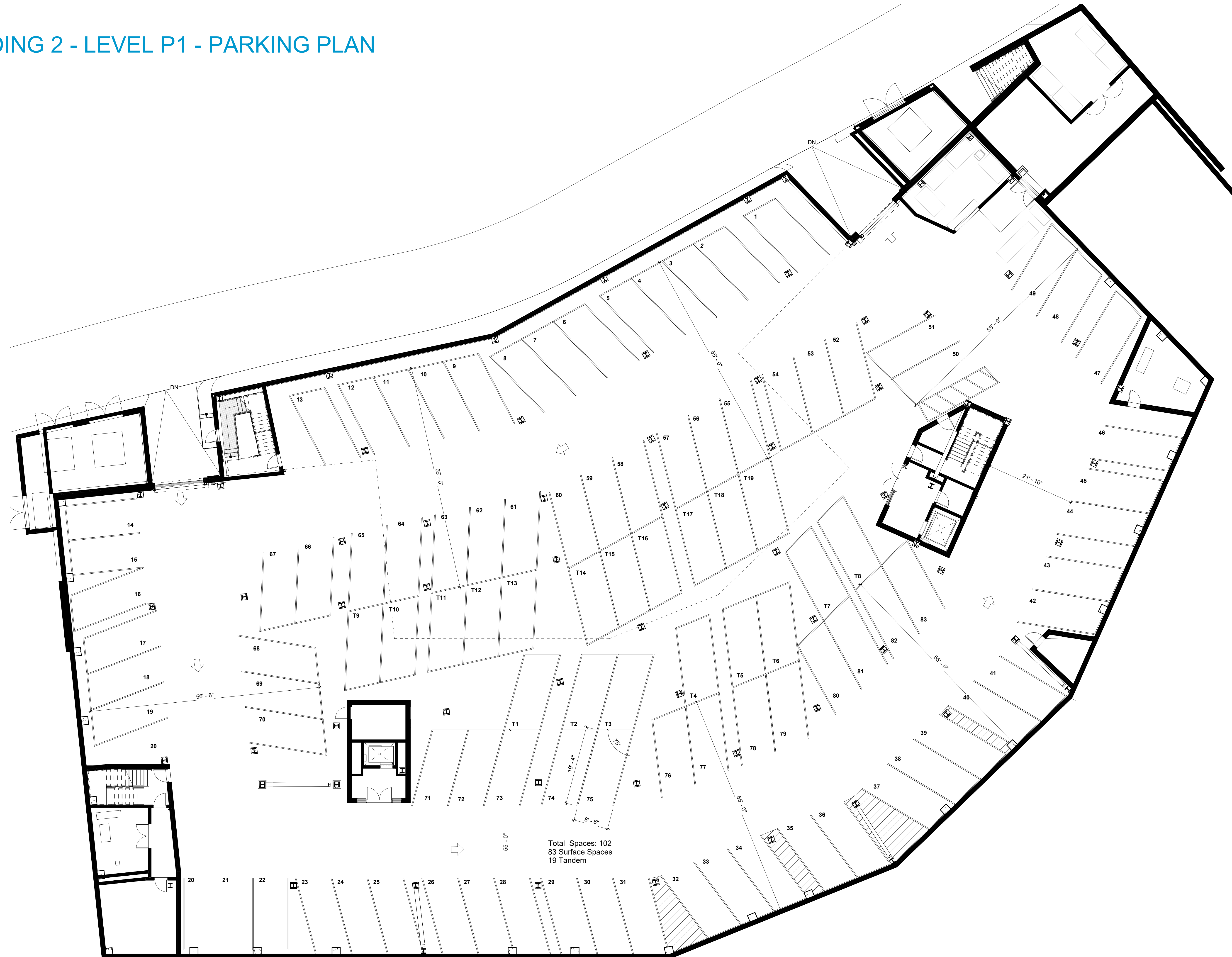
Facade Glazing		
Facade	Glazing	Percentage
16269.4 SF	7016.41 SF	43.13%
Shopfront Facade		
Facade	Glazing	Percentage
4171.77 SF	3041.62 SF	72.91%



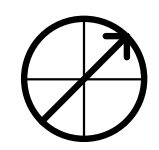
3 B3 Unfolded Elevation Russel Street And Green Street
1/16" = 1'-0"

Facade Glazing		
Facade	Glazing	Percentage
13590.1 SF	6313.03 SF	46.45%
Shopfront Facade		
Facade	Glazing	Percentage
3892.94 SF	2769.66 SF	71.15%

BUILDING 2 - LEVEL P1 - PARKING PLAN



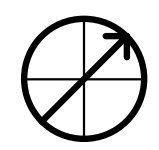
Total Spaces: 102
83 Surface Spaces
19 Tandem



BUILDING 2 - LEVEL 1 - PARKING PLAN



Total Spaces: 84
25 Surface Spaces
53 Stacker Spaces
6 Tandem





1075 Main Street, Suite 410
Waltham, MA 02451
617.350.5040

August 21, 2024

Phyllis Eldridge, Chair
Zoning Board of Adjustment
City of Portsmouth
1 Junkins Ave
Portsmouth, NH 03801

Re: *Russell Street Development*
2 Russell Street
Parking Variance Request

Chairperson Eldridge:

The purpose of this letter is to support a variance request for the proposed 2 Russel Street Project. The variance request is related to adjustments to, and interpretation of zoning required parking geometrics. It is my professional opinion that the parking system meets or exceeds the intention of zoning geometrics and acceptable parking design practice for the project's needs.

The Russell Street Development is a mixed-use development designed to provide 186 structured parking spaces within two levels of structured parking. This exceeds the approved 180 spaces by conditional use permit. The parking spaces will be used by residents of the development and a valet operator currently operating parking across the street. There will be no public self-parking. There will be traditional parking spaces, tandem spaces, and semi-automated puzzle parking used by the valet operator.

Port Harbor Land, LLC (Owner) has retained Walker Consultants (Walker) to assist with a request for a variance to the parking space design requirements in *Section 10.1114.20 - Stall Layout of the City of Portsmouth Zoning Ordinance*. Our approach is to compare the "comfort" as defined by Level of Service (LOS) of the allowed zoning geometrics compared to the provided LOS by the design.

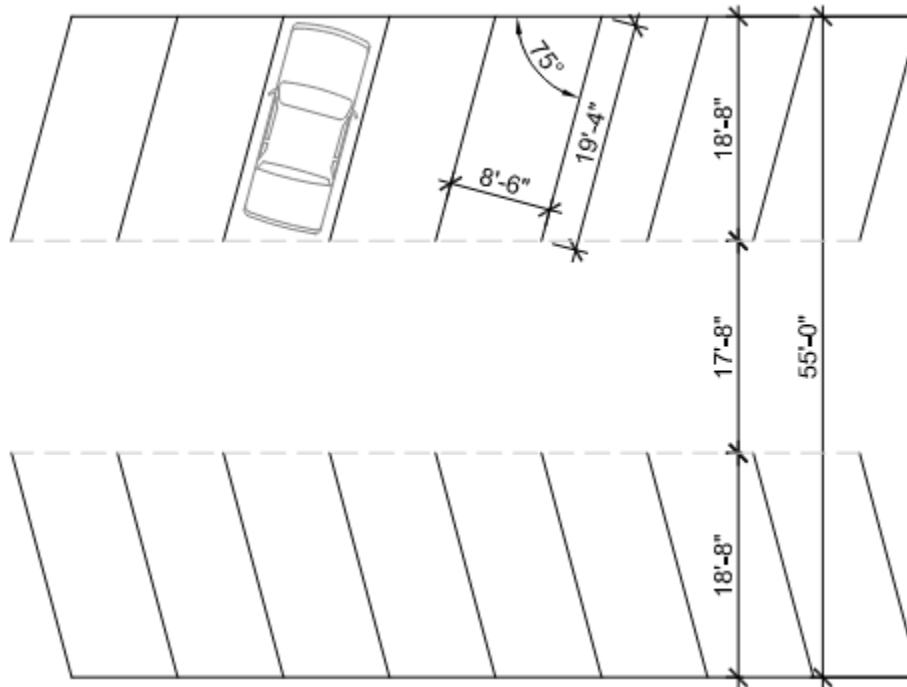
Walker and the parking industry utilize a Level of Service (LOS) approach, grading various aspects of parking on an A-D, F scale. LOS is defined and outlined in Chrest, Smith, et al. *Parking Structures: Planning, Design, Construction, Maintenance & Repair* (3rd Edition) Kluwer. Generally described, LOS A is the most generous grade often used for retail, medical office buildings and other high turnover environments with less familiar drivers. LOS D is a grade given to the tightest allowable metrics and is often used for residential, office, and other parking environments with regular drivers who learn the nuances of the parking facility in question. LOS F is a failing grade and not recommended. In addition to indicating comfort, LOS can be used to communicate and compare the equivalence of different combinations of parking geometrics.

75- Degree Spaces

Within section 10.1114.21 of the ordinance, there are minimum dimensions for 90-degree parking and several typical angled spaces, but 75-degree parking is not listed in the section Table as permitted. It is worth noting that parking design commonly uses 75-degree, 70-degree, and other angles in addition to the 90, 60, and 45-degree listed in the zoning table. The Owner is requesting the use of 75-degree parking to both fit within the building layout and maximize efficiency for the parking. As context, Walker often sees one-way 75-degree parking in this region and is requesting an equivalent LOS 17'-8" drive aisle with the 8'-6" by 19' spaces.

As comparison, Zoning allows for a 22' drive aisle for 90-degree within a parking structure with 19' long spaces. The combination of these dimensions is a "module" (space length + aisle width + space length) of 60'. Walker grades the ninety-degree parking with 8'-6" wide spaces and 60' module at a LOS C. This is adequate for the low turnover, residential users of these spaces. An equivalent LOS C module for 75-degree, 8'-6" wide spaces is 55'. This comparable 75-degree LOS C condition creates a 19'-4" stripe dimension, and a 17'-8" drive aisle. This module also allows for the Zoning compliant 19' x 8'-6" space minimums shown in the Key Table in section 10.1114.21. See Figure 1. Further to this, Walker sees this similar parking condition and LOS C in dozens of designs through-out the region.

Figure 1: 75-degree Parking Layout



Parallel Spaces

There are four parallel spaces on the First Floor. All spaces, comply with the 8'-6" width as noted in Zoning section 10.1114.21. All spaces, but one, comply with the 20' length minimum and the drive aisle is less than the required 14'. The Owner is requesting a variance for parallel space length and drive aisle width. The four parallel spaces are not traditional parallel spaces where there are multiple spaces in a row, requiring the driver to make the

traditional parallel parking swivel maneuver to park in them. Due to the angles of the building and drive aisles, vehicles can pull straight or back into these parallel spaces, so they behave more like regular parking spaces. The required adjacent aisle width and stall length do not aid the maneuvering vehicles in and out these spaces. In keeping with the equivalent metrics for 75-degree spaces, Walker's LOS C drive aisle for a parallel space is 12'. There is a 12' wide drive aisle at all spaces, except for one where a necessary column reduces the drive aisle down to 10'-6". Again, due to the nature of the parallel parking configuration, this specific location is a travel lane and will not impact parking or the flow of traffic through the garage.

As stated, it is my professional opinion that the designed parking meets the intention of the Zoning Ordinance for parking geometrics and acceptable parking design practice for the project's needs. I remain available to answer any questions in this regard.

Sincerely,



WALKER CONSULTANTS

Arthur G. Stadig, PE



10.1114.20 Stall Layout

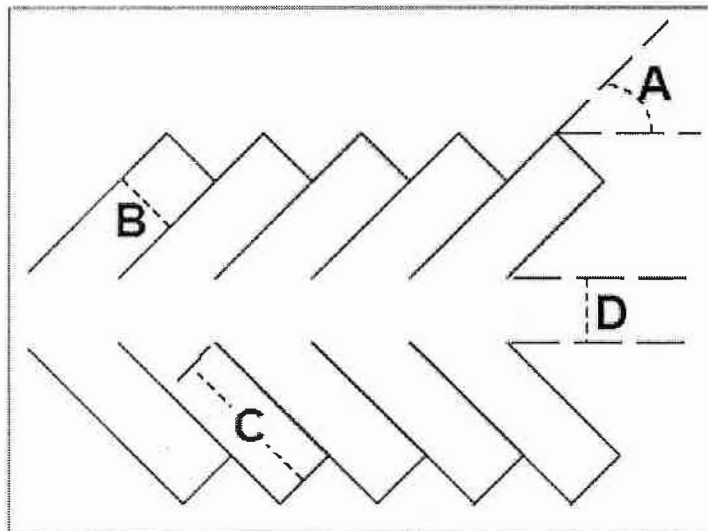
10.1114.21 Parking spaces and **maneuvering aisles** shall be laid out in compliance with the minimum dimensions set forth in the Table of **Off-Street Parking Dimensions**.

Table of Off-Street Parking Dimensions

A Angle of Parking (degrees)	B Width of Parking Space	C Depth of Parking Space	D Width of Maneuvering Aisle *	
			1-way traffic	2-way traffic
0°	8.5'	20'	14'	24'
45°	8.5'	19'	16'	24'
60°	8.5'	19'	18'	24'
90°	8.5'	19'	24'	24'

* The minimum width of a **maneuvering aisle** shall be 22 feet for (a) an aisle for 2-way traffic providing access to fewer than 7 parking spaces, or (b) an aisle in a parking structure for 2-way traffic, or (c) an aisle in a parking structure for 1-way traffic with 90-degree parking.

Key to Table of Off-Street Parking Dimensions



Emily S. Garvin
Planner



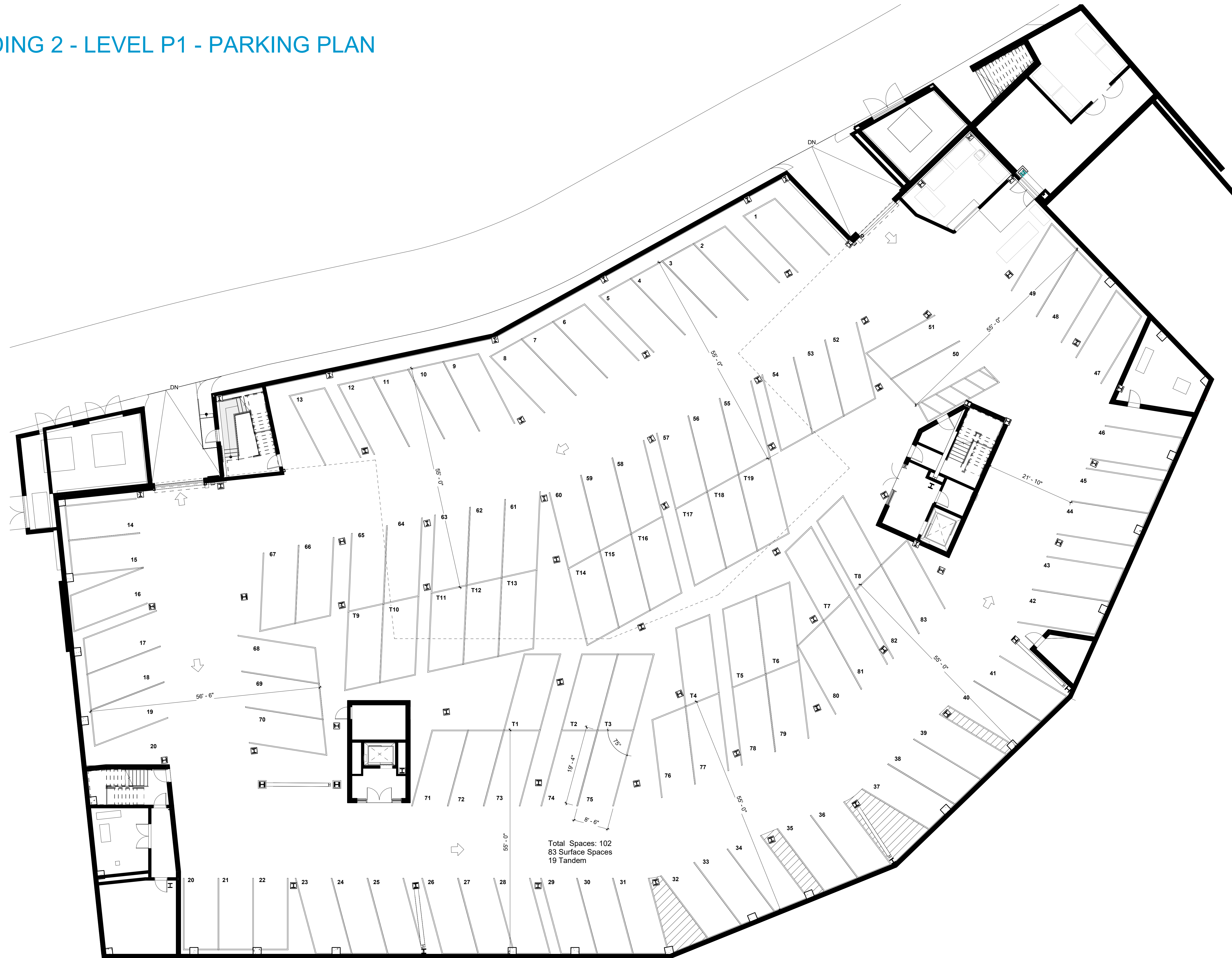
WALKER
CONSULTANTS

20 Park Plaza, Suite 1202 | Boston, MA 02116

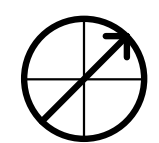
D 857.287.2723 | O 617.350.5040

www.walkerconsultants.com | [Blog](#) | [Facebook](#) | [LinkedIn](#) | [Twitter](#)

BUILDING 2 - LEVEL P1 - PARKING PLAN



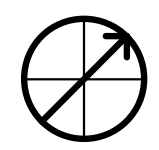
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BUILDING 2 - LEVEL 1 - PARKING PLAN



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AC Hotel Portsmouth
Downtown/Waterfront

Green St

2 Russell St

Green St

jessica todd

Vaughan St

Deer St

Maplewood Ave

Residences at
Portwalk Place

Layers



AC Hotel Portsmouth
Downtown/Waterfront

Green St

Green St

2 Russell St

M Lounge

Two-Fifty Market

Sheraton Portsmouth
Harborside
4.3
(1277)
4-star hotel

The Grooms

Earth Eagle Brewings

jessica todd

Katie Walsh Glam

Deer St

Vaughan St

Maplewood Ave

Deer St

The Hill

Blush Skin & Soul Spa

Residences at
Portwalk Place

Hilton Garden Inn

September 18, 2024

Phyllis Eldridge, Chair
Zoning Board of Adjustment
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

Re: *2 Russell Street Development*
Parking Variance Request


Dear Chairperson Eldridge,

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 Parking Variance being submitted herewith.

Thank you.

PORT HARBOR LAND LLC

9-18-24
Date:


By: Ryan D. Plummer,
Duly Authorized Agent