



**Civil  
Site Planning  
Environmental  
Engineering**

133 Court Street  
Portsmouth, NH  
03801-4413

April 19, 2021

Juliet T. H. Walker, Planning Director  
City of Portsmouth Municipal Complex  
1 Junkins Avenue  
Portsmouth, New Hampshire 03801

**Re: Site Plan Review  
Margeson Bros. Building  
Assessor's Map 126, Lot 1  
64 Vaughan Mall**

Dear Juliet,

On behalf of the Applicant, Hampshire Development Corp., Altus Engineering, Inc. respectfully submits an application for site plan review for the renovation of the Margeson Bros. building on Vaughan Mall. The Applicant is proposing to completely renovate the building, increase the footprint by 2,475 sf, add a fourth floor to a portion of the structure as well as an underground parking garage. Retail space is planned for the first floor with fourteen residential units proposed for the stories above. Access to the parking garage will be from the site's existing driveway on Hanover Street. The plan also contemplates a new sidewalk along the south face of the building and the reconfiguration of a portion of the parking spaces in the adjacent municipal parking lot. These changes result in no loss of parking and the creation of approximately 654 sf of additional green space connected to Vaughan Mall.

We are requesting one waiver from Site Plan Review Section 7.4.4.1, Stormwater Management and Erosion Control Plan. The site is 100% impervious in its existing condition. With the replacement of some of this pavement with green space, the rate and volume of stormwater will be reduced, making drainage calculations irrelevant as the site cannot generate any more runoff that it does in its current state. It is our opinion that the decrease in stormwater runoff does not warrant analysis and a waiver is reasonable.

Please call me if you have any questions or need any additional information.

Sincerely,  
**ALTUS ENGINEERING, INC.**

A handwritten signature in red ink, appearing to read "ES: [Signature]".

Erik Saari  
Vice President

ebs/5042-APP-PB-CovLtr-041921

Encl.: Application Materials

eCopy: Steve Wilson  
Shayne Forsley  
John Bosen



# City of Portsmouth, New Hampshire

## Site Plan Application Checklist

This site plan application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan review regulations for full details.

**Applicant Responsibilities (Section 2.5.2):** Applicable fees are due upon application submittal along with required attachments. The application shall be complete as submitted and provide adequate information for evaluation of the proposed site development. Waiver requests must be submitted in writing with appropriate justification.

Bendetson-Portsmouth Realty Trust (Owner)

Name of Owner/Applicant: Hampshire Development Corp. (Applicant) Date Submitted: March 22, 2021

Phone Number: (603) 778-9999 E-mail: spwilson56@hotmail.com

Site Address: 64 Vaughan Mall Map: 126 Lot: 1

Zoning District: CD5 Lot area: 14,097 sq. ft.

Application Requirements			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Fully executed and signed Application form. <b>(2.5.2.3)</b>	Viewpoint	N/A
<input checked="" type="checkbox"/>	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF). <b>(2.5.2.8)</b>	Viewpoint	N/A

Site Plan Review Application Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Statement that lists and describes "green" building components and systems. <b>(2.5.3.1A)</b>	Viewpoint	
<input checked="" type="checkbox"/>	Gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. <b>(2.5.3.1B)</b>	Sheet C-2, Note 4	N/A
<input checked="" type="checkbox"/>	Tax map and lot number, and current zoning of all parcels under Site Plan Review. <b>(2.5.3.1C)</b>	All applicable sheets	N/A
<input checked="" type="checkbox"/>	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. <b>(2.5.3.1D)</b>	All applicable sheets, LOA, Viewpoint	N/A

**Site Plan Review Application Required Information**

<input checked="" type="checkbox"/>	<b>Required Items for Submittal</b>	<b>Item Location (e.g. Page/line or Plan Sheet/Note #)</b>	<b>Waiver Requested</b>
<input checked="" type="checkbox"/>	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. <b>(2.5.3.1E)</b>	Sheet 1 of 2	N/A
<input checked="" type="checkbox"/>	Names, addresses and telephone numbers of all professionals involved in the site plan design. <b>(2.5.3.1F)</b>	Cover Sheet	N/A
<input checked="" type="checkbox"/>	List of reference plans. <b>(2.5.3.1G)</b>	Sheet 1 of 2	N/A
<input checked="" type="checkbox"/>	List of names and contact information of all public or private utilities servicing the site. <b>(2.5.3.1H)</b>	Sheet C-1, Notes 11-15	N/A

**Site Plan Specifications**

<input checked="" type="checkbox"/>	<b>Required Items for Submittal</b>	<b>Item Location (e.g. Page/line or Plan Sheet/Note #)</b>	<b>Waiver Requested</b>
<input checked="" type="checkbox"/>	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director. Submittals shall be a minimum of 11 inches by 17 inches as specified by Planning Dept. staff. <b>(2.5.4.1A)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. <b>(2.5.4.1B)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. <b>(2.5.4.1C)</b>	Sheet 1 of 2, Note 2	N/A
<input checked="" type="checkbox"/>	Plans shall be drawn to scale. <b>(2.5.4.1D)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Plans shall be prepared and stamped by a NH licensed civil engineer. <b>(2.5.4.1D)</b>	All applicable sheets	N/A
<input type="checkbox"/>	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. <b>(2.5.4.1E)</b>	N/A (no wetlands)	N/A
<input checked="" type="checkbox"/>	Title (name of development project), north point, scale, legend. <b>(2.5.4.2A)</b>	All applicable sheets	N/A
<input checked="" type="checkbox"/>	Date plans first submitted, date and explanation of revisions. <b>(2.5.4.2B)</b>	All applicable sheets	N/A
<input checked="" type="checkbox"/>	Individual plan sheet title that clearly describes the information that is displayed. <b>(2.5.4.2C)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Source and date of data displayed on the plan. <b>(2.5.4.2D)</b>	Sheet C-2, Note 2	N/A

**Site Plan Specifications**

<input checked="" type="checkbox"/>	<b>Required Items for Submittal</b>	<b>Item Location (e.g. Page/line or Plan Sheet/Note #)</b>	<b>Waiver Requested</b>
<input checked="" type="checkbox"/>	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." <b>(2.5.4.2E)</b>	Sheet C-2, Note 16	N/A
<input checked="" type="checkbox"/>	Plan sheets submitted for recording shall include the following notes: <ul style="list-style-type: none"> <li>a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds."</li> <li>b. "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."</li> </ul> <b>(2.13.3)</b>	Sheet C-2, Note 18  Sheet C-2, Note 17	N/A
<input type="checkbox"/>	Plan sheets showing landscaping and screening shall also include the following additional notes: <ul style="list-style-type: none"> <li>a. "The property owner and all future property owners shall be responsible for the maintenance, repair and replacement of all required screening and landscape materials."</li> <li>b. "All required plant materials shall be tended and maintained in a healthy growing condition, replaced when necessary, and kept free of refuse and debris. All required fences and walls shall be maintained in good repair."</li> <li>c. "The property owner shall be responsible to remove and replace dead or diseased plant materials immediately with the same type, size and quantity of plant materials as originally installed, unless alternative plantings are requested, justified and approved by the Planning Board or Planning Director."</li> </ul> <b>(2.13.4)</b>	Landscaping Plans pending	N/A

**Site Plan Specifications – Required Exhibits and Data**

<input checked="" type="checkbox"/>	<b>Required Items for Submittal</b>	<b>Item Location (e.g. Page/line or Plan Sheet/Note #)</b>	<b>Waiver Requested</b>
	<b>1. Existing Conditions: (2.5.4.3A)</b>		
<input checked="" type="checkbox"/>	a. Surveyed plan of site showing existing natural and built features;	Sheet 1 of 1	
<input checked="" type="checkbox"/>	b. Zoning boundaries;	Sheet C-2	
<input checked="" type="checkbox"/>	c. Dimensional Regulations;	Sheet C-2, Note 4	
<input type="checkbox"/>	d. Wetland delineation, wetland function and value assessment;	N/A (no wetlands)	
<input type="checkbox"/>	e. SFHA, 100-year flood elevation line and BFE data.	N/A (no floodplain)	
	<b>2. Buildings and Structures: (2.5.4.3B)</b>		
<input checked="" type="checkbox"/>	a. Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation;	Sheet C-2	
<input checked="" type="checkbox"/>	b. Elevations: Height, massing, placement, materials, lighting, façade treatments;	Exterior Elevations	
<input checked="" type="checkbox"/>	c. Total Floor Area;	Sheet C-2, Note 26	
<input checked="" type="checkbox"/>	d. Number of Usable Floors;	Exterior Elevations	
<input checked="" type="checkbox"/>	e. Gross floor area by floor and use.	Sheet C-2, Note 26	
	<b>3. Access and Circulation: (2.5.4.3C)</b>		
<input checked="" type="checkbox"/>	a. Location/width of access ways within site;	Sheet C-2	
<input checked="" type="checkbox"/>	b. Location of curbing, right of ways, edge of pavement and sidewalks;	Sheet C-2	
<input checked="" type="checkbox"/>	c. Location, type, size and design of traffic signing (pavement markings);	Sheet C-2	
<input checked="" type="checkbox"/>	d. Names/layout of existing abutting streets;	Sheet C-2	
<input checked="" type="checkbox"/>	e. Driveway curb cuts for abutting prop. and public roads;	Sheet C-2	
<input type="checkbox"/>	f. If subdivision; Names of all roads, right of way lines and easements noted;	N/A (site plan)	
<input checked="" type="checkbox"/>	g. AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).	Viewpoint (WB-40 per TAC)	
	<b>4. Parking and Loading: (2.5.4.3D)</b>		
<input checked="" type="checkbox"/>	a. Location of off street parking/loading areas, landscaped areas/buffers;	Sheet C-2	
<input checked="" type="checkbox"/>	b. Parking Calculations (# required and the # provided).	Sheet C-2, Note 5	
	<b>5. Water Infrastructure: (2.5.4.3E)</b>		
<input checked="" type="checkbox"/>	a. Size, type and location of water mains, shut-offs, hydrants & Engineering data;	Sheet C-4	
<input type="checkbox"/>	b. Location of wells and monitoring wells (include protective radii).	N/A (no wells)	
	<b>6. Sewer Infrastructure: (2.5.4.3F)</b>		
<input checked="" type="checkbox"/>	a. Size, type and location of sanitary sewage facilities & Engineering data.	Sheet C-4	
	<b>7. Utilities: (2.5.4.3G)</b>		
<input checked="" type="checkbox"/>	a. The size, type and location of all above & below ground utilities;	Sheet C-4	
<input checked="" type="checkbox"/>	b. Size type and location of generator pads, transformers and other fixtures.	Sheet C-4	

**Site Plan Specifications – Required Exhibits and Data**

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	<b>8. Solid Waste Facilities: (2.5.4.3H)</b>		
<input checked="" type="checkbox"/>	a. The size, type and location of solid waste facilities.	Sheet C-2, Note 20	
<input type="checkbox"/>	<b>9. Storm water Management: (2.5.4.3I)</b>		
<input checked="" type="checkbox"/>	a. The location, elevation and layout of all storm-water drainage.	Sheet C-3	
<input type="checkbox"/>	<b>10. Outdoor Lighting: (2.5.4.3J)</b>		
<input type="checkbox"/>	a. Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and; b. photometric plan.	N/A (no onsite parking)	
<input type="checkbox"/>	<b>11. Indicate where dark sky friendly lighting measures have been implemented. (10.1)</b>	N/A (no onsite parking)	
<input type="checkbox"/>	<b>12. Landscaping: (2.5.4.3K)</b>		
<input type="checkbox"/>	a. Identify all undisturbed area, existing vegetation and that which is to be retained;	N/A (no landscaping on site)	
<input checked="" type="checkbox"/>	b. Location of any irrigation system and water source.	Sheet C-4	
<input type="checkbox"/>	<b>13. Contours and Elevation: (2.5.4.3L)</b>		
<input checked="" type="checkbox"/>	a. Existing/Proposed contours (2 foot minimum) and finished grade elevations.	Sheet C-3	
<input type="checkbox"/>	<b>14. Open Space: (2.5.4.3M)</b>		
<input checked="" type="checkbox"/>	a. Type, extent and location of all existing/proposed open space.	Sheet C-2	
<input checked="" type="checkbox"/>	<b>15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)</b>	Sheet 2 of 2	
<input checked="" type="checkbox"/>	<b>16. Location of snow storage areas and/or off-site snow removal. (2.5.4.3O)</b>	Sheet C-2, Note 25	
<input checked="" type="checkbox"/>	<b>17. Character/Civic District (All following information shall be included): (2.5.4.3Q)</b>		
<input type="checkbox"/>	a. Applicable Building Height (10.5A21.20 & 10.5A43.30);	Exterior Elevations	
<input type="checkbox"/>	b. Applicable Special Requirements (10.5A21.30);	Exterior Elevations	
<input type="checkbox"/>	c. Proposed building form/type (10.5A43);	Exterior Elevations	
<input type="checkbox"/>	d. Proposed community space (10.5A46).	Sheet C-2	

Other Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Traffic Impact Study or Trip Generation Report, as required. <i>(Four (4) hardcopies of the full study/report and Six (6) summaries to be submitted with the Site Plan Application) (3.2.1-2)</i>	Not requested by TAC	
<input checked="" type="checkbox"/>	Indicate where Low Impact Development Design practices have been incorporated. <b>(7.1)</b>	None (site is 100% impervious)	
<input checked="" type="checkbox"/>	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. <b>(7.3.1)</b>	Not in a wellhead area	
<input checked="" type="checkbox"/>	Indicate where measures to minimize impervious surfaces have been implemented. <b>(7.4.3)</b>	Sheet C-2	
<input checked="" type="checkbox"/>	Calculation of the maximum effective impervious surface as a percentage of the site. <b>(7.4.3.2)</b>	Sheet C-2, note 4	
<input type="checkbox"/>	Stormwater Management and Erosion Control Plan. <i>(Four (4) hardcopies of the full plan/report and Six (6) summaries to be submitted with the Site Plan Application) (7.4.4.1)</i>		Waiver

Final Site Plan Approval Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	All local approvals, permits, easements and licenses required, including but not limited to: <ul style="list-style-type: none"> <li>a. Waivers;</li> <li>b. Driveway permits;</li> <li>c. Special exceptions;</li> <li>d. Variances granted;</li> <li>e. Easements;</li> <li>f. Licenses.</li> </ul> <b>(2.5.3.2A)</b>	Variance Pending	
<input checked="" type="checkbox"/>	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: <ul style="list-style-type: none"> <li>a. Calculations relating to stormwater runoff;</li> <li>b. Information on composition and quantity of water demand and wastewater generated;</li> <li>c. Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls;</li> <li>d. Estimates of traffic generation and counts pre- and post-construction;</li> <li>e. Estimates of noise generation;</li> <li>f. A Stormwater Management and Erosion Control Plan;</li> <li>g. Endangered species and archaeological / historical studies;</li> <li>h. Wetland and water body (coastal and inland) delineations;</li> <li>i. Environmental impact studies.</li> </ul> <b>(2.5.3.2B)</b>	Waiver Sheet C-4  None required at this time  None required at this time None required at this time Waiver None required at this time None required at this time None required at this time	Waiver       Waiver

**Final Site Plan Approval Required Information**

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. <b>(2.5.3.2D)</b>	Pending	
<input checked="" type="checkbox"/>	A list of any required state and federal permit applications required for the project and the status of same. <b>(2.5.3.2E)</b>	N/A (none required)	

Applicant's Signature: EB: Saari Date: March 22, 2021  
 Erik Saari, Agent



**“Green” Statement**  
**Assessor’s Map 126 Lot 1**  
**Margeson Bros. Building**  
**64 Vaughan Mall**  
**Altus Project 5042**

Pursuant to Section 2.5.3.1(a) of the Site Plan Review Regulations, Altus Engineering, Inc. (Altus) respectfully submits the following list of the project’s “green” components for the renovation of the Margeson Bros. building at 64 Vaughan Mall:

- The renovation will meet or exceed all applicable current energy codes.
- New accessibility features will be installed to meet or exceed the ADA.
- The construction of a new sidewalk from Vaughan Mall to the BankProv building will enhance pedestrian connectivity and safety.
- All runoff that is currently directed to the municipal sanitary sewer will be redirected to the stormwater drainage system.
- Large granite blocks removed from the basement of the building will be reused on site to the greatest extent possible.
- The site plan increases green space on the site and in the adjacent Worth parking lot.

ebs/5042-APP-PB-GreenStatment-041921

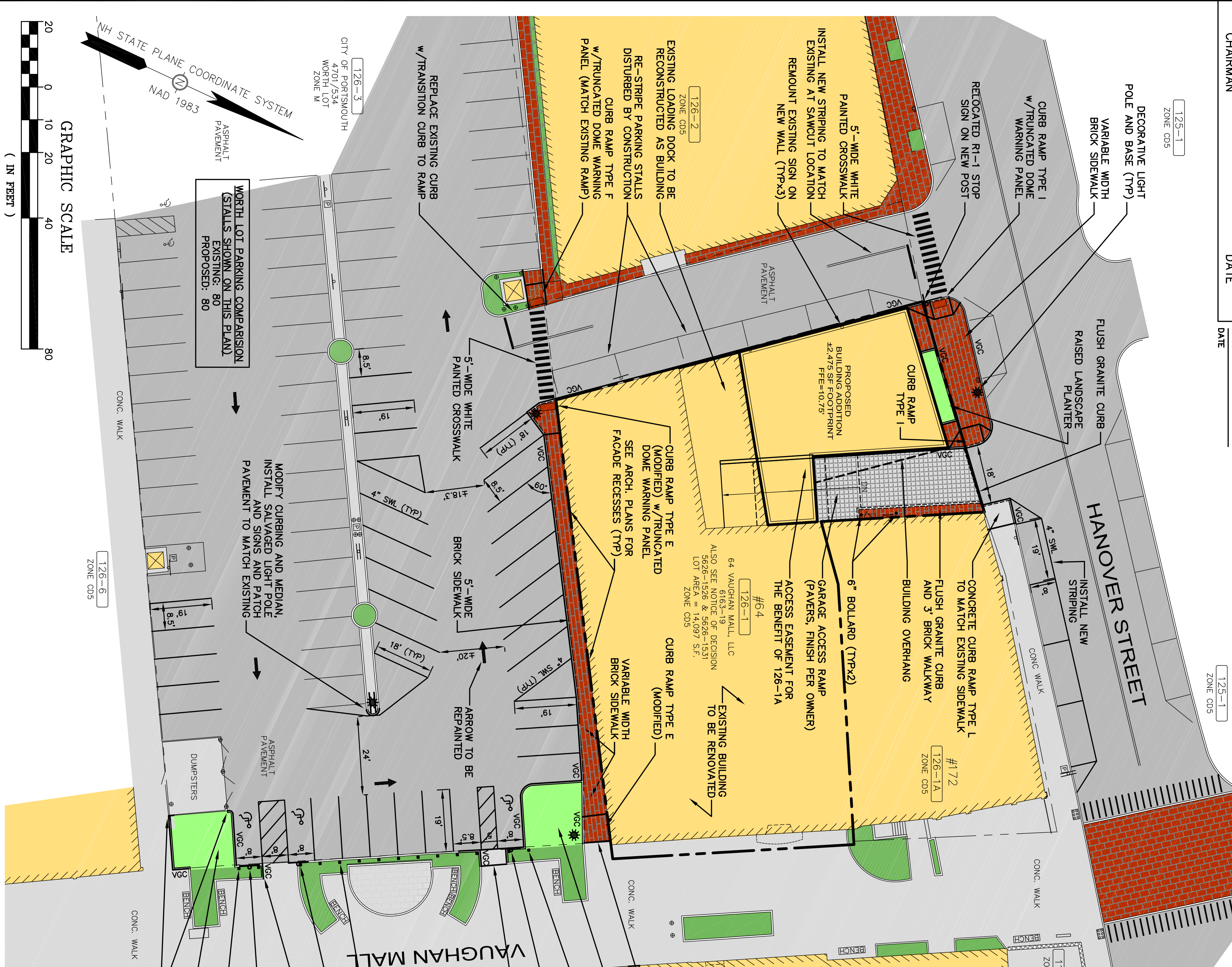


THE SOLE PURPOSE OF THIS PLAN IS TO REPORT THE LOCATION OF EXISTING AND PROPOSED IMPROVEMENTS ON THE SITE. RECORDING OF THIS PLAN WAS A REQUIREMENT OF THE PORTSMOUTH PLANNING BOARD AS PART OF THEIR APPROVAL.

FOR JAMES VERRA & ASSOCIATES, INC.

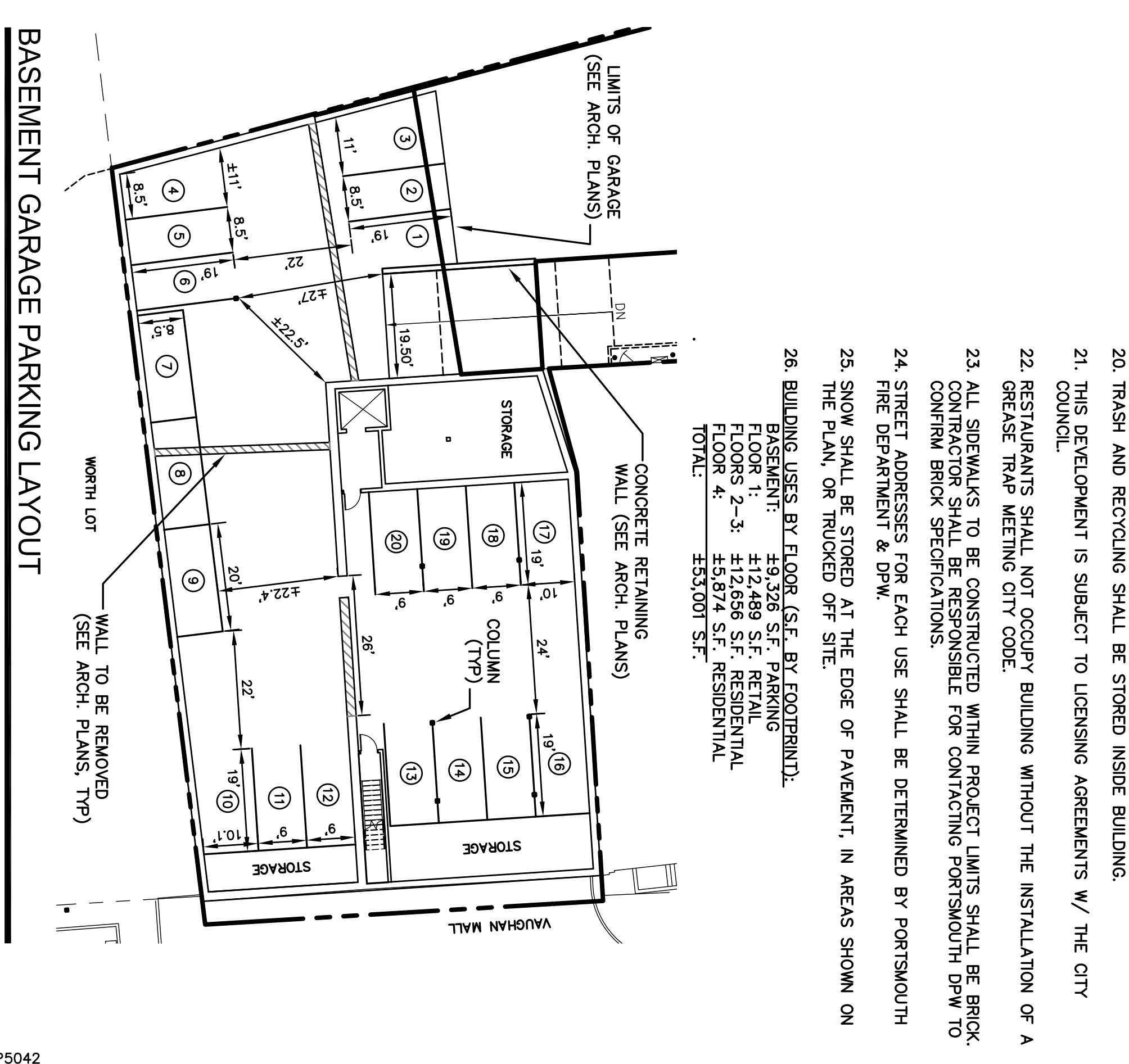
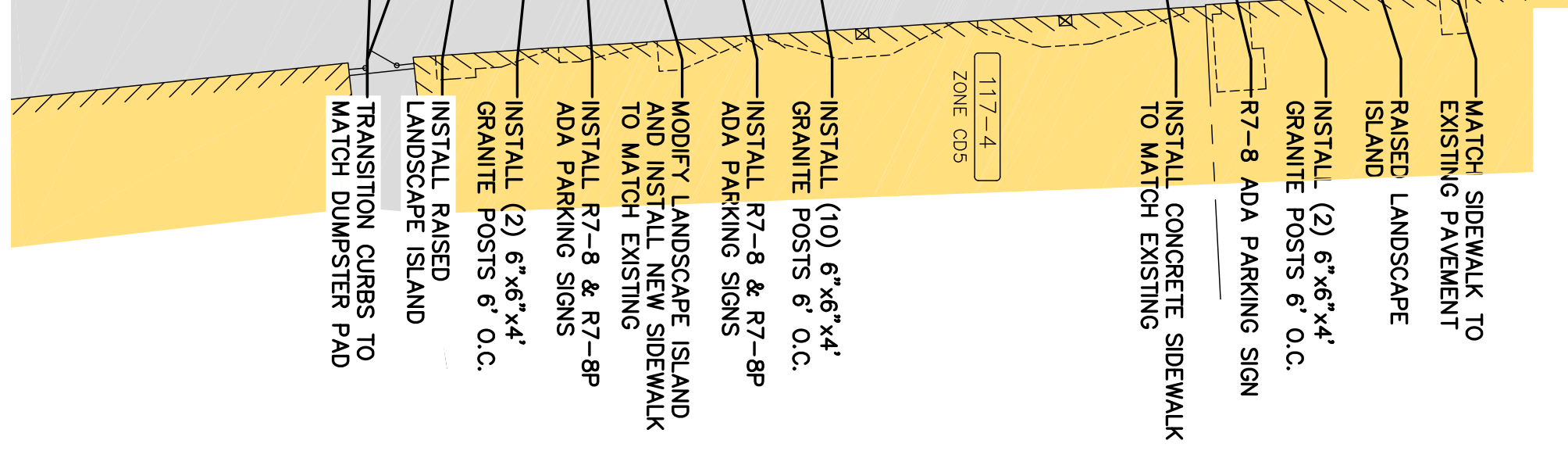
CHAIRMAN DATE

DATE



**NOTES**

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE RETROFIT OF THE EXISTING BUILDING TO INCLUDE AN ADDITIONAL UNDERGROUND PARKING GARAGE, REMAINING SPACES AND 14 RESIDENTIAL UNITS ALONG WITH A SIDEWALK, MODIFIED PARKING SPACES AND LANDSCAPE ISLANDS ON THE ADJUTING NORTH LOT.
- THE BASE PLAN USED HERE WAS DEVELOPED FROM EXISTING CONDITIONS PLAN, 64 VAUGHAN MALL, PORTSMOUTH, NH BY JAMES VERRA AND ASSOCIATES, INC., DATED FEBRUARY 3, 2020.
- ZONE: CD5 (CHARACTER 5)  
M (MUNICIPAL) FOR OFFSITE IMPROVEMENTS ON WORTH LOT  
OVERLAY: DOWNTOWN OVERLAY DISTRICT  
FACADE: HISTORIC OVERLAY DISTRICT  
STOREFRONT
- DIMENSIONAL REQUIREMENTS:  
FRONT YARD: 5' MAX.  
SECONDARY FRONT YARD: 5' MAX.  
SIDE YARD: NR  
REAR YARD: 5' MIN.  
FRONT LOT LINE BUILDOUT: 80% WIDTH MIN.  
MAX. BUILDING BLOCK: 225  
MAX. FACADE MODULATION: 100  
MAX. ENTRANCE SPACING: 50  
MAX. BUILDING COVERAGE: 95%  
MAX. BUILDING FOOTPRINT: 20,000 S.F.  
MIN. LOT AREA: NR  
MIN. LOT AREA/DWELLING: NR  
MIN. OPEN SPACE: 5%  
MAX. (LANDSCAPE AREAS) 0 S.F.  
MAX. SUD. FLR. GFA/USE: 15,000 S.F.  
MAX. BUILDING HEIGHT: 3 STORIES OR 40' ±4.0'  
PENTHOUSE HEIGHT: 40'  
MAX. GROUND FLOOR FEE: SIDEWALK GRADE +3'
- PARKING REQUIREMENTS:  
DWELLING UNITS: 1.3 SPACES / DWELLING UNIT OVER 750 S.F.  
14 UNITS x 1.3 = 18.2 SPACES REQUIRED  
VISITOR PARKING: 1 SPACE / 5 DWELLING UNITS (FOR LOT W/OVER 4 UNITS)  
14 UNITS / 5 = 2.8 SPACES REQUIRED  
NON-RESIDENTIAL USE: NR  
DOWNTOWN OVERLAY: SUBTRACT 4 SPACES/LOT  
TOTAL PARKING REQUIRED: 17 SPACES  
TOTAL PARKING PROVIDED: 20 SPACES (UNDERGROUND)
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- ALL CONDITIONS OF THIS APPROVAL SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATIONS SHALL GOVERN.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- AREA OF DISTURBANCE IS UNDER 43,560 SF. COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT IS NOT REQUIRED.
- PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW, OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OR EQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4'-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4'-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4'-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS. PAVEMENT MARKINGS SHALL BE INSTALLED AT LEAST 14-DAYS AFTER INSTALLATION OF WEARING COURSE PAVEMENT. CONTRACTOR SHALL APPLY TWO (2) COATS OF ALL PAVEMENT MARKINGS.
- PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
- UNLESS OTHERWISE NOTED, ALL NEW CURBING SHALL BE VERTICAL GRANITE WITH A MINIMUM RADIUS OF 4'.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY AND ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF BOTH THE ARCHITECT AND CIVIL ENGINEER FOR RESOLUTION.
- ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- 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 SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- STEWORK CONTRACTOR SHALL PREPARE A LICENSED LAND SURVEYOR (LTS) STAMPED AS-BUILT SITE PLAN & PROVIDE A DIGITAL (CAD FORMAT) COPY FOR THE CITY'S GIS, DATA BASE.
- TRASH AND RECYCLING SHALL BE STORED INSIDE BUILDING.
- THIS DEVELOPMENT IS SUBJECT TO LICENSING AGREEMENTS W/ THE CITY COUNCIL.
- RESTAURANTS SHALL NOT OCCUPY BUILDING WITHOUT THE INSTALLATION OF A GREASE TRAP MEETING CITY CODE.
- ALL SIDEWALKS TO BE CONSTRUCTED WITHIN PROJECT LIMITS SHALL BE BRICK. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING PORTSMOUTH DPW TO CONFIRM BRICK SPECIFICATIONS.
- STREET ADDRESSES FOR EACH USE SHALL BE DETERMINED BY PORTSMOUTH FIRE DEPARTMENT & DPW.
- SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN AREAS SHOWN ON THE PLAN, OR TRUCKED OFF SITE.
- BUILDING USES BY FLOOR (S.F. BY FOOTPRINT):  
BASEMENT: 49,326 S.F. PARKING  
FLOOR 1: 412,489 S.F. RETAIL  
FLOOR 2-3: 412,656 S.F. RESIDENTIAL  
FLOOR 4: 45,874 S.F. RESIDENTIAL  
TOTAL: 453,001 S.F.



**ALTUS ENGINEERING, INC.**  
 133 Court Street Portsmouth, NH 03801  
 (603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION  
 ISSUED FOR: TAC  
 ISSUED DATE: APRIL 19, 2021

NO.	DESCRIPTION	BY	DATE
0	CLIENT REVIEW	EBS	05/21/20
1	TAC WORK SESSION	EBS	07/07/20
2	TAC	EBS	10/19/20
3	PB CONSULTATION	EBS	12/30/20
4	REV. BLDG. HEIGHT	EBS	01/26/21
5	TAC	EBS	03/22/21
6	REV. FOOTPRINT FOR HDC	EBS	04/08/21
7	TAC	EBS	04/19/21

DRAWN BY: EBS  
 APPROVED BY: EDW  
 DRAWING FILE: 5042-SITE.dwg  
 SCALE: 22"x34" 1" = 20'  
 11"x17" 1" = 40'

OWNER:  
**64 VAUGHAN MALL, LLC**  
 41 INDUSTRIAL DRIVE  
 EXETER, NH 03833

APPLICANT:  
**HAMPSHIRE DEVELOPMENT CORP.**  
 41 INDUSTRIAL DRIVE  
 EXETER, NH 03833

PROJECT:  
**64 VAUGHAN MALL BUILDING RESTORATION**  
 TAX MAP 126, LOT 1  
 64 VAUGHAN MALL  
 PORTSMOUTH, NH 03801

TITLE:  
**SITE PLAN**  
 SHEET NUMBER:  
**C-2**



# 64 VAUGHAN MALL BUILDING RESTORATION

64 Vaughan Mall,  
Portsmouth, New Hampshire

Assessor's Parcel 126, Lot 1

Issued for: TAC

Plan Issue Date:

April 19, 2021

**Owner:**

64 Vaughan Mall, LLC

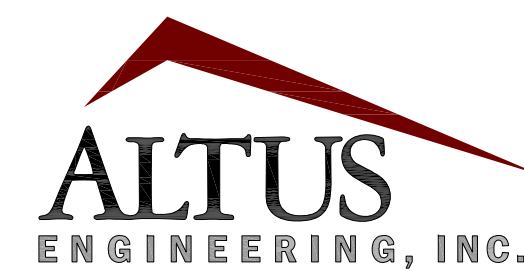
41 Industrial Drive  
Exeter, NH 03833

**Applicant:**

Hampshire  
Development Corp.

41 Industrial Drive  
Exeter, NH 03833  
(603) 778-9999

**Civil Engineer:**



133 Court Street Portsmouth, NH 03801  
(603) 433-2335 www.altus-eng.com

**Architect:**

JSA Design

273 Corporate Drive, Suite 100  
Portsmouth, NH 03801  
(603) 436-2551

**Surveyor:**

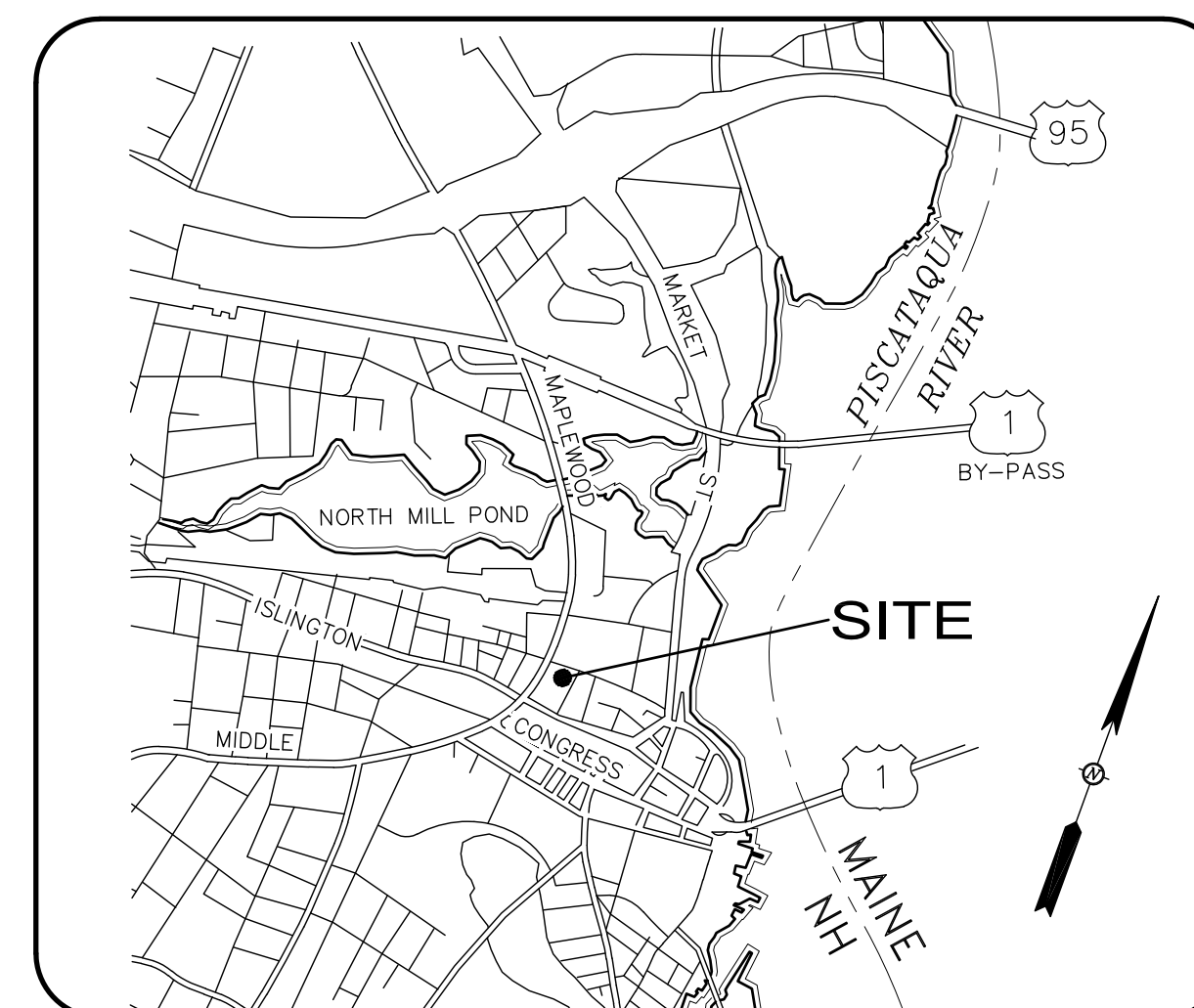
James Verra

& Associates Inc.

LAND SURVEYORS

101 SHATTUCK WAY, SUITE 8  
Newington, New Hampshire  
03801-7876

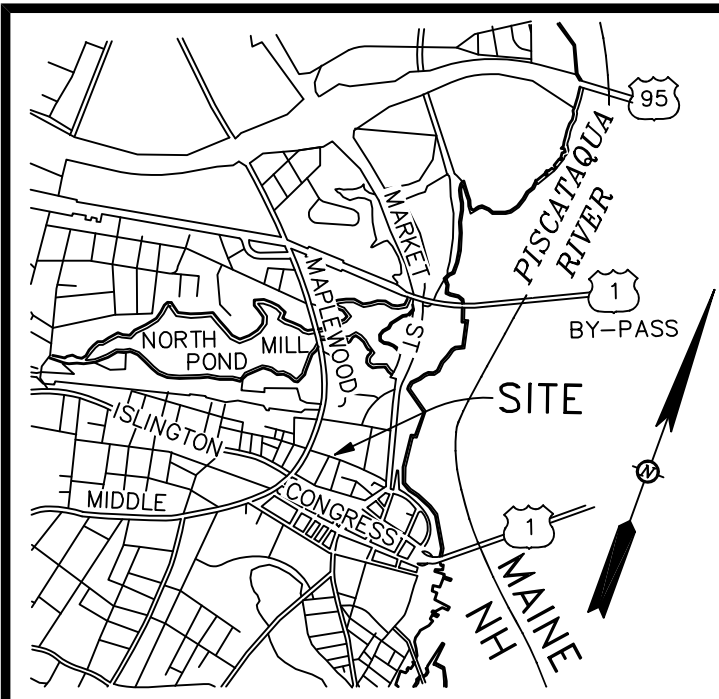
Tel 603-436-3557



LOCUS MAP  
Not to Scale

**Sheet Index  
Title**

	<b>Sheet No.:</b>	<b>Rev.</b>	<b>Date</b>
Existing Conditions Plan	1 of 1	1	04/19/20
Demolition Plan	C-1	5	04/19/21
Site Plan	C-2	7	04/19/21
Grading and Drainage Plan	C-3	5	04/19/21
Utilities Plan	C-4	5	04/19/21
Detail Sheet	D-1	2	03/22/21
Detail Sheet	D-2	2	03/22/21
Detail Sheet	D-3	2	03/22/21
Detail Sheet	D-4	2	03/22/21
Exterior Elevations			04/16/21
Exterior Elevations			04/16/21



**TEMPORARY BENCHMARK TABLE**

TBM#	DESCRIPTION	ELEV.
1	SURVEY NAIL SET IN TOP OF GRANITE CURBING	12.81
2	BOLT W/ "X" OUT - HYDRANT TOP FLANGE	13.58
3	SURVEY NAIL SET IN TOP OF TRANSFORMER PAD	17.71
4	TOP RIGHT OUTSIDE CORNER OF CONCRETE STEP	15.62

**DRAIN TABLE**

CB# 1	RIM EL= 17.62	DMH# 1	RIM EL= 13.75
CB# 2	RIM EL= 13.77	(1) 12"RCP (PLUGGED)	
(1) INV OUT 12"RCP= 10.12		(2) INV IN 12"RCP= 9.76	
CB# 3	RIM EL= 11.98	(3) INV IN 18"RCP= 8.75	
(1) INV OUT 12"HDPE= 7.74		(4) 12"RCP (PLUGGED)	
CB# 4	RIM EL= 9.57	(5) INV OUT 12"RCP= 8.77	
(1) INV OUT 12"PVC= 7.32±			
W/ TRAP ON OUTLET		DMH# 2	RIM EL= 9.68
CB# 3763	RIM EL= 14.71	(1) INV IN 6"PVC= 7.10	
(1) INV OUT 12"RCP= 12.03		(2) INV OUT 12"RCP= 6.99	
CB# 3764	RIM EL= 15.05	DMH# 5195	RIM EL= 12.56
WATER LEVEL= 11.10		(1) INV IN 12"HDPE= 6.81	
CB# 3765	RIM EL= 15.35	(2) INV IN 12"RCP= 6.11	
PLUGGED 13.5±		(3) INV OUT (2) 12"RCP= 5.92	
DMH# 5197	RIM EL= 15.05	DMH# 5197	RIM EL= 15.05
RIM EL= 10.14		(1) INV IN 12"RCP= 6.79	
DMH# 5198	RIM EL= 12.50	(2) INV IN 12"RCP= 6.83	
(1) INV IN (2) 12"PVC= 5.95		(3) CL FLOW 36"RCP= 5.26	
(2) INV IN 12"RCP= 7.60		DMH# 5202	RIM EL= 15.14
(3) CL FLOW 12"RCP= 5.85		(1) INV IN 12"RCP= 11.47	
DMH# 5203	RIM EL= 17.38	(2) INV IN 12"RCP= 11.51	
(1) INV IN 12"DI= 13.82		(3) INV IN 15"CI= 11.30	
(2) INV IN 12"RCP= 11.51		(4) INV IN 12"CI= 11.83	
(3) INV IN 18"RCP= 9.96		(5) INV OUT 18"RCP= 9.91	
(4) INV IN 12"RCP= 11.60		DMH# 25178	RIM EL= 12.66
(5) INV OUT 15"CI= 11.32		(1) INV IN 12"HDPE= 7.48	
DMH# 25178	RIM EL= 12.66	(2) 12"HDPE W/ TRAP	
(1) INV IN 12"HDPE= 12.29			
(2) INV OUT 12"HDPE= 12.01			
CB# 25851	RIM EL= 16.26		
(1) INV IN 12"HDPE= 12.08			
(2) INV OUT 12"HDPE= 12.01			
CB# 25852	RIM EL= 16.81		
(1) INV IN 10"HDPE= 12.29			
(2) INV OUT 10"HDPE= 12.12			
CB# 25853	RIM EL= 17.12		
(1) INV OUT 10"HDPE= 12.78			

**SEWER TABLE**

SMH# 1	RIM EL= 11.80
(1) INV OUT 4"PVC FM= 7.47	
SMH# 2	RIM EL= 11.53
(COULD NOT OPEN)	
SMH# 1567	RIM EL= 12.96
(1) PLUGGED	
(2) INV IN 12"RCP= 5.19	
(3) INACTIVE	
(4) INV OUT 12"RCP= 4.71	
SMH# 1568	RIM EL= 12.86
(1) INV IN 8"PVC= 4.88	
(2) INV IN 12"RCP= 4.68	
(3) INV IN 24"RCP= 5.05	
(4) INV OUT 12"RCP= 4.70	
SMH# 1570	RIM EL= 10.16
(2) INV IN 15"RCP= 3.74	
SMH# 2306	RIM EL= 13.84
(1) INV IN 10"PVC= 6.86	
(2) INV IN 24"RCP= 8.88	
(3) INV IN 6"PVC= 11.24	
(4) INV OUT 24"RCP= 6.83	
(23" CSU PER DPW)	
SMH# 2307	RIM EL= 15.50
CL FLOW= 10.6±	
(OVAL RCP 18" W X 18" H)	
(23" CSU PER DPW)	

**LEGEND:**

- 110-5 ..... TAX SHEET - LOT NUMBER
- RCRD ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
- RCSC ..... ROCKINGHAM COUNTY SUPERIOR COURT
- VGC ..... VERTICAL FACED GRANITE CURB
- RWBL ..... MODULAR BLOCK RETAINING WALL
- PK ..... PARK METER KIOSK
- ⊙ ..... BOLLARD
- ⊙ ..... SIGN
- ⊙ ..... HANDICAP SPACE
- ⊙ ..... LIGHT POLE
- ⊙ ..... UTILITY POLE WITH ARM & LIGHT
- ⊙ ..... ELECTRICAL MANHOLE
- ⊙ ..... ELECTRICAL CONDUIT
- ⊙ ..... ELECTRIC METER
- ⊙ ..... GAS SHUT OFF
- ⊙ ..... GAS VALVE
- ⊙ ..... WATER GATE VALVE
- ⊙ ..... WATER SHUT OFF VALVE
- ⊙ ..... HYDRANT
- ⊙ ..... FIRE CONNECTION
- ⊙ ..... CATCH BASIN
- ⊙ ..... DRAIN MANHOLE
- ⊙ ..... ROOF DOWNSPOUT
- ⊙ ..... SEWER MANHOLE
- ⊙ ..... DECIDUOUS TREE
- ⊙ ..... CONIFEROUS SHRUB
- ⊙ ..... DECIDUOUS SHRUB
- w ..... WATER LINE
- s ..... SEWER LINE
- d ..... DRAIN LINE
- g ..... GAS LINE
- uec ..... UNDERGROUND ELECTRIC
- uec ..... UNDERGROUND COMMUNICATIONS
- ..... CEMENT CONCRETE
- ..... BRICK PAVERS
- ..... RETAINING WALL
- LA ..... LANDSCAPED AREA
- x12.5 ..... SPOT GRADE
- ⊙ ..... SEE SIGNAGE TABLE
- ⊙ ..... SEE BUILDING ELEVATION TABLE
- ⊙ ..... EXISTING TRAFFIC FLOW SYMBOL

**ABUTTERS LIST**

MAP-LOT	OWNER OF RECORD	DEED REF.
117-2	JAMER REALTY, INC. 80 HANOVER ST, PORTSMOUTH, NH 03801	3093/1283
117-4	SJW LTD C/O GENE FISK & ASSOCIATES, LLC 4 GREENLEAF WOODS DR, SUITE 102 PORTSMOUTH, NH 03801	2574/495
125-1	HANOVER APARTMENTS, LLC (195 HANOVER ST #1) C/O CATHARTES PRIVATE INVESTMENTS 100 SUMMER STREET, SUITE 1600, BOSTON, MA 02110	N/A
125-1	PORTWALK HI, LLC (195 HANOVER ST #2) C/O CATHARTES PRIVATE INVESTMENTS 100 SUMMER STREET, SUITE 1600, BOSTON, MA 02110	N/A
126-1A	NORTHERN TIER REAL ESTATE ACQUISITION & DEVELOPMENT, LLC C/O JOHN J. DUSSI 4 MOODY LN, WEST NEWBURY, MA 01985	4814/563
126-3	CITY OF PORTSMOUTH 1 JUNKINS AVE, PORTSMOUTH, NH 03801	4701/534

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 48°33'05" E	20.00
L2	N 49°44'19" E	19.83
L3	N 61°31'47" E	1.00
L4	S 49°44'19" W	20.06

**NOTES:**

- OWNER OF RECORD..... 64 VAUGHAN MALL, LLC  
ADDRESS..... 41 INDUSTRIAL DRIVE, UNIT 20, EXETER, NH 03833  
DEED REFERENCE..... 6163/19  
TAX SHEET / LOT..... 126-1
- THIS PLAN IS BASED ON A FIELD SURVEY BY JAMES VERRA AND ASSOCIATES, INC. 3/2014, 4/2017 & 12/2019. ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS. HORIZONTAL DATUM: NAD 1983 (1986 ADJUSTMENT) PRIMARY BM: NHDOT 379-0150 (PORTSMOUTH TRAFFIC CIRCLE) VERTICAL DATUM: NAVD 1988 PRIMARY BM: CITY CONTROL POINT "ALBA"
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE SETTING OR ESTABLISHMENT OF ANY GRADES/ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOC., INC.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- SEE ROCKINGHAM COUNTY SUPERIOR COURT NOTICE OF DECISION DATED 3/18/2015, RCRD BOOK 5626, PAGE 1529. ALSO SEE STIPULATION DATED 1/30/2015, RCRD BOOK 5626, PAGE 1531.
- THE SUBJECT TRACT LIES IN ZONE X (UNSHADED), AS SHOWN ON FLOOD INSURANCE RATE MAP 33015C0259F, EFFECTIVE DATE JANUARY 29, 2021, BY FEMA.

**REFERENCE PLANS:**

- PLAT OF LAND, 64 VAUGHAN MALL, PORTSMOUTH, N.H., FOR BENDETSON-PORTSMOUTH REALTY TRUST, REVISED TO 9/17/2018, RCRD PLAN D-41080.
- CONDOMINIUM SITE PLAN, THE PROVIDENT CONDOMINIUM, 25 MAPLEWOOD AVENUE, PORTSMOUTH, N.H., FOR 25 MAPLEWOOD AVENUE, LLC., DATED 12/20/2019, RCRD PLAN D-41922.
- EXISTING CONDITIONS PLAN, PROPOSED SITE DEVELOPMENT PLANS, 25 MAPLEWOOD AVENUE, PORTSMOUTH, N.H., BY JAMES VERRA AND ASSOCIATES, INC., DATED 4/18/2017, NOT RECORDED.

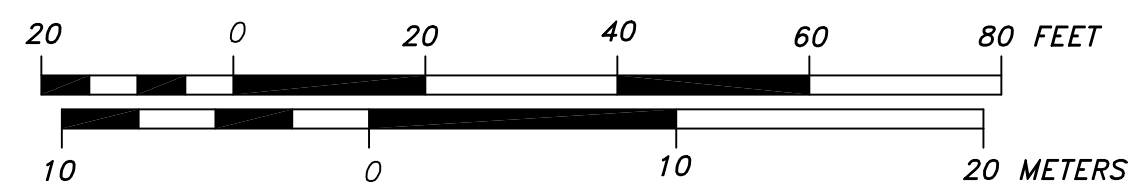


**SIGNAGE TABLE**

KEY	DESCRIPTION
A	HANDICAP PARKING
B	3 HOUR PARKING/PAY AT KIOSK
C	RESERVED PARKING 7AM-7PM
D	PAID PARKING 24/7
E	STOP

**BUILDING ELEVATION TABLE**

KEY	DESCRIPTION	ELEV.
A	FF CONCRETE AT ENTRANCE	15.17
B	FF CONCRETE AT LOADING DOCK	15.12
C	FF CONCRETE AT LOADING DOCK	15.09
D	CONCRETE THRESHOLD AT ENTRY	12.56
E	CONCRETE THRESHOLD AT ENTRY	12.13
F	CONCRETE THRESHOLD AT ENTRY	18.91
G	ALUMINUM THRESHOLD AT ENTRY	15.14
H	TOP OF CONCRETE LANDING	15.62
I	ALUMINUM THRESHOLD AT ENTRY	16.55
J	TOP OF CONCRETE LANDING	15.69
K	INVERT OUT 6"PVC CULVERT	12.56
L	TOP OF CONCRETE BASEMENT	6.95
M	TOP OF CONCRETE BASEMENT FLOOR	6.64
N	TOP OF CONCRETE BASEMENT FLOOR	6.42
O	TOP OF CONCRETE BASEMENT FLOOR	7.17
P	TOP OF CONCRETE BASEMENT FLOOR	6.92
Q	TOP OF CONCRETE BASEMENT FLOOR	6.67
R	TOP OF CONCRETE BASEMENT FLOOR	7.07
S	TOP OF CONCRETE BASEMENT FLOOR	6.77
T	TOP OF CONCRETE BASEMENT FLOOR	6.26



**SURVEYOR:**  
James Verra and Associates, Inc.  
LAND SURVEYORS  
101 SHATTUCK WAY - SUITE 8  
NEWINGTON, N.H. 03801-7876  
603-436-3557  
JOB NO: 23524-A  
PLAN NO: 23524-A

**ENGINEER:**  
**ALTUS ENGINEERING, INC.**  
133 COURT STREET PORTSMOUTH, NH 03801  
(603) 433-2335 www.ALTUS-ENG.com

**ISSUED FOR:**  
**APPROVAL**  
**ISSUE DATE:**  
APRIL 19, 2021

**REVISIONS**

NO.	DESCRIPTION	BY	DATE
1	APPROVAL	JV	4/19/21

**DRAWN BY:** JCS  
**APPROVED BY:** JV  
**DRAWING FILE:** 23524-A.DWG

**SCALE:**  
22" x 34" - 1" = 20'  
11" x 17" - 1" = 40'

**OWNER:**  
64 VAUGHAN MALL, LLC  
41 INDUSTRIAL DRIVE  
UNIT 20  
EXETER, NH 03833  
**ASSESSOR'S PARCEL**  
126-1

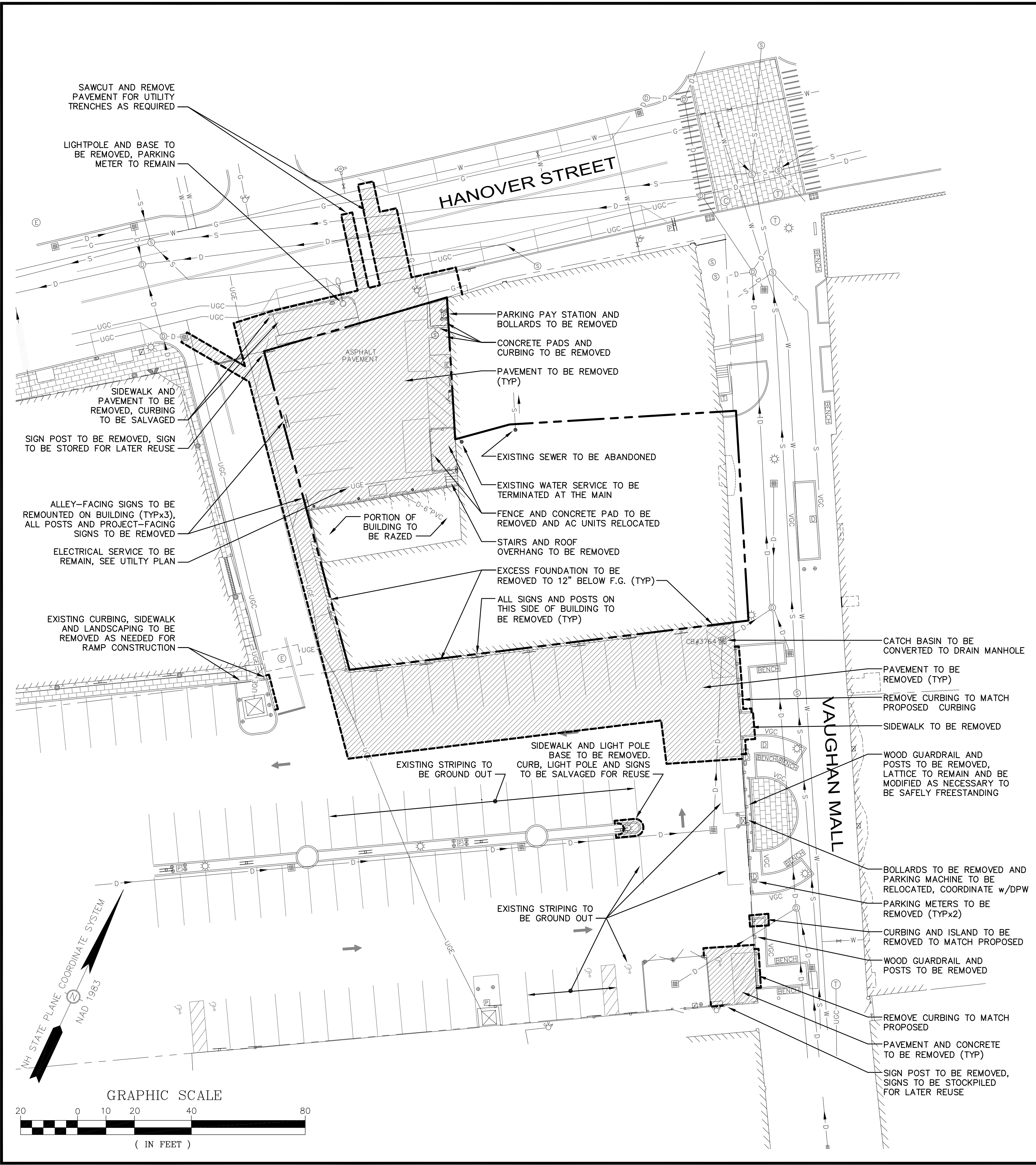
**PROJECT:**  
**PROPOSED SITE DEVELOPMENT PLANS**  
64 VAUGHAN MALL  
PORTSMOUTH, N.H.  
**ASSESSOR'S PARCEL**  
126-1

**TITLE:**  
**EXISTING CONDITIONS PLAN**

**SHEET NUMBER:**  
1 OF 1

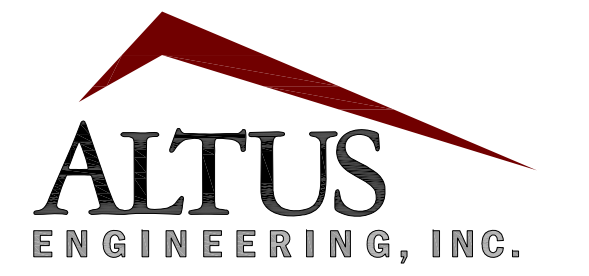
P50-42



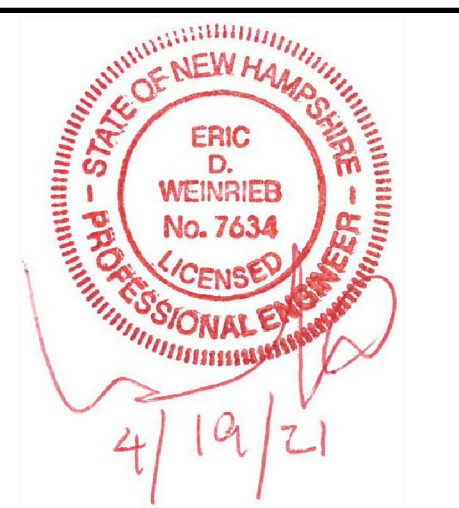


**DEMOLITION NOTES**

1. CITY DEMOLITION PERMIT REQUIRED PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR IS NOTIFIED THAT THIS PERMIT PROCESS MAY REQUIRE A 30-DAY LEAD TIME.
2. CONTRACTOR SHALL SAFELY SECURE THE SITE AND WORK LIMITS WITH SECURITY FENCING WHICH SHALL BE LOCKED DURING NON-WORK HOURS.
3. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES SCHEDULED TO REMAIN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY NOTIFICATION OF ALL PARTIES, CORPORATIONS, COMPANIES, INDIVIDUALS AND STATE AND LOCAL AUTHORITIES OWNING AND/OR HAVING JURISDICTION OVER ANY UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES WHETHER OR NOT SAID UTILITIES ARE SUBJECT TO DEMOLITION, RELOCATION, MODIFICATION AND/OR CONSTRUCTION.
5. ALL UTILITY DISCONNECTIONS/DEMOLITIONS/RELOCATIONS SHALL BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES, PORTSMOUTH DPW AND ABUTTING PROPERTY OWNERS. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED EXCAVATION, TRENCHING AND BACKFILLING.
6. WHERE SPECIFIED TO REMAIN, MANHOLE RIMS, CATCH BASIN GRATES, VALVE COVERS, HANDHOLES, ETC. SHALL BE ADJUSTED TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
7. CONTRACTOR SHALL OBTAIN AN ENCUMBRANCE PERMIT FROM THE CITY OF PORTSMOUTH TO USE PORTIONS OF THE ALLEYWAY, PUBLIC STREETS AND THE WORTH LOT DURING CONSTRUCTION AS STAGING AND CONSTRUCTION AREAS.
8. SEE EROSION CONTROL PLANS FOR EROSION AND SEDIMENT CONTROL MEASURES THAT SHALL BE IN PLACE PRIOR TO DEMOLITION ACTIVITIES.
9. ALL MATERIALS SCHEDULED FOR DEMOLITION OR REMOVAL ON PRIVATE PROPERTY SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. GRANITE CURBING AND BRICK SCHEDULED TO BE REMOVED FROM PUBLIC PROPERTY SHALL BE SALVAGED TO PORTSMOUTH DPW.
10. ALL MATERIAL SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS/CODES.
11. WATER: PORTSMOUTH DPW, JIM TOW, (603) 427-1530.
12. TELECOMMUNICATIONS: FAIRPOINT, JOE CONSIDINE, (603) 427-5525.
13. CABLE: COMCAST, MIKE COLLINS, (603) 679-5695, EXT. 1037.
14. ELECTRICAL: EVERSOURCE, MICHAEL BUSBY, (603) 332-4227, EXT. 5555334.
15. GAS: UNITIL, DAVID BEAULIEU, (603) 294-5144.
16. CONTRACTOR TO CONTACT PORTSMOUTH DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY DEMOLITION TO COORDINATE ALL WORK CONCERNING DISCONNECTION/DEMOLITION OF ANY PROPOSED WATER AND SEWER LINE IMPROVEMENTS.
17. ALL WATER MAIN AND SERVICE DISCONNECTIONS SHALL CONFORM TO PORTSMOUTH DPW STANDARDS.
18. NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.
19. HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
20. AT NO TIME SHALL ANY UTILITY SERVICE OR VEHICULAR ACCESS TO ABUTTING PROPERTIES BE COMPLETELY INTERRUPTED UNLESS A FULL SHUTDOWN IS COORDINATED WITH ALL AFFECTED PARTIES AND UTILITY PROVIDER(S).
21. SHOULD GROUNDWATER BE ENCOUNTERED DURING EXCAVATION, APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO ENSURE SEDIMENT LADEN WATER IS NOT DISCHARGED INTO THE CITY DRAINAGE SYSTEM. A DISCHARGE PERMIT SHALL BE OBTAINED PRIOR TO DISCHARGING GROUNDWATER.
22. THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR THE DEMOLITION OF EXISTING SITE FEATURES. UNLESS OTHERWISE NOTED TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL BUILDINGS, PAVEMENT, CONCRETE, CURBING, SIGNS, POLES, UTILITIES, FENCES, VEGETATION AND OTHER EXISTING FEATURES AS NECESSARY TO FULLY CONSTRUCT THE PROJECT.



133 Court Street Portsmouth, NH 03801  
(603) 433-2335 www.altus-eng.com



**NOT FOR CONSTRUCTION**

ISSUED FOR: TAC

ISSUE DATE: APRIL 19, 2021

NO.	DESCRIPTION	BY	DATE
0	TAC WORK SESSION	EBS	05/05/20
1	TAC WORK SESSION	EBS	07/07/20
2	TAC	EBS	10/19/20
3	PB CONSULTATION	EBS	11/02/20
4	TAC	EBS	03/22/21
5	TAC	EBS	04/19/21

DRAWN BY: \_\_\_\_\_ EBS  
APPROVED BY: \_\_\_\_\_ EDW  
DRAWING FILE: 5042-SITE.dwg

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

OWNER:  
**64 VAUGHAN MALL, LLC**  
41 INDUSTRIAL DRIVE  
EXETER, NH 03833

APPLICANT:  
**HAMPSHIRE DEVELOPMENT CORP.**  
41 INDUSTRIAL DRIVE  
EXETER, NH 03833

PROJECT:  
**64 VAUGHAN MALL BUILDING RESTORATION**  
TAX MAP 126, LOT 1  
64 VAUGHAN MALL  
PORTSMOUTH, NH 03801

TITLE:  
**DEMOLITION PLAN**

SHEET NUMBER:  
**C-1**



APPROVED BY THE PORTSMOUTH PLANNING BOARD

THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF EXISTING AND PROPOSED IMPROVEMENTS ON THE SITE. RECORDING OF THIS PLAN WAS A REQUIREMENT OF THE PORTSMOUTH PLANNING BOARD AS PART OF THEIR APPROVAL.

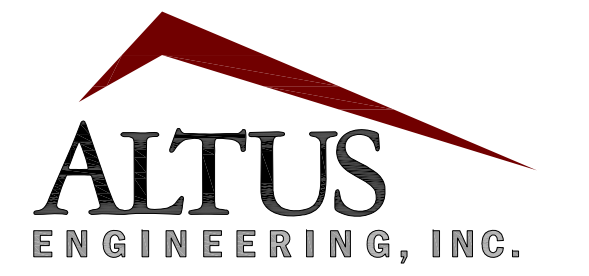
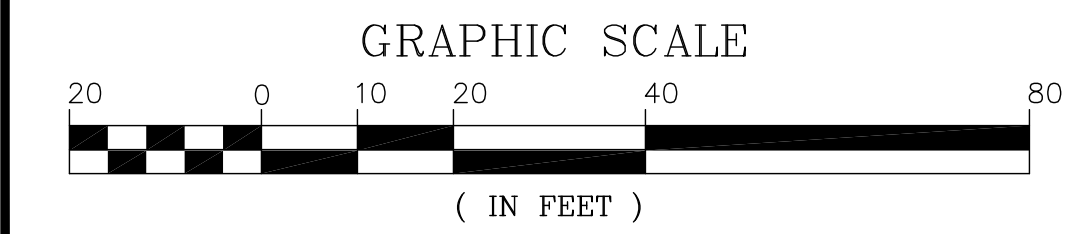
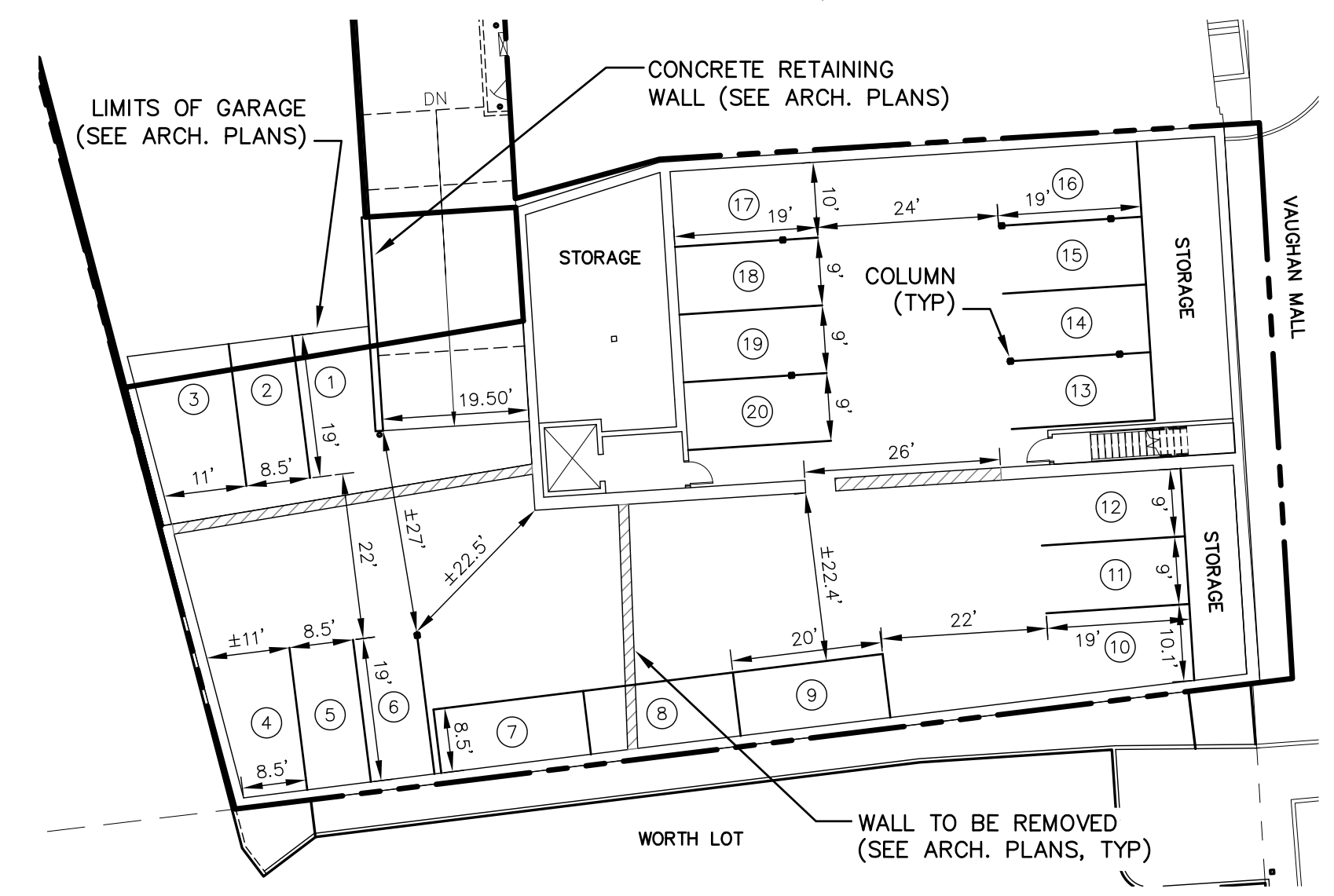
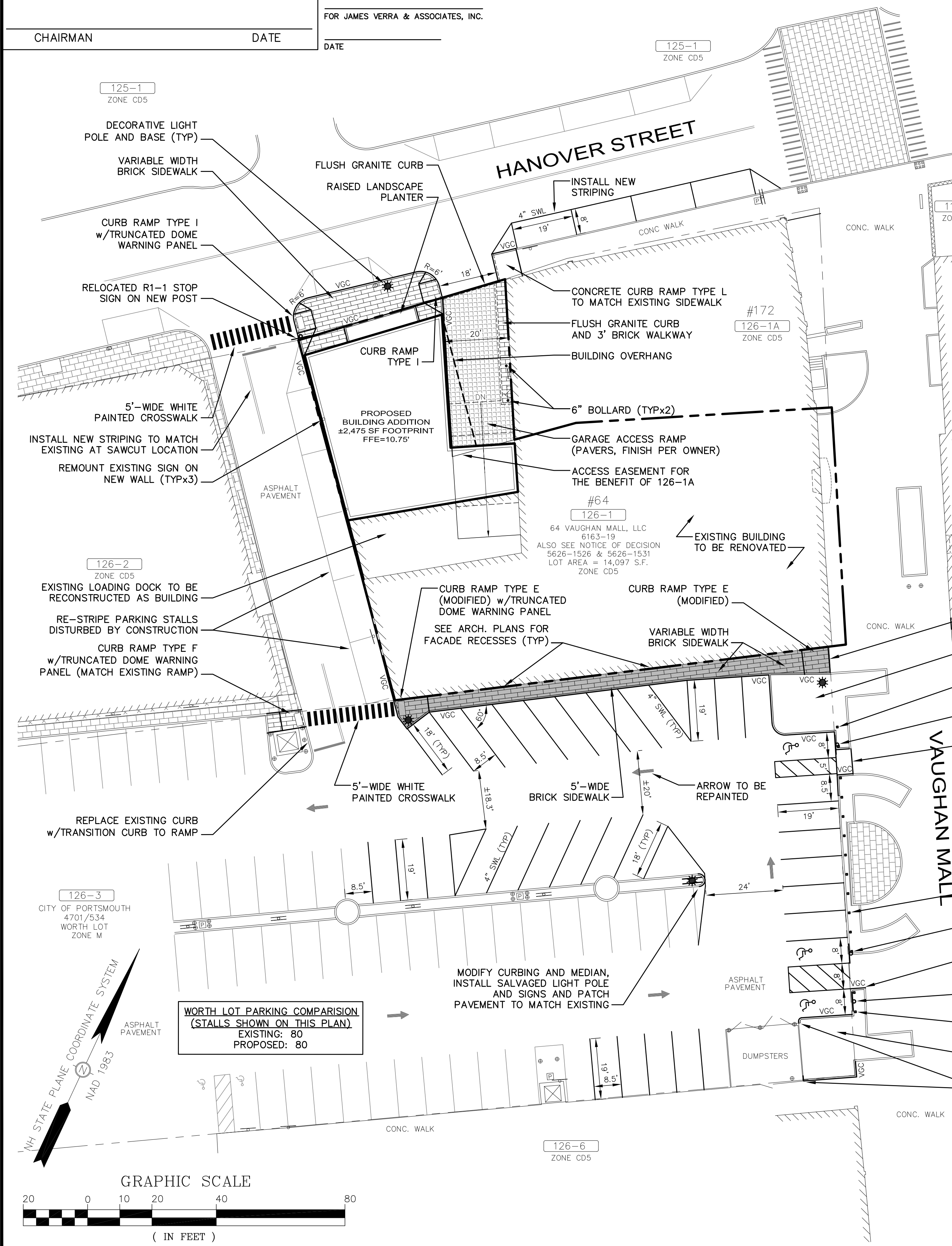
FOR JAMES VERRA & ASSOCIATES, INC.

CHAIRMAN DATE

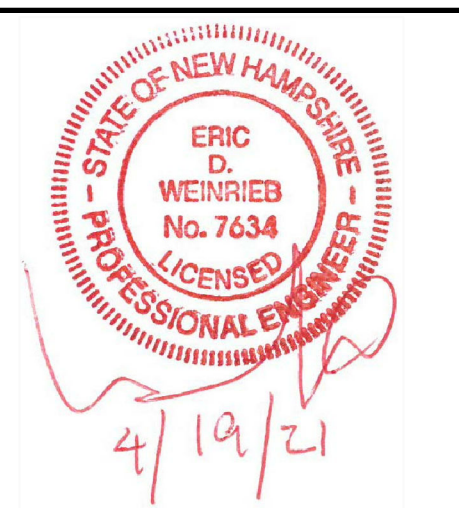
DATE

NOTES

- 1. DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE RETROFIT OF THE EXISTING BUILDING TO INCLUDE AN ADDITION, UNDERGROUND PARKING GARAGE, RETAIL SPACE AND 14 RESIDENTIAL UNITS ALONG WITH A SIDEWALK, MODIFIED PARKING SPACES AND LANDSCAPE ISLANDS ON THE ADJUTING WORTH LOT.
2. THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN, 64 VAUGHAN MALL, PORTSMOUTH, NH" BY JAMES VERRA AND ASSOCIATES, INC., DATED FEBRUARY 3, 2020.
3. ZONE: CD5 (CHARACTER 5) M (MUNICIPAL) FOR OFFSITE IMPROVEMENTS ON WORTH LOT OVERLAY: DOWNTOWN OVERLAY DISTRICT HISTORIC OVERLAY DISTRICT FACADE: STOREFRONT
4. DIMENSIONAL REQUIREMENTS: FRONT YARD: 5' MAX. EXISTING 4.3' PROPOSED SAME SECONDARY FRONT YARD: 5' MAX. EXISTING 58.1' PROPOSED 5' SIDE YARD: NR EXISTING 0' PROPOSED SAME REAR YARD: 5' EXISTING 0.15' PROPOSED SAME FRONT LOT LINE BUILDOUT: 80% WIDTH MIN. EXISTING 100% PROPOSED SAME MAX. BUILDING BLOCK: 225' MAX. FACADE MODULATION: 100' MAX. ENTRANCE SPACING: 50' EXISTING 70.0% PROPOSED 89.8% MAX. BUILDING COVERAGE: 95% EXISTING 10,008 S.F. PROPOSED 12,656 S.F. MAX. BUILDING FOOTPRINT: 20,000 S.F. EXISTING 14,097 S.F. PROPOSED SAME MIN. LOT AREA: NR EXISTING 0 S.F. PROPOSED 705 S.F. MIN. LOT AREA/DWELLING: NR EXISTING 0% PROPOSED 5% (LANDSCAPE AREAS) MAX. GND. FLR. GFA/USE: 15,000 S.F. EXISTING ±10,014 S.F. PROPOSED 12,489 S.F. MAX. BUILDING HEIGHT: 3 STORIES OR 40' ±40' PROPOSED 40' PENTHOUSE HEIGHT: MAX. HEIGHT +2' MAX. GROUND FLOOR FFE: SIDEWALK GRADE +3'



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NOT FOR CONSTRUCTION

ISSUED FOR: TAC

ISSUE DATE: APRIL 19, 2021

Table with 3 columns: NO., DESCRIPTION, BY, DATE. Lists revisions from TAC work session to final TAC.

DRAWN BY: EBS APPROVED BY: EDW DRAWING FILE: 5042-SITE.dwg

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

OWNER: 64 VAUGHAN MALL, LLC 41 INDUSTRIAL DRIVE EXETER, NH 03833

APPLICANT: HAMPSHIRE DEVELOPMENT CORP. 41 INDUSTRIAL DRIVE EXETER, NH 03833

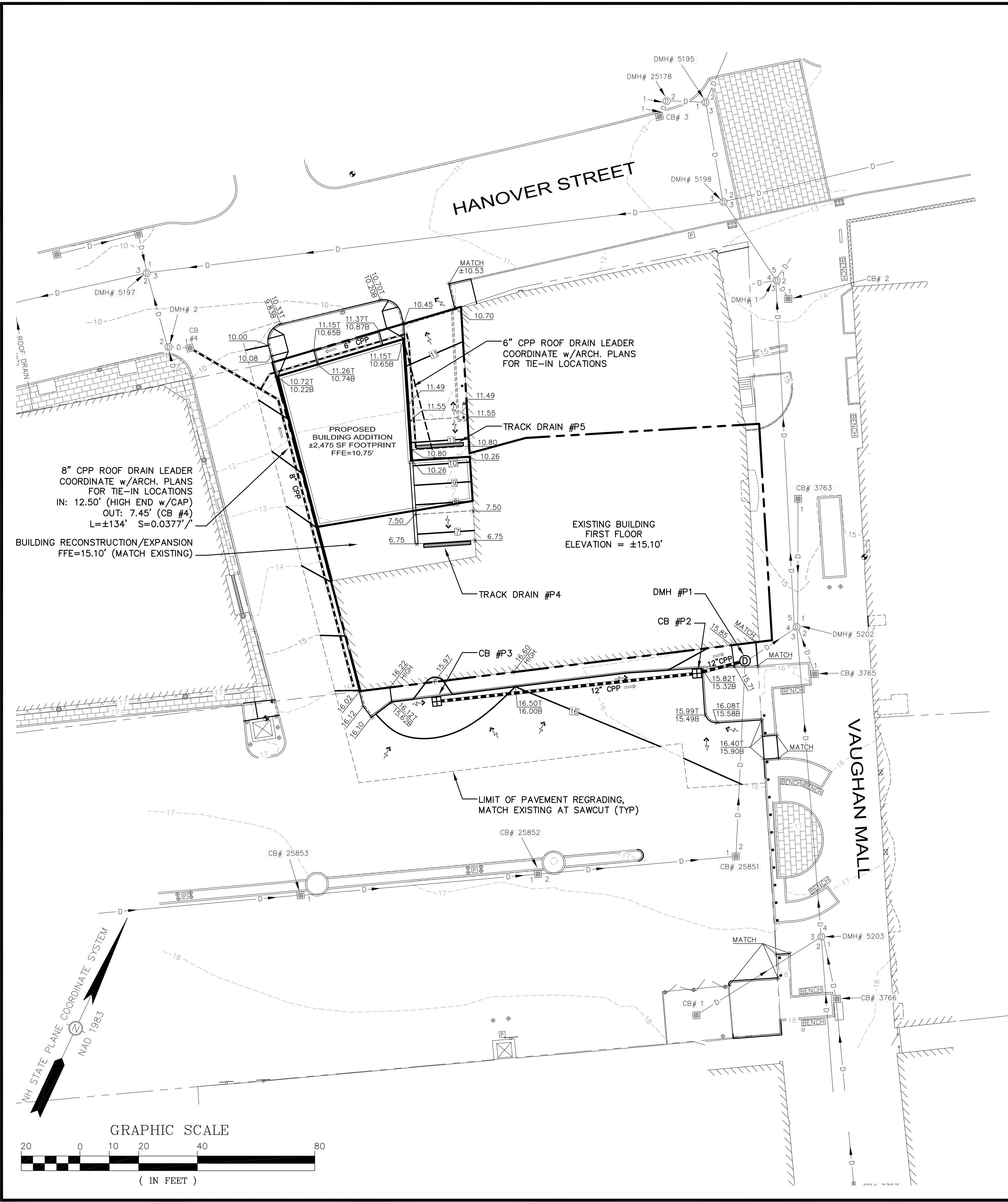
PROJECT: 64 VAUGHAN MALL BUILDING RESTORATION TAX MAP 126, LOT 1 64 VAUGHAN MALL PORTSMOUTH, NH 03801

TITLE: SITE PLAN

SHEET NUMBER: C-2

PS042





**DRAINAGE SCHEDULE**

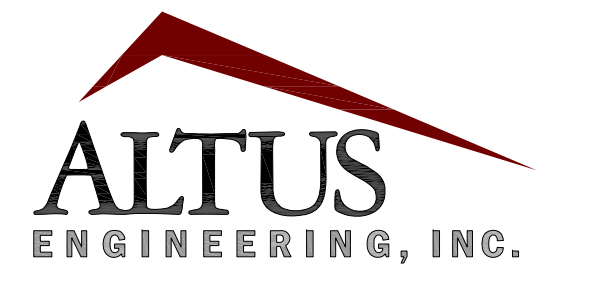
- CB #4 (EXISTING)  
RIM=9.57'  
IN: 7.45' (NEW 8" ROOF LEADER)  
OUT: ±7.32' (EXISTING TO DMH #2)  
12" PVC (EXISTING)
- DMH #1  
(FORMER CB #3764)  
RIM=±15.45'(ADJUST RIM TO MATCH RAMP SLOPE)  
IN: 11.30' (NEW 12" CB #P2)  
OUT: ±11.20' (EXIST. 12" CB #25851)  
12" RCP (EXISTING)
- CB #P2  
RIM=15.30'  
IN: 11.46' (12" CB #P3)  
OUT: 11.36' (TO DMH #P1)  
12" CPP  
L=±12' S=0.005'/
- CB #P3  
RIM=15.35'  
OUT: 11.89' (TO CB #P2)  
12" CPP  
L=±86' S=0.005'/
- TRACK DRAIN #P4  
RIM=6.75'  
16" LONG x 1.17" WIDE  
w/EVAPORATOR (COORDINATE w/ARCH. PLANS FOR MODEL, CONDUIT, WIRING AND CIRCUITRY)
- TRACK DRAIN #P5  
RIM=10.82'  
16" LONG x 1.17" WIDE  
OUT: 9.82'  
6" CPP (TO 8" ROOF LEADER)  
L=±94' S=0.0138'/

**GRADING AND DRAINAGE NOTES**

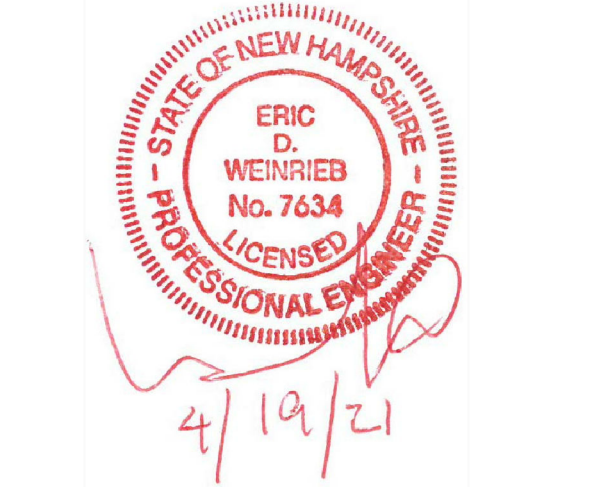
1. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
2. CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
3. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
4. ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
5. UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBMS) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
6. PRIOR TO CONSTRUCTION, FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING STORMWATER AND UTILITY LINES. PRESERVE AND PROTECT LINES TO BE RETAINED.
7. TEMPORARY INLET PROTECTION MEASURES SHALL BE INSTALLED IN ALL CATCH BASINS WITHIN 100' OF THE PROJECT SITE WHEN SITE WORK WITHIN CONTRIBUTING AREAS IS ACTIVE OR SAID AREAS HAVE NOT BEEN STABILIZED.
8. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
9. IF SUITABLE, EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN WETLANDS. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
10. ALL CATCH BASIN, MANHOLE AND OTHER DRAINAGE RIMS SHALL BE SET FLUSH WITH OR NO LESS THAN 0.1' BELOW FINISH GRADE. ANY RIM ABOVE SURROUNDING FINISH GRADE SHALL NOT BE ACCEPTED.
11. ALL SPOT GRADES ARE AT FINISH GRADE AND BOTTOM OF CURB WHERE APPLICABLE.
12. IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS, DRAINAGE AND OTHER UTILITY STRUCTURES MAY NOT BE DRAWN TO SCALE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZING AND LOCATION OF ALL STRUCTURES AND IS DIRECTED TO RESOLVE ANY POTENTIAL DISCREPANCY WITH THE ENGINEER PRIOR TO CONSTRUCTION.

**LEGEND**

- PROPERTY LINE
- - - EASEMENT LINE
- EXISTING PAVEMENT/CURB
- VGC --- PROPOSED PAVEMENT/VERTICAL GRANITE CURB
- - - -60- - - EXISTING CONTOUR
- - - -60- - - PROPOSED CONTOUR
- x 100.00 x 104.00T / 100.00B --- PROPOSED SPOT GRADE/TOP & BOTTOM OR CURB/WALL
- W --- EXISTING WATER/CURB STOP/VALVE/HYDRANT
- S --- EXISTING SEWER/MANHOLE
- G --- EXISTING GAS/VALVE
- OHW --- EXIST. OVER/UNDERGROUND UTILITIES/POLE
- D --- EXISTING DRAINAGE/CB/DMH
- PW --- PROPOSED THRUST BLOCK/WATER/CURB STOP/VALVE/HYDRANT
- PW --- F --- PROPOSED DOMESTIC WATER SERVICE/FIRE WATER SERVICE
- S --- PROPOSED SEWER/MANHOLE/CLEANOUT
- G --- PROPOSED GAS SERVICE
- OHW --- PROPOSED OVERHEAD UTILITIES/UTILITY POLE
- USE --- PROPOSED UNDERGROUND ELECTRIC/PHONE/TV
- PROPOSED DRAINAGE (HARD PIPE)/CB/DCB/DMH/FES
- CPP FES HDWL --- CORRUGATED PLASTIC PIPE/FLARED END SECTION/HEADWALL
- ← 4% --- PROPOSED GROUND SLOPE/APPROX. GRADE/STONE CHECK DAM
- X --- SILTFENCE/SEDIMENT BARRIER/CONST. FENCE
- STABILIZED CONSTRUCTION EXIT
- PROPOSED SAWCUT LINE



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3	PB CONSULTATION	EBS	11/02/20
4	TAC	EBS	03/22/21
5	TAC	EBS	04/19/21

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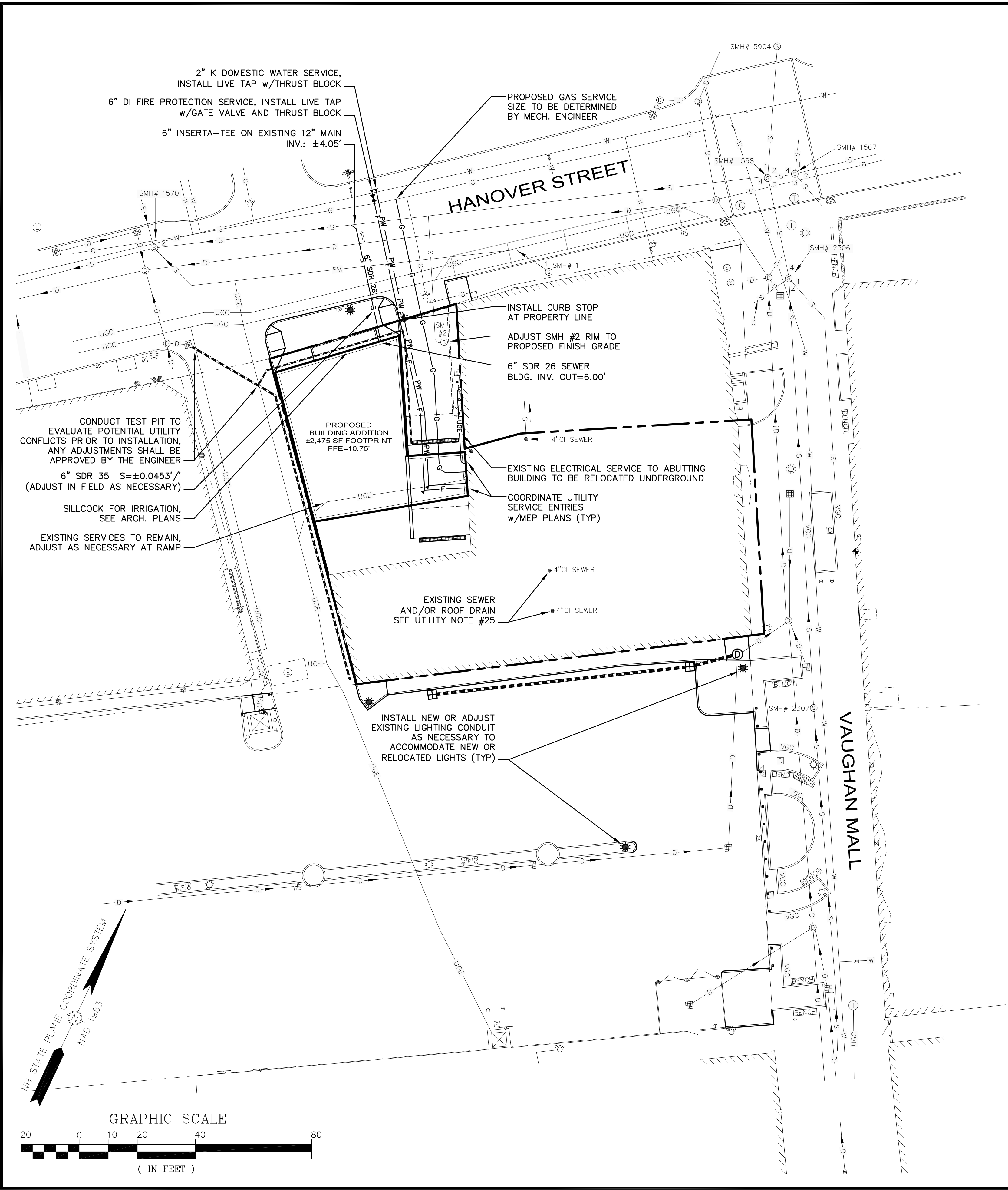
PROJECT:  
**64 VAUGHAN MALL BUILDING RESTORATION**  
TAX MAP 126, LOT 1  
64 VAUGHAN MALL  
PORTSMOUTH, NH 03801

TITLE:  
**GRADING AND DRAINAGE PLAN**

SHEET NUMBER:  
**C-3**

P5042





**SEWER TABLE**

SMH# 1  
RIM EL= 11.80  
(1) INV OUT 4"PVC FM= 7.47

SMH# 2  
RIM EL= 11.53  
(COULD NOT OPEN)

SMH# 1567  
RIM EL= 12.96  
(1) PLUGGED  
(2) INV IN 12"RCP= 5.19  
(3) INACTIVE  
(4) INV OUT 12"UNK.= 4.71

SMH# 1568  
RIM EL= 12.86  
(1) INV IN 8"PVC= 4.88  
(2) INV IN 12"UNK.= 4.68  
(3) INV IN 24"RCP= 5.05  
(4) INV OUT 12"RCP= 4.70

SMH# 1570  
RIM EL= 10.16  
(2) INV IN 15"RCP= 3.74

SMH# 2306  
RIM EL= 13.84  
(1) INV IN 10"VCP= 6.86  
(2) INV IN 24"RCP= 8.88  
(3) INV IN 6"PVC= 11.24  
(4) INV OUT 24"RCP= 6.83  
(23" CSU PER DPW)

SMH# 2307  
RIM EL= 15.50  
CL FLOW= 10.66  
(OVAL RCP 15"W X 18"H)  
(23" CSU PER DPW)

**SEWER FLOW CALCS.**

APARTMENT:  
38 GPD/PERSON  
(14) 2 PERSON UNITS = 28 PEOPLE  
28 x 38 GPD = 1,064 GPD

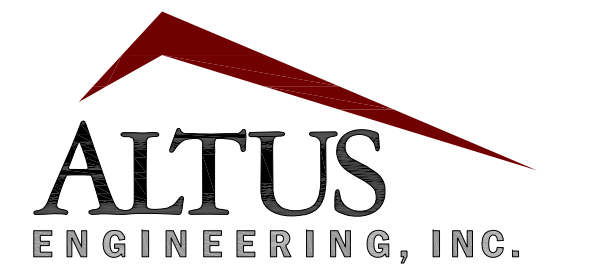
SHOPPING CENTER:  
ASSUME 4 RETAIL SPACES  
8 GPD/EMPLOYEE  
1.5 GPD/PARKING SPACE  
4 x 2 EMPL./EA. = 8 EMPLOYEES  
8 x 8 GPD = 64 GPD  
(NO ONSITE RETAIL PARKING)

1,064 + 64 = 1,028 GPD TOTAL

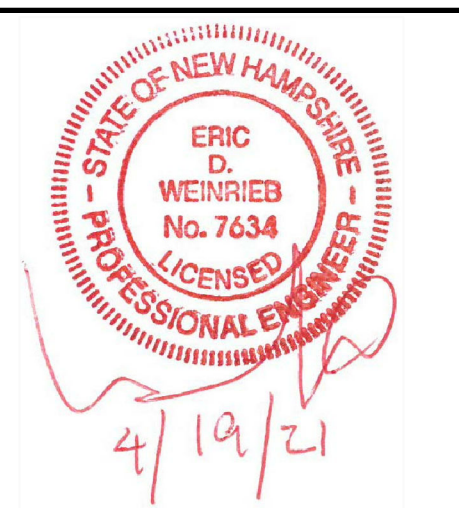
\*AVERAGE DAILY PER CAPITA FLOW CALCULATED FROM METCALF & EDDY/AECOM "WASTEWATER ENGINEERING TREATMENT AND RESOURCE RECOVERY", 5TH EDITION

**UTILITY NOTES**

- THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE. CATCH BASINS, MANHOLES, WATER GATES, ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY PROVIDERS AND GOVERNMENTAL AGENCIES. AS SUCH, THEY ARE NOT INCLUSIVE AS OTHER UTILITIES AND UNDERGROUND STRUCTURES THAT ARE NOT SHOWN ON THE PLANS MAY EXIST. THE ENGINEER, SURVEYOR AND OWNER ACCEPT NO RESPONSIBILITY FOR POTENTIAL INACCURACIES IN THE PLAN AND/OR UNFORESEEN CONDITIONS. THE CONTRACTOR SHALL NOTIFY, IN WRITING, SAID AGENCIES, UTILITY PROVIDERS, CITY OF PORTSMOUTH DPW AND OWNER'S AUTHORIZED REPRESENTATIVE AND CALL DIG SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION WORK.
- PRIOR TO CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING AND PROPOSED STORMWATER AND UTILITY LINES. CONFLICTS SHALL BE ANTICIPATED AND ALL EXISTING LINES TO BE RETAINED SHALL BE PROTECTED. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED AND, IF NECESSARY, EXISTING UTILITIES SHALL BE RELOCATED AT NO EXTRA COST TO THE OWNER. ALL CONFLICTS SHALL BE RESOLVED WITH THE INVOLVEMENT OF THE ENGINEER, DPW AND APPROPRIATE UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF ALL BONDS AND PAYMENT OF ALL TAP, TIE-IN AND CONNECTION FEES.
- ALL ROAD/LANE CLOSURES OR OTHER TRAFFIC INTERRUPTIONS SHALL BE COORDINATED WITH THE PORTSMOUTH POLICE DEPARTMENT AND DPW AT LEAST TWO WEEKS PRIOR TO COMMENCING RELATED CONSTRUCTION.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH AND NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCHING, BEDDING, BACKFILL & COMPACTION FOR ALL UTILITY TRENCHING IN ADDITION TO ALL CONDUIT INSTALLATION AND COORDINATION OF ALL REQUIRED INSPECTIONS.
- ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND CITY REGULATIONS.
- SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR EXACT LOCATIONS & ELEVATIONS OF UTILITY CONNECTIONS AT BUILDING. COORDINATE ALL WORK WITHIN FIVE (5) FEET OF BUILDINGS WITH BUILDING CONTRACTOR AND ARCHITECTURAL/MECHANICAL DRAWINGS. ALL CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AND PRIOR TO COMMENCING RELATED WORK.
- FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE ARCHITECT, CONTRACTOR, APPROPRIATE UTILITY COMPANIES AND THE PORTSMOUTH DPW.
- WATER: PORTSMOUTH DPW, JIM TOW, (603) 427-1530.
- TELECOMMUNICATIONS: CONSOLIDATED, JOE CONSIDINE, (603) 427-5525.
- CABLE: COMCAST, MIKE COLLINS, (603) 679-5695, EXT. 1037.
- ELECTRICAL: EVERSOURCE, MICHEAL BUSBY, (603) 332-4227, EXT. 5555334. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL, 48-HOUR MINIMUM NOTICE REQUIRED.
- GAS: UNITIL, DAVID BEAULIEU, (603) 294-5144.
- DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
- ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL BE CONSTRUCTED AND TESTED PER PORTSMOUTH DPW STANDARDS AND SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE TO THE STANDARDS AND SPECIFICATIONS OF THE RESPECTIVE UTILITY PROVIDERS.
- WHERE WATER LINES CROSS, RUN ADJACENT TO OR ARE WITHIN 5' OF STORM DRAINAGE PIPES OR STRUCTURES, 2"-THICK CLOSED CELL RIGID BOARD INSULATION SHALL BE INSTALLED FOR FROST PROTECTION.
- PER PORTSMOUTH DPW SPECIFICATIONS, ALL NEW WATERLINES SHALL BE WRAPPED WITH A WATER TIGHT POLYETHYLENE WRAPPING FOR THEIR FULL LENGTH, ALL DOMESTIC WATER SERVICES SHALL BE PROVIDED WITH BACKFLOW PREVENTERS AND ALL JOINTS SHALL HAVE THREE (3) WEDGES PER JOINT.
- WATER AND SANITARY SEWER LINES SHALL BE LOCATED AT LEAST 10' HORIZONTALLY FROM EACH OTHER. WHERE CROSSING, 18" MINIMUM VERTICAL CLEARANCE SHALL BE PROVIDED WITH WATER INSTALLED OVER SEWER.
- SOLAR PANEL INSTALLATION, IF PROPOSED, SHALL COMPLY WITH NFPA 1, 2012, SECTION 11.12. AS AMENDED.
- ALL STORM WATER CONNECTIONS/RECONNECTIONS TO THE CITY DRAINAGE SYSTEM SHALL REQUIRE A STORM WATER CONNECTION PERMIT. A CAPACITY USE SURCHARGE MAY APPLY.
- FIRE ALARM PANEL SHALL BE MONITORED THROUGH A THIRD-PARTY SECURITY COMPANY. CONTRACTOR SHALL COORDINATE PANEL LOCATION AND INTERCONNECTION WITH CITY FIRE DEPT. AND ARCHITECT.
- APPLICANT SHALL HAVE A SITE SURVEY CONDUCTED BY A RADIO COMMUNICATIONS CARRIER APPROVED BY THE CITY'S COMMUNICATION 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 APPLICANT SHALL BE REQUIRED TO PAY FOR THE SITE SURVEY WHETHER OR NOT THE SURVEY INDICATES A REPEATER IS NECESSARY. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR THE CITY. THE SURVEY SHALL BE COMPLETED AND THE REPEATER, IF DETERMINED IT IS REQUIRED, SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- CONTRACTOR/OWNER SHALL PROVIDE DPW WITH DETAILS OF TEMPORARY & PERMANENT GROUNDWATER DEWATERING DESIGN IF NECESSARY.
- CONTRACTOR SHALL VERIFY USE OF ALL INTERIOR STORM & SANITARY PIPING. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE THAT ALL STORMWATER IS SEPARATED FROM SANITARY FLOW.



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**64 VAUGHAN MALL, LLC**

41 INDUSTRIAL DRIVE  
EXETER, NH 03833

APPLICANT:

**HAMPSHIRE DEVELOPMENT CORP.**

41 INDUSTRIAL DRIVE  
EXETER, NH 03833

PROJECT:

**64 VAUGHAN MALL BUILDING RESTORATION**

TAX MAP 126, LOT 1

64 VAUGHAN MALL  
PORTSMOUTH, NH 03801

TITLE:

**UTILITIES PLAN**

SHEET NUMBER:

**C-4**

P5042



# SEDIMENT AND EROSION CONTROL NOTES

## PROJECT NAME AND LOCATION

64 VAUGHAN MALL  
PORTSMOUTH, NEW HAMPSHIRE  
TAX MAP 126 LOT 1

LATITUDE: 043° 04' 36" N  
LONGITUDE: 070° 45' 40" W

### OWNER:

64 VAUGHAN MALL, LLC  
10 INDUSTRIAL WAY  
AMESBURY, MA 01913

### APPLICANT:

HAMPSHIRE DEVELOPMENT CORP.  
41 INDUSTRIAL PARK DRIVE  
EXETER, NH 03833

### DESCRIPTION

The project consists of the redevelopment of the existing building for commercial and residential purposes along with associated site improvements.

### DISTURBED AREA

The total area to be disturbed for the redevelopment is approximately ±9,500 S.F. (±0.22 acres). USEPA NPDES Phase II compliance not required.

### PROJECT PHASING

The proposed project will be completed in one phase.

### NAME OF RECEIVING WATER

The site drains via an existing municipal closed drainage system to the Piscataqua River.

### SEQUENCE OF MAJOR ACTIVITIES

1. Install temporary erosion control measures including silt fences, stabilized construction entrance and inlet sediment filters as noted on the plan. All temporary erosion control measures shall be maintained in good working condition for the duration of the project.
2. Demolish existing building and utilities as shown on Demolition Plan and reclaim pavement.
3. Rough grade site including placement of borrow materials.
4. Construct buildings and associated improvements.
5. Construct drainage structures, culverts, utilities, swales & pavement base course materials.
6. Install base course paving & curbing.
7. Install top course paving.
8. Install pavement markings and signs.
9. Loom (6" min) and seed all disturbed areas not paved or otherwise stabilized.
10. When all construction activity is complete and site is stabilized, remove all temporary erosion control measures and any sediment that has been trapped by these devices.

### TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "New Hampshire Stormwater Manual, Volumes 1 - 3", issued December 2008, as amended. As indicated in the sequence of Major Activities, the silt fences shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area, silt fences and any earth/dikes will be removed once permanent measures are established.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through hay bale barriers, stone check dams, and silt fences. All storm drain inlets shall be provided with hay bale filters or stone check dams. Stone rip rap shall be provided at the outlets of drain pipes and culverts where shown on the drawings.

Stabilize all ditches, swales, & level spreaders prior to directing flow to them.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion and sediment control measures shall be maintained until permanent vegetation is established.

### INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

#### A. GENERAL

These are general inspection and maintenance practices that shall be used to implement the plan:

1. The smallest practical portion of the site shall be denuded at one time.
2. All control measures shall be inspected at least once each week and following any storm event of 0.5 inches or greater.
3. All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
4. Built-up sediment shall be removed from silt fence or other barriers when it has reached one-third the height of the fence or bole, or when "bulges" occur.
5. All diversion dikes shall be inspected and any breaches promptly repaired.
6. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
7. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
8. An area shall be considered stable if 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 as been established;
  - c. A minimum of 3 inches of non-erosive material such as stone or riprap has been installed; - or
  - d. Erosion control blankets have been properly installed.
9. The length of time of exposure of area disturbed during construction shall not exceed 45 days.

#### B. MULCHING

Mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

1. Timing - In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this:
  - a. Apply mulch prior to any storm event. This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
  - b. Required Mulching within a specified time period. The time period can range from 21 to 28 days of inactivity on an area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

### INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (CON'T)

#### 2. Guidelines for Winter Mulch Application -

Type	Rate per 1,000 s.f.	Use and Comments
Hay or Straw	70 to 90 lbs.	Must be dry and free from mold. May be used with plantings.
Wood Chips or Bark Mulch	460 to 920 lbs.	Used mostly with trees and shrub plantings.
Jute and Fibrous Matting (Erosion Blanket)	As per manufacturer Specifications	Used in slope areas, water courses and other Control areas.
Crushed Stone 1/4" to 1-1/2" dia.	Spread more than 1/2" thick	Effective in controlling wind and water erosion.
Erosion Control Mix	2" thick (min)	<ul style="list-style-type: none"> <li>* The organic matter content is between 80 and 100% dry weight basis.</li> <li>* Particle size by weight is 100% passing a 6" screen and a minimum of 70 % maximum of 85% passing a 0.75" screen.</li> <li>* The organic portion needs to be fibrous and elongated.</li> <li>* Large portions of silts, clays or fine sands are not acceptable in the mix.</li> <li>* Soluble salts content is less than 4.0 mmhos/cm.</li> <li>* The pH should fall between 5.0 and 8.0.</li> </ul>

3. Maintenance - All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

#### C. FILTERS

1. Silt Fence
  - a. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier as conforming to the following requirements:
 

Physical Property	Test	Requirements
Filtering Efficiency	VTM-51	75% minimum
Tensile Strength at 20% Maximum Elongation*	VTM-52	Extra Strength 50 lb/lin in (min) Standard Strength 30 lb/lin in (min)
Flow Rate	VTM-51	0.3 gal/sf/min (min)

 \* Requirements reduced by 50 percent after six (6) months of installation.
  - Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizer to provide a minimum of six (6) months of expected usable construction life at a temperature range of 0 degrees F to 120° F.

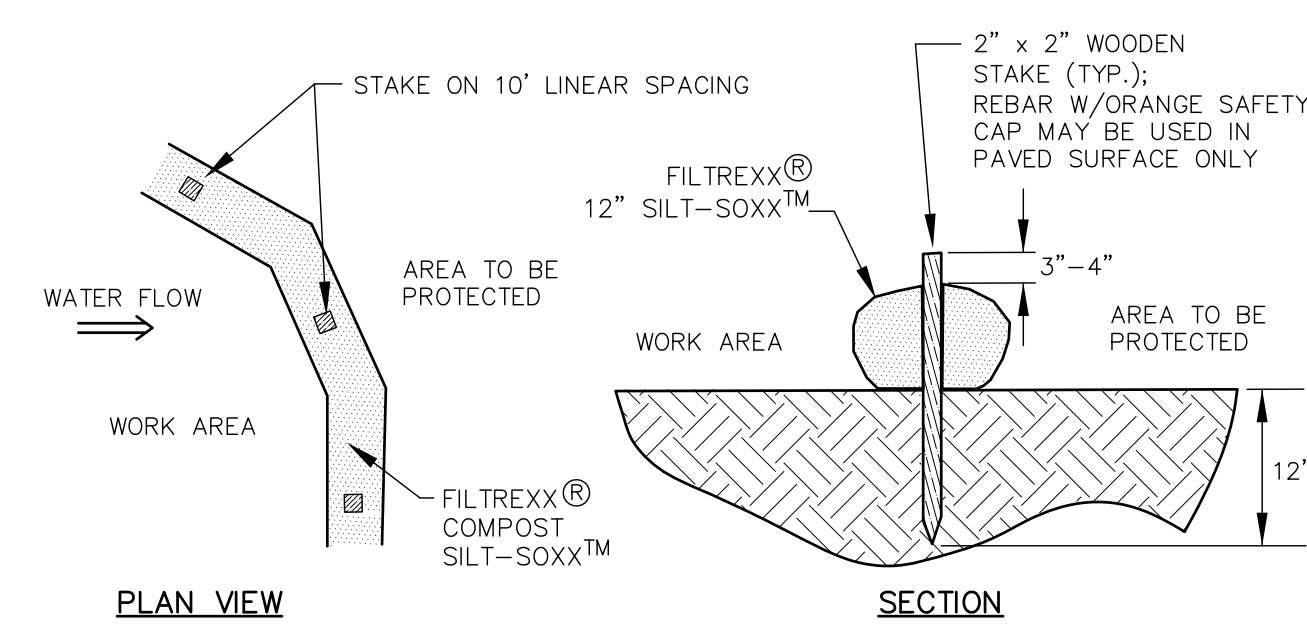
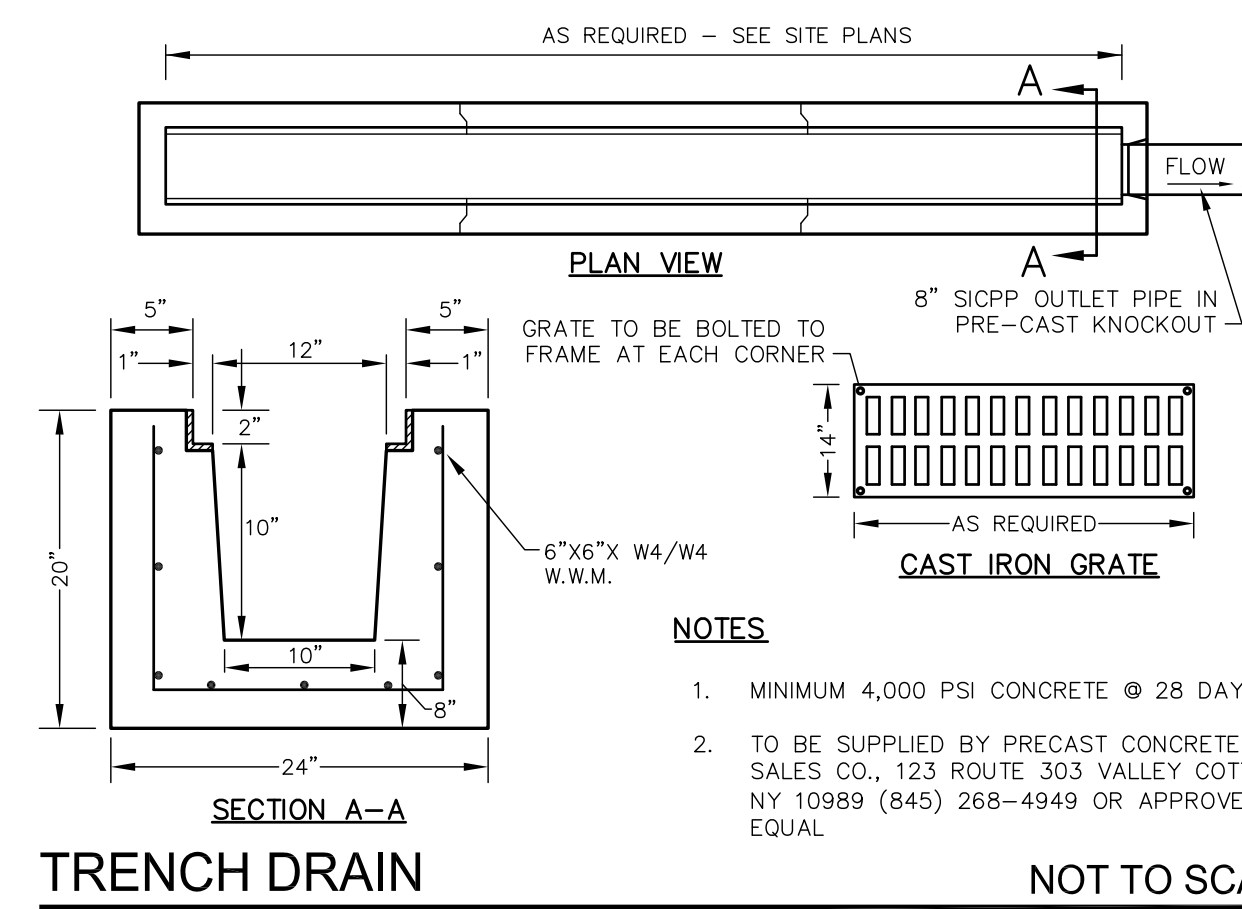
- b. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location or as recommended by the manufacturer and driven securely into the ground (minimum of 16 inches).
- c. A trench shall be excavated approximately six (6) inches wide and eight (8) inches deep along the line of posts and upslope from the barrier.
- d. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one (1) inch long, tie wires or hog rings. The wire shall extend no more than 36 inches above the original ground surfaces.
- e. The "standard strength" filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
- f. When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of item (g) applying.
- g. The trench shall be backfilled and the soil compacted over the filter fabric.
- h. Silt fences shall be removed when they have served their useful purpose but not before the upslope areas has been permanently stabilized.

2. Sequence of Installation - Sediment barriers shall be installed prior to any soil disturbance of the contributing upslope drainage area.

3. Maintenance -
  - a. Silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water, the sediment barriers shall be replaced with a temporary stone check dam.
  - b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.
  - c. Sediment deposits must be removed when deposits reach approximately one-third (1/3) the height of the barrier.
  - d. Any sediment deposits remaining in place after the silt fence or other barrier is no longer required shall be removed. The area shall be prepared and seeded.
  - e. Additional stone may have to be added to the construction entrance, rock barrier and riprap lined swales, etc., periodically to maintain proper function of the erosion control structure.

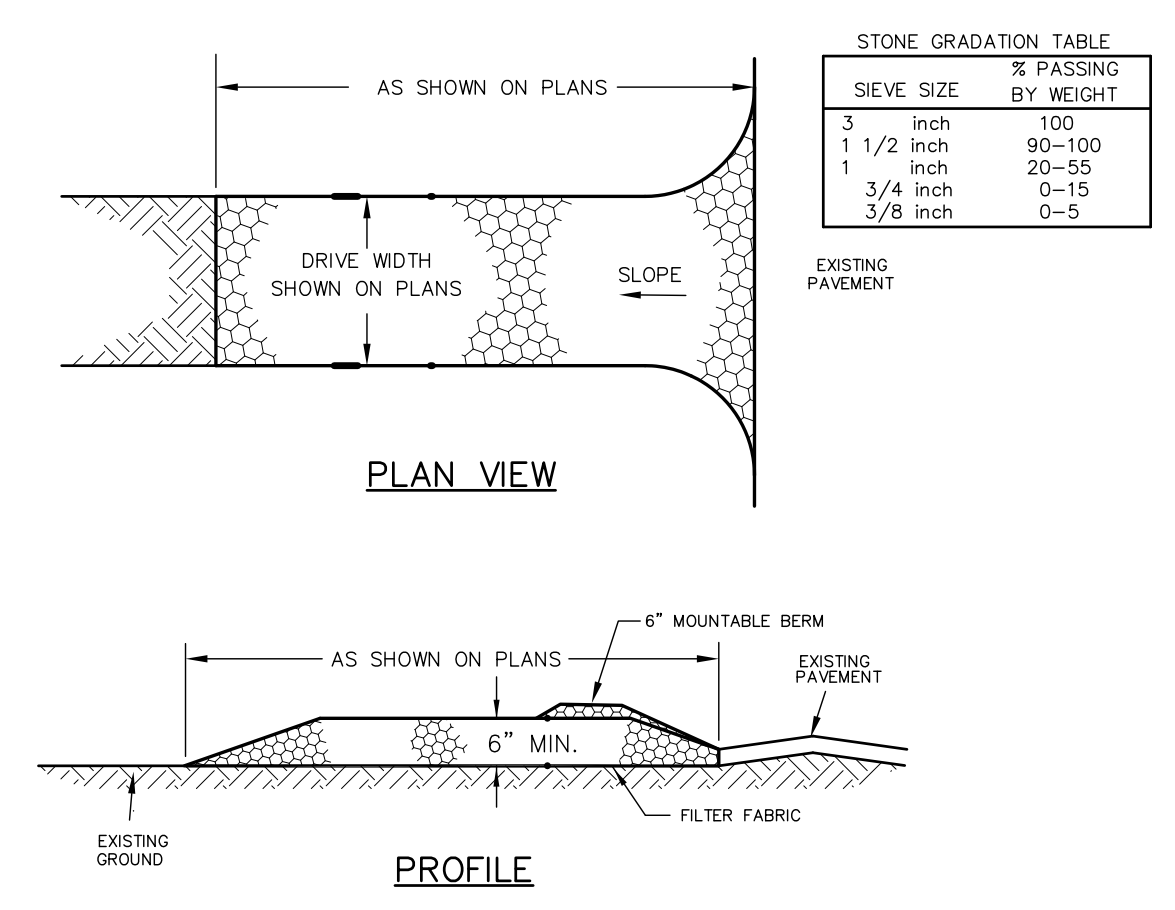
### WINTER CONSTRUCTION NOTES

1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and elsewhere seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting. 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;
2. All ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions; and
3. After November 15th, incomplete road or parking surfaces where work has stopped for the winter season shall be protected with a minimum of 3 inches of crushed gravel per NHDOT Item 304.3.



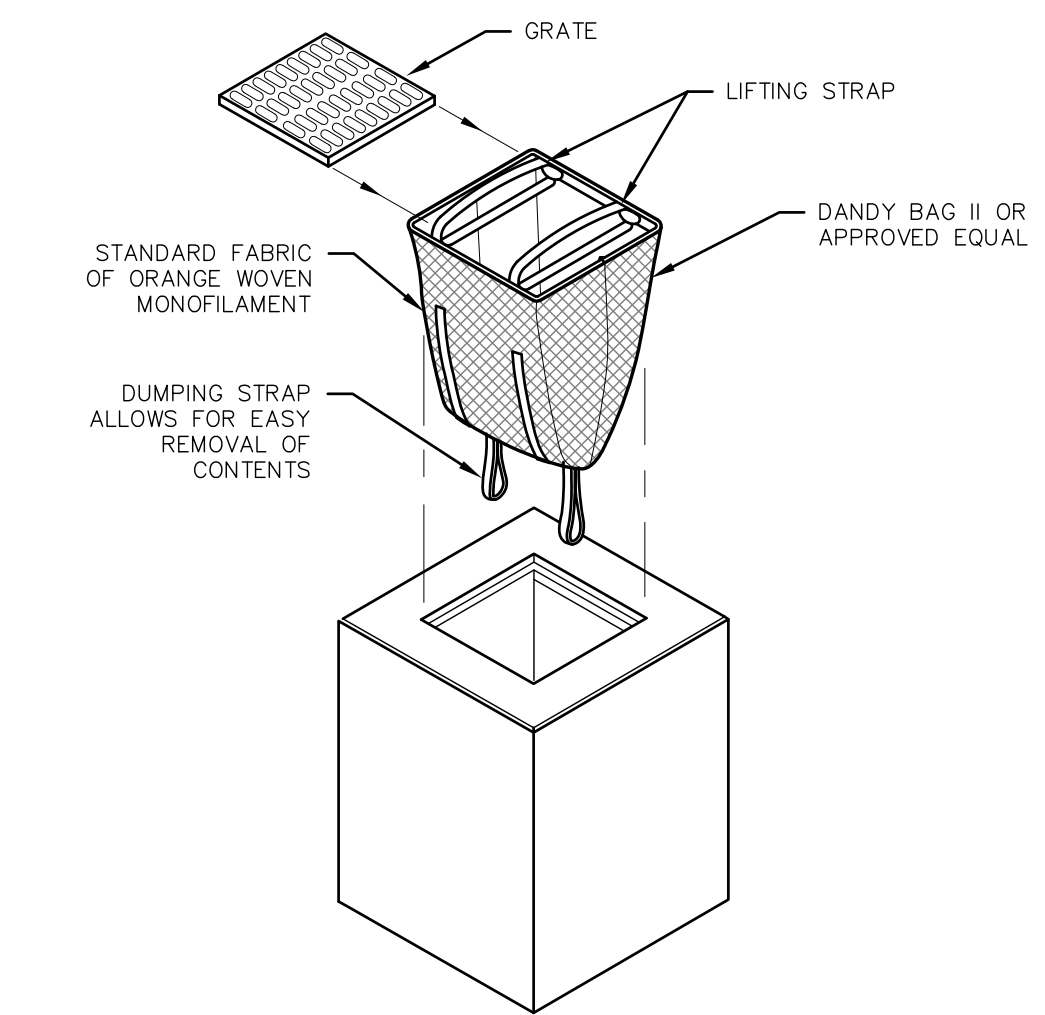
- NOTES:**
1. SILT/ROCK MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
  2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
  3. SILT/ROCK COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
  4. ALL SEDIMENT TRAPPED BY SILT/ROCK SHALL BE DISPOSED OF PROPERLY.

### TUBULAR SEDIMENT BARRIER NOT TO SCALE



- ### CONSTRUCTION SPECIFICATIONS
1. **STONE SIZE** - NHDOT STANDARD STONE SIZE #4 - SECTION 703 OF NHDOT STANDARD.
  2. **LENGTH** - DETAILED ON PLANS (50 FOOT MINIMUM).
  3. **THICKNESS** - SIX (6) INCHES (MINIMUM).
  4. **WIDTH** - FULL DRIVE WIDTH UNLESS OTHERWISE SPECIFIED.
  5. **FILTER FABRIC** - MIRAFI 600X OR EQUAL APPROVED BY ENGINEER.
  6. **SURFACE WATER CONTROL** - ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
  7. **MAINTENANCE** - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
  8. **WHEELS** SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  9. **STABILIZED CONSTRUCTION EXITS** SHALL BE INSTALLED AT ALL ENTRANCES TO PUBLIC RIGHTS-OF-WAY, AT LOCATIONS SHOWN ON THE PLANS, AND/OR WHERE AS DIRECTED BY THE ENGINEER.

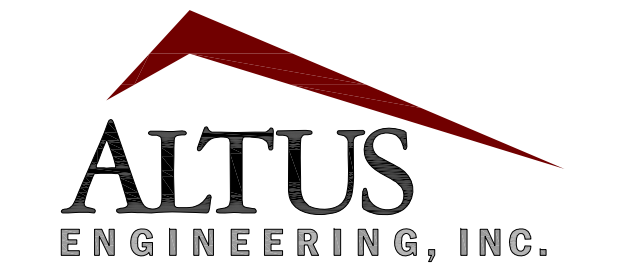
### STABILIZED CONSTRUCTION EXIT NOT TO SCALE



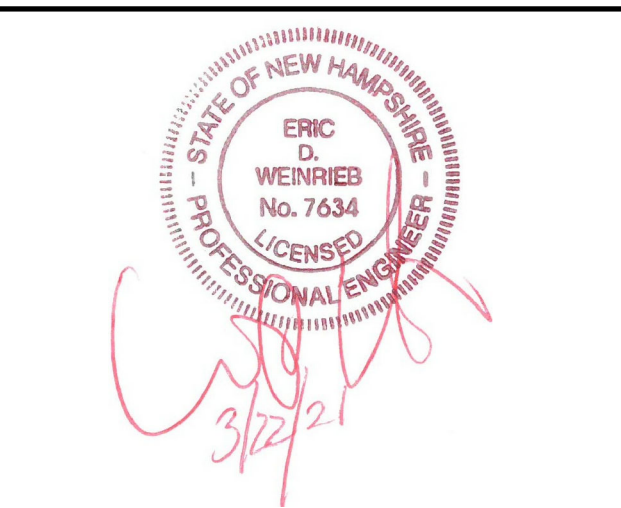
- ### INSTALLATION AND MAINTENANCE:
- INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS: PLACE ABSORBENT PILLOW IN UNIT. STAND GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO CATCH BASIN INSERT SO THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.
- MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF THE UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE CATCH BASIN INSERT. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY THE UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

- ### UNACCEPTABLE INLET PROTECTION METHOD:
- A SIMPLE SHEET OF GEOTEXTILE UNDER THE GRATE IS NOT ACCEPTABLE.

### STORM DRAIN INLET PROTECTION NOT TO SCALE



133 Court Street Portsmouth, NH 03801  
(603) 433-2335 www.altus-eng.com



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ISSUE DATE: MARCH 22, 2021

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1	TAC	EBS	10/19/20
2	TAC	EBS	03/22/21

DRAWN BY: EBS  
APPROVED BY: EDW  
DRAWING FILE: 5042-SITE.dwg

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

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EXETER, NH 03833**

APPLICANT:  
**HAMPSHIRE  
DEVELOPMENT CORP.**

**41 INDUSTRIAL DRIVE  
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PROJECT:  
**64 VAUGHAN MALL  
BUILDING RESTORATION**  
TAX MAP 126, LOT 1  
**64 VAUGHAN MALL  
PORTSMOUTH, NH 03801**

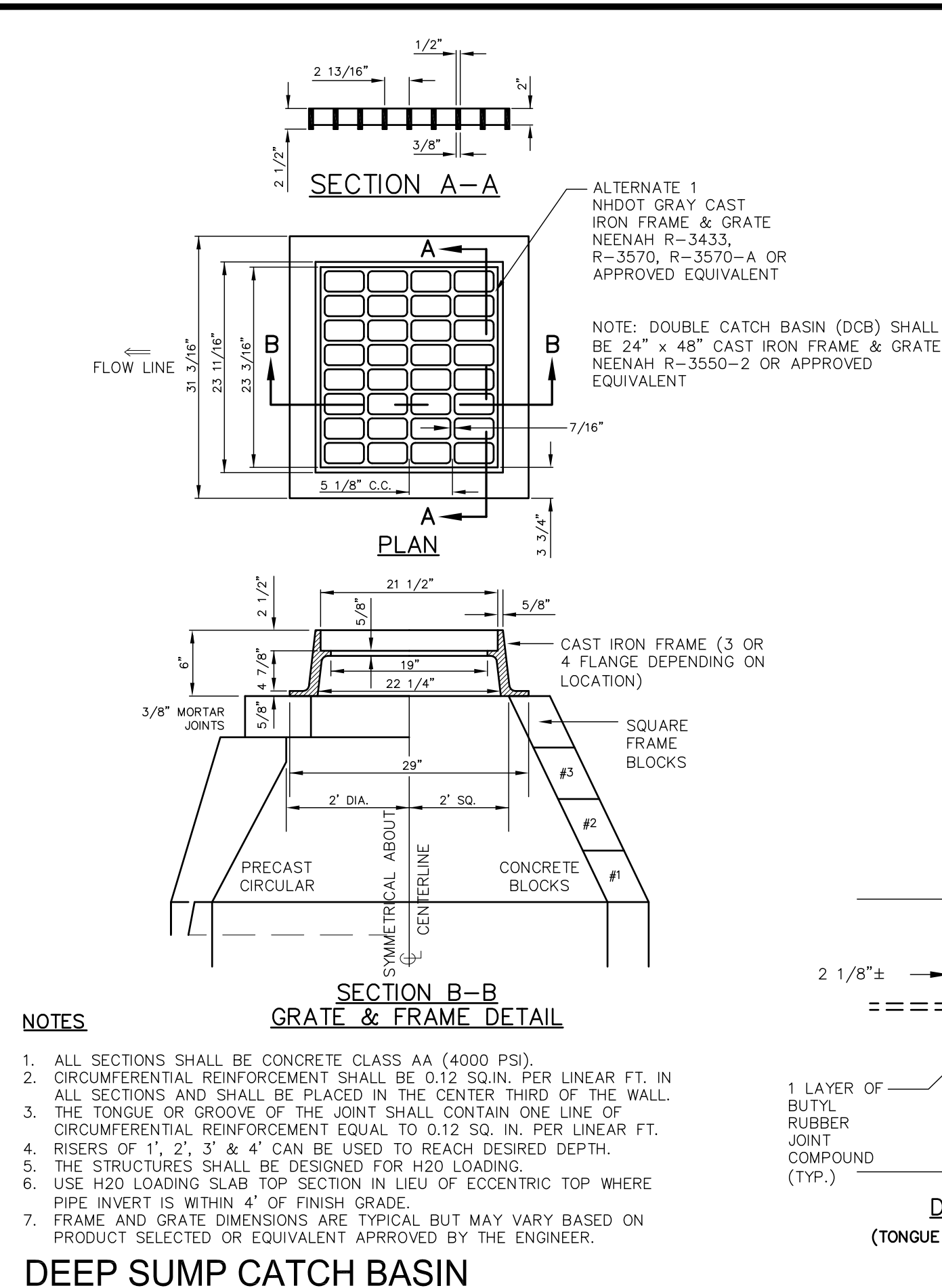
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DETAIL SHEET

SHEET NUMBER:

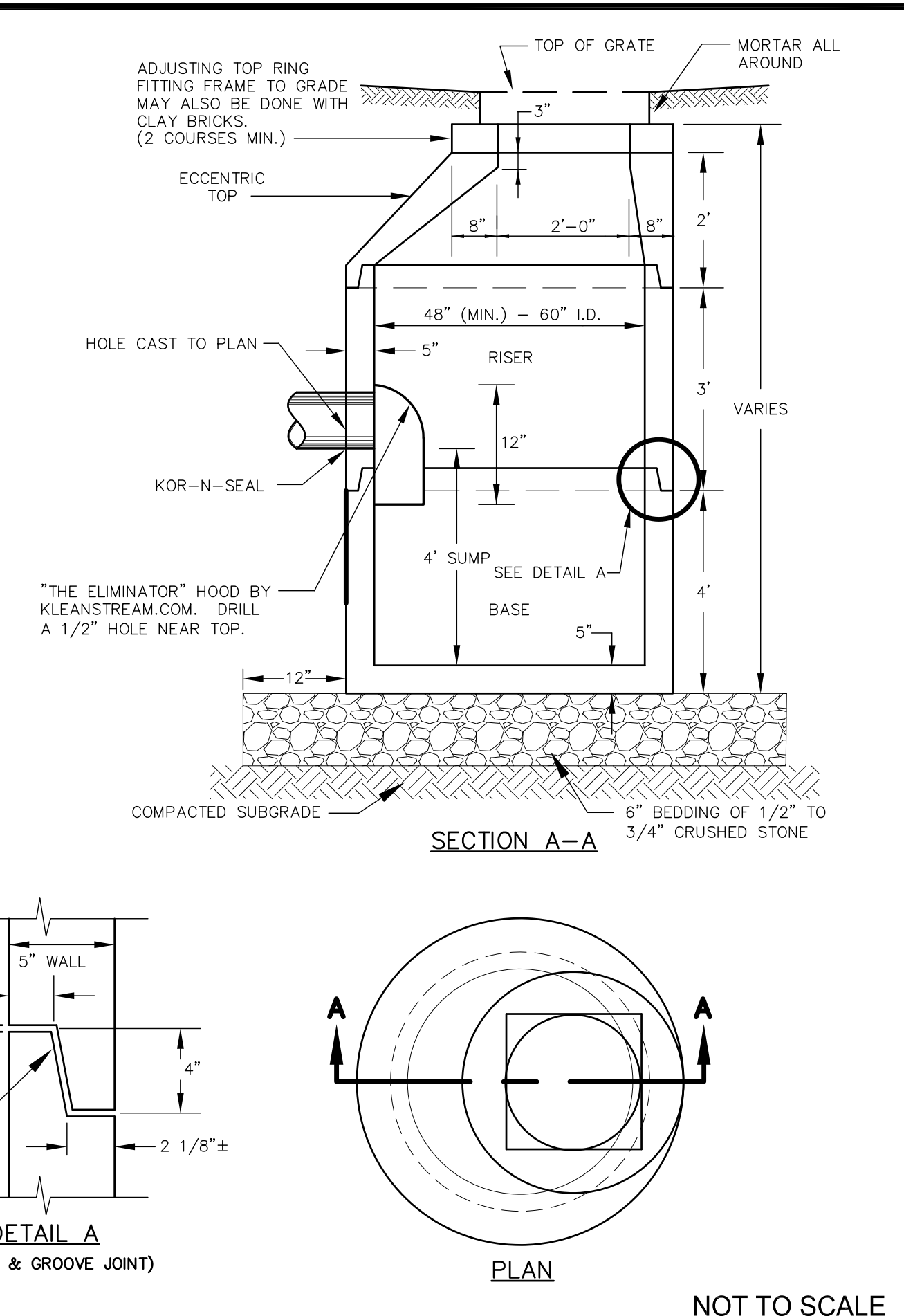
D-1





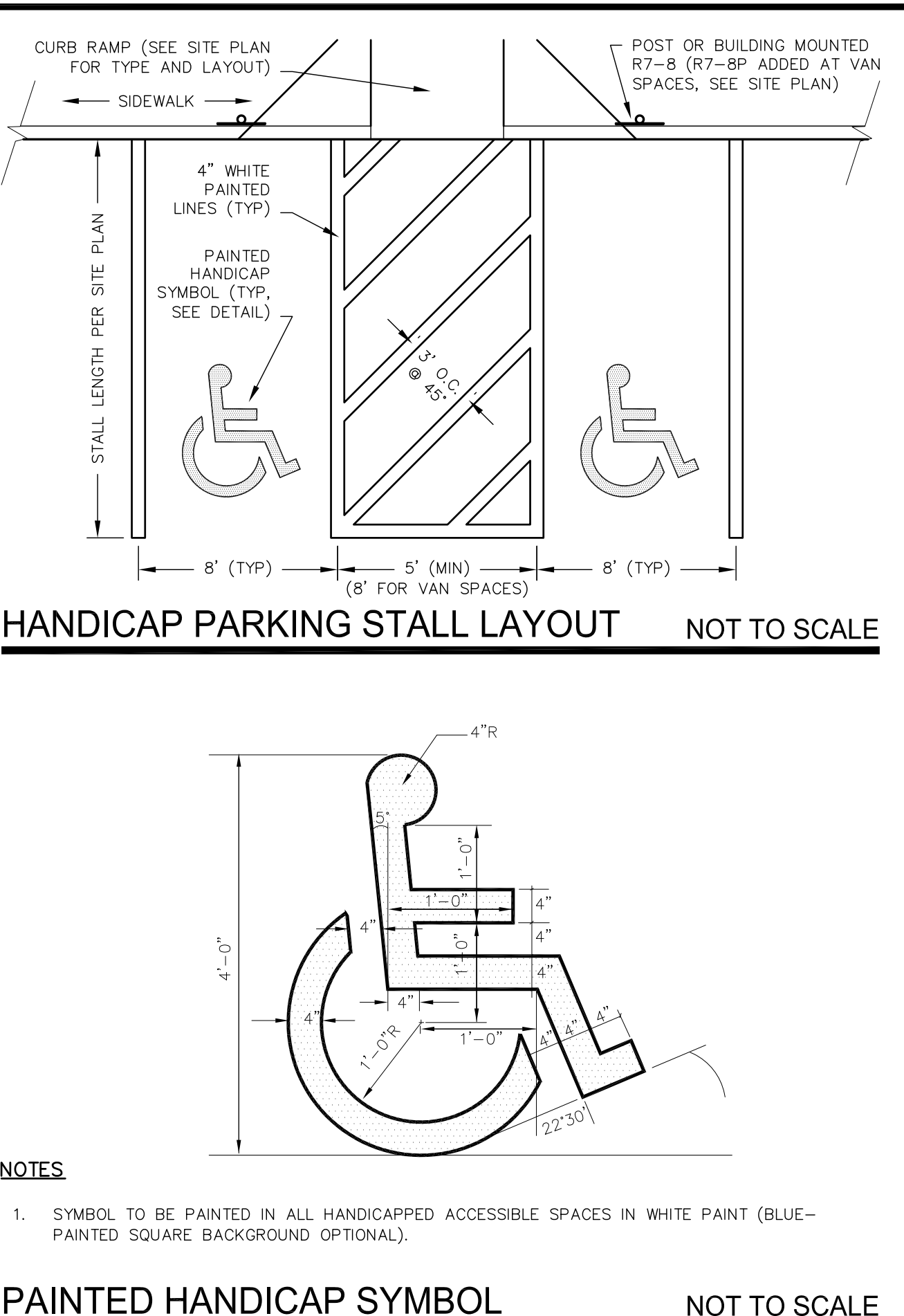
**DEEP SUMP CATCH BASIN**

NOT TO SCALE



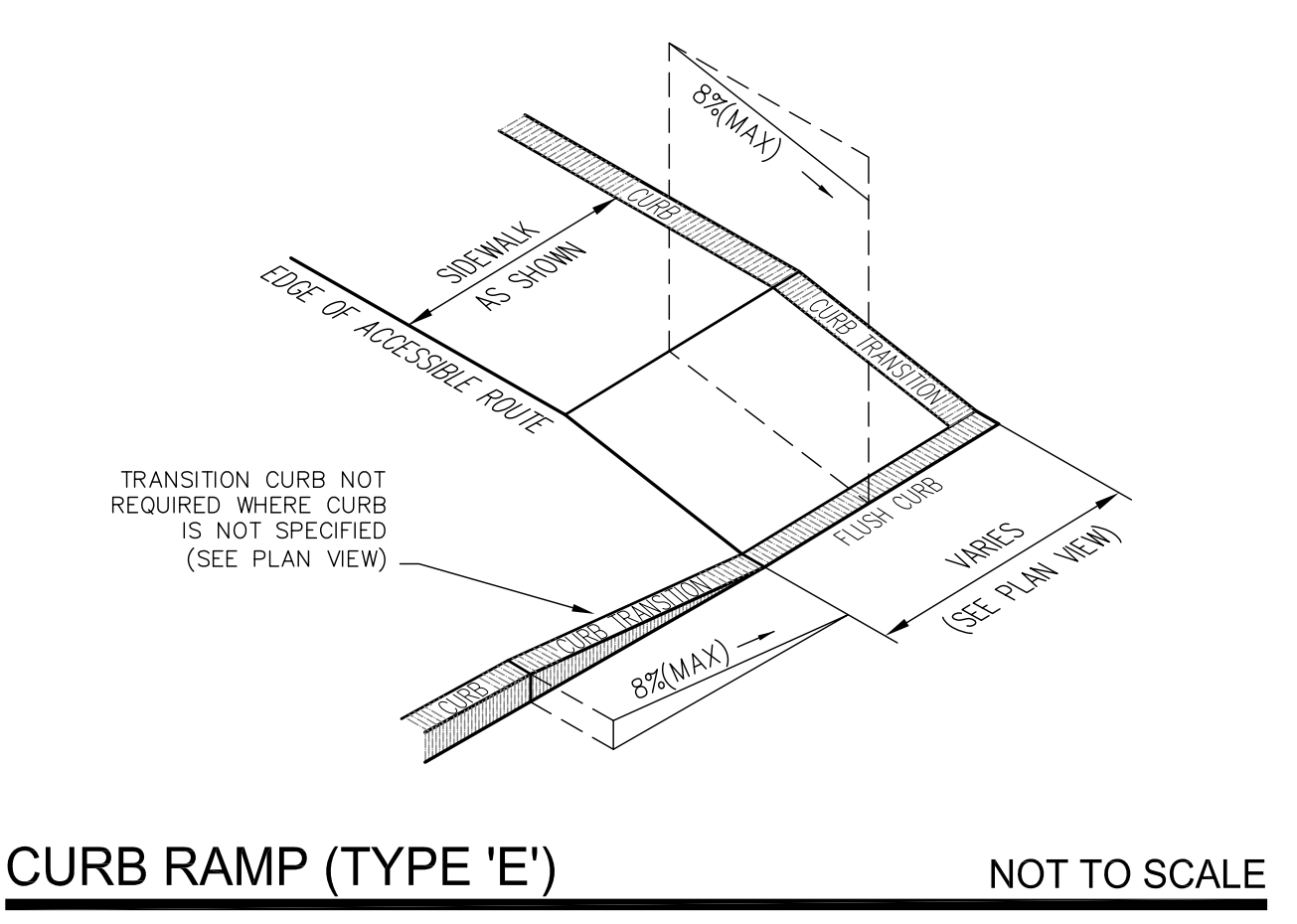
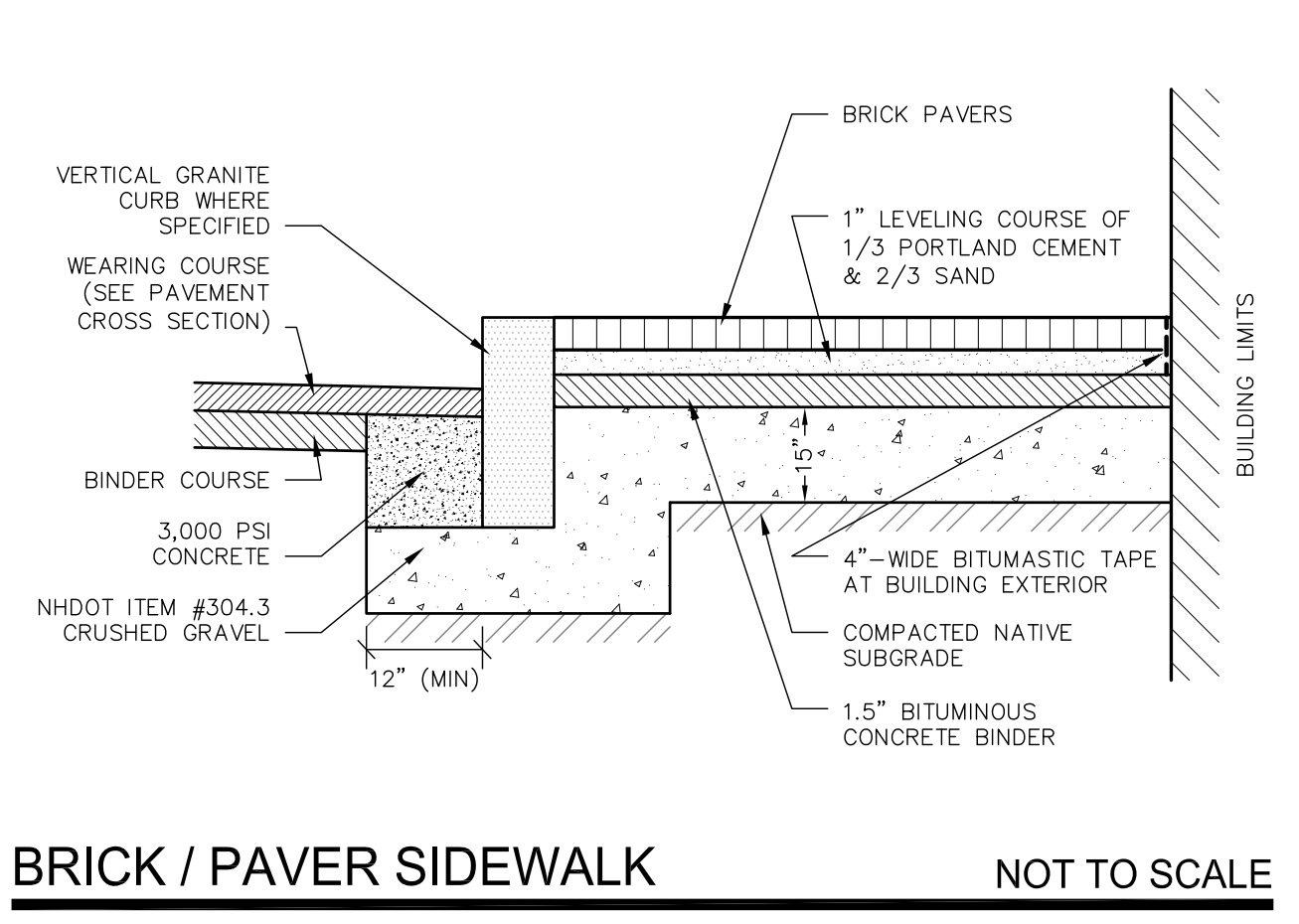
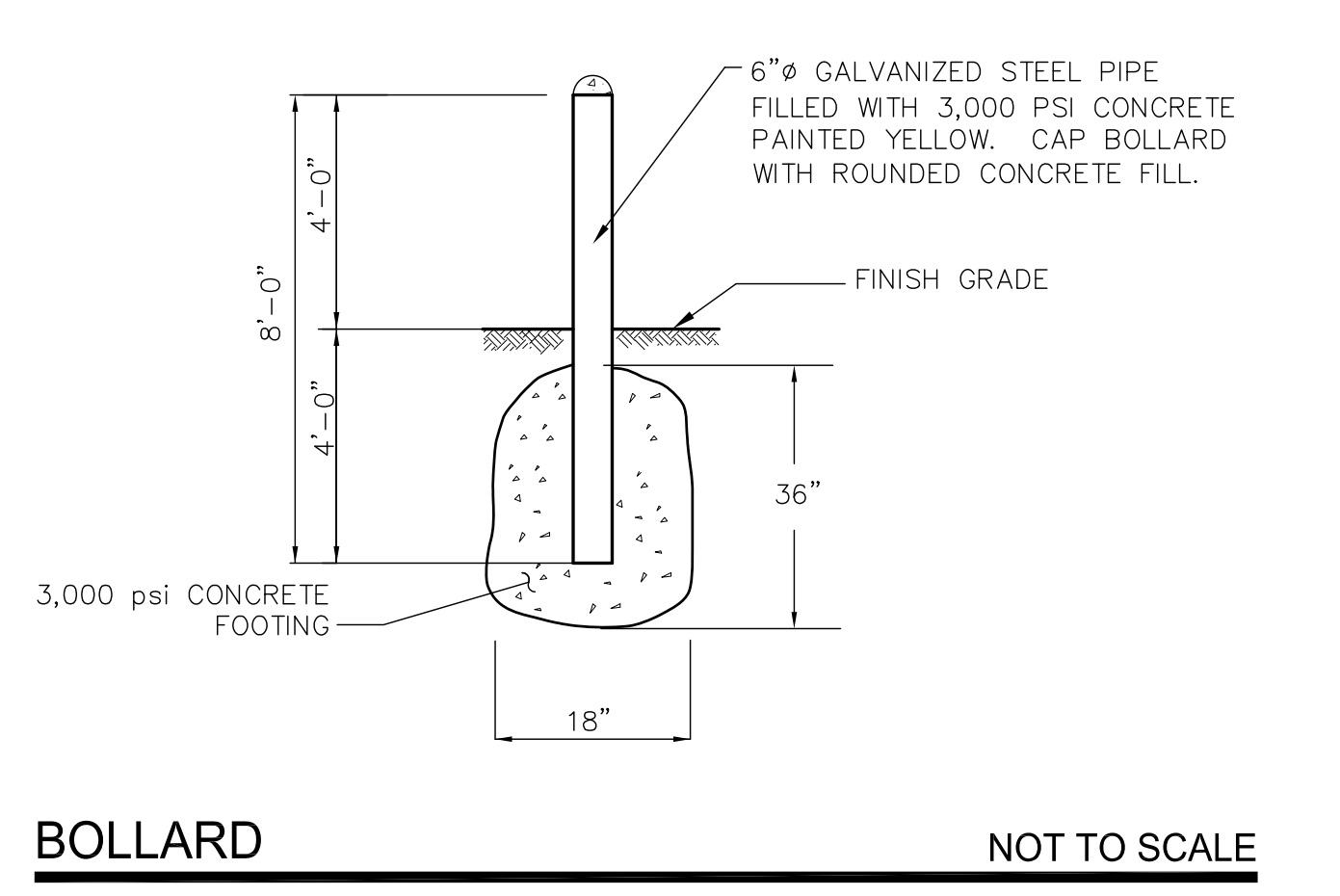
**SIGN DETAILS**

NOT TO SCALE



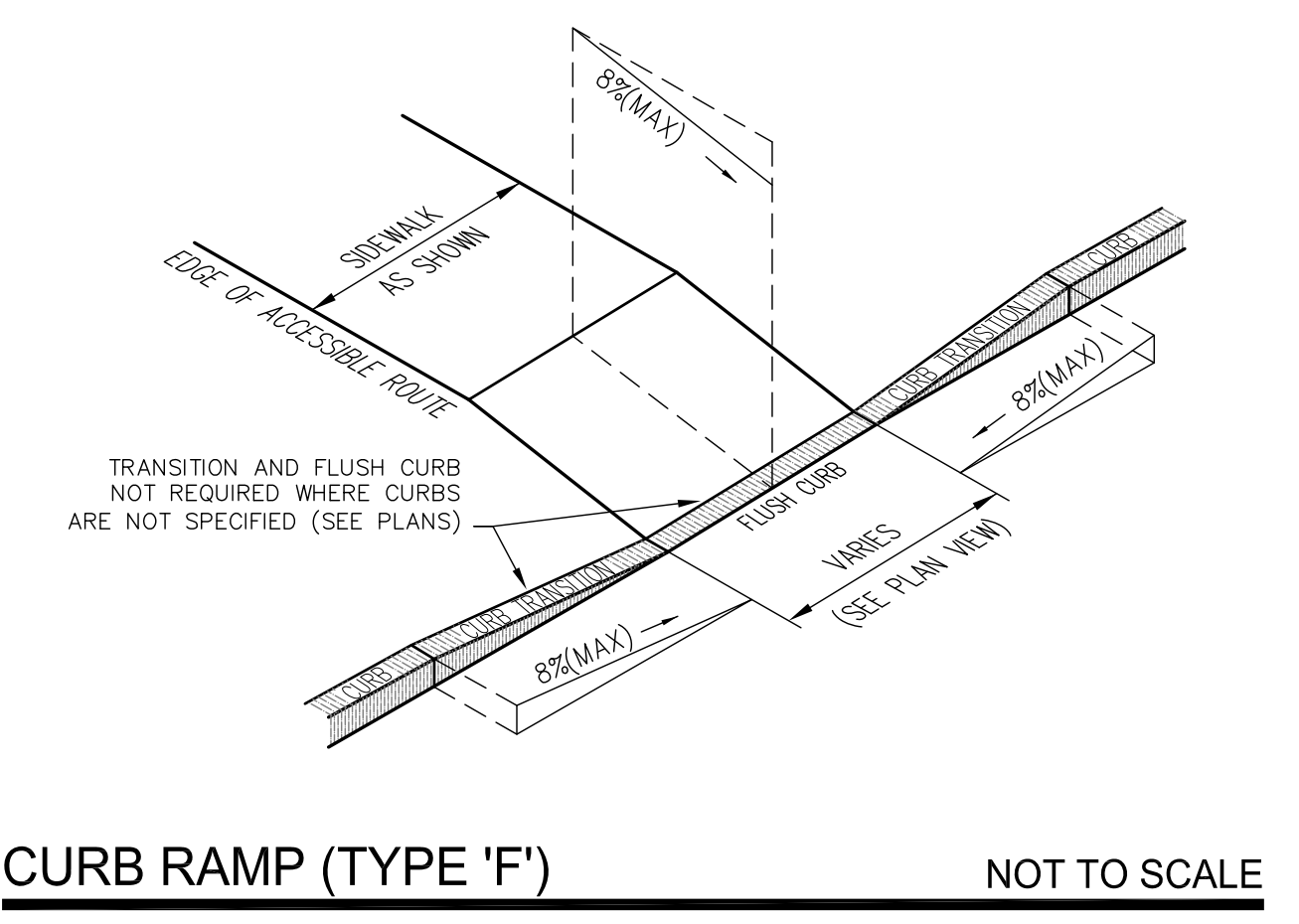
**PAINTED HANDICAP SYMBOL**

NOT TO SCALE



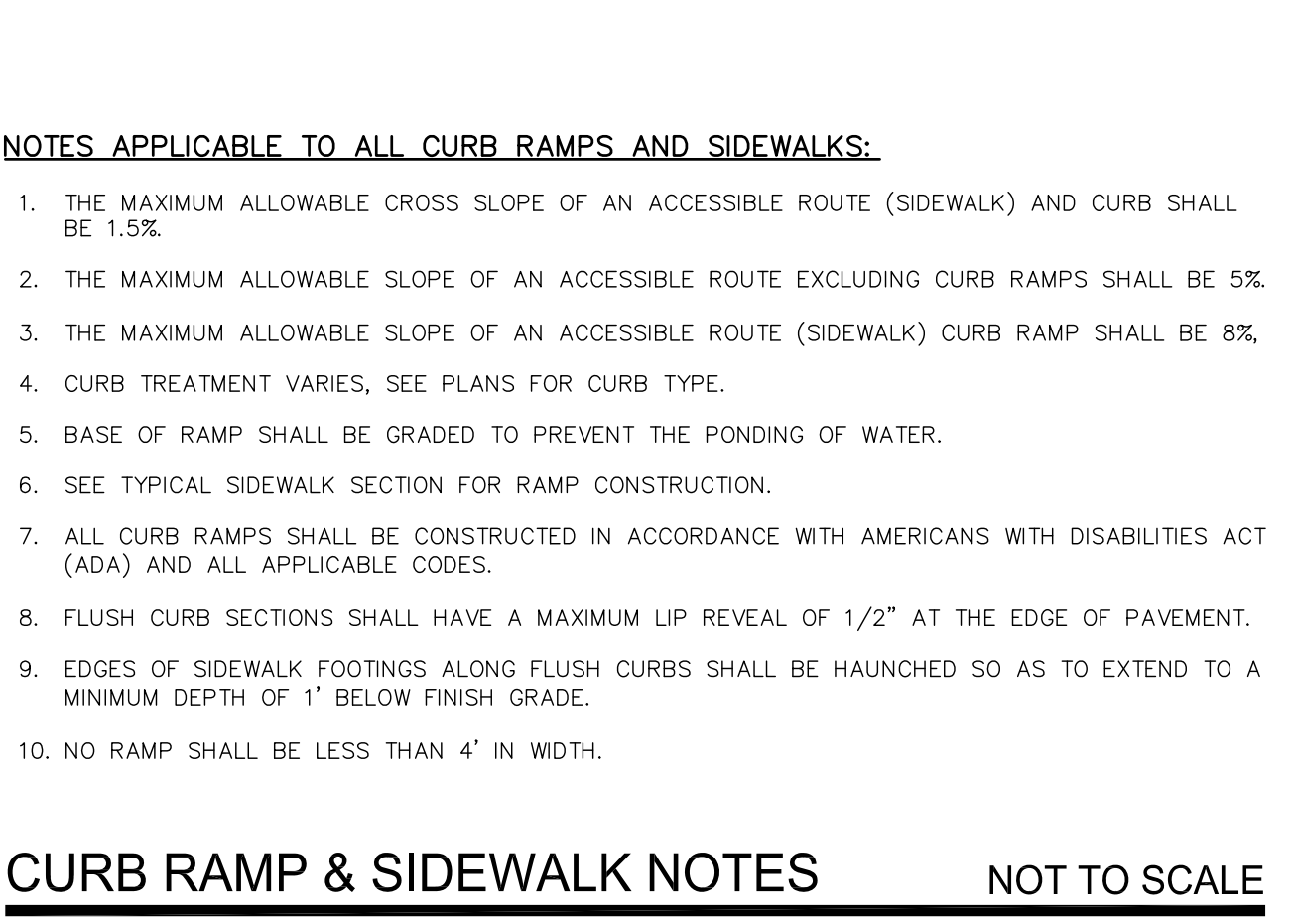
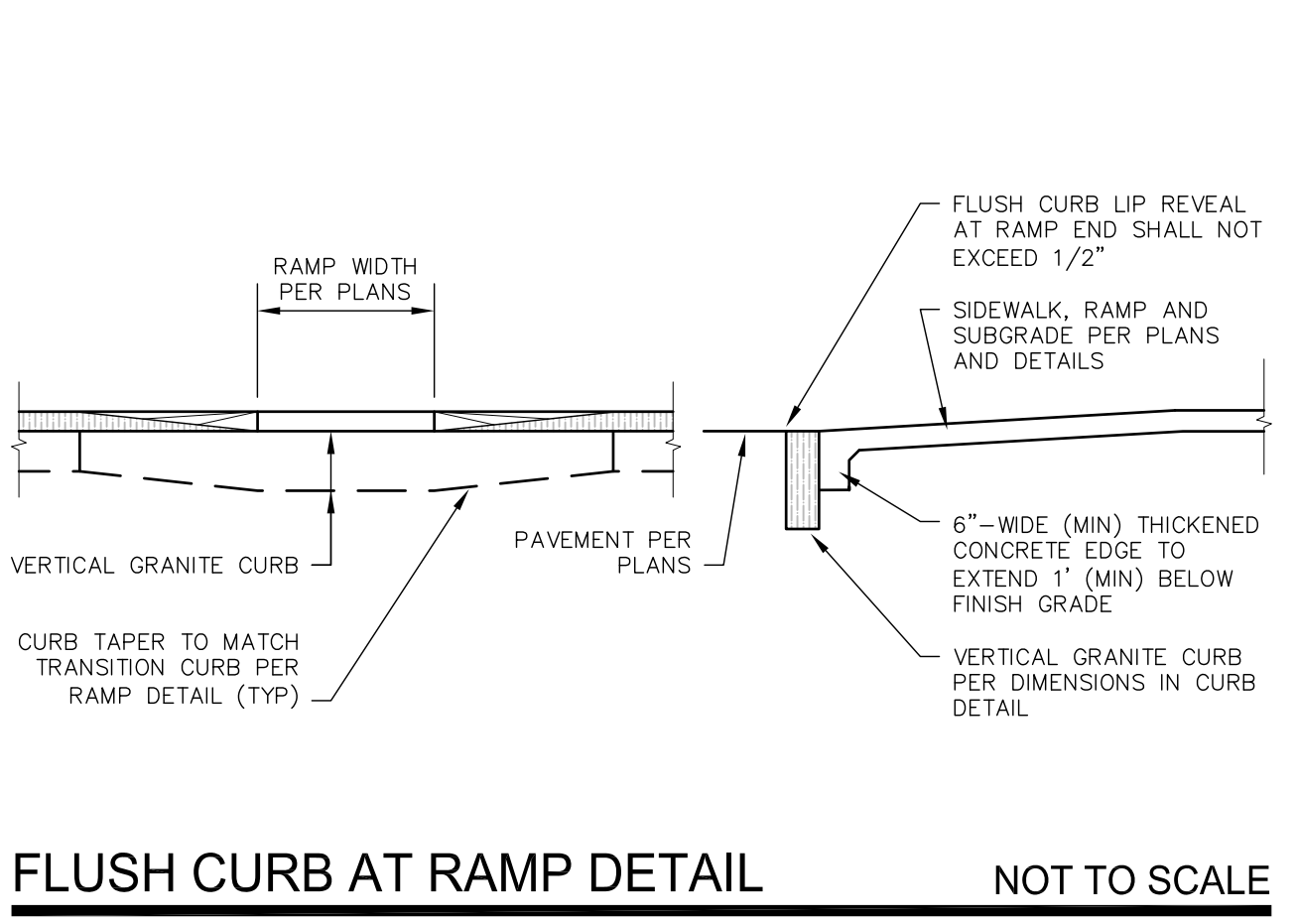
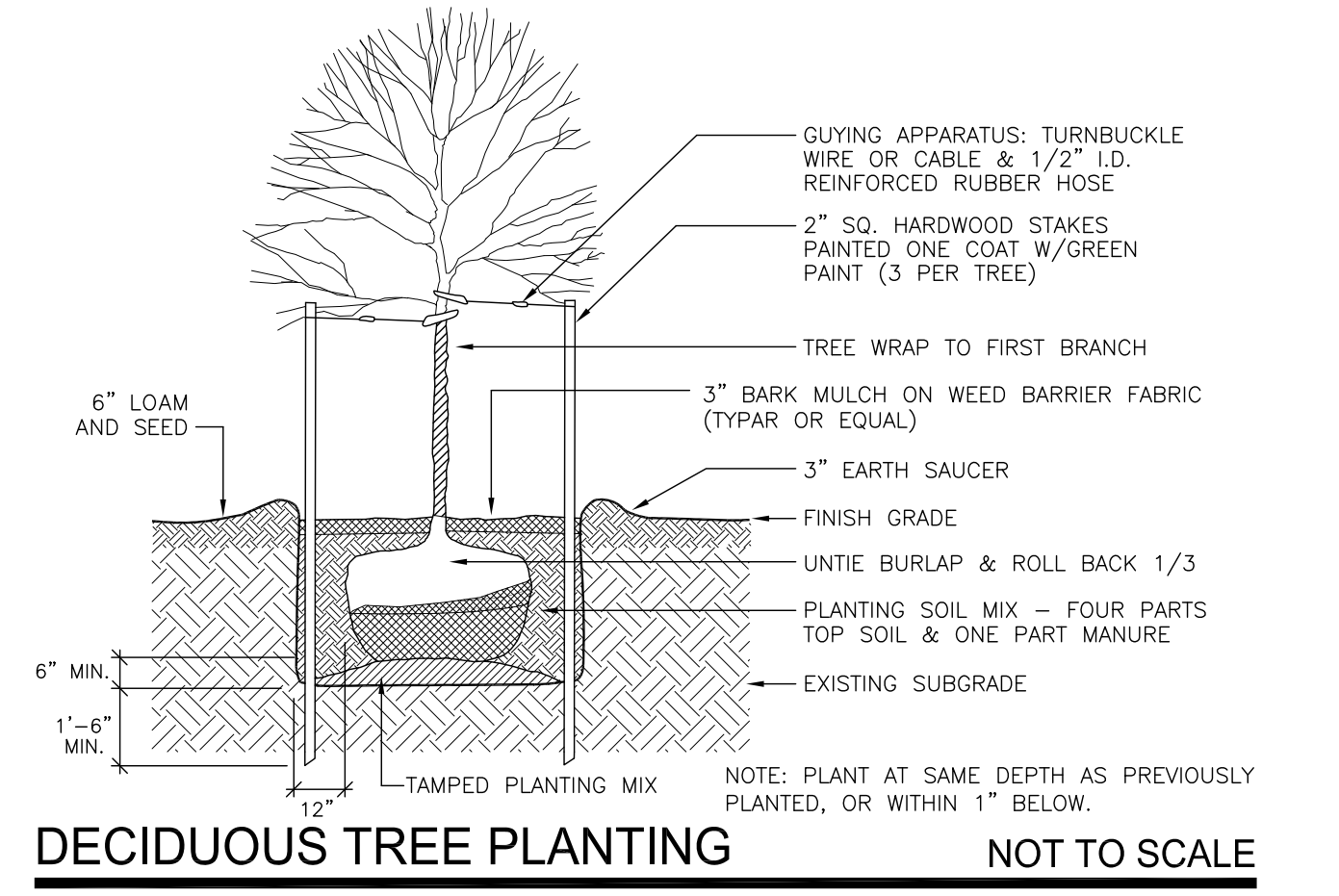
**CURB RAMP & SIDEWALK NOTES**

NOT TO SCALE



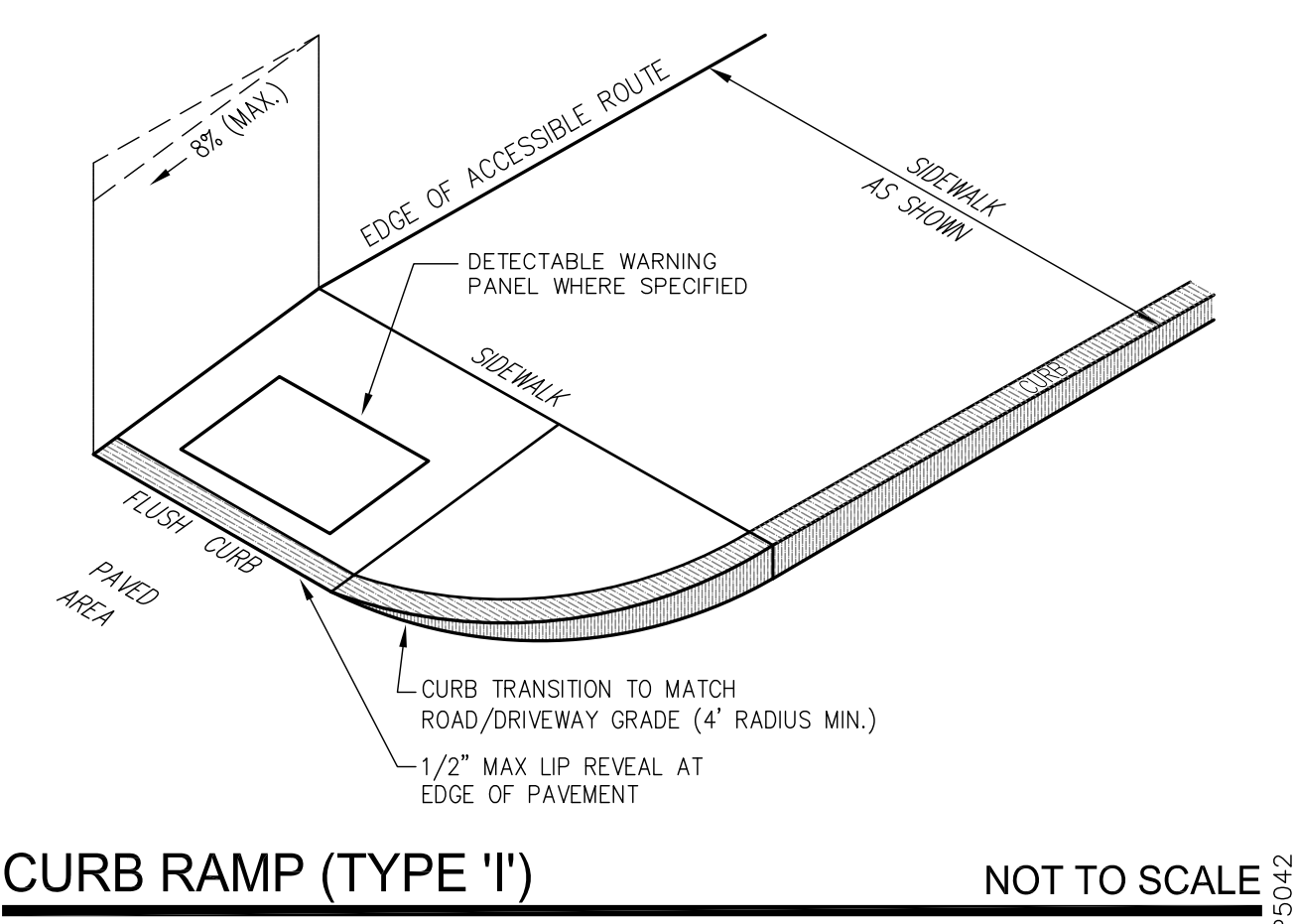
**CURB RAMP (TYPE 'I')**

NOT TO SCALE



**CURB RAMP & SIDEWALK NOTES**

NOT TO SCALE



**CURB RAMP (TYPE 'I')**

NOT TO SCALE

**ALTUS ENGINEERING, INC.**

133 Court Street Portsmouth, NH 03801  
 (603) 433-2335 www.altus-eng.com

STATE OF NEW HAMPSHIRE  
 ERIC D. WEINRIEB  
 No. 7634  
 LICENSED PROFESSIONAL ENGINEER

**NOT FOR CONSTRUCTION**

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ISSUE DATE: MARCH 22, 2021

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**PROJECT:**

**64 VAUGHAN MALL BUILDING RESTORATION**

TAX MAP 126, LOT 1

64 VAUGHAN MALL  
 PORTSMOUTH, NH 03801

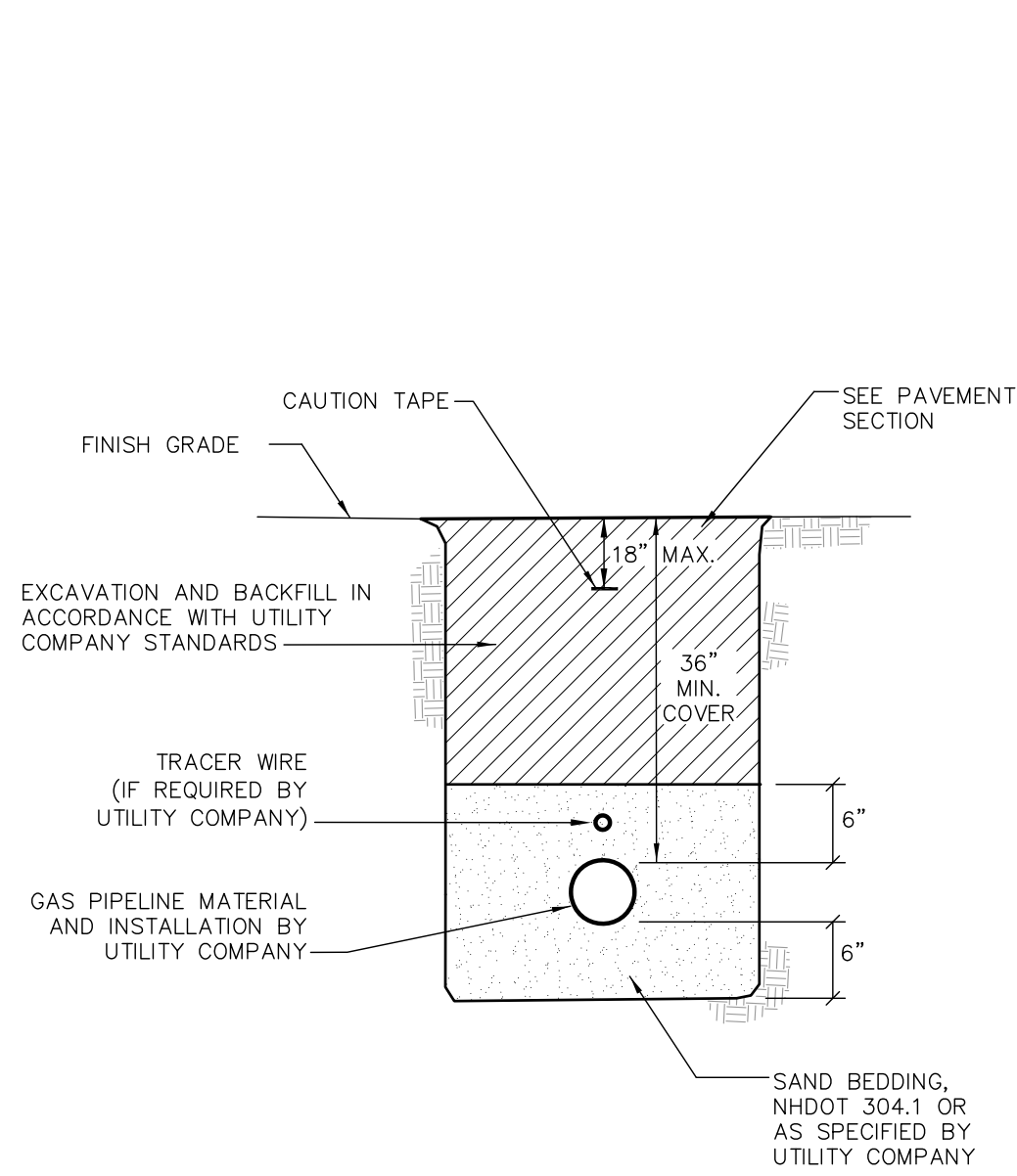
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**DETAIL SHEET**

**SHEET NUMBER:**

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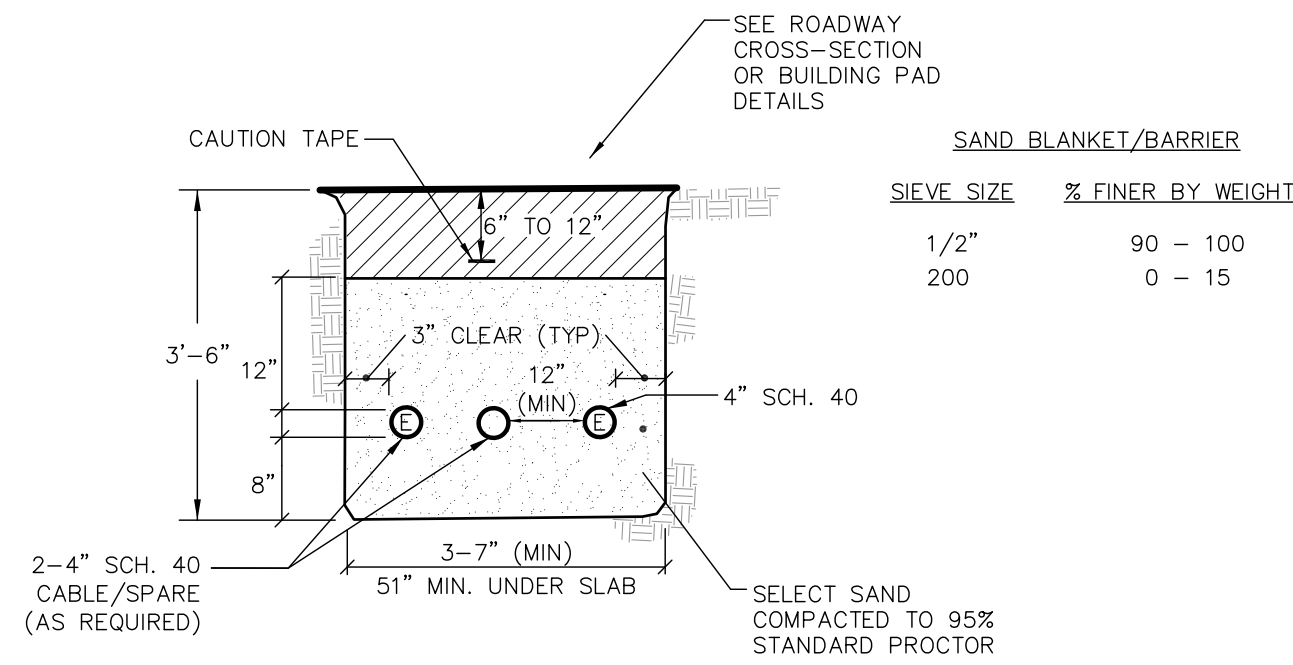




**NOTES**

- CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND PROVIDE ALL EXCAVATION, COMPACTION AND BACKFILL FOR PIPE INSTALLATION WITHIN THE PROJECT SITE.
- BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

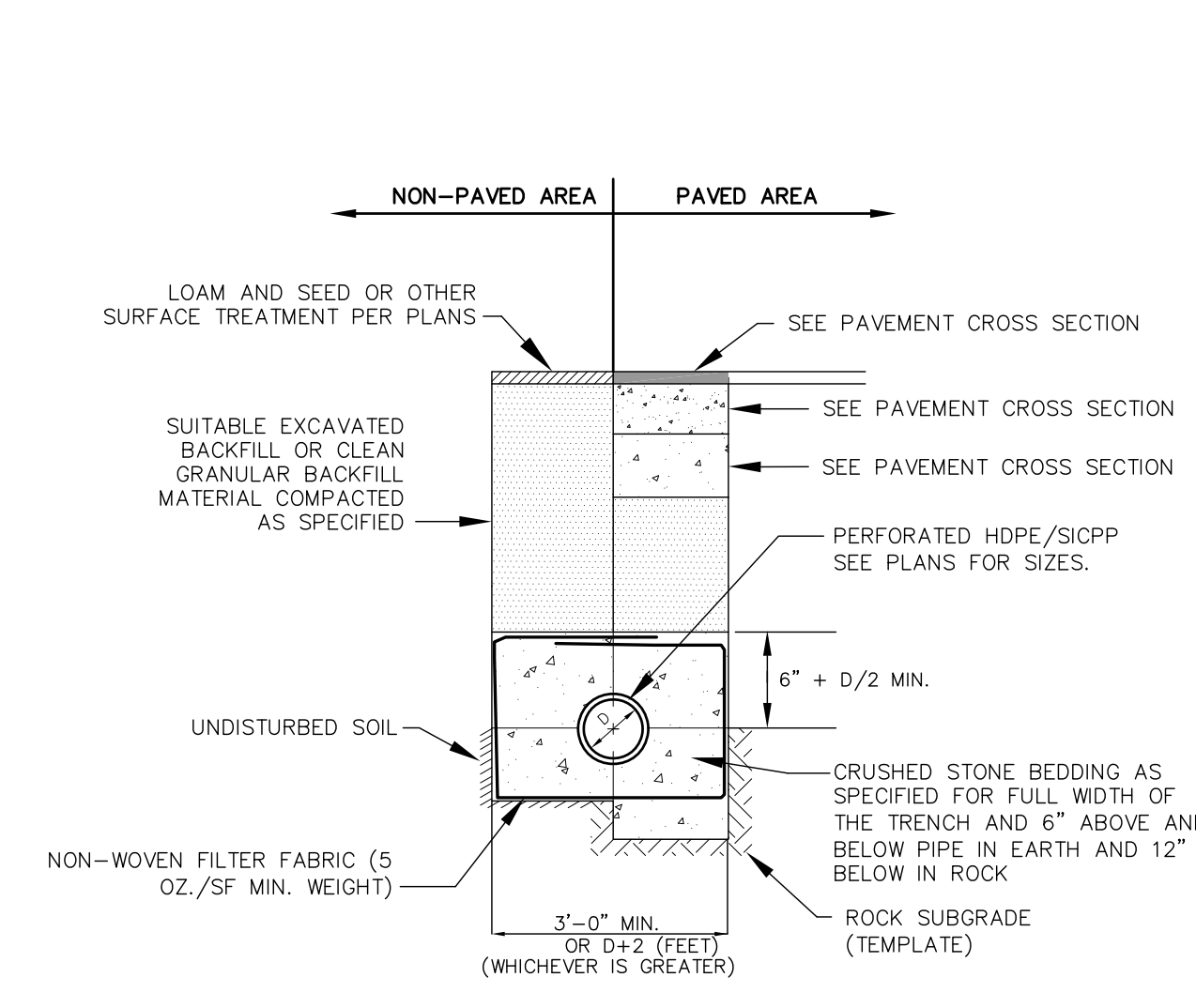
**GAS TRENCH NOT TO SCALE**



**NOTES**

- ALL CONDUIT IS TO BE SCHEDULE 40 PVC, ELECTRICAL GRADE, GRAY IN COLOR AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. A 10-FOOT HORIZONTAL SECTION OF RIGID GALVANIZED STEEL CONDUIT WILL BE REQUIRED AT EACH SWEEP, UNLESS IN THE OPINION OF THE SERVICE PROVIDER DESIGNER, THE SWEEP-PVC JOINT IS NOT SUBJECT TO FAILURE DURING PULLING OF THE CABLE. ALL JOINTS ARE TO BE WATERTIGHT.
- ALL 90 DEGREE SWEEPS WILL BE MADE WITH RIGID GALVANIZED STEEL WITH A MINIMUM RADIUS OF 36 INCHES FOR PRIMARY CABLES AND 24 INCHES FOR SECONDARY CABLES.
- BACKFILL MAY BE MADE WITH EXCAVATED MATERIAL OR COMPARABLE, UNLESS MATERIAL IS DEEMED UNSUITABLE BY SERVICE PROVIDER. BACKFILL SHALL BE FREE OF FROZEN LUMPS, ROCKS, DEBRIS, AND RUBBISH. ORGANIC MATERIAL SHALL NOT BE USED AS BACKFILL. BACKFILL SHALL BE IN 6-INCH LAYERS AND THOROUGHLY COMPACTED.
- A SUITABLE PULLING STRING, CAPABLE OF 300 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE SERVICE PROVIDER 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. A MINIMUM OF TWENTY-FOUR (24) INCHES OF ROPE SLACK SHALL REMAIN AT THE END OF EACH DUCT. PULL ROPE SHALL BE INSTALLED IN ALL CONDUIT FOR FUTURE PULLS. PULL ROPE SHALL BE NYLON ROPE HAVING A MINIMUM TENSILE STRENGTH OF THREE HUNDRED (300#) LBS.
- SERVICE PROVIDER SHALL BE GIVEN THE OPPORTUNITY TO INSPECT ALL CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD SERVICE PROVIDER BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
- TYPICAL CONDUIT SIZES ARE 3-INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4-INCH FOR THREE PHASE SECONDARY, AND 5-INCH FOR THREE PHASE PRIMARY. HOWEVER, SERVICE PROVIDERS MAY REQUIRE DIFFERENT NUMBERS, TYPES AND SIZES OF CONDUIT THAN THOSE SHOWN HERE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDUIT SIZES, TYPES AND NUMBERS WITH EACH SERVICE PROVIDER PRIOR TO ORDERING THEM.
- ROUTING OF CONDUIT, LOCATION OF MANHOLES, TRANSFORMERS, CABINETS, HANDHOLES, ETC., SHALL BE DETERMINED BY SERVICE PROVIDER DESIGN PERSONNEL. THE CONTRACTOR SHALL COORDINATE WITH ALL SERVICE PROVIDERS PRIOR TO THE INSTALLATION OF ANY CONDUIT.
- 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. WHERE REQUIRED BY UTILITY PROVIDER, CONDUIT SHALL BE SUPPORTED IN PLACE USING PIPE STANCHIONS PLACED EVERY FIVE (5) FEET ALONG THE CONDUIT RUN.
- UNDER A BUILDING SLAB THE CONDUIT SHALL BE ENCASED IN 8" OF CONCRETE ON ALL SIDES.
- ALL CONDUIT TERMINATIONS SHALL BE CAPPED TO PREVENT DEBRIS FROM ENTERING CONDUIT.

**ELECTRIC / COMMUNICATION TRENCH NOT TO SCALE**

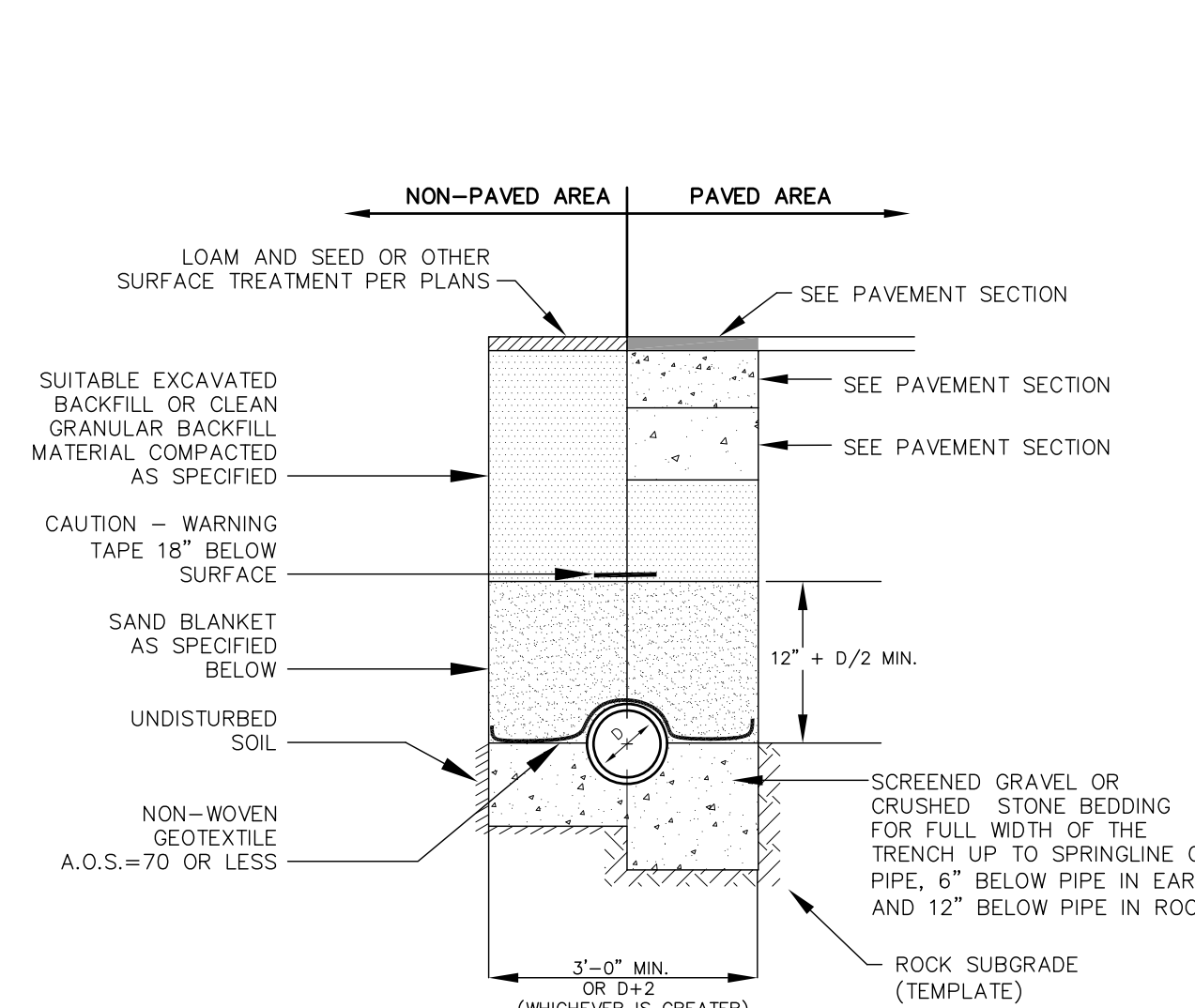


BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

SAND BLANKET/BARRIER		SCREENED GRAVEL OR CRUSHED STONE BEDDING*	
SIEVE SIZE	% FINER BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
1/2"	90 - 100	1"	100
200	0 - 15	3/4"	90 - 100
		3/8"	20 - 55
		# 4	0 - 10
		# 8	0 - 5

\* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

**UNDERDRAIN TRENCH SECTION NOT TO SCALE**

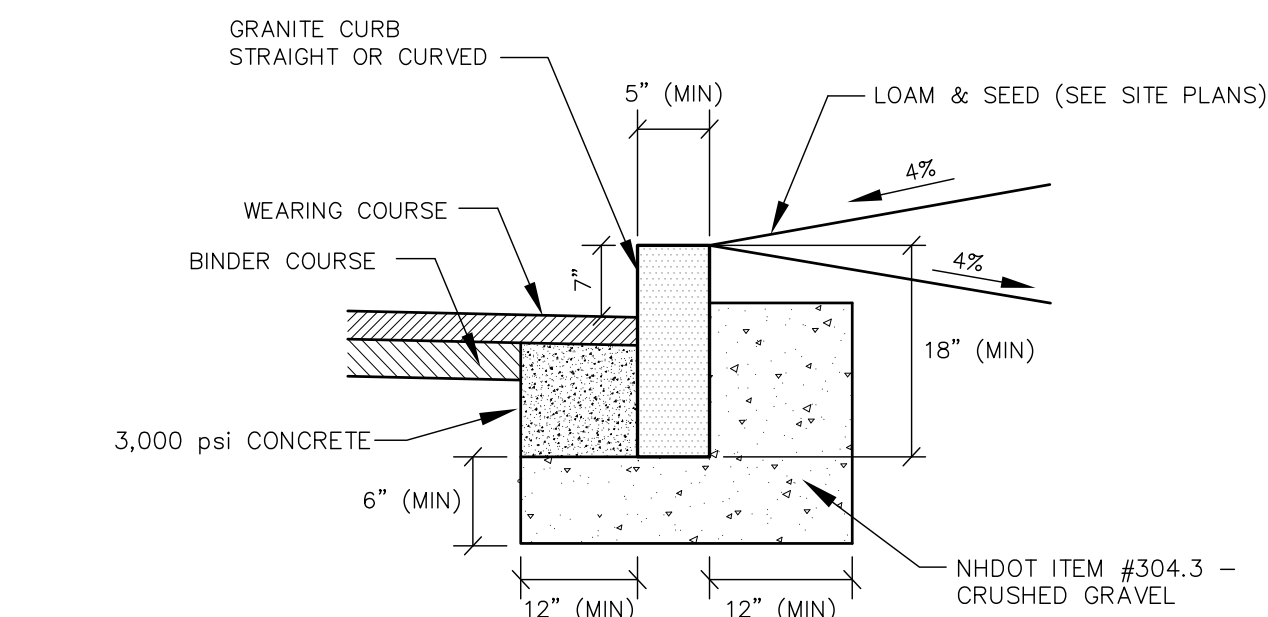


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\* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

**DRAINAGE TRENCH SECTION NOT TO SCALE**

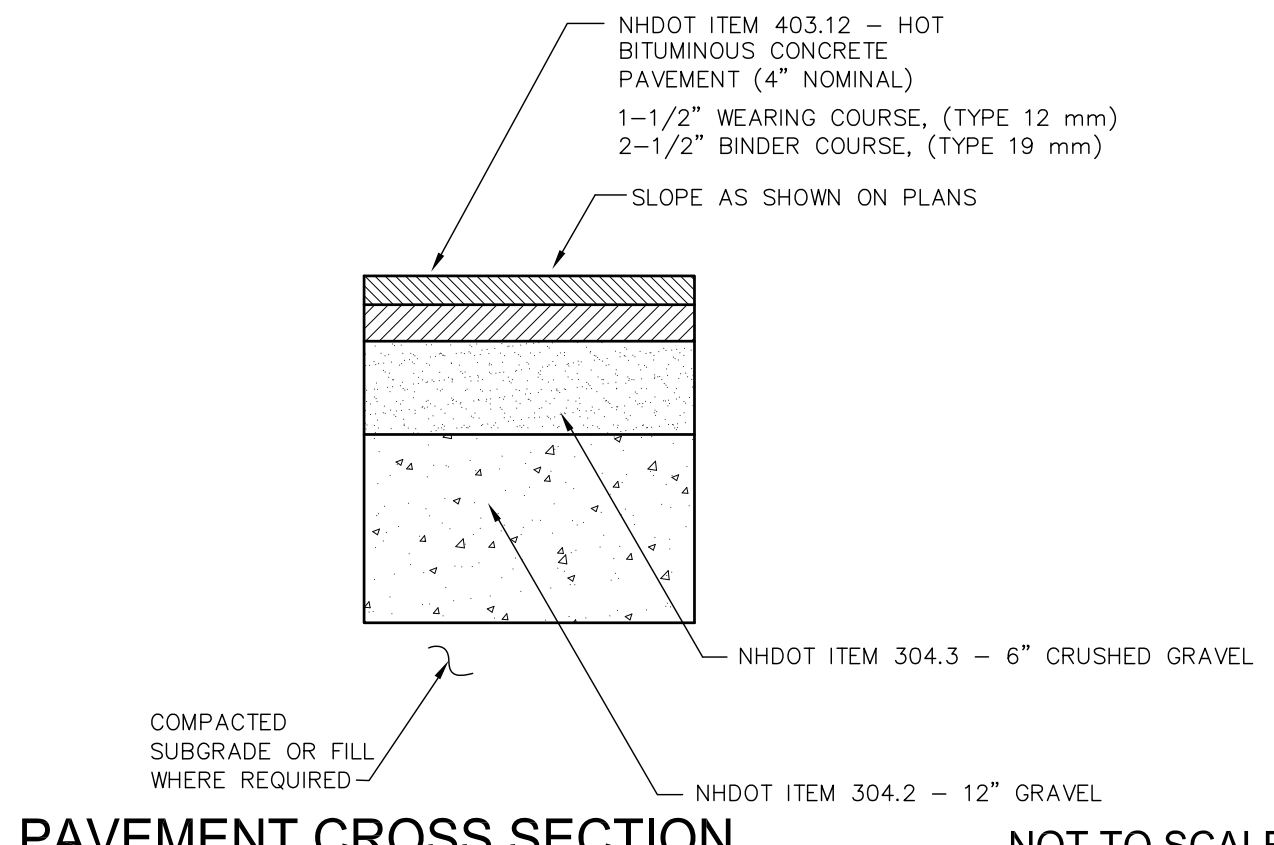


**NOTES**

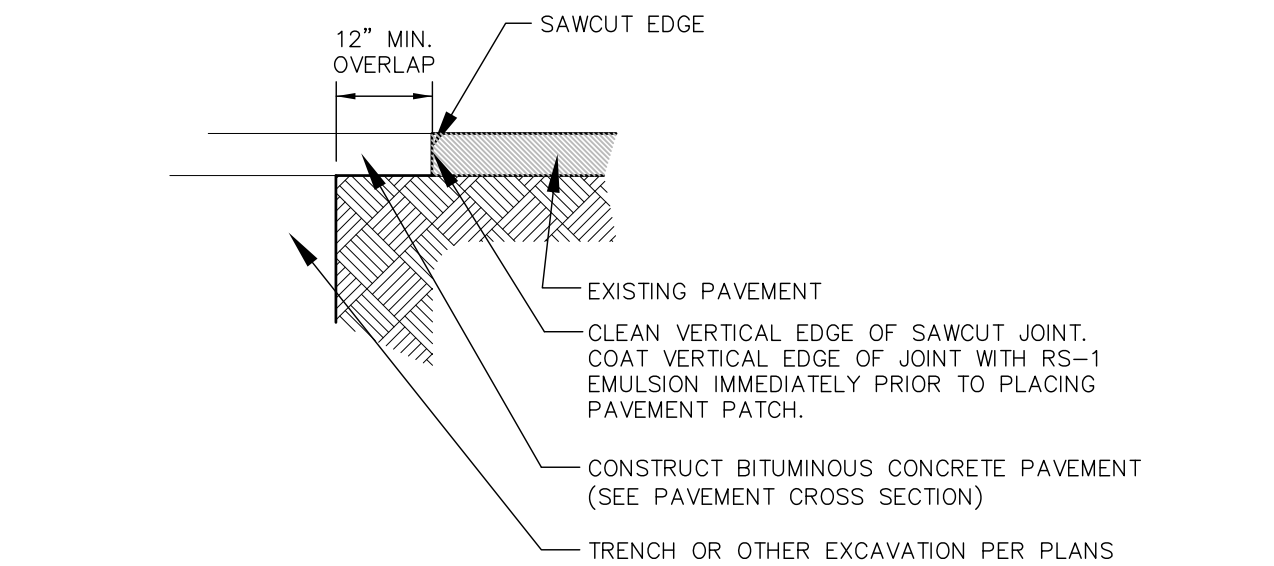
- SEE PLANS FOR CURB LOCATION.
- SEE PLANS FOR PAVEMENT CROSS SECTION.
- ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
- MINIMUM LENGTH OF CURB STONES = 4'.
- MAXIMUM LENGTH OF CURB STONES = 10'.
- MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES - SEE CHART.
- CURB ENDS TO ROUNDED AND BATTERED FACES TO BE CUT WHEN CALLED FOR ON THE PLANS.
- CURB SHALL BE INSTALLED PRIOR TO PLACEMENT OF TOP PAVEMENT COURSE.
- JOINTS BETWEEN CURB STONES SHALL BE MORTARED.

RADIUS	MAX. LENGTH
21'	3'
22'-28'	4'
29'-35'	5'
36'-42'	6'
43'-49'	7'
50'-56'	8'
57'-60'	9'
OVER 60'	10'

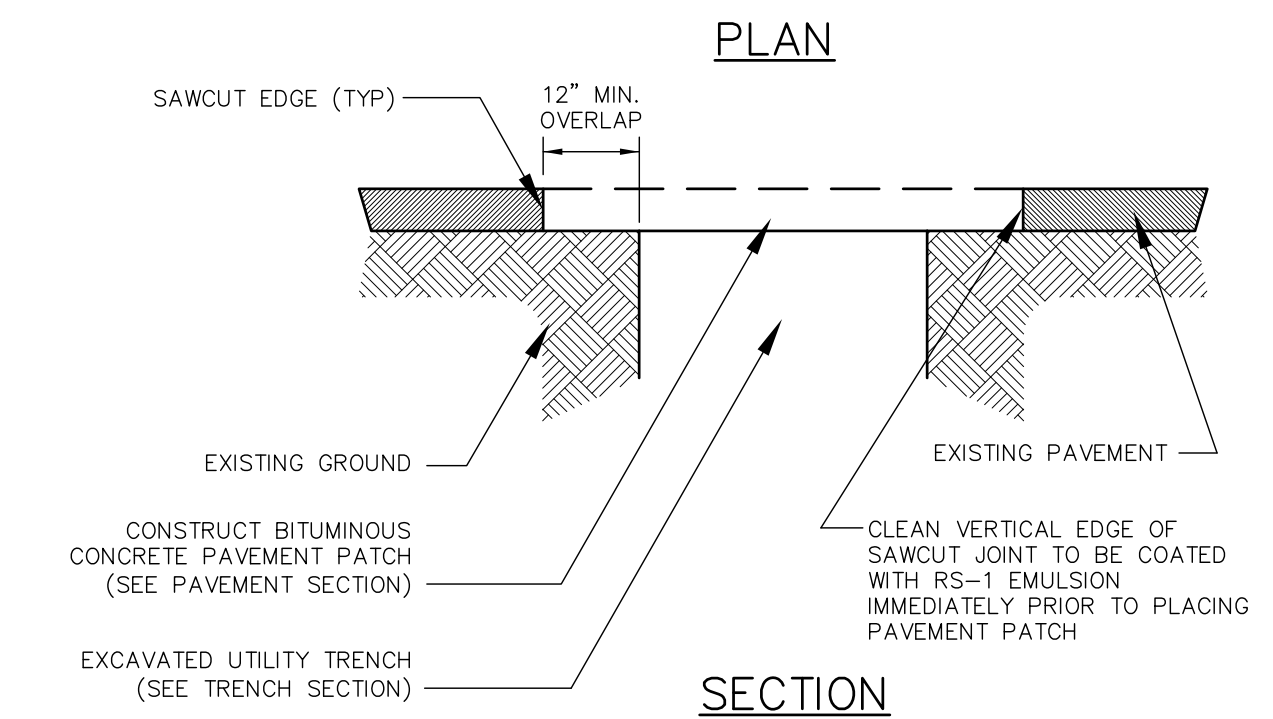
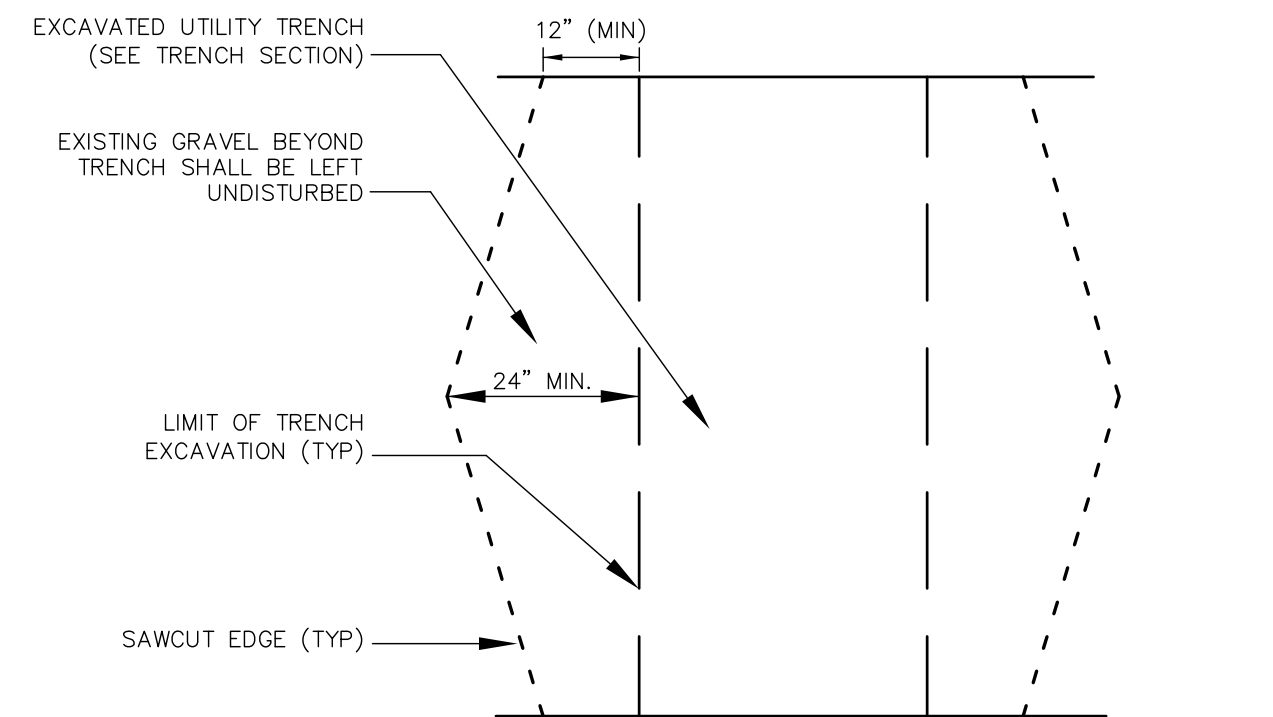
**VERTICAL GRANITE CURB NOT TO SCALE**



**PAVEMENT CROSS SECTION NOT TO SCALE**



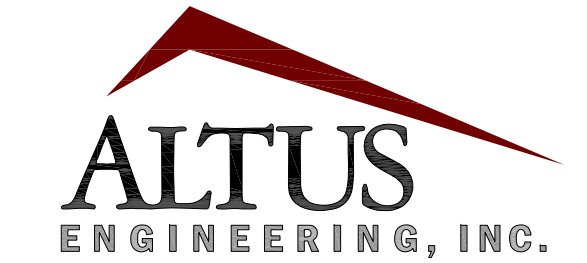
**TYPICAL PAVEMENT SAWCUT NOT TO SCALE**



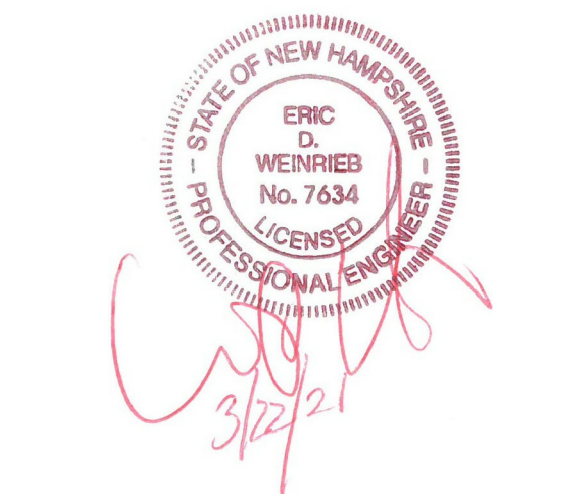
**NOTES**

- MACHINE CUT EXISTING PAVEMENT.
- ALL TEMPORARY, DAMAGED OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
- DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET NHDOT REQUIREMENTS.

**TYPICAL TRENCH PATCH NOT TO SCALE**



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TAX MAP 126, LOT 1

**64 VAUGHAN MALL PORTSMOUTH, NH 03801**

TITLE:

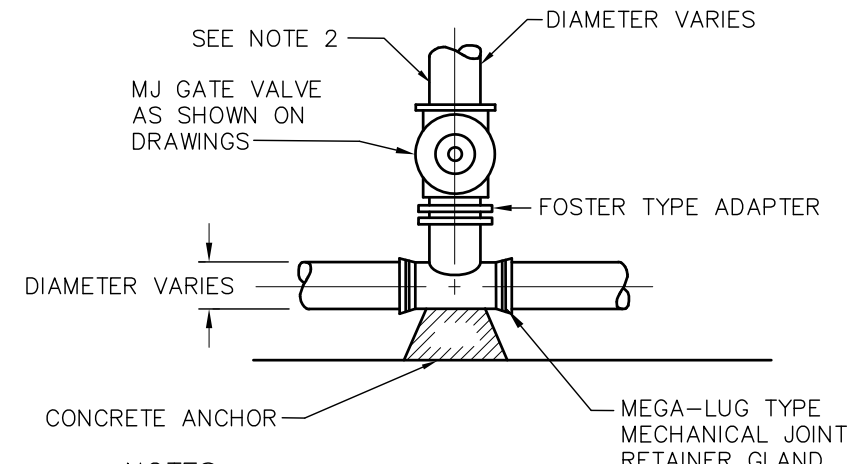
**DETAIL SHEET**

SHEET NUMBER:

**D-3**

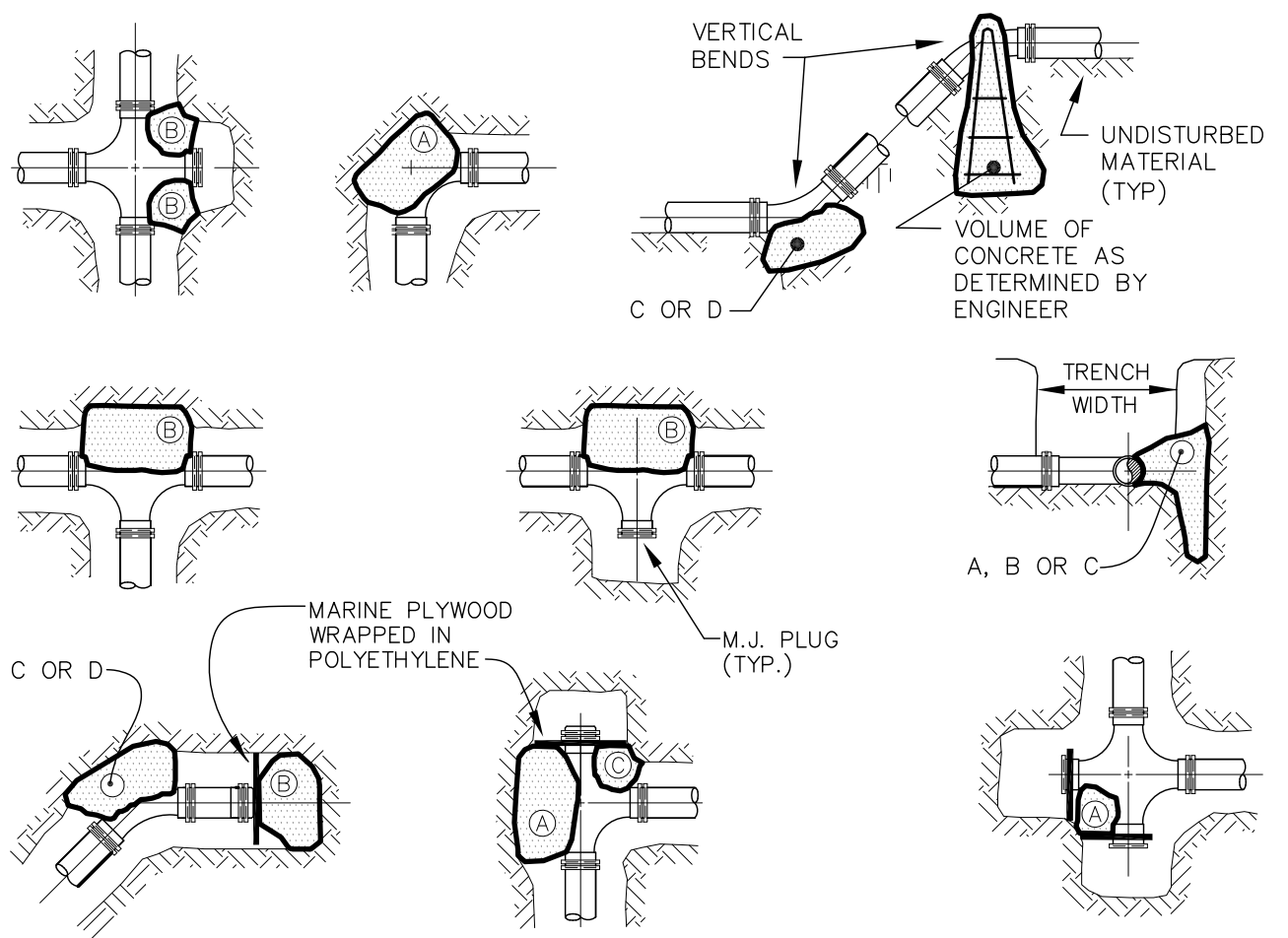
P-5042





- NOTES:**
- GATE VALVES SHALL OPEN RIGHT, PER CITY STANDARDS.
  - BRANCH PIPING SHALL BE MECHANICALLY RESTRAINED AS NOTED UNDER THRUST BLOCK DETAIL REQUIREMENTS.

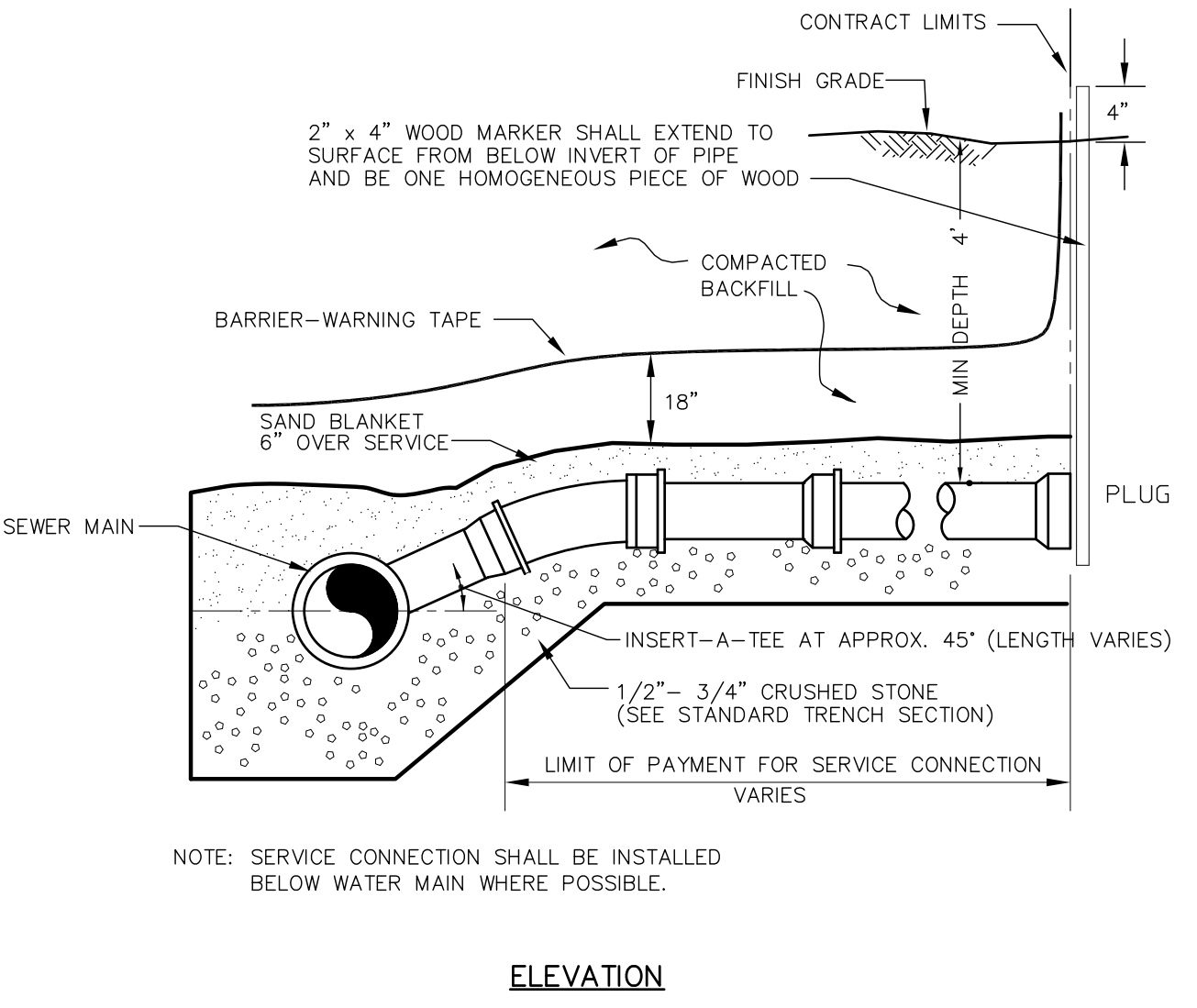
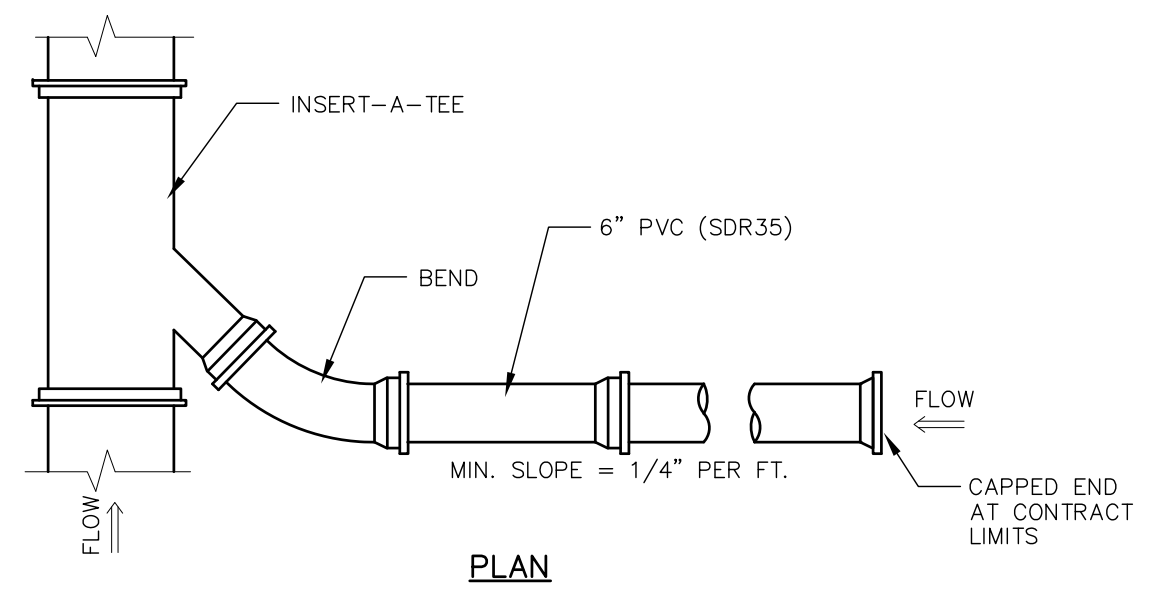
**TEE & GATE VALVE ASSEMBLY DETAIL NOT TO SCALE**



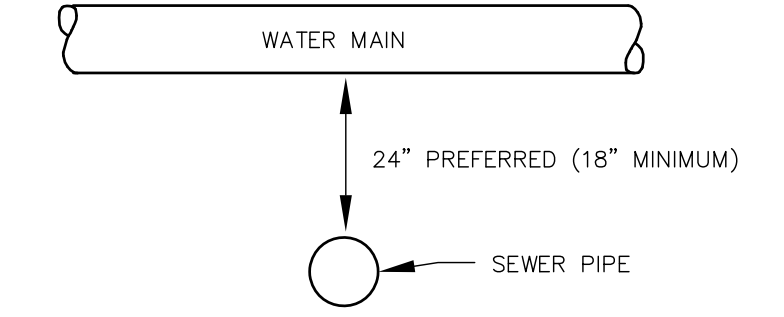
REACTION TYPE	PIPE SIZE				
	4"	6"	8"	10"	12"
A 90°	0.89	2.19	3.82	11.14	17.24
B 180°	0.65	1.55	2.78	8.38	12.00
C 45°	0.48	1.19	2.12	6.02	9.32
D 22-1/2°	0.25	0.60	1.06	3.08	4.74
E 11-1/4°	0.13	0.30	0.54	1.54	2.38

- NOTES:**
- POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL.
  - NO JOINTS SHALL BE COVERED WITH CONCRETE. POLYETHYLENE (6 MIL) SHALL BE PLACED AROUND FITTINGS PRIOR TO CONCRETE PLACEMENT.
  - ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
  - PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.
  - X
  - POLYETHYLENE (6 MIL) SHALL BE PLACED AROUND ALL FITTINGS PRIOR TO CONCRETE PLACEMENT.

**THRUST BLOCKING NOT TO SCALE**

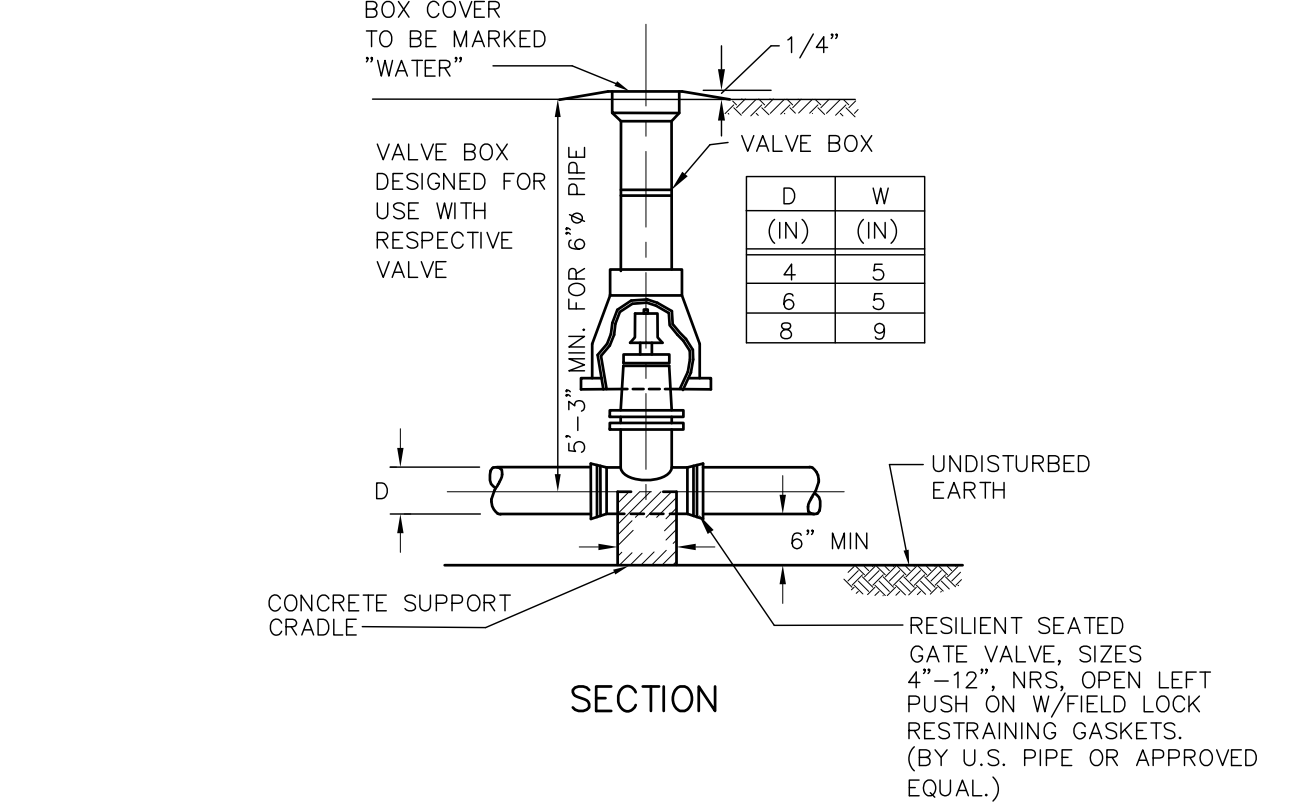


**SEWER SERVICE CONNECTION NOT TO SCALE**

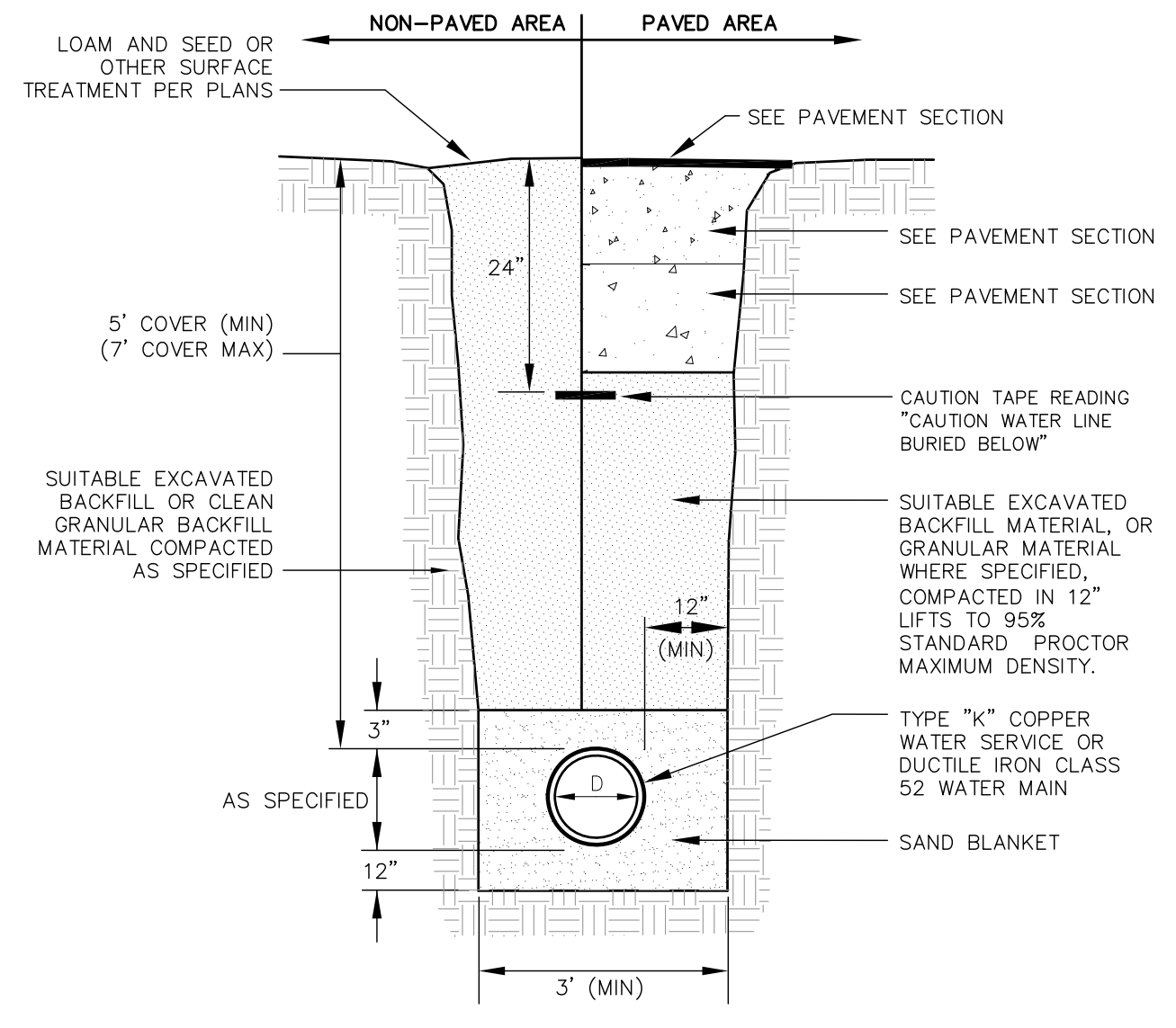


- NOTES:**
- A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER MAINS. A MINIMUM VERTICAL DISTANCE WITH WATER ABOVE SEWER SHALL BE MAINTAINED.
  - SEWER PIPE JOINTS SHALL BE LOCATED A MINIMUM OF 6 FEET HORIZONTALLY FROM WATER MAIN.
  - IF THE REQUIRED CONFIGURATION CANNOT BE MET, THE SEWER MAIN SHALL BE CONSTRUCTED TO MEET THE NHDES REQUIREMENTS FOR FORCE MAIN CONSTRUCTION.

**WATER MAIN / SEWER CROSSING NOT TO SCALE**



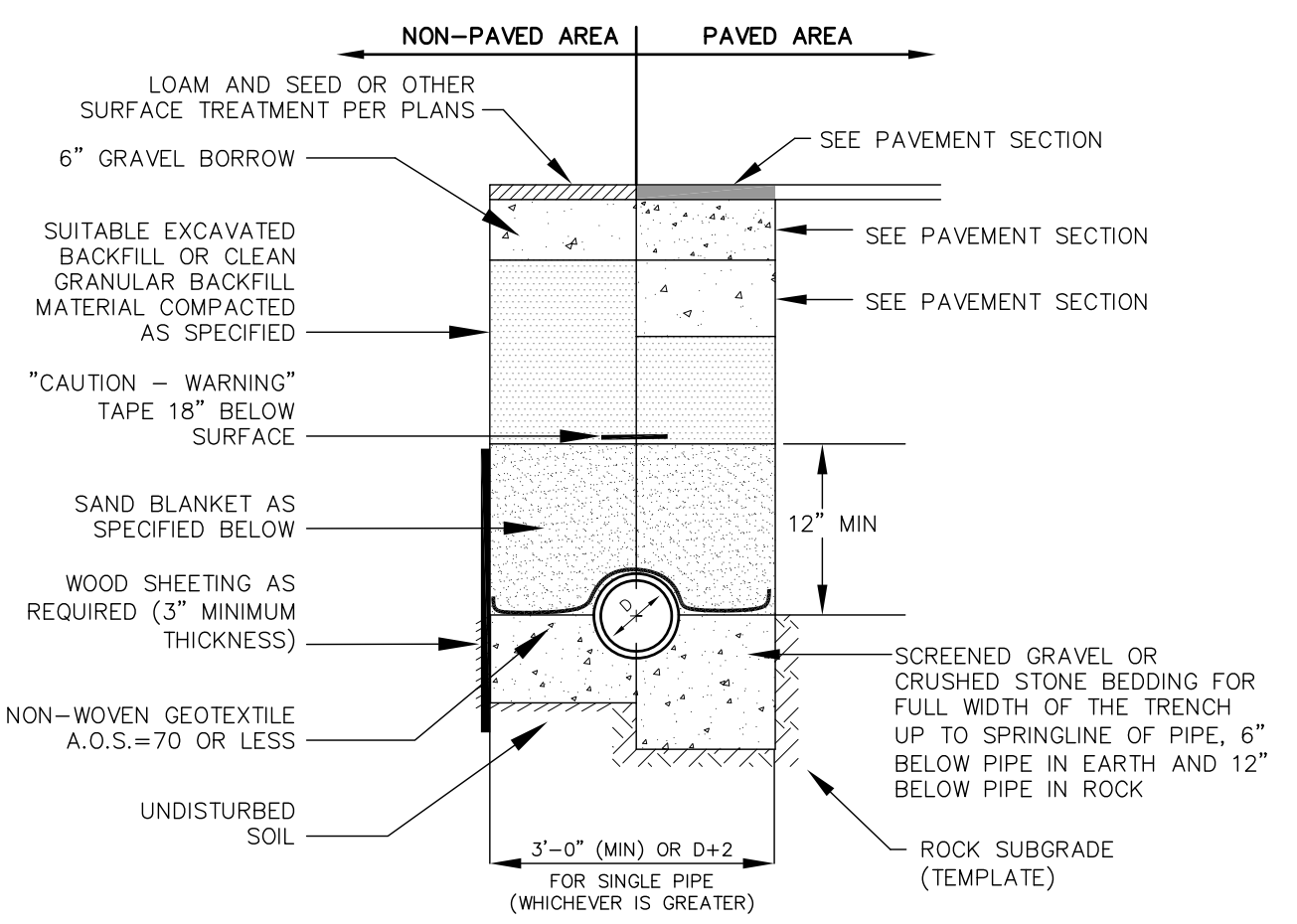
**WATER VALVE DETAIL NOT TO SCALE**



SAND BLANKET/BARRIER	
SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 - 100
200	0 - 15

- NOTES:**
- BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

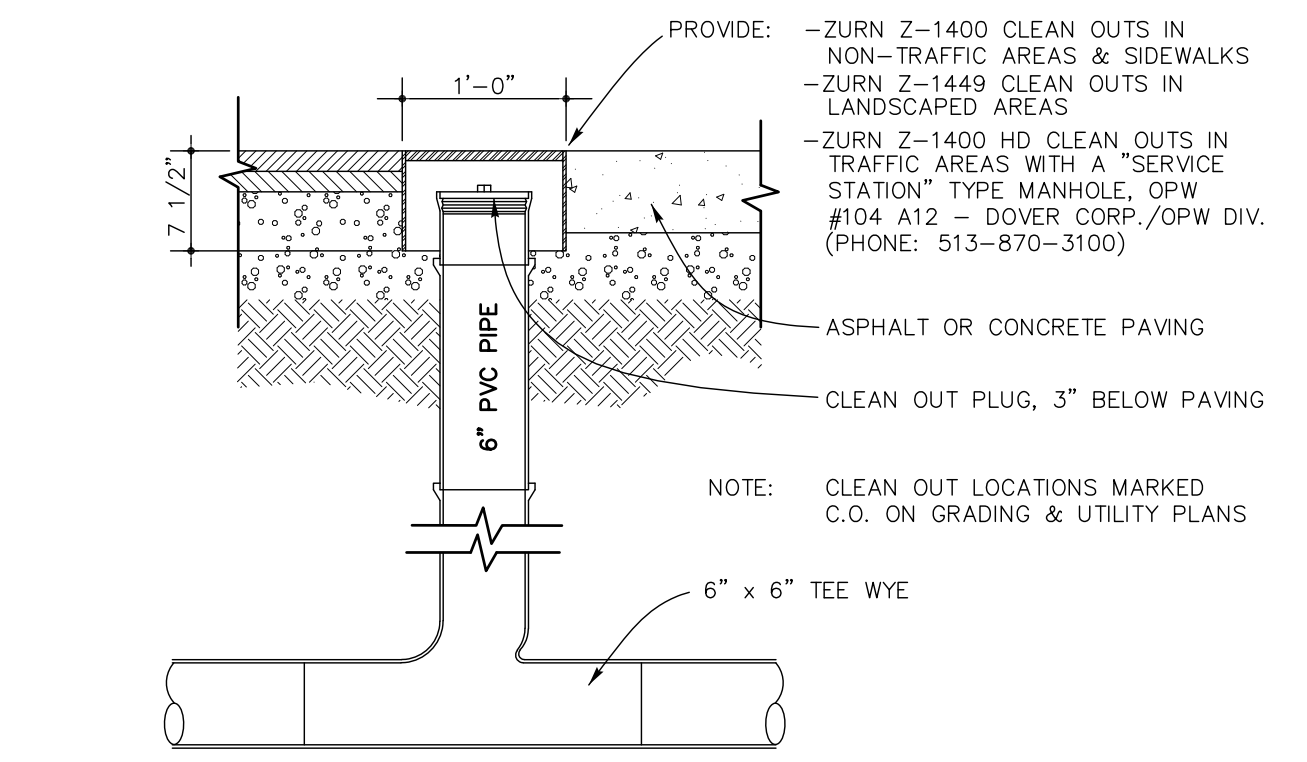
**WATER MAIN TRENCH NOT TO SCALE**



- NOTES:**
- BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
  - INSULATE GRAVITY SEWER AND FORCEMAINS WHERE THERE IS LESS THAN 5'-0" OF COVER WITH 2" THICK CLOSED CELL RIGID BOARD INSULATION, 18" ON EACH SIDE OF PIPE.
  - MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION AND WIDEN TRENCH ACCORDINGLY IF MULTIPLE PIPES ARE IN TRENCH.

SAND BLANKET/BARRIER		SCREENED GRAVEL OR CRUSHED STONE BEDDING*	
SIEVE SIZE	% FINER BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
1/2"	90 - 100	1"	100
200	0 - 15	3/4"	90 - 100
		3/8"	20 - 55
		# 4	0 - 10
		# 8	0 - 5

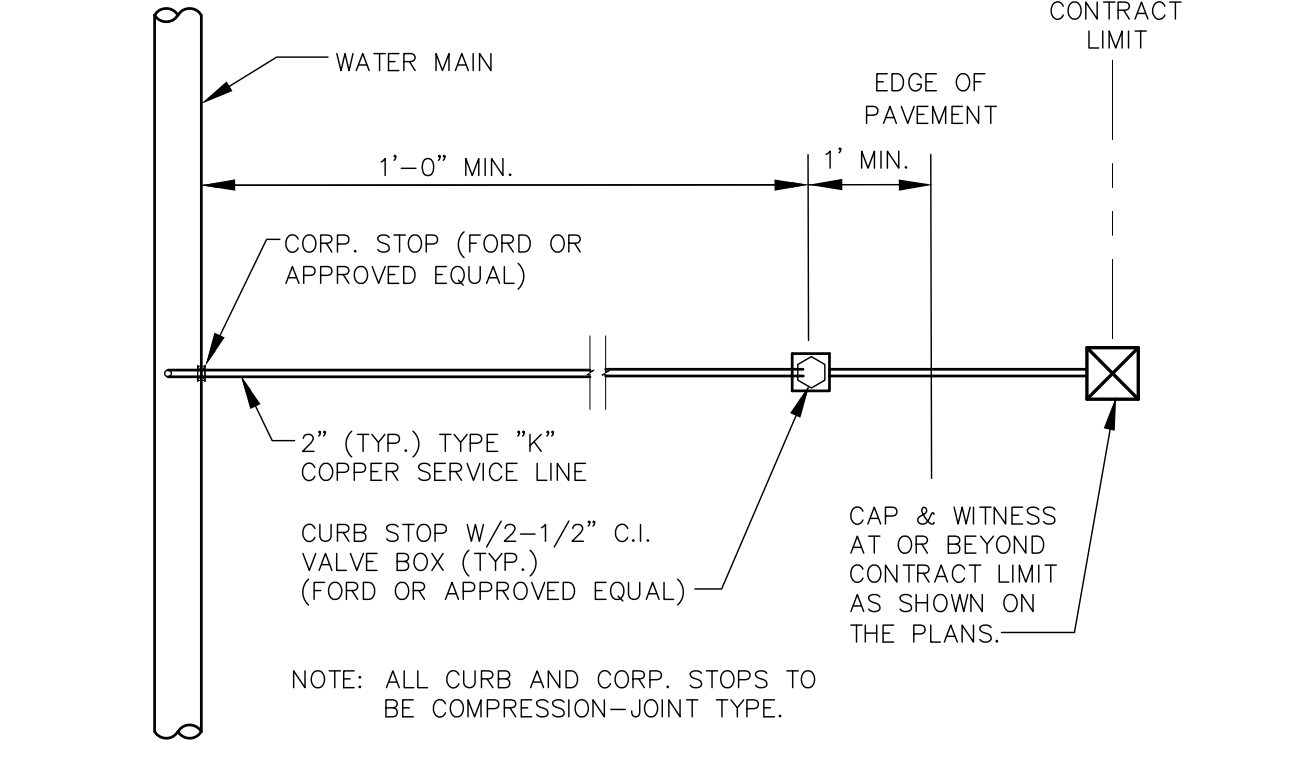
**SEWER & FORCEMAIN TRENCH NOT TO SCALE**



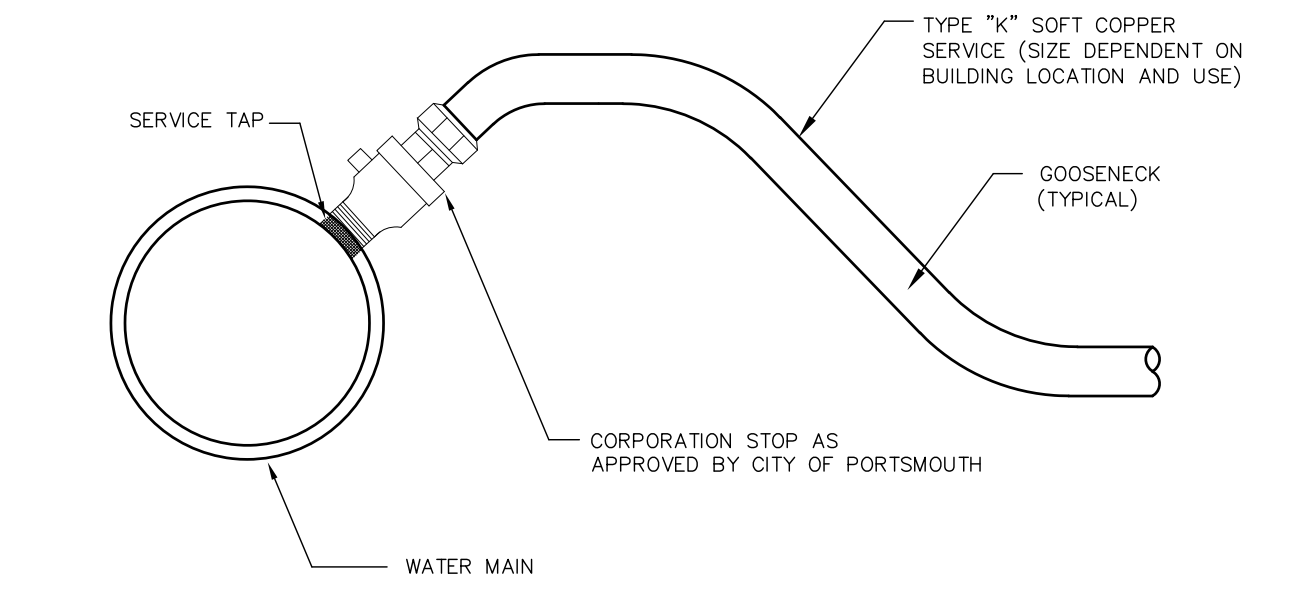
**SEWER CLEANOUT NOT TO SCALE**

**STANDARD TRENCH NOTES**

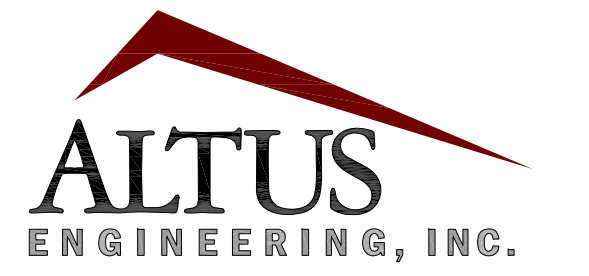
- ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE: BACKFILL AS STATED IN THE TECHNICAL SPECIFICATIONS OR AS SHOWN ON THE DRAWING.
- BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING THE GRADATION SHOWN IN THE TRENCH DETAIL. WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1-1/2 INCH TO 1/2 INCH SHALL BE USED.
- SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER MEETING THE GRADATION SHOWN IN THE TRENCH DETAIL. BLANKET MAY BE REPLACED WITH BEDDING MATERIAL FOR CAST-IRON, DUCTILE IRON, AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2" IS IN CONTACT WITH THE PIPE AND THE GEOTEXTILE IS RELOCATED ACCORDINGLY.
- SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT, OR CLAY. ALL EXCAVATED LEDGE MATERIAL, ALL ROCKS OVER 6 INCHES IN LARGEST DIMENSION, AND ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION. IN CROSS COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK, OR PEAT, IF SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLE RECONSTRUCTION WILL BE PRESERVED.
- BASE COURSE AND PAVEMENT SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES - DIVISIONS 300 AND 400 RESPECTIVELY.
- SHEETING, IF REQUIRED: WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION 1 FOOT ABOVE THE TOP OF PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.
- W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES IN NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE OUTSIDE DIAMETER (O.D.). ALSO, W SHALL BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
- FOR CROSS COUNTRY CONSTRUCTION, BACKFILL, FILL AND/OR LOAM SHALL BE MOUND TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATION REQUIREMENTS FOR CLASS A (3000#) CONCRETE AS FOLLOWS:  
CEMENT: 6.0 BAGS PER CUBIC YARD  
WATER: 5.75 GALLONS PER BAG  
CEMENT MAXIMUM SIZE OF AGGREGATE: 1 INCH  
CONCRETE ENCASEMENT IS NOT ALLOWED FOR PVC PIPE.
- CONCRETE FULL ENCASEMENT: IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MINIMUM). BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.
- NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES DESIGN STANDARDS REQUIRE TEN FEET (10') SEPARATION BETWEEN WATER AND SEWER. REFER TO TOWN'S STANDARD SPECIFICATIONS FOR METHODS OF PROTECTION IN AREAS THAT CANNOT MEET THESE REQUIREMENTS.



NOTE: ALL MATERIALS AND SPECIFICATIONS SHALL CONFORM TO CITY OF PORTSMOUTH WATER DEPARTMENT STANDARDS AND REQUIREMENTS. VERIFY PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.



**WATER SERVICE CONNECTION NOT TO SCALE**



133 Court Street Portsmouth, NH 03801  
(603) 433-2335 www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR: TAC

ISSUE DATE: MARCH 22, 2021

NO.	DESCRIPTION	BY	DATE
0	TAC WORK SESSION	EBS	05/05/20
1	TAC	EBS	10/19/20
2	TAC	EBS	03/22/21

DRAWN BY: EBS

APPROVED BY: EDW

DRAWING FILE: 5042-SITE.dwg

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

OWNER: 64 VAUGHAN MALL, LLC

41 INDUSTRIAL DRIVE  
EXETER, NH 03833

APPLICANT: HAMPSHIRE DEVELOPMENT CORP.

41 INDUSTRIAL DRIVE  
EXETER, NH 03833

PROJECT: 64 VAUGHAN MALL BUILDING RESTORATION

TAX MAP 126, LOT 1  
64 VAUGHAN MALL  
PORTSMOUTH, NH 03801

TITLE:

DETAIL SHEET

SHEET NUMBER:

D-4

P-5042





**1 SOUTH ELEVATION**  
1/16" = 1'-0"



**2 EAST ELEVATION**  
1/16" = 1'-0"

**EXTERIOR ELEVATIONS**  
**64 Vaughan Mall**  
SCALE: 1/16" = 1'-0"  
04/16/2021



3 NORTH ELEVATION  
1/16" = 1'-0"



4 WEST ELEVATION  
1/16" = 1'-0"

**EXTERIOR ELEVATIONS**  
**64 Vaughan Mall**  
SCALE: 1/16" = 1'-0"  
04/16/2021