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			
☑	**Required Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**	**Waiver Requested**
☒	Fully executed and signed Application form. **(2.5.2.3)**	Viewpoint	N/A
☒	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF). **(2.5.2.8)**	Viewpoint	N/A

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

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	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. **(2.5.3.1E)**	Sheet 1 of 2	N/A
☒	Names, addresses and telephone numbers of all professionals involved in the site plan design. **(2.5.3.1F)**	Cover Sheet	N/A
☒	List of reference plans. **(2.5.3.1G)**	Sheet 1 of 2	N/A
☒	List of names and contact information of all public or private utilities servicing the site. **(2.5.3.1H)**	Sheet C-1, Notes 11-15	N/A

Site Plan Specifications			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	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. **(2.5.4.1A)**	Required on all plan sheets	N/A
☒	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. **(2.5.4.1B)**	Required on all plan sheets	N/A
☒	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. **(2.5.4.1C)**	Sheet 1 of 2, Note 2	N/A
☒	Plans shall be drawn to scale. **(2.5.4.1D)**	Required on all plan sheets	N/A
☒	Plans shall be prepared and stamped by a NH licensed civil engineer. **(2.5.4.1D)**	All applicable sheets	N/A
☐	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. **(2.5.4.1E)**	N/A (no wetlands)	N/A
☒	Title (name of development project), north point, scale, legend. **(2.5.4.2A)**	All applicable sheets	N/A
☒	Date plans first submitted, date and explanation of revisions. **(2.5.4.2B)**	All applicable sheets	N/A
☒	Individual plan sheet title that clearly describes the information that is displayed. **(2.5.4.2C)**	Required on all plan sheets	N/A
☒	Source and date of data displayed on the plan. **(2.5.4.2D)**	Sheet C-2, Note 2	N/A

Site Plan Specifications			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	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." **(2.5.4.2E)**	Sheet C-2, Note 16	N/A
☒	Plan sheets submitted for recording shall include the following notes: a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." 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." **(2.13.3)**	Sheet C-2, Note 18 Sheet C-2, Note 17	N/A
☐	Plan sheets showing landscaping and screening shall also include the following additional notes: 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." 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." 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." **(2.13.4)**	Landscaping Plans pending	N/A

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

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

Other Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	Traffic Impact Study or Trip Generation Report, as required. (*Four (4) hardcopies of the full study/report and Six (6) summaries to be submitted with the Site Plan Application*) **(3.2.1-2)**	Not requested by TAC	
☒	Indicate where Low Impact Development Design practices have been incorporated. **(7.1)**	None (site is 100% impervious)	
☒	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. **(7.3.1)**	Not in a wellhead area	
☒	Indicate where measures to minimize impervious surfaces have been implemented. **(7.4.3)**	Sheet C-2	
☒	Calculation of the maximum effective impervious surface as a percentage of the site. **(7.4.3.2)**	Sheet C-2, note 4	
☐	Stormwater Management and Erosion Control Plan. (*Four (4) hardcopies of the full plan/report and Six (6) summaries to be submitted with the Site Plan Application*) **(7.4.4.1)**		Waiver

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	All local approvals, permits, easements and licenses required, including but not limited to: a. Waivers; b. Driveway permits; c. Special exceptions; d. Variances granted; e. Easements; f. Licenses. **(2.5.3.2A)**	Variance Pending	
☒	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: a. Calculations relating to stormwater runoff; b. Information on composition and quantity of water demand and wastewater generated; c. Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; d. Estimates of traffic generation and counts pre- and post-construction; e. Estimates of noise generation; f. A Stormwater Management and Erosion Control Plan; g. Endangered species and archaeological / historical studies; h. Wetland and water body (coastal and inland) delineations; i. Environmental impact studies. **(2.5.3.2B)**	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			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	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. **(2.5.3.2D)**	Pending	
☒	A list of any required state and federal permit applications required for the project and the status of same. **(2.5.3.2E)**	N/A (none required)	

Applicant's Signature: _____ **Date:** March 22, 2021

Erik Saari, Agent

THIS DRAWING SET HAS NOT BEEN RELEASED FOR CONSTRUCTION

64 VAUGHAN MALL BUILDING RESTORATION

64 Vaughan Mall, Portsmouth, New Hampshire

Assessor's Parcel 126, Lot 1

Issued for: TAC

Plan Issue Date:

May 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

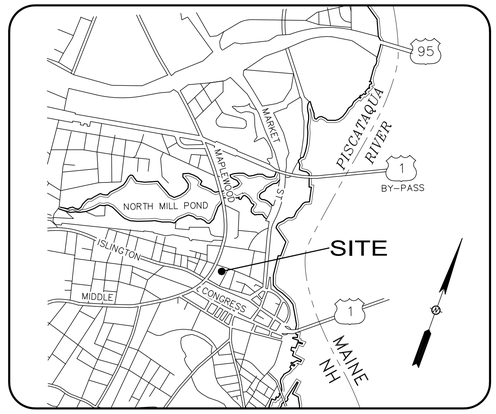
Civil Engineer:

ALTUS ENGINEERING, INC.
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

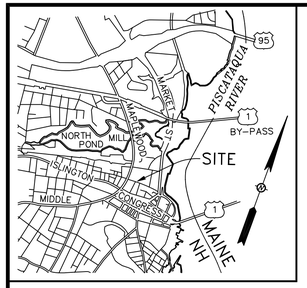
Surveyor:
James Verra
& Associates Inc.
LAND SURVEYORS
101 SHATTUCK WAY, SUITE 8
Newington, New Hampshire
03801-7876
Tel 603-436-3557



LOCUS MAP
Not to Scale

Sheet Index Title	*Sheet No.:*	*Rev.*	*Date*
Existing Conditions Plan	1 of 1	1	04/19/20
Demolition Plan	C-1	5	05/19/21
Site Plan	C-2	7	05/19/21
Grading and Drainage Plan	C-3	5	05/19/21
Utilities Plan	C-4	5	05/19/21
Detail Sheet	D-1	2	03/22/21
Detail Sheet	D-2	2	05/19/21
Detail Sheet	D-3	2	03/22/21
Detail Sheet	D-4	2	03/22/21
Exterior Elevations			05/11/21
Exterior Elevations			05/11/21

P5042



TEMPORARY BENCHMARK TABLE

TBM#	DESCRIPTION	ELEV.
1	SURVEY NAIL SET IN TOP OF GRANITE CURBING	12.81
2	BOLT W/ "X" CUT – 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

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

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

DRAIN TABLE

CB# 1
RIM EL= 17.62

CB# 2
RIM EL= 13.77
(1) INV OUT 12"RCP= 10.12

CB# 3
RIM EL= 11.98
(1) INV OUT 12"HDPE= 7.74

CB# 4
RIM EL= 9.57
(1) INV OUT 12"PVC= 7.32±
W/ TRAP ON OUTLET

CB# 3763
RIM EL= 14.71
(1) INV OUT 12"RCP= 12.03

CB# 3764
RIM EL= 15.05
WATER LEVEL= 11.10

CB# 3765
RIM EL= 15.35
PLUGGED 13.5±

CB# 3766
RIM EL= 17.59

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 12"HDPE= 12.26

CB# 25853
RIM EL= 17.12
(1) INV OUT 10"HDPE= 12.78

DMH# 1
RIM EL= 13.75
(1) 12"RCP (PLUGGED)
(2) INV IN 12"RCP= 9.76
(3) INV IN 18"RCP= 8.75
(4) 12"RCP (PLUGGED)
(5) INV OUT ___RCP= 8.77

DMH# 2
RIM EL= 9.68
(1) INV IN 6"PVC= 7.10
(2) INV OUT 12"RCP= 6.99

DMH# 5195
RIM EL= 12.56
(1) INV IN 12"HDPE= 6.81
(2) INV IN 12"HDPE= 6.11
(3) INV OUT (2) 12"PVC= 5.92

DMH# 5197
RIM EL= 10.14
(1) INV IN 12"RCP= 6.79
(2) INV IN 12"RCP= 6.83
(3) CL FLOW 36"RCP= 5.26

DMH# 5198
RIM EL= 12.50
(1) INV IN (2) 12"PVC= 5.95
(2) INV IN 18"RCP= 7.60
(3) CL FLOW ___RCP= 5.85

DMH# 5202
RIM EL= 15.14
(1) INV IN 12"RCP= 11.47
(2) INV IN 12"RCP= 11.51
(3) INV IN 18"RCP= 9.96
(4) INV IN 12"RCP= 11.60
(5) INV OUT 18"RCP= 9.91

DMH# 5203
RIM EL= 17.38
(1) INV IN 12"DI= 13.82
(2) INV IN 15"CI= 11.30
(3) INV IN 12"CI= 11.83
(4) INV OUT 15"CI= 11.32

DMH# 25178
RIM EL= 12.66
(1) INV IN 12"HDPE= 7.48
(2) 12"HDPE W/ TRAP

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"___=4.71

SMH# 1568
RIM EL= 12.86
(1) INV IN 8"PVC= 4.88
(2) INV IN 12"___= 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)

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 GRENLEAF 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

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
- ..... 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
- —UGE— ..... UNDERGROUND ELECTRIC
- —UGC— ..... UNDERGROUND COMMUNICATIONS
- ..... CEMENT CONCRETE
- ..... BRICK PAVERS
- ..... RETAINING WALL
- LA ..... LANDSCAPED AREA
- ×12.5 ..... SPOT GRADE
- (A) ..... SEE SIGNAGE TABLE
- (A) ..... SEE BUILDING ELEVATION TABLE
- ..... EXISTING TRAFFIC FLOW SYMBOL

NOTES:

1. 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
2. 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"
3. 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.
4. 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.
5. 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.
6. 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:

1. PLAT OF LAND, 64 VAUGHAN MALL, PORTSMOUTH, N.H., FOR BENDETSON–PORTSMOUTH REALTY TRUST, REVISED TO 9/17/2018, RCRD PLAN D–41080.
2. 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.
3. 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.

STATE OF NEW HAMPSHIRE — No. 625 JAMES VERRA — LICENSED LAND SURVEYOR — SIGNATURE

P5042

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

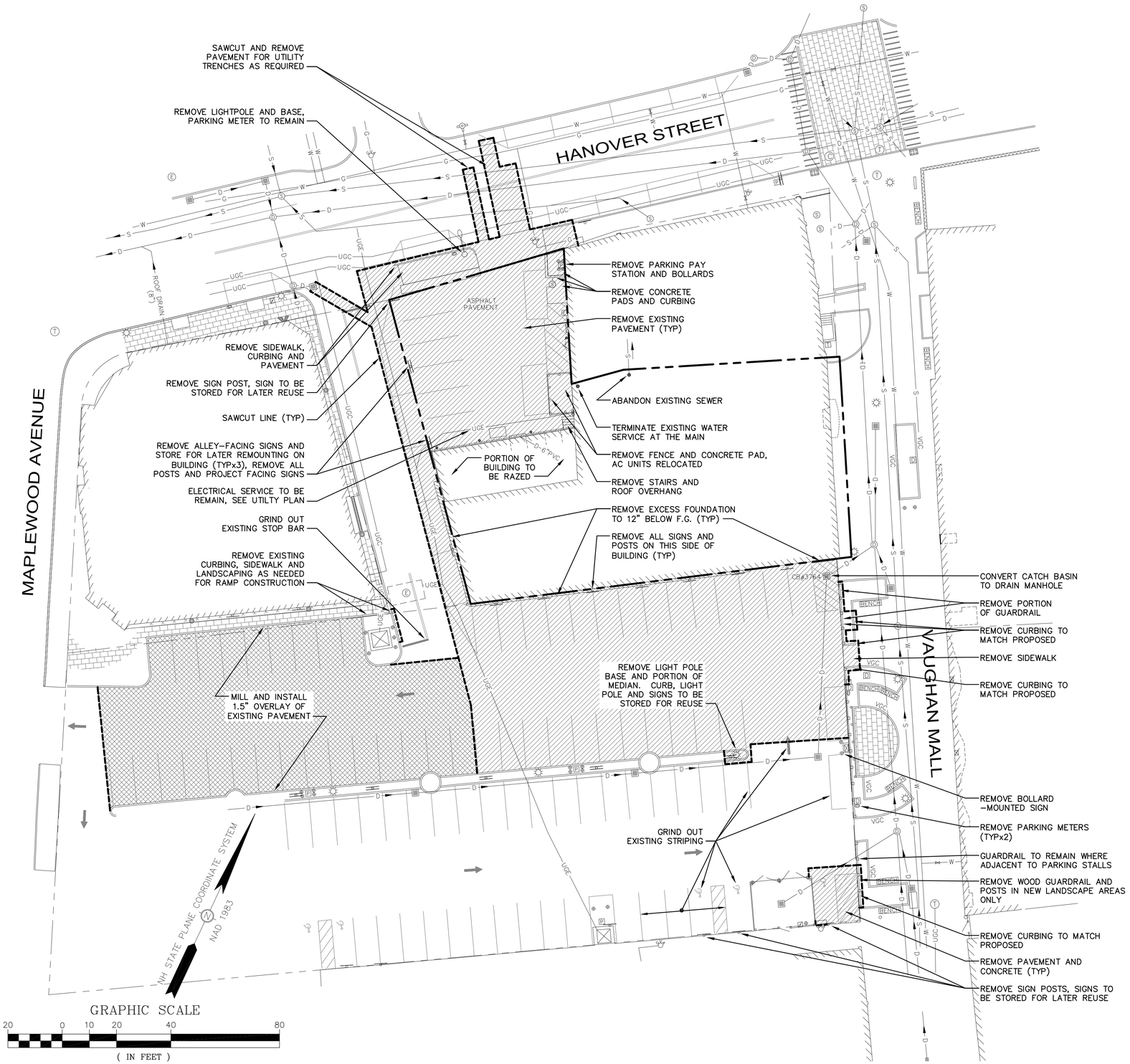
ASSESSOR'S PARCEL
126–1

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



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.

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

ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE
5/19/21

NOT FOR CONSTRUCTION

ISSUED FOR: TAC

ISSUE DATE: MAY 19, 2021

REVISIONS

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
6	TAC	EBS	05/19/21

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

P5042

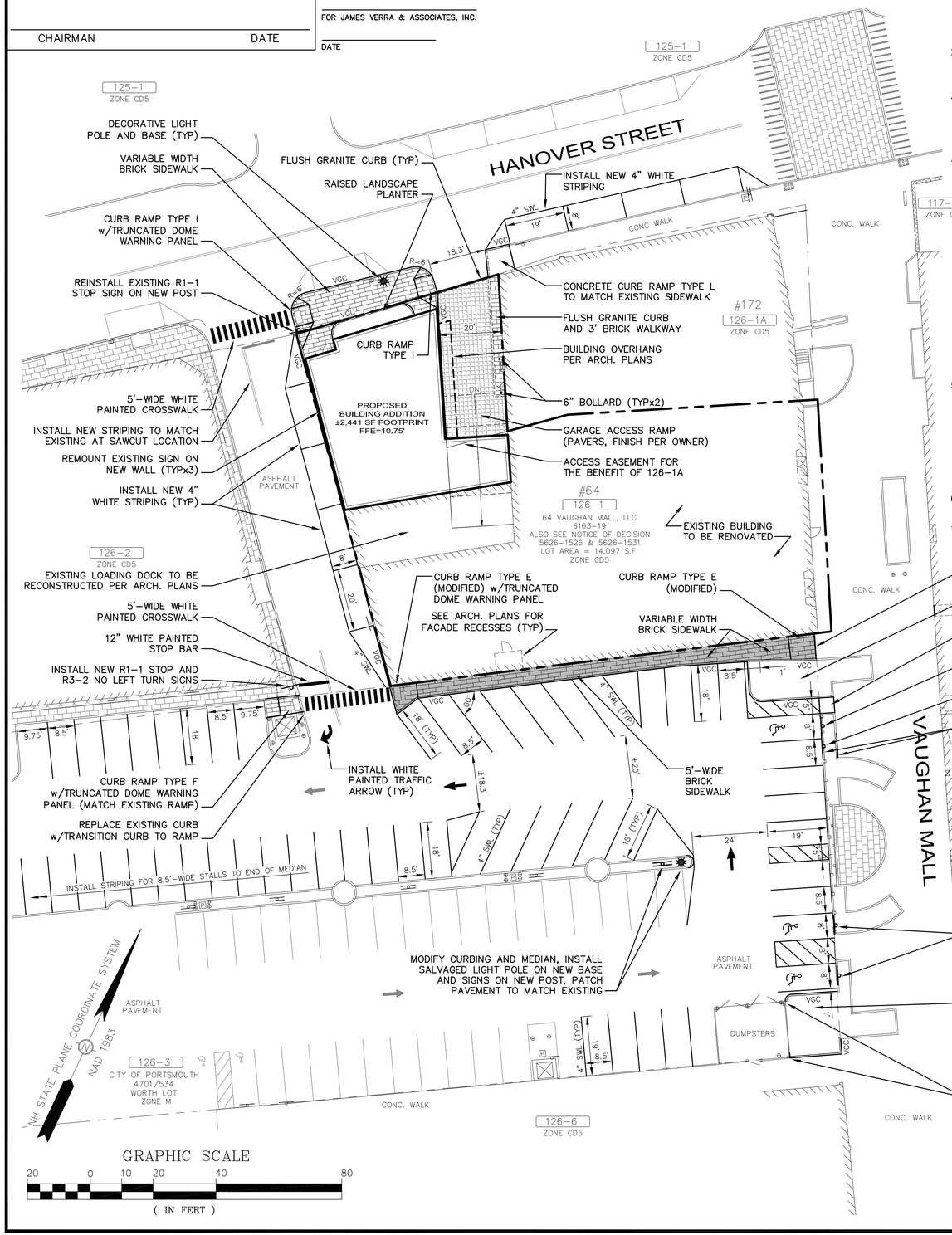
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

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.

DATE



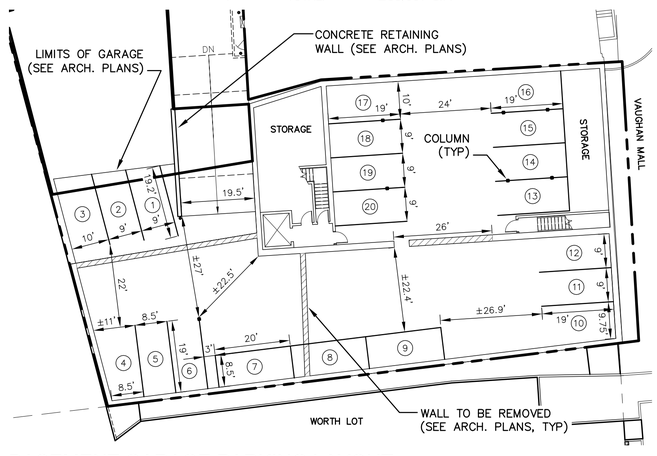
NOTES

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 ABUTTING 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:

		EXISTING	PROPOSED
FRONT YARD:	5' MAX.	4.3'	SAME
SECONDARY FRONT YARD:	5' MAX.	58.1'	5'
SIDE YARD:	NR	0'	SAME
REAR YARD:	5'	0.15'	SAME
FRONT LOT LINE BUILDOUT:	80% WIDTH MIN.	100%	SAME
MAX. BUILDING BLOCK:	225'		
MAX. FACADE MODULATION:	100'		
MAX. ENTRANCE SPACING:	50'		
MAX. BUILDING COVERAGE:	95%	70.0%	89.8%
MAX. BUILDING FOOTPRINT:	20,000 S.F.	10,008 S.F.	12,656 S.F.
MIN. LOT AREA:	NR	14,097 S.F.	SAME
MIN. LOT AREA/DWELLING:	NR		
MIN. OPEN SPACE: (LANDSCAPE AREAS)	5%	0% 0 S.F.	5% 705 S.F.
MAX. GND. FLR. GFA/USE:	15,000 S.F.	±10,014 S.F.	12,489 S.F.
MAX. BUILDING HEIGHT:	3 STORIES OR 40'	±40'	40'
PENTHOUSE HEIGHT:	MAX. HEIGHT +2'		
MAX. GROUND FLOOR FFE:	SIDEWALK GRADE +3'		

5. 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)
6. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
7. ALL CONDITIONS OF THIS APPROVAL SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
8. 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 SPECIFICATION SHALL GOVERN.
9. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
10. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
11. AREA OF DISTURBANCE IS UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT IS NOT REQUIRED.
12. 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.
13. 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.
14. UNLESS OTHERWISE NOTED, ALL NEW CURBING SHALL BE VERTICAL GRANITE WITH A MINIMUM RADIUS OF 4'.
15. 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.
16. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
17. 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
18. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
19. SITEWORK CONTRACTOR SHALL PREPARE A LICENSED LAND SURVEYOR (LLS) STAMPED AS-BUILT SITE PLAN & PROVIDE A DIGITAL (CAD FORMAT) COPY FOR THE CITY'S G.I.S. DATA BASE.
20. TRASH AND RECYCLING SHALL BE STORED INSIDE BUILDING.
21. THIS DEVELOPMENT IS SUBJECT TO LICENSING AGREEMENTS W/ THE CITY COUNCIL.
22. RESTAURANTS SHALL NOT OCCUPY BUILDING WITHOUT THE INSTALLATION OF A GREASE TRAP MEETING CITY CODE.
23. ALL SIDEWALKS TO BE CONSTRUCTED WITHIN PROJECT LIMITS SHALL BE BRICK. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PORTSMOUTH DPW TO CONFIRM BRICK SPECIFICATIONS.
24. STREET ADDRESSES FOR EACH USE SHALL BE DETERMINED BY PORTSMOUTH FIRE DEPARTMENT & DPW.
25. SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN AREAS SHOWN ON THE PLAN, OR TRUCKED OFF SITE.
26. BUILDING USES BY FLOOR (S.F. BY FOOTPRINT):

BASEMENT:	±9,326 S.F. PARKING
FLOOR 1:	±12,489 S.F. RETAIL
FLOORS 2-3:	±12,656 S.F. RESIDENTIAL
FLOOR 4:	±5,874 S.F. RESIDENTIAL
TOTAL:	±53,001 S.F.



BASEMENT GARAGE PARKING LAYOUT

P5042

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

ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE
5/19/21

NOT FOR CONSTRUCTION

ISSUED FOR: TAC

ISSUE DATE: MAY 19, 2021

REVISIONS

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	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
8	TAC	EBS	05/19/21

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

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

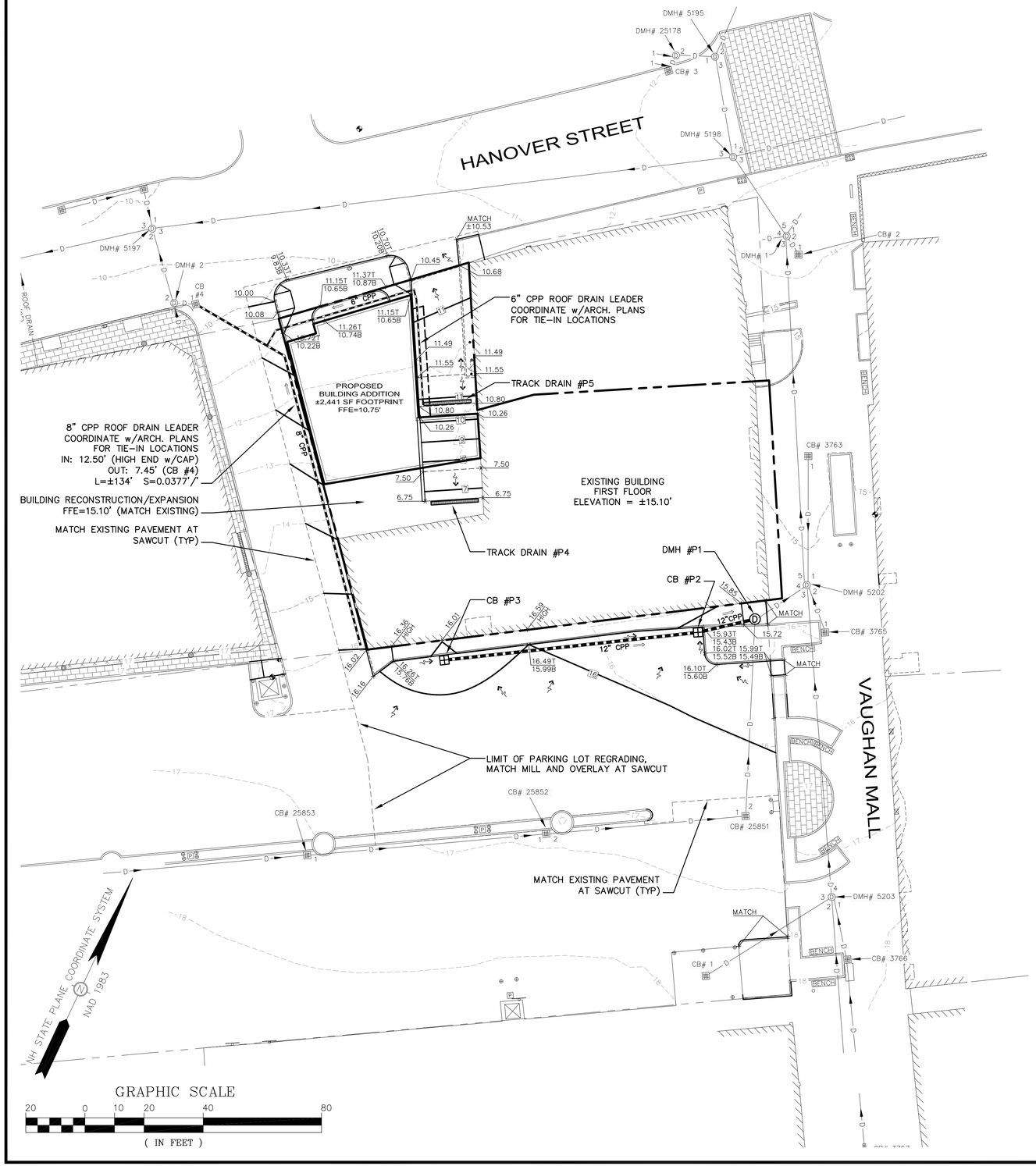
OWNER:
64 VAUGHAN MALL, LLC
41 INDUSTRIAL DRIVE
EXETER, NH 03833

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



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 #P1
(FORMER CB #3764)
RIM=±15.45'(ADJUST RIM TO MATCH RAMP SLOPE)
IN: 11.30' (NEW 12" CB #P2)
IN: ±11.20' (EXIST. 12" CB #25851)
OUT: ±11.10' (TO DMH #5202)
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
- PROPOSED PAVEMENT/VERTICAL GRANITE CURB
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE/TOP & BOTTOM OF CURB/WALL
- EXISTING WATER/CURB STOP/VALVE/HYDRANT
- EXISTING SEWER/MANHOLE
- EXISTING GAS/VALVE
- EXIST. OVER/UNDERGROUND UTILITIES/POLE
- EXISTING DRAINAGE/CB/DMH
- PROPOSED THRUST BLOCK/WATER/CURB STOP/VALVE/HYDRANT
- PROPOSED DOMESTIC WATER SERVICE/FIRE WATER SERVICE
- PROPOSED SEWER/MANHOLE/CLEANOUT
- PROPOSED GAS SERVICE
- PROPOSED OVERHEAD UTILITIES/UTILITY POLE
- PROPOSED UNDERGROUND ELECTRIC/PHONE/TV
- PROPOSED DRAINAGE (HARD PIPE)/CB/DCB/DMH/FES
- CPP FES HDWL — CORRUGATED PLASTIC PIPE/FLARED END SECTION/HEADWALL
- PROPOSED GROUND SLOPE/APPROX. GRADE/STONE CHECK DAM
- SILTFENCE/SEDIMENT BARRIER/CONST. FENCE
- STABILIZED CONSTRUCTION EXIT
- PROPOSED SAWCUT LINE

P5042

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 – 5/19/21

NOT FOR CONSTRUCTION

ISSUED FOR: TAC

ISSUE DATE: MAY 19, 2021

REVISIONS

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
6	TAC	EBS	05/19/21

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

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

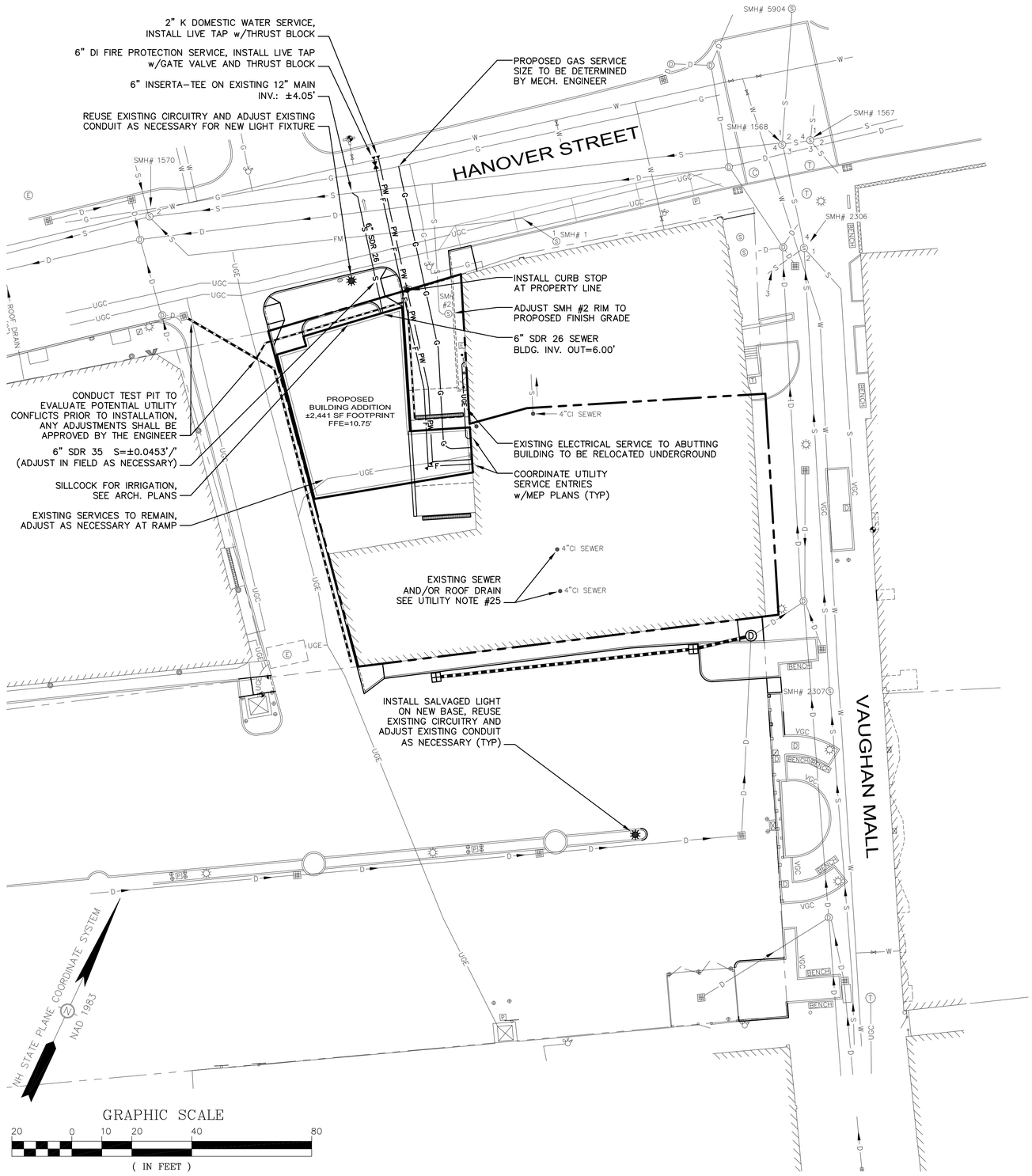
OWNER:
64 VAUGHAN MALL, LLC
41 INDUSTRIAL DRIVE
EXETER, NH 03833

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:
GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C-3



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

1. 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.
2. 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.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF ALL BONDS AND PAYMENT OF ALL TAP, TIE-IN AND CONNECTION FEES.
4. 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.
5. 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.
6. 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.
7. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND CITY REGULATIONS.
8. 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.
9. FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE ARCHITECT, CONTRACTOR, APPROPRIATE UTILITY COMPANIES AND THE PORTSMOUTH DPW.
10. WATER: PORTSMOUTH DPW, JIM TOW, (603) 427-1530.
11. TELECOMMUNICATIONS: CONSOLIDATED, JOE CONSIDINE, (603) 427-5525.
12. CABLE: COMCAST, MIKE COLLINS, (603) 679-5695, EXT. 1037.
13. 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.
14. GAS: UNITIL, DAVID BEAULIEU, (603) 294-5144.
15. DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
16. 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.
17. 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.
18. PER PORTSMOUTH DPW SPECIFICATIONS, ALL NEW WATERLINES SHALL BE WRAPPED WAITH 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.
19. 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.
20. SOLAR PANEL INSTALLATION, IF PROPOSED, SHALL COMPLY WITH NFPA 1, 2012, SECTION 11.12. AS AMENDED.
21. ALL STORM WATER CONNECTIONS/RECONNECTIONS TO THE CITY DRAINAGE SYSTEM SHALL REQUIRE A STORM WATER CONNECTION PERMIT. A CAPACITY USE SURCHARGE MAY APPLY.
22. 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.
23. 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.
24. CONTRTACTOR/OWNER SHALL PROVIDE DPW WITH DETAILS OF TEMPORARY & PERMANENT GROUNDWATER DEWATERING DESIGN IF NECESSARY.
25. CONTRACTOR SHALL VERIFY USE OF ALL INTERIOR STORM & SANITARY PIPING. CONTRATOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE THAT ALL STORMWATER IS SEPARATED FROM SANITARY FLOW.

P5042

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

ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE
5/19/21

NOT FOR CONSTRUCTION

ISSUED FOR: TAC

ISSUE DATE: MAY 19, 2021

REVISIONS

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
6	TAC	EBS	05/19/21

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:
UTILITIES PLAN

SHEET NUMBER:
C-4

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. Loam (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 bale, 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 coarse 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 of 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 a 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)	* The organic matter content is between 80 and 100%, dry weight basis. * Particle size by weight is 100% passing a 6"screen and a minimum of 70 %, maximum of 85%, passing a 0.75" screen. * The organic portion needs to be fibrous and elongated. * Large portions of silts, clays or fine sands are not acceptable in the mix. * Soluble salts content is less than 4.0 mmhos/cm. * The pH should fall between 5.0 and 8.0.

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.

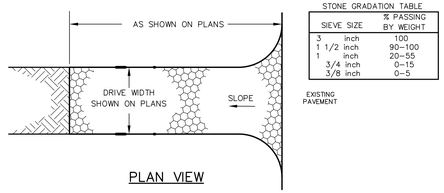
   e. Additional stone may have to be added to the construction entrance, rock barrier and riprap lined swales, etc., periodically to maintain proper function of the erosion control structure.

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.



STONE GRADATION TABLE	
SIEVE SIZE	% PASSING BY WEIGHT
3 inch	100
1 1/2 inch	90–100
1 inch	20–55
3/4 inch	0–15
3/8 inch	0–5

PLAN VIEW

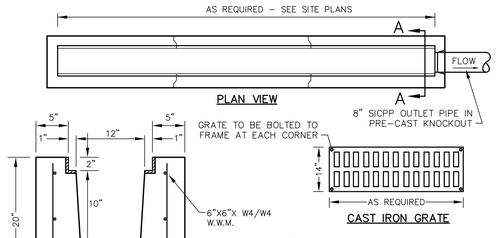
PROFILE

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

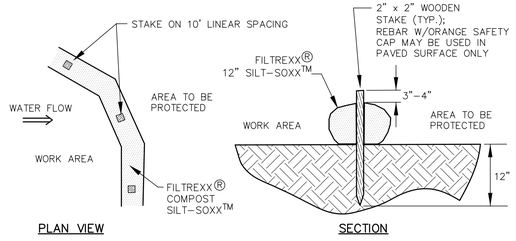


NOTES

1. MINIMUM 4,000 PSI CONCRETE @ 28 DAYS
2. TO BE SUPPLIED BY PRECAST CONCRETE SALES CO., 123 ROUTE 303 VALLEY COTTAGE, NY 10989 (845) 268–4949 OR APPROVED EQUAL

TRENCH DRAIN

NOT TO SCALE

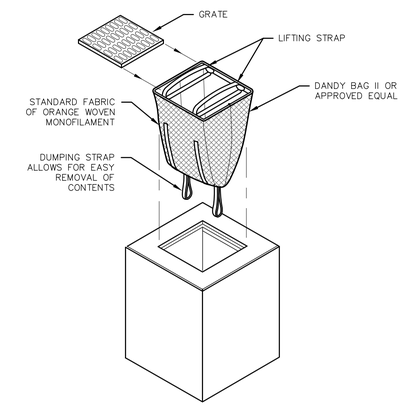


NOTES:

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

TUBULAR SEDIMENT BARRIER

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

P5042

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

ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
3/22/21

NOT FOR CONSTRUCTION

ISSUED FOR: TAC

ISSUE DATE: MARCH 22, 2021

REVISIONS

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'

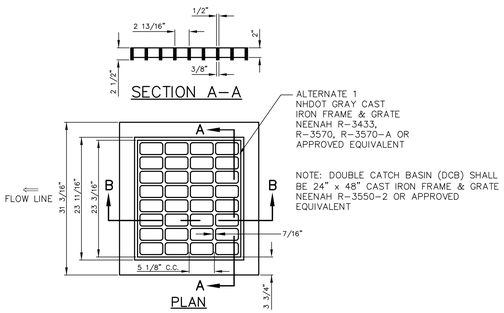
OWNER:
64 VAUGHAN MALL, LLC
41 INDUSTRIAL DRIVE
EXETER, NH 03833

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

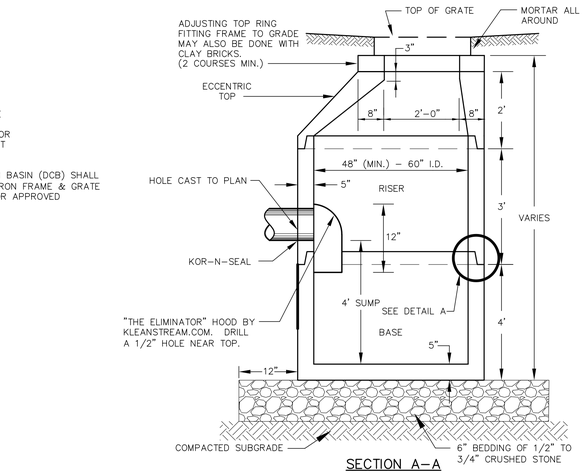
TITLE:
DETAIL SHEET

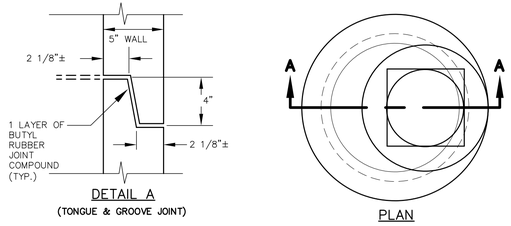
SHEET NUMBER:
D-1



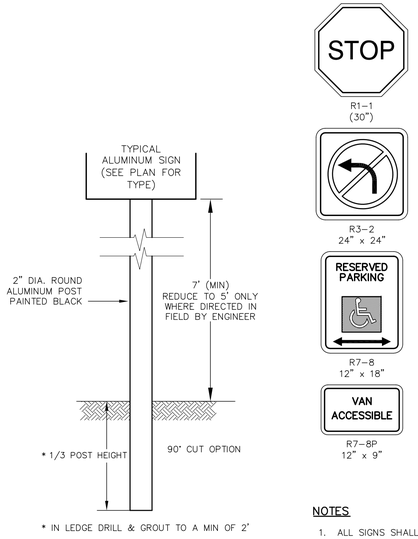
NOTES

1. ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 PSI).
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
5. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
6. USE H20 LOADING SLAB TOP SECTION IN LIEU OF ECCENTRIC TOP WHERE PIPE INVERT IS WITHIN 4' OF FINISH GRADE.
7. FRAME AND GRATE DIMENSIONS ARE TYPICAL BUT MAY VARY BASED ON PRODUCT SELECTED OR EQUIVALENT APPROVED BY THE ENGINEER.





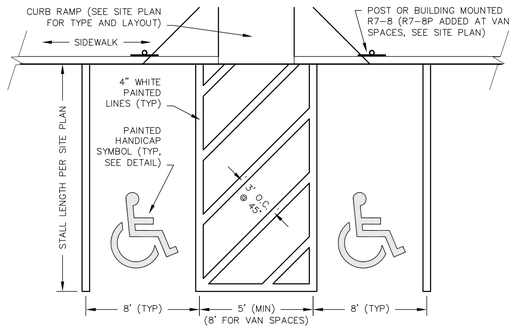
DEEP SUMP CATCH BASIN — NOT TO SCALE



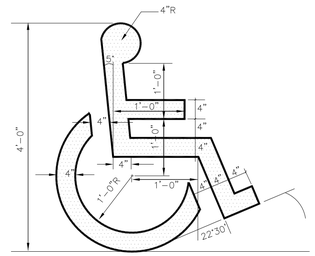
NOTES

1. ALL SIGNS SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

SIGN DETAILS — NOT TO SCALE



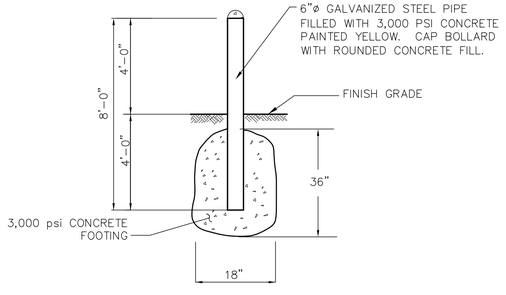
HANDICAP PARKING STALL LAYOUT — NOT TO SCALE



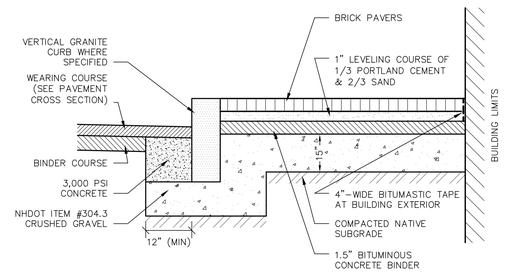
NOTES

1. SYMBOL TO BE PAINTED IN ALL HANDICAPPED ACCESSIBLE SPACES IN WHITE PAINT (BLUE–PAINTED SQUARE BACKGROUND OPTIONAL).

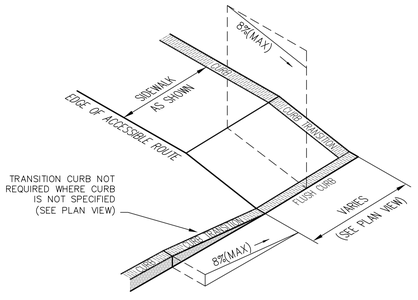
PAINTED HANDICAP SYMBOL — NOT TO SCALE



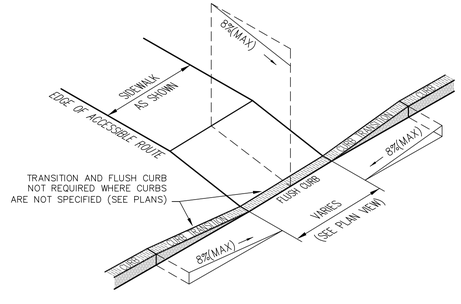
BOLLARD — NOT TO SCALE



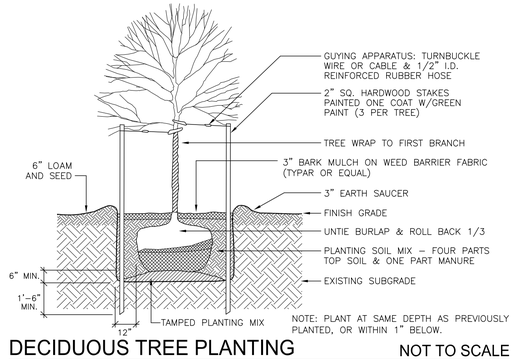
BRICK / PAVER SIDEWALK — NOT TO SCALE



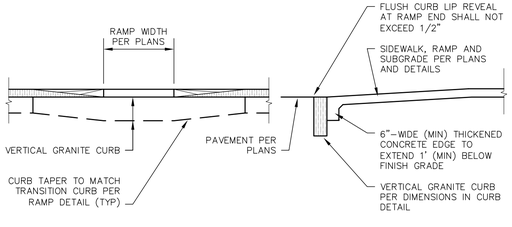
CURB RAMP (TYPE 'E') — NOT TO SCALE



CURB RAMP (TYPE 'F') — NOT TO SCALE



DECIDUOUS TREE PLANTING — NOT TO SCALE

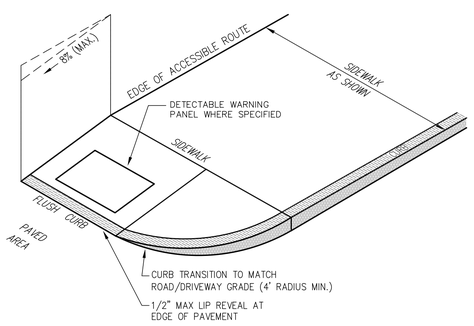


FLUSH CURB AT RAMP DETAIL — NOT TO SCALE

NOTES APPLICABLE TO ALL CURB RAMPS AND SIDEWALKS:

1. THE MAXIMUM ALLOWABLE CROSS SLOPE OF AN ACCESSIBLE ROUTE (SIDEWALK) AND CURB SHALL BE 1.5%.
2. THE MAXIMUM ALLOWABLE SLOPE OF AN ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF AN ACCESSIBLE ROUTE (SIDEWALK) CURB RAMP SHALL BE 8%.
4. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
5. BASE OF RAMP SHALL BE GRADED TO PREVENT THE PONDING OF WATER.
6. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
7. ALL CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) AND ALL APPLICABLE CODES.
8. FLUSH CURB SECTIONS SHALL HAVE A MAXIMUM LIP REVEAL OF 1/2" AT THE EDGE OF PAVEMENT.
9. EDGES OF SIDEWALK FOOTINGS ALONG FLUSH CURBS SHALL BE HAUNCHED SO AS TO EXTEND TO A MINIMUM DEPTH OF 1' BELOW FINISH GRADE.
10. NO RAMP SHALL BE LESS THAN 4' IN WIDTH.

CURB RAMP & SIDEWALK NOTES — NOT TO SCALE



CURB RAMP (TYPE 'I') — NOT TO SCALE

P5042

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 — 5/19/21

NOT FOR CONSTRUCTION

ISSUED FOR: TAC

ISSUE DATE: MAY 19, 2021

REVISIONS

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

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

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

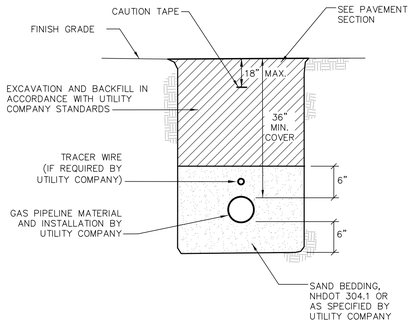
OWNER:
64 VAUGHAN MALL, LLC
41 INDUSTRIAL DRIVE
EXETER, NH 03833

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:
DETAIL SHEET

SHEET NUMBER:
D-2



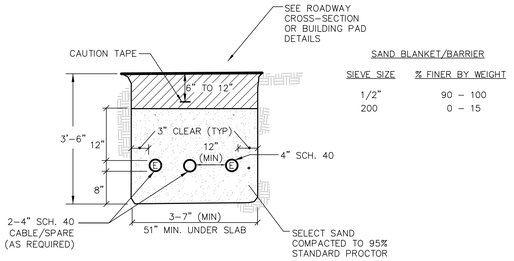
SAND BLANKET/BARRIER

SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15

NOTES

1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND PROVIDE ALL EXCAVATION, COMPACTION AND BACKFILL FOR PIPE INSTALLATION WITHIN THE PROJECT SITE.
2. 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



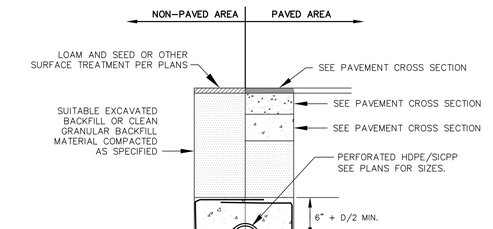
SAND BLANKET/BARRIER

SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15

NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. UNDER A BUILDING SLAB THE CONDUIT SHALL BE ENCASED IN 8" OF CONCRETE ON ALL SIDES.
10. 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

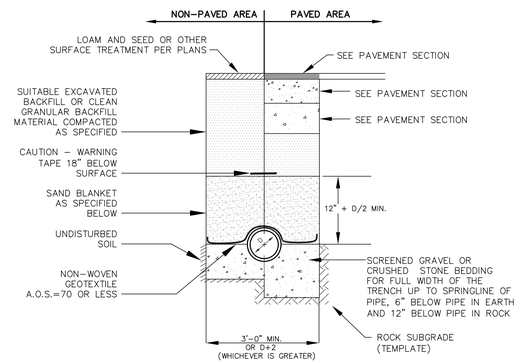
SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15

SCREENED GRAVEL OR CRUSHED STONE BEDDING*

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
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



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

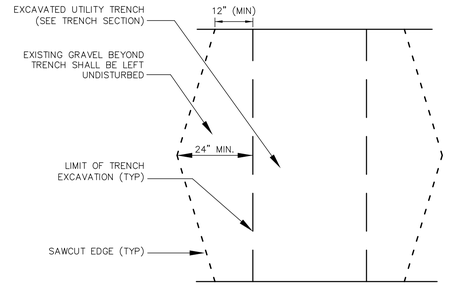
SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15

SCREENED GRAVEL OR CRUSHED STONE BEDDING*

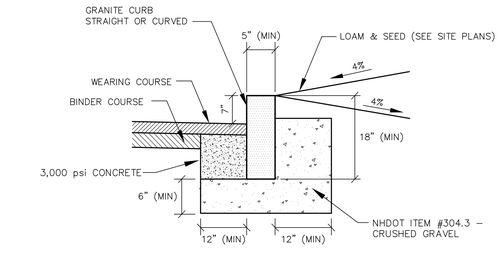
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
3/8"	20 – 55
# 4	0 – 10
# 8	0 – 5

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

DRAINAGE TRENCH SECTION NOT TO SCALE



PAVEMENT CROSS SECTION NOT TO SCALE

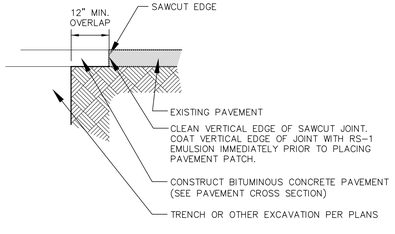


NOTES

1. SEE PLANS FOR CURB LOCATION.
2. SEE PLANS FOR PAVEMENT CROSS SECTION.
3. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
4. MINIMUM LENGTH OF CURB STONES = 4'.
5. MAXIMUM LENGTH OF CURB STONES = 10'.
6. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES – SEE CHART.
7. CURB ENDS TO ROUNDED AND BATTERED FACES TO BE CUT WHEN CALLED FOR ON THE PLANS.
8. CURB SHALL BE INSTALLED PRIOR TO PLACEMENT OF TOP PAVEMENT COURSE.
9. 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



TYPICAL PAVEMENT SAWCUT NOT TO SCALE

NOTES

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

TYPICAL TRENCH PATCH NOT TO SCALE

P5042

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

ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
3/22/21

NOT FOR CONSTRUCTION

ISSUED FOR: TAC

ISSUE DATE: MARCH 22, 2021

REVISIONS

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'

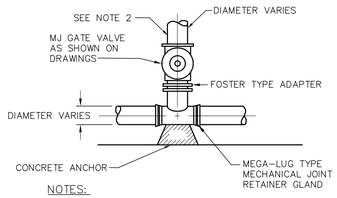
OWNER:
64 VAUGHAN MALL, LLC
41 INDUSTRIAL DRIVE
EXETER, NH 03833

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

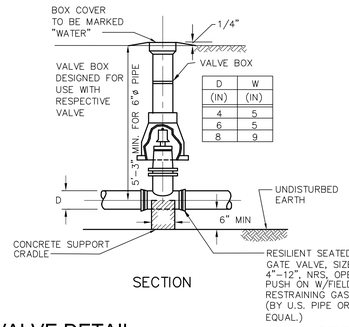
SHEET NUMBER:
D-3



NOTES:

1. GATE VALVES SHALL OPEN RIGHT, PER CITY STANDARDS.
2. BRANCH PIPING SHALL BE MECHANICALLY RESTRAINED AS NOTED UNDER THRUST BLOCK DETAIL REQUIREMENTS.

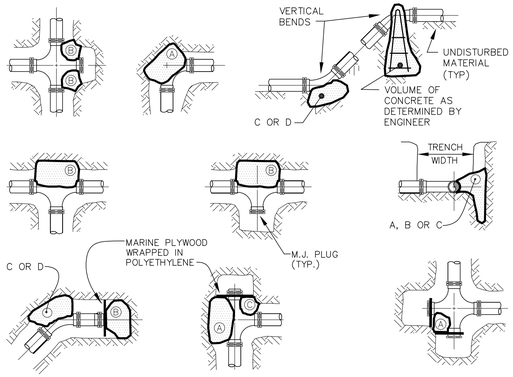
TEE & GATE VALVE ASSEMBLY DETAIL NOT TO SCALE



D (IN)	W (IN)
4	5
6	5
8	9

SECTION

WATER VALVE DETAIL NOT TO SCALE

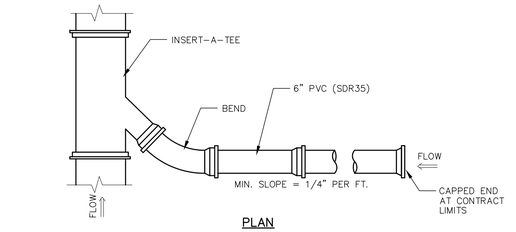


TEST PRESSURE = 150 psi	SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL					
	REACTION TYPE	PIPE SIZE				
		4"	6"	8"	10"	12"
	A 90°	0.89	2.19	3.82	11.14	17.24
	B 180°	0.65	1.55	2.78	8.38	12.00
	C 45°	0.48	1.19	2.12	6.02	9.32
	D 22-1/2°	0.25	0.60	1.06	3.08	4.74
	E 11-1/4°	0.13	0.30	0.54	1.54	2.38

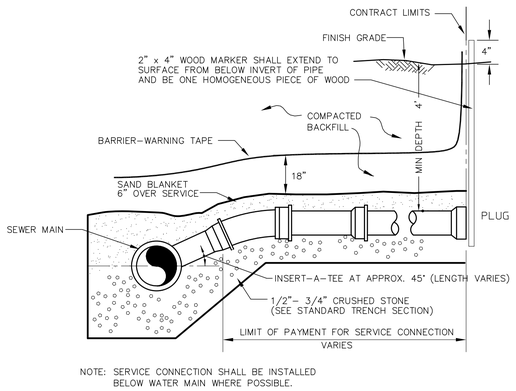
NOTES

1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL.
2. NO JOINTS SHALL BE COVERED WITH CONCRETE. POLYETHYLENE (6 MIL) SHALL BE PLACED AROUND FITTINGS PRIOR TO CONCRETE PLACEMENT.
3. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
4. 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.
5. X
6. POLYETHYLENE (6 MIL) SHALL BE PLACED AROUND ALL FITTINGS PRIOR TO CONCRETE PLACEMENT.

THRUST BLOCKING NOT TO SCALE



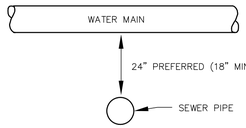
PLAN



NOTE: SERVICE CONNECTION SHALL BE INSTALLED BELOW WATER MAIN WHERE POSSIBLE.

ELEVATION

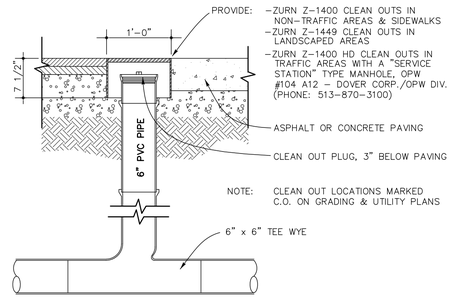
SEWER SERVICE CONNECTION NOT TO SCALE



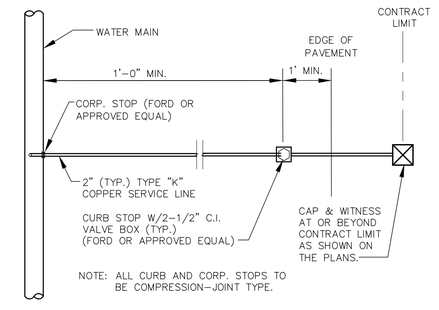
NOTES

1. 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.
2. SEWER PIPE JOINTS SHALL BE LOCATED A MINIMUM OF 6 FEET HORIZONTALLY FROM WATER MAIN.
3. 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

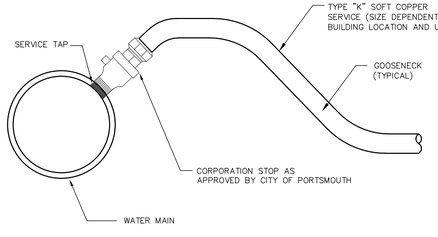


SEWER CLEANOUT NOT TO SCALE

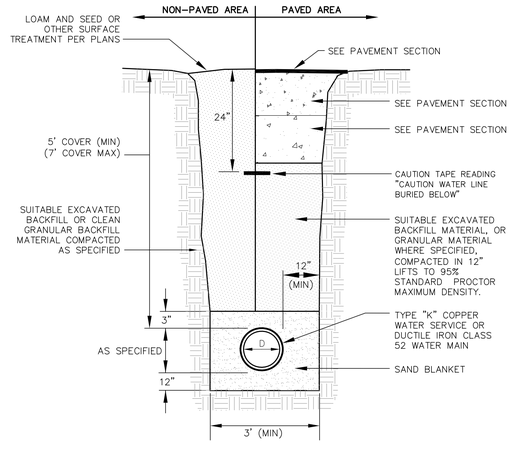


NOTE: ALL CURB AND CORP. STOPS TO BE COMPRESSION-JOINT TYPE.

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



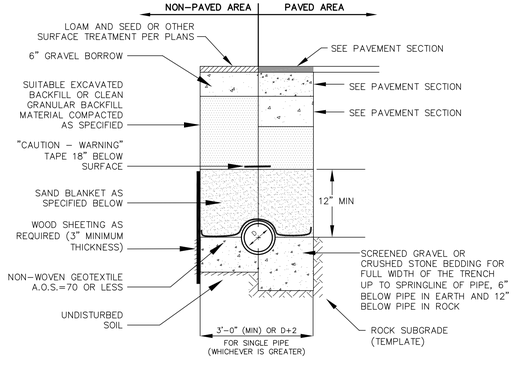
SAND BLANKET/BARRIER

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

NOTES

1. 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

1. 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.
2. 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.
3. MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION AND WIDEN TRENCH ACCORDINGLY IF MULTIPLE PIPES ARE IN TRENCH.

SAND BLANKET/BARRIER

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

SCREENED GRAVEL OR CRUSHED STONE BEDDING*

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
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

SEWER & FORCEMAIN TRENCH NOT TO SCALE

STANDARD TRENCH NOTES

1. ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE: BACKFILL AS STATED IN THE TECHNICAL SPECIFICATIONS OR AS SHOWN ON THE DRAWING.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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 THAT 1 FOOT ABOVE THE TOP OF THE PIPE.
7. 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.
8. FOR CROSS COUNTRY CONSTRUCTION, BACKFILL, FILL AND/OR LOAM SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
9. 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.
10. 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.
11. 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.

P5042

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

ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
3/22/21

NOT FOR CONSTRUCTION

ISSUED FOR: TAC

ISSUE DATE: MARCH 22, 2021

REVISIONS

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

1 **EAST ELEVATION - PROPOSED**
1/8" = 1'-0"

2 **SOUTH ELEVATION - PROPOSED**
1/8" = 1'-0"

GRAPHIC SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

EXTERIOR ELEVATIONS - EAST & SOUTH

64 Vaughan Mall

1/8" = 1'-0"
05/13/2021

JSA
ARCHITECTS
INTERIORS
PLANNERS

3 **WEST ELEVATION - PROPOSED**
1/8" = 1'-0"

4 **NORTH ELEVATION - PROPOSED**
1/8" = 1'-0"

GRAPHIC SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

EXTERIOR ELEVATIONS - WEST & NORTH

64 Vaughan Mall

1/8" = 1'-0"
05/13/2021

JSA
ARCHITECTS
INTERIORS
PLANNERS

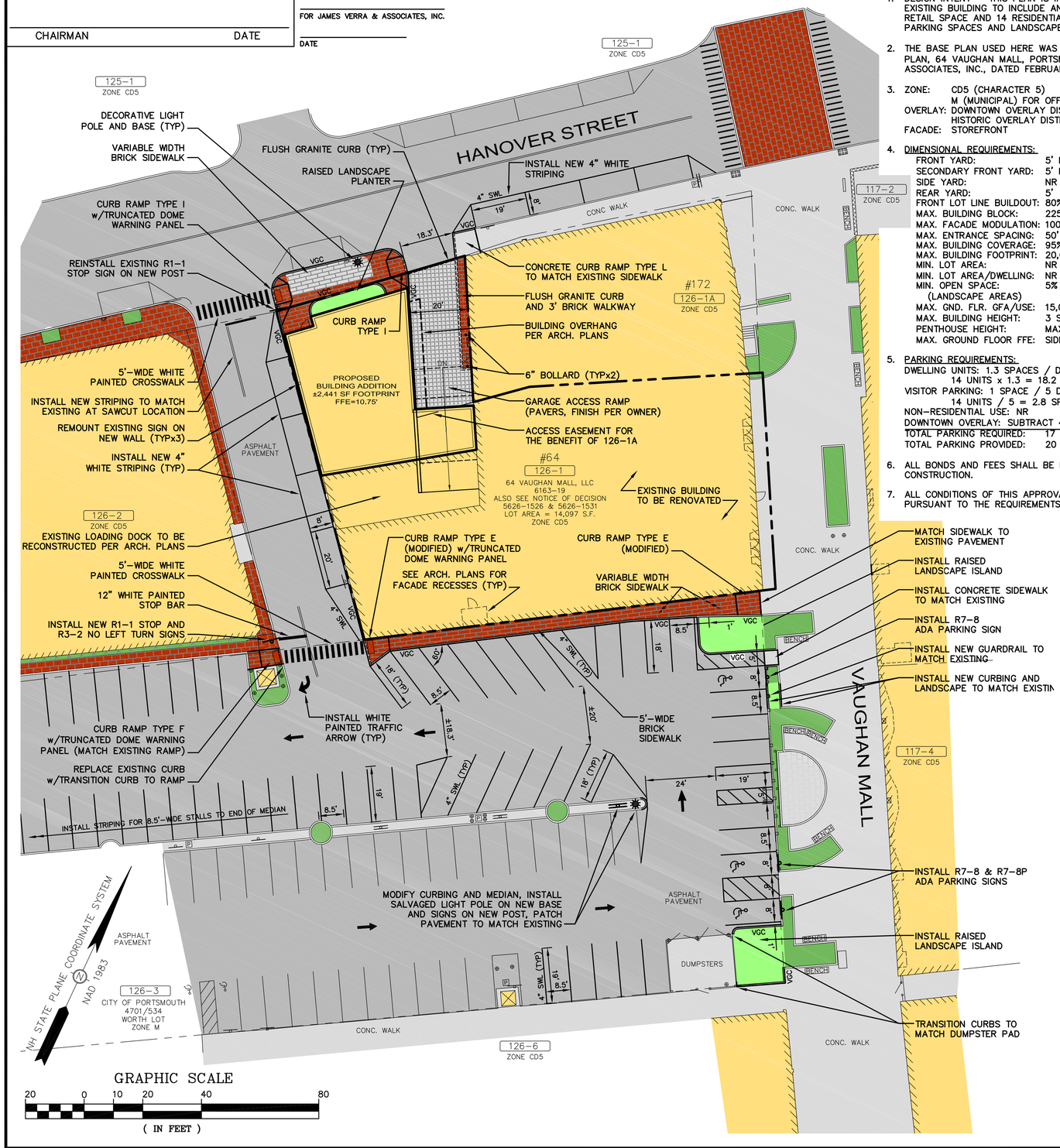
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

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.

DATE



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

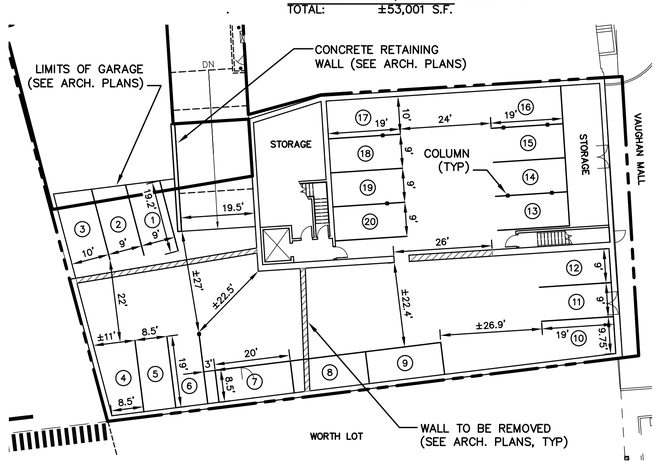
NOTES

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 ABUTTING 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:

		EXISTING	PROPOSED
FRONT YARD:	5' MAX.	4.3'	SAME
SECONDARY FRONT YARD:	5' MAX.	58.1'	5'
SIDE YARD:	NR	0'	SAME
REAR YARD:	5'	0.15'	SAME
FRONT LOT LINE BUILDOUT:	80% WIDTH MIN.	100%	SAME
MAX. BUILDING BLOCK:	225'		
MAX. FACADE MODULATION:	100'		
MAX. ENTRANCE SPACING:	50'		
MAX. BUILDING COVERAGE:	95%	70.0%	89.8%
MAX. BUILDING FOOTPRINT:	20,000 S.F.	10,008 S.F.	12,622 S.F.
MIN. LOT AREA:	NR	14,097 S.F.	SAME
MIN. LOT AREA/DWELLING:	NR		
MIN. OPEN SPACE: (LANDSCAPE AREAS)	5%	0% 0 S.F.	5% 705 S.F.
MAX. GND. FLR. GFA/USE:	15,000 S.F.	±10,014 S.F.	12,489 S.F.
MAX. BUILDING HEIGHT:	3 STORIES OR 40'	±40'	40'
PENTHOUSE HEIGHT:	MAX. HEIGHT +2'		
MAX. GROUND FLOOR FFE:	SIDEWALK GRADE +3'		

5. 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)
6. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
7. ALL CONDITIONS OF THIS APPROVAL SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
8. 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 SPECIFICATION SHALL GOVERN.
9. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
10. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
11. AREA OF DISTURBANCE IS UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT IS NOT REQUIRED.
12. 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.
13. 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.
14. UNLESS OTHERWISE NOTED, ALL NEW CURBING SHALL BE VERTICAL GRANITE WITH A MINIMUM RADIUS OF 4'.
15. 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.
16. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
17. 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
18. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
19. SITEWORK CONTRACTOR SHALL PREPARE A LICENSED LAND SURVEYOR (LLS) STAMPED AS-BUILT SITE PLAN & PROVIDE A DIGITAL (CAD FORMAT) COPY FOR THE CITY'S G.I.S. DATA BASE.
20. TRASH AND RECYCLING SHALL BE STORED INSIDE BUILDING.
21. THIS DEVELOPMENT IS SUBJECT TO LICENSING AGREEMENTS W/ THE CITY COUNCIL.
22. RESTAURANTS SHALL NOT OCCUPY BUILDING WITHOUT THE INSTALLATION OF A GREASE TRAP MEETING CITY CODE.
23. ALL SIDEWALKS TO BE CONSTRUCTED WITHIN PROJECT LIMITS SHALL BE BRICK. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PORTSMOUTH DPW TO CONFIRM BRICK SPECIFICATIONS.
24. STREET ADDRESSES FOR EACH USE SHALL BE DETERMINED BY PORTSMOUTH FIRE DEPARTMENT & DPW.
25. SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN AREAS SHOWN ON THE PLAN, OR TRUCKED OFF SITE.
26. BUILDING USES BY FLOOR (S.F. BY FOOTPRINT):

BASEMENT:	±9,326 S.F. PARKING
FLOOR 1:	±12,489 S.F. RETAIL
FLOORS 2-3:	±12,656 S.F. RESIDENTIAL
FLOOR 4:	±5,874 S.F. RESIDENTIAL
TOTAL:	±53,001 S.F.



BASEMENT GARAGE PARKING LAYOUT

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

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

5/19/21

NOT FOR CONSTRUCTION

ISSUED FOR: TAC

ISSUE DATE: MAY 19, 2021

REVISIONS

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
8	TAC	EBS	05/19/21

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 0383

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

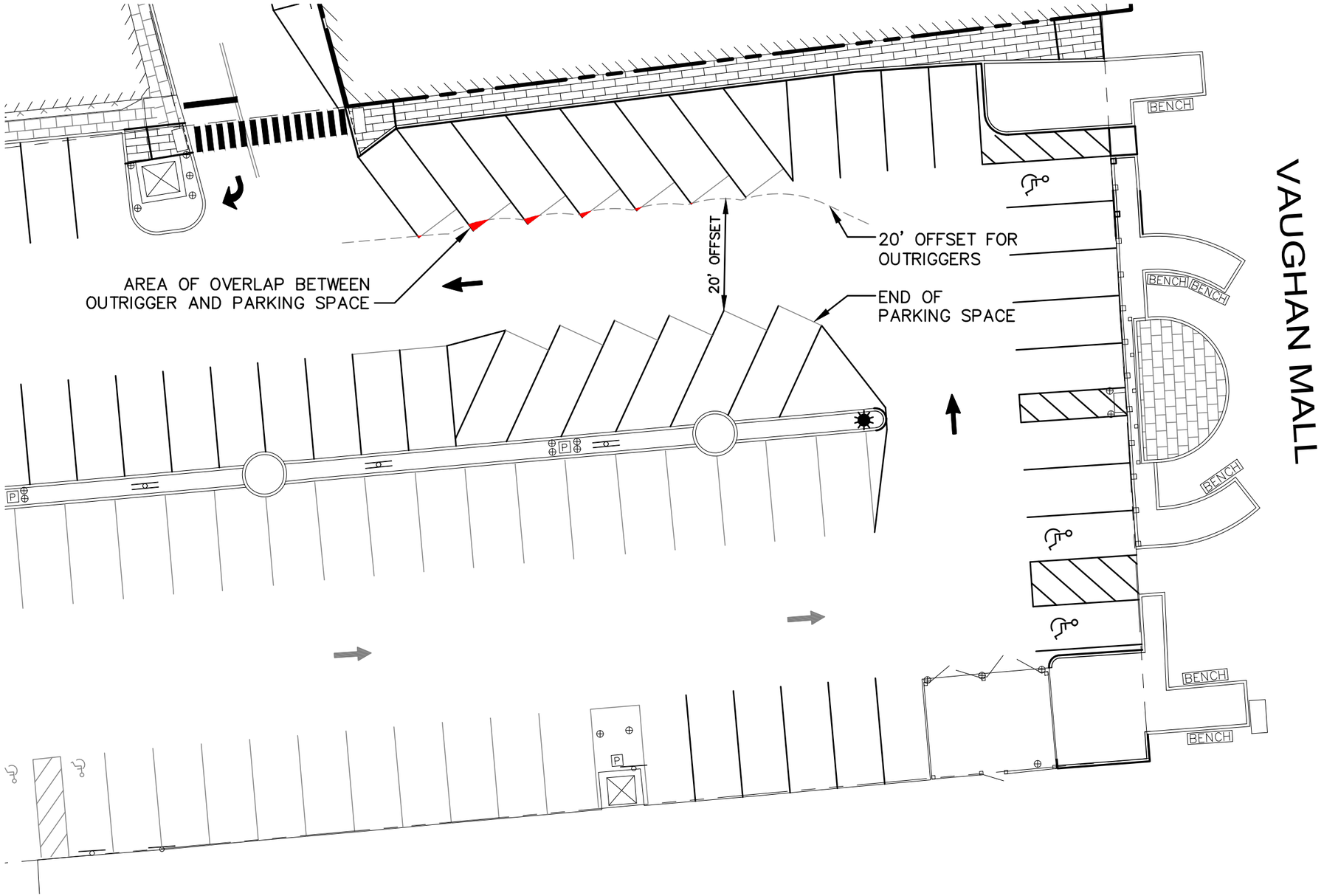
TITLE:

SITE PLAN

SHEET NUMBER:

C-2

P5042



GRAPHIC SCALE

20 0 10 20

(IN FEET)

P5042

ALTUS
ENGINEERING, INC.

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

SCALE: 11"x17" 1" = 20'

ISSUED FOR: TAC

ISSUE DATE: MAY 19, 2021

REVISIONS:

NO.	DESCRIPTION	BY
0	TAC	EBS 05/19/21

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:

FIRE APPARATUS OUTRIGGER EXHIBIT

SHEET NUMBER:

EXH-4

GRAPHIC SCALE

20 0 10 20

(IN FEET)

Portsmouth–Inferno

Width	: 8.50'
Track	: 8.50'
Lock to Lock Time	: 6.0
Steering Angle	: 37.8°

P5042

ALTUS ENGINEERING, INC.

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

SCALE: 11"x17" 1" = 20'

ISSUED FOR: TAC

ISSUE DATE: OCTOBER 19, 2020

REVISIONS:

NO.	DESCRIPTION	BY
0	TAC WORK SESSION	EBS 07/07/20
1	ISSUED FOR TAC	EBS 10/19/20

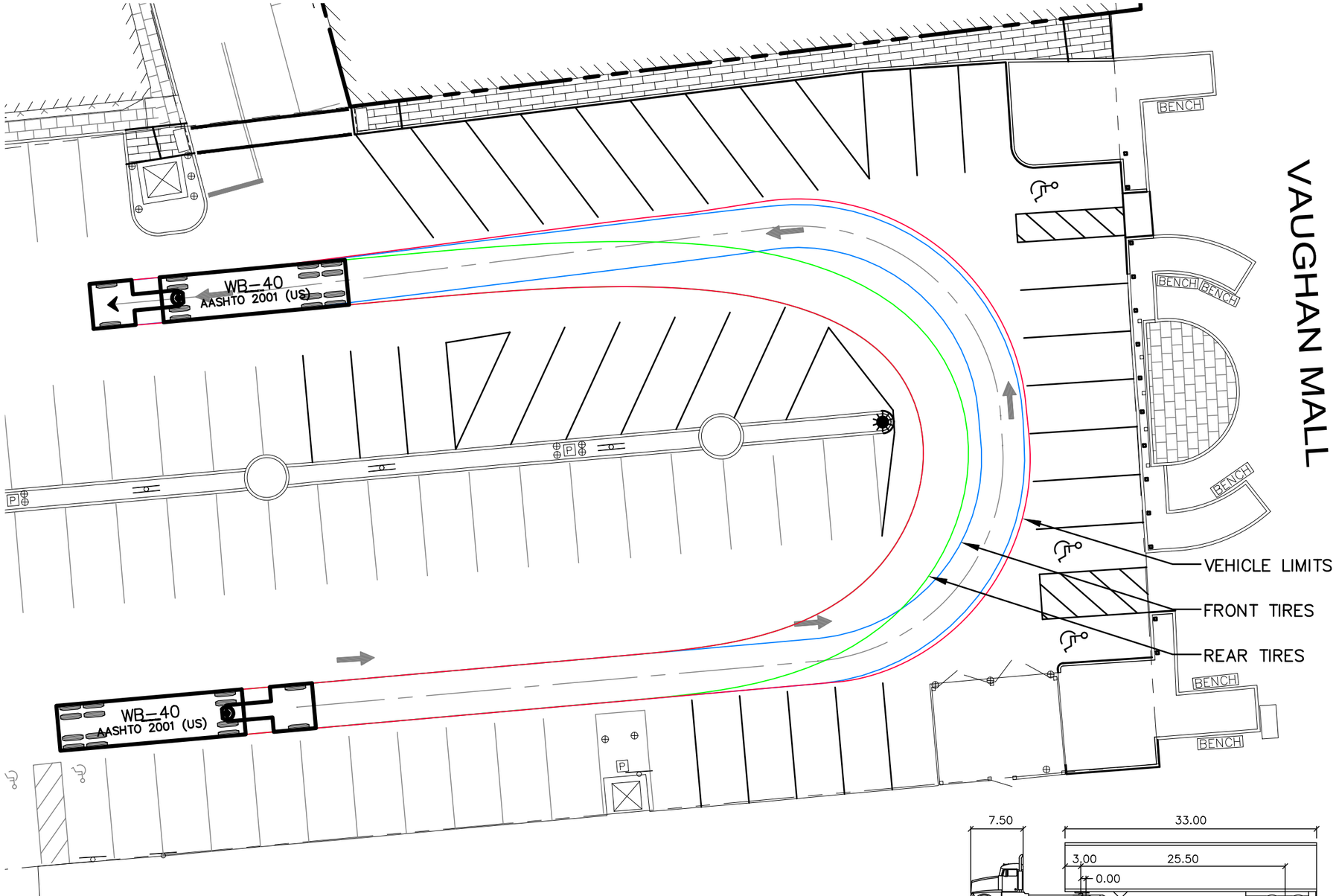
OWNER:
BENDETSON –PORTSMOUTH REALTY TRUST
c/o CABOT HOUSE, INC.
10 INDUSTRIAL WAY
AMESBURY, MA 01913

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

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

TITLE:
FIRE APPARATUS TURNING EXHIBIT

SHEET NUMBER:
EXH-1



GRAPHIC SCALE

20 0 10 20

(IN FEET)

WB-40

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		

P5042

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

SCALE: 11"x17" 1" = 20'

ISSUED FOR: TAC

ISSUE DATE: OCTOBER 19, 2020

REVISIONS:

NO.	DESCRIPTION	BY
0	TAC WORK SESSION	EBS 07/20/20
1	ISSUED FOR TAC	EBS 10/19/20

OWNER:
BENDETSON –PORTSMOUTH REALTY TRUST
c/o CABOT HOUSE, INC.
10 INDUSTRIAL WAY
AMESBURY, MA 01913

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

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

TITLE:
TRUCK TURNING EXHIBIT

SHEET NUMBER:
EXH-2

"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

ALTUS
ENGINEERING, INC.

ALTUS ENGINEERING, INC.

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 is 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.

Erik Saari
Vice President

ebs/5042-APP-PB-CovLtr-041921

Encl.: Application Materials

eCopy: Steve Wilson
Shayne Forsley
John Bosen