

**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

May 5, 2020

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

**Re: TAC Work Session
Margeson Bros. Building Restoration
Assessor's Map 126, Lot 1
64 Vaughan Mall**

Dear Juliet,

On behalf of the Applicant, Hampshire Development Corp., Altus Engineering, Inc. (Altus) respectfully submits an application for TAC Work Session for the restoration of the Margeson Bros. Building on Vaughan Mall. Known as Cabot House Furniture, the approximately 14,097 sf building abuts the Worth Lot parking area and the project site also has frontage on Hanover Street and the Worth Lot alley. The Applicant is proposing to reconfigure the building into a mixed-use with commercial space on the ground floor and twelve residential units on the floors above. The project will involve the construction of an underground parking garage within the existing basement accessed by a new ramp constructed from the site's access to Hanover Street. In order to facilitate commercial uses and pedestrian access along the Worth Lot side of the building, a new sidewalk is proposed on City land together with the reconfiguration of a portion of the City parking lot. A license will be required from the City Council for this work. In lieu of this, the Applicant is proposing to transfer an area of land on Vaughan Street to the City as shown on Sheet C-2 of the plan set.

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

Sincerely,

ALTUS ENGINEERING, INC.

Erik Saari
Vice President

ebs/5042-APP-TAC-CovLtr-050520

eCopy: Steve Wilson, Hampshire Development Corp.

MARGESON BROS. BUILDING RESTORATION

64 Vaughan Mall,
Portsmouth, New Hampshire

Assessor's Parcel 126, Lot 1
ISSUED FOR TAC WORK SESSION

Plan Issue Date:

May 5, 2020

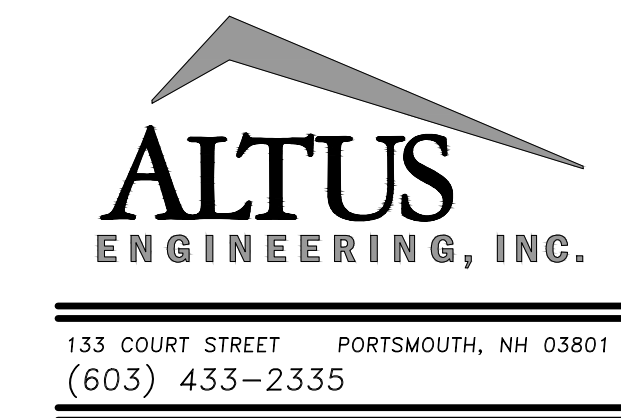
Owner:

Bendetson-Portsmouth Realty
Trust c/o Cabot House, Inc.
10 Industrial Way
Amesbury, MA 01913

Applicant:

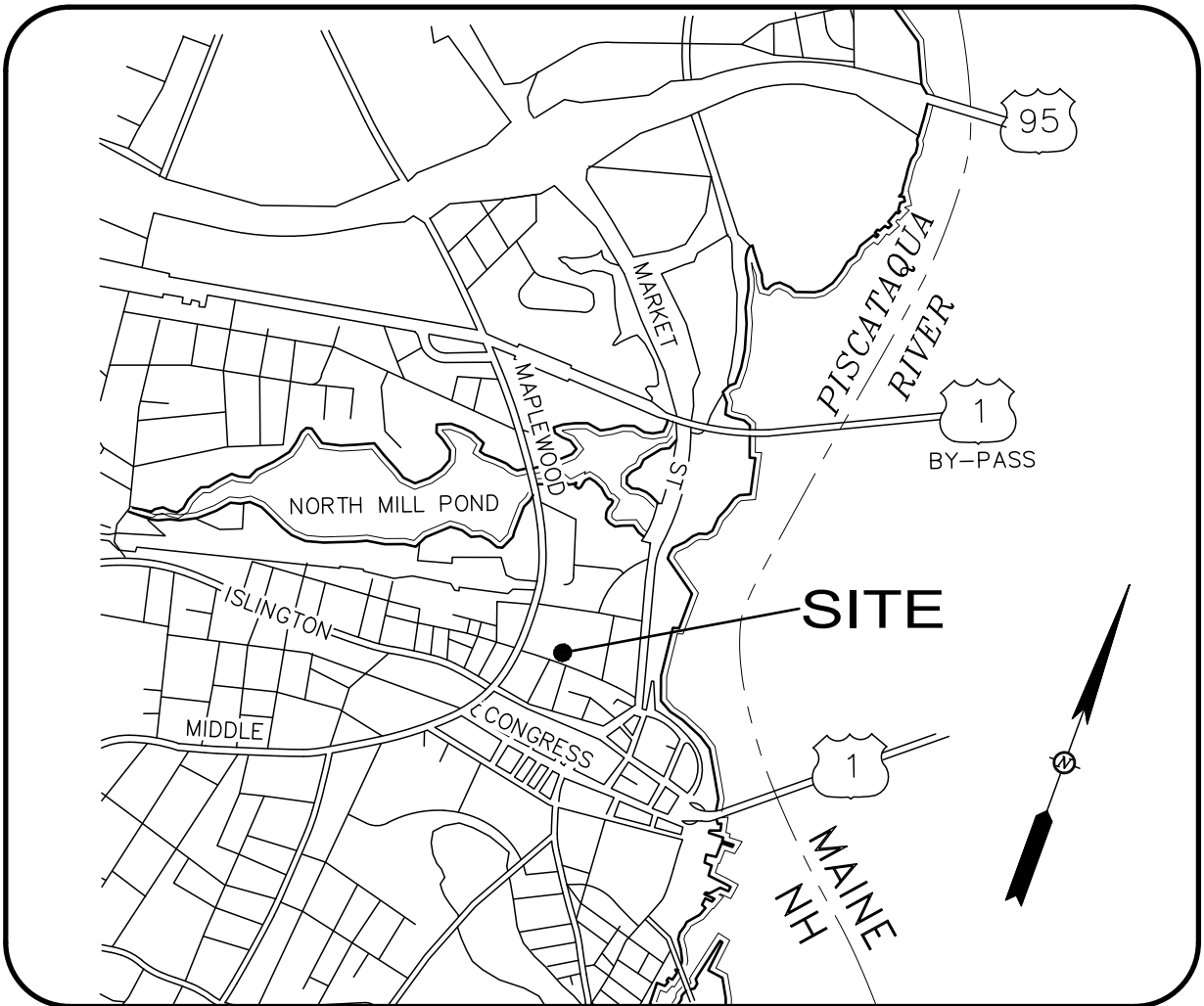
Hampshire
Development Corp.
41 Industrial Drive
Exeter, NH 03833
(603)778-9999

Civil Engineer:



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*

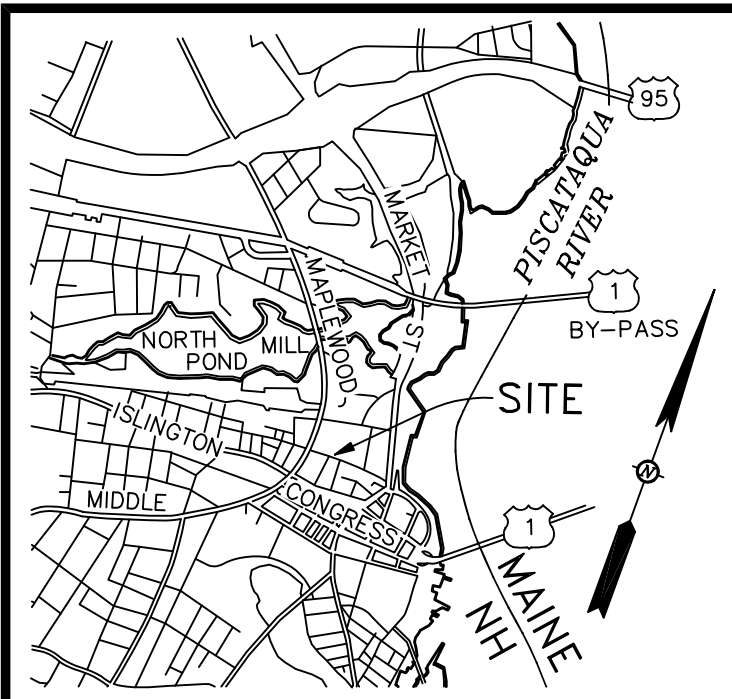
Architectural Perspective
Existing Conditions Plan
Demolition Plan
Site Plan
Grading and Drainage Plan
Utilities Plan

*Sheet
No.: Rev. Date*

1 of 1	0	02/03/20
1 of 1	0	02/03/20
C-1	0	05/05/20
C-2	0	05/05/20
C-3	0	05/05/20
C-4	0	05/05/20



Margeson Bros. Building Restoration
Architectural Perspective



TEMPORARY BENCHMARK TABLE

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

DRAIN TABLE

CB# 1	RIM EL= 17.62
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 IN 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 12"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 12"RCP= 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 10"RCP= 7.60	
(3) CL FLOW 36"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"DI= 11.30	
(3) INV IN 12"DI= 11.83	
(4) INV OUT 15"DI= 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= 6.83	

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

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

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

LEGEND:

110-5	TAX SHEET - LOT NUMBER
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
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
Ⓚ	WATER LINE
Ⓚ	SEWER LINE
Ⓚ	DRAIN LINE
Ⓚ	GAS LINE
Ⓚ	UNDERGROUND ELECTRIC
Ⓚ	UNDERGROUND COMMUNICATIONS
Ⓚ	CEMENT CONCRETE
Ⓚ	BRICK PAVERS
Ⓚ	RETAINING WALL
Ⓚ	LANDSCAPED AREA
Ⓚ	SPOT GRADE
Ⓚ	SEE SIGNAGE TABLE
Ⓚ	SEE BUILDING ELEVATION TABLE
Ⓚ	EXISTING TRAFFIC FLOW SYMBOL

ABUTTERS LIST

MAP-LOT	OWNER OF RECORD	DEED REF.
117-2	JAMER REALTY, INC. 80 HANOVER ST, PORTSMOUTH, NH 03801	3093/1283
117-4	SJW LTD C/O GENE FISK & ASSOCIATES, LLC 4 GREENLEAF WOODS DR, SUITE 102 PORTSMOUTH, NH 03801	2574/495
125-1	PARADE OFFICE, LLC C/O CATHARTIS PRIVATE INVESTMENTS 31 MILK STREET, SUITE 501, BOSTON, MA 02109	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
126-2	25 MAPLEWOOD AVENUE, LLC 41 INDUSTRIAL DR, EXETER, NH 03833	6068/2230
126-3	CITY OF PORTSMOUTH 1 JUNKINS AVE, PORTSMOUTH, NH 03801	4701/534

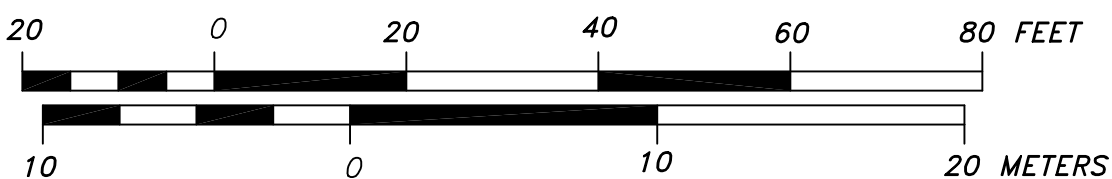
NOTES:

- OWNER OF RECORD.....BENDETSON-PORTSMOUTH REALTY TRUST C/O CABOT HOUSE, INC., 10 INDUSTRIAL WAY, AMESBURY, MA 01913
ADDRESS.....2402/1201
DEED REFERENCE.....126-1
TAX SHEET / LOT.....
- THIS PLAN IS BASED ON A FIELD SURVEY BY JAMES VERRA AND ASSOCIATES, INC. 3/2014, 4/2017 & 12/2019. ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS.
HORIZONTAL DATUM: NAD 1983 (1986 ADJUSTMENT)
PRIMARY BM: NHDOT 379-0150 (PORTSMOUTH TRAFFIC CIRCLE)
VERTICAL DATUM: NAVD 1988
PRIMARY BM: CITY CONTROL POINT "ALBA"
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE SETTING OR ESTABLISHMENT OF ANY GRADES/ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOC., INC.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- SEE ROCKINGHAM COUNTY SUPERIOR COURT NOTICE OF DECISION DATED 3/18/2015, RCRD BOOK 5626, PAGE 1529. ALSO SEE STIPULATION DATED 1/30/2015, RCRD BOOK 5626, PAGE 1531.
- THE SUBJECT TRACT LIES IN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 33015C0259E, EFFECTIVE DATE MAY 17, 2005, BY FEMA.

REFERENCE PLANS:

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

PRELIMINARY
SUBJECT TO CHANGE



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:

ENGINEERING REVIEW

ISSUE DATE:

PRELIMINARY

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	ENGINEERING REVIEW	JV	2/3/20

DRAWN BY:

JCS

APPROVED BY:

JV

DRAWING FILE:

23524-A.DWG

SCALE:

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

OWNER:

BENDETSON-PORTSMOUTH
REALTY TRUST
C/O CABOT HOUSE, INC.
10 INDUSTRIAL WAY
AMESBURY, MA 01913

ASSESSOR'S PARCEL
126-1

PROJECT:

PROPOSED SITE
DEVELOPMENT
PLANS

64 VAUGHAN MALL
PORTSMOUTH, N.H.

ASSESSOR'S PARCEL
126-1

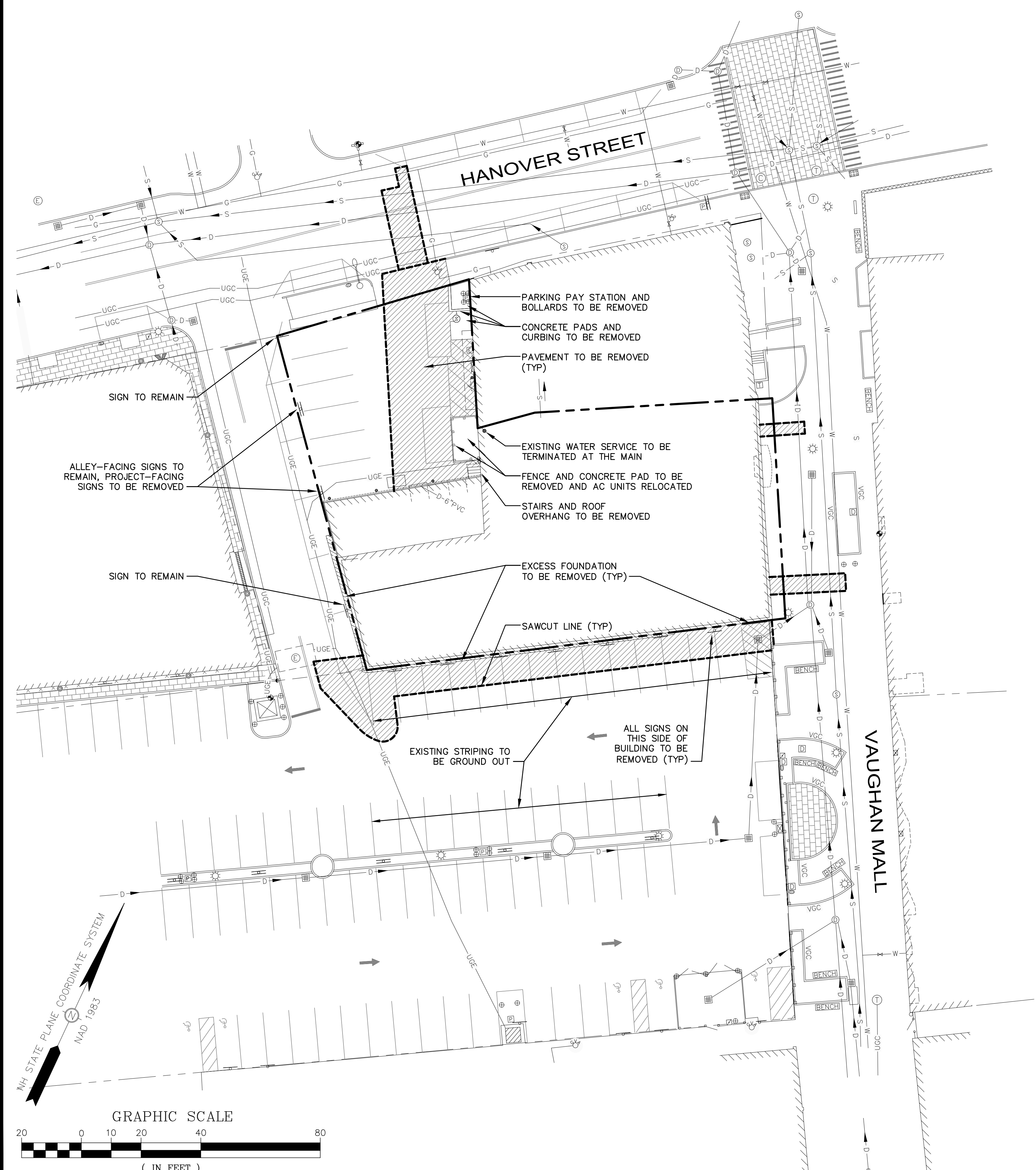
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EXISTING
CONDITIONS
PLAN

SHEET NUMBER:

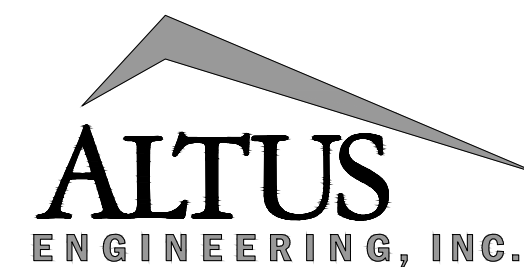
1 OF 1

P5042



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, CATHC BASIN GRATES, VALVE COVERS, HANDHOLES, ETC. SHALL BE ADJUSTED TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
7. CONTRACTOR SHALL OBTAIN AN ENCUMBRANCE PERMIT FROM THE CITY OF PORTSMOUTH TO USE PORTIONS OF THE ALLEYWAY, PUBLIC STREETS AND THE WORTH LOT DURING CONSTRUCTION AS STAGING AND CONSTRUCTION AREAS.
8. SEE EROSION CONTROL PLANS FOR EROSION AND SEDIMENT CONTROL MEASURES THAT SHALL BE IN PLACE PRIOR TO DEMOLITION ACTIVITIES.
9. ALL MATERIALS SCHEDULED FOR DEMOLITION OR REMOVAL ON PRIVATE PROPERTY SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. GRANITE CURBING AND BRICK SCHEDULED TO BE REMOVED FROM PUBLIC PROPERTY SHALL BE SALVAGED TO PORTSMOUTH DPW.
10. ALL MATERIAL SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS/CODES.
11. WATER: PORTSMOUTH DPW, JIM TOW, (603) 427-1530.
12. TELECOMMUNICATIONS: FAIRPOINT, JOE CONSIDINE, (603) 427-5525.
13. CABLE: COMCAST, MIKE COLLINS, (603) 679-5695, EXT. 1037.
14. ELECTRICAL: EVERSOURCE, MICHAEL BUSBY, (603) 332-4227, EXT. 5555334.
15. GAS: UNITIL, DAVID BEAULIEU, (603) 294-5144.
16. CONTRACTOR TO CONTACT PORTSMOUTH DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY DEMOLITION TO COORDINATE ALL WORK CONCERNING DISCONNECTION/DEMOLITION OF ANY PROPOSED WATER AND SEWER LINE IMPROVEMENTS.
17. ALL WATER MAIN AND SERVICE DISCONNECTIONS SHALL CONFORM TO PORTSMOUTH DPW STANDARDS.
18. NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.
19. HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
20. AT NO TIME SHALL ANY UTILITY SERVICE OR VEHICULAR ACCESS TO ABUTTING PROPERTIES BE COMPLETELY INTERRUPTED UNLESS A FULL SHUTDOWN IS COORDINATED WITH ALL AFFECTED PARTIES AND UTILITY PROVIDER(S).
21. SHOULD GROUNDWATER BE ENCOUNTERED DURING EXCAVATION, APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO ENSURE SEDIMENT LADEN WATER IS NOT DISCHARGED INTO THE CITY DRAINAGE SYSTEM. A DISCHARGE PERMIT SHALL BE OBTAINED PRIOR TO DISCHARGING GROUNDWATER.
22. THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR THE DEMOLITION OF EXISTING SITE FEATURES. UNLESS OTHERWISE NOTED TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL BUILDINGS, PAVEMENT, CONCRETE, CURBING, SIGNS, POLES, UTILITIES, FENCES, VEGETATION AND OTHER EXISTING FEATURES AS NECESSARY TO FULLY CONSTRUCT THE PROJECT.



133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

NOT FOR CONSTRUCTION

ISSUED FOR:

TAC WORK SESSION

ISSUE DATE:

MAY 5, 2020

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	TAC WORK SESSION	EBS	05/05/20

DRAWN BY: _____ EBS

APPROVED BY: _____ EDW

DRAWING FILE: _____ 5042-SITE.dwg

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

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**

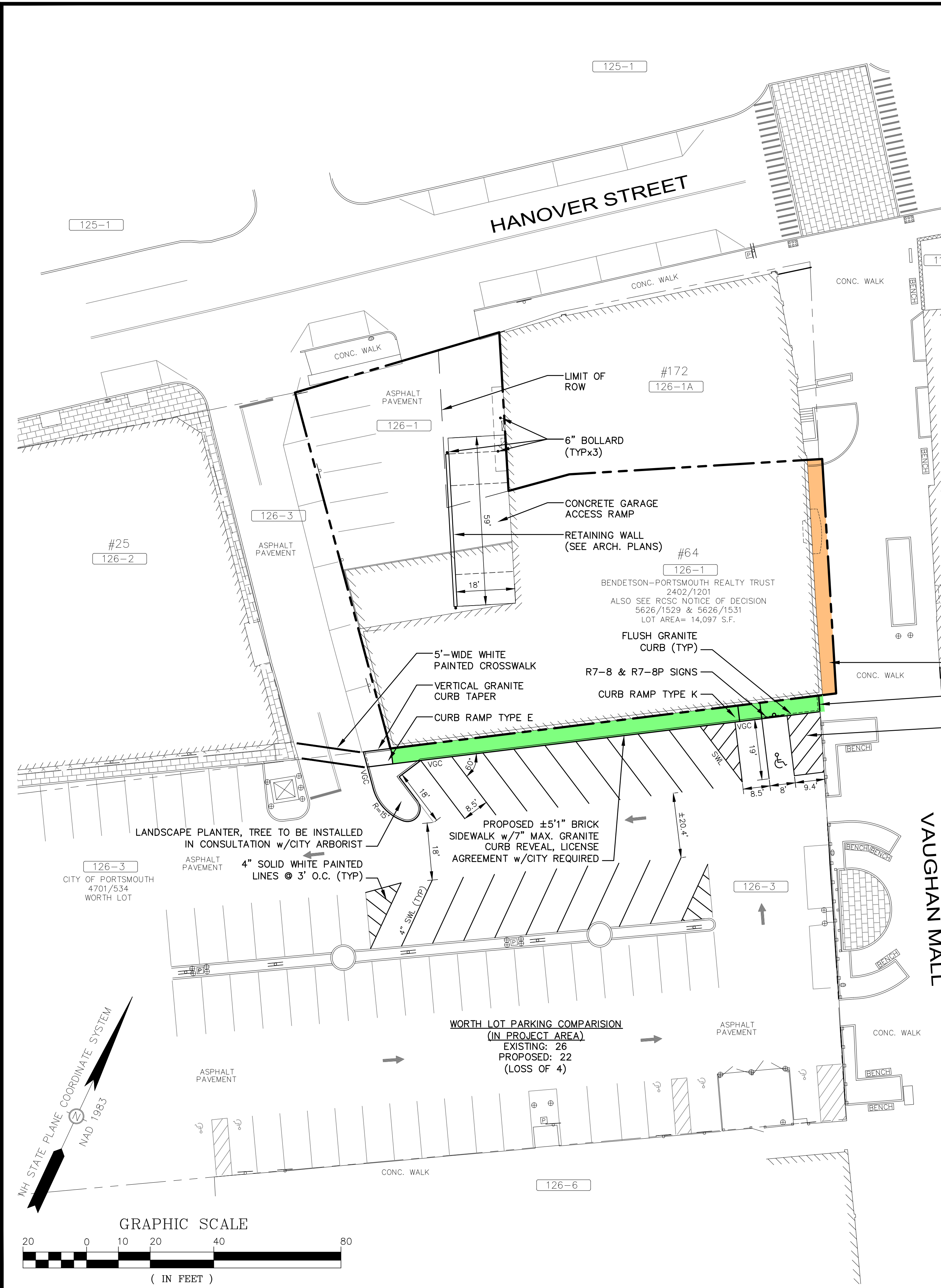
TITLE:

**PRELIMINARY
DEMOLITION PLAN**

SHEET NUMBER:

C-1

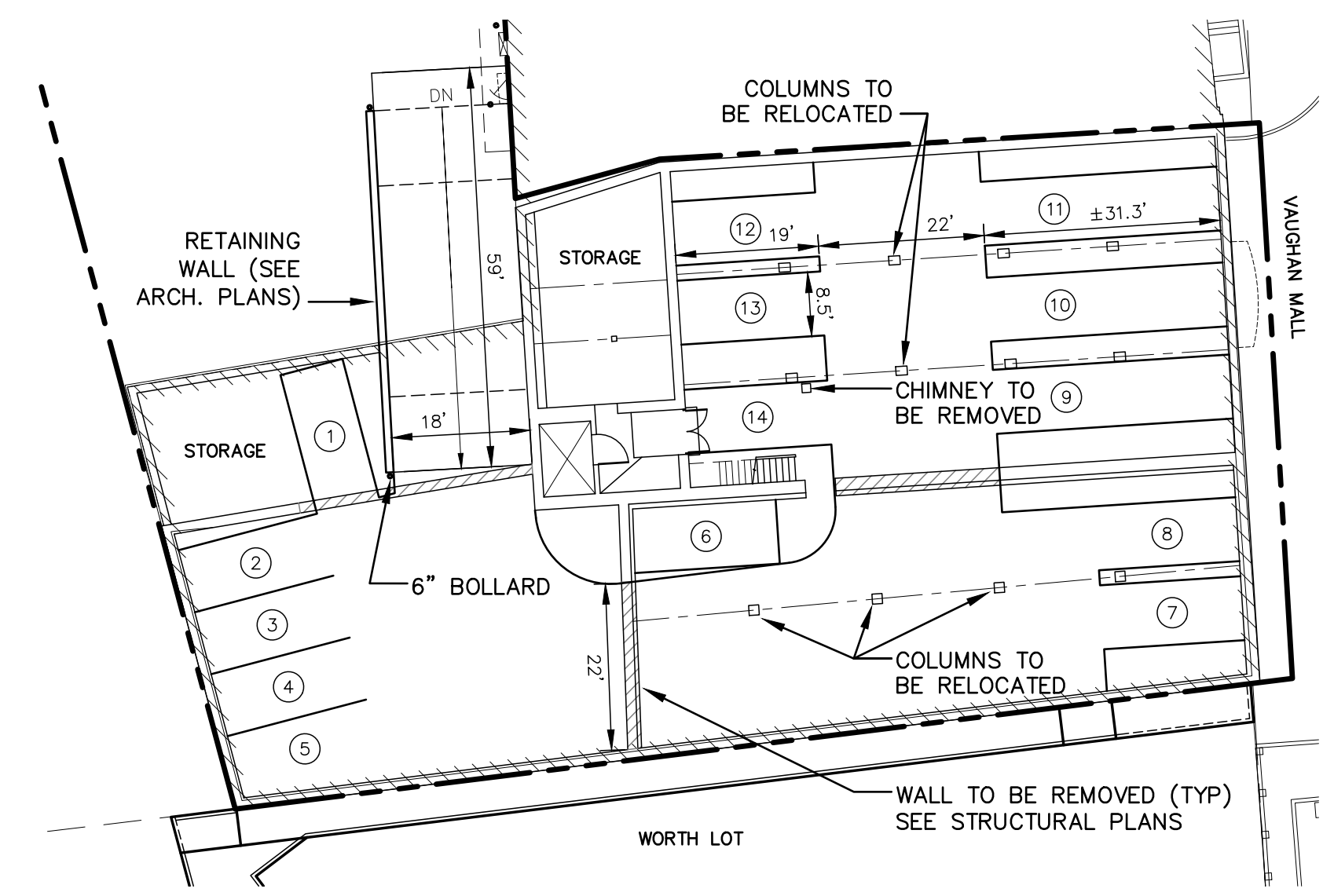
PS042



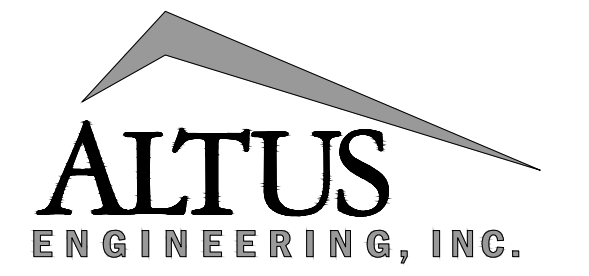
NOTES

- DESIGN INTENT -- THIS PLAN IS INTENDED TO DEPICT THE RETROFIT OF THE EXISTING BUILDING TO INCLUDE A NEW UNDERGROUND PARKING GARAGE, NEW RETAIL STOREFRONTS, 12 NEW RESIDENTIAL UNITS AND A NEW SIDEWALK AND MODIFIED PARKING SPACES ON THE ADJUTING MUNICIPAL WORTH LOT.
- THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN, 64 VAUGHAN MALL, PORTSMOUTH, NH" BY JAMES VERRA AND ASSOCIATES, INC., DATED FEBRUARY 3, 2020.
- ZONE: CD5 (CHARACTER 5)
M (MUNICIPAL) FOR OFFSITE IMPROVEMENTS ON WORTH LOT
OVERLAY: DOWNTOWN OVERLAY DISTRICT
HISTORIC OVERLAY DISTRICT
FACADE: STOREFRONT
- | DIMENSIONAL REQUIREMENTS: | EXISTING | PROPOSED |
|---------------------------|------------------------------------|--------------|
| FRONT YARD: | 5' (VAUGHAN MALL) ±4.3' | 0' |
| SECONDARY FRONT YARD: | 5' (HANOVER ST.) ±48.7' | SAME |
| SIDE YARD: | NR | 0' |
| REAR YARD: | 5' (ALLEY) ±0.15' | SAME |
| FRONT LOT LINE BUILDOUT: | 80% WIDTH MIN. | ±100% |
| MAX. BUILDING BLOCK: | 225' | SAME |
| MAX. FACADE MODULATION: | 100' | SAME |
| MAX. ENTRANCE SPACING: | 50' | SAME |
| MAX. BUILDING COVERAGE: | 95% | ±71% |
| MAX. BUILDING FOOTPRINT: | 20,000 S.F. | ±10,029 S.F. |
| MIN. LOT AREA: | NR | 14,097 S.F. |
| MIN. LOT AREA/DWELLING: | NR | SAME |
| MIN. OPEN SPACE: | 5% | 0% |
| MAX. GND. FLR. GFA/USE: | 15,000 S.F. | >15,000 S.F. |
| MAX. BUILDING HEIGHT: | 40' | SAME |
| PENTHOUSE HEIGHT: | MAX. HEIGHT +2' | SAME |
| MAX. GROUND FLOOR FFE: | SIDEWALK GRADE +3' | SAME |
| MIN. GND. FLR. STORY HT.: | 12' | SAME |
| MIN. 2ND STORY HEIGHT: | 10' | SAME |
| MIN. FACADE GLAZING: | 70% (SHOPFRONT) | SAME |
| ROOF TYPE: | FLAT, GABLE, HIP, GAMBREL, MANSARD | SAME |
| ROOF PITCH: | 6:12 TO 12:12 (GABLE) | SAME |
| | 3:12 (HIP) | SAME |
| | 6:12 TO 30:12 (MANSARD/GAMBREL) | SAME |
- | PARKING REQUIREMENTS: |
|----------------------------------------------------------------------|
| DWELLING UNITS: 1.3 SPACES / DWELLING UNIT OVER 750 S.F. |
| 12 UNITS x 1.3 = 16 SPACES REQUIRED |
| VISITOR PARKING: 1 SPACE / 5 DWELLING UNITS (FOR LOT w/OVER 4 UNITS) |
| 12 UNITS / 5 = 2 SPACES REQUIRED |
| NON-RESIDENTIAL USE: NR |
| DOWNTOWN OVERLAY: SUBTRACT 4 SPACES/LOT |
| TOTAL PARKING REQUIRED: 14 SPACES |
| TOTAL PARKING PROVIDED: 14 SPACES |
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- ALL CONDITIONS OF THIS APPROVAL SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- AREA OF DISTURBANCE IS UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT IS NOT REQUIRED.
- PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW, OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OR EQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4"-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS. PAVEMENT MARKINGS SHALL BE INSTALLED AT LEAST 14-DAYS AFTER INSTALLATION OF WEARING COURSE PAVEMENT. CONTRACTOR SHALL APPLY TWO (2) COATS OF ALL PAVEMENT MARKINGS.
- PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
- UNLESS OTHERWISE NOTED, ALL NEW CURBING SHALL BE VERTICAL GRANITE WITH A MINIMUM RADIUS OF 4'.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY AND ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF BOTH THE ARCHITECT AND CIVIL ENGINEER FOR RESOLUTION.
- ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR
- This SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- SITWORK 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.
- TRASH AND RECYCLING SHALL BE STORED INSIDE BUILDING.
- THIS DEVELOPMENT IS SUBJECT TO LICENSING AGREEMENTS W/ THE CITY COUNCIL.
- RESTAURANTS ARE NOT PROPOSED IN BUILDING WITHOUT THE INSTALLATION OF AN EXTERIOR GREASE TRAP.
- ALL SIDEWALKS TO BE CONSTRUCTED WITHIN PROJECT LIMITS SHALL BE BRICK. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PORTSMOUTH DPW TO CONFIRM BRICK SPECIFICATIONS.
- STREET ADDRESSES FOR EACH USE SHALL BE DETERMINED BY PORTSMOUTH FIRE DEPARTMENT & DPW.

LAND AREA GRANTED TO CITY (320 S.F.)
LICENSE AREA TO APPLICANT (682 S.F.)



BASEMENT GARAGE PARKING LAYOUT



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NO. DESCRIPTION BY DATE
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DRAWN BY: EBS
APPROVED BY: EDW
DRAWING FILE: 5042-SITE.dwg

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

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

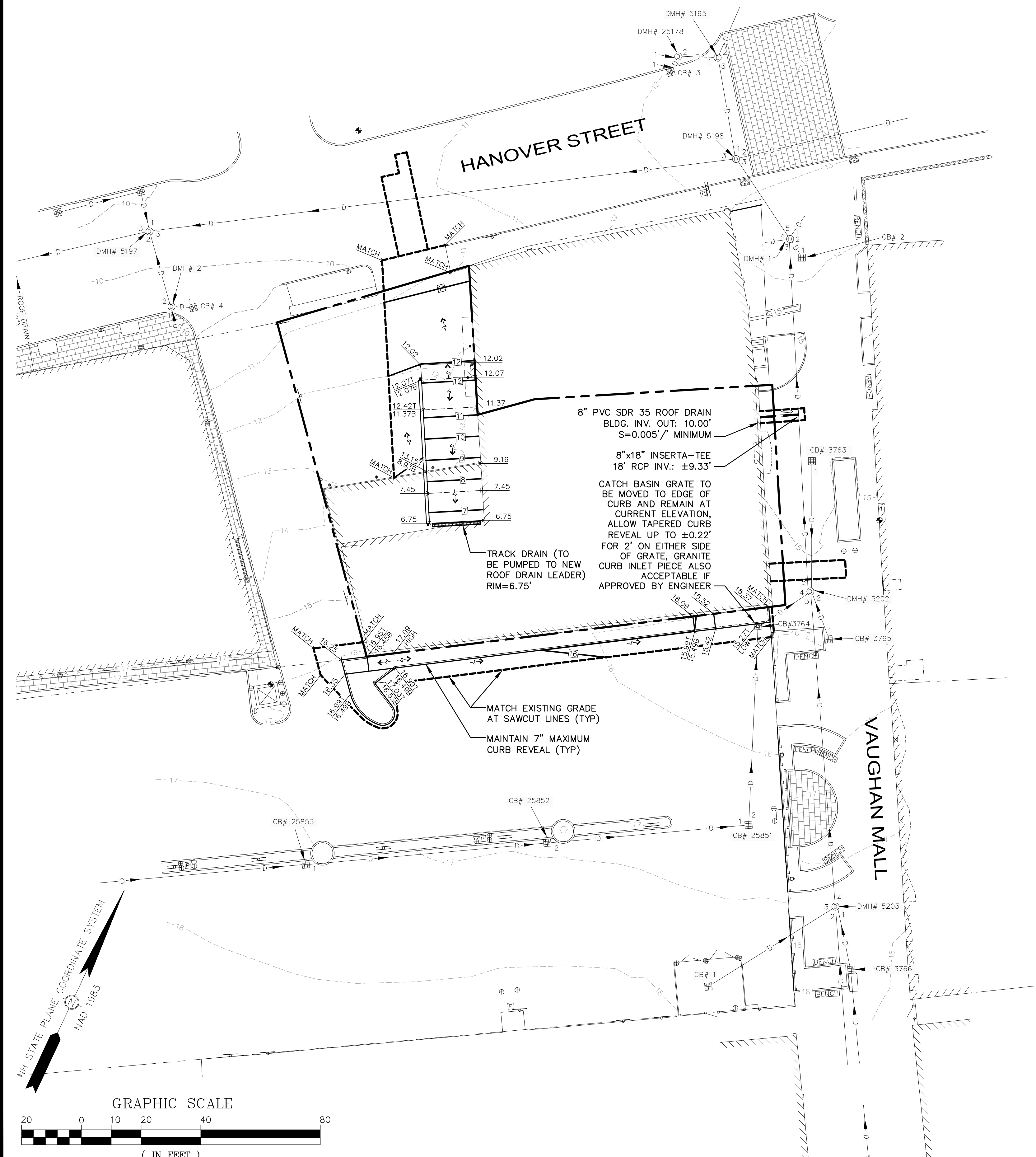
TITLE:

PRELIMINARY
SITE PLAN

SHEET NUMBER:

C-2

P5042



GRADING AND DRAINAGE NOTES

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

LEGEND

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

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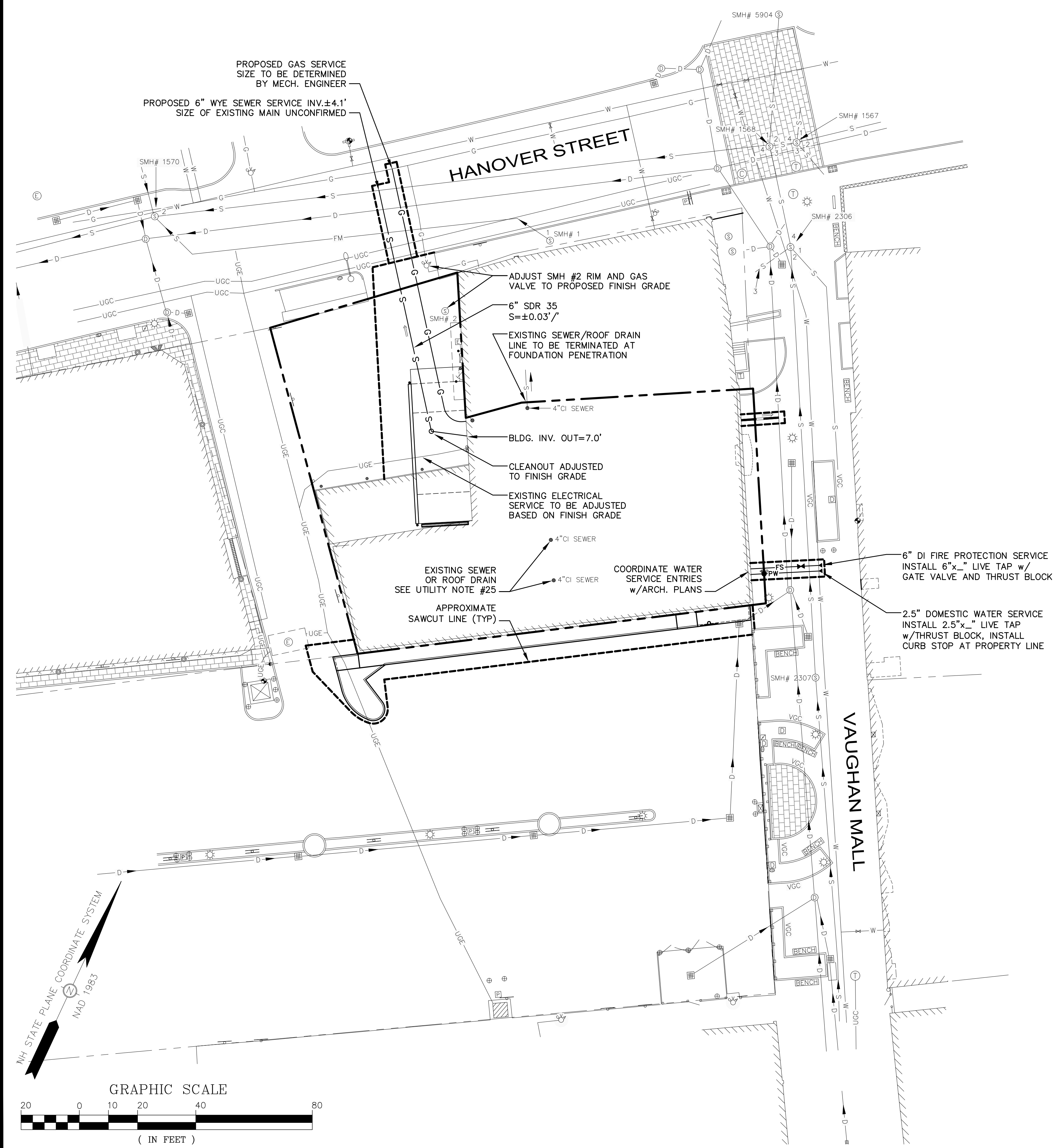
APPLICANT:
**HAMPSHIRE
DEVELOPMENT CORP.**
**41 INDUSTRIAL DRIVE
EXETER, NH 03833**

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

TITLE:
**PRELIMINARY
GRADING AND
DRAINAGE PLAN**

SHEET NUMBER:
C-3

P5042



SEWER TABLE

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

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

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

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. 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: FAIRPOINT, 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.
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. CONTRACTOR/OWNER SHALL PROVIDE DPW WITH DETAILS OF TEMPORARY & PERMANENT GROUNDWATER DEWATERING DESIGN.
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.

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TITLE:
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UTILITIES PLAN**

SHEET NUMBER:
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