

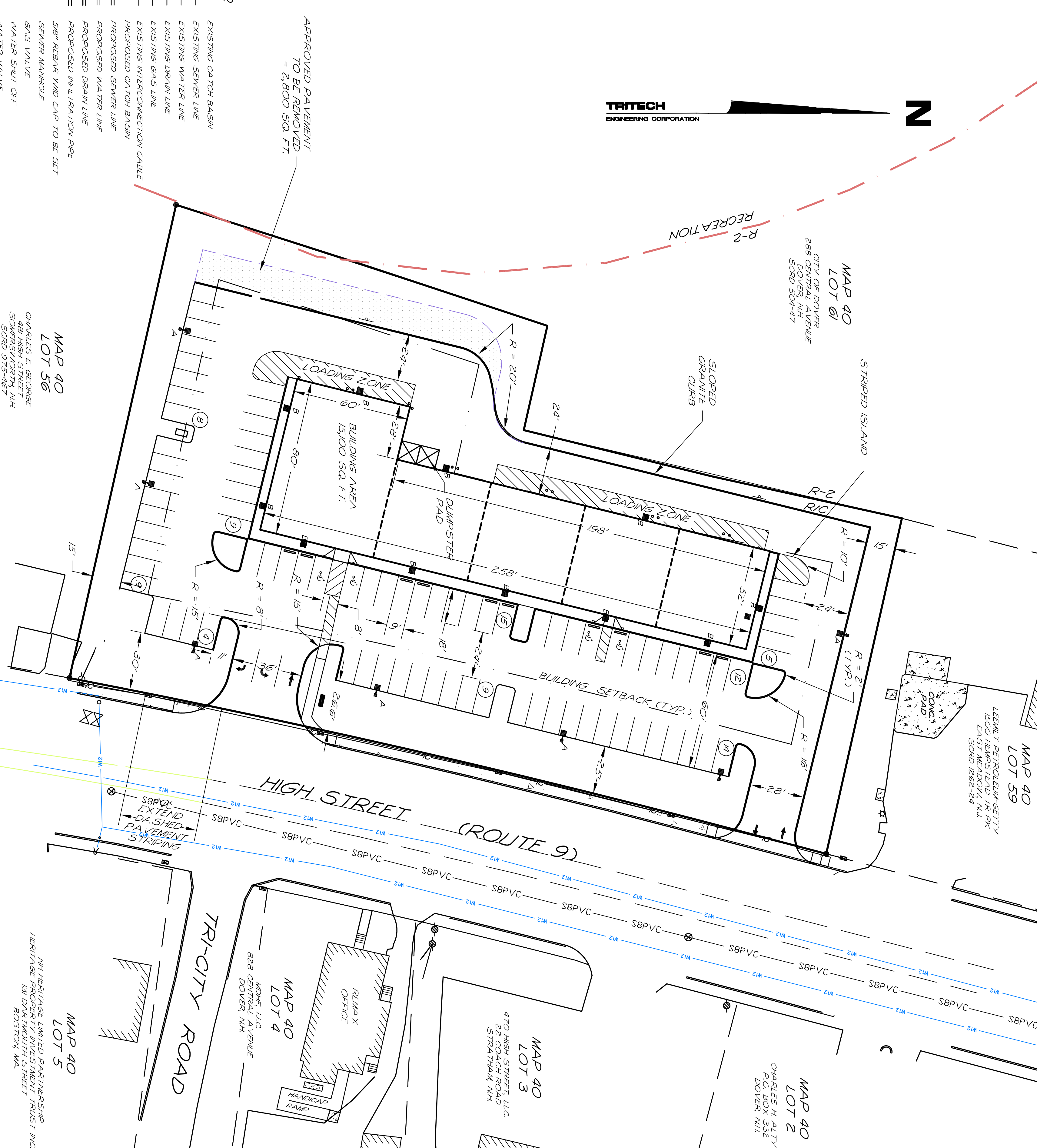


LEGEND

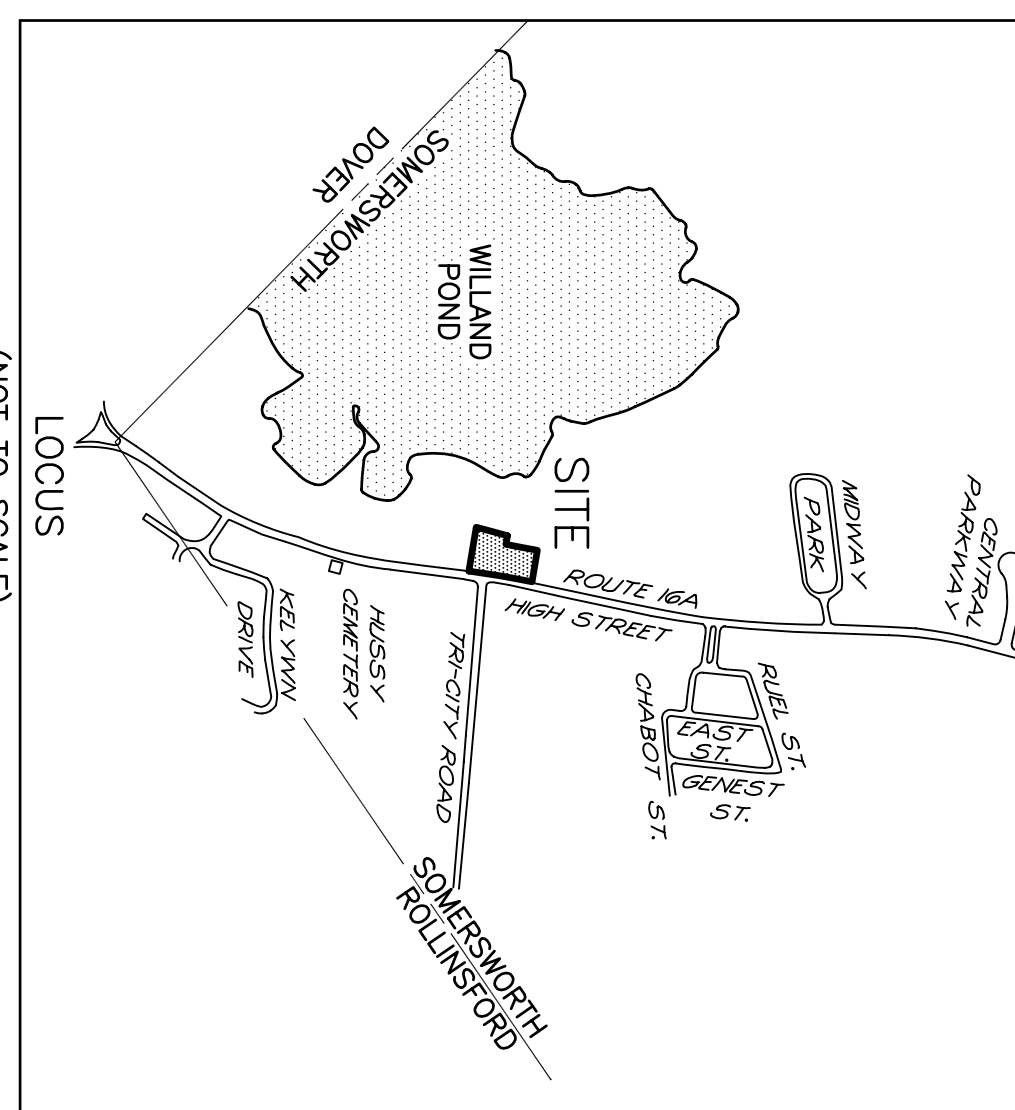
	EXISTING CATCH BASIN
	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING DRAIN LINE
	EXISTING GAS LINE
	EXISTING INTERCONNECTION CABLE
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED DRAIN LINE
	PROPOSED WATER LINE
	58" REBAR WIND CAP TO BE SET
	SEWER MANHOLE
	WATER SHUT OFF
	WATER VALVE
	EXISTING HYDRANT
	UTILITY POLE
	LIGHT POLE
	SIGN
	STOCKADE FENCE
	TREE LINE

LUMINAIRE SCHEDULE

QUANT.	SYMBOL	CATALOG NUMBER
7	A	VRS-III-TSMH-MT-15VNTS204-VH
11	B	OV 20' ALUMINUM POLE
		MHSIO MTD 15' AFG



- NOTES**
- 1) INTENT: TO SHOW THE PROPOSED DEVELOPMENT OF SOMERSWORTH TAX MAP 40 LOTS 57 & 58, WITH A 15,100 FT. RETAIL BUILDING INCLUDING PARKING LOT, DRAINAGE AND UTILITIES.
 - 2) CURRENT OWNER OF RECORD: CAPTAIN FOLGER, LLC.
P.O. BOX 186
DOVER, NH 03820
 - 3) LOT AREA **MAP 40 LOT 57** 24,389 SQ.FT. - 0.560 ACRES
MAP 40 LOT 58 58,462 SQ.FT. - 1.342 ACRES
 - 4) SUBJECT PARCEL IS LOCATED IN THE CITY OF SOMERSWORTH, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE.
 - 5) TAX MAP 40 LOTS 57 & 58.
 - 6) PROJECT DEED REFERENCE: BOOK 3488 PAGE 909.
 - 7) PROJECT PLAN REFERENCE: PLAN OF LAND HIGH STREET, STRAFFORD COUNTY, N.H. SOMERSWORTH, STRAFFORD COUNTY, N.H. FOR NOEL'S INN INC. THOMAS F. MORGAN INC. JUNE 18, 1997. SCRD 284-142
 - 8) ZONING: RESIDENTIAL/COMMERCIAL R/C
RESIDENTIAL USE
MIN LOT SIZE: 15,000 SQ.FT.
MIN FRONTAGE: 115 FT
MIN SETBACKS:
FRONT: 20 FT.
REAR: 30 FT.
COMMERCIAL USE
MIN LOT SIZE: 40,000 SQ.FT.
MIN FRONTAGE: 200 FT
MIN SETBACKS:
FRONT: 50 FT.
REAR: 30 FT.
 - 9) MUNICIPAL WATER AND MUNICIPAL SEWER ARE AVAILABLE.
 - 10) BASIS OF BEARING DETERMINED ON JULY 2, 2002 USING A TRIMBLE PRO-XR MAPPING GRADE GPS. NORTH IS APPROXIMATE STATE PLANE.
 - 11) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1' PART IN 151,000. THE ADJUSTED CLOSURE USING A LEICA T0750 TOTAL STATION, DURING THE MONTH OF SEPTEMBER, 2005.
 - 12) SUBJECT PARCEL IS NOT LOCATED IN A GENERALLY DESIGNATED FLOOD HAZARD. FIRM PANEL NO. 02580, MAP NO. 35871002580, JAN 17, 2005.
 - 13) WATERLINE AS SHOWN ON PLAN SCRD: 60-13, NO EASEMENT WAS FOUND FOR THIS WATERLINE.
 - 14) PARKING CALCULATIONS
BUILDING AREA = 15,100 SQ.FT.
REQUIRED PARKING SPACES = 1 PER 200 SQ.FT. (RETAIL / PERSONAL SERVICE / MULT. USE)
151,000/200 = 76 SPACES REQUIRED
HANDICAP PARKING SPACES REQUIRED = 4
HANDICAP PARKING SPACES PROVIDED = 4
 - 15) PER CITY OF SOMERSWORTH, PROPOSED BUILDING LOCATION TO BE LOCATED BY TRITECH ENGINEERING CORP.



APPROVED BY THE SOMERSWORTH PLANNING BOARD ON _____ DATE _____
SIGNED BY _____ NAME _____ POSITION _____

<p>SHEET NO.</p> <p>SP-1</p>	<p>GENERAL SITE PLAN</p> <p>HIGH STREET RETAIL CENTER</p> <p>471, 473, 475, & 477 HIGH STREET</p> <p>SOMERSWORTH, NEW HAMPSHIRE</p> <p>COUNTY OF STRAFFORD</p> <p>JULY 24, 2006</p> <p>SCALE: 1" = 30'</p>	<p>TRITECH</p> <p>ENGINEERING CORPORATION</p> <p>755 CENTRAL AVENUE</p> <p>DOVER, NEW HAMPSHIRE 03820</p> <p>TELEPHONE 603 742 8107</p> <p>FAX 603 742 3650</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE:</th> <th>DESCRIPTION:</th> </tr> </thead> <tbody> <tr> <td>8/30/06</td> <td>REVISE PER SRIC COMMENTS</td> </tr> <tr> <td>9/13/06</td> <td>REVISE PER SRIC COMMENTS</td> </tr> <tr> <td>10/11/06</td> <td>REVISE PER SRIC COMMENTS</td> </tr> <tr> <td>11/3/06</td> <td>REVISE PER PB COMMENTS</td> </tr> <tr> <td>11/30/07</td> <td>REDUCED BUILDING AND PAVEMENT AREA</td> </tr> </tbody> </table>	DATE:	DESCRIPTION:	8/30/06	REVISE PER SRIC COMMENTS	9/13/06	REVISE PER SRIC COMMENTS	10/11/06	REVISE PER SRIC COMMENTS	11/3/06	REVISE PER PB COMMENTS	11/30/07	REDUCED BUILDING AND PAVEMENT AREA
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<p>JOB No. 05164</p>															

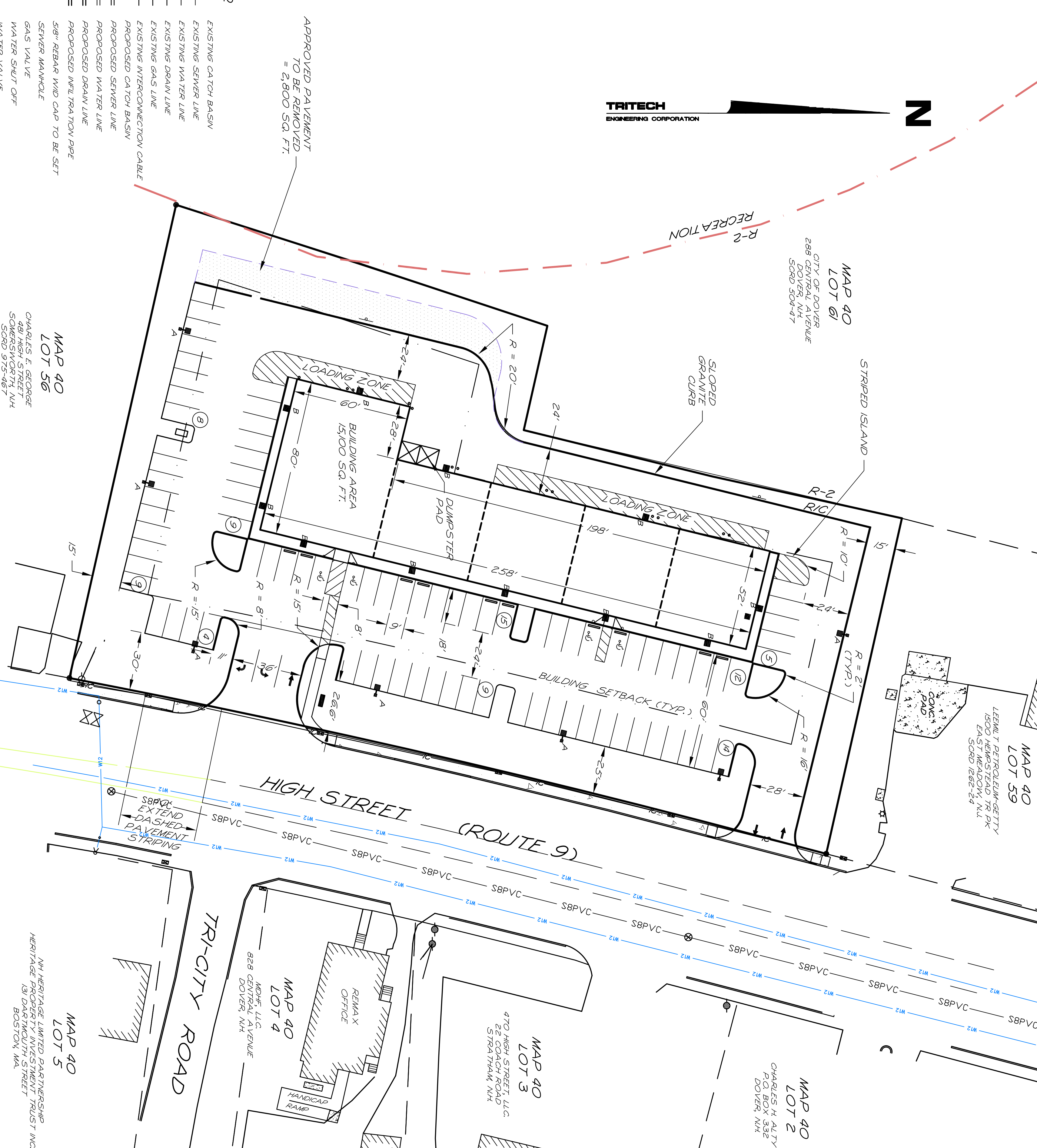


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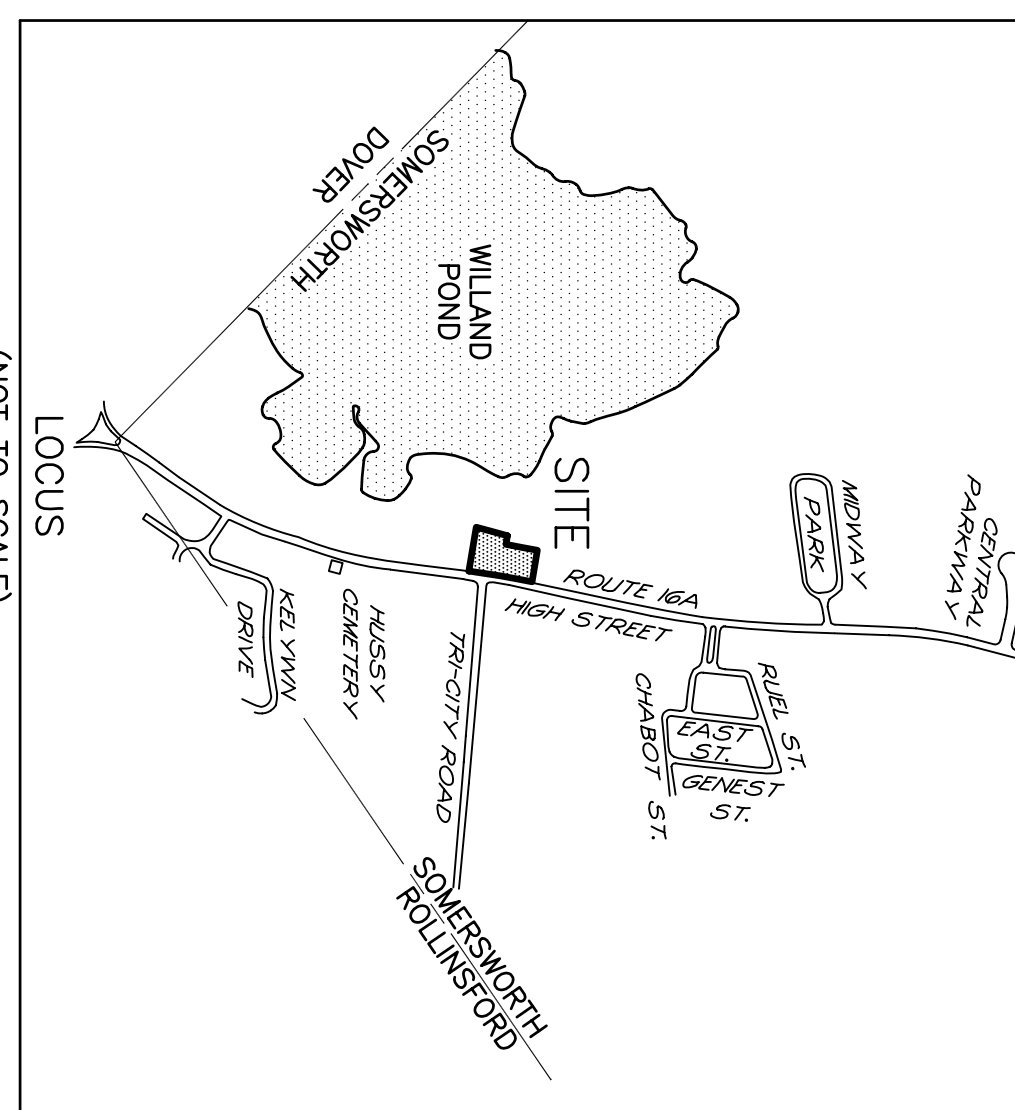
LUMINAIRE SCHEDULE

QUANT.	SYMBOL	CATALOG NUMBER
7	A	VRS-III-TSMH-MT-15VNTS204-VH
11	B	MHSIO MTD 15' AFG



MAP 40 LOT 5
NH HERITAGE LIMITED PARTNERSHIP
HERITAGE PROPERTY INVESTMENT TRUST, INC.
131 DIX STREET
BOSTON, MA

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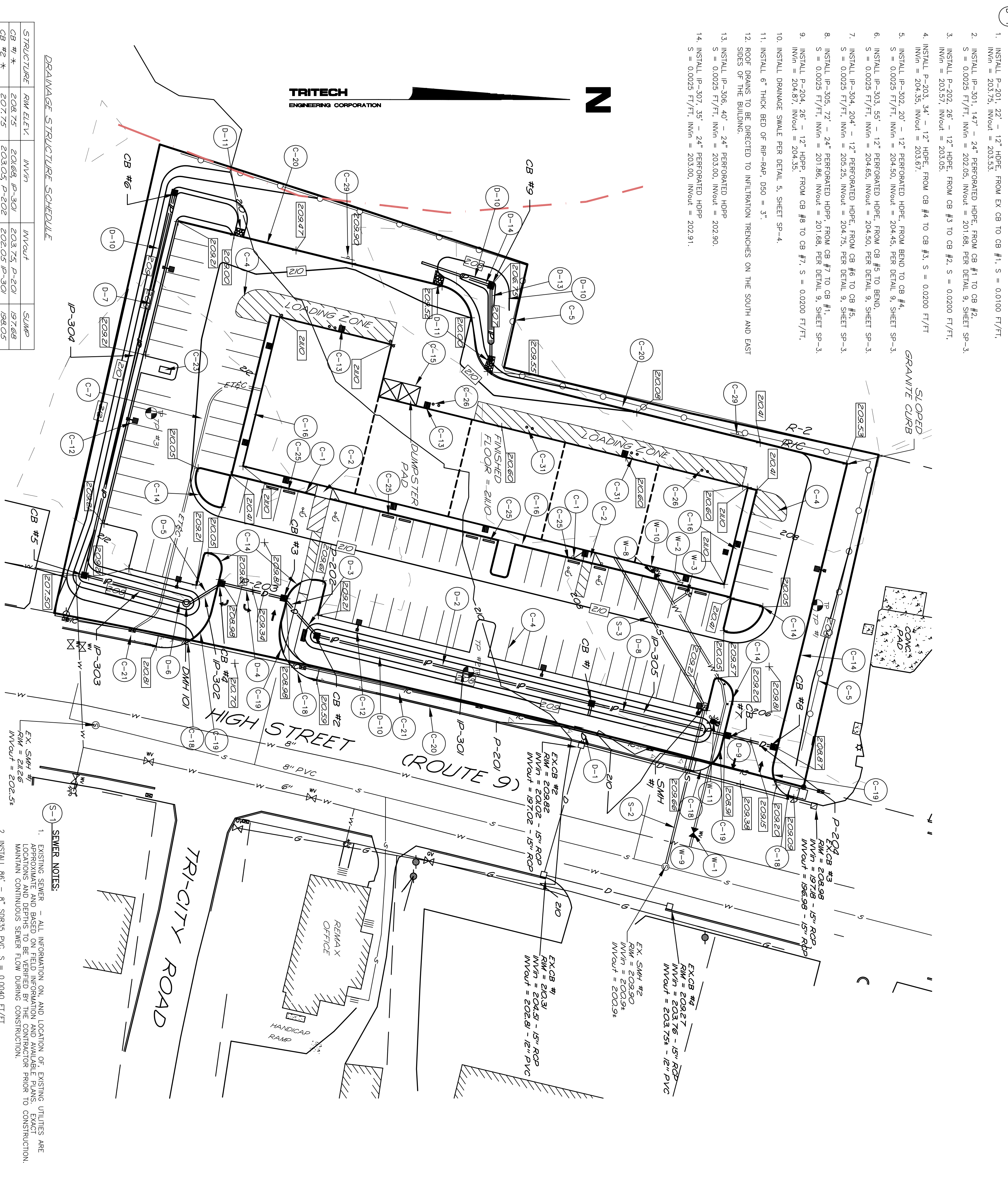


APPROVED BY THE SOMERSWORTH PLANNING BOARD ON _____ DATE _____
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D-1 DRAINAGE NOTES:

1. INSTALL P-201, 22" - 12" HDPE, FROM EX CB #1 TO CB #1, S = 0.0100 FT/FT, INV@ = 203.75, INV@ = 203.53.
2. INSTALL IP-301, 147" - 24" PERFORATED HDPE, FROM CB #1 TO CB #2, S = 0.0025 FT/FT, INV@ = 202.05, INV@ = 201.66, PER DETAIL 9, SHEET SP-3.
3. INSTALL P-202, 26" - 12" HDPE, FROM CB #3 TO CB #2, S = 0.0200 FT/FT, INV@ = 203.57, INV@ = 203.05.
4. INSTALL P-203, 34" - 12" HDPE, FROM CB #4 TO CB #3, S = 0.0200 FT/FT, INV@ = 204.53, INV@ = 203.91.
5. INSTALL IP-302, 20" - 12" PERFORATED HDPE, FROM BRND TO CB #4, S = 0.0025 FT/FT, INV@ = 204.50, INV@ = 204.45, PER DETAIL 9, SHEET SP-3.
6. INSTALL P-303, 55" - 12" PERFORATED HDPE, FROM CB #5 TO BRND, S = 0.0025 FT/FT, INV@ = 204.50, INV@ = 204.45, PER DETAIL 9, SHEET SP-3.
7. INSTALL IP-304, 204" - 12" PERFORATED HDPE, FROM CB #6 TO CB #5, S = 0.0025 FT/FT, INV@ = 205.25, INV@ = 204.75, PER DETAIL 9, SHEET SP-3.
8. INSTALL IP-305, 72" - 24" PERFORATED HDPE, FROM CB #7 TO CB #4, S = 0.0025 FT/FT, INV@ = 201.86, INV@ = 201.66, PER DETAIL 9, SHEET SP-3.
9. INSTALL P-204, 26" - 12" HDPE, FROM CB #8 TO CB #7, S = 0.0200 FT/FT, INV@ = 204.57, INV@ = 204.35.
10. INSTALL DRAINAGE SWALE PER DETAIL 5, SHEET SP-4.
11. INSTALL 6" THICK BED OF RIP-RAP, D50 = 3".
12. ROOF DRAINS TO BE DIRECTED TO INFILTRATION TRENCHES ON THE SOUTH AND EAST SIDES OF THE BUILDING.
13. INSTALL IP-306, 40" - 24" PERFORATED HDPE, S = 0.0025 FT/FT, INV@ = 203.00, INV@ = 202.90.
14. INSTALL IP-307, 35" - 24" PERFORATED HDPE, S = 0.0025 FT/FT, INV@ = 203.00, INV@ = 202.91.

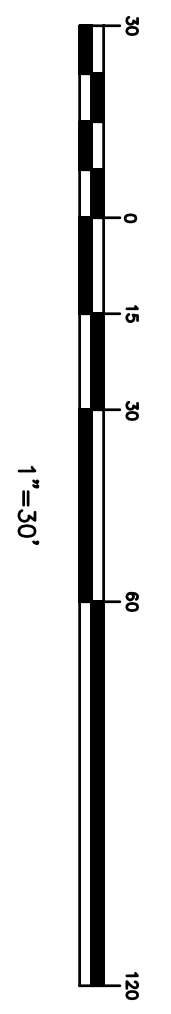


DRAINAGE STRUCTURE SCHEDULE

STRUCTURE	RAIN ELEV.	INVERT	INVOULT	SLUMP
CB #1 *	E028.75	E03.00, P-301	E03.75, P-201	197.68
CB #2 *	E027.75	E03.05, P-202	E02.05, P-301	198.05
CB #3	E028.98	E03.67, P-203	E03.57, P-202	199.57
CB #4	E028.98	E04.38, P-203	E04.28, P-203	200.35
DMH #101	E027.50	E04.51, P-303	E04.41, P-302	199.57
CB #5 *	E027.75	E04.75, P-304	E04.65, P-303	200.65
CB #6 *	E028.25	E04.25, P-304	E05.25, P-304	202.65
CB #7	E028.91	E04.35, P-204	E04.66, P-305	197.66
CB #8	E028.87	E04.87, P-204	E04.87, P-204	200.87
CB #9*	E027.00	E03.00, P-306	E03.00, P-306	199.00

* - INSTALL BEHIND GRAVE

APPROVED BY THE SOMERSWORTH PLANNING BOARD ON _____ DATE _____
SIGNED BY _____ NAME _____ POSITION _____



C-1 CONSTRUCTION NOTES:

1. INSTALL HANDICAP ACCESSIBLE REINFORCED CONCRETE RAMP (MINIMUM SLOPE = 1" IN 12") FROM PAVEMENT GRADE TO SIDEWALK GRADE IN COMPLIANCE WITH ALL A.D.A. STANDARDS.
2. EXISTING HOUSES, PAVEMENT, AND APPURTENANCES TO BE REMOVED AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE. ALL EXISTING SEPTIC TANKS TO BE DRAINED AND FILLED IN PLACE OR REMOVED, PER APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
3. YELLOW OR WHITE PAVEMENT MARKINGS.
4. INSTALL TEMPORARY SLIT FENCE PRIOR TO ANY EARTHWORK ACTIVITIES PER DETAIL 2, SHEET SP-4.
5. ALL DISTURBED AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PRACTICES WHICH ARE GIVEN IN DETAIL 11, SHEET SP-4.
6. LOCATION & SIZE WITH INDIVIDUAL UTILITIES.
7. INSTALL CONDUIT FOR UNDERGROUND UTILITIES, CABLE INSTALLED BY OTHERS. COORDINATE LOCATION WITH INDIVIDUAL UTILITIES.
8. ALL CONSTRUCTION SHALL CONFORM WITH THE 2006 STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE AND ALSO WITH THE CITY OF SOMERSWORTH SPECIFICATIONS.
9. THE CONTRACTOR IS REQUIRED UNDER NEW HAMPSHIRE LAW TO CONTRACT "DIG SAFE" AT 1-888-344-7233, 72 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE "DIG SAFE" LOCATIONS THROUGHOUT THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BEAR THE COST TO REPAIR ANY UTILITIES DAMAGED DURING THE COURSE OF THE WORK.
10. EXISTING UTILITIES - ALL INFORMATION ON, AND LOCATION OF, EXISTING UTILITIES ARE APPROXIMATE AND BASED ON FIELD INFORMATION AND AVAILABLE PLANS. EXACT LOCATIONS AND DEPTHS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
11. INSTALL CONCRETE POLE BASE AND LIGHTS WHERE SHOWN PER DETAIL 11, SHEET SP-3. ALL LIGHTING SHALL BE SHIELDED, CUT-OFF TYPE FIXTURES.
12. INSTALL BUILDING MOUNTED LIGHTS AS INDICATED ON SHEET SP-1. ALL FIXTURES SHALL BE SHIELDED, CUT-OFF TYPE FIXTURES.
13. INSTALL SLOPED GRANITE CURB PER DETAIL 4, SHEET SP-3.
14. INSTALL SLOPED GRANITE CURB PER DETAIL 4, SHEET SP-3.
15. INSTALL 6"x16" REINFORCED CONCRETE BUMPER PAD WITH 6" HIGH CHAIN LINK FENCE WITH GATE.
16. INSTALL CONCRETE WALK WITH CONCRETE CURB PER DETAIL 7, SHEET SP-3.
17. AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MEDIUM AND IN A DIGITAL DXF FORMAT TO THE CITY OF SOMERSWORTH ENGINEER'S OFFICE UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED CORRECT BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
18. INSTALL SIDEWALK TIP-DOWN.
19. INSTALL VERTICAL GRANITE CURB, PER DETAIL 1, SHEET SP-5.
20. INSTALL SLOPED GRANITE CURB TO MATCH EXISTING CURB PER DETAIL 4, SHEET SP-3.
21. INSTALL BITUMINOUS CONCRETE SIDEWALK TO MATCH EXISTING, PER DETAIL 12, SHEET SP-3.
22. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 4, SHEET SP-4.
23. INSTALL 6"x3" CONCRETE PAD FOR BIKE RACK. PROVIDE LOCKABLE STORAGE FOR 5 BICYCLES.
24. ALL GRANITE CURBING AND TRAFFIC SIGNS REMOVED FROM THE CITY'S RIGHT OF WAY SHALL BE SALVAGED TO THE CITY PRIOR TO THE COMMENCEMENT OF OCCUPANCY BEING ISSUED. QUANTITIES SHALL BE AGREED UPON PRIOR TO THE START OF CONSTRUCTION.
25. INSTALL CURB STOPS IN FRONT OF DOORS, SUPERIOR CONCRETE ITEM NO. 5402 OR APPROVED EQUAL.
26. INSTALL BOLLARDS 3' FROM BUILDING IN FRONT OF ACCESS DOORS PER DETAIL 12, SHEET C-4.
27. SNOW SHALL BE STORED OFF PAVEMENT WITHIN THE SITE. EXCESSIVE SNOW ACCUMULATION SHALL BE TRUCKED OFF-SITE AND DISPOSED OF IN THE APPROPRIATE MANNER.
28. INTERNALLY LIT AND SHALL IDENTIFY THE PROPERTY NAME AND ADDRESS AS WELL AS INDIVIDUAL TENANTS.
29. INSTALL SIGN "TREE LANE - NO LONG TERM PARKING."
30. MODIFY HIGH STREET STRIPING TO EXTEND TURN LANE 40' SOUTH OF EXISTING LOCATION.
31. INSTALL RAMP INTO BUILDING.
32. THE PROPOSED DRAINAGE SYSTEM MEETS THE CITY OF SOMERSWORTH MINIMUM DESIGN STANDARDS AS SET FORTH IN THE STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN DEVELOPING AREAS IN NEW HAMPSHIRE (1992).

W-1 WATER NOTES:

1. INSTALL 137.5" - 6" CONCRETE LINED DUCTILE IRON CLASS 52 (C.L.D.1) WATER MAIN WITH POLYWRAP. (MINIMUM DEPTH OF COVER OVER PIPE = 5.5')
2. INSTALL 96 FEET OF 2" TYPE K COPPER DOMESTIC WATER PIPE FOR DOMESTIC WATER SERVICE. (MINIMUM DEPTH OF COVER OVER PIPE = 5.5').
3. INSTALL CORPORATION AND CURB STOP (HAYES, FORD, OR MCWALD).
4. WATERING AND APPURTENANCES, INSTALLATION, AND MATERIALS SHALL CONFORM WITH THE CITY OF SOMERSWORTH SPECIFICATIONS FOR WATER MAINS AND APPURTENANCES. VALVES SHALL REQUIRE RESTRAINED MECHANICAL JOINTS USING MECA-LUC GRIPO RINGS, OR OTHER METHODS OF RESTRAIN ACCEPTABLE TO THE CITY ENGINEER, IN ADDITION TO THE USE OF CONCRETE THRUST BLOCKS.
5. INSTALL BACKFLOW PREVENTER FOR ALL SERVICES.
6. DOMESTIC WATER AND LANDSCAPING WATER SHALL BE METERED SEPARATELY.
7. CUT AND CAP HOUSE SERVICES (2) AT MAIN AS REQUIRED BY THE CITY OF SOMERSWORTH. LOCATIONS TO BE VERIFIED BY THE CITY OF SOMERSWORTH WATER DEPARTMENT PRIOR TO CUTTING AND CAPPING.
8. INSTALL 20'4" - 6" CONCRETE LINED DUCTILE IRON CLASS 52 FIRE SERVICE MAIN WITH POLYWRAP. (MINIMUM DEPTH OF COVER OVER PIPE = 5.5') INSTALL 6" GATE VALVE.
9. INSTALL 8"x6" STAINLESS STEEL TAPPING SLEEVE AND 6" ELBOW AT BUILDING.
10. INSTALL APPROVED FIRE DEPARTMENT CONNECTION WITH 90° ELBOW AT BUILDING.
11. INSTALL FIRE HYDRANT, INSTALL 6"x6" TE AND 6" GATE VALVE.
12. PRESSURE AND LEAKAGE TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ACCORDANCE WITH THE LATEST STANDARDS OF AWWA AND STATE AND LOCAL REGULATIONS.

SEWER STRUCTURE SCHEDULE

STRUCTURE	RAIN ELEV.	INVERT	INVOULT	SLUMP
SMH #1	E028.21	E03.94	E02.24	E01.24

SHEET NO.

SP-2

**SITE DEVELOPMENT PLANS
 HIGH STREET RETAIL CENTER**

471, 473, 475, & 477 HIGH STREET
 SOMERSWORTH, NEW HAMPSHIRE
 COUNTY OF STRAFFORD

JULY 24, 2006 JOB No. 05164

SCALE: 1" = 30'

TRITECH
 ENGINEERING CORPORATION

755 CENTRAL AVENUE
 DOVER, NEW HAMPSHIRE 03820
 TELEPHONE 603 742 8107
 FAX 603 742 3650

REVISIONS	
DATE:	DESCRIPTION:
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9/13/06	REVISED PER SRIC COMMENTS
10/11/06	REVISED PER SRIC COMMENTS
11/3/06	REVISED PER PB COMMENTS
11/28/06	REVISED PER COND. OF APPROVAL
11/30/07	REDUCED BUILDING AND PAVEMENT AREA