

T5084-0001
October 6, 2026



Mr. Peter Britz, Director of Planning & Sustainability
City of Portsmouth Planning & Sustainability Department
1 Junkins Avenue
Portsmouth, New Hampshire 03801

**Re: Request for Technical Advisory Committee Work Session
Map 164 Lot 4-2 - Proposed Single Family Development**

Dear Peter:

On behalf of Tideworks LLC (Owner/Applicant) we are pleased to submit the following information to support a request for a Work Session with the Technical Advisory Committee for the above referenced project:

- One (1) copy of the Site Plan Set, dated October 6, 2026;
- Aerial Overlay Exhibit, dated October 6, 2026;
- Constraints Exhibit, dated October 6, 2026;
- Owner's Authorization Letter, dated October 6, 2026;

The proposed project is located at 105 Bartlett Street and is identified as Map 164 Lot 4-2 on the City of Portsmouth Tax Maps. The property is an approximately 2.7-acre parcel located in the Character District 4 (CD4-L1) zoning district. The property is bounded by North Mill Pond to the north, the railroad to the south, and the 105 Bartlett Street multifamily development to the west.

The proposed project consists of the construction of six (6) single-family homes. The project will extend the existing private drive associated with the abutting 105 Bartlett Street multifamily development to provide access to the proposed homes. Associated site improvements will include grading and drainage improvements, stormwater management, and new sewer, water, and electrical utilities. The existing gravity sewer main that crosses the subject parcel will be relocated to accommodate the proposed development.

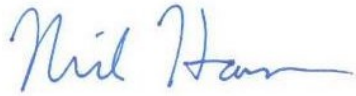
The project also includes the continuation of the pedestrian path along North Mill Pond. The proposed path will be constructed of porous pavement and will connect with the path associated with the abutting 105 Bartlett Street multifamily development. The project will also include improvements within the North Mill Pond wetland buffer.

At this time, we anticipate that the proposed project will require the following site related approvals from the Planning Board:

- Site Plan Review Permit
- Wetland Conditional Use Permit

The applicant respectfully requests to meet with the Technical Advisory Committee at their next scheduled meeting for a Work Session on October 13, 2026. If you have any questions or require any additional information, please feel free to contact us by phone at (603) 294-9213 or by email at NAHansen@tighebond.com.

Sincerely,
Tighe & Bond, Inc.



Neil A. Hansen, PE
PROJECT MANAGER



Patrick M. Crimmins, PE
VICE PRESIDENT

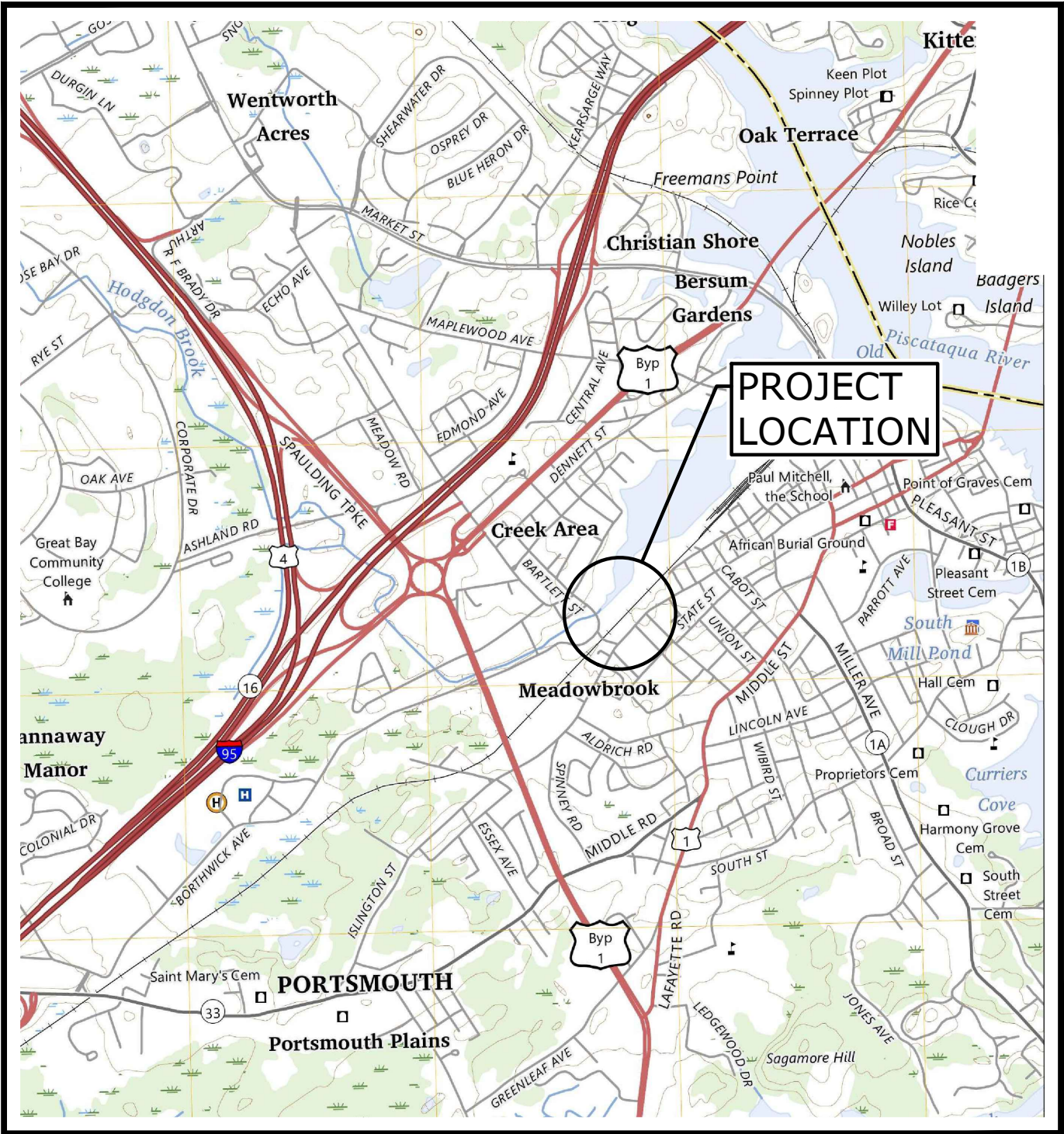
Copy: Tideworks, LLC

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105 BARTLETT STREET
PROPOSED RESIDENTIAL DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE
OCTOBER 6, 2026

LIST OF DRAWINGS		
SHEET NO.	SHEET TITLE	LAST REVISED
	COVER SHEET	10/6/2026
G-100	GENERAL NOTES AND LEGEND	10/6/2026
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN	10/6/2026
C-102	SITE PLAN	10/6/2026
C-103	GRADING, DRAINAGE, AND EROSION CONTROL PLAN	10/6/2026
C-104	UTILITY PLAN	10/6/2026
C-501	EROSION CONTROL NOTES AND DETAILS SHEET	10/6/2026
C-502	DETAILS SHEET	10/6/2026
C-503	DETAILS SHEET	10/6/2026
C-504	DETAILS SHEET	10/6/2026
C-505	DETAILS SHEET	10/6/2026
C-506	DETAILS SHEET	10/6/2026

LIST OF PERMITS		
LOCAL	STATUS	DATE
SITE PLAN REVIEW PERMIT	NOT SUBMITTED	
CONDITIONAL USE PERMIT - WETLAND BUFFER	NOT SUBMITTED	
STATE		
NHDES - SEWER CONNECTION PERMIT	NOT SUBMITTED	
NHDES - ALTERATION OF TERRAIN PERMIT	NOT SUBMITTED	
NHDES - SHORELAND PERMIT	NOT SUBMITTED	
NHDES - WETLAND PERMIT	NOT SUBMITTED	
FEDERAL		
NPDES - CONSTRUCTION GENERAL PERMIT	NOT SUBMITTED	



SITE LOCATION MAP
SCALE: 1" = 2,000'

PREPARED BY:

Tighe & Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

APPLICANT:
TIDEWORKS, LLC
105 Bartlett Street
Portsmouth, NH 03801

- CONSTRUCTION NOTES:
1. THE CONTRACTOR SHALL NOT RELY ON SCALED DIMENSIONS AND SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A REQUIRED DIMENSION IS NOT PROVIDED ON THE PLANS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND FOR SITE CONDITIONS THROUGHOUT CONSTRUCTION. NEITHER THE PLANS NOR THE SEAL OF THE ENGINEER AFFIXED HEREON EXTEND TO OR INCLUDE SYSTEMS REQUIRED FOR THE SAFETY OF THE CONTRACTOR, THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND IMPLEMENTING SAFETY PROCEDURES AND SYSTEMS AS REQUIRED BY THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AND ANY STATE OR LOCAL SAFETY REGULATIONS.
 3. TIGHE & BOND ASSUMES NO RESPONSIBILITY FOR ANY ISSUES LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION OF TIGHE & BOND.

THIS DOCUMENT IS RELEASED
TEMPORARILY FOR PROGRESS REVIEW ONLY.
IT IS NOT INTENDED FOR BIDDING OR
CONSTRUCTION PURPOSES.

**TAC WORK SESSION SUBMISSION
COMPLETE SET 12 SHEETS**

Last Saved: 10/1/2026
Plotted On: Oct 06, 2026 9:05am By: Ckrzouk
Tighe & Bond\311\15084 Tideworks, LLC\001 Bartlett Street Residential\Drawings\AutoCAD\DT5084-0001_C-DSGN.dwg

- EXISTING CONDITIONS PLAN NOTES:**
- EXISTING CONDITIONS ARE BASED ON A FIELD SURVEY BY AMBIT ENGINEERING, INC., DATED 3/5/2018.
 - FLOOD HAZARD ZONES: "AE ELEV. 9" (SPECIAL FLOOD HAZARD AREA) AND "X" (NOT A SPECIAL FLOOD HAZARD AREA), PER FIRM MAP #33015C0259E, DATED 5/17/2005.

- REFERENCE PLANS:**
- "PROPOSED SUBDIVISION PLANS, CLIPPER TRADERS, LLC" PREPARED BY AMBIT ENGINEERING, INC., DATED DECEMBER 14, 2018.

- GENERAL NOTES:**
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
 - THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
 - THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION (E.G., EXISTING UTILITIES) SHOWN ON THESE DRAWINGS IS NOT GUARANTEED AND SOME SUBSURFACE INFORMATION MAY NOT BE SHOWN. DETERMINE THE LOCATIONS AND ELEVATIONS OF ALL SUBSURFACE FEATURES WHICH MAY AFFECT CONSTRUCTION OPERATIONS BY TEST PIT OR OTHER METHODS, AS NECESSARY TO PREVENT DAMAGE TO UTILITIES AND OTHER SUBSURFACE FEATURES, AND/OR INTERRUPTIONS IN UTILITY SERVICE, PROVIDE DATA COLLECTED THROUGH THESE INVESTIGATIONS TO THE ENGINEER PRIOR TO CONSTRUCTING THE PROPOSED IMPROVEMENTS.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY UTILITIES IDENTIFIED DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE DRAWINGS OR THAT DIFFER IN SIZE OR MATERIAL.
 - THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY, COORDINATION WITH THE OWNER, ALL SUBCONTRACTORS, AND WITH OTHER CONTRACTORS WORKING WITHIN THE LIMITS OF WORK, THE MEANS AND METHODS OF CONSTRUCTING THE PROPOSED WORK.
 - THE CONTRACTOR SHALL OBTAIN AND PAY FOR AND COMPLY WITH ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
 - ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES & SPECIFICATIONS.
 - THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAY WITH THE CITY OF PORTSMOUTH.
 - ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
 - THE CONTRACTOR SHALL SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AND SHALL INCLUDE A FULL TOPOGRAPHY SURVEY WITHIN THE LIMITS OF WORK INCLUDING BUT NOT LIMITED TO SITE TOPOGRAPHY, SITE FEATURES, (BUILDINGS, ROADS, CURBS, SIDEWALK, ETC.), STORM DRAINAGE, AND SURFACE & SUBSURFACE UTILITIES.
 - SEE EXISTING CONDITIONS PLAN FOR BENCH MARK INFORMATION.
 - BEFORE ANY DEWATERING IS PERFORMED A TEMPORARY DISCHARGE PERMIT FROM THE NHDES IS REQUIRED.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL/SAFETY DEVICES TO ENSURE SAFE VEHICULAR AND PEDESTRIAN ACCESS THROUGH THE WORK AREA, OR FOR SAFELY IMPLEMENTING DETOURS AROUND THE WORK AREA, PERFORM TRAFFIC CONTROL IN ACCORDANCE WITH THE CONTRACTOR'S APPROVED TRAFFIC CONTROL PLAN.
 - WHEN WORKING IN THE RIGHT OF WAY, THE CONTRACTOR SHALL PROVIDE THE OWNER AND LOCAL FIRE/POLICE/SCHOOL AUTHORITIES A DETAILED PLAN OF APPROACH INCLUDING METHODS OF PROPOSED TRAFFIC ROUTING ON A DAILY BASIS, AND COORDINATION TO ENSURE COMMUNICATION AND COORDINATION BETWEEN THE OWNER, THE CONTRACTOR AND LOCAL FIRE/POLICE/SCHOOL AUTHORITIES THROUGHOUT THE CONSTRUCTION PERIOD.
 - THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL PROPERTIES WITHIN THE PROJECT AREA AT ALL TIMES DURING CONSTRUCTION.
 - NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICT, ERROR, AMBIGUITY, OR DISCREPANCY WITH THE PLANS OR BETWEEN THE PLANS AND ANY APPLICABLE LAW, REGULATION, CODE, STANDARD SPECIFICATION, OR MANUFACTURER'S INSTRUCTIONS.
 - TIGHE & BOND ASSUMES NO RESPONSIBILITY FOR ANY ISSUES, LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM TIGHE & BOND.

- DEMOLITION NOTES:**
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR SUPPORT OF EXISTING UTILITIES AND REPAIR OR REPLACEMENT COSTS OF UTILITIES DAMAGED DURING CONSTRUCTION, WHETHER ABOVE OR BELOW GRADE. REPLACE DAMAGED UTILITIES IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER AND AT NO COST TO THE PROPERTY OWNER.
 - ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY ARE ACTIVE, AND SERVICES ANY ON OR OFF-SITE STRUCTURE TO REMAIN. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
 - ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
 - THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE PADS, UTILITIES AND PAVEMENT WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE, PAVEMENT, CURBS, LIGHTING, MANHOLES, CATCH BASINS, UNDER GROUND PIPING, POLES, STAIRS, SIGNS, FENCES, RAMPS, BOLLARDS, BUILDING SLABS, FOUNDATION, TREES AND LANDSCAPING.
 - REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
 - THE CONTRACTOR SHALL COORDINATE; REMOVAL, RELOCATION, DISPOSAL, ABANDONMENT, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
 - UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK, UNLESS SPECIFICALLY IDENTIFIED OTHERWISE.
 - SAW CUT AND REMOVE PAVEMENT ONE (1) FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
 - PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
 - SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
 - THE CONTRACTOR SHALL REMOVE AND SALVAGE EXISTING GRANITE CURBS FOR REUSE.
 - THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES AND SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
 - THE CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED SURVEYOR TO REPLACE DISTURBED MONUMENTS.
 - THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
 - BOLD LINETYPES AND FEATURES SHOWN WITHIN THE LIMITS OF WORK INDICATE SITE FEATURES TO BE REMOVED, WHILE FADED LINETYPES AND FEATURES ARE TO REMAIN, UNLESS SPECIFICALLY IDENTIFIED OTHERWISE.

- SITE NOTES:**
- PAVEMENT MARKINGS, INCLUDING BUT NOT LIMITED TO; PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS, AND CENTERLINES, SHALL BE CONSTRUCTED AS SHOWN ON THE DRAWINGS AND DETAILS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:
 - ALL ON-SITE PAVEMENT MARKINGS EXCEPT CENTERLINES, MEDIAN ISLANDS, FOG/SHOULDER LINES, AND LANE LINES SHALL BE CONSTRUCTED USING WHITE TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE "F".
 - ALL ON-SITE CENTERLINES AND MEDIAN ISLANDS SHALL BE CONSTRUCTED USING YELLOW THERMOPLASTIC STRIPING MATERIAL, MEETING THE REQUIREMENTS OF AASHTO M249.
 - ALL ON-SITE FOG/SHOULDER LINES AND LANE LINES SHALL BE CONSTRUCTED USING WHITE THERMOPLASTIC STRIPING MATERIAL, MEETING THE REQUIREMENTS OF AASHTO M249.
 - ALL PAVEMENT MARKINGS WITHIN PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, AND APPLICABLE DEPARTMENT OF TRANSPORTATION (DOT), STANDARD SPECIFICATIONS.
 - ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" CURRENT EDITION, "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" CURRENT EDITION, AND THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE ARCHITECTURAL BARRIERS ACT (ABA), AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB), AS APPLICABLE.
 - THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
 - THE CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED.
 - COORDINATE ALL WORK ADJACENT TO BUILDINGS WITH BUILDING DRAWINGS/CONTRACTOR.
 - SEE ARCHITECTURAL/BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
 - ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE PAINTED YELLOW.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RETAINING WALL DESIGN FROM STRUCTURAL ENGINEER AND/OR WALL MANUFACTURER. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO CONSTRUCT WALL IN ACCORDANCE WITH DESIGN APPROVED BY THE ENGINEER. RETAINING WALL SHALL BE SEGMENTAL BLOCK WALL SYSTEM AS OUTLINED IN THE DETAILS.
 - PROPERTY MANAGER WILL BE RESPONSIBLE FOR TIMELY SNOW REMOVAL FROM ALL PUBLIC WALKS, DRIVES, AND PARKING AREAS ON-SITE. SNOW SHALL BE HAULED OFF-SITE AND LEGALLY DISPOSED OF, WHEN NECESSARY, WHEN SNOW STORAGE AREAS HAVE REACHED CAPACITY.

- GRADING AND DRAINAGE NOTES:**
- GENERAL COMPACTION REQUIREMENTS:
 - BELOW PAVED OR CONCRETE AREAS: 95%
 - TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL: 95%
 - BELOW LOAM AND SEED AREAS: 90%
 - *ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
 - ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR EQUAL) OR RCP CLASS IV, UNLESS OTHERWISE SPECIFIED.
 - SEE UTILITY PLAN FOR ALL SITE UTILITY INFORMATION.
 - ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
 - THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
 - PROVIDE SITE GRADING AT ACCESSIBLE SIDEWALK RAMPS, SIDEWALKS, AND BUILDING ENTRANCES THAT IS CONSISTENT WITH THE RELEVANT ACCESS REQUIREMENTS OF THE ARCHITECTURAL BARRIERS ACT (ABA), THE AMERICANS WITH DISABILITIES ACT (ADA), AND MA ARCHITECTURAL ACCESS BOARD REQUIREMENTS (AAB). SMALL CHANGES IN GRADE OVER RELATIVELY SHORT DISTANCES (E.G. AT PARKING SPACES, ACCESSIBLE ROUTES, AND RAMPS) MIGHT NOT BE CLEARLY DEPICTED WITHIN THE CONTOUR INTERVAL SHOWN. COMPLY WITH THE CRITERIA IN THESE STANDARDS. SELECT MAXIMUM SLOPE CRITERIA ARE REPRODUCED BELOW:
 - ACCESSIBLE PARKING STALLS AND PASSENGER LOADING ZONES (IN ANY DIRECTION) SHALL BE < 2.0%
 - LONGITUDINAL SLOPE ALONG ACCESSIBLE ROUTES SHALL BE < 5.0%
 - CROSS SLOPE ALONG ACCESSIBLE ROUTES SHALL BE < 2.0%
 - THE CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
 - ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
 - ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
 - ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4" SUMPS.
 - THE CONTRACTOR SHALL VERIFY INVERTS OF EXISTING DRAIN LINES AND STRUCTURES AT PROPOSED DRAINAGE CONNECTION LOCATIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.

- GENERAL EROSION CONTROL NOTES:**
- ALL EROSION CONTROL MEASURES AND PRACTICES SHALL CONFORM TO THE "NEW HAMPSHIRE STORMWATER MANUAL VOLUME, LATEST EDITION.
 - SEE SHEET C-501 AND C-502 FOR ADDITIONAL EROSION CONTROL REQUIREMENTS AND DETAILS.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL EROSION AND SEDIMENT CONTROL MEASURES FOR APPROVAL.
 - AS THE FIRST ORDER OF WORK, PRIOR TO ANY EARTH DISTURBANCE, THE CONTRACTOR SHALL INSTALL ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BUT NOT LIMITED TO; INLET PROTECTION BARRIERS, SILT SOCKS, SILT FENCES, MULCH BERMS, AND STABILIZED CONSTRUCTION EXITS AS SHOWN ON THE DRAWINGS, AND AS REQUIRED BY ALL STATE AND LOCAL PERMITS AND APPROVALS.
 - INLET PROTECTION BARRIERS SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED CATCH BASINS/CURB INLETS AND YARD DRAINS WITHIN THE LIMITS OF WORK AS WELL AS ANY CATCH BASINS/CURB INLETS AND YARD DRAINS THAT RECEIVE RUNOFF FROM ANY CONSTRUCTION ACTIVITIES. THESE MEASURES SHALL BE FULLY MAINTAINED FOR THE DURATION OF THE PROJECT. PERIMETER CONTROL INCLUDING SILT FENCE, MULCH BERM, SILT SOCK, AND/OR HAY BALE BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL ALL NON-PAVED AREAS HAVE BEEN STABILIZED.
 - THE CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKETS ON ALL STEEP SLOPE AREA (3:1 OR GREATER).
 - DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST AND WIND EROSION THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL MEASURES INCLUDE, BUT NOT LIMITED TO; MOISTEN EXPOSED SOIL SURFACES WITH ADEQUATE WATER TO CONTROL WIND-EROSION DUST, MECHANICAL SWEEPERS FOR PAVED SURFACES, AND COVERING SURFACES WITH CRUSHED STONE OR COARSE GRAVEL.
 - THE CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, INLET PROTECTION BARRIERS, PERIMETER SEDIMENT CONTROLS, AND STEEP-SLOPE EROSION CONTROL BLANKETS INSPECTED BY A QUALIFIED PERSON INCLUDING, BUT NOT LIMITED TO, WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.25 INCHES OR GREATER. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED, REPAIRED, MODIFIED, OR ADDITIONAL MEASURES INSTALLED AS NECESSARY TO ADDRESS EVOLVING CONDITIONS DURING CONSTRUCTION.
 - SEDIMENT CONTROL FILTER MEASURES SHALL BE REPLACED WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE FILTER.
 - THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
 - ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED AND FERTILIZER.
 - ALL CATCH BASIN SUMPS AND PIPING SHALL BE THOROUGHLY CLEANED TO REMOVE ALL SEDIMENT AND DEBRIS AFTER THE PROJECT HAS BEEN FULLY STABILIZED.
 - TEMPORARY SOIL SHALL BE SURROUNDED WITH SEDIMENT CONTROLS AND SHALL BE STABILIZED BY TEMPORARY EROSION CONTROL SEEDING. STOCKPILE AREAS TO BE LOCATED AS FAR AS POSSIBLE FROM THE DELINEATED EDGE OF WETLANDS. STOCKPILES OVER 10 FEET SHALL HAVE SAFETY FENCING PROVIDED AROUND THE STOCKPILES.
 - IF NECESSARY CONCRETE TRUCKS WILL BE REQUIRED TO WASHOUT THE SHOOTS. THIS ACTIVITY SHALL ONLY BE DONE WITHIN A DESIGNATED CONCRETE WASHOUT FACILITY ON-SITE.
 - IF NECESSARY TEMPORARY SEDIMENT TRAPS SHALL BE PROVIDED FOR GENERAL EXCAVATION DEWATERING PRACTICES PRIOR TO DIRECTING FLOW TO ANY OTHER EROSION AND SEDIMENT CONTROL MEASURES.
 - THE CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

- UTILITY NOTES:**
- COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
 - NATURAL GAS - UNUTIL
 - WATER/SEWER - CITY OF PORTSMOUTH
 - ELECTRIC - EVERSOURCE
 - COMMUNICATIONS - CONSOLIDATED COMMUNICATIONS & COMCAST
 - SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
 - ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, CEMENT LINED DUCTILE IRON PIPE.
 - ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE CITY OF PORTSMOUTH WATER DEPARTMENT.
 - ALL BELOW GRADE WATER VALVES AND FITTINGS SHALL HAVE MECHANICAL JOINT (MJ) ENDS. RESTRAIN ALL WATER VALVES AND FITTINGS JOINTS WITH RETAINER GLANDS, OR AS REQUIRED BY THE CITY OF PORTSMOUTH WATER DEPARTMENT STANDARDS.
 - CONNECTION TO EXISTING WATER MAIN SHALL BE CONSTRUCTED TO THE CITY OF PORTSMOUTH WATER DEPARTMENT STANDARDS.
 - HYDRANTS, GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH FIRE AND/OR WATER DEPARTMENT.
 - ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
 - THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
 - EXISTING WATER AND SEWER UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE PROPERTY LINE PER THE CITY OF PORTSMOUTH WATER DEPARTMENT AND CITY OF PORTSMOUTH SEWER DEPARTMENT STANDARDS. ALL OTHER UTILITIES TO BE REMOVED SHALL BE CUT AND CAPPED PER EACH UTILITY COMPANY STANDARDS.
 - ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, CURRENT EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
 - THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
 - ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
 - ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
 - THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
 - THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
 - THE CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
 - A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.
 - SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
 - COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH SEWER DEPARTMENT.
 - ALL SEWER PIPE WITH LESS THAN 6' OF COVER IN PAVED AREAS OR LESS THAN 4' OF COVER IN UNPAVED AREAS SHALL BE INSULATED.
 - CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
 - THE CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
 - SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER.
 - THE CONTRACTOR SHALL CONSTRUCT ALL UTILITIES AND DRAINS TO WITHIN 10' OF THE FOUNDATION WALLS AND CONNECT THESE TO SERVICE STUBS FROM THE BUILDING.
 - FINAL LOCATION OF ALL WATER METER AND VALVE SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH WATER DEPARTMENT PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL VERIFY INVERTS OF EXISTING SEWER LINES AND STRUCTURES AT PROPOSED SEWER CONNECTION LOCATIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.

LEGEND

	APPROXIMATE LIMIT OF SAWCUT
	LIMIT OF WORK
	APPROXIMATE LIMIT OF PAVEMENT TO BE REMOVED
	EXISTING TREES TO BE REMOVED
	EXISTING BUILDING TO BE REMOVED
	LOCATION OF PROPOSED BUILDING
	PROPERTY LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED GRAVEL PAVEMENT SECTION
	PROPOSED PAVEMENT SECTION
	PROPOSED WOOD CHIP TRAIL
	PROPOSED CONCRETE
	PROPOSED PATIO PAVERS
	PROPOSED MAJOR CONTOUR LINE
	PROPOSED MINOR CONTOUR LINE
	EXISTING STORM DRAIN
	APPROXIMATE STORM DRAIN
	EXISTING DRAIN CATCH BASIN
	EXISTING SANITARY SEWER
	APPROXIMATE SANITARY SEWER
	EXISTING WATER
	EXISTING WATER TBR
	EXISTING GAS
	EXISTING GAS TBR
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD UTILITY
	EXISTING SEWER MANHOLE
	EXISTING HYDRANT
	EXISTING WATER VALVE
	EXISTING ELECTRIC MANHOLE
	EXISTING TELEPHONE MANHOLE
	PROPOSED DRAIN MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED JELLY FISH FILTER
	PROPOSED INLET PROTECTION BARRIER
	PROPOSED DRAINLINE
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER LINE
	PROPOSED GAS LINE
	PROPOSED WATER LINE
	PROPOSED WATER VALVE
	PROPOSED THRUST BLOCK
	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED TRANSFORMER

ABBREVIATIONS

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AC	ACRES
ADA	AMERICANS WITH DISABILITIES ACT
AGGR	AGGREGATE
BLDG	BUILDING
BC	BOTTOM OF CURB
CB	CATCH BASIN
CONST	CONSTRUCT
COORD	COORDINATE
DIA	DIAMETER
DIH	DUCTILE IRON PIPE
DMH	DRAINAGE MANHOLE
DWG	DRAWING
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EV	ELECTRIC VEHICLE
FF	FINISHED FLOOR
FGC	FLUSH GRANITE CURB
HDPE	HIGH DENSITY POLYETHYLENE
HMA	HOT MIX ASPHALT
HYD	HYDRANT
ID	INSIDE DIAMETER
INV	INVERT
L	LENGTH
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
OC	ON CENTER
PCB	PROPOSED CATCH BASIN
PDHM	PROPOSED DRAINAGE MANHOLE
POS	PROPOSED OUTLET STRUCTURE
PROP	PROPOSED
PSMH	PROPOSED SEWER MANHOLE
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SGC	SLOPED GRANITE CURB
SF	SQUARE FEET
STD	STANDARD
TBR	TO BE REMOVED
TC	TOP OF CURB
TYP	TYPICAL
UD	UNDERDRAIN
W	WIDTH
W	WITH
YD	YARD DRAIN

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Proposed Residential Development

Tideworks, LLC

105 Bartlett Street
Portsmouth, NH

A	10/6/2026	TAC Work Session
MARK	DATE	DESCRIPTION
PROJECT NO:	T5084-0001	
DATE:	10/6/2026	
FILE:	T5084-0001_C-DSGN.dwg	
DRAWN BY:	CJ/K/ECN	
DESIGNED BY:	CJ/K	
CHECKED BY:	NAH	
APPROVED BY:	PMC	

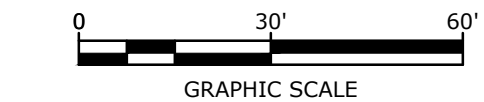
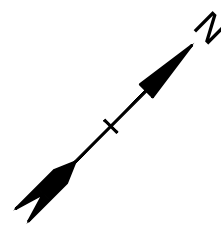
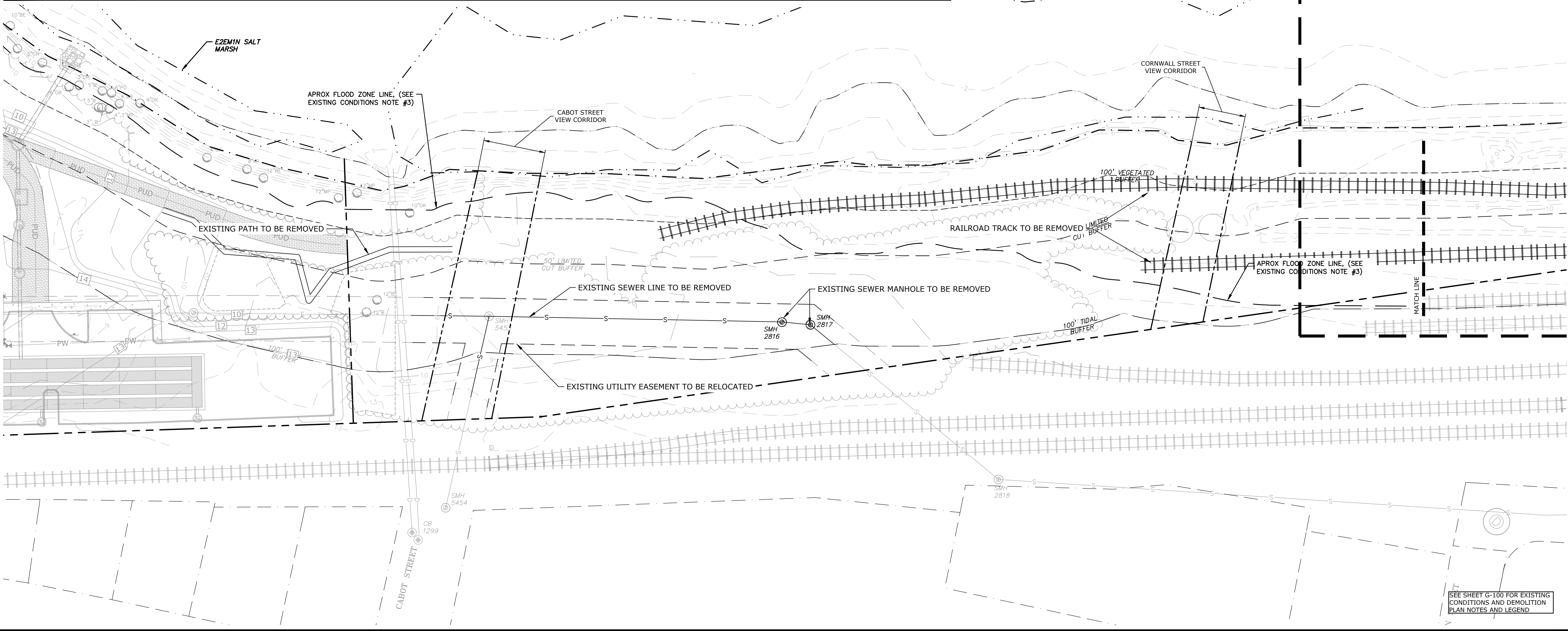
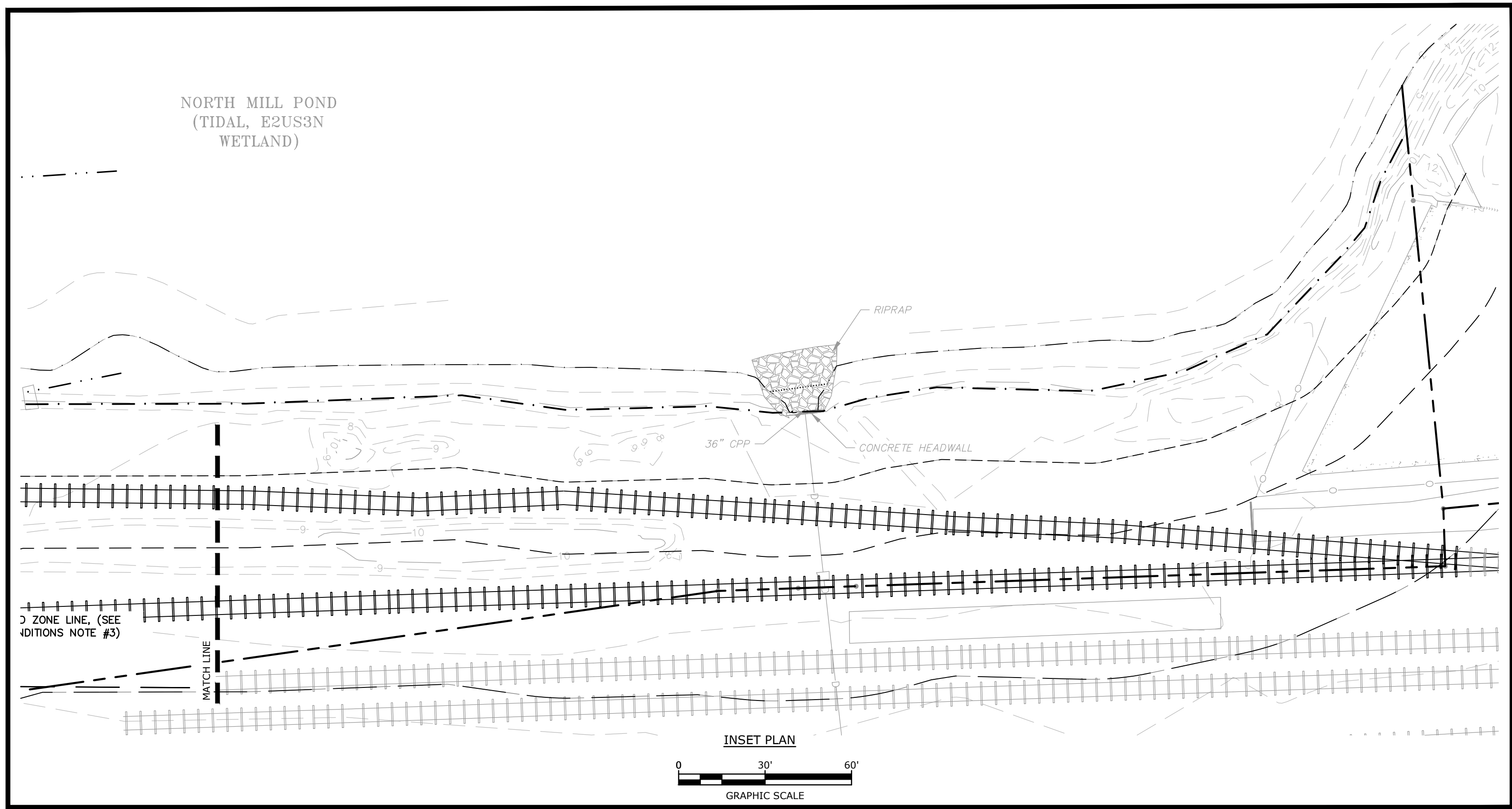
GENERAL NOTES & LEGEND

SCALE:

G-100

PROGRESS SET

Last Saved: 10/1/2026
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Tighe & Bond 311175084 Tideworks, LLC 0001 Bartlett Street Residential Drawings AutocAD T5084-0001_C-DSGN.dwg



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**Proposed
Residential
Development**

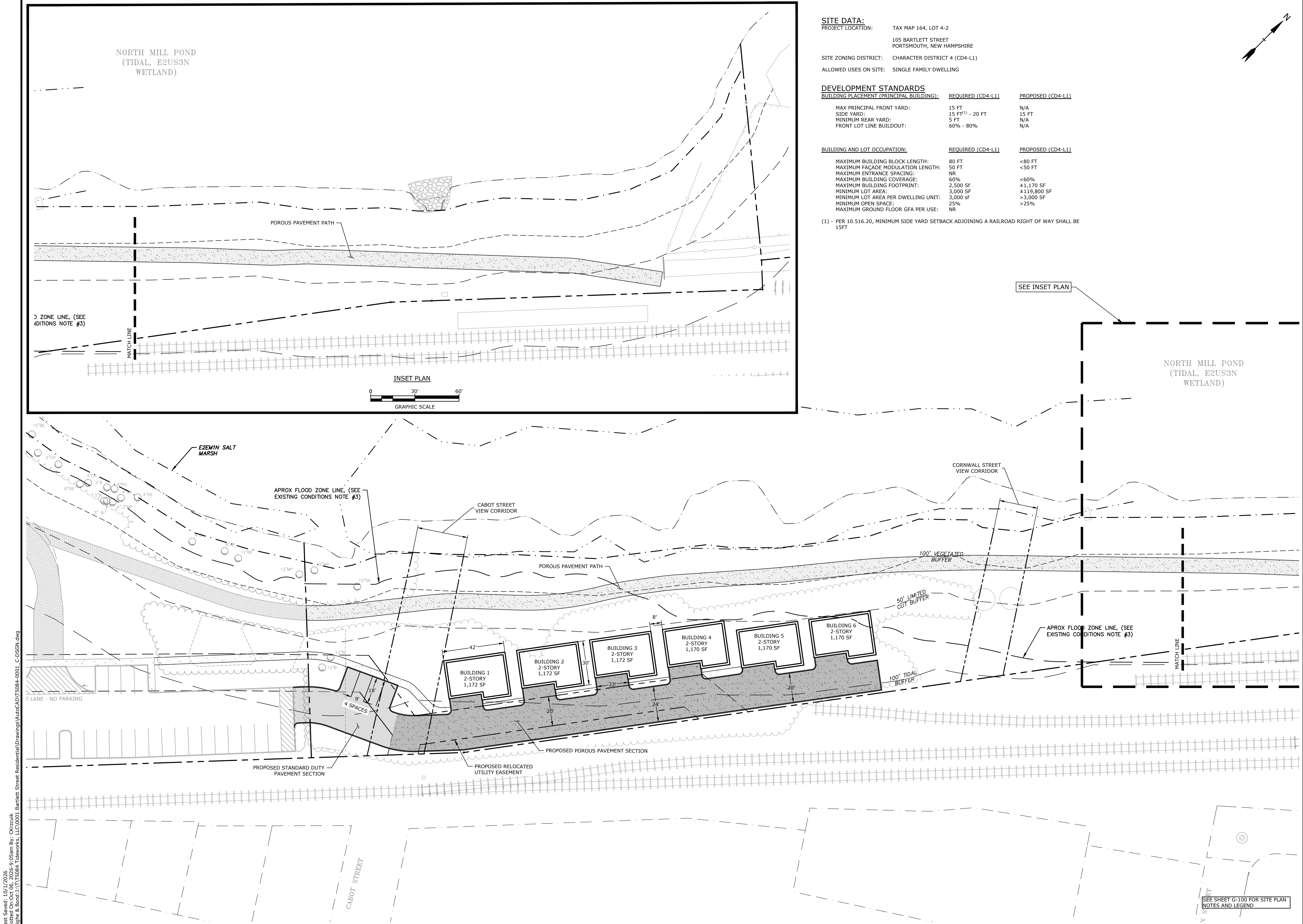
Tideworks, LLC

105 Bartlett Street
Portsmouth, NH

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DESIGNED BY:	CJK	
CHECKED BY:	NAH	
APPROVED BY:	PMC	

**EXISTING CONDITIONS
AND DEMOLITION PLAN**

SCALE:



SITE DATA:
PROJECT LOCATION: TAX MAP 164, LOT 4-2
105 BARTLETT STREET
PORTSMOUTH, NEW HAMPSHIRE
SITE ZONING DISTRICT: CHARACTER DISTRICT 4 (CD4-L1)
ALLOWED USES ON SITE: SINGLE FAMILY DWELLING

DEVELOPMENT STANDARDS		
BUILDING PLACEMENT (PRINCIPAL BUILDING):	REQUIRED (CD4-L1)	PROPOSED (CD4-L1)
MAX PRINCIPAL FRONT YARD:	15 FT	N/A
SIDE YARD:	15 FT ⁽¹⁾ - 20 FT	15 FT
MINIMUM REAR YARD:	5 FT	N/A
FRONT LOT LINE BUILDOUT:	60% - 80%	N/A
BUILDING AND LOT OCCUPATION:		
MAXIMUM BUILDING BLOCK LENGTH:	80 FT	<80 FT
MAXIMUM FAÇADE MODULATION LENGTH:	50 FT	<50 FT
MAXIMUM ENTRANCE SPACING:	NR	
MAXIMUM BUILDING COVERAGE:	60%	<60%
MAXIMUM BUILDING FOOTPRINT:	2,500 SF	±1,170 SF
MINIMUM LOT AREA:	3,000 SF	±119,800 SF
MINIMUM LOT AREA PER DWELLING UNIT:	3,000 sf	>3,000 SF
MINIMUM OPEN SPACE:	25%	>25%
MAXIMUM GROUND FLOOR GFA PER USE:	NR	

(1) - PER 10.516.20, MINIMUM SIDE YARD SETBACK ADJOINING A RAILROAD RIGHT OF WAY SHALL BE 15FT



PROGRESS SET

0 30' 60'
GRAPHIC SCALE
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Proposed
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Development

Tideworks, LLC

105 Bartlett Street
Portsmouth, NH

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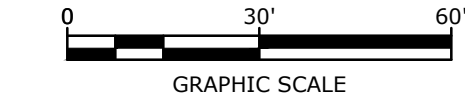
SITE PLAN

SCALE:

C-102



PROGRESS SET

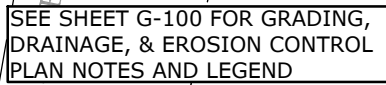


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Proposed Residential Development

Tideworks, LLC

105 Bartlett Street
Portsmouth, NH



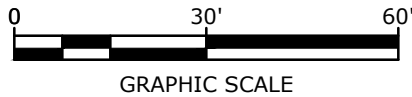
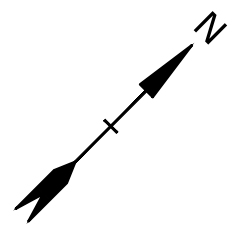
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GRADING, DRAINAGE, & EROSION CONTROL PLAN

SCALE:

C-103

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Tighe & Bond: J:\T\T5084 Tideworks, LLC\0001 Bartlett Street Residential\Drawings\AutoCAD\T5084-0001_C-DSGN.dwg



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Proposed
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Tideworks, LLC

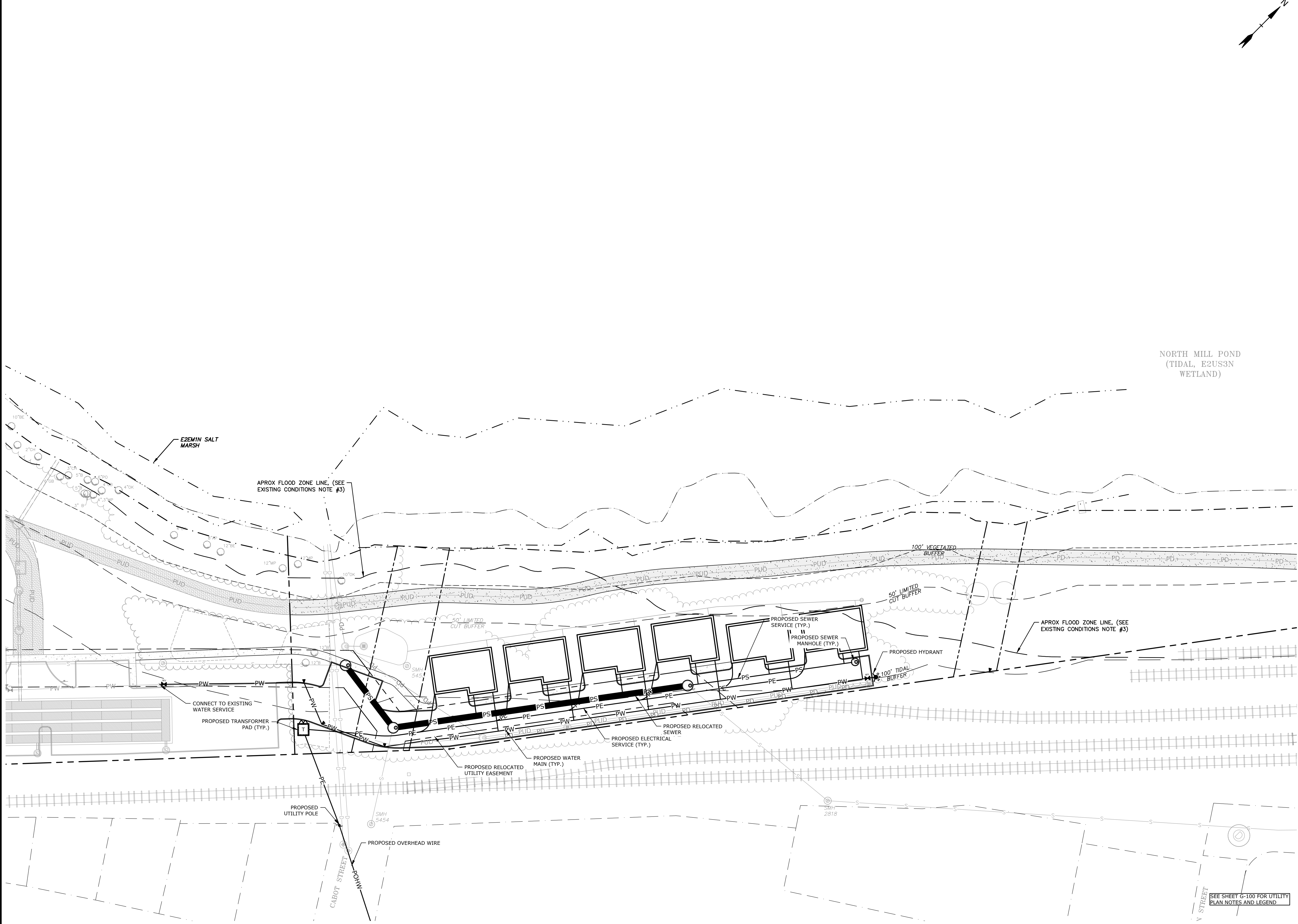
105 Bartlett Street
Portsmouth, NH

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CHECKED BY:	NAH	
APPROVED BY:	PMC	

UTILITY PLAN

SCALE:

C-104



Last Saved: 10/1/2026
Plotted On: Oct 06, 2026 9:06am By: Ckrzouk
Tighe & Bond\311\T5084 Tideworks, LLC\0001 Bartlett Street Residential\Drawings\Autocad\T5084-0001_C-DSGN.dwg

PROJECT APPLICANT: TIDEWORKS, LLC
PROJECT NAME: BARTLETT STREET PROPOSED RESIDENTIAL DEVELOPMENT
PROJECT ADDRESS: 105 BARTLETT STREET, PORTSMOUTH NH
PROJECT MAP / LOT: TAX MAP 164, LOT 4-2
PROJECT LATITUDE: 43°-04'-23.99"N
PROJECT LONGITUDE: 70°-46'-12.75"W

THE PROPOSED PROJECT CONSISTS OF A RESIDENTIAL DEVELOPMENT OF SIX SINGLE-FAMILY HOMES.

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY XX ACRES.

BASED ON THE NRCS WEB SOIL SURVEY FOR STRAFFORD COUNTY - NEW HAMPSHIRE, THE SOILS ON SITE CONSIST OF URBAN LAND-CANTON GRAVELLY FINE SANDY LOAM SOILS WHICH HAVE A FAST INFILTRATION RATE WHEN THOROUGHLY WET. THESE SOILS HAVE A HYDROLOGIC SOIL GROUP RATING OF D.

THE STORM WATER RUNOFF WILL ULTIMATELY DISCHARGE INTO THE XXX TO THE XXX OF THE SITE.

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

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

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

1. AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.;
 - E. IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.
2. WINTER STABILIZATION PRACTICES:
 - A. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
 - B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;
 - C. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;
3. STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE USED INCLUDE:
 - A. TEMPORARY SEEDING;
 - B. MULCHING.
4. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
5. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN THESE AREAS, SILT FENCES, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

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

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

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

1. TEMPORARY GRASS COVER:
 - A. SEEDBED PREPARATION:
 - a. APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE;
 - B. SEEDING:
 - a. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;
 - b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED;
 - c. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING;
 - C. MAINTENANCE:
 - a. TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).
2. VEGETATIVE PRACTICE:
 - A. FOR PERMANENT MEASURES AND PLANTINGS:
 - a. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 7.6;
 - b. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20 FERTILIZER;
 - c. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4-1/2 POUNDS AND 5-1/2 POUNDS PER INCH OF WIDTH;
 - d. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF OF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH;
 - e. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE;
 - f. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED;
 - g. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED;
 - h. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE (1) PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. SEEDING SHALL BE DONE NO LATER THAN SEPTEMBER 15. IN NO CASE SHALL SEEDING TAKE PLACE OVER SNOW.

3. DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL):
- A. FOLLOW PERMANENT MEASURES SLOPE, LIME, FERTILIZER AND GRADING REQUIREMENTS. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE. APPLY MULCH AS INDICATED FOR PERMANENT MEASURES.

1. THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:
 - A. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PUMP OR DISPATCH FACILITY;
 - B. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
 - C. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
 - D. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

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

1. WASTE MATERIAL:
 - A. ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
 - B. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
 - C. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE:
 - A. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY

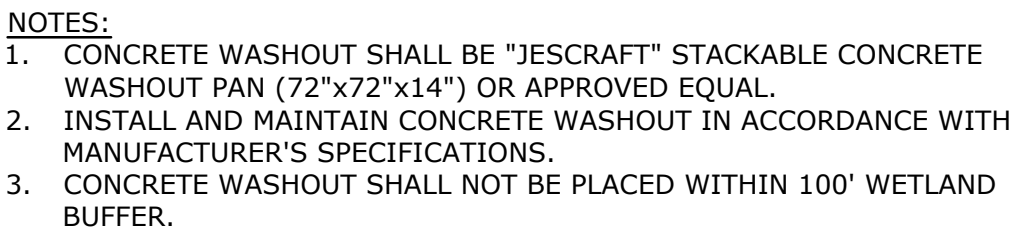
- CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE BEST MANAGEMENT SPILL PREVENTION PRACTICES OUTLINED BELOW.
2. THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
- A. GOOD HOUSEKEEPING - THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE FOLLOWED ON SITE DURING CONSTRUCTION:
- a. ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON SITE;
 - b. ALL MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE;
 - c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED;
 - d. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS;
 - e. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
 - f. WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- B. HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
- g. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
 - h. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION;
 - i. SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
- C. PRODUCT SPECIFIC PRACTICES - THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ON SITE:
- a. PETROLEUM PRODUCTS:
 - ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
 - PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
 - b. FERTILIZERS:
 - FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
 - ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER;
 - STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
 - c. PAINTS:
 - ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;
 - EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;
 - EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS FOR STATE AND LOCAL REGULATIONS.
- D. SPILL CONTROL PRACTICES - IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
- a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES;
 - b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE;
 - c. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY AND REPORTED TO PEASE DEVELOPMENT AUTHORITY;
 - d. THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE;
 - e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED;
 - f. THE SITE SUPERINTENDENT SHALL BE RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
- E. VEHICLE FUELING AND MAINTENANCE PRACTICE:
- a. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPMENT/VEHICLE FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY;
 - b. CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;
 - c. IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED;
 - d. CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;
 - e. CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE;
 - f. CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

THIS PROJECT EXCEEDS ONE (1) ACRE OF DISTURBANCE AND THUS REQUIRES A SWPPP.

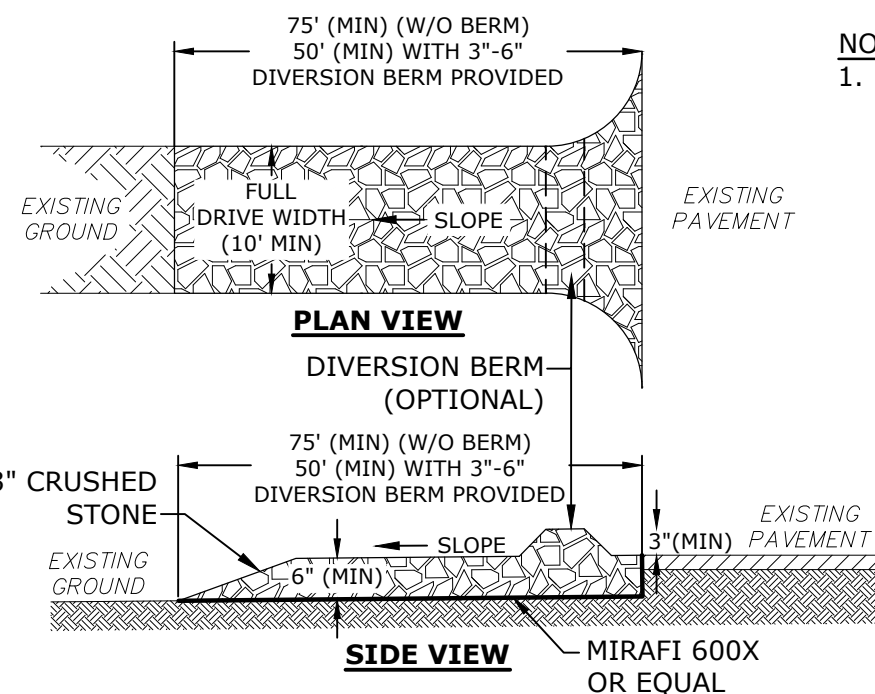
THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT:

1. AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR;
2. A REPRESENTATIVE OF THE SITE CONTRACTOR, SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES;
3. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT;
4. AN NPDES NOTICE OF INTENT SHALL BE SUBMITTED.

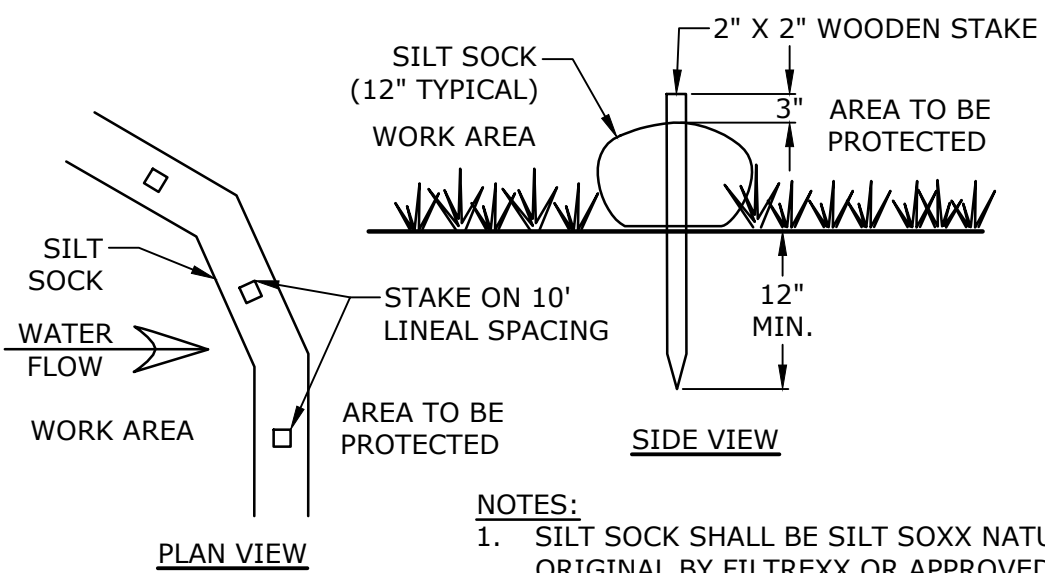
1. **REMOVAL OR CUTTING OF VEGETATION**
 - 1.1. **CHEMICAL CONTROL OF VEGETATION IS PROHIBITED IN ALL AREAS OF A WETLAND OR WETLAND BUFFER.**
 - 1.2. **THE REMOVAL OR CUTTING OF VEGETATION IS PROHIBITED IN A WETLAND OR VEGETATED BUFFER STRIP, EXCEPT THAT NON-CHEMICAL CONTROL OF PLANTS DESIGNATED BY THE STATE OF NEW HAMPSHIRE AS "NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES" IS PERMITTED.**
 - 1.3. **THE REMOVAL OF MORE THAN 50% OF TREES GREATER THAN 6" DIAMETER AT BREAST HEIGHT (DBH) IS PROHIBITED IN THE LIMITED CUT AREA.**
2. **FERTILIZERS**
 - 2.1. **THE USE OF ANY FERTILIZER IS PROHIBITED IN A WETLAND, VEGETATED BUFFER STRIP OR LIMITED CUT AREA.**
 - 2.2. **THE USE OF FERTILIZERS OTHER THAN LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZERS IS PROHIBITED IN ANY PART OF A WETLAND BUFFER.**
3. **PESTICIDES AND HERBICIDES**
 - 3.1. **THE USE OF PESTICIDES OR HERBICIDES IS PROHIBITED IN A WETLAND OR WETLAND BUFFER, EXCEPT THAT APPLICATION OF PESTICIDES BY A PUBLIC AGENCY FOR PUBLIC HEALTH PURPOSES IS PERMITTED.**



NO SCALE

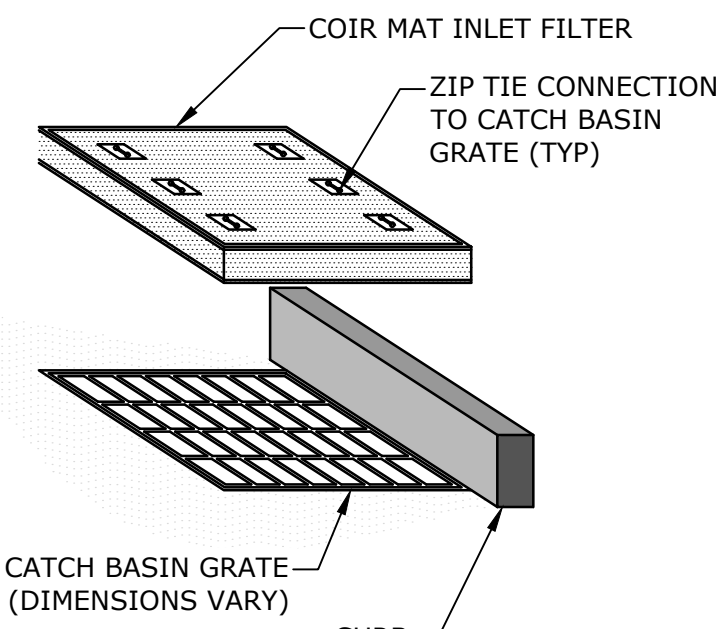


NO SCALE



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

NO SCALE



- NOTES:**
1. COIR MAT INLET FILTER SHALL BE STORM WATER INLET FILTER BY BLOCKSOM & CO. OR APPROVED EQUAL.
 2. INSTALL AND MAINTAIN INLET PROTECTION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

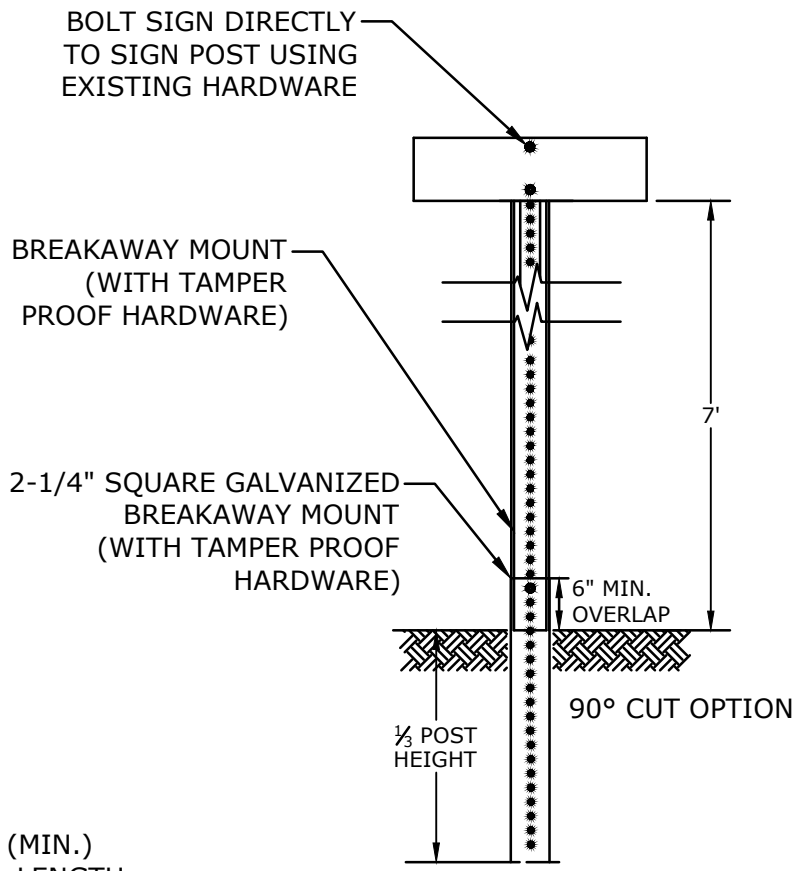
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R1-1
30\"X30\"
WHITE ON RED

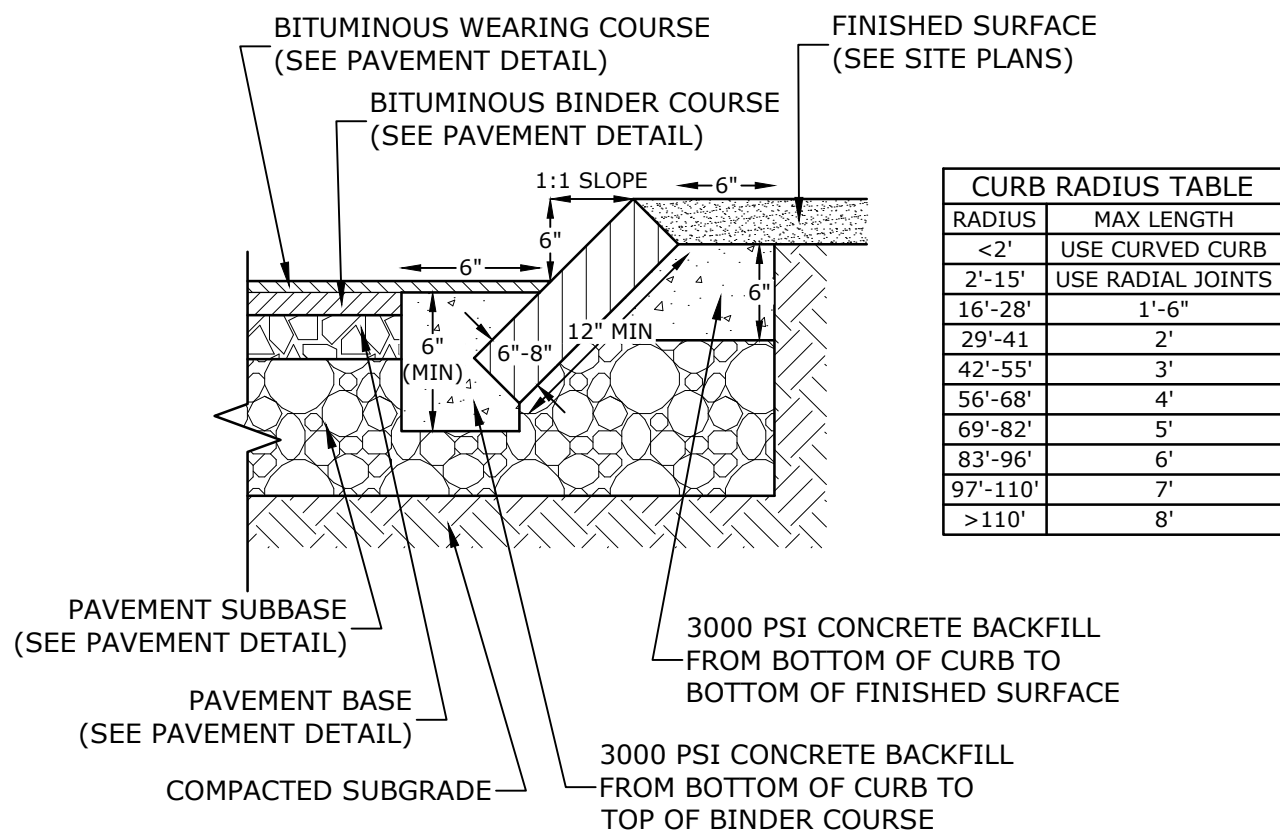
LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 7/16\" DIAMETER, 1\" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499
(GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)
FINISH: STREET SIGNS - GALVANIZED STEEL
ALL OTHER - SHALL BE PAINTED WITH TWO
COATS OF AN APPROVED MEDIUM GREEN BAKED
ON OR DRIED, PAINT OF WEATHER RESISTANT
QUALITY. ALL FABRICATION SHALL BE
COMPLETE BEFORE PAINTING.



* IN LEDGE DRILL & GROUT TO A MIN OF 2'
NOTES:
ALL SIGNS TO BE CONSTRUCTED PER THE
LATEST EDITION OF THE FHWA STANDARD
HIGHWAY SIGNS MANUAL AND INSTALLED
AS INDICATED IN THE MANUAL ON
UNIFORM TRAFFIC CONTROL DEVICES,
LATEST EDITION.

SIGN LEGEND & SIGN POST

NO SCALE

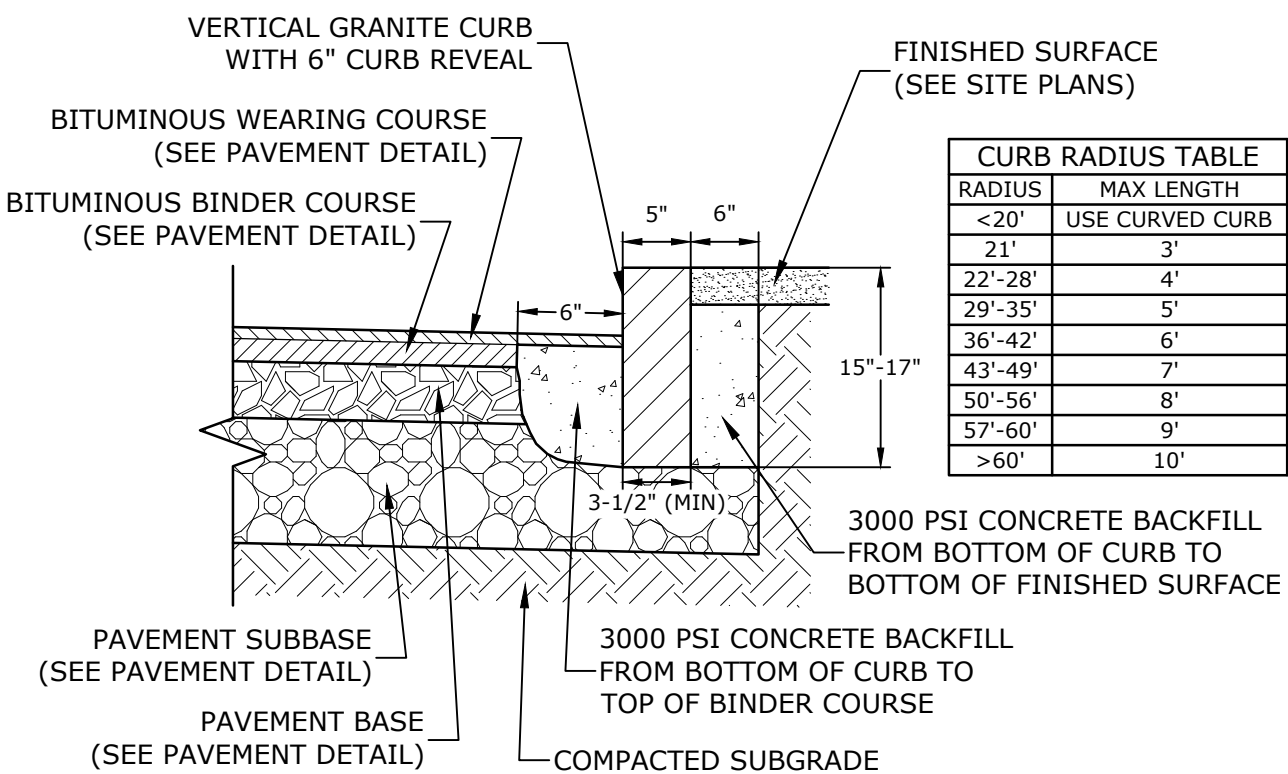


CURB RADIUS TABLE	
RADIUS	MAX LENGTH
<2'	USE CURVED CURB
2'-15'	USE RADIAL JOINTS
16'-28'	1'-6"
29'-41'	2'
42'-55'	3'
56'-68'	4'
69'-82'	5'
83'-96'	6'
97'-110'	7'
>110'	8'

- NOTES:
- SEE SITE PLAN(S) FOR LIMITS OF VERTICAL GRANITE CURB (VGC).
 - ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
 - MINIMUM LENGTH OF STRAIGHT CURB STONES = 18"
 - MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8'
 - MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
 - JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.

SLOPED GRANITE CURB

NO SCALE

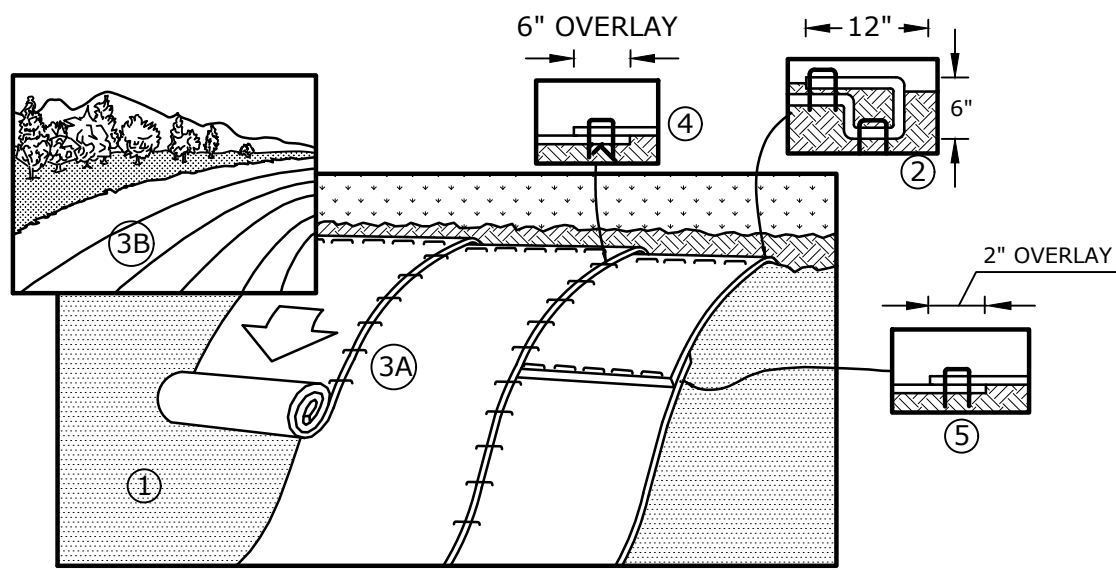


CURB RADIUS TABLE	
RADIUS	MAX LENGTH
<20'	3'
21'	4'
22'-28'	5'
29'-35'	6'
36'-42'	7'
43'-49'	8'
50'-56'	9'
57'-60'	10'
>60'	10'

- NOTES:
- SEE SITE PLAN(S) FOR LIMITS OF VERTICAL GRANITE CURB (VGC).
 - ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
 - MINIMUM LENGTH OF STRAIGHT CURB STONES = 3'
 - MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
 - MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
 - ALL RADII 20 FEET AND SMALLER SHALL BE CONSTRUCTED USING CURVED SECTIONS.
 - JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.

VERTICAL GRANITE CURB

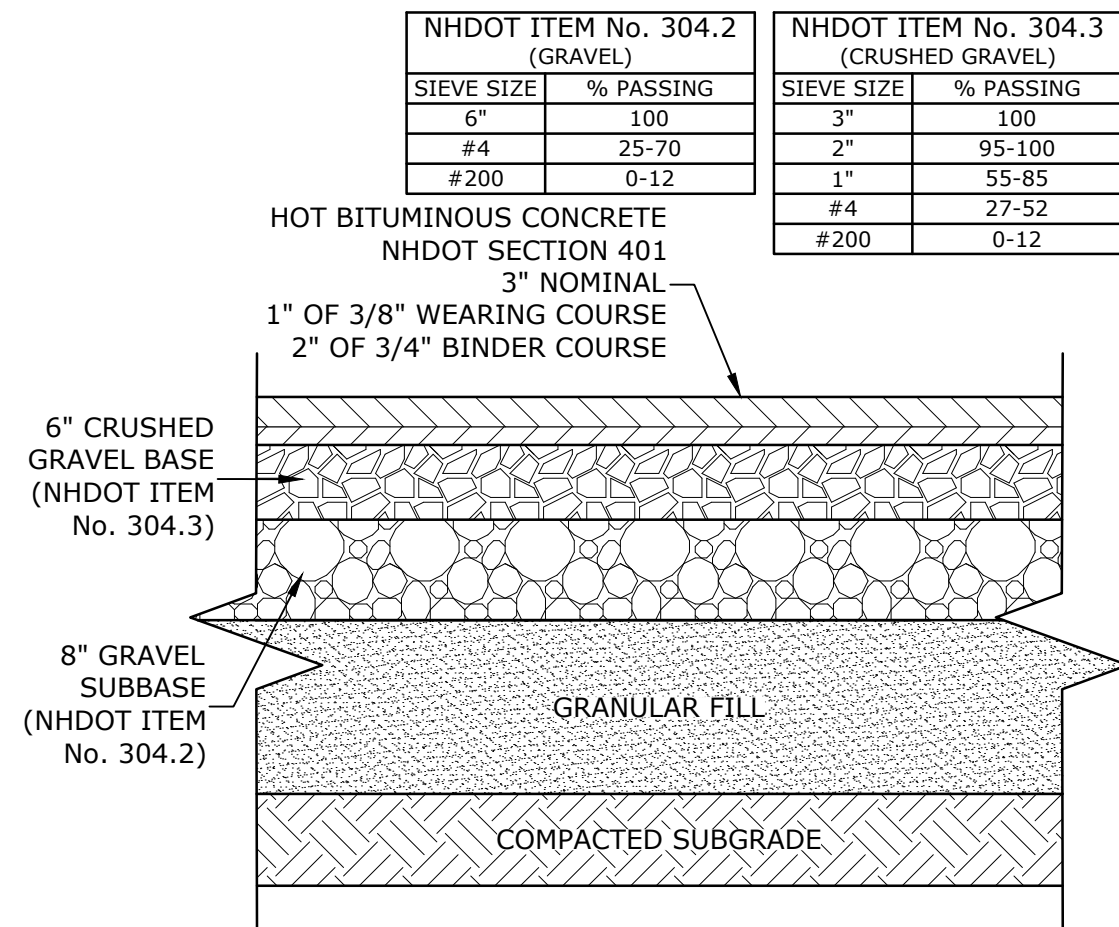
NO SCALE



- NOTES:
- EROSION CONTROL BLANKET SHALL BE AN ALL NATURAL PRODUCT WITH NO PHOTO DEGRADABLE COMPONENTS, NORTH AMERICAN GREEN SC150BN OR APPROVED EQUAL.
 - STAKES SHALL BE BIODEGRADABLE BIOSTAKES OR ALL NATURAL WOOD ECOSTAKES OR APPROVED EQUAL. THE LENGTH OF STAKES SHALL BE BASED OFF OF THE MANUFACTURERS RECOMMENDATION.
 - PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, COMPOST AND SEED.
 - BEGIN AT THE TOP OF THE SLOPE, 36" OVER THE GRADE BREAK, BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UPSLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAKES IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAKES ACROSS THE WIDTH OF THE BLANKET.
 - ROLL THE BLANKETS DOWN THE SLOPE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAKES IN APPROPRIATE LOCATIONS AS SHOWN ON THE MANUFACTURERS PATTERN GUIDE.
 - THERE SHALL BE NO PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES MATERIAL UTILIZED.

EROSION CONTROL BLANKET

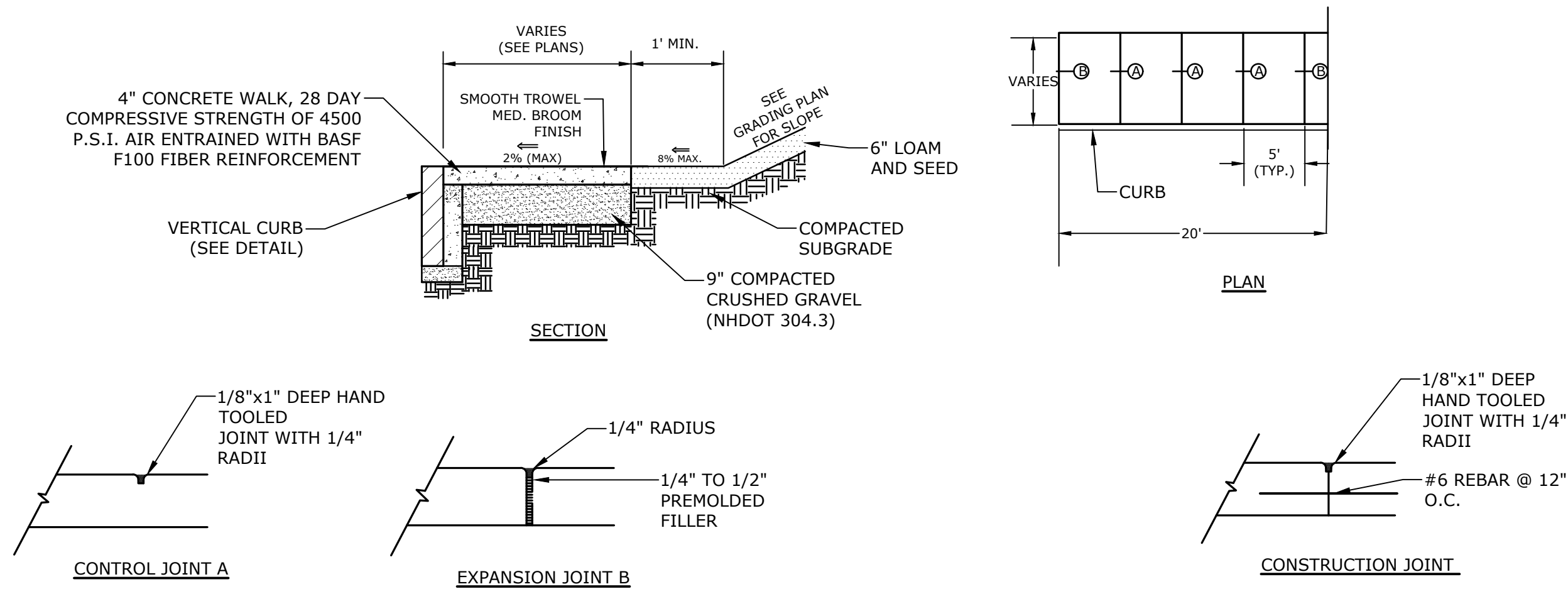
NO SCALE



- NOTES:
- SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
 - SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
 - A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.

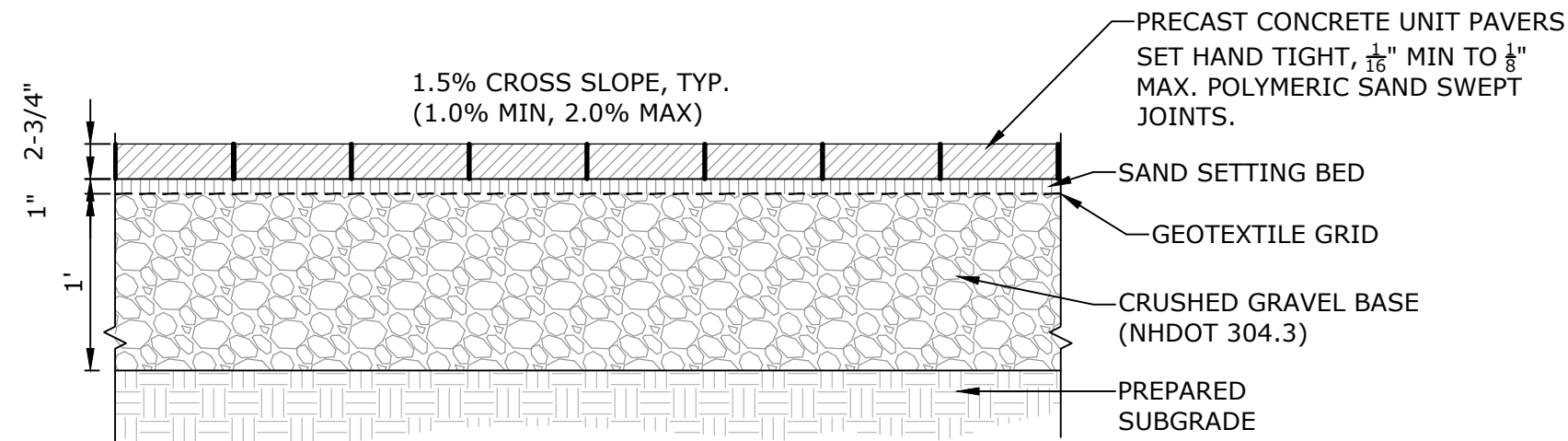
TYPICAL PAVEMENT SECTION

NO SCALE



CONCRETE SIDEWALK WITH GRANITE CURB

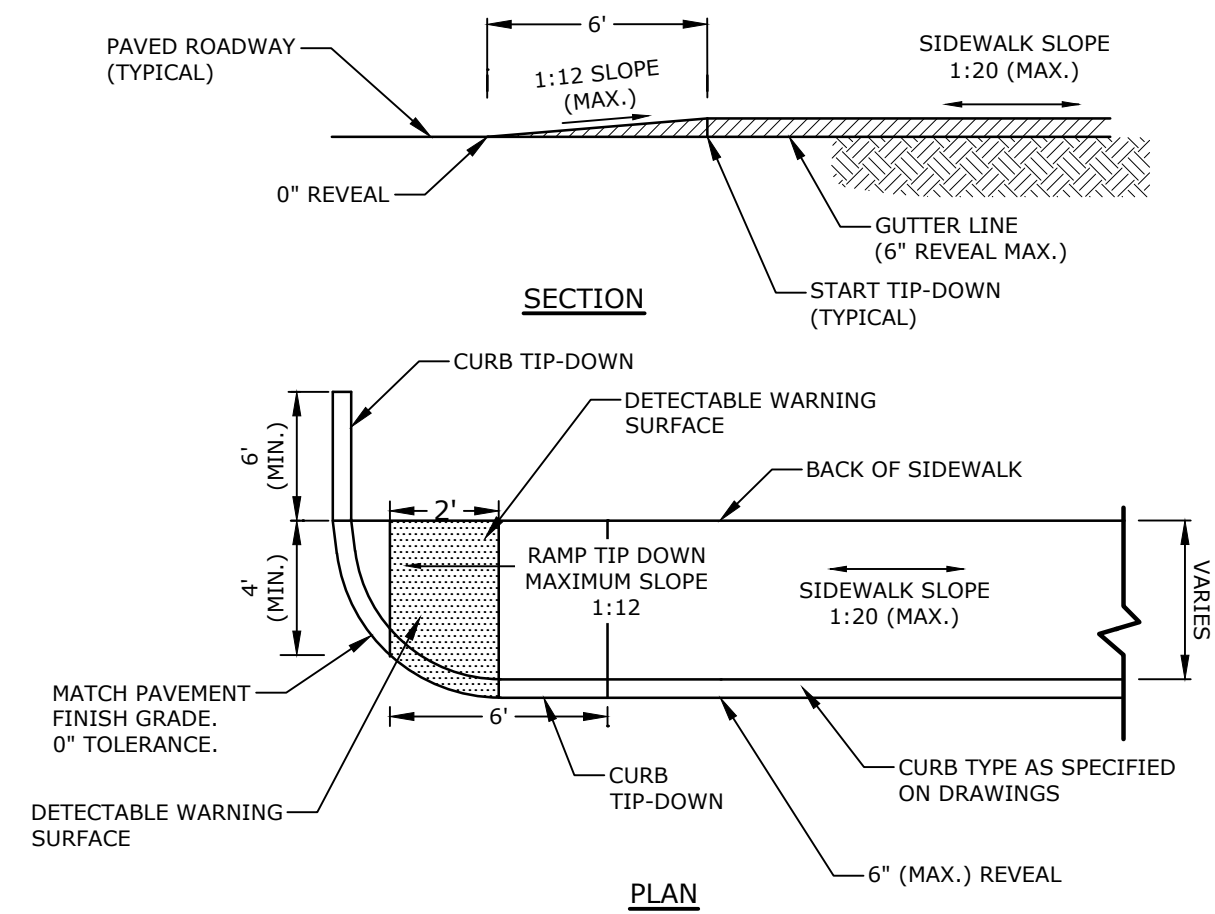
NO SCALE



- NOTES:
- PROVIDE A METAL EDGE RESTRAINT AT ALL LOCATIONS WHERE EDGE OF PAVERS MEETS SEEDDED LAWN OR PLANT BED.

UNIT PAVERS DETAIL

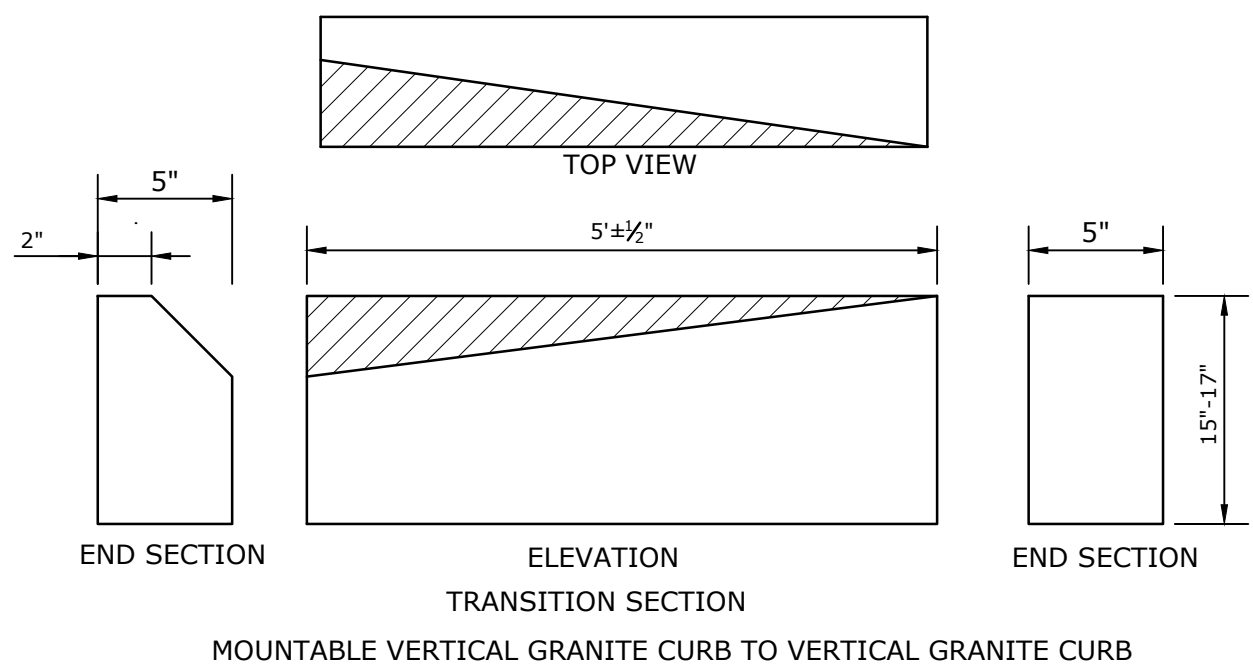
NO SCALE



- NOTES:
- RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
 - PROVIDE 6" COMPACTED CRUSHED GRAVEL BASE BENEATH RAMPS.
 - DETECTABLE WARNING STRIP SHALL BE ADA SOLUTIONS, INC. CAST IN PLACE RAMP. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

CONCRETE SIDEWALK TIP-DOWN RAMP

NO SCALE



- NOTES:
- THE INTENT OF THIS ITEM IS TO PROVIDE A SMOOTH TRANSITION BETWEEN VERTICAL GRANITE CURB AND MOUNTABLE VERTICAL GRANITE CURB WITHOUT REQUIRING FIELD CHIPPING DURING INSTALLATION. THE MOUNTABLE VERTICAL GRANITE CURB MAY REQUIRE ADJUSTMENTS TO MEET THE TRANSITION PIECE HEIGHT. TRANSITION SLOPE CURB TO STANDARD REVEAL AS QUICKLY AS POSSIBLE TO PROVIDE FOR THIS SMOOTH TRANSITION.

CURB TRANSITION

NO SCALE

Tighe & Bond

PROGRESS SET

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Proposed Residential Development

Tideworks, LLC

105 Bartlett Street
Portsmouth, NH

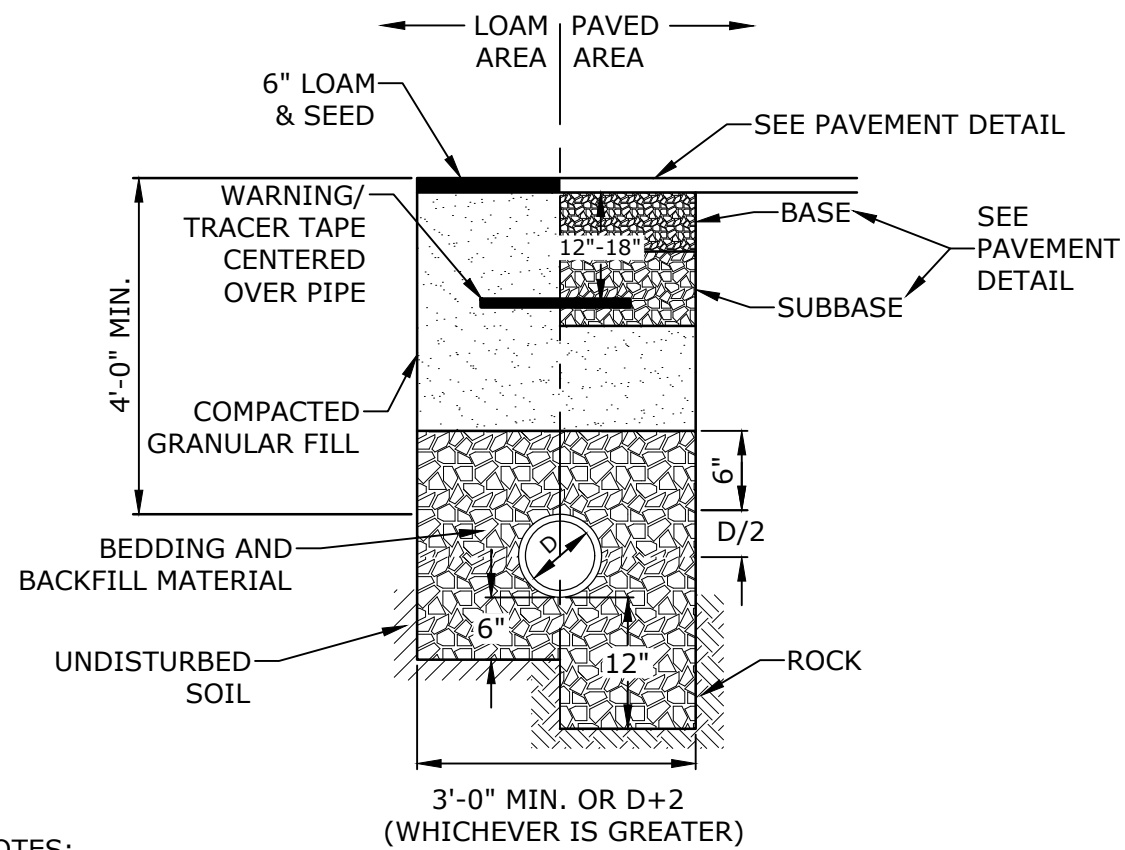
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DATE:		10/6/2026
FILE:		T5084-0001-DTLS.dwg
DRAWN BY:		CJK/ECN
DESIGNED BY:		CIK
CHECKED BY:		NAH
APPROVED BY:		PMC

DETAILS

SCALE:

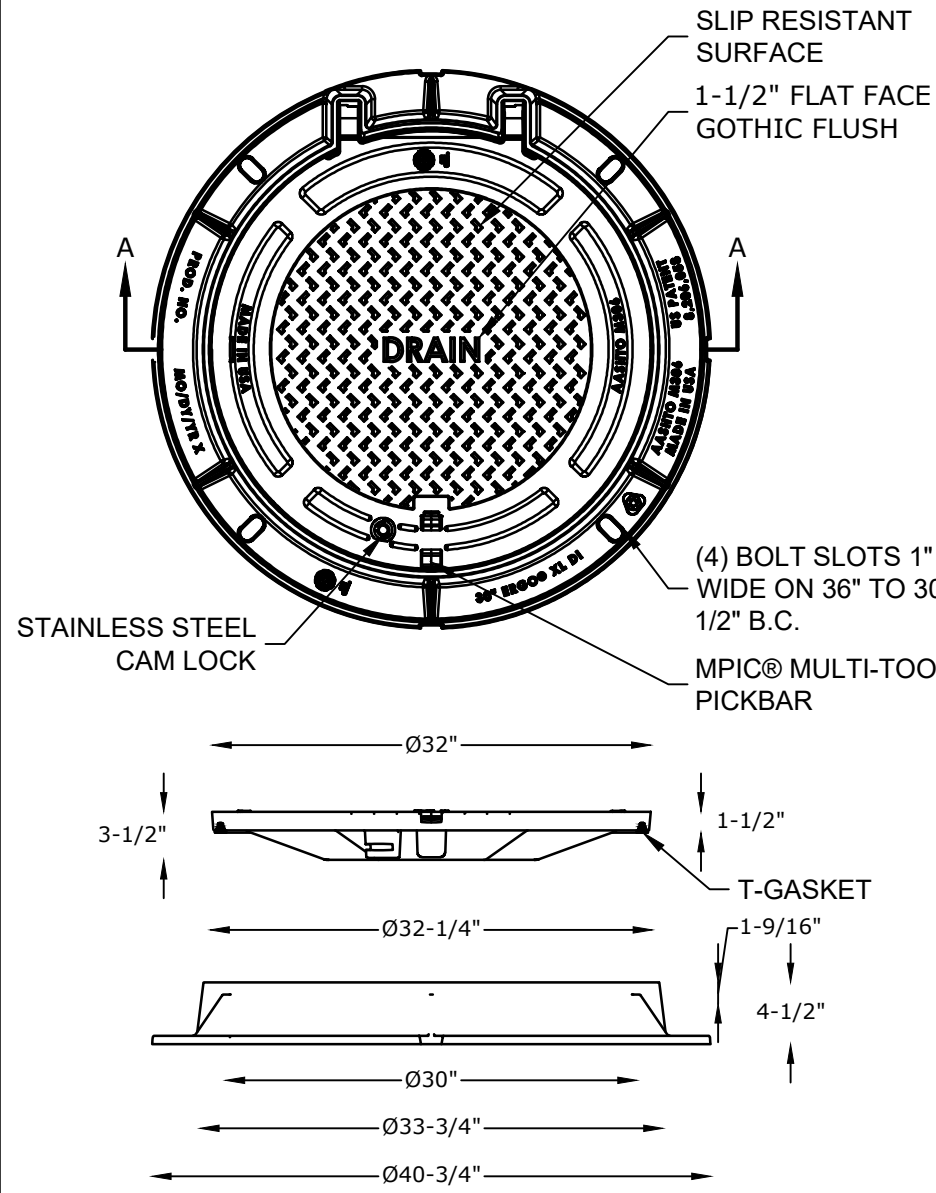
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Plotted On: Oct 06, 2026 9:16am By: Ckrzouk
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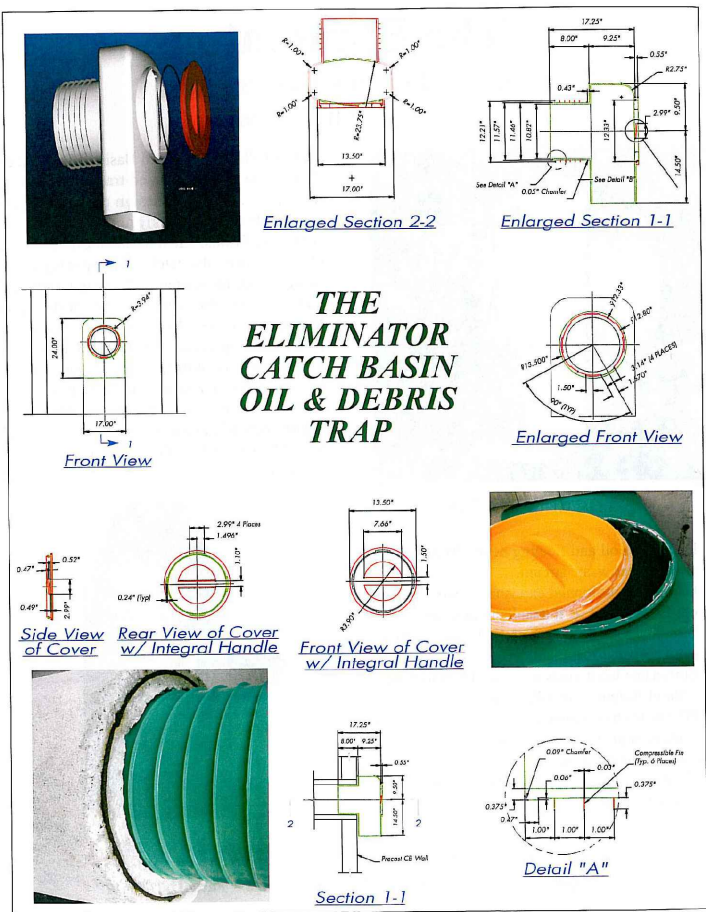
- NOTES:
1. CRUSHED STONE BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 6" ABOVE TOP OF PIPE.
 2. ALL UTILITIES SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY COMPANY STANDARDS. COORDINATE ALL INSTALLATIONS WITH INDIVIDUAL UTILITY COMPANIES AND THE CITY OF PORTSMOUTH.
 3. DRAIN LINE SHALL BE INSULATED WHERE THERE IS LESS THAN 6' OF COVER IN PAVED AREAS AND LESS THAN 4' OF COVER IN NON-PAVED AREAS.

STORM DRAIN TRENCH
NO SCALE



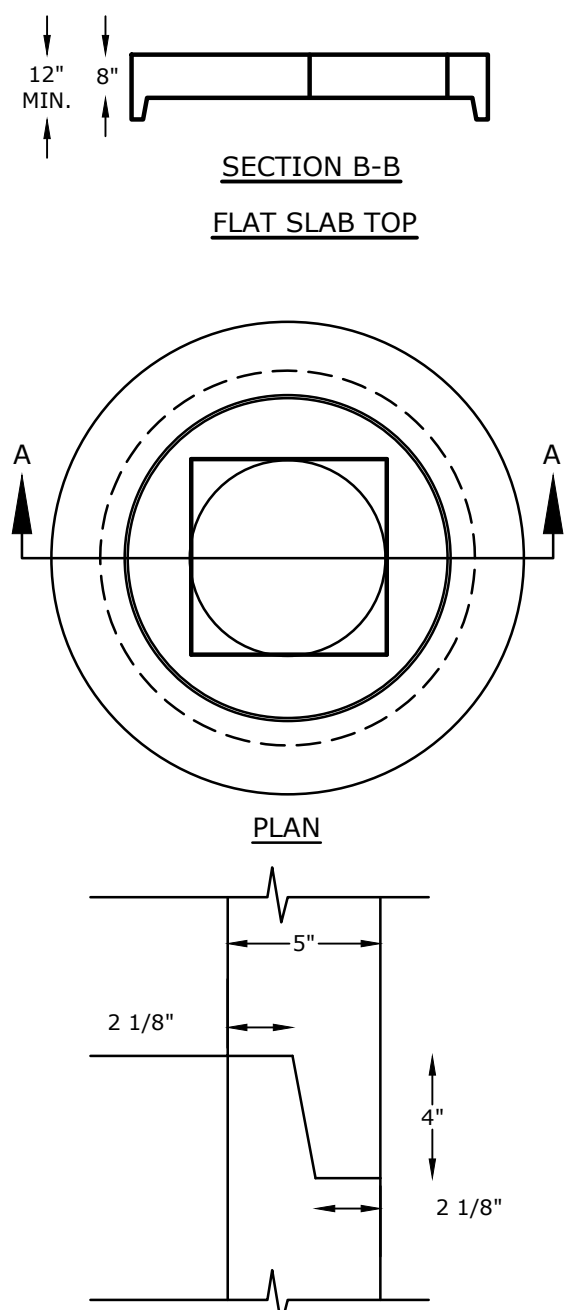
- NOTES:
1. MANHOLE FRAME AND COVER SHALL BE 32" HINGED ERGO XL BY E J CO.
 2. ALL DIMENSIONS ARE NOMINAL.
 3. FRAMES USING NARROWER DIMENSIONS FOR THICKNESS ARE ALLOWED PROVIDED:
 - A. THE FRAMES MEET OR EXCEED THE SPECIFIED LOAD RATING.
 - B. THE INTERIOR PERIMETER (SEAT AREA) DIMENSIONS OF THE FRAMES REMAIN THE SAME TO ALLOW CONTINUED USE OF EXISTING GRATES/COVERS AS THE EXISTING FRAMES ALLOW, WITHOUT SHIMS OR OTHER MODIFICATIONS OR ACCOMMODATIONS.
 - C. ALL OTHER PERTINENT REQUIREMENTS OF THE SPECIFICATIONS ARE MET.
 4. LABEL TYPE OF MANHOLE WITH 3" HIGH LETTERS IN THE CENTER OF THE COVER.

DRAIN MANHOLE FRAME & COVER
NO SCALE



- NOTES:
1. ALL CATCH BASIN OUTLETS TO HAVE "ELIMINATOR" OIL AND FLOATING DEBRIS TRAP MANUFACTURED BY KLEANSTREAM (NO EQUAL)
 2. INSTALL DEBRIS TRAP TIGHT TO INSIDE OF STRUCTURE.
 3. 1/4" HOLE SHALL BE DRILLED IN TOP OF DEBRIS TRAP

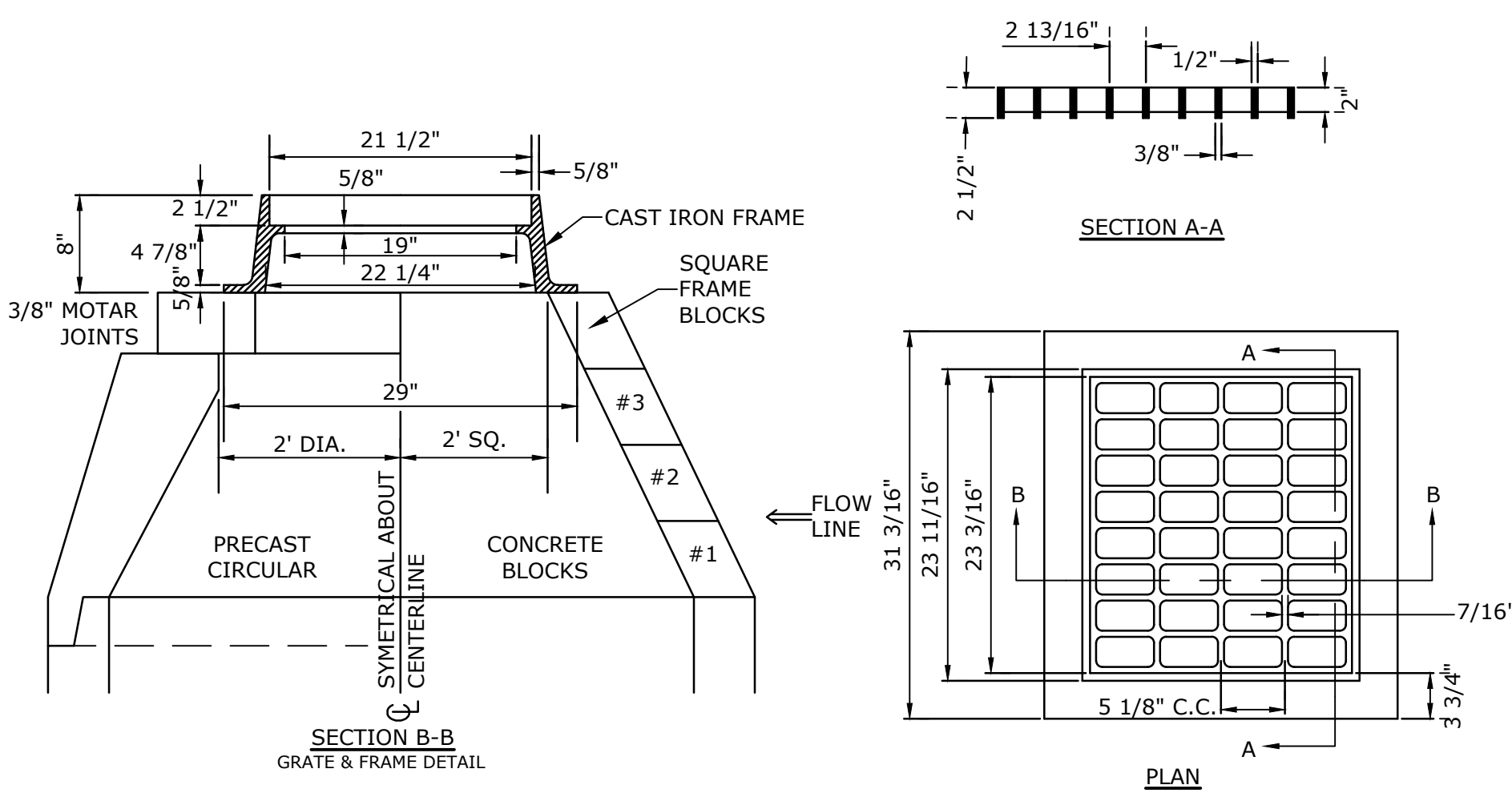
"ELIMINATOR" OIL FLOATING DEBRIS TRAP
NO SCALE



DETAIL A
(TONGUE AND GROOVE JOINT)

- 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 AND 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 H2O LOADING.
 6. FITTING FRAME TO GRADE MAY BE DONE WITH PREFABRICATED ADJUSTMENT RINGS OR CLAY BRICKS (2 COURSES MAX.).
 7. CONE SECTIONS MAY BE EITHER CONCENTRIC OR ECCENTRIC, OR FLAT SLAB TOPS MAY BE USED WHERE PIPE WOULD OTHERWISE ENTER INTO THE CONE SECTION OF THE STRUCTURE AND WHERE PERMITTED.
 8. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
 9. OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
 10. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
 11. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
 12. "ELIMINATOR" OIL/WATER SEPARATOR SHALL BE INSTALLED TIGHT TO INSIDE OF CATCHBASIN.

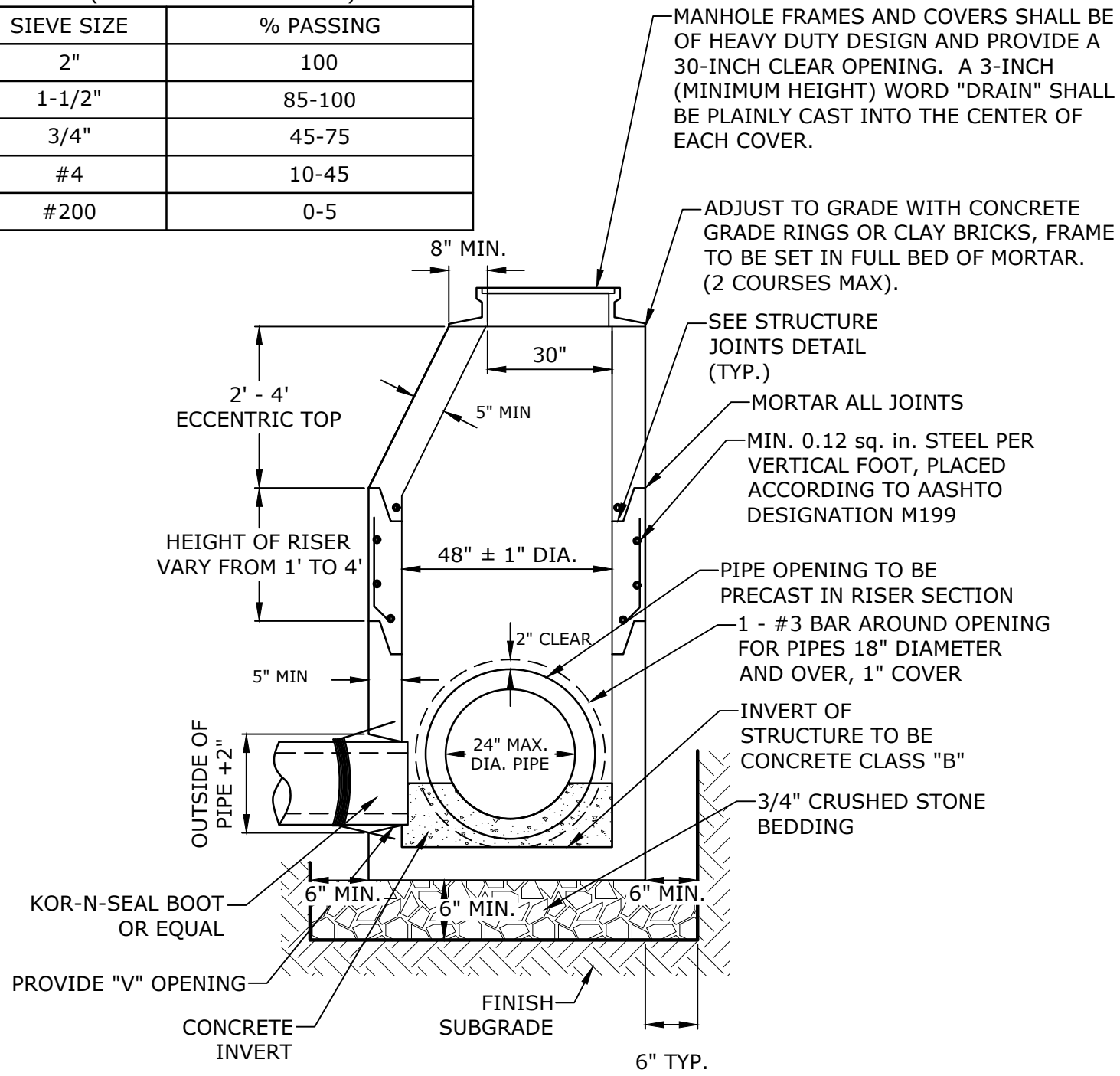
4' DIAMETER CATCHBASIN
NO SCALE



- NOTES:
1. GRATE TO BE CAST IRON (NHDOT TYPE B ALTERNATE 1)
 2. FRAME AND GRATE TO BE MANUFACTURED IN THE USA

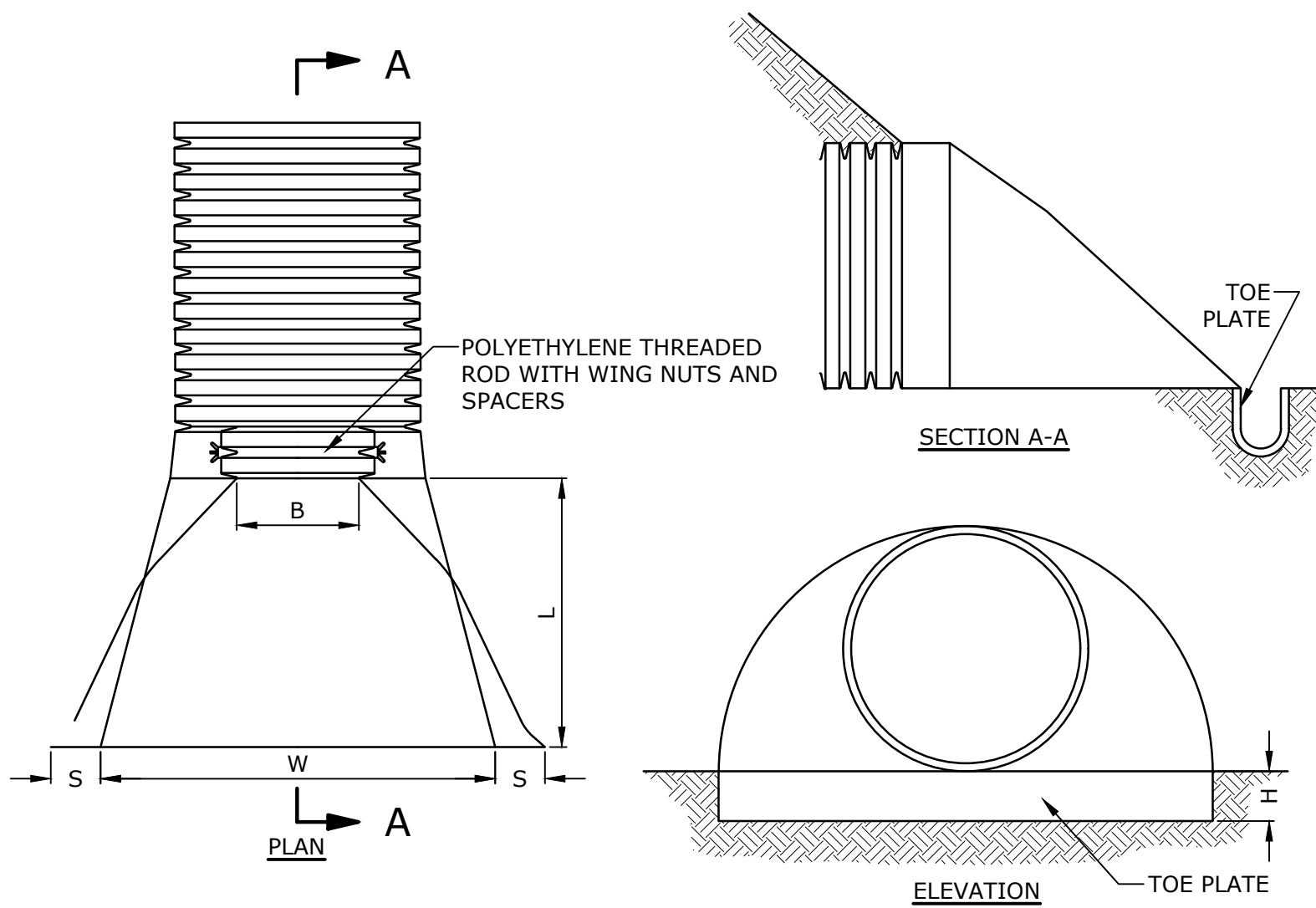
CATCH BASIN FRAME & GRATE
NO SCALE

NHDOT ITEM No. 304.4 (CRUSHED STONE - FINE)	
SIEVE SIZE	% PASSING
2"	100
1-1/2"	85-100
3/4"	45-75
#4	10-45
#200	0-5



- NOTES:
1. ALL SECTIONS SHALL BE 4,000 PSI CONCRETE.
 2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCHES PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
 3. THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCHES PER LINEAR FOOT.
 4. THE STRUCTURES SHALL BE DESIGNED FOR H2O LOADING.
 5. CONSTRUCT CRUSHED STONE BEDDING AND BACKFILL UNDER (6" MINIMUM THICKNESS)
 6. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
 7. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
 8. OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
 9. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
 10. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES, NO MORE THAN 75% OF A HORIZONTAL CROSS SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.

4' DIAMETER DRAIN MANHOLE
NO SCALE



PIPE DIA.	S	B	H	L	W
12"	6.5"	10"	6.5"	25"	29"
15"	6.5"	10"	6.5"	25"	29"
18"	7.5"	15"	6.5"	32"	35"
24"	7.5"	18"	6.5"	36"	45"
30"	7.5"	12"	8.6"	58"	63"
36"	7.5"	25"	8.6"	58"	63"

- NOTE:
1. END SECTIONS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, COLUMBUS, OHIO. END SECTIONS TO BE WELDED TO PIPE AS PER MANUFACTURER'S RECOMMENDATIONS.

HDPE END SECTION
NO SCALE

Tighe & Bond

PROGRESS SET

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Proposed Residential Development

Tideworks, LLC

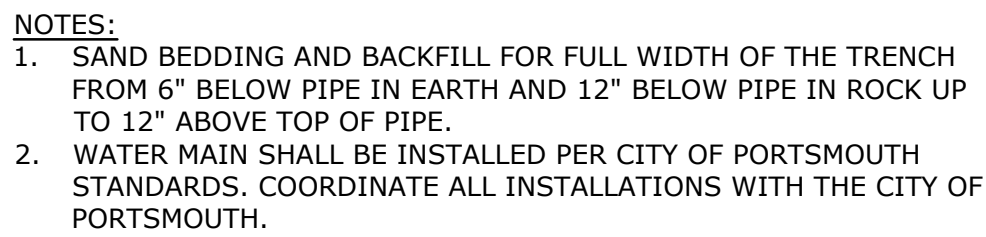
105 Bartlett Street
Portsmouth, NH

MARK	DATE	DESCRIPTION
A	10/6/2026	TAC Work Session
PROJECT NO: T5084-0001		
DATE: 10/6/2026		
FILE: T5084-0001-DTLS.dwg		
DRAWN BY: CJK/ECN		
DESIGNED BY: CJK		
CHECKED BY: NAH		
APPROVED BY: PMC		

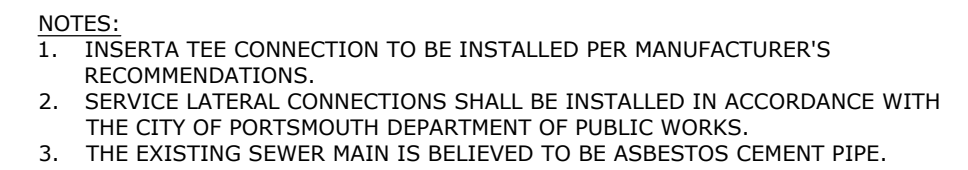
DETAILS

SCALE:

C-503



WATER TRENCH
NO SCALE



INSERTA-TEE LATERAL SERVICE CONNECTION
NO SCALE

Diagram illustrating the cross-section of a utility trench, showing various layers and conduits. The diagram includes the following components and dimensions:

- 6" COMPACTED LOAM AND SEED** (Top layer)
- COMPACTED GRANULAR FILL** (Layer below loam)
- BASE** (Layer below granular fill)
- SUBBASE** (Layer below base)
- 1 - 1-1/2" STREET LIGHTING CONDUIT** (Top conduit)
- 1-1" STREET LIGHTING CONDUIT** (Second conduit from top)
- 2 - 3" CABLE CONDUITS** (Third conduit from top)
- 2" (MIN.)** (Vertical spacing between conduits)
- 3" (MIN.)** (Vertical spacing between conduits)
- 6 - 5" ELECTRICAL CONDUITS** (Bottom row of conduits)
- 3" (MIN.)** (Vertical spacing between conduits)
- 2 - 4" TELEPHONE CONDUITS** (Bottom row of conduits)
- 3" (MIN.)** (Vertical spacing between conduits)
- 2" MIN.** (Horizontal spacing between conduits)
- 8" MIN.** (Horizontal spacing between conduits)
- 3" MIN.** (Horizontal spacing between conduits)
- SAND BEDDING (SEE NOTE 8)** (Bottom layer)
- UNDISTURBED SOIL** (Bottom layer)
- 36" MIN. OR UTILITY COMPANY STANDARD (WHICHEVER IS GREATER)** (Overall depth dimension)
- SEE PAVEMENT DETAIL** (Reference to pavement detail)
- SEE PAVEMENT DETAIL** (Reference to pavement detail)

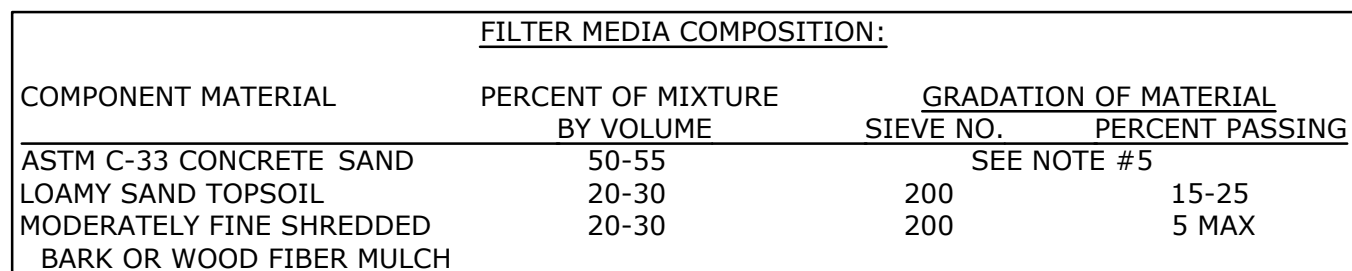
AASHTO #67 STONE (#4 to 3/4")

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

NOTES:

1. NUMBER, MATERIAL, AND SIZE OF UTILITY CONDUITS TO BE DETERMINED BY LOCAL UTILITY OR AS SHOWN ON ELECTRICAL DRAWINGS. CONTRACTOR TO PROVIDE ONE SPARE CONDUIT FOR EACH UTILITY TO BUILDING.
2. DIMENSIONS SHOWN REPRESENT OWNERS MINIMUM REQUIREMENTS. ACTUAL DIMENSIONS MAY BE GREATER BASED ON UTILITY COMPANY STANDARDS, BUT SHALL NOT BE LESS THAN THOSE SHOWN.
3. NO CONDUIT RUN SHALL EXCEED 360 DEGREES IN TOTAL BENDS.
4. A SUITABLE PULLING STRING, CAPABLE OF 200 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE UTILITY COMPANY IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT.
5. UTILITY COMPANY MUST BE GIVEN THE OPPORTUNITY TO INSPECT THE CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD THE UTILITY COMPANY BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
6. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND, WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE.
7. ALL 90° SWEEPS WILL BE MADE USING RIGID GALVANIZED STEEL. SWEEPS WITH A 36 TO 48 INCH RADIUS.
8. SAND BEDDING TO BE REPLACED WITH CONCRETE ENCASEMENT WHERE COVER IS LESS THAN 3 FEET, WHEN LOCATED BELOW PAVEMENT, OR WHERE SHOWN ON THE UTILITIES PLAN.

ELECTRICAL AND COMMUNICATION CONDUIT TRENCH
NO SCALE



- NOTES:
1. RAIN GARDENS SHALL NOT BE PLACED INTO SERVICE UNTIL THE PRACTICE HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
 2. DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. CONTRACTOR SHALL KEEP ALL EXCAVATION EQUIPMENT OUTSIDE OF THE LIMIT OF THE RAIN GARDEN.
 3. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR LOCATIONS, LAYOUTS, AND ELEVATIONS.
 4. THE SAND PORTION OF THE FILTER MEDIA SHALL MEET THE FOLLOWING GRADATION (ASTM C-33):

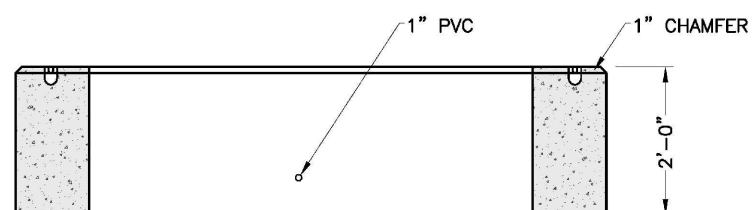
SIEVE SIZE	PERCENT PASSING
3/8"	100
#4	95-100
#8	80-100
#16	50-85
#30	25-60
#50	5-30
#100	0-10

AASHTO #8 STONE (#8 to 3/8")		AASHTO #57 STONE (#4 to 1")	
SIEVE SIZE	% PASSING	SIEVE SIZE	% PASSING
1/2"	100	1-1/2"	100
3/8"	85-100	1"	95-100
#4	10-30	1/2"	25-60
#8	0-10	#4	0-10
#16	0-5	#8	0-5

50%	NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS & MOIST SITES, BY NEW ENGLAND WETLAND PLANTS CO., OR APPROVED EQUAL.
50%	NEW ENGLAND CONSERVATION WILDLIFE MIX, B NEW ENGLAND WETLAND PLANTS CO., OR APPROVED EQUAL

RAIN GARDEN DETAIL

NO SCALE



		<i>New England's Premier Precastor</i> 800-696-7432 (SHEA) www.sheaconcrete.com		NOTTINGHAM ONLY	
773 SHEL CONCRETE—Wilmington, MA 153 87 Beaverhill Road—Amesbury, MA 160		Cranberry—Worcester, MA 160 Old Turnpike Rd—Nottingham, MA		PSNH 53-116 3 PHASE TRANSFORMER PAD 750-2000 KVA	
Mail to: PO Box 520—Wilmington, MA 01887		Page: -		53-116 TRANSFORMER PAD 10.31.15	
Specifications subject to change without notice					

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

TRANSFORMER PAD DETAIL
NO SCALE

PROGRESS SET

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Proposed Residential Development

Tideworks, LLC

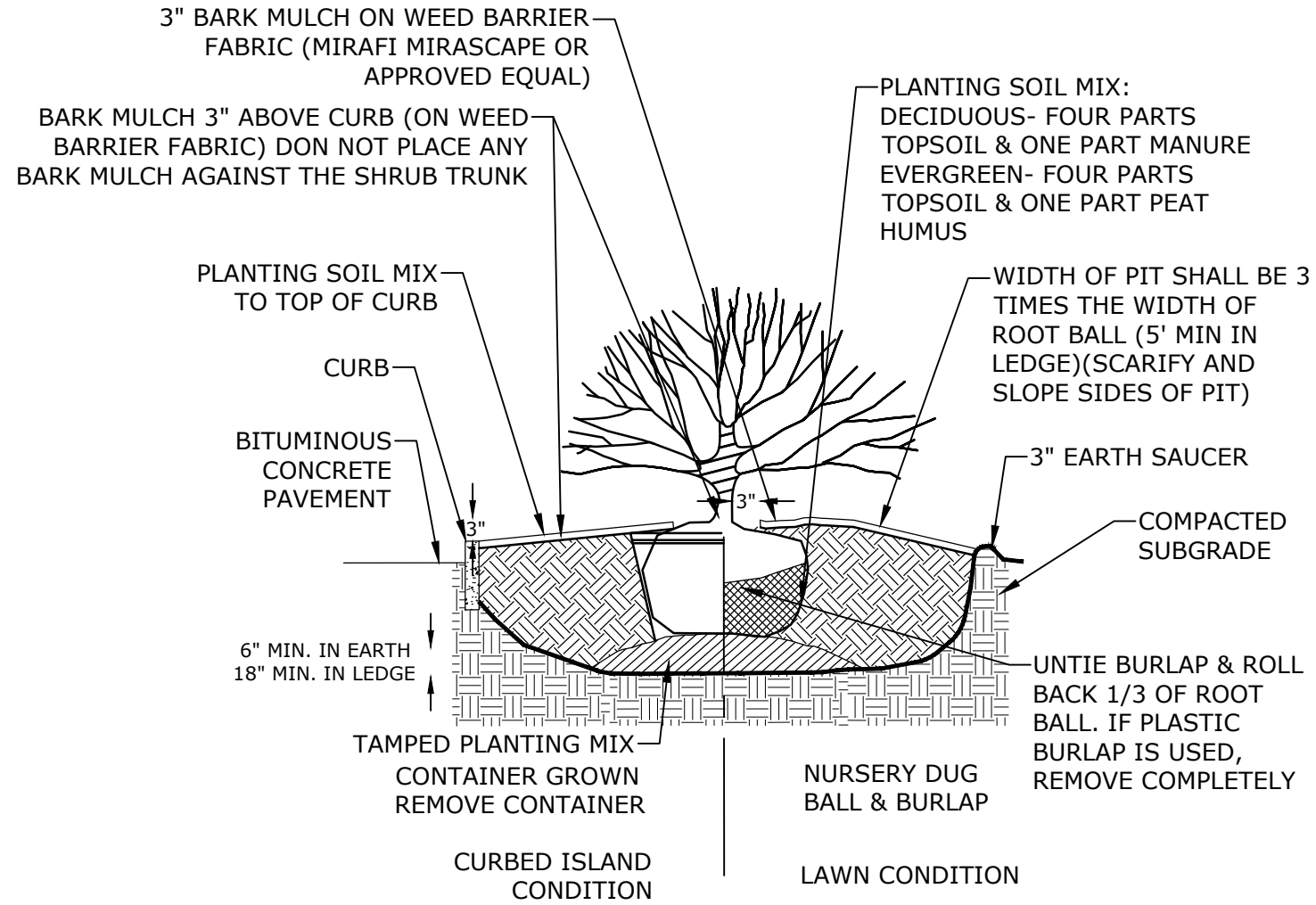
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CHECKED BY:		NAH
APPROVED BY:		PMC

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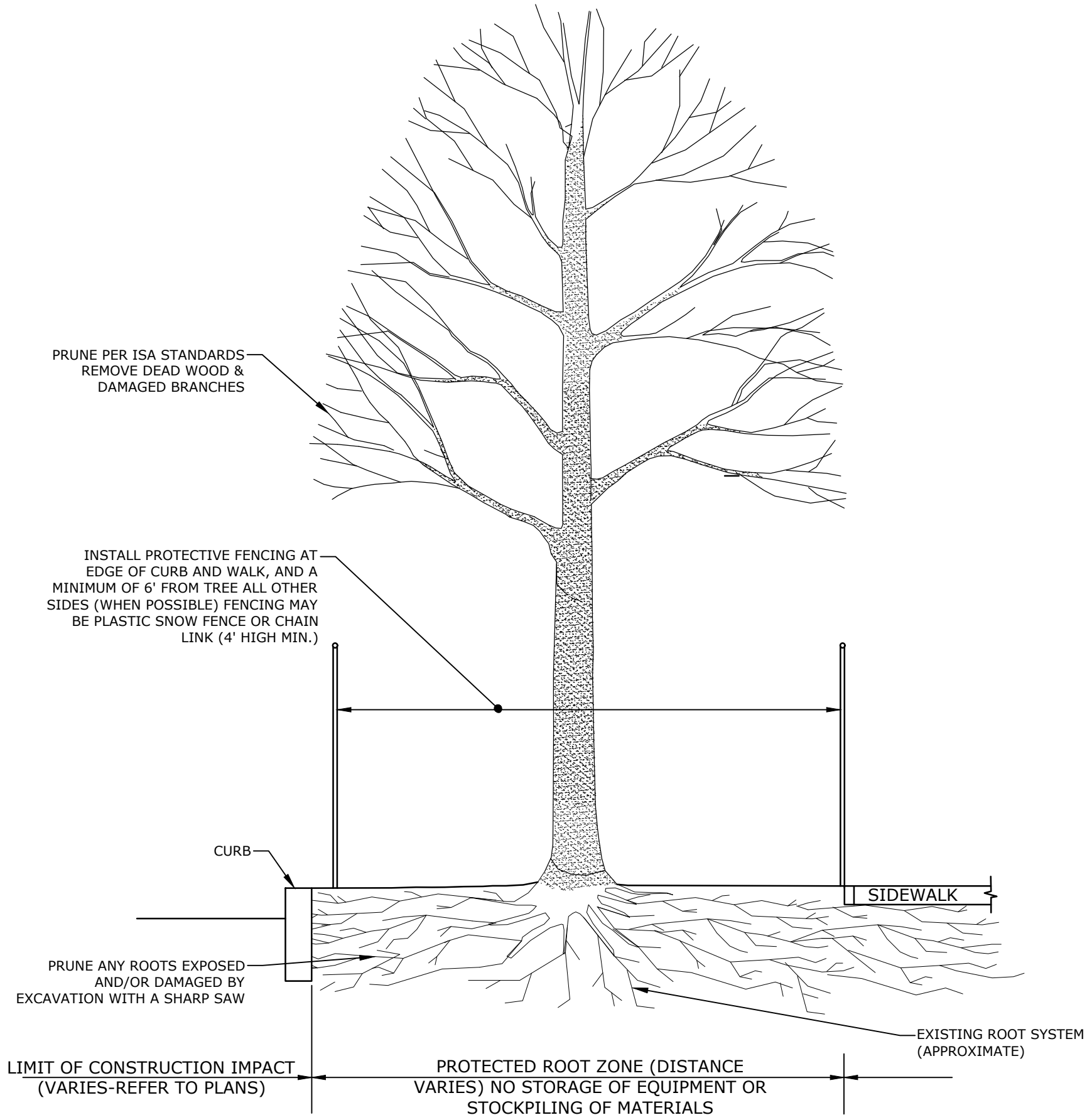
SCALE:

C-505



NOTE:
1. PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED, OR WITHIN 2" ABOVE.

SHRUB PLANTING
NO SCALE



TREE PROTECTION FOR EXISTING TREE
NO SCALE

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Tideworks, LLC

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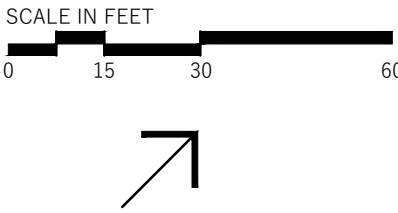
SCALE:

C-506

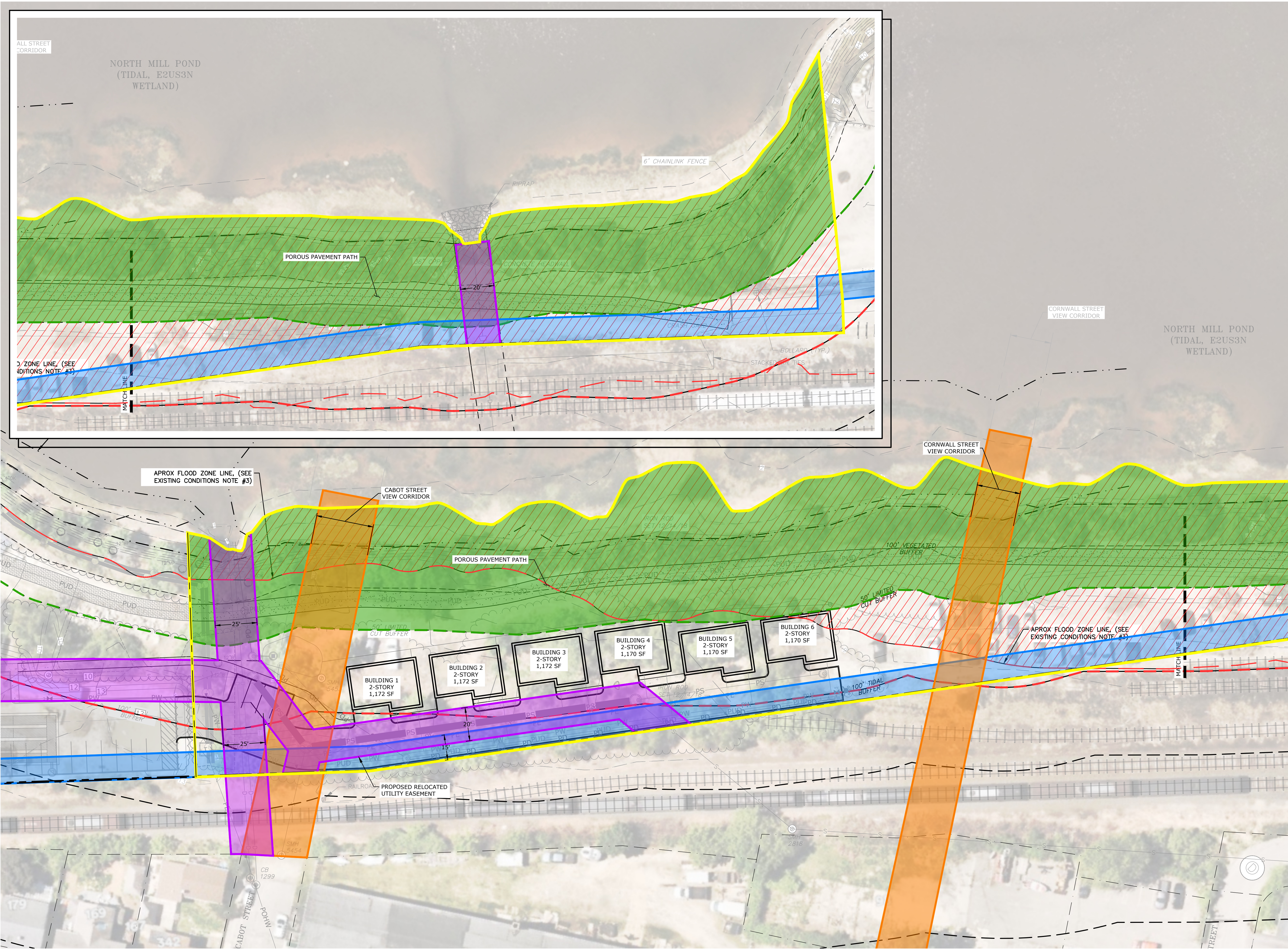


T5084-0001_C-DSGN.dwg

AERIAL OVERLAY EXHIBIT



105 BARTLETT STREET
PORTSMOUTH, NH



- BUILDING CONSTRAINTS**
- PROPOSED DEVELOPMENT LOT
 - APPROXIMATE LOCATION OF CITY UTILITIES
 - NORTH MILL POND 50' NO BUILD AREA
 - VIEW CORRIDOR
 - 15' MINIMUM RAILROAD SETBACK
 - FEMA'S NATIONAL FLOOD HAZARD

CONSTRAINTS EXHIBIT

T5084-0001_C-DSGN.dwg

Owner Letter of Authorization

This letter is to authorize Tighe & Bond, Inc. (Civil Engineer), to represent and submit on behalf of Tideworks LLC (Owner), applications and materials in all site design and permitting matters for the Proposed Single Family Development project at 105 Bartlett Street in Portsmouth, New Hampshire. This authorization shall relate to those activities that are required for local, state and federal permitting for the above project and include any required signatures for those applications.


Signature


Print Name


Date