

SITE PLAN FOR BRIDGE STREET DEVELOPMENT

TAX MAP 126, LOT 55
64 BRIDGE STREET
PORTSMOUTH, NH 03801
FEBRUARY, 2026

OWNER/APPLICANT

STEPHEN MATEUX &
CHRISTINE MAYEUX
64 BRIDGE STREET
PORTSMOUTH, NH 03801

SITE CIVIL
ENGINEER

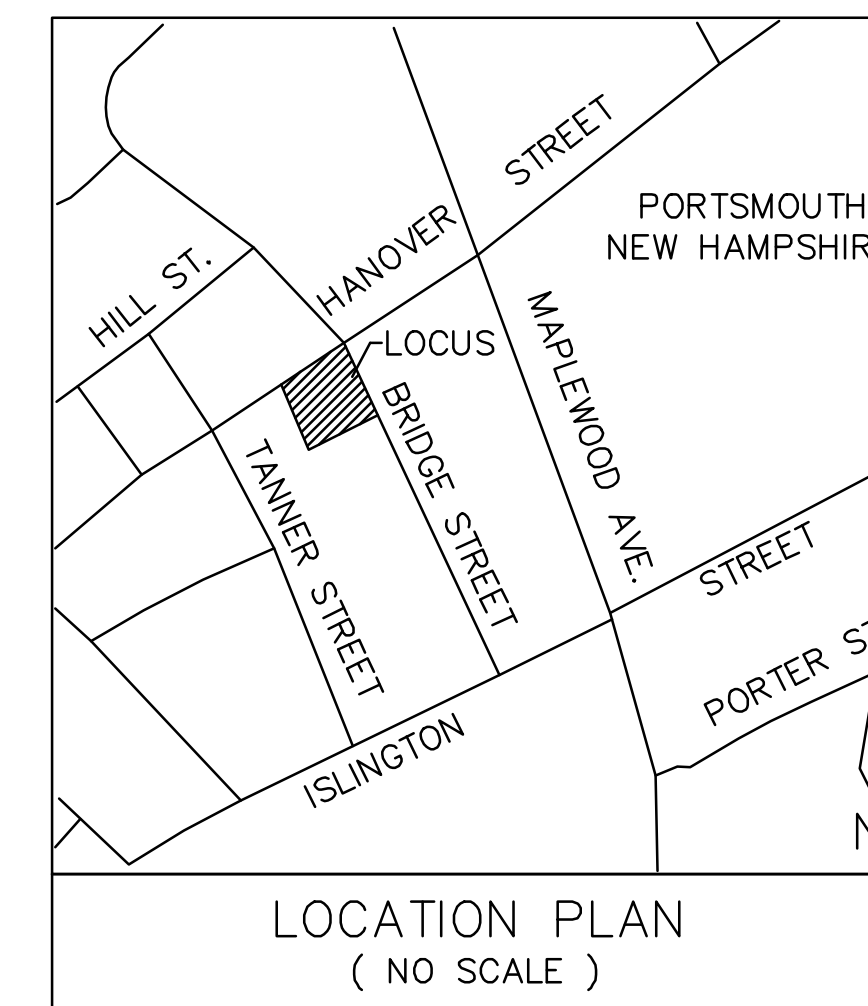


LAND SURVEYOR

MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND
P.O. BOX 681
24 CHESTNUT STREET
DOVER, NH 03820
(603) 742-0911

ARCHITECT

TW DESIGNS
254 DRAKE HILL ROAD
STRAFFORD, NH
(603) 664-2181



CIVIL SHEET INDEX

COVER SHEET
EXISTING CONDITIONS PLAN (BY MCENEANEY SURVEY)
SITE & UTILITY PLAN
GRADING, DRAINAGE & EROSION CONTROL PLAN
EROSION CONTROL NOTES
DETAILS

SHEET

1
2
3
4
5
7-10

ARCHITECTURAL SHEET INDEX

PLANS

-



REFERENCE PLANS:

- 1.) PLAN OF AN ESTATE BELONGING TO ALEXANDER LADD CONTAINING 46589 SQUARE FEET, BY: WM A. WILLIAMS DATED: 1805, SCALE: 1" = 20'; RECORDED R.C.R.D. 0059.
- 2.) CONDOMINIUM SITE PLAN 40 BRIDGE STREET, A CONDOMINIUM TAX MAP 126. LOT 52, OWNER / DECLARANT: TANNER BRIDGE DEVELOPMENT, LLC PROPERTY LOCATED AT 40 BRIDGE STREET CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE, BY: AMBIT ENGINEERING, INC. DATED: JANUARY, 2018; SCALE: 1" = 10'; RECORDED R.C.R.D. D-40718

126 / 59
CITY OF PORTSMOUTH
P.O. BOX 628
PORTSMOUTH, NH 03802
2166/388

125 / 2
THIRTY MAPLEWOOD LLC
36 MAPLEWOOD AVENUE
PORTSMOUTH, NH 03802
6469/244

125 / 4
RIGZ ENTERPRISES, LLC
18 DIXON LANE
DERRY, NH 03038
6225/2506

125 / 9
JOSHUA M. CYR & JENNIFER A. STRICKLAND
990 MAPLEWOOD AVENUE
PORTSMOUTH, NH 03801
4490/1895

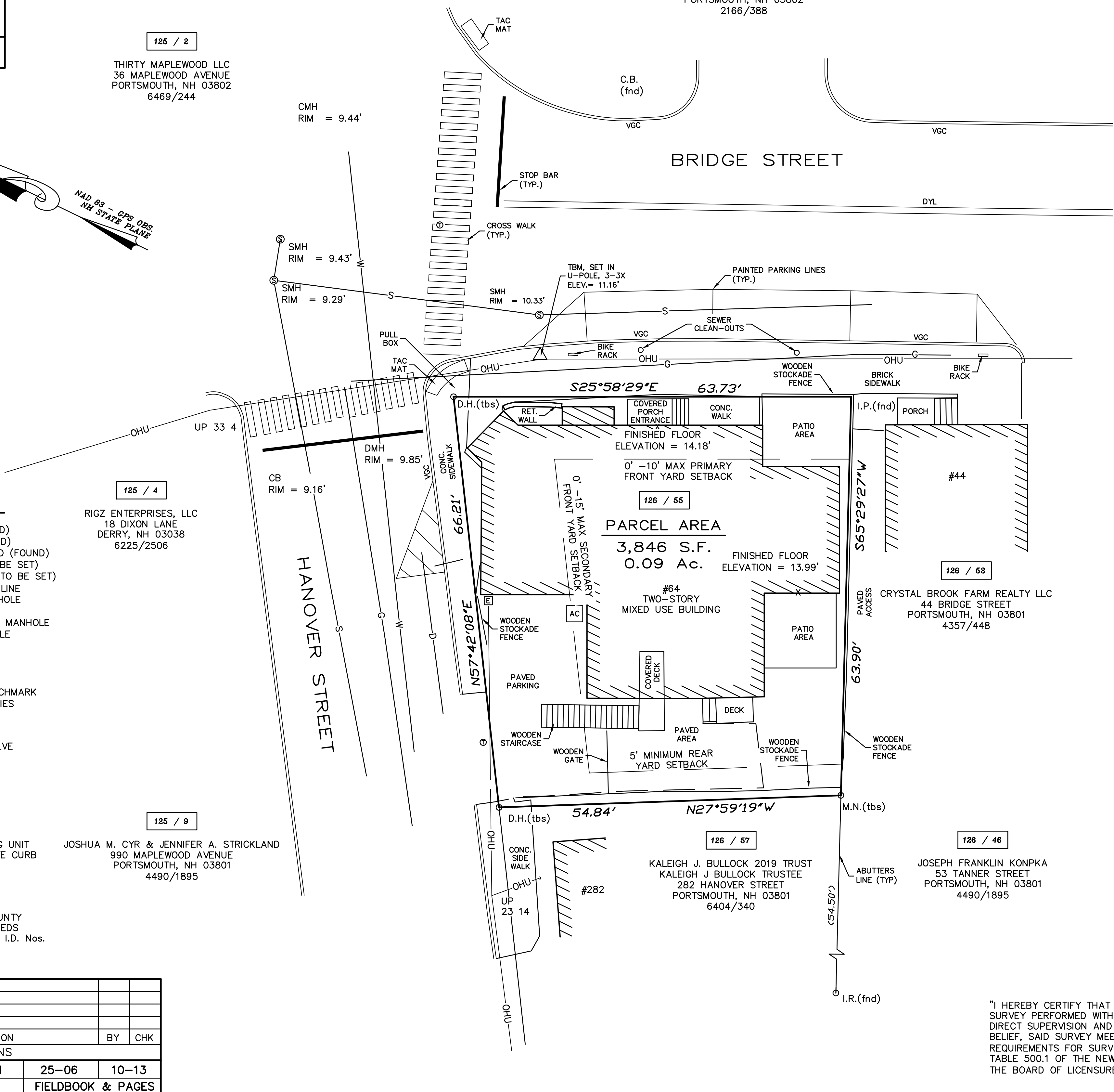
NOTES:

- 1.) OWNER OF RECORD:
STEPHEN MAYEUX & CHRISTINE MAYEUX
64 BRIDGE STREET
PORTSMOUTH, NEW HAMPSHIRE
R.C.R.D. VOLUME 2869, PAGE 647
- 2.) 126 / 55 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) PARCEL AREA = 3,846 S.F. / 0.09 Ac.
- 4.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARY AND EXISTING SITE CONDITIONS AS OF JUNE 12, 2025.
- 5.) ZONING DISTRICT: CHARACTER DISTRICT 4, DOWNTOWN OVERLAY
DISTRICT (CD4)
DEVELOPMENT STANDARDS:
BUILDING PLACEMENT - PRINCIPAL BUILDING
MAXIMUM PRINCIPAL FRONT YARD = 10 FEET
MAXIMUM SECONDARY FRONT YARD = 15 FEET
SIDE YARD = NR
MINIMUM REAR YARD = GREATER OF 5 FT. FROM REAR LOT LINE OR 10 FT. FROM CENTERLINE OF ALLEY = 50 PERCENT MINIMUM
FRONT LOT LINE BUILDOUT
MAXIMUM BUILDING HEIGHT = 20 FEET
BUILDING AND LOT OCCUPATION
MAXIMUM BUILDING BLOCK LENGTH = 200 FEET
MAXIMUM FACADE MODULATION LENGTH = 80 FEET (SEE SECTION 10.5A43.20)
MAXIMUM ENTRANCE SPACING = 50 FEET
MAXIMUM BUILDING COVERAGE = 90 PERCENT
MAXIMUM BUILDING FOOTPRINT = 15,000 S.F. (OR AS ALLOWED BY SECTION 10.5A43.40)
MINIMUM LOT AREA = NR
MINIMUM LOT AREA PER DWELLING UNIT = NR
MINIMUM OPENSACE = 10 PERCENT
MAXIMUM GROUND FLOOR GFA PER USE = 15,000 S.F.
BUILDING FORM - PRINCIPAL BUILDING
BUILDING HEIGHT = 2-3 STORIES, 3 STORIES & 40' FEET MAXIMUM
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE = 36 INCHES
MINIMUM GROUND STORY HEIGHT = 12 FEET
MINIMUM SECOND STORY HEIGHT = 10 FEET
- 6.) THE SUBJECT PARCEL IS OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 33015C0259F; EFFECTIVE DATE JANUARY 29, 2021.
- 7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED JUNE 12, 2025. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED JUNE 12, 2025.
- 8.) THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.

LEGEND

- I.R.(fnd) ○ - IRON ROD (FOUND)
- I.P.(fnd) ○ - IRON PIPE (FOUND)
- C.B.(fnd) □ - CONCRETE BOUND (FOUND)
- D.H.(tbs) ○ - DRILL HOLE (TO BE SET)
- M.N.(tbs) ○ - MAGNETIC NAIL (TO BE SET)
- DYL - DOUBLE YELLOW LINE
- TMH - TELEPHONE MANHOLE
- SMH - SEWER MANHOLE
- CMH - COMMUNICATIONS MANHOLE
- EMH - ELECTRIC MANHOLE
- EM - ELECTRIC METER
- PB - PULL BOX
- CB - CATCH BASIN
- DMH - DRAIN MANHOLE
- TBM - TEMPORARY BENCHMARK
- OHU - OVERHEAD UTILITIES
- AC - AIR CONDITIONER
- GV - GAS VALVE
- WGV - WATER GATE VALVE
- LP - LIGHT POST
- S - SEWER LINE
- D - DRAIN LINE
- G - GAS LINE
- W - WATER LINE
- RET. - RETAINING
- CONC. - CONCRETE
- S.F. - SQUARE FEET
- AC - AIR CONDITIONING UNIT
- VGC - VERTICAL GRANITE CURB
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- ∅ - DIAMETER
- R.C.R.D. - ROCKINGHAM COUNTY REGISTRY OF DEEDS
- UP 33 4 - UTILITY POLE W/ I.D. Nos.

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
25066		SUBDIVISION	25-06	10-13
PROJECT NO		TYPE	FIELDBOOK & PAGES	



"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

EXISTING CONDITIONS PLAN
PREPARED FOR
SCOTT RAFFERTY
TAX MAP 126, LOT No. 55
64 BRIDGE STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

DRAWN BY: JJJ	FILE: P:\25066\DWG\25066
SCALE: 1" = 10'	DATE: AUGUST 27, 2025

STATE OF
NEW HAMPSHIRE

No. 661
KEVIN
M.
McGENEANEY

LAND SURVEYOR

SIGNATURE

McGeneaney

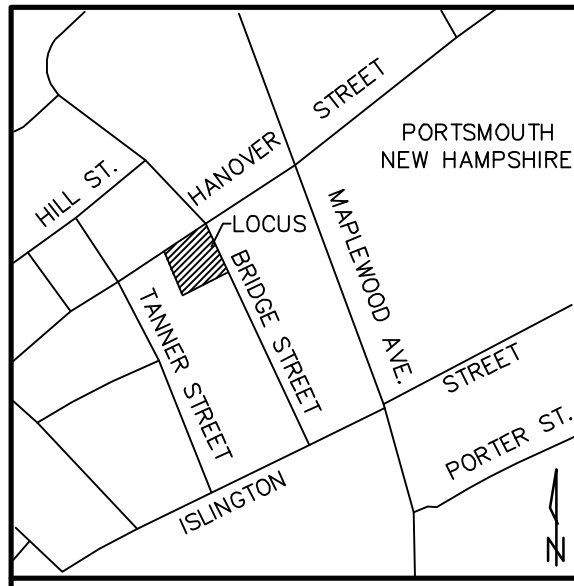
Survey

Associates

of NEW ENGLAND

P.O. Box 1166 - 181 WATSON ROAD
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING



LOCATION PLAN
(NO SCALE)

SEWER SCHEDULE:
(I.D. NAMES FROM G.I.S.)

SMH 2303 HANOVER ST.
RIM = 11.20'
INV. IN 8" PVC = 6.15' TANNER ST. SE)
INV. IN 15" PVC = 5.75' (SW)
INV. OUT 15" PVC = 5.64' SMH 2301
SUMP = 5.64'

SMH 2301 BRIDGE / HANOVER INTX.
RIM = 9.29'
(INVERTS DERIVED FROM G.I.S., DID NOT OPEN)
INV. IN 15" PVC DROP = 4.4' SMH 2303
INV. IN 12" PVC = 2.1' SMH 5928
INV. IN 15" PVC = 2.1' SMH 1489
INV. OUT 24" PVC = 2.0' BRIDGE ST. (NW)

SMH 6093 BRIDGE ST.
RIM = 21.29'
INV. IN 12" PVC DROP = 16.57' (NE)
INV. IN 12" PVC = 13.37' (NE)
INV. OUT 12" PVC = 13.24' SMH 5928
SHELF = 14.27'
TRENCH = 13.24'

SMH 5928 BRIDGE ST.
RIM = 10.30'
INV. IN 12" PVC = 4.05' SMH 6093
INV. OUT 12" PVC = 3.84' SMH 2301
SHELF = 5.04'
TRENCH = 4.09'

INVERT OUT OF SUBJECT BUILDING = 8.50'

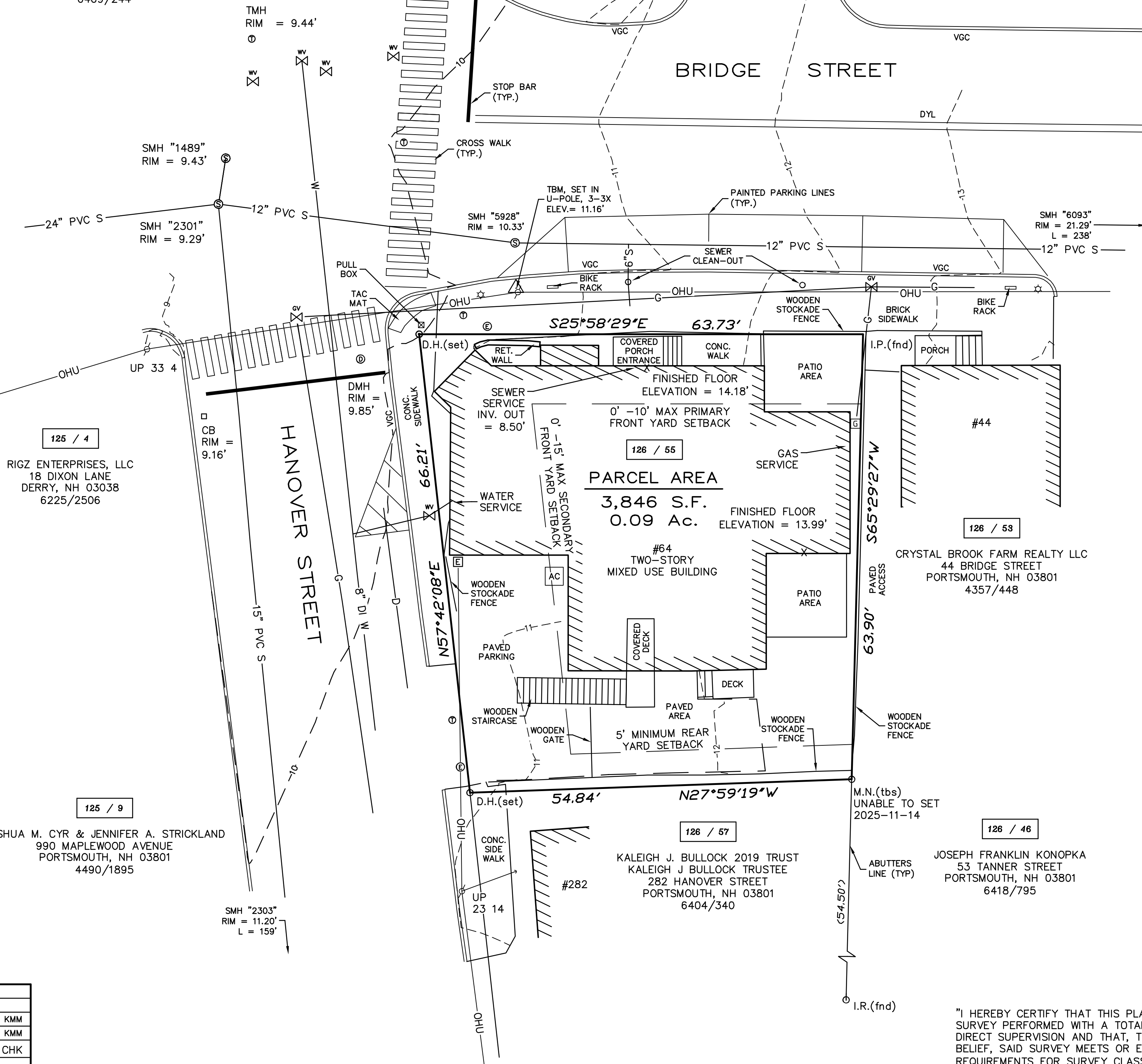
LEGEND

- I.R.(fnd) ○ - IRON ROD (FOUND)
- I.P.(fnd) ○ - IRON PIPE (FOUND)
- C.B.(fnd) □ - CONCRETE BOUND (FOUND)
- D.H.(tbs) ○ - DRILL HOLE (TO BE SET)
- M.N.(tbs) ○ - MAGNETIC NAIL (TO BE SET)
- DYL - DOUBLE YELLOW LINE
- TMH - TELEPHONE MANHOLE
- SMH - SEWER MANHOLE
- CMH - COMMUNICATIONS MANHOLE
- EMH - ELECTRIC MANHOLE
- EM - ELECTRIC METER
- PB - PULL BOX
- CB - CATCH BASIN
- DMH - DRAIN MANHOLE
- TBM - TEMPORARY BENCHMARK
- OHU - OVERHEAD UTILITIES
- AC - AIR CONDITIONER
- GV - GAS VALVE
- WGV - WATER GATE VALVE
- LP - LIGHT POST
- S - SEWER LINE
- D - DRAIN LINE
- G - GAS LINE
- W - WATER LINE
- RET. - RETAINING
- CONC. - CONCRETE
- S.F. - SQUARE FEET
- AC - AIR CONDITIONING UNIT
- VGC - VERTICAL GRANITE CURB
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- ∅ - DIAMETER
- R.C.R.D. - ROCKINGHAM COUNTY REGISTRY OF DEEDS
- UP 33 4 - UTILITY POLE W/ I.D. Nos.
- - GAS METER

REFERENCE PLANS:

- 1.) PLAN OF AN ESTATE BELONGING TO ALEXANDER LADD CONTAINING 46589 SQUARE FEET, BY: WM A. WILLIAMS DATED: 1805, SCALE: 1" = 20'; RECORDED R.C.R.D. 0059.
- 2.) CONDOMINIUM SITE PLAN 40 BRIDGE STREET, A CONDOMINIUM TAX MAP 126. LOT 52, OWNER / DECLARANT: TANNER BRIDGE DEVELOPMENT, LLC PROPERTY LOCATED AT 40 BRIDGE STREET CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE, BY: AMBIT ENGINEERING, INC. DATED: JANUARY, 2018; SCALE: 1" = 10'; RECORDED R.C.R.D. D-40718

125 / 2
THIRTY MAPLEWOOD LLC
36 MAPLEWOOD AVENUE
PORTSMOUTH, NH 03802
6469/244



125 / 4
RIGZ ENTERPRISES, LLC
18 DIXON LANE
DERRY, NH 03038
6225/2506

125 / 9
JOSHUA M. CYR & JENNIFER A. STRICKLAND
990 MAPLEWOOD AVENUE
PORTSMOUTH, NH 03801
4490/1895

126 / 59
CITY OF PORTSMOUTH
P.O. BOX 628
PORTSMOUTH, NH 03802
2166/388

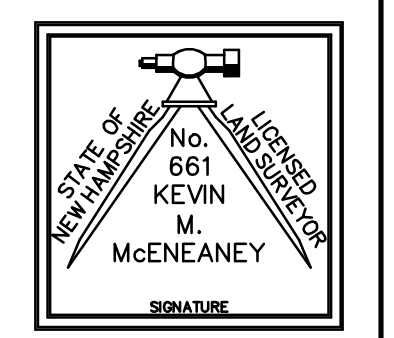
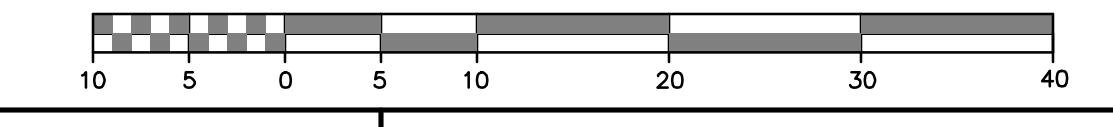
"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

NOTES:

- 1.) OWNER OF RECORD:
RAFFERTY INVESTMENT GROUP LLC
369 ISLINGTON STREET, SUITE A,
PORTSMOUTH, NEW HAMPSHIRE 03801
R.C.R.D. VOLUME 6641, PAGE 2274
- 2.) 126 / 55 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) PARCEL AREA = 3,846 S.F. / 0.09 Ac.
- 4.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARY AND EXISTING SITE CONDITIONS AS OF JUNE 12, 2025, WITH UPDATES THROUGH FEBRUARY 10, 2026.
- 5.) ZONING DISTRICT: CHARACTER DISTRICT 4, DOWNTOWN OVERLAY
DISTRICT (CD4)
DEVELOPMENT STANDARDS:
BUILDING PLACEMENT - PRINCIPAL BUILDING
MAXIMUM PRINCIPAL FRONT YARD = 10 FEET
MAXIMUM SECONDARY FRONT YARD = 15 FEET
SIDE YARD = NR
MINIMUM REAR YARD = GREATER OF 5 FT. FROM REAR LOT LINE OR 10 FT. FROM CENTERLINE OF ALLEY = 50 PERCENT MINIMUM
FRONT LOT LINE BUILDOUT
MAXIMUM BUILDING HEIGHT = 80 FEET (SEE SECTION 10.5A43.20)
BUILDING AND LOT OCCUPATION
MAXIMUM BUILDING BLOCK LENGTH = 200 FEET
MAXIMUM FACADE MODULATION LENGTH = 50 FEET
MAXIMUM ENTRANCE SPACING = 90 PERCENT
MAXIMUM BUILDING COVERAGE = 15,000 S.F. (OR AS ALLOWED BY SECTION 10.5A43.40)
MINIMUM LOT AREA = NR
MINIMUM LOT AREA PER DWELLING UNIT = NR
MINIMUM OPENSOURCE = 10 PERCENT
MAXIMUM GROUND FLOOR GFA PER USE = 15,000 S.F.
BUILDING FORM - PRINCIPAL BUILDING
BUILDING HEIGHT = 2-3 STORIES, 3 STORIES & 40' FEET
MAXIMUM
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE = 36 INCHES
MINIMUM GROUND STORY HEIGHT = 12 FEET
MINIMUM SECOND STORY HEIGHT = 10 FEET
- 6.) THE SUBJECT PARCEL IS OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 33015C0259F; EFFECTIVE DATE JANUARY 29, 2021.
- 7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED JUNE 12, 2025. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED JUNE 12, 2025.
- 8.) THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY; THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.

EXISTING CONDITIONS PLAN
PREPARED FOR
RAFFERTY INVESTMENT GROUP LLC
TAX MAP 126, LOT No. 55
64 BRIDGE STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

DRAWN BY: JJJ FILE: P:\25066\DWG\25066 ECSB
SCALE: 1" = 10' DATE: AUGUST 27, 2025

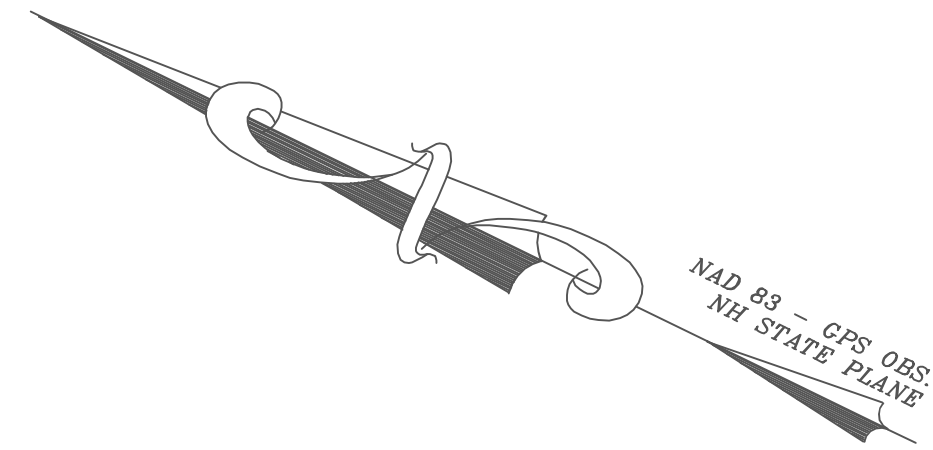
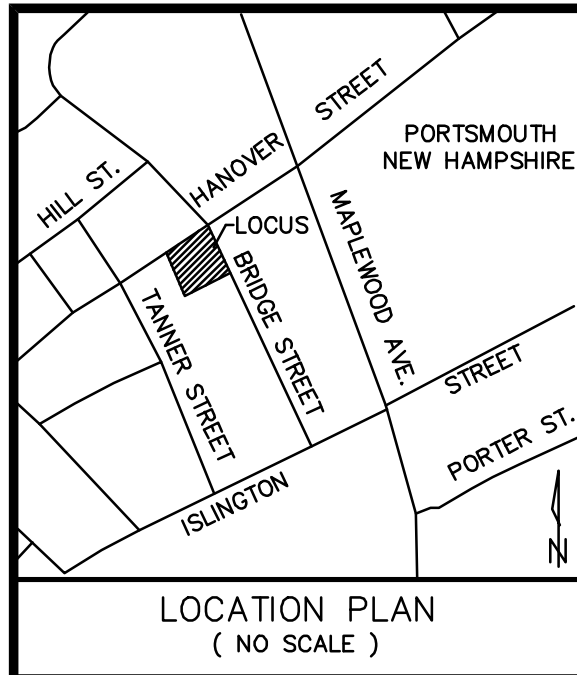


McEneaney
Survey
Associates
of NEW ENGLAND

P.O. Box 1166 - 181 WATSON ROAD
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
2	2/11/26	UPDATE OWNER, ADD SEWER DATA	RJM	KMM
1	11-18-25	UPDATE FOR MONUMENTS SET	RJM	KMM
NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
25066	SUBDIVISION	25-06	10-13	
PROJECT NO	TYPE	FIELDBOOK	& PAGES	



SEWER SCHEDULE:
(I.D. NAMES FROM G.I.S.)

SMH 2303 HANOVER ST.
RIM = 11.20'
INV. IN 8" PVC = 6.15' TANNER ST. SE)
INV. IN 15" PVC = 5.75' (SW)
INV. OUT 15" PVC = 5.64' SMH 2301
SUMP = 5.64'

SMH 2301 BRIDGE / HANOVER INTX.
RIM = 9.29'
(INVERTS DERIVED FROM G.I.S., DID NOT OPEN)
INV. IN 15" PVC DROP = 4.4' SMH 2303
INV. IN 12" PVC = 2.1' SMH 5928
INV. IN 15" PVC = 2.1' SMH 1489
INV. OUT 24" PVC = 2.0' BRIDGE ST. (NW)

SMH 6093 BRIDGE ST.
RIM = 21.29'
INV. IN 12" PVC DROP = 16.57' (NE)
INV. IN 12" PVC = 13.37' (NE)
INV. OUT 12" PVC = 13.24' SMH 5928
SHELF = 14.27'
TRENCH = 13.24'

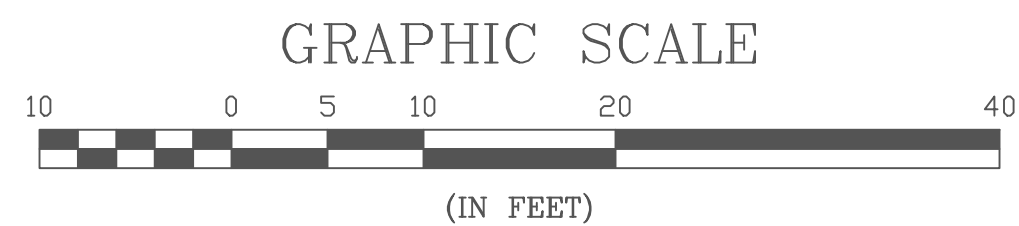
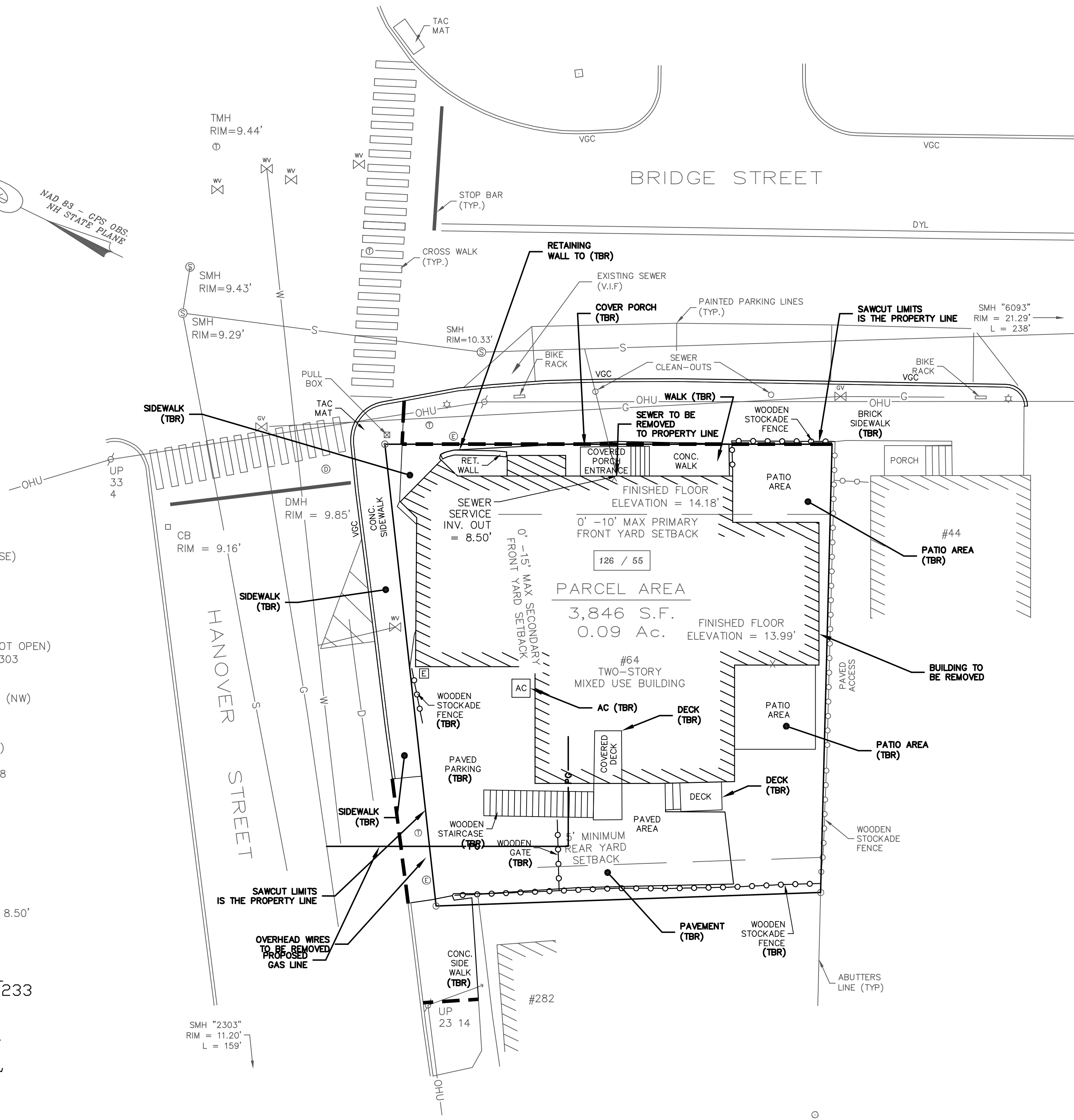
SMH 5928 BRIDGE ST.
RIM = 10.30'
INV. IN 12" PVC = 4.05' SMH 6093
INV. OUT 12" PVC = 3.84' SMH 2301
SHELF = 5.04'
TRENCH = 4.09'

INVERT OUT OF SUBJECT BUILDING = 8.50'

DIG-SAFE
1-888-344-7233



NOTE:
CONTRACTOR IS REQUIRED TO CALL DIGSAFE AND COORDINATE LOCATIONS OF EXISTING UTILITY SERVICES A MINIMUM OF 72 HOURS PRIOR TO STARTING ANY WORK ON SITE.



DEMOLITION NOTES:

- COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- 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.
- THE CONTRACTOR SHALL NOTIFY "DIG SAFE" PRIOR TO ANY DEMOLITION/ CONSTRUCTION ACTIVITIES. (1-888-DIG-SAFE)
- IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NOT ALREADY OBTAINED BY THE OWNER AND ARRANGE AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
- 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.
- 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 CODES.
- EXISTING UTILITIES SHALL BE LOCATED PRIOR TO DEMOLITION. THE PROJECT PROPONENT, IN COORDINATION WITH THE UTILITY COMPANY, SHALL DETERMINE IF THE WATER AND SEWER SERVICE CAN BE REUSED. UTILITIES THAT REQUIRE DEMOLITION SHALL BE REMOVED IN ACCORDANCE WITH THE CORRESPONDING UTILITY COMPANY REQUIREMENTS.

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

DATE: XXX	SCALE: 1"=10'	DRAWN BY: SRD	DESIGN BY: SRD	APPROVED BY: SJH	PROJECT NO: 25086	FILE SITE-DWG	NO.	REVISION	APP'D	DATE

DEMOLITION PLAN

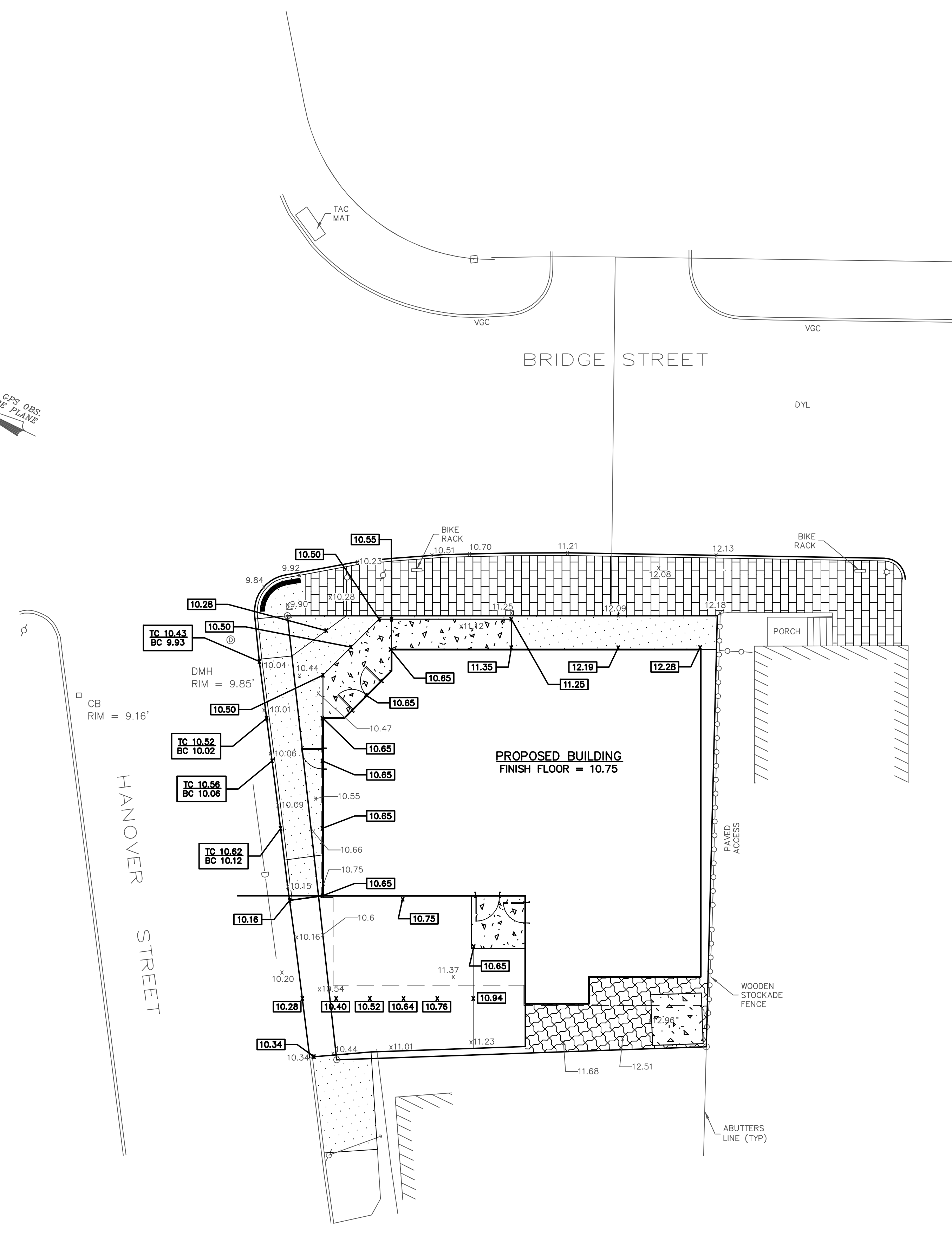
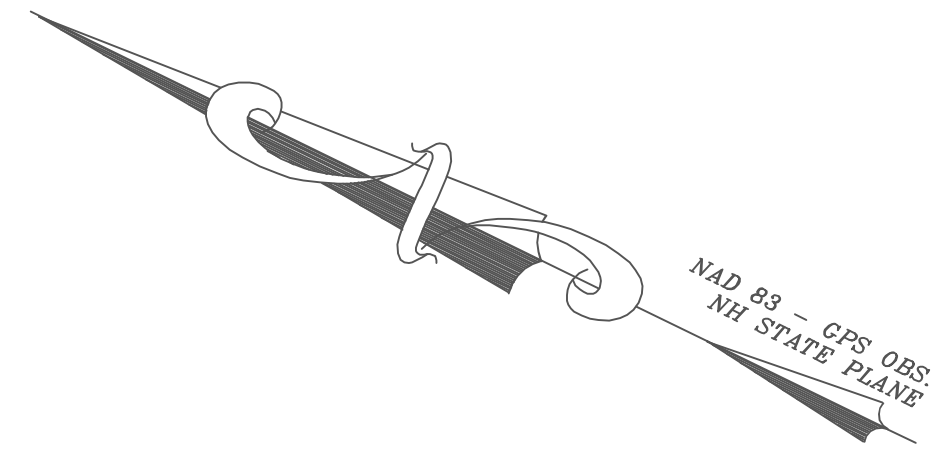
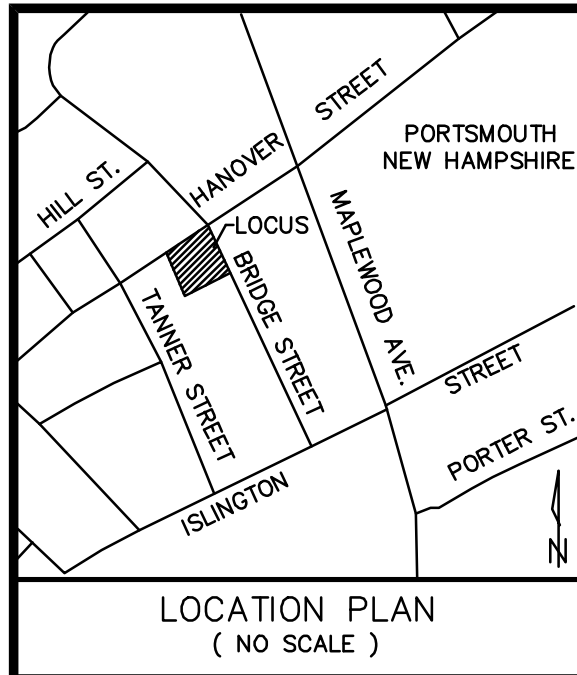
STEPHEN MATEUX & CHRISTINE MAYEUX
64 BRIDGE STREET
PORTSMOUTH, NH

DEVELOPMENT
64 BRIDGE STREET
PORTSMOUTH, NH

3

LEGEND

DYL	-	DOUBLE YELLOW LINE
⊕		TMH - TELEPHONE MANHOLE
⊙		SMH - SEWER MANHOLE
⊗		CMH - COMMUNICATIONS MANHOLE
⊕		EMH - ELECTRIC MANHOLE
⊖		ELECTRIC METER
⊠		PULL BOX
⊡		CATCH BASIN
⊕		DMH - DRAIN MANHOLE
— OHU —		OVERHEAD UTILITIES
AC		AIR CONDITIONER
⊕		GAS VALVE
⊕		WATER GATE VALVE
⊕		LIGHT POST
— S —		SEWER LINE
— D —		DRAIN LINE
— G —		GAS LINE
— W —		WATER LINE
RET.		RETAINING
CONC.		CONCRETE
S.F.		SQUARE FEET
AC		AIR CONDITIONING UNIT
VGC		VERTICAL GRANITE CURB
S.F.		SQUARE FEET
Ac.		ACRE
(TYP.)		TYPICAL
UP 33 4		UTILITY POLE W/ I.D. Nos.

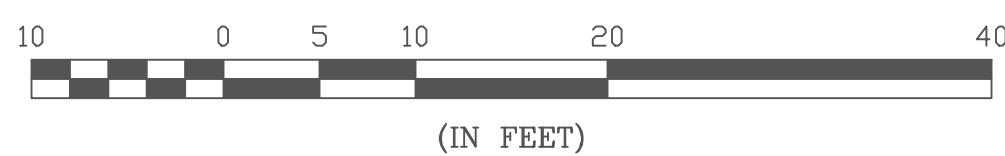


DIG-SAFE
1-888-344-7233



NOTE:
CONTRACTOR IS REQUIRED TO CALL
DIGSAFE AND COORDINATE LOCATIONS
OF EXISTING UTILITY SERVICES A
MINIMUM OF 72 HOURS PRIOR TO
STARTING ANY WORK ON SITE.

GRAPHIC SCALE



GRADING NOTES:

- ALL ROAD DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR CONSTRUCTION OF THE TOWN OF NEWINGTON N.H. AND "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION", LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEERING CONSULTANT APPROVED BY THE OWNER, TO CONDUCT COMPACTION TESTING AND FILL GRADATION MONITORING PER THE ABOVE REFERENCED "STANDARD SPECIFICATIONS".
- SEE EROSION CONTROL NOTES & DETAIL SHEET FOR TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
- ALL DRAINAGE PIPES SHALL BE HDPE OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 6" OF HIGH QUALITY LOAM AND SHALL BE SEEDED WITH GRASS.
- ALL SITEWORK CONSTRUCTION SHALL BE ADVANCED USING "BEST MANAGEMENT PRACTICES" SANCTIONED BY THE USDA SCS AND NHDES.
- TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED, UTILIZED AND MAINTAINED UNTIL BASE MATERIALS ARE CONSTRUCTED.
- CONTRACTOR SHALL PROVIDE A FINISH GRADED SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND UNDER RAISED STRUCTURES.
- DENSITY REQUIREMENTS:

LOCATION	MINIMUM DENSITY
BELOW PAVED OR CONCRETE AREAS	95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREA	90%

*ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD 180, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T-191, T-204, OR T-238 AND T-239.
- SEE GENERAL EROSION CONTROL NOTES ON DETAIL SHEET.
- PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.
- INSPECT SILT BARRIERS AFTER EACH RAIN STORM OF 1/4 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
- LIMIT TREE CLEARING TO ONLY THE EXTENT NECESSARY FOR CONSTRUCTION.
- ALL IMPERVIOUS RUNOFF FROM THE PROPOSED SITE MUST BE DIRECTED TO BIORETENTION POND 1.

LEGEND

- I.R.(fnd) ○ - IRON ROD (FOUND)
- I.P.(fnd) ○ - IRON PIPE (FOUND)
- C.B.(fnd) ○ - CONCRETE BOUND (FOUND)
- D.H.(tbs) ○ - DRILL HOLE (TO BE SET)
- M.N.(tbs) ○ - MAGNETIC NAIL (TO BE SET)
- DYL - DOUBLE YELLOW LINE
- ⊙ TMH - TELEPHONE MANHOLE
- ⊙ SMH - SEWER MANHOLE
- ⊙ CMH - COMMUNICATIONS MANHOLE
- ⊙ EMH - ELECTRIC MANHOLE
- ⊙ - ELECTRIC METER
- ⊙ - PULL BOX
- CB - CATCH BASIN
- ⊙ DMH - DRAIN MANHOLE
- △ TBM - TEMPORARY BENCHMARK
- OHU - OVERHEAD UTILITIES
- AC - AIR CONDITIONER
- ⊙ - GAS VALVE
- ⊙ - WATER GATE VALVE
- ⊙ - LIGHT POST
- S - SEWER LINE
- D - DRAIN LINE
- G - GAS LINE
- W - WATER LINE
- RET. - RETAINING
- CONC. - CONCRETE
- S.F. - SQUARE FEET
- AC - AIR CONDITIONING UNIT
- VGC - VERTICAL GRANITE CURB
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- ∅ - DIAMETER
- R.C.R.D. - ROCKINGHAM COUNTY REGISTRY OF DEEDS
- UP 33 4 - UTILITY POLE W/ I.D. Nos.
- 10.16 - PROPOSED SPOT GRADE

GRADING PLAN

STEPHEN MATEUX &
CHRISTINE MAYEUX
64 BRIDGE STREET
PORTSMOUTH, NH

DEVELOPMENT
64 BRIDGE STREET
PORTSMOUTH, NH

5

DATE: XXX	NO.	REVISION	APP'D	DATE
SCALE: 1"=10'				
DRAWN BY: SRD				
DESIGN BY: SRD				
APPROVED BY: S-JH				
PROJECT NO: 25086				
FILE: SITE.DWG				

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

DESCRIPTION

1. THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A 3,000 S.F. BUILDING AND GRAVEL LAY DOWN YARD AS WELL AS DRAINAGE, UTILITY, AND SITE ACCESS IMPROVEMENTS.

PROJECT NAME AND LOCATION

XXX
BRIDGE STREET
PORTSMOUTH, NH 03801

LATITUDE N43° 06' 19"
LONGITUDE W70° 48' 42"

DISTURBED AREA

± S.F.

NOTES

- 1. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 1 ACRE AT ANY TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- 2. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

SEQUENCE OF MAJOR ACTIVITIES

- 1. PLACE TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S PRIOR TO EARTH MOVING ACTIVITIES.
- 2. ALL EROSION CONTROL AND PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING OPERATIONS.
- 3. SELECTIVE DEMOLITION.
- 4. REGRADE SITE TO SUBGRADE.
- 5. TEMPORARY WATER DIVERSION (SWALES, BASINS) MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
- 6. SWALES AND PONDS (AS APPLICABLE) SHALL BE CONSTRUCTED EARLY ON IN THE CONSTRUCTION SEQUENCE AND BEFORE ROUGH GRADING OF THE SITE AND ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- 7. INSTALL DRAINAGE STRUCTURES AND CONTROLS.
- 8. INSTALL FOUNDATION FOOTINGS AND WALLS.
- 9. INSTALL UTILITIES.
- 10. PLACE GRAVELS AND FINE GRADE.
- 11. STABILIZE ROADWAYS AND PARKING AREAS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- 12. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED (AS APPLICABLE) WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
- 13. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY 1/2" OF RAINFALL.
- 14. IN ALL CASES THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION AND IN NO CASE SHALL EXCEED 1 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

DEFINITIONS

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED.

- 1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
- 2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
- 3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
- 4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

INSTALLATION, MAINTENANCE, AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. SILT BARRIER

- 1. INSTALLATION
 - a. USE SILT BARRIER AS PERIMETER CONTROLS, PARTICULARLY AT THE LOWER OR DOWN SLOPE EDGE OF A DISTURBED AREA.
 - b. LEAVE SPACE FOR MAINTENANCE BETWEEN TOE AND SLOPE OF SILT BARRIER.
 - c. TRENCH IN THE SILT BARRIER ON THE UPHILL SIDE (6 INCHES DEEP BY 6 INCHES WIDE).
 - d. INSTALL STAKES ON THE DOWNHILL SIDE OF THE SILT BARRIER.
 - e. CURVE THE END OF THE SILT BARRIER UP-GRADE TO HELP IT CONTAIN RUNOFF.
- 2. SEQUENCE OF INSTALLATION
 - a. SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
- 3. MAINTENANCE
 - a. SILT BARRIERS SHOULD BE INSPECTED AND MAINTAINED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
 - b. SILT BARRIERS HAVE A USEFUL LIFE OF ONE SEASON. ON LONGER CONSTRUCTION PROJECTS, SILT BARRIERS SHOULD BE REPLACED PERIODICALLY TO MAINTAIN EFFECTIVENESS.
 - c. REMOVE SEDIMENT WHEN IT REACHES ONE-THIRD (1/3) THE HEIGHT OF THE SILT BARRIER.
 - d. REPLACE THE SILT BARRIERS WHERE THEY ARE TORN, WORN, OR OTHERWISE DAMAGED AND MONITOR PERFORMANCE TO ENSURE EFFECTIVE PERFORMANCE.
 - e. RETRENCH OR REPLACE ANY SILT BARRIER THAT IS NOT PROPERLY ANCHORED TO THE GROUND.
 - f. IF THERE IS EVIDENCE OF END FLOW ON PROPERLY INSTALLED BARRIERS, EXTEND BARRIERS UPHILL OR CONSIDER REPLACING THEM WITH OTHER MEASURES, SUCH AS TEMPORARY DIVERSIONS AND SEDIMENT TRAPS.
 - g. SILT BARRIERS SHOULD BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SILT BARRIERS SHOULD BE REPLACED WITH A TEMPORARY CHECK DAM.

B. MULCHING

- 1. TIMING
 - a. APPLY MULCH PRIOR TO ANY STORM EVENT. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.
 - b. IN OTHER AREAS, THE TIME PERIOD CAN RANGE FROM 14 TO 30 DAYS OF INACTIVITY ON A AREA. THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGEMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.
 - c. WITHIN 100 FEET OF RIVERS, STREAMS, WETLANDS, AND IN LAKE AND POND WATERSHEDS, THE TIME PERIOD OF WHICH MULCHING SHOULD TAKE OCCUR SHOULD BE NO GREATER THAN SEVEN (7) DAYS. THIS SEVEN DAY LIMIT SHOULD BE REDUCED FURTHER DURING WET WEATHER PERIODS.
- 2. APPLICATION RATE
 - a. MULCH SHALL BE APPLIED AT A RATE OF BETWEEN 1.5 TO 2 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1000 SQUARE FEET.
 - b. GUIDELINES FOR WINTER MULCH APPLICATION: WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 150-200 POUNDS OF HAY OR STRAW PER ACRE WITH ABOUT 4 INCHES IN DEPTH. A TACKIFIER MAY BE ADDED TO THE MULCH.
- 3. MAINTENANCE
 - a. ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS. CHECK FOR SIGNS OF EROSION OR DISPLACEMENT OF THE MULCH. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.
 - b. NETS MUST BE INSPECTED AFTER RAIN EVENTS FOR DISLOCATION OR FAILURE AND SHOULD BE REPAIRED AS NECESSARY.
 - c. INSPECTIONS SHOULD TAKE PLACE UNTIL THE SITE IS ESTABLISHED.
 - d. EROSION CONTROL MIX MULCH USED FOR TEMPORARY STABILIZATION SHOULD BE LEFT IN PLACE. VEGETATION ADDS STABILITY AND SHOULD BE PROMOTED.

C. TEMPORARY SEEDING

- 1. SEEDBED PREPARATION
 - a. STONES AND TRASH SHOULD BE REMOVED SO AS NOT TO INTERFERE WITH THE SEEDING AREA.
 - b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
 - c. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS.
 - i) APPLY FERTILIZER AT A RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER OR EQUIVALENT.
 - ii) APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE OR 138 POUNDS PER 1,000 SQUARE FEET.
- 2. SEEDING
 - a. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SUMMARY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
 - b. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
 - c. TEMPORARY SEEDING BETWEEN MAY 15TH AND AUGUST 15TH SHOULD BE COVERED WITH HAY OR STRAW MULCH, ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE.
 - d. VEGETATED GROWTH COVERING 85% OF THE DISTURBED AREA SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH.
- 3. MAINTENANCE
 - a. TEMPORARY SEEDING SHALL BE INSPECTED PERIODICALLY. AT A MINIMUM, 85% 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 FABRICS, CHECK DAMS, ETC.).

D. PERMANENT SEEDING

- 1. BEDDING - STONES LARGER THAN 2 INCHES, TRASH, ROOTS, AND OTHER DEBRIS INTERFERING WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA SHOULD BE REMOVED. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF 4" TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL.
- 2. FERTILIZER
 - a. LIME AND FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 4 INCHES USING A DISC SPRING TOOTH HARRROW, OR OTHER SUITABLE EQUIPMENT PRIOR TO OR AT THE SAME TIME OF SEEDING.
 - b. FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 FEET AND 250 FEET FROM A SURFACE WATER BODY, NO FERTILIZER EXCEPT LIMESTONE SHOULD BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER.
 - c. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
 - AGRICULTURAL LIMESTONE @ 138 LBS. PER 1,000 S.F.
 - LOW PHOSPHATE (N-P2O5-K2O) FERTILIZER @ 13.8 LBS. PER 1,000 S.F.
- 3. SEED MIXTURE (RECOMMENDED) RATE:

TYPE	LBS. PER ACRE	LBS. PER 1,000 S.F.
TALL FESCUE	20	0.45
CREeping RED	20	0.45
FESCUE	8	0.20
BIRDSEED TREFOIL	8	0.20
TOTAL	48	1.10
- 4. SEEDING
 - a. SPRING SEEDING USUALLY GIVES THE BEST RESULTS FOR ALL SEED MIXES OR WITH LEGUMES. PERMANENT SEEDING SHOULD BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST.
 - b. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
 - c. VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH. IF THIS CONDITION IS NOT ACHIEVED, IMPLEMENT TEMPORARY STABILIZATION MEASURES FOR OVERWINTER PROTECTION.
- 5. HYDROSEEDING
 - a. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. THE USE OF STRAW MULCH ON CRITICAL AREAS IS PREFERRED SINCE IT GRANTS BETTER SLOPE PROTECTION BY USING ADHESIVE MATERIALS.
 - b. SLOPES MUST BE NO STEEPER THAN 2 TO 1 (2 FEET HORIZONTALLY TO 1 FOOT VERTICALLY).
 - c. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
- 6. MAINTENANCE
 - a. PERMANENT SEEDED AREAS SHOULD BE INSPECTED AT LEAST MONTHLY DURING THE COURSE OF CONSTRUCTION. INSPECTIONS, MAINTENANCE, AND CORRECTIVE ACTIONS SHOULD CONTINUE UNTIL THE OWNER ASSUMES PERMANENT OPERATION OF THE SITE.
 - b. SEEDED AREAS SHOULD BE MOWED AS REQUIRED TO MAINTAIN A HEALTHY STAND OF VEGETATION, WITH MOWING HEIGHT AND FREQUENCY DEPENDENT ON TYPE OF GRASS COVER.
 - c. BASED ON INSPECTION, AREAS SHOULD BE RESEEDED TO ACHIEVE FULL STABILIZATION OF EXPOSED SOILS.
 - d. IF EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHOULD BE MADE AND AREAS RESEEDED, WITH OTHER TEMPORARY MEASURES USED TO PROVIDE EROSION PROTECTION DURING THE PERIOD OF VEGETATION ESTABLISHMENT.
 - e. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION.

E. STORM DRAIN INLET PROTECTION

- 1. SPECIFICATIONS
 - a. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE BARRIER SHOULD BE LESS THAN ONE ACRE.
 - b. ANY RESULTANT PONDING OF STORMWATER MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.
- 2. INSTALLATION
 - a. INSTALL INLET PROTECTION AS SOON AS STORM DRAIN INLETS ARE INSTALLED AND BEFORE LAND-DISTURBANCE ACTIVITIES BEGIN IN AREAS WITH EXISTING STORM DRAIN SYSTEMS.
 - b. PROTECT ALL INLETS THAT COULD RECEIVE STORMWATER FROM YOUR CONSTRUCTION PROJECT.
 - c. USE IN CONJUNCTION WITH OTHER EROSION PREVENTION AND SEDIMENT CONTROL BMP'S.
 - d. DESIGN YOUR INLET PROTECTION TO HANDLE THE VOLUME OF WATER FROM THE AREA BEING DRAINED. ENSURE THAT THE DESIGN IS SIZED APPROPRIATELY.
- 3. MAINTENANCE
 - a. INSPECT INLETS BARRIERS FREQUENTLY, BEFORE AND AFTER EACH RAINFALL EVENT AND REPAIR WHEN NECESSARY.
 - b. SEDIMENT SHOULD BE REMOVED AND THE STORM DRAIN SEDIMENT BARRIER RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE BARRIER.
 - c. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - d. SWEEP STREETS, SIDEWALKS, AND OTHER PAVED AREAS REGULARLY.
 - e. ALL CATCH BASINS AND STORM DRAIN INLETS MUST BE CLEANED AT THE END OF CONSTRUCTION AND AFTER THE SITE HAS BEEN FULLY STABILIZED

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES THE SILT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.

WASTE DISPOSAL

- a. WASTE MATERIALS
 - i) ALL SITE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
- b. HAZARDOUS WASTE
 - i) ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
- c. SANITARY WASTE
 - i) ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES

THE PROJECT PROPONENT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER FACILITIES DURING CONSTRUCTION AND THE PROPERTY OWNER IS RESPONSIBLE AFTER CONSTRUCTION IS COMPLETE.

CATCH BASINS & STORMWATER TREATMENT STRUCTURES

- 1. CATCH BASINS & STORMWATER TREATMENT STRUCTURES SHOULD BE INSPECTED ON A MONTHLY BASIS AND/OR AFTER A MAJOR RAINFALL EVENT TO ASSURE THAT DEBRIS OR SEDIMENTS DO NOT REDUCE THE EFFECTIVENESS OF THE SYSTEM.

SPILL PREVENTION

A. MATERIAL MANAGEMENT PRACTICES

- 1. THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL SANITARY EXPOSURE OF MATERIALS AND SUBSTANCE DURING CONSTRUCTION TO STORMWATER RUNOFF:
 - a. GOOD HOUSEKEEPING: THE FOLLOWING GOOD HOUSEKEEPING PRACTICES THAT WILL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:
 - i) AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.
 - ii) ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
 - iii) MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
 - iv) THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
 - v) SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
 - vi) WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
 - b. HAZARDOUS PRODUCTS:
 - i) THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
 - 1) PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
 - 2) ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
 - 3) SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

B. PRODUCT SPECIFICATION PRACTICES

- 1. PETROLEUM PRODUCTS
 - a. ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- 2. FERTILIZERS:
 - a. FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
- 3. PAINTS:
 - a. ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
- 4. CONCRETE TRUCKS:
 - a. CONCRETE TRUCKS WILL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA ON SITE.

C. SPILL CONTROL PRACTICES

- 1. IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
 - a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
 - b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SANDUST, AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
 - c. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
 - d. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
 - e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OF LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
 - f. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT OCCURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.
 - g. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

THE PROJECT PROPONENT IS REQUIRED TO MANAGE CONSTRUCTION TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO CONTROLLING INVASIVE SPECIES AND CONTROLLING FUGITIVE DUST IN ACCORDANCE WITH ENV-A 1002.

AGR 3800 PROHIBITED INVASIVE PLANT SPECIES RULES

THE RULE, AGR 3800, STATES: NO PERSON SHALL COLLECT, TRANSPORT, IMPORT, EXPORT, MOVE, BUY, SELL, DISTRIBUTE, PROPAGATE OR TRANSPLANT ANY LIVING AND VIABLE PORTION OF ANY PLANT SPECIES, WHICH INCLUDED ALL OF THEIR CULTIVARS AND VARIETIES, LISTED IN TABLE 3800.1, NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST. A COMPLETE COPY OF THE RULES CAN BE ACCESSED ON THE INTERNET AT HTTP://AGRICULTURE.NH.GOV/TOPICS/PLANTS_INSECTS.HTM.

ENV-A 1002 FUGITIVE DUST PRECAUTIONS TO PREVENT, ABATE, AND CONTROL FUGITIVE DUST

- a. ANY PERSON ENGAGED IN ANY ACTIVITY WITHIN THE STATE EMITS FUGITIVE DUST, OTHER THAN THOSE LISTED IN ENV-A 1002.02 (b), SHALL TAKE PRECAUTIONS THROUGHOUT THE DURATION OF THE ACTIVITY IN ORDER TO PREVENT, ABATE, AND CONTROL THE EMISSION OF FUGITIVE DUST.
 - i) THE USE OF WATER OR HYDROPHILIC MATERIAL ON OPERATIONS OR SURFACES, OR BOTH;
 - ii) THE APPLICATION OF ASPHALT, WATER, OR HYDROPHILIC MATERIAL, OR TARPS OR OTHER SUCH COVERS TO MATERIAL STOCKPILES;
 - iii) THE USE OF HOODS, FANS, FABRIC FILTERS, OR OTHER DEVICES TO ENCLOSE AND VENT AREAS WHERE MATERIALS PRONE TO PRODUCING FUGITIVE DUST ARE HANDLED;
 - iv) THE USE OF CONTAINMENT METHODS FOR SANDBLASTING OR SIMILAR OPERATIONS; AND
 - v) THE USE OF VACUUMS OR OTHER SUCTION DEVICES TO COLLECT AIRBORNE PARTICULATE MATTER.

WINTER CONSTRUCTION NOTES

- 1. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1. AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE. SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT.
- 2. ALL DITCHES & SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS.
- 3. AFTER OCTOBER 15TH, INCOMPLETE ROAD AND PARKING SURFACES 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.

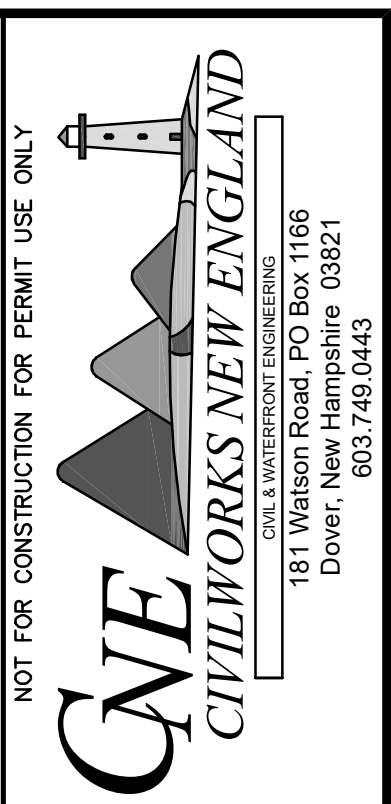
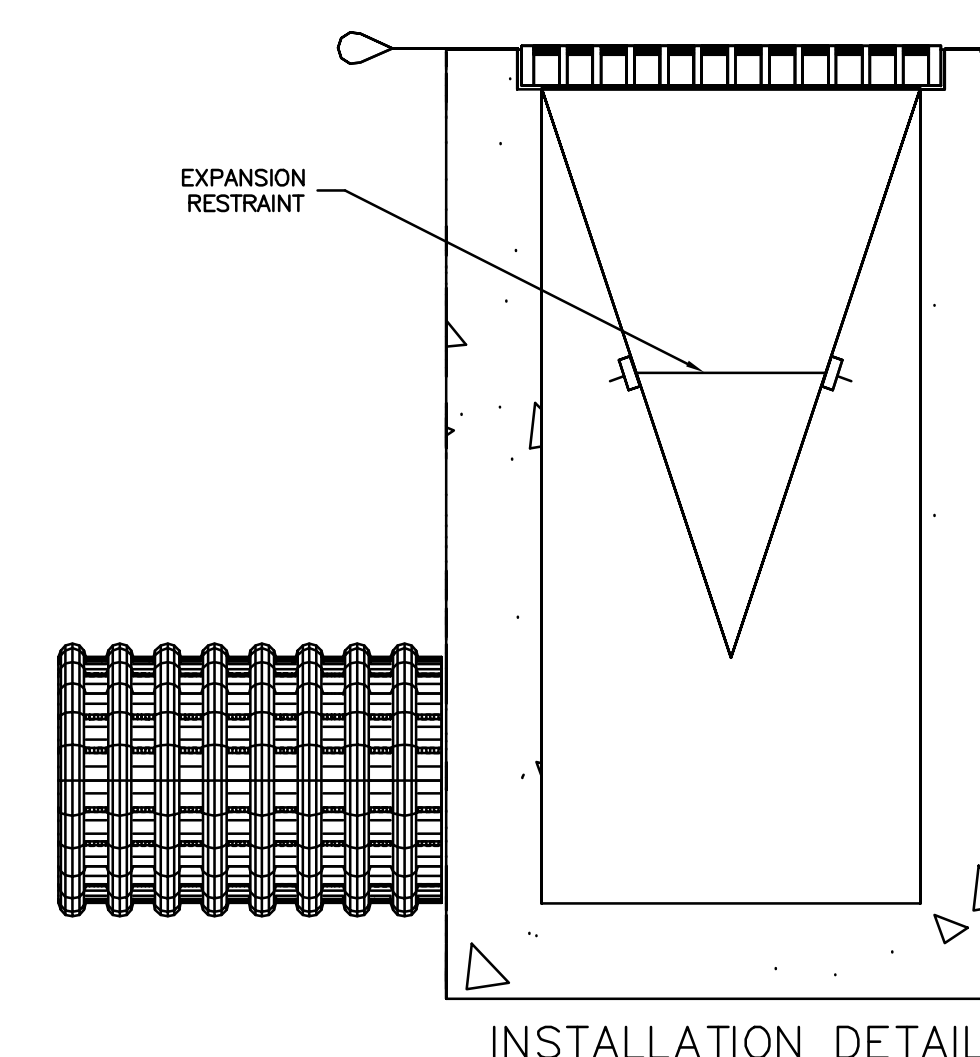


Table with columns: DATE, SCALE, DRAWN BY, DESIGN BY, APPROVED BY, PROJECT NO., FILE, REVISION, APPD, DATE

STEPHEN MATEUX & CHRISTINE MATEUX
64 BRIDGE STREET
PORTSMOUTH, NH

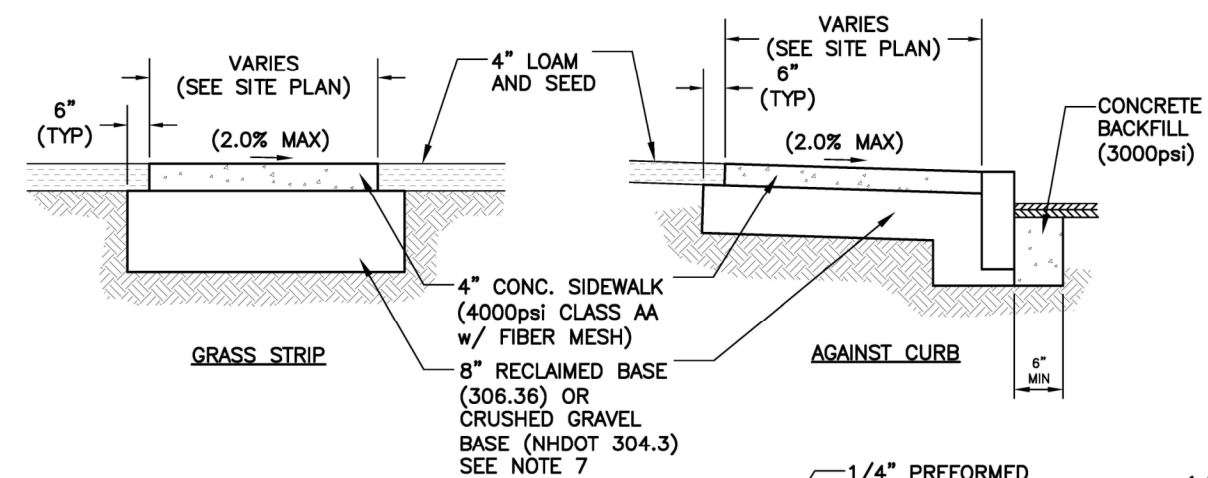
EROSION CONTROL NOTES
64 BRIDGE STREET
PORTSMOUTH, NH



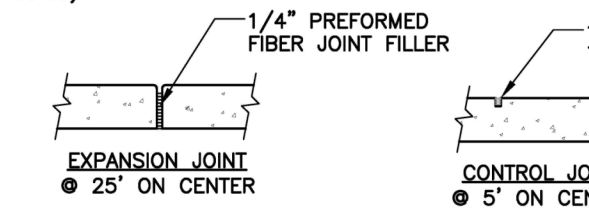
SILTSACK® SPECIFICATIONS
REGULAR FLOW SILTSACK® (FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)
HI-FLOW SILTSACK® (FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)
OIL-ABSORBANT SILTSACK® (FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)

DETAIL OF INLET SEDIMENT CONTROL DEVICE

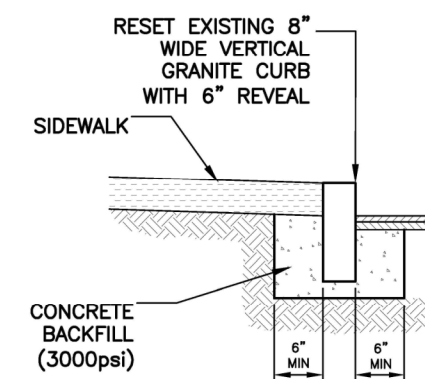
N.T.S.



- NOTES:**
- MEDIUM BROOM FINISH.
 - 6x6-W2.9xW2.9 W.W.F. TO BE USED AT ALL ACCESSIBLE RAMPS.
 - JOINTS SHALL BE HAND TOOLED W/ 1/8\"/>



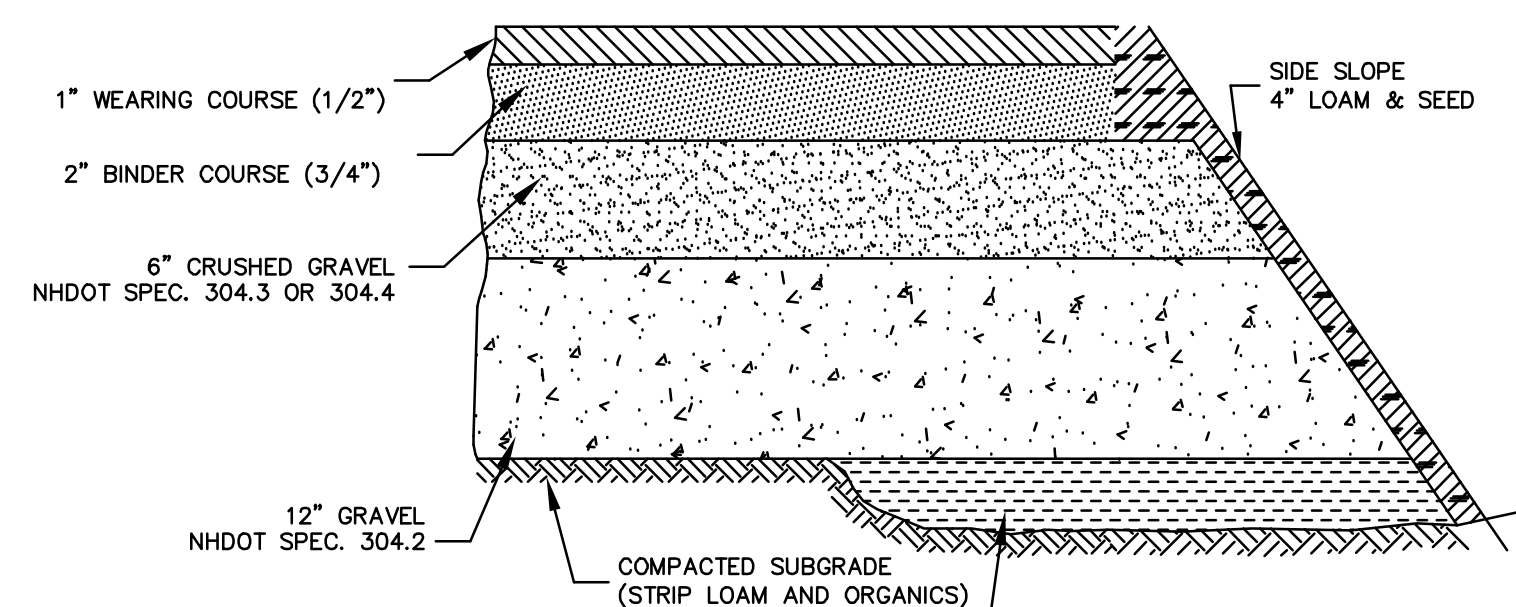
CONCRETE SIDEWALK
SCALE: N.T.S.



- NOTES:**
- CURB TO BE SET TO LINE AND GRADE SPECIFIED.
 - ALL RADI 20 FEET AND SMALLER SHALL USE CURVED SECTIONS.
 - CURB AT FLUSH SECTION OF SIDEWALK SHALL BE SET TO 1.5% (2.0% MAX.) SLOPE. CURB AT RAMPS SHALL BE SET TO 8.0% (8.3% MAX.). IT IS THE CURB CONTRACTORS RESPONSIBILITY TO VERIFY SLOPES WITH A SMART LEVEL.

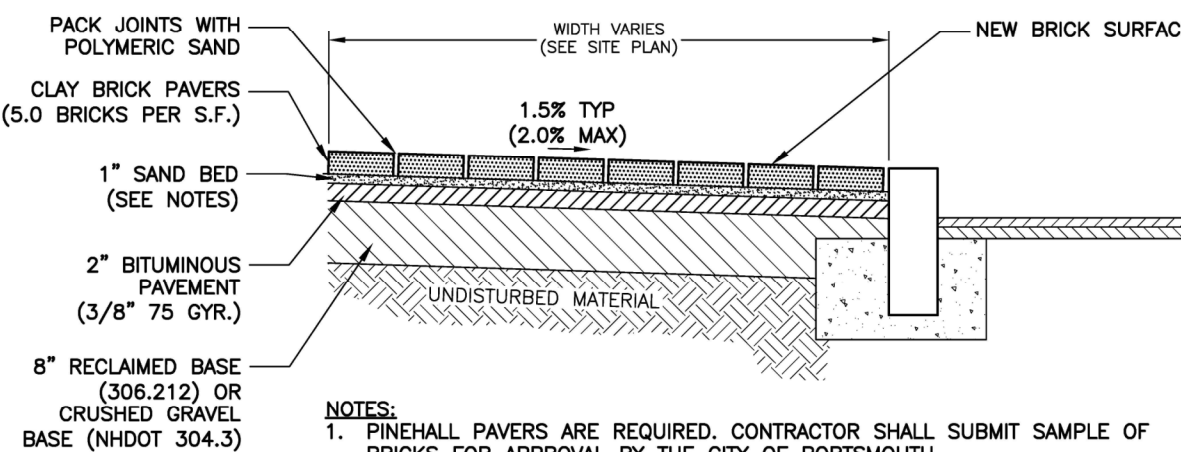
VERTICAL GRANITE CURB
SCALE: N.T.S.

RADIUS	MAX. LENGTH	USE CURVED CURB
<20'	3'	
21'-25'	4'	
26'-30'	5'	
31'-35'	6'	
36'-40'	7'	
41'-50'	8'	
51'-56'	9'	
56'-60'	10'	



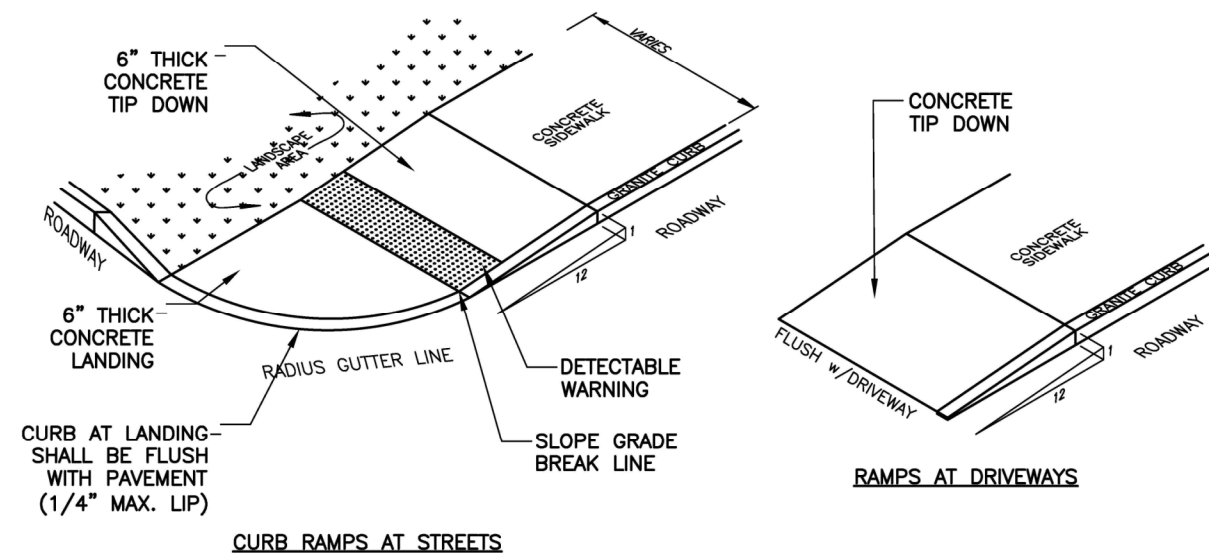
- NOTE:**
- SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
 - SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
 - GEOTEXTILE FABRIC MAYBE REQUIRED UNDER THE ROADWAY AND /OR THE PARKING AREAS AS REQUIRED BY THE ENGINEER BASED UPON SITE CONDITIONS.

TYPICAL PAVEMENT SECTION
N.T.S.

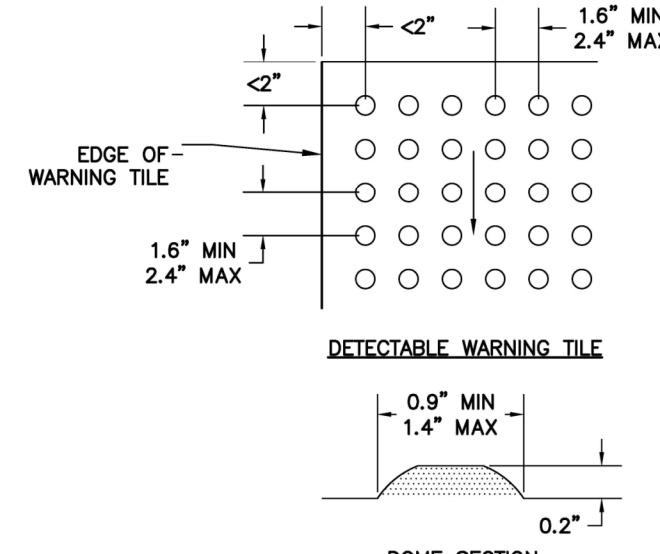


BRICK SIDEWALK
SCALE: N.T.S.

- NOTES:**
- PINEHALL PAVERS ARE REQUIRED. CONTRACTOR SHALL SUBMIT SAMPLE OF BRICKS FOR APPROVAL BY THE CITY OF PORTSMOUTH.
 - IN AREAS WHERE BRICK DOES NOT ADJUT CURBING, EDGING SHALL BE INSTALLED TO HOLD BRICKS IN PLACE.
 - SAND BEDDING: 3 PARTS SAND MIX AND 1 PART PORTLAND CEMENT.



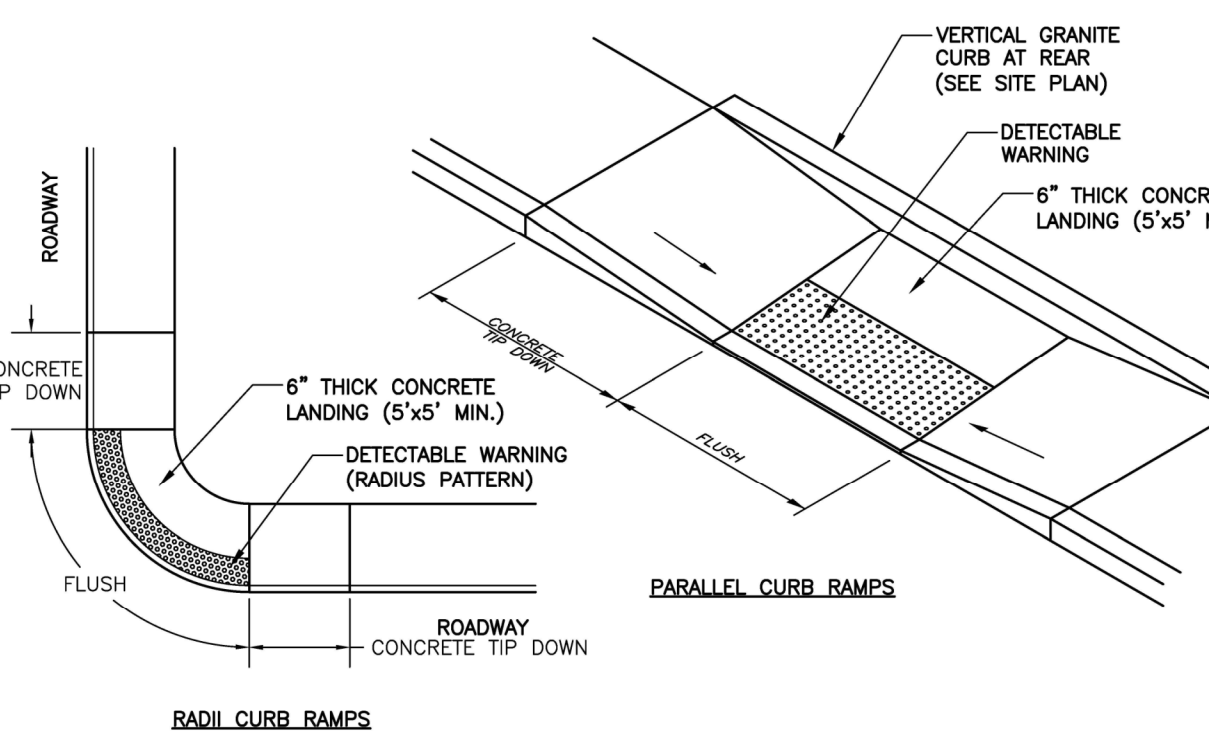
CURB RAMPS AT STREETS



RAMP AT DRIVEWAYS

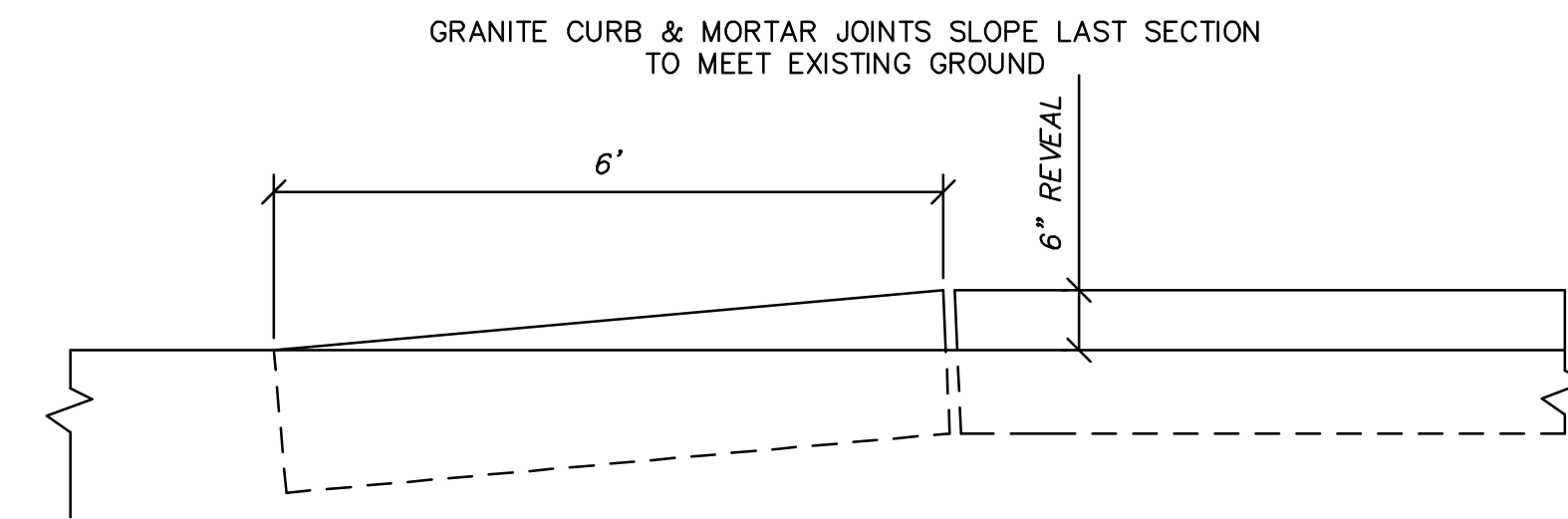
DOMES SECTION

- NOTES:**
- ALL CURB RAMPS AND SIDEWALKS SHALL COMPLY WITH ADA (AMERICANS WITH DISABILITIES ACT).
 - TIP DOWNS SHALL HAVE A RUNNING SLOPE OF 7.5% (8.3% MAX.) AND CROSS SLOPE OF 1.5% (2.0% MAX.).
 - THERE SHALL BE NO CHANGE IN ELEVATION (LIP) OR GAPS IN THE SIDEWALK RAMPS GREATER THAN 1/4\"/>



CURB RAMP DETAILS
SCALE: N.T.S.

RADI CURB RAMPS

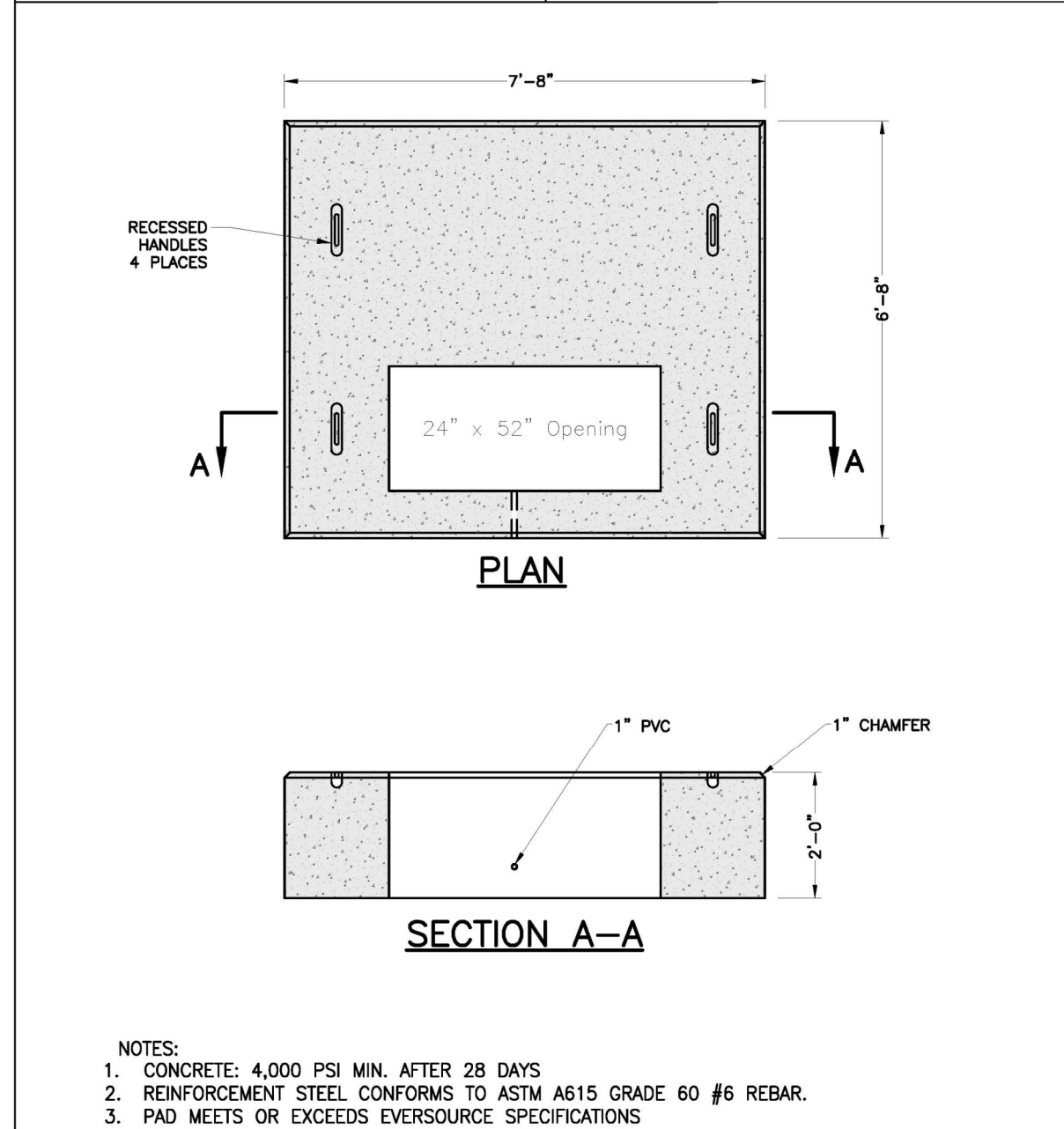


"TIP-DOWN" CURB DETAIL
N.T.S.

SIMILAR TREATMENT BOTH SIDES OF OPENING

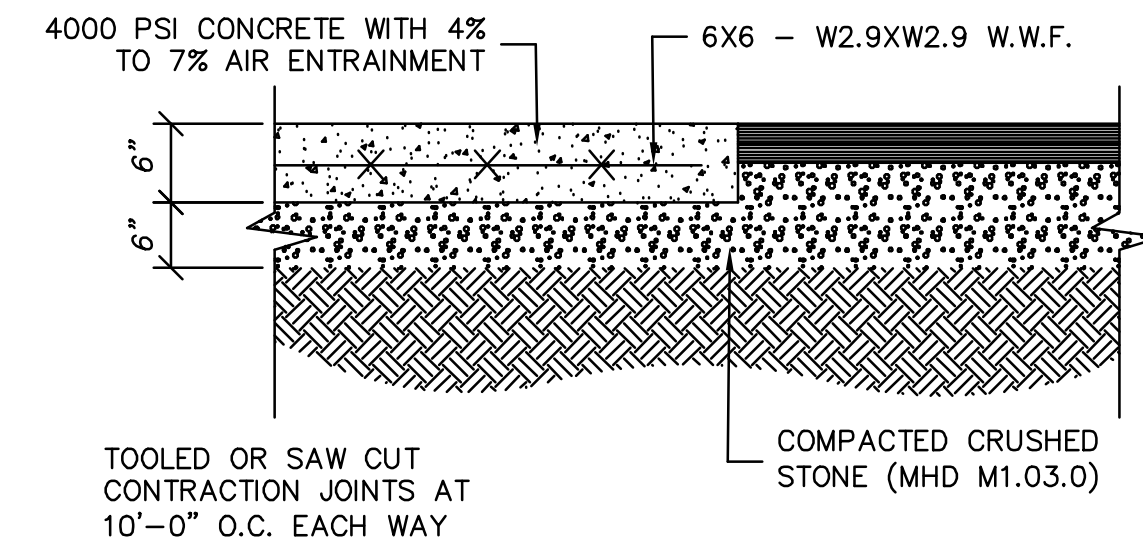
SHEA New England's Premier Precast Concrete Products
600-696-7432 (SHEA)
www.sheaprecast.com

EVERSOURCE-NH 53-111 3-PHASE TRANSFORMER PAD 75-500 KVA

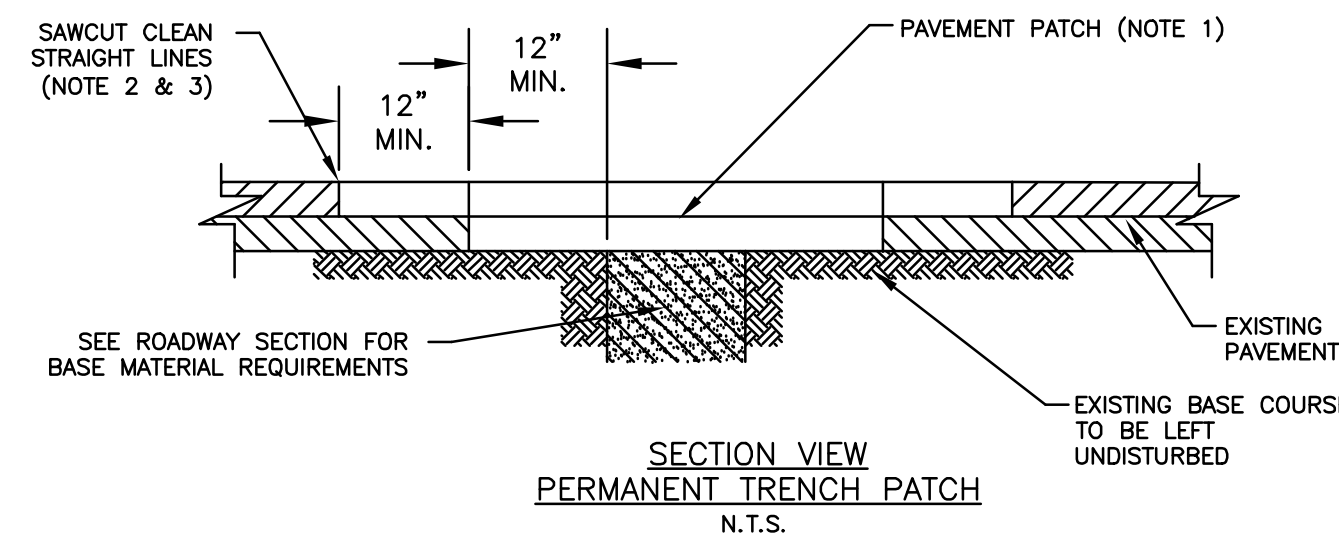


- NOTES:**
- CONCRETE: 4,000 PSI MIN. AFTER 28 DAYS
 - REINFORCEMENT STEEL CONFORMS TO ASTM A615 GRADE 60 #6 REBAR.
 - PAD MEETS OR EXCEEDS EVERSOURCE SPECIFICATIONS

PROJECT ID: 53-111	FILE NAME: ES-NH TP 53-111
WEIGHT (LBS): 12,600#	DATE: 03/21/2018
DESIGNER: NMB	PAGE: III.C.3



CONCRETE PAD DETAIL
N.T.S.



SECTION VIEW PERMANENT TRENCH PATCH
N.T.S.

- NOTES (PERMANENT):**
- PERMANENT PAVEMENT PATCH SHALL BE 3/4\"/>

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

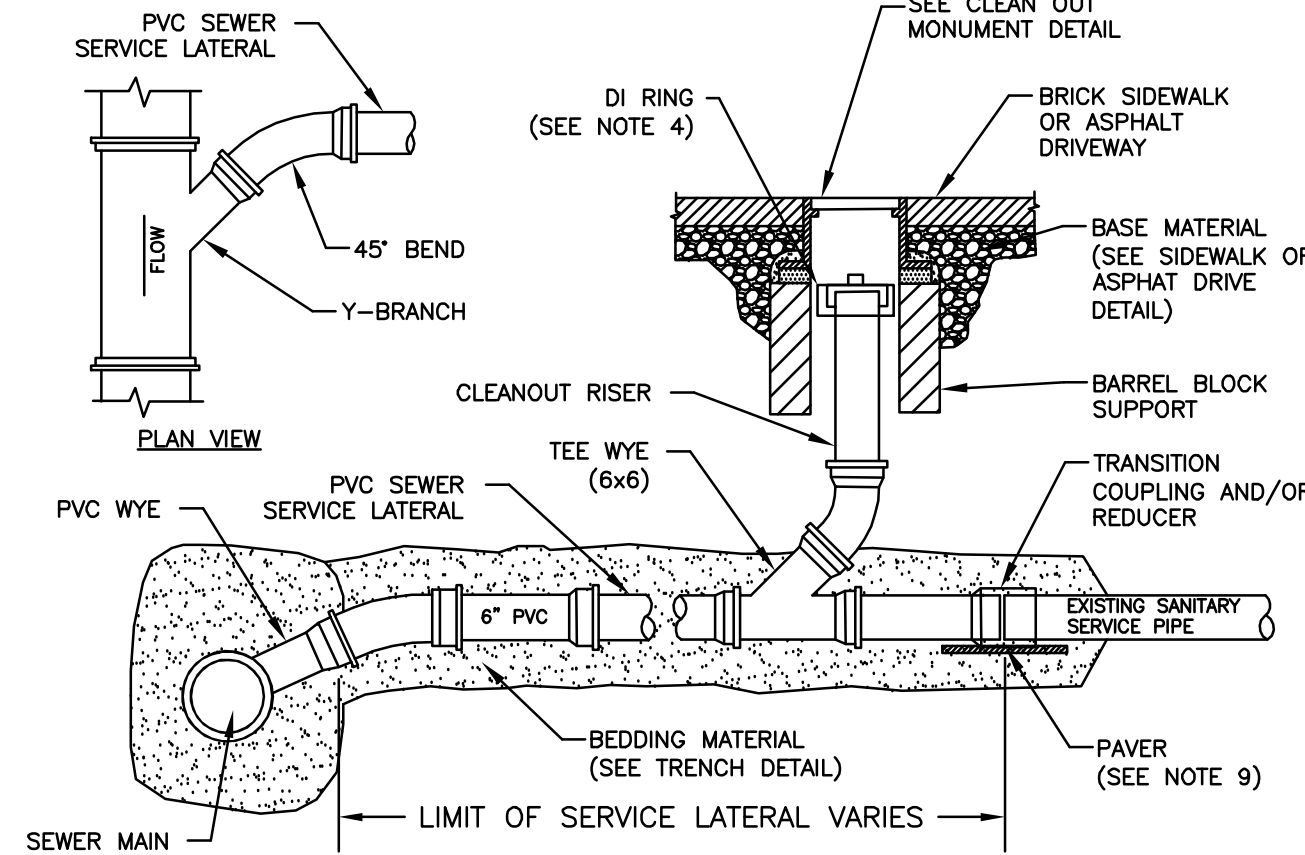
GNE CIVILWORKS NEW ENGLAND
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE

DATE: XX	SCALE: XX	DRAWN BY: XX	DESIGN BY: XX	APPROVED BY: XX	PROJECT NO: 25086	FILE: XX
----------	-----------	--------------	---------------	-----------------	-------------------	----------

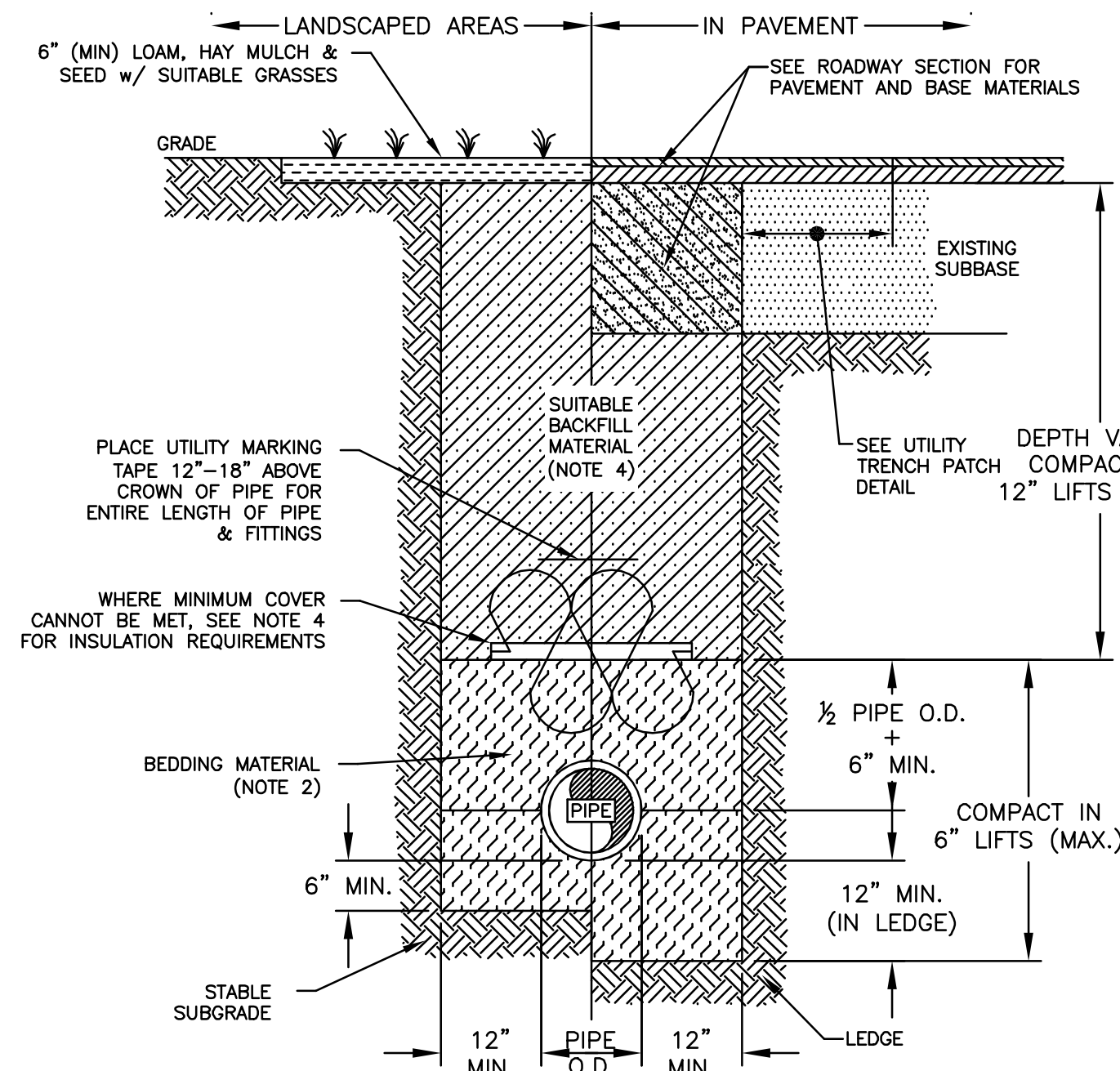
DETAILS

STEPHEN MATEUX & CHRISTINE MATEUX
64 BRIDGE STREET
PORTSMOUTH, NH



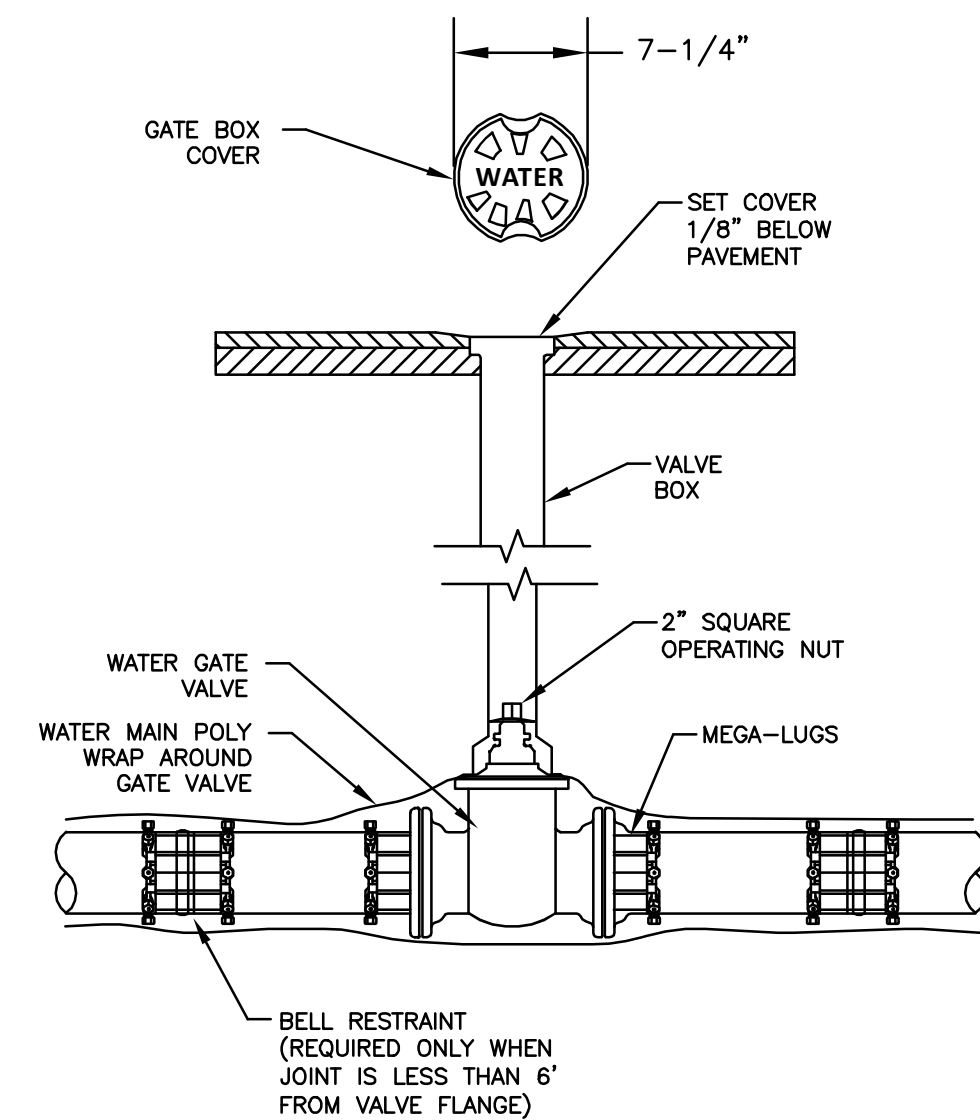
SEWER SERVICE CONNECTION
N.T.S.

- NOTES:
- SEWER SERVICE LATERAL SHALL SLOPE AT A MINIMUM OF 1/4" PER FOOT.
 - WARNING TAPE SHALL BE PLACED 12" ABOVE SERVICE LATERAL.
 - 10" DIA. CAST IRON MONUMENT BOX SHALL BE INSTALLED WHEN CLEANOUT IS AT PAVED (ASPHALT, CONCRETE OR BRICK) SURFACE.
 - WHEN CLEANOUT IS PLACED IN LAWN AREA, IT SHALL BE CAPPED 6" BELOW GRADE. A 6" LENGTH OF 8" DIA. DI PIPE SHALL BE PLACED AROUND CLEANOUT WHEN CLEANOUT IS BURIED AND NO DI COVER USED.
 - COVER / BARREL BLOCK TRANSITION SHALL BE PARGED AND SEALED WITH MORTAR.
 - CLEANOUT TO BE USED TO PLUG & TEST ALL NEW LATERALS.
 - EXISTING SEWER LATERALS AT AREAS WHERE NO NEW SEWER MAIN IS TO BE INSTALLED THAT IS DAMAGED DUE TO OTHER PIPE INSTALLATION SHALL BE REPAIRED AT NO ADDITIONAL COST.
 - PVC TO PVC REPAIRS SHALL BE DONE WITH PVC GASKETED REPAIR COUPLINGS. COUPLINGS TO TRANSITION FROM ANY OTHER TYPE OF PIPE MATERIAL TO PVC MUST BE A MAXADAPTOR (BY GRIPPER GASKET, OR APPROVED EQUAL).
 - RUBBER BOOT CONNECTIONS (FERNO) ONLY ALLOWED WHEN APPROVED BY CITY DPW. RUBBER BOOT CONNECTIONS REQUIRE A 16x8x2 SOLID PAVER BLOCK PLACED UNDER THE BOOT, CENTERED ON THE JOINT.



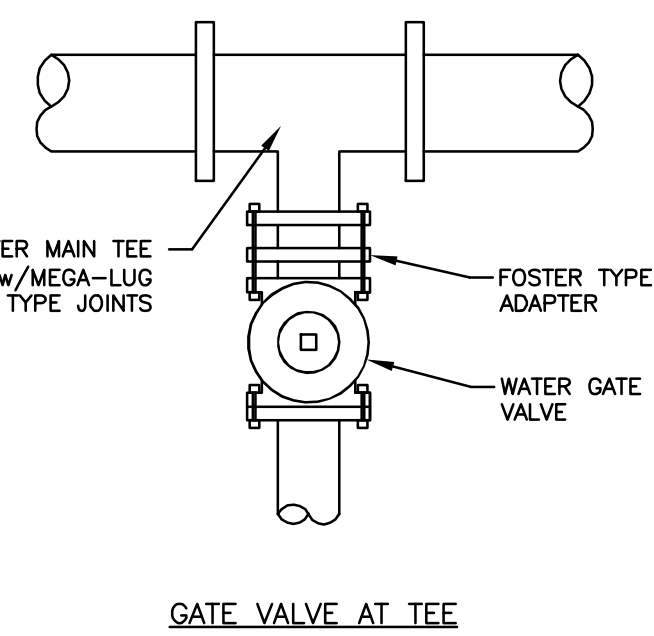
GENERAL UTILITY TRENCH
N.T.S.

- NOTES:
- PIPE AND FITTING MATERIALS (UNLESS OTHERWISE INDICATED ON THE PLANS):
WATER - CLASS 52 DUCTILE IRON
SEWER - PVC SDR35
DRAIN - HIGH DENSITY POLYETHYLENE (HDPE)
 - BEDDING MATERIAL (FULL WIDTH OF TRENCH):
WATER - SAND (MHDOT 304.1)
SEWER - 3/4" WASHED CRUSHED STONE
DRAIN - 3/4" WASHED CRUSHED STONE
 - SAND SHALL NOT BE DIRECTLY PLACED ON CRUSHED STONE. IN THE EVENT FINELY GRADED BACKFILL OR SAND IS USED ABOVE STONE, GEOTEXTILE FABRIC SHALL BE PLACED TO SEPARATE.
 - SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, MUCK, PEAT OR CLAY, EXCAVATED LEDGE MATERIAL, AND ANY OTHER ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIALS DEEMED TO BE UNACCEPTABLE BY THE ENGINEER.
 - DEPTH OF COVER SHALL BE:
WATER - 5' MIN. & 7' MAX. (<5' REQ. RIGID INS.)
SEWER - AS INDICATED ON PLANS (<6' REQ. RIGID INS.)
DRAIN - AS INDICATED ON PLANS
 - RIGID FOAM INSULATION SHALL BE PLACED ON TOP OF BEDDING MATERIAL. BEDDING MATERIAL SHALL BE MADE SMOOTH TO ALLOW FOAM BOARD TO SIT WITHOUT VOIDS BENEATH. FOAM SHALL BE INSTALLED THE FULL WIDTH OF THE TRENCH, NOT TO EXCEED 4' WIDE.
 - DUCTILE IRON WATER MAIN SHALL BE POLY WRAPPED AND HAVE THREE BRASS WEDGES (FOR CONTINUITY AND TRACING) AT ALL NON MECHANICAL CONNECTIONS.
 - ALL PIPES GREATER THAN 12" DIA. WITH STONE BEDDING, BEDDING SHALL BE WRAPPED IN GEOTEXTILE FABRIC. GEOTEXTILE FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL. FABRIC SHALL BE WRAPPED COMPLETELY AROUND STONE w/12" (MIN) OVERLAP AT SEAMS.

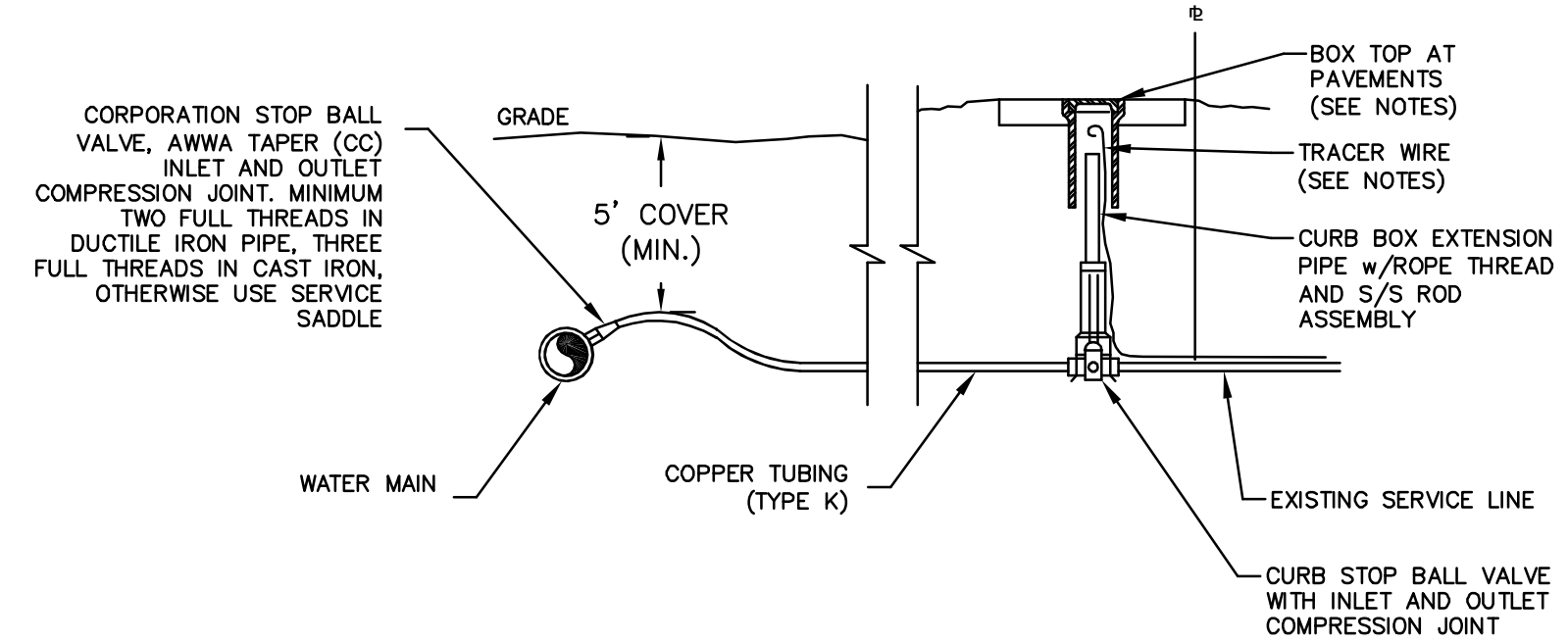


WATER GATE VALVE
N.T.S.

- NOTES:
- WATER GATE VALVES SHALL OPEN RIGHT (CITY OF PORTSMOUTH) AND OPEN LEFT (PEASE TRADEPORT).
 - VALVE BOXES SHALL BE HEAVY PATTERN CAST IRON, TWO PIECE, SLIP TYPE, 5-INCH DIAMETER SHAFT WITH EXTENSIONS PIECES TO ALLOW FOR SUFFICIENT COVER.
 - THE UPPER SECTION OF THE BOX SHALL BE TOP-FLANGE TYPE TO PREVENT SETTLEMENT.
 - THE LOWER SECTION OF THE BOX SHALL BE BELLED-TYPE TO ENCLOSE THE OPERATING NUT OF THE VALVE.
 - THE COVER SHALL BE CAST IRON WITH THE WORD "WATER" PLAINLY CAST.
 - WHEN A PROJECT REQUIRES GATE BOX TOP TO TEMPORARILY BE SET TO BINDER DEPTH, THEN RAISED TO FINAL GRADE, RISER RINGS ARE NOT PERMITTED. CONTRACTOR SHALL RAISE THE ENTIRE TOP SECTION OF THE VALVE BOX TO FINAL GRADE. ASPHALT MATCHING THE THICKNESS OF THE BINDER SHALL BE PLACED AND COMPACTED BENEATH THE GATE BOX TOP FLANGE.
 - WHEN RISER RINGS ARE THE ONLY OPTION, ONLY FLANGED RISERS WILL BE PERMITTED.
 - WHEN FOSTER ADAPTOR CONNECTION IS NOT POSSIBLE, VALVES SHALL BE ANCHORED BACK TO MECHANICAL JOINTS WITH THREADED RODS.

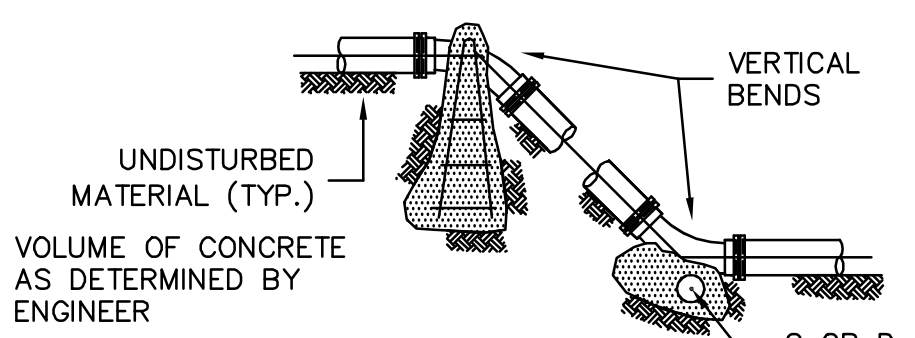


GATE VALVE AT TEE



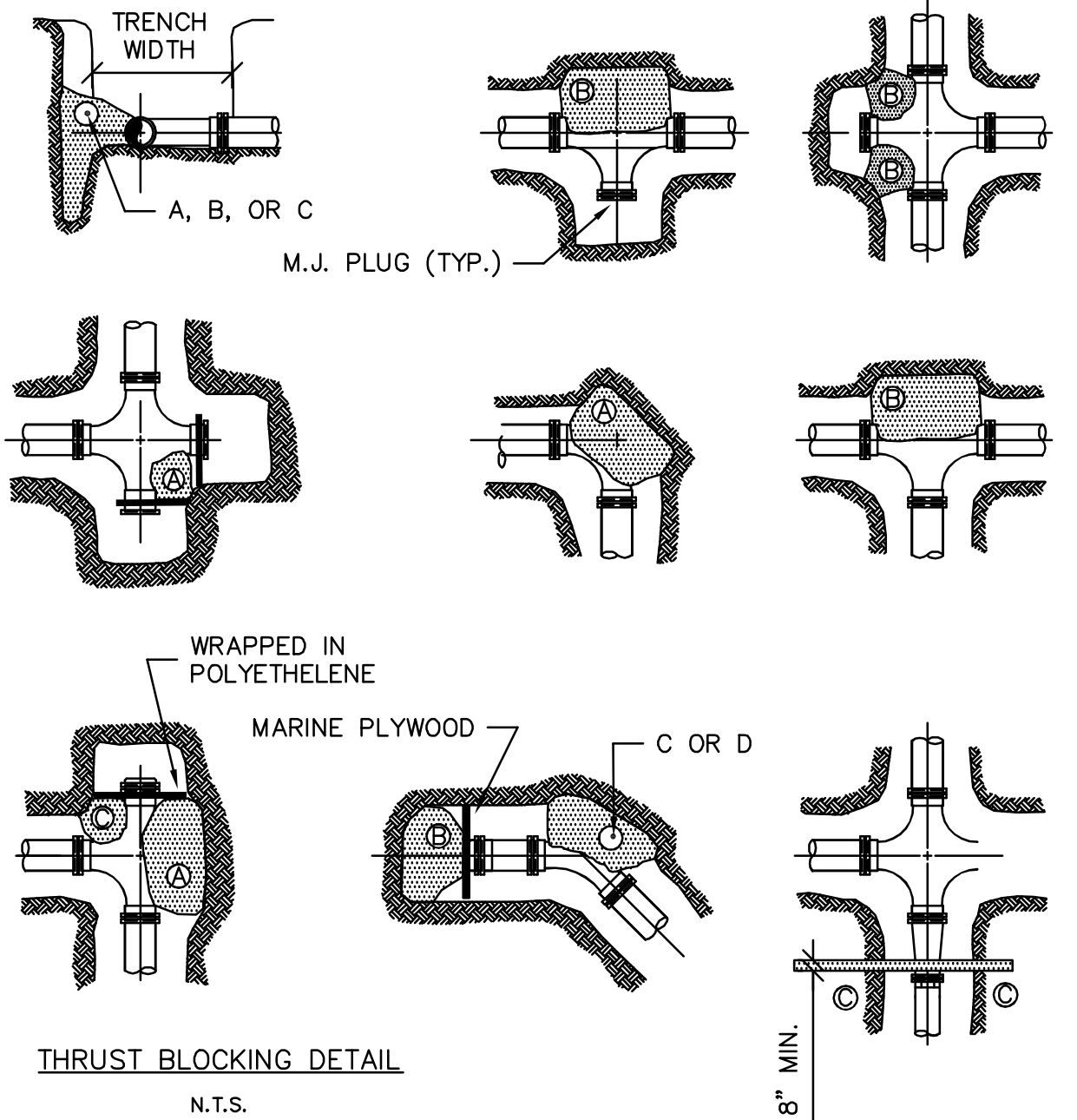
- NOTES:
- SERVICE SIZE SHALL BE EQUAL TO EXISTING, OR 1" MINIMUM, WHICHEVER IS LARGER.
 - PROVIDE NEW LINE USING CONTINUOUS LENGTHS OF COPPER. NO COUPLING ALLOWED IN ROADWAY WITHOUT APPROVAL OF ENGINEER.
 - TAP ORIENTATION TO BE MADE AT APPROXIMATELY 2:00 AND 10:00.
 - PROVIDE FOR SERVICE LINE CONTRACTION AND EXPANSION BY INSTALLING "S" IN SERVICE LINE NEAR MAIN.
 - 2" RIGID FOAM INSULATION REQUIRED OVER SECTIONS OF SERVICE PIPES WITH LESS THAN 4" OF COVER.
 - REMOVE EXISTING CURB STOP AND REPLACE.
 - CONNECT CURB STOP TO EXISTING SERVICE LINE AT PROPERTY LINE, BACK SIDE OF SIDEWALK, OR AT LOCATION APPROVED BY THE ENGINEER AFTER PRESSURE TESTING AND DISINFECTION.
 - SERVICE CONNECTIONS OF 1-1/4" AND LARGER SHALL USE A SERVICES SADDLE.
 - CONTRACTOR SHALL COORDINATE SERVICE INSTALLATIONS WITH HOMEOWNERS TO ALLOW ADEQUATE ADVANCED NOTICE OF WATER SERVICE INTERRUPTIONS.
 - CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS IMMEDIATELY IN THE EVENT GALVANIZED STEEL PIPE IS ENCOUNTERED.
 - CONTRACTOR SHALL TAKE PHOTOS OF THE CURB STOP CLEARLY IDENTIFYING THE PIPES THAT ARE GALVANIZED STEEL.
 - CURB BOX TOPS INSTALLATION SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
IN GRASS - STANDARD HAYES TOP
IN SIDEWALK AND DRIVEWAYS - OPERATING PIPE SHALL EXTEND TO APPROXIMATELY 2"-3" BELOW FINISHED GRADE AND COVERED WITH A PLASTIC CAP. A BUFFALO BOX TOP (24" DEPTH) SHALL BE PLACED OVER THE OPERATING PIPE AND BROUGHT TO FINISHED SIDEWALK GRADE.
IN ROADWAY - OPERATING PIPE SHALL EXTEND TO APPROXIMATELY 2"-3" BELOW FINISHED GRADE AND COVERED WITH A PLASTIC CAP. A GATE BOX TOP (24" DEPTH) SHALL BE PLACED OVER THE OPERATING PIPE AND BROUGHT TO FINISHED ROADWAY GRADE.
 - TRACER WIRE ON PRIVATE PROPERTY SIDE SHALL BE BROUGHT TO GRADE AND LEFT IN BOX WHEN PRIVATE SIDE IS PLASTIC. TRACER WIRE SHALL NOT BE PLACED IN THE OPERATING ROD PIPE.
 - ROD ASSEMBLY: OPERATING ROD AND COTTER PINS SHALL BE STAINLESS STEEL.

WATER SERVICE CONNECTION
N.T.S.



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

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



THRUST BLOCKING DETAIL
N.T.S.

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CNE
CIVILWORKS NEW ENGLAND
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

DATE: XXX
SCALE: XX
DRAWN BY: XX
DESIGN BY: XX
APPROVED BY: XX
PROJECT NO: 25086
FILE: XXX

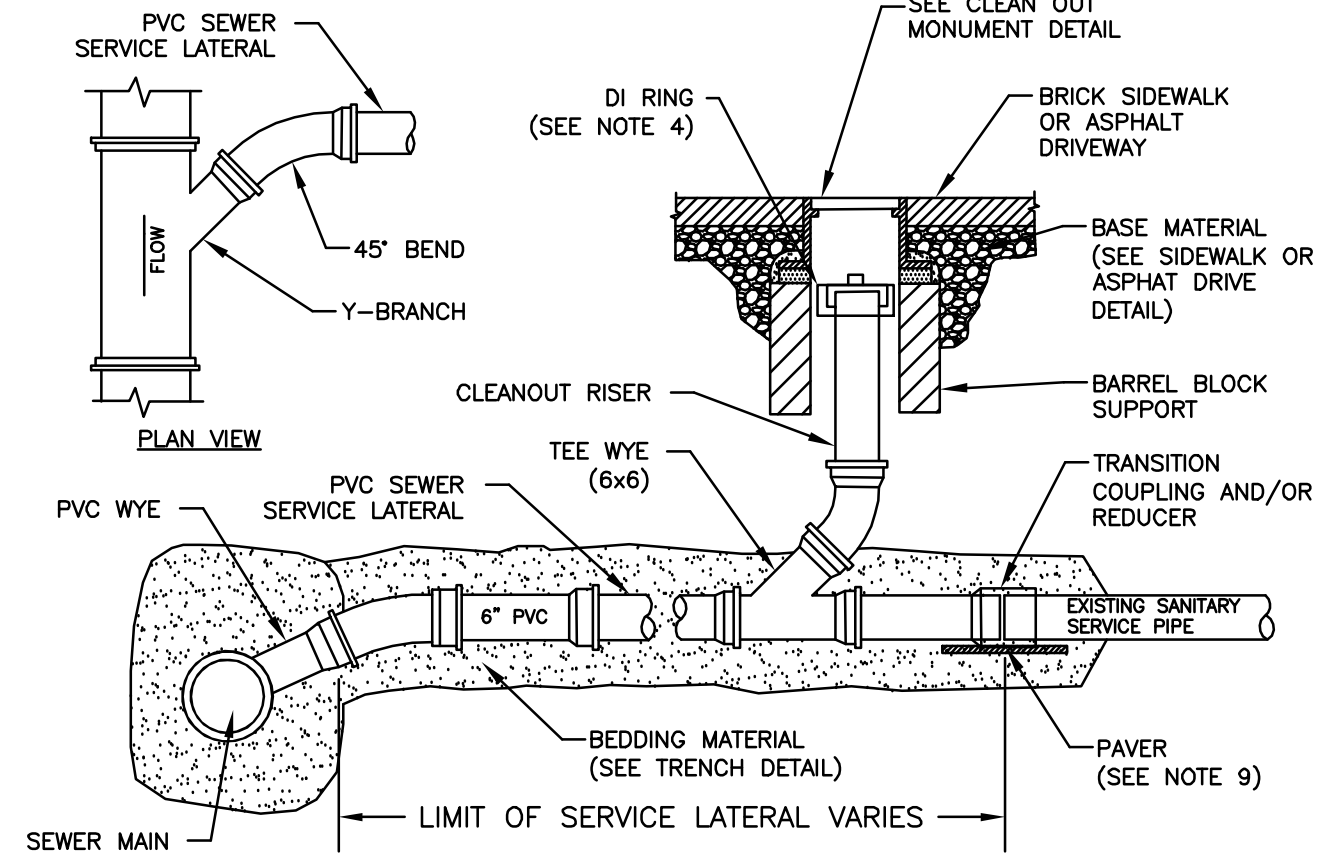
NO. REVISION APP'D DATE

CONCEPT-002

STEPHEN MATEUX &
CHRISTINE MAYEUX
64 BRIDGE STREET
PORTSMOUTH, NH

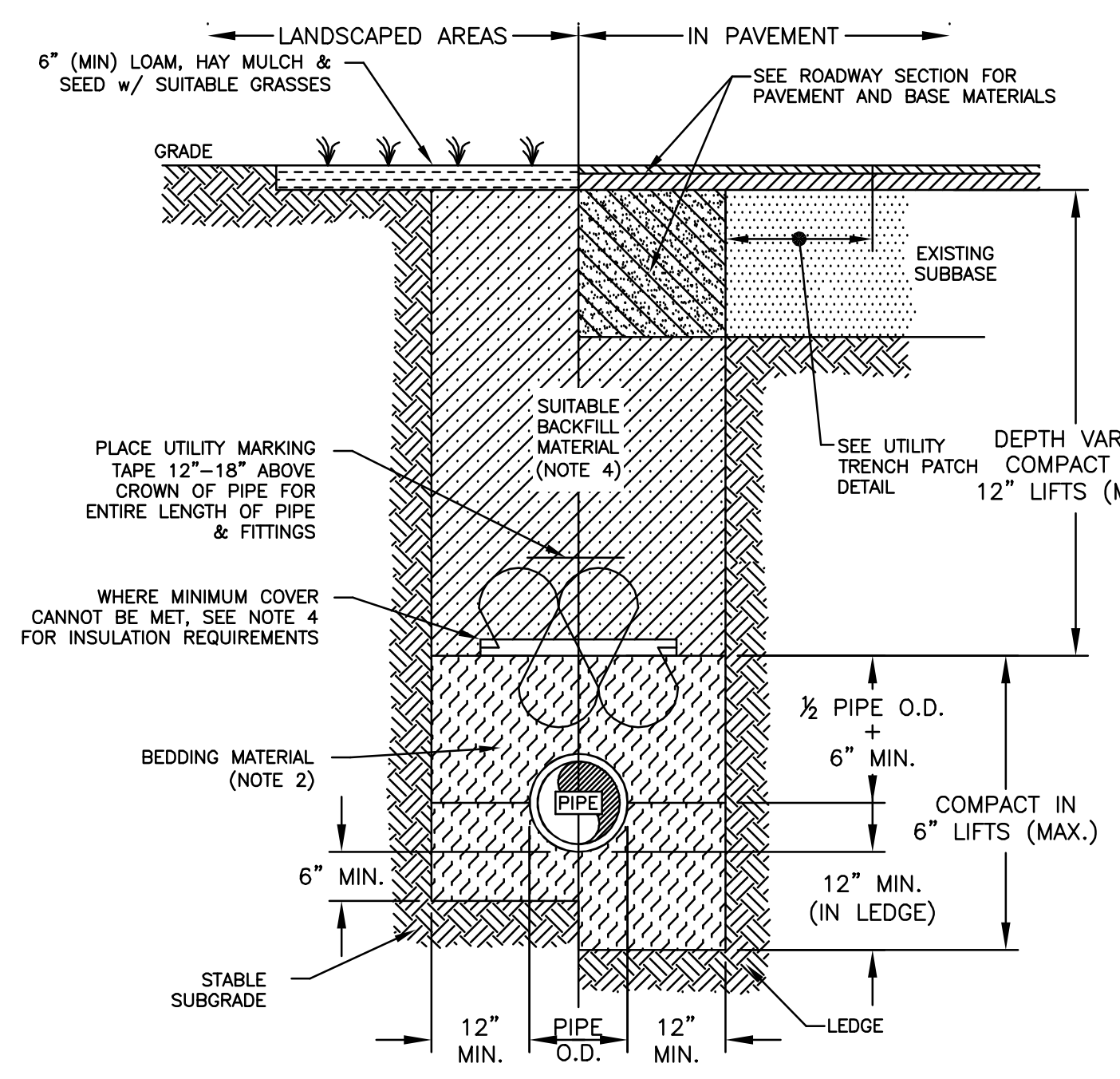
64 BRIDGE STREET
PORTSMOUTH, NH

8



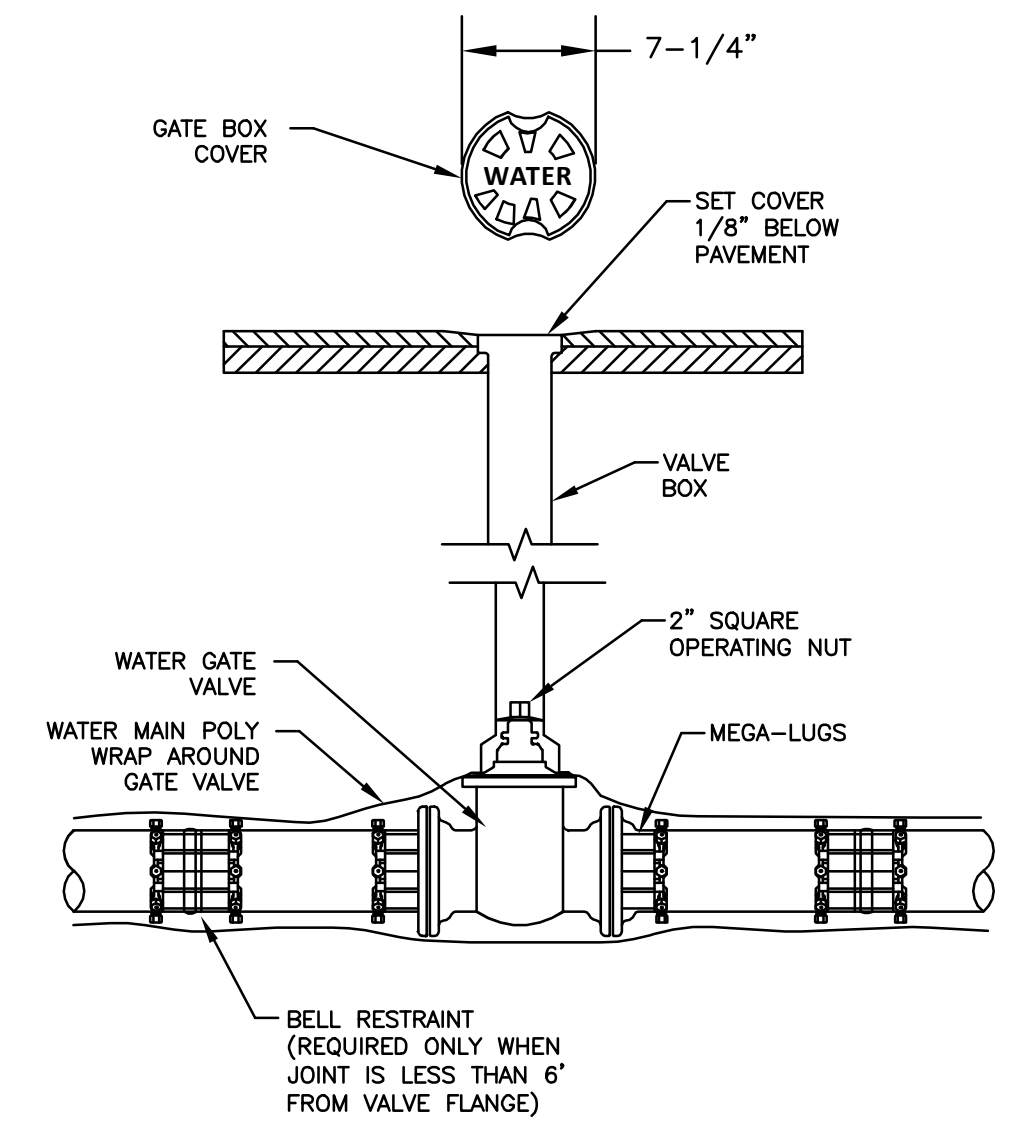
SEWER SERVICE CONNECTION
SCALE: N.T.S.

- NOTES:**
- SEWER SERVICE LATERAL SHALL SLOPE AT A MINIMUM OF 1/4" PER FOOT.
 - WARNING TAPE SHALL BE PLACED 12" ABOVE SERVICE LATERAL.
 - 10" DIA. CAST IRON MONUMENT BOX SHALL BE INSTALLED WHEN CLEANOUT IS AT PAVED (ASPHALT, CONCRETE OR BRICK) SURFACE.
 - WHEN CLEANOUT IS PLACED IN LAWN AREA, IT SHALL BE CAPPED 6" BELOW GRADE. A 6" LENGTH OF 8" DIA. DI PIPE SHALL BE PLACED AROUND CLEANOUT WHEN CLEANOUT IS BURIED AND NO DI COVER USED.
 - COVER / BARREL BLOCK TRANSITION SHALL BE PARGED AND SEALED WITH MORTAR.
 - CLEANOUT TO BE USED TO PLUG & TEST ALL NEW LATERALS.
 - EXISTING SEWER LATERALS AT AREAS WHERE NO NEW SEWER MAIN IS TO BE INSTALLED THAT IS DAMAGED DUE TO OTHER PIPE INSTALLATION SHALL BE REPAIRED AT NO ADDITIONAL COST.
 - PVC TO PVC REPAIRS SHALL BE DONE WITH PVC GASKETED REPAIR COUPLINGS. COUPLINGS TO TRANSITION FROM ANY OTHER TYPE OF PIPE MATERIAL TO PVC MUST BE A MAXADAPTOR (BY GRIPPER GASKET, OR APPROVED EQUAL).
 - RUBBER BOOT CONNECTIONS (FERNCO) ONLY ALLOWED WHEN APPROVED BY CITY DPW. RUBBER BOOT CONNECTIONS REQUIRE A 16x8x2 SOLID PAVER BLOCK PLACED UNDER THE BOOT, CENTERED ON THE JOINT.



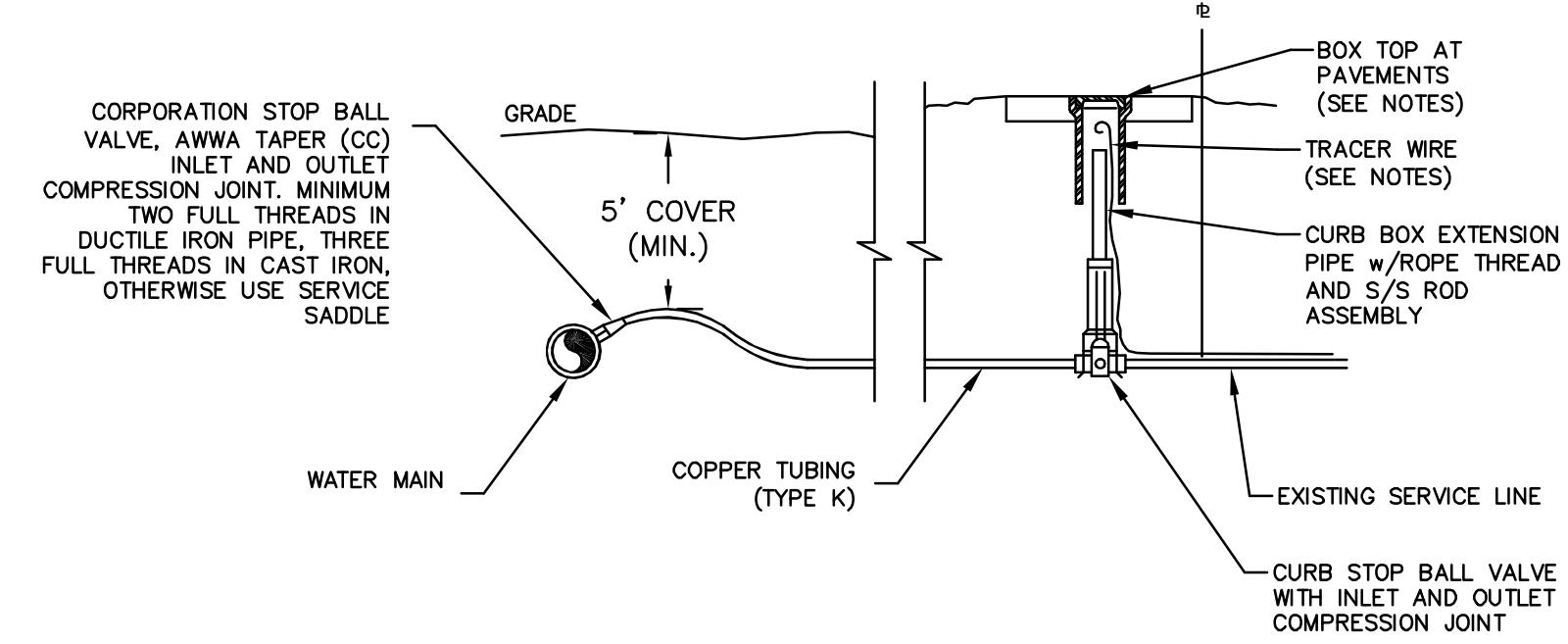
GENERAL UTILITY TRENCH
SCALE: N.T.S.

- NOTES:**
- PIPE AND FITTING MATERIALS (UNLESS OTHERWISE INDICATED ON THE PLANS):
WATER - CLASS 52 DUCTILE IRON
SEWER - PVC SDR35
DRAIN - HIGH DENSITY POLYETHYLENE (HDPE)
 - BEDDING MATERIAL (FULL WIDTH OF TRENCH):
WATER - SAND (MHDOT 304.1)
SEWER - 3/4" WASHED CRUSHED STONE
DRAIN - 3/4" WASHED CRUSHED STONE
 - SAND SHALL NOT BE DIRECTLY PLACED ON CRUSHED STONE. IN THE EVENT FINELY GRADED BACKFILL OR SAND IS USED ABOVE STONE, GEOTEXTILE FABRIC SHALL BE PLACED TO SEPARATE.
 - SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, MUCK, PEAT OR CLAY, EXCAVATED LEDGE MATERIAL, AND ANY OTHER ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIALS DEEMED TO BE UNACCEPTABLE BY THE ENGINEER.
DEPTH OF COVER SHALL BE:
WATER - 5' MIN. & 7' MAX. (<5' REQ. RIGID INS.)
SEWER - AS INDICATED ON PLANS (<6' REQ. RIGID INS.)
DRAIN - AS INDICATED ON PLANS
2" RIGID FOAM INSULATION SHALL BE PLACED ON TOP OF BEDDING MATERIAL. BEDDING MATERIAL SHALL BE MADE SMOOTH TO ALLOW FOAM BOARD TO SIT WITHOUT VOIDS BENEATH. FOAM SHALL BE INSTALLED THE FULL WIDTH OF THE TRENCH, NOT TO EXCEED 4' WIDE.
 - DUCTILE IRON WATER MAIN SHALL BE POLY WRAPPED AND HAVE THREE BRASS WEDGES (FOR CONTINUITY AND TRACING) AT ALL NON MECHANICAL CONNECTIONS.
 - ALL PIPES GREATER THAN 12" DIA. WITH STONE BEDDING, BEDDING SHALL BE WRAPPED IN GEOTEXTILE FABRIC. GEOTEXTILE FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL. FABRIC SHALL BE WRAPPED COMPLETELY AROUND STONE w/12" (MIN) OVERLAP AT SEAMS.



WATER GATE VALVE
SCALE: N.T.S.

- NOTES:**
- WATER GATE VALVES SHALL OPEN RIGHT (CITY OF PORTSMOUTH) AND OPEN LEFT (PEASE TRADEPORT).
 - VALVE BOXES SHALL BE HEAVY PATTERN CAST IRON, TWO PIECE, SLIP TYPE, 5-INCH DIAMETER SHAFT WITH EXTENSIONS PIECES TO ALLOW FOR SUFFICIENT COVER.
 - THE UPPER SECTION OF THE BOX SHALL BE TOP-FLANGE TYPE TO PREVENT SETTLEMENT.
 - THE LOWER SECTION OF THE BOX SHALL BE BELLED-TYPE TO ENCLOSE THE OPERATING NUT OF THE VALVE.
 - THE COVER SHALL BE CAST IRON WITH THE WORD "WATER" PLAINLY CAST.
 - WHEN A PROJECT REQUIRES GATE BOX TOP TO TEMPORARILY BE SET TO BINDER DEPTH, THEN RAISED TO FINAL GRADE, RISER RINGS ARE NOT PERMITTED. CONTRACTOR SHALL RAISE THE ENTIRE TOP SECTION OF THE VALVE BOX TO FINAL GRADE. ASPHALT MATCHING THE THICKNESS OF THE BINDER SHALL BE PLACED AND COMPACTED BENEATH THE GATE BOX TOP FLANGE.
 - WHEN RISER RINGS ARE THE ONLY OPTION, ONLY FLANGED RISERS WILL BE PERMITTED.
 - WHEN FOSTER ADAPTOR CONNECTION IS NOT POSSIBLE, VALVES SHALL BE ANCHORED BACK TO MECHANICAL JOINTS WITH THREADED RODS.



WATER SERVICE CONNECTION
SCALE: N.T.S.

- NOTES:**
- SERVICE SIZE SHALL BE EQUAL TO EXISTING, OR 1" MINIMUM, WHICHEVER IS LARGER.
 - PROVIDE NEW LINE USING CONTINUOUS LENGTHS OF COPPER. NO COUPLING ALLOWED IN ROADWAY WITHOUT APPROVAL OF ENGINEER.
 - TAP ORIENTATION TO BE MADE AT APPROXIMATELY 2:00 AND 10:00.
 - PROVIDE FOR SERVICE LINE CONTRACTION AND EXPANSION BY INSTALLING "S" IN SERVICE LINE NEAR MAIN.
 - 2" RIGID FOAM INSULATION REQUIRED OVER SECTIONS OF SERVICE PIPES WITH LESS THAN 4' OF COVER.
 - REMOVE EXISTING CURB STOP AND REPLACE.
 - CONNECT CURB STOP TO EXISTING SERVICE LINE AT PROPERTY LINE, BACK SIDE OF SIDEWALK, OR AT LOCATION APPROVED BY THE ENGINEER AFTER PRESSURE TESTING AND DISINFECTION.
 - SERVICE CONNECTIONS OF 1-1/4" AND LARGER SHALL USE A SERVICES SADDLE.
 - CONTRACTOR SHALL COORDINATE SERVICE INSTALLATIONS WITH HOMEOWNERS TO ALLOW ADEQUATE ADVANCED NOTICE OF WATER SERVICE INTERRUPTIONS.
 - CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS IMMEDIATELY IN THE EVENT GALVANIZED STEEL PIPE IS ENCOUNTERED. CONTRACTOR SHALL TAKE PHOTOS OF THE CURB STOP CLEARLY IDENTIFYING THE PIPES THAT ARE GALVANIZED STEEL.
 - CURB BOX TOPS INSTALLATION SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
IN GRASS - STANDARD HAYES TOP.
IN SIDEWALK AND DRIVEWAYS - OPERATING PIPE SHALL EXTEND TO APPROXIMATELY 2"-3" BELOW FINISHED GRADE AND COVERED WITH A PLASTIC CAP. A BUFFALO BOX TOP (24" DEPTH) SHALL BE PLACED OVER THE OPERATING PIPE AND BROUGHT TO FINISHED SIDEWALK GRADE.
IN ROADWAY - OPERATING PIPE SHALL EXTEND TO APPROXIMATELY 2"-3" BELOW FINISHED GRADE AND COVERED WITH A PLASTIC CAP. A GATE BOX TOP (24" DEPTH) SHALL BE PLACED OVER THE OPERATING PIPE AND BROUGHT TO FINISHED ROADWAY GRADE.
 - TRACER WIRE ON PRIVATE PROPERTY SIDE SHALL BE BROUGHT TO GRADE AND LEFT IN BOX WHEN PRIVATE SIDE IS PLASTIC. TRACER WIRE SHALL NOT BE PLACED IN THE OPERATING ROD PIPE.
 - ROD ASSEMBLY: OPERATING ROD AND COTTER PINS SHALL BE STAINLESS STEEL.

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

DATE: XXX	SCALE: XX	DRAWN BY: XX	DESIGN BY: XX	APPROVED BY: XX	PROJECT NO: 25086	FILE: XXX	NO.	REVISION	APP'D	DATE

STEPHEN MATEUX & CHRISTINE MATEUX
64 BRIDGE STREET
PORTSMOUTH, NH

CONCEPT-002

64 BRIDGE STREET
PORTSMOUTH, NH

9

Bridge St. Inn

64 BRIDGE ST. PORTSMOUTH, NH

SCHEMATIC DESIGN NFC - 092925

LOCUS MAP: (N.T.S.)



Project Info:

Bridge St. Inn
64 BRIDGE ST. PORTSMOUTH, NH
SCHEMATIC DESIGN

Architect of Record:

T|W Designs, LLC
254 Drake Hill Rd.
Strafford, NH 03884
603-664-2181

Civil Engineer:

XXX

Structural Engineer:

XXX

Electrical Engineer:

XXX

Mechanical Engineer:

XXX

Plumbing Engineer:

XXX

Fire Protection Eng.:

XXX

Contractor of Record:

XXX

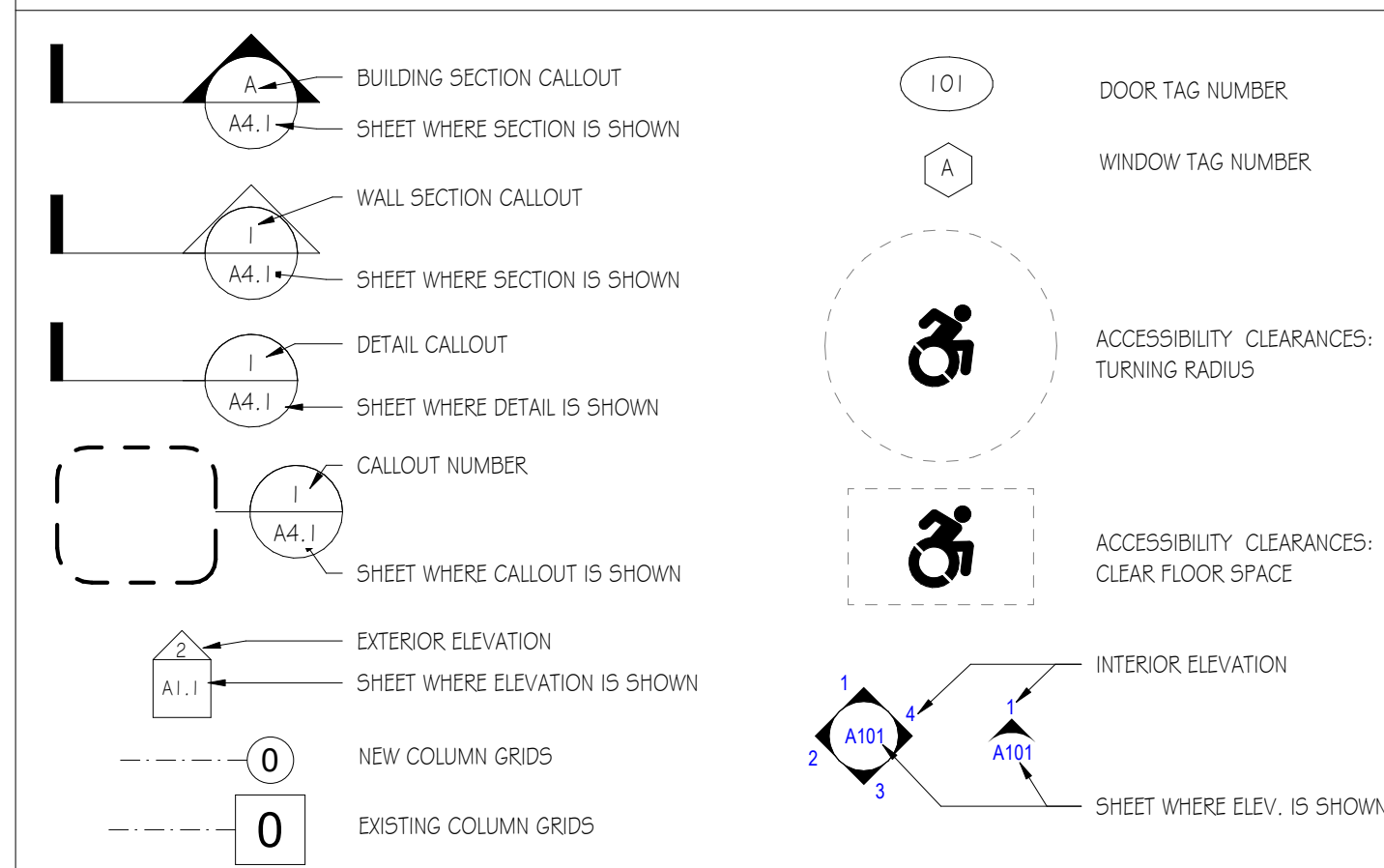
Revision Schedule

No.	Description	Date
-----	-------------	------

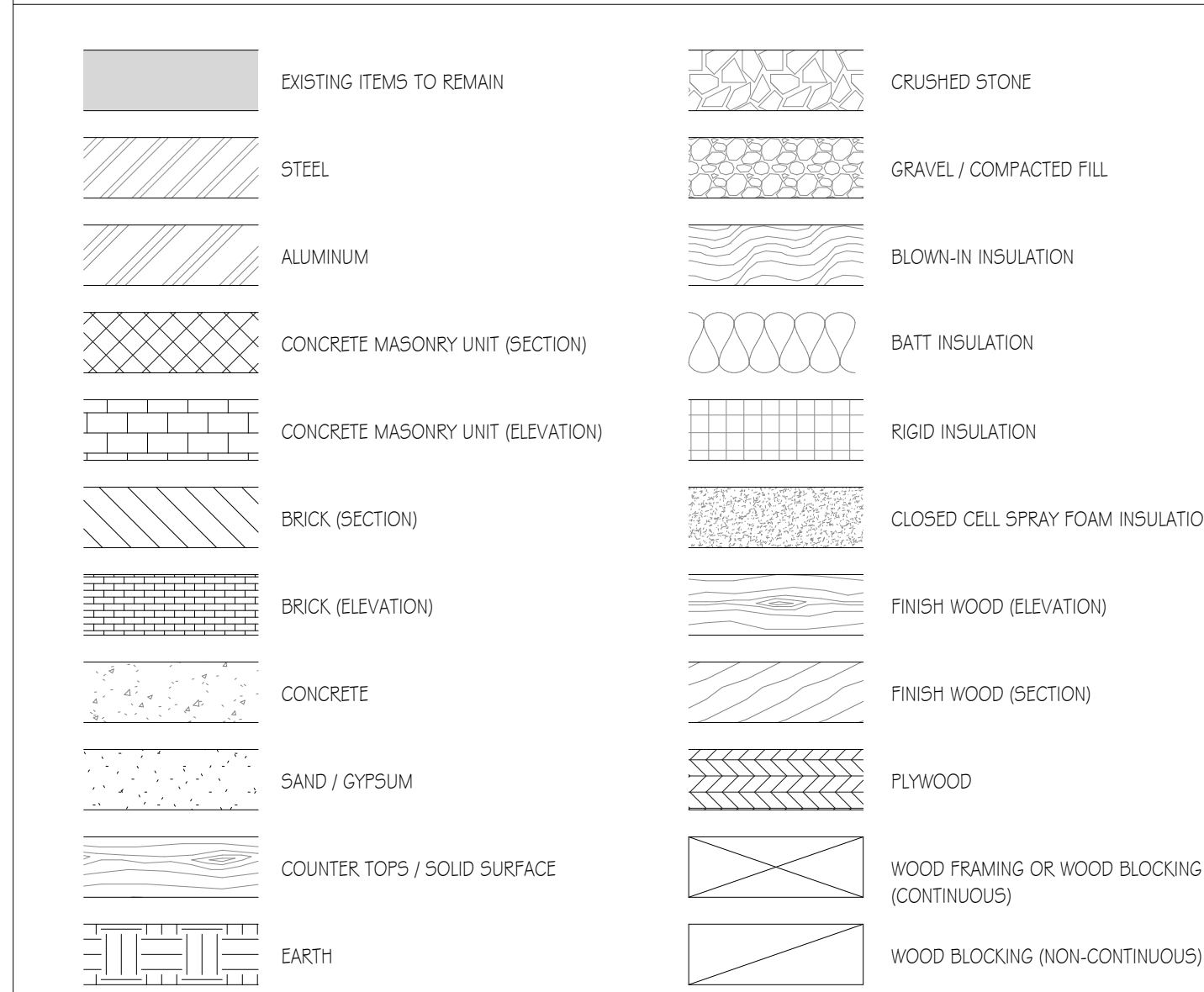
MASTER ABBREVIATION KEY:

AB ANCHOR BOLT	E EAST	LAM LAMINATE	S SOUTH
AC AIR CONDITIONER	EJ EXPANSION JOINT	LAV LAVATORY	S-TRAP SEDIMENT TRAP
ACI AMERICAN CONCRETE INSTITUTE	EJC EXPANSION JOINT COVER	MAS MASONRY	SC SOLID CORE
ACOUST ACOUSTIC	EL ELEVATION	MAT MATERIAL	SCHED SCHEDULE
AFF ABOVE FINISH FLOOR	ELEC ELECTRICAL	MAX MAXIMUM	SD STORM DRAIN
ALT ALTERNATE	ELEV ELEVATOR	MECH MECHANICAL	SF SQUARE FOOT
ALUM ALUMINUM	EQ EQUAL	MEM MEMBRANE	SHT SHEET
ANCH ANCHOR	EQUIP EQUIPMENT	MEP MECHANICAL, ELECTRICAL, PLUMBING	SM SIMILAR
ANOD ANODIZED	ER EMERGENCY ROOM	MTL METAL	SL SLIDING
ASTM AMERICAN SOCIETY FOR TESTING MATERIALS	EST ESTIMATE	MTTP METAL TOILET PARTITION	SMR SINGLE PLY MEMBRANE ROOF
	EWC ELECTRICAL WATER COOLER	MFR MANUFACTURER	SP/PT/FIN SPECIAL PAINT FINISH
BD BOARD	EXH EXHAUST	MH MANHOLE	SPEC SPECIFICATION
BIT BITUMINOUS	EXIST EXISTING	MIN MINIMUM	SPKR SPEAKER
BL BUILDING LINE	EXP EXPANSION	MO MASONRY OPENING	SQ SQUARE
BLDG BUILDING	EXPD EXPANDED	MTL METAL	SS STAINLESS STEEL
BLK BLOCK	EXT EXTERIOR	MULL MULLION	STA STATION
BLKG BLOCKING			STD STANDARD
BM BEAM	FF FACE OF FOUNDATION WALL	N NORTH	STL STEEL
BOC BOTTOM OF CURB	FA FRESH AIR	NAT NATURAL	STOR STORAGE
BOF BOTTOM OF FOOTING ELEVATION	FAP FIRE ALARM PANEL	NEC NECESSARY	STRG STRINGER
BOT BOTTOM	FD FLOOR DRAIN	NIC NOT IN CONTRACT	STRUCT STRUCTURAL
BRG BEARING	FE FIRE EXTINGUISHER	NOM NOMINAL	SU SITE UTILITY
BRK BRICK	FEC FIRE EXTINGUISHER CABINET	NRC NOISE REDUCTION COEFFICIENT	SUSP SUSPEND (SUSPENDED)
BSMT BASEMENT	FIN FINISH	NTS NOT TO SCALE	SYMM SYMMETRICAL
BTW BETWEEN	FL FLOOR LINE	OC ON CENTER	SYS SYSTEM
BUR BUILT-UP ROOF	FLR FLOOR	OD OUTSIDE DIAMETER	T TREAD
	FND FOUNDATION	OFD OUTSIDE FACE OF CONCRETE	TAG TONGUE & GROOVED
CAB CABINET	FOF FACE OF FINISH	OFM FACE OF MASONRY	T/FRM TOP OF FRAME
CB CATCH BASIN	FOM FACE OF MASONRY	OH OVERHEAD	TSLB TOP OF SLAB
CER CERAMIC	FOS FACE OF STUD	OPG OPENING	TB TACKBOARD
CF CUBIC FOOT	FR FIRE RATED	OPF OPPOSITE	TEL TELEPHONE
CI CAST IRON	FS FULL SIZE	OR OPERATING ROOM	TEMP TEMPORARY
CJ CONTROL JOINT	FT FOOT	PBD PARTICLE BOARD	TERR TERRAZZO
CL CLOSET	FTG FOOTING	PCF POUNDS PER CUBIC FOOT	TERR TERRAZZO
CLCB CURBLESS CATCH BASIN	FUR FURRED (FURRING)	PL PROPERTY LINE	THK THICK
CLG CEILING	FVC FIRE VALVE CABINET	PLAM PLASTIC LAMINATE	THLD THRESHOLD
CM CONTRACT MANAGER	GA GAUGE	PLAS PLASTER	TOC TOP OF CURB
CMU CONCRETE MASONRY UNIT	GALV GALVANIZED	PLYWD PLYWOOD	TOF TOP OF FOUNDATION
CO CLEAN OUT	GC GENERAL CONTRACTOR	PNL PANEL	TOS TOP OF SLAB
COL COLUMN	GEN GENERAL	PSF POUNDS PER SQUARE FOOT	TOW TOP OF WALL ELEVATION
COMP COMPACTED (COMPOSITION)	GL GLASS	PSI POUNDS PER SQUARE INCH	TR TO REMAIN
CONC CONCRETE	GLZ GLAZING	PT PAINT	TYP TYPICAL
CONST CONSTRUCTION	GRD GRADE	PTD PAINTED	UH UNIT HEATER
CONT CONTINUOUS	GYP GYPSUM	PTN PARTITION	UL UNDERWRITERS LABORATORIES, INC.
CONTR CONTRACTOR	HV HEATING & VENTILATING	PVC POLYVINYL CHLORIDE	UOD UNDERSIDE OF DECK UNLESS OTHERWISE NOTED
CORR CORRUGATED	HC HANDICAP	QT QUARRY TILE	UR URINAL
CP CONTROL PANEL	HDWD HARDWOOD	R RADIUS	UV UNIT VENTILATOR
CSG CASING	HM HOLLOW METAL	R/A RETURN AIR	VAR VARIES OR VARIABLE
CSMT CASEMENT	HP HIGH POINT	RC REINFORCED CONCRETE	VB VINYL BASE
CT CERAMIC TILE	HV HEATING, VENTILATION, AIR CONDITIONING	RD ROOF DRAIN	VCT VINYL COMPOSITION TILE
CTR CENTER	HWH HOT WATER HEATER	REF REFERENCE	VERT VERTICAL
CY CUBIC YARD	ID INSIDE DIAMETER	REFR REFRIGERATOR	VEST VESTIBULE
	IN INCH	REINF REINFORCE	VIF VERIFY IN FIELD
	INSUL INSULATION	REQD REQUIRED	VNR VENEER
	INT INTERIOR	ROUGH ROUGH	VOL VOLUME
	INV INVERT	RL RAIN LEADER	W WEST
	JC JANITORS CLOSET	RM ROOM	W/ WITH
	JST JOIST	RO ROUGH OPENING	WC WATER CLOSET
	JT JOINT	ROW RIGHT OF WAY REQUIREMENT	WD WOOD
			WGW WINDOW
			WGL WIRE GLASS
			WP WEATHERPROOF (WEATHERPROOFING)
			WWF WELDED WIRE FABRIC

GRAPHIC SYMBOLS LEGEND



MATERIAL LEGEND



DRAWING SHEET INDEX:

Sheet	Sheet Name	Issued	Revision	Revision Date
PCS	PROJECT COVER SHEET	NFC 10/15/25		
A1.1	FIRST FLOOR PLAN	NFC 10/15/25		
A1.2	SECOND FLOOR PLAN	NFC 10/15/25		
A1.3	THIRD FLOOR PLAN	NFC 10/15/25		
A1.4	BASEMENT PLAN	NFC 10/15/25		
A1.5	ROOF DECK	NFC 10/15/25		
A9.1	Intersection View	NFC 10/15/25		
A9.2	Exterior Views	NFC 10/15/25		
A9.3	Misc. Views	NFC 10/15/25		

GENERAL NOTES:

- DO NOT SCALE DRAWING OR DIMENSIONS. FOR MISSING DIMENSIONS OR DIMENSIONS IN CONFLICT, CONTACT THE CONTRACTOR IMMEDIATELY BEFORE CONTINUING WITH WORK.
- ANY DISCREPANCIES IN THESE PLANS WILL BE BROUGHT TO THE CONTRACTOR'S ATTENTION IN WRITING IMMEDIATELY.
- REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DESIGN-BUILD PLANS AND SPECIFICATION FOR LOCATIONS OF ALL BLOCK OUTS, INSERTS, OPENINGS, CURBS, BASES, & PADS THAT ARE NOT DIMENSIONED OR SHOWN ON CONTRACTOR'S DWG'S, OR STRUCTURAL DWG'S.
- STRUCTURAL STEEL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION PLANS AND SPECIFICATION SHALL BE PROVIDED AND ARE THE RESPONSIBILITY OF THESE RESPECTIVE SUBCONTRACTORS IF NOT CARRIED IN ARCHITECTURAL SERVICES.
- ALL CONSTRUCTION SHALL CONFORM TO AND BE IN ACCORDANCE WITH THE REGULATOR REQUIREMENTS MANDATED BY ALL FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION IN ACCORDANCE TO THE STATE IN WHICH THE WORK IS PERFORMED (STATE BUILDING CODE, STATE LIFE SAFETY & FIRE CODE ETC.)
- THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND SHALL CONFIRM WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED IN WRITING TO THE ARCHITECT FOR CLARIFICATION.
- DIMENSIONS ARE FROM EXTERIOR FACE OF FOUNDATION, VENEER, OR WALL STUD AND TO CENTER OF ALL INTERIOR STUD WALLS OR FACE OF INTERIOR MASONRY. UNLESS NOTED OTHERWISE.
- CLEAR DIMENSIONS ARE FROM FACE TO FACE OF WALL FINISH. UNLESS NOTED OTHERWISE.
- REFER TO MECHANICAL DRAWINGS / SPEC. FOR ALL SIZES AND LOCATIONS OF MECHANICAL DUCT WORK.
- UNLESS OBVIOUSLY SHOWN OTHERWISE, DOOR LOCATIONS NOT DESIGNATED BY WRITTEN DIMENSION SHALL BE CENTERED IN THE WALL OR SHALL BE LOCATED FOUR (4) INCHES FROM FINISH WALL TO EDGE OF DOOR JAMB, PER PLAN.
- PROVIDE METAL CORNER BEAD AT ALL OUTSIDE CORNERS OF PLASTERED OR DRYWALL SURFACES, UNLESS NOTED OTHERWISE.
- PENETRATIONS OF ALL FIRE RATED ASSEMBLIES SHALL BE PROTECTED BY LIKE RATED CONSTRUCTION DAMPERS, SEALANTS, COLLARS, ETC. TYPICAL.
- CONTRACTOR SHALL FURNISH, LOCATE AND INSTALL ALL ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING AND ELECTRICAL WORK, FIRE RATED AS REQUIRED.
- FURNISH AND INSTALL SOLID BLOCKING BEHIND ALL WALL HUNG MILLWORK ITEMS, RAILS, FIXTURES, GRAB BARS, ETC. WHERE INDICATED OR REQUIRED.
- CONTRACTOR SHALL LAYOUT OR MARK, ALL EQUIPMENT, SYSTEMS AND MILLWORK ON THE FLOOR FOR ARCHITECT OR OWNER'S APPROVAL PRIOR TO BEGINNING CEILING / OVER HEAD WORK.
- ALL SPRINKLER HEAD LOCATIONS, MAINS, BRANCHES AND RISER PIPE LOCATIONS MUST BE COORDINATED WITH THE DESIGN / BUILD CONTRACTOR PRIOR TO WORK.
- FURNISH AND INSTALL FIRE EXTINGUISHERS IN TYPE, QUANTITY, AND LOCATION PER LOCAL FIRE DEPARTMENT, TYPICAL.
- CONTRACTOR SHALL VERIFY, COORDINATE LOCATION WITH THE ARCHITECT ANY SMOKE, CARBON MONOXIDE DETECTOR OR FIRE ALARM DEVICE AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.
- FURNISH & INSTALL FIRE DAMPERS WITH FUSIBLE LOUVER WHEREVER DUCT WORK PENETRATES ONE OR TWO HOUR CEILING OR WALLS. TYPICAL UNLESS NOTED OTHERWISE.
- PROVIDE PLASTER AND GYPSUM WALL BOARD CONTROL JOINTS AT 30'-0" ON CENTER FROM FLOOR TO CEILING, OR AS NOTED ON THE CONSTRUCTION DOCUMENTS. VERIFY IN FIELD WITH ARCHITECT PRIOR TO WORK.

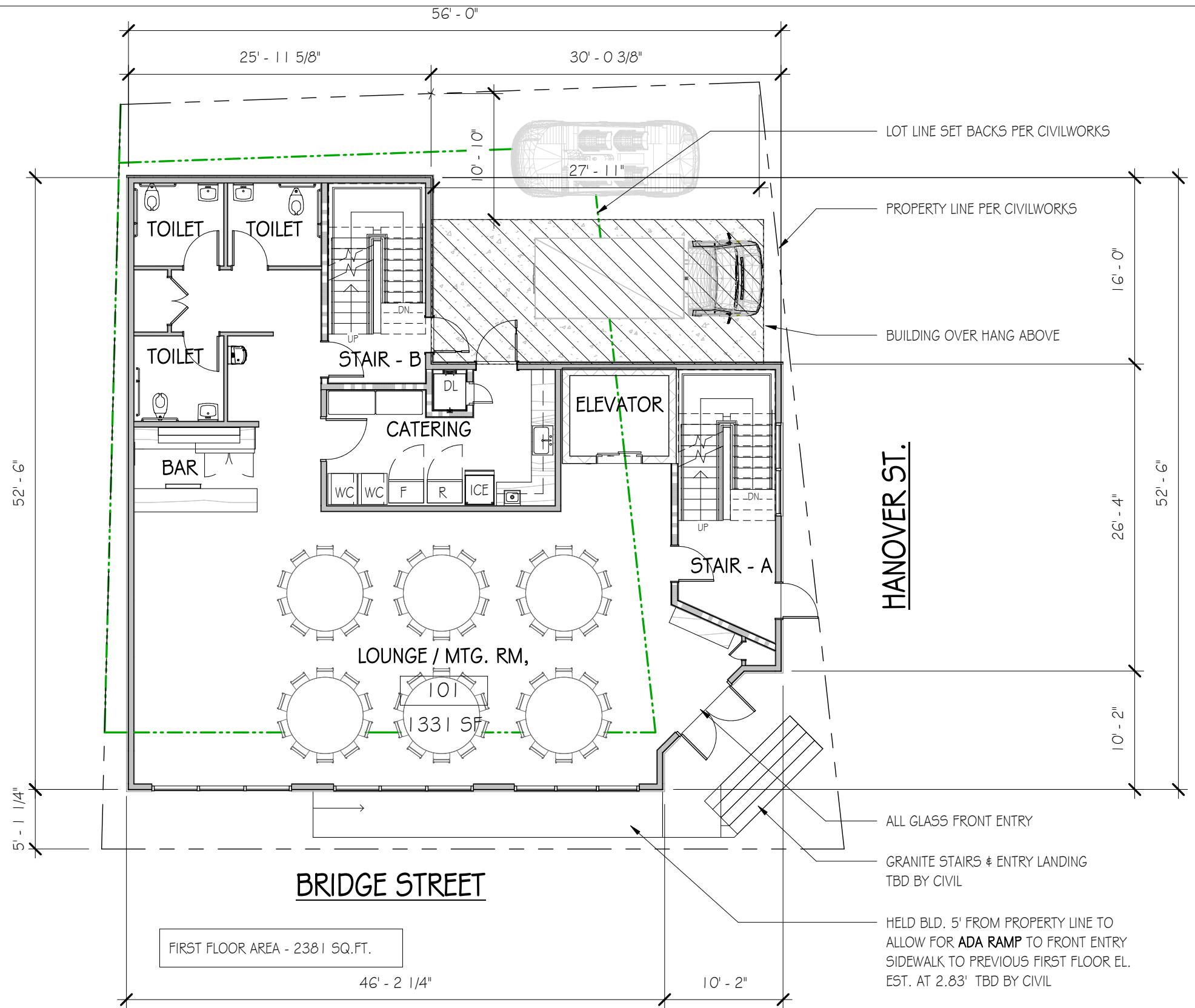
PROJECT
COVER SHEET

SHEET NUMBER

PCS



② INTERIOR BAR VIEW
1/4" = 1'-0"



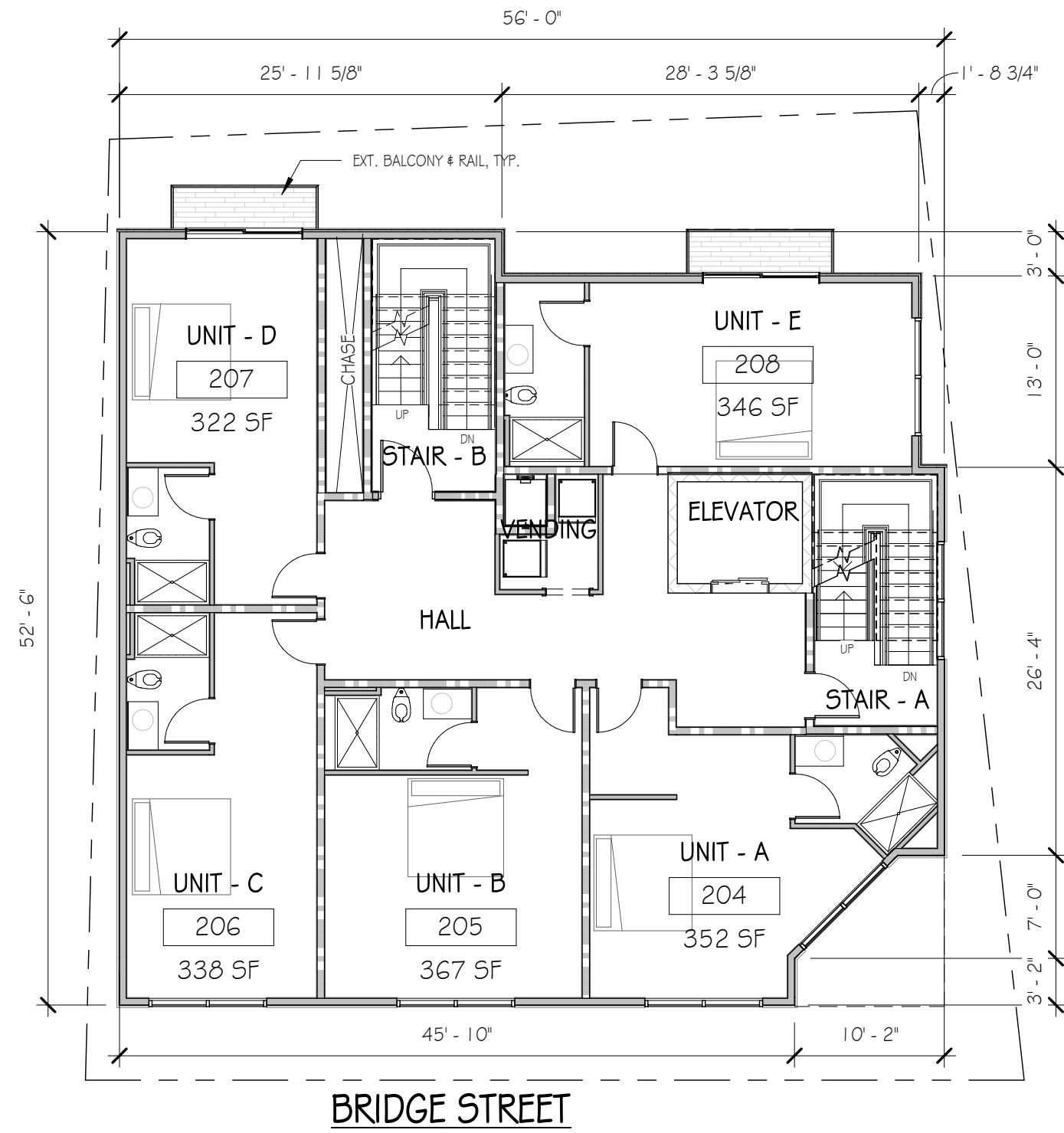
① FIRST FLOOR PLAN
1" = 10'-0"

FIRST FLOOR PLAN

Bridge St. Inn

As indicated
NFC - 092925
SCHEMATIC DESIGN

A1.1



SECOND FLOOR AREA - 2748 SQ.FT.

① SECOND FLOOR
1" = 10'-0"

SECOND FLOOR PLAN

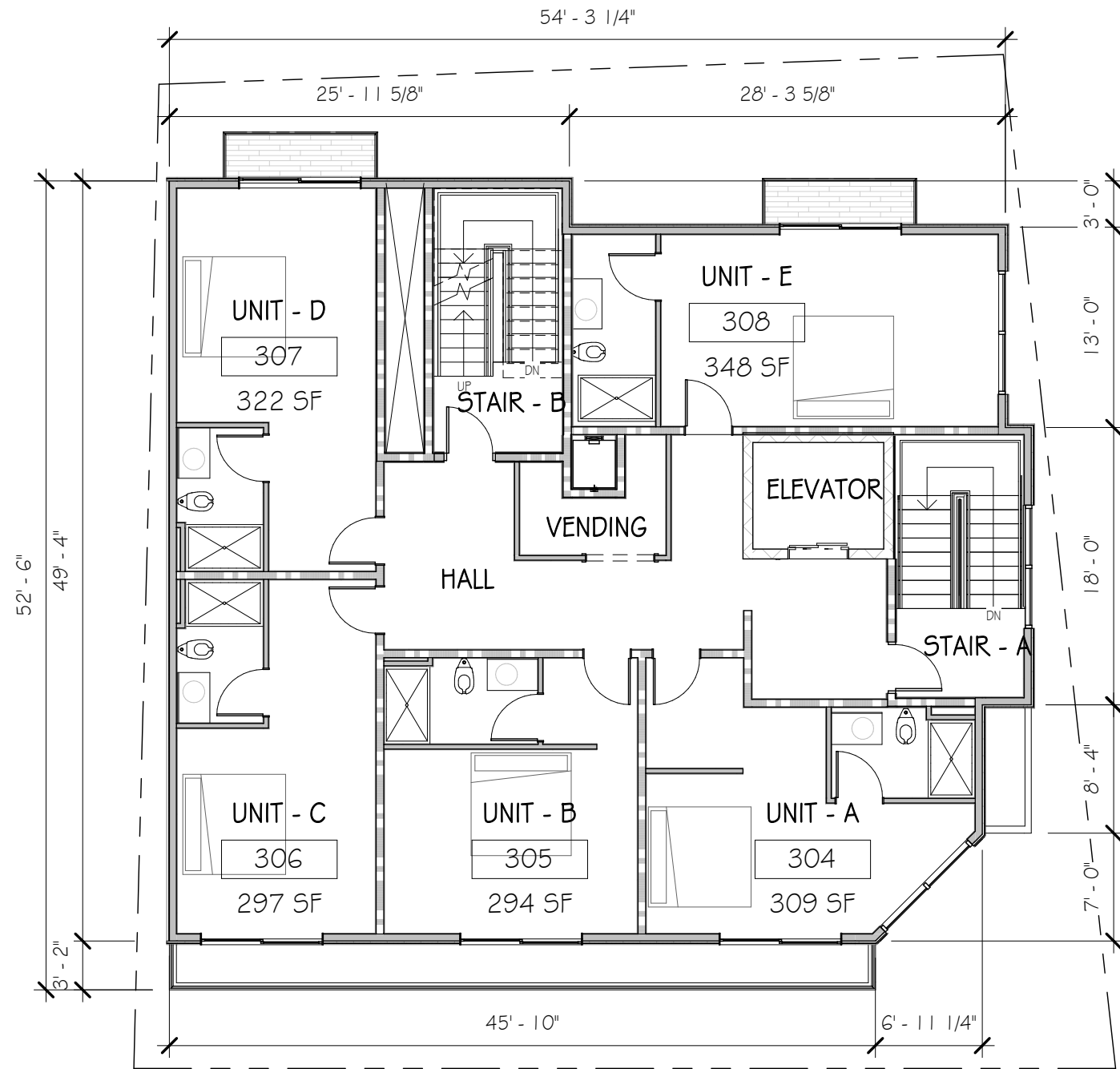
Bridge St. Inn

HANOVER ST.



1" = 10'-0"
NFC - 092925
SCHEMATIC DESIGN

A1.2



THIRD FLOOR AREA - 2748 SQ.FT.

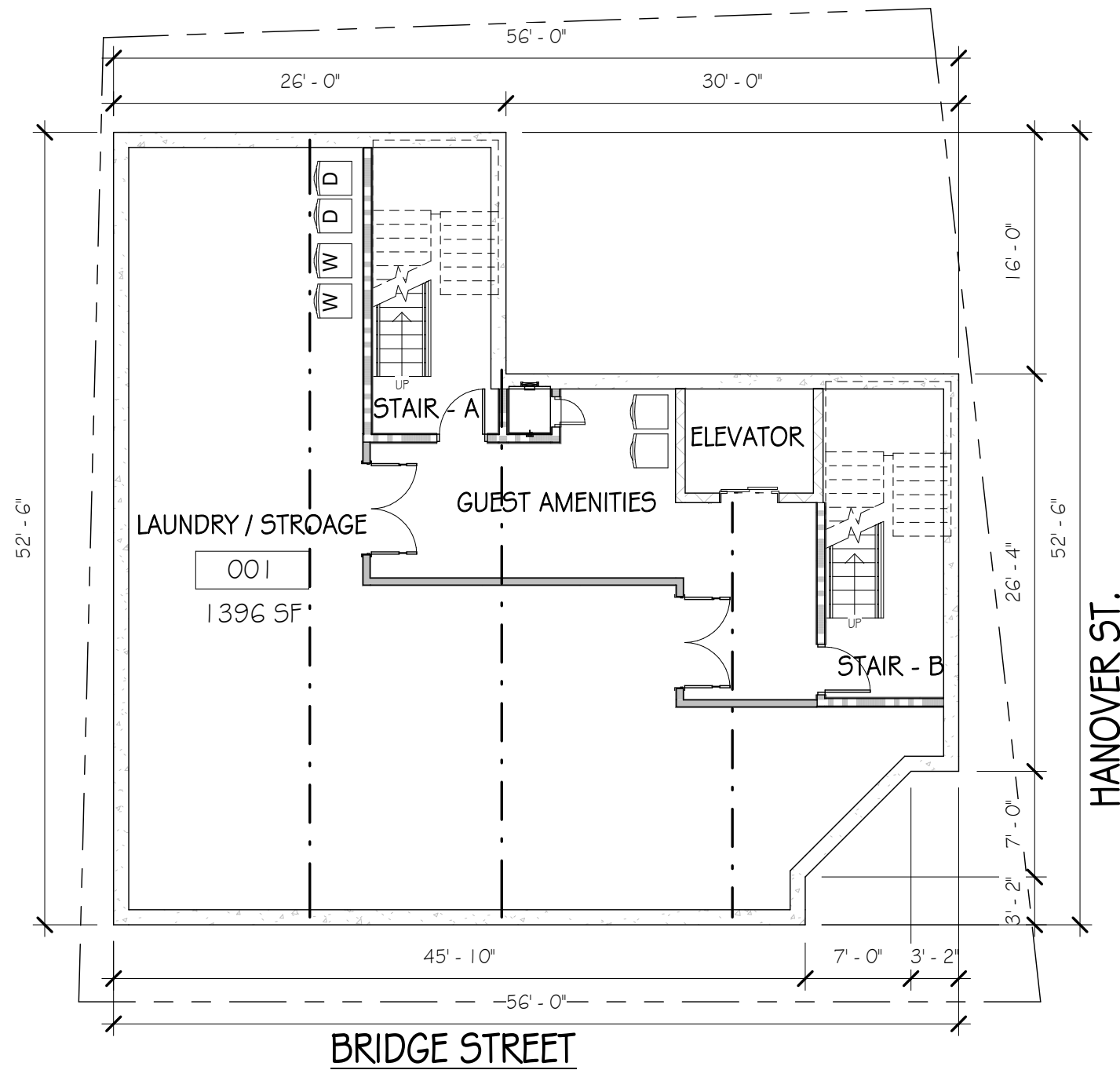
① THIRD FLOOR
1" = 10'-0"

THIRD FLOOR PLAN

Bridge St. Inn

1" = 10'-0"
NFC - 092925
SCHEMATIC DESIGN

A1.3



BASEMENT AREA - 2381 SQ.FT.

① BASEMENT LEVEL PLAN
1" = 10'-0"

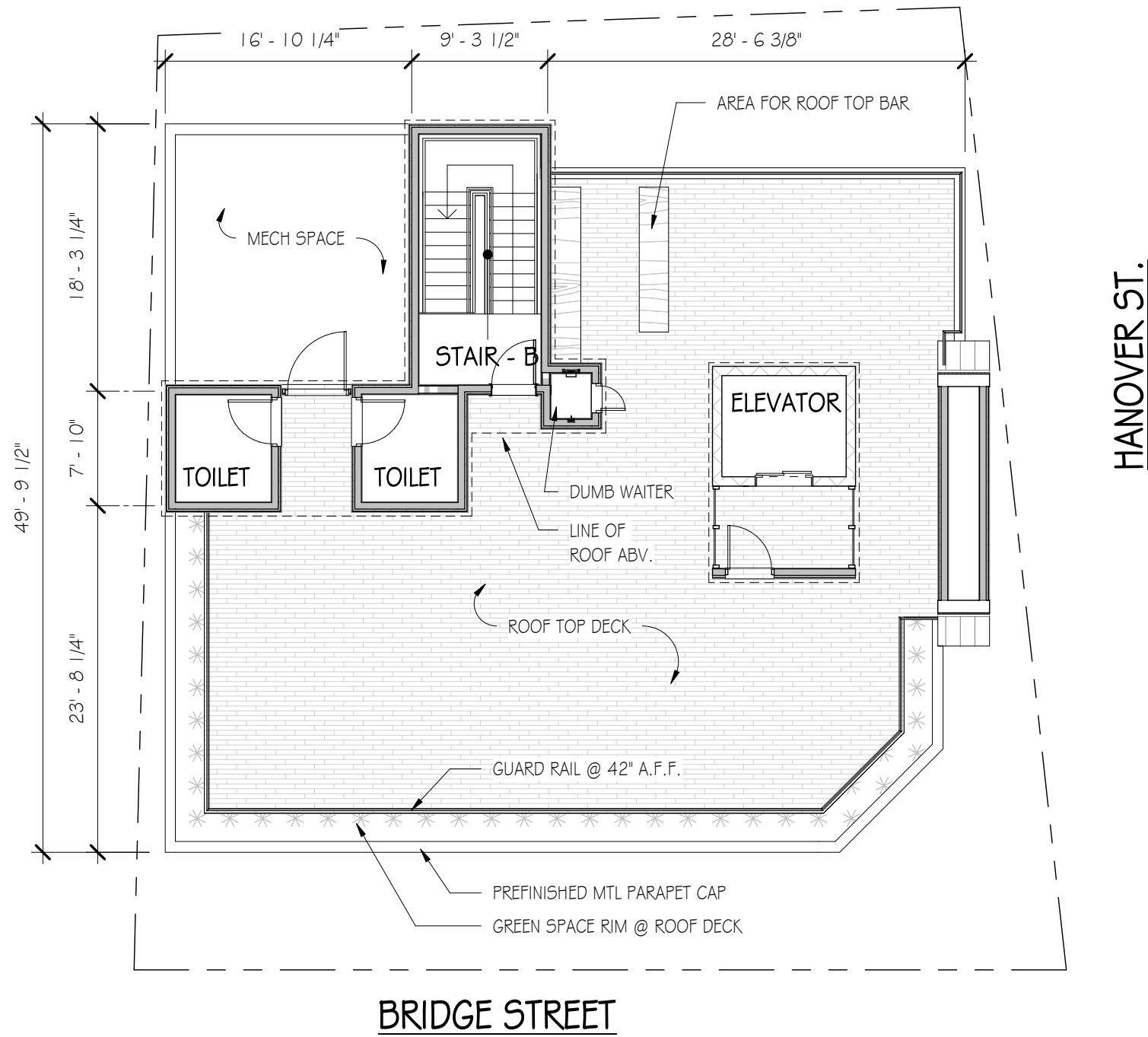
BASEMENT PLAN

Bridge St. Inn

1" = 10'-0"
NFC - 092925
SCHEMATIC DESIGN

A1.4





ROOF DECK AREA - 1645 SQ.FT.

① ROOF DECK
1" = 10'-0"

ROOF DECK

Bridge St. Inn

1" = 10'-0"
NFC - 092925
SCHEMATIC DESIGN

A1.5



ROOF DECK & RAILING

ROUGHLY 39'-0" BUILDING HGT.
FROM SIDEWALK GRADE.
CIVILWORKS NEEDS TO CONFIRM

3RD FL. @ 10'-4" F/F
ALLOWS FOR 9' CLG @ 2ND FL.

2ND FL @ 12'-4" F/F
ALLOWS FOR 11' CLG. @ 1ST FL.



STREET VIEW - MASSING

Bridge St. Inn

NFC - 092925
SCHEMATIC DESIGN

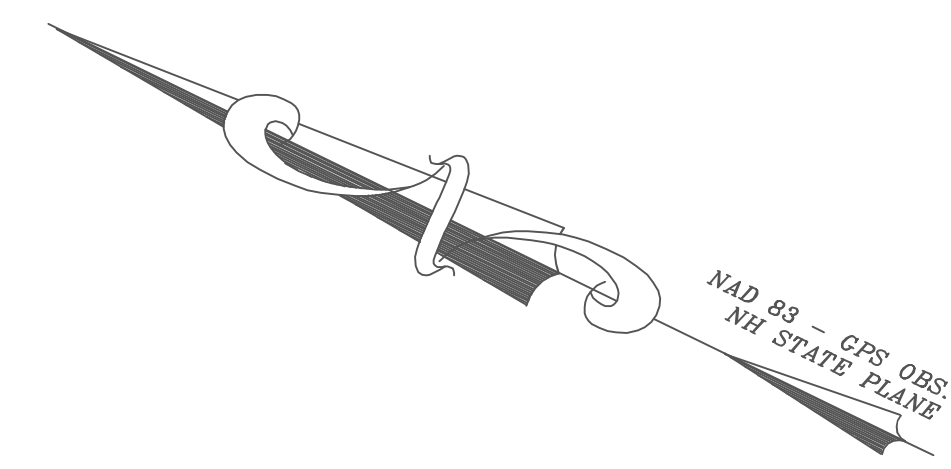
A3.1







LOCATION PLAN
(NO SCALE)



Eversource | NH Information & Requirements 2021

Pad Mounted Oil Insulated Equipment Location and Mechanical Protection

GENERAL
Pad-mounted oil insulated equipment (such as transformers, transducers, switches, etc) should be installed so as to be accessible, not constitute an environmental hazard or a fire hazard, and be protected from damage. In underground areas, transformers installed at residential front lot lines are not subject to this requirement.

LOCATION
The pad-mounted equipment should be installed at a location where permanent access will be assured for future operation and maintenance as well as to permit installation, replacement and removal of the equipment by means of a winch truck with the boom up. Where noise may be a problem, careful consideration should be given when selecting a location. Areas subject to flooding should be avoided, as should other environmentally sensitive areas. Refer to **Environmental Considerations**. The building owner's and/or tenant's fire insurance carrier may restrict the proximity of the equipment to doors, windows or combustible materials and such requirements are the responsibility of the customer subject to the requirements of the Company. In the absence of other requirements, the equipment shall be located with the following minimum clearances from various building facilities. The distances mentioned in this section shall not supersede any local ordinance or code which requires greater clearances.

ITEM	MINIMUM DISTANCE		
	IN FRONT OF IN FEET	TO SIDE OF IN FEET	BELOW IN FEET
Door	20	10	-
Air Intake	10	10	25
Window	10	3	5
Fire Escape	20	20	-
Combustible Wall	6	6	-
Noncombustible wall	5	3	-
Fuel tanks (above and below grade)	10	10	-
Natural Gas or Propane Connections (NH)	15	15	-
Gasoline Dispensing Unit	20	20	-

OIL SUMP
If the surrounding grade pitches toward critical areas, it is recommended that an oil sump be provided. This should consist of 3/4" trap rock fill under and around the equipment pad adequate to contain the quantity of oil in the equipment to be installed at the given location.

ADDITIONAL FIRE PROTECTION
If the building owner's and/or tenant's combustible facilities adjacent to the equipment require fire protection beyond that provided by oil sump, it shall be their responsibility to provide such protection in the form of space separation, fire resistant barriers, automatic spray systems, other oil containment facilities, or other means approved by their fire insurance company.

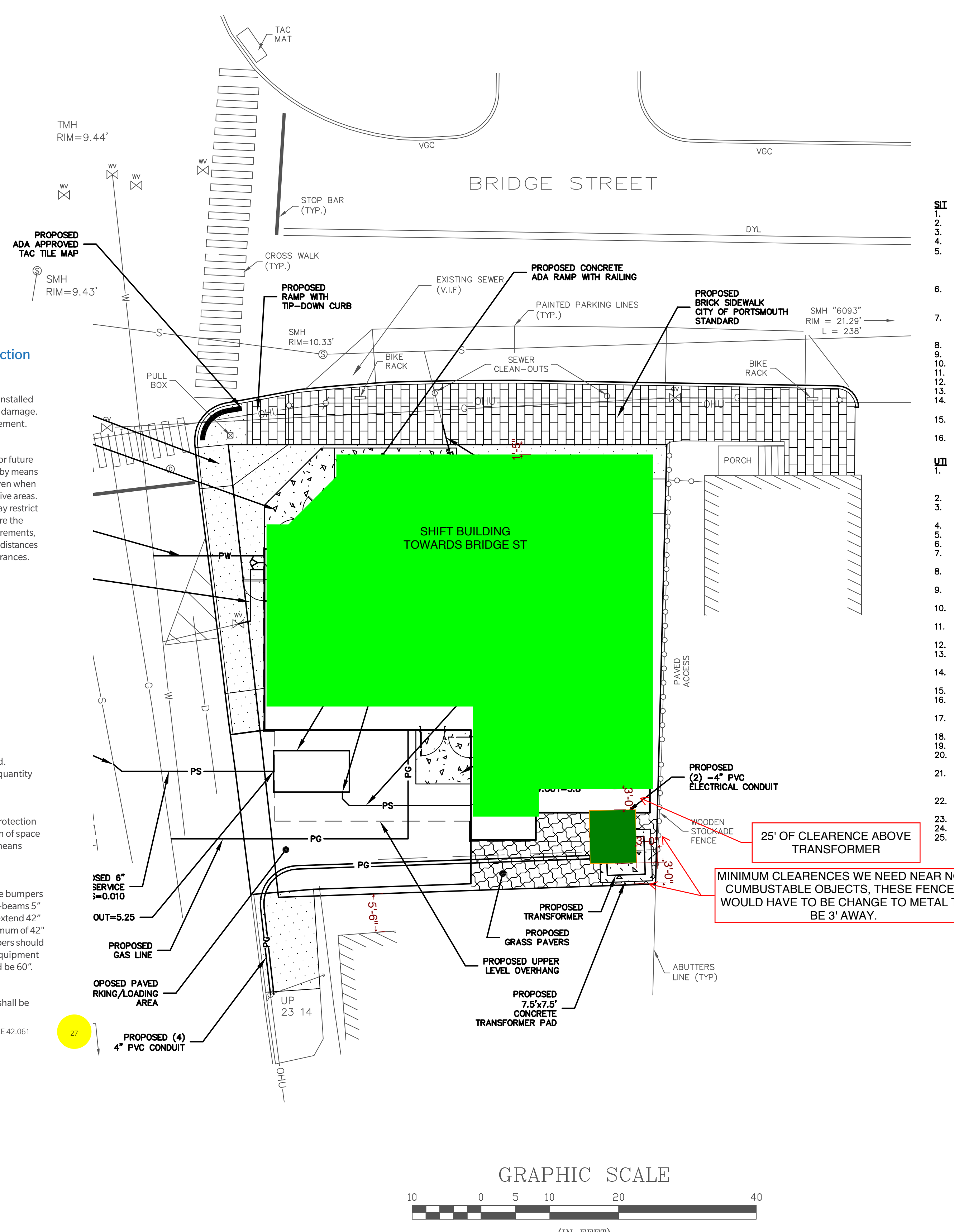
EQUIPMENT PROTECTION
Where pad-mounted equipment would be exposed to possible damage by vehicular traffic, protective bumpers are to be installed on exposed sides. Galvanized steel pipes 4" minimum diameter filled with concrete, I-beams 5" minimum, or other suitable means of protection may be used as bumpers. Such pipes or I-beams shall extend 42" minimum both above and below grade (bumpers shall be set in cylindrical concrete foundations a minimum of 42" below grade). Heavier bumpers set deeper should be considered where exposed to heavy trucks. Bumpers should be 10' minimum from the operating side of concrete pad and on the other sides 36" minimum from equipment or pad, whichever projects farther. The maximum spacing between bumpers on exposed sides should be 60".

EQUIPMENT LOCKS
Any equipment, with provisions for locking, that is left on site and is accessible to the general public, shall be padlocked. This includes installations that are not complete and not energized.

EVERSOURCE INTERNAL REFERENCE 42.061



NOTE:
CONTRACTOR IS REQUIRED TO CALL DIGSAFE AND COORDINATE LOCATIONS OF EXISTING UTILITY SERVICES A MINIMUM OF 72 HOURS PRIOR TO STARTING ANY WORK ON SITE.



- SIT
- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.
- UI
- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.
- 21.
- 22.
- 23.
- 24.
- 25.

25' OF CLEARANCE ABOVE TRANSFORMER

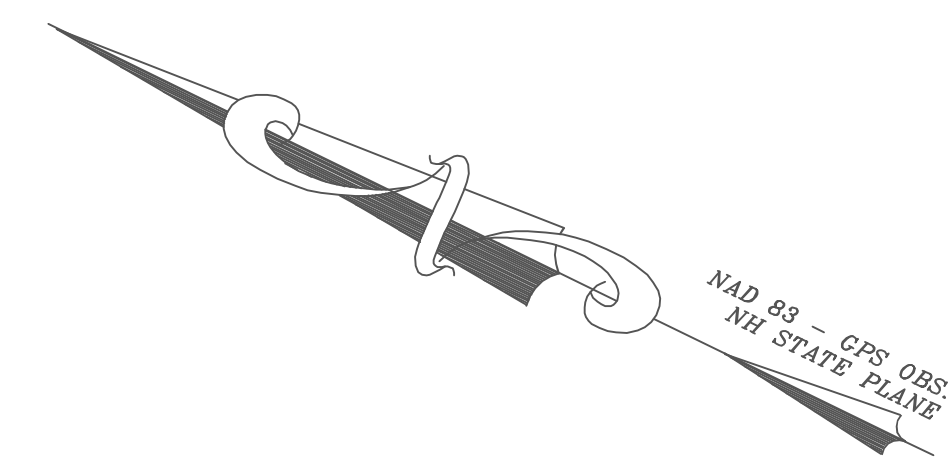
MINIMUM CLEARANCES WE NEED NEAR NON CUMBUSTABLE OBJECTS, THESE FENCES WOULD HAVE TO BE CHANGE TO METAL TO BE 3' AWAY.

GRAPHIC SCALE



(IN FEET)

LOCATION PLAN
(NO SCALE)



Eversource | NH Information & Requirements 2021

Pad Mounted Oil Insulated Equipment Location and Mechanical Protection

GENERAL
Pad-mounted oil insulated equipment (such as transformers, transducers, switches, etc) should be installed so as to be accessible, not constitute an environmental hazard or a fire hazard, and be protected from damage. In underground areas, transformers installed at residential front lot lines are not subject to this requirement.

LOCATION
The pad-mounted equipment should be installed at a location where permanent access will be assured for future operation and maintenance as well as to permit installation, replacement and removal of the equipment by means of a winch truck with the boom up. Where noise may be a problem, careful consideration should be given when selecting a location. Areas subject to flooding should be avoided, as should other environmentally sensitive areas. Refer to **Environmental Considerations**. The building owner's and/or tenant's fire insurance carrier may restrict the proximity of the equipment to doors, windows or combustible materials and such requirements are the responsibility of the customer subject to the requirements of the Company. In the absence of other requirements, the equipment shall be located with the following minimum clearances from various building facilities. The distances mentioned in this section shall not supersede any local ordinance or code which requires greater clearances.

ITEM	MINIMUM DISTANCE		
	IN FRONT OF IN FEET	TO SIDE OF IN FEET	BELOW IN FEET
Door	20	10	-
Air Intake	10	10	25
Window	10	3	5
Fire Escape	20	20	-
Combustible Wall	6	6	-
Noncombustible wall	5	3	-
Fuel tanks (above and below grade)	10	10	-
Natural Gas or Propane Connections (NH)	15	15	-
Gasoline Dispensing Unit	20	20	-

OIL SUMP
If the surrounding grade pitches toward critical areas, it is recommended that an oil sump be provided. This should consist of 3/4" trap rock fill under and around the equipment pad adequate to contain the quantity of oil in the equipment to be installed at the given location.

ADDITIONAL FIRE PROTECTION
If the building owner's and/or tenant's combustible facilities adjacent to the equipment require fire protection beyond that provided by oil sump, it shall be their responsibility to provide such protection in the form of space separation, fire resistant barriers, automatic spray systems, other oil containment facilities, or other means approved by their fire insurance company.

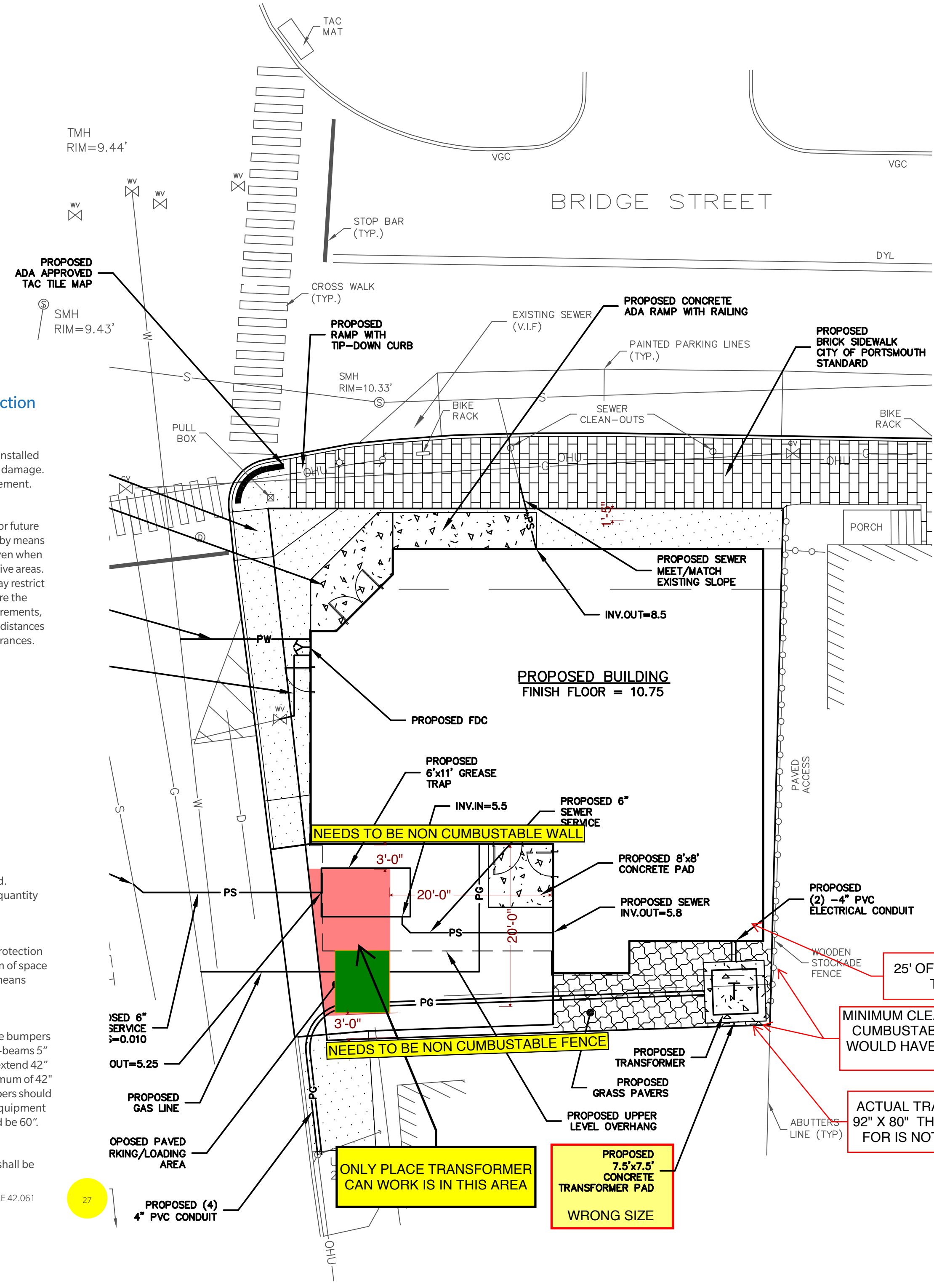
EQUIPMENT PROTECTION
Where pad-mounted equipment would be exposed to possible damage by vehicular traffic, protective bumpers are to be installed on exposed sides. Galvanized steel pipes 4" minimum diameter filled with concrete, I-beams 5" minimum, or other suitable means of protection may be used as bumpers. Such pipes or I-beams shall extend 42" minimum both above and below grade (bumpers shall be set in cylindrical concrete foundations a minimum of 42" below grade). Heavier bumpers set deeper should be considered where exposed to heavy trucks. Bumpers should be 10' minimum from the operating side of concrete pad and on the other sides 36" minimum from equipment or pad, whichever projects farther. The maximum spacing between bumpers on exposed sides should be 60".

EQUIPMENT LOCKS
Any equipment, with provisions for locking, that is left on site and is accessible to the general public, shall be padlocked. This includes installations that are not complete and not energized.

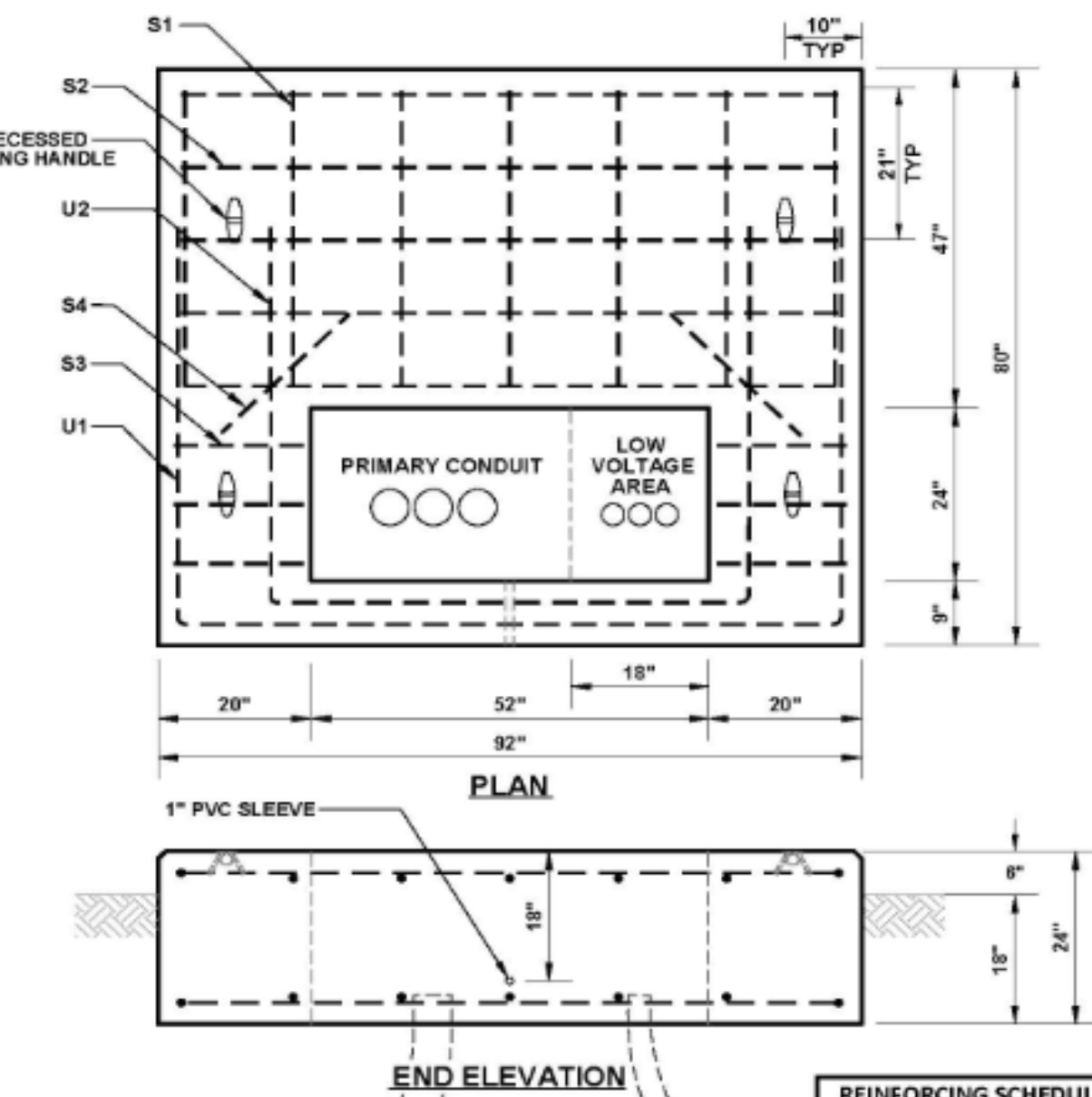
EVSOURCE INTERNAL REFERENCE 42.061



NOTE:
CONTRACTOR IS REQUIRED TO CALL DIGSAFE AND COORDINATE LOCATIONS OF EXISTING UTILITY SERVICES A MINIMUM OF 72 HOURS PRIOR TO STARTING ANY WORK ON SITE.



3 Phase Padmounted Transformer Slab 75-500 KVA Dead Front 15 KV and Below



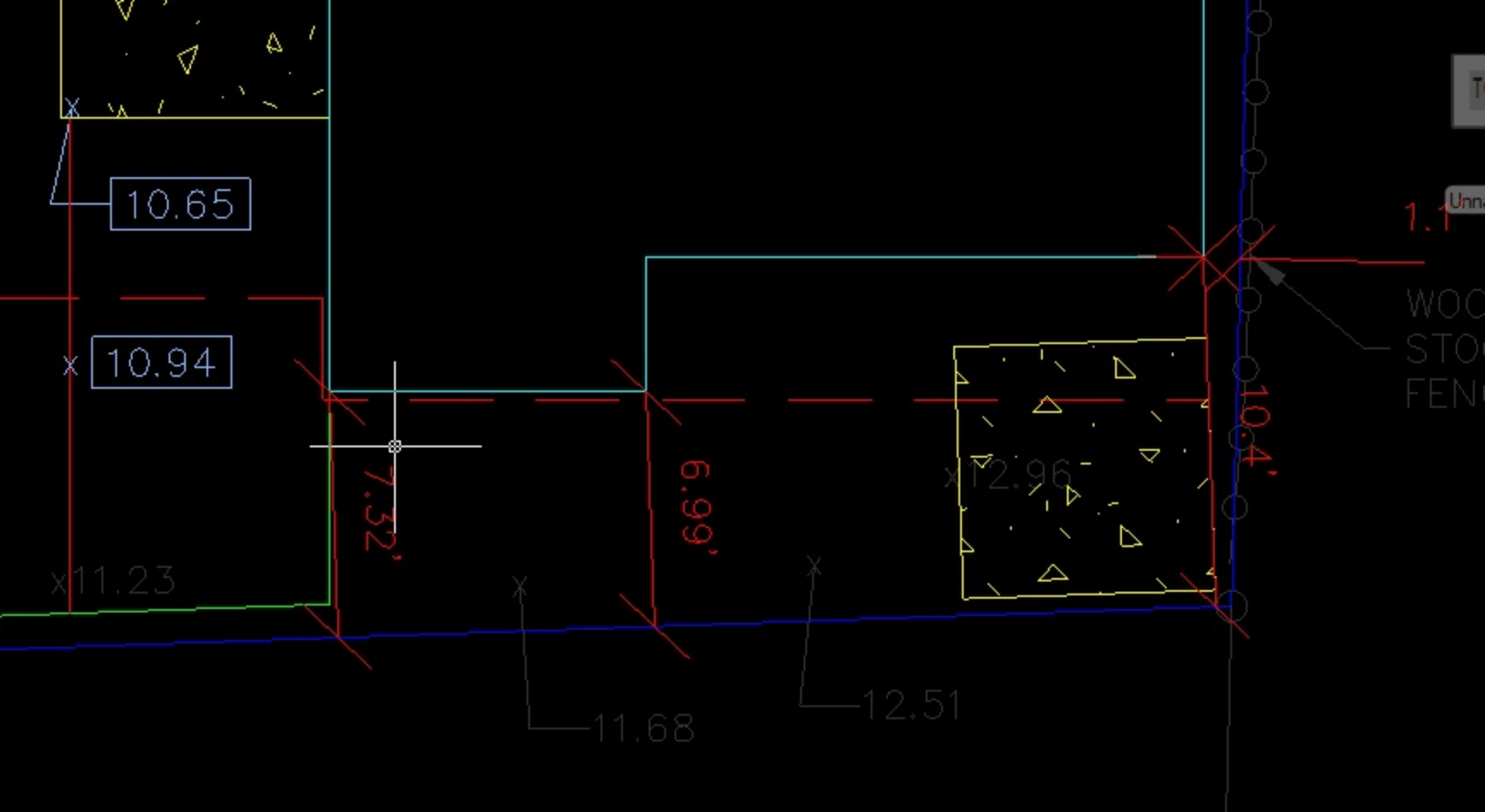
REINFORCING SCHEDULE (#6 BAR)			
Type	Qty	Length	Diagram
S1	14	41"	Straight
S2	10	86"	Straight
S3	12	14"	Straight
S4	4	24"	Straight
U1	2	194"	S4 86
U2	2	170"	S4 62

Total Foundation Weight, 12,600 lbs.

EVSOURCE INTERNAL REFERENCE 53.111

Refer to **Installation Requirements for Padmounted Transformer and Sector Cabinets** for additional details.





10.65

10.94

11.23

7.52

6.99'

11.68

12.51

12.96

10.4'

1.1

WOOD STORAGE FENCE



YOUR
TRANSFORMER
HERE WITH CITY
PERMISSION

© 2024 Google

Contact Information for Utilities

Eversource:

Scott Coulture

603 332-7542

scott.couture@eversource.com

Unitli:

Josh Wilk

603.227.4628

wilkj@unitil.com

Public Works:

Dave Desfosses

603 766-1411

djdesfosses@portsmouthnh.gov



City of Portsmouth, New Hampshire

Site Plan Application Checklist

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

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

Name of Applicant: Scott Rafferty Date Submitted: 03/23/2026

Application # (in City's online permitting): _____

Site Address: 64 Bridge St, Portsmouth NH 03801 Map: 0126 Lot: 0055

Application Requirements			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Complete application form submitted via the City's web-based permitting program (2.5.2.1(2.5.2.3A))		N/A
<input checked="" type="checkbox"/>	All application documents, plans, supporting documentation and other materials uploaded to the application form in viewpoint in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. (2.5.2.8)		N/A

Site Plan Review Application Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Statement that lists and describes "green" building components and systems. (2.5.3.1B)	<u>Civil Plans</u>	
<input checked="" type="checkbox"/>	Existing and proposed gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. (2.5.3.1C)	<div style="border: 1px solid black; padding: 2px; display: inline-block;">Civil / TW Plans</div>	N/A
<input checked="" type="checkbox"/>	Tax map and lot number, and current zoning of all parcels under Site Plan Review. (2.5.3.1D)	<div style="border: 1px solid black; padding: 2px; display: inline-block;">TW Plans and Application</div>	N/A

Site Plan Review Application Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. (2.5.3.1E)	<u>Application</u>	N/A
<input checked="" type="checkbox"/>	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. (2.5.3.1F)	<u>Civil Plans</u>	N/A
<input checked="" type="checkbox"/>	Names, addresses and telephone numbers of all professionals involved in the site plan design. (2.5.3.1G)	<u>Application</u>	N/A
<input checked="" type="checkbox"/>	List of reference plans. (2.5.3.1H)		N/A
<input checked="" type="checkbox"/>	List of names and contact information of all public or private utilities servicing the site. (2.5.3.1I)	<u>Pg 26</u>	N/A

Site Plan Specifications			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director.. (2.5.4.1A)	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. (2.5.4.1B)	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. (2.5.4.1C)	<u>Application / Plans</u>	N/A
<input checked="" type="checkbox"/>	Plans shall be drawn to scale and stamped by a NH licensed civil engineer. (2.5.4.1D)	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. (2.5.4.1E)	<u>No Wetlands</u>	N/A
<input checked="" type="checkbox"/>	Title (name of development project), north point, scale, legend. (2.5.4.2A)	<u>TW Plans</u>	N/A
<input checked="" type="checkbox"/>	Date plans first submitted, date and explanation of revisions. (2.5.4.2B)	<u>03/23/2026</u>	N/A
<input checked="" type="checkbox"/>	Individual plan sheet title that clearly describes the information that is displayed. (2.5.4.2C)	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Source and date of data displayed on the plan. (2.5.4.2D)		N/A

Site Plan Specifications – Required Exhibits and Data			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	1. Existing Conditions: (2.5.4.3A) <ul style="list-style-type: none"> • Surveyed plan of site showing existing natural and built features; • Existing building footprints and gross floor area; • Existing parking areas and number of parking spaces provided; • Zoning district boundaries; • Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre; • Existing impervious and disturbed areas; • Limits and type of existing vegetation; • Wetland delineation, wetland function and value assessment (including vernal pools); • SFHA, 100-year flood elevation line and BFE data, as required. 	Civil Plans	
<input checked="" type="checkbox"/>	2. Buildings and Structures: (2.5.4.3B) <ul style="list-style-type: none"> • Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation; • Elevations: Height, massing, placement, materials, lighting, façade treatments; • Total Floor Area; • Number of Usable Floors; • Gross floor area by floor and use. 	TW Plans	
<input checked="" type="checkbox"/>	3. Access and Circulation: (2.5.4.3C) <ul style="list-style-type: none"> • Location/width of access ways within site; • Location of curbing, right of ways, edge of pavement and sidewalks; • Location, type, size and design of traffic signing (pavement markings); • Names/layout of existing abutting streets; • Driveway curb cuts for abutting prop. and public roads; • If subdivision; Names of all roads, right of way lines and easements noted; • AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC). 	Civil Plans	
<input checked="" type="checkbox"/>	4. Parking and Loading: (2.5.4.3D) <ul style="list-style-type: none"> • Location of off street parking/loading areas, landscaped areas/buffers; • Parking Calculations (# required and the # provided). 	Civil / TW Plans	
<input checked="" type="checkbox"/>	5. Water Infrastructure: (2.5.4.3E) <ul style="list-style-type: none"> • Size, type and location of water mains, shut-offs, hydrants & Engineering data; • Location of wells and monitoring wells (include protective radii). 	Civil Plans	
<input checked="" type="checkbox"/>	6. Sewer Infrastructure: (2.5.4.3F) <ul style="list-style-type: none"> • Size, type and location of sanitary sewage facilities & Engineering data, including any onsite temporary facilities during construction period. 	Civil Plans	

<input type="checkbox"/>	<p>7. Utilities: (2.5.4.3G)</p> <ul style="list-style-type: none"> The size, type and location of all above & below ground utilities; Size type and location of generator pads, transformers and other fixtures. 	<div style="border: 1px solid black; padding: 5px;">Civil Plans : Transformer site needs to be addressed</div>	
<input checked="" type="checkbox"/>	<p>8. Solid Waste Facilities: (2.5.4.3H)</p>	<p>Civil Plans _____</p>	
	<ul style="list-style-type: none"> The size, type and location of solid waste facilities. 		
<input checked="" type="checkbox"/>	<p>9. Storm water Management: (2.5.4.3I)</p> <ul style="list-style-type: none"> The location, elevation and layout of all storm-water drainage. The location of onsite snow storage areas and/or proposed off-site snow removal provisions. Location and containment measures for any salt storage facilities Location of proposed temporary and permanent material storage locations and distance from wetlands, water bodies, and stormwater structures. 	<p>Civil Plans _____</p>	
<input checked="" type="checkbox"/>	<p>10. Outdoor Lighting: (2.5.4.3J)</p> <ul style="list-style-type: none"> Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan. 	<div style="border: 1px solid black; padding: 5px;">TBD - waiting for site plan approval</div>	
<input checked="" type="checkbox"/>	<p>11. Indicate where dark sky friendly lighting measures have been implemented. (10.1)</p>	<div style="border: 1px solid black; padding: 5px;">TBD - waiting for site plan approval</div>	
<input checked="" type="checkbox"/>	<p>12. Landscaping: (2.5.4.3K)</p> <ul style="list-style-type: none"> Identify all undisturbed area, existing vegetation and that which is to be retained; Location of any irrigation system and water source. 	<div style="border: 1px solid black; padding: 5px;">No exiting vegetation landscaping TBD waiting for site plan approval</div>	
<input checked="" type="checkbox"/>	<p>13. Contours and Elevation: (2.5.4.3L)</p> <ul style="list-style-type: none"> Existing/Proposed contours (2 foot minimum) and finished grade elevations. 	<p>Civil Plans _____</p>	
<input checked="" type="checkbox"/>	<p>14. Open Space: (2.5.4.3M)</p> <ul style="list-style-type: none"> Type, extent and location of all existing/proposed open space. 	<div style="border: 1px solid black; padding: 5px;">Civil / TW Plans</div>	
<input checked="" type="checkbox"/>	<p>15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)</p>	<p>Civil Plans _____</p>	
<input checked="" type="checkbox"/>	<p>16. Character/Civic District (All following information shall be included): (2.5.4.3P)</p> <ul style="list-style-type: none"> Applicable Building Height (10.5A21.20 & 10.5A43.30); Applicable Special Requirements (10.5A21.30); Proposed building form/type (10.5A43); Proposed community space (10.5A46). 	<div style="border: 1px solid black; padding: 5px;">Application TW Plans</div>	
<input checked="" type="checkbox"/>	<p>17. Special Flood Hazard Areas (2.5.4.3Q)</p> <ul style="list-style-type: none"> The proposed development is consistent with the need to minimize flood damage; All public utilities and facilities are located and construction to minimize or eliminate flood damage; Adequate drainage is provided so as to reduce exposure to flood hazards. 	<p>Civil Plans _____</p>	

Other Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Traffic Impact Study or Trip Generation Report, as required. (3.2.1-2)		Not required
<input checked="" type="checkbox"/>	Indicate where Low Impact Development Design practices have been incorporated. (7.1)	TW Plans _____	
<input checked="" type="checkbox"/>	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. (7.3.1)	Civil Plans _____	
<input checked="" type="checkbox"/>	Stormwater Management and Erosion Control Plan. (7.4)	Civil Plans Page - 7	
<input checked="" type="checkbox"/>	Inspection and Maintenance Plan (7.6.5)	TBD - waiting for site plan approval	

Final Site Plan Approval Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	All local approvals, permits, easements and licenses required, including but not limited to: <ul style="list-style-type: none"> • Waivers; • Driveway permits; • Special exceptions; • Variances granted; • Easements; • Licenses. (2.5.3.2A)		NA
<input checked="" type="checkbox"/>	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: <ul style="list-style-type: none"> • Calculations relating to stormwater runoff; • Information on composition and quantity of water demand and wastewater generated; • Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; • Estimates of traffic generation and counts pre- and post-construction; • Estimates of noise generation; • A Stormwater Management and Erosion Control Plan; • Endangered species and archaeological / historical studies; • Wetland and water body (coastal and inland) delineations; • Environmental impact studies. (2.5.3.2B)		Per TAC workshop stormwater management plan would not be needed City requested us to tie into existing
<input checked="" type="checkbox"/>	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. (2.5.3.2D)	Civil Approved Pending Eversource and unitil	

Final Site Plan Approval Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	A list of any required state and federal permit applications required for the project and the status of same. (2.5.3.2E)	NA _____	
<input checked="" type="checkbox"/>	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." (2.5.4.2E)		N/A
<input checked="" type="checkbox"/>	For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) confirmation that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. (2.5.4.2F)		Not in flood zone
<input checked="" type="checkbox"/>	Plan sheets submitted for recording shall include the following notes: a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "All improvements shown on this Site Plan shall be constructed and maintained in accordance with the Plan by the property owner and all future property owners. No changes shall be made to this Site Plan without the express approval of the Portsmouth Planning Director." (2.13.3)		N/A

Applicant's Signature: Scott Rafferty dotloop verified
03/23/26 1:57 PM EDT
TWAN-C9YY-LB0W-ZYNA Date: 03/23/2026