6 November 2026

Rick Chellman, Planning Board Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, New Hampshire 03801

RE: Request for Conceptual Site Plan Review | 163 Deer Street | Proposed Structure Replacement

Dear Mr. Chellman and Planning Board Members:

On behalf of EightKPH, LLC, we are pleased to submit the attached **Concept Site Plan Review** for the above-mentioned project and request that we be placed on the agenda for your **November 19, 2026,** Planning Board Meeting. The property is shown on the City of Portsmouth Assessors Map 125 as Lot 17-2. The project is located at 163 Deer Street, adjacent to the CSX Railroad Right-of-Way. The project is within the City of Portsmouth Character District 5 (CD5), Downtown Overlay District, North End Incentive Overlay District and Historic District Commission (HDC) Zoning District. The site is currently developed with an existing building and a surface parking lot. The site recently transitioned from a banking facility with drive-up to office.

Project Overview

The project consists of the replacement of the existing structure, with horizontal and vertical building expansions, and first floor parking behind a liner building. The second floor of the building, along Deer Street, will cantilever out over the proposed expanded sidewalk to comply with the city minimum front building setback requirement while maintaining the pedestrian experience. New exterior landscaping with pedestrian friendly sidewalks along the railroad corridor connecting to the existing public park space at 70 Maplewood are proposed. Updated street sidewalk, parking and lighting, coordinated with the proposed building entrance locations, are proposed. The site redevelopment will complete the contemplated construction on the building lots created by the Deer Street Associates 2015 subdivision (Lot 4) and fill in the gap in the new buildings along this section of the Deer Street corridor.

Site Zoning and Parking

The project is within the City of Portsmouth Character District 5 (CD5) Zone. The proposed residential use at the site is designed to be compliant with the Portsmouth Zoning Ordinance (PZO). The first-floor parking is behind a liner building along the street frontage. The intent is that the first-floor commercial space will be utilized as Concierge Services space which would support the upper floor residential uses. The site will provide 19 parking spaces on the ground level, one exterior parking space, and one Loading Zone / Delivery space.

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

Vehicular and Pedestrian Circulation

The proposed site continues the sidewalk program created for the 70 Maplewood project at a smaller density to match the building scale. Building pedestrian connections from the Deer Street sidewalk are along the storefront. Pedestrian access coming from the 70 Maplewood Avenue Public Park is continued along the rear of the site, and a secondary access to Deer Street at the westerly terminus (as a flush brick section) has been added.

Vehicular access to the garage parking from Deer Street is provided along the east and west sides of the proposed building, as a one-way loop through the garage. The easterly access is in a shared easement with the adjacent 70 Maplewood Avenue building; the westerly access is in a shared easement with the adjacent hotel. Vehicle warnings for pedestrians, similar to the 70 Maplewood building, are shown at the west garage exit.

Screening and Landscaping

The site's landscaping consists of the addition of landscaping similar to 70 Maplewood along the extended railroad pedestrian corridor. Fencing to separate the pedestrian area from the CSX railroad corridor will be extended. Street trees and planters are shown along Deer Street. Snow will be plowed to the rear of the site and hauled off-site as needed.

Water and Sewage Systems

The municipal water and sewer systems in Deer Street will be utilized for the new structure.

Stormwater Management

The site drainage patterns will remain, with roof drainage treated with a downspout filter.

Site Lighting

An additional City streetlight is proposed along Deer Street to continue that corridor enhancement. Site lighting will be introduced on the building to accent the edges.

Site Utilities and Solid Waste

Site utilities include underground electric, communications, water and sewer services as needed to service the new structure. Solid waste will be collected within the building and disposed of privately.

Submission

The submission includes the proposed building Floor Plans, Elevations, and Renderings.

The following full-size plans are included in our submission:

- Cover Sheet: This shows the Development team information, site location, index of drawings, and project permits & approvals.
- General Notes, Legends, and Abbreviations C001: This sheet provides specific and general project constructions notes, legend, common plan abbreviations, and the site location on the City's zoning map.
- Existing Conditions Plan V101: This plan shows the site boundary and the existing development area conditions in detail including easement areas.

- Orthophoto Plan V103: This plan shows the existing site, and the site relationship to the railroad and adjacent structures massing on Deer Street.
- Demolition Plan C101: This plan shows site demolition and enabling for redevelopment.
- Site Layout Plan C102: This plan shows the proposed building and exterior site improvements.
- First Floor Parking Plan C103: This plan shows the ground level parking layout and first floor programming within the proposed building footprint.
- Utility Plan C104: This plan shows the proposed utility connections.
- Details C501-505: These sheets provide erosion and sedimentation control details, utility installation details, site furnishing details, hardscape details, and stormwater management product and installation details.
- Architectural Plans PB1.01-3.01(12 sheets): - Floor Plans, Penthouse Plans, Roof Plans, Elevations, and Renderings.

We look forward to Planning Board review of this submission and look forward to an in-person presentation at your meeting.

Sincerely,

Amy Johnson, PE
Southern Maine & New Hampshire Land Development Manager

AJ-cba

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EIGHTKPH, LLC
PROPOSED MIXED USE DEVELOPMENT

163 DEER STREET, PORTSMOUTH NH

PROJECT INFORMATION

CIVIL ENGINEER
HALEY WARD, INC.
ATTN: AMY JOHNSON, PE.
200 GRIFFIN ROAD, UNIT 14
PORTSMOUTH, NH 03801
T: 603.430.9282

SURVEYOR
HALEY WARD, INC.
ATTN: PHILLIP YETMAN, PLS
200 GRIFFIN ROAD, UNIT 14
PORTSMOUTH, NH 03801
T: 603.430.9282

OWNER & APPLICANT
EIGHTKPH LLC
70 MAPLEWOOD AVENUE
UNIT 501
PORTSMOUTH, NH 03801

ARCHITECT
ARCOVE ARCHITECTS
ATTN: TRACY KOZAK
767 ISLINGTON STREET
SUITE 2A
PORTSMOUTH, NH 03801
T: 603.988.0042

UTILITY PROVIDERS

WATER & SEWER
CITY OF PORTSMOUTH DEPT. OF PUBLIC WORKS
ATTN: DOUG SPARKS
680 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
T: 603.427.1530

CABLE
XFINITY BY COMCAST
ATTN: MIKE COLLINS
180 GREENLEAF AVENUE
PORTSMOUTH, NH 03801
T: 603.266.2278

ELECTRIC
EVERSOURCE
ATTN: NICHOLAS KOSKO
1700 LAFAYETTE ROAD
PORTSMOUTH, NH 03801
T: 603.436.7708, EXT. 3327565

COMMUNICATIONS
CONSOLIDATED COMMUNICATIONS
ATTN: BENJAMIN WILLS
1575 GREENLAND ROAD
GREENLAND, NH 03840
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LOCATION MAP

INDEX OF DRAWINGS

C000	COVER SHEET
C001	GENERAL NOTES, LEGEND, & ABBREVIATIONS
V101	EXISTING CONDITIONS PLAN
V103	ORTHOPHOTO PLAN
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C103	FIRST FLOOR PARKING PLAN
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C502	SITE DETAILS
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C505	SITE DETAILS

PERMITS & APPROVALS	PERMIT #	DATE
CITY OF PORTSMOUTH TAC REVIEW	TBD	PENDING
CITY OF PORTSMOUTH SITE PLAN - PLANNING BOARD	TBD	PENDING
CITY OF PORTSMOUTH HISTORIC DISTRICT	TBD	PENDING

ISSUED FOR PERMITTING
NOVEMBER 6, 2026

HALEY WARD
www.haleyward.com

5010205.002

CONSTRUCTION NOTES

CONSTRUCTION SEQUENCE

1. DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
2. INSTALL SILT SOXX AND CATCH BASIN FILTERS TO CONTROL EROSION AND SEDIMENTATION PRIOR TO ANY EARTH MOVING ACTIVITIES.
3. REMOVE EXISTING BUILDING AND SITE FEATURES AS REQUIRED.
4. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
5. CUT AND REMOVE ALL TREES, SHRUBS, AND OTHER DEBRIS AS REQUIRED.
6. STRIP AND STOCKPILE LOAM FROM SITE. STOCKPILES SHALL BE SURROUNDED WITH SILT SOXX TO CONTROL SEDIMENT RUN OFF.
7. ROUGH GRADE SITE AND CONSTRUCT DRAINAGE STRUCTURES. INSTALL AND MAINTAIN EROSION CONTROL DEVICES AS SHOWN ON THE PLANS. ALL PERMANENT DITCHES, AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. CONSTRUCT BUILDING FOUNDATIONS.
8. LOAM AND SEED DISTURBED AREAS. CUT AND FILL SLOPES SHALL BE SEEDED IMMEDIATELY AFTER THEIR CONSTRUCTION.
9. CONSTRUCT UTILITIES, BUILDINGS AND PAVEMENT BASE COURSE.
10. PLANT LANDSCAPING.
11. CONSTRUCT PAVEMENT WEARING COURSE.
12. REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

PROJECT DESCRIPTION

1. THE PROJECT CONSISTS OF DEMOLISHING THE EXISTING BUILDING AND RELATED STRUCTURES, AND CONSTRUCTING A NEW RESIDENTIAL BUILDING AND ASSOCIATED SITE IMPROVEMENTS.
2. THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 18,000 SQUARE FEET.
3. THE STORMWATER RUNOFF FROM THE SITE WILL FOLLOW EXISTING PATTERNS AND DISCHARGE OFFSITE TO THE INTO THE CITY STORMWATER SYSTEM IN DEER STREET.

GENERAL CONSTRUCTION NOTES

1. THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE", THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
2. DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.
3. ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.
4. THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
5. DUST CONTROL MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS. IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
6. SILTSOXX AND CATCH BASIN FILTERS SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILTSOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.
7. ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.
8. ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.
9. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.
10. FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.
11. DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.
12. THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.
13. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
14. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
    - BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
    - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
    - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
    - EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
    - IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.
15. STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA.
16. STABILIZATION MEASURES TO BE USED INCLUDE:
    - TEMPORARY SEEDING;
    - MULCHING.
17. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
18. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN THESE AREAS, SILTSOXX, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
19. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILTSOXX, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

MAINTENANCE AND PROTECTION

1. THE SILTSOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
2. SILTSOXX SHALL BE REMOVED ONCE SITE IS STABILIZED, AND DISTURBED AREAS SHALL BE PERMANENTLY SEEDED.
3. THE CATCH BASIN INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

WINTER NOTES

1. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;
3. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;

STOCKPILES

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

CONCRETE WASHOUT AREA

THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:

1. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FAILITY;
2. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
3. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
4. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

UTILITY NOTES

1. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
2. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
3. SEE GRADING AND DRAINAGE PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
4. ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
5. ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH
6. CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
7. EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
8. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
9. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
10. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
11. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
12. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
13. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
14. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
15. A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.
16. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVED AREAS.
17. GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
18. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
19. ALL SEWER PIPES WITH LESS THAN 6' COVER SHALL BE INSULATED.
20. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
21. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER IN COORDINATION WITH THE SITE CIVIL ENGINEER.
22. CONTRACTOR SHALL CONSTRUCT ALL UTILITIES AND DRAINS TO WITHIN 10' OF THE FOUNDATION WALLS AND CONNECT THESE TO SERVICE STUBS FROM THE BUILDING.
23. FINAL REVIEW OF ALL UTILITIES SHALL BE MADE DURING THE REQUIRED SEWER CONNECTION PERMIT PROCESS IN COORDINATION WITH DEPARTMENT OF PUBLIC WORKS.
24. ALL WORK PERFORMED IN THE PUBLIC RIGHT-OF-WAY SHALL BE BUILT TO DEPARTMENT OF PUBLIC WORKS STANDARDS.
25. THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
26. UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
27. IRRIGATION, IF SUPPLIED, WILL BE PROVIDED ON A SEPARATE METERED SERVICE. DESIGNS OF IRRIGATION WILL BE PROVIDED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF CONSTRUCTION.

ALLOWABLE NON-STORMWATER DISCHARGES

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

WASTE DISPOSAL

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

BLASTING NOTES

1. CONTRACTOR SHALL CONTACT THE NHDES AND/OR LOCAL JURISDICTION PRIOR TO COMMENCING ANY BLASTING ACTIVITIES.
2. FOR ANY PROJECT FOR WHICH BLASTING OF BEDROCK IS ANTICIPATED, THE APPLICANT SHALL SUBMIT A BLASTING PLAN THAT IDENTIFIES:
    - WHERE THE BLASTING ACTIVITIES ARE ANTICIPATED TO OCCUR;
    - THE ESTIMATED QUANTITY OF BLAST ROCK IN CUBIC YARDS; AND
    - SITE-SPECIFIC BLASTING BEST MANAGEMENT PRACTICES.

ABBREVIATIONS

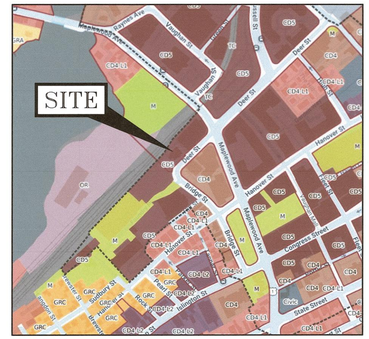
@	AT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX.±	APPROXIMATELY
BLDG	BUILDING
CL	CENTERLINE
CB	CATCH BASIN
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CPE	CORRUGATED POLYETHYLENE
DI	DUCTILE IRON
DIA.	DIAMETER
E	EASTING
EL	ELEVATION
EFM	EXISTING FORCE MAIN
EPS	EXTRUDED POLYSTYRENE
FGC	FLUSH GRANITE CURB
FM	FORCEMAIN
GAL	GALLON
GALV	GALVANIZED
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HDPE	HIGH DENSITY POLYETHYLENE
HP	HORSEPOWER
ID	INSIDE DIAMETER
IN.	INCHES
INT.	INTERSECTION
INV.	INVERT
MAX.	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N	NORTHING
NE	NORTHEAST
NHDOT	NH DEPT. OF TRANSPORTATION
N.T.S.	NOT TO SCALE
NWT	NON WOVEN GEOTEXTILE
OD	OUTSIDE DIAMETER
O.C.	ON CENTER
OH	OVERHEAD
OZ	OUNCES
PERF	PERFORATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PL	PROPERTY LINE
POH	PROPOSED OVERHEAD ELECTRIC
PUGE	PROPOSED UNDERGROUND ELECTRIC
R	RADIUS
R&D	REMOVE AND DISPOSE
S	SLOPE
SCL	STORMWATER COLLECTION LINE
SCS	STORMWATER COLLECTION SYSTEM
SDR	STANDARD DIMENSION RATIO
SE	SOUTHEAST
SHT	SHEET
SQ	SQUARE
SS	STAINLESS STEEL
SY	SQUARE YARD
TBM	TEMPORARY BENCH MARK
TOC	TOP OF CONCRETE
TYP	TYPICAL
VGC	VERTICAL GRANITE CURB

LEGEND:

ITEMS SHOWN MAY NOT APPEAR ON PLANS

DESCRIPTION	*EXISTING*	*PROPOSED*
PROPERTY LINE		
BENCHMARK		
SURVEY STATION		
IRON PIN		
DRILL HOLE		
BOUND		
TEST PIT	TP	
SEWER MANHOLE	S	S
GAS VALVE	GV	GV
UTILITY POLE		
GUY ANCHOR		
ELECTRICAL MANHOLE	E	E
TRANSFORMER	TR	TR
PULL BOX	P	P
WELL	W	W
WATER VALVE	WV	
WATER SHUTOFF		
HYDRANT		
AIR RELIEF VALVE		
DRAINAGE MANHOLE	D	D
CATCH BASIN		
CURB INLET		
PARKING LIGHT		
FLOOD LIGHT		
SITE LIGHT		
SIGN		
TRASH CAN		
FLAGPOLE		
MONITORING WELL	MW	MW
EDGE OF GRAVEL		
EDGE OF PAVEMENT		
CURBING		
MAJOR FOOT CONTOUR	100	100
MINOR FOOT CONTOUR	98	98
WATERLINE	W	W
STORM DRAIN	SD	SD
UNDER DRAIN	UD	UD
SANITARY SEWER	SS	SS
FORCE MAIN	FM	FM
OVERHEAD UTILITIES	OHU	OHU
UNDERGROUND UTILITIES	UGE	UGU
GAS LINE	GAS	GAS
CHAIN LINK FENCE	X	X
GUARDRAIL		
SILT FENCE		SF
TREE LINE		
GRAVEL SURFACE		
PAVED SURFACE		
CONCRETE SURFACE		
BUILDING FOOTPRINT		
WETLANDS		
RIPRAP		

ZONING MAP



REV.	DATE	DESCRIPTION	BY	CHK.
0	11/06/2026	ISSUED FOR REVIEW	SJR	JRC

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

EIGHTKPH, LLC
163 DEER STREET, PORTSMOUTH NH

TITLE

GENERAL NOTES, LEGEND & ABBREVIATIONS

STATE OF NEW HAMPSHIRE – JOHN R. CHAGNON No. 7851 LICENSED PROFESSIONAL ENGINEER

DATE	SCALE
NOVEMBER 2026	NTS

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	JRC	JRC

PROJECT No. 5010205.002

DRAWING No. **C001** REV. **0**

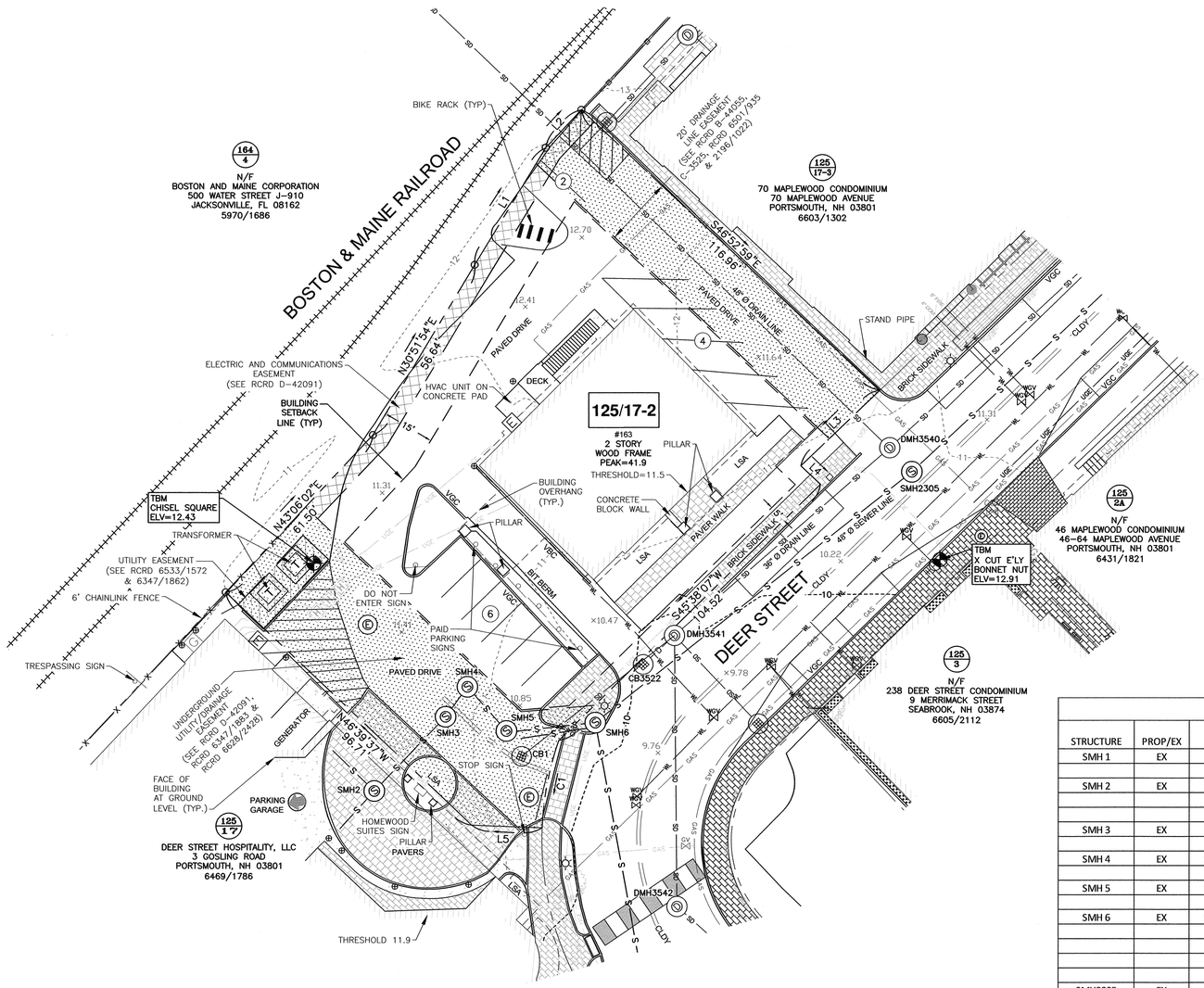
FILE LOCATION: P:\NH\5010205.EIGHTKPH_LLC\2271.04-DEER ST - PORTSMOUTH--RC\2026 SITE PLAN (163 DEER)\CIVIL\5010205.2271.04-C-TO.DWG, 2026-11-05, 7:58 AM

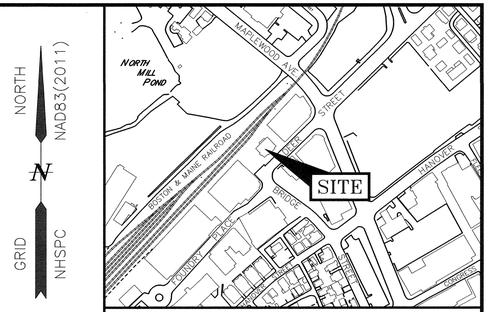
LEGEND:

DESCRIPTION	EXISTING
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
1234/123	DEED BOOK/PAGE
N/F	NOW OR FORMALLY
TYP.	TYPICAL
TBS	TO BE SET
INV.	INVERT
ELV.	ELEVATION
FF	FINISHED FLOOR
SWL	SINGLE WHITE LINE
DYL	DOUBLE YELLOW LINE
LSA	LANDSCAPE AREA
SGC	SLOPED GRANITE CURB
VGC	VERTICAL GRANITE CURB
CCB	CAPE COD BERM
MAP 21 LOT 8	21/8
BENCHMARK	
RAILROAD SPIKE	
BOUND	
IRON ROD/PIPE FOUND	
SEWER MANHOLE	
DRAIN MANHOLE	
COMMUNICATIONS MANHOLE	
ELECTRIC MANHOLE	
UTILITY POLE	
CATCH BASIN	
HYDRANT	
GATE VALVE	GGV WGV SGV
GAS/WATER SHUTOFF	
BOLLARD	
TREES	
GAS/ELECTRIC METER	E G
LIGHT POLE	
MAIL BOX	
AIR CONDITIONER	A
SIGN	
PROPERTY LINE	
APPROXIMATE EXTERIOR PROPERTY LINE	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
CENTERLINE DOUBLE YELLOW	
MINOR FOOT CONTOUR	98
MAJOR FOOT CONTOUR	100
GAS LINE	GAS GAS
WATER LINE	WL WL
STORM DRAIN LINE	SD SD
SANITARY SEWER LINE	SS SS
OVERHEAD UTILITY LINE	
UNDERGROUND COMMUNICATIONS LINE	UGT UGT

PLAN REFERENCES:

1) CONSOLIDATION & SUBDIVISION PLAN TAX MAP 125, LOT 17 & TAX MAP 138, LOT 62 DEER STREET ASSOCIATES, BRIDGE, DEER, AND HILL STREETS. PREPARED BY AMBIT ENGINEERING, INC. DATED JULY 2015. SCALE: 1"=50'. RCRD D-39699.
2) PLAN OF RESTRICTIVE COVENANT TAX MAP 164, LOT 4 BOSTON AND MAINE CORPORATION TO DEER STREET ASSOCIATES. PREPARED BY AMBIT ENGINEERING, INC. DATED DECEMBER 2016. SCALE: 1"=50'.
3) EASEMENT PLAN TAX MAP 125– LOT 17, FOR FOUNDRY PLACE, LLC. PREPARED BY AMBIT ENGINEERING, INC. DATED NOVEMBER 2018. LATEST REVISION #3 DATED 4/16/20. SCALE: 1" = 20'.





LOCATION MAP SCALE: 1" = 300'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOT 17-2.

2) OWNER OF RECORD:
EIGHTKPH, LLC
70 MAPLEWOOD
UNIT 501
PORTSMOUTH, NH 03801
6348/2213
RCRD D-39699 (LOT 4)

3) PARCEL IS LOCATED IN CHARACTER DISTRICT 5 ZONE; DOWNTOWN OVERLAY, NORTH END INCENTIVE OVERLAY & HISTORIC DISTRICTS.

4) DIMENSIONAL REQUIREMENTS: SEE ZONING ORDINANCE.

5) LOT AREA: 18,347 S.F.
0.4212 ACRES

6) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 125, LOT 17-2 IN THE CITY OF PORTSMOUTH, NH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.

9) PARCEL IS BENEFITED BY A RESTRICTIVE COVENANT (NO BUILD EASEMENT) ON THE ADJACENT BOSTON AND MAINE PROPERTY.

10) SEE EASEMENT PLAN FOR INFORMATION REGARDING ADDITIONAL PROPERTY EASEMENTS.

12) PROPERTY IS SUBJECT TO A WATERLINE EASEMENT ALONG THE STREET FRONTAGE.

STRUCTURE TABLE

STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT	DIRECTION
SMH 1	EX	11.76	12" PVC	5.66		NW
			8" PVC		4.76	SE
SMH 2	EX	11.63	8" PVC	4.73		NW
			8" PVC	4.73		SW
			8" PVC		4.63	NE
SMH 3	EX	11.27	8" PVC	4.21		SW
			8" PVC		4.06	NE
SMH 4	EX	11.07	8" PVC	3.77		SW
			8" PVC		3.67	SE
SMH 5	EX	10.67	8" PVC	3.37		NW
			8" PVC		3.17	E
SMH 6	EX	10.80	8" PVC	3.00		W
			8" PVC CAPPED	3.00		W
			8" PVC	3.00		NE
			48" BRICK	-1.45		S
			48" BRICK		-1.45	NE
SMH2305	EX	10.69	48" BRICK	-1.20		SW
			48" BRICK		-1.20	NE
DMH 1	EX	11.03	10" PVC	7.83		NW
			12" PVC W/BACKFLOW PREVENTER	6.08		NW
			4" PVC	6.08		SW
			12" CPP		6.03	NE
DMH 2	EX	10.06	8" PVC	5.06		SW
CB1	EX	10.50	8" PVC		6.10	NE
CB3522	EX	10.00	12" RCP		7.48	NE
DMH3540	EX	10.63	18" RCP	N/A		NE
			36"	N/A		SW
			48" RCP		1.53	NW
DMH3541	EX	10.11	12" RCP	7.48		SW
			36"	2.07		S
			36"		1.93	NE
DMH3542	EX	9.39	36"	2.58		SE
			36"		2.18	N

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N31°17'20"E	39.07'
L2	N43°06'02"E	14.81'
L3	S46°12'15"W	31.25'
L4	S46°46'25"E	7.69'
L5	N87°48'09"W	20.15'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	86.00'	25.48'	25.39'	S10°41'12"W	16°58'41"

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

STATE OF NEW HAMPSHIRE — No. 738 — JOHN R. CHAGNON — SIGNATURE — LICENSED LAND SURVEYOR

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

11.6.26
JOHN R. CHAGNON, LLS 738 DATE

REV.	DATE	DESCRIPTION	BY	CHK
1	11/6/26	UPDATE ORTHOPHOTO AND PAVEMENT	RJB	JRC
0	1/7/25	ISSUED FOR COMMENT	RJB	JRC

DRAWING ISSUE STATUS
SITE SURVEY

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282

PROJECT
EIGHTKPH, LLC
163 DEER STREET, PORTSMOUTH, NH

TITLE
EXISTING CONDITIONS PLAN

DATE	SCALE
NOVEMBER 2025	1"=20'

DRAWN BY	DESIGNED BY	CHECKED BY
RJB	---	JRC

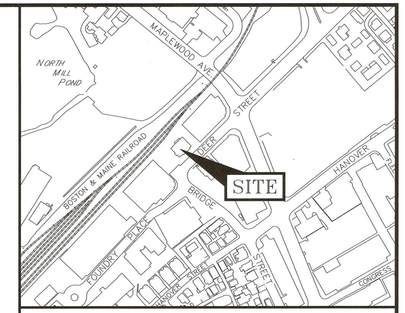
PROJECT No.	FIELD BOOK / PAGE
5010205..02	FB 482 PG 27

DRAWING No. **V101** REV. **1**

P:\PROJECTS\5010205..02 Deer St, Portsmouth, #163\DWG Files\V101 SITE SURVEY.DWG Plotted by: CHAGNON on Thursday, 11/6/2025 12:56:42 PM



NORTH
NAD83(2011)
N
GRID
NHSPC



LOCATION MAP SCALE: 1" = 300'

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION	BY	CHK.
0	11/06/26	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

SITE SURVEY

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282
WWW.HALEYWARD.COM

PROJECT

EIGHTKPH, LLC
163 DEER STREET, PORTSMOUTH, NH

TITLE

ORTHOPHOTO PLAN

DATE: NOVEMBER 2026	SCALE: 1"=20'	
DRAWN BY: SJR	DESIGNED BY: ---	CHECKED BY: JRC
PROJECT No.: 5010205.002	FIELD BOOK / PAGE: FB 482 PG 27	
DRAWING No.: **V103**	REV.: **0**	

DEMOLITION NOTES:

A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.

B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.

C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.

E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.

F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.

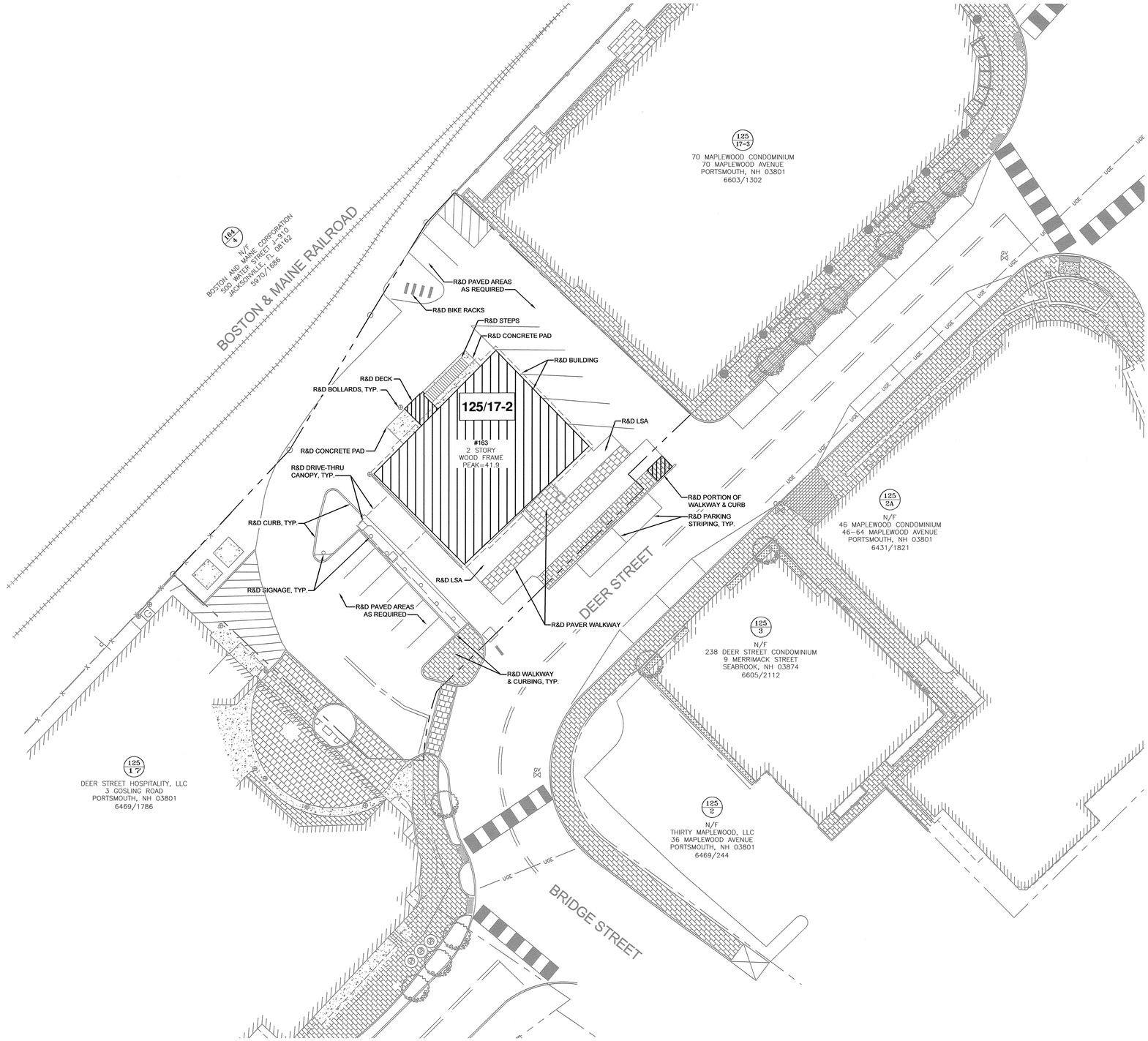
G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.

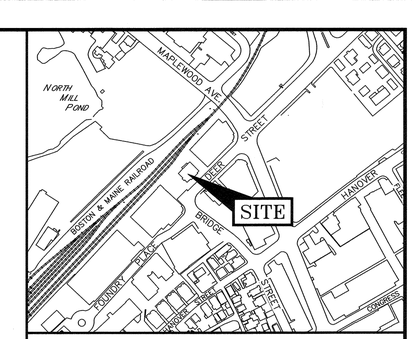
H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.

I) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.

J) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFELY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.

K) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS





LOCATION MAP SCALE: 1" = 300'

NORTH NAD83(2011)

GRID NHSPC

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION	BY	CHK.
0	11/06/26	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282
WWW.HALEYWARD.COM

PROJECT

PROPOSED DEVELOPMENT
163 DEER STREET, PORTSMOUTH, NH

TITLE

DEMOLITION PLAN

STATE OF NEW HAMPSHIRE – JOHN R. CRAGNON No. 7651 – LICENSED PROFESSIONAL ENGINEER

DATE: NOVEMBER 2026	SCALE: 1"=20'
DRAWN BY: SJR	DESIGNED BY: JRC / CHECKED BY: JRC
PROJECT No.: 5010205.002	FIELD BOOK / PAGE: FB 482 PG 27
DRAWING No.: C101	REV.: 0

ZONING DEVELOPMENT STANDARD		
163 Deer Street		
CD-5 with DOD & HDC overlay districts: CHARACTER DISTRICT 5		
	REQUIRED	PROPOSED
BUILDING PLACEMENT — PRINCIPAL BUILDING		
Height	2-4 stories, 50'	4 stories (49'-11") + penthouse (13'-11")
Façade Types	shop front	shop front
Building Type	mixed use, residential not allowed on "ground floor"	commercial & parking @ ground floor; residential above
Front (principle) max	5'	5'
Front (secondary) max	5'	5'
Side	NR	N/A
Rear, min	>of: 5' from rear line or 10' from cl alley & 15' at railroad	15'
Front lotline buildout	80% min	100% See Note A
Lot area (sf)	NR	18,347
Coverage, maximum	95%	93%
Footprint, max* 10.5a43.40	20,000	9,570
Building Coverage (not including eaves within 30" of wall)		9,162
Ground floor area per use, max	15,000	7,017
Open space, minimum	5%	11.2%
Permitted uses	multi-family dwelling, more than 8 units; commercial, live/work, mixed-use, flex space, community, office, retail, restaurant (<500occ)	Commercial Multi-Family Dwelling
Block length, max (ft)	225	113
Façade modulation length, max (ft)	100	98
Entrance spacing, max (ft)	50	43' 10"
Floor height above sidewalk, max	36"	7"
Ground floor height, min	12'	15'
Second floor height, min	10'	11'
Glazing, shopfront, min	*70%*	*71%*
Glazing, other	*20%-50%*	*40%*
Roof types(pitch)	flat (<1:4), gable (6:12-12:12), hip(>3:12), gambrel/mansard(6:12-30:12)	principal structure: flat / *penthouse: shed(hip)*
Parking, off-street; DOD	when >20 spaces, max spaces = 120% min required. 10.1112.60 mixed used - some shared spaces allowed.	1 space per dwelling unit 23 (-4) =19 With DOD (-4)
Parking, off-street; DOD Liner Building 10.5A44.35.	liner building minimum 20' deet along street facade	20' deep commercial liner space

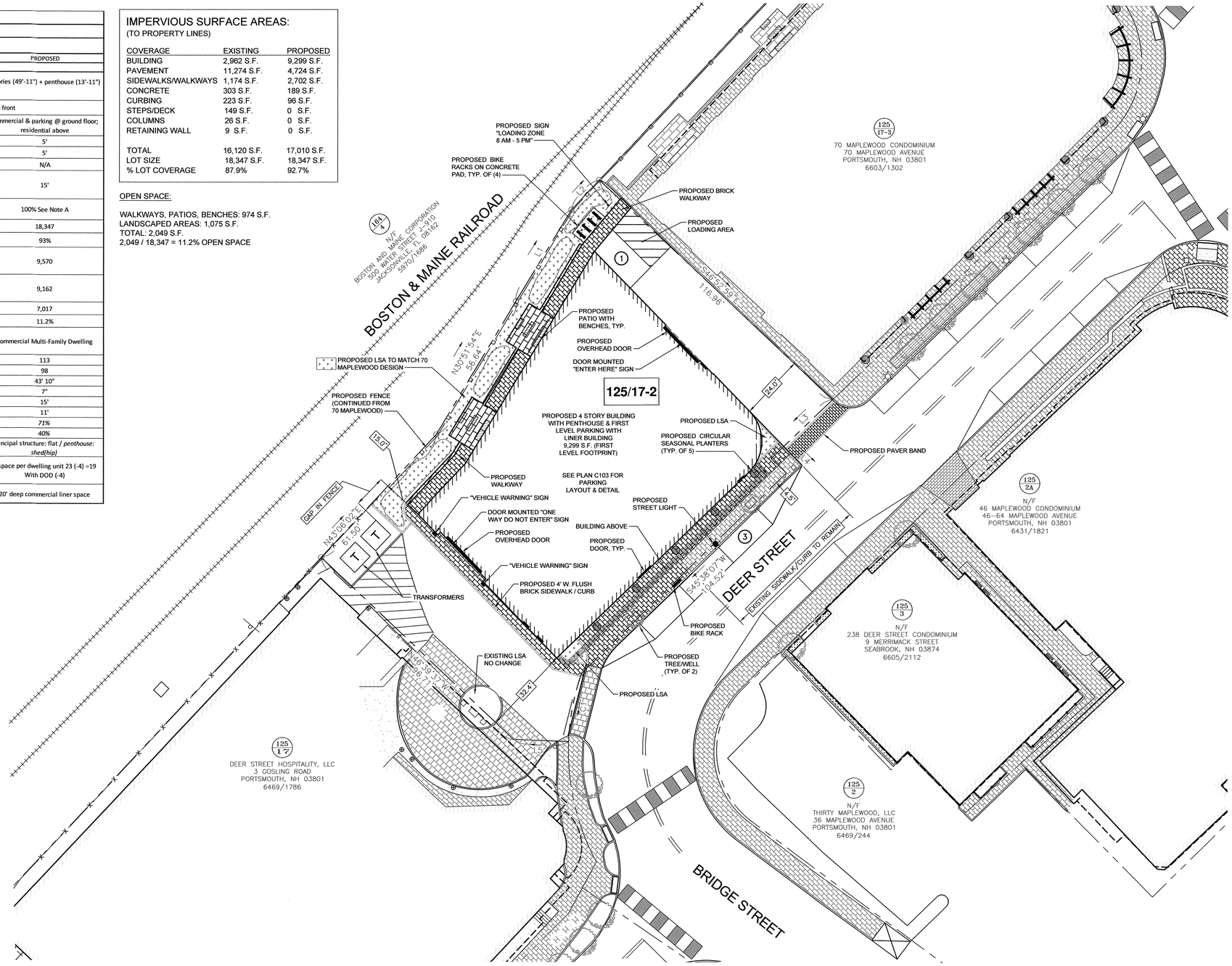
Note A: The property is burdened by two easements along the frontage which preclude building... therefore the building is limited to a certain area.

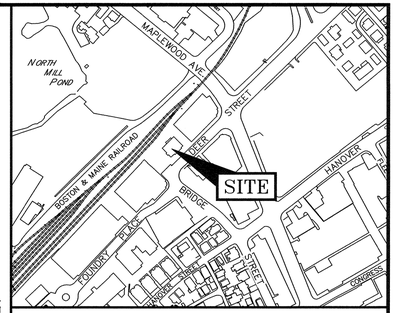
IMPERVIOUS SURFACE AREAS:
(TO PROPERTY LINES)

COVERAGE	EXISTING	PROPOSED
BUILDING	2,962 S.F.	9,299 S.F.
PAVEMENT	11,274 S.F.	4,724 S.F.
SIDEWALKS/WALKWAYS	1,174 S.F.	2,702 S.F.
CONCRETE	303 S.F.	189 S.F.
CURBING	223 S.F.	96 S.F.
STEPS/DECK	149 S.F.	0 S.F.
COLUMNS	26 S.F.	0 S.F.
RETAINING WALL	9 S.F.	0 S.F.
TOTAL	16,120 S.F.	17,010 S.F.
LOT SIZE	18,347 S.F.	18,347 S.F.
% LOT COVERAGE	87.9%	92.7%

OPEN SPACE:

WALKWAYS, PATIOS, BENCHES: 974 S.F.
LANDSCAPED AREAS: 1,075 S.F.
TOTAL: 2,049 S.F.
2,049 / 18,347 = 11.2% OPEN SPACE





LOCATION MAP SCALE: 1" = 300'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOT 17-2.

2) OWNER OF RECORD/APPLICANT:
EIGHTKPH, LLC
70 MAPLEWOOD
UNIT 501
PORTSMOUTH, NH 03801
6348/2213
RCRD D-39699 (LOT 4)

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021.

4) PARCEL IS LOCATED IN CHARACTER DISTRICT 5 ZONE; DOWNTOWN OVERLAY, NORTH END INCENTIVE OVERLAY & HISTORIC DISTRICTS.

5) EXISTING LOT AREA:
18,347 S.F.
0.4212 ACRES

6) REFER TO THE EXISTING CONDITIONS PLAN (DWG. NO. V101) FOR ADDITIONAL SITE INFORMATION.

7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED RESIDENTIAL BUILDING ON TAX MAP 125, LOT 17-2 IN THE CITY OF PORTSMOUTH, NH.

8) ALL EXISTING SITE FEATURES, STRUCTURES, AND BUILDINGS ON THE SUBJECT PARCEL ARE TO BE DEMOLISHED AND REMOVED AS PART OF THE DEVELOPMENT. SEE DEMOLITION PLAN.

8) TRASH SHALL BE DISPOSED OF IN AN ON SITE DUMPSTER.

9) ALL LIGHTING TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS, BE DARK SKY COMPLIANT, AND BE INSTALLED DIRECTED DOWNWARD.

10) PARKING CALCULATION:
23 RESIDENTIAL UNITS
23 SPACES REQUIRED
DOD CREDIT 4 SPACES
19 SPACES REQUIRED (ADJUSTED)
19 SPACES PROVIDED

CONDITIONS OF APPROVAL:

1. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS:
2. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
3. 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.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

``I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

11.6.26

JOHN R. CHAGNON, LLS 738 DATE

STATE OF NEW HAMPSHIRE — No. 738 — JOHN R. CHAGNON — SIGNATURE — LICENSED LAND SURVEYOR

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N31°17'20"E	39.07'
L2	N43°06'02"E	14.81'
L3	S46°12'15"W	31.25'
L4	S46°46'25"E	7.69'
L5	N87°48'09"W	20.15'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	86.00'	25.48'	25.39'	S10°41'12"W	16°58'41"

REV.	DATE	DESCRIPTION	BY	CHK.
0	11/06/26	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS
PERMIT PLANS

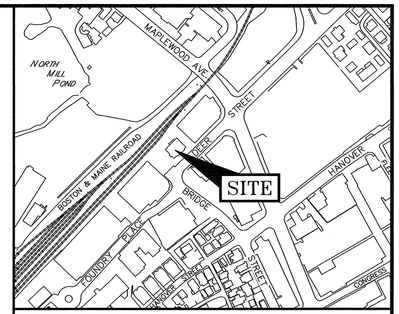
HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282

PROJECT
PROPOSED DEVELOPMENT
163 DEER STREET, PORTSMOUTH, NH

TITLE
SITE LAYOUT PLAN

STATE OF NEW HAMPSHIRE — JOHN R. CHAGNON — No. 738 — LICENSED PROFESSIONAL ENGINEER

DATE	SCALE
OCTOBER 2026	1"=20'
DRAWN BY: SJR	DESIGNED BY: JRC
CHECKED BY: JRC	
PROJECT No.: 5010205.002	FIELD BOOK / PAGE: FB 482 PG 27
DRAWING No.: C102	REV.: 0



LOCATION MAP SCALE: 1" = 300'

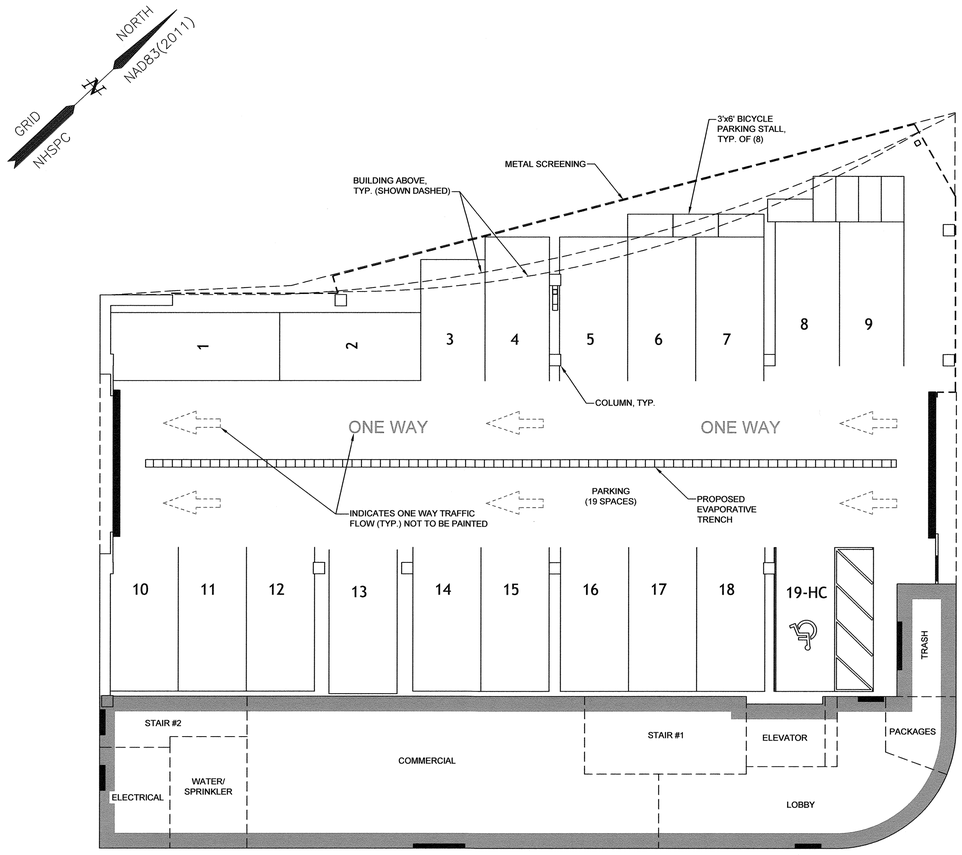
NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

4) PROVIDE TEMPORARY CONSTRUCTION DEWATERING AS/IF NEEDED. COORDINATE WITH PORTSMOUTH DPW.



GRAPHIC SCALE

10 0 5 10 20 30

(IN FEET)
1 inch = 10 ft.

REV.	DATE	DESCRIPTION	BY	CHK.
0	11/06/26	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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PROJECT

PROPOSED DEVELOPMENT
163 DEER STREET, PORTSMOUTH, NH

TITLE

FIRST FLOOR PARKING PLAN

DATE	SCALE
NOVEMBER 2026	1"=10'

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	JRC	JRC

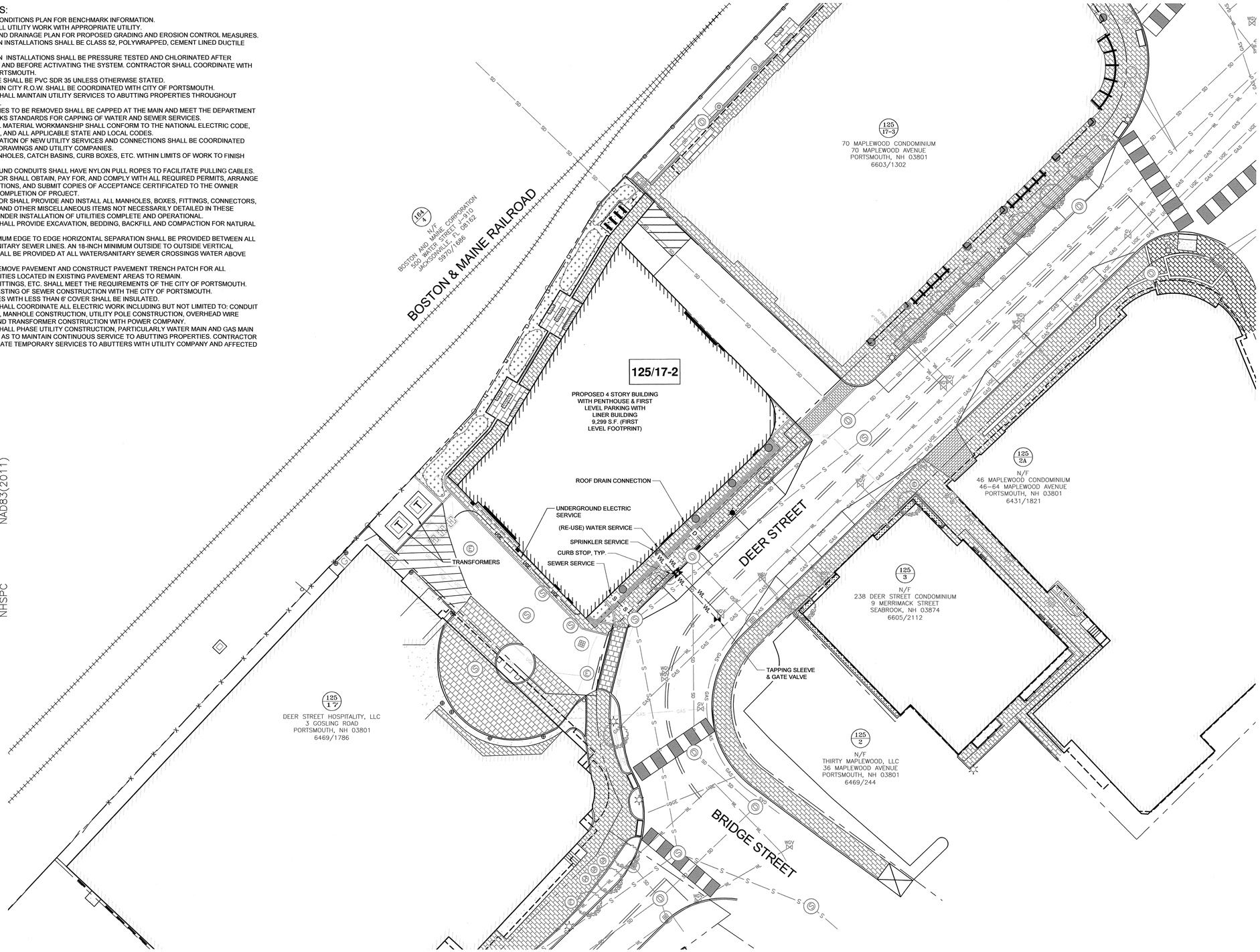
PROJECT No.	FIELD BOOK / PAGE
5010205.002	FB 482 PG 27

DRAWING No.	REV.
C103	0

P:\NH\5010205-EighthSph_LLC\2271.04-Deer St, Portsmouth-JRC\2025 Site Plan (163 Deer)\Civil\5010205.2271.04-C-SP.dwg, C103 Parking

UTILITY NOTES:

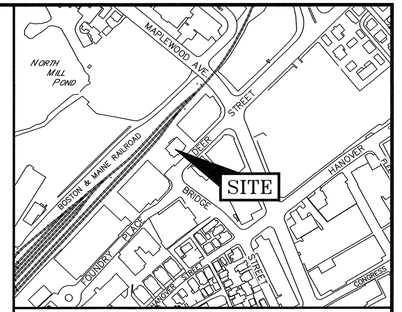
1. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
2. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
3. SEE GRADING AND DRAINAGE PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
4. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, POLYWRAPPED, CEMENT LINED DUCTILE IRON PIPE.
5. ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTSMOUTH.
6. ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
7. ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH.
8. CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
9. EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
10. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
11. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
12. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
13. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
14. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
15. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
16. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
17. A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.
18. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
19. GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
20. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
21. ALL SEWER PIPES WITH LESS THAN 6' COVER SHALL BE INSULATED.
22. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
23. CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH UTILITY COMPANY AND AFFECTED ABUTTER.



GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.



LOCATION MAP SCALE: 1" = 300'

NOTES:

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4) PROPOSED SEWER FLOW:

FIRST FLOOR: CONCIERGE SERVICES

15 GPD X 39 RESIDENTS = 585 GPD

23 DWELLING UNITS X 163.3 GPD (2.3 X 71 GPD)/UNIT
= 3,756 GPD

TOTAL FLOW 4,341 GPD

5) APPLICANT, AND AUTHORIZED AGENTS, SHALL WORK WITH THE CITY OF PORTSMOUTH AND UTILITY PROVIDERS TO CONSTRUCT NEW, PERMANENT SERVICE CONNECTIONS TO PROPOSED WATER, SEWER, STORMDRAIN, POWER , AND COMMUNICATIONS.

REV.	DATE	DESCRIPTION	BY	CHK.
0	11/06/26	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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PROJECT

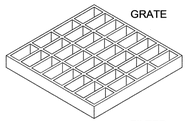
PROPOSED DEVELOPMENT
163 DEER STREET, PORTSMOUTH, NH

TITLE

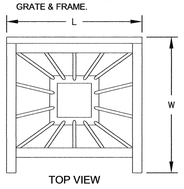
UTILITY PLAN

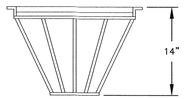
STATE OF NEW HAMPSHIRE – JOHN R. CHAGNON NO. 9854 LICENSED PROFESSIONAL ENGINEER

DATE: NOVEMBER 2026	SCALE: 1"=20'
DRAWN BY: SJR	DESIGNED BY: JRC / CHECKED BY: JRC
PROJECT No.: 5010205.002	FIELD BOOK / PAGE: FB 482 PG 27
DRAWING No.: C104	REV.: 0



LENGTH (L) & WIDTH (W) AS REQUIRED TO FIT NHDOT TYPE GRATE & FRAME.





1) INLET BASKETS SHALL BE INSTALLED IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION IS COMPLETE AND SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.

2) FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT AND, SHALL EXTEND AT LEAST 6" PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR.

3) THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC; POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:
- -RAB STRENGTH: 45 LB. MIN. IN ANY PRINCIPAL DIRECTION (ASTM D1682)
- -MULLEN BURST STRENGTH: MIN. 60 psi (ASTM D774)

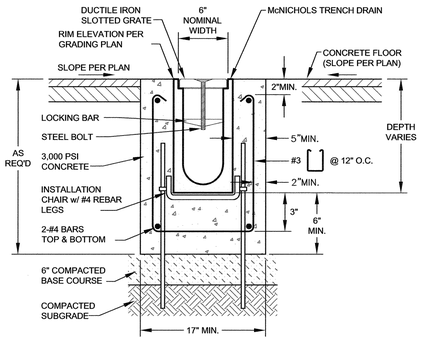
4) THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 gpm/s.f. (MULTIPLY THE PERMITTIVITY IN SEC.-1 FROM ASTM 54491-85 CONSTANT HEAD TEST USING THE CONVERSION FACTOR OF 74.)

5) THE INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.

6) SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

CATCH BASIN INLET BASKET

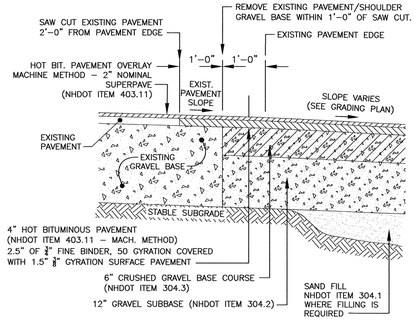
NTS



EVAPORATOR TRENCH DETAIL

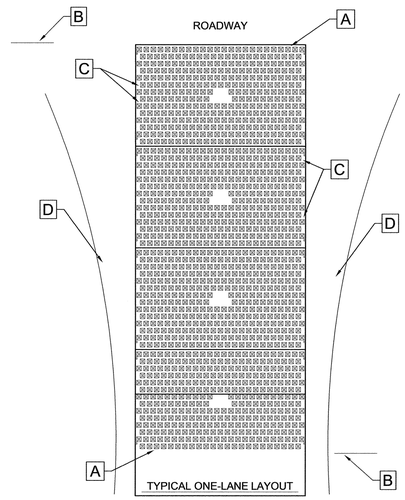
COORDINATE WITH BUILDING PLANS

NTS



TYPICAL PAVEMENT CROSS SECTION

NTS



INSTALLATION:
THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE INSTALLATION MAY NEED TO BE MODIFIED TO MEET THE EXISTING CONDITIONS, EXPECTATIONS, OR DEMANDS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.

KEY NOTES:

A. FODS TRACKOUT CONTROL SYSTEM MAT.
B. FODS SAFETY SIGN.
C. ANCHOR POINT.
D. SILT OR ORANGE CONSTRUCTION FENCE.

INSTALLATION:
1. THE SITE WHERE THE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED SHOULD CORRESPOND TO BEST MANAGEMENT PRACTICES AS MUCH AS POSSIBLE. THE SITE WHERE FODS TRACKOUT CONTROL SYSTEM IS PLACED SHOULD ALSO MEET OR EXCEED THE LOCAL JURISDICTION OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
2. CALL FOR UTILITY LOCATES 3 BUSINESS DAYS IN ADVANCE OF THE OF FODS TRACKOUT CONTROL SYSTEM INSTALLATION FOR THE MARKING OF UNDERGROUND UTILITIES. CALL THE UTILITY NOTIFICATION CENTER AT 811.
3. ONCE THE SITE IS ESTABLISHED WHERE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED, ANY EXCESSIVE UNEVEN TERRAIN SHOULD BE LEVELED OUT OR REMOVED SUCH AS LARGE ROCKS, LANDSCAPING MATERIALS, OR SUDDEN ABRUPT CHANGES IN ELEVATION.
4. THE INDIVIDUAL MATS CAN START TO BE PLACED INTO POSITION. THE FIRST MAT SHOULD BE PLACED NEXT TO THE CLOSEST POINT OF EGRESS. THIS WILL ENSURE THAT THE VEHICLE WILL EXIT STRAIGHT FROM THE SITE ONTO THE PAVED SURFACE.
8. AFTER THE FIRST MAT IS PLACED DOWN IN THE PROPER LOCATION, MATS SHOULD BE ANCHORED TO PREVENT THE POTENTIAL MOVEMENT WHILE THE ADJOINING MATS ARE INSTALLED. ANCHORS SHOULD BE PLACED AT EVERY ANCHOR POINT (IF FEASIBLE) TO HELP MAINTAIN THE MAT IN ITS CURRENT POSITION.
9. AFTER THE FIRST MAT IS ANCHORED IN ITS PROPER PLACE, AN H BRACKET SHOULD BE PLACED AT THE END OF THE FIRST MAT BEFORE ANOTHER MAT IS PLACED ADJACENT TO THE FIRST MAT.
10. ONCE THE SECOND MAT IS PLACED ADJACENT TO THE FIRST MAT, MAKE SURE THE H BRACKET IS CORRECTLY SITUATED BETWEEN THE TWO MATS, AND SLIDE MATS TOGETHER.
11. NEXT THE CONNECTOR STRAPS SHOULD BE INSTALLED TO CONNECT THE TWO MATS TOGETHER.
12. UPON PLACEMENT OF EACH NEW MAT IN THE SYSTEM, THAT MAT SHOULD BE ANCHORED AT EVERY ANCHOR POINT TO HELP STABILIZE THE MAT AND ENSURE THE SYSTEM IS CONTINUOUS WITH NO GAPS IN BETWEEN THE MATS.
13. SUCCESSIVE MATS CAN THEN BE PLACED TO CREATE THE FODS TRACKOUT CONTROL SYSTEM REPEATING THE ABOVE STEPS.

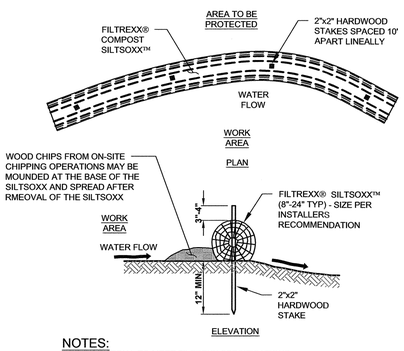
USE AND MAINTENANCE
1. VEHICLES SHOULD TRAVEL DOWN THE LENGTH OF THE TRACKOUT CONTROL SYSTEM AND NOT CUT ACROSS THE MATS.
2. DRIVERS SHOULD TURN THE WHEEL OF THEIR VEHICLES SUCH THAT THE VEHICLE WILL MAKE A SHALLOW S-TURN ROUTE DOWN THE LENGTH OF THE FODS TRACKOUT CONTROL SYSTEM.
3. MATS SHOULD BE CLEANED ONCE THE VOIDS BETWEEN THE PYRAMIDS BECOME FULL OF SEDIMENT. TYPICALLY THIS WILL NEED TO BE PERFORMED WITHIN TWO WEEKS AFTER A STORM EVENT. BRUSHING IS THE PREFERRED METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY.
4. THE USE OF ICE MELT, ROCK SALT, SNOW MELT, DE-ICER, ETC. SHOULD BE UTILIZED AS NECESSARY DURING THE WINTER MONTHS AND AFTER A SNOW EVENT TO PREVENT ICE BUILDUP.

REMOVAL
1. REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS REVERSE ORDER OF INSTALLATION.
2. STARTING WITH THE LAST MAT, THE MAT THAT IS PLACED AT THE INNERMOST POINT OF THE SITE OR THE MAT FURTHEST FROM THE EXIT OR PAVED SURFACE SHOULD BE REMOVED FIRST.
3. THE ANCHORS SHOULD BE REMOVED.
4. THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS IN THE FODS TRACKOUT CONTROL SYSTEM.
5. STARTING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND STACKED FOR LOADING BY FORKLIFT OR EXCAVATOR ONTO A TRUCK FOR REMOVAL FROM THE SITE.

FODS SEDIMENT TRACKING SYSTEM

OR APPROVED EQUAL

NTS



NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILLTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
4. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

FILTREXX SILTSOXX DETAIL

N.T.S.

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REV.	DATE	DESCRIPTION	BY	CHK.
0	11/06/2026	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

EIGHTKPH, LLC
163 DEER STREET, PORTSMOUTH, NH

TITLE

DETAILS



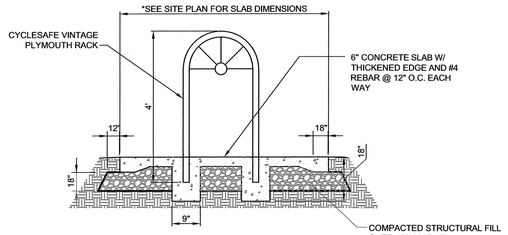
DATE	SCALE
NOVEMBER 2026	1" = 20'

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	JRC	JRC

PROJECT No. 5010205.002

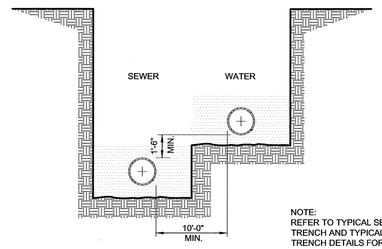
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FILE LOCATION: P:\NH\5010205-EIGHTKPH_,LLC\2271-04-DEER ST., PORTSMOUTH--JR\C\02S SITE PLAN (163 DEER)\CIVIL\5010205-2271 04-C-DT DWG, 2026.11.05, 12:41 PM



BIKE RACK DETAIL

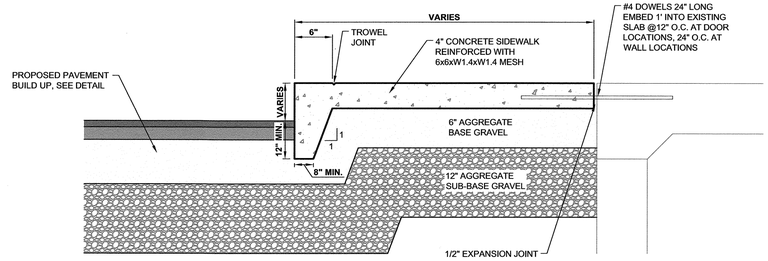
BIKE RACK SUBSTITUTIONS UPON APPROVAL **NTS**



NOTE:
REFER TO TYPICAL SEWER TRENCH AND TYPICAL WATER TRENCH DETAILS FOR ADDITIONAL INFORMATION.

TYPICAL SEWER/WATER SEPARATION DETAIL

NTS



NOTE:
EXPANSION JOINTS SHALL BE INSTALLED EVERY 20' WITH SCORE JOINTS EVERY 5'. EXPANSION JOINTS SHALL ALSO BE PLACED WHERE THE SIDEWALK ABUTS THE BUILDING, BETWEEN ADJACENT SLABS, CURBS OR AT PENETRATION STRUCTURES. EXPANSION JOINTS ARE TO BE 1/2" WIDE.

CONCRETE SIDEWALK W/ INTEGRAL CURB DETAIL

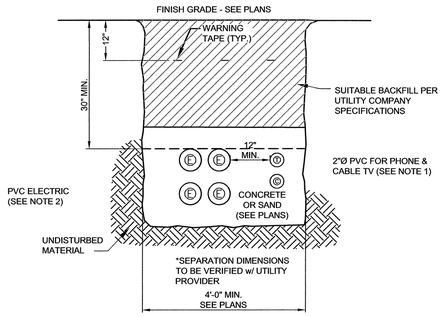
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NOTES:
1) ALL CONDUIT TO BE U.L. LISTED, SCH. 80 UNDER ALL TRAVEL WAYS, & SCHED. 40 FOR THE REMAINDER.

2) NORMAL CONDUIT SIZES FOR PSNH ARE 3 INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4 INCH FOR THREE PHASE SECONDARY, AND 5 INCH FOR THREE PHASE PRIMARY.

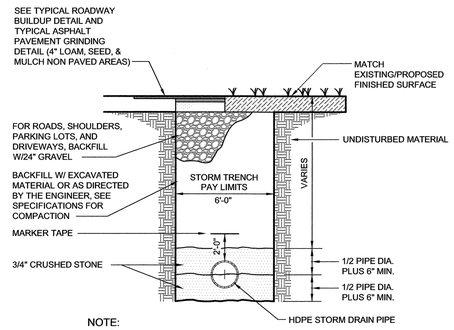
3) ALL WORK TO CONFORM TO THE NATIONAL ELECTRICAL CODE (LATEST REVISION)

4) INSTALL A 200# PULL ROPE FOR EACH CONDUIT

5) VERIFY ALL CONDUIT SPECIFICATIONS WITH UTILITY COMPANY'S PRIOR TO ANY CONSTRUCTION.

TYPICAL UNDERGROUND UTILITY TRENCH DETAIL

NTS



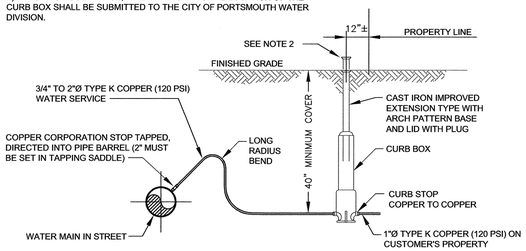
NOTE:

1. MATCH EXISTING SURFACE FINISH, EXCEPT WHERE NOTED. IN LAWN AREAS INSTALL 4" OF LOAM AND SEED AND MULCH.

TYPICAL STORM DRAIN TRENCH DETAIL

NTS

NOTE:
1) INSTALLATION OF WATER MAIN TAP & CURB STOP & BOX SHALL ONLY BE PERFORMED BY THOSE AUTHORIZED BY THE PUBLIC WORKS DEPARTMENT.
2) IN AREAS OF HEAVY GROWTH THE CURB BOX COVER SHALL BE SET 6" ABOVE FINISH GRADE AND A WITNESS STAKE SET.
3) CURB BOX SHALL BE SET APPROXIMATELY 12" OUTSIDE PROPERTY LINE AS SHOWN.
4) PRIOR TO ACCEPTANCE, A PLAN INDICATING THE LOCATION OF THE CURB BOX SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH WATER DIVISION.



TYPICAL WATER SERVICE CONNECTION DETAIL

NTS

BRICK PAVEMENT NOTES

SCOPE OF WORK:

1) THE WORK SHALL CONSIST OF CONSTRUCTING/RECONSTRUCTING THE SUB-BASE AND CONSTRUCTING A NEW BRICK SIDEWALK AS DIRECTED IN THE FIELD BY THE ENGINEER AND COORDINATED WITH PORTSMOUTH DPW.
2) STREET REVEAL SHALL BE COORDINATED WITH PORTSMOUTH DPW. ON SITE WALKWAY SHALL BE FLUSH.

METHODS OF CONSTRUCTION:

A) ALL LABOR AND MATERIALS SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 608, AND CITY OF PORTSMOUTH SPECIFICATIONS FOR NEW BRICK SIDEWALK, SECTION 6.

B) EXCAVATION FOR SIDEWALKS SHALL BE AT A DEPTH OF 10 INCHES BELOW FINISH GRADE. IN AREAS NOT BUTTING CURBING OR BUILDINGS, THE EXCAVATION SHALL BE 6 INCHES WIDER THAN THE FINISHED SIDEWALK WIDTH. AT ALL DRIVE CROSSINGS, THE DEPTH OF EXCAVATION SHALL BE INCREASED ACCORDINGLY. THE CONTRACTOR SHALL PROVIDE NEAT AND SQUARE CUTTING OF EXISTING ASPHALT ROAD SURFACE AS NEEDED. ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT THE CONTRACTOR'S OWN EXPENSE.

C) THE BASE MATERIAL SHALL CONSIST OF A MIXTURE OF STONES OR ROCK FRAGMENTS AND PARTICLES WITH 100% PASSING THE 3 INCH SIEVE, 95% TO 100% PASSING THE 2 INCH SIEVE, 55% TO 85% PASSING THE 1 INCH SIEVE, AND 27% TO 52% PASSING THE NO. 4 SIEVE. AT LEAST 50% OF THE MATERIALS RETAINED ON THE 1 INCH SIEVE SHALL HAVE A FRACTURED FACE. THE BASE MATERIAL SHALL BE THOROUGHLY COMPACTED TO THE DEPTH SPECIFIED OR DIRECTED. IN THE WAY OF ALL DRIVE CROSSINGS THE BASE WILL BE INCREASED TO A COMPACTED DEPTH OF 12 INCHES. GRAVEL REQUIREMENTS FOR RECONSTRUCTION WILL BE AS DIRECTED, BASED ON SITE CONDITIONS. THE WORK INCLUDES BACKING UP ANY AND ALL CURB BEING INSTALLED BY OTHERS ON BOTH SIDES.

D) THE CLAY BRICK PAVERS SHALL BE LAID IN A 1 INCH BED OF A SAND MIXTURE COMPRISED OF: 3 PARTS SAND MIXED WITH 1 PART PORTLAND CEMENT.

E) THE CONTRACTOR SHALL LAY THE BRICKS SO THAT APPROXIMATELY 4.5 BRICKS SHALL COVER ONE SQUARE FOOT.

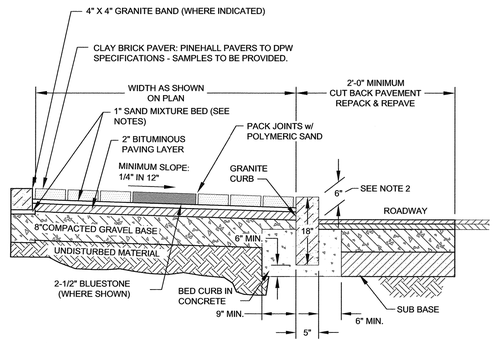
F) THE SIDEWALK SHALL PITCH TOWARDS THE STREET AS SHOWN ON THE GRADING PLAN.

G) IN AREAS WHERE THE FRONT OF THE BRICK SIDEWALK IS NOT ADJACENT TO GRANITE CURBING, THE CONTRACTOR SHALL INSTALL EDGING TO HOLD THE BRICKS IN PLACE. SUCH EDGING SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

H) THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE BRICKS FOR APPROVAL BY THE CITY BEFORE BRICKS ARE INSTALLED.

CONSTRUCTION NOTE:

EXISTING GRANITE CURB DISTURBED BY CONSTRUCTION SHALL BE REUSED AND ANY MISSING CURB SHALL BE REPLACED WITH NEW CURB MATCHING EXISTING CURB SIZE. NO CURB LESS THAN 3' IN LENGTH WILL BE ALLOWED.



BRICK SIDEWALK W/ VERTICAL GRANITE CURB DETAIL

(STONE DUST BEDDING OVER BITUMINOUS PAVING) **NTS**

REV.	DATE	DESCRIPTION	BY	CHK.
0	11/06/2026	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

EIGHTKPH, LLC
163 DEER STREET, PORTSMOUTH, NH

TITLE

DETAILS

JOHN R. CRAGNON No. 9851 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE

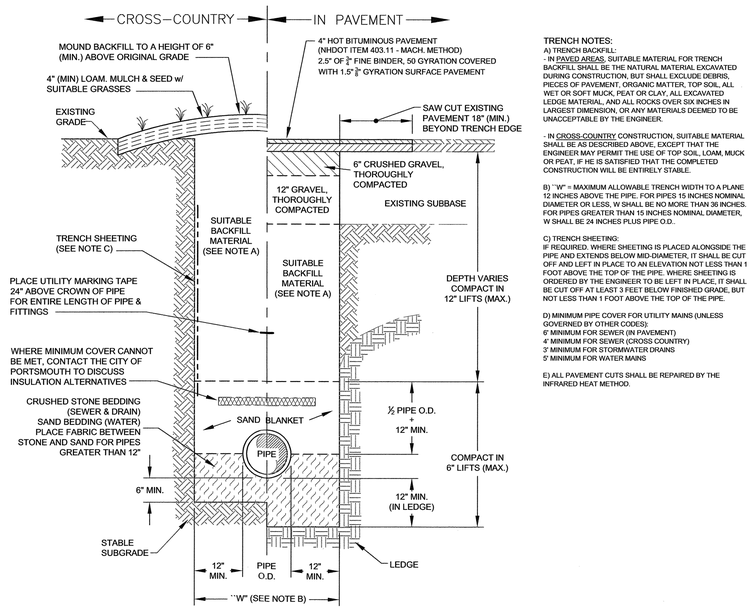
DATE	SCALE
NOVEMBER 2026	1" = 20'

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	JRC	JRC

PROJECT No. 5010205.002

DRAWING No. **C502** REV. **0**

FILE LOCATION: P:\NH\5010205-EIGHTKPH_LLC\2271.04-DEER ST - PORTSMOUTH--JRC\2023 SITE PLAN (163 DEER)\CIVIL\5010205 2271.04-C-DT.DWG, 2026.11.05, 9:53 AM



TRENCH NOTES:
A) TRENCH BACKFILL:
- IN PAVED AREAS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIALS DEEMED TO BE UNACCEPTABLE BY THE ENGINEER.

- IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE.

B) "W" = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D..

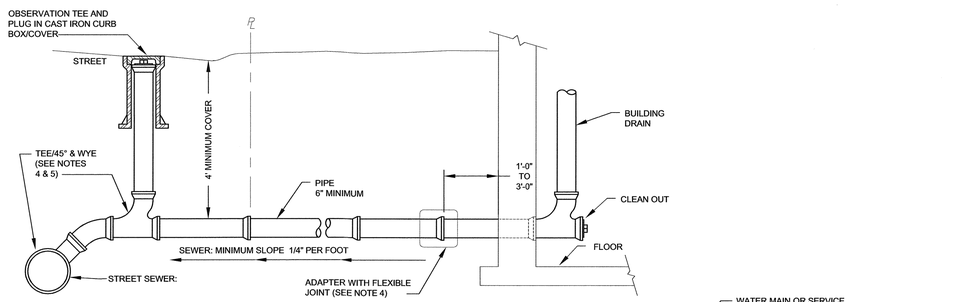
C) TRENCH SHEETING:
IF REQUIRED. WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.

D) MINIMUM PIPE COVER FOR UTILITY MAINS (UNLESS GOVERNED BY OTHER CODES):
6' MINIMUM FOR SEWER (IN PAVEMENT)
4' MINIMUM FOR SEWER (CROSS COUNTRY)
3' MINIMUM FOR STORMWATER DRAINS
5' MINIMUM FOR WATER MAINS

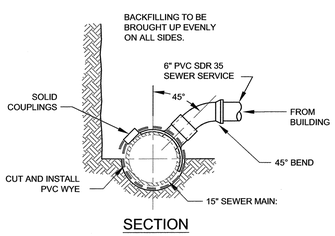
E) ALL PAVEMENT CUTS SHALL BE REPAIRED BY THE INFRARED HEAT METHOD.

TYPICAL PIPE TRENCH DETAIL

NTS

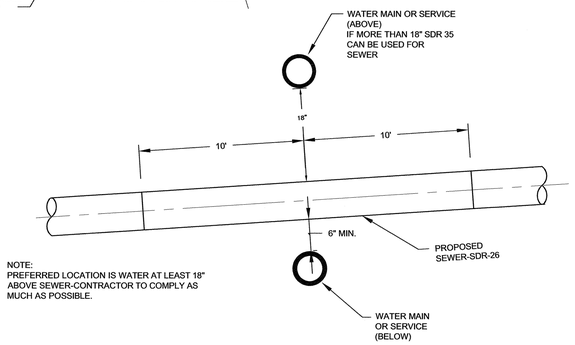


SEWER SERVICE



SECTION

SEWER SERVICE CONNECTION



NOTE:
PREFERRED LOCATION IS WATER AT LEAST 18" ABOVE SEWER-CONTRACTOR TO COMPLY AS MUCH AS POSSIBLE.

WATER CROSSING

SEWER SERVICE DETAILS

INSTALL PER PORTSMOUTH REQUIREMENTS

NTS

SEWER UTILITY GENERAL NOTES:

1) MINIMUM PIPE SIZE FOR COMMERCIAL SERVICE SHALL BE SIX INCHES.

2) PIPE AND JOINT MATERIALS:
A. PLASTIC SEWER PIPE

1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	*PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 18" (T-1 To T-3)
F794	PVC (RIBBED WALL)	8" THROUGH 36"
AWWA C900	PVC (SOLID WALL)	6" THROUGH 18"

*PVC: POLYVINYL CHLORIDE

2. JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON BELL AND SPIGOT TYPE.

B. DUCTILE IRON PIPE, FITTINGS AND JOINTS.

1. DUCTILE IRON PIPE AND FITTINGS FOR SEWERS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:

A21.50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS.

A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOULDS OR SAND LINED MOULDS FOR SEWER APPLICATIONS.

2. JOINTS SHALL BE OF THE MECHANICAL OR PUSH ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO:

A21.11 RUBBER GASKET JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS.

3) DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.

4) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.

5) TEES AND WYES: WHERE A TEE OR WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE DEPENDING ON THE PIPE ENCOUNTERED, FOR PVC PIPE, OR CUT IN A SANITARY TEE. FOR CLAY PIPE, USE INSERT-A-TEE OR CUT IN A SANITARY TEE. ALL WORK TO BE APPROVED BY GOVERNING BODY.

6) HOUSE SEWER INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AS SPECIFIED IN NOTE 10. BEDDING AND REFILL FOR DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES.

THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4 INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.

7) TESTING: WHEN REQUIRED BY THE GOVERNING AUTHORITY, TESTING SHALL CONFORM TO ENV-WQ 704.07.

8) ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FLOW FROM DWELLING TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR OTHER SIMILAR CONNECTIONS CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.

9) WATER SERVICE SHALL NOT BE LAID IN SAME TRENCH AS SEWER SERVICE, UNLESS IT IS ON A SHELF 12" HIGHER, AND 18" APART.

10) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE, FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 STONE SIZE NO. 67.

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

WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, GRADED SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1-1/2 INCH SHALL BE USED.

11) LOCATION: THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPE FINDER.

12) CAST-IN-PLACE CONCRETE: SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS:
CEMENT: 6.0 BAGS PER CUBIC YARD
WATER: 5.75 GALLONS PER BAG OF CEMENT
MAXIMUM AGGREGATE SIZE: 3/4 INCH

13) CHIMNEYS: IF VERTICAL DROP INTO SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.

14) BACKFILL UP TO SUBBASE GRAVEL SHALL BE WITH EXCAVATED SOIL FROM TRENCHING OPERATIONS. COMPACT IN 8" LIFTS WITH VIBRATORY PLATE COMPACTORS TO 90% OF MODIFIED PROCTOR DENSITY. IF FINE-GRAINED, COMPACT WITH POGO STICKS OR SHEEPSFOOT ROLLERS. PLACE NO LARGE ROCKS WITHIN 24" OF PIPE. TRENCHES THAT ARE NOT ADEQUATELY COMPACTED SHALL BE RE-EXCAVATED AND BACKFILLED UNDER THE SUPERVISION OF THE DESIGN ENGINEER OR GOVERNING BODY. UNSUITABLE BACKFILL MATERIAL INCLUDES CHUNKS OF PAVEMENT, TOPSOIL, ROCKS OVER 6" IN SIZE, MUCK, PEAT OR PIECES OF PAVEMENT.

15) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB-SITE SAFETY AND COMPLIANCE WITH GOVERNING REGULATIONS.

16) ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL. FOR TRENCH WIDTH SEE TRENCH DETAIL.

17) SAND BLANKET: CLEAN SAND, FREE FROM ORGANIC MATTER, SO GRADED THAT 90% - 100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE. BLANKET MAY BE OMITTED FOR DUCTILE IRON AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2 INCHES IS IN CONTACT WITH THE PIPE.

18) BASE COURSE GRAVEL, IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE:
"STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION".

19) FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

20) IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.

21) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

22) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION.

23) THE PURPOSE OF THIS PLAN IS TO SHOW STANDARDS FOR SEWER CONSTRUCTION.

24) ALL WORK SHALL BE IN COMPLIANCE WITH NHDES CODE OF ADMINISTRATIVE RULES PART ENV-WQ 704 DESIGN OF SEWERS.

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

REV.	DATE	DESCRIPTION	BY	CHK.
0	11/06/2026	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

EIGHTKPH, LLC
163 DEER STREET, PORTSMOUTH, NH

TITLE

DETAILS

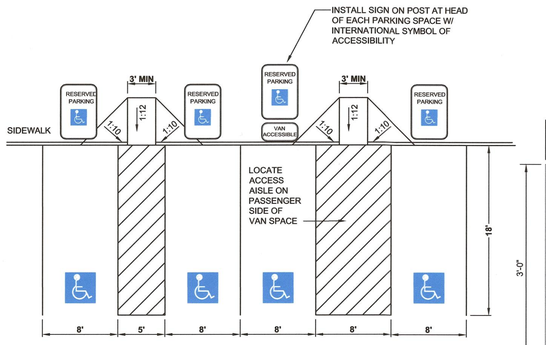
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NOVEMBER 2026	1" = 20'

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	JRC	JRC

PROJECT No. 5010205.002

DRAWING No. **C503** REV. **0**

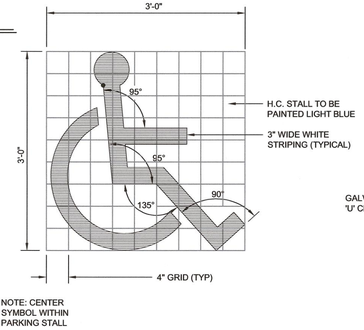
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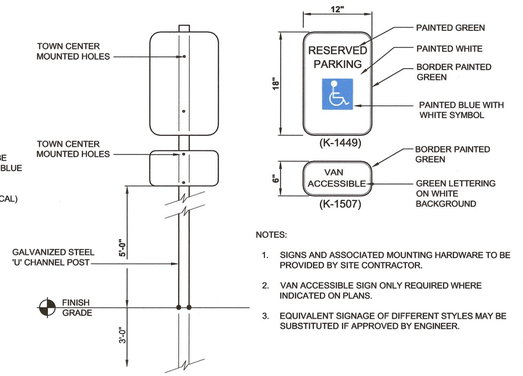
1. CAR PARKING SPACE: 8' WIDE MINIMUM W/ ACCESS AISLE 5' WIDE MINIMUM.
2. VAN PARKING SPACE 8' WIDE MINIMUM W/ ACCESS AISLE 8' WIDE MINIMUM.
3. SLOPES ACROSS PARKING SPACES IN EACH DIRECTION SHALL BE 2% MAX.

TYPICAL HANDICAP PARKING STALL LAYOUT



NOTE: CENTER SYMBOL WITHIN PARKING STALL

TYPICAL HANDICAP PARKING STALL SYMBOL



NOTES:

1. SIGNS AND ASSOCIATED MOUNTING HARDWARE TO BE PROVIDED BY SITE CONTRACTOR.
2. VAN ACCESSIBLE SIGN ONLY REQUIRED WHERE INDICATED ON PLANS.
3. EQUIVALENT SIGNAGE OF DIFFERENT STYLES MAY BE SUBSTITUTED IF APPROVED BY ENGINEER.

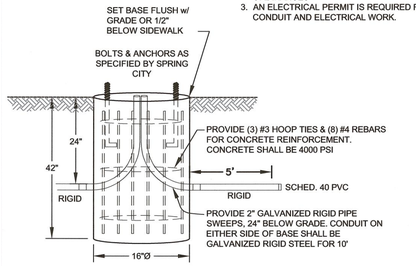
TYPICAL HANDICAP PARKING SIGNS

TYPICAL HANDICAP PARKING DETAILS

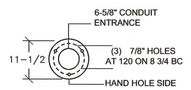
NTS

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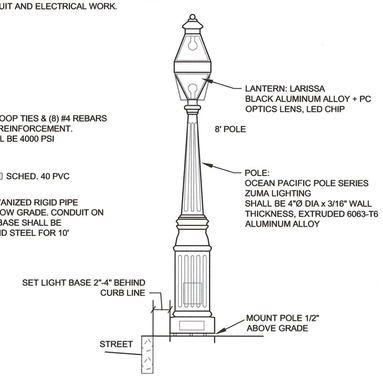
1. ELECTRICAL INSTALLATION SHALL BE BY A LICENSED ELECTRICIAN.
2. LIGHTS SHALL BE WIRED IN ACCORDANCE WITH NEC AND CITY OR PORTSMOUTH ORDINANCES
3. AN ELECTRICAL PERMIT IS REQUIRED FOR ALL CONDUIT AND ELECTRICAL WORK.



LIGHT POLE BASE DETAIL



BOLT PATTERN



LIGHT POLE DETAIL

CITY STREET LIGHT DETAIL

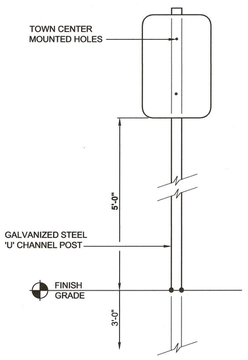
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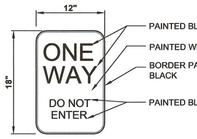
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1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

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NOTES:

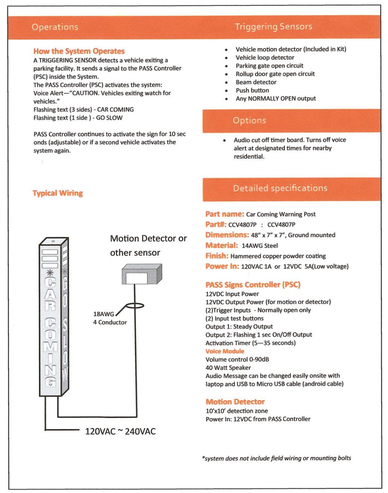
1. ALL SIGNAGE MUST BE MUTCD COMPLIANT.
2. SIGNS AND ASSOCIATED MOUNTING HARDWARE TO BE PROVIDED BY SITE CONTRACTOR.

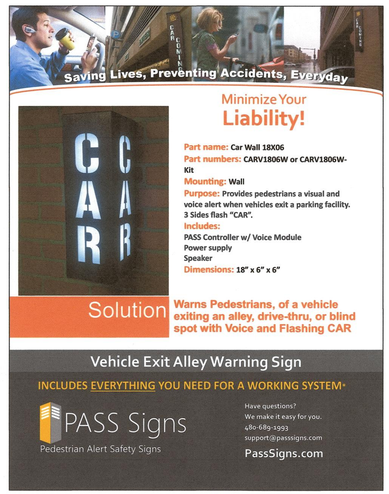
"EXIT ONLY" & "ONE-WAY" SIGN DETAIL

NTS

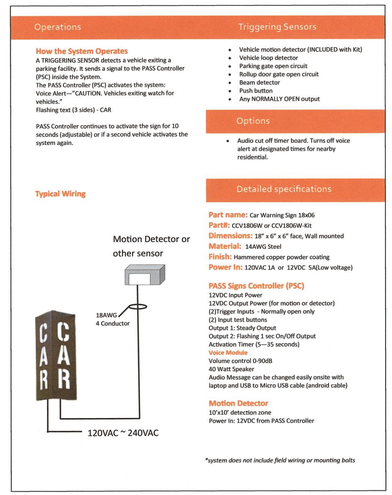


WARNING POST SIGN





WARNING WALL MOUNTED SIGN



ALERT WARNING SIGNS
BY PARKING ALERT SIGNS

NTS

REV.	DATE	DESCRIPTION	BY	CHK
0	11/06/2026	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

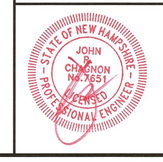
HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

EIGHTKPH, LLC
163 DEER STREET, PORTSMOUTH, NH

TITLE

DETAILS



DATE	SCALE
NOVEMBER 2026	1" = 20'

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	JRC	JRC

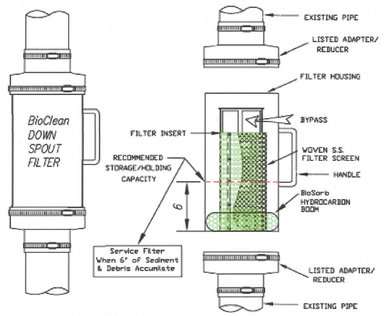
PROJECT No. 5010205.002

DRAWING No. **C504** REV. **0**

FILE LOCATION: P:\NH5010206-EIGHTKPH_LLC\2271.04-DEER ST., PORTSMOUTH--JRC\2026 SITE PLAN (163 DEER)\CIVIL\5010205.2271.04-C-DT.DWG, 2026.11.05, 9:55 AM

SERVICE MANUAL
(Cleaning Procedures)

Bio Clean DOWNSPOUT FILTER
Screen Type With Hydrocarbon Boom



DETAIL OF PARTS

TOOLS AND EQUIPMENT NEEDED:

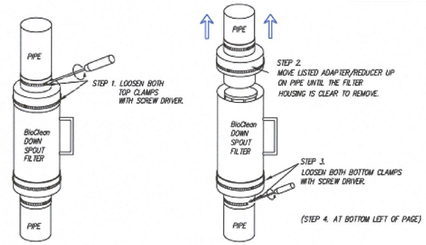
1. Medium size flat scred driver
2. BioSorb hydrocarbon boom. 25-1/2" X 2" dia. (Call Bio Clean to order)
3. Trash container or bag
4. Wooden dowel approx. 3' x 1/2' dia.

Bio Clean
A Forterra Company

P.O. BOX 869, Oceanside, Ca. 92049
(760) 433-7640 Fax (760) 433-3176
www.biocleanenvironmental.net

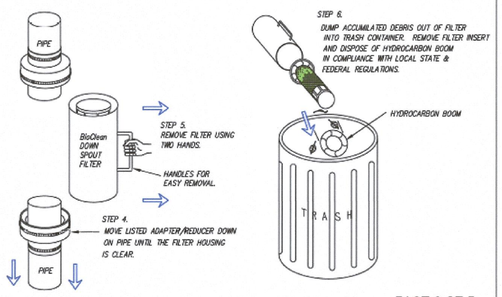
REMOVING FILTER

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(760) 433-7640 Fax (760) 433-3176
www.biocleanenvironmental.net

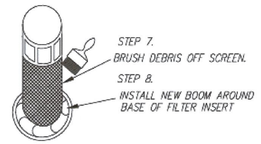


(STEP 4. AT BOTTOM LEFT OF PAGE)

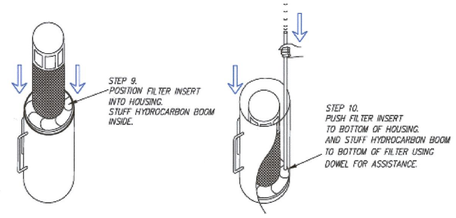
CLEANING FILTER



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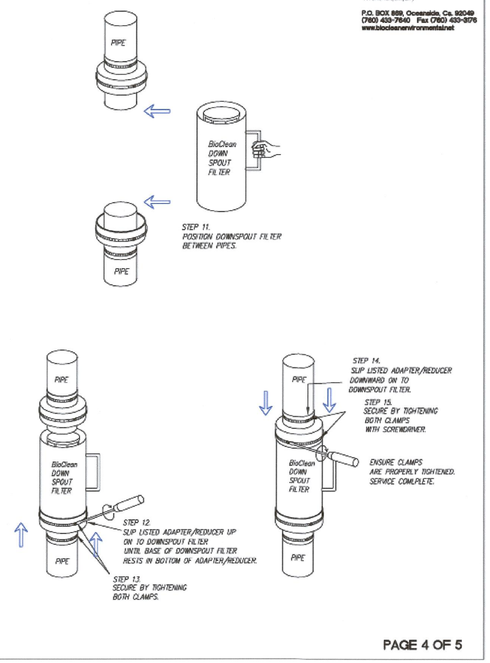


REPLACING FILTER INSERT



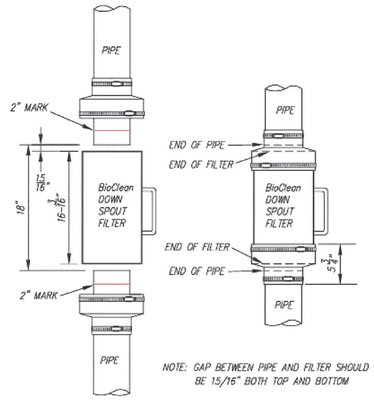
REPLACING FILTER

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www.biocleanenvironmental.net



APPROPRIATE INSTALLATION

FILTER CENTERED BETWEEN PIPES WITH EVEN GAPS ON TOP AND BOTTOM



NOTE: GAP BETWEEN PIPE AND FILTER SHOULD BE 15/16" BOTH TOP AND BOTTOM

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DOWNSPOUT FILTER SYSTEM

NTS

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

REV.	DATE	DESCRIPTION	BY	CHK.
0	11/06/2026	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

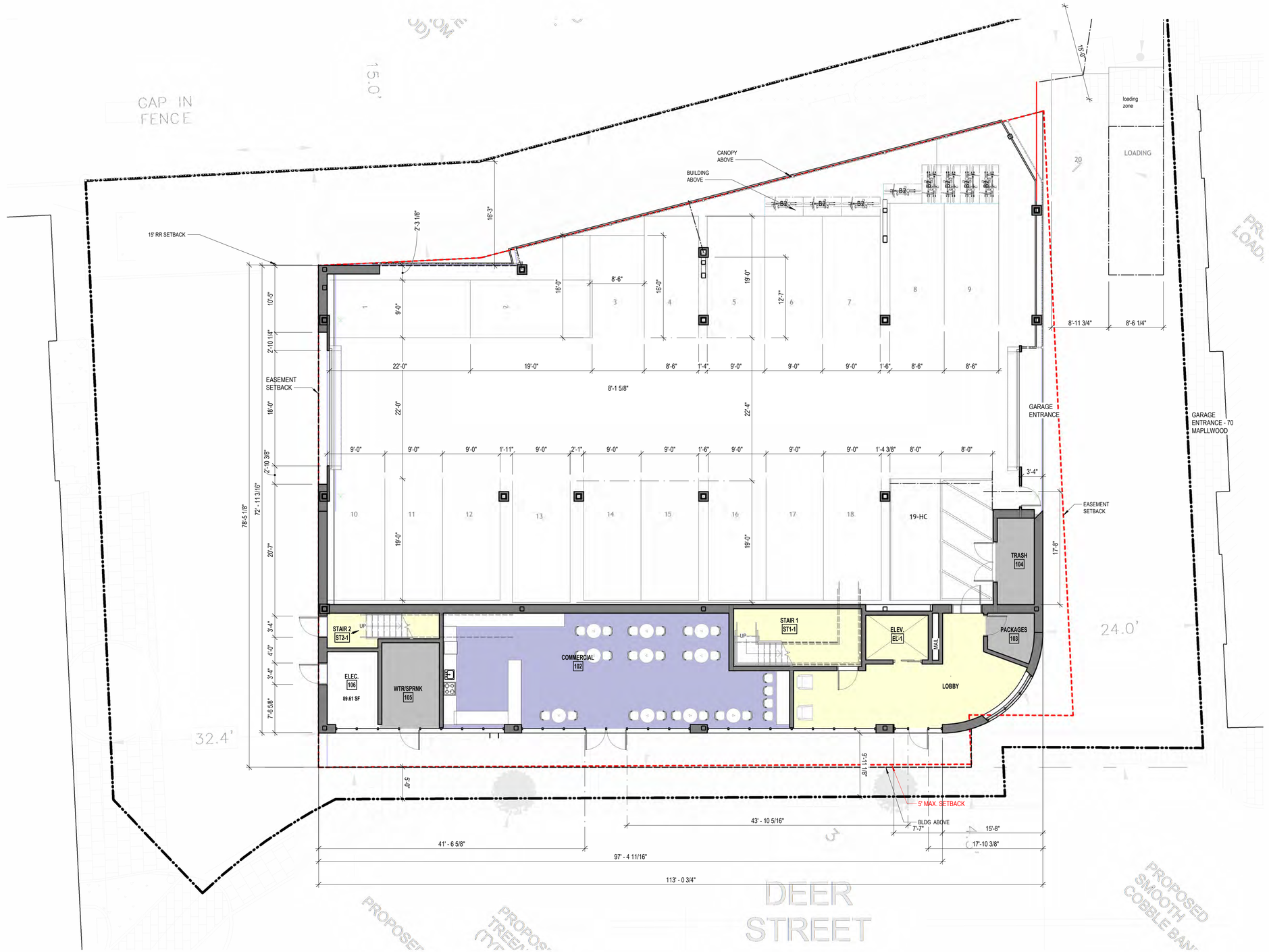
EIGHTKPH, LLC
163 DEER STREET, PORTSMOUTH, NH

TITLE

DETAILS

DATE	NOVEMBER 2026
SCALE	1" = 20'
DRAWN BY	SJR
DESIGNED BY	JRC
CHECKED BY	JRC
PROJECT No.	5010205.002
DRAWING No.	C505
REV.	0

FILE LOCATION: P:\NH\5010205-EIGHTKPH_LLC\2271.04-DEER ST., PORTSMOUTH--JRC\2023 SITE PLAN (163 DEER)\CIVIL\5010205.2271.04-C-DT.DWG, 2026.11.05, 1:01 PM



1 **PB - LEVEL 1**
1/8" = 1'-0"

ARCOVE ARCHITECTS
767 ISLINGTON ST, STE 2A
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www.ARCove.com

163 DEER ST RESIDENCES

163 Deer Street
Portsmouth, NH 03801

PROJECT NO: 1048

EightKPH LLC
53 Regional Drive, Unit #11
Concord, NH 03301

CIVIL ENGINEERING
Haley Ward
200 Griffin Road, Unit
Portsmouth, NH 03801
(603) 430-9282

LANDSCAPE ARCHITECT

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
DATE: 11/06/26
DRAWN: Author
CHECKED: Checker

PB1.01

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1 **PB - LEVEL 2**
1/8" = 1'-0"

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CIVIL ENGINEERING

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(603) 430-9282

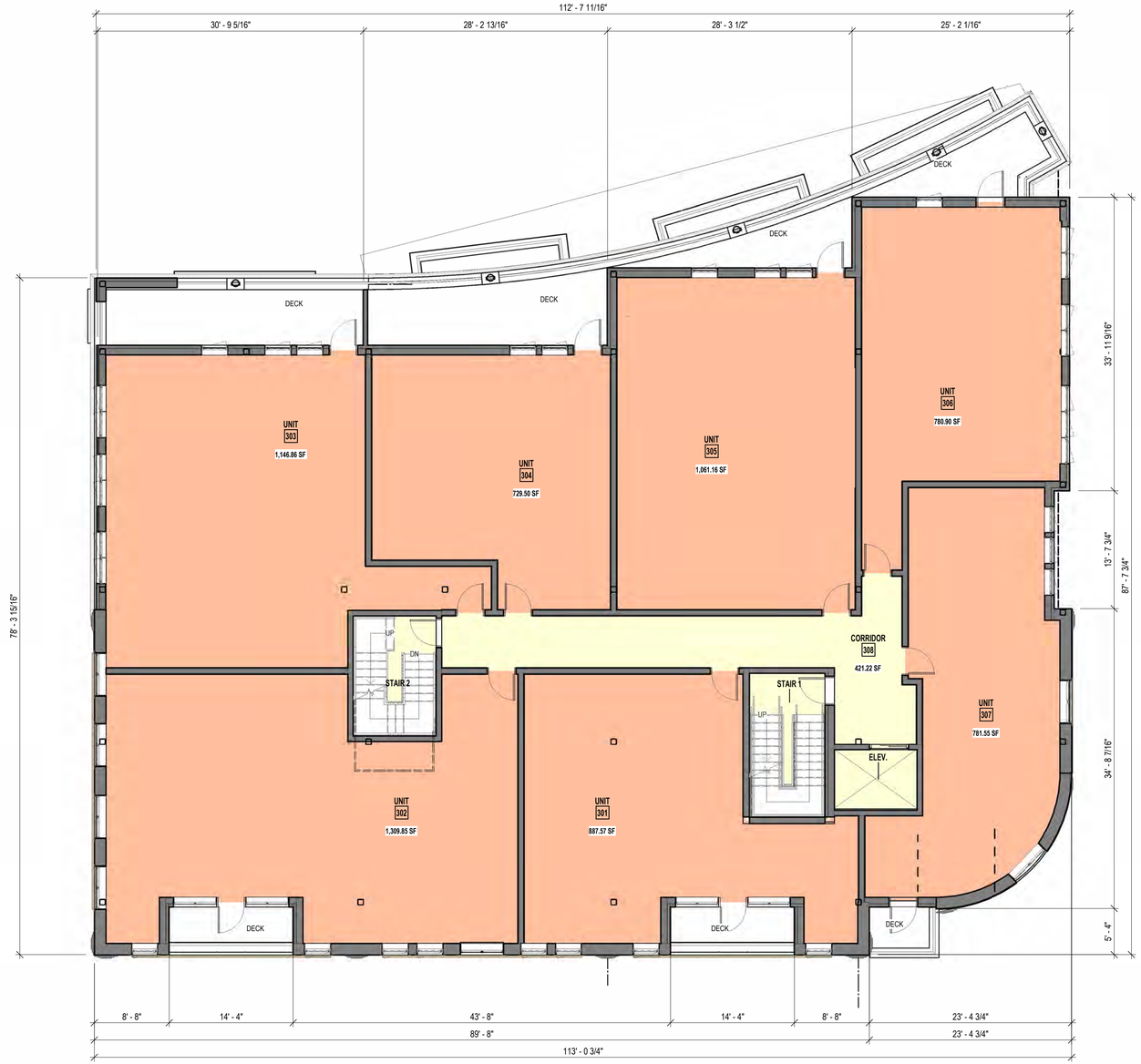
LANDSCAPE ARCHITECT

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
DATE: 11/06/26
DRAWN: Author
CHECKED: Checker

PB1.02

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1 **PB - LEVEL 3**
1/8" = 1'-0"

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LANDSCAPE ARCHITECT

THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
DATE: 11/06/26
DRAWN: Author
CHECKED: Checker

PB1.03

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1 **PB - LEVEL 4**
1/8" = 1'-0"

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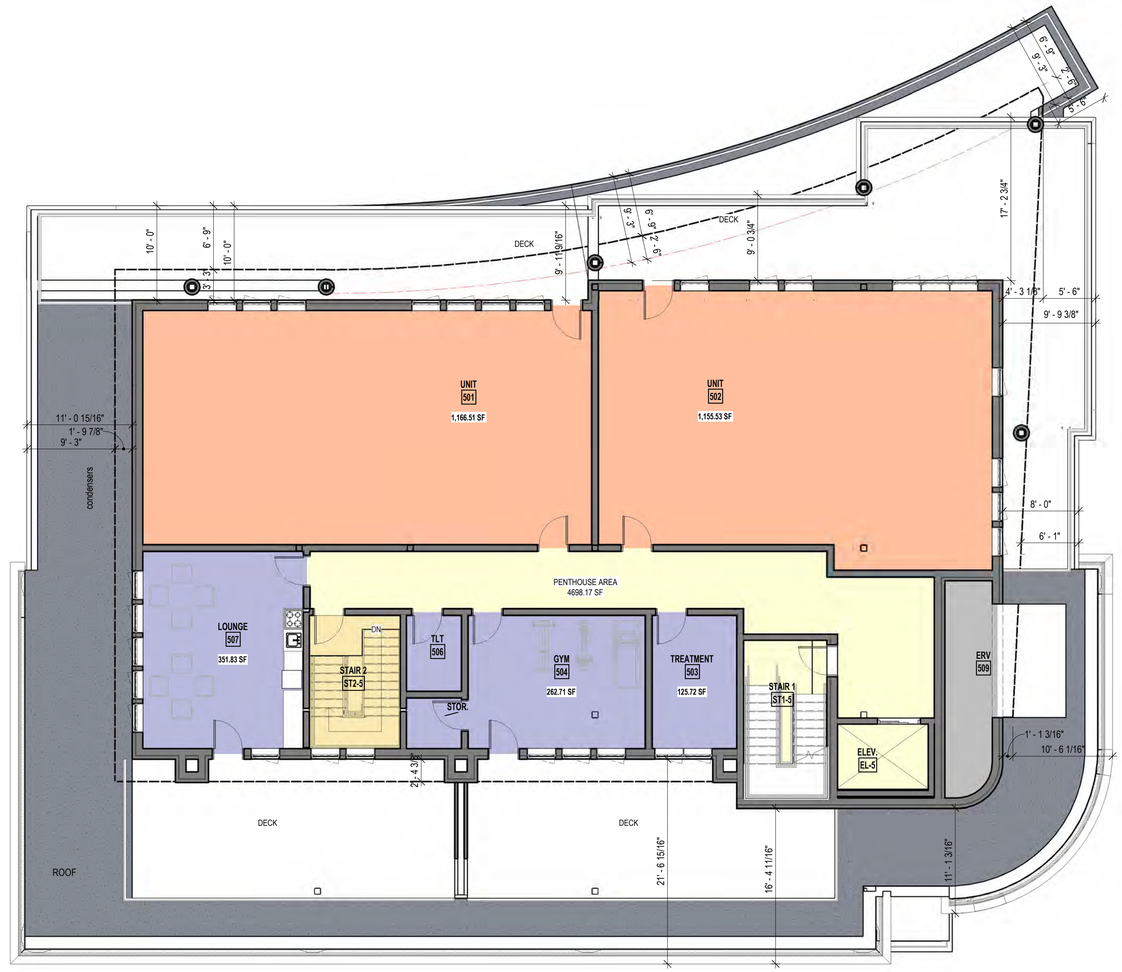
LANDSCAPE ARCHITECT

FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"
DATE: 11/06/26
DRAWN: Author
CHECKED: Checker

PB1.04

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1 **PB - PENTHOUSE**
1/8" = 1'-0"

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PROJECT NO: 1048

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53 Regional Drive, Unit #11
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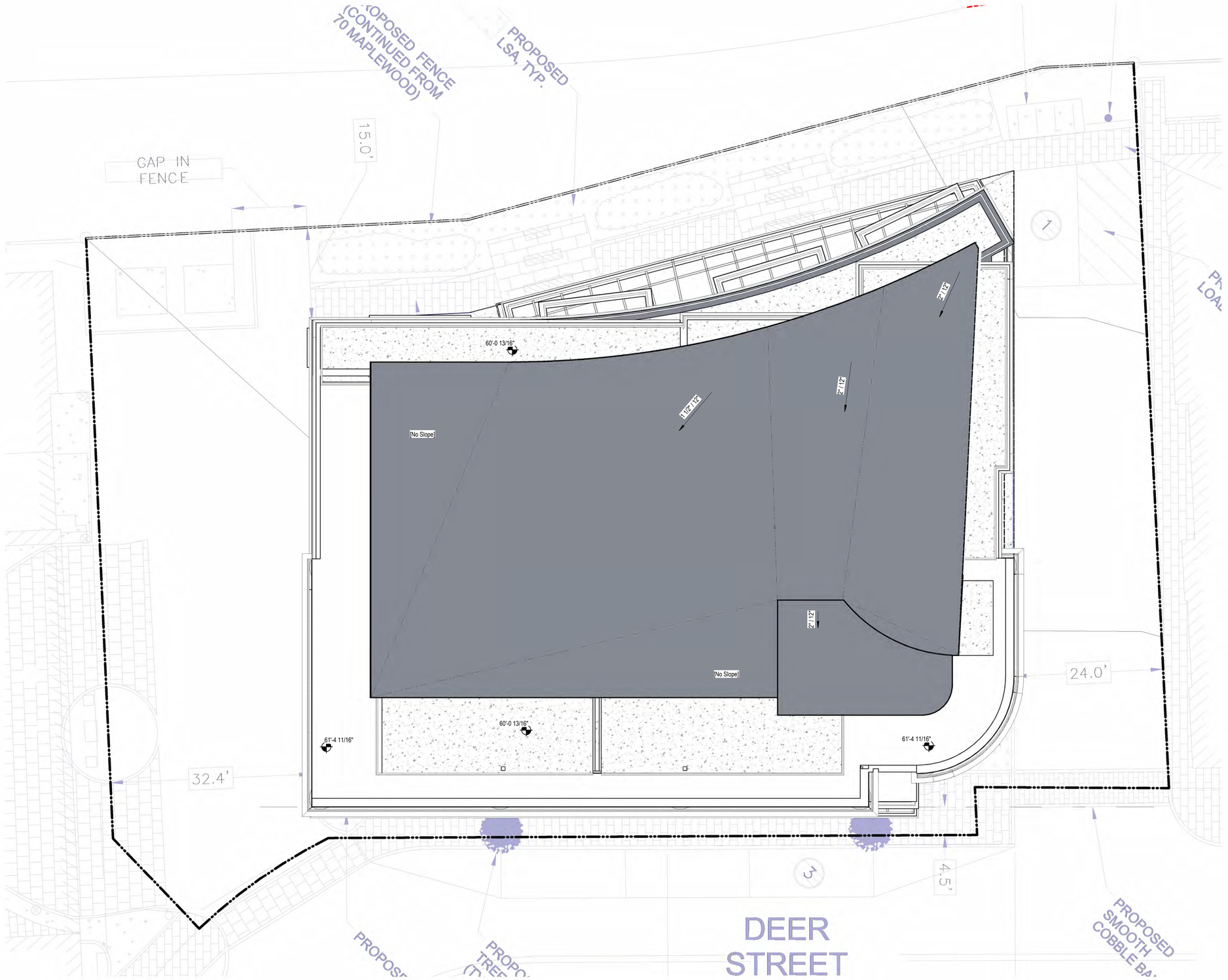
LANDSCAPE ARCHITECT

PENTHOUSE FLOOR PLAN

SCALE: 1/8" = 1'-0"
DATE: 11/06/26
DRAWN: Author
CHECKED: Checker

PB1.05

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HALEY WARD
Haley Ward
200 Griffin Road, Unit
Portsmouth, NH 03801
(603) 430-9282

LANDSCAPE ARCHITECT

ROOF PLAN

SCALE: 1/8" = 1'-0"
DATE: 11/06.26
DRAWN: Author
CHECKED: Checker

PB1.06

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1 **PB - EAST**
1/8" = 1'-0"

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CIVIL ENGINEERING

HALEY WARD
Haley Ward
200 Griffin Road, Unit
Portsmouth, NH 03801
(603) 430-9282

LANDSCAPE ARCHITECT

EAST ELEVATON

SCALE: 1/8" = 1'-0"
DATE: 10/20/26
DRAWN: Author
CHECKED: Checker

PB2.01

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



CURRENT DESIGN , GLAZING : 67.5%

PROPOSED DESIGN , GLAZING : 72.8%

1 **FACADE GLAZING DIAGRAM**
1/8" = 1'-0"

ARCOVE ARCHITECTS

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163 DEER ST RESIDENCES

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PROJECT NO: 1048

EightKPH LLC
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Concord, NH 03301

CIVIL ENGINEERING

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Haley Ward
200 Griffin Road, Unit
Portsmouth, NH 03801
(603) 430-9282

LANDSCAPE ARCHITECT

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"
DATE: 11/03/26
DRAWN: Author
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PB2.02

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1 **WEST**
1/8" = 1'-0"

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Portsmouth, NH 03801
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LANDSCAPE ARCHITECT

WEST ELEVATION

SCALE: 1/8" = 1'-0"
DATE: 11/06/26
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PB2.03

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1 **PB - NORTH**
1/8" = 1'-0"

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Concord, NH 03301

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Haley Ward
200 Griffin Road, Unit
Portsmouth, NH 03801
(603) 430-9282

LANDSCAPE ARCHITECT

NORTH ELEVATION

SCALE: 1/8" = 1'-0"
DATE: 10/20/26
DRAWN: Author
CHECKED: Checker

PB2.04

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LOOKING NORTHWEST ALONG DEER STREET FROM 30 MAPLEWOOD

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163 DEER ST RESIDENCES

163 Deer Street
Portsmouth, NH 03801

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Concord, NH 03301

CIVIL ENGINEERING

HALEY WARD
Haley Ward
200 Griffin Road, Unit
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LANDSCAPE ARCHITECT

RENDERING

SCALE:

DATE: 11/06/26
DRAWN: Author
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PB3.01

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LOOKING SOUTHWEST FROM RAILROAD ALONG FUTURE NORTH MILL POND TRAIL AND GREENWAY

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RENDERING

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PB3.02

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