

P0595-008
April 20, 2020

Ms. Juliet Walker Planning Director
City of Portsmouth Planning Department
1 Junkins Avenue
Portsmouth, New Hampshire 03801

**Re: Site Review Permit & Conditional Use Permit Applications
Proposed Moxy Hotel, 299 Vaughan Street & 53 Green Street, Portsmouth, NH**

Dear Juliet:

On behalf of Stone Creek Realty, LLC & Vaughan Street Hotel, LLC (owners) and XSS Hotels, LLC (applicant), we are pleased to submit via the City of Portsmouth online permitting system the following information to support a request for a Site Review Permit and Conditional Use Permit for Shared Parking for the above referenced project:

- Site Plan Set last revised April 20, 2020;
- Owner Authorization dated December 23, 2019;
- Applicant Authorization dated December 23, 2019;
- Site Review Checklist dated April 20, 2020;
- Shared Parking Analysis last revised April 20, 2020;
- Trip Generation Analysis last revised April 20, 2020;
- Drainage Analysis Memorandum last revised April 20, 2020;
- Fire Truck Turning Exhibit dated April 20, 2020;
- Community Space Exhibit last revised April 20, 2020;
- Unutil Will Service Letter dated April 17, 2020
- Application fee calculation form for the Site Review Permit;

The proposed project is located at 299 Vaughan Street and 53 Green Street identified as Map 124 Lot 10 and Map 119 Lot 2 respectively on the City of Portsmouth Tax Maps. The proposed project consists of a 5-story hotel along Green Street that includes 1st floor lobby area and 77 hotel rooms on floors 2 through 5. The project will include associated site improvements such as paving, utilities, lighting, landscaping and community space. The project is proposing 30% community space in order to meet the North End incentive requirements to construct an additional story on the building. The community space calculation is depicted in the enclosed Community Space Exhibit.

The project will include a lot line revision between Map 124 Lot 10 and Map 119 Lot 2 as shown in the enclosed Site Plans. The proposed hotel will be located on the revised Map 124 Lot 10 parcel. The applicant anticipates filing a Lot Line Revision Plan and application to the Planning Board by the next fling deadline of April 29th.

In addition, a Conditional Use Permit for shared parking on a separate lot is requested for the project. The project will share parking for the existing AC Hotel, proposed Moxy Hotel and existing office between Map 124 Lot 10 and Map 119 Lot 2. The project meets the Downtown Overlay District (DOD) parking requirements by sharing parking between the two (2) lots as shown on the enclosed Site Plans. In addition, a Shared Parking Analysis is also enclosed to further support the request for shared parking between the two (2) lots.



Under separate cover, a Site Plan Review application fee in the amount of \$3,200 and a Conditional Use Permit for Share Parking application fee in the amount of \$200 have been mailed to the Planning Department by the applicant. A copy of the application fee calculation form is enclosed.

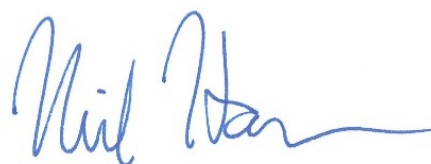
We respectfully request to be placed on the Technical Advisory Committee (TAC) meeting agenda for May 5, 2020. If you have any questions or need any additional information, please contact Patrick Crimmins by phone at (603) 433-8818 or by email at pmcrimmins@tighebond.com.

Sincerely,

TIGHE & BOND, INC.



Patrick M. Crimmins, PE
Senior Project Manager



Neil A. Hansen, PE
Project Engineer

Cc: Stone Creek Realty, LLC (via e-mail)
Vaughan Street Hotel, LLC (via e-mail)
XSS Hotels, LLC (via e-mail)

PROPOSED MOXY HOTEL

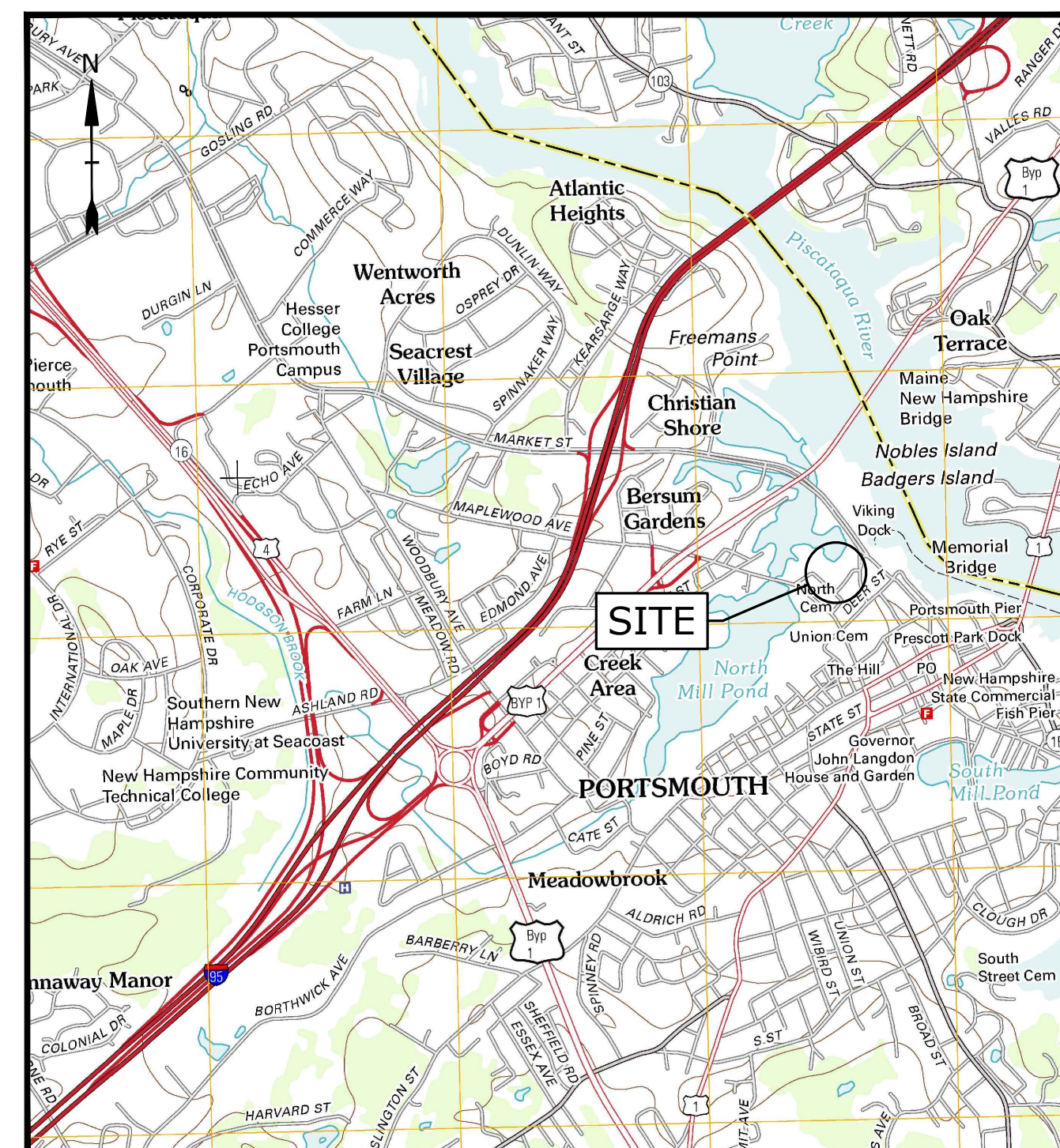
299 VAUGHAN STREET & 53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

JANUARY 2, 2020

LAST REVISED: APRIL 20, 2020

LIST OF DRAWINGS		
SHEET NO.	SHEET TITLE	LAST REVISED
	COVER SHEET	4/20/2020
C-101	OVERALL EXISTING CONDITIONS PLAN	4/20/2020
C-101.1	DEMOLITION PLAN	4/20/2020
C-102	OVERALL SITE PLAN	4/20/2020
C-102.1	SITE PLAN	4/20/2020
C-103	GRADING, DRAINAGE AND EROSION CONTROL PLAN	4/20/2020
C-104	UTILITIES PLAN	4/20/2020
C-201	WATER MAIN REPLACEMENT PLAN	4/20/2020
C-501	EROSION CONTROL NOTES AND DETAILS SHEET	4/20/2020
C-502	DETAILS SHEET	4/20/2020
C-503	DETAILS SHEET	4/20/2020
C-504	DETAILS SHEET	4/20/2020
L-1	LANDSCAPE PLAN	4/14/2020

LIST OF PERMITS		
LOCAL	STATUS	DATE
SITE PLAN REVIEW PERMIT	PENDING	
LOT LINE REVISION PERMIT	PENDING	
CONDITIONAL USE PERMIT - SHARED PARKING	PENDING	
STATE		
NHDES - SHORELAND PERMIT	PENDING	
NHDES - SEWER CONNECTION PERMIT	PENDING	



LOCATION MAP
SCALE: 1" = 2,000'

PREPARED BY:

Tighe & Bond

Engineers | Environmental Specialists

177 CORPORATE DRIVE
PORTSMOUTH, NEW HAMPSHIRE 03801
603-433-8818

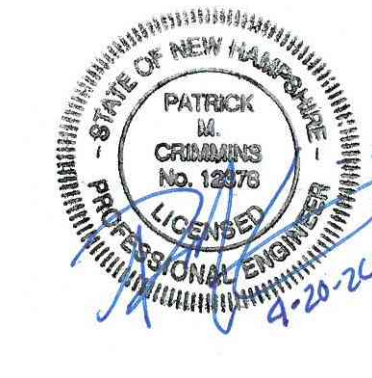
APPLICANT:

XSS HOTELS LLC
PO BOX 4430
MANCHESTER, NEW HAMPSHIRE 03108

OWNERS:

TAX MAP 119, LOT 12
STONE CREEK REALTY, LLC
C/O DOUGLAS PINCIARO
PO BOX 121
NEW CASTLE, NEW HAMPSHIRE 03854

TAX MAP 124, LOT 10
VAUGHAN STREET HOTEL LLC
1359 HOOKSETT ROAD
HOOKSETT, NEW HAMPSHIRE 03106



**TAC SUBMISSION SET
COMPLETE SET 13 SHEETS**

NOTES:

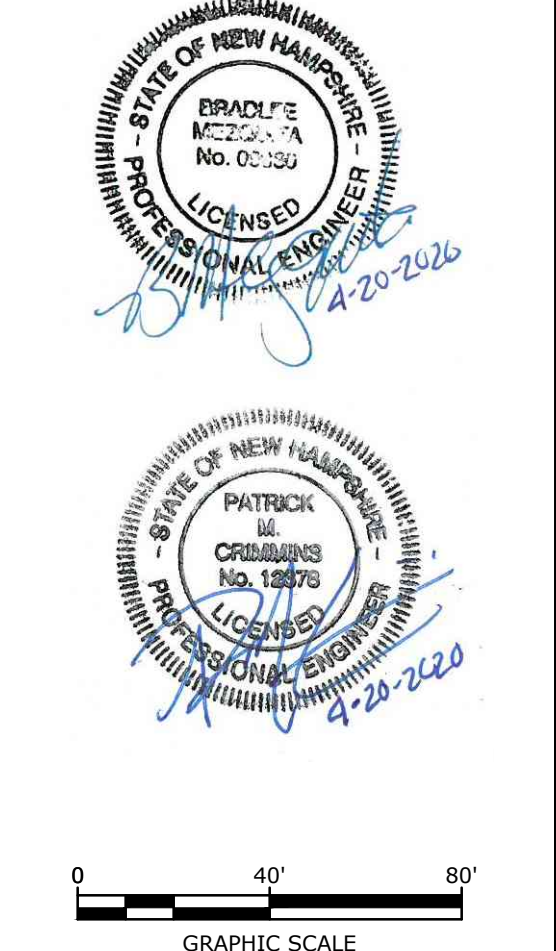
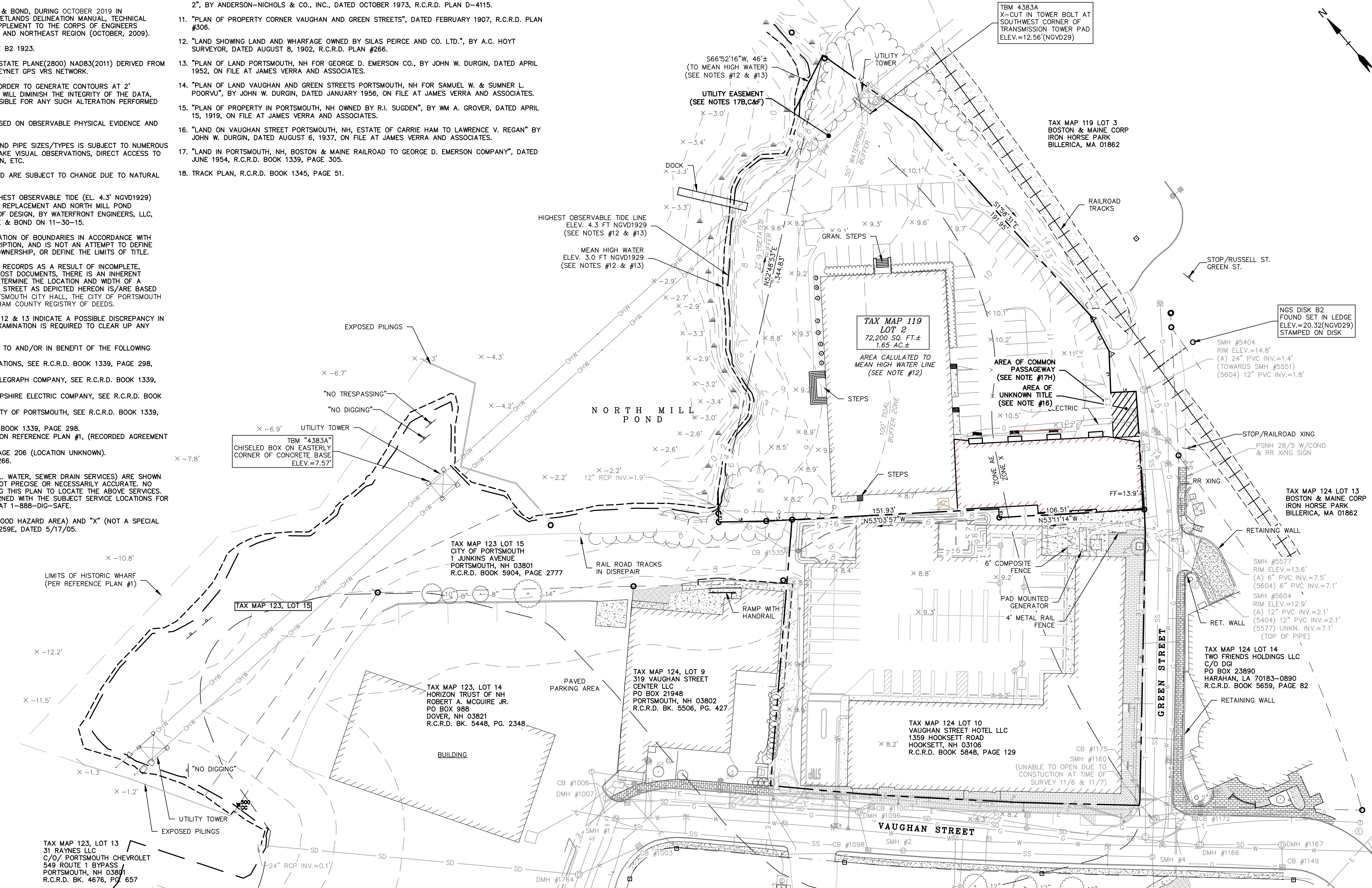
- REFERENCE: TAX MAP 119, LOT 2 53 GREEN STREET D.S.I. PROJECT NO. 4383
 - TOTAL PARCEL AREA: 72,200 SQ. FT. ± OR 1.65 AC. ± (AREA CALCULATED TO MEAN HIGH WATER) (SEE NOTE #12)
 - OWNER OF RECORD: STONE CREEK REALTY LLC C/O DOUGLAS PINCIARO PO BOX 121 NEW CASTLE, NH 03854 R.C.R.D. BOOK 3300, PAGE 329
 - ZONE: CD5 OVERLAY DISTRICTS -DOWNTOWN OVERLAY DISTRICT -HISTORIC DISTRICT
- ZONING DISTRICTS BASED ON THE CITY OF PORTSMOUTH ZONING MAP DATED 11/12/15 AS AVAILABLE ON THE CITY WEBSITE ON 11/18/19. SEE CITY OF PORTSMOUTH ZONING ORDINANCE ARTICLE 5A, SECTION 10.5A40 FOR DIMENSIONAL REGULATIONS. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.
- THE SITE IS SUBJECT TO THE STATE OF NH SHORELAND WATER QUALITY PROTECTION ACT. SEE NHDES WEBSITE FOR SPECIFIC DIMENSIONAL REQUIREMENT.
- FIELD SURVEY PERFORMED BY D.C.B. & K.J.L. DURING NOVEMBER 2019 USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE R8 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE DINI DIGITAL LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 - JURISDICTIONAL WETLANDS DELINEATED BY TIGHE & BOND, DURING OCTOBER 2019 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND THE INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION (OCTOBER, 2009).
 - VERTICAL DATUM IS BASED ON NGVD29 PER DISK B2 1923.
 - HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS NETWORK.
 - PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 2' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY, INC. WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVABLE PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.
 - THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING: THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
 - WATER BOUNDARIES ARE DYNAMIC IN NATURE AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION.
 - MEAN HIGH WATER (EL. 3.0' NGVD1929) AND HIGHEST OBSERVABLE TIDE (EL. 4.3' NGVD1929) ELEVATIONS PER "MAPLEWOOD AVENUE CULVERT REPLACEMENT AND NORTH MILL POND RESTORATION, WATERFRONT/STRUCTURAL BASIS OF DESIGN, BY WATERFRONT ENGINEERS, LLC, DATED DECEMBER 30, 2009", PROVIDED BY TIGHE & BOND ON 11-30-15.
 - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
 - DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF GREEN STREET AS DEPICTED HEREON IS/ARE BASED ON RESEARCH CONDUCTED AT THE CITY OF PORTSMOUTH CITY HALL, THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS & THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
 - THE GEOMETRY SHOWN ON REFERENCE PLANS 1, 12 & 13 INDICATE A POSSIBLE DISCREPANCY IN TITLE TO THE HATCHED AREA SHOWN. A TITLE EXAMINATION IS REQUIRED TO CLEAR UP ANY ISSUES IN THIS AREA.
 - TAX MAP 119 LOT 2 SHOWN HEREON IS SUBJECT TO AND/OR IN BENEFIT OF THE FOLLOWING EASEMENTS & COVENANTS.
 - SIGNAL FACILITIES EXCEPTIONS AND RESERVATIONS, SEE R.C.R.D. BOOK 1339, PAGE 298, (LOCATION UNKNOWN).
 - EASEMENT IN FAVOR OF WESTERN UNION TELEGRAPH COMPANY, SEE R.C.R.D. BOOK 1339, PAGE 298 (NO DIMENSIONS GIVEN).
 - ELECTRIC EASEMENT IN FAVOR OF NEW HAMPSHIRE ELECTRIC COMPANY, SEE R.C.R.D. BOOK 1339, PAGE 298 (NO DIMENSIONS GIVEN).
 - SEWER LINE EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH, SEE R.C.R.D. BOOK 1339, PAGE 298 (LOCATION UNKNOWN).
 - ADDITIONAL FIRE RESTRICTION, SEE R.C.R.D. BOOK 1339, PAGE 298.
 - POLE AND WIRE AGREEMENT, PER NOTE #8 ON REFERENCE PLAN #1, (RECORDED AGREEMENT NOT FOUND).
 - ACCESS RIGHTS, SEE R.C.R.D. BOOK 589, PAGE 206 (LOCATION UNKNOWN).
 - COMMON PASSAGEWAY, SEE R.C.R.D. PLAN 266.
 - ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.
 - FLOOD HAZARD ZONES: "AE ELEV. 9" (SPECIAL FLOOD HAZARD AREA) AND "X" (NOT A SPECIAL FLOOD HAZARD AREA), PER FIRM MAP #33015C0259E, DATED 5/17/05.

REFERENCE PLANS:

- "STANDARD BOUNDARY SURVEY, TAX MAP 119 - LOT 2, LAND OF STONE CREEK REALTY", DATED MARCH 2016, BY AMBIT ENGINEERING, INC., NOT RECORDED.
- "PLAN OF LAND, VAUGHAN AND GREEN STREETS, PORTSMOUTH, NH" DATED JULY 1955 BY JOHN W. DURGIN R.C.R.D. PLAN #02541.
- "STANDARD BOUNDARY SURVEY, TAX MAP 123 - LOT 15 & TAX MAP 124 LOT 10" DATED JULY 2008, REVISED 4/25/13 BY AMBIT ENGINEERING, INC. R.C.R.D. PLAN #D-37722.
- "EASEMENT PLAN, EGRESS EASEMENT TO 319 VAUGHAN STREET CENTER, LLC, TAX MAP 124, LOT 9 & TAX MAP 123, LOT 15, PROPERTY OF 299 VAUGHAN STREET, LLC C/O CATHARTES PRIVATE INVESTMENTS", BY AMBIT ENGINEERING, INC., DATED MARCH 2014, R.C.R.D. PLAN #D-38358.
- "CONDOMINIUM SITE PLAN TAX MAP 124 LOT 14, 233 VAUGHAN STREET, A CONDOMINIUM FOR 233 VAUGHAN STREET, LLC", BY AMBIT ENGINEERING, INC., DATED NOVEMBER 2013, R.C.R.D. PLAN #D-39078.
- "LOT LINE RELOCATION PLAN PROPERTY OF HARBORCORP, LLC & BOSTON & MAINE CORPORATION", BY AMES MSC, DATED MARCH 15, 2005, R.C.R.D. PLAN #D-32675.
- "LAND AT 233 VAUGHAN STREET PORTSMOUTH, NH BOSTON & MAINE CORPORATION TO BLUE STAR PROPERTIES, LLC", BY JAMES VERRA & ASSOCIATES, INC., DATED 6/3/01, R.C.R.D. PLAN #D-29702.
- "VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10 PORTSMOUTH, NH, DISPOSITION MAP", BY ANDERSON-NICHOLS & CO., INC., DATED NOVEMBER 1969, R.C.R.D. PLAN D-2408.
- "PLAN OF LAND FOR SOUMON NEG", BY TOWN PLANNING & ENGINEERING ASSOCIATES, INC., DATED 3/28/79, R.C.R.D. PLAN #C-8575.
- "VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10 PORTSMOUTH, NH, DISPOSITION PLAN PARCEL 2", BY ANDERSON-NICHOLS & CO., INC., DATED OCTOBER 1973, R.C.R.D. PLAN D-4115.
- "PLAN OF PROPERTY CORNER VAUGHAN AND GREEN STREETS", DATED FEBRUARY 1907, R.C.R.D. PLAN #306.
- "LAND SHOWING LAND AND WHARFAGE OWNED BY SILAS PEIRCE AND CO. LTD.", BY A.C. HOYT SURVEYOR, DATED AUGUST 8, 1902, R.C.R.D. PLAN #266.
- "PLAN OF LAND PORTSMOUTH, NH FOR GEORGE D. EMERSON CO., BY JOHN W. DURGIN, DATED APRIL 1952, ON FILE AT JAMES VERRA AND ASSOCIATES.
- "PLAN OF LAND VAUGHAN AND GREEN STREETS PORTSMOUTH, NH FOR SAMUEL W. & SUMNER L. POORVU", BY JOHN W. DURGIN, DATED JANUARY 1956, ON FILE AT JAMES VERRA AND ASSOCIATES.
- "PLAN OF PROPERTY IN PORTSMOUTH, NH OWNED BY R.I. SUGDEN", BY WM A. GROVER, DATED APRIL 15, 1919, ON FILE AT JAMES VERRA AND ASSOCIATES.
- "LAND ON VAUGHAN STREET PORTSMOUTH, NH, ESTATE OF CARRIE HAM TO LAWRENCE V. REGAN" BY JOHN W. DURGIN, DATED AUGUST 6, 1937, ON FILE AT JAMES VERRA AND ASSOCIATES.
- "LAND IN PORTSMOUTH, NH, BOSTON & MAINE RAILROAD TO GEORGE D. EMERSON COMPANY", DATED JUNE 1954, R.C.R.D. BOOK 1339, PAGE 305.
- TRACK PLAN, R.C.R.D. BOOK 1345, PAGE 51.

LEGEND

- LOT LINE
- APPROXIMATE LOT LINE (ADDITIONAL WORK REQUIRED)
- APPROXIMATE ADJUTERS LOT LINE
- STOCKADE FENCE
- CHAIN LINK FENCE
- OVERHEAD WIRE
- SEWER LINE
- DRAIN LINE
- GAS LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- MEAN HIGH WATER LINE
- HIGH TIDE LINE
- TREE LINE
- SHRUB LINE
- EDGE OF WETLAND
- WETLAND AREA
- CONCRETE
- CRUSHED STONE
- BRICK
- UTILITY POLE
- LIGHT POLE
- LIGHT POLE W/ARM
- SIGN
- BOUND FOUND
- IRON PIPE/ROD FOUND
- FIRE HYDRANT
- WATER GATE VALVE
- WATER SHUTOFF VALVE
- GAS GATE VALVE
- PAD MOUNTED TRANSFORMER
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- SEWER MANHOLE
- HAND HOLE
- DECIDUOUS TREE
- CONIFEROUS SHRUB
- TYPICAL BOUND FOUND
- CONCRETE FINISHED FLOOR ELEVATION
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- SINGLE WHITE LINE



Proposed Moxy Hotel

XSS Hotels LLC

Portsmouth, NH

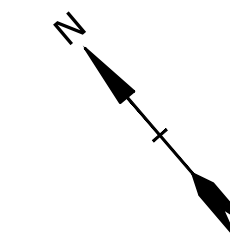
MARK	DATE	DESCRIPTION
C	4/20/2020	TAC Submission
B	2/4/2020	TAC Work Session
A	1/2/2020	Design Review Submission

PROJECT NO: P-0595-008
DATE: January 2, 2020
FILE: P-0595-008_C-DSGN.DWG
DRAWN BY: BKC
CHECKED: NAH/PMC
APPROVED: BLM

OVERALL EXISTING CONDITIONS PLAN

SCALE: AS SHOWN

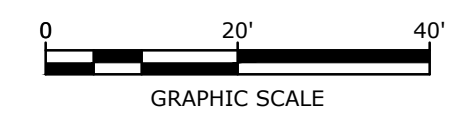
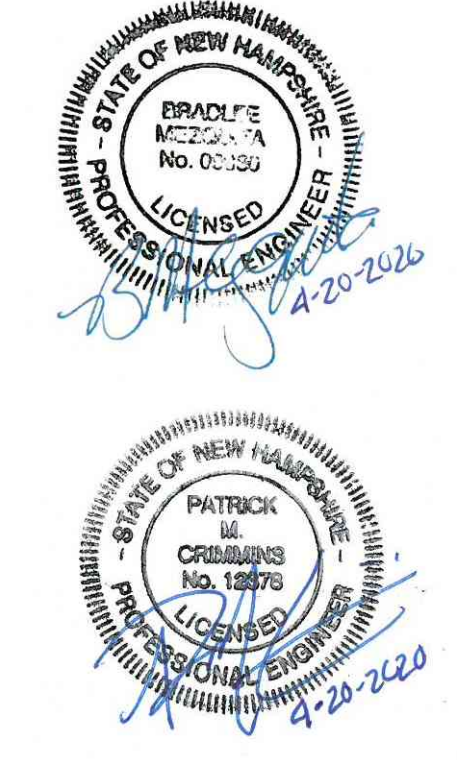
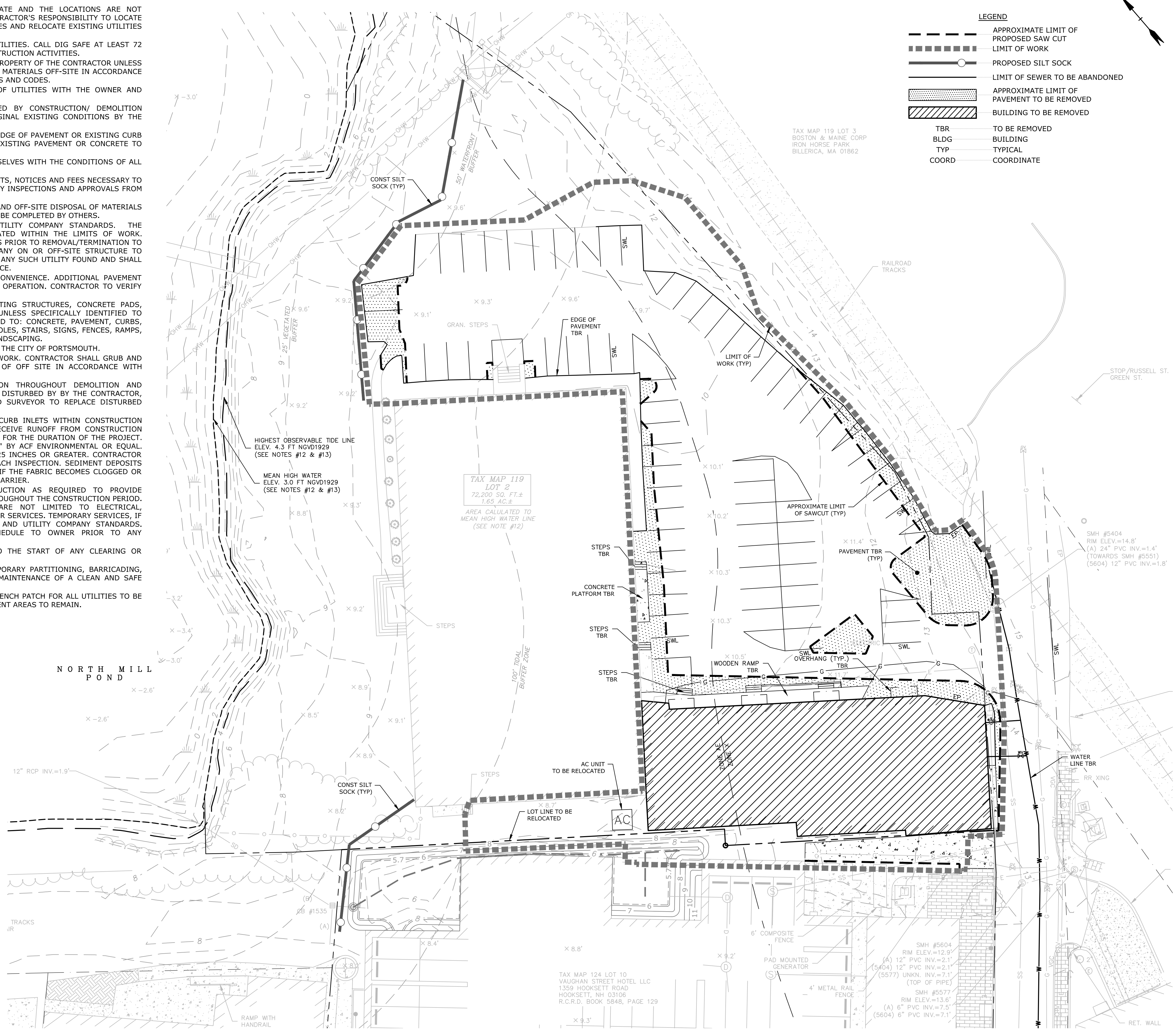
Last Saved: 4/19/2020 10:20:00 AM
Plotted On: Apr 19, 2020 10:20:00 AM
Tighe & Bond\Projects\0595-008_Moxy Hotel\Drawings\Figures\AutoCAD\DWG\0595-008_C-DSGN.dwg



- DEMOLITION NOTES:**
1. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
 2. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
 3. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
 4. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
 5. 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.
 6. SAW CUT AND REMOVE PAVEMENT ONE (1) FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
 7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
 8. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
 9. 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.
 10. UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK. CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY IS ACTIVE, AND SERVICES ANY ON OR OFF-SITE STRUCTURE TO REMAIN. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
 11. PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
 12. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE PADS, UTILITIES AND PAVEMENT WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE, PAVEMENT, CURBS, LIGHTING, MANHOLES, CATCH BASINS, UNDER GROUND PIPING, POLES, STAIRS, SIGNS, FENCES, RAMPS, WALLS, BOLLARDS, BUILDING SLABS, FOUNDATION, TREES AND LANDSCAPING.
 13. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAYS WITH THE CITY OF PORTSMOUTH.
 14. REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
 15. CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED SURVEYOR TO REPLACE DISTURBED MONUMENTS.
 16. PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS/CURB INLETS WITHIN CONSTRUCTION LIMITS AS WELL AS CATCH BASINS/CURB INLETS THAT MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INLET PROTECTION BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE "HIGH FLOW SILT SACK" BY ACF ENVIRONMENTAL OR EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN EVENT 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 THE FABRIC BECOMES CLOGGED OR SEDIMENT HAS ACCUMULATED TO 1/3 THE DESIGN DEPTH OF THE BARRIER.
 17. THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
 18. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
 19. THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
 20. SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.

LEGEND

- APPROXIMATE LIMIT OF PROPOSED SAW CUT
- LIMIT OF WORK
- PROPOSED SILT SOCK
- LIMIT OF SEWER TO BE ABANDONED
- APPROXIMATE LIMIT OF PAVEMENT TO BE REMOVED
- BUILDING TO BE REMOVED
- TBR TO BE REMOVED
- BLDG BUILDING
- TYP TYPICAL
- COORD COORDINATE



Proposed Moxy Hotel

XSS Hotels LLC

Portsmouth, NH

MARK	DATE	DESCRIPTION
C	4/20/2020	TAC Submission
B	2/4/2020	TAC Work Session
A	1/2/2020	Design Review Submission

PROJECT NO:	P-0595-008
DATE:	January 2, 2020
FILE:	P-0595-008_C-DSGN.DWG
DRAWN BY:	BKC
CHECKED:	NAH/PMC
APPROVED:	BLM

DEMOLITION PLAN

SCALE: AS SHOWN

C-101.1

Last Saved: 4/19/2020 10:20:00 AM
 Plotted On: Apr 19, 2020 10:20:00 AM
 User: WJHansen
 Title: Tighe & Bond - P-0595 - Prop. Con General - Proposals (P-0595-008) - Moxy Hotel Drawings - Figures AutoCAD/P-0595-008_C-DSGN.dwg

SITE DATA:

LOCATION: TAX MAP 119, LOT 2

OWNER: STONE CREEK REALTY LLC
C/O DOUGLAS PINCIARO MGR
PO BOX 121
NEW CASTLE, NH 03854

TAX MAP 124, LOT 10

OWNER: VAUGHAN STREET HOTEL LLC
1359 HOOKSETT ROAD
HOOKSETT, NH 03106

ZONING DISTRICT: CHARACTER DISTRICT 5 (CDS)
DOWNTOWN OVERLAY DISTRICT
NORTH END INCENTIVE OVERLAY DISTRICT
HISTORIC DISTRICT

PROPOSED USE: HOTEL/MIXED USED
PROPOSED LOT SIZE: ±1.50 ACRES (±65,160 SF)

DEVELOPMENT STANDARDS

<u>BUILDING PLACEMENT (PRINCIPAL BUILDING):</u>	<u>REQUIRED</u>	<u>PROPOSED</u> (TAX MAP 124 LOT 10)	<u>EXISTING</u> (TAX MAP 119 LOT 2)
MAXIMUM PRINCIPAL FRONT YARD:	5 FT	±8.2 FT ⁽¹⁾	±135.3 FT
MAXIMUM SECONDARY FRONT YARD:	5 FT	±14.0 FT ⁽¹⁾	N/A
SIDE YARD:	NR		
MINIMUM REAR YARD:	5 FT	±15.6 FT	±44.3 FT
MINIMUM FRONT LOT LINE BUILDOUT:	80%	±86.7%	±100%

<u>BUILDING AND LOT OCCUPATION:</u>	<u>REQUIRED</u>	<u>PROPOSED</u> (TAX MAP 124 LOT 10)	<u>EXISTING</u> (TAX MAP 119 LOT 2)
MAXIMUM BUILDING BLOCK LENGTH:	225 FT	201 FT	161.6 FT
MAXIMUM FACADE MODULATION LENGTH:	100 FT	<100 FT	N/A
MAXIMUM ENTRANCE SPACING:	50 FT	<50 FT	<50 FT
MAXIMUM BUILDING COVERAGE:	95%	±71.7%	±22.3%
MAXIMUM BUILDING FOOTPRINT:	40,000 SF	40,000 SF (AC HOTEL) 7,000 SF (MOXY HOTEL)	14,823 SF
MINIMUM LOT AREA:	NR	65,160 SF	62,385 SF
MINIMUM OPEN SPACE:	5%	14.3%	59.1%
MAXIMUM GROUND FLOOR GFA PER USE:	15,000 SF	14,500 SF	14,823 SF

(1) - INCREASE ABOVE THE MAXIMUM ALLOWED PER 10.5A42.12

<u>BUILDING FORM (PRINCIPAL BUILDING):</u>	<u>REQUIRED</u>	<u>PROPOSED</u> (TAX MAP 124 LOT 10)	<u>EXISTING</u> (TAX MAP 119 LOT 2)
BUILDING HEIGHT:	5 STORIES ⁽¹⁾ 60 FT	5 STORIES <60 FT	N/A (EXISTING)
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 IN	0 IN	N/A (EXISTING)
MINIMUM GROUND STORY HEIGHT:	12 FT	>12 FT	N/A (EXISTING)
MINIMUM SECOND STORY HEIGHT:	10 FT	>10 FT	N/A (EXISTING)
FACADE GLAZING:			
STOOP FACADE TYPE	20% - 50%	20% - 50%	N/A (EXISTING)
ALLOWED ROOF TYPES			
FLAT, GABLE, HIP, GAMBREL, MANSARD		FLAT	N/A (EXISTING)

(1) - ADDITIONAL 1 STORY UP TO 10FT ALLOWED FOR PROVIDING AT LEAST 20% OF THE SITE TO BE ASSIGNED AS COMMUNITY SPACE.

<u>COMMUNITY SPACE:</u>	<u>REQUIRED</u>	<u>PROPOSED</u> (TAX MAP 124 LOT 10)
	25,581 SF 30%	20,038 SF (EXISTING AC HOTEL) 320 SF (PROPOSED WIDE SIDEWALK) 5,223 SF (BANKED COMMUNITY SPACE FROM AC HOTEL) 25,581 SF, 30%

PARKING REQUIREMENTS

<u>PARKING SPACES REQUIRED</u>		
HOTEL	(157 + 77) ROOMS x 0.75 SPACES	176 SPACES
OFFICE	±14,600 SF	0 SPACES
<u>DOWNTOWN OVERLAY DISTRICT</u>		<u>-4 SPACES</u>
TOTAL MINIMUM PARKING SPACES REQUIRED =		172 SPACES

<u>TOTAL PARKING SPACES PROVIDED:</u>	
TAX MAP 119 LOT 2	62 SPACES
TAX MAP 124 LOT 10 (EXISTING AC HOTEL SPACES)	118 SPACES
TOTAL	180 SPACES*

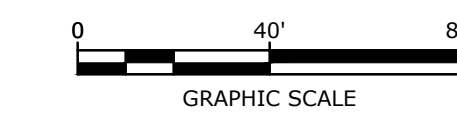
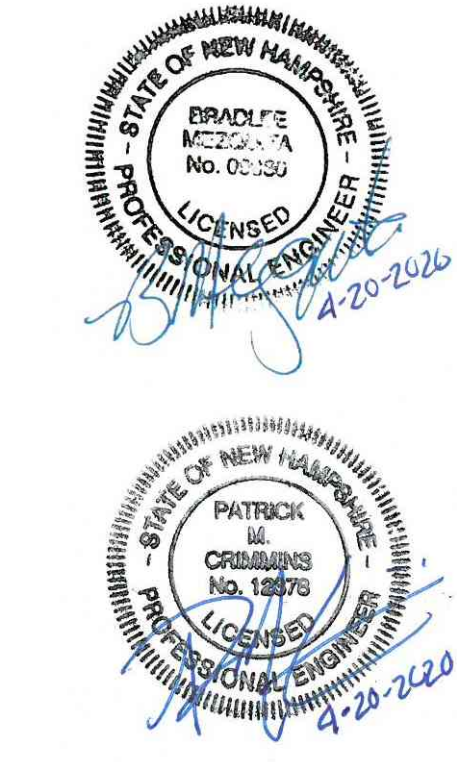
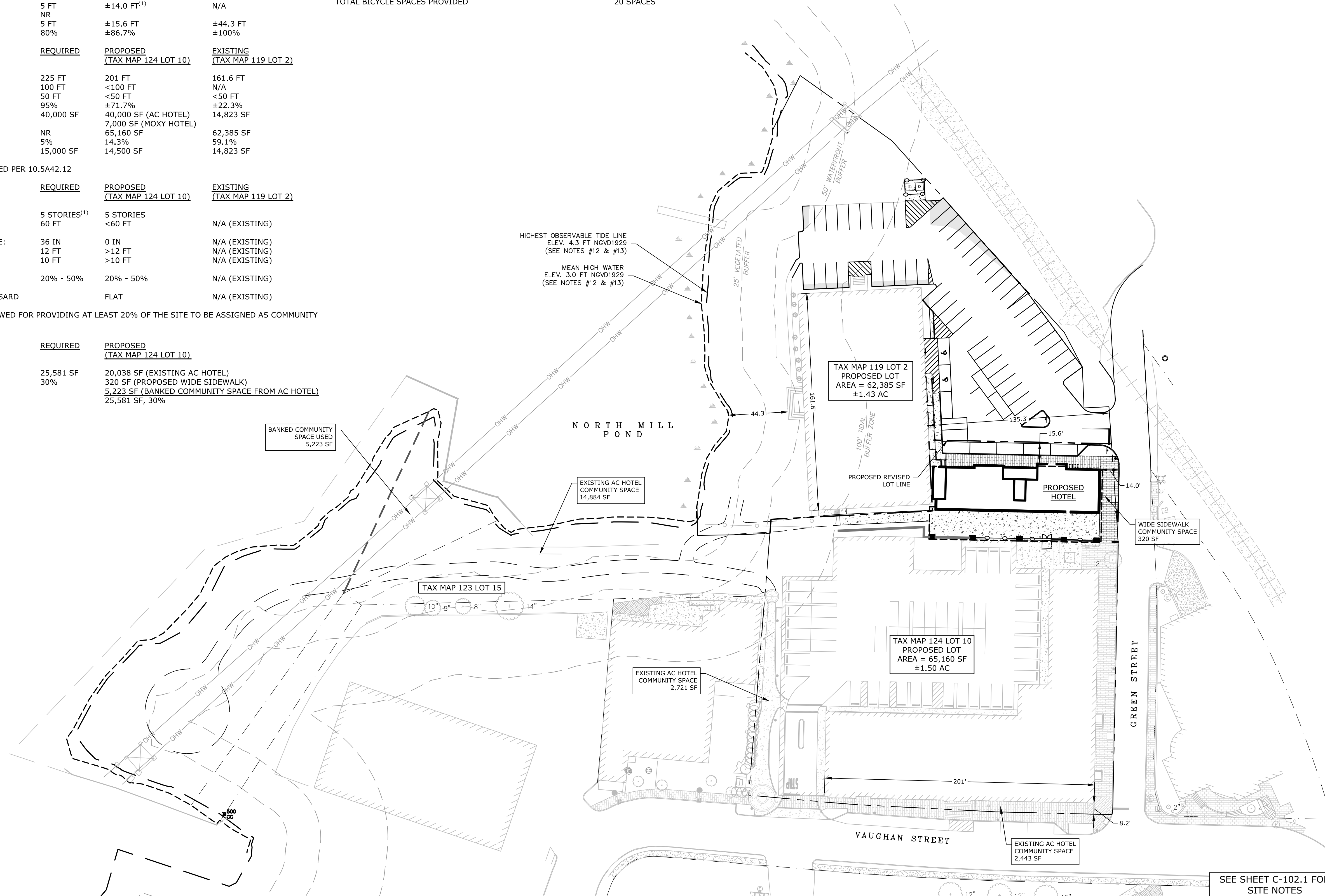
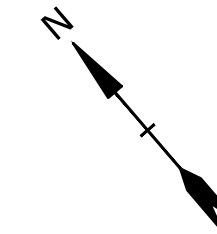
*NOTE: CONDITIONAL USE PERMIT REQUIRED FOR SHARED PARKING ON SEPARATE LOTS

<u>BICYCLE SPACES REQUIRED</u>	
1 BICYCLE SPACE / 10 PARKING SPACES:	7 SPACES
TAX MAP 119 LOT 2 = 62 SPACES / 10 SPACES	12 SPACES
TAX MAP 124 LOT 10 (EXISTING AC HOTEL SPACES)	19 SPACES

<u>BICYCLE SPACES PROVIDED</u>	
TOTAL BICYCLE SPACES PROVIDED	20 SPACES

LEGEND

- PROPERTY LINE
- - - ABUTTER PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - PROPOSED EASEMENT
- - - PROPOSED EDGE OF PAVEMENT
- - - PROPOSED CURB
- ▭ PROPOSED BUILDING
- ▨ PROPOSED BRICK SIDEWALK
- ▩ PROPOSED CONCRETE SIDEWALK
- ▧ PROPOSED PAVEMENT



Proposed Moxy Hotel

XSS Hotels LLC

Portsmouth, NH

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C	4/20/2020	TAC Submission
B	2/4/2020	TAC Work Session
A	1/2/2020	Design Review Submission

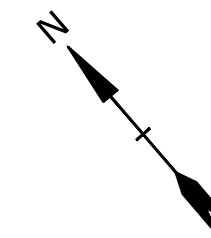
PROJECT NO:	P-0595-008
DATE:	January 2, 2020
FILE:	P-0595-008_C-DSGN.DWG
DRAWN BY:	BKC
CHECKED:	NAH/PMC
APPROVED:	BLM

OVERALL SITE PLAN

SCALE: AS SHOWN

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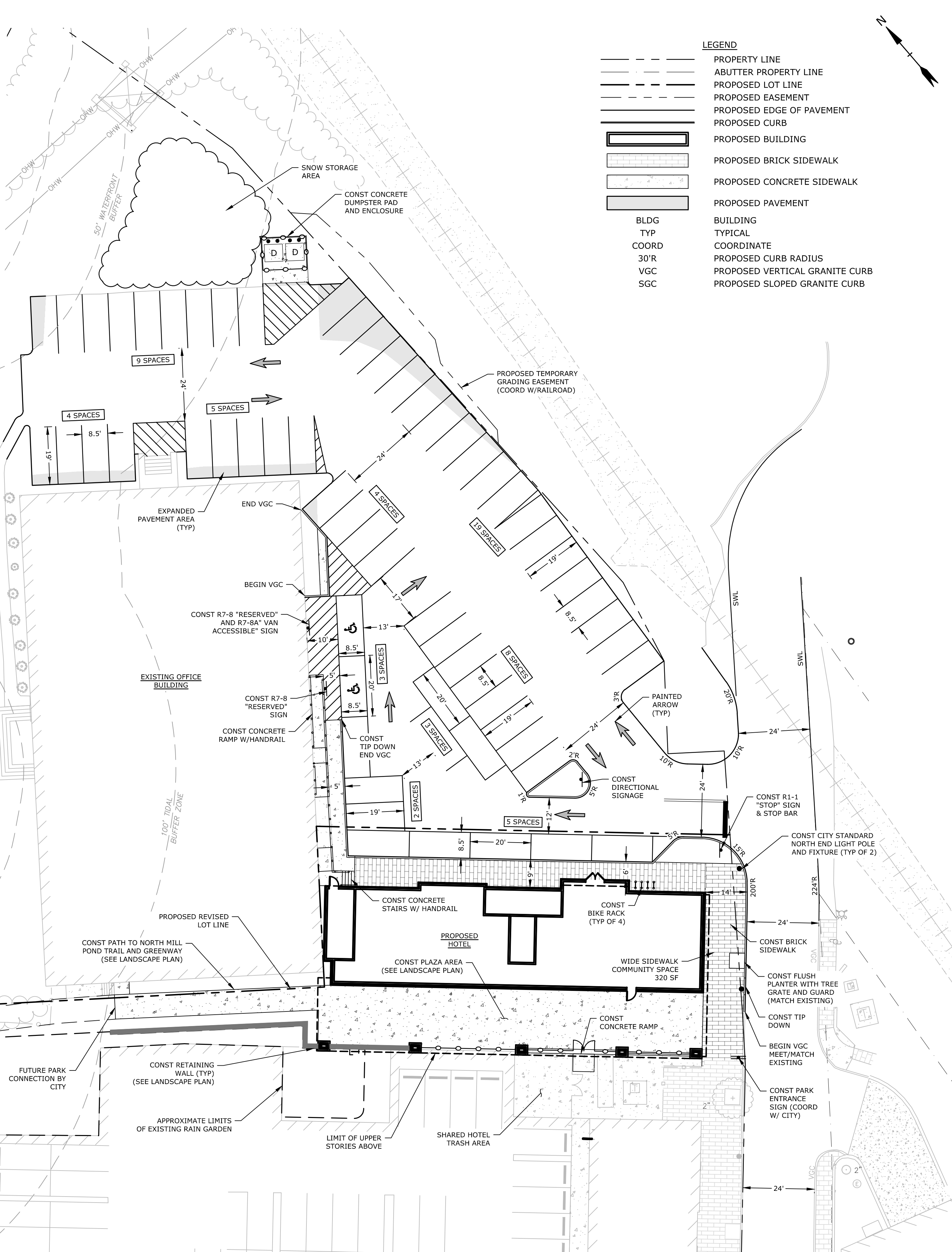
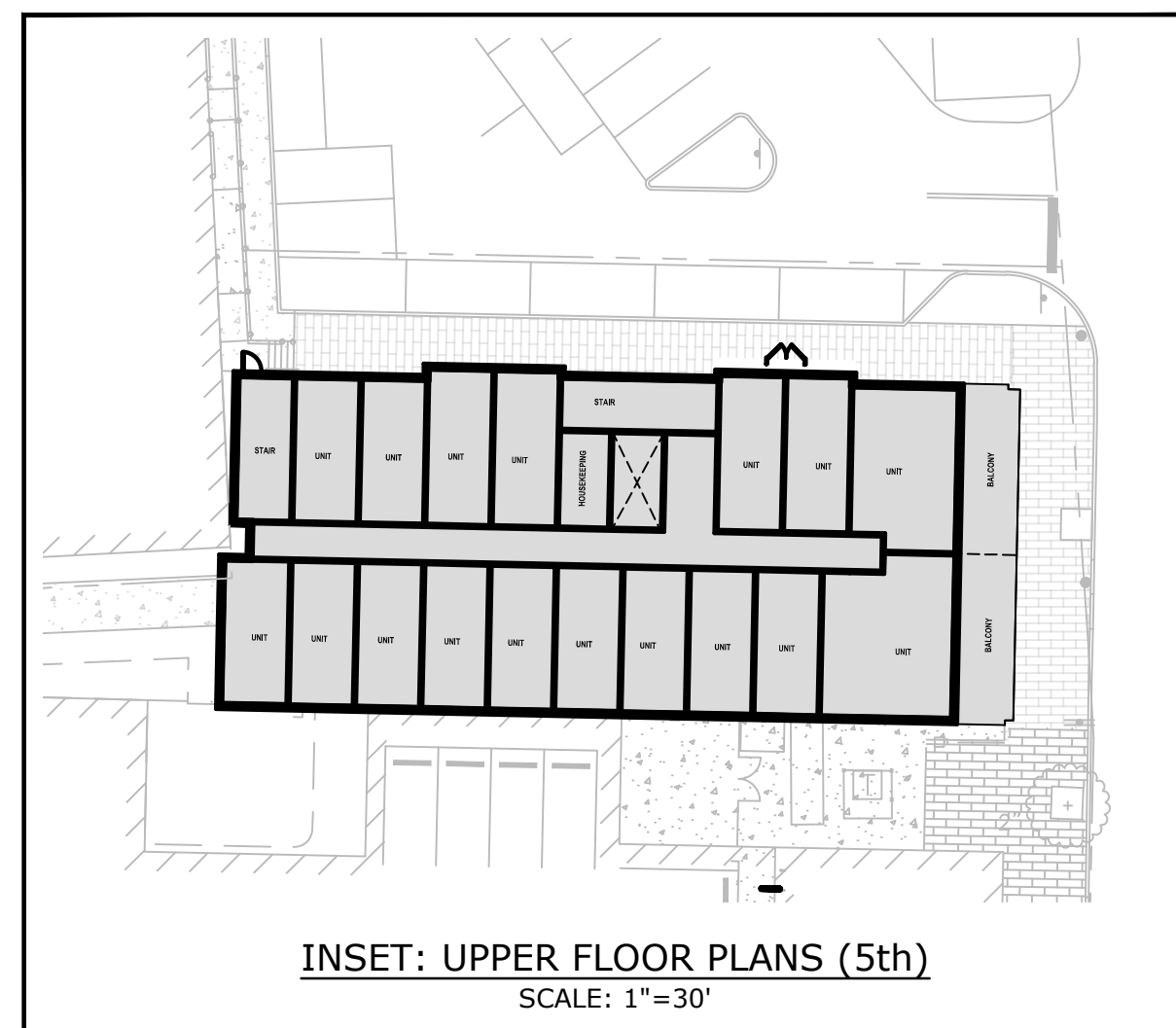
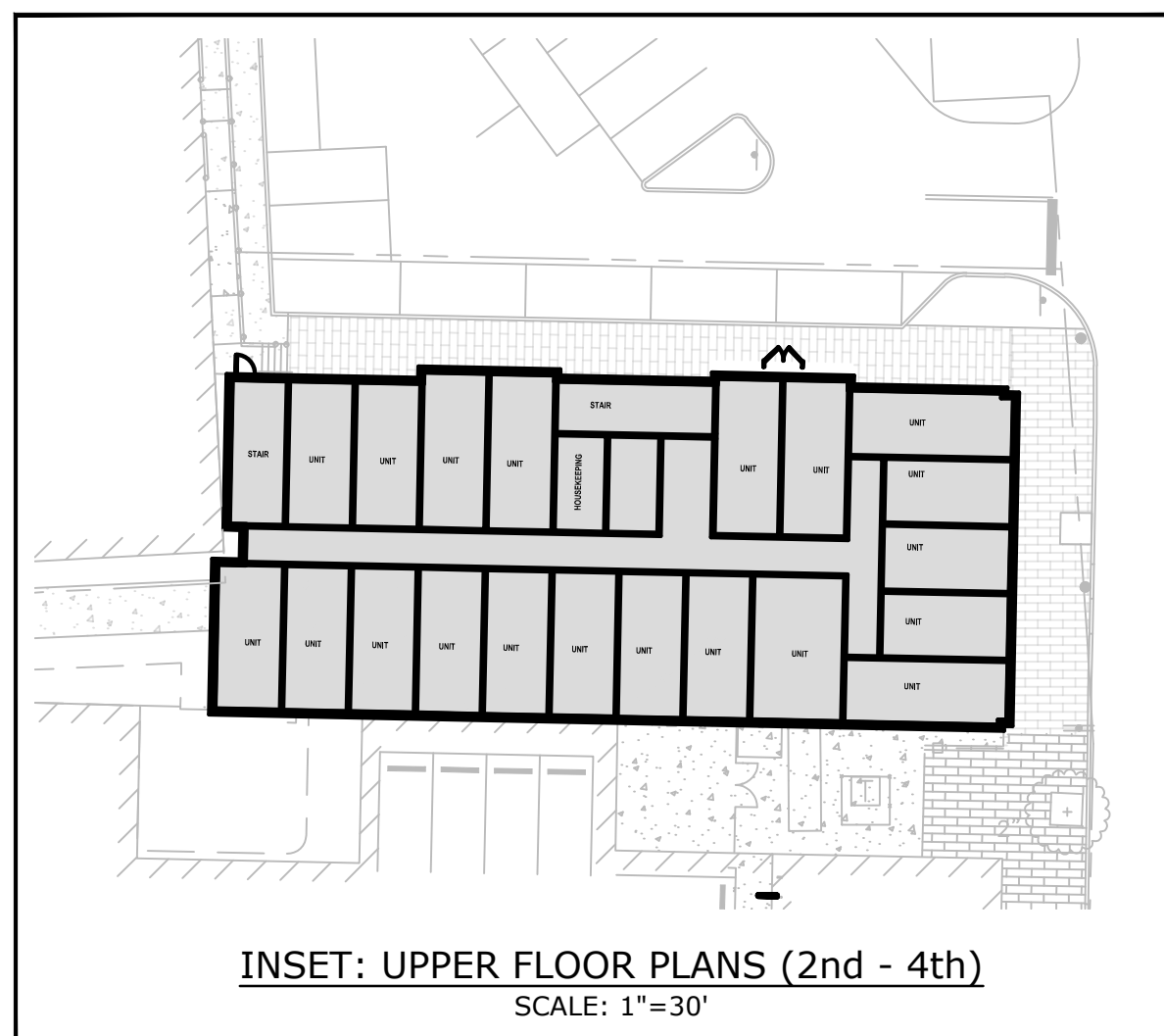
SEE SHEET C-102.1 FOR SITE NOTES



LEGEND

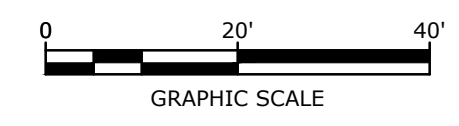
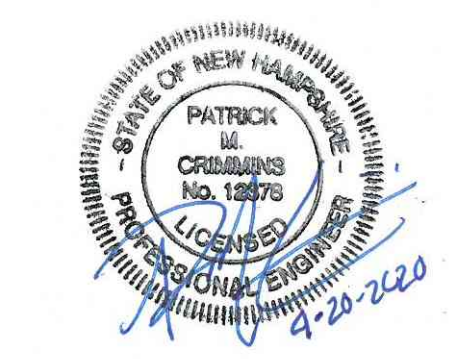
	PROPERTY LINE
	ABUTTER PROPERTY LINE
	PROPOSED LOT LINE
	PROPOSED EASEMENT
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED BUILDING
	PROPOSED BRICK SIDEWALK
	PROPOSED CONCRETE SIDEWALK
	PROPOSED PAVEMENT
	BUILDING TYPICAL
	COORDINATE
	PROPOSED CURB RADIUS
	PROPOSED VERTICAL GRANITE CURB
	PROPOSED SLOPED GRANITE CURB

BLDG TYP	BLDG TYPICAL
COORD	COORDINATE
30'R	PROPOSED CURB RADIUS
VGC	PROPOSED VERTICAL GRANITE CURB
SGC	PROPOSED SLOPED GRANITE CURB



- SITE NOTES:**
1. STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES SHALL BE THERMOPLASTIC MATERIAL. THERMOPLASTIC MATERIAL SHALL MEET THE REQUIREMENTS OF AASHTO M249. (ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT. CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F").
 2. ALL PAVEMENT MARKINGS AND SIGNS TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
 3. SEE DETAILS FOR PARKING STALL MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
 4. CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
 5. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
 6. THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
 7. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
 8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND CITY CODES & SPECIFICATIONS.
 9. COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAYS WITH THE CITY OF PORTSMOUTH.
 10. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.
 11. SEE BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
 12. ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS.
 13. CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
 14. COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
 15. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 16. THE STREET LIGHTING TYPE TO BE DISTRICT STYLE FIXTURE AND POLE TO MATCH EXISTING LIGHTING ON GREEN STREET.
 17. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
 18. THE APPLICANT SHALL HAVE A SITE SURVEY CONDUCTED BY A RADIO COMMUNICATIONS CARRIER APPROVED BY THE CITY'S COMMUNICATIONS DIVISION. THE RADIO COMMUNICATIONS CARRIER MUST BE FAMILIAR AND CONVERSANT WITH THE POLICE AND RADIO CONFIGURATION. IF THE SITE SURVEY INDICATES IT IS NECESSARY TO INSTALL A SIGNAL REPEATER EITHER ON OR NEAR THE PROPOSED PROJECT, THOSE COSTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR THE CITY.
 19. ALL TREES PLANTED ARE TO BE INSTALLED UNDER THE SUPERVISION OF THE CITY OF PORTSMOUTH DPW USING STANDARD INSTALLATION METHODS.
 20. THE APPLICANT SHALL PREPARE A CONSTRUCTION MITIGATION AND MANAGEMENT PLAN (CMMP) FOR REVIEW AND APPROVAL BY THE CITY'S LEGAL AND PLANNING DEPARTMENTS.
 21. A TEMPORARY SUPPORT OF EXCAVATION (SOE) PLAN SHALL BE PREPARED BY THE APPLICANT'S CONTRACTOR TO CONFIRM ANY TEMPORARY ENCUMBRANCES OF THE CITY'S RIGHT-OF-WAY. IF LICENSES ARE REQUIRED FOR THE SOE, THE APPLICANT WILL BE REQUIRED TO OBTAIN THESE FROM THE CITY PRIOR TO CONSTRUCTION.

- SITE RECORDING NOTES:**
1. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
 2. 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.
 3. THIS IS NOT A BOUNDARY SURVEY AND SHALL NOT BE USED AS SUCH.



Proposed Moxy Hotel

XSS Hotels LLC

Portsmouth, NH

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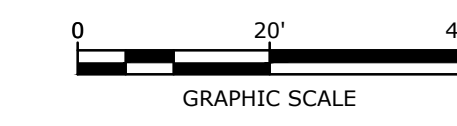
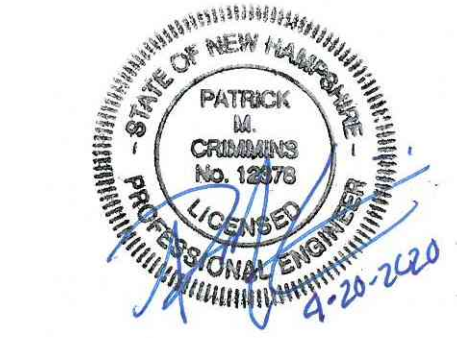
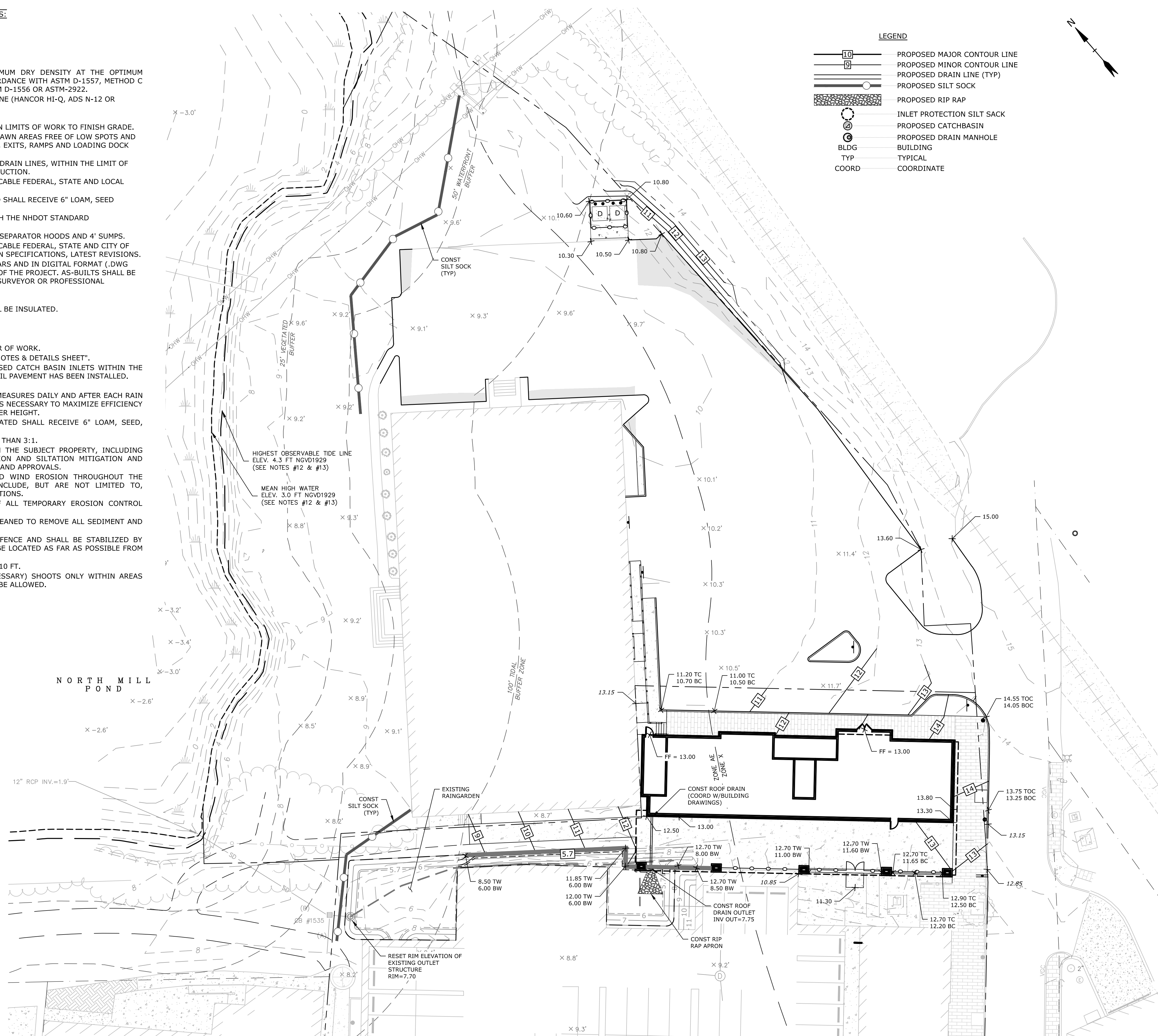
SITE PLAN

SCALE: AS SHOWN

C-102.1

- GRADING AND DRAINAGE NOTES:**
1. COMPACTION REQUIREMENTS:
BELOW PAVED OR CONCRETE AREAS 95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL 95%
BELOW LOAM AND SEED AREAS 90%
* ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
 2. ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR EQUAL), UNLESS OTHERWISE SPECIFIED.
 3. SEE UTILITY PLAN FOR ALL SITE UTILITY INFORMATION.
 4. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
 5. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
 6. CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
 7. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
 8. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
 9. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NHDOT STANDARD SPECIFICATIONS FOR HIGHWAYS, LATEST EDITION.
 10. ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4' SUMPS.
 11. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION SPECIFICATIONS, LATEST REVISIONS.
 12. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
 13. SEE EXISTING CONDITIONS PLAN FOR BENCH MARK INFORMATION.
 14. ALL DRAIN LINES WITH LESS THAN FOUR (4) FEET OF COVER SHALL BE INSULATED.

- EROSION CONTROL NOTES:**
1. INSTALL EROSION CONTROL BARRIERS AS SHOWN AS FIRST ORDER OF WORK.
 2. SEE GENERAL EROSION CONTROL NOTES ON "EROSION CONTROL NOTES & DETAILS SHEET".
 3. PROVIDE INLET PROTECTION AROUND ALL EXISTING AND PROPOSED CATCH BASIN INLETS WITHIN THE WORK LIMITS. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED.
 4. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
 5. INSPECT INLET PROTECTION AND PERIMETER EROSION CONTROL MEASURES DAILY AND AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.
 6. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER AND MULCH.
 7. CONSTRUCT EROSION CONTROL BLANKET ON ALL SLOPES STEEPER THAN 3:1.
 8. PRIOR TO ANY WORK OR SOIL DISTURBANCE COMMENCING ON THE SUBJECT PROPERTY, INCLUDING MOVING OF EARTH, THE APPLICANT SHALL INSTALL ALL EROSION AND SILTATION MITIGATION AND CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL PERMITS AND APPROVALS.
 9. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, SPRINKLING WATER ON UNSTABLE SOILS SUBJECT TO ARID CONDITIONS.
 10. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
 11. ALL CATCH BASIN SUMPS AND PIPING SHALL BE THOROUGHLY CLEANED TO REMOVE ALL SEDIMENT AND DEBRIS AFTER THE PROJECT HAS BEEN FULLY PAVED.
 12. TEMPORARY SOIL STOCKPILE SHALL BE SURROUNDED BY SILT FENCE AND SHALL BE STABILIZED BY TEMPORARY EROSION CONTROL SEEDING. STOCKPILE AREAS TO BE LOCATED AS FAR AS POSSIBLE FROM THE DELINEATED EDGE OF WETLANDS.
 13. SAFETY FENCING SHALL BE PROVIDED AROUND STOCKPILES OVER 10 FT.
 14. CONCRETE TRUCKS WILL BE REQUIRED TO WASH OUT (IF NECESSARY) SHOOT ONLY WITHIN AREAS WHERE CONCRETE HAS BEEN PLACED. NO OTHER WASH OUT WILL BE ALLOWED.



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Portsmouth, NH

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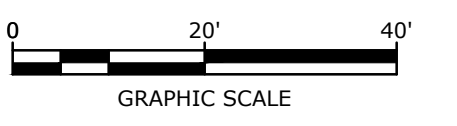
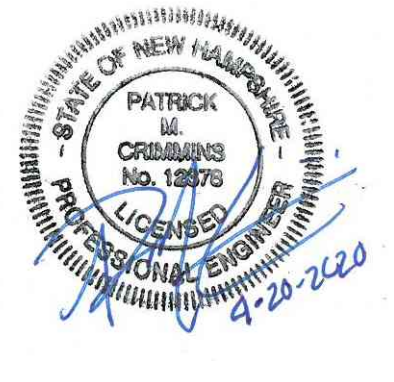
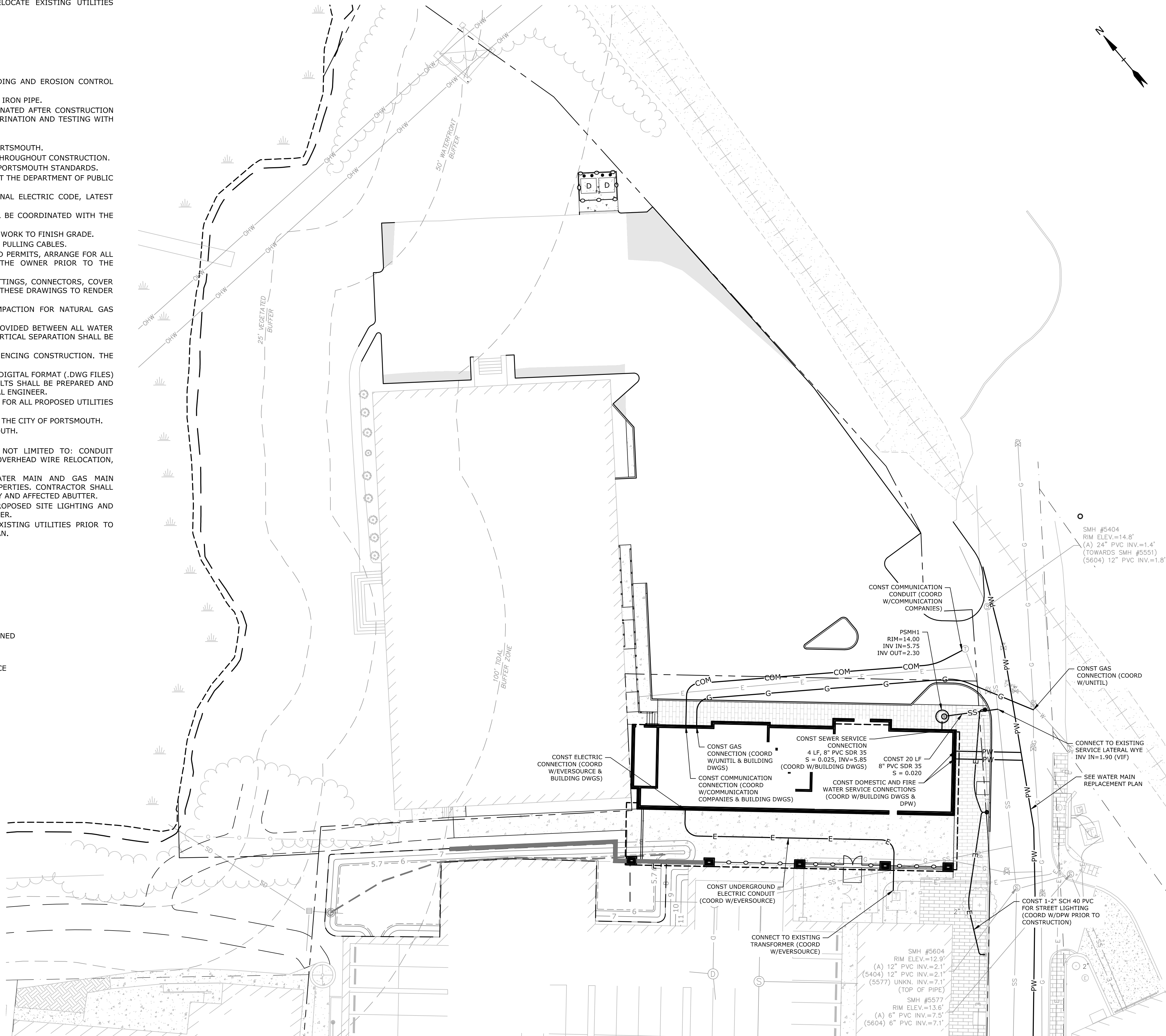
GRADING, DRAINAGE, AND EROSION CONTROL PLAN

SCALE: AS SHOWN

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- UTILITY NOTES:**
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
 2. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
 - NATURAL GAS - UNITIL
 - WATER/SEWER - CITY OF PORTSMOUTH
 - ELECTRIC - EVERSOURCE
 - COMMUNICATIONS - FAIRPOINT AND COMCAST
 3. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
 4. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
 5. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, CEMENT LINED DUCTILE IRON PIPE.
 6. ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE PORTSMOUTH WATER DEPARTMENT.
 7. ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
 8. COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAYS WITH THE CITY OF PORTSMOUTH.
 9. CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
 10. CONNECTION TO EXISTING WATER MAIN SHALL BE CONSTRUCTED TO CITY OF PORTSMOUTH STANDARDS.
 11. 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.
 12. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
 13. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
 14. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
 15. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
 16. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
 17. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
 18. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
 19. 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.
 20. THE CONTRACTOR SHALL CONTACT "DIG-SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON SITE AT ALL TIMES.
 21. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILES) TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
 22. SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN
 23. HYDRANTS, GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
 24. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
 25. ALL SEWER PIPE WITH LESS THAN 5' OF COVER SHALL BE INSULATED.
 26. 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.
 27. CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
 28. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER.
 29. CONTRACTOR SHALL PERFORM TEST PITS TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER IF LOCATIONS DIFFER FROM PLAN.

LEGEND	
SD	EXISTING STORM DRAIN
SS	EXISTING SANITARY SEWER
SS	EXISTING SANITARY SEWER TO BE ABANDONED
W	EXISTING WATER SERVICE
G	EXISTING GAS SERVICE
E	EXISTING UNDERGROUND ELECTRIC SERVICE
OHW	EXISTING OVERHEAD UTILITY SERVICE
SS	PREVIOUSLY APPROVED SEWER
SD	PROPOSED STORM DRAIN
SS	PROPOSED SANITARY SEWER
PW	PROPOSED WATER SERVICE
G	PROPOSED GAS SERVICE
E	PROPOSED STREET LIGHTING CONDUIT
PE&C	PROPOSED UNDERGROUND ELECTRIC AND COMMUNICATION SERVICE
⊙	EXISTING DRAIN MANHOLE
⊙	EXISTING SEWER MANHOLE
⊙	PREVIOUSLY APPROVED SEWER MANHOLE
⊙	EXISTING HYDRANT
⊙	EXISTING WATER VALVE
⊙	EXISTING WATER SHUTOFF
⊙	EXISTING ELECTRIC MANHOLE
⊙	EXISTING PAD MOUNTED TRANSFORMER
⊙	EXISTING GAS VALVE
⊙	EXISTING HANDHOLE
⊙	EXISTING COMMUNICATION MANHOLE
⊙	PROPOSED CATCHBASIN
⊙	PROPOSED DRAIN MANHOLE
⊙	PROPOSED SEWER MANHOLE
⊙	PROPOSED WATER VALVE
⊙	PROPOSED GAS VALVE
⊙	PROPOSED LIGHT POLE BASE
BLDG	BUILDING
TYP	TYPICAL
COORD	COORDINATE
VIF	VERIFY IN FIELD



Proposed Moxy Hotel

XSS Hotels LLC

Portsmouth, NH

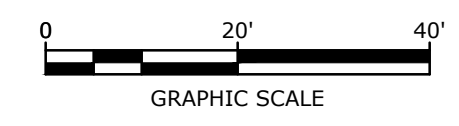
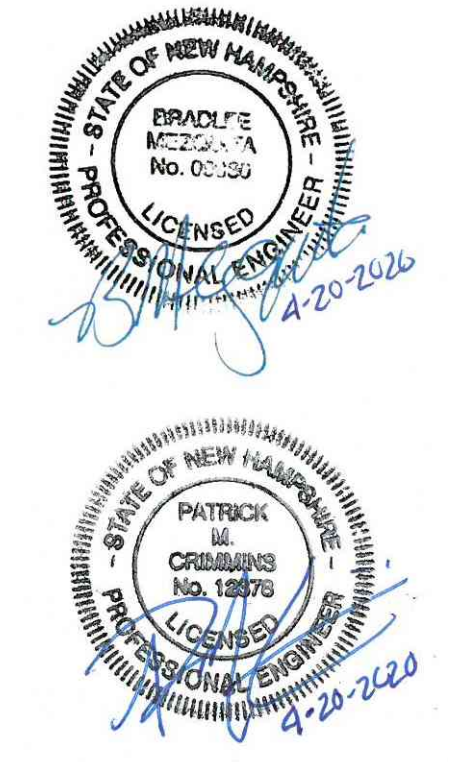
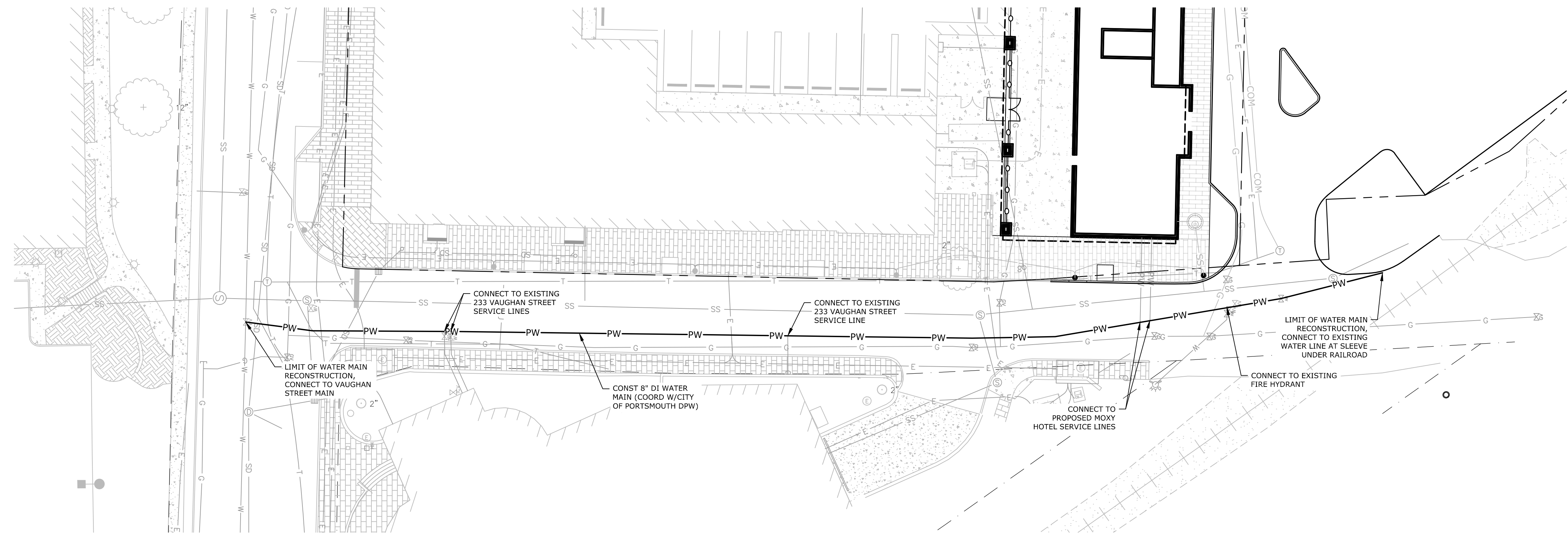
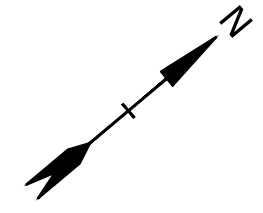
MARK	DATE	DESCRIPTION
C	4/20/2020	TAC Submission
B	2/4/2020	TAC Work Session
A	1/2/2020	Design Review Submission

PROJECT NO:	P-0595-008
DATE:	January 2, 2020
FILE:	P-0595-008_C-DSGN.DWG
DRAWN BY:	BKC
CHECKED:	NAH/PMC
APPROVED:	BLM

UTILITIES PLAN

SCALE: AS SHOWN

Last Saved: 4/19/2020 10:20:04 AM
 Plotted On: Apr 19, 2020 10:24:00 AM
 Titled On: Apr 19, 2020 10:24:00 AM
 User: B. Bond
 Plot: C:\Users\B. Bond\OneDrive\Documents\Projects\0595-008_Moxy Hotel\Drawings_Figures\AutoCAD\DWG\0595-008_C-DSGN.dwg



UTILITY NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
- COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
 - NATURAL GAS - UNITIL
 - WATER/SEWER - CITY OF PORTSMOUTH
 - ELECTRIC - EVERSOURCE
 - COMMUNICATIONS - FAIRPOINT AND COMCAST
- SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
- SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
- ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, CEMENT LINED DUCTILE IRON PIPE.
- ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE PORTSMOUTH WATER DEPARTMENT.
- COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAYS WITH THE CITY OF PORTSMOUTH.
- CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
- CONNECTION TO EXISTING WATER MAIN SHALL BE CONSTRUCTED TO CITY OF PORTSMOUTH STANDARDS.
- 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.
- THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
- THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- 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.
- THE CONTRACTOR SHALL CONTACT "DIG-SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON SITE AT ALL TIMES.
- CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG FILES) TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
- SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN
- HYDRANTS, GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
- CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
- CONTRACTOR SHALL PERFORM TEST PITS TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER IF LOCATIONS DIFFER FROM PLAN.

LEGEND

- SD EXISTING STORM DRAIN
- SS EXISTING SANITARY SEWER
- SS EXISTING SANITARY SEWER TO BE ABANDONED
- W EXISTING WATER SERVICE
- G EXISTING GAS SERVICE
- E EXISTING UNDERGROUND ELECTRIC SERVICE
- OHW EXISTING OVERHEAD UTILITY SERVICE
- SS PREVIOUSLY APPROVED SEWER
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- ⊕ PROPOSED LIGHT POLE BASE
- BLDG BUILDING
- TYP TYPICAL
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- VIF VERIFY IN FIELD
- DWGS DRAWINGS

Proposed Moxy Hotel

XSS Hotels LLC

Portsmouth, NH

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WATER MAIN REPLACEMENT PLAN

SCALE: AS SHOWN

Last Saved: 4/19/2020 10:20:00 AM
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PROJECT NAME AND LOCATION

PROPOSED MOXY HOTEL
53 GREEN STREET
PORTSMOUTH, NH 03801
43°-04'-48"N
70°-45'-43"W

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A FIVE-STORY HOTEL WITH ASSOCIATED SITE IMPROVEMENTS.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.90 ACRES.

SOIL CHARACTERISTICS

BASED ON THE NRCS WEB SOIL SURVEY FOR ROCKINGHAM COUNTY - NEW HAMPSHIRE, THE SOILS ON SITE CONSIST OF URBAN LAND.

NAME OF RECEIVING WATERS

THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA AN EXISTING OUTLET PIPE TO NORTH MILL POND AND WILL ULTIMATELY FLOW TO THE PISCATAQUA RIVER.

CONSTRUCTION SEQUENCE OF MAJOR ACTIVITIES:

- 1. CUT AND CLEAR TREES.
2. CONSTRUCT TEMPORARY AND PERMANENT SEDIMENT, EROSION AND DETENTION CONTROL FACILITIES.
3. ALL PERMANENT DITCHES, SWALES, DETENTION, RETENTION AND SEDIMENTATION BASINS TO BE STABILIZED USING THE VEGETATIVE AND NON-STRUCTURAL BMPs PRIOR TO DIRECTING RUNOFF TO THEM.
4. CLEAR AND DISPOSE OF DEBRIS.
5. CONSTRUCT TEMPORARY CULVERTS AND DIVERSION CHANNELS AS REQUIRED.
6. GRADE AND GRAVEL ROADWAYS AND PARKING AREAS - ALL ROADS AND PARKING AREA SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
7. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING.
8. FINISH PAVING ALL ROADWAYS AND PARKING LOTS.
9. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
10. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
11. REMOVE TRAPPED SEDIMENTS FROM COLLECTOR DEVICES AS APPROPRIATE AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

EROSION CONTROL NOTES:

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

STABILIZATION:

- 1. AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
2. WINTER STABILIZATION PRACTICES:
A. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE.
B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;
C. AFTER NOVEMBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;
3. STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA.
A. TEMPORARY SEEDING;
B. MULCHING.
4. 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.
5. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE.
6. DUST CONTROL:
1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD.
2. DUST CONTROL METHODS SHALL INCLUDE, BUT BE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.
3. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ADJACENT AREAS.

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3. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ADJACENT AREAS.

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.
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.

OFF SITE VEHICLE TRACKING:

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

VEGETATION:

- 1. TEMPORARY GRASS COVER:
A. SEEDBED PREPARATION:
a. APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10.
b. SEEDING:
a. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;
b. FERTILIZER SHALL BE APPLIED AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10.
c. MAINTENANCE:
a. TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED.
2. VEGETATIVE PRACTICE:
A. FOR PERMANENT MEASURES AND PLANTINGS:
a. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE.
b. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM.
c. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES.
d. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW.
e. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING.
f. THE SURFACE SHALL BE WATERED AND KEPT MOIST.
g. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS.
h. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:
SEED MIX APPLICATION RATE
CREEPING RED FESCUE 20 LBS/ACRE
TALL FESCUE 20 LBS/ACRE
RETOP 2 LBS/ACRE
IN NO CASE SHALL THE WEED CONTENT EXCEED ONE (1) PERCENT BY WEIGHT.
3. DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL):
A. FOLLOW PERMANENT MEASURES SLOPE, LIME, FERTILIZER AND GRADING REQUIREMENTS.
B. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE.

CONCRETE WASHOUT AREA:

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

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

SPILL PREVENTION:

- 1. CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES.
2. THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:

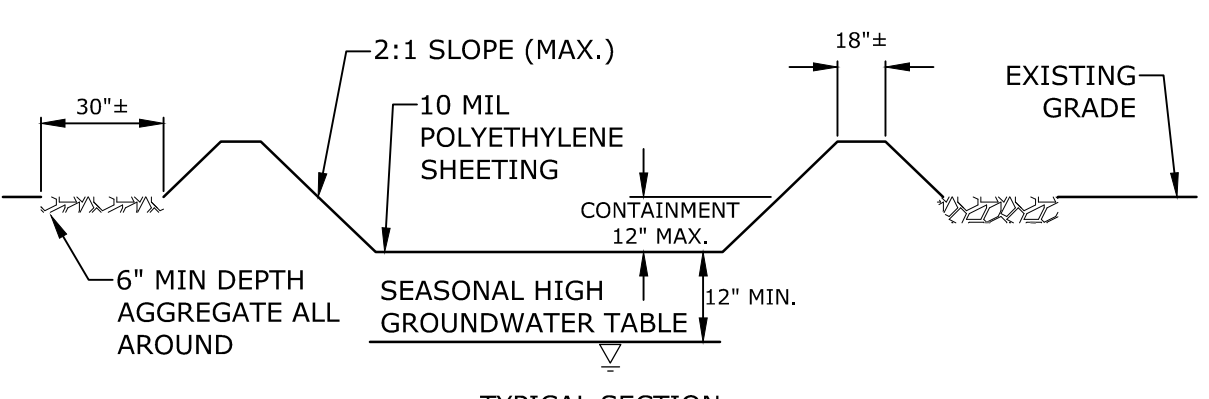
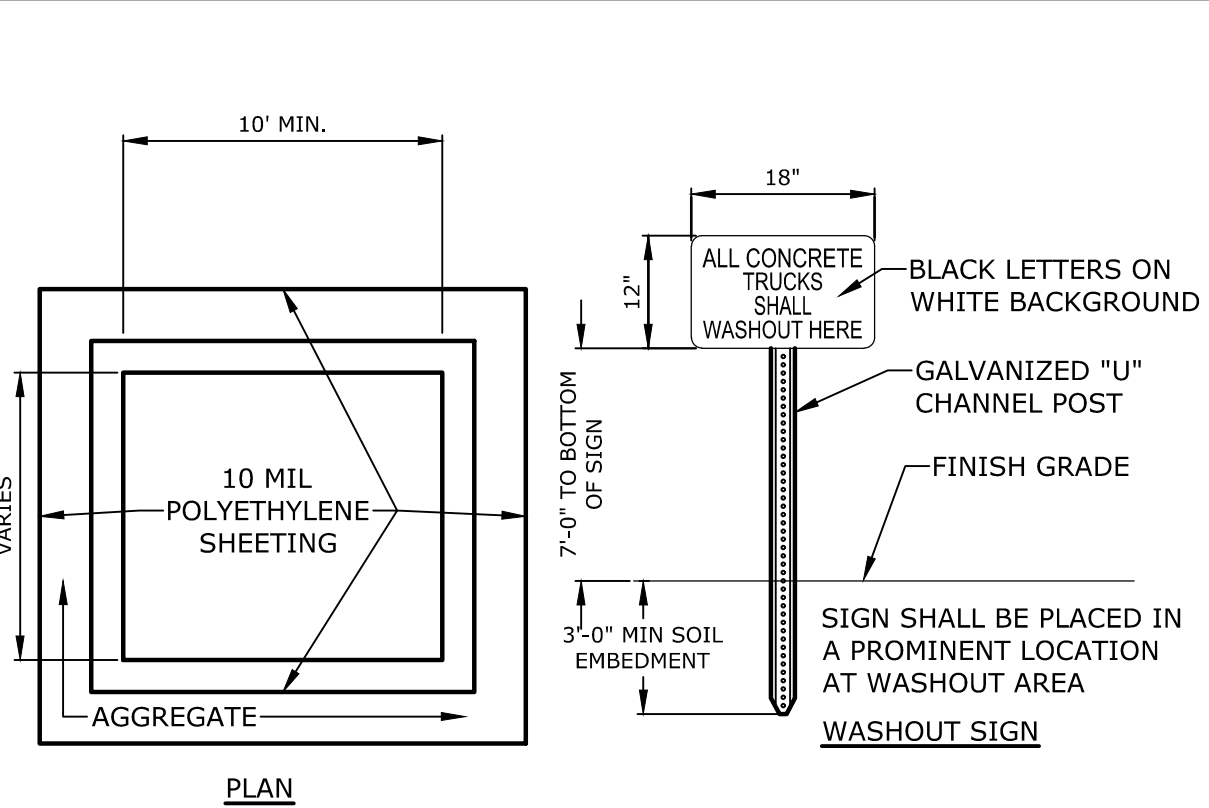
- A. GOOD HOUSEKEEPING - THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE FOLLOWED ON SITE DURING CONSTRUCTION:
a. ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON SITE;
b. ALL MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE;
c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED;
d. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS;
e. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
f. WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
B. HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
g. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
h. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION;
i. SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
C. PRODUCT SPECIFIC PRACTICES - THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ON SITE:
a. PETROLEUM PRODUCTS:
a.1. ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
a.2. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED.
b. FERTILIZERS:
b.1. FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
b.2. ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER;
b.3. STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS.
c. PAINTS:
c.1. ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;
c.2. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;
c.3. EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
D. SPILL CONTROL PRACTICES - IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES;
b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE.
E. VEHICLE FUELING AND MAINTENANCE PRACTICE:
a. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPMENT/VEHICLE FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY;
b. CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;
c. IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED;
d. CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;
e. CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE;
f. CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

- A. ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
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c.1. ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;
c.2. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;
c.3. EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
D. SPILL CONTROL PRACTICES - IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES;
b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE.
E. VEHICLE FUELING AND MAINTENANCE PRACTICE:
a. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPMENT/VEHICLE FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY;
b. CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;
c. IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED;
d. CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;
e. CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE;
f. CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

- A. ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
a.2. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED.
b. FERTILIZERS:
b.1. FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
b.2. ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER;
b.3. STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS.
c. PAINTS:
c.1. ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;
c.2. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;
c.3. EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
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b. CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;
c. IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED;
d. CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;
e. CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE;
f. CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

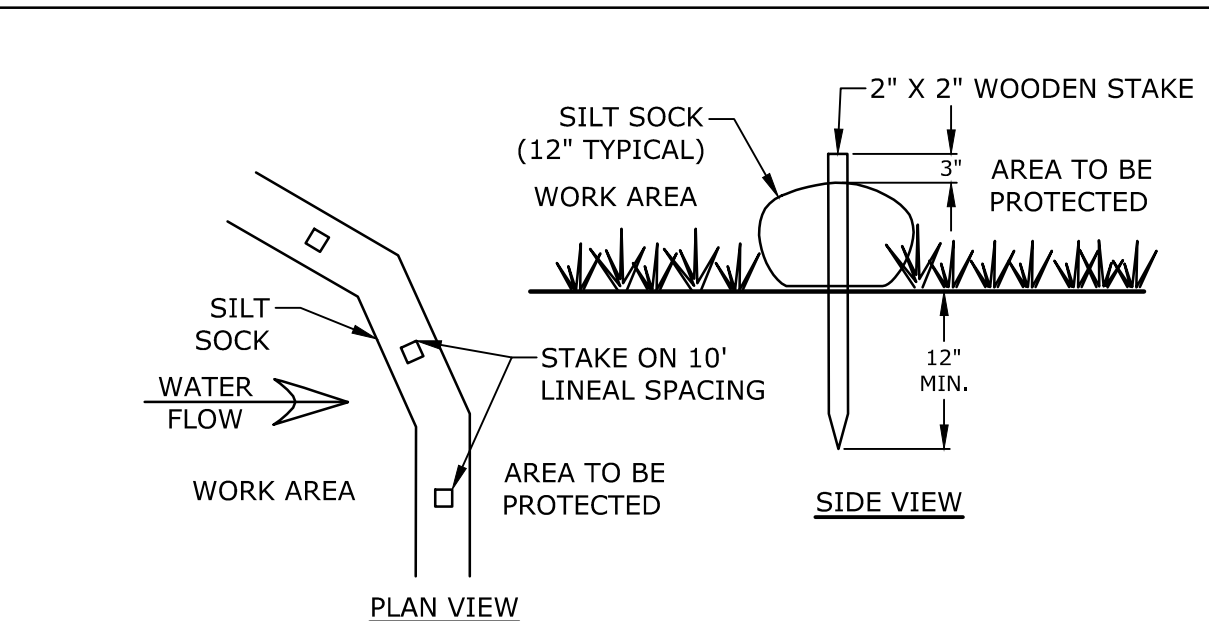
EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES

THIS PROJECT DOES NOT EXCEED ONE (1) ACRE OF DISTURBANCE AND THUS DOES NOT REQUIRE A SWPPP.



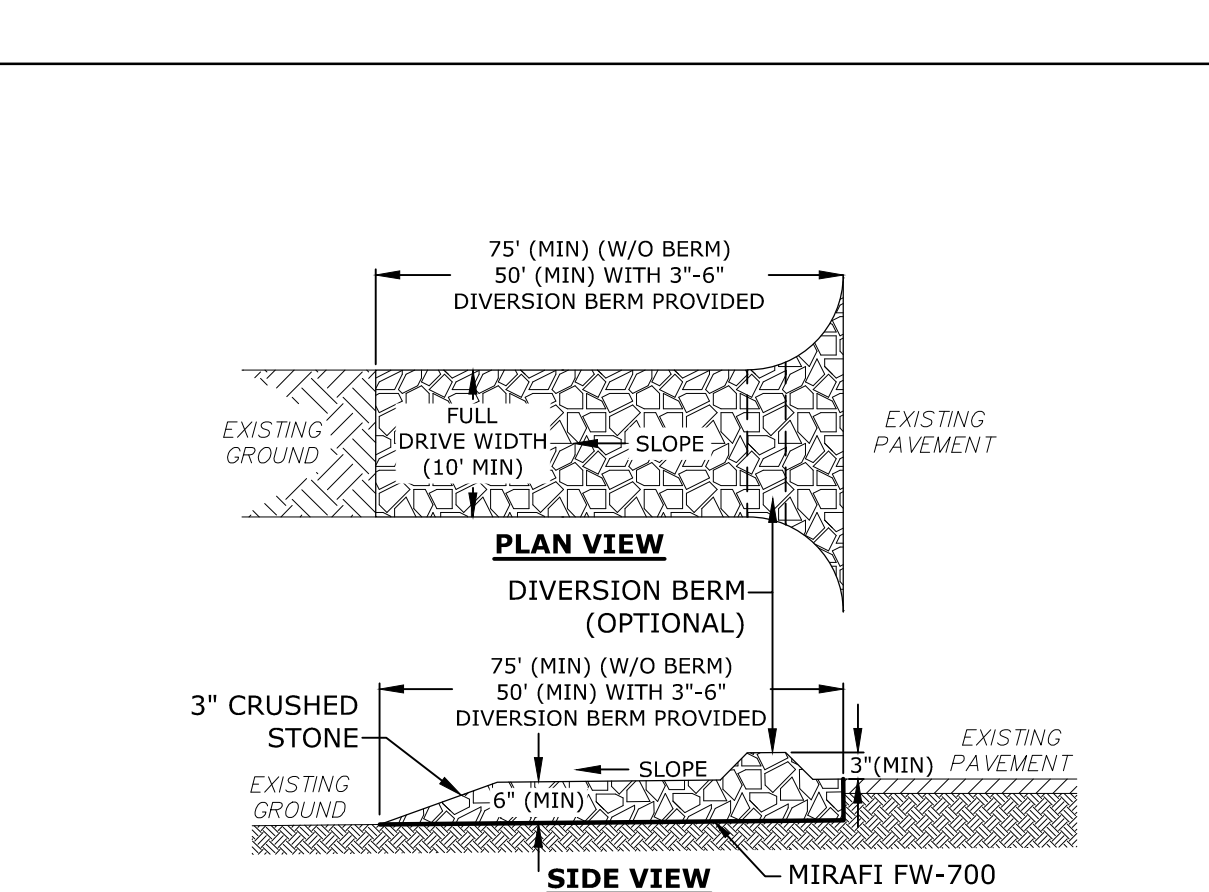
- NOTES:
1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

CONCRETE WASHOUT AREA
NO SCALE



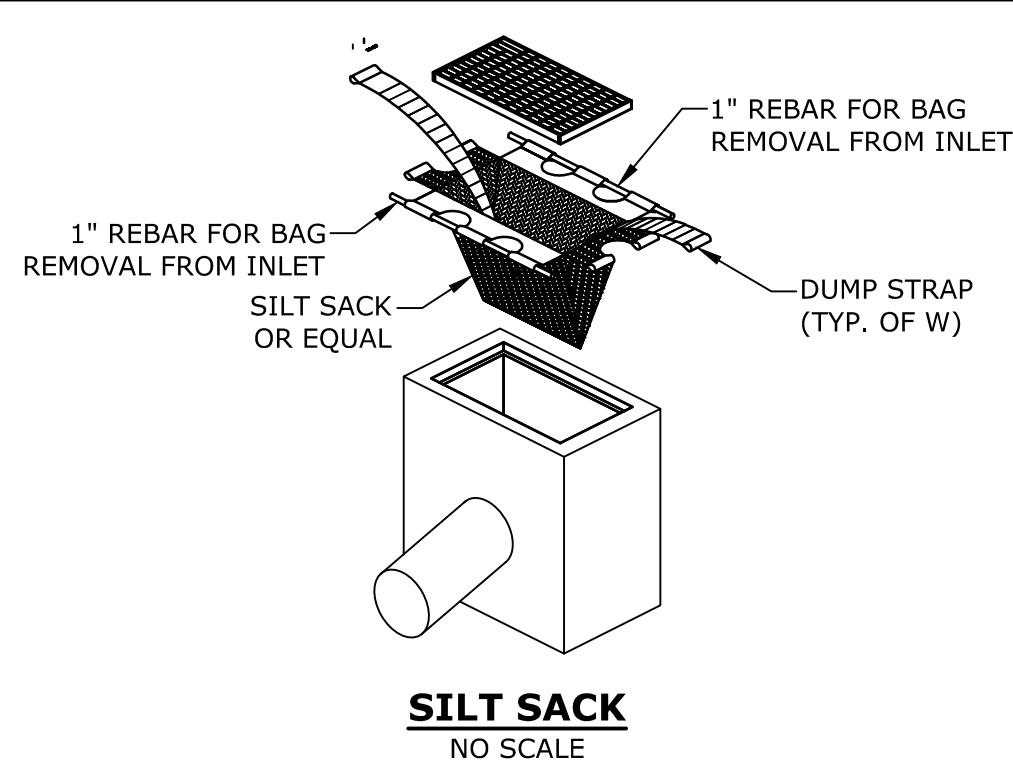
- NOTES:
1. SILT SOCK SHALL BE SILT SOCK BY FILTREXX OR APPROVED EQUAL
2. INSTALL SILT SOCK IN ACCORDANCE WITH...

SILT SOCK
NO SCALE

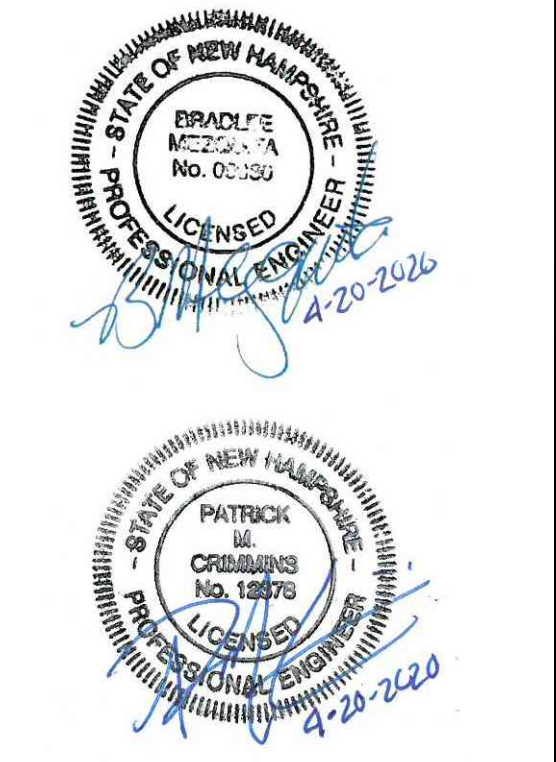


- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT FROM THE SITE.
2. WHEN WASHING IS REQUIRED, IT SHALL BE DONE SO RUNOFF DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
3. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS

STABILIZED CONSTRUCTION EXIT
NO SCALE



SILT SACK
NO SCALE



Proposed Moxy Hotel

XSS Hotels LLC

Portsmouth, NH

Table with 3 columns: MARK, DATE, DESCRIPTION. Rows include C (4/20/2020) TAC Submission, B (2/4/2020) TAC Work Session, and A (1/2/2020) Design Review Submission.

Table with 2 columns: PROJECT NO., DATE, FILE, DRAWN BY, CHECKED BY, APPROVED. Values include P-0595-008, January 2, 2020, P-0595-008_C-DTLS.DWG, BKC, NAH/PMC, BLM.

EROSION CONTROL NOTES AND DETAILS SHEET

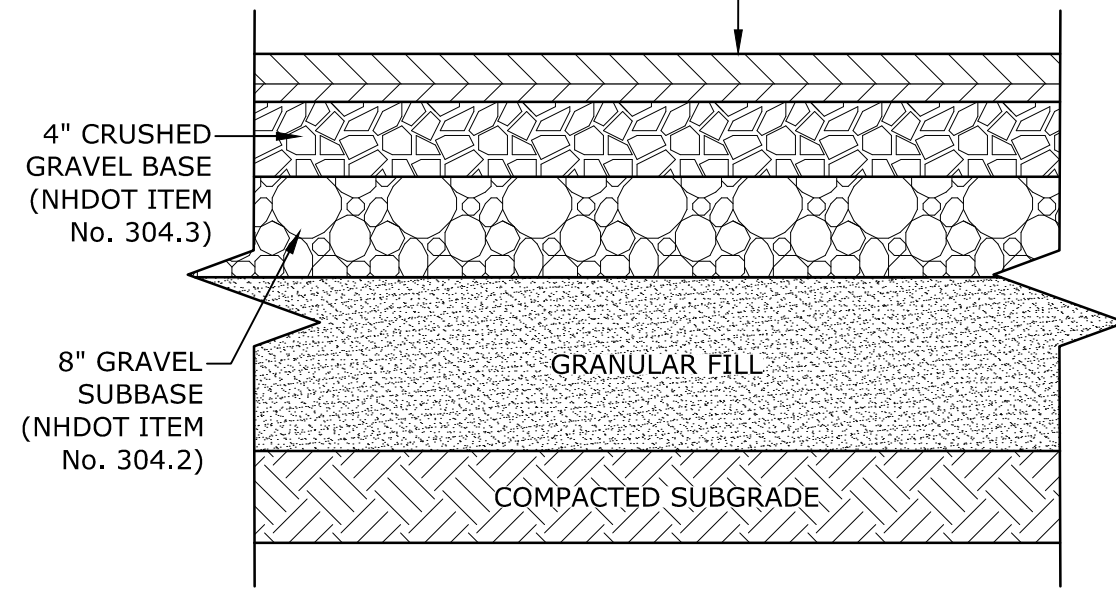
SCALE: AS SHOWN

C-501

Vertical text on the left margin: Last Saved: 4/19/2020, Plotted On: Apr 19, 2020 04:28pm, By: WAHansen, Tighe & Bond Engineering, Inc. C-DTLS.dwg

NHDOT ITEM No. 304.2 (GRAVEL)		NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)	
SIEVE SIZE	% PASSING	SIEVE SIZE	% PASSING
6"	100	3"	100
#4	25-70	2"	95-100
#200	0-12	1"	55-85
		#4	27-52
		#200	0-12

HOT BITUMINOUS CONCRETE NHDOT SECTION 401 3" NOMINAL
1" OF 3/8" SUPERPAVE WEARING COURSE
2" OF 3/4" SUPERPAVE BASE COURSE

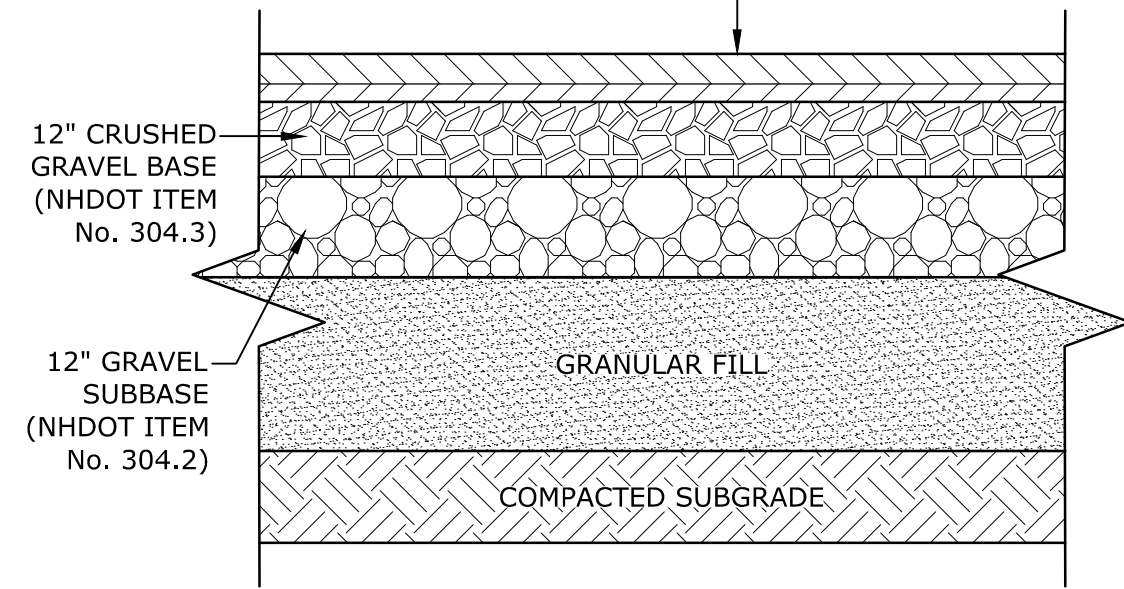


- NOTES:
- SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
 - SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
 - A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.
 - REFER TO CITY SPECIFICATIONS FOR ASPHALT MIX DESIGN.

ON-SITE PAVEMENT SECTION
NO SCALE

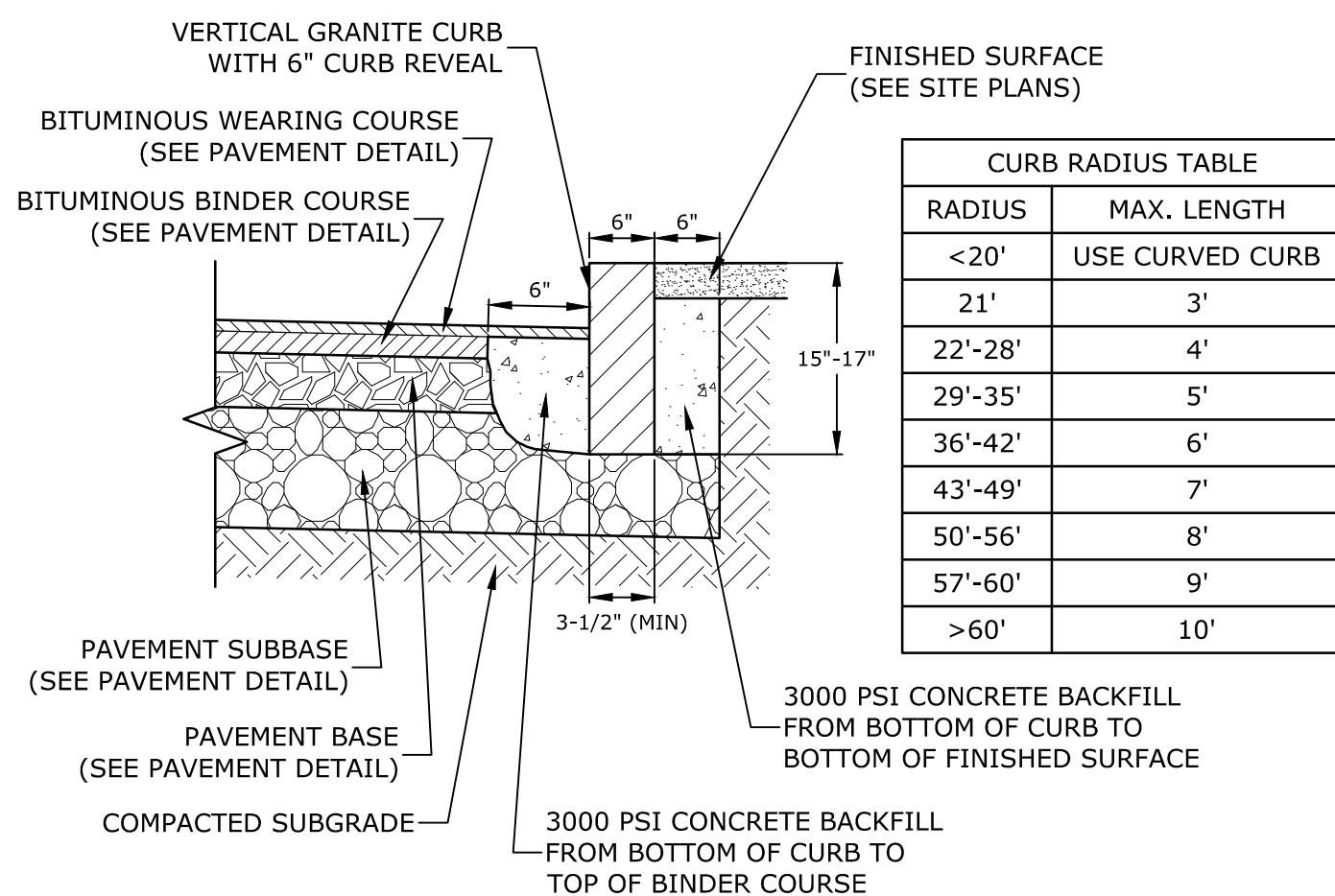
NHDOT ITEM No. 304.2 (GRAVEL)		NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)	
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HOT BITUMINOUS CONCRETE NHDOT SECTION 401 4" NOMINAL
1-1/2" OF 3/8" SUPERPAVE WEARING COURSE
2-1/2" OF 3/4" SUPERPAVE BASE COURSE



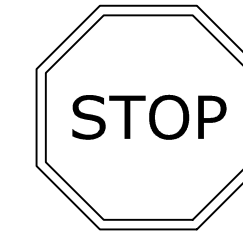
- NOTES:
- SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
 - SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
 - A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.
 - REFER TO CITY SPECIFICATIONS FOR ASPHALT MIX DESIGN.

CITY RIGHT-OF-WAY PAVEMENT SECTION
NO SCALE



- NOTES:
- SEE SITE PLAN(S) FOR LIMITS OF VERTICAL GRANITE CURB (VGC).
 - ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
 - MINIMUM LENGTH OF STRAIGHT CURB STONES = 3'
 - MAXIMUM LENGTH OF STRAIGHT CURB STONES = 10'
 - MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
 - ALL RADII 20 FEET AND SMALLER SHALL BE CONSTRUCTED USING CURVED SECTIONS.
 - JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.

VERTICAL GRANITE CURB
NO SCALE



R1-1
30"X30"
WHITE ON RED

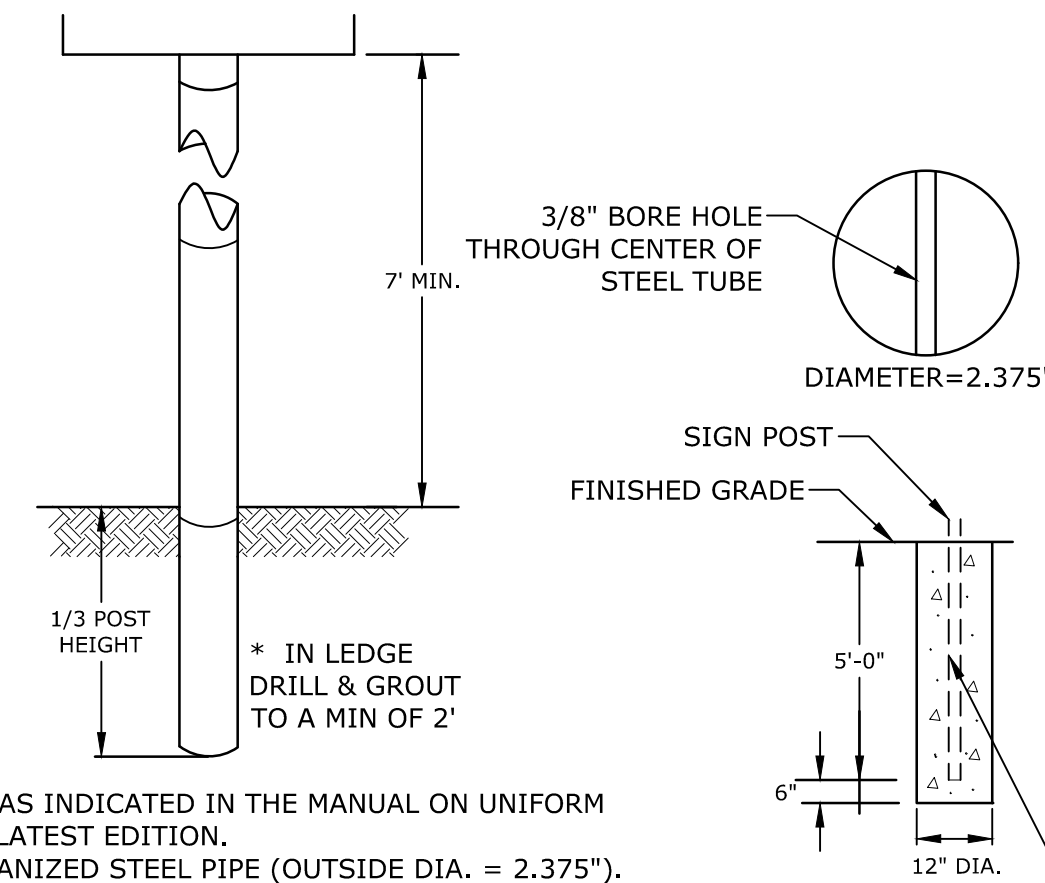


R7-8
12" X 18"
BLUE AND GREEN
ON WHITE

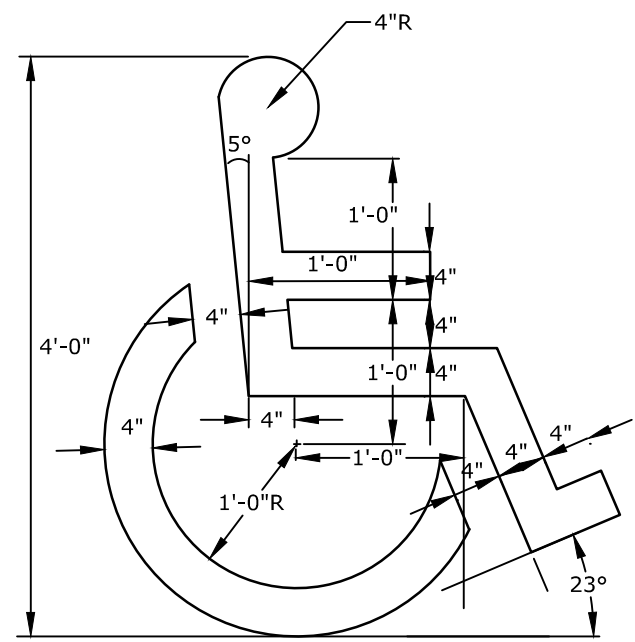


R7-8A
18" X 9"
GREEN ON WHITE

- NOTES:
- ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- POST: SCHEDULE 40 GALVANIZED STEEL PIPE (OUTSIDE DIA. = 2.375").
- FINISH: POST TO BE POWDER COATED GLOSS BLACK
- LENGTH: AS REQUIRED
- WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
- HOLES: 3/8" DIAMETER (AS REQUIRED)
- STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070-1080)

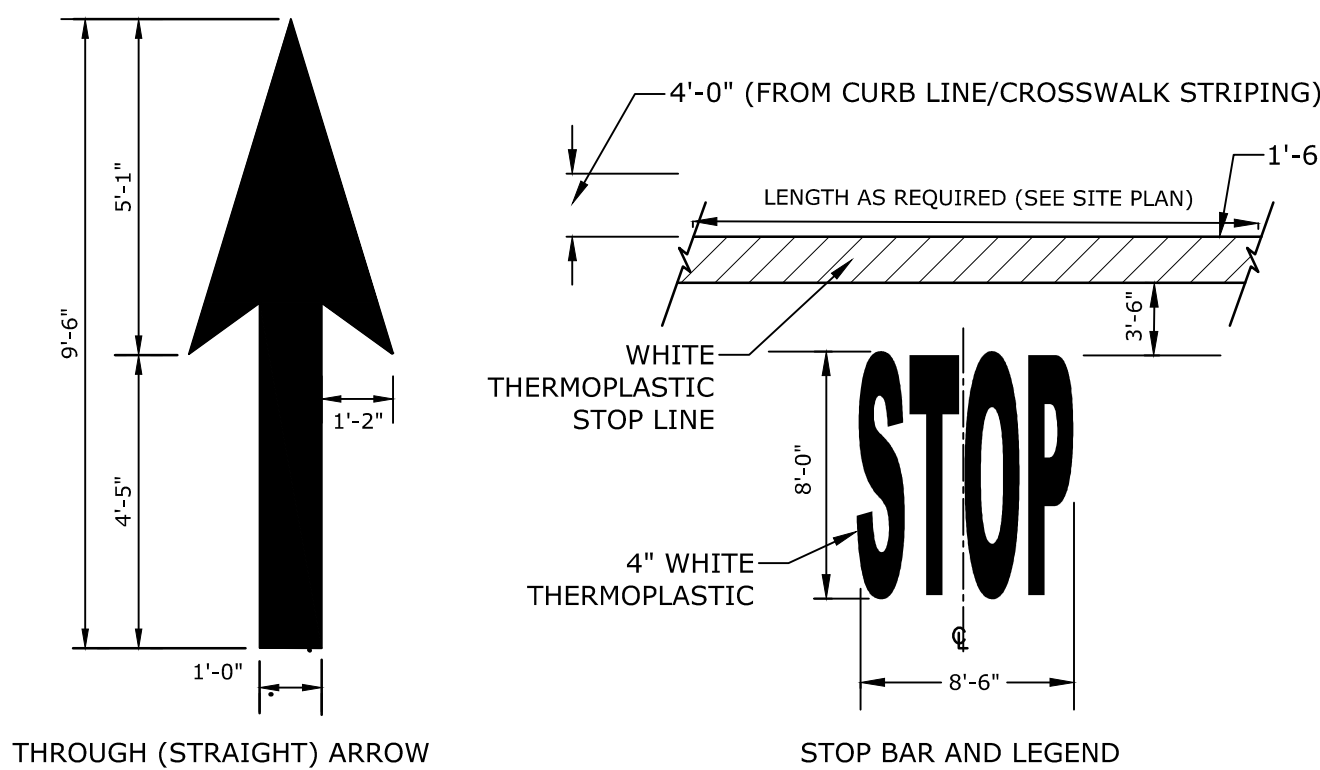


SIGN LEGEND & SIGN POST
NO SCALE



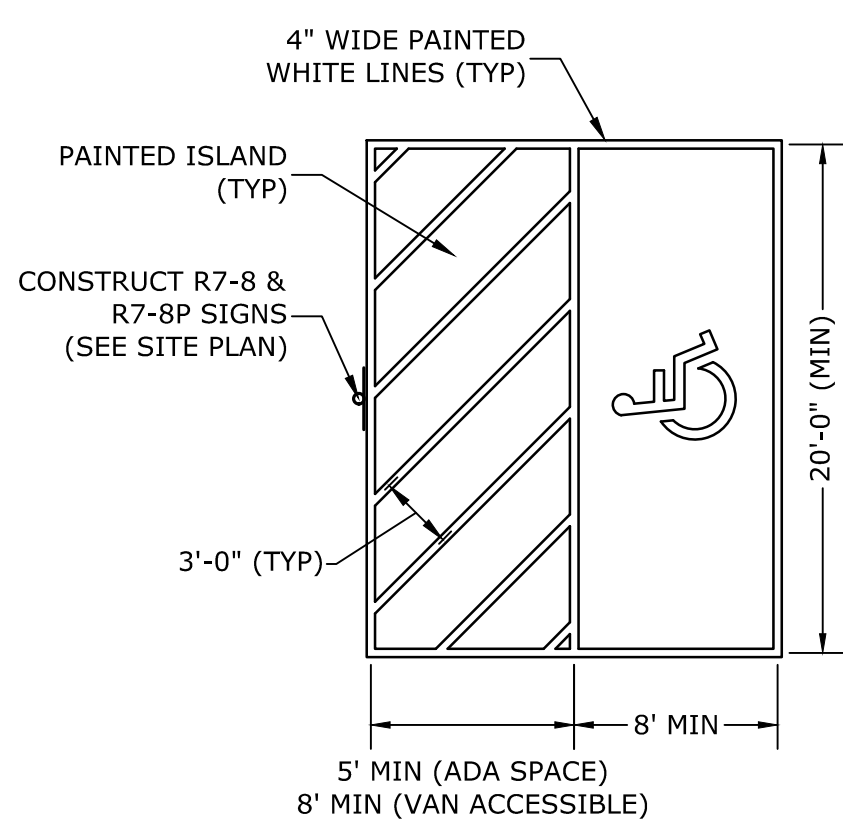
- NOTES:
- SYMBOL SHALL BE CONSTRUCTED IN ALL ACCESSIBLE SPACES USING FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
 - SYMBOL SHALL BE CONSTRUCTED TO THE LATEST ADA, STATE AND LOCAL REQUIREMENTS.

ACCESSIBLE SYMBOL
NO SCALE



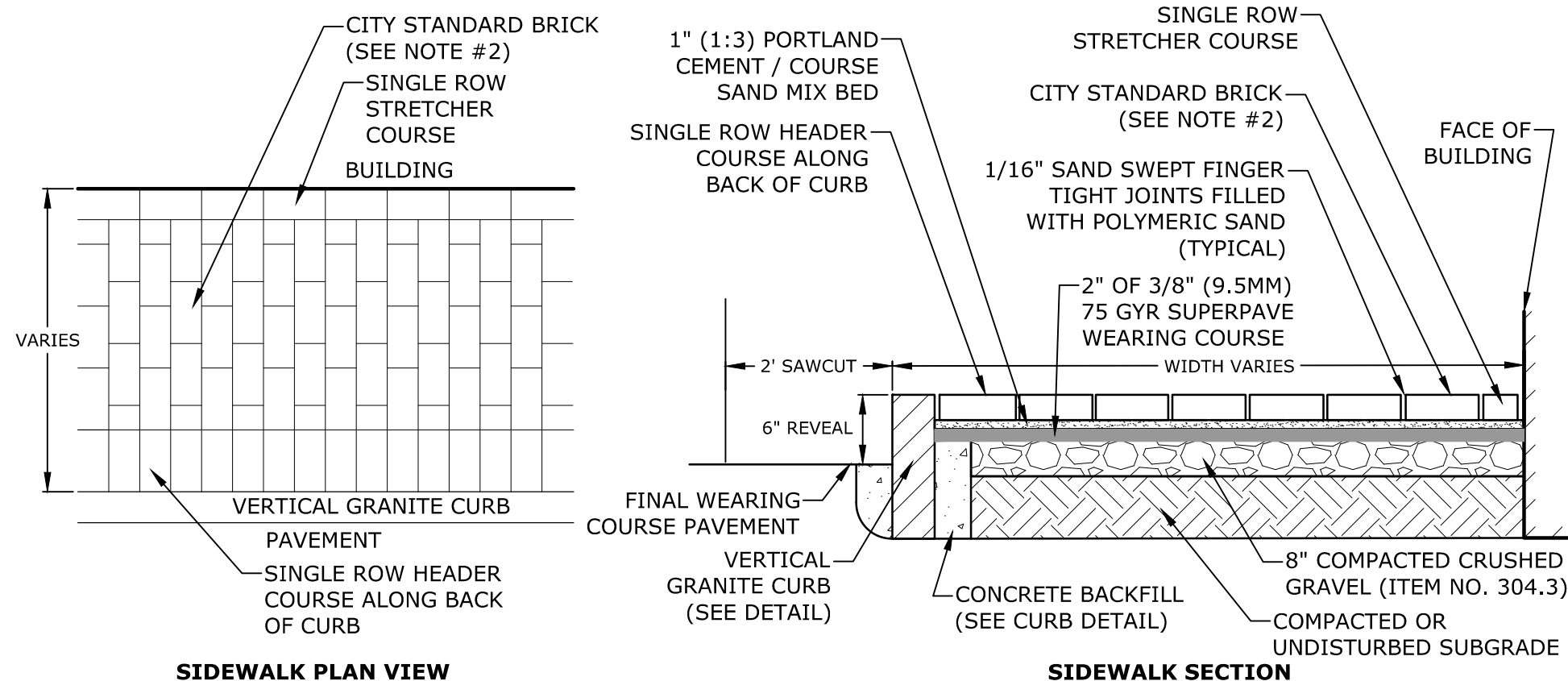
- NOTE:
- PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS AS SHOWN ON SITE PLAN.
 - ALL STOP BARS, WORDS, SYMBOLS AND ARROWS SHALL BE CONSTRUCTED USING WHITE THERMO PLASTIC, REFLECTORIZED PAVEMENT MARKING MATERIAL MEETING THE REQUIREMENTS OF ASTM D 4505

PAVEMENT MARKINGS
NO SCALE



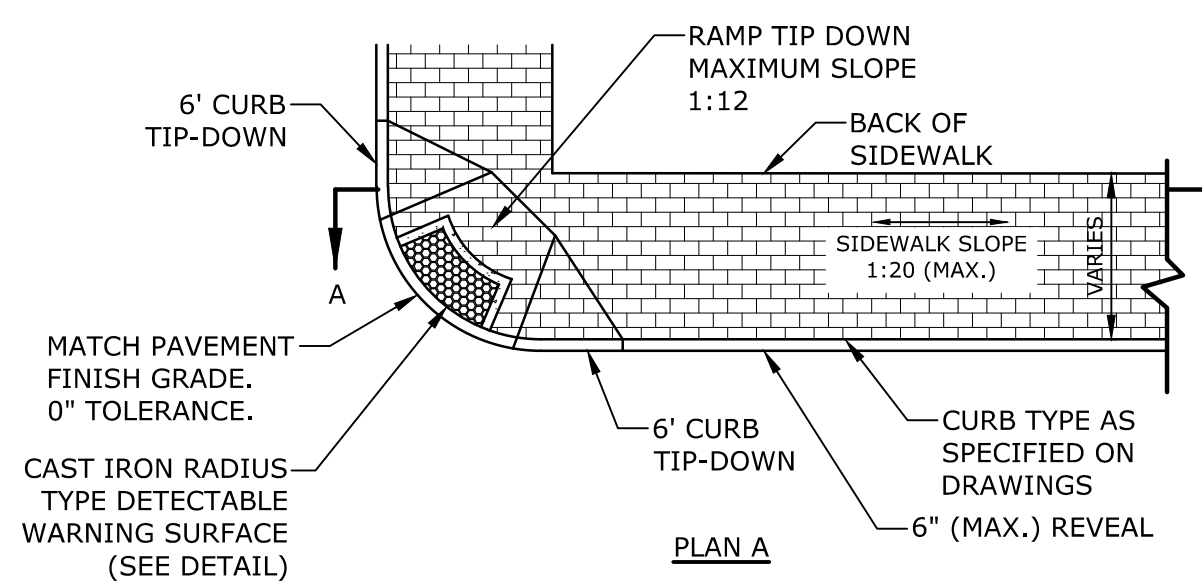
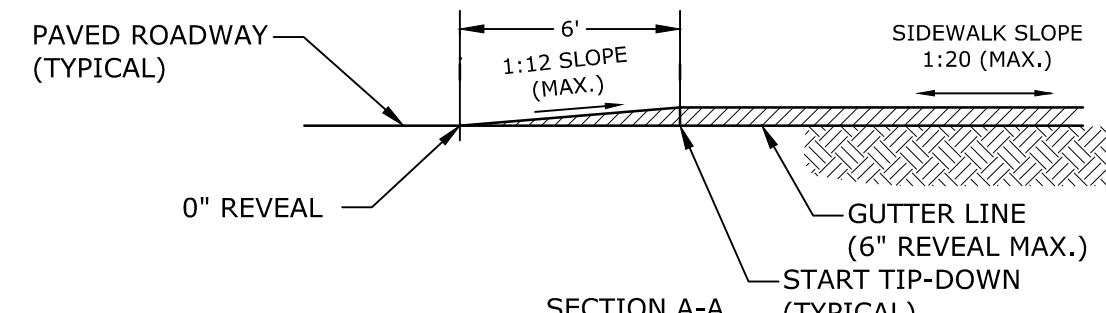
- NOTES:
- ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
 - SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN W/DISABILITIES ACT.

ACCESSIBLE PARKING STALL
NO SCALE



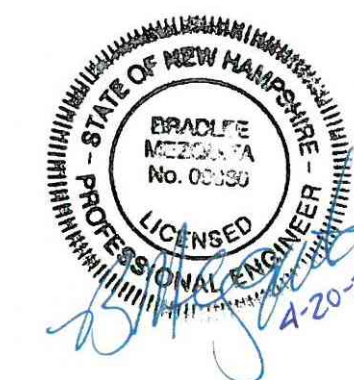
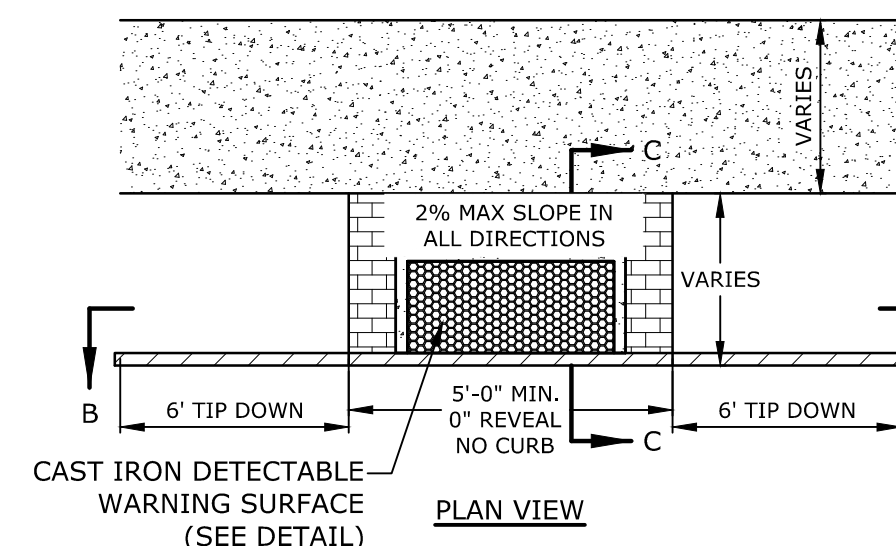
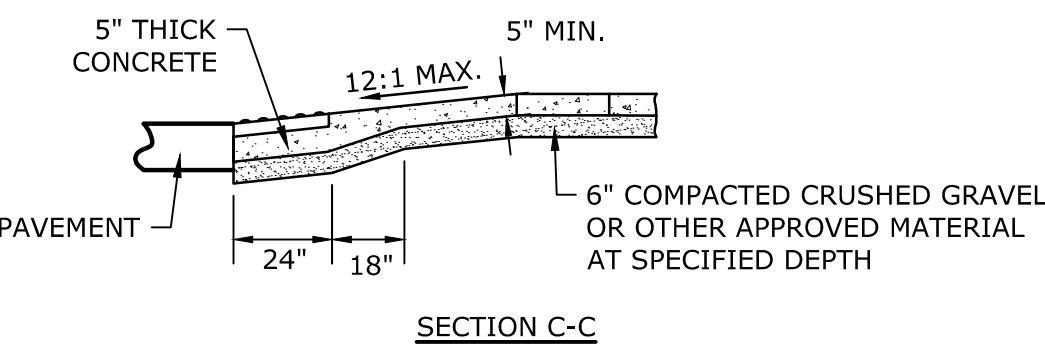
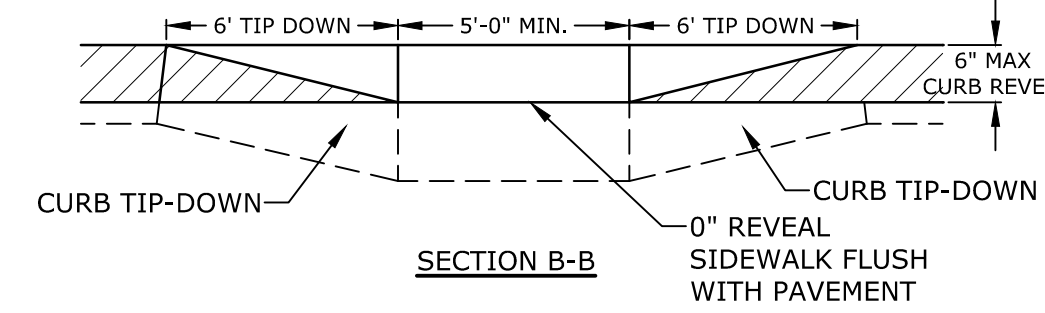
- NOTES:
- BRICK SIDEWALK SHALL BE INSTALLED AS DETAILED AND PER CITY OF PORTSMOUTH REQUIREMENTS/SPECIFICATIONS AND SHALL INCLUDE A CONTINUOUS APPROVED PAVER EDGE RESTRAINT SYSTEM AT ALL LOCATIONS NOT ADJACENT TO CURB OR BUILDINGS.
 - CITY STANDARD BRICK SHALL BE TRADITIONAL EDGE, PATHWAY, FULL RANGE 2.25"X4"X8" PAVER, BY PINE HALL BRICK, INC. BRICK MATERIAL SAMPLES SHALL BE PROVIDED TO DPW PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL.
 - BEDDING MATERIAL SHALL BE A PORTLAND CEMENT / COURSE SAND MIX THAT IS 1 PART PORTLAND CEMENT AND 3 PARTS COURSE SAND. SAND SHALL CONFORM WITH ASTM C-33 AND CEMENT SHALL BE PORTLAND CEMENT TYPE I/TYPE II.

BRICK SIDEWALK
NO SCALE



- NOTES:
- RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
 - A 6" COMPACTED CRUSHED GRAVEL BASE (NHDOT ITEM No. 304.3) SHALL BE PROVIDED BENEATH RAMPS.
 - DETECTABLE WARNING PANEL SHALL BE CAST IRON SET IN CONCRETE (SEE DETAIL.)
 - PROVIDE DETECTABLE WARNING SURFACES ANYTIME THAT A CURB RAMP, BLENDED TRANSITION, OR LANDING CONNECTS TO A STREET.
 - LOCATE THE DETECTABLE WARNING SURFACES AT THE BACK OF THE CURB ALONG THE EDGE OF THE LANDING.
 - THE MAXIMUM RUNNING SLOPE OF ANY SIDEWALK CURB RAMP IS 12:1, THE MAXIMUM CROSS SLOPE IS 2%. THE SLOPE OF THE LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - TRANSITIONS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. ROADWAY SHOULDER SLOPES ADJOINING SIDEWALK CURB RAMPS SHALL BE A MAXIMUM OF 5% (FULL WIDTH) FOR A DISTANCE OF 2 FT. FROM THE ROADWAY CURBLINE.
 - THE BOTTOM OF THE SIDEWALK CURB RAMP OR LANDING, EXCLUSIVE OF THE FLARED SIDES, SHALL BE WHOLLY CONTAINED WITHIN THE CROSSWALK MARKINGS.
 - DETECTABLE WARNING PANELS SHALL BE A MINIMUM OF 2 FEET IN DEPTH. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP, BLENDED TRANSITION, OR LANDING AND THE STREET.
 - THE TEXTURE OF THE DETECTABLE WARNING FEATURE MUST CONTRAST VISUALLY WITH THE SURROUNDING SURFACES (EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT).

CONCRETE WHEELCHAIR ACCESSIBLE RAMP
NO SCALE



Proposed Moxy Hotel

XSS Hotels LLC

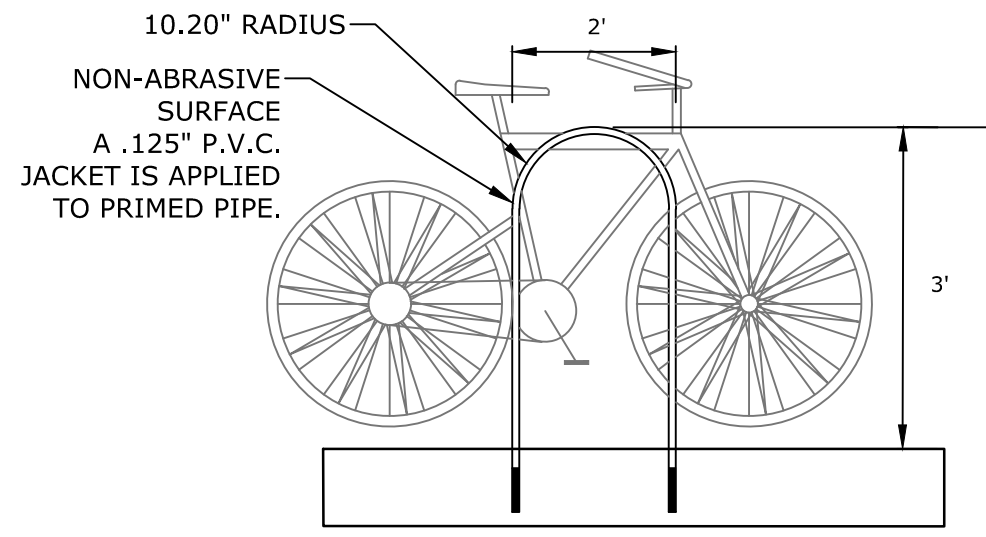
Portsmouth, NH

MARK	DATE	DESCRIPTION
C	4/20/2020	TAC Submission
B	2/4/2020	TAC Work Session
A	1/2/2020	Design Review Submission
PROJECT NO:	P-0595-008	
DATE:	January 2, 2020	
FILE:	P-0595-008_C-DTLS.DWG	
DRAWN BY:	BKC	
CHECKED BY:	NAH/PMC	
APPROVED:	BLM	

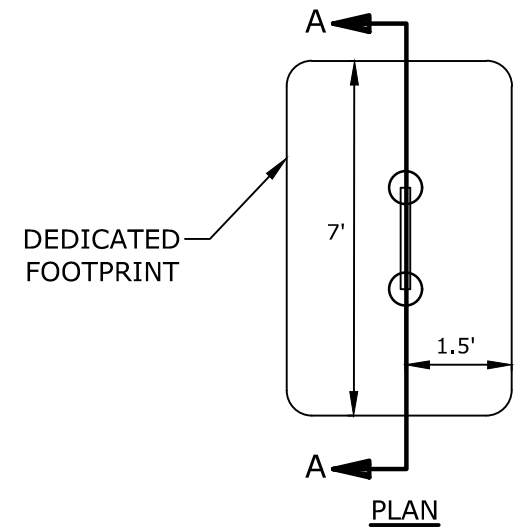
DETAILS SHEET

SCALE: AS SHOWN

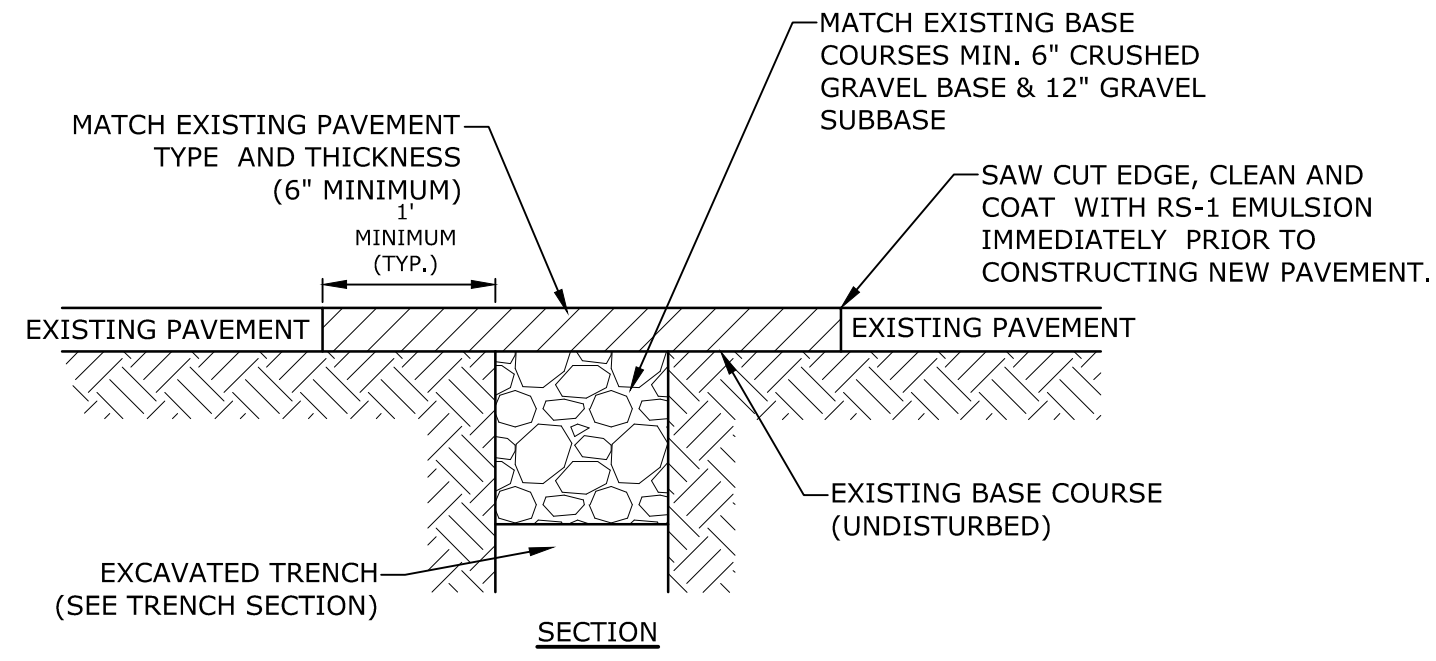
C-502



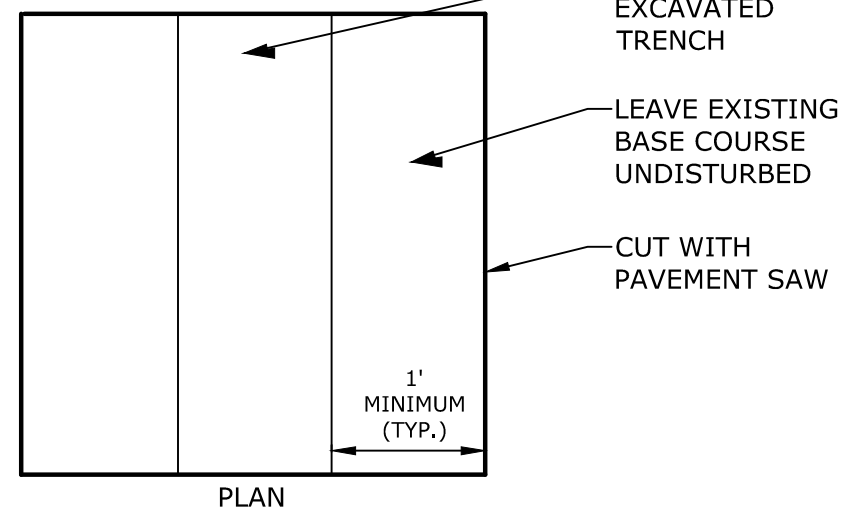
SECTION A-A



BIKE RACK
NO SCALE

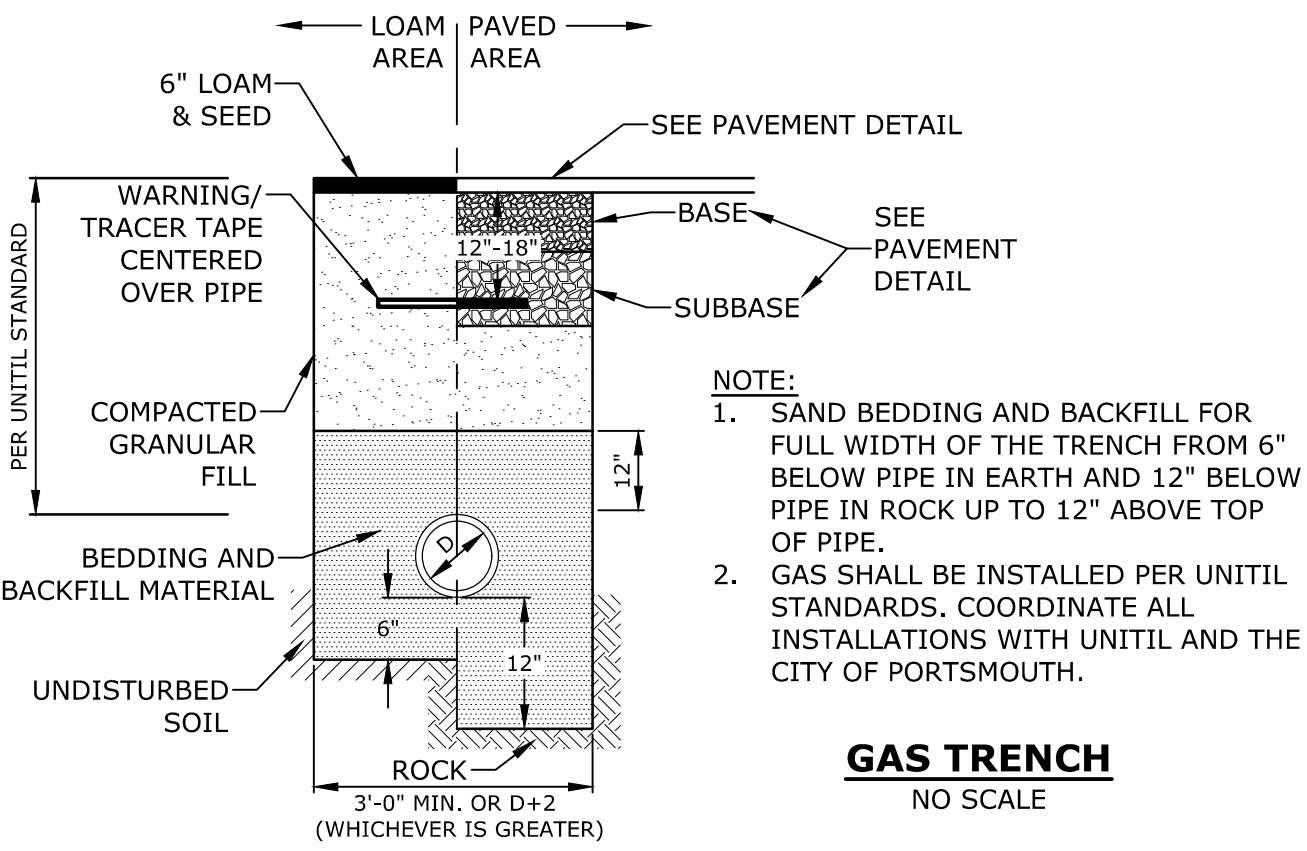


SECTION



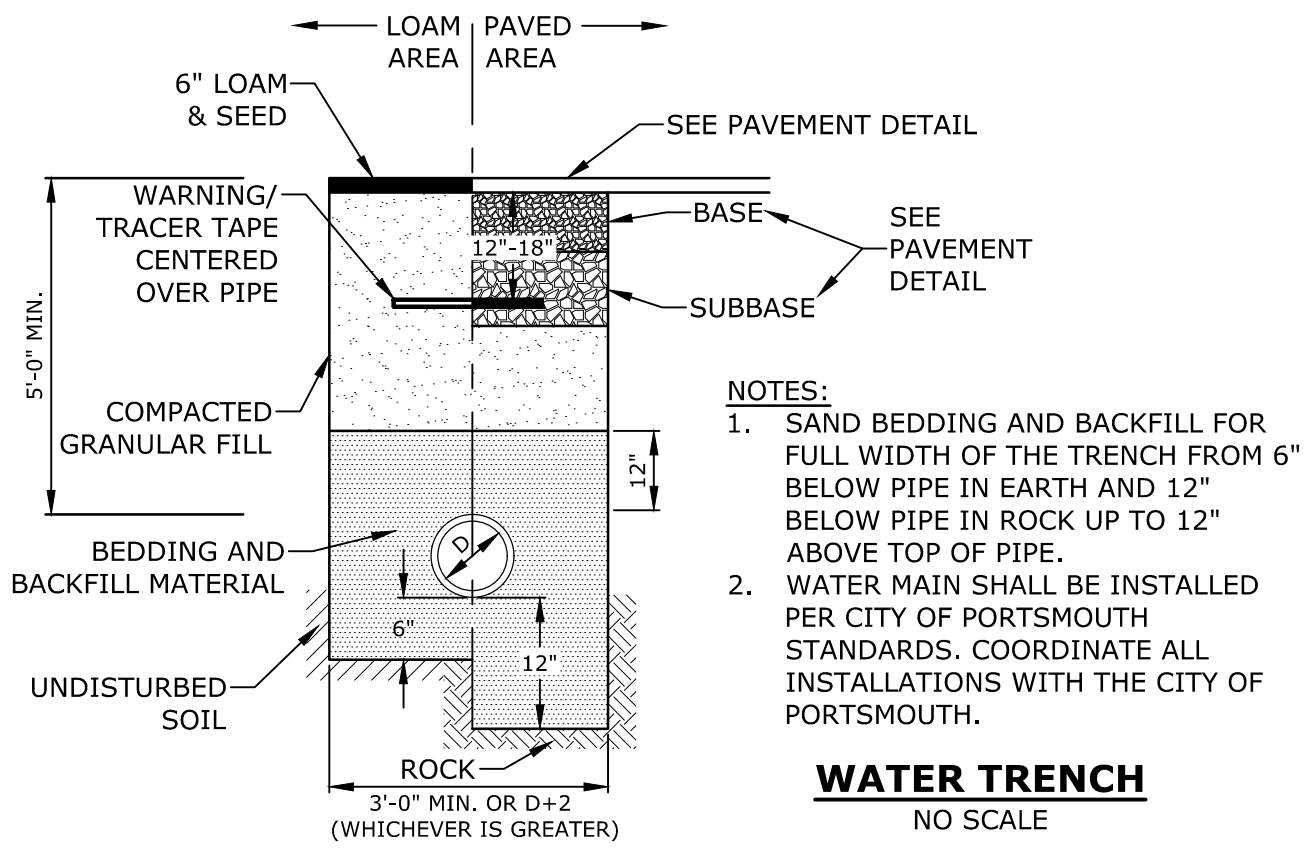
ROADWAY TRENCH PATCH
NO SCALE

NOTE: COORDINATE AND OBTAIN APPROVAL FOR ALL TRENCHING AND PATCHING WITHIN CITY RIGHT OF WAY WITH CITY OF PORTSMOUTH DPW PRIOR TO COMMENCING WORK.



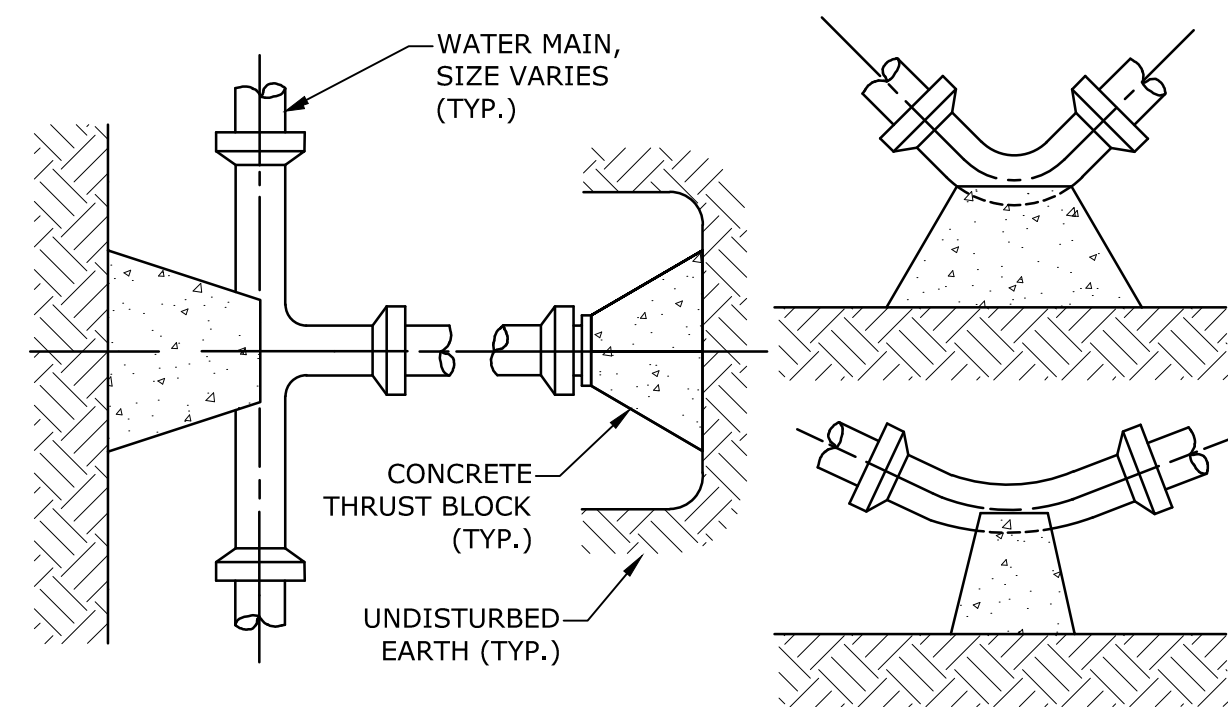
GAS TRENCH
NO SCALE

NOTE:
1. SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 12" ABOVE TOP OF PIPE.
2. GAS SHALL BE INSTALLED PER UNITIL STANDARDS. COORDINATE ALL INSTALLATIONS WITH UNITIL AND THE CITY OF PORTSMOUTH.



WATER TRENCH
NO SCALE

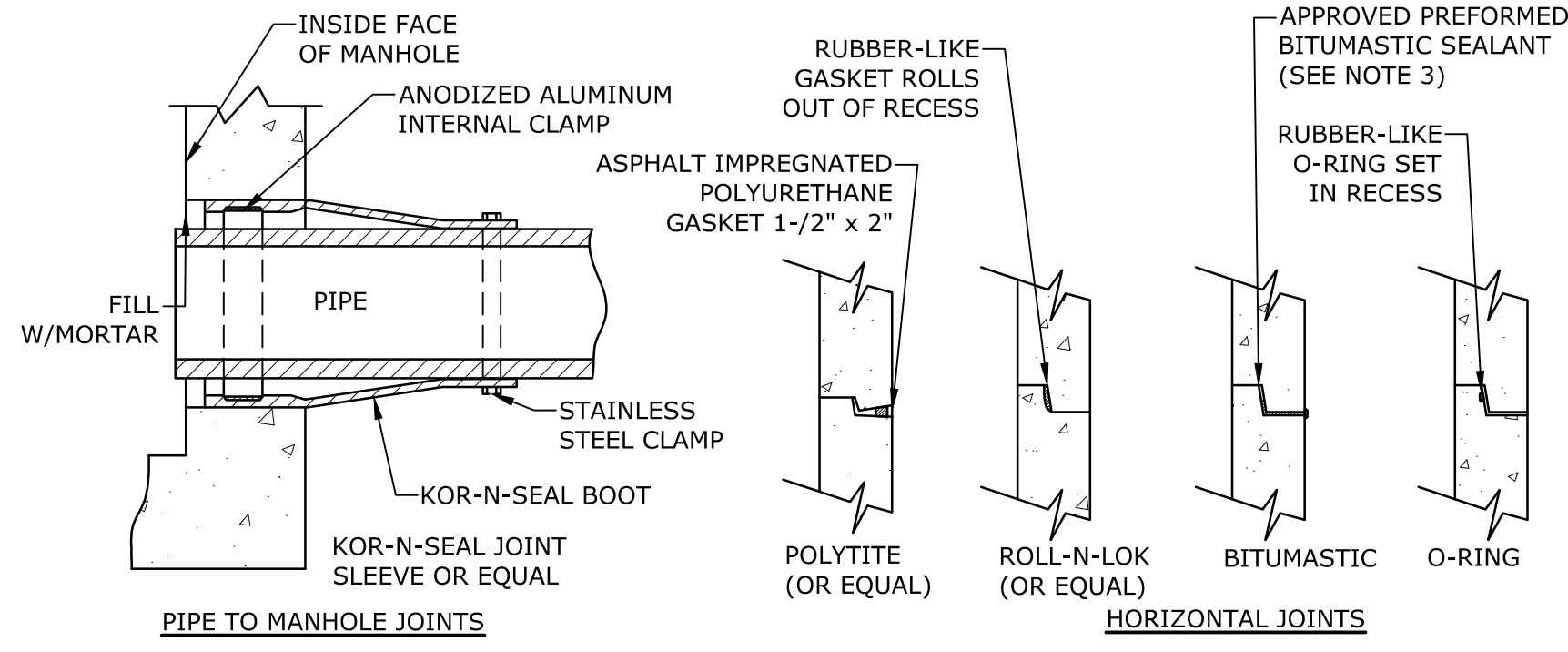
NOTE:
1. SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 12" ABOVE TOP OF PIPE.
2. WATER MAIN SHALL BE INSTALLED PER CITY OF PORTSMOUTH STANDARDS. COORDINATE ALL INSTALLATIONS WITH THE CITY OF PORTSMOUTH.



THRUST BLOCKING DETAIL
NO SCALE

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

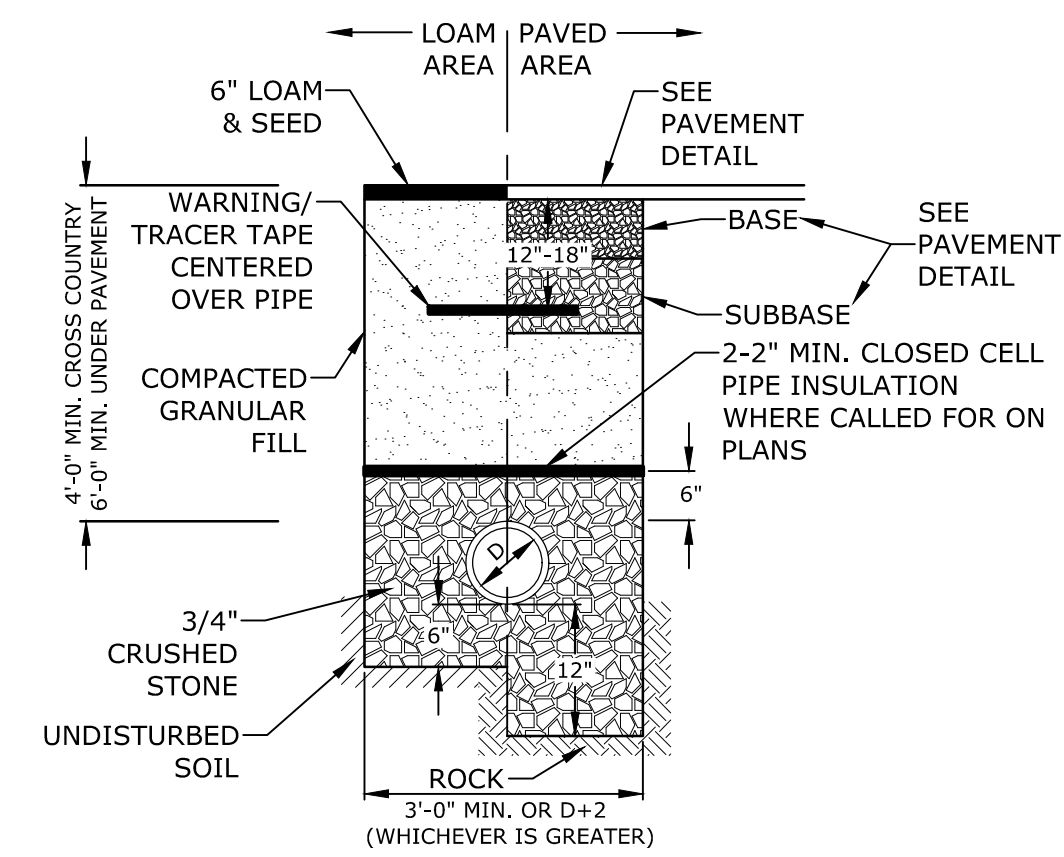
TEST PRESSURE = 200psi
 1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL, WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
 2. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
 3. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
 4. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.
 5. INSTALLATION AND STANDARD DIMENSIONAL REQUIREMENTS SHALL BE WITH CITY OF PORTSMOUTH WATER DEPARTMENT STANDARDS.



PIPE TO MANHOLE JOINTS

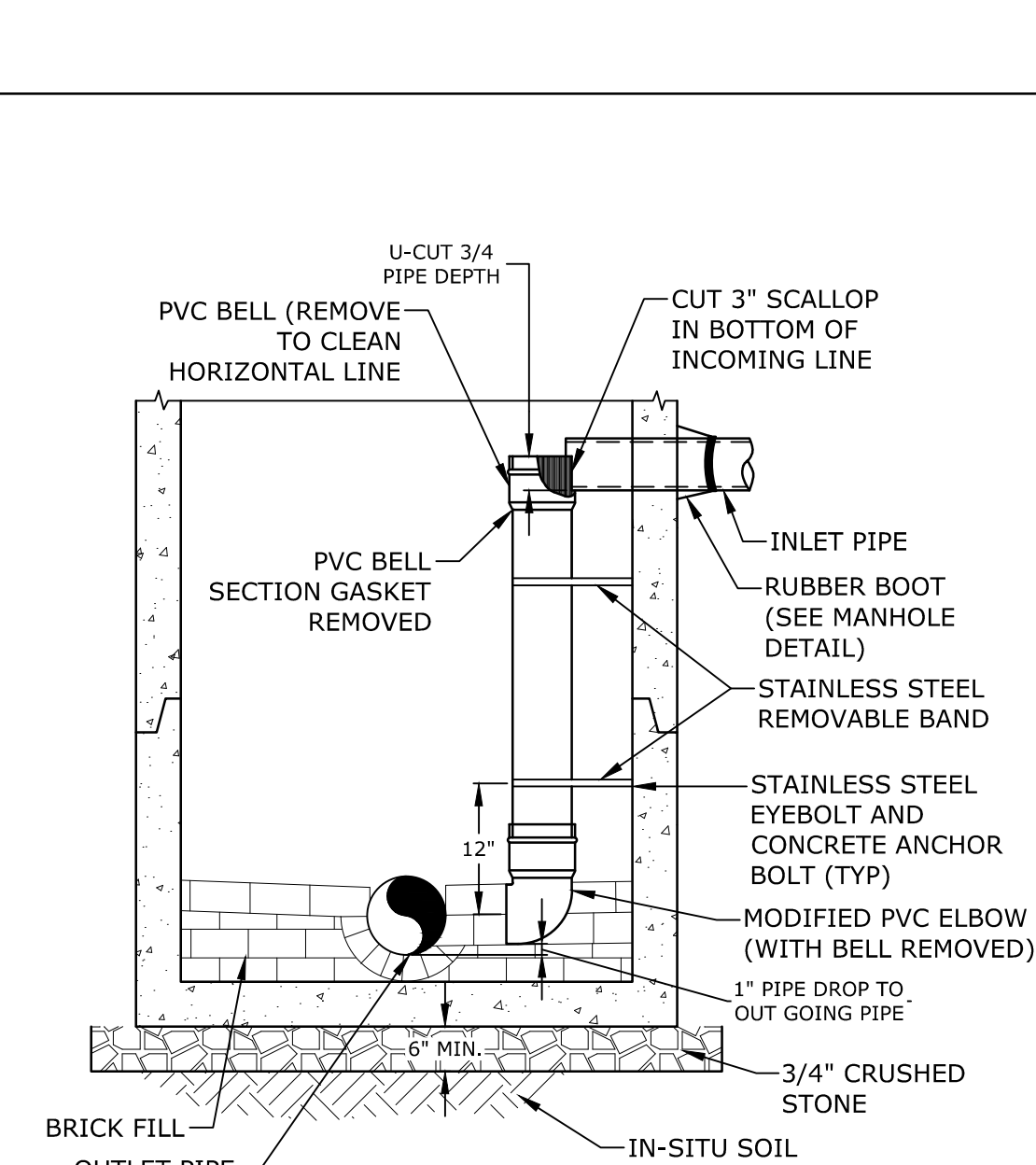
NOTE:
 1. HORIZONTAL JOINTS BETWEEN THE SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE PER CITY OF PORTSMOUTH DPW STANDARD AND SHALL BE SEALED FOR WATERTIGHTNESS USING A DOUBLE ROW ELASTOMERIC OR MASTIC-LIKE GASKET.
 2. PIPE TO MANHOLE JOINTS SHALL BE PER CITY OF PORTSMOUTH STANDARD.
 3. FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.
 4. ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

MANHOLE JOINTS
NO SCALE

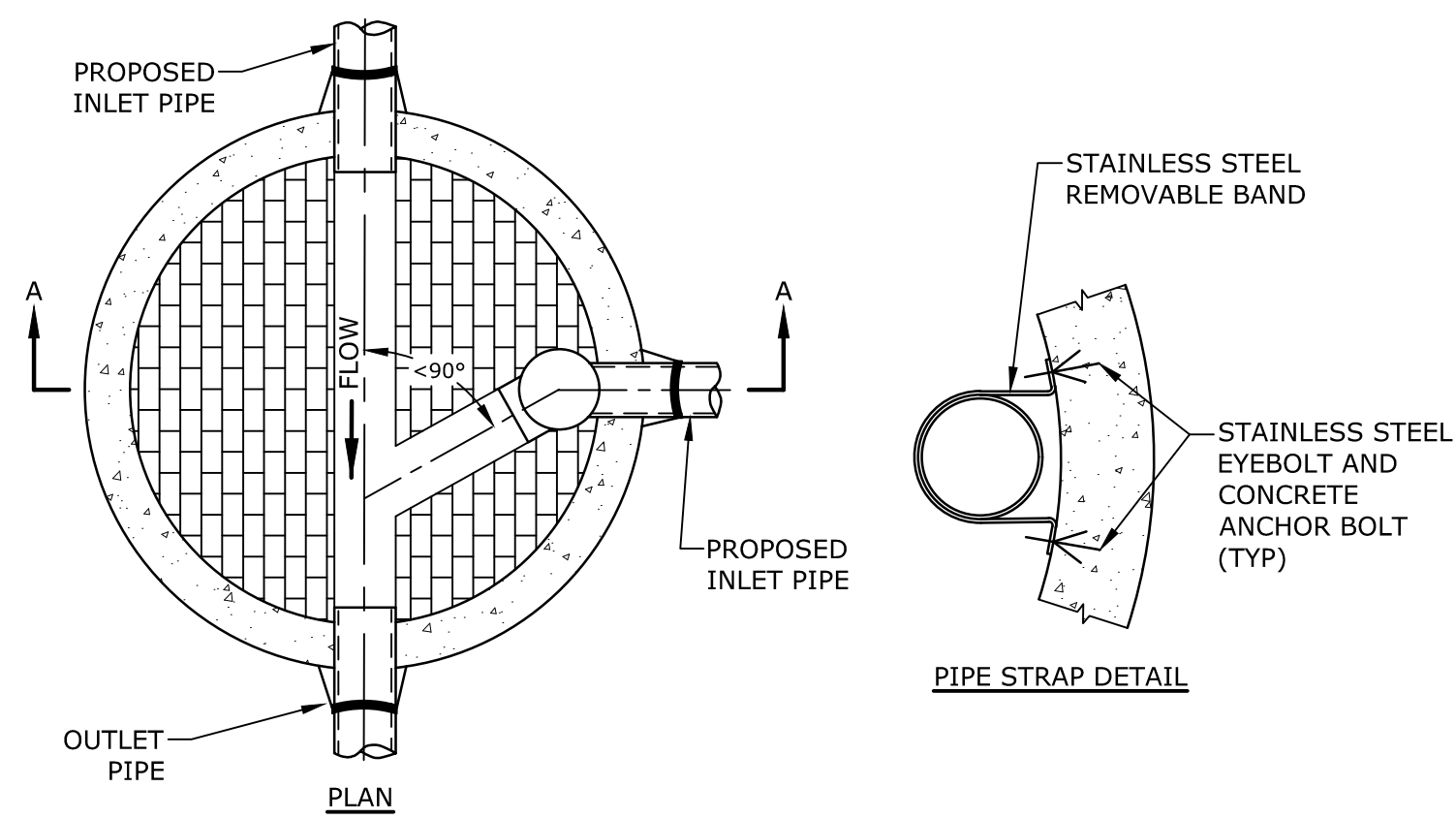


SEWER SERVICE TRENCH
NO SCALE

NOTE:
 1. CRUSHED STONE BEDDING FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK. CRUSHED STONE SHALL ALSO COMPLETELY ENCASE THE PIPE AND COVER THE PIPE TO A GRADE 6" OVER THE TOP OF THE PIPE FOR THE ENTIRE WIDTH OF THE TRENCH.
 2. COORDINATE ALL INSTALLATIONS WITH THE CITY OF PORTSMOUTH.

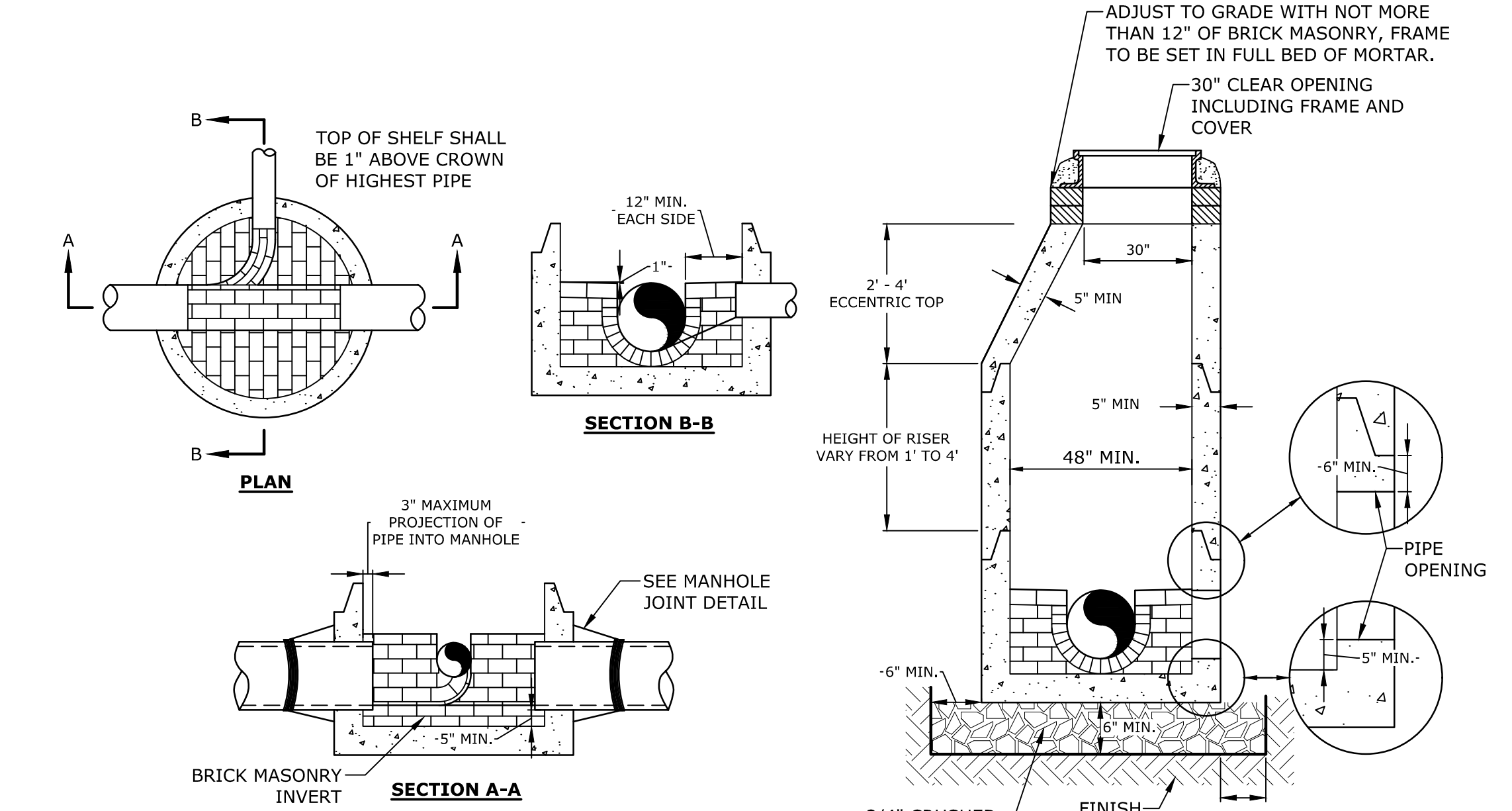


SECTION A-A



INSIDE DROP MANHOLE
NO SCALE

NOTE:
 1. RISER PIPE AND FITTINGS SHALL BE THE SAME DIAMETER AS THE INLET PIPE AND SHALL BE CONSTRUCTED OF SDR35 PVC PIPE.
 2. SANITARY SEWER SHALL BE INSTALLED PER THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS STANDARDS.
 3. COORDINATE ALL INSTALLATIONS WITH THE CITY OF PORTSMOUTH.



SEWER MANHOLE
NO SCALE

NOTE:
 1. INVERT AND SHELF TO BE PLACED AFTER EACH LEAKAGE TEST.
 2. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT.
 3. INVERT BRICKS SHALL BE LAID ON EDGE.
 4. TWO (2) COATS OF BITUMINOUS WATERPROOF COATING SHALL BE APPLIED TO ENTIRE EXTERIOR OF MANHOLE.
 5. FRAMES AND COVERS: MANHOLE FRAMES AND COVERS WITHIN CITY RIGHT OF WAY SHALL BE CITY STANDARD HINGE COVERS MANUFACTURED BY E.J. FRAMES AND COVERS WILL BE PURCHASED FROM THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS. ALL OTHER MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
 6. HORIZONTAL JOINTS SHALL BE SEALED FOR WATER TIGHTNESS USING A DOUBLE ROW OF ELASTOMERIC OR MASTIC-LIKE SEALANT.
 7. BARREL AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE DESIGNED FOR H20 LOADING, AND CONFORMING TO ASTM C478-06.



Proposed Moxy Hotel

XSS Hotels LLC

Portsmouth, NH

MARK	DATE	DESCRIPTION
C	4/20/2020	TAC Submission
B	2/4/2020	TAC Work Session
A	1/2/2020	Design Review Submission

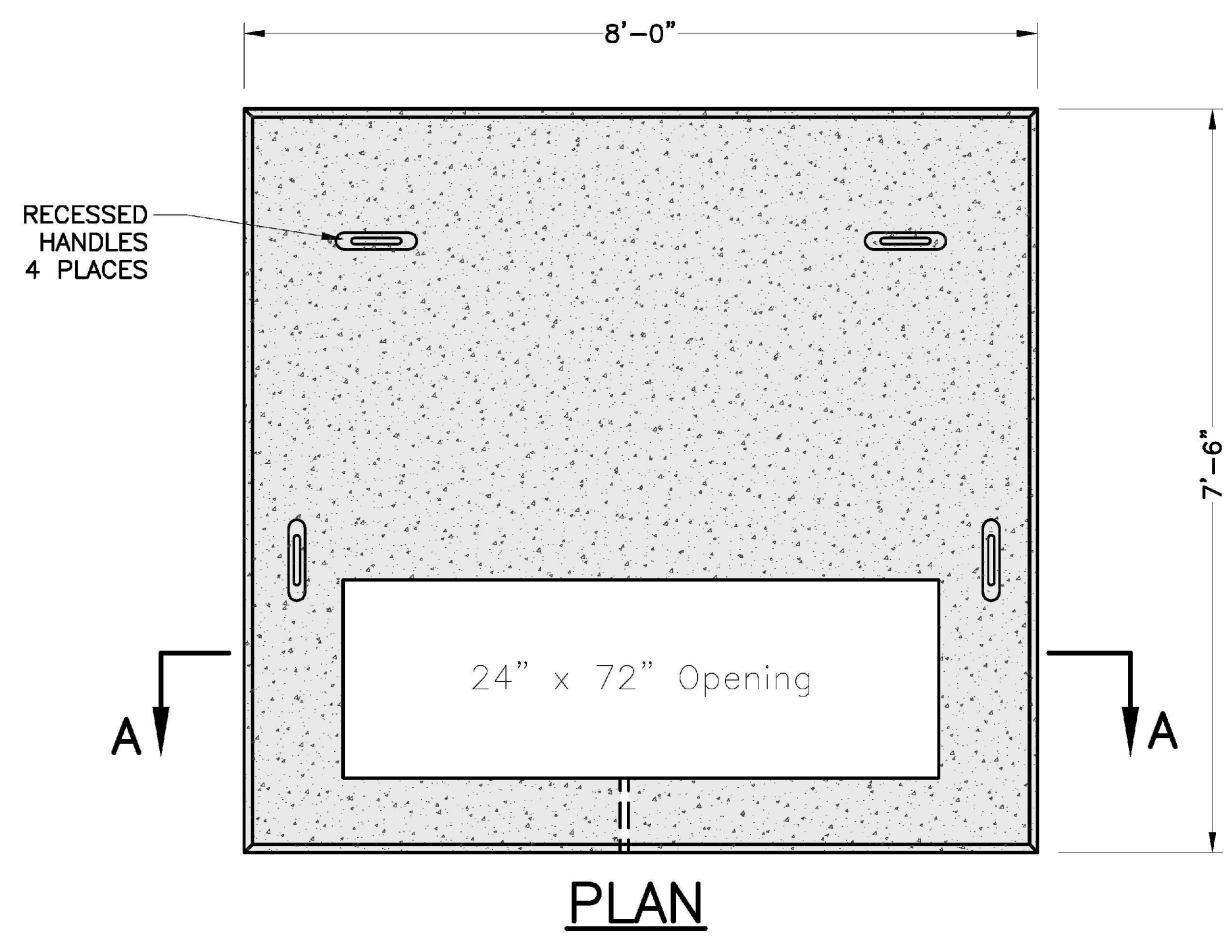
PROJECT NO: P-0595-008
 DATE: January 2, 2020
 FILE: P-0595-008_C-DTLS.DWG
 DRAWN BY: BKC
 CHECKED BY: NAH/PMC
 APPROVED: BLM

DETAILS SHEET

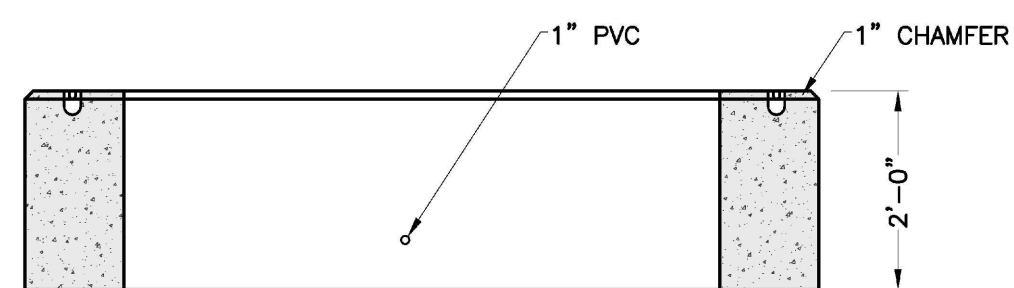
SCALE: AS SHOWN

C-503

Last Saved: 4/19/2020
 Plotted On: Apr 19, 2020 6:29pm By: WAHansen
 Tighe & Bond File Path: P:\0595 - Proj. Con General Proposals\0595-008_Moxy Hotel\Drawings_Figures\AutoCAD\DWG\0595-008_C-DTLS.dwg



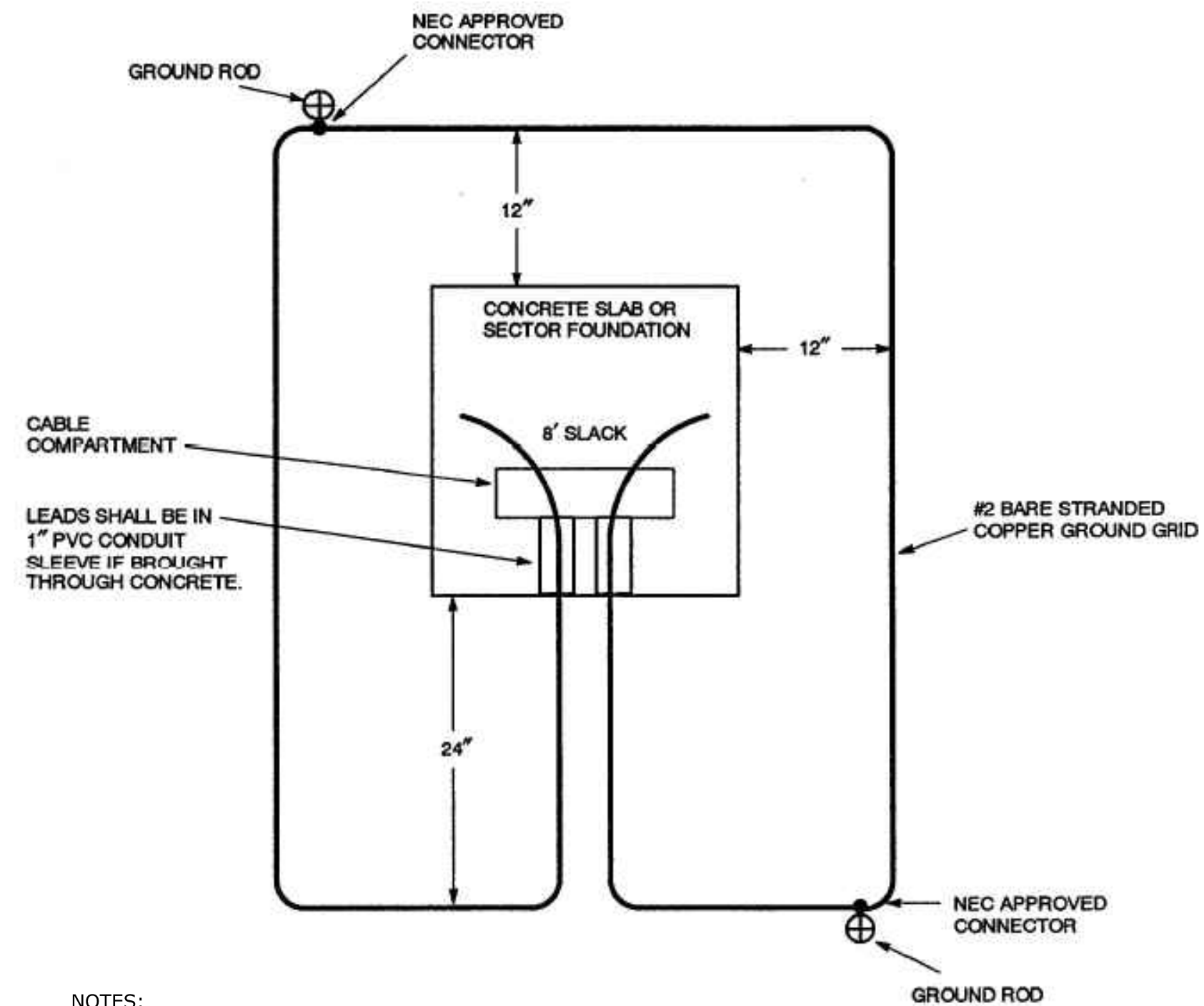
PLAN



SECTION A-A

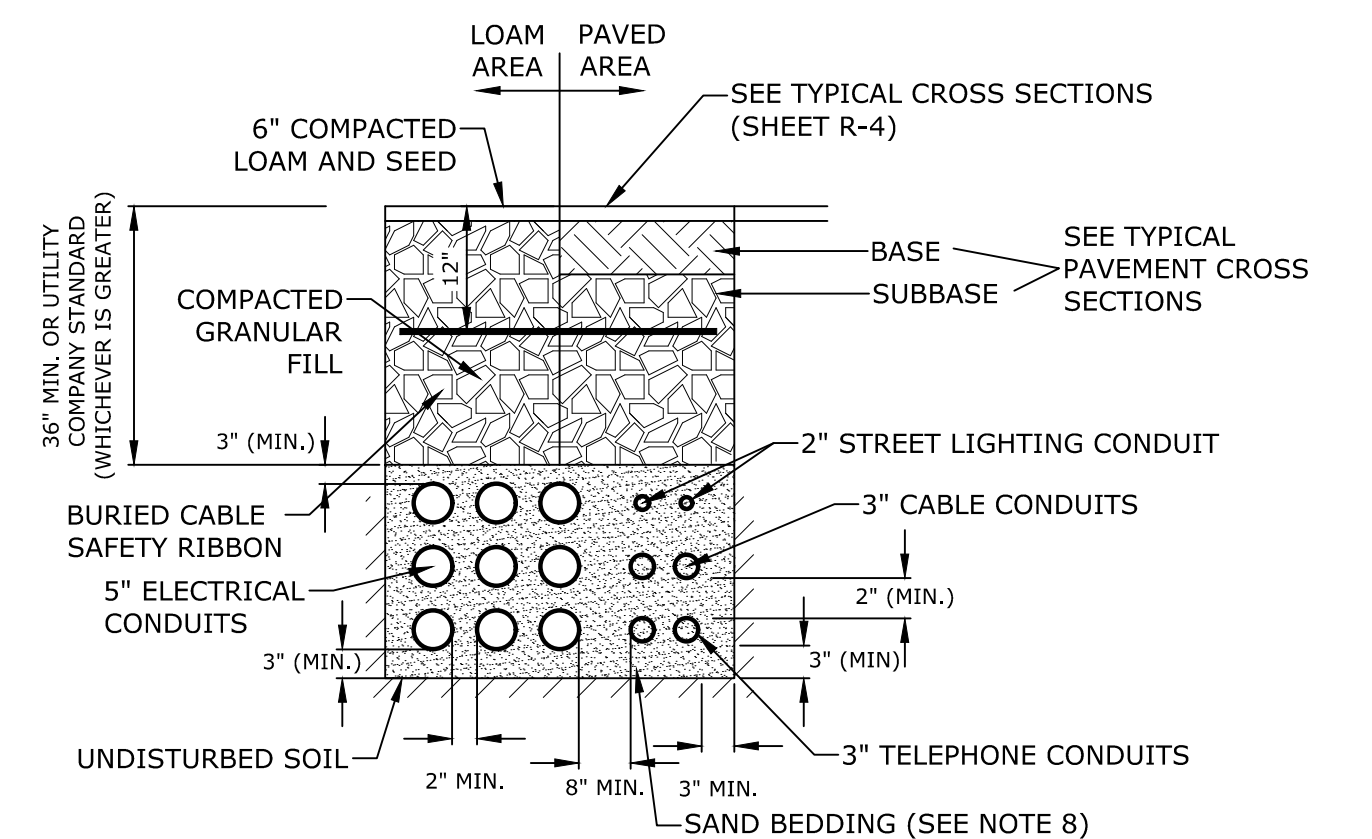
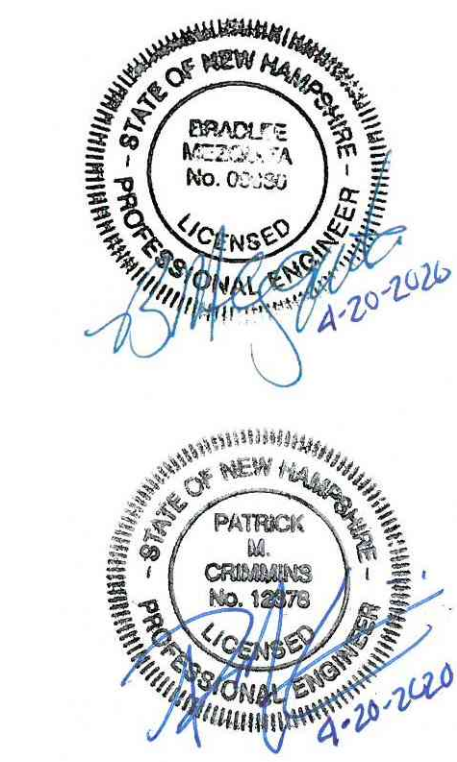
- NOTES:**
- DIMENSIONS SHOWN REPRESENT TYPICAL REQUIREMENTS. MANHOLE LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED WITH EVERSOURCE PRIOR TO CONSTRUCTION.
 - CONCRETE MINIMUM STRENGTH - 4,000 PSI @ 28 DAYS
 - STEEL REINFORCEMENT - ASTM A615, GRADE 60
 - PAD MEETS OR EXCEEDS EVERSOURCE SPECIFICATIONS

3-PHASE TRANSFORMER PAD
NO SCALE



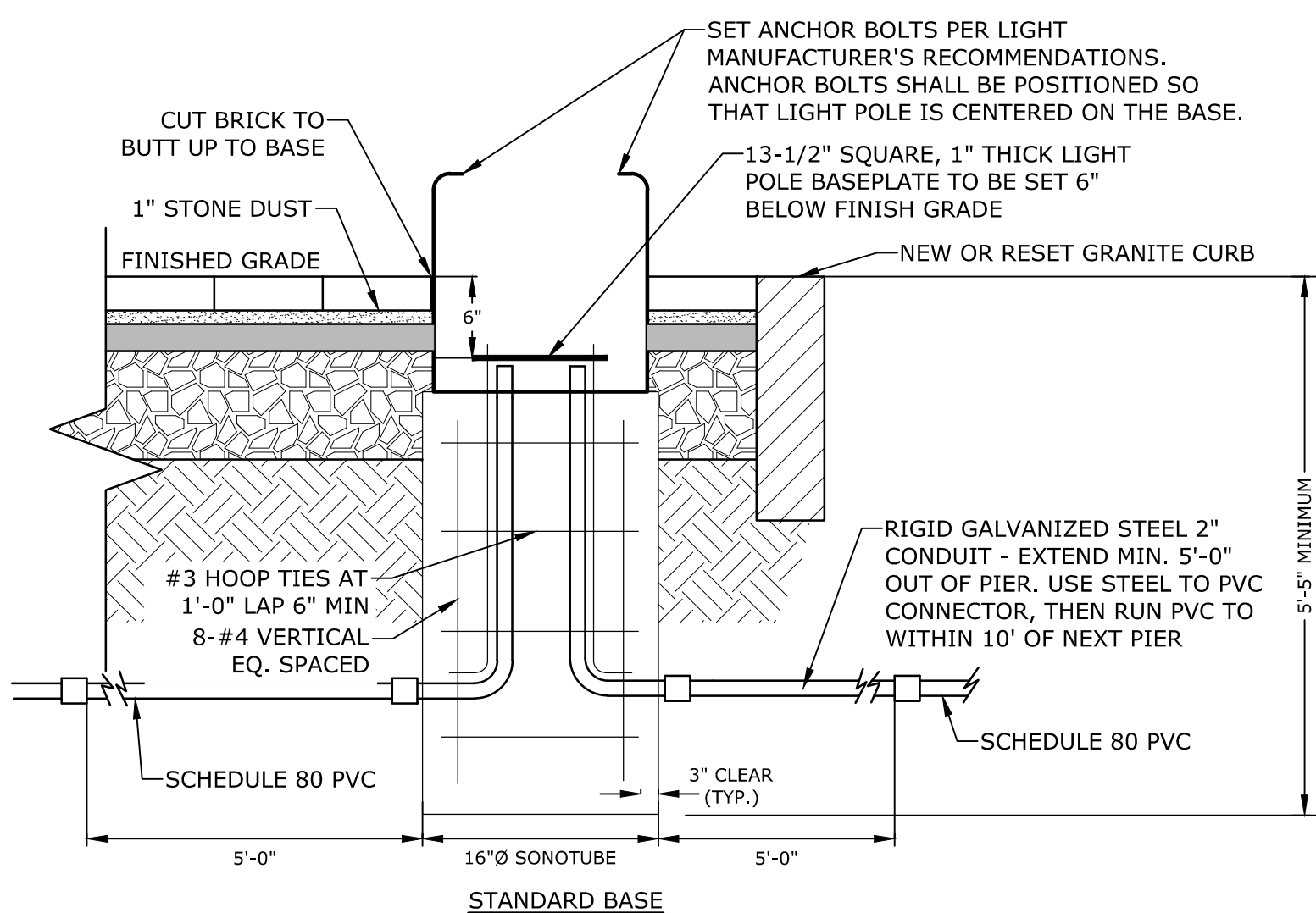
- NOTES:**
- THE GROUND GRID SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AND IS TO BE BURIED AT LEAST 12 INCHES BELOW GRADE. EIGHT FEET OF EXTRA WIRE FOR EACH GROUND GRID LEG SHALL BE LEFT EXPOSED IN THE CABLE COMPARTMENT TO ALLOW FOR THE CONNECTION TO THE TRANSFORMER. THE TWO 8-FOOT GROUND RODS MAY BE EITHER GALVANIZED STEEL OR COPPERWELD AND THEY SHALL BE CONNECTED TO THE GRID WITH NEC APPROVED CONNECTORS.

PAD-MOUNTED EQUIPMENT GROUNDING GRID DETAIL
NO SCALE



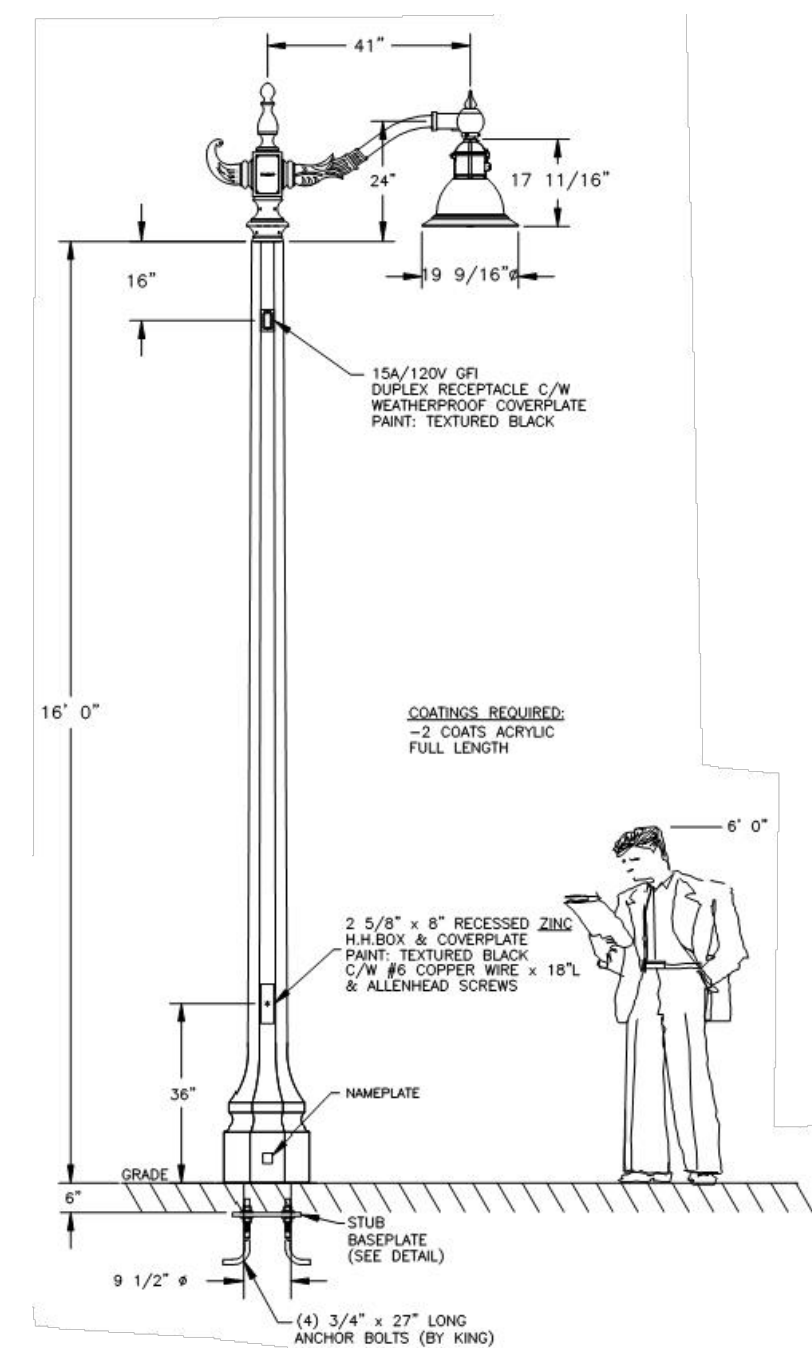
- NOTES:**
- NUMBER, MATERIAL, AND SIZE OF UTILITY CONDUITS TO BE DETERMINED BY LOCAL UTILITY OR AS SHOWN ON ELECTRICAL DRAWINGS. CONTRACTOR TO PROVIDE ONE SPARE CONDUIT FOR EACH UTILITY TO BUILDING.
 - DIMENSIONS SHOWN REPRESENT OWNERS MINIMUM REQUIREMENTS. ACTUAL DIMENSIONS MAY BE GREATER BASED ON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

ELECTRICAL AND COMMUNICATION CONDUIT
NO SCALE



- NOTES:**
- REFER TO ELECTRICAL PLANS FOR WIRING DETAILS.
 - CONCRETE: 4000 PSI, AIR ENTRAINED STEEL: 60 KSI
 - LIGHT POLE FOUNDATIONS SHALL BE PLACED PRIOR TO INSTALLATION OF BRICK PAVERS.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL, TO INCLUDE PERFORMANCE SPECIFICATIONS, CALCULATIONS AND NH LICENSED STRUCTURAL ENGINEER'S STAMP FOR LIGHT POLE FOUNDATION.
 - STANDARD BASE SHALL BE CONSTRUCTED UNLESS THERE IS CONFLICT WITH THE EXISTING DUCT BANK. SPREAD FOOTING BASE SHALL BE USED IN LIEU OF STANDARD BASE IN LOCATIONS WHERE TOP OF DUCT BANK ELEVATION WILL CONFLICT WITH STANDARD POLE BASE DEPTH. CONTRACTOR SHALL VERIFY LOCATIONS WHERE SPREAD FOOTINGS ARE REQUIRED PRIOR TO CONSTRUCTION. SEE NOTE#4 FOR SUBMITTAL REQUIREMENTS.

NORTH END LIGHT FIXTURE BASE
NO SCALE



- LUMINAIRE SPECIFICATIONS:**
- CATALOGUE NO.: K729-P4FL-II-60(SSL)
-7030-120-277-3K S/F KPL20
FLAT ARRAY, CLEAR FLAT LENS
TYPE II
WATTAGE: 60W (7030 SERIES)
LIGHT SOURCE: SOLID STATE LIGHTING
LINE VOLTAGE: 120:277V
CCT: 3000K
PAINT: TEXTURED BLACK
OPTIONS: S/F KPL-20 LEVELING DEVICE

- ARM SPECIFICATIONS:**
- CATALOGUE NO.: (MOD.) KA72-T-1-3
MATERIAL: ALUMINUM
PAINT: TEXTURED BLACK
OPTIONS: KPL20 LEVELING DEVICE

- POLE SPECIFICATIONS:**
- CATALOGUE NO.: KBH16-G-S11-SBP
C/W 140-30/100 & DR
OCTAGONAL
ECLIPSE
FINISH: POLISHED
POLE TOP: 6 3/8" FL/FL
POLE BUTT: 9 1/2" Ø
POLE LENGTH: 16' 6"
APPROX. WEIGHT: 1,190 LBS.
MIN. RACEWAY: 1 1/8" Ø

NORTH END LIGHT POLE & FIXTURE
NO SCALE

Proposed Moxy Hotel

XSS Hotels LLC

Portsmouth, NH

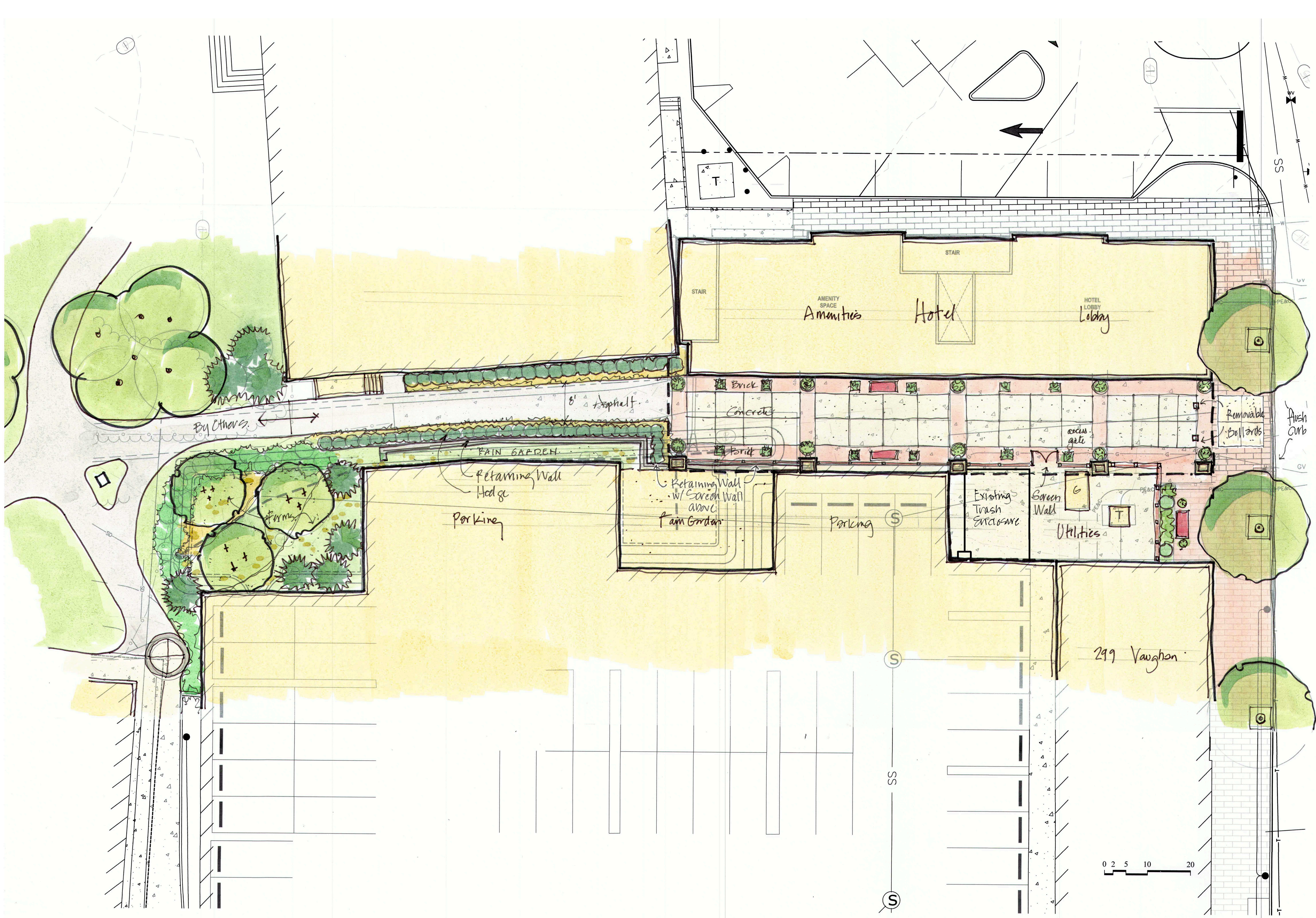
MARK	DATE	DESCRIPTION
C	4/20/2020	TAC Submission
B	2/4/2020	TAC Work Session
A	1/2/2020	Design Review Submission

PROJECT NO: P-0595-008
DATE: January 2, 2020
FILE: P-0595-008_C-DTLS.DWG
DRAWN BY: BKC
CHECKED: NAH/PMC
APPROVED: BLM

DETAILS SHEET

SCALE: AS SHOWN

C-504



Moxy Hotel
 LANDSCAPE CONCEPT
 Green Street Portsmouth, New Hampshire

Drawn By: VM
 Checked By: RW
 Scale: scale
 Date: 2020-04-14
 Revisions:

Moxy Hotel – Shared Parking Analysis for Conditional Use Permit

TO: City of Portsmouth Technical Advisory Committee & Planning Board

FROM: Patrick M. Crimmins, PE
Neil A. Hansen, PE

COPY: Stone Creek Realty, LLC & Vaughan Street Hotel, LLC (Owners)
XXS Hotels, LLC (Applicant)

DATE: April 20, 2020 (revised)

Tighe & Bond, Inc. (Tighe & Bond) has prepared this Shared Parking Analysis for the proposed Moxy Hotel (the "Project") located at 299 Vaughan Street (Map 124 Lot 10) and 53 Green Street (Map 119 Lot 2) in Portsmouth, New Hampshire. This analysis is provided to support a request for a Conditional Use Permit for shared parking between these two (2) separate lots.

Project Background

The proposed project is a 5-story hotel located along Green Street on what is the existing Map 119 Lot 2 parcel. The proposed project will include a lot line revision between Map 124 Lot 10 and Map 119 Lot 2 placing the proposed hotel on the revised Map 124 Lot 10.

Located on the existing Map 124 Lot 10 is the 157-room AC Hotel. The AC Hotel has a two-story parking deck and provides a total of 118 parking spaces. There are two existing one story buildings on Map 119 Lot 2, a brick office building which will remain, and the second building which will be removed as part of this project which contains a spa and a physical therapy office. 62 parking spaces are proposed to be provided on Map 119 Lot 2. Between the two lots, a total of 180 spaces are provided.

Downtown Overlay District Parking Requirement

Parking required for the project was calculated using Section 10.1115, Off-Street Parking Provisions in the Downtown Overlay District. The existing AC Hotel has 157 rooms and the proposed Moxy Hotel is proposed to have 77 rooms, for a total of 234 rooms. This requires a total of 176 parking spaces at 0.75 spaces per room. There is no requirement for other nonresidential uses such as office within the Downtown Overlay District. As per Section 10.1115.23, a 4-space reduction is applied to the total number of spaces required for projects in the Downtown Overlay District which calculates the project's total parking required to 172 spaces. There are 180 spaces proposed to be provided between Map 124 Lot 10 and Map 119 Lot 2. Thus, the project meets the parking requirements of Section 10.1115 for the Downtown Overlay District.

Shared Parking Calculation

A shared parking calculation was performed in accordance with Section 10.1112.60 of the City of Portsmouth Zoning Ordinance. The number of parking spaces were determined for each use using Section 10.1115.21, Number of Required Off-Street Parking Spaces in the Downtown Overlay District. As there is no required parking for office use within the Downtown Overlay District, the Shared Parking Calculation uses the parking space requirements for Office Use per Section 10.1112.321, Use No. 5.10-5.30 of the Zoning Ordinance.

The minimum required parking for each land use was multiplied by each parking occupancy rate in each of the five time periods in the Parking Occupancy Rate table from Section 10.1112.61 and shown in the attached Shared Parking Calculation. The minimum required shared parking for each time period was determined and the highest resulting time period is

the weekday evening from 6:00PM to Midnight with 184 total parking spaces required. The 4-space reduction from Section 10.1115 of the Downtown Overlay District was then applied resulting in 180 spaces required to be shared between Map 124 Lot 10 and Map 119 Lot 2 where 180 spaces is provided.

As demonstrated by the shared parking calculation, the hotel and office uses are complimentary for parking due differing peak parking periods. It should also be noted that parking for the existing AC hotel and proposed Moxy hotel are valet managed parking systems.

Conclusions

As described above and demonstrated in the enclosed shared parking calculation, the 180 total spaces proposed between Map 124 Lot 10 and Map 119 Lot 2 will provide enough parking for the existing AC Hotel, the proposed Moxy Hotel and the existing office. The parking provided between the two (2) properties meets the parking requirements of the Zoning Ordinance for both the Downtown Overlay District in Section 10.1115 and the Shared Parking Calculation in Section 10.1112.60. Thus, the applicant respectfully requests that a Conditional Use Permit for shared parking on a separate lot be granted for the project.

Attachments

Shared Parking Calculation

Related Sections of the City of Portsmouth Zoning Ordinance

April 20, 2020

Shared Parking Calculation					
Moxy Hotel, Portsmouth, NH					
Shared Parking Requirements					
	Weekday		Weekend		Nighttime (Midnight– 6:00 AM)
	Daytime (8:00 AM– 5:00 PM)	Evening (6:00 PM– Midnight)	Daytime (8:00 AM– 5:00 PM)	Evening (6:00 PM– Midnight)	
Office Use Parking Requirements ⁽¹⁾	1 Space / 350 SF 14,600 SF 41.7 Spaces				
Office Use Shared Parking Rate	100%	20%	10%	5%	5%
Office Use Shared Parking Required	41.7	8.3	4.2	2.1	2.1
AC Hotel Parking Requirements	0.75 Spaces / Room 157 Rooms 117.8 Spaces				
Use Hotel Shared Parking Rate	70%	100%	75%	100%	100%
AC Hotel Shared Parking Required	82.4	117.8	88.3	117.8	117.8
Moxy Hotel Parking Requirements	0.75 Spaces / Room 77 Rooms 57.8 Spaces				
Use Hotel Shared Parking Rate	70%	100%	75%	100%	100%
Moxy Hotel Shared Parking Required	40.4	57.8	43.3	57.8	57.8
Subtotal Shared Parking Required	164.6	183.8	135.8	177.6	177.6
DOD Parking	-4.0	-4.0	-4.0	-4.0	-4.0
Total Shared Parking Spaces Required	160.6	179.8	131.8	173.6	173.6
(1) - Assumes typical parking space requirements for Office Use within the City of Portsmouth as there are no Office Use parking requirements within the Downtown Overlay District					

Shared Parking Spaces Provided	
Tax Map 119, Lot 2, 53 Green Street	62
Tax Map 124, Lot 10, 299 Vaughan Street	118
Total Shared Parking Spaces Provided	180

Use No.	Use	Requirement
3.80	Municipally operated park and related activities	No requirement
4. Recreational Uses		
4.10	Religious, sectarian or private non-profit recreational use	Parking demand analysis
4.20	Cinema or similar indoor amusement use with no live performance	0.4 per seat, or Parking demand analysis
4.30	Indoor recreation use, such as bowling alley or arcade	1 per 4 persons maximum occupancy
4.40	Health club, yoga studio, martial arts school, or similar use	1 per 250 sf GFA
4.50	Outdoor recreation use	Parking demand analysis
4.60	Amusement park, water park or theme park	NA – Prohibited Use
5. Office Uses, Non-Medical		
5.10-5.30	Professional, business and financial services	1 per 350 sf GFA
5.40	Social service campus	Apply standards for component uses
5.50	Media studio	1 per 1,000 sf GFA
5.60	Publishing facility or similar electronic production operation	1 per 1,000 sf GFA
5.70	Call Center	1 per 250 sf GFA
6. Medical Services and Health Care		
6.10	Hospital	Parking demand analysis
6.20	Medical offices and clinics (outpatient only)	1 per 250 sf GFA
6.30	Clinics with inpatient care	Greater of: - 2 per bed - 1 per 250 sf GFA
6.40	Ambulatory surgical center	1 per 250 sf GFA
6.50	Substance abuse treatment facility	Parking demand analysis
6.60	Psychiatric hospital for the criminally insane	NA – Prohibited Use
7. Services, Other Than Health Care		
7.11	Family day care facility	4 spaces (including 2 for the single-family dwelling)

10.1112.60 Shared Parking

10.1112.61 Methodology

Developments that contain a mix of uses on the same parcel shall reduce the number of off-street parking spaces in accordance with the following methodology:

- (1) Determine the minimum number of off-street parking spaces for each land use within the development in accordance with Sections 10.1112.10 through 10.1112.50.
- (2) Multiply the minimum parking requirement for each land use by the corresponding parking occupancy rates for each of the five time periods set forth in Columns (B) through (F) of the Parking Occupancy Rates table below.

Parking Occupancy Rates

(A) Land Use	Weekday		Weekend		(F) Nighttime (Midnight– 6:00 AM)
	(B) Daytime (8:00 AM– 5:00 PM)	(C) Evening (6:00 PM– Midnight)	(D) Daytime (8:00 AM– 5:00 PM)	(E) Evening (6:00 PM– Midnight)	
Residential	60%	100%	80%	100%	100%
Office/ Industrial	100%	20%	10%	5%	5%
Retail/Service	60%	90%	100%	70%	5%
Hotel/Motel	70%	100%	75%	100%	100%
Restaurant	70%	100%	80%	100%	10%
Entertainment	40%	100%	80%	100%	10%
Conference/ Convention	100%	100%	100%	100%	5%
Place of Worship*	10%	5%	100%	50%	5%
Other Institutional	100%	20%	10%	10%	5%

* For a religious use that holds its principal services on a weekday, the weekday and weekend ratios shall be reversed.

- (3) Add the resulting shared parking requirements for each time period to determine the minimum parking requirement for that period.

The required minimum number of parking spaces for the development shall be the highest of the five time-period totals.

10.1112.62 Shared Parking on Separate Lots

The Planning Board may grant a conditional use permit to allow a reduction in the number of required off-street parking spaces for uses on separate lots, whether in common or separate ownership, subject to the following:

- (1) The shared parking requirement may be determined using the methodology in Section 10.1112.61, or by another method approved or required by the Planning Board.
- (2) The shared parking arrangement shall be secured by a covenant acceptable to the City and recorded at the Rockingham County Registry of Deeds.

10.1113 Location of Vehicular Use Facilities

10.1113.10 Proximity to Principal Use

10.1113.11 All required off-street parking spaces shall be located on the same lot as the principal use they are required to serve except as follows:

10.1113.111 Required parking spaces may be located on a separate lot from the principal use which they serve where a municipally owned or operated covered parking facility is constructed as part of the overall development.

10.1113.112 The Board of Adjustment may authorize a special exception for the provision of required parking on another lot in the same ownership as the lot in question and within 300 feet of the property line of the lot in question.

10.1113.12 In no case shall parking be permitted within any Residential or Mixed Residential District other than that which is accessory to a principal use allowed within the district.

10.1113.20 Location of Parking Facilities on a Lot

Required off-street parking spaces shall not be located in any required front yard, or between a principal building and a street (including on a corner lot). This restriction shall not apply to required off-street parking for a single-family dwelling or two-family dwelling.

10.1113.30 Minimum Distance from Residential and Mixed Residential Zoning Districts

10.1113.31 Off-street parking areas, accessways, maneuvering areas and traffic aisles serving uses in a Business or Industrial

- 10.1114.42 Pedestrian areas shall be clearly distinguished from vehicular and bicycle traffic areas through the use of paving materials, landscaping buffers, or other means.
- 10.1114.43 Continuous off-street vehicle routes shall be no more than 200 feet in length before interruption by pedestrian crosswalks over speed tables, T-intersections or other design elements to calm vehicle movement on site.

10.1115 Off-Street Parking Provisions in the Downtown Overlay District

10.1115.10 Purpose

- 10.1115.11 This Section 10.1115 establishes modified off-street parking standards for lots in the Downtown Overlay District in recognition of the availability of municipal on-street and off-street parking facilities, private shared parking facilities, and public transit, and the pedestrian-oriented pattern of lots and uses.
- 10.1115.12 Except as specifically modified by this Section 10.1115, lots in the Downtown Overlay District shall comply with all other provisions of Section 10.1110.

10.1115.20 Number of Required Off-Street Parking Spaces

- 10.1115.21 The following requirements shall apply in the Downtown Overlay District in lieu of the requirements in Section 10.1112.30:

Use	Required Parking Spaces
Residential use (dwelling)	Same as Section 10.1112.30
Hotel or motel	0.75 space per guest room, plus 1 space per 25 sf of conference or banquet facilities
Other nonresidential use	No requirement

- 10.1115.22 The requirements in Section 10.1115.21 shall be applied to all uses on a lot, and not to individual uses.
- 10.1115.23 For any lot, the number of off-street parking spaces that would be required by applying the ratios in Section 10.1115.21 shall be reduced by 4 spaces. (Therefore, any lot that would be required to provide 4 or fewer off-street parking spaces shall not be required to provide any spaces.)
- 10.1115.24 The provisions of Section 10.1112.50, Maximum Number of Parking Facilities, shall not apply to buildings and uses within the Downtown Overlay District.

P0595-008
April 20, 2020 (revised)

Mr. Eric Eby, City Traffic Engineer
City of Portsmouth
Department of Public Works
680 Peverly Hill Road
Portsmouth New Hampshire

Re: **Trip Generation Analysis**
Proposed Moxy Hotel – 53 Green St., Portsmouth, NH

Dear Eric:

Tighe & Bond has performed a trip generation analysis for traffic related to the proposed 80 room hotel development on a parcel of land located at 53 Green Street that is identified as Map 119 Lot 002 on the City of Portsmouth Tax Maps.

This analysis was performed utilizing Institute of Transportation Engineers (ITE) Trip Generation Manual, latest edition. For purposes of analysis, we have compared the existing and proposed changed uses for the parcel. The parcel’s existing use consists of 14,600 SF of office, 3,000 SF of medical office and 4,070 SF of spa. The proposed uses for the parcel are 14,600 SF of office and a 77-room hotel. The 14,600 SF of office use on site is not proposed to change as part of this project and was not included in this Trip Generation Analysis. The supporting trip generation calculations are enclosed with this letter.

	<u>Existing</u>		<u>Proposed</u>	
	<u>Spa</u>	<u>Medical Office</u>	<u>Hotel</u>	<u>Net Trips</u>
Weekday AM Peak Hour				
Trips Entering	5	6	21	+10
Trips Exiting	0	2	15	+13
Total Vehicle Trips	5	8	36	+23
Weekday PM Peak Hour				
Trips Entering	1	3	23	+19
Trips Exiting	5	7	23	+11
Total Vehicle Trips	6	10	46	+30
Saturday Peak Hour				
Trips Entering	8	5	32	+19
Trips Exiting	13	4	25	+9
Total Vehicle Trips	21	9	57	+27

As depicted above, the proposed 77-room hotel in place of existing 3,000 SF of medical office use and 4,070 SF of spa use will result in approximately 1 additional vehicle trip every 2-1/2 minutes during the Weekday AM Peak Hour and approximately 1 additional vehicle every 2 minutes during the Weekday PM Peak Hour and Saturday Peak Hour. It is anticipated these additional trips will have minimal impact to the surrounding roadway network during these times.



Please feel free to contact us if you have any questions or need any additional information.

Sincerely,

TIGHE & BOND, INC.



Neil A. Hansen, PE
Project Engineer



Patrick M. Crimmins, PE
Senior Project Manager

Enclosures: ITE Trip Generation Data (Land Use Codes 310, 720 & 918)

Hotel (310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

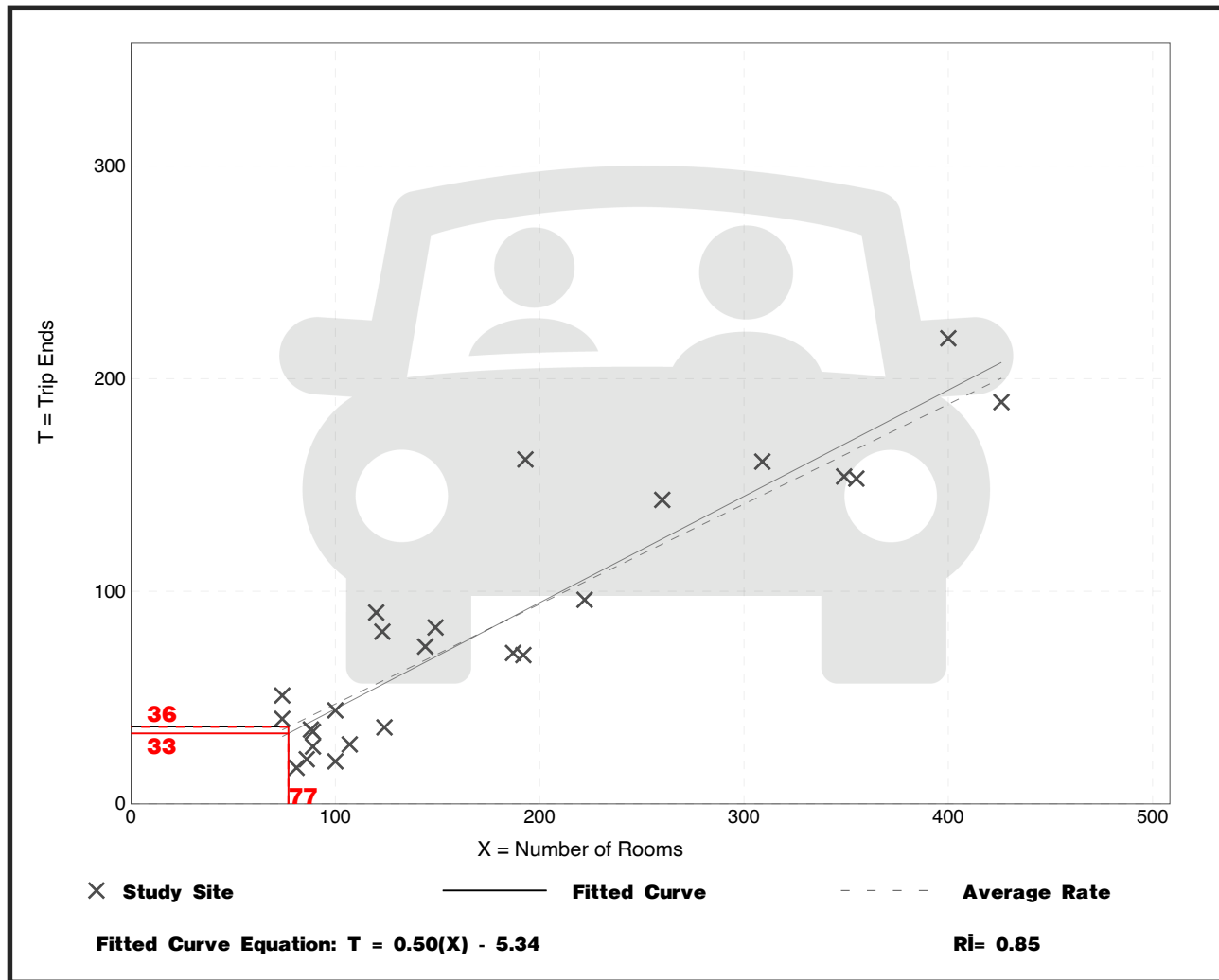
Setting/Location: General Urban/Suburban

Number of Studies: 25
 Avg. Num. of Rooms: 178
 Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.47	0.20 - 0.84	0.14

Data Plot and Equation



Trip Gen Manual, 10th Ed + Supplement • Institute of Transportation Engineers

Hotel (310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

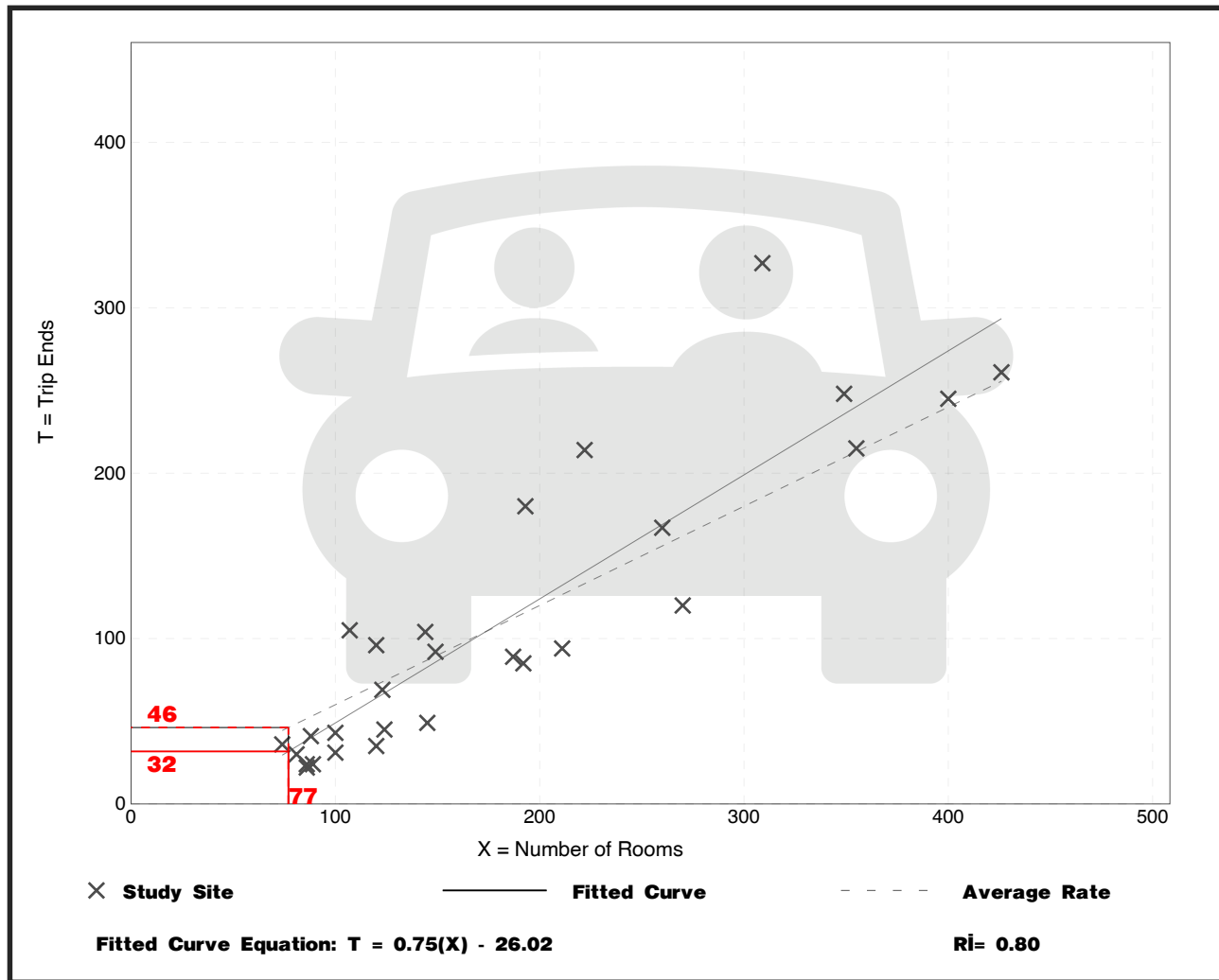
Setting/Location: General Urban/Suburban

Number of Studies: 28
 Avg. Num. of Rooms: 183
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.60	0.26 - 1.06	0.22

Data Plot and Equation



Hotel (310)

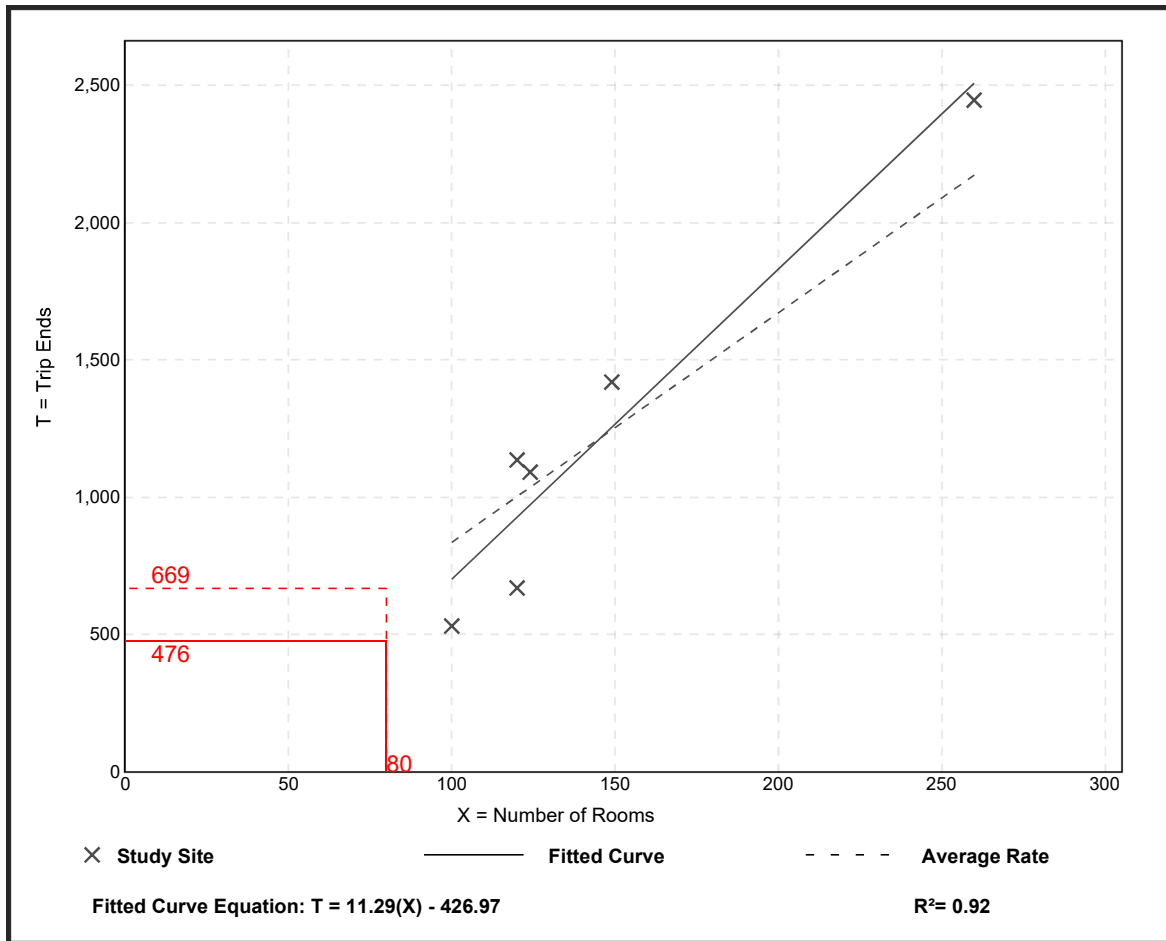
Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban
 Number of Studies: 6
 Avg. Num. of Rooms: 146
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.36	5.31 - 9.53	1.86

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

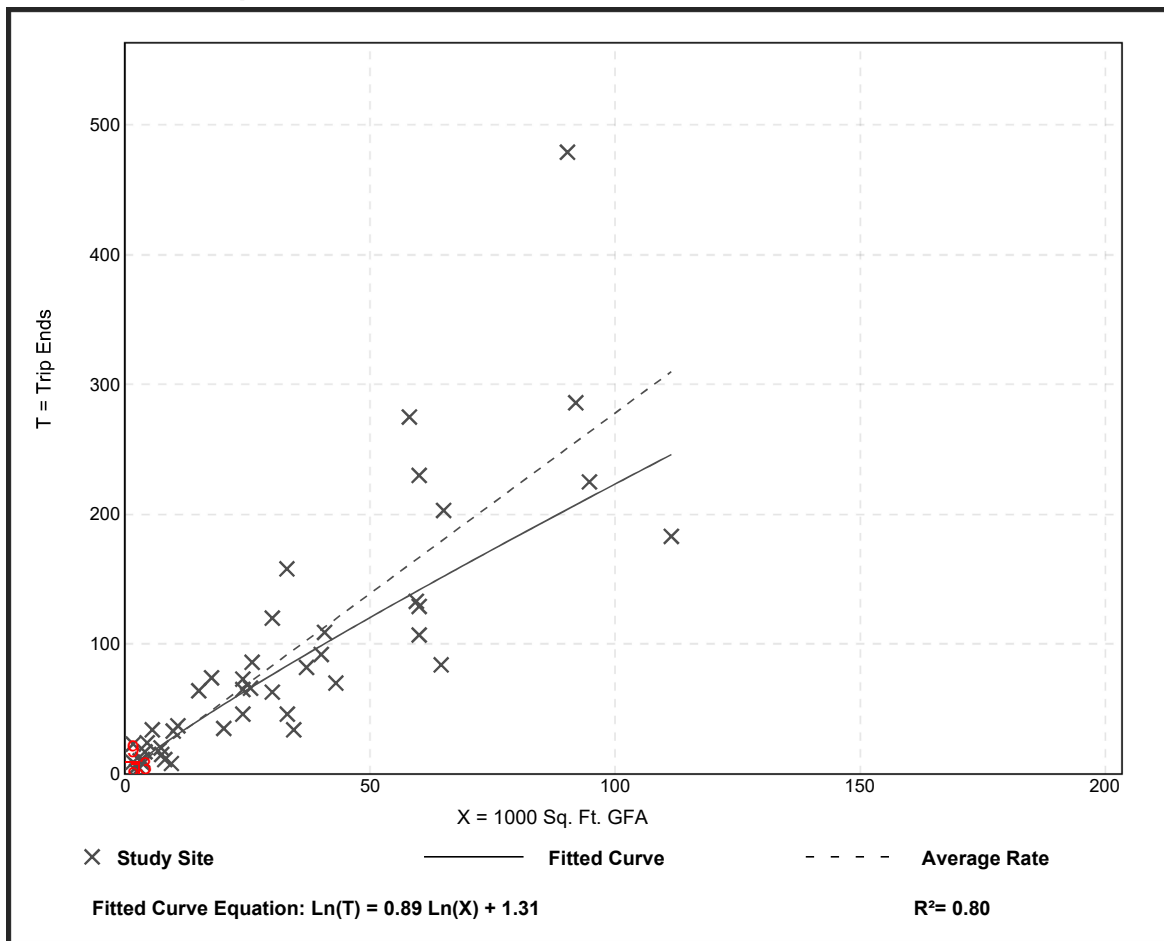
Medical-Dental Office Building (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 44
 Avg. 1000 Sq. Ft. GFA: 32
 Directional Distribution: 78% entering, 22% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.78	0.85 - 14.30	1.28

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

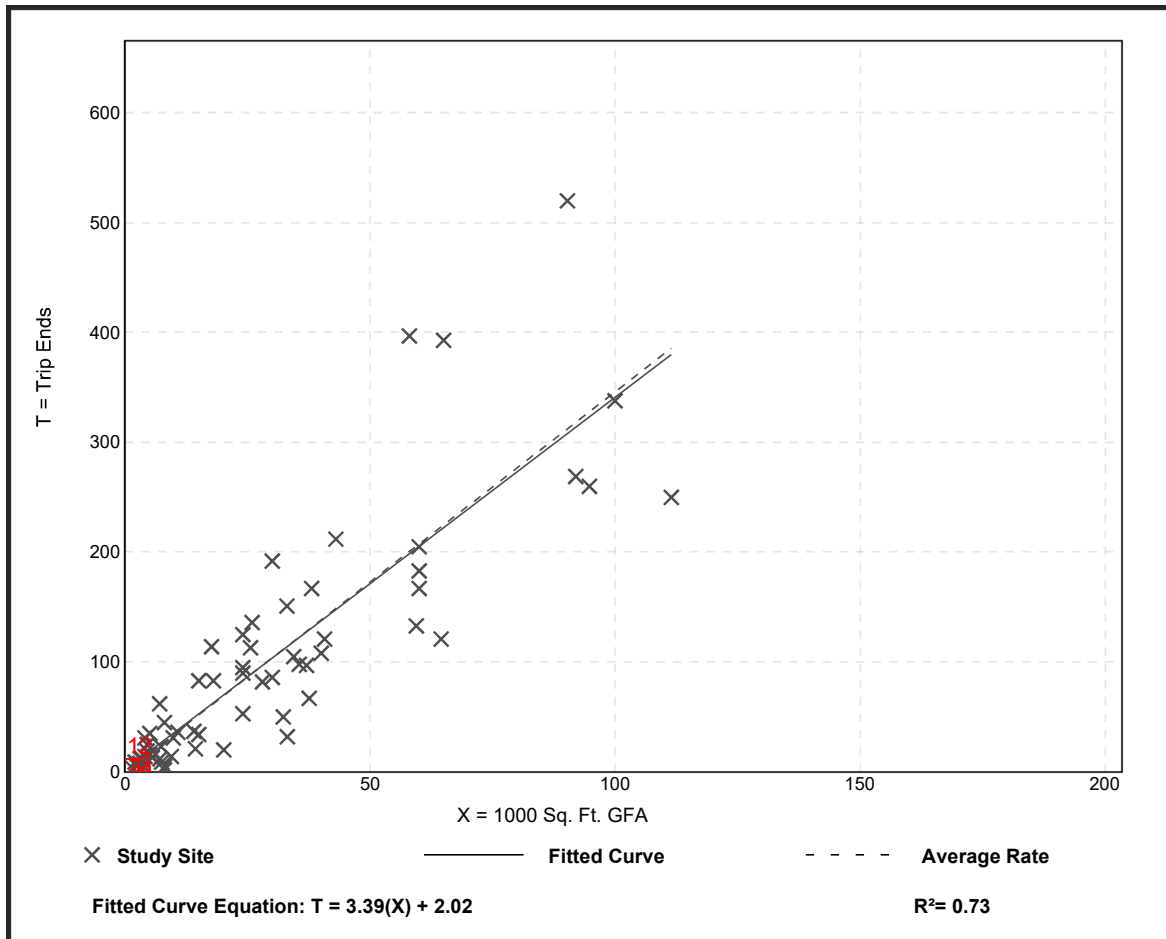
Medical-Dental Office Building (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 65
 Avg. 1000 Sq. Ft. GFA: 28
 Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.46	0.25 - 8.86	1.58

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

Medical-Dental Office Building (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

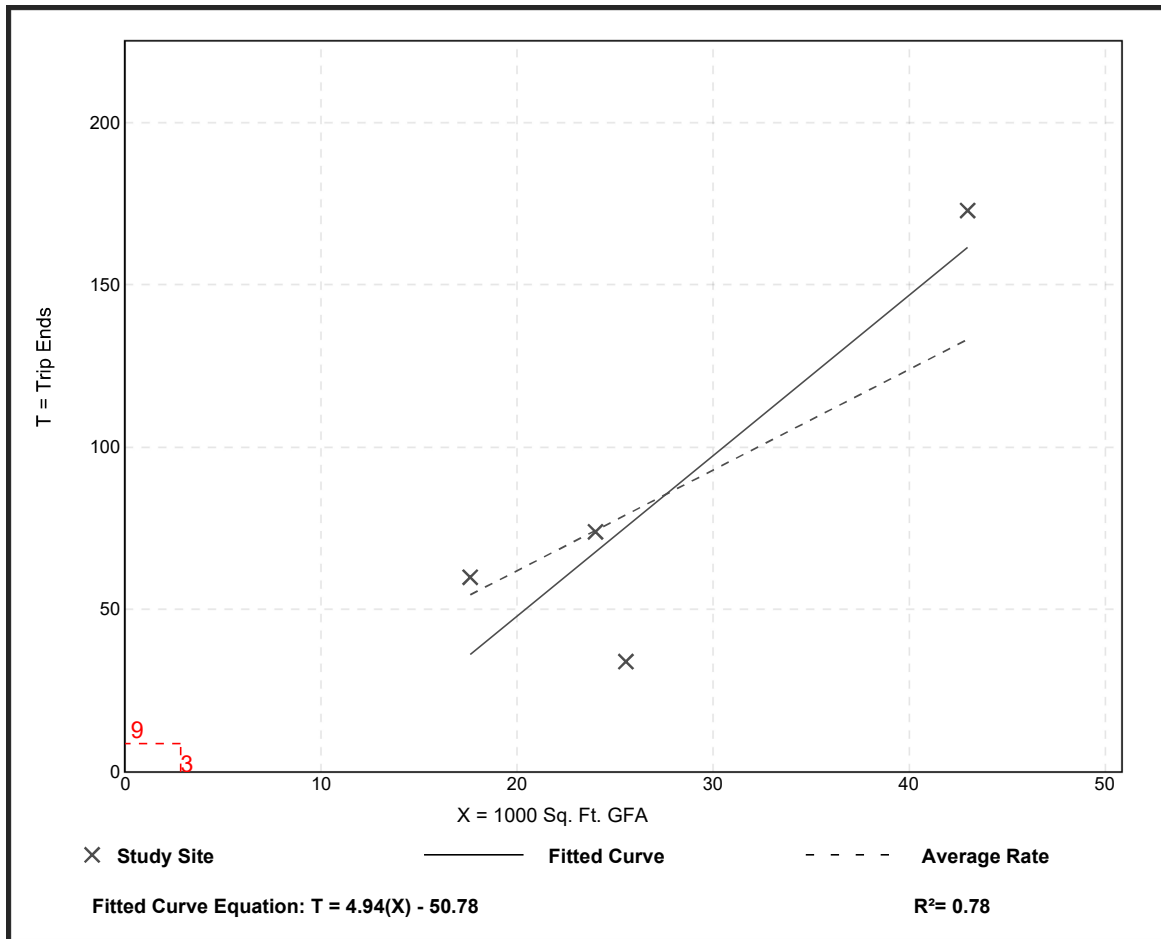
Setting/Location: General Urban/Suburban
 Number of Studies: 4
 Avg. 1000 Sq. Ft. GFA: 28
 Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.10	1.33 - 4.02	1.20

Data Plot and Equation

Caution – Small Sample Size



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

Institute of Transportation Engineers (ITE)
Land Use Code (LUC) 918 - Hair Salon

Average Vehicle Trips Ends vs: 1,000 Sq. Feet Gross Floor Area
Independent Variable (X): 4.070

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

$$T = 1.21 * (X)$$

$$T = 1.21 * 4.070$$

$$T = 4.92$$

T = 5 vehicle trips

with 100% (5 vph) entering and 0% (0 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

$$T = 1.45 * (X)$$

$$T = 1.45 * 4.070$$

$$T = 5.90$$

T = 6 vehicle trips

with 17% (1 vph) entering and 83% (5 vph) exiting.

SATURDAY PEAK HOUR OF GENERATOR

$$T = 26.31 * (X)$$

$$T = 26.31 * 4.070$$

$$T = 20.68$$

T = 21 vehicle trips

with 36% (8 vph) entering and 64% (13 vph) exiting.

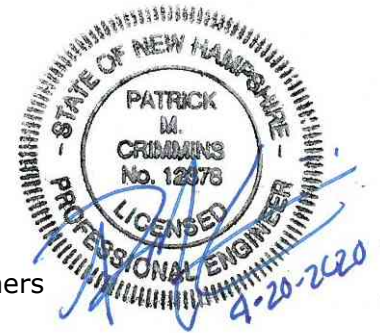
Drainage Analysis

TO: City of Portsmouth Technical Advisory Committee (TAC)
City of Portsmouth Planning Board

FROM: Patrick M. Crimmins, PE
Neil A. Hansen, PE

COPY: Stone Creek Realty, LLC & Vaughan Street Hotel, LLC, Owners
XSS Hotels, LLC, Applicant

DATE: February 4, 2020
LAST REVISED: April 20, 2020



1.0 Project Description

The proposed project is located on two lots located at 299 Vaughan Street and 53 Green Street in Portsmouth, New Hampshire. The proposed project is a 5-story hotel located along Green Street on what is the existing Map 119 Lot 2 parcel. The proposed project will include a lot line revision between Map 124 Lot 10 and Map 119 Lot 2 placing the proposed hotel on the revised Map 124 Lot 10.

Located on the existing Map 124 Lot 10 is the 157-room AC Hotel. There are two existing one story buildings on Map 119 Lot 2, a brick office building in the center of the lot which will remain, and the second one story building located in the south corner of the lot which will be removed as part of this project.

The project site is bound to the north by North Mill Pond, to the east by the railroad tracks, to the south by Green Street and to the west by Vaughan Street and 3S Artspace. The topography of the site has a high point along Green Street and slopes gradually towards North Mill Pond.

Runoff generated by the site ultimately flows to one discharge point. The point of analysis is located in North Mill Pond. The portion of the site that flows towards Vaughan Street enters the municipal drainage system which flows to the pond. Runoff from the roof and second story parking deck of the AC Hotel discharges to and is treated by a raingarden located in the northern corner of Map 124 Lot 10. Runoff from Map 119 Lot 2 travels via roof drain and overland flow to North Mill Pond. This discharge point was used as the one (1) point of analysis for this Memorandum.

The proposed project consists of the construction of a 5-story hotel, and associated site improvements. The hotel is proposed to connect to the existing stormwater management system that consists of a rain garden along the northern property line of Map 124 Lot 10. The rim of the outlet structure has been raised to provide additional treatment volume for the additional on-site impervious area discharging to the rain garden.

The New Hampshire Department of Environmental Services (NHDES) was contacted to determine whether the proposed project would need to amend the Alteration of Terrain (AoT) Permit for the AC Hotel. It was determined by NHDES that the scope of work proposed does not require any further AoT permitting.

2.0 Drainage Analysis

2.1 Calculation Methods

The parcels on-site watersheds were analyzed under this section. The design storms analyzed in this study are the 2-year, 10-year, 25-year and 50-year 24-hour duration storm as per

NHDES AoT Regulations (Env-Wq 1500). The stormwater modeling system, HydroCAD 10.0 was utilized to predict the peak runoff rates from these storm events. A Type III storm pattern was used in the model.

The time of concentration was computed using the TR-55 Method, which provides a means of determining the time for an entire watershed to contribute runoff to a specific location via sheet flows, shallow concentrated flow and channel flow. Runoff curve numbers were calculated by estimating the coverage areas and then summing the curve number for the coverage area as a percent of the entire watershed.

References

1. HydroCAD Stormwater Modeling System, by HydroCAD Software Solutions LLC, Chocorua, New Hampshire.
2. New Hampshire Stormwater Management Manual, Volume 2, Post-Construction Best Management Practices Selection and Design, December 2008.

2.2 Pre-Development Calculations

The pre-development condition is characterized by three (3) watershed areas modeled at two (2) points of analysis as depicted on Pre-Development Watershed Plan, C-801.

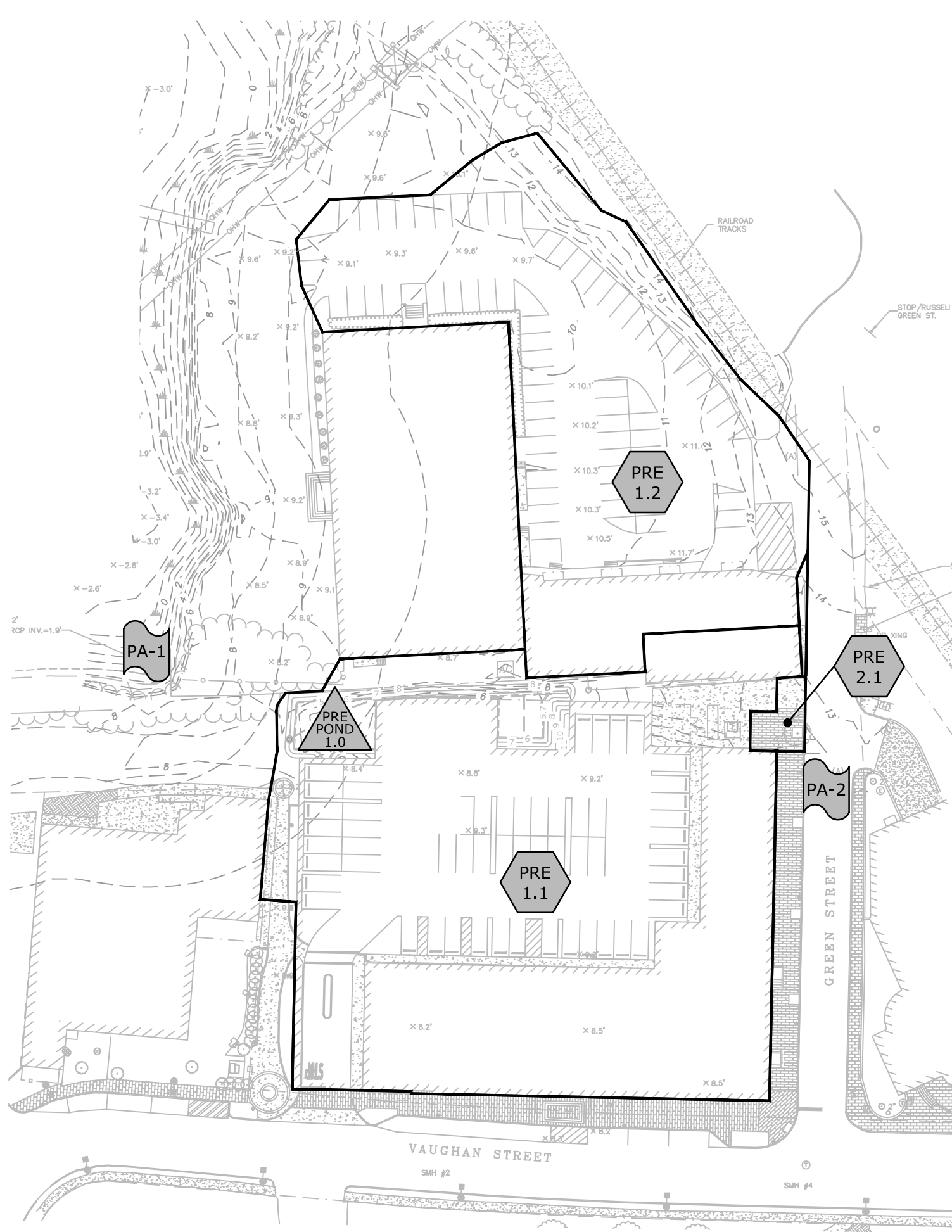
Point of Analysis One (PA1)

Pre-Development Watershed 1.1 (PRE 1.1) is comprised primarily of roof area surrounded by paved and grass areas. Runoff from this watershed area travel via roof drains and overland flow to an existing rain garden. The rain garden discharges to the North Mill Pond (PA1).

Pre-Development Watershed 1.2 (PRE 1.2) is comprised primarily of paved parking areas and roof runoff. Runoff from this watershed area travel via roof drains and overland flow to the North Mill Pond (PA1).

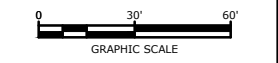
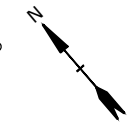
Point of Analysis Two (PA2)

Pre-Development Watershed 2.1 (PRE 2.1) is comprised primarily of sidewalks and existing roadway areas. Runoff from this watershed travels via overland flow to the existing municipal drainage system located in Vaughan Street and ultimately discharge to the North Mill Pond (PA1).



LEGEND

- PRE-DEVELOPMENT WATERSHED BOUNDARY
- LONGEST FLOW PATH
- PRE DEVELOPMENT WATERSHED AREA DESIGNATION
- PRE-DEVELOPMENT POND DESIGNATION
- POINT OF ANALYSIS



Proposed Moxy Hotel

XSS Hotels LLC

Portsmouth, NH

MARK	DATE	DESCRIPTION
C	4/20/2020	TAC Submission
B	2/4/2020	TAC Work Session
A	1/2/2020	Design Review Submission

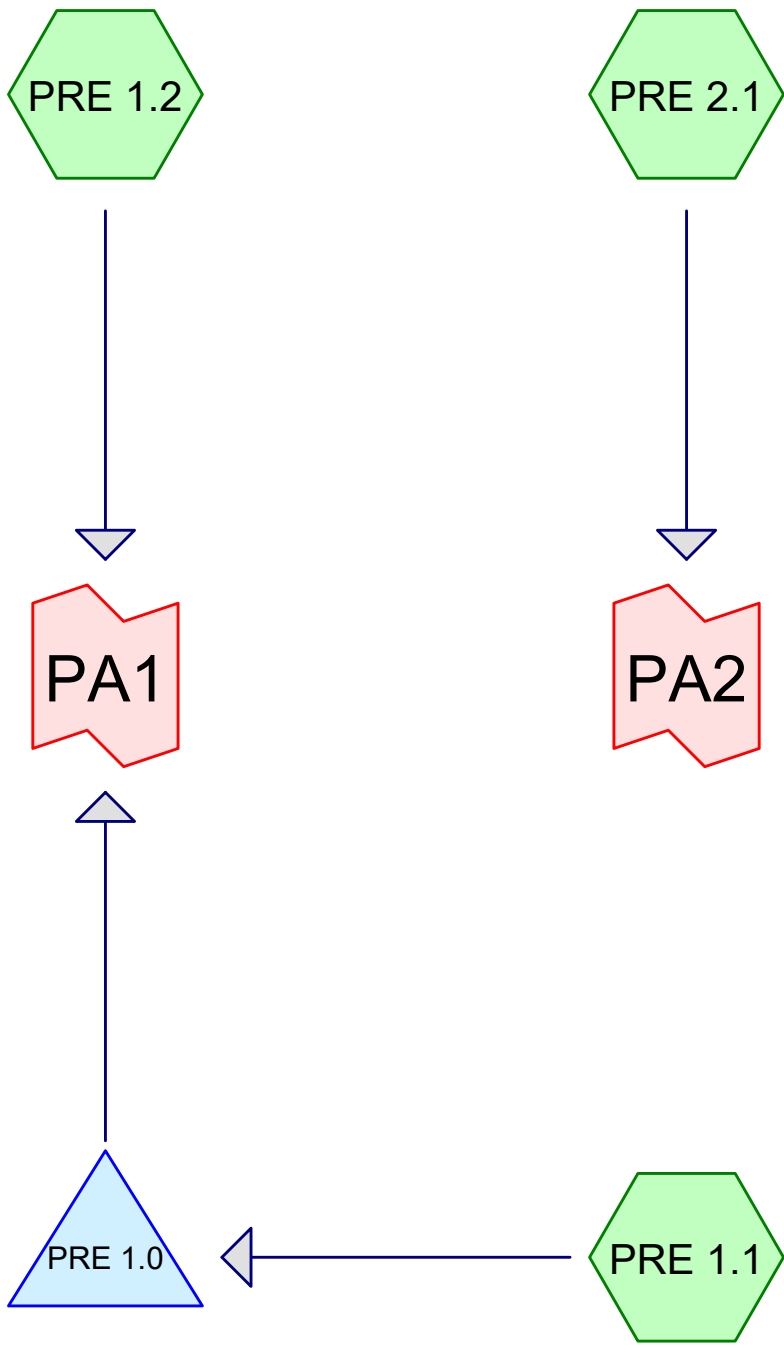
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DATE:	January 2, 2020
FILE:	P-0595-008_C-DSGN.DWG
DRAWN BY:	BKC
CHECKED:	NAH/PMC
APPROVED:	BLM

PRE-DEVELOPMENT WATERSHED PLAN

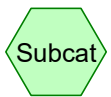
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C-801

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 Plotted On: Apr 20, 2020 10:59:13am
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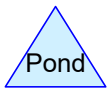
RAINGARDEN



Subcat



Reach



Pond



Link

P0595-008-PRE

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.228	80	>75% Grass cover, Good, HSG D (PRE 1.1, PRE 1.2)
1.120	98	Paved parking & roofs, HSG D (PRE 1.1, PRE 2.1)
0.531	98	Paved parking, HSG D (PRE 1.2)
0.115	98	Roofs, HSG D (PRE 1.2)
1.994	96	TOTAL AREA

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
1.994	HSG D	PRE 1.1, PRE 1.2, PRE 2.1
0.000	Other	
1.994		TOTAL AREA

P0595-008-PRE

Type III 24-hr 2 Year Storm Rainfall=3.20"

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Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPRE 1.1: Runoff Area=52,624 sf 90.88% Impervious Runoff Depth=2.75"
Flow Length=255' Tc=5.0 min CN=96 Runoff=3.65 cfs 0.277 af

SubcatchmentPRE 1.2: Runoff Area=33,276 sf 84.53% Impervious Runoff Depth=2.64"
Tc=5.0 min CN=95 Runoff=2.25 cfs 0.168 af

SubcatchmentPRE 2.1: Runoff Area=974 sf 100.00% Impervious Runoff Depth=2.97"
Flow Length=171' Tc=5.0 min CN=98 Runoff=0.07 cfs 0.006 af

Pond PRE 1.0: RAINGARDEN Peak Elev=7.53' Storage=4,641 cf Inflow=3.65 cfs 0.277 af
Outflow=3.02 cfs 0.241 af

Link PA1: Inflow=5.08 cfs 0.409 af
Primary=5.08 cfs 0.409 af

Link PA2: Inflow=0.07 cfs 0.006 af
Primary=0.07 cfs 0.006 af

Total Runoff Area = 1.994 ac Runoff Volume = 0.451 af Average Runoff Depth = 2.71"
11.45% Pervious = 0.228 ac 88.55% Impervious = 1.766 ac

P0595-008-PRE

Type III 24-hr 10 Year Storm Rainfall=4.86"

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Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPRE 1.1: Runoff Area=52,624 sf 90.88% Impervious Runoff Depth=4.39"
Flow Length=255' Tc=5.0 min CN=96 Runoff=5.68 cfs 0.442 af

SubcatchmentPRE 1.2: Runoff Area=33,276 sf 84.53% Impervious Runoff Depth=4.28"
Tc=5.0 min CN=95 Runoff=3.55 cfs 0.273 af

SubcatchmentPRE 2.1: Runoff Area=974 sf 100.00% Impervious Runoff Depth=4.62"
Flow Length=171' Tc=5.0 min CN=98 Runoff=0.11 cfs 0.009 af

Pond PRE 1.0: RAINGARDEN Peak Elev=7.68' Storage=5,031 cf Inflow=5.68 cfs 0.442 af
Outflow=4.87 cfs 0.406 af

Link PA1: Inflow=8.19 cfs 0.679 af
Primary=8.19 cfs 0.679 af

Link PA2: Inflow=0.11 cfs 0.009 af
Primary=0.11 cfs 0.009 af

Total Runoff Area = 1.994 ac Runoff Volume = 0.723 af Average Runoff Depth = 4.35"
11.45% Pervious = 0.228 ac 88.55% Impervious = 1.766 ac

Summary for Subcatchment PRE 1.1:

[49] Hint: Tc<2dt may require smaller dt

Runoff = 5.68 cfs @ 12.07 hrs, Volume= 0.442 af, Depth= 4.39"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=4.86"

Area (sf)	CN	Description
4,799	80	>75% Grass cover, Good, HSG D
* 47,825	98	Paved parking & roofs, HSG D
52,624	96	Weighted Average
4,799		9.12% Pervious Area
47,825		90.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	100	0.0200	1.38		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.20"
2.1	155	0.0070	1.25		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
3.3	255	Total, Increased to minimum Tc = 5.0 min			

Summary for Subcatchment PRE 1.2:

[49] Hint: Tc<2dt may require smaller dt

Runoff = 3.55 cfs @ 12.07 hrs, Volume= 0.273 af, Depth= 4.28"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=4.86"

Area (sf)	CN	Description
4,993	98	Roofs, HSG D
5,147	80	>75% Grass cover, Good, HSG D
23,136	98	Paved parking, HSG D
33,276	95	Weighted Average
5,147		15.47% Pervious Area
28,129		84.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment PRE 2.1:

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.11 cfs @ 12.07 hrs, Volume= 0.009 af, Depth= 4.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=4.86"

Area (sf)	CN	Description
* 974	98	Paved parking & roofs, HSG D
974		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.4	100	0.0150	1.23		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.20"
0.4	53	0.0150	2.49		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.1	18	0.0200	2.12		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
1.9	171	Total, Increased to minimum Tc = 5.0 min			

Summary for Pond PRE 1.0: RAINGARDEN

Inflow Area = 1.208 ac, 90.88% Impervious, Inflow Depth = 4.39" for 10 Year Storm event
 Inflow = 5.68 cfs @ 12.07 hrs, Volume= 0.442 af
 Outflow = 4.87 cfs @ 12.12 hrs, Volume= 0.406 af, Atten= 14%, Lag= 3.1 min
 Primary = 4.87 cfs @ 12.12 hrs, Volume= 0.406 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 7.68' @ 12.12 hrs Surf.Area= 2,519 sf Storage= 5,031 cf
 Flood Elev= 8.00' Surf.Area= 2,688 sf Storage= 5,854 cf

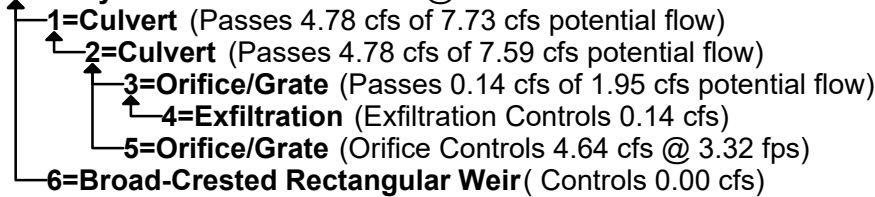
Plug-Flow detention time= 215.2 min calculated for 0.406 af (92% of inflow)
 Center-of-Mass det. time= 173.0 min (935.2 - 762.1)

Volume	Invert	Avail.Storage	Storage Description	
#1	2.70'	5,854 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
2.70	1,431	0.0	0	0
4.20	1,431	40.0	859	859
5.70	1,431	100.0	215	1,073
6.00	1,643	100.0	461	1,534
7.00	2,154	100.0	1,899	3,433
8.00	2,688	100.0	2,421	5,854

Device	Routing	Invert	Outlet Devices
#1	Primary	3.00'	12.0" Round Culvert L= 62.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 3.00' / 1.06' S= 0.0313 '/ Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 0.79 sf
#2	Device 1	3.15'	12.0" Round Culvert L= 5.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 3.15' / 3.10' S= 0.0100 '/ Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#3	Device 2	3.15'	6.0" Vert. Orifice/Grate C= 0.600
#4	Device 3	6.00'	7.000 in/hr Exfiltration over Surface area above 6.00' Excluded Surface area = 1,643 sf
#5	Device 2	7.20'	14.2" x 14.2" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#6	Primary	7.75'	18.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=4.78 cfs @ 12.12 hrs HW=7.67' TW=0.00' (Dynamic Tailwater)



Summary for Link PA1:

Inflow Area = 1.972 ac, 88.42% Impervious, Inflow Depth > 4.13" for 10 Year Storm event
 Inflow = 8.19 cfs @ 12.09 hrs, Volume= 0.679 af
 Primary = 8.19 cfs @ 12.09 hrs, Volume= 0.679 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Summary for Link PA2:

Inflow Area = 0.022 ac, 100.00% Impervious, Inflow Depth = 4.62" for 10 Year Storm event
 Inflow = 0.11 cfs @ 12.07 hrs, Volume= 0.009 af
 Primary = 0.11 cfs @ 12.07 hrs, Volume= 0.009 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

P0595-008-PRE

Type III 24-hr 25 Year Storm Rainfall=6.16"

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Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPRE 1.1: Runoff Area=52,624 sf 90.88% Impervious Runoff Depth=5.69"
Flow Length=255' Tc=5.0 min CN=96 Runoff=7.26 cfs 0.573 af

SubcatchmentPRE 1.2: Runoff Area=33,276 sf 84.53% Impervious Runoff Depth=5.57"
Tc=5.0 min CN=95 Runoff=4.55 cfs 0.355 af

SubcatchmentPRE 2.1: Runoff Area=974 sf 100.00% Impervious Runoff Depth=5.92"
Flow Length=171' Tc=5.0 min CN=98 Runoff=0.14 cfs 0.011 af

Pond PRE 1.0: RAINGARDEN Peak Elev=7.82' Storage=5,375 cf Inflow=7.26 cfs 0.573 af
Outflow=6.22 cfs 0.537 af

Link PA1: Inflow=10.44 cfs 0.891 af
Primary=10.44 cfs 0.891 af

Link PA2: Inflow=0.14 cfs 0.011 af
Primary=0.14 cfs 0.011 af

Total Runoff Area = 1.994 ac Runoff Volume = 0.938 af Average Runoff Depth = 5.64"
11.45% Pervious = 0.228 ac 88.55% Impervious = 1.766 ac

P0595-008-PRE

Type III 24-hr 50 Year Storm Rainfall=7.37"

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Page 10

Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPRE 1.1: Runoff Area=52,624 sf 90.88% Impervious Runoff Depth=6.89"
Flow Length=255' Tc=5.0 min CN=96 Runoff=8.72 cfs 0.694 af

SubcatchmentPRE 1.2: Runoff Area=33,276 sf 84.53% Impervious Runoff Depth=6.77"
Tc=5.0 min CN=95 Runoff=5.48 cfs 0.431 af

SubcatchmentPRE 2.1: Runoff Area=974 sf 100.00% Impervious Runoff Depth=7.13"
Flow Length=171' Tc=5.0 min CN=98 Runoff=0.16 cfs 0.013 af

Pond PRE 1.0: RAINGARDEN Peak Elev=7.89' Storage=5,559 cf Inflow=8.72 cfs 0.694 af
Outflow=8.33 cfs 0.658 af

Link PA1: Inflow=13.47 cfs 1.089 af
Primary=13.47 cfs 1.089 af

Link PA2: Inflow=0.16 cfs 0.013 af
Primary=0.16 cfs 0.013 af

Total Runoff Area = 1.994 ac Runoff Volume = 1.138 af Average Runoff Depth = 6.85"
11.45% Pervious = 0.228 ac 88.55% Impervious = 1.766 ac

2.3 Post-Development Calculations

The proposed drainage condition has been evaluated at the same two (2) points of analysis as in the pre-development condition as depicted on Post-Development Watershed Plan, C-802.

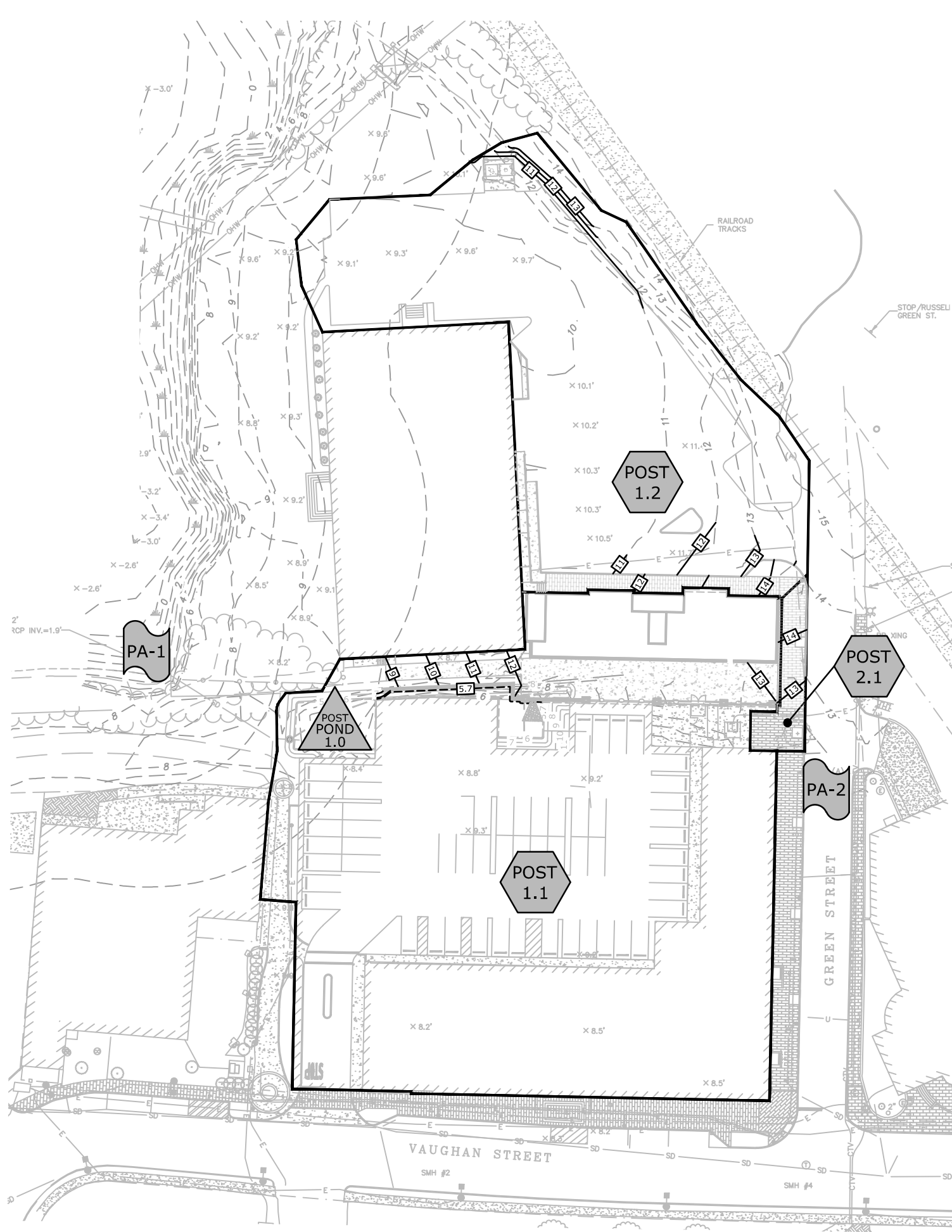
Point of Analysis One (PA1)

Post-Development Watershed 1.1 (POST 1.1) is comprised primarily of roof area surrounded by paved and grass areas. Runoff from this watershed area travel via roof drains and overland flow to an existing rain garden with a modified overflow rim elevation. The rain garden has been sized to treat the impervious area prior to releasing it to the North Mill Pond (PA1).






Post-Development Watershed 1.2 (POST 1.2) is comprised primarily of paved parking areas runoff. Runoff from this watershed area travel via overland flow to the North Mill Pond (PA1).

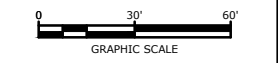
Point of Analysis Two (PA2)

Post-Development Watershed 2.1 (POST 2.1) is comprised primarily of sidewalks and existing roadway areas. Runoff from this watershed travels via overland flow to the existing municipal drainage system located in Vaughan Street and ultimately discharge to the North Mill Pond (PA1).



LEGEND

-  POST-DEVELOPMENT WATERSHED BOUNDARY
-  LONGEST FLOW PATH
-  POST 1.0
-  POST POND 1
-  PA-1



Proposed Moxy Hotel

XSS Hotels LLC

Portsmouth, NH

MARK	DATE	DESCRIPTION
C	4/20/2020	TAC Submission
B	2/4/2020	TAC Work Session
A	1/2/2020	Design Review Submission

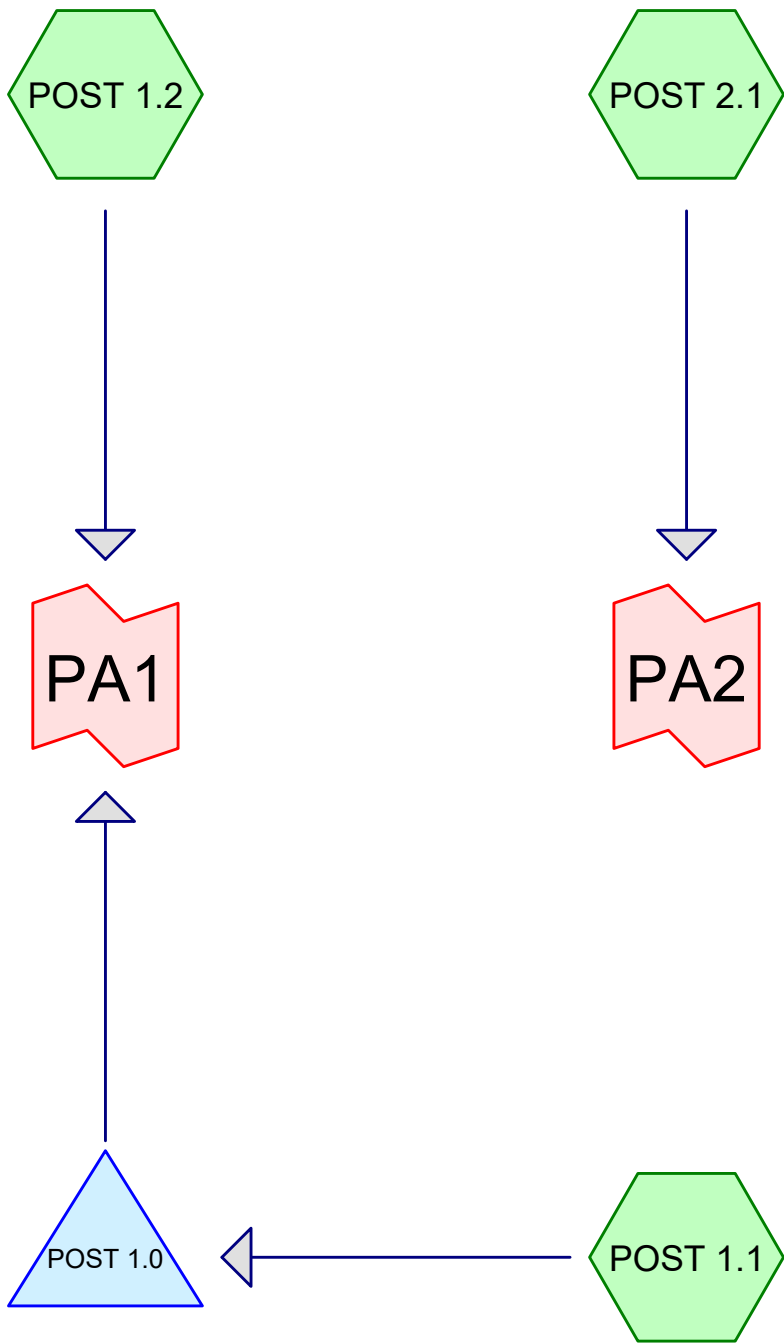
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DATE:	January 2, 2020
FILE:	P-0595-008_C-DSGN.DWG
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CHECKED:	NAH/PMC
APPROVED:	BLM

POST-DEVELOPMENT WATERSHED PLAN

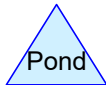
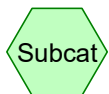
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C-802

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**RAINAGRDEN -
REVISED OUTLET
ELEVATION**



P0595-008-POST

Prepared by Tighe & Bond

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.204	80	>75% Grass cover, Good, HSG D (POST 1.1, POST 1.2)
1.791	98	Paved parking & roofs, HSG D (POST 1.1, POST 1.2, POST 2.1)
1.994	96	TOTAL AREA

P0595-008-POST

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
1.994	HSG D	POST 1.1, POST 1.2, POST 2.1
0.000	Other	
1.994		TOTAL AREA

P0595-008-POST

Type III 24-hr 2 Year Storm Rainfall=3.20"

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Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPOST 1.1: Runoff Area=56,097 sf 94.50% Impervious Runoff Depth=2.86"
Flow Length=120' Tc=5.0 min CN=97 Runoff=3.96 cfs 0.307 af

SubcatchmentPOST 1.2: Runoff Area=29,478 sf 80.37% Impervious Runoff Depth=2.54"
Tc=5.0 min CN=94 Runoff=1.94 cfs 0.143 af

SubcatchmentPOST 2.1: Runoff Area=1,299 sf 100.00% Impervious Runoff Depth=2.97"
Flow Length=171' Tc=5.0 min CN=98 Runoff=0.09 cfs 0.007 af

Pond POST 1.0: RAINAGRDEN- REVISED Peak Elev=7.86' Storage=5,483 cf Inflow=3.96 cfs 0.307 af
Outflow=4.18 cfs 0.261 af

Link PA1: Inflow=5.98 cfs 0.405 af
Primary=5.98 cfs 0.405 af

Link PA2: Inflow=0.09 cfs 0.007 af
Primary=0.09 cfs 0.007 af

Total Runoff Area = 1.994 ac Runoff Volume = 0.457 af Average Runoff Depth = 2.75"
10.21% Pervious = 0.204 ac 89.79% Impervious = 1.791 ac

P0595-008-POST

Type III 24-hr 10 Year Storm Rainfall=4.86"

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Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPOST 1.1: Runoff Area=56,097 sf 94.50% Impervious Runoff Depth=4.51"
Flow Length=120' Tc=5.0 min CN=97 Runoff=6.11 cfs 0.484 af

SubcatchmentPOST 1.2: Runoff Area=29,478 sf 80.37% Impervious Runoff Depth=4.17"
Tc=5.0 min CN=94 Runoff=3.10 cfs 0.235 af

SubcatchmentPOST 2.1: Runoff Area=1,299 sf 100.00% Impervious Runoff Depth=4.62"
Flow Length=171' Tc=5.0 min CN=98 Runoff=0.14 cfs 0.011 af

Pond POST 1.0: RAINAGRDEN- REVISED Peak Elev=7.90' Storage=5,585 cf Inflow=6.11 cfs 0.484 af
Outflow=6.02 cfs 0.437 af

Link PA1: Inflow=9.05 cfs 0.672 af
Primary=9.05 cfs 0.672 af

Link PA2: Inflow=0.14 cfs 0.011 af
Primary=0.14 cfs 0.011 af

Total Runoff Area = 1.994 ac Runoff Volume = 0.730 af Average Runoff Depth = 4.39"
10.21% Pervious = 0.204 ac 89.79% Impervious = 1.791 ac

Summary for Subcatchment POST 1.1:

[49] Hint: Tc<2dt may require smaller dt

Runoff = 6.11 cfs @ 12.07 hrs, Volume= 0.484 af, Depth= 4.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=4.86"

Area (sf)	CN	Description
3,083	80	>75% Grass cover, Good, HSG D
* 53,014	98	Paved parking & roofs, HSG D
56,097	97	Weighted Average
3,083		5.50% Pervious Area
53,014		94.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	100	0.0200	1.38		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.20"
0.3	20	0.0070	1.25		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
1.5	120	Total, Increased to minimum Tc = 5.0 min			

Summary for Subcatchment POST 1.2:

[49] Hint: Tc<2dt may require smaller dt

Runoff = 3.10 cfs @ 12.07 hrs, Volume= 0.235 af, Depth= 4.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=4.86"

Area (sf)	CN	Description
5,787	80	>75% Grass cover, Good, HSG D
* 23,691	98	Paved parking & roofs, HSG D
29,478	94	Weighted Average
5,787		19.63% Pervious Area
23,691		80.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment POST 2.1:

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.14 cfs @ 12.07 hrs, Volume= 0.011 af, Depth= 4.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=4.86"

Area (sf)	CN	Description
* 1,299	98	Paved parking & roofs, HSG D
1,299		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.4	100	0.0150	1.23		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.20"
0.4	53	0.0150	2.49		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.1	18	0.0200	2.12		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
1.9	171	Total, Increased to minimum Tc = 5.0 min			

Summary for Pond POST 1.0: RAINAGRDEN - REVISED OUTLET ELEVATION

Inflow Area = 1.288 ac, 94.50% Impervious, Inflow Depth = 4.51" for 10 Year Storm event
 Inflow = 6.11 cfs @ 12.07 hrs, Volume= 0.484 af
 Outflow = 6.02 cfs @ 12.09 hrs, Volume= 0.437 af, Atten= 2%, Lag= 1.2 min
 Primary = 6.02 cfs @ 12.09 hrs, Volume= 0.437 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 7.90' @ 12.09 hrs Surf.Area= 2,344 sf Storage= 5,585 cf
 Flood Elev= 8.00' Surf.Area= 2,375 sf Storage= 5,819 cf

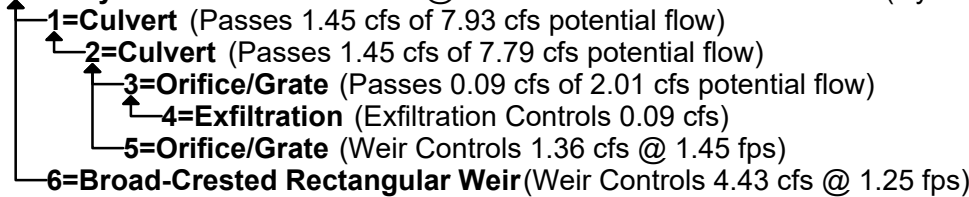
Plug-Flow detention time= 289.8 min calculated for 0.437 af (90% of inflow)
 Center-of-Mass det. time= 241.9 min (997.3 - 755.4)

Volume	Invert	Avail.Storage	Storage Description	
#1	2.70'	5,819 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
2.70	1,579	0.0	0	0
4.20	1,579	40.0	947	947
5.70	1,579	100.0	237	1,184
6.00	1,763	100.0	501	1,686
7.00	2,064	100.0	1,914	3,599
8.00	2,375	100.0	2,220	5,819

Device	Routing	Invert	Outlet Devices
#1	Primary	3.00'	12.0" Round Culvert L= 62.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 3.00' / 1.06' S= 0.0313 '/ Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 0.79 sf
#2	Device 1	3.15'	12.0" Round Culvert L= 5.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 3.15' / 3.10' S= 0.0100 '/ Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#3	Device 2	3.15'	6.0" Vert. Orifice/Grate C= 0.600
#4	Device 3	6.00'	7.000 in/hr Exfiltration over Surface area above 6.00' Excluded Surface area = 1,763 sf
#5	Device 2	7.70'	14.2" x 14.2" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#6	Primary	7.70'	18.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=5.89 cfs @ 12.09 hrs HW=7.90' TW=0.00' (Dynamic Tailwater)



Summary for Link PA1:

Inflow Area = 1.965 ac, 89.63% Impervious, Inflow Depth > 4.11" for 10 Year Storm event
 Inflow = 9.05 cfs @ 12.08 hrs, Volume= 0.672 af
 Primary = 9.05 cfs @ 12.08 hrs, Volume= 0.672 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Summary for Link PA2:

Inflow Area = 0.030 ac, 100.00% Impervious, Inflow Depth = 4.62" for 10 Year Storm event
 Inflow = 0.14 cfs @ 12.07 hrs, Volume= 0.011 af
 Primary = 0.14 cfs @ 12.07 hrs, Volume= 0.011 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

P0595-008-POST

Type III 24-hr 25 Year Storm Rainfall=6.16"

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Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPOST 1.1: Runoff Area=56,097 sf 94.50% Impervious Runoff Depth=5.80"
Flow Length=120' Tc=5.0 min CN=97 Runoff=7.79 cfs 0.623 af

SubcatchmentPOST 1.2: Runoff Area=29,478 sf 80.37% Impervious Runoff Depth=5.46"
Tc=5.0 min CN=94 Runoff=4.00 cfs 0.308 af

SubcatchmentPOST 2.1: Runoff Area=1,299 sf 100.00% Impervious Runoff Depth=5.92"
Flow Length=171' Tc=5.0 min CN=98 Runoff=0.18 cfs 0.015 af

Pond POST 1.0: RAINAGRDEN- REVISED Peak Elev=7.94' Storage=5,667 cf Inflow=7.79 cfs 0.623 af
Outflow=7.69 cfs 0.576 af

Link PA1: Inflow=11.60 cfs 0.884 af
Primary=11.60 cfs 0.884 af

Link PA2: Inflow=0.18 cfs 0.015 af
Primary=0.18 cfs 0.015 af

Total Runoff Area = 1.994 ac Runoff Volume = 0.945 af Average Runoff Depth = 5.69"
10.21% Pervious = 0.204 ac 89.79% Impervious = 1.791 ac

P0595-008-POST

Type III 24-hr 50 Year Storm Rainfall=7.37"

Prepared by Tighe & Bond

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Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPOST 1.1: Runoff Area=56,097 sf 94.50% Impervious Runoff Depth=7.01"
Flow Length=120' Tc=5.0 min CN=97 Runoff=9.34 cfs 0.752 af

SubcatchmentPOST 1.2: Runoff Area=29,478 sf 80.37% Impervious Runoff Depth=6.66"
Tc=5.0 min CN=94 Runoff=4.82 cfs 0.375 af

SubcatchmentPOST 2.1: Runoff Area=1,299 sf 100.00% Impervious Runoff Depth=7.13"
Flow Length=171' Tc=5.0 min CN=98 Runoff=0.22 cfs 0.018 af

Pond POST 1.0: RAINAGRDEN- REVISED Peak Elev=7.97' Storage=5,738 cf Inflow=9.34 cfs 0.752 af
Outflow=9.23 cfs 0.705 af

Link PA1: Inflow=13.96 cfs 1.081 af
Primary=13.96 cfs 1.081 af

Link PA2: Inflow=0.22 cfs 0.018 af
Primary=0.22 cfs 0.018 af

Total Runoff Area = 1.994 ac Runoff Volume = 1.146 af Average Runoff Depth = 6.89"
10.21% Pervious = 0.204 ac 89.79% Impervious = 1.791 ac

2.4 Peak Rate Comparisons

Table 2.4.1 summarizes and compares the pre- and post-development peak runoff rates for the 2-year, 10-year, 25-year and 50-year storm events.

Point of Analysis	Pre/ Post 2-Year Storm (cfs)	Pre/ Post 10-Year Storm (cfs)	Pre/ Post 25-Year Storm (cfs)	Pre/ Post 50-Year Storm (cfs)
PA1	5.08/ 5.98	8.19/ 9.05	10.44/ 11.60	13.47/ 13.96
PA2	0.07/ 0.09	0.11/ 0.14	0.14/ 0.18	0.16/ 0.22

As depicted in Table 2.4.1, post-development peak runoff rates are greater than the pre-development condition for PA1. However, runoff from the project directly discharges to tidal waters and is exempt from Peak Runoff Control Requirements per NHDES Alteration of Terrain regulation Env-Wq 1507.06(d). There is a negligible increase in runoff that flows to the municipal drainage system in Vaughan Street prior to discharging to North Mill Pond (PA2).

2.5 Stormwater Treatment

The stormwater management system has been designed to provide stormwater treatment as required by the City of Portsmouth Site Review Regulations and NHDES AoT Regulations (Env-Wq 1500).

Runoff generated from impervious area will be treated by the existing rain garden located along the northern property line near North Mill Pond. Treatment is provided by filtering runoff through vegetation, bioretention filter media and gravel bed. The proposed rain garden has been designed in accordance with the New Hampshire Stormwater Manual. The roof runoff does not require pretreatment and will be discharged directly into the rain garden for treatment.

The rain garden was sized to meet the Water Quality Volume requirements for the NHDES AoT Regulations as shown in Table 2.5.1.

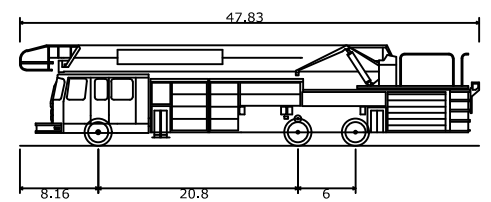
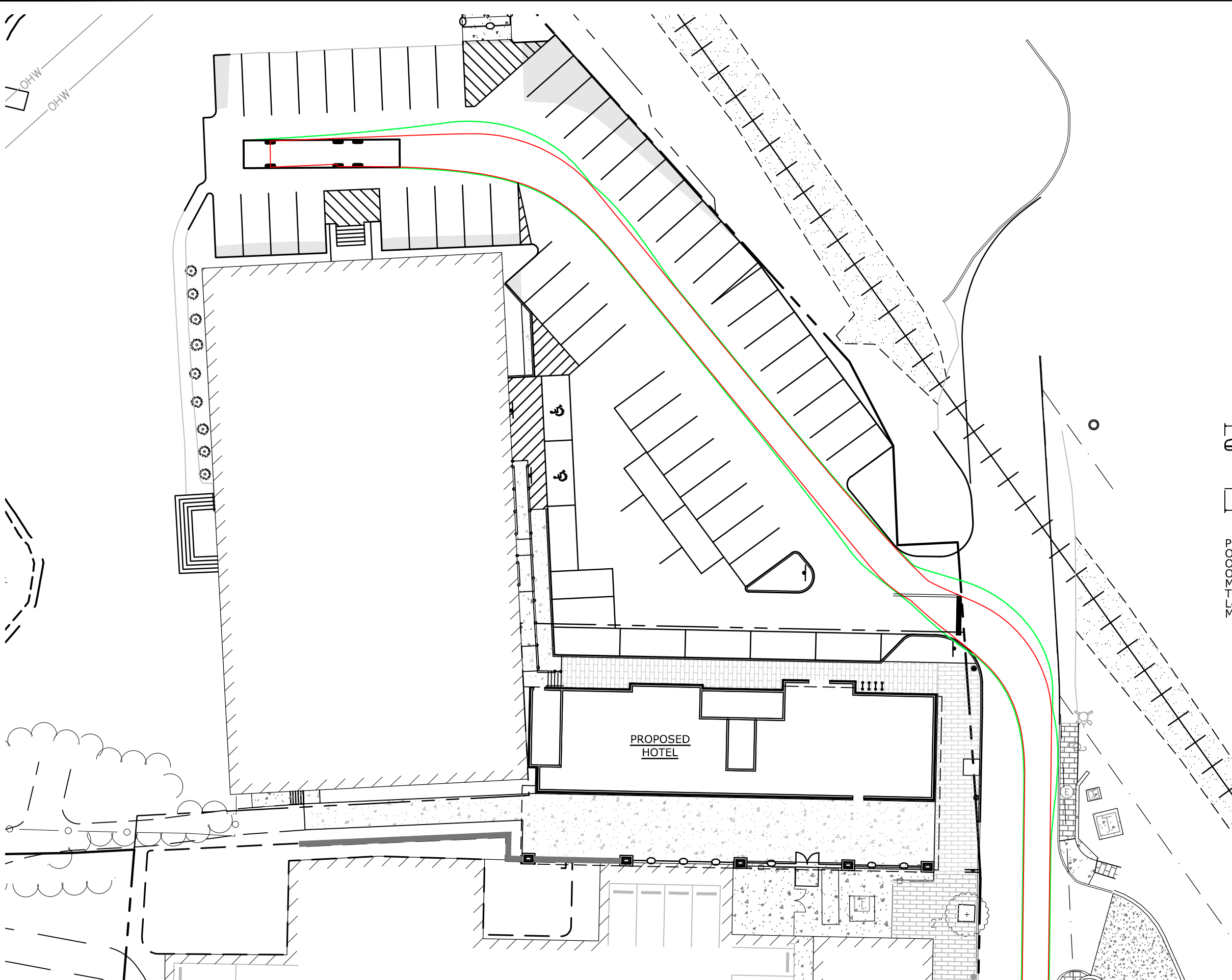
Table 2.5.1 - Treatment Area Existing Rain Garden Water Quality Volume Calculations		
VARIABLE	DESCRIPTION	VALUE
P	1 Inch of Rainfall	1 inch
A	Total Area Draining to Design Structure	1.29 AC
Ai	Impervious Area Draining to Design Structure	1.22 AC
I	% Impervious Area Draining to Design Structures	94%
Rv	Runoff Coefficient, $R_v = 0.05 + (0.9 \cdot I)$	0.90
WQV	Water Quality Volume, $WQV = P \cdot A \cdot R_v$	4,210 CF
Vs	Total Available Storage	4,288 CF

The Storage Volume provided is greater than the Water Quality Volume required.

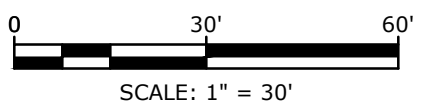
3.0 Conclusion

The proposed project will result in an increase in post-development peak runoff rates from the pre-development condition. However, runoff from the project directly discharges to tidal waters and is exempt from Peak Runoff Control Requirements per NHDES Alteration of Terrain regulation Env-Wq 1507.06(d). There is no increase in runoff that flows to the municipal drainage system in Vaughan Street prior to discharging to North Mill Pond. The impervious area resulting from the proposed project will be treated by the existing rain garden prior to discharging to North Mill Pond.

Apr 20, 2020-8:59am Plotted By: NAHansen
Tighe & Bond, Inc. J:\P\0595 Pro Con General Proposals\0595-008 Moxy Hotel\Drawings_Figures\AutoCAD\P-0595-008_C-DSCGN.dwg



Portsmouth Fire Truck	
Overall Length	47.830ft
Overall Width	8.500ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	38.00°



**PROPOSED MOXY HOTEL
PORTSMOUTH, NH**

FIRE TRUCK TURNING EXHIBIT






DATE: 04/20/2020
SCALE: 1" = 20'
FIGURE: 1



MOXY HOTEL & COMMUNITY SPACE PORTSMOUTH, NEW HAMPSHIRE

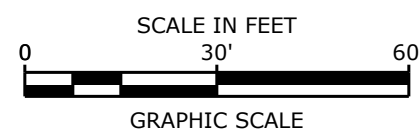
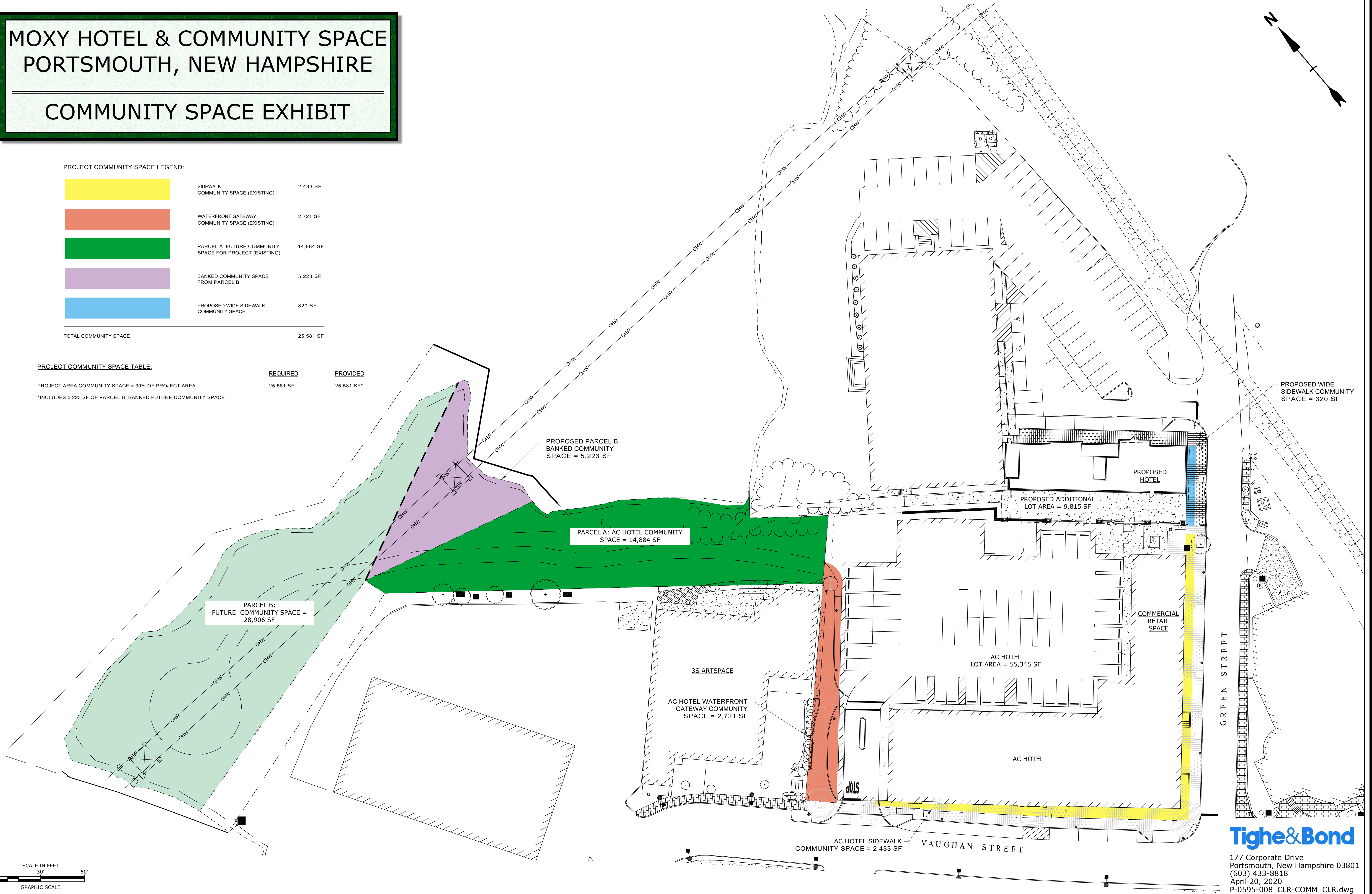
COMMUNITY SPACE EXHIBIT

PROJECT COMMUNITY SPACE LEGEND:

	SIDEWALK COMMUNITY SPACE (EXISTING)	2,433 SF
	WATERFRONT GATEWAY COMMUNITY SPACE (EXISTING)	2,721 SF
	PARCEL A: FUTURE COMMUNITY SPACE FOR PROJECT (EXISTING)	14,884 SF
	BANKED COMMUNITY SPACE FROM PARCEL B	5,223 SF
	PROPOSED WIDE SIDEWALK COMMUNITY SPACE	320 SF
TOTAL COMMUNITY SPACE		25,581 SF

PROJECT COMMUNITY SPACE TABLE:

	REQUIRED	PROVIDED
PROJECT AREA COMMUNITY SPACE = 30% OF PROJECT AREA	25,581 SF	25,581 SF*
*INCLUDES 5,223 SF OF PARCEL B: BANKED FUTURE COMMUNITY SPACE		





4/17/20

XSS Hotels, LLC
c/o Neil Hansen w/ Tighe & Bond
53 Green Street
Portsmouth, NH 03801

RE: Natural gas service to 53 Green Street, Portsmouth, NH

Unitil's natural gas division has reviewed the requested site for natural gas service.

Unitil hereby confirms natural gas is available from Green Street to supply the proposed Development.

Please contact me with any questions at 603-294-5144.

Sincerely,

A handwritten signature in black ink that reads "David Beaulieu".

David Beaulieu
Business Development Executive
Unitil
325 West Road
Portsmouth, NH 03801

CUSTOMER ENERGY SOLUTIONS
325 West Road
Portsmouth, NH 03801

Site Plan Review Application Fee

Project: Moxy Hotel

Map/Lot: 119/2

Applicant: XSS Hotels

All development

Base fee \$500 \$500.00

Plus \$5.00 per \$1,000 of site costs
Site costs \$500,000 + \$2,500.00

Plus \$10.00 per 1,000 S.F. of site development area
Site development area 20,000 S.F. + \$200.00

Fee **\$3,200.00**

Maximum fee: \$15,000.00

Fee received by: _____ Date: _____

Note: Initial application fee may be based on the applicant's estimates of site costs and site development area. Following site plan approval, the application fee will be recalculated based on the approved site plan and site engineer's corresponding site cost estimate as approved by the Department of Public Works, and any additional fee shall be paid prior to the issuance of a building permit.



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. 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 Owner/Applicant: _____ Date Submitted: _____

Phone Number: _____ E-mail: _____

Site Address: _____ Map: _____ Lot: _____

Zoning District: _____ Lot area: _____ sq. ft.

Application Requirements			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Fully executed and signed Application form. (2.5.2.3)		N/A
<input type="checkbox"/>	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF) on compact disc, DVD or flash drive. (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 type="checkbox"/>	Statement that lists and describes "green" building components and systems. (2.5.3.1A)		
<input type="checkbox"/>	Gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. (2.5.3.1B)		N/A
<input type="checkbox"/>	Tax map and lot number, and current zoning of all parcels under Site Plan Review. (2.5.3.1C)		N/A
<input type="checkbox"/>	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. (2.5.3.1D)		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 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. (2.5.3.1E)		N/A
<input type="checkbox"/>	Names, addresses and telephone numbers of all professionals involved in the site plan design. (2.5.3.1F)		N/A
<input type="checkbox"/>	List of reference plans. (2.5.3.1G)		N/A
<input type="checkbox"/>	List of names and contact information of all public or private utilities servicing the site. (2.5.3.1H)		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 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. Submittals shall be a minimum of 11 inches by 17 inches as specified by Planning Dept. staff. (2.5.4.1A)	Required on all plan sheets	N/A
<input 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 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)	Required on all plan sheets	N/A
<input type="checkbox"/>	Plans shall be drawn to scale. (2.5.4.1D)	Required on all plan sheets	N/A
<input type="checkbox"/>	Plans shall be prepared and stamped by a NH licensed civil engineer. (2.5.4.1D)	Required on all plan sheets	N/A
<input type="checkbox"/>	Wetlands shall be delineated by a NH certified wetlands scientist. (2.5.4.1E)		N/A
<input type="checkbox"/>	Title (name of development project), north point, scale, legend. (2.5.4.2A)	Required on all plan sheets	N/A
<input type="checkbox"/>	Date plans first submitted, date and explanation of revisions. (2.5.4.2B)	Required on all plan sheets	N/A
<input 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

Site Plan Specifications

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Source and date of data displayed on the plan. (2.5.4.2D)	Required on all plan sheets	N/A
<input 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)	Required on all plan sheets	N/A
<input type="checkbox"/>	Plan sheets submitted for recording shall include the following notes: <ul style="list-style-type: none"> 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
<input type="checkbox"/>	Plan sheets showing landscaping and screening shall also include the following additional notes: <ul style="list-style-type: none"> a. "The property owner and all future property owners shall be responsible for the maintenance, repair and replacement of all required screening and landscape materials." b. "All required plant materials shall be tended and maintained in a healthy growing condition, replaced when necessary, and kept free of refuse and debris. All required fences and walls shall be maintained in good repair." c. "The property owner shall be responsible to remove and replace dead or diseased plant materials immediately with the same type, size and quantity of plant materials as originally installed, unless alternative plantings are requested, justified and approved by the Planning Board or Planning Director." (2.13.4)		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
	1. Existing Conditions: (2.5.4.3A)		
<input type="checkbox"/>	a. Surveyed plan of site showing existing natural and built features;		
<input type="checkbox"/>	b. Zoning boundaries;		
<input type="checkbox"/>	c. Dimensional Regulations;		
<input type="checkbox"/>	d. Wetland delineation, wetland function and value assessment;		
<input type="checkbox"/>	e. SFHA, 100-year flood elevation line and BFE data.		
	2. Buildings and Structures: (2.5.4.3B)		
<input type="checkbox"/>	a. Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation;		
<input type="checkbox"/>	b. Elevations: Height, massing, placement, materials, lighting, façade treatments;		
<input type="checkbox"/>	c. Total Floor Area;		
<input type="checkbox"/>	d. Number of Usable Floors;		
<input type="checkbox"/>	e. Gross floor area by floor and use.		
	3. Access and Circulation: (2.5.4.3C)		
<input type="checkbox"/>	a. Location/width of access ways within site;		
<input type="checkbox"/>	b. Location of curbing, right of ways, edge of pavement and sidewalks;		
<input type="checkbox"/>	c. Location, type, size and design of traffic signing (pavement markings);		
<input type="checkbox"/>	d. Names/layout of existing abutting streets;		
<input type="checkbox"/>	e. Driveway curb cuts for abutting prop. and public roads;		
<input type="checkbox"/>	f. If subdivision; Names of all roads, right of way lines and easements noted;		
<input type="checkbox"/>	g. AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).		
	4. Parking and Loading: (2.5.4.3D)		
<input type="checkbox"/>	a. Location of off street parking/loading areas, landscaped areas/buffers;		
<input type="checkbox"/>	b. Parking Calculations (# required and the # provided).		
	5. Water Infrastructure: (2.5.4.3E)		
<input type="checkbox"/>	a. Size, type and location of water mains, shut-offs, hydrants & Engineering data;		
<input type="checkbox"/>	b. Location of wells and monitoring wells (include protective radii).		
	6. Sewer Infrastructure: (2.5.4.3F)		
<input type="checkbox"/>	a. Size, type and location of sanitary sewage facilities & Engineering data.		
	7. Utilities: (2.5.4.3G)		
<input type="checkbox"/>	a. The size, type and location of all above & below ground utilities;		
<input type="checkbox"/>	b. Size type and location of generator pads, transformers and other fixtures.		

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 type="checkbox"/>	8. Solid Waste Facilities: (2.5.4.3H)		
<input type="checkbox"/>	a. The size, type and location of solid waste facilities.		
<input type="checkbox"/>	9. Storm water Management: (2.5.4.3I)		
<input type="checkbox"/>	a. The location, elevation and layout of all storm-water drainage.		
<input type="checkbox"/>	10. Outdoor Lighting: (2.5.4.3J)		
<input type="checkbox"/>	a. Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and; b. photometric plan.		
<input type="checkbox"/>	11. Indicate where dark sky friendly lighting measures have been implemented. (10.1)		
<input type="checkbox"/>	12. Landscaping: (2.5.4.3K)		
<input type="checkbox"/>	a. Identify all undisturbed area, existing vegetation and that which is to be retained;		
<input type="checkbox"/>	b. Location of any irrigation system and water source.		
<input type="checkbox"/>	13. Contours and Elevation: (2.5.4.3L)		
<input type="checkbox"/>	a. Existing/Proposed contours (2 foot minimum) and finished grade elevations.		
<input type="checkbox"/>	14. Open Space: (2.5.4.3M)		
<input type="checkbox"/>	a. Type, extent and location of all existing/proposed open space.		
<input type="checkbox"/>	15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)		
<input type="checkbox"/>	16. Location of snow storage areas and/or off-site snow removal. (2.5.4.3O)		
<input type="checkbox"/>	17. Character/Civic District (All following information shall be included): (2.5.4.3Q)		
<input type="checkbox"/>	a. Applicable Building Height (10.5A21.20 & 10.5A43.30);		
<input type="checkbox"/>	b. Applicable Special Requirements (10.5A21.30);		
<input type="checkbox"/>	c. Proposed building form/type (10.5A43);		
<input type="checkbox"/>	d. Proposed community space (10.5A46).		

Other Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Traffic Impact Study or Trip Generation Report, as required. <i>(Four (4) hardcopies of the full study/report and Six (6) summaries to be submitted with the Site Plan Application) (3.2.1-2)</i>		
<input type="checkbox"/>	Indicate where Low Impact Development Design practices have been incorporated. (7.1)		
<input 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)		
<input type="checkbox"/>	Indicate where measures to minimize impervious surfaces have been implemented. (7.4.3)		
<input type="checkbox"/>	Calculation of the maximum effective impervious surface as a percentage of the site. (7.4.3.2)		
<input type="checkbox"/>	Stormwater Management and Erosion Control Plan. <i>(Four (4) hardcopies of the full plan/report and Six (6) summaries to be submitted with the Site Plan Application) (7.4.4.1)</i>		

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 type="checkbox"/>	All local approvals, permits, easements and licenses required, including but not limited to: <ul style="list-style-type: none"> a. Waivers; b. Driveway permits; c. Special exceptions; d. Variances granted; e. Easements; f. Licenses. (2.5.3.2A)		
<input 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"> a. Calculations relating to stormwater runoff; b. Information on composition and quantity of water demand and wastewater generated; c. Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; d. Estimates of traffic generation and counts pre- and post-construction; e. Estimates of noise generation; f. A Stormwater Management and Erosion Control Plan; g. Endangered species and archaeological / historical studies; h. Wetland and water body (coastal and inland) delineations; i. Environmental impact studies. (2.5.3.2B)		

