

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE  
PORTSMOUTH, NEW HAMPSHIRE**

**WORK SESSION**

**Conference Room A  
City Hall, Municipal Complex, 1 Junkins Avenue**

**2:00 PM**

**October 14, 2025**

**AGENDA**

**2:00 PM**    1980 Woodbury Avenue  
TFM, Engineer  
(LUTW-25-20)

**Site Plan Review**

**2:30 PM**    64 Bridge Street  
TW Designs, Engineer  
(LUTW-25-21)

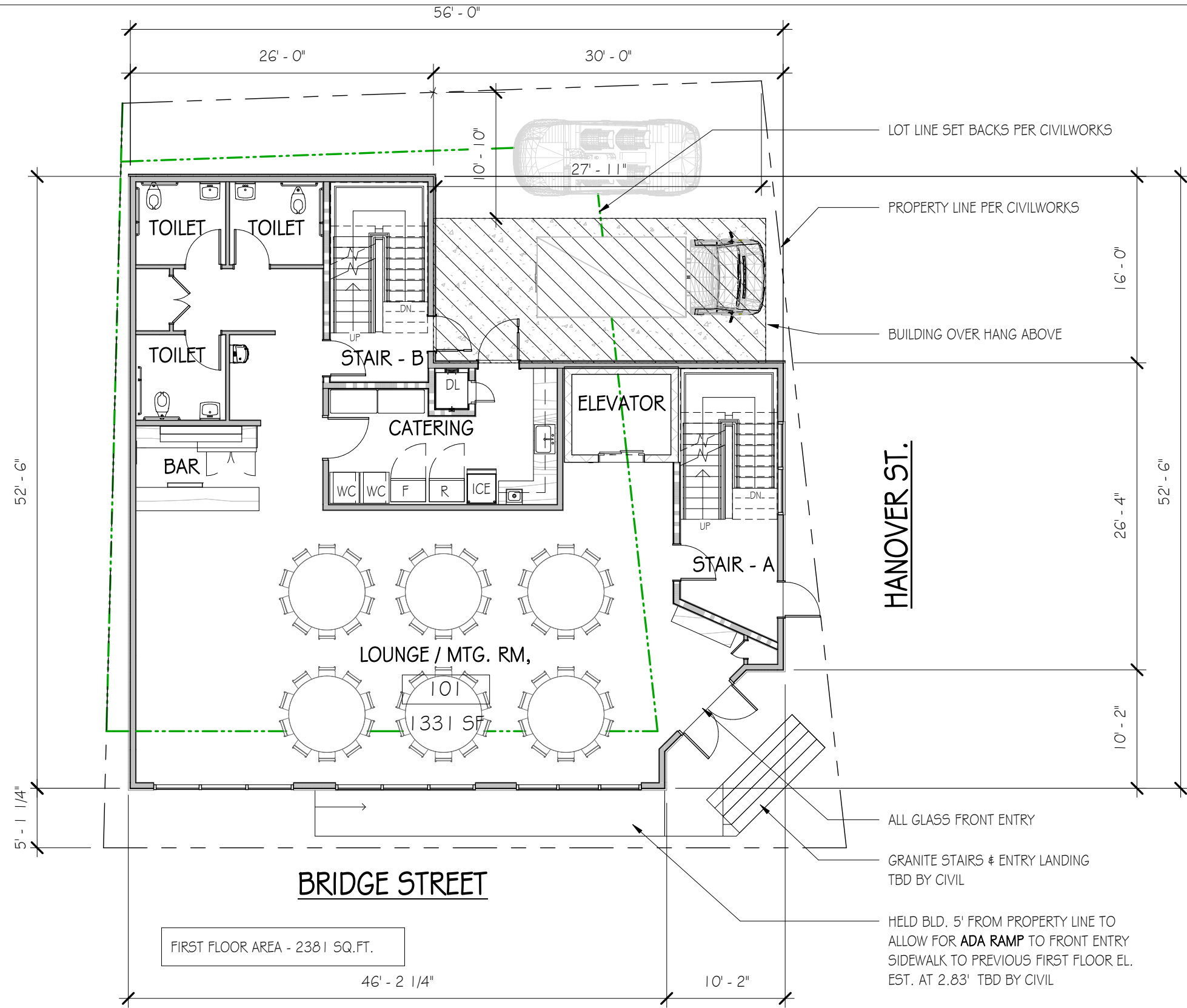
**Site Plan Review**

**3:00 PM**    2299 Lafayette Road  
CESO, Inc., Engineer  
(LUTW-25-22)

**Site Plan Review**



② INTERIOR BAR VIEW  
1/4" = 1'-0"



① FIRST FLOOR PLAN  
1" = 10'-0"

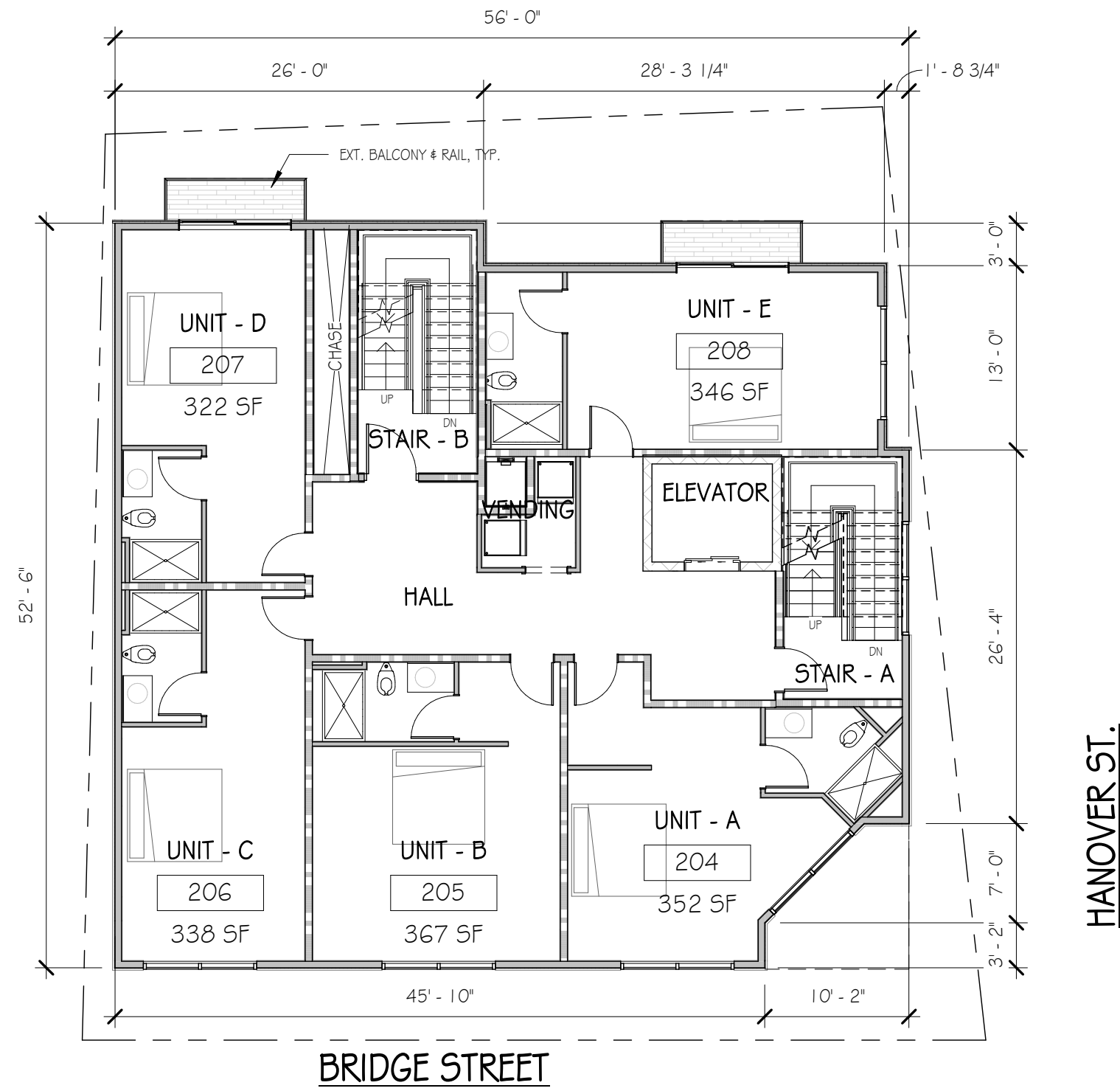
# FIRST FLOOR PLAN

Bridge St. Inn

As indicated  
NFC - 092925  
SCHEMATIC DESIGN

A1.1





SECOND FLOOR AREA - 2748 SQ.FT.

① SECOND FLOOR  
1" = 10'-0"

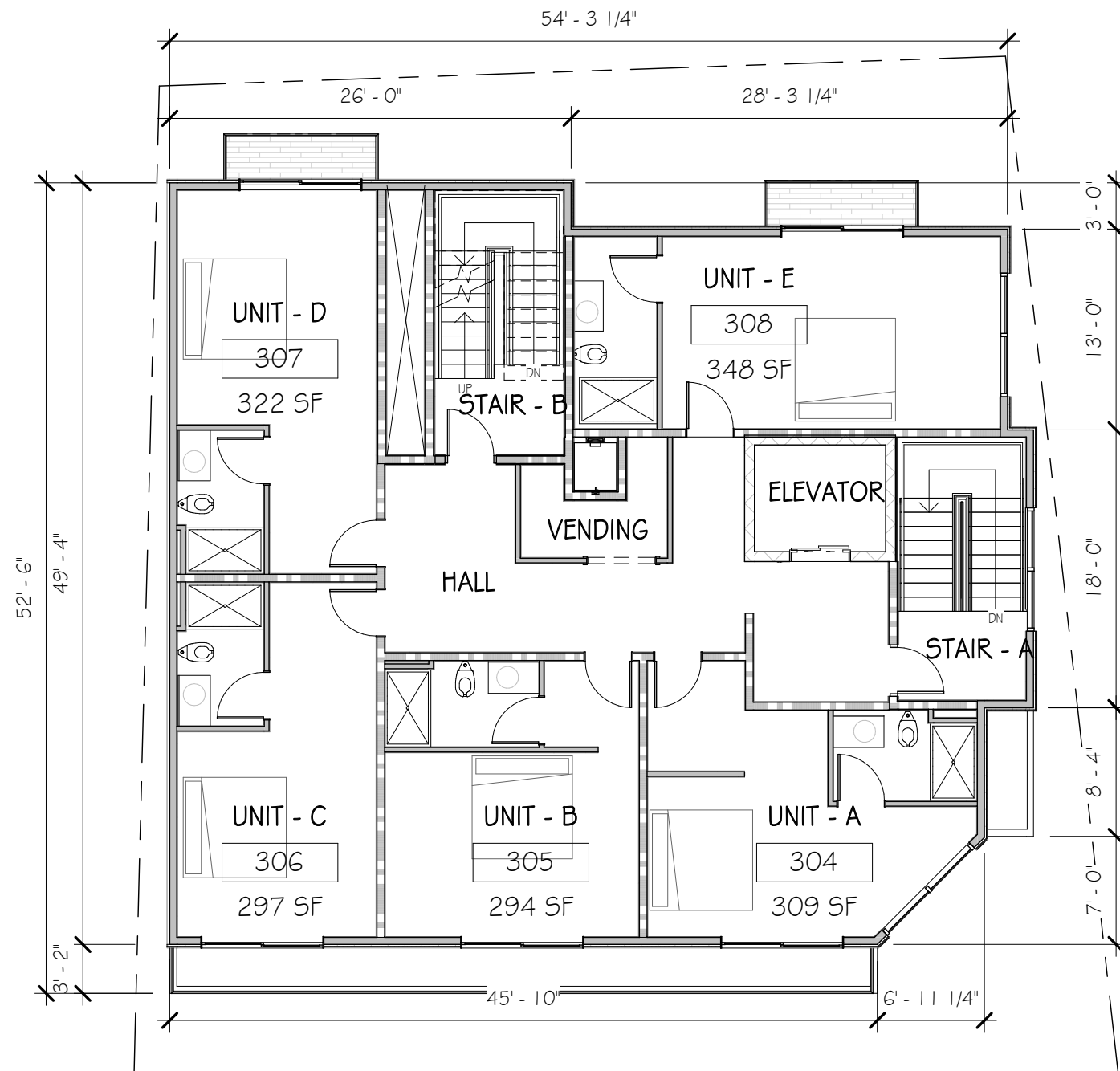
# SECOND FLOOR PLAN

## Bridge St. Inn

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

A1.2





THIRD FLOOR AREA - 2748 SQ.FT.

① THIRD FLOOR  
1" = 10'-0"

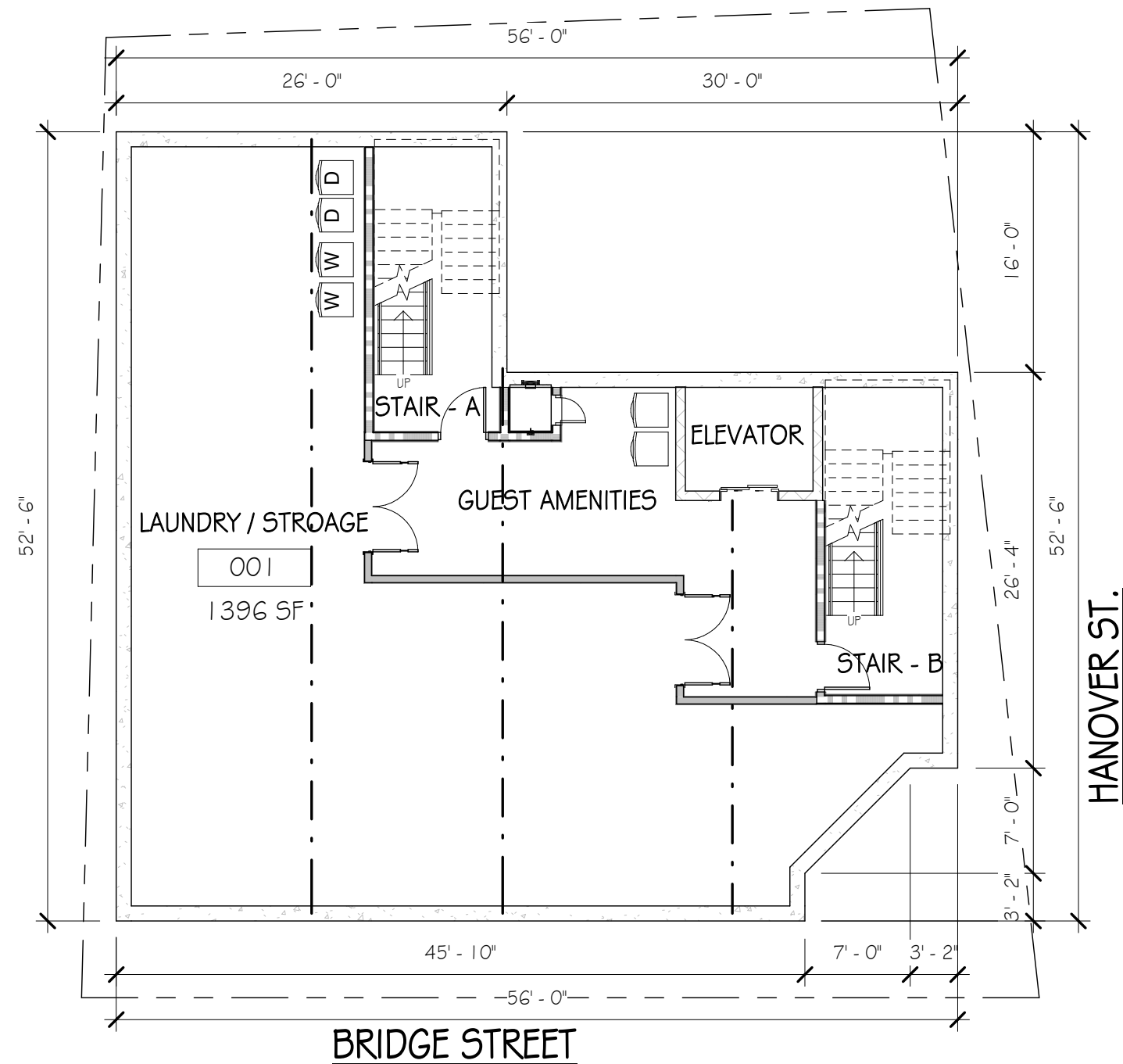
# THIRD FLOOR PLAN

## Bridge St. Inn

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

A1.3





BASEMENT AREA - 2381 SQ.FT.

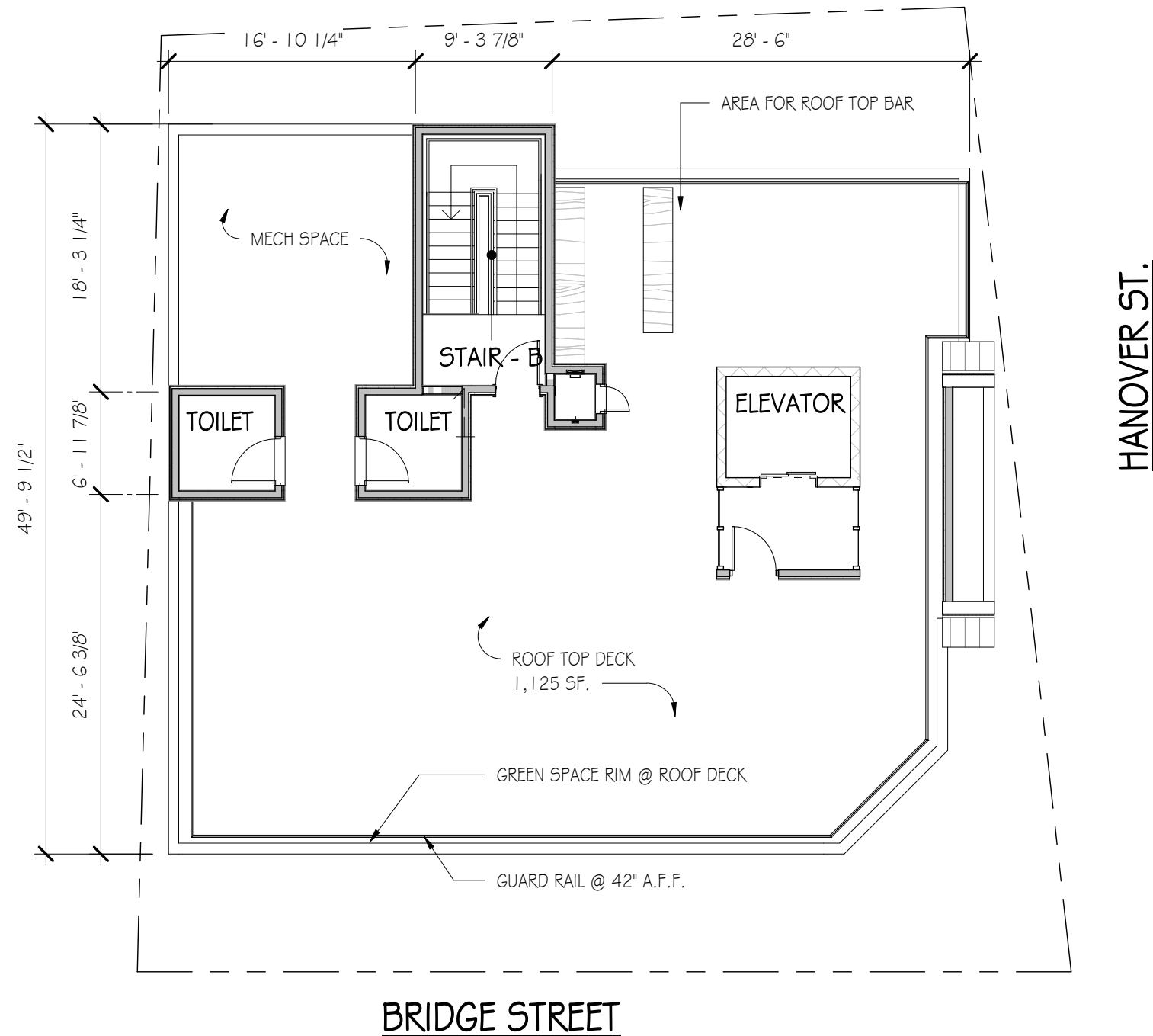
① BASEMENT LEVEL PLAN  
1" = 10'-0"

# BASEMENT PLAN

## Bridge St. Inn

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

# A1.4



ROOF DECK AREA - 1,645 SQ.FT.

① ROOF DECK  
1" = 10'-0"

# ROOF DECK

## Bridge St. Inn

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

A1.5



ROOF DECK & RAILING

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

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

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



# STREET VIEW - MASSING

## Bridge St. Inn



NFC - 092925  
SCHEMATIC DESIGN

A3.1



08/2025 15:22:00 File: P:\25066 - 64 Bridge Street Portsmouth, NH - Scott Rafferty\Survey\Drawings\25066 ex with setbacks.dwg Layout: 08/2024 - CHZ:25064

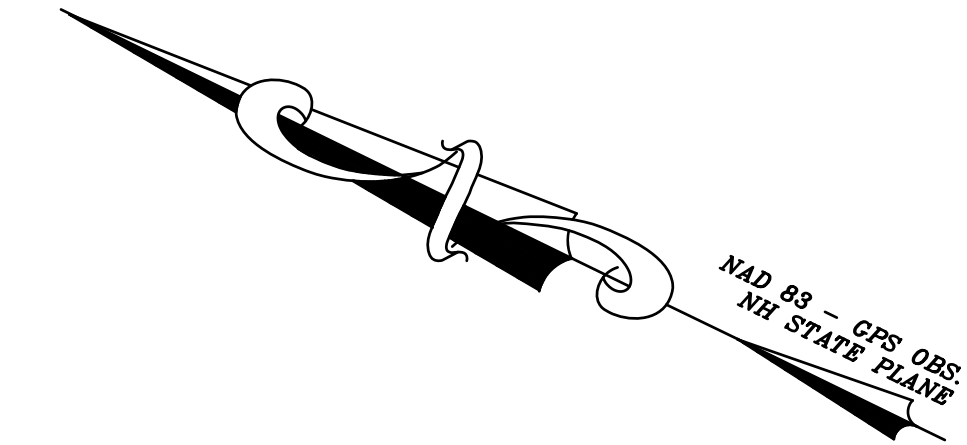


REFERENCE PLANS:

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

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

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



CMH  
RIM = 9.44'

C.B.  
(fnd)

BRIDGE STREET

STOP BAR  
(TYP.)

CROSS WALK  
(TYP.)

SMH  
RIM = 9.43'  
SMH  
RIM = 9.29'

TBM, SET IN  
U-POLE, 3-3X  
ELEV. = 11.16'

PAINTED PARKING LINES  
(TYP.)

BIKE  
RACK

OHU

WOODEN  
STOCKADE  
FENCE

BIKE  
RACK

OHU

WOODEN  
STOCKADE  
FENCE

BIKE  
RACK

OHU

WOODEN  
STOCKADE  
FENCE

BIKE  
RACK

OHU

WOODEN  
STOCKADE  
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BIKE  
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WOODEN  
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WOODEN  
STOCKADE  
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RACK

OHU

WOODEN  
STOCKADE  
FENCE

BIKE  
RACK

OHU

WOODEN  
STOCKADE  
FENCE

BIKE  
RACK

LEGEND

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

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

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

PARCEL AREA

3,846 S.F.  
0.09 Ac.

FINISHED FLOOR  
ELEVATION = 13.99'

#64  
TWO-STORY  
MIXED USE BUILDING

COVERED  
PORCH  
ENTRANCE

CONC.  
WALK

PATIO  
AREA

COVERED  
DECK

PAVED  
AREA

WOODEN  
STAIRCASE

WOODEN  
GATE

WOODEN  
STOCKADE  
FENCE

WOODEN  
STOCKADE  
FENCE

WOODEN  
STOCKADE  
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FENCE

WOODEN  
STOCKADE  
FENCE

WOODEN  
STOCKADE  
FENCE

126 / 57  
KALEIGH J. BULLOCK 2019 TRUST  
KALEIGH J BULLOCK TRUSTEE  
282 HANOVER STREET  
PORTSMOUTH, NH 03801  
6404/340

126 / 46  
JOSEPH FRANKLIN KONPKA  
53 TANNER STREET  
PORTSMOUTH, NH 03801  
4490/1895

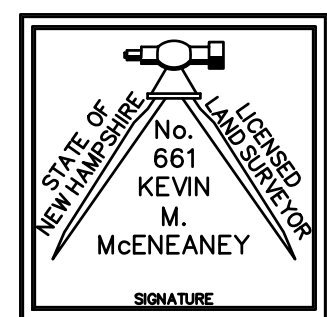
126 / 53  
CRYSTAL BROOK FARM REALTY LLC  
44 BRIDGE STREET  
PORTSMOUTH, NH 03801  
4357/448

NOTES:

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

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

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



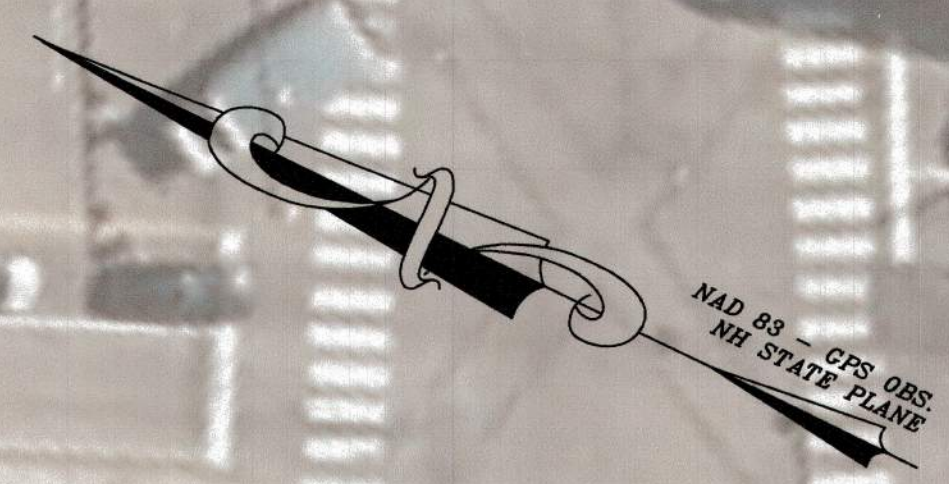
McEneaney  
Survey  
Associates  
of NEW ENGLAND

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

SURVEYING - PLANNING - CONSULTING

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

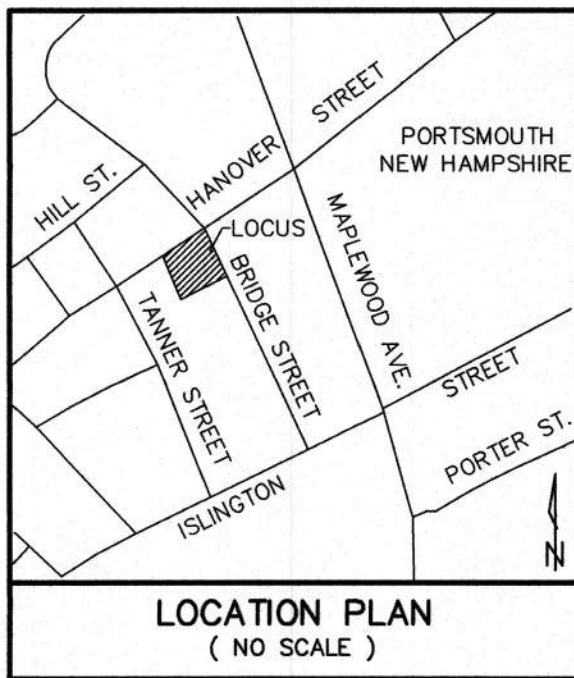




25066 - RAFFERTY  
64 BRIDGE STREET, PORTSMOUTH, NH  
1"=20' - 8/2/25  
FB 25-06, PG 10-15  
P: \25066\S\Dwg\25066.dwg  
P: \25066\Survey\FB\OFFICE\25066.crd  
NAD'83 - NAVD'88



8/4/2025 16:21:47 File: P:\25066 - 64 Bridge Street Portsmouth, NH - Scott Rafferty\Survey\Drawings\25066.dwg Layout: MS-A2024 - ONE-22024



## REFERENCE PLANS:

1.) RECORDED S.C.R.D. PLAN

125 / 2

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

125 / 4

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

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126 / 59

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P.O. BOX 628  
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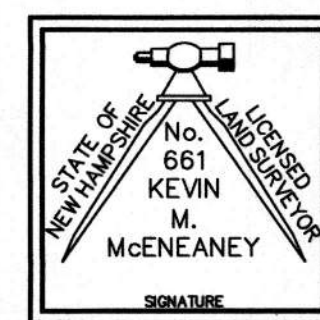
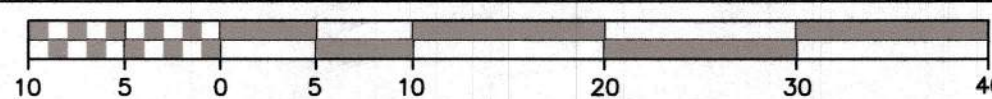
## NOTES:

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PORTSMOUTH, NEW HAMPSHIRE  
R.C.R.D. VOLUME 2869, PAGE 647
- 126 / 55 - DENOTES TAX MAP AND PARCEL NUMBER.
- PARCEL AREA = S.F. / Ac.
- THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARY AND EXISTING SITE CONDITIONS AS OF JUNE 12, 2025. THIS PLAN SHALL BE RECORDED IN THE ROCKINGHAM REGISTRY OF DEEDS.
- ZONING DISTRICT: CHARACTER DISTRICT 4, DOWNTOWN OVERLAY  
  
DISTRICT (CD4)  
DEVELOPMENT STANDARDS:  
  
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- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED JUNE 12, 2025. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED JUNE 12, 2025.
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
- THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.

DRAFT

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

DRAWN BY: JJH FILE: P:\25066\DWG\25066  
SCALE: 1" = 10' DATE: AUGUST 4, 2025



McEneaney  
Survey  
Associates  
of NEW ENGLAND

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

SURVEYING - PLANNING - CONSULTING

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

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN." (RSA 676:18)

DATE: / KEVIN M. McENEANEY LLS # 661

## LEGEND

- I.P.(fnd) o - IRON PIPE (FOUND)
- G.B.(fnd) □ - IRON PIPE (FOUND)
- I.R.(tbs) o - IRON ROD (TO BE SET)
- DYL - DOUBLE YELLOW LINE
- SWL - SINGLE WHITE LINE
- TMH - TELEPHONE MANHOLE
- SMH - SEWER MANHOLE
- CMH - COMMUNICATIONS MANHOLE
- EMH - ELECTRIC MANHOLE
- E - ELECTRIC METER
- PB - PULL BOX
- CB - CATCH BASIN
- DMH - DRAIN MANHOLE
- G - GAS VALVE
- W - WATER GATE VALVE
- L - LIGHT POST
- S - SEWER LINE
- D - DRAIN LINE
- G - GAS LINE
- W - WATER LINE
- RET. - RETAINING
- CONC. - CONCRETE
- S.F. - SQUARE FEET
- AC - AIR CONDITIONING UNIT
- VGC - VERTICAL GRANITE CURB
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- Ø - DIAMETER
- R.C.R.D. - ROCKINGHAM COUNTY REGISTRY OF DEEDS
- UP 33 4 - UTILITY POLE W/ I.D. Nos.

| NO.        | DATE        | DESCRIPTION       | BY    | CHK |
|------------|-------------|-------------------|-------|-----|
| REVISIONS  |             |                   |       |     |
| 24-        | SUBDIVISION | 25-06             | 10-13 |     |
| PROJECT NO | TYPE        | FIELDBOOK & PAGES |       |     |



C:\IDC\ACCDocs\CESO\Hang10 Portsmouth NH\Project Files\_CESOL03-CIVIL\PLAN\LOT766656\_C1.0\_Cover\_Sheet.dwg - 10/7/2025 - Marvin Maldonado

OWNER:  
HANG10 CAR WASH  
1380 SOLDIERS FIELD ROAD  
BOSTON, MA 02135  
CONTACT: STEVE LUKIN

ARCHITECT:  
CESO, INC.  
175 MONTROSE WEST AVENUE SUITE 400  
AKRON, OH 44321  
PHONE: (330) 665-0660  
CONTACT: ANDY ARDITO

ENGINEER:  
CESO, INC.  
4445 LAKE FOREST DRIVE  
CINCINNATI, OH 45242  
PHONE: (937) 435-8584  
CONTACT: PAIGE WEIDNER

GOVERNING AGENCIES AND UTILITY COMPANIES

SEWER:  
CITY OF PORTSMOUTH WATER & WASTEWATER  
680 PEVERLY HILL RD  
PORTSMOUTH, NH 03801  
PHONE: (603) 427-1530

GAS SERVICE:  
UNITIL - NORTHERN UTILITIES -NH  
PHONE: (603) 294-5177

WATER:  
CITY OF PORTSMOUTH WATER DIVISION  
680 PEVERLY HILL RD  
PORTSMOUTH, NH 03801  
PHONE: (603) 610-7237

COMMUNICATIONS:  
CONSOLIDATED COMMUNICATIONS  
PHONE (207) 852-8315

STORMWATER:  
CITY OF PORTSMOUTH STORMWATER  
680 PEVERLY HILL RD  
PORTSMOUTH, NH 03801  
PHONE: (603) 427-1530

ELECTRIC:  
EVERSOURCE - ELECTRIC  
PHONE: (800) 340-9822

ZONING:  
CITY OF PORTSMOUTH ZONING ENFORCEMENT  
1 JUNKINS AVE.  
PORTSMOUTH, NH 03801  
CONTACT: PETER BRITZ  
PHONE: (603) 610-7279

PROPERTY DATA:

PARCEL OWNER: RYE PORT PROPERTIES LLC

PARCEL ID: 0272-0004-000

ADDRESS: 2299 LAFAYETTE RD  
PORTSMOUTH, NH 03801

PROPERTY AREA: 1.83 AC

ZONING: G1 - GATEWAY CORRIDOR

PROPOSED USE: G1 - GATEWAY CORRIDOR

|  | REQUIRED | PROPOSED |
|--|----------|----------|
|--|----------|----------|

|                        |      |      |
|------------------------|------|------|
| BUILDING SETBACKS      |      |      |
| FRONTAGE ALONG STREET: | 100' | 125' |
| SIDE:                  | 10'  | 61'  |
| REAR:                  | 10'  | 144' |

|                |     |     |
|----------------|-----|-----|
| SIGN SETBACKS: | 10' | 11' |
|----------------|-----|-----|

|                          |     |  |
|--------------------------|-----|--|
| MAXIMUM BUILDING HEIGHT: | 20' |  |
|--------------------------|-----|--|

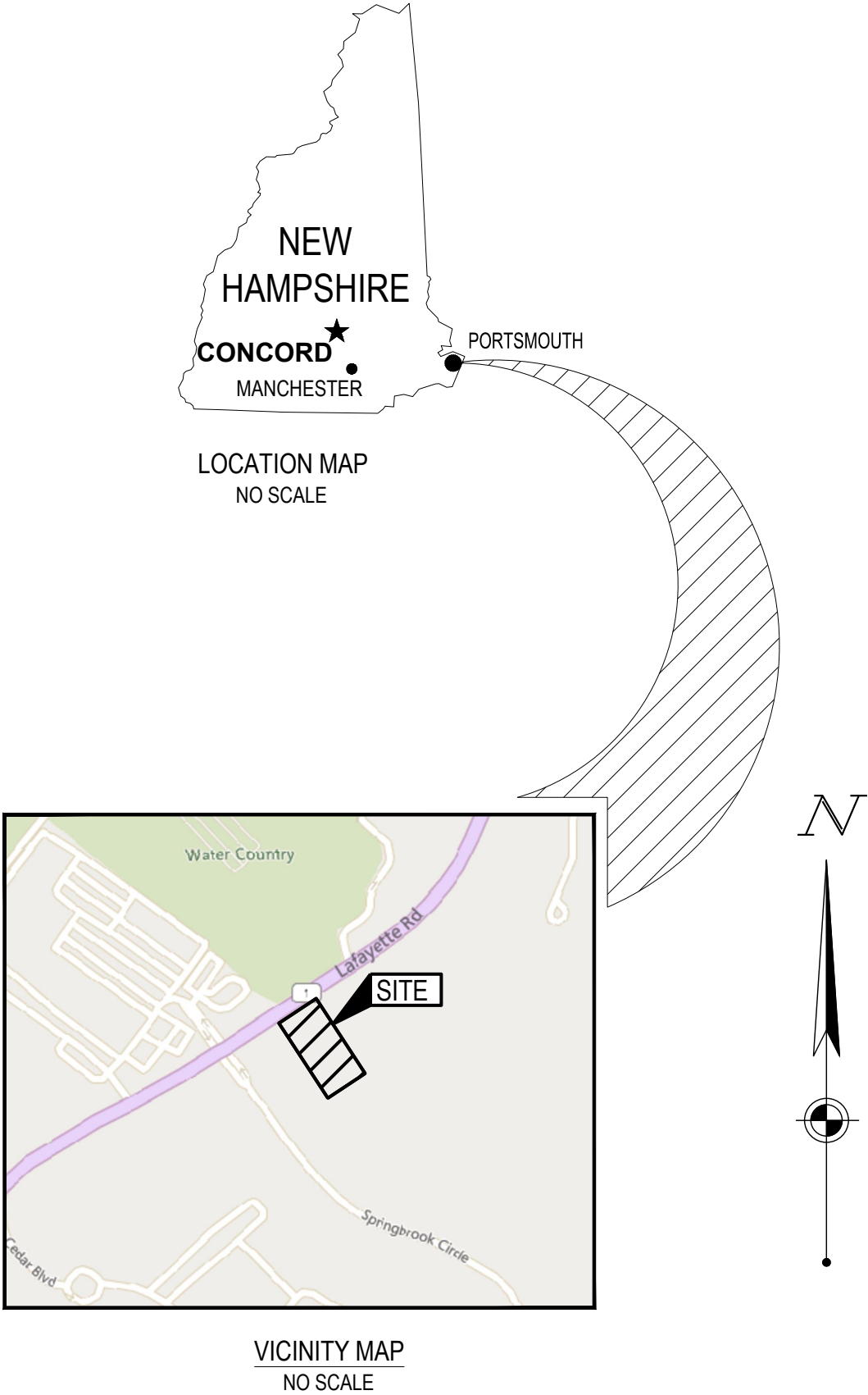
|                |     |          |
|----------------|-----|----------|
| BUILDING AREA: | N/A | 4,499 SF |
|----------------|-----|----------|

|                       |    |    |
|-----------------------|----|----|
| PARKING:              |    |    |
| TOTAL PARKING SPACES: | 14 | 30 |
| ADA PARKING SPACES:   | 1  | 1  |

PARCEL IS LOCATED WITHIN "ZONE X" AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 33015C0270F, EFFECTIVE DATE: 01/29/2021, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

CITY OF PORTSMOUTH, ROCKINGHAM COUNTY COUNTY, NH  
SITE PLAN  
FOR  
HANG 10  
2299 LAFAYETTE RD  
PORTSMOUTH, NH

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| BENCHMARKS |            |                                          |
|------------|------------|------------------------------------------|
|            | ELEVATION* | DESCRIPTION                              |
| BM #1      | 70.39'     | SET RAILROAD SPIKE IN BASE OF POWER POLE |
| BM #2      | 69.48'     | SET CHISELED "X" IN CONCRETE             |

\* VERTICAL DATUM: NAVD88 IN US FEET

**SURVEY PROVIDED BY:**  
BLEW ASSOCIATES  
3625 SHILOH DRIVE  
FAYETTEVILLE AR 72703  
PHONE: 479.443.4506  
DATED: 08/22/2025  
  
CESO PROVIDES NO GUARANTEE TO THE ACCURACY OF THE SURVEY PROVIDED BY BLEW ASSOCIATES. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.



SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: NEW HAMPSHIRE UTILITIES PROTECTION SERVICE AT 811 OR 888-344-7233 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



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HANG10 CAR WASH

PORTSMOUTH, NH

2299 LAFAYETTE RD  
PORTSMOUTH, NH 03801

Revisions / Submissions  
ID Description Date

Project Number: 766656  
Scale: NOT TO SCALE  
Drawn By: VMO  
Checked By: CG  
Date: 10/03/2025  
Issue: NOT FOR CONSTRUCTION

Drawing Title:  
TITLE SHEET

C1.0



GENERAL NOTES

DEMOLITION NOTES

1.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. THE DEMOLITION, REMOVAL, AND DISPOSAL IS TO BE APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL FACILITIES SUCH AS: STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, WELLS, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL AS SPECIFIED BY A QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER. IF UNDOCUMENTED FACILITIES ARE FOUND ON SITE, CONTRACTOR SHALL CONTACT THE OWNER AND UTILITY COMPANY PRIOR TO REMOVAL. ALL FACILITIES SHALL BE PLUGGED, ABANDONED, OR REMOVED PER STATE AND LOCAL REQUIREMENTS.
2.

FEDERAL, STATE AND LOCAL CODE REQUIREMENTS SHALL GOVERN THE DISPOSAL OF DEBRIS INCLUDING ANY POTENTIALLY HAZARDOUS AND TOXIC MATERIALS. ALL MATERIALS AND STRUCTURES DESIGNATED AS "TO BE REMOVED" SHALL BE DISPOSED OF OFF SITE AND AT THE COST OF THE CONTRACTOR.
3.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS AT ALL TIMES.
4.

PRIOR TO DEMOLITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL THE STATE 811 AND NOTIFY ALL UTILITY COMPANIES TO SCHEDULE UTILITY SERVICE REMOVAL AND/OR ABANDONMENT. ALL UTILITIES SHALL BE REMOVED/RELOCATED PER THE SPECIFICATIONS OF THE UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE TO PAY ALL FEES AND CHARGES ASSOCIATED WITH THIS WORK
5.

CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO INHABITED BUILDINGS ON SITE AND ADJACENT PROPERTIES AT ALL TIMES. INTERRUPTIONS SHALL BE APPROVED BY THE OWNERS OF THE BUILDINGS/PROPERTIES.
6.

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. IF THE LOCATION OR ELEVATION OF THE EXISTING UTILITIES ARE FOUND TO BE DIFFERENT FROM THE PLANS, CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
7.

CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES TO REMAIN INSIDE AND OUTSIDE CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGES AND NOTIFY THE CITY/COUNTY PRIOR TO CONSTRUCTION START. ANY EXISTING SITE FEATURE TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, CURB, ETC. SHALL BE REPAIRED TO A CONDITION THAT IS EQUAL TO, OR BETTER THAN, THE EXISTING CONDITIONS. PRIOR TO BEING DAMAGED, THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
8.

CONTINUOUS ACCESS SHALL BE MAINTAINED TO THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
9.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND LOCAL REGULATIONS.
10.

THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGNS, ETC. TO WARN AND KEEP UNAUTHORIZED PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
11.

PRIOR TO DEMOLITION, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PER THE GOVERNING AGENCIES GUIDELINES AND STANDARDS. DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12.

SAWCUT LINE PROVIDED IS FOR REFERENCE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING THE EXTENT OF THE SAWCUT THAT WILL BE REQUIRED AS WELL AS PAVEMENT REPAIRS TO INSTALL UTILITY TRENCHING. IF ANY DAMAGE OCCURS ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THAT WHICH IS NECESSARY TO COMPLETE THE INTENT OF THE PROPOSED IMPROVEMENTS. SAWCUT EXISTING PAVEMENT TO FULL DEPTH, USING CARE TO CUT NEAT, STRAIGHT LINES. CUT AT EXISTING JOINTS WHERE POSSIBLE.
13.

THE CONTRACTOR SHALL MAINTAIN A WELL-DRAINED SITE, FREE OF STANDING WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DRAINAGE MEASURES DURING CONSTRUCTION.
14.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO STUDY THE PLANS AND VISIT THE SITE TO DETERMINE THE ITEMS THAT MUST BE REMOVED TO COMPLY WITH THE SITE DEVELOPMENT PLANS. NO EXTRA FEE WILL BE PAID FOR THE REMOVAL OF ANY ITEM NOT LISTED THAT IS VISIBLE UPON A SITE VISIT. THE DEMOLITION PLAN IS INTENDED TO PRESENT THE SCOPE OF THE DEMOLITION, AND DOES NOT GUARANTEE THAT ALL ITEMS ARE ADDRESSED.
15.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING AUTHORITIES' SPECIFICATIONS FOR BUT NOT LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.
16.

THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT. THE PLAN MUST CONFORM TO THE EROSION AND SEDIMENTATION REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES, WHICHEVER IS MORE STRINGENT.
17.

ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.

SITE NOTES

1.

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2.

ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
3.

CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO COORDINATE ACCESS POINTS AND ELEVATIONS. REFER TO ARCHITECTURAL PLANS. FOR EXACT LOCATIONS AND DIMENSIONS OF DOORS, ENTRY RAMP, AND CANOPY.
4.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING AUTHORITIES' SPECIFICATIONS FOR BUT NOT LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.
5.

THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT. THE PLAN MUST CONFORM TO THE EROSION AND SEDIMENTATION REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES, WHICHEVER IS MORE STRINGENT.
6.

ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.
7.

ACCESSIBILITY STANDARDS SHALL BE IN ACCORDANCE WITH FEDERAL AND LOCAL REQUIREMENTS FOR HANDICAP ACCESSIBILITY, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES. ADA PARKING STALLS SHALL MEET ADA GRADE GUIDELINES. CONTRACTOR SHALL FIELD VERIFY EXISTING GRADES AT ACCESS POINTS, ACCESSIBLE ROUTES, AND EXISTING PARKING TO REMAIN TO DETERMINE COMPLIANCE WITH STANDARDS.
8.

ALL DISTURBED AREAS ARE TO RECEIVE 6" OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
9.

ALL DIMENSIONS AND RADII ARE TO THE FACE OF THE CURB OR EDGE OF PAVEMENT, AS APPLICABLE, UNLESS OTHERWISE NOTED.
10.

ALL CURB RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
11.

PROVIDE SIGNAGE AND STRIPING AS SHOWN. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH THE GOVERNING MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). PAVEMENT MARKINGS ON ASPHALT SHALL BE WHITE. PAVEMENT MARKINGS ON CONCRETE SHALL BE YELLOW.
12.

REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING SIGNAGE.
13.

REFER TO MECHANICAL PLANS FOR EQUIPMENT LAYOUT.
14.

REFER TO ELECTRICAL PLANS FOR ELECTRICAL WORK.
15.

REFER TO GEOTECHNICAL ENGINEERING REPORT FOR SITE WORK PREPARATION/RECOMMENDATIONS AND PAVEMENT SECTIONS.
16.

REFER TO ORIGINAL SURVEY PROVIDED BY BLEW INC.
17.

ALL LIGHT POLES TO BE LOCATED 3' FROM THE BACK OF CURB, AS MEASURED FROM THE FACE OF POLE FOUNDATION, UNLESS OTHERWISE DENOTED ON PLANS.

GRADING NOTES

1.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2.

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY A REGISTERED LAND SURVEYOR. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3.

CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4.

THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
5.

EXISTING AND PROPOSED GRADE CONTOUR INTERVALS ARE SHOWN AT 1 FOOT INTERVALS.
6.

ALL SPOT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
7.

ALL ADA ACCESSIBLE PARKING SPACES AND LOADING AREAS SHALL BE GRADED WITH A 2.0% MAXIMUM SLOPE IN ALL DIRECTIONS. ALL ADA ACCESSIBLE ROUTES SHALL BE GRADED WITH A 2.0% MAXIMUM CROSS SLOPE AND 5.0% MAXIMUM RUNNING SLOPE.
8.

MAINTAIN EXISTING DRAINAGE PATTERN THROUGHOUT THE SITE, EXCEPT WITHIN THE LIMITS OF DISTURBANCE (LOD).
9.

COORDINATE GRADES AT BUILDING ENTRIES WITH ARCHITECTURAL PLANS.
10.

EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED TO REMOVE ALL SILT AND DEBRIS AFTER CONSTRUCTION IS COMPLETE.
11.

IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO A CONDITION EQUAL TO OR BETTER THAN ITS CONDITION PRIOR TO DAMAGE.
12.

CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND WITHIN PAVED AREAS.
13.

ALL TOPSOIL MUST BE REMOVED BEFORE FILL MATERIAL IS PLACED.
14.

ALL WET, OR OTHERWISE UNSUITABLE SOILS MUST BE STABILIZED, THIS MAY BE ACCOMPLISHED BY DRYING, REMOVAL & REPLACEMENT, REMOVAL & DRYING & RECOMPACTION, OR SOIL TREATMENT (LIME/CEMENT) UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER.
15.

ALL UNSURFACED AREAS, DISTURBED BY GRADING, OPERATION SHALL RECEIVE 6" OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER AND SEED WITH LOW MAINTENANCE GRASS SEED MIX. CONTRACTOR SHALL SEED DISTURBED AREAS IN ACCORDANCE WITH SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. ALL EXPOSED SURFACE AREAS SHALL BE STABILIZED PER THE SWPPP AND LANDSCAPE REQUIREMENTS AS PART OF THIS PLAN SET.
16.

ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS SOIL TIGHT.
17.

ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
18.

STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

| MATERIAL                          | TYPE                                      | PIPE SPEC            | JOINT SPEC | INSTALLATION | ACCEPTABLE AREAS OF USE                  |
|-----------------------------------|-------------------------------------------|----------------------|------------|--------------|------------------------------------------|
| REINFORCED CONCRETE PIPE (RCP)    | CLASS III, IV, V                          | ASTM C-76            | ASTM C443  | ASTM C1479   | WITHIN R/W, COVER VARIES WITH PIPE CLASS |
| HIGH DENSITY POLY-ETHYLENE (HDPE) | SMOOTH-WALLED CORRUGATED ADS-N12 OR EQUAL | AASHTO M294 (TYPE S) | ASTM F477  | ASTM D2321   | ON SITE, 12" TO 60" DIA.                 |
| POLY VINYL CHLORIDE (PVC)         | SDR 35                                    | ASTM D3034           | ASTM D3212 | ASTM D2321   | ON SITE, 4" TO 10"                       |

19.

ALL STORM SEWER STRUCTURE GRATES AND FRAMES WITHIN PAVEMENT SHALL BE HEAVY DUTY.
20.

ALL STORM DRAINAGE SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL COUNTY AND NEW HAMPSHIRE DOT STANDARDS.
21.

ALL DOWNSPOUT DRAIN LINES OR ROOF LEADERS SHALL HAVE A 1.0% MINIMUM SLOPE, UNLESS OTHERWISE NOTED. CONNECT ALL DOWNSPOUTS AND ROOF LEADERS TO THE STORM SEWER SYSTEM. REFER TO ARCHITECTURAL PLANS FOR DOWNSPOUT AND ROOF LEADER LOCATIONS. PROVIDE POSITIVE DRAINAGE AND PAVEMENT REPAIR AS NEEDED.
22.

ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
23.

THE STORM SEWER GRADE WILL BE SUCH THAT A MINIMUM COVER IS MAINTAINED TO WITHSTAND AASHTO HS-25 LOADING ON THE PIPE. PROVIDE MINIMUM 2.0 FEET OF COVER FOR ALL STORM SEWERS UNLESS OTHERWISE NOTED.
24.

WHEN A SANITARY SEWER MAIN LIES ABOVE A STORM SEWER, OR WITHIN 18 INCHES BELOW, THE SANITARY SEWER WILL HAVE AN IMPERVIOUS ENCASEMENT OR BE CONSTRUCTED OF STRUCTURAL SEWER PIPE FOR A MINIMUM OF 10 FEET ON EACH SIDE OF WHERE THE STORM SEWER CROSSES.
25.

IF EXISTING FIELD TILES ARE ENCOUNTERED DURING CONSTRUCTION THEY SHALL BE REPAIRED AND/OR TIED INTO A STORM SEWER SYSTEM AS NEEDED TO MAINTAIN POSITIVE DRAINAGE.

UTILITY NOTES

1.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2.

THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3.

CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF O.S.H.A. DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR O.S.H.A.
4.

CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
5.

ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
6.

CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY REGULATIONS AND THE OWNER'S INSPECTION AUTHORITIES.
7.

CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
8.

WATER AND SANITARY UTILITIES SHALL HAVE TEN (10') FEET OF HORIZONTAL CLEARANCE WHEN PARALLEL OR 18" VERTICAL CLEARANCE WHEN CROSSING. ALL CLEARANCE DISTANCES SHALL BE MEASURE FROM OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE. THE CROSSING SHALL BE ARRANGED SO THAT THE SANITARY SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER LINE JOINTS.
9.

IF A WATER LINE PASSES UNDER THE SANITARY SEWER LINE, THE SEWER LINE SHOULD BE CONSTRUCTED OF A WATERTIGHT MATERIAL APPROVED BY THE REGULATORY AGENCY FOR USE IN WATER MAIN CONSTRUCTION AND SHALL EXTEND TEN (10') FEET ON BOTH SIDES OF THE CROSSING, AS MEASURED PERPENDICULAR TO THE WATER LINES. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE.
10.

UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11.

CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY REGULATIONS AND THE OWNER'S INSPECTION AUTHORITIES.
12.

UTILITY TRENCHES WITHIN PAVED AREAS TO BE BACKFILLED PER UTILITY TRENCH DETAIL PROVIDED WITHIN THE CONSTRUCTION DETAILS SHEET.
13.

ALL WATER LINE WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF PORTSMOUTH CONSTRUCTION STANDARDS AND STATE REGULATIONS.
14.

INSTALL ALL WATER LINES WITH A MINIMUM COVER OF 4'.
15.

ON-SITE WATER LINE MATERIAL SHALL BE AS FOLLOWS:

| MATERIAL                                 | PRESSURE RATING           | PIPE SPEC                            | FITTINGS                 | INSTALLATION      | ACCEPTABLE AREAS OF USE                                                        |
|------------------------------------------|---------------------------|--------------------------------------|--------------------------|-------------------|--------------------------------------------------------------------------------|
| HIGH-DENSITY POLY-ETHYLENE (HPDE TUBING) | SDR 9<br>P.C. = 250 PSI   | ASTM D2239<br>AWWA C901<br>ASTM F714 | ASTM D3350<br>ASTM D3261 | ASTM D2774        | ON SITE, < 3" DIA.                                                             |
| COPPER 1"-3"                             | TYPE "K"                  | ASTM B88                             | AWWA C800                | AWWA C800         | DOMESTIC WATERLINES 1"-3"                                                      |
| PE 4710 POLY-ETHYLENE PLASTIC (IPE)      | SDR 11<br>P.C. = 200 PSI  | ASTM D3035<br>AWWA C901              | ASTM D3350<br>ASTM D3261 | ASTM D2774        | ON SITE, 2" TO 3" DIA.                                                         |
| P.V.C. POLY VINYL CHLORIDE 4"- 8" C900   | C900                      | AWWA C901<br>(RATED DR 14)           | ASTM F-477<br>ASTM D3139 | AWWA C900<br>C851 | ON SITE, 4"-8" WATER LINES & FIRE LINES<br>INSTALL W/ TRACER & TAPE #12 COPPER |
| DUCTILE IRON PIPE 4"-12"                 | CLASS 52<br>P.C. = 350PSI | AWWA C104, C110, C151, C500          | AWWA C111                | AWWA C600, C851   | 6" FIRE HYDRANT LEADS                                                          |
| PE 4710 POLY-ETHYLENE PLASTIC (IPE)      | SDR 9<br>P.C. = 250 PSI   | ASTM D2239<br>ASTM F714<br>AWWA C906 | ASTM D3350<br>ASTM D3261 | ASTM D2774        | ON SITE, 4" DIA. AND LARGER                                                    |

16.

ON-SITE SANITARY SEWER LINE MATERIAL SHALL BE AS FOLLOWS:

| MATERIAL                  | PRESSURE RATING | PIPE SPEC  | FITTINGS   | INSTALLATION                   | ACCEPTABLE AREAS OF USE                                        |
|---------------------------|-----------------|------------|------------|--------------------------------|----------------------------------------------------------------|
| POLY VINYL CHLORIDE (PVC) | SDR 35          | ASTM D3034 | ASTM D3212 | ASTM D2321 WITH TYPE 1 BEDDING | ON SITE, 6" TO 8" DIA., LESS THAN 8.5' OF COVER                |
| POLY VINYL CHLORIDE (PVC) | SDR 26          | ASTM 3034  | ASTM D3212 | ASTM 2321 WITH TYPE 1 BEDDING  | ON SITE, 6" TO 8" DIA., GREATER THAN OR EQUAL TO 8.5' OF COVER |

17.

REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
18.

CLEAN OUTS AND CURB BOXES WITHIN THE PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS.



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HANG10 CAR WASH

PORTSMOUTH, NH

2299 LAFAYETTE RD  
PORTSMOUTH, NH 03801

Revisions / Submissions

| ID | Description | Date |
|----|-------------|------|
|----|-------------|------|

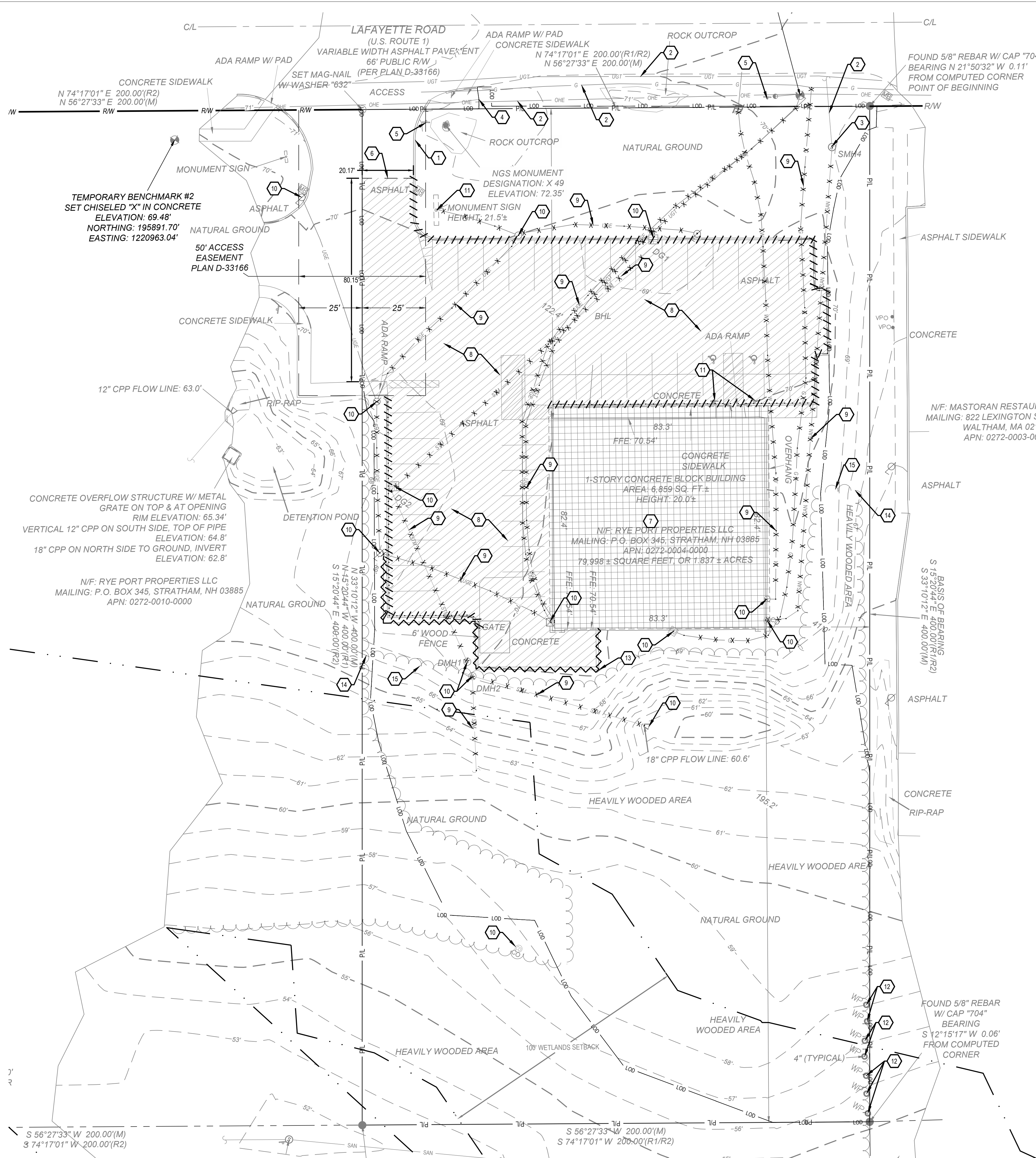
Project Number: 766656  
Scale: NOT TO SCALE  
Drawn By: VMO  
Checked By: CG  
Date: 10/03/2025  
Issue: NOT FOR CONSTRUCTION

Drawing Title:  
**GENERAL NOTES**

C1.1



C:\DACC\Des\CESO\Hang10 Portsmouth NH\Project Files\_CES010-CIVIL\PLAN\LOT1766656\_C2.0\_Existing\_Conditions\_& Demolition\_Plan.dwg - 10/7/2025 - Marvin Maldonado



**DEMOLITION LEGEND**

**EXISTING**

REFER TO C1.0 FOR EXISTING FEATURES LEGEND

**PROPOSED**

REMOVE EXISTING BUILDING

REMOVE EXISTING ASPHALT PAVEMENT (OR AS NOTED ON THE PLANS)

SAWCUT LINE

UTILITY LINE TO BE REMOVED / RELOCATED

LIMITS OF DISTURBANCE

REMOVE EXISTING CURB & GUTTER

REMOVE EXISTING FENCE

GRAPHIC SCALE (IN FEET)

1 in. = 20 ft.

**CONTRACTOR NOTE:**

- CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- REFER TO ALTA FOR EXISTING EASEMENTS. REFER TO UTILITY PLAN FOR EXISTING EASEMENTS PROJECTED ONTO THE PROPOSED SITE.

**CODED NOTES:**

- PROTECT EXISTING CURB.
- PROTECT EXISTING UTILITY LINE. CONTRACTOR SHALL PROTECT IN PLACE.
- PROTECT EXISTING UTILITY STRUCTURE. CONTRACTOR SHALL PROTECT IN PLACE.
- PROTECT EXISTING SIDEWALK.
- PROTECT EXISTING SIGN.
- SAW-CUT SIDEWALK, CURB OR PAVEMENT TO FULL DEPTH.
- REMOVE AND LEGALLY DISPOSE OF EXISTING BUILDING AND ALL FEATURES WITHIN 5' OF EXTERIOR WALL, INCLUDING BUT NOT LIMITED TO FLOOR SURFACES, FOUNDATIONS, CONTENTS, EQUIPMENT, SUBSURFACE PIPING, AND ASSOCIATED MATERIALS.
- REMOVE EXISTING PAVEMENT.
- REMOVE EXISTING UTILITY LINE. CONTRACTOR SHALL COORDINATE W / UTILITY COMPANY.
- REMOVE EXISTING UTILITY STRUCTURE. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY.
- REMOVE EXISTING SIGN AND BASE INCLUDING ANY UTILITY SERVICES. CONTRACTOR TO COORDINATE SERVICE REMOVAL WITH UTILITY COMPANY.
- REMOVE EXISTING SITE FIXTURE.
- REMOVE EXISTING FENCE.
- PROTECT EXISTING TREE LINE TO REMAIN.
- TREE CLEARING LIMITS



SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: NEW HAMPSHIRE UTILITIES PROTECTION SERVICE AT 811 OR 888-344-7233 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



**CESO**  
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300  
Merrimack, NH 03042  
Phone: 937.435.8584 Fax: 888.208.4826

HANG10 CAR WASH

PORTSMOUTH, NH

2299 LAFAYETTE RD  
PORTSMOUTH, NH 03801

| Revisions / Submissions |             |      |
|-------------------------|-------------|------|
| ID                      | Description | Date |

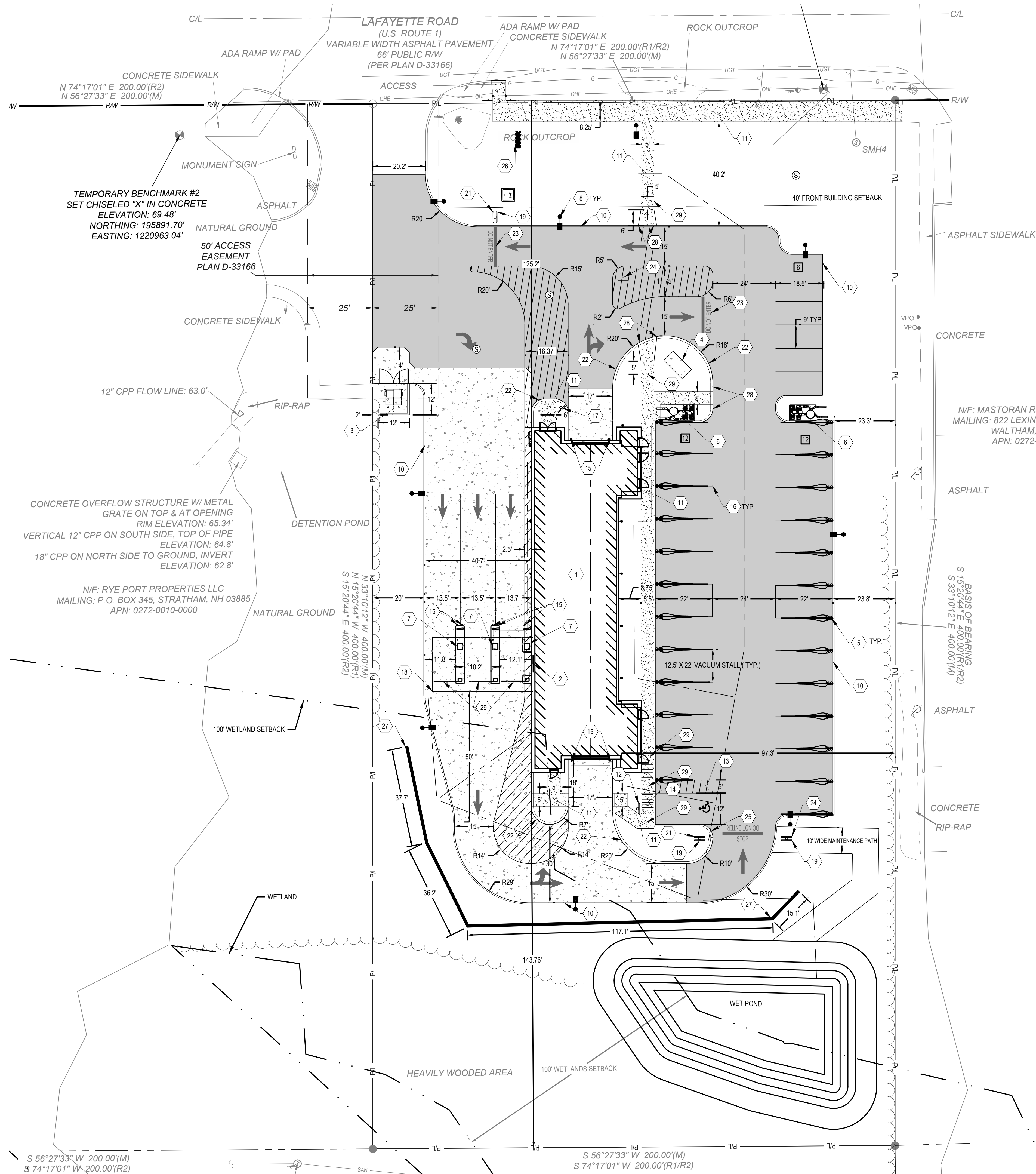
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Scale: 1" = 20'  
Drawn By: VMO  
Checked By: CG  
Date: 10/03/2025  
Issue: NOT FOR CONSTRUCTION

Drawing Title:  
**EX CONDITIONS & DEMO PLAN**

**C2.0**



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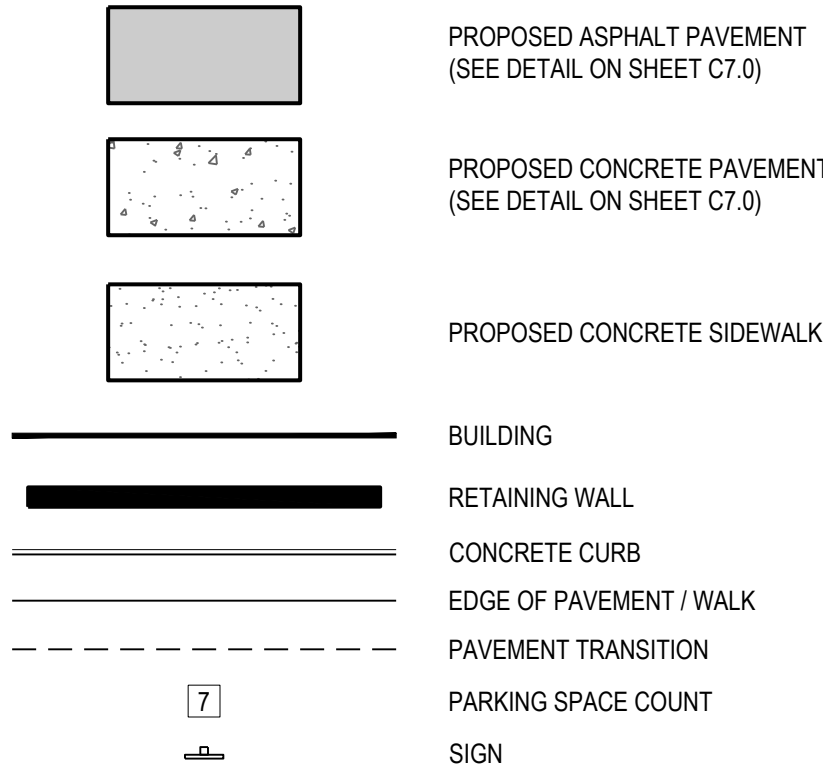


SITE LEGEND

EXISTING

REFER TO C1.0 FOR EXISTING FEATURES LEGEND

PROPOSED



CODED NOTES:

- PROPOSED CAR WASH BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED BUILDING SLIDING DOOR.
- PROPOSED TRASH ENCLOSURE PER LOCAL REQUIREMENTS. SEE ARCHITECTURAL PLAN FOR DETAILS.
- PROPOSED HANG 10 THEMED PARKED VAN ON CONCRETE PAD.
- PROPOSED VACUUMS. REFER TO MEP PLANS FOR DETAILS.
- PROPOSED VACUUM MOTOR/EQUIPMENT ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED PAY STATION. REFER TO MEP PLANS FOR DETAILS.
- PROPOSED BARRIER GATE. REFER TO MEP PLANS FOR DETAILS.
- PROPOSED LIGHT POLE. REFER TO CONSTRUCTION DETAILS ON SHEET C8.0.
- PROPOSED 6" STRAIGHT CURB. REFER TO CONSTRUCTION DETAILS ON SHEET C7.0.
- PROPOSED CONCRETE SIDEWALK. SIDEWALK IN RIGHT-OF-WAY SHALL BE CONSTRUCTED BY CITY REQUIREMENTS.
- PROPOSED INTEGRAL CONCRETE CURB AND SIDEWALK. REFER TO CONSTRUCTION DETAILS ON SHEET C7.0.
- CONTRACTOR TO CONSTRUCT ADA PARKING SPACE PER DETAIL ON SHEET C7.0 AND ACCORDING TO ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ADA ACCESSIBLE RAMP. REFER TO CONSTRUCTION DETAILS ON SHEET C7.0.
- PROPOSED 6" CONCRETE BOLLARD. REFER TO CONSTRUCTION DETAILS ON SHEET C7.0.
- PROPOSED PARKING LOT PAVEMENT MARKINGS.
- PROPOSED STOP/GO SIGNAGE.
- PROPOSED OVERHEAD CANOPY. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED STOP SIGN.
- PROPOSED STOP BAR AND 'STOP' PAVEMENT MARKINGS.
- PROPOSED DO NOT ENTER SIGN.
- PROPOSED ROLLED CURB. REFER TO CONSTRUCTION DETAILS ON SHEET C7.0.
- PROPOSED 'DO NOT ENTER' PAVEMENT MARKINGS.
- PROPOSED PORTABLE STOP SIGN.
- PROPOSED CURB TRANSITION. REFER TO CONSTRUCTION DETAILS ON SHEET C7.0.
- PROPOSED CAR WASH MONUMENT SIGN.
- PROPOSED RETAINING WALL. TO BE DESIGNED BY REDI ROCK.
- PROPOSED CURB TAPER. REFER TO DETAIL ON SHEET C7.0.
- PROPOSED 5'X5' LANDING.



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HANG10 CAR WASH

PORTSMOUTH, NH

2299 LAFAYETTE RD  
PORTSMOUTH, NH 03801

Revisions / Submissions

| ID | Description | Date |
|----|-------------|------|
|----|-------------|------|

Project Number: 766656

Scale: 1" = 20'

Drawn By: VMO

Checked By: CG

Date: 10/03/2025

Issue: NOT FOR CONSTRUCTION

Drawing Title:

SITE PLAN

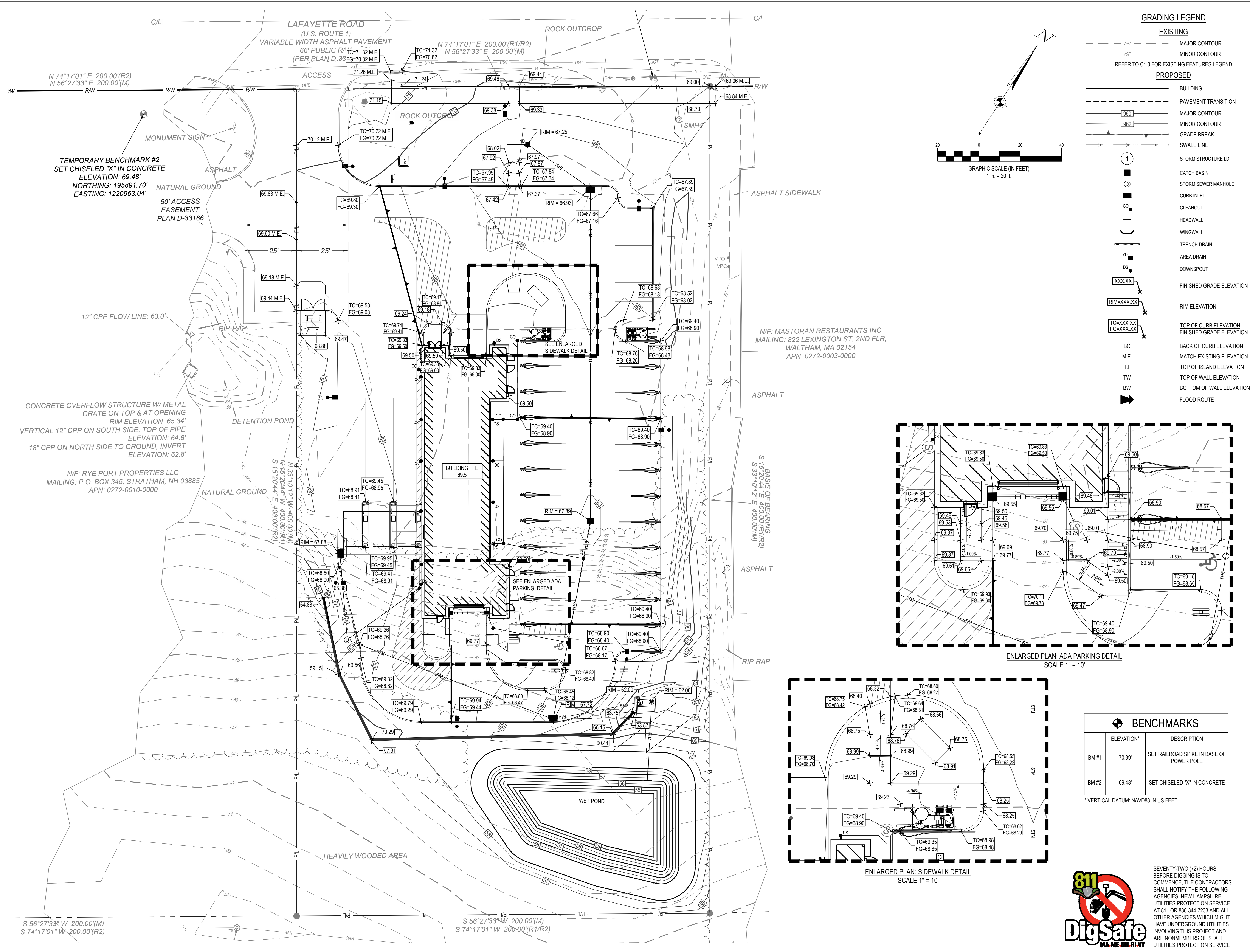
C3.0



SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: NEW HAMPSHIRE UTILITIES PROTECTION SERVICE AT 811 OR 888-344-7233 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



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## HANG10 CAR WASH

## PORTSMOUTH, NH

2299 LAFAYETTE RD  
PORTSMOUTH, NH 03801

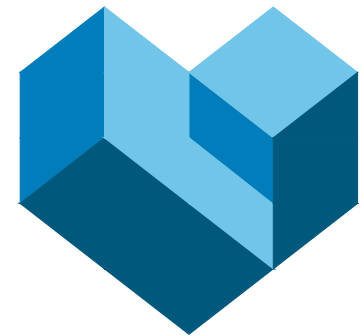
| Revisions / Submissions |             |      |
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| ID                      | Description | Date |
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Project Number: 766656  
Scale: 1" = 20'  
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Date: 10/03/2025  
Issue: NOT FOR CONSTRUCTION

Drawing Title:

GRADING PLAN

C4.0



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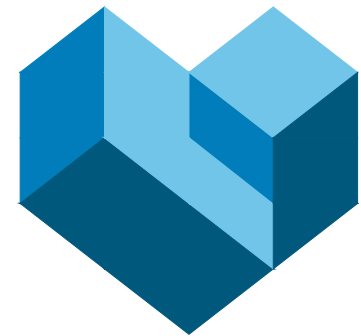
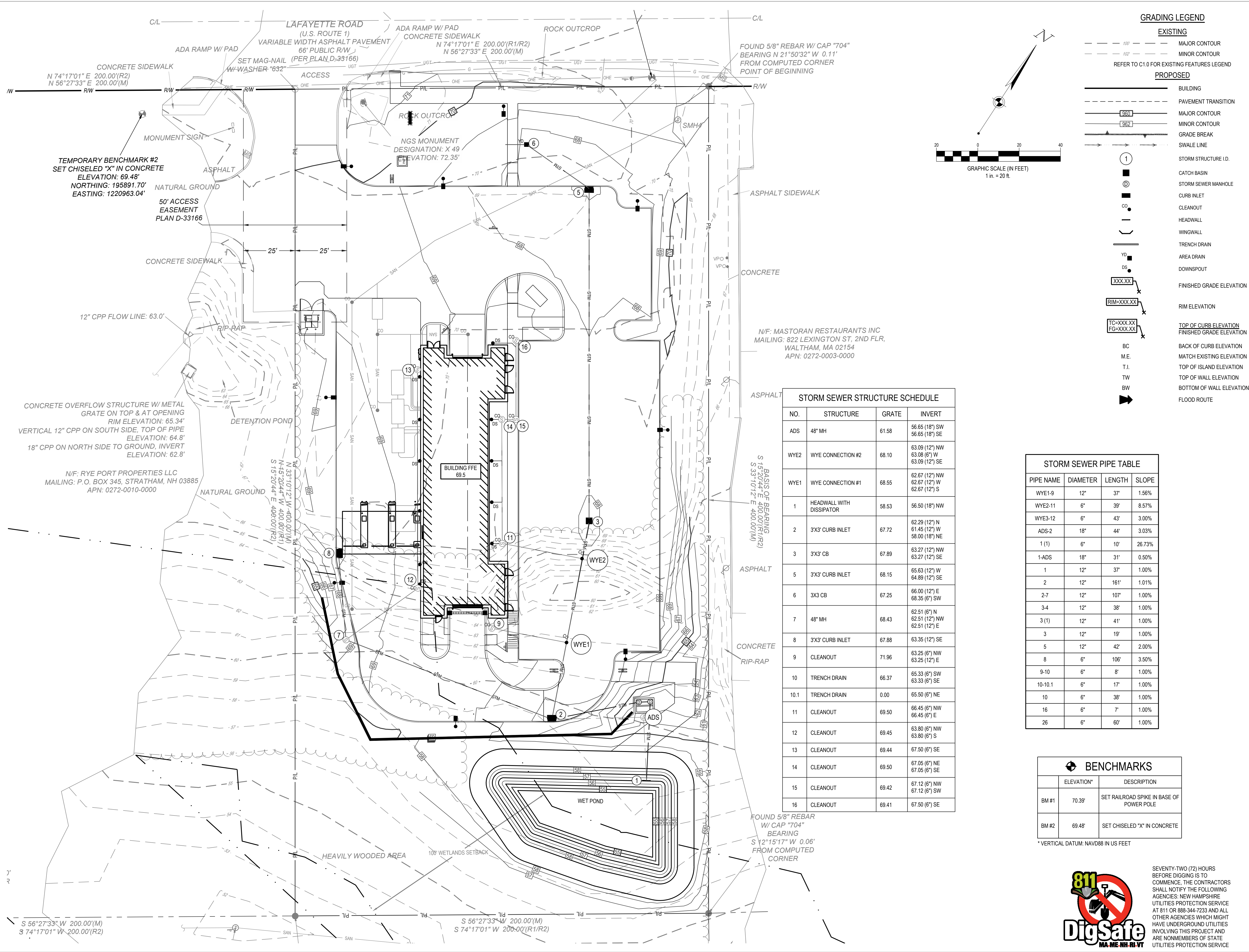
3601 Rigby Rd., Suite 300  
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SEVENTY-TWO (72) HOURS  
BEFORE DIGGING IS TO  
COMMENCE, THE CONTRACTORS  
SHALL NOTIFY THE FOLLOWING  
AGENCIES: NEW HAMPSHIRE  
UTILITIES PROTECTION SERVICE  
AT 811 OR 888-344-7233 AND ALL  
OTHER AGENCIES WHICH MIGHT  
HAVE UNDERGROUND UTILITIES  
INVOLVING THIS PROJECT AND  
ARE NONMEMBERS OF STATE  
UTILITIES PROTECTION SERVICE



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HANG10 CAR WASH

PORTSMOUTH, NH

2299 LAFAYETTE RD  
PORTSMOUTH, NH 03801

Revisions / Submissions

ID Description Date

Project Number: 766656

Scale: 1" = 20'

Drawn By: VMO

Checked By: CG

Date: 10/03/2025

Issue: NOT FOR CONSTRUCTION

Drawing Title:

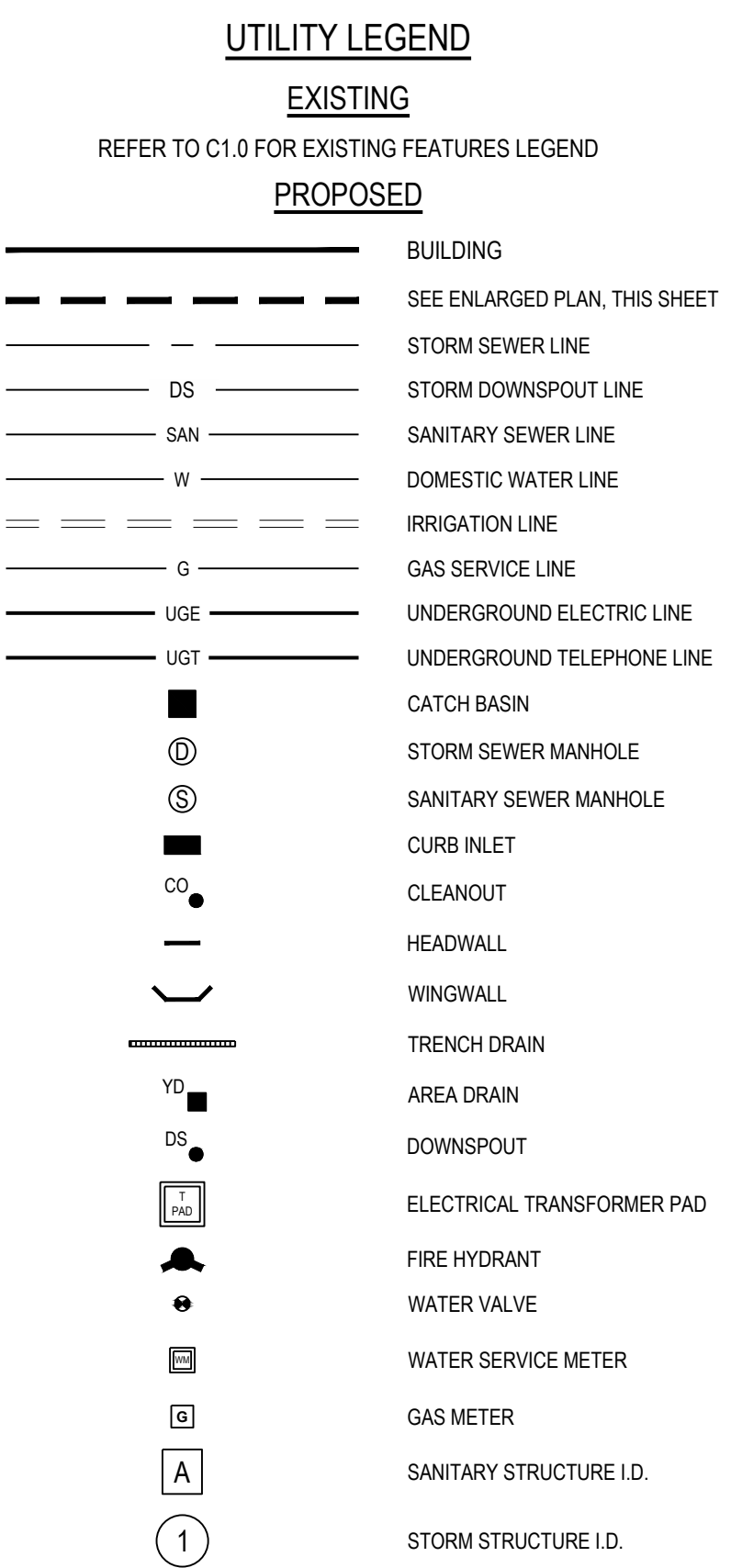
DRAINAGE PLAN

C4.1



SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: NEW HAMPSHIRE UTILITIES PROTECTION SERVICE AT 811 OR 888-344-7233 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



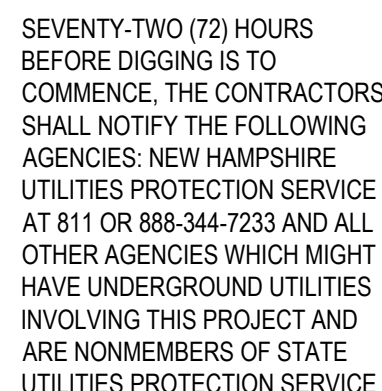


| UTILITY CROSSING SCHEDULE |                            |            |       |
|---------------------------|----------------------------|------------|-------|
| NO.                       | UTILITY                    | ELEVATIONS | DIFF. |
| 1                         | STORM SEWER<br>(INVERT)    | 64.75'     | 2.3'  |
|                           | SANITARY SEWER<br>(CROWN)  | 62.42'     |       |
| 2                         | 2" WATER LINE<br>(INVERT)  | 65.12      | 1.50' |
|                           | SANITARY SEWER<br>(CROWN)  | 63.62      |       |
| 3                         | SANITARY SEWER<br>(INVERT) | 65.34      | 1.56' |
|                           | STORM SEWER<br>(CROWN)     | 63.78      |       |

**CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES.**

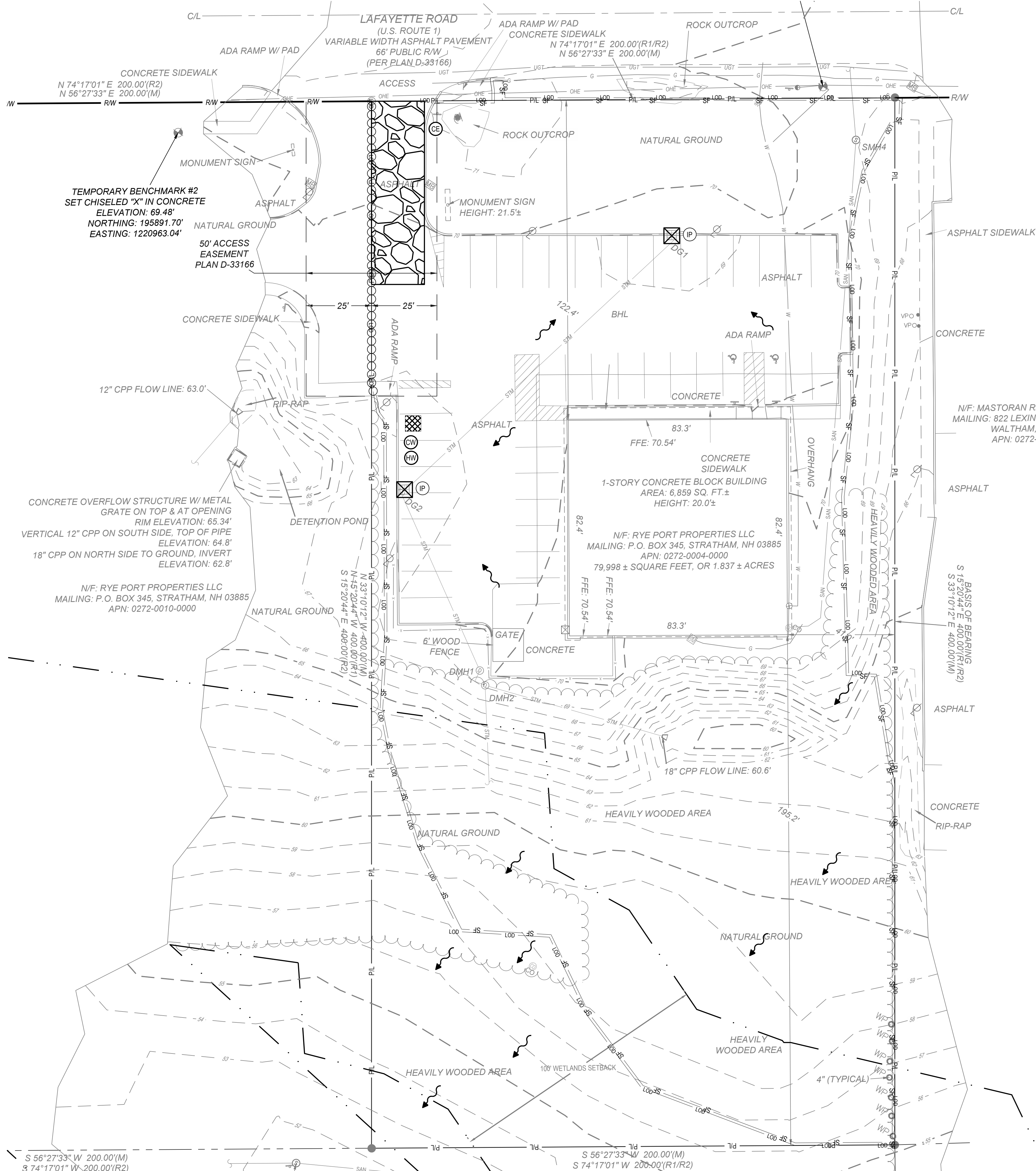
**CODED NOTES:**

1. CONTRACTOR SHALL FURNISH AND INSTALL 2" DOMESTIC WATER LINE FROM NEW 2" WATER METER TO BUILDING. LOCAL JURISDICTION SHALL INSTALL NEW 2" WATER METER.
2. PROPOSED IRRIGATION SERVICE, METER, AND BACKFLOW ASSEMBLY PER LOCAL JURISDICTION REQUIREMENTS.
3. CONNECT 6" SDR-35 PVC SANITARY SERVICE (MINIMUM 1.00% SLOPE) TO EXISTING SANITARY MAIN PER LOCAL STANDARDS. CONTRACTOR SHALL FIELD LOCATE AND VERIFY EXISTING SANITARY MAIN PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO CIVIL ENGINEER. CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS FOR FINAL CONNECTION. CONTRACTOR SHALL USE KORNYSEAL FLEXIBLE BOOT CONNECTOR OR APPROVED EQUAL.
4. PROPOSED OIL / WATER SEPARATOR. SEE SHEET C7.2 FOR DETAILS.
5. PROPOSED 2,000 GALLON RECLAIM TANK. REFER TO MEP PLANS FOR DETAILS.
6. PROPOSED RECLAIM TANK SERVICE LINE. REFER TO MEP PLANS FOR DETAILS.
7. PROPOSED UNDERGROUND ELECTRIC SERVICE LINE. CONTRACTOR TO COORDINATE WITH SERVICE PROVIDER AND MEP PLANS FOR CONNECTION.
8. PROPOSED UNDERGROUND TELEPHONE / COMMUNICATION SERVICE LINE. CONTRACTOR SHALL VERIFY EXACT ROUTING AND TERMINATION REQUIREMENTS WITH SERVICE PROVIDER PRIOR TO STARTING WORK. CONTRACTOR SHALL COORDINATE WITH OTHER UTILITIES AND UTILIZE SHARED TRENCHING IF PERMITTED.
9. PROPOSED GAS SERVICE LINE AND CONNECTION TO GAS MAIN. LOCAL GAS COMPANY SHALL FURNISH AND INSTALL GAS LINE FROM METER TO NEW TAP. THE CONTRACTOR SHALL INSTALL THE GAS LINE FROM THE METER TO THE BUILDING PER THE BUILDING DRAWINGS. CONTRACTOR SHALL FIELD LOCATE AND VERIFY EXISTING GAS MAIN PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENGINEER.
10. PROPOSED 6" PVC STORM LINE FROM DOWNSPOUTS (MIN. SLOPE 1.00%) REFER TO ARCHITECTURAL PLAN FOR EXACT BUILDING DOWNSPOUT LOCATIONS.
11. PROPOSED SWIFTDRAIN 200 8" WIDE FIBER CONCRETE TRENCH DRAIN WITH HD GRATE. SEE DETAILS ON SHEET C7.2.
12. PROPOSED 6" 45 DEGREE BEND.
13. PROPOSED SANITARY MANHOLE WITH PUMP.
14. PROPOSED POINT OF CONNECTION FOR TELEPHONE SERVICE. (CONTRACTOR TO COORDINATE WITH TELEPHONE PROVIDER).
15. PROPOSED POINT OF CONNECTION FOR ELECTRICAL SERVICE. (CONTRACTOR TO COORDINATE WITH ELECTRICAL PROVIDER).





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#### SWPPP LEGEND

##### EXISTING

--- 100 --- MAJOR CONTOUR  
--- 102 --- MINOR CONTOUR  
REFER TO C1.0 FOR EXISTING FEATURES LEGEND

##### PROPOSED

--- 100 --- MAJOR CONTOUR  
--- 102 --- MINOR CONTOUR  
--- PAVEMENT/WALK  
--- SF --- STORM SEWER  
--- SILT FENCE  
--- STRAW WATTLE  
--- LIMITS OF DISTURBANCE

FLOW LINE



STABILIZED CONSTRUCTION ENTRANCE



CONCRETE WASHOUT / STORAGE AREA



BASIN SEDIMENT FILTER



CATCH BASIN



STORM SEWER MANHOLE



CURB INLET



CLEANOUT



HEADWALL



TRENCH DRAIN



AREA DRAIN



DOWNSPOUT



STABILIZED CONSTRUCTION ENTRANCE



CONCRETE WASHOUT AREA



INLET PROTECTION



TEMPORARY SEEDING



PERMANENT SOD



STORAGE AREA FOR FUEL / TRASH / HAZARDOUS MATERIALS

#### OWNER:

HANG10 CAR WASH  
1380 SOLDIERS FIELD ROAD  
BOSTON, MA 02135  
CONTACT: STEVE LUKIN

#### ENGINEER:

CESO, INC.  
4445 LAKE FOREST DRIVE  
CINCINNATI, OH 45242  
PHONE: (937) 435-8584  
CONTACT: FAIGE WEIDNER  
EMAIL: FAIGE.WEIDNER@CESOINC.COM

#### STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PROJECT NARRATIVE:

THE PROPOSED PROJECT IS THE CONSTRUCTION OF A RESTAURANT / CONVENIENCE STORE WITH FUELING STATION. THE SUBJECT PARCEL IS 1.83 ACRES. THE TOTAL DISTURBED AREA IS 1.53 ACRES.

EXISTING RUNOFF CONDITIONS: DRAINS TO BASIN SOUTH OF EXISTING BUILDING AND DOWN THE SOUTH SIDE OF PACEL

PROPOSED RUNOFF CONDITIONS: DRAINS TO PROPOSED BASIN SOUTH OF PROPOSED BUILDING.

ON-SITE SOILS: PIPESTONE SAND, 0 TO 5% URBAN LAND 17.8% 82.2%

HYDROLOGIC SOIL GROUPS: 314A - HSG A/D 699 - IVA

#### SEQUENCE OF CONSTRUCTION

UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN STRICT ACCORDANCE WITH THE SWPPP THROUGHOUT THE DURATION OF THE PROJECT.

1. ENSURE NOTICE OF INTENT (N.O.I.) IS FILED, KEEP A COPY OF THE PERMIT ONSITE. NOTIFY ALL APPROPRIATE PARTIES, INCLUDING THE CITY OF PORTSMOUTH ENGINEER, BEFORE WORK IS TO BEGIN.
2. INSTALL TEMPORARY EROSION CONTROL MEASURES INCLUDING CONSTRUCTION ENTRANCE, FILTER SOCKS, SILT FENCE, SEDIMENT TRAPS, ETC. AS DEPICTED IN THIS PLAN.
3. INSPECTION OF EROSION CONTROL MEASURES AS OUTLINED IN NOTES. REPAIRS AND / OR REPLACEMENTS SHALL BE MADE NECESSARY.
4. BEGIN SITE DEMOLITION / CLEARING.
5. BEGIN ROUGH GRADING. PROVIDE TEMPORARY SEEDING OF DISTURBED AREAS WHICH ARE INACTIVE.
6. INSTALL REMAINING E&S CONTROLS.
7. STORM SEWER AND UNDERGROUND UTILITY CONSTRUCTION.
8. BUILDING PAD.
9. CURB CONSTRUCTION.
10. FINE GRADING AND PAVEMENT SUB-GRADE PREPARATION
11. ASPHALT PAVING AND REMAINING CONCRETE FLATWORK.
12. FINAL SEEDING AND STABILIZATION.

HANG10 CAR WASH

PORTSMOUTH, NH

2299 LAFAYETTE RD  
PORTSMOUTH, NH 03801

| Revisions / Submissions |             |      |
|-------------------------|-------------|------|
| ID                      | Description | Date |

Project Number: 766656  
Scale: 1" = 20'  
Drawn By: VMO  
Checked By: CG  
Date: 10/03/2025  
Issue: NOT FOR CONSTRUCTION

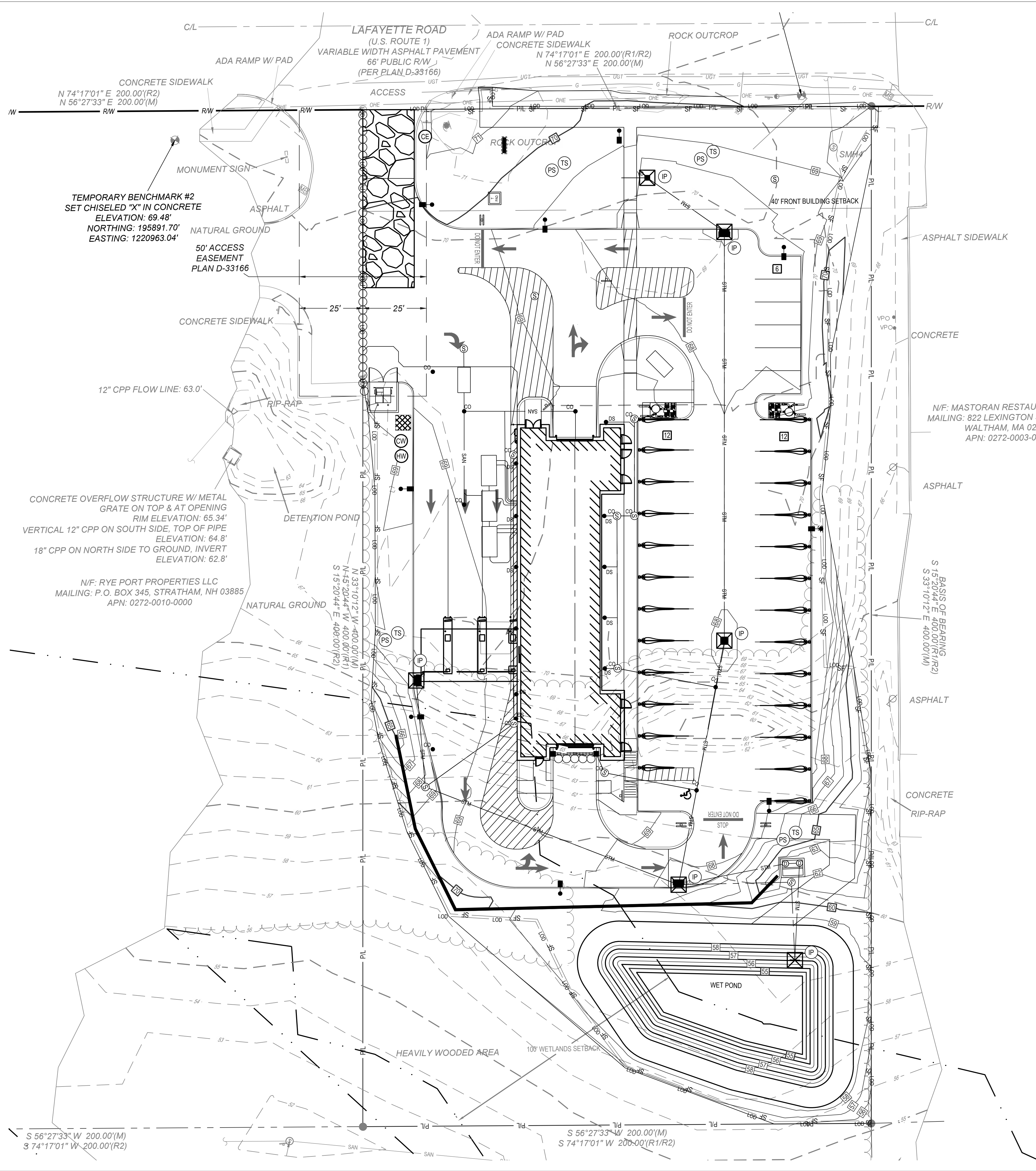
Drawing Title:

SWPPP PHASE I

C6.0



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SWPPP LEGEND

- EXISTING**
- MAJOR CONTOUR
  - MINOR CONTOUR
- REFER TO C1.0 FOR EXISTING FEATURES LEGEND
- PROPOSED**
- MAJOR CONTOUR
  - MINOR CONTOUR
  - PAVEMENT/WALK
  - STORM SEWER
  - SILT FENCE
  - STRAW WATTLE
  - LIMITS OF DISTURBANCE
  - STABILIZED CONSTRUCTION ENTRANCE
  - CONCRETE WASHOUT / STORAGE AREA
  - BASIN SEDIMENT FILTER
  - CATCH BASIN
  - STORM SEWER MANHOLE
  - CURB INLET
  - CLEANOUT
  - HEADWALL
  - TRENCH DRAIN
  - AREA DRAIN
  - DOWNSPOUT
  - STABILIZED CONSTRUCTION ENTRANCE
  - CONCRETE WASHOUT AREA
  - INLET PROTECTION
  - TEMPORARY SEEDING
  - PERMANENT SOD
  - STORAGE AREA FOR FUEL / TRASH / HAZARDOUS MATERIALS

OWNER:  
HANG10 CAR WASH  
1380 SOLDIERS FIELD ROAD  
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CONTACT: STEVE LUKIN

ENGINEER:  
CESO, INC.  
4445 LAKE FOREST DRIVE  
CINCINNATI, OH 45242  
PHONE: (937) 435-8584  
CONTACT: PAIGE WEIDNER  
EMAIL: PAIGE.WEIDNER@CESOINC.COM

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PROJECT NARRATIVE:

THE PROPOSED PROJECT IS THE CONSTRUCTION OF A RESTAURANT / CONVENIENCE STORE WITH FUELING STATION. THE SUBJECT PARCEL IS 1.83 ACRES. THE TOTAL DISTURBED AREA IS 1.53 ACRES.

EXISTING RUNOFF CONDITIONS: DRAINS TO BASIN SOUTH OF EXISTING BUILDING AND DOWN THE SOUTH SIDE OF PACEL

PROPOSED RUNOFF CONDITIONS: DRAINS TO PROPOSED BASIN SOUTH OF PROPOSED BUILDING.

|                         |                                    |                |
|-------------------------|------------------------------------|----------------|
| ON-SITE SOILS:          | PIPESTONE SAND, 0 TO 5% URBAN LAND | 17.8%<br>82.2% |
| HYDROLOGIC SOIL GROUPS: | 314A - HSG A/D<br>699 - IVA        |                |

SEQUENCE OF CONSTRUCTION

UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN STRICT ACCORDANCE WITH THE SWPPP THROUGHOUT THE DURATION OF THE PROJECT.

- ENSURE NOTICE OF INTENT (N.O.I.) IS FILED, KEEP A COPY OF THE PERMIT ONSITE. NOTIFY ALL APPROPRIATE PARTIES, INCLUDING THE CITY OF PORTSMOUTH ENGINEER, BEFORE WORK IS TO BEGIN.
- INSTALL TEMPORARY EROSION CONTROL MEASURES INCLUDING CONSTRUCTION ENTRANCE, FILTER SOCKS, SILT FENCE, SEDIMENT TRAPS, ETC. AS DEPICTED IN THIS PLAN.
- INSPECTION OF EROSION CONTROL MEASURES AS OUTLINED IN NOTES. REPAIRS AND / OR REPLACEMENTS SHALL BE MADE NECESSARY.
- BEGIN SITE DEMOLITION / CLEARING.
- BEGIN ROUGH GRADING. PROVIDE TEMPORARY SEEDING OF DISTURBED AREAS WHICH ARE INACTIVE.
- INSTALL REMAINING E&S CONTROLS.
- STORM SEWER AND UNDERGROUND UTILITY CONSTRUCTION.
- BUILDING PAD.
- CURB CONSTRUCTION.
- FINE GRADING AND PAVEMENT SUB-GRADE PREPARATION
- ASPHALT PAVING AND REMAINING CONCRETE FLATWORK.
- FINAL SEEDING AND STABILIZATION.



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HANG10 CAR WASH

PORTSMOUTH, NH

2299 LAFAYETTE RD  
PORTSMOUTH, NH 03801

Revisions / Submissions

| ID | Description | Date |
|----|-------------|------|
|----|-------------|------|

Project Number: 766656

Scale: 1" = 20'

Drawn By: VMO

Checked By: CG

Date: 10/03/2025

Issue: NOT FOR CONSTRUCTION

Drawing Title:

SWPPP PHASE II

C6.1



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SWPPP GENERAL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL SHALL BE PERFORMED ACCORDING TO: SWPPP AND DETAIL PLANS; ACCORDING TO THE LATEST STATE EPA AUTHORIZATION FOR CONSTRUCTION ACTIVITY UNDER THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES); ANY AND ALL REQUIRED PERMITS, REPORTS, AND RELATED DOCUMENTS. ALL CONTRACTORS AND SUBCONTRACTORS MUST BECOME FAMILIAR WITH ALL OF THE ABOVE.
2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AND GRADE CHANGES TO THE SITE AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE MAXIMUM EXTENT POSSIBLE OR AS REQUIRED BY THE GENERAL PERMIT.
4. SEDIMENT STRUCTURE AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING WITHIN SEVEN (7) DAYS FROM THE START OF CLEARING AND GRUBBING, AND SHALL CONTINUE TO FUNCTION UNTIL THE SLOPE DEVELOPMENT AREA IS RESTABILIZED.
5. PERMANENT SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF VEGETATION, LANDSCAPE TYPE MULCHING, MATTING, SOD, RIP RAP, AND OTHER APPROVED LANDSCAPING TECHNIQUES TO BE APPLIED AS FOLLOWS:
  - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR ONE (1) YEAR OR MORE.
  - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM AT FINAL GRADE.
  - WITHIN SEVEN (7) DAYS FOR ANY OTHER AREA AT FINAL GRADE.
6. TEMPORARY SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOD, PRESERVATION OF EXISTING VEGETATION, AND OTHER APPROVED TECHNIQUES TO BE APPLIED AS FOLLOWS:
  - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM NOT AT FINAL GRADE.
  - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR MORE THAN TWENTY ONE (21) DAYS, BUT LESS THAN ONE (1) YEAR.
  - PRIOR TO THE ONSET OF WINTER WEATHER FOR AREAS THAT WILL BE IDLE OVER WINTER.
7. TEMPORARY SEEDING, MULCHING, AND FERTILIZER SPECIFICATIONS:

SEEDING: ANNUAL RYEGRASS AT 2.02 POUNDS PER 1,000 S.F.

MULCHING: STRAW MATERIAL SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT A RATE OF TWO (2) TON/ACRE, OR 80-100 POUNDS PER 1,000 S.F. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE FREE OF PROHIBITIVE NOxious WEEDS. MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICAL MEANS. FROM NOVEMBER 01 THRU MARCH 15 INCREASE THE RATE OF STRAW MULCH TO THREE (3) TON/ACRE.

FERTILIZER: APPLY FERTILIZER AT HALF THE RATE OF PERMANENT APPLICATION AND AS PER ODOT SPECIFICATIONS. IF PROJECT CONDITIONS PREVENT FERTILIZING THE SOIL, THEN THIS ITEM MAY BE WAIVED.
8. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. ALL SLOPES 3:1 OR GREATER THAN 3:1 SHALL BE FERTILIZED, SEEDDED, AND CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY, NORTH AMERICAN GREEN, INC. OR AN APPROVED EQUAL AS SPECIFIED IN THE PLANS SHALL BE INSTALLED ON THE SLOPES.
9. NO SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. ALL NON-SEDIMENT POLLUTANTS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES. WASH OUT OF CEMENT TRUCKS SHOULD OCCUR IN DESIGNATED PIT OR DIKED AREAS, WHERE WASHINGS CAN BE REMOVED AND PROPERLY DISPOSED OFF-SITE WHEN THEY HARDEN. STORAGE TANKS SHOULD ALSO BE LOCATED IN PIT OR DIKED AREAS. IN ADDITION, SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CLEAN AND CONTAIN FUEL AND CHEMICAL SPILLS MUST BE KEPT ON SITE.
10. IF THE ACTION OF VEHICLES TRAVELING OVER THE STABILIZED CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE MOST OF THE DIRT AND MUD, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. DUST CONTROL USING APPROVED MATERIALS MUST BE PERFORMED AT ALL TIMES. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
13. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE USE OF BEST MANAGEMENT PRACTICES. THESE AREAS MUST BE SHOWN IN THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS. AT A MINIMUM SILT FENCE TO BE PLACED AT PERIMETER OF STOCKPILE AREA TO PREVENT SOIL FROM LEAVING THE STOCKPILE AREA.
14. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWERS MUST BE REMOVED IMMEDIATELY.
15. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH DAY; THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR ASPHALT FOR ROAD CONSTRUCTION.
16. THE LAST LAYER OF SOIL, INCLUDING TOP SOIL SHOULD BE COMPACTED TO 80% - 85% OF THE MAXIMUM STANDARD PROCTOR DENSITY. IN AREAS OUTSIDE THE PARKING LOT THAT WILL RECEIVE VEGETATION, THIS IS PARTICULARLY IMPORTANT IN CUT SLOPE AND EMBANKMENT AREAS. IN PAVEMENT AND ISLAND AREAS, IT IS RECOMMENDED THAT THE SOIL BE COMPACTED TO 88% AND 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY RESPECTIVELY. THE LAST COMPACTED LAYER MAY BE SCARIFIED TO IMPROVE THE SOIL GROWTH CHARACTERISTICS.
17. ALL DEWATERING ACTIVITIES SUCH AS PUMPING DOWN OF FLOODED FOUNDATION AND UTILITY TRENCHES MUST PASS THROUGH THE RETROFITTED DETENTION BASIN OR A SEDIMENT CONTROL PRACTICE PRIOR TO LEAVING THE SITE.
18. SILT FENCE AND OTHER PERIMETER EROSION CONTROL MEASURES SHOWN OFF LIMITS OF DISTURBANCE FOR CLARITY PURPOSES ONLY. CONTRACTOR TO ENSURE PERIMETER EROSION CONTROL MEASURES ARE PLACED AT THE LIMITS OF DISTURBANCE. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ENGINEER PRIOR TO PLACEMENT OF ANY EROSION CONTROL MEASURES.

SWPPP MAINTENANCE NOTES

1. ALL CONTROL MEASURES STATED IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL TEMPORARY OR PERMANENT STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE TO THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED ACCORDING TO THE FOLLOWING.
2. INLET PROTECTION DEVICES AND CONTROLS SHALL BE REPAIRED OR REPLACED WHEN THEY SHOW SIGNS OF UNDERMINING AND OR DETERIORATION. INLET PROTECTION DEVICES SHOULD BE ROUTINELY CLEANED AND MAINTAINED.

3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STANDING OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDDED AS NEEDED.
4. MINIMIZE OFF-SITE SEDIMENT TRACKING OF VEHICLES BY THE USE OF STONE MATERIAL IN ALL CONSTRUCTION ENTRANCES, ALONG WITH REGULARLY SCHEDULED SWEEPING/GOOD HOUSEKEEPING. STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED BY GENERAL CONTRACTOR AND IN GOOD WORKING ORDER AT ALL TIMES; THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE STONE AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE) BY GENERAL CONTRACTOR. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. CONTRACTORS AND SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ALL SEDIMENT FROM THE SITE, AND STORM SEWER SYSTEMS. SEDIMENT DEPOSITION DURING SITE STABILIZATION MUST ALSO BE REMOVED.
7. STONE CONSTRUCTION EXIT TO BE MAINTAINED BY GENERAL CONTRACTOR UNTIL SITE HAS BEEN PAVED OR IS NO LONGER REQUIRED.
8. ALL CATCH BASIN GRATES ARE TO BE PROTECTED WITH INLET BAGS AFTER THEY ARE INSTALLED. THEY SHOULD BE ROUTINELY CLEANED AND MAINTAINED.
9. CONTAINERS SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL.
10. BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.
11. CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.
12. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSED OF IN AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY OHIO REVISED CODE 3714. CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON-SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED IN AN OHIO EPA APPROVED LANDFILL. ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE 3745-20).
13. AREA SHALL BE DESIGNATED BY CONTRACTOR AND SHOWN ON SWPPP MAP FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONCRETE. THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.
14. EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY.
15. A SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.
16. ALL DESIGNATED CONCRETE WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS OR OTHER STORMWATER DRAINAGE AREAS.
17. ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES.
18. THE CONTRACTOR SHALL CONTACT THE STATE EPA, THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF SHEEN.
19. OPEN BURNING IS NOT PERMITTED ON THE SITE.
20. CONTRACTOR TO ENSURE STREETS SHALL BE CLEARED OF DEBRIS FROM SITE AND SWEEPED CLEAN ON AN AS NEEDED BASIS.



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HANG10 CAR WASH

PORTSMOUTH, NH

2299 LAFAYETTE RD  
PORTSMOUTH, NH 03801

| Revisions / Submissions |             |      |
|-------------------------|-------------|------|
| ID                      | Description | Date |

Project Number: 766656  
Scale: NOT TO SCALE  
Drawn By: VMO  
Checked By: CG  
Date: 10/03/2025  
Issue: NOT FOR CONSTRUCTION

Drawing Title:  
SWPPP NOTES

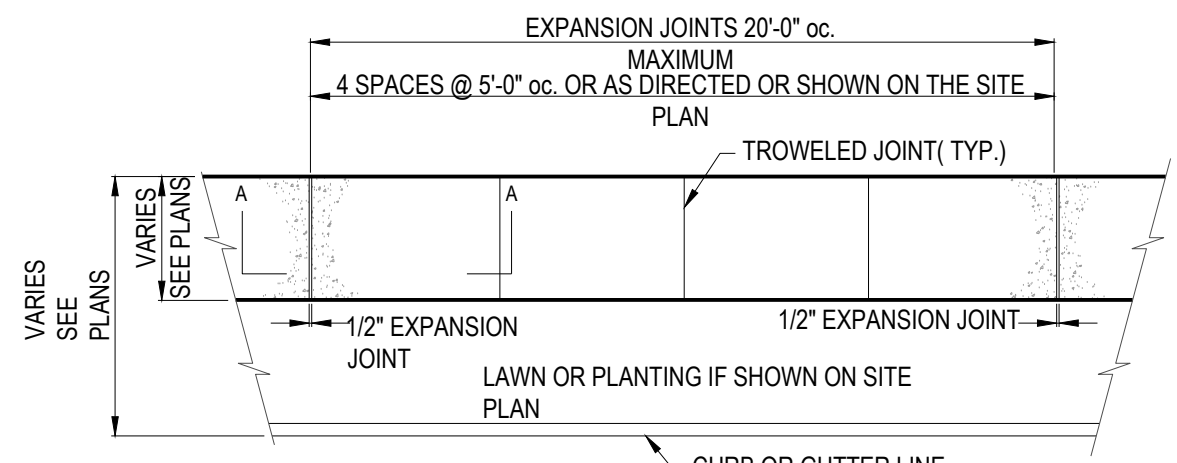
C6.2



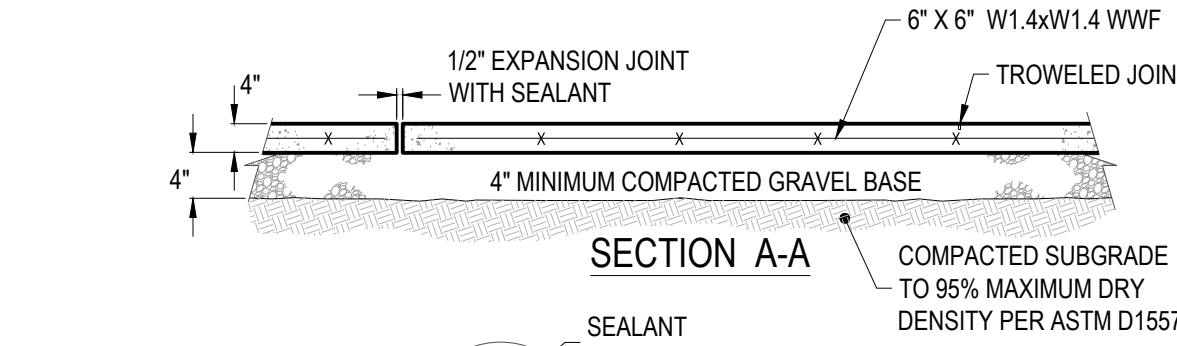




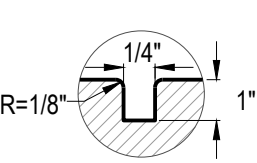
C:\IDC\ACD\ces\CESO\Hang10 Portsmouth NH\Project Files\_CES03-Civil\PLAN\LOT176656\_C7.0\_Construction\_Details.dwg - 10/7/2025 - Marvin Maldonado



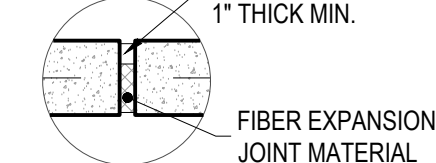
PLAN VIEW



SECTION A-A



TROWELED JOINT



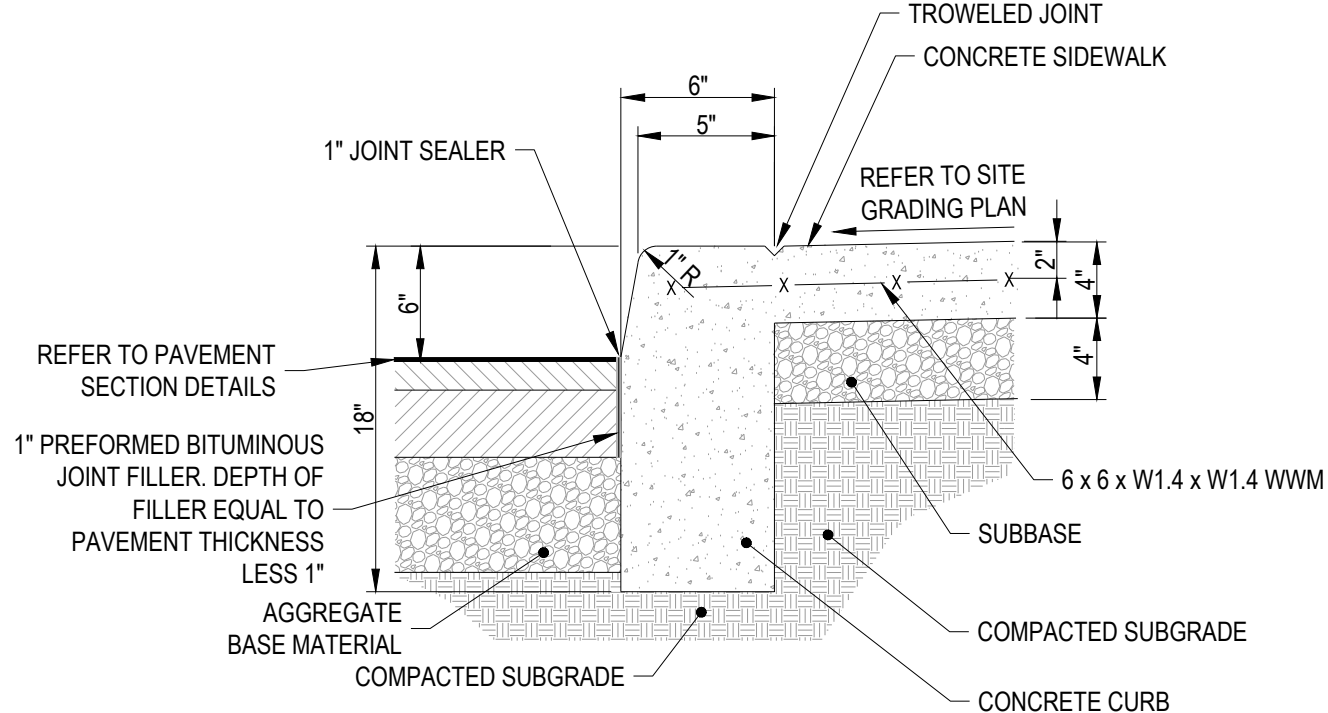
EXPANSION JOINT

NOTES:

1. ALL CONCRETE CURBS AND SIDEWALKS TO BE 4000 P.S.I. CONCRETE.
2. SIDEWALK TO BE SLOPED 2% MAX. AWAY FROM BUILDING.
3. ALL SIDEWALKS SHALL BE BROOM FINISHED.

### CONCRETE SIDEWALK

NTS

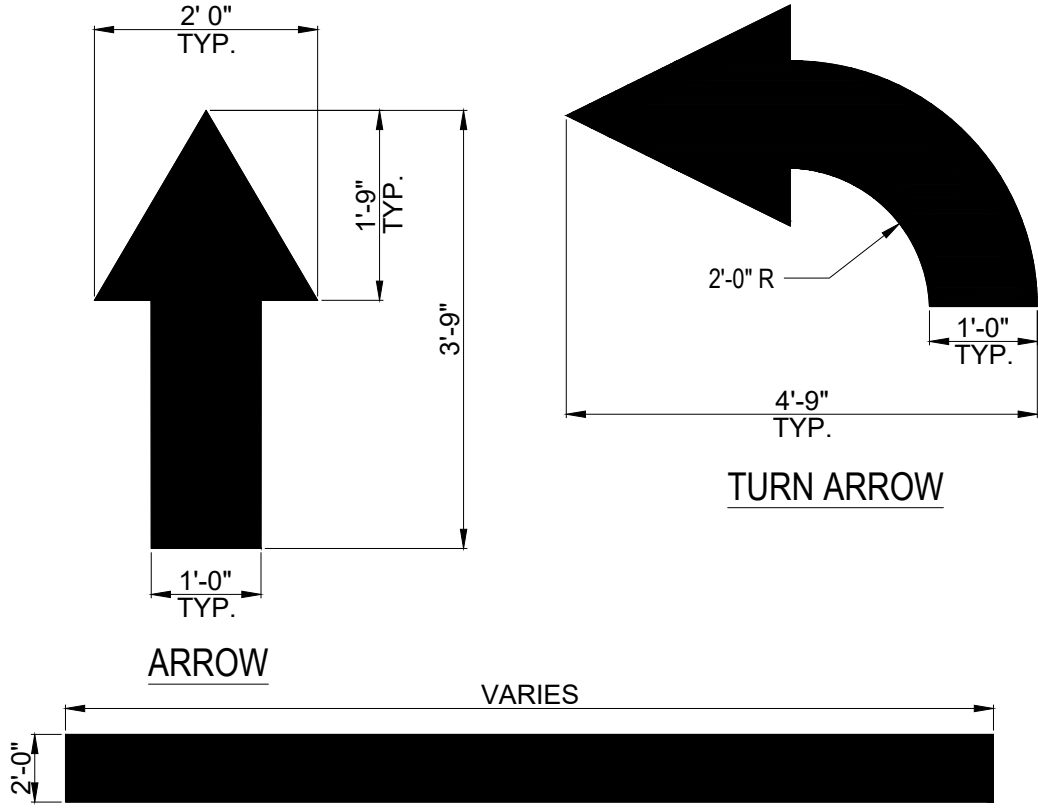


NOTES:

1. ALL CONCRETE CURBS AND SIDEWALKS TO BE 4,000 P.S.I. CONCRETE AT 28 DAYS.
2. TRANSVERSE EXPANSION JOINTS, 1/2" WIDE, SHALL BE INSTALLED IN THE CURB 20'-0" APART MAXIMUM. SPACING SHALL MATCH SIDEWALK.
3. EXPANSION JOINTS SHALL BE FILLED WITH 1/2" PREFORMED JOINT FILLER, RECESSED 1/4" FROM TOP AND FACE OF CURB.
4. MAXIMUM HEIGHT OF CURB TO PAVING IS 6".

### CONCRETE CURB W/ SIDEWALK

NTS

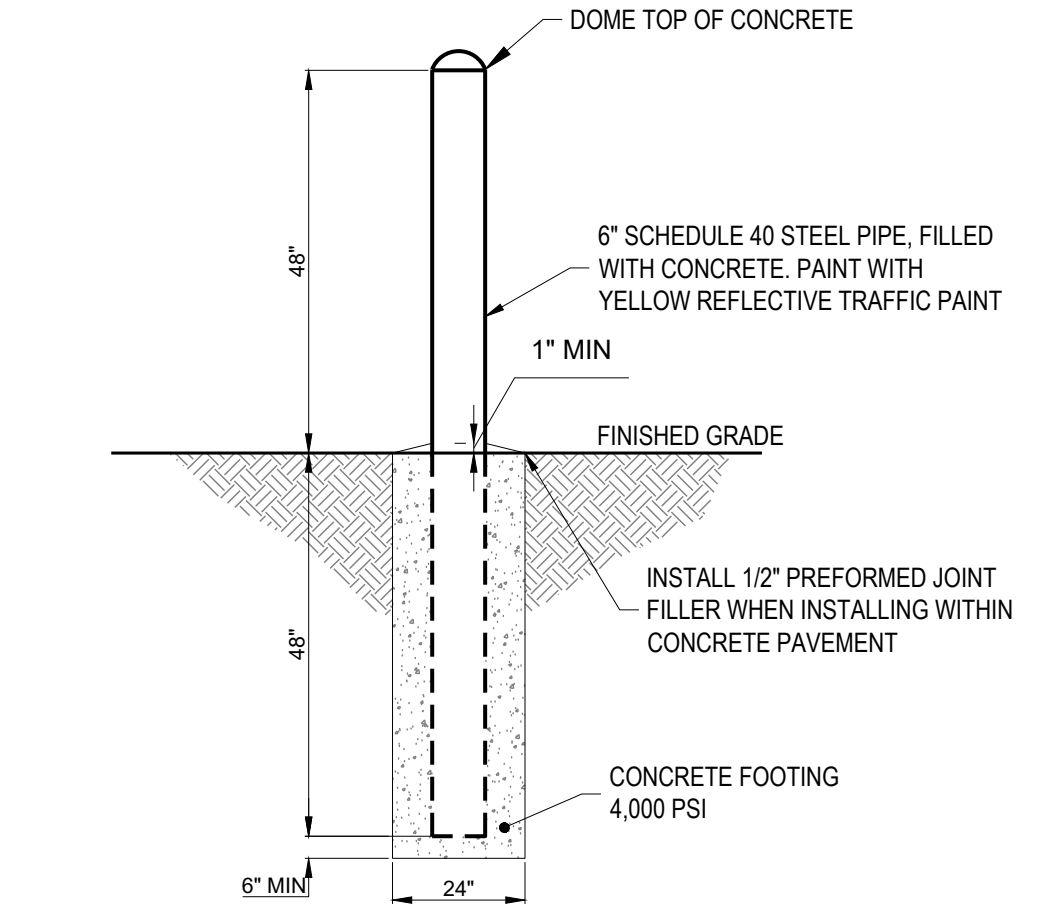


STOP BAR

2'-0" STOP

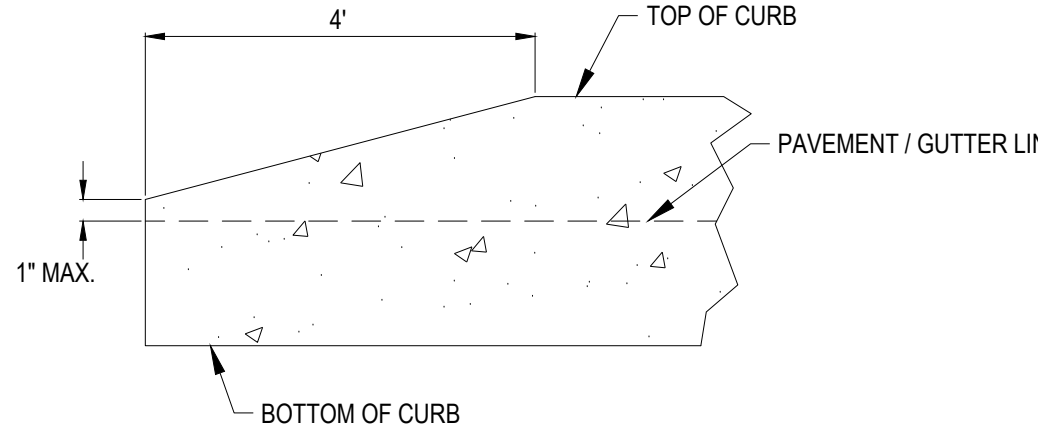
### PAVEMENT MARKINGS

NTS



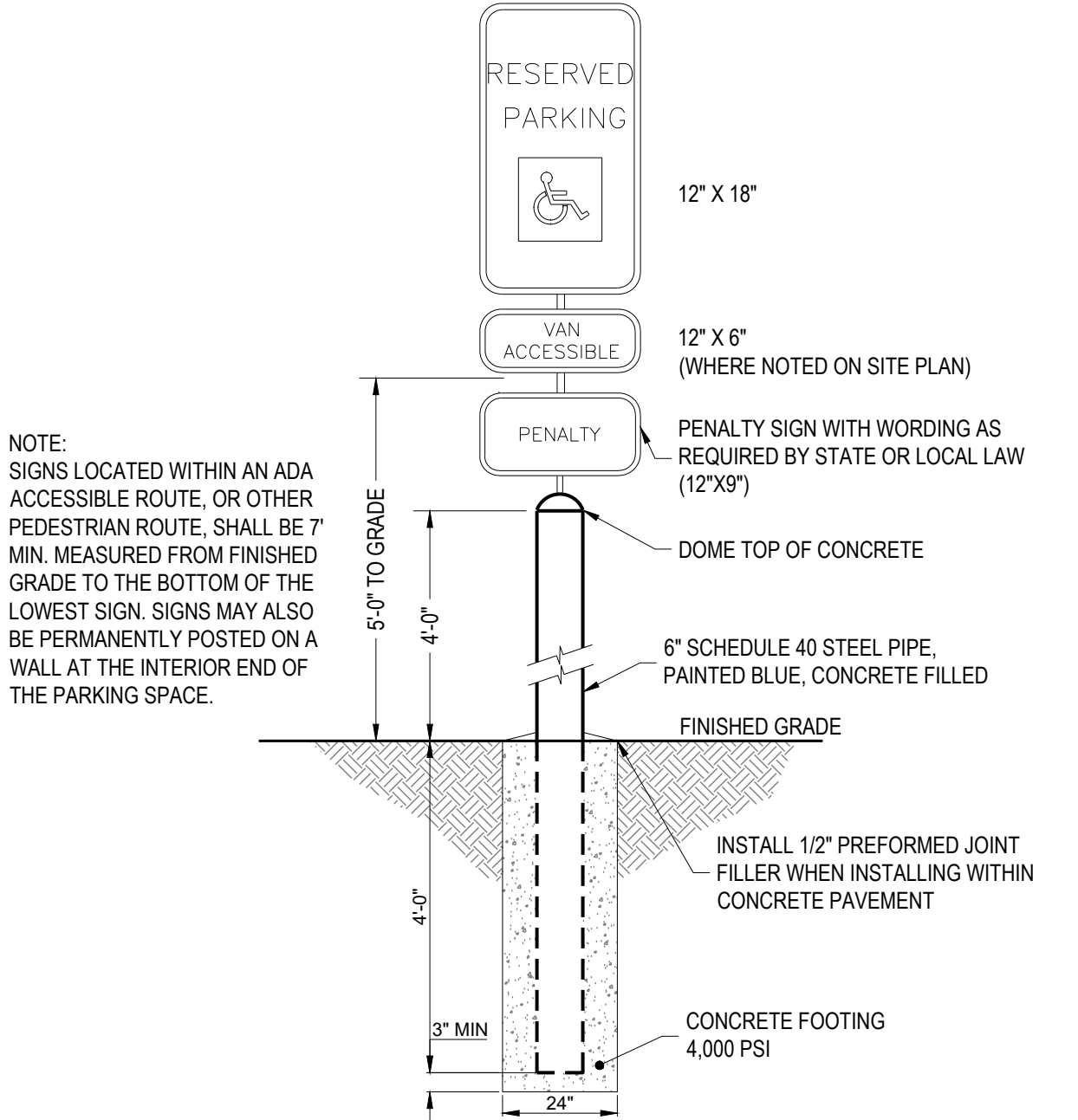
### BOLLARD

NTS



### CURB TAPER

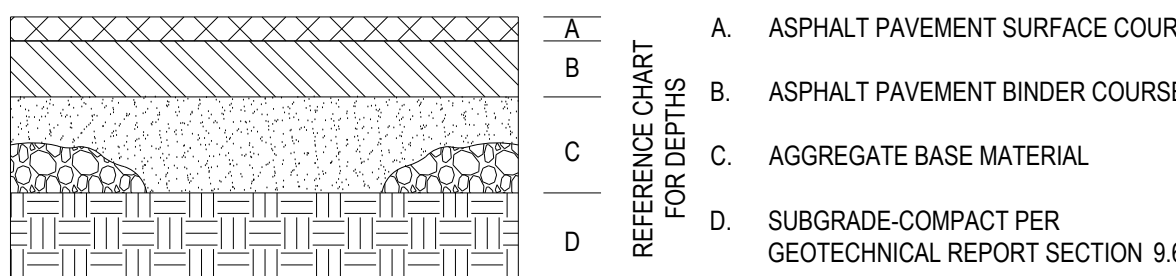
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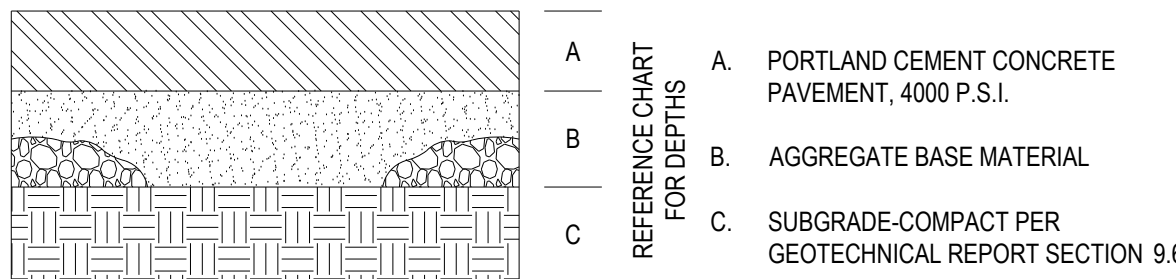
NOTE:  
SIGNS LOCATED WITHIN AN ADA ACCESSIBLE ROUTE, OR OTHER PEDESTRIAN ROUTE, SHALL BE 7" MIN. MEASURED FROM FINISHED GRADE TO THE BOTTOM OF THE LOWEST SIGN. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE.

### ACCESSIBLE PARKING SIGN IN BOLLARD

NTS



ASPHALT PAVEMENT

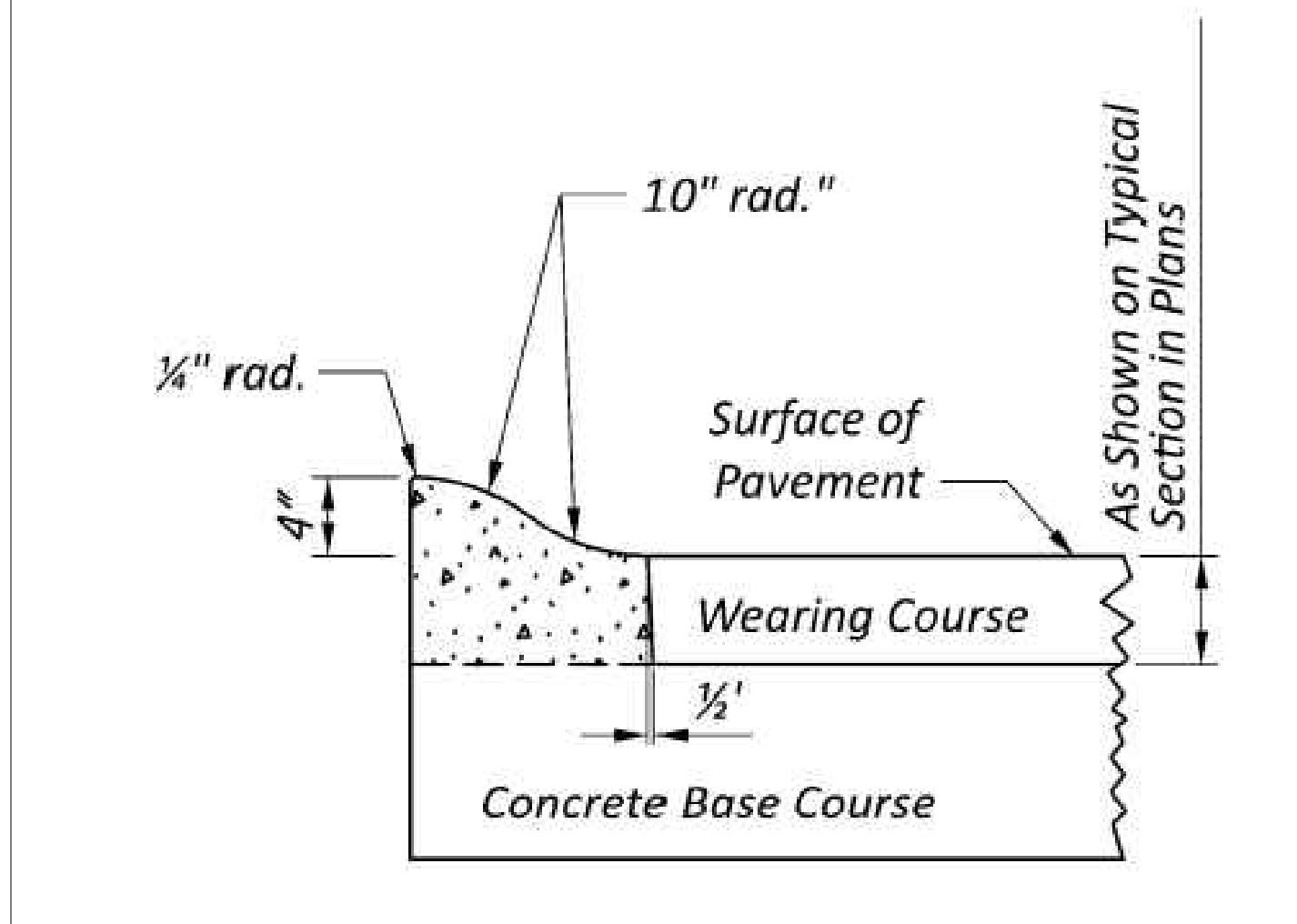


CONCRETE PAVEMENT

| PAVEMENT LAYER DEPTHS |         |      |    |          |    |
|-----------------------|---------|------|----|----------|----|
|                       | ASPHALT |      |    | CONCRETE |    |
|                       | A       | B    | C  | A        | B  |
| STANDARD DUTY         | 1"      | 2.5" | 6" | 6"       | 4" |
| HEAVY DUTY            | 1"      | 3"   | 8" | x        | x  |

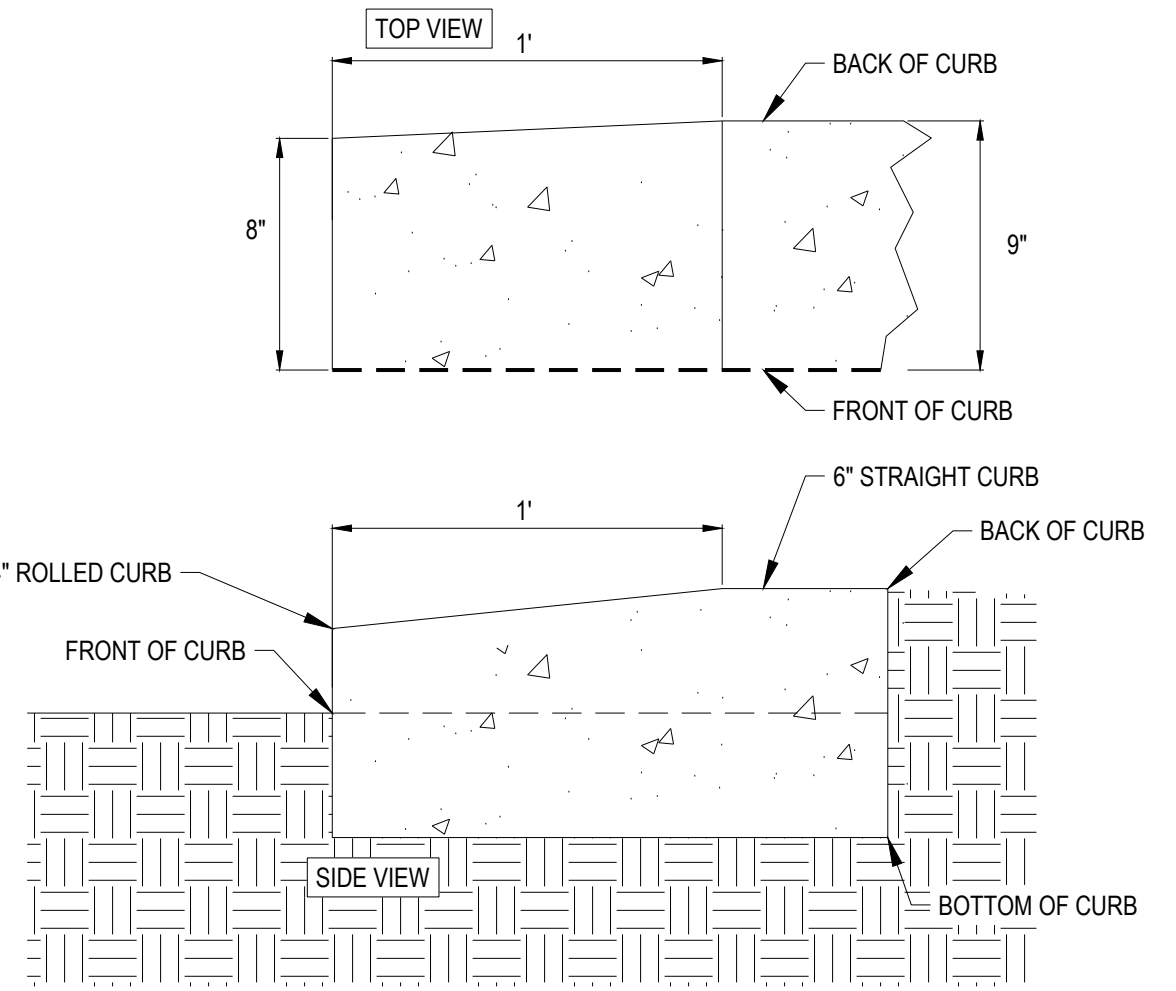
### PAVEMENT SECTIONS

NTS



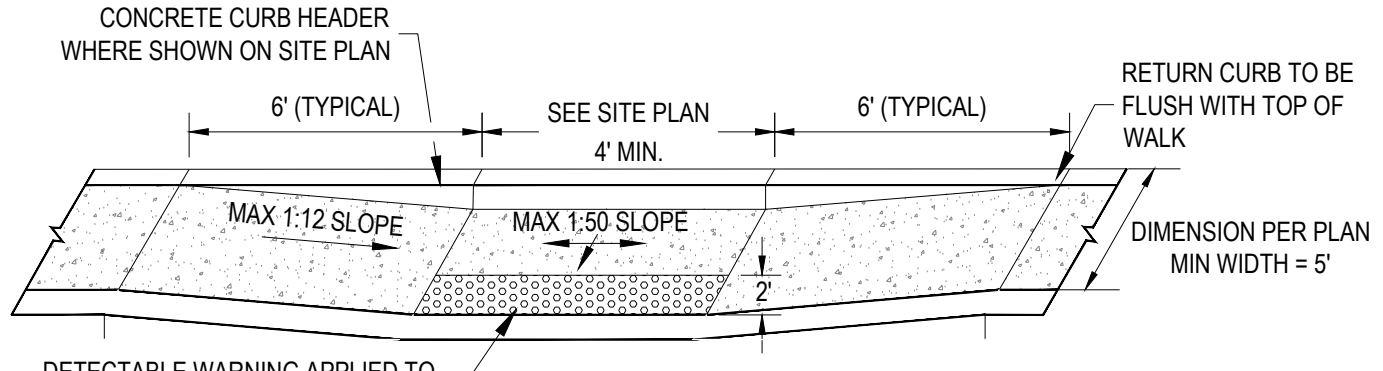
### ROLLED CURB

NTS



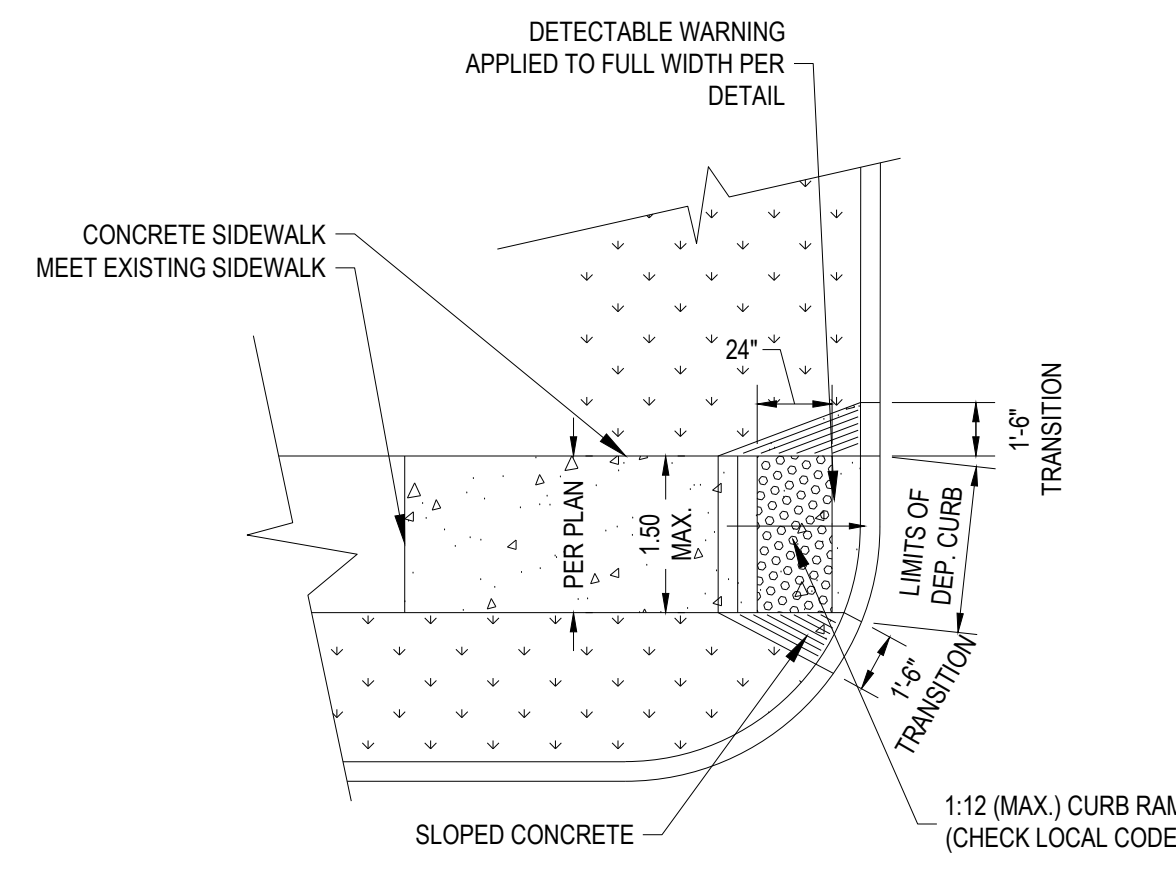
### CURB TRANSITION

NTS



### ACCESSIBLE CURB RAMP (TYPE I)

NTS



### ACCESSIBLE CURB RAMP (TYPE II)

NTS



## HANG10 CAR WASH

## PORTSMOUTH, NH

2299 LAFAYETTE RD  
PORTSMOUTH, NH 03801

| Revisions / Submissions |             |      |
|-------------------------|-------------|------|
| ID                      | Description | Date |

|                 |                      |
|-----------------|----------------------|
| Project Number: | 766656               |
| Scale:          | NOT TO SCALE         |
| Drawn By:       | VMO                  |
| Checked By:     | CG                   |
| Date:           | 10/03/2025           |
| Issue:          | NOT FOR CONSTRUCTION |

### Drawing Title: CONSTRUCTION DETAILS

C7.0



## C7.1

5. JOINT SEAL BETWEEN PRECAST MANHOLE SECTIONS AND PIPES SHALL BE RESILIENT AND FLEXIBLE GASKET JOINT PER ASTM C-923 OR LATEST EDITION
6. O-RING JOINT. BETWEEN MANHOLE SECTIONS SHALL BE FLEXIBLE BUTYL RUBBER SEAL PER ASTM C-890.
7. PRECAST MANHOLE SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478.
8. CONCRETE SHALL BE 4000 PSI.
9. SEAL LIFT HOLES WITH NON-SHRINK GROUT.
9. FRAME AND COVER:
  - 9.1. FRAME WITH SOLID COVER USE EAST JORDAN 1710A, WITH APPROPRIATE LETTERING OR APPROVED OTHER.
  - 9.2. FRAME WITH GRATE USE EAST JORDAN 1710M OR APPROVED OTHER.



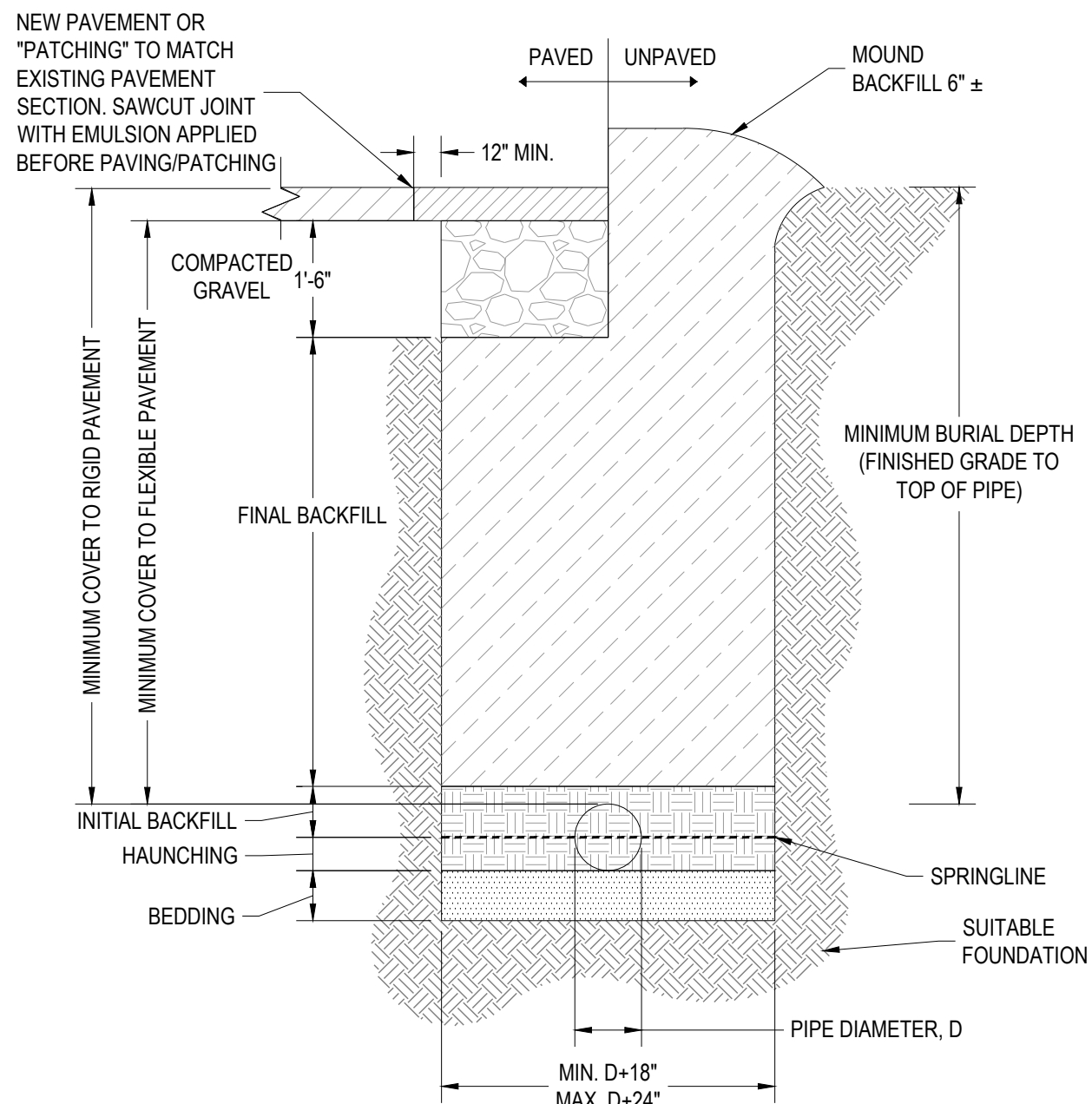
\*\*THE CAPACITIES AND DIMENSIONS INDICATED IN THE THE TABLE ARE APPROXIMATIONS AND THE CONTRACTOR SHALL OBTAIN EXACT CAPACITIES AND DIMENSIONS FROM THE MANUFACTURER.

## NTS

- NT







| TABLE 1: BACKFILL AND EMBEDMENT MATERIALS                 |                                               |
|-----------------------------------------------------------|-----------------------------------------------|
| SOIL CLASSIFICATIONS (AS DEFINED IN ASTM D2487 AND D2321) |                                               |
| CLASS I                                                   | CRUSHED ROCK ANGULAR (CLEAN).                 |
| CLASS II                                                  | GRAVEL AND/OR SANDS, WITH LITTLE OR NO FINES. |
| CLASS III                                                 | SAND/SILT AND SAND/CLAY MIXTURES.             |
| CLASS IV                                                  | INORGANIC CLAYS                               |
| CLASS V                                                   | ORGANIC SILTS, CLAYS, AND PEATS.              |
| SOIL CLASSIFICATIONS (AS DEFINED IN ASCE 15-98)           |                                               |
| CATEGORY I                                                | GRAVELLY SAND                                 |
| CATEGORY II                                               | SANDY SILT                                    |
| CATEGORY III                                              | SILTY CLAY                                    |

NOTES:

- IN THE CASE OF TRENCH BOTTOM BEING UNSTABLE, THE CONTRACTOR SHALL REPLACE FOUNDATION WITH SUITABLE MATERIAL AS SPECIFIED BY GEOTECHNICAL ENGINEER.
- COMPACTION PERCENTAGES SPECIFIED REFER TO STANDARD PROCTOR PERCENT COMPACTION.
- CONTRACTOR TO MANDATE DEWATERING IN TRENCHES DURING CONSTRUCTION.
- TRENCHING OPERATIONS SHALL CONFORM TO ALL OSHA REQUIREMENTS.
- FOR HDPE AND PVC WATERLINES AND LONG SEWER LATERALS, INSTALL METALLIC LOCATOR TAPE 12" (MIN) AND 18" (MAX) BELOW FINISHED SUBGRADE ELEVATION. INSTALL TRACER WIRE LOCATED AT THE TOP OF THE PIPE WITHIN THE INITIAL BACKFILL.

UTILITY PIPE TRENCH AND BEDDING

NTS

| PVC PIPE         |                                                             |
|------------------|-------------------------------------------------------------|
| ZONE             | DEPTH / SOIL MATERIAL                                       |
| FINAL BACKFILL   | CLASS I-V*                                                  |
| INITIAL BACKFILL | MINIMUM DEPTH = D/2 (12" COMMON)**<br>CLASS I, II, AND III* |
| HAUNCHING        | DEPTH = D/2**<br>CLASS I, II, AND III COMPACTED*            |
| BEDDING          | DEPTH = 4-6"<br>CLASS I, II, AND III COMPACTED*             |

NOTE: HAUNCHING ZONE MUST BE COMPACTED PRIOR TO PLACEMENT AND COMPACTION OF INITIAL AND FINAL BACKFILLS TO PREVENT PIPE DEFLECTION.

| HDPE PIPE        |                                                                                                                                                                                                                 |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ZONE             | DEPTH / SOIL MATERIAL                                                                                                                                                                                           |
| FINAL BACKFILL   | MINIMUM COVER UNPAVED AREAS = 12"<br>MINIMUM COVER PAVED AREAS (D <= 48") = 12*** **<br>MINIMUM COVER PAVED AREAS (D > 48") = 24*** **<br>CLASS I AND II (COMPACTED 90% SPD) AND CLASS III (COMPACTED 95% SPD)* |
| INITIAL BACKFILL | MINIMUM DEPTH = D/2 (CAN EXTEND TO THE CROWN OF THE PIPE)**<br>CLASS I, II, AND III (TYPE IV CAN BE USED WITH THE APPROVAL OF GEOTECHNICAL ENGINEER)*                                                           |
| HAUNCHING        | DEPTH = D/2**<br>CLASS I, II, AND III (TYPE IV CAN BE USED WITH THE APPROVAL OF GEOTECHNICAL ENGINEER)*                                                                                                         |
| BEDDING          | DEPTH (D <= 24") = 4***<br>DEPTH (D > 24") = 6***<br>CLASS I, II, AND III (TYPE IV CAN BE USED WITH THE APPROVAL OF GEOTECHNICAL ENGINEER)*                                                                     |

NOTE: THE MIDDLE } BENEATH THE PIPE INVERT IN THE BEDDING ZONE SHALL BE LOOSELY PLACED

| RC PIPE          |                                                                                                                                                                                                                     |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ZONE             | DEPTH / SOIL MATERIAL                                                                                                                                                                                               |
| FINAL BACKFILL   | CATEGORY I, II, III*                                                                                                                                                                                                |
| INITIAL BACKFILL | DEPTH = D/2**<br>CATEGORY I (85-95% COMPACTION), CATEGORY II (90-95% COMPACTION), OR CATEGORY III (85-95% COMPACTION)*                                                                                              |
| HAUNCHING        | DEPTH = D/2**<br>CATEGORY I (85-95% COMPACTION), CATEGORY II (90-95% COMPACTION), OR CATEGORY III (85-95% COMPACTION)*                                                                                              |
| BEDDING          | MINIMUM DEPTH = D/24 (NOT LESS THAN 3")**<br>IF ROCK FOUNDATION, MINIMUM DEPTH = D/12 (NOT LESS THAN 6")**<br>CATEGORY I (85-95% COMPACTION), CATEGORY II (90-95% COMPACTION), OR CATEGORY III (85-95% COMPACTION)* |

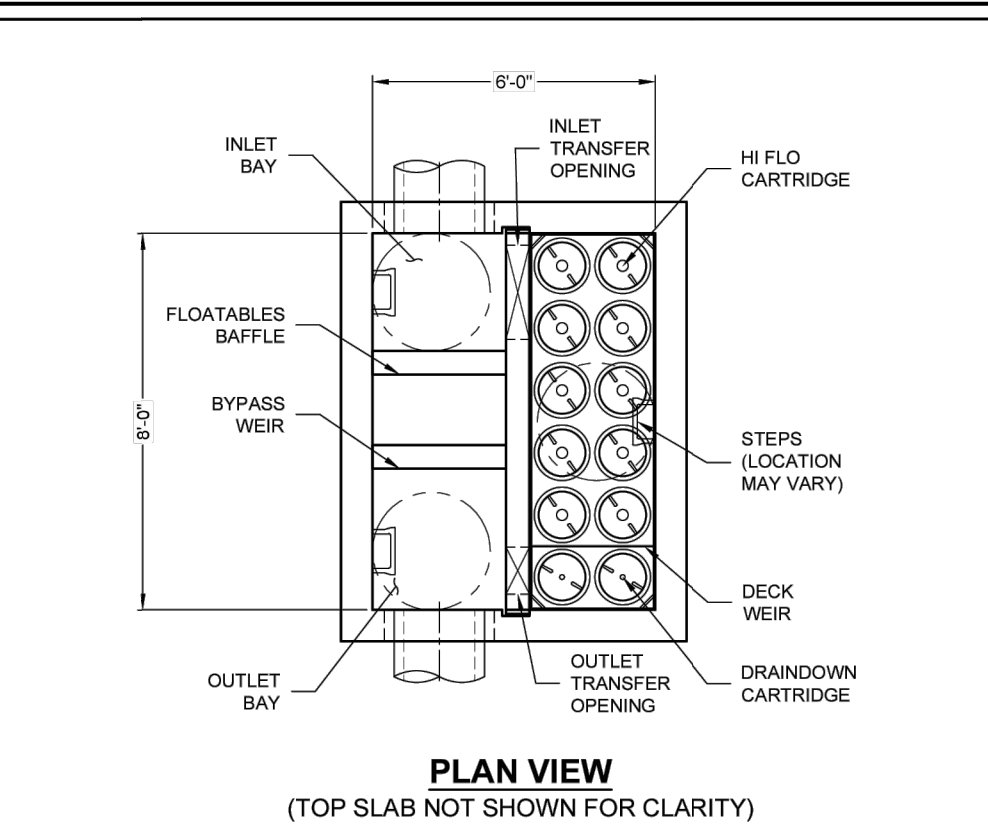
NOTE: FOR ELLIPTICAL AND ARCH PIPE, D SHALL REPRESENT HORIZONTAL SPAN OF PIPE.

| DI PIPE          |                                                                                       |
|------------------|---------------------------------------------------------------------------------------|
| ZONE             | DEPTH / SOIL MATERIAL                                                                 |
| FINAL BACKFILL   | CLASS I-V*                                                                            |
| INITIAL BACKFILL | DEPTH = D/2**<br>CLASS I, II, AND III (APPROX. 90% STANDARD PROCTOR PER AASHTO T-99)* |
| HAUNCHING        | DEPTH = D/2**<br>CLASS I, II, AND III*                                                |
| BEDDING          | MINIMUM DEPTH = 4"<br>CLASS I, II, AND III*                                           |

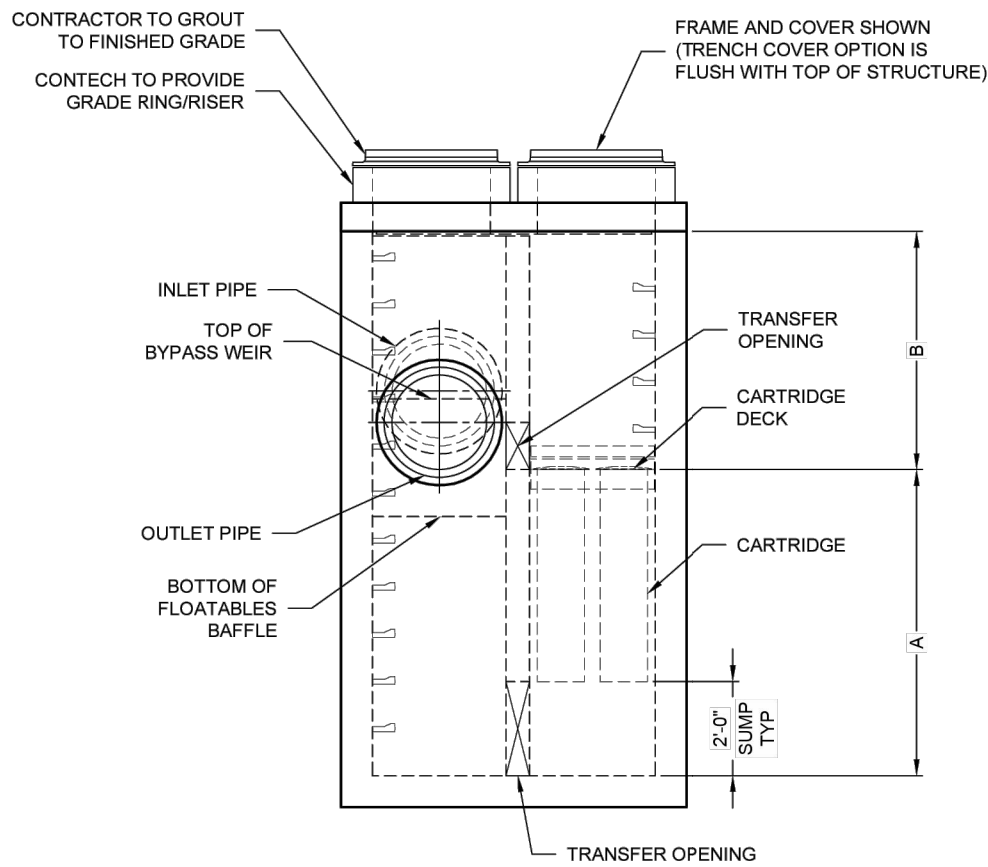
\*SEE TABLE 1 FOR SPECIFICATIONS ON SOIL MATERIALS

\*\* D = PIPE DIAMETER

\*\*\* MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.



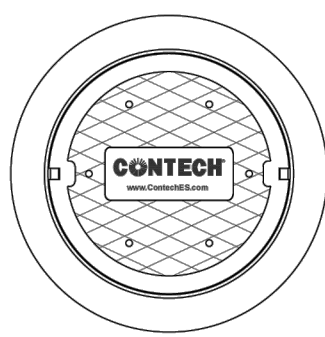
PLAN VIEW  
(TOP SLAB NOT SHOWN FOR CLARITY)



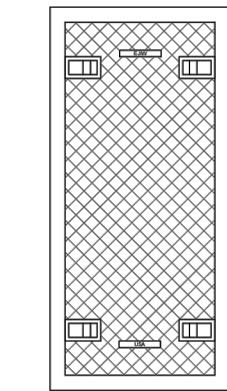
ELEVATION VIEW

**Jellyfish® Filter**  
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENT NO. 8,287,726; 8,271,818; US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING.

| JELLYFISH DESIGN NOTES                                                                                                                                                                                                                                                                                |               |               |               |               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------|---------------|---------------|
| JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD |               |               |               |               |
| CARTRIDGE SELECTION                                                                                                                                                                                                                                                                                   |               |               |               |               |
| CARTRIDGE LENGTH                                                                                                                                                                                                                                                                                      | 54"           | 40"           | 27"           | 15"           |
| OUTLET INVERT TO STRUCTURE INVERT (A)                                                                                                                                                                                                                                                                 | 6'-6"         | 5'-4"         | 4'-3"         | 3'-3"         |
| FLOW RATE HI-FLO / DRAINDOWN (GFS)/PER CART                                                                                                                                                                                                                                                           | 0.178 / 0.089 | 0.133 / 0.067 | 0.089 / 0.045 | 0.049 / 0.025 |
| MAX. TREATMENT (GFS)                                                                                                                                                                                                                                                                                  | 1.96          | 1.47          | 0.96          | 0.54          |
| DECK TO INSIDE TOP (MIN) (B)                                                                                                                                                                                                                                                                          | 5.00          | 4.00          | 4.00          | 4.00          |



**FRAME AND COVER**  
(DIAMETER VARIES)  
N.T.S.



**24" TRENCH COVER**  
(LENGTH VARIES)  
N.T.S.

GENERAL NOTES:

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE: [www.ContechES.com](http://www.ContechES.com)
- JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT. ASSUMING EARTH COVER OF 0' - 10' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M280 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
- STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
- OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
- THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
- NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES

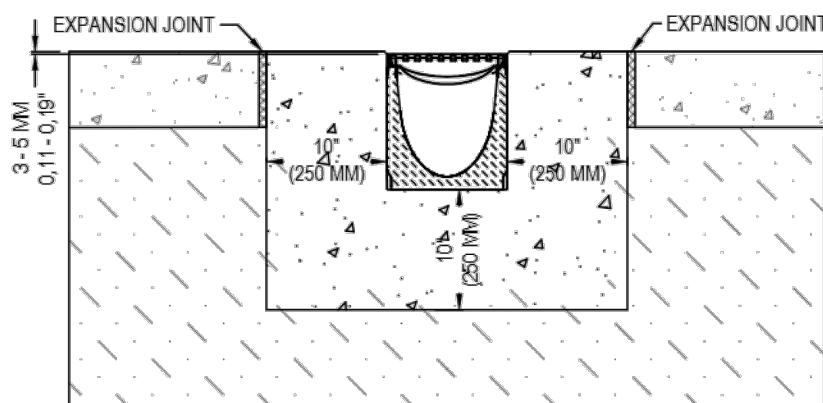
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
- CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERTOP OR FLEXIBLE BOOT).
- CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

**CONTECH**  
ENGINEERED SOLUTIONS LLC  
[www.ContechES.com](http://www.ContechES.com)  
2025 Centre Pointe Dr., Suite 400, West Chester, OH 45380  
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFPD0806  
STANDARD DETAIL  
PEAK DIVERSION CONFIGURATION

200 Series Installation Detail

ASTM LOAD Class E Concrete Encasement



SPECIFICATIONS

FLOOTEN PRO V 200 - LOAD CLASS E

GENERAL

THE SURFACE DRAINAGE SYSTEM SHALL BE FLOOTEN FIBER COMPOSITE WW100 CHANNEL SYSTEM WITH CONCRETED EDGE MADE OF GALVANIZED STEEL RAILS AS MANUFACTURED BY FSI GROUP/CONTECH, INC AND DISTRIBUTED BY HYDRO RE US INC, A WHOLLY OWNED SUBSIDIARY.

MATERIALS

CHANNELS SHALL BE MANUFACTURED FROM FLOOTEN FIBER COMPOSITE WITH CONCRETED EDGE GALVANIZED STEEL RAIL. MINIMUM PROPERTIES OF FLOOTEN FIBER COMPOSITE WILL BE AS FOLLOW:

|                                                                                  |            |
|----------------------------------------------------------------------------------|------------|
| COMPRESSIVE STRENGTH:                                                            | 11,700 PSI |
| FLEXURAL STRENGTH:                                                               | 1,700 PSI  |
| FREE OF RELEASE AGENTS:                                                          | YES        |
| WATER ABSORPTION SUFFICIENT FOR ADHESION WITH CONCRETE SURFACES:                 | YES        |
| NON FLAMMABLE:                                                                   | YES        |
| UV RESISTANT:                                                                    | YES        |
| RECYCLABLE 100%:                                                                 | YES        |
| DILUTE ACID AND ALKALI RESISTANT:                                                | YES        |
| FROST THAW BALT TESTED AS PER EN433 WITH A TEST TEMPERATURE UP TO -40°C (-40°F): | YES        |
| MATERIAL FREE OF VOC, BIOIDES, HEAVY METALS:                                     | YES        |

THE SYSTEM SHALL BE 1" (20MM) NOMINAL INTERNAL WIDTH WITH 10.43" UP TO 14.37" (265MM UP TO 360MM), OVERALL WIDTH AND A BUILD-IN SLOPE OF 0.5% AND STEPPED SLOPE SYSTEM. ALL CHANNELS ARE EQUIPPED WITH INTERLOCKING CONNECTION MALE/FEMALE AND SEALANT JOINT.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING 4 POINT BOLTING LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

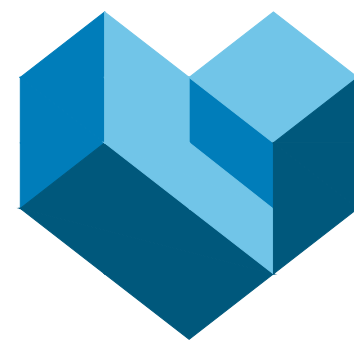
NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWING.
- THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
- ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.



200 Series

FLOOTEN PRO V 200 GALVANIZED STEEL RAIL CLASS E CONCRETE PAVEMENT



**CESO**  
WWW.CESONINC.COM

3601 Rigby Rd., Suite 300  
Miamisburg, OH 45342  
Phone: 937.435.8584 Fax: 937.208.4826

HANG10 CAR WASH

PORTSMOUTH, NH

2299 LAFAYETTE RD  
PORTSMOUTH, NH 03801

| Revisions / Submissions |             |      |
|-------------------------|-------------|------|
| ID                      | Description | Date |

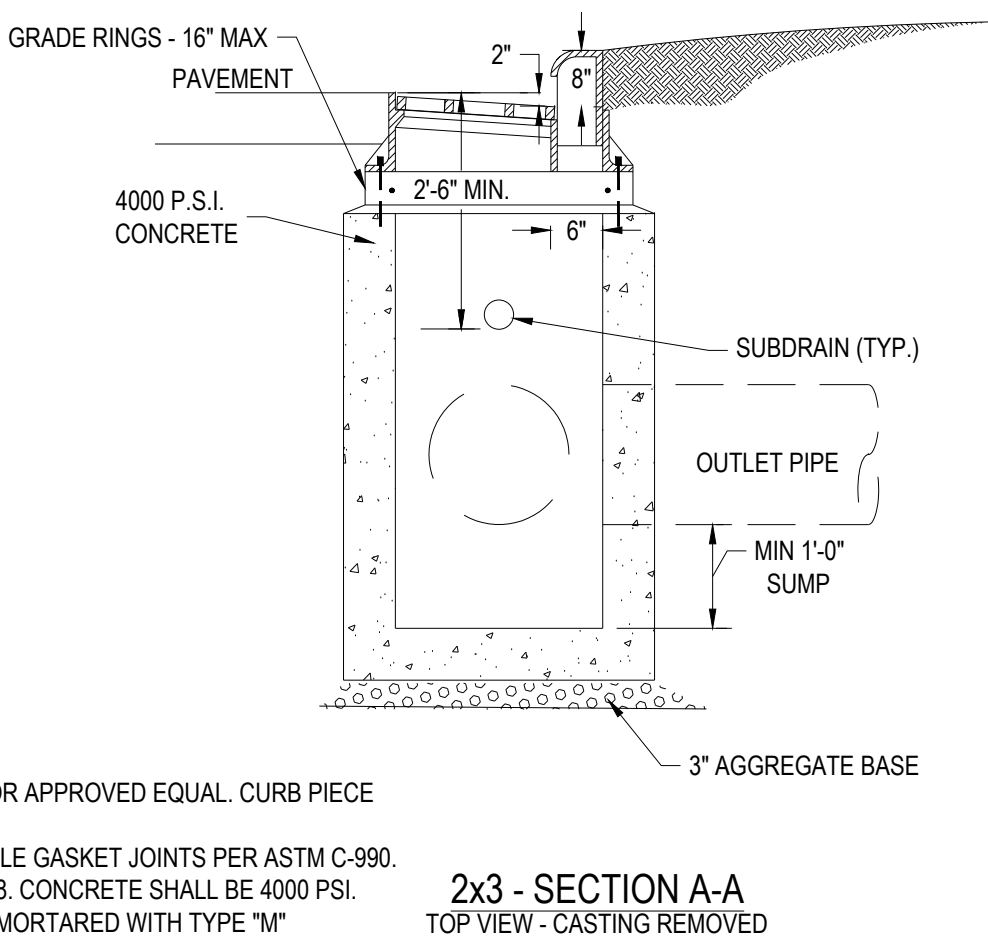
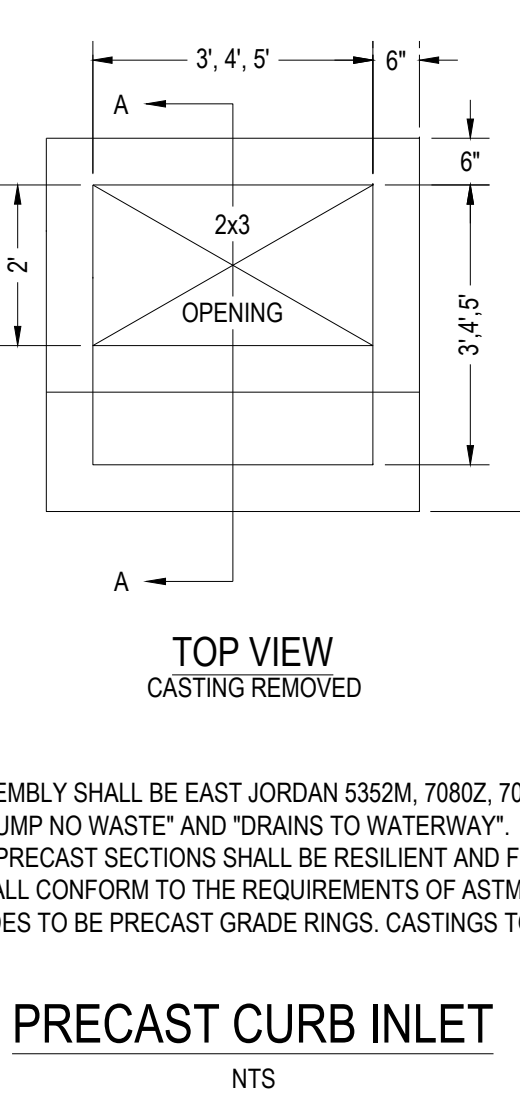
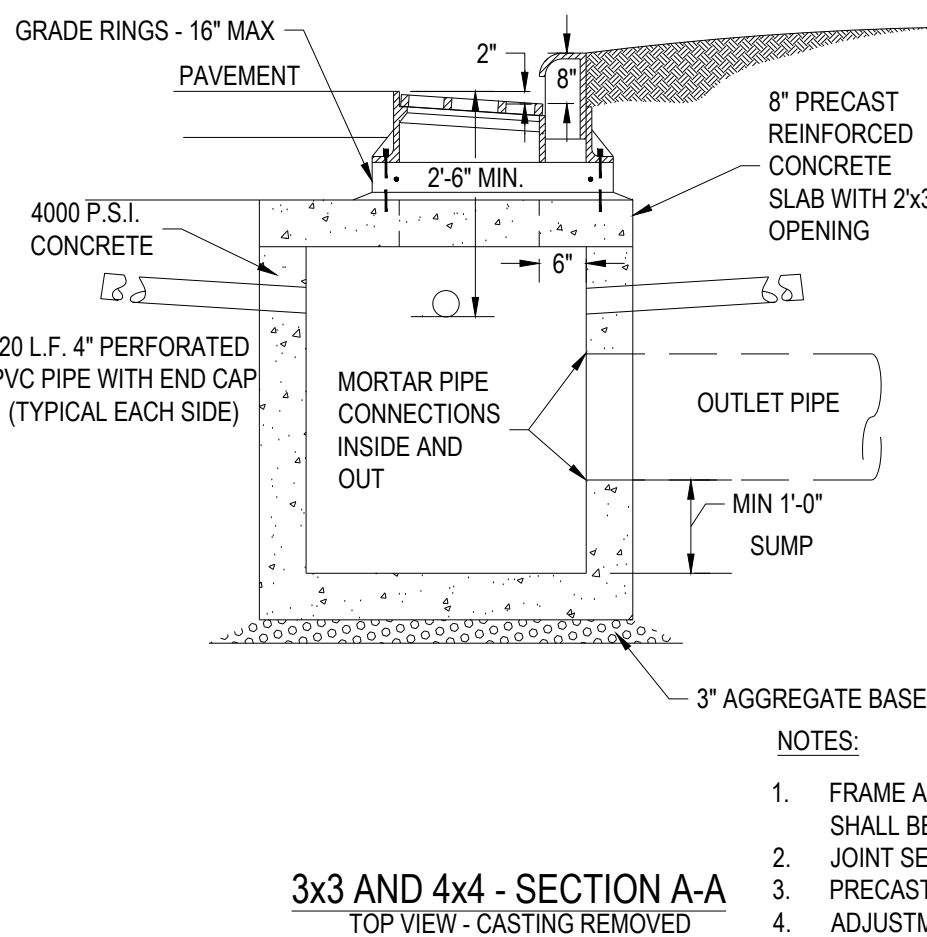
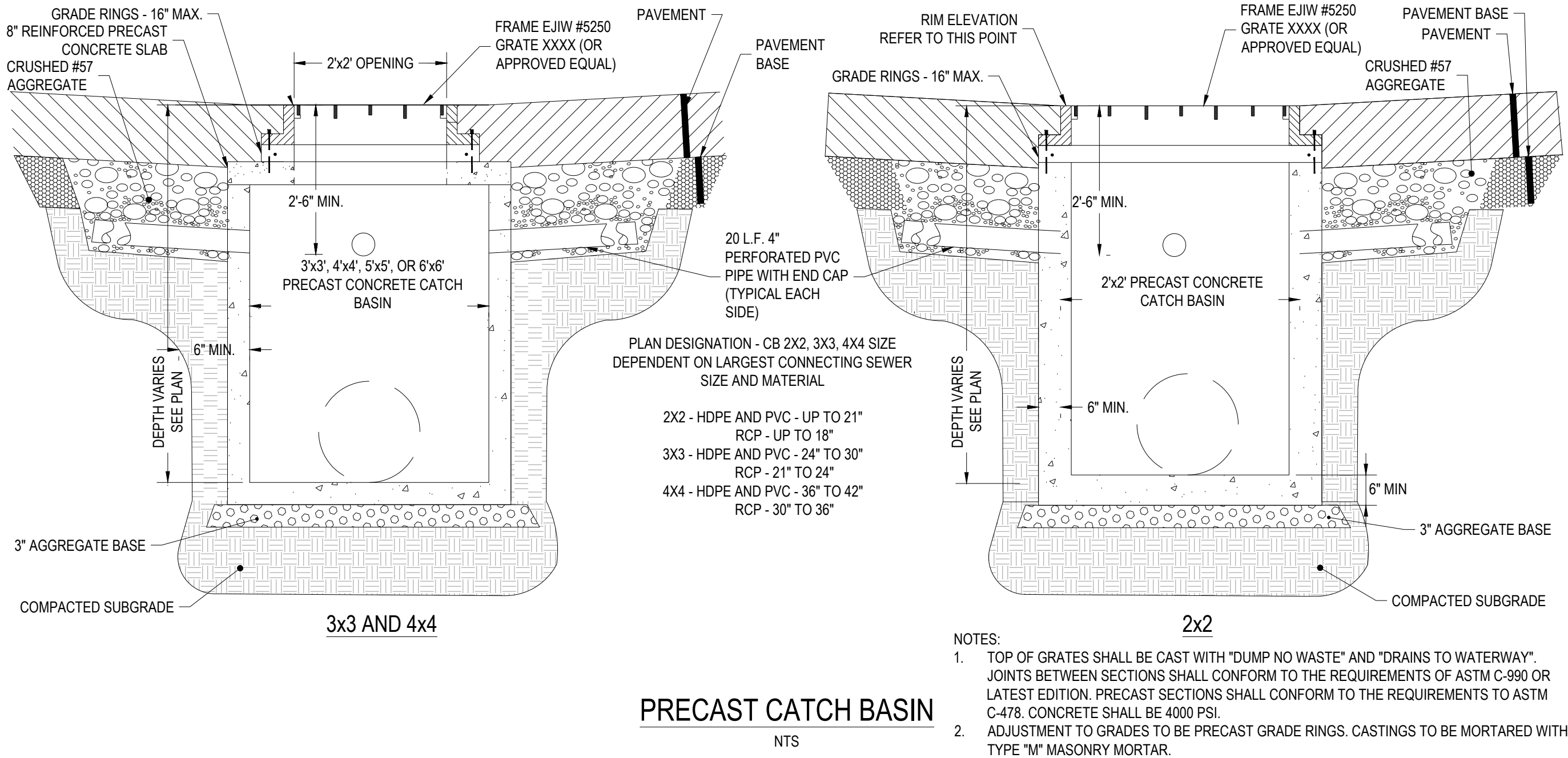
Project Number: 766656  
Scale: NOT TO SCALE  
Drawn By: VMO  
Checked By: CG  
Date: 10/03/2025  
Issue: NOT FOR CONSTRUCTION

Drawing Title:  
**UTILITY DETAILS**

C7.2



C:\DCA\CDocs\CESO\Hang10 Portsmouth NH\Project Files\_CESO\03-CIVIL\PLAN\LOT766656\_C7.0\_Construction\_Details.dwg - 10/7/2025 - Marvin Maldonado



HANG10 CAR WASH

PORTSMOUTH, NH

2299 LAFAYETTE RD  
PORTSMOUTH, NH 03801

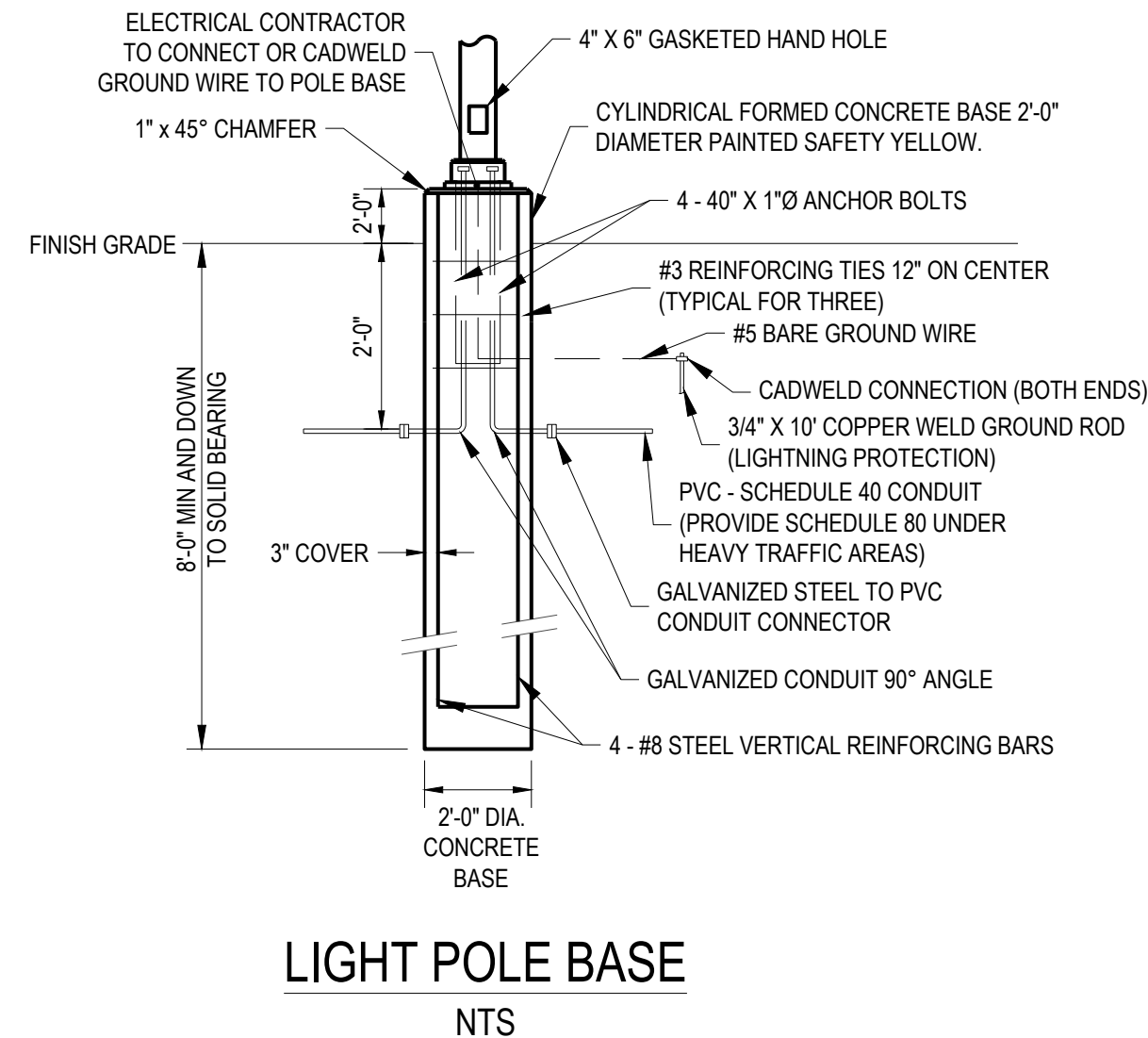
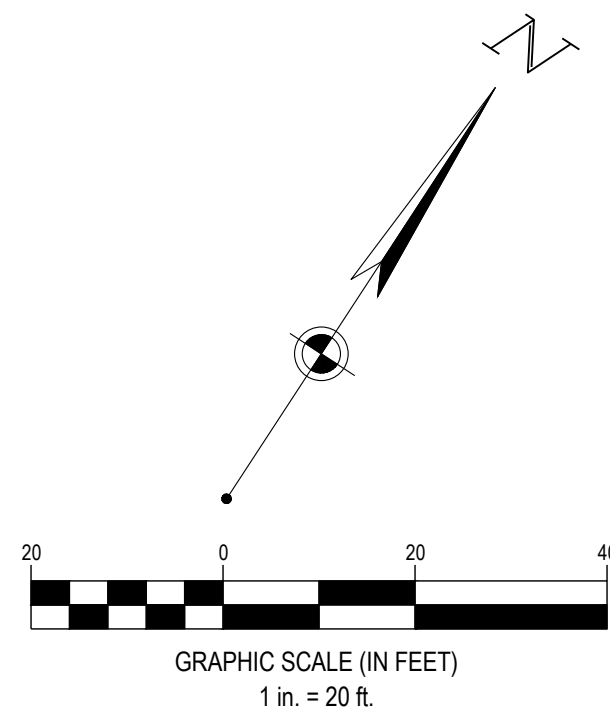
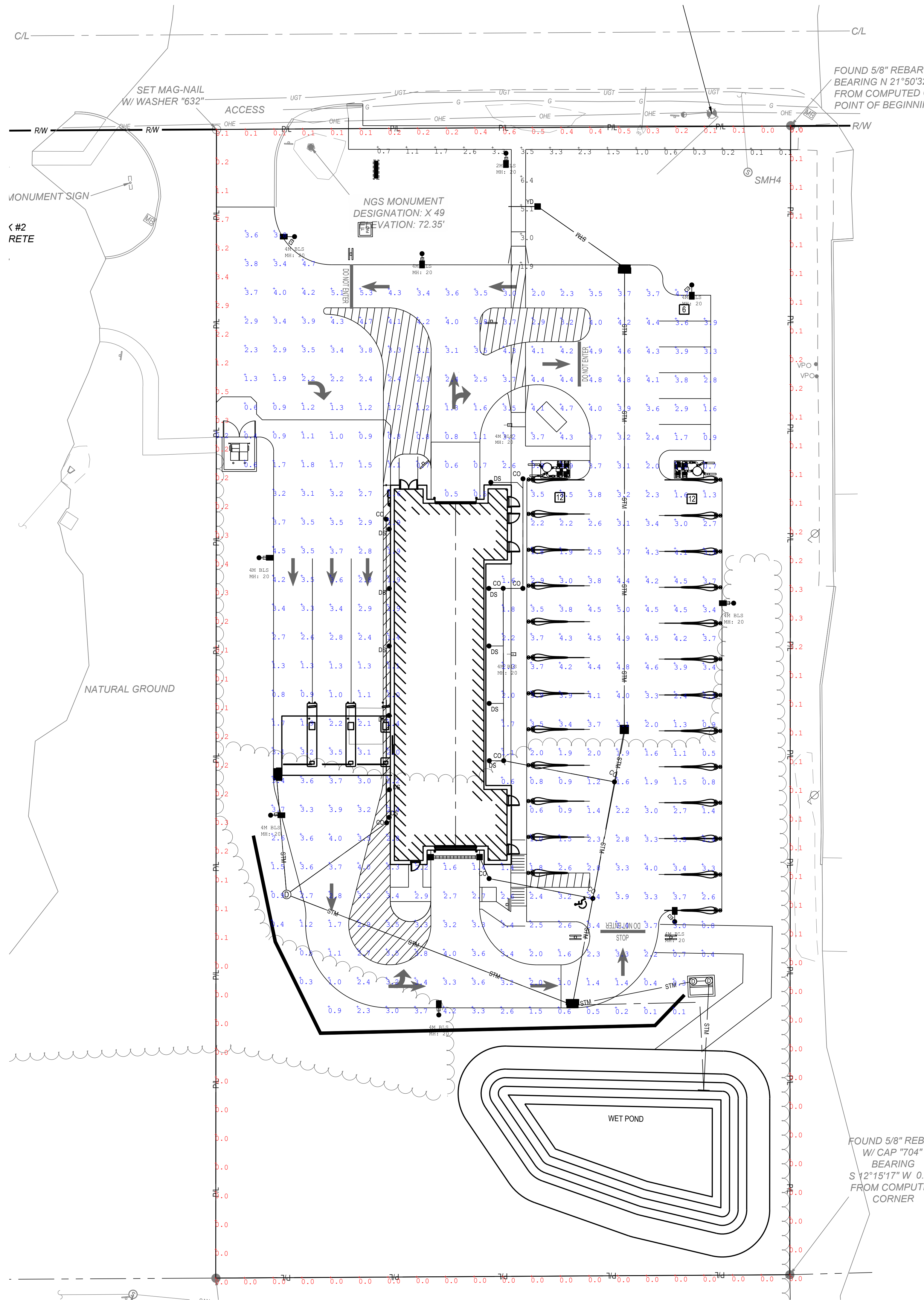
| Revisions / Submissions |             |      |
|-------------------------|-------------|------|
| ID                      | Description | Date |

Project Number: 766656  
Scale: NOT TO SCALE  
Drawn By: VMO  
Checked By: CG  
Date: 10/03/2025  
Issue: NOT FOR CONSTRUCTION

Drawing Title:  
**UTILITY DETAILS**

**C7.3**





### OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology - Medium & Large

#### Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weatheright LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 4L lumen package is a suitable upgrade for HID applications up to 250 Watt, and the 11L lumen package is a suitable upgrade for HID applications up to 400 Watt. The 22L lumen package is a suitable upgrade for HID applications up to 750 Watts, and the 30L lumen package is a suitable upgrade for HID applications up to 1000 Watts.

**Applications:** Parking lots, walkways, campuses, car dealerships, office complexes, tunnels, underpasses, and internal roadways

#### Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the USA by Cree Lighting from US and imported parts

**Initial Delivered Lumens:** 4,000 - 30,000

**Efficacy:** Up to 173 LPW

**CRI:** Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

**CCT:** 3000K, 4000K, 5000K, 5700K

**Limited Warranty:** 10 years on luminaire; 10 years on Colorfast DeltaGuard® finish; 5 years for PML sensory up to 5 years for Synapse® accessories; 1 year on luminaire accessories

**Example Mount:** OSQ-ML-B-DA-BA-BA - Luminaire: OSQ-ML-B-4L-3000K-2M-UL-NM-BA

#### Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately.

**Example Mount:** OSQ-ML-B-4L-BA-BA - Luminaire: OSQ-ML-B-4L-3000K-2M-UL-NM-BA

**Mount (Luminaire must be ordered separately)\***

OSQ-

OSQ-ML-B-BA Adjustable Arm

OSQ-ML-B-DA Direct Arm

OSQ-ML-B-TM Truss Mount

OSQ-ML-B-TM Truss Mount

OSQ-ML-B-TM Truss Mount

OSQ-ML-B-TM Truss Mount

OSQ-ML-B-TM Truss Mount

OSQ-ML-B-TM Truss Mount

OSQ-ML-B-TM Truss Mount

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## SITE INFORMATION

NF: RYE PORT PROPERTIES LLC  
2299 LAFAYETTE RD, PORTSMOUTH, NH 03870  
APN: 0272-0004-0000  
79,998 ± SQUARE FEET, OR 1.837 ± ACRES

## TITLE COMMITMENT INFORMATION

AWAITING TITLE COMMITMENT

## SCHEDULE A DESCRIPTION

AWAITING TITLE COMMITMENT

## NOTES CORRESPONDING TO SCHEDULE B

AWAITING TITLE COMMITMENT

## REFERENCE DOCUMENTS

- WARRANTY DEED, RECORDED AS BOOK 5083, PAGE 763 ON JANUARY 15, 2010, ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- SUBDIVISION PLAT, RECORDED AS PLAN D-33166 ON OCTOBER 24, 2005, PORTSMOUTH TOWN CLERK RECORDS.
- TITLE INSURANCE PLAN, RECORDED AS PLAN D-20705 ON NOVEMBER 7, 1990, PORTSMOUTH TOWN CLERK RECORDS.
- ASBUILT SITE PLAN, RECORDED AS PLAN D-15321 ON AUGUST 8, 1986, PORTSMOUTH TOWN CLERK RECORDS.

## PARKING INFORMATION

REGULAR= 40  
HANDICAP= 2  
TOTAL= 42

## FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 330150C02705, WHICH BEARS AN EFFECTIVE DATE OF 01/28/2021 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

## BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE NORTHEAST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS 333°10'12" PER GPS COORDINATE OBSERVATIONS NEW HAMPSHIRE STATE PLANE NAD83.  
LATITUDE = 43°02'03.4920"  
LONGITUDE = -70°48'49.2583"  
CONVERGENCE ANGLE = 00°36'17.57"

## SIGNIFICANT OBSERVATIONS

AWAITING TITLE COMMITMENT

## UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS. UTILITY MAP DRAWINGS, NEW HAMPSHIRE 811 DIGI UTILITY LOCATE REQUEST, AND PRIVATE UTILITY LOCATE CONTRACTED BY BLEW AND ASSOCIATES. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 20253216635

COMPANY: COMCAST - NH  
CONSOLIDATED COMMUNICATIONS  
EVERSOURCE - ELECTRIC  
PORTSMOUTH DRW  
UNITIL - NORTHERN UTILITIES - NH - GAS

CONTACT: (317) 810-8269  
(207) 852-8315 x1  
(207) 852-8315 x1  
(603) 427-1530  
(603) 294-5177

PRIVATE UTILITY LOCATE NOTES:  
1. UNKNOWN WATERLINE PIPE TYPE/SIZE. NO GIS MAP PROVIDED TO SURVEYOR.

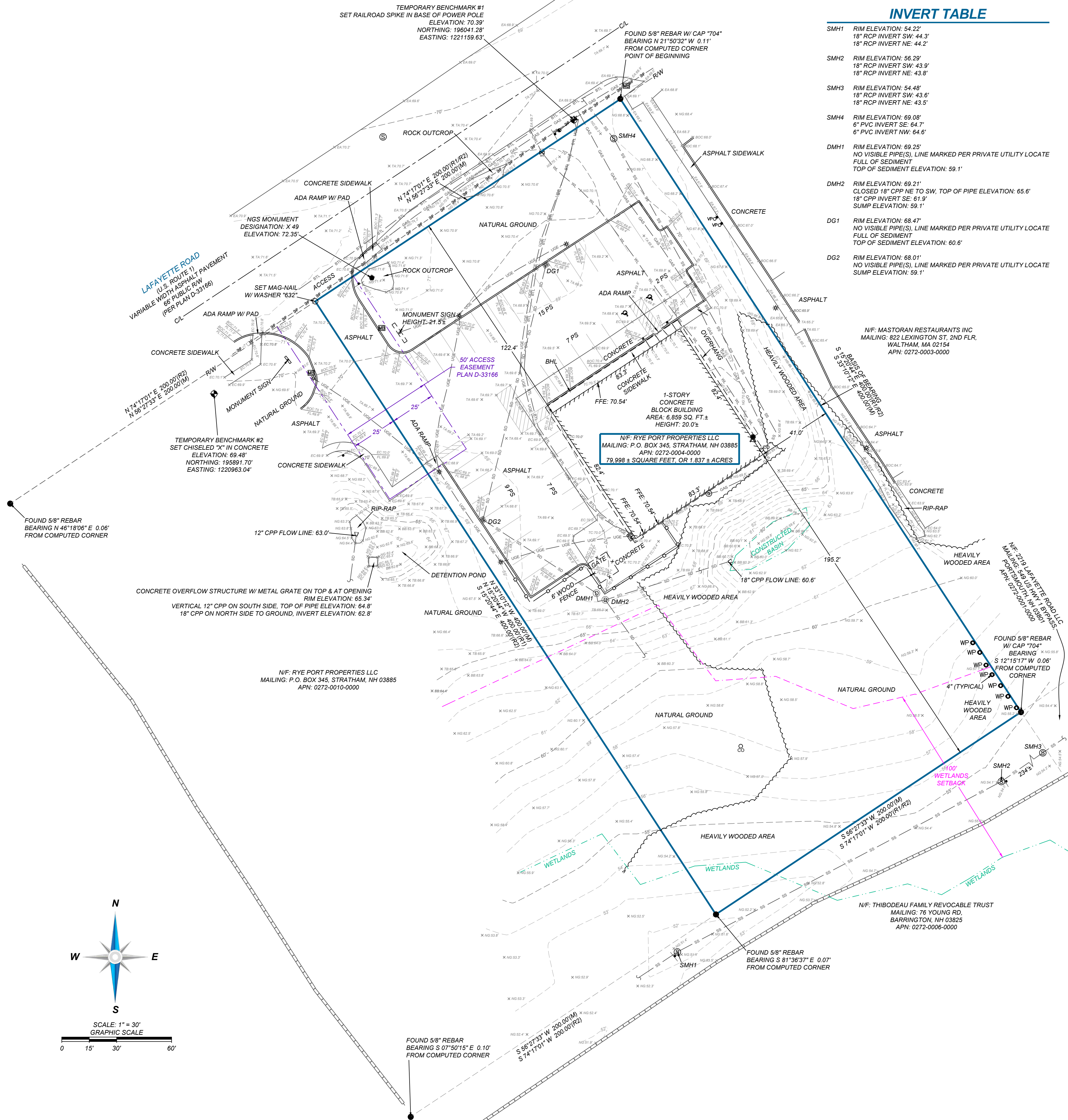
## ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED: AWAITING ZONING REPORT

| OBSERVED USE: COMMERCIAL: | USE PERMITTED BY ZONE: | YES, or        | NO |
|---------------------------|------------------------|----------------|----|
| ITEM                      | REQUIRED               | OBSERVED       |    |
| MIN. SETBACKS FRONT       |                        | 122.4'         |    |
| MIN. SETBACKS SIDE        |                        | 41.0'          |    |
| MIN. SETBACKS REAR        |                        | 195.2'         |    |
| MAX. BUILDING HEIGHT      |                        | 20.0'          |    |
| MIN. LOT AREA             |                        | 79,998 SQ. FT. |    |
| MIN. LOT WIDTH            |                        | 200.00'        |    |
| MAX. BLDG COVERAGE        |                        | 8.6%±          |    |
| PARKING REGULAR           |                        | 40             |    |
| PARKING HANDICAP          |                        | 2              |    |
| PARKING TOTAL             |                        | 42             |    |

# ALT/NSPS LAND TITLE SURVEY

2299 LAFAYETTE ROAD,  
PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE



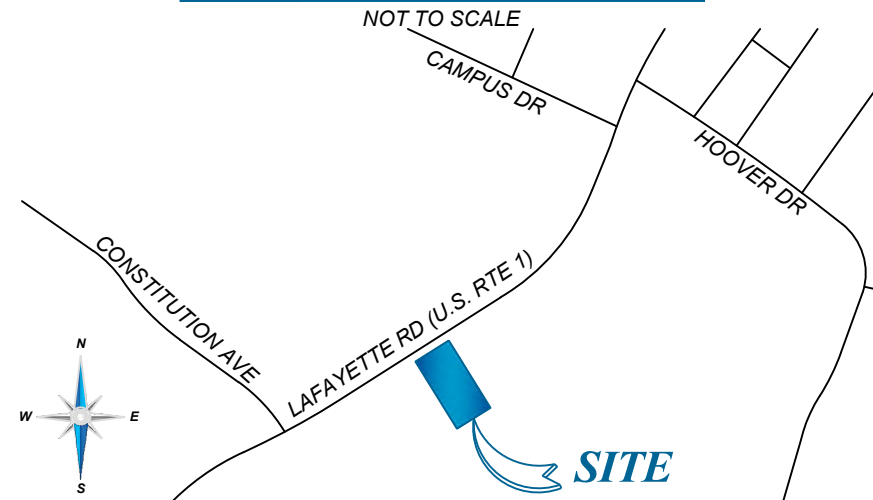
## INVERT TABLE

|      |                                                                                                                                                                                                       |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SMH1 | RIM ELEVATION: 54.22'<br>18" RCP INVERT SW: 44.3'<br>18" RCP INVERT NE: 44.2'                                                                                                                         |
| SMH2 | RIM ELEVATION: 56.29'<br>18" RCP INVERT SW: 43.9'<br>18" RCP INVERT NE: 43.8'                                                                                                                         |
| SMH3 | RIM ELEVATION: 54.48'<br>18" RCP INVERT SW: 43.6'<br>18" RCP INVERT NE: 43.5'                                                                                                                         |
| SMH4 | RIM ELEVATION: 69.08'<br>6" PVC INVERT SE: 64.7'<br>6" PVC INVERT NW: 64.6'                                                                                                                           |
| DMH1 | RIM ELEVATION: 69.25'<br>CLOSED 18" CPP HIE TO SW, TOP OF PIPE ELEVATION: 65.6'<br>NO VISIBLE PIPE(S), LINE MARKED PER PRIVATE UTILITY LOCATE<br>FULL OF SEDIMENT<br>TOP OF SEDIMENT ELEVATION: 59.1' |
| DMH2 | RIM ELEVATION: 69.21'<br>CLOSED 18" CPP HIE TO SW, TOP OF PIPE ELEVATION: 65.6'<br>NO VISIBLE PIPE(S), LINE MARKED PER PRIVATE UTILITY LOCATE<br>FULL OF SEDIMENT<br>TOP OF SEDIMENT ELEVATION: 59.1' |
| DG1  | RIM ELEVATION: 68.47'<br>NO VISIBLE PIPE(S), LINE MARKED PER PRIVATE UTILITY LOCATE<br>FULL OF SEDIMENT<br>TOP OF SEDIMENT ELEVATION: 60.6'                                                           |
| DG2  | RIM ELEVATION: 68.01'<br>NO VISIBLE PIPE(S), LINE MARKED PER PRIVATE UTILITY LOCATE<br>SUMP ELEVATION: 59.1'                                                                                          |

## LEGEND & SYMBOLS

|   |                                        |
|---|----------------------------------------|
| ● | FOUND MONUMENT AS NOTED                |
| ○ | SET MONUMENT AS NOTED                  |
| ● | FOUND NGS MONUMENT                     |
| ● | SET TEMPORARY BENCHMARK                |
| ♿ | HANDICAP PARKING                       |
| ⚡ | POWER POLE                             |
| ⚡ | LIGHT POLE                             |
| ⚡ | GUY ANCHOR                             |
| ⚡ | ELECTRIC METER                         |
| ⚡ | WATER SPIGOT                           |
| ⚡ | WATER VALVE                            |
| ⚡ | GAS METER                              |
| ⚡ | FUEL STATION TANK VENT PIPE            |
| ⚡ | SANITARY MANHOLE (SMH)                 |
| ⚡ | CLEANOUT                               |
| ⚡ | STORM MANHOLE                          |
| ⚡ | DRAIN GRATE (DGR)                      |
| ⚡ | STORM CULVERT PIPE                     |
| ⚡ | SIGN                                   |
| ⚡ | BOLLARD                                |
| ⚡ | MAILBOX                                |
| ⚡ | WOOD POST                              |
| ⚡ | BUILDING HEIGHT LOCATION               |
| ⚡ | FINISHED FLOOR ELEVATION               |
| ⚡ | PARKING SPACE(S)                       |
| ⚡ | PS                                     |
| ⚡ | MEASURED CALCULATED DIMENSION          |
| ⚡ | RECORD DIMENSION PER BK. 5083, PG. 764 |
| ⚡ | RECORD DIMENSION PER PLAN D-33166      |
| ⚡ | CPP                                    |
| ⚡ | POLYVINYL CHLORIDE PIPE                |
| ⚡ | RCP                                    |
| ⚡ | REINFORCED CONCRETE PIPE               |
| ⚡ | BB                                     |
| ⚡ | BOTTOM OF BANK                         |
| ⚡ | BOC                                    |
| ⚡ | BACK OF CURB                           |
| ⚡ | EA                                     |
| ⚡ | EDGE OF ASPHALT                        |
| ⚡ | EC                                     |
| ⚡ | EDGE OF CONCRETE                       |
| ⚡ | FL                                     |
| ⚡ | FLOW LINE                              |
| ⚡ | NG                                     |
| ⚡ | NATURAL GROUND                         |
| ⚡ | TA                                     |
| ⚡ | TOP OF ASPHALT                         |
| ⚡ | TB                                     |
| ⚡ | TOP OF BANK                            |
| ⚡ | TC                                     |
| ⚡ | TOP OF CONCRETE                        |
| ⚡ | BOUNDARY LINE                          |
| ⚡ | EASEMENT LINE                          |
| ⚡ | SETBACK LINE                           |
| ⚡ | (R1)                                   |
| ⚡ | RIGHT-OF-WAY LINE                      |
| ⚡ | C/L                                    |
| ⚡ | CENTERLINE OF RIGHT-OF-WAY             |
| ⚡ | FENCE LINE                             |
| ⚡ | METAL GUARDRAIL                        |
| ⚡ | ROCK WALL                              |
| ⚡ | TREE CANOPY                            |
| ⚡ | LIMITS OF WETLANDS                     |
| ⚡ | OVERHEAD POWER LINE                    |
| ⚡ | UNDERGROUND ELECTRIC LINE              |
| ⚡ | STL                                    |
| ⚡ | UNDERGROUND TELEPHONE LINE             |
| ⚡ | WL                                     |
| ⚡ | UNDERGROUND WATER LINE                 |
| ⚡ | GS                                     |
| ⚡ | UNDERGROUND GAS LINE                   |
| ⚡ | SS                                     |
| ⚡ | SANITARY SEWER LINE                    |
| ⚡ | SD                                     |
| ⚡ | STORM SEWER LINE                       |
| ⚡ | NOT TO SCALE                           |

## VICINITY MAP



## GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO ALT/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALT/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALT/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALT/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS AUGUST 15, 2025.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF LAFAYETTE ROAD AND CONSTITUTION AVENUE, WHICH IS APPROXIMATELY 755' FROM THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT & INDIRECT ACCESS TO LAFAYETTE ROAD, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY AS SHOWN PER PLAN D-33166.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED NEW HAMPSHIRE ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"), THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-11 EXCEPTIONS. IT IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBSTRUCTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM THE CITY OF PORTSMOUTH GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- IN REGARD TO ALT/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
- ELEVATIONS ESTABLISHED WITH GPS OBSERVATIONS UTILIZING THE NATIONAL GEODETIC SURVEY (NGS) NETWORK WITH ORIGINATING BENCHMARK DESIGNATION: X 49, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAV88) IN US SURVEY FEET. CONTOURS SHOWN ARE ONE FOOT INTERVALS.  
PID: OC0281  
PUBLISHED ELEVATION: 72.35'  
MONUMENT DESCRIPTION: BENCHMARK DISK STAMPED "X 49 1966" SET IN A ROCK OUTCROP
- WETLAND LOCATIONS SHOWN HEREON WERE PROVIDED BY BL COMPANIES, A QUALIFIED SPECIALIST.

## SURVEYOR'S CERTIFICATE

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALT/NSPS AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6A, 6B, 7B1, 7C, 8, 9, 10, 11B, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/15/2025.

DATE OF PLAT OR MAP: 08/22/2025

HOLLAND E. SHAW  
PROFESSIONAL LAND SURVEYOR NO. 632  
STATE OF NEW HAMPSHIRE  
NEW HAMPSHIRE C.O.A. 00545

# BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
EMAIL: SURVEY@BLEWINC.COM

OFFICE: 479.443.4506 FAX: 479.582.1883  
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:  
25-6116

SURVEY DRAWN BY:  
AJK - 08/22/2025

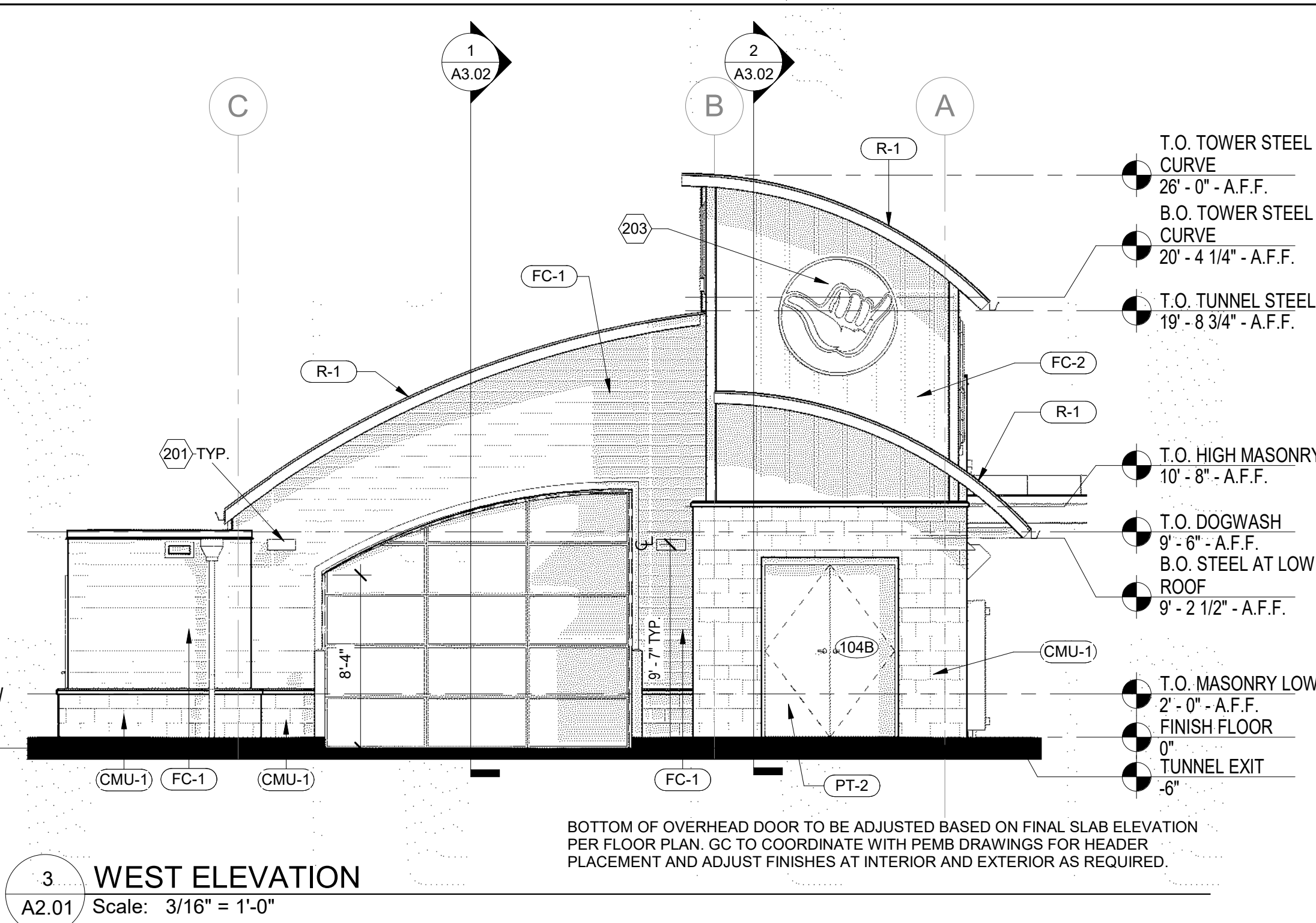
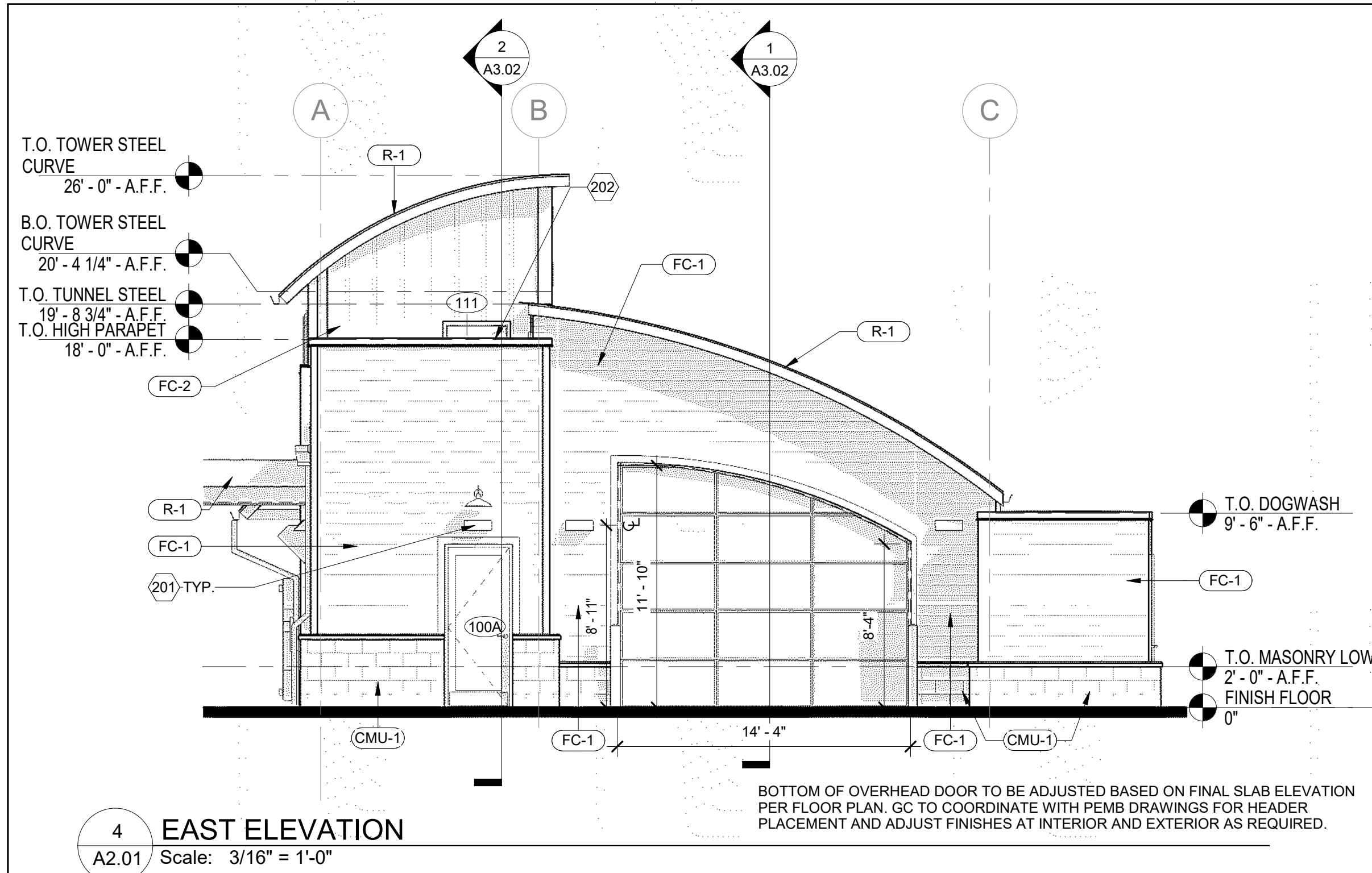
SURVEY REVIEWED BY:  
KLR

SHEET:  
1 OF 1

| DATE     | REVISION HISTORY     | BY  |
|----------|----------------------|-----|
| 09/10/25 | WETLANDS DELINEATION | AJK |
| 09/24/25 | CLIENT COMMENTS      | KLR |
|          |                      |     |
|          |                      |     |
|          |                      |     |

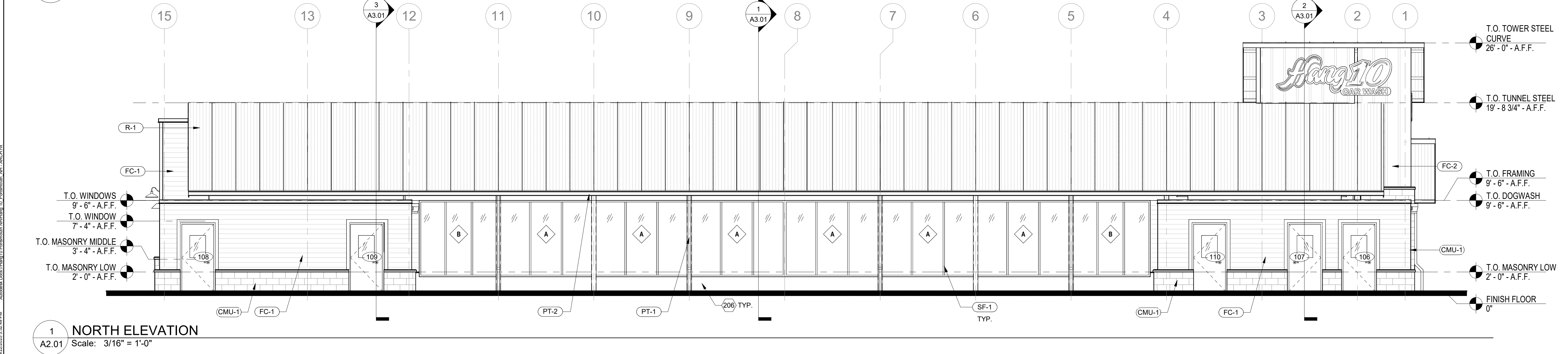
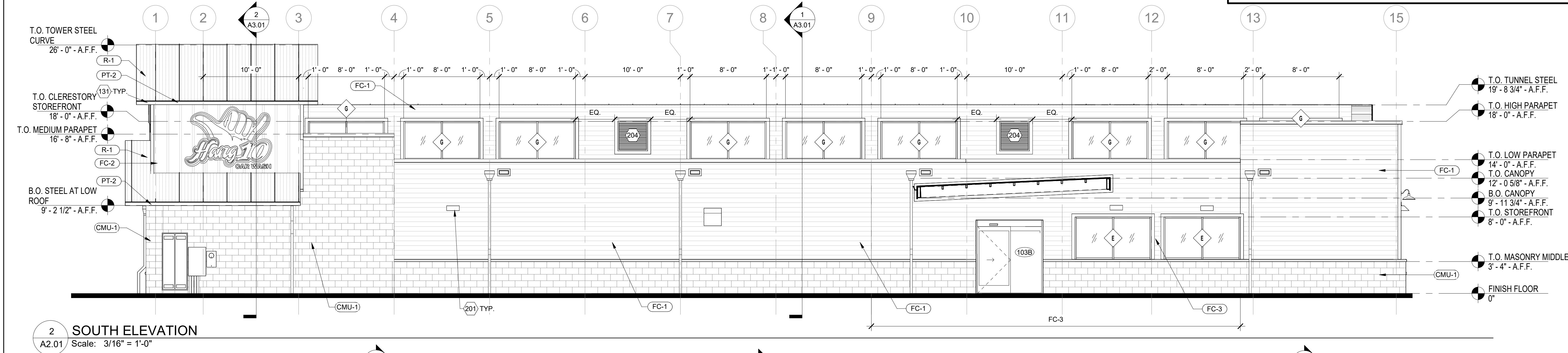


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| EXTERIOR FINISH SCHEDULE |              |                                 |                                                                    |                                                                                                                    |
|--------------------------|--------------|---------------------------------|--------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| MARK                     | MANUFACTURER | DESCRIPTION                     | MODEL / COLOR                                                      | NOTES                                                                                                              |
|                          | <varies>     | <varies>                        | <varies>                                                           | <varies>                                                                                                           |
| CMU-1                    | BEST BLOCK   | CONCRETE MASONRY UNIT           | CHARCOAL #838 SPLIT FACE                                           | BASIS OF DESIGN; BEST BLOCK INTEGRAL COLOR, OR APPROVED EQUAL                                                      |
| CMU-2                    | BEST BLOCK   | CONCRETE MASONRY UNIT           | TO MATCH CMU-1, GROUND FACE                                        | BASIS OF DESIGN; BEST BLOCK INTEGRAL COLOR, OR APPROVED EQUAL                                                      |
| FC-1                     | JAMES HARDIE | FIBER CEMENT PLANK              | HARDIE PLANK HZ-5, CEDARMILL, COLOR: ARTIC WHITE                   | ALL EXPOSED FASTENERS TO BE PAINTED SW 7067 "CITYSCAPE"                                                            |
| FC-2                     | JAMES HARDIE | FIBER CEMENT PANEL WITH BATTENS | HARDIE PANEL HZ-5 SMOOTH, COLOR: GRAY SLATE                        | ALL EXPOSED FASTENERS TO BE PAINTED SW 7063 "NEBULOUS WHITE"                                                       |
| FC-3                     | JAMES HARDIE | FIBER CEMENT PLANK              | HARDIE PLANK HZ-5, CEDARMILL, COLOR: ARTIC WHITE, GC TO PAINT PT-1 | ALL EXPOSED FASTENERS TO BE PAINTED TO MATCH PANEL. GC TO COORDINATE WITH OWNER ON FINAL LOCATION OF PT-1 ON FC-3. |
| PT-1                     | RAL          | #6027, GLOSS (HANG 10 CYAN)     | PAINT                                                              | EXPOSED STEEL STRUCTURE & BOLLARDS & FC-3                                                                          |
| PT-2                     | VARIES       | VARIES                          | GC TO COORD. WITH CM ON FINAL PAINT LOCATIONS                      | GUTTERS, DOWNSPOUTS, SCUPPERS, CONDUCTORS HEADS, COPING CAPS AND EXTERIOR HM & FRAMES                              |
| R-1                      | <varies>     | <varies>                        | <varies>                                                           | <varies>                                                                                                           |
| SF-1                     | KAWNEER      | STOREFRONT ASSEMBLY             | 451T, THERMAL - CLEAR ANODIZED FINISH                              | W/ CLEAR INSULATED GLASS OR CLEAR GLASS PER APPROVED ASSEMBLY                                                      |

| KEYNOTES                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| 131                                                                                                                                                                                                                                                                                                                                                                                                                   | PREFINISHED METAL GUTTERS                                                                |
| 201                                                                                                                                                                                                                                                                                                                                                                                                                   | EXTERIOR WALL PACK WITH 90 DEGREE CUTOFF, RE: ELECTRICAL                                 |
| 202                                                                                                                                                                                                                                                                                                                                                                                                                   | ROOF ACCESS DOOR, PAINT TO MATCH ADJACENT SURFACE                                        |
| 203                                                                                                                                                                                                                                                                                                                                                                                                                   | PROPOSED SIGNAGE LOCATION, SIGNAGE BY OTHERS UNDER SEPARATE SUBMITTAL                    |
| 204                                                                                                                                                                                                                                                                                                                                                                                                                   | LOUVER, REFER TO STRUCTURAL & MECHANICAL DRAWINGS. LOUVER COLOR TO MATCH ADJACENT FINISH |
| 206                                                                                                                                                                                                                                                                                                                                                                                                                   | CAST IN PLACE CONCRETE RE: STRUCTURAL                                                    |
| EXTERIOR FINISH NOTES                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |
| 1. ALL EXTERIOR FINISHES TO BE INSTALLED PER MFR INSTRUCTIONS FOR WIND SPEED AND DESIGN PRESSURE FOR THIS LOCATION. SEE SHEETS S0-1 FOR WIND SPEED AND DESIGN PRESSURES. PAC-CLAD SIDING REQUIRES 16GA. MIN. METAL EXTERIOR WALL CONSTRUCTION. METAL STUD GAUGES TO BE UPDATED AS NEEDED TO MEET THIS REQUIREMENT. SEE COVER SHEET FOR ADDITIONAL INFORMATION REGARDING EXTERIOR PRODUCTS REQUIRED FOR THIS LOCATION. |                                                                                          |
| 2. R-1 ON EXTERIOR FINISH SCHEDULE IS BASES OF DESIGN. SEE COVER SHEET FOR ACTUAL SYSTEM TO BE PROVIDED. GLAZING TO MATCH R-1. COORDINATE WITH CWB PEMB. GLAZING TO MEET REQUIREMENT OF APPROVED SYSTEM AS INDICATED ON COVER SHEET.                                                                                                                                                                                  |                                                                                          |
| 3. SEE COVER SHEET FOR ADDITIONAL INFORMATION REGARDING EXTERIOR FINISHES                                                                                                                                                                                                                                                                                                                                             |                                                                                          |



THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE. NO FOR CONSTRUCTION OR IMPLEMENTATION.

HANG10 - PORTSMOUTH, NH

HANG10 - PORTSMOUTH, NH

2299 LAFAYETTE RD  
PORTSMOUTH, NH 03801

Revisions / Submissions

| ID              | Description | Date       |
|-----------------|-------------|------------|
| PRELIMINARY ORS |             | 09/22/2025 |

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Project number: 766656-01

Scale: As indicated

Drawn By: AFF, ANM

Checked By: ARA

Date: 09/22/2025

Issue: Prelim. Design

Sheet Title:

EXTERIOR  
ELEVATIONS

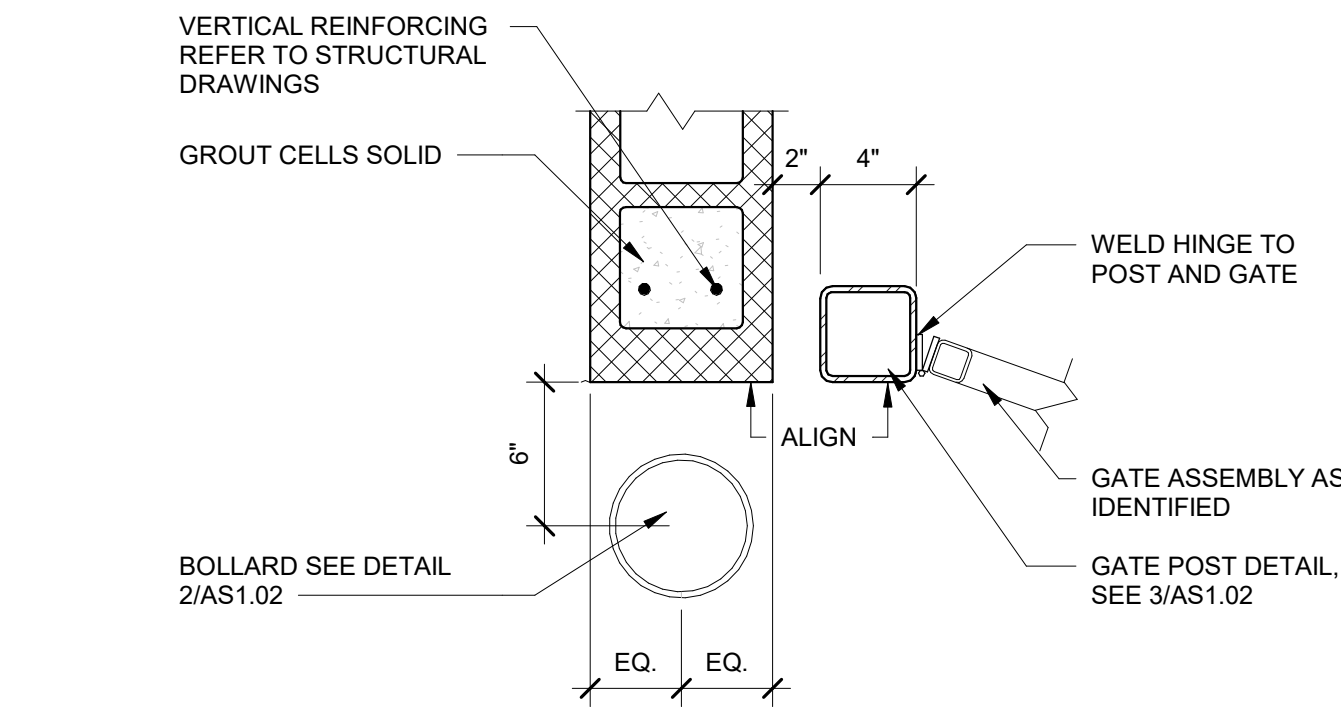
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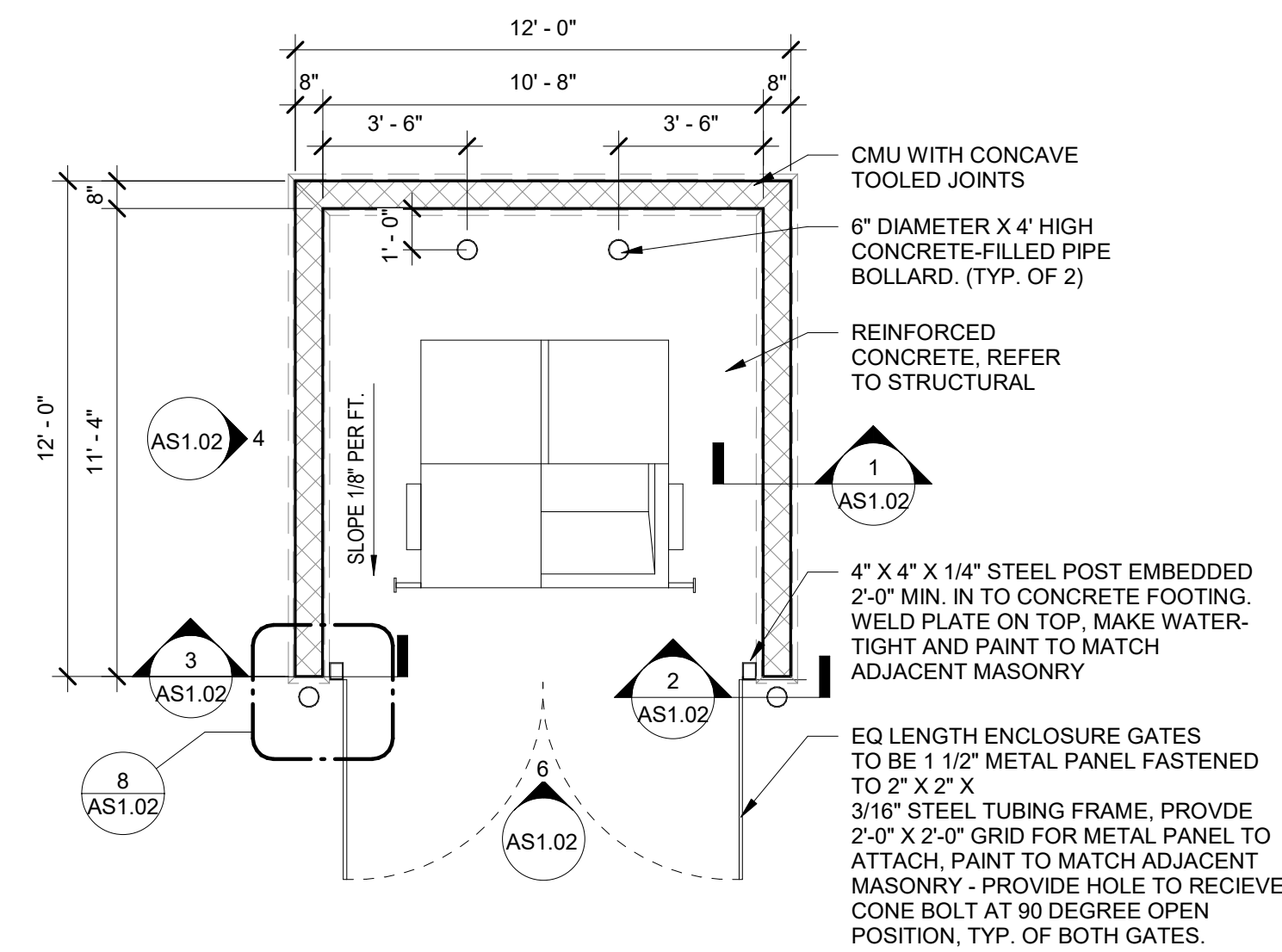


CESO  
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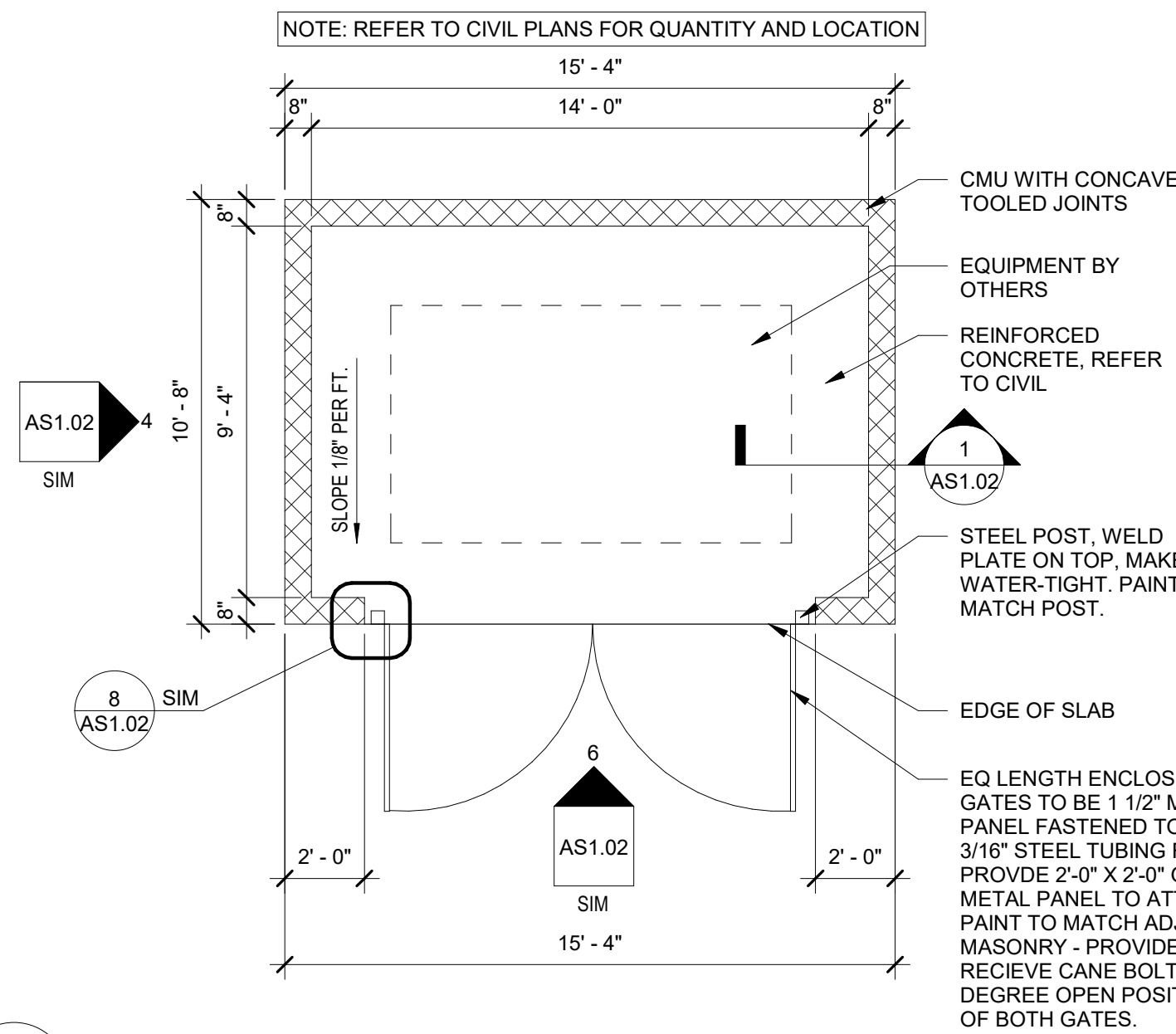
2012 W 25th Street Suite 200  
Cleveland, OH 44113  
Phone: 330.665.0660 Fax: 888.206.4826



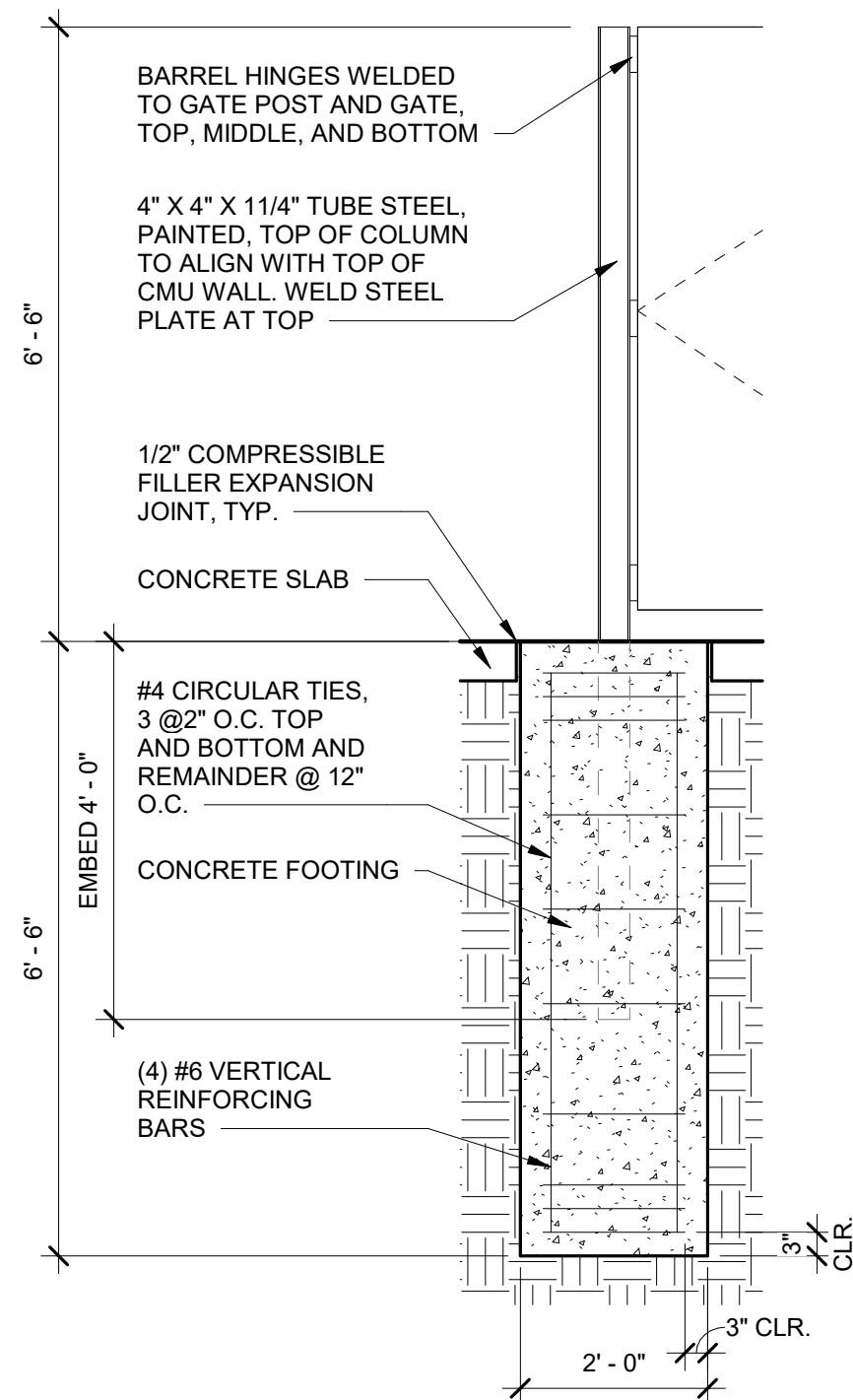
8 TRASH ENCLOSRE GATE DETAIL  
AS1.02 Scale: 1 1/2" = 1'-0"



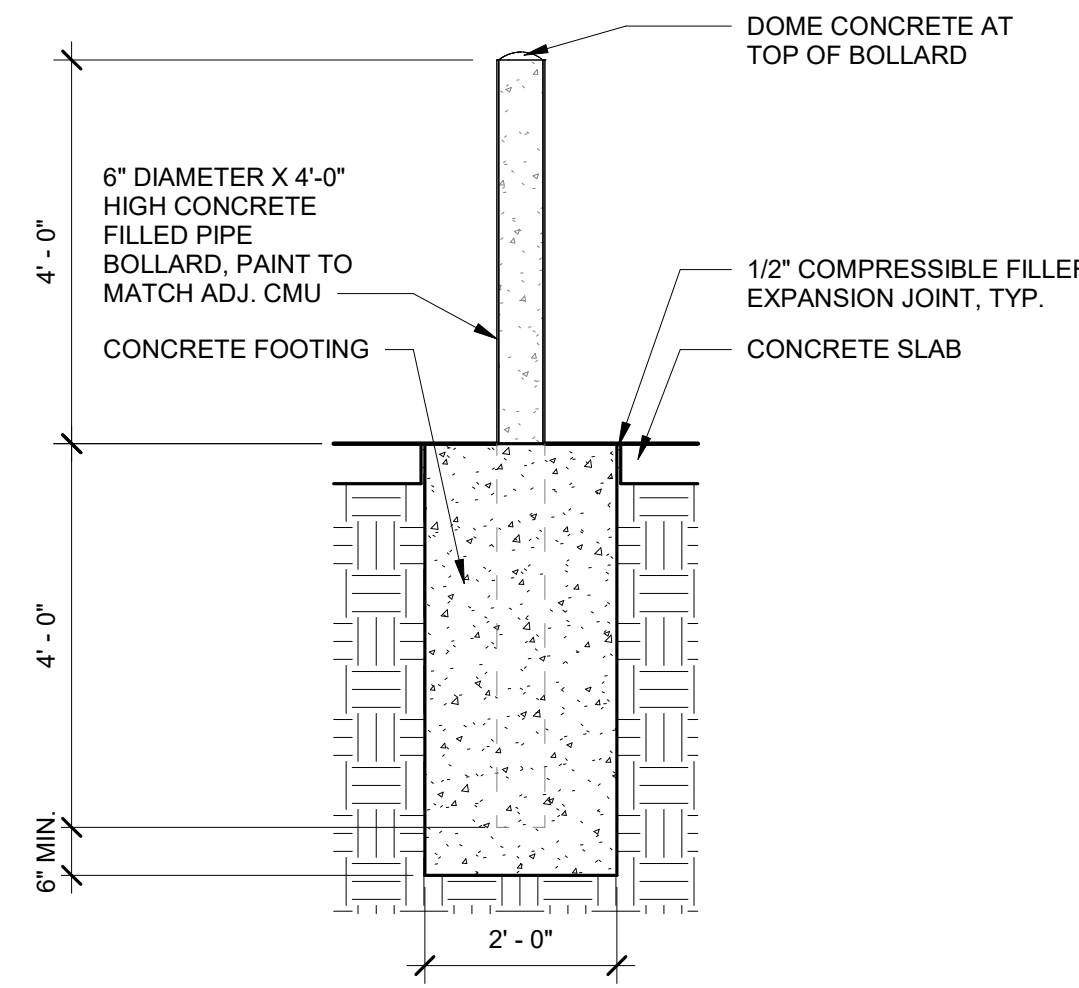
7 TRASH ENCLOSURE PLAN  
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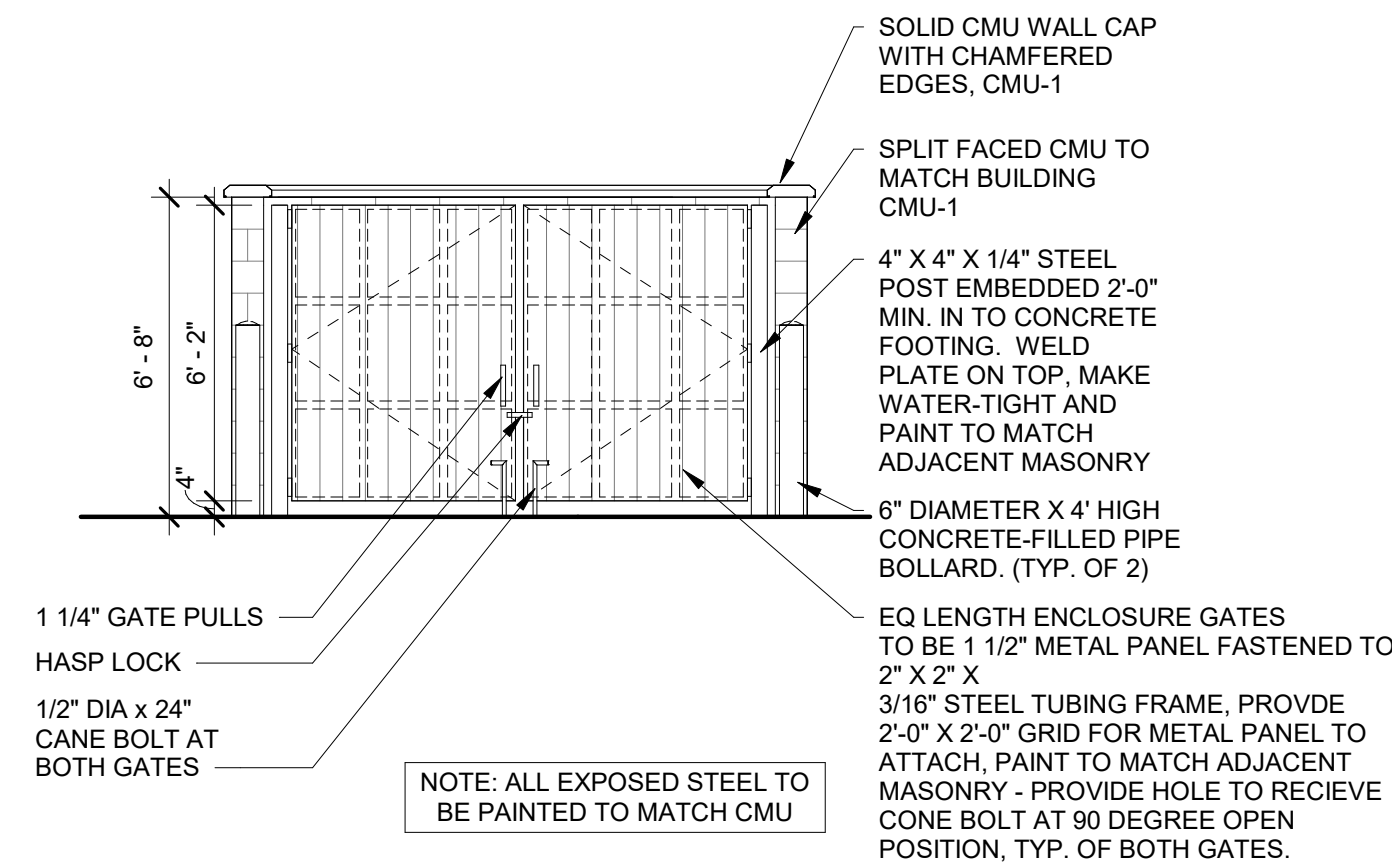
5 VACUUM ENCLOSURE  
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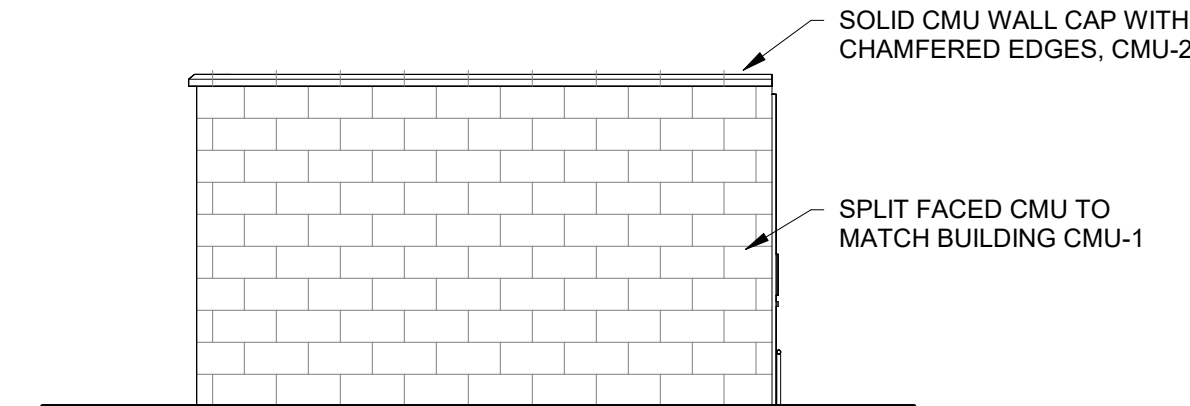
3 GATE POST DETAIL  
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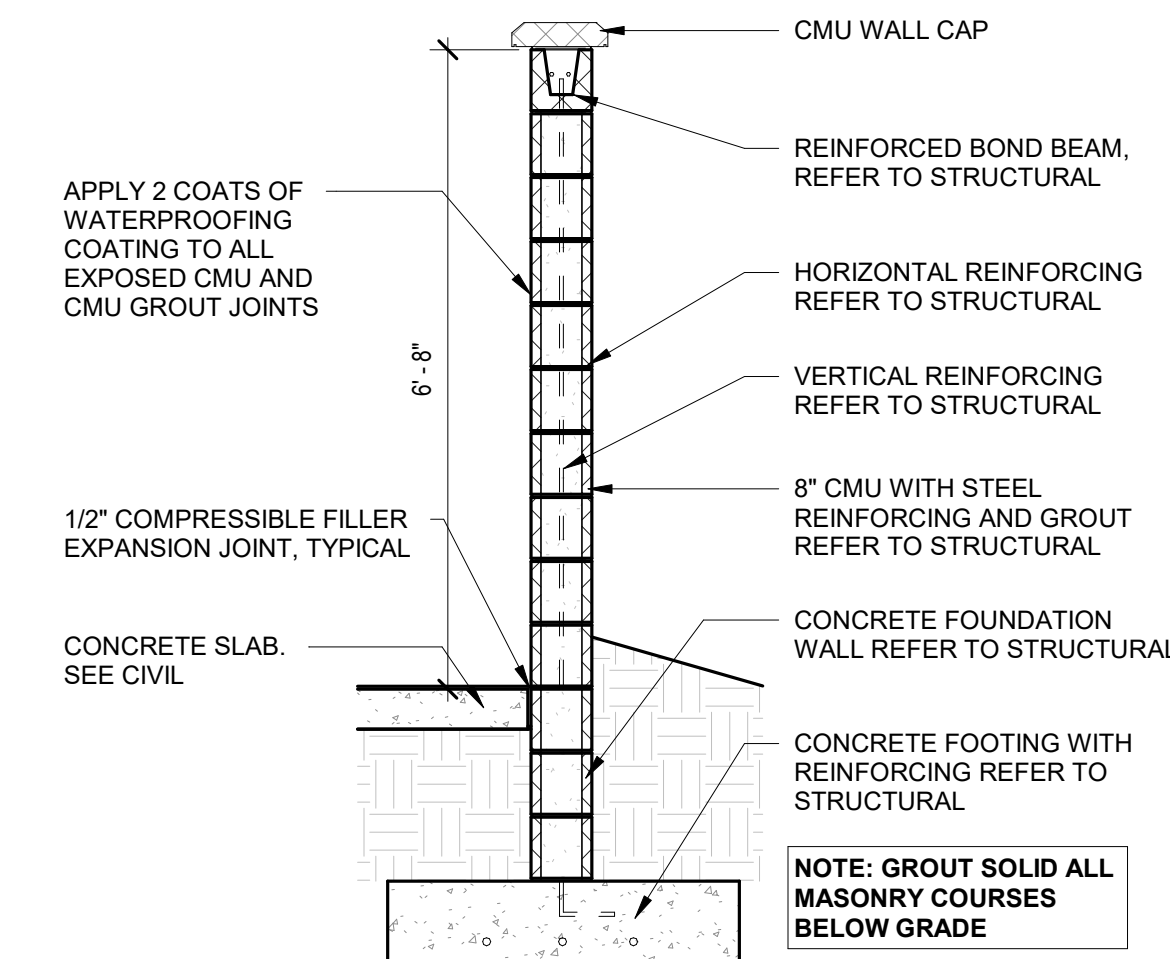
2 BOLLARD DETAIL  
AS1.02 Scale: 1/2" = 1'-0"



6 TRASH ENCLOSURE FRONT ELEVATION  
AS1.02 Scale: 1/4" = 1'-0"



4 TRASH ENCLOSURE SIDE / BACK ELEVATION  
AS1.02 Scale: 1/4" = 1'-0"



1 TRASH ENCLOSURE WALL SECTION  
AS1.02 Scale: 1/2" = 1'-0"

Revisions / Submissions

| ID | Description | Date |
|----|-------------|------|
|----|-------------|------|

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Project number:

Scale: As indicated

Drawn By:

Checked By:

Date:

Issue:

Sheet Title:

DUMPSTER  
ENCLOSURE & SITE  
DETAILS

AS1.02





Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists



October 7, 2025

Portsmouth Technical Advisory Committee  
1 Junkins Avenue, 3<sup>rd</sup> Floor  
Portsmouth, NH 03801

via email: Online ViewPoint Cloud

**RE: Technical Advisory Committee Work Session Application  
1980 Woodbury Avenue – Colbea Enterprises, LLC – Tax Map 239 Lot 11  
TFM Project #46077.16**

Dear Members of the Committee:

On behalf of our client, Colbea Enterprises, LLC, please find a Technical Advisory Committee Work Session Application relative to the above-referenced project. The following materials are included in this submission:

- **Existing Conditions Plan for Tax Map 239 Lot 11, Mobil Station, 1980 Woodbury Avenue Portsmouth, NH 03801, prepared by TFMoran, Inc., dated January 14, 2025 (1 copy at 22"x34" and 1 copy at 11"x17");**
- **Site Layout Plan, Sign Plan, and Truck Movement Plan for Tax Map 239 Lot 11, Proposed Gas Station and Convenience Store, 1980 Woodbury Avenue, Portsmouth, NH 03801, prepared by TFMoran, Inc., dated October 7, 2025 (1 copy at 22"x34" and 1 copy at 11"x17"); and**
- **Architectural Elevations for a similar Convenience Store (Nashua Location).**

#### Project Description

The project includes the demolition of the existing Gas Station and Convenience Store and construction of a new Gas Station and Convenience Store at 1980 Woodbury Avenue. Tax Map 239 Lot 11 is approximately 0.88 acres and currently contains a gas station and convenience store. The site is within the Gateway Neighborhood Mixed Use Corridor (G1) Zone and is adjacent to the intersection of Woodbury Avenue and Gosling Road.

The proposed project is to construct 5,500 s.f. single story convenience store with six fueling islands (12 fueling stations) and associated canopy. Associated improvements include and are not limited to access, grading, utilities, stormwater management system, lighting, and landscaping.

TFMoran, Inc.  
48 Constitution Drive, Bedford, NH 03110  
T(603) 472-4488      www.tfmoran.com



TFMoran, Inc. Seacoast Division  
170 Commerce Way–Suite 102, Portsmouth, NH 03801  
T(603) 431-2222



**Technical Advisory Committee Work Session Application**  
**1980 Woodbury Avenue - Colbea Enterprises, LLC – Tax Map 239 Lot 11**  
**Project #46077.16**

**October 7, 2025**

The project received a Special Exception from the Portsmouth Zoning Board of Adjustment on April 22, 2025, from Section 10.440, Use #8.122 to allow a Convenience Goods 2 use with 24 hours per day operation, The project also received the following variances from the Portsmouth Zoning Board of Adjustment on July 15, 2025;

1. Variance from Section 10.5B33.20 to allow for a front lot line build out of 0% where a minimum of 75% is required for a commercial building;
2. Variance from Section 10.5B34.60 to allow for a front setback from the lot line of 27 feet on Woodbury Avenue and 53.5 feet on Gosling Road where a maximum of 20 feet is required;
3. Variance from Section 10.5B83.10 to allow for parking spaces to be located between the principal building and the street; and
4. Variance from Section 10.843.33 to allow for pump islands to be located within 34.5 feet of the lot lines where 40 feet is required.

We appreciate your consideration of these matters and look forward to presenting this project to you in the near future.

We respectfully request that we be placed on the upcoming agenda for the Technical Advisory Committee Work Session on October 14, 2025.

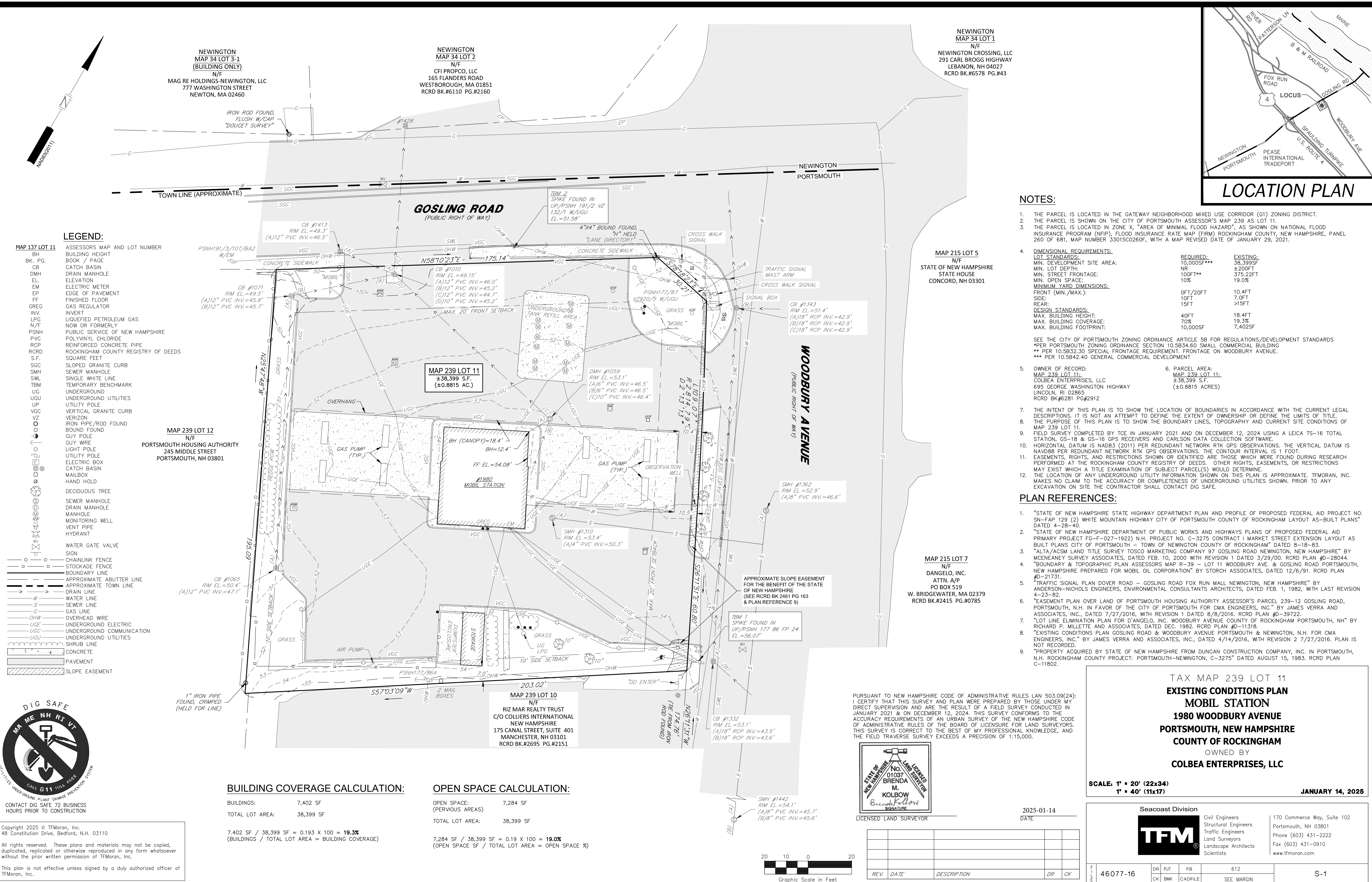
If you have any questions or concerns, please do not hesitate to contact us.

Respectfully,  
**TFMoran, Inc.**

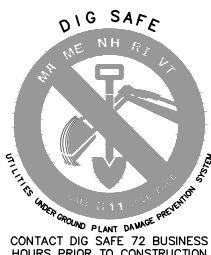


**Jason Cook, EIT**  
*Civil Engineer*



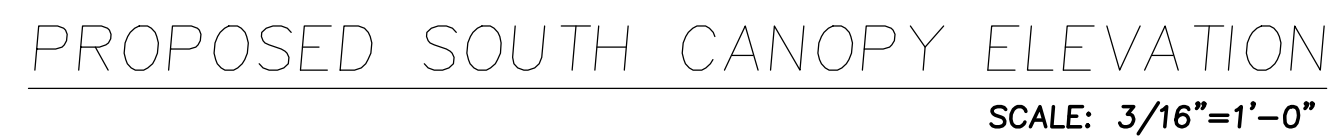
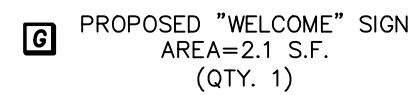
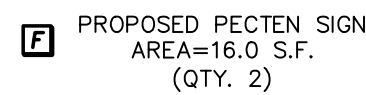
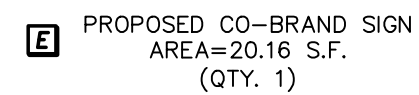
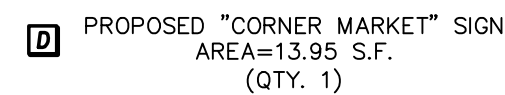
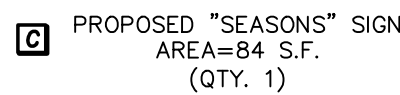
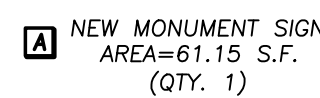






|                                                                                       |  |                                                                                                                      |            |                                                                                                                                                           |                     |       |
|---------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------|
|  |  | Civil Engineers<br>Structural Engineers<br>Traffic Engineers<br>Land Surveyors<br>Landscape Architects<br>Scientists |            | 170 Commerce Way, Suite 102<br>Portsmouth, NH 03801<br>Phone (603) 431-2222<br>Fax (603) 431-0910<br><a href="http://www.tfmoran.com">www.tfmoran.com</a> |                     |       |
| 46077.16                                                                              |  | DR<br>CK                                                                                                             | JKC<br>CRR | FB<br>CADFILE                                                                                                                                             | 46077-16_SITELAYOUT | EX-01 |



TOTAL WALL SIGNAGE: 152.21 S.F.[illegible]

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CONTACT DIG SAFE 72 BUSINESS

TAX MAP 239 LOT 11

## SIGN PLAN

### PROPOSED GAS STATION & CONVENIENCE STORE

**1980 WOODBURY AVENUE  
PORTSMOUTH, NEW HAMPSHIRE**

OWNED BY

**COLBEA ENTERPRISES, LLC**

**SCALE: NTS**

**OCTOBER 7, 2025**

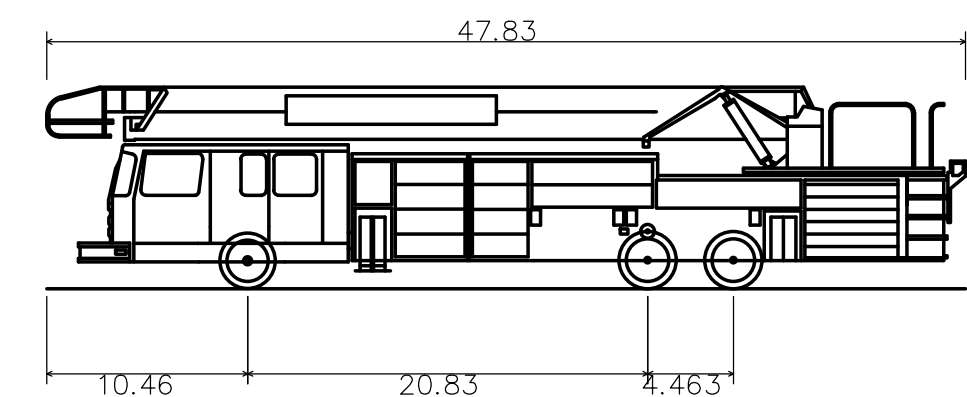
Seacoast Division



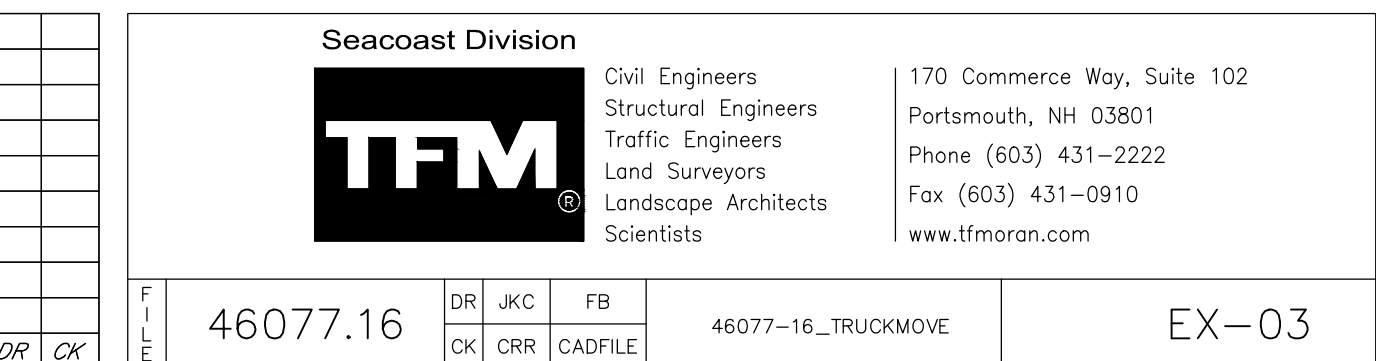
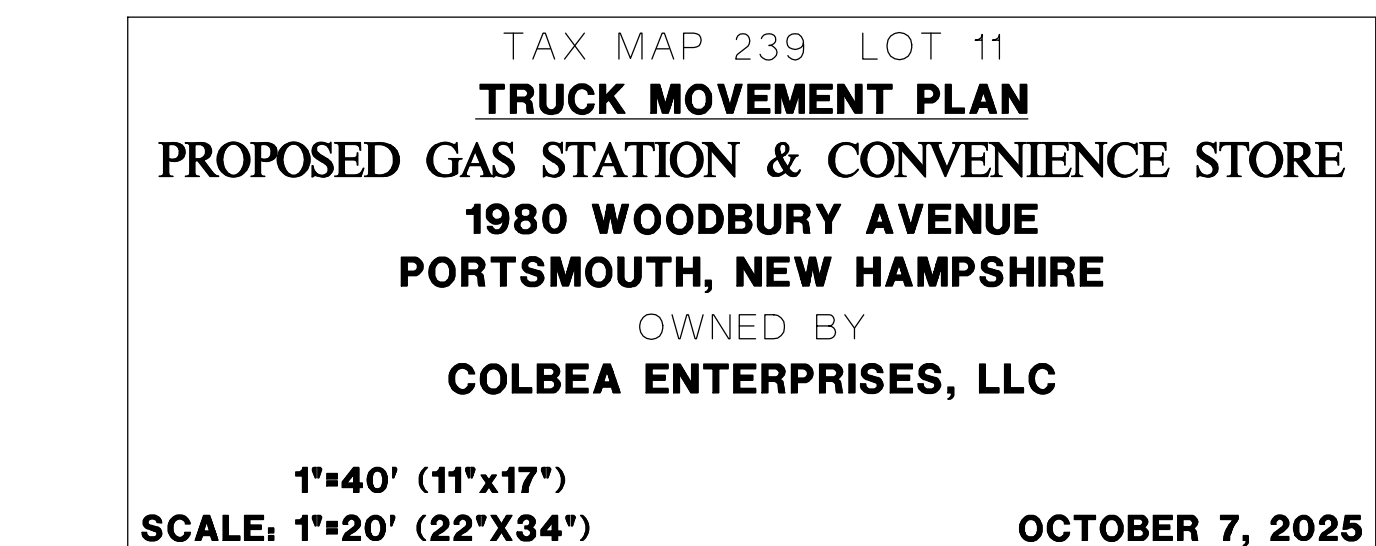
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|      |          |    |     |         |   |       |
|------|----------|----|-----|---------|---|-------|
| FILE | 46077.16 | DR | JKC | FB      | - | EX-02 |
|      |          | CK | CRR | CADFILE |   |       |





|                              |          |
|------------------------------|----------|
| Portsmouth Fire Truck H3635  |          |
| Overall Length               | 47.830ft |
| Overall Width                | 8.500ft  |
| Overall Body Height          | 10.505ft |
| Min Body Ground Clearance    | 0.935ft  |
| Max Track Width              | 8.500ft  |
| Lock-to-lock time            | 6.00s    |
| Max Steering Angle (Virtual) | 38.00°   |



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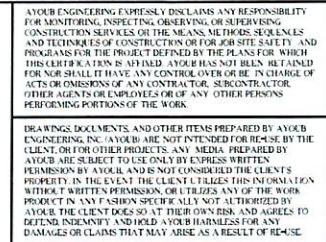
HORIZONTAL SCALE 1"=20'



A horizontal scale bar with a black background and white markings. The bar is divided into three equal segments, each representing 10 feet. The markings are labeled 20, 10, 0, and 20 from left to right.

[illegible]





**AYOUB**  
ENGINEERING

**ENGINEERS & ARCHITECTS**

CORPORATE OFFICE:

414, BENEFIT STREET  
PAWTUCKET, RHODE ISLAND 02861  
401-728-5535

NOT FOR CONSTRUCTION