

**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 13, 2026

AGENDA

2:00 PM	635 Lincoln Avenue TFMoran Engineering, Engineer (LUTW-26-15)	Subdivision
2:30 PM	200 Market Street Haley Ward, Inc, Engineer (LUTW-26-16)	Site Plan Review
3:00 PM	105 Bartlett Street Tighe & Bond (LUTW-26-17)	Site Plan Review
3:30 PM	28 Langdon Street, 5 Easterly Surveying, Inc. (LUTW-26-14)	Site Plan Review

Oct 08, 2026 - 10:32am
F:\MSC Projects\47720 Lincoln Ave - Portsmouth, NH\47720-00 Shienbob - 635 Lincoln Ave\Carlson Survey\Drawings\47720-00 Survey.dwg

LEGEND:

MAP 137 LOT 11	ASSESSORS MAP/ LOT NUMBER
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
BK. PG.	BOOK/PAGE
CONC.	CONCRETE
EL.	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
GM	GAS METER
IRF	IRON ROD FOUND
N/F	NOW OR FORMERLY
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
VGC	VERTICAL GRANITE CURB
W/	WITH
WM	WATER METER
○	IRON PIPE/ROD FOUND
△	SPIKE/NAIL FOUND
AC	AIR CONDITIONER
☼	CONIFEROUS TREE
☼	DECIDUOUS TREE
⊙	SEWER MANHOLE
⊕	GAS VALVE
⊕	WATER SHUT OFF
⊕	WATER GATE VALVE
— A — A —	PICKET FENCE
— □ — □ —	STOCKADE FENCE
— — —	APPROXIMATE ABUTTER LINE
— — —	BOUNDARY LINE
— — —	SETBACK LINE
○ ○ ○ ○ ○	STONE WALL
■	CONCRETE
■	CRUSHED STONE
■	PAVEMENT
■	PAVER WALK
■	WOOD DECK
+	LANDSCAPED AREA

IMPERVIOUS COVERAGE TABLE

STRUCTURES	COVERAGE (S.F.)
PRIMARY STRUCTURE & PORCH	1634
GARAGE	522
CONC. BASKETBALL COURT	4534
PAVED DRIVEWAY	2643
CRUSHED STONE	366
DECKS	308
PAVERS	39
STONE WALL	104
WOOD STEPS	110
PAD WITH DUCTLESS MINI SPLIT	7
TOTAL	10267
IMPERVIOUS COVERAGE AREA = 50.5% (10,267 S.F. / 20,336 S.F. * 100%)	

PURSUANT TO NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES LAN 503.09(24):
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY
DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED ON
SEPTEMBER 9 & 10, 2026. THIS SURVEY CONFORMS TO THE ACCURACY
REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF
ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. THIS
SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE
FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

FOR REVIEW

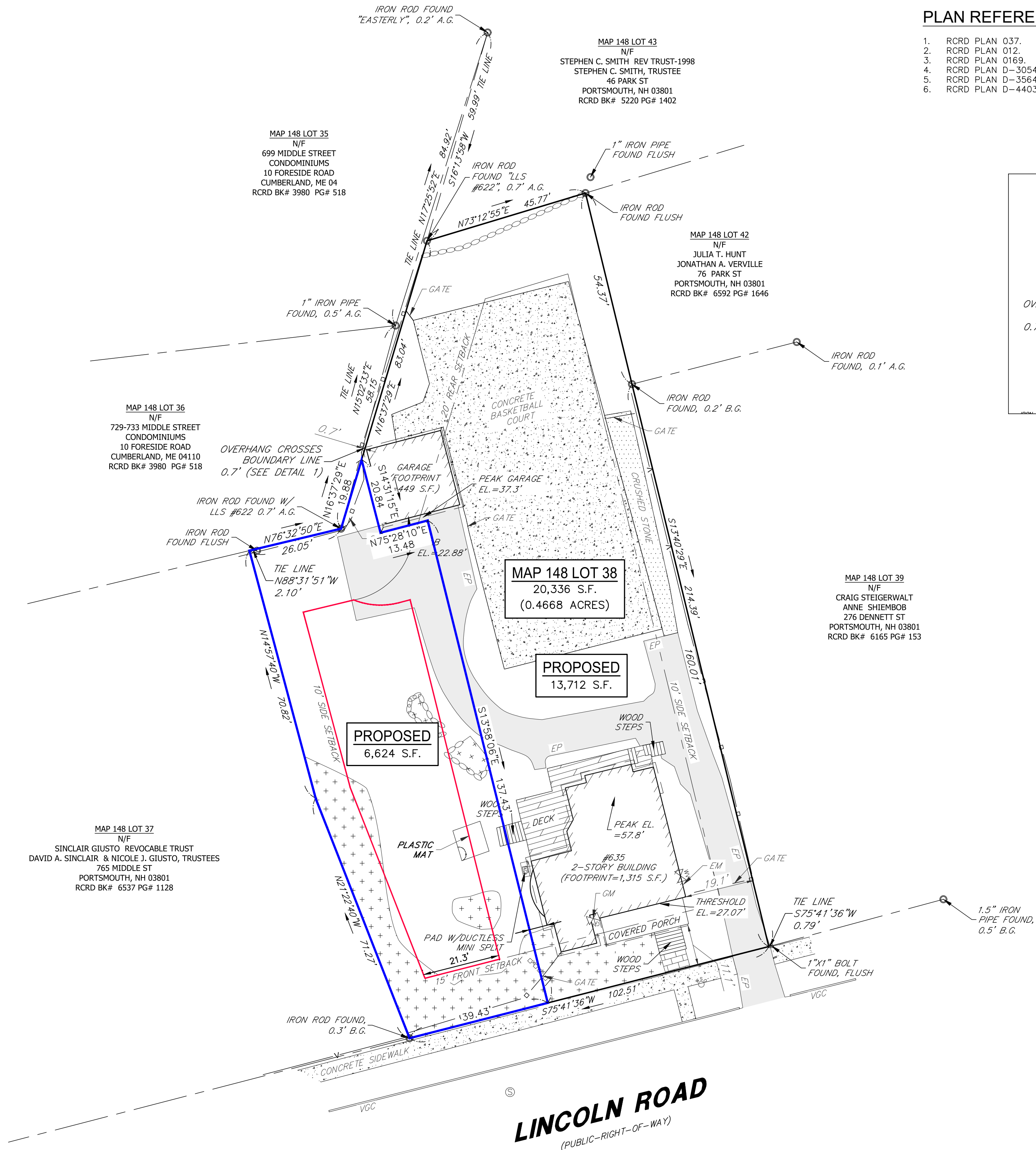
LICENSED LAND SURVEYOR

DATE

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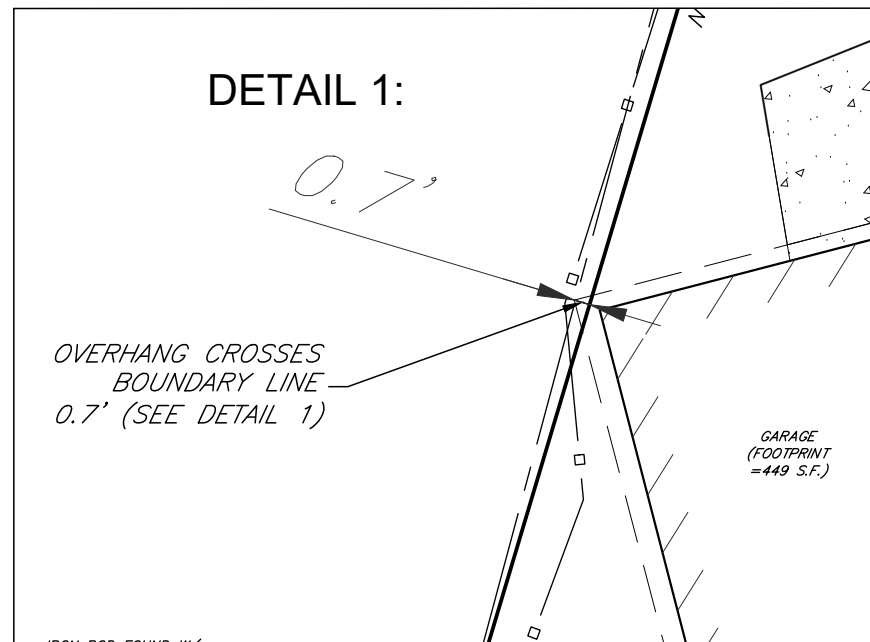
This plan is not effective unless signed by a duly authorized officer of
TFMoran, Inc.



PLAN REFERENCES:

1. RCRD PLAN 037.
2. RCRD PLAN 012.
3. RCRD PLAN 0169.
4. RCRD PLAN D-30540.
5. RCRD PLAN D-35644.
6. RCRD PLAN D-44035.

DETAIL 1:



NOTES:

1. THE PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT AND PARTIALLY IN THE HISTORIC OVERLAY DISTRICT.
2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 148 AS LOT 38.
3. THE PARCEL IS LOCATED IN ZONE X,"AREA OF MINIMAL FLOOD HAZARD," AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 33015C0259F, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.
4.

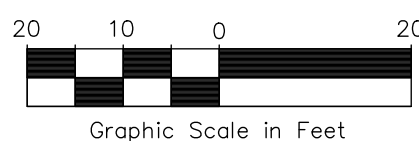
DIMENSIONAL REQUIREMENTS:	REQUIRED:	EXISTING:
MINIMUM LOT AREA:	7,500 S.F.	20,336 S.F.
CONTINUOUS STREET FRONTAGE:	100'	102.5'
LOT DEPTH:	70'	>70'
MINIMUM YARD DIMENSIONS:		
FRONT:	15'	11.1'
SIDE:	10'	19.1'
REAR:	20'	93.4'
		-0.7' (GARAGE)

MAXIMUM STRUCTURE DIMENSIONS:	
BUILDING HEIGHT:	35'/30' (SLOPED/FLAT)
BUILDING COVERAGE:	25% 35.8%
MINIMUM OPEN SPACE	30% 49.5%
5. OWNER OF RECORD:
MAP 148 LOT 38:
E & B SHIEMBOB FAMILY LIVING TRUST
EDWARD G. SHIEMBOB & BARBARA K. SHIEMBOB, TRUSTEES
7 LANDING WAY
DOVER, NH 03820
RCRD BK.#6721 PG.#1497
6. PARCEL AREA:
MAP 148 LOT 38:
20,336 S.F.
(0.4668 ACRES)
7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
8. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 148 LOT 38 INTO TWO LOTS.
9. FIELD SURVEY COMPLETED ON SEPTEMBER 9 & 10, 2026 USING A LEICA TS-16 TOTAL STATION, GS-16 & GS-18 GPS RECEIVER AND CARLSON DATA COLLECTION SOFTWARE.
10. HORIZONTAL DATUM IS NAD83 (2011) PER REDUNDANT NETWORK RTK GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD86 PER REDUNDANT NETWORK RTK GPS OBSERVATIONS.
11. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
12. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.

**PROGRESS
PRINT**
date: 10/06/2026



REV.	DATE	DESCRIPTION	DR	CK



TAX MAP 148 LOT 38
CONCEPTUAL SUBDIVISION PLAN
2-LOT SUBDIVISION
635 LINCOLN AVENUE
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

OWNED BY
E & B SHIEMBOB FAMILY LIVING TRUST
EDWARD G. SHIEMBOB & BARBARA K. SHIEMBOB, TRUSTEES
SCALE: 1" = 20' (22x34)
1" = 40' (11x17)
OCTOBER 6, 2026

Seacoast Division



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	47720-00	DR	SS	FB	625	S-2
		CK	BMK	CADFILE		

October 6, 2026

Peter Stith, TAC Committee Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, New Hampshire 03801

Re: Request for TAC Workshop Review | 200 Market Street | Proposed Site Development

Dear Mr. Stith and Technical Advisory Committee (TAC) Members:

On behalf of VPC, LLC, we are pleased to submit the attached plan set for TAC Workshop Review for the above-mentioned project and request that we be placed on the agenda for your October 13, 2026, Meeting. The project is the construction of one (1), 5-story mixed-use building with the associated and required site improvements. The project is located on three parcels, shown on the City of Portsmouth Assessors Map 118 as Lots 10, 11, and 14. The existing use of a private parking lot on Lots 10 and 14 will be discontinued. The existing building on Lot 14 will be unchanged. The existing building on Lot 11 will be connected to the proposed building. We are requesting the Technical Advisory Committee (TAC) review the project as a part of the approval process, prior to a completed Site Plan Review Permit application at the site, and we look forward to an in-person presentation and the TAC Committee review of this submission.

As mentioned above, the proposed building will be located on Map 118, Lots 10 and 14 and will be connected to the existing commercial building located at 206 Market Street (Map 118, Lot 11). The new, combined structure will have a footprint of 8,813 square feet, consisting of 7,219 square feet of new structure and 1,594 square feet of existing structure. The building will include 1,594 square feet of existing commercial space and 11 new residential units (with the potential for 6 additional units). The building will provide 39 parking spaces via a lift-parking garage within the building's bottom floor.

The conversion of the site will need to comply with the applicable design, safety, and operational standards, including building code compliance. We believe that the transition to mixed-use will complement the surrounding neighborhood. The site's location within downtown Portsmouth further enhances this re-use.

The Applicant has identified several variances from the Zoning Ordinance that will likely be needed before the project may proceed to Site Plan Review. Almost all the variances are driven by the heavy presence of ledge near the ground surface throughout Lot 118/10. The presence of ledge coupled with the proximity of surrounding buildings, including the City's pump house make it impossible or infeasible to remove the ledge. This drives the need to place parking on the ground floor of the proposed building and build it up from the surface. Accordingly, the Applicant intends to seek variance for building and penthouse height and to allow parking associated with residential use on the ground floor where a liner building is otherwise required. The Applicant also intends to seek setback and area-related variances for the penthouse due to the unique conditions of the property.



The following plans are included in our submission:

Existing Conditions Plan - This plan shows the general existing conditions at the site.

Site Plan - This plan shows the proposed site development.

Floor Plan – This plan shows the proposed layout and uses of the proposed building.

Sincerely,
Haley Ward, Inc.

Drew Olehowski, PE
Project Manager

DJO/cba

LEGEND:

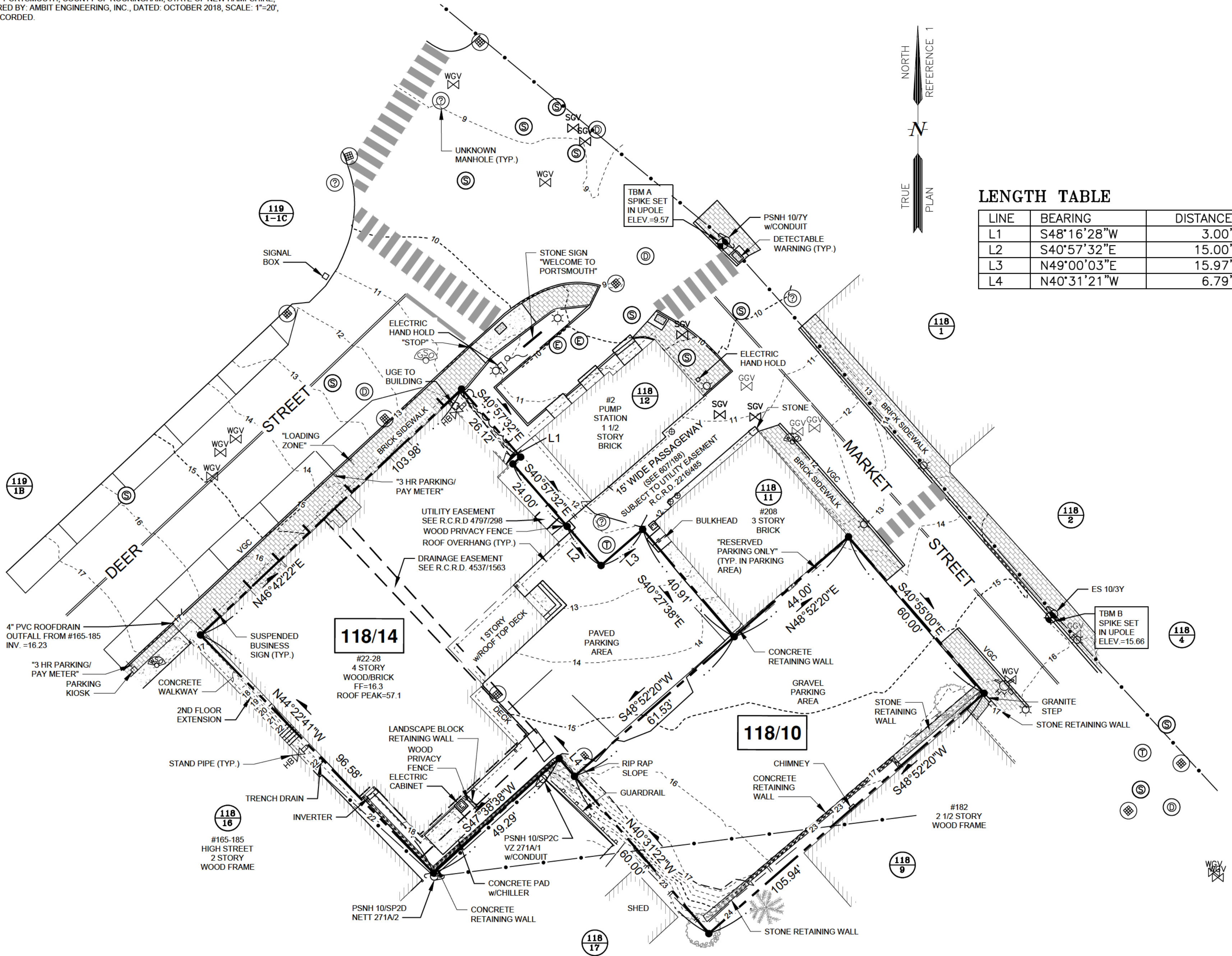
DESCRIPTION	EXISTING
RCRD 1234/123 N/F TYP. ELV. FF SGC VGC	ROCKINGHAM COUNTY REGISTRY OF DEEDS DEED BOOK/PAGE NOW OR FORMALLY TYPICAL ELEVATION FINISHED FLOOR SLOPED GRANITE CURB VERTICAL GRANITE CURB
MAP 21 LOT 8 BENCHMARK IRON ROD/PIPE FOUND SEWER MANHOLE DRAIN MANHOLE COMMUNICATIONS MANHOLE ELECTRIC MANHOLE UTILITY POLE CATCH BASIN HYDRANT	
GATE VALVE GAS/WATER SHUTOFF BOLLARD FLAGPOLE TREES GAS/ELECTRIC METER LIGHT POLE SIGN PROPERTY LINE EDGE OF PAVEMENT EDGE OF GRAVEL MINOR FOOT CONTOUR MAJOR FOOT CONTOUR	

PLAN REFERENCES:

- 1) PLAN OF LOT PORTSMOUTH, N.H. CITY OF PORTSMOUTH PUMPING STATION. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS. DATED DECEMBER 1964. NOT RECORDED.
- 2) PLAN OF LAND FOR BERNARD C. MAXAM & AGNES B. MAXAM DEER STREET / HIGH STREET COUNTY OF ROCKINGHAM PORTSMOUTH, N.H. PREPARED BY RICHARD P. MILLETTE & ASSOCIATES. DATED NOVEMBER 1987. R.C.R.D. PLAN C-17507.
- 3) SUBDIVISION PLAN OF LOTS 1B & 1C & 1A IN PORTSMOUTH, N.H. PREPARED BY BRIGGS ASSOCIATES, INC. DATED OCTOBER 1, 1987. R.C.R.D. PLAN D-17449.
- 4) LOT LINE RELOCATION PLAN FOR VINCENT COLELLA AND BERNARD MAXAM 28 DEER STREET & 175 HIGH STREET PORTSMOUTH, N.H. COUNTY OF ROCKINGHAM. PREPARED BY AMBIT SURVEY. DATED JUNE 1999, FINAL REVISION DATE NOVEMBER 10, 1999. R.C.R.D. PLAN D-27731.
- 5) EXISTING CONDITIONS SITE PLAN-SITE DEVELOPMENT PLANS PROPOSED BUILDING 200 MARKET STREET PORTSMOUTH, N.H. PREPARED BY AMBIT ENGINEERING, INC. DATED DECEMBER 2000, FINAL REVISION DATE DECEMBER 18, 2000. NOT RECORDED.
- 6) BOUNDARY PLAN-VINCENT COLELLA & KATHLEEN DOWLING PROPOSED BUILDING 28 DEER STREET PORTSMOUTH, N.H. PREPARED BY AMBIT ENGINEERING, INC. DATED DECEMBER 2000, FINAL REVISION DATE DECEMBER 18, 2000. NOT RECORDED.
- 7) STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY, TAX MAP 118 - LOT 10, 200 MARKET STREET, OWNER KMC, LLC AND TAX MAP 118 - LOT 14, OWNER VPC, LLC, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY: AMBIT ENGINEERING, INC., DATED: OCTOBER 2018, SCALE: 1"=20', NOT RECORDED.

ABUTTERS

 N/F 409 FRANKLIN PIERCE HIGHWAY, LLC PO BOX 399 NOTTINGHAM, NH 03290 6229/1271	 N/F EPORT PROPERTIES 1, LLC PO BOX 847 PORTSMOUTH, NH 03802-0847 5258/415	 N/F 8BDE, LLC 28 DEER STREET SUITE 101 PORTSMOUTH, NH 03801 6336/408	 N/F GALARO PROPERTIES, LLC 263 CENTRAL AVENUE DOVER, NH 03820 5159/2413 C-17507 D-27731	 N/F HARBORSIDE ASSOC. 501 DANFORTH STREET PORTLAND, ME 04243 3133/2873
 N/F 409 FRANKLIN PIERCE HIGHWAY, LLC PO BOX 399 NOTTINGHAM, NH 03290 6229/1271	 N/F ONE HUNDRED EIGHTY TWO MARKET STREET, LLC 154 MARKET STREET PORTSMOUTH, NH 03801 3496/1370	 N/F CITY OF PORTSMOUTH PO BOX 628 PORTSMOUTH, NH 03802 1474/239 PLAN REF. 1	 N/F THE FREDETTE REVOCABLE TRUST OF 2023 LEON V. FREDETTE, TRUSTEE MARGARET A. FREDETTE, TRUSTEE 157 HIGH STREET PORTSMOUTH, NH 03801 6519/2515	 N/F MARKET WHARF II CONDOMINIUM ASSOCIATION D-18097

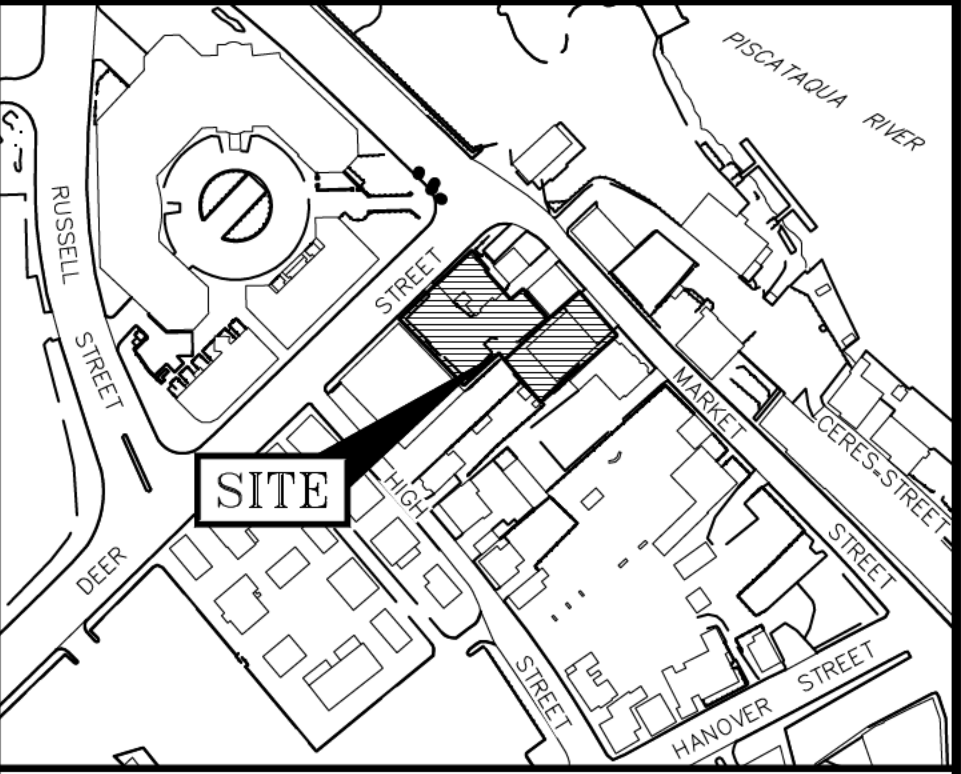


LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S48°16'28"W	3.00'
L2	S40°57'32"E	15.00'
L3	N49°00'03"E	15.97'
L4	N40°31'21"W	6.79'

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

PHILLIP A. YETMAN, LLS 1122 DATE



LOCATION MAP SCALE: 1" = 200'

NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 118 AS LOTS 10 & 14.
- 2) OWNERS OF RECORD:

MAP 118 LOT 10
KMC, LLC
28 DEER STREET, SUITE 101
PORTSMOUTH, NH 03801
5799/1769

MAP 118 LOT 14
VPC, LLC
28 DEER STREET, SUITE 101
PORTSMOUTH, NH 03801
5799/1771
- 3) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.
- 4) EXISTING LOT AREAS:
MAP 118 LOT 10
6,344 S.F.
0.1456 ACRES

MAP 118 LOT 14
10,601 S.F.
0.2435 ACRES
- 5) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 (CD4) ZONING DISTRICT, THE HISTORIC DISTRICT, AND THE DOWNTOWN OVERLAY DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
SEE CITY OF PORTSMOUTH ZONING ORDINANCE
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A EXISTING CONDITIONS SURVEY OF TAX MAP 118 LOTS 10 & 14 IN THE CITY OF PORTSMOUTH.
- 8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS NGS PID 0C0290 - B 2 1923.
- 9) CURRENT DEED FOR MAP 118 LOT 14 REFERENCES A 4 FOOT WIDE EASEMENT FOR THE BENEFIT OF MAP 118 LOT 11. IN REVIEWING THE ORIGINAL DEED R.C.R.D. 792/61, ALONG WITH SUBSEQUENT CONVEYANCES BY THE GRANTOR OF 792/61, THE 4 FOOT WIDE "EASEMENT", WAS IN FACT A FEE SIMPLE CONVEYANCE OF THE AREA AND NOT AN EASEMENT. THE EXTENSION OF THE RIGHTS TO THE PASSAGEWAY WAS AN EXTENSION OF THE EXISTING RIGHTS TO THE PASSAGEWAY OF THE GRANTEE OF 792/61.
- 10) ABUTTER INFORMATION TAKEN FROM THE CITY OF PORTSMOUTH ASSESSORS GIS WEBSITE.
- 11) THIS IS AN ABOVE THE GROUND SURVEY. THE UNDERGROUND UTILITIES, IF SHOWN, ARE BASED UPON BEST AVAILABLE EVIDENCE AND SURFACE FEATURES VISIBLE AT THE TIME OF THE SURVEY. THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS PLAN. IT IS RECOMMENDED THAT FIELD VERIFICATION OF THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES IS PERFORMED PRIOR TO ANY EXCAVATION.

0	6/26/26	ISSUED FOR COMMENT	RJB	PAY
REV	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

SITE SURVEY

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

PROJECT
CJ ARCHITECTS
200 MARKET STREET & 22-28 DEER STREET
PORTSMOUTH, NH

TITLE

EXISTING CONDITIONS SURVEY

DATE JUNE 2026		SCALE 1"=20'	
DRAWN BY RJB		CHECKED BY PAY	
DESIGNED BY ---			
PROJECT No. PROJECT NO.		FIELD BOOK / PAGE FB 276 PG 17	
DRAWING No. V101		REV. 0	

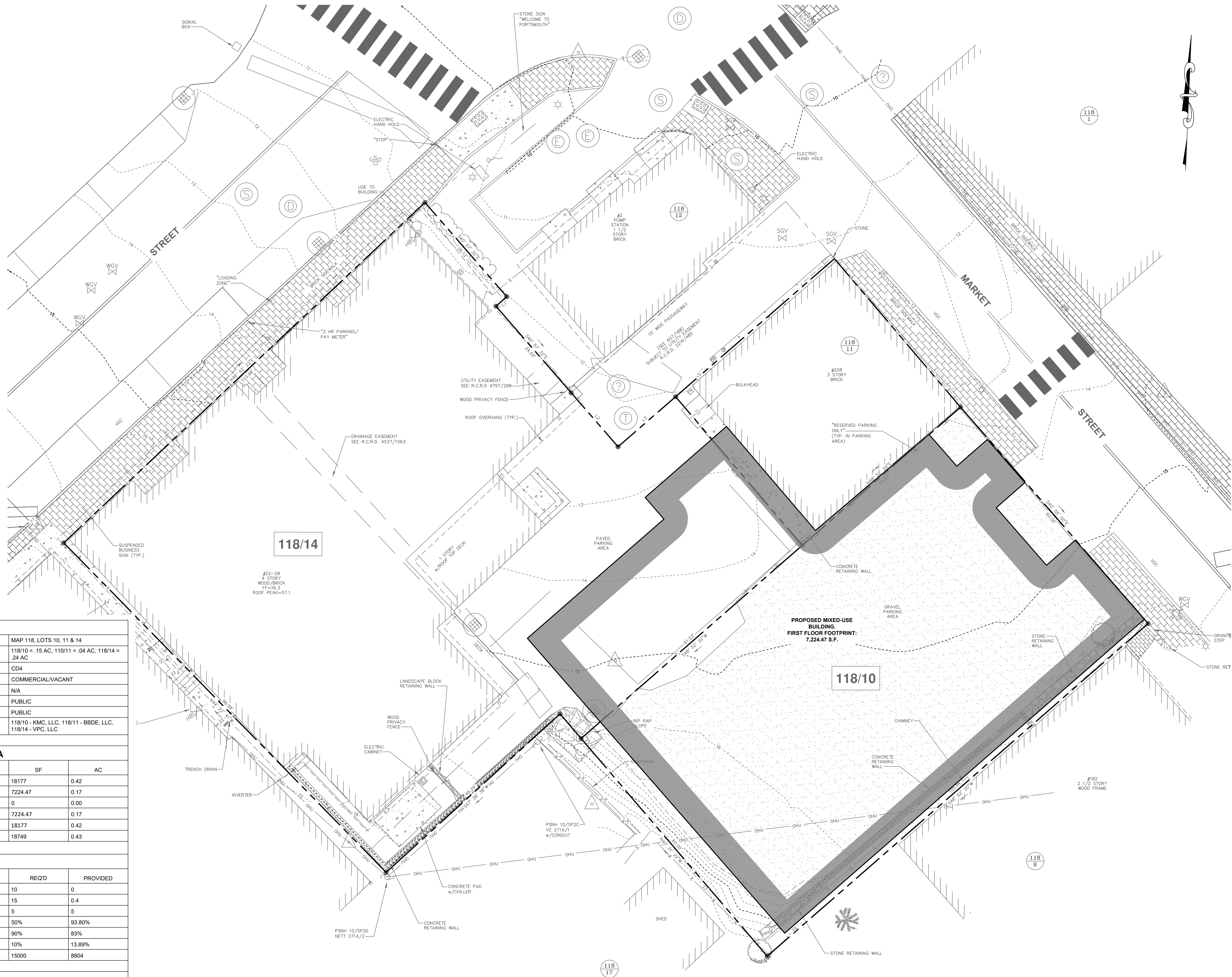
FILE LOCATION: P:\NH\4510556\VINCENT_CODELLA\556-200 MARKET ST., PORTSMOUTH - C010102.CAD, FILESCALUT0110556.056-C-01P.DWG, 2026.09.30, 12:56 PM

PARCEL INFORMATION	
MAP / LOT:	MAP 118, LOTS 10, 11 & 14
LOT AREA (ACRES):	118/10 = .15 AC, 110/11 = .04 AC, 118/14 = .24 AC
ZONE OR DISTRICT:	CD4
EXISTING USE:	COMMERCIAL/VACANT
FLOOD ZONE:	N/A
WATER:	PUBLIC
SEWER:	PUBLIC
RECORD OWNER:	118/10 - KMC, LLC, 118/11 - BBDE, LLC, 118/14 - VPC, LLC

SITE DEVELOPMENT DATA		
	SF	AC
EXISTING IMPERVIOUS (TO REMAIN):	18177	0.42
NEW BUILDINGS	7224.47	0.17
NEW PAVEMENT	0	0.00
NEW IMPERVIOUS:	7224.47	0.17
TOTAL IMPERVIOUS:	18177	0.42
TOTAL DEVELOPED:	18749	0.43

DESIGN STANDARDS		
	REQ'D	PROVIDED
MAXIMUM PRINCIPAL FRONT YARD (FT)	10	0
MAXIMUM SECONDARY FRONT YARD (FT)	15	0.4
MINIMUM REAR YARD (FT)	5	5
MINIMUM FRONT LOT LINE BUILDOUT (%)	50%	93.80%
MAXIMUM BUILDING COVERAGE(%)	90%	83%
MINIMUM OPEN SPACE (%)	10%	13.89%
MAXIMUM BUILDING FOOTPRINT (SF)	15000	8804

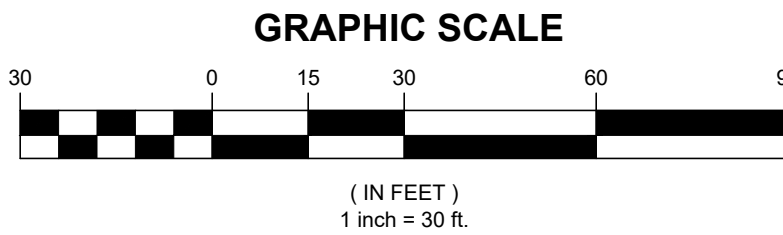
PROJECT INFORMATION	
APPLICANT:	VPC, LLC
	28 DEER STREET, SUITE 101
	PORTSMOUTH, NH 03801
ENGINEER:	HALEY WARD, INC.
	ATTN: DREW OLEHOWSKI, PE.
	200 GRIFFIN ROAD, UNIT 4
	PORTSMOUTH, NH 03801



LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
BENCHMARK		
SURVEY STATION		
MANHOLE		
UTILITY POLE		
WELL		
CURB STOP		
WATER VALVE		
SIGN		
CATCH BASIN		
HYDRANT		
EDGE OF GRAVEL		
CURB		
EDGE OF PAVEMENT		
MAJOR FOOT CONTOUR	100	100
MINOR FOOT CONTOUR	98	98
WATERLINE	WL	W
STORM DRAIN	SD	SD
UNDER DRAIN	UD	UD
SANITARY SEWER	SS	SS
OVERHEAD UTILITIES	OHU	OHU
UNDERGROUND UTILITIES	UGU	UGU
CHAIN LINK FENCE	X	X
SILT FENCE		SF
TREE LINE		
GRAVEL SURFACE		
PAVED SURFACE		
CONCRETE SURFACE		
WETLANDS		

PLAN REFERENCE:
INFORMATION BASED ON A PLAN ENTITLED 'CJ ARCHITECTS - 200 MARKET STREET & 22-28 DEER STREET - PORTSMOUTH, NH - EXISTING CONDITIONS SURVEY' PREPARED BY HALEY WARD, INC. AND DATED JUNE 2026.



REV	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				
NOT FOR CONSTRUCTION				
 HALEY WARD WWW.HALEYWARD.COM One Merchants Plaza, Suite 701 Bangor, Maine 04401 207.989.4824				
PROJECT MIXED-USE DEVELOPMENT 200 MARKET STREET & 22-28 DEER STREET, PORTSMOUTH, NH				
TITLE PROPOSED SITE PLAN				
DATE 2026.09.30		SCALE 1"=10'		
DRAWN BY PJM	DESIGNED BY PJM	CHECKED BY DJO		
PROJECT No. 5010556.959				
DRAWING No. C101				REV.

T5084-0001
October 6, 2026



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

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

Dear Peter:

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

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

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

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

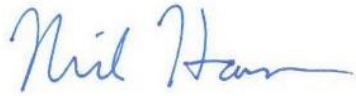
The project also includes the continuation of the pedestrian path along North Mill Pond. The proposed path will be constructed of porous pavement and will connect with the path associated with the abutting 105 Bartlett Street multifamily development. The project will also include improvements within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

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

- Site Plan Review Permit
- Wetland Conditional Use Permit

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

Sincerely,
Tighe & Bond, Inc.



Neil A. Hansen, PE
PROJECT MANAGER



Patrick M. Crimmins, PE
VICE PRESIDENT

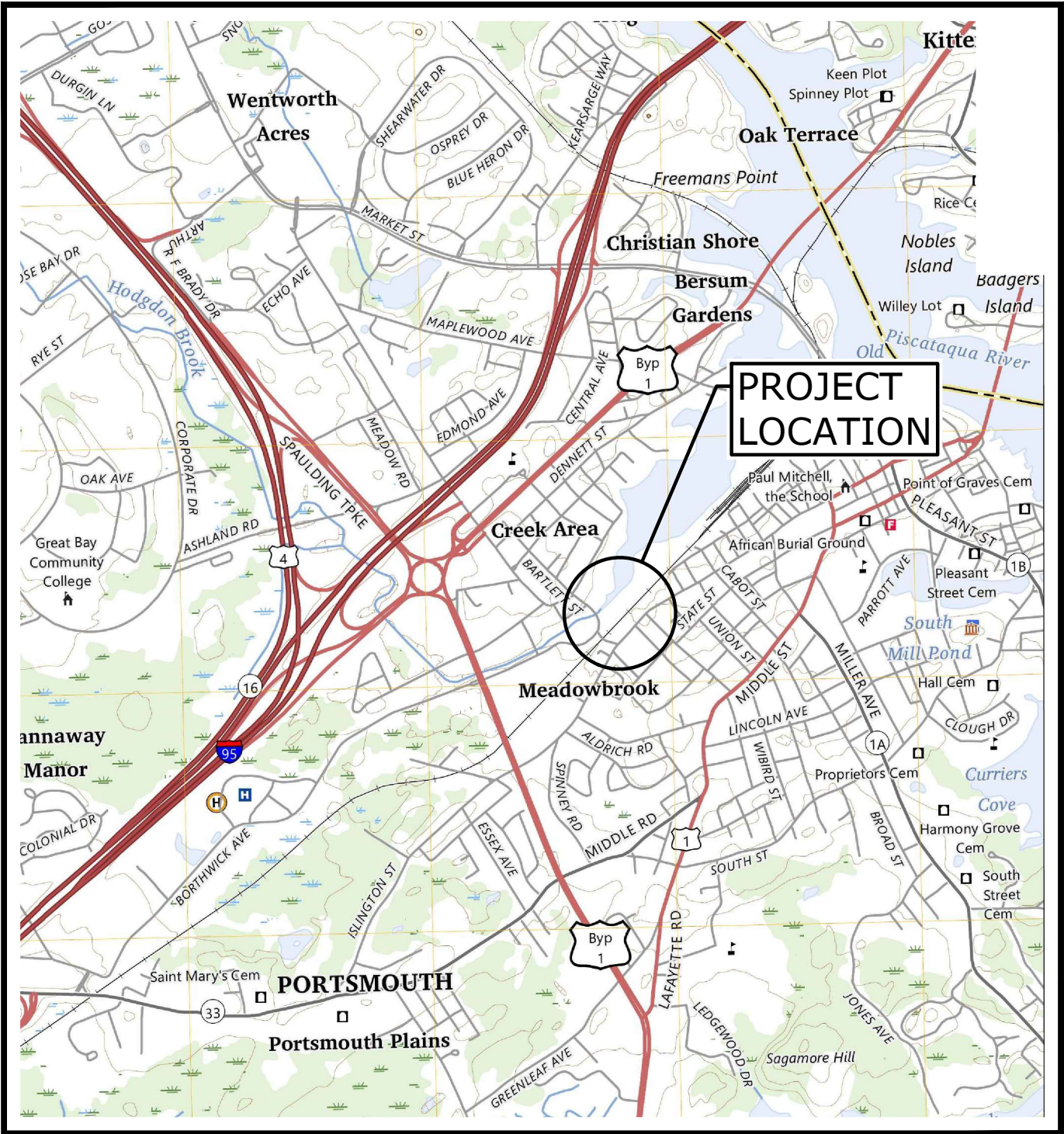
Copy: Tideworks, LLC

J:\T\T5084 Tideworks, LLC\0001 Bartlett Street Residential\Reports\Applications\20261006_TAC Work Session\20261006_T5084-001_TAC Work Session Cover Letter.docx

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

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

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



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

PREPARED BY:

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

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IT IS NOT INTENDED FOR BIDDING OR
CONSTRUCTION PURPOSES.

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

Last Saved: 10/1/2026
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Tighe & Bond\311\15084 Tideworks, LLC\001 Bartlett Street Residential\Drawings\AutoCAD\DT5084-0001_C-DSGN.dwg

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

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

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

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

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

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

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

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

LEGEND

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

ABBREVIATIONS

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

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Proposed Residential Development

Tideworks, LLC

105 Bartlett Street
Portsmouth, NH

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

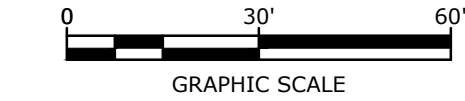
GENERAL NOTES & LEGEND

SCALE:

G-100



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Proposed Residential Development

Tideworks, LLC

105 Bartlett Street
Portsmouth, NH

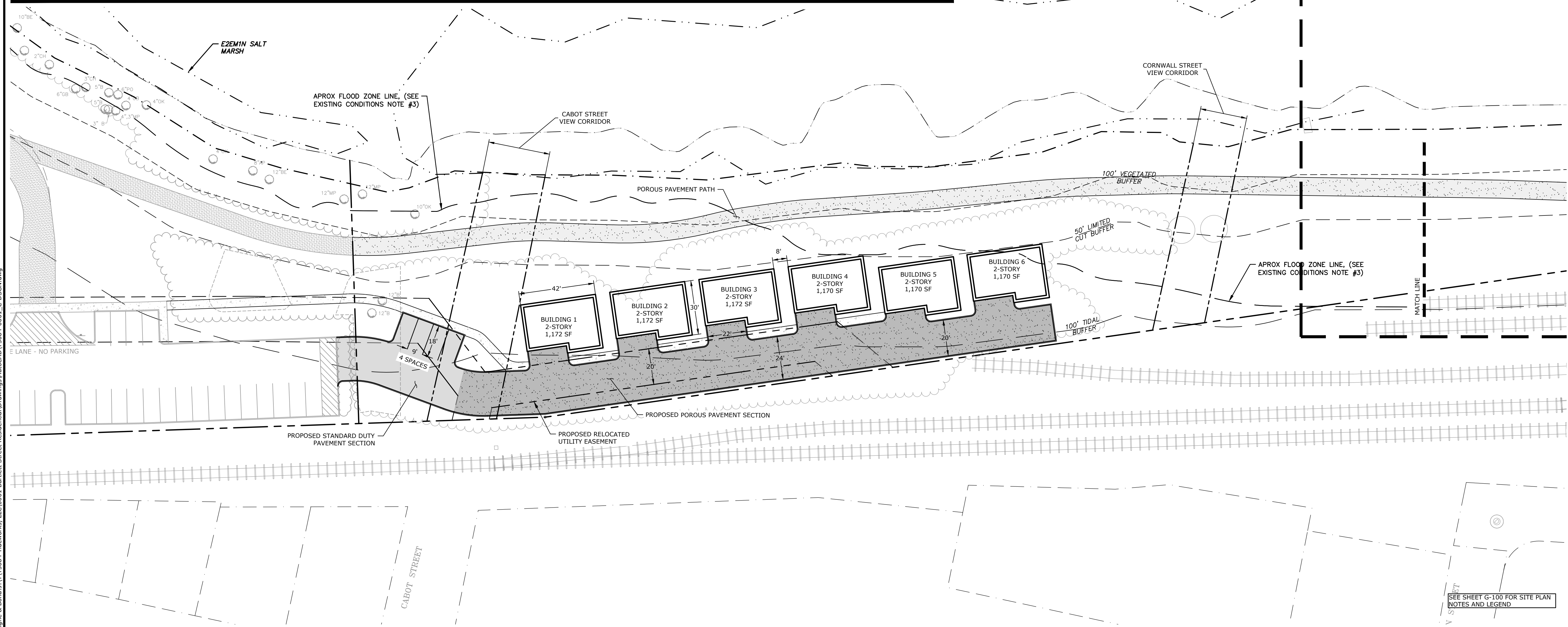
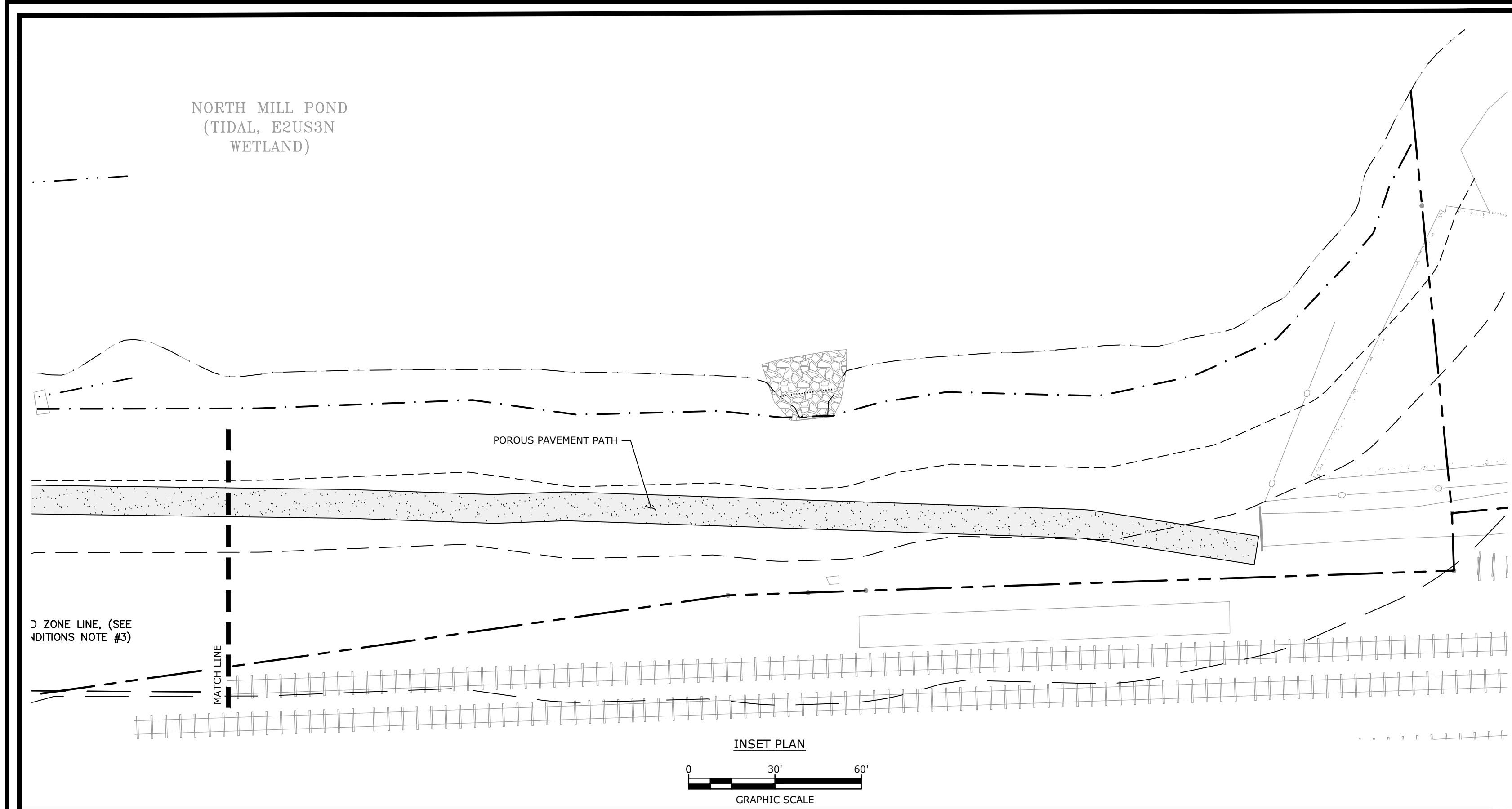
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DRAWN BY:	CIK/ECN	
DESIGNED BY:	CIK	
CHECKED BY:	NAH	
APPROVED BY:	PMC	

EXISTING CONDITIONS AND DEMOLITION PLAN

SCALE:

C-101

Last Saved: 10/1/2026
Plotted On: Oct 06, 2026-9:05am By: CKrzuik
Tighe & Bond: J:\T\T5084 Tideworks, LLC\0001 Bartlett Street Residential\Drawings\AutoCAD\T5084-0001_C-DSGN.dwg



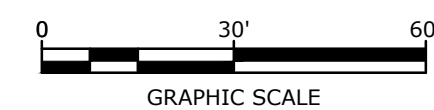
SITE DATA:	
PROJECT LOCATION:	TAX MAP 164, LOT 4-2
	105 BARTLETT STREET
	PORTSMOUTH, NEW HAMPSHIRE
SITE ZONING DISTRICT:	CHARACTER DISTRICT 4 (CD4-L1)
ALLOWED USES ON SITE:	SINGLE FAMILY DWELLING

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

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

SEE INSET PLAN

NORTH MILL POND
(TIDAL, E2US3N
WETLAND)



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Proposed Residential Development

Tideworks, LLC

105 Bartlett Street
Portsmouth, NH

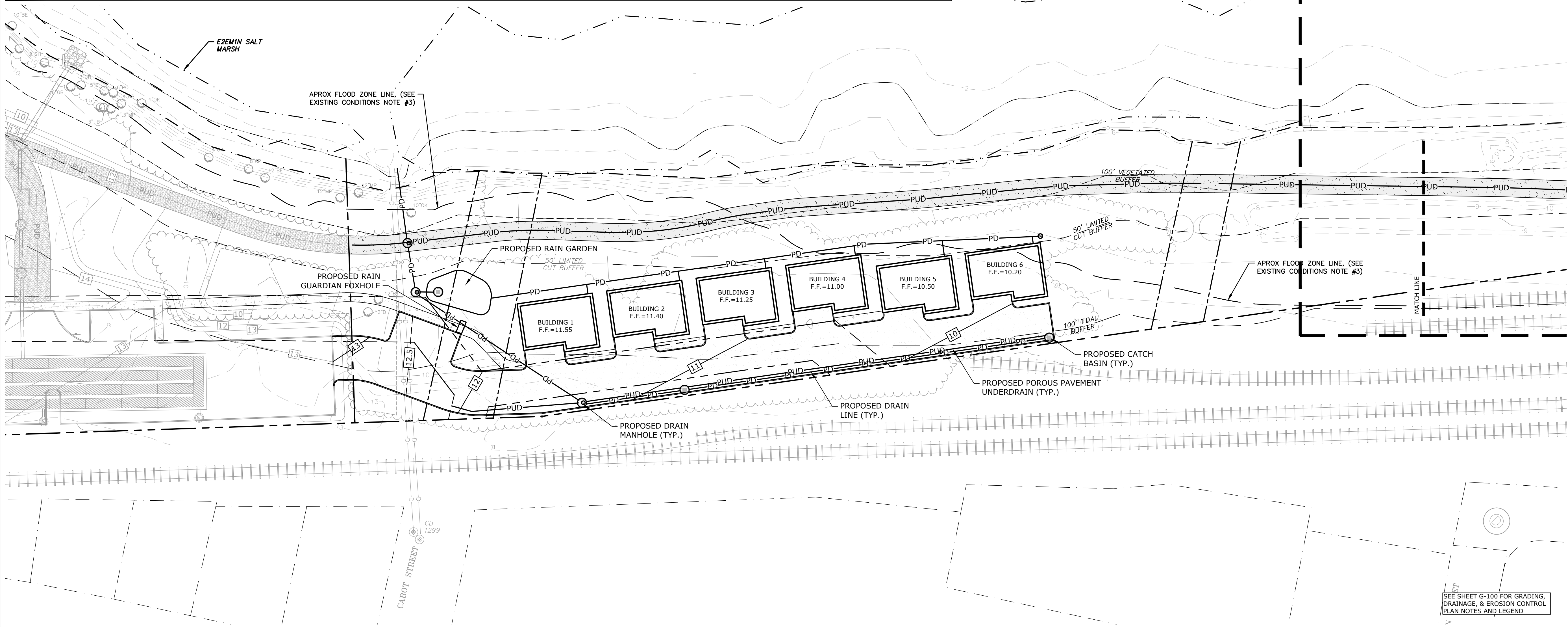
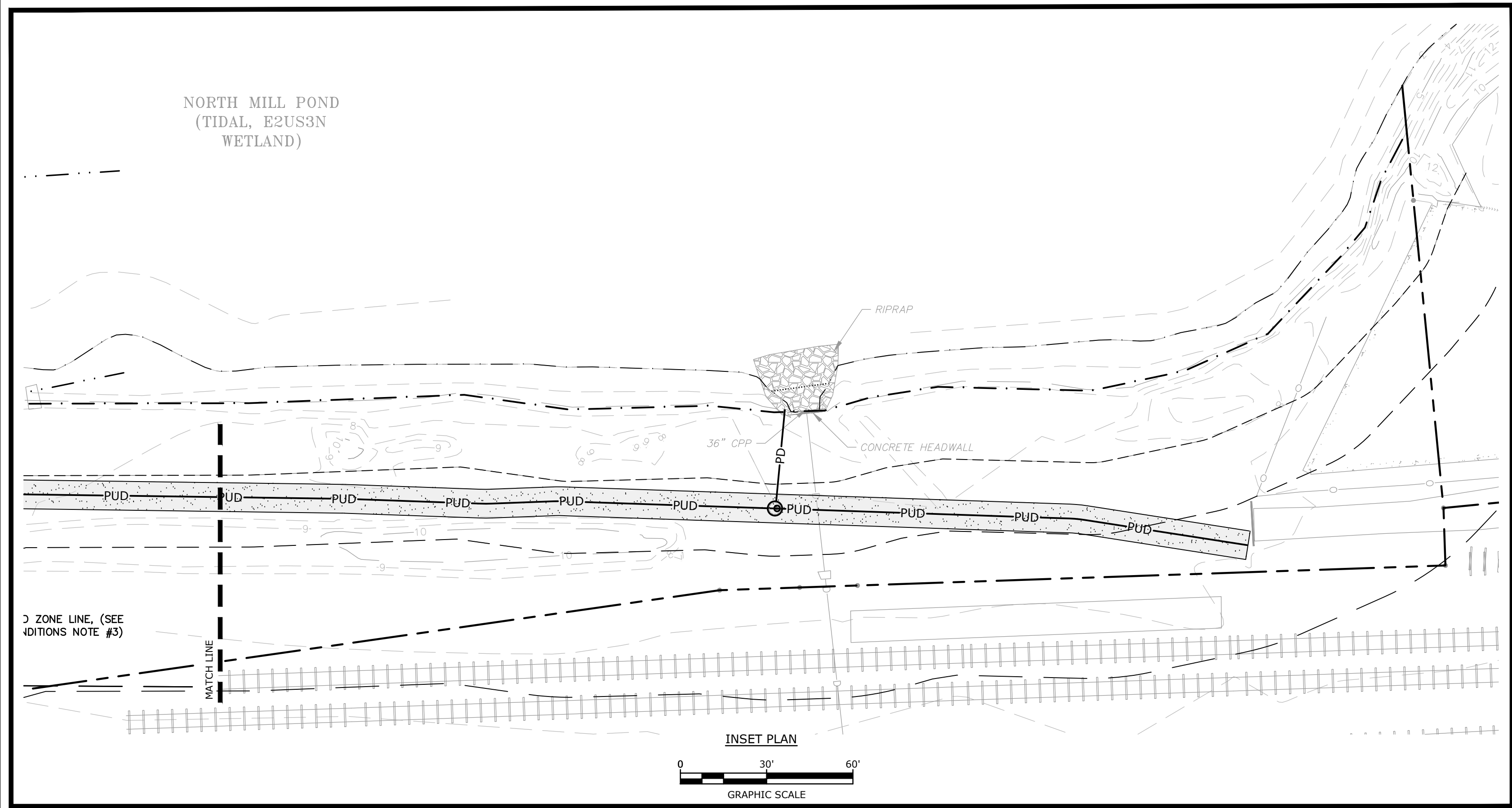
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DESIGNED BY:		CJK
CHECKED BY:		NAH
APPROVED BY:		PMC

SITE PLAN

SCALE:

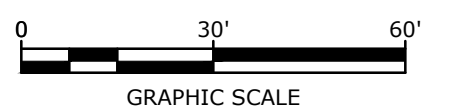
C-102

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GRAPHIC SCALE

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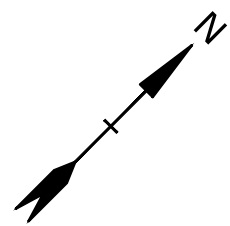
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GRADING, DRAINAGE, & EROSION CONTROL PLAN

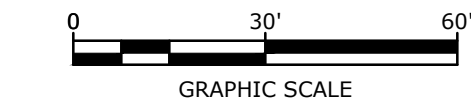
SCALE:

C-103

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Plotted On: Oct 06, 2026 9:05am
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Proposed
Residential
Development

Tideworks, LLC

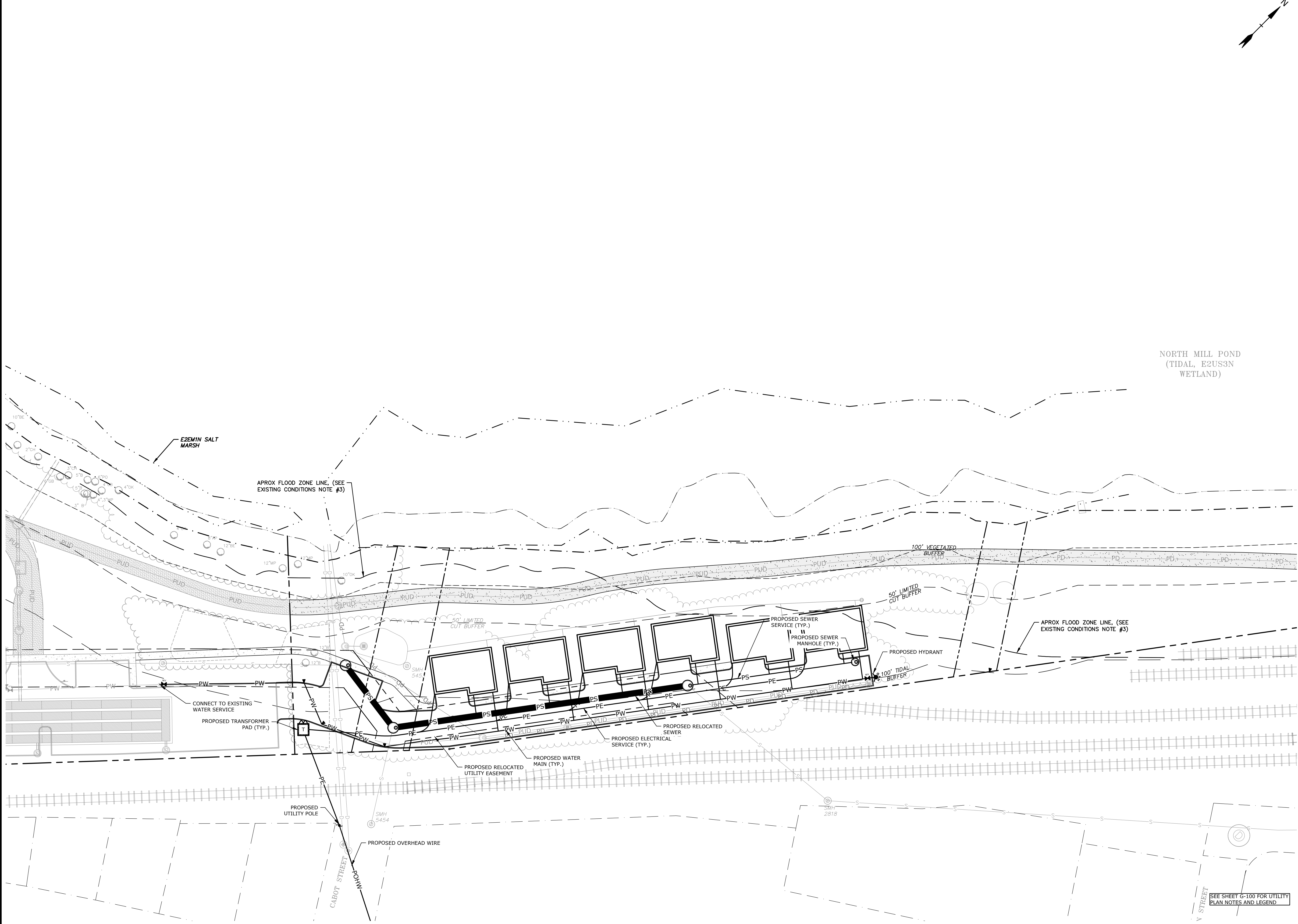
105 Bartlett Street
Portsmouth, NH

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APPROVED BY:	PMC	

UTILITY PLAN

SCALE:

C-104



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

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

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY XX ACRES.

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

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

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

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

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

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

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

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

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

1. TEMPORARY GRASS COVER:

A. SEEDBED PREPARATION:

a. APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE;

B. SEEDING:

a. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;

b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED;

c. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDING, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING;

C. MAINTENANCE:

a. TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).

2. VEGETATIVE PRACTICE:

A. FOR PERMANENT MEASURES AND PLANTINGS:

a. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 7.6;

b. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20 FERTILIZER;

c. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FULLY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4-1/2 POUNDS AND 5-1/2 POUNDS PER INCH OF WIDTH;

d. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH;

e. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE;

f. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED;

g. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED;

h. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:

SEED MIX	APPLICATION RATE
CREEPING RED FESCUE	20 LBS/ACRE
TALL FESCUE	20 LBS/ACRE
REDTOP	2 LBS/ACRE

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

3. DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL):

A. FOLLOW PERMANENT MEASURES SLOPE, LIME, FERTILIZER AND GRADING REQUIREMENTS. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE. APPLY MULCH AS INDICATED FOR PERMANENT MEASURES.

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

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

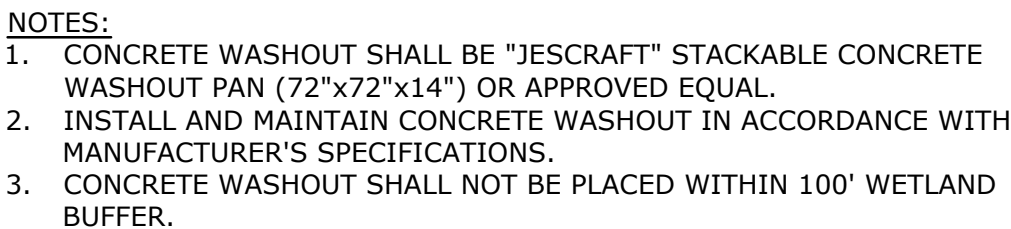
1. WASTE MATERIAL:
 - A. ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A LANDFILL.
 - B. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
 - C. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING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

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

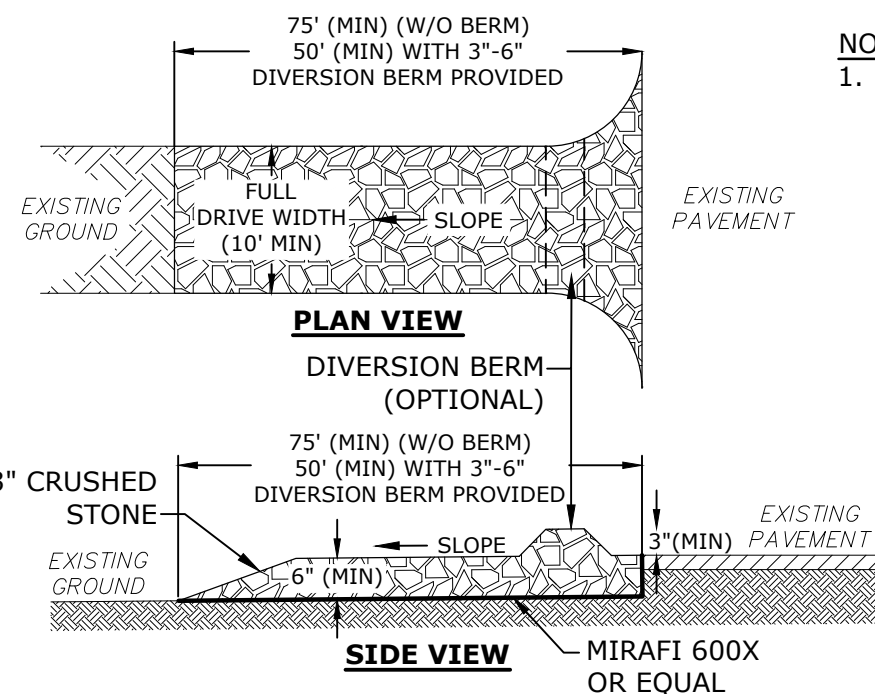
THIS PROJECT EXCEEDS ONE (1) ACRE OF DISTURBANCE AND THUS REQUIRES A SWPPP.

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

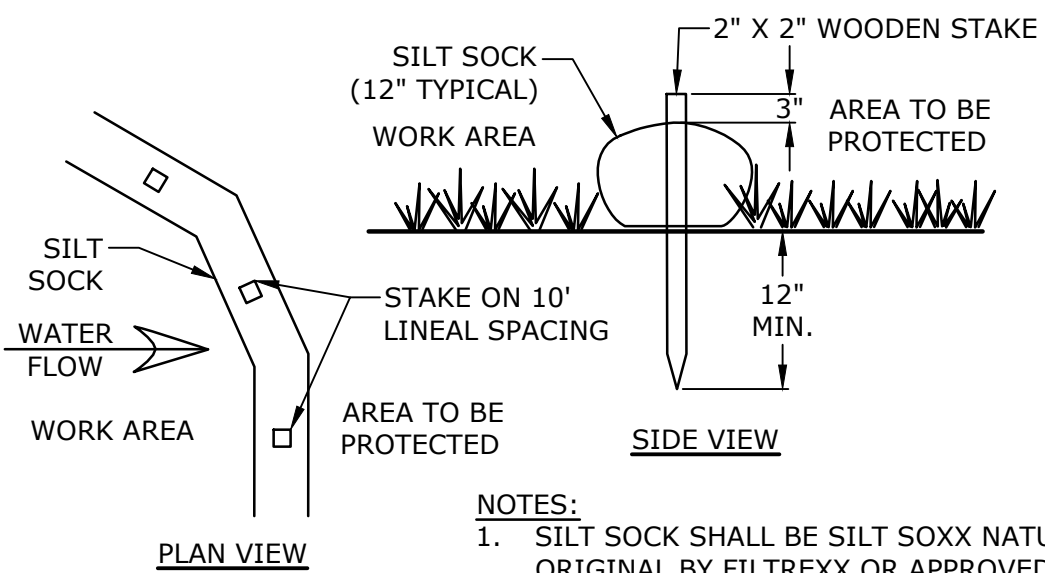
1. **REMOVAL OR CUTTING OF VEGETATION**
 - 1.1. **CHEMICAL CONTROL OF VEGETATION IS PROHIBITED IN ALL AREAS OF A WETLAND OR WETLAND BUFFER.**
 - 1.2. **THE REMOVAL OR CUTTING OF VEGETATION IS PROHIBITED IN A WETLAND OR VEGETATED BUFFER STRIP, EXCEPT THAT NON-CHEMICAL CONTROL OF PLANTS DESIGNATED BY THE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



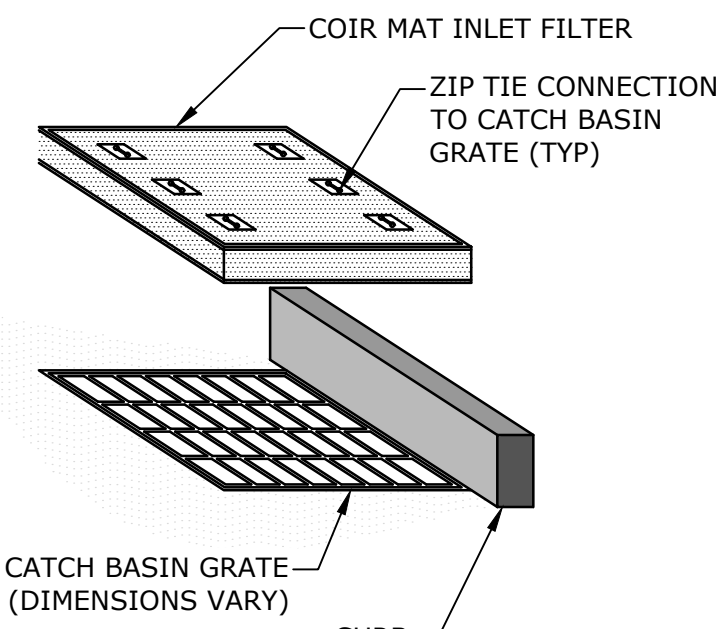
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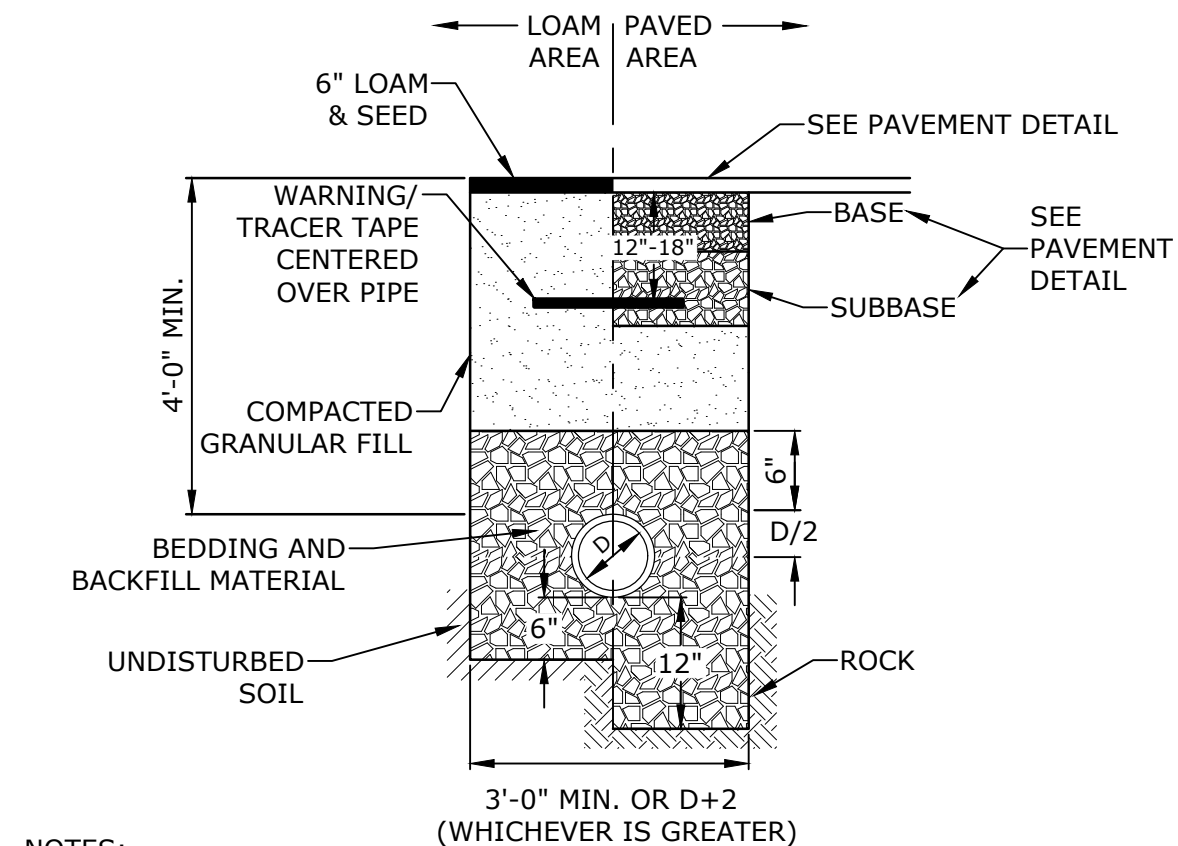


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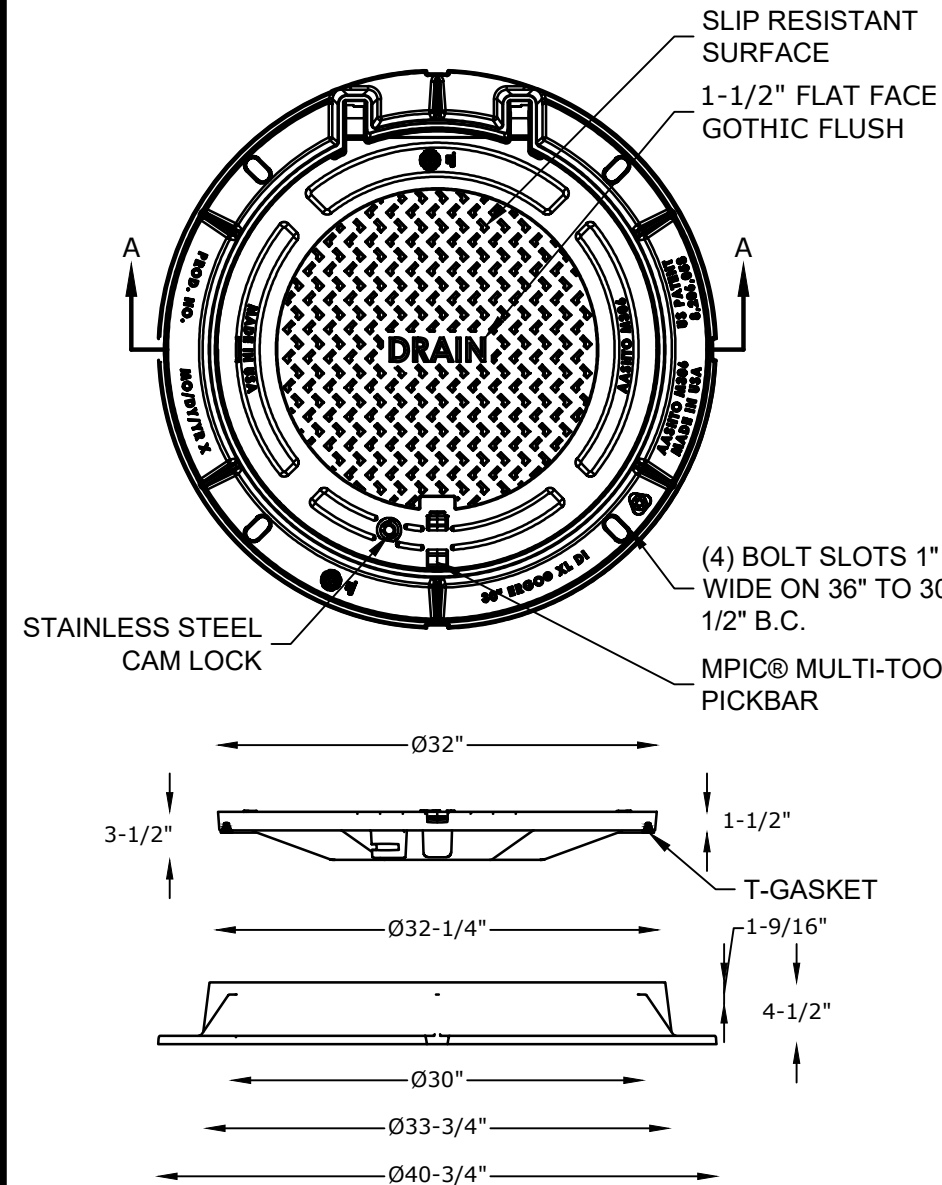
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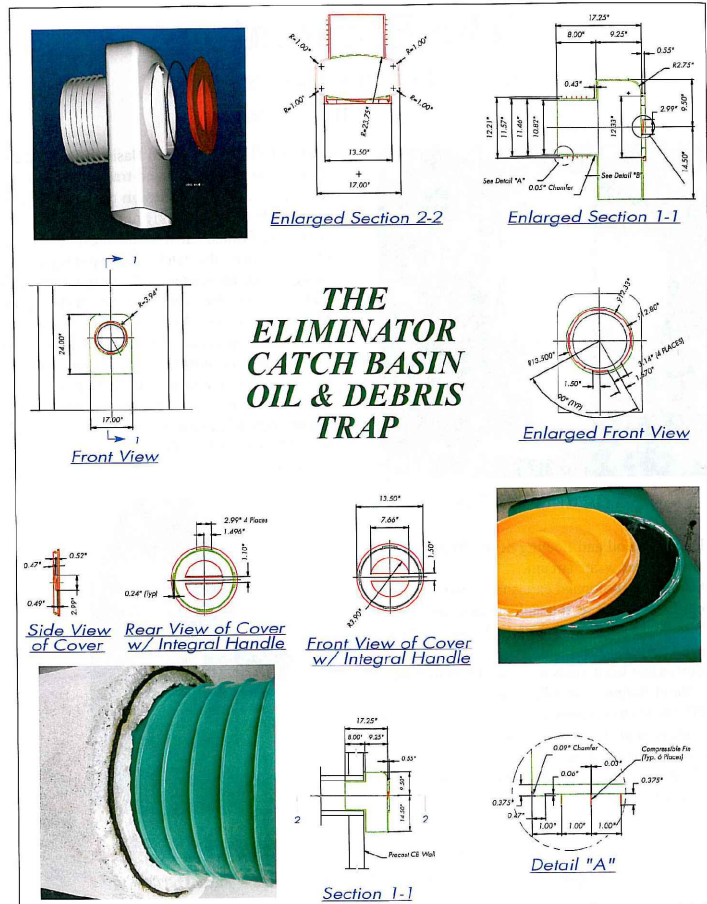
- NOTES:
1. CRUSHED STONE BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 6" ABOVE TOP OF PIPE.
 2. ALL UTILITIES SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY COMPANY STANDARDS. COORDINATE ALL INSTALLATIONS WITH INDIVIDUAL UTILITY COMPANIES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

STORM DRAIN TRENCH
NO SCALE



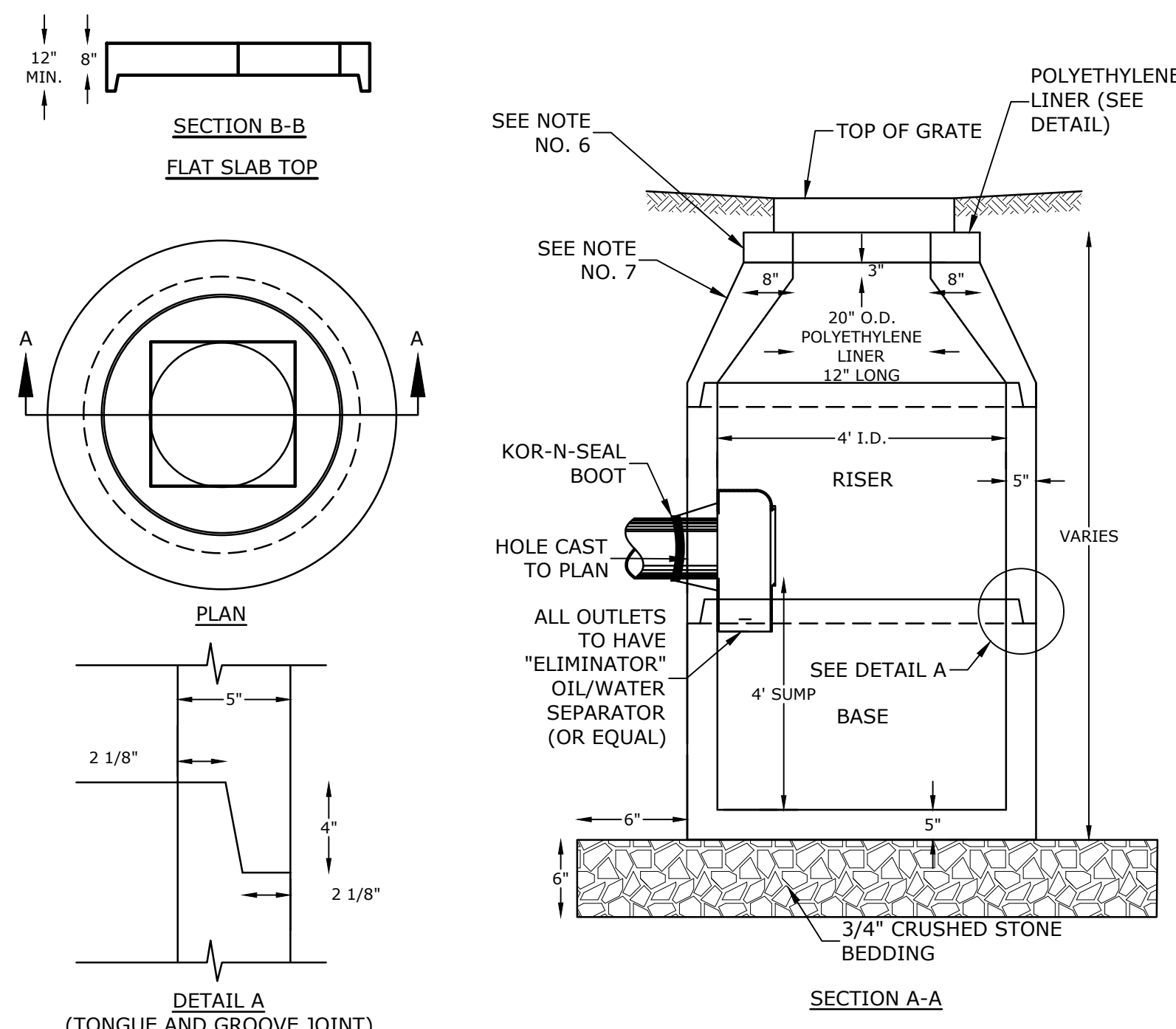
- NOTES:
1. MANHOLE FRAME AND COVER SHALL BE 32" HINGED ERGO XL BY EJ CO.
 2. ALL DIMENSIONS ARE NOMINAL.
 3. FRAMES USING NARROWER DIMENSIONS FOR THICKNESS ARE ALLOWED PROVIDED:
 - A. THE FRAMES MEET OR EXCEED THE SPECIFIED LOAD RATING.
 - B. THE INTERIOR PERIMETER (SEAT AREA) DIMENSIONS OF THE FRAMES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

DRAIN MANHOLE FRAME & COVER
NO SCALE



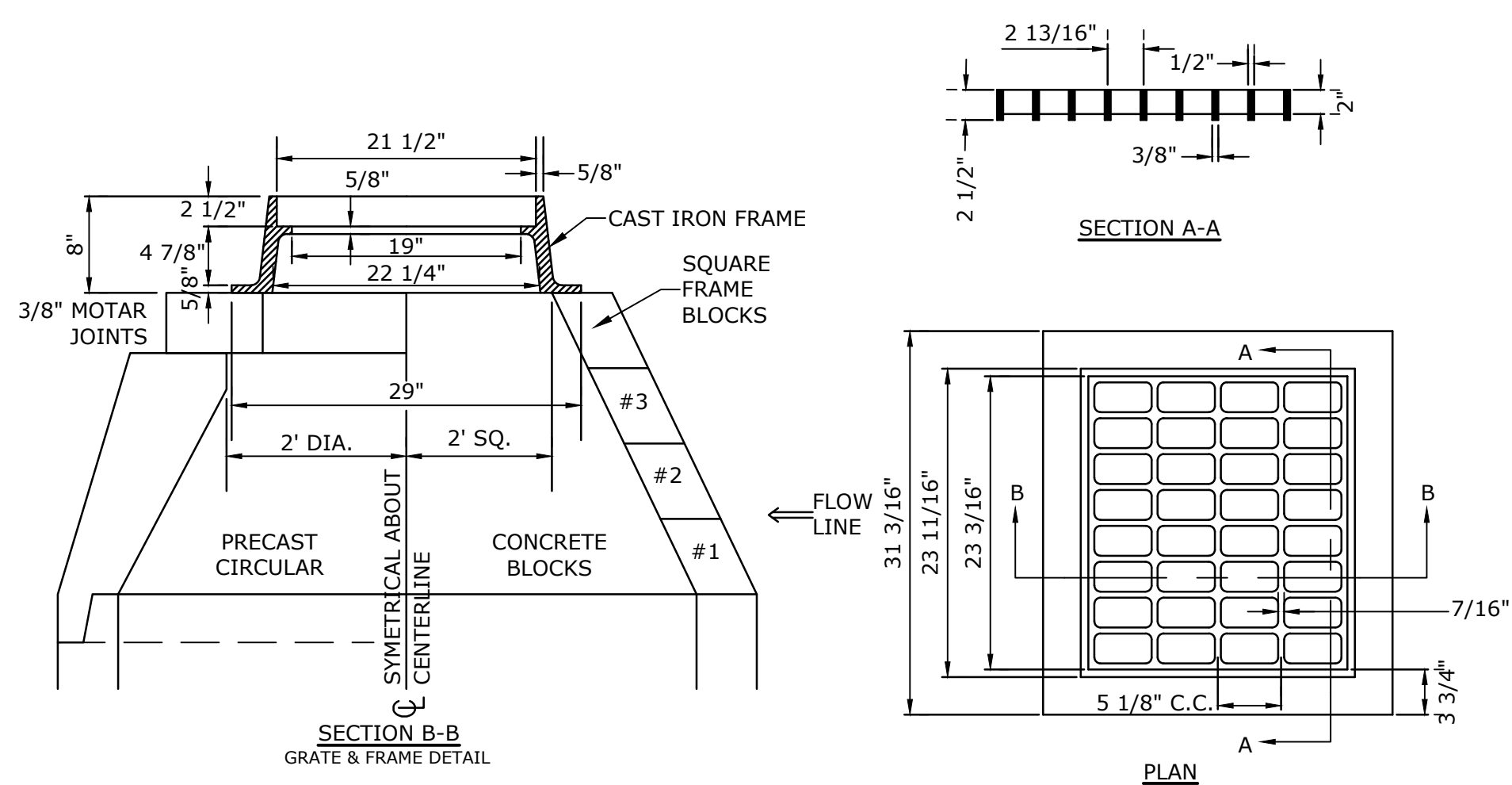
- NOTES:
1. ALL CATCH BASIN OUTLETS TO HAVE "ELIMINATOR" OIL AND FLOATING DEBRIS TRAP MANUFACTURED BY KLEANSTREAM (NO EQUAL)
 2. INSTALL DEBRIS TRAP TIGHT TO INSIDE OF STRUCTURE.
 3. 1/4" HOLE SHALL BE DRILLED IN TOP OF DEBRIS TRAP

"ELIMINATOR" OIL FLOATING DEBRIS TRAP
NO SCALE



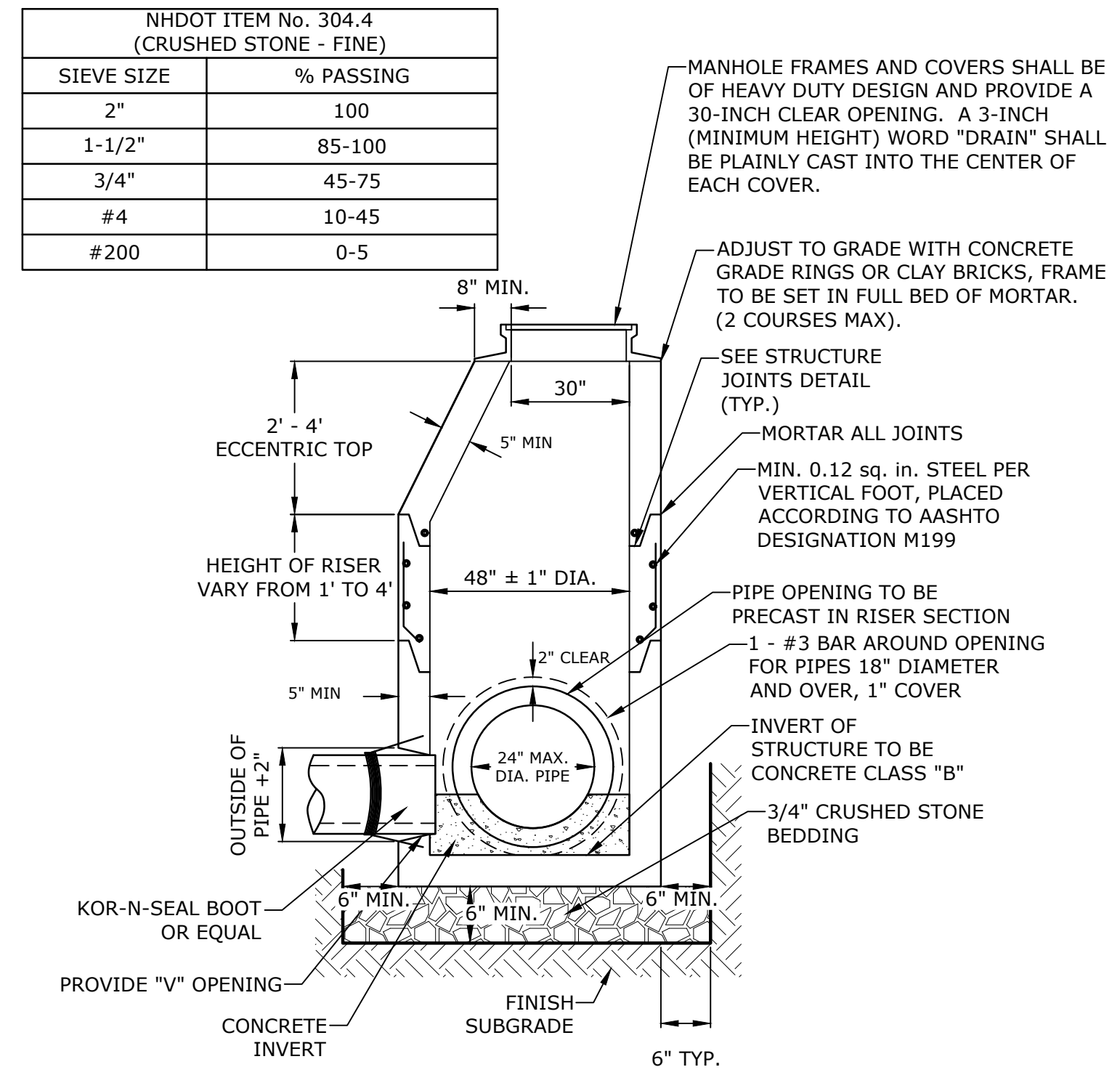
- NOTES:
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 psi).
 2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
 3. THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
 4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
 5. THE STRUCTURES SHALL BE DESIGNED FOR H2O LOADING.
 6. FITTING FRAME TO GRADE MAY BE DONE WITH PREFABRICATED ADJUSTMENT RINGS OR CLAY BRICKS (2 COURSES MAX.).
 7. CONE SECTIONS MAY BE EITHER CONCENTRIC OR ECCENTRIC, OR FLAT SLAB TOPS MAY BE USED WHERE PIPE WOULD OTHERWISE ENTER INTO THE CONE SECTION OF THE STRUCTURE AND WHERE PERMITTED.
 8. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
 9. OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
 10. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
 11. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
 12. "ELIMINATOR" OIL/WATER SEPARATOR SHALL BE INSTALLED TIGHT TO INSIDE OF CATCHBASIN.

4' DIAMETER CATCHBASIN
NO SCALE



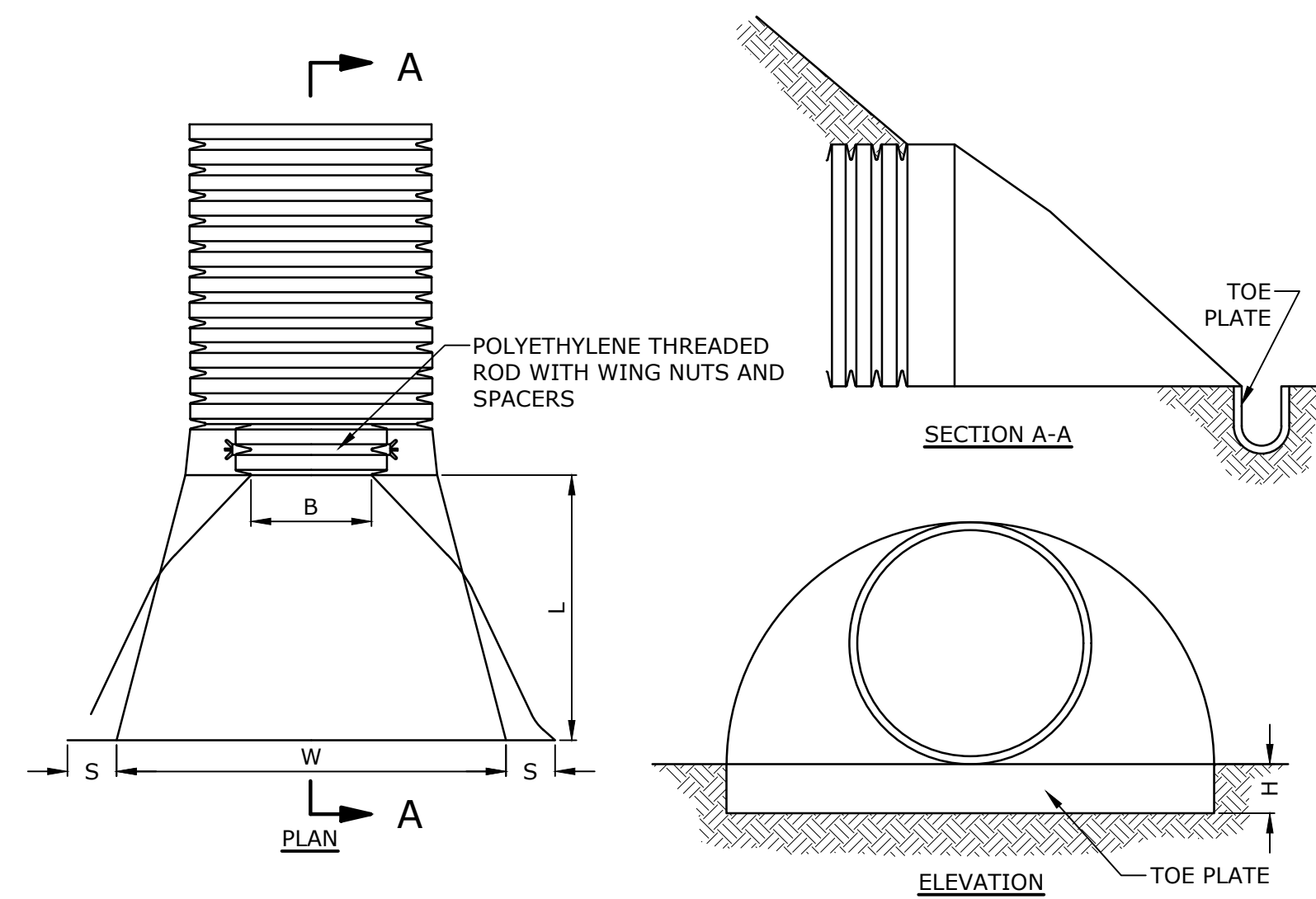
- NOTES:
1. GRATE TO BE CAST IRON (NHDOT TYPE B ALTERNATE 1)
 2. FRAME AND GRATE TO BE MANUFACTURED IN THE USA

CATCH BASIN FRAME & GRATE
NO SCALE



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

4' DIAMETER DRAIN MANHOLE
NO SCALE



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

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

HDPE END SECTION
NO SCALE

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Proposed Residential Development

Tideworks, LLC

105 Bartlett Street
Portsmouth, NH

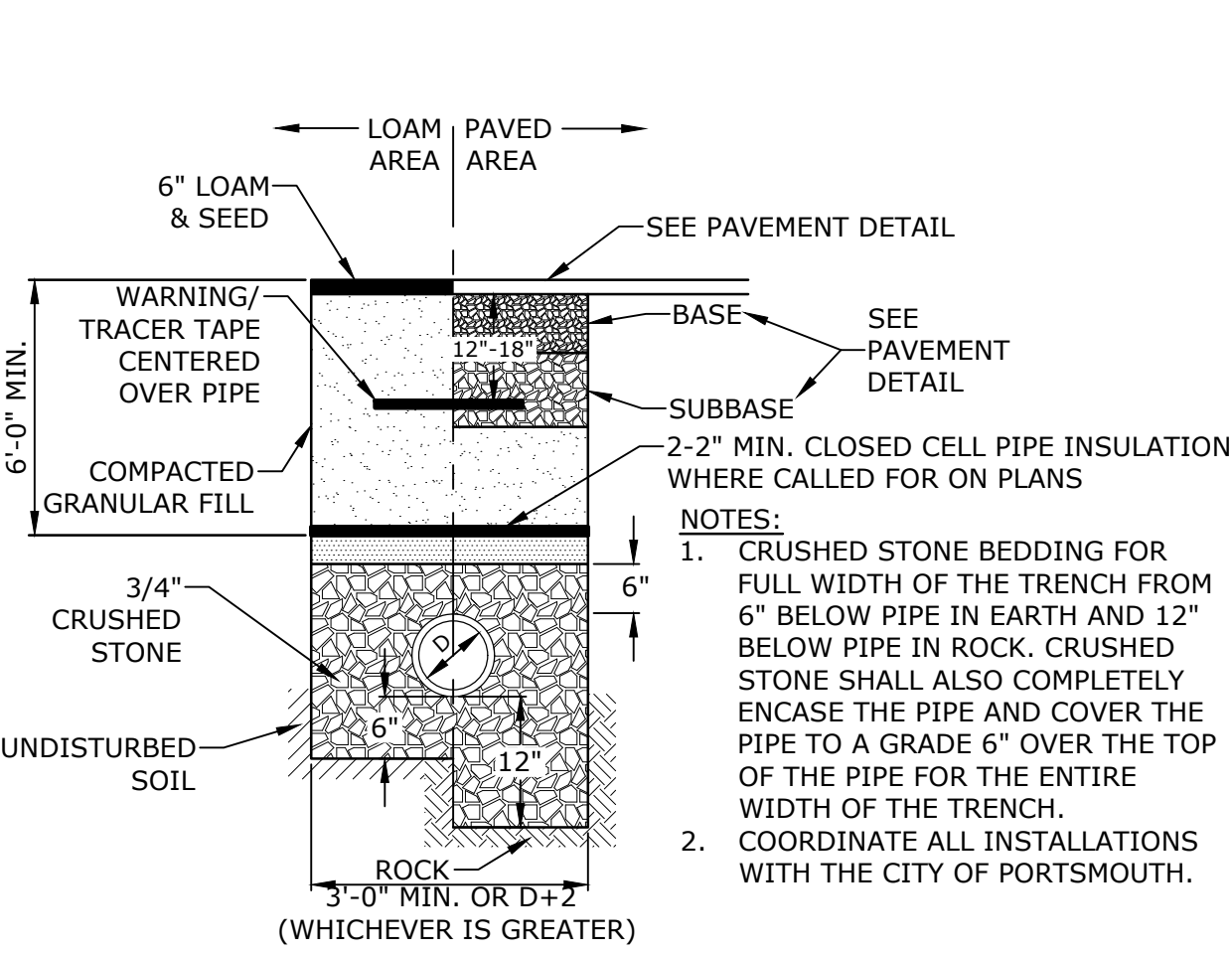
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DATE:	10/6/2026	
FILE:	T5084-0001-DTLS.dwg	
DRAWN BY:	CJK/ECN	
DESIGNED BY:	CJK	
CHECKED BY:	NAH	
APPROVED BY:	PMC	

DETAILS

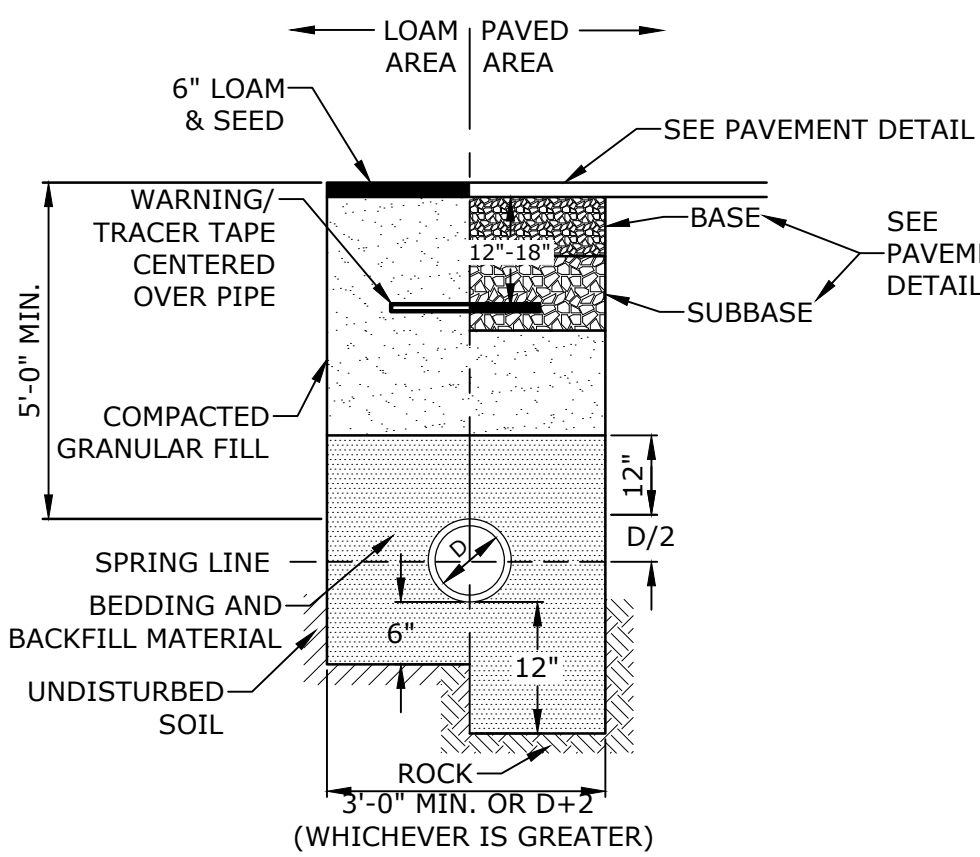
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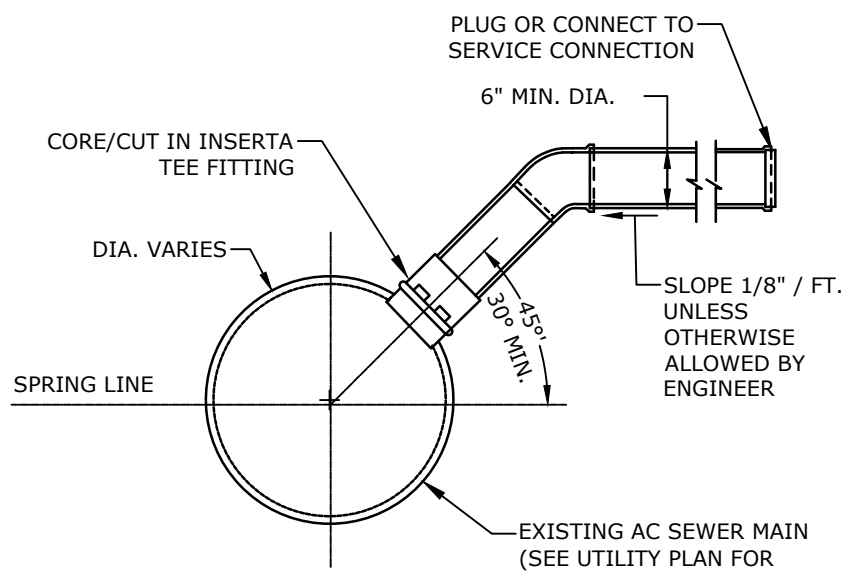
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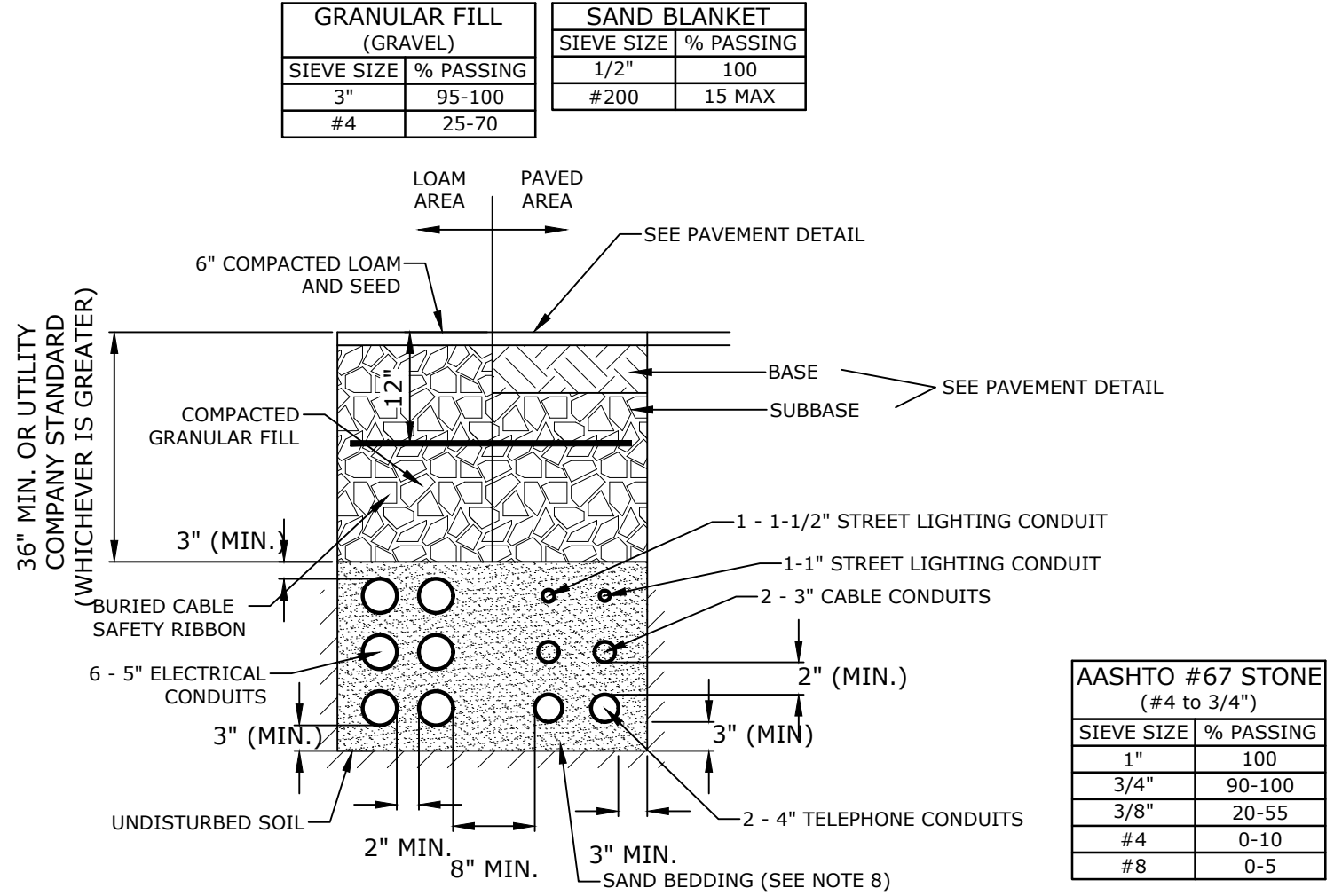
SEWER SERVICE TRENCH
NO SCALE



WATER TRENCH
NO SCALE

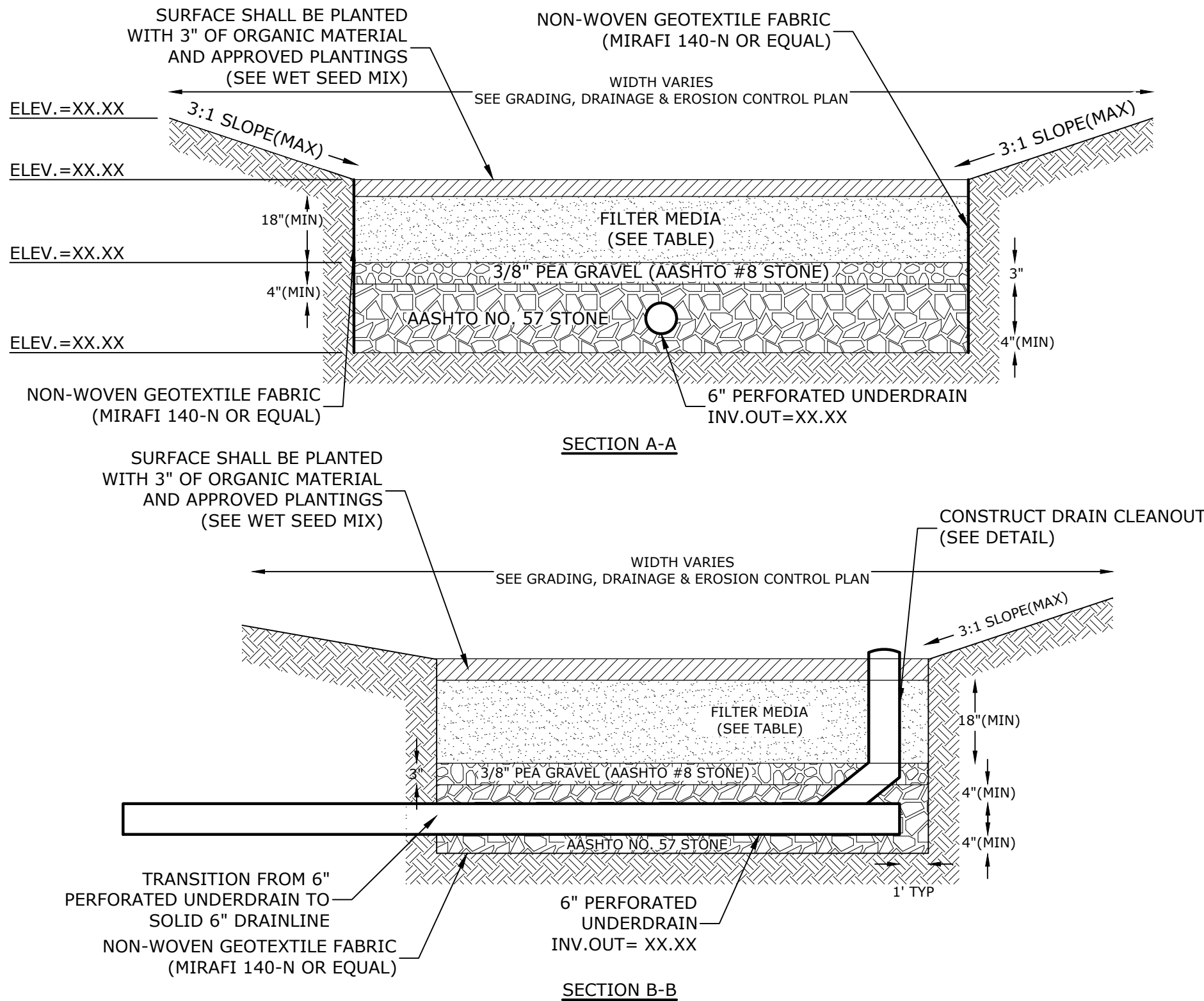


INSERTA-TEE LATERAL SERVICE CONNECTION
NO SCALE



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

ELECTRICAL AND COMMUNICATION CONDUIT TRENCH
NO SCALE

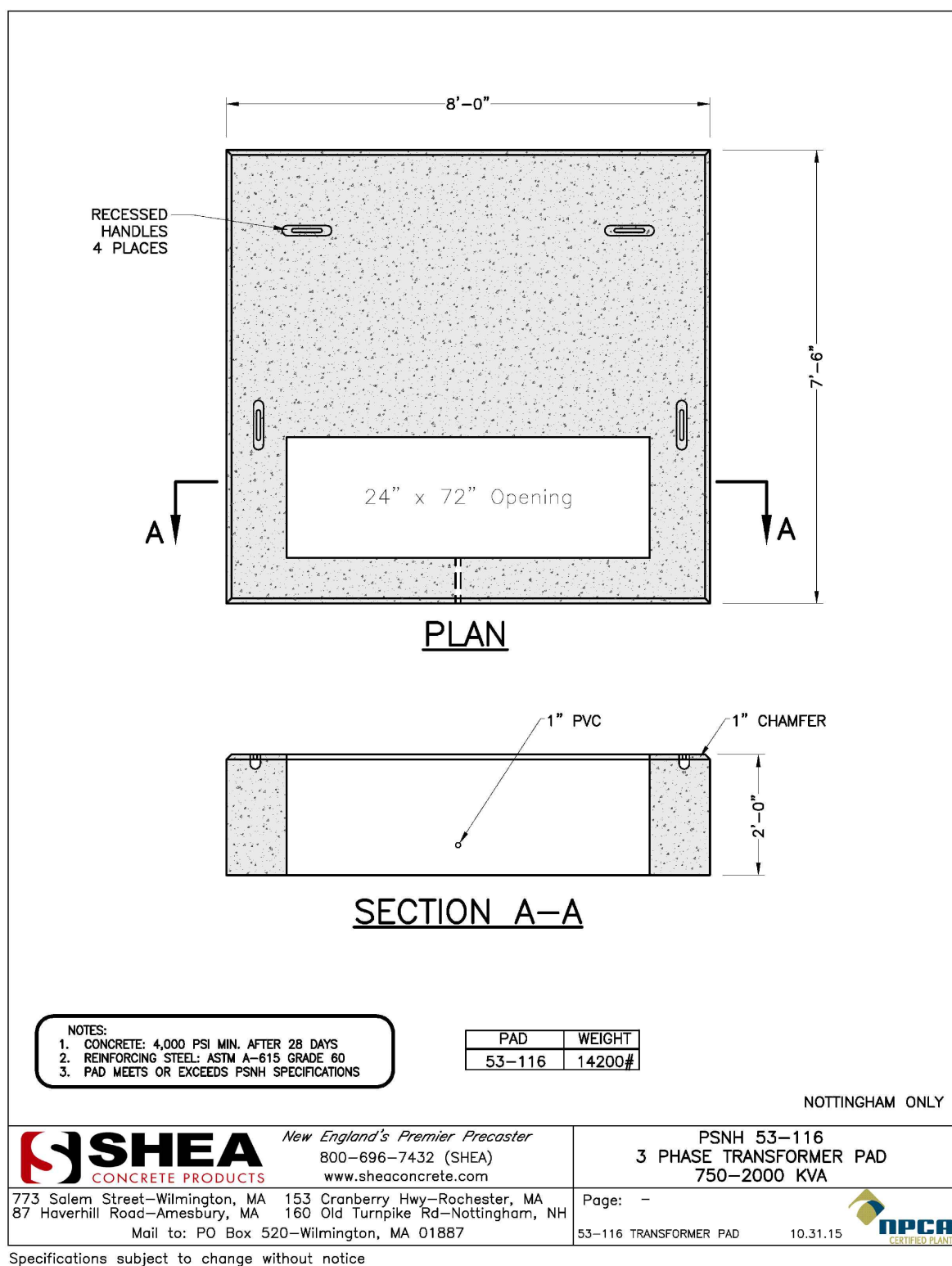


- NOTES:**
1. RAIN GARDENS SHALL NOT BE PLACED INTO SERVICE UNTIL THE PRACTICE HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
 2. DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. CONTRACTOR SHALL KEEP ALL EXCAVATION EQUIPMENT OUTSIDE OF THE LIMIT OF THE RAIN GARDEN.
 3. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR LOCATIONS, LAYOUTS, AND ELEVATIONS.
 4. THE SAND PORTION OF THE FILTER MEDIA SHALL MEET THE FOLLOWING GRADATION (ASTM C-33):
- | SIEVE SIZE | PERCENT PASSING |
|------------|-----------------|
| 3/8" | 100 |
| #4 | 95-100 |
| #8 | 80-100 |
| #16 | 50-85 |
| #30 | 25-60 |
| #50 | 5-30 |
| #100 | 0-10 |

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

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

RAIN GARDEN DETAIL
NO SCALE



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

TRANSFORMER PAD DETAIL
NO SCALE

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**Proposed
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Development**

Tideworks, LLC

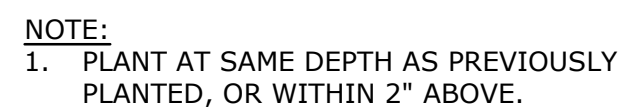
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Portsmouth, NH

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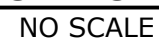
DETAILS

SCALE:

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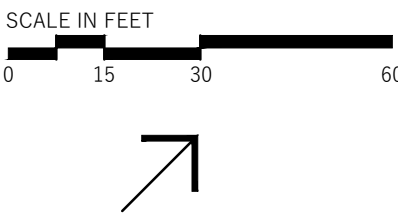
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C-506

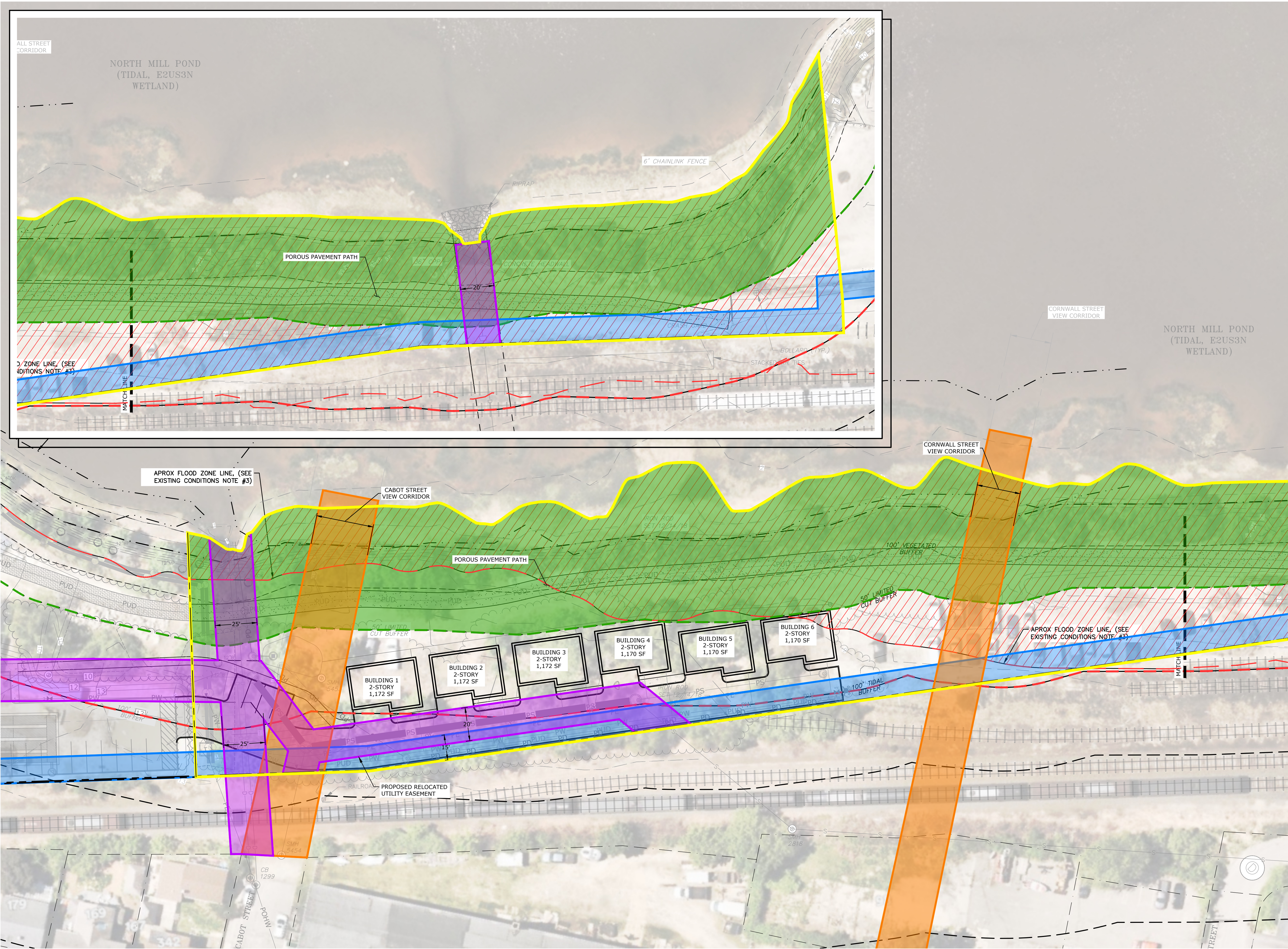


T5084-0001_C-DSGN.dwg

AERIAL OVERLAY EXHIBIT

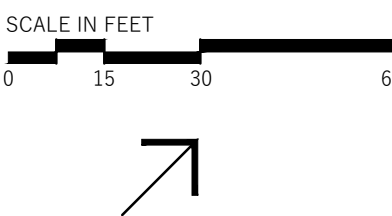


105 BARTLETT STREET
PORTSMOUTH, NH



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

CONSTRAINTS EXHIBIT



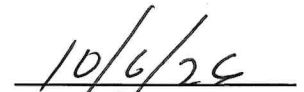
T5084-0001_C-DSGN.dwg

Owner Letter of Authorization

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


Signature


Print Name

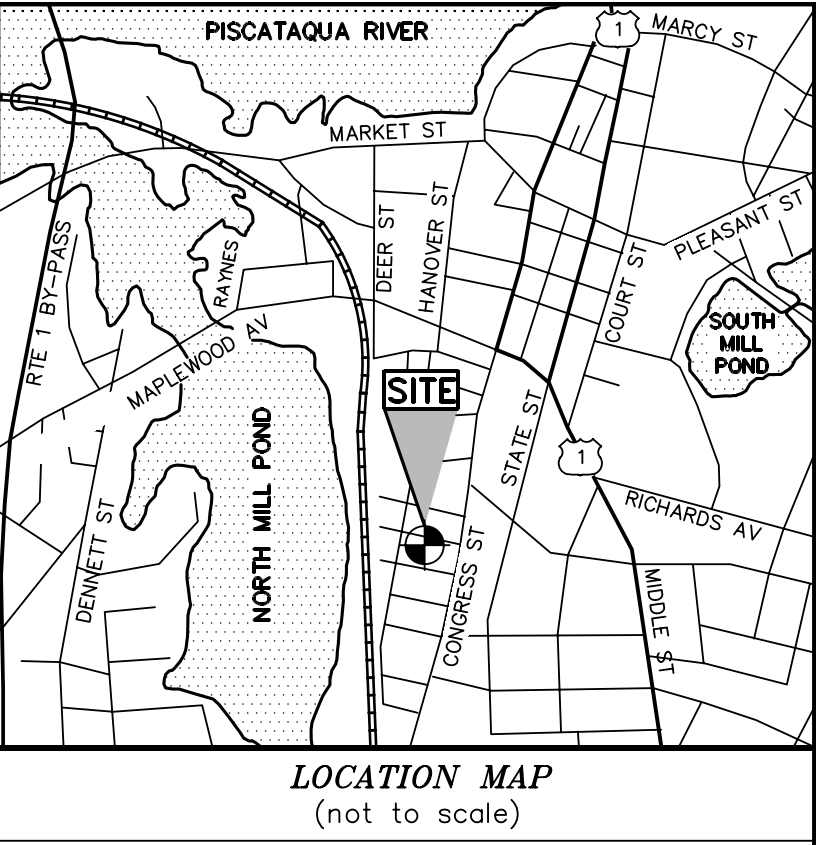
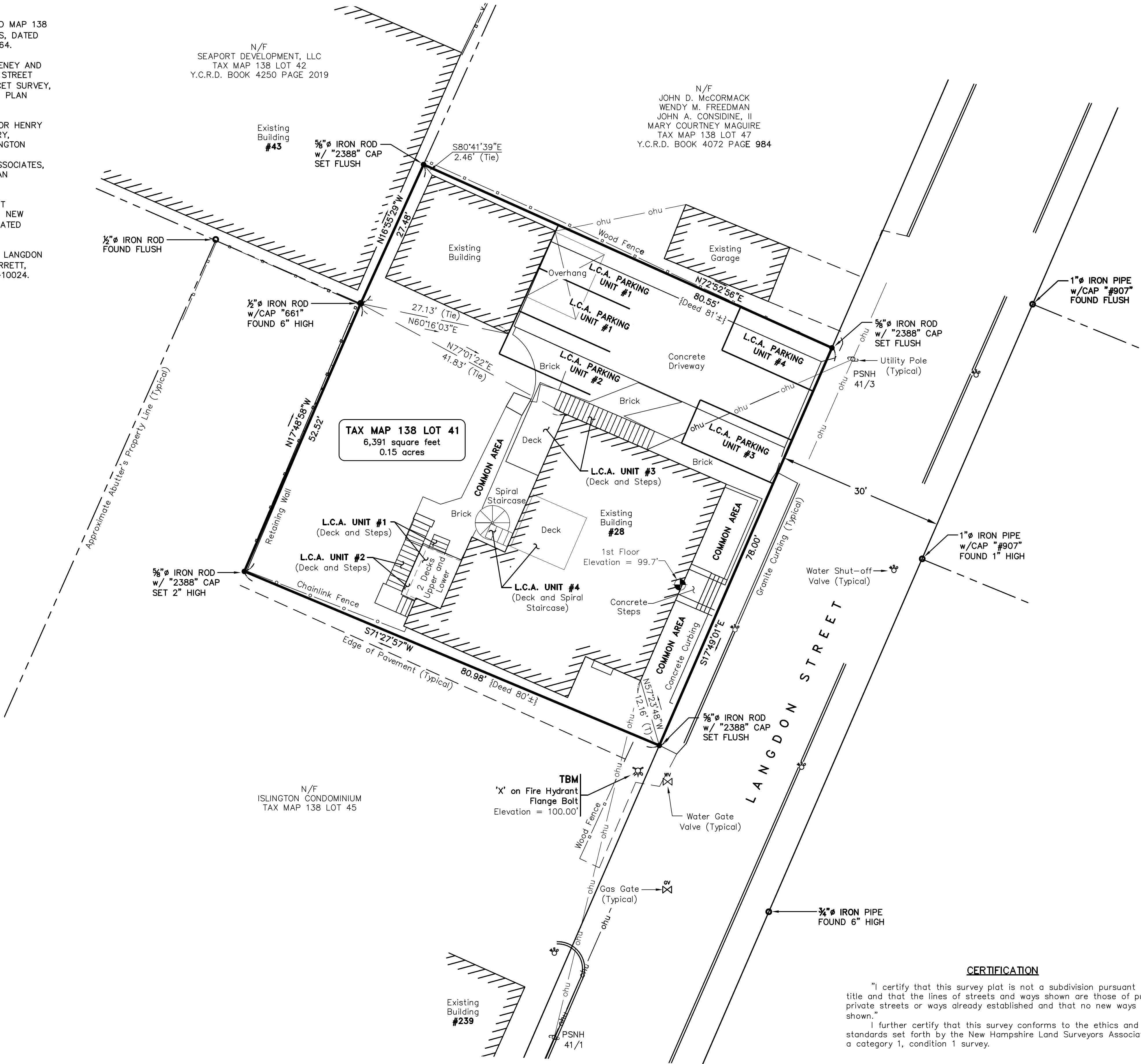

Date

PLAN REFERENCES:

1. "CONDOMINIUM SITE PLAN FOR JONATHAN HOWARD MAP 138 LOT 30 PORTSMOUTH, NH" PREPARED BY ALEX ROSS, DATED JANUARY, 3 2002, RECORDED R.C.R.D. PLAN D-30364.
2. "EASEMENT PLAN FOR LEMIEUX AND LANE W. CHENEY AND SUSIE STROUD CORNWALL STREET AND McDONOUGH STREET PORTSMOUTH, NEW HAMPSHIRE" PREPARED BY DOUCET SURVEY, INC., DATED NOVEMBER 4, 2003, RECORDED R.C.R.D. PLAN D-31220.
3. "AMENDED CONDOMINIUM SITE PLAN PREPARED FOR HENRY FAMILY REVOCABLE TRUST HAROLD AND LINDA HENRY, TRUSTEES TAX MAP 138, LOT NO. 45 235-245 ISLINGTON STREET PORTSMOUTH, NEW HAMPSHIRE COUNTY OF ROCKINGHAM" PREPARED BY McENEANEY SURVEY ASSOCIATES, INC., DATED JUNE 13, 2005, RECORDED R.C.R.D. PLAN D-32782.
4. "AS-BUILT CONDOMINIUM SITE PLAN FOR SEAPORT DEVELOPMENT, LLC CORNWALL STREET PORTSMOUTH, NEW HAMPSHIRE" PREPARED BY DOUCET SURVEY, INC., DATED DECEMBER 1, 2004, R.C.R.D. PLAN D-32250.
5. "CONSOLIDATION OF LOTS, PORTSMOUTH, NH FOR LANGDON SQUARE ASSOCIATES" PREPARED BY FRANCIS J. BARRETT, DATED JUNE 27, 1980, RECORDED R.C.R.D. PLAN C-10024.

N/F
SEAPORT DEVELOPMENT, LLC
TAX MAP 138 LOT 42
Y.C.R.D. BOOK 4250 PAGE 2019

N/F
JOHN D. McCORMACK
WENDY M. FREEDMAN
JOHN A. CONSIDINE, II
MARY COURTNEY MAGUIRE
TAX MAP 138 LOT 47
Y.C.R.D. BOOK 4072 PAGE 984

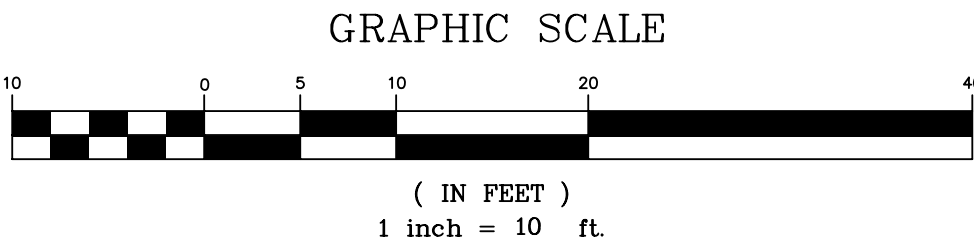


NOTES:

1. OWNER OF RECORD:
IDEAS IN MOTION, LLC
R.C.R.D. BOOK 4838 PAGE 1296
DATED AUGUST 29, 2007
2. TOTAL PARCEL AREA:
6,391 Square Feet or 0.15 Acres
3. BASIS OF BEARING PER PLAN REFERENCE #1.
4. ELEVATIONS ARE BASED UPON AN ASSUMED DATUM.
5. REFERENCE IS MADE TO DECLARATION OF CONDOMINIUM AND BY-LAWS OF "28 LANGDON STREET CONDOMINIUM ASSOCIATION" TO BE RECORDED AT ROCKINGHAM COUNTY REGISTRY OF DEEDS.
6. L.C.A. = LIMITED COMMON AREA

SHEET INDEX

- SHEET 1 CONDOMINIUM SITE PLAN
SHEET 2 BASEMENT AND UNIT #1
SHEET 3 UNITS #2, #3 AND #4
SHEET 4 UNIT #5 AND PROFILES



CERTIFICATION

"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."

I further certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey.

Raymond A. Bisson, L.L.S. #931

Date:

REV.	DATE	STATUS	BY	CHKD	APPD.
A	9/21/07	ADDED LIMITED COMMON AREAS	GDW	RAB	RAB

**28 LANGDON STREET
CONDOMINIUM ASSOCIATION
SITE PLAN**
FOR PROPERTY AT
28 Langdon Street
Portsmouth, Rockingham County, New Hampshire

OWNED BY
Ideas in Motion, LLC
10 Snowdin Ridge
York, Maine 03909

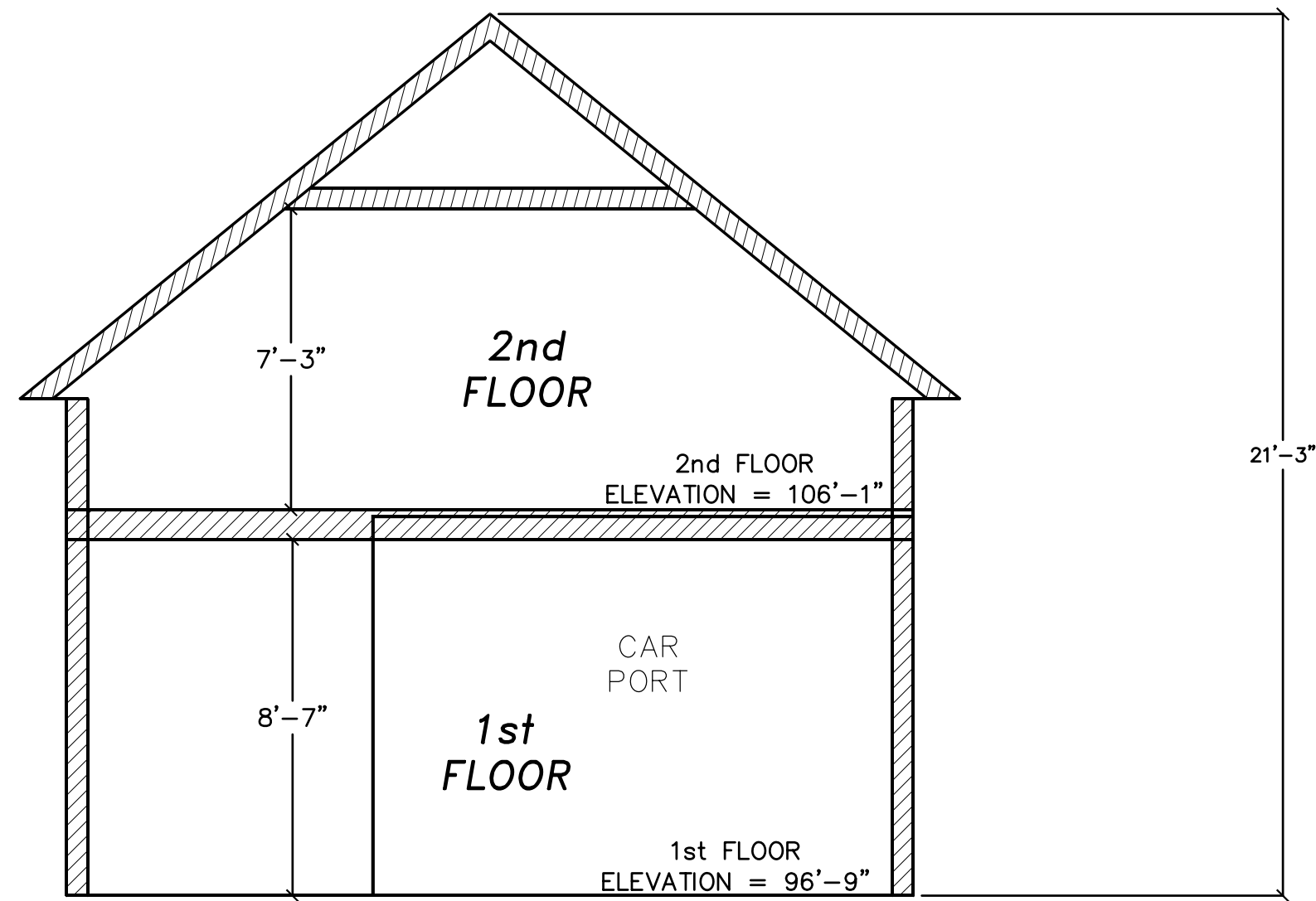
North
W E
**EASTERLY
SURVEYING, Inc.**

SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1
(207) 439-6333 KITTERY, MAINE 03904

SCALE: 1" = 10'
PROJECT NO. 07700
DATE: 9/10/07
SHEET: 1 OF 4
DRAWN BY: G.D.W.
CHECKED BY: R.A.B.

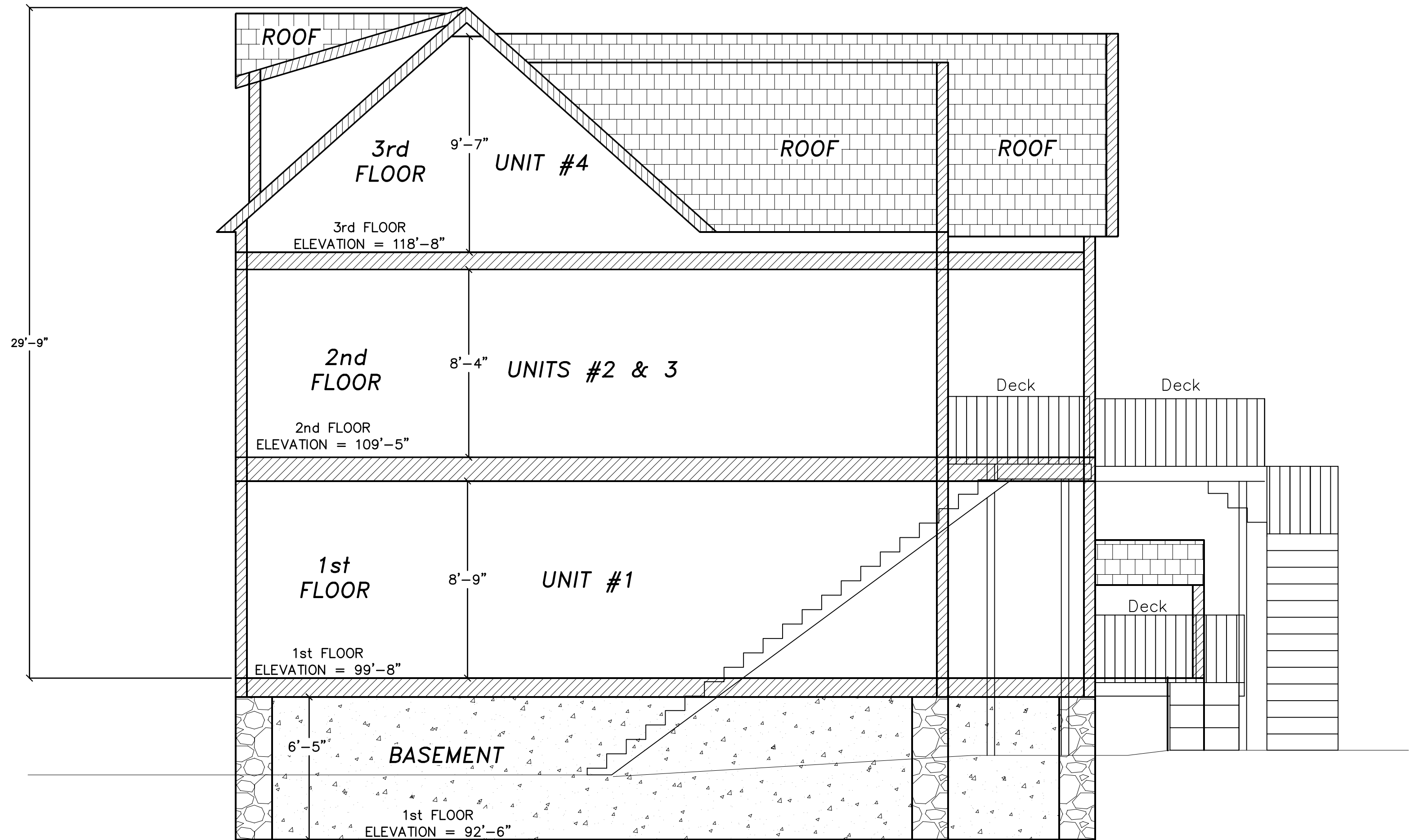
DRAWING No: 07700 Site.dwg
FIELD BOOK No: "Portsmouth 9"

Tax Map 138 Lot 46



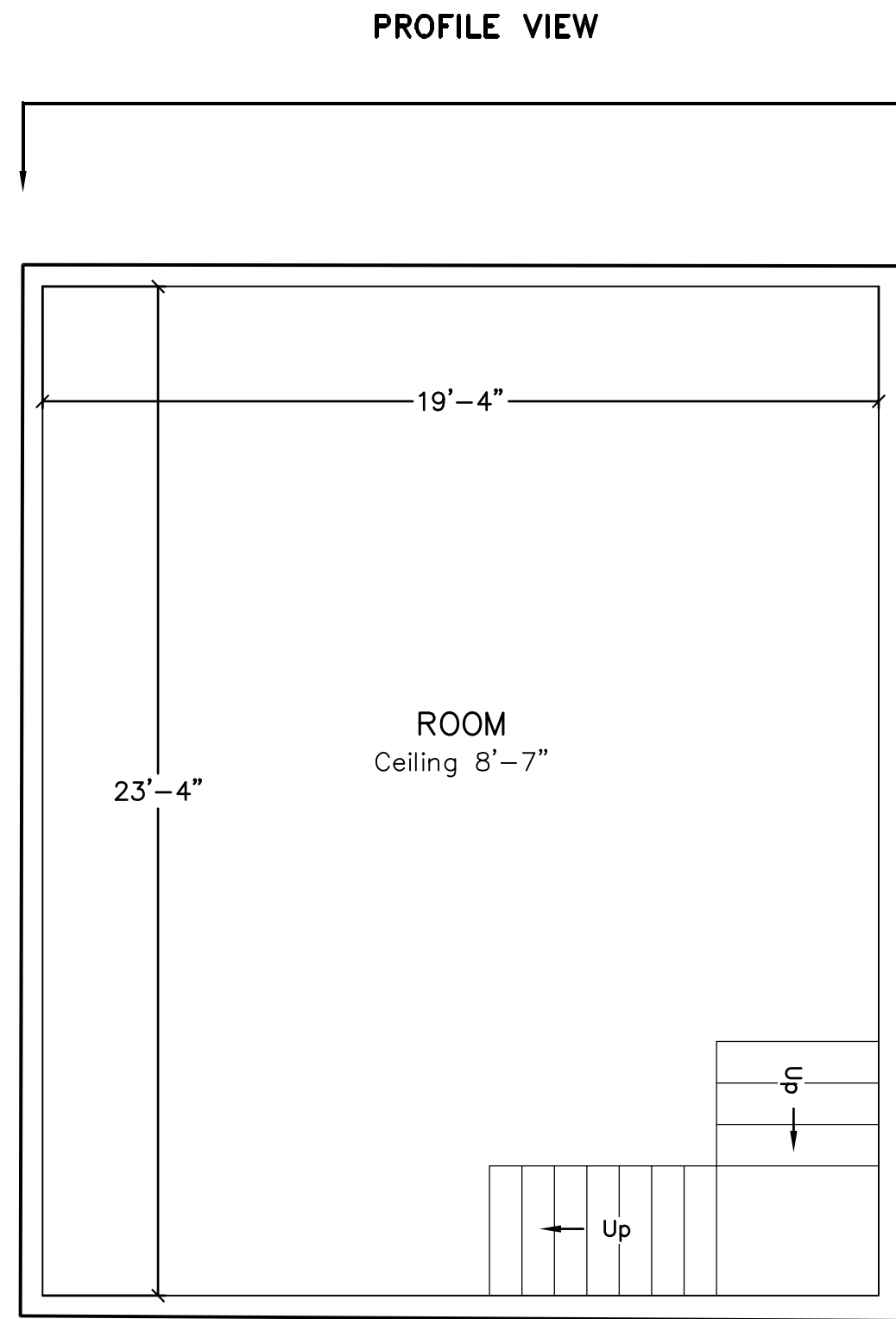
Front View from Langdon Street

PROFILE – UNIT #5

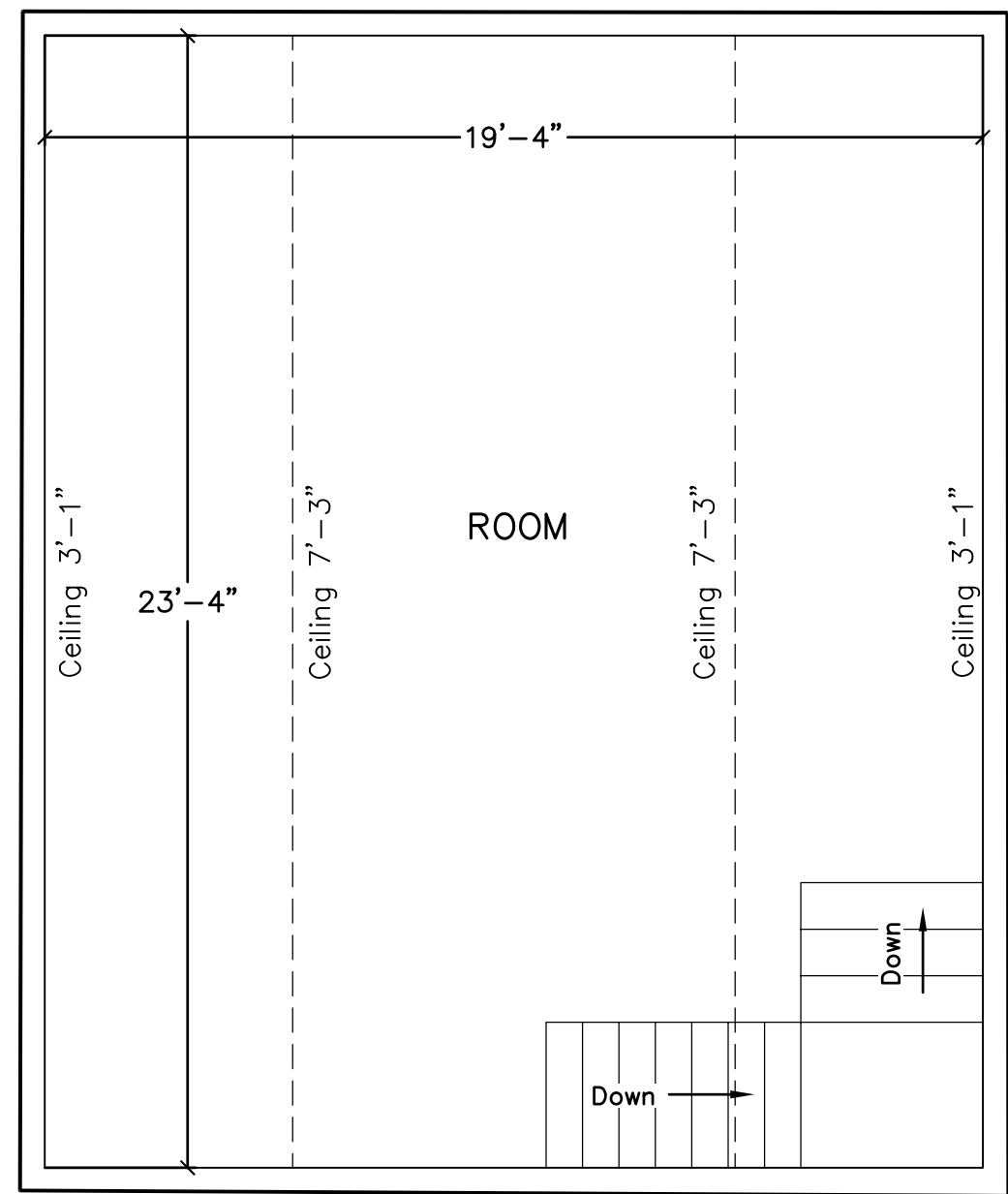


Front View from Langdon Street

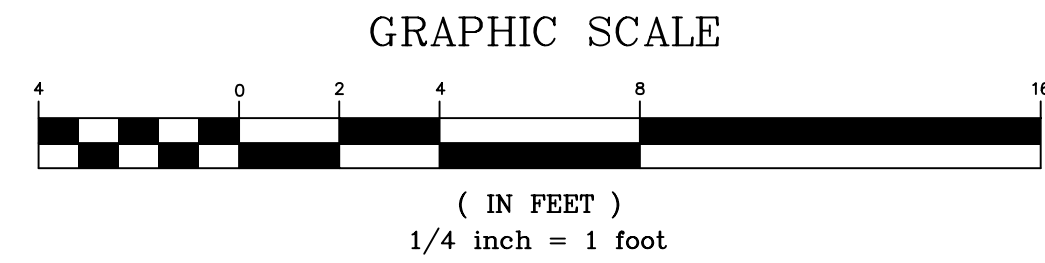
PROFILE



UNIT #5
FIRST FLOOR



UNIT #5
SECOND FLOOR



CERTIFICATION:

I hereby certify that this condominium floor plan is accurate and complies with RSA 356-B:20 i, and that all units shown are substantially completed except as noted.

Raymond A. Bisson, L.L.S. #931

Date

REV.	DATE	STATUS	BY	CHKD	APPD.
A	9/21/07	ADDED LIMITED COMMON AREAS	GDW	RAB	RAB

28 LANGDON STREET
CONDOMINIUM ASSOCIATION
FLOOR PLAN
AT
28 Langdon Street
Portsmouth, Rockingham County, New Hampshire
FOR
Ideas in Motion, LLC
10 Snowdin Ridge
York, Maine 03909

North



EASTERLY
SURVEYING, Inc.

SURVEYORS IN N.H. & MAINE
(207) 439-6333

191 STATE ROAD, SUITE #1
KITTERY, MAINE 03904

SCALE:
1/4" = 1'

PROJECT NO.
07700

DATE:
9/10/07

SHEET:
4 OF 4

DRAWN BY:
G.D.W.

CHECKED BY:
R.A.B.

DRAWING No: 07700 Condo Floor

TAX MAP 145 LOT 13

SHEET INDEX

SHEET 1	CONDOMINIUM SITE PLAN
SHEET 2	BASEMENT AND UNIT #1
SHEET 3	UNITS #2, #3 AND #4
SHEET 4	UNIT #5 AND PROFILES



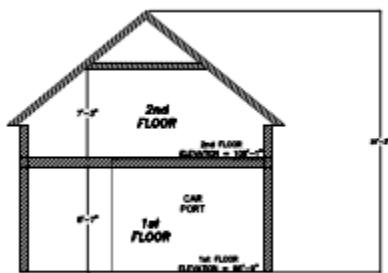






- 1-2 bedroom?
- 1 or 1.25 bath?
- Door location would mirror existing door location from lawn/common area
- No patio plans at this time
- Potential dormer on either side (town permitting / see below)
 - The roof height would not change, the facade would be behind the existing plane of the building wall. No net changes to the overall foot print

Existing



Finished view

