SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
PORTSMOUTH, NEW HAMPSHIRE

CONFERENCE ROOM A
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

Members of the public also have the option to join the meeting over Zoom
*(See below for more details)**

2:00 PM **May 5, 2026**

AGENDA

I. APPROVAL OF MINUTES

A. Approval of the April 7, 2026 Site Plan Review Technical Advisory Committee meeting minutes.

II. OLD BUSINESS

A. The request of **Rafferty Investment Group LLC (Owner)**, for property located at **64 Bridge Street** requesting Site Plan Review approval for demolition of the existing structure and construction of a ten (10) room three-story Inn with associated site improvements. Said property is located on Assessor Map 126 Lot 55 and lies within the Mixed Residential Business (MRB) District, Character District 4 (CD4) and Downtown Overlay District. (LU-26-36)

III. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_7J6p95zZTgq4pXl1RRJeug

SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
PORTSMOUTH, NEW HAMPSHIRE

CONFERENCE ROOM A
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

2:00 PM **April 7, 2026**

MEMBERS PRESENT:
Peter Stith, Chairperson, Assistant Planning Director; David Desfosses, Project Manager – Engineering & Operations; Chad Putney, Acting Deputy Fire Chief; Peter Britz, Director of Planning & Sustainability; Shanti Wolph, Chief Building Inspector; Zachary Cronin, Assistant City Engineer, Eric Eby, Parking and Transportation Engineer; Vincent Hayes; Planner II – Development Compliance

MEMBERS ABSENT: Mike Maloney; Deputy Police Chief

ADDITIONAL STAFF PRESENT: Stefanie Casella, Senior Planner; Jennifer Crockett, Administrative Assistant I

MINUTES

I. APPROVAL OF MINUTES

A. Approval of the **March 3, 2026** meeting minutes.

Z. Cronin moved to approve the March 3, 2026 meeting minutes as presented, seconded by P. Britz.

II. OLD BUSINESS

A. The request of **304 Maplewood LLC (Owner)**, and **Planet Fitness (Applicant)**, for property located at **304 Maplewood Avenue** requesting amended Site Plan approval for a 1,011 square foot addition to the existing office building. Said property is located on Assessor Map 140 Lot 7 and lies within the Character District 4-L2 (CD4-L2) Historic Districts. (LU-26-5)

SPEAKING TO THE APPLICATION

[Timestamp 4:33] Rob Graham from Grondahl Family LLC came to present the application. Mr. Graham stated that the reference to Planet Fitness was no longer valid for the property. He reviewed staff comments and noted that they will set the fence clearly on their property and won't interrupt

the neighbor's fence. TAC members discussed the fence. Mr. Graham clarified that for the water line they have two curb stops that are adjacent to the property but only one line comes into the building. The curb stop directly in front in the right-of-way of Maplewood Avenue is not believed to service the building and could possibly serve the building across the street. They have scheduled for ground penetrating radar to come and confirm that the water line is not there. He stated that they only have one water line coming into their utility room. D. Desfosses stated that whatever waterline is not there should be removed from the plans before it goes to Planning Board.

PUBLIC HEARING

[Timestamp 9:46] The public hearing was opened, no one spoke, the public hearing was then closed.

DISCUSSION AND DECISION OF THE BOARD

D. Desfosses made a motion to recommend approval of this application to the Planning Board with the following conditions:

1. *Show new fence within property line on plans.*

2. *Handicapped parking spots and access aisle will be switched.*

3. *Confirm active waterline and remove inactive one from plans.*

P. Britz seconded the motion. The motion passed unanimously.

B. The request of **Jeannette MacDonald (Owner)**, for property located at **86 Farm Lane** requesting Preliminary and Final Subdivision approval and Site Plan Review approval to subdivide one lot into three lots with associated site improvements. Said property is located on Assessor Map 236 Lot 74 and lies within the Single Residence B (SRB) District. (LU-26-16)

SPEAKING TO THE APPLICATION

[Timestamp 11:45] Engineer Eric Weinrieb and Patrick Cherney from Altus Engineering and Brett Berger from Flipping Bergers, LLC came to present the application. Mr. Weinrieb reviewed the changes made since the last meeting and noted that the 'no parking' sings in the existing right-of-way were approved by the Traffic and Safety Commission.

PUBLIC HEARING

[Timestamp 14:47] The public hearing was opened, no one spoke, the public hearing was then closed.

DISCUSSION AND DECISION OF THE BOARD

D. Desfosses made a motion to recommend approval of this application to the Planning Board as presented. P. Britz seconded the motion. The motion passed unanimously.

C. The request of **Hope for Tomorrow Foundation (Owner)**, for property located at **315 Banfield Road** requesting amended Site Plan approval for the construction of a 2,115 s.f. Library addition to the existing 24,150 s.f. St. Patrick Academy School building with associated site improvements. Said property is located on Assessor Map 266 Lot 5 and lies within the Industrial (I) District. (LU-26-18)

SPEAKING TO THE APPLICATION

[Timestamp 16:03] Engineer Corey Belden from Altus Engineering and Jessica Simpson from St. Patrick's Academy came to present the application. Mr. Belden stated that a zoning application was submitted for the expansion of use. He reviewed the updates made regarding traffic circulation on the site. TAC members asked for clarification on the stacking lanes. Mr. Belden and Ms. Simpson clarified how the two lanes coming in would function. E. Eby asked how many additional cars can be stored in the double stacking area and wondered if this would be enough storage. Mr. Belden provided a rough estimate of the number of cars that could be stored. E. Eby emphasized that they needed to make sure this works and that the applicants needed to look at other physical storage such as a right turn lane or widening the shoulders on Banfield Road. TAC members further discussed whether the double stacking lanes, on-site parking, and school management would be sufficient to solve the traffic circulation issue and discussed possible alternatives and additional measures that can be taken.

[Timestamp 42:20] E. Eby expressed that he did not have enough information to give his ok. He wants data on how many cars are waiting, how many parking spaces are available, and how much extra car storage would be added from the double stacking lanes compared to now. Mr. Belden said that the proposed changes would be a significant improvement to the current conditions. D. Desfosses suggested that they approve the plan for traffic circulation and have a bond for Banfield Road improvement that will be executed if the traffic circulation issue is not resolved. A metric would be used to determine whether the traffic circulation is working correctly. An easement will be needed for road widening in the event that Banfield Road improvement is needed. Mr. Belden asked what an acceptable delay time would be. TAC members stated it needs to be free flowing traffic on Banfield Road, the concern is not traffic exiting the site but turning in. It is fine to have a car waiting to turn left onto the site, but it cannot start backing up with multiple cars queued trying to turn left.

PUBLIC HEARING

[Timestamp 59:32] Elizabeth Bratter of 159 McDonough Street expressed that driving down the road during pickup time makes her fearful. She expressed that drivers should not be able to make a left hand turn in or out of the site. The driveway coming out should be in a different position as having cars trying to get in and out of the site is dangerous, especially during the winter. Drivers should have to go around to enter the site from the right.

[Timestamp 1:02:02] Jay Bisognano a parent whose three children attend St. Patrick's Academy stated that as a parent dropping off and picking up there everyday is a practical matter and if you are paying attention, it is not an issue. The school has done a lot of work to improve the conditions that exist today and he understands what TAC members are saying about trying to get more information to ensure it will absolutely work. But in his opinion, it's an impossibility to ensure and that the condition that is there today is improving and capacity is not increasing and that they should take what they can get. If the school decides not to do this, you're left with a problem. He asks that this project gets approved so that the conditions can be improved.

DISCUSSION AND DECISION OF THE BOARD

[Timestamp 1:03:33] E. Eby addressed the ability to prohibit left hand turns into and from the site. A median island would need to be constructed on Banfield Road and a very long right turn lane would be needed. With a 50/50 split of traffic coming in and out it would be very inconvenient for a lot of people and would not be a realistic option.

P. Britz made a motion to recommend approval of this application to the Planning Board with the following conditions:

1. *Variance must be granted prior to application to Planning Board.*

2. *Applicant must construct the bike path on the east side of the site.*

3. *E. Eby will develop condition for traffic control measures which will potentially include a Bond for shoulder widening of Banfield Road, an Easement to the City, and monitoring timeframe for traffic flow improvement.*

D. Desfosses seconded the motion.

[Timestamp 1:05:05] Z. Cronin asked about addressing DPW's comment regarding the construction of the bike path. Mr. Belden stated that the raingarden was not encroaching into the easement area and that nothing has changed from the original easement. D. Desfosses asked if there was wetland in the way. Mr. Belden stated that he did not believe it was a designated wetland and was a man-made drainage ditch.

D. Desfosses seconded the motion again. He added the condition that the applicant must construct the bike path on the east side of the site. *The motion passed unanimously.*

III. NEW BUSINESS

A. The request of **Regan Electric CO INC (Owner),** and **Chinburg Development (Applicant)**, for property located at **94 Langdon Street** and **98 Cornwall Street** requesting Site Plan Review approval to merge the two lots, demolish the existing buildings, and construct three (3) single-family dwellings with associated site

improvements. Said property is located on Assessor Map 139 Lots 1, 8 and lies within the Mixed Residential Business (MRB) District. (LU-25-175)

SPEAKING TO THE APPLICATION

[Timestamp 1:09:09] Shawn Tobey from Haley Ward, Shawna Sammis and Alexandra Binns from Chinburg Development came to present the application. Mr. Tobey reviewed the history of the application, noting that they had obtained a Variance for the frontage. He then reviewed staff comments. C. Putney stated that it will need to be a private street.

PUBLIC HEARING

[Timestamp 1:14:51] David Rheaume of 81 Langdon Street stated that in general he is supportive of the three single family homes on this combined lot. His concern is the proposed single access way from Langdon Street. This is his first time learning that it will have to be a private road. His understanding is that the single access way stems from the idea that access from Cornwall Street is not possible for dwelling units 2 and 3. He finds it difficult to believe as historical maps show that that has been established as a street for many years and has had properties that have solely resided on that portion of Cornwall Street north of McDonough Street. If it were possible, it would have many benefits such as a significant reduction in the total amount of pavement, access could be at right angles at the stub of Cornwall Street through the 48 feet of frontage the combined properties will have, which would continue to allow for plowing and an area for snow accumulation in the winter time. The other major benefit would be that it could allow dwelling unit 1 up against Langdon Street to be realigned to be similar to other properties with the potential to have a two car garage with a two car parking area in front of it, which would match the configuration of his home and his neighbors at 91 and 82 Langdon Street. A small road with three homes on it is not the overall look and feel of Langdon Street and all of the cars will be coming out onto Langdon Street immediately opposite 91 Langdon Street's driveway. It's not a huge amount of traffic but it would eliminate both that and it would be more natural for emergency vehicle response, and the other units would have Cornwall Street addresses. He would ask before they make a determination on recommendation to the Planning Board that they understand the legality of saying that Cornwall Street cannot be accessed from this combined property.

[Timestamp 1:18:26] Elizabeth Bratter of 159 McDonough Street stated that she has lived in that neighborhood for 35 years and that Cornwall Street has been plowed by the city. According to the maps there is another paper street that goes right down the Chinburg property and there is a paper street at the end of Cornwall Street that goes left and then out to the railroad tracks. Her biggest concern is that in order to get in and out, you would have to turn around, and what would happen if they had a fire. Ms. Bratter was concerned about how fire trucks would access the site. She asked with the sewer easement on Cornwall Street, would they have to dig there. She stated that it would be nice for Cornwall Street to be an access to that property with an open gate to allow for fire truck access. To her that portion of Cornwall Street that backs up to the Regan property is not a paper street, the paper street is when it goes left and back towards the railroad tracks.

[Timestamp 1:20:30] John Paine owner of 91 and 82 Langdon Street, stated that he and his wife are excited for the development and that it is a good change for the neighborhood. He said that they

want the new construction to be a part of the neighborhood and the landscaping doesn't send that message. The landscaping makes it seem separate from the community than what he would like to see. He would like to see the Boards opinion on what appropriate plantings are. In particular, the three trees on the border between 82 Langdon Street and the site have mature heights of 60 feet. One of the things he loves about the neighborhood is the views of the pond and he is concerned about the view impact for those further up on McDonough Street as the trees are providing a significant mass and hang significantly over the property line. He commented on the heights of the landscaping towards the back of the 82 Langdon Street property line and that the house at 82 Langdon Street is less than half the height of those trees. He would like the development to be more integrated into the community than is currently shown.

[Timestamp 1:23:33] Elizabeth Bratter of 159 McDonough Street stated that on 41 Salem Street three houses we developed that have garages and main doors on the inside like what is proposed with this project, but the houses were asked to put in front steps and a door on the front whether it was fake or real, as the majority of that neighborhood has front steps and people often sit on them and that is how you get to know your neighbors. She would like to see front steps added to the unit that faces Langdon Street to make it cohesive with the rest of the neighborhood. She stated that it would look funny with all of the houses having doors facing the street except for this one. She would like this to be considered as a solution for how they can be more involved with the neighborhood.

DISCUSSION AND DECISION OF THE BOARD

[Timestamp 1:25:10] P. Britz stated that the landscaping plan that shows the arborvitae is valid but would create a block, a tree provides a view and habitat, and arborvitae would not provide any of that. Ms. Sammis said that a third party creates the landscaping plan and they scale it back 80%. She said the feedback was good and that they would take another look at the landscaping. P. Britz asked if they had any response regarding the access through Cornwall Street. Ms. Sammis explained that they had originally wanted to keep the lots as is and not merge them and have access off of Cornwall Street for 2 units and an access off Langdon Street for 1 unit. Through review of the project and the 3 units by the city's and their legal departments it was determined that they could not use Cornwall Street because it is not a city owned street. She said that it is very difficult to determine the legal standing of historic streets. She said that if you drive down Cornwall Street today, the 1st house on the right their property extends over the line shown for Cornwall Street and they are using that as their driveway and parking for their home.

[Timestamp 1:28:22] C. Putney said that they need to determine if a fire engine can make the turn into the site off Langdon Street. He is ok with having to back up once or twice because that is needed for all of that neighborhood. He said that they need to make sure they can adequately enter and exit the site. D. Desfosses stated that the comments regarding the front door are good and that the applicants should consider it.

P. Britz made a motion to recommend approval of this application to the Planning Board with the following conditions:

1. *An easement to the City is required for water metering, valve control, and leak detection. This easement shall have a provision to allow the City to upsize and/or connect the line to Cornwall Street in the future if determined to be necessary.*

2. *Show existing 10-12" sewer main crossing lot on Cornwall Street and consider sewer connection there. An easement to the City is required for the sewer main pipe crossing the lot on Cornwall Street.*

3. *Revise the landscaping plan.*

4. *The driveway will need to be named and approved by City Council.*

5. *A fire access turning template is required.*

6. *A 1" water line is insufficient for three single family dwellings, so a common line should be at least 2" in size and that size should be confirmed as large enough by the MEP engineer. All lines to homes must be 1" minimum. If fire suppression is required by the Fire Department, additional or larger water lines will be required.*

7. *Need air gap between stormwater system and foundation drains. Homes need to be mechanically drained via sumps. Watertight construction required.*

8. *City suggests slab on grade construction but in no case should there be more than a crawl space with no mechanicals due to high groundwater possible during storms in that area.*

9. *Sidewalk must be 5.5' in width, excluding curb.*

10. *Curb must be granite.*

11. *Brick inverts in sewer manholes are required.*

D. Desfosses seconded the motion. The motion passed unanimously.

B. The request of **Rafferty Investment Group LLC (Owner)**, for property located at **64 Bridge Street** requesting Site Plan Review approval for demolition of the existing structure and construction of a ten (10) room three-story Inn with associated site improvements. Said property is located on Assessor Map 126 Lot 55 and lies within the Mixed Residential Business (MRB) District, Character District 4 (CD4) and Downtown Overlay District. (LU-26-36)

SPEAKING TO THE APPLICATION

[Timestamp 1:33:33] Engineer Steve Haight from Civil Works New England, Mckayla Glazier from Open Concepts Contracting LLC, and Scott Rafferty Owner/Developer came to present the application. Mr. Haight reviewed the history of the project noting their conversations with

Eversource regarding the transformer location. Eversource suggested putting the transformer onto City property across Bridge Street where a transformer and another sector cabinet are located. He stated that this would allow them to preserve a parking space or two on site. D. Desfosses stated that as it is a City parcel it is up to City Council to allow it or not and the transformer would be available to other buildings to use. He said the license would be to Eversource for the transformer. TAC members further discussed the transformer.

[Timestamp 1:38:17] Mr. Haight reviewed their responses to staff comments. He stated that he was unsure how they would address the landscaping with the site developed as it is. D. Desfosses suggested that they could do planting beds up against the building behind the sidewalk. P. Britz stated that it must be 5 feet wide to count as open space, if not they would need to request for a Variance. D. Desfosses mentioned that Eversource is looking at resupplying power to Hanover Street due to the approved developments and future development being explored in the area. TAC members discussed the potential power supply changes, the transformer, and what impacts it would have on the project. C. Putney asked about the roof deck. Mr. Rafferty said they have enough space to add a second stairwell to the roof deck and clarified that the table layout in the meeting room was a placeholder. TAC Members discussed how solid waste would be managed on the site. S. Wolph asked if there was enough room for a wheelchair to maneuver at the main entrance and not be encumbered by the stairs. Mr. Haight explained that the architectural plan needs to be updated to match the actual grading and that that area is pretty much flat and would not require stairs.

PUBLIC HEARING

[Timestamp 1:49:24] Elizabeth Bratter of 159 McDonough Street handed out a written statement to TAC Members, from which she preceded to read from. She questioned the clearance allowance of the 2nd and 3rd floor balconies over the transformer on the 1st floor. She asked why there were rear balconies overlooking the neighbor's yard and about the size of the overhang from the 2nd and 3rd floors and if the balconies counted towards it. She noted that the application did not show rear views of the property and when looking behind at 282 Hanover Street it appeared as if the fence line was crossing over into that property. Ms. Bratter said that it was questionable whether the proposed transformer pad would fit without going over the property line and wondered how the noncombustible objects needed to protect the neighbors were going to fit there as well. She said that the project should not be classified as an inn but as a hotel due to the two bars, catering, and restaurant. She said that the roof top deck looked close to the neighboring structure at 58 Bridge Street and that she believes it is supposed to be 25 feet away. Ms. Bratter asked where the required 384.6 feet of open space would be located and if the overhang and balconies would impact the space in the rear.

[Timestamp 1:56:23] Kaleigh Bullock of 282 Hanover Street said that she disputes the disclosed property line. She stated that she will be working with a surveyor to have her own survey conducted. Ms. Bullock said that the fence was installed by Daryl Kent, a previous owner of 282 Hanover Street. The current plans for the patio, driveway area, and potentially the transformer would impede almost a foot onto her hardscaped patio and garden. She said that the structure of the building seriously impedes the privacy of her home and that any amount of space that is debatable through the survey process is critical to her and her family. Ms. Bullock stated that she has life safety concerns regarding a rooftop bar next to her home and a residential neighborhood.

DISCUSSION AND DECISION OF THE BOARD

[Timestamp 1:58:29] Chair Stith asked Mr. Rafferty to provide an overview of the project and how the property would be leased or rented. Mr. Rafferty explained that it is an inn that would allow a function space on the 1st floor to be used by caterers, there are 10 rooms upstairs, and a roof top deck with no immediate plan for full-service food and beverage to be provided there. He stated that it wouldn't be a hotel as the space will function as a group rental where one party or adjoining parties that have some sort of relation are renting out the entire building themselves. The basement will be used for storage, washing machines and dryers, and trash. Mr. Rafferty said that there is no immediate plan for a restaurant and there will be no stove, just a microwave.

D. Desfosses made a motion to postpone the application to the May meeting. Z. Cronin seconded the motion. The motion passed unanimously.

D. Desfosses left the meeting.

C. The request of **The City of Portsmouth – New Franklin School (Owner)**, for property located at **1 Franklin Drive** requesting Site Plan Review for the construction of three (3) additions to the existing New Franklin Elementary School with associated site, grading, drainage, and utilities improvements. Said property is located on Assessor Map 220 Lot 2 and lies within the Municipal (M) District. (LU-26-37)

SPEAKING TO THE APPLICATION

[Timestamp 2:02:47] Engineers Eric Doremus and Patrick Crimmins from Tigh and Bond, Architect Matthew Giffin from Banwell Architects, and Brian Cisneros and Ken Linchey from the New Franklin School came to present the application. Mr. Doremus reviewed the application and stated that no trees would be cleared as a part of the project, so there would be no direct wetland impacts. He reviewed their responses to staff comments and said that they are requesting to do a formal wetland delineation to verify the location and size of the wetlands. From their review they will not be within any of the 100-foot buffers. He said that in 2023 a sound study was completed for this property associated with the installation of the noise barriers on interstate 95. Mr. Doremus said that they are currently evaluating the City's Municipal Green Building Policy and are looking for areas to work into the project to comply. Z. Cronin asked them to state the location of the water meter in the building. Mr. Linchey explained that both meters are fed into the backside of the custodial locker and that the water no longer comes from the south, as it loops around the back through the playground. E. Eby stated that the handicapped space access aisle needs to be 8ft wide to be van accessible. He also clarified that there is just a privacy fence along that portion of interstate 95, not a sound barrier, and that the fence is just being rebuilt.

PUBLIC HEARING

[Timestamp 2:10:43] The public hearing was opened, no one spoke, the public hearing was then closed.

DISCUSSION AND DECISION OF THE BOARD

[Timestamp 2:11:10] P. Britz stated that they did not need a full wetland delineation and that they could just have a wetland scientist confirm they are not impacting the wetland buffer. TAC members discussed the wetland buffer. E. Eby asked if the electric vehicle parking spaces were just for parking or if they would also include charging. Mr. Doremus confirmed that it is just parking and that they will be providing stubs, so that charging stations could be added in the future.

No action was taken as this is a City project.

IV. ADJOURNMENT

The meeting adjourned at 4:09 PM.

City of Portsmouth, New Hampshire

Site Plan Application Checklist

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

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

Name of Applicant: **Rafferty Investment Group LLC** Date Submitted: **April 24, 2026**

Application # (in City's online permitting): **LU-26-36**

Site Address: **64 Bridge Street** Map: **0126** Lot: **0055**

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

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Statement that lists and describes "green" building components and systems. **(2.5.3.1B)**	**Site Plan / Civil**	
☒	Existing and proposed gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. **(2.5.3.1C)**	**Site Plan / Civil**	N/A
☒	Tax map and lot number, and current zoning of all parcels under Site Plan Review. **(2.5.3.1D)**	**Site Plan / Civil**	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. **(2.5.3.1E)**		N/A
☒	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. **(2.5.3.1F)**	**Site Plan / Civil**	N/A
☒	Names, addresses and telephone numbers of all professionals involved in the site plan design. **(2.5.3.1G)**	**City Application / Page 16**	N/A
☒	List of reference plans. **(2.5.3.1H)**	**Site Plan / Civil**	N/A
☒	List of names and contact information of all public or private utilities servicing the site. **(2.5.3.1I)**	**Site Plan / Civil**	N/A

Site Plan Specifications			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director.. **(2.5.4.1A)**	Required on all plan sheets	N/A
☒	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. **(2.5.4.1B)**	Required on all plan sheets	N/A
☒	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. **(2.5.4.1C)**	**Site Plan / Civil**	N/A
☒	Plans shall be drawn to scale and stamped by a NH licensed civil engineer. **(2.5.4.1D)**	Required on all plan sheets	N/A
☒	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. **(2.5.4.1E)**	**Site Plan / Civil**	N/A
☒	Title (name of development project), north point, scale, legend. **(2.5.4.2A)**	**Site Plan / Civil**	N/A
☒	Date plans first submitted, date and explanation of revisions. **(2.5.4.2B)**	**3/23/2026 Transformer Location change**	N/A
☒	Individual plan sheet title that clearly describes the information that is displayed. **(2.5.4.2C)**	Required on all plan sheets	N/A
☒	Source and date of data displayed on the plan. **(2.5.4.2D)**	**Site Plan / Civil**	N/A

x	Site Plan Specifications – Required Exhibits and Data		
☑ x	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
x ☐	**1. Existing Conditions: (2.5.4.3A)** • Surveyed plan of site showing existing natural and built features; • Existing building footprints and gross floor area; • Existing parking areas and number of parking spaces provided; • Zoning district boundaries; • Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre; • Existing impervious and disturbed areas; • Limits and type of existing vegetation; • Wetland delineation, wetland function and value assessment (including vernal pools); • SFHA, 100-year flood elevation line and BFE data, as required.	**Site Plan/ Civil**	
x ☐	**2. Buildings and Structures: (2.5.4.3B)** • Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation; • Elevations: Height, massing, placement, materials, lighting, façade treatments; • Total Floor Area; • Number of Usable Floors; • Gross floor area by floor and use.	**TW Plans**	
☒ x	**3. Access and Circulation: (2.5.4.3C)** • Location/width of access ways within site; • Location of curbing, right of ways, edge of pavement and sidewalks; • Location, type, size and design of traffic signing (pavement markings); • Names/layout of existing abutting streets; • Driveway curb cuts for abutting prop. and public roads; • If subdivision; Names of all roads, right of way lines and easements noted; • AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).	**Site Plan/ Civil**	
☒ x	**4. Parking and Loading: (2.5.4.3D)** • Location of off street parking/loading areas, landscaped areas/buffers; • Parking Calculations (# required and the # provided).	**Site Plan/ Civil/ TW**	
☒ x	**5. Water Infrastructure: (2.5.4.3E)** • Size, type and location of water mains, shut-offs, hydrants & Engineering data; • Location of wells and monitoring wells (include protective radii).	**Site Plan/ Civil**	
x ☐	**6. Sewer Infrastructure: (2.5.4.3F)** • Size, type and location of sanitary sewage facilities & Engineering data, including any onsite temporary facilities during construction period.	**Site Plan/ Civil**	

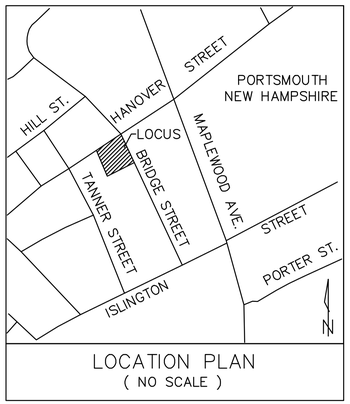
☒	**7. Utilities: (2.5.4.3G)** • The size, type and location of all above & below ground utilities; • Size type and location of generator pads, transformers and other fixtures.	**Site Plan / Civil**	
☒	**8. Solid Waste Facilities: (2.5.4.3H)**	**Site Plan/ Civil**	
	• The size, type and location of solid waste facilities.	**Site Plan/ Civil**	
☒	**9. Storm water Management: (2.5.4.3I)** • The location, elevation and layout of all storm-water drainage. • The location of onsite snow storage areas and/or proposed off-site snow removal provisions. • Location and containment measures for any salt storage facilities • Location of proposed temporary and permanent material storage locations and distance from wetlands, water bodies, and stormwater structures.	**Site Plan/ Civil**	
☒	**10. Outdoor Lighting: (2.5.4.3J)** • Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan.	**TBD**	
☒	**11.** Indicate where dark sky friendly lighting measures have been implemented. **(10.1)**	**TBD**	
☒	**12. Landscaping: (2.5.4.3K)** • Identify all undisturbed area, existing vegetation and that which is to be retained; • Location of any irrigation system and water source.	**No existing vegetation** **Landscaping TBD**	
☒	**13. Contours and Elevation: (2.5.4.3L)** • Existing/Proposed contours (2 foot minimum) and finished grade elevations.	**Site Plan/ Civil**	
☒	**14. Open Space: (2.5.4.3M)** • Type, extent and location of all existing/proposed open space.	**Site Plan/** **Civil/ TW**	
☒	**15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)**	**Site Plan/ Civil**	
☒	**16. Character/Civic District (All following information shall be included): (2.5.4.3P)** • Applicable Building Height (10.5A21.20 & 10.5A43.30); • Applicable Special Requirements (10.5A21.30); • Proposed building form/type (10.5A43); • Proposed community space (10.5A46).	**Site Plan TW**	
☒	**17. Special Flood Hazard Areas (2.5.4.3Q)** • The proposed development is consistent with the need to minimize flood damage; • All public utilities and facilities are located and construction to minimize or eliminate flood damage; • Adequate drainage is provided so as to reduce exposure to flood hazards.	**Site Plan/ Civil**	

Other Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Traffic Impact Study or Trip Generation Report, as required. **(3.2.1-2)**	**NA**	**NA**
☒	Indicate where Low Impact Development Design practices have been incorporated. **(7.1)**	**Site Plan/ TW**	
☒	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. **(7.3.1)**	**Site Plan/ Civil**	
☒	Stormwater Management and Erosion Control Plan. **(7.4)**	**Site Plan/ Civil**	
☒	Inspection and Maintenance Plan **(7.6.5)**	**TBD**	

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	All local approvals, permits, easements and licenses required, including but not limited to: • Waivers; • Driveway permits; • Special exceptions; • Variances granted; • Easements; • Licenses. **(2.5.3.2A)**		**NA**
☒	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: • Calculations relating to stormwater runoff; • Information on composition and quantity of water demand and wastewater generated; • Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; • Estimates of traffic generation and counts pre- and post-construction; • Estimates of noise generation; • A Stormwater Management and Erosion Control Plan; • Endangered species and archaeological / historical studies; • Wetland and water body (coastal and inland) delineations; • Environmental impact studies. **(2.5.3.2B)**	**Per TAC workshop stormwater management plan would not be needed City requested us to tie in**	
☒	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. **(2.5.3.2D)**	**Site Plan/ Civil**	

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

Applicant's Signature: Scott Rafferty **Date:** 4/24/2026



LOCATION PLAN
(NO SCALE)

SITE PLAN
FOR
BRIDGE STREET INN

TAX MAP 126, LOT 55

64 BRIDGE STREET

PORTSMOUTH, NH 03801

APRIL, 2026

REV. APRIL 24, 2026

OWNER/APPLICANT

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

SITE CIVIL ENGINEER

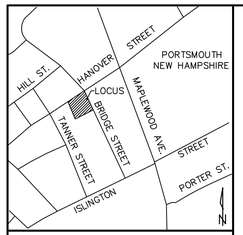
CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

LAND SURVEYOR

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

ARCHITECT

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



LOCATION PLAN
(NO SCALE)

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

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

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

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

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

INVERT OUT OF SUBJECT BUILDING = 8.50'

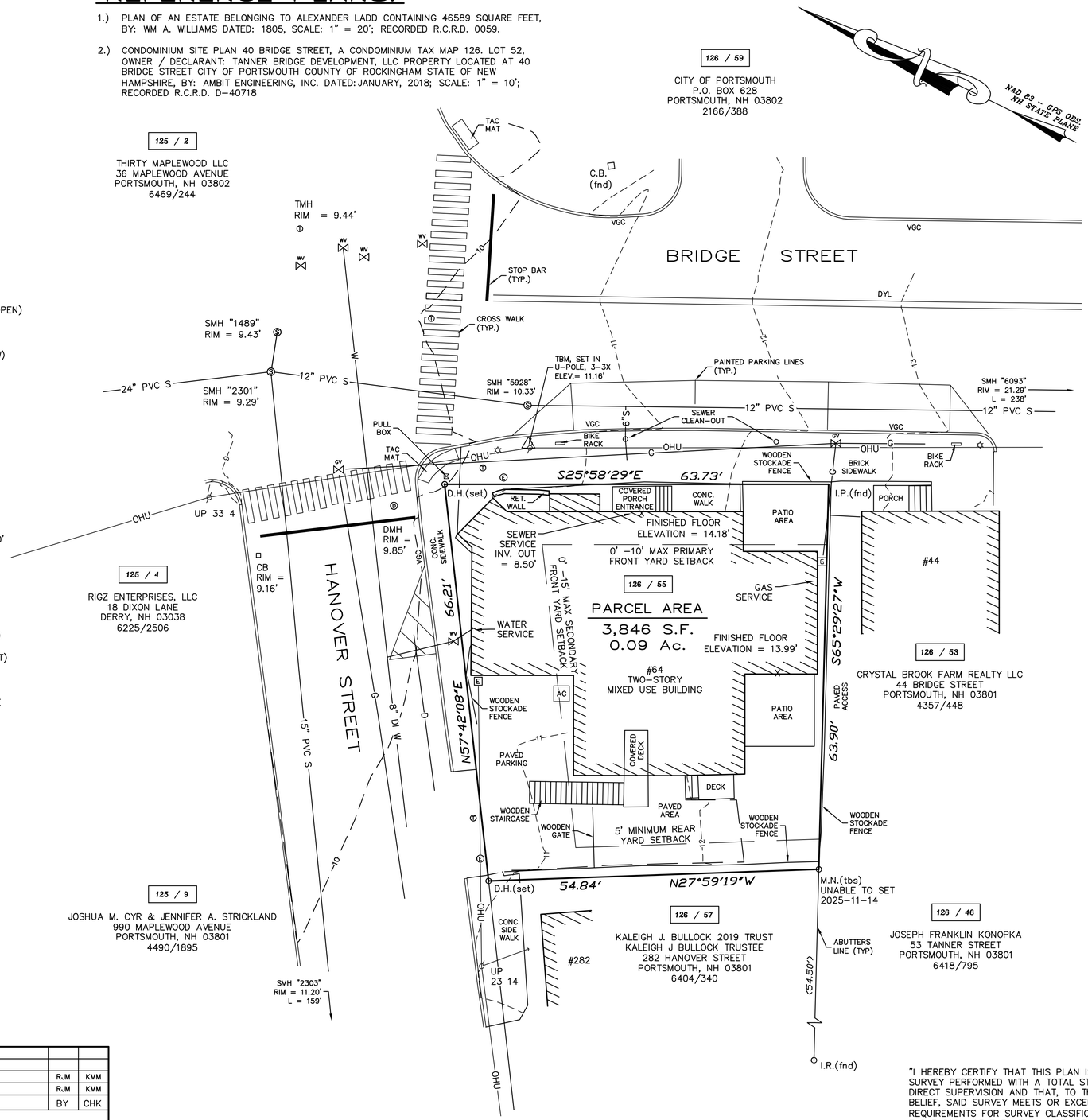
LEGEND

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

REFERENCE PLANS:

1.) PLAN OF AN ESTATE BELONGING TO ALEXANDER LADD CONTAINING 46589 SQUARE FEET, BY: WM A. WILLIAMS DATED: 1805, SCALE: 1" = 20'; RECORDED R.C.R.D. 0059.

2.) CONDOMINIUM SITE PLAN 40 BRIDGE STREET, A CONDOMINIUM TAX MAP 126. LOT 52, OWNER / DECLARANT: TANNER BRIDGE DEVELOPMENT, LLC PROPERTY LOCATED AT 40 BRIDGE STREET CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE, BY: AMBIT ENGINEERING, INC. DATED: JANUARY, 2018; SCALE: 1" = 10'; RECORDED R.C.R.D. D–40718



NOTES:

1.) OWNER OF RECORD:
RAFFERTY INVESTMENT GROUP LLC
369 ISLINGTON STREET, SUITE A,
PORTSMOUTH, NEW HAMPSHIRE 03801
R.C.R.D. VOLUME 6641, PAGE 2274

2.) [126 / 55] – DENOTES TAX MAP AND PARCEL NUMBER.

3.) PARCEL AREA = 3,846 S.F. / 0.09 Ac.

4.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARY AND EXISTING SITE CONDITIONS AS OF JUNE 12, 2025, WITH UPDATES THROUGH FEBRUARY 10, 2026.

5.) ZONING DISTRICT: CHARACTER DISTRICT 4, DOWNTOWN OVERLAY

DISTRICT (CD4)
DEVELOPMENT STANDARDS:

BUILDING PLACEMENT – PRINCIPAL BUILDING
MAXIMUM PRINCIPAL FRONT YARD = 10 FEET
MAXIMUM SECONDARY FRONT YARD = 15 FEET
SIDE YARD = NR
MINIMUM REAR YARD = GREATER OF 5 FT. FROM REAR LOT LINE OR 10 FT. FROM CENTERLINE OF ALLEY
FRONT LOT LINE BUILDOUT = 50 PERCENT MINIMUM
MAXIMUM BUILDING HEIGHT
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 OPENSPACE = 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.

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		
2	2/11/26	UPDATE OWNER, ADD SEWER DATA	RJM	KMM
1	11-18-25	UPDATE FOR MONUMENTS SET	RJM	KMM

25066	SUBDIVISION	25-06	10-13
PROJECT NO	TYPE	FIELDBOOK & PAGES	

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

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

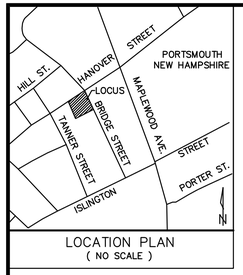
DRAWN BY: JJH	FILE: P\25066\DWG\25066 ECSB
SCALE: 1" = 10'	DATE: AUGUST 27, 2025

10 5 0 5 10 20 30 40

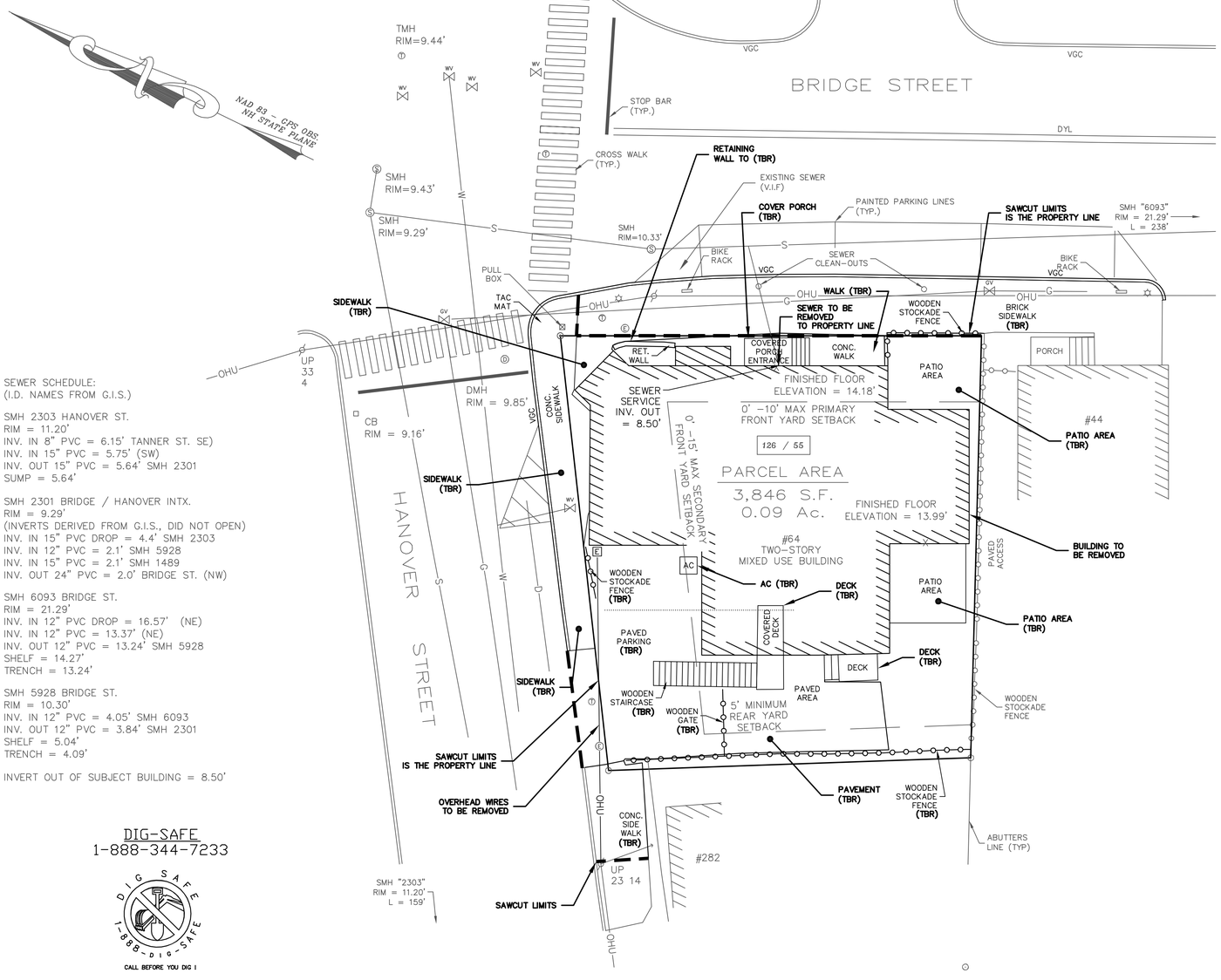
STATE OF NEW HAMPSHIRE – LICENSED LAND SURVEYOR
No. 661
KEVIN M. McENEANEY
SIGNATURE

McEneaney Survey Associates
of NEW ENGLAND
P.O. Box 1166 – 181 WATSON ROAD
DOVER, NH 03820 (603) 742-0911

SURVEYING – PLANNING – CONSULTING



LOCATION PLAN
(NO SCALE)



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

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SHELF = 5.04'
TRENCH = 4.09'

INVERT OUT OF SUBJECT BUILDING = 8.50'

DIG-SAFE
1-888-344-7233

CALL BEFORE YOU DIG !

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

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)

DEMOLITION NOTES:

1. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
2. 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.
3. THE CONTRACTOR SHALL NOTIFY "DIG SAFE" PRIOR TO ANY DEMOLITION/ CONSTRUCTION ACTIVITIES. (1-888-DIG-SAFE)
4. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NOT ALREADY OBTAINED BY THE OWNER AND ARRANGE AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
6. 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.
7. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES.
8. EXISTING UTILITIES SHALL BE LOCATED PRIOR TO DEMOLITION. THE PROJECT PROPONENT, IN COORDINATION WITH THE UTILITY COMPANY, SHALL DETERMINE IF THE WATER AND SEWER SERVICE CAN BE REUSED. UTILITIES THAT REQUIRE DEMOLITION SHALL BE REMOVED IN ACCORDANCE WITH THE CORRESPONDING UTILITY COMPANY REQUIREMENTS.

LEGEND

- DYL – DOUBLE YELLOW LINE
- Ⓣ TMH – TELEPHONE MANHOLE
- Ⓢ SMH – SEWER MANHOLE
- Ⓒ CMH – COMMUNICATIONS MANHOLE
- Ⓔ EMH – ELECTRIC MANHOLE
- [E] – ELECTRIC METER
- ⊠ – PULL BOX
- □ CB – CATCH BASIN
- Ⓓ DMH – DRAIN MANHOLE
- OHU – OVERHEAD UTILITIES
- AC – AIR CONDITIONER
- GV – GAS VALVE
- WV – WATER GATE VALVE
- ☼ – LIGHT POST
- -S- – SEWER LINE
- -D- – DRAIN LINE
- -G- – GAS LINE
- -W- – WATER LINE
- RET. – RETAINING
- CONC. – CONCRETE
- S.F. – SQUARE FEET
- AC – AIR CONDITIONING UNIT
- VGC – VERTICAL GRANITE CURB
- S.F. – SQUARE FEET
- Ac. – ACRE
- (TYP.) – TYPICAL
- UP 33 4 – UTILITY POLE W/ I.D. Nos.

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

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

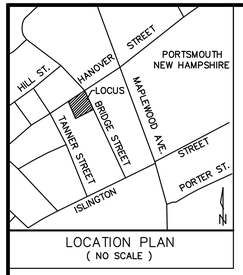
NO.	REVISION	APP'D	DATE
1	REVISED BUILDING LAYOUT	SJH	4-24-26

DATE: XXX
SCALE: 1"=10'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO: 25066
FILE: SITE.DWG

DEMOLITION PLAN

STEPHEN MATEUX & CHRISTINE MAYEUX
64 BRIDGE STREET
PORTSMOUTH, NH

BRIDGE STREET INN
64 BRIDGE STREET
PORTSMOUTH, NH



LOCATION PLAN
(NO SCALE)

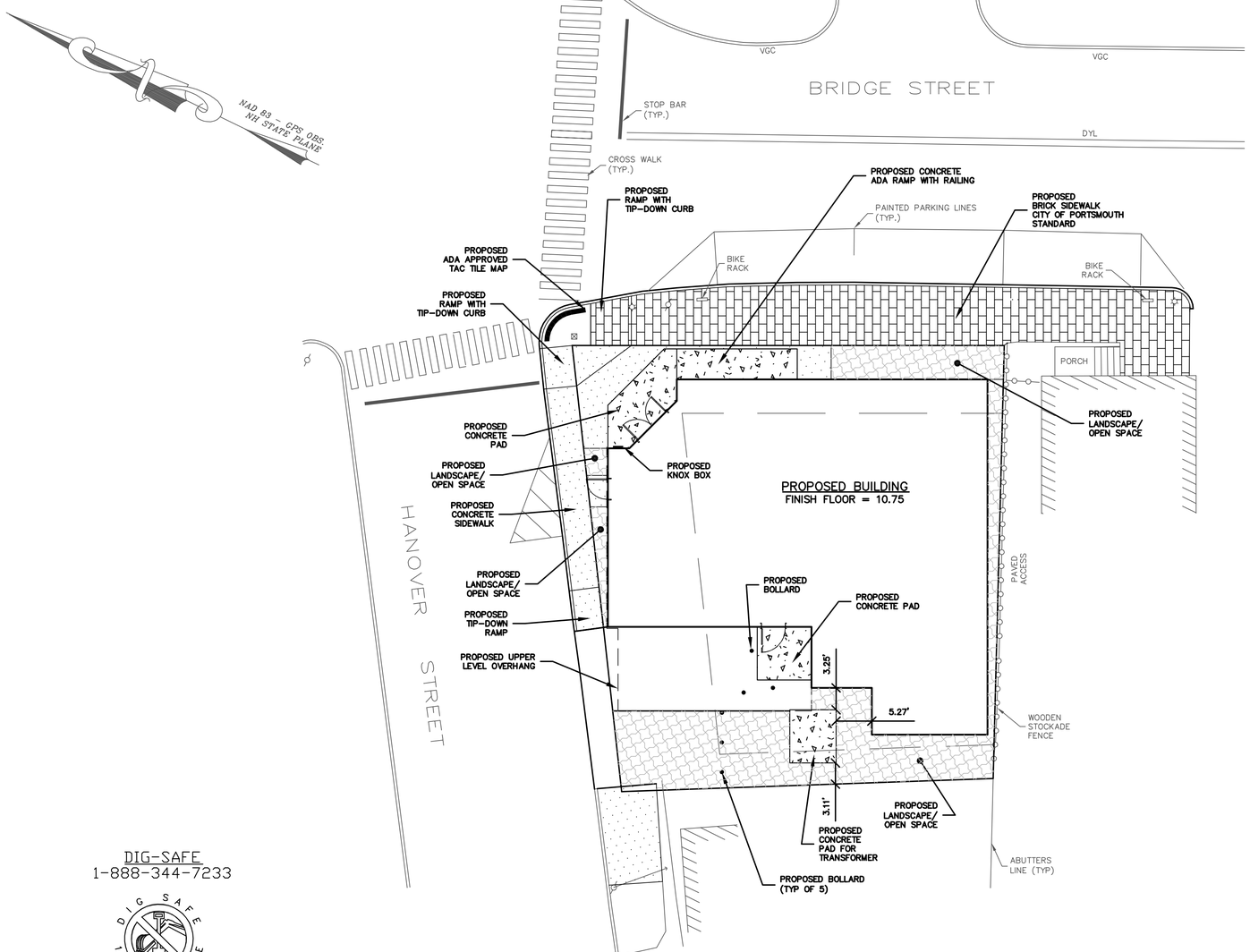
GENERAL NOTES:

1. PARCEL AREA = 3,846 S.F. / 0.09 Ac.
2. ZONING DISTRICT: CHARACTER DISTRICT 4, DOWNTOWN OVERLAY DISTRICT (CD4)

DEVELOPMENT STANDARDS:	REQUIRED	PROPOSED
BUILDING PLACEMENT – PRINCIPAL BUILDING		
MAXIMUM PRINCIPAL FRONT YARD	10 FEET	5'
MAXIMUM SECONDARY FRONT YARD	15 FEET	.6'
SIDE YARD	NR	1.2'
MINIMUM REAR YARD	GREATER OF 5 FT. FROM REAR LOT LINE OR 10 FT. FROM CENTERLINE OF ALLEY	–
FRONT LOT LINE BUILDOUT	50 PERCENT MINIMUM	–
MAXIMUM BUILDING HEIGHT	–	–
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 OPENSPACE	10 PERCENT (384.6 S.F.)	±793 S.F.
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	–

SITE NOTES:

1. THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARY AND EXISTING SITE CONDITIONS AS OF JUNE 12, 2025.
2. THE SITE LIGHTING WILL CONSIST OF PROPOSED NIGHT SKY COMPLIANT LED SITE LIGHTING AND ACCESS LIGHTS FOR THE PROPOSED BUILDING.
3. DUST WILL LIKELY BE CREATED DURING CONSTRUCTION BUT WILL BE MINIMAL ONCE THE SITE HAS BEEN REGRADED AND STABILIZED.
4. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE–DOWNS. SUCH MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.
5. METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL AND SILT BARRIERS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO STRUCTURES OR UTILITIES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION PHASE CAUSED BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OR EMPLOYEES OF SAME. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY FACILITIES FOR THE PROTECTION OF THE WORK, WORKERS AND PUBLIC SAFETY.
7. ALL LAYOUT SHALL BE PERFORMED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.
8. NO HAZARDOUS MATERIALS SHALL BE STORED ON–SITE WITHOUT PROPERLY IMPLEMENTED BEST MANAGEMENT PRACTICES.
9. MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM IS THE RESPONSIBILITY OF THE SITE OWNER.
10. 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.
11. 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.
12. THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY.



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CALL BEFORE YOU DIG !

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

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

LEGEND

DYL – DOUBLE YELLOW LINE
☼ – LIGHT POST
VGC – VERTICAL GRANITE CURB
S.F. – SQUARE FEET
(TYP.) – TYPICAL
± – MORE OR LESS

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CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
1	REVISED BUILDING LAYOUT	SJH	4–24–26

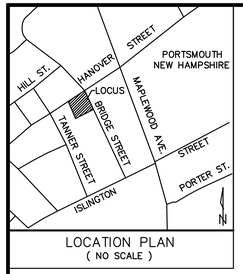
DATE: XXX
SCALE: 1"=10'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO: 25066
FILE: SITE.DWG

SITE PLAN

STEPHEN MATEUX & CHRISTINE MAYEUX
64 BRIDGE STREET
PORTSMOUTH, NH

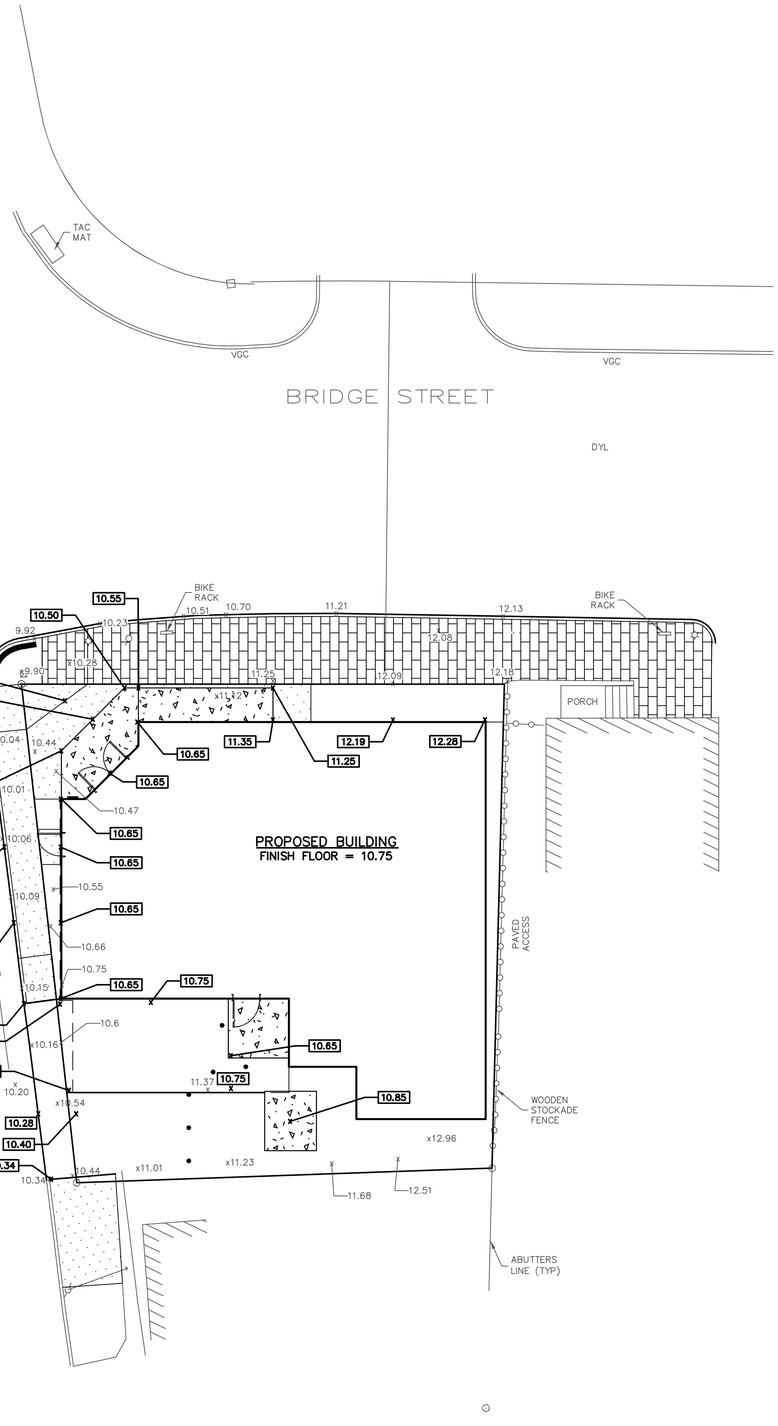
BRIDGE STREET INN
64 BRIDGE STREET
PORTSMOUTH, NH

4



LOCATION PLAN
(NO SCALE)

NAD 83 - GPS OBS.
NH STATE PLANE



GRAPHIC SCALE
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GRADING NOTES:

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

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

*ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD 180, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T-191, T-204, OR T-238 AND T-239.

10. SEE GENERAL EROSION CONTROL NOTES ON DETAIL SHEET.
11. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.

LEGEND

I.R.(fnd) O	– IRON ROD (FOUND)
I.P.(fnd) O	– IRON PIPE (FOUND)
C.B.(fnd)	– CONCRETE BOUND (FOUND)
D.H.(tbs) O	– DRILL HOLE (TO BE SET)
M.N.(tbs) O	– MAGNETIC NAIL (TO BE SET)
DYL	– DOUBLE YELLOW LINE
□ CB	– CATCH BASIN
Ⓓ DMH	– DRAIN MANHOLE
△ TBM	– TEMPORARY BENCHMARK
OHU	– OVERHEAD UTILITIES
☼	– LIGHT POST
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.
10.16	– PROPOSED SPOT GRADE

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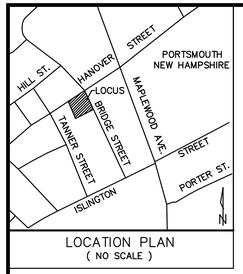
GRADING PLAN

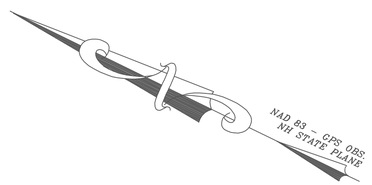
STEPHEN MATEUX & CHRISTINE MAYEUX
64 BRIDGE STREET
PORTSMOUTH, NH

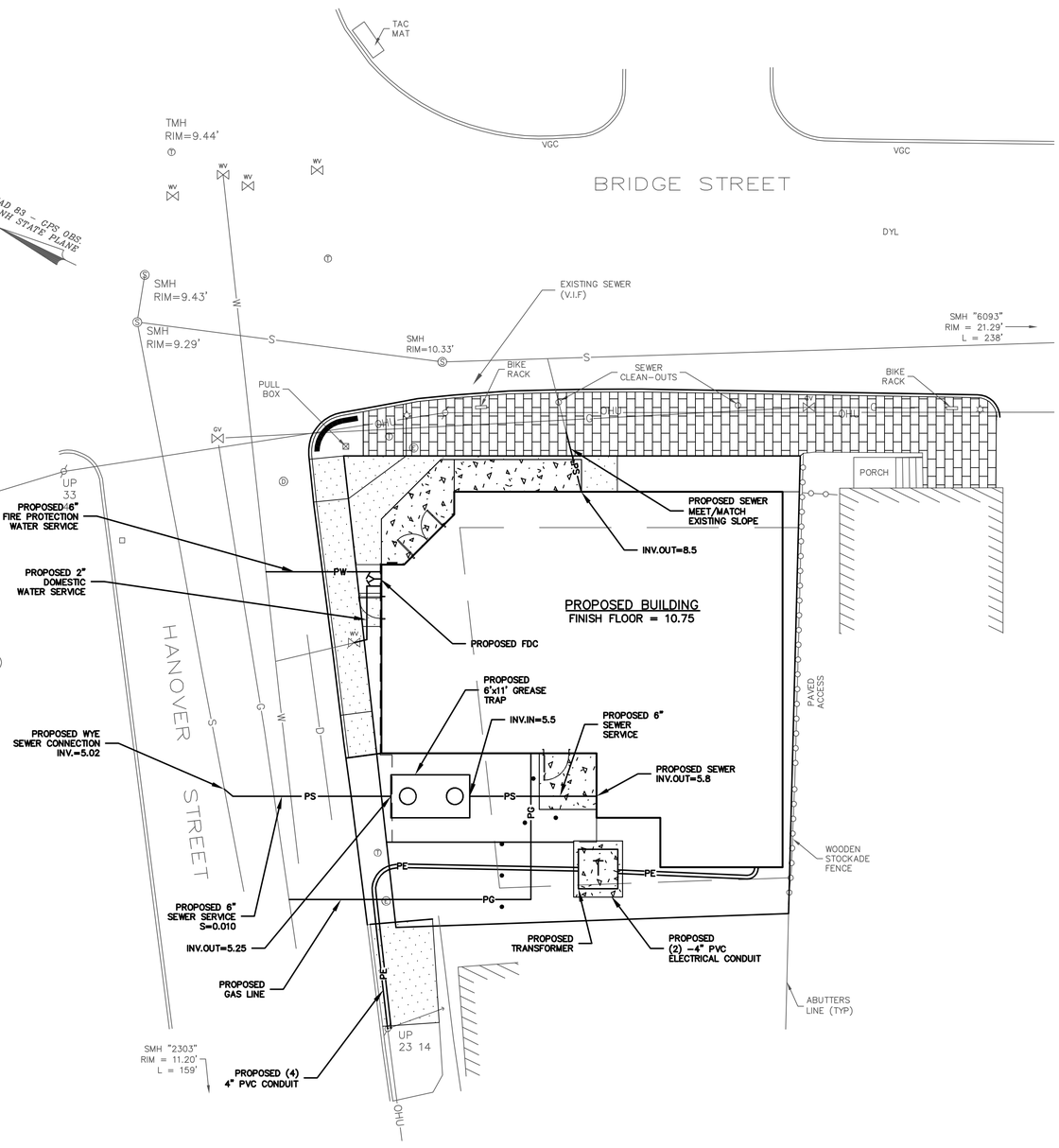
BRIDGE STREET INN
64 BRIDGE STREET
PORTSMOUTH, NH

5



LOCATION PLAN
(NO SCALE)





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

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

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

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

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

INVERT OUT OF SUBJECT BUILDING = 8.50'

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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

UTILITY NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
2. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
3. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
4. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
5. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
6. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
7. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, DOUBLE CEMENT LINED DUCTILE IRON PIPE OR TYPE "K" COPPER, OR CITY APPROVED MATERIAL.
8. 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.
9. ALL GRAVITY SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE NOTED AND CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SEWER DISTRICT STANDARDS.
10. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
11. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE UTILITY COMPANIES.
12. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
13. 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.
14. 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.
15. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES. COORDINATE WITH GAS COMPANY.
16. THE CONTRACTOR SHALL CONTACT "DIG-SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON SITE AT ALL TIMES.
17. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
18. GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
19. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH SEWER DISTRICT.
20. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
21. 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.
22. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PREPARED BY THE PROJECT ELECTRICAL ENGINEER.
23. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
24. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
25. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY. PROPOSED INSTALLATION OF UNDERGROUND CONDUITS FOR TELEPHONE, AND ELECTRIC SERVICE SHALL BE COORDINATED WITH THE RESPECTIVE CONTACTS ARE AS FOLLOWS:

ELECTRIC:	EVERSOURCE 1.800.362.7764
CABLE:	COMCAST 603.334.3615
GAS:	UNITIL: 888.301.7700
PORTSMOUTH NH WATER:	603.427.1530
PORTSMOUTH SEWER DISTRICT:	603.828-5273

LEGEND

DYL	– DOUBLE YELLOW LINE
Ⓣ TMH	– TELEPHONE MANHOLE
Ⓢ SMH	– SEWER MANHOLE
Ⓒ CMH	– COMMUNICATIONS MANHOLE
Ⓔ EMH	– ELECTRIC MANHOLE
[E]	– ELECTRIC METER
⊠	– PULL BOX
CB	– CATCH BASIN
Ⓓ DMH	– DRAIN MANHOLE
OHU	– OVERHEAD UTILITIES
AC	– AIR CONDITIONER
GV ⋈	– GAS VALVE
WV ⋈	– WATER GATE VALVE
☼	– LIGHT POST
—S—	– SEWER LINE
—D—	– DRAIN LINE
—G—	– GAS LINE
—W—	– WATER LINE
VGC	– VERTICAL GRANITE CURB
S.F.	– SQUARE FEET
(TYP.)	– TYPICAL
±	– MORE OR LESS
UP 33 4	– UTILITY POLE W/ I.D. Nos.
PW	– PROPOSED WATER LINE
PG	– PROPOSED GAS LINE
PE	– PROPOSED ELECTRIC LINES
PS	– PROPOSED SEWER LINE

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STEPHEN MATEUX &
CHRISTINE MAYEUX
64 BRIDGE STREET
PORTSMOUTH, NH

BRIDGE STREET INN
64 BRIDGE STREET
PORTSMOUTH, NH

UTILITY PLAN

6

DESCRIPTION
1. THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A 3,000 S.F. BUILDING, UTILITIES, AND SITE IMPROVEMENTS.

PROJECT NAME AND LOCATION
BRIDGE STREET INN
64 BRIDGE STREET
PORTSMOUTH, NH 03801

LATITUDE N43° 04' 34"
LONGITUDE W70° 45' 09"

DISTURBED AREA
±3.800 S.F.

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

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

DEFINITIONS
AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED.
1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

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

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

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

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

D. PERMANENT SEEDING
1. BEDDING - STONES LARGER THAN 2 INCHES, TRASH, ROOTS, AND OTHER DEBRIS INTERFERRING WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA SHOULD BE REMOVED. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF 4" TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL.
2. FERTILIZER
   a. LIME AND FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 4 INCHES USING A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT PRIOR TO OR AT THE SAME TIME OF SEEDING.
   b. FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITORGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 FEET AND 250 FEET FROM A SURFACE WATER BODY. NO FERTILIZER EXCEPT LIMESTONE SHOULD BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER.
   c. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
      AGRICULTURAL LIMESTONE @ 138 LBS. PER 1,000 S.F.
      LOW PHOSPHATE (N-P205-K20) FERTILIZER @ 13.8 LBS. PER 1,000 S.F.
3. SEED MIXTURE (RECOMMENDED)
   RATE:

TYPE	LBS. PER ACRE	LBS. PER 1,000 S.F.
TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
BIRDSFOOT TREFOIL	8	0.20
TOTAL	48	1.10

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

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

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

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

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

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

SPIL PREVENTION

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

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

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

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

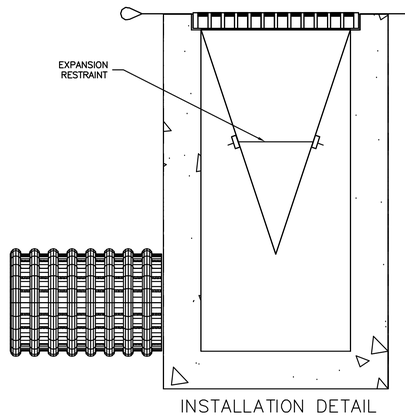
AGR 3800 PROHIBITED INVASIVE PLANT SPECIES RULES

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

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

a. ANY PERSON ENGAGED IN ANY ACTIVITY WITHIN THE STATE EMITS FUGITIVE DUST, OTHER THAT THOSE LISTED IN ENV-A 1002.02 (a), SHALL TAKE PRECAUTIONS THROUGHOUT THE DURATION OF THE ACTIVITY IN ORDER TO PREVENT, ABATE, AND CONTROL THE EMISSION OF FUGITIVE DUST.
b. PRECUATIONS REQUIRED BY (a) ABOVE, SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
   i) THE USE OF WATER OR HYDROPHILIC MATERIAL ON OPERATIONS OR SURFACES, OR BOTH;
   ii) THE APPLICATION OF ASPHALT, WATER, OR HYDROPHILIC MATERIAL, OR TARPS OR OTHER SUCH COVERS TO MATERIAL STOCKPILES;
   iii) THE USE OF HOODS, FANS, FABRIC FILTERS, OR OTHER DEVICES TO ENCLOSE AND VENT AREAS WHERE MATERIALS PRONE TO PRODUCING FUGITIVE DUST ARE HANDLED;
   iv) THE USE OF CONTAINMENT METHODS FOR SANDBLASTING OR SIMILAR OPERATIONS; AND
   v) THE USE OF VACUUMS OR OTHER SUCTION DEVICES TO COLLECT AIRBORNE PARTICULATE MATTER.

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



INSTALLATION DETAIL

DETAIL OF INLET SEDIMENT CONTROL DEVICE

N.T.S.

SILTSACK®

SPECIFICATIONS

NOTE: THE SILTSACK® WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS. AS SUPPLIED BY AH HARRIS OF PORTSMOUTH OR APPROVED EQUAL

REGULAR FLOW SILTSACK®
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

HI-FLOW SILTSACK®
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

OIL-ABSORBANT SILTSACK®
(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)
DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK® CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT PILLOW INSERT OR, MADE COMPLETELY FROM AN OIL-ABSORBANT SILTSACK®, WITH A WOVEN PILLOW INSERT.

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

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

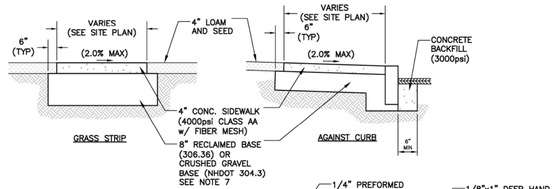
NO.	REVISION	APP'D	DATE
1	REVISED BUILDING LAYOUT	SJH	4-24-26

DATE: XXX
SCALE: XX
DRAWN BY: XX
DESIGN BY: XX
APPROVED BY:XX
PROJECT NO: 25066
FILE: XXX

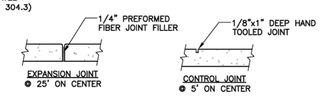
EROSION CONTROL NOTES

STEPHEN MATEUX & CHRISTINE MAYEUX
64 BRIDGE STREET
PORTSMOUTH, NH

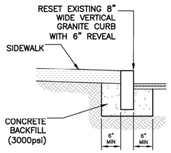
BRIDGE STREET INN
64 BRIDGE STREET
PORTSMOUTH, NH



NOTES:
1. MEDIUM BROOM FINISH.
2. 6x6-W2.9xW2.9 W.W.F. TO BE USED AT ALL ACCESSIBLE RAMPS.
3. JOINTS SHALL BE HAND TOOLED w/ 1/8" RADII.
4. EXPANSION JOINT FIBER FILLER SHALL BE TRIMMED TO 1/4" BELOW SIDEWALK SURFACE FOR SEALANT.
5. THERE SHALL BE NO CHANGE IN ELEVATION (LIP) OR GAPS IN THE SIDEWALK GREATER THAN 1/4".
6. SIDEWALK CONCRETE SHALL BE TREATED WITH SILOXANE SEALER.
7. RECLAIMED BASE MATERIAL SHALL BE USED UNLESS DIRECTED BY THE ENGINEER, OR IF QUANTITIES HAVE BEEN DEPLETED.



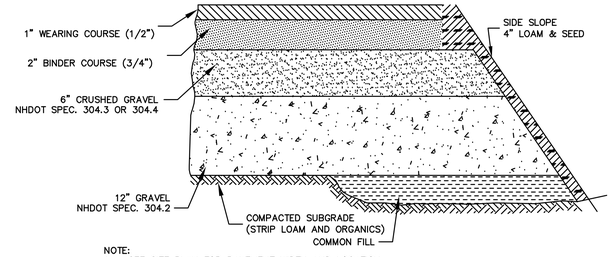
CONCRETE SIDEWALK
SCALE: N.T.S



RADIUS	MAX. LENGTH USE CURVED CURB
<20'	2'
21'-25'	3'
26'-30'	4'
31'-35'	5'
36'-40'	6'
41'-50'	7'
51'-56'	8'
56'-60'	9'
OVER 60'	10'

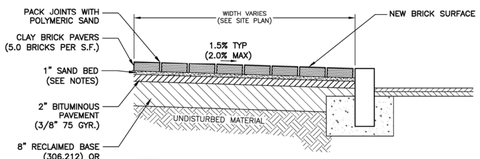
NOTES:
1. CURB TO BE SET TO LINE AND GRADE SPECIFIED.
2. ALL RADII 20 FEET AND SMALLER SHALL USE CURVED SECTIONS.
3. CURB AT FLUSH SECTION OF SIDEWALK SHALL BE SET TO 1.5% (2.0% MAX.) SLOPE. CURB AT RAMPS SHALL BE SET TO 8.0% (8.3% MAX.). IT IS THE CURB CONTRACTORS RESPONSIBILITY TO VERIFY SLOPES WITH A SMART LEVEL.
4. VERTICAL GRANITE JOINTS SHALL BE MORTARED.
5. SEE CHART FOR MAX / MIN STONE LENGTHS.
6. RESET EXISTING CURB, ANY MISSING OR DAMAGED CURB SHALL BE REPLACED WITH MATCHING CURB SIZE.
7. NO CURB LESS THAN 3' IN LENGTH WILL BE ALLOWED.
8. CURB MATERIAL SHALL BE FROM THE SAME LOT OF GRANITE. VARIANCES IN COLOR AND TYPE WILL NOT BE ACCEPTED.

VERTICAL GRANITE CURB
SCALE: N.T.S



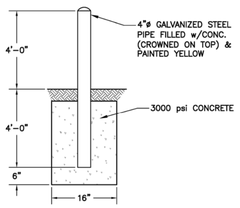
NOTE:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
3. GEOTEXTILE FABRIC MAYBE REQUIRED UNDER THE ROADWAY AND /OR THE PARKING AREAS AS REQUIRED BY THE ENGINEER BASED UPON SITE CONDITIONS.

TYPICAL PAVEMENT SECTION
N.T.S.



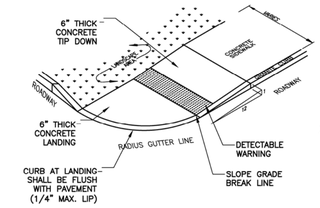
NOTES:
1. PINEHALL PAVERS ARE REQUIRED. CONTRACTOR SHALL SUBMIT SAMPLE OF BRICKS FOR APPROVAL BY THE CITY OF PORTSMOUTH.
2. IN AREAS WHERE BRICK DOES NOT ABUT CURBING, EDGING SHALL BE INSTALLED TO HOLD BRICKS IN PLACE.
3. SAND BEDDING: 3 PARTS SAND MIX AND 1 PART PORTLAND CEMENT.
4. BRICKS SHALL BE CLASS SX, TYPE 1, APPLICATION PX. BRICKS SHALL BE NO.1, WIRE CUT FOR PAVING w/COMPRESSIVE STRENGTH OF 8,000psi (MIN.). BRICKS SHALL NOT BE CORED OR HAVE FROGS AND SHALL BE STANDARD SIZE (2.25"x3.625"x7.625").
5. BASE MATERIAL SHALL BE REHANDLED RECLAIMED BASE MATERIAL. IN THE EVENT THE RECLAIMED MATERIAL IS UNSUITABLE, OR QUANTITIES HAVE BEEN DEPLETED, 304.3 CRUSHED GRAVEL BASE SHALL BE USED.

BRICK SIDEWALK
SCALE: N.T.S

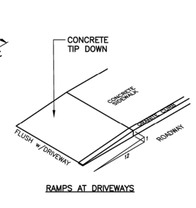


NOTES:
1. SEE SITE PLAN FOR LOCATIONS.
2. DISTURBED AREA AROUND BOLLARD SHALL BE RESTORED TO MATCH EXISTING.

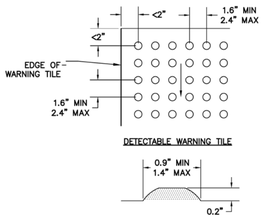
BOLLARD
SCALE: N.T.S



CURB RAMPS AT STREETS

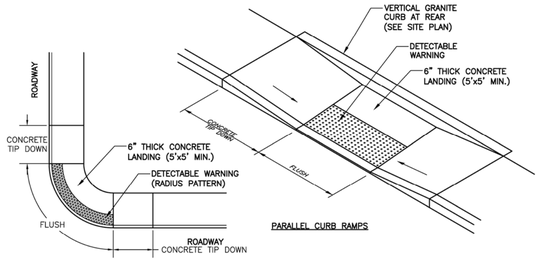


RAMPS AT DRIVEWAYS



DETECTABLE WARNING TILE

DOME SECTION



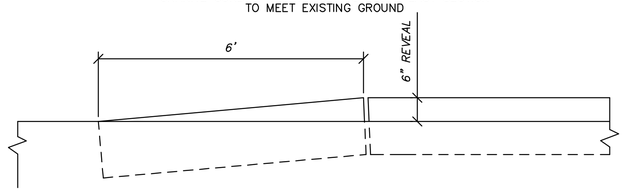
RADII CURB RAMPS

PARALLEL CURB RAMPS

CURB RAMP DETAILS
SCALE: N.T.S

NOTES:
1. ALL CURB RAMPS AND SIDEWALKS SHALL COMPLY WITH ADA (AMERICANS WITH DISABILITIES ACT).
2. TIP DOWNS SHALL HAVE A RUNNING SLOPE OF 7.5% (8.3% MAX.) AND CROSS SLOPE OF 1.5% (2.0% MAX.).
3. THERE SHALL BE NO CHANGE IN ELEVATION (LIP) OR GAPS IN THE SIDEWALK RAMPS GREATER THAN 1/4".
4. LANDINGS AND AREAS OF CHANGE IN DIRECTION SHALL HAVE A SLOPE OF 1.5% (2.0%) IN ALL DIRECTIONS.
5. DETECTABLE WARNINGS SHALL INSTALLED SO THAT PATTERN IS IN LINE WITH DIRECTION OF TRAVEL TO THE EXTENT POSSIBLE.
6. DETECTABLE WARNING TILES SHALL BE PLACED SO THAT THE EDGE CLOSEST TO THE CURB IS BETWEEN 6"-8" FROM CURB LINE.
7. DETECTABLE WARNING TILE SHALL SPAN THE FULL WIDTH OF THE RAMP AND A MINIMUM OF 24" DEEP.
8. DETECTABLE WARNING TILE SHALL BE CAST IRON, NEENAH FOUNDRY OR APPROVED EQUAL. RADIUS ADA CURB RAMPS SHALL HAVE DETECTABLE WARNING TILES IN A RADIUS PATTERN USING TUFTILE OR APPROVED EQUAL.
9. CONCRETE AT DETECTABLE WARNING RAMPS SHALL BE FIBER REINFORCED WITH A MEDIUM BROOM FINISH.
10. BASE MATERIAL FOR CONCRETE SECTIONS SHALL BE EITHER 8" THK RECLAIM BASE (308.36), OR 8" THK CRUSHED GRAVEL BASE (NHDOT 304.3).

GRANITE CURB & MORTAR JOINTS SLOPE LAST SECTION
TO MEET EXISTING GROUND

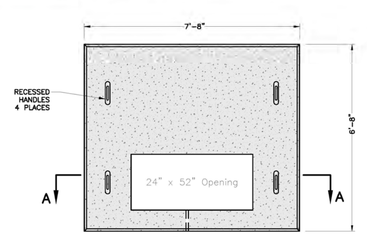


SIMILAR TREATMENT BOTH SIDES OF OPENING

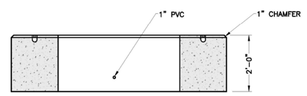
"TIP-DOWN" CURB DETAIL
N.T.S.

SHEA CONCRETE PRODUCTS — New England's Premier Precaster
800-696-7432 (SHEA) www.sheaconcrete.com
MAILING ADDRESS: 87 HAVERHILL RD AMESBURY, MA 01913

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



PLAN

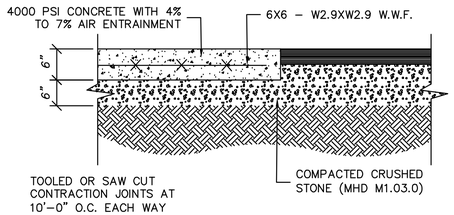


SECTION A-A

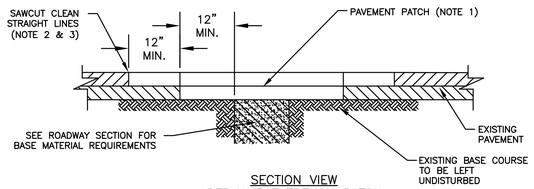
NOTES:
1. CONCRETE: 4,000 PSI MIN. AFTER 28 DAYS
2. REINFORCEMENT STEEL CONFORMS TO ASTM A615 GRADE 60 #6 REBAR.
3. PAD MEETS OR EXCEEDS EVERSOURCE SPECIFICATIONS

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

773 Salem Street-Wilmington, MA | 153 Cranberry Hwy-Rochester, MA | 87 Haverhill Road-Amesbury, MA | 160 Old Turnpike Rd-Nottingham, NH
Specifications subject to change without notice



CONCRETE PAD DETAIL
N.T.S.



SECTION VIEW
PERMANENT TRENCH PATCH
N.T.S.

NOTES (PERMANENT):
1. PERMANENT PAVEMENT PATCH SHALL BE 3/4" BINDER FOR THE FULL THICKNESS. THICKNESS SHALL BE 4" OR MATCH EXISTING (WHICHEVER IS GREATER), PLACED AND COMPACTED IN TWO LIFTS. THICKNESS MUST BE APPROVED BY THE ENGINEER.
2. PERMANENT PAVEMENT PATCH SHALL BE MILLED 1.5" AFTER SUFFICIENT TIME FOR ANY SETTLEMENT. MILL AREA SHALL EXTEND 12" BEYOND THE BINDER EDGE.
3. PERMANENT PAVEMENT PATCH REQUIRES RUBBER JOINT SEALANT ON ALL JOINTS AFTER WEARING COURSE HAS BEEN PLACED.
4. EXTENT OF PAVING MAY EXTEND BEYOND DIMENSIONS SHOWN IN THE DETAIL AS DIRECTED BY THE ENGINEER.

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

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

NO.	REVISION	APP'D	DATE
1	REVISED BUILDING LAYOUT	SJH	4-24-26

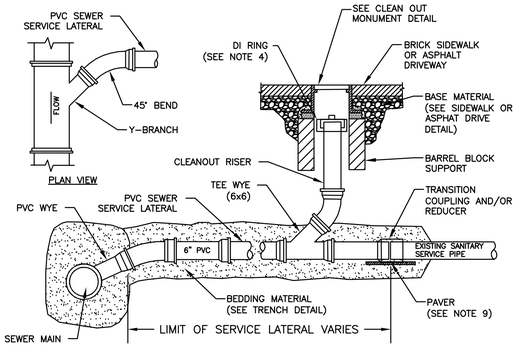
DATE: XXX
SCALE: XX
DRAWN BY: XX
DESIGN BY: XX
APPROVED BY:XX
PROJECT NO: 25066
FILE: XXX

STEPHEN MATEUX &
CHRISTINE MAYEUX
64 BRIDGE STREET
PORTSMOUTH, NH

BRIDGE STREET INN
64 BRIDGE STREET
PORTSMOUTH, NH

DETAILS

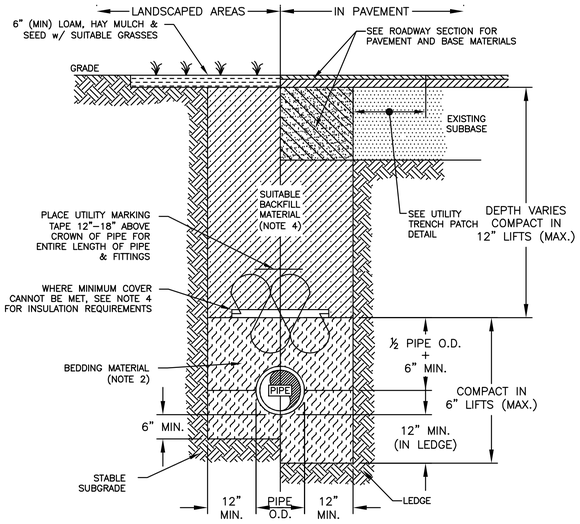
8



SEWER SERVICE CONNECTION

N.T.S

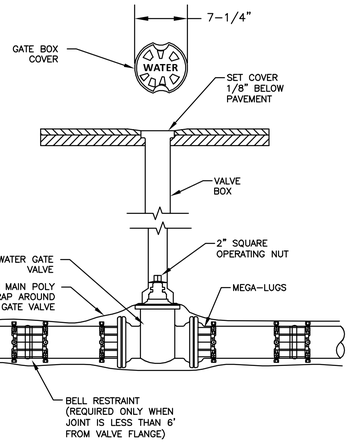
NOTES:
1. SEWER SERVICE LATERAL SHALL SLOPE AT A MINIMUM OF 1/4" PER FOOT.
2. WARNING TAPE SHALL BE PLACED 12" ABOVE SERVICE LATERAL.
3. 10" DIA. CAST IRON MONUMENT BOX SHALL BE INSTALLED WHEN CLEANOUT IS AT PAVED (ASPHALT, CONCRETE OR BRICK) SURFACE.
4. WHEN CLEANOUT IS PLACED IN LAWN AREA, IT SHALL BE CAPPED 6" BELOW GRADE. A 6" LENGTH OF 8" DIA. DI PIPE SHALL BE PLACED AROUND CLEANOUT WHEN CLEANOUT IS BURIED AND NO DI COVER USED.
5. COVER / BARREL BLOCK TRANSITION SHALL BE PARGED AND SEALED WITH MORTAR.
6. CLEANOUT TO BE USED TO PLUG & TEST ALL NEW LATERALS.
7. EXISTING SEWER LATERALS AT AREAS WHERE NO NEW SEWER MAIN IS TO BE INSTALLED THAT IS DAMAGED DUE TO OTHER PIPE INSTALLATION SHALL BE REPAIRED AT NO ADDITIONAL COST.
8. PVC TO PVC REPAIRS SHALL BE DONE WITH PVC GASKETED REPAIR COUPLINGS. COUPLINGS TO TRANSITION FROM ANY OTHER TYPE OF PIPE MATERIAL TO PVC MUST BE A MAXADAPTOR (BY GRIPPER GASKET, OR APPROVED EQUAL)
9. RUBBER BOOT CONNECTIONS (FERNCO) ONLY ALLOWED WHEN APPROVED BY CITY DPW. RUBBER BOOT CONNECTIONS REQUIRE A 16x8x2 SOLID PAVER BLOCK PLACED UNDER THE BOOT, CENTERED ON THE JOINT.

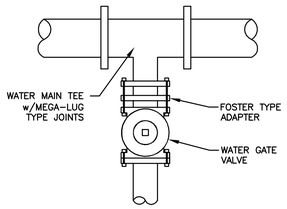


GENERAL UTILITY TRENCH

N.T.S

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



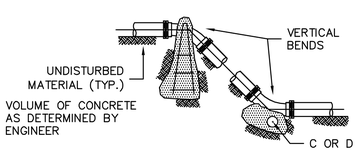


GATE VALVE AT TEE

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

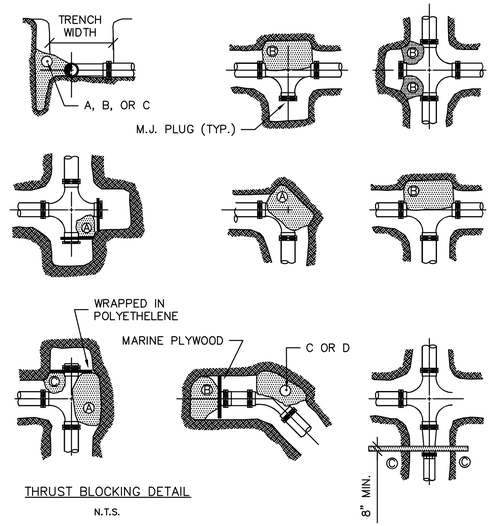
WATER GATE VALVE

N.T.S



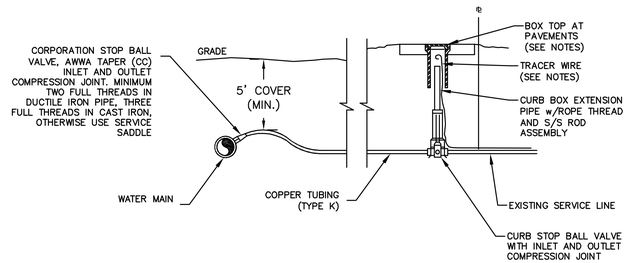
TEST PRESSURE = 200psi	SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL					
	REACTION TYPE	PIPE SIZE				
		4"	6"	8"	10"	12"
	A 90°	0.89	2.19	3.82	11.14	17.24
	B 180°	0.65	1.55	2.78	8.38	12.00
	C 45°	0.48	1.19	2.12	6.02	9.32
	D 22-1/2°	0.25	0.60	1.06	3.08	4.74
	E 11-1/4°	0.13	0.30	0.54	1.54	2.38

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



THRUST BLOCKING DETAIL

N.T.S.



NOTES:
1. SERVICE SIZE SHALL BE EQUAL TO EXISTING, OR 1"ø MINIMUM, WHICHEVER IS LARGER.
2. PROVIDE NEW LINE USING CONTINUOUS LENGTHS OF COPPER. NO COUPLING ALLOWED IN ROADWAY WITHOUT APPROVAL OF ENGINEER.
3. TAP ORIENTATION TO BE MADE AT APPROXIMATELY 2:00 AND 10:00.
4. PROVIDE FOR SERVICE LINE CONTRACTION AND EXPANSION BY INSTALLING "S" IN SERVICE LINE NEAR MAIN.
5. 2" RIGID FOAM INSULATION REQUIRED OVER SECTIONS OF SERVICE PIPES WITH LESS THAN 4' OF COVER.
6. REMOVE EXISTING CURB STOP AND REPLACE.
7. CONNECT CURB STOP TO EXISTING SERVICE LINE AT PROPERTY LINE, BACK SIDE OF SIDEWALK, OR AT LOCATION APPROVED BY THE ENGINEER AFTER PRESSURE TESTING AND DISINFECTION.
8. SERVICE CONNECTIONS OF 1-1/4" AND LARGER SHALL USE A SERVICES SADDLE.
9. CONTRACTOR SHALL COORDINATE SERVICE INSTALLATIONS WITH HOMEOWNERS TO ALLOW ADEQUATE ADVANCED NOTICE OF WATER SERVICE INTERUPTIONS.
10. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS IMMEDIATELY IN THE EVENT GALVANIZED STEEL PIPE IS ENCOUNTERED. CONTRACTOR SHALL TAKE PHOTOS OF THE CURB STOP CLEARLY IDENTIFYING THE PIPES THAT ARE GALVANIZED STEEL.
11. CURB BOX TOPS INSTALLATION SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
    IN GRASS – STANDARD HAYES TOP.
    IN SIDEWALK AND DRIVEWAYS – OPERATING PIPE SHALL EXTEND TO APPROXIMATELY 2"-3" BELOW FINISHED GRADE AND COVERED WITH A PLASTIC CAP. A BUFFALO BOX TOP (24" DEPTH) SHALL BE PLACED OVER THE OPERATING PIPE AND BROUGHT TO FINISHED SIDEWALK GRADE.
    IN ROADWAY – OPERATING PIPE SHALL EXTEND TO APPROXIMATELY 2"-3" BELOW FINISHED GRADE AND COVERED WITH A PLASTIC CAP. A GATE BOX TOP (24" DEPTH) SHALL BE PLACED OVER THE OPERATING PIPE AND BROUGHT TO FINISHED ROADWAY GRADE.
12. TRACER WIRE ON PRIVATE PROPERTY SIDE SHALL BE BROUGHT TO GRADE AND LEFT IN BOX WHEN PRIVATE SIDE IS PLASTIC. TRACER WIRE SHALL NOT PLACED IN THE OPERATING ROD PIPE.
13. ROD ASSEMBLY: OPERATING ROD AND COTTER PINS SHALL BE STAINLESS STEEL.

WATER SERVICE CONNECTION

N.T.S

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
1	REVISED BUILDING LAYOUT	SJH	4-24-26

DATE: XXX
SCALE: XX
DRAWN BY: XX
DESIGN BY: XX
APPROVED BY:XX
PROJECT NO: 25066
FILE: XXX

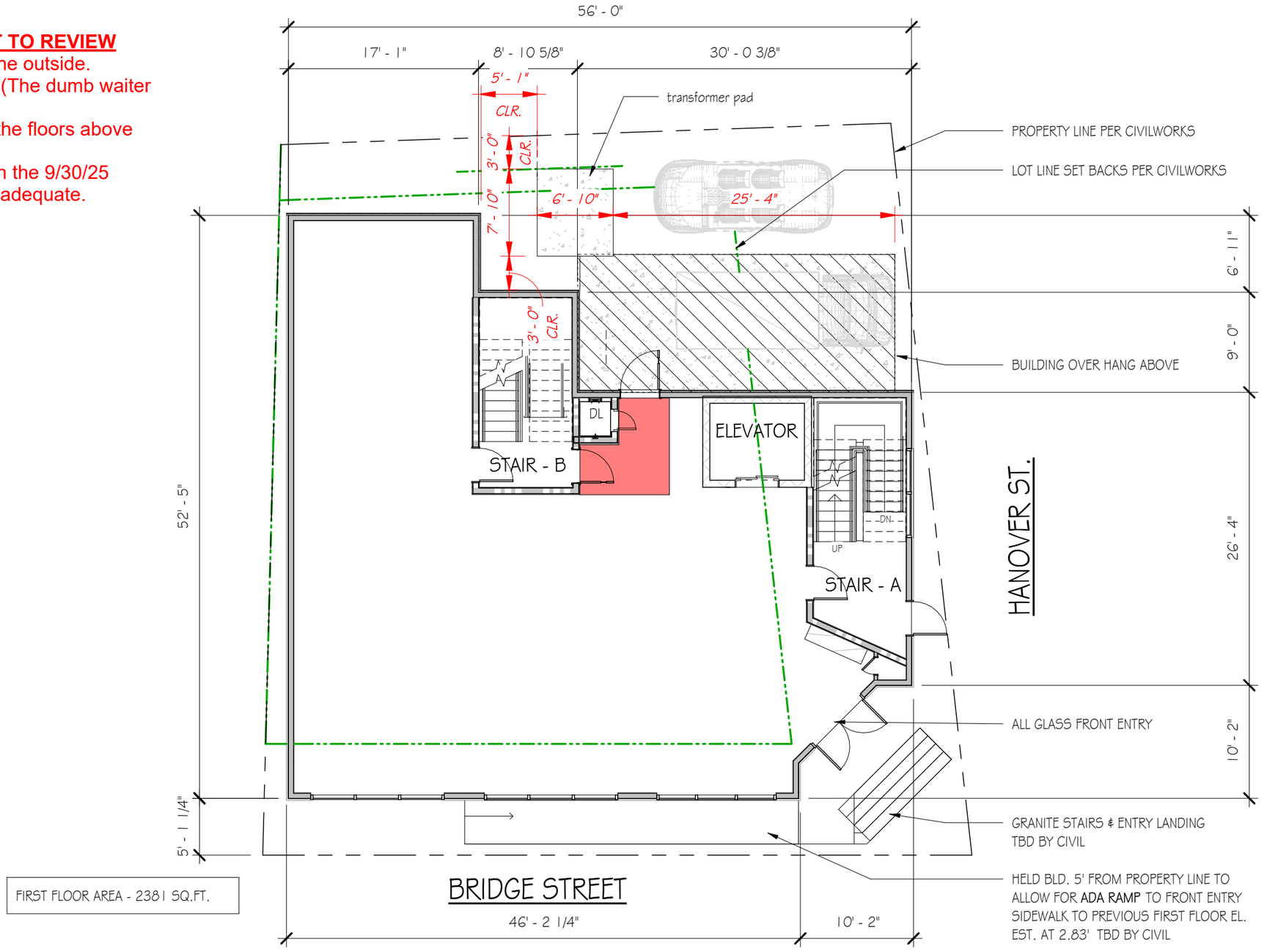
DETAILS

STEPHEN MATEUX & CHRISTINE MAYEUX
64 BRIDGE STREET
PORTSMOUTH, NH

BRIDGE STREET INN
64 BRIDGE STREET
PORTSMOUTH, NH

ISSUES FROM THE ADJUSTMENT: SCOTT TO REVIEW

1. The stair no longer has an egress door to the outside.
   A. We will need to added a small rated hall. (The dumb waiter is not allowed in the egress hall)
   B. Or flip the stair landing and add a hall to the floors above shrinking a hotel room for said hall.
2. The third toilet room came from a request in the 9/30/25 virtual meeting. By Code two toilet rooms is adequate.



FIRST FLOOR AREA - 2381 SQ.FT.

TW DESIGNS

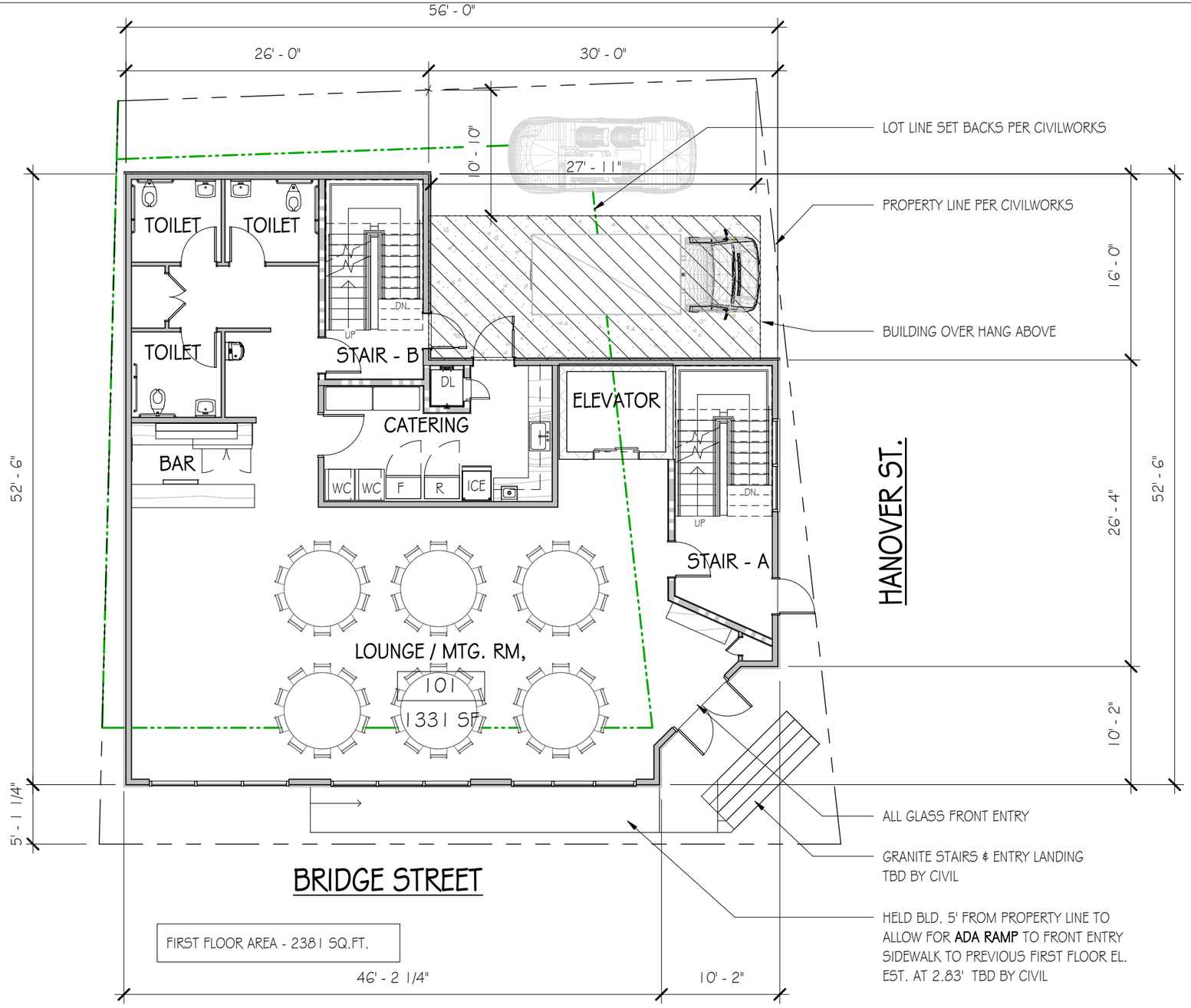
FIRST FLOOR PLAN

Bridge St. Inn

1" = 10'-0"
NFC - 041726
SCHEMATIC DESIGN

A1.1

2 INTERIOR BAR VIEW
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1" = 10'-0"

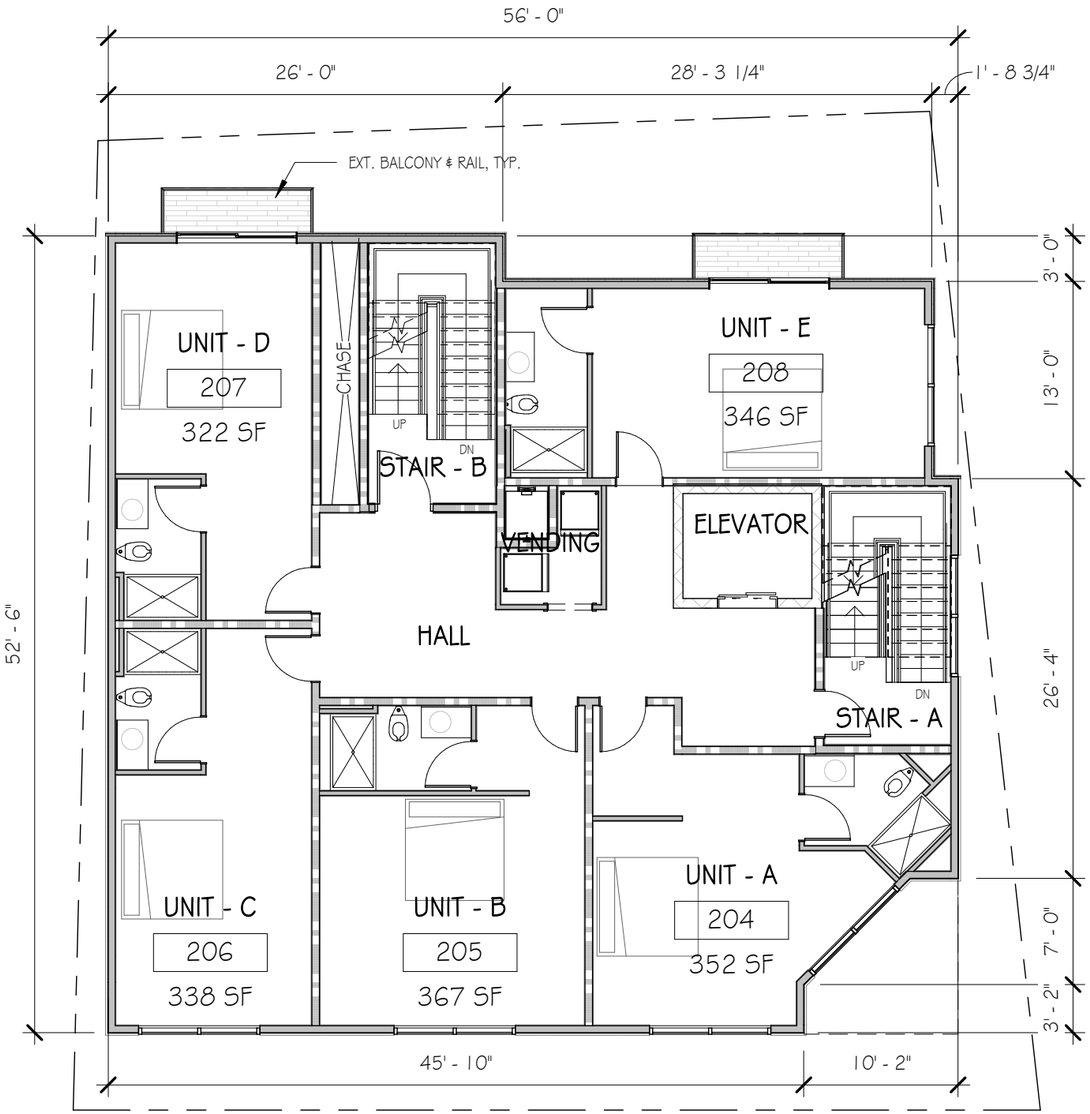
TW DESIGNS

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"

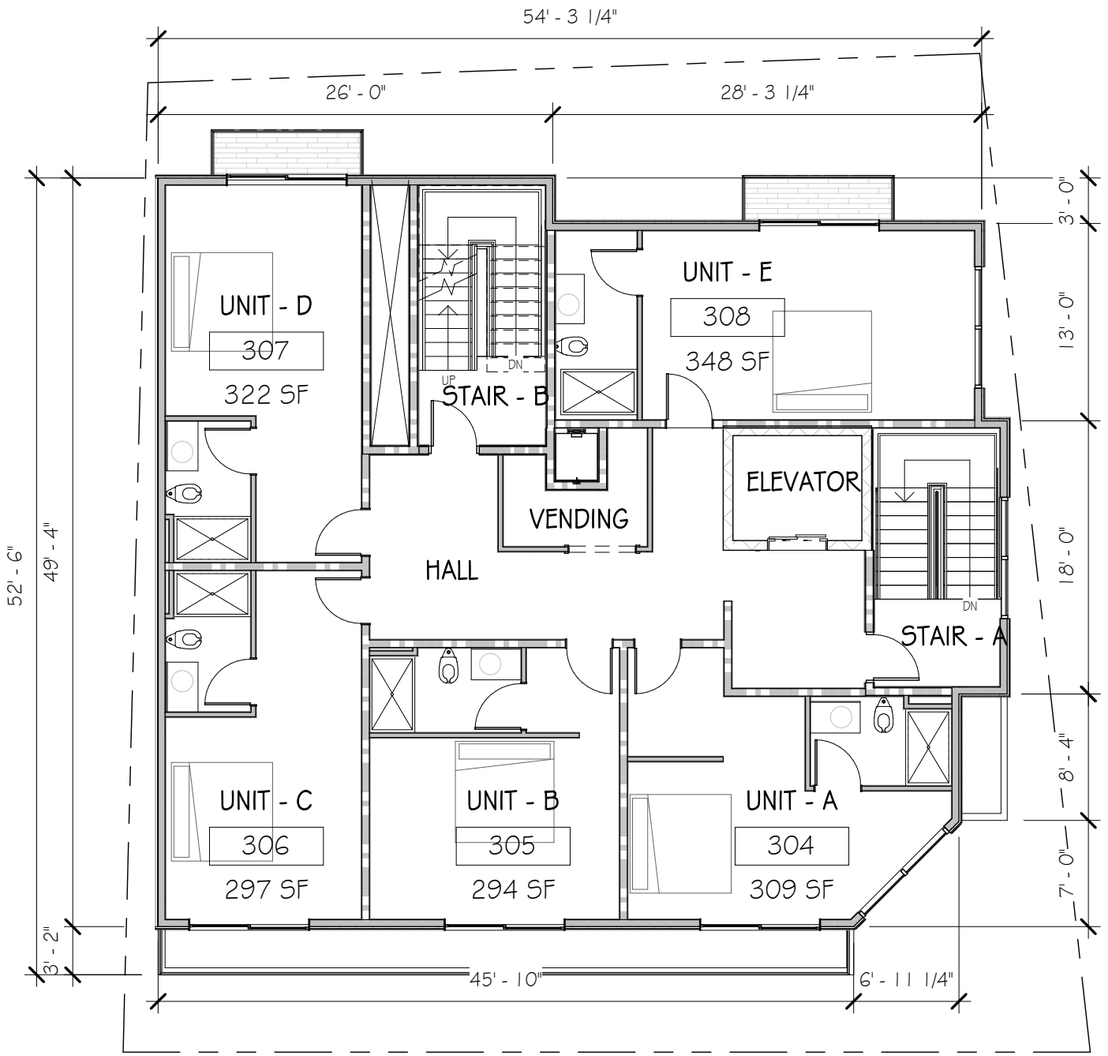
SECOND FLOOR PLAN

Bridge St. Inn

TW DESIGNS

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

A1.2



THIRD FLOOR AREA - 2748 SQ.FT.

1 THIRD FLOOR
1" = 10'-0"

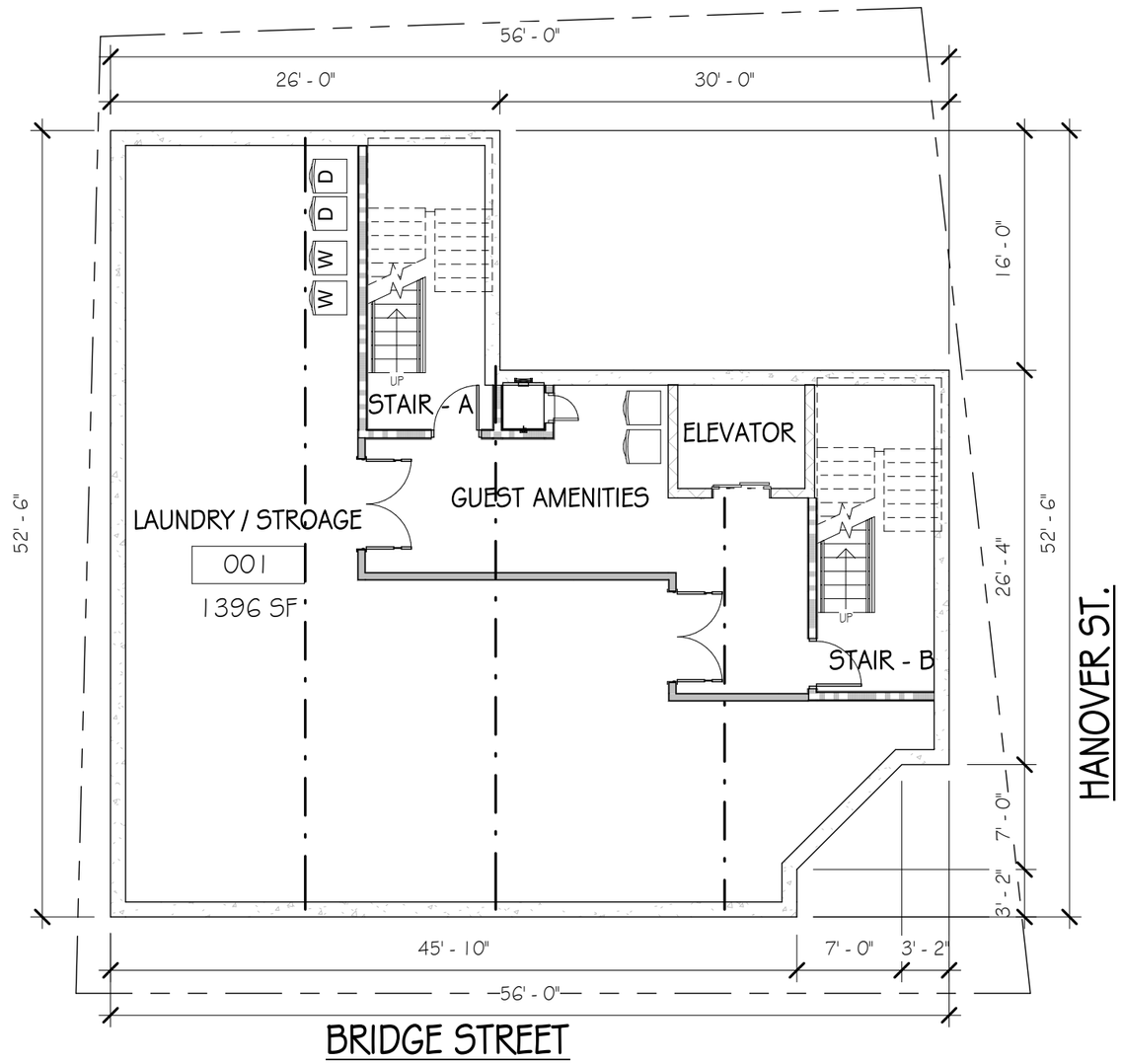
TW DESIGNS

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"

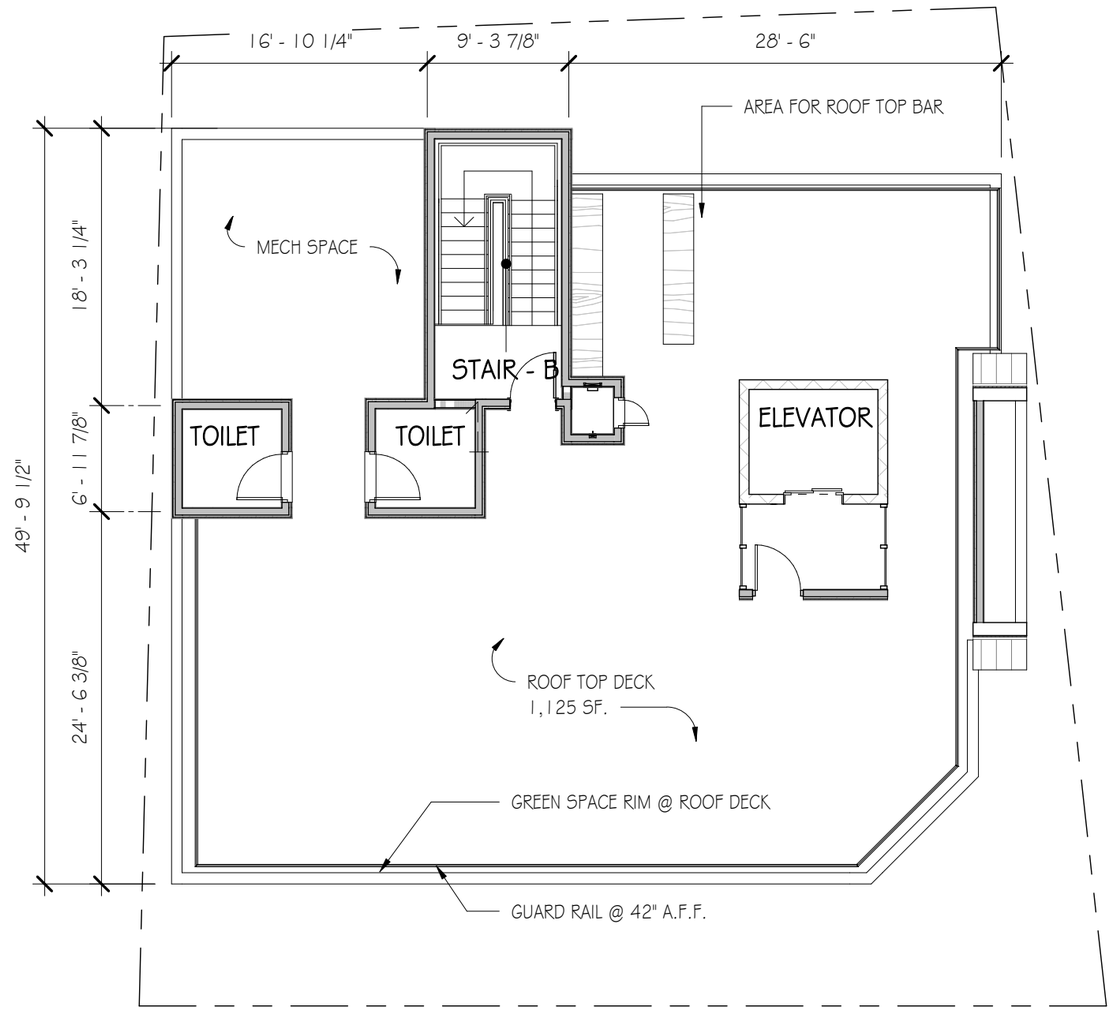
TW DESIGNS

BASEMENT PLAN

Bridge St. Inn

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

A1.4



ROOF DECK AREA - 1645 SQ.FT.

1 ROOF DECK
1" = 10'-0"

TW DESIGNS

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.

TW DESIGNS

STREET VIEW - MASSING

Bridge St. Inn

NFC - 092925
SCHEMATIC DESIGN

A3.1

Contact Information for Utilities / 64 Bridge Street

Eversource:
Scott Coulture
603-332-7542
scott.couture@eversource.com

Nick Kosko
Field Supervisor Electrical Design
NH Projects
Phone: 603-332-7565
Cell: 603-842-0416
Email: nickolai.kosko@eversource.com

Unitil:
Josh Wilk
603-227-4628
wilkj@unitil.com

Public Works:
Dave Desfosses
603-766-1411
djdesfosses@portsmouthnh/gov