

Jan 21, 2026 - 2:56pm
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GENERAL INFORMATION

OWNER
MAP 781Z LOTS 12, 12-1, 12-2, 12-3
94 MANCHESTER STREET LLC
549 US HIGHWAY 1 BY-PASS
PORTSMOUTH, NH 03801-4131

RESOURCE LIST

PLANNING/ZONING DEPARTMENT
41 GREEN STREET (3RD FLOOR)
CONCORD, NH, 03301
603 225-8515
ALEC BASS, SENIOR PLANNER

CONSERVATION COMMISSION
41 GREEN STREET (3RD FLOOR)
CONCORD, NH, 03301
603 225-8515
ALEC BASS, SENIOR PLANNER

BUILDING DEPARTMENT
41 GREEN STREET
CONCORD, NH, 03301
603 225-8610

PUBLIC WORKS
311 NORTH STATE STREET
CONCORD, NH, 03301
603 228-2737

POLICE DEPARTMENT
35 GREEN STREET
CONCORD, NH, 03301
603 225-8600
BRADLEY OSGOOD, CHIEF OF POLICE

FIRE DEPARTMENT
24 HORSESHOE POND LANE
CONCORD, NH, 03301
603 225-8650
JOHN CHISHOLM, FIRE CHIEF

NHDES AOT
29 HAZEN DRIVE
CONCORD, NH 03302-0095
603-271-3503

ASSOCIATED PROFESSIONALS

ARCHITECT
XSSHOTELS
1359 HOOKSET ROAD
HOOKSETT, NH 03106
603-518-2136
JASON DIORIO, DIRECTOR OF ARCHITECTURE

ENVIRONMENTAL SERVICES
170 COMMERCE WAY
PORTSMOUTH, NH 03801
603-431-2222
JASON AUBE, CWS

TRAFFIC ENGINEER
48 CONSTITUTION DRIVE
BEDFORD, NH 03119
603-472-4488
ROBERT DUVAL, PE

LIGHTING DESIGN
EXPOSURE LIGHTING
501 ISLINGTON STREET, UNIT 1A
PORTSMOUTH, NH 03801
603-601-8080
KEN SWEENEY, APPLICATIONS ENGINEER

WILDLIFE PROTECTION NOTES (ENV-WQ 1504.17)

- ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT (603) 271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV. EMAIL SUBJECT LINE: NHB24-2826, PROPOSED 4-STORY HOTEL, WILDLIFE SPECIES OBSERVATION.
- PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT FOR VERIFICATION AS FEASIBLE.
- IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&G, IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04.
- THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

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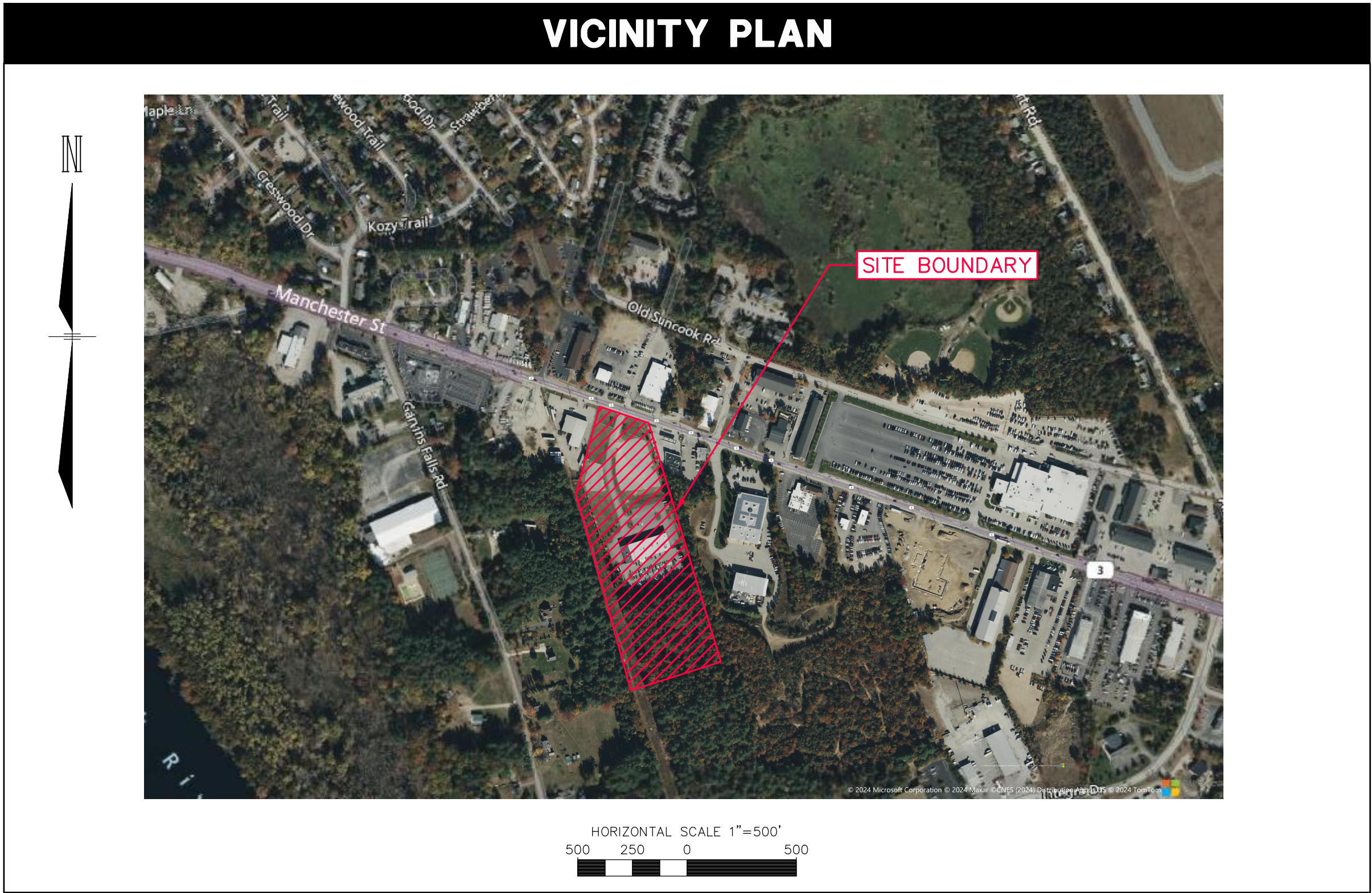
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PROPOSED 4-STORY HOTEL

94-98 MANCHESTER STREET
CONCORD, NEW HAMPSHIRE

JANUARY 20, 2026



INDEX OF SHEETS

SHEET	SHEET TITLE
C-00	COVER
C-01	NOTES & LEGEND
S-01	EXISTING CONDITIONS PLAN
C-02	VICINITY PLAN
C-03	LOCATION PLAN
C-04	SITE PREPARATION & DEMOLITION PLAN
C-05	SITE LAYOUT PLAN
C-06	GRADING & DRAINAGE PLAN
C-07	UTILITY PLAN
C-08	UTILITY PROFILE (SEWER)
C-09	LIGHTING PLAN
C-10	LANDSCAPE PLAN
C-11	LANDSCAPE DETAILS
C-12	EROSION CONTROL PLAN
C-13	EROSION CONTROL NOTES
C-14 TO C-18	DETAILS
REFERENCE PLANS BY ASSOCIATED PROFESSIONALS	
-	ARCHITECTURAL FLOOR PLANS

PERMITS/APPROVALS

	NUMBER	APPROVED	EXPIRES
CITY OF CONCORD PLANNING BOARD SITE PLAN REVIEW APPROVAL	-	-	-
CITY OF CONCORD SEWER CONNECTION PERMIT	-	-	-
NHDES SEWER CONNECTION PERMIT	-	-	-
NHDES AOT PERMIT	-	-	-

WAIVERS

THE FOLLOWING WAIVERS FROM THE CITY OF CONCORD SITE REVIEW REGULATIONS ARE BEING REVIEWED BY THE PLANNING BOARD:

- CITY OF CONCORD SITE REVIEW REGULATIONS SECTION 15 NOTE 15.03 (4) - EXISTING CONDITIONS, SOILS:
THE IDENTIFICATION AND CLASSIFICATION OF THE EXTENT AND TYPE OF SOILS USING THE USDA NATURAL RESOURCES CONSERVATION SERVICE SYSTEM.
- CITY OF CONCORD SITE REVIEW REGULATIONS SECTION 15 NOTE 15.03 (5) - EXISTING CONDITIONS, NATURAL FEATURES:
THE LOCATION OF ALL SIGNIFICANT NATURAL FEATURES INCLUDING, BUT NOT LIMITED TO, LEDGE OUTCROPPINGS, STREAMS AND WATER BODIES, WETLANDS, BLUFFS AND RAVINES, STEEP SLOPES IN EXCESS OF FIFTEEN (15%) PERCENT AND TWENTY-FIVE (25%) PERCENT.
- CITY OF CONCORD SITE REVIEW REGULATIONS SECTION SECTION 18 NOTE 18.17 - TREE PLANTINGS:
ONE TREE SHALL BE PLANTED FOR EACH 1000 SQUARE FEET OF ANY PROPOSED PARKING AREA INCLUDING PARKING SPACES, INTERNAL LANDSCAPE ISLANDS, ACCESS AISLES, DRIVEWAYS, FIRE LANES, AND OTHER VEHICULAR CIRCULATION AREAS.
- CITY OF CONCORD SITE PLAN REGULATIONS, SECTION 18 NOTE 18.19 - CURBING AND GUARDRAILS
CURBING AND GUARD RAILS SHALL BE INSTALLED AS SET IN ARTICLE 28-7, ACCESS CIRCULATION AND PARKING OF THE CITY OF CONCORD ZONING ORDINANCE AND THE CITY OF CONCORD CONSTRUCTION STANDARDS AND DETAILS, AS MOST RECENTLY ADOPTED.

APPROVED BY THE CITY OF CONCORD PLANNING BOARD

ON _____
BOARD MEMBER _____ AND
BOARD MEMBER _____

SITE DEVELOPMENT PLANS

TAX MAP 781Z LOTS 12, 12-1, 12-2, 12-3
COVER
PROPOSED 4-STORY HOTEL
94-98 MANCHESTER STREET
CONCORD, NEW HAMPSHIRE
OWNED BY & PREPARED FOR
KEY AUTO GROUP

JANUARY 21, 2026

REV	DATE	DESCRIPTION	DR	CK	

THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.

Seacoast Division



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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		CK	CRR	CADFILE	95513.11_COVER	

LEGEND

	PROPOSED
	PROPERTY LINE
	ZONING LINE
	EASEMENT
	BASELINE
	FLOODPLAIN
	EDGE OF WATERBODY
	EDGE OF WETLAND
	SETBACK (WETLAND)
	SETBACK (STRUCTURE)
	SETBACK (PARKING)
	SETBACK (LANDSCAPE)
	GRAVEL ROAD
	EDGE OF PAVEMENT
	VERTICAL GRANITE CURB
	SLOPED GRANITE CURB
	CONCRETE CURB
	INTEGRATED CONCRETE CURB
	BITUMINOUS ASPHALT CURB
	CAPE COD BERM
	SAWCUT
	BUILDING
	BUILDING ENTRANCE
	TREE LINE
	FENCE (CHAIN LINK)
	FENCE (WIRE)
	FENCE (STOCKADE)
	GUARDRAIL
	STONE WALL
	RETAINING WALL
	SILT FENCE
	SILT SOCK
	SOIL BOUNDARY
	LIMIT OF GRADING
	PROPOSED CONTOUR
	SPOT GRADE
	PARKING COUNT
	STOP BAR
	CROSSWALK
	ACCESSIBLE PARKING SYMBOL
	PAVEMENT ARROW
	TRAFFIC FLOW ARROW (NOT PAINTED)
	SIGN (SINGLE POST)
	SIGN (DOUBLE POST)
	SIGN (PYLON)
	SIGN (MONUMENT)
	BOLLARD
	DUMPSTER PAD

ABBREVIATIONS

GENERAL					
ABAN	ABANDON	EP	EDGE OF PAVEMENT	OC	ON CENTER
AC	ACRES	EXIST	EXISTING	PAVE	PAVEMENT
ADJ	ADJUST	FFE	FINISHED FLOOR ELEVATION	PERF	PERFORATED
APPROX	APPROXIMATE	FND	FOUNDATION	PROP	PROPOSED
BC	BOTTOM OF CURB	HP	HIGH POINT	R	RADIUS
BIT	BITUMINOUS	INV	INVERT ELEVATION	R&D	REMOVE AND DISPOSE
BK/P&G	BOOK & PAGE	INT	INFILTRATION TEST	R&R	REMOVE AND RESET
BLDG	BUILDING	L	LENGTH	REM	REMOVE
BMP	BEST MANAGEMENT PRACTICE	LF	LINEAR FEET	RET	RETAIN
BS	BOTTOM OF SLOPE	LSA	LANDSCAPE AREA	RIM	RIM ELEVATION
BW	BOTTOM OF WALL	MAX	MAXIMUM	ROW	RIGHT OF WAY
CONC	CONCRETE	MIN	MINIMUM	S	SLOPE
COORD	COORDINATE	N/W	NOW OR FORMERLY	SF	SQUARE FEET
DIA	DIAMETER	NHFG	NEW HAMPSHIRE FISH & GAME	SW	SIDEWALK
ELEV	ELEVATION	NTS	NOT TO SCALE	TBM	TEMPORARY BENCHMARK
				TC	TOP OF CURB
				TP	TEST PIT
				TW	TOP OF WALL
				TYP	TYPICAL
				UG	UNDERGROUND
				WCR	ACCESSIBLE WHEELCHAIR RAMP
				W/	WITH

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DIG SAFE
BE A RESPONSIBLE DIGGER
CALL 800-451-7273
FOR MORE INFORMATION

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

GENERAL NOTES

3. THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.
2. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, TFMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
3. THE SITE LAYOUT PLAN SHALL BE RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS.
4. ALL IMPROVEMENTS SHOWN ON THE 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 CITY PLANNING BOARD.
5. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF CONCORD, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL WORK TO CONFORM TO CITY OF CONCORD DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS. ALL WORK WITHIN THE RIGHT-OF-WAY OF THE CITY AND/OR STATE SHALL COMPLY WITH APPLICABLE STANDARD. COORDINATE ALL WORK WITHIN THE RIGHT-OF-WAY WITH APPROPRIATE CITY, COUNTY, AND/OR STATE AGENCY.
6. THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE SECTIONS OF ENV-WQ 1500. THE SITE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF CONSTRUCTION OF EACH STORMWATER FACILITY TO COORDINATE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL TAKE PROGRESS PHOTOS DURING CONSTRUCTION OF ALL STORMWATER DRAINAGE COMPONENTS AND SEND TO THE ENGINEER.
7. SEE EXISTING CONDITIONS PLAN FOR THE HORIZONTAL AND VERTICAL DATUM.
8. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION. VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
9. CONTACT EASEMENT OWNERS PRIOR TO COMMENCING ANY WORK WITHIN THE EASEMENTS.
10. PRIOR TO COMMENCING ANY SITE WORK, ALL LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD.
11. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
12. TFMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
13. TEMPORARY FENCING SHALL BE PROVIDED AND COVERED WITH A FABRIC MATERIAL TO CONTROL DUST MITIGATION.
14. ALL DEMOLITION SHALL INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS, AND ANY OTHER ADJACENT OPERATING FACILITIES. PRIOR WRITTEN PERMISSION FROM THE OWNER/DEVELOPER AND LOCAL PERMITTING AUTHORITY IS REQUIRED IF CLOSURE/OBSTRUCTIONS TO ROADS, STREET, WALKWAYS, AND OTHERS IS DEEMED NECESSARY. CONTRACTOR TO PROVIDE ALTERNATE ROUTES AROUND CLOSURES/OBSTRUCTIONS PER LOCAL/STATE/FEDERAL REGULATIONS.
15. REFER TO ARCHITECTURAL PLANS FOR LAYOUT OF BUILDING FOUNDATIONS AND CONCRETE ELEMENTS WHICH ABUT THE BUILDING SUCH AS STAIRS, SIDEWALKS, LOADING DOCK RAMPS, PADDS, AND COMPACTOR PADDS. DO NOT USE SITE PLANS FOR LAYOUT OF FOUNDATIONS.
16. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
17. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
18. CONTRACTOR'S GENERAL RESPONSIBILITIES:
 - A. BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND STANDARDS AND CONDITIONS OF ALL PROJECT-SPECIFIC PERMITS AND APPROVALS AS LISTED ON THE COVER SHEET TO THESE PLANS OR OTHERWISE REQUIRED.
 - B. NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OF PROPOSED LAYOUT AND/OR EXISTING FEATURES.
 - C. EMPLOY A LICENSED SURVEYOR TO DETERMINE ALL LINES AND GRADES AND LAYOUT OF SITE ELEMENTS AND BUILDINGS.
 - D. THE CONTRACTOR SHALL BE RESPONSIBLE TO BECOME FAMILIAR WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
 - E. TAKE APPROPRIATE MEASURES TO REDUCE, TO THE FULLEST EXTENT POSSIBLE, NOISE, DUST, AND UNSIGHTLY DEBRIS. CONSTRUCTION ACTIVITIES SHALL BE CARRIED OUT BETWEEN THE HOURS OF 7 AM AND 6 PM, MONDAY THROUGH FRIDAY IN ACCORDANCE WITH THE APPLICABLE MUNICIPAL ORDINANCES AND REGULATIONS OF THE CITY OF CONCORD, NEW HAMPSHIRE.
 - F. MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
 - G. IN ACCORDANCE WITH RSA 430:53 AND AGR 3800, THE CONTRACTOR SHALL NOT TRANSPORT INVASIVE SPECIES OFF THE PROPERTY, AND SHALL DISPOSE OF INVASIVE SPECIES ON-SITE IN A LEGAL MANNER.
 - H. COORDINATE WITH ALL UTILITY COMPANIES AND CONTACT DISSAFE (811 OR 888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
 - I. PROTECT NEW AND EXISTING BURIED UTILITIES DURING INSTALLATION OF ALL SITE ELEMENTS. DAMAGED UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 - J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

- THIS PROJECT IS SUBJECT TO THE AOT PERMIT LISTED ON THE COVER SHEET. THE CONTRACTOR SHALL CONFORM TO ALL CONDITIONS OF THE PERMIT AND FOLLOW THE FOLLOWING DOCUMENTATION TO OWNER AND ENGINEER:
- 1) ADVANCE WRITTEN NOTICE AT LEAST ONE WEEK PRIOR TO COMMENCING ANY WORK UNDER THE PERMIT AND NOTIFICATION TO AOT VIA THE START OF CONSTRUCTION FORM.
 - 2) IF ANY UNDERGROUND DETENTION SYSTEMS, INFILTRATION SYSTEMS, OR FILTERING SYSTEMS WERE INSTALLED, FOR EACH SUCH SYSTEM:
 - A) REPRESENTATIVE PHOTOGRAPHS OF THE SYSTEM AFTER COMPLETION BUT PRIOR TO BACKFILLING AND
 - B) A LETTER SIGNED BY A QUALIFIED ENGINEER WHO OBSERVED THE SYSTEM PRIOR TO BACKFILLING, THAT THE SYSTEM CONFORMS TO THE APPROVED PLANS AND SPECIFICATIONS.
 - 3) UPON COMPLETION OF CONSTRUCTION, NOTIFICATION TO AOT VIA THE COMPLETION OF CONSTRUCTION FORM AND WRITTEN CERTIFICATION THAT:
 - A) ALL WORK UNDER THE PERMIT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
 - B) IF ANY DEVIATIONS FROM THE APPROVED PLANS WERE MADE, WRITTEN DESCRIPTIONS AND AS-BUILT DRAWINGS OF ALL SUCH DEVIATIONS, STAMPED BY A QUALIFIED ENGINEER, SHALL BE PROVIDED.
- ## GRADING & DRAINAGE NOTES
- THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES ENV-WQ 1500 AS APPLICABLE.
- THE CONTRACTOR SHALL PREPARE, MAINTAIN, AND EXECUTE A S.W.P.P.P. IN ACCORDANCE WITH EPA REGULATIONS AND THE CONSTRUCTION GENERAL PERMIT.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SUBMIT AN eNOI AT LEAST 14 DAYS IN ADVANCE OF ANY EARTHWORK ACTIVITIES AT THE SITE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
- THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION ABOUT SOIL AND GROUNDWATER CONDITIONS. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL ENGINEER'S RECOMMENDED METHODS TO ADDRESS ANY SOIL AND GROUNDWATER ISSUES THAT ARE FOUND ON SITE, INCLUDING AND NOT LIMITED TO DEWATERING METHODS, PERIMETER DRAINS AND TIE INTO STORMWATER MANAGEMENT SYSTEM, ETC.
- COORDINATE WITH GEOTECHNICAL/STRUCTURAL PLANS FOR SITE PREPARATION AND OTHER BUILDING INFORMATION.
- COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILED GRADING AT BUILDING, AND SIZE AND LOCATION OF ALL BUILDING SERVICES.
- COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ROOF DRAIN INFORMATION.
- LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS, AND ALIGNMENTS.
- THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE, RAMPS, AND LOADING AREAS.
- THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE AND SHALL NOT POND WATER DEEPER THAN 1/4" FOR A PERIOD OF MORE THAN 15 MINUTES AFTER FLOODING.
- ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
- ALL SIDEWALK AND OTHER CURB REVEALS SHALL BE 6" WITH A TOLERANCE OF PLUS OR MINUS 3/8". WHERE SIDEWALK IS TO BE FLUSH, THE PAVEMENT REVEAL SHALL BE 1/4" WITH A TOLERANCE OF 1/8".
- THE FINISHED GRADE AT BOTTOM OF ALL ACCESSIBLE RAMPS SHALL BE FLUSH WITH PAVEMENT WITH A TOLERANCE OF PLUS OR MINUS 1/4".
- ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE PRIOR TO INSTALLATION OF FINISHED PAVEMENT.
- ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE NHDOT STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
- STORMWATER DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. CONSTRUCTION METHODS SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS, SECTION 603. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE TYPE B AND CONFORM TO NHDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
- ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER, AND MULCH.
- | DENSITY REQUIREMENTS: | |
|-----------------------|---|
| MINIMUM DENSITY* | LOCATION |
| 95% | BELOW PAVED OR CONCRETE AREAS |
| 95% | TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL |
| 90% | BELOW LOAM AND SEED AREAS |
- *ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM D-6938.

UTILITY NOTES

1. LENGTH OF PIPE IS FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
2. ALL PROPOSED UTILITY WORK, INCLUDING MATERIAL, INSTALLATION, TERMINATION, EXCAVATION, BEDDING, BACKFILL, COMPACTION, TESTING, CONNECTIONS, AND CONSTRUCTION SHALL BE COORDINATED WITH AND COMPLETED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORRESPONDING UTILITY ENTITIES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
4. COORDINATE ALL WORK ADJACENT TO PROPOSED BUILDINGS WITH ARCHITECTURAL BUILDING DRAWINGS. CONFIRM UTILITY PENETRATIONS AND INVERT ELEVATIONS ARE COORDINATED PRIOR TO INSTALLATION.
5. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE EXACT LOCATION OF NEW UTILITY CONNECTIONS SHALL BE DETERMINED BY THE CONTRACTOR IN COORDINATION WITH UTILITY COMPANY, COUNTY AGENCY, AND/OR PRIVATE UTILITY COMPANY.
7. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTIONS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE UTILITY INSTALLATION COMPLETE AND OPERATIONAL.
8. ALL UTILITY COMPANIES REQUIRE INDIVIDUAL CONDUITS. CONTRACTOR TO COORDINATE WITH TELEPHONE, CABLE, AND ELECTRIC COMPANIES REGARDING NUMBER, SIZE, AND TYPE OF CONDUITS REQUIRED PRIOR TO INSTALLATION OF ANY CONDUIT.
9. SANITARY SEWER SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS AS SHOWN ON THESE PLANS. ALL SEWER MAINS AND FITTINGS SHALL BE PVC AND SHALL CONFORM TO ASTM F 679 (SDR 35 MINIMUM). FORCE MAINS AND FITTINGS SHALL CONFORM TO NH CODE OF ADMINISTRATIVE RULES ENV-WQ 700. ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH NH CODE OF ADMINISTRATIVE RULES ENV-WQ 700. SANITARY MANHOLES SHALL CONFORM TO NHDES WATER DIVISION WASTEWATER ENGINEERING BUREAU STANDARDS AND SPECIFICATIONS SHOWN HEREON.
10. ON-SITE WATER DISTRIBUTION SHALL BE TO CITY OF CONCORD STANDARDS AND SPECIFICATIONS. WATER MAINS SHALL HAVE A MINIMUM OF 5' COVER. OVER WATER PIPES CROSS SEWER LINES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 10' MINIMUM. WHERE A SANITARY LINE CROSSES A WATER LINE, SEWER LINE MUST BE CONSTRUCTED OF FORCE MAIN MATERIALS (PER ENV-WQ 704.08) FROM BUILDING MANHOLE TO MANHOLE, OR SUBSTITUTE RUBBER-CASKETED PRESSURE PIPE FOR THE SAME DISTANCE. WHEN SANITARY LINES PASS BELOW WATER LINES, LAY PIPE SO THAT NO JOINT IN THE SANITARY LINE WILL BE CLOSER THAN 6' HORIZONTALLY TO THE WATER LINE.
11. THIRST BLOCKS SHALL BE PROVIDED AT ALL LOCATIONS WHERE WATER LINE CHANGES DIRECTIONS OR CONNECTS TO ANOTHER WATER LINE.
12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
13. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES.
14. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL INSPECTIONS, TESTING, AND RELATED SERVICES AND SUBMIT COPIES OF ACCEPTANCE TO THE OWNER, UNLESS OTHERWISE INDICATED.
15. PROVIDE PERMANENT PAVEMENT REPAIR FOR ALL UTILITY TRENCHES IN EXISTING ROAD OR PAVEMENT TO REMAIN. SAW CUT TRENCH, PAVEMENT, AND GRANULAR BASE THICKNESS TO MATCH EXISTING PAVEMENT. OBTAIN ALL PERMITS REQUIRED FOR TRENCHING.
16. UNLESS OTHERWISE SPECIFIED, ALL UNDERGROUND STRUCTURES, PIPES, CHAMBERS, ETC. SHALL BE COVERED WITH A MINIMUM OF 18" OF COMPACTED SOIL BEFORE EXPOSURE TO VEHICLE LOADS.
17. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

DRAINAGE	PRIVATE
SEWER	MUNICIPAL
WATER	MUNICIPAL
GAS	LIBERTY
ELECTRIC	UNITIL
TELEPHONE	CONSOLIDATED COMMUNICATIONS

SITE DEVELOPMENT PLANS

TAX MAP 781Z LOTS 12, 12-1, 12-2, 12-3

NOTES & LEGEND

PROPOSED 4-STORY HOTEL

94-98 MANCHESTER STREET

CONCORD, NEW HAMPSHIRE

OWNED BY & PREPARED FOR

KEY AUTO GROUP

SCALE: NTS

JANUARY 21, 2026

Seacoast Division

Civil Engineers

Structural Engineers
Traffic Engineers

Land Surveyors

Landscape Architect
Scientists

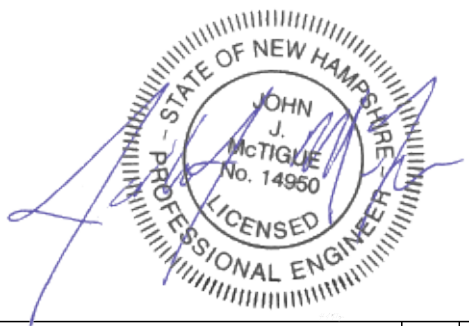
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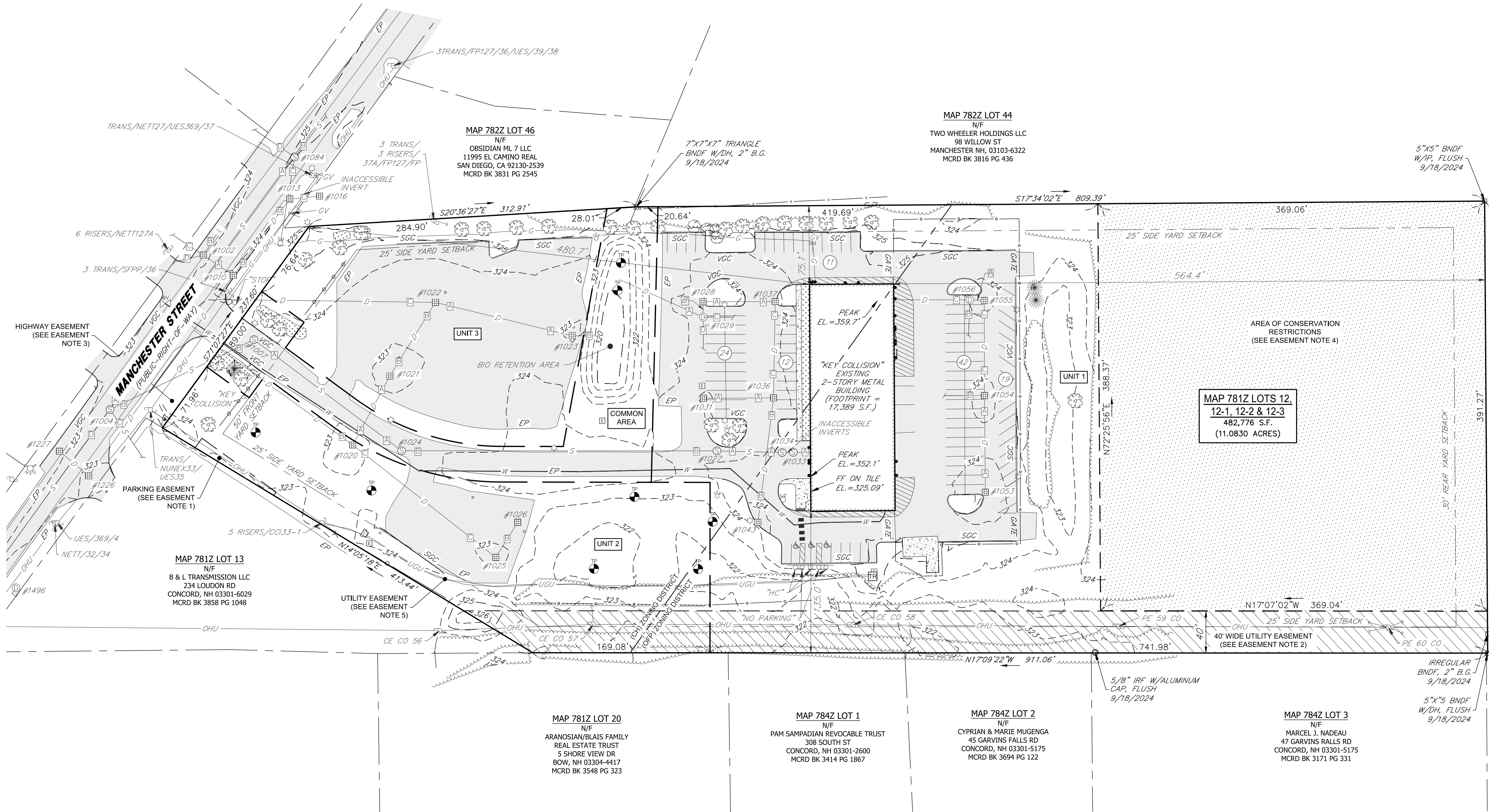
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PLAN REFERENCES:

- "CONDOMINIUM SITE PLAN 94 MANCHESTER STREET, LLC" BY RICHARD D. BARTLETT & ASSOCIATES, LLC. DATED: JANUARY, 2019. MCRD# 201900005196.
- "AREA OF CONSERVATION RESTRICTION PLAN" BY NOBIS ENGINEERING, INC. DATED: AUGUST 2014. MCRD# 201400021537.
- "RESUBDIVISION PLAN LAND OF FOREST STREET REALTY, LLC AND MARCEL J. NADEAU" BY T.F. BERNIER, INC. DATED: OCTOBER, 2012. MCRD# 20084.
- "BOUNDARY PLAN OF CONSOLIDATED LOTS OWNED BY YUKON REALTY INVESTMENT LP" BY PROVAN & LORBER, INC. DATED: APRIL, 2003. MCRD# 17157.
- "SITE PLAN FOR ROBERT ARANOSIAN" BY RICHARD D. BARTLETT LLS. DATED: MARCH 13, 1986. MCRD# 8885.
- "SUBDIVISION OF LAND BELONGING TO NANCY P. & N. JOAN WIGGIN" BY GILBERT C. CASTLE, SURVEYOR. DATED: MARCH 27, 1977. MCRD# 4755.
- "PLAT OF SUBDIVISION LAND OF JOHN D. CASSIDY JR." DATED: JULY 30, 1975. MCRD# 4154.



NOTES:

- THE PARCEL IS LOCATED IN THE HIGHWAY COMMERCIAL (CH) & OFFICE PARK PERFORMANCE (OPP) ZONING DISTRICTS.
- THE PARCEL IS SHOWN ON THE CITY OF CONCORD ASSESSOR'S MAP 781Z AS LOTS 12, 12-1, 12-2 & 12-3.
- THE PARCEL IS LOCATED IN ZONE X, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) MERRIMACK COUNTY, NEW HAMPSHIRE, PANEL 534 OF 705, MAP NUMBER 33013C, WITH AN EFFECTIVE DATE OF APRIL 19, 2010.
- | DIMENSIONAL REQUIREMENTS BY ZONE: | REQUIRED (CH): | REQUIRED (OPP): | EXISTING: |
|-----------------------------------|----------------|-----------------|--------------|
| MINIMUM LOT SIZE: | 40,000 S.F. | N/A | 482,776 S.F. |
| LOT FRONTAGE: | 200' | N/A | 237.60' |
| MINIMUM YARD DIMENSIONS: | | | |
| FRONT: | 50' | 25' | 480.7' |
| SIDE: | 25' | 25' | 75.1' |
| REAR: | 30' | 25' | 564.4' |
| MAXIMUM STRUCTURE DIMENSIONS: | | | |
| BUILDING HEIGHT: | 45' | 45' | 24.2' |
| LOT COVERAGE: | 80% | 60% | 30.7% |
- OWNER OF RECORD:
MAP 781Z LOTS 12, 12-1, 12-2 & 12-3:
94 MANCHESTER STREET LLC
549 US HIGHWAY 1 BYPASS
PORTSMOUTH, NH 03801
RCRD BK#3629 PG#787
- PARCEL AREA:
MAP 781Z LOTS 12, 12-1, 12-2 & 12-3:
482,776 S.F.
(11.0830 ACRES)
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, LIMITED TOPOGRAPHY AND CURRENT SITE CONDITIONS OF MAP 781Z LOTS 12, 12-1, 12-2 & 12-3 LIMITED TO THE PORTION OUTSIDE OF THE AREA OF CONSERVATION RESTRICTIONS.
- FIELD SURVEY COMPLETED BY MH & MM IN OCTOBER, 2024 USING A LEICA TS16 AND CARLSON DATA COLLECTION SOFTWARE.
- HORIZONTAL DATUM IS NAD83 (2011) PER REDUNDANT NETWORK RTK GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER REDUNDANT NETWORK RTK GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 1-FOOT.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- NO WETLANDS, AS DEFINED WITHIN NH WETLANDS LAW, RSA 482-A:2, X, ARE PRESENT ON THE SUBJECT PROPERTY. THE PROPERTY WAS ASSESSED FOR THE PRESENCE OF WETLANDS BY CERTIFIED WETLANDS SCIENTIST (CWS), JASON R. AUGE, #313 ON SEPTEMBER 19, 2024 USING THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (JANUARY 1987) AND THE REGIONAL SUPPLEMENT TO THE U.S. CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0 (JANUARY 2012). HYDROPHYTIC VEGETATION WAS DETERMINED IN ACCORDANCE WITH THE NORTHCENTRAL AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST, VERSION 3.3, 2016, PUBLISHED BY THE US ARMY CORPS OF ENGINEERS. THE HYDRIC SOILS COMPONENT OF THE ASSESSMENT WAS CONDUCTED USING THE NH HYDRIC SOILS TECHNICAL COMMITTEE'S "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND", VERSION 4, 2017, PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.
- SEE SHEET S-2 FOR LEGEND, DRAINAGE & SEWER TABLES, SOILS NOTE & LEGEND AND IMPERVIOUS COVERAGE TABLE.

TAX MAP 781Z LOTS 12, 12-1, 12-2 & 12-3

EXISTING CONDITIONS PLAN

94-98 MANCHESTER STREET CONDOMINIUM

94-98 MANCHESTER STREET

CONCORD, NEW HAMPSHIRE

COUNTY OF MERRIMACK

OWNED BY

94 MANCHESTER STREET, LLC

SCALE: 1" = 60' (22x34)
1" = 120' (11x17)

NOVEMBER 20, 2024

EASEMENT NOTES:

- PARCEL MAY BE SUBJECT TO A PARKING EASEMENT FOR THE BENEFIT OF MAP 781Z LOT 13 TO PARK NO MORE THAN THIRTEEN (13) MOTOR VEHICLES AS RECORDED IN MCRD BK.#2191 PG.187. BUILDING ON GRANTOR'S PROPERTY HAS BEEN REMOVED OR DESTROYED.
- PARCEL IS SUBJECT TO A UTILITY EASEMENT FOR THE BENEFIT OF CONCORD ELECTRIC COMPANY TO CONSTRUCT AND MAINTAIN OVERHEAD WIRES AS RECORDED IN MCRD BK.#977 PG.#26, BK.#464 PG.#421 & BK.#464 PG.#531.
- PARCEL IS SUBJECT TO A HIGHWAY RIGHT-OF-WAY FOR THE BENEFIT OF THE CITY OF CONCORD FOR ROADWAY PURPOSES AS RECORDED IN MCRD BK.#3099 PG.#659.
- A PORTION OF THIS PARCEL IS SUBJECT TO CONSERVATION RESTRICTIONS AS A CONDITION OF NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (NHDES) ALTERATION OF TERRAIN PERMIT #Aot-0786 AS RECORDED IN MCRD BK.#3464 PG.#2122. SEE ALSO PLAN REFERENCE 2.
- PARCEL IS SUBJECT TO A 20' WIDE UTILITY EASEMENT FOR THE BENEFIT OF UNTIL ENERGY SYSTEMS & NORTHERN NEW ENGLAND TELEPHONE OPERATIONS LCC TO BUILD AND MAINTAIN POLE LINES AS RECORDED IN MCRD BK.#3527 PG.#92.

PURSUANT TO NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES LAN 503.09(24): I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN SEPTEMBER-OCTOBER 2024. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

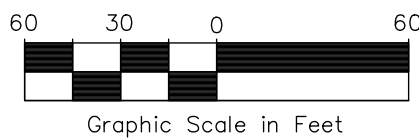


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REV.	DATE	DESCRIPTION	DR	CK

Seacoast Division

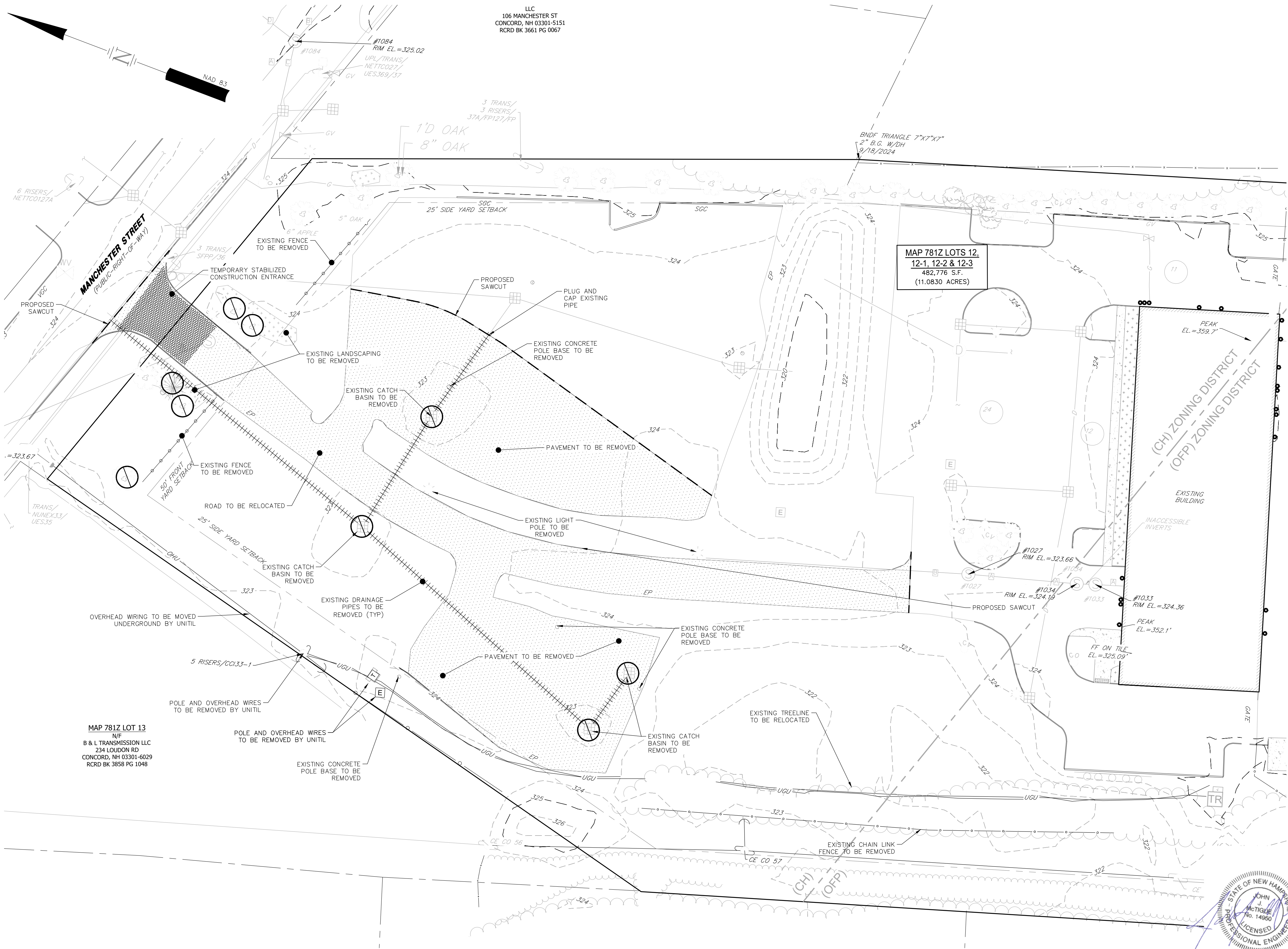


Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
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NOTES

- SEE NOTES ON SHEET C-01.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATIONS, SIZE, AND ELEVATIONS OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO THE START OF ANY DEMOLITION. THE LOCATIONS SHOWN ON THESE PLANS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DEMOLITION TO DETERMINE APPROPRIATE ACTION TO BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
- THE CONTRACTOR SHALL VERIFY ALL SURVEY INFORMATION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- EXISTING UTILITY SERVICES TO BE DISCONTINUED ARE TO BE CAPPED AS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES.
- CONSTRUCTION DEBRIS AND INVASIVE SPECIES SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER.
- PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL PLACE ORANGE CONSTRUCTION FENCING AROUND EACH TREE TO BE RETAINED THROUGHOUT CONSTRUCTION. NO STOCKPILES OF MATERIAL ARE PERMITTED WITHIN THE DRIP LINE OF THE TREES TO BE SAVED.
- CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY TREES ARE DAMAGED DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE NOTES

TO MINIMIZE EROSION AND SEDIMENTATION DUE TO CONSTRUCTION, CONSTRUCTION SHALL FOLLOW THIS GENERAL CONSTRUCTION SEQUENCE.

MODIFICATIONS TO THE SEQUENCE NECESSARY DUE TO THE CONTRACTOR'S SCHEDULE SHALL INCLUDE APPROPRIATE TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES.

THE CONTRACTOR SHALL SCHEDULE WORK SUCH THAT ANY CONSTRUCTION AREA IS STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE EXCEPT AS NOTED BELOW. NO MORE THAN 5 ACRES OF DISTURBED LAND SHALL BE UNSTABILIZED AT ANY ONE TIME.

THE PROJECT SHALL BE MANAGED SO THAT IT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER ARC 3800 RELATIVE TO INVASIVE SPECIES.

DO NOT TRAFFIC EXPOSED SOIL SURFACE OF INFILTRATION SYSTEMS WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO STORMWATER BMP'S. STORMWATER RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMP'S ARE STABILIZED.

DO NOT PLACE STORMWATER BMP'S INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

AFTER THE INFILTRATION SYSTEM IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE THE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.

- NOTIFY EASEMENT OWNERS PRIOR TO COMMENCEMENT OF WORK.
- INSTALL ALL PERIMETER EROSION PROTECTION MEASURES AS INDICATED ON THE PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- STORMWATER TREATMENT PONDS AND SWALES SHALL BE INSTALLED BEFORE ROUGH GRADING THE SITE.
- DURING CONSTRUCTION EVERY EFFORT SHALL BE MADE TO MANAGE SURFACE RUNOFF QUALITY.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT BARRIERS, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED. (TEMPORARY SEED MIXTURE OF WINTER RYE APPLIED AT A RATE OF 2.5 LBS/1000 SF SHALL BE USED).
- CONDUCT MAJOR EARTHWORK, INCLUDING CLEARING AND GRUBBING, WITHIN THE LIMITS OF WORK. ALL CUT AND FILL SLOPES SHALL BE SEEDED WITHIN 72 HOURS AFTER GRADING.
- ALL STRIPPED TOPSOIL AND OTHER EARTH MATERIALS SHALL BE STOCKPILED OUTSIDE THE IMMEDIATE WORK AND LAND AREA. A SILT BARRIER SHALL BE CONSTRUCTED AROUND THESE PILES IN A MANNER TO PROVIDE ACCESS AND AVOID SEDIMENT OUTSIDE OF THE WORK AREA.
- CONSTRUCT BUILDING PAD AND COMMENCE NEW BUILDING CONSTRUCTION.
- CONSTRUCT TEMPORARY CULVERTS AND DIVERSIONS AS REQUIRED.
- BEGIN PERMANENT AND TEMPORARY INSTALLATION OF SEED AND MULCH.
- PERFORM EARTHWORK NECESSARY TO ESTABLISH ROUGH GRADING AROUND PARKING FIELDS AND ACCESS DRIVES. MANAGE EXPOSED SOIL SURFACES TO AVOID TRANSPORTING SEDIMENTS INTO WETLANDS. PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- INSTALL SUBSURFACE UTILITIES (WATER, SEWER, GAS, ELECTRIC, COMMUNICATIONS, DRAINAGE, DRAINAGE FACILITIES, ETC.).
- CONSTRUCT PROPOSED ROADWAY, SUBSURFACE DRAINAGE SYSTEMS (STORMTECH CHAMBERS) AND DRAINAGE SWALES. ALL DITCHES, SWALES, AND GRAVEL WETLANDS SHALL BE FULLY STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
- COMPLETE BUILDING AND ALL OFF-SITE IMPROVEMENTS.
- COMPLETE SEEDING AND MULCHING. SEED TO BE APPLIED WITH BROADCAST SPREADER OR BY HYDRO-SEEDING, THEN ROLLED, RAKED, OR DRAGGED TO ASSURE SEED/SOIL CONTACT.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDED AREAS HAVE BECOME FIRMLY ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE.
- DURING THE COURSE OF THE WORK AND UPON COMPLETION, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT DEPOSITS, EITHER ON OR OFF SITE, INCLUDING CATCH BASINS, AND SUMPS, DRAIN PIPES AND DITCHES, CURB LINES, ALONG SILT BARRIERS, ETC. RESULTING FROM SOIL AND/OR CONSTRUCTION OPERATIONS.
- SEE WINTER CONSTRUCTION SEQUENCE FOR WORK CONDUCTED AFTER OCTOBER 15TH.

SITE DEVELOPMENT PLANS

TAX MAP 781Z LOTS 12, 12-1, 12-2, 12-3

SITE PREPARATION & DEMOLITION PLAN

PROPOSED 4-STORY HOTEL

94-98 MANCHESTER STREET
CONCORD, NEW HAMPSHIRE

OWNED BY & PREPARED FOR
KEY AUTO GROUP

1"=60' (11"X17")

SCALE: 1"=30' (22"X34")

JANUARY 21, 2026

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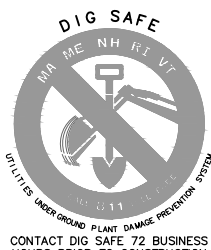
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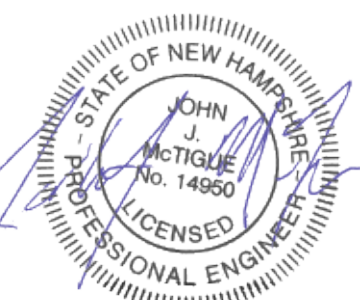
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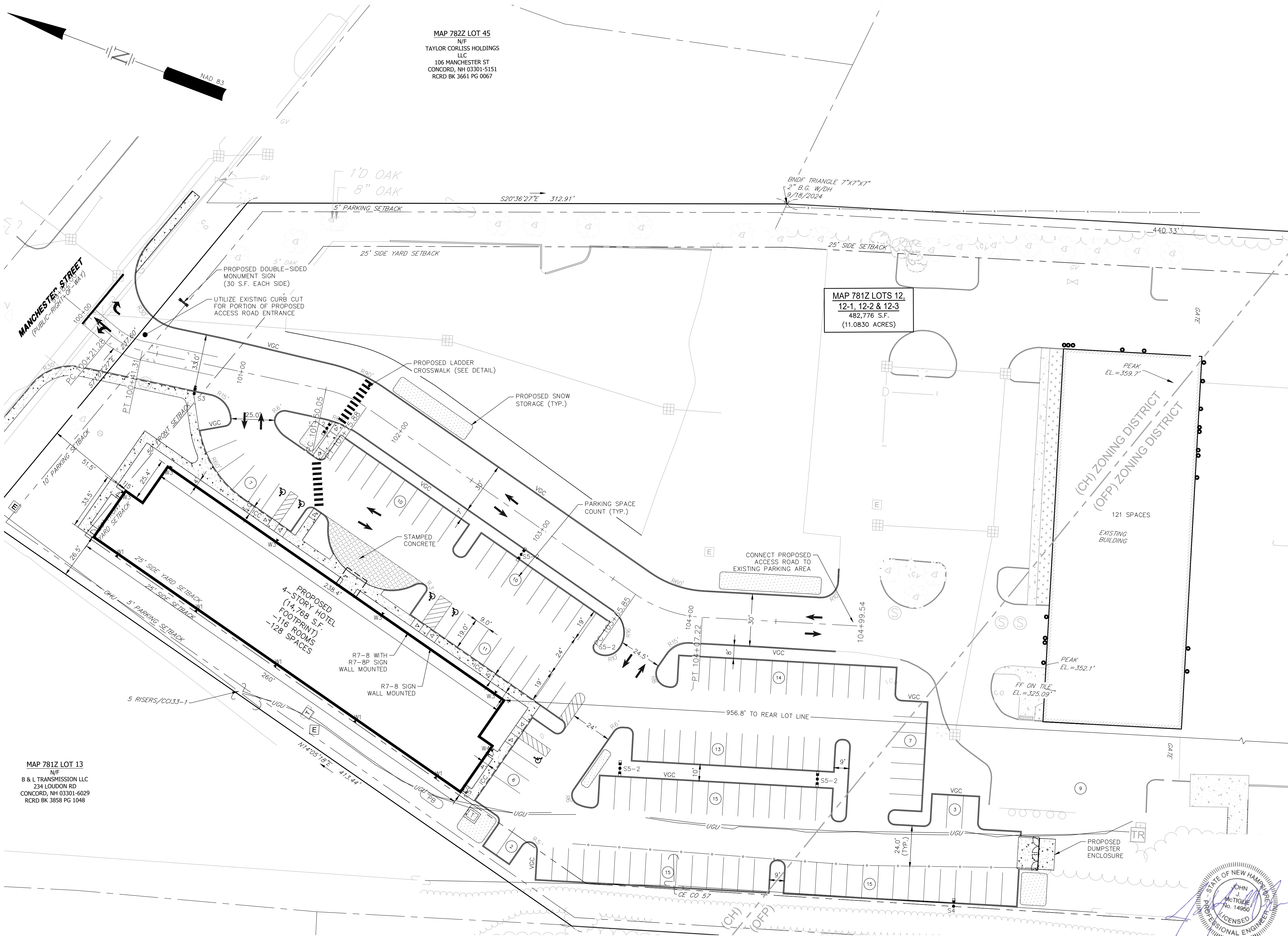
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HORIZONTAL SCALE 1"=30'
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SITE DATA

OWNER OF RECORD OF MAP 781Z - LOTS 12, 12-1, 12-2, 12-3: KEY AUTO GROUP, 94-98 MANCHESTER STREET, CONCORD, NEW HAMPSHIRE
DEED REFERENCE TO PARCEL IS BK 3629 PG 0787
COMBINED AREA OF PARCELS = 482,685± SF OR 11.08± ACRES

ZONED: HIGHWAY COMMERCIAL DISTRICT (CH), OFFICE PARK PERFORMANCE (OPF)
EXISTING USE: AUTO VEHICLE SALES AND SERVICES
PROPOSED USE: 4 STORY HOTEL + EXISTING USES

THE PURPOSE OF THIS PLAN IS TO DEPICT A NEW, FOUR STORY HOTEL ON A LOT WITH AN EXISTING CAR SERVICE FACILITY. ASSOCIATED IMPROVEMENTS INCLUDE AND ARE NOT LIMITED TO ACCESS, GRADING, PARKING, STORMWATER MANAGEMENT SYSTEMS, UTILITIES, LIGHTING, AND LANDSCAPING.

DIMENSIONAL REQUIREMENTS (CURRENT ZONING)

	REQUIRED(CH):	REQUIRED(OPF):	PROVIDED:
MINIMUM LOT DIMENSIONS:			
LOT AREA	40,000 SF	N/A	482,685 SF
LOT FRONTAGE	200 FT	N/A	246.8 FT
MAXIMUM STRUCTURE DIMENSIONS:			
STRUCTURE HEIGHT	45 FT	45 FT	<45 FT
LOT COVERAGE	80%	60%	34.5%
MINIMUM YARD REQUIREMENTS:			
FRONT	50 FT	25 FT	54.4 FT
SIDE	25 FT	25 FT	26.5 FT
REAR	30 FT	25 FT	956.8 FT

PARKING REQUIREMENTS (FOR PROPOSED HOTEL)

	REQUIRED:	PROPOSED:
PARKING FOR HOTEL (SEE CALC.)	128 SPACES	128 SPACES
ACCESSIBLE SPACES (REQ'D BY ADA)	5 SPACES	5 SPACES
PARKING SPACE SIZE	9 FT X 19 FT	9 FT X 19 FT
aisle WIDTH	24 FT	24 FT

PARKING CALCULATIONS

HOTEL REQUIRED PARKING RATIO:

1.1 SPACES PER ROOM
TOTAL REQUIRED = 116 ROOMS * 1.1 SPACES/ROOM = 128 SPACES

NOTES

- SEE NOTES ON SHEET C-01.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE. CURB RADII ARE 4' UNLESS OTHERWISE NOTED.
- LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY OF CONCORD ZONING ORDINANCE AND SITE PLAN REGULATIONS.
- SNOW SHALL NOT BE STOCKPILED IN STORMWATER BMP'S, WETLAND BUFFERS, OR WETLANDS. SEE SNOW STORAGE LOCATIONS. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH NHDES REGULATION. IF SNOW IS STORED WITHIN PARKING AREA, KEEP CATCH BASINS CLEAR.

TABULATIONS

	EXISTING	PROPOSED
GROSS ACREAGE	198,256 S.F./4.55 AC (CH) 284,520 S.F./6.53 AC (OPF)	198,256 S.F./4.55 AC (CH) 284,520 S.F./6.53 AC (OPF)
SQUARE FEET DEVOTED TO USE		
AUTO REPAIR SHOP	±52,070 S.F. (CH) ±57,195 S.F. (OPF)	±42,103 S.F. (CH) ±57,195 S.F. (OPF)
HOTEL	N/A	±83,183 S.F. (CH) ±10,795 S.F. (OPF)
SQUARE FEET OF FLOOR AREA BY USE		
AUTO REPAIR SHOP	17,389 S.F.	17,389 S.F.
HOTEL	N/A	14,768 S.F.
GROUND COVERAGE OF BUILDINGS & STRUCTURES (S.F. & %)	4,583 S.F./2.3% (CH) 12,806 S.F./4.5% (OPF)	19,351 S.F./9.8% (CH) 12,806 S.F./4.5% (OPF)
GROUND COVERAGE FOR PARKING & LOADING AREAS (S.F. & %)	93,036 S.F./46.9% (CH) 42,632 S.F./15.0% (OPF)	95,303 S.F./48.1% (CH) 51,130 S.F./18.0% (OPF)
INTERNAL PARKING LOT LANDSCAPING AREA (S.F. & %)	3,183 S.F./1.6% (CH) 1,735 S.F./0.6% (OPF)	10,373 S.F./5.2% (CH) 1,810 S.F./0.6% (OPF)
IMPERVIOUS SURFACE COVERAGE (EXCLUDING BUILDINGS)	89,853 S.F./45.3% (CH) 40,897 S.F./14.4% (OPF)	84,930 S.F./42.8% (CH) 49,320 S.F./17.3% (OPF)
USEABLE LAND AREA CALCULATIONS	198,256 S.F. (CH) 140,659 S.F. (OPF)	198,256 S.F. (CH) 140,659 S.F. (OPF)
PARKING TOTALS AND CALCULATIONS	121 SPACES	128 NEW SPACES (249 TOTAL) (SEE CALCULATION ABOVE)

SITE DEVELOPMENT PLANS

TAX MAP 781Z LOTS 12, 12-1, 12-2, 12-3

SITE LAYOUT PLAN

PROPOSED 4-STORY HOTEL

94-98 MANCHESTER STREET
CONCORD, NEW HAMPSHIRE

OWNED BY & PREPARED FOR
KEY AUTO GROUP

1"=60' (11"X17")

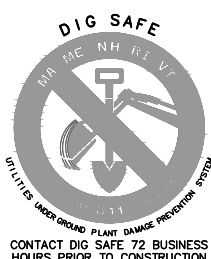
SCALE: 1"=30' (22"X34")

JANUARY 21, 2026

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HORIZONTAL SCALE 1"=30'
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REV	DATE	DESCRIPTION	DR	CK

Seacoast Division

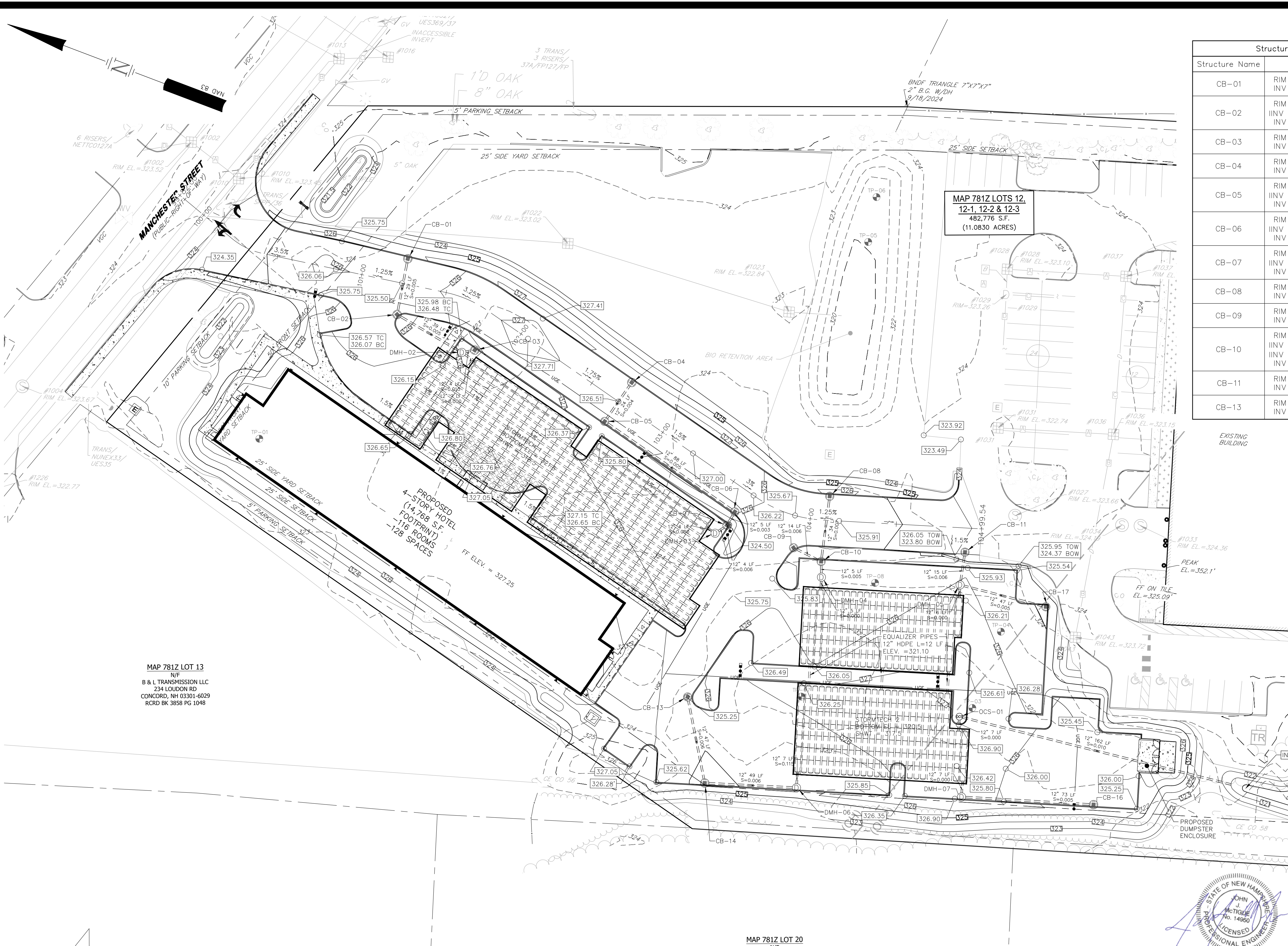


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FILE	95513.11	DR	JKC	FB	-	C-05
		CK	CRR	CADFILE	95513.11_SITE LAYOUT	

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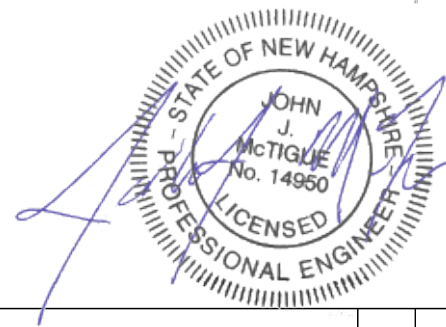
DRAINAGE STRUCTURE TABLE

Structure Table	
Structure Name	Structure Details
CB-01	RIM = 325.39 INV OUT = 322.65
CB-02	RIM = 325.24 INV IN = 322.50 (CB-01) INV OUT = 322.40
CB-03	RIM = 325.90 INV OUT = 322.30
CB-04	RIM = 326.21 INV OUT = 323.14
CB-05	RIM = 326.22 INV IN = 323.02 (CB-04) INV OUT = 322.92
CB-06	RIM = 326.05 INV IN = 322.48 (CB-05) INV OUT = 322.38
CB-07	RIM = 325.07 INV IN = 322.35 (CB-06) INV OUT = 322.25
CB-08	RIM = 325.38 INV OUT = 321.60
CB-09	RIM = 325.39 INV OUT = 321.45
CB-10	RIM = 325.08 INV IN = 321.35 (CB-09) INV IN = 321.35 (CB-08) INV OUT = 321.25
CB-11	RIM = 323.98 INV OUT = 321.31
CB-13	RIM = 325.25 INV OUT = 321.90

Structure Table	
Structure Name	Structure Details
CB-14	RIM = 324.81 INV IN = 321.60 (CB-13) INV OUT = 321.50
CB-16	RIM = 325.04 INV OUT = 321.60
CB-17	RIM = 324.79 INV OUT = 321.45
DMH-02	RIM = 325.98 INV IN = 322.20 (CB-02) INV IN = 322.20 (CB-03) INV OUT = 322.10
DMH-03	RIM = 325.11 INV IN = 322.20 (CB-07) INV OUT = 322.10
DMH-04	RIM = 325.23 INV IN = 321.20 (CB-10) INV OUT = 321.10
DMH-05	RIM = 326.04 INV IN = 321.20 (CB-17) INV IN = 321.20 (CB-11) INV OUT = 321.10
DMH-06	RIM = 325.34 INV IN = 321.20 (CB-14) INV OUT = 321.10
DMH-07	RIM = 326.75 INV IN = 321.20 (CB-16) INV OUT = 321.10
OCS-01	RIM = 327.41 INV IN = 321.10 (ST-02) INV OUT = 322.80
OCS-01 (1)	RIM = 327.41

MAP 781Z LOT 13
N/F
B & L TRANSMISSION LLC
234 LOUDON RD
CONCORD, NH 03301-6029
RCRD BK 3856 PG 1048

MAP 781Z LOT 20



SITE DEVELOPMENT PLANS

TAX MAP R22 LOT 73B
GRADING & DRAINAGE PLAN
WALLACE BUILDING PRODUCTS
83 MANVILLE ROAD UNIT B, TILTON, NH

OWNED BY
MANVILLE DEVELOPMENT, LLC

OCTOBER 7, 2025

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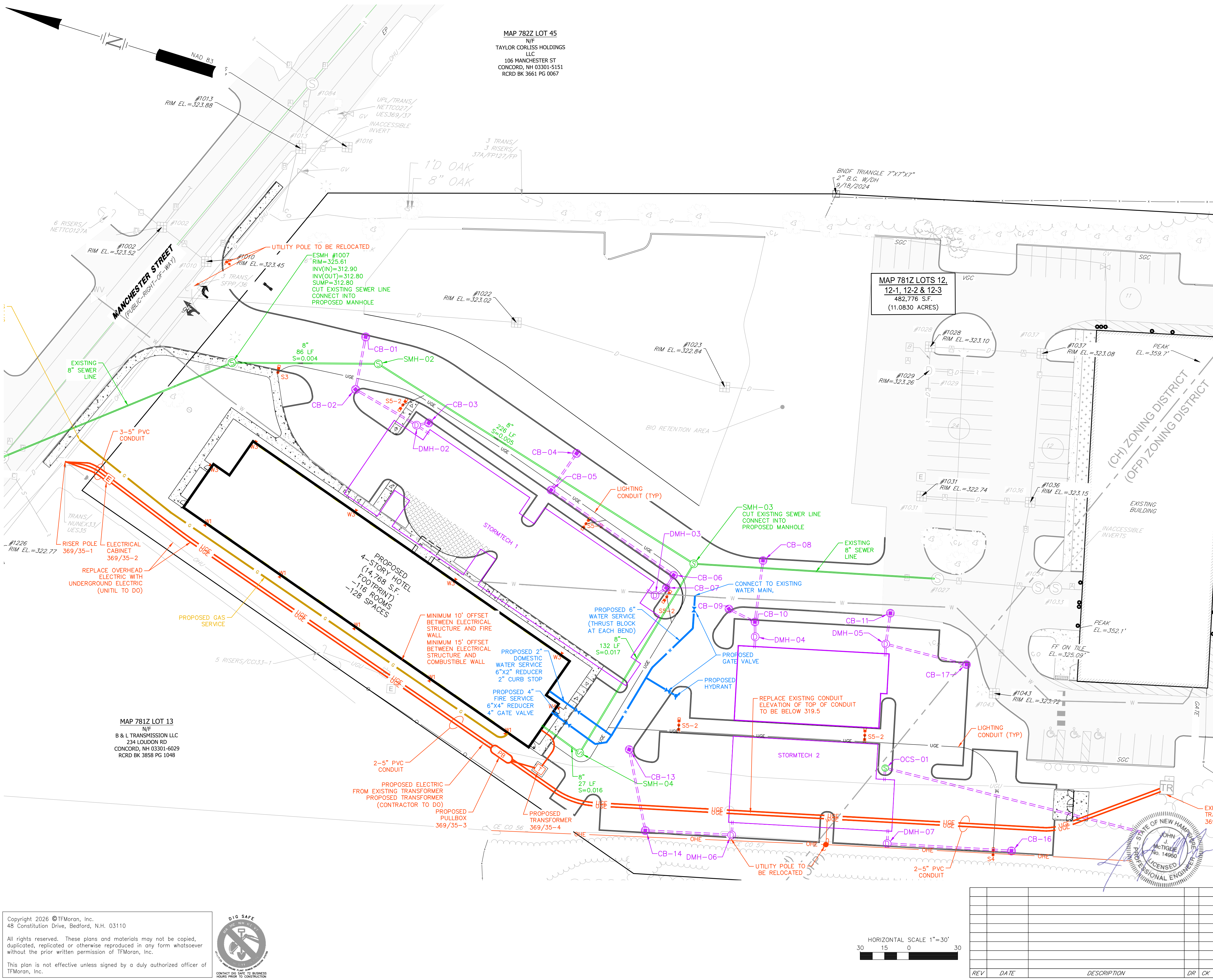


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FILE	95489.19	DR	BCH	FB	-	95513.11_GRADING_UPDATED	C-06
REV	12/22/2025	NO REVISIONS THIS SHEET	BCH	JJM			
CK			DR	CK			

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SEWER STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
ESMH #1007	RIM = 325.61 INV IN = 312.90 INV OUT = 312.80
SMH-02	RIM = 325.79 INV IN = 313.40 INV OUT = 313.30
SMH-03	RIM = 326.12 INV IN = 316.50 INV OUT = 314.50
SMH-04	RIM = 326.58 INV IN = 318.85 INV OUT = 318.75

LEGEND	
UTILITY	COLOR
ELECTRIC	— UGE —
GAS	— G —
WATER	— W —
DRAINAGE	— D —
SEWER	— S —

SITE DEVELOPMENT PLANS

TAX MAP 781Z LOTS 12, 12-1, 12-2, 12-3

UTILITY PLAN

PROPOSED 4-STORY HOTEL

94-98 MANCHESTER STREET

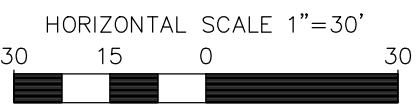
CONCORD, NEW HAMPSHIRE

OWNED BY & PREPARED FOR

KEY AUTO GROUP

JANUARY 21, 2026

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REV	DATE	DESCRIPTION	DR	CK

Seacoast Division

TFM

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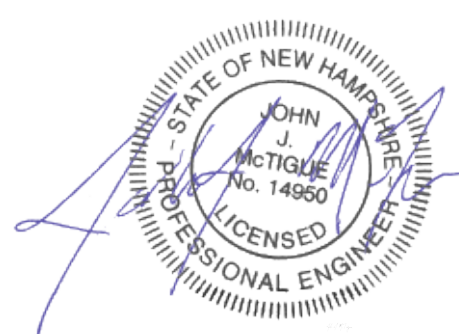
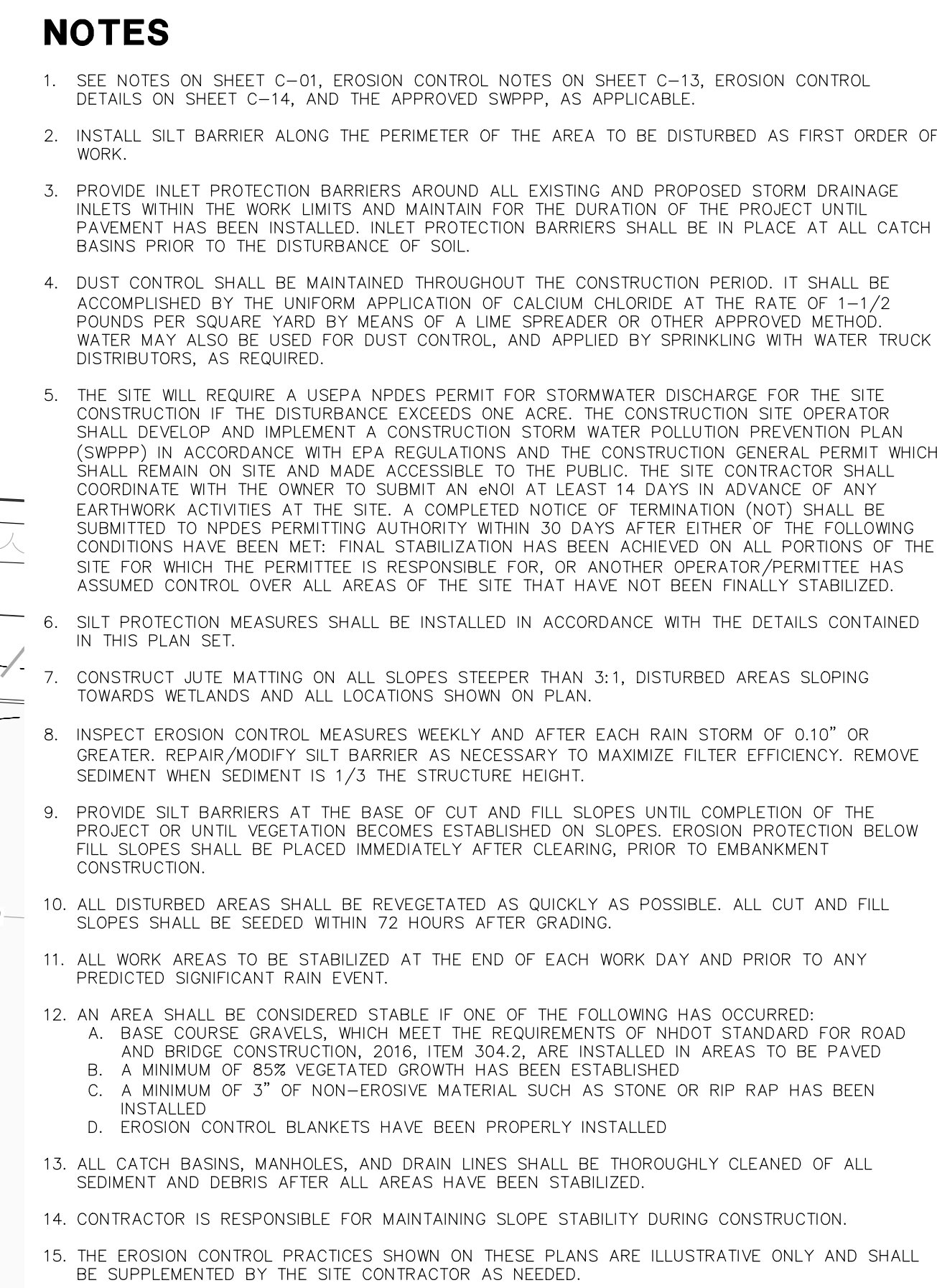
DR JKC
CK CRR

FB
CADFILE

95513.11_UTILITY

C-07





TAX MAP 781Z LOTS 12, 12-1, 12-2, 12-3
EROSION CONTROL PLAN
PROPOSED 4-STORY HOTEL
94-98 MANCHESTER STREET
CONCORD, NEW HAMPSHIRE
OWNED BY & PREPARED FOR
KEY AUTO GROUP

1"=60' (11"X17")
SCALE: 1"=30' (22"X34") **JANUARY 21, 2026**

Seacoast Division  Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists				170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.tfmoran.com			
FILE	95513.11	DR CK CK CK	JK CADFILE	FB	—	95513.11_EROSION	C-12

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SOIL CHARACTERISTICS

THE SOIL IN THE VICINITY OF THE SITE CONSIST OF UDORTHENTS, SMOOTHED, THE SOIL IS HSG TYPE A.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 116,000 SQUARE FEET (2.66 ACRES). CONSTRUCTION SHALL BE PHASED TO LIMIT DISTURBED AREAS TO LESS THAN 5 ACRES.

CRITICAL NOTE: THIS DRAWING IS PROVIDED FOR GENERAL GUIDANCE. ALL SPECIAL EROSION CONTROL MEASURES MUST BE EXECUTED IN ACCORDANCE WITH APPLICABLE CURRENT STATE AND LOCAL REGULATIONS, APPROVED SWPPP, AND PERMIT REQUIREMENTS.

SEQUENCE OF MAJOR ACTIVITIES

1. INSTALL PERIMETER CONTROLS, STABILIZED CONSTRUCTION ENTRANCE, AND TEMPORARY EROSION CONTROL MEASURES PER APPROVED SITE DEVELOPMENT PLANS, PERMITS, OR SWPPP IF REQUIRED, PRIOR TO EARTH MOVING OPERATIONS.
2. DEMOLISH EXISTING SITE WORK DESIGNATED FOR REMOVAL.
3. INSTALL STORMWATER TREATMENT PONDS AND SWALES BEFORE ROUGH GRADING THE SITE.
4. COMPLETE MAJOR GRADING OF SITE.
5. CONSTRUCT BUILDING PAD, STORMWATER SYSTEM, AND SITE UTILITIES.
6. CONSTRUCT PARKING AREAS.
7. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND SITE IS STABILIZED, REMOVE ALL INLET PROTECTION, SILT BARRIERS, AND SEDIMENT THAT HAS BEEN TRAPPED BY THESE DEVICES.
8. CONSULT APPLICABLE REGULATIONS, PERMITS, CONDITIONS, AND APPROVED SWPPP FOR CONDITIONS RELATED TO NOTICE OF TERMINATION, IF REQUIRED.

EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR MORE THAN TWENTY ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

1. BASE COURSE GRAVELS, WHICH MEET THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2, 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 RIPRAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT BARRIERS. ALL STORM DRAIN INLETS SHALL BE PROVIDED WITH BARRIER FILTERS. STONE RIPRAP SHALL BE PROVIDED AT THE OUTLETS OF DRAINAGE PIPES WHERE EROSION VELOCITIES ARE ENCOUNTERED.

OFF SITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED.

INSTALLATION, MAINTENANCE, AND INSPECTION OF EROSION AND SEDIMENT CONTROLS

A. GENERAL

THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO IMPLEMENT THE PLAN.

1. STABILIZATION OF ALL SWALES, DITCHES, AND PONDS IS REQUIRED PRIOR TO DIRECTING FLOW TO THEM.
2. THE SMALLEST PRACTICAL PORTION OF THE SITE WILL BE DENUDED AT ONE TIME. (5 AC MAX)
3. FOR PROJECTS REQUIRING A NHDOT AOT PERMIT AND NHDOT EPA GCP, DISCHARGING TO A NON-SENSITIVE WATERBODY, AT LEAST EVERY 7 DAYS AND AFTER A 0.5 INCH RAIN EVENT OR GREATER, AND INSPECTIONS SHALL BE CONDUCTED BY THE ENVIRONMENTAL MONITOR IF ONE IS REQUIRED, PURSUANT TO ENV-WQ 1505.03(B).
4. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
5. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT BARRIER WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE BARRIER.
6. ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
7. TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.
8. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
9. THE CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING AN ENVIRONMENTAL MONITOR, IF ONE IS REQUIRED, PURSUANT TO ENV-WQ 1505.03(B), IS CONTRACTED.

B. FILTERS / BARRIERS

1. SILT SOCKS
- A. KNOTTED MESH NETTING MATERIAL SHALL BE DELIVERED TO SITE IN A 5 MIL CONTINUOUS, TUBULAR, HDPE 3/8" MATERIAL, FILLED WITH COMPOST CONFORMING TO THE FOLLOWING REQUIREMENTS:

PHYSICAL PROPERTY	TEST	REQUIREMENTS
PH	TMECC 04.11-A	5.0 TO 8.0
PARTICLE SIZE	TMECC 02.02-B	2" SIEVE AND MIN. 60% GREATER THAN THE 8" SIEVE
MOISTURE CONTENT		STND TESTING < 60%

MATERIAL SHALL BE RELATIVELY FREE OF INERT OR FOREIGN MAN-MADE MATERIALS

MATERIAL SHALL BE WED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER, FREE FROM ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH.

- B. SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK SHALL BE REMOVED ONCE IT HAS REACHED 1/3 OF THE EXPOSED HEIGHT OF THE SILT SOCK .

- C. SILT BARRIER SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREAS HAS BEEN PERMANENTLY STABILIZED.

2. SEQUENCE OF INSTALLATION

SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.

3. MAINTENANCE

- A. SILT BARRIERS SHALL BE INSPECTED WEEKLY AND IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.

- B. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) THE HEIGHT OF THE BARRIER.
- D. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFIRM WITH THE EXISTING GRADE, PREPARED AND SEEDDED.

C. MULCHING

1. TIMING

IN ORDER FOR MULCH TO BE EFFECTIVE, IT MUST BE IN PLACE PRIOR TO MAJOR STORM EVENTS. THERE ARE TWO (2) TYPES OF STANDARDS WHICH SHALL BE USED TO ASSURE THIS:

- A. APPLY MULCH PRIOR TO ANY STORM EVENT.

THIS IS APPLICABLE WHEN WORKING WITHIN 100' OF WETLANDS. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE, TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.

- B. REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD.

THE TIME PERIOD CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON AN AREA, WHERE THE LENGTH OF TIME VARIES WITH SITE CONDITIONS. PROFESSIONAL JUDGMENT 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 CHOOSE AN APPROPRIATE TIME RESTRICTION.

2. 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 6,000 POUNDS OF HAY OR STRAW PER ACRE. A TACKIFIER MAY BE ADDED TO THE MULCH.

3. MAINTENANCE

ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.

D. VEGETATIVE PRACTICE

1. AFTER ROUGH GRADING OF THE SUBGRADE HAS BEEN COMPLETED AND APPROVED, THE SUB GRADE SURFACE SHALL BE SCARIFIED TO A DEPTH OF 4". THEN, FURNISH AND INSTALL A LAYER OF LOAM PROVIDING A ROLLED THICKNESS AS SPECIFIED IN THESE PLANS. ANY DEPRESSIONS WHICH MAY OCCUR DURING ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM, REGRADED AND REROLLED UNTIL THE SURFACE IS TRUE TO THE FINISHED LINES AND GRADES. ALL LOAM NECESSARY TO COMPLETE THE WORK UNDER THIS SECTION SHALL BE SUPPLIED BY THE SITE SUBCONTRACTOR.
2. ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, DEBRIS, GLASS, STUMPS, LITTER, AND OTHER FOREIGN MATERIAL, AS WELL AS STONES OVER 1" IN DIAMETER, SHALL BE REMOVED FROM THE LOAM AND DISPOSED OF OFF SITE. THE LOAM SHALL BE RAKED SMOOTH AND EVEN.
3. THE LOAM SHALL BE PREPARED TO RECEIVE SEED BY REMOVING STONES, FOREIGN OBJECTS AND GRADING TO ELIMINATE WATER POCKETS AND IRREGULARITIES PRIOR TO PLACING SEED. FINISH GRADING SHALL RESULT IN STRAIGHT UNIFORM GRADES AND SMOOTH, EVEN SURFACES WITHOUT IRREGULARITIES TO LOW POINTS.
4. SHAPE THE AREAS TO THE LINES AND GRADES REQUIRED. THE SITE SUBCONTRACTOR'S ATTENTION IS DIRECTED TO THE SCHEDULING OF LOAMING AND SEEDING OF GRADED AREAS TO PERMIT SUFFICIENT TIME FOR THE STABILIZATION OF THESE AREAS. IT SHALL BE THE SITE SUBCONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE AREAS DURING THE CONSTRUCTION PERIOD AND REGRADE, LOAM AND RESEED ANY DAMAGED AREAS.
5. ALL AREAS DISTURBED BY CONSTRUCTION WITHIN THE PROPERTY LINES AND NOT COVERED BY STRUCTURES, PAVEMENT, OR MULCH SHALL BE LOAMED AND SEEDDED.
6. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5.
7. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER.
8. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4 1/2 POUNDS AND 5 1/2 POUNDS PER INCH OF WIDTH.
9. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4" AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH.
10. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH THAT BLOWS OR WASHES AWAY SHALL BE REPLACED IMMEDIATELY AND ANCHORED USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEDED, AND ALL NOXIOUS WEEDS REMOVED.
12. THE SITE SUBCONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED, INCLUDING CUTTING, AS SPECIFIED HEREIN AFTER UNDER MAINTENANCE AND PROTECTION.
13. UNLESS OTHERWISE APPROVED, SEEDING SHALL BE DONE DURING THE APPROXIMATE PERIODS OF EARLY SPRING TO SEPTEMBER 30, WHEN SOIL CONDITIONS AND WEATHER ARE SUITABLE FOR SUCH WORK. IN NO CASE SHALL THE WEED CONTENT EXCEED 1 PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. FOR TEMPORARY PLANTINGS AFTER SEPTEMBER 30, TO EARLY SPRING AND FOR TEMPORARY PROTECTION OF DISTURBED AREAS:
 - A. FOLLOW ABOVE SLOPE, LOAM DEPTH AND GRADING REQUIREMENTS.
 - B. FERTILIZER SHALL BE SPREAD AND WORKED INTO THE SURFACE AT A RATE OF 500 POUNDS PER ACRE.MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:

WINTER RYE (FALL SEEDING)	2.5 LBS/1,000 SF
OATS (SPRING SEEDING)	2.0 LBS/1,000 SF
MULCH	1.5 TONS/ACRE

E. CATCH BASIN INLET PROTECTION

1. INLET BASKET STRUCTURE

- A. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY PRIOR TO DISTURBING PAVEMENT AND SHALL REMAIN IN PLACE AND MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.

- B. MOLD 6X6, 42 LB. WIRE SUPPORT AROUND INLET FRAME AND GRATE AND EXTEND 6" BEYOND SIDES. SECURE FILTER FABRIC TO WIRE SUPPORT.

- C. THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC; POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:

- GRAB STRENGTH: 45 LB. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D1682)
- MULLEN BURST STRENGTH: MIN. 60PSI (ASTM D774)
- D. THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 GPM.

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

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

F. WINTER CONSTRUCTION SEQUENCE

1. ALL PROPOSED POST-DEVELOPMENT LANDSCAPED 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 EVENT.
2. ALL DITCHES OR 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 APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER OCTOBER 15TH, INCOMPLETE PARKING AREAS WHERE ACTIVE CONSTRUCTION HAS STOPPED FOR THE WINTER ALL TRAVEL SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOWFALL AFTER EACH STORM EVENT.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, 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 BARRIERS AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

FOR SINGLE/DUPLEX FAMILY SUBDIVISIONS, WHEN LOT DEVELOPMENT IS NOT PART OF THE PERMIT, THEN LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

WASTE DISPOSAL

1. 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 PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. 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.
3. 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.

SPILL PREVENTION

1. MATERIAL MANAGEMENT PRACTICES
THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:

GOOD HOUSEKEEPING:
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON SITE DURING 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.

HAZARDOUS PRODUCTS:
THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

- A. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- B. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
- C. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

2. PRODUCT SPECIFICATION PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:

PETROLEUM PRODUCTS:
ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGES. 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.

FERTILIZERS:
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 FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS:
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 MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:
CONCRETE TRUCKS WILL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA DESIGNATED ON SITE.

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, COGGLES, 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 OR 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 RECURS. 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.

DUST CONTROL

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

SITE DEVELOPMENT PLANS

TAX MAP 781Z LOTS 12, 12-1, 12-2, 12-3

EROSION CONTROL NOTES

PROPOSED 4-STORY HOTEL

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JANUARY 21, 2026

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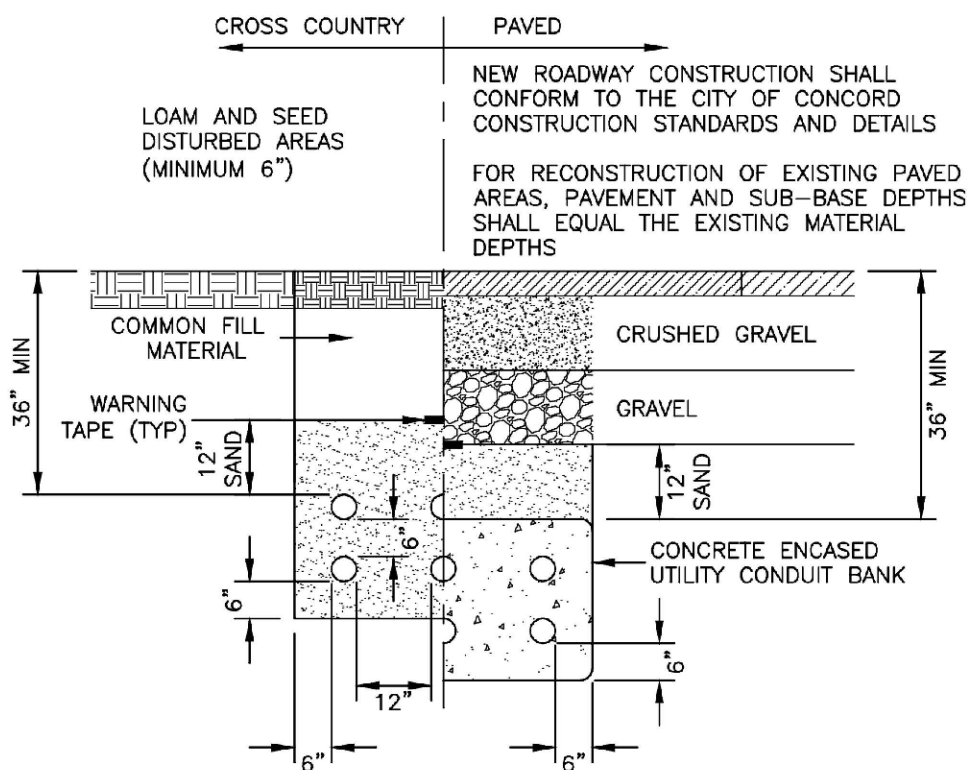
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Jan 21, 2026 - 3:00pm
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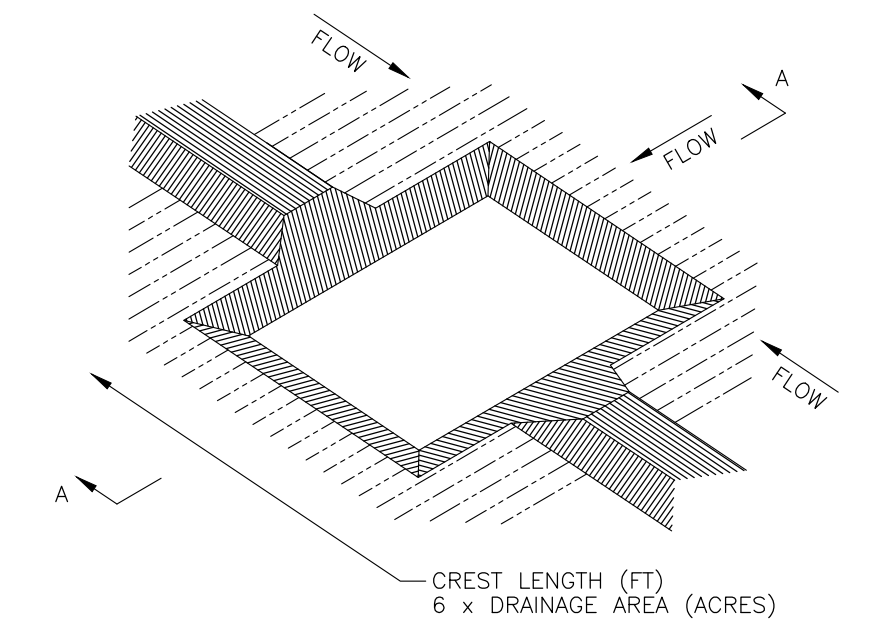
UNDERGROUND CONDUIT INSTALLATIONS SHALL BE COORDINATED WITH ALL LOCAL UTILITIES INCLUDING ELECTRIC, TELEPHONE, GAS, CABLE, STEAM, AND CITY OF CONCORD FIRE ALARM/SIGNAL AND ENGINEERING SERVICES DIVISIONS.

CONDUIT CROSSINGS SHALL BE SWEEPS AT RIGHT ANGLES TO THE STREET. 90° BENDS ARE NOT ACCEPTABLE.

PROPOSED CONDUITS WITHIN PAVED SECTIONS OF STREETS SHALL BE RIGID METAL OR SCH 80 PVC CONDUIT. WHEN THE PROPER DEPTH CANNOT BE ACHIEVED, SCH 40 PVC CONDUIT ENCASED IN CONCRETE SHALL BE USED.

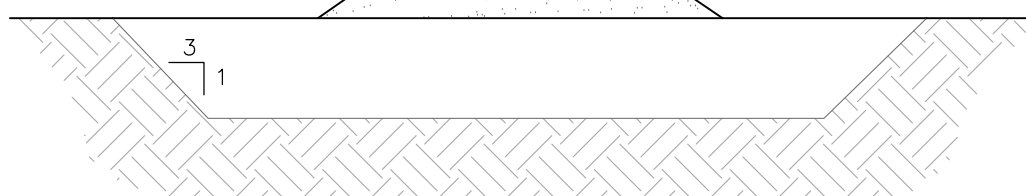
ELECTRIC/ COMMUNICATIONS CONDUIT

NOT TO SCALE



CREST LENGTH (FT)
6 x DRAINAGE AREA (ACRES)

DIKE, IF NECESSARY,
TO DIVERT FLOW INTO TRAP



SECTION A-A

NOTES

- SEDIMENT TRAP TO BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL BASINS/PONDS ARE STABILIZED. IF IT IS DETERMINED THAT CONSTRUCTION OF A SEDIMENT TRAP IS WARRANTED, CONSULT WITH ENGINEER TO DETERMINE APPROPRIATE NUMBER AND DIMENSIONS.

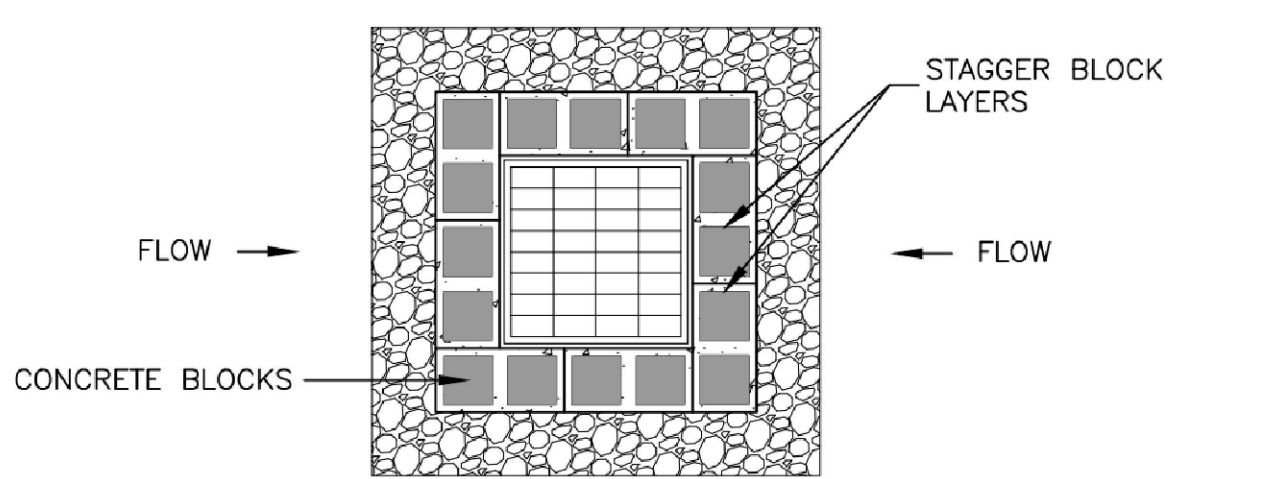
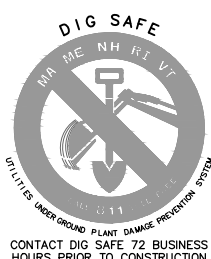
SEDIMENT TRAP

NOT TO SCALE

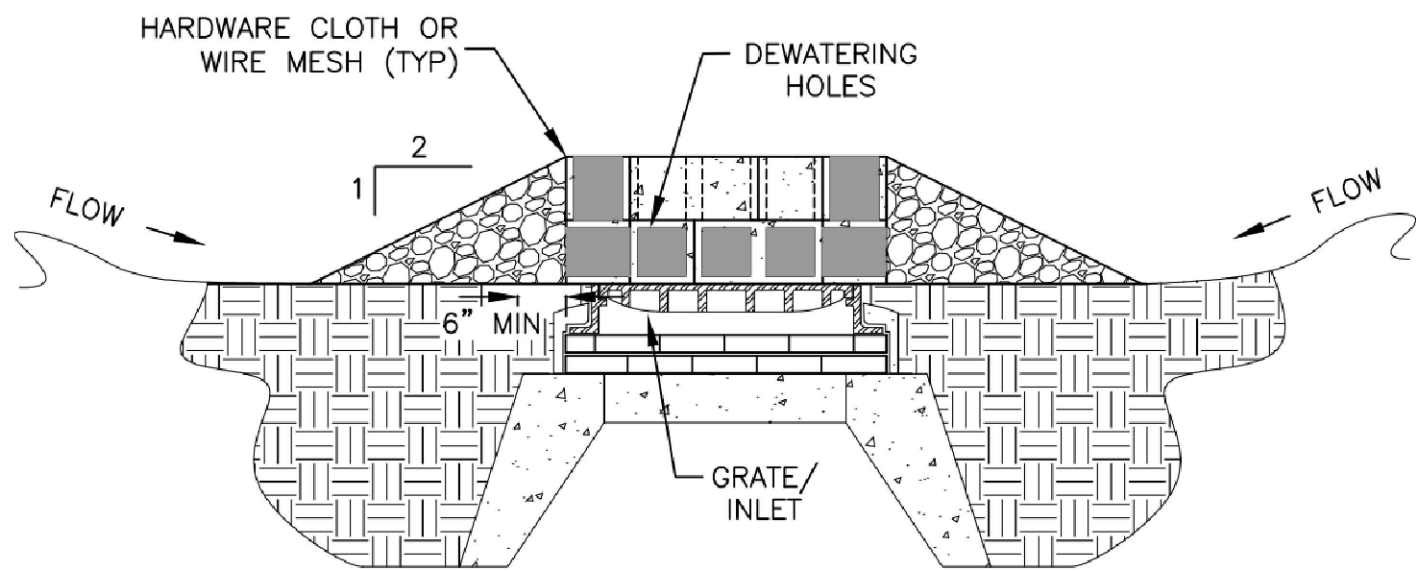
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PLAN



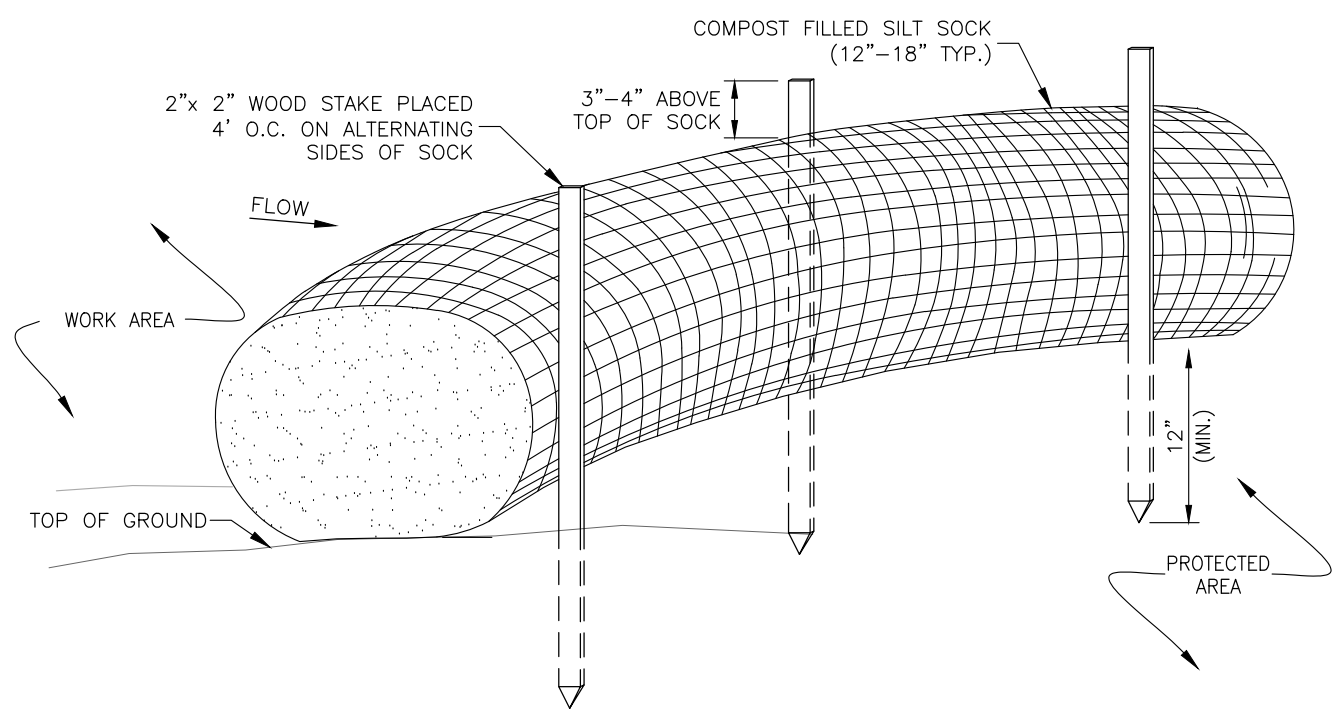
SECTION

CONSTRUCTION REQUIREMENTS

- LAY FIRST COURSE OF BLOCK ON ITS SIDE FOR DEWATERING. PLACE BLOCKS AGAINST FRAME FOR SUPPORT.
- PLACE HARDWARE CLOTH OR WIRE MESH OVER BLOCK OPENINGS TO SUPPORT STONE.
- PLACE STONE ON A 2:1 OR FLATTER SLOPE UP TO THE TOP OF BLOCK.
- REMOVE STONE AND BLOCKS, AS DIRECTED, WHEN NO LONGER NEEDED. BEFORE STONE AND BLOCKS ARE REMOVED, STABILIZE ANY SEDIMENT WHICH IS PERMITTED TO STAY IN PLACE WITH VEGETATION.

CATCH BASIN EROSION PROTECTION

NOT TO SCALE

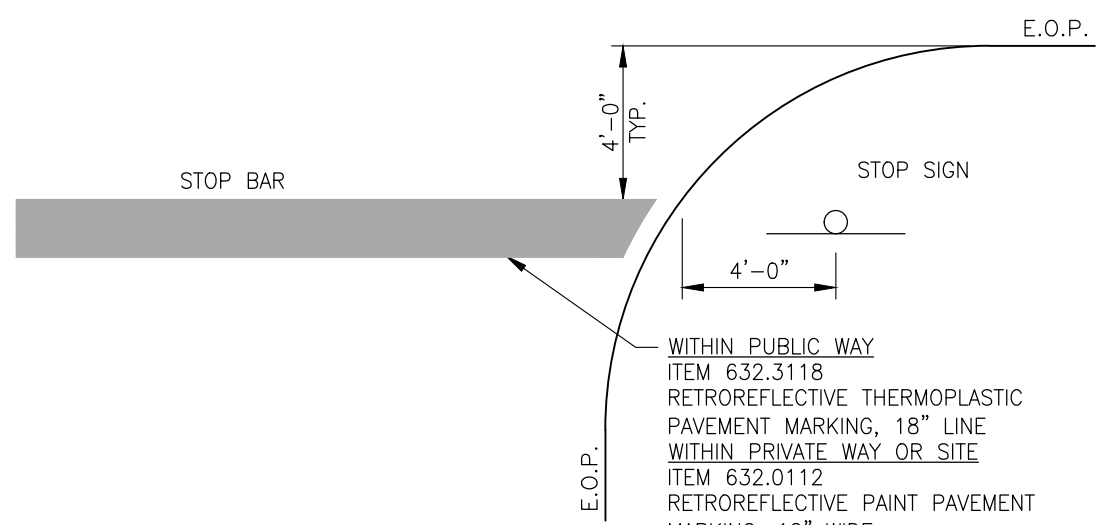


NOTES

- SILT SOCK SHALL BE FILTREXX™ SILT SOCK™ OR APPROVED EQUIVALENT.
 - SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
- SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
- COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

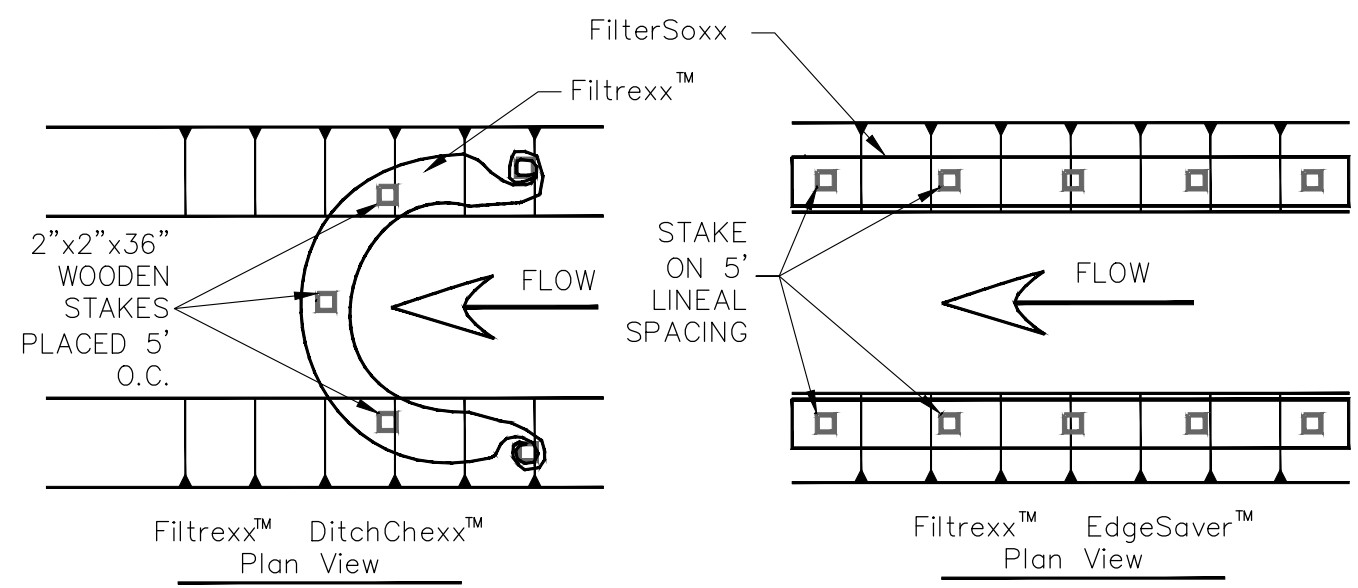
SILT SOCK

NOT TO SCALE



STOP BAR

NOT TO SCALE

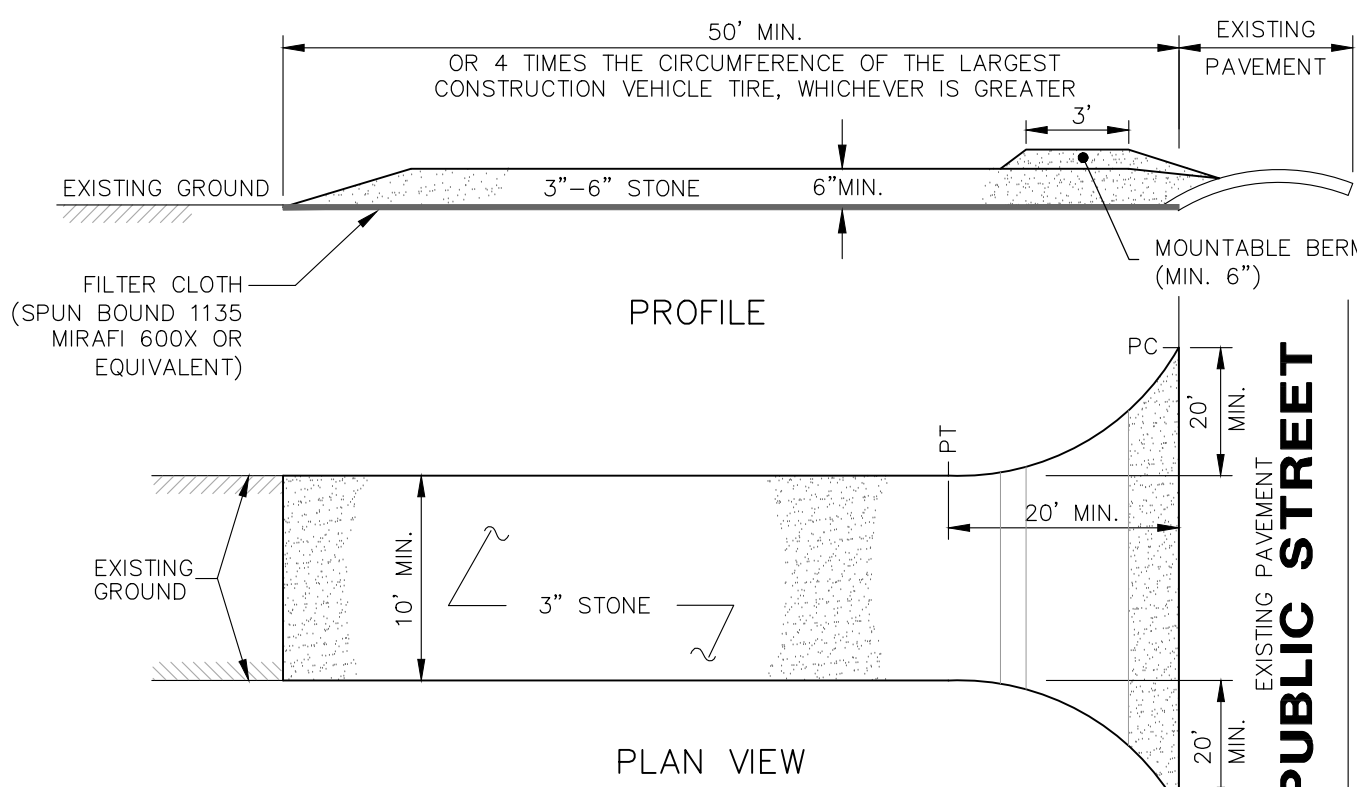


NOTES:

- ALL MATERIAL TO MEET Filtrex SPECIFICATIONS
- Filtrex COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
- COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX FILTERSOXX STAKING

NOT TO SCALE

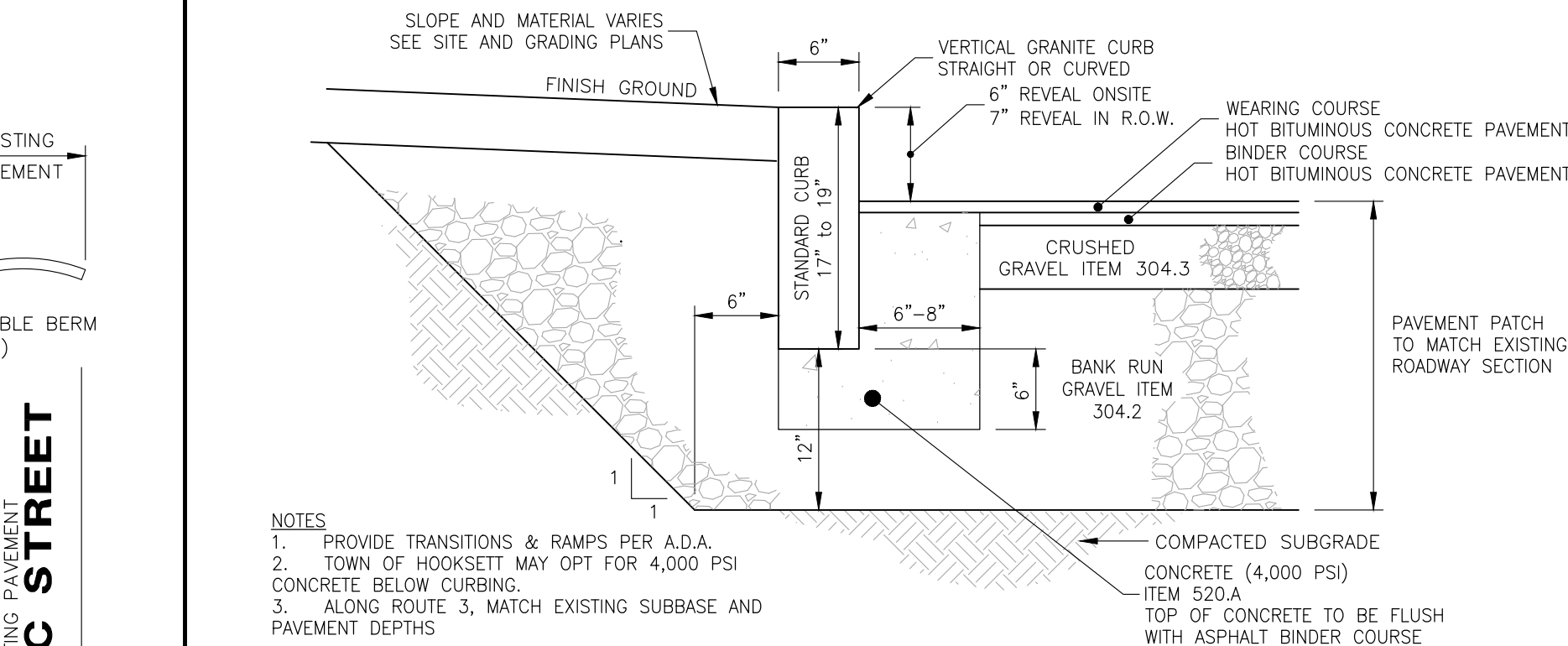


NOTES

- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE SURFACE.
- WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN STORM EVENT.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTES

- PROVIDE TRANSITIONS & RAMPS PER A.D.A.
- TOWN OF HOOKSETT MAY OPT FOR 4,000 PSI CONCRETE BELOW CURBING.
- ALONG ROUTE 3, MATCH EXISTING SUBBASE AND PAVEMENT DEPTHS.

VERTICAL GRANITE CURB

NOT TO SCALE

SITE DEVELOPMENT PLANS

TAX MAP 781Z LOTS 12, 12-1, 12-2, 12-3

DETAILS

PROPOSED 4-STORY HOTEL

94-98 MANCHESTER STREET
CONCORD, NEW HAMPSHIRE

OWNED BY & PREPARED FOR
KEY AUTO GROUP

SCALE: NTS

JANUARY 21, 2026

Seacoast Division

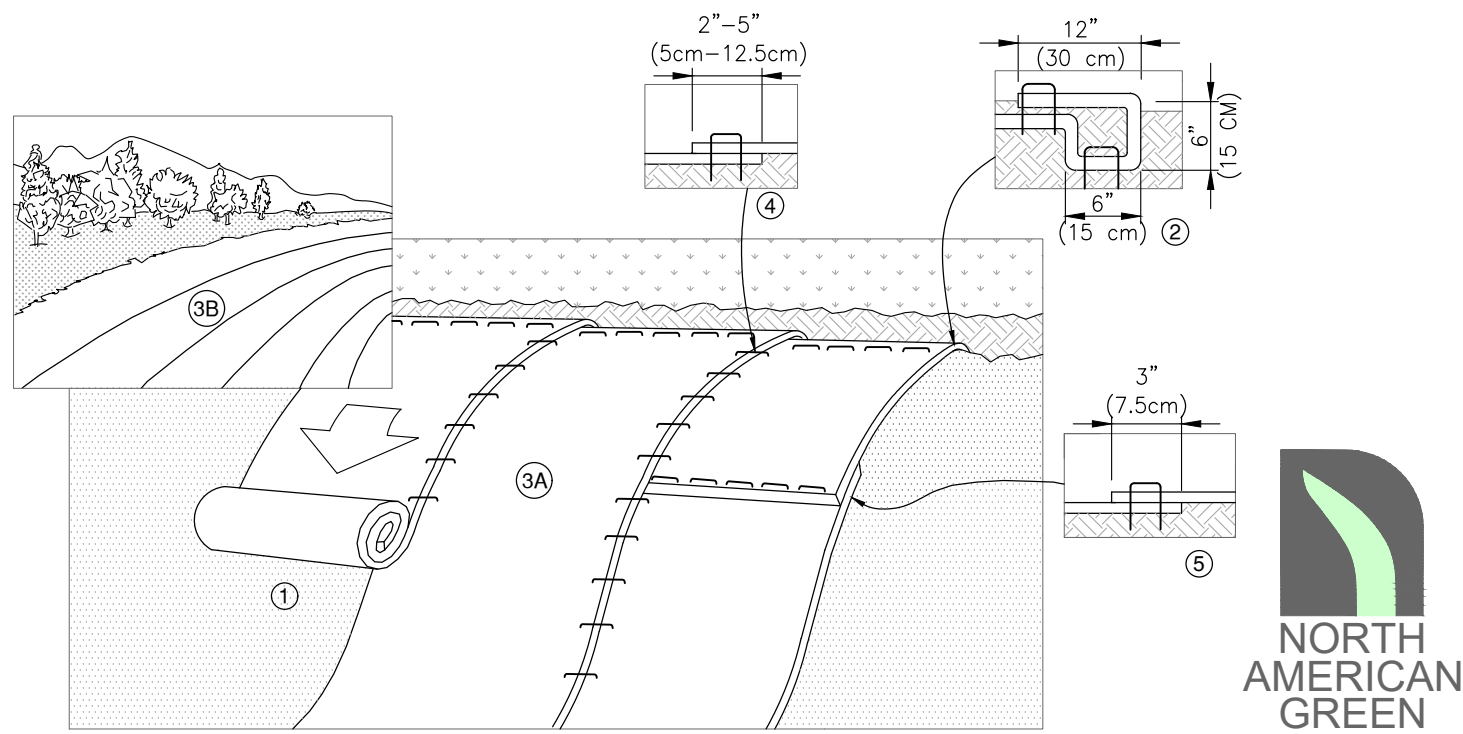
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	CK CRR CADFILE	95513.11-DETAILS		

C-14



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP'S.

ROLL THE RECP's (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP'S TYPE.

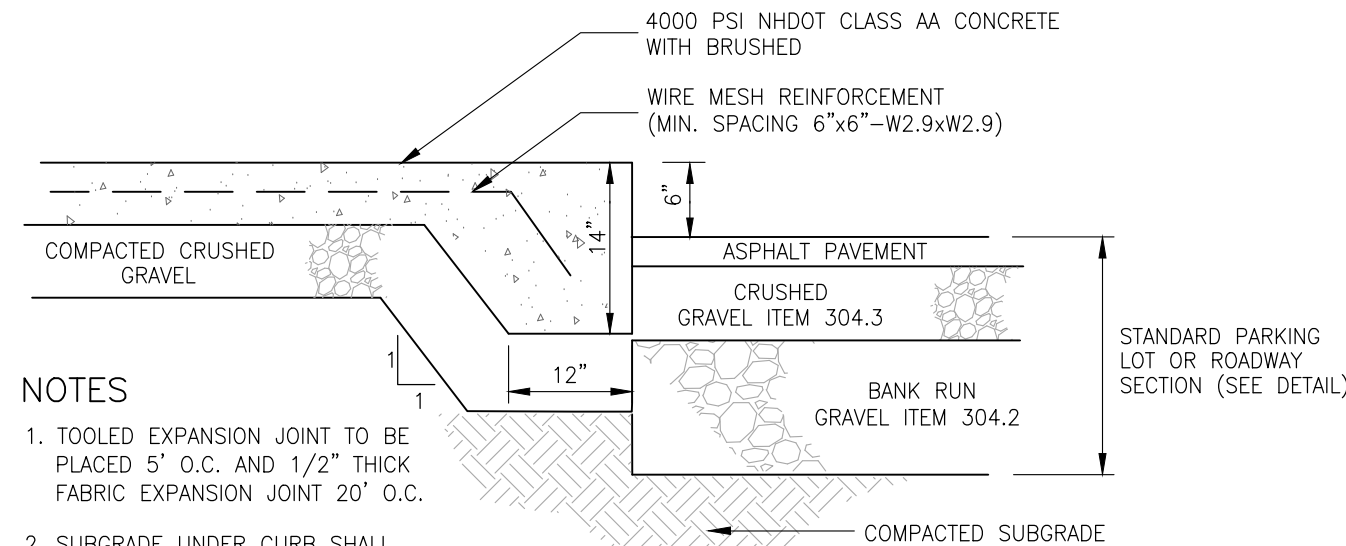
CONSECUTIVE RECP'S SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP'S WIDTH. NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

SLOPE INSTALLATION

NORTH AMERICAN GREEN

REV. 1/2005

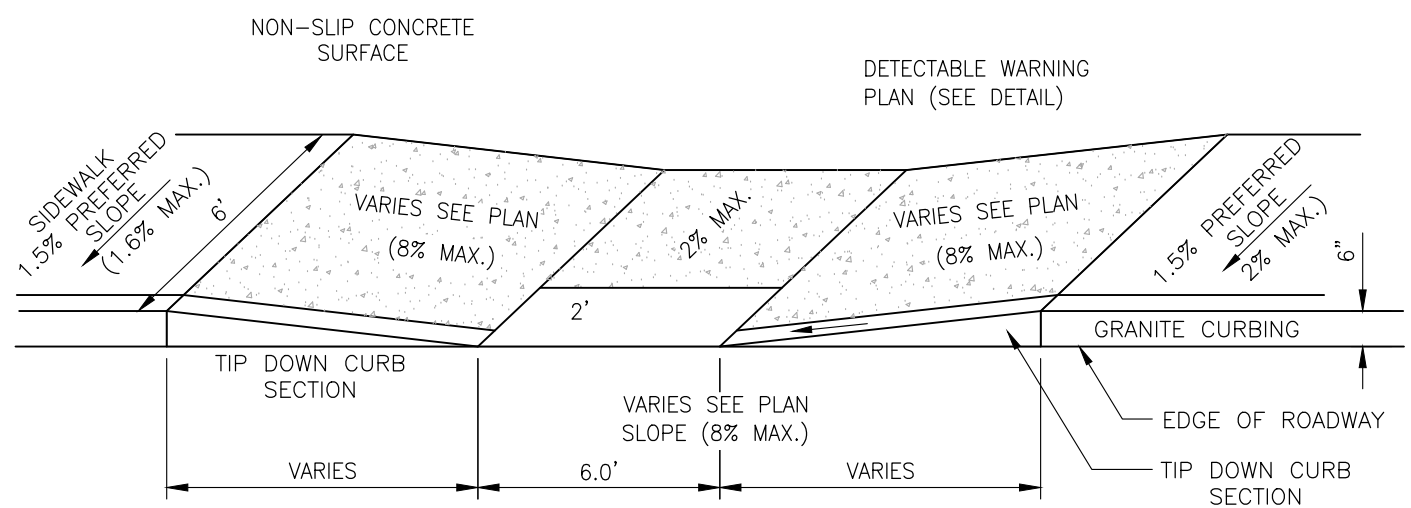
NOT TO SCALE



- NOTES
1. TOOLED EXPANSION JOINT TO BE PLACED 5' O.C. AND 1/2" THICK FABRIC EXPANSION JOINT 20' O.C.
 2. SUBGRADE UNDER CURB SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR PRIOR TO POURING CURB/SIDEWALK

CONCRETE CURB AT SIDEWALK

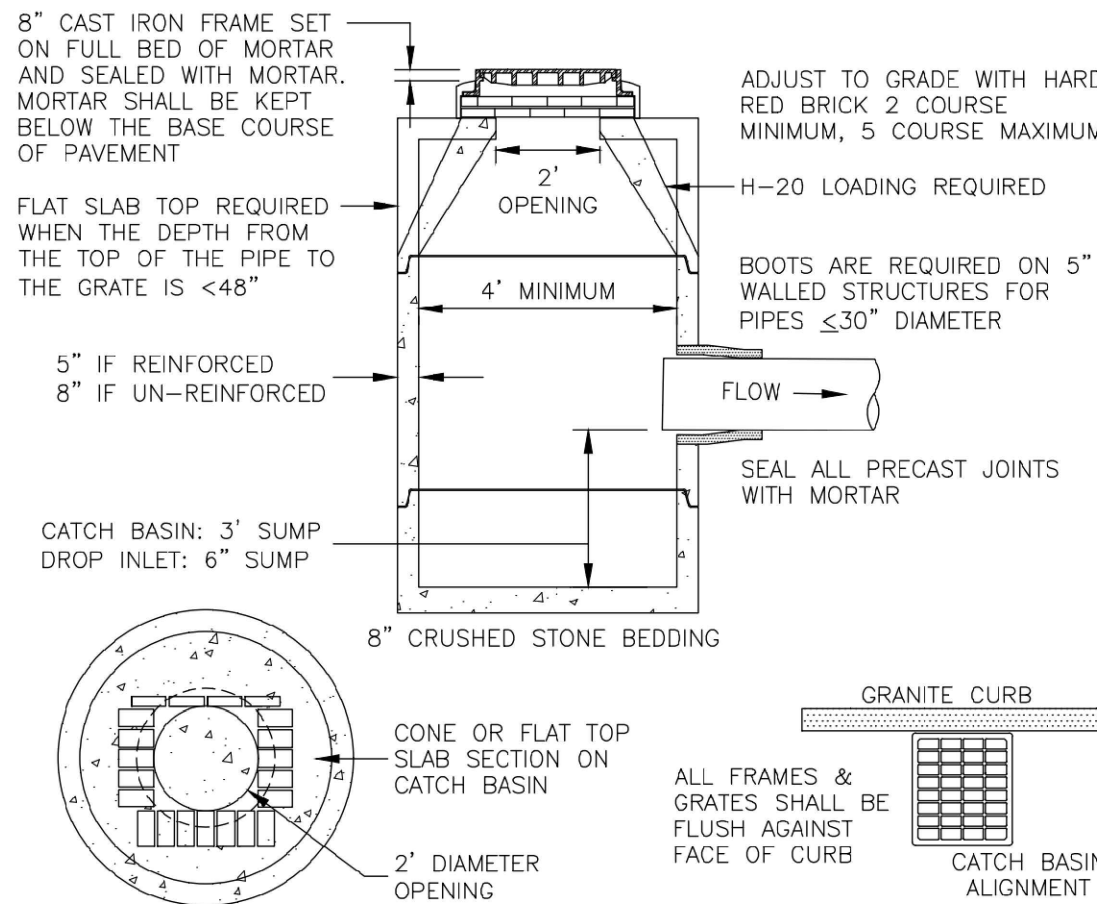
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ACCESSIBLE RAMP RECESSED IN WALK

WITH DETECTABLE WARNING SURFACE

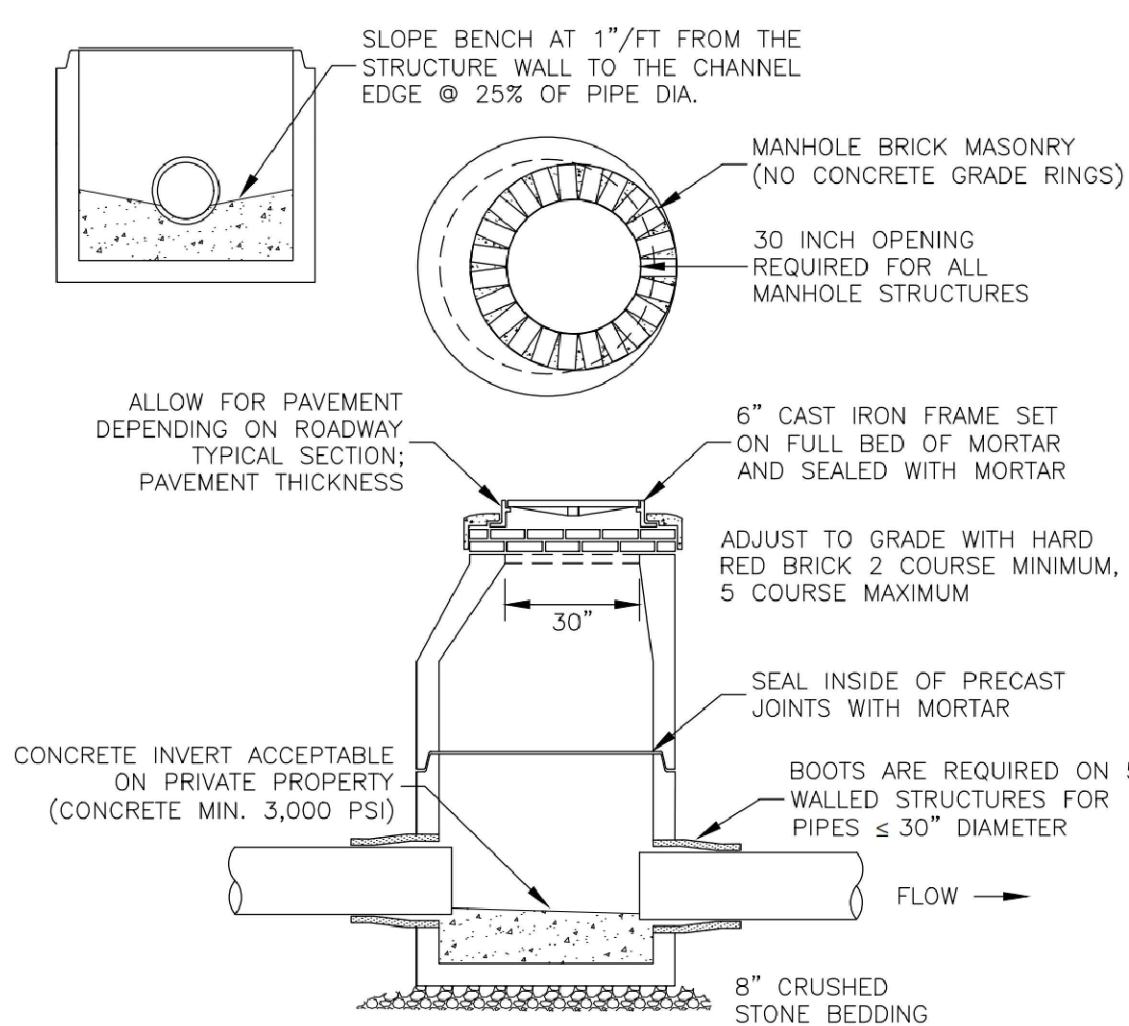
NOT TO SCALE



- NOTES:
1. CONCRETE SHALL BE 4,000 PSI AFTER 28 DAYS.
 2. SEAL ALL PRECAST JOINTS WITH BITUMASTIC SEAL.
 3. LIFT HOLES AND BOOT RECESSES ARE TO BE SEALED WITH MORTAR FLUSH TO THE OUTSIDE STRUCTURE WALL PRIOR TO BACKFILLING.
 4. MINIMUM DEPTH FROM RIM TO INVERT OF THE HIGHEST PIPE SHALL BE: 12"Ø=3.7', 15"Ø=3.9', 18"Ø=4.2', 24"Ø=4.8', 30"Ø=5.3', 36"Ø=5.8'
 5. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES. NO MORE THAN 75% OF A HORIZONTAL CROSS-SECTION SHALL BE HOLES AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.
 6. MANHOLES AND TRAFFIC SIGNAL LOOPS SHALL BE SEPARATED BY A MINIMUM OF 2' TO ALLOW FOR MAINTENANCE OF STRUCTURE.
 7. THREE FLANGED FRAMES SHALL BE USED FOR INSTALLATIONS ADJACENT TO VERTICAL GRANITE CURBS.
 8. NHDOT TYPE "F" GRATE REQUIRED FOR ROADWAYS HAVING SLOPES EQUAL TO OR GREATER THAN 3%. TYPE "F" SHALL BE BICYCLE SAFE.
 9. BRICK WORK SHALL BE RECTANGULAR AND CONFORM TO THE DIMENSIONS OF THE GRATE BEING USED. TYPE "B" GRATES SHALL BE ALIGNED WITH THE 22" DIMENSION AGAINST THE CURB.

CATCH BASIN

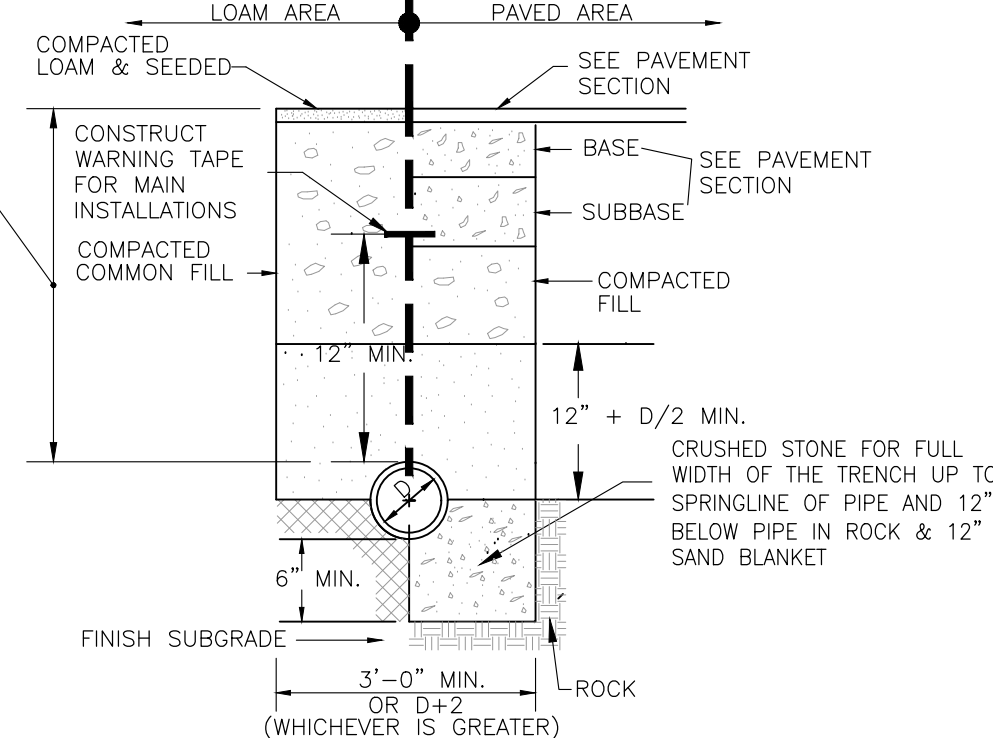
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- NOTES:
1. CONCRETE: 4,000 PSI AFTER 28 DAYS
 2. H=20 LOADING REQUIRED
 3. 5" MINIMUM WALL THICKNESS IF REINFORCED, 8" IF UN-REINFORCED
 4. SEAL ALL PRECAST JOINTS WITH BITUMASTIC SEAL
 5. LIFT HOLES AND BOOT RECESSES ARE TO BE SEALED WITH MORTAR FLUSH TO THE OUTSIDE STRUCTURE WALL PRIOR TO BACKFILLING
 6. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES. NO MORE THAN 75% OF A HORIZONTAL CROSS-SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS
 7. MANHOLES AND TRAFFIC SIGNAL LOOPS SHALL BE SEPARATED BY A MINIMUM OF 2' TO ALLOW FOR MAINTENANCE OF STRUCTURE

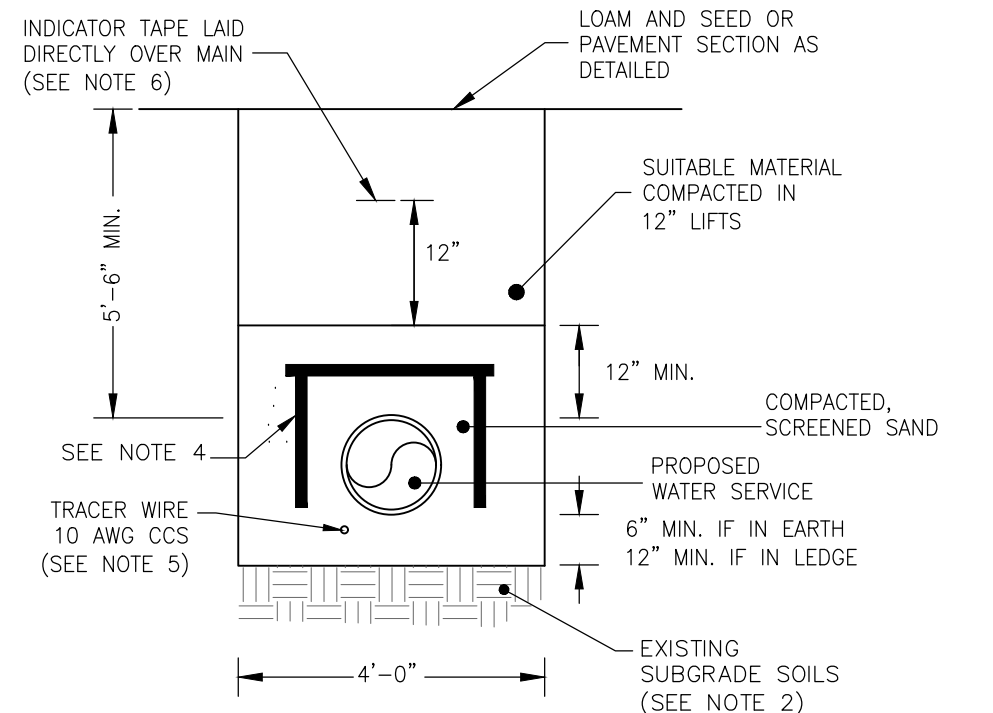
DRAIN MANHOLE

NOT TO SCALE



GAS TRENCH

NOT TO SCALE



NOTES

1. ALL FITTINGS SHALL BE DR 9.
2. IN LOCATIONS WITH EXISTING FILL SOILS, THE EXISTING SUBGRADE SOILS AT THE BOTTOM OF THE TRENCH SHALL BE OVER-EXCAVATED 2' DEEP AND RECOMPACTED IN 12" LIFTS TO 95% MAXIMUM DENSITY. FOR SOIL PLACED BENEATH PROPOSED WATER LINES, AT LEAST 3 PROCTOR COMPACTION TESTS MUST BE CONDUCTED BY A QUALIFIED TECHNICIAN EVERY 50 FEET FOR EACH 12" LIFT.
3. SUITABLE FILL MATERIAL TO BE FREE OF DEBRIS WITH MAXIMUM AGGREGATE SIZE OF 6-INCHES, WITH NO MORE THAN 12% OF THE MATERIAL PASSING THE NO. 200 SIEVE, IN CONFORMANCE WITH TNWD STANDARD SPECIFICATIONS. COMPACTED IN 12" LIFTS TO 95% MAXIMUM DENSITY USING THE MODIFIED PROCTOR COMPACTION TEST.
4. RIGID STYROFOAM INSULATION (DOW HI-40 OR EQUAL) WITH 6" CLEAN SAND BLANKET AROUND WATER PIPE WHERE WATER AND DRAIN PIPE SEPARATION IS LESS THAN 18".
5. TRACER WIRE SPECIFIED FOR NON-METALLIC WATER LINES SHALL BE INSTALLED BELOW AND TO THE SIDE OF THE PIPE AND PER THE MANUFACTURER REQUIREMENTS. THEY SHALL BE 12 AWG, SOLID COPPER, POLYETHYLENE COATED. TRACER WIRE PRODUCT SHALL BE SELECTED FOR OPEN CUT INSTALLATION TECHNIQUE.
6. INDICATOR TAPE SHALL BE BLUE MARKING TAPE LABELED "WATER" IN THREE-INCH LETTERS AND SHALL BE INSTALLED 12-INCHES ABOVE THE 12-INCH SAND BLANKET.
7. REFER TO WATER MATERIAL MANUFACTURERS APPROVED BY TNWD AND RECOMMENDED BY TFM.

WATER TRENCH

NOT TO SCALE

SITE DEVELOPMENT PLANS

TAX MAP 781Z LOTS 12, 12-1, 12-2, 12-3

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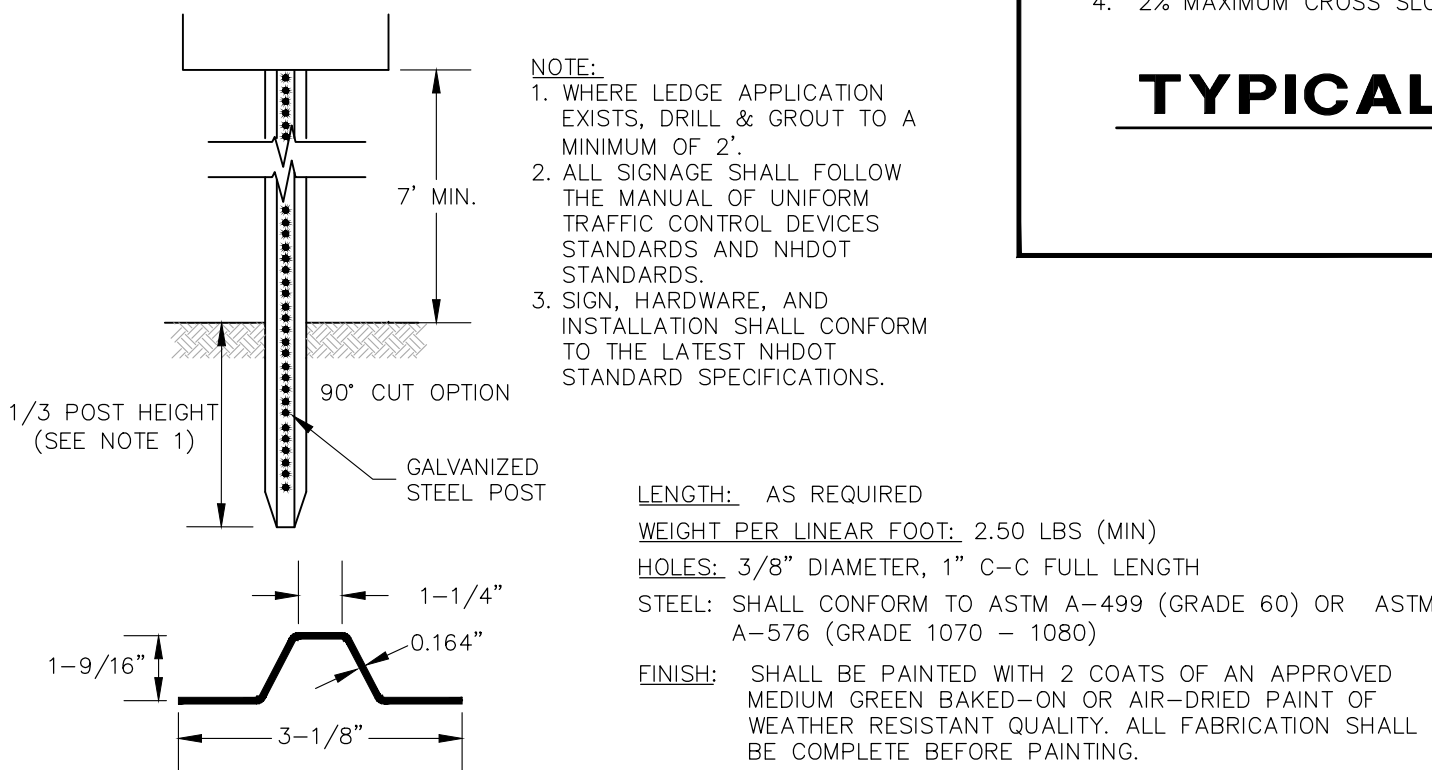


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SIGN POST

NOT TO SCALE

TYPICAL PARKING LAYOUT

NOT TO SCALE

NOTE

1. TRAFFIC PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER AND SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F". APPLY TWO COATS.
2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT, LATEST EDITION.
3. ALL PAINTED ISLANDS SHALL BE 4" WIDE DIAGONAL LINES AT 3'-0" OC BORDERED BY 4" WIDE LINES.
4. 2% MAXIMUM CROSS SLOPE ALLOWED IN ACCESSIBLE PARKING SPACES AND ACCESS AISLES.

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1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLYETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F278 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION OF MOISTURE CONTENT, MOISTURE SENSITIVITY, AND SOIL COMPOSITION. REFER TO THE STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, SECTION 202.02 FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
- TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE MORE THAN 2" (50 mm).
 - TO ENSURE THE INTEGRITY OF THE ARCH DURING INSTALLATION, THE ARCH "FITNESS COMEANT" DEFINED IN SECTION 202.02 SHALL BE GREATER THAN OR EQUAL TO 325 LBS/FT² (20 kPa).
 - AND TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

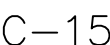
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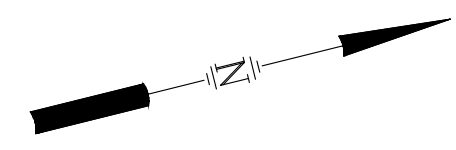
INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- A.1. REMOVE/OPEN LID ON NYLOPLAST IN-LINE DRAIN
- A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- IF SEDIMENT IS AT OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- B.3. IF SEDIMENT IS AT OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSAGES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATINGS, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTREAT SYSTEM.

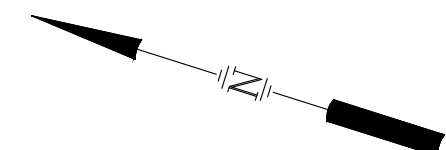
NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



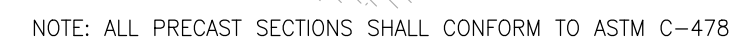


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OUTLET CONTROL STRUCTURE TABLE	
INV.	OCS-01
RIM	327.41
A	321.10
B	325.75
E	321.45



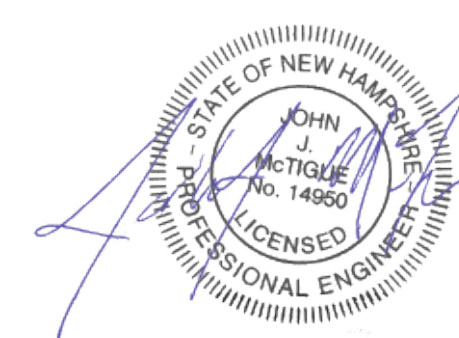
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TAX MAP 781Z LOTS 12, 12-1, 12-2, 12-3

PROPOSED 4-STORY HOTEL

OWNED BY & PREPARED FOR
KEY AUTO GROUP

JANUARY 21, 2026

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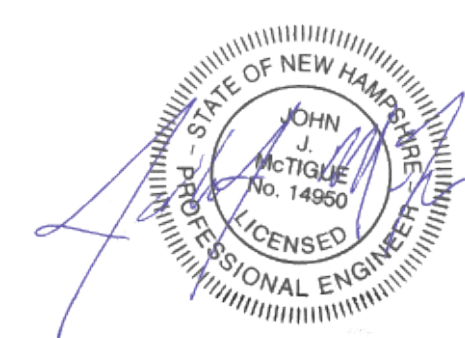
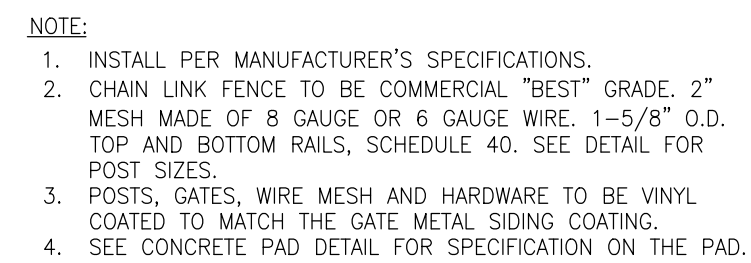
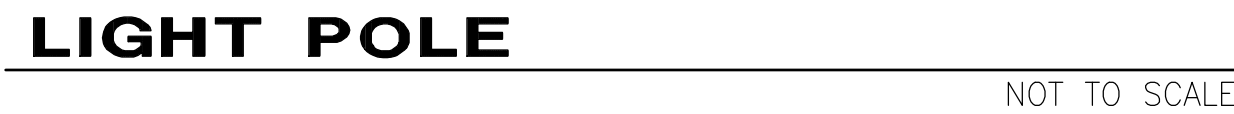
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DR	JKC	FB
CK	CRB	CADEILLE

95513.11 DETAIL S

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TAX MAP 781Z LOTS 12, 12-1, 12-2, 12-3

PROPOSED 4-STORY HOTEL

OWNED BY & PREPARED FOR

OWNED BY & PREPARED FOR

KEY AUTO GROUP

JANUARY 21, 2026

- Civil Engineers
- Structural Engineers
- Traffic Engineers
- Land Surveyors
- Landscape Architects
- Scientists

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		CK	CRR	CADFILE	95513.11_DETAILS	

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SEWER SERVICE NOTES

1) MINIMUM SIZE PIPE FOR SEWER SERVICE SHALL BE FOUR INCHES.

2) PIPE AND JOINT MATERIALS:

A. PLASTIC SEWER PIPE

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

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	*PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 18" (T-1 TO T-3)
F794	PVC (RIBBED WALL)	8" THROUGH 36"
D2680	*ABS (COMPOSITES WALL)	8" THROUGH 15"

*PVC: POLY VINYL CHLORIDE
*ABS: ACRYLONITRILE-BUTADIENE-STYRENE

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

ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2680, POLYMER COMPOUNDING SHALL BE TO ASTM D-1788 (CLASS 322).

JOINTS FOR ABS TRUSS PIPE SHALL BE CHEMICAL WELDED COUPLINGS TYPE SC IN ACCORDANCE WITH ASTM D-2680, FORMING A CHEMICAL WELDED JOINT.

B. DUCTILE-IRON PIPE, FITTINGS AND JOINTS.

- DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE: A21.50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS. A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.
- JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO: A21.11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS

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

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

5) TEES AND WYES: WHERE A TEE OR WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE, FOLLOWING MANUFACTURERS' INSTRUCTIONS USING A BOLTED, CLAMPED OR EPOXY-CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING IN THE SEWER. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH OR OTHER SUCH MATERIAL AROUND THE JOINT, OR APPLYING MORTAR TO HOLD THE CONNECTION, AND ANY OTHER SIMILAR CRUDE PRACTICES OR INEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED AS SHOWN IN THE DETAIL UP TO AND INCLUDING 15" DIAMETER.

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

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

7) TESTING: THE COMPLETED SEWER SERVICE SHALL BE SUBJECTED TO A THIRD PARTY LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS: (PRIOR TO BACKFILLING)

A. AN OBSERVATION TEE SHALL BE INSTALLED AS SHOWN AND WHEN READY FOR TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE TEE. WATER INFLATION: WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.

B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER, TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS OR, IF TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.

C. DRY FLUORESCENCE DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER, OR IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST DOWN-STREAM MANHOLE.

LEAKAGE OBSERVED IN ANY ONE OF THE ABOVE ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG-UP IF NECESSARY AND RE-LAID SO AS TO ASSURE WATER TIGHTNESS.

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

9) WATER SERVICE SHALL NOT BE LAID IN SAME TRENCH AS SEWER SERVICE.

10) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33-67.

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

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

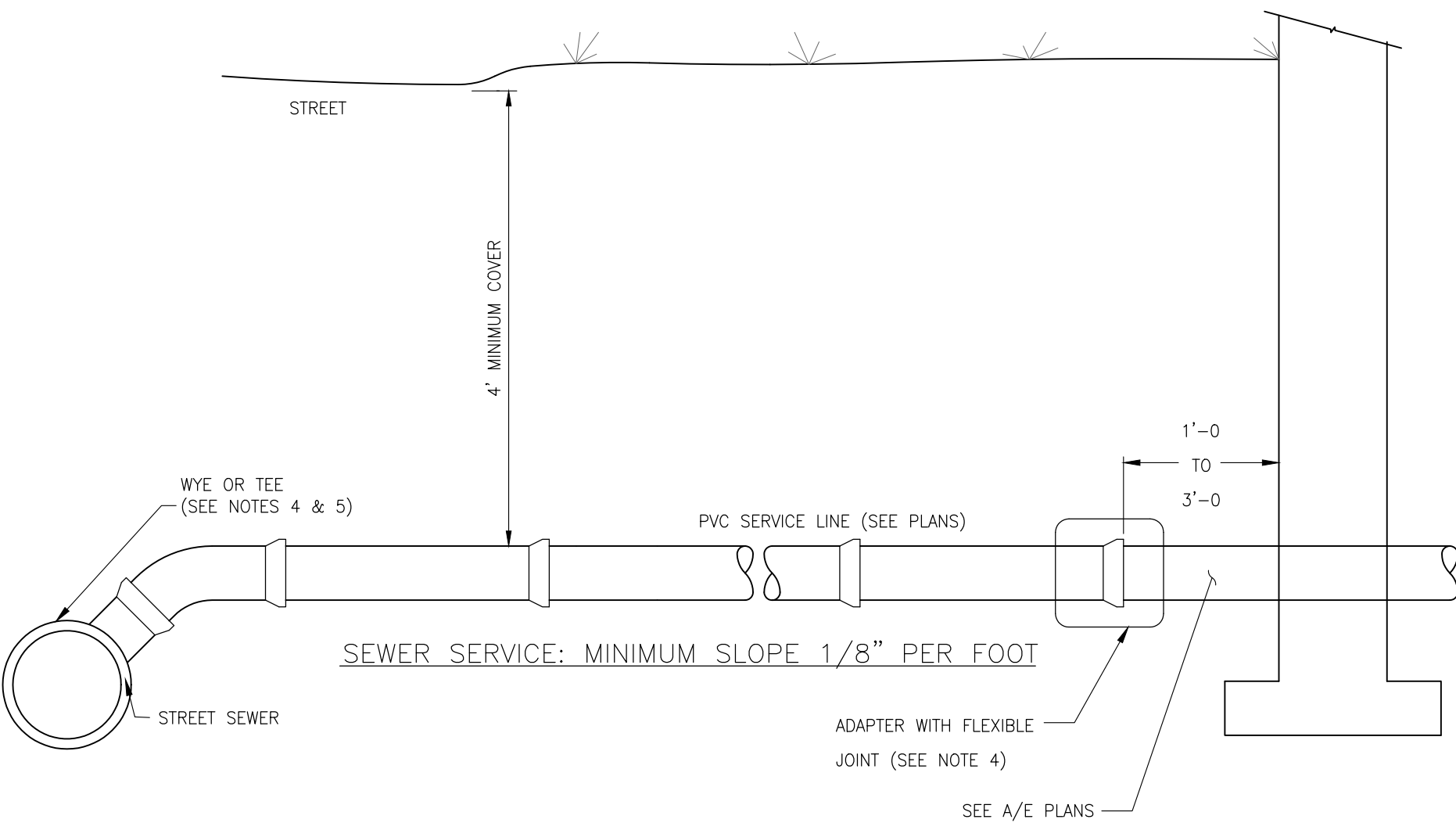
11) LOCATION: THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.

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

RIGID STYROFOAM INSULATION (DOW HI-40 OR EQUAL) WITH 6" CLEAN SAND BLANKET AROUND PIPE & INSULATION FOR PIPES WITH LESS THAN 4' COVER (IN PAVEMENT LOCATIONS) AND 6' COVER (IN UNPAVED LOCATIONS)

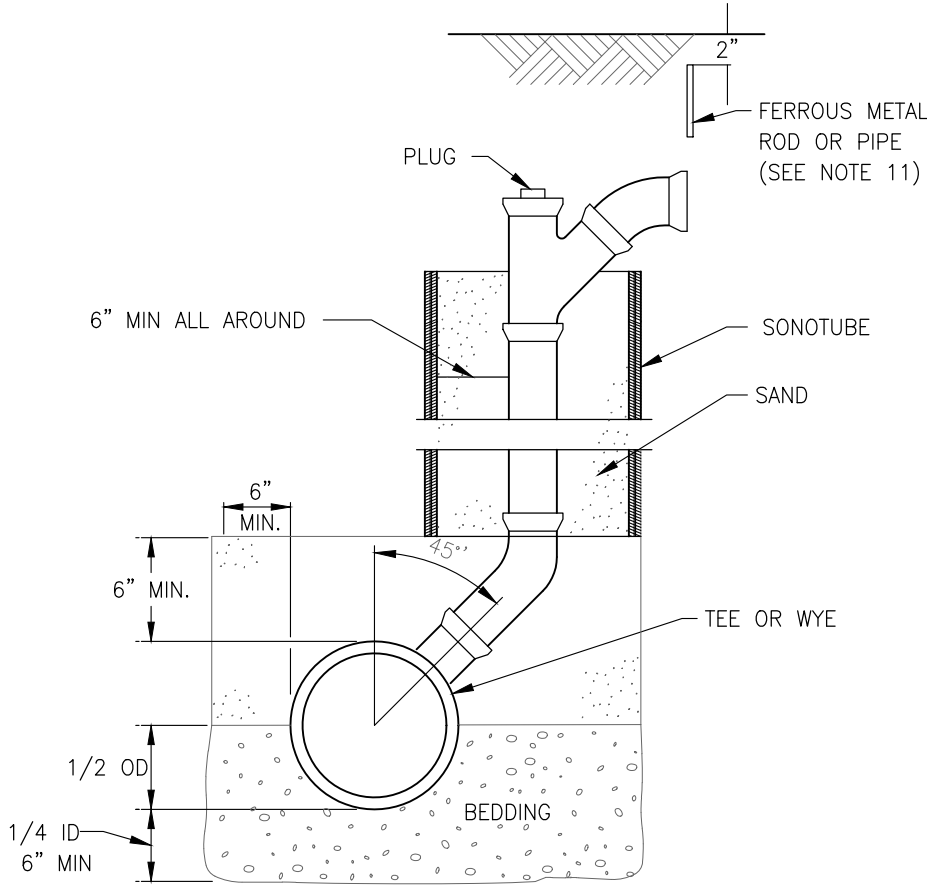
BEDDING TO BE THOROUGHLY COMPACTED (SEE NOTE 10)

TYPICAL CROSS SECTION



SEWER SERVICE: MINIMUM SLOPE 1/8" PER FOOT

SEWER SERVICE
N.T.S.



NOTES

- BACKFILLING TO BE BROUGHT UP EVENLY ON ALL SIDES.
- SEE NOTE 12.

CHIMNEY

GRAVITY SEWER NOTES

1. MINIMUM SIZE PIPE FOR GRAVITY SEWER SHALL BE 8-INCHES.

2. PIPE AND JOINT MATERIALS FOR PLASTIC SEWER PIPE SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034-04a	*PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679-03	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F794-03	PVC (RIBBED WALL)	8" THROUGH 36"
F1760-01(2005)e1	PVC, RECYCLED	ALL DIAMETERS

*PVC: POLY VINYL CHLORIDE

3. PLASTIC SEWER PIPE SHALL HAVE A PIPE STIFFNESS RATING OF AT LEAST 46 POUNDS PER SQUARE INCH AT 5 PERCENT PIPE DIAMETER DEFLECTION, AS MEASURED IN ACCORDANCE WITH ASTM D2412-02 DURING MANUFACTURE.

4. JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212-96(g)(2003)e1 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.

5. DUCTILE-IRON PIPE, FITTINGS AND JOINTS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE AMERICAN WATER WORKS ASSOCIATION (AWWA).

AWWA C151/A21.51-02 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536-84 (2004) DUCTILE IRON CASTINGS.

AWWA C151/A21.51-02 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.

JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO AWWA C151/A21.11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS.

6. CONCRETE PIPE SHALL CONFORM TO AWWA C302-04.

7. PRESTRESSED CONCRETE CYLINDER PIPE AND FITTINGS SHALL CONFORM TO AWWA C301-99.

JOINTS SEALS FOR CONCRETE CYLINDER PIPE SHALL BE OIL RESISTANT ELASTOMERIC MATERIAL CONFORMING TO ASWWA C301-99 SPECIFICATIONS.

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

9. GRAVITY SEWER PIPE TESTING SHALL BE AS FOLLOWS:

ALL NEW GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY THE USE OF LOW-PRESSURE AIR TESTS.

LOW PRESSURE AIR TESTING SHALL BE IN CONFORMANCE WITH:

ASTM F1417-92(2005) "STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW PRESSURE AIR".

UNI-BELL PVC PIPE ASSOCIATION UNI-B-6, "LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE".

10. ALL NEW GRAVITY SEWERS SHALL BE CLEANED AND VISUALLY INSPECTED AND SHALL BE TRUE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO USE.

11. ALL PLASTIC SEWER PIPE SHALL BE DEFLECTION TESTED NOT LESS THAN 30 DAYS FOLLOWING INSTALLATION.

12. THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5.0 PERCENT OF THE AVERAGE INSIDE DIAMETER.

13. TRENCH CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:

SEWERS SHALL BE BURIED TO A MINIMUM DEPTH OF 6' BELOW GRADE IN ALL ROADWAY LOCATIONS AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS COUNTRY LOCATIONS.

WHERE SEWER LINES CROSS WATER PIPES, A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. AT SEWER/WATER INTERSECTIONS, A MINIMUM OF 6 FEET SHALL BE PROVIDED FROM THE WATER LINE TO THE SEWER PIPE JOINT. 12" SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE REQUIRED BETWEEN SEWER LINES AND ALL OTHER PIPES.

TRENCH DIMENSIONS FOR SEWER PIPE LESS THAN 15 INCHES IN DIAMETER, THE ALLOWABLE TRENCH WIDTH AT A PLANE 12 INCHES ABOVE THE PIPE SHALL BE NO MORE THAN 36 INCHES AND FOR PIPE 15 INCHES AND LARGER, THE ALLOWABLE WIDTH SHALL BE EQUAL TO THE PIPES OUTSIDE DIAMETER PLUS 24 INCHES.

PIPE TRENCH BEDDING MATERIAL AND FILL MATERIAL FOR EXCAVATION BELOW GRADE SHALL BE SCREENED GRAVEL OR CRUSHED STONE TO ASTM C33-03 STONE SIZE NO. 67. THE PIPE SAND BLANKET MATERIAL SHALL BE GRADED SAND FREE FROM ANY ORGANIC MATERIALS, GRADED SUCH THAT 100 PERCENT PASSED THE 1/2-INCH SIEVE AND A MAXIMUM OF 15 PERCENT PASSES A #200 SIEVE. IN LIEU OF A SAND BLANKET, A STONE ENVELOPE 6 INCHES THICK COMPLETELY AROUND THE PIPE USING 3/4-INCH STONE MAY BE USED.

PIPE BEDDING MATERIAL SHALL EXTEND FROM A HORIZONTAL PLANE THROUGH THE PIPE AXIS TO 6-INCHES BELOW THE BOTTOM OF THE OUTSIDE SURFACE OF THE PIPE.

PIPE SAND BLANKET MATERIAL SHALL COVER THE PIPE A MINIMUM OF 12 INCHES ABOVE THE CROWN OF THE OUTSIDE SURFACE.

COMPACTION SHALL BE IN 12-INCH LAYERS FOR BEDDING AND BLANKET MATERIALS.

BACKFILL MATERIAL SHALL BE IN 3-FOOT LAYERS TO THE GROUND SURFACE EXCEPT FOR ROAD CONSTRUCTION WHERE THE FINAL 3-FEET SHALL BE COMPACTED IN 12-INCH LAYERS TO THE ROAD BASE SURFACE.

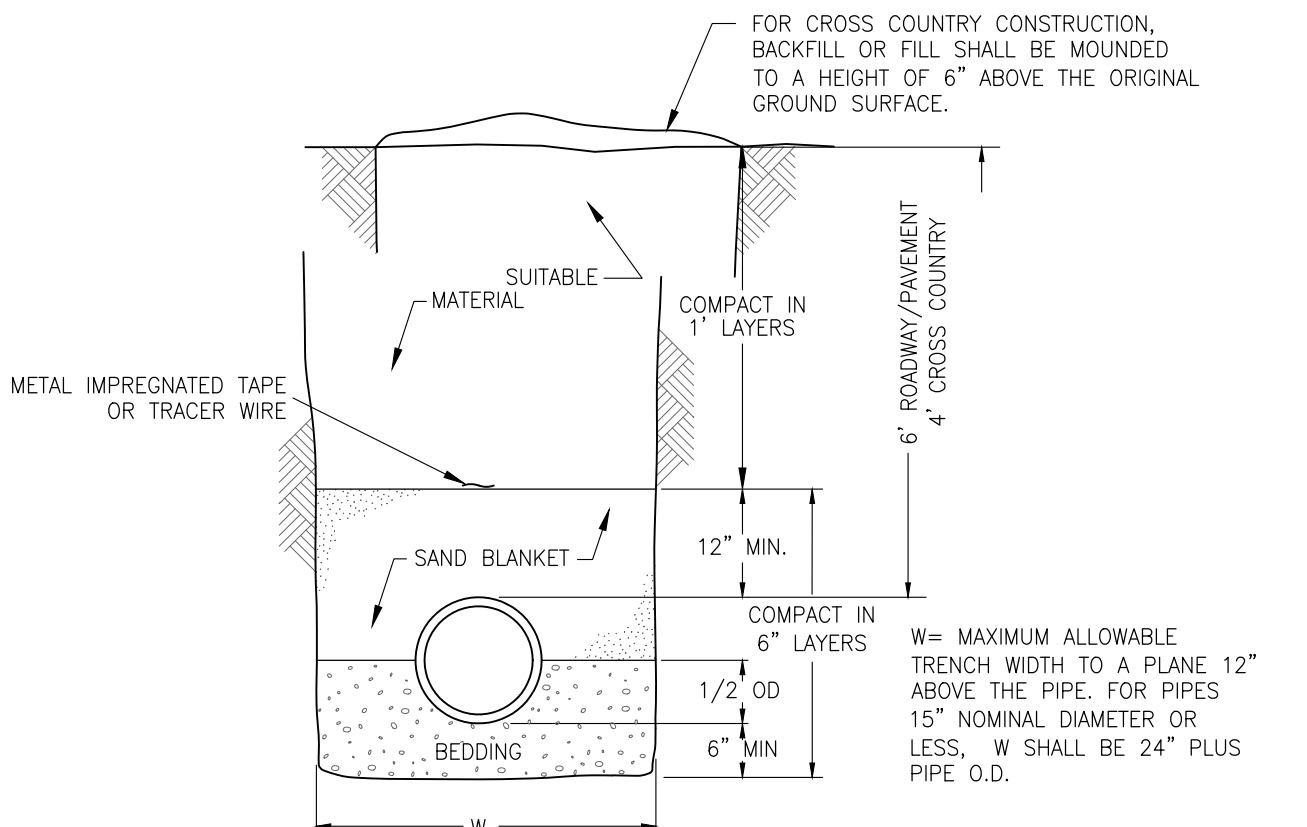
TRENCH BACKFILL MATERIAL IN ROADWAY LOCATIONS SHALL BE NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION, EXCLUDING DEBRIS, PAVEMENT PIECES, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT, CLAY, EXCAVATED LEDGE, ROCKS OVER 6 INCHES IN THE LARGEST DIMENSION, OR ANY OTHER UNSUITABLE MATERIAL NOT APPROVED BY THE ENGINEER.

TRENCH BACKFILL AT CROSS-COUNTRY LOCATIONS SHALL BE AS DESCRIBED ABOVE EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLE RECONSTRUCTION, WHEN NECESSARY WILL BE PRESERVED. BACKFILL SHALL BE MOUND 6-INCHES ABOVE ORIGINAL GROUND.

BASE COURSE MATERIALS FOR TRENCH REPAIRS SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.

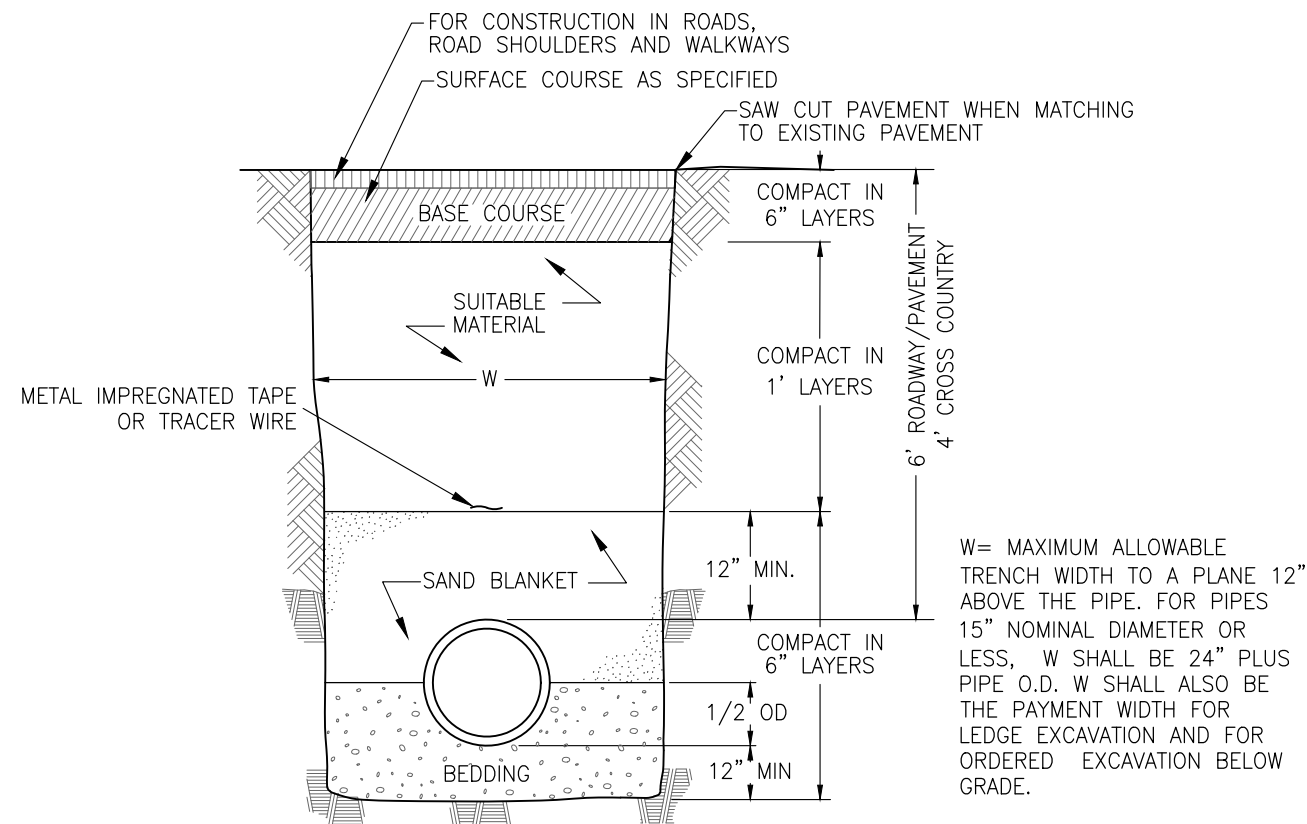
WHERE SHEETING IS PLACED ALONG SIDE OF THE PIPE AND EXTENDS BELOW MID-DIAMETER, THE SHEETING SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN ONE FOOT ABOVE THE TOP OF THE PIPE AND AT LEAST 3 FEET BELOW FINISH GRADE.

TRENCHES FOR SEWER PIPES WITH SLOPES OVER 0.08 FEET PER FOOT AND TRENCHES FOR SEWER PIPE BELOW THE SEASONAL HIGH GROUND WATER LEVEL SHALL HAVE IMPERVIOUS TRENCH DAMS CONSTRUCTED EVERY 300 FEET TO PREVENT POTENTIAL DISTURBANCE TO PIPE BEDDING AND BLANKET MATERIALS.



EARTH CONSTRUCTION

N.T.S.



LEDGE CONSTRUCTION

N.T.S.

SITE DEVELOPMENT PLANS

TAX MAP 781Z LOTS 12, 12-1, 12-2, 12-3

DETAILS

PROPOSED 4-STORY HOTEL

94-98 MANCHESTER STREET
CONCORD, NEW HAMPSHIRE

OWNED BY & PREPARED FOR
KEY AUTO GROUP

SCALE:

JANUARY 21, 2026

Seacoast Division

TFM

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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