



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

24 October 2018

Dexter Legg, Chair
City of Portsmouth Planning Board
1 Junkins Avenue
Portsmouth, NH 03801

**Re: City of Portsmouth Application for Conditional Use Permit
Tax Map 164, Lots 1 & 4, Map 157, Lots 1 & 2
105 Bartlett Street
Portsmouth, New Hampshire**

Dear Mr. Legg:

This letter transmits a City of Portsmouth Conditional Use Permit Application request to permit a total of 37,733 square feet of disturbance within the 100' City of Portsmouth Wetland Buffer on the above referenced parcels.

The project proposes roadway improvements, utility improvements, drainage improvement & treatment including separation of stormwater from sewer, parking improvements, and removal of two dilapidated structures.

The proposed roadway improvements include re-configuration of parking, construction of parking islands, re-grading and installation of curbing to direct stormwater.

The proposed drainage improvements includes separation of stormwater from sewer, and also providing stormwater treatment, a function that does not currently exist on the subject lots.

Attached to this application please find a plan set depicting existing and proposed conditions.

According to the City of Portsmouth Zoning Ordinance, *Article 10.1017.50 Criteria for Approval*, the proposal shall comply with the following criteria:

1. The land is reasonably suited to the use, activity or alteration.

The proposal is to construct various improvements to the existing traveled way, upgrade existing utilities, separate stormwater from sewer, and provide some stormwater treatment, a function that does not currently exist. Given the fact that the proposal is to improve existing structures or conditions, the land is reasonable suited to the use, activity, or alteration, as it is currently used/previously developed for uses approved by the City through the years.

2. There is no alternative location outside of the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.

The proposal is to improve existing structures or conditions which exist with the wetland buffer. Due to their existing location, it is not feasible to locate the improvements outside of the wetland buffer.

3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.

The proposal will not impact the existing wetland resource located adjacent to the site and its current functions and values. The proposed improvements will improve the wetland functional values as stormwater will be separated from sewer, and the stormwater will receive some treatment under proposed conditions. The project will also result in a small reduction in impervious surface on the site, and include landscape plantings within the proposed parking islands.

4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.

Most of the areas within the 100' City of Portsmouth Wetland Buffer that are proposed to be impacted would be characterized as existing pavement or gravel. There will be alteration of the natural vegetative state to provide an outfall and outlet protection for drainage improvements. This alteration is unavoidable as the system functions via gravity and the discharge point needs to be adjacent to North Mill Pond.

5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Section.

The project represents the alternative with the least adverse impacts to areas and environments while allowing reasonable use, and continued use of the property. The improvements associated with the proposal in terms of stormwater will increase the water quality leaving the site and entering the nearby wetland resource. While the area to be disturbed to complete the project covers a large area of the subject parcels, the result of the improvements greatly reduce impacts in terms of stormwater pollution.

6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.

The proposal includes a small area of alteration of the natural vegetative state to provide an outfall and outlet protection for drainage improvements. This alteration is unavoidable as the system functions via gravity and the discharge point needs to be adjacent to North Mill Pond. The grading surrounding the outlet protection will be re-vegetated following completion of the outlet protection construction.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,



Steven D. Riker
NH Certified Wetland Scientist/Environmental Permitting Specialist
Ambit Engineering, Inc.

Cc: Doug Pinciario & Ed Hayes, Clipper Traders LLC-Applicant
Tim Phoenix, Hoefle Phoenix Gormley & Roberts, PA.

City of Portsmouth
 Application for Conditional Use Permit
 For Use, Activity or Alteration in a Wetland or Wetland Buffer
 [Zoning Ordinance – Section 10.1010 – Wetlands Protection]

Date Submitted: October 23, 2018

Fee: \$1,000

Site Address: 105 Bartlett Street, Portsmouth, NH

Map _____ Lot Map 164, Lots 1 & 4
Map 157, Lots 1 & 2

Zoning District: CD-4 W & CD-4L1

Lot area: *15.62 Acres sq. ft.
 *total of all lots combined

Owner	Applicant
Name <u>See attached owner list</u>	Name <u>Clipper Traders LLC</u>
Address _____	Address <u>PO Box 121</u>
_____	<u>New Castle, NH 03854</u>
Phone _____	Phone <u>603-475-2828</u>
Email _____	Email <u>dpinciario@comcast.net</u>

<p>Proposed Activity (check all that apply):</p> <p><input type="checkbox"/> New structure</p> <p><input type="checkbox"/> Expansion of existing structure</p> <p><input checked="" type="checkbox"/> Other site alteration (specify): <u>Road improvements, drainage improvements, demolition of structures</u></p>	<p>Impacted Jurisdictional Area(s) (check all that apply):</p> <p><input type="checkbox"/> Inland wetland <input type="checkbox"/> Inland wetland buffer</p> <p><input type="checkbox"/> Tidal wetland <input checked="" type="checkbox"/> Tidal wetland buffer</p>
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Total area of inland wetland (both on and off the parcel): <u>0</u> sq. ft.													
Distance of proposed structure or activity to edge of wetland: <u>Adjacent</u> ft.													
	<table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"></td> <td style="width: 35%; text-align: center;">Total Area on Lot</td> <td style="width: 35%; text-align: center;">Area to be Disturbed</td> </tr> <tr> <td>Inland wetland</td> <td style="text-align: center;"><u>0</u> sq. ft.</td> <td style="text-align: center;"><u>0</u> sq. ft.</td> </tr> <tr> <td>Tidal wetland</td> <td style="text-align: center;"><u>34,146</u> sq. ft.</td> <td style="text-align: center;"><u>0</u> sq. ft.</td> </tr> <tr> <td>Wetland buffer</td> <td style="text-align: center;"><u>276,313</u> sq. ft.</td> <td style="text-align: center;"><u>37,733</u> sq. ft.</td> </tr> </table>		Total Area on Lot	Area to be Disturbed	Inland wetland	<u>0</u> sq. ft.	<u>0</u> sq. ft.	Tidal wetland	<u>34,146</u> sq. ft.	<u>0</u> sq. ft.	Wetland buffer	<u>276,313</u> sq. ft.	<u>37,733</u> sq. ft.
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Tidal wetland	<u>34,146</u> sq. ft.	<u>0</u> sq. ft.											
Wetland buffer	<u>276,313</u> sq. ft.	<u>37,733</u> sq. ft.											

Description of site and proposed construction: Please see attached letter.

See reverse side for Submission Requirements and Information for Applicant.
 Both sides must be signed to complete this form.



Agent-See Authorization

Date: October 24, 2018

Applicant (if different)

Date: _____

Submission Requirements

The applicant must file 22 copies (10 copies for the Conservation Commission and 12 copies for the Planning Board) of a stamped and folded Site Plan to scale showing the location of the proposed structure, use, activity or alteration in relation to the wetland, as determined by on-site inspection by a certified wetland scientist at a time when conditions are favorable for such inspection and delineation. The plan shall include all information specified in Section 10.1017.20 of the Zoning Ordinance, and shall include a locus map with a north arrow.

Information for Applicant

If there is any question, however slight, of the presence of wetlands on the site, the applicant should consult the City Wetlands Map on file in the Planning Department. If it appears that wetlands might exist on site, the applicant should become familiar with the provisions of Section 10.1010 of the Zoning Ordinance.

Review by Independent Certified Wetland Scientist

In the majority of cases the Planning Board will require the opinion of a qualified independent certified wetland scientist. In such cases the procedure is that the Board applies to the Rockingham County Conservation District for the services of such an individual. The findings of the certified wetland scientist will include, but are not limited to, the suitability of the site for the proposed use and the effect of the project on the wetlands on site and in the vicinity.

The certified wetland scientist will render a report to the District, with copies to the Planning Board and the Conservation Commission. The District will bill the City directly for the services of the certified wetland scientist. The owner /applicant shall forward a check to the City made payable to Rockingham County Conservation District prior to the petition being reviewed by either the Conservation Commission or the Planning Board.

Following the receipt of the report from the Rockingham County Conservation District, the Conservation Commission will review the application and will make a recommendation to the Planning Board. Once such a recommendation is made by the Conservation Commission, the Planning Board will schedule a Public Hearing.

I have read and understand the above information. I will pay any additional fees due as required above.


Owner

Agent-See Authorization _____

Date: October 24, 2018

Applicant (if different) _____

Date: _____

LIST OF OWNERS

105 Bartlett Street, Portsmouth, NH.

Tax Map 157, Lot 2
Tax Map 164, Lot 1

Portsmouth Lumber & Hardware LLC
105 Bartlett Street,
Portsmouth, NH 03801

Tax Map 157, Lot 1

Clipper Traders LLC
PO Box 121,
New Castle, NH 03854

Tax Map 164, Lot 4

Boston and Maine Corporation
1700 Iron Horse Park
Billerica, MA 01862

8 February, 2018

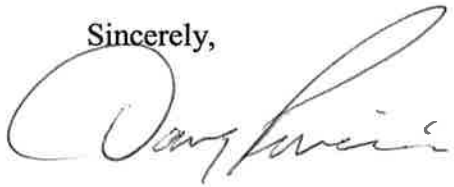
To Whom It May Concern

RE: Client Representation for Re-Development at 105 Bartlett Street, Tax Map 157, Lot 1, Portsmouth, NH

This letter is to inform the City of Portsmouth, NHDES, and other parties in accordance with State Law that Ambit Engineering is authorized to represent the above-mentioned property as our agent in the approval process. This includes signatory powers on any and all applications.

Please feel free to call me if there is any question regarding this authorization.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dan Fournier". The signature is written in black ink and is positioned below the word "Sincerely,".

Clipper Traders, LLC
Authorized Representative

8 February, 2018

To Whom It May Concern

RE: Client Representation for Re-Development at 105 Bartlett Street, Tax Map 164, Lots 1, 2, & 3 and Tax Map 157, Lot 2, Portsmouth, NH

This letter is to inform the City of Portsmouth, NHDES, and other parties in accordance with State Law that Ambit Engineering is authorized to represent the above-mentioned property as our agent in the approval process. This includes signatory powers on any and all applications.

Please feel free to call me if there is any question regarding this authorization.

Sincerely,

Handwritten signature in blue ink that reads "E.R. Hayer, member / mgr."

Portsmouth Lumber and Hardware, LLC
Authorized Representative



PAN AM SYSTEMS

1700 IRON HORSE PARK
NO. BILLERICA, MA 01862-1681
(978) 663-6949

12 October, 2018

To Whom It May Concern


**RE: Client Representation for Re-Development at 105 Bartlett Street, Tax Map
164, Lot 4, Portsmouth, NH**

This letter is to inform the City of Portsmouth, NHDES, and other parties in accordance with State Law, that Ambit Engineering is authorized to represent the above-mentioned property as our agent in the approval process. This includes signatory powers on any and all applications.

Please feel free to call me if there is any question regarding this authorization.

Sincerely,

Boston & Maine Corporation
Authorized Representative

By: 
Michael Twidle
Assitant to the Vice President

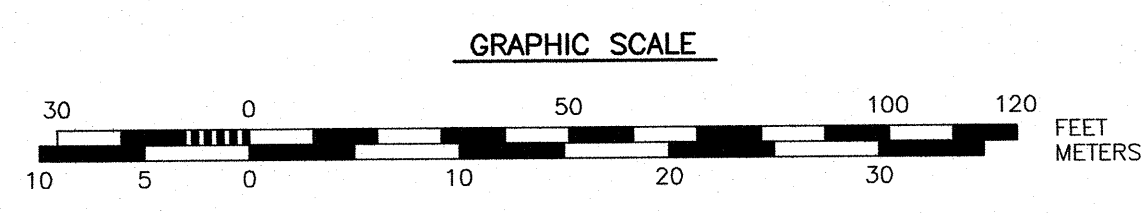
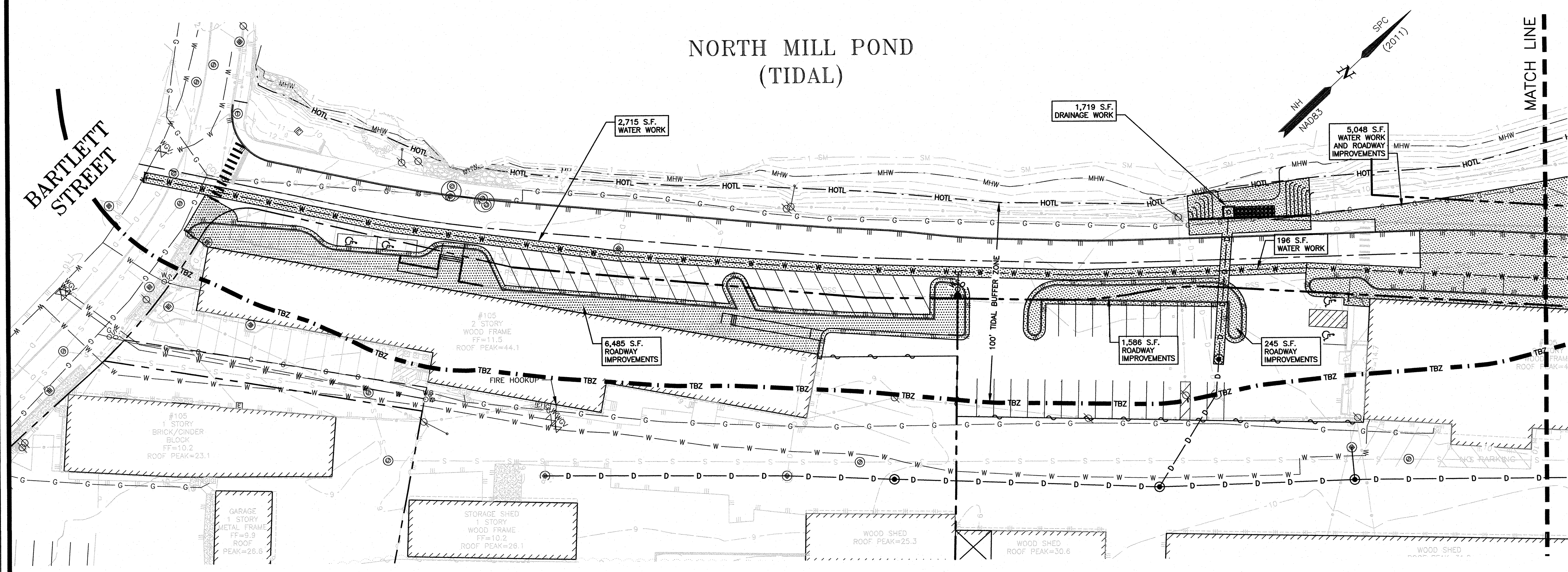


AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 430-2315

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 4) ROAD PROFILE SHOWN FROM STATION 0+00 TO 6+00 IS FOR CALCULATION OF WAIVERS; ROAD WILL ONLY BE RECONSTRUCTED FROM STATION 6+00 TO THE CUL-DE-SAC.

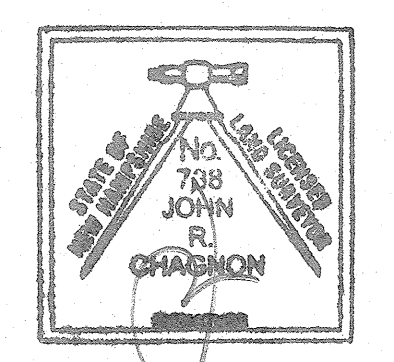
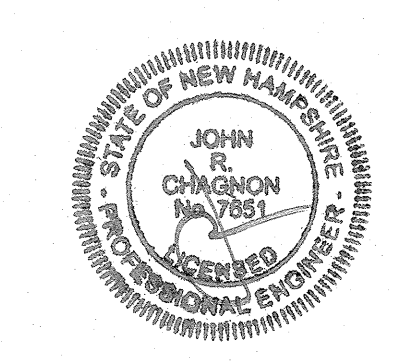
**NORTH MILL POND
(TIDAL)**



TOTAL AREA OF DISTURBANCE
 WITHIN 100' TBZ LINE
 37, 733 SQ. FT.

**SUBDIVISION PLAN
 CLIPPER TRADERS, LLC
 OFF BARTLETT STREET
 PORTSMOUTH, N.H.**

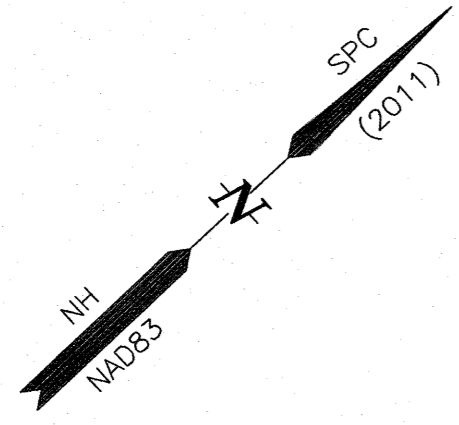
NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	10/24/18
REVISIONS		



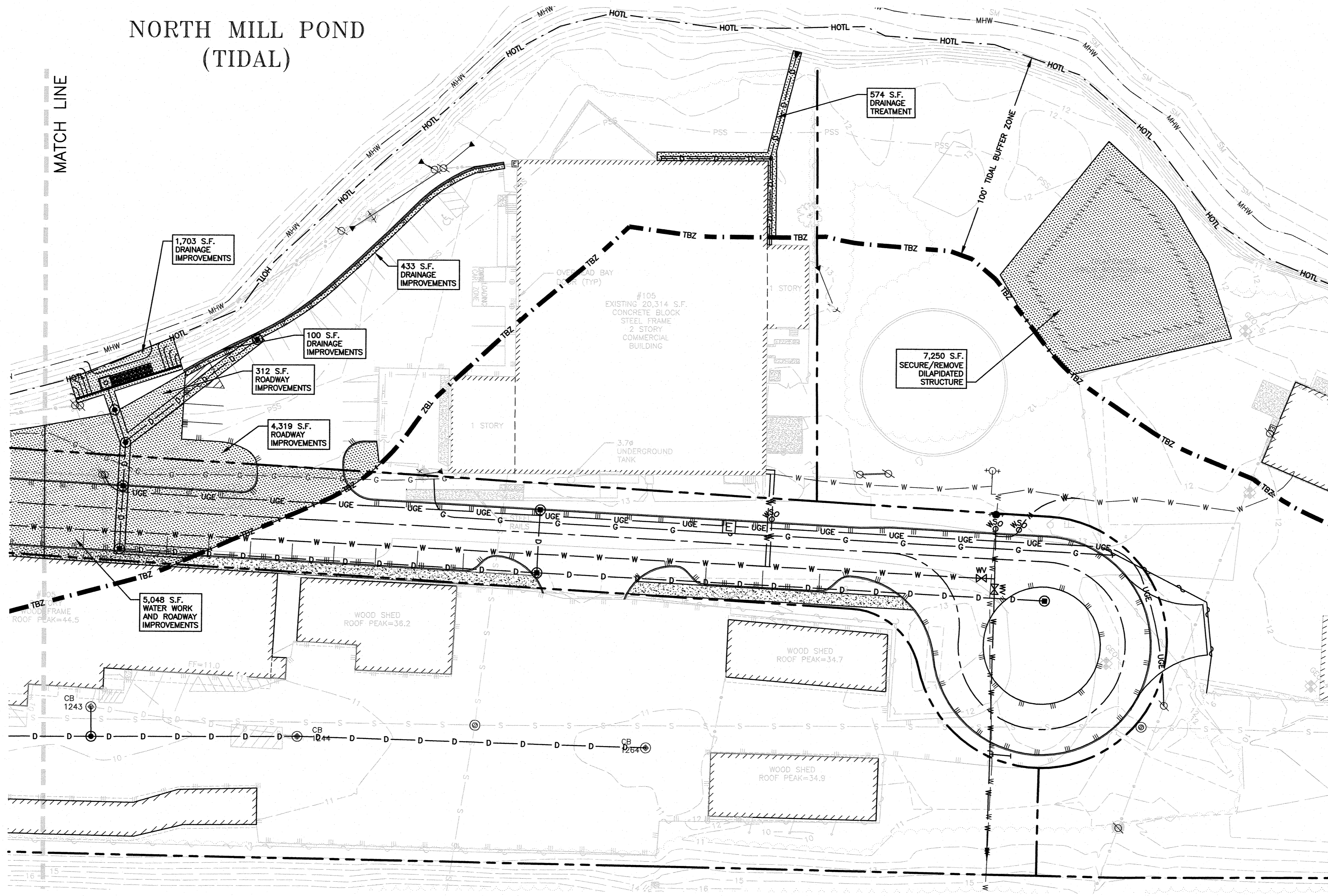
SCALE 1"=30' OCTOBER 2018

CONDITIONAL USE PERMIT **CP1**

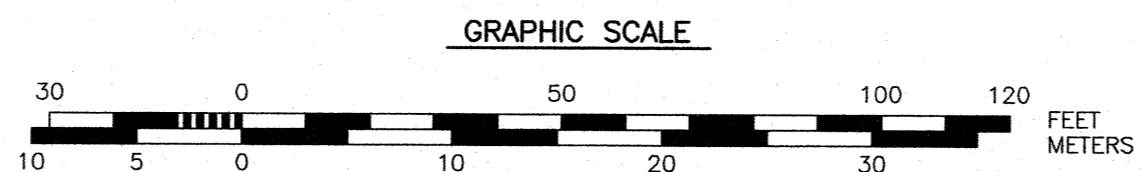
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NORTH MILL POND (TIDAL)



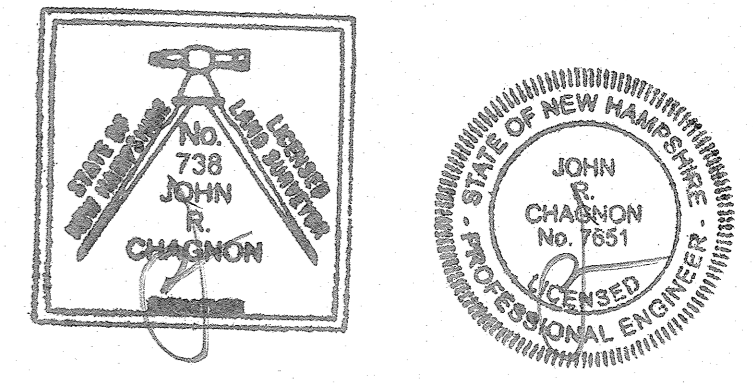
TOTAL AREA OF DISTURBANCE
WITHIN 100' TBZ LINE
37,733 SQ. FT.



- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
 - 4) ELECTRICAL CONDUITS WILL BE RUN AT THE TIME OF LOT 5 DEVELOPMENT. PULL ROPES TO BE INSTALLED AND LEFT FOR FUTURE USE.

SUBDIVISION PLAN CLIPPER TRADERS, LLC OFF BARTLETT STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	10/24/18
REVISIONS		



SCALE 1"=30' OCTOBER 2018

CONDITIONAL USE PERMIT **CP2**

J:_0652_JM2403 JUN 24 2018 2:42:39 PM Site Development\Plans & Specs\Site\2429 SITE 2018.dwg, CUP Disturbance 2 of 2

PROPOSED LOT AREAS & TAX MAP NUMBERS		
LOT	AREA	TM/LOT #
1	20,678 S.F. 0.4747 ACRES	TO BE DETERMINED
2	51,952 S.F. 1.1927 ACRES	TO BE DETERMINED
3	102,003 S.F. 2.3417 ACRES	TO BE DETERMINED
4	61,781± S.F. 1.4183± ACRES	TO BE DETERMINED
5	177,433± S.F. 4.0733± ACRES	TO BE DETERMINED
R.O.W.	69,610± S.F. 1.5980± ACRES	TO BE DETERMINED

VARIANCES GRANTED FROM PROPOSED PORTSMOUTH ZONING ORDINANCE

PROPOSED LOT 3 (CD4-W):

VARIANCES FROM 10.5A41.10B
 1) TO ALLOW FOR A FRONT LOT LINE BUILDOUT OF 24.7%, WHERE NO REQUIREMENT CURRENTLY EXIST AND 50% IS REQUIRED.
 2) TO ALLOW FOR A MINIMUM OPEN SPACE OF 9.6%, WHERE 0% EXIST AND 15% IS REQUIRED.

PROPOSED LOT 4 (CD4-W):

VARIANCES FROM 10.5A41.10B
 1) TO ALLOW FOR A FRONT LOT LINE BUILDOUT OF 28.1%, WHERE NO REQUIREMENT CURRENTLY EXIST AND 50% IS REQUIRED.
 2) TO ALLOW FOR A MAXIMUM BUILDING FOOTPRINT OF 20,313 S.F., WHERE NO REQUIREMENT CURRENTLY EXISTS, A BUILDING FOOTPRINT OF 20,313 S.F. CURRENTLY EXISTS AND A MAXIMUM OF 15,000 S.F. IS ALLOWED.

PROPOSED LOT 5 (CD4-W):

VARIANCES FROM 10.5A41.10B
 1) TO ALLOW FOR A FRONT LOT LINE BUILDOUT OF 0%, WHERE NO REQUIREMENT CURRENTLY EXIST AND 50% IS REQUIRED.
 2) TO ALLOW FOR A MAXIMUM PRIMARY FRONT SETBACK OF 75.6 FEET, WHERE NO MAXIMUM CURRENTLY EXISTS AND A MAXIMUM OF 10 FEET IS REQUIRED.

VARIANCES GRANTED FROM CURRENT PORTSMOUTH ZONING ORDINANCE

PROPOSED LOT 1 (CD4-W ZONE):

VARIANCES FROM 10.5A41.10B
 1) TO ALLOW FOR A FRONT LOT LINE BUILDOUT OF 13.4%, WHERE 28.5% CURRENTLY EXISTS AND 50% IS REQUIRED.
 2) TO ALLOW FOR A MAXIMUM PRIMARY FRONT SETBACK OF 27.2 FEET, WHERE 27.2 FEET CURRENTLY EXISTS AND 10 FEET IS REQUIRED.

PROPOSED LOT 2 (CD4-W ZONE):

VARIANCES FROM 10.5A41.10B
 1) TO ALLOW FOR A PRIMARY FRONT LOT LINE BUILDOUT OF 13.3%, WHERE 7.5% CURRENTLY EXISTS AND 50% IS REQUIRED.
 2) TO ALLOW FOR A SECONDARY FRONT LOT LINE BUILDOUT OF 0%, WHERE NONE CURRENTLY EXISTS AND 50% IS REQUIRED.
 3) TO ALLOW FOR A MAXIMUM PRIMARY FRONT SETBACK OF 18.2 FEET, WHERE 18.2 FEET CURRENTLY EXISTS AND 10 FEET IS REQUIRED.
 4) TO ALLOW FOR A MAXIMUM SECONDARY FRONT SETBACK OF 30.2 FEET, WHERE NONE CURRENTLY EXISTS AND 15 FEET IS REQUIRED.

VARIANCES GRANTED FROM CURRENT PORTSMOUTH ZONING ORDINANCE

PROPOSED LOT 3 (OR ZONE):

VARIANCES FROM 10.530
 1) TO ALLOW FOR A FRONT SETBACK OF 0 FEET, WHERE 569.7 FEET CURRENTLY EXISTS AND 70 FEET IS REQUIRED.
 2) TO ALLOW FOR AN OPEN SPACE AREA OF 9.6%, WHERE 0% OPEN SPACE CURRENTLY EXISTS AND 20% OPEN SPACE IS REQUIRED.

PROPOSED LOT 4 (OR ZONE):

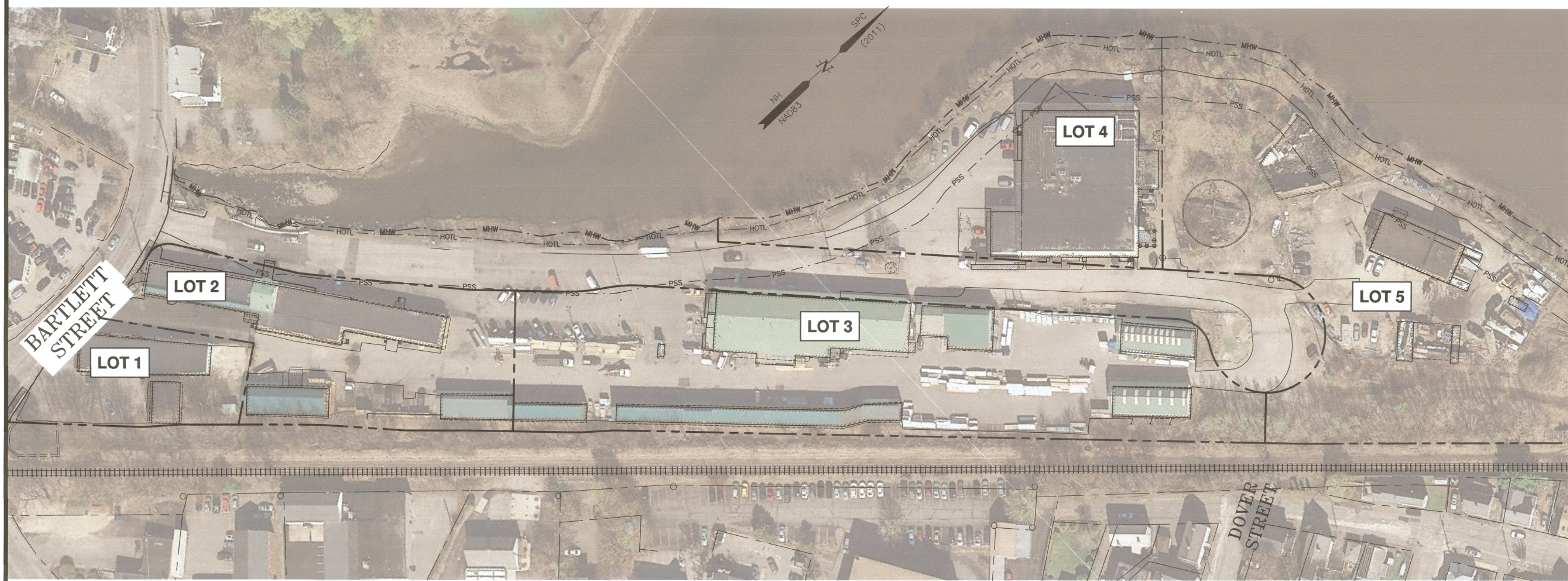
VARIANCES FROM 10.530
 1) TO ALLOW FOR A LOT SIZE OF 1.4183± ACRES, WHERE 1.2924± ACRES CURRENTLY EXISTS AND 2 ACRES IS REQUIRED.
 2) TO ALLOW FOR A FRONT SETBACK OF 1.7 FEET, WHERE 840 FEET CURRENTLY EXISTS AND 70 FEET IS REQUIRED.
 3) TO ALLOW FOR A SIDE SIDE SETBACK OF 3.9 FEET, WHERE 0.4 FEET CURRENTLY EXISTS AND 50 FEET IS REQUIRED.
 4) TO ALLOW FOR A REAR SETBACK OF 46.9 FEET, WHERE 1.2 FEET CURRENTLY EXISTS AND 50 FEET IS REQUIRED.

PROPOSED LOT 5 (OR ZONE):

VARIANCES FROM 10.530
 1) TO ALLOW FOR A REAR SETBACK OF 33.7 FEET, WHERE 50 FEET IS REQUIRED.

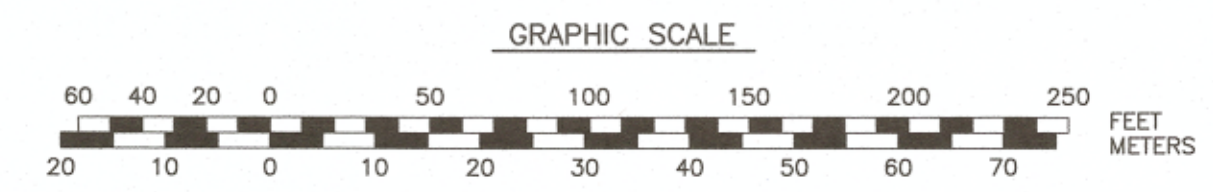
NOTES:

1) THE PURPOSE OF THIS PLAN IS TO SHOW THE OVERALL PROJECT AREA AND ZONING VARIANCES RECEIVED FOR THE SUBDIVISION.



**CLIPPER TRADERS
 105 BARTLETT STREET
 PROPOSED SUBDIVISION
 PORTSMOUTH, N.H.**

2	SHEET NUMBER	10/16/18
1	ISSUED FOR APPROVAL	9/18/18
0	ISSUED FOR COMMENT	4/26/18
NO.	DESCRIPTION	DATE



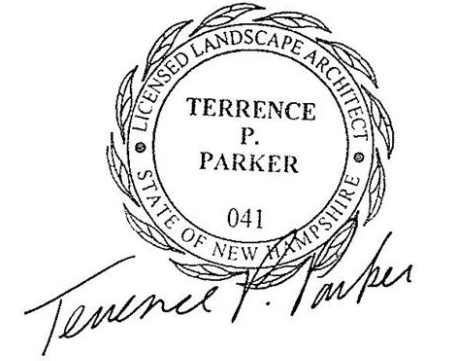
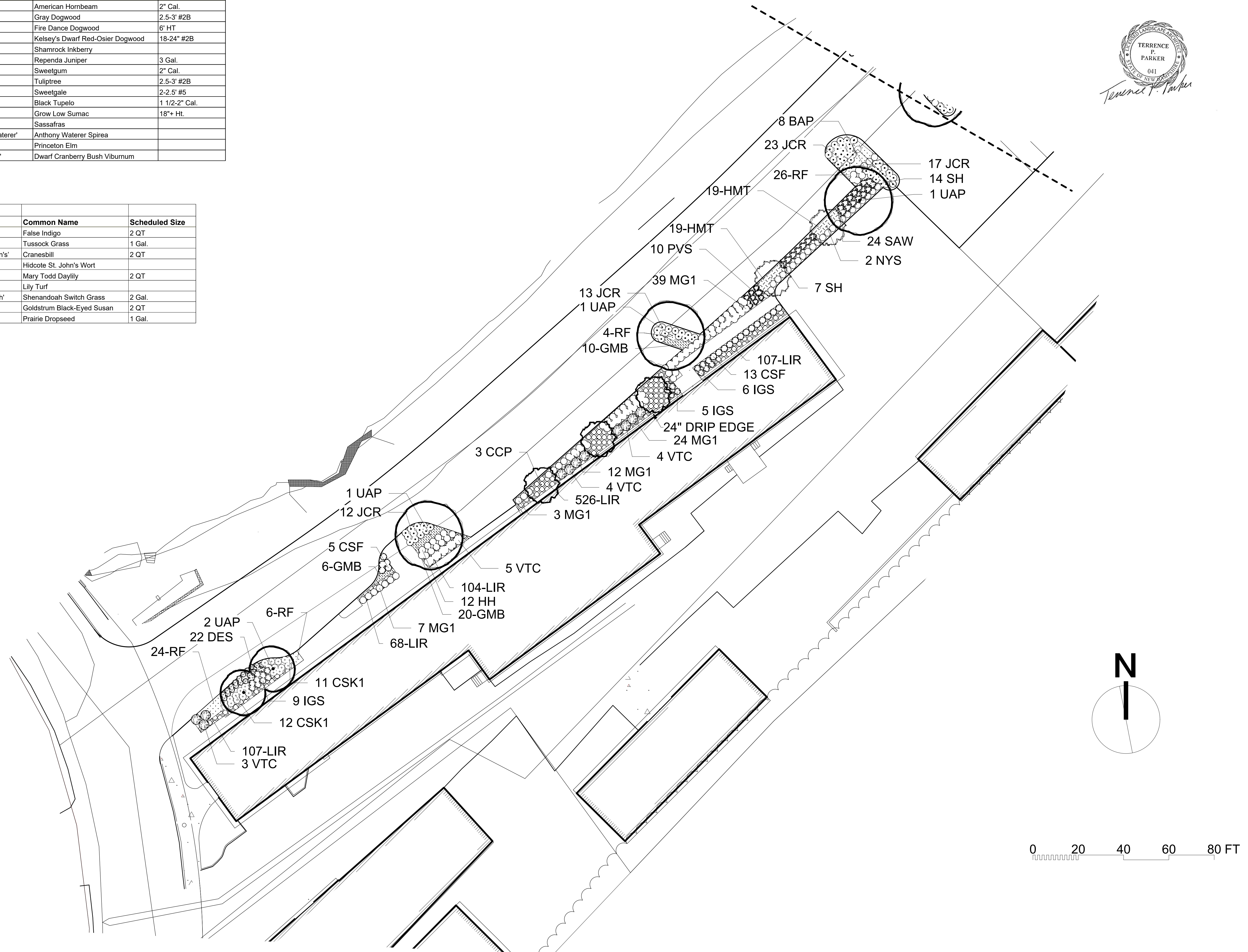
SCALE 1" = 60' SEPTEMBER 2018

ZONING AND OVERALL PLAN

01

Plant List - TREES AND SHRUBS				
ID	Qty	Latin Name	Common Name	Scheduled Size
CCP	3	Carpinus caroliniana 'Palisade'	American Hornbeam	2" Cal.
CR1	21	Cornus racemosa	Gray Dogwood	2.5-3' #2B
CSF	18	Cornus sericea 'Fire Dance'	Fire Dance Dogwood	6' HT
CSK1	23	Cornus sericea 'Kelsey' (1)	Kelsey's Dwarf Red-Osier Dogwood	18-24" #2B
IGS	20	Ilex glabra 'Shamrock'	Shamrock Inkberry	
JCR	80	Juniperus communis 'Repanda'	Repanda Juniper	3 Gal.
LS	4	Liquidambar styraciflua	Sweetgum	2" Cal.
LT1	3	Liriodendron tulipifera	Tuliptree	2.5-3' #2B
MG1	154	Myrica gale	Sweetgale	2-2.5' #5
NYS	4	Nyssa sylvatica	Black Tupelo	1 1/2-2" Cal.
RGL	78	Rhus aromatica 'Grow Low'	Grow Low Sumac	18"+ Ht.
SAS	4	Sassafras albidum	Sassafras	
SAW	118	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	
UAP	10	Ulmus americana 'Princeton'	Princeton Elm	
VTC	16	Viburnum trilobum 'Compactum'	Dwarf Cranberry Bush Viburnum	

Plant List - PERENNIALS				
ID	Qty	Latin Name	Common Name	Scheduled Size
BAP	28	Baptisia australis	False Indigo	2 QT
DES	22	Deschampsia cespitosa	Tussock Grass	1 Gal.
GMB	36	Geranium macrorrhizum 'Bevan's'	Cranesbill	2 QT
HH	12	Hypericum 'Hidcote'	Hidcote St. John's Wort	
HMT	48	Hemerocallis 'Mary Todd'	Mary Todd Daylily	2 QT
LIR	912	Liriope spicata	Lily Turf	
PVS	177	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 Gal.
RF	60	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black-Eyed Susan	2 QT
SH	21	Sporobolus heterolepis	Prairie Dropseed	1 Gal.

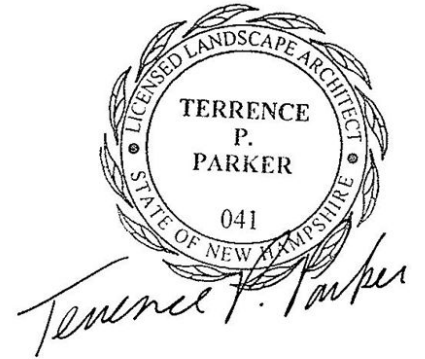
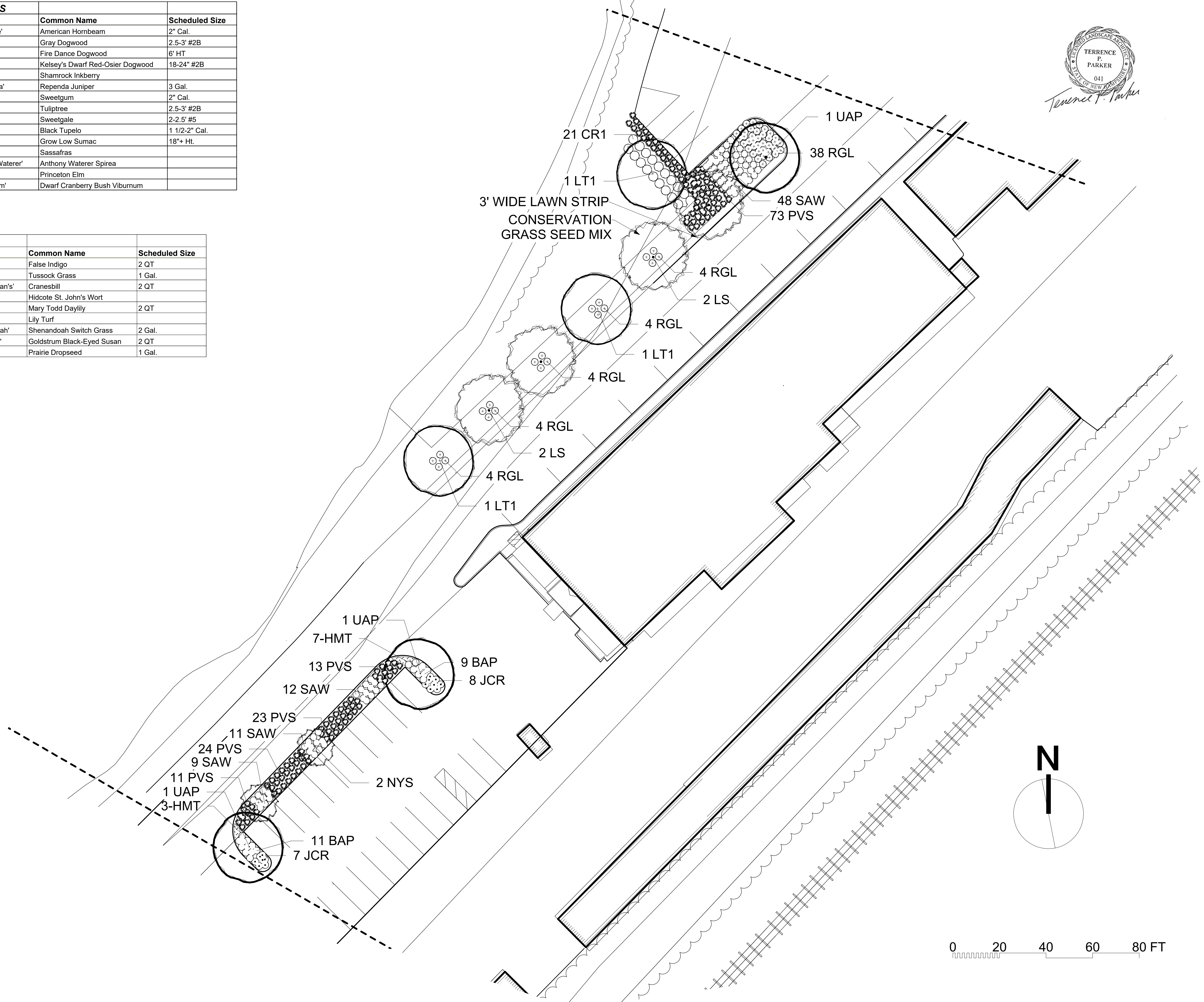


terra firma
landscape architecture
163.a court street - portsmouth, nh 03801
office: 603.430.8388 | terrence@terrafirmalandscape.com

Project Title		Scale		Sheet No.	
CLIPPERS TRADERS		1"=20'		L-1	
terra firma landscape architecture 163.a Court Street Portsmouth, NH 03801				of	
Project ID: CLIPPERS TRADERS				4	
Drawing Code: Drawing Code					
CAD File Name: 101018cilla1					
Project Manager: TP					
Submitted By: TP					
Reviewed By: TP					
Checked By: TP					
Drawn By: TC					
Designed By: TP					
Date: 10/15/2018					
Revision:					
Issue Notes					
No.					
Date					

Plant List - TREES AND SHRUBS				
ID	Qty	Latin Name	Common Name	Scheduled Size
CCP	3	Carpinus caroliniana 'Palisade'	American Hornbeam	2" Cal.
CR1	21	Cornus racemosa	Gray Dogwood	2.5-3" #2B
CSF	18	Cornus sericea 'Fire Dance'	Fire Dance Dogwood	6" HT
CSK1	23	Cornus sericea 'Kelsey' (1)	Kelsey's Dwarf Red-Osier Dogwood	18-24" #2B
IGS	20	Ilex glabra 'Shamrock'	Shamrock Inkberry	
JCR	80	Juniperus communis 'Repanda'	Repanda Juniper	3 Gal.
LS	4	Liquidambar styraciflua	Sweetgum	2" Cal.
LT1	3	Liriodendron tulipifera	Tuliptree	2.5-3" #2B
MG1	154	Myrica gale	Sweetgale	2-2.5' #5
NYS	4	Nyssa sylvatica	Black Tupelo	1 1/2-2" Cal.
RGL	78	Rhus aromatica 'Grow Low'	Grow Low Sumac	18"+ Ht.
SAS	4	Sassafras albidum	Sassafras	
SAW	118	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	
UAP	10	Ulmus americana 'Princeton'	Princeton Elm	
VTC	16	Viburnum trilobum 'Compactum'	Dwarf Cranberry Bush Viburnum	

Plant List - PERENNIALS				
ID	Qty	Latin Name	Common Name	Scheduled Size
BAP	28	Baptisia australis	False Indigo	2 QT
DES	22	Deschampsia cespitosa	Tussock Grass	1 Gal.
GMB	36	Geranium macrorrhizum 'Bevan's'	Cranesbill	2 QT
HH	12	Hypericum 'Hidcote'	Hidcote St. John's Wort	
HMT	48	Hemerocallis 'Mary Todd'	Mary Todd Daylily	2 QT
LIR	912	Liriope spicata	Lily Turf	
PVS	177	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 Gal.
RF	60	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black-Eyed Susan	2 QT
SH	21	Sporobolus heterolepis	Prairie Dropseed	1 Gal.



terra firma
landscape architecture
163.a court street - portsmouth, nh 03801
tel: 603.430.8388 | terrence@terrafirmalandscape.com

No.	Date	Issue Notes

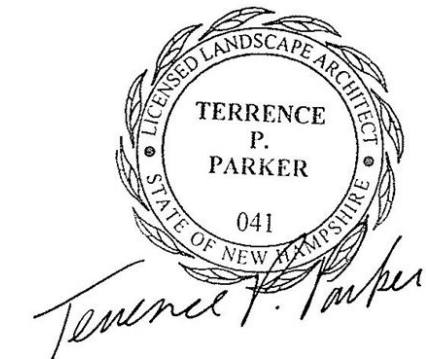
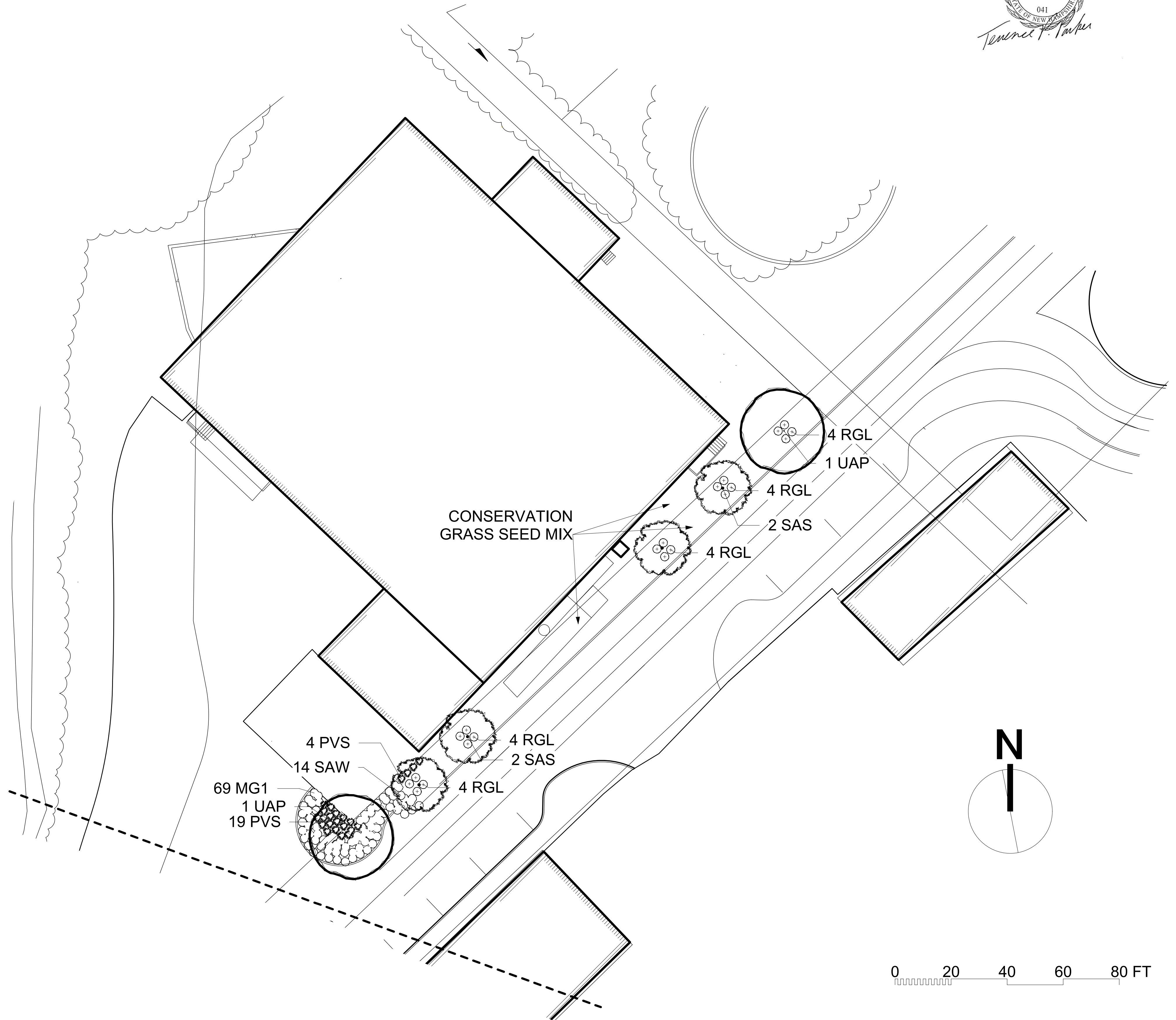
Designed By	TP	Date	10/15/2018
Drawn By	TC	Revision	
Created By	TP	Project ID	CLIPPERS TRADERS
Reviewed By	TP	Drawing Code	
Submitted By	TP	CAD File Name	101018c1a1
Project Manager		Print Date	00/00/00

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163.a Court Street
Portsmouth, NH 03801

CLIPPERS TRADERS
LANDSCAPE PLAN
PART 2

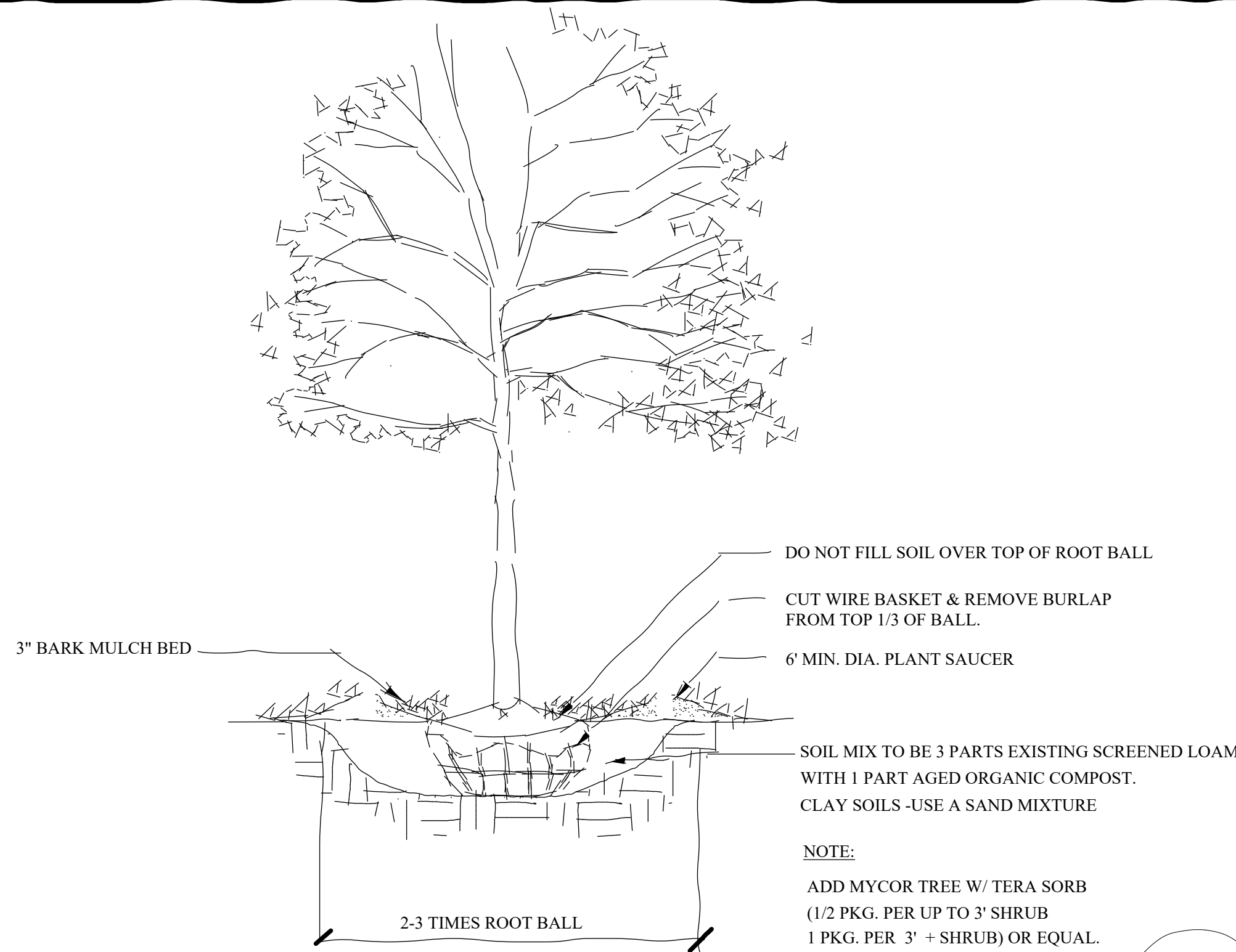
Plant List - TREES AND SHRUBS				
ID	Qty	Latin Name	Common Name	Scheduled Size
CCP	3	Carpinus caroliniana 'Palisade'	American Hornbeam	2" Cal.
CR1	21	Cornus racemosa	Gray Dogwood	2.5-3' #2B
CSF	18	Cornus sericea 'Fire Dance'	Fire Dance Dogwood	6' HT
CSK1	23	Cornus sericea 'Kelsey' (1)	Kelsey's Dwarf Red-Osier Dogwood	18-24" #2B
IGS	20	Ilex glabra 'Shamrock'	Shamrock Inkberry	
JCR	80	Juniperus communis 'Repanda'	Repanda Juniper	3 Gal.
LS	4	Liquidambar styraciflua	Sweetgum	2" Cal.
LT1	3	Liriodendron tulipifera	Tuliptree	2.5-3' #2B
MG1	154	Myrica gale	Sweetgale	2-2.5' #5
NYS	4	Nyssa sylvatica	Black Tupelo	1 1/2-2" Cal.
RGL	78	Rhus aromatica 'Grow Low'	Grow Low Sumac	18"+ Ht.
SAS	4	Sassafras albidum	Sassafras	
SAW	118	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	
UAP	10	Ulmus americana 'Princeton'	Princeton Elm	
VTC	16	Viburnum trilobum 'Compactum'	Dwarf Cranberry Bush Viburnum	

Plant List - PERENNIALS				
ID	Qty	Latin Name	Common Name	Scheduled Size
BAP	28	Baptisia australis	False Indigo	2 QT
DES	22	Deschampsia cespitosa	Tussock Grass	1 Gal.
GMB	36	Geranium macrorrhizum 'Bevan's'	Cranesbill	2 QT
HH	12	Hypericum 'Hidcote'	Hidcote St. John's Wort	
HMT	48	Hemerocallis 'Mary Todd'	Mary Todd Daylily	2 QT
LIR	912	Liriope spicata	Lily Turf	
PVS	177	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 Gal.
RF	60	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black-Eyed Susan	2 QT
SH	21	Sporobolus heterolepis	Prairie Dropseed	1 Gal.

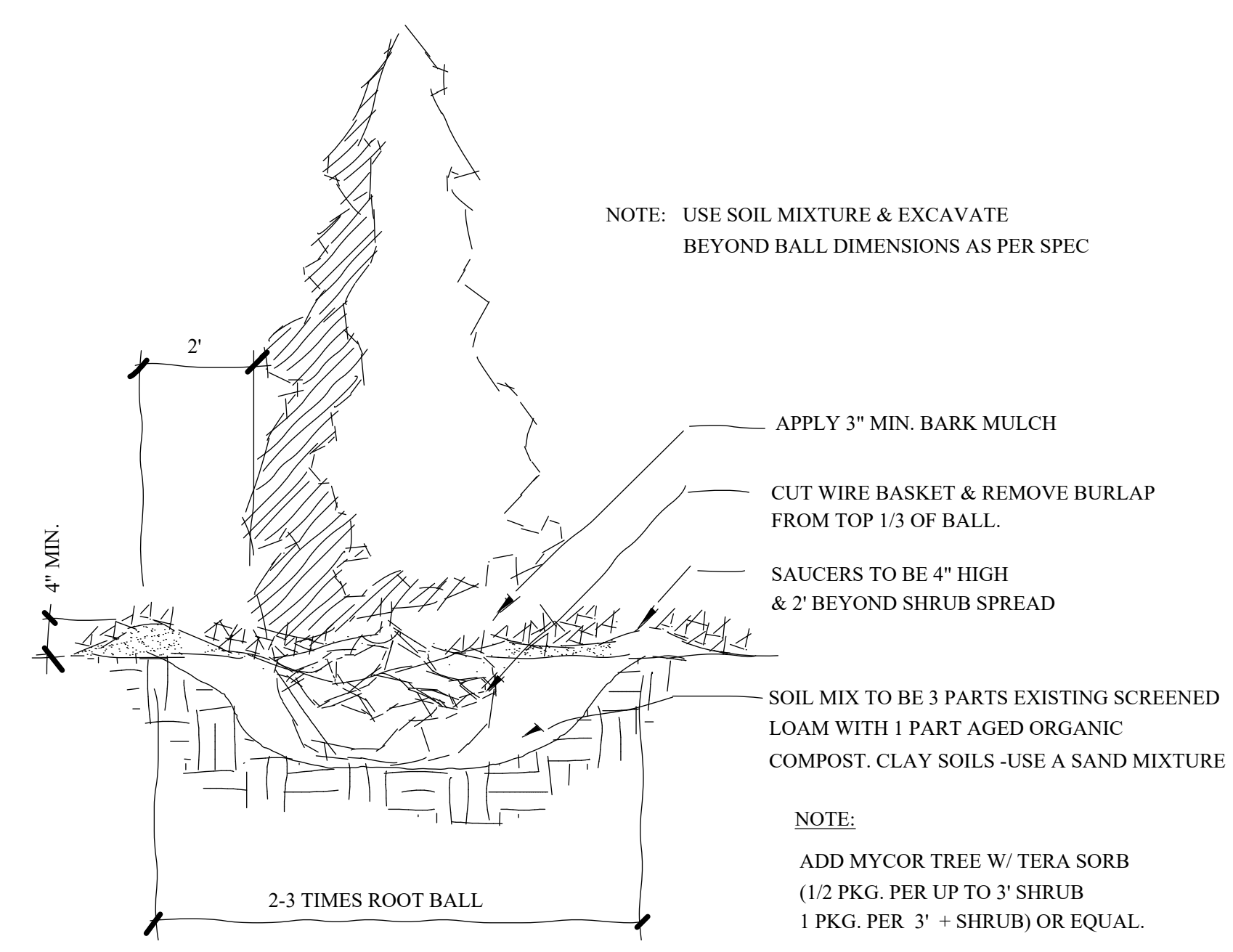


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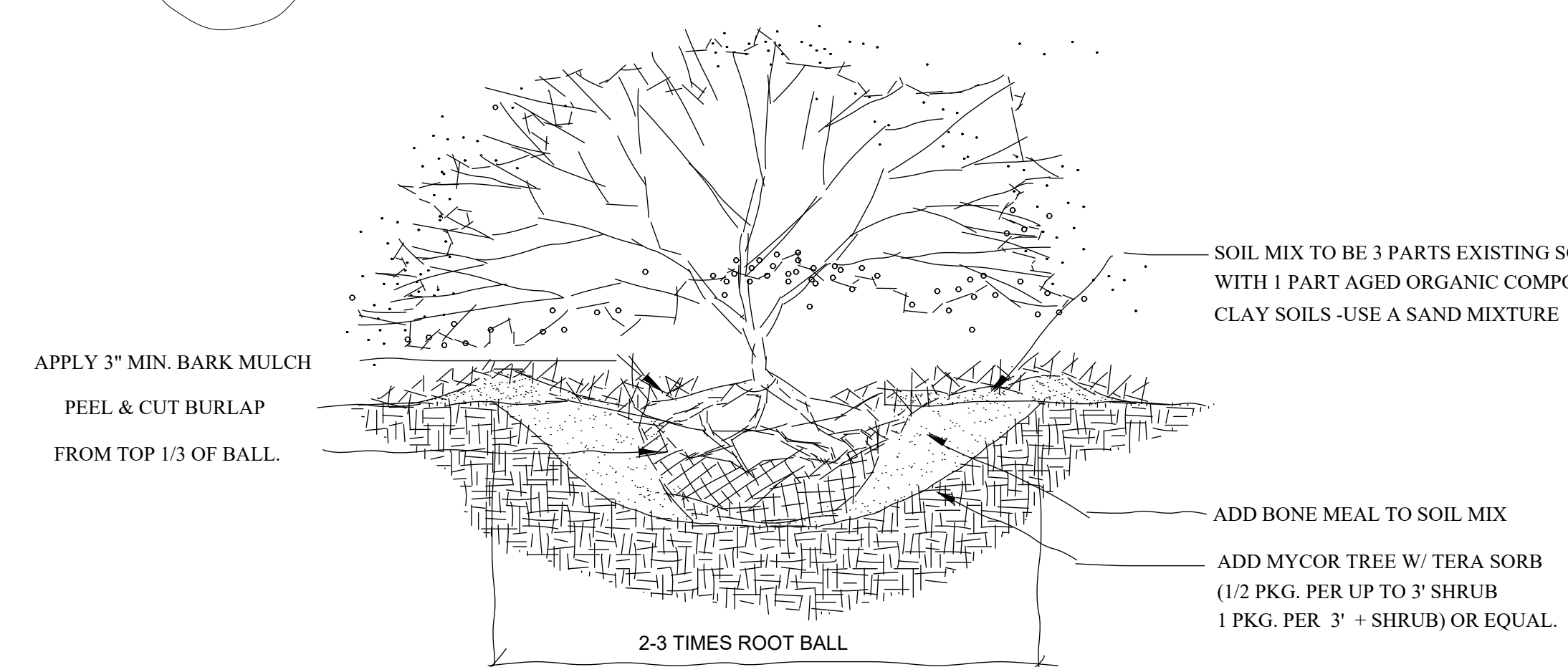
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Client	terra firma landscape architecture	Date	10/15/2018
Address	163.a Court Street Portsmouth, NH 03801	Revision	Revision
Project ID	CLIPPERS TRADERS	Project ID	CLIPPERS TRADERS
Drawing Code	Drawing Code	Drawing Code	Drawing Code
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Print Date	00/00/00	Print Date	00/00/00
Designed By	TP	Designed By	TP
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Checked By	TP	Checked By	TP
Reviewed By	TP	Reviewed By	TP
Submitted By	TP	Submitted By	TP
Project Manager		Project Manager	



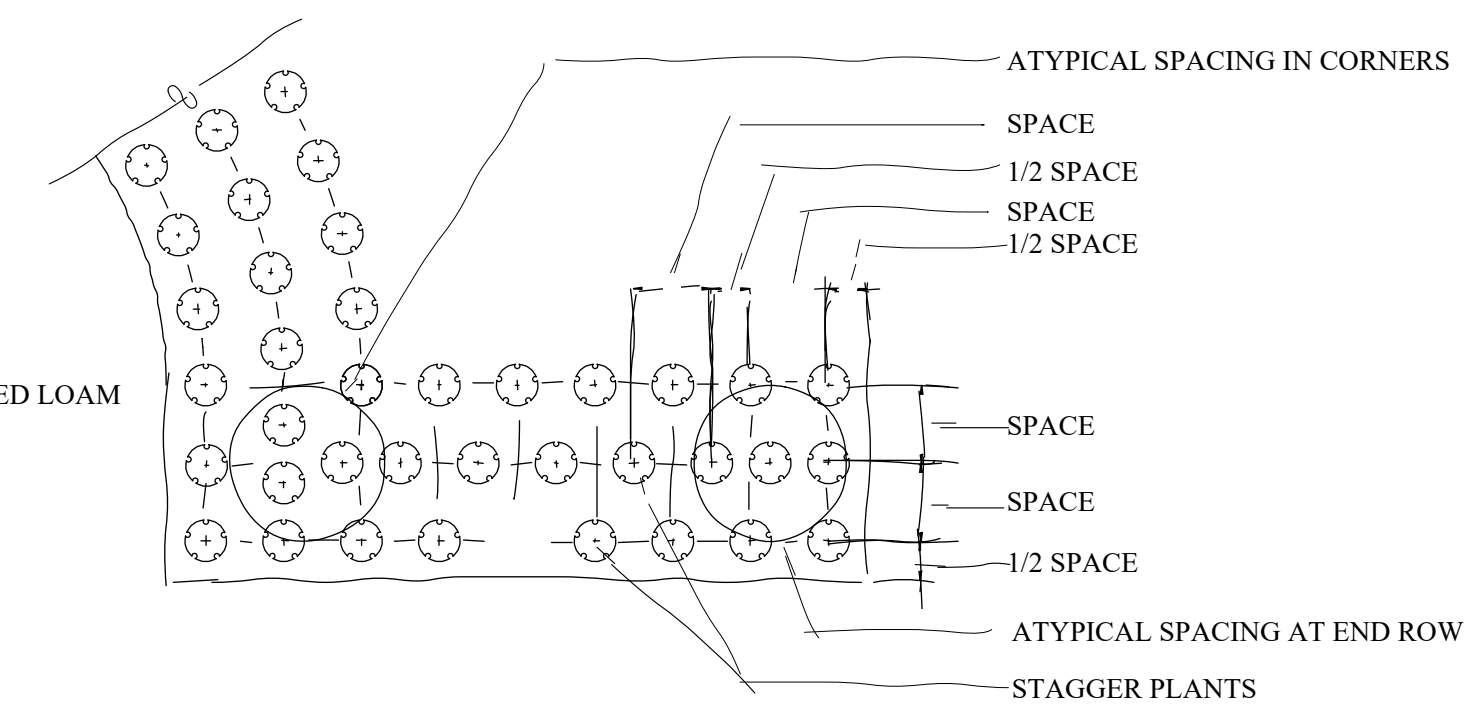
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L-4
TREE PLANTING - 2"+ CAL.
SCALE: NTS



2
L-4
PYRAMIDAL EVERGREEN TREE PLANTING
SCALE: NTS



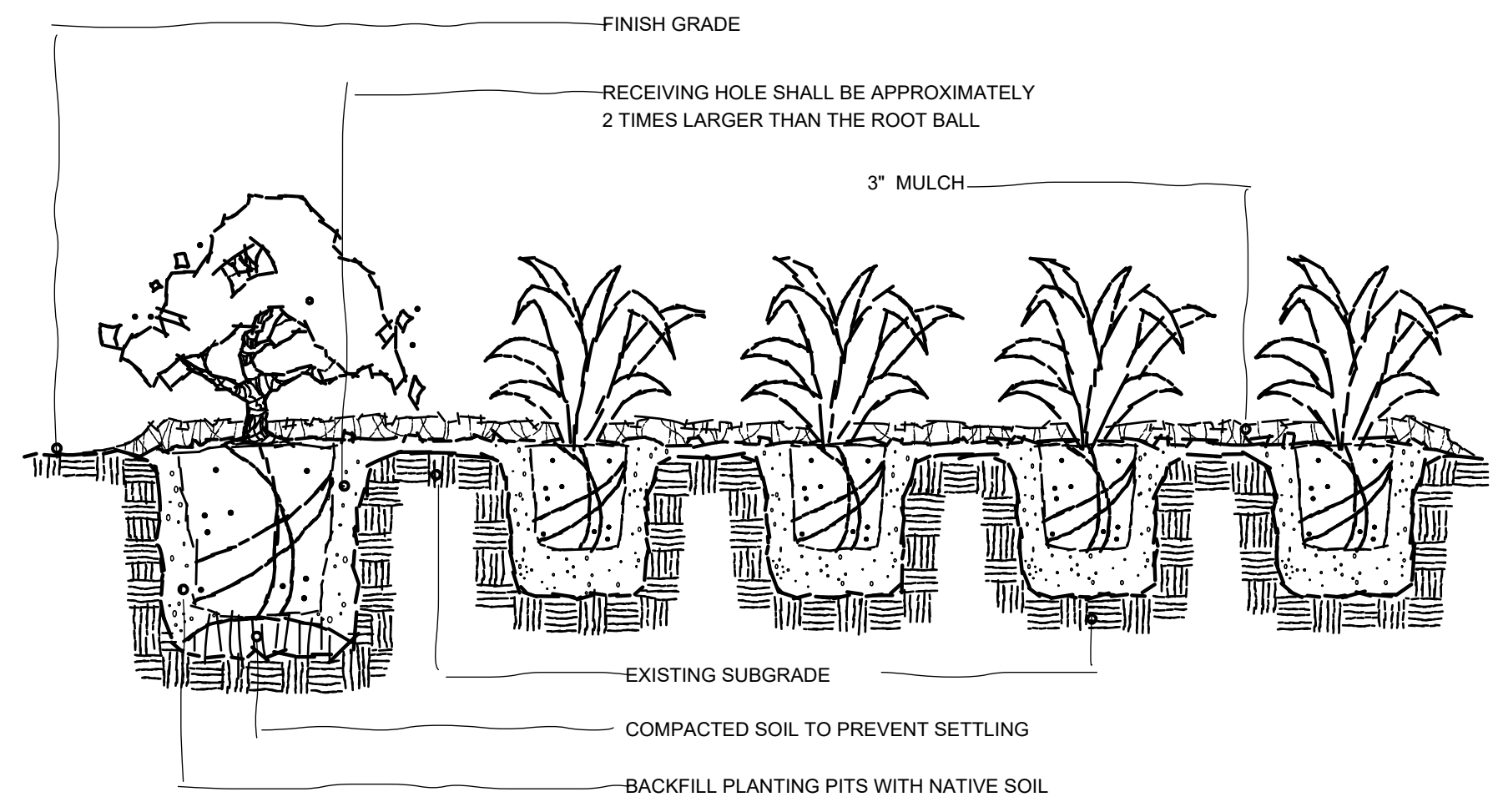
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L-4
B&B SHRUB PLANTING
SCALE: NTS



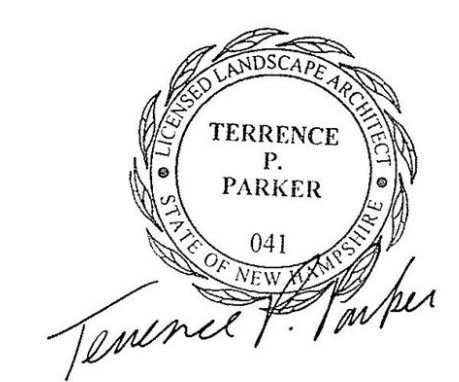
4
L-4
GROUND COVER SPACING DETAIL
SCALE: NTS

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT DELIVERED TO THE SITE FOR AESTHETIC REASONS BEFORE PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY FOR ALL THE PLANTS.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL PLANTS SHALL BE INSTALLED AND DETAILED PER PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM. LANDSCAPE CONTRACTOR SHALL PRUNE PLANTINGS OF DEAD LIMBS OR TWIGS DURING THE FIRST YEAR OF GROWTH.
12. FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
13. LANDSCAPE CONTRACTOR SHOULD REPLACE DEAD PLANTINGS IMMEDIATELY UPON OWNER DIRECTION WITHIN THE WARRANTY PERIOD AND AGAIN AT THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAVE DIED, THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN UNHEALTHY OR UNSIGHTLY CONDITION.
14. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS CALLED FOR.
15. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH DEFINED AND CUT EDGES TO SEPARATE TURF GRASS AREAS.
16. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN APPLY GRASS SEED OR PINE BARK MULCH AS DEPICTED ON PLANS.
17. LANDSCAPE CONTRACTOR SHALL FEED AND PRUNE EX. TREES, ON OR JUST OFF SITE, THAT HAVE EXPERIENCED ROOT BASE INTRUSION OR DAMAGE DURING CONSTRUCTION IMMEDIATELY AND FOR THE DURATION OF THE WARRANTY PERIOD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
18. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE EDGE OF THE EX. TREE CANOPY THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. ALL MULCH AREAS SHALL RECEIVE A 2" LAYER OF SHREDDED PINE BARK MULCH.
20. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.



5
L-4
SHRUB/GROUND COVER PLANTING DETAIL
SCALE: NTS



Project Title	CLIPPERS TRADERS	Scale	NTS
Sheet Title	LANDSCAPE DETAILS	Sheet No.	L-4
Project No.	101018c11a	Scale	NTS
Revision	Revision	Scale	NTS
Project To	CLIPPERS TRADERS	Scale	NTS
Drawing Code	Drawing Code	Scale	NTS
CAD File Name	101018c11a1	Scale	NTS
Project Manager	Project Manager	Scale	NTS
Date	10/15/2018	Scale	NTS
Issue Notes		Scale	NTS



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

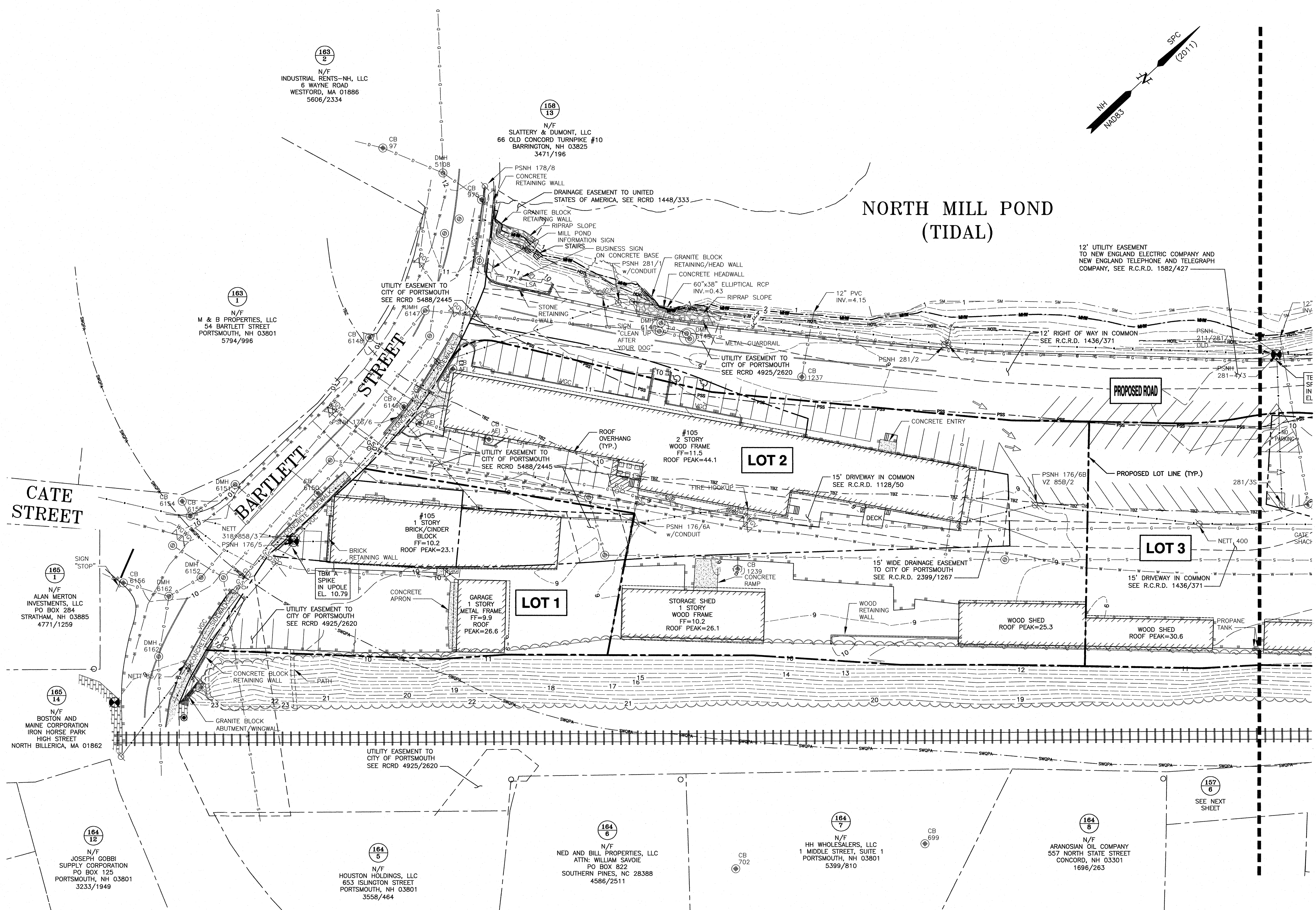
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 157 AS LOTS 1 & 2 AND ASSESSOR'S MAP 16 AS LOTS 1, 2, 3, & 4.
- 2) PORTIONS OF MAP 157 LOT 1 AND MAP 164 LOT 4 ARE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- 3) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE PARCELS.
- 4) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.3').
- 5) HORIZONTAL DATUM AND BASIS OF BEARINGS IS THE NH STATE PLANE COORDINATE SYSTEM NAD 83 (2011). BASIS OF HORIZONTAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS.

NORTH MILL POND (TIDAL)

12' UTILITY EASEMENT TO NEW ENGLAND ELECTRIC COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, SEE R.C.R.D. 1582/427



SUBDIVISION PLAN CLIPPER TRADERS, LLC OFF BARTLETT STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
3	ADD EXISTING EASEMENTS	10/16/18
2	RENAME PROPOSED ROAD	7/17/18
1	ISSUED FOR CONCEPTUAL REVIEW	3/5/18
0	ISSUED FOR COMMENT	2/12/18

REVISIONS

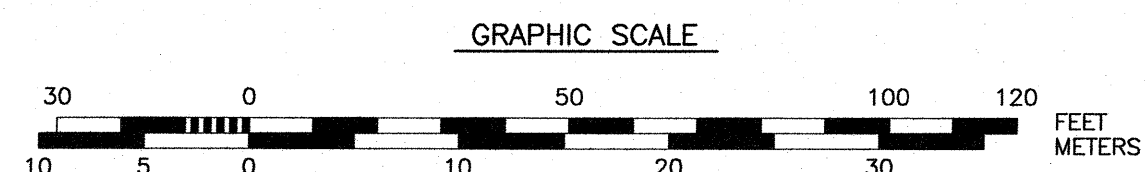
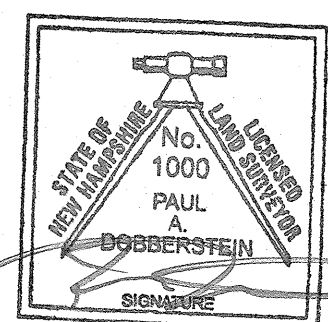
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SCALE 1"=30' FEBRUARY 2018

EXISTING CONDITIONS PLAN **C1**

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

PAUL A DOBBERSTEIN, LLS DATE 10/16/2018





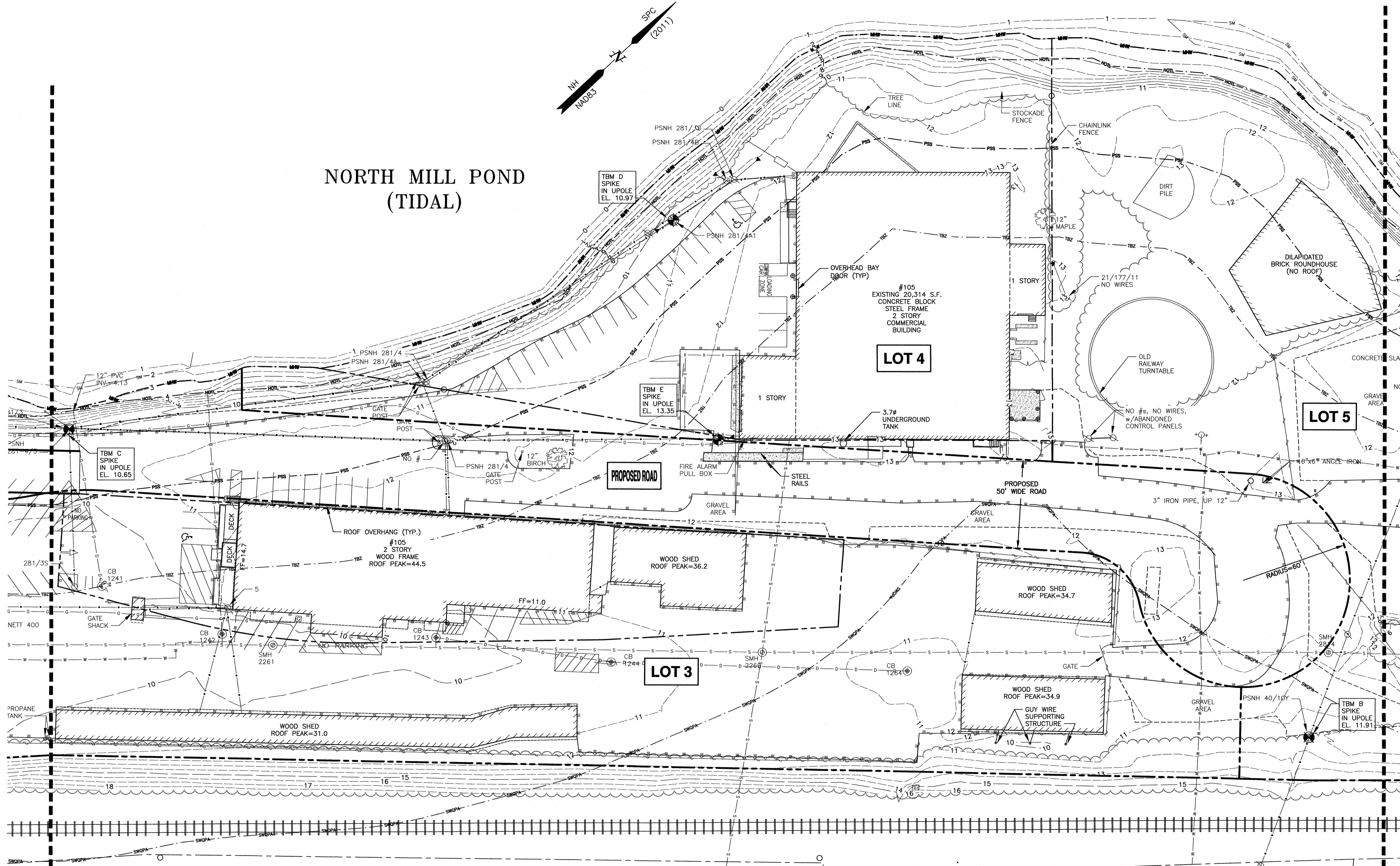
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9202
Fax (603) 436-2315

NOTES:

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- 2) PORTIONS OF MAP 157 LOT 1 AND MAP 164 LOT 4 ARE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- 3) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE PARCELS.
- 4) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS ($\pm 0.3'$).
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NORTH MILL POND (TIDAL)



SUBDIVISION PLAN CLIPPER TRADERS, LLC OFF BARTLETT STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
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1	ISSUED FOR CONCEPTUAL REVIEW	3/5/18
0	ISSUED FOR COMMENT	2/12/18

REVISIONS

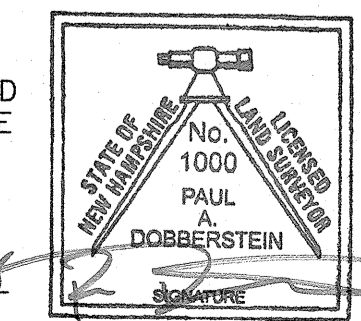
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SCALE 1"=30' FEBRUARY 2018

EXISTING CONDITIONS PLAN **C2**

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

PAUL A DOBBERSTEIN, LLS
DATE 10/16/2018



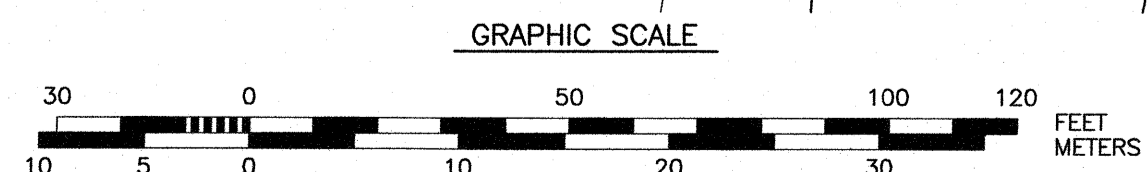
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N/F
SUMMIT 501 ISLINGTON, LLC
c/o TODD BAKER
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801
5256/441

157/7
N/F
J & J'S DROP AND DRIVE, LLC
402 DEER STREET
PORTSMOUTH, NH 03801
5353/2395

157/15
N/F
J & J'S DROP AND DRIVE, LLC
402 DEER STREET
PORTSMOUTH, NH 03801
5353/2395

157/14
N/F
J & J'S DROP AND DRIVE, LLC
402 DEER STREET
PORTSMOUTH, NH 03801
5353/2395

157/13
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J & J'S DROP AND DRIVE, LLC
402 DEER STREET
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5353/2395

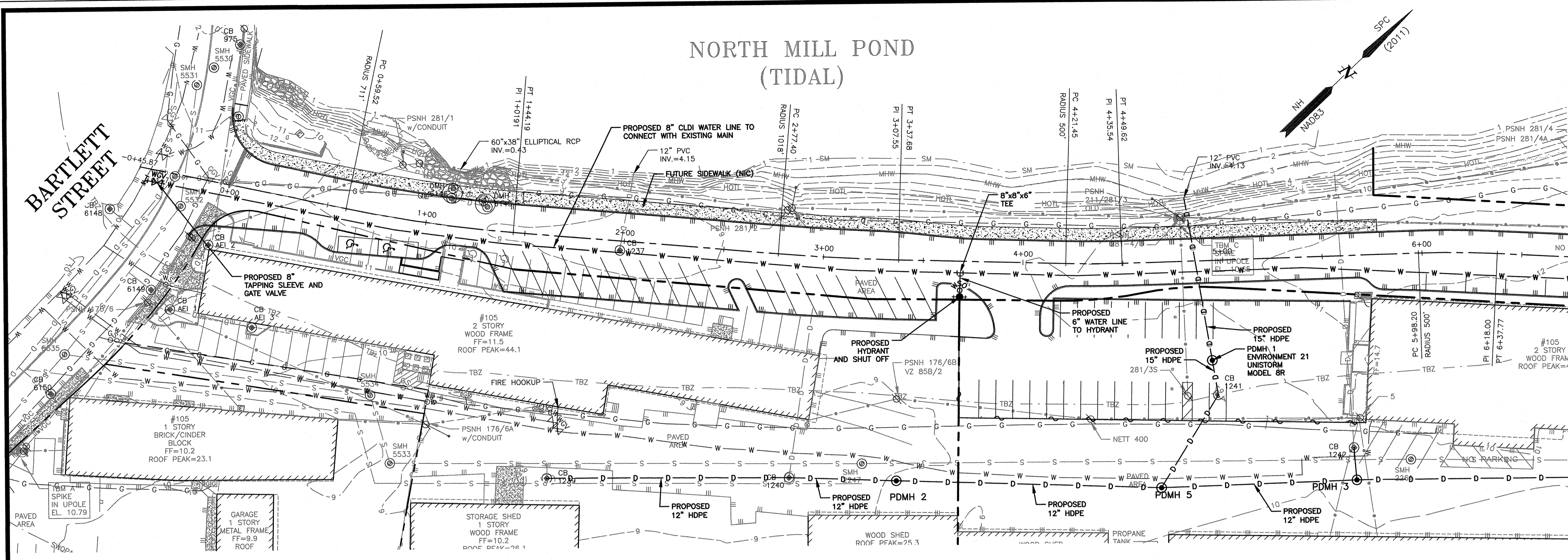




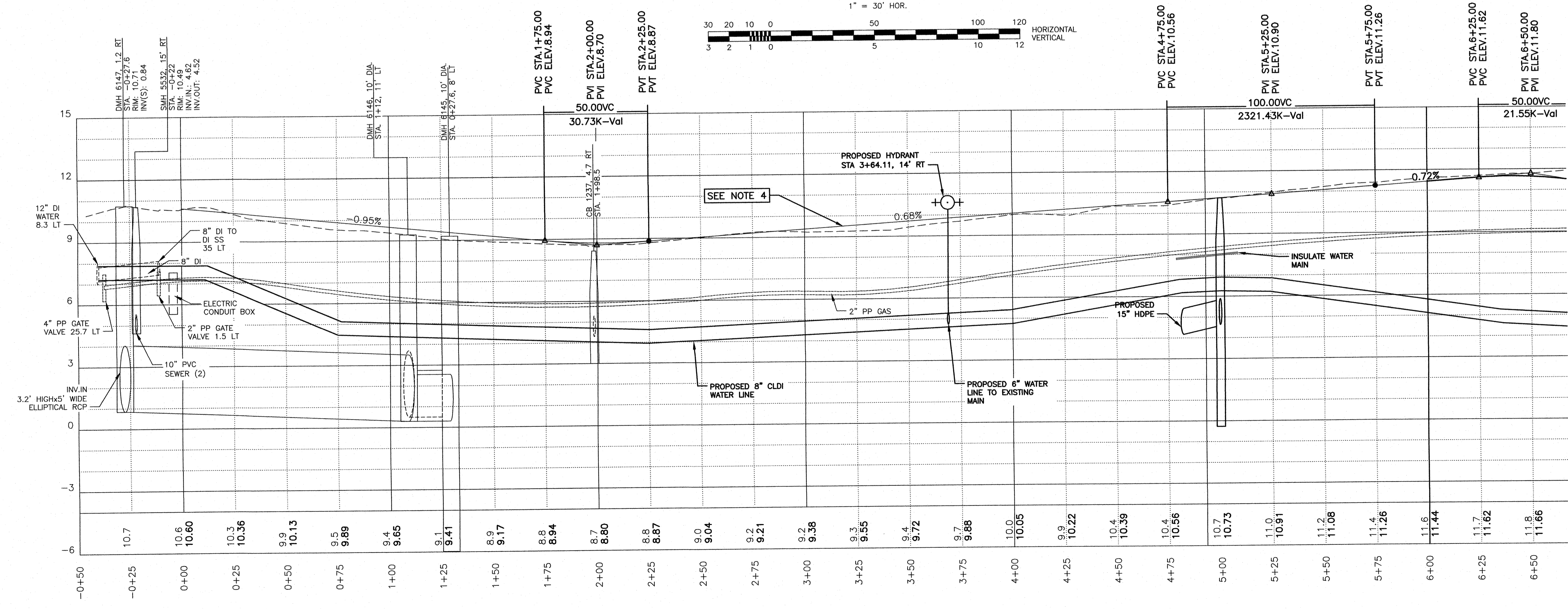
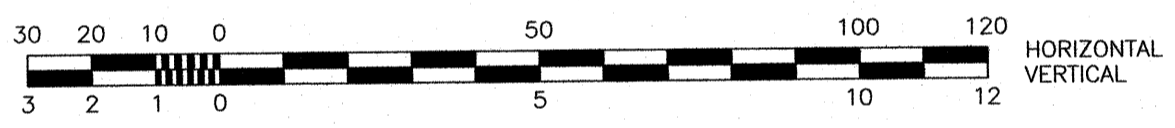
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

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Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NORTH MILL POND (TIDAL)



GRAPHIC SCALE
1" = 3' VERT.
1" = 30' HOR.

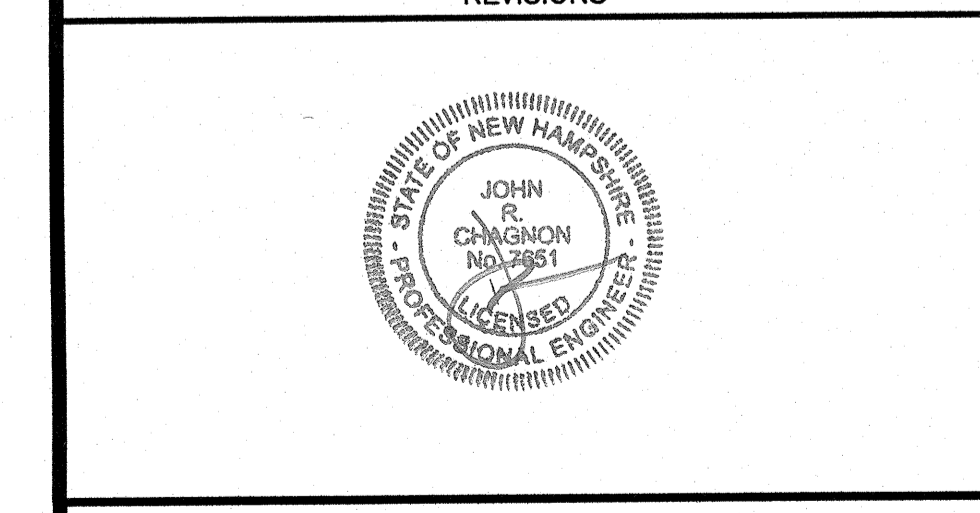


NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 4) ROAD PROFILE SHOWN FROM STATION 0+00 TO 6+00 IS FOR CALCULATION OF WAIVERS; ROAD WILL ONLY BE RECONSTRUCTED FROM STATION 6+00 TO THE CUL-DE-SAC.

SUBDIVISION PLAN CLIPPER TRADERS, LLC OFF BARTLETT STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	ADDED UTILITIES	10/16/18
1	ISSUED FOR APPROVAL	9/18/18
0	ISSUED FOR COMMENT	2/12/18



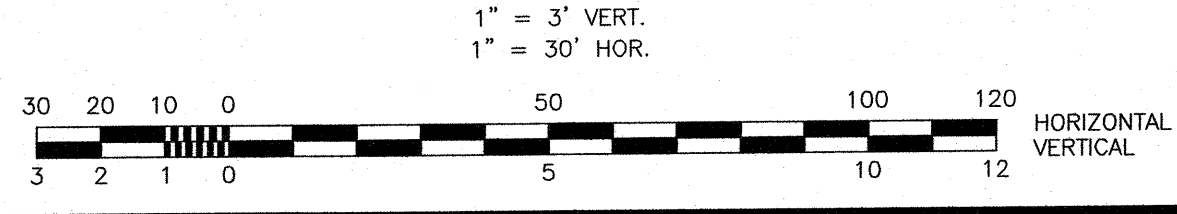
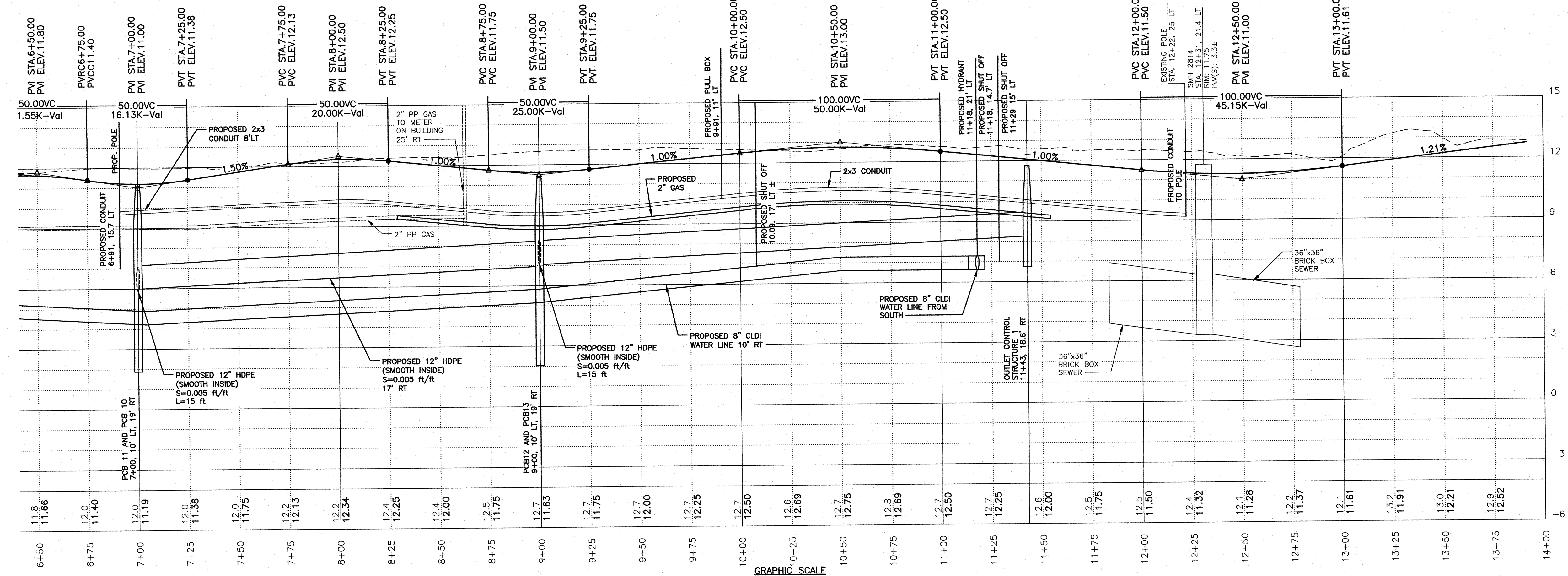
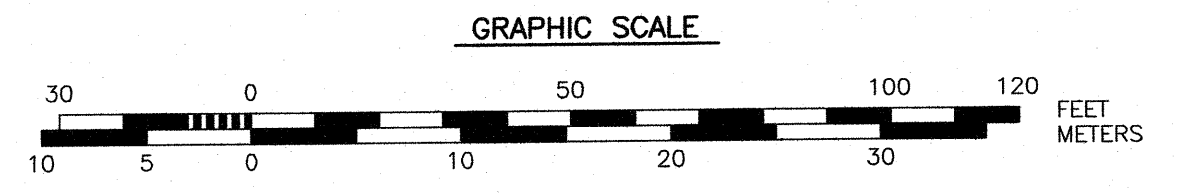
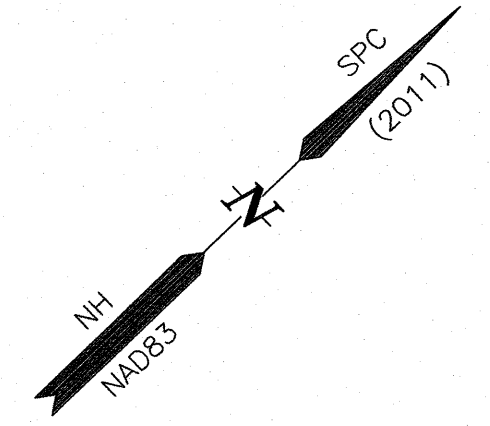
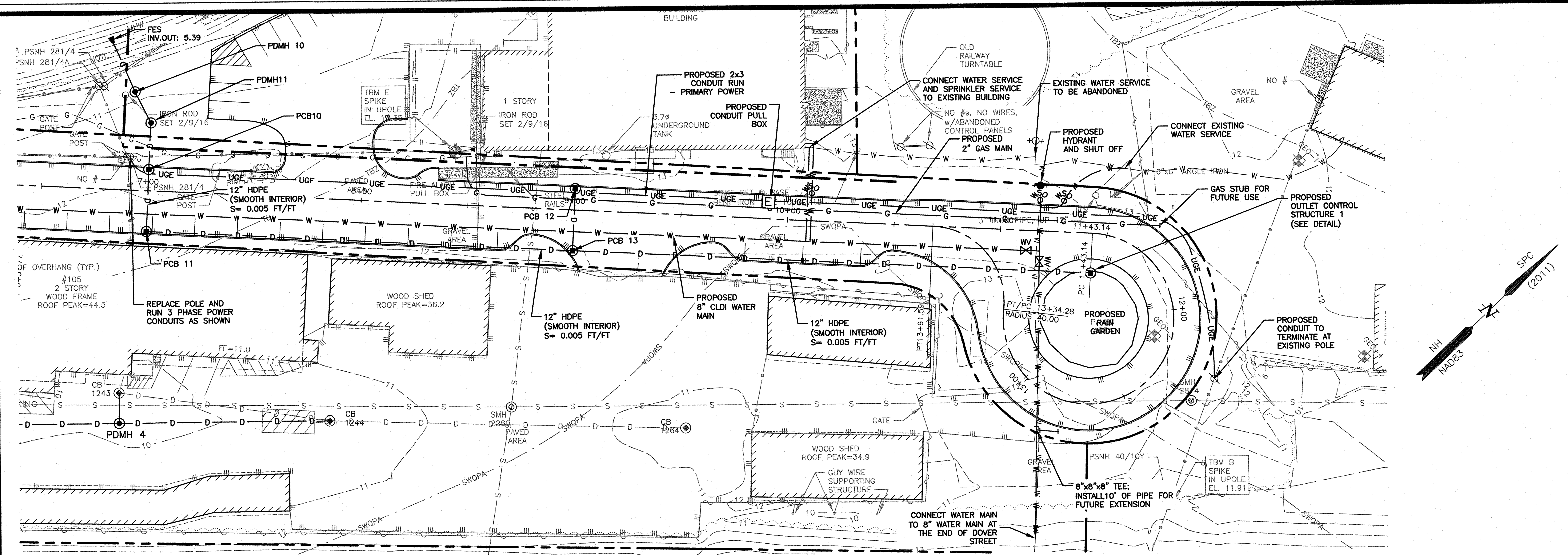
SCALE 1"=30' FEBRUARY 2018

ROADWAY PLAN & PROFILE

P1

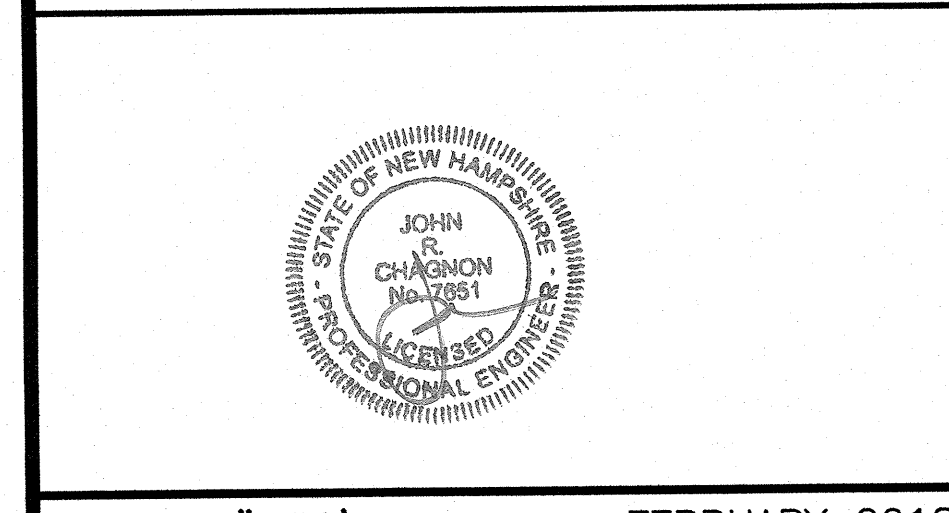
J:\0852\JN2406\JN 2428\2017 Site Development\Plans & Specs\Site\2428 SITE 2018.dwg, P1 PROFILE

- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
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 - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
 - 4) ELECTRICAL CONDUITS WILL BE RUN AT THE TIME OF LOT 5 DEVELOPMENT. PULL ROPES TO BE INSTALLED AND LEFT FOR FUTURE USE.



**SUBDIVISION PLAN
CLIPPER TRADERS, LLC
OFF BARTLETT STREET
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
2	ADDED UTILITIES	10/16/18
1	ISSUED FOR APPROVAL	9/18/18
0	ISSUED FOR COMMENT	2/12/18



SCALE 1"=30' FEBRUARY 2018

**ROADWAY
PLAN & PROFILE**

P2

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

THE CONTRACTOR SHALL OBTAIN AN NPDES PHASE II STORMWATER PERMIT BEFORE BEGINNING CONSTRUCTION AND SHALL HAVE ON SITE A STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) AVAILABLE FOR INSPECTION BY THE PERMITTING AUTHORITY DURING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE S.W.P.P.P. AND INSPECTING AND MAINTAINING ALL BMP'S CALLED FOR BY THE PLAN. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (N.O.T.) FORM TO THE REGIONAL EPA OFFICE WITHIN 30 DAYS OF FINAL STABILIZATION OF THE ENTIRE SITE OR TURNING OVER CONTROL OF THE SITE TO ANOTHER OPERATOR.

INSTALL PERIMETER CONTROLS, I.E., SILT SOXX AROUND THE LIMITS OF DISTURBANCE.

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH IN THE WORK AREA AS REQUIRED.

CONSTRUCT BASINS AND OUTLETS, BUT DO NOT ALLOW INFLOW UNTIL ALL CONTRIBUTING AREAS ARE STABILIZED AND EROSION-FREE.

ALL PERMANENT DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

PLACE BINDER LAYER OF PAVEMENT, THEN RAISE CATCH BASIN FRAMES TO FINAL GRADE. REINSTALL BASIN INLET PROTECTION.

PLANT LANDSCAPING IN AREAS OUT OF WAY OF CONSTRUCTION. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER.

CONSTRUCT ASPHALT WEARING COURSE.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE".

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

DUST CONTROL: IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

SILT FENCES SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

AVOID THE USE OF FUTURE OPEN SPACES (LOAM AND SEED AREAS) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ACCESS DRIVES AND PARKING AREAS.

ADDITIONAL TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS--CONSTRUCT SILT FENCE AROUND TOPSOIL STOCKPILE.

AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. STUMPS SHALL BE DISPOSED OF IN AN APPROVED FACILITY.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS:

LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE.

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.

SEED SHALL BE SOWN AT THE RATES SHOWN IN THE TABLE BELOW. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED, ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE, AND SHALL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

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 SHALL BE RESEEDDED, AND ALL NOXIOUS WEEDS REMOVED.

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

GENERAL COVER	PROPORTION	SEEDING RATE
CREeping RED FESCUE	50%	100 LBS/ACRE
KENTUCKY BLUEGRASS	50%	
SLOPE SEED (USED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1)		
CREeping RED FESCUE	42%	
TALL FESCUE	42%	48 LBS/ACRE
BIRD'SFOOT TREFLOIL	16%	

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH APPLICABLE STATE AND FEDERAL SEED LAWS.

FOR TEMPORARY PROTECTION OF DISTURBED AREAS: MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:

PERENNIAL RYE:	0.7 LBS/1,000 S.F.
MULCH:	1.5 TONS/ACRE

MAINTENANCE AND PROTECTION

THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THEN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH. ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEEDED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT IS DEVELOPING.

TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.

SEEDED AREAS WILL BE FERTILIZED AND RESEEDDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.

THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.

THE SILT FENCE BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

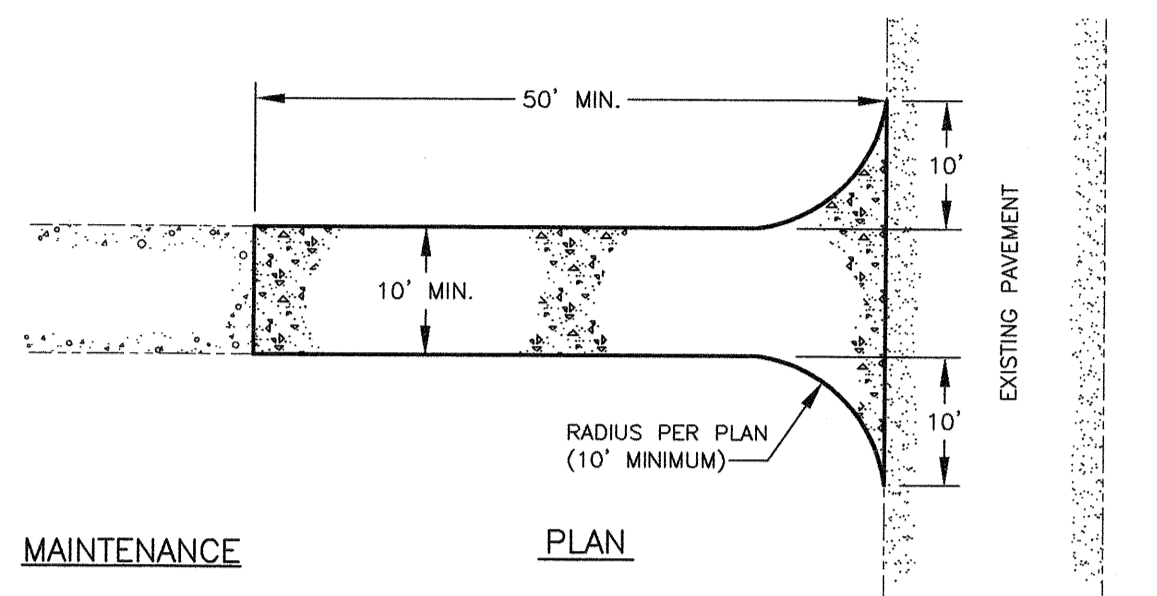
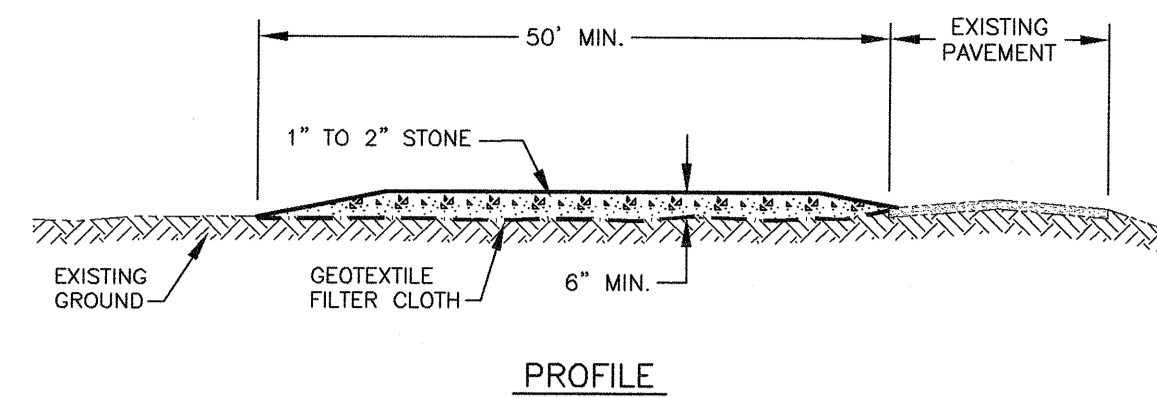
SILT FENCING SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE REMOVAL SHALL BE PERMANENTLY SEEDED.

WINTER NOTES

ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

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 TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.



MAINTENANCE

1) MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE GRAVEL AND THE EFFECTIVENESS OF THE GRAVEL PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOP DRESSED WITH NEW STONE. COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.

2) IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATIONS

1) STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE.

2) THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.

3) THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.

4) THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.

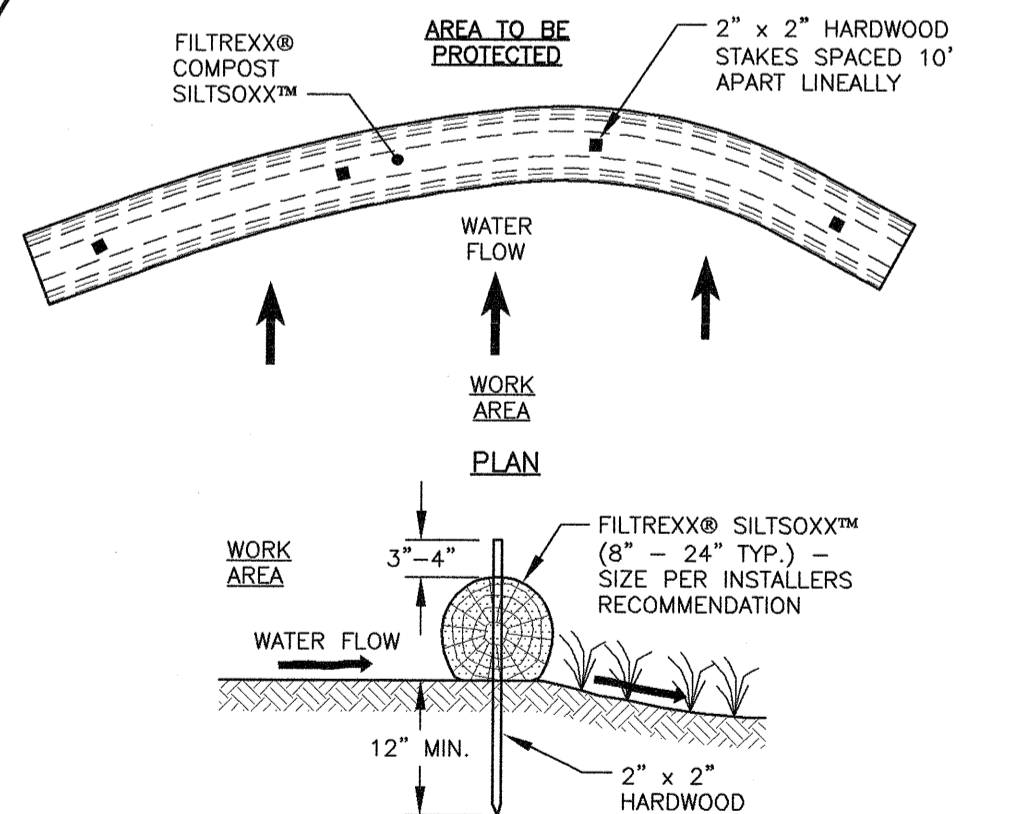
5) GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.

6) ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.

7) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT 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, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

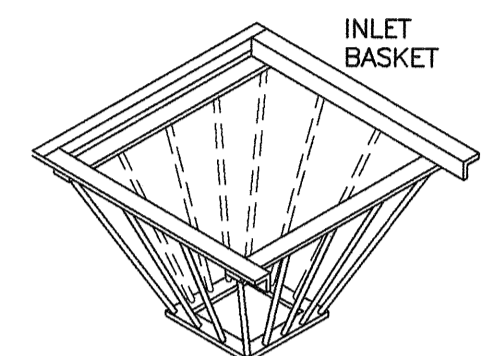
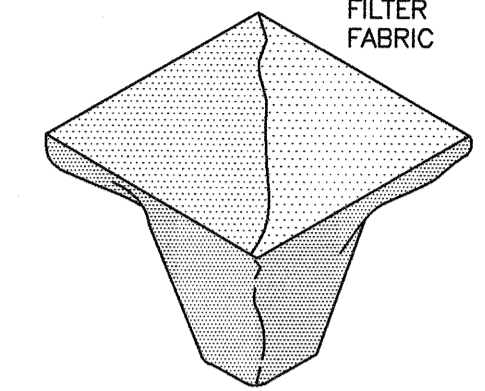
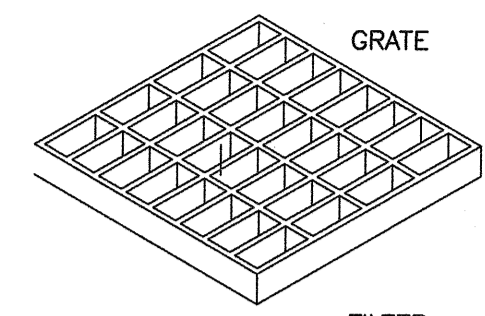
8) WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY, WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

A STABILIZED CONSTRUCTION ENTRANCE

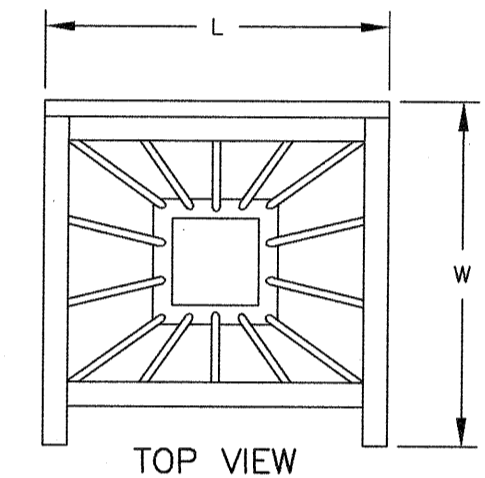


- NOTES:**
1. ALL MATERIAL TO MEET FILTRIXX SPECIFICATIONS.
 2. FILTRIXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTRIXX INSTALLER.
 3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
 4. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
 5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

C FILTRIXX® SILTSOXX™ FILTRATION SYSTEM



LENGTH (L) & WIDTH (W) AS REQUIRED TO FIT NHDOT TYPE GRATE & FRAME.



TOP VIEW

1) INLET BASKETS SHALL BE INSTALLED IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION IS COMPLETE AND SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.

2) FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT AND, SHALL EXTEND AT LEAST 6" PAST FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR.

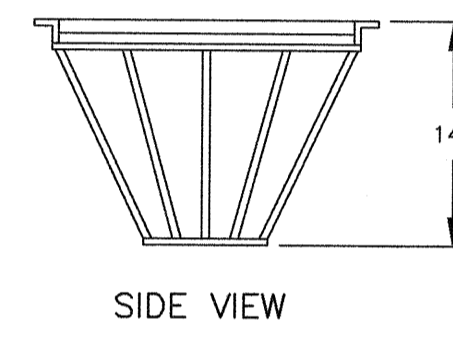
3) THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC: POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:

- RAB STRENGTH: 45 LB. MIN. IN ANY PRINCIPAL DIRECTION (ASTM D1682)
- MULLEN BURST STRENGTH: MIN. 60 psi (ASTM D774)

4) THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 gpm/s.f. (MULTIPLY THE PERMITIVITY IN SEC.-1 FROM ASTM 54491-85 CONSTANT HEAD TEST USING THE CONVERSION FACTOR OF 74.)

5) THE INLET BASKET 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.

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

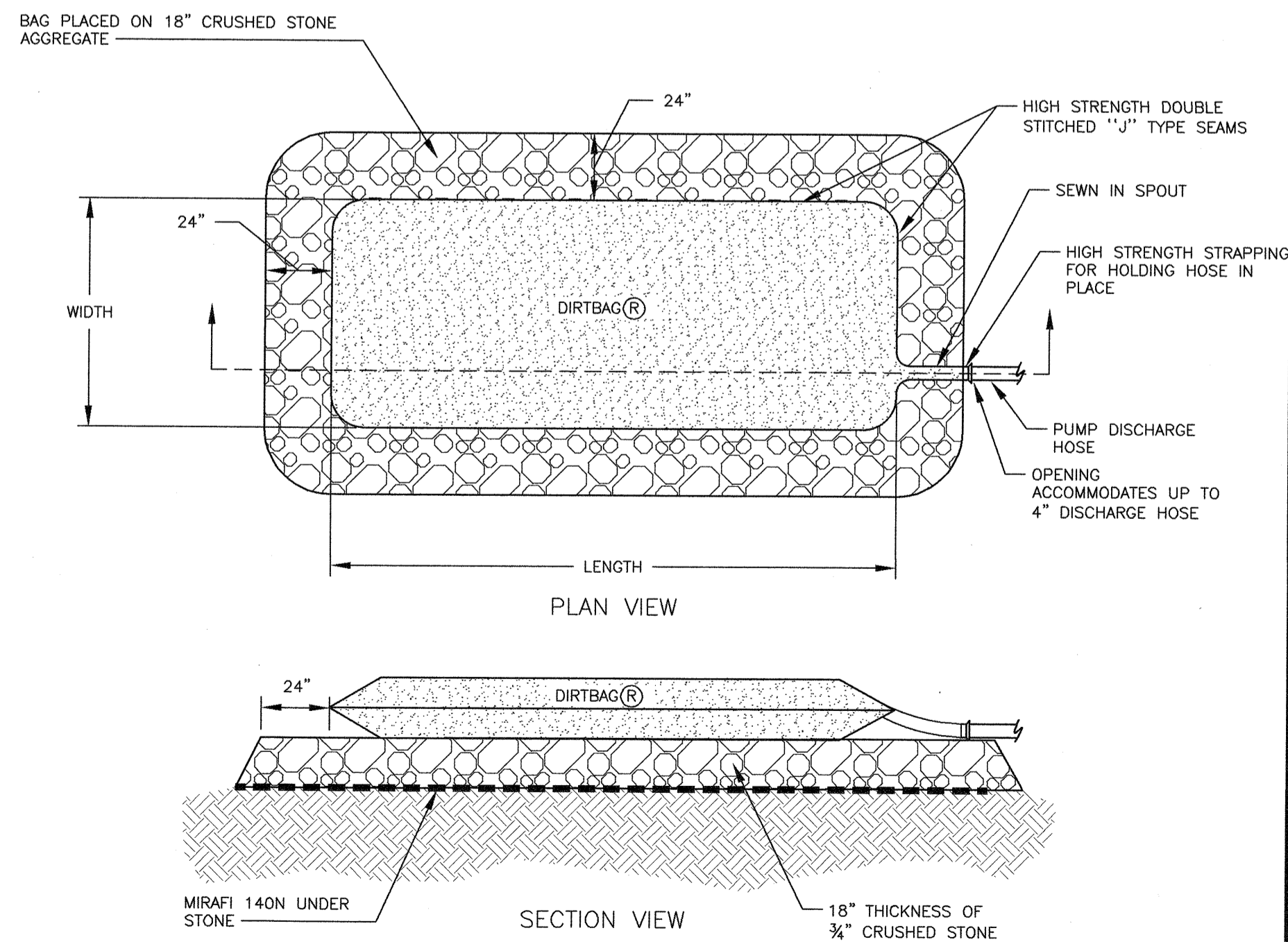


SIDE VIEW

B CATCH BASIN INLET BASKET

AS NEEDED NTS

NOTES:
1) REVIEW INSTALLATION REQUIREMENTS ON OFFSITE BASINS WITH CITY DPW.



CC DIRTBAG DETAIL

AS NEEDED NTS

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 436-9282
Fax (603) 436-2315

NOTES:

1) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

2) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION." (NHDES DECEMBER 2008).

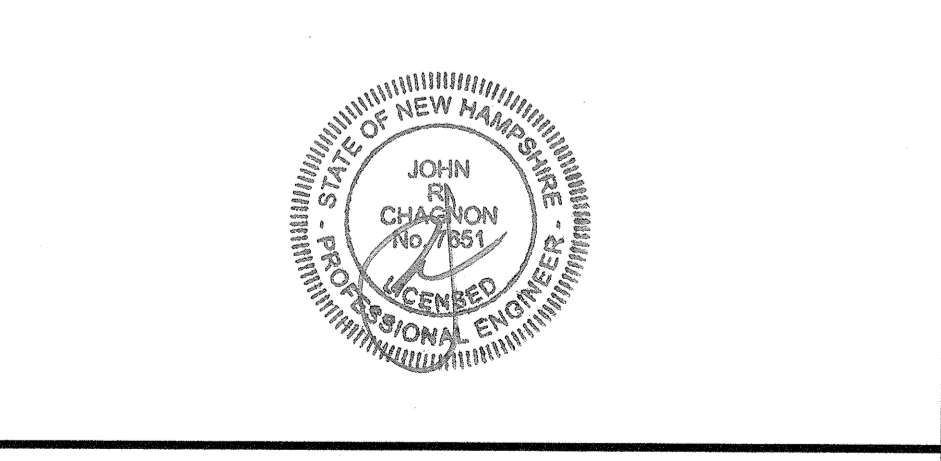
STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE

THE OPERATOR IS RESPONSIBLE FOR IMPLEMENTING AND FOLLOWING THE STORMWATER INSPECTION AND MAINTENANCE PLAN WHICH CAN BE FOUND IN THE DRAINAGE REPORT.

PROPOSED SUBDIVISION CLIPPER TRADERS, LLC 105 BARTLETT STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	ISSUED FOR APPROVAL	10/16/18
1	ISSUED FOR COMMENT	9/18/18
0	ISSUED FOR COMMENT	2/12/18

REVISIONS



SCALE: AS NOTED FEBRUARY 2018

DETAILS D1