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NEW HAMPSHIRE 200

September 29, 2021

Barbara McMillan, Chair
Conservation Commission
1 Junkins Ave, 3rd Floor
Portsmouth, NH 03801

RE: Conservation Commission Wetland CUP Application Submittal Rev 0
325 Little Harbor Road, Portsmouth, NH – Tax Map 205 Lot 2
Project #47099.01

Dear Ms. McMillan:

On behalf of our client, ALD 325 Little Harbor Road Trust, please find a Conservation Commission Wetland Conditional Use Permit (CUP) submission relative to the above-referenced project. The following materials have been submitted online and hard copies are also included in this submission:

- **Check for Site Plan Review Fee Paid to "City of Portsmouth" ($1,000)**
- **Client Authorization Letter (1 copy);**
- **Wetland CUP Application (10 copies);**
- **Land Management Plan (10 copies); and**
- **Site Development Plans entitled "Site Development Plans, Tax Map 205 Lot 2, Lady Isle Site Renovations, 325 Little Harbor Road, Portsmouth New Hampshire", prepared by TFMoran, Inc., dated September 29, 2021 (1 copy at 22"x34, 9 copies at 11"x17").**
- **Landscape Plans prepared by Matthew Cunningham Landscape Design, LLC dated September 29, 2021. (1 copy at 22"x34, 9 copies at 11"x17").**

Project Description

The project includes the replacement of a single family residence on 325 Little Harbor Road, Portsmouth, NH. The existing property is approximately 12.3 acres and currently contains a 2-story house, guest cottage, carriage house, barn, horse barn, horse paddock, and shed. The site is an island within the Rural Zoning District and surrounded by the Piscataqua River.

The purpose of this plan is to demolish the existing house, carriage house, and paddock and to construct a 2-story single-family home, garage, pool, pool cabana, playground, and utility connections via Little Harbor Road; renovate an existing barn and guest cottage; and replace an existing shed with a new shed. Associated improvements include and are not limited to access, grading, stormwater management systems, utilities, and landscaping. The project proposes a 6,227 SF building footprint and total 44,376 SF of impervious area (including permeable pavers and gravel areas) within the property lines and approximately 120,300 SF of disturbance to facilitate the renovation, which excludes areas that will not be regraded nor landscaped, planted with trees, or restored to natural wooded areas.

A portion of the development is proposed within the 100’ Tidal Wetland Buffer. The total Tidal Wetland Buffer Area is 334,884 SF. The total disturbance with the Tidal Wetland Buffer is 81,865 SF or less than 25% of the Buffer Area. Furthermore, the Buffer contains 132,911 SF of natural woodland area and will be enhanced to provide a total of 161,070 SF, which is 48% of the Buffer Area. There will also be maintained landscaping added within the Buffer Area, contributing 35,103 SF of area that may have previously been grass or impervious surface, adding an additional 10% of vegetated area to the buffer area.

Note that the project does not propose any wetland impacts. The project will be undergoing additional review by Planning Board, NHDES Wetlands Bureau, NHDES Shoreland Program, NHDES Alteration of Terrain (AoT) Bureau, NH Fish & Game, NHDES Wastewater Bureau, and EPA’s NOI for Construction General Permit.

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

We respectfully request that we be placed on the upcoming agenda for the Conservation meeting on October 13, 2021.

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

Respectfully,
TFMoran, Inc.

Corey Colwell, LLS
Division Manager **|** *Vice President*

JCC/heg

cc: Anthony Dilorenzo, ADL 325 Little Harbor Road Trust (via e-mail)
Jim Youngblood, Youngblood Builders (via jim@youngbloodbuilders.com)
Mickey Benson, GPSchafer (via mbenson@gpschafer.com)
Matthew Cunningham, MCLD (via matthew@matthew-cunningham.com)

LADY ISLE
SITE RENOVATIONS

325 LITTLE HARBOR ROAD
PORTSMOUTH, NEW HAMPSHIRE

SEPTEMBER 29, 2021

OWNER/APPLICANT

MAP 205 LOT 2
ADL 325 LITTLE HARBOR ROAD TRUST
C/O ROBERTS STEPHEN H ESQ
TRUSTEE
127 PARROT AVENUE
PORTSMOUTH, NH 03801

RESOURCE LIST

PLANNING/ZONING DEPARTMENT
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
603-610-7296
PETER BRITZ,
INTERIM PLANNING DIRECTOR

BUILDING DEPARTMENT
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
603-610-7261
ROBERT MARSILIA,
CHIEF BUILDING INSPECTOR

PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
603-427-1530
PETER RICE,
DIRECTOR OF PUBLIC WORKS

POLICE DEPARTMENT
3 JUNKINS AVENUE
PORTSMOUTH, NH 03801
603-427-1500
MARK NEWPORT, INTERIM CHIEF

FIRE DEPARTMENT
170 COURT STREET
PORTSMOUTH, NH 03801
603-427-1515
TODD GERMAIN, CHIEF

ASSOCIATED PROFESSIONALS

ARCHITECT
G.P. SCHAFER ARCHITECT, PLLC
19 UNION SQUARE WEST, 4TH FLOOR
NEW YORK CITY, NY 10003
212-965-1355
MICKEY BENSON, PRINCIPAL

ENVIRONMENTAL SERVICES
STONEHILL ENVIRONMENTAL
600 STATE STREET, SUITE 2
PORTSMOUTH, NH 03801
603-433-1935
MICHAEL TOWLE, P.G.

LANDSCAPE ARCHITECT
MATTHEW CUNNINGHAM LANDSCAPE
ARCHITECTURE DESIGN LLC
411 Main Street
Stoneham, MA 02180
617-905-2246
MATTHEW CUNNINGHAM, PRINCIPAL

WETLAND SCIENTIST
MARC JACOBS,
CERTIFIED WETLAND SCIENTIST
PO BOX 417
GREENLAND, NH
603-686-5097

WILDLIFE ASSESSOR
GZA GEOENVIRONMENTAL, INC.
5 COMMERCE PARK NORTH
BEDFORD, NH 03110
603-232-8739
TRACY TARR, ASSOCIATE PRINCIPAL

INDEX OF SHEETS

PERMITS/APPROVALS

	NUMBER	APPROVED	EXPIRES
PORTSMOUTH PLANNING BOARD & CONSERVATION COMMISSION CONDITIONAL USE PERMIT (CUP)	–	–	–
PORTSMOUTH PLANNING BOARD ACCESSORY STRUCTURE CUP	–	–	–
NH FISH & GAME	–	–	–
NHDES WETLANDS	–	–	–
NHDES SHORELAND	–	–	–
NHDES ALTERATION OF TERRAIN	–	–	–
NHDES SEWER	–	–	–
EPA NPDES ENOI CGP & SWPPP	–	–	–

APPROVED BY THE CITY OF PORTSMOUTH PLANNING BOARD

ON ____________________
BOARD MEMBER ____________________ *AND*
BOARD MEMBER ____________________

DIG SAFE
MA ME NH RI VT
811
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

HANNAH E. GIOVANNUCCI No.15699

9/29/2021

SITE DEVELOPMENT PLANS

TAX MAP 205 LOT 2
COVER
LADY ISLE SITE RENOVATIONS
325 LITTLE HARBOR ROAD, PORTSMOUTH, NH
OWNED BY & PREPARE FOR
ALD 325 LITTLE HARBOR ROAD TRUST

SCALE: NTS **SEPTEMBER 29, 2020**

REV.	*DATE*	*DESCRIPTION*	*DR*	*CK*

Seacoast Division
TFM®
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

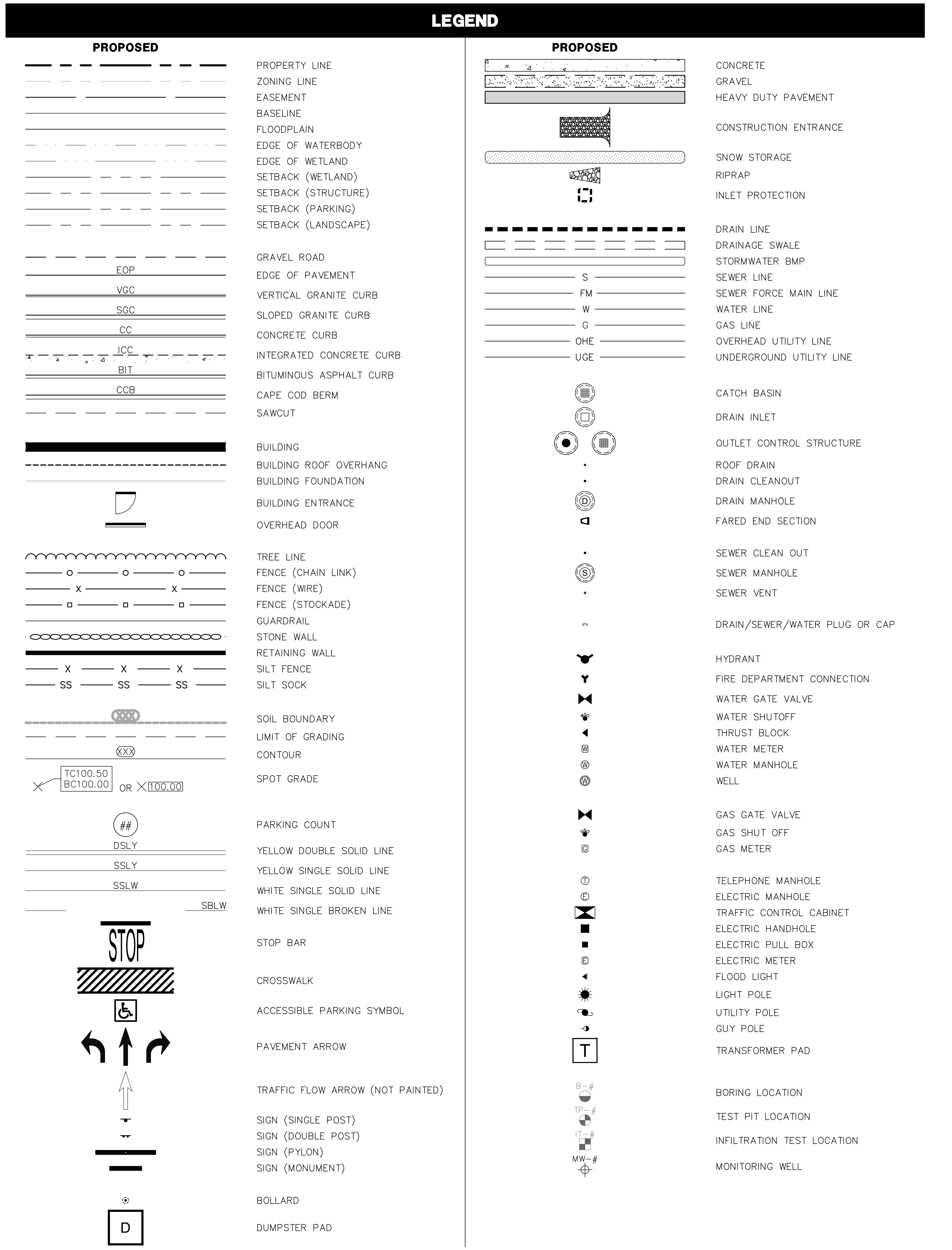
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE					
47099.01	DR	HEG	FB	–	C-00
	CK	JCC	CADFILE	47099-01_COVER_MAIN	

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

Sep 29, 2021 - 2:04pm
F:\MSC Projects\47099 - Little Harbor Rd & Gosport Rd - Portsmouth\47099-01 - DiLorenzo - 325 Little Harbor Rd\Design\PRODUCTION DRAWINGS\47099-01_Cover_Main.dwg

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
EOP	EDGE OF PAVEMENT
VGC	VERTICAL GRANITE CURB
SGC	SLOPED GRANITE CURB
CC	CONCRETE CURB
ICC	INTEGRATED CONCRETE CURB
BIT	BITUMINOUS ASPHALT CURB
CCB	CAPE COD BERM
	SAWCUT
	BUILDING
	BUILDING ROOF OVERHANG
	BUILDING FOUNDATION
	BUILDING ENTRANCE
	OVERHEAD DOOR
	TREE LINE
	FENCE (CHAIN LINK)
X	FENCE (WIRE)
	FENCE (STOCKADE)
	GUARDRAIL
	STONE WALL
	RETAINING WALL
X	SILT FENCE
SS	SILT SOCK
XXX	SOIL BOUNDARY
	LIMIT OF GRADING
XXX	CONTOUR
TC100.50 BC100.00 OR 100.00	SPOT GRADE
##	PARKING COUNT
DSLY	YELLOW DOUBLE SOLID LINE
SSLY	YELLOW SINGLE SOLID LINE
SSLW	WHITE SINGLE SOLID LINE
SBLW	WHITE SINGLE BROKEN LINE
STOP	STOP BAR
	CROSSWALK
	ACCESSIBLE PARKING SYMBOL
	PAVEMENT ARROW
	TRAFFIC FLOW ARROW (NOT PAINTED)
	SIGN (SINGLE POST)
	SIGN (DOUBLE POST)
	SIGN (PYLON)
	SIGN (MONUMENT)
	BOLLARD
D	DUMPSTER PAD

PROPOSED	
	CONCRETE
	GRAVEL
	HEAVY DUTY PAVEMENT
	CONSTRUCTION ENTRANCE
	SNOW STORAGE
	RIPRAP
	INLET PROTECTION
	DRAIN LINE
	DRAINAGE SWALE
	STORMWATER BMP
S	SEWER LINE
FM	SEWER FORCE MAIN LINE
W	WATER LINE
G	GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND UTILITY LINE
	CATCH BASIN
	DRAIN INLET
	OUTLET CONTROL STRUCTURE
	ROOF DRAIN
	DRAIN CLEANOUT
D	DRAIN MANHOLE
	FARED END SECTION
	SEWER CLEAN OUT
S	SEWER MANHOLE
	SEWER VENT
	DRAIN/SEWER/WATER PLUG OR CAP
	HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER GATE VALVE
WSO	WATER SHUTOFF
	THRUST BLOCK
W	WATER METER
W	WATER MANHOLE
W	WELL
	GAS GATE VALVE
GSO	GAS SHUT OFF
G	GAS METER
T	TELEPHONE MANHOLE
E	ELECTRIC MANHOLE
	TRAFFIC CONTROL CABINET
	ELECTRIC HANDHOLE
	ELECTRIC PULL BOX
E	ELECTRIC METER
	FLOOD LIGHT
	LIGHT POLE
	UTILITY POLE
	GUY POLE
T	TRANSFORMER PAD
B-#	BORING LOCATION
TP-#	TEST PIT LOCATION
IT-#	INFILTRATION TEST LOCATION
MW-#	MONITORING WELL

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/PG	BOOK & PAGE	IT	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/F	NOW OR FORMERLY	SF	SQUARE FEET
DIA	DIAMETER	NTS	NOT TO SCALE	SW	SIDEWALK
ELEV	ELEVATION	NWA	NATURAL WOODLAND AREA	TBM	TEMPORARY BENCHMARK
				TC	TOP OF CURB
				TP	TEST PIT
				TW	TOP OF WALL
				TYP	TYPICAL
				UG	UNDERGROUND
				W/	WITH

UTILITIES

CA/TV	CABLE/TELEVISION
CB	CATCH BASIN
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COND	CONDUIT
DIP	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
FES	FLARED END SECTION
FM	FORCE MAIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
LP	LIGHT POLE
OCS	OUTLET CONTROL STRUCTURE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
SMH	SEWER MANHOLE
SOS	SEDIMENT OIL SEPARATOR
TSV	TAPPING SLEEVE, VALVE, AND BOX
UP	UTILITY POLE

GENERAL NOTES

1. 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 PLAN SHALL BE RECORDED IN THE ROCKINGHAM 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 PORTSMOUTH PLANNING DIRECTOR.
5. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF PORTSMOUTH, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL WORK TO CONFORM TO CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS. ALL WORK WITHIN THE RIGHT-OF-WAY OF THE CITY AND/OR STATE SHALL COMPLY WITH APPLICABLE STANDARDS. 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, PADS, AND COMPACTOR PADS. 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 IN ACCORDANCE WITH THE APPLICABLE MUNICIPAL ORDINANCES AND REGULATIONS OF THE CITY OF PORTSMOUTH.
    - 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 DIGSAFE (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.
    - K. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
    - L. VERIFY LAYOUT OF PROPOSED BUILDING FOUNDATIONS WITH ARCHITECT AND THAT PROPOSED FOUNDATION MEETS PROPERTY LINE SETBACKS PRIOR TO COMMENCING ANY FOUNDATION CONSTRUCTION.
    - M. PROVIDE AN AS-BUILT PLAN AT THE COMPLETION OF THE PROJECT TO THE PLANNING DIRECTOR AND PER CITY REGULATIONS.
    - N. IF ANY DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS HAVE BEEN MADE, THE SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS STAMPED BY A LICENSED SURVEYOR OR QUALIFIED ENGINEER ALONG WITH A LETTER STAMPED BY A QUALIFIED ENGINEER DESCRIBING ALL SUCH DEVIATIONS, AND BEAR ALL COSTS FOR PREPARING AND FILING ANY NEW PERMITS OR PERMIT AMENDMENTS THAT MAY BE REQUIRED.

GENERAL NOTES (CONTINUED)

18. CONTRACTOR'S GENERAL RESPONSIBILITIES (CONTINUED):
    - O. THIS PROJECT IS SUBJECT TO THE AOT PERMIT LISTED ON THE COVER SHEET. THE CONTRACTOR SHALL CONFORM TO ALL CONDITIONS OF THE PERMIT AND PROVIDE THE FOLLOWING DOCUMENTATION TO OWNER AND ENGINEER:
        - 1) ADVANCE WRITTEN NOTICE AT LEAST ONE WEEK PRIOR TO COMMENCING ANY WORK UNDER THE PERMIT.
        - 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, 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

1. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES ENV-WQ 1500 AS APPLICABLE.
2. THE CONTRACTOR SHALL PREPARE, MAINTAIN, AND EXECUTE A S.W.P.P.P. IN ACCORDANCE WITH EPA REGULATIONS AND THE CONSTRUCTION GENERAL PERMIT.
3. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SUBMIT AN eNOI AT LEAST 14 DAYS IN ADVANCE OF ANY EARTHWORK ACTIVITIES AT THE SITE.
4. 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.
5. 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.
6. COORDINATE WITH GEOTECHNICAL/STRUCTURAL PLANS FOR SITE PREPARATION AND OTHER BUILDING INFORMATION.
7. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILED GRADING AT BUILDING, AND SIZE AND LOCATION OF ALL BUILDING SERVICES.
8. COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ROOF DRAIN INFORMATION.
9. 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.
10. THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE, RAMPS, AND LOADING AREAS.
11. 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.
12. ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
13. 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".
14. THE FINISHED GRADE AT BOTTOM OF ALL ACCESSIBLE RAMPS SHALL BE FLUSH WITH PAVEMENT WITH A TOLERANCE OF PLUS OR MINUS 1/4".
15. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE PRIOR TO INSTALLATION OF FINISHED PAVEMENT.
16. 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.
17. 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.
18. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
19. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
20. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER, AND MULCH.
21. 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, CODES, AND STANDARDS OF 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, CONNECTORS, 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 PORTSMOUTH STANDARDS AND SPECIFICATIONS. WATER MAINS SHALL HAVE A MINIMUM OF 5.5' COVER. WHERE 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 OR MANHOLE TO MANHOLE, OR SUBSTITUTE RUBBER-GASKETED 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. THRUST 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	UNITIL
ELECTRIC	EVERSOURCE
TELEPHONE	COMCAST, CONSOLIDATED COMMUNICATIONS, ETC.
CABLE	COMCAST

DIG SAFE
MA ME NH RI VT
CALL 811 TOLL FREE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

HANNAH E. GIOVANNUCCI No.15699
9/29/2021

REV.	DATE	DESCRIPTION	DR	CK

SITE DEVELOPMENT PLANS

TAX MAP 205 LOT 2

NOTES & LEGEND

LADY ISLE SITE RENOVATIONS

325 LITTLE HARBOR ROAD, PORTSMOUTH, NH

OWNED BY & PREPARE FOR

ALD 325 LITTLE HARBOR ROAD TRUST

SCALE: NTS **SEPTEMBER 29, 2020**

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LEGEND:

BK.PG.	BOOK/PAGE
ELEV.	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
NET	NEW ENGLAND TELEPHONE
PSNH	PUBLIC SERVICE COMPANY OF NEW ENGLAND
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
SL	SEPTIC LINE
UGU	UNDERGROUND UTILITIES
TBM	TEMPORARY BENCH MARK
TL	TIE LINE
444C	SOILS TYPE
⌒⌒⌒⌒	TREE LINE
—— OHU ——	OVERHEAD UTILITIES
—— 18 ——	EXISTING CONTOUR
—·—·—·—	LIMIT OF SALT MARSH
—— UGU ——	UNDERGROUND UTILITIES
—— W ——	WATER LINE
——▫——▫——	WOOD FENCE
⊥⊥⊥⊥⊥⊥⊥	HIGHEST OBSERVABLE TIDE LINE
——— ———	HIGH WATER
– – – – –	FLOOD ZONE LINE
▬ ▬ ▬ ▬	TIDAL BUFFER
········	SOILS LINE
☌	UTILITY POLE
✿	DECIDUOUS TREE
✳	CONIFEROUS TREE
⊞ T	TRANSFORMER
⊡	TELEPHONE PEDESTAL
⊠ E	ELECTRIC METER
▨ EB	ELECTRIC BOX
◑	GUY POLE/WIRE
WSO	WATER SHUT OFF
TP-1 ◕	TEST PIT
▚ IT-8	INFILTRATION TEST
▦	BRICK WALK
▇	PAVEMENT
▨	EASEMENT
⁘	SALT MARSH

NOTES:

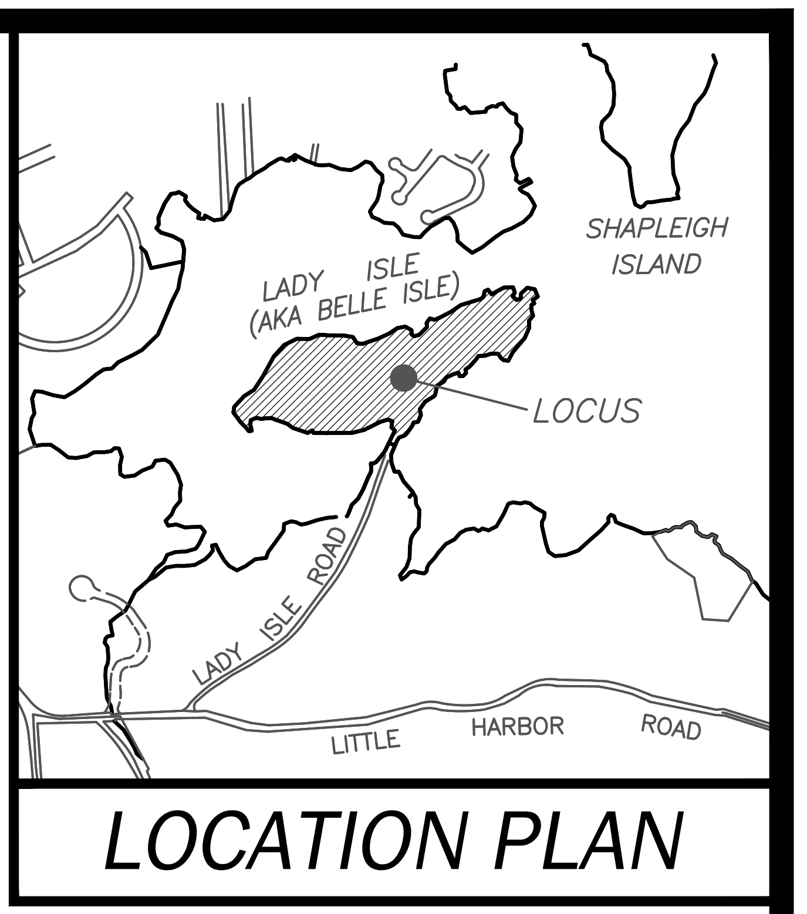
1. THE PARCEL IS LOCATED IN THE RURAL (R) ZONING DISTRICT.
2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 205 AS LOT 2.
3. THE PARCEL IS LOCATED IN FLOOD HAZARD ZONE AE (EL.8) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 278, VERSION NUMBER 2.3.2.1 MAP NUMBER 33015C0278F, MAP REVISED: JANUARY 29, 2021.
   FLOOD ZONES DEPICTED ON THIS PLAN ESTABLISHED BY ELEVATION. THE DATUM IS NAVD88 BASED ON STATIC GPS OBSERVATIONS.
4. OWNER OF RECORD:
   THE ADL 325 LITTLE HARBOR ROAD TRUST
   STEPHEN H. ROBERTS ESQ., TRUSTEE
   127 PARROTT AVENUE
   PORTSMOUTH, NH 03801
   RCRD BK.5959 PG.1244
5. ZONING REQUIREMENTS:

MINIMUM LOT AREA:	5 ACRES (PER DWELLING UNIT)
MINIMUM STREET FRONTAGE:	N/A
DEPTH:	N/A
MINIMUM YARD SETBACKS:	
FRONT:	50 FEET
SIDE:	20 FEET
REAR:	40 FEET
MAXIMUM STRUCTURE HEIGHT:	35 FEET
MAXIMUM BUILDING COVERAGE:	5%
MINIMUM OPEN SPACE:	75%

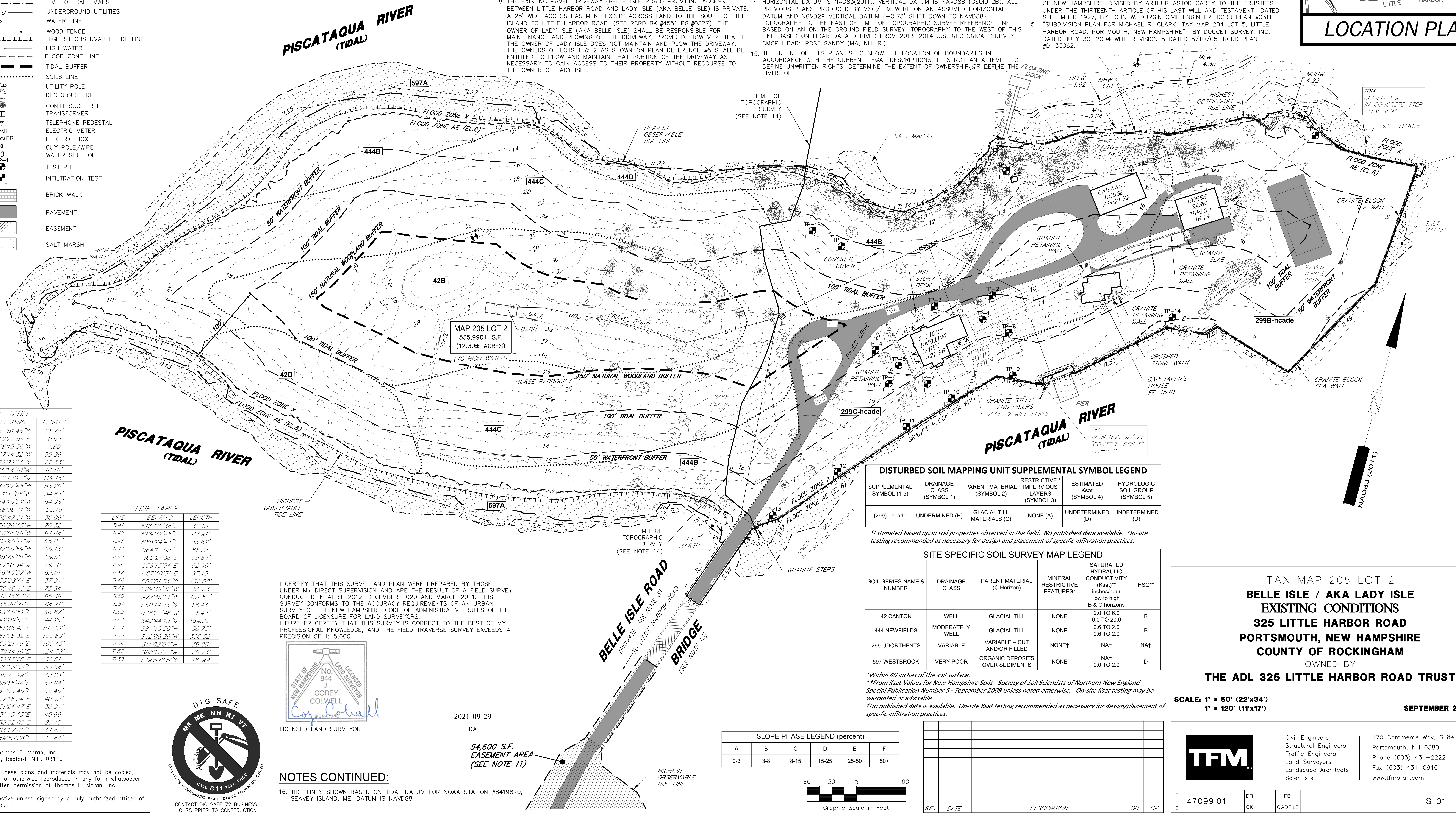
6. TOTAL PARCEL AREA:
   538,229± S.F.
   (12.36± ACRES)
7. HIGHEST OBSERVABLE TIDE LINE (HOTL) AND SALT MARSH WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST 090, ON MAY 24, 2019. SALT MARSH WAS DELINEATED BASED UPON THE EXTENT OF ROOTED EMERGENT SALT-TOLERANT VEGETATION OBSERVED DURING LOW TIDE. HOTL WAS DELINEATED BASED UPON THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES – WETLANDS BUREAU – ENV WT 100-900, ESPECIALLY ENV-WT 101.49. COPIES OF SITE PLANS WHICH DEPICT THE DELINEATION THAT HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.
8. THE EXISTING PAVED DRIVEWAY (BELLE ISLE ROAD) PROVIDING ACCESS BETWEEN LITTLE HARBOR ROAD AND LADY ISLE (AKA BELLE ISLE) IS PRIVATE. A 25' WIDE ACCESS EASEMENT EXISTS ACROSS LAND TO THE SOUTH OF THE ISLAND TO LITTLE HARBOR ROAD. (SEE RCRD BK.#4551 PG.#0327). THE OWNER OF LADY ISLE (AKA BELLE ISLE) SHALL BE RESPONSIBLE FOR MAINTENANCE AND PLOWING OF THE DRIVEWAY, PROVIDED, HOWEVER, THAT IF THE OWNER OF LADY ISLE DOES NOT MAINTAIN AND PLOW THE DRIVEWAY, THE OWNERS OF LOTS 1 & 2 AS SHOWN ON PLAN REFERENCE #5 SHALL BE ENTITLED TO PLOW AND MAINTAIN THAT PORTION OF THE DRIVEWAY AS NECESSARY TO GAIN ACCESS TO THEIR PROPERTY WITHOUT RECOURSE TO THE OWNER OF LADY ISLE.
9. THE CONTRACTOR SHALL CONTACT "DIG SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. CALL 1-888-344-7233.
   THE BEST AVAILABLE INFORMATION WAS USED TO DETERMINE THE LOCATION, SIZE AND ELEVATION OF EXISTING UTILITIES. THE EXACT SIZE AND LOCATION OF UTILITIES SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION. 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 COORDINATE TERMINATION OF ALL UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
10. ALL USES AND CONSTRUCTION SHALL COMPLY WITH RSA 483-B, THE SHORELAND WATER QUALITY PROTECTION ACT (SWQPA). REFERENCE IS ALSO MADE TO ARTICLE 10 SECTION 10.1016 OF THE PORTSMOUTH ZONING ORDINANCE WHICH SPECIFIES THE PERMITTED USES IN THE 100' TIDAL BUFFER SHOWN HEREON.
11. THE CURRENT AND FUTURE OWNERS OF LADY ISLE HAVE THE BENEFIT OF A 54,600 S.F. "EASEMENT AREA" AS SHOWN ON PLAN REFERENCE #5 AND DESCRIBED IN RCRD BK.#4551 PG.#0327. THE EASEMENT AREA IS LOCATED TO THE SOUTH OF THE EXISTING BRIDGE.
12. PARCEL IS ON TOWN WATER. THE CURRENT AND FUTURE OWNERS OF LADY ISLE HAVE THE BENEFIT OF A PERMANENT EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE EXISTING WATER LINE RUNNING FROM LITTLE HARBOR ROAD TO AND ALONG THE 25' WIDE ACCESS EASEMENT SHOWN ON PLAN REFERENCE #5. SEE RCRD BK.#4551 PG.#0327.
13. SEE PRIVATE ROADWAY & BRIDGE MAINTENANCE AGREEMENT ON FILE WITH THE CITY OF PORTSMOUTH.
14. HORIZONTAL DATUM IS NAD83(2011). VERTICAL DATUM IS NAVD88 (GEOID12B). ALL PREVIOUS PLANS PRODUCED BY MSC/TFM WERE ON AN ASSUMED HORIZONTAL DATUM AND NGVD29 VERTICAL DATUM (-0.78' SHIFT DOWN TO NAVD88). TOPOGRAPHY TO THE EAST OF LIMIT OF TOPOGRAPHIC SURVEY REFERENCE LINE BASED ON AN ON THE GROUND FIELD SURVEY. TOPOGRAPHY TO THE WEST OF THIS LINE BASED ON LIDAR DATA DERIVED FROM 2013-2014 U.S. GEOLOGICAL SURVEY CMGP LIDAR: POST SANDY (MA, NH, RI).
15. 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 UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
16. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE FEATURES OF MAP 205 LOT 2.
17. EXISTING USE OF THE PROPERTY IS RESIDENTIAL.
18. FIELD SURVEY COMPLETED BY TCE IN APRIL 2019 USING A TOPCON DS103 AND TOPCON FC5000 DATA COLLECTOR AND UPDATED IN DECEMBER 2020 AND MARCH 2021 USING A LEICA TS-16 AND CARLSON RT-4 DATA COLLECTOR.
19. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.

PLAN REFERENCES:

1. "BOUNDARY PLAN FOR BELLE ISLE PARTNERS TRUST, LITTLE HARBOR ROAD/BELLE ISLE, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH." DATED MARCH 30, 1995, BY RICHARD P. MILLETTE & ASSOCIATES.
2. "SUBDIVISION OF LAND FOR J.P. GRIFFIN, OFF LITTLE HARBOR ROAD COUNTY OF ROCKINGHAM, PORTSMOUTH, NH" DATED NOVEMBER 1980, BY RICHARD P. MILLETTE & ASSOCIATES. RCRD PLAN #D-10554.
3. "PLAN OF A LOT OF LAND BELONGING TO WM. H. & ADELAIDE E. KEEPERS, PORTSMOUTH, NH" BY A.C. HOYT SURVEYOR. RCRD PLAN #0674.
4. "LAND LOCATED IN PORTSMOUTH IN THE COUNTY OF ROCKINGHAM AND STATE OF NEW HAMPSHIRE, DIVISED BY ARTHUR ASTOR CAREY TO THE TRUSTEES UNDER THE THIRTEENTH ARTICLE OF HIS LAST WILL AND TESTAMENT" DATED SEPTEMBER 1927, BY JOHN W. DURGIN CIVIL ENGINEER. RCRD PLAN #0311.
5. "SUBDIVISION PLAN FOR MICHAEL R. CLARK, TAX MAP 204 LOT 5, LITTLE HARBOR ROAD, PORTMOUTH, NEW HAMPSHIRE" BY DOUCET SURVEY, INC. DATED JULY 30, 2004 WITH REVISION 5 DATED 8/10/05. RCRD PLAN #D-33062.



LOCATION PLAN



LINE TABLE		
LINE	BEARING	LENGTH
TL1	N67°51'46"W	21.29'
TL2	N19°23'54"E	70.69'
TL3	N08°15'36"W	14.80'
TL4	N67°14'32"W	59.89'
TL5	S72°29'14"W	22.33'
TL6	S16°54'10"W	16.16'
TL7	S70°12'27"W	119.15'
TL8	S82°27'48"W	53.20'
TL9	S71°51'06"W	34.83'
TL10	N84°29'52"W	54.98'
TL11	N88°36'41"W	153.15'
TL12	N58°47'01"W	36.06'
TL13	N76°26'45"W	70.32'
TL14	N66°05'18"W	94.64'
TL15	N83°40'11"W	65.03'
TL16	S87°00'59"W	66.13'
TL17	S45°28'05"W	59.51'
TL18	S89°10'34"W	18.70'
TL19	N26°45'37"W	62.01'
TL20	N33°08'41"E	37.94'
TL21	N56°46'40"E	73.84'
TL22	N42°15'04"E	95.86'
TL23	N35°26'21"E	84.21'
TL24	N29°00'52"E	96.87'
TL25	N42°09'51"E	44.29'
TL26	N61°38'42"E	107.52'
TL27	N81°06'32"E	190.89'
TL28	S59°21'19"E	100.43'
TL29	N79°14'16"E	124.39'
TL30	N69°13'26"E	59.61'
TL31	N76°05'53"E	53.54'
TL32	S88°27'29"E	42.28'
TL33	S65°15'44"E	69.64'
TL34	N67°50'40"E	65.49'
TL35	N37°18'24"E	40.52'
TL36	N31°24'47"E	30.94'
TL37	N31°15'45"E	40.69'
TL38	N83°02'00"E	21.40'
TL39	N84°27'00"E	44.43'
TL40	N49°53'28"E	47.44'

LINE TABLE		
LINE	BEARING	LENGTH
TL41	N80°00'34"E	37.13'
TL42	N69°32'45"E	63.91'
TL43	N65°24'43"E	36.82'
TL44	N64°17'09"E	61.79'
TL45	N65°21'38"E	65.64'
TL46	S58°13'54"E	62.60'
TL47	N87°40'31"E	97.13'
TL48	S05°01'54"W	152.08'
TL49	S29°38'22"W	150.63'
TL50	N72°46'01"W	101.53'
TL51	S50°14'36"W	18.43'
TL52	N38°23'46"W	31.49'
TL53	S49°44'15"W	164.33'
TL54	S84°45'30"W	58.73'
TL55	S42°08'26"W	306.52'
TL56	S11°02'55"W	39.88'
TL57	S88°23'11"W	29.73'
TL58	S19°52'05"W	100.99'

DISTURBED SOIL MAPPING UNIT SUPPLEMENTAL SYMBOL LEGEND

SUPPLEMENTAL SYMBOL (1-5)	DRAINAGE CLASS (SYMBOL 1)	PARENT MATERIAL (SYMBOL 2)	RESTRICTIVE / IMPERVIOUS LAYERS (SYMBOL 3)	ESTIMATED Ksat (SYMBOL 4)	HYDROLOGIC SOIL GROUP (SYMBOL 5)
(299) - hcade	UNDERMINED (H)	GLACIAL TILL MATERIALS (C)	NONE (A)	UNDETERMINED (D)	UNDETERMINED (D)

**Estimated based upon soil properties observed in the field. No published data available. On-site testing recommended as necessary for design and placement of specific infiltration practices.*

SITE SPECIFIC SOIL SURVEY MAP LEGEND

SOIL SERIES NAME & NUMBER	DRAINAGE CLASS	PARENT MATERIAL (C Horizon)	MINERAL RESTRICTIVE FEATURES*	SATURATED HYDRAULIC CONDUCTIVITY (Ksat)** inches/hour low to high B & C horizons	HSG**
42 CANTON	WELL	GLACIAL TILL	NONE	2.0 TO 6.0 6.0 TO 20.0	B
444 NEWFIELDS	MODERATELY WELL	GLACIAL TILL	NONE	0.6 TO 2.0 0.6 TO 2.0	B
299 UDORTHENTS	VARIABLE	VARIABLE – CUT AND/OR FILLED	NONE†	NA†	NA†
597 WESTBROOK	VERY POOR	ORGANIC DEPOSITS OVER SEDIMENTS	NONE	NA† 0.0 TO 2.0	D

**Within 40 inches of the soil surface.*
***From Ksat Values for New Hampshire Soils - Society of Soil Scientists of Northern New England - Special Publication Number 5 - September 2009 unless noted otherwise. On-site Ksat testing may be warranted or advisable .*
†No published data is available. On-site Ksat testing recommended as necessary for design/placement of specific infiltration practices.

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 APRIL 2019, DECEMBER 2020 AND MARCH 2021. 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.
I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

STATE OF NEW HAMPSHIRE
No. 844
J. COREY COLWELL
LICENSED LAND SURVEYOR

Corey Colwell

LICENSED LAND SURVEYOR

2021-09-29
DATE

NOTES CONTINUED:

16. TIDE LINES SHOWN BASED ON TIDAL DATUM FOR NOAA STATION #8419870, SEAVEY ISLAND, ME. DATUM IS NAVD88.

SLOPE PHASE LEGEND (percent)					
A	B	C	D	E	F
0-3	3-8	8-15	15-25	25-50	50+

60 30 0 60
Graphic Scale in Feet

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 205 LOT 2

BELLE ISLE / AKA LADY ISLE
EXISTING CONDITIONS
325 LITTLE HARBOR ROAD
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
THE ADL 325 LITTLE HARBOR ROAD TRUST

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

SEPTEMBER 29, 2021

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S-01

Sep 29, 2021 - 10:08am
F:\MSC Projects\47099 - Little Harbor Rd & Gosport Rd - Portsmouth\47099.01 - DiLorenzo - 325 Little Harbor Rd\Carlson Survey\Dwgs\47099.01_Existing Features 2020.dwg

Sep 29, 2021 - 2:33pm
F:\MSC Projects\47099 - Little Harbor Rd & Gosport Rd - Portsmouth\47099-01 - DiLorenzo - 325 Little Harbor Rd\Design\PRODUCTION DRAWINGS\47099-01 _Wetland CUP Plan.dwg

NOTES

1. SEE NOTES ON SHEET C–01.

LEGEND

▨	TIDAL BUFFER IMPACT AREA
🟩	TIDAL BUFFER AREA
┴┴┴┴	TIDAL WETLAND BOUNDARY
— — —	TIDAL BUFFER BOUNDARY

HANNAH E. GIOVANNUCCI
No.15699

Hannah Giovannucci
9/29/2021

REV.	DATE	DESCRIPTION	DR	CK

SITE DEVELOPMENT PLANS

TAX MAP 205 LOT 2

WETLAND CONDITIONAL USE PERMIT PLAN

LADY ISLE SITE RENOVATIONS

325 LITTLE HARBOR ROAD, PORTSMOUTH, NH

OWNED BY & PREPARE FOR

ALD 325 LITTLE HARBOR ROAD TRUST

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

SEPTEMBER 29, 2020

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FILE	47099.01	DR	HEG	FB	–	C–04
		CK	JCC	CADFILE	47099–01_WETLAND CUP PLAN	

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 ARG 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.

1. NOTIFY EASEMENT OWNERS PRIOR TO COMMENCEMENT OF WORK.
2. INSTALL ALL PERIMETER EROSION PROTECTION MEASURES AS INDICATED ON THE PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. STORMWATER TREATMENT PONDS AND SWALES SHALL BE INSTALLED BEFORE ROUGH GRADING THE SITE.
4. DURING CONSTRUCTION EVERY EFFORT SHALL BE MADE TO MANAGE SURFACE RUNOFF QUALITY.
5. 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).
6. 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.

CONSTRUCTION SEQUENCE NOTES (CONTINUED)

7. ALL STRIPPED TOPSOIL AND OTHER EARTH MATERIALS SHALL BE STOCKPILED OUTSIDE THE IMMEDIATE WORK AND WETLAND AREAS. A SILT BARRIER SHALL BE CONSTRUCTED AROUND THESE PILES IN A MANNER TO PROVIDE ACCESS AND AVOID SEDIMENT OUTSIDE OF THE WORK AREA.
8. CONSTRUCT BUILDING PAD AND COMMENCE NEW BUILDING CONSTRUCTION.
9. CONSTRUCT TEMPORARY CULVERTS AND DIVERSIONS AS REQUIRED.
10. BEGIN PERMANENT AND TEMPORARY INSTALLATION OF SEED AND MULCH.
11. 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.
12. INSTALL SUBSURFACE UTILITIES (WATER, SEWER, GAS, ELECTRIC, COMMUNICATIONS, DRAINAGE, DRAINAGE FACILITIES, ETC.).
13. CONSTRUCT PROPOSED ROADWAY, RAIN GARDENS, GRAVEL WETLANDS AND DRAINAGE SWALES. ALL DITCHES, SWALES, AND GRAVEL WETLANDS SHALL BE FULLY STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
14. COMPLETE BUILDING AND ALL OFF-SITE IMPROVEMENTS.
15. 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.
16. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDED AREAS HAVE BECOME FIRMLY ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE.
17. 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.
18. SEE WINTER CONSTRUCTION SEQUENCE FOR WORK CONDUCTED AFTER OCTOBER 15TH.

CONSTRUCTION SEQUENCE NOTES (FOR ALTERATION OF TERRAIN)

1. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO BMP'S DURING ANY STAGE OF CONSTRUCTION.
2. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
3. AFTER INFILTRATION SYSTEMS ARE EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
4. DO NOT PLACE STORMWATER BMP'S INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
5. DO NOT PLACE STORMWATER BMP'S INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED, IF NECESSARY, AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

NOTES

1. SEE NOTES ON SHEET C-01.
2. 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.
3. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
4. THE CONTRACTOR SHALL VERIFY ALL SURVEY INFORMATION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
5. EXISTING UTILITY SERVICES TO BE DISCONTINUED ARE TO BE CAPPED AS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES.
6. CONSTRUCTION DEBRIS AND INVASIVE SPECIES SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER.
7. 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.
8. CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY TREES ARE DAMAGED DURING CONSTRUCTION.
9. CONTRACTOR IS REQUIRED TO LOCATE AND PROTECT MONITORING WELLS SHOWN AND NOT SHOWN ON THE PLAN PER NHDES SITE# 200409050, PROJECT# 38804, ACTIVITY# 206267. ANY MODIFICATIONS TO EXISTING MONITORING WELLS SHALL BE DOCUMENTED WITH THE NHDES WITH NOTIFICATION TO TFMORAN AND STONEHILL ENVIRONMENTAL, INC.

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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

HANNAH E. GIOVANNUCCI
No.15699

9/29/2021

REV.	DATE	DESCRIPTION	DR	CK

SITE DEVELOPMENT PLANS

TAX MAP 205 LOT 2

SITE PREPARATION & DEMOLITION PLAN

LADY ISLE SITE RENOVATIONS

325 LITTLE HARBOR ROAD, PORTSMOUTH, NH

OWNED BY & PREPARE FOR

ALD 325 LITTLE HARBOR ROAD TRUST

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

SEPTEMBER 29, 2020

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NOTES

1. SEE NOTES ON SHEET C–01.
2. NATURAL WOODED AREA (NWA) MUST REMAIN IN UNALTERED STATE AS DEFINED PER RSA 483–B–4, XXIV–b.
3. LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH ZONING ORDINANCE AND SITE PLAN REGULATIONS.
4. 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 AND DRAINAGE SWALES CLEAR.

SITE DATA

OWNER OF RECORD OF MAP 205 LOT 2: THE ADL 325 LITTLE HARBOR ROAD TRUST
STEPHEN H. ROBERTS ESQ., TRUSTEE
127 PARROTT AVENUE
PORTSMOUTH, NH 03801
DEED REFERENCE TO PARCEL IS BK 959 PG 1244
AREA OF PARCEL = 535,990± SF OR 12.30± ACRES

ZONED: RURAL (R)
EXISTING USE: SINGLE–FAMILY DWELLING / ACCESSORY USE
PROPOSED USE: SINGLE–FAMILY DWELLING / ACCESSORY USE

THE PURPOSE OF THIS PLAN IS TO DEMOLISH THE EXISTING HOUSE, CARRIAGE HOUSE, AND PADDOCK TO CONSTRUCT A 2–STORY SINGLE–FAMILY HOME, GARAGE, POOL, POOL CABANA, PLAYGROUND, AND UTILITY CONNECTIONS VIA LITTLE HARBOR ROAD; RENOVATE AN EXISTING BARN AND GUEST COTTAGE; AND REPLACE AN EXISTING SHED WITH A NEW SHED. ASSOCIATED IMPROVEMENTS INCLUDE AND ARE NOT LIMITED TO ACCESS, GRADING, STORMWATER MANAGEMENT SYSTEMS, UTILITIES, AND LANDSCAPING.

DIMENSIONAL REQUIREMENTS (CURRENT ZONING)

	REQUIRED:	PROVIDED:
MINIMUM LOT DIMENSIONS:		
LOT AREA	5 AC (PER DWELLING UNIT)	12.30± AC (TOTAL)
MINIMUM YARD DIMENSIONS:		
FRONT	50 FT	>50 FT
SIDE	20 FT	>20 FT
REAR	40 FT	>40 FT
MAXIMUM STRUCTURE DIMENSIONS:		
STRUCTURE HEIGHT	35 FT	<35 FT
BUILDING COVERAGE	5%	<5%
MINIMUM OPEN SPACE	75%	>75%

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HANNAH E. GIOVANNUCCI No.15699

9/29/2021

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SITE DEVELOPMENT PLANS

TAX MAP 205 LOT 2

SITE LAYOUT PLAN

LADY ISLE SITE RENOVATIONS

325 LITTLE HARBOR ROAD, PORTSMOUTH, NH

OWNED BY & PREPARE FOR

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NOTES

1. SEE NOTES ON SHEET C-01.
2. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND ARCHITECTURAL PLANS FOR SUBDRAINAGE SYSTEMS FOR THE BUILDING FOUNDATION. SUBDRAINAGE MUST DAYLIGHT OR TIE INTO THE STORMWATER MANAGEMENT SYSTEM. COORDINATE SUBDRAINAGE SYSMTEM DESIGN WITH THE ENGINEER OF RECORD.
3. LENGTH OF PIPE AND PIPE SLOPE IS FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
4. DRAINAGE PIPES WITH LESS THAN 3' COVER SHALL BE INSULATED (SEE UTILITY TRENCH DETAIL) AND DRAINAGE CATCH BASINS WITH LESS THAN 3.5' OF COVER OVER INVERTS SHALL USE SLAB TOP CATCH BASIN (SEE DETAILS).

NOTES

1. THE SITE SPECIFIC SOIL MAP WAS PREPARED IN DECEMBER 2020 BY MARK JACOBS, CSS, CWS, PWS, CPESC.

DISTURBED SOIL MAPPING UNIT SUPPLEMENTAL SYMBOL LEGEND

SUPPLEMENTAL SYMBOL (1-5)	DRAINAGE CLASS (SYMBOL 1)	PARENT MATERIAL (SYMBOL 2)	RESTRICTIVE / IMPERVIOUS LAYERS (SYMBOL 3)	ESTIMATED Ksat (SYMBOL 4)	HYDROLOGIC SOIL GROUP (SYMBOL 5)
(299) - hcade	UNDERMINED (H)	GLACIAL TILL MATERIALS (C)	NONE (A)	UNDETERMINED (D)	UNDETERMINED (D)

*ESTIMATED BASED UPON SOIL PROPERTIES OBSERVED IN THE FIELD. NO PUBLISHED DATA AVAILABLE. ON-SITE TESTING RECOMMENDED AS NECESSARY FOR DESIGN AND PLACEMENT OF SPECIFIC INFILTRATION PRACTICES.

SITE SPECIFIC SOIL SURVEY MAP LEGEND

SOIL SERIES NAME & NUMBER	DRAINAGE CLASS	PARENT MATERIAL (C Horizon)	MINERAL RESTRICTIVE FEATURES*	SATURATED HYDRAULIC CONDUCTIVITY (Ksat)** inches/hour low to high B & C horizons	HSG**
42 CANTON	WELL	GLACIAL TILL	NONE	2.0 TO 6.0 6.0 TO 20.0	B
444 NEWFIELDS	MODERATELY WELL	GLACIAL TILL	NONE	0.6 TO 2.0 0.6 TO 2.0	B
299 UDORTHENTS	VARIABLE	VARIABLE – CUT AND/OR FILLED	NONE†	NA†	NA†
597 WESTBROOK	VERY POOR	ORGANIC DEPOSITS OVER SEDIMENTS	NONE	NA† 0.0 TO 2.0	D

*WITHIN 40 INCHES OF THE SOIL SURFACE.
**FROM KSAT VALUES FOR NEW HAMPSHIRE SOILS – SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND – SPECIAL PUBLICATION NUMBER 5 – SEPTEMBER 2009 UNLESS NOTED OTHERWISE. ON-SITE KSAT TESTING MAY BE WARRANTED OR ADVISABLE.
†NO PUBLISHED DATA IS AVAILABLE. ON-SITE KSAT TESTING RECOMMENDED AS NECESSARY FOR DESIGN/PLACEMENT OF SPECIFIC INFILTRATION PRACTICES.

HORIZONTAL SCALE 1"=40'
40 20 0 40

DIG SAFE
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HANNAH E. GIOVANNUCCI
No.15699
9/29/2021

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SITE DEVELOPMENT PLANS

TAX MAP 205 LOT 2

GRADING & DRAINAGE PLAN

LADY ISLE SITE RENOVATIONS

325 LITTLE HARBOR ROAD, PORTSMOUTH, NH

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NOTES

1. SEE NOTES ON SHEET C-01.
2. ALL PROPOSED UTILITIES SHALL CONFORM TO THE CITY OF ROCHESTER'S STANDARDS OF INFRASTRUCTURE DESIGN.
3. WATER AND DRAIN LINE CROSSINGS REQUIRE INSTALLATION OF RIGID INSULATION WHEN SEPARATION BETWEEN LINES IS LESS THAN 18". SEE UTILITY TRENCH DETAIL.
4. CONTRACTOR IS REQUIRED TO LOCATE AND PROTECT MONITORING WELLS SHOWN AND NOT SHOWN ON THE PLAN PER NHDES SITE# 200409050, PROJECT# 38804, ACTIVITY# 206267. ANY MODIFICATIONS TO EXISTING MONITORING WELLS SHALL BE DOCUMENTED WITH THE NHDES WITH NOTIFICATION TO TFMORAN AND STONEHILL ENVIRONMENTAL, INC.

CONTINUE ON SHEET C-09

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

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HANNAH E. GIOVANNUCCI
No.15699

Hannah Giovannucci
9/29/2021

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SITE DEVELOPMENT PLANS

TAX MAP 205 LOT 2

UTILITY PLAN

LADY ISLE SITE RENOVATIONS

325 LITTLE HARBOR ROAD, PORTSMOUTH, NH

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ALD 325 LITTLE HARBOR ROAD TRUST

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SEPTEMBER 29, 2020

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NOTES

1. SEE NOTES ON SHEET C-09.

HANNAH E. GIOVANNUCCI No.15699

9/29/2021

SITE DEVELOPMENT PLANS

TAX MAP 205 LOT 2

UTILITY PLAN

LADY ISLE SITE RENOVATIONS

325 LITTLE HARBOR ROAD, PORTSMOUTH, NH

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NOTES

1. SEE NOTES ON SHEET C–01., EROSION CONTROL NOTES ON SHEET C–11, EROSION CONTROL DETAILS ON SHEET C–12, AND THE APPROVED SWPPP, AS APPLICABLE.
2. INSTALL SILT BARRIER ALONG THE PERIMETER OF THE AREA TO BE DISTURBED AS FIRST ORDER OF WORK.
3. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED. INLET PROTECTION BARRIERS SHALL BE IN PLACE AT ALL CATCH BASINS PRIOR TO THE DISTURBANCE OF SOIL.
4. DUST CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IT SHALL BE ACCOMPLISHED BY THE UNIFORM APPLICATION OF CALCIUM CHLORIDE AT THE RATE OF 1–1/2 POUNDS PER SQUARE YARD BY MEANS OF A LIME SPREADER OR OTHER APPROVED METHOD. WATER MAY ALSO BE USED FOR DUST CONTROL, AND APPLIED BY SPRINKLING WITH WATER TRUCK DISTRIBUTORS, AS REQUIRED.
5. THE SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION IF THE DISTURBANCE EXCEEDS ONE ACRE. THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH EPA REGULATIONS AND THE CONSTRUCTION GENERAL PERMIT WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. THE SITE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SUBMIT AN eNOI AT LEAST 14 DAYS IN ADVANCE OF ANY EARTHWORK ACTIVITIES AT THE SITE. A COMPLETED NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO NPDES PERMITTING AUTHORITY WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET: FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE FOR, OR ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
6. SILT PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS CONTAINED IN THIS PLAN SET.
7. CONSTRUCT JUTE MATTING ON ALL SLOPES STEEPER THAN 3:1, DISTURBED AREAS SLOPING TOWARDS WETLANDS AND ALL LOCATIONS SHOWN ON PLAN.
8. INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER EACH RAIN STORM OF 0.10" OR GREATER. REPAIR/MODIFY SILT BARRIER AS NECESSARY TO MAXIMIZE FILTER EFFICIENCY. REMOVE SEDIMENT WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
9. PROVIDE SILT BARRIERS AT THE BASE OF CUT AND FILL SLOPES UNTIL COMPLETION OF THE PROJECT OR UNTIL VEGETATION BECOMES ESTABLISHED ON SLOPES. EROSION PROTECTION BELOW FILL SLOPES SHALL BE PLACED IMMEDIATELY AFTER CLEARING, PRIOR TO EMBANKMENT CONSTRUCTION.
10. ALL DISTURBED AREAS SHALL BE REVEGETATED AS QUICKLY AS POSSIBLE. ALL CUT AND FILL SLOPES SHALL BE SEEDED WITHIN 72 HOURS AFTER GRADING.
11. ALL WORK AREAS TO BE STABILIZED AT THE END OF EACH WORK DAY AND PRIOR TO ANY PREDICTED SIGNIFICANT RAIN EVENT.
12. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
    - A. BASE COURSE GRAVELS, WHICH MEET THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2, ARE INSTALLED IN AREAS TO BE PAVED
    - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
    - C. A MINIMUM OF 3" OF NON–EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED
    - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED
13. ALL CATCH BASINS, MANHOLES, AND DRAIN LINES SHALL BE THOROUGHLY CLEANED OF ALL SEDIMENT AND DEBRIS AFTER ALL AREAS HAVE BEEN STABILIZED.
14. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLOPE STABILITY DURING CONSTRUCTION.
15. THE EROSION CONTROL PRACTICES SHOWN ON THESE PLANS ARE ILLUSTRATIVE ONLY AND SHALL BE SUPPLEMENTED BY THE SITE CONTRACTOR AS NEEDED.

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

HANNAH E. GIOVANNUCCI
No.15699

9/29/2021

SITE DEVELOPMENT PLANS

TAX MAP 205 LOT 2

EROSION CONTROL PLAN

LADY ISLE SITE RENOVATIONS

325 LITTLE HARBOR ROAD, PORTSMOUTH, NH

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SOIL CHARACTERISTICS

THE SOIL IN THE VICINITY OF THE SITE CONSIST OF UDORTHENTS (UNKNOWN, BUT ASSUMED TO BE HSG D), NEWFIELDS (HSG B), AND CANTON (HSG B). THESE SOILS ARE CLASSIFIED AS VARIABLE, MODERATELY DRAINED, AND WELL-DRAINED, RESPECTIVELY.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 120,300 SQUARE FEET (2.76 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 LOT.
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 EROSIVE 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. ALL CONTROL MEASURES WILL BE INSPECTED IN ACCORDANCE WITH APPLICABLE REGULATIONS, PERMITS, AND CONDITIONS AND FOR PROJECTS REQUIRING A NHDES AOT PERMIT AND NHPDES 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) OR FOR PROJECTS REQUIRING A NHDES AOT PERMIT AND NHPDES EPA GCP, DISCHARGING TO A SENSITIVE WATERBODY, AT LEAST EVERY 7 DAYS AND AFTER A 0.25 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 $\frac{3}{8}$" SIEVE
MOISTURE CONTENT		STND TESTING < 60%

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

MATERIAL SHALL BE WEED 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 SEEDED.

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 SEEDED.
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 RESEEDED, 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 LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

   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, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
- C. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
- D. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- E. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE 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.

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

HANNAH E. GIOVANNUCCI
No.15699

9/29/2021

REV.	DATE	DESCRIPTION	DR	CK

SITE DEVELOPMENT PLANS

TAX MAP 205 LOT 2

EROSION CONTROL NOTES

LADY ISLE SITE RENOVATIONS

325 LITTLE HARBOR ROAD, PORTSMOUTH, NH

OWNED BY & PREPARE FOR

ALD 325 LITTLE HARBOR ROAD TRUST

1"=120' (11"X17")
SCALE: NTS 1"=60' (22"X34")

SEPTEMBER 29, 2020

Seacoast Division
TFM®
Civil Engineers
Structural Engineers
Traffic Engineers
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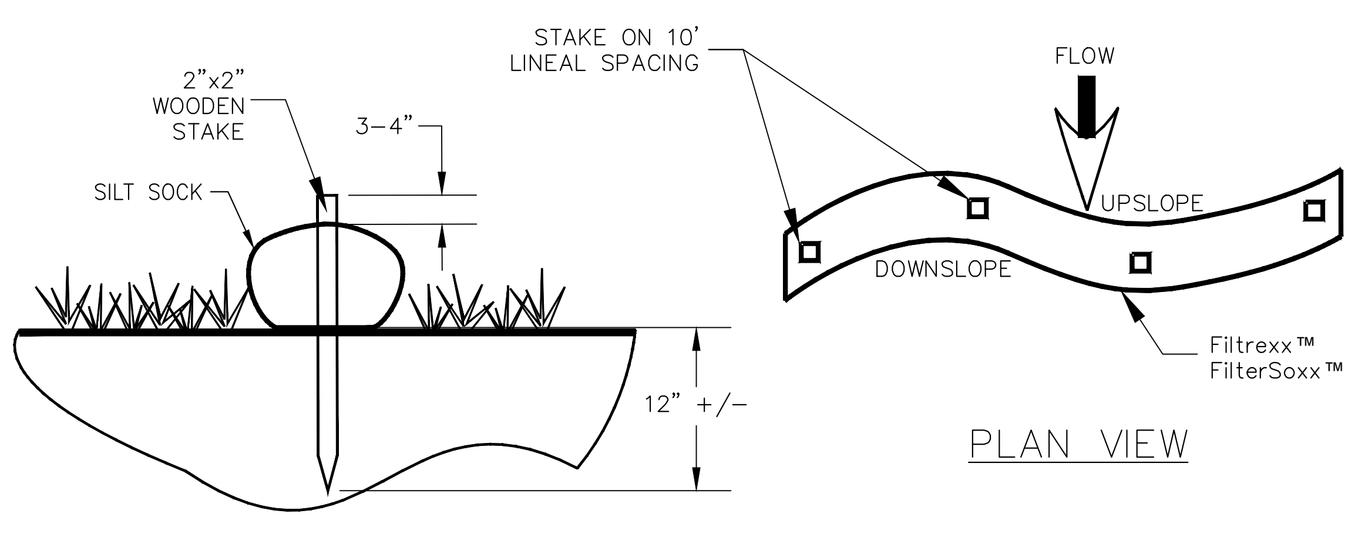
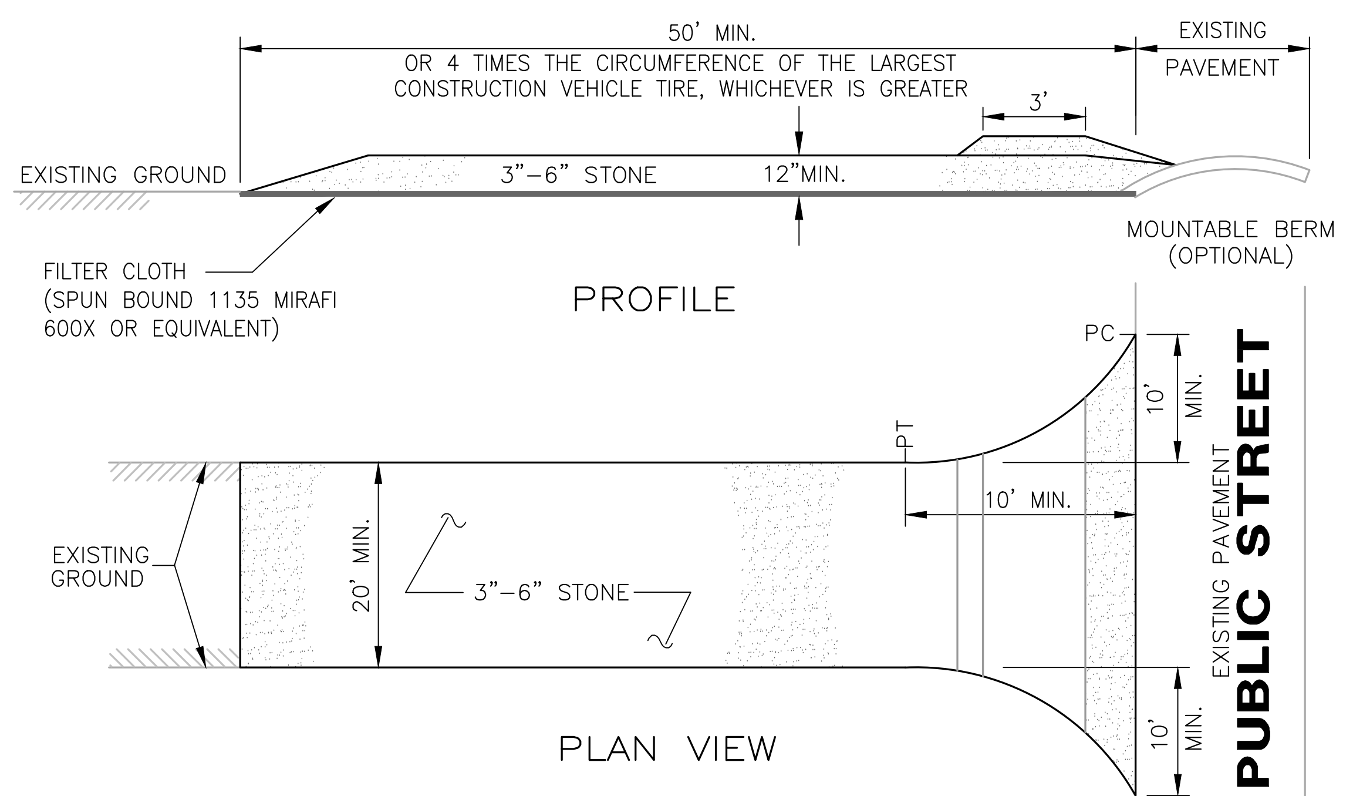


NOTES:

1. SILT SOCK SHALL BE FILTREXX™ SILTSOXX™ NATURAL ORIGINAL OR APPROVED EQUIVALENT.
2. ALL MATERIAL AND SIZES TO MEET FILTREXX SPECIFICATIONS.
3. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
4. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED

FILTREXX™ FILTERSOXX™ STAKING

NOT TO SCALE

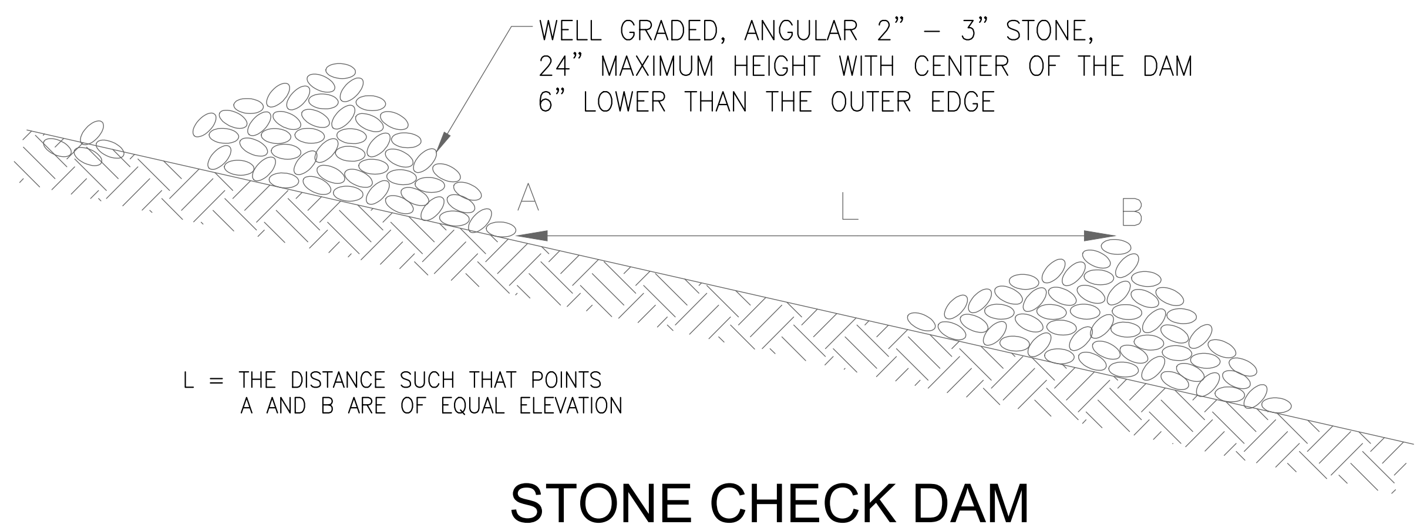


NOTES

1. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE SURFACE.
2. 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.
3. 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.
4. 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.
5. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN STORM EVENT.

STABILIZED CONSTRUCTION ENTRANCE

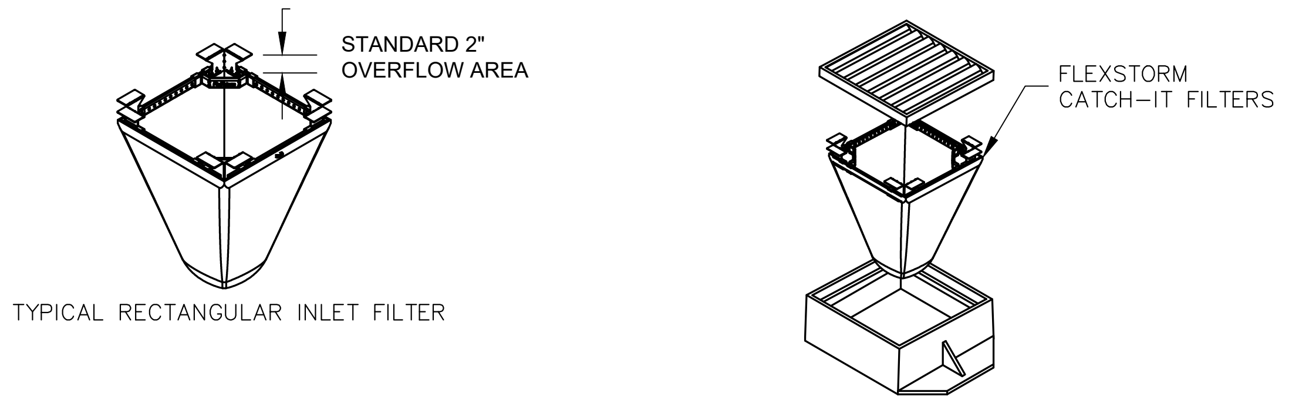
NOT TO SCALE



L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION

STONE CHECK DAM

NOT TO SCALE



NOTES:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. INSPECTION SHOULD OCCUR FOLLOWING ANY RAIN EVENT > $\frac{1}{2}$".
3. EMPTY THE SEDIMENT BAG PER MANUFACTURER'S SPECIFICATIONS.
4. REMOVED CAKED ON SILT FROM SEDIMENT BAG AND FLUSH WITH MEDIUM SPRAY WITH OPTIMAL FILTRATION.
5. REPLACE BAG IF TORN OR PUNCTURED TO > $\frac{1}{2}$" DIAMETER ON LOWER HALF OF BAG.

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC.
A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287–8655 INFO@INLETFILTERS.COM

INLET PROTECTION

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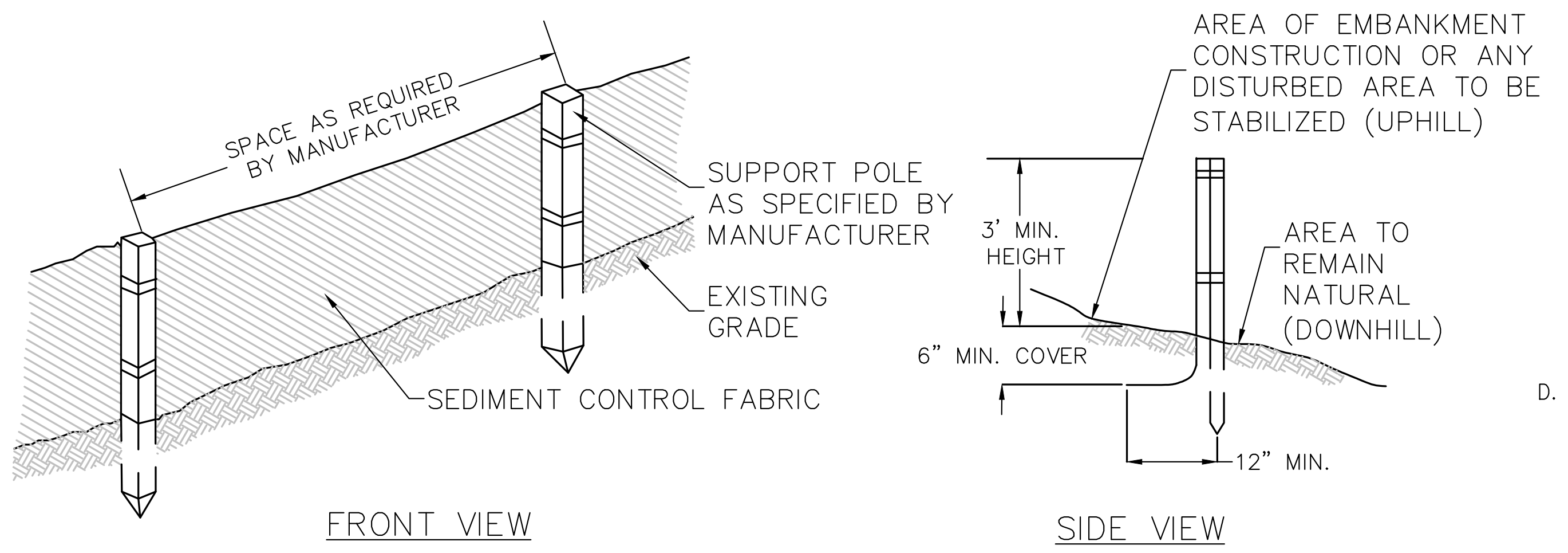
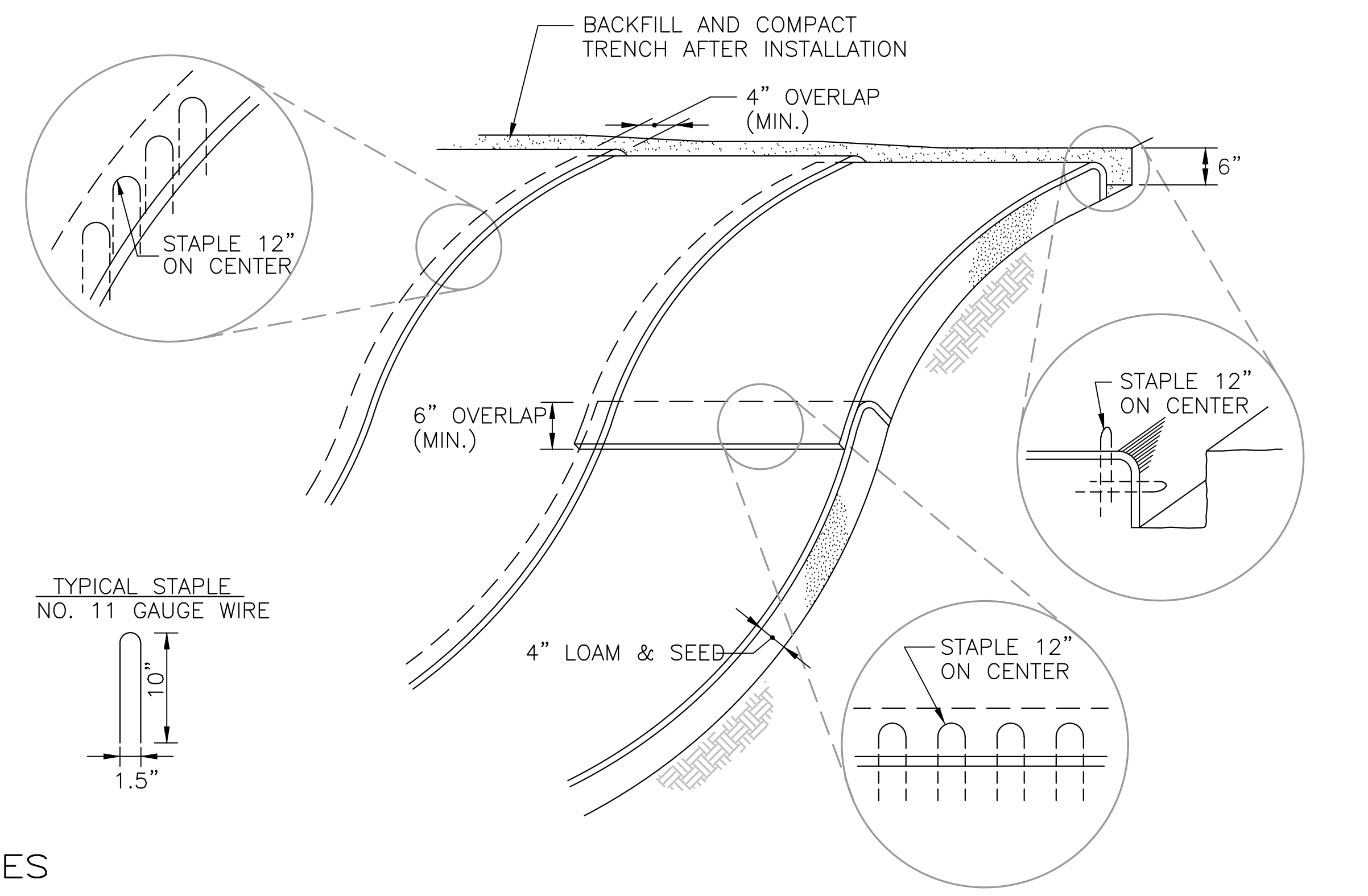


NOTES

1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR BEST MANAGEMENT PRACTICE FOR SILT FENCES, OF THE NEW HAMPSHIRE STORMWATER MANUAL, DECEMBER 2008.
2. THE HEIGHT OF THE BARRIER SHALL NOT EXCEED 36 INCHES.
3. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6–INCH OVERLAP, AND SECURELY SEALED. SEE MANUFACTURER'S RECOMMENDATIONS.
4. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 16 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL BE AS MANUFACTURER RECOMMENDS.
5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 6 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER IN ACCORDANCE WITH RECOMMENDATIONS.
6. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE, AND WILL EXTEND TO A MINIMUM OF 8 INCHES INTO THE TRENCH. FILTER FABRIC SHALL NOT BE STAPLED INTO EXISTING TREES.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. FILTER BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
9. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL, ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
10. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
11. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE–THIRD THE HEIGHT OF THE BARRIER.
12. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

SILT FENCE

NOT TO SCALE

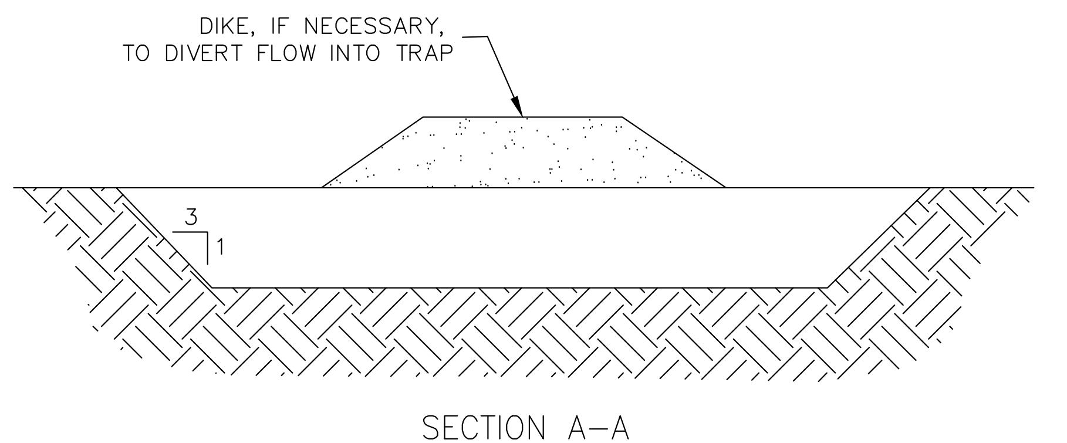


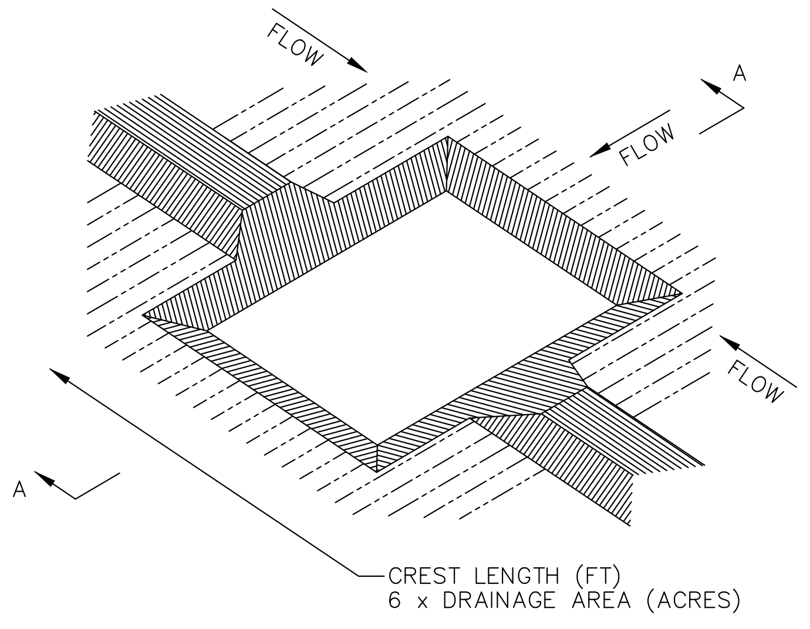
NOTES

1. INSTALL AT DISTURBED LOCATIONS WITH 2:1 SLOPES OR GREATER AND AS INDICATED PER PLANS.
2. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH. BACKFILL AND COMPACT TRENCH AFTER STAPLING.
3. ROLL THE BLANKET DOWN THE SLOPE OR SWALE IN THE DIRECTION OF THE WATER FLOW.
4. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SWALE, PLACE BLANKET END OVER END WITH 6 INCH (MIN.) OVERLAP AND ANCHOR DOWN SLOPE BLANKET IN A 6 INCH DEEP TRENCH.
6. BLANKET SHALL BE NORTH AMERICAN GREEN C125BN, EAST COAST EROSION CONTROL ECC–2B, AMERICAN EXCELSIOR COMPANY CURLEX III FIBRENET, ROLANKA GEONATURAL EROSION & SEDIMENT CONTROL MATTE JUTEMAT OR BIOD–OCF 30, OR APPROVED EQUAL.
7. BLANKET SHALL BE PLACED WITHIN 24–HRS AFTER SOWING SEE IN THE AREA BEING COVERED

EROSION CONTROL BLANKET

NOT TO SCALE





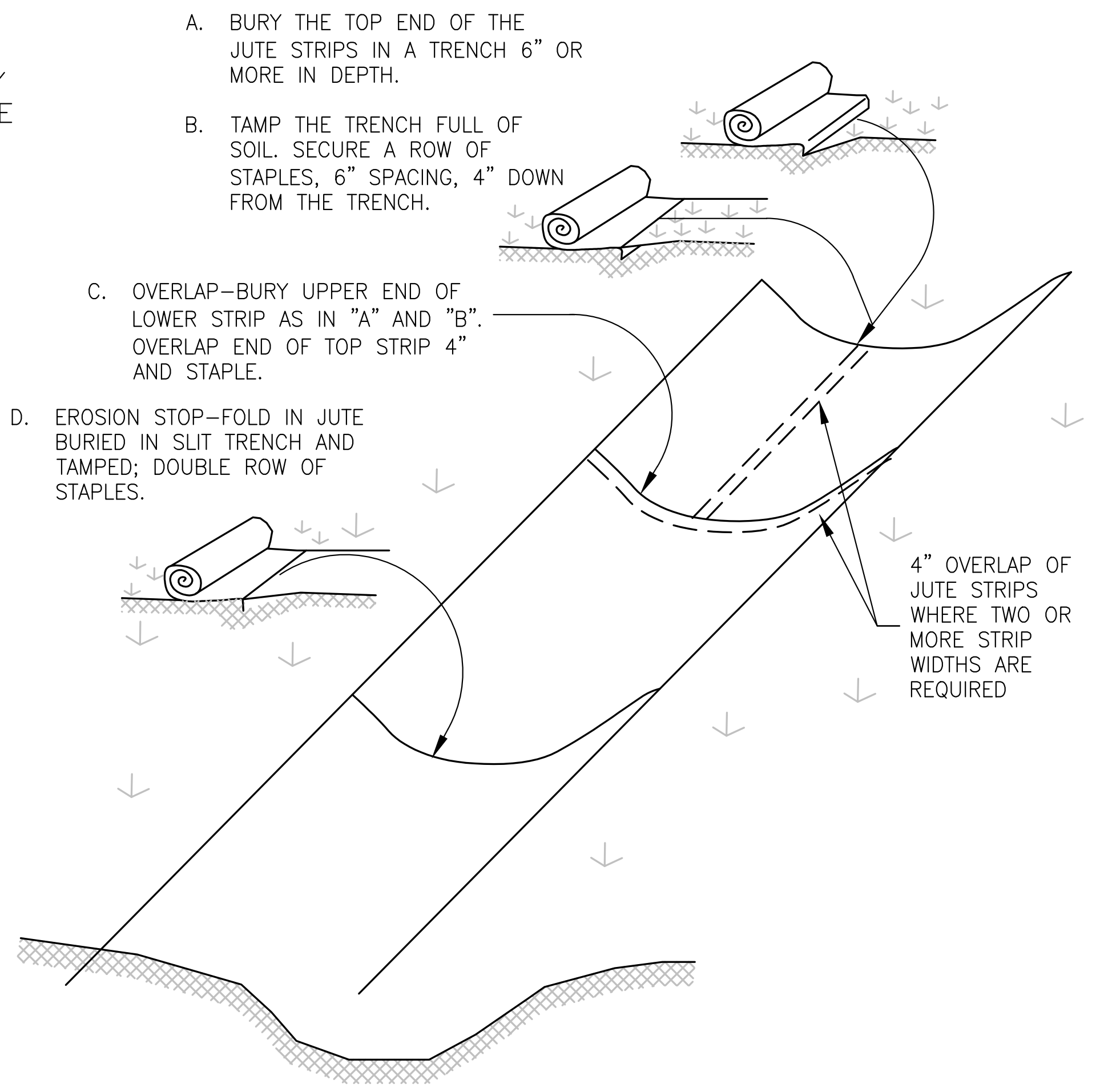
NOTES

1. 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.
2. 3,600 CF OF BASIN STORAGE IS REQUIRED FOR EVERY ACRE OF CONTRIBUTING DRAINAGE AREA.

SEDIMENT TRAP – ISOMETRIC VIEW

SEDIMENT TRAP

NOT TO SCALE



A. BURY THE TOP END OF THE JUTE STRIPS IN A TRENCH 6" OR MORE IN DEPTH.

B. TAMP THE TRENCH FULL OF SOIL. SECURE A ROW OF STAPLES, 6" SPACING, 4" DOWN FROM THE TRENCH.

C. OVERLAP–BURY UPPER END OF LOWER STRIP AS IN "A" AND "B". OVERLAP END OF TOP STRIP 4" AND STAPLE.

D. EROSION STOP–FOLD IN JUTE BURIED IN SLIT TRENCH AND TAMPED; DOUBLE ROW OF STAPLES.

NOTES

1. MATTING SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS, INCLUDING STAPLE PATTERNS.
2. STAPLES SHALL BE BIODEGRADABLE.

JUTE MATTING

NOT TO SCALE

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

HANNAH E. GIOVANNUCCI
No.15699

9/29/2021

SITE DEVELOPMENT PLANS

TAX MAP 205 LOT 2

DETAILS

LADY ISLE SITE RENOVATIONS

325 LITTLE HARBOR ROAD, PORTSMOUTH, NH

OWNED BY & PREPARE FOR

ALD 325 LITTLE HARBOR ROAD TRUST

SCALE: NTS

SEPTEMBER 29, 2020

REV.	DATE	DESCRIPTION	DR	CK

Seacoast Division

TFM

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
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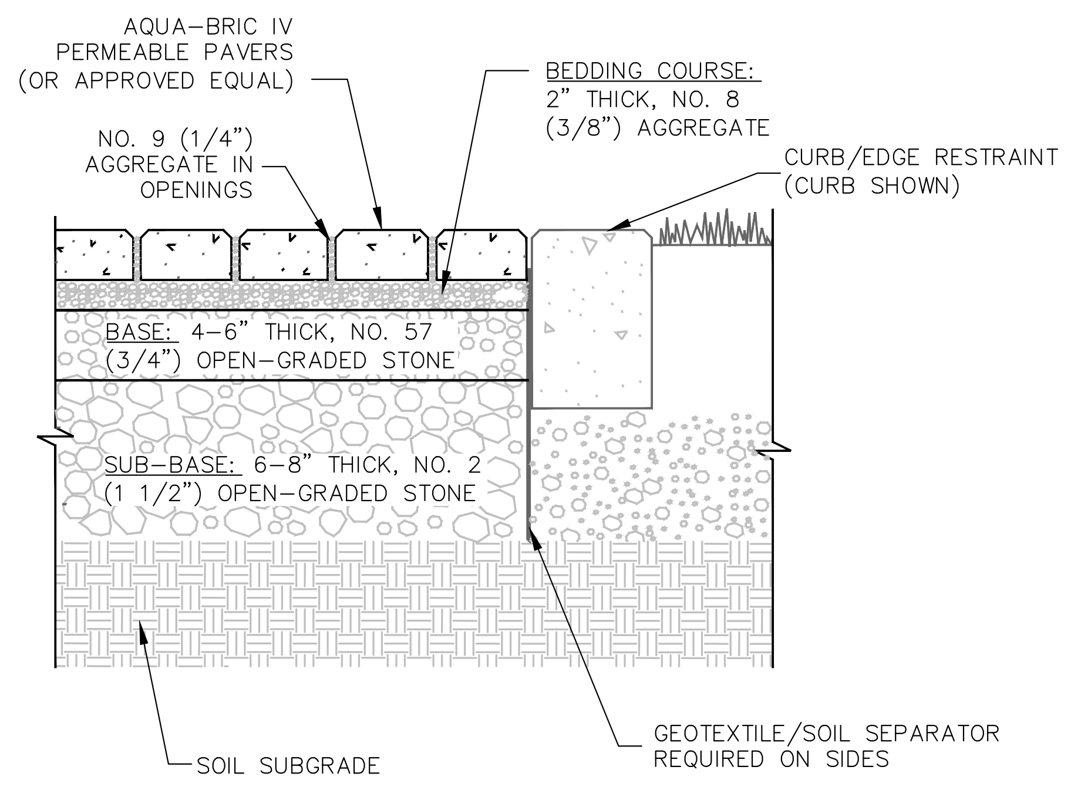
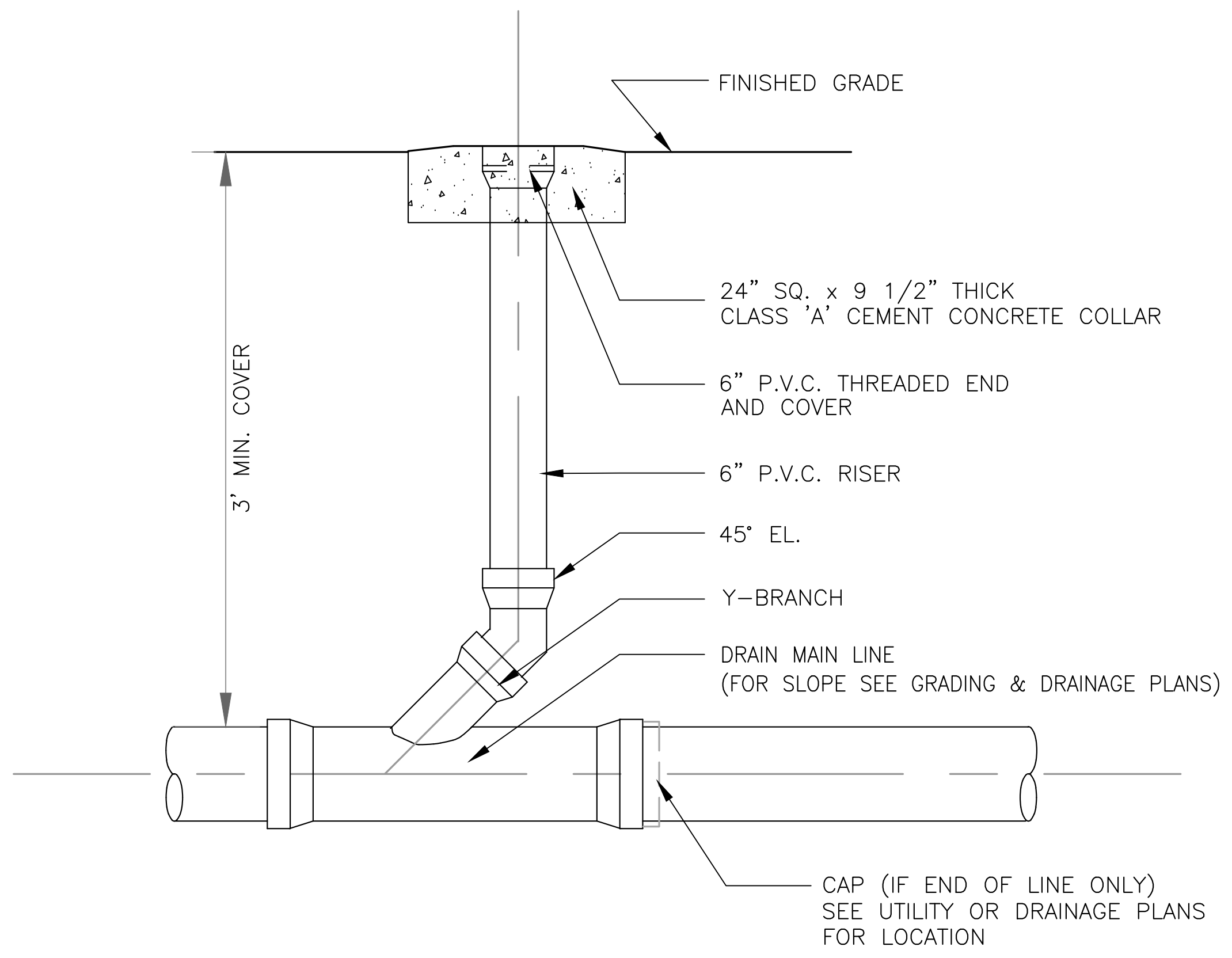


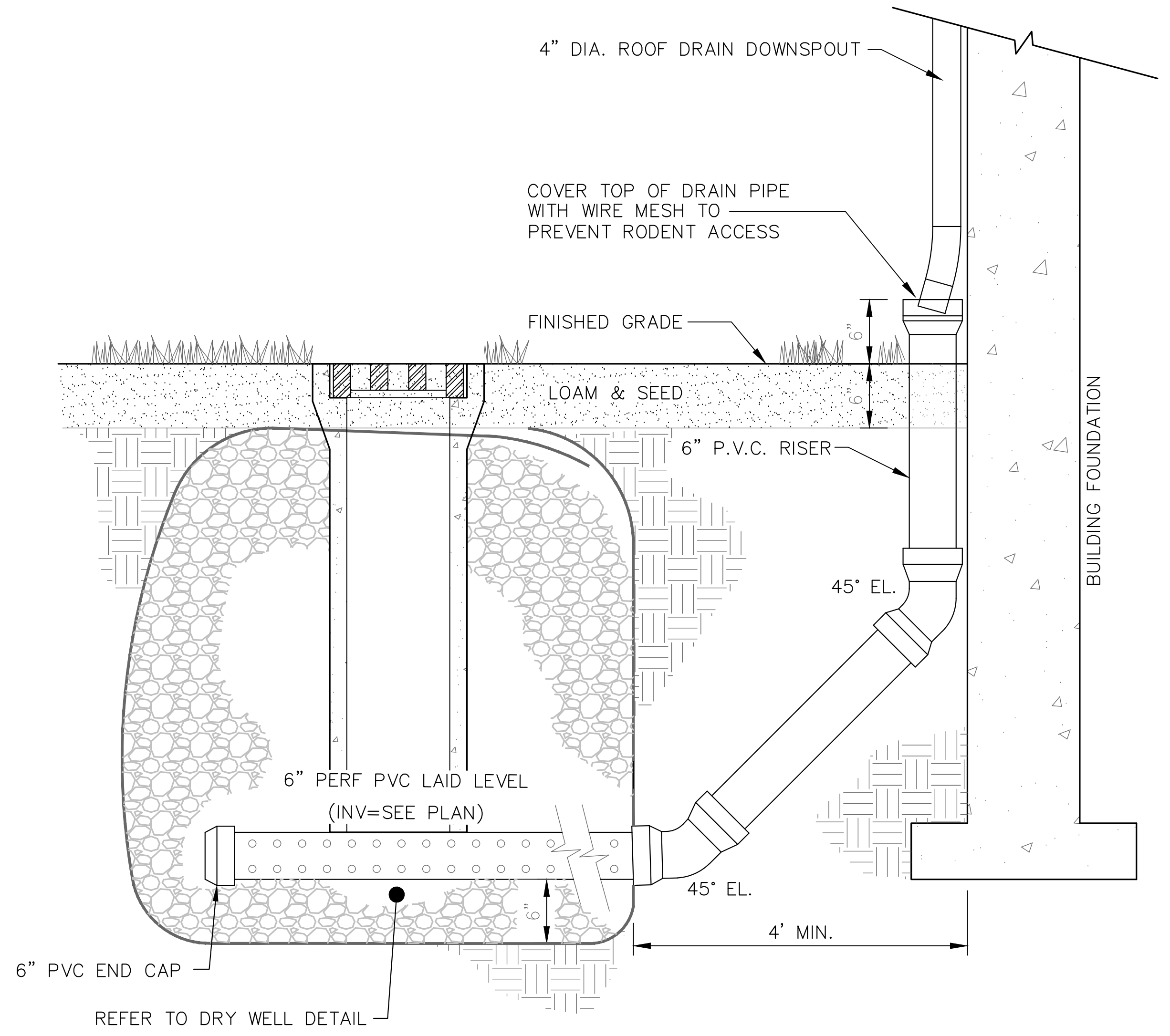
NOTES:
1. PERMEABLE PAVERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

MAINTENANCE:
- PERMEABLE PAVERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.PERMEABLE PAVERS FUNCTION AS AN EFFECTIVE STORMWATER TREATMENT SYSTEM AND REMAIN CLOG-FREE FOR YEARS WITH REASONABLE GOOD HOUSEKEEPING PRACTICES.
- KEEP THE PAVEMENT FREE OF LEAVES, WEEDS, AND SEDIMENT.
- AVOID THE USE OF SAND IN THE WINTER; IF USED, SPREAD SPARINGLY.
- PERIODICALLY SWEEP THE OPENINGS TO REMOVE CRUST THAT FORMS ON THE SURFACE. A STIFF BRISTLE BROOM WORKS WELL FOR RESIDENTIAL WALKS AND DRIVEWAYS.
- IF PUDDLES RESULT FROM CLOGGING, INFILTRATION RATES CAN BE RESTORED TO 100% CAPACITY BY REMOVING THE AGGREGATE FROM THE OPENINGS AND REPLACING IT WITH CLEAN MATERIAL.
- DO NOT PRESSURE WASH.
- MINIMIZE APPLICATION OF SALT FOR ICE CONTROL.
- INSPECT ANNUALLY FOR PAVER DETERIORATION.
- MONITOR PERIODICALLY TO ENSURE THAT THE PAVERS DRAIN EFFECTIVELY AFTER STORMS.
- PERIODICALLY ADD JOINT MATERIAL TO REPLACE LOST MATERIAL.
- MAJOR CLOGGING MAY NECESSITATE REPLACEMENT OF PAVERS AND POSSIBLY FILTER COURSE AND SUB-BASE COURSE.

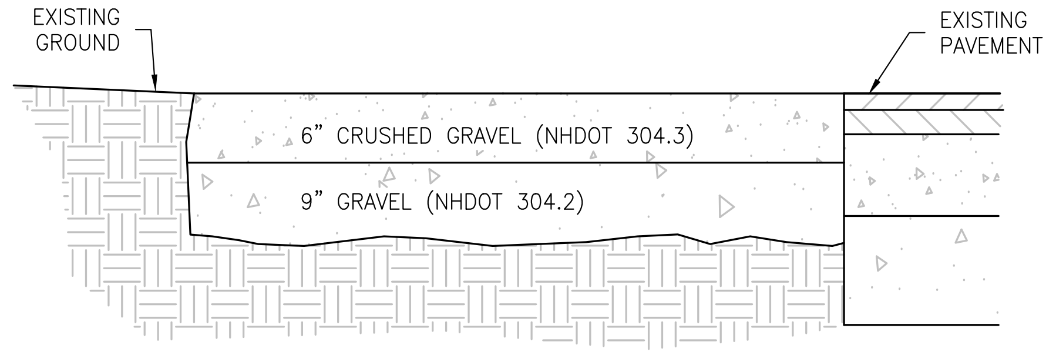
PERMEABLE PAVERS
NOT TO SCALE



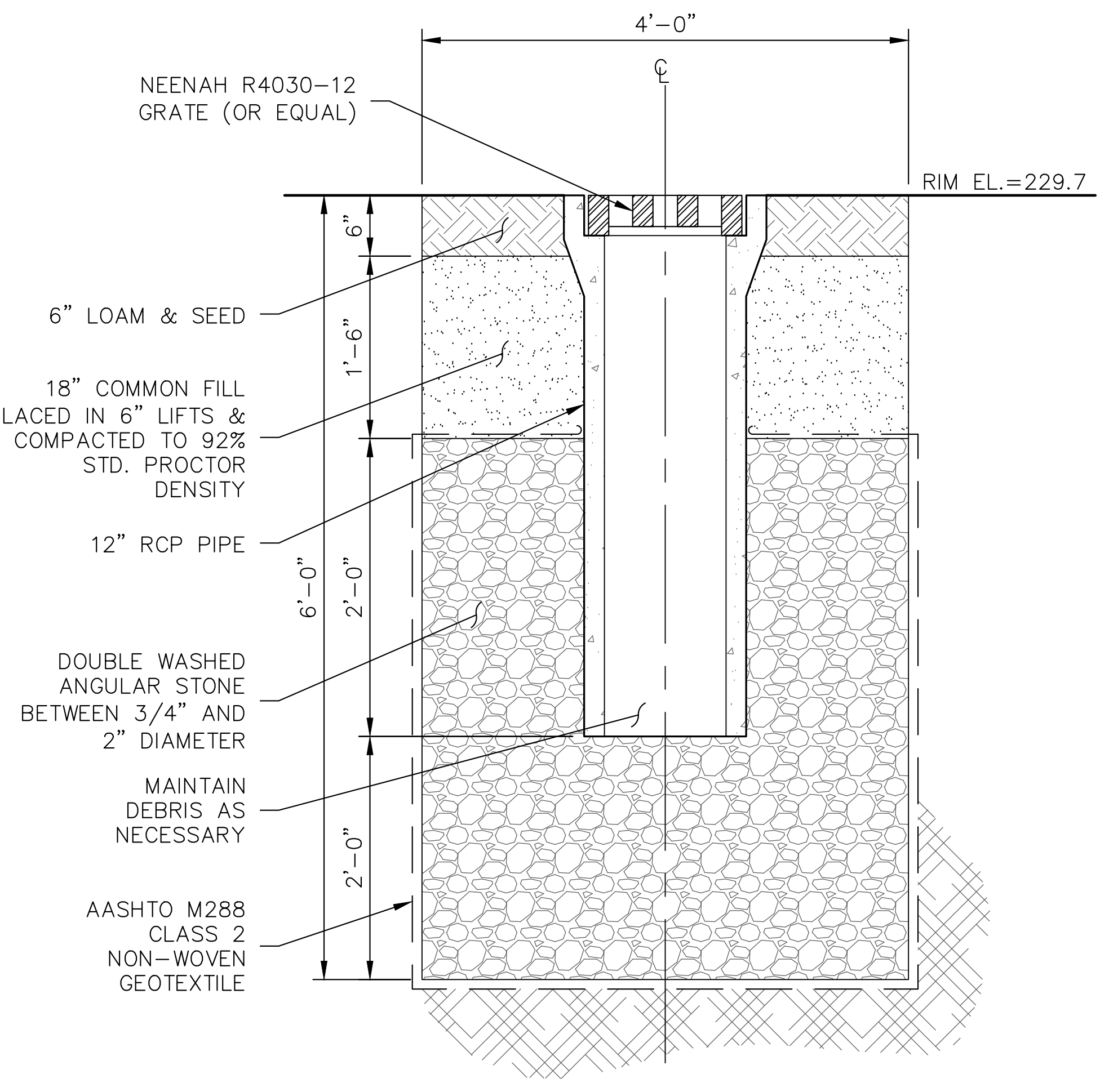
DRAINAGE CLEAN OUT
NOT TO SCALE



DOWNSPOUT INFILTRATION
NOT TO SCALE



STANDARD GRAVEL DRIVEWAY
NOT TO SCALE



DRY WELL
NOT TO SCALE

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

HANNAH E. GIOVANNUCCI No.15699
9/29/2021

REV.	DATE	DESCRIPTION	DR	CK

SITE DEVELOPMENT PLANS
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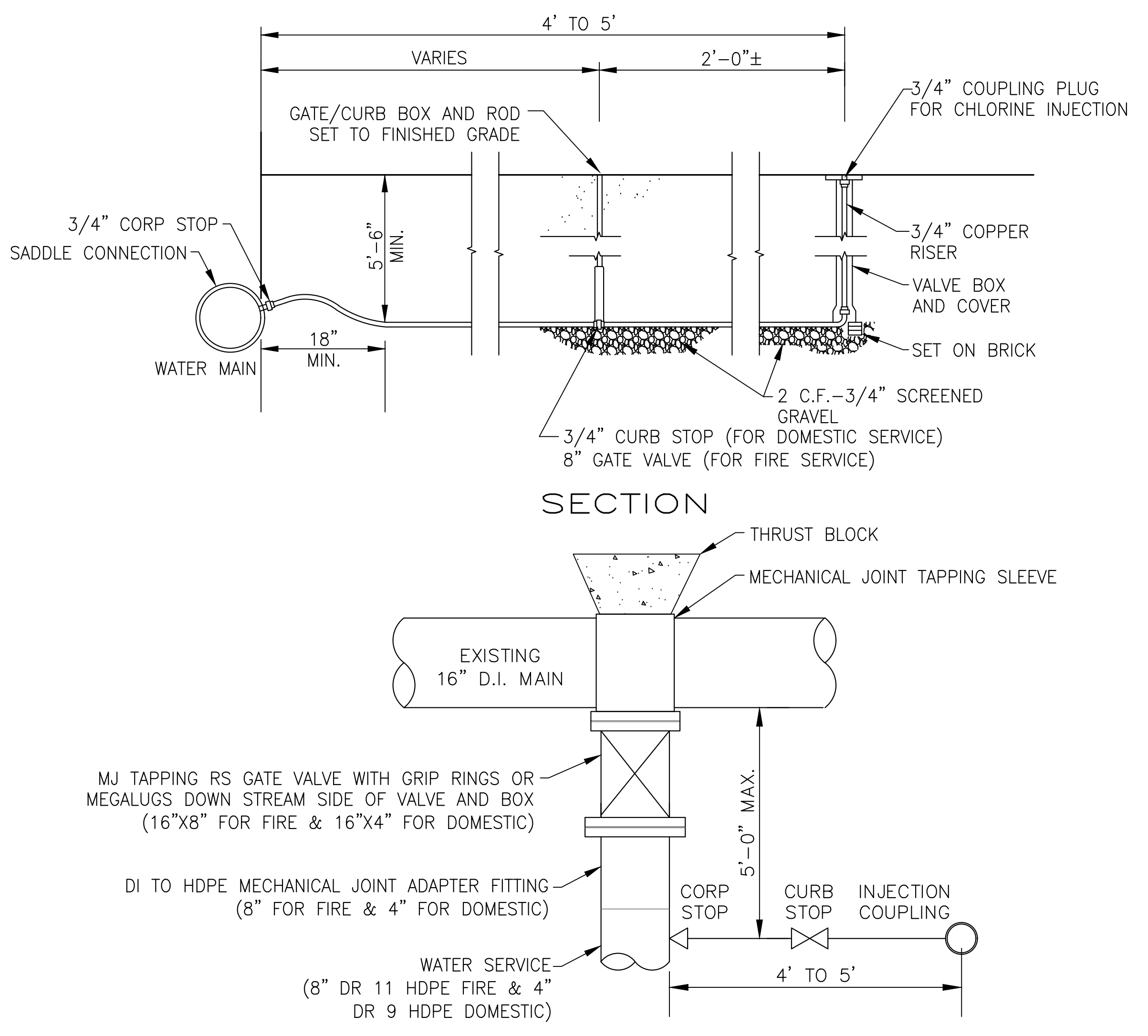
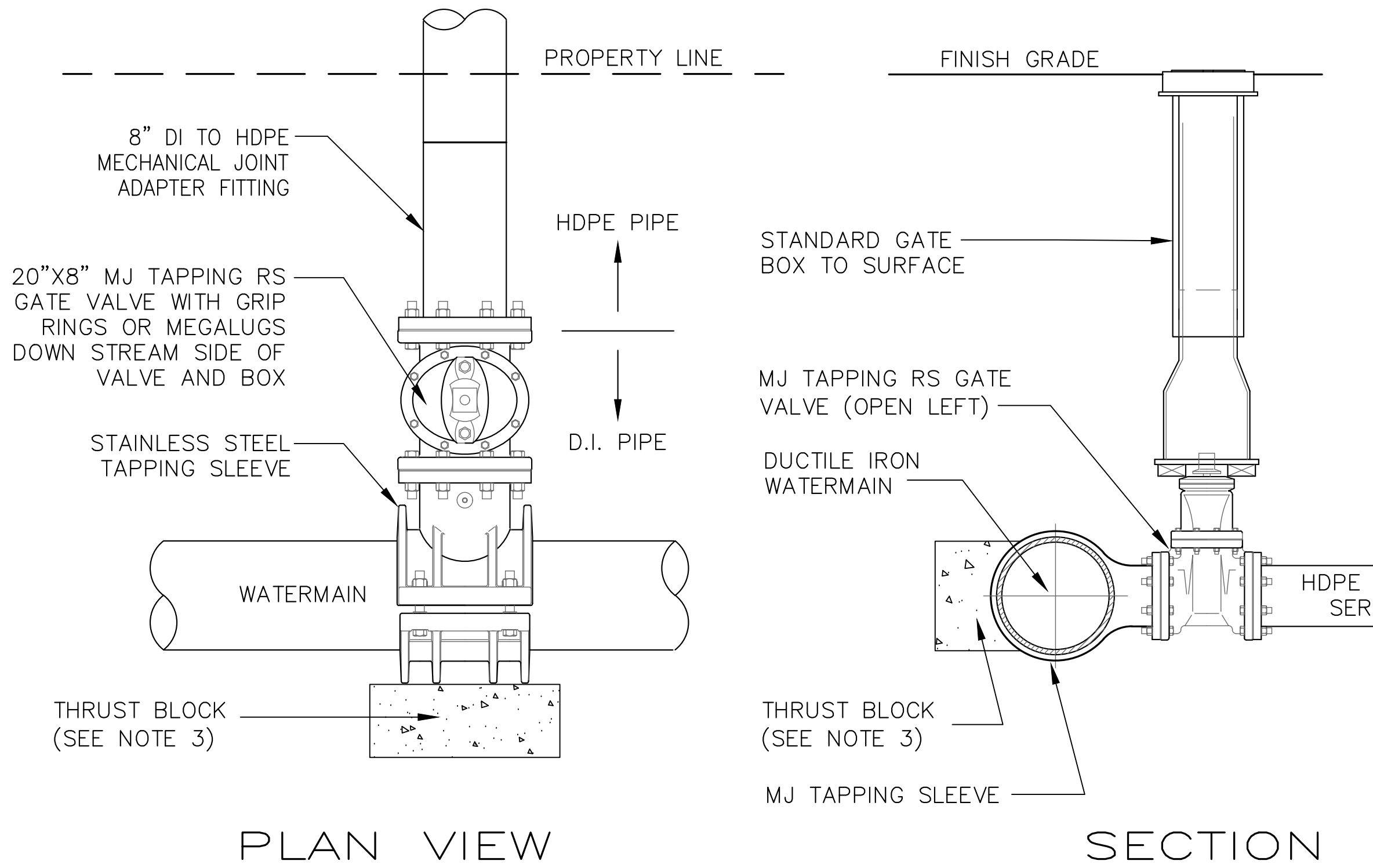


NOTES
1. ALL MATERIAL, INSTALLATION PROCEDURES, MANUFACTURERS, AND DIMENSIONAL REQUIREMENTS SHALL CONFORM TO ROCHESTER'S INFRASTRUCTURE DESIGN STANDARDS AND ROCHESTER DPW'S ESTABLISHED RULES AND PROCEDURES.
2. CHLORINATION AND TESTING SHALL CONFORM TO AWWA C651.
3. DOMESTIC LINE MUST BE FLUSHED AND DISINFECTED BEFORE THE LINES ENTER THE BUILDING.

CHLORINE INJECTION CONNECTION

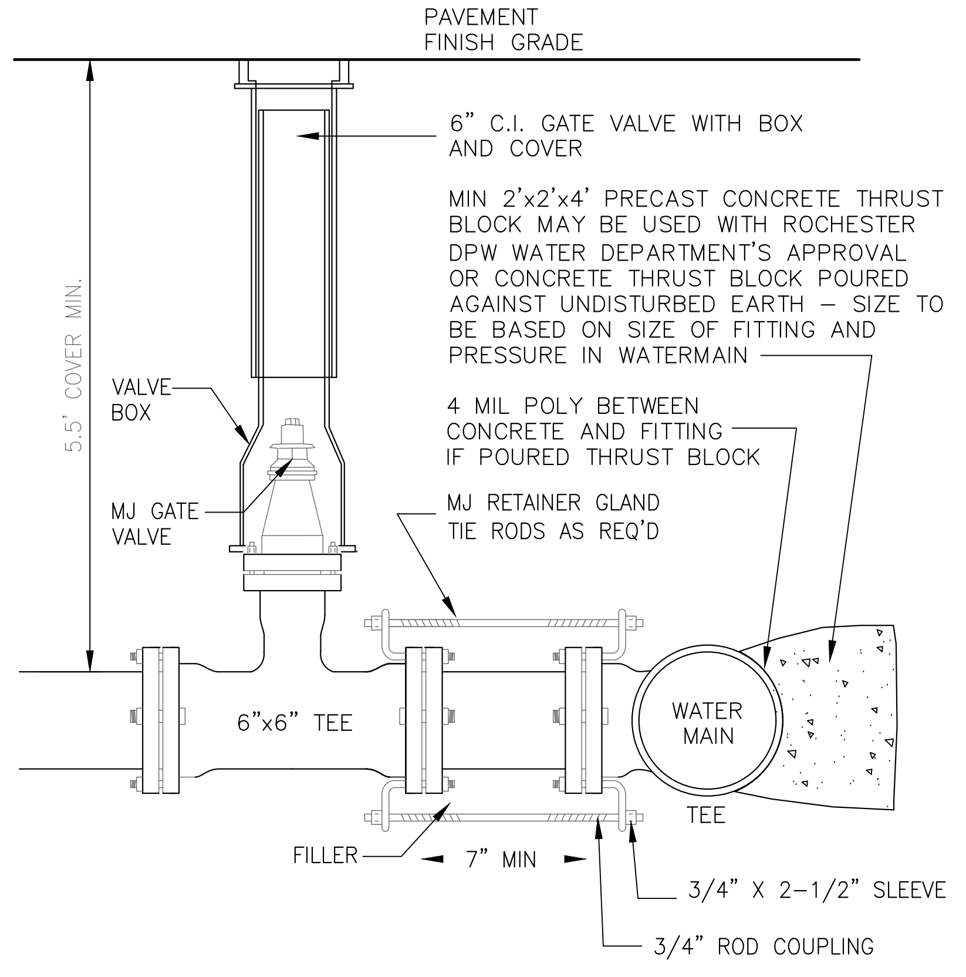
NOT TO SCALE



NOTES
1. TAPPING SLEEVES SHALL BE STAINLESS STEEL (SS) WITH SS HARDWARE.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 6' FROM TOP OF PIPE TO FINISH GRADE PER NHDOT REQUIREMENTS WITHIN THE RIGHT OF WAY.
3. PRECAST CONCRETE THRUST BLOCK TO BE USED, SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATERMAIN.

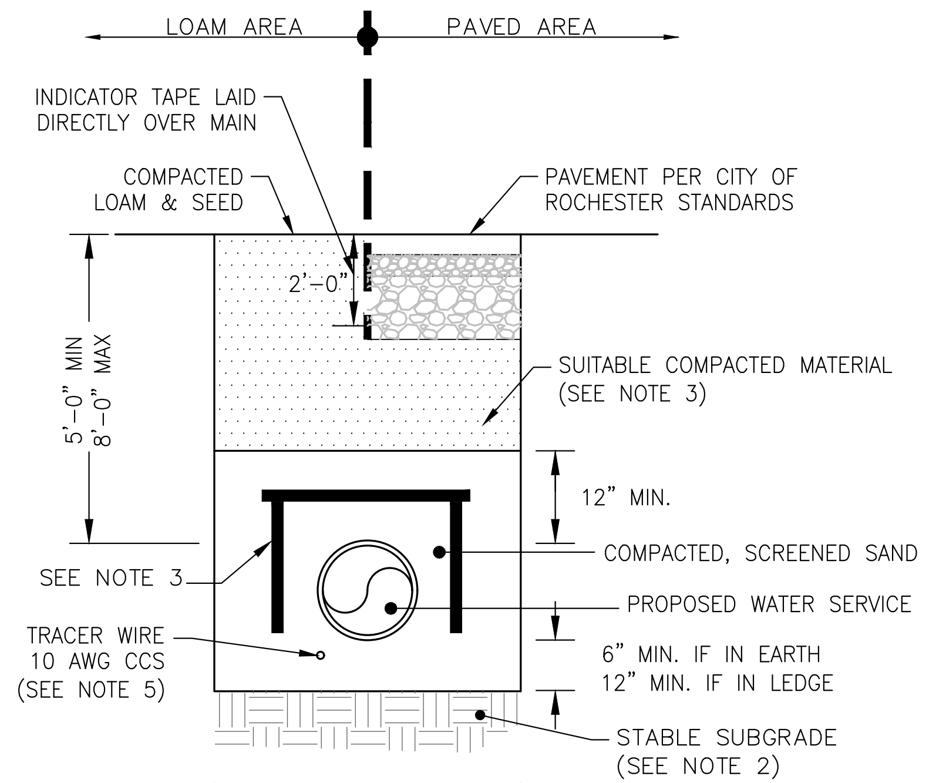
WATER SERVICE WET TAP INSTALLATION

NOT TO SCALE



BURIED GATE VALVE

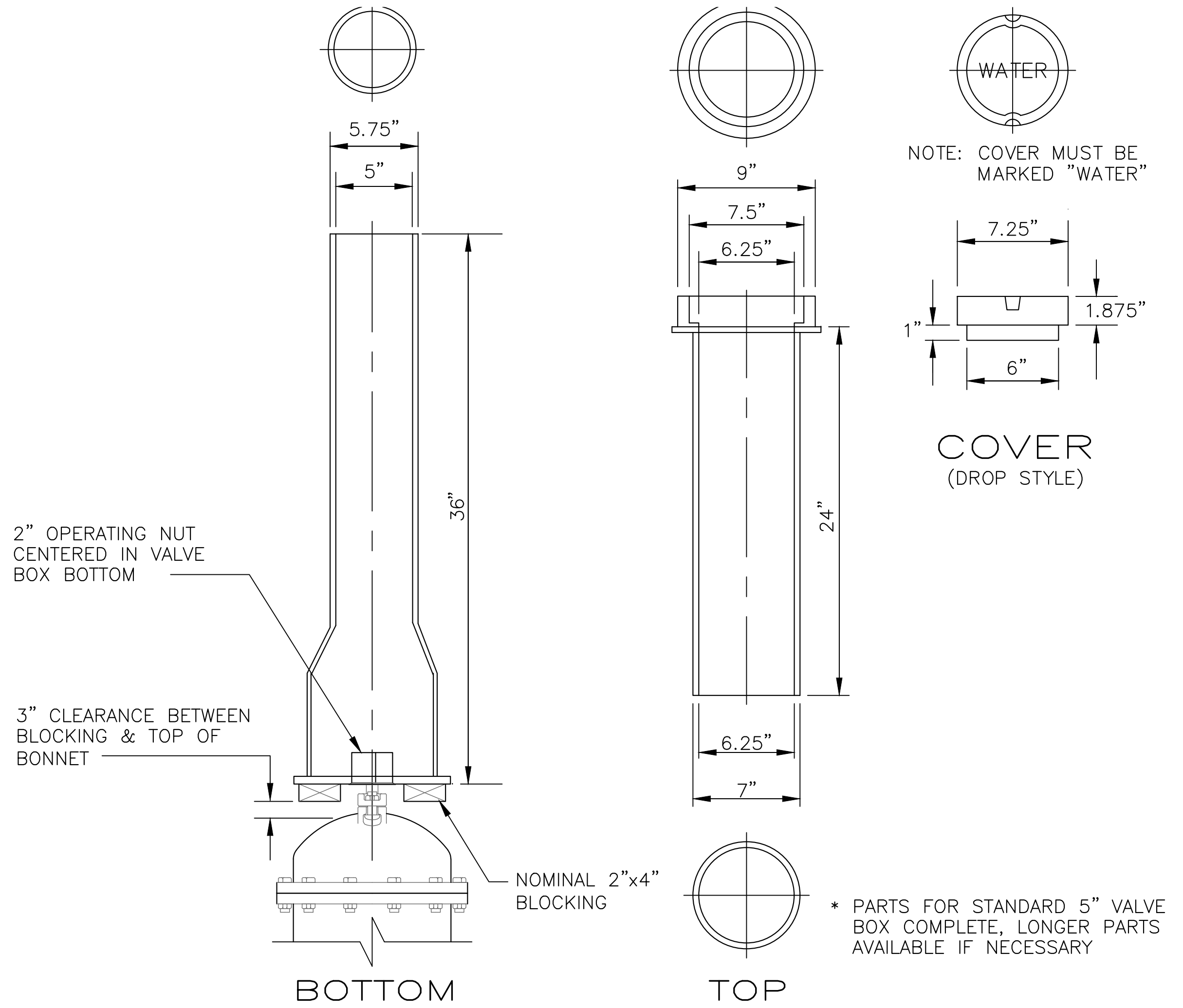
NOT TO SCALE



NOTES
1. ALL MATERIAL, INSTALLATION PROCEDURES, MANUFACTURERS, AND DIMENSIONAL REQUIREMENTS SHALL CONFORM TO ROCHESTER'S INFRASTRUCTURE DESIGN STANDARDS AND ROCHESTER DPW'S ESTABLISHED RULES AND PROCEDURES.
2. IN LOCATIONS WITH EXISTING FILL SOILS, CONSULT WITH THE GEOTECHNICAL ENGINEER FOR METHODS TO PREPARE STABLE SUBGRADE AND REMOVAL OF MATERIAL IF NECESSARY.
3. SUITABLE MATERIAL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER 6" IN THE LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION. SUITABLE MATERIAL SHALL BE PLACED IN 12" LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
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. TRACER WIRE PRODUCT SHALL BE SELECTED FOR OPEN CUT INSTALLATION TECHNIQUE.

WATER TRENCH

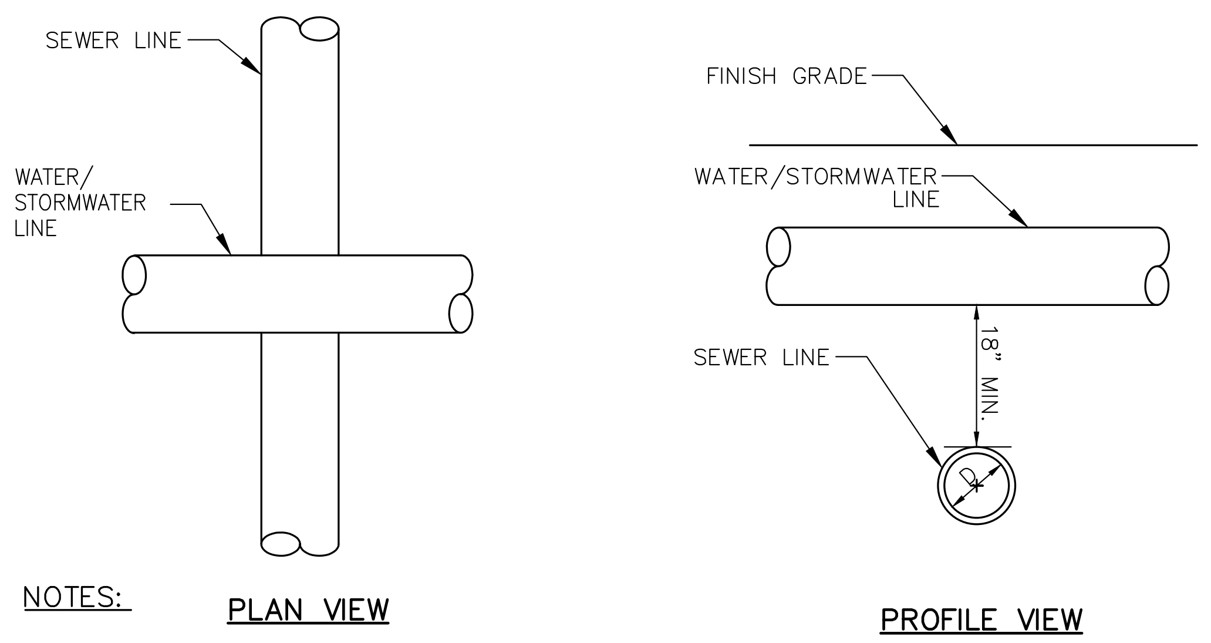
NOT TO SCALE



* PARTS FOR STANDARD 5" VALVE BOX COMPLETE, LONGER PARTS AVAILABLE IF NECESSARY

VALVE BOX

NOT TO SCALE



NOTES:

1. A 10 FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPERATION SHALL BE PROVIDED BETWEEN ALL WATER/STORMWATER AND SANITARY SEWER LINES. AN 18" MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/STORMWATER AND SANITARY SEWER CROSSINGS.

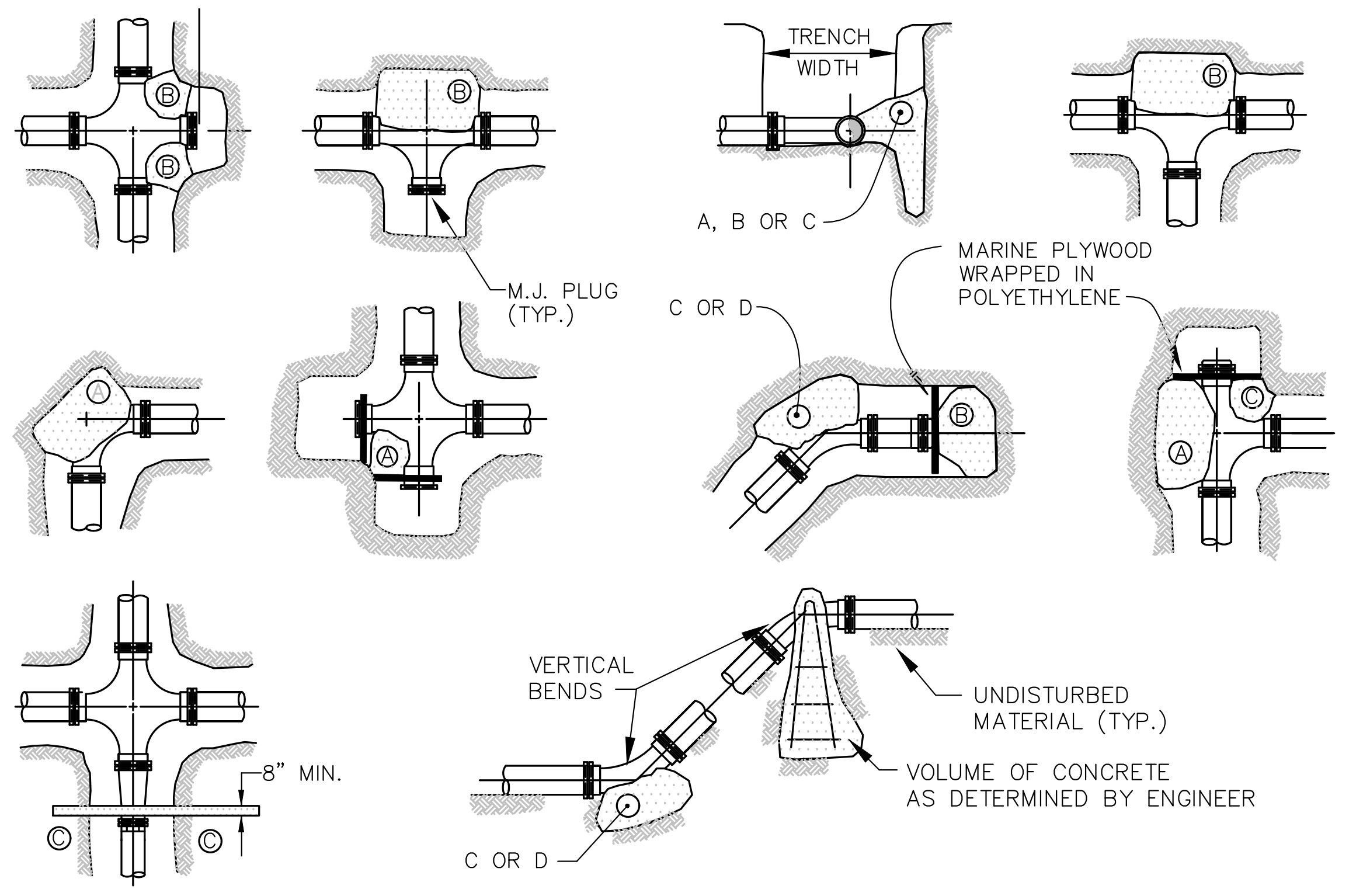
2. PROTECTION OF WATER SUPPLIES

    1. THERE SHALL BE NO PHYSICAL CONNECTION BETWEEN A PUBLIC OR PRIVATE POTABLE WATER SUPPLY SYSTEM AND A SEWER OR SEWER APPURTENANCE WHICH WOULD PERMIT THE PASSAGE OF SEWAGE OR POLLUTED WATER INTO THE POTABLE SUPPLY. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER OR SEWER MANHOLE.
    2. NO SEWER SHALL BE LOCATED WITHIN THE WELL PROTECTED RADII ESTABLISHED IN ENV-WS 300 FOR ANY PUBLIC WATER SUPPLY WELLS OR WITHIN 100 FEET OF ANY PRIVATE WATER SUPPLY WELL.
    3. SEWERS SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN.
    4. A DEVIATION FROM THE SEPARATION REQUIREMENTS OF (2) OR (3) ABOVE SHALL BE ALLOWED WHERE NECESSARY TO AVOID CONFLICT WITH SUBSURFACE STRUCTURES, UTILITY CHAMBERS, AND BUILDING FOUNDATIONS, PROVIDED THAT THE SEWER IS CONSTRUCTED IN ACCORDANCE WITH THE FORCE MAIN CONSTRUCTION REQUIREMENTS SPECIFIED IN ENV-WQ 704.06.
    5. WHENEVER SEWERS MUST CROSS WATER MAINS, THE SEWER SHALL BE CONSTRUCTED AS FOLLOWS:

        1. VERTICAL SEPARATION OF THE SEWER AND WATER MAIN SHALL BE NOT LESS THAN 18 INCHES, WITH WATER ABOVE SEWER; AND
        2. SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATER MAIN.

WATER/STORMWATER & SEWER CROSSING

NOT TO SCALE



BEARING AREA REQUIRED, SQUARE FEET

TYPE OF BEARING MATERIAL AND ALLOWABLE LOADS, pfs	4" AND LESS DEGREE BEND				6" AND 8" DEGREE BEND				10" AND 12" DEGREE BEND			
	$11\frac{1}{4}$	$22\frac{1}{2}$	45	90	$11\frac{1}{4}$	$22\frac{1}{2}$	45	90	$11\frac{1}{4}$	$22\frac{1}{2}$	45	90
LOOSE SAND OR MEDIUM CLAY – 2,000	1.0	2.0	2.7	4.0	1.5	3.0	6.0	10.0	3.0	6.2	12.0	22.0
PACKED GRAVEL AND SAND – 4,000	1.0	1.0	1.5	2.0	1.0	1.5	3.0	5.0	1.5	3.1	6.0	11.0
ROCK – 10,000	1.0	1.0	1.0	1.0	1.0	1.0	1.2	2.0	1.0	1.3	2.4	4.4

BEARING AREA REQUIRED, SQUARE FEET

TYPE OF BEARING MATERIAL AND ALLOWABLE LOADS, pfs	14" AND 16" DEGREE BEND OR DEFLECTION				18" AND 20" DEGREE BEND OR DEFLECTION			
	$11\frac{1}{4}$	$22\frac{1}{2}$	45	90	$11\frac{1}{4}$	$22\frac{1}{2}$	45	90
LOOSE SAND OR MEDIUM CLAY – 2,000	6.0	12.0	22.5	40.0	9.5	19.0	37.0	67.0
PACKED GRAVEL AND SAND – 4,000	3.0	6.0	11.3	20.0	4.8	9.5	18.5	33.5
ROCK – 10,000	1.2	2.4	4.5	8.0	2.0	3.8	7.4	13.5

NOTES

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2. A PRECAST CONCRETE THRUST BLOCK IS PREFERRED BY ROCHESTER DPW AND MUST CONFORM TO ROCHESTER DPW'S INFRASTRUCTURE DESIGN STANDARDS.
3. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL, WHERE TRENCH WALL HAS BEEN DISTURBED. EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO PIPE JOINTS SHALL BE COVERED WITH CONCRETE.
4. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
5. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS. PLACE ROOFING FELT AROUND HYDRANT ELBOW BEFORE POURING THRUST BLOCKS AND ENSURE CONCRETE DOES NOT PLUG HYDRANT DRAIN PORTS.

THRUST BLOCKS

NOT TO SCALE

SITE DEVELOPMENT PLANS

TAX MAP 205 LOT 2

DETAILS

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HANNAH E. GIOVANNUCCI
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GENERAL NOTES

1. IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H–20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
2. BARRELS, CONE SECTIONS AND CONCRETE GRADE RINGS SHALL BE PRECAST REINFORCED CONCRETE AND SHALL CONFORM ENV–WQ 704.12 & 704.13.
3. PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478–06.
4. BASE SECTIONS SHALL BE OF MONOLITHIC CONSTRUCTION TO A POINT AT LEAST 6 INCHES ABOVE THE CROWN OF THE INCOMING PIPE.
5. MANHOLE CONE SECTIONS SHALL BE ECCENTRIC IN SHAPE.
6. ALL PRECAST SECTIONS AND BASES SHALL HAVE THE DATE OF MANUFACTURE AND THE NAME OR TRADEMARK OF THE MANUFACTURER IMPRESSED OR INDELIBLY MARKED ON THE INSIDE WALL.
7. ALL PRECAST SECTIONS AND BASES SHALL BE COATED ON THE EXTERIOR WITH A BITUMINOUS DAMP–PROOFING COATING.
8. SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H–20 LOADS.
9. HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF AN OVERLAPPING TYPE, SEALED FOR WATERTIGHTNESS USING A DOUBLE ROW OF AN ELASTOMERIC OR MASTIC–LIKE SEALANT. APPROVED ELASTOMERIC SEALANTS ARE:

   SIKAFLEX–12–SL

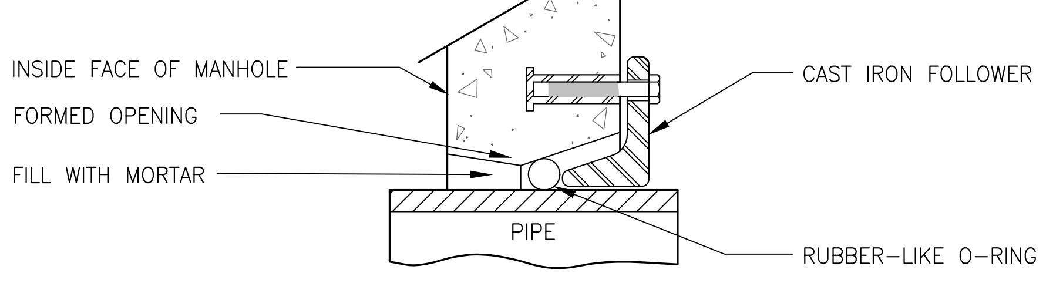
   SONNEBORN BUILING PRODUCTS–SONOLASTIC SL–1
10. THE MINIMUM INTERNAL DIAMETER OF MANHOLES SHALL BE 48 INCHES. FOR SEWERS LARGER THAN 24–INCH DIAMETER. MANHOLE DIAMETERS SHALL BE INCREASED SO AS TO PROVIDE AT LEAST 12–INCHES OF SHELF ON EACH SIDE OF THE SEWER.
11. LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE TO ENV–WQ 704.17.
    - (a) ALL MANHOLES SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST IN ACCORDANCE WITH THE ASTM C1244 STARNDARD IN EFFECT WHEN THE TESTING IS PERFORMED.
    - (b) THE MANHOLE VACUUM TEST SHALL CONFORM TO THE FOLLOWING:
      1. THE INITIAL VACUUM GUAGE TEST PRESSURE SHALL BE 10 INCHES Hg.
      2. THE MINIMUM ACCEPTABLE TEST HOLD TIME FOR 1–INCH Hg PRESSURE DROP TO 9 INCHES SHALL BE:
         - A. NOT LESS THAN 2 MINUTES FOR MANHOLES LESS THAN 10 FEET DEEP.
         - B. NOT LESS THAN 2.5 MINUTES FOR MANHOLES 10 TO 15 FEET DEEP.
         - C. NOT LESS THAN 3 MINUTES FOR MANHOLES MORE THAN 15 FEET DEEP.
    - (c) THE MANHOLE SHALL BE REPAIRED AND RETESTED IF THE TEST HOLD TIMES FAIL TO ACHIEVE THE ACCEPTANCE LIMITS SPECIFIED IN (b) ABOVE.
    - (d) INVERTS AND SHELVES SHALL NOT BE INSTALLED UNTIL AFTER SUCCESSFUL TESTING IS COMPLETE.
    - (e) FOLLOWING COMPLETION OF THE LEAKAGE TEST, THE FRAME AND COVER SHALL BE PLACED ON TOP OF THE MANHOLE OR SOME OTHER MEANS USED TO PREVENT
12. ACCIDENTAL ENTRY BY UNAUTHORIZED PERSONS, CHILDREN OR ANIMALS, UNTIL THE CONTRACTOR IS READY TO MAKE FINAL ADJUSTMENT TO GRADE.
13. BRICK MASONRY FOR SHELF, INVERT AND GRADE ADJUSTMENT SHALL COMPLY WITH ASTM C32–05, CLAY OR SHALE, FOR GRADE SS HARD BRICK.

    MORTAR SHALL BE COMPOSED OF PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION. PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE:
    - (a) 4.5 PARTS SAND AND 1.5 PARTS CEMENT; OR
    - (b) 4.5 PARTS SAND, 1 PART CEMENT AND 0.5 PART HYDRATED LIME

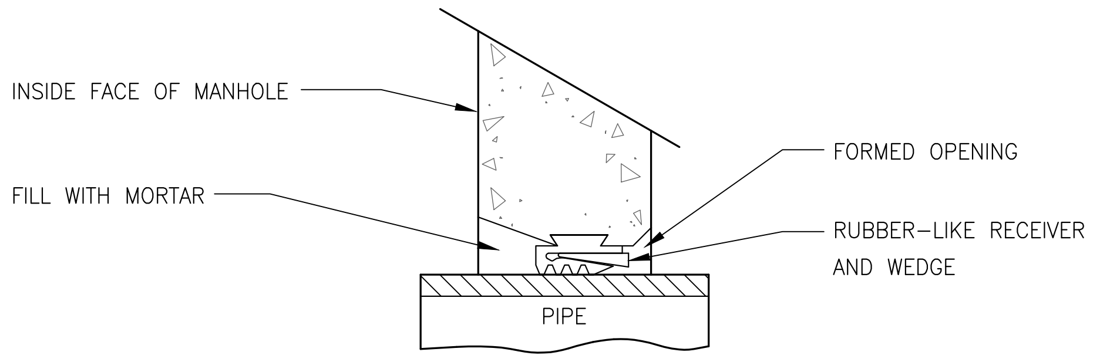
    CEMENT SHALL BE TYPE II PORTLAND CEMENT CONFORMING TO ASTM C150–05. HYDRATED LIME SHALL BE TYPE S CONFORMING TO ASTM C207–06 "STANDARD SPECIFICATIONS FOR HYDRATED LIME FOR MASONRY PURPOSES". SAND SHALL CONSIST OF INERT NATURAL SAND CONFORMING TO ASTM C33–03 "STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES".
14. INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED OR PRECAST CONCRETE SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. AT CHANGES IN DIRECTIONS, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.
15. FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN, CLASS 30, CONFORMING TO ASTM A48/48M AND PROVIDE A 30–INCH CLEAR OPENING. 3–INCH WORD (MINIMUM HEIGHT) LETTERS "SEWER" SHALL BE PLAINLY CAST INTO THE TOP SURFACE. THE CASTING SHALL BE OF EVEN GRAINED CAST IRON, SMOOTH, AND FREE FROM SCALE, LUMPS, BLISTERS, SAND HOLES AND DEFECTS. CONTACT SURFACES OF COVERS AND FRAMES SHALL BE MACHINED AT THE FOUNDRY TO PREVENT ROCKING OF COVERS IN ANY ORIENTATION.
16. BEDDING: PRECAST BASES SHALL BE PLACED ON A 6–INCH LAYER OF COMPACTED BEDDING MATERIAL THAT CONFORMS TO ASTM C33–03 NO. 67 STONE AND FREE FROM CLAY, LOAM AND ORGANNIC MATTER. THE EXCAVATION SHALL BE PROPERLY DEWATERED WHILE PLACING BEDDING MATERIAL AND SETTING OF THE BASE OR POURING CONCRETE. WATER–STOPS SHALL BE USED AT THE HORIZONTAL JOINT OF THE CAST–IN–PLACE MANHOLES.

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

17. FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WIbHIN THE FOLLOWING DISTANCES FROM ANY MANHOLE CONNECTION: (a) WITHIN 48 INCHES FOR REINFORCED CONCRETE PIPE (RCP). (b) WITHIN 60 INCHES FOR PVC PIPE LARGER THAN 15" DIAMETER.
18. NO FLEXIBLE JOINT SHALL BE REQUIRED FOR DUCTILE IRON PIPE OR PVC PIPE UP THROUGH 15–INCH DIAMETER.
19. PIPE TO MANHOLE JOINTS SHALL BE ONLY AS FOLLOWS:
    - A. ELASTOMERIC, RUBBER SLEEVE WITH WATERTIGHT JOINTS AT THE MANHOLE OPENING AND PIPE SURFACES.
    - B. CAST INTO WALL OR SECUREED WITH STAINLESS STEEL CLAMPS.
    - C. ELASTOMERIC SEALING RING CAST IN THE MANHOLE OPENING WITH THE SEAL FORMED ON THE SURFACE OF THE PIPE BY COMPRESSION OF THE RING.
    - D. ON–SHRINK GROUTED JOINTS WHERE WATERTIGHT BONDING TO THE MANHOLE AND PIPE CAN BE OBTAINED.
20. THE INVERT OF THE INCOMING PIPE SHALL BE NO MORE THAN 6 INCHES ABOVE THE OUTGOING PIPE UNLESS A DROP ENTRY IS USED.



RES–SEAL
(OR ACCEPTABLE SUBSTITUTE)



PRESS–WEDGE II
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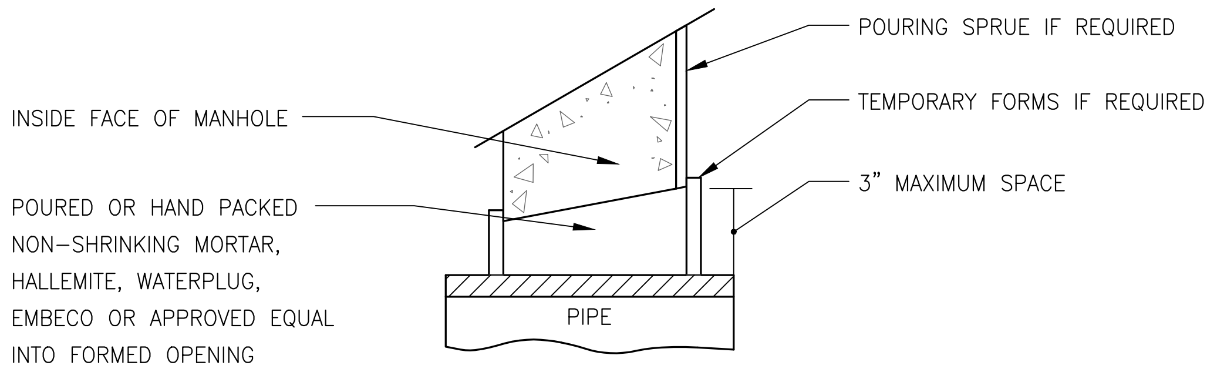
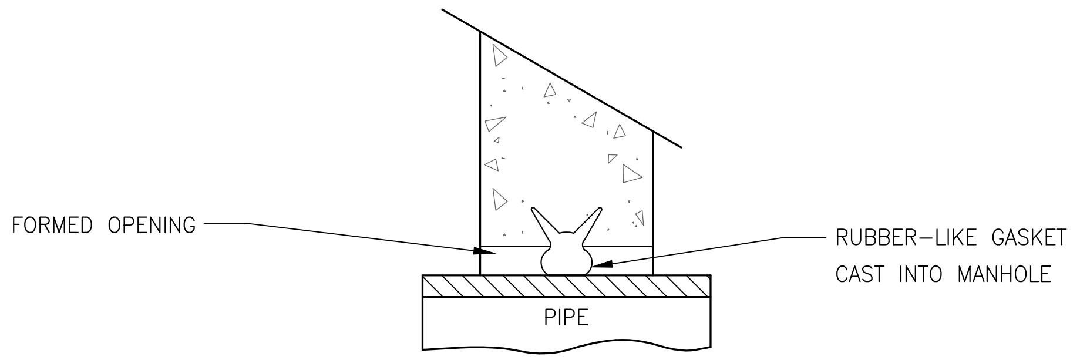
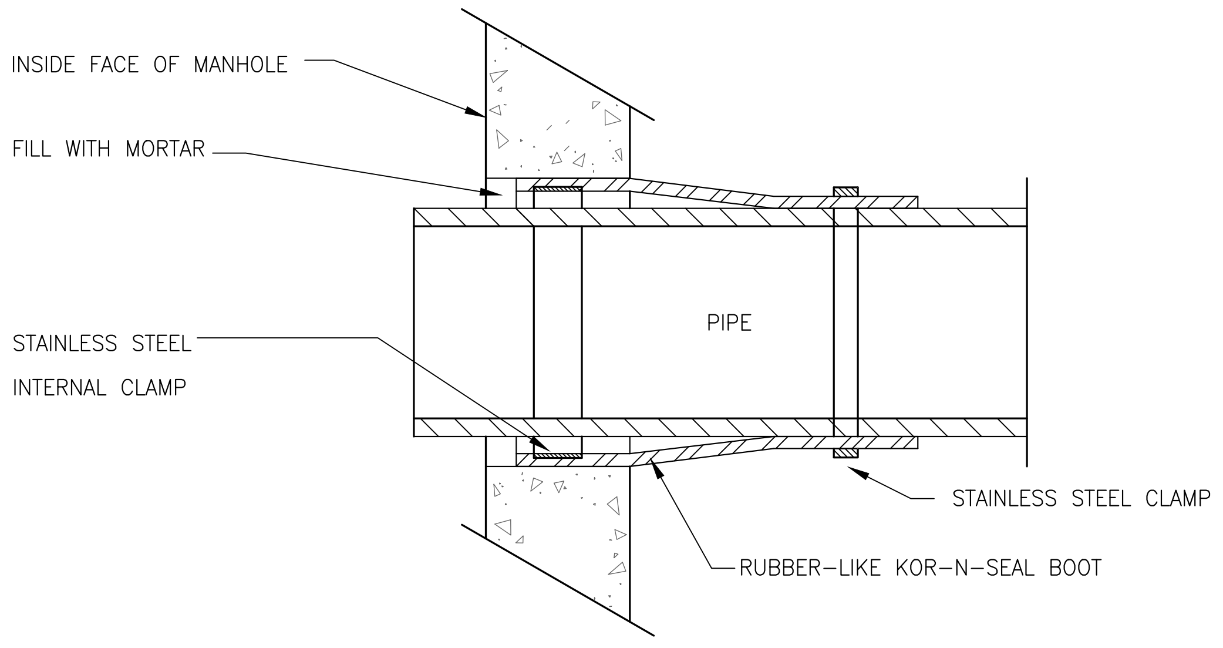


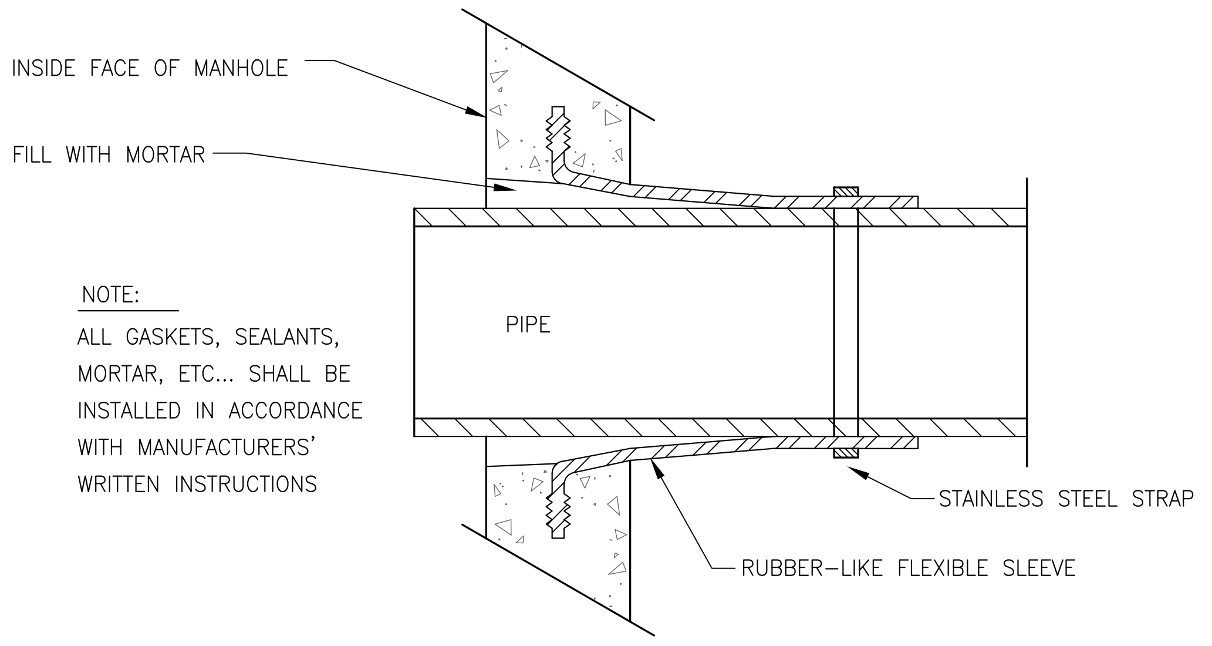
NON–SHRINKING MORTAR
(OR ACCEPTABLE SUBSTITUTE)



A–LOK
(OR ACCEPTABLE SUBSTITUTE)



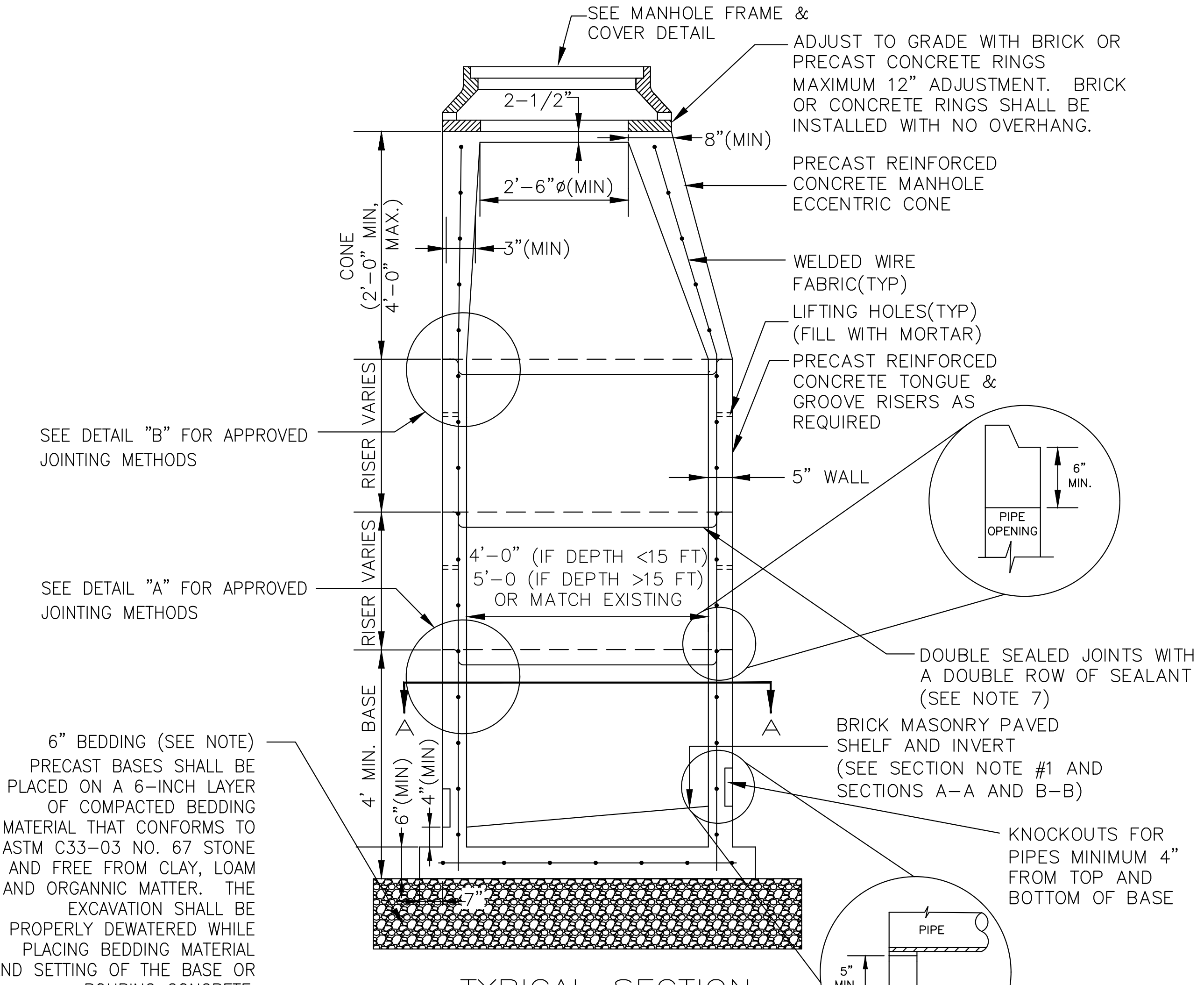
KOR–N–SEAL JOINT SLEEVE
(OR ACCEPTABLE SUBSTITUTE)



NOTE:
ALL GASKETS, SEALANTS, MORTAR, ETC... SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS

LOCK–JOINT FLEXIBLE MANHOLE SLEEVE
(OR ACCEPTABLE SUBSTITUTE)

DETAIL "A" – PIPE TO MANHOLE JOINTS



6" BEDDING (SEE NOTE)
PRECAST BASES SHALL BE PLACED ON A 6–INCH LAYER OF COMPACTED BEDDING MATERIAL THAT CONFORMS TO ASTM C33–03 NO. 67 STONE AND FREE FROM CLAY, LOAM AND ORGANNIC MATTER. THE EXCAVATION SHALL BE PROPERLY DEWATERED WHILE PLACING BEDDING MATERIAL AND SETTING OF THE BASE OR POURING CONCRETE.

TYPICAL SECTION

NOTES

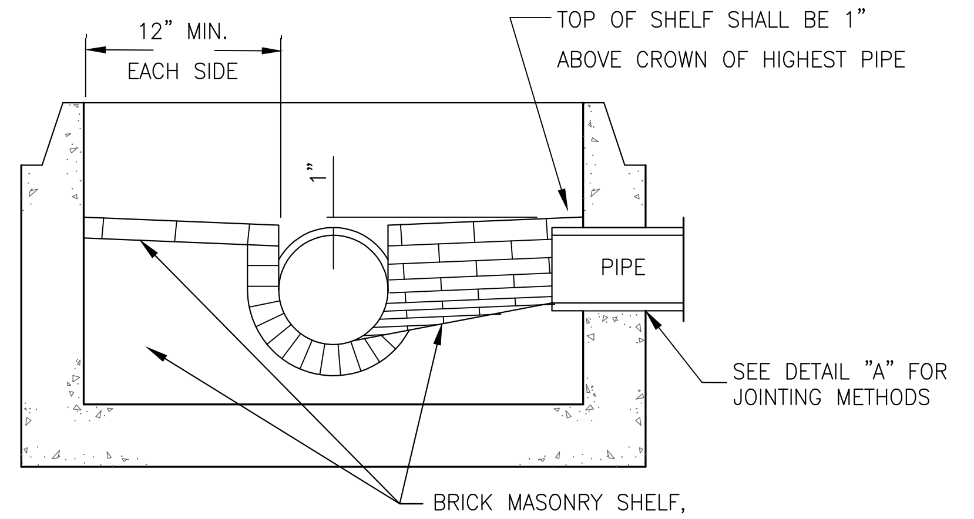
1. UNDERLAYMENT OF MANHOLE INVERT AND SHELF SHALL BE BRICK MASONRY PER ENV–WQ 704.12(K).
2. INVERT AND SHELF TO BE PLACED AFTER EACH LEAKAGE TEST.
3. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT.
4. INVERT BRICKS SHALL BE LAID ON EDGE.
5. PRECAST CONCRETE MANHOLES SHALL MEET AASHTO M199–93/ ASTM C478–90B, RATED FOR HS–20 LOADING WITH CONCRETE STRENGTH OF 4000 PSI OR GREATER.
6. ALL PRECAST SECTIONS AND BASES SHALL BE COATED ON THE EXTERIOR WITH A BITUMINOUS DAMP–PROOFING COATING.
7. HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF AN OVERLAPPING TYPE, SEALED FOR WATERTIGHTNESS USING A DOUBLE ROW OF AN ELASTOMERIC OR MASTIC–LIKE SEALANT.

   ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

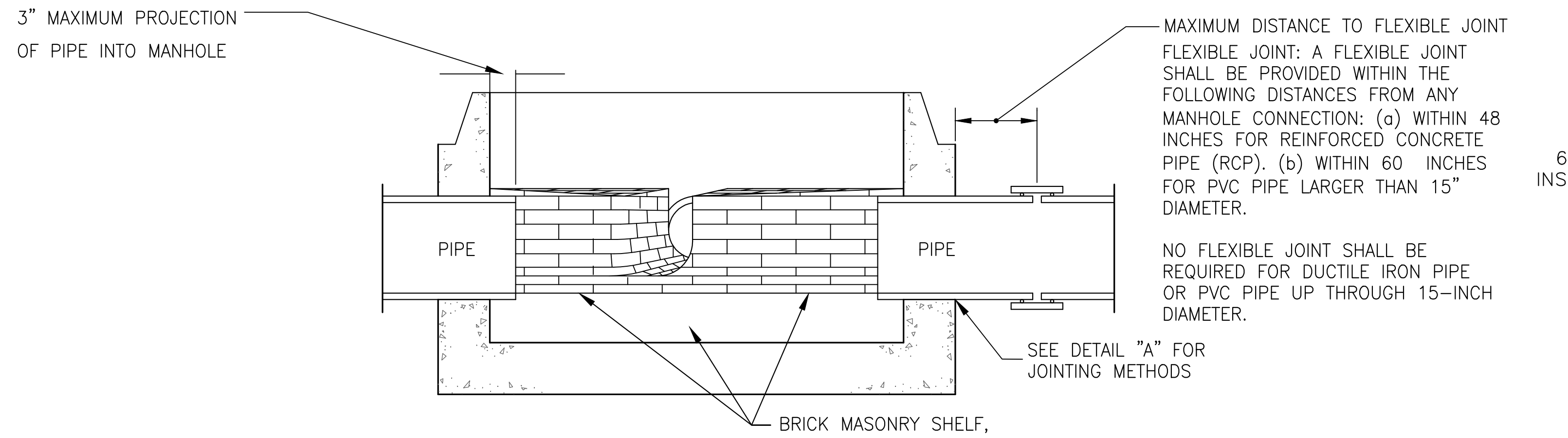
   STATE OF NEW HAMPSHIRE APPROVED PRODUCTS
   - A) SIKAFLEX–12–SL
   - B) SONNEBORN BUILDING PRODUCTS SONOLASTIC SL–1
8. MANHOLE STEPS ARE PROHIBITED BY TILTON SEWER COMMISSION.

NOTES:

1. INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST.
2. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE.
3. BASE SECTION TO BE FULL WALL THICKNESS AND MONOLITHIC TO A POINT 6" ABOVE THE PIPE CROWN.



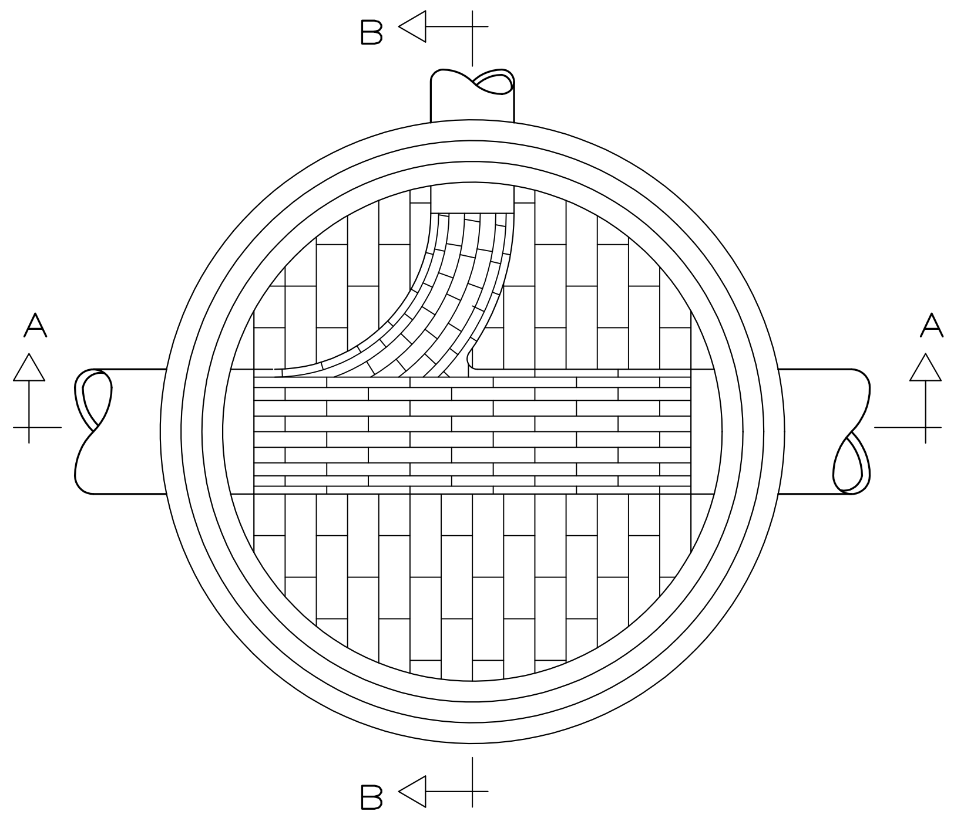
SECTION "B–B"



FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES FROM ANY MANHOLE CONNECTION: (a) WITHIN 48 INCHES FOR REINFORCED CONCRETE PIPE (RCP). (b) WITHIN 60 INCHES FOR PVC PIPE LARGER THAN 15" DIAMETER.

NO FLEXIBLE JOINT SHALL BE REQUIRED FOR DUCTILE IRON PIPE OR PVC PIPE UP THROUGH 15–INCH DIAMETER.

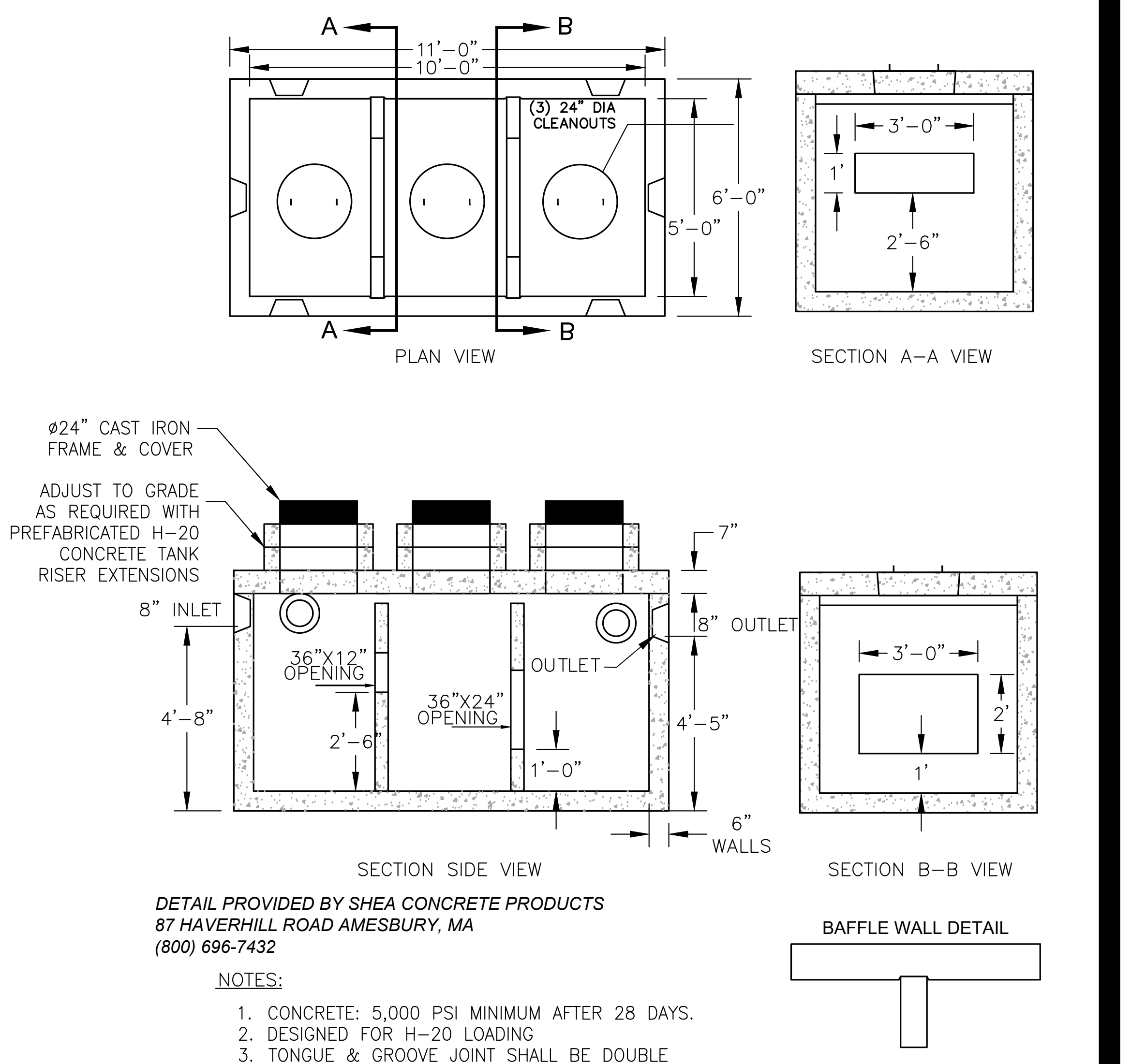
SECTION "A–A"



TYPICAL MANHOLE – PLAN VIEW

STANDARD MANHOLE

NOT TO SCALE



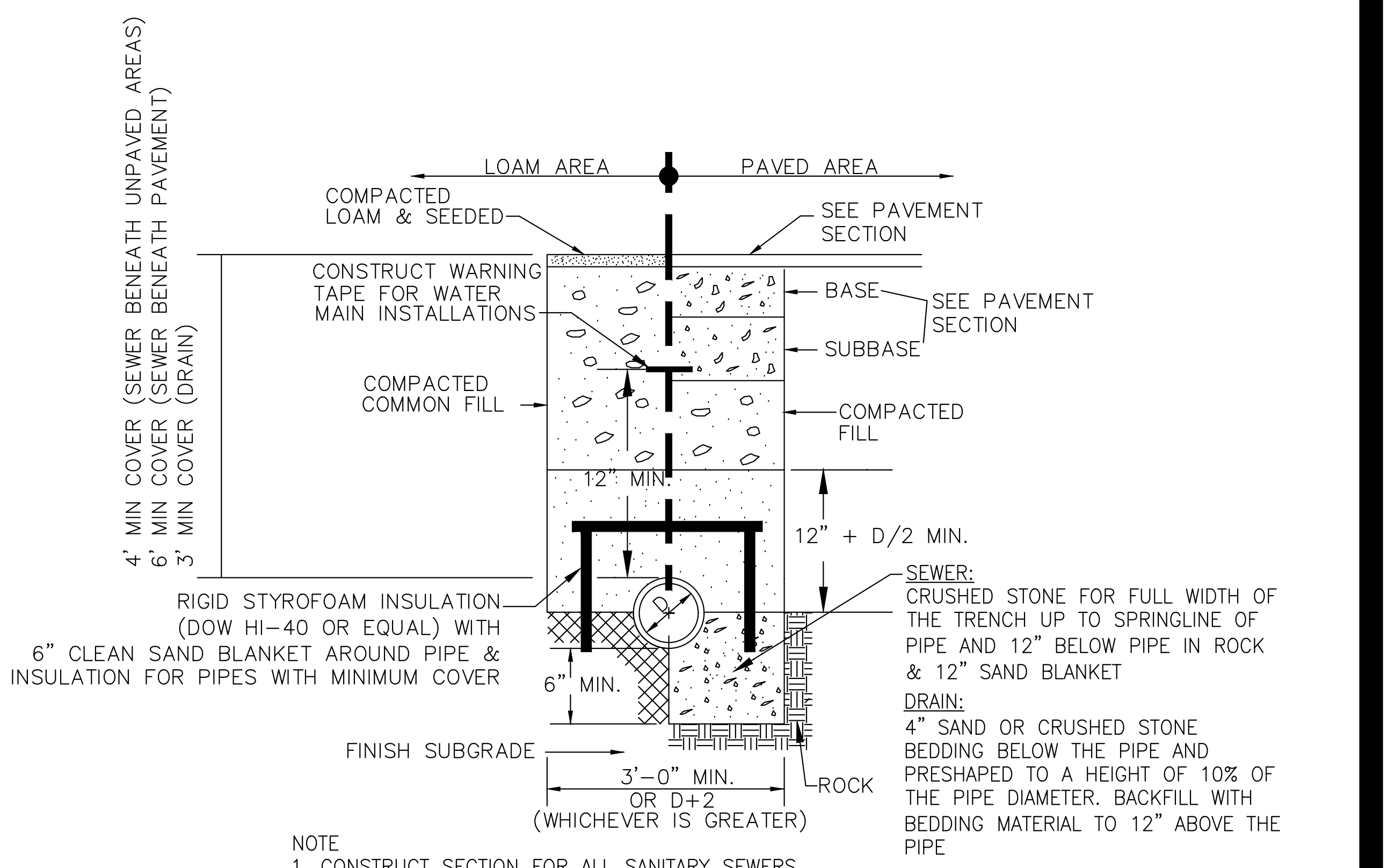
DETAIL PROVIDED BY SHEA CONCRETE PRODUCTS
87 HAVERHILL ROAD AMESBURY, MA
(800) 696-7432

NOTES:

1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR H–20 LOADING
3. TONGUE & GROOVE JOINT SHALL BE DOUBLE SEALED JOINTS WITH A DOUBLE ROW OF SEALANT.

1,500 GALLON SEDIMENT & OIL SEPARATOR

NOT TO SCALE



SEWER:
CRUSHED STONE FOR FULL WIDTH OF THE TRENCH UP TO SPRINGLINE OF PIPE AND 12" BELOW PIPE IN ROCK & 12" SAND BLANKET

DRAIN:
4" SAND OR CRUSHED STONE BEDDING BELOW THE PIPE AND PRESHAPED TO A HEIGHT OF 10% OF THE PIPE DIAMETER. BACKFILL WITH BEDDING MATERIAL TO 12" ABOVE THE PIPE

NOTE
1. CONSTRUCT SECTION FOR ALL SANITARY SEWERS AND SOLID DRAINAGE PIPES.

UTILITY TRENCH

NOT TO SCALE

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

HANNAH E. GIOVANNUCCI
No.15699
9/29/2021

REV.	*DATE*	*DESCRIPTION*	*DR*	*CK*

SITE DEVELOPMENT PLANS

TAX MAP 205 LOT 2

DETAILS

LADY ISLE SITE RENOVATIONS

325 LITTLE HARBOR ROAD, PORTSMOUTH, NH

OWNED BY & PREPARE FOR

ALD 325 LITTLE HARBOR ROAD TRUST

SCALE: NTS **SEPTEMBER 29, 2020**

Seacoast Division
TFM
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	47099.01	DR	HEG	FB	–	C–15
		CK	JCC	CADFILE	47099–01_DETAILS_MAIN	

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.
      1. 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.
      2. 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. AFTER 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 FLUORESCENE 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.

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(a)(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 CONSTUCTION 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 MATERIIAL 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.

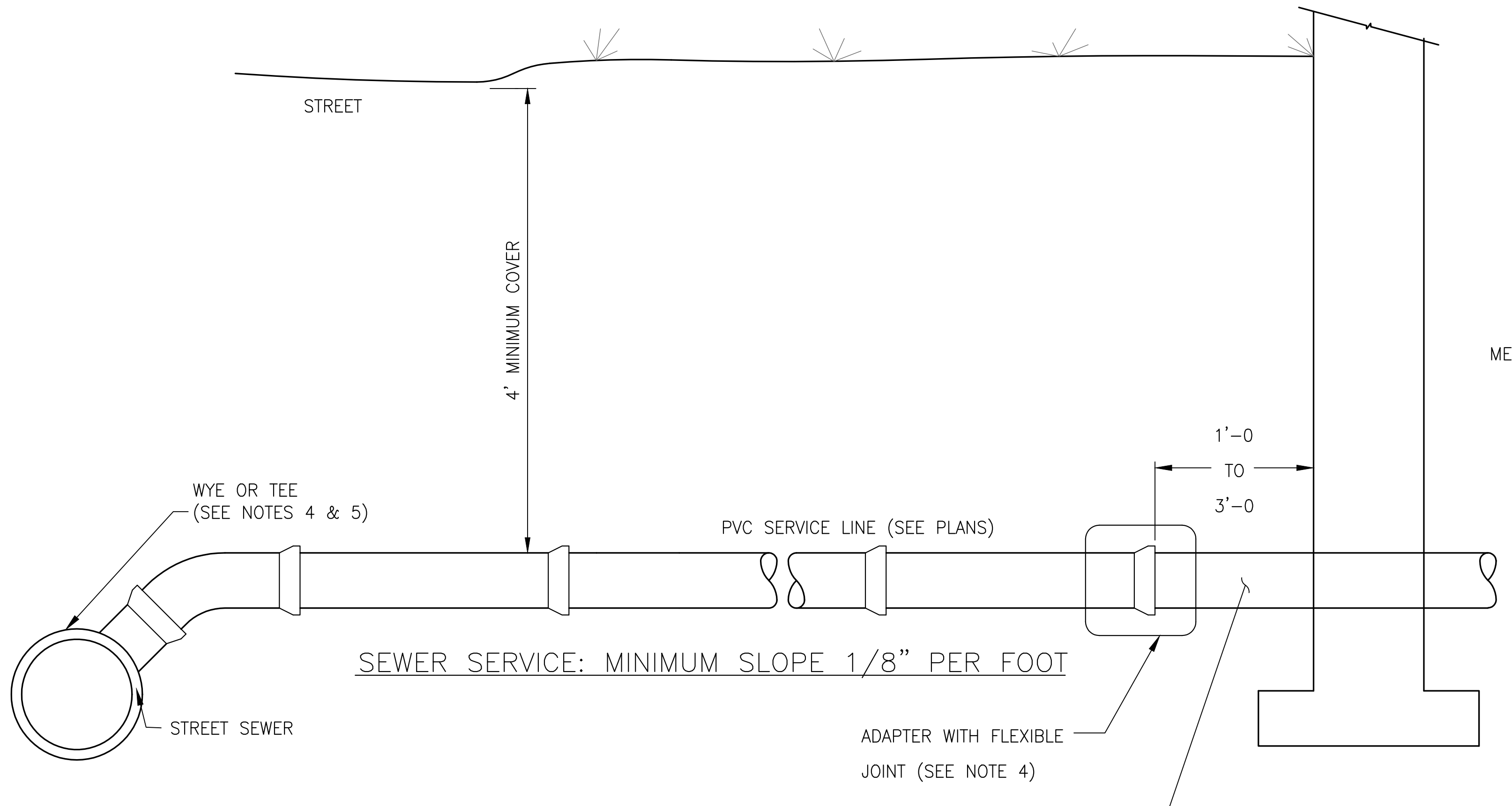
   TRENCH BACKFILL MATERIAL IN ROADWAY LOCATIONS SHALL BE NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION, EXCLUDING DEBRIS, PAVEMENT PIECES, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT, CLAY, EXCAVATED LEDGE, ROCKS OVER 6 INCHES IN THE LARGEST DIMENSION, OR ANY OTHER UNSUITABLE MATERIAL 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 MOUNDED 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.

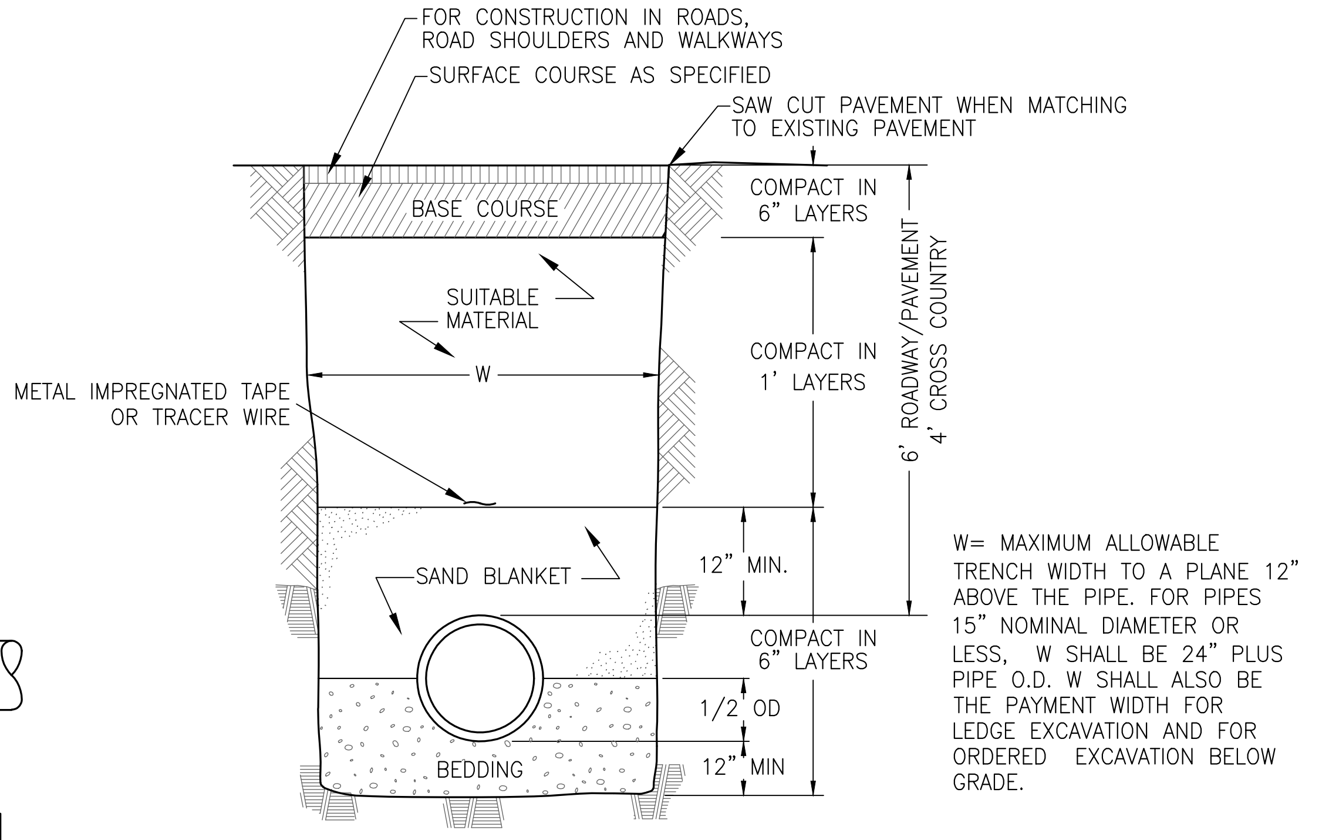
   WHERE SHEETING IS PLACED ALONG SIDE OF THE PIPE AND EXTENDS BELOW MID-DIAMETER, THE SHEETING SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN ONE FOOT ABOVE THE TOP OF THE PIPE AND AT LEAST 3 FEET BELOW FINISH GRADE.

   TRENCHES FOR SEWER PIPES WITH SLOPES OVER 0.08 FEET PER FOOT AND TRENCHES FOR SEWER PIPES 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.



SEWER SERVICE

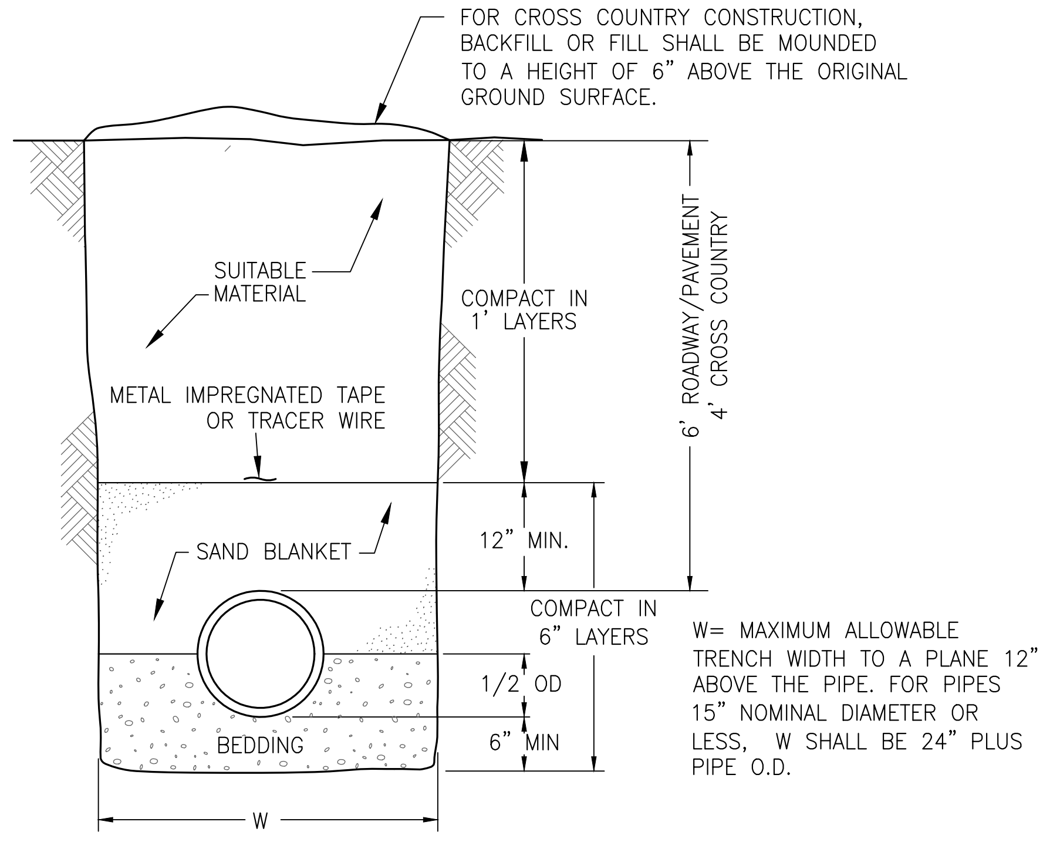
NOT TO SCALE



W= MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12" ABOVE THE PIPE. FOR PIPES 15" NOMINAL DIAMETER OR LESS, W SHALL BE 24" PLUS PIPE O.D. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.

LEDGE CONSTRUCTION

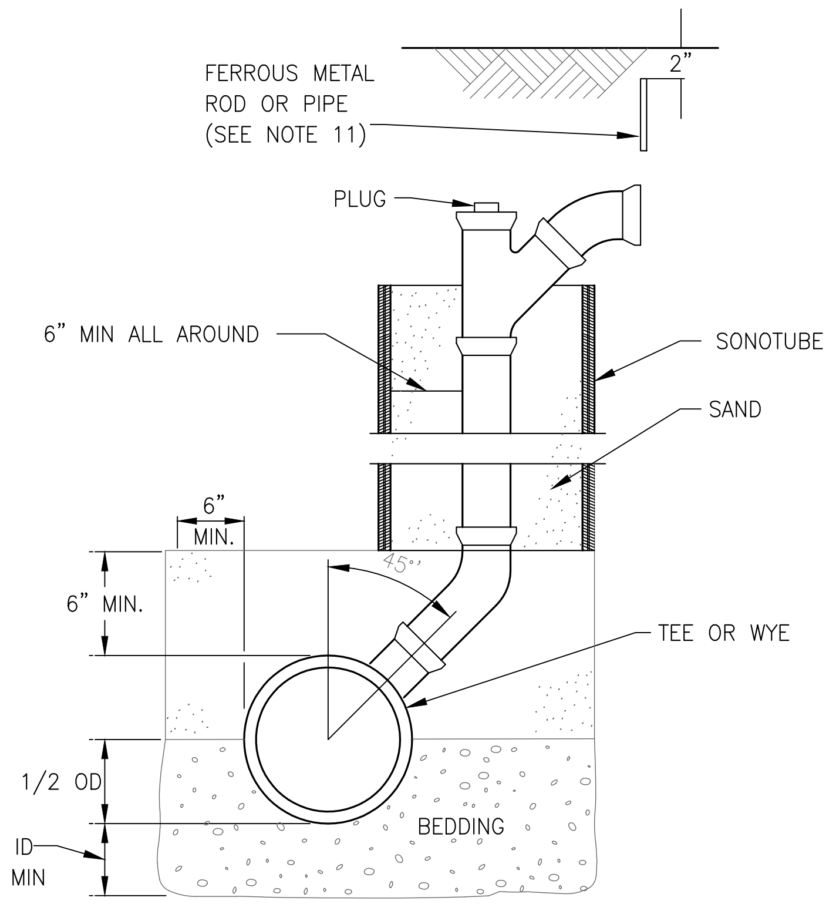
NOT TO SCALE



W= MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12" ABOVE THE PIPE. FOR PIPES 15" NOMINAL DIAMETER OR LESS, W SHALL BE 24" PLUS PIPE O.D.

EARTH CONSTRUCTION

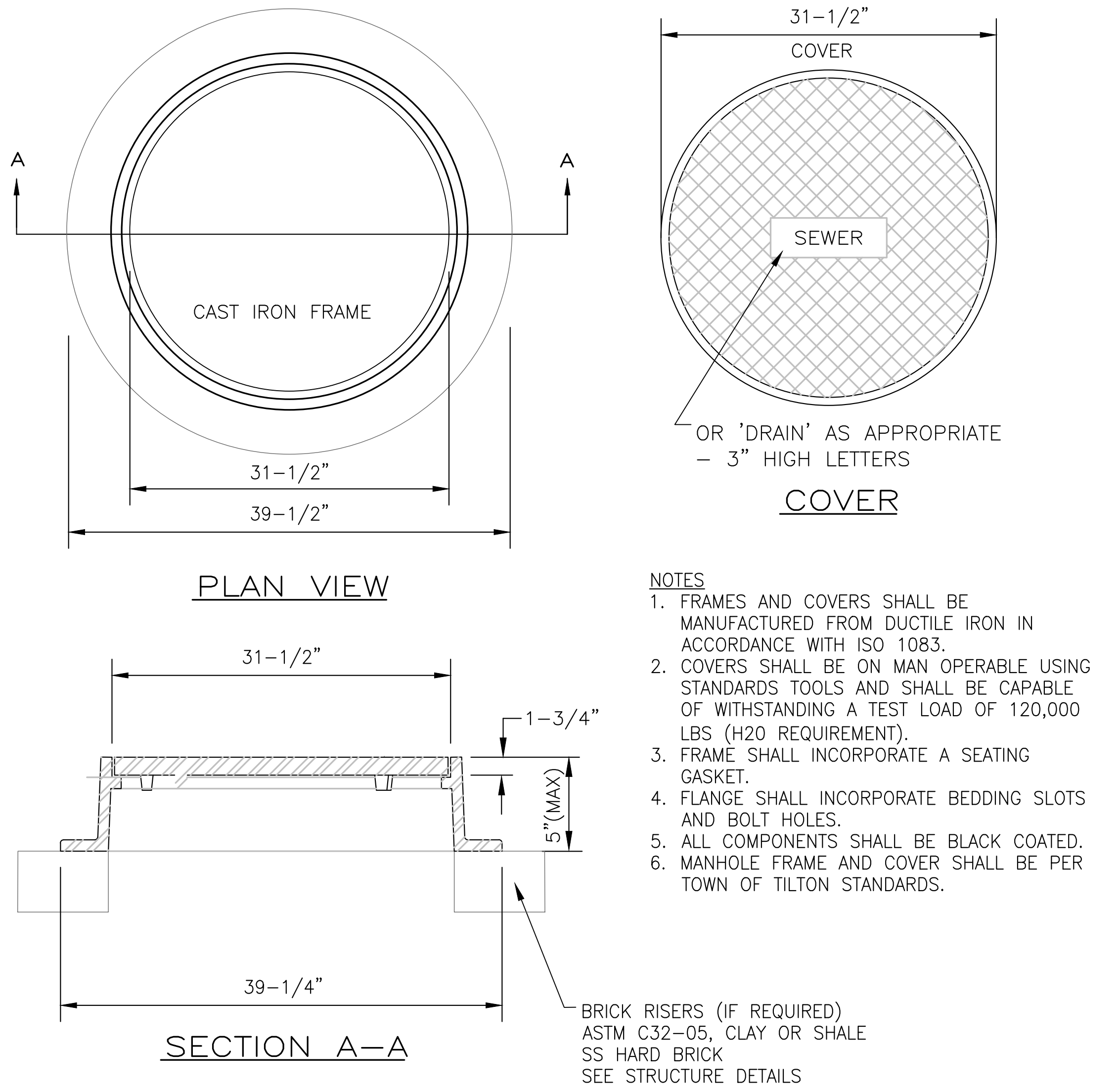
NOT TO SCALE



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

CHIMNEY

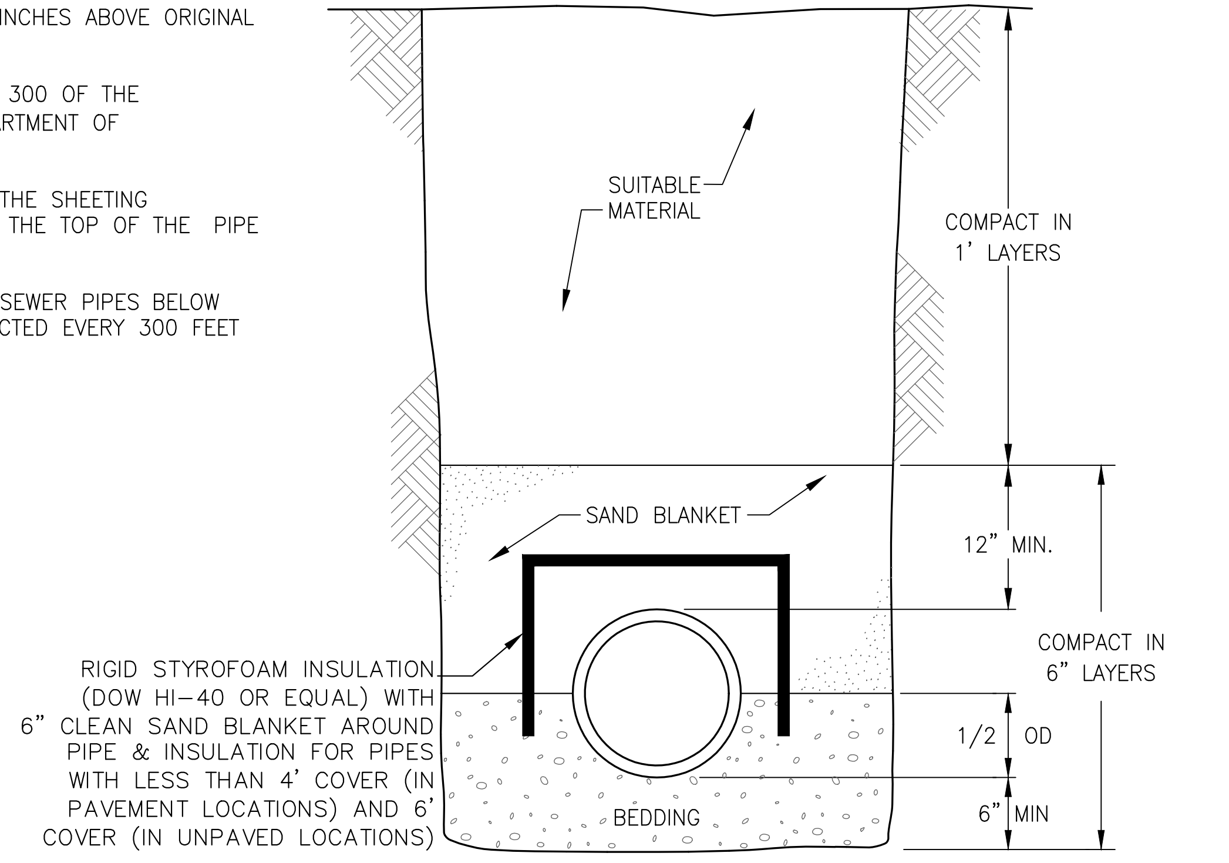
NOT TO SCALE



NOTES
1. FRAMES AND COVERS SHALL BE MANUFACTURED FROM DUCTILE IRON IN ACCORDANCE WITH ISO 1083.
2. COVERS SHALL BE ON MAN OPERABLE USING STANDARDS TOOLS AND SHALL BE CAPABLE OF WITHSTANDING A TEST LOAD OF 120,000 LBS (H20 REQUIREMENT).
3. FRAME SHALL INCORPORATE A SEATING GASKET.
4. FLANGE SHALL INCORPORATE BEDDING SLOTS AND BOLT HOLES.
5. ALL COMPONENTS SHALL BE BLACK COATED.
6. MANHOLE FRAME AND COVER SHALL BE PER TOWN OF TILTON STANDARDS.

MANHOLE FRAME AND COVER

NOT TO SCALE



BEDDING TO BE THOROUGHLY COMPACTED (SEE NOTE 10)

TRENCH CROSS-SECTION

NOT TO SCALE

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

HANNAH E. GIOVANNUCCI
No.15699
Hannah Giovannucci
9/29/2021

REV.	DATE	DESCRIPTION	DR	CK

SITE DEVELOPMENT PLANS
TAX MAP 205 LOT 2
DETAILS
LADY ISLE SITE RENOVATIONS
325 LITTLE HARBOR ROAD, PORTSMOUTH, NH
OWNED BY & PREPARE FOR
ALD 325 LITTLE HARBOR ROAD TRUST

SCALE: NTS
SEPTEMBER 29, 2020

Seacoast Division
TFM®
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

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Land Management Plan

A Narrative for Invasive Plant Management and Native Plant Restoration

325 Little Harbor Road, Portsmouth, NE

Fall 2021

PARTERRE
ECOLOGICAL

Table of Contents

Introduction and Primary Goals

The Dilorenzo residence is located at 325 Little Harbor Road in Portsmouth. The 11-acre island lies near the mouth of the Piscataqua River and the majority of the site is within the 100' tidal river buffer. An inventory of existing native and invasive plant species can be found in this plan.

The primary goal of this plan is to seek approval from the Portsmouth Conservation Commission to offset home construction and landscape improvements within the 100' Tidal buffer. We propose to remove invasive species on site and to restore the area with native species that will benefit the ecosystem around Piscataqua Rive and reduce further incursion of invasive species on the island. An inventory of existing native and invasive plant species can be found in this plan.

We propose removing invasive species by low-impact manual hand methods and cut & dab herbicide application by licensed applicators. All invasive species greater than 1" in caliper will be cut and dabbed with herbicide to reduce the chance of erosion along the banks. All existing erosion will be stabilize and any soil disturbed during planting will be stabilized and seeded with native wildflower mix. Techniques are outlined in the report. After removal of invasive species we will restore with native shrubs and perennials that will help prevent resurgence of the invasive plants and enhance the existing ecology.

A mass of invasive Multiflora Rose along the edges of the horse paddock with maturing Black Swallowort pods hanging from the stem. The majority of the western portion of the island is healthy pine/oak forest, but invasives are dense in areas with historically high disturbance. We propose managing all invasive species and replacing with native alternatives.

325 Little Harbor Road

Invasive Plant Inventory

Mature invasive species have developed isolated populations along the tidal river buffer and threaten to spread into an otherwise healthy native ecosystem. We propose controlling invasive plant species that have developed self sustaining populations on the Dilorenzo's property and restoring with native species. The physiology of the invasive plants has enabled them to out compete the native plant community and compromise the ecological value of the native plant community. The dominant invasive plants, including Multiflora Rose and Barberry, disrupt the formation of a native understory by filling ecological niches and resisting any browsing by native species. A very small Japanese Knotweed population exists near the southwestern corner of the paddock. It can spread quickly in coastal areas and should be managed before it can establish itself. All invasive perennials and shrubs with viable fruit will be removed from the site. Poison Ivy is a native species with valuable ecological benefits. We propose control the and areas of human traffic.

Invasive Plant Species Identified:

Acer platanoides, Norway Maple
Alliaria petiolata, Garlic Mustard
Berberis thunbergii, Japanese Barberry
Celastrus orbiculatus, Asiatic Bittersweet
Cynanchum louiseae, Black Swallowort
Elaeagnus umbellata, Autumn Olive
Fallopia japonica, Japanese Knotweed
Frangula alnus, Glossy Buckthorn
Lonicera morrowii, Morrow's Honeysuckle
Rhamnus cathartica, Common Buckthorn
Rosa multiflora, Multiflora Rose

*****Likely Invasive Plant Species Identified:***

Artemisia vulgaris, Mugwort
Deutzia scabra, Fuzzy Deutzia
Ligustrum vulgaris, Common Privet
Rhodotypos scandens, Jetbead
Vitus sp., Grape (Native but control)

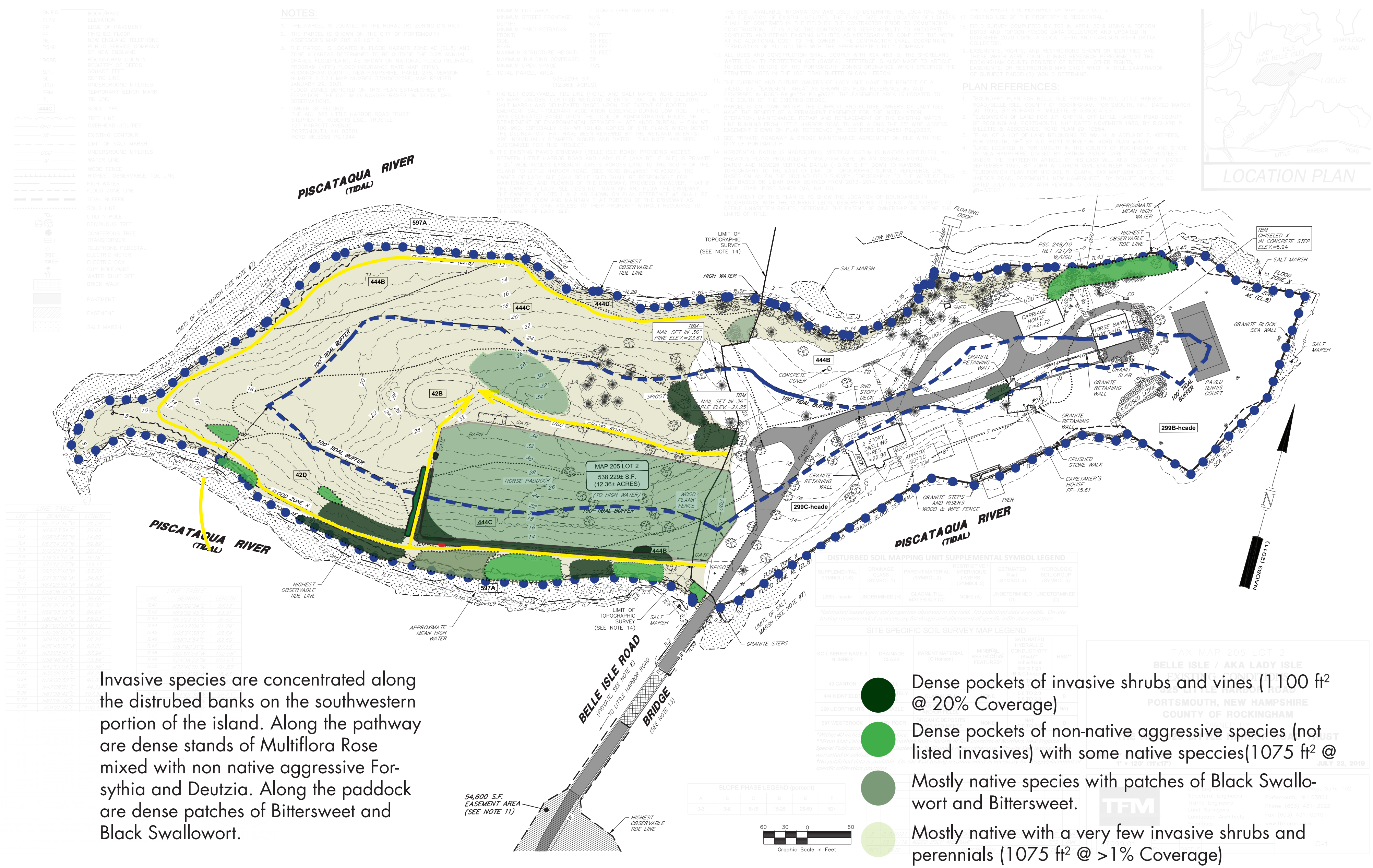
* While not listed as an Invasive Species by ISC (New Hampshire Invasive Species Committee) these species can dominate the shrub layer and crowd out native trees and shrubs. We recommend removal of along with listed invasive plant species in wetland buffers and replace with native shrubs and trees.

Black Swallowort releasing seedheads in the paddock. The majority of this area is a healthy goldenrod/blackberry meadow with patches of Milkweed, but Black Swallowort can establish itself quickly and releases compounds in the soil to limit its competitor. Without intervention there will likely be a large infestation.

▬ Property area

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Geometry updated 4/1/2019
Data updated 7/17/2019



Invasive species are concentrated along the distrubed banks on the southwestern portion of the island. Along the pathway are dense stands of Multiflora Rose mixed with non native aggressive Forsythia and Deutzia. Along the paddock are dense patches of Bittersweet and Black Swallowort.

- ● Dense pockets of invasive shrubs and vines (1100 ft² @ 20% Coverage)
- ● Dense pockets of non-native aggressive species (not listed invasives) with some native speccies(1075 ft² @
- ● Mostly native species with patches of Black Swallowort and Bittersweet.
- ● Mostly native with a very few invasive shrubs and perennials (1075 ft² @ >1% Coverage)
- ● Japanese Knotweed (20 ft²)
- ▬ ▬ Wetland Buffer
- ● ● ● ● Highest Observable tide line
- ▬ Existing Pathways

325 Little Harbor Road

Invasive Plant Images

Japanese Barberry with Deutzia and Black Swallowort at the edge of the forest

Garlic Mustard seedheads with Mugwort on the northern bank

Autumn Olive in the open paddock

Japanese Barberry with viable fruits

A single small population of Japanese Knotweed on site should be managed as soon as possible

325 Little Harbor Road

Invasive management techniques

We propose a combination of manual hand removal and cut & dab herbicide to control invasive plant species within the identified project areas over a phased time line. Once the initial identified invasive plant species have been removed by manual methods (described below), we propose seeding all exposed soil with native seed blend and begin planting identified tree, shrub and perennial plant species selected from the native plant community list that will increase the density and diversity of the existing wetland buffers.

Manual Hand Removal Methods:

Manual methods of invasive plant management will include hand pulling or cutting. To minimize soil disturbance, shallow-rooted invasive plants less than 1″ in caliper will be hand pulled from the soil. Invasive plant species greater than 1″ in diameter will be cut. All invasive plant material will be disposed of off site. Manual hand pulling and cutting will remove all invasive plants from the wetland buffer.

Cut and Dab and Foam application: All invasive plant species that have a base greater than 1″ in caliper are proposed for herbicide application methods. Although invasive, the root systems of plants greater then 1″ in caliper usually have extensive fibrous root systems, providing soil stabilization. So we propose a cut & dab method of application of a Triclopyr based herbicide (Garlon) or Glyphosate based herbicide approved for wetland use (trade name Rodeo) on individual cut stumps. Licensed Pesticide Applicators will complete all aspects of the proposed restoration. For treatment of perennial species that cannot be controlled with cut and dab or by manual methods should be treated by a foam based herbicide that is wiped onto the leaves using a cotton glove. This hyper-specific treatment limits any treatment of non-target plants. No treatment will occur in areas of standing water.

Qualified applicators with necessary Personal Protective Equipment paint the stems of invasive species after cutting

Proposed cut stump treatment (below) using hand tools and applying marking dye to eliminate possibility of treatment of stump twice, or missing stump entirely. (Above) Foam treatment allows highly specific placement of herbicide to remove invasive perennials that limits disturbance and protects surrounding species

325 Little Harbor Road

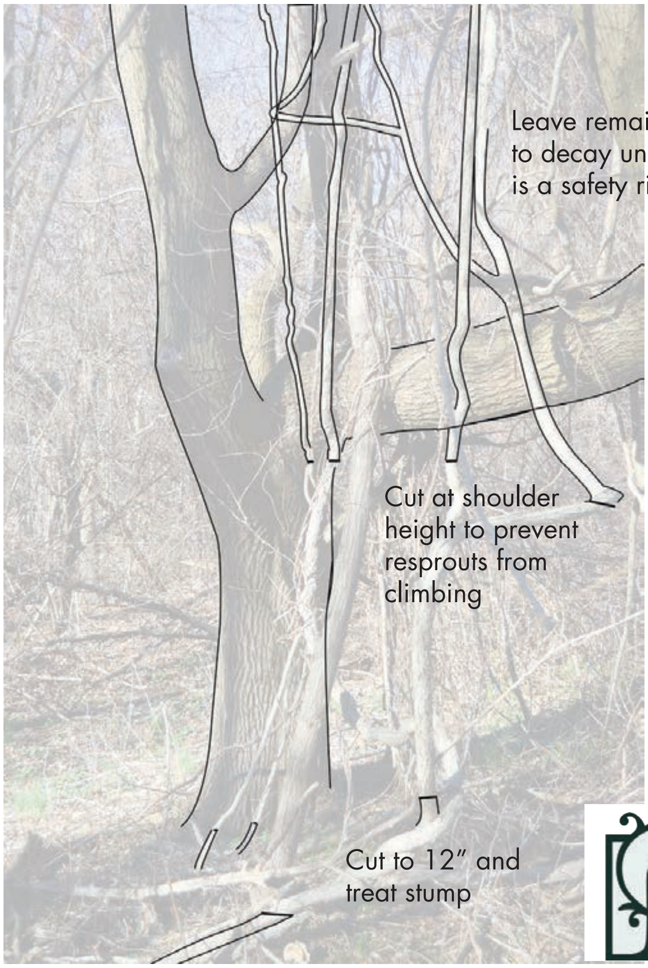
Asiatic Bittersweet ID and Management

Invasive Bittersweet (*Celastrus orbiculatus)* have the capacity to girdle, weaken, and even kill mature canopy trees. Without some frequency of removal, they will eventually open large holes in the canopy while suppressing saplings from filling the holes. They readily resprout after being cut and can damage the aesthetic and ecological value of meadows.

Mature stems produce thousands of bright red berries that mature in late fall and are spread by birds.

Removing the entire vines from trees is often dangerous and unnecessary (unless it poses safety risk). Our team recommends making cuts at shoulder height followed by a cut at 12" and immediate herbicide treatment. Bittersweet aggressively suckers after cutting so it is important to cut and treat during or after its flowering period (late June to December).

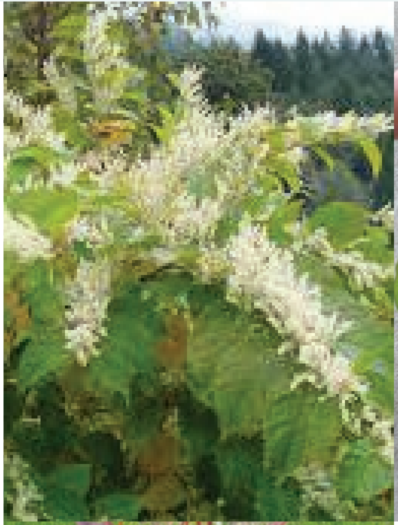
Identification: Alternate, circular light green leaves 2-5 in. long. Distinctive, large light colored vine. Red berries with orange casing appearing in late fall. Seedlings have light green leaves. Deep orange roots.



325 Little Harbor Road
Japanese Knotweed Management

Japanese Knotweed (*Fallopia japonica)* is one of the most difficult invasive species to control. Its main mode of spreading is through cut portions of its rhizomes or stem, which can actively resprout even when 1 inch in length. Growing 10-15′ and shading out any competitors, Japanese Knotweed can quickly form a monoculture. It can take 2-5 seasons to fully contain through repeat herbicide treatments. It is at its weakest point during the flowering stage, when nutrients are flowing back into the roots (Aug, Sept.) Unfortunately, taproots can extend over 6′ below the ground making organic eradication nearly impossible without excavation. There are two ways to approach treatment.

1. Cut and treat: For smaller areas, involves cutting the stem between the 1st and 3rd node and adding a 66% solution of Aquaneat (glyphosate), generally 5 oz per treated stem. If density is less than 5 ft per plant treat every third stem. Do this for 2-5 seasons.
2. Cut in May, wipe leaves in fall or apply to stem in fall: In this case, dense stands of Knotweed are mown in end of May so when they regrow they are at hip height by August. They can then be easily wiped with a 6.0% Aquaneat (glyphosate) solution



Identification: Herbaceous perennial, with long heart shaped leaves. Young sprouts can be red, rhubarb in nature. Extensive roots can spread and colonize quickly and can reach 15 ft. at maturity.

Japanese Knotweed cut in preparation for a fall herbicide foliar wipe treatment (top left). Treatment of Japanese Knotweed stems using a cut and fill method (above). A combination of cut and fill in the first season and foliar wipe in the second has shown to be effective. Foliar wipe can be accomplished by applying herbicide to a glove and wiping leaves or by utilizing a foaming agent to help herbicide stick to the leaves (left). It is a highly specific treatment with little risk of drift.

Management Calendar for Treatment and Planting

Task	March/ April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Remove Garlic Mustard and Lesser Celandine seedlings by hand or smothering	■	■	▨					▨	▨
Cutting of Japanese Knotweed	■	■	▨	▨	▨	▨	▨	▩	▩
Cut and dab of woody invasive species	▨	▨	■	■	■	■	■	■	■
Treatment of Japanese Knotweed					■	■	▨		
Invasive vine management and cut and dab treatment	▨	▨	■	■	■	■	■	■	■
Restoration planting	■	■	▩		▨	■	■	▨	
Treatment of Black Swallowort			■	■	■	■			
Mowing of meadows	■							■	■

■ *Optimal timing and efficiency*

▩ *Not optimal but mostly effective*

▨ *Possible, but not ideal*

325 Little Harbor Road

Native Plant Inventory

Within the tidal river buffer is a diverse native plant community dominated by mature Oaks and White Pines with Chokeberry, Black Cherry, Arrowood Viburnum, and lowbush Blueberry in the understory. In the sunnier areas is a wet meadow featuring Rough Goldenrod, Alleghaney Blackberry, Sumac, Common Rush and Elderberry. An occupied Belted Kingfisher nest was found during the site visits. We propose utilizing these existing native plant species as indicators of what naturally inhabits this plant community and propose additional planting of these species and diversifying with other native trees, shrubs and perennials.

Native Plant Species Identified:

Acer rubrum, Red Maple
Acer sacharinum, Sugar Maple
Aronia melanocarpa, Black Chokeberry
Betula populifolia, Gray Birch
Betula papyrifera, Paper Birch
Iva frutescens, Bigleaf Marsh-elder
Juncus tenuis, Path Rush
Juniperus virginiana, Eastern Red Cedar
Kalmia latifolia, Mountain Laurel
Myrica pensylvanica, Bayberry
Parthenocissus quinquefolia, Virginia Creeper
Pinus strobus, Eastern White Pine
Prunus serotina, Black Cherry
Prunus virginana, Chokecherry
Toxicodendron radicans, Poison Ivy
Quercus alba, White Oak
Rosa virginiana, Virginia Rose
Rhus typhina, Staghorn Sumac
Rubus allegheniensis, Allegheny blackberry
Sambucus canadensis, Elderberry
Solidago bicolor, Silverrod
Solidago sempervirens, Sea-side Goldenrod
Solidago rugosa, Rough-leaved Goldenrod
Swida amonum, Silky Dogwood
Tilia americana, American Basswood
Vaccinium corymbosum, High-bush Blueberry
Viburnum dentatum, Arrowood Viburnum

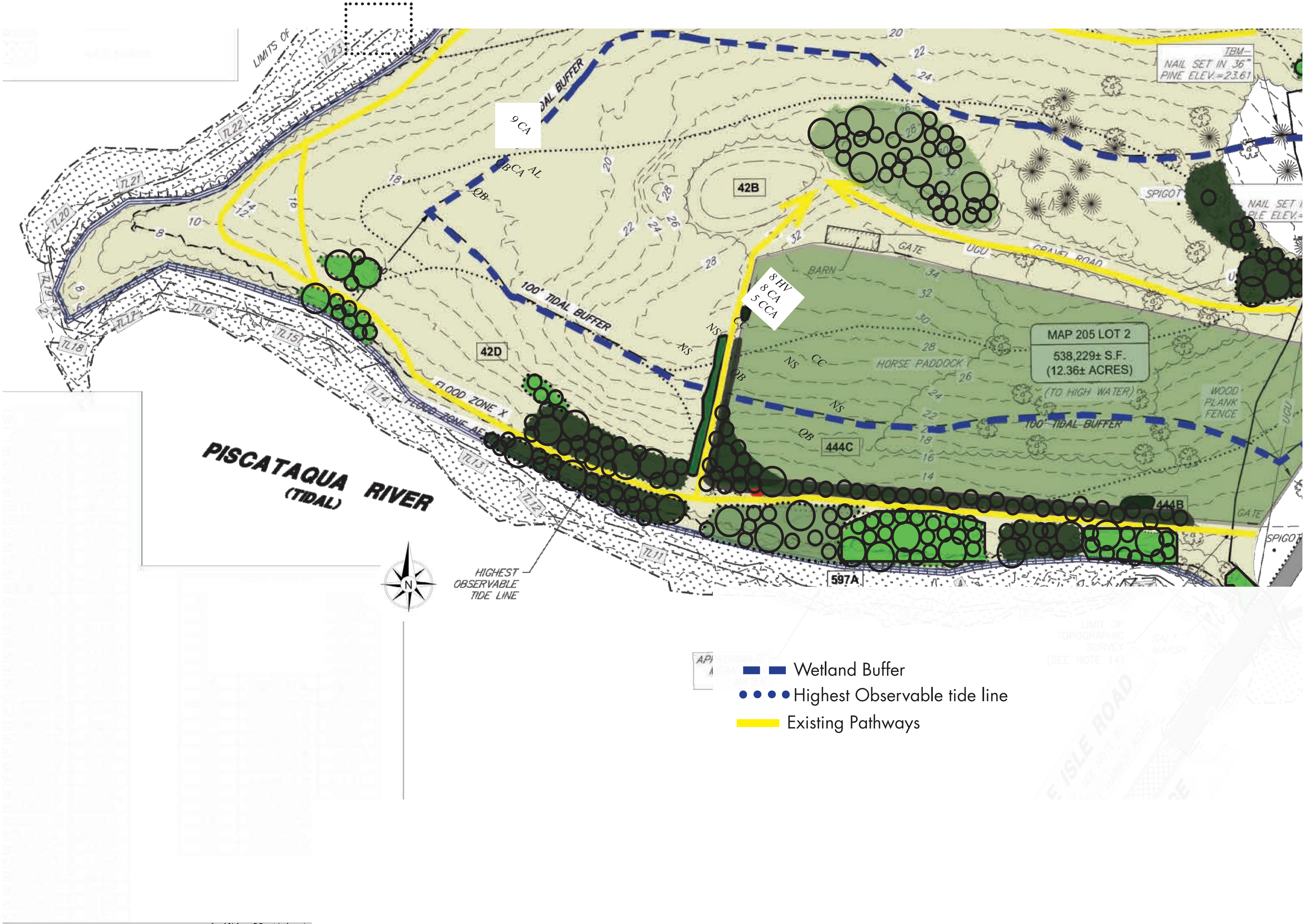
Silverrod alongside Blue-stem Goldenrod and Carex. sp

Gray Birch along the bank

325 Little Harbor Road
Invasive Plant Images

Staghorn Sumac along the banks with Arrowood Viburnum and Virginia Rose in the foreground

Marsh Elder along with Beechgrass line the western banks of the island


MAP 205 LOT 2
538,229± S.F.
(12.36± ACRES)
(TO HIGH WATER)
HORSE PADDOCK
WOOD PLANK FENCE
BARN
GATE
UGU
GRAVEL ROAD
SPIGOT
TBM—NAIL SET IN 36" PINE ELEV.=23.61
100' TIDAL BUFFER
42B
42D
444B
444C
597A
FLOOD ZONE X
FLOOD ZONE AE
HIGHEST OBSERVABLE TIDE LINE
PISCATAQUA RIVER (TIDAL)
LIMITS OF
9 CA
QB CA AL
QB
8 HV
8 CA
5 CCA
CC
NS
TL11
TL12
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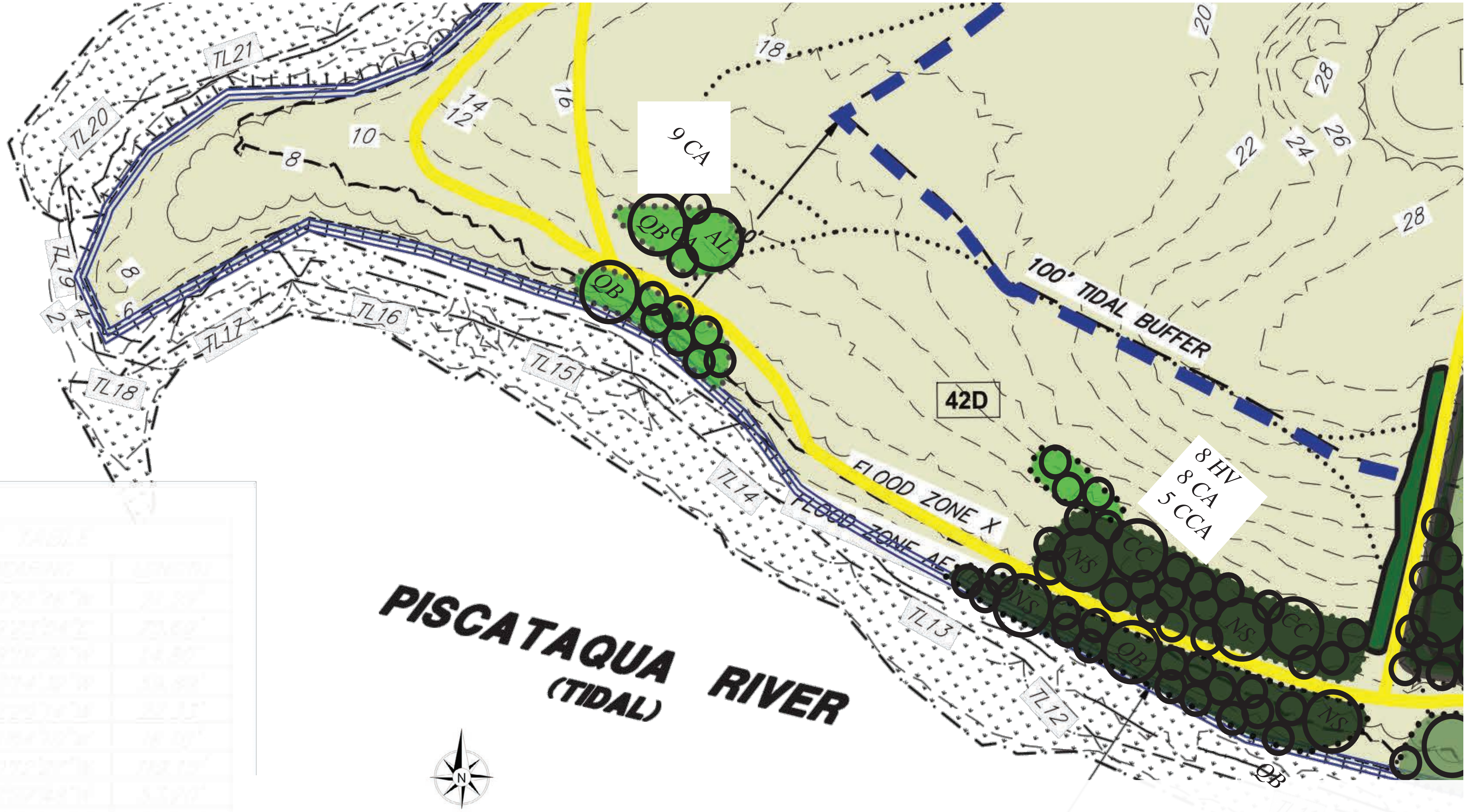
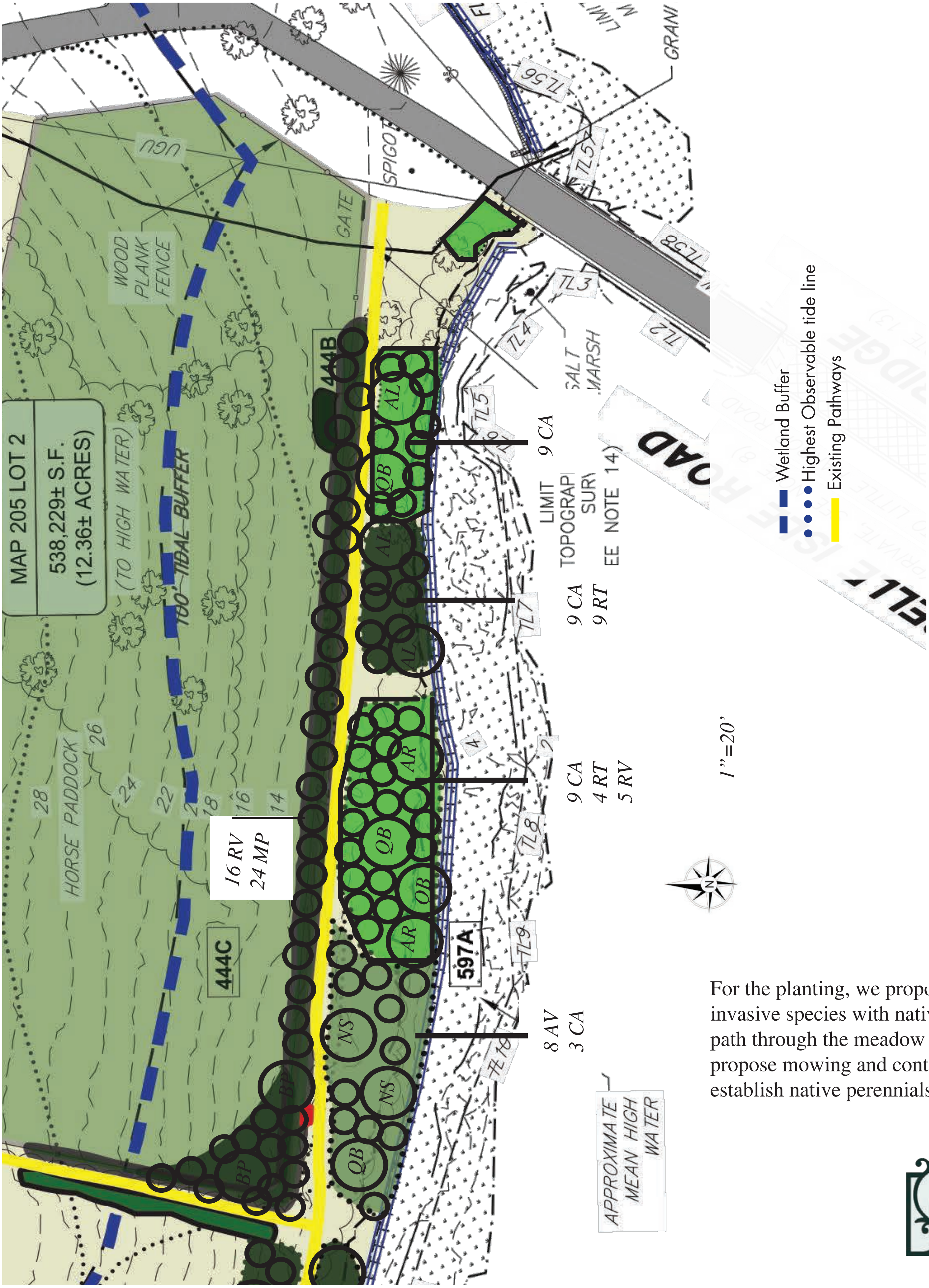
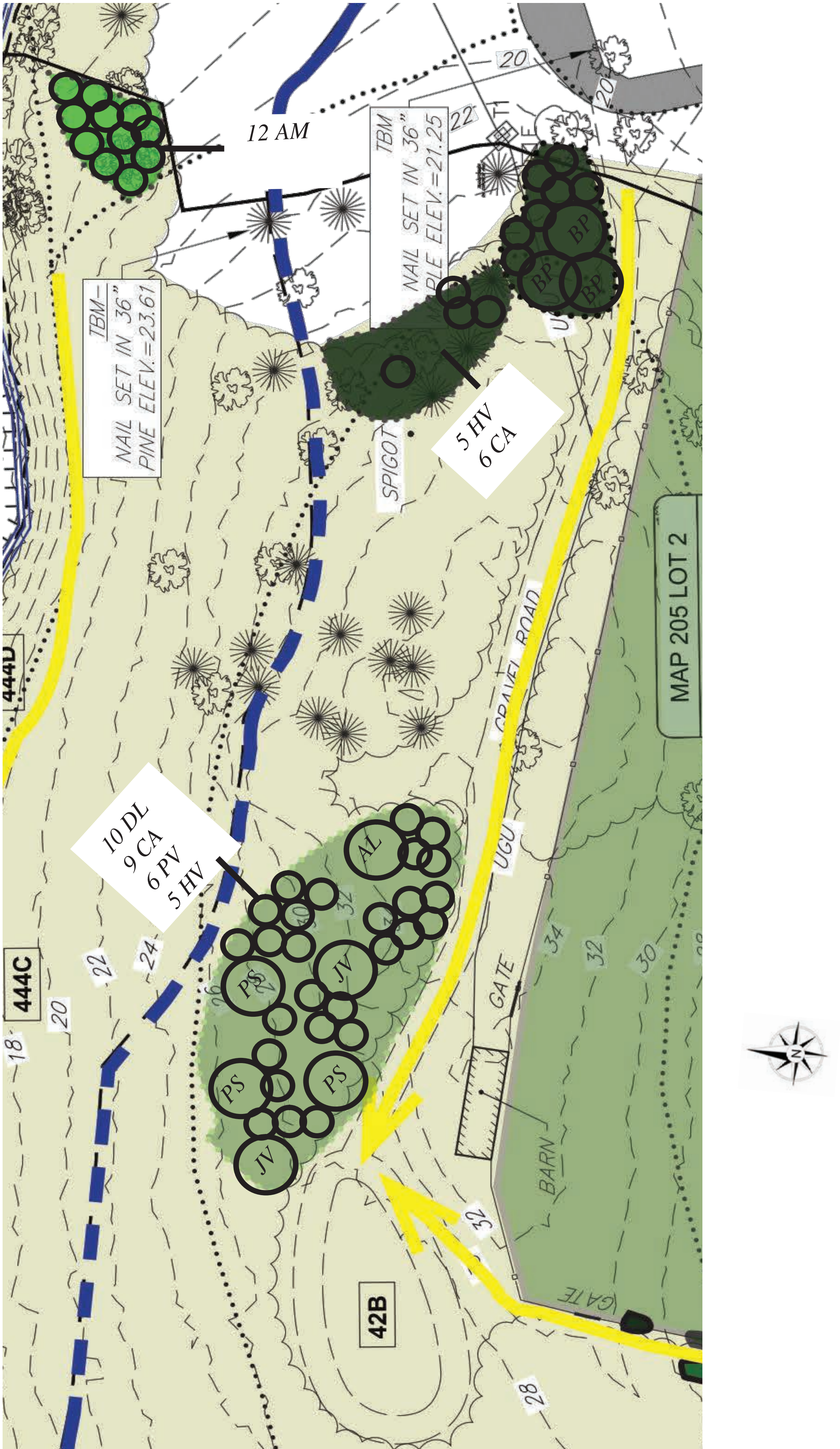
Wetland Buffer
Highest Observable tide line
Existing Pathways



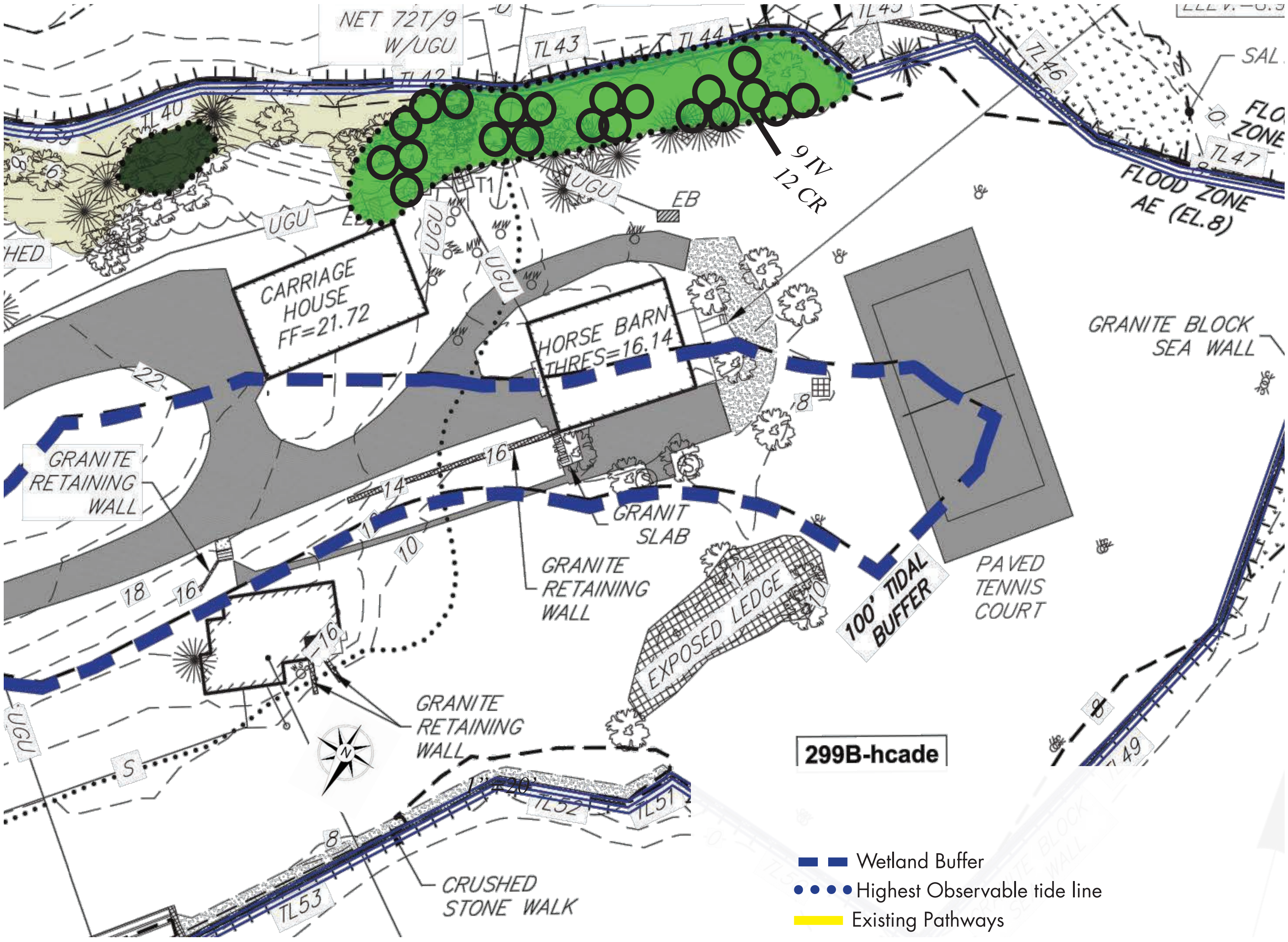
▬ ▬ Wetland Buffer
● ● ● ● Highest Observable tide line
▬ Existing Pathways



For the planting, we propose restoring a
invasive species with native shrubs and p
path through the meadow In areas propos
propose mowing and controlling existing
establish native perennials and add diver



▬ Wetland Buffer
●●● Highest Observable tide line
▬ Existing Pathways


NET 72T/9
W/UGU
TL40
TL42
TL43
TL44
TL46
TL47
TL49
TL51
TL52
TL53
SAL
FLOOD ZONE
AE (EL.8)
9 IV
12 CR
EB
UGU
T1
MW
CARRIAGE
HOUSE
FF=21.72
HORSE BARN
THRES=16.14
22
GRANITE
RETAINING
WALL
16
14
10
18
8
12
S
GRANIT
SLAB
GRANITE
RETAINING
WALL
EXPOSED LEDGE
100' TIDAL
BUFFER
PAVED
TENNIS
COURT
GRANITE BLOCK
SEA WALL
1"=20'
CRUSHED
STONE WALK
299B-hcade
▬ ▬ Wetland Buffer
● ● ● ● Highest Observable tide line
▬ Existing Pathways

325 Little Harbor Road

Native Restoration Strategies

After invasive plant species have been removed from the wetland buffer, the area will be planted with one to five gallon native conservation grade New England native trees, shrubs and perennials from local seed and cutting sources. It is proposed that native plants will have greater than 90% coverage by the conclusion of the 3 year Order of Conditions. Native plants proposed for installation will add diversity of existing native plants, provide habitat and forage for wildlife, and reduce storm water and sediment flow wetland areas. Plants proposed for installation include:

Within 100' Tidal River Buffer

Quantity	Size	Scientific name	Common name
4	3-4'	Amelanchier laevis	Shadblow Serviceberry
2	3-4'	Acer rubrum	Red Maple
12	3-4'	*Aronia melanocarpa*	Black Chokecherry
5	3-4'	*Betula papyrifera*	*Paper Birch*
2	3-4'	*Carpinus caroliniana*	*Ironwood*
44	3-4'	*Clethra alnifolia*	Summersweet
5	3-4'	*Cornus amonum*	Silky Dogwood
12	3-4'	*Cornus racemosa*	Gray Dogwood
10	3-4'	*Diervilla lonicera*	Northern Bush Honeysuckle
18	3-4'	Hamamelis virginiana	Witchazel
9	3-4'	Ilex vertilicillata	Winterberry
2	3-4'	Juniperus virginiana	Eastern Red Cedar
24	3-4'	*Myrica pennsylvatica*	Bayberry
6	3-4'	Nyssa sylvatica	Black Tupelo
6	3-4'	Prunus virginiana	Chokecherry
3	3-4'	Prunus serotina	Black Cherry
7	3-4'	Quercus bicolor	Swamp White Oak
9	3-4'	Rhus typhina	Staghorn Sumac
16	3-4'	Rosa virginiana	Virginia Rose

After planting the conservation grade native shrubs and trees and slope stabilizing perennials, we propose the area be seeded with a custom Dormant seed mix at recommended seeding rates. This dense seed mix will supply a matrix of vegetative growth to cover disturbed soils, and reduce recolonization of invasive plant species. These mixes include:

New England Showy New England Wildflower mix
New England Understory Grass and Forb Mix

325 Little Harbor Road
Maintenance Schedule

The recommendations for restoration take into consideration the long term health of the wetland. Once the invasive plant species have been managed in a locus area and any native plants installed, a long-term maintenance plan will be set in motion with the goal of continued control of invasive plant species on site, serve, and sustain native plant populations, and improve the native plant diversity and aesthetic beauty of the wetland.

Fall - Winter 2021

- Complete invasive species management of Buckthorn and woody invasive plant species by cut and dab methods
- Identify and manually hand-pull identified invasive shrubs and vines under 1′ in caliper
- Cover all disturbed soil along with native seed mix

Winter 2021-Spring 2022

- Continue utilizing control methods of invasive plant management to exhaust seed bank
- Begin planting native plant species according to approved quantities and varieties
- Monitor plant response and continue hand pulling and herbicide application methods on re sprouting invasive plant species
- Cover exposed soils Conservation seed mix

Summer 2022

- Cut and dab/Foam application to Japanese Knotweed and remaining invasive shrub and tree species
- Continue utilizing control methods of invasive plant management to exhaust seed bank
- Continue planting native plant species according to approved quantities and varieties

Fall 2022 - Summer 2023

- Monitor plant response and continue hand pulling and herbicide application methods on re sprouting invasive plant species
- Followup treatment of Japanese Knotweed (Mowing in spring, treating in fall)
- Cover exposed soils Conservation seed mix
- Monitor native species for plant health

Ongoing Maintenance and Monitoring:

- After the treatments of fall 2023, the management plan should be re-evaluated. If management treatments have been successful, only monitoring and minimal hand removal should be required to keep invasive plant species from being reintroduced. Native trees, shrubs, and herbaceous forbs should dominate the wetland buffer.
- Implementation of the LMP should be completed by qualified professionals including:
  NH Licensed pesticide applicator
  Certified Massachusetts/NH Invasive Species Management
  MCH Massachusetts Certified Horticulturist
- Monitoring reports shall be submitted to conservation at the end of each growing season indicating invasive species management efforts and establishment of the restoration plantings.

Bittersweet

Description:

Celastrus orbiculatus, Asiatic Bittersweet is a deciduous climbing vine common in areas of disturbance in our New England forests. It has glossy, rounded leaves that are alternate with finely toothed margins. The leaves turn yellow in the fall. The fruiting plants produce small greenish flower clusters from leaf axils that mature in fall to produce high numbers of fruiting seed. The seed are noticeably yellow, globular capsules that split open at maturity to reveal red-orange fruiting seeds. Roots are also distinctly orange.

Habitat:

Bittersweet spreads easily into forest edges, woodlands, unmanaged meadows and old fields. Most disturbed sites that are not being actively managed that receive full sun are susceptible. The vine can tolerate shade but is often found in more open, sunny areas.

Management:

Asiatic Bittersweet management is a combination of manual hand pulling with cut & dab herbicide treatments. For established plants, vines should be cut to ground to reduce mass. Persistent root infestations will require repeat cutting and treatments over several seasons. Rake any seeds present, bagging in plastic bags, tying, and disposing of correctly.

Celastrus orbiculatus,
Asiatic Bittersweet

Honeysuckle

Description:

Lonicera morrowii, Morrow's honeysuckles are upright, deciduous shrubs that typically have a multi-stem mounding appearance. Oval leaves are opposite along the stem with smooth edges (no teeth or lobes) and hairy on the underside. Mature stems are often hollow on the interior and peeling on the outer bark. In the spring pairs of fragrant, tubular flowers less than an inch long are borne along the stem in the leaf axils. The fruits are red to orange, and fleshy .

Habitat:

Honeysuckles are relatively shade-intolerant and most often occur in forest edges, abandoned fields, and other open, upland habitats. Woodlands and open meadows, especially those that have been grazed or otherwise disturbed and are left unmanaged are also highly susceptible. Morrow's Honeysuckle have the greatest habitat diversity and are capable of invading wetland edges and other uncommon habitat types.

Management:

Morrows Honeysuckle management is a combination of mechanical mowing and manual hand pulling with cut and dab herbicide treatments. When feasible, the root system is generally shallow and plants can be uprooted easily. Persistent root re sprouting may require repeat cutting with herbicide application over several seasons to fully control.

Lonicera morrowii,
Morrow's Honeysuckle

Buckthorn

Description:

Frangula alnus, Glossy Buckthorn is a deciduous shrub that grows up to 20 ft.. tall. The oblong leaves are up to 2" long, arranged alternately along the stem and are dark green on the surface, glossy above and slightly pubescent beneath. The leaves turn yellow in the fall, and remain on the plant when most other species have already lost their leaves. The yellow-green flowers are arranged in 1-8 flowered sessile, glabrous umbels. This plant flowers after the leaves expand, from May to September . The fruit ripen from red to black July to August.

Habitat:

Buckthorn thrives in early successional habitat. Abandoned agricultural or pasture lands, an opening in canopy within woodland, or unmanaged meadows are common areas. Buckthorn will also tolerate wetland soils where it can form dense stands that suppress the growth of native plant species. The seed is readily dispersed by birds, and the extended productivity of the fruit into winter allows the plant to be dispersed through the entire season.

Management:

Manual methods of hand-pulling seedlings is recommended. For larger saplings, a 'Weed Wrench' is effective. Mature Buckthorn can also be cut and the stump application of Triclopyr based herbicide. Rake any seeds present, bagging and disposing of correctly.

Frangula alnus,
Glossy buckthorn

Multiflora Rose

Description:
Rosa multiflora, Multiflora Rose is a shrub with arching canes with a mounding shape in the landscape. The leaves are divided into five to eleven sharply toothed leaflets. The base of each leaf stalk has a pair of fringed bracts which is a key identifier of the plant from other wild rose. Beginning in early summer, clusters of showy white flowers appear. The flowers are followed by developing red fruit, or hips, during the summer that remain on the plant through the winter.

Habitat:
Multiflora Rose thrives in early successional habitat. The rose has a wide tolerance for various soil, moisture, and light conditions. It occurs in dense woods, along river banks and roadsides and in open unmanaged fields. It can form a dense understory that suppresses growth of native plant species. The seed is readily dispersed by birds, and the extended productivity of the fruit into winter months allows wide spread distribution of the plant.

Management:
Manual methods of hand-pulling seedlings is effective. For more established shrubs, a combination of pruning to reduce mass followed by cut & dab treatments with a Triclopyr based herbicide is recommended. Persistent root infestations may require repeat cutting over several seasons. Rake any seeds present, bagging and disposing of correctly.

Rosa multiflora,
Multiflora rose

IDENTIFICATION AND QUALIFICATION OF APPLICANT

This plan has been developed by Miles H. Connors, Director of Ecological Services at Parterre Ecological, a division of Parterre Garden Services. Parterre Ecological Services provides Land Management Planning, expert Invasive Plant Management services, Native Plant Restoration strategies, and ongoing Maintenance and Monitoring in natural area restorations.

PLAN AUTHOR AND QUALIFICATIONS

Miles Hilton Connors
Director of Ecological Services
mconnors@parterreecological.com

Parterre Garden Services
67 Smith Place, unit 12A
Cambridge MA 12138

Miles holds an Bachelor of Science degree in Environmental Planning and Policy and Biology, with a Masters of Science in Sustainable Landscape Planning and Design. Miles is also a Massachusetts Certified Horticulturist, holds an Invasive Plant Certification from UMASS Amherst and is a Licensed Pesticide Applicator.

Members of the Parterre Ecological team are licensed Massachusetts Pesticide Applicators, are Massachusetts Certified Horticulturists and hold an Invasive Plant Certification from UMASS Amherst.

Precedent Images of a Restoration Project completed in 2020

1. Existing Conditions - Client under an enforcement order to restore buffer after tree & shrub removal and hydroseeding turf

2. After installation of sediment control, we mechanically mowed area and seeded with New England Conservation and Wildlife Seed Mix

3. Covered exposed loam with straw erosion control blanket: BioNet S75BN and staple into existing slope

4. Layout native plant species suitable for an Oak Hickory Forest plant community

5. Native plant species installed: *Quercus rubra, Kalmia latifolia, Ostrya virginiana, Corylus americana, Betula lenta, Fagus grandiflora and Viburnum acerfolium*

Lady Isle

325 Little Harbor Road,
Portsmouth NH

General Notes:

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2. Existing conditions supplemented from data collected by: Matthew Cunningham Landscape Design LLC, 411 Main Street, Stoneham, MA 02180 - Tel: (617) 905.2246

3. Do not scale drawings

LICENSED LANDSCAPE ARCHITECT
MATTHEW
J.
CUNNINGHAM
00161
STATE OF NEW HAMPSHIRE

MATTHEW
CUNNINGHAM
LANDSCAPE
DESIGN LLC
matthew–cunningham.com

SCALE: 1" = 50'-0"

DATE: 29 SEPTEMBER 2021

0' 25' 50' 100'

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L1.0

FOR PERMIT SUBMISSION

Lady Isle

325 Little Harbor Road,
Portsmouth NH

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STATE OF NEW HAMPSHIRE

MATTHEW
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LANDSCAPE
DESIGN LLC
matthew-cunningham.com

SCALE: 1" = 30'-0" DATE: 29 SEPTEMBER 2021

0' 15' 30' 60'

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L1.1

FOR PERMIT SUBMISSION

TOTAL PROPOSED PLANT BED WITHIN LIMIT OF WORK: ~42,750SF

EXISTING LAWN AREA TO BE CONVERTED TO PLANT BED: ~34,770SF

PROPOSED PLANT PALETTE

Key	Qty.	Latin Name	Common Name	Scheduled Size
TREES				
ARR	6	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	4-4.5" cal. B&B
ASG	5	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	4-4.5" B&B
AC	30	Amelanchier canadensis	Shadblow Serviceberry	10-12' B&B
BPW	12	Betula platyphylla 'Whitespire'	Japanese Whitespire Birch	8-10' B&B
CF	2	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	4-4.5" cal. B&B
JV	4	Juniperus virginiana	Eastern Red Cedar	8-10' B&B
LL	5	Larix laricina	Tamarack	10-12' B&B
MJ	1	Magnolia liliflora 'Jane'	Jane Magnolia	7-8' ht. B&B
MV	5	Magnolia virginiana	Sweetbay Magnolia	8-10' ht. B&B
MG	13	Malus x domestica 'Gala'	Gala Apple	4-4.5" cal. B&B
NS	2	Nyssa sylvatica	Tupelo	4-4.5" cal. B&B
PA	3	Picea abies	Norway Spruce	10-12' ht. B&B
QA	3	Quercus 'Alba'	White Oak	4-4.5" B&B
SA	6	Salix babylonica	Weeping Willow	3-3.5" cal. B&B
SP	1	Stewartia pseudocamellia	Japanese Stewartia	3.5-4" cal. B&B
TP	3	Thuja plicata 'Green Giant'	Green Giant Arborvitae	10-12' ht. B&B

Latin Name	Common Name
SHRUBS	
Aesculus parviflora	Bottlebrush Buckeye
Aronia arbutifolia	Red Chokeberry
Callicarpa dichotoma	Beautyberry
Cephalanthus occidentalis	Buttonbush
Clethra alnifolia	Summersweet
Comptonia peregrina	Sweetfern
Cornus sericea	Red-Twig Dogwood
Daphne × burkwoodii	Burkwood Daphne
Fothergilla x intermedia	Fothergilla
Hamamelis x intermedia	Witchhazel
Hydrangea arborescens	Smooth Hydrangea
Hydrangea paniculata	Lacecap Hydrangea
Hydrangea quercifolia	Oakleaf Hydrangea
Ilex glabra	Inkberry
Ilex verticillata	Winterberry
Itea virginica	Sweetspire
Myrica gale	Sweetgale
Myrica pensylvanica	Northern Bayberry
Prunus maritima	Beach Plum
Rhododendron 'Cunningham's White'	Cunningham's White Rhododendron
Rhododendron maximum	Rosebay Rhododendron
Rhus aromatica 'Gro-Lo'	Fragrant Sumac
Rhus typhina	Staghorn Sumac
Rosa virginiana	Virginia Rose
Sambucus canadensis	American Elderberry
Syringa meyeri	Dwarf Korean Lilac
Syringa vulgaris	Common Purple Lilac
Vaccinium corymbosum	Highbush Blueberry
Viburnum dentatum	Arrowwood Viburnum
Viburnum plicatum f. tomentosum	Doublefile Viburnum
Viburnum trilobum	American Cranberry Virburnum

Latin Name	Common Name
PERENNIALS	
Actaea racemosa	Snakeroot
Agastache x hybrida	Anise Hyssop
Alchemilla mollis	Lady's Mantle
Allium senescens	Circle Chives
Amsonia hubrichtii	Bluestar
Andropogon gerardii	Big Bluestem
Anemone tomentosa	Grapeleaf Anemone
Anemone x hybrida	Japanese Anemone
Anemonella thalictroides	Rue Anemone
Aruncus dioicus	Goat's Beard
Asclepias incarnata	Swamp Milkweed
Asclepias syriaca	Common Milkweed
Astilbe x hybrida	Astilbe
Astrantia rubra	Red Masterwort
Athyrium niponicum pictum	Japanese Painted Fern
Baptisia australis	False Indigo
Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass
Carex pensylvanica	Oak Sedge
Centaurea montana	Cornflower
Clematis x jackmanii	Jackman Clematis
Corydalis lutea	Yellow Corydalis
Dennstaedia punctilobula	Hay-Scented Fern
Deschampsia cespitosa	Tufted Hairgrass
Dicentra spectabilis	Bleeding Heart
Digitalis purpurea	Foxglove
Echinacea purpurea	Purple Coneflower
Epimedium x rubrum	Red Barrenwort
Eragrostis spectabilis	Purple Love Grass
Eupatorium dubium	Dwarf Joe Pye Weed
Eupatorium maculatum	Spotted Joe Pye Weed
Eurybia divaricata	White Wood Aster
Galium odoratum	Sweet Woodruff
Geranium 'Rozanne'	Rozanne Cranesbill
Geranium macrorrhizum	Cranesbill
Gillenia trifoliata	Bowman's Root

Latin Name	Common Name
PERENNIALS (Cont.)	
Hakonechloa macra	Hakone Grass
Helleborus x hybridus	Lenten Rose
Heuchera micrantha	Coral Bells
Hydrangea anomala petiolaris	Climbing Hydrangea
Iris cristata	Crested Iris
Iris sibirica	Siberian Iris
Kirengeshoma palmata	Yellow Waxbells
Lavandula intermedia	Lavender
Leucanthemum superbum	Shasta Daisy
Lupinus polyphyllus	Lupine
Matteuccia struthiopteris	Ostrich Fern
Miscanthus sinensis	Maiden Grass
Nepeta x faassenii	Catmint
Osmunda cinnamomea	Cinnamon Fern
Paeonia lactiflora	Peony
Panicum virgatum	Switchgrass
Pennisetum alopecuroides	Dwarf Fountain Grass
Perovskia atriplicifolia	Russian Sage
Podophyllum peltatum	May Apple
Polygonatum odoratum	Solomon's Seal
Pulmonaria officinalis	Lungwort
Rosa x 'New Dawn'	New Dawn Rose
Rudbeckia fulgida	Black-Eyed-Susan
Salvia x sylvestris	Wood Sage
Salvia nemorosa	Woodland Sage
Schizachyrium scoparium	Little Bluestem
Solidago ssp.	Goldenrod
Sorghastrum nutans	Indian Grass
Sporobolus heterolepsis	Prairie Dropseed
Stachys byzantina	Lamb's Ear
Symphyotrichum novae-angliae	New England Aster
Symphyotrichum novi-belgii	New York Aster
Symphyotrichum oblongifolium	Aromatic Aster
Thalictrum rochebrunianum	Lavender Mist Meadow-rue
Thymus vulgaris	Common Thyme

NOTES:

1. PLANT LOCATIONS ON PLAN ARE FOR DIAGRAMMATIC PURPOSES AND DO NOT NECESSARILY REFLECT ACTUAL PROPOSED LOCATIONS OF PLANTING
2. PLANT SIZES OR QUANTITIES SHOWN ARE SUBJECT TO CHANGE BASED ON AVAILABILITY
3. THE USE OF ANY FERTILIZER IS PROHIBITED WITHIN A WETLAND, VEGETATED BUFFER AREA, OR LIMITED CUT AREA
4. THE USE OF FERTILIZERS OTHER THAN LOW PHOSPHATE OR SLOW RELEASE NITROGEN FERTILIZER IS PROHIBITED IN ALL COASTAL RESOURCE AREAS

Lady Isle

325 Little Harbor Road,
Portsmouth NH

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3. Do not scale drawings

MATTHEW J. CUNNINGHAM
00161

MATTHEW
CUNNINGHAM
LANDSCAPE
DESIGN LLC
matthew-cunningham.com

SCALE: 1" = 30'-0" DATE: 29 SEPTEMBER 2021

0' 15' 30' 60'

SHEET TITLE:

PLANTING PLAN

SHEET NUMBER:

L1.2

FOR PERMIT SUBMISSION

Lady Isle

325 Little Harbor Road,
Portsmouth NH

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Matthew J Cunningham

MATTHEW
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matthew-cunningham.com

SCALE: 1" = 30'-0" DATE: 29 SEPTEMBER 2021

0' 15' 30' 60'

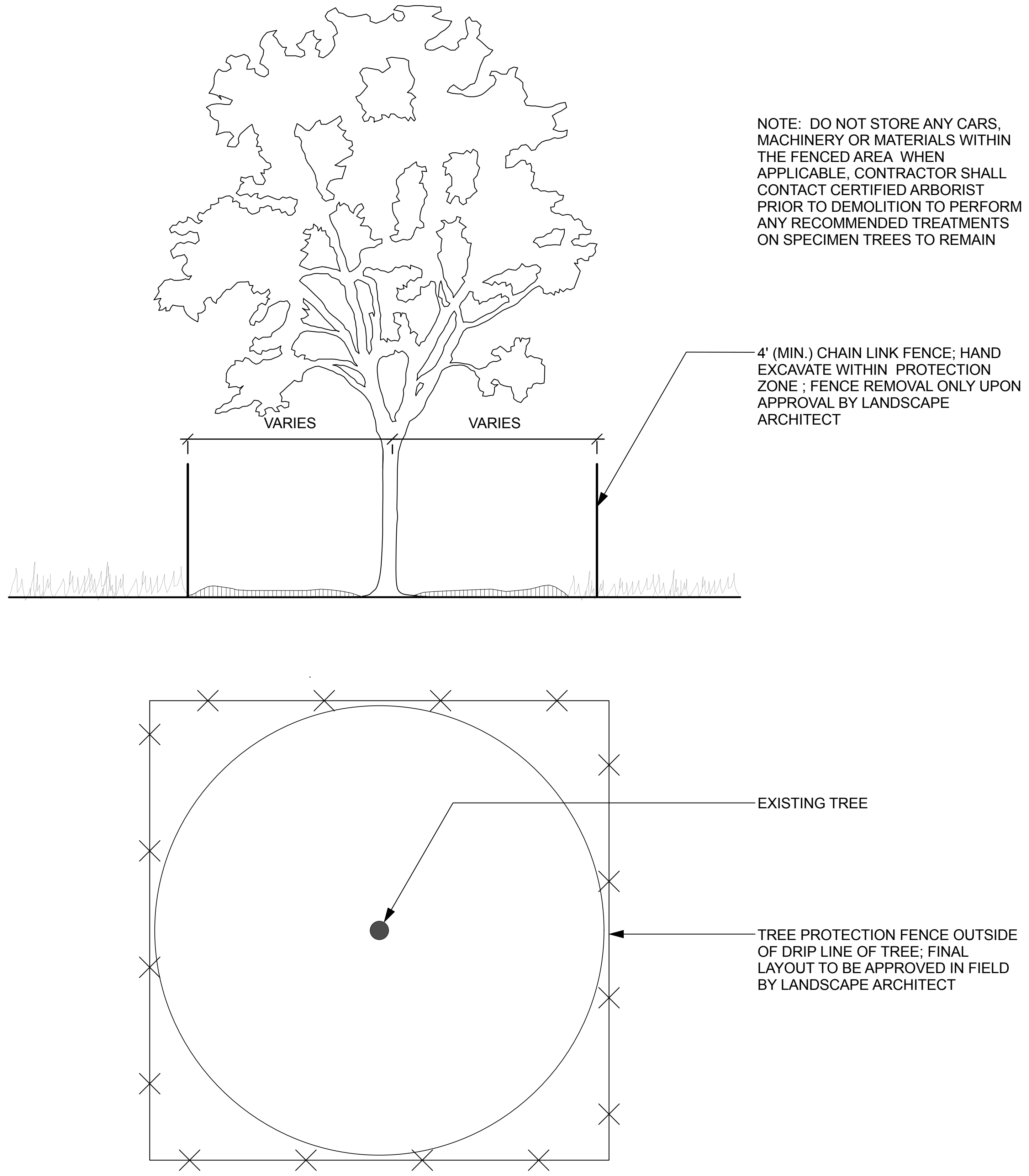
SHEET TITLE:

PLANTING PLAN

SHEET NUMBER:

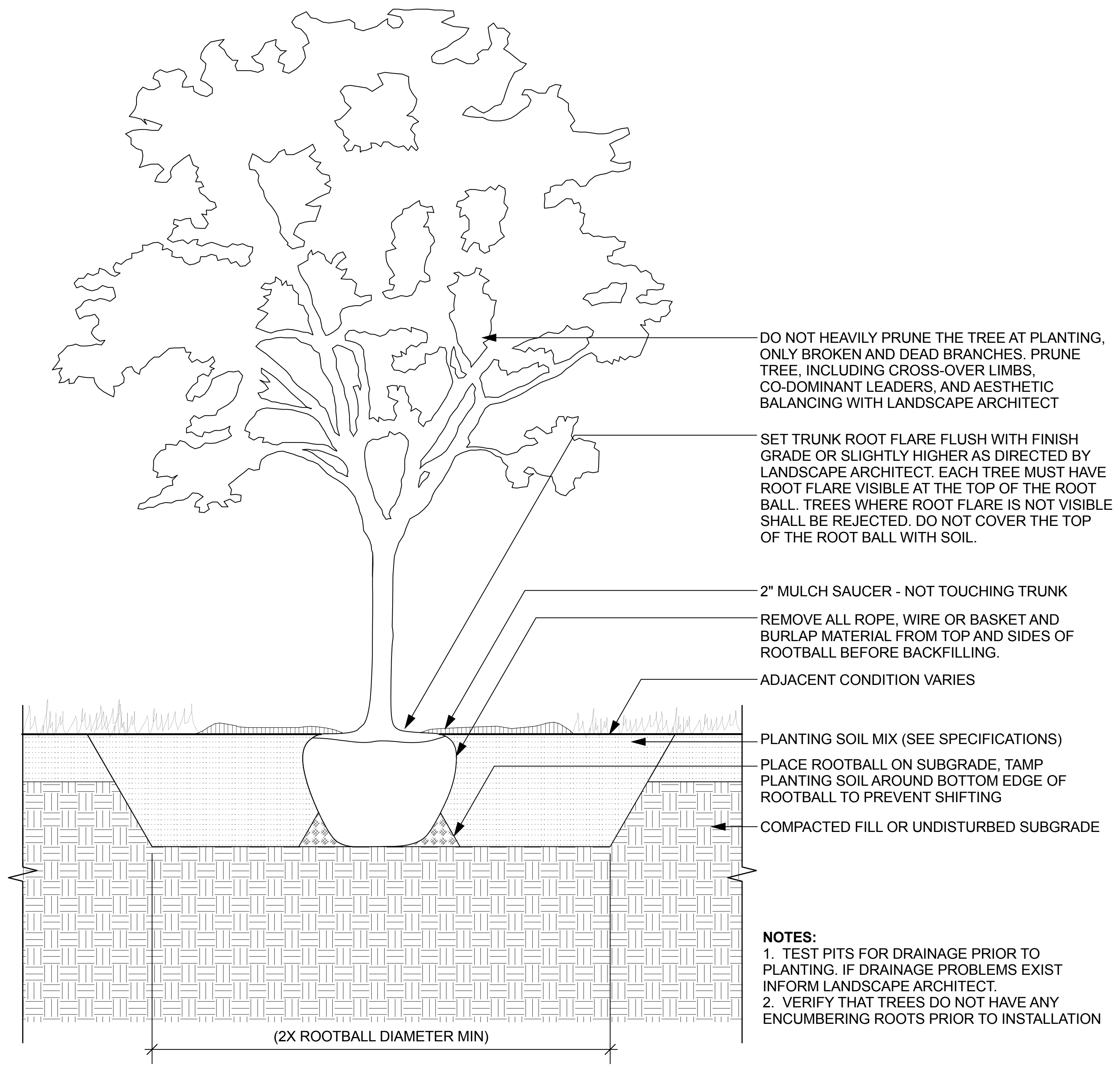
L1.3

FOR PERMIT SUBMISSION



NOTE: DO NOT STORE ANY CARS, MACHINERY OR MATERIALS WITHIN THE FENCED AREA WHEN APPLICABLE, CONTRACTOR SHALL CONTACT CERTIFIED ARBORIST PRIOR TO DEMOLITION TO PERFORM ANY RECOMMENDED TREATMENTS ON SPECIMEN TREES TO REMAIN

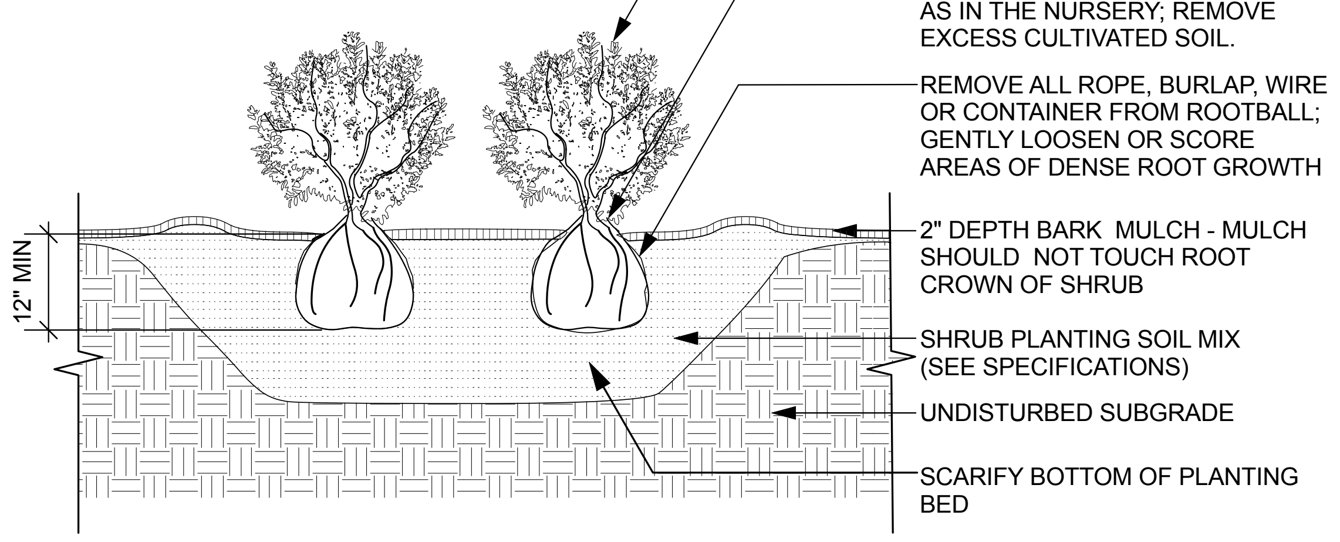
1 TREE PROTECTION FENCING
Scale: 1/2" = 1'-0"



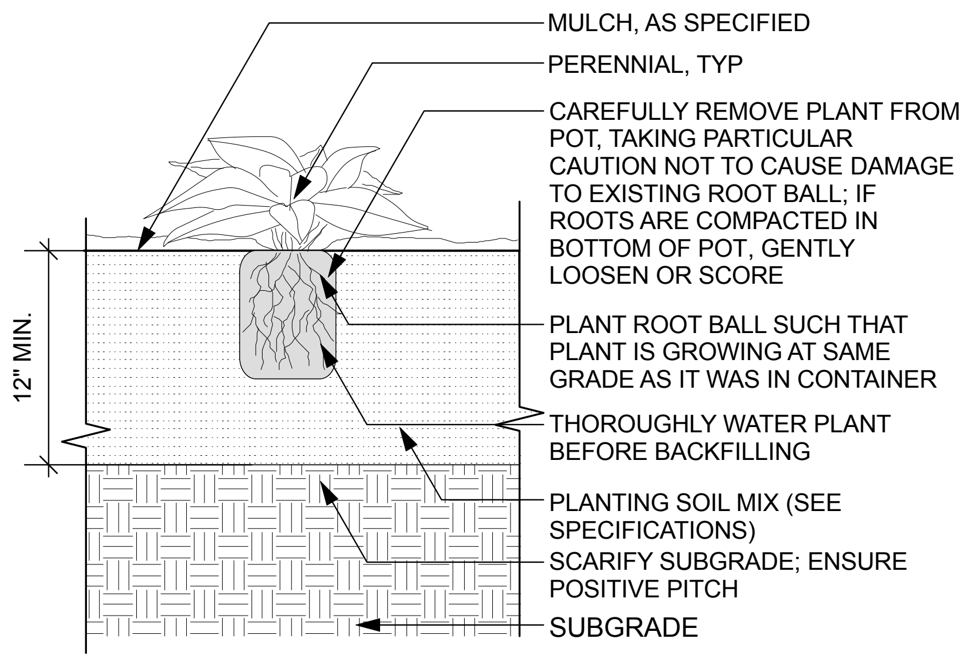
NOTES:
1. TEST PITS FOR DRAINAGE PRIOR TO PLANTING. IF DRAINAGE PROBLEMS EXIST INFORM LANDSCAPE ARCHITECT.
2. VERIFY THAT TREES DO NOT HAVE ANY ENCUMBERING ROOTS PRIOR TO INSTALLATION

2 TREE PLANTING - TYPICAL SECTION
Scale: 1/2" = 1'-0"

NOTES:
1. WHERE SHRUBS OCCUR IN BEDS, DO NOT CREATE INDIVIDUAL HOLES. PREPARE ENTIRE BED WITH PLANT MIX AND MULCH ENTIRE BED, ENSURE SUBGRADE PITCHES

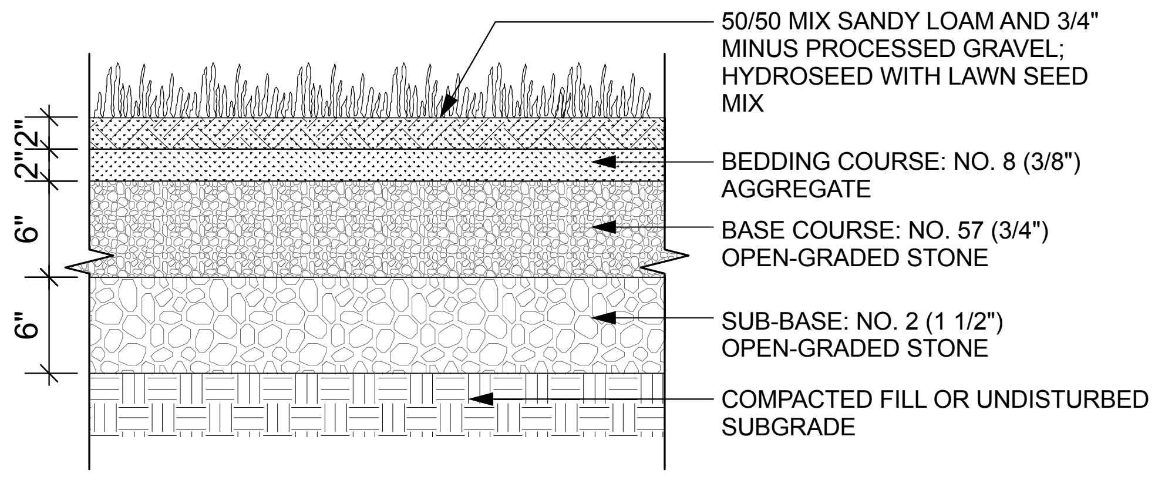


3 SHRUB PLANTING - TYPICAL SECTION
Scale: 1/2" = 1'-0"

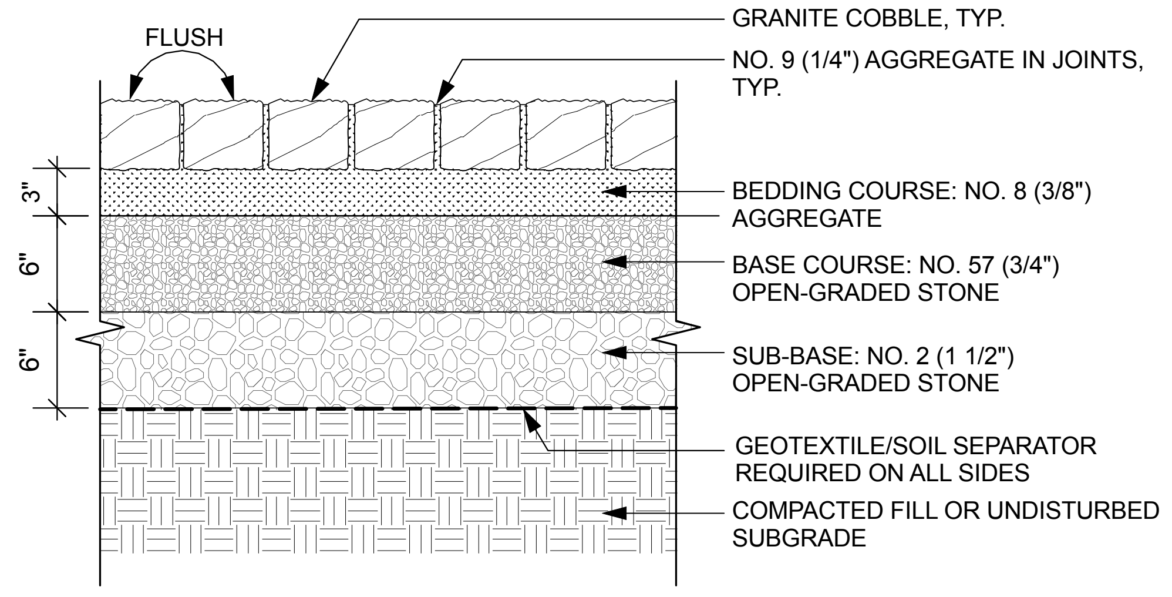


NOTE:
TEST PITS FOR DRAINAGE PRIOR TO PLANTING. IF DRAINAGE PROBLEMS EXIST INFORM L.A.

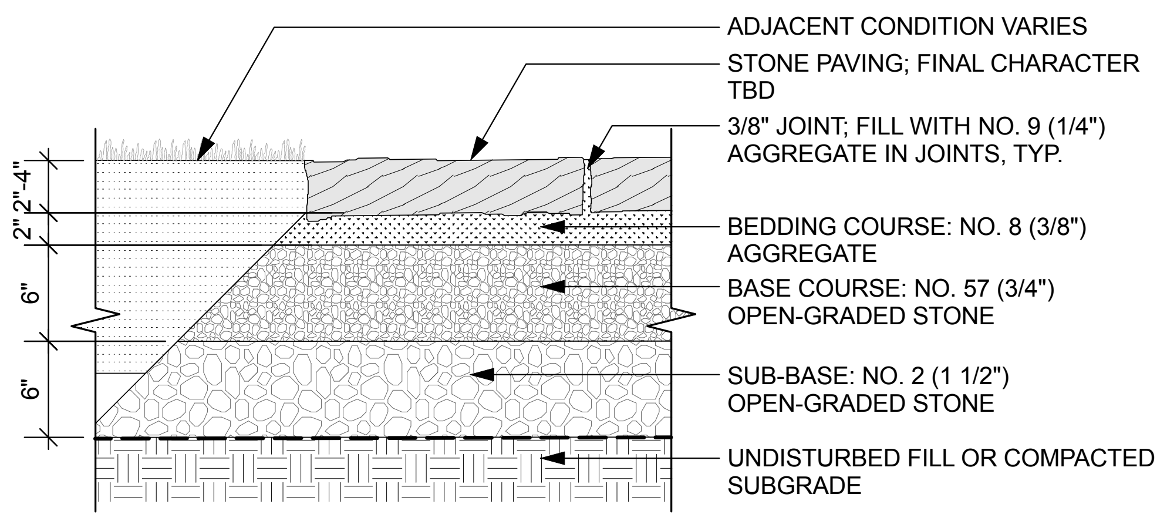
4 PERENNIAL PLANTING - TYPICAL SECTION
Scale: 1/2" = 1'-0"



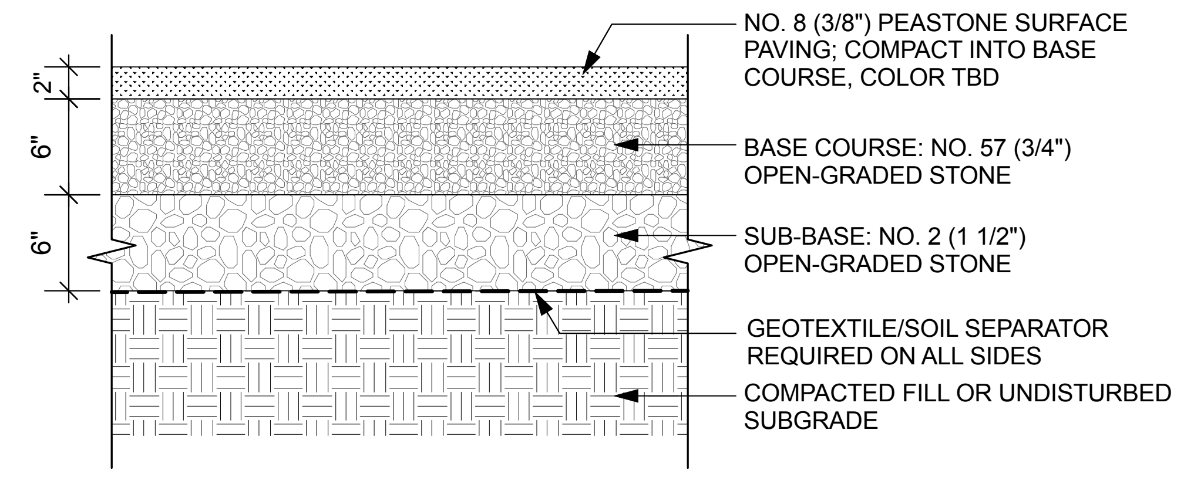
5 STABILIZED SEEDED GRAVEL VEHICULAR PAVING
Scale: 1" = 1'-0"



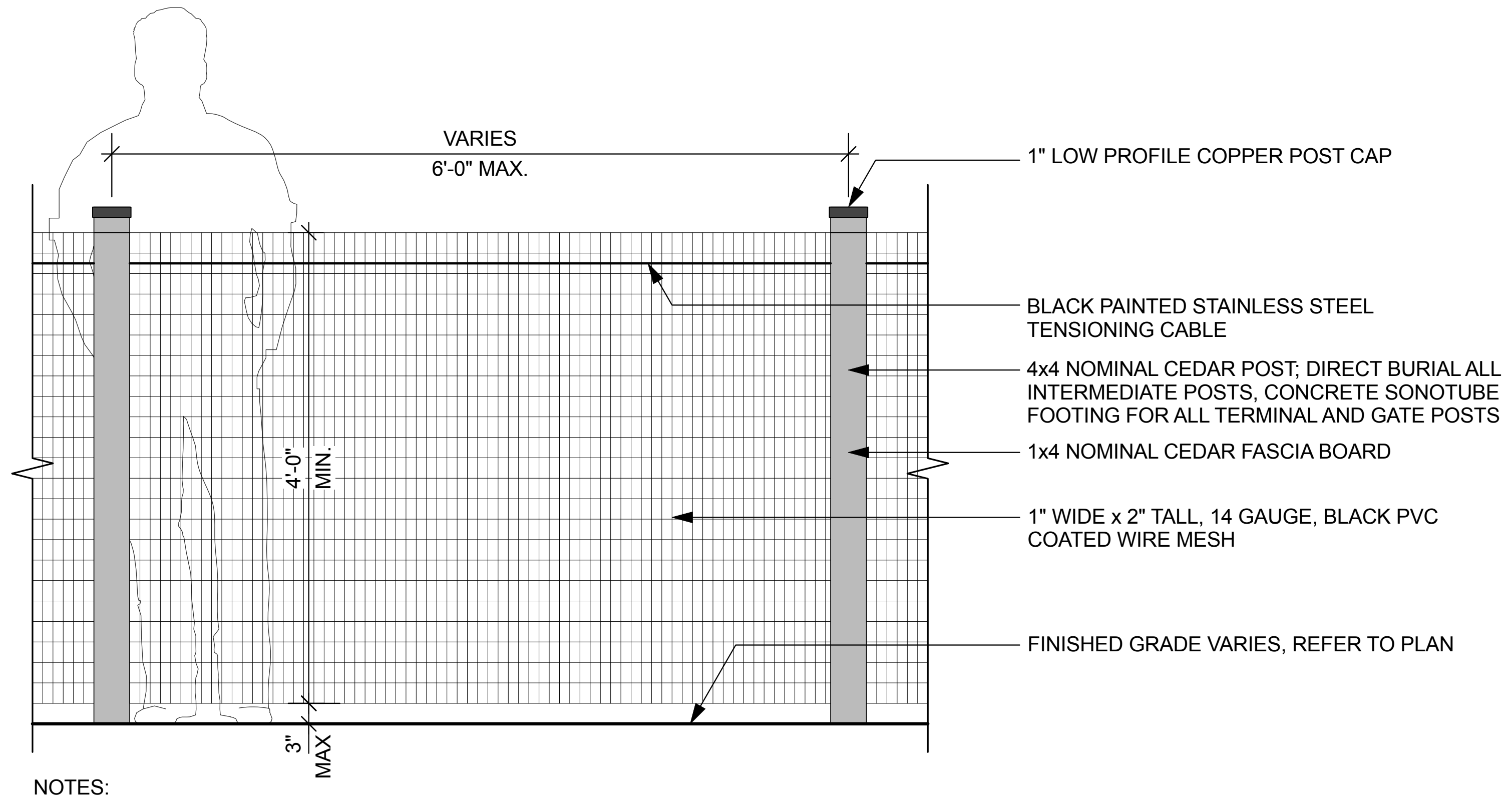
6 PERMEABLE COBBLE PAVING
Scale: 1" = 1'-0"



7 GRANITE VEHICULAR PAVING
Scale: 1" = 1'-0"



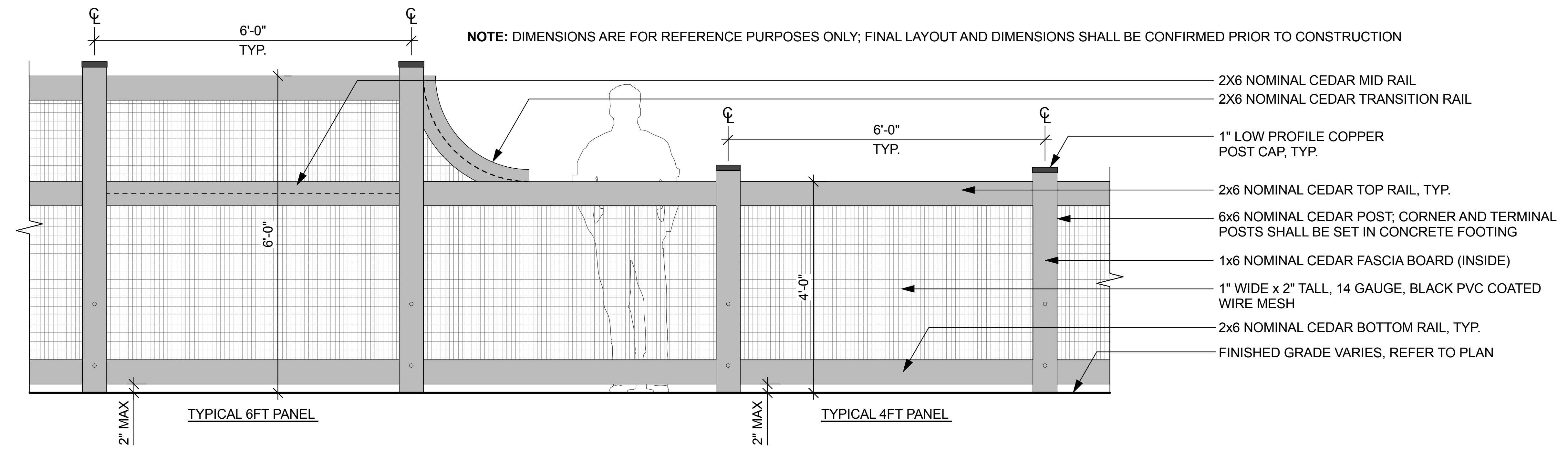
8 PEASTONE VEHICULAR PAVING
Scale: 1" = 1'-0"



NOTES:
1. ALL FENCING SHALL CONFORM TO STATE AND LOCAL POOL ENCLOSURE REQUIREMENTS
2. DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY, FINAL LAYOUT AND DIMENSIONS SHALL BE CONFIRMED PRIOR TO CONSTRUCTION

9 POOL ENCLOSURE MESH FENCE - TYPICAL PANEL ELEVATION
Scale: 3/4" = 1'-0"

NOTE: DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY; FINAL LAYOUT AND DIMENSIONS SHALL BE CONFIRMED PRIOR TO CONSTRUCTION



10 TENNIS COURT FENCING - TYPICAL PANEL ELEVATION
Scale: 1/2" = 1'-0"

Lady Isle

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MATTHEW J. CUNNINGHAM
00161
STATE OF NEW HAMPSHIRE

MATTHEW
CUNNINGHAM
LANDSCAPE
DESIGN LLC

matthew-cunningham.com

SCALE: AS NOTED DATE: 29 SEPTEMBER 2021

SHEET TITLE:

LANDSCAPE DETAILS

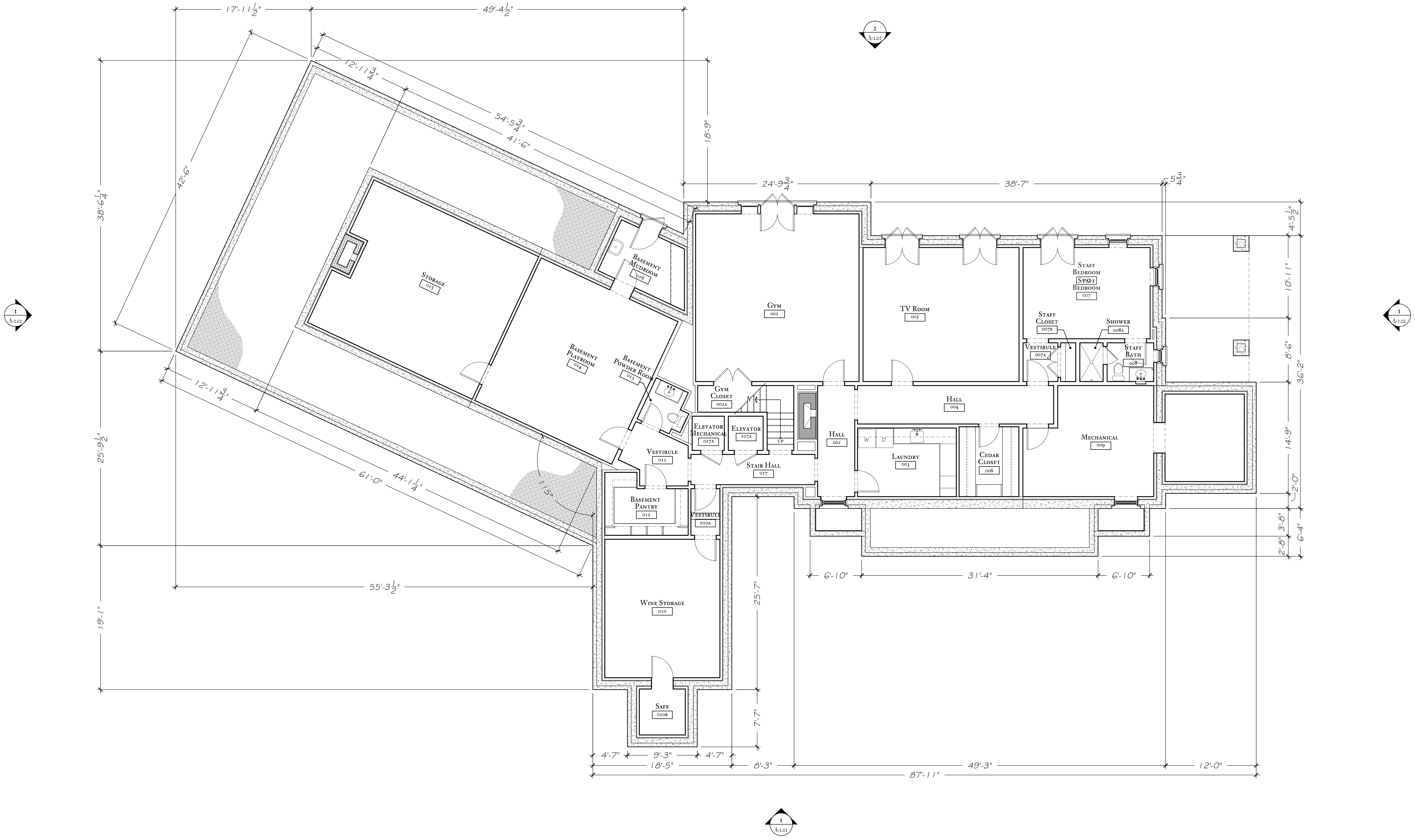
SHEET NUMBER:

L1.4

FOR PERMIT SUBMISSION

Gross Floor Area at Main House

	Conditioned sq.ft.	Unconditioned sq.ft.
Basement	3,382 sq.ft.	1,050 sq.ft.
First Floor	3,897 sq.ft.	1,496 sq.ft.
Second Floor	3,487 sq.ft.	--
Total	10,766 sq.ft.	2,546 sq.ft.
	13,312 sq.ft.	



1
A-1.00

Basement Floor Plan - Overall

Scale: 1/8" = 1'-0"

ISSUED FOR PERMIT 6/24/21

A New Residence & Garage
at
Lady Isle
Portsmouth, New Hampshire

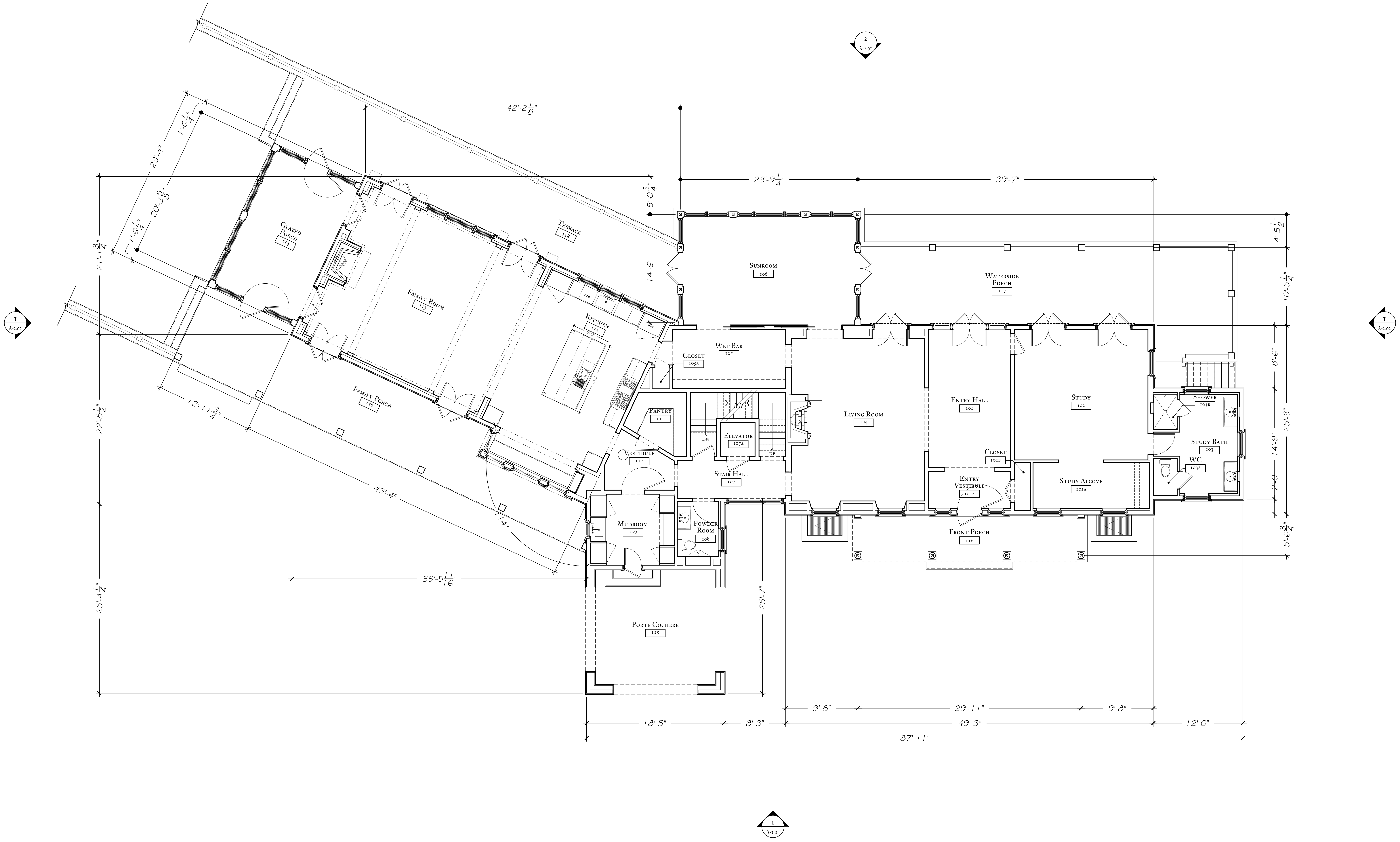
Sheet Title :
Basement
Overall Plan

Date : *June 24, 2021*	Sheet Number : MH A-1.00
Scale : *1/8" = 1'-0"*	
Drawn By : *PM / AB*	

G. P. Schafer Architect, DPC

19 Union Square West
4th Floor
New York, New York 10003
Telephone: 212-965-1355
Telefax: 212-965-1356

Gross Floor Area at Main House		
	Conditioned sq.ft.	Unconditioned sq.ft.
Basement	3,382 sq.ft.	1,050 sq.ft.
First Floor	3,897 sq.ft.	1,496 sq.ft.
Second Floor	3,487 sq.ft.	--
Total	10,766 sq.ft.	2,546 sq.ft.
	13,312 sq.ft.	



1
A-1.01

First Floor Plan - Overall

Scale: 1/8" = 1'-0"

ISSUED FOR PERMIT 6/24/21

A New Residence & Garage
at
Lady Isle
Portsmouth, New Hampshire

Sheet Title :
First Floor
Overall Plan

Date :
June 24, 2021

Scale :
1/8" = 1'-0"

Drawn By :
PM / AB

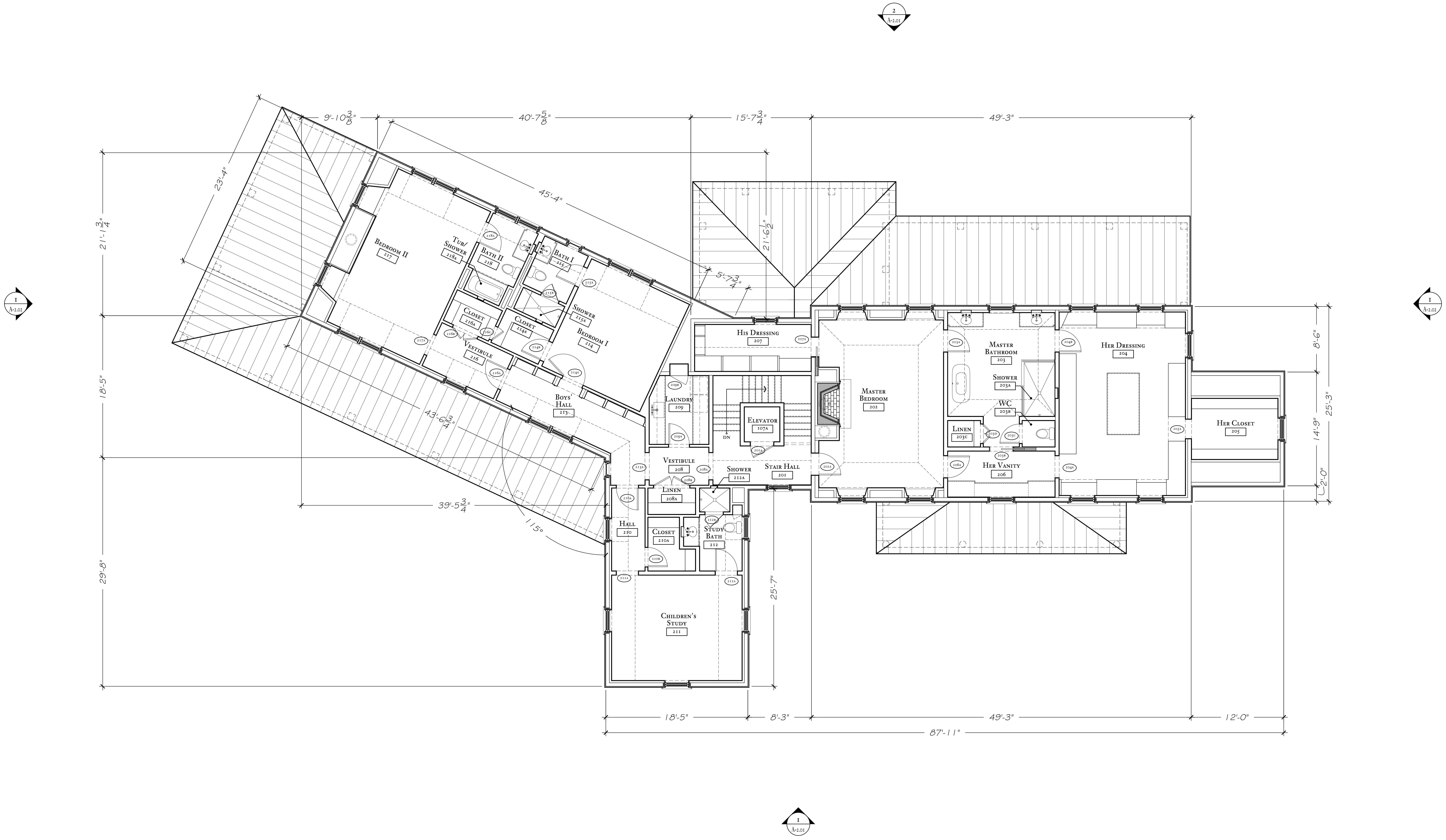
Sheet Number :
MH
A-1.01

G. P. Schafer Architect, DPC

19 Union Square West
4th Floor
New York, New York 10003
Telephone: 212-965-1355
Telefax: 212-965-1356

Gross Floor Area at Main House

	Conditioned sq.ft.	Unconditioned sq.ft.
Basement	3,382 sq.ft.	1,050 sq.ft.
First Floor	3,897 sq.ft.	1,496 sq.ft.
Second Floor	3,487 sq.ft.	--
Total	10,766 sq.ft.	2,546 sq.ft.
	13,312 sq.ft.	



1
A-1.02

Second Floor Plan - Overall

Scale: 1/8" = 1'-0"

Issued for Permit *6/24/21*

A New Residence & Garage
at
Lady Isle
Portsmouth, New Hampshire

Sheet Title :
Second Floor
Overall Plan

Date :
June 24, 2021

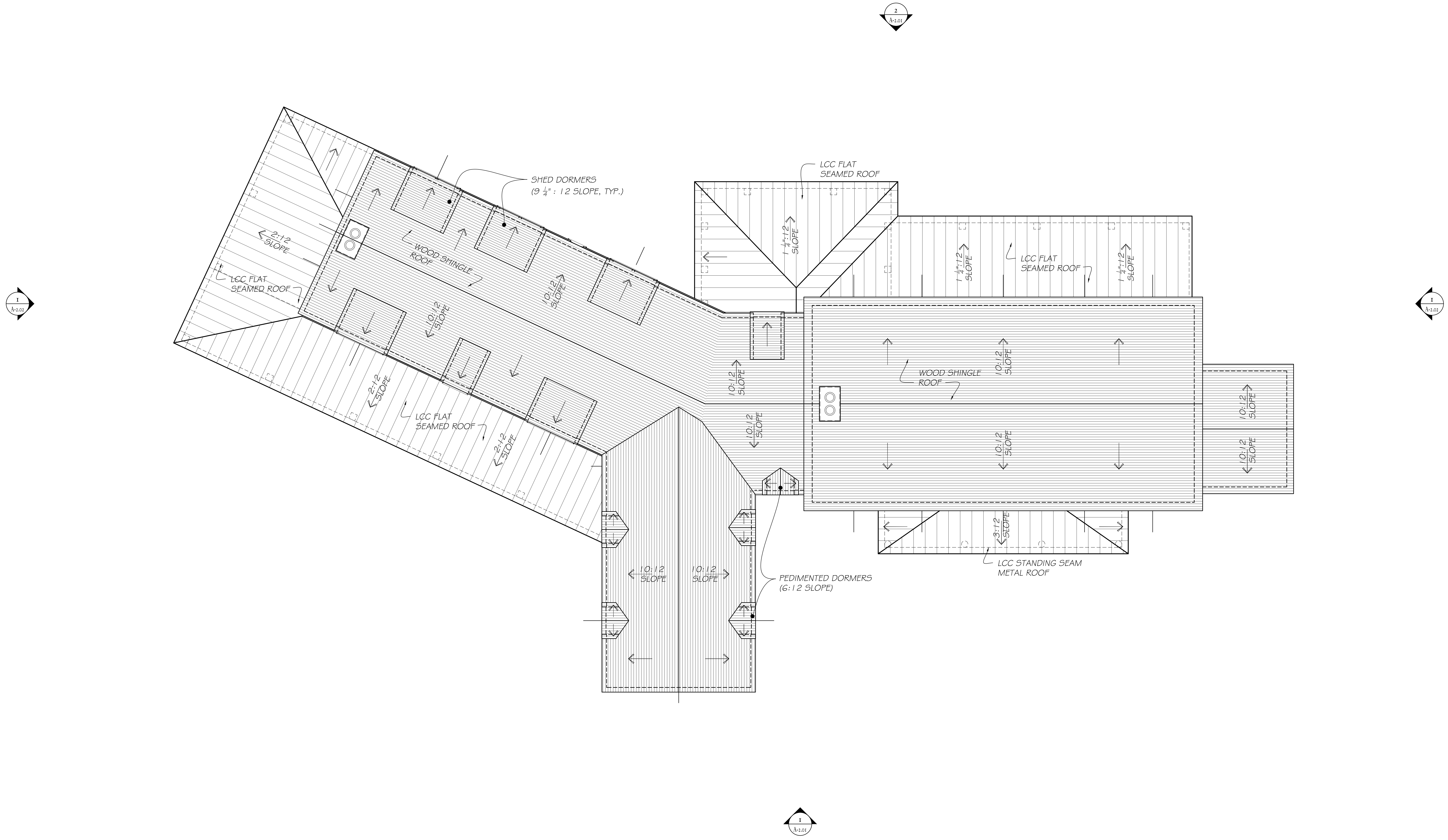
Scale :
1/8" = 1'-0"

Drawn By :
PM / AB

Sheet Number :
MH
A-1.02

G. P. Schafer Architect, DPC

19 Union Square West
4th Floor
New York, New York 10003
Telephone: 212-965-1355
Telefax: 212-965-1356



1
A-1.03

Roof Plan - Overall

Scale: 1/8" = 1'-0"

FOR PERMIT ONLY:
NOT FOR CONSTRUCTION

ISSUED FOR PERMIT 6/24/21

A New Residence & Garage
at
Lady Isle
Portsmouth, New Hampshire

Sheet Title :
Roof
Overall Plan

Date :
June 24, 2021

Scale :
1/8" = 1'-0"

Drawn By :
PM / AB

Sheet Number :
MH
A-1.03

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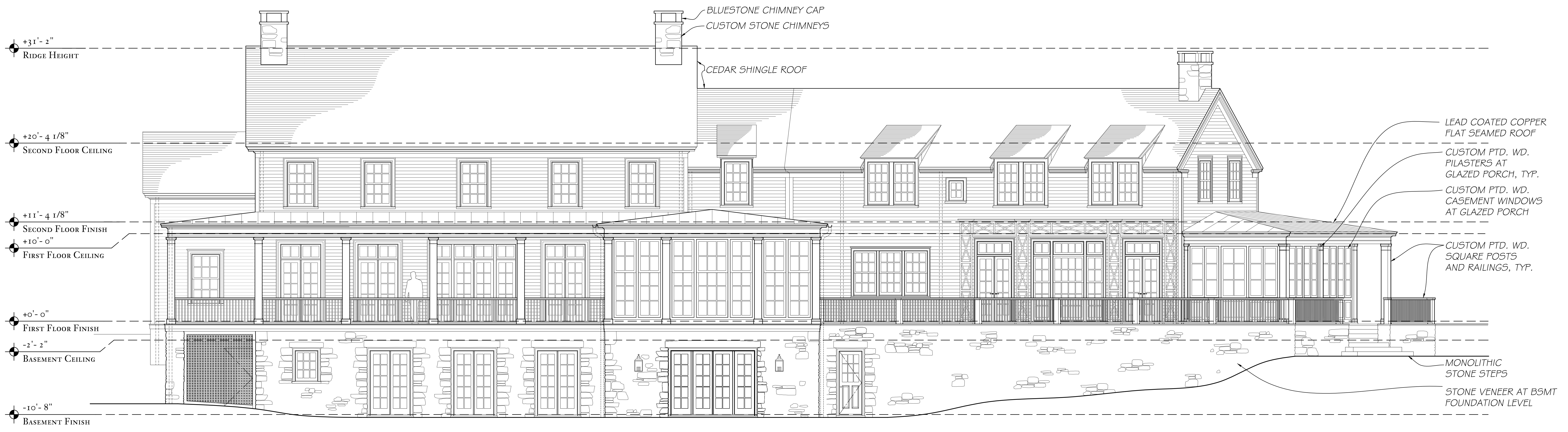

2
A-2.01
Overall East Elevation
Scale: 1/8" = 1'-0"

1
A-2.01
Overall West Elevation
Scale: 1/8" = 1'-0"

FOR PERMIT ONLY:
NOT FOR CONSTRUCTION

ISSUED FOR PERMIT *6/24/21*

A NEW RESIDENCE & GARAGE
at
LADY ISLE
PORTSMOUTH, NEW HAMPSHIRE

Sheet Title :
Exterior Elevations
Overall

Date :
June 24, 2021

Scale :
1/8" = 1'-0"

Drawn By :
PM / AB

Sheet Number :
MH
A-2.01

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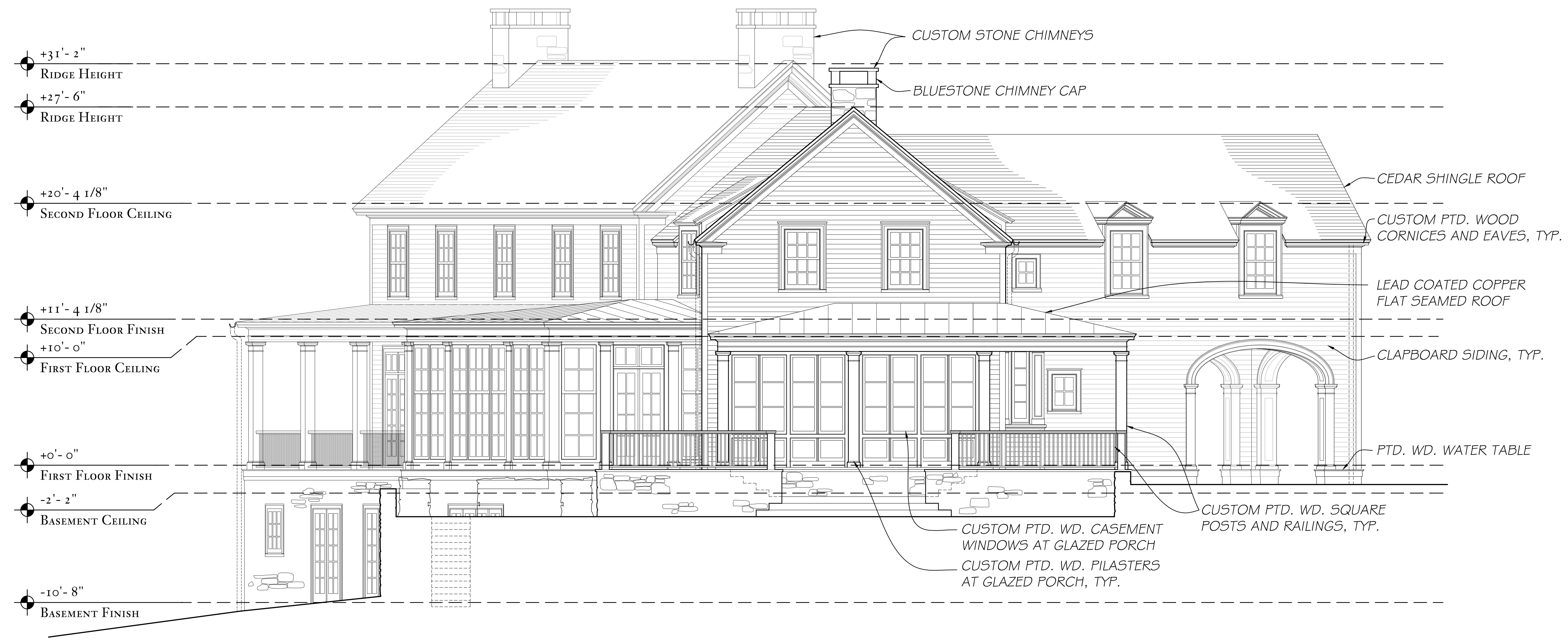

2
A-2.02

Overall North Elevation

Scale: 1/8" = 1'-0"

1
A-2.02

Overall South Elevation

Scale: 1/8" = 1'-0"

ISSUED FOR PERMIT 6/24/21

A New Residence & Garage
at
Lady Isle
Portsmouth, New Hampshire

Sheet Title :
Exterior Elevations
Overall

Date :
June 24, 2021

Scale :
1/8" = 1'-0"

Drawn By :
PM / AB

Sheet Number :
MH
A-2.02

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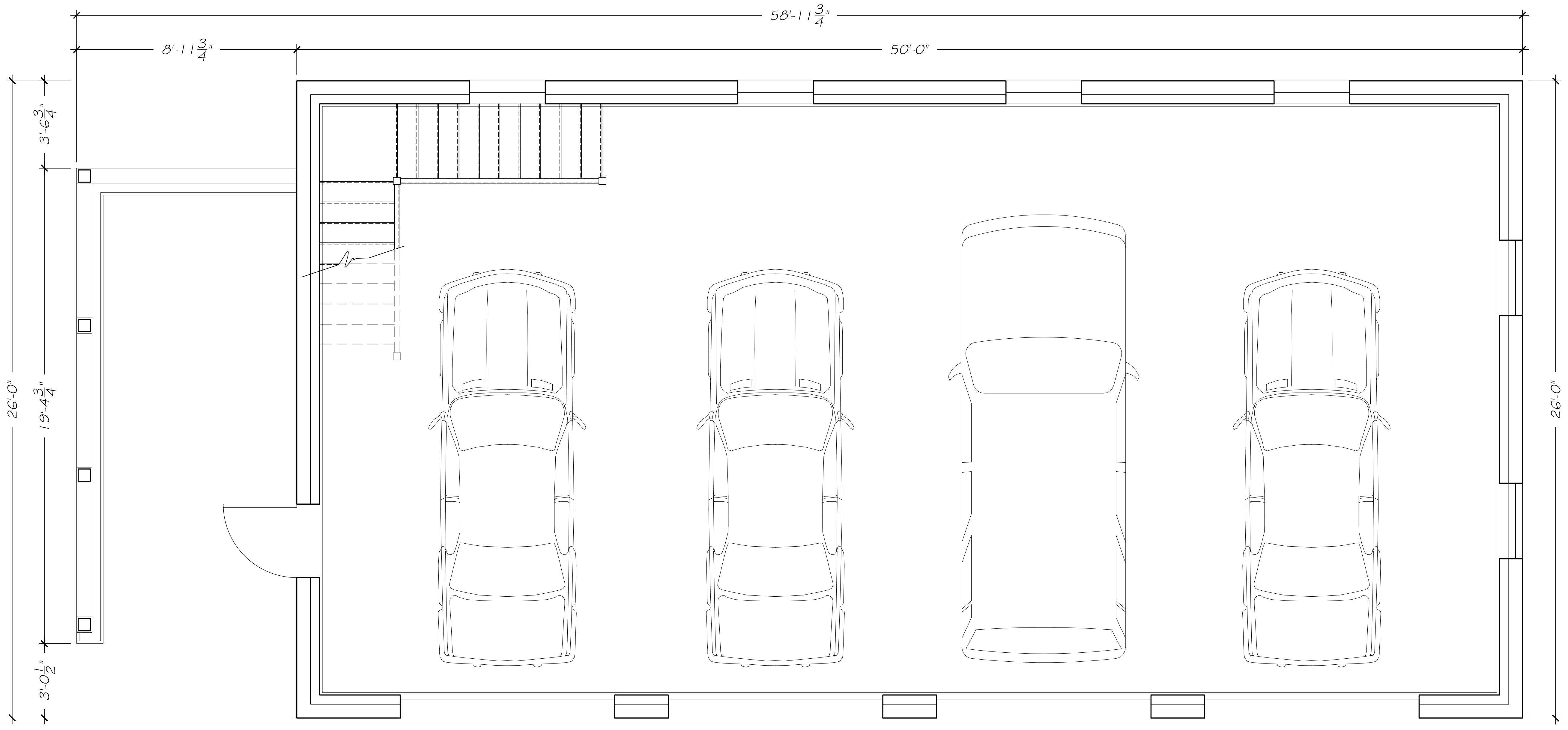

1
A-1.01

First Floor Plan

Scale: 1/4" = 1'-0"

ISSUED FOR PERMIT *6/24/21*

A New Residence & Garage
at
Lady Isle
Portsmouth, New Hampshire

Sheet Title :
First Floor Plan

Date :
June 24, 2021

Scale :
1/4" = 1'-0"

Drawn By :
PM

Sheet Number :
GAR
A-1.01

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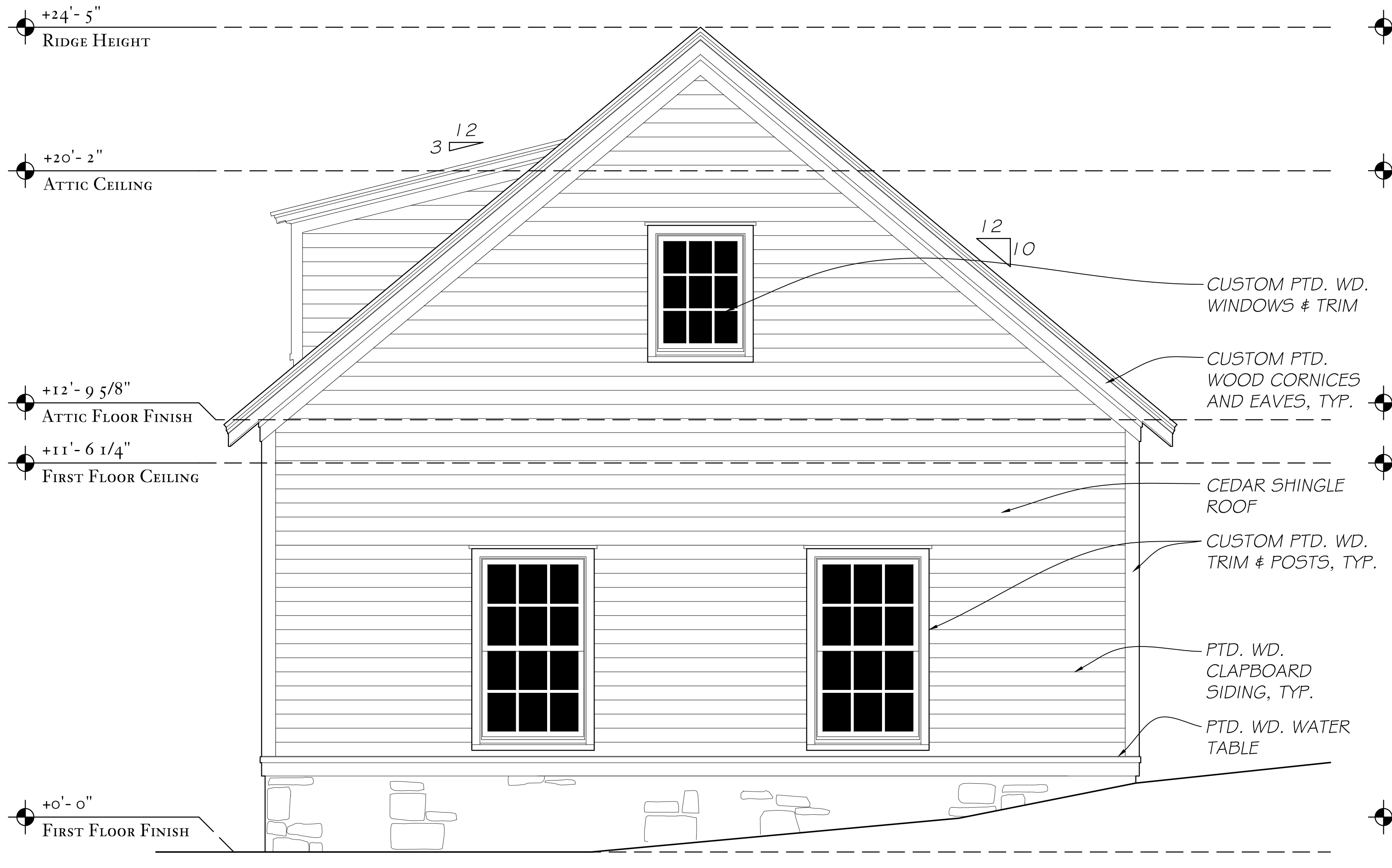
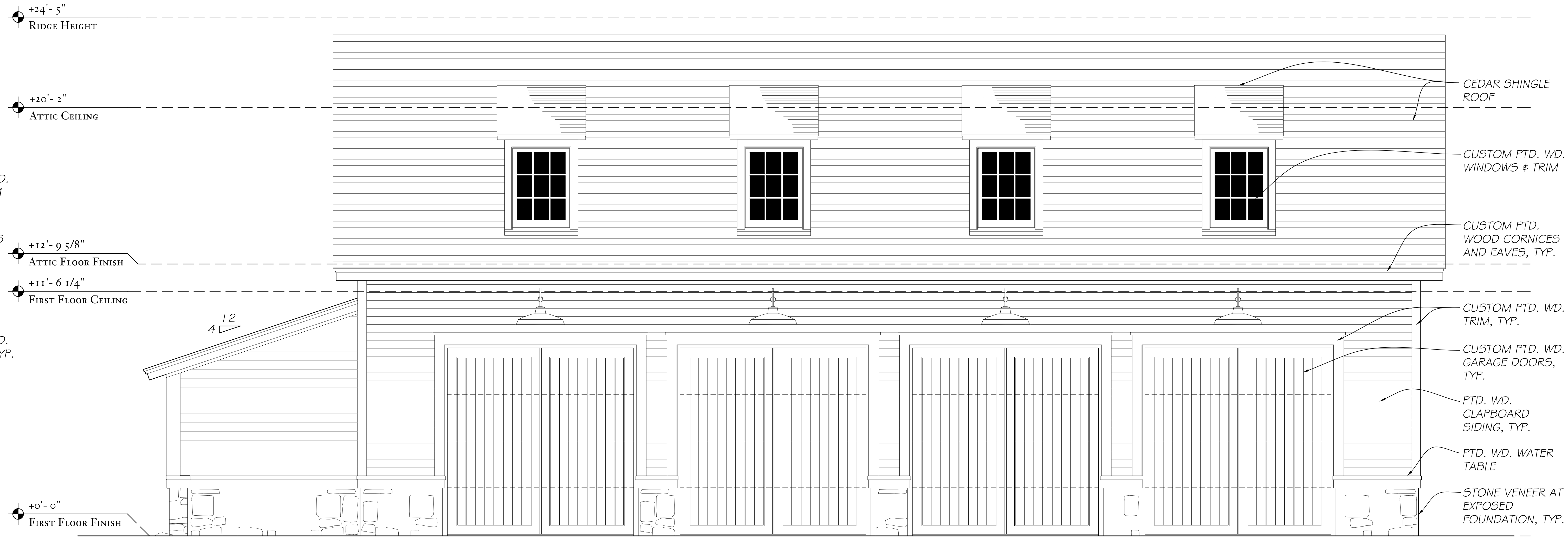
4
A-2.01
East Elevation
Scale: 1/4" = 1'-0"

3
A-2.01
South Elevation
Scale: 1/4" = 1'-0"



2
A-2.01
West Elevation
Scale: 1/4" = 1'-0"



1
A-2.01
North Elevation
Scale: 1/4" = 1'-0"

ISSUED FOR PERMIT *6/24/21*

A NEW RESIDENCE & GARAGE
at
LADY ISLE
PORTSMOUTH, NEW HAMPSHIRE

Sheet Title :
Exterior
Elevations

Date :
June 24, 2021

Scale :
1/4" = 1'-0"

Drawn By :
PM

Sheet Number :
GAR
A-2.01

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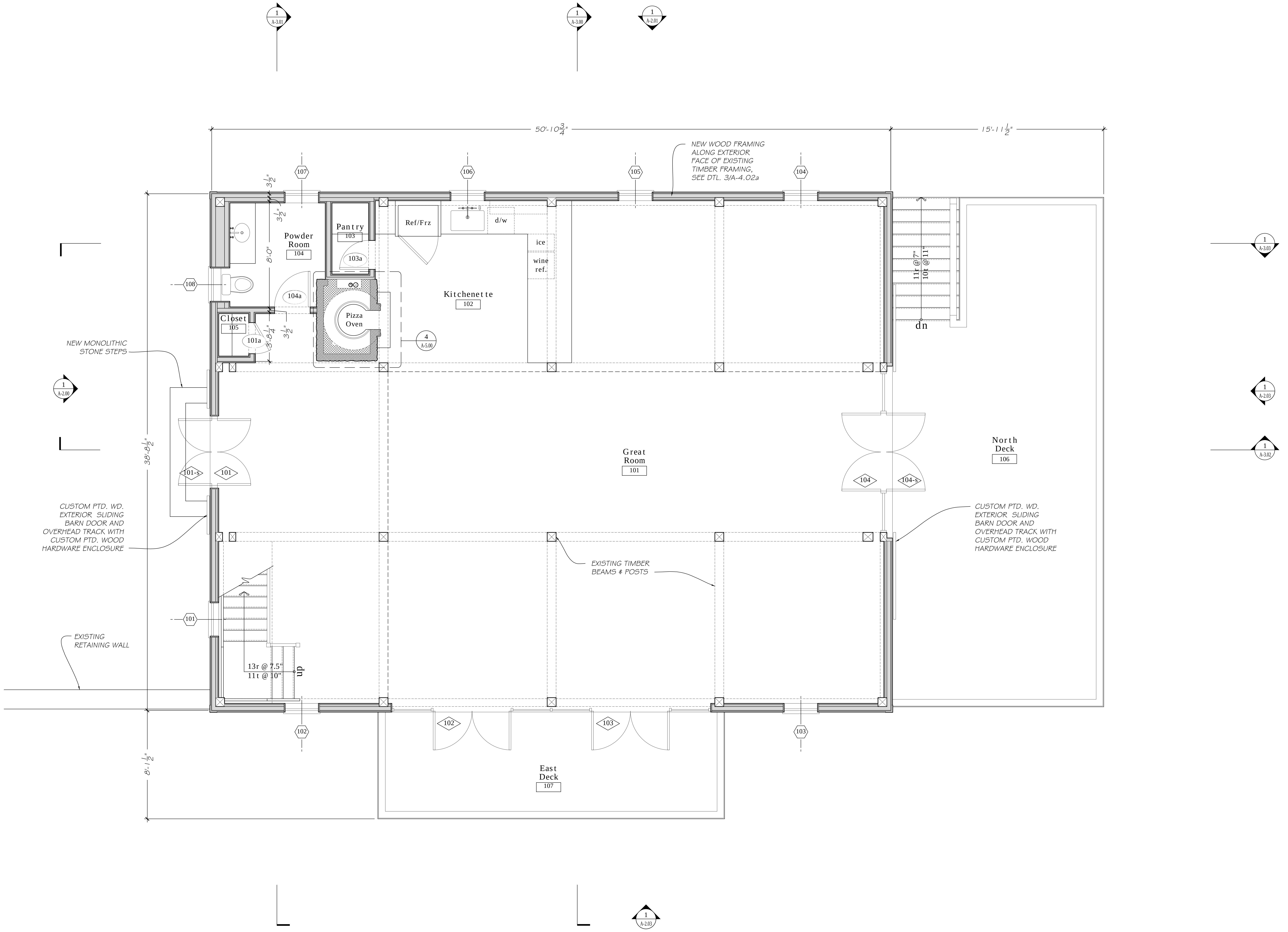

1 A-1.01 First Floor Plan

Scale: 1/4" = 1'-0"

LEGEND	
═	EXISTING FOUNDATION WALL
☐	NEW CONCR. STEM WALL
▨	NEW STONE VENEER
▩	NEW CMU FOUNDATION
■	NEW FRAMING
⊠	EXISTING TIMBER POST

-	ISSUED FOR PRICING (NOT FOR CONSTRUCTION)	9/8/20

A RENOVATED BARN
for
LADY ISLE
PORTSMOUTH, NEW HAMPSHIRE

SHEET TITLE :
First Floor Plan
Barn

DATE : *September 8, 2020*

SCALE : *1/4" = 1'-0"*

DRAWN BY : -

SHEET NUMBER : A-1.01

ACTUAL NORTH
PROJECT NORTH

G. P. SCHAFER ARCHITECT, DPC

19 UNION SQUARE WEST
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NEW YORK, NEW YORK 10003
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