PROPOSED SITE PLAN
PORTSMOUTH MAPLE MASJID
686 MAPLEWOOD AVENUE

PORTSMOUTH, NEW HAMPSHIRE

TAC SUBMISSION PLAN

OWNER/APPLICANT:
ISLAMIC SOCIETY OF
THE SEACOAST AREA
42N DOVER POINT ROAD
DOVER, NH 03820

CIVIL ENGINEER & LAND SURVEYOR:
AMBIT ENGINEERING, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801
Tel. (603) 430-9282
Fax (603) 436-2315

BUILDING DESIGNER:
LIVING SPACES, INC.
1247 WASHINGTON ROAD
RYE, NH, 03870
Tel. (603) 954-5180

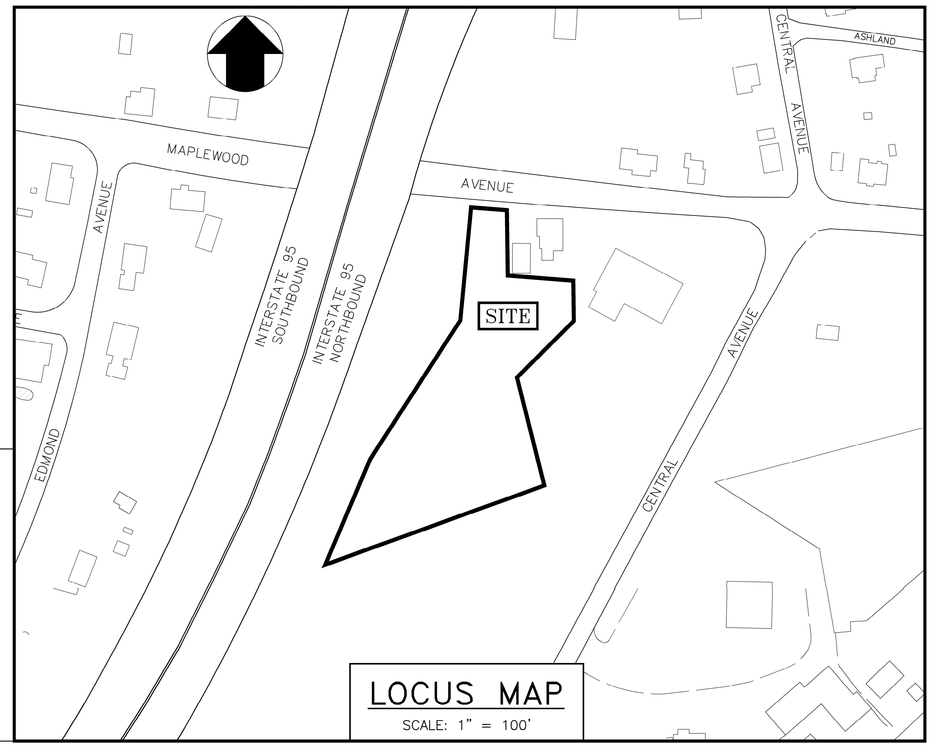
LANDSCAPE DESIGNER:
KRIS ROMANIAK
20 BRADFORD STREET
DERRY, NH, 03038
Tel. (617) 576-2129

Legend

Character Districts
Character-Based Zoning Area
(Refer to Zoning Map Sheet 2 of 2 Character Districts Regulating Plan)

Residential Districts
- R Rural
- SRA Single Residence A
- SRB Single Residence B
- GRA General Residence A
- GRB General Residence B
- GRC General Residence C
- GA/MH Garden Apartment/Mobile Home Park

Mixed Residential Districts
- MRO Mixed Residential Office
- MRB Mixed Residential Business



LOCUS MAP
SCALE: 1" = 100'

DIG SAFE
MA - ME - NH - RI - VT
1-888-344-7233
CALL TOLL FREE

INDEX OF SHEETS

PORTSMOUTH APPROVAL CONDITIONS NOTE:
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436-7708, Ext. 555.5678
ATTN: MICHAEL BUSBY, P.E. (MANAGER)

NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 294-5144
ATTN: DAVE BEAULIEU

CABLE:
COMCAST
155 COMMERCE WAY
PORTSMOUTH, N.H. 03801
Tel. (603) 679-5695 (X1037)
ATTN: MIKE COLLINS

SEWER & WATER:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 766-1438 ATTN: JIM TOW

COMMUNICATIONS:
FAIRPOINT COMMUNICATIONS
JOE CONSIDINE
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525

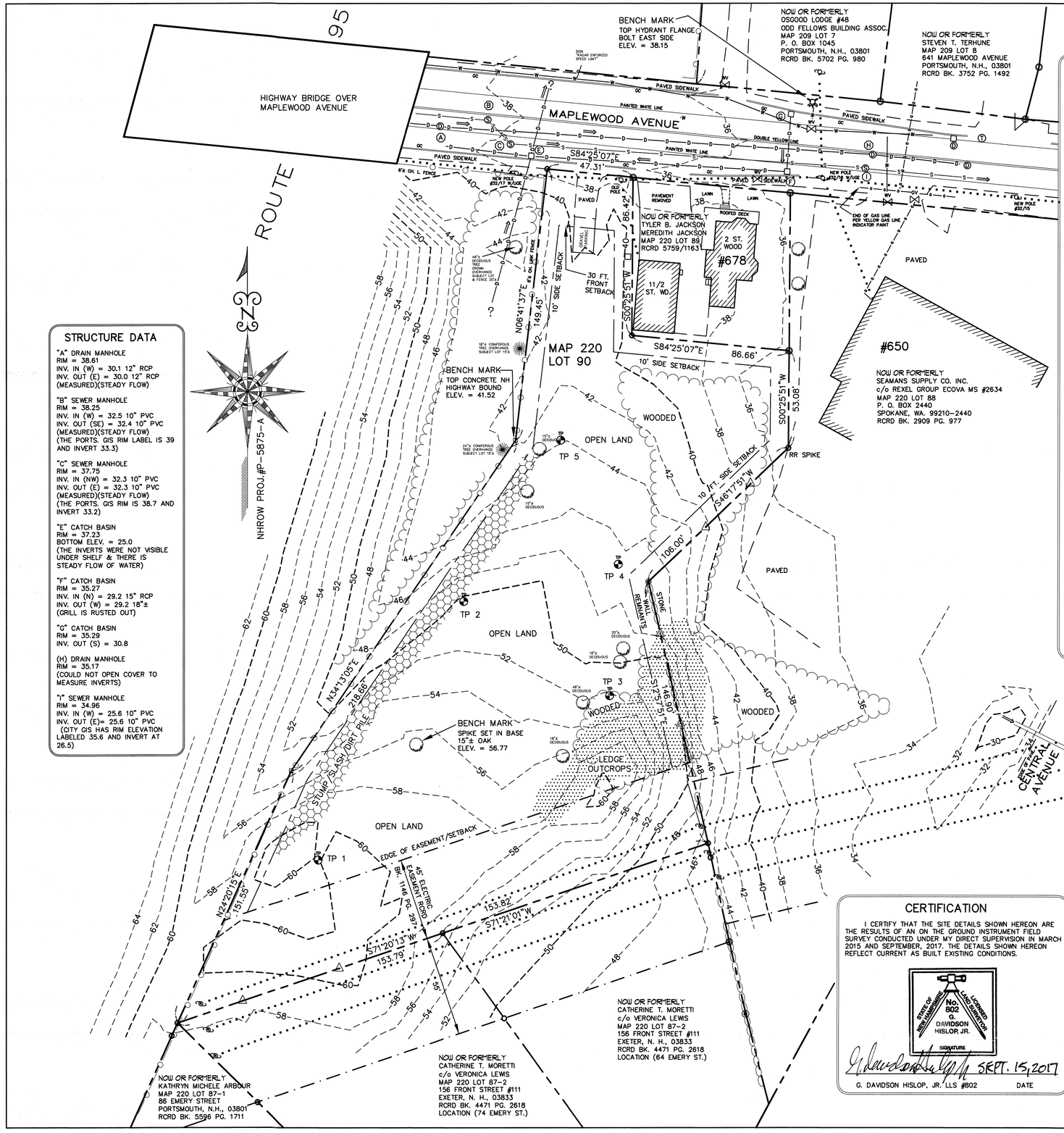
LEGEND:

EXISTING	PROPOSED	
		PROPERTY LINE
		SETBACK
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
	UD	FOUNDATION DRAIN
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		UTILITY POLE
		WALL MOUNTED EXTERIOR LIGHTS
		TRANSFORMER ON CONCRETE PAD
		ELECTRIC HANDHOLD
WG	WG	SHUT OFFS (WATER/GAS)
	GV	GATE VALVE
	HYD	HYDRANT
CB	CB	CATCH BASIN
S	SMH	SEWER MANHOLE
D	DMH	DRAIN MANHOLE
T	TMH	TELEPHONE MANHOLE
14	14	PARKING SPACE COUNT
PM		PARKING METER
LSA		LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	–	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP	EP	EDGE OF PAVEMENT
EL.	EL.	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL

TAC SUBMISSION PLAN
PROPOSED SITE DEVELOPMENT
686 MAPLEWOOD AVENUE
PORTSMOUTH, N.H.

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

PLAN SET SUBMITTAL DATE: 19 NOVEMBER 2018



STRUCTURE DATA

"A" DRAIN MANHOLE
RIM = 38.61
INV. IN (W) = 30.1 12" RCP
INV. OUT (E) = 30.0 12" RCP
(MEASURED)(STEADY FLOW)

"B" SEWER MANHOLE
RIM = 38.25
INV. IN (W) = 32.5 10" PVC
INV. OUT (SE) = 32.4 10" PVC
(MEASURED)(STEADY FLOW)
(THE PORTS. GIS RIM LABEL IS 39 AND INVERT 33.3)

"C" SEWER MANHOLE
RIM = 37.75
INV. IN (NW) = 32.3 10" PVC
INV. OUT (E) = 32.3 10" PVC
(MEASURED)(STEADY FLOW)
(THE PORTS. GIS RIM IS 38.7 AND INVERT 33.2)

"E" CATCH BASIN
RIM = 37.23
BOTTOM ELEV. = 25.0
(THE INVERTS WERE NOT VISIBLE UNDER SHELF & THERE IS STEADY FLOW OF WATER)

"F" CATCH BASIN
RIM = 35.27
INV. IN (N) = 29.2 15" RCP
INV. OUT (W) = 29.2 18"±
(GRILL IS RUSTED OUT)

"G" CATCH BASIN
RIM = 35.29
INV. OUT (S) = 30.8

(H) DRAIN MANHOLE
RIM = 35.17
(COULD NOT OPEN COVER TO MEASURE INVERTS)

"I" SEWER MANHOLE
RIM = 34.96
INV. IN (W) = 25.6 10" PVC
INV. OUT (E)= 25.6 10" PVC
(CITY GIS HAS RIM ELEVATION LABELED 35.6 AND INVERT AT 26.5)

GENERAL NOTES:

1.) ZONING DISTRICT-"SRB" SINGLE RESIDENCE "B"
MIN. LOT AREA = 15,000 S.F.
MIN. FRONTAGE = 100'
MIN. LOT DEPTH = 100'
BUILDING SETBACKS
FRONT SETBACK = 30'
REAR SETBACK = 30'
SIDE SETBACK = 10'
WETLANDS SETBACK = 100' (10,000 S.F. OR GREATER)
WET LIMITED CUT ZONE = 50' (10,000 S.F. OR GREATER)
WET VEGETATED BUFFER = 25' (10,000 S.F. OR GREATER)
BUILDING RESTRICTIONS
MAX. HEIGHT = 35'
MAX. BUILDING COVERAGE = 20%
MIN OPEN SPACE = 40%

2.) THIS IS AN AS-BUILT PLAN DEPICTING EXISTING CONDITIONS AS OF APRIL 2015 AND UPDATED SEPTEMBER 2017. THE LOT CORNER/LOT LINE MONUMENT LOCATIONS WERE HELD AS SHOWN ON THIS PLAN. THE BEARINGS AND DISTANCES MAY VARY SLIGHTLY FROM THE CALCULATED RECORDED DISTANCE AND BEARINGS PER REFERENCE PLAN #4 (RCRD D-38016). THE BEARING BASE IS NH GRID NORTH PER ABOVE PLAN REF. #1 (NH PROJ. P-5875-A). THIS AUTOCAD DRAWING HAS BEEN SHIFTED ONTO PORTSMOUTH GIS COORDINATES NH NAD83 GRID NORTH AS DIRECTED BY PORTSMOUTH GIS DEPT..

3.) THE ELEVATION DATUM BASE IS NAVD88 ESTABLISHED USING THE HYDRANT FLANGE BOLT BENCH MARK ON MYRTLE AVENUE. THIS IS DEPICTED AS TBM-1 ELEVATION 45.86 ON RECORDED PLAN RCRD PLAN # D-37764. PLAN D-37664 NOTES ELEVATION DATUM ESTABLISHED BY SURVEY GRADE GPS READINGS.

4.) THE ABUTTER HOUSE AND GARAGE/APARTMENT AT 678 MAPLEWOOD IS SERVICED BY CITY SEWER AND WATER. PORTSMOUTH COMPUTERIZED GIS UTILITY INFORMATION WAS OBTAINED FROM PORTSMOUTH DPW. THE DIAGRAM INDICATES SEWER, DRAIN AND WATER IS IN THE STREET. THE GIS DIAGRAM DOES NOT INDICATE HOW SUBJECT LOT HOUSE AND GARAGE APARTMENT ARE HOOKED INTO WATER AND SEWER. THE PORTS. WATER/SEWER DIVISION FOREMAN JOHN ADAMS DOES NOT KNOW OF ANY UTILITY RECORDS AVAILABLE TO SHOW THE LOCATION OF THE UTILITY SERVICE CONNECTIONS. THIS APARTMENT (FORMER GARAGE) HAS BEEN GUTTED AND NEW INTERIOR ROOMS ARE CURRENTLY UNDER CONSTRUCTION. THE CARPENTER INDICATED THAT SEWER AND WATER SERVICE WAS FROM THE BIG HOUSE BETWEEN BUILDINGS.

5.) SUBJECT PROPERTIES DO NOT LIE IN A FLOOD HAZARD ZONE AS SHOWN ON ROCKINGHAM COUNTY FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF PORTSMOUTH COMMUNITY #330139, PANEL #0259, SUFFIX "E" AND KNOWN AS MAP #33015C0259E WITH AN EFFECTIVE DATE OF MAY 17, 2005.

6.) ABUTTING PROPERTY AT #678 MAPLEWOOD HAS A TWO STORY HOUSE AND A SEPARATE GARAGE (GARAGE NOW BEING REFRAMED WITH ABOVE APARTMENT). A VARIANCE WAS GRANTED APRIL 10, 1979 TO ALLOW CONVERSION OF THE SECOND FLOOR OF AN EXISTING GARAGE INTO AN APARTMENT IN A SINGLE RESIDENCE II DISTRICT. A BUILDING PERMIT WAS GIVEN APRIL 25, 1979.

7.) SUBJECT LOT MAP 220 LOT 90 IS A VACANT LOT PARTLY WOODED. THIS PROPERTY IS REFERED TO AS #686 MAPLEWOOD AVENUE IN A DRIVEWAY PERMIT APPLICATION DATED 7-31-12. THE PAVED SIDEWALK CURBING WAS REMOVED WHERE THE PAVED DRIVEWAY IS NOW LOCATED AS SHOWN HEREON.

8.) THE UNDERGROUND GAS SERVICE SHOWN HEREON IN FRONT OF 650 MAPLEWOOD AVE. WAS PLOTTED FROM YELLOW GAS LINE PAINT MARKINGS LOCATED BY FIELD SURVEY. THE GAS PAINT MARKS INDICATES THE GAS LINE ENDS BEFORE CROSSING IN FRONT OF SUBJECT LOT AS SHOWN.

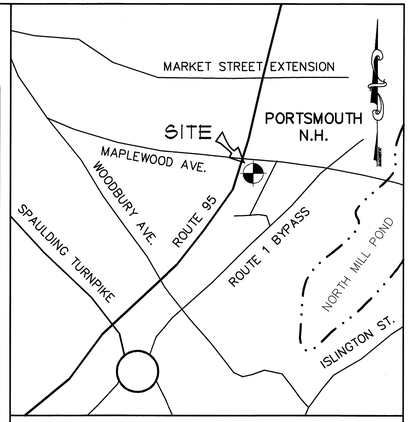
9.) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE, BEING PLOTTED FROM OBSERVED ABOVE GROUND STRUCTURES AND PAINT MARKS.

10.) SUBJECT LOT 90 SUBJECT TO AN ELECTRIC EASEMENT PER RCRD BK. 1146 PG. 297. THIS EASEMENT IS ON THE REAR 45 FEET OF SUBJECT LOT 90 ADJOINING THE MORETTI PROPERTIES AS SHOWN AND ALLOWS FOR THE ELECTRIC TRANSMISSION LINES OPERATION AND MAINTENANCE. THERE IS CURRENTLY AN OVERHEAD ELECTRIC LINE CROSSING SUBJECT LOT AS SHOWN.

11.) SUBJECT LOT SUBJECT TO AN EASEMENT TO PERMIT THE STAIRWAY AND DECK ON APARTMENT BUILDING THAT ENCROACH SUBJECT LOT 90 PER RCRD BK. 5759 PG. 1160. THIS EASEMENT TO EXTINGUISH UPON REMOVAL OF ENCROACHING DECK AND STAIRS IF NOT REPLACED WITHIN 6 MONTHES OF REMOVAL. THE ENCROACHING STAIRS AND DECK ON THE WEST SIDE OF THE APARTMENT (GARAGE) BUILDING WERE REMOVED AS OF SEPT. 7, 2017.

12.) JOSEPH W. NOEL, N.H. CERTIFIED WETLAND SCIENTIST #086, (207-384-5587) INVESTIGATED THE SUBJECT PROPERTIES LOT 89 & LOT 90 APRIL 4, 2015 AND THERE WERE NO WETLANDS.

13.) PER PORTSMOUTH PLANNING DEPT. SUBJECT PROPERTY MAP 220 LOT 90 AT 686 MAPLEWOOD AVENUE RECEIVED A VARIANCE ON FEB. 21, 2017 TO PERMIT THE CONSTRUCTION OF A 4,000 SQ. FOOT PLACE OF WORSHIP AND A VARIANCE FOR REQUIRED FRONTAGE.



LOCATION MAP NOT TO SCALE

PLAN REFERENCES:

1.) STATE OF N. H. DEPT. OF PUBLIC WORKS AND HIGHWAYS FEDERAL AID RIGHT OF WAY PROJECT #1-95-1(9)14, INTERSTATE ROUTE 95 N. H. PROJECT #P-5875-A RCRD PLAN #D-2229-6.

2.) STATE OF N. H. DEPT. OF PUBLIC WORKS AND HIGHWAYS FEDERAL AID RIGHT OF WAY PROJECT #1-95-1(10)14, INTERSTATE ROUTE 95 N. H. PROJECT #P-5875-B, RCRD PLAN #D-2498-3.

3.) "PROPOSED DIVISION OF LAND OF CATHERINE T. MORETTI, PHASE 2 – MYRTLE AVENUE & CENTRAL AVENUE PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE" BY CIVIL CONSULTANTS ENGINEERS, REVISED 5-30-2014, RCRD PLAN #D-38286. (SEE ALSO EARLIER PLAN RCRD PLAN #D-37764)

4.) "CORRECTION PLAN, LAND BOUNDARY SURVEY PLAN DEPICTING LAND OWNED BY INDEPENDENT ORDER OF ODD FELLOWS, OSGOOD LODGE #48 KNOWN AS TAX MAP 209 LOT 6/#651 MAPLEWOOD AVE. AND DEPICTING LAND OWNED BY WARREN V. STEARNS & HELEN W. STEARNS KNOWN AS TAX MAP 220 LOT 89/#678 MAPLEWOOD AVE AND DEPICTING LAND OWNED BY WARREN V. STEARNS KNOWN AS TAX MAP 220 LOT 90" BY KNIGHT HILL LAND SURVEYING SERVICES, INC. DATED OCT., 2003, REVISED NOV. 19, 2013, RCRD PLAN #D-38016.

SITE DATA
TAX MAP 220 LOT 90

OWNER OF RECORD:
ISLAMIC SOCIETY OF THE SEACOAST AREA
42N DOVER POINT ROAD
DOVER, N. H., 03820

DEED: RCRD BK. 5806 PG. 2816

AREA: 1.44 ACRE

CERTIFICATION

I CERTIFY THAT THE SITE DETAILS SHOWN HEREON ARE THE RESULTS OF AN ON THE GROUND INSTRUMENT FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN MARCH 2015 AND SEPTEMBER, 2017. THE DETAILS SHOWN HEREON REFLECT CURRENT AS BUILT EXISTING CONDITIONS.

STATE OF NEW HAMPSHIRE — No. 802 — G. DAVIDSON HISLOP JR. — LICENSED LAND SURVEYOR — SIGNATURE

SEPT. 15, 2017

G. DAVIDSON HISLOP, JR. LLS #802 DATE

LEGEND

PROPERTY LINE
EDGE OF PAVEMENT
IRON PIPE OR PIN
DRILL HOLE IN STONE WALL
N. H. HIGHWAY BOUND
EDGE OF EASEMENT
APROX. EDGE OF WOODS
STONE WALL
CATCH BASIN
WATER SHUT OFF VALVE
BELL MANHOLE
SEWER MANHOLE
UTILITY POLE
OVERHEAD ELECTRIC
APPROX. UNDERGROUND DRAIN
SION
SETBACK
ROCKINGHAM COUNTY REGISTRY OF DEEDS RCRD
DECIDUOUS TREE
CONIFEROUS TREE
DRAIN MANHOLE
GAS SHUT OFF VALVE
CHAIN LINK FENCE
STUMP/DIRT/SLASH PILE
APROX. UNDERGROUND SEWER
GRANITE CURB
APPROX. UNDERGROUND WATER
APPROX. UNDERGROUND GAS
LEDGE OUTCROP AREA
2 FOOT CONTOUR
CONTOUR AT EVEN 10 FOOT
TALL STAKE SET ON LOT LINE

EXISTING CONDITIONS & TOPOGRAPHY PLAN

for vacant lot known as

TAX MAP 220 LOT 90

owned by

ISLAMIC SOCIETY OF THE SEACOAST AREA

located at

686 MAPLEWOOD AVENUE
PORTSMOUTH, NEW HAMPSHIRE
ROCKINGHAM COUNTY

DATE: SEPT. 14, 2017 SCALE: 1" = 30' PROJECT # 1938ASBUILT

PREPARED FOR:
ISLAMIC SOCIETY OF THE SEACOAST AREA
42N DOVER POINT RD.
DOVER, N. H., 03820
c/o MOHAMMED EBRAHIM, PH.D., P.E.
attn: DOUG LAROSA
dj@ombiengineering.com
603-430-9282 (312)

PREPARED BY:
KNIGHT HILL LAND SURVEYING SERVICES, INC.
c/o DAVE HISLOP
34 OLD POST ROAD
NEWINGTON, N. H. 03801
(603) 436-1330
dave@khlandsurveying.com

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

1938PNTS

Z360

DEMOLITION NOTES

a) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.

b) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.

c) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

d) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.

e) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.

f) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.

g) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.

h) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE. ANY EXISTING MONITORING WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER TO COORDINATE MONITORING WELL REMOVAL AND/OR RELOCATION WITH NHDES AND OTHER AUTHORITY WITH JURISDICTION PRIOR TO CONSTRUCTION.

i) ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).

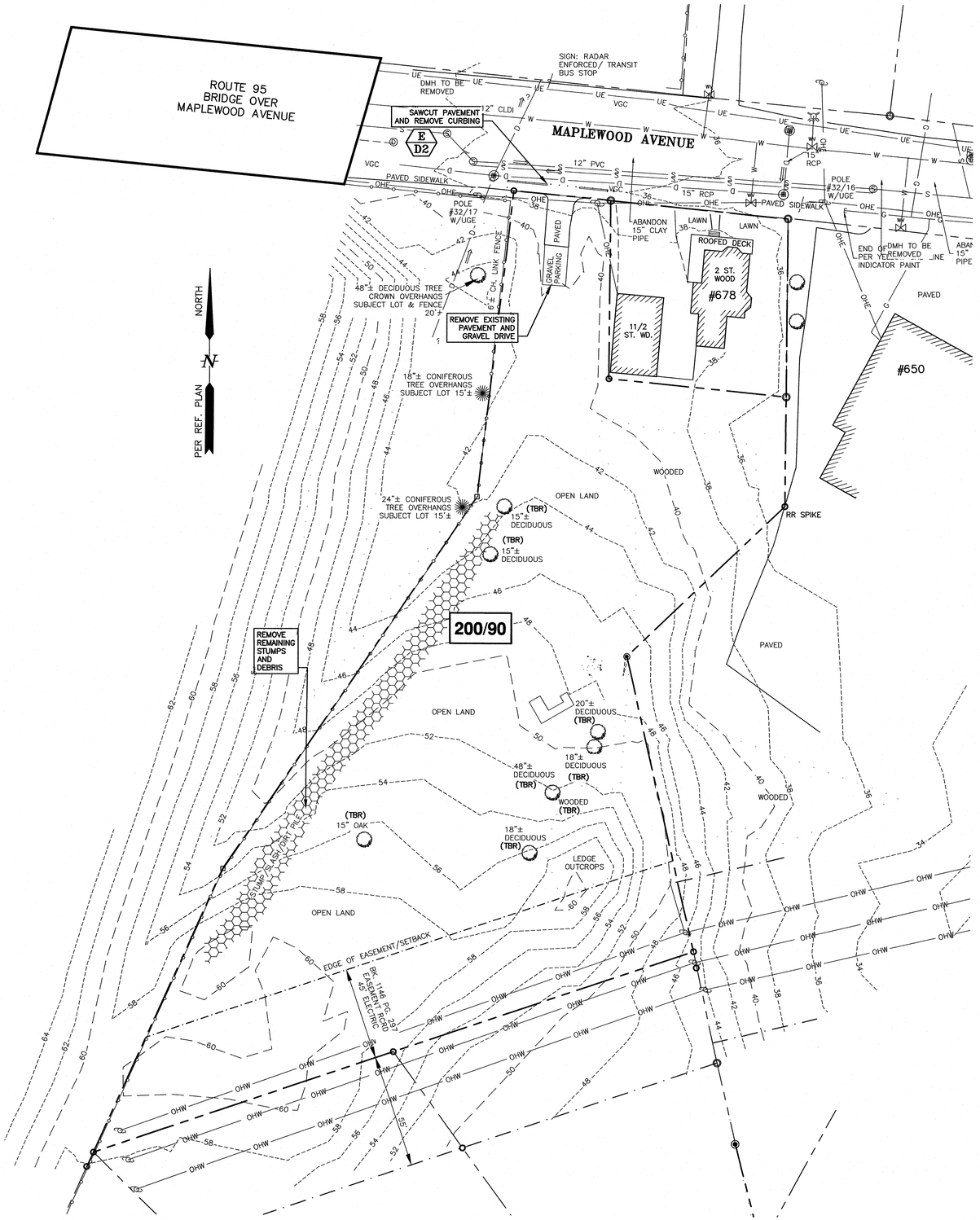
j) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

k) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.

l) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.

m) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFELY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.

n) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS



GRAPHIC SCALE

30 0 50 100 120 FEET
10 5 0 10 20 30 METERS

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

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

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

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

4) ALL SEWER CONSTRUCTION SHALL COMPLY WITH THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (NHDES) STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWERAGE AND WASTEWATER TREATMENT FACILITIES, LATEST EDITION.

5) ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH AND THE N.H.D.O.T STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATIONS SHALL GOVERN.

6) CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF DEMOLITION DEBRIS.

7) CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH BITUMEN EMULSION RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.

8) INSTALL CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED CATCH BASINS UNTIL CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED.

9) COORDINATE ANY DEMOLITION WORK WITHIN CITY RIGHT-OF-WAY WITH THE CITY OF PORTSMOUTH.

10) OWNER SHALL ARRANGE FOR LAND SURVEYOR TO SET ADDITIONAL BENCHMARKS PRIOR TO ANY SITE CONSTRUCTION.

PORTSMOUTH
MAPLE MASJID
686 MAPLEWOOD AVENUE
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	10/15/18

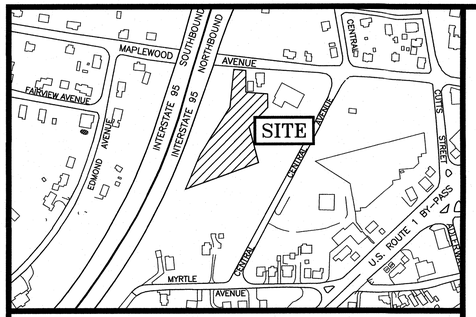
REVISIONS

STATE OF NEW HAMPSHIRE
JOHN R. CHAGNON
No. 7941
LICENSED
PROFESSIONAL ENGINEER

SCALE: 1" = 30' MARCH 2018

DEMOLITION PLAN C1

2360



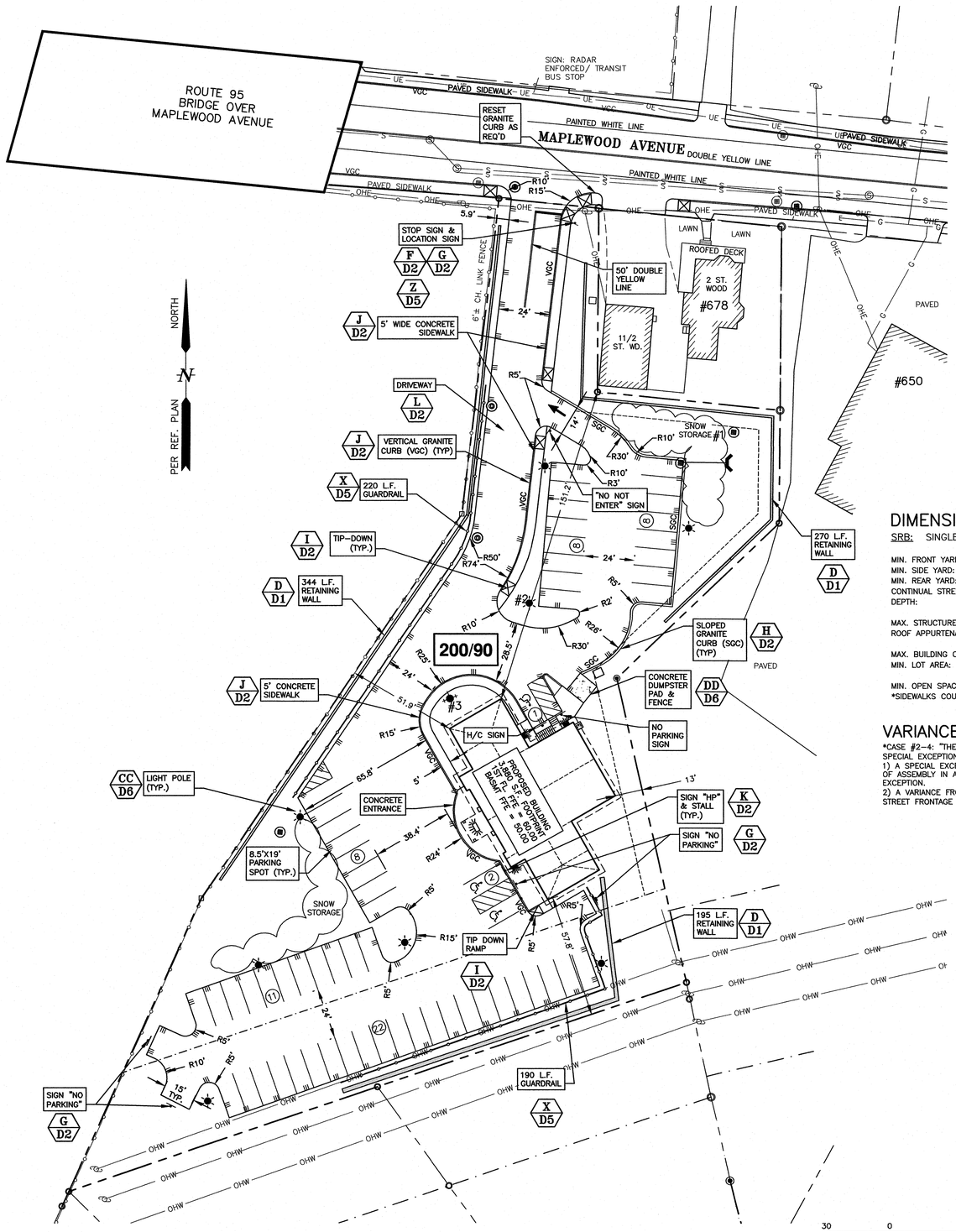
LOCATION MAP SCALE 1"=300'

LEGEND:
SEE SHEET C1

IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	0	3,880
PAVEMENT	306	30,860
GRAVEL	219	0
RETAINING WALLS	0	820
STEPS AND LANDINGS	0	131
ENTRANCE PAD & PADS	0	769
5' WIDE SIDEWALK*	0	4885
TOTAL	525	41,345
LOT SIZE	62,776	62,776
% LOT COVERAGE*	0.8%	65.9%

* SIDEWALKS COUNTED AS OPEN SPACE



APPROVAL NOTES:

1) THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

2) ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.

3) THE OWNER OF RECORD AND SUBSEQUENTLY THE CONDOMINIUM UNIT ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS.

4) ALL REQUIRED PLANT MATERIALS SHALL BE TENDED AND MAINTAINED IN A HEALTHY GROWING CONDITION, REPLACED WHEN NECESSARY, AND KEPT FREE OF REFUSE AND DEBRIS. ALL REQUIRED FENCES AND WALLS SHALL BE MAINTAINED IN GOOD REPAIR.

5) THE PROPERTY OWNER SHALL BE RESPONSIBLE TO REMOVE AND REPLACE DEAD OR DISEASED PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE AND QUANTITY OF PLANT MATERIALS AS ORIGINALLY INSTALLED, UNLESS ALTERNATIVE PLANTINGS ARE REQUESTED, JUSTIFIED AND APPROVED BY THE PLANNING BOARD OR PLANNING DIRECTOR.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

DIMENSIONAL REQUIREMENTS:

SRB: SINGLE RESIDENCE "B"

	REQUIRED	EXISTING	PROPOSED
MIN. FRONT YARD:	30 FEET	NA	151.2 FEET
MIN. SIDE YARD:	10 FEET	NA	13.0 FEET
MIN. REAR YARD:	30 FEET	NA	57.8 FEET
CONTINUAL STREET FRONTAGE:	100 FEET	47.2 FEET	*47.2 FEET
DEPTH:	100 FEET	>100 FEET	>100 FEET
MAX. STRUCTURE HEIGHT:	35 FEET	0 FEET	<35 FEET
ROOF APPURTENANCE:	8 FEET	0 FEET	8 FEET
MAX. BUILDING COVERAGE:	20%	0%	6.2%
MIN. LOT AREA:	15,000 SF	62,776 SF	62,776 SF
MIN. OPEN SPACE COVERAGE:	40%	99.6%	40.3%*

*SIDEWALKS COUNTED AS OPEN SPACE.

VARIANCES GRANTED (2/21/2017):

*CASE #2-4: "THE BOARD VOTED, IN SEPARATE MOTIONS, TO GRANT THE SPECIAL EXCEPTION AND VARIANCE AS PRESENTED AND ADVERTISED,"
1) A SPECIAL EXCEPTION FOR SECTION 10.440 TO ALLOW A RELIGIOUS PLACE OF ASSEMBLY IN A DISTRICT WHERE THE USE IS ONLY ALLOWED BY SPECIAL EXCEPTION.
2) A VARIANCE FROM SECTION 10.521 TO ALLOW 47'± OF CONTINUOUS STREET FRONTAGE WHERE 100' IS REQUIRED.

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL LOCATED ON 686 MAPLEWOOD AVENUE IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 220 AS LOT 90.

2) OWNER OF RECORD:
ISLAMIC SOCIETY OF SEACOAST AREA
PO BOX 684
DOVER, NH 03821
5806/2816

3) SITE AREA IS 62,776 S.F. (1.44 ACRES)

4) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.

5) PARCEL ARE LOCATED IN THE SINGLE RESIDENCE "B" (SRB) ZONING DISTRICT.

6) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LAYOUT OF SITE DEVELOPMENT ON TAX MAP 220 LOT 90.

7) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88.
SEE PLAN REFERENCE #1.

8) BUILDING NUMBERING TO BE COORDINATED WITH 911.

9) EXCESS SNOW SHALL BE TRUCKED FROM SITE

10) THE PLAN FOR SOLID WASTE REMOVAL IS TO PROVIDE DUMPSTERS FOR WEEKLY PICKUP.

11) STORMWATER MANAGEMENT INSTALLATIONS SHALL BE INSPECTED BY DPW DURING CONSTRUCTION AND AN ANNUAL REPORT SHALL BE SUBMITTED TO THE DPW DEPARTMENT REGARDING THE FUNCTION OF THE DESIGN.

PARKING ANALYSIS:

PLACE OF ASSEMBLY: 1 PER 4 PERSONS MAXIMUM OCCUPANCY OF ASSEMBLY AREA: 60 PARKING SPACES PROPOSED: PROPOSED MAXIMUM OCCUPANCY = 240 PEOPLE.

A CONDITIONAL USE PERMIT TO ALLOW 60 PARKING SPACES WHERE THE MAXIMUM POSSIBLE OCCUPANT LOAD BASED ON SF CALCULATIONS IS 704 WILL BE REQUESTED.

PROPOSED PARKING:

REGULAR SPACES = 57 SPACES
HANDICAP SPACES = 3 SPACES
TOTAL SPACES = 60 TOTAL SPACES

REFERENCE PLAN:

1) "EXISTING CONDITIONS & TOPOGRAPHY PLAN FOR VACANT LOT KNOWN AS TAX MAP 220 LOT 90 OWNED BY ISLAMIC SOCIETY OF THE SEACOAST AREA LOCATED AT 686 MAPLEWOOD AVENUE PORTSMOUTH NH ROCKINGHAM COUNTY" DATE: SEPT. 14, 2017, SCALE: 1" = 30' PREPARED BY: KNIGHT HILL LAND SURVEYING SERVICES, INC. C/O DAVE HISLOP 34 OLD POST ROAD, NEWINGTON NH 03801 (603) 436-1330, dave@khlandsurveying.com

PORTSMOUTH
MAPLE MASJID
686 MAPLEWOOD AVENUE
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	ADD SIDEWALK	11/19/18
1	ISSUED FOR APPROVAL	10/15/18
0	ISSUED FOR COMMENT	8/29/18

REVISIONS

STATE OF NEW HAMPSHIRE JOHN R. CRAGNON NO. 7951 LICENSED PROFESSIONAL ENGINEER

STATE OF NEW HAMPSHIRE No. 738 JOHN R. CHAGNON LICENSED LAND SURVEYOR

SCALE: 1" = 30' AUGUST 2018

SITE PLAN C2

J:\JOBS2_UN2300s\JN 2360s\JN 2360\2017 Site Plan\Plans & Specs\Site\2360SITE01.dwg, C2 SITE

2360

UTILITY NOTES:

1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
3) SEE GRADING AND DRAINAGE PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
4) ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, POLYWRAPPED, CEMENT LINED DUCTILE IRON PIPE.
5) ALL WATERMAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTSMOUTH.
6) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
7) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH
8) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
9) ANY CONNECTION TO EXISTING WATERMAIN SHALL BE CONSTRUCTED BY THE CITY OF PORTSMOUTH.
10) EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
11) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
12) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
13) ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
14) ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
15) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
16) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
17) CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
18) A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.
19) SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVED AREAS.
20) GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
21) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
22) ALL SEWER PIPES WITH LESS THAN 6' COVER SHALL BE INSULATED.
23) CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
24) CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH UTILITY COMPANY AND AFFECTED ABUTTER.
25) SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER IN COORDINATION WITH THE SITE CIVIL ENGINEER.
26) CONTRACTOR SHALL CONSTRUCT ALL UTILITIES AND DRAINS TO WITHIN 10' OF THE FOUNDATION WALLS AND CONNECT THESE TO SERVICE STUBS FROM THE BUILDING.
27) THE CONTRACTOR SHALL INSTALL THE SEWER LINE AND MANHOLE IN CONSULTATION AND COORDINATION WITH DEPARTMENT OF PUBLIC WORKS.
28) BRASS WEDGES FOR CONTINUITY OF SIGNAL MUST BE INSTALLED ON WATER MAINS PER THE PORTSMOUTH WATER DEPARTMENT
29) FINAL REVIEW OF ALL UTILITIES SHALL BE MADE DURING THE REQUIRED SEWER CONNECTION PERMIT PROCESS IN COORDINATION WITH DEPARTMENT OF PUBLIC WORKS.
30) ALL WORK PERFORMED IN THE PUBLIC RIGHT-OF-WAY SHALL BE BUILT TO DEPARTMENT OF PUBLIC WATER WORKS STANDARDS.
31) THIRD PARTY UTILITY INSTALLATION INSPECTIONS SHALL BE REQUIRED ON WATER MAIN, SEWER, AND DRAINAGE SYSTEM CONSTRUCTION, AS WELL AS CONSTRUCTION AND REPAIRS TO CITY STREETS.

STRUCTURE DATA

"A" DRAIN MANHOLE
RIM = 38.61
INV. IN (W) = 30.1 12" RCP
INV. OUT (E) = 30.0 12" RCP
(MEASURED)(STEADY FLOW)

"B" SEWER MANHOLE
RIM = 38.25
INV. IN (W) = 32.5 10" PVC
INV. OUT (SE) = 32.4 10" PVC
(MEASURED)(STEADY FLOW)
(THE PORTS. GIS RIM LABEL IS 39 AND INVERT 33.3)

"C" SEWER MANHOLE 98
RIM = 37.75
INV. IN (NW) = 32.3 10" PVC
INV. OUT (E) = 32.3 10" PVC
(MEASURED)(STEADY FLOW)
(THE PORTS. GIS RIM IS 38.7 AND INVERT 33.2)

"E" CATCH BASIN (CB-11)
RIM = 37.23
BOTTOM ELEV. = 25.0
INV. a = 26.85 - 15" RCP
INV. b = 25.35 - 15" RCP
INV. c = 25.35 - 48" (SCALED)

"F" CATCH BASIN
RIM = 35.27
INV. IN (N) = 29.2 15" RCP
INV. OUT (W) = 29.2 18"±
(GRILL IS RUSTED OUT)

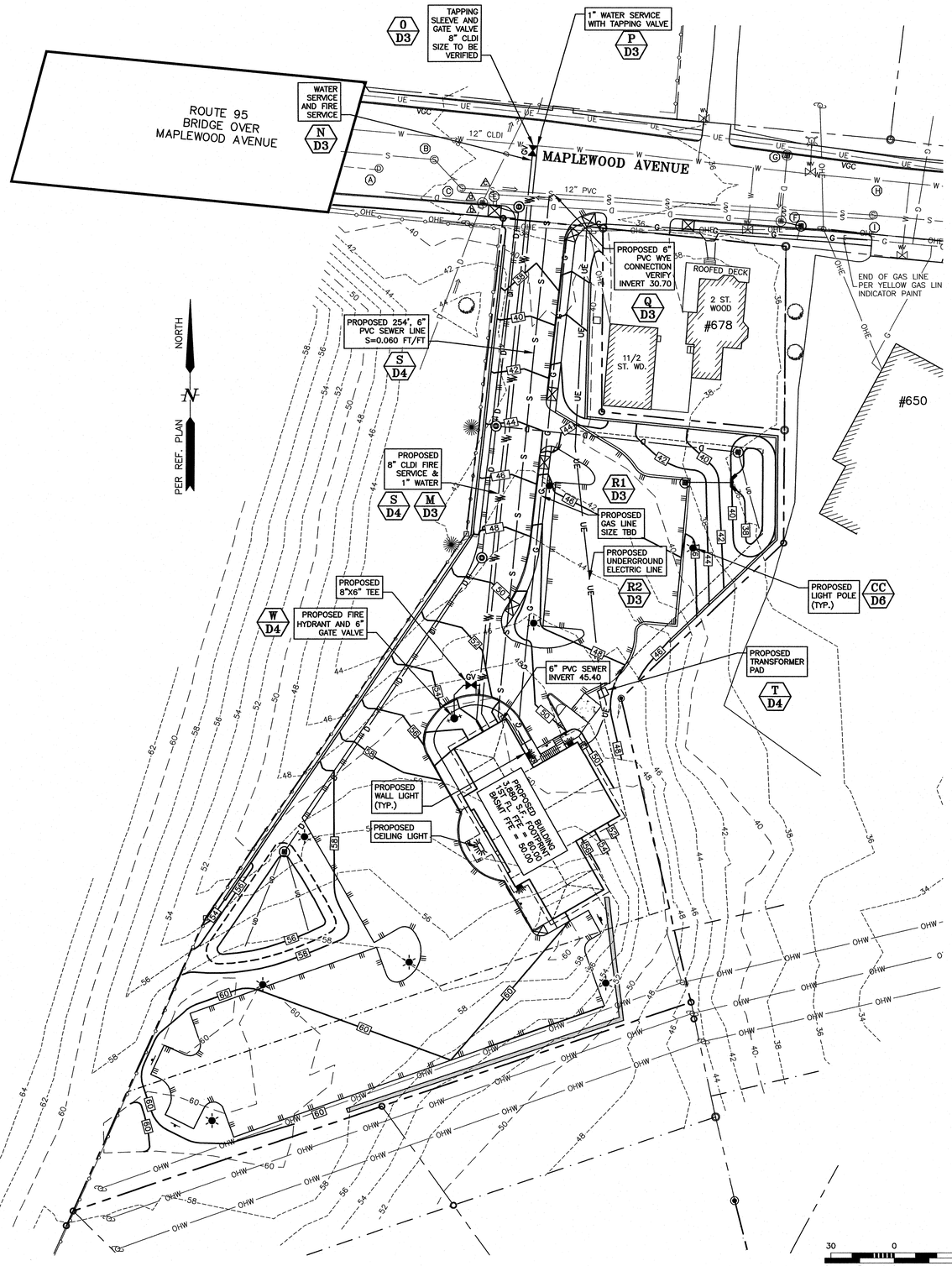
"G" CATCH BASIN
RIM = 35.29
INV. OUT (S) = 30.8

(H) DRAIN MANHOLE
RIM = 35.17
(COULD NOT OPEN COVER TO MEASURE INVERTS)

"I" SEWER MANHOLE 97
RIM = 34.96
INV. IN (W) = 25.6 10" PVC
INV. OUT (E)= 25.6 10" PVC
(CITY GIS HAS RIM ELEVATION LABELED 35.6 AND INVERT AT 26.5)

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



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NOTES:

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

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

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

4) INSTALL CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED CATCH BASINS UNTIL CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED.

5) A JOINT USE AGREEMENT WITH EVERSOURCE REQUIRED FOR PARKING WITHIN THE 45'/55' ELECTRIC EASEMENT (R17715).

6) UTILITY CONNECTIONS IN MAPLEWOOD AVENUE SHALL BE MADE AT LEAST 3 MONTHS PRIOR TO FINAL OVERLAYS OR A MILL AND FILL WILL BE REQUIRED.

7.) ALL WATER MAIN SERVICE WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH STANDARDS.

PORTSMOUTH
MAPLE MASJID
686 MAPLEWOOD AVENUE
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	ADDED HYDRANT, TAPPING, NOTE #7	11/19/18
0	ISSUED FOR COMMENT	10/15/18

REVISIONS

JOHN P. CHAGNON No. 9861 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE

SCALE: 1" = 30' MAY 2018

UTILITY PLAN C3

2360

J:\JOBS2\JN2300s\JN 2360s\JN 2360\2017 Site Plan\Plans & Specs\Site\2360SITE01.dwg, C3 UTILITY

TEST PIT 1, ELEV. 60.1

Date: 8/18/17
Logged by: DOUG LAROSA
ESHWT: NONE
Observed Water: NONE
Restrictive layer: NONE
REFUSAL: LEDGE AT 24"

DEPTH	DESCRIPTION
0" – 6"	10YR 3/3 FINE SANDY LOAM, MASSIVE, FRIABLE
6" – 24"	10YR 5/6 FINE SANDY LOAM, GRANULAR, FRIABLE

TEST PIT 2, ELEV. 50.1

Date: 8/18/17
Logged by: DOUG LAROSA
ESHWT: NONE
Observed Water: NONE
Restrictive layer: NONE
REFUSAL: LEDGE AT 28"

DEPTH	DESCRIPTION
0" – 5"	10YR 3/3 FINE SANDY LOAM, MASSIVE, FRIABLE
5" – 28"	10YR 5/6 FINE SANDY LOAM, GRANULAR, FRIABLE

TEST PIT 3, ELEV. 52.1

Date: 8/18/17
Logged by: DOUG LAROSA
ESHWT: NONE
Observed Water: NONE
Restrictive layer: NONE
REFUSAL: LEDGE AT 27"

DEPTH	DESCRIPTION
0" – 6"	10YR 3/3 FINE SANDY LOAM, MASSIVE, FRIABLE
6" – 27"	10YR 5/6 FINE SANDY LOAM, GRANULAR, FRIABLE

TEST PIT 4, ELEV. 44.5

Date: 8/18/17
Logged by: DOUG LAROSA
ESHWT: NONE
Observed Water: NONE
Restrictive layer: NONE
REFUSAL: LEDGE AT 30"

DEPTH	DESCRIPTION
0" – 8"	10YR 4/3 FINE SANDY LOAM, MASSIVE, FRIABLE
8" – 30"	10YR 4/6 FINE SANDY LOAM, GRANULAR, FRIABLE

TEST PIT 5, ELEV. 43.5

Date: 8/18/17
Logged by: DOUG LAROSA
ESHWT: NONE
Observed Water: NONE
Restrictive layer: NONE
REFUSAL: LEDGE AT 25"

DEPTH	DESCRIPTION
0" – 5"	10YR 4/3 FINE SANDY LOAM, MASSIVE, FRIABLE
5" – 25"	10YR 5/6 FINE SANDY LOAM, GRANULAR, FRIABLE

STRUCTURE DATA

"A" DRAIN MANHOLE
RIM = 38.61
INV. IN (W) = 30.1 12" RCP
INV. OUT (E) = 30.0 12" RCP
(MEASURED)(STEADY FLOW)

"B" SEWER MANHOLE
RIM = 38.25
INV. IN (W) = 32.5 10" PVC
INV. OUT (SE) = 32.4 10" PVC
(MEASURED)(STEADY FLOW)
(THE PORTS. GIS RIM LABEL IS 39 AND INVERT 33.3)

"C" SEWER MANHOLE 98
RIM = 37.75
INV. IN (NW) = 32.3 10" PVC
INV. OUT (E) = 32.3 10" PVC
(MEASURED)(STEADY FLOW)
(THE PORTS. GIS RIM IS 38.7 AND INVERT 33.2)

"E" CATCH BASIN (CB–11)
RIM = 37.23
BOTTOM ELEV. = 25.0
INV. a = 26.85 – 15" RCP
INV. b = 25.35 – 15" RCP
INV. c = 25.35 – 48" (SCALED)

"F" CATCH BASIN
RIM = 35.27
INV. IN (N) = 29.2 15" RCP
INV. OUT (W) = 29.2 18"±
(GRILL IS RUSTED OUT)

"G" CATCH BASIN
RIM = 35.29
INV. OUT (S) = 30.8

(H) DRAIN MANHOLE
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(COULD NOT OPEN COVER TO MEASURE INVERTS)

"I" SEWER MANHOLE 97
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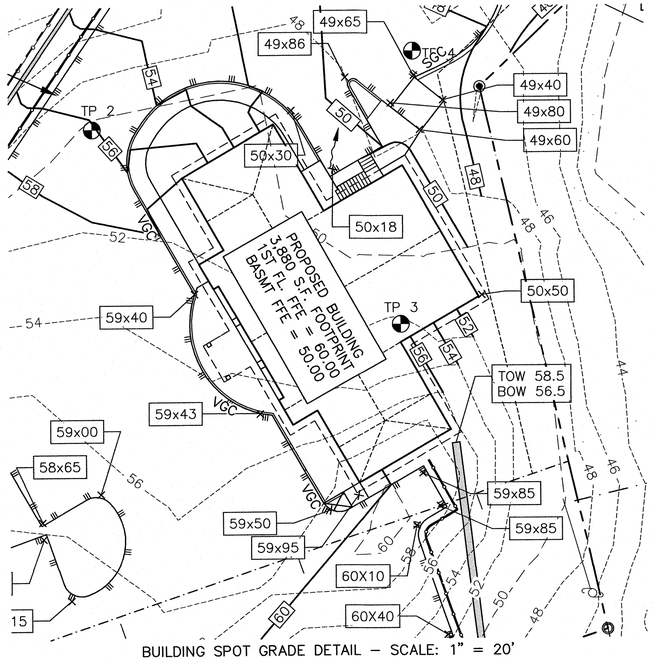
(CITY GIS HAS RIM ELEVATION LABELED 35.6 AND INVERT AT 26.5)

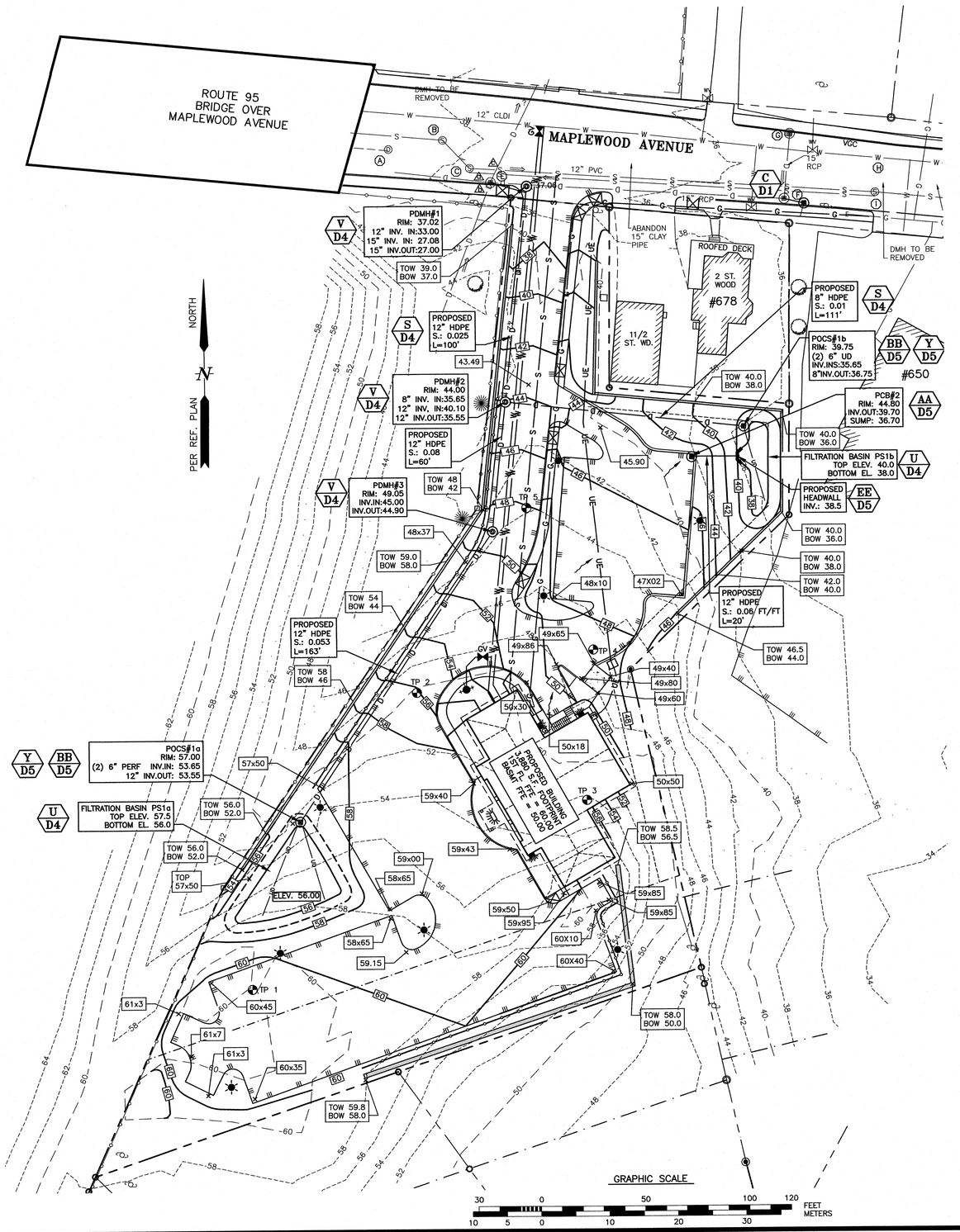


BUILDING SPOT GRADE DETAIL – SCALE: 1" = 20'

GRAPHIC SCALE
10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



GRAPHIC SCALE
30 0 50 100 120 FEET
10 5 0 10 20 30 METERS

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

4) INSTALL CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED CATCH BASINS UNTIL CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED.

5) ALL WATER MAIN AND SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE NEW HAMPSHIRE STATE PLUMBING CODE AND CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.

6) UTILITY AS–BUILTS SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF THE PROJECT.

PORTSMOUTH
MAPLE MASJID
686 MAPLEWOOD AVENUE
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	REVISED GRADING WITH SIDEWALKS	11/19/18
1	ISSUED FOR COMMENT	10/15/18
0	ISSUED FOR COMMENT	9/17/18

REVISIONS

JOHN S. CHAGNON NO. 7851 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

SCALE: 1" = 30'/20' MAY 2018

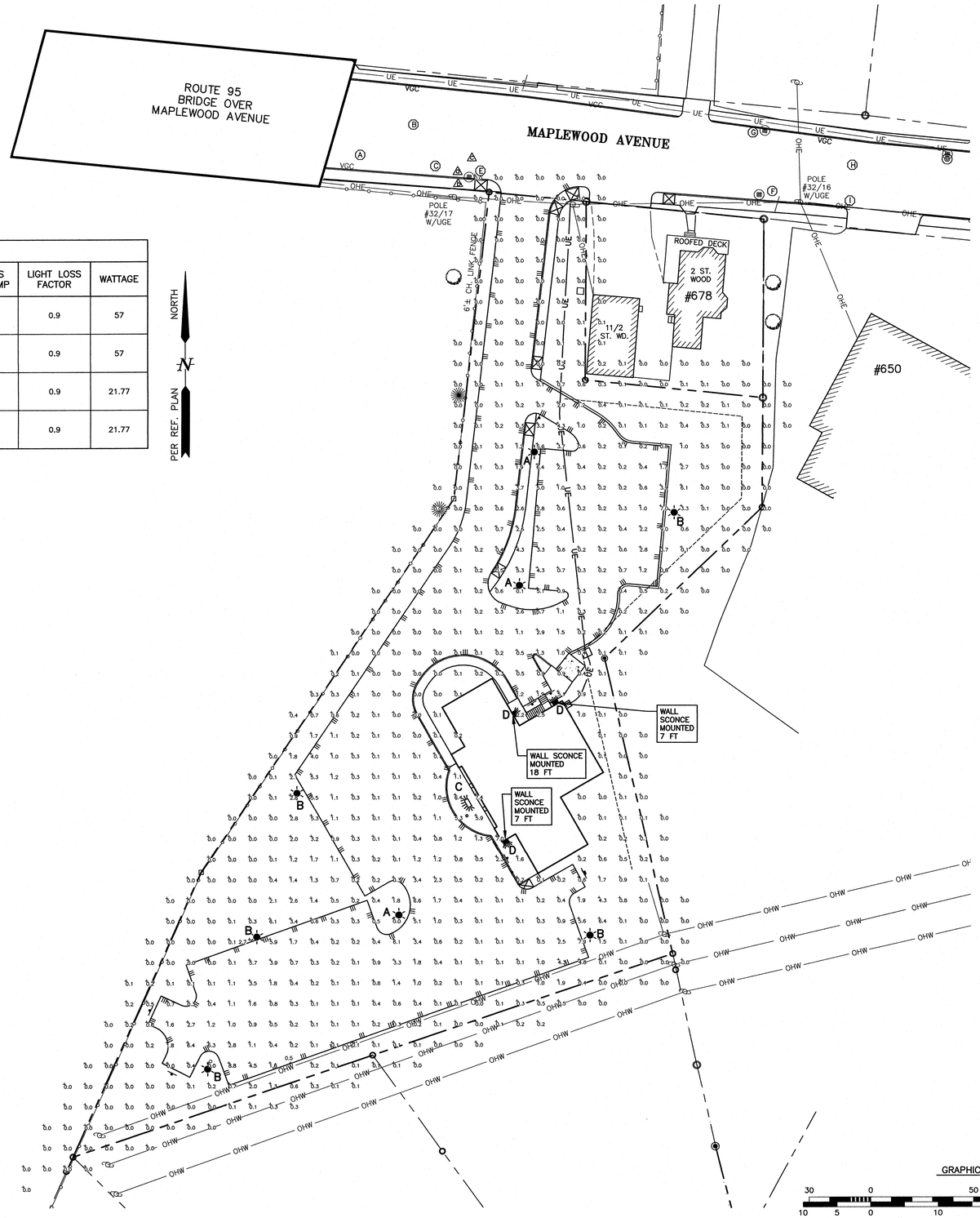
GRADING, DRAINAGE AND EROSION CONTROL PLAN

C4

2360

J:\JOBS2\JN2300s\JN 2360\2017 Site Plan\Plans & Specs\Site\2360SITEG1.dwg, C4 GRADE

LIGHT FIXTURE TABLE								
POLE	QTY.	CATALOG NUMBER	HEIGHT	LAMP	NUMBER LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
A	3	PRV_A15-D-UNIV-T3-BZ	14 FT	LED	1	6139	0.9	57
B	5	PRV_A15-D-UNIV-T3-BZ-HSS	12 FT	LED	1	5681	0.9	57
C	1	OLWX1-LED-20W-40K-DDB_1	10 FT	LED	1	1841	0.9	21.77
D	3	OLWX1-LED-20W-40K-DDB	SEE PLAN FOR MOUNTING HEIGHTS	LED	1	1841	0.9	21.77



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
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NOTES:

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

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

4) POLE MOUNTED LIGHTS SHALL HAVE A MAXIMUM FIXTURE OF HEIGHT OF 14 FEET, EXCEPT WHERE NOTED.

5) ALL LIGHTING SHALL BE SHIELDED TO MINIMIZE LIGHT TRESPASS AND DIRECT GLARE BEYOND THE PROPERTY.

6) LIGHTING PLAN PREPARED USING AGI32 SOFTWARE. LIGHTING DESIGN BASED ON .IES FILES THAT WERE LAB-TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY DEPENDING ON FIELD CONDITIONS, AREA GEOMETRY OR CHANGES IN ELECTRICAL SUPPLY VOLTAGE.

7) LIGHTS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

8.) LIGHTING SHALL HAVE CUT-OFF FEATURES TO SHIELD LIGHT GLARE ONTO THE 678 MAPLEWOOD PROPERTY.

PORTSMOUTH
MAPLE MASJID
686 MAPLEWOOD AVENUE
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	REVISED LIGHTS ON POLES & NOTE #8	11/19/18
0	ISSUED FOR COMMENT	10/15/18

REVISIONS

STATE OF NEW HAMPSHIRE - JOHN R. CHAGNON No. 17851 LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 30' MAY 2018

LIGHTING PLAN LT

2360

LANDSCAPE SCHEDULE

Quantity	Botanical Name	Common Name	Size
1	Acer palmatum 'Palmatum Group' Bloodgood'	BLOODGOOD JAPANESE MAPLE	7-8'
2	Acer rubrum 'Franksred (Red Sunset®)'	FRANKSRED (RED SUNSET®) RED MAPLE	2.5-3" cal
12	Betula nigra 'Cully (Heritage®)'	CULLY (HERITAGE®) RIVER BIRCH	10-12'
18	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	2gal
1	Cornus florida 'Cherokee Princess'	CHEROKEE PRINCESS FLOWERING DOGWOOD	2.5-3" cal
3	Echinacea purpurea 'Kim's Knee High'	KIM'S KNEE HIGH PURPLE CONEFLOWER	1gal
7	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	1gal
6	Hosta 'Sum & Substance	SUM & SUBSTANCE HOSTA	1gal
5	Hydrangea macrophylla 'Bailmer(Endless Summer®)'	BAILMER(ENDLESS SUMMER®) BIGLEAF HYDRANGEA	3gal
3	Hydrangea paniculata 'ILVOBO' pp#22,782, cbr#4910 (Proven Winners)	BOBO® HARDY HYDRANGEA (Proven Winners)	3gal
3	Hydrangea quercifolia 'Brother Edward' pp#25,413, cbraf (Proven Winners)	GATSBY MOON™ OAKLEAF HYDRANGEA (Proven Winners)	3gal
9	Ilex crenata 'Helleri'	HELLERI JAPANESE HOLLY	5gal
4	Ilex x meserveae 'Blue Princess®'	BLUE PRINCESS® MESERVE HOLLY	4-5'
3	Malus x 'Prairifire'	PRAIRIFIRE FLOWERING CRABAPPLE	2.5-3" cal
8	Microbiota decussata	SIBERIAN CYPRESS	2gal
11	Nepeta x faassenii 'Walker's Low'	WALKER'S LOW CATMINT	1gal
10	Pennisetum alopecuroides 'Hamelin'	HAMELIN CHINESE FOUNTAIN GRASS	2gal
6	Picea abies	NORWAY SPRUCE	7-8'
2	Picea omorika	SERBIAN SPRUCE	7-8'
3	Picea pungens 'Fat Albert'	FAT ALBERT COLORADO SPRUCE	7-8'
6	Pieris japonica 'Mt. Fire'	MT. FIRE JAPANESE PIERIS	5gal
9	Rhododendron (subgenus Rhododendron) 'PJM'	PJM RHODODENDRON	5gal
3	Rhododendron degronianum ssp. yakushimanum 'Yaku Princess'	YAKU PRINCESS RHODODENDRON	5gal
6	Rosa 'Radrazz (Knock Out®)'	RADRAZZ (KNOCK OUT®) ROSE	3gal
5	Salvia nemorosa 'Mainacht (May Night)'	MAINACHT (MAY NIGHT) MEADOW SAGE	1gal
9	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	2.5-3" cal
9	Thuja occidentalis 'Nigra'	NIGRA AMERICAN ARBORVITAE	7-8'
3	Viburnum plicatum f. tomentosum 'Mariesii'	MARIESII DOUBLEFILE VIBURNUM	3-4

APPROVAL NOTES:

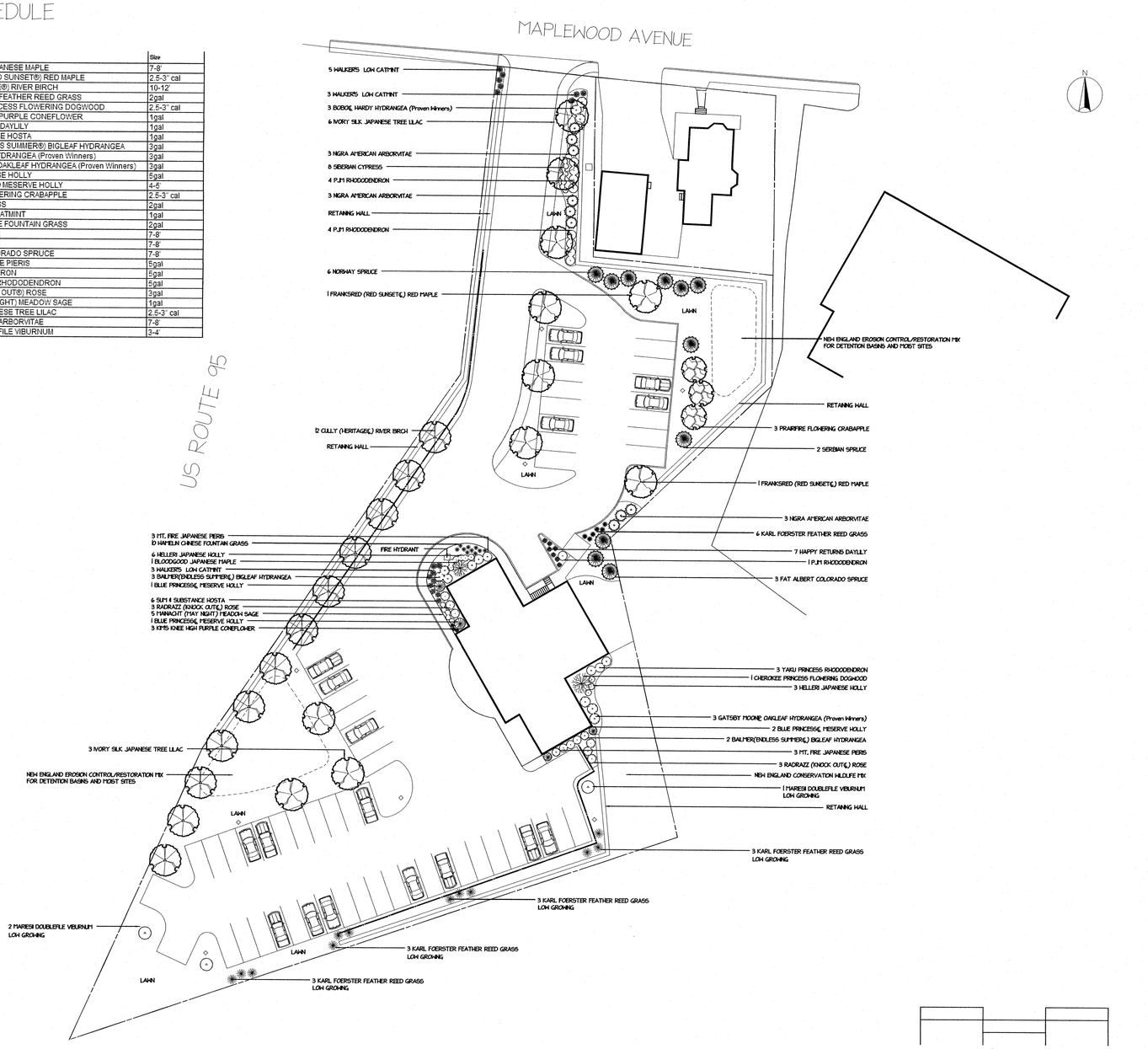
1) THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

2) ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.

3) THE OWNER OF RECORD AND SUBSEQUENTLY THE CONDOMINIUM UNIT ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS.

4) ALL REQUIRED PLANT MATERIALS SHALL BE TENDED AND MAINTAINED IN A HEALTHY GROWING CONDITION, REPLACED WHEN NECESSARY, AND KEPT FREE OF REFUSE AND DEBRIS. ALL REQUIRED FENCES AND WALLS SHALL BE MAINTAINED IN GOOD REPAIR.

5) THE PROPERTY OWNER SHALL BE RESPONSIBLE TO REMOVE AND REPLACE DEAD OR DISEASED PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE AND QUANTITY OF PLANT MATERIALS AS ORIGINALLY INSTALLED, UNLESS ALTERNATIVE PLANTINGS ARE REQUESTED, JUSTIFIED AND APPROVED BY THE PLANNING BOARD OR PLANNING DIRECTOR.



NOTES

BASE PLANS PROVIDED ELECTRONICALLY BY ENGINEER OF RECORD:

AMBIT ENGINEERING
SHEET C4 DATED: 9/17/18

No.	Date	Description
		10/10/18
		REV 11/20/18

REVISIONS

MAPLE MASJID
686 MAPLEWOOD AVE
PORTSMOUTH, NH

LANDSCAPE PLAN

KRIS ROMANIAK
LANDSCAPE DESIGN
20 BRADFORD ST DERRY, NH 03038
617-756-2129

SCALE	1" =30'
DRAWN BY	KRIS ROMANIAK
CHECKED BY	KR
DATE	8-9-18
DATE OF PRINT	8-9-18

PROJECT NO.

SHEET NO.
L-1

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

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

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

INSTALL PERIMETER CONTROLS, i.e., SILT FENCING OR SILTSOXX AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.

PERFORM DEMOLITION.

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

BULLDOZE TOPSOIL INTO STOCKPILES, AND CIRCLE WITH SILT FENCING OR SILTSOXX. IF EROSION IS EXCESSIVE, THEN COVER WITH MULCH.

CONSTRUCT FILTRATION BASINS AND OUTLET, BUT DO NOT ALLOW INFLOW UNTIL ALL CONTRIBUTING AREAS ARE STABILIZED AND EROSION-FREE. ROUGH GRADE SITE. REMOVE AND CRUSH LEDGE, THEN BACKFILL WITH ONSITE SOILS OR GRAVEL IN 12" LIFTS, TYP. ROUGH GRADE SITE. IN LANDSCAPED AREAS OUT OF THE WAY OF SUBSEQUENT CONSTRUCTION ACTIVITY, INSTALL TOPSOIL, MULCH, SEED AND FERTILIZER. STABILIZE STEEPER SLOPES PER DETAILS.

CONSTRUCT FOUNDATIONS.

CONSTRUCT WALLS.

LAYOUT AND INSTALL ALL BURIED UTILITIES AND SERVICES TO THE PROPOSED BUILDING FOUNDATIONS. CAP AND MARK TERMINATIONS OR LOG SWING TIES.

CONSTRUCT BUILDING FRAMES.

FINISH GRADE SITE, BACKFILL DRIVEWAY & PARKING SUBBASE GRAVEL IN TWO, COMPACTED LIFTS. PROVIDE TEMPORARY EROSION PROTECTION TO DITCHES AND SWALES IN THE FORM OF MULCHING, JUTE MESH OR DITCH DAMS.

BUILDING EXTERIOR WORK: LIGHT FIXTURES

INSTALL EXTERIOR LIGHT POLE BASES, AND MAKE FINAL CONNECTIONS TO CONDUIT.

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

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

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

AFTER BUILDINGS ARE COMPLETED, FINISH ALL REMAINING LANDSCAPED WORK.

CONSTRUCT ASPHALT WEARING COURSE.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

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.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

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

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

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

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

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

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

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

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

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

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

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

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

THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.

ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
- A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
- EROSION CONTROL BLANKETS HAVE BEEN INSTALLED

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS:

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

FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER.

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

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

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

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

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

FOR TEMPORARY PROTECTION OF DISTURBED AREAS:
MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:
PERENNIAL RYE: 0.7 LBS/1,000 S.F.
MULCH: 1.5 TONS/ACRE

MAINTENANCE AND PROTECTION

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

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

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

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

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

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

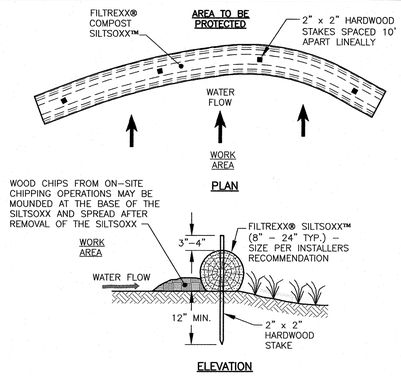
SILT FENCING AND SILTSOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

WINTER NOTES

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

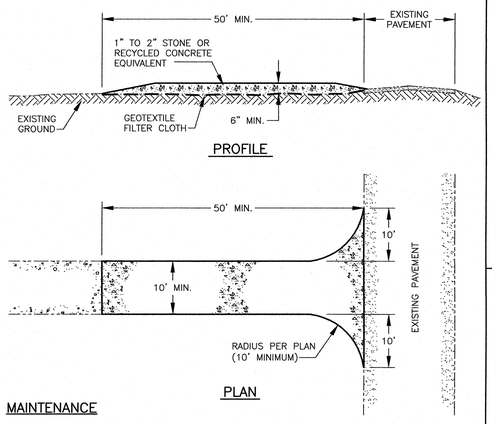
ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

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



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

A / C4 FILTREXX® SILTSOXX™ FILTRATION SYSTEM
NTS



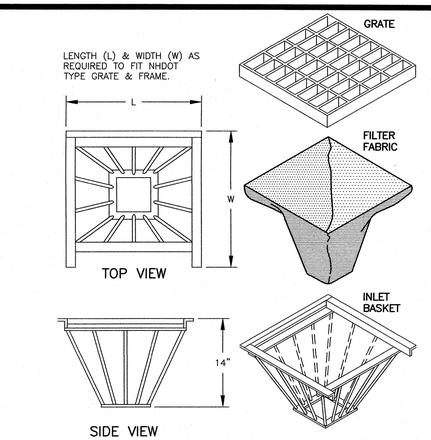
MAINTENANCE

1) MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE GRAVEL AND THE EFFECTIVENESS OF THE GRAVEL PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOP DRESSED WITH NEW STONE. COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.
2) IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATIONS

1) STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2) THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3) THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4) THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
5) GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6) ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8) WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY, WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

B / C4 STABILIZED CONSTRUCTION ENTRANCE
NTS



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

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

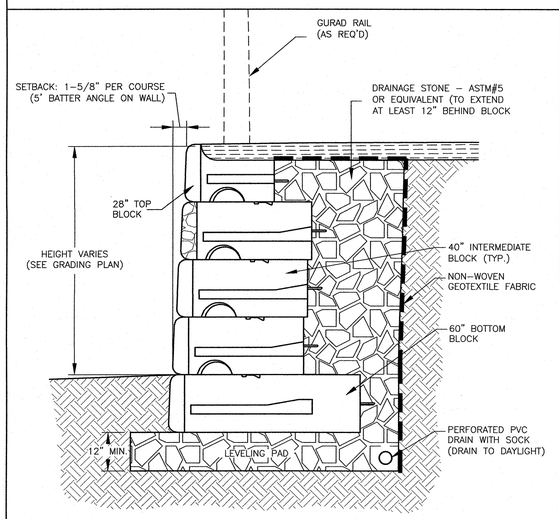
3) THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC; POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:
- -RAB STRENGTH: 45 LB. MIN. IN ANY PRINCIPAL DIRECTION (ASTM D1682)
- -MULLEN BURST STRENGTH: MIN. 60 psi (ASTM D774)

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

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

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

C / C4 CATCH BASIN INLET BASKET
NTS



NOTE:
FINAL STAMPED WALL DESIGN PLANS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL BEFORE CONSTRUCTION. THE DESIGN SHALL ACCOUNT FOR HYDROSTATIC WALL PRESSURE.

D / C2 BLOCK GRAVITY WALL DETAIL
28" REDI ROCK WALL (OR APPROVED EQUAL) NTS

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

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

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

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

PORTSMOUTH
MAPLE MASJID
686 MAPLEWOOD AVENUE
PORTSMOUTH, N.H.

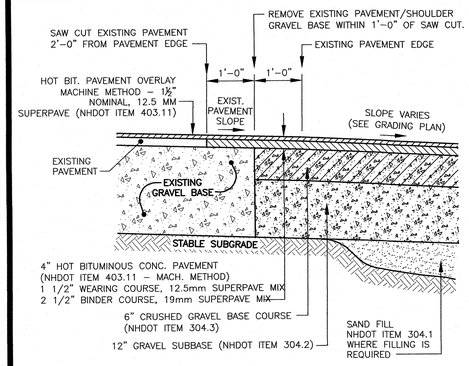
NO.	DESCRIPTION	DATE
1	DETAIL D	11/19/18
0	ISSUED FOR COMMENT	10/15/18

REVISIONS

SCALE AS NOTED MAY 2018

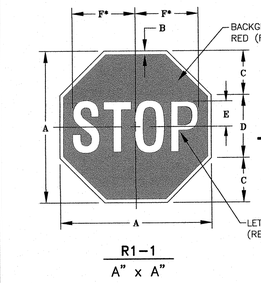
EROSION CONTROL NOTES & DETAILS

D1



E / C1 FULL DEPTH PAVEMENT SECTION AND PAVEMENT JOINT DETAIL

NTS



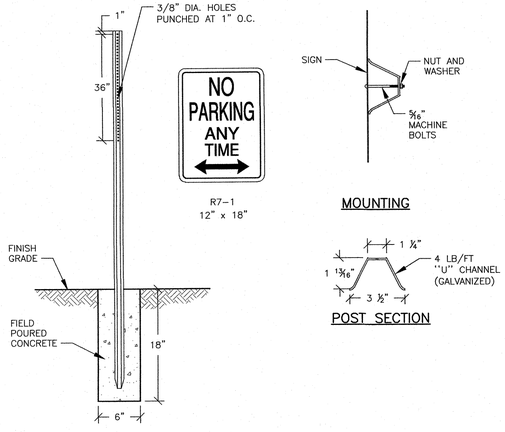
SIGN	DIMENSIONS (inches)				
	A	B	C	D	E
BICYCLE	18	⅜	6	6C	7¾
MINIMUM	24	⅝	8	8C	10
STD.	30	¾	10	10C	12½
EXPWY.	36	⅞	12	12C	15
SPECIAL	48	1¼	16	16C	20

*REDUCE SPACING 40%

R1-1
A" x A"

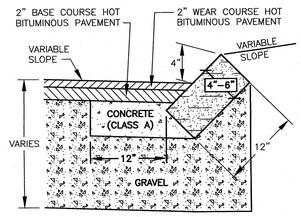
F / C2 STOP SIGN DETAIL

NTS



G / C2 SIGN & POST DETAIL

NTS

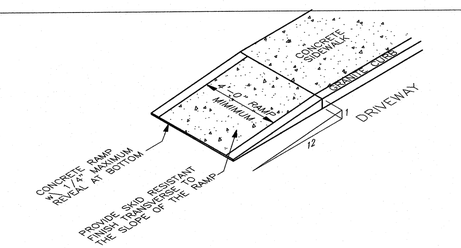


MIN. LENGTH OF STRAIGHT CURB STONES: 18"
MAX. LENGTH OF STRAIGHT CURB STONES: 8FT
MAX. LENGTH OF STRAIGHT STRAIGHT CURB STONES LAID ON CURVE: SEE CHART

Radius for stones with square joints	Maximum length
16' - 28'	6" to 1'
29' - 41'	2'
42' - 55'	3'
56' - 68'	4'
69' - 82'	5'
83' - 96'	6'
97' - 110'	7'
over 110'	8'

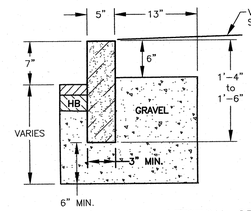
H / C2 SLOPED GRANITE CURBING DETAILS

NTS



I / C2 TYPICAL SIDEWALK TIP DOWN

NTS

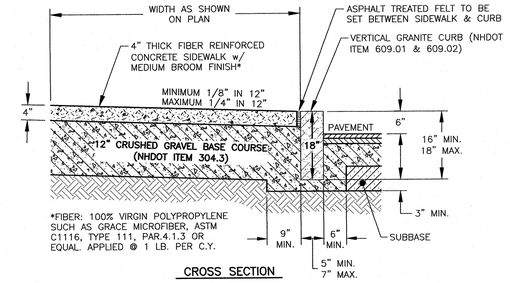


MIN. LENGTH OF CURB STONES: 3FT.
MAX. LENGTH OF CURB STONES: 10FT.
MAX. LENGTH OF STRAIGHT CURB STONES LAID ON CURVE: SEE CHART

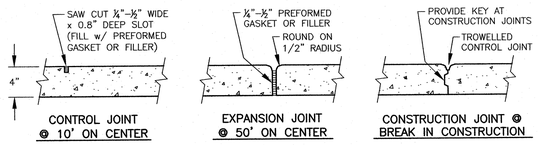
NOTE: ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATE LENGTH.

Radius	Max. length
21'	3'
22' - 28'	4'
29' - 35'	5'
36' - 42'	6'
43' - 49'	7'
50' - 56'	8'
57' - 60'	9'
over 60'	10'

VERTICAL GRANITE CURB



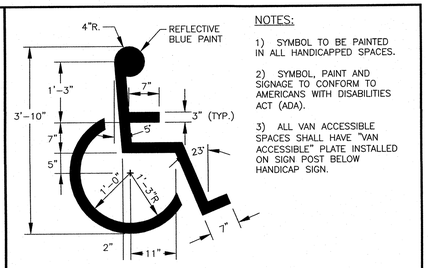
CROSS SECTION



J / C2 PORTLAND CEMENT CONCRETE SIDEWALK (WITH VERTICAL GRANITE CURB)

NTS

SIGNAGE



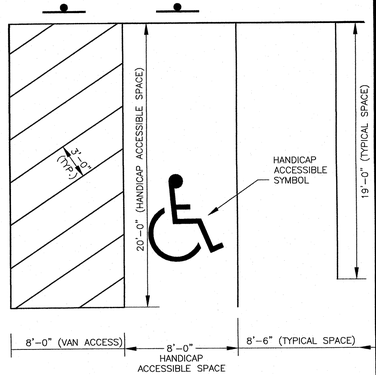
NOTES:

1) SYMBOL TO BE PAINTED IN ALL HANDICAPPED SPACES.

2) SYMBOL, PAINT AND SIGNAGE TO CONFORM TO AMERICANS WITH DISABILITIES ACT (ADA).

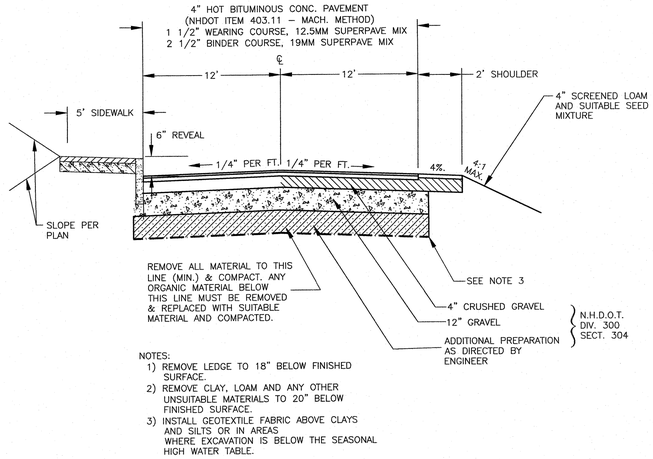
3) ALL VAN ACCESSIBLE SPACES SHALL HAVE "VAN ACCESSIBLE" PLATE INSTALLED ON SIGN POST BELOW HANDICAP SIGN.

PAVEMENT MARKING



K / C2 HANDICAP STALL & HANDICAP SYMBOL

NTS



NOTES:
1) REMOVE LEDGE TO 18" BELOW FINISHED SURFACE.
2) REMOVE CLAY, LOAM AND ANY OTHER UNSUITABLE MATERIALS TO 20" BELOW FINISHED SURFACE.
3) INSTALL GEOTEXTILE FABRIC ABOVE CLAYS AND SILTS OR IN AREAS WHERE EXCAVATION IS BELOW THE SEASONAL HIGH WATER TABLE.

L / C2 TYPICAL DRIVEWAY SECTION

NTS

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

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

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

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

PORTSMOUTH MAPLE MASJID 686 MAPLEWOOD AVENUE PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	REVISED DETAIL L WITH SIDEWALK	11/19/18
0	ISSUED FOR COMMENT	10/15/18

REVISIONS

SCALE AS NOTED

MAY 2018

DETAILS

D2

2360

HORIZONTAL ANCHOR DIMENSIONS FOR PIPE INSTALLATION IN ROCK

UP TO 150 P.S.I. WORKING PRESSURE

PIPE SIZE	TEE OR TAP SLEEVE		90° BEND		45° BEND		22 1/2° BEND		11 1/4° BEND	
	H	L	H	L	H	L	H	L	H	L
* 4"	0'-9"	1'-0"	0'-9"	1'-0"	0'-9"	1'-0"	0'-9"	1'-0"	0'-9"	1'-0"
6"	0'-9"	1'-0"	0'-9"	1'-0"	0'-9"	1'-0"	0'-9"	1'-0"	0'-9"	1'-0"
8"	1'-2"	1'-2"	1'-2"	1'-2"	1'-0"	1'-0"	0'-9"	1'-0"	0'-9"	1'-0"
10"	1'-4"	1'-4"	1'-4"	1'-4"	1'-0"	1'-0"	0'-9"	1'-0"	0'-9"	1'-0"
12"	1'-8"	1'-8"	1'-8"	1'-8"	1'-3"	1'-3"	1'-0"	1'-0"	0'-9"	1'-0"

* – FOR 3" AND SMALLER PIPES

HORIZONTAL ANCHOR DIMENSIONS FOR AVERAGE SOIL CONDITIONS

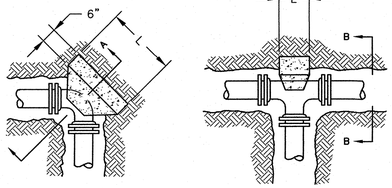
UP TO 150 P.S.I. WORKING PRESSURE

PIPE SIZE	TEE OR TAP SLEEVE		90° BEND		45° BEND		22 1/2° BEND		11 1/4° BEND	
	H	L	H	L	H	L	H	L	H	L
* 4"	1'-0"	2'-0"	1'-0"	2'-0"	1'-0"	1'-4"	0'-9"	1'-0"	0'-6"	1'-0"
6"	1'-0"	2'-0"	1'-0"	2'-0"	1'-0"	1'-4"	0'-9"	1'-0"	0'-6"	1'-0"
8"	1'-4"	2'-8"	1'-4"	2'-8"	1'-4"	1'-6"	1'-0"	1'-0"	0'-9"	1'-0"
10"	1'-8"	3'-4"	1'-8"	3'-4"	1'-8"	2'-0"	1'-3"	1'-3"	1'-0"	1'-0"
12"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	2'-2"	1'-6"	1'-6"	1'-3"	1'-3"

* – FOR 3" AND SMALLER PIPES

NOTES:
1) TABLES ARE BASED ON AN ALLOWABLE SOIL PRESSURE OF 3000 PSF ON UNDISTURBED EARTH BEHIND THE ANCHOR BLOCK. WHERE SOIL HAS BEEN DISTURBED BY ADJACENT EXCAVATIONS OR WHERE SOIL CANNOT WITHSTAND SUCH A PRESSURE, THE TABLE DOES NOT APPLY.

2) WHERE ENTIRE DEPTH OF PIPE IS BELOW THE TOP SURFACE OF SOUND ROCK, USE "HORIZONTAL ANCHOR DIMENSIONS FOR PIPE INSTALLATION IN ROCK" TABLE.

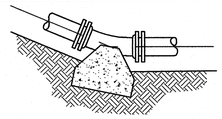


HORIZONTAL ANCHORING

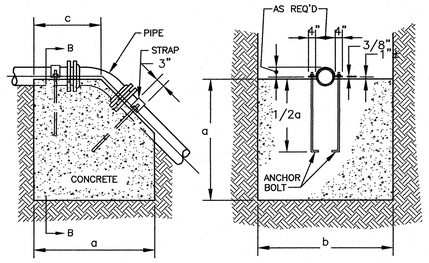
VERTICAL ANCHOR DIMENSIONS

UP TO 150 P.S.I. WORKING PRESSURE

PIPE SIZE	45° BEND DIMENSION a	45° BEND DIMENSION b	45° BEND DIMENSION c	45° BEND ROD DIA.	22 1/2° BEND DIMENSION a	22 1/2° BEND DIMENSION b	22 1/2° BEND DIMENSION c	22 1/2° BEND ROD DIA.	11 1/4° BEND DIMENSION a	11 1/4° BEND DIMENSION b	11 1/4° BEND DIMENSION c	11 1/4° BEND ROD DIA.
4"	3'-0"	3'-0"	2'-0"	3/4"	2'-6"	2'-3"	1'-6"	3/4"	2'-0"	2'-0"	1'-6"	3/4"
6"	3'-0"	3'-0"	2'-0"	3/4"	2'-6"	2'-3"	1'-6"	3/4"	2'-0"	2'-0"	1'-6"	3/4"
8"	3'-6"	3'-6"	2'-6"	3/4"	3'-0"	3'-0"	1'-9"	3/4"	2'-6"	2'-6"	1'-3"	3/4"
10"	4'-3"	4'-0"	3'-0"	3/4"	3'-6"	3'-3"	2'-0"	3/4"	2'-9"	2'-9"	1'-6"	3/4"
12"	4'-9"	4'-6"	3'-3"	3/4"	4'-0"	3'-9"	2'-6"	3/4"	3'-3"	3'-3"	1'-9"	3/4"

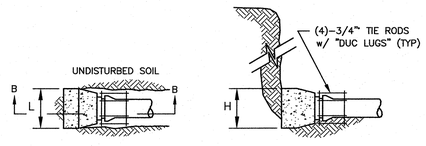


USE SAME DIMENSIONS AS FOR HORIZONTAL BEND ANCHORS



VERTICAL BEND

ALL EXPOSED PORTIONS OF ANCHOR STRAPS TO RECEIVE TWO FIELD COATS (MIN.) OF BITUMASTIC MATERIAL

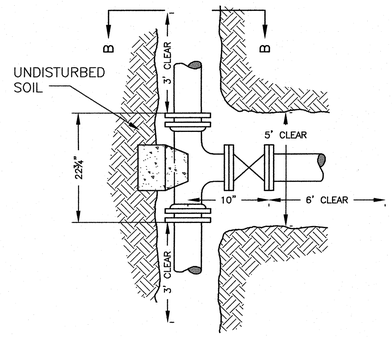


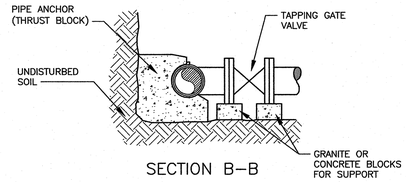
RESTRAINED PLUG OR CAP

NOTE: SEE CHART "HORIZONTAL ANCHOR DIMENSIONS" TIE RODS TO BE PROVIDED IN LIEU OF THRUST BLOCK

VERTICAL ANCHORING

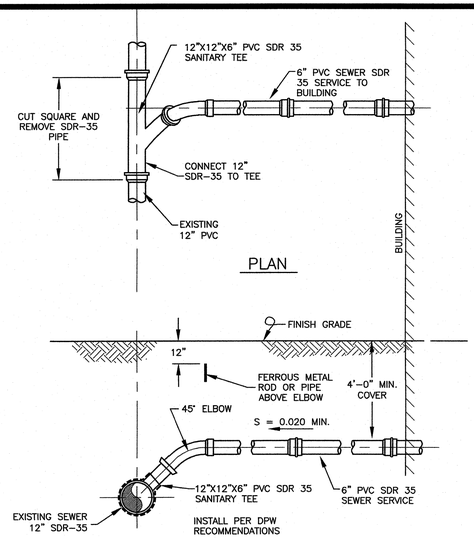
M / C3 PRESSURE PIPE ANCHORING DETAILS
INSTALL PER PORTSMOUTH REQUIREMENTS NTS



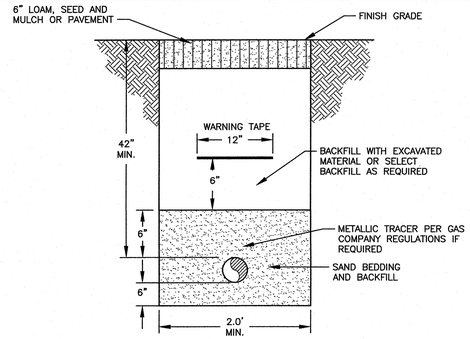


NOTES:
1) ALL MATERIALS SHALL BE APPROVED BY THE PORTSMOUTH WATER DEPARTMENT PRIOR TO INSTALLATION AND USE.
2) ALL JOINTS SHALL BE MECHANICAL.
3) "CLEAR" DIMENSIONS SHOWN ATE REQUIRED FOR WORKSPACE. NO JOINTS ON PIPE BEING TAPPED WITHIN "CLEAR" AREA.
4) FORD TYPE STAINLESS STEEL TAPPING SADDLES OR APPROVED EQUAL ARE ALSO ACCEPTABLE.

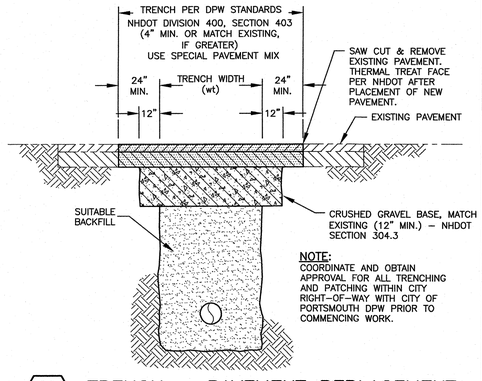
0 / C3 TAPPING SLEEVE AND GATE
INSTALL PER PORTSMOUTH REQUIREMENTS NTS



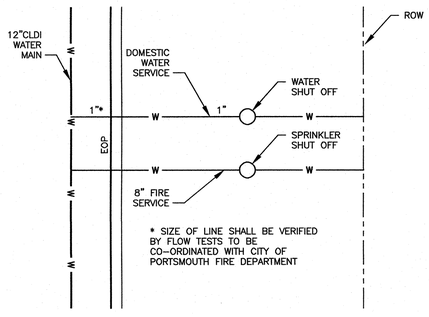
Q / C3 TYPE "A" SEWER SERVICE CONNECTION
NTS

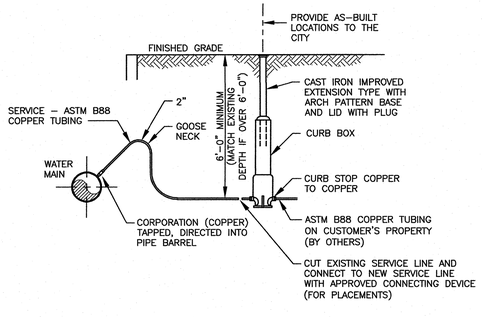


R1 / C4 GAS SERVICE TRENCH
NTS

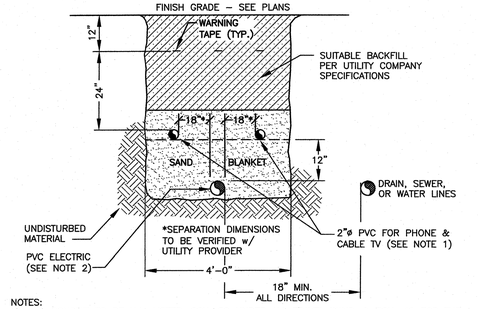


N / C3 TRENCH – PAVEMENT REPLACEMENT
NTS





P / C3 TYPICAL WATER SERVICE CONNECTION
NTS



NOTES:
1) ALL CONDUIT TO BE U.L. LISTED, SCH. 80 UNDER ALL TRAVEL WAYS, & SCH. 40 FOR THE REMAINDER.
2) NORMAL CONDUIT SIZES FOR PSNH ARE 3 INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4 INCH FOR THREE PHASE SECONDARY, AND 5 INCH FOR THREE PHASE PRIMARY.
3) ALL WORK TO CONFORM TO THE NATIONAL ELECTRICAL CODE (LATEST REVISION)
4) INSTALL A 200# PULL ROPE FOR EACH CONDUIT
5) VERIFY ALL CONDUIT SPECIFICATIONS WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION.

R2 / C3 UTILITY TRENCH
ELECTRIC/PHONE/CABLE NTS

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

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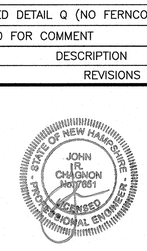
4) ALL WATER LINE INSTALLATION WORK SHALL BE TO CITY OF PORTSMOUTH WATER DEPARTMENT STANDARDS. DETAILS MAY OR MAY NOT BE UP–TO–DATE.

PORTSMOUTH
MAPLE MASJID
686 MAPLEWOOD AVENUE
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	REVISED DETAIL Q (NO FERNCO FITTINGS)	11/19/18
0	ISSUED FOR COMMENT	10/15/18

REVISIONS

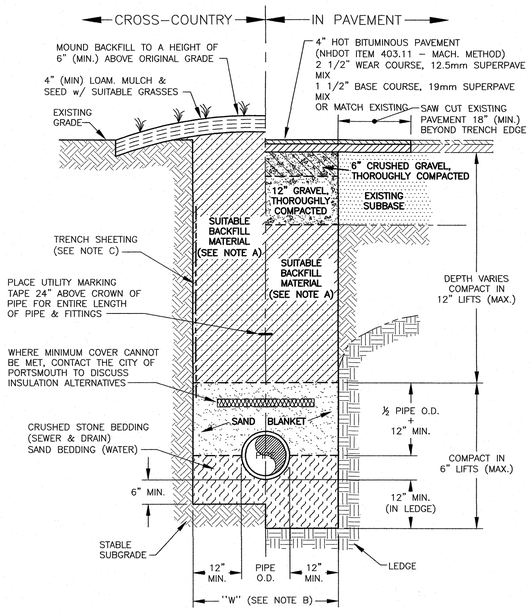


SCALE AS NOTED MAY 2018

DETAILS

D3

2360



S C4 TYPICAL PIPE TRENCH

NTS

TRENCH NOTES:

A) TRENCH BACKFILL:
– IN PAVED AREAS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING 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 SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIALS DEEMED TO BE UNACCEPTABLE BY THE ENGINEER.

– IN CROSS–COUNTRY CONSTRUCTION, SUITABLE MATERIAL 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.

B) "W" = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D..

C) TRENCH SHEETING:
IF REQUIRED. WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID–DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.

D) MINIMUM PIPE COVER FOR UTILITY MAINS (UNLESS GOVERNED BY OTHER CODES):
- 6' MINIMUM FOR SEWER (IN PAVEMENT)
- 4' MINIMUM FOR SEWER (CROSS COUNTRY)
- 3' MINIMUM FOR STORMWATER DRAINS
- 5' MINIMUM FOR WATER MAINS

E) ALL PAVEMENT CUTS SHALL BE REPAIRED BY THE INFRARED HEAT METHOD.

SAND SPECIFICATION

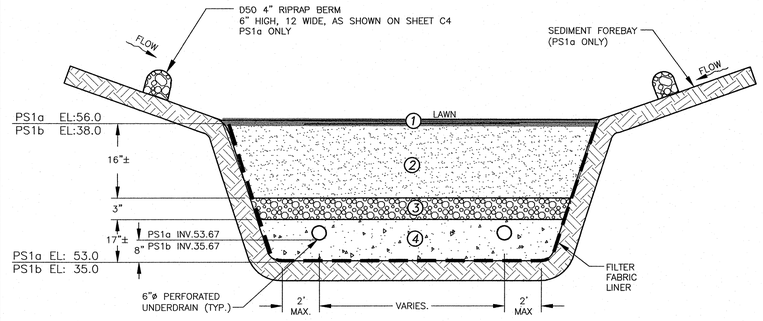
SIEVE SIZE	ASTM C33 FINE AGGREGATE SPECIFICATION
3/8"	100
#4	95–100
#8	80–100
#10	50–85
#16	50–85
#30	25–60
#40	50–85
#50	5–30
#100	0–10

FILTRATION BASIN MEDIA

1. WET MEADOW SEED MIX
2. SOIL FILTER LAYER; 20% – 30% MULCH BY VOLUME, MIXED THOROUGHLY WITH LOAMY, COARSE SAND (70% – 80% BY VOLUME) MEETING THE FOLLOWING GRADATION;

SIEVE NO.	% BY WEIGHT, PASSING
10	85 – 100
20	70 –100
60	15 – 40
200	8 – 15

3. 3/8" PEA STONE
4. 0.75"ø – 1.5"ø CRUSHED STONE, WASHED.



U C4 UNDERDRAINED FILTRATION BASIN DETAIL

NTS

FILTRATION MAINTENANCE

SOILS: VISUALLY INSPECT AND REPAIR EROSION MONTHLY. USE SMALL STONES TO STABILIZE EROSION ALONG DRAINAGE PATHS. CHECK THE pH ONCE OR TWICE A YEAR. APPLY AN ALKALINE PRODUCT, SUCH AS LIMESTONE, IF NEEDED.

IF FILTRATION BASIN FAILS TO EMPTY 72 AFTER A RAINFALL, THE BASIN SHALL BE INSPECTED. IF AFTER INSPECTION IT IS DETERMINED THAT THE ENGINEERED SOIL HAS CLOGGED, THE ENGINEERED SOIL SHALL BE REPLACED. IN THE EVENT OF SOIL REPLACEMENT IN THE FILTRATION BASIN, AN AIRSPADE SHALL BE USED, TO CAREFULLY REMOVE THE SOILS SURROUNDING THE TREE ROOTS. TREE ROOTS ARE TO BE PROTECTED FROM DRYING OUT DURING THE PLACEMENT OF NEW SOILS AND NEW SOILS ARE TO BE REPLACED IMMEDIATELY UPON EXPOSING THE ROOT SYSTEMS.

FILTRATION CONSTRUCTION

SOILS: DO NOT COMPACT SOIL. EXCAVATE BASIN, HAND RAKE STONE, PEA STONE AND MULCH LAYERS.

FILTRATION CONSTRUCTION INSPECTION

INSPECT EACH LAYER OF CONSTRUCTION: CONTACT THE PORTSMOUTH DEPARTMENT OF PUBLIC WORKS FOR INSPECTIONS DURING THE CONSTRUCTION PROCESS. CALL FOR INSPECTION BEFORE FILLING EXCAVATION WITH STONE, PEA STONE AND MULCH.

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801–7114
Tel (603) 430–9282
Fax (603) 436–2315

NOTES:

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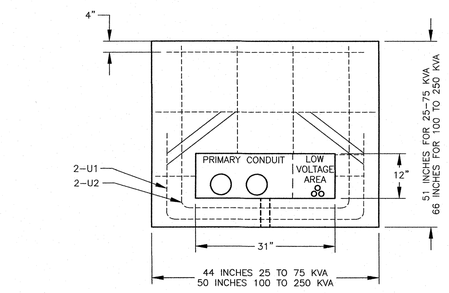
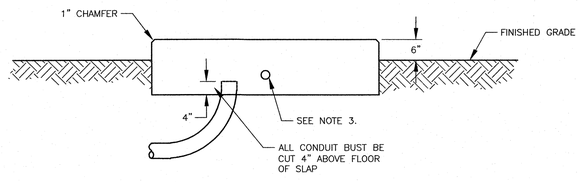
2) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1–888–DIG–SAFE (1–888–344–7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

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

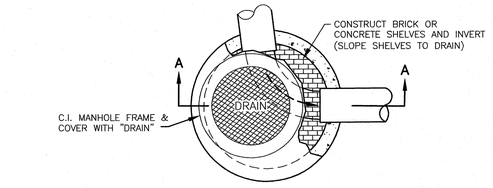




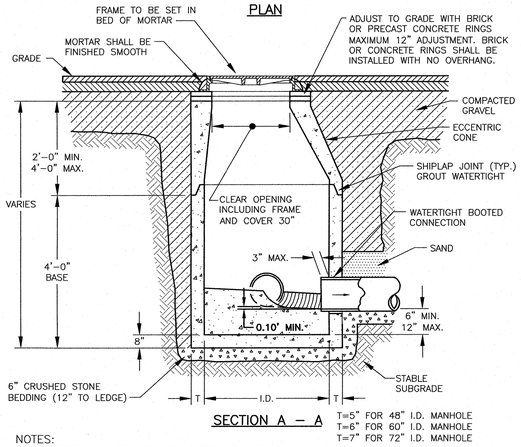
NOTES
1. SEE SHEET "REQUIREMENTS FOR PAD MOUNTED TRANSFORMER SLAB DETAILS", EVERSOURCE SPECIFICATIONS.
2. SEE DTR 56.223 FOR GROUNDING GRID.
3. 1" PVC CONDUIT SLEEVE FOR GROUND GRID LEADS.
4. ALL REBAR TO BE #6.
5. CONDUITS CUT 4" ABOVE SLAB BASE.

T C3 TRANSFORMER FOUNDATION SINGLE PHASE

EVERSOURCE NTS



PLAN



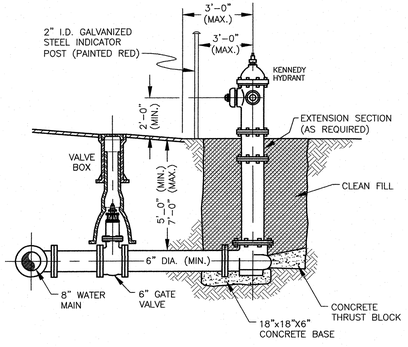
SECTION A – A

T=5" FOR 48" I.D. MANHOLE
T=6" FOR 60" I.D. MANHOLE
T=7" FOR 72" I.D. MANHOLE

NOTES:
1. CONCRETE SHALL BE 4,000 P.S.I. AFTER 28 DAYS.
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FOOT.
4. EACH CASTING TO HAVE LIFTING HOLES CAST IN.
5. ALL MANHOLES SHALL BE 48" I.D. UNLESS SPECIFIED OTHERWISE ON THE PLANS.
6. MANHOLE SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND H–20 LOADING.

V C4 DRAIN MANHOLE DETAIL

NTS



NOTES:
1. HYDRANTS SHALL BE INSTALLED A MAXIMUM DISTANCE OF 3 FEET CURB LINE TO OPERATING NUT.
2. THE PUMPER OUTLET NOZZLE SHALL FACE THE STREET.
3. CENTERLINE OF NOZZLES SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE OF STREET.
4. AREA AROUND HYDRANT SHALL BE GRADED TO ALLOW ANY SURFACE WATER TO DRAIN AWAY FROM HYDRANT.
5. HYDRANT SHALL BE FIRMLY SUPPORTED ALL AROUND THE STANDPIPE.
6. EARTH FILL SHALL BE TAMPED TO GIVE FIRM SUPPORT TO THE HYDRANT BARREL.
7. A GATE VALVE SHALL BE INSTALLED BETWEEN THE HYDRANT AND THE MAIN ON THE LATERAL.
8. HYDRANT LATERALS SHALL BE 6" INSIDE DIAMETER (MINIMUM).
9. HYDRANT LATERALS SHALL BE CONNECTED TO WATER MAINS 8 INCHES IN DIAMETER OR LARGER.
10. ALL JOINTS AT HYDRANT CONNECTION SHALL BE RESTRAINED MECHANICAL JOINTS.
11. INSTALLATION OF HYDRANTS IN AREAS OF HEAVY VEGETATIVE GROWTH SHALL HAVE A 10 FOOT RADIUS CLEAR AREA ALL AROUND THE OPERATING NUT OF THE HYDRANT.
12. THERE SHALL ALSO BE AN INDICATOR POST FABRICATED FROM 2 INCH INSIDE DIAMETER GALVANIZED STEEL PIPE, 7 FEET ABOVE FINISHED GRADE, AND SET 2 FEET BELOW GRADE IN CLASS "A" CONCRETE. CONCRETE 6 INCHES ALL AROUND POST. THIS POST SHALL BE COATED WITH ZINC CHROMATE PRIMER AND PAINTED WITH HIGH VISIBILITY RED. THE INDICATOR POST SHALL BE NO CLOSER THAN 3 FEET FROM THE OPERATING NUT, AND SET ON THE SIDE OF THE HYDRANT FACING ONCOMING TRAFFIC. TOP OF POST SHALL BE THREADED AND CAPPED.
13. INSTALLATION OF HYDRANTS IN HEAVY GROWTH AREAS SHALL HAVE GATE BOXES RAISED 6 INCHES ABOVE GRADE AND SHALL BE PAINTED ORANGE FOR HIGH VISIBILITY.

W C3 FIRE HYDRANT INSTALLATION DETAIL

CITY OF PORTSMOUTH STANDARDS AS SPECIFIED BY DPW NTS

PORTSMOUTH MAPLE MASJID 686 MAPLEWOOD AVENUE PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	ADDED FIRE HYDRANT DETAIL W	11/19/18
1	ISSUED FOR APPROVAL	10/15/18
0	ISSUED FOR COMMENT	5/8/18

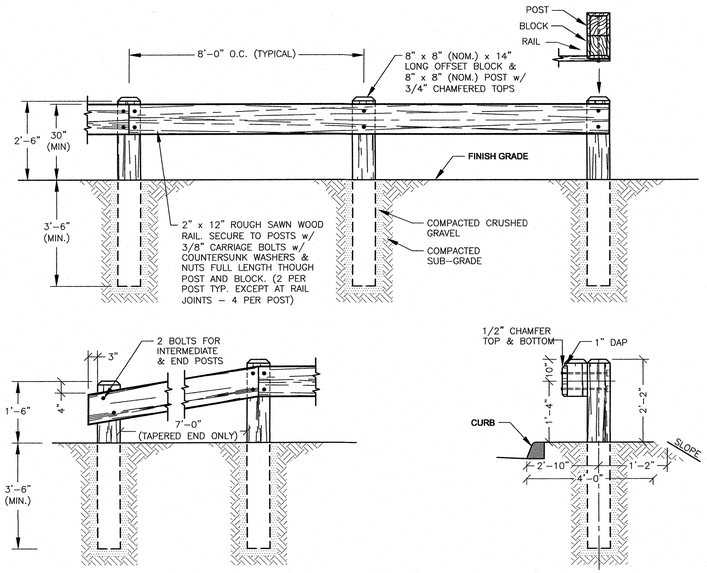
REVISIONS

JOHN R. CHAGNON NO. 7951 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

AS NOTED MAY 2018

DETAILS **D4**

2360



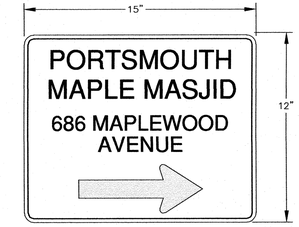
TAPERED END SECTION

GUARD RAIL BEHIND CURB

NOTE:
1) ALL METAL COMPONENTS SHALL BE HOT DIPPED GALVANIZED AND ALL WOOD SHALL BE PRESSURE TREATED.
2) TYPE OF MATERIALS AND METHOD OF INSTALLATION SHALL BE IN ACCORDANCE WITH N.H.D.O.T. STANDARD SPECIFICATIONS.

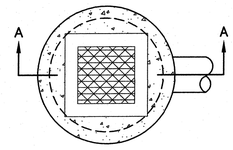
X / C2 WOOD BEAM GUARD RAIL DETAIL

NTS

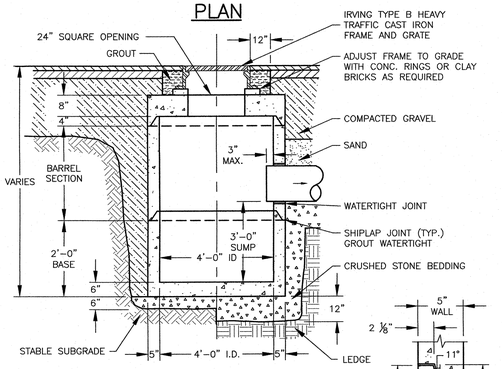


Z / C2 LOCATION SIGN DETAIL

NTS



PLAN



SECTION A - A

NOTES:
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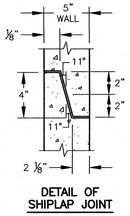
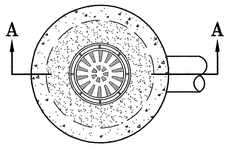
4. EACH CASTING TO HAVE LIFTING HOLES CAST IN.



DETAIL OF SHIPLAP JOINT

AA / C4 CATCH BASIN

NTS



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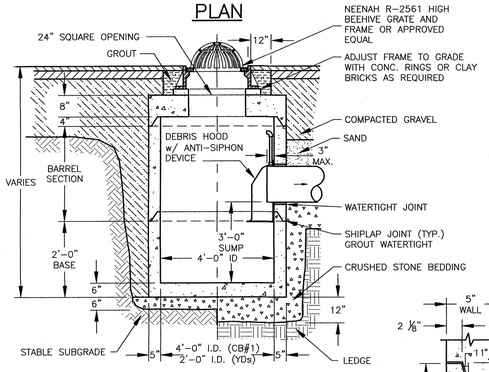

SECTION A - A

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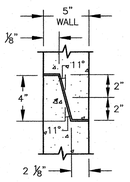
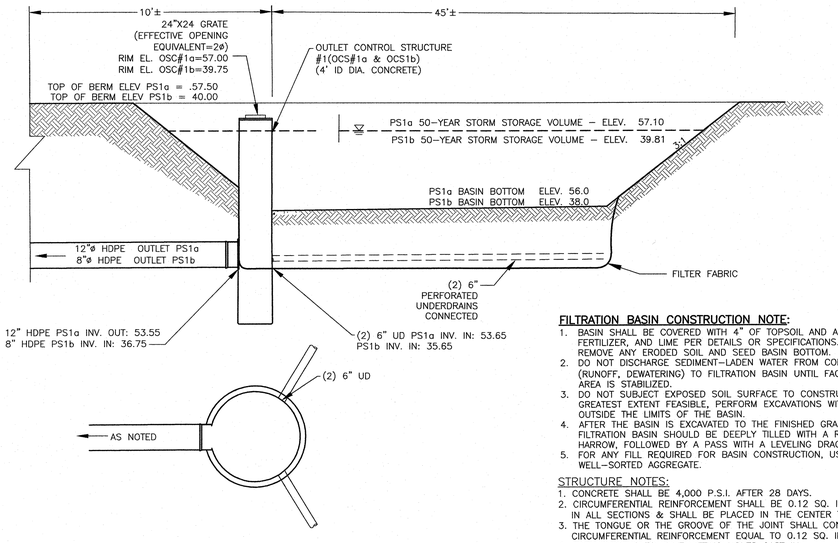


DETAIL OF SHIPLAP JOINT

Y / C4 CATCH BASIN w/ BEEHIVE GRATE

NTS



FILTRATION BASIN CONSTRUCTION NOTE:
1. BASIN SHALL BE COVERED WITH 4" OF TOPSOIL AND APPLY SEED, MULCH, FERTILIZER, AND LIME PER DETAILS OR SPECIFICATIONS. AFTER SITE IS STABILIZED, REMOVE ANY ERODED SOIL AND SEED BASIN BOTTOM.
2. DO NOT DISCHARGE SEDIMENT-LADEN WATER FROM CONSTRUCTION ACTIVITIES (RUNOFF, DEWATERING) TO FILTRATION BASIN UNTIL FACILITY AND CONTRIBUTING AREA IS STABILIZED.
3. DO NOT SUBJECT EXPOSED SOIL SURFACE TO CONSTRUCTION EQUIPMENT. TO THE GREATEST EXTENT FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE BASIN.
4. AFTER THE BASIN IS EXCAVATED TO THE FINISHED GRADE, THE BOTTOM OF THE FILTRATION BASIN SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW, FOLLOWED BY A PASS WITH A LEVELING DRAG.
5. FOR ANY FILL REQUIRED FOR BASIN CONSTRUCTION, USE CLEAN, WASHED, WELL-SORTED AGGREGATE.

STRUCTURE NOTES:
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BB / C4 UNDERDRAINED FILTRATION BASIN DETAIL (GRADING & OUTLET)

PROFILE VIEW NTS

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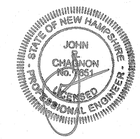
PORTSMOUTH MAPLE MASJID 686 MAPLEWOOD AVENUE PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	DETAIL Z	11/19/18
0	ISSUED FOR COMMENTS	10/15/18

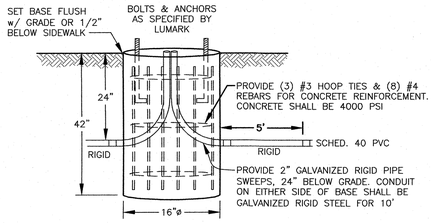
REVISIONS



AS NOTED — MAY 2018

DETAILS — D5

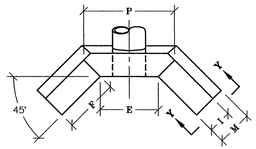
2360



LIGHT POLE BASE DETAIL

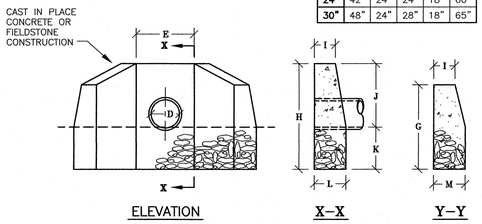
NOTES:
1. ELECTRICAL INSTALLATION SHALL BE BY A LICENSED ELECTRICIAN.
2. LIGHTS SHALL BE WIRED IN ACCORDANCE WITH NEC AND CITY OR PORTSMOUTH ORDINANCES
3. AN ELECTRICAL PERMIT IS REQUIRED FOR ALL CONDUIT AND ELECTRICAL WORK.

CC C2 LIGHT POLE BASE DETAILS
NTS

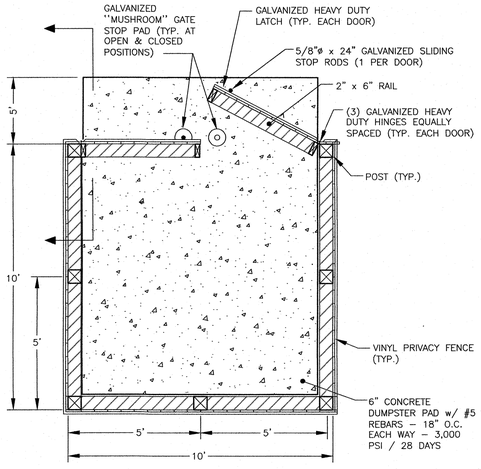


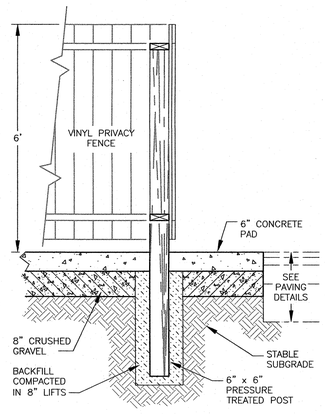
D	E	F	G	H	I
12"	30"	28"	48"	60"	12"
15"	33"	32"	48"	60"	12"
18"	36"	36"	48"	60"	12"
24"	42"	44"	48"	66"	12"
30"	48"	52"	48"	72"	12"

D	J	K	L	M	P
12"	36"	24"	16"	18"	47"
15"	36"	24"	18"	18"	50"
18"	36"	24"	20"	18"	53"
24"	42"	24"	24"	18"	60"
30"	48"	24"	28"	18"	65"



EE C4 HEADWALL DETAIL
NTS





NOTES:
1) FENCING SHALL BE VINYL PRIVACY FENCE
2) ALL METAL FITTINGS AND FASTENERS SHALL BE HOT DIP GALVANIZED.
3) ALTERNATE DESIGNS & MATERIALS MAY BE USED IF CONSTRUCTION DRAWINGS ARE PROVIDED TO, AND APPROVED BY, THE BUILDING INSPECTOR.

DD C2 DUMPSTER ENCLOSURE DETAILS
NTS

INSPECTION AND MAINTENANCE PLAN
FOR
MAPLE MAJID SITE REDEVELOPMENT
686 MAPLEWOOD AVENUE, PORTSMOUTH NH

INTRODUCTION
THE INTENT OF THIS IS TO PROVIDE MAPLE MAJID AND THE ISLAMIC SOCIETY OF THE SEACOAST AREA WITH A LIST OF PROCEDURES THAT DOCUMENT THE INSPECTION AND MAINTENANCE REQUIREMENTS OF THE STORMWATER MANAGEMENT SYSTEM FOR THIS DEVELOPMENT. SPECIFICALLY, THE FILTRATION BASINS AND ASSOCIATED STRUCTURES ON THE PROJECT SITE (COLLECTIVELY REFERRED TO THE "STORMWATER MANAGEMENT SYSTEM")

THE FOLLOWING INSPECTION AND MAINTENANCE PROGRAM IS NECESSARY TO KEEP THE STORMWATER MANAGEMENT SYSTEM FUNCTIONING PROPERLY. THESE MEASURES WILL ALSO HELP MINIMIZE POTENTIAL ENVIRONMENTAL IMPACTS. BY FOLLOWING THE ENCLOSED PROCEDURES, THE OWNER WILL BE ABLE TO MAINTAIN THE FUNCTIONAL DESIGN OF THE STORMWATER MANAGEMENT SYSTEM AND MAXIMIZED ITS ABILITY TO REMOVE SEDIMENT AND OTHER CONTAMINANTS FROM THE SITE GENERATED STORMWATER RUNOFF.

ANNUAL REPORT
THE OWNER SHALL PREPARE AN ANNUAL INSPECTION & MAINTENANCE REPORT. THE REPORT SHALL INCLUDE A SUMMER OF THE SYSTEMS MAINTENANCE AND REPAIR BY TRANSMISSION OF THE INSPECTION & MAINTENANCE LOG AND OTHER INFORMATION AS REQUIRED. A COPY OF THE REPORT SHALL BE DELIVERED ANNUALLY TO THE CITY OF PORTSMOUTH BUILDING INSPECTOR.

STORMWATER MANAGEMENT SYSTEM COMPONENTS

THE STORMWATER MANAGEMENT SYSTEM IS DESIGNED TO MITIGATE BOTH THE QUANTITY AND QUALITY OF SITE–GENERATED RUNOFF. AS THE RESULT, THE DESIGN INCLUDES THE FOLLOWING ELEMENTS:

NON–STRUCTUAL BMP'S
NON–STRUCTURAL BEST MANAGEMENT PRACTICES (BMP'S) INCLUDE TEMPORARY AND PERMANENT MEASURES THAT TYPICALLY REQUIRE LESS LABOR AND CAPITAL INPUTS AND ARE INTENDED TO PROVIDE PROTECTION AGAINST EROSION OF SOILS. EXAMPLES OF NON–STRUCTURAL BMP'S ON THIS PROJECT INCLUDE BUT ARE NOT LIMITED TO: TEMPORARY AND PERMANENT MULCHING, TEMPORARY AND PERMANENT GRASS COVER, TREES, SHRUBS AND GROUND OVERS, MISCELLANEOUS LANDSCAPE PLANTINGS, DUST CONTROL, TREE PROTECTION, TOPSOILING, SEDIMENT BARRIERS, AND DURING CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE.

STRUCTURAL BMP'S
STRUCTURAL BMP'S REQUIRE MORE SPECIALIZED PERSONNEL TO INSTALL. EXAMPLES ON THE PROJECT INCLUDE BUT ARE NOT LIMITED TO: STORM DRAINS, THE DETENTION POND, AND ASSOCIATED OUTLET CONTROL STRUCTURES, AND INFILTRATION TRENCH DETAIL.

INSPECTION AND MAINTENANCE REQUIREMENTS
THE FOLLOWING SUMMARIZES THE INSPECTION AND MAINTENANCE REQUIREMENTS FOR THE VARIOUS BMP'S THAT MAY BE FOUND ON THIS PROJECT:

1. **GRASSED AREAS:** AFTER EACH RAIN EVEN OF 0.5" OR MORE DURING A 24 HOUR PERIOD, INSPECT GRASSED AREAS FOR SIGNS OF DISTURBANCE, SUCH AS EROSION. IF DAMAGED AREAS ARE DISCOVERED, IMMEDIATELY REPAIR THE DAMAGE. REPAIRS MAY INCLUDE ADDING NEW TOPSOIL, LIME, SEED, FERTILIZER AND MULCH.
2. **PLANTINGS:** PLANTING AND LANDSCAPING (TREES, SHRUBS) SHALL BE MONITORED BI–MONTHLY DURING THE FIRST YEAR TO INSURE VIABILITY AND VIGOROUS GROWTH. REPLACE DEAD OR DYING VEGETATION WITH NEW STOCK AND MAKE ADJUSTMENTS TO THE CONDITIONS THAT CAUSED THE DEAD OR DYING VEGETATION. DURING DRYER TIMES OF THE YEAR, PROVIDED WEEKLY WATERING OR IRRIGATION DURING THE ESTABLISHMENT PERIOD OF THE FIRST YEAR. MAKE NECESSARY ADJUSTMENTS TO ENSURE LONG–TERM HEALTH OF VEGETATED COVER, I.E. PROVIDE MORE PERMANENT MULCH OR COMPOST OR OTHER MEANS OF PROTECTION.
3. **FILTRATION BASIN:** AFTER ACCEPTANCE OF THE FILTRATION BASIN, PERFORM THE FOLLOWING INSPECTIONS ON A SEMI–ANNUAL BASIS OR AFTER SIGNIFICANT RAINFALL EVENTS (10 YEAR, 24 HR STORMS, OR BACK TO BACK 2 YEAR, 24 HOUR STORMS):
   a. MONITOR FOR EXCESSIVE OR CONCENTRATED ACCUMULATIONS OF DEBRIS, OR EXCESSIVE EROSION. REMOVE DEBRIS AS REQUIRED.
   b. MONITOR THE OUTFALL STRUCTURE FOR PROBLEMS WITH CLOGGED PIPES. REPAIR OR REMOVE CLOGS AS REQUIRED, AND DETERMINE CAUSE OF CLOGGING. PIPES SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR RAINSTORM. BROKEN OR DAMAGE PIPES SHOULD BE REPAIRED OR REPLACED AS NECESSARY.
   c. MONITOR SIDE SLOPES OF POND FOR DAMAGES OR EROSION – REPAIR AS NECESSARY.
   d. MONITOR TURF HEALTH AND KEEP PROTECTED FROM FIRE, GRAZING, TRAFFIC AND DENSE WEED GROWTH. LIME AND FERTILIZER SHOULD BE APPLIED AS NECESSARY TO PROMOTE GOOD GROWTH AS DETERMINED BY SOIL TESTS. MOWING THE VEGETATED AREAS OF THE BASIN SHOULD BE CARRIED OUT AS NECESSARY.
   e. SEDIMENT ACCUMULATION SHOULD BE CONTINUALLY CHECKED IN THE BASIN. SEDIMENT SHOULD BE REMOVED AS IT IS DISCOVERED PARTICULARLY IF IT HAS ACCUMULATED NEAR THE OUTLET OF THE BASIN.
   f. THE OUTLET CONTROL STRUCTURE SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR RAINSTORM. THE OUTLET CONTROL STRUCTURE HAS WITHIN IT A WIER STRUCTURE WITH VARIOUS SIZE ORIFICES FOR CONTROLLING FLOW OUT OF BASIN. THESE ORIFICES SHOULD BE KEPT CLEAR AND UNCLOGGED. ANY SEDIMENT OR DEBRIS THAT HS BUILT UP INSIDE THE OUTLET CONTROL STRUCTURE SHOULD BE REMOVED WHEN DISCOVERED.

INVASIVE SPECIES
MONITOR STORMWATER MANAGEMENT SYSTEM FOR SIGNS OF INVASIVE SPECIES GROWTH. IF CAUGHT EARLIER ENOUGH, THEIR ERADICATION IS MUCH EASIER. THE MOST LIKELY PLACES WHERE INVASIONS START ARE IN WETTER, DISTURBED SOILS OR DETENTION PONDS. SPECIES SUCH AS PHRAGMITES AND PURPLE LOOSE–STRIFE ARE COMMON INVADERS IN THESE WETTER AREAS. IF THEY ARE FOUND THEN THE OWNER SHALL CONTACT A WETLAND SCIENTIST WITH EXPERIENCE IN INVASIVE SPEIES CONTROL TO IMPLEMENT A PLAN OF ACTION TO ERADICATE THE INVADERS. MEASURES THAT DO NOT REQUIRE THE APPLICATION OF CHEMICAL HERBICIDES SHOULD BE THE FIRST LINE OF DEFENSE.

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801–7114
Tel (603) 430–9282
Fax (603) 436–2315

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

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

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

PORTSMOUTH
MAPLE MASJID
686 MAPLEWOOD AVENUE
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	REVISED DETAIL CC	11/19/18
1	ISSUED FOR COMMENT	10/15/18

REVISIONS

AS NOTED — MAY 2018

DETAILS — D6

FRONT ELEVATION

1/4"=1'-0"

Reduced Size
Not to Scale

C:\LSI\2018\Mosque80

PROJECT:
Maple Masjid of Portsmouth
686 Maplewood Ave., Portsmouth, NH

Phone: 603-964-5180
Fax: 603-964-2008
Living Spaces, Inc.
Email: livingspaces1@comcast.net
1247 Washington Road Rye NH 03870

DATE: 10-18-18

REVISED:

DWG. NO. 1

LEFT ELEVATION

¼"=1'-0"

Reduced Size
Not to Scale

C:\LSI\2018\Mosque80

PROJECT:
Maple Masjid of Portsmouth
686 Maplewood Ave., Portsmouth, NH

Phone: 603-364-5180
Fax: 603-364-2608

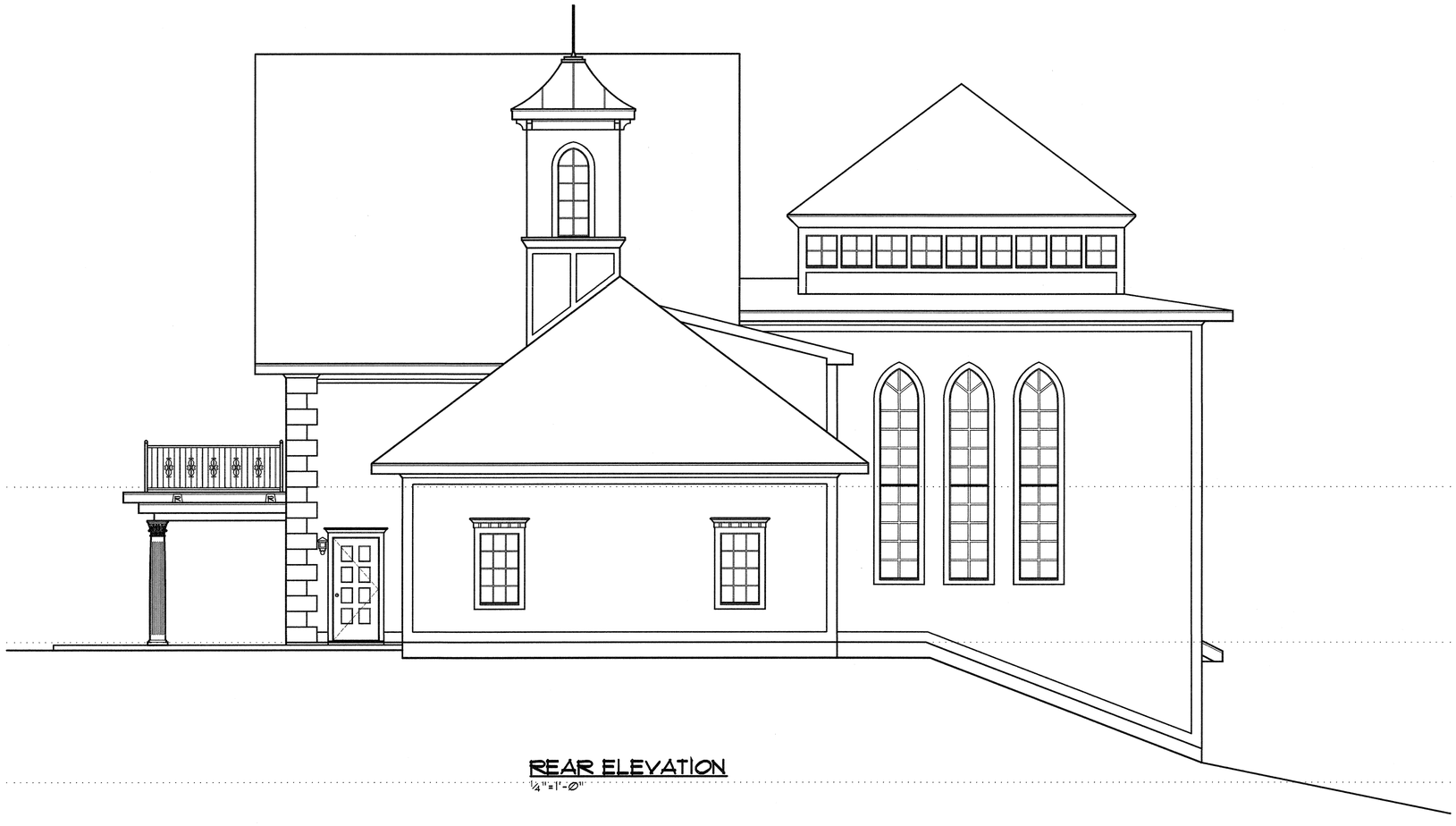
Living Spaces, Inc.

Email: livingspacesllc@comcast.net
1247 Washington Road Rye NH 03870

DATE: 10-18-18

REVISED:

DWG. NO. 2



REAR ELEVATION

1/4"=1'-0"

Reduced Size
Not to Scale

C:\LSI\2018\Mosque80

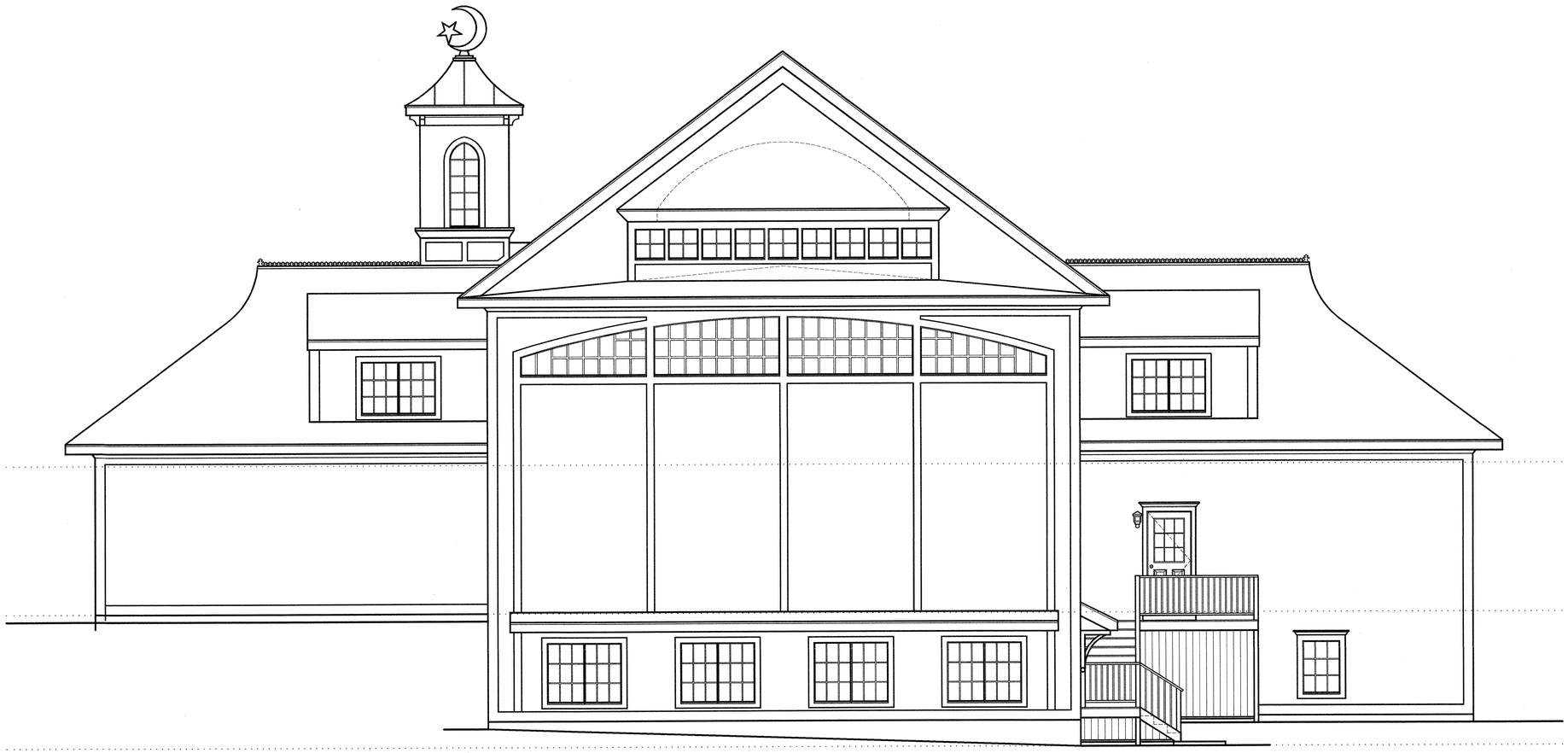
PROJECT:
Maple Masjid of Portsmouth
686 Maplewood Ave., Portsmouth, NH

Phone: 603-964-3580
Fax: 603-964-2008
Living Spaces, Inc.
Email: livingspacesllc@comcast.net
1247 Washington Road Rye NH 03870

DATE: 10-18-18

REVISED:

DWG. NO. 3



REAR ELEVATION

¼"=1'-0"

Reduced Size
Not to Scale

PROJECT:
Maple Masjid of Portsmouth
686 Maplewood Ave., Portsmouth, NH

Living Spaces, Inc.
Phone: 603-964-5180
Fax: 603-964-2008
Email: livingspacesllc@comcast.net
1247 Washington Road
Rye NH 03870

DATE: 10-18-18

REVISED:

DWG. NO. 4

C:\LSI\2018\Masque80

93'
26'-6"
40'
26'-6"
59'
23'-6"
MIHRAB
PRAYER HALL-1
39'-0" x 30'-0"
DECK
12'-0" x 6'-0"
HALL
MEN'S RM.
PRAYER AREA
WOMEN'S RM.
DN
CL.
CL.
PRAYER HALL-2
39'-0" x 16'-0"
UTILITY CL.
CL.
MW.
REF.
KITCHENETTE
FUNCTION RM.
21'-6" x 14'-0"
28'
OFFICE
10'-0" x 16'-3"
BOOKS
SEAT
SHOE RACK
SHOE RACK
UP
UP
FOYER
48'-0" x 10'-0"
ELEV.
SEAT
PATIO
22'-0" x 11'-0"
7'-6"
PORCH
10'-0" x 5'-6"
SAHN
RAMP
FIRST FLOOR PLAN
1/4" = 1'-0"
22'
49'
22'
93'

Reduced Size Not ...

TOTAL FINISHED S.F.
FIRST FLOOR = 3,878 S.F.
SECOND FLOOR = 1,455 S.F.
5,333 S.F.

C:\LSI\2018\Masque80

PROJECT:
Maple Masjid of Portsmouth
686 Maplewood Ave., Portsmouth, NH

Living Spaces, Inc.
Phone: 603-364-5180
Fax: 603-364-2008
Email: livingspacesllc@comcast.net
1247 Washington Road
Rye NH 03870

DATE: 10-18-18
REVISED:
DWG. NO. 5

93'
26'-6"
40'
26'-6"
23'-6"
59'
28'
1'-6"
BALCONY
DN
DN
ATTIC-1
11'-6" x 19'-0"
(UNFINISHED)
ATTIC-2
11'-6" x 19'-0"
(UNFINISHED)
PRAYER HALL-3
39'-0" x 28'-0"
ELEV.
SEAT
DECK
W/ RAIL
22'
49'
22'
93'

SECOND FLOOR PLAN

1/4"=1'-0"

Reduced Size
Not to Scale

C:\LSI\2018\Mosque80

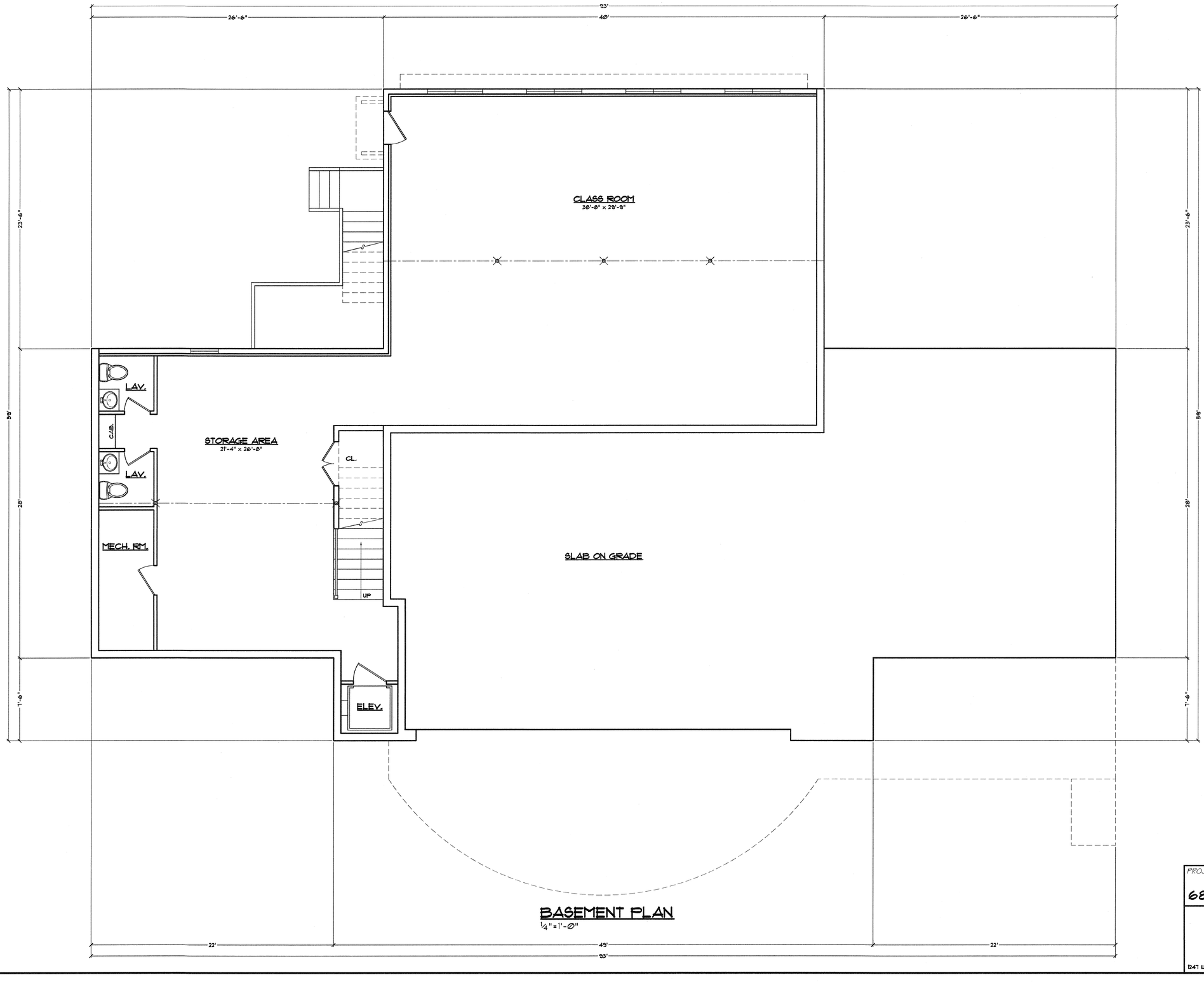
PROJECT:
Maple Masjid of Portsmouth
686 Maplewood Ave., Portsmouth, NH

Living Spaces, Inc.
Phone: 603-964-5100
Fax: 603-964-2008
Email: livingspacesllc@comcast.net
1241 Washington Road
Rye NH 03870

DATE: 10-18-18

REVISED:

DWG. NO. 6



BASEMENT PLAN

1/4" = 1'-0"

Reduced Size
Not to Scale

PROJECT:
Maple Masjid of Portsmouth
686 Maplewood Ave., Portsmouth, NH

Living Spaces, Inc.
Phone: 603-964-5180
Fax: 603-964-2008
Email: livingspacesllc@comcast.net
1247 Washington Road
Rye NH 03870

DATE: 10-18-18
REVISED:
DWG. NO. 7

C:\LSI\2018\Mosque80

ADDITIONAL SUPPLEMENTAL INFORMATION

FOR

MAPLE MASJID
686 MAPLEWOOD AVENUE
PORTSMOUTH, NH

OCTOBER 15, 2018
REVISED; NOVEMBER 20, 2018

- Response to TAC Comments Letter
- Statement of Authorization
- Site Plan Review Application Fee
- Site Cost Estimate
- Site Plan Application Checklist
- Statement Regarding Green Building Components
- Will Serve Eversource Letter
- Will Serve Unitil Letter
- Occupancy Review Letter
- Fire Truck Exhibit
- Open Space Exhibit

AEI JN 2360

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

November 20, 2018

Ms. Juliet Walker, Chair
City of Portsmouth Technical Advisory Committee
1 Junkins Avenue
Portsmouth, NH 03801

RE: Response to TAC Comments for Maple Masjid of Portsmouth, 686 Maplewood Ave

Dear Ms. Walker and TAC members:

We hereby submit, on behalf of ISSA, the attached for consideration at your December 4, 2018, TAC meeting. This letter is in response to TAC meeting comments, as well as written comments received on October 29, 2018. Comments are responded to with **bold** text:

1. The 14-foot wide driveway into the parking area nearest Maplewood Ave is too narrow for 2-way traffic. It should either be widened to 16-feet or be one-way flow. **The driveway into the parking area nearest Maplewood Ave has been shown with a one-way flow arrow and a "Do Not Enter" sign. See Sheet C2.**

2. The handicap access aisles should have NO PARKING signs at the front of the space. **No Parking signs have been added to the design as requested. See Sheet C2.**

3. The proximity of I-95 will cause the site to be affected by noise from the highway. Sound deadening construction techniques should be incorporated into the building design. **Sound deadening construction techniques will be reviewed and incorporated as possible into the building design.**

4. The driveway should have a 50-foot segment of double yellow center line at its intersection with Maplewood Ave, to help separate entering and exiting traffic. **A 50-foot segment of double yellow center line at the intersection of Maplewood Ave has been added to the design as requested. See Sheet C2.**

5. A sidewalk along the site driveway should be provided to connect to the sidewalk on Maplewood Ave. **A sidewalk has been added along the site driveway as requested. See Sheet C2.**

6. The Location Sign detail on Sheet D5 is missing the 'S' in Masjid. **The Detail Sheet D5 has been corrected as requested.**

7. Yard fire hydrant should be added to the landscaped island on north side of building. Existing distance to the front door from the closest hydrant on Maplewood Ave is approximately 500'. Proposed fire service water line to be upgraded from 4" to 8" from Maplewood to the new hydrant. New hydrant to conform to Portsmouth Water Dept. standards. **The plan has been revised as requested and will conform to Portsmouth Water Department standards. See Sheet C3.**

8. Landscape plan must ensure clear area around new hydrant and fire department connection on north side of building. **The Landscape plan has been revised to show clear area around new hydrant and fire department connection on the north side of building.**

9. The applicant is showing storm drainage areas adjacent to retaining walls in two areas. These need to be detailed thoroughly to prevent hydraulic loading on the walls. **Detail D on Sheet D1 has been revised.**

10. The applicant is showing fixtures that are not dark sky compliant. Due to proximity of new residential homes that are lower downslope, these need to be changed to appropriate fixtures and should also be screened. **The fixtures have been revised as requested. See Sheet L1.**

11. Applicant may want to change the pavement design to provide a sturdier pavement base. **Details E & L on Sheet D2 have been revised to include a 2 ½" wearing course and a 1 ½" binder course.**

12. The existing drainage from the highway fill slope currently enters the lot about 100' from Maplewood. This flow is being blocked by the design which could cause flooding at the base of the wall. The applicant should pick up this flow. **The design has been revised to pick up this flow.**

13. Applicant should confirm water line sizes required due to length and height above Maplewood. **Domestic water line size will be determined by Building MEP and will be confirmed prior to construction.**

14. Utility connections in Maplewood Ave shall be made at least 3 months prior to final overlay or a mill and fill will be required. **Note 6 has been added on sheet C3 that utility connections in Maplewood Avenue shall be made at least 3 months prior to final overlay or a mill and fill will be required.**

15. No Fernco type fittings are allowed for PVC to PVC connections. **Detail Q on Sheet D3 has been revised replacing the Fernco fitting with SDR 35 PVC Tee fitting.**

16. Ductile iron water services usually have tapping valves at the main. **Sheet D3 has been revised indicating domestic waterline shall be tapped at the main.**

17. Site Plan – Given the proposed open space area is 40.3% (where 40% is required) all the open space areas included in the calculation should be shown. What is the purpose of the extended terminus area on the last double-loaded parking lot? Could it be shortened or reduced and still provide a suitable area for backing out of the last parking stalls? **See the attached Open Space Exhibit. The plan has been revised to shorten the terminus.**

18. Architectural Elevations – These are much improved and make the building read more like a landmark civic building. I would only suggest that the architect consider replacing the rear cone roof over the arched ceiling with a curved-dome. **We presented these recommendations to the architect.**

19. Consider planting evergreen trees where the river Birch are planted as a screen to I-95 to provide better year-round cover and sound dampening. **We have reviewed these recommendations with the Landscape Architect. The River Birch selection is the best choice for this area, per the Landscape Architect.**

20. The applicant should be aware that the requirements of the Highway Noise Overlay District (HNOD) will apply to this application if Planning Board approval is not received before the effective date of January 1, 2019. **The applicant was at the October TAC and is aware of this requirement.**

21. The application checklist needs to be completely filled out with the location (Sheet and Note) included for each item. **Please find the attached checklist completely filled out.**

22. Please provide an Executive Summary of the Drainage Analysis for all TAC members in their packets. **We received the results of the Peer Review yesterday. We will respond and provide updated Drainage Summaries.**

23. Sheet C2, Note 11 regarding an annual report on stormwater management installations. Applicant should confirm this requirement with DPW. **We have contacted DPW and are awaiting their response.**

24. The application checklist notes a Fire Truck Exhibit that was not included in the materials submitted. **A Fire Truck Exhibit is attached in the supplemental information, this was presented at the October 30th TAC meeting.**

25. The Drainage Analysis shall receive a third-party peer review. **We received the results of the Peer Review yesterday. We will respond and provide updated Drainage Summaries.**

Sincerely,

Ambit Engineering, Inc.
Douglas LaRosa
Project Manager

AEI JN 2360

5 March, 2018

To Whom It May Concern

RE: Client Representation for a Development at 686 Maplewood Avenue

This letter is to inform the City of Portsmouth, and other parties in accordance with State Law that Ambit Engineering is authorized to represent the above-mentioned property as our agent in the approval process. This includes signatory powers on any and all applications relative to this property. The owner of the property, ISSA, reserves the right to cancel this authorization at any time.

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

Sincerely,

Mohamed Ebrahim

ISSA, Islamic Society of the Seacoast Area
Authorized Representative
M. Ebrahim, Director

42N Dover Point Road
Dover NH, 03820
603-750-4060

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

Construction/Site Cost Estimate					
Maple Majid, 686 Maplewood Ave.					10/12/2018
Portsmouth, NH					
Item No.	DESCRIPTION	Units	Quantity	Unit Cost	Total
1	**Site - Earthwork**	LS	1	$ 95,000	$ 95,000
2	**Site - Landscaping**	LS	1	$ 22,000	$ 22,000
3	**Site - Asphalt**	TON	540	$ 100	$ 54,000
4	**Site -Vertical Granite Curb**	LF	120	$ 25	$ 3,000
5	**Site - Retaining Wall**	SF	3600	$ 50	$ 180,000
6	**Site - Fence (Dumpster)**	LF	40	$ 50	$ 2,000
7	**Site - Concrete Sidewalk**	SY	170	$ 25	$ 4,250
8	**Site - Sloped Granite Curb**	LF	210	$ 20	$ 4,200
9	**Site - Ledge Removal**	CY	150	$ 50	$ 7,500
10	**Utility - Underdrains**	LF	120	$ 10	$ 1,200
11	**Utility - Drain Pipes - 12" HDPE**	LF	460	$ 40	$ 18,400
12	**Utility - Portsmouth Lights**	EA	7	$ 2,800	$ 19,600
13	**Utility - Drain Manhole/Catch Basin**	EA	7	$ 3,250	$ 22,750
14	**Utility - Sewer Pipes**	LF	260	$ 25	$ 6,500
15	**Utility - Fire Service**	LF	250	$ 40	$ 10,000
16	**Utility - Electric, Phone, Cable**	LF	250	$ 12	$ 3,000
17	**Utility - Water Service**	LF	250	$ 8	$ 2,000
18	**Drainage - 2 Filtration Basins**	SF	3050	$ 10	$ 30,500
19	**Drainage - Forebay**	SF	400	$ 5	$ 2,000
20	**Drainage - riprap**	SF	100	$ 7	$ 700
21	**Erosion Control**	LS	1	$ 4,000	$ 4,000
Sub-Total					$ 492,600

APPLICATION FEE:

$500 + ($385,700/1000 x $5) + (62,000/ 1,000 x $10)= $ 3,299.00

City of Portsmouth, New Hampshire

Site Plan Application Checklist

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

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

Name of Owner/Applicant: Islamic Society of the Seacost Area Date Submitted: November 20, 2018

Phone Number: (603) 750-4060 E-mail: http://www.issa-nh.org/

Site Address: 686 Maplewood Avenue Map: 220 Lot: 90

Zoning District: SRB Lot area: 62,726 sq. ft.

Application Requirements			
☑	**Required Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**	**Waiver Requested**
✔	Fully executed and signed Application form. **(2.5.2.3)**	Attached	N/A
✔	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF) on compact disc, DVD or flash drive. **(2.5.2.8)**	Attached	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
✔	Statement that lists and describes "green" building components and systems. **(2.5.3.1A)**	See Supplemental	☐
✔	Gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. **(2.5.3.1B)**	See Sheet 5 Architectural	N/A
✔	Tax map and lot number, and current zoning of all parcels under Site Plan Review. **(2.5.3.1C)**	See Supplemental	N/A
✔	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. **(2.5.3.1D)**	See Supplemental	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
✔	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. **(2.5.3.1E)**	Existing Conditions	N/A
✔	Names, addresses and telephone numbers of all professionals involved in the site plan design. **(2.5.3.1F)**	Cover Sheet	N/A
✔	List of reference plans. **(2.5.3.1G)**	Existing Conditions Plan & Sheet C2	N/A
✔	List of names and contact information of all public or private utilities servicing the site. **(2.5.3.1H)**	Cover Sheet	N/A

Site Plan Specifications			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
✔	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director. Submittals shall be a minimum of 11 inches by 17 inches as specified by Planning Dept. staff. **(2.5.4.1A)**	On all plan sheets	N/A
✔	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. **(2.5.4.1B)**	On all plan sheets	N/A
✔	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. **(2.5.4.1C)**	On all plan sheets. See North Arrow	N/A
✔	Plans shall be drawn to scale. **(2.5.4.1D)**	On all plan sheets	N/A
✔	Plans shall be prepared and stamped by a NH licensed civil engineer. **(2.5.4.1D)**	On all plan sheets	N/A
✔	Wetlands shall be delineated by a NH certified wetlands scientist. **(2.5.4.1E)**	No Wetlands within 50' of site	N/A
✔	Title (name of development project), north point, scale, legend. **(2.5.4.2A)**	On all plan sheets	N/A
✔	Date plans first submitted, date and explanation of revisions. **(2.5.4.2B)**	On all plan sheets	N/A
✔	Individual plan sheet title that clearly describes the information that is displayed. **(2.5.4.2C)**	On all plan sheets	N/A

Site Plan Specifications			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
✔	Source and date of data displayed on the plan. **(2.5.4.2D)**	Required on all plan sheets	N/A
✔	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." **(2.5.4.2E)**	Required on all plan sheets	N/A
✔	Plan sheets submitted for recording shall include the following notes: a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "All improvements shown on this Site Plan shall be constructed and maintained in accordance with the Plan by the property owner and all future property owners. No changes shall be made to this Site Plan without the express approval of the Portsmouth Planning Director." **(2.13.3)**	Sheet L1	N/A
✔	Plan sheets showing landscaping and screening shall also include the following additional notes: a. "The property owner and all future property owners shall be responsible for the maintenance, repair and replacement of all required screening and landscape materials." b. "All required plant materials shall be tended and maintained in a healthy growing condition, replaced when necessary, and kept free of refuse and debris. All required fences and walls shall be maintained in good repair." c. "The property owner shall be responsible to remove and replace dead or diseased plant materials immediately with the same type, size and quantity of plant materials as originally installed, unless alternative plantings are requested, justified and approved by the Planning Board or Planning Director." **(2.13.4)**	Sheet L1 and Sheet C2	N/A

Site Plan Specifications – Required Exhibits and Data			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
	1. Existing Conditions: (2.5.4.3A)		
✔	a. Surveyed plan of site showing existing natural and built features;	Exist. Cond & Topo Plan	☐
✔	b. Zoning boundaries;	Cover Sheet	☐
✔	c. Dimensional Regulations;	Existing Conditions Plan	☐
✔	d. Wetland delineation, wetland function and value assessment;	Supp. Rpt- No Wetlands	☐
✔	e. SFHA, 100-year flood elevation line and BFE data.	Exist. Cond & Topo Plan	☐
	2. Buildings and Structures: (2.5.4.3B)		
✔	a. Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation;	C2, C3, 5 Architectural	☐
✔	b. Elevations: Height, massing, placement, materials, lighting, façade treatments;	Sheet 1, Architectural	☐
✔	c. Total Floor Area;	Sheet 5, Architectural	☐
✔	d. Number of Usable Floors;	Basement, 1st, 2nd (3)	☐
✔	e. Gross floor area by floor and use.	Sheet 5, Architectural	☐
	3. Access and Circulation: (2.5.4.3C)		
✔	a. Location/width of access ways within site;	Sheet C2	☐
✔	b. Location of curbing, right of ways, edge of pavement and sidewalks;	Sheets C2, C3	☐
✔	c. Location, type, size and design of traffic signing (pavement markings);	Sheet C2	☐
✔	d. Names/layout of existing abutting streets;	Sheets C1, C2	☐
✔	e. Driveway curb cuts for abutting prop. and public roads;	Sheet C2	☐
✔	f. If subdivision; Names of all roads, right of way lines and easements noted;	Existing Conditions Plan	☐
✔	g. AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).	Fire Truck Exhibit	☐
	4. Parking and Loading: (2.5.4.3D)		
✔	a. Location of off street parking/loading areas, landscaped areas/buffers;	Sheet C2	☐
✔	b. Parking Calculations (# required and the # provided).	Sheet C2	☐
	5. Water Infrastructure: (2.5.4.3E)		
✔	a. Size, type and location of water mains, shut-offs, hydrants & Engineering data;	Sheet C3	☐
✔	b. Location of wells and monitoring wells (include protective radii).	N/A	☐
	6. Sewer Infrastructure: (2.5.4.3F)		
✔	a. Size, type and location of sanitary sewage facilities & Engineering data.	Sheet C3	☐
	7. Utilities: (2.5.4.3G)		
✔	a. The size, type and location of all above & below ground utilities;	Sheet C3	☐
✔	b. Size type and location of generator pads, transformers and other fixtures.	Sheet C3	☐

Site Plan Specifications – Required Exhibits and Data			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
✔	**8. Solid Waste Facilities: (2.5.4.3H)**		
	a. The size, type and location of solid waste facilities.	Sheet C3	
	9. Storm water Management: (2.5.4.3I)		
✔	a. The location, elevation and layout of all storm-water drainage.	Sheet C4	
	10. Outdoor Lighting: (2.5.4.3J)		
✔	a. Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and;	Sheet LT1	☐
	b. photometric plan.		
✔	**11.** Indicate where dark sky friendly lighting measures have been implemented. **(10.1)**	Sheet LT1	☐
	12. Landscaping: (2.5.4.3K)		
✔	a. Identify all undisturbed area, existing vegetation and that which is to be retained;	N/A	☐
☑	**b.** Location of any irrigation system and water source.	N/A	
	13. Contours and Elevation: (2.5.4.3L)		
✔	a. Existing/Proposed contours (2 foot minimum) and finished grade elevations.	Existing Cond. & Sheet C4	☐
	14. Open Space: (2.5.4.3M)		
✔	a. Type, extent and location of all existing/proposed open space.	Open Space Exhibit	
✔	**15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)**	Existing Cond. Plan	☐
✔	**16. Location of snow storage areas and/or off-site snow removal. (2.5.4.3O)**	Sheet C2, Note 9	☐
☑	**17. Character/Civic District (All following information shall be included): (2.5.4.3Q)**	N/A	☐
	a. Applicable Building Height (10.5A21.20 & 10.5A43.30);		
	b. Applicable Special Requirements (10.5A21.30);		
	c. Proposed building form/type (10.5A43);		
	d. Proposed community space (10.5A46).		

Other Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☑	Traffic Impact Study or Trip Generation Report, as required. (*Four (4) hardcopies of the full study/report and Six (6) summaries to be submitted with the Site Plan Application*) **(3.2.1-2)**	Conditional Use Permit in Progress	☐
☑	Indicate where Low Impact Development Design practices have been incorporated. **(7.1)**	Sheet C4	☐
☑	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. **(7.3.1)**	N/A	☐
☑	Indicate where measures to minimize impervious surfaces have been implemented. **(7.4.3)**	Sheet C4 and Open Space Exhibit	☐
☑	Calculation of the maximum effective impervious surface as a percentage of the site. **(7.4.3.2)**	Sheet C2	☐
☑	Stormwater Management and Erosion Control Plan. (*Four (4) hardcopies of the full plan/report and Six (6) summaries to be submitted with the Site Plan Application*) **(7.4.4.1)**	Supplemental	☐

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☑	All local approvals, permits, easements and licenses required, including but not limited to: a. Waivers; b. Driveway permits; c. Special exceptions; d. Variances granted; e. Easements; f. Licenses. **(2.5.3.2A)**	Sheet C2	☐
☑	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: a. Calculations relating to stormwater runoff; b. Information on composition and quantity of water demand and wastewater generated; c. Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; d. Estimates of traffic generation and counts pre- and post-construction; e. Estimates of noise generation; f. A Stormwater Management and Erosion Control Plan; g. Endangered species and archaeological / historical studies; h. Wetland and water body (coastal and inland) delineations; i. Environmental impact studies. **(2.5.3.2B)**	See Supplemental	☐

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☑	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. **(2.5.3.2D)**	See Supplemental	☐
☑	A list of any required state and federal permit applications required for the project and the status of same. **(2.5.3.2E)**	EPA- CGP, Prior to Construction	☐

Applicant's Signature: _____ agent **Date:** 11/19/2018

ISSA Maple Majid
686 Maplewood Avenue
October 15, 2018

PROPOSED GREEN BUILDING COMPONENTS

LOCATION AND TRANSPORTATION

1. **Public Transportation** - Bus stops are located in front of the site on Maplewood Avenue.
2. **Nearby Amenities** - There are numerous businesses located nearby, including a grocery store, pharmacies, restaurants and retail shops that can be used and incorporated in the same trip reducing number of total vehicle trips.
3. **Increased Use** - The project will provide increased development in a developed, reducing sprawl by reducing the need for development in undeveloped areas.

SITE

4. **Adaptive Reuse** - Redevelopment of an existing urban site for infill development.
5. **Stormwater Design** - The stormwater system has been designed using Low Impact Design techniques, such as filtration basins and deep sump catch basins.
6. **Parking** - Parking calculations have been performed using the City's new parking requirements.

WATER

7. **Plumbing Fixtures** - Dual flush or low-flow toilets and other low-flow fixtures will be provided where possible.
8. **Domestic Hot Water** - Will be designed to exceed code requirements.

ENERGY

9. **Building Envelope** - The building envelope will be designed as a high-performance assembly to significantly exceed minimum Energy Code requirements and minimize heating and cooling costs, while achieving a high standard of occupant comfort.
10. **HVAC Units** - High-efficiency HVAC units will be employed where possible.
11. **High-Efficiency Lighting** - Efficient LED lighting will be used for interior and exterior fixtures where possible.
12. **Energy Star Appliances** – Appliances will be Energy Star rated where possible.
13. **Roofing** - Roofing will be of a light-colored roofing to reduce the heat island effect were possible.

MATERIALS AND RESOURCES

14. Minimize Waste - Material waste will be minimized as much as possible during construction.

INDOOR ENVIRONMENTAL QUALITY

15. Low-VOC Materials - Building materials with low volatile organic compound levels will be specified where possible.
16. Indoor Air Quality – The building will have operable windows for access to fresh air.
17. Daylight - Spaces will have access to windows for daylight.

Note: Green building components reflect proposed project features and are subject to feasibility of construction.

EVERSOURCE
ENERGY

Electric Service Support Center PO
Box 330
Manchester, NH 03105
1-800-362-7764

10/11/2018

Douglas Larosa
200 Griffin Rd.
Portsmouth, NH 03801

Re: 4000 sq. ft place of worship
686 Maplewood Ave.
Portsmouth, NH 03801

Dear Doug:

Eversource Energy agrees to provide electric service to the above site in accordance with the Tariff for Electric Service on file with the New Hampshire Public Utilities Commission (NHPUC), subject to the applicable NHPUC rules and regulations, as well as Eversource's "Requirements for Electric Service Connections".

Please keep in mind that all requirements for providing electric service, such as, but not limited to, contracts, licenses, fees, payments, easements and inspections must be provided to Eversource prior to the construction of the electric facilities.

Should you have any questions or concerns, please call us at 1-800-362-7764

Sincerely,

Tom Eger
Electric Service Support Center
PO Box 330
Manchester, NH 03105-9989

Unitil

October 9, 2018

Islamic Society of the Seacoast Area
42N Dover Point Rd
Dover NH 03820

RE: Natural Gas Availability to Maple Majid, 686 Maplewood Ave Portsmouth NH

Dear Sir/Madam

Unitil's natural gas division has reviewed the requested site for natural gas service.

Unitil hereby confirms natural gas service will be available to 686 Maplewood Ave, Portsmouth, NH. Installation is pending an authorized installation agreement with Islamic Society of the Seacoast Area and street opening approval from the City of Portsmouth DPW

Let me know if you have any questions. You can email me at oliver@unitil.com. My phone number is 603-294-5174.

Sincerely,

Janet Oliver
Business Development Representative

CUSTOMER ENERGY SOLUTIONS
325 West Road
Portsmouth, NH 03801

T 888.486.4845 www.unitil.com

JS CONSULTING ENGINEERS LLC
Fire Protection Engineering | Building & Accessibility Code Consulting

October 16, 2018

Mr. Ralf Amsden
Living Space Inc.
1247 Washington Road
Rye, New Hampshire 03870

RE: Life Safety Drawing Review Letter
Maple Masjid Mosque – Portsmouth, NH

Dear Mr. Amsden:

As requested, JS Consulting Engineers, LLC (JSCE) has review the current architectural floor plans (dated September 4, 2018) for the Maple Masjid Mosque to be constructed at 686 Maplewood Avenue in Portsmouth, New Hampshire for compliance with the life safety / means of egress requirements of the New Hampshire State Building and Fire Codes. The new mosque is proposed to be a 2-story building with a basement level. The building will include Men's and Women's Prayer Halls, a function room, classroom space and office space.

Our scope of work is limited to the review of Life Safety and means of egress code compliance. This includes documenting the use, occupancy and means of egress serving the building. In addition, JSCE has reviewed the proposed plumbing fixture count relative to the proposed occupant load of the building. JSCE's current scope of work does not include full building code consulting services; accessibility consulting services; fire alarm system or sprinkler system engineering design services; zoning consulting; and energy performance consulting.

1. APPLICABLE CODES AND STANDARDS

The following codes and standards are applicable to the design and construction of the new mosque.

Accessibility – NHSBC Chapter 11, ICC/ANSI A117.1 as adopted by the NHSBC, and the 2010 Americans with Disabilities Act Standards (ADAS)

Building – New Hampshire State Building Code (NHSBC), which is an amended version of the 2009 International Building Code

Fire Prevention – Saf-C 6000 which is an amended version of NFPA 1, *The National Fire Code* 2009 Edition (NFPA 1) and NFPA 101, *The Life Safety Code* 2015 Edition (LSC-15).

Mechanical - International Mechanical Code (IMC), 2009, as adopted and amended by NH State Building Code Manuals Rules Bcr 300.

Plumbing - International Plumbing Code (IPC), 2009, as adopted and amended by NH State Building Code Manuals Rules Bcr 300 (NHSPC)

Other Additional selected National Fire Protection Association (NFPA) Standards as referenced by NHSBC and Saf-C 6000

This report addresses the major life safety and means of egress code requirements of NHSBC and LSC-15.

Office: 603.327.8650
Web: www.jsfirecode.com
224 Main Street | Suite 2C
Salem, NH 03079

2. OCCUPANT LOAD AND EXIT CAPACITY

The tables below summarize the calculated egress occupant load and available exit capacity calculated for each floor of the building (LSC-15 Table 7.3.1.2, §7.3, §12.2.3 and NHSBC §1004.1, §1005.1).

2.1. BASEMENT LEVEL

There are two (2) exits serving the Basement Level; an exit door direct to the exterior at grade level (Basement Exit Door) and an Exit Stair to the 1st Floor (Basement Stair). From the 1st Floor occupants using the Basement Stair have access to the Back Exit Door serving the 1st Floor.

Table 1. Basement Level Exit Capacity

Exit	Door Clear Width (in)	Exit Capacity Factor Door (in/pp)	Door Capacity (ppl)	Stair Width (in)	Exit Capacity Factor Stair (in/pp)	Stair Capacity (ppl)	Total Exit Capacity[1] (ppl)
Basement Exit Door	33	0.20	165	N/A	0.30	N/A	165
Basement Stair	N/A	0.20	N/A	40	0.30	133	133
TOTAL EXIT CAPACITY BASEMENT LEVEL (ppl)							**298**

Table 2. Basement Level Egress Occupant Load

Room / Space	Gross Area (sf)	Occupant Load Factor (sf/pp)	Egress Occupant Load (ppl)
Classroom[2]	1,160	15	78
Unfinished/ Storage	618	300	3
TOTAL EGRESS OCCUPANT LOAD BASEMENT LEVEL (ppl)			**81**

Based on the exit capacity and calculated egress occupant load of the Basement Level; there is sufficient exit capacity provided to serve the Basement Level.

2.2. 1ST FLOOR

There are three (3) exits serving the 1st Floor; the Main Entry/Exit Door from the Foyer, the Back Exit Door near the Men's Room and the Patio Exit Door[3]. All three (3) exits discharge directly to the exterior and the Main Entry/ Exit and Back Exit Door are remotely located.

1 Based on the calculated capacity of the limiting egress element that is part of the exit.

2 It is assumed that the Classroom area on the Basement Level is the entire 1,160sf area adjacent to the Basement Exit Door. Also, it is assumed that the area will be used as a classroom and multi-purpose area with flexible table and chair seating. As such the occupant load factor of 15nsf/pp for a multi-use assembly space was used in the calculation.

3 It is assumed that the patio is level with the surrounding grade and will not be enclosed such that occupants have access to the public way along an accessible route from the Patio without requiring re-entry into the building.

Table 3. 1st Floor Exit Capacity

Exit	Door Clear Width (in)	Exit Capacity Factor Door (in/pp)	Door Capacity (ppl)	Stair Width (in)	Exit Capacity Factor Stair (in/pp)	Stair Capacity (ppl)	Total Exit Capacity[4] (ppl)
Main Entry/Exit Door	92	0.20	306	N/A	0.30	N/A	306
Back Exit Door	33	0.20	165	40	0.30	133	133
Patio Exit Door	33	0.20	165	N/A	0.30	N/A	165
TOTAL EXIT CAPACITY 1ST FLOOR (ppl)							**604**

Table 4. 1st Floor Egress Occupant Load

Room / Space[5]	Gross Area (sf)	Occupant Load Factor (sf/pp)	Egress Occupant Load (ppl)
Prayer Hall 1 & 2	1,819	5	364
Office	151	100	2
Function Room	296	5	60
Prayer Area (adj. Women's Room)	132	5	27
Foyer[6]	219	15	15
Circulation Space[7]	595	100	6
TOTAL EGRESS OCCUPANT LOAD 1ST FLOOR (ppl)			**474**

The egress occupant load is calculated conservatively by loading the Prayer Hall, Prayer Area and Function Room simultaneously using a standing assembly load factor (5sf/pp) over the gross area of these rooms and spaces. However, even based on these conservative loading conditions; there is sufficient exit capacity provided to serve the 1st Floor.

The Main Entry/Exit Door is required by LSC-15 §12.2.3.6.2(2) to provide exit capacity for at least 50% of the total occupant load. The total occupant load of the three (3) floors equals 789-people (50%=395-people). The exit capacity of the Main Entry/Exit Door is 306-people, which is less than 50% of the total occupant load. However, since the Patio Exit door is also located off the Foyer; LSC-15 §12.2.3.6.5 allows the capacity of the Patio Exit Door to be added to the capacity of the Main Entry/Exit Door for a total capacity of 471-people.

2.3. 2ND FLOOR

There are two (2) exits unenclosed exit access stairs serving the 2nd Floor. Both stairs discharge to the interior of the building in the 1st Floor Foyer. The two (2) means of egress serving the 2nd Floor are remotely located.

4 Based on the calculated capacity of the limiting egress element that is part of the exit.

5 An egress occupant load was not calculated for the Patio as it is assumed that there is unobstructed access (e.g., no fence or change in elevation, benches, planters, etc.) directly from the Patio to the public way without requiring people to re-enter the building to exit.

6 It is envisioned that the Foyer will serve as a "pre-function" area for the Mosque. The occupant load of the Foyer is calculated as an unconcentrated assembly space over 50% of the floor area.

7 Circulation Space includes: Hall, Men's Room, Women's Room

Table 5. 2nd Floor Exit Capacity

Exit	Door Clear Width (in)	Exit Capacity Factor Door (in/pp)	Door Capacity (ppl)	Stair Width (in)	Exit Capacity Factor Stair (in/pp)	Stair Capacity (ppl)	Total Exit Capacity[8] (ppl)
Exit Access Stair 1	N/A	0.20	N/A	48	0.30	160	160
Exit Access Stair 2	N/A	0.20	N/A	48	0.30	160	160
TOTAL EXIT CAPACITY 2ND FLOOR (ppl)							**320**

Table 6. 2nd Floor Egress Occupant Load

Room / Space[9]	Gross Area (sf)	Occupant Load Factor (sf/pp)	Egress Occupant Load (ppl)
Women's Prayer Hall	1,154	5	231
Attic / Storage	778[10]	300	3
TOTAL EGRESS OCCUPANT LOAD 2ND FLOOR (ppl)			**234**

Based on the exit capacity and calculated egress occupant load of the Basement Level; there is sufficient exit capacity provided to serve the Basement Level.

3. MEANS OF EGRESS COMPONENTS

The following table summarizes some of the major means of egress criteria prescribed by NHSBC and LSC-15 based on the building's classification as a Group A-3, Assembly occupancy and as a fully sprinklered. This is not a comprehensive list; NHSBC Chapter 10, LSC-15 Chapter 7, ICC/ ANSI A117.1 and the ADAS should be referenced to determine all applicable requirements (LSC §7.1.5, §7.3.4, §12.2.5.1.2, §12.2.5.1.3, §12.2.6 and NHSBC §1003.2, §1014.3, §1016.1, §1018.2; ICC ANSI A117.1, ADAS).

Means of Egress Element	Prescriptive Code Requirement
Travel Distance	250-feet
Common Path of Travel	20-feet (rooms or spaces with +50ppl) 75-feet (rooms or spaces with <50ppl)
Maximum Dead-End Distance	20-feet
Minimum Headroom Height	7-feet 6-inches
Minimum Door Clear Width	32-inches[11]
Minimum Door Pull Side Maneuvering Clearance[12]	18-inches adjacent to the latch plus 60-inches of clear floor space measured perpendicular to the width of the door plus the 18-inches

8 Based on the calculated capacity of the limiting egress element that is part of the exit.

9 It is assumed there is no access to the Deck Area above the entry portico.

10 Aggregate area of both attic spaces

11 Not less than the width required to serve the occupant load. Refer to the exit capacity and occupant load tables in this Report.

12 Assumes forward approach

Means of Egress Element	Prescriptive Code Requirement
Minimum Door Push Side Maneuvering Clearance (where a closer and latch are provided)[12]	12-inches adjacent to the latch plus 48-inches of clear floor space measured perpendicular to the width of the door plus the 18-inches
Minimum Corridor Width	44-inches[11]
Minimum Width Accessible Route	36-inches[11]

4. PLUMBING FIXTURE COUNTS

A Men's and Women's multi-stall bathroom is proposed on the 1st Floor. The bathrooms are intended to serve all occupants of the building. While the calculated egress occupant load of the building is 789-people; the program load anticipated by the Mosque is 400-people. The program load represents the building operating under a peak loading scenario with a full parking lot.

The proposed bathrooms currently provide the following fixtures: four (4) Men's Toilets, three (3) Men's Sinks, (3) Women's Toilets, and three (3) Women's sinks.

New Hampshire State Plumbing Code (NHSPC), which is an amended version of the 2009 International Plumbing Code, prescribes factors to calculate the number of fixtures required to serve a population. In calculating required fixture counts the NHSPC assumes the population being served is equally divided with 50% men and 50% women. The factors for bathrooms serving a place of worship are as follows (NHSPC Table 403.1).

Table 7. Plumbing Fixture Factors – Assembly Occupancy: House of Worship

Men's Toilets	Men's Sinks	Women's Toilets	Women's Sinks	Drinking Fountains	Service Sink
1/150	1/200	1/75	1/200	1/1,000	1

Based on the proposed number of fixtures and the prescribed fixture factors the Mosque bathrooms have capacity to serve a total population of 450-people based on the limiting factor, Women's Toilets[13].

While the NHSPC §403.1 indicates that plumbing fixtures should be provided to serve the occupant load calculated by the NHSBC; with the approval of the Building Official and / or Plumbing Inspector (AHJ's) the fixture demand could be based on a reasonable peak program load. If approve by the AHJ's, the current number of fixtures is sufficient to serve 450-people meeting the peak program load of 400-people.

13 Three (3) Women's toilets at a factor of 1/75 women = 3 x 75 = 225 women. Based on the assumption that the population is split 50% male and 50% female, the total population served is 450-people (225 x 2 = 450).

5. DRAWING REVIEW

Based on our review of the Architectural plans for compliance with the means of egress and life safety requirements of the NHSBC and LSC-15; the following non-conformities were identified.

No.	Drawing	Comment
1.	General	Life Safety Plans submitted to the Portsmouth Building or Fire Departments should be separate from the architectural floor plans and should include the following information: • Architectural Floor plan of each building floor/story with all rooms labeled with use classification and area • General information regarding the use classification and construction type of the building. General description of the fire protection systems serving the building (e.g., sprinkler, fire alarm, smoke detection, etc.). • Information identifying the egress occupant load, location of all exits, egress capacity, location of main entrance/ exit, maximum travel distance, • Site plan showing where exits discharge to the exterior and the path of travel to the public way. • Identify walls and partitions required to be of fire resistance rated construction (or smoke barriers) • Where seating will be provided in an Assembly Occupancy seating plans showing seating layout(s) should be provided. The location and width of aisles, and aisle accessways should be identified As the design develops in more detail separate life safety plans should be prepared.
2.	General	All means of egress doors and exit doors throughout the building serving the Basement Level Classroom space, the 1st Floor or the Women's Prayer Hall on the 2nd Floor are required to be equipped with panic hardware in accordance with NHSBC §1008.1.10 and LSC-15 §7.2.1 and §12.2.2.2.3.
3.	Basement Level	There are two (2) exits serving the Basement Level; the exit door to the exterior at grade and an exit stair to the 1st Floor. Both the NHBC and the LSC-15 require exits serving a floor to be remotely located at least one-third the overall diagonal distance of the floor[14] (LSC-15 §7.5.1.3.3, §7.7.3.1, NHSBC §1015.2.1). While these two (2) exits are remotely located on the Basement Level; remoteness is an issue at the point of exit discharge. The stair serving the Basement discharge to the interior of the building on the 1st Floor. The stair discharge is near the Back Exit Door. As such it is assumed that occupants traveling up from the Basement Level would exit the building at the Back Exit Door. However, the Back Exit Door and the Basement Exit Door both discharge at roughly the same location along the building's exterior. The point of discharge of the two (2) exits serving the Basement Level are not remotely located. Consideration should be given to altering the Basement stair so that it discharges in a location on the 1st Floor that would direct occupants to the Main Entrance/Exit door to allow for sufficient exit remoteness.

[14] The diagonal distance of the Basement Level is 83.17-feet. One-third of this distance is 27.72-feet. The two (2) exits serving the Basement Level are separated by more than 27.72-feet on the Basement Level. Exit remoteness is acceptable.

4. Basement Level — The Basement Stair is shown on the floor plans as approximately 40-inches wide. The egress occupant load of the Basement is calculated above at 81-people. Per NHBC §1009.1 and LSC-15 Table 7.2.2.2.1.1(a) the minimum width of an exit stair serving and occupant load of more than 50-people is required to be 44-inches. Confirm the proposed width of the Basement Stair and modify it as required to provide a minimum 44-inch stair width.

5. 1st Floor — The 1st Floor is served by two (2) building exits. The main entry/exit door at the Foyer and an exit door to the back side of the building near the Men's Bathroom. The grade of the site slopes at the back of the building. As such there are stairs at the Back Exit door providing access to grade level. However, LSC-15 §7.5.4.3, §7.7.1 and NHSBC §1007.2 both require exits in new construction to provide an accessible route from the point of exit discharge to the public way. The exterior stair should be replaced with a ramp to grade level. At the base of the ramp a walkway to the public way (e.g., parking lot, public sidewalk, etc.) should also be provided[15]. If a ramp is not feasible an exterior area rescue assistance provided in accordance with LSC §7.2.12.2.3 and NHSBC §1007.6, §1007.7 is required.

6. 1st Floor — The floor plans do not show a drinking fountain or service sink; however, both are required by the NHSPC §403.1. The plans should be modified accordingly to include a service sink and an accessible drinking fountain. Per the requirements of ICC ANSI A117.1 and the ADAS an accessible drinking fountain should include a double bowl providing a high and low height spout. In addition, the fountain should be installed in a niche or similar wall recess so that the fountain does not create an excessive projection along an egress route. Use of the Kitchenette sink, water cooler or other alternative means for drinking water must be reviewed and approved by the AHJ and is required to be accessible.

7. 1st Floor — The exterior stair at the discharge of the Back Exit Stair is shown on the floor plans as approximately 40-inches wide. The egress occupant load of the 1st Floor is greater than 50-people. Per NHBC §1009.1 and LSC-15 Table 7.2.2.2.1.1(a) the minimum width of an exit stair serving and occupant load of more than 50-people is required to be 44-inches. Confirm the proposed width of the stair and modify it as required to provide a minimum 44-inch stair width.

8. 2nd Floor — The 2nd Floor is a story of the building and not a mezzanine of the 1st Floor Prayer Hall. A mezzanine is considered part of the room or space it is open to and is limited in size to one-third of the open area in which the mezzanine is located per NHBC §505.2 and LSC-15 §8.6.10.2. The area of the Women's Prayer Hall on the 2nd Floor is 1,154sf. The aggregate area of Prayer Hall 1 and 2 on the 1st Floor is 1,819sf. One-third of 1,819sf is 606sf. Also, the attic storage spaces are not a mezzanine of the Prayer Hall.

   As such the 2nd Floor is required to be served by two (2) independent building exits. Of which only 50% of the exits serving the 2nd Floor are permitted to discharge to the interior of the building (LSC-15 §7.7.2, NHSBC §1027.1). The other 50% of exits are required to discharge direct to the exterior.

   In addition, the 2nd Floor is served by two (2) unenclosed stairs that both discharge to the Foyer on the 1st Floor. LSC-15 does not permit a story of a building to be served by unenclosed exit access stairs. NHSBC §1016.1 Ex. 3 and 4 would only permit one (1) unenclosed exit access stair to serve the 2nd Floor. In addition, because the two (2) exit access stairs both discharge to the same location in the Foyer; there is insufficient exit remoteness.

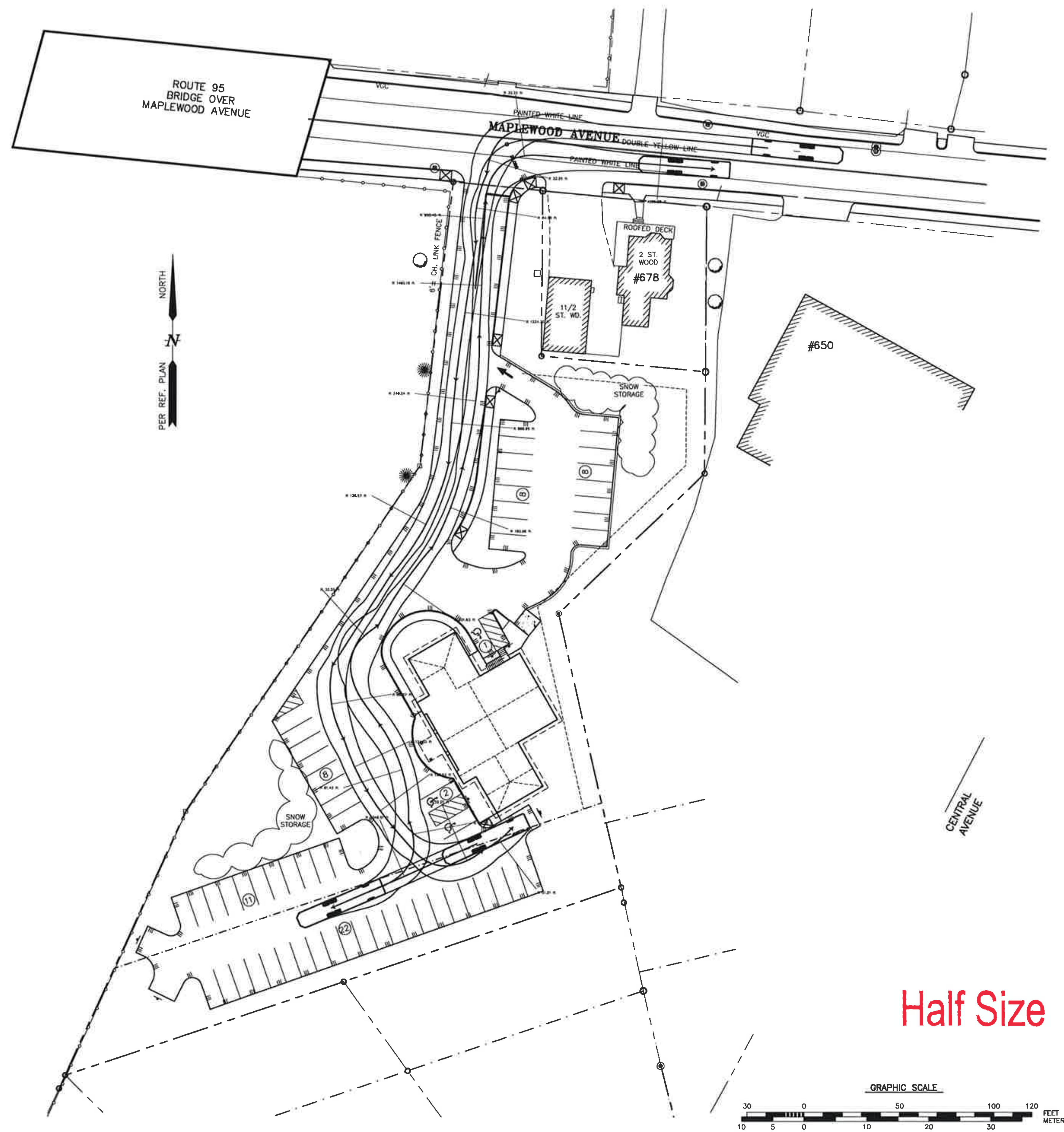
   Exit access serving the 2nd Floor should be modified. At least one (1) enclosed exit stair that discharges directly to the exterior is required. Consideration should be given to providing an enclosed exit that runs through one (1) of the attic spaces and discharge to the exterior on one side of the building.

[15] JSCE did not receive a site plan for review and it is assumed the site plan has not been developed as of the date of our review.

		The second exit serving the 2nd Floor could be a stair that discharges to the interior of the building in the 1st Floor Foyer; however, the stair should be enclosed in 1-hour construction. Note both codes would allow the stair to be open on the 1st Floor if enclosed at the top of the stair on the 2nd Floor.
9.	2nd Floor	The 2nd Floor is one level above the level of exit discharge. As such NHSBC §1007.8 requires a two-way communication system be installed at the 2nd Floor elevator landing. As the design develops further, a two-way communication system should be included.

Prepared by JS Consulting Engineers, LLC:

Jennifer I. Sapochetti, P.E.
Principal



Half Size

J:\JN 2300s\JN 2360\2017 Site Plan\Plans & Specs\Site\2360SITE01.dwg, ROAD TURN

APPROVAL NOTES:

1) THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

2) ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.

3) THE OWNER OF RECORD AND SUBSEQUENTLY THE CONDOMINIUM UNIT ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS.

4) ALL REQUIRED PLANT MATERIALS SHALL BE TENDED AND MAINTAINED IN A HEALTHY GROWING CONDITION, REPLACED WHEN NECESSARY, AND KEPT FREE OF REFUSE AND DEBRIS. ALL REQUIRED FENCES AND WALLS SHALL BE MAINTAINED IN GOOD REPAIR.

5) THE PROPERTY OWNER SHALL BE RESPONSIBLE TO REMOVE AND REPLACE DEAD OR DISEASED PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE AND QUANTITY OF PLANT MATERIALS AS ORIGINALLY INSTALLED, UNLESS ALTERNATIVE PLANTINGS ARE REQUESTED, JUSTIFIED AND APPROVED BY THE PLANNING BOARD OR PLANNING DIRECTOR.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN ______________ DATE ______________

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

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

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

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

PORTSMOUTH MAPLE MASJID 686 MAPLEWOOD AVENUE PORTSMOUTH, N.H.

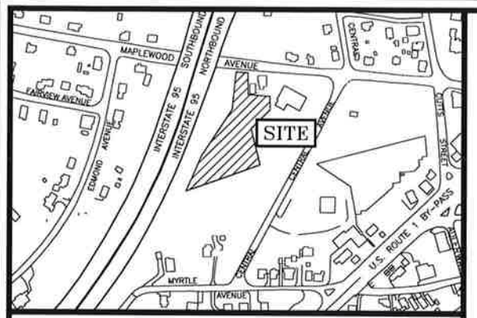
NO.	DESCRIPTION	DATE
1	ADDED SIDEWALK	11/19/18
0	ISSUED FOR COMMENT	10/30/18

REVISIONS

SCALE: 1" = 30' — MAY 2018

TRUCK TURNING EXHIBIT — RT

2360

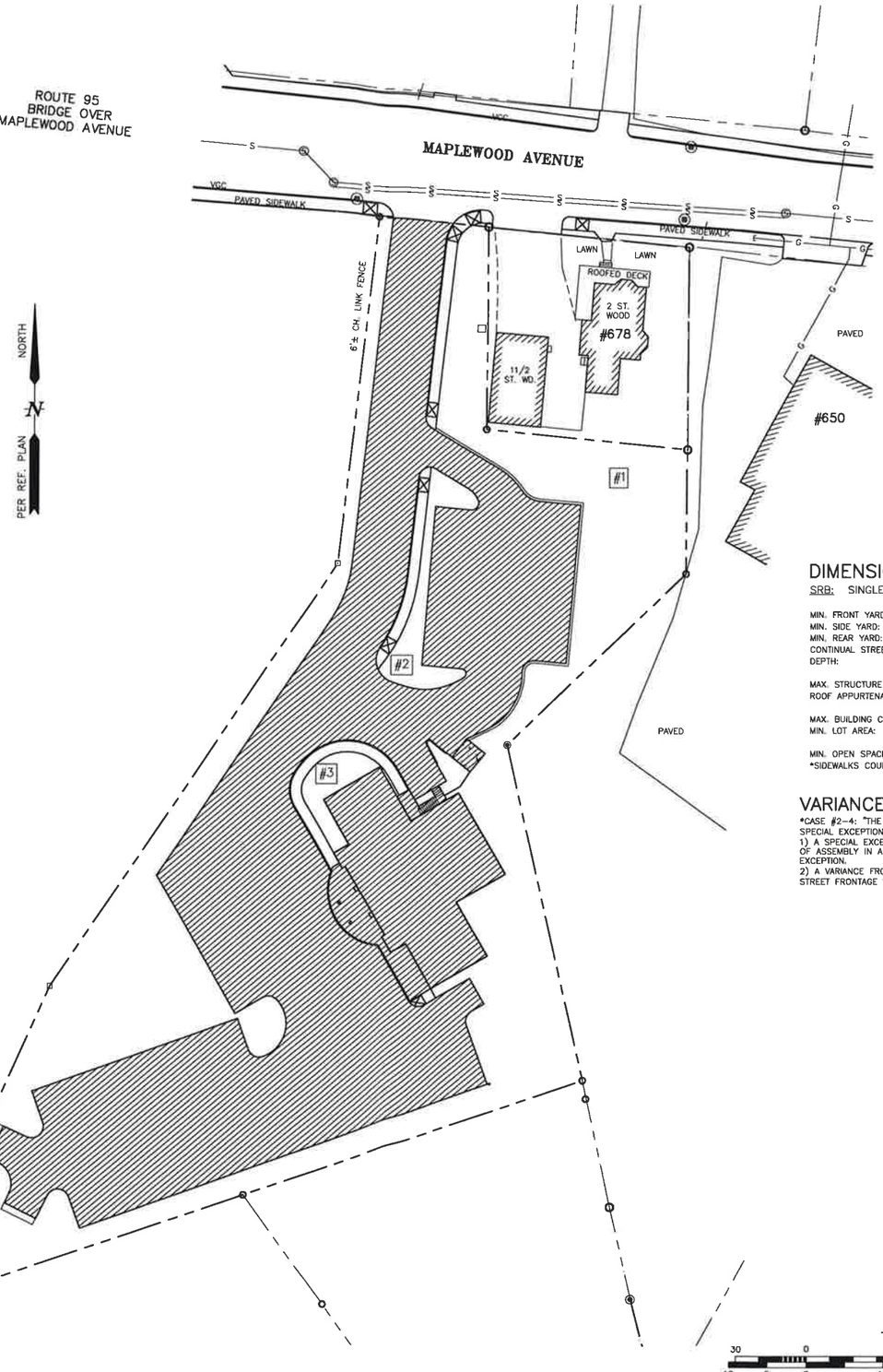


LOCATION MAP SCALE 1"=300'

LEGEND:
SEE SHEET C1

OPEN SPACE AREAS	
DESCRIPTION	AREA (SQUARE FEET)
#1	22,709
#2	1,465
#3	1125
TOTAL OPEN SPACE	25299
LOT SIZE	62,776
% OPEN SPACE	40.3%

ROUTE 95
BRIDGE OVER
MAPLEWOOD AVENUE



NORTH
N
PER REF. PLAN

DIMENSIONAL REQUIREMENTS:

SRB: SINGLE RESIDENCE "B"

	REQUIRED	EXISTING	PROPOSED
MIN. FRONT YARD:	30 FEET	NA	151.2 FEET
MIN. SIDE YARD:	10 FEET	NA	13.0 FEET
MIN. REAR YARD:	30 FEET	NA	57.8 FEET
CONTINUAL STREET FRONTAGE:	100 FEET	47.2 FEET	*47.2 FEET
DEPTH:	100 FEET	>100 FEET	>100 FEET
MAX. STRUCTURE HEIGHT:	35 FEET	0 FEET	<35 FEET
ROOF APPURTENANCE:	8 FEET	0 FEET	8 FEET
MAX. BUILDING COVERAGE:	20%	0%	6.2%
MIN. LOT AREA:	15,000 SF	62,776 SF	62,776 SF
MIN. OPEN SPACE COVERAGE:	40%	99.6%	40.3%*

*SIDEWALKS COUNTED AS OPEN SPACE.

VARIANCES GRANTED (2/21/2017):

*CASE #2-4: "THE BOARD VOTED, IN SEPARATE MOTIONS, TO GRANT THE SPECIAL EXCEPTION AND VARIANCE AS PRESENTED AND ADVERTISED,"
1) A SPECIAL EXCEPTION FOR SECTION 10.440 TO ALLOW A RELIGIOUS PLACE OF ASSEMBLY IN A DISTRICT WHERE THE USE IS ONLY ALLOWED BY SPECIAL EXCEPTION.
2) A VARIANCE FROM SECTION 10.521 TO ALLOW 47'± OF CONTINUOUS STREET FRONTAGE WHERE 100' IS REQUIRED.

Half Size

GRAPHIC SCALE
30 0 50 100 120 FEET
10 5 0 10 20 30 METERS

APPROVAL NOTES:

1) THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

2) ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.

3) THE OWNER OF RECORD AND SUBSEQUENTLY THE CONDOMINIUM UNIT ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS.

4) ALL REQUIRED PLANT MATERIALS SHALL BE TENDED AND MAINTAINED IN A HEALTHY GROWING CONDITION, REPLACED WHEN NECESSARY, AND KEPT FREE OF REFUSE AND DEBRIS. ALL REQUIRED FENCES AND WALLS SHALL BE MAINTAINED IN GOOD REPAIR.

5) THE PROPERTY OWNER SHALL BE RESPONSIBLE TO REMOVE AND REPLACE DEAD OR DISEASED PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE AND QUANTITY OF PLANT MATERIALS AS ORIGINALLY INSTALLED, UNLESS ALTERNATIVE PLANTINGS ARE REQUESTED, JUSTIFIED AND APPROVED BY THE PLANNING BOARD OR PLANNING DIRECTOR.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL LOCATED ON 686 MAPLEWOOD AVENUE IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 220 AS LOT 90.

2) OWNER OF RECORD:
ISLAMIC SOCIETY OF SEACOAST AREA
PO BOX 684
DOVER, NH 03821
5806/2816

3) SITE AREA IS 62,776 S.F. (1.44 ACRES)

4) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E, EFFECTIVE DATE MAY 17, 2005.

5) PARCEL ARE LOCATED IN THE SINGLE RESIDENCE "B" (SRB) ZONING DISTRICT.

6) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LAYOUT OF SITE DEVELOPMENT ON TAX MAP 220 LOT 90.

7) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88.
SEE PLAN REFERENCE #1.

8) BUILDING NUMBERING TO BE COORDINATED WITH 911.

9) EXCESS SNOW SHALL BE TRUCKED FROM SITE

10) THE PLAN FOR SOLID WASTE REMOVAL IS TO PROVIDE DUMPSTERS FOR WEEKLY PICKUP.

11) STORMWATER MANAGEMENT INSTALLATIONS SHALL BE INSPECTED BY DPW DURING CONSTRUCTION AND AN ANNUAL REPORT SHALL BE SUBMITTED TO THE DPW DEPARTMENT REGARDING THE FUNCTION OF THE DESIGN.

PARKING ANALYSIS:

PLACE OF ASSEMBLY: 1 PER 4 PERSONS MAXIMUM OCCUPANCY OF ASSEMBLY AREA: 60 PARKING SPACES PROPOSED: PROPOSED MAXIMUM OCCUPANCY = 240 PEOPLE.

A CONDITIONAL USE PERMIT TO ALLOW 60 PARKING SPACES WHERE THE MAXIMUM POSSIBLE OCCUPANT LOAD BASED ON SF CALCULATIONS IS 704 WILL BE REQUESTED.

PROPOSED PARKING:

REGULAR SPACES = 57 SPACES
HANDICAP SPACES = 3 SPACES
TOTAL SPACES = 60 TOTAL SPACES

REFERENCE PLAN:

1) "EXISTING CONDITIONS & TOPOGRAPHY PLAN FOR VACANT LOT KNOWN AS TAX MAP 220 LOT 90 OWNED BY ISLAMIC SOCIETY OF THE SEACOAST AREA LOCATED AT 686 MAPLEWOOD AVENUE PORTSMOUTH NH ROCKINGHAM COUNTY" DATE: SEPT. 14, 2017, SCALE: 1" = 30' PREPARED BY: KNIGHT HILL LAND SURVEYING SERVICES, INC. C/O DAVE HISLOP 34 OLD POST ROAD, NEWINGTON NH 03801 (603) 436-1330, dave@khlandsurveying.com

PORTSMOUTH
MAPLE MASJID
686 MAPLEWOOD AVENUE
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	ADD SIDEWALK	11/19/18
1	ISSUED FOR APPROVAL	10/15/18
0	ISSUED FOR COMMENT	8/29/18

REVISIONS

SCALE: 1" = 30' AUGUST 2018

OPEN SPACE

OS

2360

LETTER OF TRANSMITTAL

TO: **City of Portsmouth**
1 Junkins Avenue
Portsmouth, NH
03801

FROM:
AMBIT ENGINEERING, INC.
Civil Engineers and Land Surveyors
200 Griffin Road, Unit 3
Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

DATE: **11/20/2018**	JOB NO. **2360**
ATTENTION: **Planning Department**	
RE: **Site Plan Approval**	
Portsmouth Maple Masjid, 686 Maplewood Avenue	

WE ARE SENDING YOU
- ☒ ATTACHED
- ☐ UNDER SEPARATE COVER VIA
- ☐ SHOP DRAWING
- ☐ COPY OF LETTER
- ☐ PRINTS
- ☐ PLANS
- ☐ CHANGE ORDER
- ☐ SPECIFICATIONS
- ☐ SAMPLES
- ☐ OTHER

COPIES	DATE	REVISION	DESCRIPTION
4	**11-20-2018**		**Full Size Site Plans**
6	**11-20-2018**		**11X17 of same**
10	**11-20-2018**		**TAC Supplemental Information**
1			**Digital Files of Plans and Supplemental Information**

THESE ARE TRANSMITTED AS CHECKED BELOW

- ☒ FOR YOUR APPROVAL
- ☐ FOR YOUR USE
- ☐ AS REQUESTED
- ☐ FOR BIDS DUE
- ☐ FOR REVIEW AND COMMENT
- ☐ RETURNED AFTER LOAN TO US

REMARKS

Please find plans revised to address TAC comments,

COPY TO **Ralf Amsden, ISSA (email)**

If enclosures are not as noted, kindly notify us at once.

CMA ENGINEERS, INC.
CIVIL | ENVIRONMENTAL | STRUCTURAL

35 Bow Street
Portsmouth
New Hampshire
03801-3819

P: 603|431|6196
www.cmaengineers.com

November 19, 2018

Juliet T. H. Walker, AICP, Planning Director
Portsmouth Planning Department
City Hall, 1 Junkins Ave.
Portsmouth, NH 03801

Re: Review of Stormwater and Drainage for the "Maple Masjid of Portsmouth"
Developer: Islamic Society of the Seacoast Area
CMA #1111

Dear Ms. Walker:

At the City's request, CMA Engineers has reviewed materials supporting the drainage analysis and design for the proposed development at 686 Maplewood Avenue, known as the "Maple Masjid of Portsmouth."

For this evaluation, we reviewed the following information:

1. **Plans:** *Proposed Site Plan, Maple Masjid of Portsmouth 686 Maplewood Avenue*, TAC Submission, dated October 15, 2018, as prepared by Ambit Engineering, Inc.

2. **Stormwater Report & Analysis**: *Drainage Analysis, Site Development Maple Masjid,* dated October 15, 2018, as prepared by Ambit Engineering, Inc.

We have reviewed the drainage plans and analysis for conformance with the City of Portsmouth's Site Plan Review Regulations and Ordinances.

REVIEW OF DRAINAGE ANALYSIS

The applicant proposes to develop 686 Maplewood Avenue (Tax Map 220 Lot 90) to include a new place of worship (3,880 SF building footprint), associated parking, landscaping, drainage, and utilities. The proposed development increases the impervious area from 3.6% to 59%. To mitigate the increased stormwater runoff from this additional impervious cover, the applicant has proposed two stormwater filter basins.

The analysis reports that the peak flows discharging from the site are reduced in the post-development condition because of the time it takes the stormwater runoff to flow through the filtration basins, into the underdrains, and discharge through pipes to the City's stormwater system. These calculations were not done correctly and appear to significantly underestimate proposed stormwater flows, as described in our comments below,.

Based on our review, we offer the following comments, for consideration:

Site Plan Review Regulations

For items for which we had comments, we have included the applicable sections of the Site Plan Review Regulations in italics with our comments below.

1. Section 4.3.1: *Every effort shall be made to use pervious parking and pathway surfaces as an alternative to impervious asphalt or concrete for overflow parking areas, except in cases where it is determined that a traditional impervious parking lot with engineered stormwater systems renders greater protection of surface and groundwater resources than pervious pavement.*

   The proposed plan includes no pervious parking or pathway surfaces. The applicant should describe why pervious surfaces are not viable for this project.

2. Section 7.1: *Applicants shall incorporate Low Impact Development (LID) design practices and techniques in all aspects of the site's development.*

   The applicant has proposed two filtrations basins, which appear to be undersized (to be confirmed with revised calculations requested in General Comments). Significant portions of impervious area (PS1c) leave the site untreated.

3. Section 7.4.2.4: *Snow storage areas shall be located such that no direct discharges to receiving waters are possible from the storage site. Runoff from snow storage areas shall enter treatment areas to remove suspended solids and other contaminants before being discharged to receiving waters or preferably be allowed to infiltrate into the groundwater.*

   The snow storage areas shown on the Site Plans (sheet C2) are upgradient from the filtration basins; however, we question whether the areas shown are adequate. If these areas are inadequate, it is likely snow will be pushed into the filtration basins.

4. *Section 7.4.2.8: Measures shall be taken to control the post-development peak rate of runoff so that it does not exceed pre-development runoff for the 2, 10, 25, and 50-year, 24-hour storm event.*

   The reported post development runoff rates are less than pre-development peak flow rates because the applicant used incorrect time of concentrations (see General Comments below).

5. *Section 7.4.2.10: For a storm event of ½ inch or less, the applicant shall demonstrate that stormwater management practices will remove contaminants from the stormwater runoff that leaves the site. The use of oil and grit traps in manholes, on-site vegetated waterways, and vegetated buffer strips along waterways and drainage*

swales, and the reduction in use of deicing salts and fertilizers may be required by the Planning Board.

This information is not provided and there are significant areas of impervious area (PS1c) leave the site untreated (see comment 2).

6. *Section 7.4.3.1: All applications shall minimize the area of impervious surfaces, and address the potential negative impact of impervious surfaces on surface and groundwater resources.*

   The proposed development increases the impervious area from 3.6% to 59%.

7. Section 7.4.1.1: *Adequate provisions shall be made for the collection, treatment and/or disposal of all stormwater that runs off the site.*

   Areas of the proposed development (subcatchment PS1c) discharge stormwater onto Maplewood Avenue with no treatment.

City Ordinances, Chapter 16, Article II, Regulation of Discharges into Storm Water Drainage System

Under this ordinance, Section 16.207.A, the applicant is required to obtain a permit from the City to connect to the Stormwater drainage system.

General Comments

1. The Drainage Analysis cover has 386 Maplewood Avenue, which should be corrected to 686 Maplewood Avenue.

2. There is a reference to porous pavement on page 6 in the Drainage Analysis report; there does not appear to be any porous pavement proposed.

3. The Drainage Design Points DP1 and DP2 are not configured correctly. In the existing conditions analysis, DP2 should not be connected to DP1. In the proposed condition, it does not appear there is any flow to DP2 (all the flow goes to DP1).

4. The time of concentration for existing subcatchment ES1 has not been calculated correctly. The time of concentration for the subcatchment should start at the furthest point, flow overland (100') to the existing channel (offsite), then down the channel to Maple Wood Avenue.

5. The time of concentrations for proposed subcatchment PS1a and PS1b are not calculated correctly. The time should be specific to the characteristics of the subcatchment (likely the 5 minutes minimum allowable) and not include the time for flow through the filtration basins. The applicant should calculate the peak runoff from the subcatchment

to ensure the filtration basins have adequate capacity to accept and infiltrated these flows.

6. Confirm how the 6 in/hr exfiltration rate was calculated for the filtration basins. Based on the test pits, ledge is 2-2.5' below finished grade.

7. The proposed grading appears to trap drainage coming off the highway embankment in a lot point adjacent to the entrance drive at propose grade contour 48/existing grade contour 42.

8. Confirm with the Eversource that the proposed grades (up to 8' of fill) and proposed light poles provide adequate clearance under the high voltage transmission lines.

9. Confirm retaining wall adjacent to filtration basin 1b is designed to handle the hydraulic loading it will experience from the surface runoff and flow through the filtration basin.

10. Confirm adequate clearance from the face of the block gravity wall to the property lines. The detail shows 5'+ required for some wall heights for the excavation/installation

11. If the pavement section is going to be 4" total, it should be 1.5" wearing course (12 mm)/2.5" binder course (19 mm).

Should you have any questions, please do not hesitate to contact us.

Very truly yours,

CMA ENGINEERS, INC.

Philip A. Corbett

Philip A. Corbett, P.E.
Project Manager

PAC/kao