

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

7 October 2021

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

RE: Request for Subdivision Approval at TBD Northwest Street, Tax Map 122 / Lot 2

Dear Mr. Legg and Planning Board Members:

On behalf of Darrell Moreau (Applicant) we hereby submit the attached Subdivision Plan for the Morneault property at 137 Northwest Street. The project consists of the subdivision of one lot into 2 lots with the associated creation of easements. The existing residence will remain and be on one lot and a new home, subject to the requisite approvals, will be constructed on the second lot. The project was granted setback and associated relief by the Portsmouth Zoning Board on February 16, 2021. The plans include two proposed easements to the City of Portsmouth; one for a water line crossing, the other for an existing city sewer pump station and turning area which is currently encroaching on the property. The presence of these easements required that we appear before the Technical Advisory Committee. At the Tuesday September 7 TAC Meeting the Committee voted to recommend Approval subject to two stipulations relative to the design of the proposed home on Lot 2 – 1. We request that those conditions be included with the Planning Board's Conditions of Approval, and the project receive a vote on the Subdivision at your October meeting.

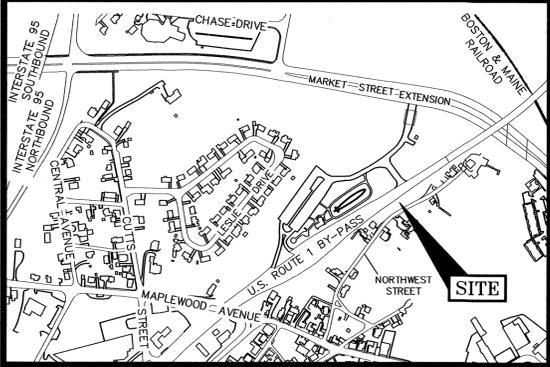
The Design Team met with the Director of Public Works and determined the best arrangement for the city easement and turn around. Plans have been revised in accordance with the Departments desires.

Please consider scheduling this application for the October 21 Planning Board Meeting. We look forward to the City's review of this submission. If there are any questions or comments please feel free to reach out to me.

Sincerely,

John R. Chagnon, PE

CC: Development Team



LOCATION MAP SCALE: 1" = 500'

- PLAN REFERENCES:**
- 1) MAINE NEW HAMPSHIRE INTERSTATE BRIDGE AUTHORITY PISCATAQUA RIVER BRIDGE KITTERY, MAINE - PORTSMOUTH, NEW HAMPSHIRE RIGHT OF WAY MAP - N.H. APPROACH, SCALE: 1" = 50', PREPARED BY HARRINGTON AND CORTELYOU CONSULTING ENGINEERS KANSAS CITY, MO., DATED DECEMBER 1938, SHEET 1 OF 11, NOT RECORDED
 - 2) MAINE - NEW HAMPSHIRE INTERSTATE BRIDGE AUTHORITY PISCATAQUA RIVER BRIDGE KITTERY, MAINE - PORTSMOUTH, NEW HAMPSHIRE RIGHT OF WAY MAPS N.H. APPROACH, RE-SURVEYED BY: MOULTON ENGINEERING CO. KITTERY, MAINE 1954, SCALE: 1" = 50', SHEET 1 OF 5, NOT RECORDED
 - 3) US ROUTE 1 BYPASS & SUBMARINE WAY RIGHT OF WAY LAYOUT PLANS CITY OF PORTSMOUTH JULY 17, 2019, OWNER OF RECORD: STATE OF NEW HAMPSHIRE, STATE PROJECT NO. 13455, SCALE: 1" = 50', PREPARED BY GM2 ASSOCIATES, SHEETS 3 & 4 OF 6, RCRD D-41603
 - 4) PLAN OF LAND PORTSMOUTH, N.H. FOR ESTATE OF GRACE L. HOYT, SCALE: 1" = 20' DATED DEC. 1972 REV. MAR. 1973, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD D-3596
 - 5) CONDOMINIUM SITE PLAN FOR GANTRY REALTY TRUST 172 NORTHWEST STREET COUNTY OF ROCKINGHAM PORTSMOUTH, N.H. SCALE: 1" = 20', DATED SEPT. 11, 1985 REV OCT. 1, 1985, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, SHEET 1 OF 3, RCRD D-14146
 - 6) STANDARD PROPERTY SURVEY AND CONDOMINIUM SITE PLAN OF LAND OF LOT 4 TAX MAP U-22 250 NORTHWEST STREET PORTSMOUTH, NEW HAMPSHIRE COUNTY OF ROCKINGHAM, SCALE: 1" = 10', DATED 9-9-96, PREPARED BY CIVILWORKS DOVER, N.H., RCRD D-24961
 - 7) PLAN OF LAND IN THE NAME OF THE SUSAN M. REED REVOCABLE TRUST OF TAX MAP 122 / LOT 8 LOCATED AT #136 NORTHWEST STREET COUNTY OF ROCKINGHAM PORTSMOUTH, NH, SCALE: 1" = 20' DATED MAY 23, 2006, PREPARED BY DAVID W. VINCENT, LLS RCRD C-33849

- LEGEND:**
- N/F NOW OR FORMERLY
 - RP RECORD OF PROBATE
 - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - RR SPK RAILROAD SPIKE
 - MAP 11/LOT 21
 - IR FND IRON ROD FOUND
 - IP FND IRON PIPE FOUND
 - IR SET IRON ROD SET
 - DH FND DRILL HOLE FOUND
 - DH SET DRILL HOLE SET
 - NHMB N.H. METEOROLOGICAL BOUND FOUND
 - TB TOWN BOUND
 - BND w/DH BOUND WITH DRILL HOLE
 - ST BND w/DH STONE BOUND WITH DRILL HOLE

N/F ANDREA L. ARDITO R. BRAD LERO 121 NORTHWEST STREET PORTSMOUTH, NH 03801 5646/912

N/F THE SOCIETY FOR THE PRESERVATION OF NEW ENGLAND ANTIQUITIES 141 CAMBRIDGE STREET BOSTON, MA 02114 786/216

N/F LISA E. GROUX 136 NORTHWEST STREET PORTSMOUTH, NH 03801 4666/602 C-33849

N/F LARRY BOOZ 172 NORTHWEST STREET PORTSMOUTH, NH 03801 5773/2064 D-14146

N/F MARY A. MAHONEY 206 NORTHWEST STREET PORTSMOUTH, NH 03801 5642/2411 D-3596

N/F WILLIAM C. KENNETT C/O RUTH KENNETT 239 NORTHWEST STREET PORTSMOUTH, NH 03801 2304/1890

N/F WILLIAM C. KENNETT C/O RUTH KENNETT 239 NORTHWEST STREET PORTSMOUTH, NH 03801 2304/1890

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

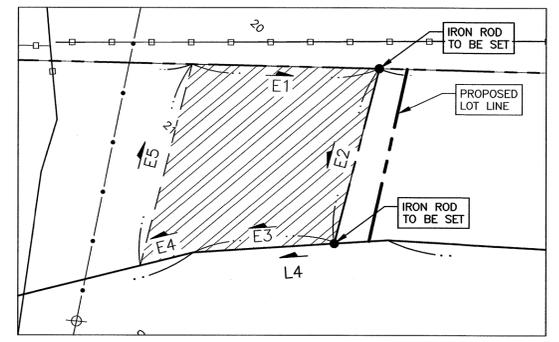
JRC
JOHN R. CHAGNON, LLS 738
DATE: 8.23.21



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

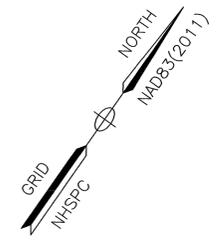
PROPOSED WATERLINE EASEMENT



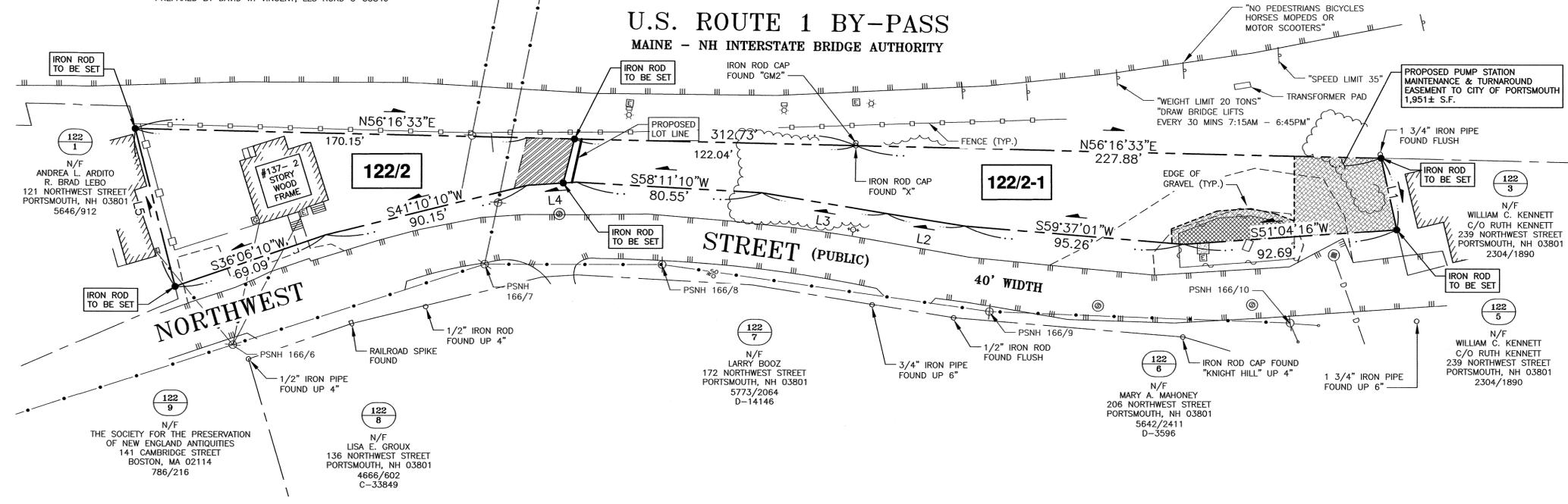
AREA A SCALE 1"=10'

REQUIRED VARIANCES:

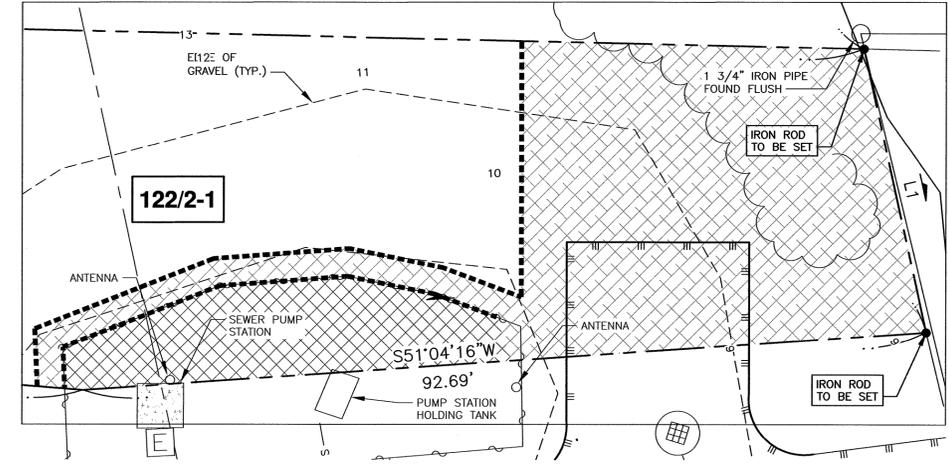
SECTION 10.521
A LOT DEPTH OF 44.7 FEET FOR LOT 1 AND 25.4 FEET FOR LOT 2 WHERE 70 FEET IS REQUIRED FOR EACH.
APPROVED 2-16-2021



**U.S. ROUTE 1 BY-PASS
MAINE - NH INTERSTATE BRIDGE AUTHORITY**



SEWER PUMP STATION & TURN AROUND



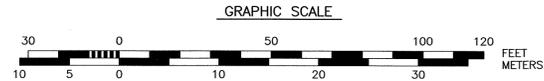
AREA B SCALE 1"=10'

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S 47°28'51" E	31.75'
L2	S 64°01'21" W	34.26'
L3	S 64°19'54" W	54.79'
L4	S 51°20'10" W	21.35'
L5	N 49°16'35" W	70.45'

EASEMENT LENGTH TABLE

LINE	BEARING	DISTANCE
E1	N 56°16'33" E	20.54'
E2	S 20°36'02" E	19.73'
E3	S 51°20'10" W	15.48'
E4	S 41°10'10" W	5.99'
E5	N 20°36'02" W	22.71'



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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 IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 122 AS LOT 2.
 - 2) OWNERS OF RECORD:
GREGORY J. MORNEAULT
AMANDA B. MORNEAULT
137 NORTHWEST STREET
PORTSMOUTH, N.H. 03801
APPLICANT:
DARRELL MOREAU
1B JACKSON HILL STREET
PORTSMOUTH, NH 03801
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA (AE EL 8) AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005. PARCEL IS PARTIALLY IN THE 2' EXTENDED FLOOD HAZARD ZONE.
 - 4) EXISTING LOT AREA:
18,134 S.F.
0.4163 ACRES
PROPOSED LOT AREAS:
122/2 122/2-1
7,500 S.F. 10,634 S.F.
0.1722 ACRES 0.2441 ACRES
 - 5) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF ONE LOT INTO TWO LOTS AND CREATE EASEMENTS TO THE CITY OF PORTSMOUTH.
 - 6) ZONING DISTRICTS:
GENERAL RESIDENCE A (GRA) AND HISTORIC DISTRICT.
 - 7) DIMENSIONAL REQUIREMENTS:
LOT AREA: 7,500 S.F.
FRONTAGE: 100'
DEPTH: 70'
SETBACKS: FRONT: 15', SIDE: 10', REAR: 20'.
MAXIMUM STRUCTURE HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 25%
MINIMUM OPEN SPACE: 30%
 - 8) PROPOSED LOT 1 DIMENSIONAL CALCULATIONS:
LOT AREA: 7,500 S.F.
FRONTAGE: 179'
DEPTH: 44.7' AVERAGE
SETBACKS:
FRONT: 13.8'
SIDE: 40.5'
REAR: 1.8'
BUILDING COVERAGE: 1,029 S.F. - 14%
OPEN SPACE: 6,246 S.F. - 83%

NO.	DESCRIPTION	DATE
1	EASEMENT LOCATION	8/23/21
0	ISSUED TO TAC	5/17/21

REVISIONS

**SUBDIVISION PLAN
TAX MAP 122 - LOT 2**
OWNERS:
**GREGORY J. MORNEAULT &
AMANDA B. MORNEAULT**
137 NORTHWEST STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

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

27 October 2021

Peter Britz, Acting Chair
City of Portsmouth Planning Department
1 Junkins Avenue
Portsmouth, NH 03801

**Re: City of Portsmouth Application for Conditional Use Permit
Tax Map 122, Lot 2
TBD Northwest Street – Single Family Residence
Portsmouth, New Hampshire**

Dear Mr. Britz:

On behalf of Darrell Moreau (Amanda & Gregory Morneault - Owners) the accompanying Project Narrative and Revised *Proposed Housing* Plan Set is submitted for review for a City of Portsmouth Wetland Conditional Use Permit Application request to permit a total of 5,062 square feet of disturbance within a Tidal Buffer Zone (City of Portsmouth Wetland Buffer) on the above referenced site. The property currently exists as a single family home on an oversized lot. The project has 2 key components: The proposed Subdivision of the property into 2 lots and the construction of a Single Family Home on the vacant lot. This project will require NHDES Wetlands Board Approval for work in the Tidal Buffer Zone. The project received approval from the Portsmouth Zoning Board for some dimensional relief in February of 2021. We request that we be placed on the agenda for the **Conservation Commissions November 10, 2021 Meeting**, to be followed by the **November 18, 2021 Planning Board** meeting.

Proposed Single Family Residence

The Proposed Single Family Residence construction includes removing an existing gravel turn-around serving an existing city sewer pump station. The pump station enclosure and turn around cross on to the property in an area not in any existing easement. The project includes the dedication of a suitable easement to the city. The gravel turn around will be removed in favor of a paved turn out to be constructed by the applicant. The orientation and location was determined after consultation with the Portsmouth Department of Public Works. In reviewing the site the design team noticed an existing drainage outfall which is currently eroding the adjacent resource area (salt march edge) so included in this application is a plan to correct the erosion issue.

The construction of the single family residence involves work in the 100 foot City of Portsmouth Wetland Buffer and this CUP application is filed to obtain Portsmouth Planning Board approval for the work. The work involves removal of an existing oversized gravel turn-around area on property the applicant intends to purchase. The area of the removed gravel will be returned to a natural existing condition upon completion of the house construction.

The following plans are included in our submission:

- Cover Sheet – This shows the Owner, Legend, Site Location, and Site Zoning.
- Subdivision Plan – This plan shows the subdivision of the property.
- Existing Conditions Plan C1 – This plan shows the existing site conditions and topography. The site is adjacent to North Mill Pond on the opposite side of Northwest Street. There is an outlet of a 10 inch culvert downstream of the project.

- Subdivision Site Plan C2 – This plan shows the proposed development of a single family residence on the subdivided vacant lot.
- Erosion Control and Grading Plan C3 – This plan shows the proposed erosion control measures and site grading.
- Utility Plan C4 – This plan shows the proposed utility connections.
- CUP & NHDES Permit Plan C5 – This plan shows the impact areas within the TBZ and the City 100 foot Buffer.
- Neighborhood Plan – Aerial P1 – This plan shows the proposed residence in context with the surrounding developed properties.
- Detail Sheets D1 and D2 - These plans show the associated erosion control notes and site construction details.

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

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

The proposal is to provide needed housing within the city. The project has been reviewed by the ZBA and the use is consistent with the Master Plan. The addition of the drainage outfall rip rap will serve to reduce erosion. Due to these facts, the land is reasonable suited to the use, activity, and alteration.

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

The structure cannot be located further away from the resource as the lot narrows significantly. Specific variances with setbacks were obtained. Since the original submission the building has been moved away from the resource, and also made smaller to the greatest extent feasible. The outfall improvements need to be at that location. There is no feasible method to perform that proposed work outside of the wetland buffer.

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

The proposal will not impact the existing wetland resource located adjacent to the site and its current functions and values. The attached neighborhood exhibit shows the relative location of nearby structures and pavement much closer to the resource. The rip rap outlet protection will prevent an ongoing erosion issue. The removal of the existing gravel on the subject parcel will move the impact area away from the resource. In addition wetland buffer plantings are shown on the plans to mitigate any potential impact.

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

The areas within the 100' City of Portsmouth Wetland Buffer that are proposed to be impacted would be characterized as gravel roadway, pump station, and drainage outfall, and all are previously disturbed. A significant area in the buffer is being returned to a natural state, including the addition of a planted buffer.

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

The project represents the alternative with the least adverse impact to areas and environments while allowing reasonable use of the property. The buffer is enhanced by the removal of gravel and replacement with buffer plantings.

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

The area of the gravel turn around within the vegetated buffer strip that will be impacted by this project will be returned to the pre-existing surface condition to include an area of buffer plantings.

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

Respectfully submitted,

John Chagnon

John R. Chagnon
Project Engineer
Ambit Engineering, Inc.

Google Maps 136 Northwest St



Image capture: Sep 2011 © 2020 Google





OWNERS:
GREGORY J. MORNEAULT
AMANDA B. MORNEAULT
 137 NORTHWEST STREET
 PORTSMOUTH, N.H. 03801

APPLICANT:

DARRELL MOREAU
 1B JACKSON HILL STREET
 PORTSMOUTH, N.H. 03801
 TEL: (603) 512-5116

LAND SURVEYOR & CIVIL ENGINEER:

AMBIT ENGINEERING, INC.
 200 GRIFFIN ROAD, UNIT 3
 PORTSMOUTH, N.H. 03801-7114
 TEL: (603) 430-9282
 FAX: (603) 436-2315

ARCHITECT:

ART FORM ARCHITECTURE, INC.
 44 LAFAYETTE ROAD
 NORTH HAMPTON, NH. 03862
 TEL: (603) 431-9559

PROPOSED SUBDIVISION PLAN

TBD NORTHWEST STREET

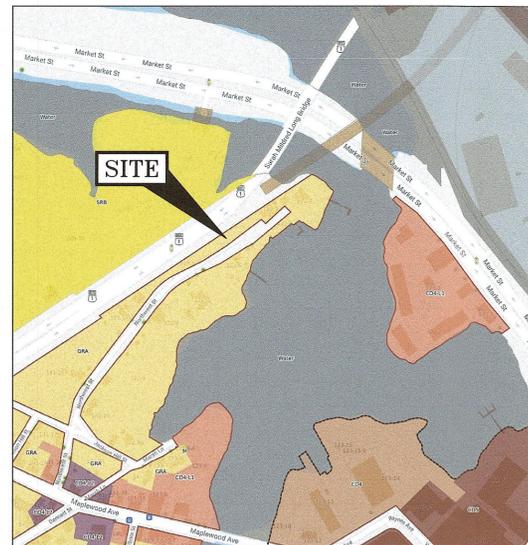
PORTSMOUTH, NEW HAMPSHIRE

PERMIT PLANS

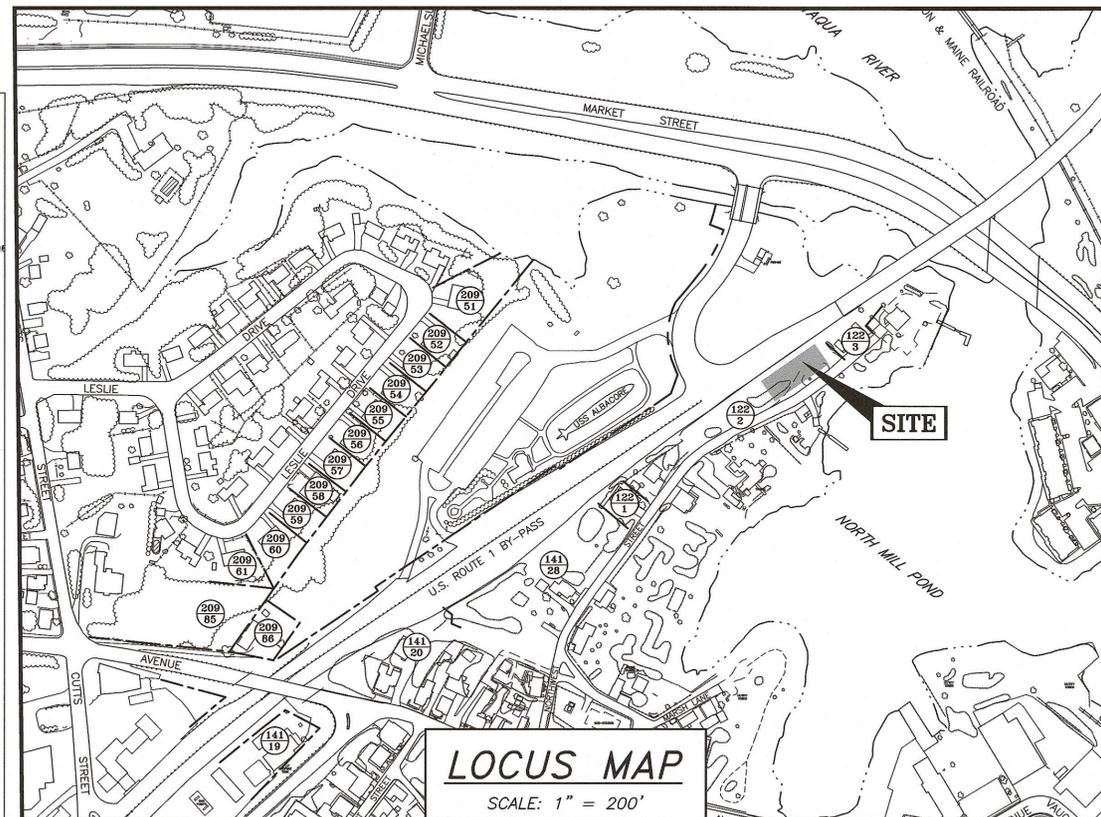
REQUIRED PERMITS
 NHDES SHORELAND PERMIT: PENDING
 NHDES WETLAND PERMIT: PENDING
 PORTSMOUTH CONDITIONAL USE PERMIT: PENDING
 PORTSMOUTH ZONING BOARD: APPROVED 2/16/21
 PORTSMOUTH PLANNING BOARD: PENDING

LEGEND:

EXISTING	PROPOSED	
N/F		NOW OR FORMERLY
RP		RECORD OF PROBATE
RCRD		ROCKINGHAM COUNTY
		REGISTRY OF DEEDS
		MAP 11/LOT 21
11 21		
IR FND		IRON ROD FOUND
IP FND		IRON PIPE FOUND
IR SET		IRON ROD SET
DH FND		DRILL HOLE FOUND
DH SET		DRILL HOLE SET
		GRANITE BOUND w/IRON ROD FOUND
FM	FM	PROPERTY LINE
S	S	SETBACK LINE
SL	SL	FORCE MAIN
G	PG	SEWER PIPE
D	D	SEWER LATERAL
FD	FD	GAS LINE
W	W	STORM DRAIN
FS	FS	FOUNDATION DRAIN
UE	UE	WATER LINE
OHW	OHW	FIRE SERVICE LINE
		UNDERGROUND ELECTRIC SUPPLY
		UNDERGROUND ELECTRIC SERVICE
		OVERHEAD ELECTRIC/WIRES
		RETAINING WALL
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
E	E	UTILITY POLE
		ELECTRIC METER
		TRANSFORMER ON CONCRETE PAD
		ELECTRIC HANDHOLD/PULLBOX
		WATER SHUT OFF/CURB STOP
		PIPE CLEANOUT
		GATE VALVE
		HYDRANT
		CATCH BASIN
		SEWER MANHOLE
		DRAIN MANHOLE
		WATER METER MANHOLE
		TEST BORING
		TEST PIT
		LANDSCAPED AREA
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
CMP	CMP	CORRUGATED METAL PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
HYD	HYD	HYDRANT
CL	CL	CENTERLINE
EP	EP	EDGE OF PAVEMENT
EL	EL	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL



R	Rural
SRA	Single Residence A
SRB	Single Residence B
GRA	General Residence A
GRB	General Residence B
GRC	General Residence C
GAMH	Garden Apartment/Mobile Home
Mixed Residential Districts	
MRO	Mixed Residential Office
MRB	Mixed Residential Business
G1	Gateway Corridor
G2	Gateway Center
Business Districts	
GB	General Business
B	Business
WB	Waterfront Business
Industrial Districts	
OR	Office Research
I	Industrial
WI	Waterfront Industrial
Airport Districts	
AIR	Airport
AI	Airport Industrial
PI	Pease Industrial
ABC	Airport Business Commercial
Other Districts	
M	Municipal
NRP	Natural Resource Protection
TC	Transportation Corridor



LOCUS MAP

SCALE: 1" = 200'



INDEX OF SHEETS

- SUBDIVISION PLAN
- C1- EXISTING CONDITIONS PLAN
- C2- SUBDIVISION SITE PLAN
- C3- EROSION CONTROL & GRADING PLAN
- C4- UTILITY PLAN
- C5- CUP & NHDES PERMIT PLAN
- P1- NEIGHBORHOOD PLAN- AERIAL
- D1-D2- DETAILS

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
 74 OLD DOVER ROAD
 ROCHESTER, N.H. 03867
 Tel. (603) 332-4227,
 Ext. 555.5325
 ATTN: MARK COLLINS
 EMAIL:
 mark.collins@eversource.com

SEWER & WATER:
 PORTSMOUTH DEPARTMENT
 OF PUBLIC WORKS
 680 PEVERLY HILL ROAD
 PORTSMOUTH, N.H. 03801
 Tel. (603) 427-1530
 ATTN: JIM TOW

NATURAL GAS:
 UNITIL
 325 WEST ROAD
 PORTSMOUTH, N.H. 03801
 Tel. (603) 6294-5147
 ATTN: SUSAN DUPLISA
 duplisa@sunitil.com

COMMUNICATIONS:
 FAIRPOINT
 COMMUNICATIONS
 1575 GREENLAND ROAD
 GREENLAND, N.H. 03840
 Tel. (603) 427-5525
 ATTN: JOE CONSIDINE
 EMAIL:
 jconsidine@fairpoint.com

CABLE:
 XFINITY BY COMCAST
 180 GREENLEAF AVE.
 PORTSMOUTH, N.H. 03801
 Tel. (603) 266-2278
 ATTN: MIKE COLLINS

PROJECT ABUTTERS:

122
1
N/F
ANDREA L. ARDITO
R. BRAD LERO
121 NORTHWEST STREET
PORTSMOUTH, NH 03801
5646/912

122
5
N/F
MICHAEL GEORGE PETRIN
& KATIE MARIE LAVERRIERE
288 DENNETT STREET
PORTSMOUTH, NH 03801
6138/647 (12.3% INT.)

122
7
N/F
LARRY BOOZ
172 NORTHWEST STREET
PORTSMOUTH, NH 03801
5773/2064
D-14146

122
3
N/F
MICHAEL GEORGE PETRIN
& KATIE MARIE LAVERRIERE
268 DENNETT STREET
PORTSMOUTH, NH 03801
6138/647 (12.3% INT.)

122
6
N/F
NATHAN LAVERRIERE
2040 FRANKLIN STREET
APT. #801
SAN FRANCISCO, CA 94109
6138/647 (87.7% INT.)

122
8
N/F
LISA E. GROUX
136 NORTHWEST STREET
PORTSMOUTH, NH 03801
4666/602
C-33849

122
3
N/F
NATHAN LAVERRIERE
2040 FRANKLIN STREET
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SAN FRANCISCO, CA 94109
6138/647 (87.7% INT.)

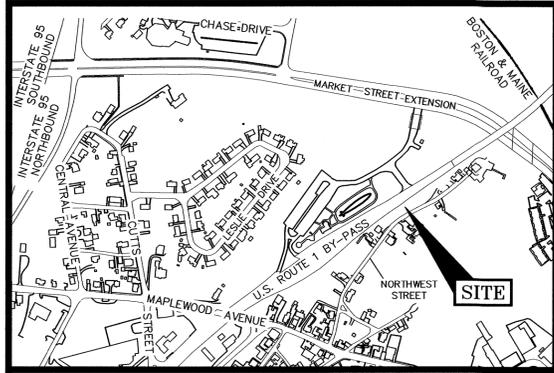
122
6
N/F
MARY A. MAHONEY
c/o MARY A. MAHONEY TRUST
208 NORTHWEST STREET
PORTSMOUTH, NH 03801
6042/1984

122
9
N/F
THE SOCIETY FOR THE PRESERVATION
OF NEW ENGLAND ANTIQUITIES
141 CAMBRIDGE STREET
BOSTON, MA 02114
786/216

PROPOSED SUBDIVISION PLAN
TBD NORTHWEST STREET
PORTSMOUTH, N.H.

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Civil Engineers & Land Surveyors
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 Tel (603) 430-9282
 Fax (603) 436-2315

PLAN SET SUBMITTAL DATE: 27 OCTOBER 2021

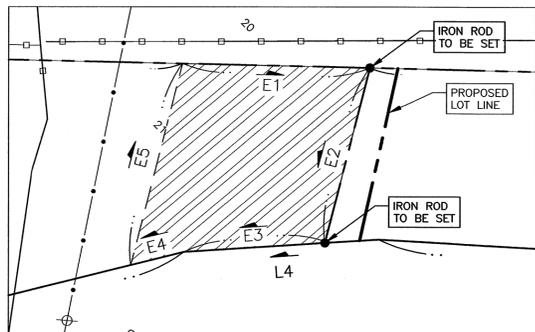


LOCATION MAP SCALE: 1" = 500'

PLAN REFERENCES:

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- 2) MAINE - NEW HAMPSHIRE INTERSTATE BRIDGE AUTHORITY PISCATAQUA RIVER BRIDGE KITTERY, MAINE - PORTSMOUTH, NEW HAMPSHIRE RIGHT OF WAY MAPS N.H. APPROACH, RE-SURVEYED BY: MOULTON ENGINEERING CO. KITTERY, MAINE 1954, SCALE: 1" = 50', SHEET 1 OF 5, NOT RECORDED
- 3) US ROUTE 1 BYPASS & SUBMARINE WAY RIGHT OF WAY LAYOUT PLANS CITY OF PORTSMOUTH JULY 17, 2019, OWNER OF RECORD: STATE OF NEW HAMPSHIRE, STATE PROJECT NO. 13455, SCALE: 1" = 50', PREPARED BY GM2 ASSOCIATES, SHEETS 3 & 4 OF 6, RCRD D-41603
- 4) PLAN OF LAND PORTSMOUTH, N.H. FOR ESTATE OF GRACE L. HOYT, SCALE: 1" = 20' DATED DEC. 1972 REV. MAR. 1973, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD D-3596
- 5) CONDOMINIUM SITE PLAN FOR GANTRY REALTY TRUST 172 NORTHWEST STREET COUNTY OF ROCKINGHAM PORTSMOUTH, N.H. SCALE: 1" = 20', DATED SEPT. 11, 1985 REV OCT. 1, 1985, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, SHEET 1 OF 3, RCRD D-14146
- 6) STANDARD PROPERTY SURVEY AND CONDOMINIUM SITE PLAN OF LAND OF LOT 4 TAX MAP U-22 250 NORTHWEST STREET PORTSMOUTH, NEW HAMPSHIRE COUNTY OF ROCKINGHAM, SCALE: 1" = 10', DATED 9-9-96, PREPARED BY CIVILWORKS DOVER, N.H., RCRD D-24961
- 7) PLAN OF LAND IN THE NAME OF THE SUSAN M. REED REVOCABLE TRUST OF TAX MAP 122 / LOT 8 LOCATED AT #136 NORTHWEST STREET COUNTY OF ROCKINGHAM PORTSMOUTH, NH, SCALE: 1" = 20' DATED MAY 23, 2006, PREPARED BY DAVID W. VINCENT, LLS RCRD C-33849

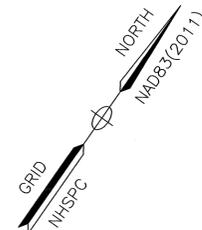
PROPOSED WATERLINE EASEMENT



AREA A SCALE 1"=10'

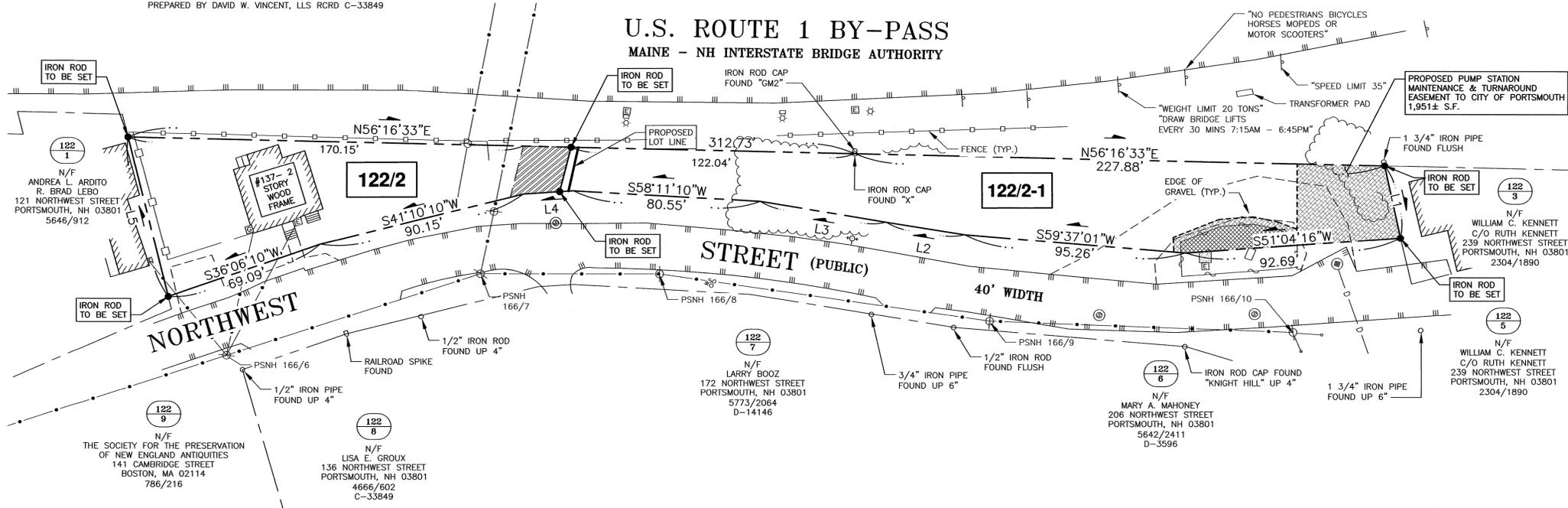
REQUIRED VARIANCES:

SECTION 10.521
 A LOT DEPTH OF 44.7 FEET FOR LOT 1 AND 25.4 FEET FOR LOT 2 WHERE 70 FEET IS REQUIRED FOR EACH.
 APPROVED 2-16-2021

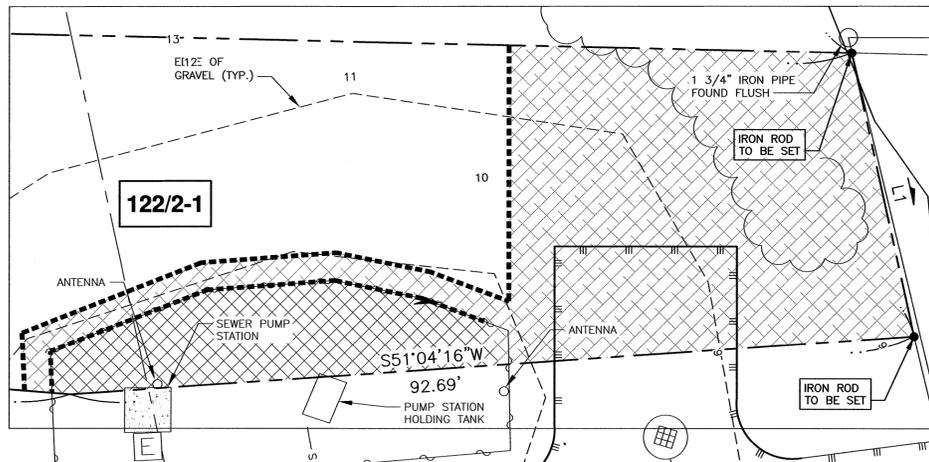


LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- RR SPK RAILROAD SPIKE
- MAP 11/LOT 21
- IR FND IRON ROD FOUND
- IP FND IRON PIPE FOUND
- IR SET IRON ROD SET
- DH FND DRILL HOLE FOUND
- DH SET DRILL HOLE SET
- NHHB NHDOT BOUND FOUND
- TB TOWN BOUND
- BND w/DH BOUND WITH DRILL HOLE
- ST BND w/DH STONE BOUND WITH DRILL HOLE



SEWER PUMP STATION & TURN AROUND



AREA B SCALE 1"=10'

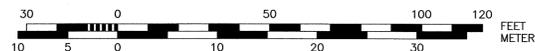
LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S 47°28'51" E	31.75'
L2	S 64°01'21" W	34.26'
L3	S 64°19'54" W	54.79'
L4	S 51°20'10" W	21.35'
L5	N 49°16'35" W	70.45'

EASEMENT LENGTH TABLE

LINE	BEARING	DISTANCE
E1	N 56°16'33" E	20.54'
E2	S 20°36'02" E	19.73'
E3	S 51°20'10" W	15.48'
E4	S 41°10'10" W	5.99'
E5	N 20°36'02" W	22.71'

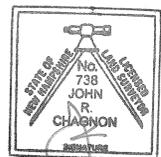
GRAPHIC SCALE



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

John R. Chagnon
 JOHN R. CHAGNON, LLS 738

8.23.21
 DATE



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 IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 122 AS LOT 2.
- 2) OWNERS OF RECORD:
 GREGORY J. MORNEAULT
 AMANDA B. MORNEAULT
 137 NORTHWEST STREET
 PORTSMOUTH, N.H. 03801
 APPLICANT:
 DARRELL MOREAU
 1B JACKSON HILL STREET
 PORTSMOUTH, NH 03801
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA (AE EL 8) AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005. PARCEL IS PARTIALLY IN THE 2' EXTENDED FLOOD HAZARD ZONE.
- 4) EXISTING LOT AREA:
 18,134 S.F.
 0.4163 ACRES
 PROPOSED LOT AREAS:
 122/2 122/2-1
 7,500 S.F. 10,634 S.F.
 0.1722 ACRES 0.2441 ACRES
- 5) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF ONE LOT INTO TWO LOTS AND CREATE EASEMENTS TO THE CITY OF PORTSMOUTH.
- 6) ZONING DISTRICTS:
 GENERAL RESIDENCE A (GRA) AND HISTORIC DISTRICT.
- 7) DIMENSIONAL REQUIREMENTS:
 LOT AREA: 7,500 S.F.
 FRONTAGE: 100'
 DEPTH: 70'
 SETBACKS: FRONT: 15', SIDE: 10', REAR: 20'.
 MAXIMUM STRUCTURE HEIGHT: 35'
 MAXIMUM BUILDING COVERAGE: 25%
 MINIMUM OPEN SPACE: 30%
- 8) PROPOSED LOT 1 DIMENSIONAL CALCULATIONS:
 LOT AREA: 7,500 S.F.
 FRONTAGE: 179'
 DEPTH: 44.7' AVERAGE
 SETBACKS:
 FRONT: 13.8'
 SIDE: 40.5'
 REAR: 1.8'
 BUILDING COVERAGE: 1,029 S.F. - 14%
 OPEN SPACE: 6,246 S.F. - 83%

NO.	DESCRIPTION	DATE
1	EASEMENT LOCATION	8/23/21
0	ISSUED TO TAC	5/17/21

REVISIONS

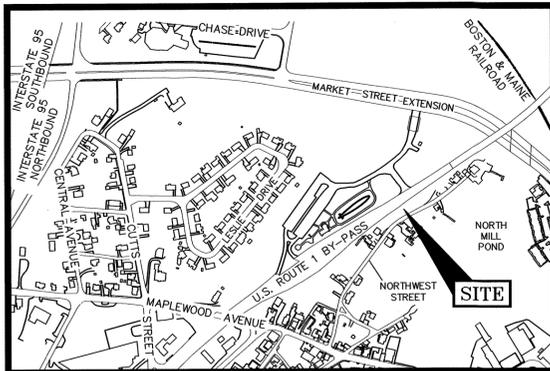
SUBDIVISION PLAN
TAX MAP 122 - LOT 2
 OWNERS:
GREGORY J. MORNEAULT & AMANDA B. MORNEAULT
 137 NORTHWEST STREET
 CITY OF PORTSMOUTH
 COUNTY OF ROCKINGHAM
 STATE OF NEW HAMPSHIRE

SCALE: 1" = 30'

SEPTEMBER 2020

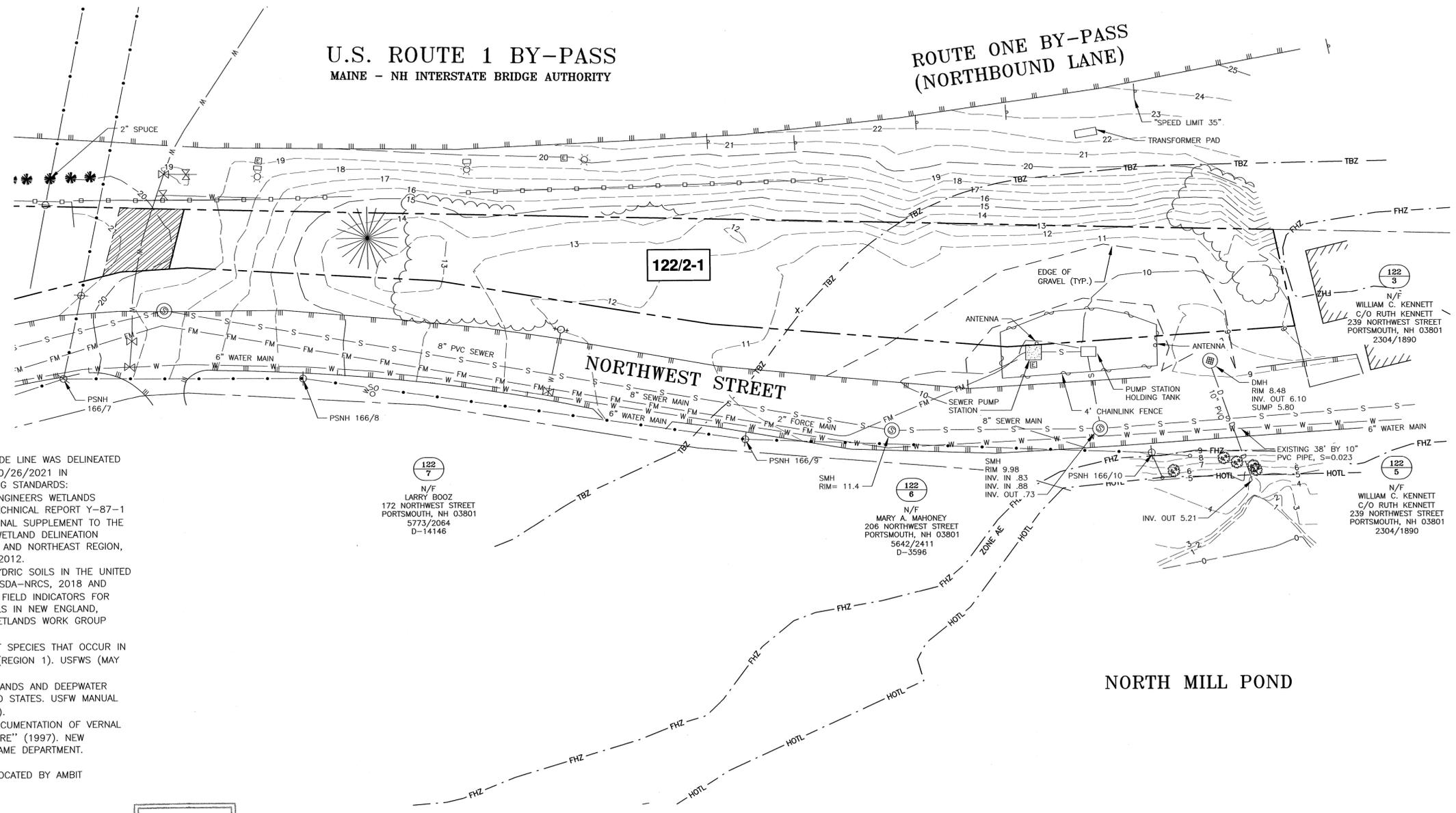
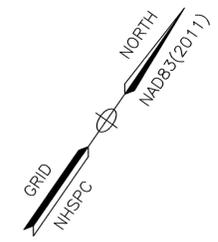
FB 249 PG 70

2759.02



LOCATION MAP SCALE: 1" = 500'

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 122 AS LOT 2.
 - 2) OWNERS OF RECORD:
 GREGORY J. MORNEAULT
 AMANDA B. MORNEAULT
 137 NORTHWEST STREET
 PORTSMOUTH, N.H. 03801
 APPLICANT:
 DARRELL MOREAU
 1B JACKSON HILL STREET
 PORTSMOUTH, NH 03801
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA (AE EL 8) AS SHOWN ON FIRM PANEL 330150259F. EFFECTIVE DATE JANUARY 29, 2021. PARCEL IS PARTIALLY IN THE 2' EXTENDED FLOOD HAZARD ZONE.
 - 4) EXISTING LOT AREA:
 10,634 S.F.
 0.2441 ACRES
 - 5) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON LOT 2-1 OF THE PROPOSED SUBDIVISION.
 - 6) ZONING DISTRICTS:
 GENERAL RESIDENCE A (GRA) AND HISTORIC DISTRICT.
 - 7) DIMENSIONAL REQUIREMENTS:
 LOT AREA: 7,500 S.F.
 FRONTAGE: 100'
 DEPTH: 70'
 SETBACKS: FRONT: 15', SIDE: 10', REAR: 20'.
 MAXIMUM STRUCTURE HEIGHT: 35'
 MAXIMUM BUILDING COVERAGE: 25%
 MINIMUM OPEN SPACE: 30%
 - 8) PROPOSED LOT 2 DIMENSIONAL CALCULATIONS:
 LOT AREA: 10,634 S.F.
 FRONTAGE: 357'
 DEPTH: 25.4 AVERAGE
 - 9) 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.



- WETLAND NOTES:**
- 1) THE HIGHEST OBSERVABLE TIDE LINE WAS DELINEATED BY STEVEN D. RIKER, CWS ON 10/26/2021 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2019).
 - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
 - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
 - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
 - 2) LINE LOCATION WAS FIELD LOCATED BY AMBIT ENGINEERING, INC.

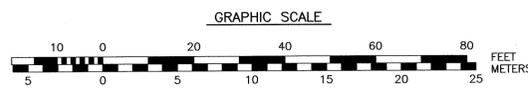
122 7
 N/F
 LARRY BOOZ
 172 NORTHWEST STREET
 PORTSMOUTH, NH 03801
 5773/2064
 D-14146

122 6
 N/F
 MARY A. MAHONEY
 206 NORTHWEST STREET
 PORTSMOUTH, NH 03801
 5642/2411
 D-3596

122 5
 N/F
 WILLIAM C. KENNETT
 C/O RUTH KENNETT
 239 NORTHWEST STREET
 PORTSMOUTH, NH 03801
 2304/1890

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

John R. Chagnon
 JOHN R. CHAGNON, LLS DATE



**PROPOSED HOUSING
 TBD NORTHWEST ST.
 PORTSMOUTH, NH**

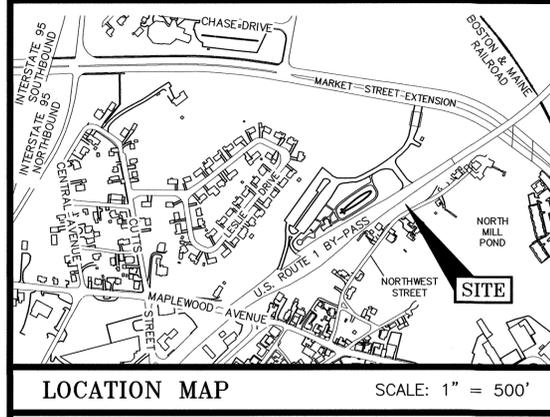
NO.	DESCRIPTION	DATE
1	WET DELINEATION NOTE	1/27/21
0	ISSUED FOR COMMENT	8/23/21

REVISIONS

NO.	DESCRIPTION	DATE

SCALE 1" = 20' JUNE 2021

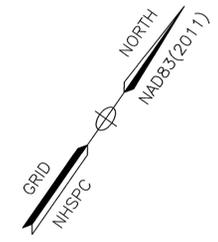
EXISTING CONDITIONS PLAN- LOT 2-1 **C1**



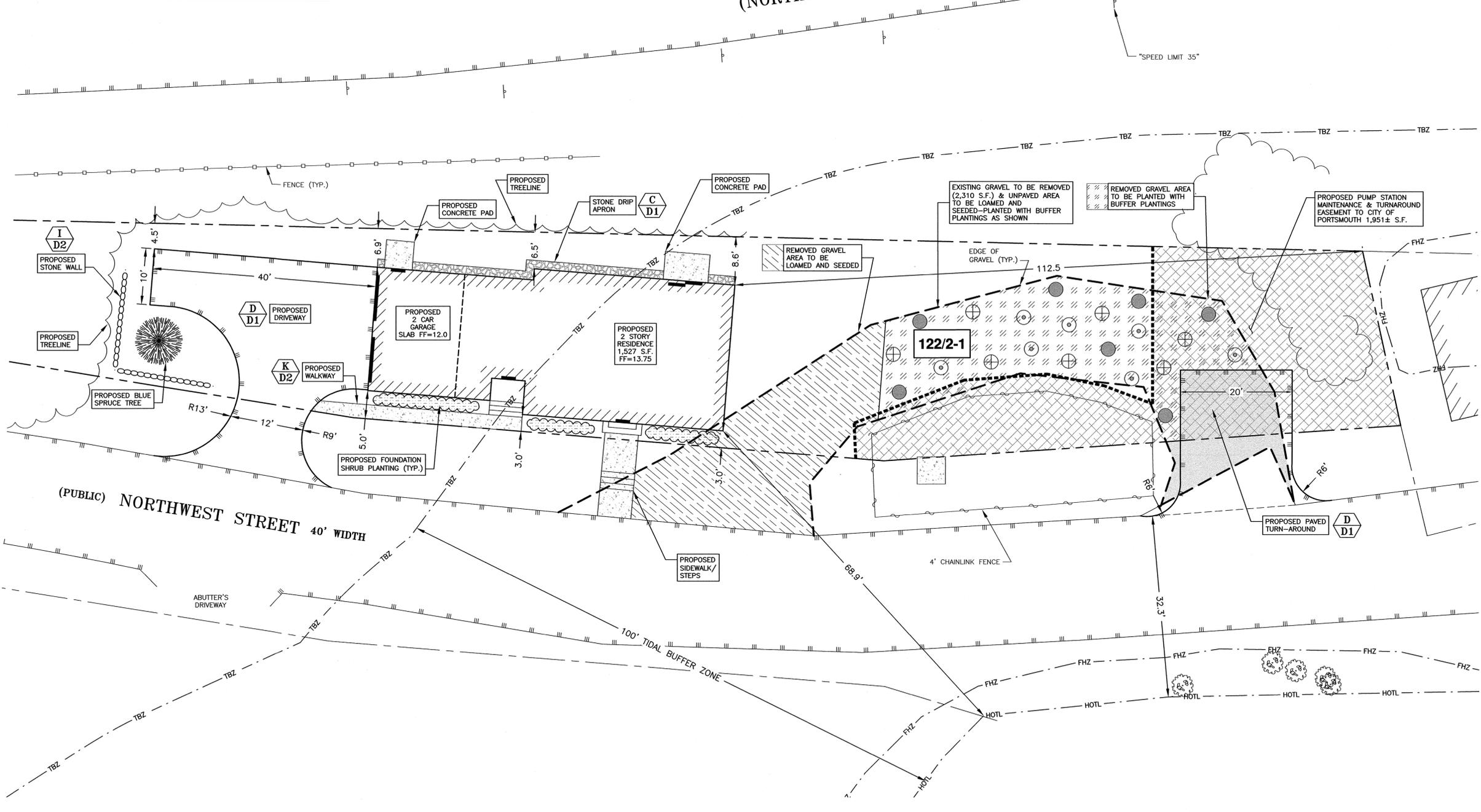
IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)		
STRUCTURE	*PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	0	1,527
STAIRS	0	53
CONCRETE SLAB	0	65
PAVEMENT	0	1,011
GRAVEL	1,692	0
WALKWAY	0	97
TOTAL	1,692	2,753
LOT SIZE	10,634	10,634
% LOT COVERAGE	15.9%	25.9%

*NOTE: PUMP STATION & CONTROLS NOT INCLUDED.

BUFFER PLANTING SCHEDULE			
SYMBOL	ITEM	SIZE	QTY
●	CLETHRA ALNIFOLIA SWEET PEPPERBUSH	3-4 GALLON	7
⊙	MYRICA PENNSYLVANICA NORTHERN BAYBERRY	3-4 GALLON	7
⊕	VIBURNUM RECOGNITUM NORTHERN ARROWOOD	3-4 GALLON	7
	MEADOW SWEET		



ROUTE ONE BY-PASS
(NORTHBOUND LANE)



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 IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 122 AS LOT 2.
 - 2) OWNERS OF RECORD:
GREGORY J. MORNEAULT
AMANDA B. MORNEAULT
137 NORTHWEST STREET
PORTSMOUTH, N.H. 03801

APPLICANT:
DARRELL MOREAU
1B JACKSON HILL STREET
PORTSMOUTH, NH 03801
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA (AE EL 9) AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE DATE JANUARY 29, 2021. PARCEL IS PARTIALLY IN THE 2' EXTENDED FLOOD HAZARD ZONE.
 - 4) EXISTING LOT AREA:
10,634 S.F.
0.2441 ACRES
 - 5) THE PURPOSE OF THIS PLAN IS TO SHOW THE PLACEMENT OF A PROPOSED RESIDENCE ON LOT 2 OF THE PROPOSED SUBDIVISION.
 - 6) ZONING DISTRICTS:
GENERAL RESIDENCE A (GRA) AND HISTORIC DISTRICT.
 - 7) DIMENSIONAL REQUIREMENTS:
LOT AREA: 7,500 S.F.
FRONTAGE: 100'
DEPTH: 70'
SETBACKS: FRONT: 15', SIDE: 10', REAR: 20'.
MAXIMUM STRUCTURE HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 25%
MINIMUM OPEN SPACE: 30%
 - 8) PROPOSED LOT 2 DIMENSIONAL CALCULATIONS:
LOT AREA: 10,634 S.F.
FRONTAGE: 357'
DEPTH: 25.4 AVERAGE
SETBACKS:
FRONT: 3.0'
SIDE: 112.5'
REAR: 6.5'
STRUCTURE HEIGHT: <35'
BUILDING COVERAGE: 1,527 S.F. (14%)
OPEN SPACE: 7,628 S.F. (72%)
 - 9) 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.
 - 10) PLANTING & MAINTENANCE SHALL BE IN ACCORDANCE WITH NOFA STANDARDS FOR ORGANIC LAND CARE.

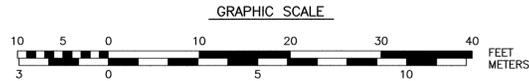
**PROPOSED HOUSING
TBD NORTHWEST ST.
PORTSMOUTH, NH**

NO.	DESCRIPTION	DATE
1	BUILDING, DRIVEWAY, STONEWALL, PLANTING	10/27/21
0	ISSUED FOR COMMENT	8/23/21

REVISIONS

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



SCALE 1" = 10' JUNE 2021

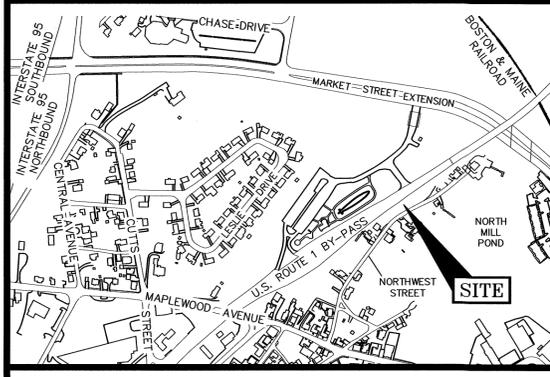
SUBDIVISION SITE PLAN- LOT 2-1 **C2**



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:

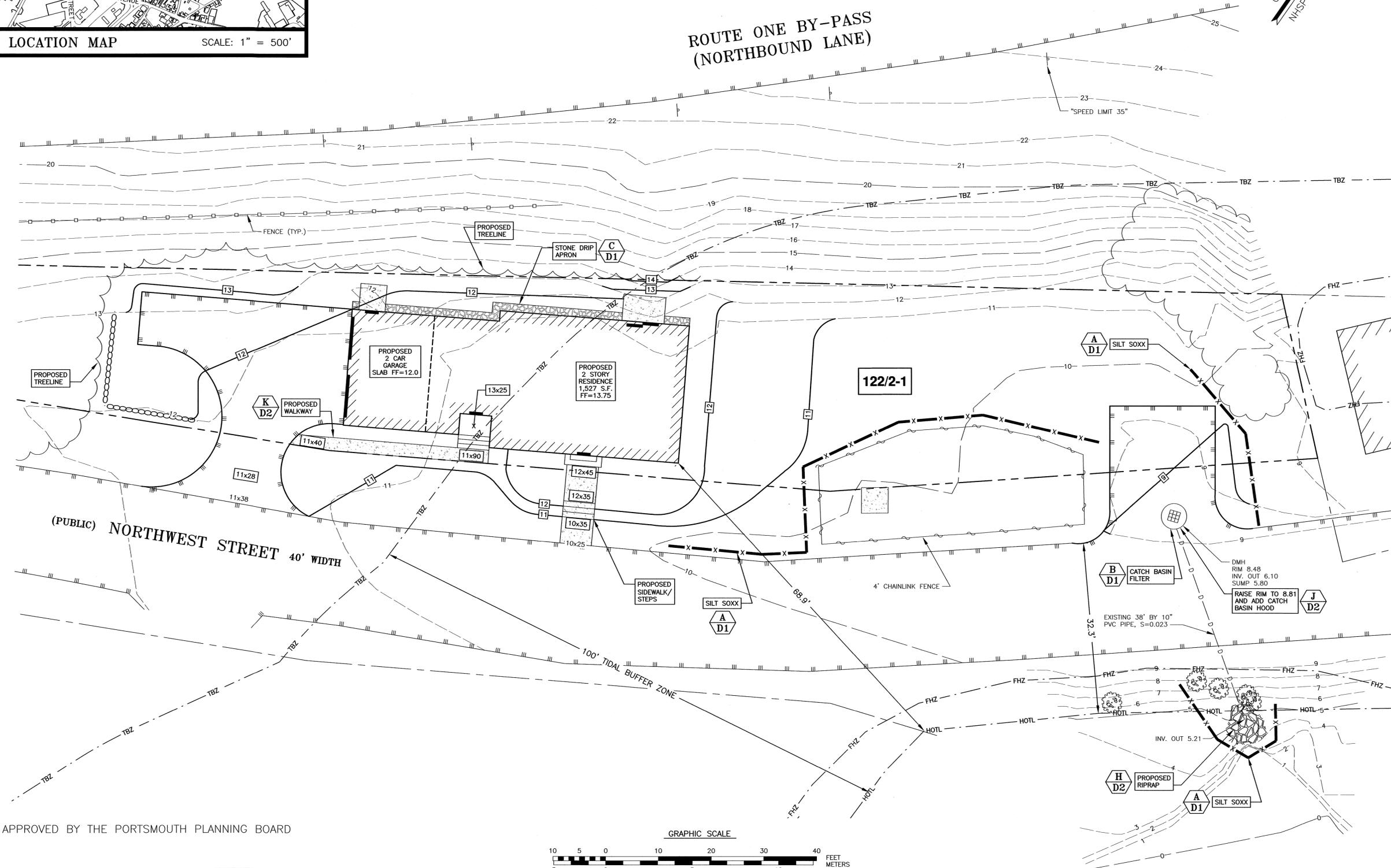
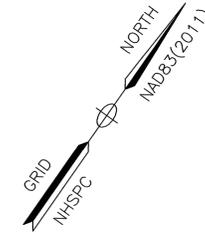
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND 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)".



LOCATION MAP

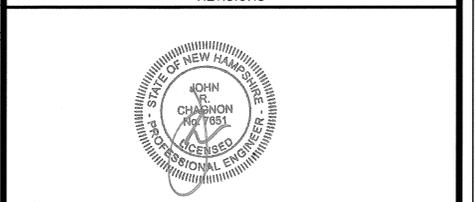
SCALE: 1" = 500'

**ROUTE ONE BY-PASS
(NORTHBOUND LANE)**



**PROPOSED HOUSING
TBD NORTHWEST ST.
PORTSMOUTH, NH**

NO.	DESCRIPTION	DATE
2	STRUCTURE, DRIVEWAY, TREELINE, STONE WALL	10/27/21
1	RIPRAP	8/25/21
0	ISSUED FOR COMMENT	8/23/21



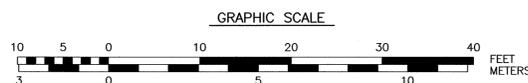
SCALE 1" = 10' JUNE 2021

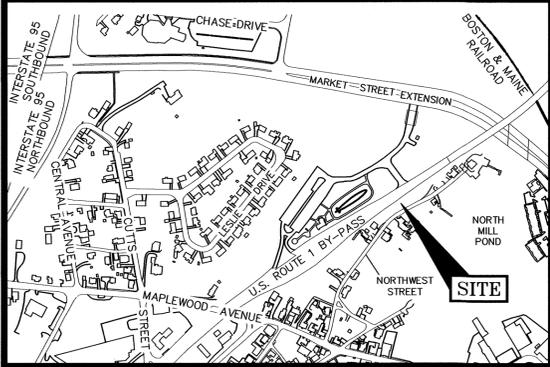
**EROSION CONTROL
& GRADING PLAN-
LOT 2-1**

C3

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

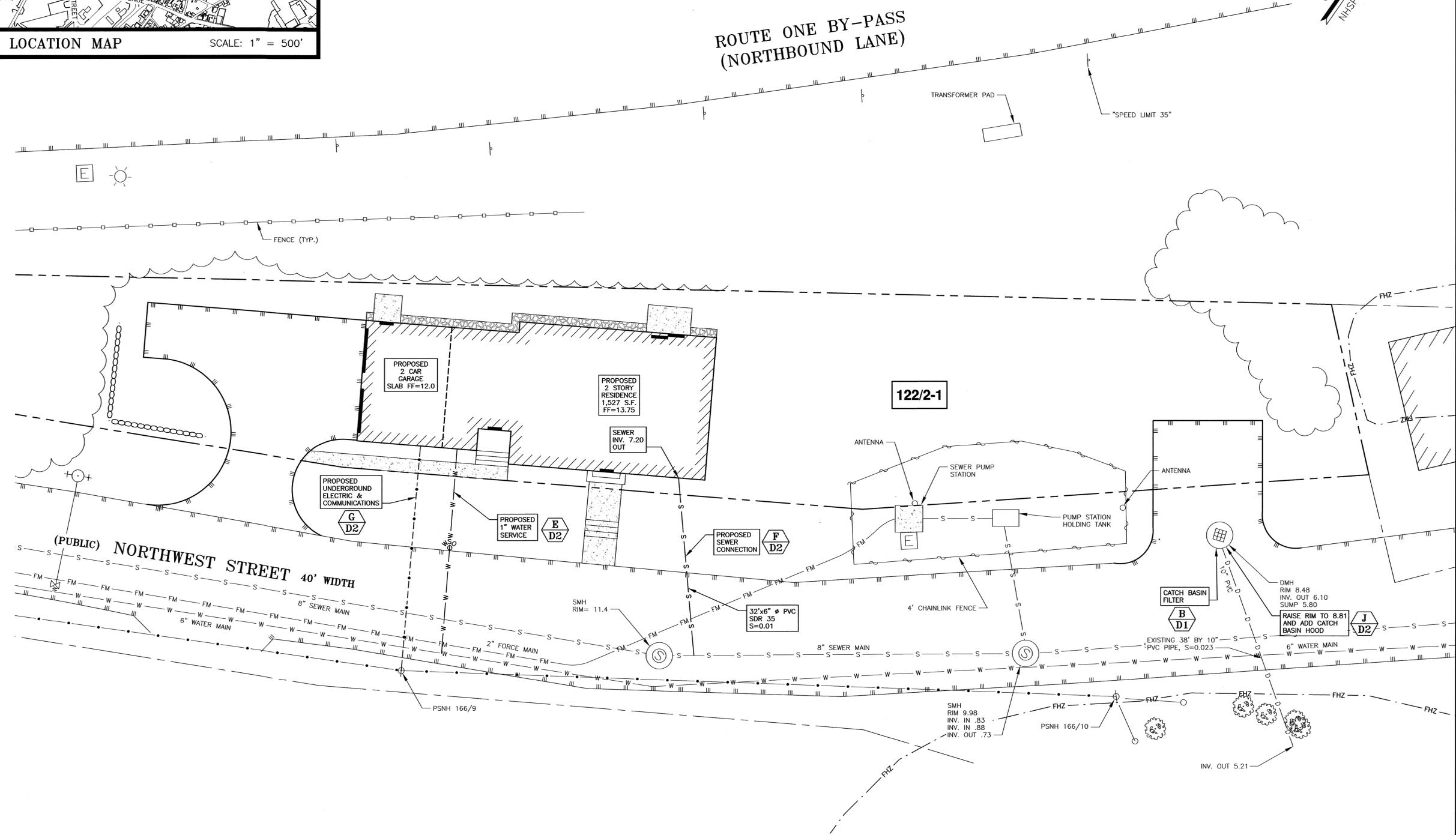




LOCATION MAP SCALE: 1" = 500'

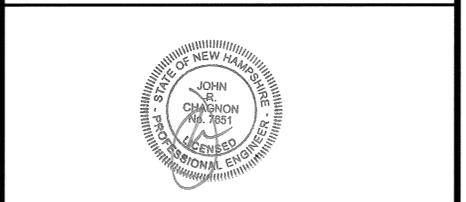
- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY 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)".

**ROUTE ONE BY-PASS
(NORTHBOUND LANE)**



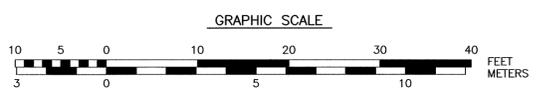
**PROPOSED HOUSING
TBD NORTHWEST ST.
PORTSMOUTH, NH**

NO.	DESCRIPTION	DATE
1	WATER SERVICE SIZE	10/27/21
0	ISSUED FOR COMMENT	8/23/21



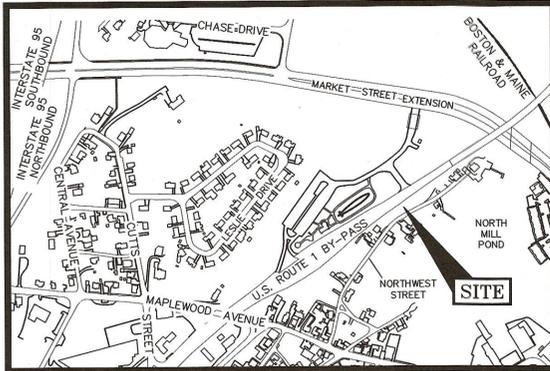
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



SCALE 1" = 10' JUNE 2021

UTILITY PLAN-
LOT 2-1 **C4**



LOCATION MAP SCALE: 1" = 500'

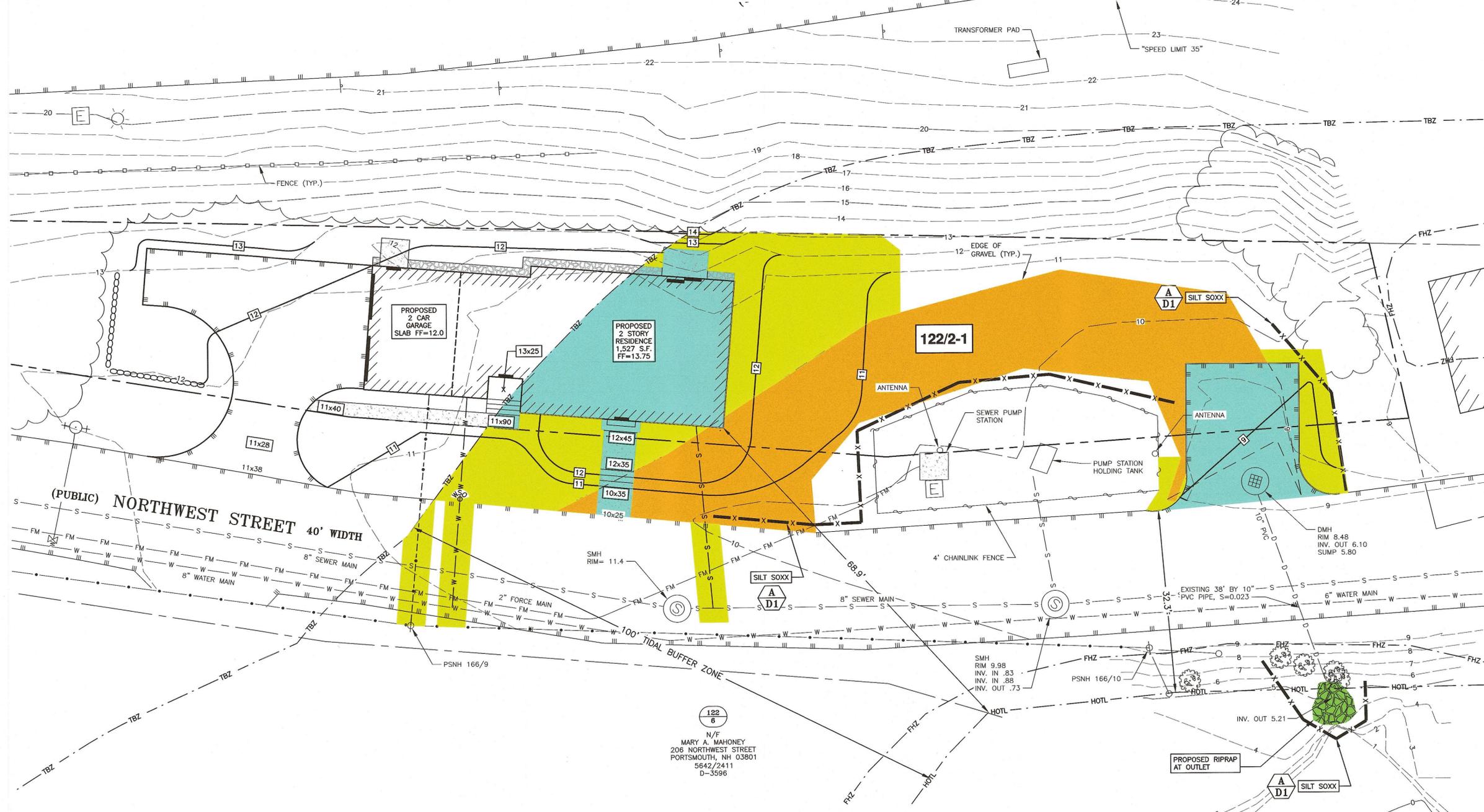
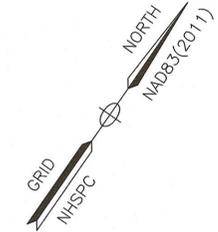
IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)

STRUCTURE	*PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	0	1,527
STAIRS	0	53
CONCRETE SLAB	0	65
PAVEMENT	0	1,011
GRAVEL	1692	0
WALKWAY	0	97
TOTAL	1,692	2,753
LOT SIZE	10,634	10,634
% LOT COVERAGE	15.9%	25.9%

*NOTE: PUMP STATION & CONTROLS NOT INCLUDED.

DISTURBED AREAS IN 100' TIDAL WETLAND BUFFER

STRUCTURE	COLOR	PROPOSED (S.F.)
IMPERVIOUS: GRAVEL-TO BE REMOVED	Orange	1,954
PROPOSED STRUCTURE & PAVEMENT	Light Blue	1,449
PROPOSED RIPRAP	Green	45
TEMPORARY IMPACT AREAS	Yellow	1,614
TOTAL IMPACT AREA		5,062



- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 122 AS LOT 2.
 - 2) OWNERS OF RECORD:
GREGORY J. MORNEAULT
AMANDA B. MORNEAULT
137 NORTHWEST STREET
PORTSMOUTH, N.H. 03801
 - 3) APPLICANT:
DARRELL MOREAU
1B JACKSON HILL STREET
PORTSMOUTH, NH 03801
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA (AE EL 8) AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021. PARCEL IS PARTIALLY IN THE 2' EXTENDED FLOOD HAZARD ZONE.
 - 4) EXISTING LOT AREA:
10,634 S.F.
0.2441 ACRES
 - 5) THE PURPOSE OF THIS PLAN IS TO SHOW THE PLACEMENT OF A PROPOSED RESIDENCE ON LOT 2 OF THE PROPOSED SUBDIVISION.
 - 6) ZONING DISTRICTS:
GENERAL RESIDENCE A (GRA) AND HISTORIC DISTRICT.
 - 7) DIMENSIONAL REQUIREMENTS:
LOT AREA: 7,500 S.F.
FRONTAGE: 100'
DEPTH: 70'
SETBACKS: FRONT: 15', SIDE: 10', REAR: 20'.
MAXIMUM STRUCTURE HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 25%
MINIMUM OPEN SPACE: 30%
 - 8) PROPOSED LOT 2 DIMENSIONAL CALCULATIONS:
LOT AREA: 10,634 S.F.
FRONTAGE: 357'
DEPTH: 25.4 AVERAGE
SETBACKS:
FRONT: 3.0'
SIDE: 112.5'
REAR: 6.5'
STRUCTURE HEIGHT: <35'
BUILDING COVERAGE: 1,527 S.F. (14%)
OPEN SPACE: 7,628 S.F. (72%)
 - 9) 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.

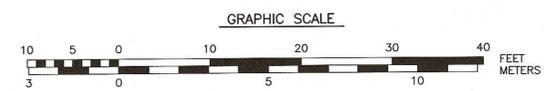
**PROPOSED HOUSING
TBD NORTHWEST ST.
PORTSMOUTH, NH**

NO.	DESCRIPTION	DATE
1	IMPACT AREAS	10/27/21
0	ISSUED FOR COMMENT	8/25/21

REVISIONS

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



SCALE 1" = 10' JUNE 2021

**CUP & NHDES
PERMIT PLAN-
LOT 2-1**

C5

CONSTRUCTION SEQUENCE

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

INSTALL PERIMETER CONTROLS, i.e., SILT/SOXX AROUND THE LIMITS OF DISTURBANCE AND CATCH BASIN SOCK FILTER BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

CUT BRUSH AND TREES AS REQUIRED. STUMP SITE AND CLEAR TOPSOIL.

INSTALL FOUNDATION AND BACKFILL

ROUGH GRADE SITE, PROVIDE TEMPORARY EROSION PROTECTION TO DITCHES AND SWALES IN THE FORM OF MULCHING, JUTE MESH OR DITCH DAMS.

CONSTRUCT BUILDING.

PLANT LANDSCAPING IN AREAS OUT OF WAY OF BUILDING CONSTRUCTION. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER. PER CITY OF PORTSMOUTH ZONING ORDINANCE, ARTICLE 10.1018.24 FERTILIZERS: THE USE OF ANY FERTILIZER IS PROHIBITED IN A WETLAND, VEGETATED BUFFER STRIP OR LIMITED CUT AREA; AND THE USE OF FERTILIZERS OTHER THAN LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZERS IS PROHIBITED IN ANY PART OF A WETLAND BUFFER.

CONSTRUCT WALKWAYS AND FINISH ALL REMAINING LANDSCAPE WORK.

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

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 SILT/SOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES AND SILT/SOXX 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 SILT/SOXX 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 DELICIOUS 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.

NOFA STANDARDS FOR ORGANIC LAND CARE

*REFERENCE NOFA STANDARDS FOR ORGANIC LAND CARE MANUAL FOR ALL LAND CARE PRACTICES AT THIS SITE.

NEW LAWN INSTALLATION

- 1. SOIL TESTING: SOIL TYPE PREFERRED IS CLOSE TO NEUTRAL PH AND HAS A BALANCED FUNGUS TO BACTERIAL RATIO.
- 2. PLANTING BED PREPARATION WITH SOIL AMENDMENTS AS SPECIFIED BY SOIL TEST RESULTS.
- 3. SEEDING WITH AN APPROPRIATE MIX OF SEEDS BY HAND, USING A SPREADER OR SEED DRILLER, OR BY ORGANIC HYDROSEEDING.
- 4. WATERING FREQUENTLY BUT SHALLOWLY, MAINTAINING A "UNIFORMLY MOIST" SEEDBED DURING GERMINATION AND ESTABLISHMENT.

LAWN MAINTENANCE

- GRASS SHOULD BE ALLOWED TO GROW 3" OR TALLER IN HEIGHT PRIOR TO FIRST MOWING. GRASS CLIPPINGS SHOULD BE LEFT IN PLACE.
- REMOVE NO MORE THAN 1/3 OF GRASS LENGTH PER MOWING.

FERTILIZING

-ORGANIC FERTILIZERS ONLY. OMRI CERTIFIED PRODUCTS (ORGANIC MATERIALS REVIEW INSTITUTE) ARE PREFERRED.

EROSION CONTROL NOTES

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS: LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE.

ORGANIC FERTILIZERS ONLY. OMRI CERTIFIED PRODUCTS (ORGANIC MATERIALS REVIEW INSTITUTE) ARE PREFERRED.

FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. PER CITY OF PORTSMOUTH ZONING ORDINANCE, ARTICLE 10.1018.24 FERTILIZERS: THE USE OF ANY FERTILIZER IS PROHIBITED IN A WETLAND, VEGETATED BUFFER STRIP OR LIMITED CUT AREA; AND THE USE OF FERTILIZERS OTHER THAN LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZERS IS PROHIBITED IN ANY PART OF A WETLAND BUFFER.

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 RESEDED, 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 TREFLOIL	16%	

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

FOR TEMPORARY PROTECTION OF DISTURBED AREAS: MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:
PERENNIAL RYE: 0.7 LBS/1,000 S.F.
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 RESEDED 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. PER CITY OF PORTSMOUTH ZONING ORDINANCE, ARTICLE 10.1018.24 FERTILIZERS: THE USE OF ANY FERTILIZER IS PROHIBITED IN A WETLAND, VEGETATED BUFFER STRIP OR LIMITED CUT AREA; AND THE USE OF FERTILIZERS OTHER THAN LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZERS IS PROHIBITED IN ANY PART OF A WETLAND BUFFER.

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 RESEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT. PER CITY OF PORTSMOUTH ZONING ORDINANCE, ARTICLE 10.1018.24 FERTILIZERS: THE USE OF ANY FERTILIZER IS PROHIBITED IN A WETLAND, VEGETATED BUFFER STRIP OR LIMITED CUT AREA; AND THE USE OF FERTILIZERS OTHER THAN LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZERS IS PROHIBITED IN ANY PART OF A WETLAND BUFFER. ORGANIC FERTILIZERS ONLY. OMRI CERTIFIED PRODUCTS (ORGANIC MATERIALS REVIEW INSTITUTE) ARE PREFERRED.

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

SILT/SOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

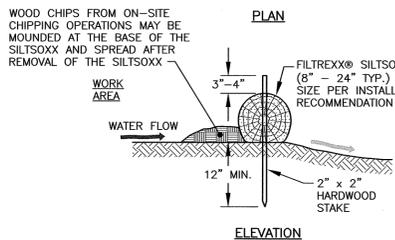
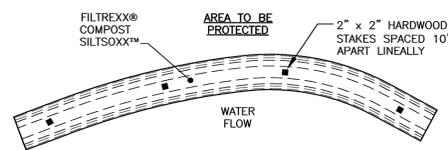
SILT FENCING AND SILT/SOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILT/SOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

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.

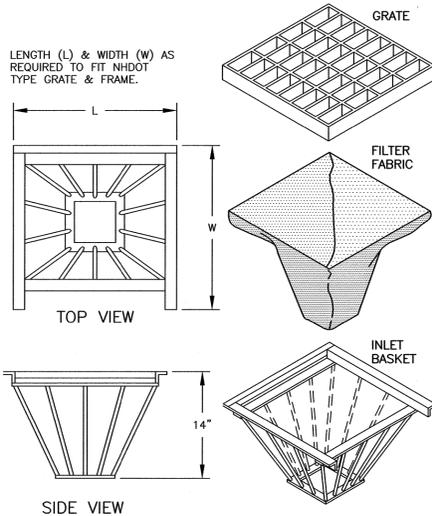
ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

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



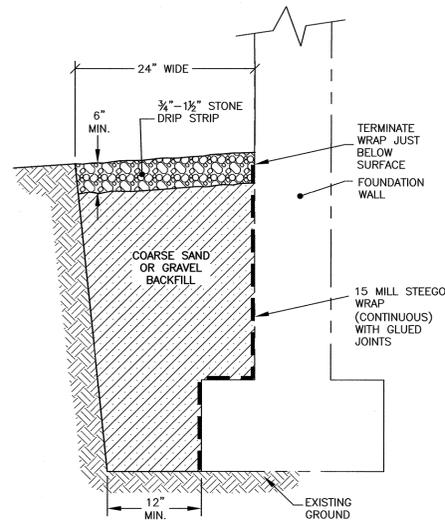
- NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 2. FILTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
 3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
 4. SILT/SOXX 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 **C3** **FILTREXX® SILT/SOXX™ FILTRATION SYSTEM** NTS

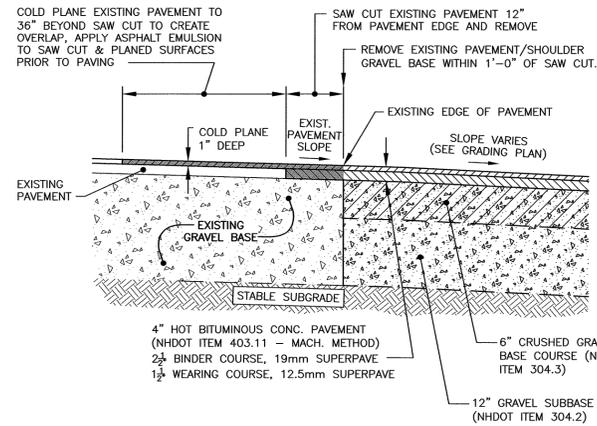


- 1) INLET BASKETS SHALL BE INSTALLED IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION IS COMPLETE AND SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.
- 2) FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO 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.

B **C3** **CATCH BASIN INLET BASKET** NTS



C **C3** **STONE DRIP APRON** (UNDER BUILDING DRIP LINE) NTS



- NOTES:
- 1) PAVEMENT SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS - SECTION 401.
 - 2) CRUSHED GRAVEL AND GRAVEL SUBBASE SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS - SECTION 304, TABLE 1E, AND SHALL BE COMPACTED AS INDICATED IN SECTION 304, 3.6 COMPACTION, AND 3.7 DENSITY TESTING, AND CITY OF CONCORD CONSTRUCTION STANDARDS, SECTION VIII B AND C.

D **C2** **PAVEMENT / PAVEMENT JOINT DETAIL** 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) 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 WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
- 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) PURSUANT TO RSA 483-B:9 11 (D), NO FERTILIZER SHALL BE APPLIED TO VEGETATION OR SOILS LOCATED WITHIN 25 FEET OF THE REFERENCE LINE OF ANY PUBLIC WATER. BEYOND 25 FEET, SLOW OR CONTROLLED RELEASE FERTILIZER MAY BE USED. SLOW RELEASE NITROGEN MUST CONTAIN NO MORE THAN 2% PHOSPHORUS, AND A NITROGEN COMPONENT WHICH IS AT LEAST 50% SLOW RELEASE NITROGEN COMPONENTS.
- 5) PURSUANT TO RSA 483-B:9, V (A) (2) (A), NO CHEMICALS INCLUDING PESTICIDES OR HERBICIDES OF ANY KIND, SHALL BE APPLIED TO GROUND, TURF, OR ESTABLISHED VEGETATION WITHIN THE WATERFRONT BUFFER, EXCEPT IF APPLIED BY HORTICULTURE PROFESSIONAL WHO HAVE AN APPLICATION LICENSE OR AS ALLOWED BY SPECIAL PERMIT ISSUED UNDER RSA 541-A. NO CALCIUM CHLORIDE SHALL BE APPLIED WITHIN THE WATERFRONT BUFFER.

PROPOSED HOUSING
TBD NORTHWEST ST.
PORTSMOUTH, NH

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	8/23/21

REVISIONS



REV

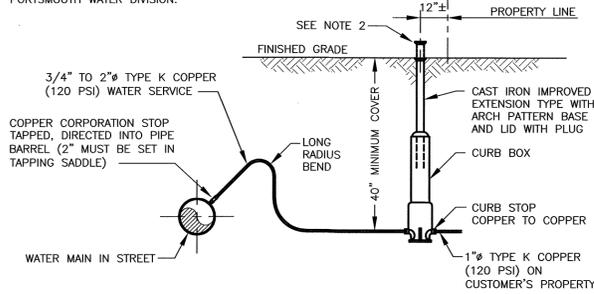
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SCALE: AS SHOWN JUNE 2021

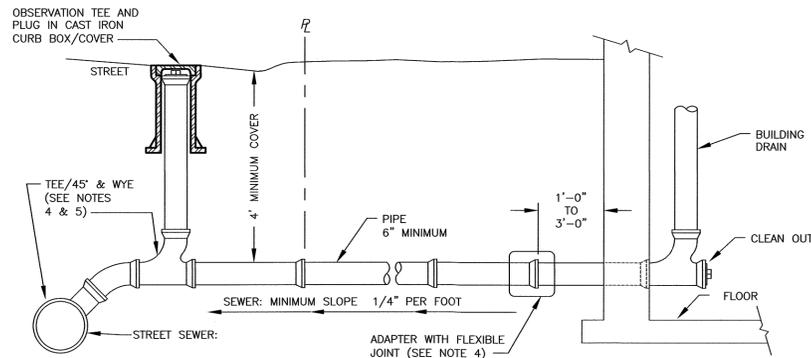
EROSION NOTES & DETAILS

D1

- NOTE:
 1) INSTALLATION OF WATER MAIN TAP & CURB STOP & BOX SHALL ONLY BE PERFORMED BY THOSE AUTHORIZED BY THE PUBLIC WORKS DEPARTMENT.
 2) IN AREAS OF HEAVY GROWTH THE CURB BOX COVER SHALL BE SET 6" ABOVE FINISH GRADE AND A WITNESS STAKE SET.
 3) CURB BOX SHALL BE SET APPROXIMATELY 12" OUTSIDE PROPERTY LINE AS SHOWN.
 4) PRIOR TO ACCEPTANCE, A PLAN INDICATING THE LOCATION OF THE CURB BOX SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH WATER DIVISION.

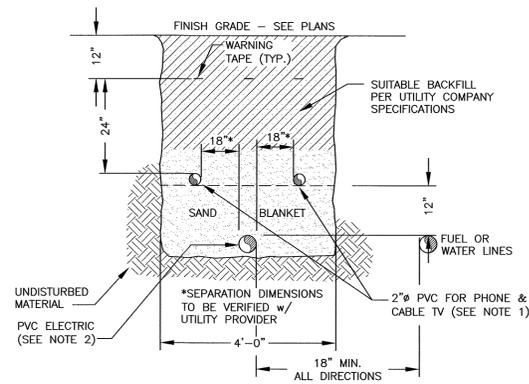


E
C4 WATER SERVICE CONNECTION
 (PORTSMOUTH) NTS

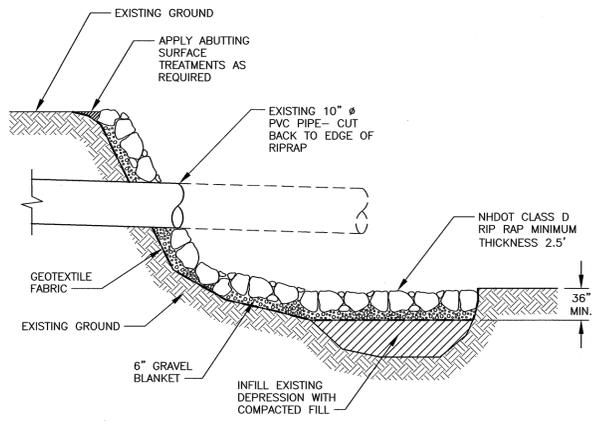
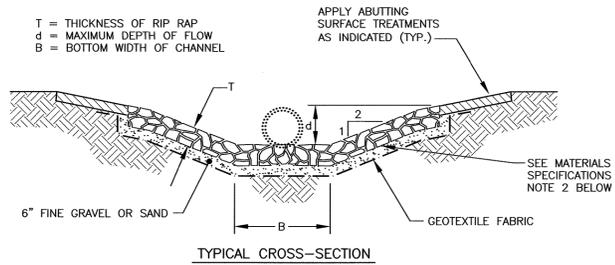


F
C4 SEWER SERVICE DETAILS
 INSTALL PER PORTSMOUTH REQUIREMENTS NTS

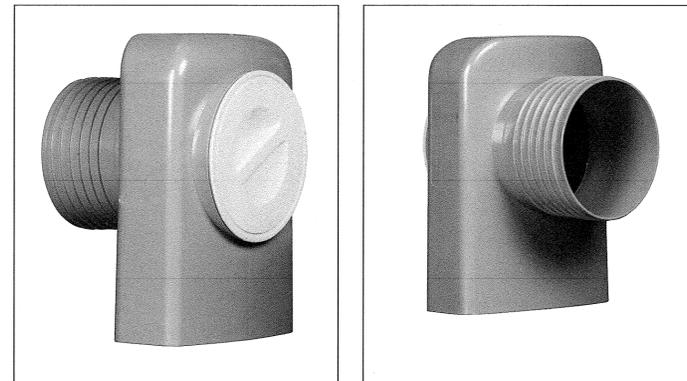
- NOTES:
 1) ALL CONDUIT TO BE U.L. LISTED, SCH. 80 UNDER ALL TRAVEL WAYS, & SCHED. 40 FOR THE REMAINDER.
 2) NORMAL CONDUIT SIZES FOR PSNH ARE 3 INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4 INCH FOR THREE PHASE SECONDARY, AND 5 INCH FOR THREE PHASE PRIMARY.
 3) ALL WORK TO CONFORM TO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



G
C4 BURIED ELEC/COMM CABLE
 NTS



H
C3 RIP RAP LINED OUTLET
 NTS



- NOTES:
 1) EXISTING CATCH BASIN (SEE SHEET C4) TO HAVE "ELIMINATOR" OIL AND FLOATING DEBRIS TRAP INSTALLED.
 2) MANUFACTURED BY KLEANSTREAM (NO EQUAL).
 3) INSTALL DEBRIS TRAP TIGHT TO INSIDE OF STRUCTURE.
 4) 1/2" HOLE SHALL BE DRILLED IN TOP OF DEBRIS TRAP.

J
C3 "ELIMINATOR" OIL & FLOATING DEBRIS TRAP
 NTS

RIPRAP GRADATION TABLE

RIPRAP - 9"	
% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE RANGE IN INCHES
d100	18
d50	8.5 TO 10.5
d15	5.5 TO 7.8

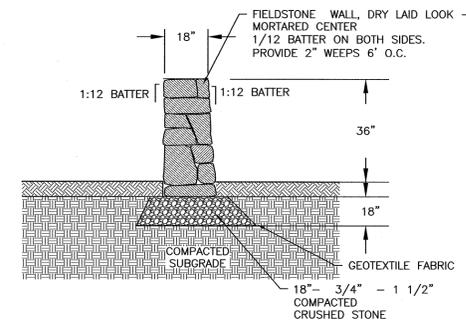
MATERIALS SPECIFICATIONS:

- 1) GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF NEW HAMPSHIRE STORM WATER MANAGEMENT AND EROSION CONTROL HANDBOOK BMP FOR ROCK RIP RAP.
- 2) ANCHOR PINS: STEEL PINS WITH WASHERS OR WOODEN STAKES SHALL BE PLACED TO HOLD GEOTEXTILE FABRIC IN POSITION PER MANUFACTURER'S RECOMMENDATIONS.
- 3) GRAVEL BLANKET: UNIFORMLY GRADED SCREENED GRAVEL (3/8" TO 1-1/2")
- 4) RIP RAP: NHDOT CLASS D.

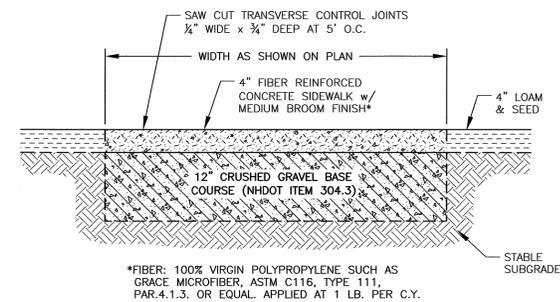
CONSTRUCTION SPECIFICATIONS:

- 1) THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC AND RIP RAP SHALL BE CLEARED AND GRUBBED TO REMOVE ALL ROOTS, VEGETATION, AND DEBRIS AND PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS. THE EXISTING RETAINING WALL SHALL BE REMOVED.
 - 2) EXCAVATE ANCHOR TRENCH, PLACE STABILIZATION FABRIC AND SECURE TO SUBGRADE WITH ANCHOR PINS. BACKFILL ANCHOR TRENCH WITH COMPACTED NATIVE SUBGRADE SOIL. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING PLACEMENT OF THE ROCK RIP RAP BY PLACING A CUSHION OF GRAVEL OVER THE FABRIC. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIR OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
 - 3) SPREAD GRAVEL BLANKET UNIFORMLY TO DEPTH INDICATED.
 - 4) RIP RAP: PLACE RIP RAP IMMEDIATELY FOLLOWING GRAVEL BLANKET INSTALLATION. LAY RIP RAP STONES INDIVIDUALLY UPWARD FROM THE TOE OF THE SLOPE, WITH LARGER STONES AT THE TOE OF THE SLOPE. FILL VOIDS WITH SPALLS. FINISHED SURFACE TO BE REASONABLY UNIFORM IN APPEARANCE, AND APPROXIMATELY PARALLEL TO AND WITHIN 6" OF THE LINES AND GRADES SHOWN OR ORDERED.
- THE ROCK USED FOR RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.

STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE NHDOT CLASS D, CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT DISPLACEMENT OF THE UNDERLYING MATERIALS. HAND PLACEMENT MAY BE REQUIRED TO PREVENT DAMAGE TO ANY ADJACENT AREAS. STONES FOR RIP RAP SHALL BE ANGULAR OR SUBANGULAR. THE STONES SHOULD BE SHAPED SO THAT THE LEAST DIMENSION OF THE STONE FRAGMENT IS NOT LESS THAN ONE THIRD OF THE GREATEST DIMENSION OF THE FRAGMENT. FLAT ROCKS SHALL NOT BE USED FOR RIP RAP. VOIDS IN THE ROCK RIP RAP SHOULD BE FILLED WITH SPALLS AND SMALLER ROCKS.



I
C2 FIELDSTONE WALL
 NTS



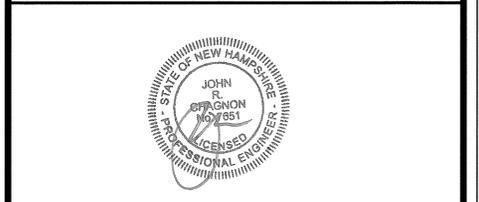
K
C3 CONCRETE WALKWAY
 NTS

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 WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
- 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) PURSUANT TO RSA 483-B:9 11 (D), NO FERTILIZER SHALL BE APPLIED TO VEGETATION OR SOILS LOCATED WITHIN 25 FEET OF THE REFERENCE LINE OF ANY PUBLIC WATER. BEYOND 25 FEET, SLOW OR CONTROLLED RELEASE FERTILIZER MAY BE USED. SLOW RELEASE NITROGEN MUST CONTAIN NO MORE THAN 2% PHOSPHORUS, AND A NITROGEN COMPONENT WHICH IS AT LEAST 50% SLOW RELEASE NITROGEN COMPONENTS.
- 5) PURSUANT TO RSA 483-B:9, V (A) (2) (A), NO CHEMICALS INCLUDING PESTICIDES OR HERBICIDES OF ANY KIND, SHALL BE APPLIED TO GROUND, TURF, OR ESTABLISHED VEGETATION WITHIN THE WATERFRONT BUFFER, EXCEPT IF APPLIED BY HORTICULTURE PROFESSIONAL WHO HAVE AN APPLICATION LICENSE OR AS ALLOWED BY SPECIAL PERMIT ISSUED UNDER RSA 541-A. NO CALCIUM CHLORIDE SHALL BE APPLIED WITHIN THE WATERFRONT BUFFER.

**PROPOSED HOUSING
 TBD NORTHWEST ST.
 PORTSMOUTH, NH**

NO.	DESCRIPTION	DATE
2	DETAIL I, J, K	10/27/21
1	DETAIL H	8/25/21
0	ISSUED FOR COMMENT	8/23/21



SCALE: AS SHOWN JUNE 2021

DETAILS **D2**