

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

25 August 2021

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

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

Dear Mr. Legg:

On behalf of Darrell Moreau (Amanda & Gregory Morneault - Owners) the accompanying Project Narrative and *Proposed Housing* Plan Set is submitted for review for a City of Portsmouth Wetland Conditional Use Permit Application request to permit a total of 4,843 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 **September 8, 2021** 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 problem. This work involves impact to the City of Portsmouth Wetland Buffer (NHDES Tidal Buffer Zone) and this CUP application is to obtain Planning Board approval for the work. The construction of the single family residence involves work in the 100 foot buffer. 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 property.

- 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.
- 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. The outfall improvements need to be at that location. There is no feasible method to perform the 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 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.

**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.

**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.

**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.

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.



# 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

**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

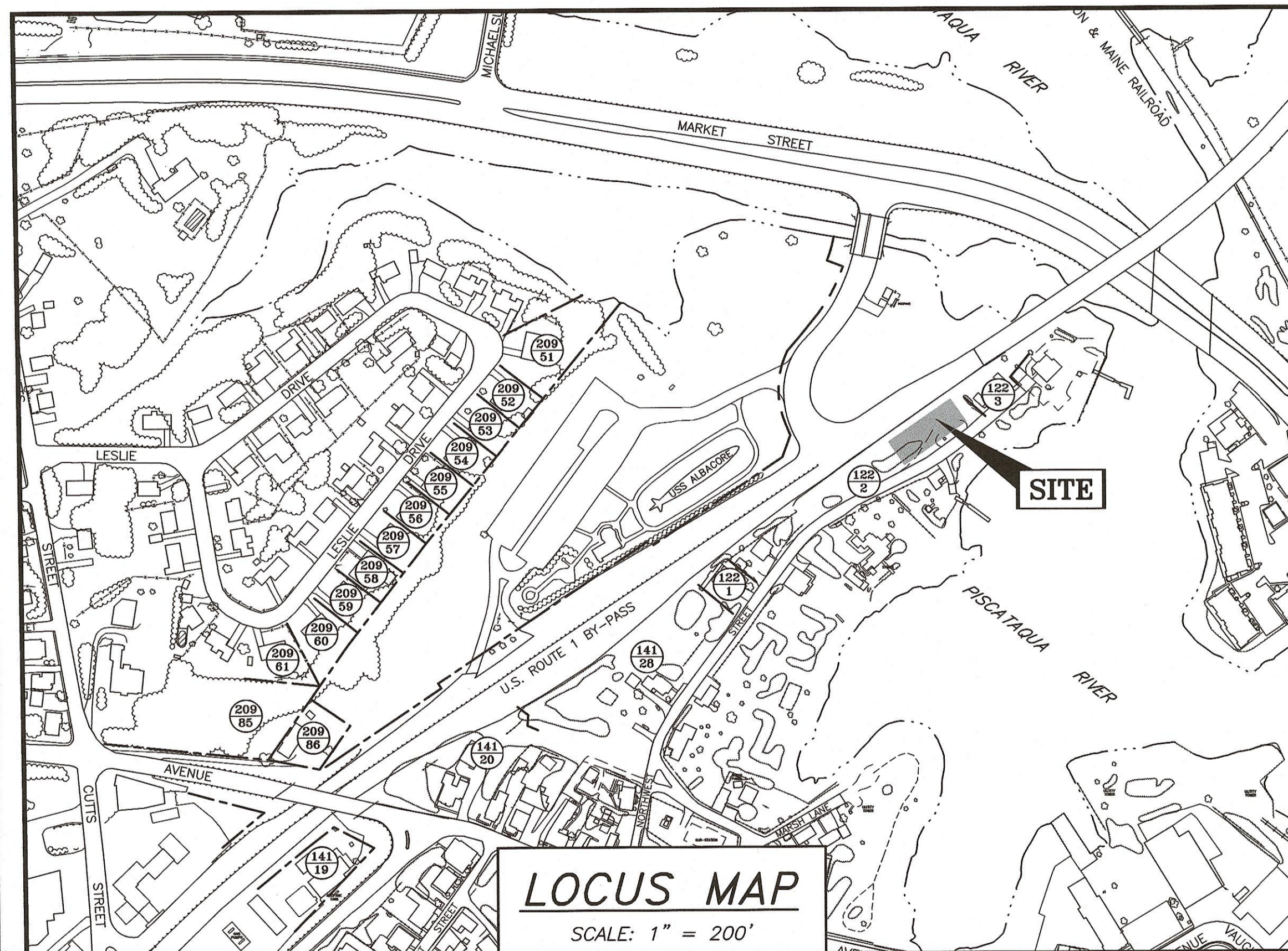
**ARCHITECT:**

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

**LEGEND:**

EXISTING	PROPOSED	
N/F		NOW OR FORMERLY
RP		RECORD OF PROBATE
RCRD		ROCKINGHAM COUNTY
		REGISTRY OF DEEDS
11/21		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
		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	UGE	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
		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
GA/MH	Garden Apartment/Mobile Home
<b>Mixed Residential Districts</b>	
MRO	Mixed Residential Office
MRB	Mixed Residential Business
G1	Gateway Corridor
G2	Gateway Center
<b>Business Districts</b>	
GB	General Business
B	Business
WB	Waterfront Business
<b>Industrial Districts</b>	
OR	Office Research
I	Industrial
WI	Waterfront Industrial
<b>Airport Districts</b>	
AIR	Airport
AI	Airport Industrial
PI	Pease Industrial
ABC	Airport Business Commercial
<b>Other Districts</b>	
M	Municipal
NRP	Natural Resource Protection
TC	Transportation Corridor



**INDEX OF SHEETS**

- SUBDIVISION PLAN  
 C1- EXISTING CONDITIONS PLAN  
 C2- SUBDIVISION SITE PLAN  
 C3- EROSION CONTROL & GRADING PLAN  
 C4- UTILITY PLAN  
 D1-D2- DETAILS

**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

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

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

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

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

**PROJECT ABUTTERS:**

122 1	N/F ANDREA L. ARDITO R. BRAD LERO 121 NORTHWEST STREET PORTSMOUTH, NH 03801 5646/912	122 3	N/F MICHAEL GEORGE PETRIN & KATIE MARIE LAVERRIERE 288 DENNETT STREET PORTSMOUTH, NH 03801 6138/647 (12.3% INT.)	122 3	N/F NATHAN LAVERRIERE 2040 FRANKLIN STREET APT. #801 SAN FRANCISCO, CA 94109 6138/647 (87.7% INT.)
122 5	N/F MICHAEL GEORGE PETRIN & KATIE MARIE LAVERRIERE 288 DENNETT STREET PORTSMOUTH, NH 03801 6138/647 (12.3% INT.)	122 5	N/F NATHAN LAVERRIERE 2040 FRANKLIN STREET APT. #801 SAN FRANCISCO, CA 94109 6138/647 (87.7% INT.)	122 6	N/F MARY A. MAHONEY c/o MARY A. MAHONEY TRUST 206 NORTHWEST STREET PORTSMOUTH, NH 03801 6042/1984
122 7	N/F LARRY BOOZ 172 NORTHWEST STREET PORTSMOUTH, NH 03801 5773/2064 0-14146	122 8	N/F LISA E. GROUX 136 NORTHWEST STREET PORTSMOUTH, NH 03801 4686/602 0-33849	122 9	N/F THE SOCIETY FOR THE PRESERVATION OF NEW ENGLAND ANTIQUITIES 141 CAMBRIDGE STREET BOSTON, MA 02114 786/216

**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

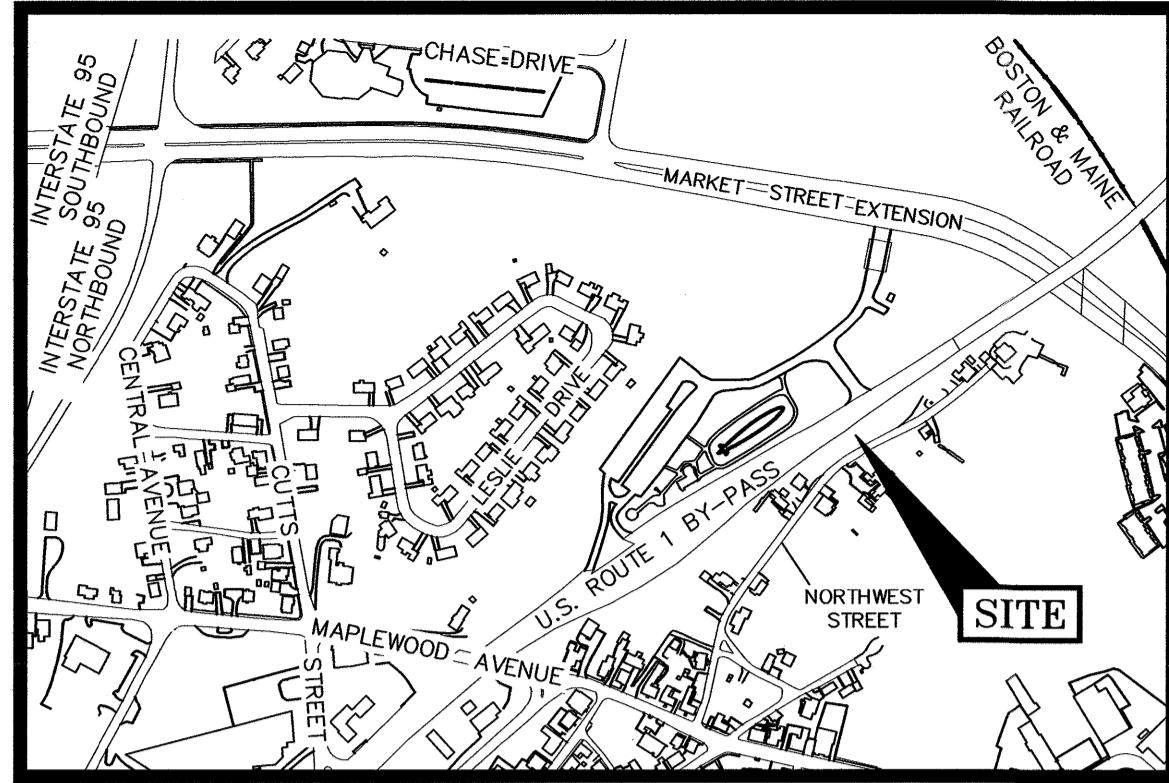
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

PROPOSED SUBDIVISION PLAN  
 TBD NORTHWEST STREET  
 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: 25 AUGUST 2021



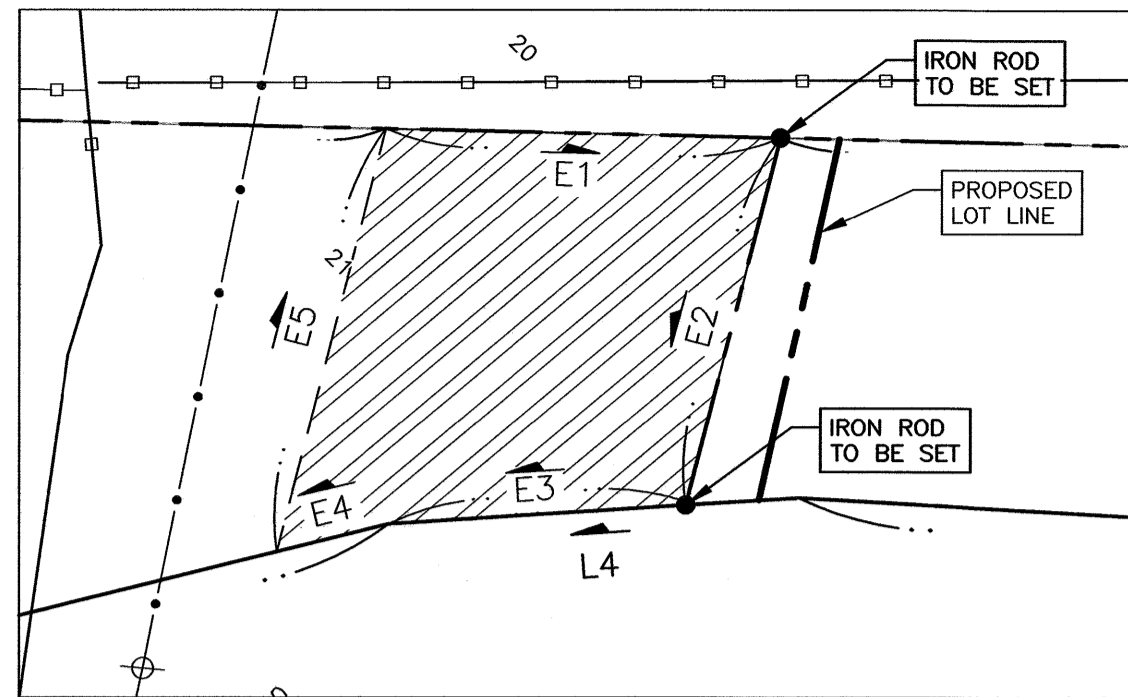


LOCATION MAP SCALE: 1" = 500'

**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

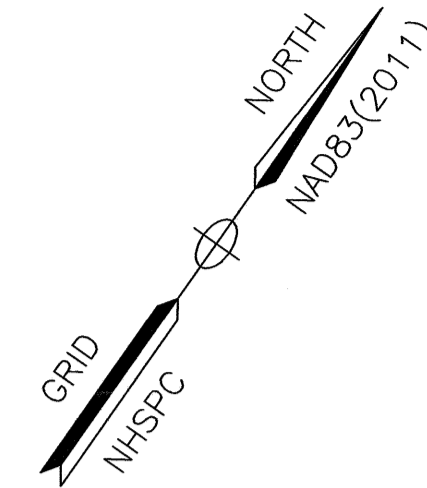
**PROPOSED WATERLINE EASEMENT**



AREA A SCALE 1"=10'

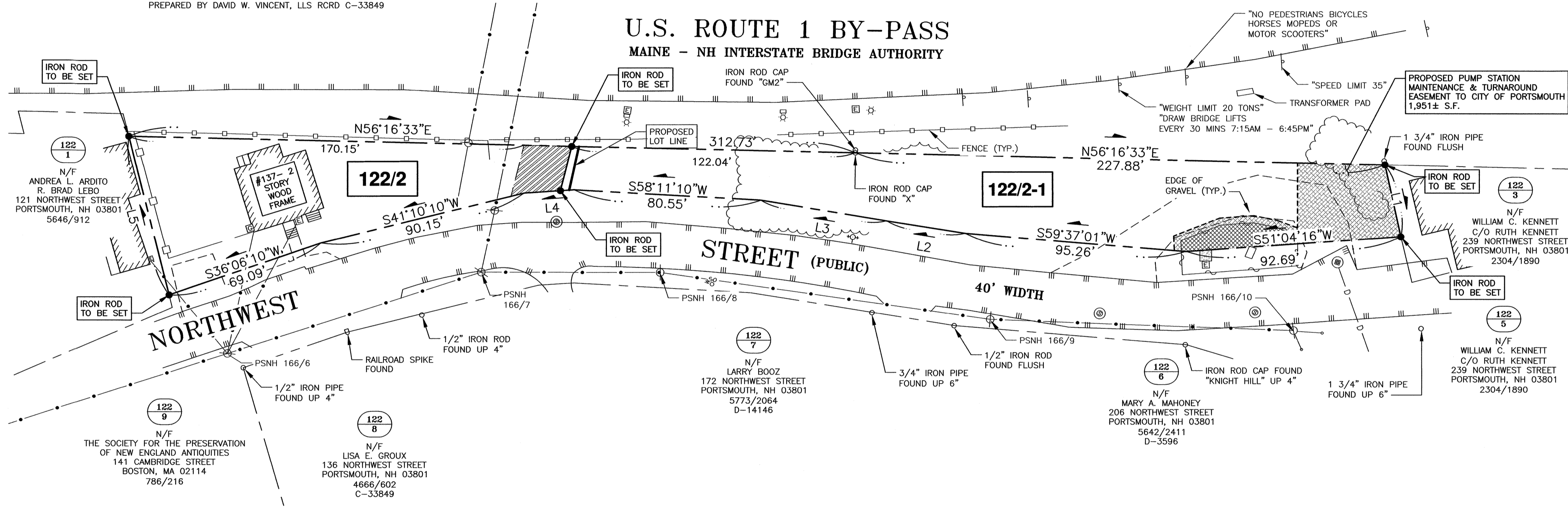
**REQUIRED VARIANCES:**

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

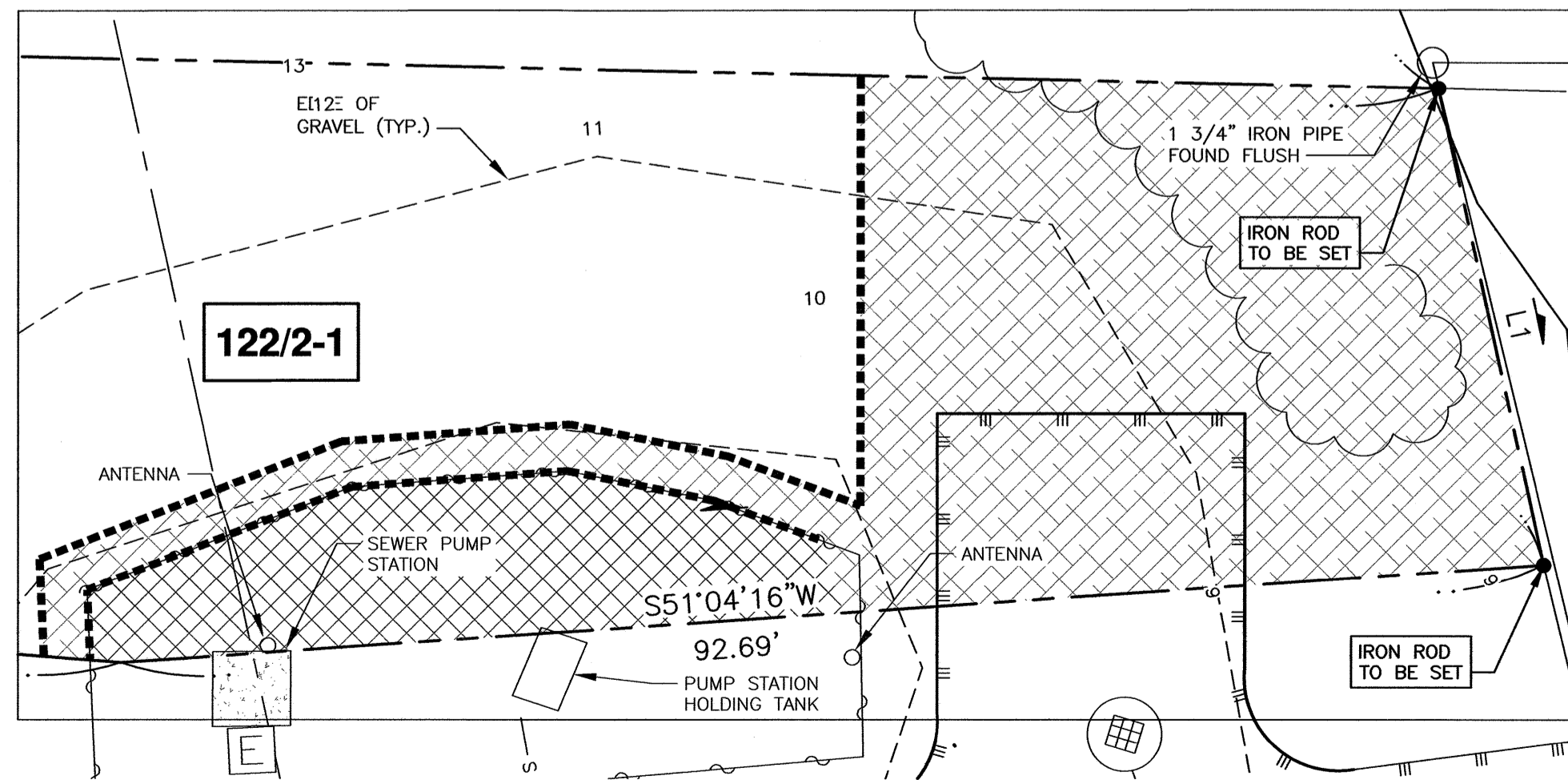


**LEGEND:**

- 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'

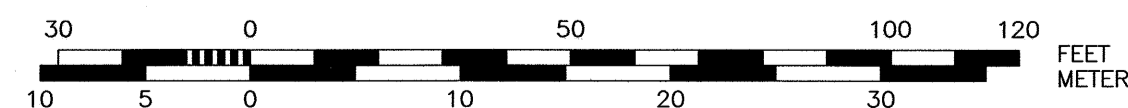
**LENGTH TABLE**

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'

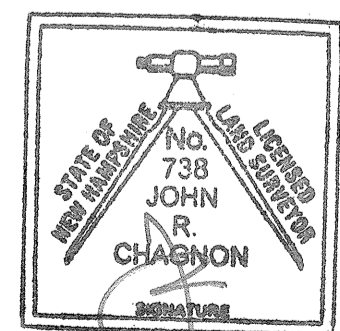
**GRAPHIC SCALE**



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.

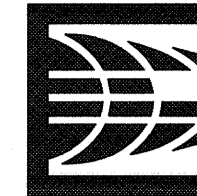
*John R. Chagnon*  
 JOHN R. CHAGNON, LLS 738

8.23.21  
 DATE



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE



**AMBIT ENGINEERING, INC.**

Civil Engineers & Land Surveyors

900 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

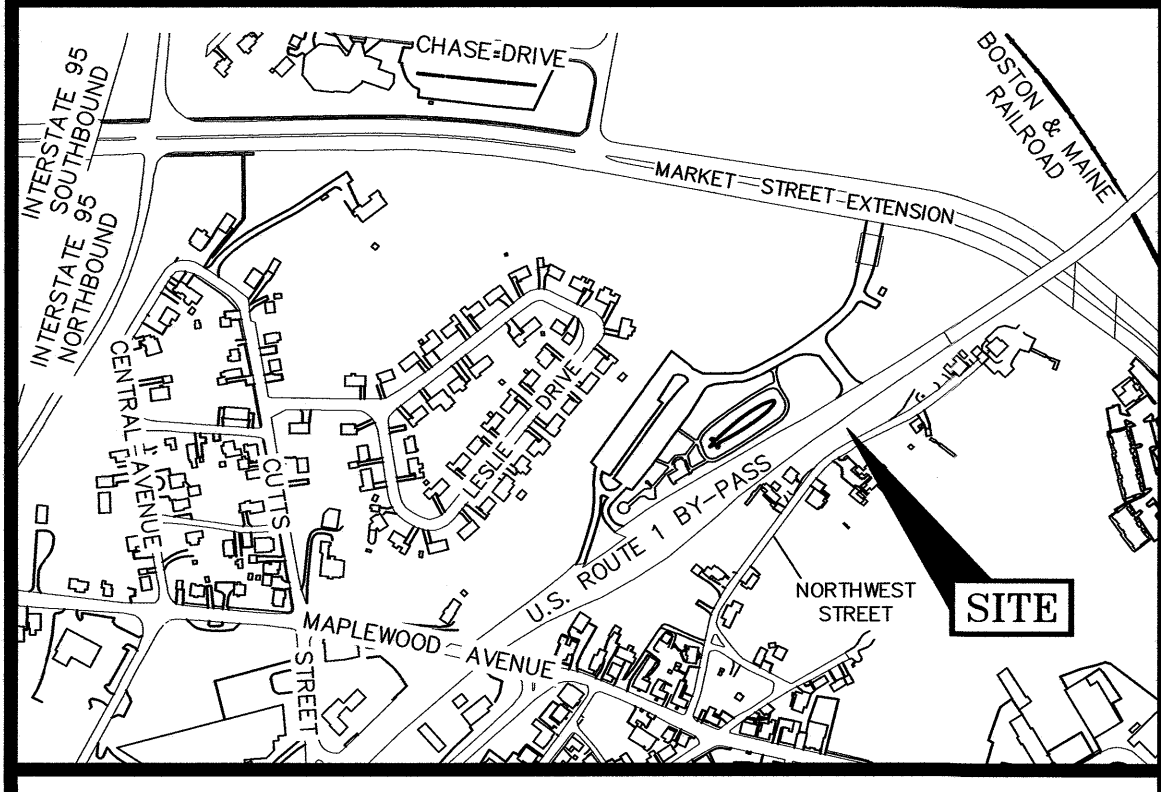
REVISIONS

**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









LOCATION MAP SCALE: 1" = 500'

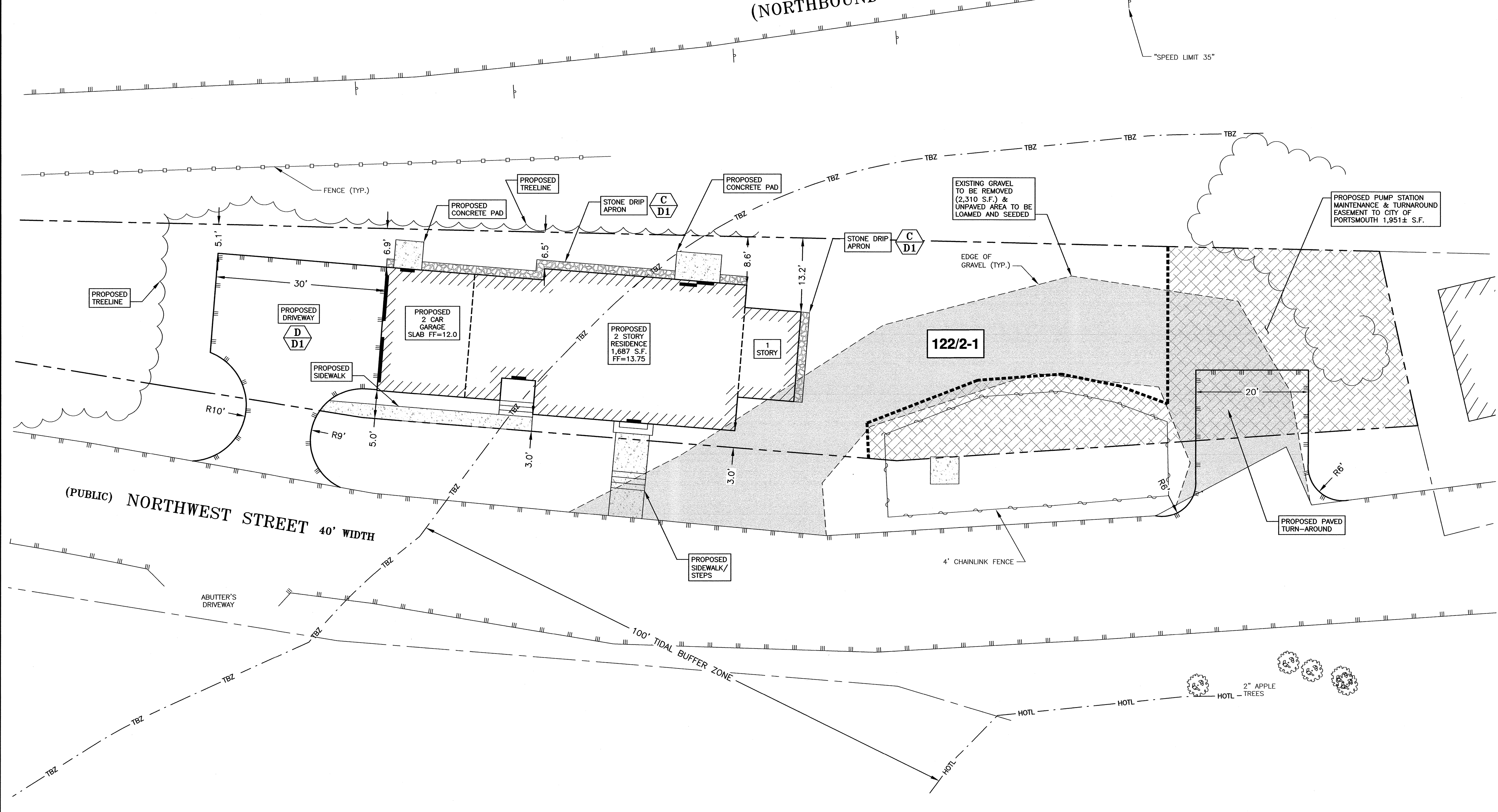
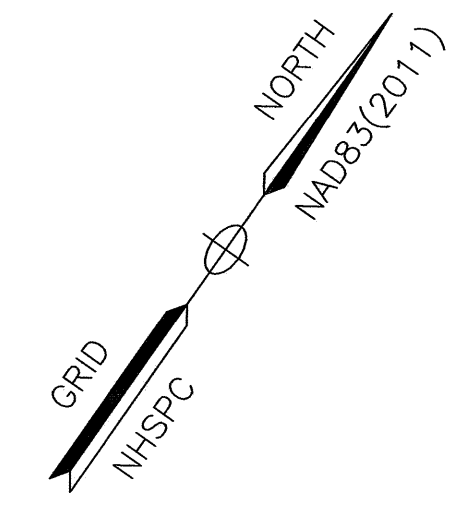
IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)		
STRUCTURE	*PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	0	1,687
STAIRS	0	53
CONCRETE SLAB	0	65
PAVEMENT	0	944
GRAVEL	1692	0
WALKWAY	0	97
TOTAL	1,692	2,846
LOT SIZE	10,634	10,634
% LOT COVERAGE	15.9%	26.8%

\*NOTE: PUMP STATION & CONTROLS NOT INCLUDED.

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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 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: 3.2'  
SIDE: 105.9'  
REAR: 6.9'  
STRUCTURE HEIGHT: <35'  
BUILDING COVERAGE: 1,687 S.F. (16%)  
OPEN SPACE: 7,788 S.F. (73%)
  - 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.

ROUTE ONE BY-PASS  
(NORTHBOUND LANE)



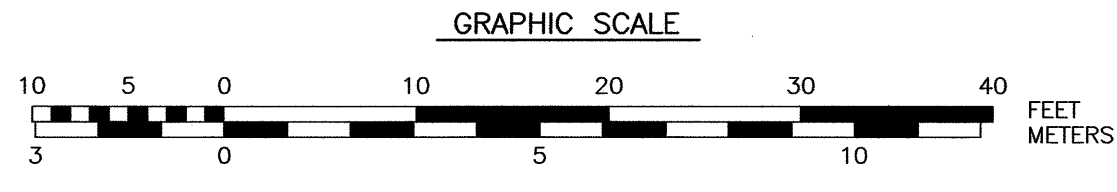
**PROPOSED HOUSING  
TBD NORTHWEST ST.  
PORTSMOUTH, NH**

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

SCALE 1" = 10' JUNE 2021

SUBDIVISION SITE PLAN- LOT 2 **C2**

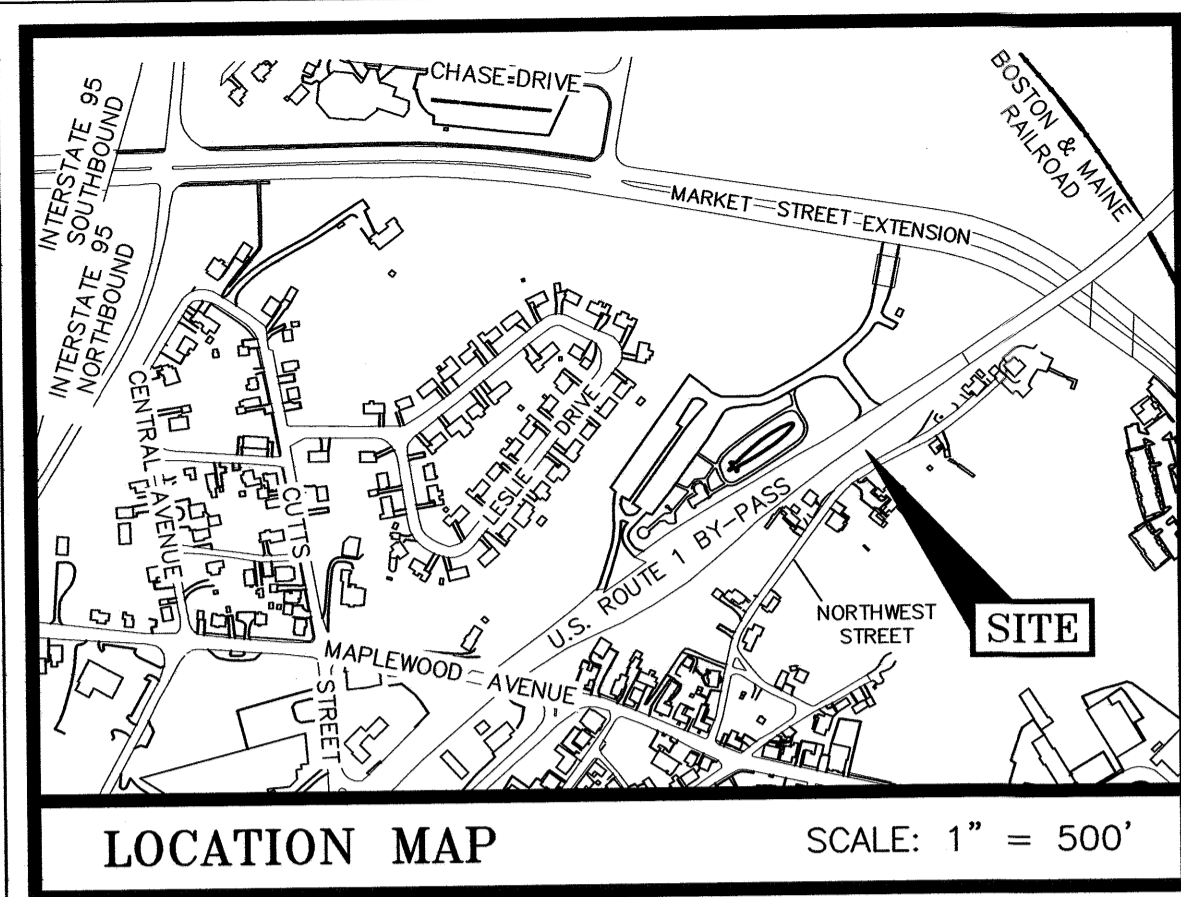
APPROVED BY THE PORTSMOUTH PLANNING BOARD  
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



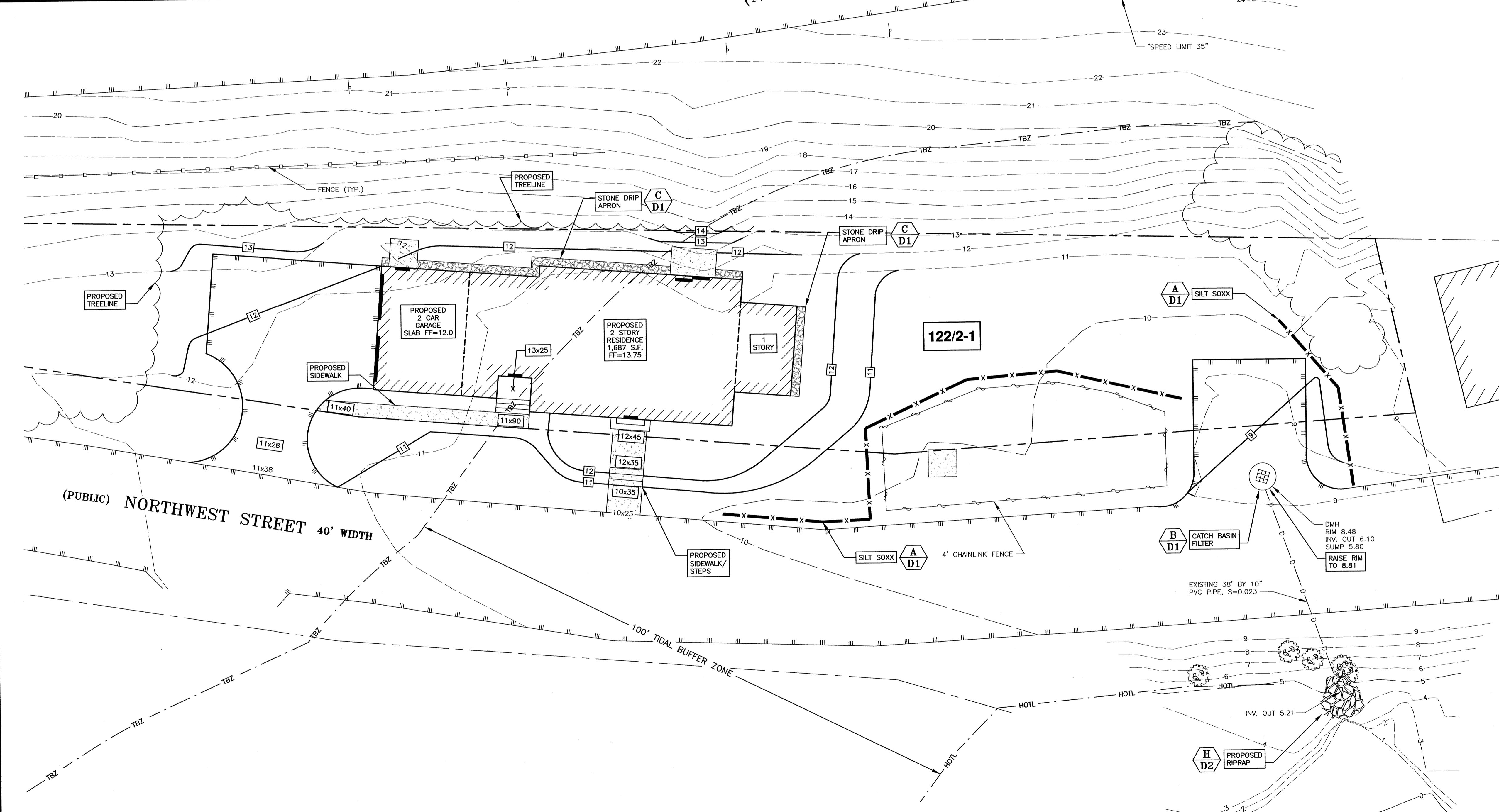
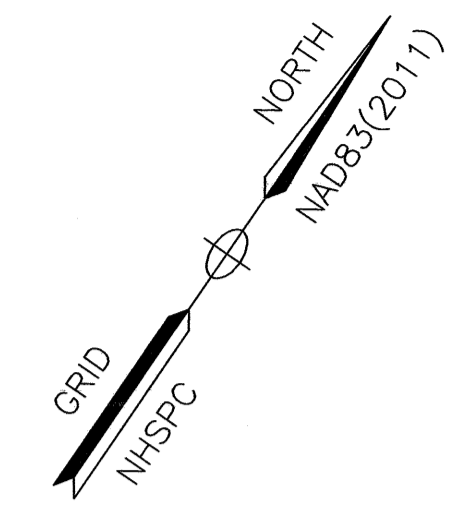


**NOTES:**

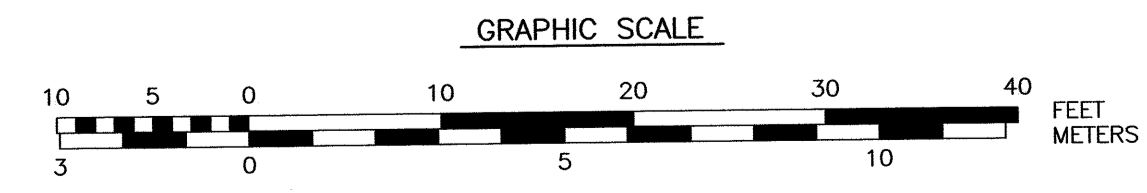
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND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



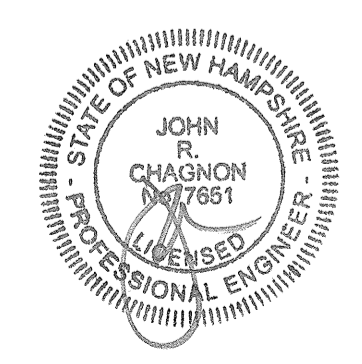
APPROVED BY THE PORTSMOUTH PLANNING BOARD



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

NO.	DESCRIPTION	DATE
1	RIPRAP	8/25/21
0	ISSUED FOR COMMENT	8/23/21

REVISIONS

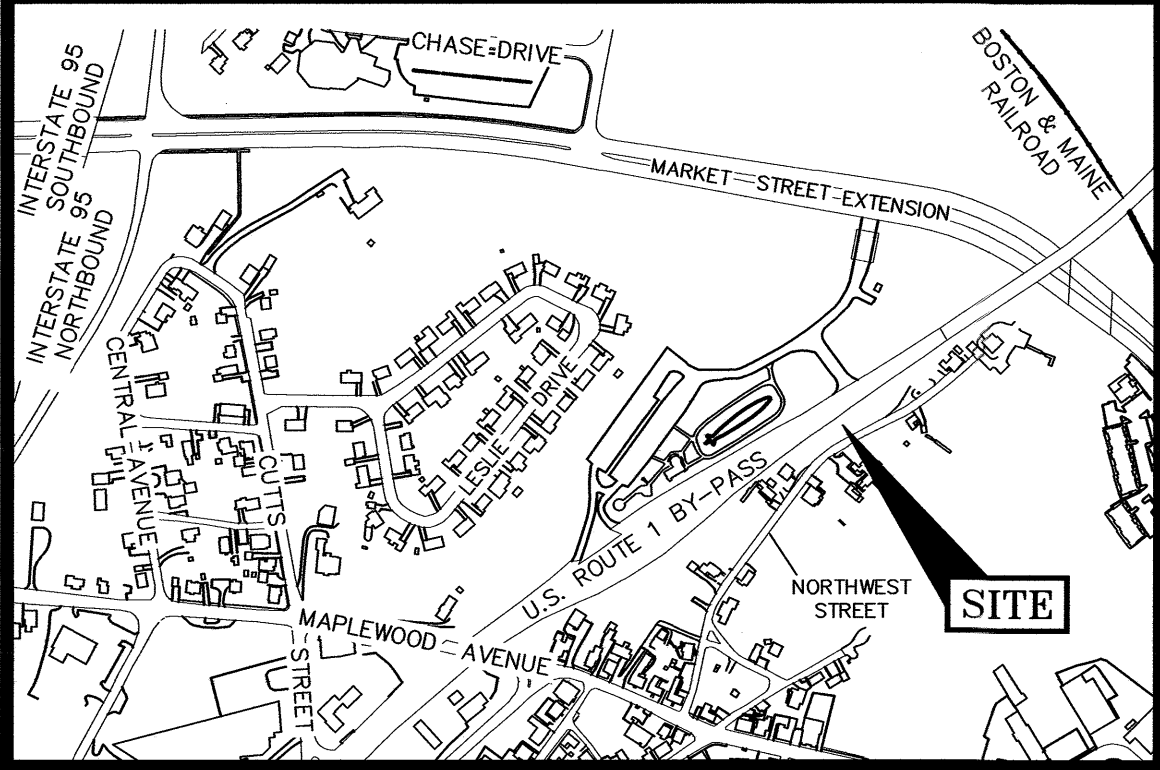


SCALE 1" = 10' JUNE 2021

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

**C3**

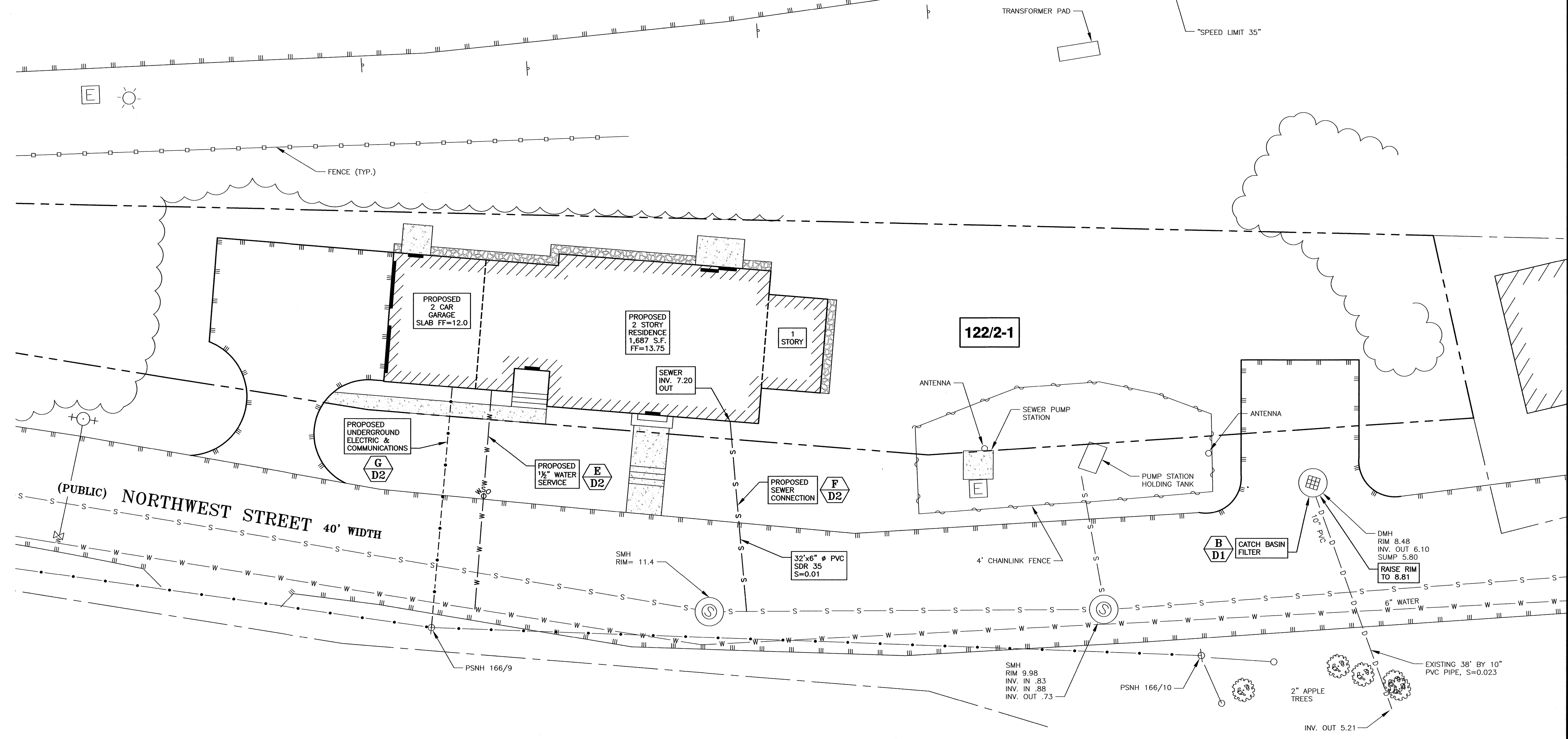
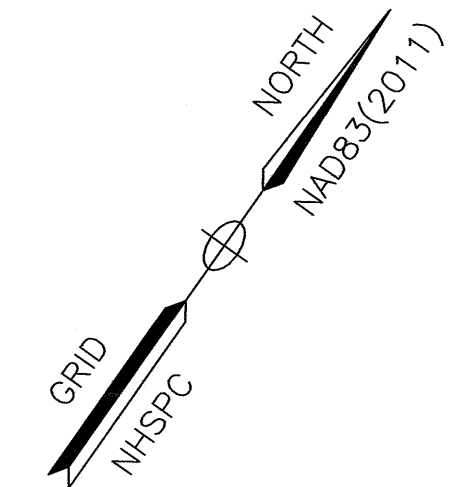




LOCATION MAP SCALE: 1" = 500'

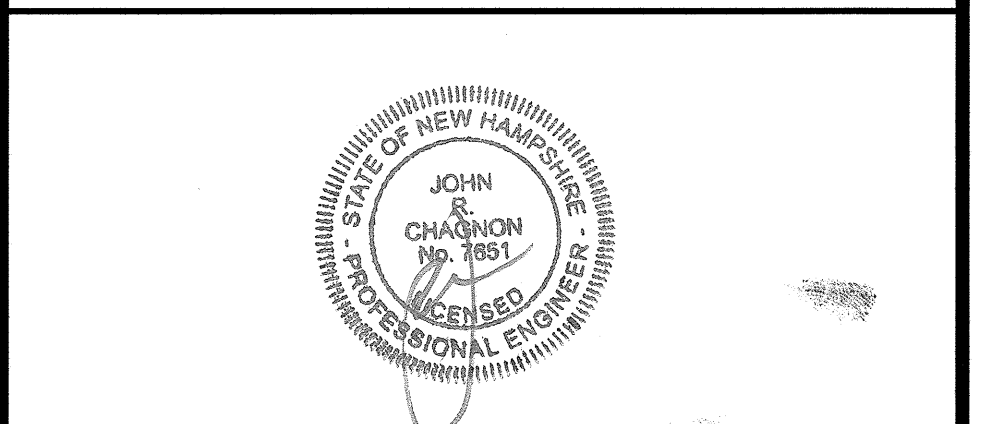
- NOTES:**
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**ROUTE ONE BY-PASS  
(NORTHBOUND LANE)**



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

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

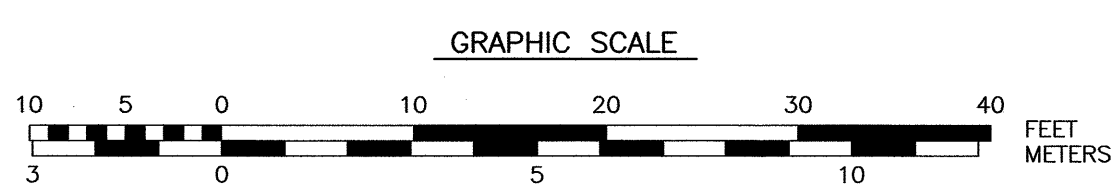


SCALE 1" = 10' JUNE 2021

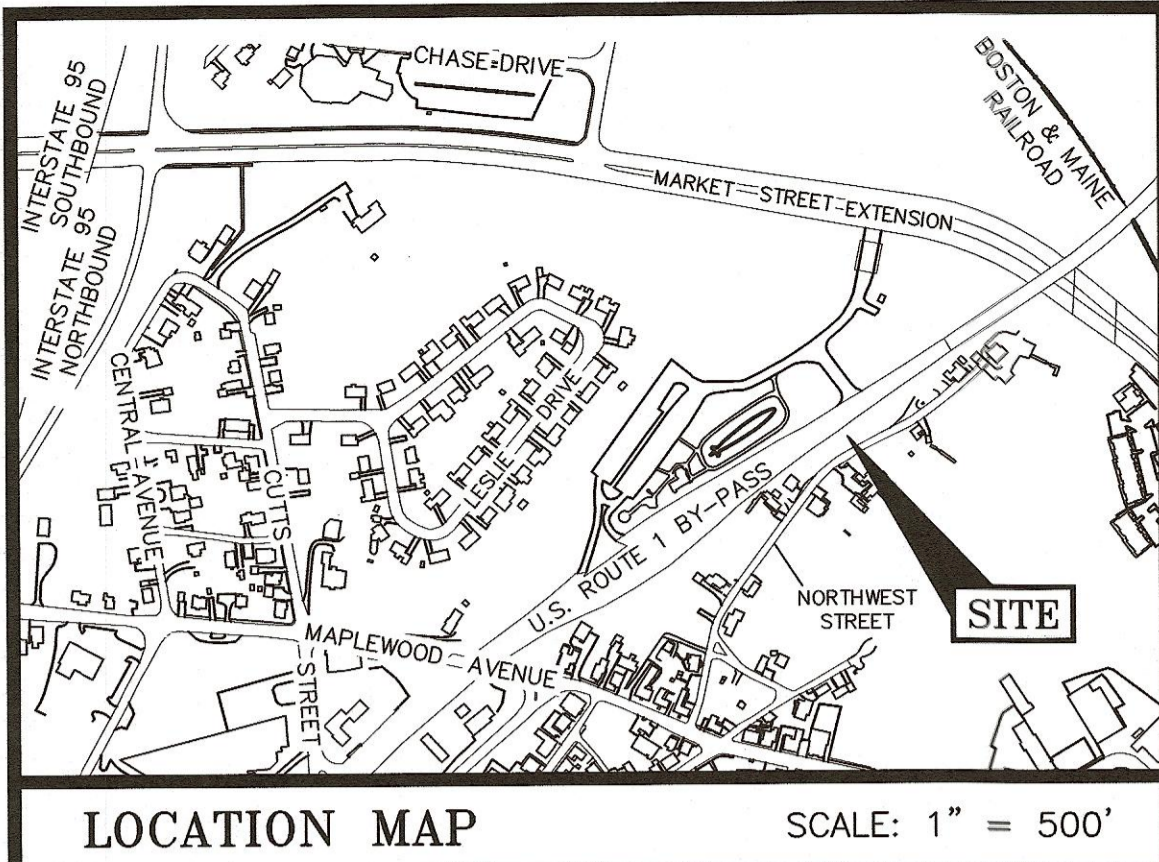
UTILITY PLAN-  
LOT 2 **C4**

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_







**IMPERVIOUS SURFACE AREAS IN 250' PROTECTED SHORELAND**

STRUCTURE	*PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	0	1,687
STAIRS	0	53
CONCRETE SLAB	0	65
PAVEMENT	0	944
GRAVEL	1692	0
WALKWAY	0	97
<b>TOTAL</b>	<b>1,692</b>	<b>2,846</b>
LOT SIZE	10,634	10,634
% LOT COVERAGE	15.9%	26.8%

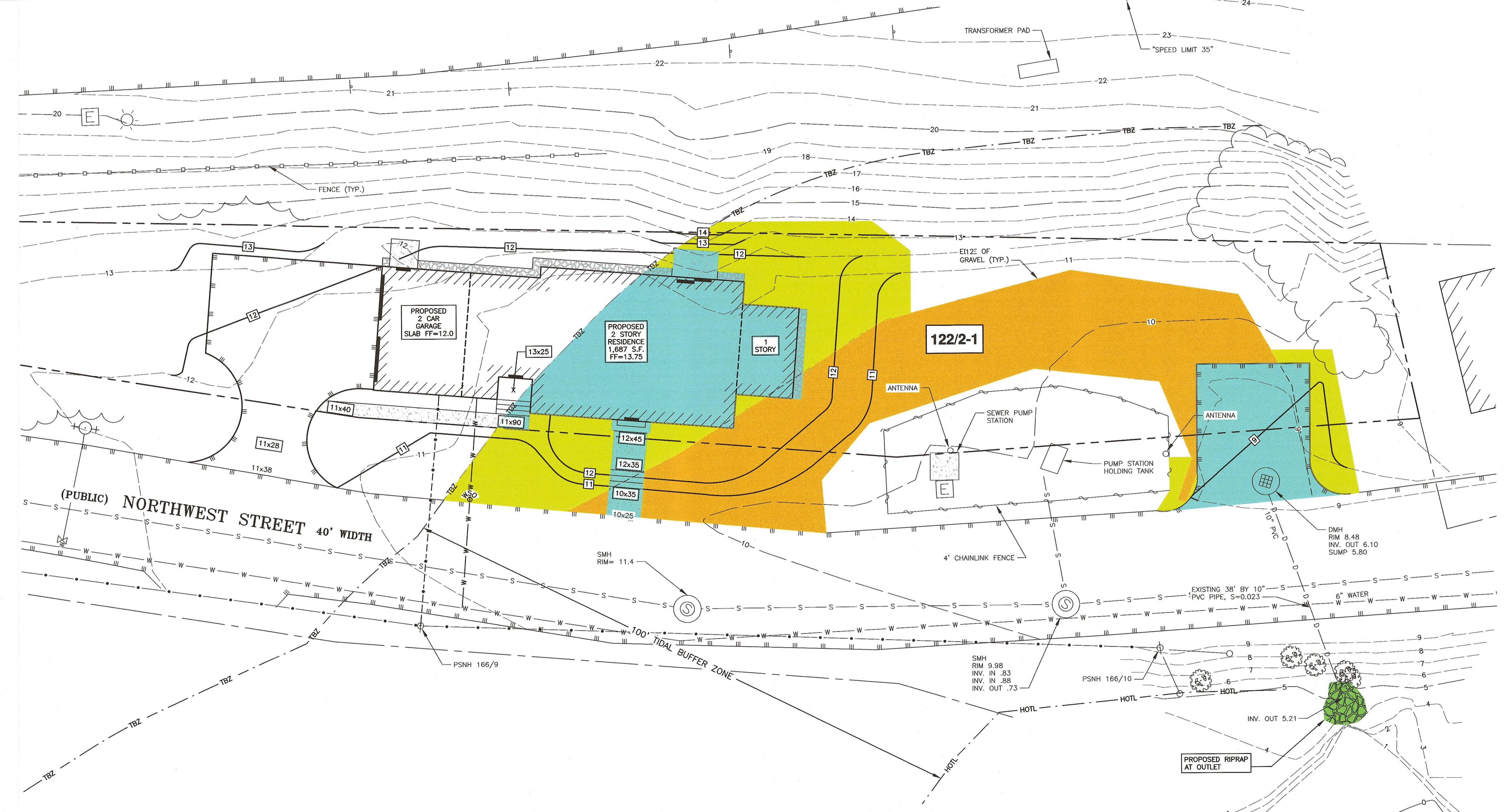
\*NOTE: PUMP STATION & CONTROLS NOT INCLUDED.

**DISTURBED AREAS IN 100' TIDAL WETLAND BUFFER**

STRUCTURE	COLOR	PROPOSED (S.F.)
IMPERVIOUS: GRAVEL-TO BE REMOVED	Orange	1,940
PROPOSED STRUCTURE & PAVEMENT	Light Blue	1,633
PROPOSED RIPRAP	Green	45
TEMPORARY IMPACT AREAS	Yellow	1,225
<b>TOTAL IMPACT AREA</b>		<b>4,843</b>

**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

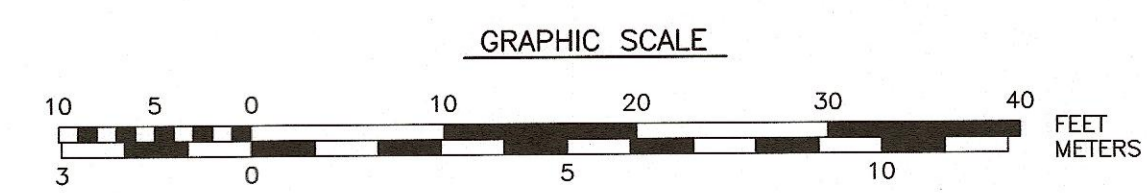
- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 122 AS LOT 2.
  - 2) OWNERS OF RECORD:  
 GREGORY J. MORNEAULT  
 AMANDA B. MORNEAULT  
 137 NORTHWEST STREET  
 PORTSMOUTH, N.H. 03801  
 APPLICANT:  
 DARRELL MOREAU  
 1B JACKSON HILL STREET  
 PORTSMOUTH, NH 03801
  - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA (AE EL 8) AS SHOWN ON FIRM PANEL 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: 3.2'  
 SIDE: 105.9'  
 REAR: 6.9'  
 STRUCTURE HEIGHT: <35'  
 BUILDING COVERAGE: 1,920 S.F. (16%)  
 OPEN SPACE: 7,788 S.F. (73%)
  - 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
0	ISSUED FOR COMMENT	8/25/21

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., SILTSSOX, 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 SILTSSOX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES AND SILTSSOX 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 SILTSSOX 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 SEDED/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.

**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.

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. 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
BIRDFOOT 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, SEEDING 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.

SEEDING 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.

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

SILTSSOX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

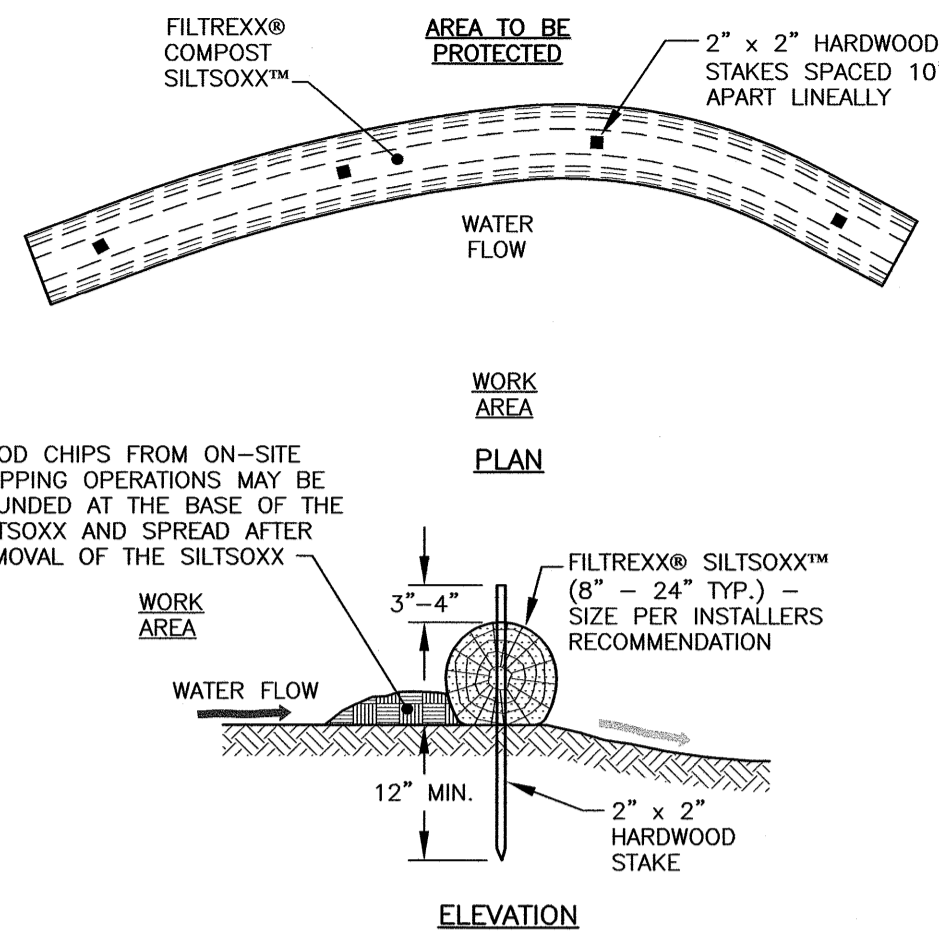
SILT FENCING AND SILTSSOX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILTSSOX REMOVAL SHALL BE PERMANENTLY SEDED.

**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.

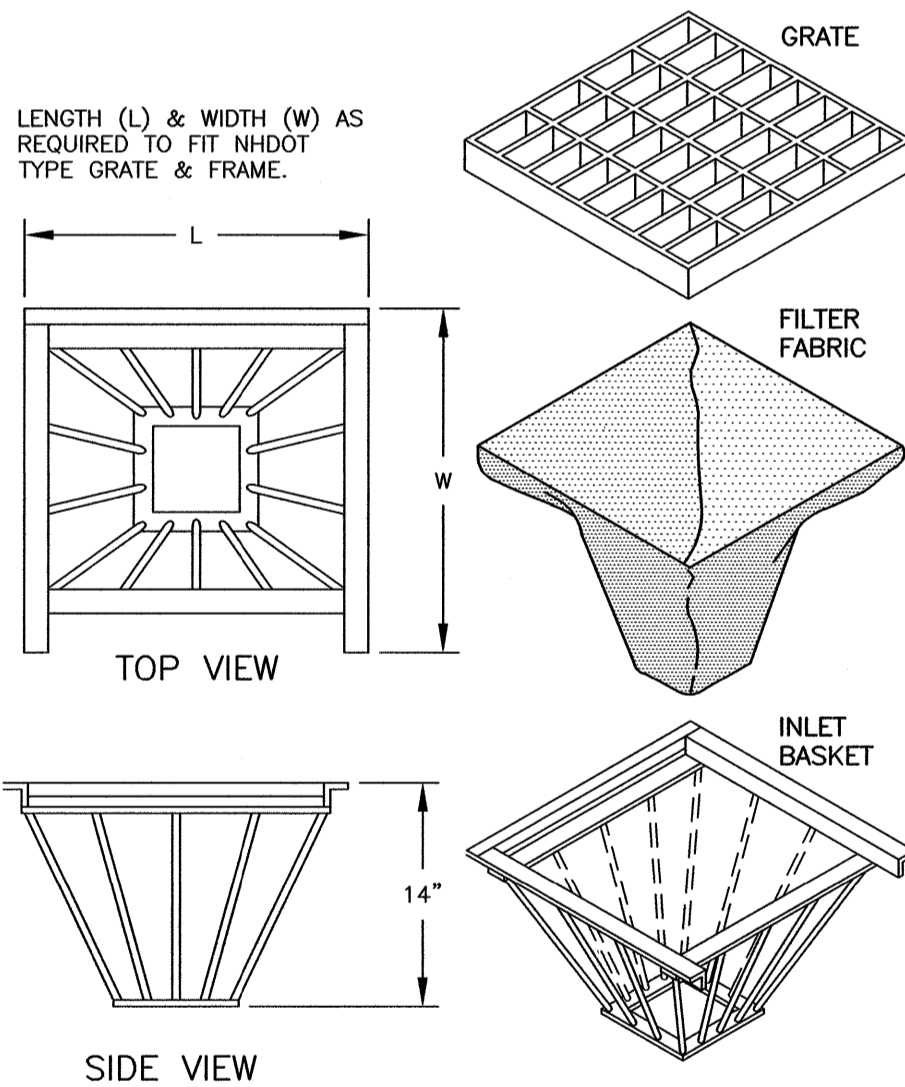
ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

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.



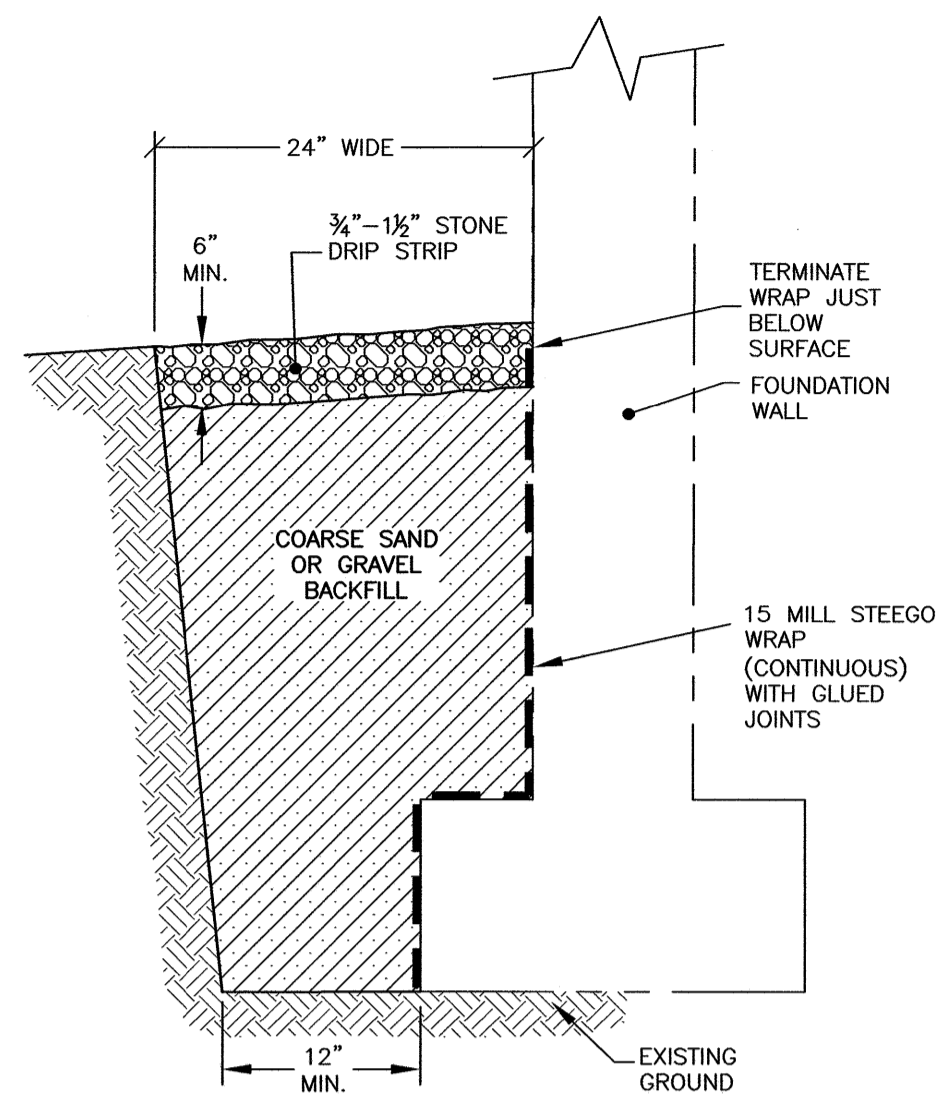
- NOTES:**
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
  2. FILTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
  3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
 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

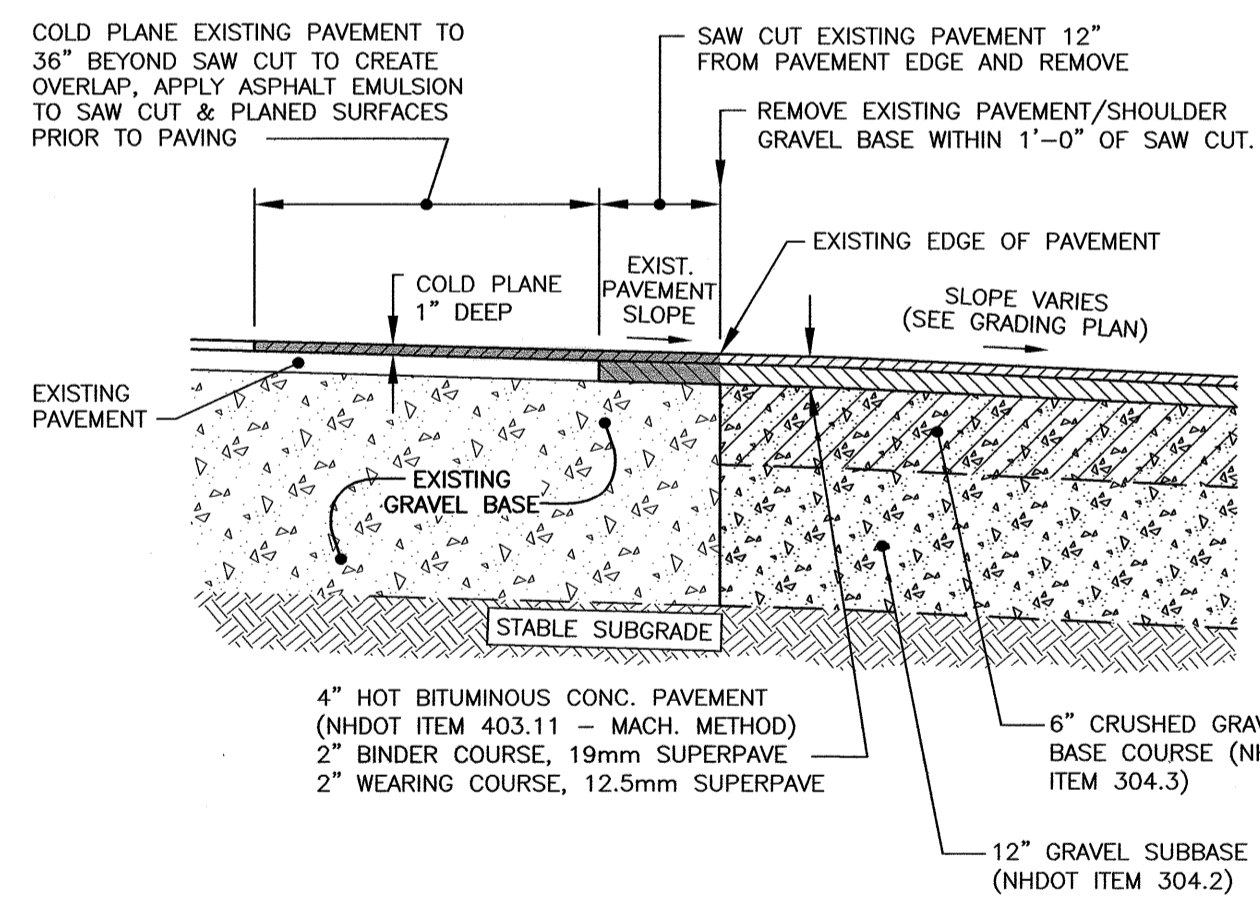


- 1) INLET BASKETS SHALL BE INSTALLED IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION IS COMPLETE AND SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.
- 2) FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO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

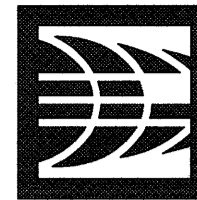


**C** **C3** **STONE DRIP APRON (UNDER BUILDING DRIP LINE)** NTS



- 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

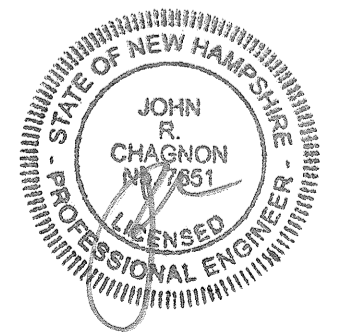
200 Griffin Road - Unit 3  
 Portsmouth, N.H. 03801-7114  
 Tel (603) 430-9282  
 Fax (603) 436-2315

**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		



SCALE: AS SHOWN JUNE 2021

**EROSION NOTES  
 & DETAILS**

**D1**



