

AMBIT ENGINEERING, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

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

23 August 2021

Juliet Walker, Planning Director
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

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

Dear Ms. Walker:

On behalf of Darrell Moreau (Applicant) we hereby submit the attached and enclosed Subdivision Plans for the Morneault property at 137 Northwest Street. The project consists of the subdivision of one lot into 2 lots with the associated site and infrastructure improvements. The existing residence will remain and be on one lot and a new home 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 require that we appear before the city Technical Advisory Committee.

We presented the plans at the June 1, 2021 TAC meeting. Comments from the meeting have been addressed as follows:

- 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.
- The Design Team reviewed the plan with the Environmental Planner and based on the feedback the garage has been shifted to the opposite side of the proposed residence, as far from the wetland resource as possible.

Please consider scheduling this application for the September 7 TAC 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 Chagnon

John R. Chagnon, PE

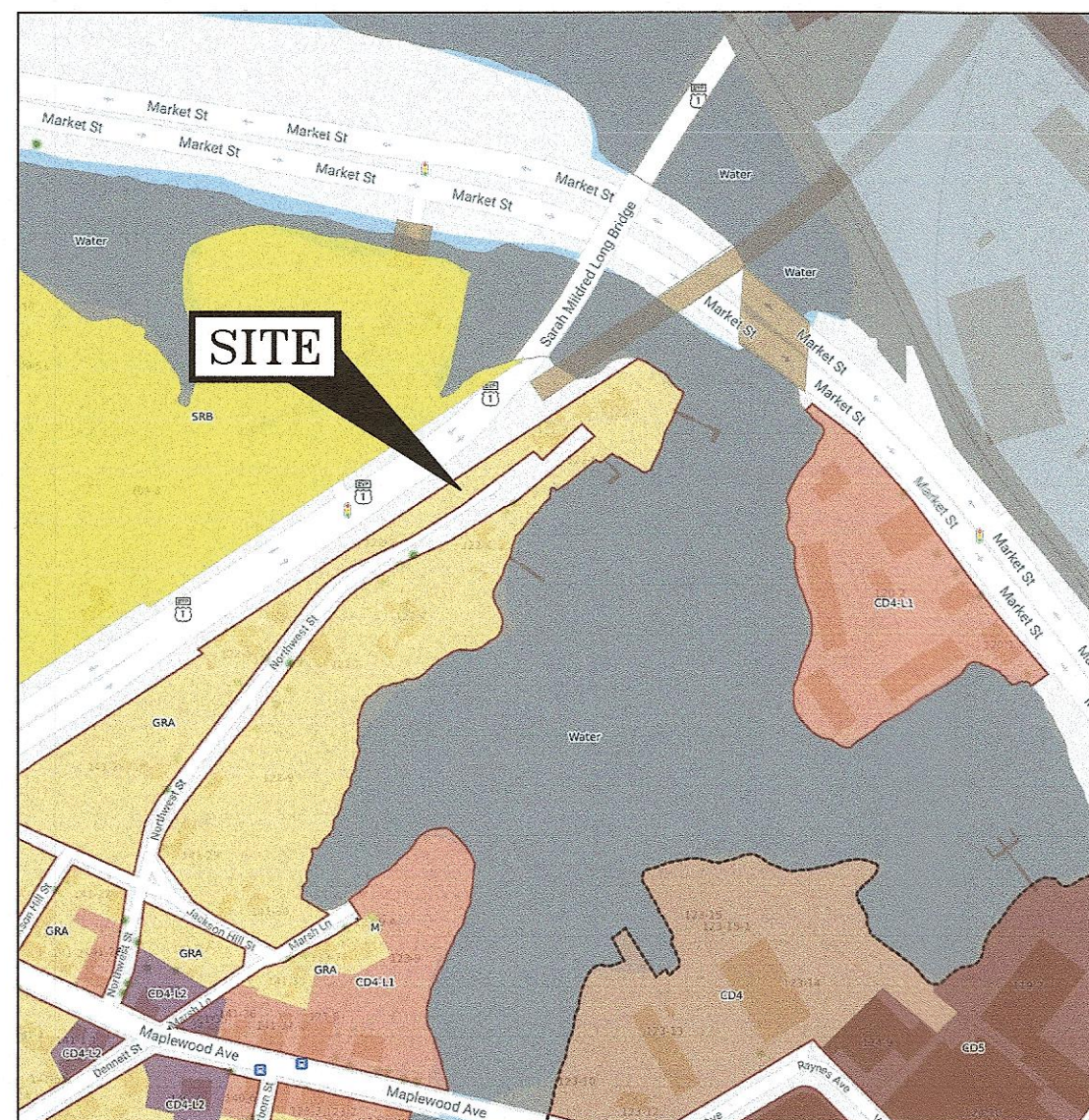
CC: Development Team

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

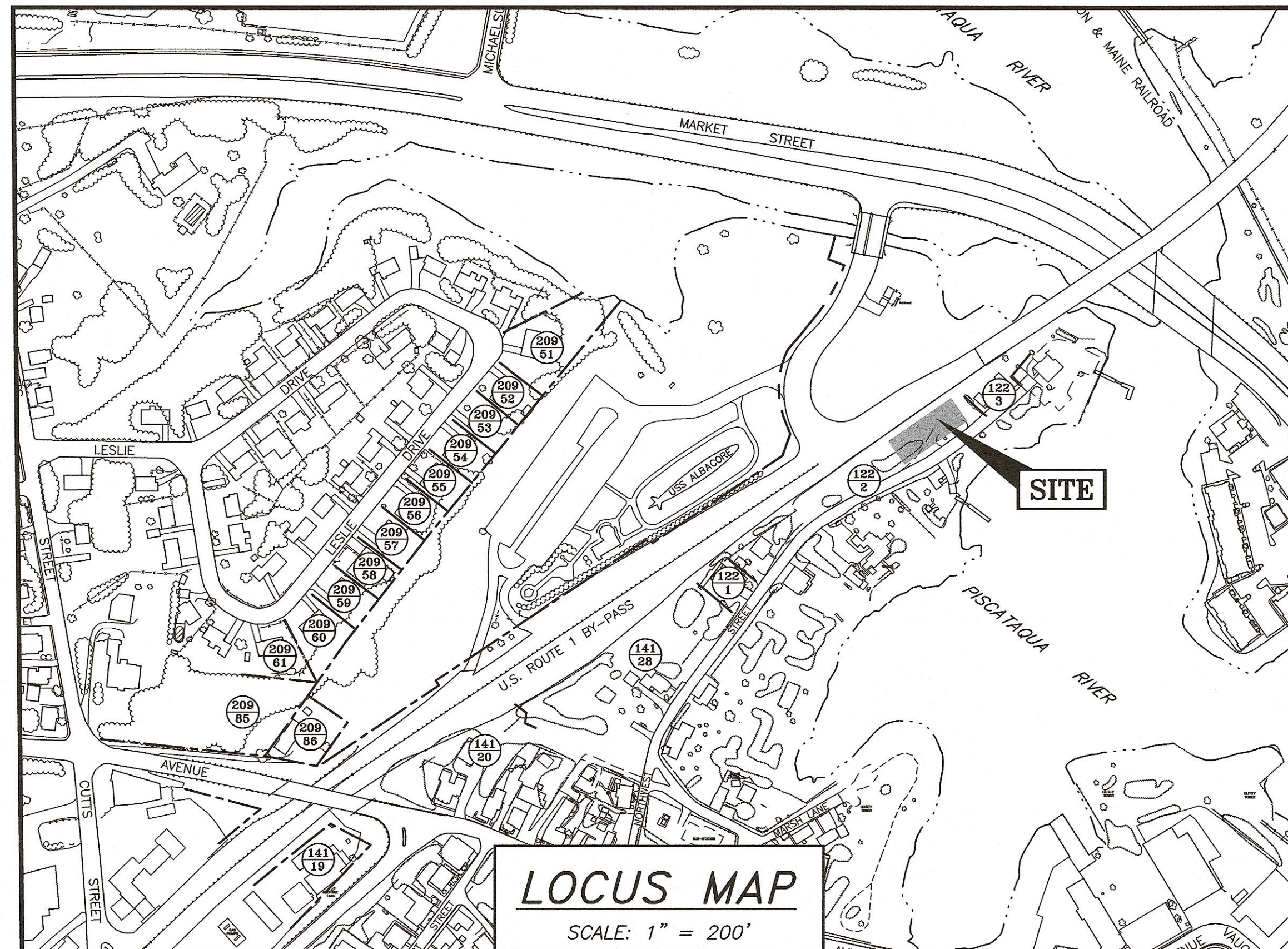
LAND SURVEYOR & CIVIL ENGINEER:
AMBIT ENGINEERING, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801-7114
TEL: (603) 430-9282
FAX: (603) 436-2315

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

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



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:		
N/F	NOW OR FORMERLY	
RP	RECORD OF PROBATE	
RCRD	ROCKINGHAM COUNTY	
	REGISTRY OF DEEDS	
<div><div>11</div><div>21</div></div>	MAP 11/LOT 21	
<div><div></div><div>IR FND</div></div>	IRON ROD FOUND	
<div><div></div><div>IP FND</div></div>	IRON PIPE FOUND	
<div><div></div><div>IR SET</div></div>	IRON ROD SET	
<div><div></div><div>DH FND</div></div>	DRILL HOLE FOUND	
<div><div></div><div>DH SET</div></div>	DRILL HOLE SET	
<div><div></div><div></div></div>	GRANITE BOUND w/IRON ROD FOUND	
EXISTING	PROPOSED	
<div><div></div><div>FM</div></div>	<div><div></div><div>FM</div></div>	PROPERTY LINE
<div><div></div><div>S</div></div>	<div><div></div><div>S</div></div>	SETBACK LINE
<div><div></div><div>SL</div></div>	<div><div></div><div>SL</div></div>	FORCE MAIN
<div><div></div><div>G</div></div>	<div><div></div><div>PG</div></div>	SEWER PIPE
<div><div></div><div>D</div></div>	<div><div></div><div>D</div></div>	SEWER LATERAL
<div><div></div><div>FD</div></div>	<div><div></div><div>FD</div></div>	GAS LINE
<div><div></div><div>W</div></div>	<div><div></div><div>W</div></div>	STORM DRAIN
<div><div></div><div>FS</div></div>	<div><div></div><div>FS</div></div>	FOUNDATION DRAIN
<div><div></div><div>UE</div></div>	<div><div></div><div>UGE</div></div>	WATER LINE
<div><div></div><div>OHW</div></div>	<div><div></div><div>OHW</div></div>	FIRE SERVICE LINE
<div><div></div><div></div></div>	<div><div></div><div></div></div>	UNDERGROUND ELECTRIC SUPPLY
<div><div></div><div></div></div>	<div><div></div><div></div></div>	UNDERGROUND ELECTRIC SERVICE
<div><div></div><div></div></div>	<div><div></div><div></div></div>	OVERHEAD ELECTRIC WIRES
<div><div></div><div></div></div>	<div><div></div><div></div></div>	RETAINING WALL
<div><div></div><div></div></div>	<div><div></div><div></div></div>	EDGE OF PAVEMENT (EP)
<div><div></div><div></div></div>	<div><div></div><div></div></div>	CONTOUR
<div><div></div><div></div></div>	<div><div></div><div></div></div>	SPOT ELEVATION
<div><div></div><div></div></div>	<div><div></div><div></div></div>	UTILITY POLE
<div><div></div><div></div></div>	<div><div></div><div></div></div>	ELECTRIC METER
<div><div></div><div></div></div>	<div><div></div><div></div></div>	TRANSFORMER ON CONCRETE PAD
<div><div></div><div></div></div>	<div><div></div><div></div></div>	ELECTRIC HANDHOLD/PULLBOX
<div><div></div><div></div></div>	<div><div></div><div></div></div>	WATER SHUT OFF/CURB STOP
<div><div></div><div>C.O.</div></div>	<div><div></div><div>C.O.</div></div>	PIPE CLEANOUT
<div><div></div><div></div></div>	<div><div></div><div></div></div>	GATE VALVE
<div><div></div><div></div></div>	<div><div></div><div></div></div>	HYDRANT
<div><div></div><div>CB</div></div>	<div><div></div><div>CB</div></div>	CATCH BASIN
<div><div></div><div></div></div>	<div><div></div><div></div></div>	SEWER MANHOLE
<div><div></div><div></div></div>	<div><div></div><div></div></div>	DRAIN MANHOLE
<div><div></div><div></div></div>	<div><div></div><div></div></div>	WATER METER MANHOLE
<div><div></div><div>#5</div></div>	<div><div></div><div></div></div>	TEST BORING
<div><div></div><div>TP 1</div></div>	<div><div></div><div></div></div>	TEST PIT
<div><div></div><div>LA</div></div>	<div><div></div><div></div></div>	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
℄	℄	CENTERLINE
EP	EP	EDGE OF PAVEMENT
EL.	EL.	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL



INDEX OF SHEETS

SUBDIVISION PLAN

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

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

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

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

122
3
N/F
WILLIAM C. KENNETT
C/O RUTH KENNETT
239 NORTHWEST STREET
PORTSMOUTH, NH 03801
2304/1890

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

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

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

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

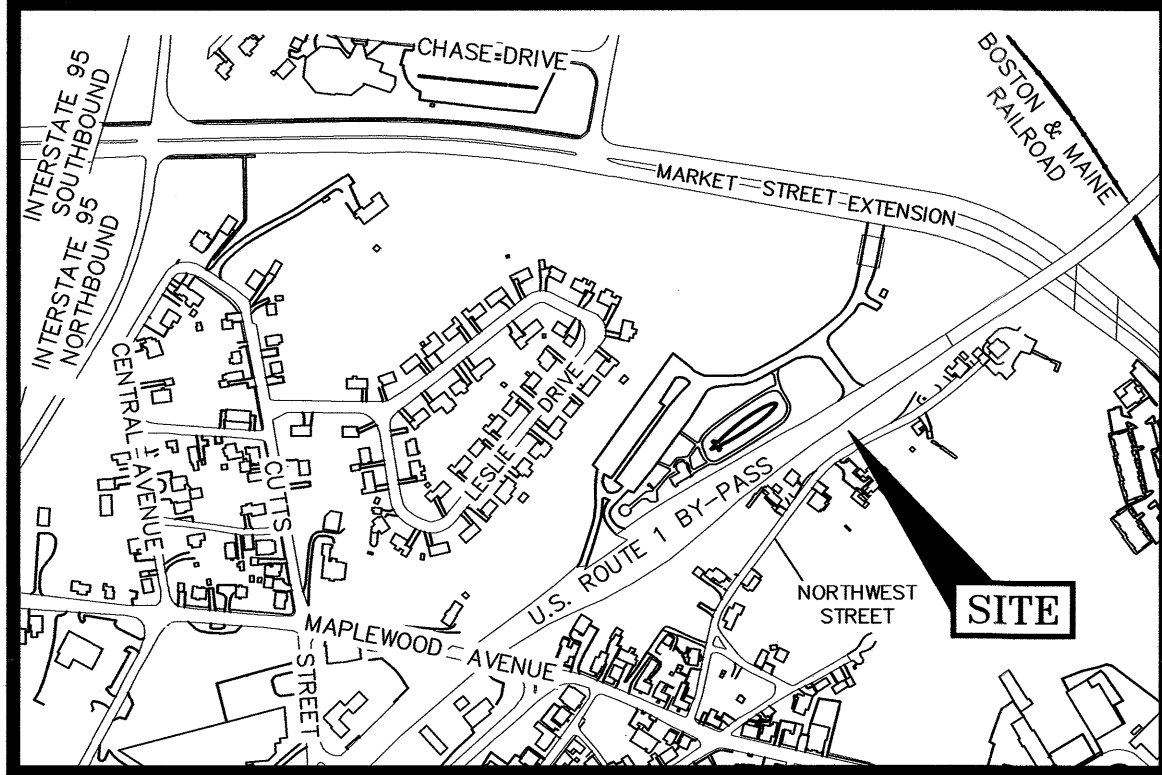
122
9
N/F
THE SOCIETY FOR THE PRESERVATION
OF NEW ENGLAND ANTIQUITIES
141 CAMBRIDGE STREET
BOSTON, MA 02114
786/2116

**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: 23 AUGUST 2021



LOCATION MAP

SCALE: 1" = 500'

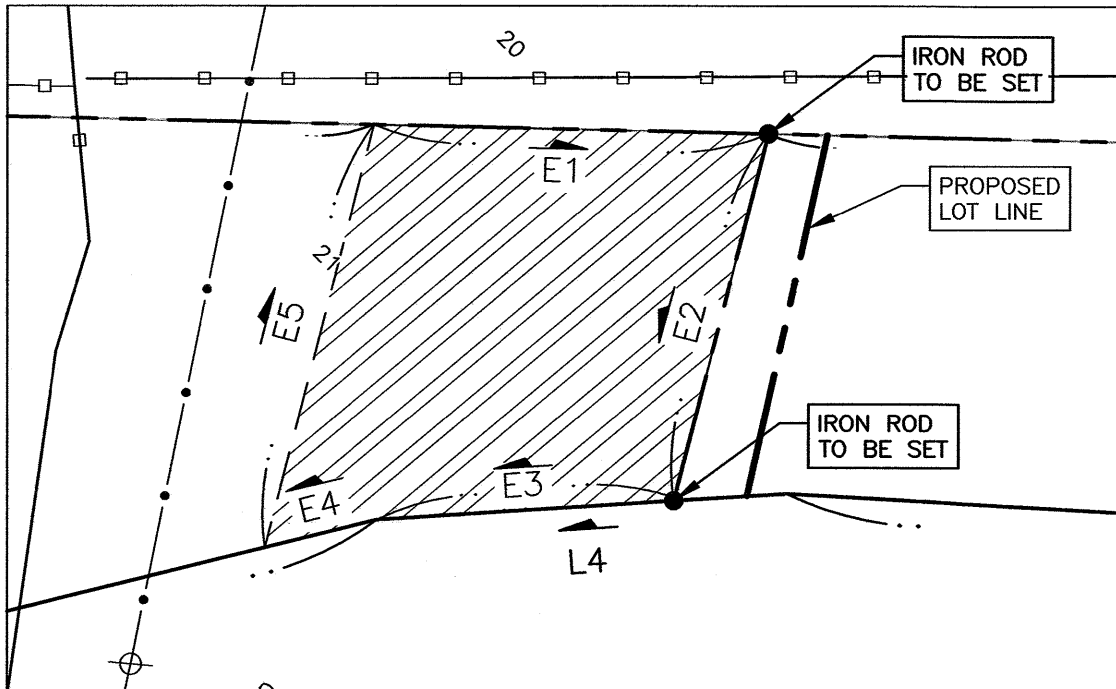
LEGEND:

- N/F NOW OR FORMERLY
RP RECORD OF PROBATE
RCRD ROCKINGHAM COUNTY
RR SPK RAILROAD SPIKE
MAP 11/LOT 21
IRON ROD FOUND
IRON PIPE FOUND
IRON ROD SET
DRILL HOLE FOUND
DRILL HOLE SET
NHDOT BOUND FOUND
TOWN BOUND
BOUND WITH DRILL HOLE
STONE BOUND WITH DRILL HOLE

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



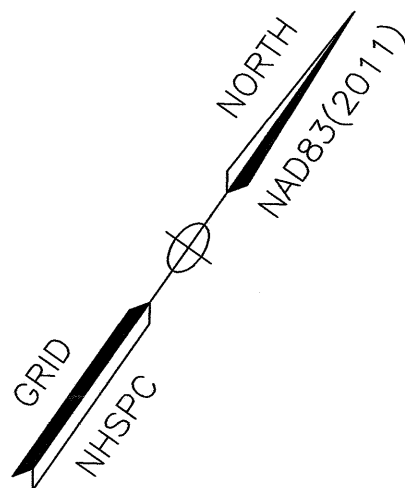
AREA A
SCALE 1"=10'

REQUIRED VARIANCES:

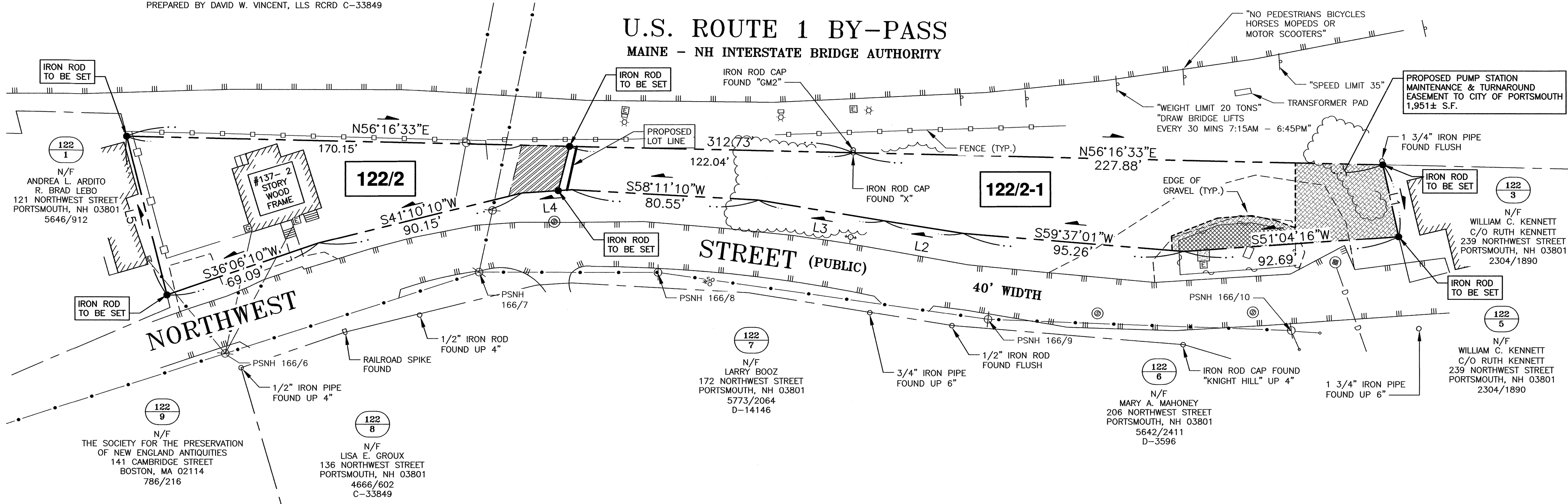
SECTION 10.521

A LOT DEPTH OF 44.7 FEET FOR LOT 1 AND 25.4 FEET FOR LOT 2 WHERE 70 FEET IS REQUIRED FOR EACH.

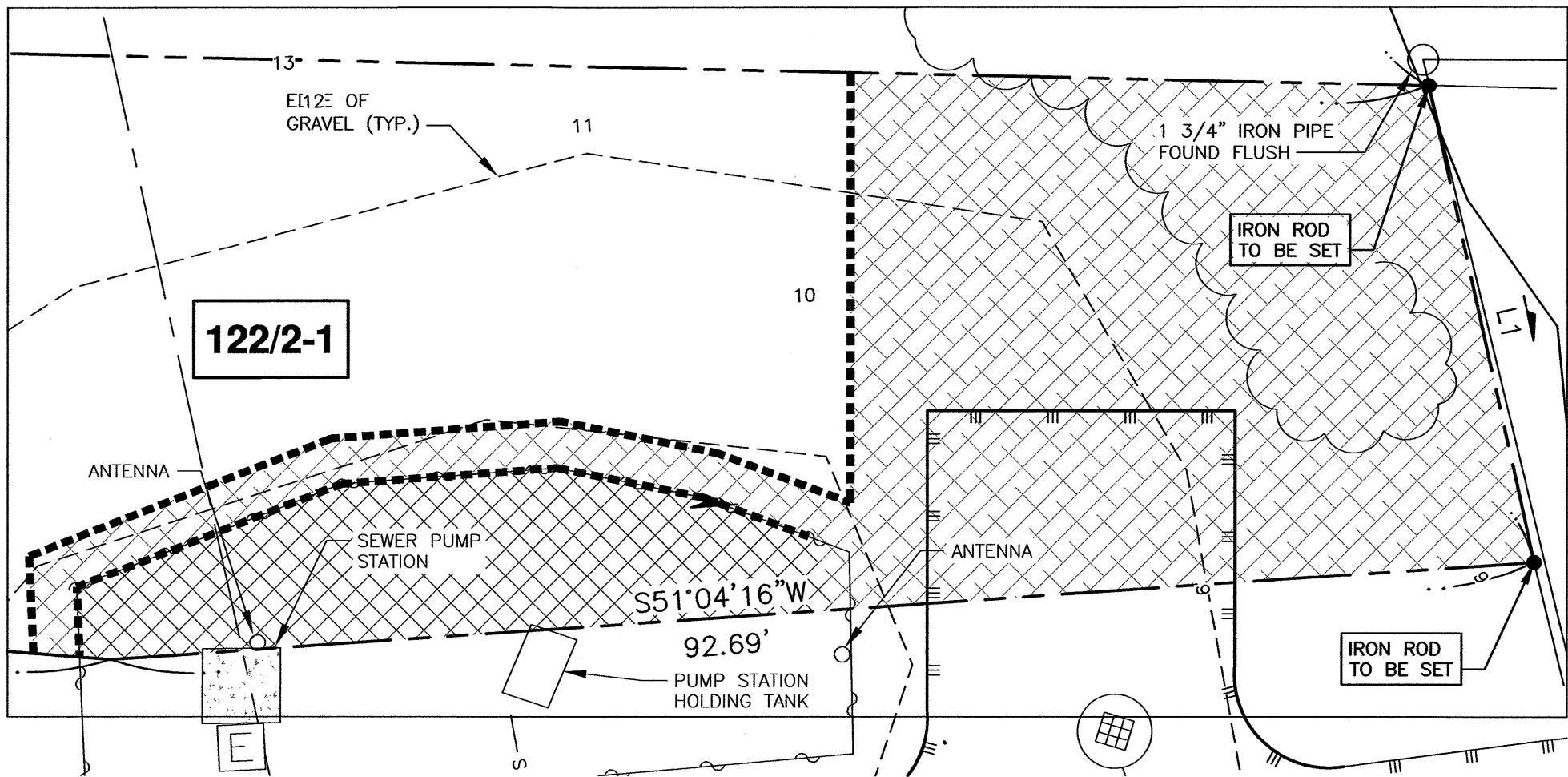
APPROVED 2-16-2021



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



SEWER PUMP STATION & TURN AROUND



AREA B
SCALE 1"=10'

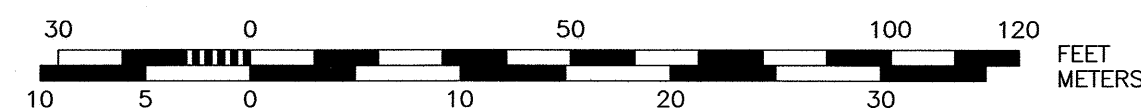
LENGTH TABLE

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'

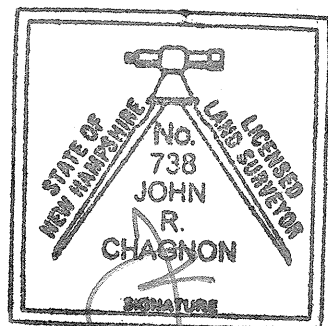
GRAPHIC SCALE



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, LLS 738

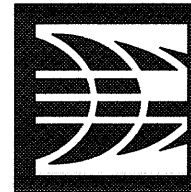
8.23.21
DATE



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

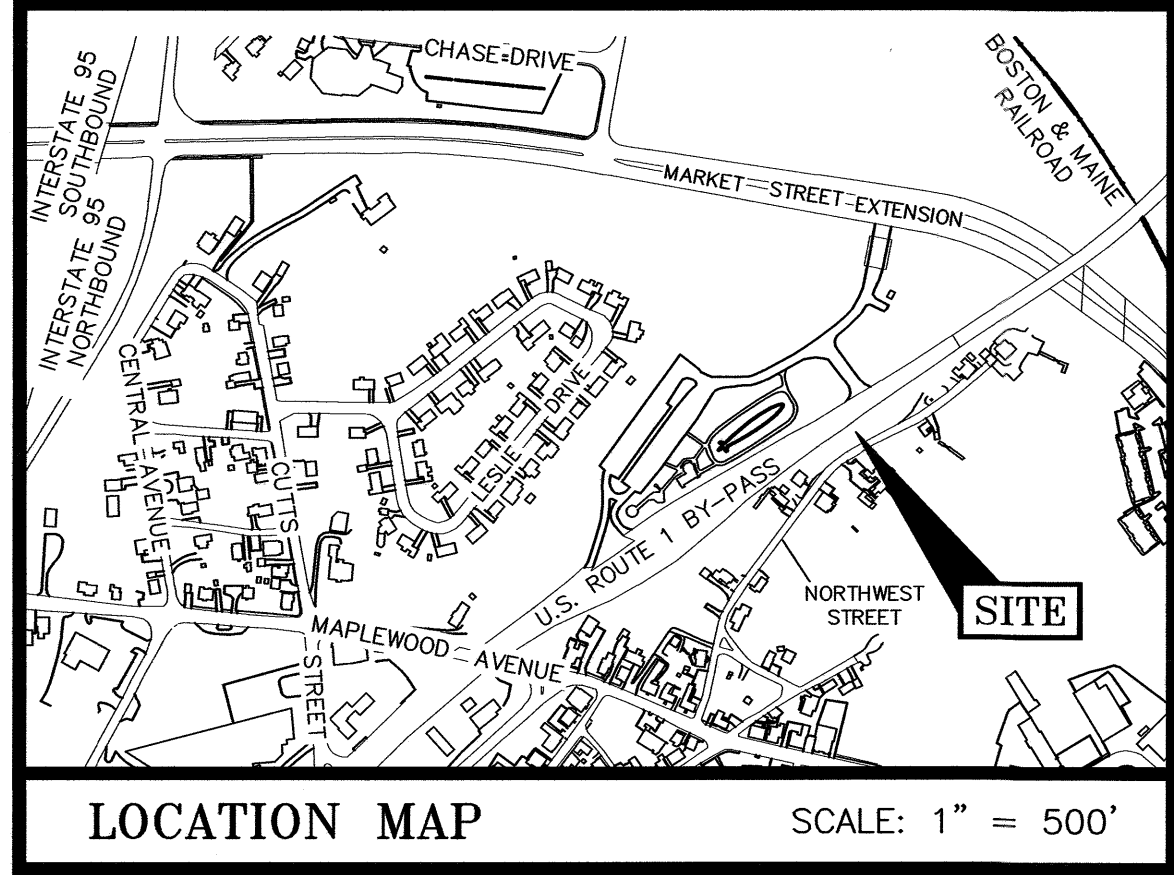
SUBDIVISION PLAN
TAX MAP 122 - LOT 2
OWNERS:
GREGORY J. MORNEAULT &
AMANDA B. MORNEAULT
137 NORTHWEST STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 30'

SEPTEMBER 2020

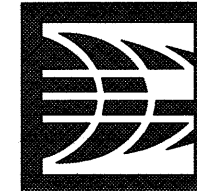
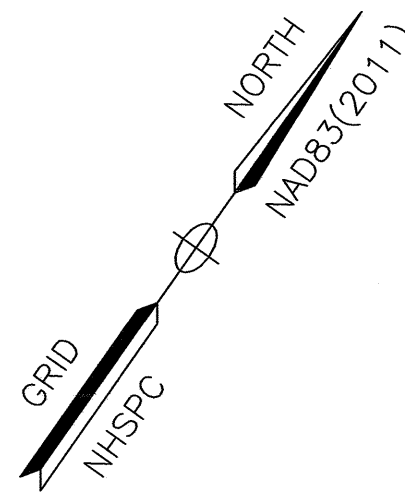
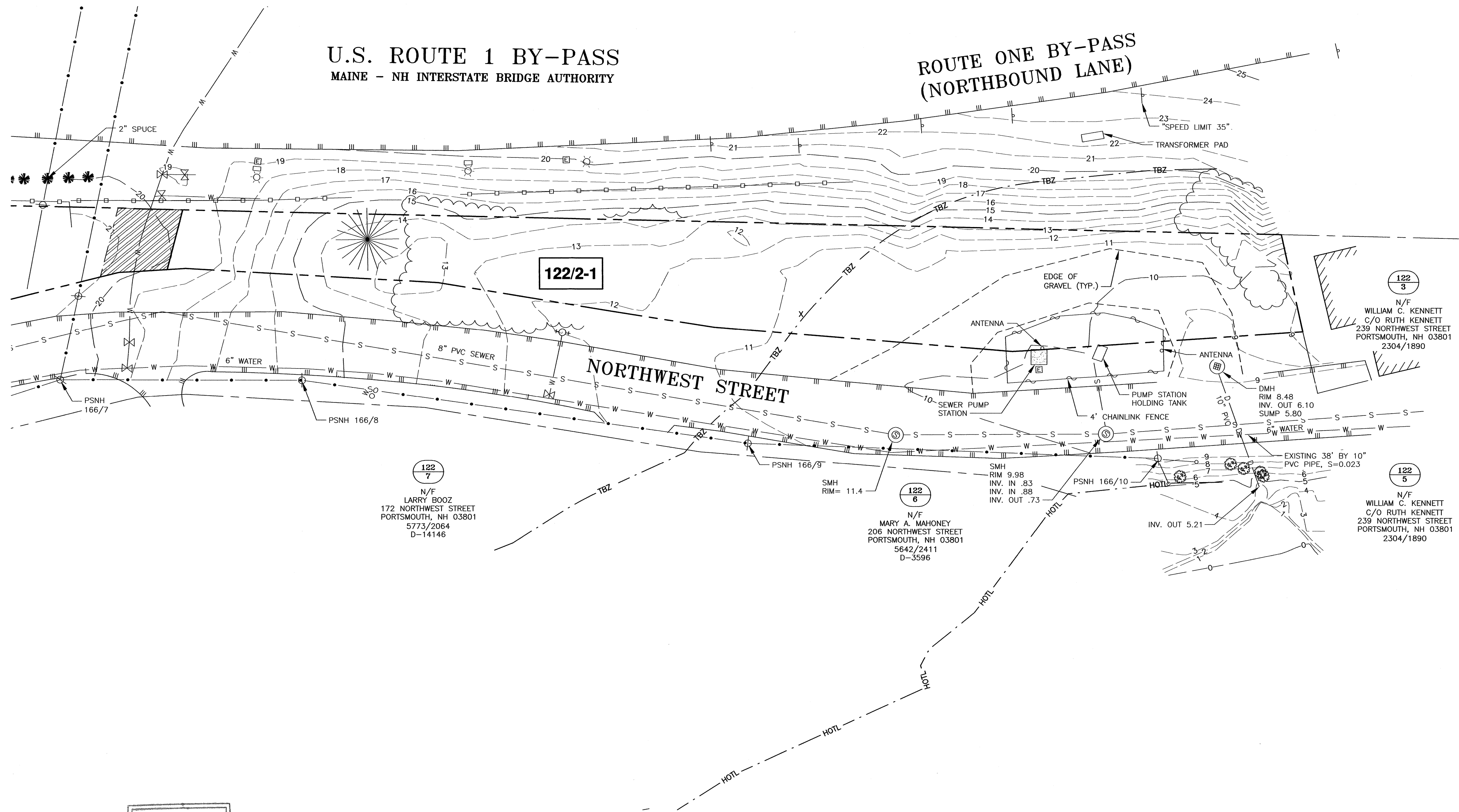
FB 249 PG 70

2759.02



LOCATION MAP

SCALE: 1" = 500'



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 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: 35'
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.

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

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

REVISIONS

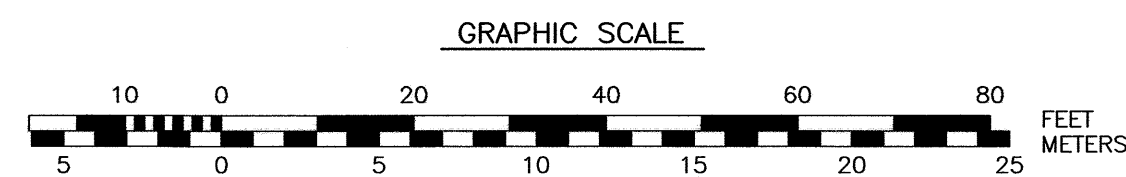
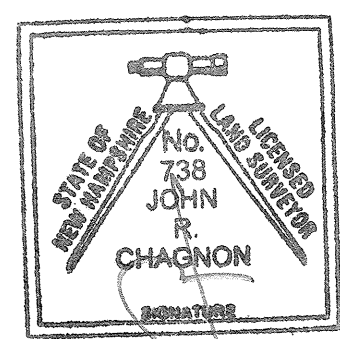
SCALE 1" = 20' JUNE 2021

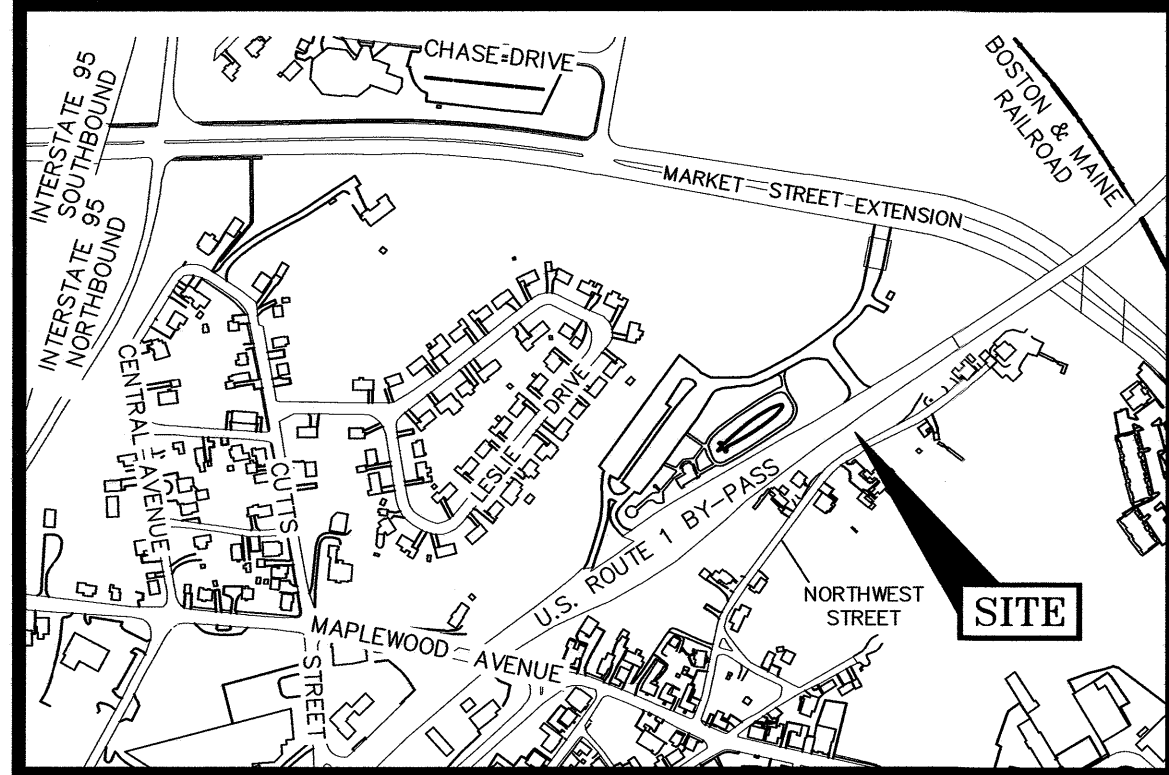
**EXISTING CONDITIONS
PLAN- LOT 2-1**

C1

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


JOHN R. CHAGNON, LLS
DATE 8.23.21





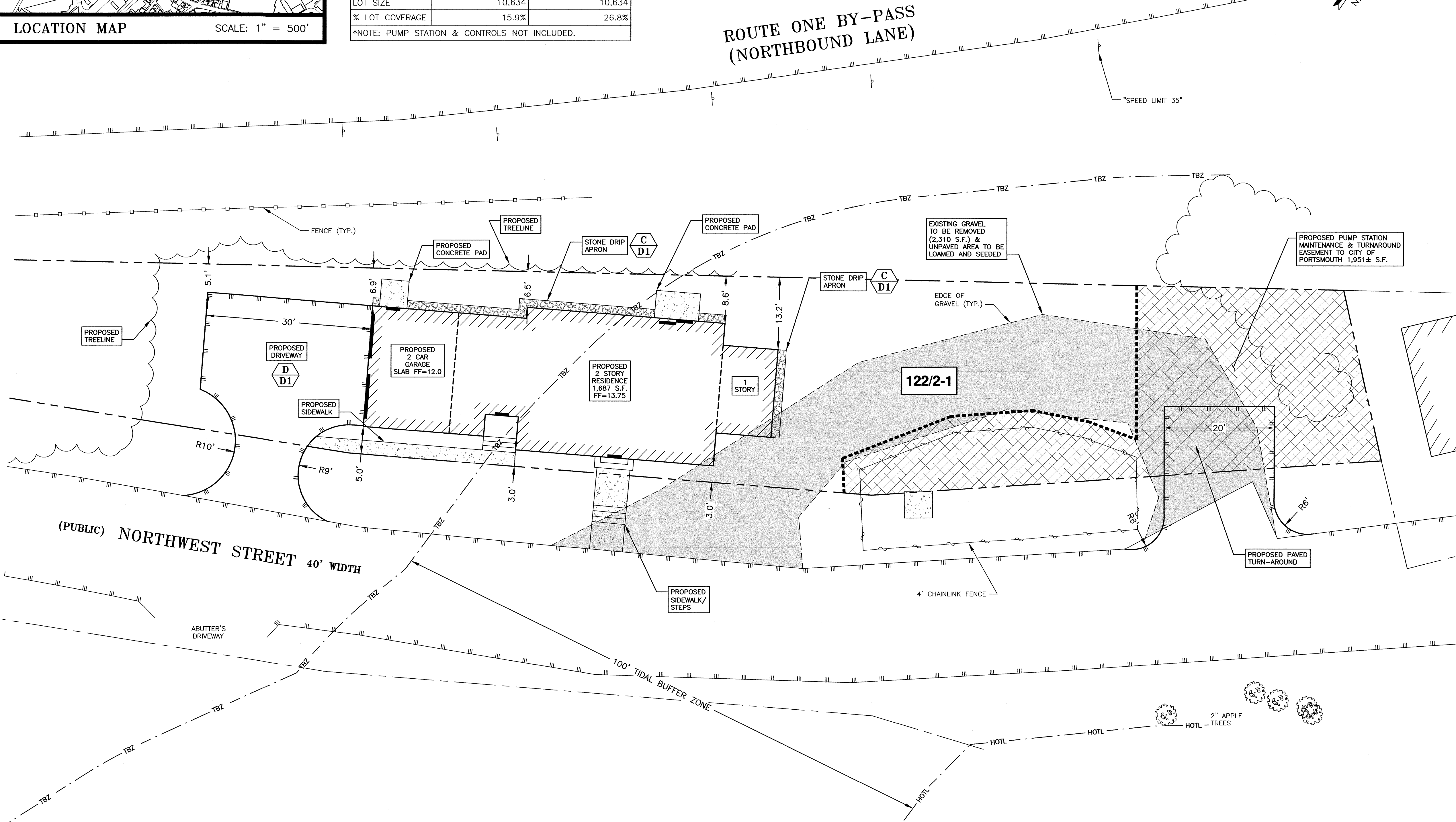
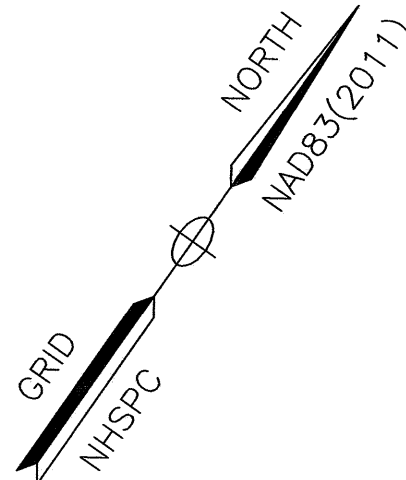
LOCATION MAP

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.

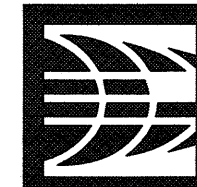
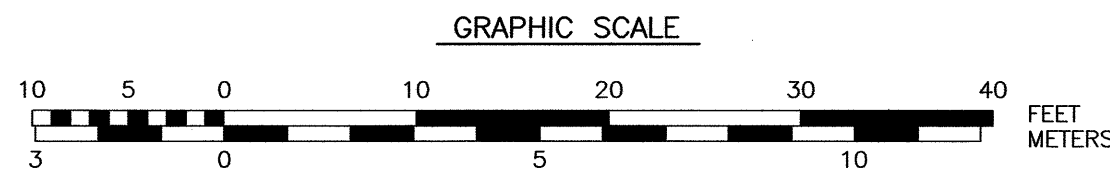
ROUTE ONE BY-PASS
(NORTHBOUND LANE)



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:

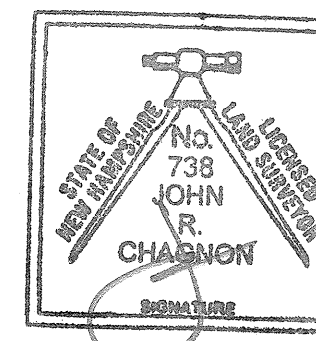
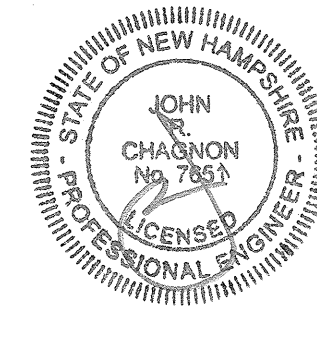
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 122 AS LOT 2.
- 2) OWNERS OF RECORD:
GREGORY J. MORNEAULT
AMANDA B. MORNEAULT
137 NORTHWEST STREET
PORTSMOUTH, N.H. 03801

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 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.

PROPOSED HOUSING
TBD NORTHWEST ST.
PORTSMOUTH, NH

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

REVISIONS

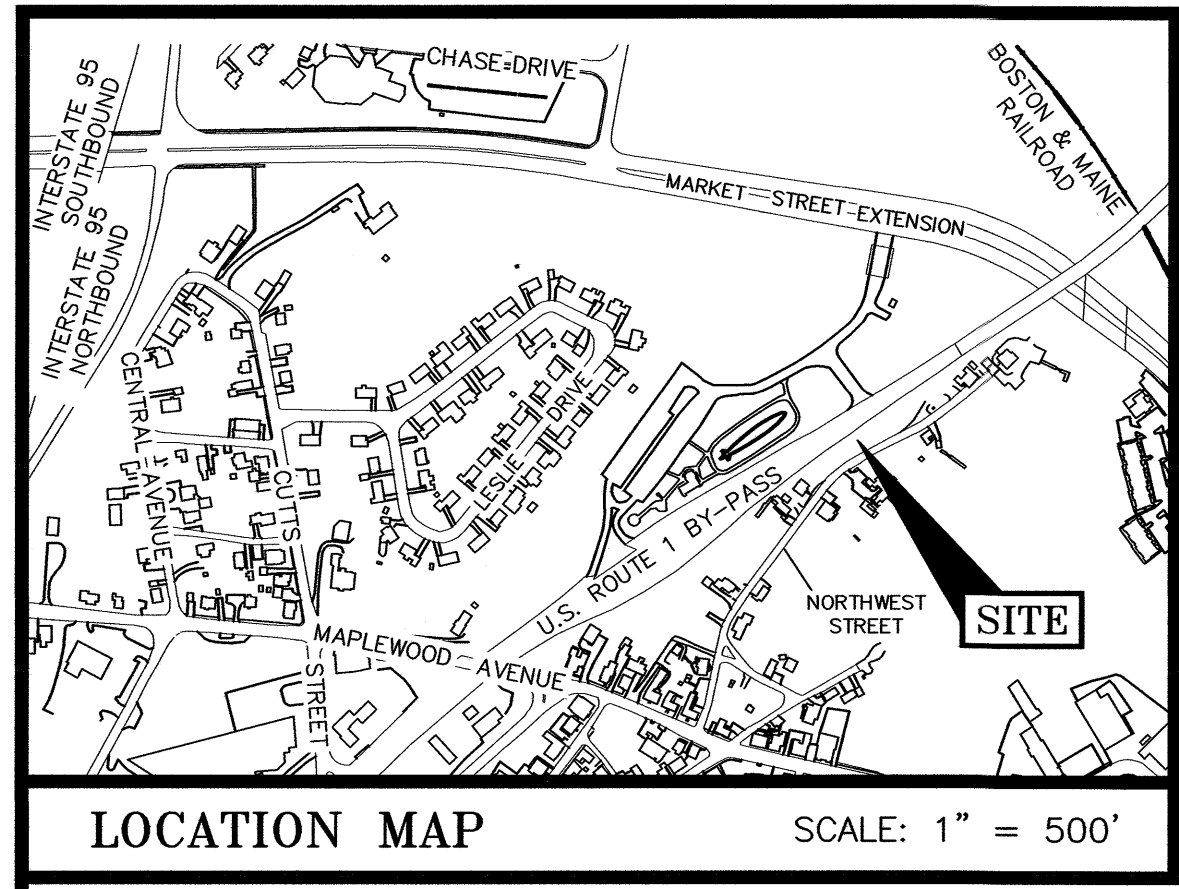


SCALE 1" = 10'

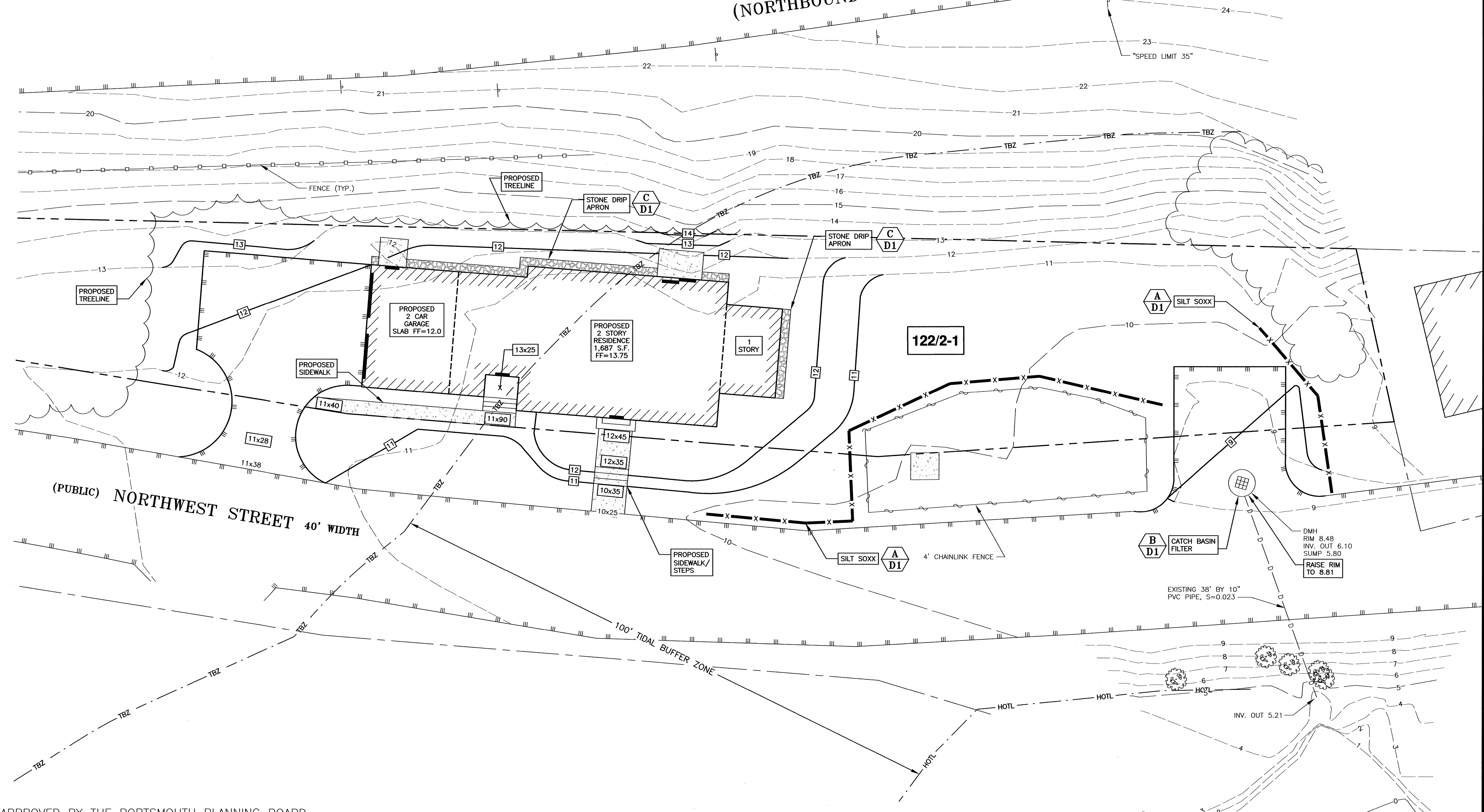
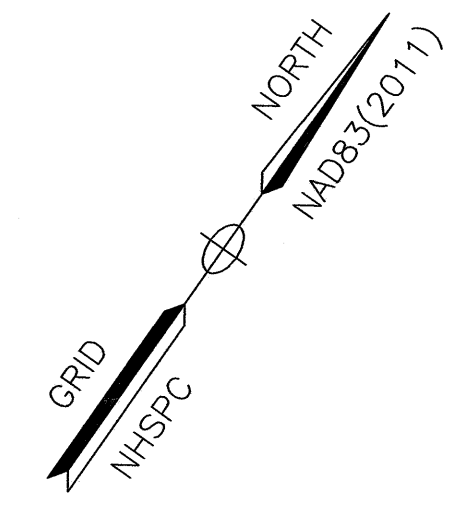
JUNE 2021

SUBDIVISION SITE
PLAN- LOT 2

C2

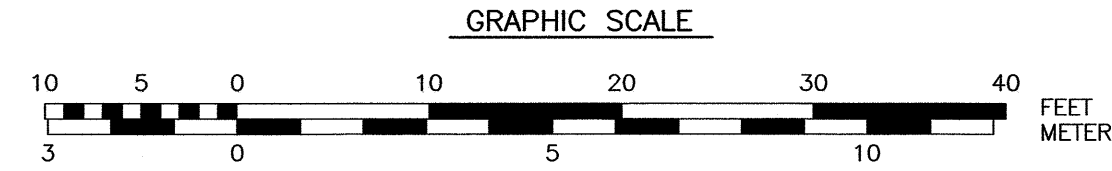


ROUTE ONE BY-PASS
(NORTHBOUND LANE)



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

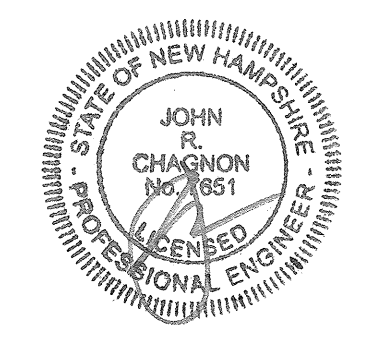


AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

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

PROPOSED HOUSING
TBD NORTHWEST ST.
PORTSMOUTH, NH

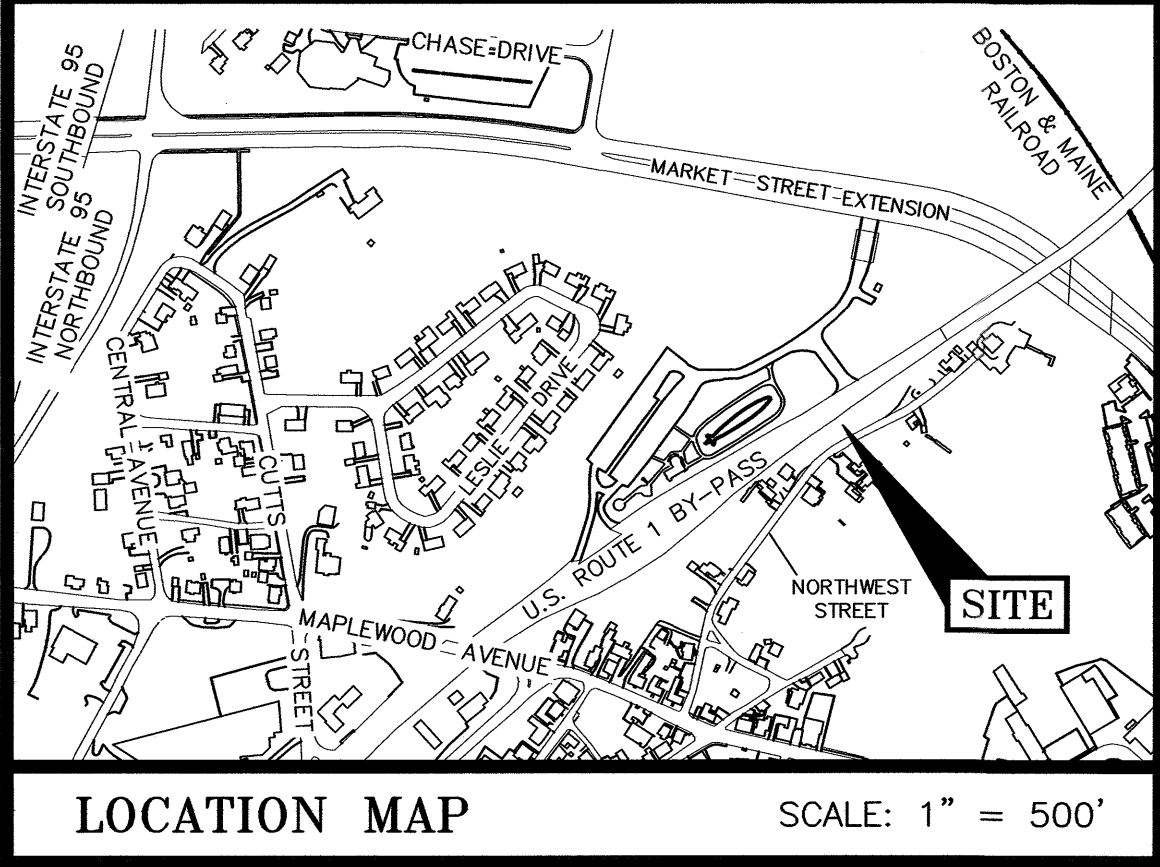
0	ISSUED FOR COMMENT	8/23/21
NO.	DESCRIPTION	DATE
REVISIONS		



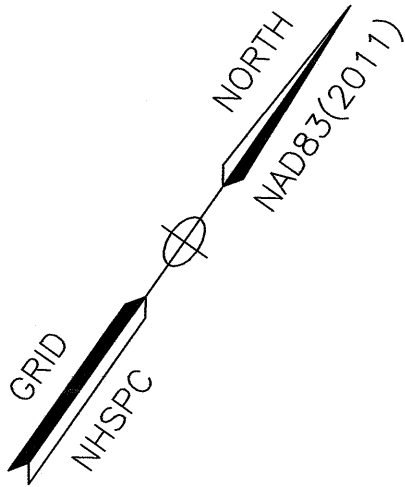
SCALE 1" = 10' JUNE 2021

EROSION CONTROL
& GRADING PLAN-
LOT 2

C3

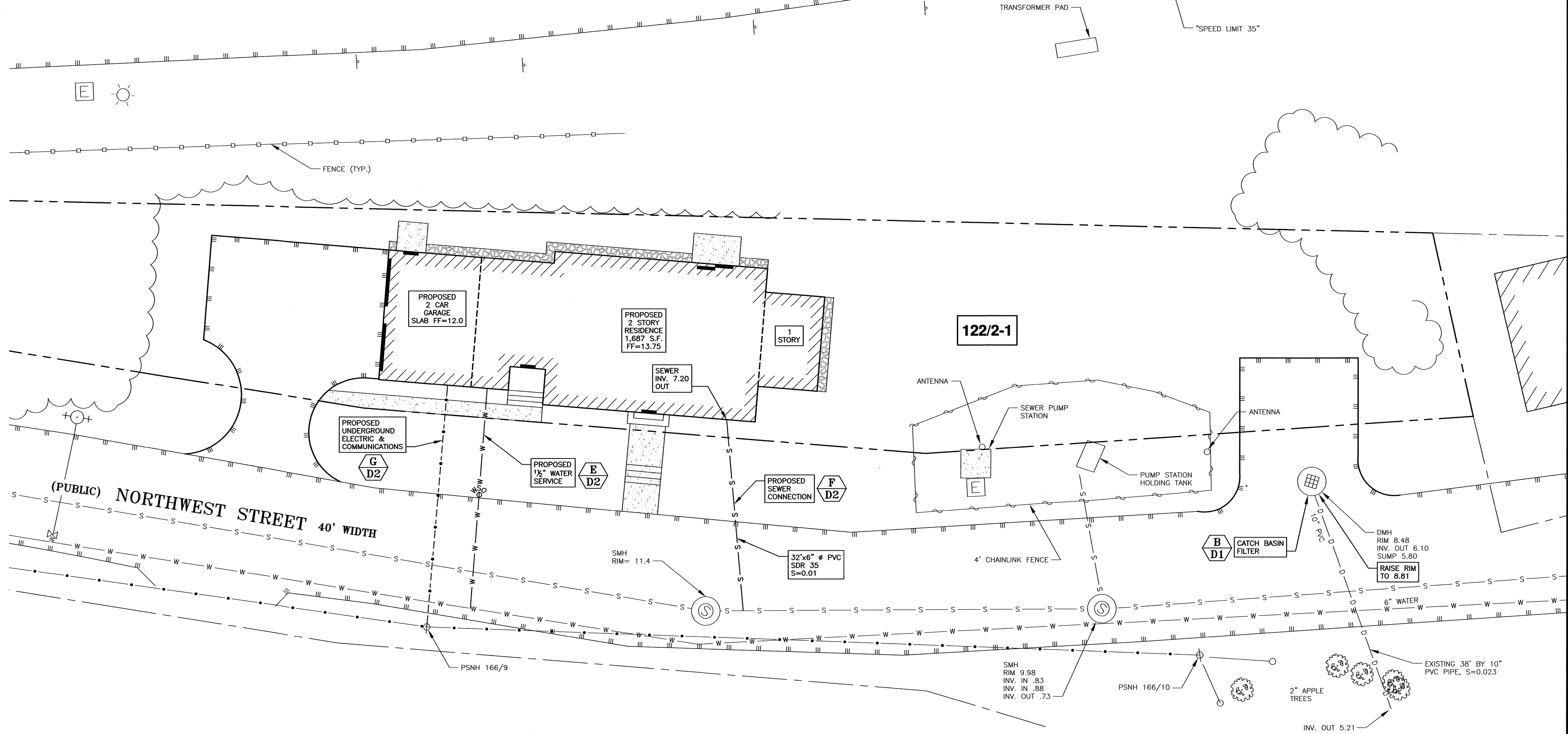


ROUTE ONE BY-PASS
(NORTHBOUND LANE)



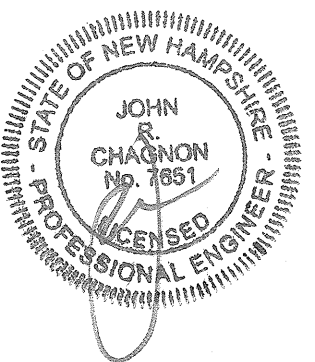
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

- NOTES:**
- 1) 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)".



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

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

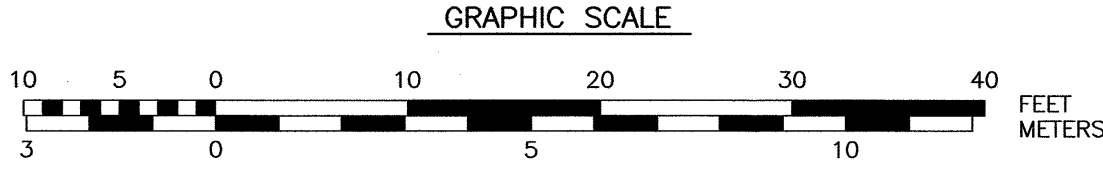


SCALE 1" = 10' JUNE 2021

UTILITY PLAN-
LOT 2 **C4**

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



CONSTRUCTION SEQUENCE

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

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

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

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

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

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

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

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

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

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

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

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

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

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 RESEED, 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%
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 RESEEDED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE. 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 RESEEDED 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.

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

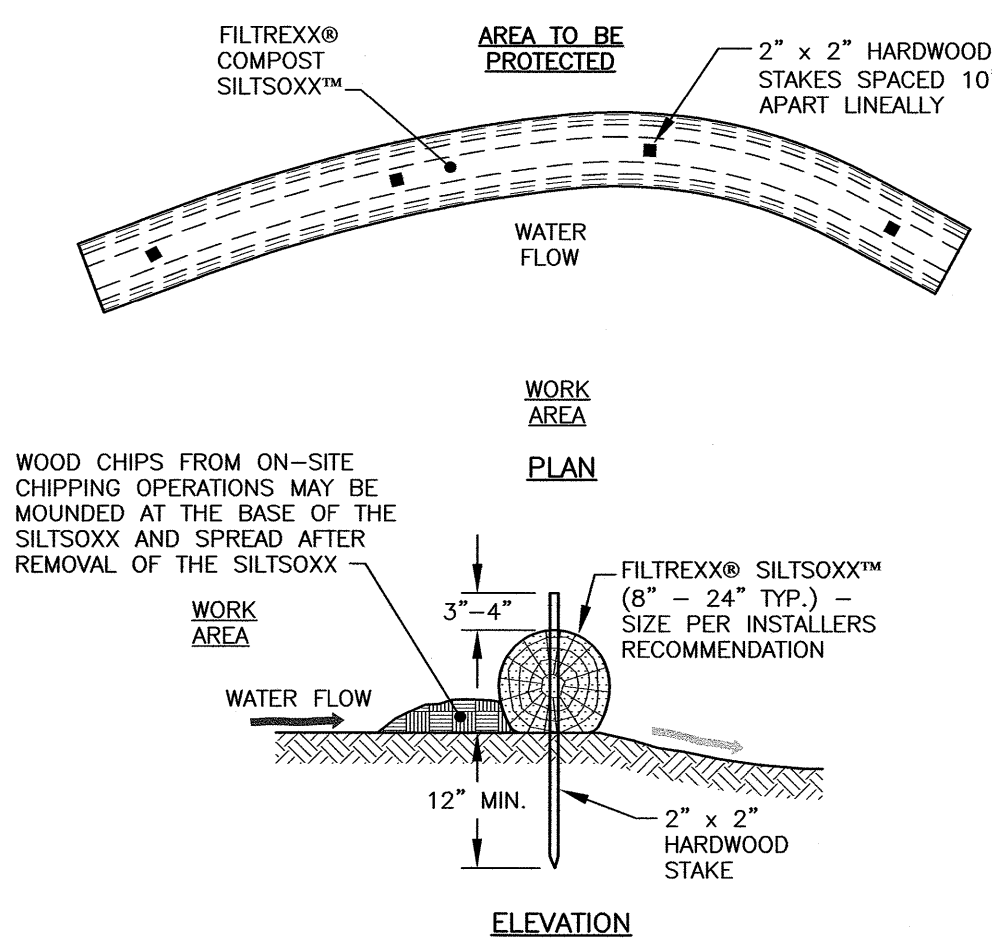
SILT FENCING AND SILTSOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

WINTER NOTES

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

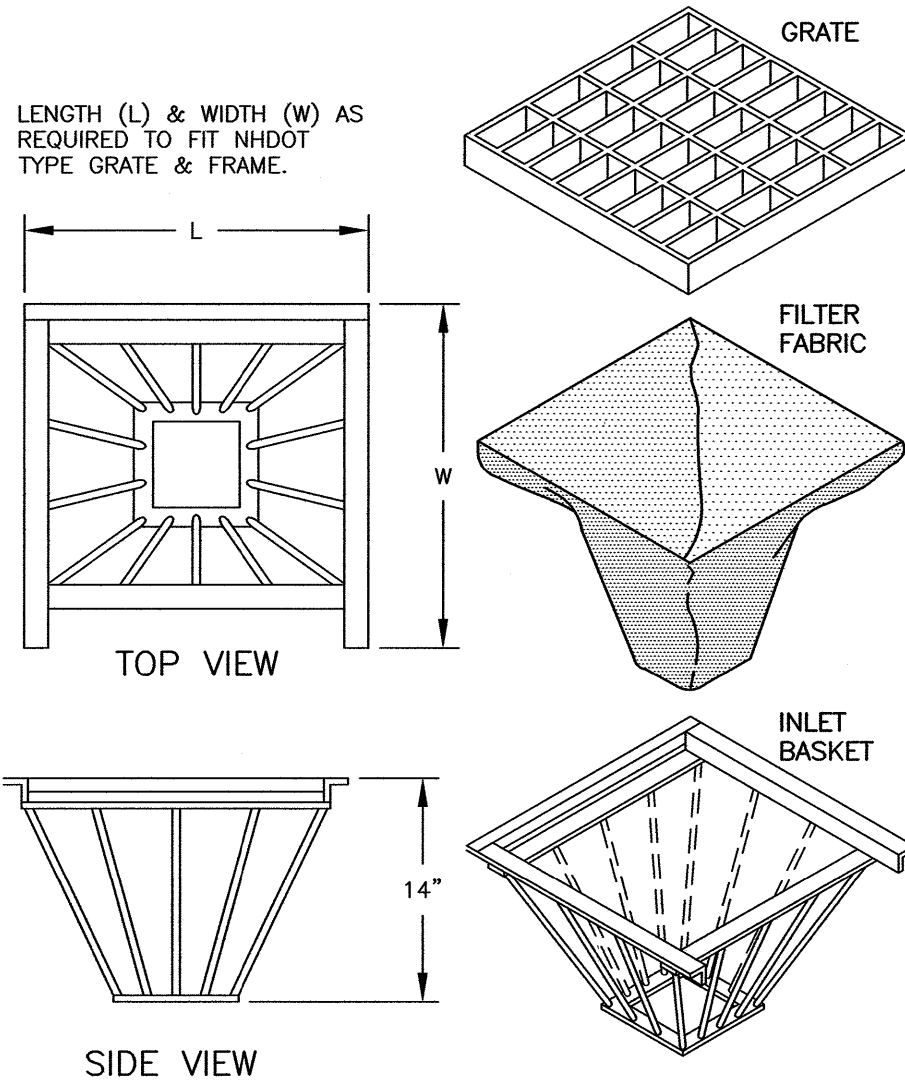
ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

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



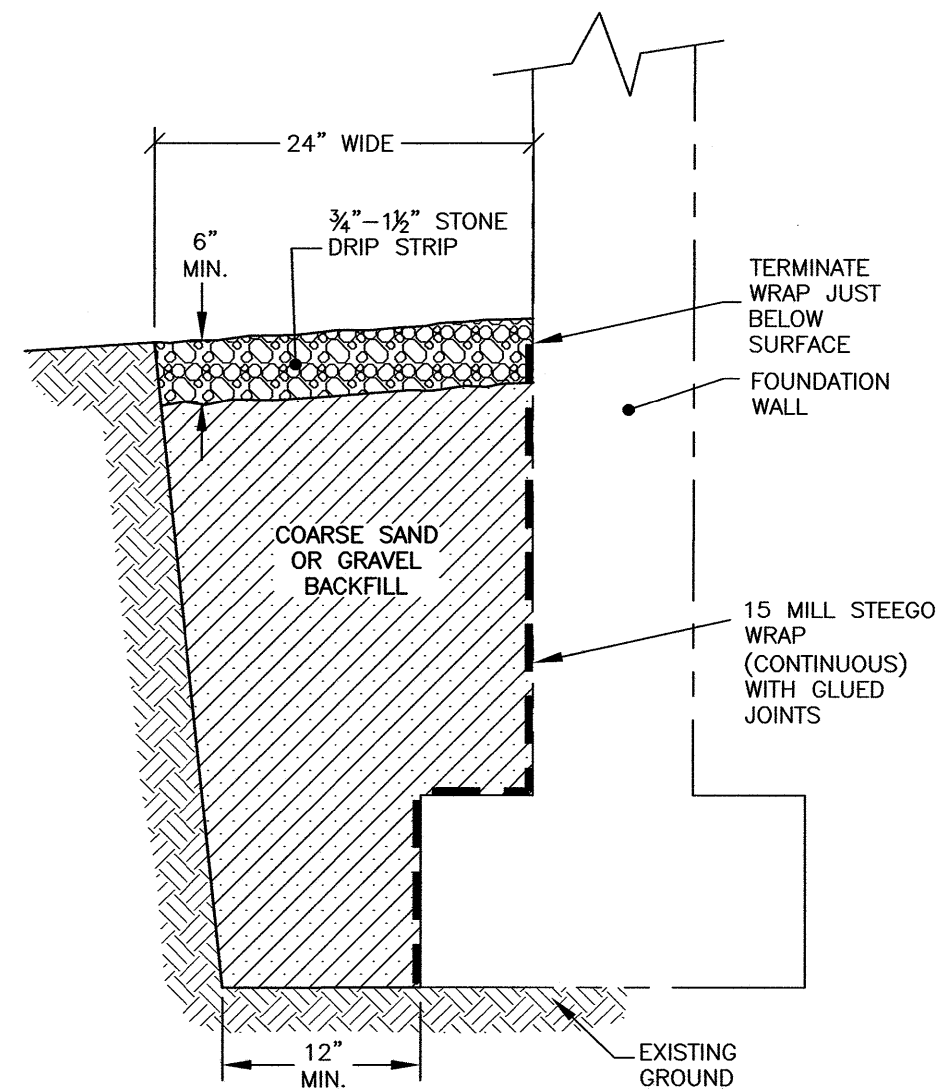
- NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 2. FILTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
 3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
 4. SILTSOXX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

A C3 FILTREXX® SILTSOXX™ FILTRATION SYSTEM NTS

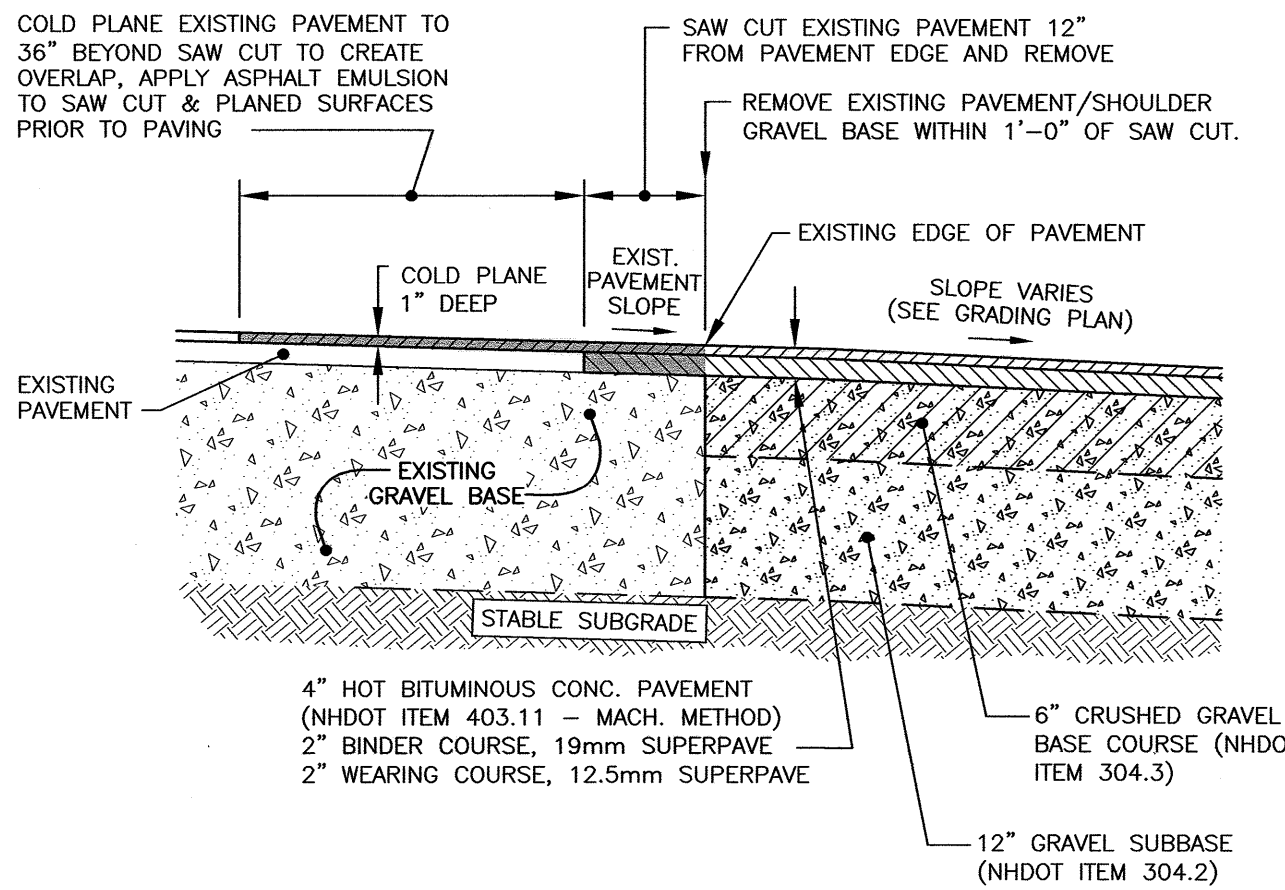


- 1) INLET BASKETS SHALL BE INSTALLED IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION IS COMPLETE AND SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.
- 2) FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO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

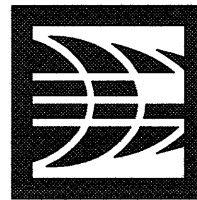


C C3 STONE DRIP APRON (UNDER BUILDING DRIP LINE) NTS



- 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

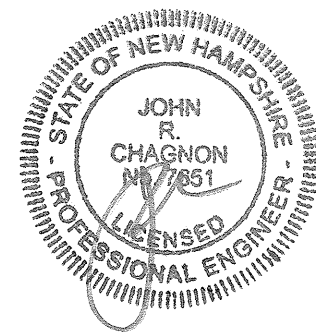
NOTES:

- 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

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

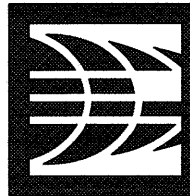
REVISIONS



SCALE: AS SHOWN JUNE 2021

EROSION NOTES
& DETAILS

D1



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

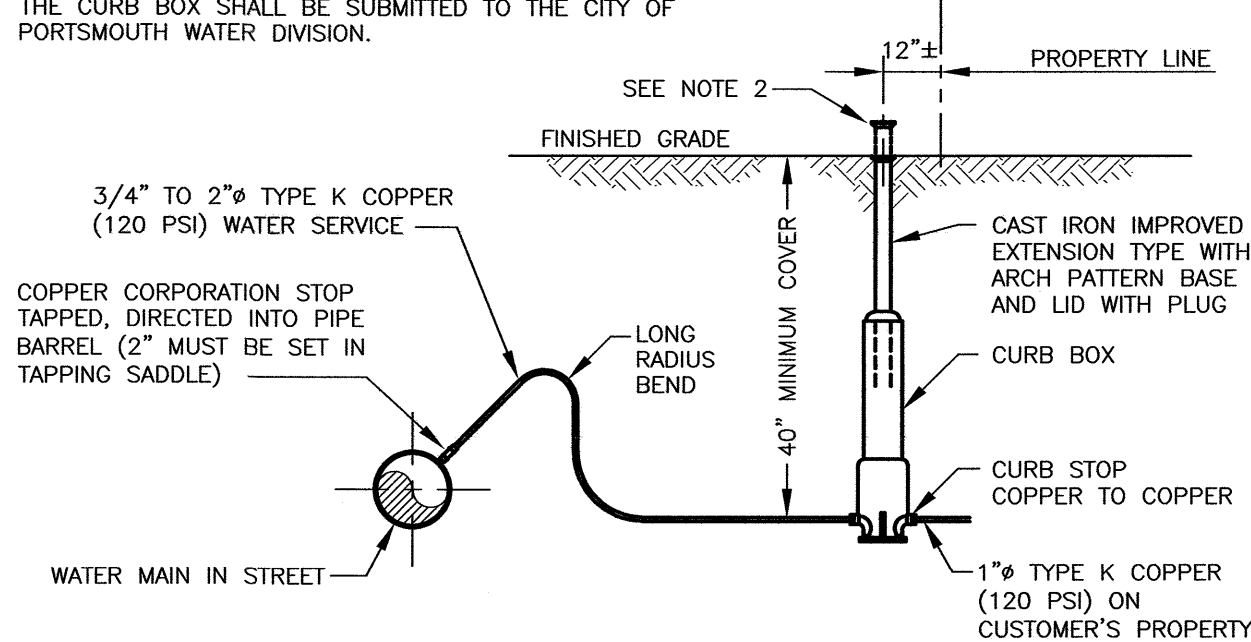
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

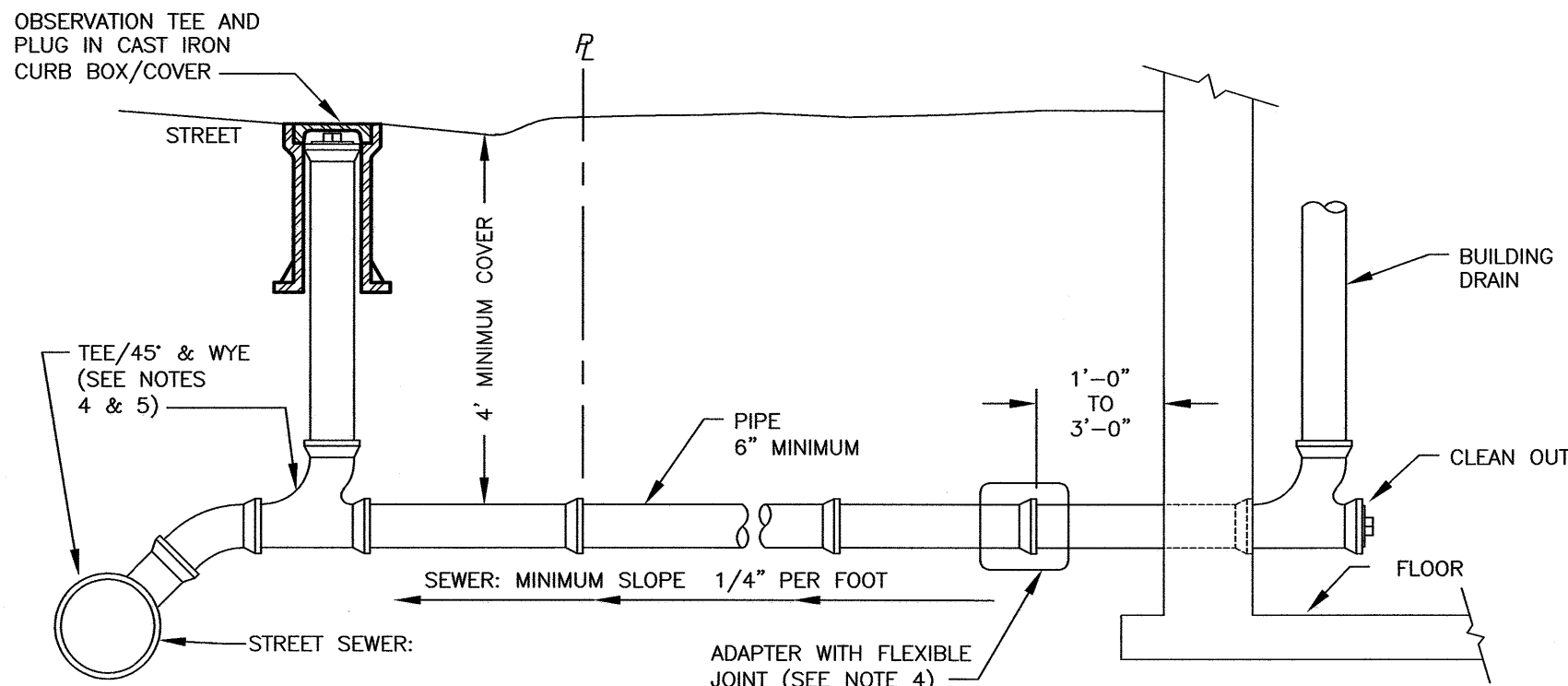
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
- 2) UNDERGROUND 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.

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.



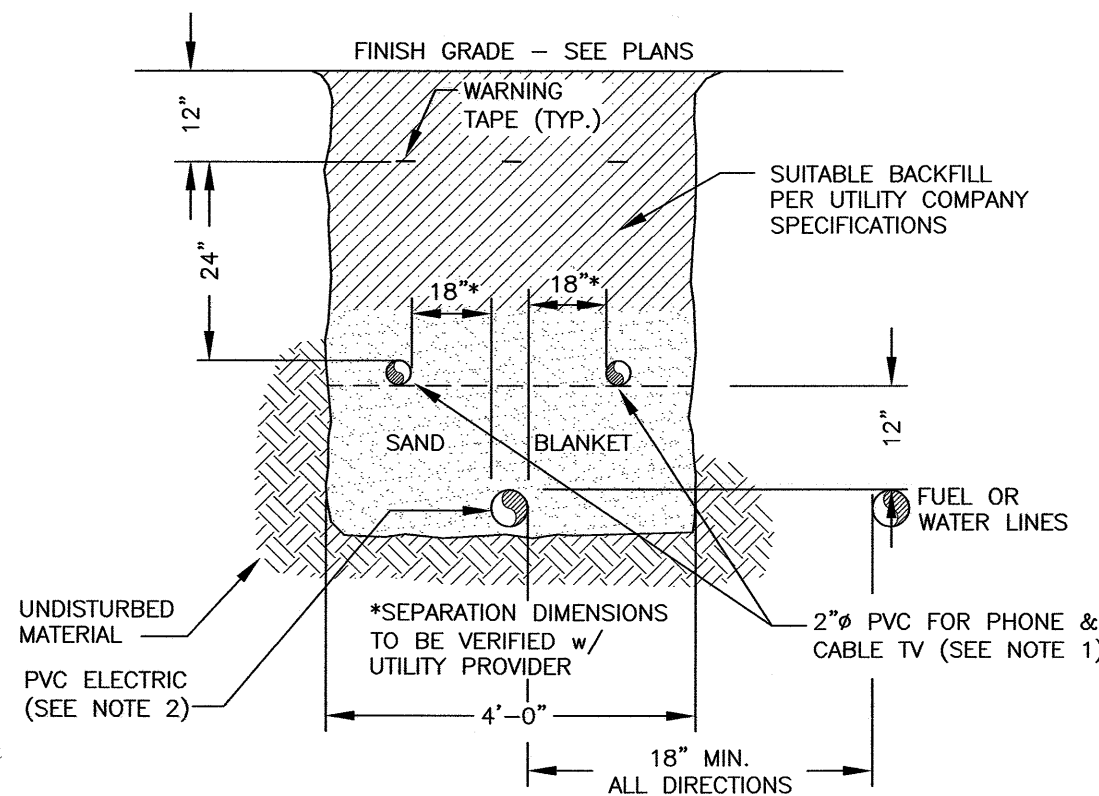
E
C4 WATER SERVICE CONNECTION
(PORTSMOUTH) NTS



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.

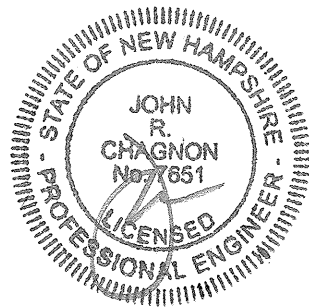


G
C4 BURIED ELEC/COMM CABLE
NTS

PROPOSED HOUSING
TBD NORTHWEST ST.
PORTSMOUTH, NH

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

REVISIONS



SCALE: AS SHOWN JUNE 2021

DETAILS

D2



City of Portsmouth, New Hampshire

Subdivision Application Checklist

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

Applicant Responsibilities (Section III.C): Applicable fees are due upon application submittal along with the Preliminary or final plat and supporting documents and studies submitted in PDF format with the [online application](#). Please consult with Planning staff for submittal requirements.

Owner: Gregory J. & Amanda B. Morneault Date Submitted: 5/17/21

Applicant: Darrell Moreau

Phone Number: 603-235-3575 E-mail: darrellamoreau@gmail.com

Site Address 1: 137 Northwest Street Portsmouth N.H. 03801 Map: 122 Lot: 2

Site Address 2: _____ Map: _____ Lot: _____

Application Requirements			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Completed Application form submitted via View Point (the City's web-based permitting program). (III.C.2-3)	Online	N/A
<input type="checkbox"/>	All application documents, plans, supporting documentation and other materials uploaded to the application form in View Point in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. (III.C.4)	Online	N/A

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	Name and address of record owner, any option holders, descriptive name of subdivision, engineer and/or surveyor or name of person who prepared the plat. (Section IV.1/V.1)	Subdivision Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A

Requirements for Preliminary/Final Plat				Waiver Requested
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	
<input type="checkbox"/>	Preliminary Plat Names and addresses of all adjoining property owners. (Section IV.2) Final Plat Names and addresses of all abutting property owners, locations of buildings within one hundred (100) feet of the parcel, and any new house numbers within the subdivision. (Section V.2)	Subdivision Plan Subdivision Site Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	North point, date, and bar scale. (Section IV.3/V3)	Required on all Plan Sheets	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	Zoning classification and minimum yard dimensions required. (Section IV.4/V.4)	Subdivision Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	Preliminary Plat Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). (Section IV.5) Final Plat Scale (not to be smaller than 1"=100'), Location map (at a scale of 1"=1,000') showing the property being subdivided and its relation to the surrounding area within a radius of 2,000 feet. Said location map shall delineate all streets and other major physical features that may either affect or be affected by the proposed development. (Section V.5)	Subdivision Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	Location and approximate dimensions of all existing and proposed property lines including the entire area proposed to be subdivided, the areas of proposed lots, and any adjacent parcels in the same ownership. (Section IV.6)	Subdivision Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Dimensions and areas of all lots and any and all property to be dedicated or reserved for schools, parks, playgrounds, or other public purpose. Dimensions shall include radii and length of all arcs and calculated bearing for all straight lines. (Section V.6/ IV.7)	Subdivision Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	Location, names, and present widths of all adjacent streets, with a designation as to whether public or private and approximate location of existing utilities to be used. Curbs and sidewalks shall be shown. (Section IV.8/V.7)	Subdivision Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

Requirements for Preliminary/Final Plat				Waiver Requested
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	
<input type="checkbox"/>	Location of significant physical features, including bodies of water, watercourses, wetlands, railroads, important vegetation, stone walls and soils types that may influence the design of the subdivision. (Section IV.9/V.8)	Subdivision Site Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Preliminary Plat Proposed locations, widths and other dimensions of all new streets and utilities, including water mains, storm and sanitary sewer mains, catch basins and culverts, street lights, fire hydrants, sewerage pump stations, etc. (Section IV.10) Final Plat Proposed locations and profiles of all proposed streets and utilities, including water mains, storm and sanitary sewer mains, catchbasins and culverts, together with typical cross sections. Profiles shall be drawn to a horizontal scale of 1"=50' and a vertical scale of 1"=5', showing existing centerline grade, existing left and right sideline grades, and proposed centerline grade. (Section V.9)	N/A	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	When required by the Board, the plat shall be accompanied by profiles of proposed street grades, including extensions for a reasonable distance beyond the subject land; also grades and sizes of proposed utilities. (Section IV.10)	N/A	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. (Section IV.11)	N/A	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	For subdivisions of five (5) lots or more, or at the discretion of the Board otherwise, the preliminary plat shall show contours at intervals no greater than two (2) feet. Contours shall be shown in dotted lines for existing natural surface and in solid lines for proposed final grade, together with the final grade elevations shown in figures at all lot corners. If existing grades are not to be changed, then the contours in these areas shall be solid lines. (Section IV.12/ V.12)	Subdivision Site Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. (Section V.10)	Cover Sheet	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	For subdivisions involving greater than five (5) acres or fifty (50) lots, the final plat shall show hazard zones and shall include elevation data for flood hazard zones. (Section V.11)	N/A	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Location of all permanent monuments. (Section V.12)	Subdivision Plan	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

General Requirements ¹			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	1. Basic Requirements: (VI.1)	Subdivision Plan	
<input type="checkbox"/>	a. Conformity to Official Plan or Map	Subdivision Site Plan	
<input type="checkbox"/>	b. Hazards		
<input type="checkbox"/>	c. Relation to Topography		
<input type="checkbox"/>	d. Planned Unit Development		
<input type="checkbox"/>	2. Lots: (VI.2)	Subdivision Plan	
<input type="checkbox"/>	a. Lot Arrangement		
<input type="checkbox"/>	b. Lot sizes		
<input type="checkbox"/>	c. Commercial and Industrial Lots		
<input type="checkbox"/>	3. Streets: (VI.3)	N/A	
<input type="checkbox"/>	a. Relation to adjoining Street System		
<input type="checkbox"/>	b. Street Rights-of-Way		
<input type="checkbox"/>	c. Access		
<input type="checkbox"/>	d. Parallel Service Roads		
<input type="checkbox"/>	e. Street Intersection Angles		
<input type="checkbox"/>	f. Merging Streets		
<input type="checkbox"/>	g. Street Deflections and Vertical Alignment		
<input type="checkbox"/>	h. Marginal Access Streets		
<input type="checkbox"/>	i. Cul-de-Sacs		
<input type="checkbox"/>	j. Rounding Street Corners		
<input type="checkbox"/>	k. Street Name Signs		
<input type="checkbox"/>	l. Street Names		
<input type="checkbox"/>	m. Block Lengths		
<input type="checkbox"/>	n. Block Widths		
<input type="checkbox"/>	o. Grade of Streets		
<input type="checkbox"/>	p. Grass Strips		
<input type="checkbox"/>	4. Curbing: (VI.4)	N/A	
<input type="checkbox"/>	5. Driveways: (VI.5)	Subdivision Site Plan	
<input type="checkbox"/>	6. Drainage Improvements: (VI.6)	TBD	
<input type="checkbox"/>	7. Municipal Water Service: (VI.7)	TBD	
<input type="checkbox"/>	8. Municipal Sewer Service: (VI.8)	TBD	
<input type="checkbox"/>	9. Installation of Utilities: (VI.9)	TBD	
<input type="checkbox"/>	a. All Districts		
<input type="checkbox"/>	b. Indicator Tape		
<input type="checkbox"/>	10. On-Site Water Supply: (VI.10)	N/A	
<input type="checkbox"/>	11. On-Site Sewage Disposal Systems: (VI.11)	N/A	
<input type="checkbox"/>	12. Open Space: (VI.12)	Subdivision Site Plan	
<input type="checkbox"/>	a. Natural Features		
<input type="checkbox"/>	b. Buffer Strips		
<input type="checkbox"/>	c. Parks		
<input type="checkbox"/>	d. Tree Planting		
<input type="checkbox"/>	13. Flood Hazard Areas: (VI.13)	Not in Flood Zone; Partially in Extended Zone	
<input type="checkbox"/>	a. Permits		
<input type="checkbox"/>	b. Minimization of Flood Damage		
<input type="checkbox"/>	c. Elevation and Flood-Proofing Records		
<input type="checkbox"/>	d. Alteration of Watercourses		

<input type="checkbox"/>	14. Erosion and Sedimentation Control (VI.14)	TBD	
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	15. Easements (VI.15)	Subdivision Plan	
<input type="checkbox"/>	a. Utilities		
<input type="checkbox"/>	b. Drainage		
<input type="checkbox"/>	16. Monuments: (VI.16)	Subdivision Plan	
<input type="checkbox"/>	17. Benchmarks: (VI.17)	Subdivision Site Plan	
<input type="checkbox"/>	18. House Numbers (VI.18)	TBD	

Design Standards			
	Required Items for Submittal	Indicate compliance and/or provide explanation as to alternative design	Waiver Requested
<input type="checkbox"/>	1. Streets have been designed according to the design standards required under Section (VII.1). <ul style="list-style-type: none"> a. Clearing b. Excavation c. Rough Grade and Preparation of Sub-Grade d. Base Course e. Street Paving f. Side Slopes g. Approval Specifications h. Curbing i. Sidewalks j. Inspection and Methods 	N/A	
<input type="checkbox"/>	2. Storm water Sewers and Other Drainage Appurtenances have been designed according to the design standards required under Section (VII.2). <ul style="list-style-type: none"> a. Design b. Standards of Construction 	N/A	
<input type="checkbox"/>	3. Sanitary Sewers have been designed according to the design standards required under Section (VII.3). <ul style="list-style-type: none"> a. Design b. Lift Stations c. Materials d. Construction Standards 	N/A	
<input type="checkbox"/>	4. Water Mains and Fire Hydrants have been designed according to the design standards required under Section (VII.4). <ul style="list-style-type: none"> a. Connections to Lots b. Design and Construction c. Materials d. Notification Prior to Construction 	N/A	

¹ See City of Portsmouth, NH Subdivision Rules and Regulations for details.
Subdivision Application Checklist/September 2020

Applicant's/Representative's Signature: John Chagnon Date: 5-17-21