

2 LOT SUBDIVISION PLAN FOR

DUBE PLUS CONSTRUCTION

TAX MAP 283, LOT 11

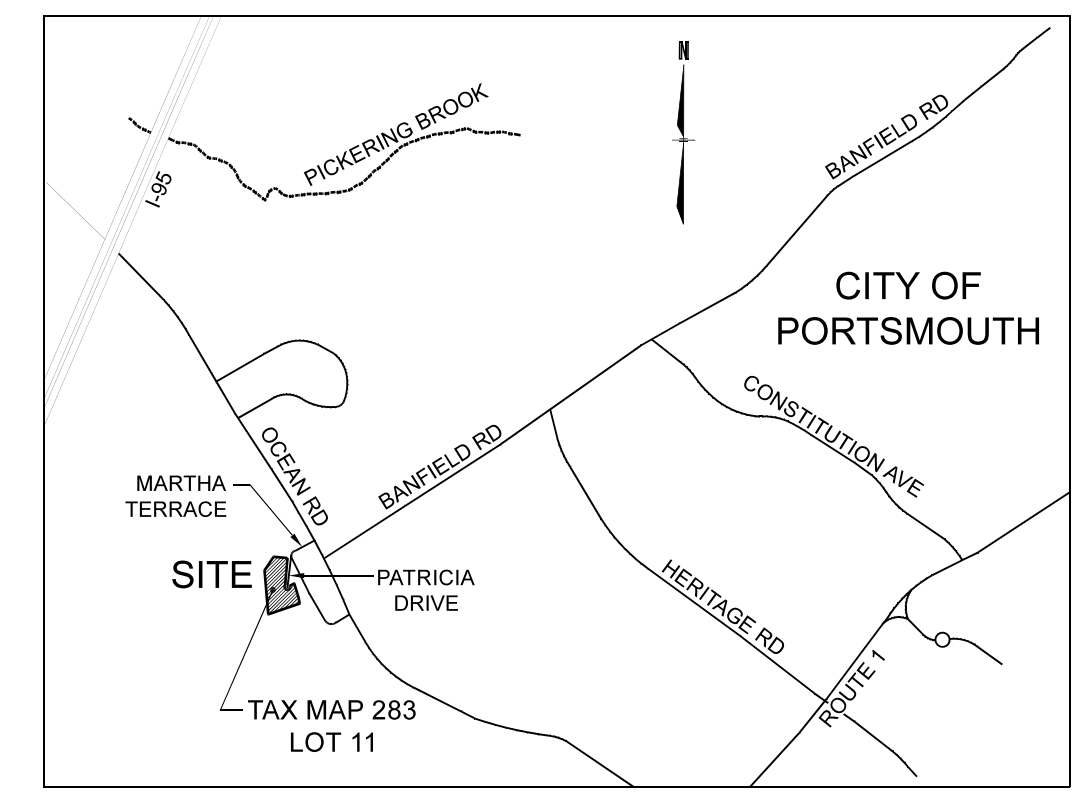
HEMLOCK WAY, PORTSMOUTH, NH 03801

ROCKINGHAM CO.

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 283, LOT 11 INTO 2 LOTS.
 2. THE PROPERTY IS DESIGNATED AS TAX MAP 283, LOT 11.
 3. THE AREA OF THE EXISTING LOT 11 IS 3.16 ACRES (137,549 SQ.FT.)
 4. THE CURRENT OWNER FOR TAX MAP 283, LOT 11: FRITZ FAMILY REVOC LIV TRUST, P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261. BK 3338 PG 173.
 5. THE ZONING DESIGNATION FOR THE PROPERTY IS (SRA) SINGLE RESIDENCE A DISTRICT.
 6. DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE (SRA) DISTRICT:

MIN. ROAD FRONTAGE	=150'
MIN. LOT DEPTH	=200'
MIN. LOT SIZE	=43,560 SF (1 ACRE)
MIN. ROAD SETBACK	=30'
MIN. REAR SETBACK	=40'
MIN. SIDE SETBACK	=20'
WETLAND/WATERBODY SETBACK	=100'
WETLAND/LIMITED CUT	=50'
WETLAND/VEGETATED BUFFER STRIP	=25'
MAXIMUM STRUCTURE HEIGHT	=35'
SEPTIC SETBACK	=75' HYDRIC SOILS

 OVERLAY DISTRICTS: (STEEP SLOPES, SOILS, WETLANDS, CONSERVATION)
 7. THE PROPOSED GRADING PLANS ARE CONCEPTUAL AND FINAL LOCATION OF DRIVEWAYS, LEACHFIELDS, STRUCTURES, ETC. SHALL BE SUBJECT TO BUILDING PERMIT APPLICATION.
 8. THE EXISTING USE OF TM 283 LOT 11 IS VACANT LAND.
 9. THE PROPOSED USE OF TM 283 LOT 11 WILL BE 2 LOT SUBDIVISION.
 10. SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
 11. WATER TO BE PROVIDED BY MUNICIPAL PUBLIC WATER.
 12. RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
 13. ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY granitview.unh.edu.
 14. SHEET 9 OF 10 THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE CITY OF PORTSMOUTH.
 15. THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0270E. EFFECTIVE DATE: MAY 17, 2005. SITE IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 16. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF PORTSMOUTH SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 17. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE CITY.
 18. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE CITY.
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LOCATION PLAN
SCALE: 1"=2,000'

SHEET INDEX

DWG	SHT NO.	DESCRIPTION
CVR	1 OF 10	COVER SHEET
ECP	2 OF 10	EXISTING CONDITIONS PLAN
DMP	3 OF 10	DEMOLITION PLAN
PGP	4 OF 10	PROPOSED GRADING PLAN
PDPP	5 OF 10	PROPOSED DRIVEWAY PLAN & PROFILE
PBIP	6 OF 10	PROPOSED BUFFER IMPACT PLAN
PUP	7 OF 10	PROPOSED UTILITY PLAN
PCP	8 OF 10	PROPOSED CONDITIONS PLAN
PSP	9 OF 10	PROPOSED SUBDIVISION
DET	10 OF 10	DETAIL SHEET

PROFESSIONAL CONSULTANTS LIST

- SURVEYOR:** NEW HAMPSHIRE LAND CONSULTANTS, PLLC.
683C FIRST NH TURNPIKE (RT.4)
NORTHWOOD, NH 03261 PH: (603) 942-9220
- WETLAND/SOIL SCIENTIST:** GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DR., BLDG. 2, UNIT H,
EXETER, NH 03833 PH: (603) 778-0644
- CIVIL ENGINEER:** RJB ENGINEERING, LLC
2 GLENDALE ROAD
CONCORD, NH 03301



OWNER:
FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
P.O. BOX 524, 50 SHORE DR.
NORTHWOOD, NH 03261
BK 3338 PG 0173

APPLICANT:
DUBE PLUS CONSTRUCTION,
10 BRICKETTS MILL ROAD,
HAMPSTEAD, NH 03841

AGENCY APPROVALS

NHDES SUBDIVISION : _____



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NEW HAMPSHIRE LAND CONSULTANTS, PLLC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233).

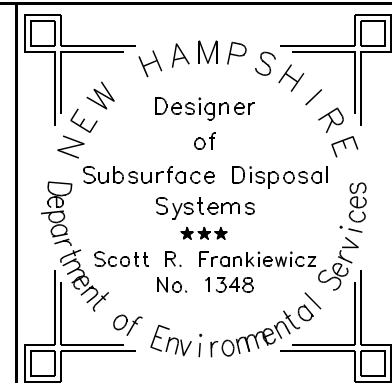
INITIAL PLAN SET SUBMISSION DATE

SEPTEMBER 23, 2020
Latest revision date:
APRIL 9, 2021

NOTE:

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE CITY OF PORTSMOUTH REGULATIONS AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
9	02/12/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS	TDB
10	03/26/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS	TDB
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DESIGNER OF
Subsurface Disposal
Systems

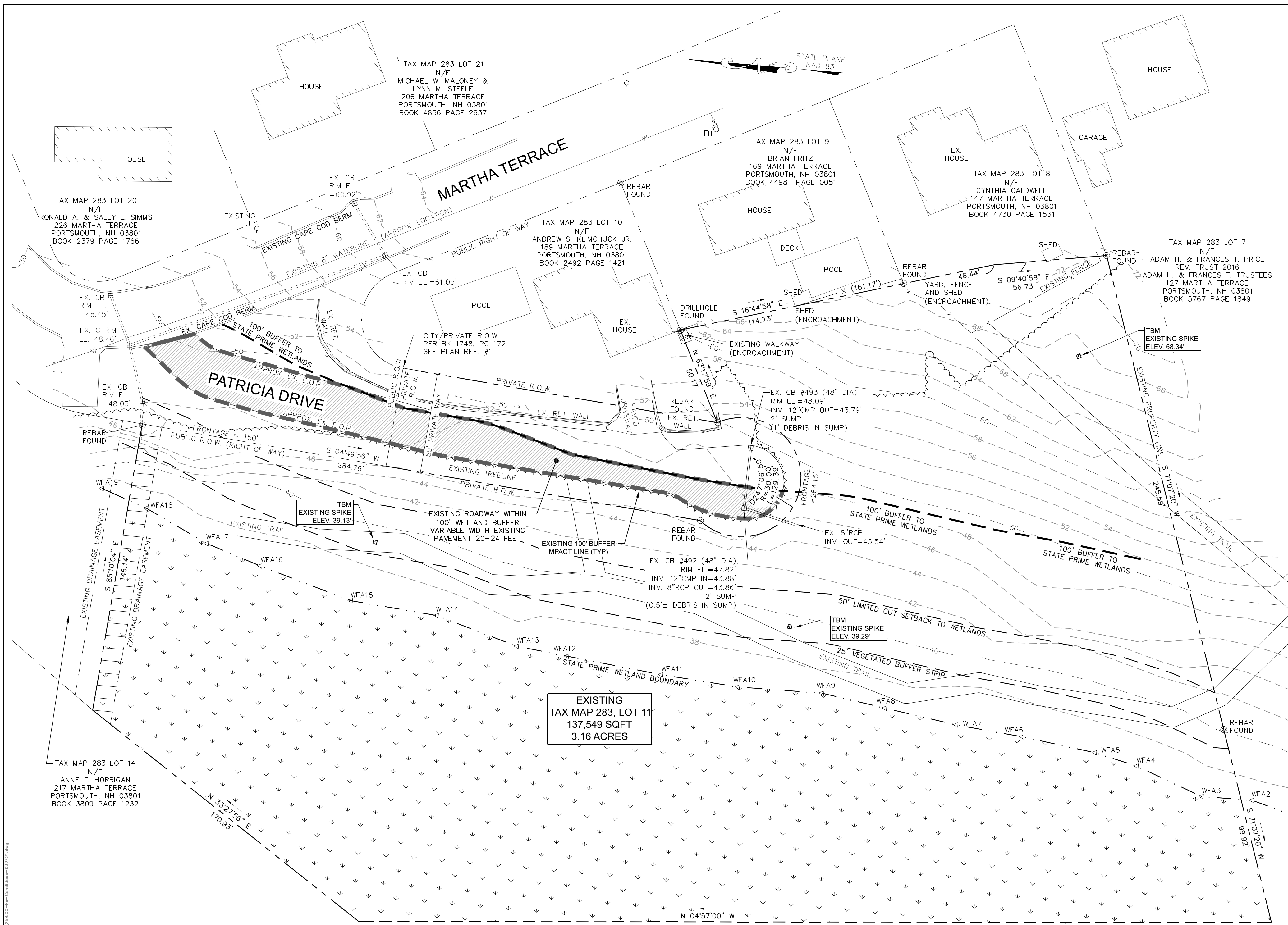
Scott R. Frankiewicz
No. 1348
FRANKIEWICZ
SIGNATURE

COVER SHEET
TAX MAP 283 LOT 11
DUBE PLUS CONSTRUCTION
HEMLOCK WAY, PORTSMOUTH NH 03801
OWNED BY
**FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE**
P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261
BOOK 3338 PAGE 0173

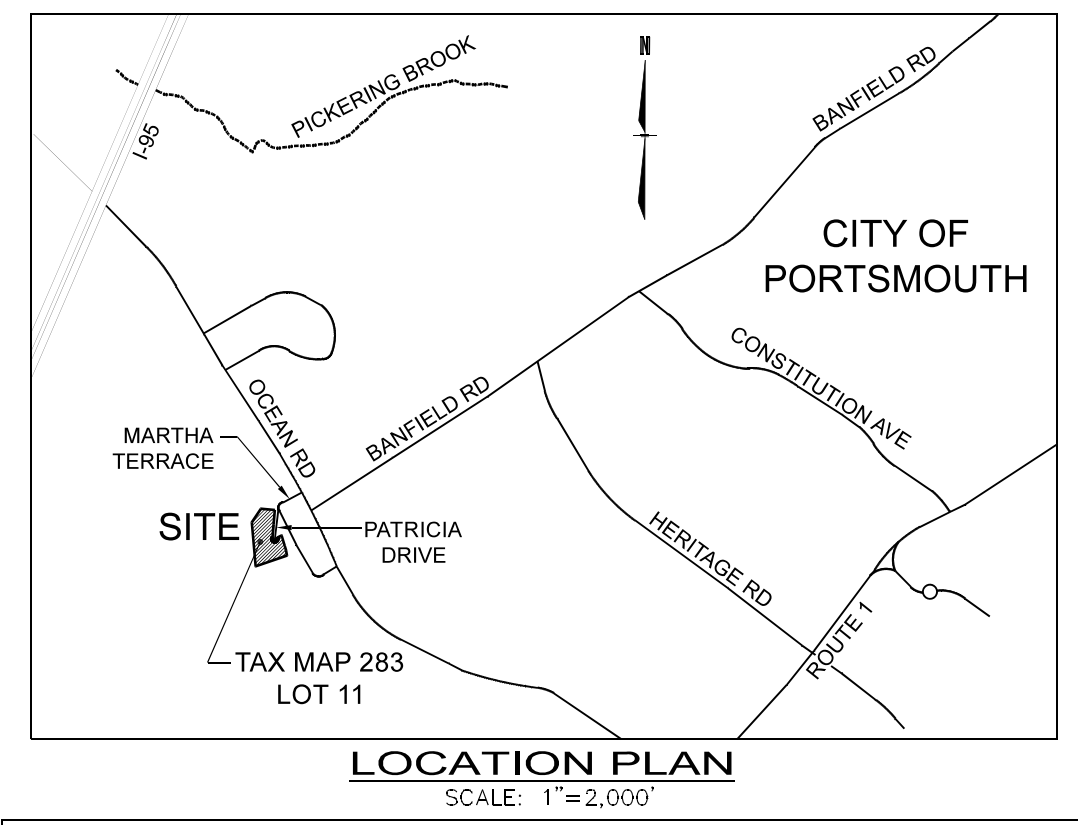
JOB NO: 258.00
ROCKINGHAM CO.
DATE: SEPTEMBER 23, 2020

CVR

SHT. 1 of 10



- ABUTTERS LIST:**
- N/F
MAP 283 LOT 7
ADAM H. & FRANCES T. PRICE, TRUSTEES
127 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 5767 PAGE 1849
 - N/F
MAP 283 LOT 8
CYNTHIA CALDWELL
147 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 4730 PAGE 1531
 - N/F
MAP 283 LOT 9
BRIAN A FRITZ
169 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 4491 PAGE 0051
 - N/F
MAP 283 LOT 10
ANDREW S KLIMCHUCK JR
189 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 2492 PAGE 1421
 - N/F
MAP 283 LOT 11
ADAM H. & FRANCES T. PRICE, TRUSTEES
127 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 5767 PAGE 1849
 - N/F
MAP 283 LOT 12
RONALD A & SALLY L. SIMMS
228 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 2379 PAGE 1768
 - N/F
MAP 283 LOT 13
CITY OF PORTSMOUTH, DPW
P.O. BOX 628
PORTSMOUTH, NH 03802
BOOK 2249 PAGE 0432
 - N/F
MAP 283 LOT 14
ANNE T. HERRIGAN
217 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 3809 PAGE 1232



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- PLAN REFERENCES:**
- R.C.R.D. PLAN #195, RECORDED APRIL 10, 1964, TITLED: "PARCIAL PLAN OF OCEAN MAJOR, PORTSMOUTH, NH", PREPARED FOR: HILTON HOMES, INC., GREENLAND NH, DATED, JANUARY, 1964, PREPARED BY: JOHN DURGIN CIVIL ENGINEERS, SCALE: 1"=40', PLAN APPROVED BY PORTSMOUTH PLANNING BOARD ON MARCH 20, 1964.
 - R.C.R.D. PLAN #05967, RECORDED MAY 21, 1976, TITLED: "RESUBDIVISION OF OCEAN MAJOR", PREPARED FOR: ANDREWS PROPERTIES, INC., PORTSMOUTH NH, DATED: MARCH 1976, REVISED MAY 1976, PREPARED BY: JOHN DURGIN CIVIL ENGINEERS, SCALE: 1"=50', PLAN APPROVED BY PORTSMOUTH PLANNING BOARD DURING 1976.
 - R.C.R.D. PLAN #C8102, RECORDED SEPTEMBER 18, 1978, TITLED: "LOT LINE REVISION, LAND OF LEVESQUE AND GERACI, PORTSMOUTH NH", PREPARED BY: JOHN W. DURGIN ASSOCIATES INC., ENGINEERS, SURVEYORS & DESIGNERS OF PORTSMOUTH AND ROCHESTER, DATED SEPTEMBER 1978, SCALE: 1"=50', APPROVED BY PORTSMOUTH PLANNING BOARD ON SEPTEMBER 18, 1978.
 - R.C.R.D. PLAN #D33328, RECORDED DECEMBER 6, 2005, TITLED: "SUBDIVISION AND LOT LINE RELOCATION PLAN, MAP 283 - LOTS 7 & 11", PREPARED FOR: ADAM H. & FRANCES PRICE AND ADAM H. PRICE & FRITZ FAMILY REV. LIVING TRUST, 127 MARTHA TERRACE & PATRICIA DRIVE, PORTSMOUTH NH, PREPARED BY: AMBIT ENGINEERING, INC., CIVIL ENGINEERS & LAND SURVEYORS, PORTSMOUTH NH, SCALE: 1"=50', DATED MARCH 2005, APPROVED BY PORTSMOUTH PLANNING BOARD ON OCTOBER 24, 2005.

100' WETLAND BUFFER IMPACT AREAS

EXISTING IMPERVIOUS SURFACE (PAVEMENT AREA) = 5,718 SF

EXISTING OVERALL IMPACT = 5,718 SF



TAX MAP 283 LOT 13
N/F
CITY OF PORTSMOUTH DPW
P.O. BOX 628
PORTSMOUTH, NH 03802
BOOK 2249 PAGE 432

TAX MAP 283 LOT 12
N/F
ELIZABETH J. ROLSTON
185 POST ROAD
GREENLAND, NH 03840
BOOK 2679 PAGE 2523

- LEGEND**
- EXISTING RETAINING WALL
 - ABUTTERS PROPERTY LINES
 - SUBJECT PROPERTY LINES
 - PROPOSED PROPERTY LINES
 - EXISTING TIE LINE
 - EDGE OF PAVEMENT
 - PROPOSED BLDG SETBACK
 - EXISTING CONTOUR (MNR)
 - EXISTING CONTOUR (M.R)
 - WETLANDS
 - DRILL HOLE FOUND
 - REBAR W/ CAP FOUND
 - STONE BOUND FOUND
 - EXISTING GATE VALVE & FIRE HYDRANT

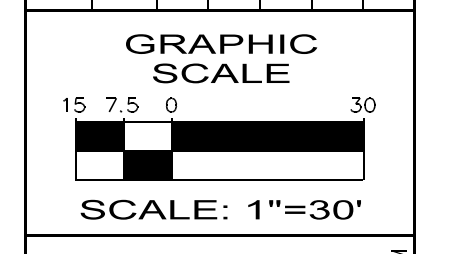
THE STATE OF NEW HAMPSHIRE
LAND SURVEYORS
NO. 945
SCOTT R. FRANKIEWICZ
SIGNATURE

I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE CITY OF PORTSMOUTH, NH.

SCOTT R. FRANKIEWICZ, LLS
DATE:

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N.H. LAND Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
A Veteran Owned Company

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261
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WEBSITE: NH.LANDCONSULTANTS.COM

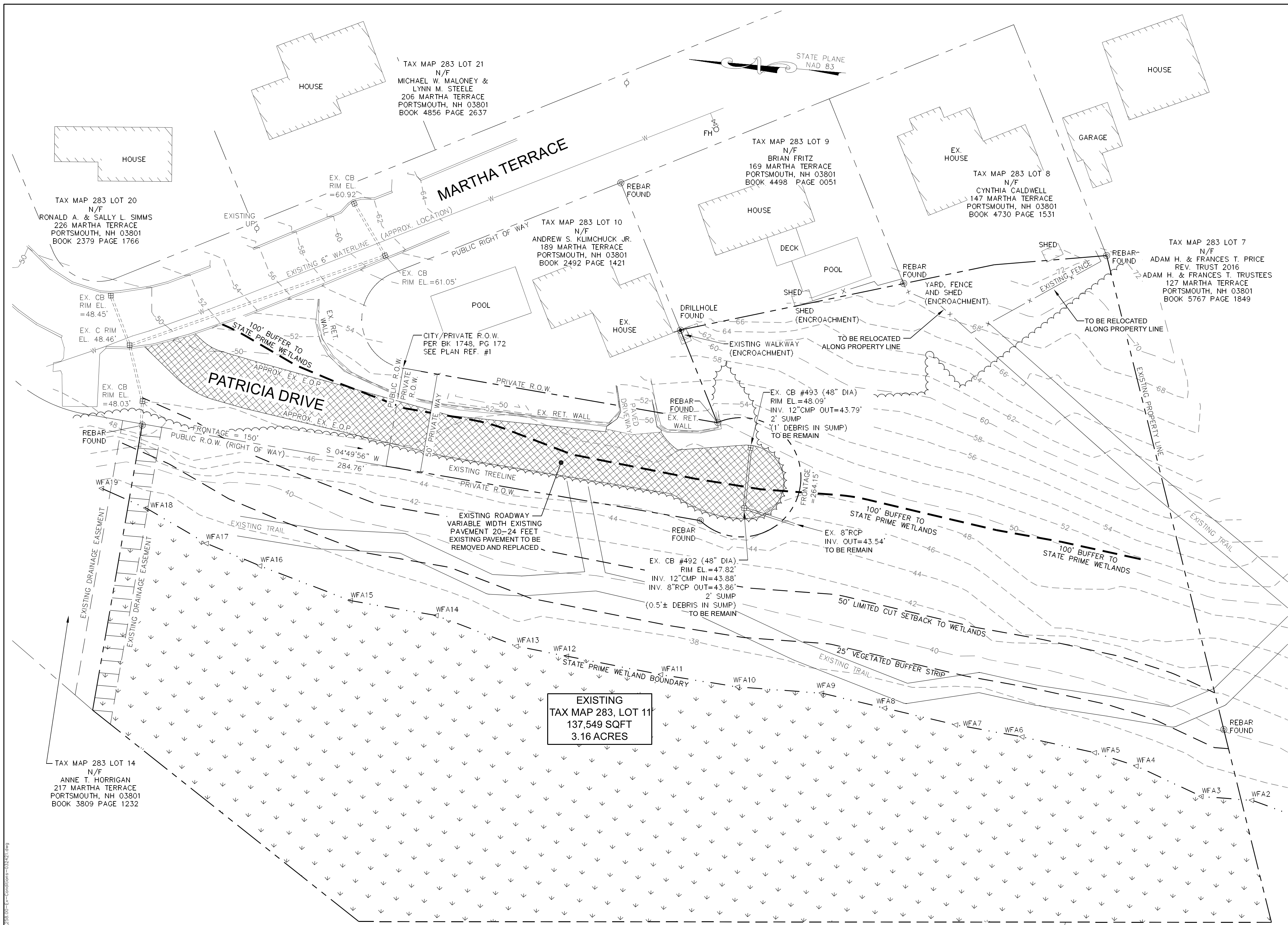
EXISTING CONDITIONS PLAN TAX MAP 283 LOT 11

DUBE PLUS CONSTRUCTION
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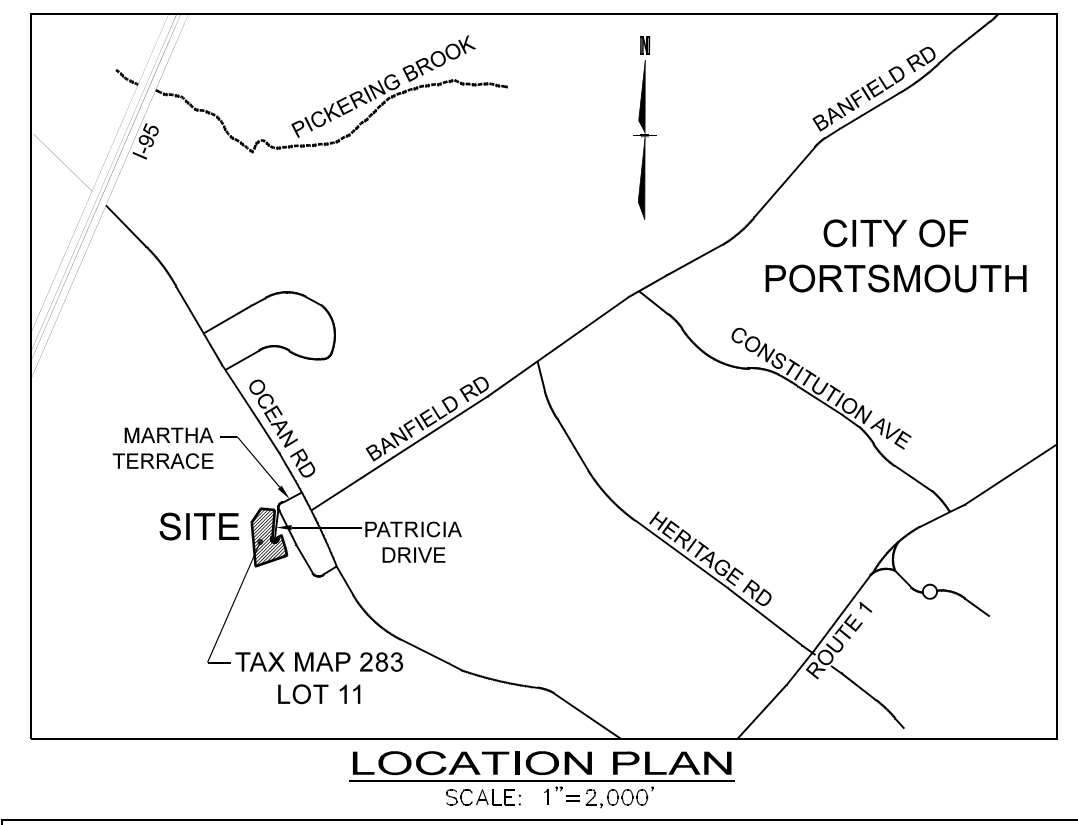
ROCKINGHAM CO.
JOB NO: 258.00
DATE: SEPTEMBER 23, 2020

ECP
SHT. 2 of 10



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N/F	MAP 283 LOT 7	ADAM H. & FRANCES T. PRICE, REV. TRUST 2016	127 MARTHA TERRACE, PORTSMOUTH, NH 03801	BOOK 5767 PAGE 1849
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N/F	MAP 283 LOT 21	MICHAEL W. MALONEY & LYNN M. STEELE	206 MARTHA TERRACE, PORTSMOUTH, NH 03801	BOOK 4856 PAGE 2637



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SCOTT R. FRANKIEWICZ, LLS DATE: _____

LEGEND

EXISTING RETAINING WALL	WETLANDS	DRILL HOLE FOUND
ABUTTERS PROPERTY LINES	DRILL HOLE FOUND	REBAR W/ CAP FOUND
SUBJECT PROPERTY LINES	STONE BOUND FOUND	EXISTING GATE VALVE & HYDRANT
PROPOSED PROPERTY LINES	EXISTING GATE VALVE & HYDRANT	
EXISTING TIE LINE		
EDGE OF PAVEMENT		
PROPOSED BLDG SETBACK		
EXISTING CONTOUR (MNR)		
EXISTING CONTOUR (M.R)		

ENGINEER

NO.	DATE	DESCRIPTION
9	02/12/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS
10	03/26/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS
11	04/19/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS

GRAPHIC SCALE
 15 7.5 0 30
 SCALE: 1"=30'

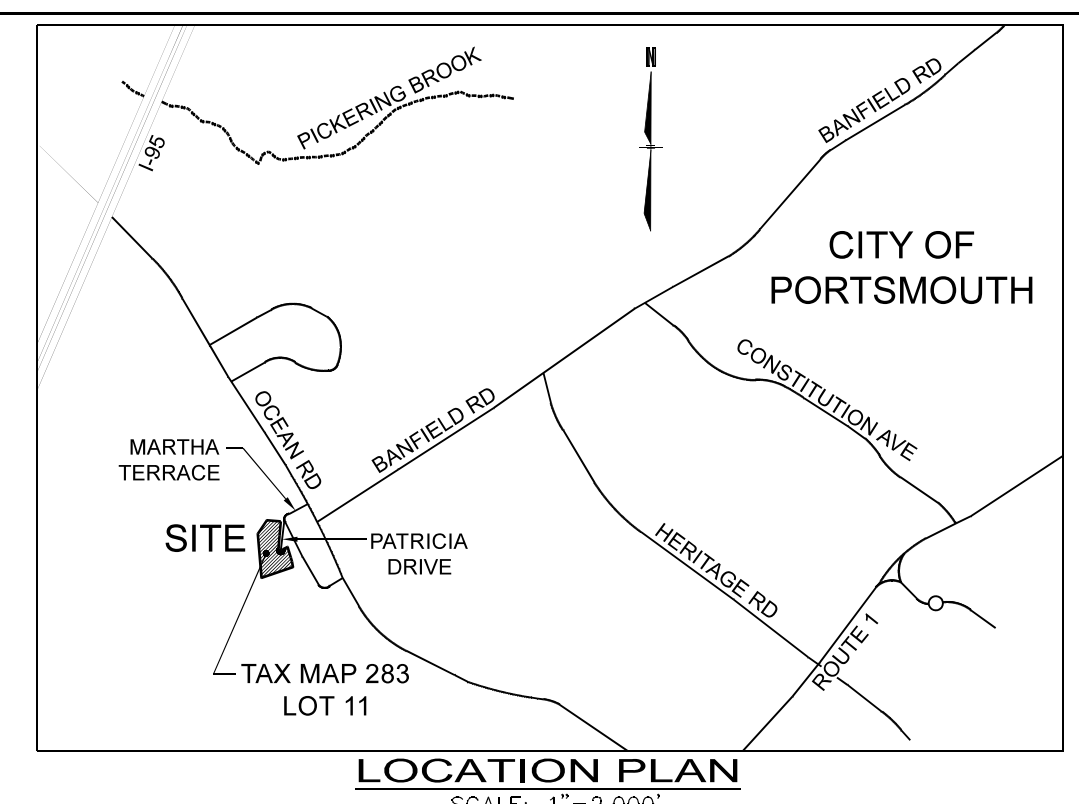
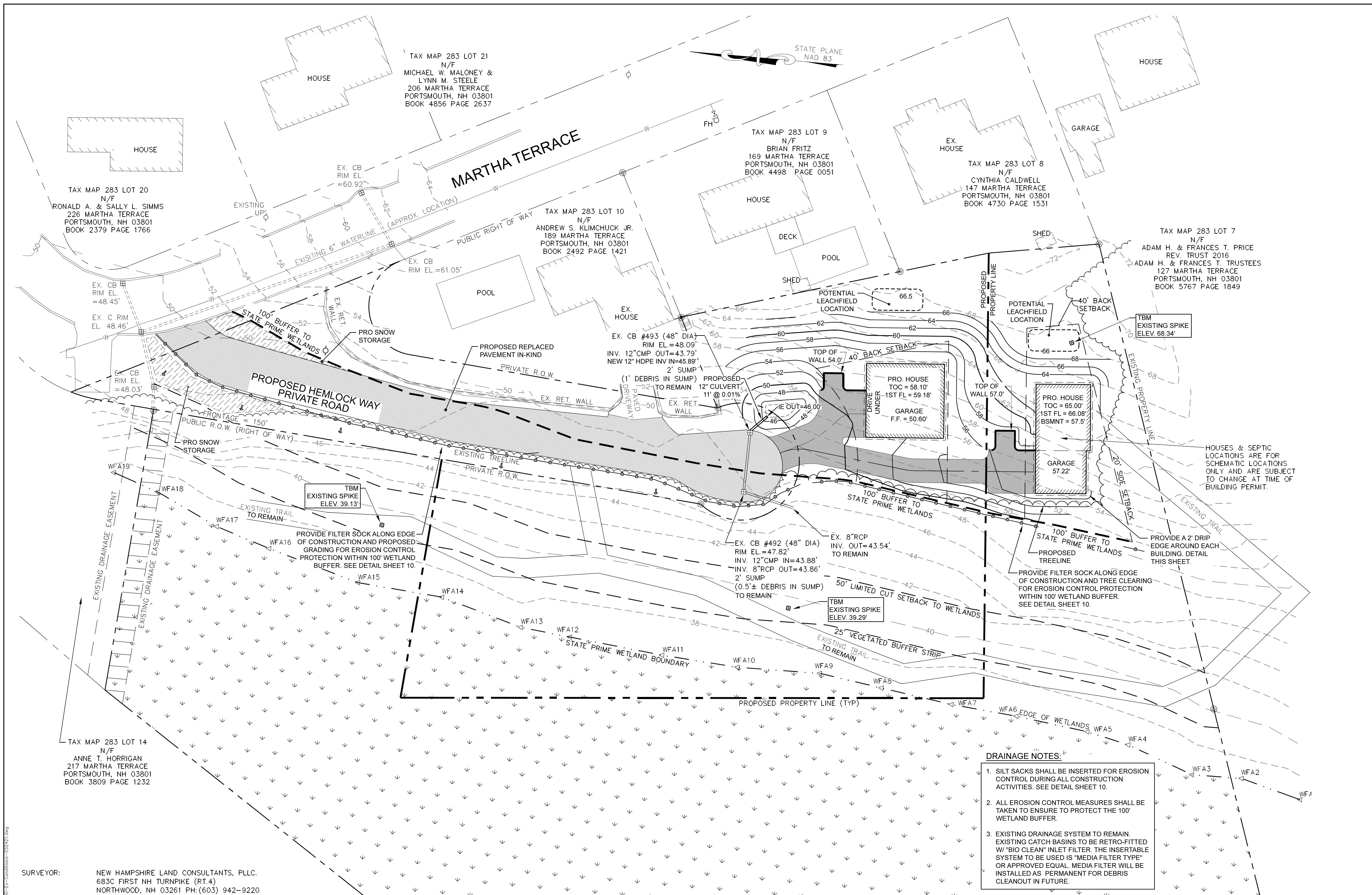
DEMOLITION PLAN
 TAX MAP 283 LOT 11
DUBE PLUS CONSTRUCTION
 HEMLOCK WAY, PORTSMOUTH NH 03801
 OWNED BY
FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
 P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261
 BOOK 3338 PAGE 0173

ROCKINGHAM CO.
JOB NO: 258.00
DATE: SEPTEMBER 23, 2020

DMP
 SHT. 3 of 10

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WEBSITE: NHLANDCONSULTANTS.COM
 PH: 603-942-9220
 683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 283, LOT 11 INTO 2 LOTS.
 - THE PROPERTY IS DESIGNATED AS TAX MAP 283, LOT 11.
 - THE AREA OF THE EXISTING LOT 11 IS 3.16 ACRES (137,549 SQ FT).
 - THE CURRENT OWNER FOR TAX MAP 283, LOT 11: FRITZ FAMILY REVOC LIV TRUST, P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261. BK 3338 PG 173.
 - THE ZONING DESIGNATION FOR THE PROPERTY IS (SRA) SINGLE RESIDENCE A DISTRICT.
 - DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE (SRA) DISTRICT:

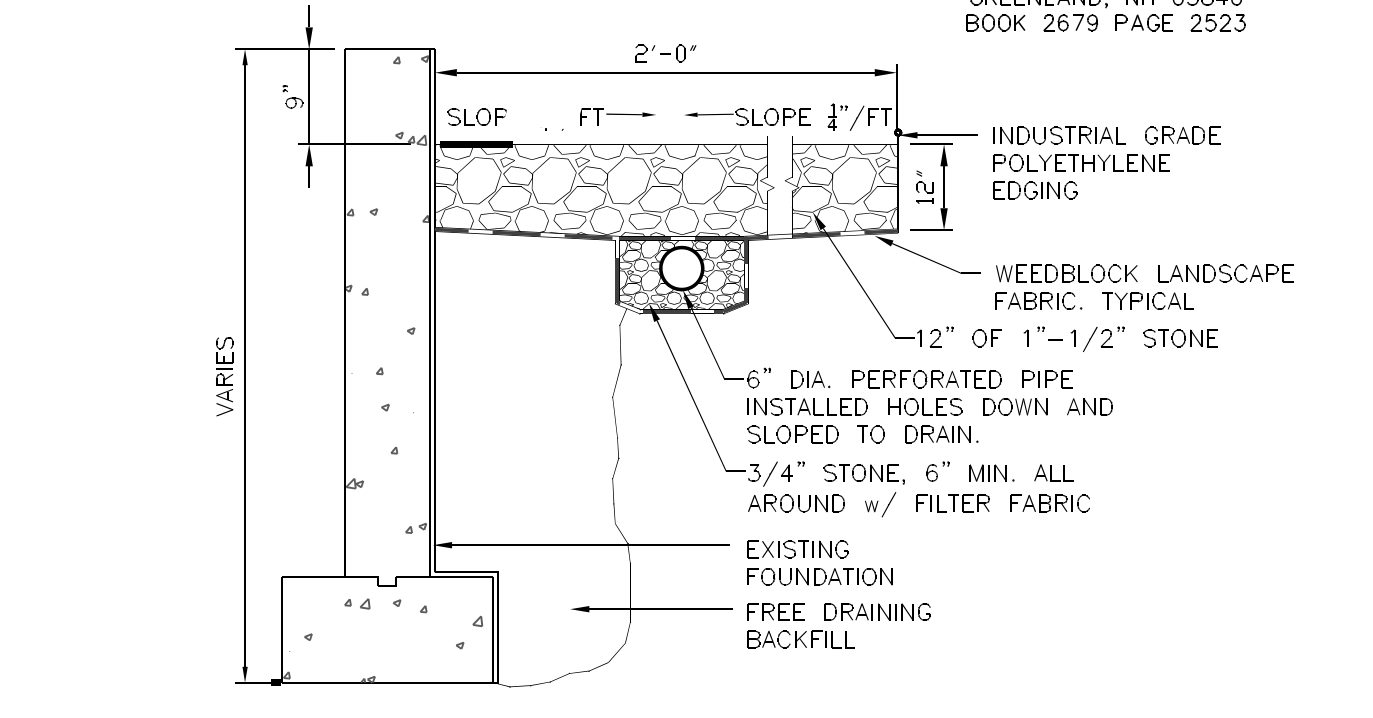
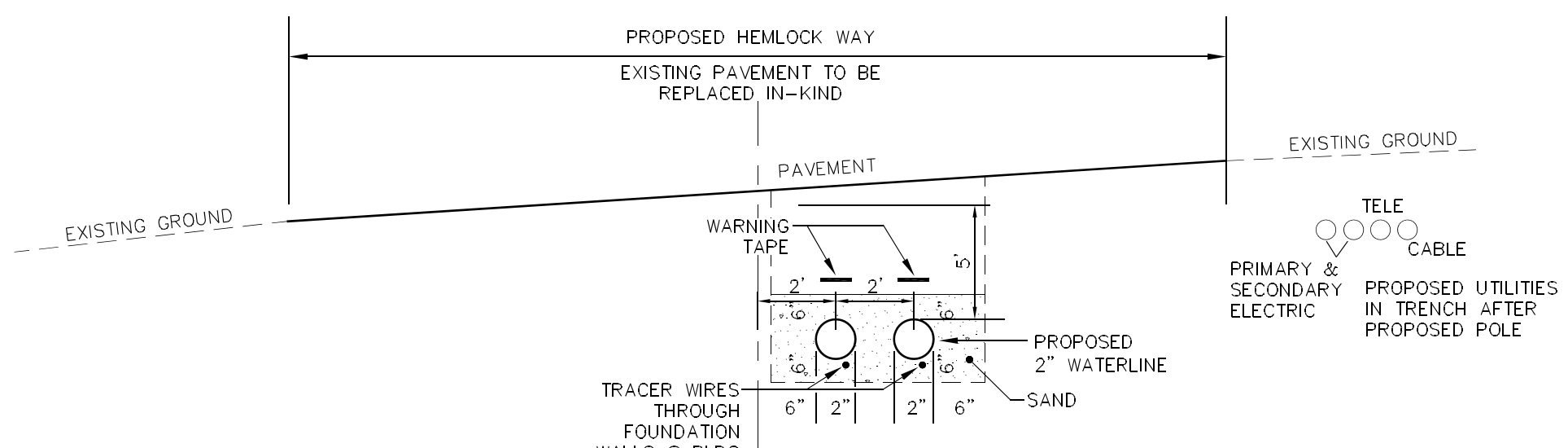
MIN. ROAD FRONTAGE	=150'
MIN. LOT DEPTH	=200'
MIN. LOT SIZE	=43,560 SF (1 ACRE)
MIN. ROAD SETBACK	=30'
MIN. REAR SETBACK	=40'
MIN. SIDE SETBACK	=20'
WETLAND/WATERBODY SETBACK	=100'
WETLAND/LIMITED CUT	=50'
WETLAND/VEGETATED BUFFER STRIP	=25'
MAXIMUM STRUCTURE HEIGHT	=35'
SEPTIC SETBACK	=75' HYDRIC SOILS
 - THE PROPOSED GRADING PLANS ARE CONCEPTUAL AND FINAL LOCATION OF DRIVEWAYS, LEACHFIELDS, STRUCTURES, ETC. SHALL BE SUBJECT TO BUILDING PERMIT APPLICATION.
 - THE EXISTING USE OF TM 283 LOT 11 IS VACANT LAND.
 - THE PROPOSED USE OF TM 283 LOT 11 WILL BE 2 LOT SUBDIVISION.
 - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
 - WATER TO BE PROVIDED BY MUNICIPAL PUBLIC WATER.
 - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
 - ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY grantview.unh.edu.
 - SHEET 9 OF 10 THIS SET WILL BE RECORDED. A COMPLETE PLAN SET WILL BE FILED AT THE CITY OF PORTSMOUTH.
 - THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0270E, EFFECTIVE DATE, MAY 17, 2005. SITE IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF PORTSMOUTH SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE CITY.
 - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE CITY.
 - ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SECTION OBTAINED BY GPS OPUS ON JUNE 18, 2020 FROM DATA COLLECTED BY THIS OFFICE ON JUNE 18, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
 - EASEMENT TO BE PROVIDED TO THE CITY OF PORTSMOUTH OVER THE ENTIRE PRIVATE R.O.W. AREA FOR THE PURPOSES OF ACCESSING WATER VALVES AND LEAK DETECTION OF WATER LINES. TO BE RECORDED AT ROCKINGHAM REGISTRY OF DEEDS.

- PLAN REFERENCES:**
- R.C.R.D. PLAN #195, RECORDED APRIL 10, 1964, TITLED: "PARCIAL PLAN OF OCEAN MANOR, PORTSMOUTH, NH", PREPARED FOR: HILTON HOMES, INC. GREENLAND NH, DATED, JANUARY, 1964, PREPARED BY: JOHN DURGIN CIVIL ENGINEERS, SCALE: 1"=40', PLAN APPROVED BY PORTSMOUTH PLANNING BOARD ON MARCH 20, 1964.
 - R.C.R.D. PLAN #05967, RECORDED MAY 21, 1976, TITLED: "RESUBDIVISION OF OCEAN MANOR", PREPARED FOR: ANDREWS PROPERTIES, INC., PORTSMOUTH NH, DATED: MARCH 1976, REVISED MAY 1976, PREPARED BY: JOHN DURGIN CIVIL ENGINEERS, SCALE: 1"=50', PLAN APPROVED BY PORTSMOUTH PLANNING BOARD DURING 1976.
 - R.C.R.D. PLAN #C8102, RECORDED SEPTEMBER 18, 1978, TITLED: "LOT LINE REVISION, LAND OF LEVESQUE AND GERACI, PORTSMOUTH NH", PREPARED BY: JOHN W. DURGIN ASSOCIATES INC., ENGINEERS, SURVEYORS & DESIGNERS OF PORTSMOUTH AND ROCHESTER, DATED: SEPTEMBER 1978, SCALE: 1"=50', APPROVED BY PORTSMOUTH PLANNING BOARD ON SEPTEMBER 18, 1978.
 - R.C.R.D. PLAN #033328, RECORDED DECEMBER 6, 2005, TITLED: "SUBDIVISION AND LOT LINE RELOCATION PLAN, MAP 283 - LOTS 7 & 11", PREPARED FOR: ADAM H. & FRANCES T. PRICE AND ADAM H. PRICE & FRITZ FAMILY REV. LIVING TRUST, 127 MARTHA TERRACE & PATRICIA DRIVE, PORTSMOUTH NH, PREPARED BY: AMBIT ENGINEERING, INC., CIVIL ENGINEERS & LAND SURVEYORS, PORTSMOUTH NH, SCALE: 1"=50', DATED MARCH 2005, APPROVED BY PORTSMOUTH PLANNING BOARD ON OCTOBER 24, 2005.

LEGEND

EXISTING RETAINING WALL	=====	WETLANDS	-----
ABUTTERS PROPERTY LINES	-----	DRILL HOLE FOUND	⊙
SUBJECT PROPERTY LINES	-----	REBAR W/ CAP FOUND	⊙
PROPOSED PROPERTY LINES	-----	STONE BOUND FOUND	⊙
EXISTING TIE LINE	-----	EXISTING GATE VALVE & HYDRANT	⊙
EDGE OF PAVEMENT	-----		
PROPOSED BLDG SETBACK	-----		
EXISTING CONTOUR (MNR)	-572-----		
EXISTING CONTOUR (MJR)	-570-----		

- DRAINAGE NOTES:**
- SILT SACKS SHALL BE INSERTED FOR EROSION CONTROL DURING ALL CONSTRUCTION ACTIVITIES. SEE DETAIL SHEET 10.
 - ALL EROSION CONTROL MEASURES SHALL BE TAKEN TO ENSURE TO PROTECT THE 100' WETLAND BUFFER.
 - EXISTING DRAINAGE SYSTEM TO REMAIN. EXISTING CATCH BASINS TO BE RETRO-FITTED W/ "BIO CLEAN" INLET FILTER. THE INSERTABLE SYSTEM TO BE USED IS "MEDIA FILTER TYPE" OR APPROVED EQUAL MEDIA FILTER WILL BE INSTALLED AS PERMANENT FOR DEBRIS CLEANOUT IN FUTURE.



SURVEYOR: NEW HAMPSHIRE LAND CONSULTANTS, PLLC.
683C FIRST NH TURNPIKE (RT.4)
NORTHWOOD, NH 03261 PH: (603) 942-9220

WETLAND/SOIL SCIENTIST: COVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DR., BLDG. 2, UNIT H,
EXETER, NH 03833 PH: (603) 778-0644

WETLANDS WERE DELINEATED ON JUNE 4, 2020 AND LOCATED DURING JUNE 2020

ZONE: SRA
LOT SIZE: 1 ACRES
FRONTAGE: 150'
LOT DEPTH: 200'
FRONT SETBACK: 30'
SIDE SETBACK: 20'
REAR SETBACK: 40'

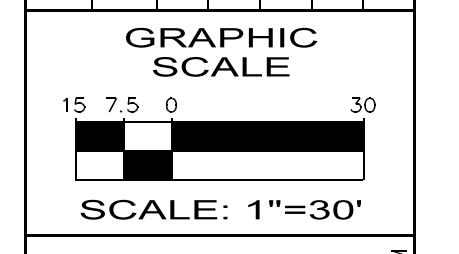
SOILS: 140B/C CHATFIELD-HOLLIS-CANTON COMPLEX

CHATFIELD - NHDES GROUP 4
HOLLIS - NHDES GROUP 4
CANTON - NHDES GROUP 2

LOT SIZE USING GROUP 4 SLOPE C = 48,000 SQ FT
WITH PUBLIC WATER = 24,000 SQ FT.

REVISIONS

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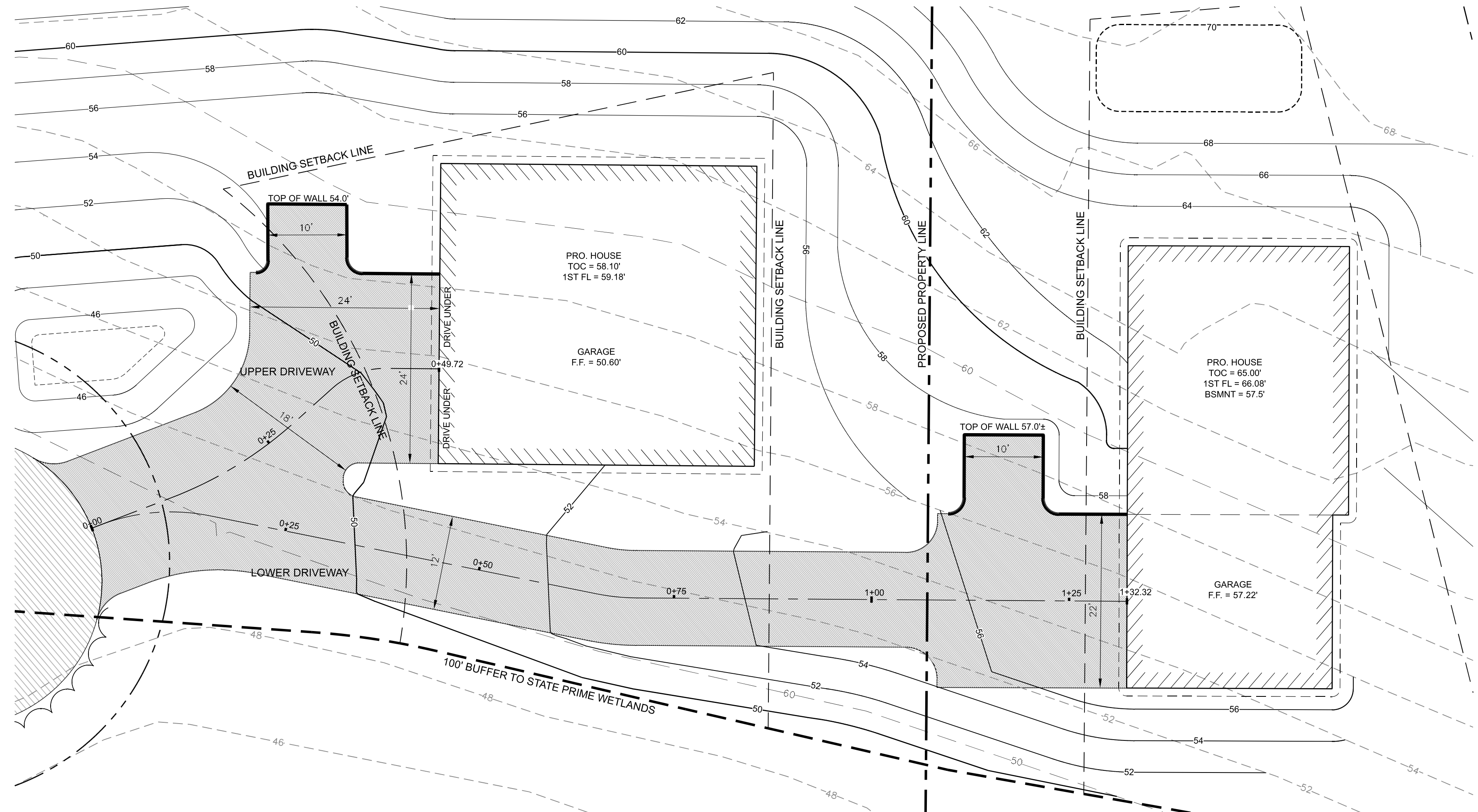
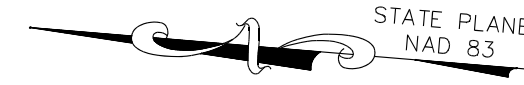
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683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-942-9220 WEBSITE: NH.LANDCONSULTANTS.COM

PROPOSED GRADING PLAN
TAX MAP 283 LOT 11
DUBE PLUS CONSTRUCTION
HEMLOCK WAY, PORTSMOUTH NH 03801
OWNED BY
FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261
BOOK 3338 PAGE 0173

ROCKINGHAM CO.
JOB NO: 258.00
DATE: SEPTEMBER 23, 2020

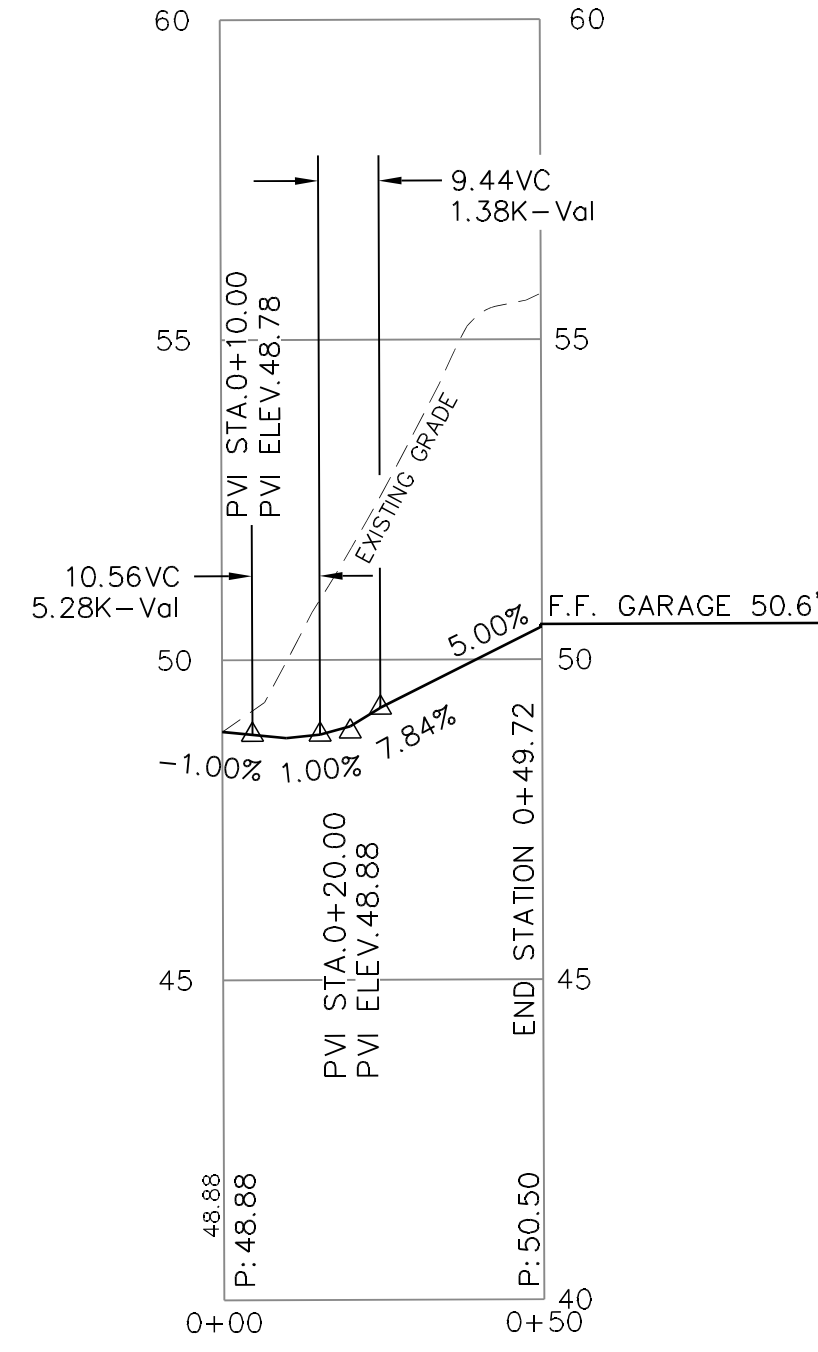
PGP
SHT. 4 of 10



PROPOSED UPPER AND LOWER DRIVEWAY PLAN VIEW

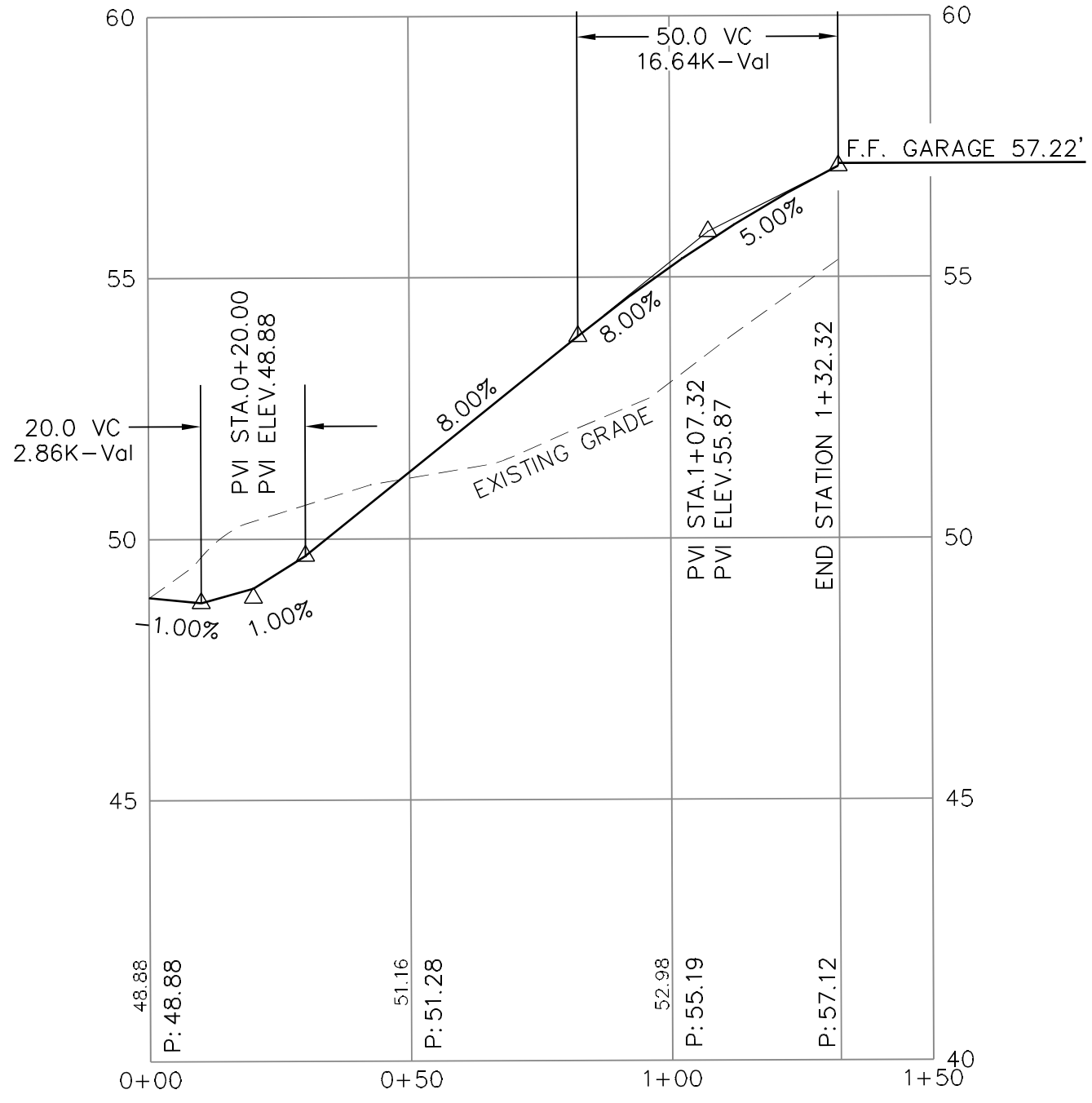
SCALE: 1"=10'

LARGER SCALE FORMAT FOR GRAPHICAL PURPOSES



PROFILE - UPPER DRIVEWAY

SCALE: 1"=30'H, 3' VERT.



PROFILE - LOWER DRIVEWAY

SCALE: 1"=30'H, 3' VERT.

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GRAPHIC SCALE AS SHOWN

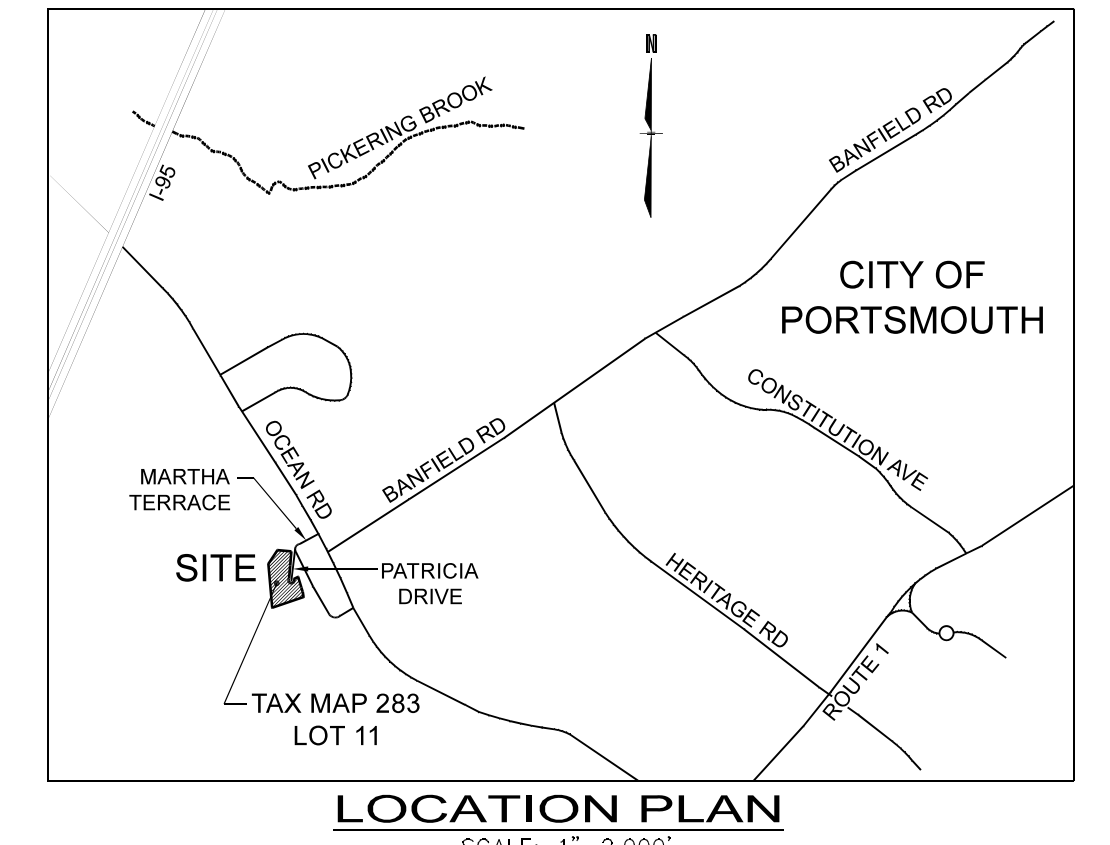
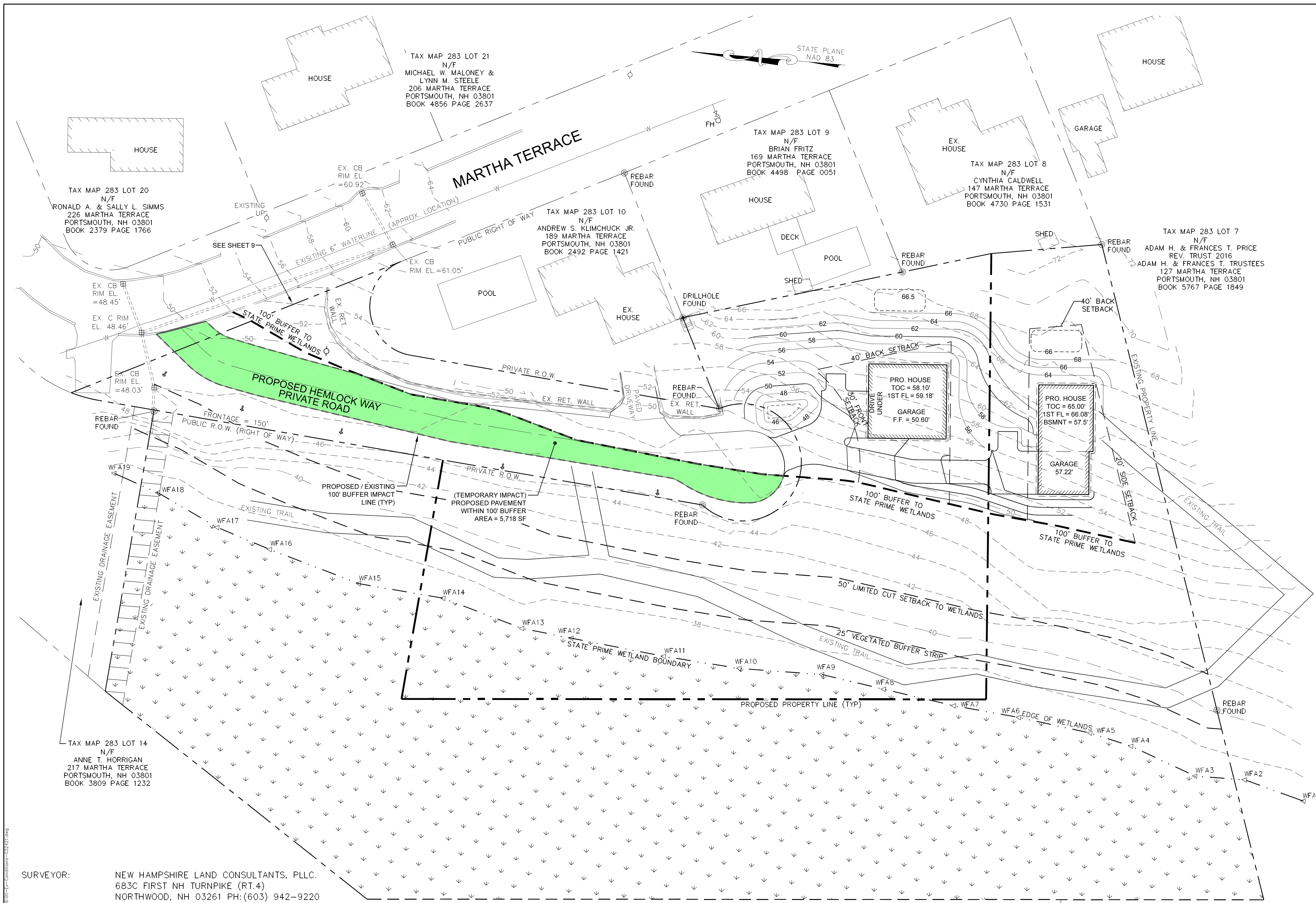


PROPOSED DRIVEWAY PLAN & PROFILES
 TAX MAP 283 LOT 11
DUBE PLUS CONSTRUCTION
 HEMLOCK WAY, PORTSMOUTH NH 03801
 OWNED BY
FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
 P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261
 BOOK 3338 PAGE 0173

ROCKINGHAM CO.
 JOB NO: 258.00
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PDPP
 SHT. 5 of 10

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH 603-942-9220 WEBSITE: INHLANDCONSULTANTS.COM



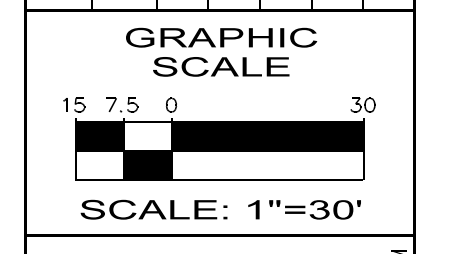
BUFFER NOTES:

1. THE 100' STATE PRIME WETLAND BUFFER TO BE MARKED EVERY 50' BY PLACARDS AS APPROVED BY CITY OF PORTSMOUTH CONVERSATION COMMISSION.
2. PROPOSED PRIVATE DRIVE WILL BE A "NO SALT ZONE" WITHIN THE 100' STATE PRIME WETLAND BUFFER.
3. LANDSCAPE LAWN MAINTENANCE PER "NORTH EAST ORGANIC FARMING ASSOCIATION (NOFA) OR OTHER SUITABLE ORGANIC STANDARDS. SEE CONSTRUCTION SEQUENCE ON SHEET 10 FOR ADDITIONAL SEEDING NOTES.
4. TOPSOIL USED ON LOTS SHALL NOT INCLUDE PESTICIDES AND FERTILIZERS.

DESIGNER OF
Subsurface Disposal
Systems

Scott R. Frankiewicz
No. 1348
Department of Environmental Services
NEW HAMPSHIRE

REVISIONS	
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683C FIRST NH TURNPIKE (RT.4)
NORTHWOOD, NH 03261 PH: (603) 942-9220

WETLAND/SOIL SCIENTIST: COVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DR., BLDG. 2, UNIT H,
EXETER, NH 03833 PH: (603) 778-0644

WETLANDS WERE DELINEATED ON JUNE 4, 2020 AND LOCATED DURING JUNE 2020

ZONE: SRA
LOT SIZE: 1 ACRES
FRONTAGE: 150'
LOT DEPTH: 200'
FRONT SETBACK: 30'
SIDE SETBACK: 20'
REAR SETBACK: 40'

SOILS: 140B/C CHATFIELD-HOLLIS-CANTON COMPLEX
CHATFIELD - NHDES GROUP 4
HOLLIS - NHDES GROUP 4
CANTON - NHDES GROUP 2

LOT SIZE USING GROUP 4 SLOPE C = 48,000 SQ FT
WITH PUBLIC WATER = 24,000 SQ FT.

LEGEND

EXISTING RETAINING WALL	=====	WETLANDS	~~~~~
ADJUTERS PROPERTY LINES	-----	DRILL HOLE FOUND	⊙
SUBJECT PROPERTY LINES	-----	REBAR W/ CAP FOUND	⊙
PROPOSED PROPERTY LINES	-----	STONE BOUND FOUND	⊙
EXISTING TIE LINE	-----	EXISTING GATE VALVE & HYDRANT	FH
EDGE OF PAVEMENT	-----		
PROPOSED BLDG SETBACK	-----		
EXISTING CONTOUR (MNR)	-572-----		
EXISTING CONTOUR (MJP)	-570-----		

100' WETLAND BUFFER IMPACT AREAS (PERMANENT IMPACTS)

Temporary impacts (SF): (including all areas that will be restored to the current-existing condition) 5,718 SF

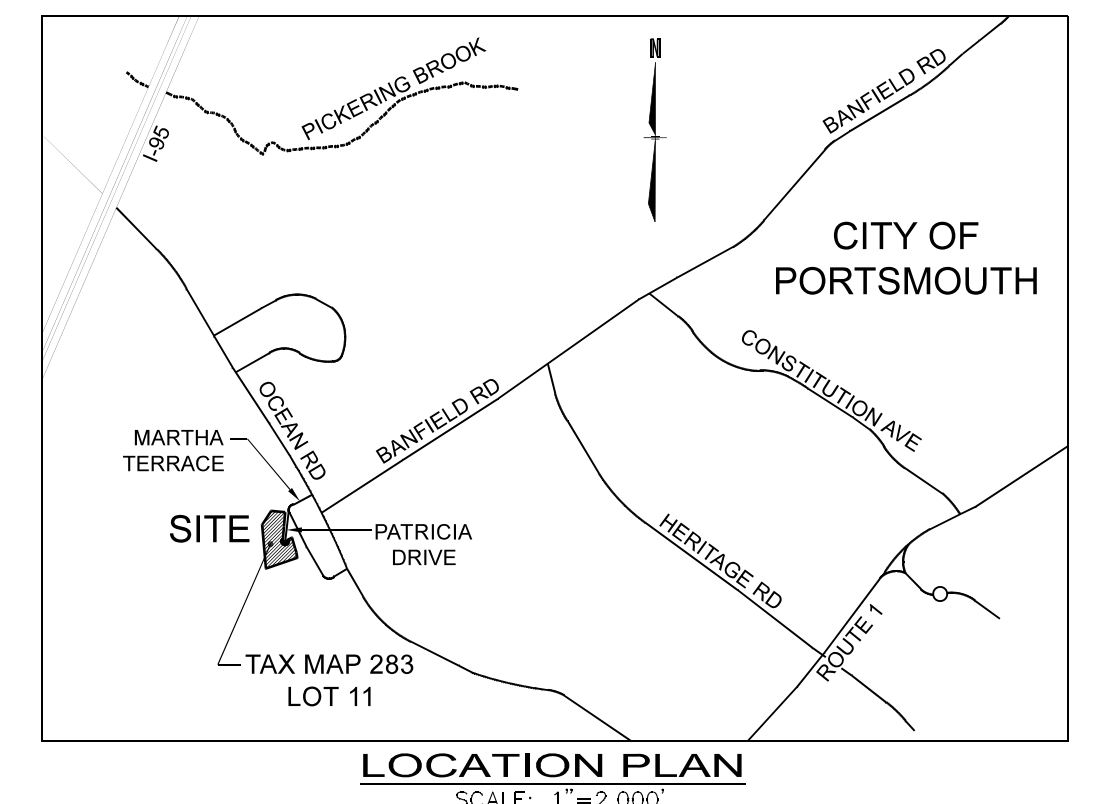
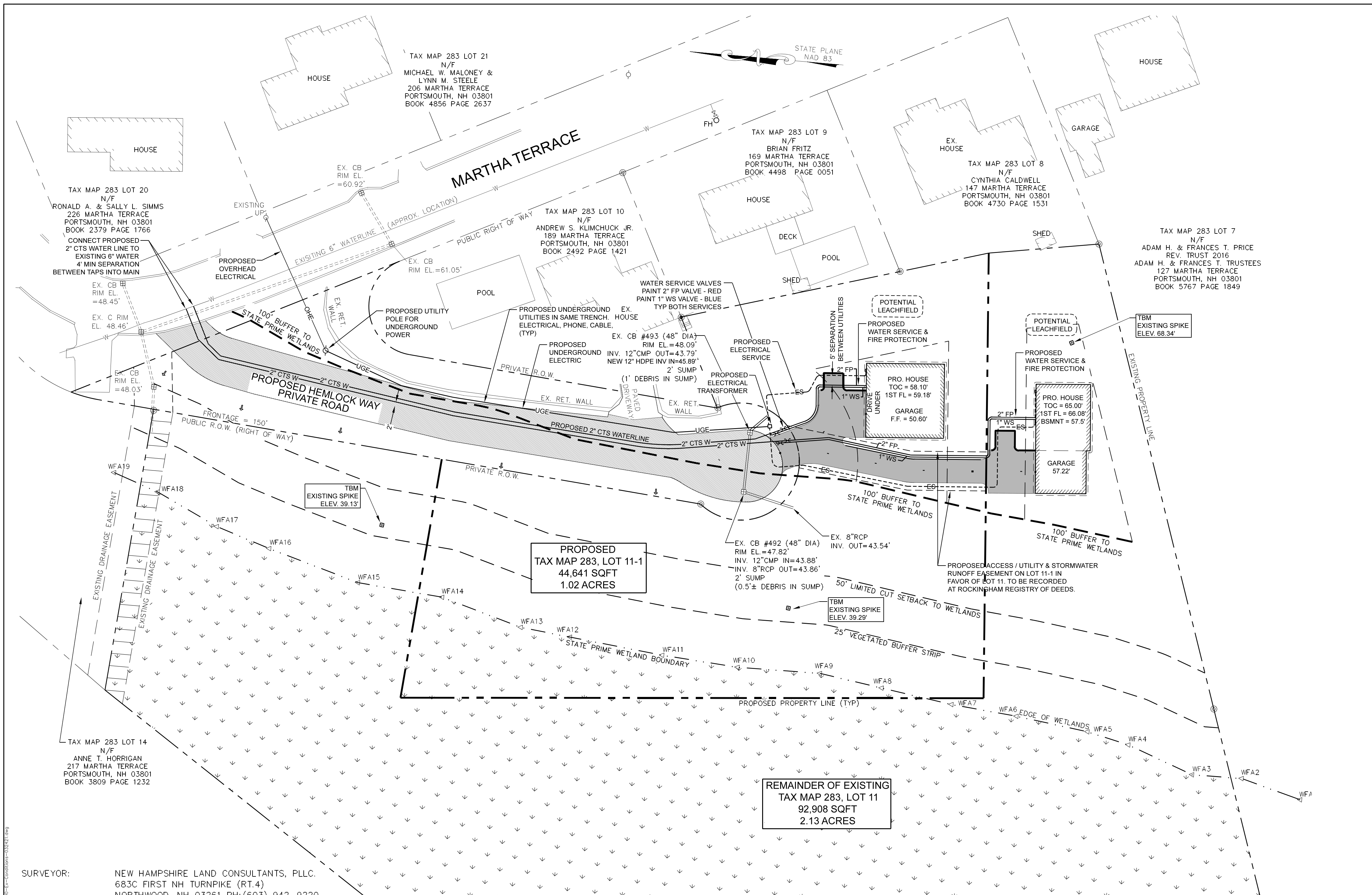
TEMPORARY IMPACT

PROPOSED BUFFER IMPACT PLAN
TAX MAP 283 LOT 11
DUBE PLUS CONSTRUCTION
HEMLOCK WAY, PORTSMOUTH, NH 03801
OWNED BY
FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
P.O. BOX 524, 50 SHORE DR., NORTHWOOD, NH, 03261
BOOK 3358 PAGE 0173

ROCKINGHAM CO.
JOB NO: 258.00
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PBIP
SHT. 6 of 10

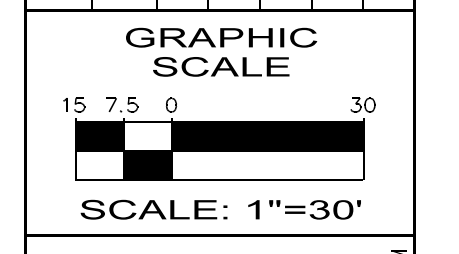
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683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261



- NOTES:**
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 - THE PROPERTY IS DESIGNATED AS TAX MAP 283, LOT 11.
 - THE AREA OF THE EXISTING LOT 11 IS 3.16 ACRES (137,549 SQFT.).
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 - DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE (SRA) DISTRICT:
 - MIN. ROAD FRONTAGE = 150'
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 - MIN. LOT SIZE = 43,560 SF (1 ACRE)
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 - R.C.R.D. PLAN #033328, RECORDED DECEMBER 6, 2005, TITLED: "SUBDIVISION AND LOT LINE RELOCATION PLAN, MAP 283 - LOTS 7 & 11", PREPARED FOR: ADAM H. & FRANCES PRICE AND ADAM H. PRICE & FRITZ FAMILY REV. LIVING TRUST, 127 MARTHA TERRACE & PATRICIA DRIVE, PORTSMOUTH NH, PREPARED BY: AMBIT ENGINEERING, INC., CIVIL ENGINEERS & LAND SURVEYORS, PORTSMOUTH NH, SCALE: 1"=50', DATED MARCH 2005, APPROVED BY PORTSMOUTH PLANNING BOARD ON OCTOBER 24, 2005.

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N.H. LAND Consultants
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PROPOSED UTILITY PLAN
 TAX MAP 283 LOT 11
DUBE PLUS CONSTRUCTION
 HEMLOCK WAY, PORTSMOUTH NH 03801
 OWNED BY
FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
 P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261
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ROCKINGHAM CO.
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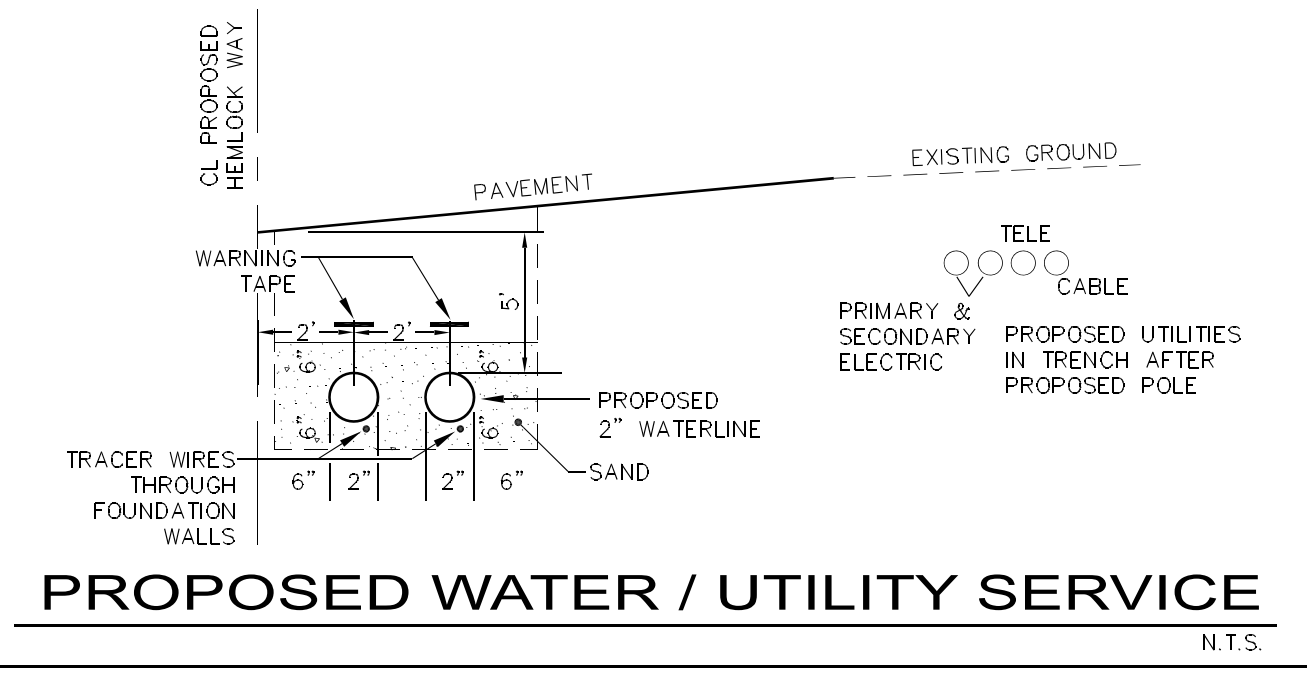
PUP
 SHT. 7 of 10

SURVEYOR: NEW HAMPSHIRE LAND CONSULTANTS, PLLC.
 683C FIRST NH TURNPIKE (RT.4)
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WETLAND/SOIL SCIENTIST: COVE ENVIRONMENTAL SERVICES, INC.
 8 CONTINENTAL DR., BLDG. 2, UNIT H,
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WETLANDS WERE DELINEATED ON JUNE 4, 2020 AND LOCATED DURING JUNE 2020

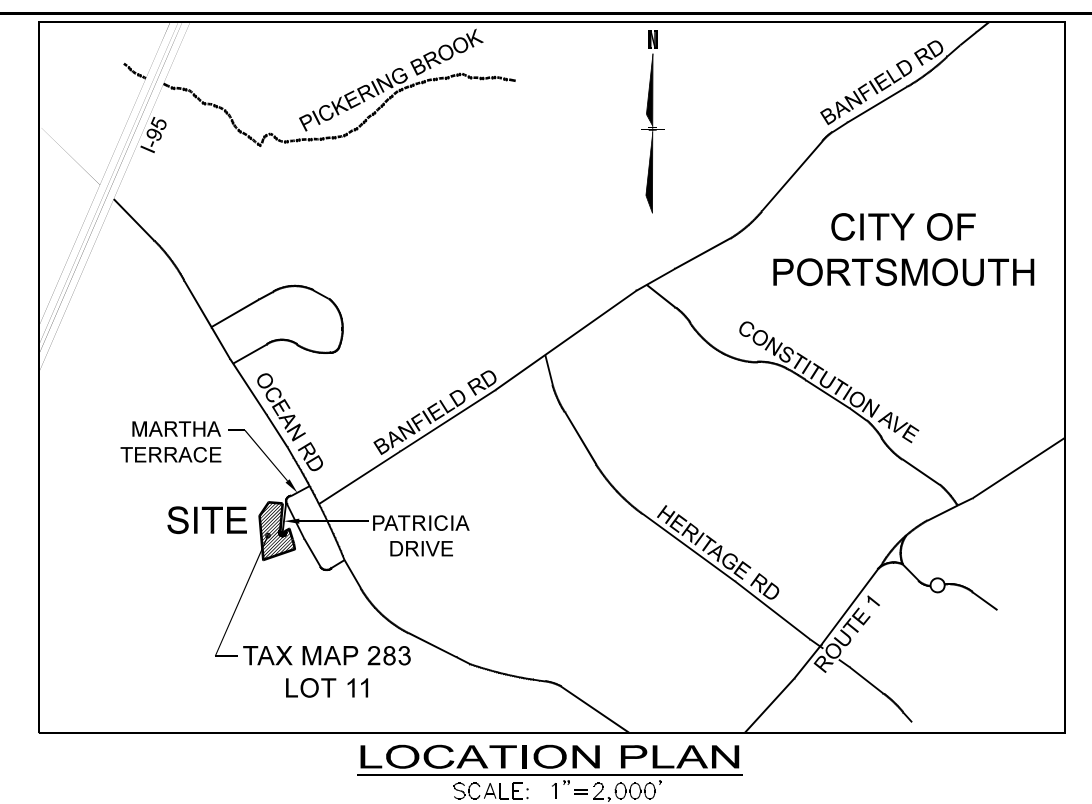
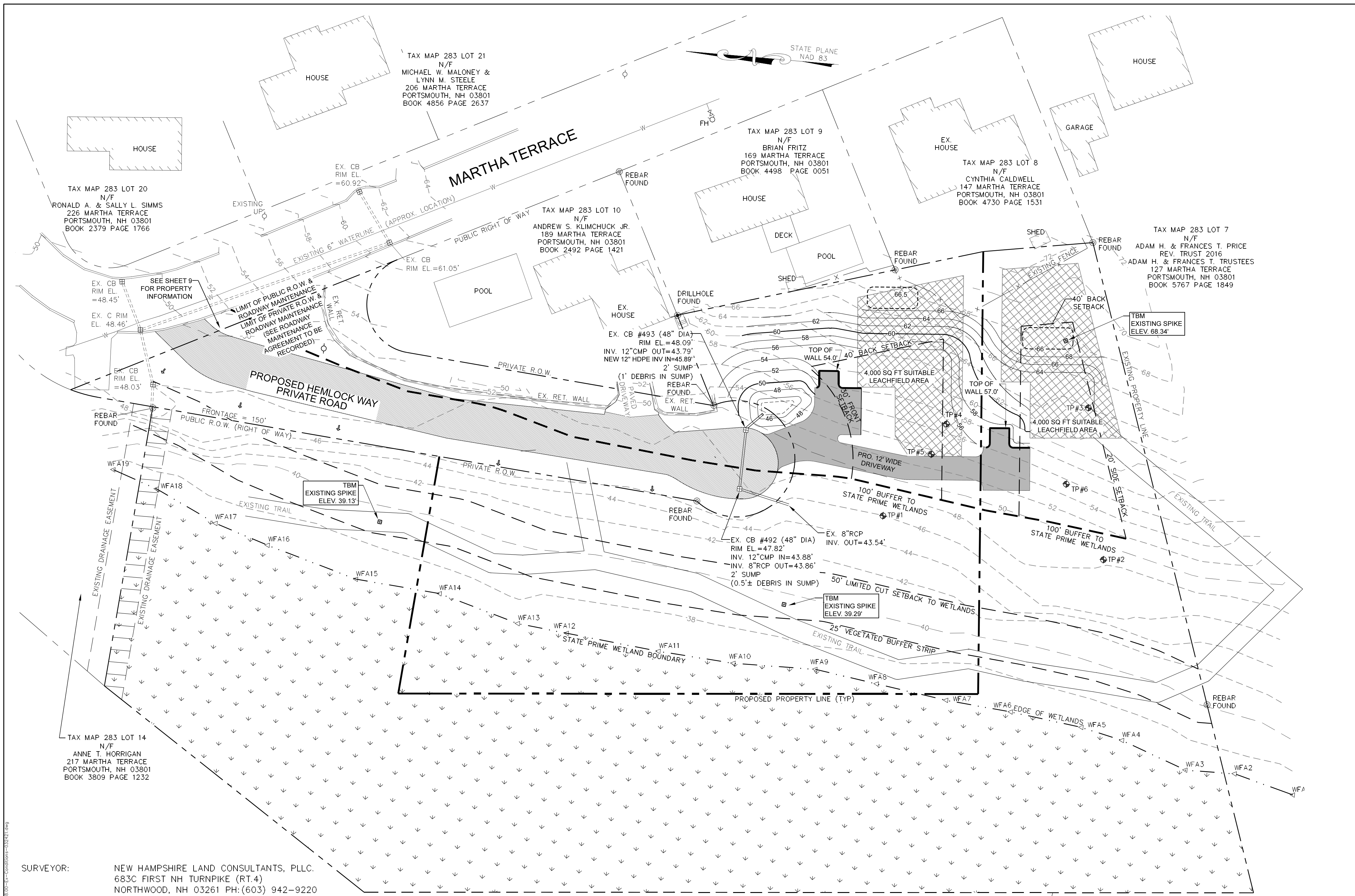
- UTILITY NOTES:**
- ALL PROPOSED UTILITY WORK WITH IN THE CITY RIGHT OF WAY SHALL BE COORDINATED WITH CITY OF PORTSMOUTH DPW.
 - PULL BOXES, ELECTRICAL EQUIPMENT TO BE SUPPLIED BY ELECTRICAL COMPANY.
 - CONTRACTOR TO COORDINATE W/ POWER COMPANY AND LOCAL UTILITIES FOR INSTALLATION OF POWER, PHONE AND CABLE.
 - CONTRACTOR TO COORDINATE THE CONNECTION AND INSTALLATION OF WATER SERVICE WITH CITY OF PORTSMOUTH DPW.
 - INSTALLATION OF WATERLINE SHALL BE (2) 2" CTS PIPE TAPPED FROM THE EXISTING 6" MAIN ON MARTHA TERRACE EACH 2" PIPE W/ 4" SEPARATION, WILL BE DEDICATED TO EACH NEW HOME, PROVIDING WATER SERVICE AND FIRE PROTECTION.
 - NEAREST EXISTING FIRE HYDRANT IS LOCATED ON MARTHA TERRACE AND IS APPROXIMATELY 570' TO 585' TO THE FURTHEST PROPOSED HOUSE DEPENDING ON METHOD OF MEASUREMENT.
 - IF THE FIRE DEPARTMENT REQUIRES FIRE SUPPRESSION IN THE PROPOSED HOMES, THE ENGINEER OF RECORD SHALL REVIEW THE PROPOSED WATER SERVICE SHOWN, AND SHOW THAT THE DESIGN WILL BE SUFFICIENT FOR PRESSURE AND FLOW.
 - SEPTIC DESIGNS TO BE APPROVED BY NHDES.



LEGEND

EXISTING RETAINING WALL	PROPOSED 2" WATER MAIN	2" CTS W
ABUTTERS PROPERTY LINES	FIRE PROTECTION & WATER SERVICE SAME TRENCH	FP-WS
SUBJECT PROPERTY LINES		
PROPOSED PROPERTY LINES	WETLANDS	
EDGE OF PAVEMENT	DRILL HOLE FOUND	
PROPOSED BLDG SETBACK	REBAR W/ CAP FOUND	
PROPOSED ELECTRICAL SERVICE	STONE BOUND FOUND	
PROPOSED WATER SERVICE	EXISTING GATE VALVE & HYDRANT	

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-942-9220 WEBSITE: NH.LANDCONSULTANTS.COM



NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 283, LOT 11 INTO 2 LOTS.
- THE PROPERTY IS DESIGNATED AS TAX MAP 283, LOT 11.
- THE AREA OF THE EXISTING LOT 11 IS 3.16 ACRES (137,549 SQ. FT.).
- THE CURRENT OWNER FOR TAX MAP 283, LOT 11: FRITZ FAMILY REVOC LIV TRUST, P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261, BK 3338 PG 173.
- THE ZONING DESIGNATION FOR THE PROPERTY IS (SRA) SINGLE RESIDENCE A DISTRICT.
- DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE (SRA) DISTRICT:
 MIN. ROAD FRONTAGE = 150'
 MIN. LOT DEPTH = 200'
 MIN. LOT SIZE = 43,560 SF (1 ACRE)
 MIN. ROAD SETBACK = 30'
 MIN. REAR SETBACK = 40'
 MIN. SIDE SETBACK = 20'
 WETLAND/WATERBODY SETBACK = 100'
 WETLAND/LIMITED CUT = 50'
 WETLAND/VEGETATED BUFFER STRIP = 25'
 MAXIMUM STRUCTURE HEIGHT = 35'
 SEPTIC SETBACK = 75' HYDRIC SOILS
 OVERLAY DISTRICTS: (STEEP SLOPES, SOILS, WETLANDS, CONSERVATION)
- THE PROPOSED GRADING PLANS ARE CONCEPTUAL AND FINAL LOCATION OF DRIVEWAYS, LEACHFIELDS, STRUCTURES, ETC. SHALL BE SUBJECT TO BUILDING PERMIT APPLICATION.
- THE EXISTING USE OF TM 283 LOT 11 IS VACANT LAND.
- THE PROPOSED USE OF TM 283 LOT 11 WILL BE 2 LOT SUBDIVISION.
- SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
- WATER TO BE PROVIDED BY MUNICIPAL PUBLIC WATER.
- RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
- ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY GRANITVIEW.UMH.EDU.
- SHEET 9 OF 10 THIS SET WILL BE RECORDED. A COMPLETE PLAN SET WILL BE FILED AT THE CITY OF PORTSMOUTH.
- THE FEMA MAP NUMBER FOR THIS SITE IS 3301500270E, EFFECTIVE DATE: MAY 17, 2005. SITE IS LOCATED WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF PORTSMOUTH SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE CITY.
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE CITY.
- ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON JUNE 18, 2020 FROM DATA COLLECTED BY THIS OFFICE ON JUNE 18, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
- EASEMENT TO BE PROVIDED TO THE CITY OF PORTSMOUTH OVER THE ENTIRE PRIVATE R.O.W. AREA FOR THE PURPOSES OF ACCESSING WATER VALVES AND LEAK DETECTION OF WATER LINES. TO BE RECORDED AT ROCKINGHAM REGISTRY OF DEEDS.

PLAN REFERENCES:

- R.C.R.D. PLAN #195, RECORDED APRIL 10, 1964, TITLED: "PARCEL PLAN OF OCEAN MANOR, PORTSMOUTH, NH", PREPARED FOR: HILTON HOMES, INC., GREENLAND NH, DATED, JANUARY, 1964, PREPARED BY: JOHN DURGIN CIVIL ENGINEERS, SCALE: 1"=40', PLAN APPROVED BY PORTSMOUTH PLANNING BOARD ON MARCH 20, 1964.
- R.C.R.D. PLAN #05967, RECORDED MAY 21, 1976, TITLED: "RESUBDIVISION OF OCEAN MANNER", PREPARED FOR: ANDREWS PROPERTIES, INC., PORTSMOUTH NH, DATED: MARCH 1976, REVISED MAY 1976, PREPARED BY: JOHN DURGIN CIVIL ENGINEERS, SCALE: 1"=50', PLAN APPROVED BY PORTSMOUTH PLANNING BOARD DURING 1976.
- R.C.R.D. PLAN #C8102, RECORDED SEPTEMBER 18, 1978, TITLED: "LOT LINE REVISION, LAND OF LEVESQUE AND GERACI, PORTSMOUTH NH", PREPARED BY: JOHN W. DURGIN ASSOCIATES INC., ENGINEERS, SURVEYORS & DESIGNERS OF PORTSMOUTH AND ROCHESTER, DATED SEPTEMBER 1978, SCALE: 1"=50', APPROVED BY PORTSMOUTH PLANNING BOARD ON SEPTEMBER 18, 1978.
- R.C.R.D. PLAN #033328, RECORDED DECEMBER 6, 2005, TITLED: "SUBDIVISION AND LOT LINE RELOCATION PLAN, MAP 283 - LOTS 7 & 11", PREPARED FOR: ADAM H. & FRANCES T. PRICE AND ADAM H. PRICE & FRITZ FAMILY REV. LIVING TRUST, 127 MARTHA TERRACE & PATRICIA DRIVE, PORTSMOUTH NH, PREPARED BY: AMBIT ENGINEERING, INC., CIVIL ENGINEERS & LAND SURVEYORS, PORTSMOUTH NH., SCALE: 1"=50', DATED MARCH 2005, APPROVED BY PORTSMOUTH PLANNING BOARD ON OCTOBER 24, 2005.

SURVEYOR: NEW HAMPSHIRE LAND CONSULTANTS, PLLC.
683C FIRST NH TURNPIKE (RT.4)
NORTHWOOD, NH 03261 PH: (603) 942-9220

WETLAND/SOIL SCIENTIST: COVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DR., BLDG. 2, UNIT H,
EXETER, NH 03833 PH: (603) 778-0644

WETLANDS WERE DELINEATED ON JUNE 4, 2020 AND LOCATED DURING JUNE 2020

ZONE: SRA
LOT SIZE: 1 ACRES
FRONTAGE: 150'
LOT DEPTH: 200'
FRONT SETBACK: 30'
SIDE SETBACK: 20'
REAR SETBACK: 40'

SOILS: 140B/C CHATFIELD-HOLLIS-CANTON COMPLEX

CHATFIELD - NHDES GROUP 4
HOLLIS - NHDES GROUP 4
CANTON - NHDES GROUP 2

LOT SIZE USING GROUP 4 SLOPE C = 48,000 SQ FT

WITH PUBLIC WATER = 24,000 SQ FT.

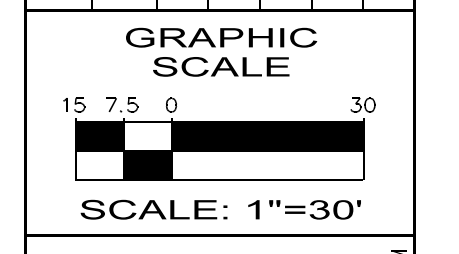
TEST PIT #1	TEST PIT #2	TEST PIT #3	TEST PIT #4	TEST PIT #5	TEST PIT #6
DATE: 5-26-20 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348	DATE: 5-26-20 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348	DATE: 5-26-20 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348	DATE: 5-26-20 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348	DATE: 9-18-20 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348	DATE: 9-18-20 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348
0-6" Topsoil	0-6" Topsoil	0-6" Topsoil	0-6" Topsoil	0-6" Topsoil	0-6" Topsoil
6-24" Loamy Sand Granular/Friable 7.5 YR 5/6 - Strong Brown	6-30" Loamy Sand Granular/Friable 7.5 YR 5/6 - Strong Brown	6-30" Loamy Sand Granular/Friable 7.5 YR 5/6 - Strong Brown	6-26" Loamy Sand Granular/Friable 7.5 YR 5/6 - Strong Brown	6-36" Loamy Sand Granular/Friable 7.5 YR 5/6 - Strong Brown	6-34" Gravelly Sand Granular/Friable 7.5 YR 5/6 - Strong Brown
24-60" Loam Sand Granular/Firm in place 2.5Y 5/6 - Light Olive Brown	30-56" Sand Granular/Firm in place 2.5Y 5/6 - Light Olive Brown	30-56" Sand Granular/Firm in place 2.5Y 5/6 - Light Olive Brown	26-70" Sand Granular/Firm in place 2.5Y 5/6 - Light Olive Brown	36-60" Gravelly Sand Granular/Firm in place 2.5Y 5/6 - Light Olive Brown	34-60" Gravelly Sand Granular/Firm in place 2.5Y 5/6 - Light Olive Brown
ESHWT = 24" Roots to 24" No ledge observed No water observed Many stones throughout hole	ESHWT = 30" Roots to 30" No ledge observed No water observed Many stones throughout hole	ESHWT = 30" Roots to 30" No ledge observed No water observed Many stones throughout hole	ESHWT = 26" Roots to 26" No ledge observed No water observed Many stones throughout hole	ESHWT = 36" Roots to 36" No ledge observed No water observed Many stones throughout hole	ESHWT = 34" Roots to 34" No ledge observed No water observed Many stones throughout hole

DESIGNER OF
Subsurface Disposal Systems

Scott R. Frankiewicz
No. 1348
Department of Environmental Services

REVISIONS

NO.	DATE	DESCRIPTION
9	02/12/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS
10	03/26/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS
11	04/19/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS



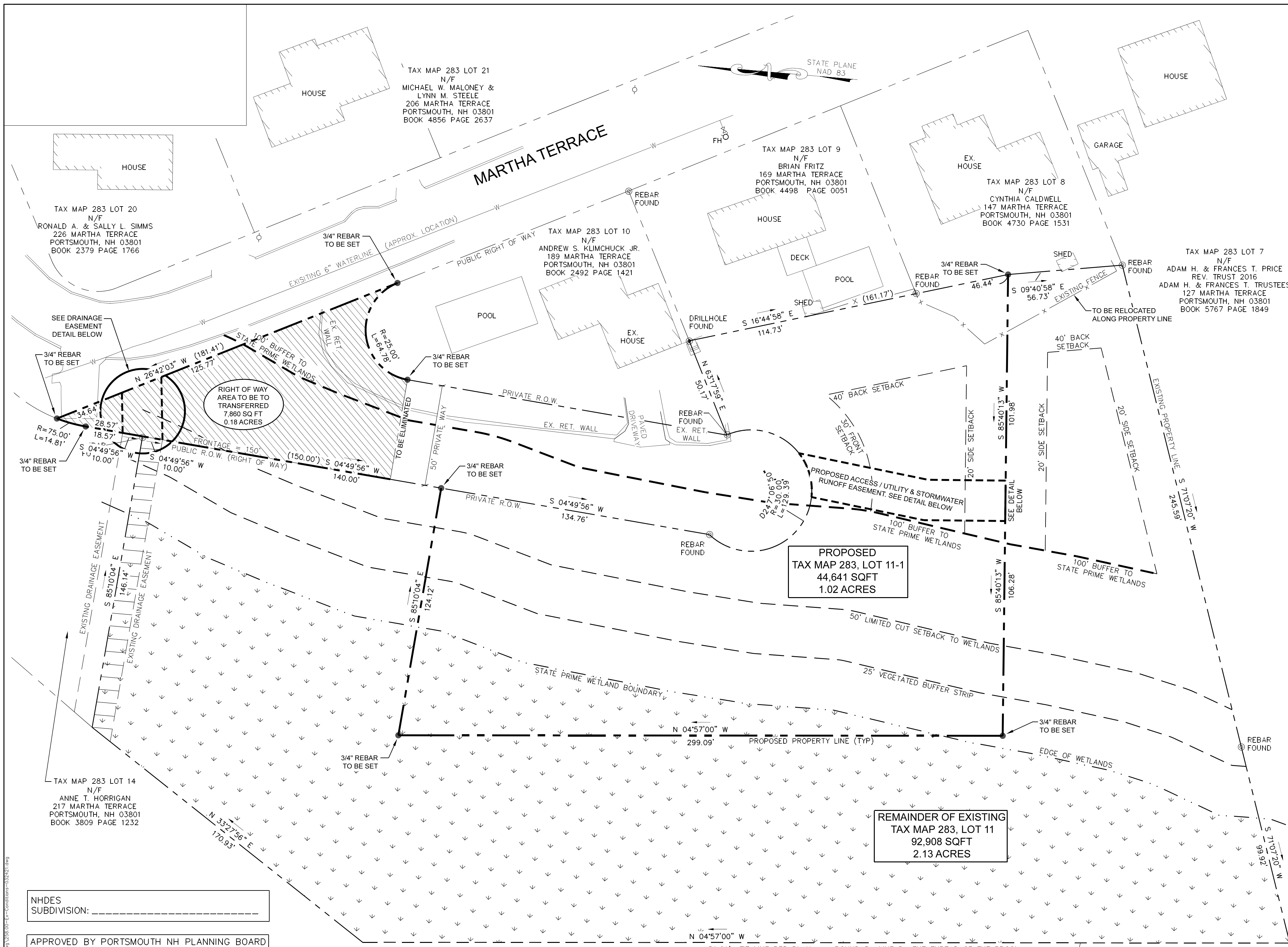
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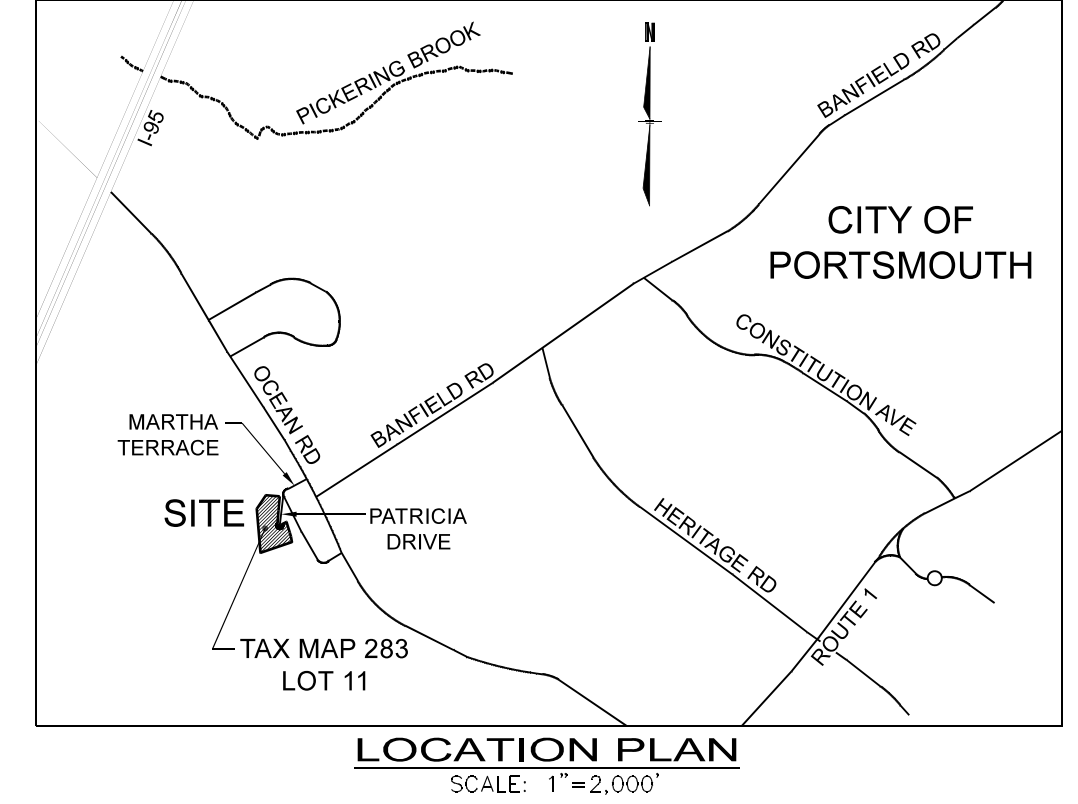
PROPOSED CONDITIONS PLAN
TAX MAP 283 LOT 11
DUBE PLUS CONSTRUCTION
HEMLOCK WAY, PORTSMOUTH NH 03801
OWNED BY
FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261
BOOK 3338 PAGE 0173

ROCKINGHAM CO.
JOB NO: 258.00
DATE: SEPTEMBER 23, 2020

PCP
SHT. 8 of 10



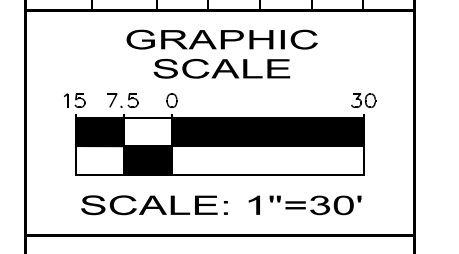
- ABUTTERS LIST:**
- N/F MAP 283 LOT 7 ADAM H. & FRANCES T. PRICE, 127 MARTHA TERRACE, PORTSMOUTH, NH 03801 BOOK 5767 PAGE 1849
 - N/F MAP 283 LOT 8 CYNTHIA CALDWELL, 147 MARTHA TERRACE, PORTSMOUTH, NH 03801 BOOK 4730 PAGE 1531
 - N/F MAP 283 LOT 9 BRIAN A FRITZ, 169 MARTHA TERRACE, PORTSMOUTH, NH 03801 BOOK 4498 PAGE 0051
 - N/F MAP 283 LOT 10 ANDREW S KLIMCHUCK JR., 189 MARTHA TERRACE, PORTSMOUTH, NH 03801 BOOK 2492 PAGE 1421
 - N/F MAP 283 LOT 11 MICHAEL W MALONEY & LYNN M STEELE, 206 MARTHA TERRACE, PORTSMOUTH, NH 03801 BOOK 4856 PAGE 2637
 - N/F MAP 283 LOT 12 ELIZABETH J ROLSTON, 185 POST ROAD, GREENLAND, NH 03840 BOOK 2789 PAGE 2523
 - N/F MAP 283 LOT 13 ANNE T. HORRIGAN, 217 MARTHA TERRACE, PORTSMOUTH, NH 03801 BOOK 3809 PAGE 1232
 - N/F MAP 283 LOT 14 RONALD A. & SALLY L. SIMMS, 226 MARTHA TERRACE, PORTSMOUTH, NH 03801 BOOK 2379 PAGE 1766
 - N/F MAP 283 LOT 20 ADAM H. & FRANCES T. PRICE, TRUST 2016, 127 MARTHA TERRACE, PORTSMOUTH, NH 03801 BOOK 5767 PAGE 1849



- NOTES:**
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 - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE CITY.
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REVISIONS

NO.	DATE	DESCRIPTION	BY
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10	03/26/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS	TDB
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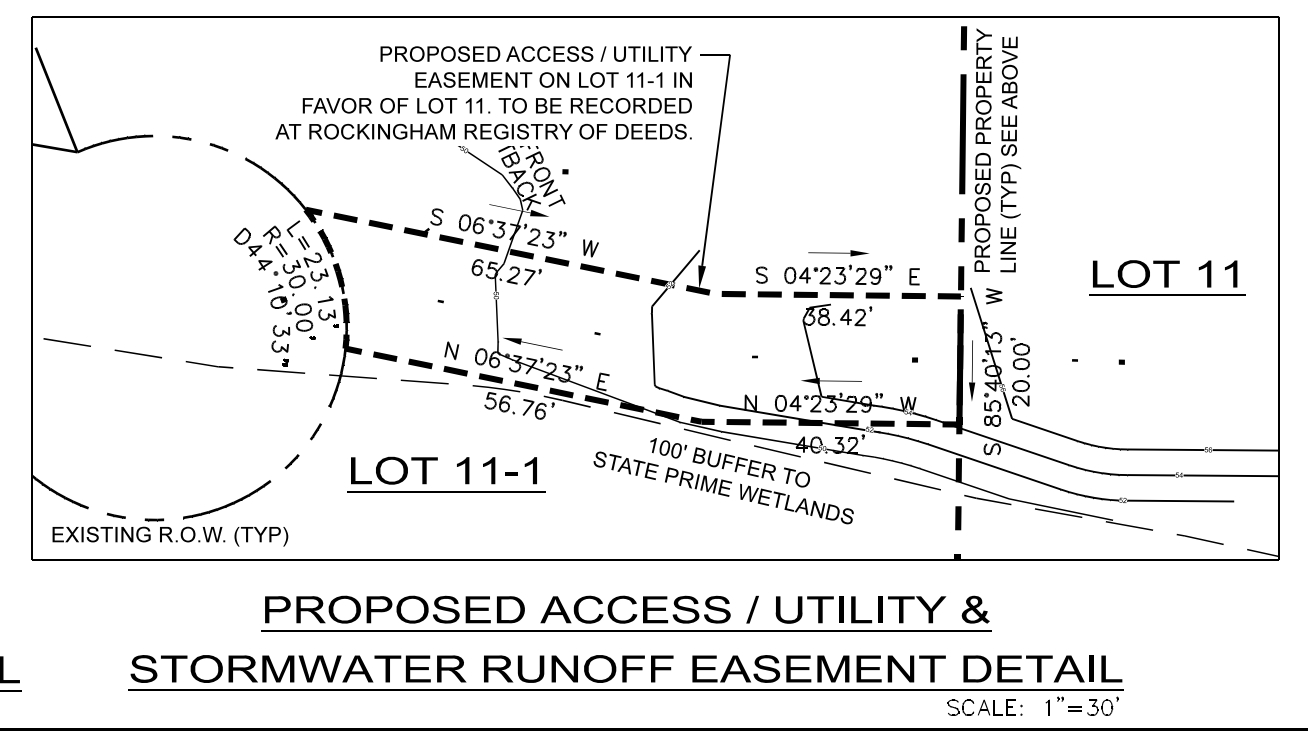
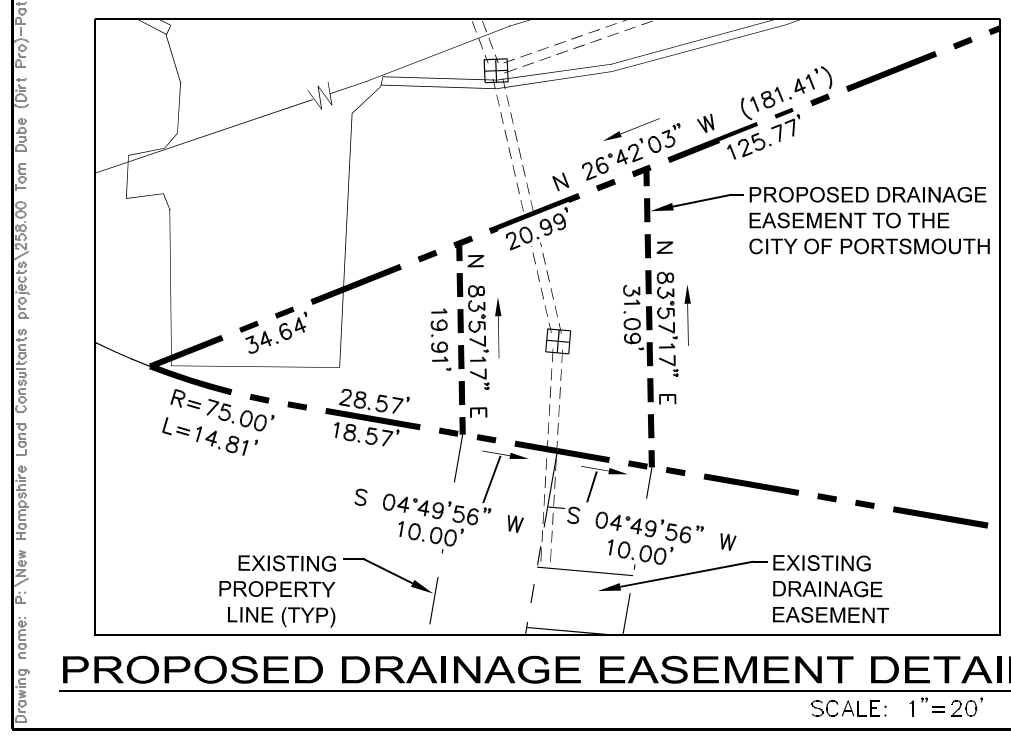
N.H. LAND Consultants
 SURVEYING • LAND PLANNING • REAL ESTATE
 A VETERAN OWNED COMPANY

6832 FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-942-9220 REGIST. NH.LANDCONSULTANTS.COM

NHDES SUBDIVISION: _____

APPROVED BY PORTSMOUTH NH PLANNING BOARD

CHAIRMAN _____ DATE _____



MONUMENTS AND BOUNDS SHOWN ON PLAN HAVE OR WILL BE SET UNDER HIS/HER SUPERVISION PRIOR TO CONVEYANCE OF ANY PROPOSED LOTS.

THE SUBDIVISION REGULATIONS OF THE CITY OF PORTSMOUTH ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS AND SUBJECT TO ANY CONDITIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE CITY OF PORTSMOUTH, NH.

SCOTT R. FRANKIEWICZ, LLS DATE: _____

- LEGEND**
- EXISTING RETAINING WALL
 - ABUTTERS PROPERTY LINES
 - SUBJECT PROPERTY LINES
 - PROPOSED PROPERTY LINES
 - EXISTING TIE LINE
 - EDGE OF PAVEMENT
 - PROPOSED BLDG SETBACK
 - WETLANDS
 - DRILL HOLE FOUND
 - REBAR W/ CAP FOUND
 - STONE BOUND FOUND
 - 3/4" REBAR TO BE SET
 - EXISTING GATE VALVE & HYDRANT

- PLAN REFERENCES:**
- R.C.R.D. PLAN #195, RECORDED APRIL 10, 1964, TITLED: "PARCIAL PLAN OF OCEAN MANOR, PORTSMOUTH, NH", PREPARED FOR: HILTON HOMES, INC., GREENLAND NH, DATED: JANUARY, 1964, PREPARED BY: JOHN DURGON CIVIL ENGINEERS, SCALE: 1"=40', PLAN APPROVED BY PORTSMOUTH PLANNING BOARD ON MARCH 20, 1964.
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 - R.C.R.D. PLAN #03102, RECORDED SEPTEMBER 18, 1978, TITLED: "LOT LINE REVISION, LAND OF LEVESQUE AND GERACL, PORTSMOUTH NH", PREPARED BY: JOHN W. DURGON ASSOCIATES INC., ENGINEERS, SURVEYORS & DESIGNERS OF PORTSMOUTH AND ROCHESTER, DATED SEPTEMBER 1978, SCALE: 1"=50', APPROVED BY PORTSMOUTH PLANNING BOARD ON SEPTEMBER 18, 1978.
 - R.C.R.D. PLAN #033328, RECORDED DECEMBER 6, 2005, TITLED: "SUBDIVISION AND LOT LINE RELOCATION PLAN, MAP 283 - LOTS 7 & 11", PREPARED FOR: ADAM H. & FRANCES PRICE AND ADAM H. PRICE & FRITZ FAMILY REV. LIVING TRUST, 127 MARTHA TERRACE & PATRICIA DRIVE, PORTSMOUTH NH, PREPARED BY: AMBIT ENGINEERING INC., CIVIL ENGINEERS & LAND SURVEYORS, PORTSMOUTH NH, SCALE: 1"=50', DATED MARCH 2005, APPROVED BY PORTSMOUTH PLANNING BOARD ON OCTOBER 24, 2005.

- REQUIRED NOTES:**
- THE DUMPING OF ANY KIND IS PROHIBITED IN THE WETLAND BUFFER.
 - SALTING OF ROAD IS PROHIBITED DUE TO CLOSE PROXIMITY TO A PRIME WETLAND.

PROPOSED SUBDIVISION PLAN
 TAX MAP 283 LOT 11
DUBE PLUS CONSTRUCTION
 HEMLOCK WAY, PORTSMOUTH NH 03801
 OWNED BY
FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
 P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261
 BOOK 3338 PAGE 0173

ROCKINGHAM CO.
 JOB NO: 258.00
 DATE: SEPTEMBER 23, 2020

PSP
 SHT. 9 of 10

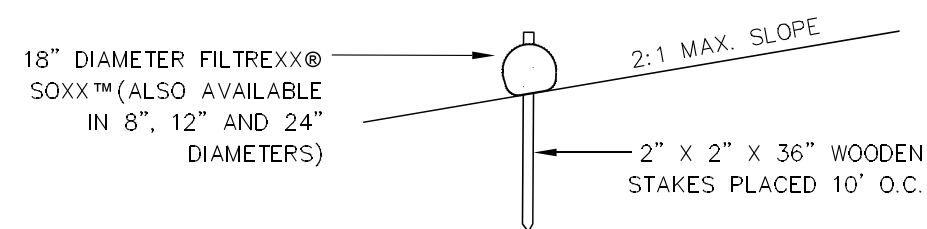
CONSTRUCTION SEQUENCE:

1. CUT AND CLEAR TREES, REMOVE EXISTING PAVEMENT WITHIN LIMIT OF WORK (PROPOSED TREE LINE), UNLESS OTHERWISE NOTED. ALL STUMPS, BRANCHES, TOPS AND BRUSH TO BE PROPERLY DISPOSED OF, PREFERABLY OFF SITE.
2. CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES (DETENTION BASIN, DIVERSION BERM, GRASS SWALE) PRIOR TO ANY EARTH MOVING OPERATION.
3. ALL AREAS SHALL BE PROTECTED FROM EROSION. SIDE SLOPES AND DETENTION POND SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
4. POND SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE (BEFORE ROUGH GRADING THE SITE).
5. ALL STORM DRAINAGE SYSTEMS SUCH AS DETENTION/RETENTION BASINS, LEVEL SPREADERS SHALL BE PROTECTED FROM EROSION. ALL STORM DRAINAGE SYSTEMS SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM.
6. CONSTRUCT TEMPORARY CULVERTS, DIVERSION DITCHES/SWALES OR BERMS AS REQUIRED TO MINIMIZE THE EROSION EFFECTS OF STORMWATER RUNOFF DURING ALL CONSTRUCTION ACTIVITIES. TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL AREAS STABILIZED.
7. ALL MATERIAL SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED IN UPLANDS AREAS. ALL STOCKPILES SHALL BE SEEDED WITH WINTER RYE AND IF NECESSARY, SURROUNDED WITH SILT FENCE, AND/OR STRAW BALES, IN ORDER TO PREVENT OR CONTAIN SOIL EROSION.
8. ALL MATERIAL SUITABLE FOR FILL OR SELECT MATERIAL SHALL BE STOCKPILED IN UPLANDS AREAS. ALL STOCKPILES SHALL BE SURROUNDED WITH SILT FENCE, AND/OR STRAW BALES, IN ORDER TO CONTAIN SOIL EROSION.
9. REMOVE ALL IMPROPER ROADWAY MATERIAL WITHIN 18" OF SUBGRADE. REPLACE WITH COMPACTED GRANULAR FILL ACCEPTABLE TO THE STATE/TOWN SPECIFICATIONS. ALL SUITABLE FILL MATERIAL SHALL BE COMPACTED TO AT LEAST 95% OF THE DRY WEIGHT AS DETERMINED BY MODIFIED PROCTOR TESTING (ASTM D-1556) REQUIREMENTS.
10. CONSTRUCT ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO DRAIN, DATA, CABLE AND POWER.
11. ROUGH GRADE SITE WITHIN LIMIT OF WORK AND COMMENCE CONSTRUCTION OF ROADWAY.
12. SITE SHALL BE STABILIZED WITHIN 72 HOURS OF FINISHED GRADE.
13. COMPLETE ROADWAY SLOPE GRADING/EMBANKMENT CONSTRUCTION. ALL SLOPES SHALL BE STABILIZED AND SEEDING IMMEDIATELY AFTER GRADING. THE CONTRACTOR SHALL STABILIZE SLOPES WITH APPROPRIATE SEEDING PROGRAM OR JUTE MAT, WHEREVER SPECIFIED. ALL CUT AND FILL SLOPES SHALL BE SEEDING/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
14. APPLY TOPSOIL TO SITE SLOPES AND OTHER AREAS DISTURBED BY CONSTRUCTION. TOPSOIL USED SHALL BE NATIVE ORGANIC MATERIAL SCREENED AS TO BE FREE FROM ROOTS, BRANCHES, STONES, AND OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL BE APPLIED SO AS TO PROVIDE A MINIMUM OF A 4-INCH COMPACTED THICKNESS. UPON COMPLETION OF TOPSOILING, FINISHED SECTIONS ARE TO BE LIMED, SEEDING, AND MULCHED. CONSERVATION SEED MIX SHALL BE USED ALONG "PROPOSED PRIVATE DRIVE" AND WILDFLOWER MIX TO BE USED IN DETENTION BASIN AND OTHER OPEN AREAS. THE CONTRACTOR SHALL INSPECT COMPLETED SECTIONS OF WORK ON A REGULAR BASIS AND REMEDY ANY PROBLEM AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
15. MAINTAIN, REPAIR, AND REPLACE TEMPORARY EROSION CONTROL MEASURES AS NECESSARY FOR A MINIMUM PERIOD OF 12 MONTHS FOLLOWING SUBSTANTIAL COMPLETION.
16. AFTER STABILIZATION (12 MONTHS FOLLOWING SUBSTANTIAL COMPLETION), REMOVE AND PROPERLY DISPOSE OF TEMPORARY EROSION CONTROL MEASURES, PREFERABLY OFF SITE.
17. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.

DEFINITION OF THE WORD STABLE: AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

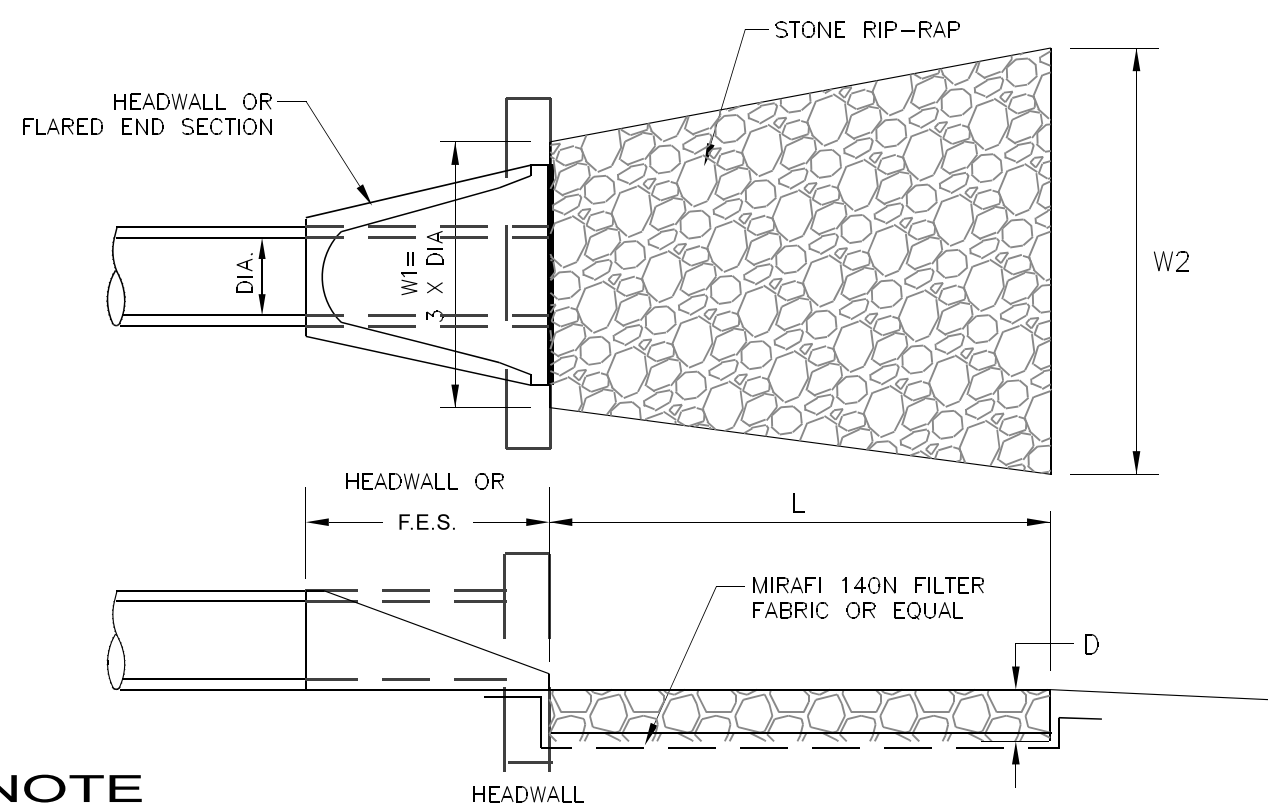
- A: BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
- B: A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
- C: A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED.
- D: OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

18. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.



FILTER SOCK DETAIL

FILTREXX® OR APPROVED EQUAL NOT TO SCALE



NOTE

THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIP-RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.

THE ROCK USED FOR RIP-RAP SHALL CONFORM TO THE SPECIFIED GRADATION.

GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP-RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 11 INCHES.

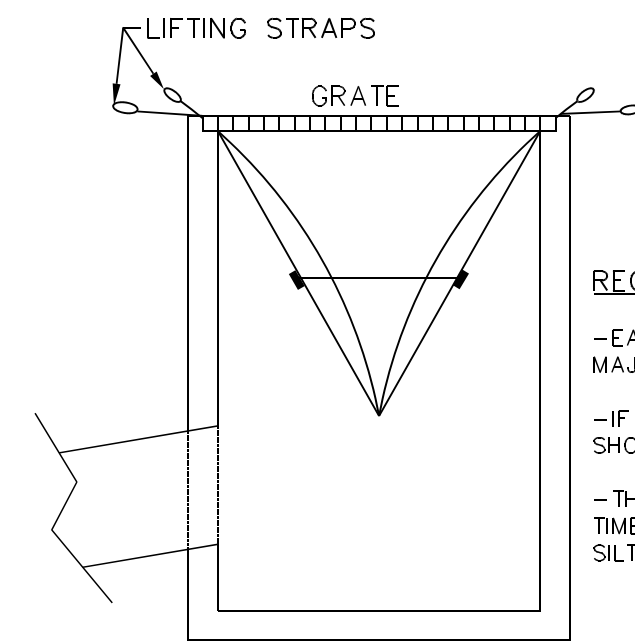
STONE FOR THE RIP-RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

MAINTENANCE

THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS AND SEDIMENT THAT COULD CHANGE THE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

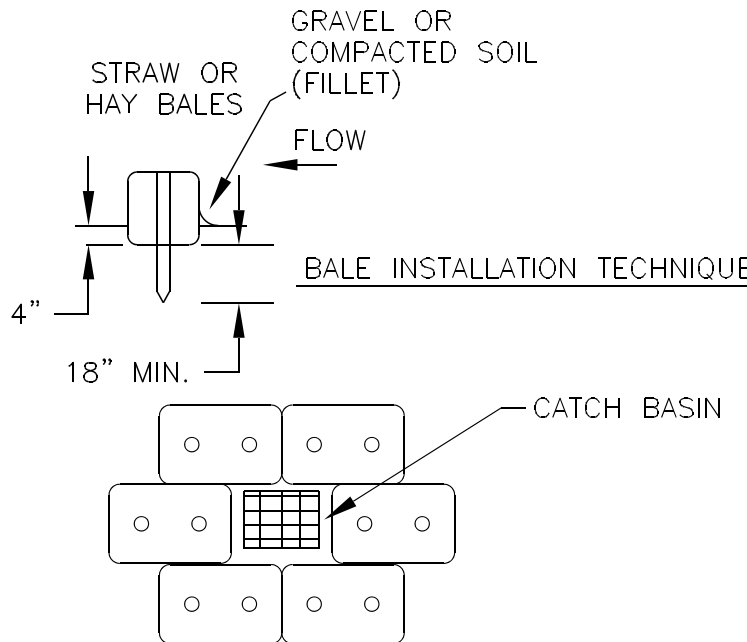
RIP-RAP OUTLET PROTECTION APRON

NOT TO SCALE



SILTSACK DETAIL

NOT TO SCALE



EROSION PROTECTION

TYPE "E"

NORMAL USE AROUND CATCH BASINS NOT TO SCALE

CONSTRUCTION SPECIFICATIONS FOR STRAW OR HAY BALE BARRIERS

1. STRUCTURES SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
3. WHEN HAY BALES ARE USED, THE BALES SHALL BE EMBEDDED AT LEAST 4 INCHES INTO THE SOIL. WHEN TIMBER STRUCTURES ARE USED, THE TIMBER SHALL EXTEND AT LEAST 18 INCHES INTO THE SOIL.
4. HAY OR STRAW BALES SHALL BE ANCHORED INTO THE SOIL USING 2" X 2" STAKES DRIVEN THROUGH THE BALES AND AT LEAST 18 INCHES INTO THE SOIL.
5. SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATE VEGETATIVE BMP.
6. STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.

RECOMMENDED MAINTENANCE SCHEDULE

-EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT

-IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACK SHOULD BE INSPECTED EVERY 2-3 WEEKS

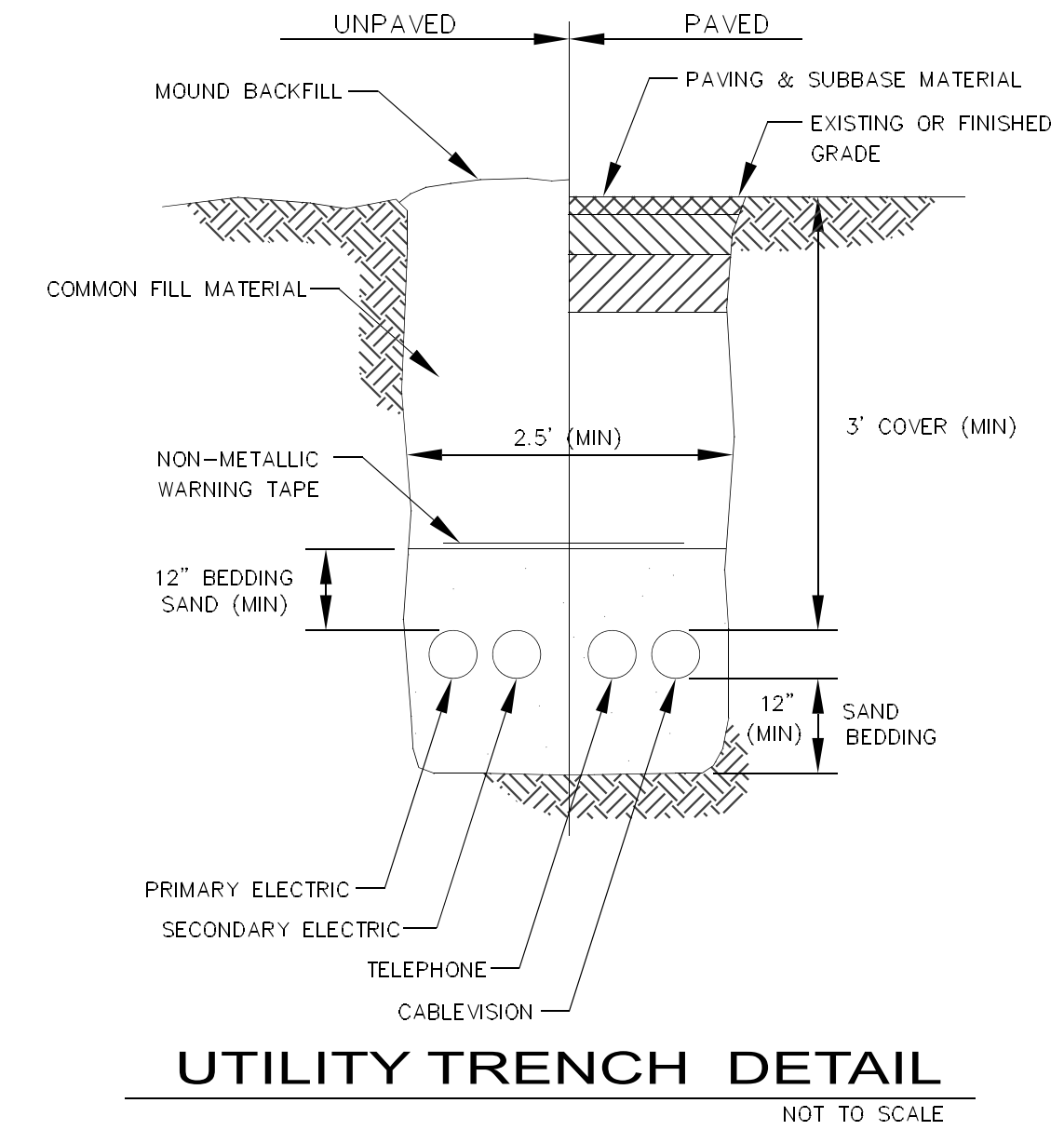
-THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

MAINTENANCE

THE LEVEL SPREADER SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE LIP HAS BEEN DAMAGED AND TO DETERMINE THAT THE DESIGN CONDITIONS HAVE NOT CHANGED. ANY DETRIMENTAL SEDIMENT ACCUMULATION SHOULD BE REMOVED. IF FILLING HAS TAKEN PLACE ON THE LIP, THEN THE DAMAGE SHOULD BE REPAIRED AND REVEGETATED. THE VEGETATION SHOULD BE MOWED OCCASIONALLY TO CONTROL WEEDS AND THE ENCROACHMENT OF WOODY VEGETATION. CLIPPINGS SHOULD BE REMOVED AND DISPOSED OF OUTSIDE THE SPREADER AND AWAY FROM THE OUTLET AREA. FERTILIZATION SHOULD BE DONE AS NECESSARY TO KEEP THE VEGETATION HEALTHY AND DENSE.

CONSTRUCTION SPECIFICATIONS

- 1) CONSTRUCT THE LEVEL SPREADER LIP ON A ZERO GRADE TO INSURE UNIFORM SPREADING RUNOFF.
- 2) LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
- 3) AN EROSION STOP SHALL BE PLACED VERTICALLY A MINIMUM OF SIX INCHES DEEP IN A SILT TRENCH ONE FOOT BACK OF THE LEVEL LIP AND PARALLEL TO THE LIP. THE EROSION STOP SHALL EXTEND THE ENTIRE LENGTH OF THE LEVEL LIP.
- 4) THE ENTIRE LIP AREA SHALL BE PROTECTED BY PLACING TWO STRIPS OF JUTE OR EXCELISOR MATTING ALONG THE LIP. EACH STRIP SHALL OVERLAP THE EROSION STOP BY AT LEAST SIX INCHES.
- 5) THE ENTRANCE CHANNEL TO THE LEVEL SPREADER SHALL NOT EXCEED A 1 PERCENT GRADE FOR AT LEAST 50 FEET BEFORE ENTERING INTO THE SPREADER.
- 6) THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RE-CONCENTRATE IMMEDIATELY BELOW THE SPREADER.
- 7) PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PERFORMED.



UTILITY TRENCH DETAIL

NOT TO SCALE

MEDIA FILTER TYPE

The Bio-Clean Grate Filter Media Filter is made of 100% stainless steel and is available in various sizes and depths, allowing it to fit in any graded catch basin inlet. The filter's heavy duty construction allows for cleaning with any vacuum truck.

PERFORMANCE	OPERATION
85% REMOVAL OF FINE TSS	
95% REMOVAL OF OILS & GREASE	
95% REMOVAL OF COPPER	
94% REMOVAL OF ZINC	83% REMOVAL OF LEAD

SPECIFICATIONS

MODEL #	MEDIA TREATMENT FLOW (gph)	BYPASS FLOW (gph)
BIO-GLRS-MF-24	0.11	UNLIMITED
BIO-GRATE-MF-12-12-12	0.08	0.52
BIO-GRATE-MF-18-18-18	0.18	3.51
BIO-GRATE-MF-24-24-24	0.35	5.31
BIO-GRATE-MF-36-36-36	0.86	12.53
BIO-GRATE-MF-48-48-48	1.36	17.05

Note: Media treatment flow rates based on hydraulic conductivity of bulk media pack wet weight in laboratory conditions. Various filter basket heights available.

Media Filter Type



Design for Industrial Applications

TESTING HIGHLIGHT:
Port of San Diego Field Testing
82% of TSS

MEDIA FILTER TYPE

Bio-Clean OR APPROVED EQUAL

NOT TO SCALE

PAVEMENT SECTION

NOT TO SCALE

REVISIONS		DESCRIPTION	BY
NO.	DATE	REUSED PER CITY OF PORTSMOUTH COMMENTS	TDB
9	02/12/2021		
10	03/26/2021		
11	04/19/2021		

SCALE AS SHOWN

N.H. LAND Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
A Veteran Owned Company

WEBSITE: NH.LANDCONSULTANTS.COM
PH: 603-942-9220
683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261

DETAIL SHEET
TAX MAP 283 LOT 11
DUBE PLUS CONSTRUCTION
HEMLOCK WA, PORTSMOUTH NH 03801
OWNED BY
FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261
BOOK 3358 PAGE 0173

ROCKINGHAM CO.

JOB NO: 258.00

DATE: SEPTEMBER 23, 2020

DET

SHT. 10 of 10



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

DATE: 5/26/2021

RE: Map 283, Lot 11
AMENDED - Wetland Conditional Use Permit

Juliet,

The following is a supplemental to accompany the amended project plans that demonstrates compliance with the conditional use criteria for the proposed wetland buffer impacts. We are requesting to modify the approved plans to eliminate all permanent buffer impacts upon consultation with NHDES. We believe that the proposed plan revisions will result in equal or better buffer and wetland protection with less overall impacts.

Project Overview:

The property's sole access is via the existing roadway off Martha Terrace. This roadway is paved with 20-24 feet of pavement width terminating in a cul-de-sac. The majority of the pavement has eroded away or otherwise covered with grass from years of being unmaintained. There is no other alternative access to this buildable area of the lot without utilizing the roadway. The plans call for the removal of the existing failing asphalt surface and its non-functioning catch basins and the replacement of an 18-foot paved private roadway and the replacement of the existing catch basins that will be fitted with a Bio Clean media filter to treat the stormwater. The existing mature trees and vegetation along the roadway will remain. The proposed temporary impacts to the buffer are 5,718 sf. No permanent impacts are proposed within the buffer.

GARREPY PLANNING CONSULTANTS, LLC
real estate planning & development

phone: 603.944.7530 email: garrepy.pc@gmail.com

10.1017.40 Conditional Use Approval - 10.1017.50 Criteria for Approval

Any proposed development, other than installation of utilities within a right-of-way, shall comply with all of the following criteria:

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

The property is presently zoned for single-family residential development and consists of 3.16 acres in the SRA District. The property has over 400 feet of frontage on an existing roadway that has not been maintained for many years other than being plowed by the abutting landowners for access. The property has suitable upland soils outside of the 100-foot wetland buffer for residential development.

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

There is no other alternative access to the buildable area of the lot without utilizing and improving the existing right-of-way.

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

Given that there will be no permanent impacts to the buffer and that new stormwater treatment will be introduced, the proposal will be a net positive impact on the wetlands. Therefore, no adverse impact on the wetland functional values, the wetland buffer or surrounding properties will result from the proposed project.

(4) Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals; and

The existing mature trees and vegetation along the roadway will remain. The project will have no alteration of the natural vegetative state or managed woodland within the jurisdictional buffer.

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

There is no other alternative access to the buildable area of the lot without utilizing and improving the existing right-of-way.

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

There is no work proposed within the vegetated buffer strip. The vegetated buffer strip shall remain uncut and undisturbed.