



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

26 July 2021

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

**Re: City of Portsmouth Wetland Conditional Use Permit Request
Tax Map 236, Lot 39
180 Spaulding Turnpike
Portsmouth, New Hampshire**

Dear Mr. Legg:

This letter transmits a City of Portsmouth Wetland Conditional Use Permit Amendment request for 5,615 square feet of disturbance within the 100' City of Portsmouth Wetland Buffer for the construction of an addition onto the existing structure located on the subject lot. The project also includes a concrete sidewalk to facilitate foot access into the proposed addition.

Seacoast Mazda operates a business on the parcel and has been directed by Mazda North America to seek all the necessary approvals to build a new showroom and customer service area. While clean and well maintained, the existing showroom and customer service area are in need of updating to provide a more functional, efficient and welcoming space. The proposed project involves demolishing the existing showroom, offices and service area and building a new showroom and customer service area on the existing footprint, adding a second floor over a portion the showroom for offices and storage space and expanding the showroom to include an enclosed customer service drive-in area. The new enclosed customer service drive-in area will be in the same location as the existing outdoor customer service drive-up area. The proposed new customer service drive-in area will align with the front and side of the building and thereby maintain the same setbacks from property boundaries that exist today. The plans include the associated site improvements for this addition.

The proposed project will increase the footprint of the existing building by approximately 2,412 square feet. This increase is largely represented by the conversion of the existing outdoor customer service drive-up area to an indoor customer service drive-in area. The proposed second floor office and storage space is approximately 2,230 GSF resulting in a total increase of gross square footage (GSF) of approximately 4,795 GSF. The project required Zoning Relief; said relief was granted by the Portsmouth Zoning Board on June 15, 2021.

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

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

The proposed addition will be constructed over an area that is existing pavement. The proposed addition is partially located within the 100' City of Portsmouth Wetland Buffer. Given that the project proposes structure where existing pavement exists and there is no increase in impervious surface, the land is reasonably suited to the use, activity, or alteration. In addition, the proposed project does not require the removal of any naturally vegetated buffer area surrounding the wetland to achieve construction goals.

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

Due to the configuration of the lot, the location of nearby wetlands, there does not exist an area to propose the addition while avoiding the 100' City of Portsmouth Wetland Buffer.

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

The proposal will not impact the existing wetland resource located adjacent to the site and its current functions and values. The project does not increase the impervious surface coverage on the lot and therefore will have no adverse impact on the wetland functional values and the surrounding properties.

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

The areas within the 100' City of Portsmouth Wetland Buffer that are proposed to be impacted would be characterized as existing pavement. There will be no alteration of the natural vegetated state to achieve construction goals.

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

The project represents the alternative with the least adverse impacts to areas and environments while allowing reasonable use of the property.

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

There are no areas within the vegetated buffer strip that will be impacted or altered by this project.

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

Respectfully submitted,



Steven D. Riker
NH Certified Wetland Scientist/Environmental Permitting Specialist
Ambit Engineering, Inc.

Cc: Spaulding Group, LLC-Owners/Applicant

Site Photograph #1

October 2020



Site Photograph #2

October 2020



Site Photograph #3

October 2020



Site Photograph #4

October 2020





WETLAND BUFFER IMPACT EXHIBIT

OWNER: SEACOAST MAZDA, SPAULDING GROUP, LLC
 PROPERTY LOCATION: 180 SPAULDING TURNPIKE
 CITY OF PORTSMOUTH
 STATE OF NEW HAMPSHIRE

KEY

WETLAND BUFFER IMPACT FOR PROPOSED ADDITION
■ PERMANENT IMPACT
■ TEMPORARY IMPACT

CITY OF PORTSMOUTH BUFFER IMPACT AREAS IN S.F.

	PERMANENT IMPACT AREAS	TEMPORARY IMPACT AREAS
100' CITY OF PORTSMOUTH WETLAND BUFFER	3,287 S.F.	2,528 S.F.

DEED REFERENCE: 5884/1774
 PLAN REF: 1

SCALE: 1"=50'

26 JULY 2021



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

NORTH
 NAD83(2011)
 NH SPC
 GRID

237
 56
 N/F
 NE MARINE AND INDUSTRIAL INC.
 200 SPAULDING TURNPIKE
 PORTSMOUTH, NH 03801
 3285/2577

237
 56
 N/F
 NE MARINE AND INDUSTRIAL INC.
 200 SPAULDING TURNPIKE
 PORTSMOUTH, NH 03801
 3285/2577

236/39

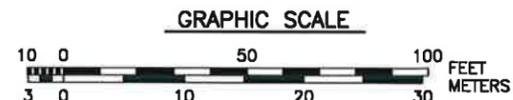
#180
 1 STORY
 9,148 S.F.
 ROOF
 FF=27.4-27.9
 PEAK=44.4
 9,147 S.F. TO REMAIN

PROPOSED 2 STORY SHOWROOM ADDITION 4,895 S.F.
 FF 27.90

PROPOSED SIDEWALK
 1 D2

EXISTING OUTSIDE VEHICLE DISPLAY AREA
 9,854 S.F.

TBM A
 X CUT IN HYDRANT BONNET NUT
 ELEV: 38.60



J:\JOB53\UN 3200\3230\3236\2020 Site Plan\Plans & Specs\Site\3236 Site 2020.dwg, IMPACT EXHIBIT, 7/27/2021 9:43:27 AM

PROPOSED BUILDING ADDITION SEACOAST MAZDA 180 SPAULDING TURNPIKE PORTSMOUTH NEW HAMPSHIRE SITE PERMIT PLANS

PROJECT PERMITS:
 PORTSMOUTH ZBA: APPROVED 6/15/21
 PORTSMOUTH SITE PLAN: PENDING
 PORTSMOUTH CUP (WETLANDS): PENDING

OWNER AND APPLICANT:
SPAULDING GROUP, LLC
 180 SPAULDING TURNPIKE
 PORTSMOUTH, N.H. 03801
 TEL. (603) 436-6811

ARCHITECT:
PORT ONE ARCHITECTS
 959 ISLINGTON STREET
 PORTSMOUTH, NH
 TEL. (603) 436-8891

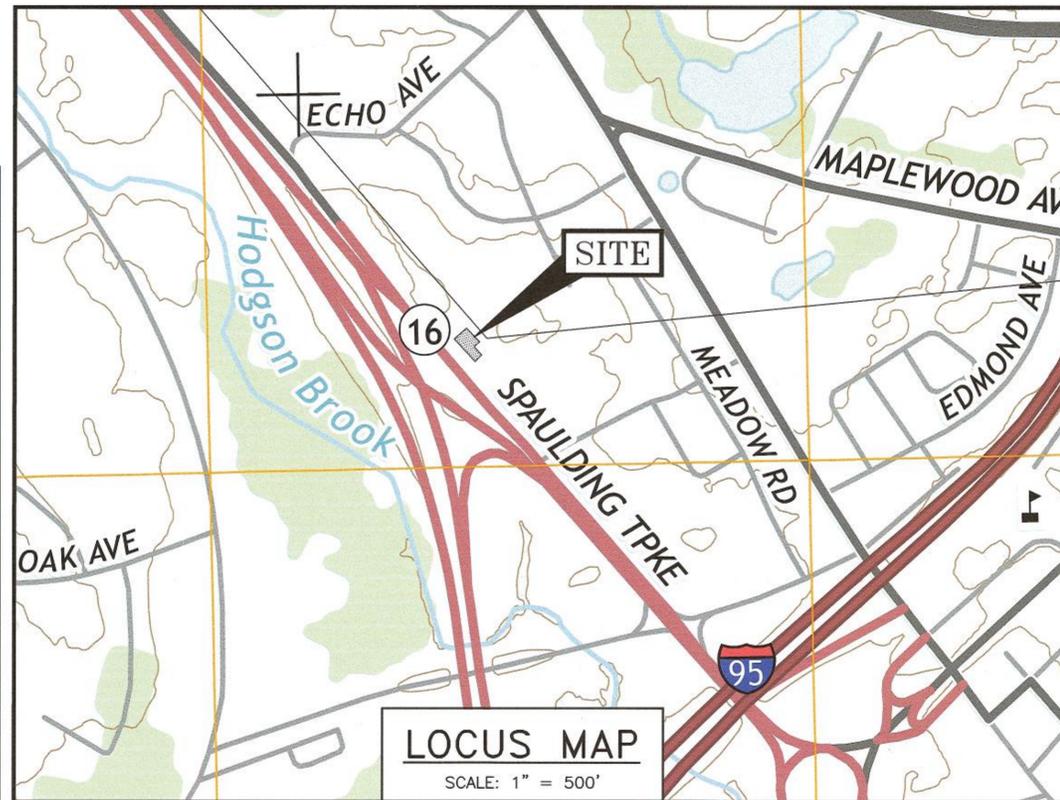
CIVIL ENGINEER & LAND SURVEYOR:
AMBIT ENGINEERING, INC.
 200 GRIFFIN ROAD, UNIT 3
 PORTSMOUTH, N.H. 03801
 TEL. (603) 430-9282
 FAX (603) 436-2315

CORPORATE ARCHITECT:
CHANGE UP
 2056 BYERS ROAD
 DAYTON, OH
 TEL. (844) 804-7700

PORTSMOUTH ZONING MAP



Legend	
Character Districts	
[Dashed Box]	Character-Based Zoning Area (Refer to Zoning Map Sheet 2 of 2 Character Districts Regulating Plan)
Residential Districts	
[Light Green]	R Rural
[Light Yellow]	SRA Single Residence A
[Yellow]	SRB Single Residence B
[Light Orange]	GRA General Residence A
[Orange]	GRB General Residence B
[Dark Orange]	GRC General Residence C
[Dark Yellow]	GA/MH Garden Apartment/Mobile Home Park
Mixed Residential Districts	
[Light Brown]	MRO Mixed Residential Office
[Brown]	MRB Mixed Residential Business
[Dark Brown]	G1 Gateway Corridor
[Red]	G2 Gateway Center
Business Districts	
[Red]	GB General Business
[Pink]	B Business
[Blue]	WB Waterfront Business



LEGEND:		
EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	SETBACK
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
---	---	FOUNDATION DRAIN
---	---	EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
⊙	⊙	UTILITY POLE
☀	☀	WALL MOUNTED EXTERIOR LIGHTS
⊠	⊠	TRANSFORMER ON CONCRETE PAD
⊠	⊠	ELECTRIC HANDHOLD
⊠	⊠	SHUT OFFS (WATER/GAS)
⊠	⊠	GATE VALVE
⊠	⊠	HYDRANT
⊠	⊠	CATCH BASIN
⊠	⊠	SEWER MANHOLE
⊠	⊠	DRAIN MANHOLE
⊠	⊠	TELEPHONE MANHOLE
⊠	⊠	PARKING SPACE COUNT
⊠	⊠	PARKING METER
LSA	LSA	LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	AC	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP	EP	EDGE OF PAVEMENT
EL	EL	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL
W.W.	W.W.	WINDOW WELL
1	1	PHOTO LOCATION



UTILITY CONTACTS

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

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

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

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

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

INDEX OF SHEETS

DWG No.	Description
-	STANDARD BOUNDARY SURVEY PLAN
C1	EXISTING CONDITIONS PLAN
C2	DEMOLITION PLAN
C3	SITE PLAN
C4	UTILITY PLAN
C5	GRADING PLAN
	EXTERIOR RENDERING
	FLOOR PLANS
	ELEVATIONS

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

APPROVED BY THE PORTSMOUTH PLANNING BOARD

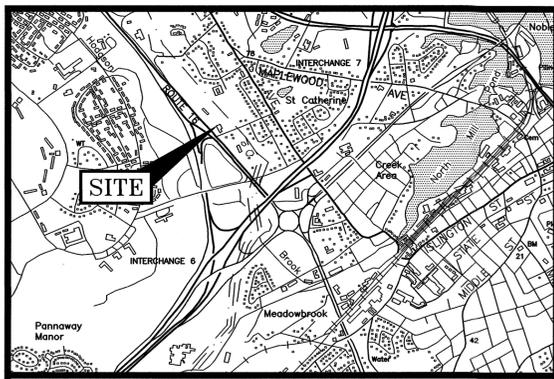
CHAIRMAN _____ DATE _____

**PROPOSED BUILDING ADDITION
 SEACOAST MAZDA
 180 SPAULDING TURNPIKE
 PORTSMOUTH, N.H.**



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

PLAN SET SUBMITTAL DATE: 19 JULY 2021

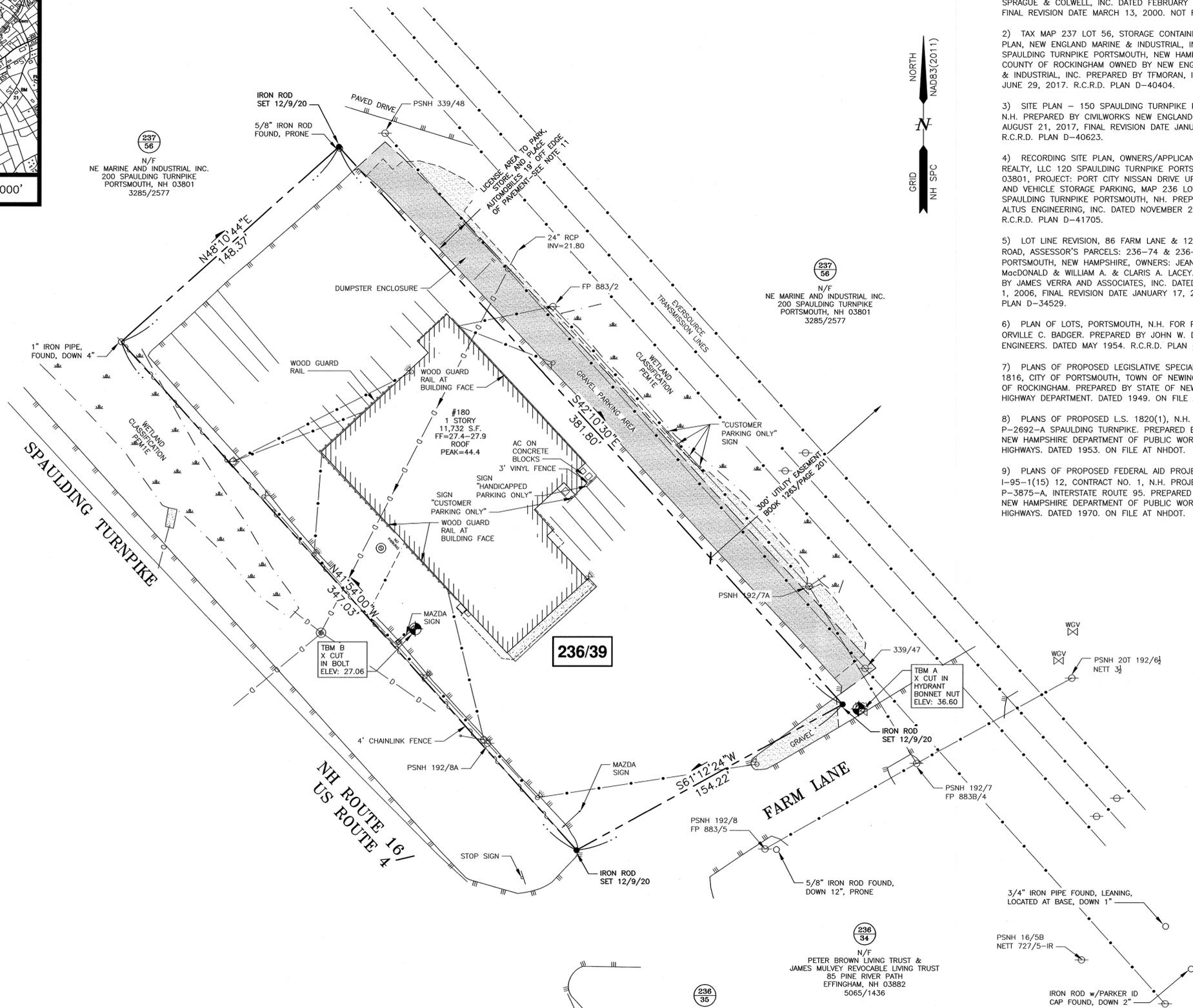


LOCATION MAP

SCALE: 1"=2,000'

LEGEND:

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



PLAN REFERENCES:

- 1) REQUEST FOR VARIANCE FOR SEACOAST VOLKSWAGEN - MAZDA, 180 SPAULDING TURNPIKE, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH. PREPARED BY MILLETTE, SPRAGUE & COLWELL, INC. DATED FEBRUARY 14, 2000. FINAL REVISION DATE MARCH 13, 2000. NOT RECORDED.
- 2) TAX MAP 237 LOT 56, STORAGE CONTAINER LOCATION PLAN, NEW ENGLAND MARINE & INDUSTRIAL, INC., 200 SPAULDING TURNPIKE PORTSMOUTH, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM OWNED BY NEW ENGLAND MARINE & INDUSTRIAL, INC. PREPARED BY TFMORAN, INC. DATED JUNE 29, 2017. R.C.R.D. PLAN D-40404.
- 3) SITE PLAN - 150 SPAULDING TURNPIKE PORTSMOUTH, N.H. PREPARED BY CIVILWORKS NEW ENGLAND. DATED AUGUST 21, 2017, FINAL REVISION DATE JANUARY 5, 2018. R.C.R.D. PLAN D-40623.
- 4) RECORDING SITE PLAN, OWNERS/APPLICANTS: TWO-WAY REALTY, LLC 120 SPAULDING TURNPIKE PORTSMOUTH, NH 03801, PROJECT: PORT CITY NISSAN DRIVE UP SERVICE BAY AND VEHICLE STORAGE PARKING, MAP 236 LOT 33, 120 SPAULDING TURNPIKE PORTSMOUTH, NH. PREPARED BY ALTUS ENGINEERING, INC. DATED NOVEMBER 27, 2018. R.C.R.D. PLAN D-41705.
- 5) LOT LINE REVISION, 86 FARM LANE & 125 MEADOW ROAD, ASSESSOR'S PARCELS: 236-74 & 236-68, PORTSMOUTH, NEW HAMPSHIRE, OWNERS: JEANNETTE MacDONALD & WILLIAM A. & CLARIS A. LACEY. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. DATED DECEMBER 1, 2006, FINAL REVISION DATE JANUARY 17, 2007. R.C.R.D. PLAN D-34529.
- 6) PLAN OF LOTS, PORTSMOUTH, N.H. FOR PAUL C. & ORVILLE C. BADGER. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS. DATED MAY 1954. R.C.R.D. PLAN #02160.
- 7) PLANS OF PROPOSED LEGISLATIVE SPECIAL PROJECT LS 1816, CITY OF PORTSMOUTH, TOWN OF NEWINGTON, COUNTY OF ROCKINGHAM, PREPARED BY STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT. DATED 1949. ON FILE AT NHDOT.
- 8) PLANS OF PROPOSED L.S. 1820(1), N.H. NO. P-2692-A SPAULDING TURNPIKE. PREPARED BY STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS. DATED 1953. ON FILE AT NHDOT.
- 9) PLANS OF PROPOSED FEDERAL AID PROJECT I-95-1(15) 12, CONTRACT NO. 1, N.H. PROJECT NO. P-3875-A, INTERSTATE ROUTE 95. PREPARED BY STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS. DATED 1970. ON FILE AT NHDOT.

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NOTES:

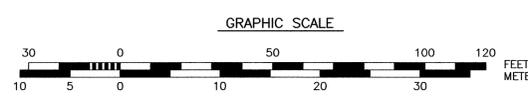
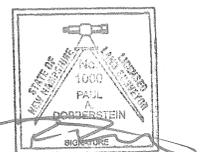
- 1) PARCEL IS SHOWN ON THE PORTSMOUTH ASSESSOR'S TAX MAP 236 AS LOT 39.
- 2) OWNERS OF RECORD: SPAULDING GROUP, LLC 180 SPAULDING TURNPIKE PORTSMOUTH, NH 03801 5886/1774
- 3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0260F. EFFECTIVE 1/29/2019.
- 4) EXISTING LOT AREA: 54,384 SF 1.2485 ACRES
- 5) PARCEL IS LOCATED IN THE GENERAL BUSINESS DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS: MIN. LOT AREA: 43,560 SF FRONTAGE: 200 FT SETBACKS: FRONT: 30 FT SIDE: 30 FT REAR: 50 FT
MAXIMUM STRUCTURE HEIGHT: 60 FT
MAXIMUM BUILDING COVERAGE: 30%
MINIMUM OPEN SPACE: 20%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A STANDARD BOUNDARY SURVEY OF THE PARCEL.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (±0.2').
- 9) PARCEL IS SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS FOR LAND NOW OF NEW ENGLAND MARINE AND INDUSTRIAL, INC. IN AS MUCH AS IT IS STILL IN EFFECT, LOCATION NOT PLOTTABLE. SEE R.C.R.D. 1566/184.
- 10) PARCEL IS SUBJECT TO A DRAINAGE AGREEMENT (R.C.R.D. 1564/229) & CONDITIONS AS MUCH AS THEY ARE STILL IN EFFECT (R.C.R.D. 1499/277).
- 11) LICENSE AREA FOR PARKING, STORAGE, AND PLACING AUTOMOBILES IS SHOWN PER PLAN REFERENCE 1 & R.C.R.D. PLAN D-40404. THE LICENSE AGREEMENT BETWEEN THE OWNERS OF PARCELS 237/56 AND 236/39 ALLOW FOR A 25' WIDE AREA TO PARK AND STORE VEHICLES. SEE CITY AGREEMENT TO LIMIT TO 19' FROM EDGE OF PAVEMENT.

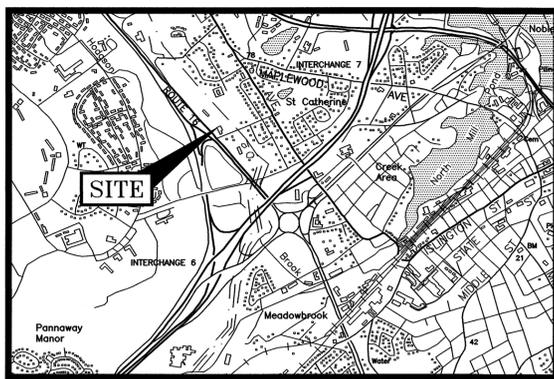
NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	2/17/21
0	ISSUED FOR COMMENT	12/5/20

STANDARD BOUNDARY SURVEY
TAX MAP 236 - LOT 39
SEACOAST MAZDA
FOR
SPAULDING GROUP, LLC
180 SPAULDING TURNPIKE
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

"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."

PAUL A DOBBERSTEIN, LLS
DATE 2/17/2021





LOCATION MAP SCALE: 1"=2,000'

LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY
- REGISTRY OF DEEDS
- MAP 157 / LOT 3
- BOUNDARY
- SETBACK
- RAILROAD SPIKE FOUND
- IRON ROD/PIPE FOUND
- DRILL HOLE FOUND
- STONE/CONCRETE BOUND FOUND
- RAILROAD SPIKE SET
- IRON ROD SET
- DRILL HOLE SET
- GRANITE BOUND SET
- SEWER LINE
- GAS LINE
- STORM DRAIN
- WATER LINE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC/WIRES
- CONTOUR
- SPOT ELEVATION
- EDGE OF PAVEMENT (EP)
- WOODS / TREE LINE
- UTILITY POLE (w/ GUY)
- GAS SHUT OFF
- WATER SHUT OFF/CURB STOP
- GATE VALVE
- HYDRANT
- METER (GAS, WATER, ELECTRIC)
- CATCH BASIN
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- AIR CONDITIONER UNIT
- SIGNS
- ASBESTOS CEMENT PIPE
- CAST IRON PIPE
- CMP CORRUGATED METAL PIPE
- CMU CONCRETE MASONRY UNIT
- COP COPPER PIPE
- DI DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- VC VITRIFIED CLAY PIPE
- EL ELEVATION
- EP EDGE OF PAVEMENT
- F.F. FINISHED FLOOR
- INV. INVERT
- TBM TEMPORARY BENCHMARK
- TYP. TYPICAL
- VGC/SGC VERTICAL/SLOPED GRANITE CURB
- CCB CAPE COD BERM
- LSA LANDSCAPED AREA
- EXISTING DISPLAY AREA

NORTH
GRID NAD83(2011)
NH SFC

N/F
NE MARINE AND INDUSTRIAL INC.
200 SPAULDING TURNPIKE
PORTSMOUTH, NH 03801
3285/2577

CATCH BASIN
RIM=25.42
INV. IN 18" RCP (FROM INV. IN)=21.56
INV. IN 24" RCP (FROM INV. IN)=21.14
INV. IN 8" CMP (FROM SE)=21.97
INV. OUT 24" RCP (TO SW)=21.06
SUMP=21.02

WETLAND NOTES:

- 1) WETLAND LINES DELINEATED BY STEVEN D. RIKER, CWS ON 9/25/2020 & 3/9/21 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPPCC WETLANDS WORK GROUP (2019).
 - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
 - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFWS MANUAL FWS/OBS-79/31 (1997).
 - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

"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."

PAUL A DOBBERSTEIN, LLS
DATE 11/27/2020

NOTE:
A) THE EXISTING CONDITIONS INCLUDES 9 STRIPED PARKING SPACES AND IN THE GRAVEL PARKING AREA THERE ARE 21 UNSTRIPED SPACES.

PLAN REFERENCES:
1) REQUEST FOR VARIANCE FOR SEACOAST VOLKSWAGEN - MAZDA, 180 SPAULDING TURNPIKE, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH. PREPARED BY MILLETTE, SPRAGUE & COLWELL, INC. DATED FEBRUARY 14, 2000. FINAL REVISION DATE MARCH 13, 2000. NOT RECORDED.
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5) LOT LINE REVISION, 86 FARM LANE & 125 MEADOW ROAD, ASSESSOR'S PARCELS: 236-74 & 236-68, PORTSMOUTH, NEW HAMPSHIRE, OWNERS: JEANNETTE MacDONALD & WILLIAM A. & CLARIS A. LACEY. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. DATED DECEMBER 1, 2006, FINAL REVISION DATE JANUARY 17, 2007. R.C.R.D. PLAN D-34529.
6) PLAN OF LOTS, PORTSMOUTH, N.H. FOR PAUL C. & ORVILLE C. BADGER. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS. DATED MAY 1954. R.C.R.D. PLAN #02160.
7) PLANS OF PROPOSED LEGISLATIVE SPECIAL PROJECT LS 1816, CITY OF PORTSMOUTH, TOWN OF NEWINGTON, COUNTY OF ROCKINGHAM. PREPARED BY STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT. DATED 1949. ON FILE AT NHDOT.
8) PLANS OF PROPOSED L.S. 1820(1), N.H. NO. P-2692-A SPAULDING TURNPIKE. PREPARED BY STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS. DATED 1953. ON FILE AT NHDOT.
9) PLANS OF PROPOSED FEDERAL AID PROJECT I-95-(115) 12, CONTRACT NO. 1, N.H. PROJECT NO. P-3875-A, INTERSTATE ROUTE 95. PREPARED BY STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS. DATED 1970. ON FILE AT NHDOT.

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- NOTES:
- 1) PARCEL IS SHOWN ON THE PORTSMOUTH ASSESSOR'S TAX MAP 236 AS LOT 39.
 - 2) OWNERS OF RECORD:
SPAULDING GROUP, LLC
180 SPAULDING TURNPIKE
PORTSMOUTH, NH 03801
5886/1774
PLAN REFERENCE 1
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0260F. EFFECTIVE 1/29/2021.
 - 4) EXISTING LOT AREA:
54,384 S.F.
1.2485 ACRES
 - 5) PARCEL IS LOCATED IN THE GENERAL BUSINESS (GB) ZONING DISTRICT.
 - 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 43,560 SF
FRONTAGE: 200 FEET
SETBACKS: FRONT 30 FEET
SIDE 30 FEET
REAR 50 FEET
MAXIMUM STRUCTURE HEIGHT: 60 FEET
MAXIMUM BUILDING COVERAGE: 30%
MINIMUM OPEN SPACE: 20%
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 236 LOT 39 IN THE CITY OF PORTSMOUTH.
 - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (±0.2').
 - 9) PARCEL IS SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS FOR LAND NOW OF NEW ENGLAND MARINE AND INDUSTRIAL, INC. IN AS MUCH AS IT IS STILL IN EFFECT, LOCATION NOT PLOTTABLE. SEE R.C.R.D. 1566/184.
 - 10) PARCEL IS SUBJECT TO A DRAINAGE AGREEMENT (R.C.R.D. 1564/229) & CONDITIONS AS MUCH AS THEY ARE STILL IN EFFECT (R.C.R.D. 1499/277).
 - 11) LICENSE AREA FOR PARKING, STORAGE, AND PLACING AUTOMOBILES IS SHOWN PER PLAN REFERENCE 1 & R.C.R.D. PLAN D-40404. THE LICENSE AGREEMENT BETWEEN THE OWNERS OF PARCELS 237/56 AND 236/39 ALLOW FOR A 25' WIDE AREA TO PARK AND STORE VEHICLES. SEE CITY AGREEMENT TO LIMIT TO 19' FROM EDGE OF PAVEMENT.

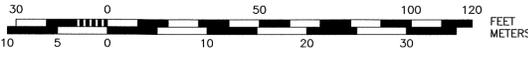
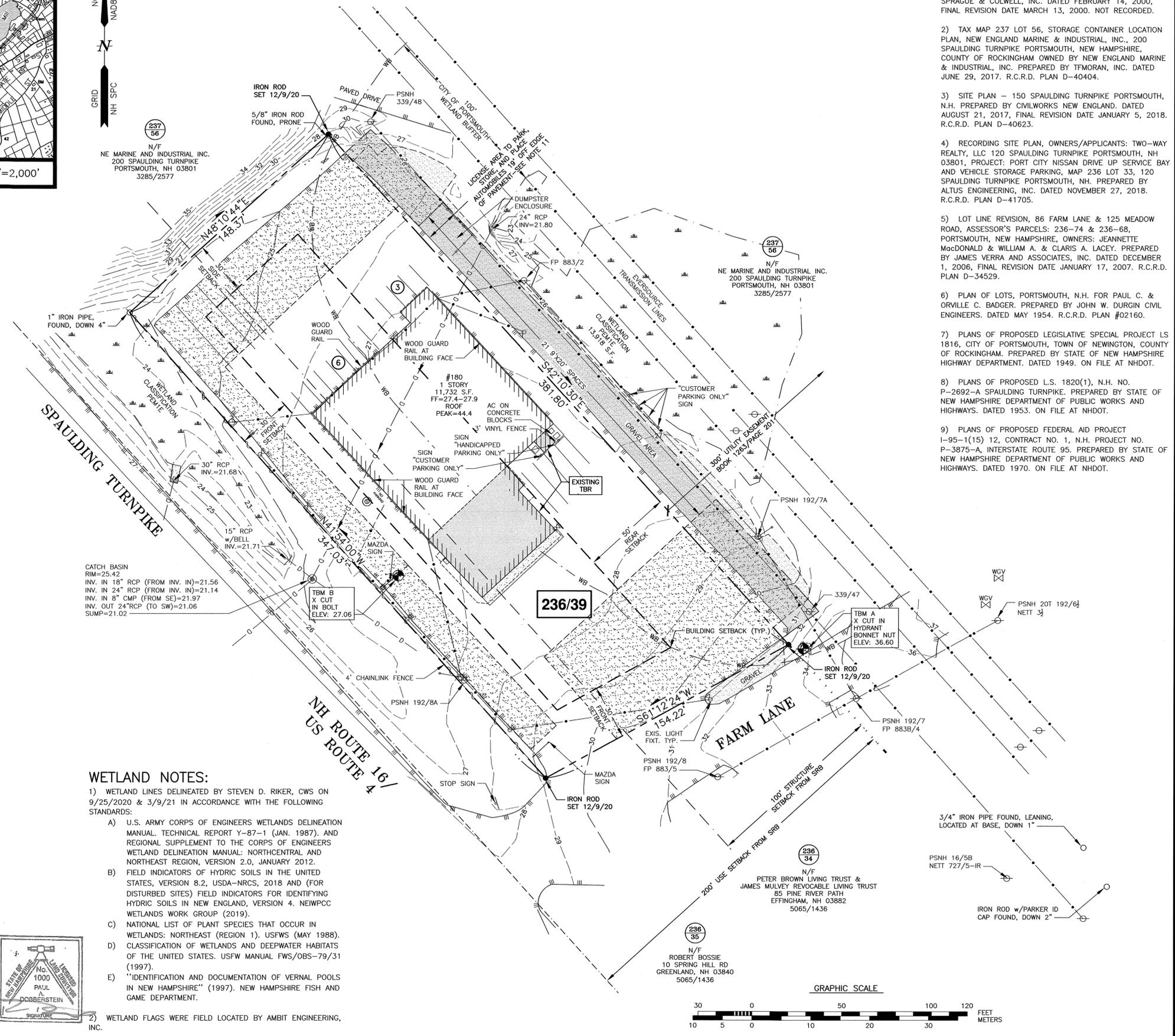
SITE DEVELOPMENT
SEACOAST MAZDA
180 SPAULDING TURNPIKE
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
4	DISPLAY AREA UPDATE	4/27/21
3	ZONING SETBACKS, ADD'L WETLAND INFO	3/16/21
2	ISSUED FOR APPROVAL	2/23/21
1	SETBACK LINES	12/16/20
0	ISSUED FOR COMMENT	12/5/20

STEVEN D. RIKER
CREATED WETLAND SCHEMATIC
No. 219

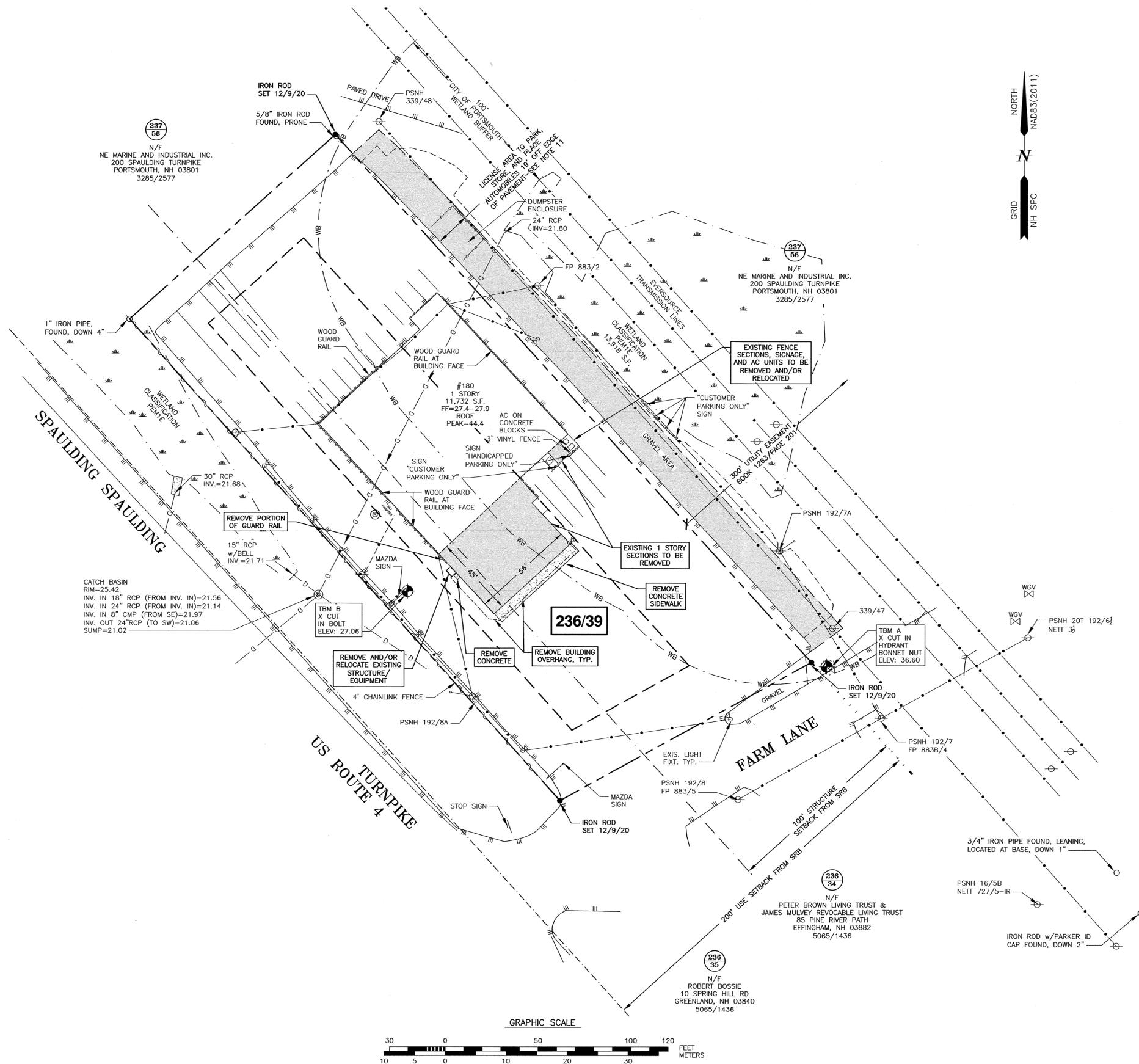
SCALE: 1"=30' DECEMBER 2020

EXISTING CONDITIONS PLAN C1



DEMOLITION NOTES

- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
- I) ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).
- J) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- K) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.
- L) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- M) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFELY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- N) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS

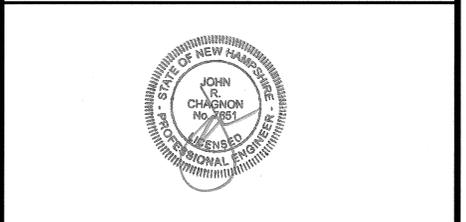


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- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN 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).

**BUILDING ADDITION
 SEACOAST MAZDA
 180 SPAULDING TURNPIKE
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	7/6/21
0	ISSUED FOR COMMENT	12/5/20



SCALE: 1"=30' DECEMBER 2020

DEMOLITION PLAN **C2**

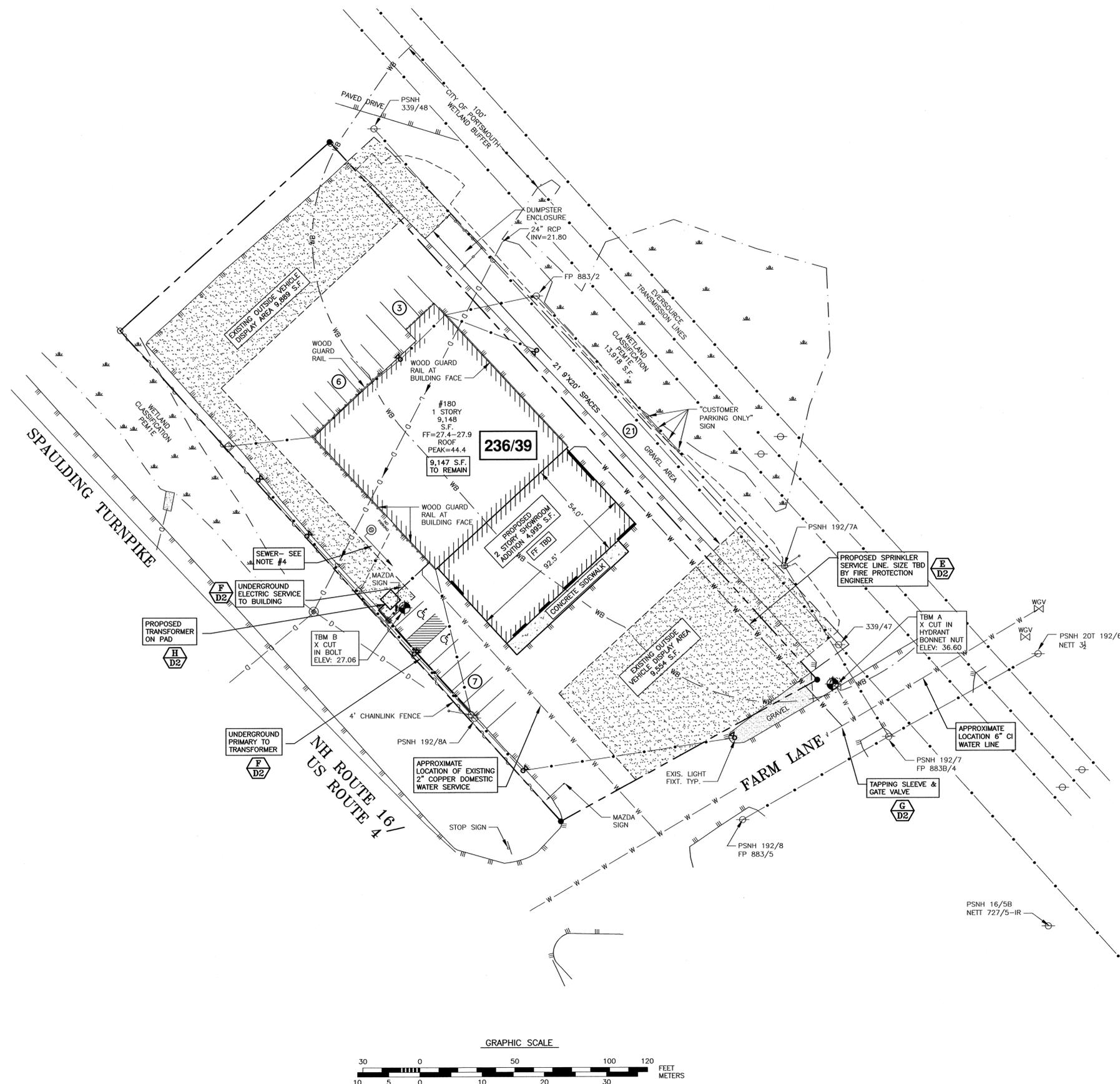
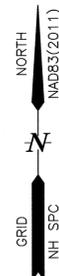


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- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 4) EXISTING SEWER CONNECTION IS VIA A FORCE MAIN TO GRAVITY SEWER MANHOLE IN FARM LANE (CITY UTILITY MAP). THE REVISED ADDITION WILL BE SERVICED INTERNALLY. MEP TO VERIFY EXISTING SEWAGE PUMP SYSTEM IS ADEQUATE FOR NEW BUILDING FIXTURE COUNT.



**BUILDING ADDITION
SEACOAST MAZDA
180 SPAULDING TURNPIKE
PORTSMOUTH, N.H.**

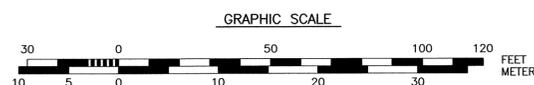
REVISIONS		
NO.	DESCRIPTION	DATE
0	ISSUED FOR APPROVAL	7/19/21



SCALE: 1"=30' DECEMBER 2020

**UTILITY
PLAN**

C4





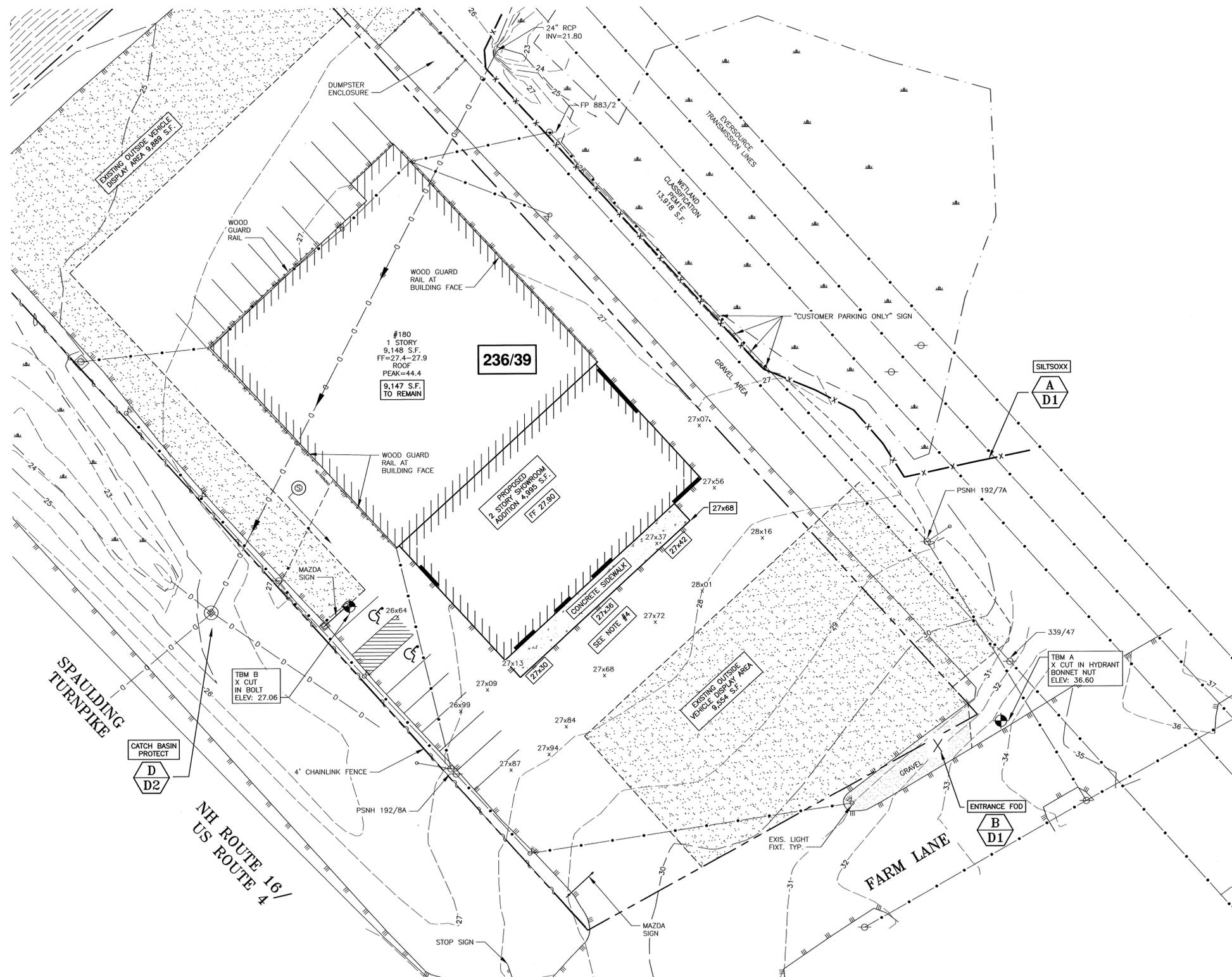
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- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 4) CONTRACTOR SHALL COORDINATE SAWCUT AND PAVEMENT JOINT WITH DESIGN ENGINEER.

NORTH
NAD83(2011)
GRID
NH SPC



236/39

SILTSOXX
A
D1

CATCH BASIN
PROTECT
D
D2

ENTRANCE FOD
B
D1

SPAULDING
TURNPIKE

NH ROUTE 16 /
US ROUTE 4

FARM LANE

GRAPHIC SCALE



**BUILDING ADDITION
SEACOAST MAZDA
180 SPAULDING TURNPIKE
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR APPROVAL	7/19/21
REVISIONS		



SCALE: 1' = 20' DECEMBER 2020

**GRADING
PLAN**

C5

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

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

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

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

PLACE FODS AS NEEDED.

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

CONSTRUCT BUILDING ADDITION FOUNDATION.

LAYOUT AND INSTALL ALL BURIED UTILITIES AND SERVICES UP TO 10' OF THE PROPOSED BUILDING FOUNDATION. CAP AND MARK TERMINATIONS OR LOG SWING TIES.

CONSTRUCT BUILDING.

CONNECT UTILITIES.

CONSTRUCT SIDEWALK AND PAVEMENT.

AFTER BUILDINGS ARE COMPLETED, FINISH ANY LANDSCAPED WORK.

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

GENERAL CONSTRUCTION NOTES

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

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

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

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

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

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

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

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

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

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

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

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

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

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

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

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

- BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
- A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
- EROSION CONTROL BLANKETS HAVE BEEN INSTALLED

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS:

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

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

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

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED SHALL BE 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%	48 LBS/ACRE
BIRDSFOOT TREFLOIL	16%	

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

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

MAINTENANCE AND PROTECTION

THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THAN 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 RESEED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE.

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

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

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

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

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

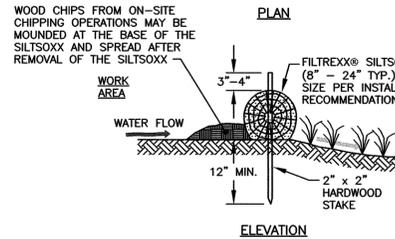
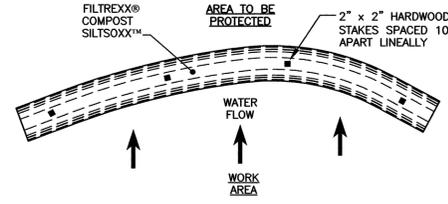
SILT FENCING AND SILT/SOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILT/SOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

WINTER NOTES

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

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

AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK 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. SILT/SOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
 5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.



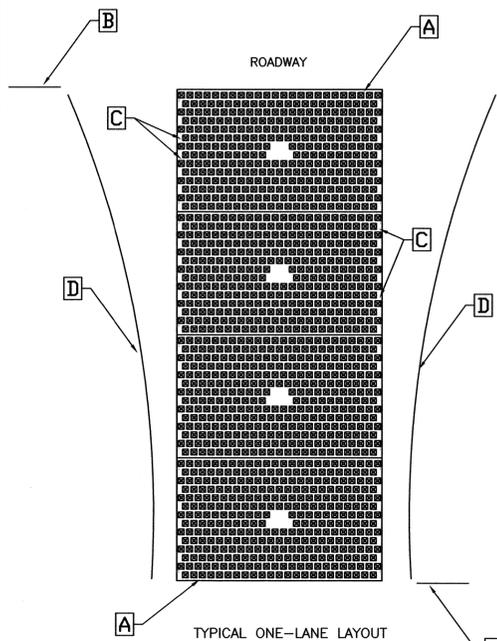
FODS TRACKOUT CONTROL SYSTEM

INSTALLATION:

THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE INSTALLATION MAY NEED TO BE MODIFIED TO MEET THE EXISTING CONDITIONS, EXPECTATIONS, OR DEMANDS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.

KEY NOTES:

- A. FODS TRACKOUT CONTROL SYSTEM MAT.
- B. FODS SAFETY SIGN.
- C. ANCHOR POINT.
- D. SILT OR ORANGE CONSTRUCTION FENCE.



R7-8a
12" x 18"
SIGN ON POST

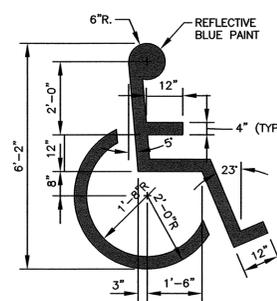
EACH SPACE SHALL HAVE THIS SIGN DISPLAYED PER ADA CODE

SIGNAGE

LEGEND SYMBOL



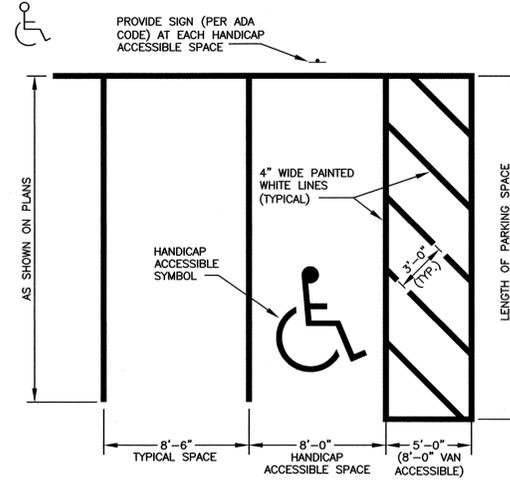
PROVIDE SIGN (PER ADA CODE) AT EACH HANDICAP ACCESSIBLE SPACE



NOTES:

- 1) SYMBOL TO BE PAINTED IN ALL HANDICAPPED SPACES.
- 2) SYMBOL, PAINT AND SIGNAGE TO CONFORM TO AMERICANS WITH DISABILITIES ACT (ADA).
- 3) ALL VAN ACCESSIBLE SPACES SHALL HAVE "VAN ACCESSIBLE" PLATE INSTALLED ON SIGN POST BELOW HANDICAP SIGN.

HANDICAP ACCESSIBLE SYMBOL



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-8282
Fax (603) 436-2915

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).

BUILDING ADDITION SEACOAST MAZDA 180 SPAULDING TURNPIKE PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR APPROVAL	7/19/21
REVISIONS		

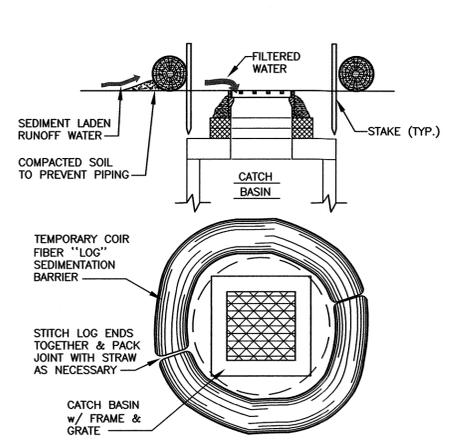


SCALE: AS SHOWN DECEMBER 2020

EROSION PROTECTION
NOTES AND DETAILS

D1

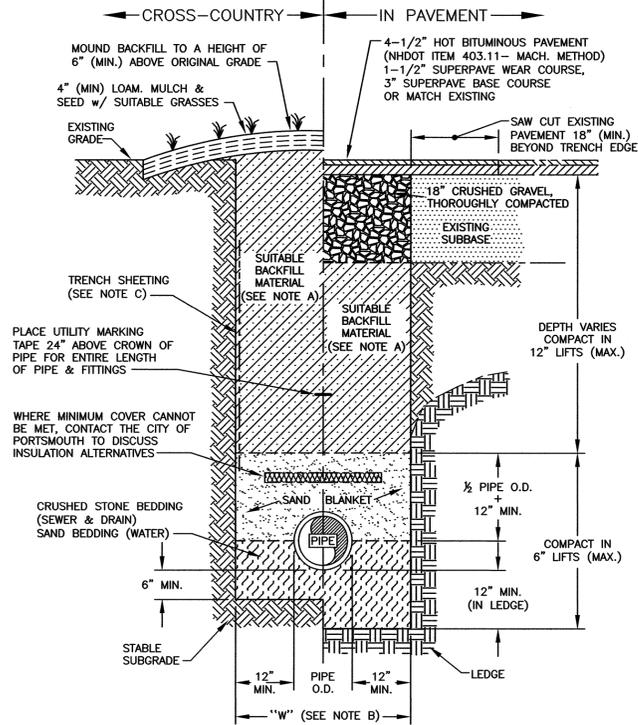
- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
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"SILT LOG" BARRIER
D AT CATCH BASIN INLET
C5 (AS NEEDED) NTS

NOTE:

1. PRIOR TO INSTALLATION, SILT LOGS SHALL BE KEPT DRY AND STORED IN THEIR ORIGINAL WRAPPING.
2. MINIMUM CROSS SECTIONAL DIAMETER OF SILT LOGS: 12".
3. SILT LOGS MAY BE CUT AND RE-STITCHED AS NEEDED PER MANUFACTURERS RECOMMENDATIONS.
4. SILT LOGS SHALL BE INSPECTED AFTER EACH STORM EVENT.
5. REMOVE ACCUMULATED SILT WHEN DEPTH REACHES ONE HALF OF SILT LOG DIAMETER.
6. IF LOGS ARE TOO STIFF TO BEND AROUND CATCH BASIN INLET, THEY MAY BE CUT AND LAID FLAT.



E TYPICAL PIPE TRENCH
C4 NTS

TRENCH NOTES:

A) TRENCH BACKFILL:
 - IN PAVED AREAS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIALS DEEMED TO BE UNACCEPTABLE BY THE ENGINEER.

- IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE.

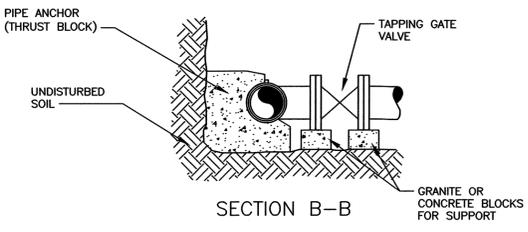
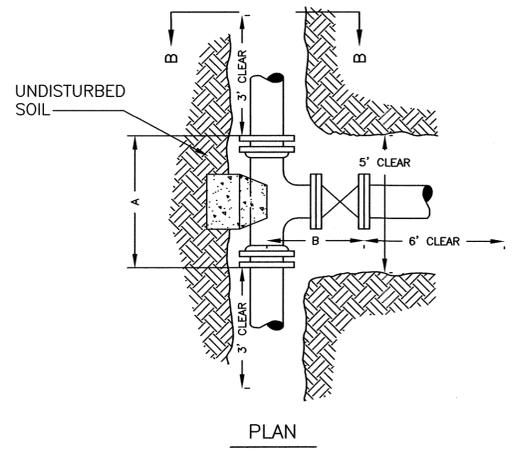
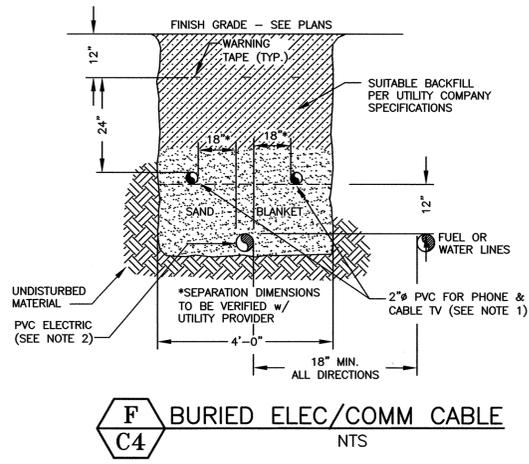
B) "W" = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D..

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

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

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

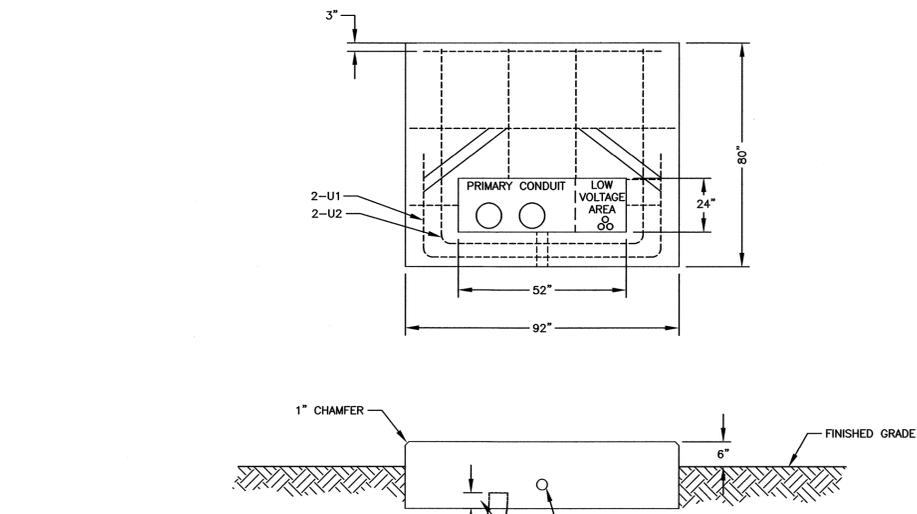
- NOTES:**
- 1) ALL CONDUIT TO BE U.L. LISTED, SCH. 80 UNDER ALL TRAVEL WAYS, & SCHED. 40 FOR THE REMAINDER.
 - 2) NORMAL CONDUIT SIZES FOR PSNH ARE 3 INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4 INCH FOR THREE PHASE SECONDARY, AND 5 INCH FOR THREE PHASE PRIMARY.
 - 3) ALL WORK TO CONFORM 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 TAPPING SLEEVE AND GATE
C4 (PORTSMOUTH) NTS

NOTES:

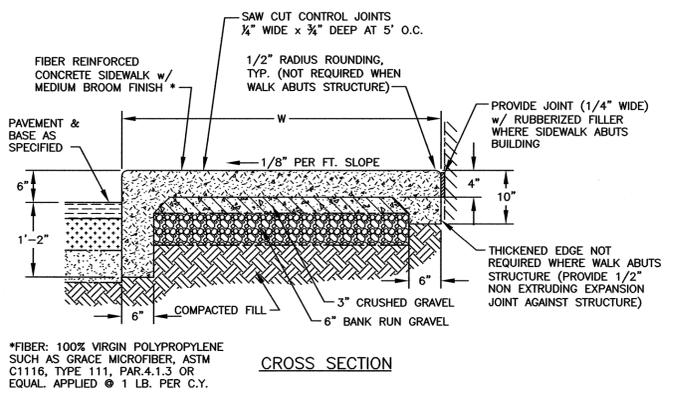
- 1) ALL MATERIALS SHALL BE APPROVED BY THE PORTSMOUTH WATER DEPARTMENT PRIOR TO INSTALLATION AND USE.
- 2) ALL JOINTS SHALL BE MECHANICAL.
- 3) "CLEAR" DIMENSIONS SHOWN ARE REQUIRED FOR WORKSPACE. NO JOINTS ON PIPE BEING TAPPED WITHIN "CLEAR" AREA.
- 4) FORD TYPE STAINLESS STEEL TAPPING SADDLES OR APPROVED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



H TRANSFORMER FOUNDATION
C4 EVERSOURCE NTS

NOTES:

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



J CONCRETE WALK w/ CONCRETE CURB
C3 NTS

*FIBER: 100% VIRGIN POLYPROPYLENE SUCH AS GRACE MICROFIBER, ASTM C111B, TYPE 111, PAR.4.1.3 OR EQUAL. APPLIED @ 1 LB. PER C.Y.

CONTROL JOINT @ 10' ON CENTER

EXPANSION JOINT @ 50' ON CENTER

CONSTRUCTION JOINT @ BREAK IN CONSTRUCTION

SAW CUT 1/4" WIDE x 3/4" DEEP SLOT (FILL w/ PREFORMED GASKET OR FILLER)

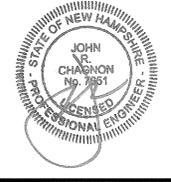
3/4"-1" PREFORMED GASKET OR FILLER ROUND ON 1/2" RADIUS

PROVIDE KEY AT CONSTRUCTION JOINTS

TROWELLED CONTROL JOINT

BUILDING ADDITION
SEACOAST MAZDA
180 SPAULDING TURNPIKE
PORTSMOUTH, N.H.

NO.	REVISIONS	DATE
0	ISSUED FOR APPROVAL	7/19/21



SCALE: AS SHOWN DECEMBER 2020

DETAILS **D2**

OWNER:

Seacoast Mazda
180 Spaulding Turnpike
Portsmouth, NH 03801

MEFPF:

STRUCTURAL:

CIVIL:

SUB-CONTRACTOR:

REVISION HISTORY:

#	DATE	ISSUANCE

SEAL:

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LOCUS MAP:



PROJECT NAME:

SEACOAST MAZDA
180 SPAULDING TURNPIKE
PORTSMOUTH, NH

DRAWING TITLE:

**EXISTING FIRST
FLOOR PLAN**

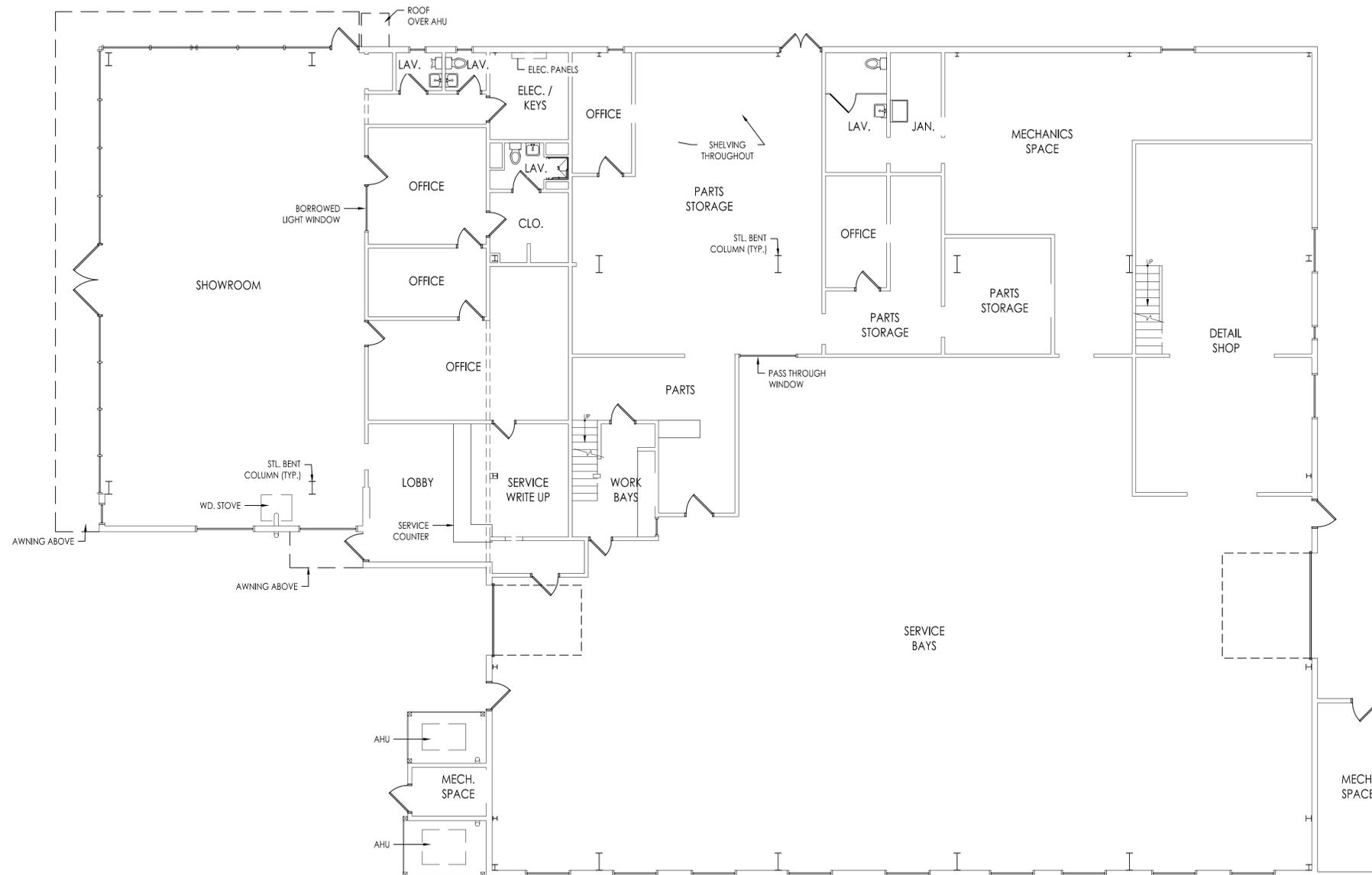
PROJECT No.:

DATE: 7/19/21

DRAWING SCALE: AS NOTED

DRAWING TITLE:

X1.1



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

OWNER:

Seacoast Mazda
180 Spaulding Turnpike
Portsmouth, NH 03801

MEFPF:

STRUCTURAL:

CIVIL:

SUB-CONTRACTOR:

REVISION HISTORY:

#	DATE	ISSUANCE

SEAL:

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LOCUS MAP:



PROJECT NAME:

SEACOAST MAZDA
180 SPAULDING TURNPIKE
PORTSMOUTH, NH

DRAWING TITLE:

EXISTING SECOND FLOOR PLAN

PROJECT No.:

DATE:

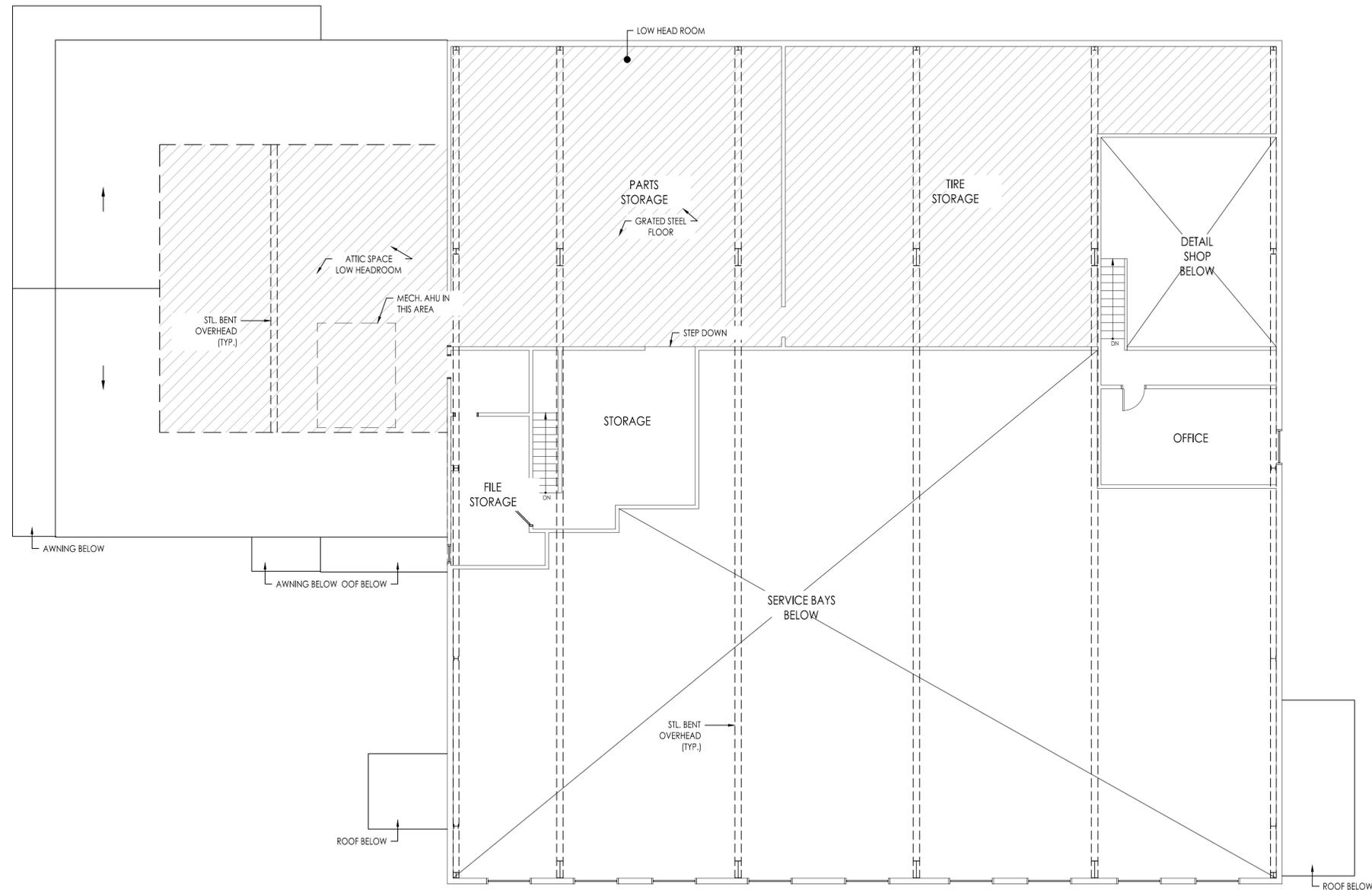
7/19/21

DRAWING SCALE:

AS NOTED

DRAWING TITLE:

X1.2



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

OWNER:

Seacoast Mazda
180 Spaulding Turnpike
Portsmouth, NH 03801

MEPPP:

STRUCTURAL:

CIVIL:

SUB-CONTRACTOR:

REVISION HISTORY:

#	DATE	ISSUANCE

SEAL:

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LOCUS MAP:

PROJECT NAME:

SEACOAST MAZDA
180 SPAULDING TURNPIKE
PORTSMOUTH, NH

DRAWING TITLE:

EXISTING EXTERIOR ELEVATIONS

PROJECT No.:

DATE:

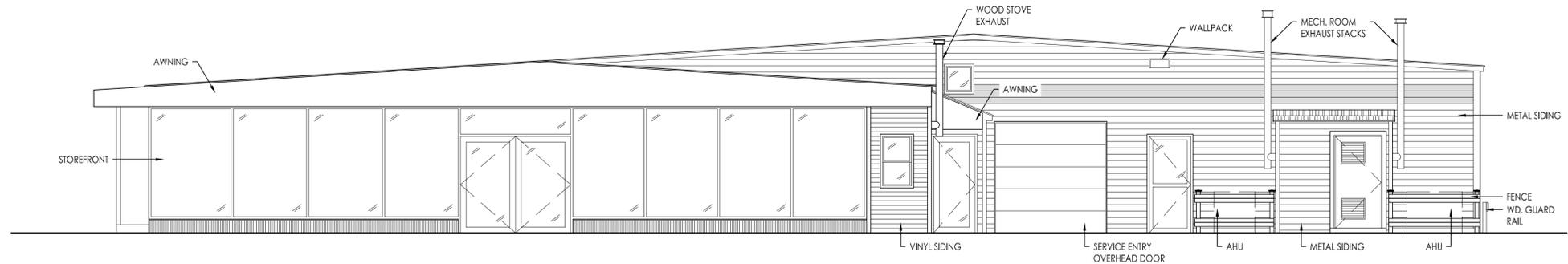
7/19/21

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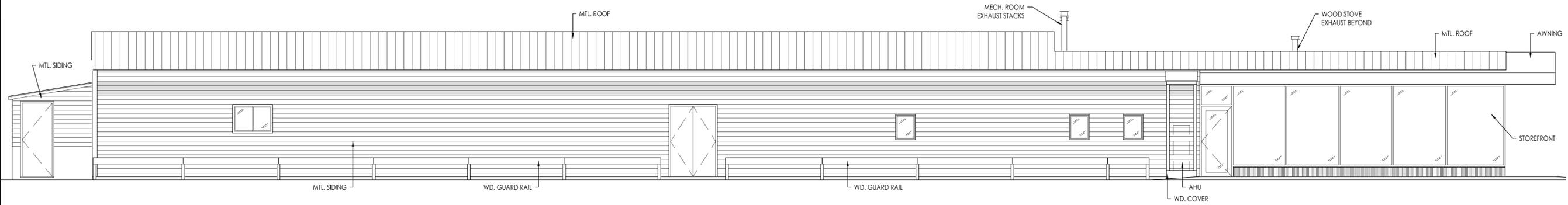
AS NOTED

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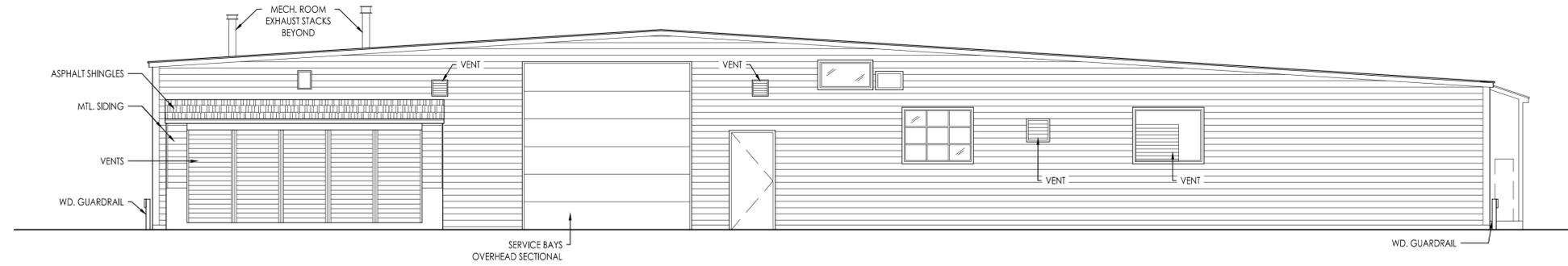
X2.1



1 EXISTING SOUTHEAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



2 EXISTING SOUTHWEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



3 EXISTING NORTHWEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



4 EXISTING SOUTHWEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

OWNER:

Seacoast Mazda
180 Spaulding Turnpike
Portsmouth, NH 03801

MEFPF:

STRUCTURAL:

CIVIL:

SUB-CONTRACTOR:

REVISION HISTORY:

#	DATE	ISSUANCE

SEAL:

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LOCUS MAP:

PROJECT NAME:

SEACOAST MAZDA
180 SPAULDING TURNPIKE
PORTSMOUTH, NH

DRAWING TITLE:

PROPOSED FIRST FLOOR PLAN

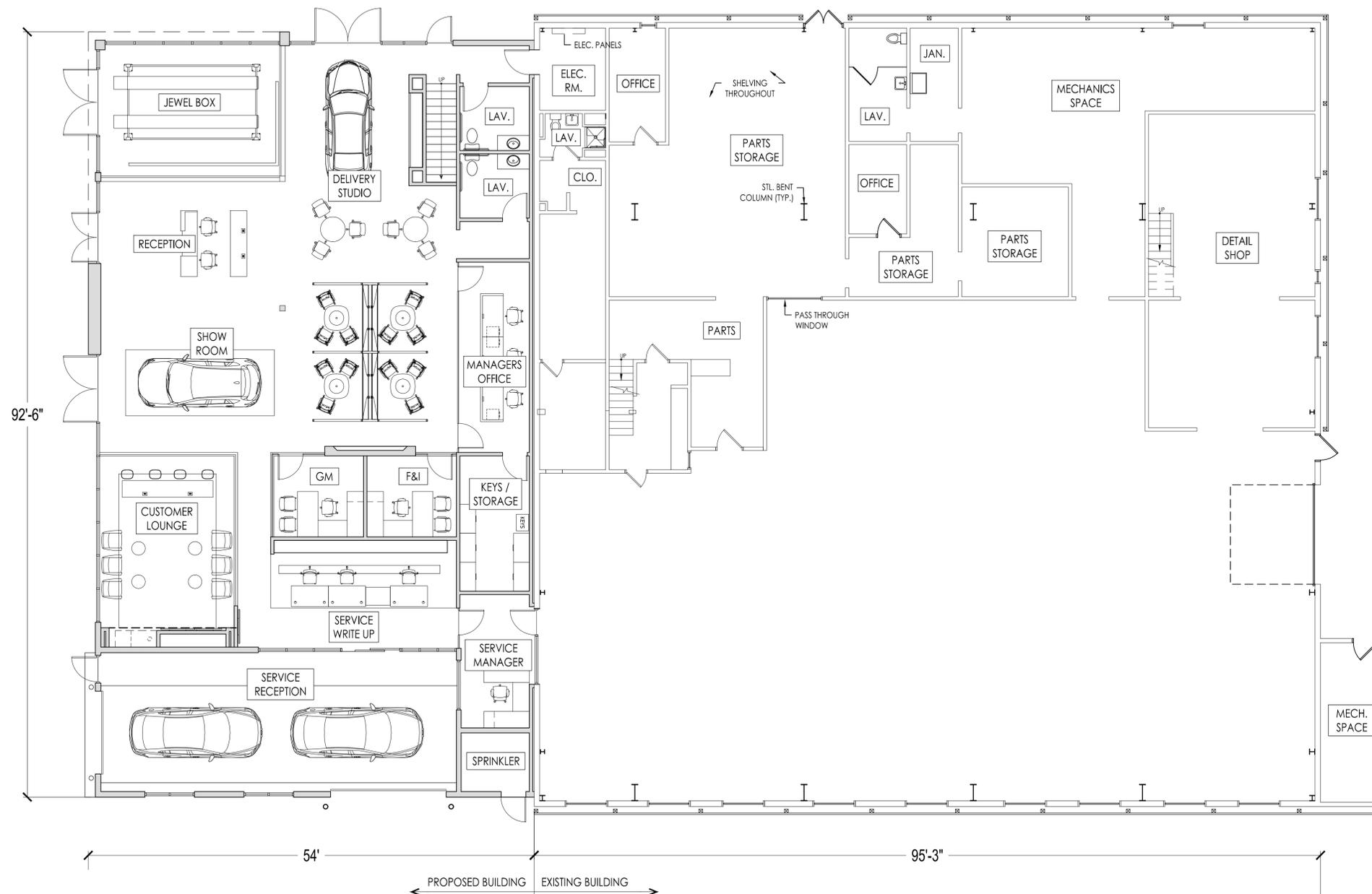
PROJECT No.:

DATE: 7/19/21

DRAWING SCALE: AS NOTED

DRAWING TITLE:

A1.1



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

OWNER:

Seacoast Mazda
180 Spaulding Turnpike
Portsmouth, NH 03801

MEFPF:

STRUCTURAL:

CIVIL:

SUB-CONTRACTOR:

REVISION HISTORY:

#	DATE	ISSUANCE

SEAL:

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LOCUS MAP:



PROJECT NAME:

SEACOAST MAZDA
180 SPAULDING TURNPIKE
PORTSMOUTH, NH

DRAWING TITLE:

PROPOSED SECOND FLOOR PLAN

PROJECT No.:

DATE:

7/19/21

DRAWING SCALE:

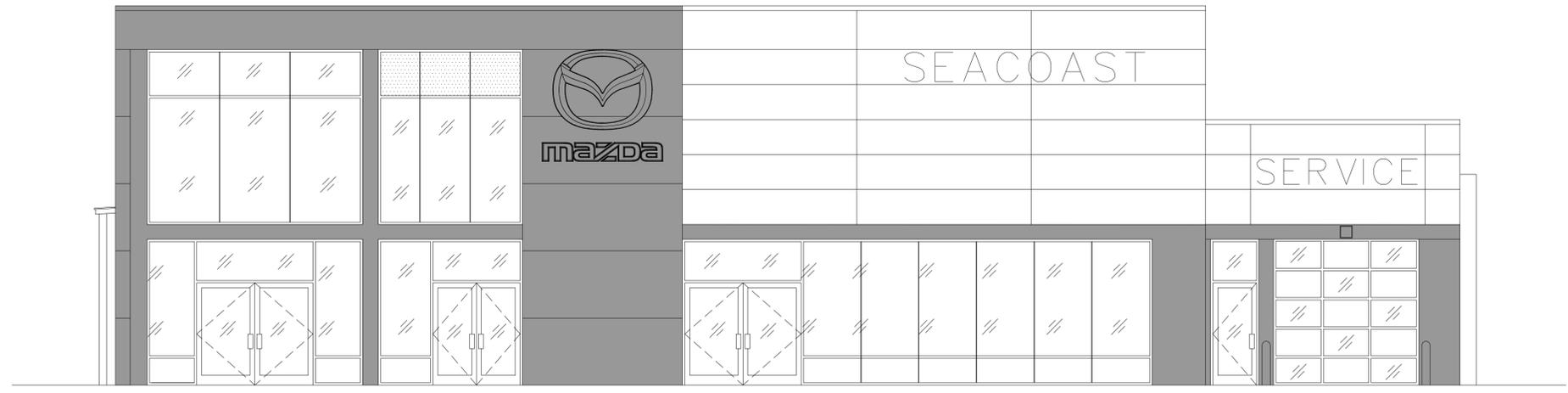
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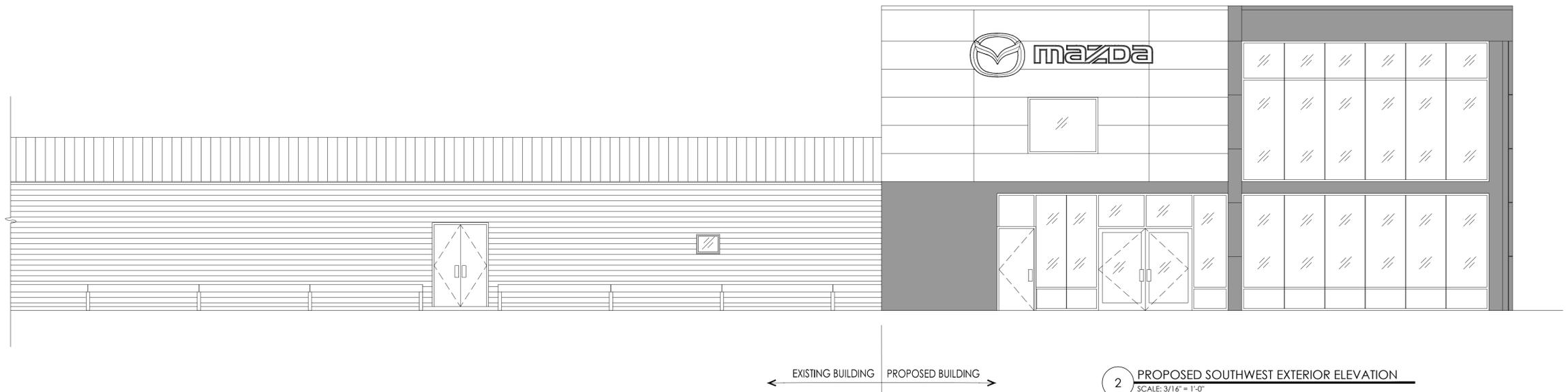
A1.2



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 PROPOSED SOUTHEAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED SOUTHWEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



3 PROPOSED NORTHEAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

#	DATE	ISSUANCE





	<p>SEACOAST MAZDA PORTSMOUTH, NH</p>	<p>PROJECT NO. MAZ03.73</p>	<p>CHECKED CU</p>	<p>DATE FEB '21</p>	<p>REVISED</p>	<p>SCALE Not to Scale</p>	<p>ChangeUp</p>	<p>2056 Byers Rd. Dayton, OH 45342 Phone: 844.804.7700</p>	<p>DRAWING TITLE EXTERIOR RENDERING</p>	<p>DWG NO.</p>
<p><small>These drawings are for communication of design intent only. These drawings are to specify size, shape, color, features and proportions, and are not to be used as fabrication drawings.</small></p>										