

GENERAL INFORMATION

OWNER/APPLICANT
 MAP 235 LOT 2
 SEACOAST DEVELOPMENT GROUP, LLC
 505 INTERSTATE BY-PASS
 PORTSMOUTH, NH 03801

RESOURCE LIST
 PLANNING DEPARTMENT
 1 JUNKINS AVENUE
 PORTSMOUTH, NH 03801
 (603) 610-7216
 JULIET WALKER, PLANNING DIRECTOR

CONDITIONAL USE PERMIT PLANS

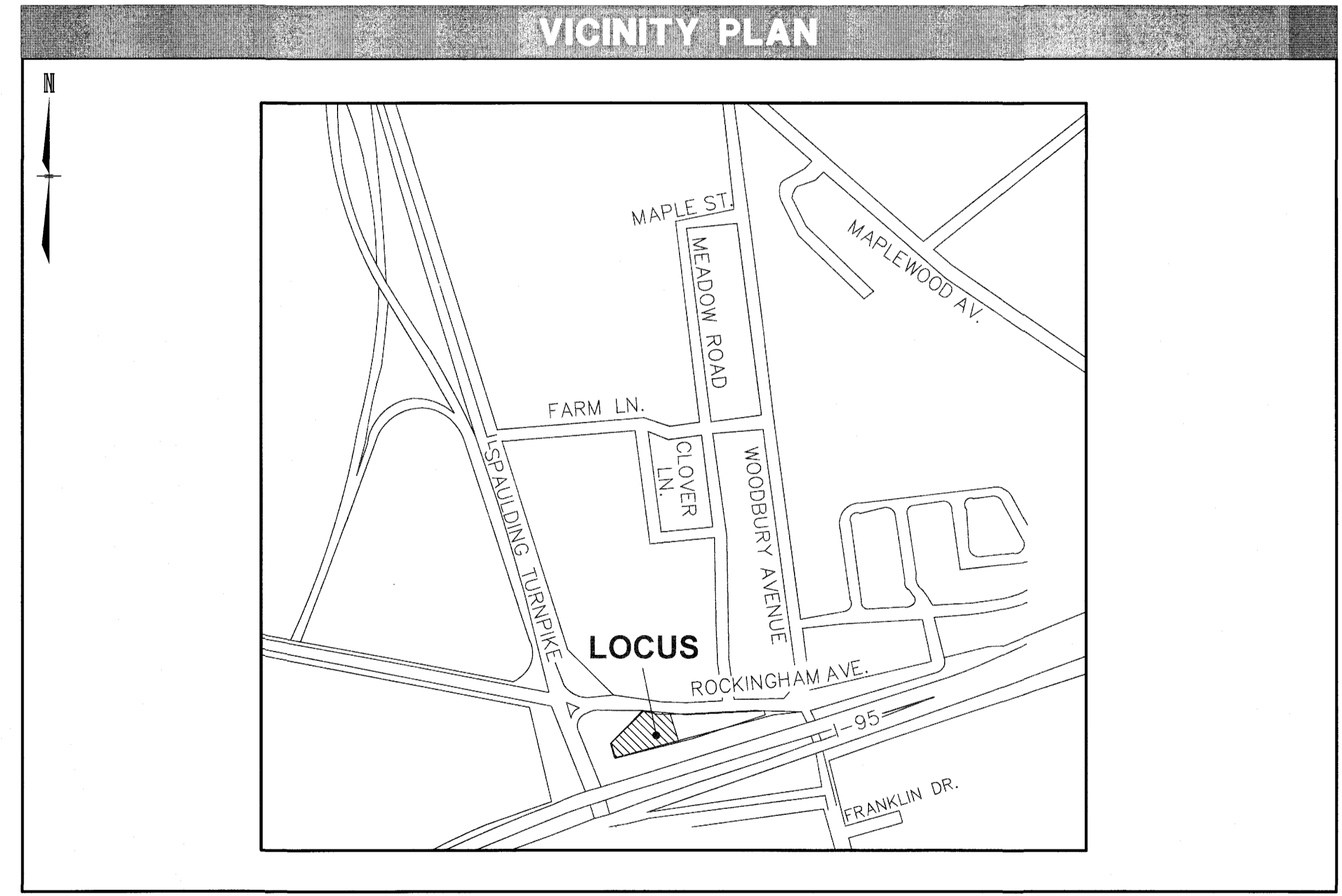
FOR PROPERTY AT
ROCKINGHAM AVENUE
PORTSMOUTH, NEW HAMPSHIRE

OWNED BY
SEACOAST DEVELOPMENT GROUP, LLC

JULY 24, 2018

INDEX OF SHEETS	
SHEET	SHEET TITLE
CUP-0	COVER SHEET
CUP-1	EXISTING CONDITIONS
CUP-2	CONDITIONAL USE PERMIT PLAN
CUP-3	GRADING, DRAINAGE & EROSION CONTROL PLAN

PERMITS / APPROVALS		
NUMBER	APPROVED	EXPIRES



CONDITIONAL USE PERMIT PLANS
 TAX MAP 235 LOT 2
 COVER SHEET
ROCKINGHAM AVENUE
PORTSMOUTH, NEW HAMPSHIRE
 PREPARED FOR
WALLIS ROAD PROPERTIES, LLC
JULY 24, 2018



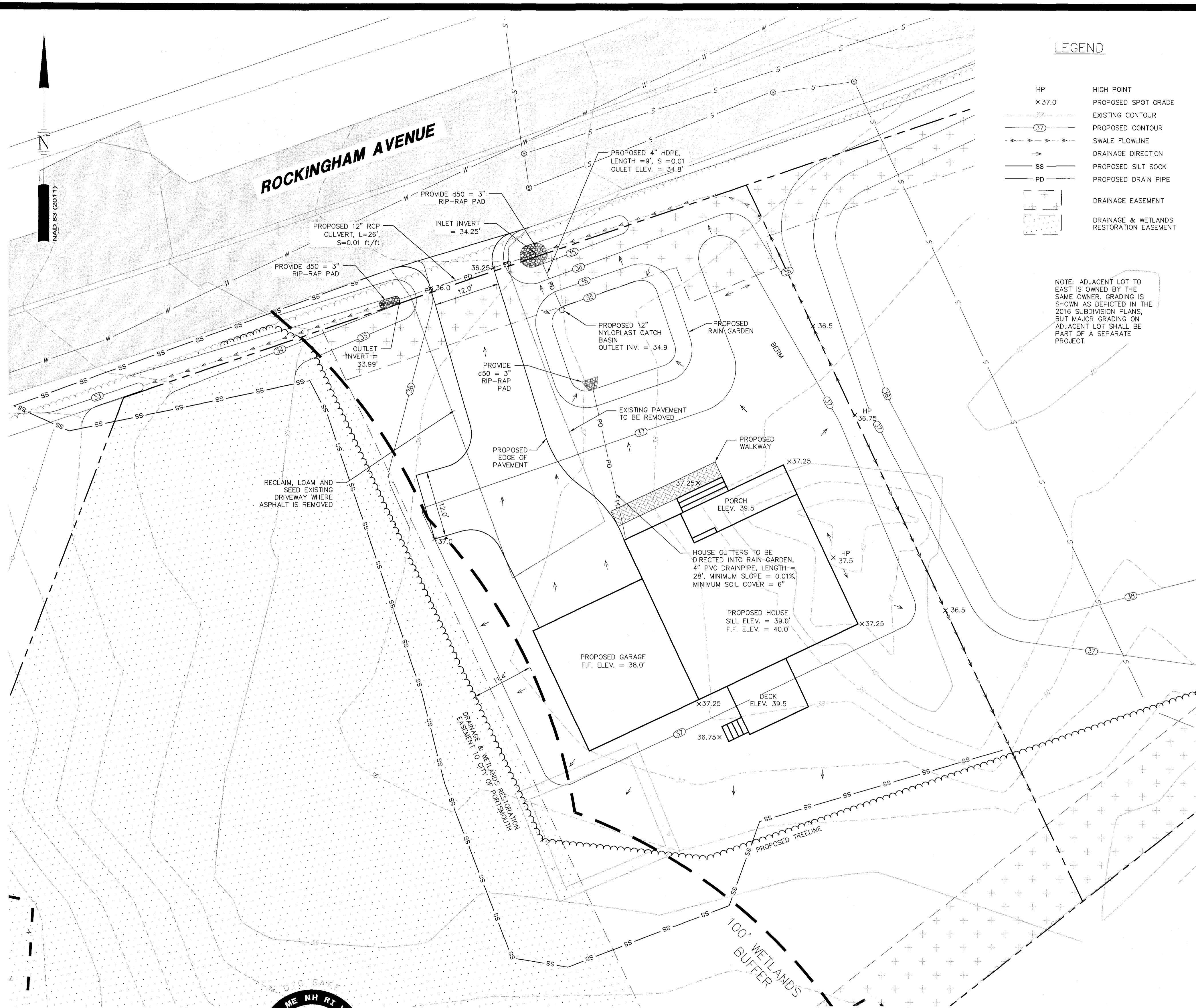
Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

REV	DATE	DESCRIPTION	DR	CK

 A division of TFMoran, Inc.	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.msceengineers.com
	DR A.J.G. FB CK J.C.C. CADFILE	47192.10 CUP

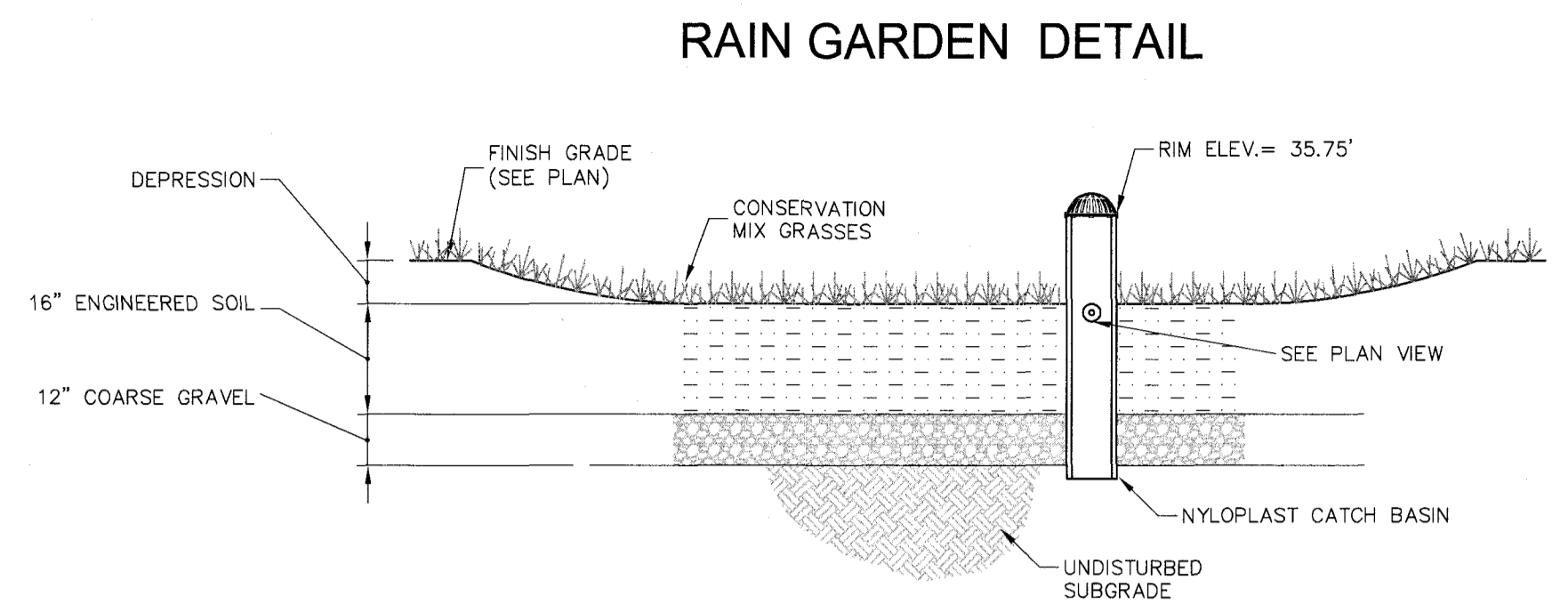
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Jul 24, 2018 - 3:55pm
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LEGEND

- HP HIGH POINT
- x 37.0 PROPOSED SPOT GRADE
- - - - - EXISTING CONTOUR
- (37) PROPOSED CONTOUR
- - - - - SWALE FLOWLINE
- - - - - DRAINAGE DIRECTION
- SS PROPOSED SILT SOCK
- PD PROPOSED DRAIN PIPE
- [] DRAINAGE EASEMENT
- [] DRAINAGE & WETLANDS RESTORATION EASEMENT

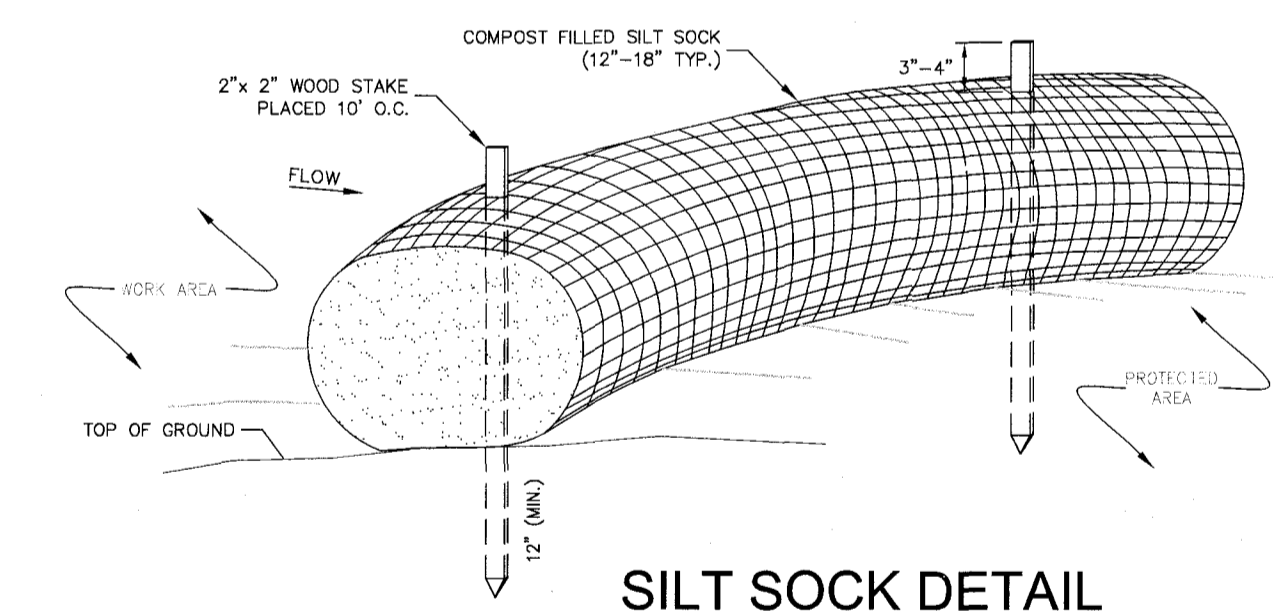


RAIN GARDEN CONSTRUCTION

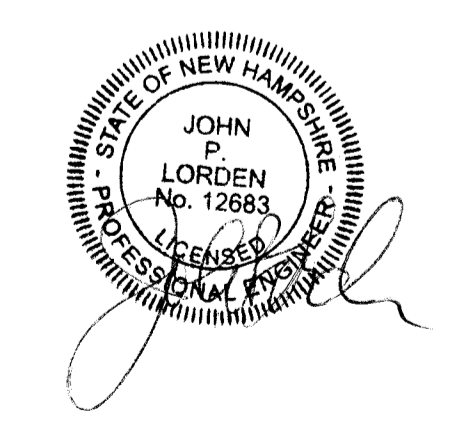
- CLEAR AND GRUB THE AREA WHERE THE RAIN GARDEN ARE TO BE LOCATED. STOCKPILE LOAM FOR REUSE ON SLOPES.
- GRADE RAIN GARDEN AREAS ACCORDING TO PLAN AND DETAILS. SIDE SLOPES SHALL HAVE 4" LOAM AND SEED AND A SLOPE NOT TO EXCEED 3:1. BOTTOM OF RAIN GARDEN AREAS TO BE CONSTRUCTED WITH MANUFACTURED SOIL (SEE RAIN GARDEN CONSTRUCTION DETAIL).
- SOIL SPECIFICATION TO CONFORM TO THE LATEST UNH STORMWATER CENTER BIORETENTION SOIL MIX SPECIFICATIONS AS AMENDED FEBRUARY 2017. (SPECS AVAILABLE AT <https://www.unh.edu/unhsc/specs-and-fact-sheets-0>)
- BOTTOM OF THE RAIN GARDEN TO BE SEEDED WITH A CONSERVATION SEED MIX THAT MEETS NH STATE STANDARDS.
- THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT EQUIPMENT & VEHICLE TRAFFIC FROM DRIVING IN THE AREA OF THE PROPOSED RAIN GARDEN AREA DURING CONSTRUCTION.

RAIN GARDEN MAINTENANCE

- MAINTENANCE SCHEDULE TO BEGIN AFTER CONSTRUCTION IS FINISHED AND BASIN STABILIZATION IS COMPLETE.
- CONTRACTOR AND LAND OWNERS TO PERFORM SCHEDULED MAINTENANCE ON THE RAIN GARDENS.
 - REGULAR WATERING DURING THE FIRST FEW WEEKS AFTER PLANTING AND DURING HOT, DRY SPELLS, ESPECIALLY IN THE FIRST TWO YEARS AFTER PLANTING. AFTER THE FIRST TWO YEARS AND ONCE GRASSES ARE ESTABLISHED, WATERING SHOULD ONLY BE NECESSARY DURING DROUGHT CONDITIONS.
 - FOR THE FIRST YEAR, FREQUENT AND AGGRESSIVE WEEDING MONTHLY DURING GROWING SEASON. REMOVE ONLY INVASIVE SPECIES.
 - TWICE PER YEAR, INSPECT SPILLWAYS AND REMOVE ANY ACCUMULATED DEBRIS OR SEDIMENT TO ENSURE PROPER FUNCTIONALITY.
 - ONCE A YEAR INSPECT RAIN GARDEN FOR DEAD OR DYING VEGETATION. REPLACE VEGETATION AS NEEDED.
 - ONCE A YEAR, INSPECT BOTTOM OF RAIN GARDEN.
 - DURING INSPECTIONS, REMOVE ANY TRASH, ACCUMULATED DEBRIS OR SEDIMENT.
 - ONCE A YEAR INSPECT BERM FOR SETTLING. ADD COMPACTED SOIL AND REPLANT AS NEEDED.
 - ONCE A YEAR IN THE FALL THE SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME AFTER A RAINFALL EVENT THAT EXCEEDS 1.0 INCHES IN A 24-HOUR PERIOD. THE SYSTEM SHOULD BE CHECKED TO CONFIRM THAT IT COMPLETELY DRAINS IN 72-HOUR AFTER THE RAINFALL EVENT. IF THE GARDEN DOES NOT DRAIN, A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION OR INFILTRATION FUNCTIONS, INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS.
 - ONCE A YEAR TEST PLANTING BED FOR PH. IF THE PH IS BELOW 5.2, LIMESTONE SHOULD BE APPLIED. IF THE PH IS ABOVE 8.0, IRON SULFATE AND SULFUR SHOULD BE APPLIED.



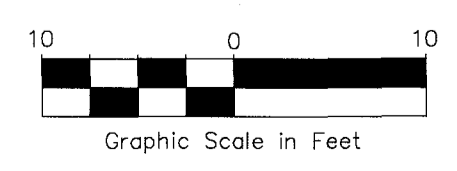
- NOTES**
- SILT SOCK SHALL BE FILTREXX, SUTSOX OR APPROVED EQUIVALENT.
 - SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
 - SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
 - COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.



TAX MAP 235 LOT 2
GRADING, DRAINAGE & EROSION CONTROL PLAN
ROCKINGHAM AVENUE
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
 PREPARED FOR
WALLIS ROAD PROPERTIES, LLC
 SCALE: 1" = 10' (22x34)
 1" = 20' (11x17)
JULY 24, 2018

Jul 24, 2018 - 4:00pm
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