

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

23 November 2022

Conservation Commission  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

**Re: City of Portsmouth Application for Wetland Buffer Conditional Use Permit  
Tax Map 159, Lot 2  
89 Sparhawk Street – Single Family Residence Addition  
Portsmouth, New Hampshire**

Dear Commission Members:

On behalf of Jonathan and Lisa Morse, Owners and Applicants, the accompanying **Site Plans** are hereby submitted for a **Work Session** for a future City of Portsmouth Wetland Conditional Use Permit Application. We hereby request that the Commission place us on the agenda for the **December 14, 2022, Commission Meeting**, in advance of our official submission. We also request that we be on the agenda for a **December 7 Site Walk**, or other date as scheduled. We would like feedback on the proposed project. The proposal will include:

- Proposed garage building addition
- Driveway relocation to the new garage door location
- Buffer enhancements and stormwater management (*to be designed*)

The project is the addition of 964 square feet of footprint to an existing structure to create a garage with living space above and below. The proposed improvements are partially within the 100-foot freshwater City of Portsmouth Wetland Buffer. The city wetland buffer requires a CUP permit, which is the application before you. The wetland is adjacent to a tidal inlet of the North Mill Pond. The garage will provide needed covered parking, expanded living space, and provide space for storage of seasonal furniture and related equipment. The location of the existing structure on the property drives the location of the improvements, which are partially with the 100-foot buffer. No direct wetland impacts, freshwater or tidal, are proposed. There will be some tidal buffer zone impacts; those impacts are associated with the removal of an existing patio. A separate NH DES Wetland permit application will be filed for that buffer impact.

The Morse's have been working with Somma Studios to plan this proposed addition. The current building is located within the front property line setback. The proposed addition is set back to conform to the front setback requirement. The plans show a stairway access to the back yard as well as a back yard patio, located outside the TBZ but inside the city buffer. We seek the Commission's feedback on the proposed placement of the addition and the associated site improvements.

The submission includes the following:

- Standard Boundary Survey – The complete property survey, topography, and wetland delineation.
- Existing Conditions Plan C1 – This plan shows the removal of some site features in preparation of the new construction.
- Site Plan C2 – The location, dimensions, and area of the proposed structure, patio, stairways, and driveway are shown. Impervious surface calculations are provided.
- Architectural Design Plans – The plans for the addition, including floor plans and elevations.

We look forward to the Commission's review of this submission and we will be in attendance at the meeting to answer any questions the Commission may have on the proposed project.

Respectfully submitted,

*John R. Chagnon*

John R. Chagnon  
Project Engineer  
Ambit Engineering, Inc.





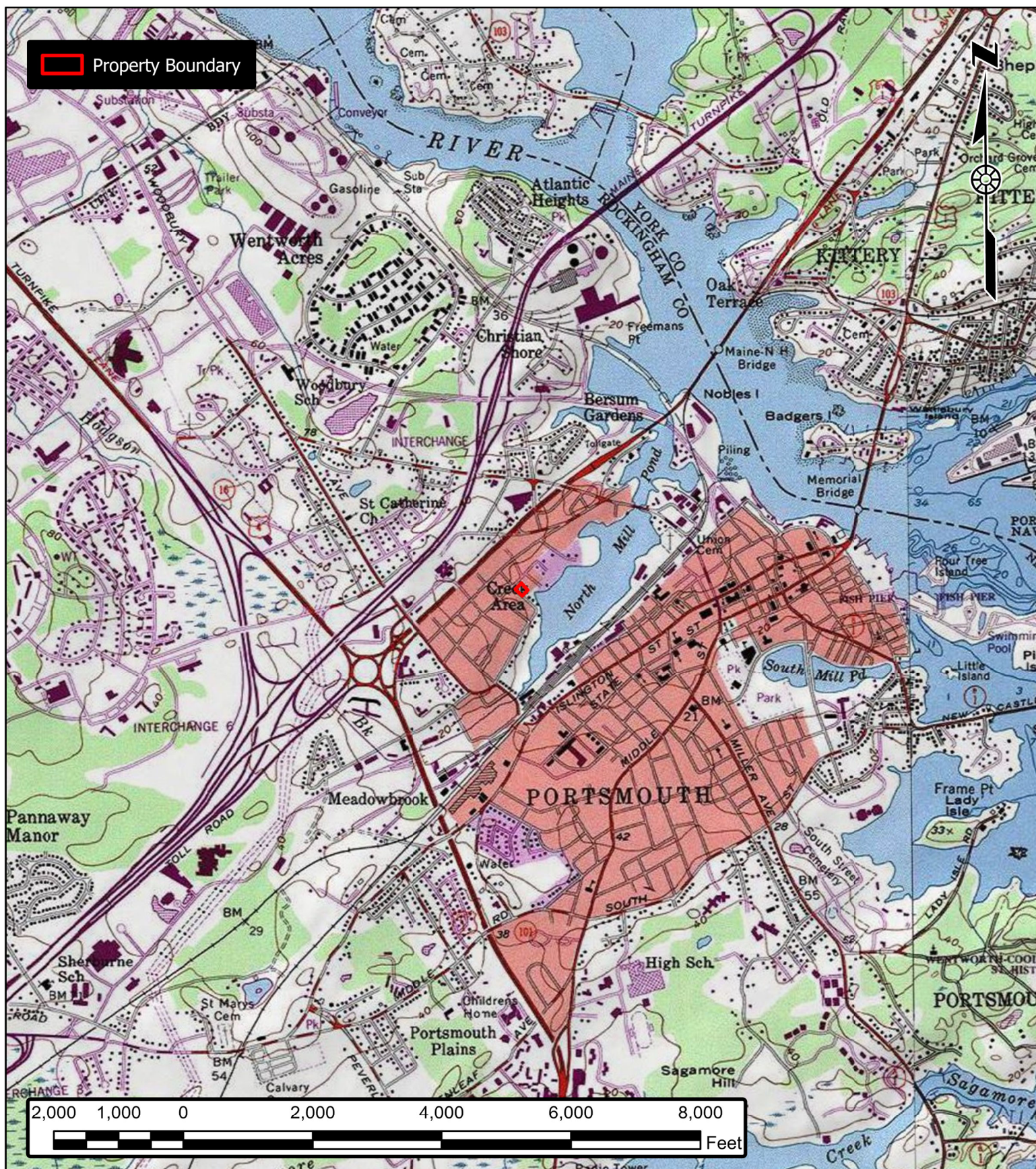
USGS Map

CUP WETLANDS APPLICATION  
89 SPARHAWK STREET  
PORTSMOUTH, N.H.

JOB NUMBER: 3432

SCALE: 1" = 2000'

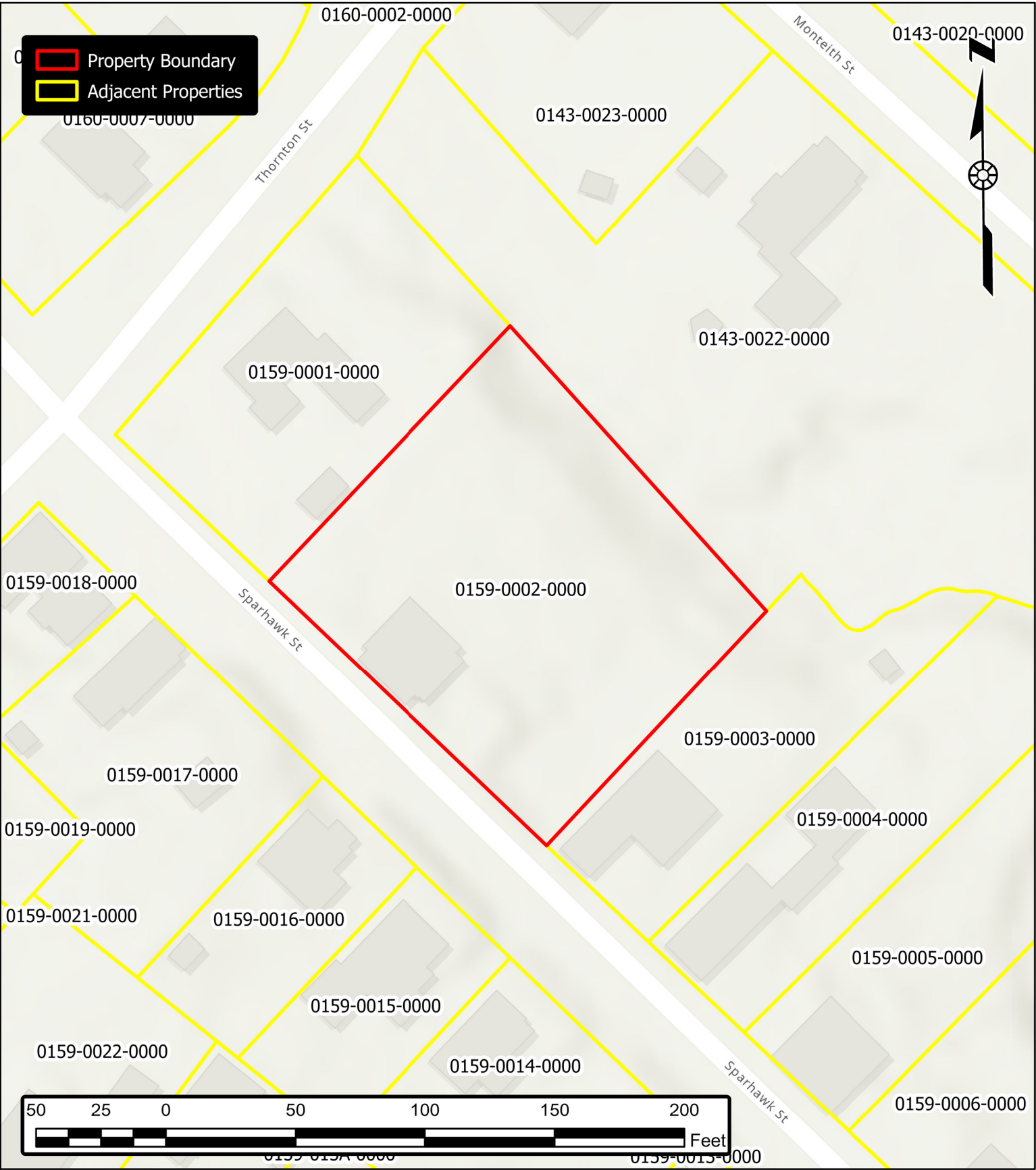
SUBMITTED: 11-23-2022





CUP WETLANDS APPLICATION  
89 SPARHAWK STREET  
PORTSMOUTH, N.H.

JOB NUMBER: 3432  
SCALE: 1" = 50'  
SUBMITTED: 11-23-2022





CUP WETLANDS APPLICATION  
89 SPARHAWK STREET  
PORTSMOUTH, N.H.

JOB NUMBER: 3432  
SCALE: 1" = 50'  
SUBMITTED: 11-23-2022



# Custom Soil Resource Report Soil Map





# Custom Soil Resource Report

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

### Water Features

 Streams and Canals

### Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockingham County, New Hampshire  
Survey Area Data: Version 25, Sep 12, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
799	Urban land-Canton complex, 3 to 15 percent slopes	0.4	100.0%
<b>Totals for Area of Interest</b>		<b>0.4</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.



## Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Rockingham County, New Hampshire

### 799—Urban land-Canton complex, 3 to 15 percent slopes

#### Map Unit Setting

*National map unit symbol:* 9cq0  
*Elevation:* 0 to 1,000 feet  
*Mean annual precipitation:* 42 to 46 inches  
*Mean annual air temperature:* 45 to 48 degrees F  
*Frost-free period:* 120 to 160 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Urban land:* 55 percent  
*Canton and similar soils:* 20 percent  
*Minor components:* 25 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Canton

##### Setting

*Parent material:* Till

##### Typical profile

*H1 - 0 to 5 inches:* gravelly fine sandy loam  
*H2 - 5 to 21 inches:* gravelly fine sandy loam  
*H3 - 21 to 60 inches:* loamy sand

##### Properties and qualities

*Slope:* 3 to 8 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* High (2.00 to 6.00 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Low (about 5.3 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2e  
*Hydrologic Soil Group:* A  
*Ecological site:* F144AY034CT - Well Drained Till Uplands  
*Hydric soil rating:* No

#### Minor Components

##### Udorthents

*Percent of map unit:* 5 percent  
*Hydric soil rating:* No

##### Scituate and newfields

*Percent of map unit:* 4 percent  
*Hydric soil rating:* No



**Chatfield**

*Percent of map unit: 4 percent*

*Hydric soil rating: No*

**Boxford and eldridge**

*Percent of map unit: 4 percent*

*Hydric soil rating: No*

**Walpole**

*Percent of map unit: 4 percent*

*Landform: Depressions*

*Hydric soil rating: Yes*

**Squamscott and scitico**

*Percent of map unit: 4 percent*

*Landform: Marine terraces*

*Hydric soil rating: Yes*

Site Photograph #1

March 2022



Site Photograph #2

March 2022





Site Photograph #3

March 2022



Site Photograph #4

March 2022





Site Photograph #5

March 2022

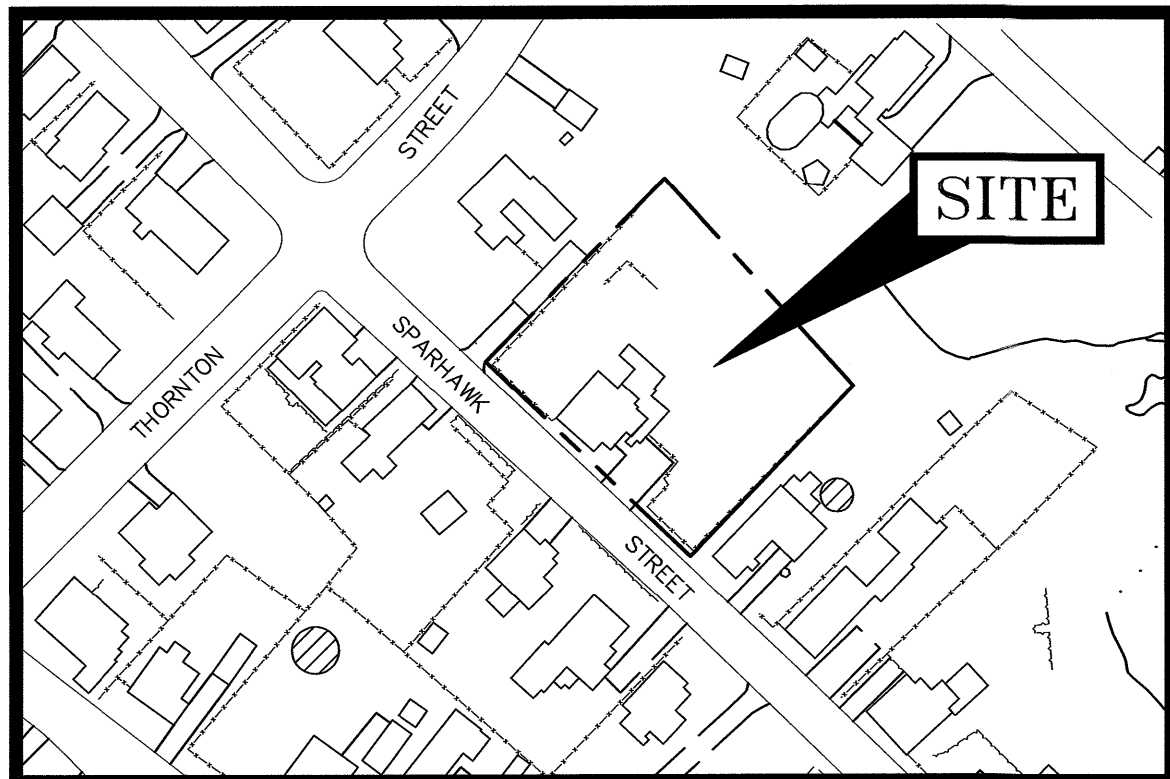


Site Photograph #6

March 2022







## LOCATION MAP

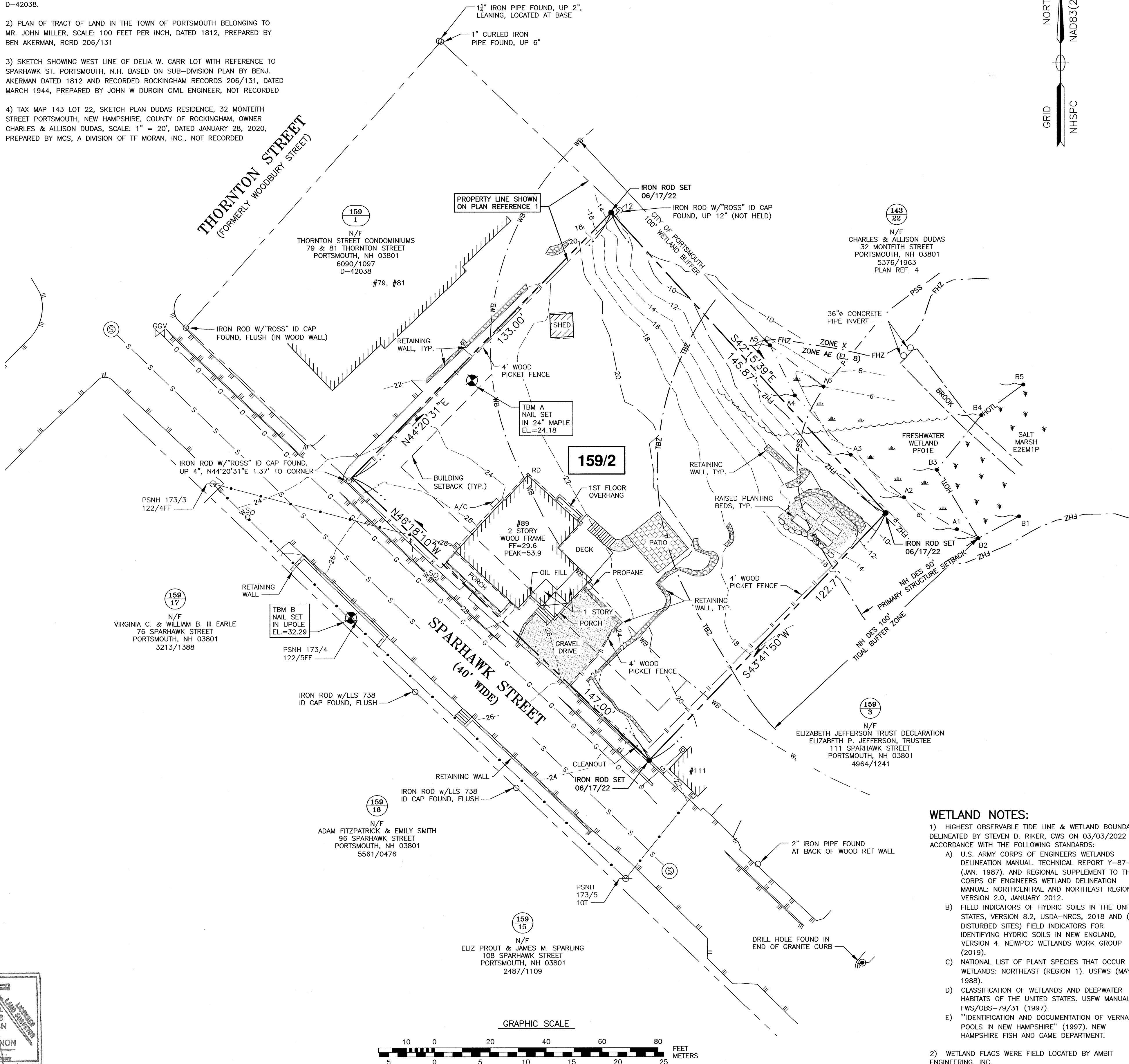
SCALE: 1" = 100'

## LEGEND

N/F	NOW OR FORMERLY
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
---	BOUNDARY
---	SETBACK
RR SPK FND	RAILROAD SPIKE FOUND
IR/IP FND	IRON ROD/IRON PIPE FOUND
DH FND	DRILL HOLE FOUND
BND w/DH	BOUND w/ DRILL HOLE
S	SEWER LINE
G	GAS LINE
D	STORM DRAIN
W	WATER LINE
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC WIRES
100	CONTOUR
---	EDGE OF PAVEMENT (EP)
---	WOODS / TREE LINE
---	UTILITY POLE (W/ GUY)
---	GAS SHUT OFF
---	WATER SHUT OFF/CURB STOP
CV	GATE VALVE
HYD	HYDRANT
GWE	METER (GAS, WATER, ELECTRIC)
---	CATCH BASIN
---	SEWER MANHOLE
---	DRAIN MANHOLE
AC	AIR CONDITIONER UNIT
---	SIGNS
A-1	EDGE OF WETLAND FLAGGING
---	SWAMP / MARSH
EL.	ELEVATION
F.F.	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
LSA	LANDSCAPED AREA

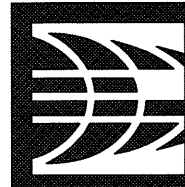
## PLAN REFERENCES:

- 1) CONDOMINIUM SITE PLAN FOR "THORNTON STREET CONDOMINIUMS" TAX MAP 159, LOT 1 PORTSMOUTH, NH. PREPARED BY: ROSS ENGINEERING, LLC. DWG. NO. 1 OF 4. DATED 3/2/2020 FOR RECORDING. SCALE: 1"=10'. RCRD D-42038.
- 2) PLAN OF TRACT OF LAND IN THE TOWN OF PORTSMOUTH BELONGING TO MR. JOHN MILLER, SCALE: 100 FEET PER INCH, DATED 1812, PREPARED BY BEN AKERMAN, RCRD 206/131
- 3) SKETCH SHOWING WEST LINE OF DELIA W. CARR LOT WITH REFERENCE TO SPARHAWK ST. PORTSMOUTH, N.H. BASED ON SUB-DIVISION PLAN BY BENJ. AKERMAN DATED 1812 AND RECORDED ROCKINGHAM RECORDS 206/131, DATED MARCH 1944, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED
- 4) TAX MAP 143 LOT 22, SKETCH PLAN DUDAS RESIDENCE, 32 MONTEITH STREET PORTSMOUTH, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM, OWNER CHARLES & ALLISON DUDAS, SCALE: 1" = 20', DATED JANUARY 28, 2020, PREPARED BY MCS, A DIVISION OF TF MORAN, INC., NOT RECORDED



## WETLAND NOTES:

- 1) HIGHEST OBSERVABLE TIDE LINE & WETLAND BOUNDARIES DELINEATED BY STEVEN D. RIKER, CWS ON 03/03/2022 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. USFW 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.



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

## NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 159 AS LOT 2.
- 2) OWNER OF RECORD:  
JONATHAN M. & LISA B. MORSE  
89 SPARHAWK STREET  
PORTSMOUTH, NH 03801  
5855/0015
- 3) A PORTION OF THE PARCEL IS IN A SPECIAL FLOOD HAZARD AREA (ZONE AE EL. 8) AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:  
18,702 S.F.  
0.4293 ACRES
- 5) PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:

LOT AREA:	7,500 S.F.
FRONTAGE:	100 FEET
DEPTH:	70 FEET
SETBACKS:	FRONT 15 FEET
	SIDE 10 FEET
	REAR 20 FEET
- MAXIMUM STRUCTURE HEIGHT: 35 FEET  
MAXIMUM BUILDING COVERAGE: 25%  
MINIMUM OPEN SPACE: 30%
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- 9) THE PURPOSE OF THIS PLAN IS TO THE EXISTING CONDITIONS ON ASSESSOR'S MAP 159 LOT 2 IN THE CITY OF PORTSMOUTH.

NO.	DESCRIPTION	DATE
1	MONUMENTS SET	6/17/22
0	ISSUED FOR COMMENT	5/27/22

**STANDARD BOUNDARY &  
TOPOGRAPHIC SURVEY  
TAX MAP 159 - LOT 2**  
FOR  
**JONATHAN M. MORSE &  
LISA B. MORSE**  
89 SPARHAWK STREET  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE

SCALE: 1"=20'

APRIL 2022

FB 288 PG 54

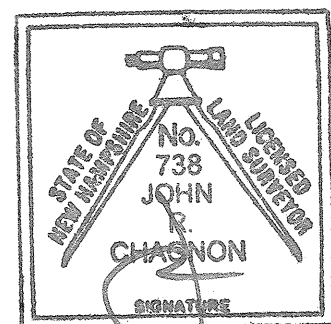
3432

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

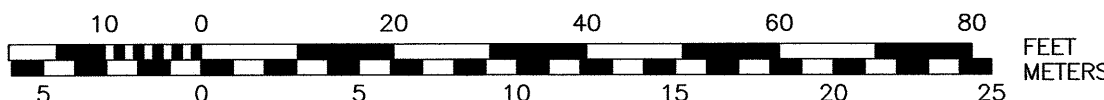
JOHN R. CHACON, LLS

DATE

6-17-22

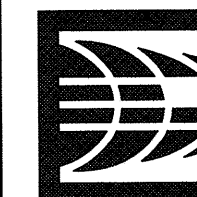
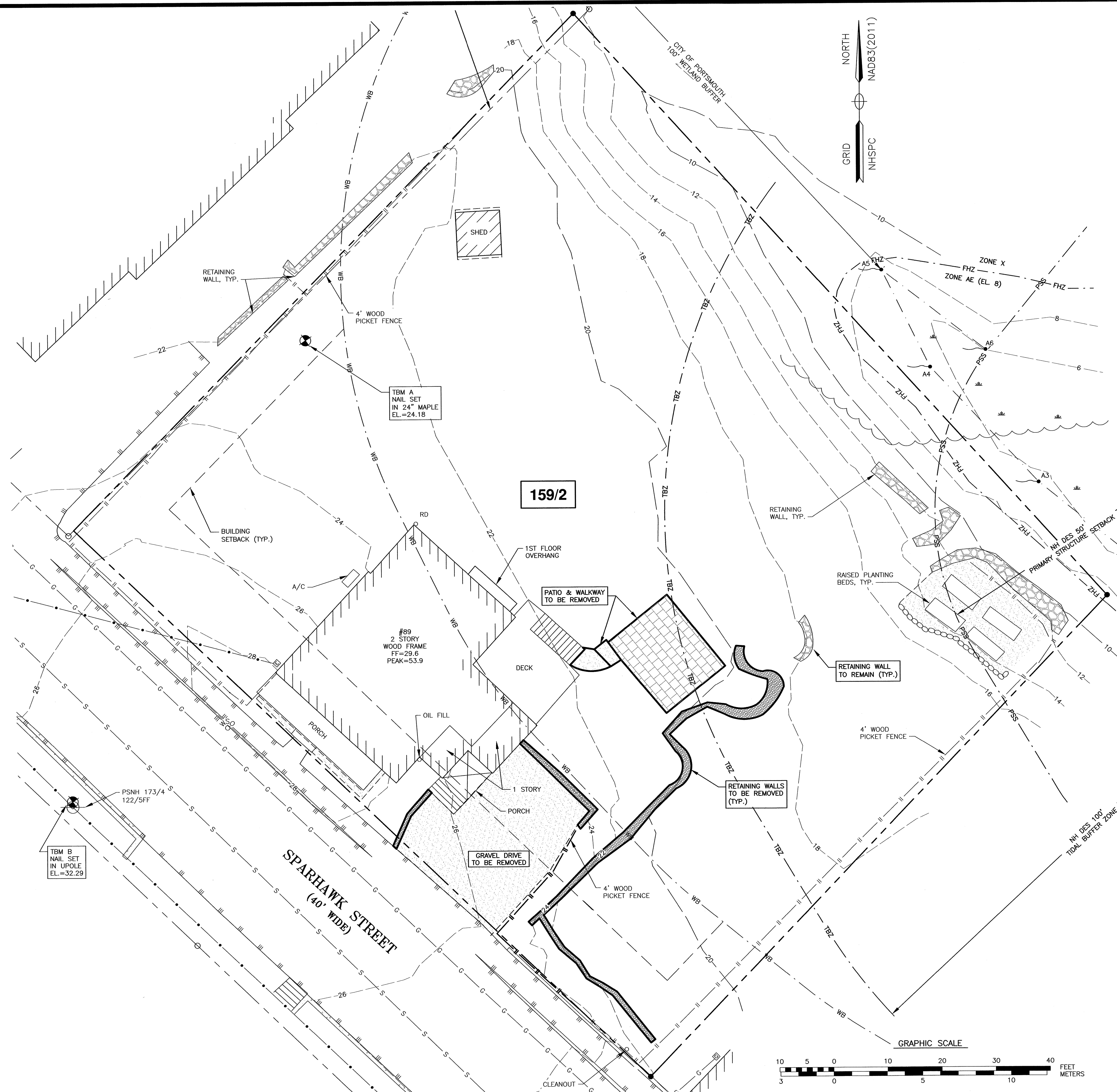


## GRAPHIC SCALE





- 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 AND PROVIDE THE NECESSARY PROTECTION FOR 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 PROVIDE 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 DIO 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 UNEXPECTED 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 DISPOSAL 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 SLIT 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 RAIN. SEDIMENT CONTROL 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 CLEAR 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.
- O) DURING CONSTRUCTION ACCESS WILL BE PROVIDED TO ALL EXISTING PROPERTIES LOCATED ON BISCH ST.



***AMBIT ENGINEERING, INC.***  
Civil Engineers & Land Surveyors

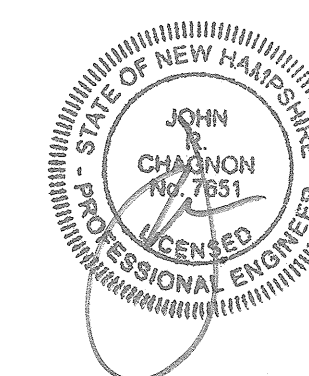
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- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD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

MORSE RESIDENCE  
89 SPARHAWK STREET  
PORTSMOUTH, N.H.

0	ISSUED FOR COMMENT	11/23/22
NO.	DESCRIPTION	DATE
REVISIONS		



SCALE: 1" = 10'      NOVEMBER 2022

## DEMOLITION PLAN

C1

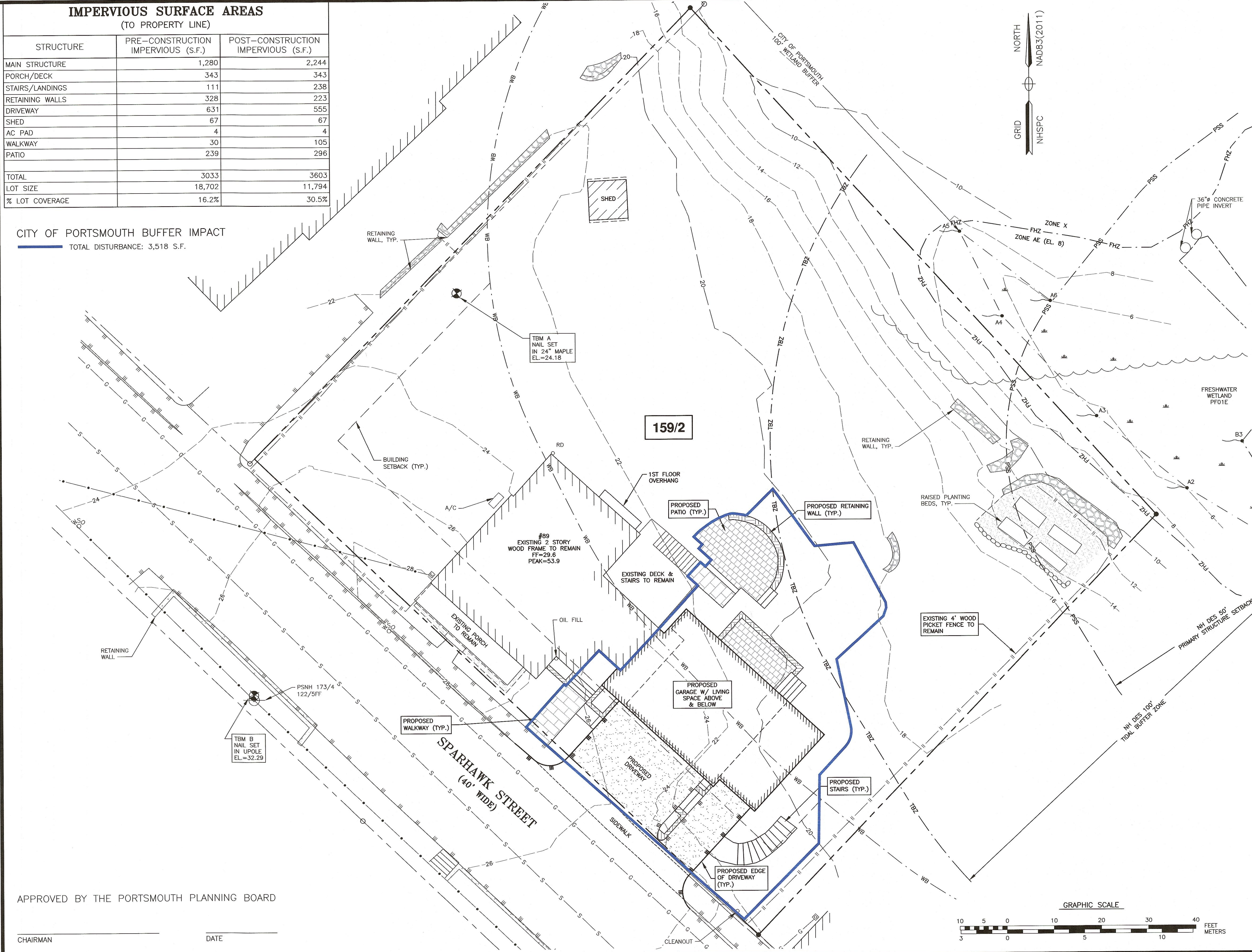
CHAIRMAN


DATE \_\_\_\_\_



IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	1,280	2,244
PORCH/DECK	343	343
STAIRS/LANDINGS	111	238
RETAINING WALLS	328	223
DRIVEWAY	631	555
SHED	67	67
AC PAD	4	4
WALKWAY	30	105
PATIO	239	296
TOTAL	3033	3603
LOT SIZE	18,702	11,794
% LOT COVERAGE	16.2%	30.5%

CITY OF PORTSMOUTH BUFFER IMPACT  
TOTAL DISTURBANCE: 3,518 S.F.





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

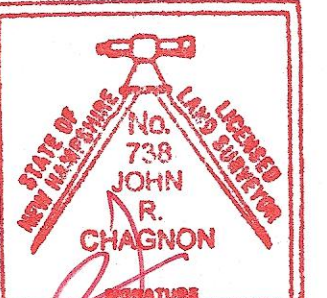
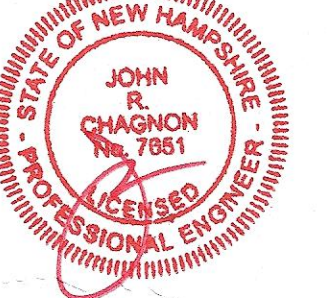
- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 159 AS LOT 2.
  - 2) OWNER OF RECORD:  
JONATHAN M. & LISA B. MORSE  
89 SPARHAWK STREET  
PORTSMOUTH, NH 03801  
5855/0015
  - 3) A PORTION OF THE PARCEL IS IN A SPECIAL FLOOD HAZARD AREA (ZONE AE EL. 8) AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.
  - 4) EXISTING LOT AREA:  
18,702 S.F.  
0.4293 ACRES
  - 5) PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.
  - 6) DIMENSIONAL REQUIREMENTS:

LOT AREA:	7,500 S.F.
FRONTAGE:	100 FEET
DEPTH:	70 FEET
SETBACKS:	FRONT 15 FEET
	SIDE 10 FEET
	REAR 20 FEET

  
MAXIMUM STRUCTURE HEIGHT: 35 FEET  
MAXIMUM BUILDING COVERAGE: 25%  
MINIMUM OPEN SPACE: 30%
  - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
  - 9) THE PURPOSE OF THIS PLAN IS TO SHOW THE STRUCTURE ADDITION & SITE IMPROVEMENTS ON ASSESSOR'S MAP 159 LOT 2 IN THE CITY OF PORTSMOUTH.

**MORSE RESIDENCE**  
**89 SPARHAWK STREET**  
**PORTSMOUTH, N.H.**

0	ISSUED FOR COMMENT	11/23/22
NO.	DESCRIPTION	DATE
REVISIONS		



SCALE: 1" = 10' NOVEMBER 2022

SITE PLAN

C2





EXISTING/PROPOSED SPARHAWK ELEVATION



EXISTING SIDE ELEVATION

PROPOSED SIDE ELEVATION



PROPOSED/EXISTING BACK ELEVATION

