

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

3 January 2022

Planning Board
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

**Re: City of Portsmouth Application for Conditional Use Permit
Tax Map 122, Lot 2
TBD Northwest Street – Single Family Residence
Portsmouth, New Hampshire**

Dear Planning Board Members:

On behalf of Darrell Moreau – Applicant, and Amanda & Gregory Morneau – Owners, the accompanying **Revised Site Plan Set** is hereby submitted for review for an ongoing City of Portsmouth Wetland Conditional Use Permit Application request. The project was last discussed at the November 18, 2021 Planning Board meeting. The Planning Board asked whether the proposed structure could be located further to the west, to lessen the impact within the city 100 foot buffer zone. These site plans reflect a revised location of the proposed structure as requested. The change was incorporated as follows:

- The building design was revised to relocate the proposed garage doors to the street side
- The driveway was relocated to come to the structure directly from the street and reduced in size
- The minimum garage width of 22 feet was moved west as far as possible while still maintaining the setbacks granted by the ZBA. The west side of the structure now sits at the point where the allowed 3 foot front setback and the 6.5 foot rear setback are 22 feet apart.
- This allowed the building to be moved approximately 18 feet to the west and reduce the impact in the tidal buffer zone
- The exit door for the proposed garage was moved to the west side and the slider moved to the east side of the structure to accommodate grading
- A porous patio (landing) was added on the east side
- The width of the proposed structure beyond the garage was reduced 3 feet so as to maintain the 3 foot front setback and the 6.5 foot rear setback in the rest of the revised house location, as it was slid to the west

As a result of the above changes the request to permit a total of 5,062 square feet of disturbance within the City of Portsmouth Wetland Buffer has been reduced slightly to 4,935 square feet. This overall reduction does not seem productive, however the real impact has been reduced significantly. The proposed structure, pavement and walkway (the impervious surfaces) within the buffer have been reduced from 1,449 SF to 978 SF; a 32% overall impact reduction. The structural component of the impact reduction has been reduced from 760 SF to 312 SF; for a structure impact reduction of 60%. The net impact area remains almost constant as the area of gravel surface to be removed has increased, and the temporary impact area also increased. The net result, however, is a significant decrease in the proposed impervious surface area in the buffer. In addition with the location of the garage doors facing

the street and the subsequent pavement reduction the overall impervious surface on the lot has been reduced by 825 square feet and the total impervious surface proposed now is less than 20% of lot area.

The site plan revisions are listed herein, specifically:

- Cover Sheet – Submission date change
- Subdivision Plan – No Change
- Existing Conditions Plan C1 – The flood zone line has been added
- Subdivision Site Plan C2 – The location, dimensions, and area of the proposed structure and the driveway location have been revised.
- Erosion Control and Grading Plan C3 – The site grading has been revised to the new structure location
- Utility Plan C4 – The utility connections have been updated to the new structure location
- CUP & NHDES Permit Plan C5 – The Disturbed Area Table and impact areas have been revised
- Neighborhood Plan – Aerial P1 – The plan has been updated to the new house location
- Detail Sheets D1 and D2 – a porous patio detail has been added to the construction details

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

Respectfully submitted,

John Chagnon

John R. Chagnon
Project Engineer
Ambit Engineering, Inc.

OWNERS:

GREGORY J. MORNEAULT
AMANDA B. MORNEAULT
137 NORTHWEST STREET
PORTSMOUTH, N.H. 03801

APPLICANT:

DARRELL MOREAU
1B JACKSON HILL STREET
PORTSMOUTH, N.H. 03801
TEL: (603) 512-5116

LAND SURVEYOR & CIVIL ENGINEER:

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

ARCHITECT:

ART FORM ARCHITECTURE, INC.
44 LAFAYETTE ROAD
NORTH HAMPTON, NH. 03862
TEL: (603) 431-9559



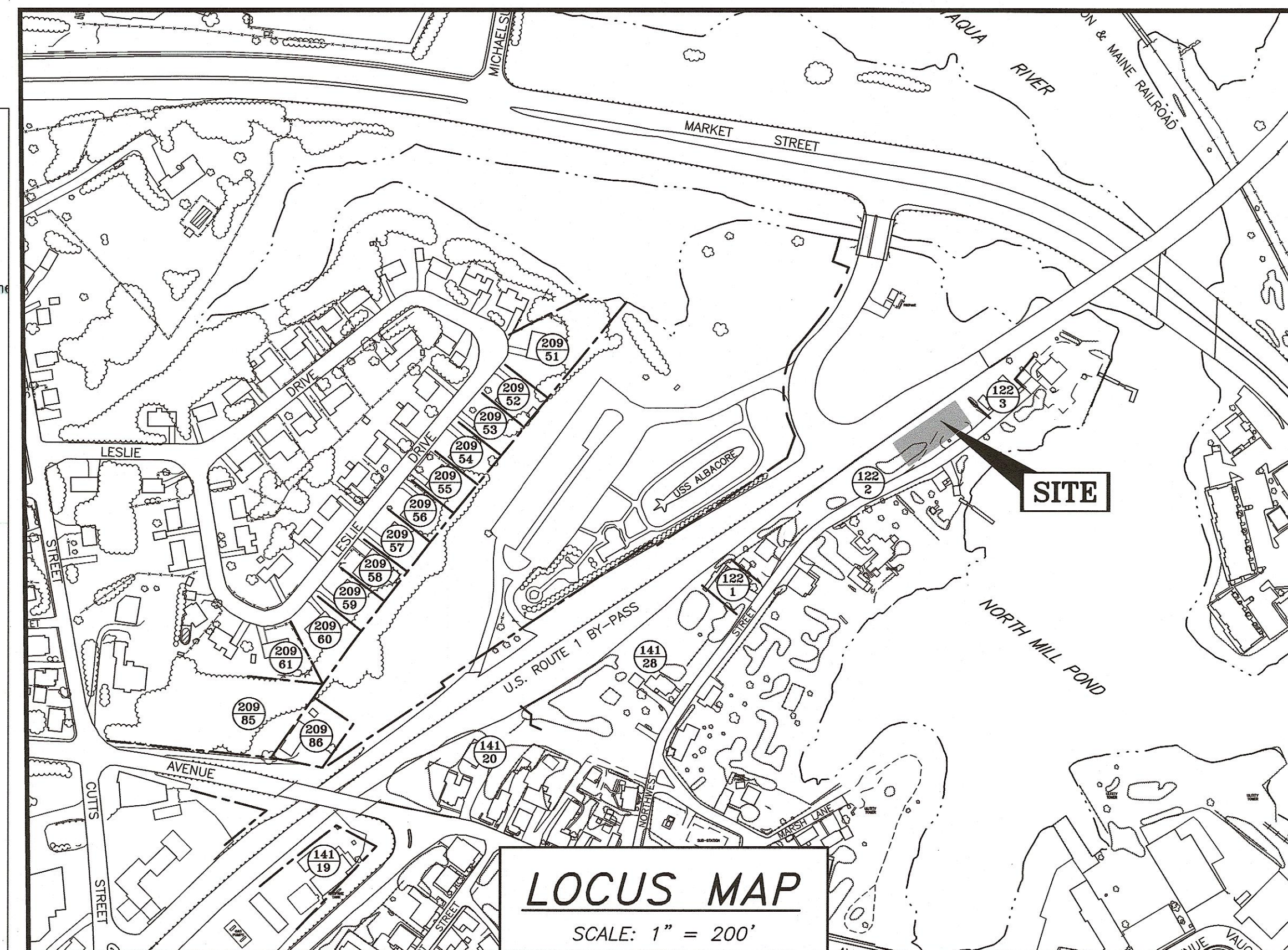
R	Rural
SR	Single Residence A
SRB	Single Residence B
GRA	General Residence A
GRB	General Residence B
GRC	General Residence C
GAMH	Garden Apartment/Mobile Home
Mixed Residential Districts	
MRO	Mixed Residential Office
MRB	Mixed Residential Business
G1	Gateway Corridor
G2	Gateway Center
Business Districts	
GB	General Business
B	Business
WB	Waterfront Business
Industrial Districts	
OR	Office Research
I	Industrial
WI	Waterfront Industrial
Airport Districts	
AIR	Airport
AI	Airport Industrial
PI	Pease Industrial
ABC	Airport Business Commercial
Other Districts	
M	Municipal
NRP	Natural Resource Protection
TC	Transportation Corridor

PROPOSED SUBDIVISION PLAN

TBD NORTHWEST STREET

PORTSMOUTH, NEW HAMPSHIRE

PERMIT PLANS



REQUIRED PERMITS
NHDES SHORELAND PERMIT: PENDING
NHDES WETLAND PERMIT: PENDING
PORTSMOUTH CONDITIONAL USE PERMIT: PENDING
PORTSMOUTH ZONING BOARD: APPROVED 2/16/21
PORTSMOUTH PLANNING BOARD SUBDIVISION: APPROVED 11/18/21

LEGEND:

EXISTING	PROPOSED	
N/F	N/F	PROPERTY LINE
RP	RP	SETBACK LINE
RCRD	RCRD	FORCE MAIN
		SEWER PIPE
		SEWER LATERAL
		GAS LINE
		STORM DRAIN
		FOUNDATION DRAIN
		WATER LINE
		FIRE SERVICE LINE
		UNDERGROUND ELECTRIC SUPPLY
		UNDERGROUND ELECTRIC SERVICE
		OVERHEAD ELECTRIC WIRES
		RETAINING WALL
		EDGE OF PAVEMENT (EP)
		CONTOUR
		SPOT ELEVATION
		UTILITY POLE
		ELECTRIC METER
		TRANSFORMER ON CONCRETE PAD
		ELECTRIC HANDHOLD/PULLBOX
		WATER SHUT OFF/CURB STOP
		PIPE CLEANOUT
		GATE VALVE
		HYDRANT
		CATCH BASIN
		SEWER MANHOLE
		DRAIN MANHOLE
		WATER METER MANHOLE
		TEST BORING
		TEST PIT
		LANDSCAPED AREA
		CAST IRON PIPE
		COPPER PIPE
		CORRUGATED METAL PIPE
		DUCTILE IRON PIPE
		POLYVINYL CHLORIDE PIPE
		REINFORCED CONCRETE PIPE
		HYDRANT
		CENTERLINE
		EDGE OF PAVEMENT
		ELEVATION
		FINISHED FLOOR
		INVERT
		TEMPORARY BENCH MARK
		TYPICAL

INDEX OF SHEETS

- SUBDIVISION PLAN
- C1- EXISTING CONDITIONS PLAN
- C2- SUBDIVISION SITE PLAN
- C3- EROSION CONTROL & GRADING PLAN
- C4- UTILITY PLAN
- C5- CUP & NHDES PERMIT PLAN
- P1- NEIGHBORHOOD PLAN- AERIAL
- D1-D2- DETAILS

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
74 OLD DOVER ROAD
ROCHESTER, N.H. 03867
Tel. (603) 332-4227,
Ext. 555.5325
ATTN: MARK COLLINS
EMAIL: mark.collins@eversource.com

NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 6294-5147
ATTN: SUSAN DUPLISA
duplisa@unitil.com

CABLE:
XFINITY BY COMCAST
180 GREENLEAF AVE.
PORTSMOUTH, N.H. 03801
Tel. (603) 266-2278
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:
FAIRPOINT
COMMUNICATIONS
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525
ATTN: JOE CONSIDINE
EMAIL: jconsidine@fairpoint.com

PROJECT ABUTTERS:

122 1 N/F ANDREA L. ARDITO R. BRAD LEB 121 NORTHWEST STREET PORTSMOUTH, NH 03801 5646/912	122 3 N/F MICHAEL GEORGE PETRIN & KATIE MARIE LAVERRIERE 268 DENNETT STREET PORTSMOUTH, NH 03801 6138/647 (12.3% INT.)	122 3 N/F NATHAN LAVERRIERE 2040 FRANKLIN STREET APT. #801 SAN FRANCISCO, CA 94109 6138/647 (87.7% INT.)
122 5 N/F MICHAEL GEORGE PETRIN & KATIE MARIE LAVERRIERE 268 DENNETT STREET PORTSMOUTH, NH 03801 6138/647 (12.3% INT.)	122 5 N/F NATHAN LAVERRIERE 2040 FRANKLIN STREET APT. #801 SAN FRANCISCO, CA 94109 6138/647 (87.7% INT.)	122 6 N/F MARY A. MAHONEY c/o MARY A. MAHONEY TRUST 208 NORTHWEST STREET PORTSMOUTH, NH 03801 6042/1984
122 7 N/F LARRY BOOZ 172 NORTHWEST STREET PORTSMOUTH, NH 03801 5773/2064 D-14146	122 8 N/F LISA E. GROUX 136 NORTHWEST STREET PORTSMOUTH, NH 03801 4666/602 C-33849	122 9 N/F THE SOCIETY FOR THE PRESERVATION OF NEW ENGLAND ANTIQUITIES 141 CAMBRIDGE STREET BOSTON, MA 02114 786/216

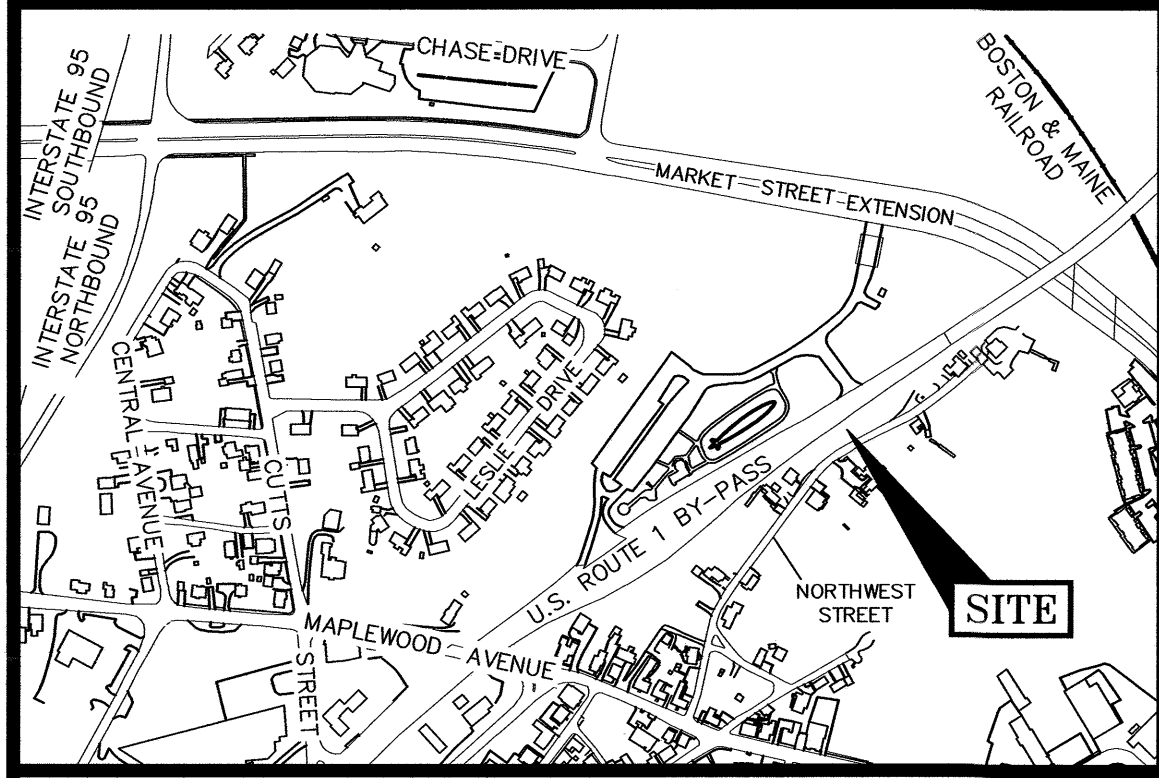
PROPOSED SUBDIVISION PLAN
TBD NORTHWEST STREET
PORTSMOUTH, N.H.

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

PLAN SET SUBMITTAL DATE: 3 JANUARY 2022

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



LOCATION MAP

SCALE: 1" = 500'

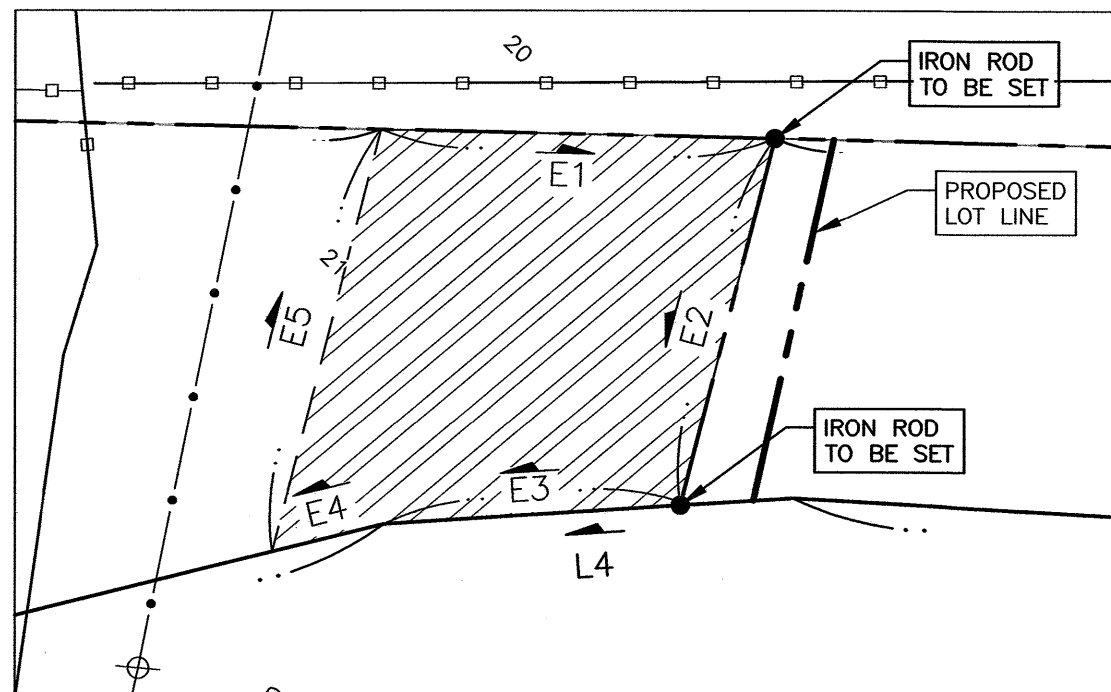
LEGEND:

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

PLAN REFERENCES:

- 1) MAINE NEW HAMPSHIRE INTERSTATE BRIDGE AUTHORITY PISCATAQUA RIVER BRIDGE KITTERY, MAINE - PORTSMOUTH, NEW HAMPSHIRE RIGHT OF WAY MAP - N.H. APPROACH, SCALE: 1" = 50', PREPARED BY HARRINGTON AND CORTELYOU CONSULTING ENGINEERS KANSAS CITY, MO., DATED DECEMBER 1938, SHEET 1 OF 11, NOT RECORDED
2) MAINE - NEW HAMPSHIRE INTERSTATE BRIDGE AUTHORITY PISCATAQUA RIVER BRIDGE KITTERY, MAINE - PORTSMOUTH, NEW HAMPSHIRE RIGHT OF WAY MAPS N.H. APPROACH, RE-SURVEYED BY: MOULTON ENGINEERING CO. KITTERY, MAINE 1954, SCALE: 1" = 50', SHEET 1 OF 5, NOT RECORDED
3) US ROUTE 1 BYPASS & SUBMARINE WAY RIGHT OF WAY LAYOUT PLANS CITY OF PORTSMOUTH JULY 17, 2019, OWNER OF RECORD: STATE OF NEW HAMPSHIRE, STATE PROJECT NO. 13455, SCALE: 1" = 50', PREPARED BY GM2 ASSOCIATES, SHEETS 3 & 4 OF 6, RCRD D-41603
4) PLAN OF LAND PORTSMOUTH, N.H. FOR ESTATE OF GRACE L. HOYT, SCALE: 1" = 20' DATED DEC. 1972 REV. MAR. 1973, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD D-3596
5) CONDOMINIUM SITE PLAN FOR GANTRY REALTY TRUST 172 NORTHWEST STREET COUNTY OF ROCKINGHAM PORTSMOUTH, N.H. SCALE: 1" = 20', DATED SEPT. 11, 1985 REV OCT. 1, 1985, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, SHEET 1 OF 3, RCRD D-14146
6) STANDARD PROPERTY SURVEY AND CONDOMINIUM SITE PLAN OF LAND OF LOT 4 TAX MAP U-22 250 NORTHWEST STREET PORTSMOUTH, NEW HAMPSHIRE COUNTY OF ROCKINGHAM, SCALE: 1" = 10', DATED 9-9-96, PREPARED BY CIVILWORKS DOVER, N.H., RCRD D-24961
7) PLAN OF LAND IN THE NAME OF THE SUSAN M. REED REVOCABLE TRUST OF TAX MAP 122 / LOT 8 LOCATED AT #136 NORTHWEST STREET COUNTY OF ROCKINGHAM PORTSMOUTH, NH, SCALE: 1" = 20' DATED MAY 23, 2006, PREPARED BY DAVID W. VINCENT, LLS RCRD C-33849

PROPOSED WATERLINE EASEMENT



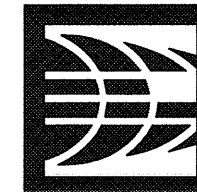
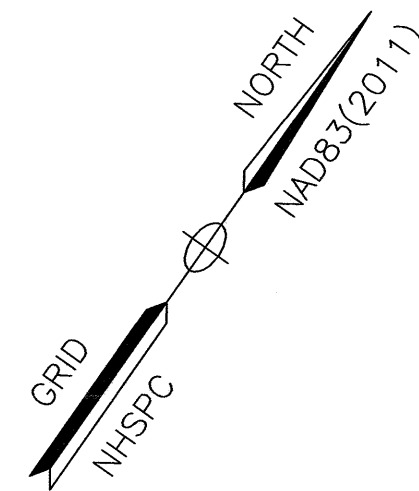
AREA A
SCALE 1"=10'

REQUIRED VARIANCES:

SECTION 10.521

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

APPROVED 2-16-2021



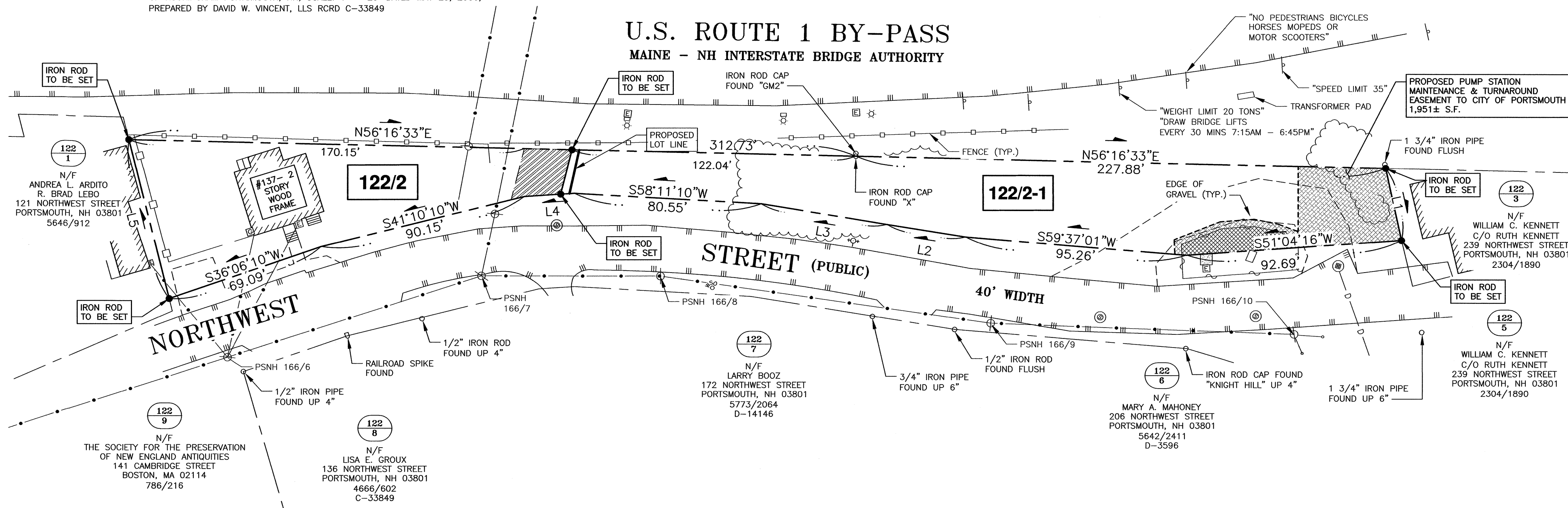
AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

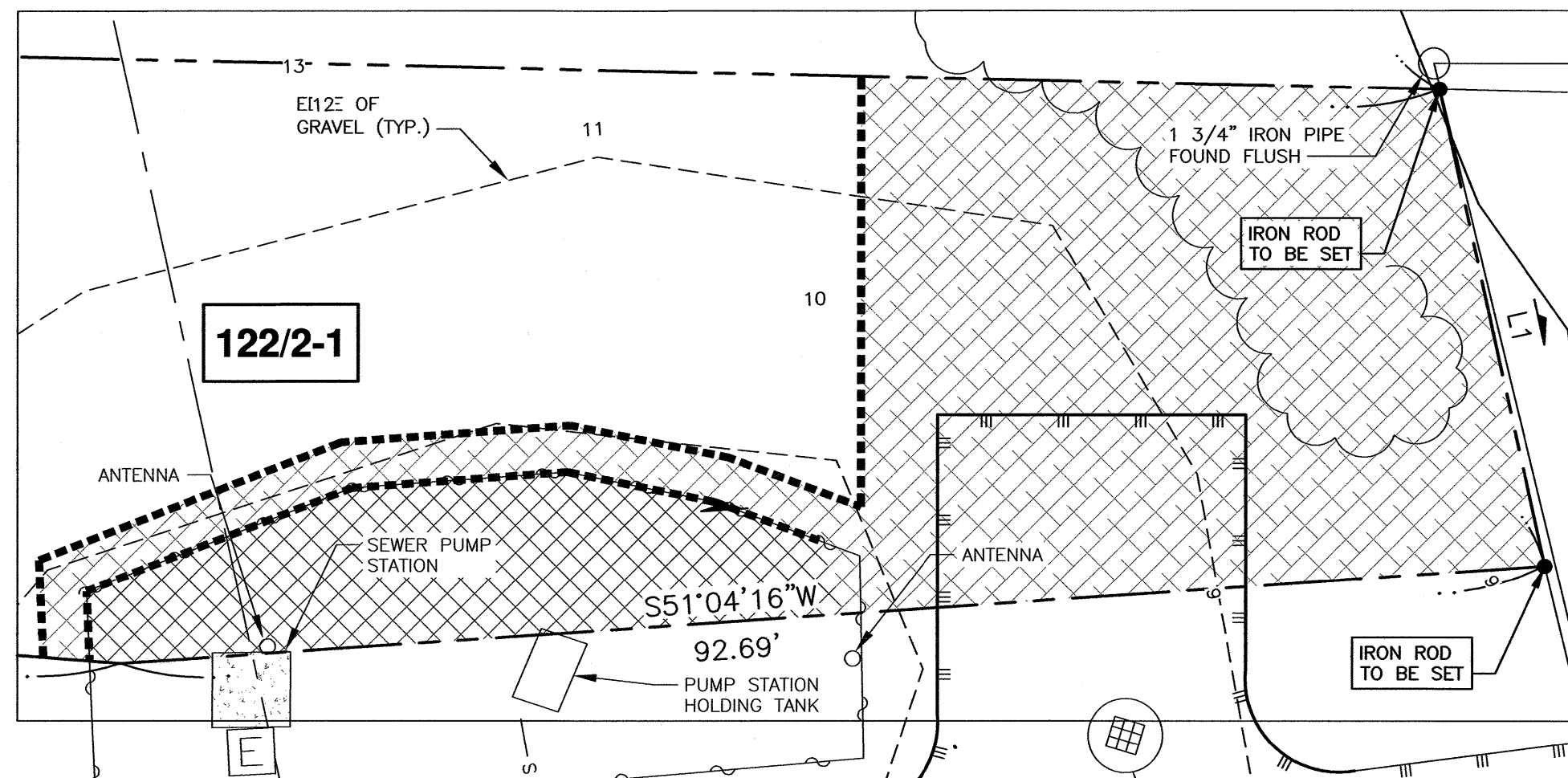
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 122 AS LOT 2.
2) OWNERS OF RECORD:
GREGORY J. MORNEAULT
AMANDA B. MORNEAULT
137 NORTHWEST STREET
PORTSMOUTH, N.H. 03801
APPLICANT:
DARRELL MOREAU
1B JACKSON HILL STREET
PORTSMOUTH, NH 03801
3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA (AE EL 8) AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005. PARCEL IS PARTIALLY IN THE 2' EXTENDED FLOOD HAZARD ZONE.
4) EXISTING LOT AREA:
18,134 S.F.
0.4163 ACRES
PROPOSED LOT AREAS:
122/2 122/2-1
7,500 S.F. 10,634 S.F.
0.1722 ACRES 0.2441 ACRES
5) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF ONE LOT INTO TWO LOTS AND CREATE EASEMENTS TO THE CITY OF PORTSMOUTH.
6) ZONING DISTRICTS:
GENERAL RESIDENCE A (GRA) AND HISTORIC DISTRICT.
7) DIMENSIONAL REQUIREMENTS:
LOT AREA: 7,500 S.F.
FRONTAGE: 100'
DEPTH: 70'
SETBACKS: FRONT: 15', SIDE: 10', REAR: 20'.
MAXIMUM STRUCTURE HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 25%
MINIMUM OPEN SPACE: 30%
8) PROPOSED LOT 1 DIMENSIONAL CALCULATIONS:
LOT AREA: 7,500 S.F.
FRONTAGE: 179'
DEPTH: 44.7' AVERAGE
SETBACKS:
FRONT: 13.8'
SIDE: 40.5'
REAR: 1.8'
BUILDING COVERAGE: 1,029 S.F. - 14%
OPEN SPACE: 6,246 S.F. - 83%



SEWER PUMP STATION & TURN AROUND



AREA B
SCALE 1"=10'

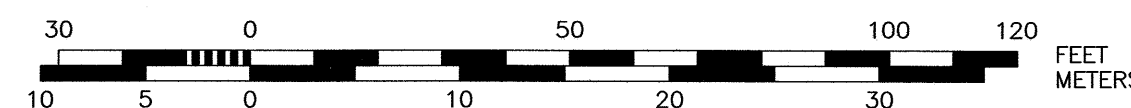
LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S 47°28'51" E	31.75'
L2	S 64°01'21" W	34.26'
L3	S 64°19'54" W	54.79'
L4	S 51°20'10" W	21.35'
L5	N 49°16'35" W	70.45'

EASEMENT LENGTH TABLE

LINE	BEARING	DISTANCE
E1	N 56°16'33" E	20.54'
E2	S 20°36'02" E	19.73'
E3	S 51°20'10" W	15.48'
E4	S 41°10'10" W	5.99'
E5	N 20°36'02" W	22.71'

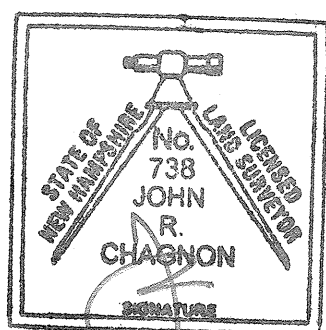
GRAPHIC SCALE



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

JOHN R. CHAGNON, LLS 738

8.23.21
DATE



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE

SUBDIVISION PLAN
TAX MAP 122 - LOT 2

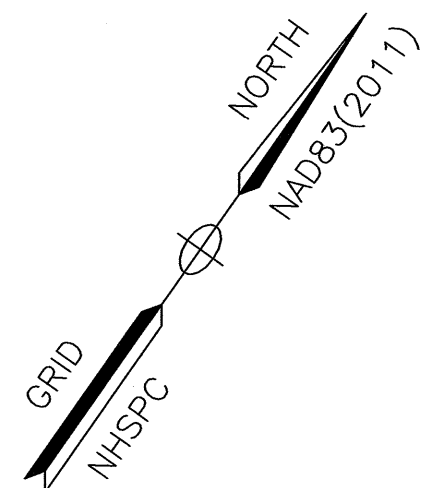
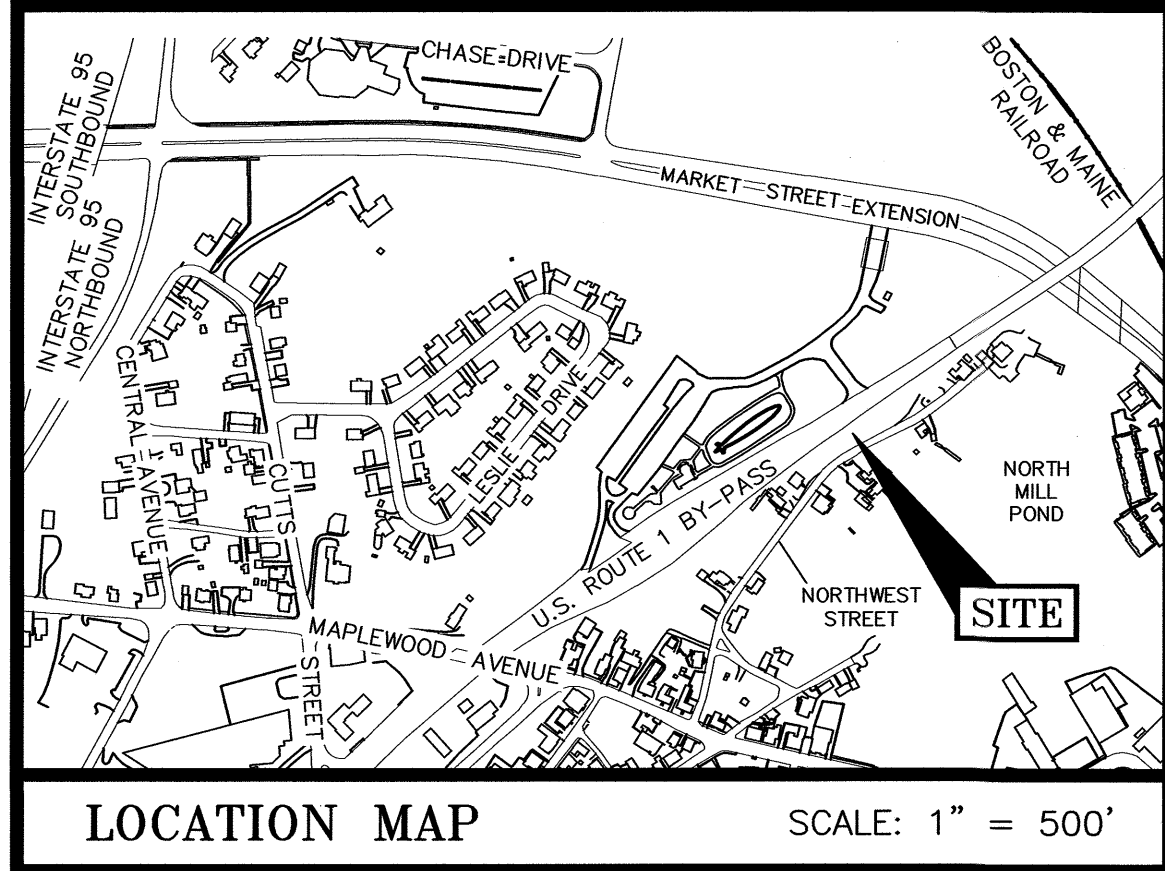
OWNERS:
GREGORY J. MORNEAULT &
AMANDA B. MORNEAULT
137 NORTHWEST STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

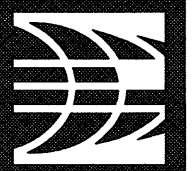
SCALE: 1" = 30'

SEPTEMBER 2020

FB 249 PG 70

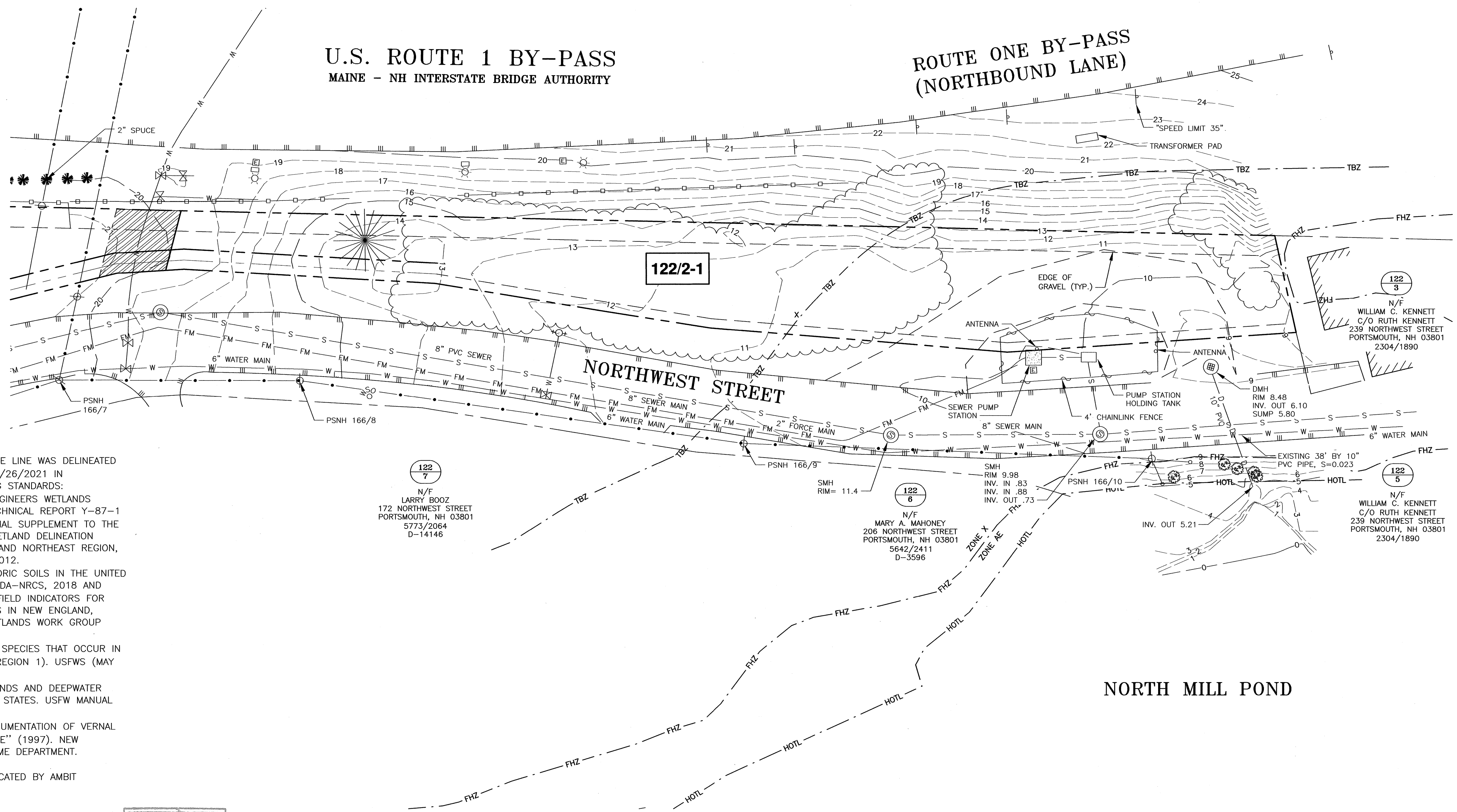
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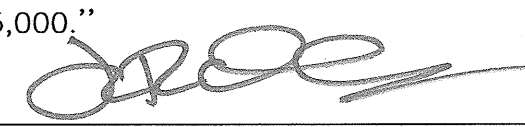
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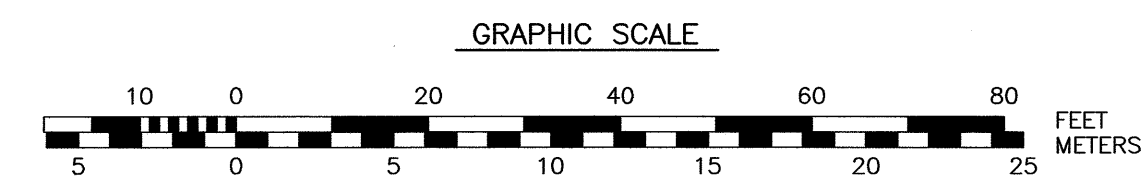
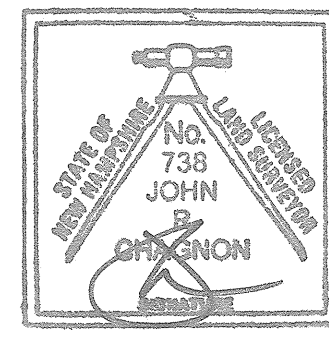
- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 122 AS LOT 2.
 - 2) OWNERS OF RECORD:
GREGORY J. MORNEAULT
AMANDA B. MORNEAULT
137 NORTHWEST STREET
PORTSMOUTH, N.H. 03801
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA (AE EL 8) AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021. PARCEL IS PARTIALLY IN THE 2' EXTENDED FLOOD HAZARD ZONE.
 - 4) EXISTING LOT AREA:
10,634 S.F.
0.2441 ACRES
 - 5) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON LOT 2-1 OF THE PROPOSED SUBDIVISION.
 - 6) ZONING DISTRICTS:
GENERAL RESIDENCE A (GRA) AND HISTORIC DISTRICT.
 - 7) DIMENSIONAL REQUIREMENTS:
LOT AREA: 7,500 S.F.
FRONTAGE: 100'
DEPTH: 70'
SETBACKS: FRONT: 15', SIDE: 10', REAR: 20'.
MAXIMUM STRUCTURE HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 25%
MINIMUM OPEN SPACE: 30%
 - 8) PROPOSED LOT 2 DIMENSIONAL CALCULATIONS:
LOT AREA: 10,634 S.F.
FRONTAGE: 357'
DEPTH: 25.4 AVERAGE
 - 9) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.



- WETLAND NOTES:**
- 1) THE HIGHEST OBSERVABLE TIDE LINE WAS DELINEATED BY STEVEN D. RIKER, CWS ON 10/26/2021 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. NEWPCC 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) LINE LOCATION WAS 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."

 1.3.22
JOHN R. CHAGNON, LLS DATE



PROPOSED HOUSING TBD NORTHWEST ST. PORTSMOUTH, NH

NO.	DESCRIPTION	DATE
2	FLOOD ZONE LINE	1/3/22
1	WET DELINEATION NOTE	1/27/21
0	ISSUED FOR COMMENT	8/23/21

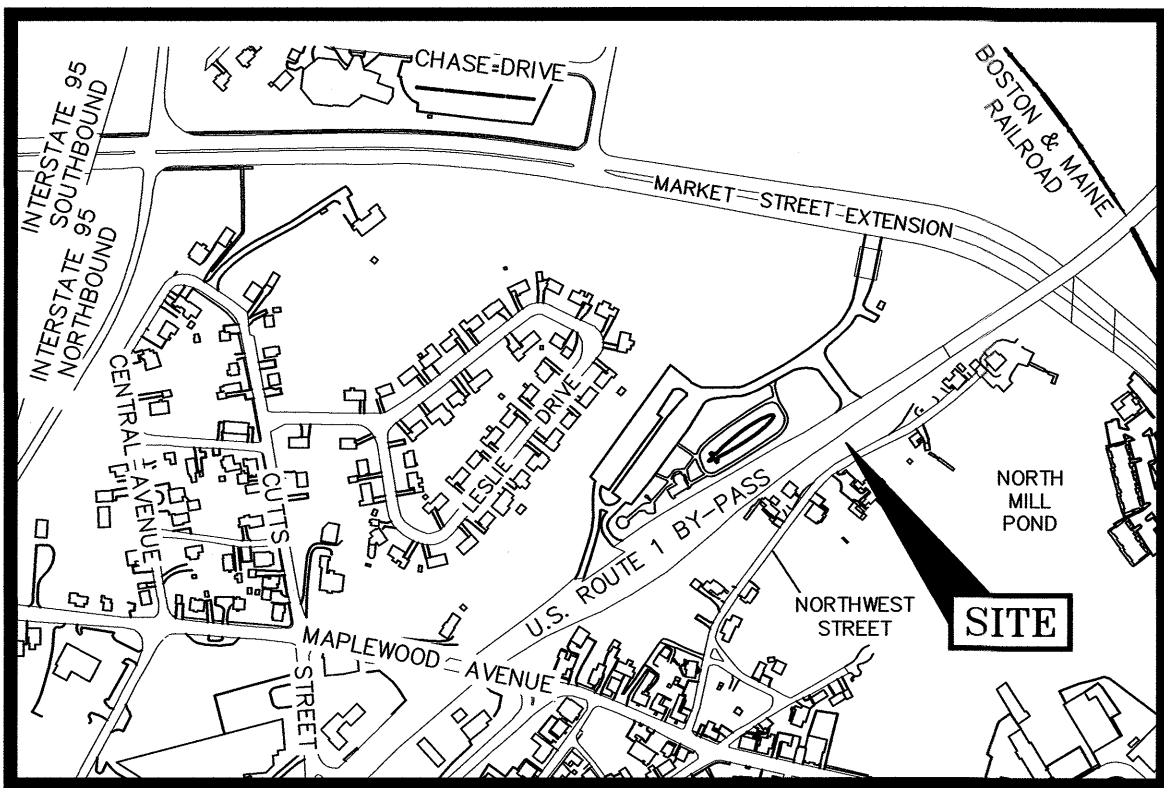
REVISIONS	

SCALE 1" = 20'

JUNE 2021

EXISTING CONDITIONS
PLAN- LOT 2-1

C1



LOCATION MAP

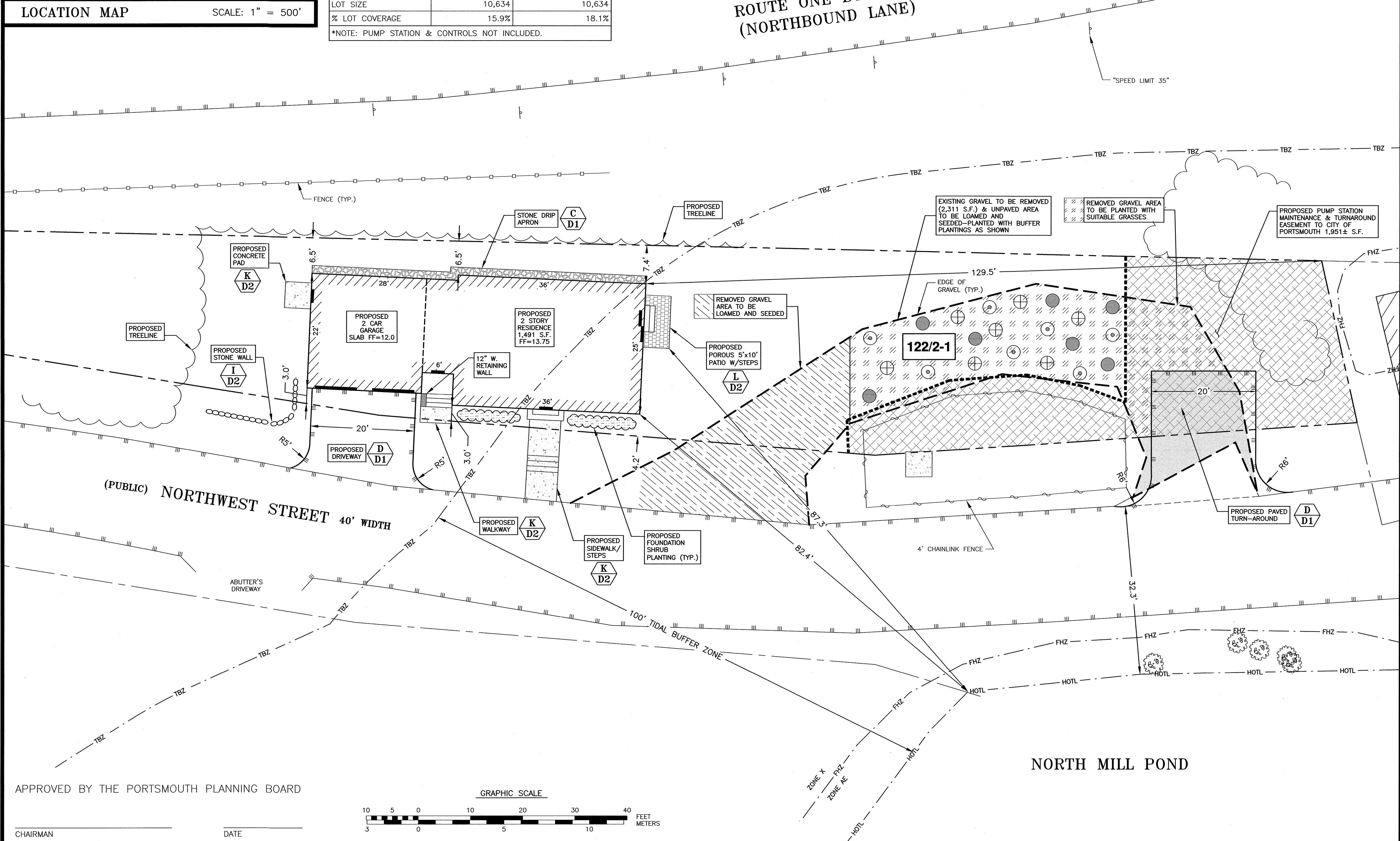
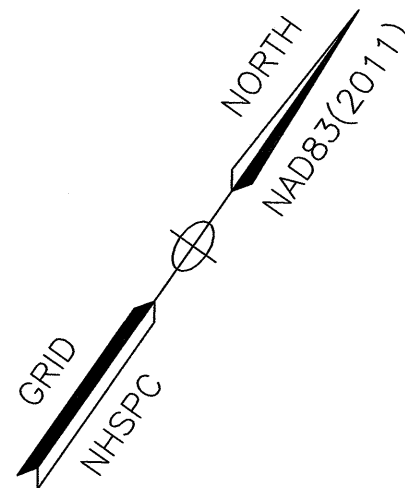
SCALE: 1" = 500'

IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)		
STRUCTURE	*PRE- CONSTRUCTION IMPERVIOUS (S.F.)	POST- CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	0	1,491
STAIRS/STEPS	0	60
CONCRETE SLAB	0	25
PAVEMENT	0	319
GRAVEL	1692	0
WALKWAY	0	25
RETAINING/STONE WALL	0	8
TOTAL	1,692	1,928
LOT SIZE	10,634	10,634
% LOT COVERAGE	15.9%	18.1%

*NOTE: PUMP STATION & CONTROLS NOT INCLUDED.

BUFFER PLANTING SCHEDULE			
SYMBOL	ITEM	SIZE	QTY
●	CLETHRA ALNIFOLIA	3-4 GALLON	7
○	SWEET PEPPERBUSH	3-4 GALLON	7
⊕	MYRICA PENSYLVANICA	3-4 GALLON	7
	NORTHERN BAYBERRY	3-4 GALLON	7
	VIBURNUM RECOGNITUM	3-4 GALLON	7
	NORTHERN ARROWOOD	3-4 GALLON	7
	MEADOW SWEET	3-4 GALLON	7

ROUTE ONE BY-PASS
(NORTHBOUND LANE)



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

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 122 AS LOT 2.
 - 2) OWNERS OF RECORD:
GREGORY J. MORNEAULT
AMANDA B. MORNEAULT
137 NORTHWEST STREET
PORTSMOUTH, N.H. 03801
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA (AE EL 8) AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE DATE JANUARY 29, 2021. PARCEL IS PARTIALLY IN THE 2' EXTENDED FLOOD HAZARD ZONE.
 - 4) EXISTING LOT AREA:
10,634 S.F.
0.2441 ACRES
 - 5) THE PURPOSE OF THIS PLAN IS TO SHOW THE PLACEMENT OF A PROPOSED RESIDENCE ON LOT 2 OF THE PROPOSED SUBDIVISION.
 - 6) ZONING DISTRICTS:
GENERAL RESIDENCE A (GRA) AND HISTORIC DISTRICT.
 - 7) DIMENSIONAL REQUIREMENTS:
LOT AREA: 7,500 S.F.
FRONTAGE: 100'
DEPTH: 70'
SETBACKS: FRONT: 15', SIDE: 10', REAR: 20'.
MAXIMUM STRUCTURE HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 25%
MINIMUM OPEN SPACE: 30%
 - 8) PROPOSED LOT 2 DIMENSIONAL CALCULATIONS:
LOT AREA: 10,634 S.F.
FRONTAGE: 35'
DEPTH: 25.4 AVERAGE
SETBACKS:
FRONT: 3.0'
SIDE: 129.5'
REAR: 6.5'
STRUCTURE HEIGHT: <35'
BUILDING COVERAGE: 1,527 S.F. (14%)
OPEN SPACE: 8,706 S.F. (82%)
 - 9) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - 10) PLANTING & MAINTENANCE SHALL BE IN ACCORDANCE WITH NOFA STANDARDS FOR ORGANIC LAND CARE.

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

NO.	DESCRIPTION	DATE
2	BUILDING LOCATION	1/3/22
1	BUILDING, DRIVEWAY, STONEWALL, PLANTING	10/27/21
0	ISSUED FOR COMMENT	8/23/21

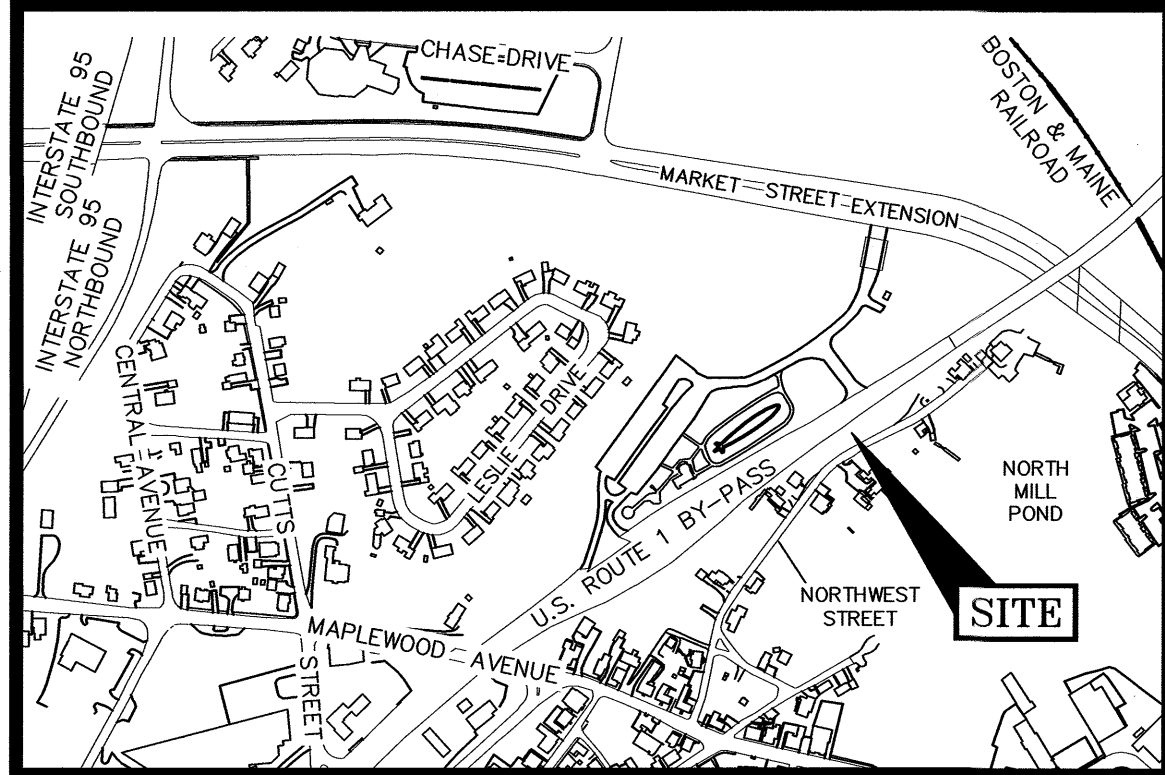
REVISIONS

NO.	DESCRIPTION	DATE
2	BUILDING LOCATION	1/3/22
1	BUILDING, DRIVEWAY, STONEWALL, PLANTING	10/27/21
0	ISSUED FOR COMMENT	8/23/21

SCALE 1" = 10' JUNE 2021

**SUBDIVISION SITE
PLAN- LOT 2-1**

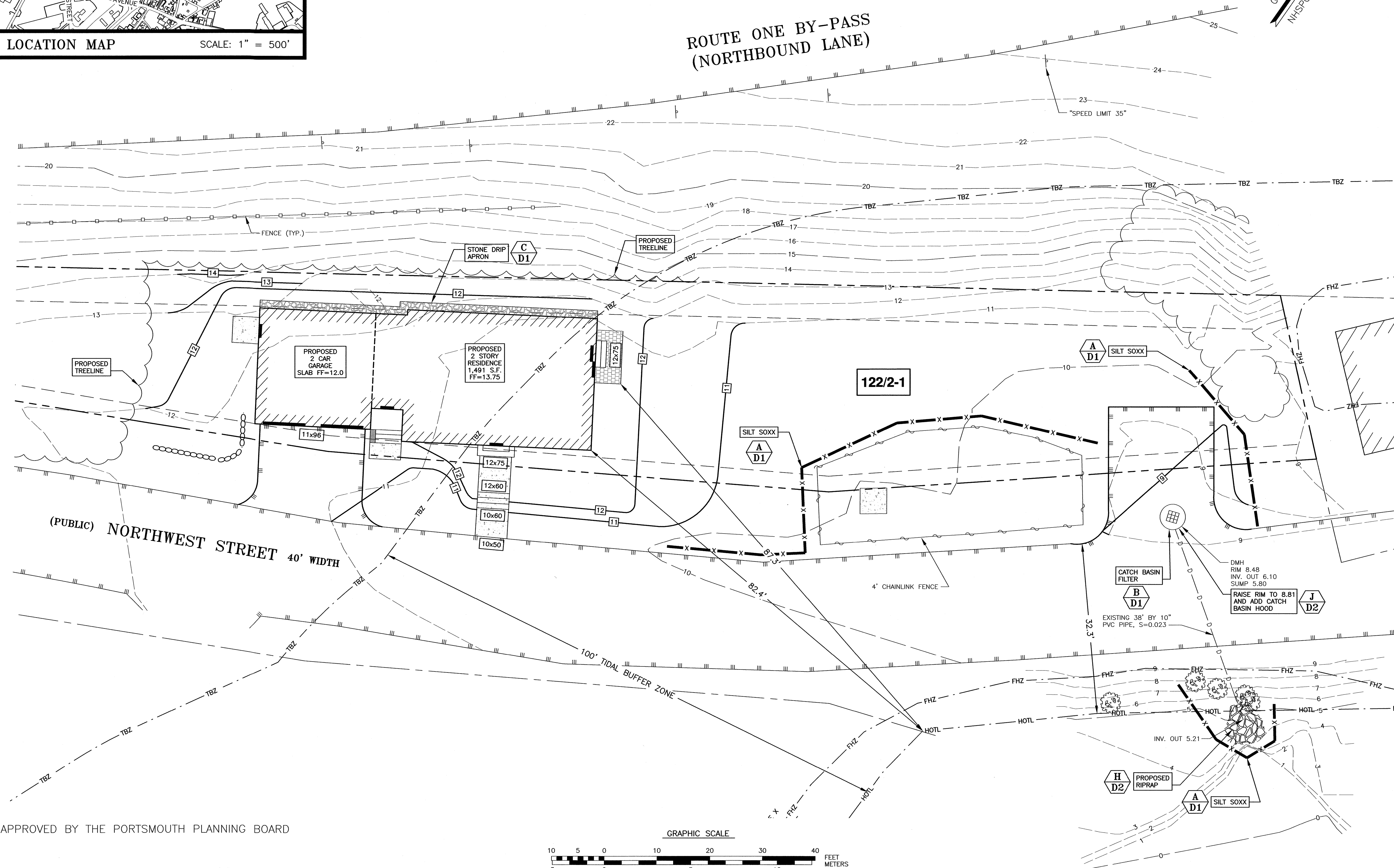
C2



LOCATION MAP

SCALE: 1" = 500'

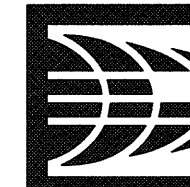
ROUTE ONE BY-PASS (NORTHBOUND LANE)



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
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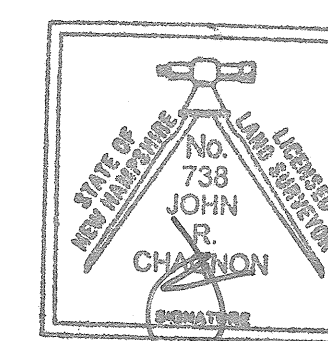
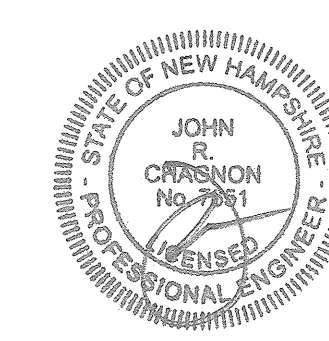
NOTES:

- 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.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008)".

PROPOSED HOUSING TBD NORTHWEST ST. PORTSMOUTH, NH

NO.	DESCRIPTION	DATE
3	STRUCTURE LOCATION	1/3/22
2	STRUCTURE, DRIVEWAY, TREELINE, STONE WALL	10/27/21
1	RIPRAP	8/25/21
0	ISSUED FOR COMMENT	8/23/21

REVISIONS

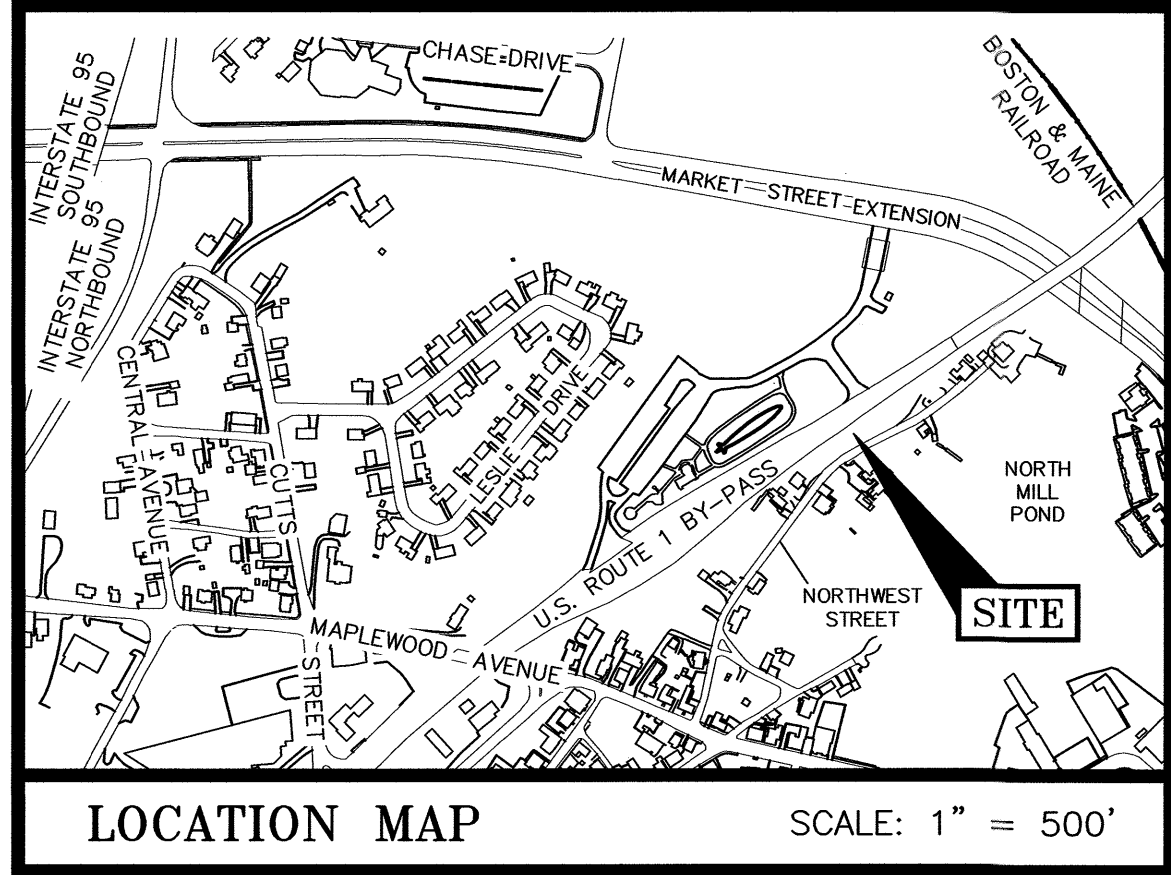


SCALE 1" = 10'

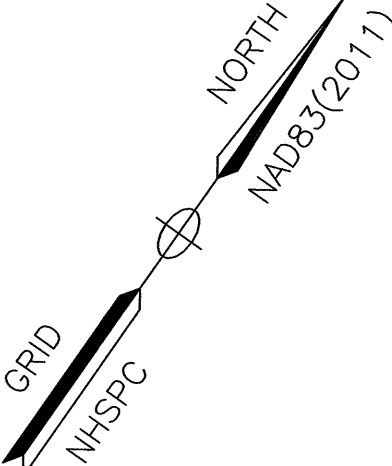
JUNE 2021


**EROSION CONTROL
& GRADING PLAN-
LOT 2-1**

C3



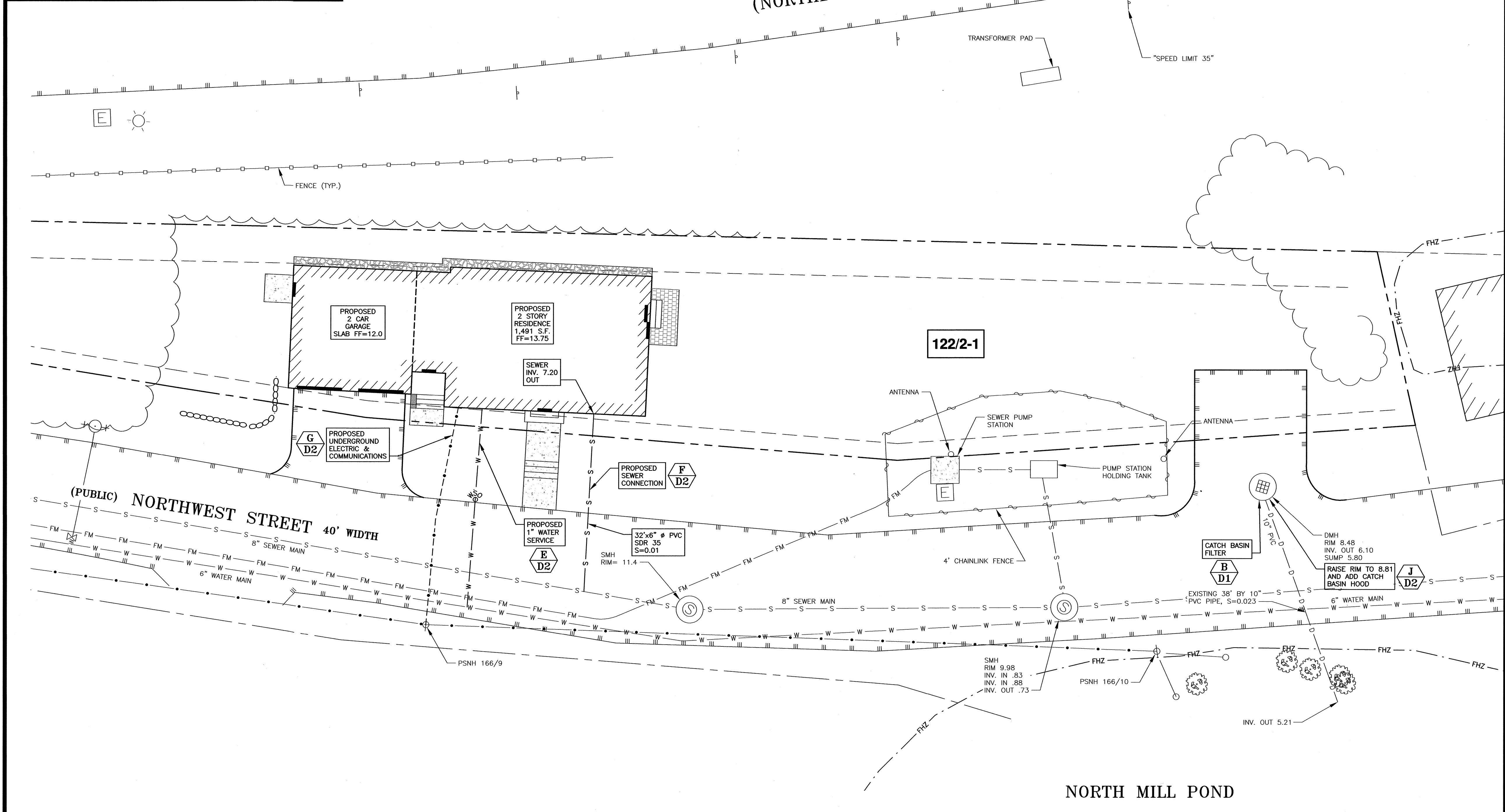
ROUTE ONE BY-PASS
(NORTHBOUND LANE)





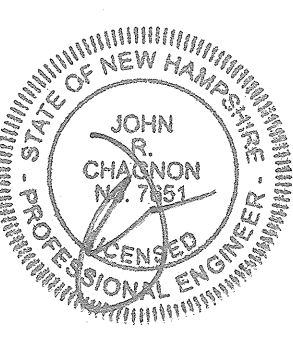
AMBIT ENGINEERING, INC.
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**PROPOSED HOUSING
TBD NORTHWEST ST.
PORTSMOUTH, NH**

2	STRUCTURE LOCATION	1/3/22
1	WATER SERVICE SIZE	10/27/21
0	ISSUED FOR COMMENT	8/23/21
NO.	DESCRIPTION	DATE



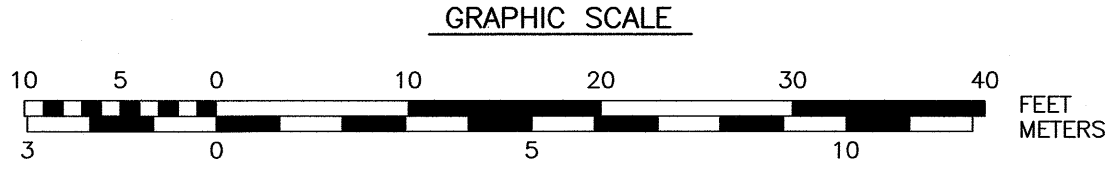
SCALE 1" = 10' JUNE 2021

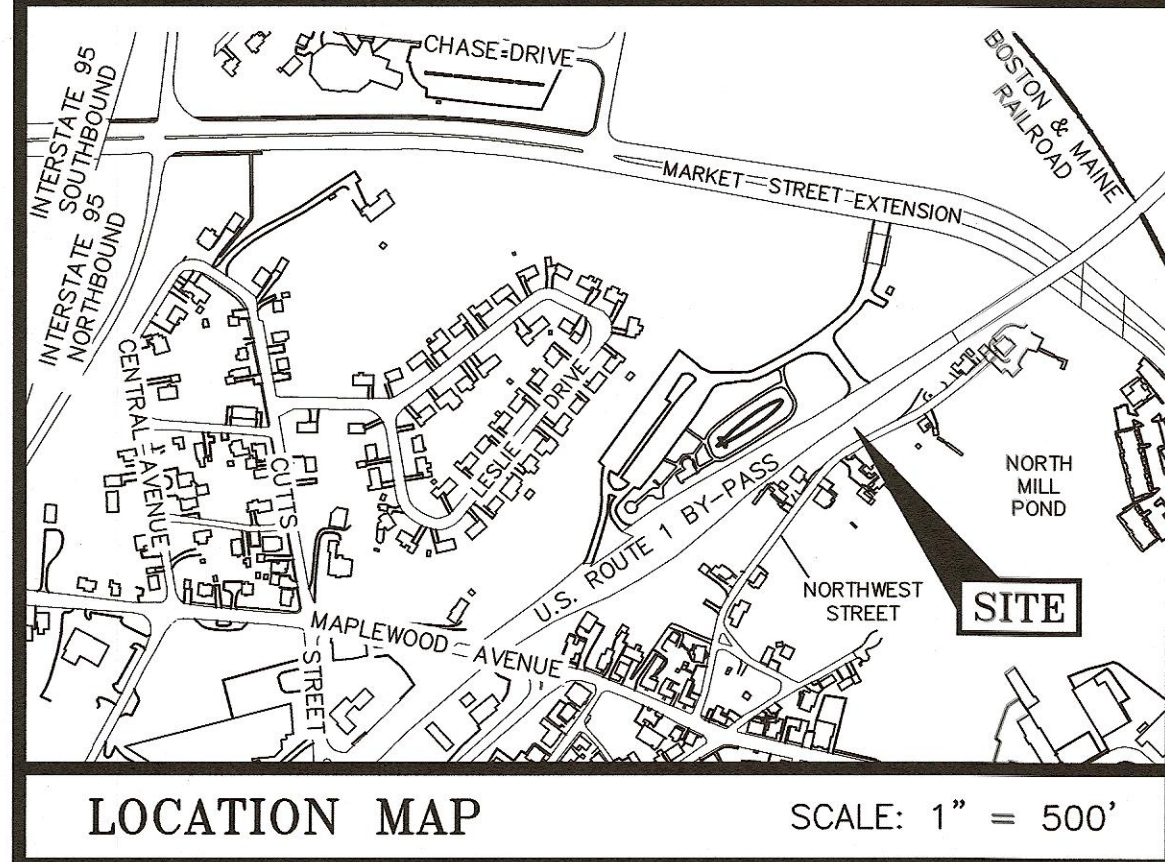
UTILITY PLAN-
LOT 2-1

C4

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____





IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)		
STRUCTURE	*PRE- CONSTRUCTION IMPERVIOUS (S.F.)	POST- CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	0	1,491
STAIRS/STEPS	0	60
CONCRETE SLAB	0	25
PAVEMENT	0	319
GRAVEL	1692	0
WALKWAY	0	25
RETAINING/STONE WALL	0	8
TOTAL	1,692	1,928
LOT SIZE	10,634	10,634
% LOT COVERAGE	15.9%	18.1%

*NOTE: PUMP STATION & CONTROLS NOT INCLUDED.

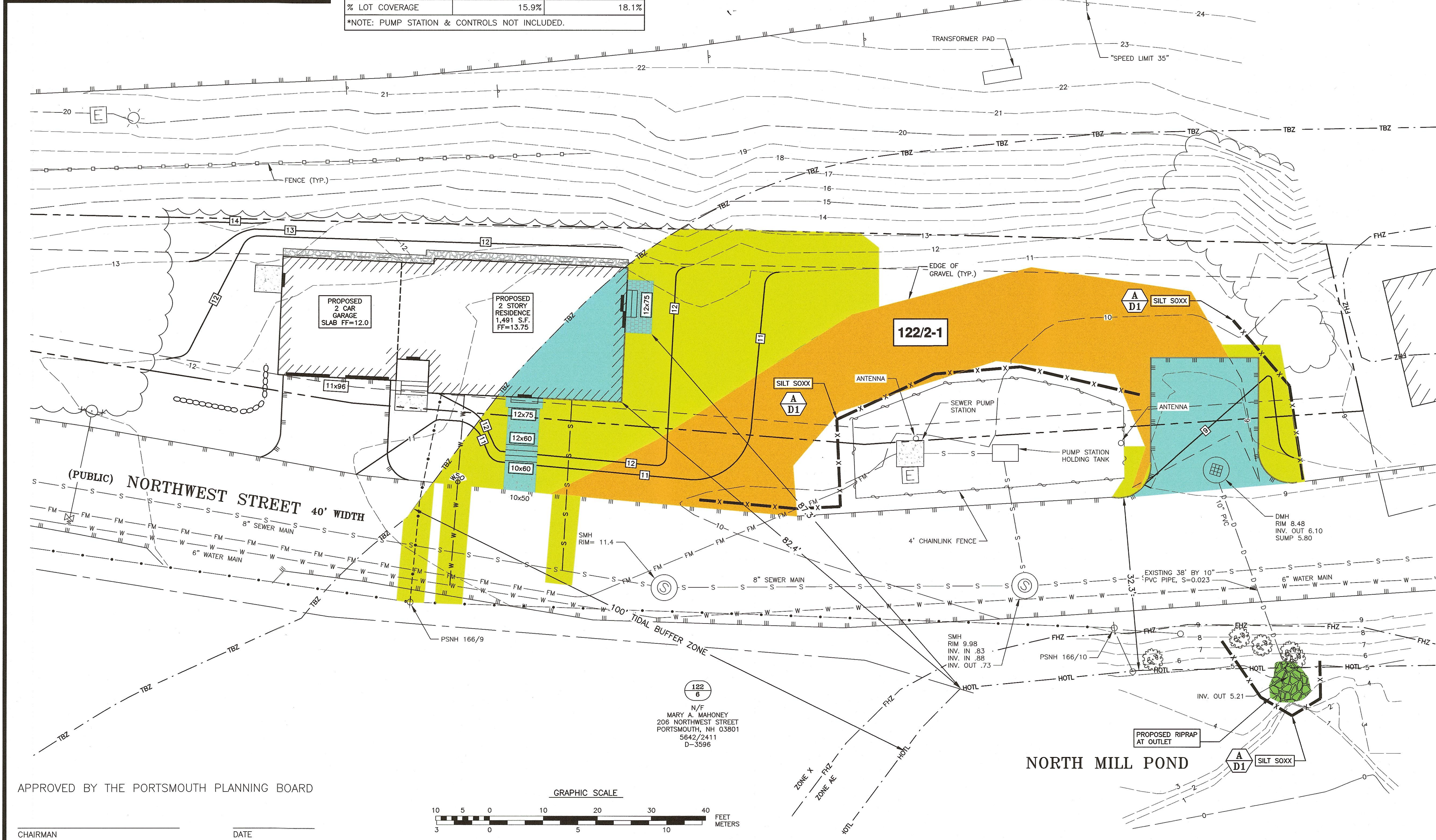
DISTURBED AREAS IN 100' TIDAL WETLAND BUFFER		
STRUCTURE	COLOR	PROPOSED (S.F.)
IMPERVIOUS: GRAVEL-TO BE REMOVED		1,995
PROPOSED STRUCTURE & PAVEMENT		978
PROPOSED RIPRAP		45
TEMPORARY IMPACT AREAS		1,917
TOTAL IMPACT AREA		4,935

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- NOTES:**
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GREGORY J. MORNEAULT
AMANDA B. MORNEAULT
137 NORTHWEST STREET
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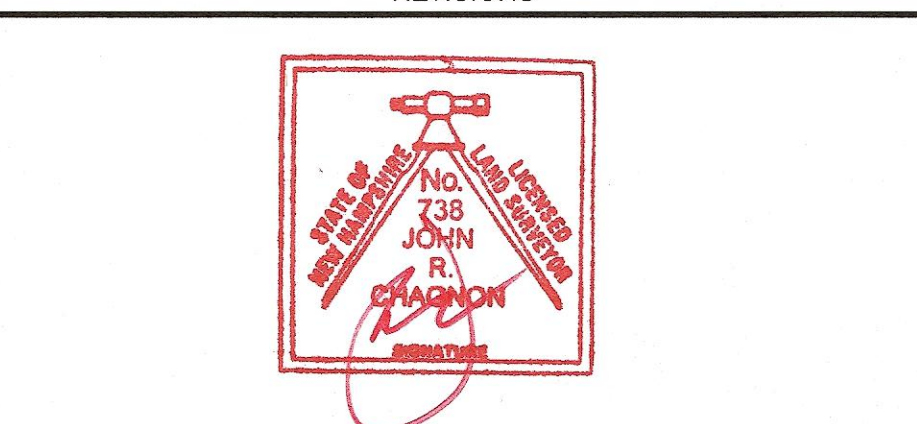
APPLICANT:
DARRELL MOREAU
18 JACKSON HILL STREET
PORTSMOUTH, NH 03801
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA (AE EL 8) AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021. PARCEL IS PARTIALLY IN THE 2' EXTENDED FLOOD HAZARD ZONE.
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 - 6) ZONING DISTRICTS:
GENERAL RESIDENCE A (GRA) AND HISTORIC DISTRICT.
 - 7) DIMENSIONAL REQUIREMENTS:
LOT AREA: 7,500 S.F.
FRONTAGE: 100'
DEPTH: 70'
SETBACKS: FRONT: 15', SIDE: 10', REAR: 20'.
MAXIMUM STRUCTURE HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 25%
MINIMUM OPEN SPACE: 30%
 - 8) PROPOSED LOT 2 DIMENSIONAL CALCULATIONS:
LOT AREA: 10,634 S.F.
FRONTAGE: 357'
DEPTH: 25.4 AVERAGE
SETBACKS:
FRONT: 3.0'
SIDE: 129.5'
REAR: 6.5'

STRUCTURE HEIGHT: <35'
BUILDING COVERAGE: 1,527 S.F. (14%)
OPEN SPACE: 8,706 S.F. (82%)
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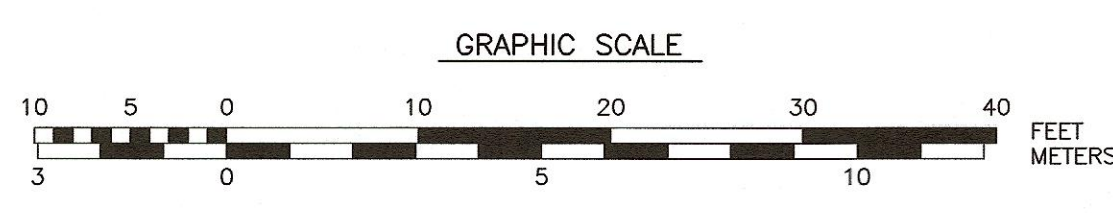
PROPOSED HOUSING TBD NORTHWEST ST. PORTSMOUTH, NH

NO.	DESCRIPTION	DATE
2	STRUCTURE LOCATION, IMPACTS	1/3/22
1	IMPACT AREAS	10/27/21
0	ISSUED FOR COMMENT	8/25/21



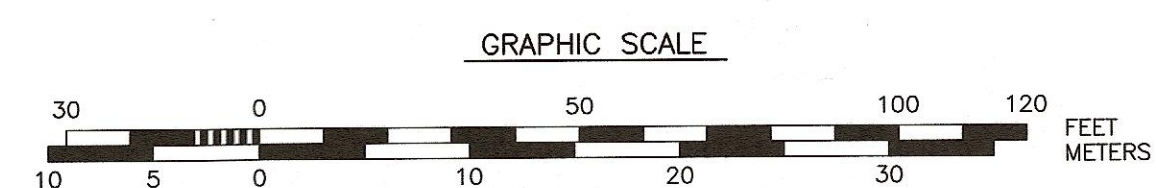
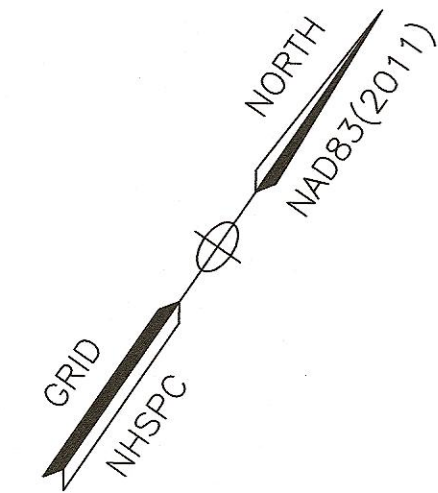
SCALE 1" = 10'
JUNE 2021
CUP & NHDES
PERMIT PLAN-
LOT 2-1
C5

APPROVED BY THE PORTSMOUTH PLANNING BOARD
CHAIRMAN _____ DATE _____



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GREGORY J. MORNEAULT
AMANDA B. MORNEAULT
137 NORTHWEST STREET
PORTSMOUTH, N.H. 03801

APPLICANT:
DARRELL MOREAU
1B JACKSON HILL STREET
PORTSMOUTH, NH 03801
 - 3) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE DEVELOPMENT IN CONTEXT TO THE NEIGHBORHOOD.



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

1	STRUCTURE LOCATION	1/3/22
0	ISSUED FOR COMMENT	10/27/21
NO.	DESCRIPTION	DATE

REVISIONS		

SCALE 1" = 30' JUNE 2021

NEIGHBORHOOD PLAN-AERIAL	P1
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CONSTRUCTION SEQUENCE

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

INSTALL PERIMETER CONTROLS, i.e., SILTSOXX AROUND THE LIMITS OF DISTURBANCE AND CATCH BASIN SOCK FILTER BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

CUT BRUSH AND TREES AS REQUIRED. STUMP SITE AND CLEAR TOPSOIL.

INSTALL FOUNDATION AND BACKFILL.

ROUGH GRADE SITE, PROVIDE TEMPORARY EROSION PROTECTION TO DITCHES AND SWALES IN THE FORM OF MULCHING, JUTE MESH OR DITCH DAMS.

CONSTRUCT BUILDING.

PLANT LANDSCAPING IN AREAS OUT OF WAY OF BUILDING CONSTRUCTION. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER. PER CITY OF PORTSMOUTH ZONING ORDINANCE, ARTICLE 10.1018.24 FERTILIZERS: THE USE OF ANY FERTILIZER IS PROHIBITED IN A WETLAND, VEGETATED BUFFER STRIP OR LIMITED CUT AREA; AND THE USE OF FERTILIZERS OTHER THAN LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZERS IS PROHIBITED IN ANY PART OF A WETLAND BUFFER.

FINISH ALL REMAINING LANDSCAPE WORK.

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

GENERAL CONSTRUCTION NOTES

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

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

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

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

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

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

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

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

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

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

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

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

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

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

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

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

NOFA STANDARDS FOR ORGANIC LAND CARE

*REFERENCE NOFA STANDARDS FOR ORGANIC LAND CARE MANUAL FOR ALL LAND CARE PRACTICES AT THIS SITE.

NEW LAWN INSTALLATION

-ORDER OF PROCESSES:
1. SOIL TESTING. SOIL TYPE PREFERRED IS CLOSE TO NEUTRAL PH AND HAS A BALANCED FUNGAL TO BACTERIAL RATIO.
2. PLANTING BED PREPARATION WITH SOIL AMENDMENTS AS SPECIFIED BY SOIL TEST RESULTS.
3. SEEDING WITH AN APPROPRIATE MIX OF SEEDS BY HAND, USING A SPREADER OR SEED DRILLER, OR BY ORGANIC HYDROSEEDING.
4. WATERING FREQUENTLY BUT SHALLOWLY, MAINTAINING A "UNIFORMLY MOIST" SEEDBED DURING GERMINATION AND ESTABLISHMENT.

LAWN MAINTENANCE

-GRASS SHOULD BE ALLOWED TO GROW 3" OR TALLER IN HEIGHT PRIOR TO FIRST MOWING. GRASS CLIPPINGS SHOULD BE LEFT IN PLACE.
-REMOVE NO MORE THAN 1/3 OF GRASS LENGTH PER MOWING.

FERTILIZING

-ORGANIC FERTILIZERS ONLY. OMRI CERTIFIED PRODUCTS (ORGANIC MATERIALS REVIEW INSTITUTE) ARE PREFERRED.

EROSION CONTROL NOTES

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS: LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE.

ORGANIC FERTILIZERS ONLY. OMRI CERTIFIED PRODUCTS (ORGANIC MATERIALS REVIEW INSTITUTE) ARE PREFERRED.

FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. PER CITY OF PORTSMOUTH ZONING ORDINANCE, ARTICLE 10.1018.24 FERTILIZERS: THE USE OF ANY FERTILIZER IS PROHIBITED IN A WETLAND, VEGETATED BUFFER STRIP OR LIMITED CUT AREA; AND THE USE OF FERTILIZERS OTHER THAN LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZERS IS PROHIBITED IN ANY PART OF A WETLAND BUFFER.

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

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

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

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

MAINTENANCE AND PROTECTION

THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THEN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH. ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEEDED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE. PER CITY OF PORTSMOUTH ZONING ORDINANCE, ARTICLE 10.1018.24 FERTILIZERS: THE USE OF ANY FERTILIZER IS PROHIBITED IN A WETLAND, VEGETATED BUFFER STRIP OR LIMITED CUT AREA; AND THE USE OF FERTILIZERS OTHER THAN LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZERS IS PROHIBITED IN ANY PART OF A WETLAND BUFFER.

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

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

SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT. PER CITY OF PORTSMOUTH ZONING ORDINANCE, ARTICLE 10.1018.24 FERTILIZERS: THE USE OF ANY FERTILIZER IS PROHIBITED IN A WETLAND, VEGETATED BUFFER STRIP OR LIMITED CUT AREA; AND THE USE OF FERTILIZERS OTHER THAN LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZERS IS PROHIBITED IN ANY PART OF A WETLAND BUFFER. ORGANIC FERTILIZERS ONLY. OMRI CERTIFIED PRODUCTS (ORGANIC MATERIALS REVIEW INSTITUTE) ARE PREFERRED.

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

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

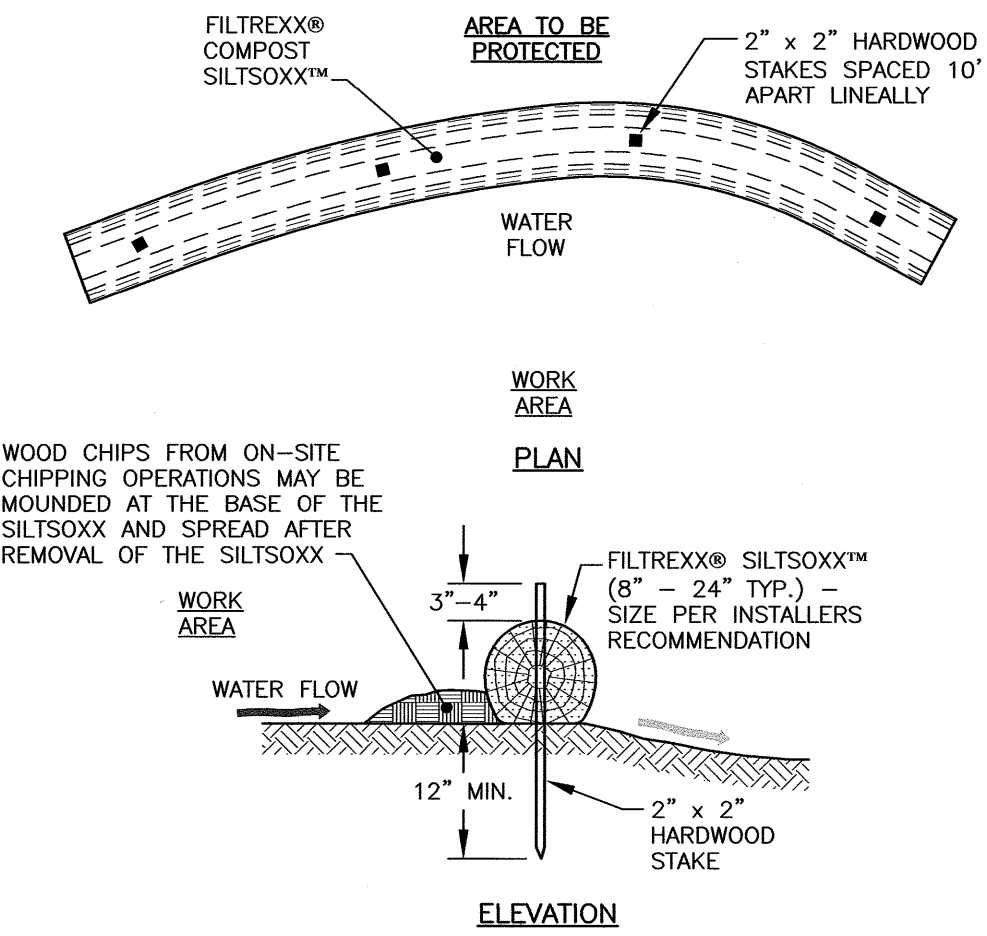
SILT FENCING AND SILTSOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

WINTER NOTES

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

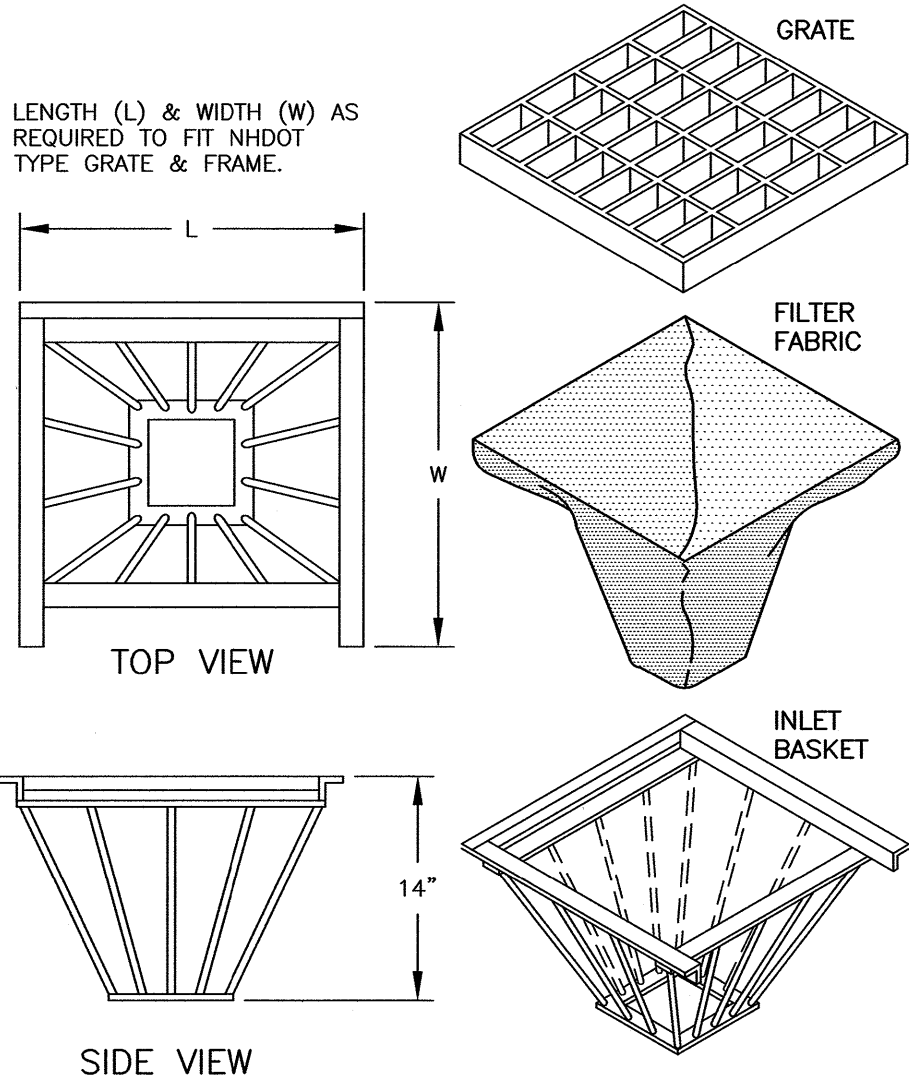
ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

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



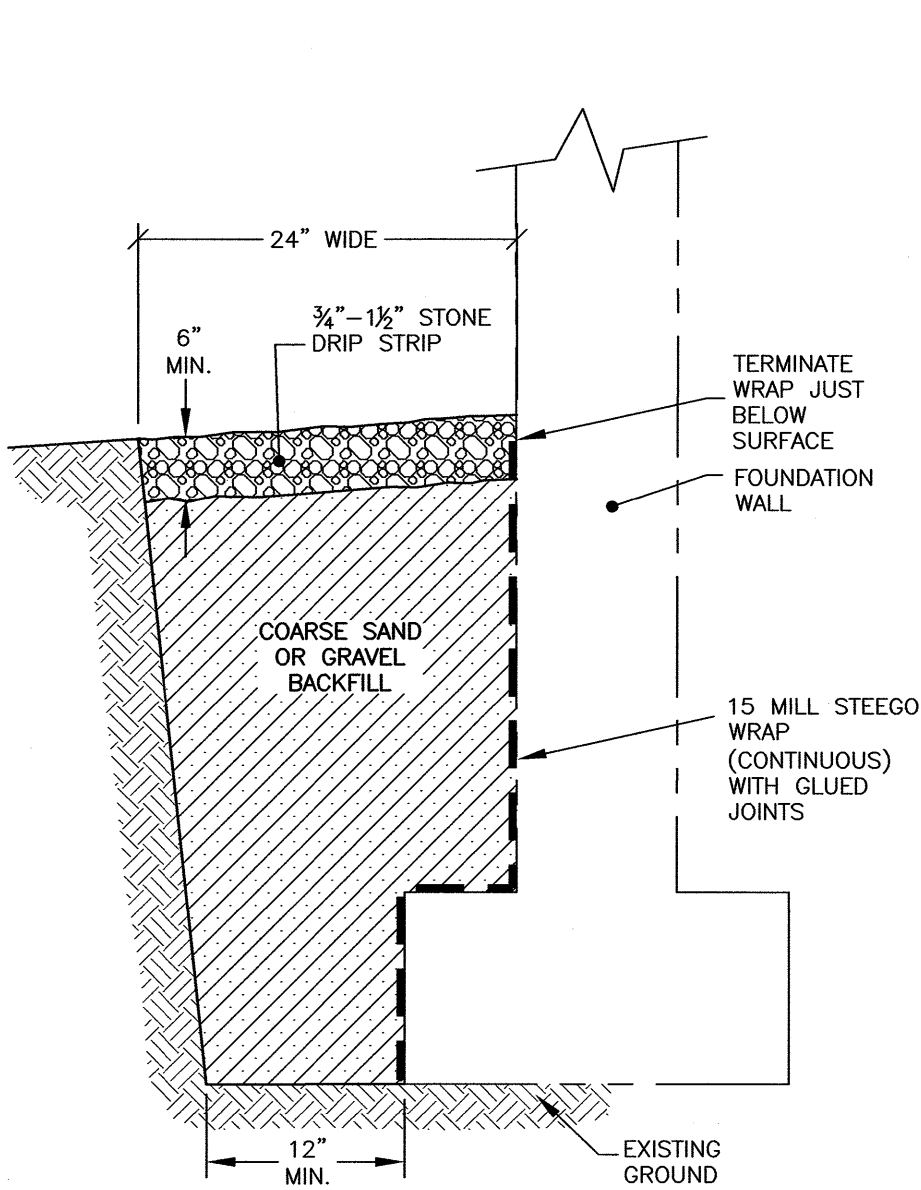
- NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 2. FILTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
 3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
 4. SILTSOXX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

A
C3
FILTREXX® SILTSOXX™ FILTRATION SYSTEM
NTS

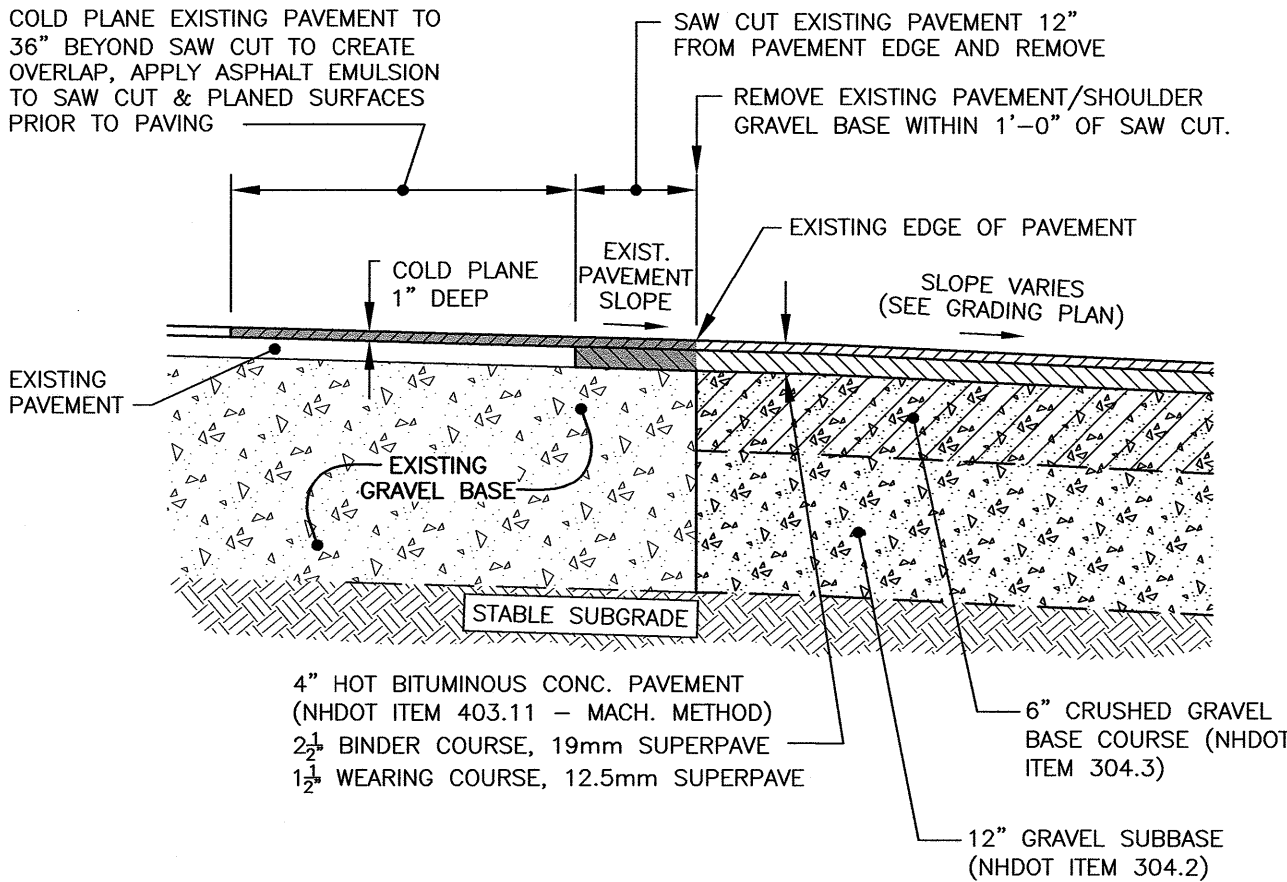


- 1) INLET BASKETS SHALL BE INSTALLED IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION IS COMPLETE AND SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.
- 2) FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT AND, SHALL EXTEND AT LEAST 6" PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR.
- 3) THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC; POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:
-RAB STRENGTH: 45 LB. MIN. IN ANY PRINCIPAL DIRECTION (ASTM D1682)
-MULLEN BURST STRENGTH: MIN. 60 psi (ASTM D774)
- 4) THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 gpm/s.f. (MULTIPLY THE PERMITTIVITY IN SEC.-1 FROM ASTM 54491-85 CONSTANT HEAD TEST USING THE CONVERSION FACTOR OF 74.)
- 5) THE INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.
- 6) SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

B
C3
CATCH BASIN INLET BASKET
NTS

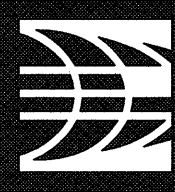


C
C3
STONE DRIP APRON
(UNDER BUILDING DRIP LINE) NTS



- NOTES:
- 1) PAVEMENT SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS - SECTION 401.
 - 2) CRUSHED GRAVEL AND GRAVEL SUBBASE SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS - SECTION 304, TABLE 1E, AND SHALL BE COMPACTED AS INDICATED IN SECTION 304, 3.6 COMPACTION, AND 3.7 DENSITY TESTING, AND CITY OF CONCORD CONSTRUCTION STANDARDS, SECTION VIII B AND C.

D
C2
PAVEMENT / PAVEMENT JOINT DETAIL
NTS



AMBIT ENGINEERING, INC.

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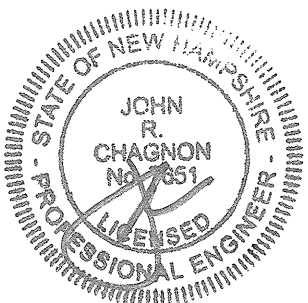
NOTES:

- 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).
- 4) PURSUANT TO RSA 483-B:9 11 (D), NO FERTILIZER SHALL BE APPLIED TO VEGETATION OR SOILS LOCATED WITHIN 25 FEET OF THE REFERENCE LINE OF ANY PUBLIC WATER. BEYOND 25 FEET, SLOW OR CONTROLLED RELEASE FERTILIZER MAY BE USED. SLOW RELEASE NITROGEN MUST CONTAIN NO MORE THAN 2% PHOSPHORUS, AND A NITROGEN COMPONENT WHICH IS AT LEAST 50% SLOW RELEASE NITROGEN COMPONENTS.
- 5) PURSUANT TO RSA 483-B:9, V (A) (2) (A), NO CHEMICALS INCLUDING PESTICIDES OR HERBICIDES OF ANY KIND, SHALL BE APPLIED TO GROUND, TURF, OR ESTABLISHED VEGETATION WITHIN THE WATERFRONT BUFFER, EXCEPT IF APPLIED BY HORTICULTURE PROFESSIONAL WHO HAVE AN APPLICATION LICENSE OR AS ALLOWED BY SPECIAL PERMIT ISSUED UNDER RSA 541-A. NO CALCIUM CHLORIDE SHALL BE APPLIED WITHIN THE WATERFRONT BUFFER.

PROPOSED HOUSING
TBD NORTHWEST ST.
PORTSMOUTH, NH

1	UPDATE SEQUENCE	1/3/22
0	ISSUED FOR COMMENT	8/23/21
NO.	DESCRIPTION	DATE

REVISIONS

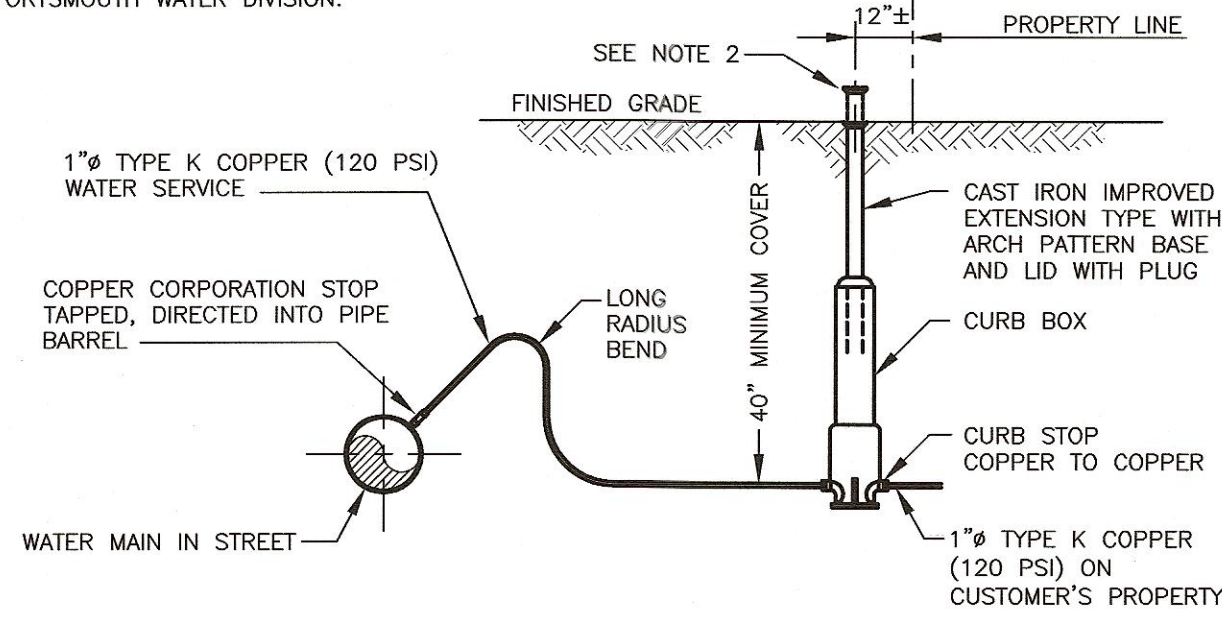


SCALE: AS SHOWN JUNE 2021

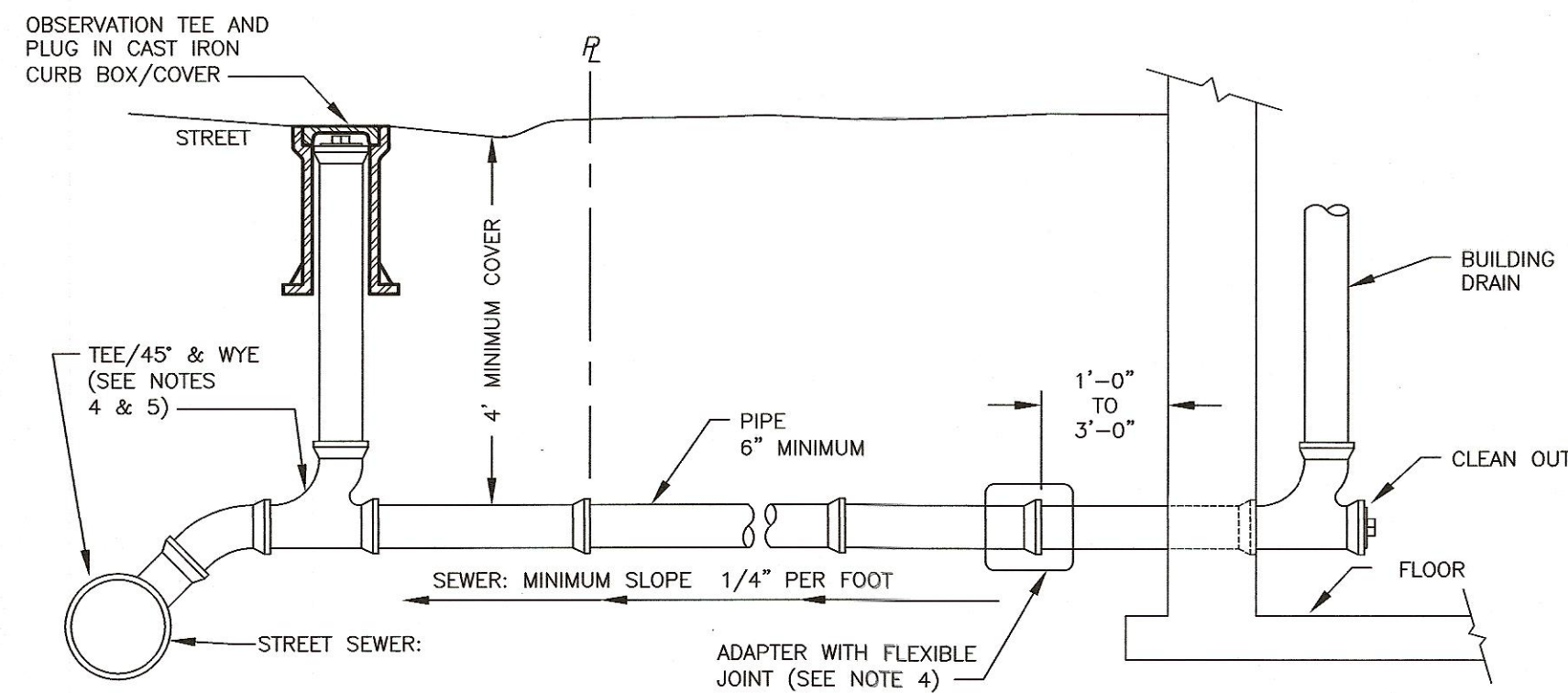
EROSION NOTES
& DETAILS

D1

- NOTE:
- 1) INSTALLATION OF WATER MAIN TAP & CURB STOP & BOX SHALL ONLY BE PERFORMED BY THOSE AUTHORIZED BY THE PUBLIC WORKS DEPARTMENT.
 - 2) IN AREAS OF HEAVY GROWTH THE CURB BOX COVER SHALL BE SET 6" ABOVE FINISH GRADE AND A WITNESS STAKE SET.
 - 3) CURB BOX SHALL BE SET APPROXIMATELY 12" OUTSIDE PROPERTY LINE AS SHOWN.
 - 4) PRIOR TO ACCEPTANCE, A PLAN INDICATING THE LOCATION OF THE CURB BOX SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH WATER DIVISION.

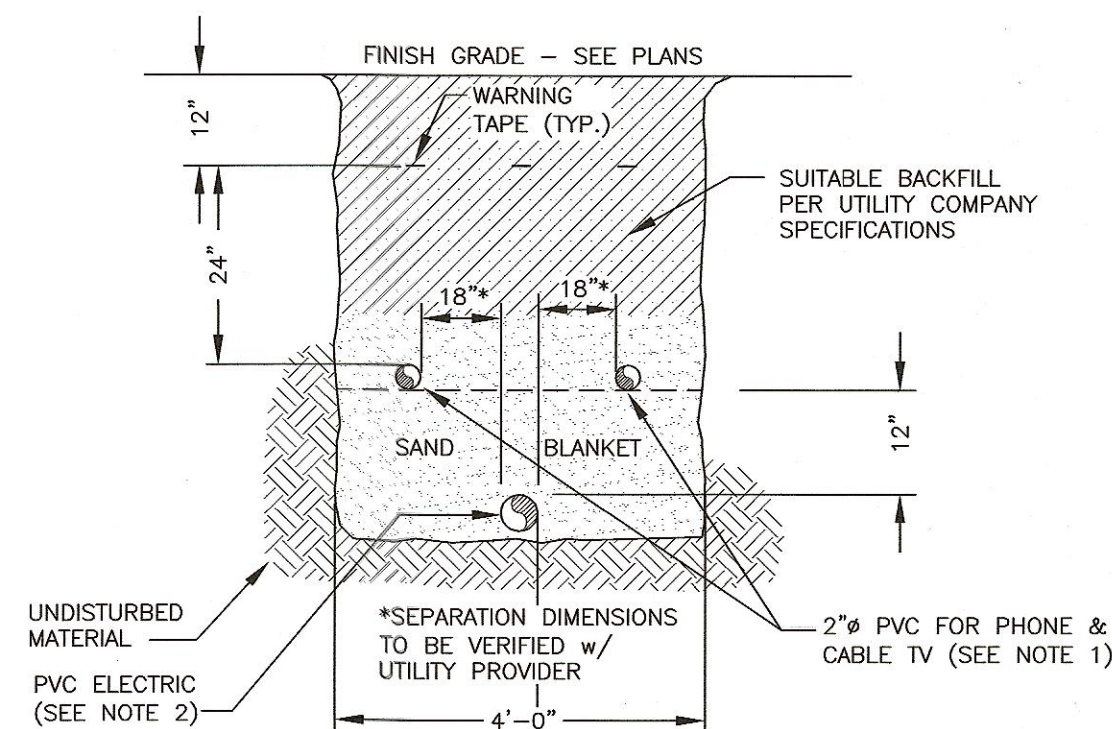


E
C4 WATER SERVICE CONNECTION (PORTSMOUTH) NTS

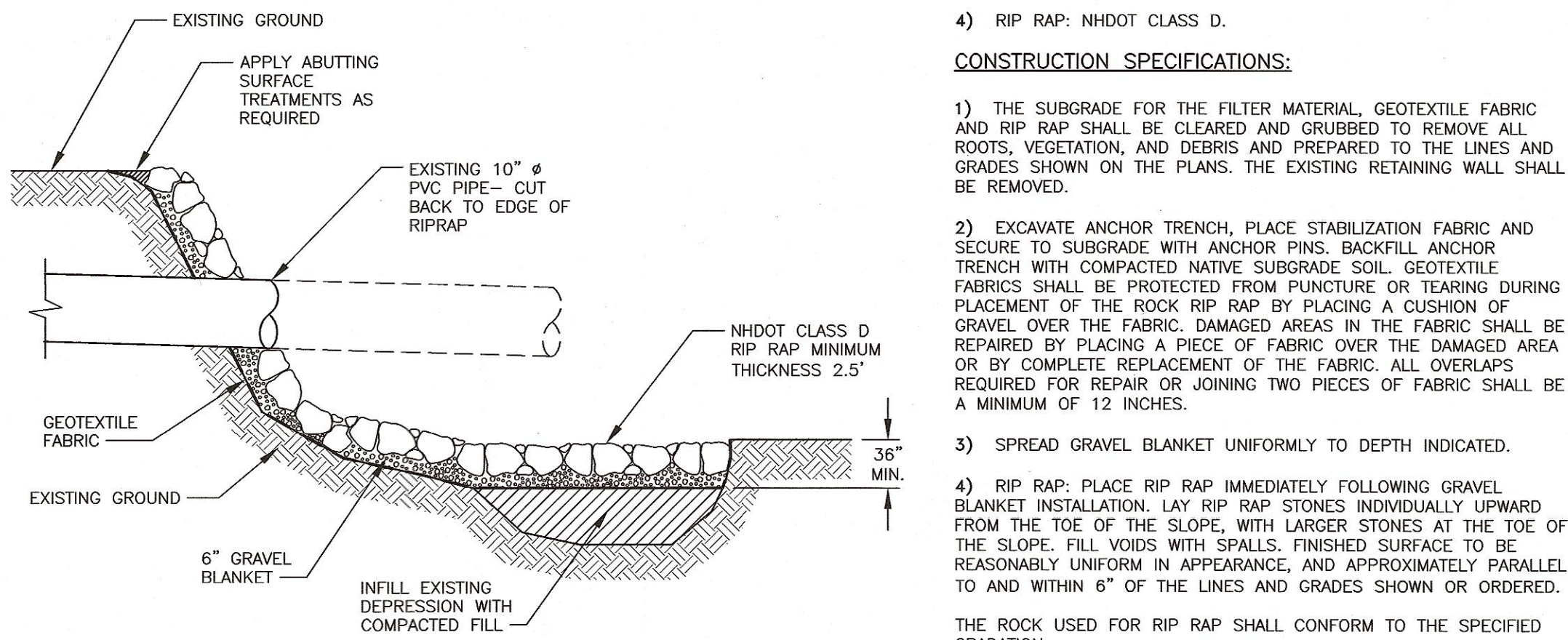
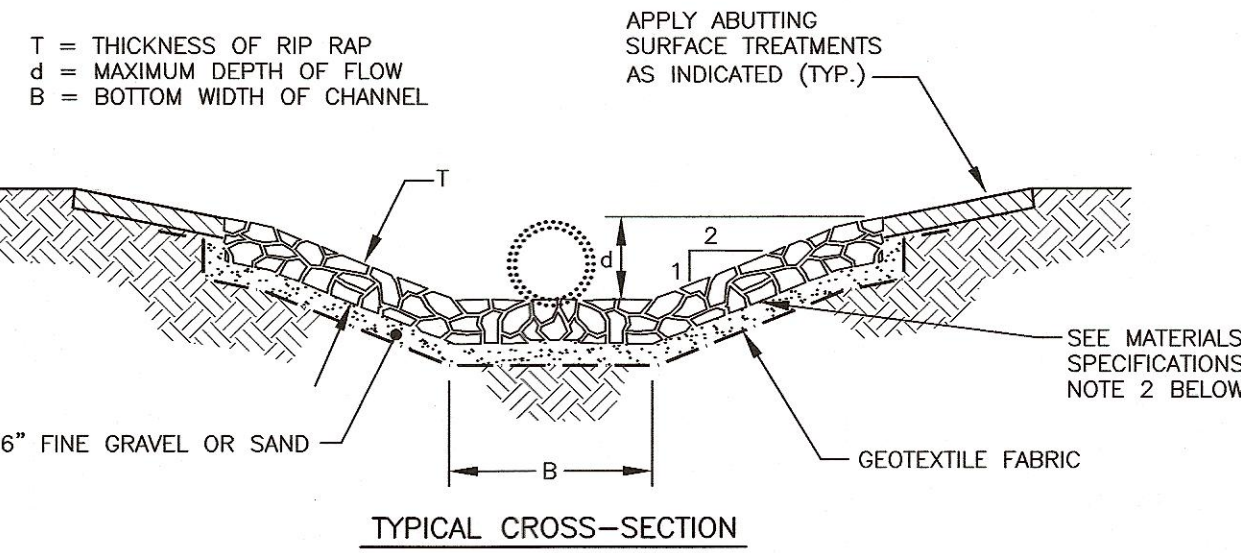


F
C4 SEWER SERVICE DETAILS INSTALL PER PORTSMOUTH REQUIREMENTS NTS

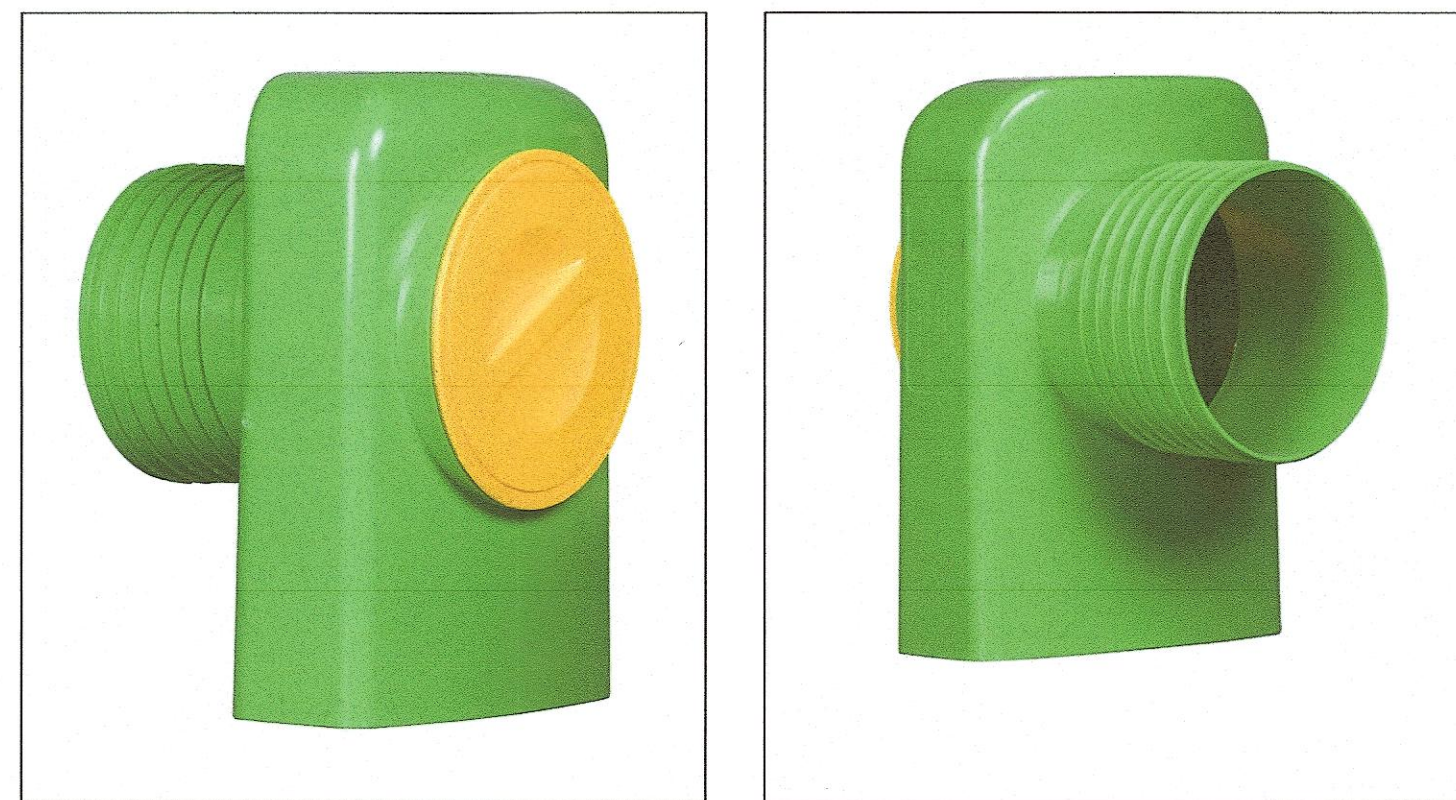
- NOTES:
- 1) ALL CONDUIT TO BE U.L. LISTED, SCH. 80 UNDER ALL TRAVEL WAYS, & SCHED. 40 FOR THE REMAINDER.
 - 2) NORMAL CONDUIT SIZES FOR PSNH ARE 3 INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4 INCH FOR THREE PHASE SECONDARY, AND 5 INCH FOR THREE PHASE PRIMARY.
 - 3) ALL WORK TO CONFORM TO THE NATIONAL ELECTRICAL CODE (LATEST REVISION)
 - 4) INSTALL A 200# PULL ROPE FOR EACH CONDUIT
 - 5) VERIFY ALL CONDUIT SPECIFICATIONS WITH UTILITY COMPANY'S PRIOR TO ANY CONSTRUCTION.



G
C4 BURIED ELEC/COMM CABLE NTS



H
C3 RIP RAP LINED OUTLET NTS



- NOTES:
- 1) EXISTING CATCH BASIN (SEE SHEET C4) TO HAVE "ELIMINATOR" OIL AND FLOATING DEBRIS TRAP INSTALLED.
 - 2) MANUFACTURED BY KLEANSTREAM (NO EQUAL).
 - 3) INSTALL DEBRIS TRAP TIGHT TO INSIDE OF STRUCTURE.
 - 4) 1/2" HOLE SHALL BE DRILLED IN TOP OF DEBRIS TRAP.

J
C3 "ELIMINATOR" OIL & FLOATING DEBRIS TRAP NTS

RIPRAP GRADATION TABLE

RIPRAP - 9"	
% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE RANGE IN INCHES
d100	18
d50	8.5 TO 10.5
d15	5.5 TO 7.8

MATERIALS SPECIFICATIONS:

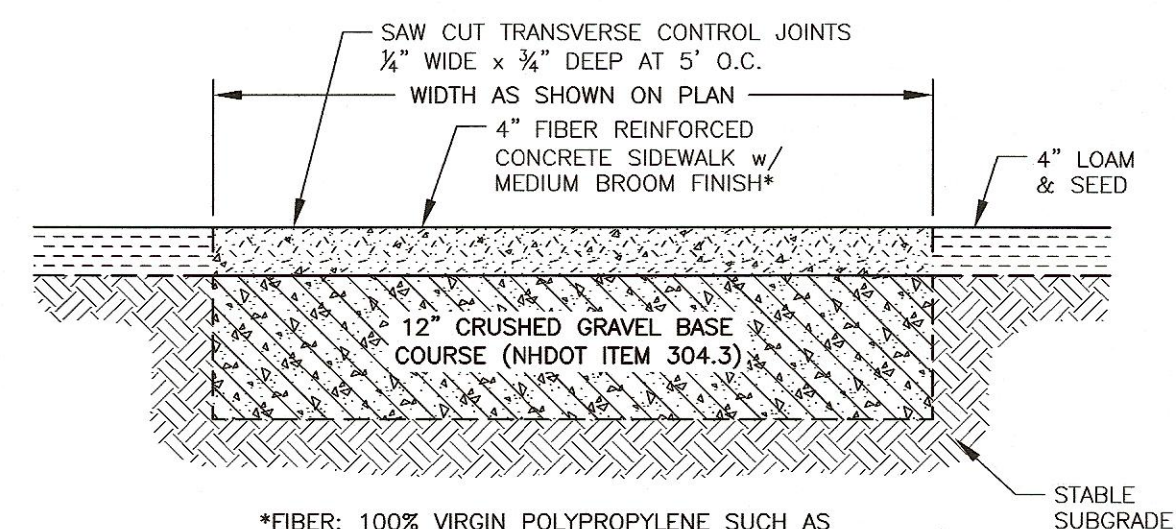
- 1) GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF NEW HAMPSHIRE STORM WATER MANAGEMENT AND EROSION CONTROL HANDBOOK BMP FOR ROCK RIP RAP.
- 2) ANCHOR PINS: STEEL PINS WITH WASHERS OR WOODEN STAKES SHALL BE PLACED TO HOLD GEOTEXTILE FABRIC IN POSITION PER MANUFACTURER'S RECOMMENDATIONS.
- 3) GRAVEL BLANKET: UNIFORMLY GRADED SCREENED GRAVEL (3/8" TO 1-1/2")
- 4) RIP RAP: NHDOT CLASS D.

CONSTRUCTION SPECIFICATIONS:

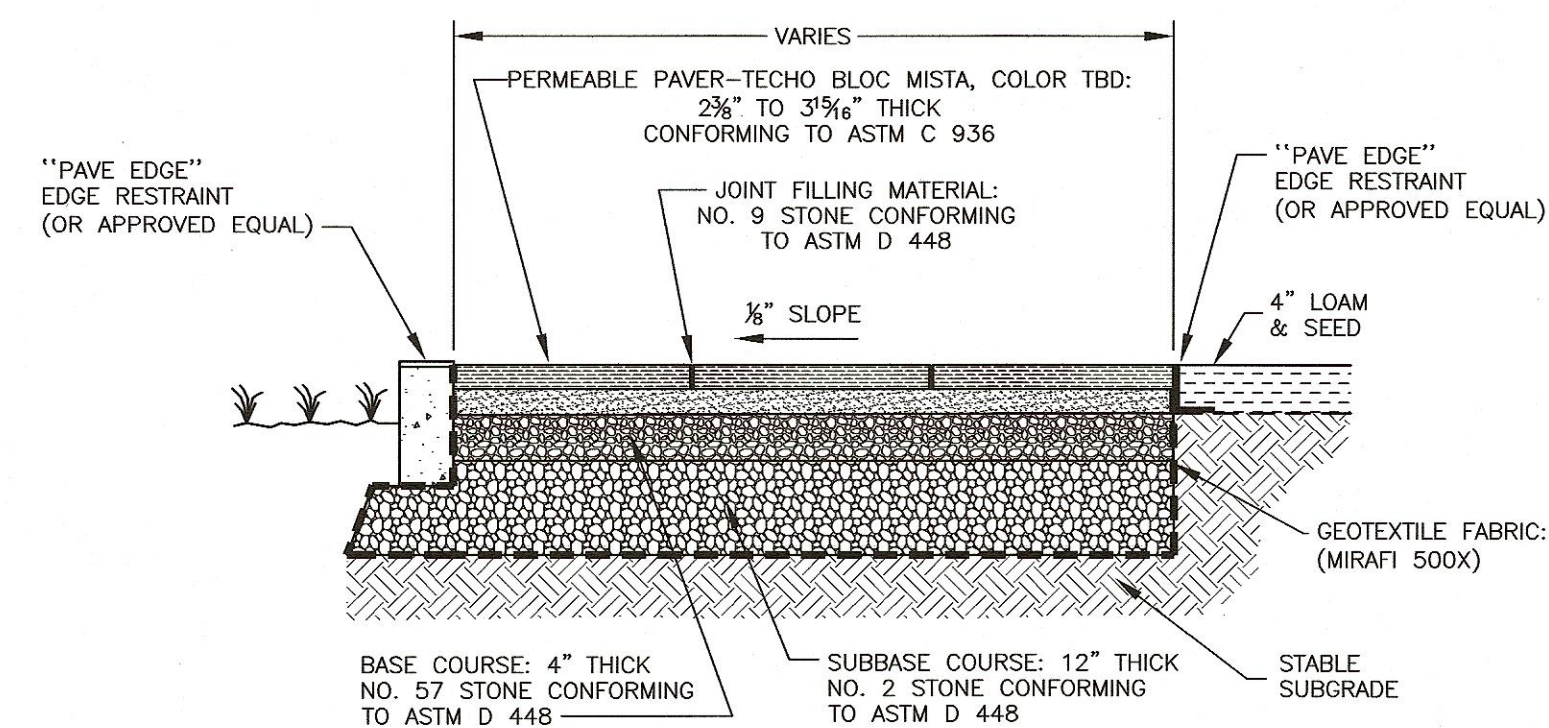
- 1) THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC AND RIP RAP SHALL BE CLEARED AND GRUBBED TO REMOVE ALL ROOTS, VEGETATION, AND DEBRIS AND PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS. THE EXISTING RETAINING WALL SHALL BE REMOVED.
- 2) EXCAVATE ANCHOR TRENCH, PLACE STABILIZATION FABRIC AND SECURE TO SUBGRADE WITH ANCHOR PINS. BACKFILL ANCHOR TRENCH WITH COMPACTED NATIVE SUBGRADE SOIL. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING PLACEMENT OF THE ROCK RIP RAP BY PLACING A CUSHION OF GRAVEL OVER THE FABRIC. 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 REPAIR OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
- 3) SPREAD GRAVEL BLANKET UNIFORMLY TO DEPTH INDICATED.
- 4) RIP RAP: PLACE RIP RAP IMMEDIATELY FOLLOWING GRAVEL BLANKET INSTALLATION. LAY RIP RAP STONES INDIVIDUALLY UPWARD FROM THE TOE OF THE SLOPE, WITH LARGER STONES AT THE TOE OF THE SLOPE. FILL VOIDS WITH SPALLS. FINISHED SURFACE TO BE REASONABLY UNIFORM IN APPEARANCE, AND APPROXIMATELY PARALLEL TO AND WITHIN 6" OF THE LINES AND GRADES SHOWN OR ORDERED.

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

STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE NHDOT CLASS D, CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT DISPLACEMENT OF THE UNDERLYING MATERIALS. HAND PLACEMENT MAY BE REQUIRED TO PREVENT DAMAGE TO ANY ADJACENT AREAS. STONES FOR RIP RAP SHALL BE ANGULAR OR SUBANGULAR. THE STONES SHOULD BE SHAPED SO THAT THE LEAST DIMENSION OF THE STONE FRAGMENT IS NOT LESS THAN ONE THIRD OF THE GREATEST DIMENSION OF THE FRAGMENT. FLAT ROCKS SHALL NOT BE USED FOR RIP RAP. VOIDS IN THE ROCK RIP RAP SHOULD BE FILLED WITH SPALLS AND SMALLER ROCKS.



K
C3 CONCRETE WALKWAY/SLAB NTS



L
C2 TECHO-BLOC® POROUS PATIO HARDSCAPE DESIGN & INSTALLATION NTS
1-410-969-9260



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Civil Engineers & Land Surveyors
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Portsmouth, N.H. 03801-7114
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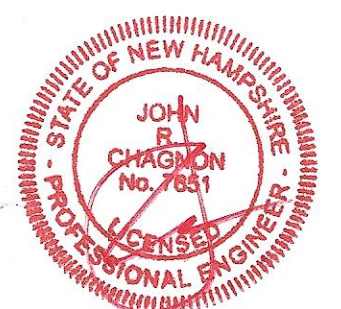
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PROPOSED HOUSING TBD NORTHWEST ST. PORTSMOUTH, NH

NO.	DESCRIPTION	DATE
4	DETAILS E, J, L	1/3/22
3	DETAIL J	11/22/21
2	DETAIL I, J, K	10/27/21
1	DETAIL H	8/25/21
0	ISSUED FOR COMMENT	8/23/21

REVISIONS



SCALE: AS SHOWN JUNE 2021

DETAILS

D2