AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.

30 August 2023

Rick Chellman, Chair
City of Portsmouth Planning Board
1 Junkins Avenue
Portsmouth, NH 03801

Re: City of Portsmouth Wetland Conditional Use Permit Request
Tax Map 207, Lot 59
67 Ridges Court
Portsmouth, New Hampshire

Dear Mr. Chellman:

This letter transmits a City of Portsmouth Wetland Conditional Use Permit Amendment request for 3,066 square feet of disturbance within the 100' City of Portsmouth Wetland Buffer for residential site improvements including construction of a proposed addition, re-configuration of the existing driveway utilizing pervious pavers, installation of three rain gardens, and construction of stone steps and a stone patio. (See attached plan set). Please place us on the Agenda for your **September 21, 2023, Planning Board Meeting.**

The property currently contains a single-family residential structure, a paved driveway, retaining walls, steps and associated landscaping (see attached photo log)

The proposed pervious technologies being used for the construction of the driveway combined with the proposed rain gardens will allow for collection, treatment, and infiltration of the stormwater from the proposed building addition, providing a stormwater treatment component that does not exist under existing conditions. Attached to this application is a Rain Garden Subcatchment Exhibit, rain garden sizing & design, calculations form, and an Inspection & Maintenance Plan for the proposed stormwater structures.

Per the City of Portsmouth Zoning Ordinance, *Article 10.1017.22 (3),* wetland buffer occupies approximately 68% (11,170 sq. ft.) of the subject lot (16,500 sq. ft.) of which a majority of the buffer area would be characterized as maintained lawn. Approximately 16% or 1,788 sq. ft. of the wetland buffer area that occurs on the lot consists of structure, driveway, retaining walls and steps (developed area). The remaining wetland buffer area on the lot would be characterized as mostly maintained lawn, which would total approximately 84% or 9,382 sq. ft.

Also, per the City of Portsmouth Zoning Ordinance, *Article 10.1017.24 the application shall include removal of* ***impervious surfaces*** *at least equal in area to the area of* ***impervious surface*** *impact.* The project proposes a decrease (253 sq. ft.) of impervious surface within the city wetland buffer.

200 Griffin Rd., Unit 3, Portsmouth, NH 03801
T: 603.430.9282 | HALEYWARD.COM

Under the City of Portsmouth Zoning Ordinance, *Article 10.1017.25 (1) the **wetland buffer** enhancement plan shall include a combination of new plantings, invasive species removal, habitat creation areas, improved site hydrology, or protected easements provided offsite.* The attached Landscape Plan prepared by LM Land Design, LLC (attached) provides for the installation of 92 plantings along the tidal wetland resource within the 25' vegetated buffer strip, in addition to 55 plants being installed outside of the vegetative buffer strip which will also serve to improve stormwater quality on the subject lot. Since the project proposes a decrease of impervious surface within the City wetland buffer, wetland buffer enhancements are not required under *Article 10.1017.24* , however the plantings will also serve to enhance the visual quality and aesthetics on the lot, provide micro habitats for urban wildlife species, promote pollinators and other valuable insect life and provide a landscape improvement from what currently exists.

Per the City of Portsmouth Zoning Ordinance, *Article 10.1017.25 (2), where the vegetated buffer strip contains grass or non-native plantings, or is otherwise not intact, the first priority of the **wetland buffer** enhancement plan shall be to include revegetation of the vegetated buffer strip with native, low-maintenance shrubs and other woody vegetation.* The attached Planting Plan proposes 92 plantings (as described above) in an area that is currently maintained lawn, directly adjacent to the tidal wetland resource.

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 proposal is to construct a building addition onto the existing single-family residential structure, re-configuration of the existing driveway utilizing pervious pavers, installation of three rain gardens, and construction of stone steps and a stone patio. Given that the proposed project includes expansion of an existing footprint on a previously developed lot utilizing an area that is currently paved driveway, removal and re-configuration of driveway and the proposed disturbance is not located in the Flood Hazard Zone, the land is reasonably suited to the use, activity, or alteration.

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 building addition and achieve a reasonable use while avoiding the 100' City of Portsmouth Wetland Buffer. The project utilizes an area that currently exists as paved driveway for the building addition and converts remaining driveway to a pervious surface resulting in a net reduction of impervious surface in 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 significantly impact the existing wetland resource located adjacent to the site and its current functions and values. The proposed project reduces the amount of impervious surface within the 100' City of Portsmouth Wetland Buffer, provides for the installation of three rain gardens and 147 plantings on the lot which will serve to improve stormwater quality, treatment, and infiltration on the subject parcel. With the above measures being taken, it is my belief that the above project will improve water quality entering the nearby wetland resource, and therefore 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 proposed project does not alter any naturally vegetated areas to construct the project.

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. The proposal avoids the wetland buffer to the greatest extent practicable while providing a reasonable use for the property owner. The project also provides the use of pervious technology, installation of rain gardens and a robust planting plan which will serve to improve stormwater quality, treatment, and infiltration on the subject parcel.

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. The project does however enhance the vegetated buffer strip with the installation of 92 plantings as described above.

The project was reviewed by the Portsmouth Conservation Commission at their August 9, 2023, Commission meeting. As a result of the consideration, the **Conservation Commission** voted to **recommend approval** of the Wetland Conditional Use Permit to the Planning Board with three stipulations, all of which are agreeable to the applicant and have been shown on a Revised Sheet C2 of the plan set.

Please contact me if you have any questions or concerns regarding this application. I look forward to an in-person presentation at your **September 21, 2023,** meeting.

Respectfully submitted,

Sincerely,

Steve Riker, CWS
Project Scientist/Project Manager
sriker@haleyward.com

Cc: Jeffrey M. & Melissa Foy-Owners/Applicant

CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801

(603) 610-7216

ZONING BOARD OF ADJUSTMENT

April 25, 2023

Jeffrey & Melissa Foy
67 Ridges Court
Portsmouth, New Hampshire 03801

RE: **Board of Adjustment Request for property located at 67 Ridges Court (LU-22-199)**

Dear Property Owners:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **Tuesday, April 18, 2023**, considered your application for constructing a 518 square foot garage addition and expansion of front dormer which requires the following: 1) A variance from Section 10.521 to allow a 14 foot front yard where 19 feet is required per Section 10.516.10. 2) A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed, or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 207 Lot 59 and lies within the Single Residence B (SRB) District. As a result of said consideration, the Board voted to

1) approve the request to rehear based on Fisher v. Dover; and 2) grant the variances for the application as presented and advertised.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Zoning Board of Adjustment Meeting website:

https://www.cityofportsmouth.com/planportsmouth/zoning-board-adjustment/zoning-board-adjustment-archived-meetings-and-material

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Phyllis Eldridge, Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

R. Timothy Phoenix, Hoefle, Phoenix, Gormley & Roberts, PLLC
John Chagnon, Ambit Engineering

Findings of Fact | Variance
City of Portsmouth Zoning Board of Adjustment

Date: 4-18-2023

Property Address: 67 Ridges Court

Application #: LU-22-199

Decision: **Grant**

Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, I now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

The proposed application meets/does not meet the following purposes for granting a Variance:

Section 10.233 Variance Evaluation Criteria	**Finding** (Meets Criteria)	**Relevant Facts**
10.233.21 Granting the variance would not be contrary to the public interest.	**YES**	• It is a residentially zoned area and the proposed project will continue the use of the property for residential purposes.
10.233.22 Granting the variance would observe the spirit of the Ordinance.	**YES**	• It is a residentially zoned area and the proposed project will continue the use of the property for residential purposes.
10.233.23 Granting the variance would do substantial justice.	**YES**	• No one claimed that there would be a general loss to the public of any kind if the variances were granted, so there will be no loss to the public that would outweigh the benefit to the applicant.

10.233.24 Granting the variance would not diminish the values of surrounding properties.	**YES**	• The board had contrary evidence presented by those for and against the proposal, and in weighing the facts and hearing the feedback from the tax assessment perspective, they didn't feel that there was adequate evidence to support the idea that the surrounding properties would be diminished in value should this variance be approved.
10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship. (a)The property has special Conditions that distinguish it from other properties in the area. AND (b)Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one. OR Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.	**YES**	• The special condition of the property is the front of the existing structure already encroaches on the required 19-ft setback, so the board was starting with a nonconforming property and the proposed variance involved two structural elements that are farther set back than the existing structure and therefore do not increase the degree of nonconformance of the property.

CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801

(603) 610-7216

CONSERVATION COMMISSION

August 23, 2023

Jeffrey & Melissa Foy
67 Ridges Court
Portsmouth, New Hampshire 03801

RE: Wetland Conditional Use Permit for property located at 67 Ridges Court (LU-22-199)

Dear Property Owners:

The Conservation Commission, at its regularly scheduled meeting of **Wednesday, August 09, 2023**, considered your application for the construction of a new garage addition with living space above, a bump out of the existing rear deck and roof, a re-configuration of the existing driveway utilizing pervious pavers, installation of three rain gardens, and construction of stone steps and a stone patio. All existing retaining walls are to remain. Approximately 68% of the lot is within the City's 100 ft. wetland buffer and the project proposes a decrease of 479 sf of impervious surface across the lot. Within the buffer, the applicant is proposing 2,010 sf of permanent impacts and 1,056 sf of temporary impacts. The impacts would be offset by the various buffer plantings to be planted within the 25' vegetated buffer as well as the installation of the rain gardens to help control and filter storm-water runoff from the property as well as other areas upslope from the street. Said property is shown on Assessor Map 207 Lot 59 and lies within the Single Residence B (SRB) District. As a result of said consideration, the Commission voted to recommend **approval** of the Wetland Conditional Use Permit to the Planning Board with the following stipulations.

1. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install at least 3 permanent wetland boundary markers during project construction in the locations discussed with the Conservation Commission. These can be purchased through the City of Portsmouth Planning and Sustainability Department.
2. Applicant shall provide a report on the success of the rain garden plantings one year after planting has occurred to the City of Portsmouth Planning & Sustainability Department. If they have not achieved at least an 80% success rate then applicant will replant.
3. Applicant and property owners shall follow NOFA standards for organic land care for lawn maintenance. Please visit https://nofa.organiclandcare.net/homeowner-resources/ for details.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, September 21, 2023**. One (1) hard copy of any revised plans and/or exhibits as well as an updated electronic file (in a PDF format) must be filed in the Planning Department and uploaded to the online permit system no later than Wednesday, August 30, 2023.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Barbara McMillan

Barbara McMillan, Vice-Chair
Conservation Commission

cc:

R. Timothy Phoenix, Hoefle, Phoenix, Gormley & Roberts, PLLC
John Chagnon, Ambit Engineering
Steven Riker, CWS, Ambit Engineering

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: John Chagnon, Ambit Engineering, Inc.
200 Griffin Road
Unit 3
Portsmouth, NH 03801

From: NH Natural Heritage Bureau
Date: 7/21/2023 (valid until 7/21/2024)
Re: Review by NH Natural Heritage Bureau of request submitted 7/13/2023
Permits: MUNICIPAL POR - Portsmouth, NHDES - Shoreland Standard Permit, NHDES - Wetland Standard Dredge & Fill - Minor

NHB ID: **NHB23-2110** **Applicant:** Steve Riker

Location: Portsmouth
67 Ridges Court

Project Description: The project proposes the construction of an attached garage onto the existing residential structure (in an area that currently exists as asphalt driveway), reconfiguration of the existing driveway, removal of pavement and associated grading.

The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government.

It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 7/13/2023 9:11:58 AM, and cannot be used for any other project.

Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: **NHB23-2110**

NHB23-2110

Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

Rain Garden Design Calculations

Foy Residence, JN 5010130.1153.02

Contributing area (sf)	
Impervious	1602
Landscaped	754
WQV = P*Rv*A Rv=0.05 + 0.9*I	
I	0.68
Rv	0.662
P (in)	1
A (sf)	2356
WQV (cf)	**130.0**

Rain garden volume	
Filter area (sf)	137
Filter depth (ft)	3
Filter porosity	0.2
Filter volume (cf)	82.2
Ponding area (sf)	178
Ponding depth (ft)	0.5
Pond volume (cf)	78.8
Total volume (cf)	**161.0**

Rain Garden Volume > WQV

161 cf > 130 cf

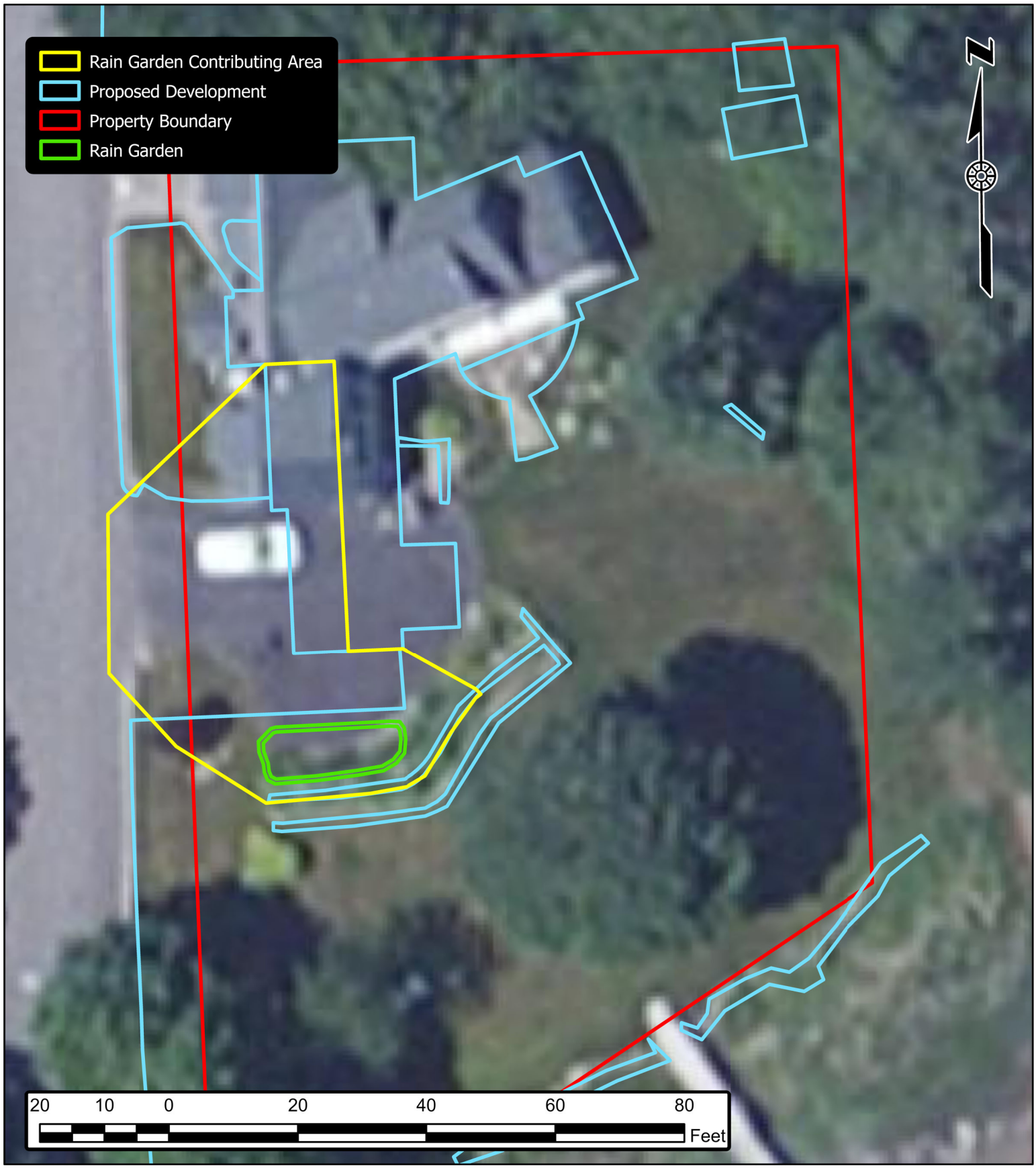
Design is in compiance with BMPs

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

Rain Garden Subcatchment

PROPOSED ADDITIONS
67 RIDGES COURT
PORTSMOUTH, NEW HAMPSHIRE

JOB NUMBER: 5010130.1153.02
SCALE: 1" = 20'
SUBMITTED: 07-25-2023



AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.

INSPECTION & LONG-TERM MAINTENANCE PLAN
FOR
BUILDING ADDITION

67 RIDGES COURT
PORTSMOUTH, NH

Introduction

The intent of this plan is to provide Jeffrey M. & Melissa Foy (herein referred to as "owner") with a list of procedures that document the inspection and maintenance requirements of the stormwater management system for this development. Specifically, the Rain Garden other and Best Management Practices (collectively referred to as the "Stormwater Management System"). The contact information for the owner shall be kept current, and if there is a change of ownership of the property this plan must be transferred to the new owner.

The following inspection and maintenance program is necessary to keep the stormwater management system functioning properly and will help in maintaining a high quality of stormwater runoff to minimize potential environmental impacts. By following the enclosed procedures, the owner will be able to maintain the functional design of the stormwater management system and maximize its ability to remove sediment and other contaminants from site generated stormwater runoff.

Annual Report

The owner shall prepare an annual Inspection & Maintenance Report. The report shall include a summary of the system's maintenance and repair by transmission of the Inspection & Maintenance Log and other information as required. A copy of the report shall be delivered annually to the Portsmouth DPW, if required.

Inspection & Maintenance Checklist/Log

The following pages contain the Stormwater Management System Inspection & Maintenance Requirements and a blank copy of the Stormwater Management System Inspection & Maintenance Log. These forms are provided to the owner as a guideline for performing the inspection and maintenance of the Stormwater Management System. This is a guideline and should be periodically reviewed for conformance with current practice and standards.

Stormwater Management System Components

The Stormwater Management System is designed to mitigate the quality of site-generated stormwater runoff. As a result, the design includes the following elements:

Non-Structural BMPs

Non-Structural best management practices (BMP's) include temporary and permanent measures that typically require less labor and capital inputs and are intended to provide protection against erosion of soils. Examples of non-structural BMP's on this project include but are not limited to:

- Temporary and Permanent mulching
- Temporary and Permanent grass cover
- Trees
- Shrubs and ground covers
- Miscellaneous landscape plantings
- Dust control
- Tree protection
- Topsoiling
- Sediment barriers
- Stabilized construction entrance

Inspection and Maintenance Requirements

The following summarizes the inspection and maintenance requirements for the various BMP's that may be found on this project.

1. **Grassed areas and swales (until established):** After each rain event of 0.5" or more during a 24-hour period, inspect grassed areas for signs of disturbance, such as erosion. If damaged areas are discovered, immediately repair the damage. Repairs may include adding new topsoil, lime, seed, fertilizer and mulch.
2. **Plantings**: Planting and landscaping (trees, shrubs) shall be monitored bi-monthly during the first year to insure viability and vigorous growth. Replace dead or dying vegetation with new stock and make adjustments to the conditions that caused the dead or dying vegetation. During dryer times of the year, provide weekly watering or irrigation during the establishment period of the first year. Make the necessary adjustments to ensure long-term health of the vegetated covers, i.e. provide more permanent mulch or compost or other means of protection.
3. **Rain Garden:** After installation of the infiltration detention pond, perform the following inspections weekly until vegetation is established after construction, then on a bi-annual basis and after heavy rains thereafter:

    a. Monitor for excessive or concentrated accumulations of debris, or erosion in excess of 2 inches below the various pipe inlets. Remove debris as required and replace or augment inlet fabric strips.
    b. Monitor the outfall structure for problems with uneven flow or clogged pipes. Repair or

remove clogs as required.

c. Monitor vegetation on pond and replace dead or dying vegetation as required.

d. Monitor side slopes of ponds for damage or erosion in excess of 2 inches—repair, as necessary.

e. If surface ponds for longer than 24 hours following a storm, remove and replace the top 6 inches of soil.

4. **Permeable Pavers:** Ensure that sediments do not enter and plug pavement. Remove sediments, trash, and debris, as necessary. Repair porous installations as necessary to maintain functionality. Vacuum at least twice annually.

Pollution Prevention

The following pollution prevention activities shall be undertaken to minimize potential impacts on stormwater runoff quality. The Contractor is responsible for all activities during construction. The Owner is responsible thereafter.

Spill Procedures

Any discharge of waste oil or other pollutant shall be reported immediately to the New Hampshire Department of Environmental Services (NHDES). The Contractor/Owner will be responsible for any incident of groundwater contamination resulting from the improper discharge of pollutants to the stormwater system and may be required by NHDES to remediate incidents that may impact groundwater quality. If the property ownership is transferred, the new owner will be informed of the legal responsibilities associated with operation of the stormwater system, as indicated above.

Sanitary Facilities

Sanitary facilities shall be provided during all phases of construction.

Material Storage

No on-site trash facility is provided until site is constructed. The contractors are required to remove trash from the site. Hazardous material storage is prohibited.

Material Disposal

All waste material, trash, sediment, and debris shall be removed from the site and disposed of in accordance with applicable local, state, and federal guidelines and regulations. Removed sediments shall be if necessary dewatered prior to disposal.

Invasive Species

Monitor the Stormwater Management System for signs of invasive species growth. If caught early, their eradication is much easier. The most likely places where invasions start is in wetter, disturbed soils or detention ponds. Species such as phragmites and purple loose-strife are common invaders in these wetter areas. If they are found, the owner shall refer to the fact-sheet created by the University of New Hampshire Cooperative Extension or contact a wetlands scientist with experience in invasive species control to implement a plan of action for eradication. Measures that do not require the application of chemical herbicides should be the first line of defense.

Figure 1: Lythrum salicaria, Purple Loosestrife. Photo by Liz West.

Figure 2: Phragmites australis. Photo by Le Loup Gris

STABILIZED CONSTRUCTION ENTRANCE CONSTRUCTION MAINTENANCE SHEET

INSPECTION REQUIREMENTS		
ACTION TAKEN	**FREQUENCY**	**MAINTENANCE REQUIREMENTS**
ENTRANCE SURFACE *-Check for sediment accumulation/clogging of stone* *-Check Vegetative filter strips*	After heavy rains, as necessary	*-Top dress pad with new stone.* *-Replace stone completely if completely clogged.* *-Maintain vigorous stand of vegetation.*
WASHING FACILITIES (if applicable) *-Monitor Sediment Accumulation*	As often as necessary	*-Remove Sediments from traps.*

MAINTENANCE LOG	
PROJECT NAME	
INSPECTOR NAME	**INSPECTOR CONTACT INFO**
DATE OF INSPECTION	**REASON FOR INSPECTION** ☐LARGE STORM EVENT ☐PERIODIC CHECK-IN
IS CORRECTIVE ACTION NEEDED? ☐YES ☐NO	**DESCRIBE ANY PROBLEMS, NEEDED MAINTENANCE**
DATE OF MAINTENANCE	**PERFORMED BY**
NOTES	

RAIN GARDEN LONG-TERM MAINTENANCE SHEET

INSPECTION REQUIREMENTS		
ACTION TAKEN	**FREQUENCY**	**MAINTENANCE REQUIREMENTS**
POND SURFACE *-Check for sediment accumulation/clogging of filter.* *-Check for ponding water > 24 hours over the filter.*	Weekly until vegetation is established, then bi-annually and after heavy rains	*-Replace dead or dying vegetation* *-Remove sediments when required* *-Mow grasses at least twice yearly* *-If system ponds longer than 24 hours, then a qualified professional should assess the condition of the facility to determine measures required to restore infiltration function.*
FOREBAY *-Monitor Sediment Accumulation*	Bi-annually	*-Replace dead or dying vegetation* *-Remove Sediments When Required*

MAINTENANCE LOG	
PROJECT NAME	
INSPECTOR NAME	**INSPECTOR CONTACT INFO**
DATE OF INSPECTION	**REASON FOR INSPECTION** ☐LARGE STORM EVENT ☐PERIODIC CHECK-IN
IS CORRECTIVE ACTION NEEDED? ☐YES ☐NO	**DESCRIBE ANY PROBLEMS, NEEDED MAINTENANCE**
DATE OF MAINTENANCE	**PERFORMED BY**
NOTES	

PERMEABLE PAVER LONG-TERM MAINTENANCE SHEET

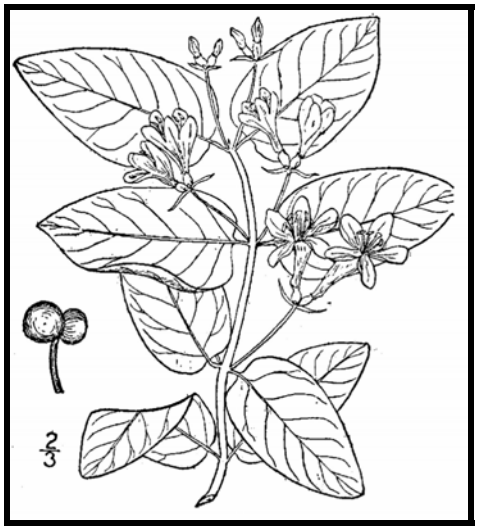
INSPECTION REQUIREMENTS		
ACTION TAKEN	**FREQUENCY**	**MAINTENANCE REQUIREMENTS**
-Inspect pavement surface for the occurrence of sediment, trash, debris, or structural damage. *-Check pavement for surface ponding*	Frequently in first few months following construction, Bi-annually after	*-Ensure that sediments do not enter and plug pavement. Remove sediments, trash, and debris, as necessary.* *-Repair outlet structures and appurtenances, as necessary.* *-Vacuum pavement at least twice annually.* *-Prevent vehicles with muddy wheels from accessing permeable pavement.*
-No winter sanding permitted *-Minimize application of salt*	Continuous practice	

MAINTENANCE LOG	
PROJECT NAME	
INSPECTOR NAME	**INSPECTOR CONTACT INFO**
DATE OF INSPECTION	**REASON FOR INSPECTION** ☐LARGE STORM EVENT ☐PERIODIC CHECK-IN
IS CORRECTIVE ACTION NEEDED? ☐YES ☐NO	**DESCRIBE ANY PROBLEMS, NEEDED MAINTENANCE**
DATE OF MAINTENANCE	**PERFORMED BY**
NOTES	

University of New Hampshire Cooperative Extension

Methods for Disposing Non-Native Invasive Plants

Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Tatarian honeysuckle
Lonicera tatarica
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 3: 282.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces indicates its method of spread and helps determine the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

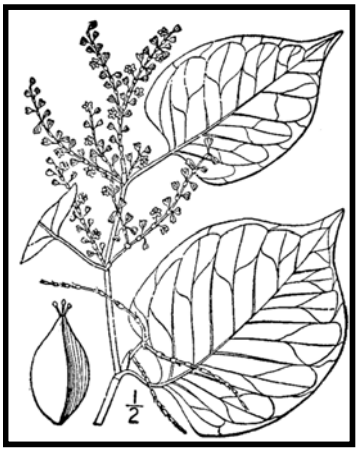
Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr 3802.01)

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag "head first" at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can't be burned. Invasive plants with easily airborne seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn't be burned as the seeds may disperse by the hot air created by the fire.



Japanese knotweed
Polygonum cuspidatum
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 1: 676.

Bagging (solarization): Use this technique with softer-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let the material dry for several weeks, or until it is clearly nonviable.

Chipping: Use this method for woody plants that don't reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn't used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don't compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.

Be diligent looking for seedlings for *years* in areas where removal and disposal took place.

Suggested Disposal Methods for Non-Native Invasive Plants

This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

<table>
<tr><th>Woody Plants</th><th>Method of Reproducing</th><th>Methods of Disposal</th></tr>
<tr><td rowspan="2">Norway maple
(Acer platanoides)
European barberry
(Berberis vulgaris)
Japanese barberry
(Berberis thunbergii)
autumn olive
(Elaeagnus umbellata)
burning bush
(Euonymus alatus)
Morrow's honeysuckle
(Lonicera morrowii)
Tatarian honeysuckle
(Lonicera tatarica)
showy bush honeysuckle
(Lonicera x bella)
common buckthorn
(Rhamnus cathartica)
glossy buckthorn
(Frangula alnus)</td><td rowspan="2">Fruit and Seeds
  </td><td>Prior to fruit/seed ripening
Seedlings and small plants
▪ Pull or cut and leave on site with roots exposed. No special care needed.
Larger plants
▪ Use as firewood.
▪ Make a brush pile.
▪ Chip.
▪ Burn.</td></tr>
<tr><td>After fruit/seed is ripe
Don't remove from site.
▪ Burn.
▪ Make a covered brush pile.
▪ Chip once all fruit has dropped from branches.
▪ Leave resulting chips on site and monitor.</td></tr>
<tr><td rowspan="2">oriental bittersweet
(Celastrus orbiculatus)
multiflora rose
(Rosa multiflora)</td><td rowspan="2">Fruits, Seeds, Plant Fragments
  </td><td>Prior to fruit/seed ripening
Seedlings and small plants
▪ Pull or cut and leave on site with roots exposed. No special care needed.
Larger plants
▪ Make a brush pile.
▪ Burn.</td></tr>
<tr><td>After fruit/seed is ripe
Don't remove from site.
▪ Burn.
▪ Make a covered brush pile.
▪ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.</td></tr>
</table>

<table>
<tr><th>Non-Woody Plants</th><th>Method of Reproducing</th><th>Methods of Disposal</th></tr>
<tr><td rowspan="2">garlic mustard
(Alliaria petiolata)
spotted knapweed
(Centaurea maculosa)
▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling.
black swallow-wort
(Cynanchum nigrum)
▪ May cause skin rash. Wear gloves and long sleeves when handling.
pale swallow-wort
(Cynanchum rossicum)
giant hogweed
(Heracleum mantegazzianum)
▪ Can cause major skin rash. Wear gloves and long sleeves when handling.
dame’s rocket
(Hesperis matronalis)
perennial pepperweed
(Lepidium latifolium)
purple loosestrife
(Lythrum salicaria)
Japanese stilt grass
(Microstegium vimineum)
mile-a-minute weed
(Polygonum perfoliatum)</td><td rowspan="2">Fruits and Seeds
  </td><td>Prior to flowering
Depends on scale of infestation
Small infestation
▪ Pull or cut plant and leave on site with roots exposed.

Large infestation
▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting).
▪ Monitor. Remove any re-sprouting material.</td></tr>
<tr><td>During and following flowering
Do nothing until the following year or remove flowering heads and bag and let rot.

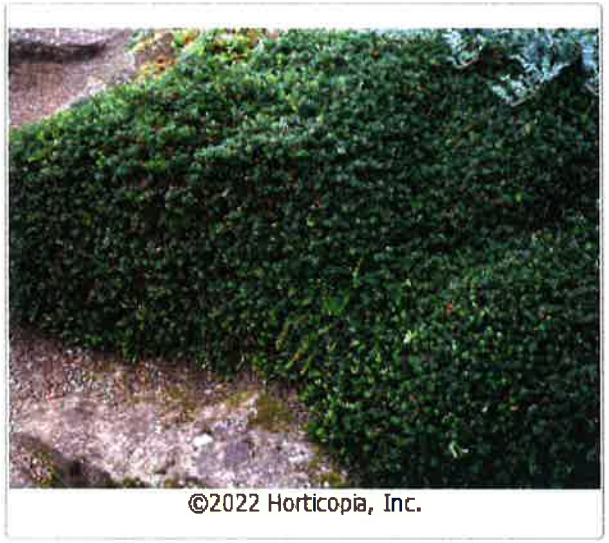
Small infestation
▪ Pull or cut plant and leave on site with roots exposed.

Large infestation
▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting).
▪ Monitor. Remove any re-sprouting material.</td></tr>
<tr><td>common reed
(Phragmites australis)
Japanese knotweed
(Polygonum cuspidatum)
Bohemian knotweed
(Polygonum x bohemicum)</td><td>Fruits, Seeds, Plant Fragments
Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn’t materially influence disposal activities.</td><td>Small infestation
▪ Bag all plant material and let rot.
▪ Never pile and use resulting material as compost.
▪ Burn.

Large infestation
▪ Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile.
▪ Monitor and remove any sprouting material.
▪ Pile, let dry, and burn.</td></tr>
</table>

January 2010

23110 FOY L1 PLAN



BEARBERRY
Arctostaphylos uva-ursi

BUTTERFLY WEED
Asclepias tuberosa

PURPLE DOME NE ASTER
Aster novae-angliae 'Purple Dome'

SUMMER SWEET
Clethra alnifolia

RED OSIER DOGWOOD
Cornus stolonifera

JOE PYE WEED
Eupatorium purpureum

CRANESBILL
Geranium maculatum

ANNABELLE HYDRANGEA
Hydrangea arborescens 'Annabelle'

GALLBERRY HOLLY
Ilex glabra

BLUE FLAG IRIS
Iris versicolor

EASTERN RED CEDAR
Juniperus virginiana

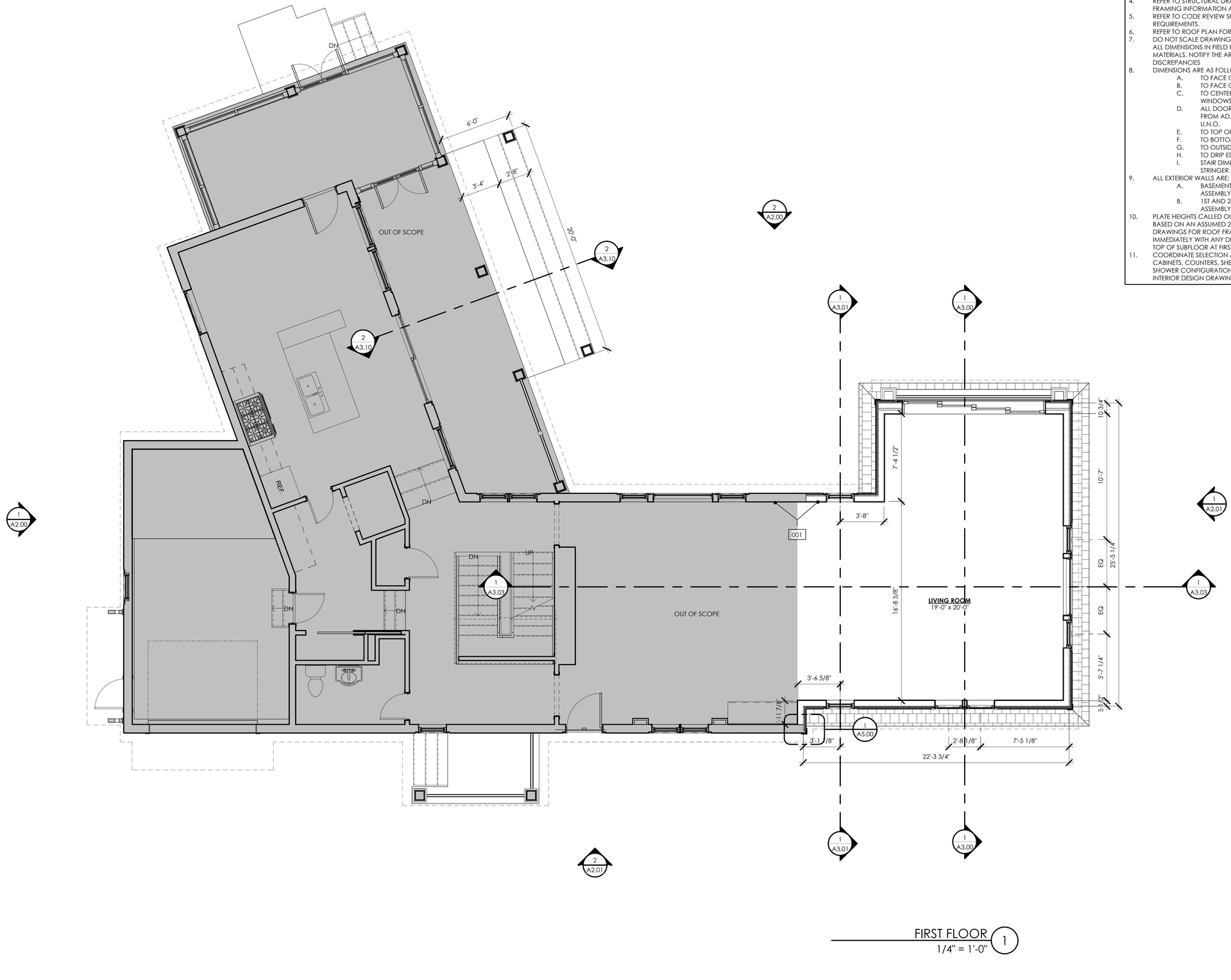
SWITCH GRASS
Panicum virgatum

TINY WINE NINEBARK
Physocarpus opulifolius 'SMNPOTW'

THE BLUES BLUE STEM GRASS
Schizachyrium scoparium 'The Blues'

SALTMEADOW CORDGRASS
Spartina patens

LOWBUSH BLUEBERRY
Vaccinium angustifolium



FIRST FLOOR 1
1/4" = 1'-0"

TYPICAL DRAWING NOTES

1. ELEVATIONS NOTED ARE ARCHITECTURAL WHERE FIRST FLOOR IS ESTABLISHED AS 100'-0" FOR RELATIVE DIMENSIONING, SEE CIVIL AND LANDSCAPE DRAWINGS FOR ACTUAL ELEVATIONS. 100'-0" IS 25.00 PER LANDSCAPE AND CIVIL.
2. 'TYP.' SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT. UNLESS OTHERWISE NOTED, DETAILS USUALLY KEYED & NOTED 'TYP.' ONLY WHEN THEY FIRST OCCUR.
3. 'SIM.' SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS & ORIENTATION ON PLANS& ELEVATIONS.
4. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION, SLAB AND FRAMING INFORMATION AND DETAILS.
5. REFER TO CODE REVIEW SHEET FOR ALL MINIMUM R-VALUE REQUIREMENTS.
6. REFER TO ROOF PLAN FOR ALL ROOF INFORMATION
7. DO NOT SCALE DRAWINGS – DIMENSIONS SHALL GOVERN. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FINAL PLACEMENT OF MATERIALS. NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES
8. DIMENSIONS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
   - A. TO FACE OF FRAMING AT EXTERIOR
   - B. TO FACE OF STUDS
   - C. TO CENTERLINE OF COLUMNS, DOORS AND WINDOWS
   - D. ALL DOORS AND CASED OPENINGS ARE LOCATED 6" FROM ADJACENT CORNER OR CENTERED ON WALL, U.N.O.
   - E. TO TOP OF SUBFLOOR
   - F. TO BOTTOM OF FINISHED CEILING
   - G. TO OUTSIDE FACE OF FRAMING FOR FLOORS BELOW
   - H. TO DRIP EDGE FOR ROOF LINES
   - I. STAIR DIMENSIONS TAKEN FROM OUTSIDE FACE OF STRINGER
9. ALL EXTERIOR WALLS ARE:
   - A. BASEMENT: 'TYPICAL STONE FOUNDATION WALL ASSEMBLY (INSULATED)' UNLESS NOTED OTHERWISE.
   - B. 1ST AND 2ND FLOOR: 'TYPICAL EXTERIOR WALL ASSEMBLY' UNLESS NOTED OTHERWISE.
10. PLATE HEIGHTS CALLED OUT ON ARCHITECTURAL DRAWINGS ARE BASED ON AN ASSUMED 2x12 ROOF RAFTER. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING. CONTACT ARCHITECT IMMEDIATELY WITH ANY DISCREPANCIES. PLATE HEIGHT TAKEN FROM TOP OF SUBFLOOR AT FIRST FLOOR UNLESS NOTED OTHERWISE.
11. COORDINATE SELECTION AND DESIGN OF TRIMS AND FINISHES, CABINETS, COUNTERS, SHELVING BUILT-INS, FIXTURES AND FITTINGS, SHOWER CONFIGURATIONS AND ACCESSORIES WITH OWNER AND INTERIOR DESIGN DRAWINGS.

Revisions:

#	Description	Date

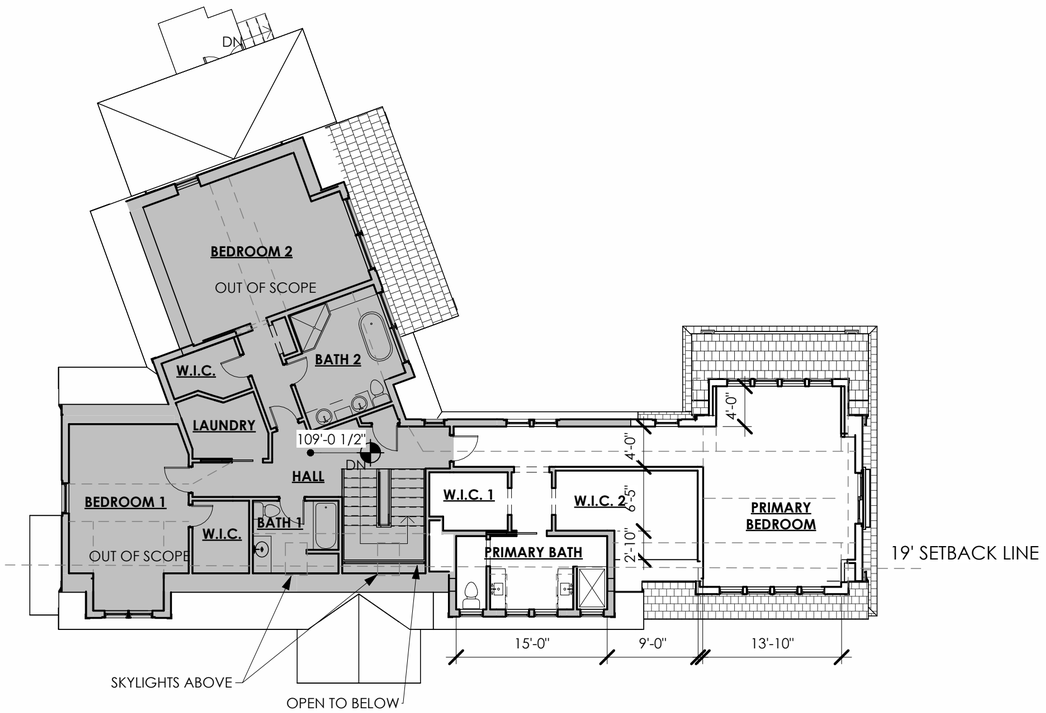
MAUGEL DESTEFANO ARCHITECTS
22 Ladd Street
Portsmouth NH, 03801
PH: 603.431.8701
DeStefanoMaugel.com

NEW CONSTRUCTION FOR
FOY RESIDENCE
67 RIDGES CT
PORTSMOUTH, NH

Title:
FIRST FLOOR PLAN

Scale:	As indicated
Drawn By:	ASM
Checked By:	MP
Project No.:	21177
Date:	06/07/2023

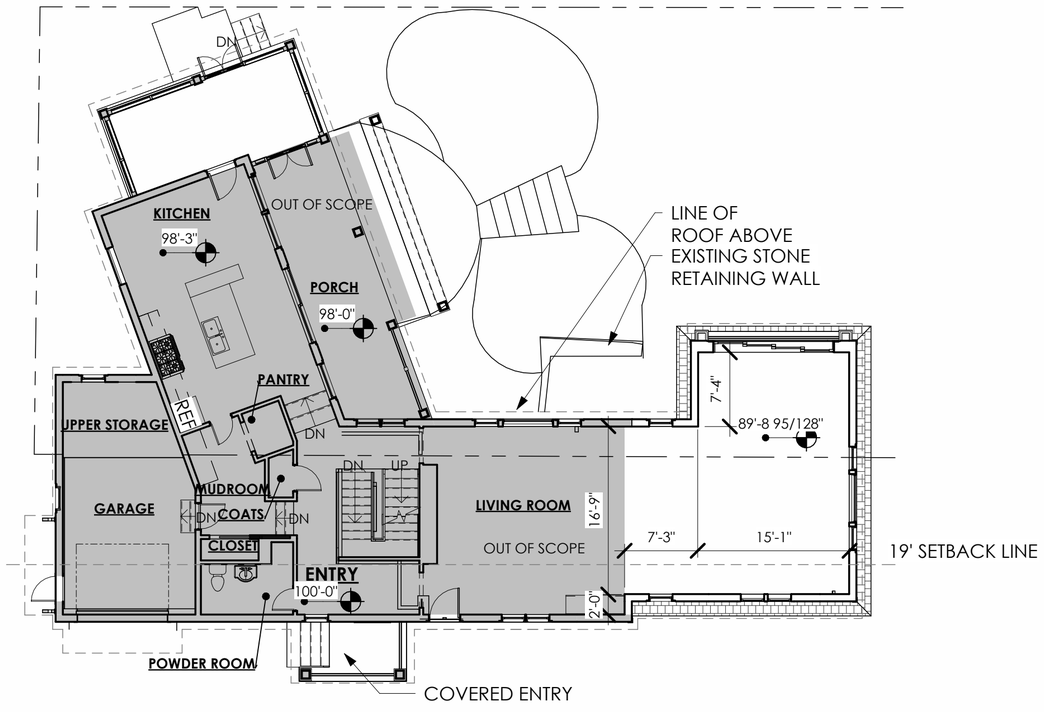
A1.01



PROPOSED SECOND FLOOR PLAN 1

3/32" = 1'-0"

PROPERTY LINE



PROPOSED FIRST FLOOR PLAN 2

3/32" = 1'-0"

PROPERTY LINE

PROPOSED FRONT VIEW

PROPOSED REAR PERSPECTIVE

SCHEMATIC DESIGN FOR

FOY RESIDENCE

67 RIDGES CT
PORTSMOUTH, NH

PERSPECTIVES

3/32" = 1'-0"

JUNE 22, 2023

21177

D|M|A
DESTEFANO
MAUGEL
ARCHITECTS

STRUCTURE ADDITION

FOY RESIDENCE

67 RIDGES COURT, PORTSMOUTH, NEW HAMPSHIRE

PERMIT PLANS

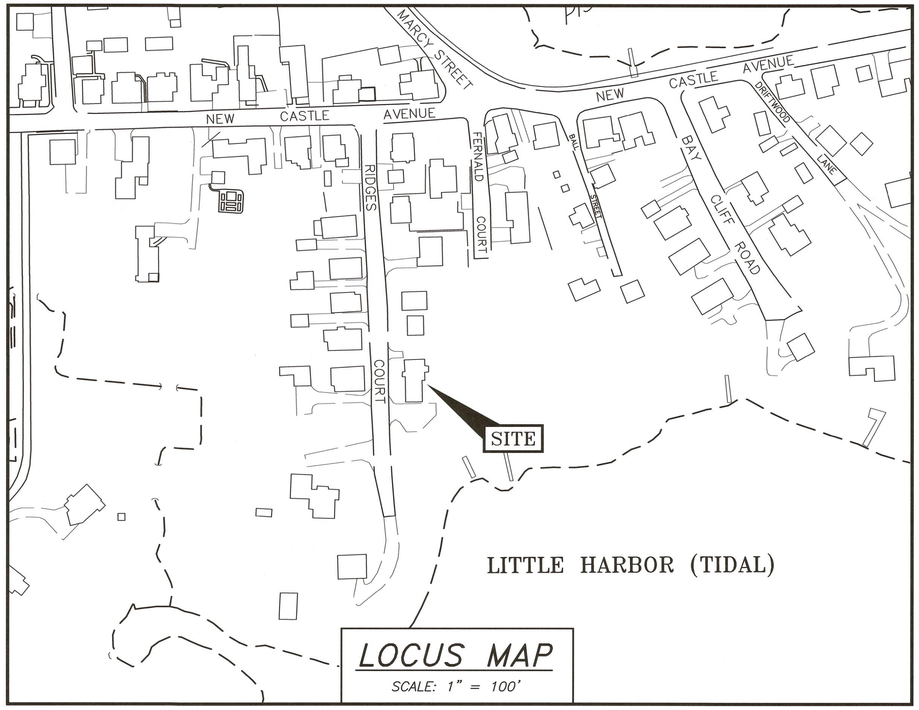
OWNER & APPLICANT:
JEFFREY M. & MELISSA FOY
4 FOX HOLLOW COURT
EAST KINGSTON, NH 03827
(603)–778–5036

CIVIL ENGINEER & LAND SURVEYOR:
AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801
TEL. (603) 430–9282

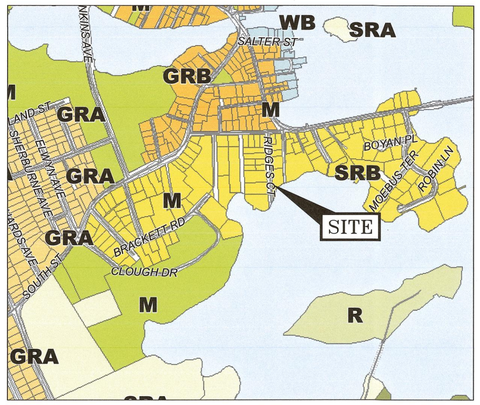
ATTORNEY:
HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC
127 PARROTT AVENUE
PORTSMOUTH, NH 03801
TEL. (603) 436–0666

LANDSCAPE ARCHITECT:
LAND DESIGN, LLC
11 SOUTH ROAD
BRENTWOOD, NH 03833
TEL. (603) 770–7728

ARCHITECT:
MAUGEL DESTEFANO ARCHITECTS
22 LADD STREET
PORTSMOUTH NH 03801
TEL. (603) 431–8701



LOCUS MAP
SCALE: 1" = 100'



Legend

Character Districts
Character-Based Zoning Area
(Refer to Zoning Map Sheet 2 of 2 Character Districts Regulating Plan)

Residential Districts

R	Rural
SRA	Single Residence A
SRB	Single Residence B
GRA	General Residence A
GRB	General Residence B
GRC	General Residence C
GA/MH	Garden Apartment/Mobile Home Park

PERMIT LIST:
PORTSMOUTH ZONING BOARD: APPROVED
PORTSMOUTH CUP WETLANDS: PENDING
NHDES WETLANDS: PENDING
NHDES SHORELAND: PENDING

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
	UD	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)
	GV	GATE VALVE
	HYD	HYDRANT
CB	CB	CATCH BASIN
S	SMH	SEWER MANHOLE
D	DMH	DRAIN MANHOLE
T	TMH	TELEPHONE MANHOLE
14	14	PARKING SPACE COUNT
PM		PARKING METER
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	–	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

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INDEX OF SHEETS

UTILITY CONTACTS

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

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

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

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

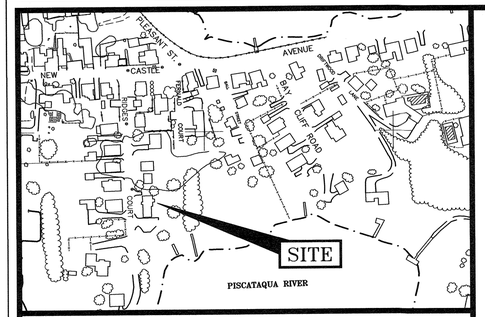
CABLE:
COMCAST
155 COMMERCE WAY
PORTSMOUTH, N.H. 03801
Tel. (603) 679–5695 (X1037)
ATTN: MIKE COLLINS

STRUCTURE ADDITION
FOY RESIDENCE
67 RIDGES COURT
PORTSMOUTH, N.H.

AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PLAN SET SUBMITTAL DATE: 19 JULY 2023

5010130 1153.02



LOCATION MAP SCALE 1" = 200'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
	RAILROAD SPIKE FOUND
	IRON ROD/IRON PIPE FOUND
	DRILL HOLE FOUND
	STONE/CONCRETE BOUND FOUND
	RAILROAD SPIKE SET
	IRON ROD SET
	DRILL HOLE SET
	GRANITE BOUND SET
	BOUNDARY
	BUILDING SETBACK
MHW	MEAN HIGH WATER LINE
HOTL	NHDES HIGHEST OBSERVABLE TIDE LINE
PSS	NHDES 50' PRIMARY STRUCTURE SETBACK
TBZ	NHDES 100' TIDAL BUFFER ZONE
NWB	NHDES 150' NATURAL WOODLAND BUFFER
SWQPA	NHDES 250' PROTECTED SHORELAND
FHZ	FEMA SPECIAL FLOOD HAZARD AREA LINE
	OVERHEAD ELECTRIC/WIRES
100	CONTOUR
97x3	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	WOODS / TREE LINE
	UTILITY POLE (w/ GUY)
W	WELL
G W E	METER (GAS, WATER, ELECTRIC)
A-1	EDGE OF WETLAND FLAGGING
	SWAMP / MARSH
EL.	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
LSA	LANDSCAPED AREA

PLAN REFERENCES:

1) PROPOSED ADDITIONS, CHARLES MCLEOD, 67 RIDGES COURT PORTSMOUTH, NH, PROPOSED SITE PLAN. PREPARED BY AMBIT ENGINEERING, INC. DATED SEPTEMBER 2002. NOT RECORDED.

2) PLAN OF LOTS, RIENZI RIDGE. PREPARED BY JOHN W. DURGIN. DATED MARCH 1976. R.C.R.D. PLAN #0188.

WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 7/1/20 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.

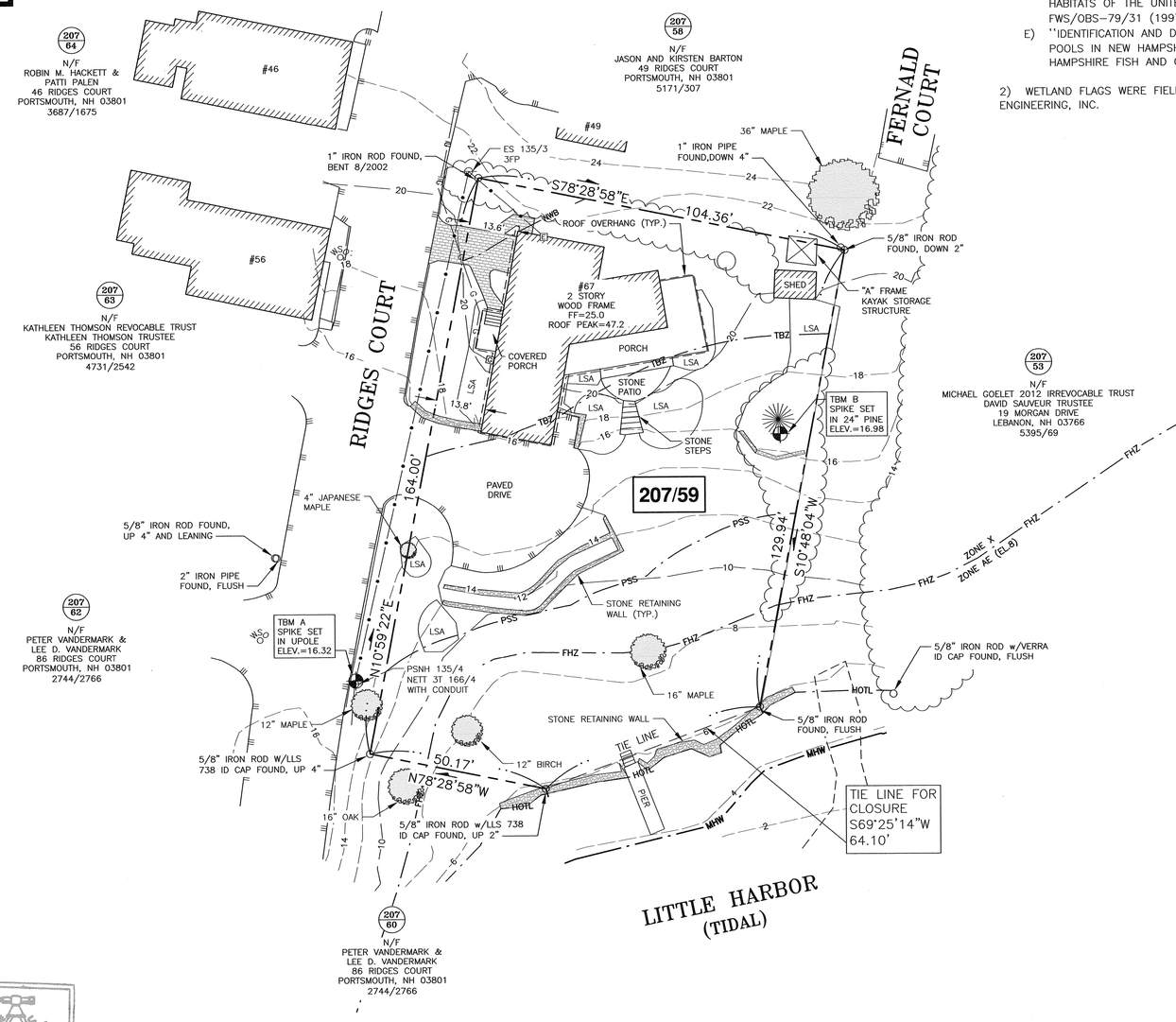
B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA–NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2019).

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.



GRAPHIC SCALE

10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

''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.''

7.19.23

JOHN R. CHAGNON, LLS DATE

STATE OF NEW HAMPSHIRE No. 738 JOHN R. CHAGNON LAND SURVEYOR

2002 REF. 1

N

MAGNETIC PLAN

AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.

WWW.HALEYWARD.COM

200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

NOTES:

1) PARCEL IS SHOWN ON THE PORTSMOUTH ASSESSOR'S MAP 207 AS LOT 59.

2) OWNERS OF RECORD:
JEFFREY M. & MELISSA FOY
4 FOX HOLLOW COURT
EAST KINGSTON, N.H. 03827
6325/1066

3) PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA AE (EL.8) AS SHOWN ON FIRM PANEL 33015C0278F. EFFECTIVE JANUARY 29, 2021.

4) EXISTING LOT AREA:
16,500± S.F. (PLAN REF. 1)
0.3788± ACRES (PLAN REF. 1)

5) PARCEL IS LOCATED IN THE SINGLE RESIDENCE B (SRB) ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		15,000 S.F.
FRONTAGE:		100 FEET
SETBACKS:	FRONT	30 FEET
	SIDE	10 FEET
	REAR	30 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM STRUCTURE COVERAGE:		20%
MINIMUM OPEN SPACE:		40%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 207 LOT 59 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (±0.2').

9) OFF SITE STRUCTURE LOCATIONS BASED ON CITY DATABASE LOCATIONS.

PROPOSED ADDITION
FOY RESIDENCE
67 RIDGES COURT
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	RE-ISSUED	7/19/23

REVISIONS

STATE OF NEW HAMPSHIRE STEVEN D. RIKER 7/24/23 No. 219 CERTIFIED WETLAND SCIENTIST

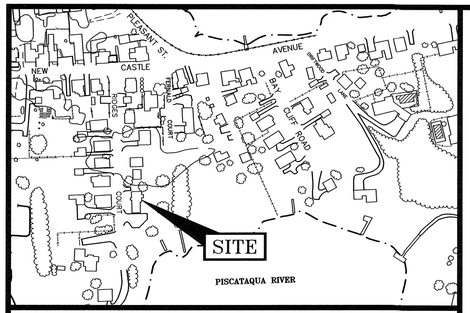
SCALE 1"=20' MAY 2023

EXISTING CONDITIONS PLAN

C1

FB 222 PG 66

5010130 1153.02



LOCATION MAP SCALE 1" = 200'

NOTES:

IN ACCORDANCE WITH THE PORTSMOUTH ZONING ORDINANCE, ARTICLE 5, SECTION 10.516.10 FRONT YARD EXCEPTION FOR EXISTING ALIGNMENTS: THE AVERAGE FRONT SETBACK FOR LOT 207/59 IS 19'.

MAP/LOT	SETBACK (FT)	AVG
207/58	13	
207/57	25	
2	38	19

GRANTED VARIANCES:

ARTICLE 5 SECTION 10.520 TABLE 10.521 FRONT YARD SETBACK OF 14.0 FEET WHERE 8.2 FEET EXISTS AND 19 FEET (SECTION 10.516.10 REDUCTION) IS REQUIRED.

ARTICLE 3 SECTION 10.321 TO ALLOW A NONCONFORMING BUILDING TO BE ENLARGED.

GRANTED APRIL 18, 2023

CONDITIONS OF APPROVAL:

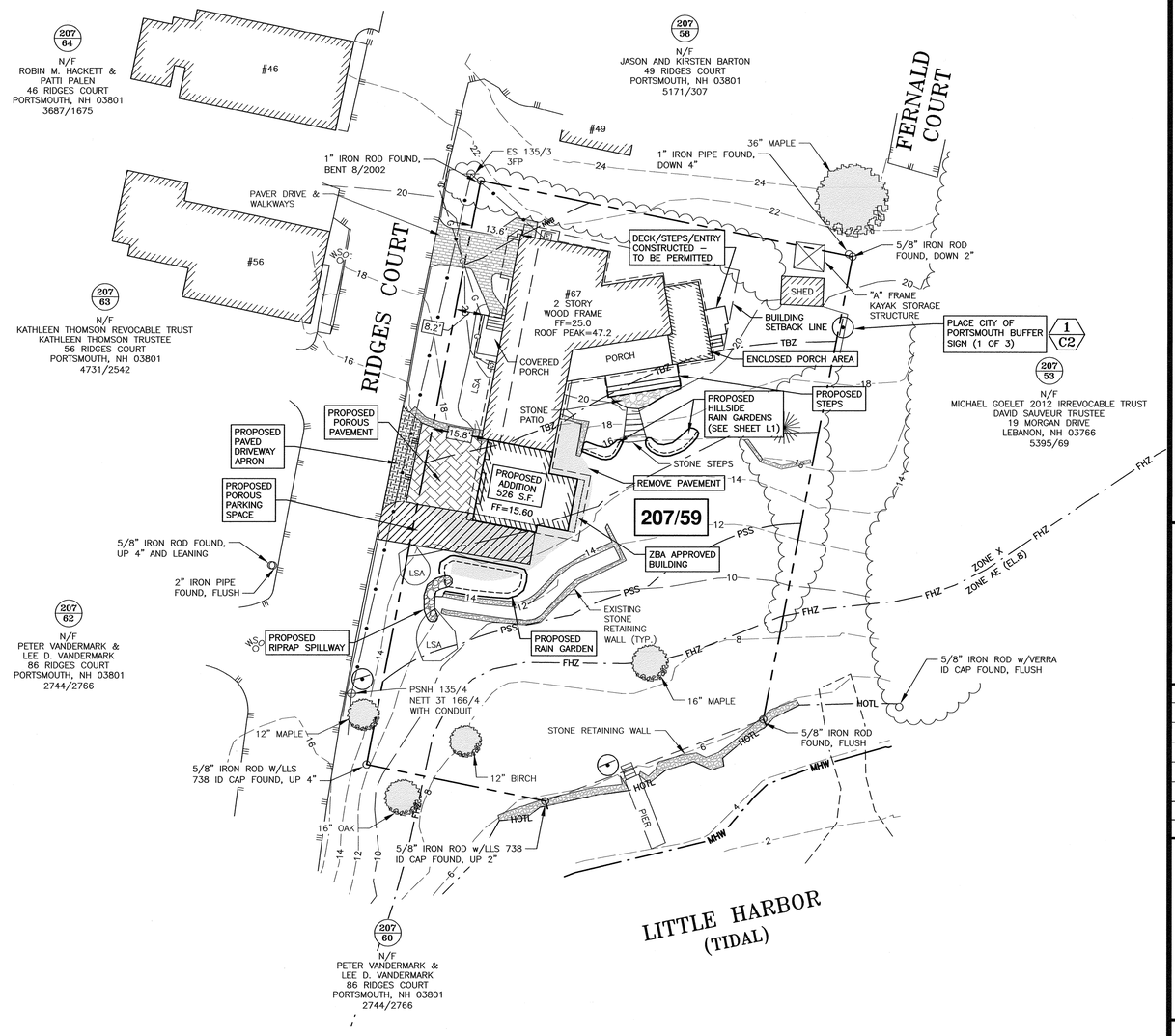
1. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install at least 3 permanent wetland boundary markers during project construction in the locations discussed with the Conservation Commission. These can be purchased through the City of Portsmouth Planning and Sustainability Department.

2. Applicant shall provide a report on the success of the rain garden plantings one year after planting has occurred to the City of Portsmouth Planning & Sustainability Department. If they have not achieved at least an 80% success rate then applicant will replant.

3. Applicant and property owners shall follow NOFA standards for organic land care for lawn maintenance. Please visit https://nofa.organiclandcare.net/homeowner-resources/ for details.

IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	1,591	2,117
SHED	91	91
PORCHES	513	513
STAIRS	123	297
WALKWAYS	89	89
PAVEMENT & PAVER DRIVE	1,594	470
RETAINING WALL	212	212
PATIO	109	54
CONCRETE	17	17
EXTERIOR STORAGE	50	50
TOTAL	4,389	3,910
LOT SIZE	16,500	16,500
% LOT COVERAGE	26.6%	23.7%



GRAPHIC SCALE
10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

WETLAND BUFFER

1 / C2 BUFFER SIGN NTS

"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 — DATE 8.11.23

STATE OF NEW HAMPSHIRE — No. 738 — JOHN R. CHAGNON — LICENSED LAND SURVEYOR

AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

NOTES:

1) PARCEL IS SHOWN ON THE PORTSMOUTH ASSESSOR'S MAP 207 AS LOT 59.

2) OWNERS OF RECORD:
JEFFREY M. & MELISSA FOY
4 FOX HOLLOW COURT
EAST KINGSTON, N.H. 03827
6325/1066

3) PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL. 8) AS SHOWN ON FIRM PANEL 33015C0278F. EFFECTIVE JANUARY 29, 2021.

4) EXISTING LOT AREA:
16,500± S.F.
0.3788± ACRES

5) PARCEL IS LOCATED IN THE SINGLE RESIDENCE B (SRB) ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		15,000 S.F.
FRONTAGE:		100 FEET
SETBACKS:	FRONT	30 FEET
	SIDE	10 FEET
	REAR	30 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM STRUCTURE COVERAGE:		20%
MINIMUM OPEN SPACE:		40%

7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED ADDITION & SITE IMPROVEMENTS ON ASSESSOR'S MAP 207 LOT 59 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (±0.2').

9) PROPOSED GARAGE FROM PLAN BY DESTEFANO MAGUEL ARCHITECTS DATED JUNE 22, 2023.

10) OFF SITE STRUCTURE LOCATIONS BASED ON CITY DATABASE LOCATIONS.

PROPOSED ADDITION FOY RESIDENCE 67 RIDGES COURT PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	WETLAND BUFFER SIGNS, COA	8/11/23
0	ISSUED FOR COMMENT	7/19/23
	REVISIONS	

JOHN R. CHAGNON NH 738 LICENSED PROFESSIONAL ENGINEER

STATE OF NEW HAMPSHIRE — STEVEN D. PIKER — No. 219 — CERTIFIED WETLAND SCIENTIST — 8/24/23

SCALE 1"=20' JULY 2023

SITE PLAN — C2

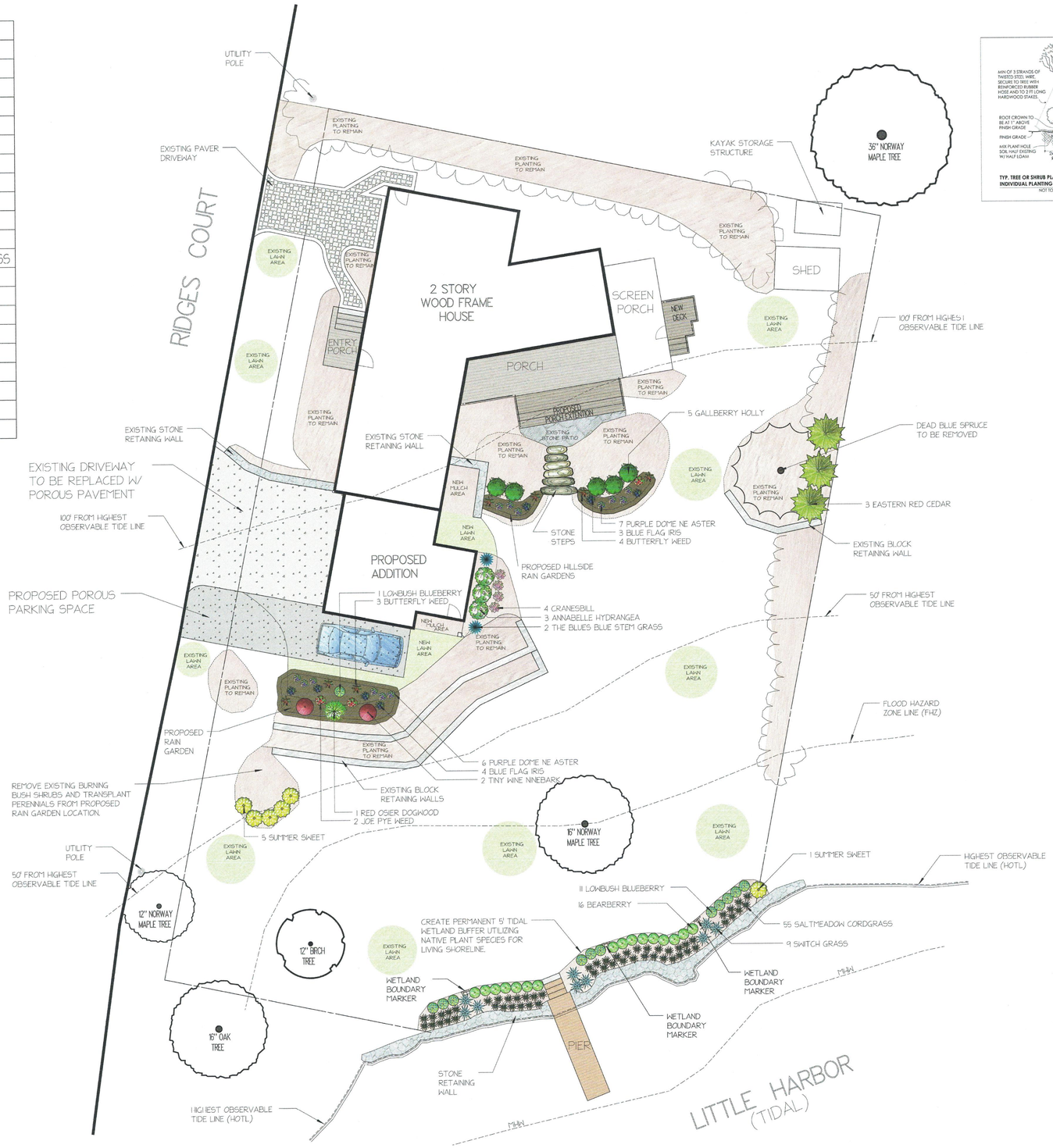
FB 222 PG 66 — 1153.02

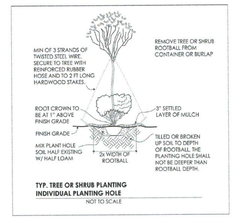
P:\MAS\1153\.dwf\Plan\1153.02 Ridges Court\JMC\2023 Building Addition Variance\Plans & Specs\Site\1153.02 Site.dwg 8/18/2023 2:19:11 PM, Portsmouth Plotter Canon (1000).pc3

Qty	Botanical Name	Common Name
Trees		
3	Juniperus virginiana *	EASTERN RED CEDAR
Shrubs		
6	Clethra alnifolia *	SUMMER SWEET
1	Cornus stolonifera *	RED OSIER DOGWOOD
3	Hydrangea arborescens 'Annabelle'	ANNABELLE HYDRANGEA
5	Ilex glabra *	GALLBERRY HOLLY
2	Physocarpus opulifolius 'SMNPOTW' +	TINY WINE NINEBARK
12	Vaccinium angustifolium *	LOWBUSH BLUEBERRY
Ornamental Grasses		
9	Panicum virgatum *	SWITCH GRASS
2	Schizachyrium scoparium 'The Blues' +	THE BLUES BLUE STEM GRASS
55	Spartina patens *	SALTMEADOW CORDGRASS
Perennials and Annuals		
7	Asclepios tuberosa *	BUTTERFLY WEED
13	Aster novae-angliae 'Purple Dome' +	PURPLE DOME NE ASTER
2	Eupatorium purpureum *	JOE PYE WEED
4	Geranium maculatum *	CRANESBILL
7	Iris versicolor *	BLUE FLAG IRIS
Groundcovers		
16	Arctostaphylos uva-ursi *	BEARBERRY

NOTE: PLANT SIZES SHALL BE COMMON TO THE INDUSTRY AND MAY VARY BASED ON AVAILABILITY.

* DENOTES NATIVE SPECIES
+ DENOTES IMPROVED NATIVE





LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL.
5. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
6. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
7. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.
8. BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT IS, IN THE OPINION OF THE LANDSCAPE ARCHITECT OR OWNER, IN UNHEALTHY OR UNSIGHTLY CONDITION.
9. RAIN GARDENS SHALL BE INSTALLED FOLLOWING THE GUIDELINES SHOWN ON THE SOAKNH LINK AT DES.STATE.NH.US.
10. THE CONTRACTOR SHALL REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC. FROM ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE. GRASS SEED OR PINE BARK MULCH SHALL BE APPLIED AS DEPICTED ON PLANS. ALL MULCH AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED NATURAL PINE BARK MULCH.
11. RECOMMEND OWNER TO FOLLOW NORTHEAST ORGANIC FARMING ASSOCIATION GUIDELINES FOR MULCHING AND FERTILIZING TO MAINTAIN YARD.
12. THIS PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO CIVIL/SITE DRAWINGS FOR OTHER SITE CONSTRUCTION INFORMATION.

NOTES

LM Land Design, LLC
11 South Road
Brentwood, NH 03833
LMLandDesign.com
AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

SHEET SIZE : 24"x 36"

N

0 5 10 20
SCALE IN FEET

No	Date	Description

REVISIONS

LANDSCAPE PLAN

HOUSE ADDITIONS FOY RESIDENCE

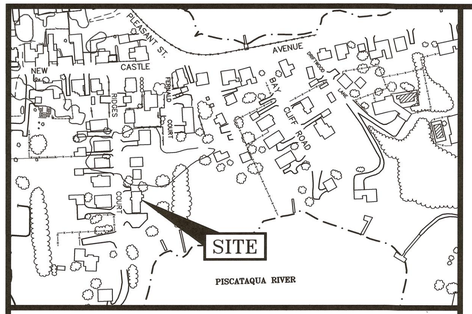
67 RIDGES COURT

PORTSMOUTH, NH

SCALE	1" = 10'-0"
DRAWN BY	L. McNAUGHTON
CHECKED BY	
DATE	7/6/2023
DATE OF PRINT	

PROJECT NO 23110

SHEET NO L 1



LOCATION MAP SCALE 1" = 200'

NOTES:

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GRANTED APRIL 18, 2023

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(TO PROPERTY LINE)

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PATIO	109	54
CONCRETE	17	17
EXTERIOR STORAGE	50	50
TOTAL	4,389	3,910
LOT SIZE	16,500	16,500
% LOT COVERAGE	26.6%	23.7%

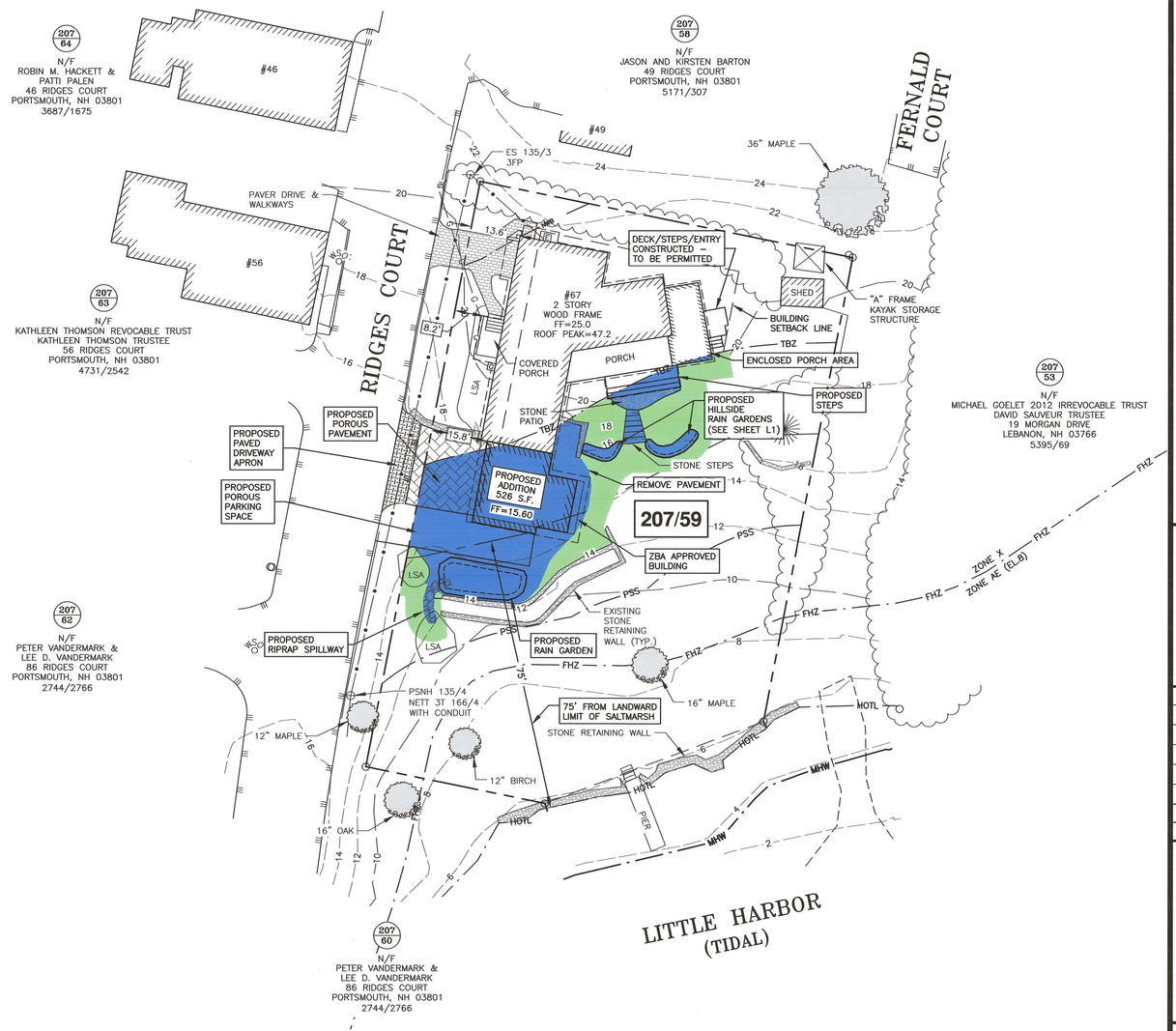
NHDES IMPACT AREAS
IN S.F.

	PERMANENT IMPACT AREAS	TEMPORARY IMPACT AREAS
100' TIDAL BUFFER ZONE	2010	1056
TOTAL:	2,010	1,056

"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."

9.12.23
JOHN R. CHAGNON, LLS DATE

STATE OF NEW HAMPSHIRE LAND SURVEYOR No. 738 JOHN R. CHAGNON



GRAPHIC SCALE
10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

2002 REF. 1
N
MAGNETIC PLAN

AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

NOTES:

1) PARCEL IS SHOWN ON THE PORTSMOUTH ASSESSOR'S MAP 207 AS LOT 59.

2) OWNERS OF RECORD:
JEFFREY M. & MELISSA FOY
4 FOX HOLLOW COURT
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6325/1066

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7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED ADDITION & SITE IMPROVEMENTS ON ASSESSOR'S MAP 207 LOT 59 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (±0.2').

9) PROPOSED GARAGE FROM PLAN BY DESTEFANO MAGUEL ARCHITECTS DATED JUNE 22, 2023.

10) OFF SITE STRUCTURE LOCATIONS BASED ON CITY DATABASE LOCATIONS.

PROPOSED ADDITION
FOY RESIDENCE
67 RIDGES COURT
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	7/19/23

REVISIONS

STATE OF NEW HAMPSHIRE STEVEN D. RIKER 7/21/23 No. 219 CERTIFIED WETLAND SCIENTIST

STATE OF NEW HAMPSHIRE JOHN R. CHAGNON No. 7861 LICENSED PROFESSIONAL ENGINEER

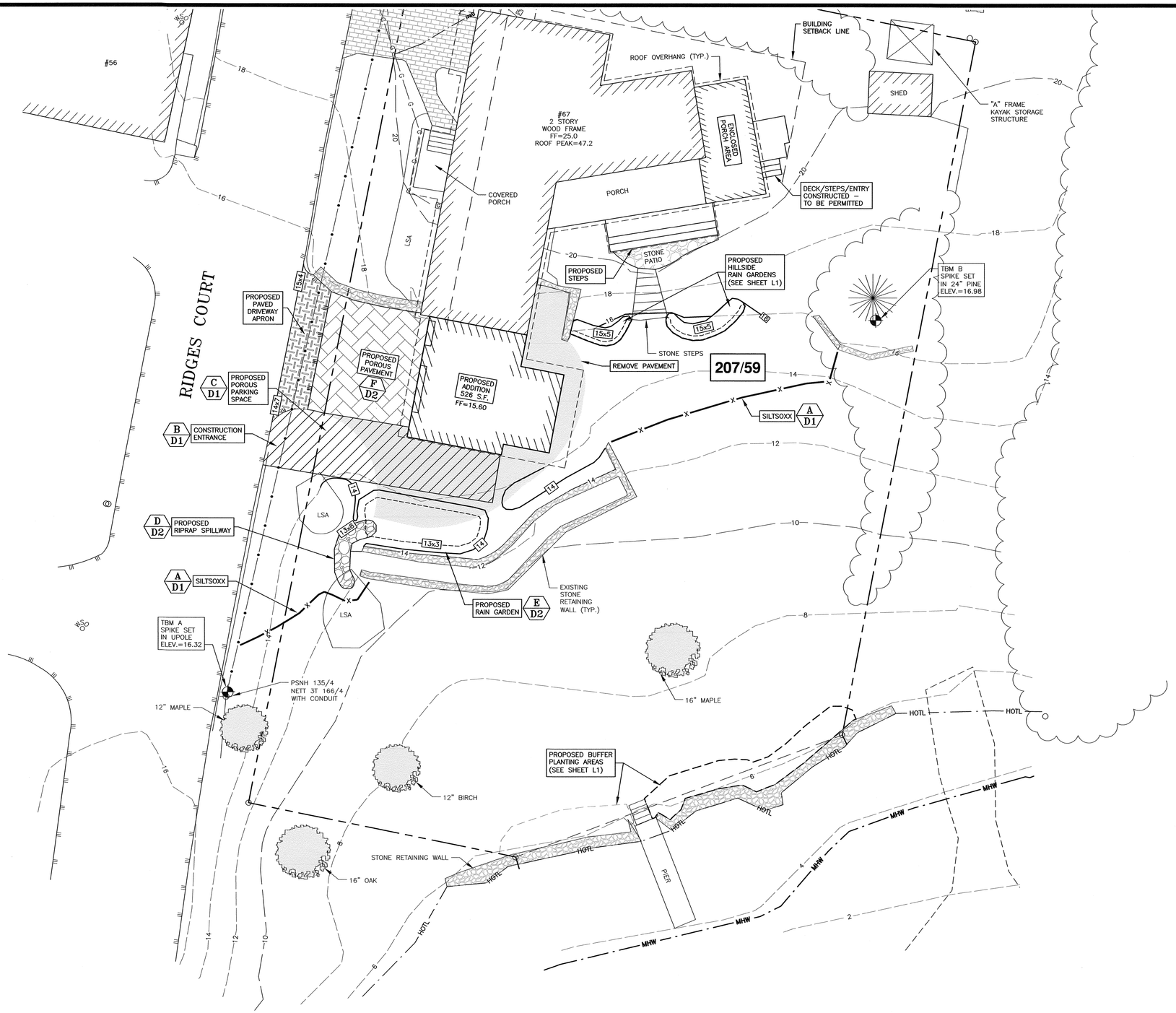
SCALE 1"=20' JULY 2023

NHDES PERMIT PLAN

C3

FB 222 PG 66

5010130 1153.02



GRAPHIC SCALE

10 5 0 10 20 30 40 FEET

3 0 5 10 METERS

2002 REF. 1

N

MAGNETIC PLAN

AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.

200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

WWW.HALEYWARD.COM

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).

7) THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED GRADING & STORMWATER TREATMENT ON ASSESSOR'S MAP 207 LOT 59 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (±0.2').

9) PROPOSED GARAGE FROM PLAN BY DESTEFANO MAGUEL ARCHITECTS DATED SEPTEMBER 22, 2023.

10) ROOF RUNOFF FROM THE SOUTH WEST PITCHES SHALL BE DIRECTED ACROSS THE PARKING SPACE TO THE RAIN GARDEN.

PROPOSED ADDITION FOY RESIDENCE 67 RIDGES COURT PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	7/19/23

REVISIONS

STATE OF NEW HAMPSHIRE STEVEN D. RIKER 7/26/23 NO. 219 CERTIFIED WETLAND SCIENTIST

STATE OF NEW HAMPSHIRE JOHN A. CHAMPION NO. 7951 LICENSED PROFESSIONAL ENGINEER

SCALE 1"=10' JULY 2023

GRADING & EROSION CONTROL PLAN

C4

FB 222 PG 66

5010130 1153.02

P:\NH\5010130.HP\Proj\1153.02 Ridges Court (HC)\202 Building Addition-Variance\Plans & Specs\Sheet\1153.02 Site.dwg, 7/26/2023 1:21:54 PM, Portsmouth Plotter Canon TX3000 3pmooney.pc3

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 DRAINAGE CONSTRUCTION FENCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

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

REMOVE EXISTING PAVEMENT.

INSTALL FOUNDATION AND BACKFILL; ROUGH GRADE DRIVEWAY

ROUGH GRADE RAIN GARDEN.

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.

CONSTRUCT DRIVEWAY.

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 ⅓ 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.

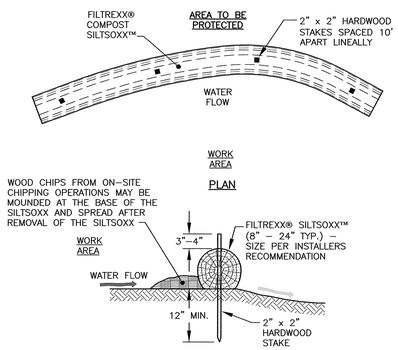
SILT FENCING AND SILTSOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

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.



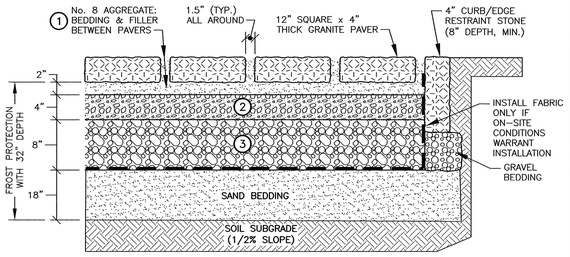
NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILLTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
4. SILTSOXX 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 / C4 FILTREXX® SILTSOXX™ FILTRATION SYSTEM
NTS

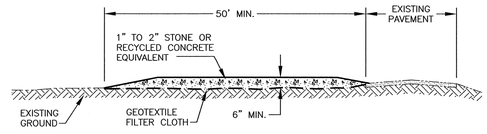
ASTM D 448 GRADATION TABLE

① ASTM No. 8 BEDDING & JOINT FILLER		② ASTM No. 57 STONE OPEN GRADED BASE		③ ASTM No. 2 STONE SUBBASE	
SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)
1/2" (12.5mm)	100	1.5" (37.5mm)	100	3" (75mm)	100
3/8" (9.5mm)	85-100	1" (25mm)	95-100	2.5" (63mm)	90-100
No. 4 (4.75mm)	10-30	1/2" (12.5mm)	25-60	2" (50mm)	35-70
No. 8 (2.36mm)	0-10	No. 4 (4.75mm)	0-10	1.5" 37.5mm)	0-15
No. 16 (1.16mm)	0-5	No. 8 (2.36mm)	0-5	3/4" (19mm)	0-5

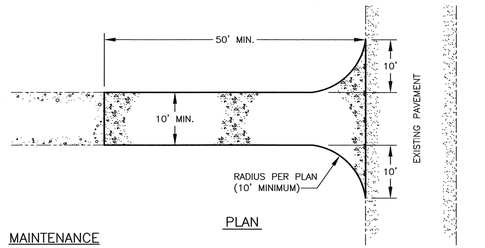
NOTES:
1) PAVING SYSTEM BASE DESIGN IS SIMILAR TO BASE REQUIRED FOR THE UNI ECO-STONE PAVER. INSTALLATION SHALL FOLLOW MANUFACTURER'S INSTRUCTIONS FOR PLACEMENT OF BASE MATERIALS.
2) ALL STONE SHALL BE ANGULAR, WITH 90% FRACTURED FACES. STONE SHALL BE WASHED WITH LESS THAN 1% PASSING THE 200 SIEVE.
3) CONTRACTOR SHALL SUBMIT SIEVE ANALYSIS FOR EACH COURSE MATERIAL TO PROJECT ENGINEER FOR APPROVAL PRIOR TO PLACEMENT.
4) CONTRACTOR SHALL SUBMIT PROPOSED PAVER BLOCK TO PROJECT ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.



C / C4 POROUS PARKING SECTION
(OR APPROVED EQUAL) NTS



PROFILE



PLAN

MAINTENANCE

1) MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE GRAVEL AND THE EFFECTIVENESS OF THE GRAVEL PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOP DRESSED WITH NEW STONE. COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.
2) IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATIONS

1) STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2) THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3) THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4) THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
5) GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6) ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8) WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY, WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

B / C4 STABILIZED CONSTRUCTION ENTRANCE
SUBSTITUTE FODS IF DESIRED NTS

AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.
WWW.HALEYWARD.COM
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

NOTES:

1) 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.

2) 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.

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) NO CHEMICALS INCLUDING PESTICIDES OR HERBICIDES OF ANY KIND, SHALL BE APPLIED TO GROUND, TURF, OR ESTABLISHED VEGETATION WITHIN THE WETLAND BUFFER, EXCEPT IF APPLIED BY HORTICULTURE PROFESSIONAL WHO HAVE AN APPLICATION LICENSE. NO CALCIUM CHLORIDE SHALL BE APPLIED WITHIN THE WETLAND BUFFER.

PROPOSED ADDITION
FOY RESIDENCE
67 RIDGES COURT
PORTSMOUTH, NH

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	7/19/23

REVISIONS

SCALE: AS SHOWN JULY 2023

EROSION NOTES & DETAILS

D1

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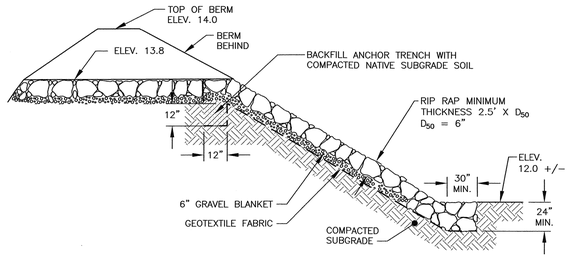
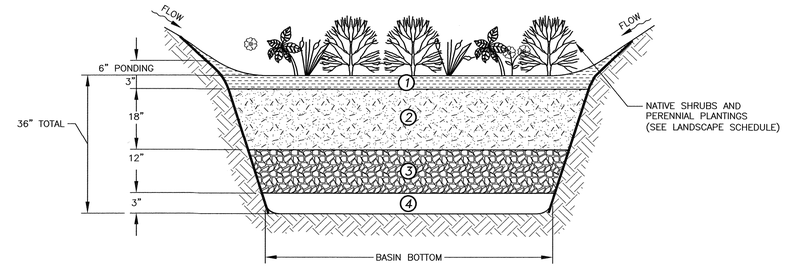


D / C4 EMERGENCY SPILLWAY SECTION

NTS



RAIN GARDEN SECTION

RAIN GARDEN MEDIA	
(1)	MULCH/GROWING MEDIUM: GRASS SEED MIX A WITH LOAM
(2)	SOIL FILTER LAYER: USE UNHSG BIORETENTION SOIL SPECIFICATIONS DATED FEBRUARY, 2017.20% – 30% MULCH BY VOLUME, MIXED THOROUGHLY WITH LOAMY, COARSE SAND (70% – 80% BY VOLUME) MEETING THE FOLLOWING GRADATION;

SIEVE NO.	% BY WEIGHT, PASSING
4	100
10	95
40	40 – 15
200	10 – 20
<200	0 – 5

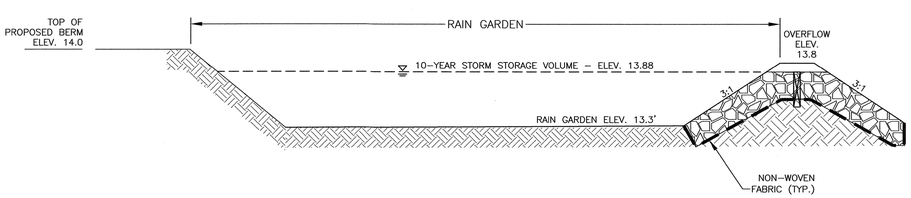
(3)	0.75"ø – 1.5"ø CRUSHED STONE, WASHED.
(4)	⅜" PEA GRAVEL

BIORETENTION MAINTENANCE

SOILS: VISUALLY INSPECT AND REPAIR EROSION MONTHLY. USE SMALL STONES TO STABILIZE EROSION ALONG DRAINAGE PATHS. CHECK THE pH ONCE OR TWICE A YEAR. APPLY AN ALKALINE PRODUCT, SUCH AS LIMESTONE, IF NEEDED.

MULCH: REMULCH ANY VOID AREAS BY HAND AS NEEDED. EVERY 6 MONTHS, IN THE SPRING AND FALL, ADD A FRESH MULCH LAYER. ONCE EVERY 2 TO 3 YEARS, IN THE SPRING, REMOVE OLD MULCH LATER BEFORE APPLYING NEW ONE.

PLANTS: IMMEDIATELY AFTER THE COMPLETION OF CELL CONSTRUCTION, WATER PLANT MATERIAL FOR 14 CONSECUTIVE DAYS UNLESS THERE IS SUFFICIENT NATURAL RAINFALL. WHEN TREES HAVE TAKEN ROOT, OR AT LEAST BY 6 MONTHS, REMOVE STAKES AND WIRES. ONCE A MONTH (MORE FREQUENTLY IN SUMMER), VISUALLY INSPECT VEGETATION FOR DISEASE OR PEST PROBLEMS. IF TREATMENT IS WARRANTED, USE THE LEAST TOXIC APPROACH. TWICE A YEAR, FROM MARCH 15TH TO APRIL 30TH AND OCTOBER 1ST TO NOVEMBER 30TH, REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. DURING TIMES OF EXTENDED DROUGHT, LOOK FOR PHYSICAL FEATURES OF STRESS (UNREVIVED WILTING, YELLOW, SPOTTED OR BROWN LEAVES, LOSS OF LEAVES, ETC.). WATER IN THE EARLY MORNING AS NEEDED. WEED REGULARLY, IF NEEDED.



RAIN GARDEN PROFILE

E / C4 RAIN GARDEN DETAIL

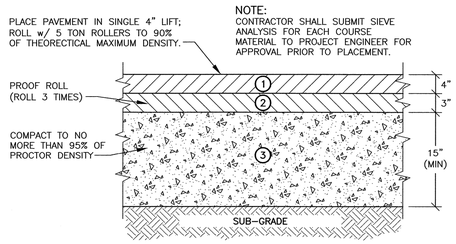
NTS

POROUS PAVEMENT SPECIFICAITONS

(1)		(2)		(3)	
POROUS PAVEMENT w/ THE FOLLOWING GRADATIONS*		CHOKER/RESERVOIR COURSE w/ THE FOLLOWING GRADATIONS**		FILTER COURSE (Item 304.3, Processed Gravel)	
SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)
3/4" (19mm)	100	1" (25mm)	100	3" (75mm)	100
1/2" (12.5mm)	85–100	3/4" (19mm)	45–55	2.0" (63mm)	95–100
3/8" (9.5mm)	55–75	1/2" (12.5mm)	40–50	1" (25mm)	55–85
No. 4 (4.75mm)	10–25	3/8" (9.5mm)	35–45	No. 4 (4.75mm)	27–52
No. 8 (2.36mm)	5–10	No. 4 (4.75mm)	---	---	---
No. 200 (0.075mm)	2–4	No. 8 (2.36mm)	0–5	No, 200 (0.075 mm)	0–12 (in sand portion)

* WITH 6% PERFORMANCE GRADED ASPHALT BINDER CONTENT BY VOLUME. AIR VOIDS TO BE 20%

** CRUSHED QUARRY STONE SHALL CONTAIN AT LEAST 2 FRACTURED FACES, & SHALL BE WASHED WITH LESS THAN 1% BY WEIGHT PASSING No. 200 SIEVE.



PAVEMENT SECTION

NTS

F / C2 POROUS PAVEMENT SECTION

NTS

AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.
WWW.HALEYWARD.COM
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

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 ADDITION
FOY RESIDENCE
67 RIDGES COURT
PORTSMOUTH, NH

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	7/19/23

REVISIONS

SCALE: AS SHOWN JULY 2023

DETAILS D2

5010130.1153.02