

Findings of Fact | Accessory Dwelling Unit

City of Portsmouth Planning Board

Date: November 17, 2022

Property Address: 225 Wibird Street

Application #: **LU-22-174**

Decision: Grant Deny Grant with Stipulations

Findings of Fact: Zoning Ordinance -10.814.60: Before granting a conditional use permit for an attached or detached ADU, the Planning Board shall make the following findings:

10.814.60	Finding Circle One	Supporting Information
10.814.61 Exterior design of the ADU is consistent with the existing principal dwelling on the lot.	<p style="text-align: center;">Yes</p> <p style="text-align: center;">No</p>	<p>The applicant has provided the following details regarding the architecture of the AADU:</p> <ul style="list-style-type: none"> • Clapboard siding to be 4" to match existing. • New window style to match or coordinate with existing historic double hung windows. • New trim and overhangs to match original trim detailing under the existing vinyl and aluminum sheathing • New roofing material to be architectural grade asphalt roofing shingles to match existing. • Applicant proposes a gabled roof for the AADU and the shared connector space consistent with the principal structure. • Roof pitch for AADU is similar to principal structure <ul style="list-style-type: none"> ✓ Principal Structure-11:12 ✓ AADU 9:12
10.814.62 The site plan provides adequate and appropriate open space, landscaping and off-street parking for both the ADU and the primary dwelling.	<p style="text-align: center;">Yes</p> <p style="text-align: center;">No</p>	<ul style="list-style-type: none"> • The applicant has designated a parking space for the AADU. • The 12,824 lot currently provides 76% open space which will be reduced to 68.6% open space with the addition. • The General Residence A (GRA) district requires 30% open space. • The building expansion proposed by the applicant would bring the parcel's building coverage to 17.08%, closer to but not exceeding the average coverage of surrounding properties (based on review of 16 surrounding properties).
10.814.63 The ADU will maintain a compatible relationship to adjacent properties in terms of location, design, and off-street parking layout, and	<p style="text-align: center;">Yes</p> <p style="text-align: center;">No</p>	<ul style="list-style-type: none"> • The AADU is located to the rear of the principal structure on Wibird. The AADU presents as single family dwelling from the primary entrance on Wibird Street. The existing structure is on a corner lot fronting Wibird and Hawthorn. The view of the AADU from Hawthorn is more discernable as a

will not significantly reduce the privacy of adjacent properties.		<p>separate unit but not inconsistent with the extended single family residential forms seen in the neighborhood.</p> <ul style="list-style-type: none"> • To the south and west, subject property is separated by a local street. • To the east, the existing structure is 106 feet from the property line with some vegetative buffering. • Proposed construction will be primarily on the south side of the existing structure separated by two driveways to north. • A 118 SF parking space will be provided to accommodate 1 parking space for the ADU.
10.814.64 The ADU will not result in excessive noise, traffic or parking congestion.	<p>Yes</p> <p>No</p>	The applicant is proposing one new accessory dwelling unit.
Other Board Findings	<p>Yes</p> <p>No</p>	
Other Board Support	<p>Yes</p> <p>No</p>	
Conditions of Approval (See Separate Conditions Sheet)	<p>Yes</p> <p>No</p>	

August 31, 2022

Re: Authorization of Representative for Conditional Use Permit Application

To Whom It May Concern:

Please know that Arilda Densch, of Arilda Design, 9 Adams Lane, #2, Kittery, ME 03904, is hereby authorized to act as the property owner's representative and primary contact for planning applications and permitting regarding a proposed attached ADU at 225 Wibird St, Portsmouth.

Thank you,

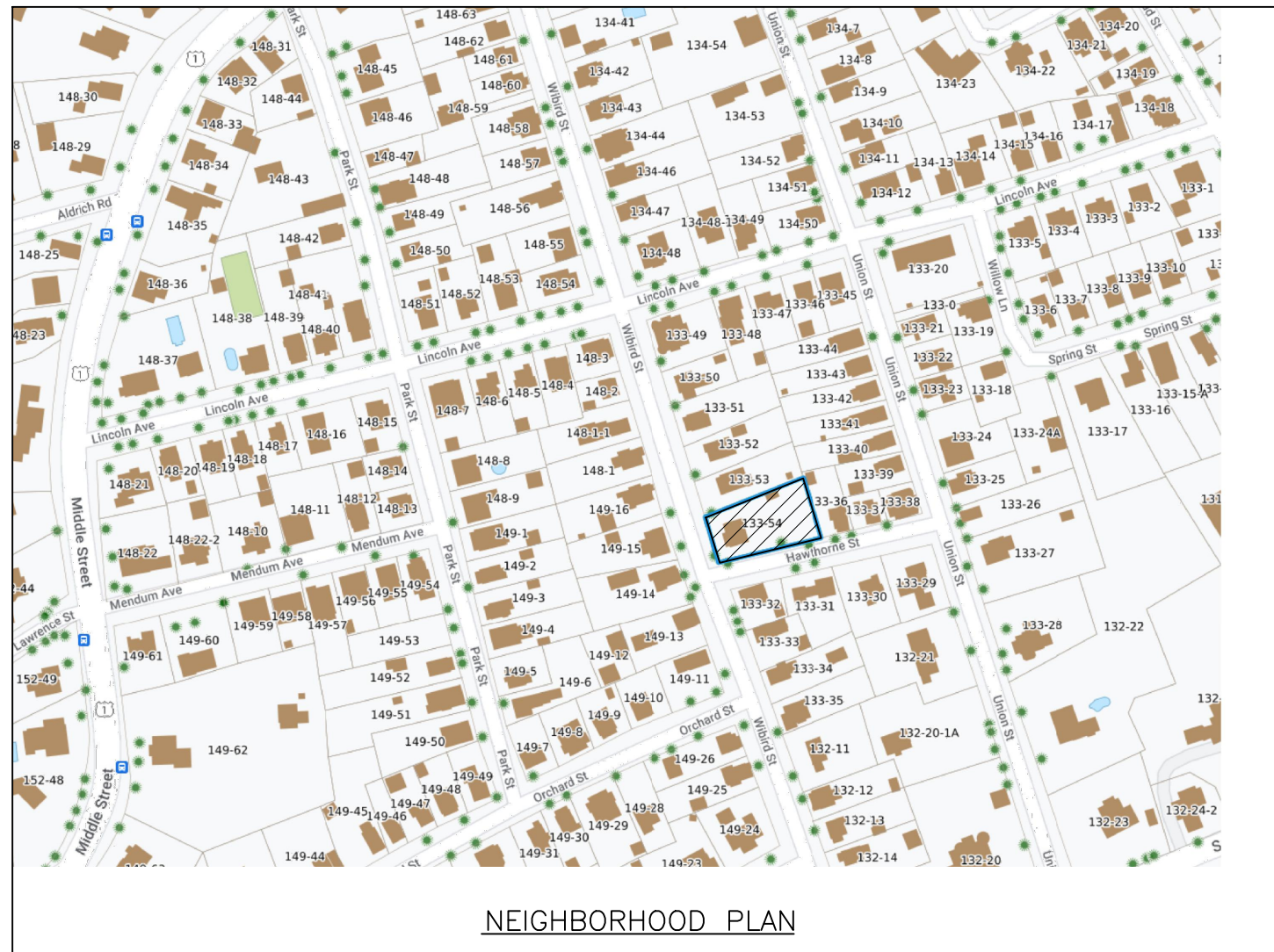
Mark O'Leary

Mark O'Leary

225 Wibird St
Portsmouth, NH 03801
510.508.5996
mark.oleary@gmail.com

DRAWING LIST:

ADDENDUM 10-20-2022	1.0	NEIGHBORHOOD PLAN / ZONING INFORMATION
	1.1	EXISTING SITE PLAN
ADDENDUM 10-20-2022	1.2	PROPOSED SITE PLAN
	2.1	PHOTOS – EXISTING HOUSE & SHED
	2.2	PHOTOS – ADJACENT PROPERTIES
ADDENDUM 10-20-2022	3.1	PROPOSED PLAN FOR CONNECTOR & ADU
ADDENDUM 10-20-2022	4.0	SECTION AT SHARED CONNECTOR
ADDENDUM 10-20-2022	4.1	HAWTHORN STREET ELEVATION
ADDENDUM 10-20-2022	4.2	REAR ELEVATION
ADDENDUM 10-20-2022	4.3	DRIVEWAY SIDE ELEVATION
AS REQUESTED BY BOARD	4.4	RENDERING 1
AS REQUESTED BY BOARD	4.5	RENDERING 2
AS REQUESTED BY BOARD	4.6	RENDERING 3
ADDENDUM 10-20-2022	5.1	PROPOSED MASSING COMPARISON
	6.1	ADU COMPLIANCE & CUP CRITERIA



NEIGHBORHOOD PLAN

DENSITY RANKING

Density rank of houses surrounding 225 Wibird

A comparison of density for houses in the neighborhood shows that 225 Wibird is currently one of the least dense houses in the area, ranking 16th out of 18 surrounding homes.

With the proposed ADU and connector, the house would rank 11th out of 18 homes.

	lot	liv area	density	rank	
536	Union	0.06	2872	47,867	1
243	Wibird	0.11	2118	19,255	2
255	Wibird	0.12	2194	18,283	3
15	Hawthorne	0.06	1042	17,367	4
256	Wibird	0.15	2142	14,280	5
25	Hawthorne	0.11	1372	12,473	6
20	Hawthorne	0.19	2340	12,316	7
222	Wibird	0.22	2634	11,973	8
558	Union	0.19	2272	11,958	9
34	Hawthorne	0.19	2205	11,605	10
225	Wibird	0.3	3396	11,140	11 with ADU + connector
244	Wibird	0.19	2081	10,953	12
194	Wibird	0.21	2234	10,638	13
204	Wibird	0.21	2174	10,352	14
205	Wibird	0.2	2028	10,140	15
225	Wibird	0.3	2502	8,340	16
199	Wibird	0.2	1172	5,860	17
232	Wibird	0.27	1504	5,570	18 Project underway

density = liv area / lot size

Lot size and living area data taken from online Portsmouth tax map database.

ZONING INFORMATION – REVISED FOR SMALLER ADDITION FOR OCT 20, 2022 MEETING

ZONING DATA PER CITY OF PORTSMOUTH ZONING ORDINANCE (LAST AMENDED JANUARY 11, 2021):

BASE ZONE: GENERAL RESIDENCE A (GRA)

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	7500 SF	12824 SF	12824 SF
MIN. LOT AREA PER DWELLING UNIT	7500 SF	7500 SF	6412 SF
MINIMUM STREET FRONTAGE	100 FEET	71 FEET	71 FEET
MINIMUM LOT DEPTH	70 FEET	157.64 FT.	157.64 FT.
MINIMUM FRONT SETBACK	15 FEET	13.7 FEET	13.7 FEET
SECONDARY FRONT	15 FEET	8.6 FEET	8.6 FEET
MINIMUM SIDE SETBACK	10 FEET	3.2 FEET	3.2 FEET
MINIMUM REAR SETBACK	20 FEET	44.9 FEET	44.9 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	31.6 FEET	31.6 FEET
MAXIMUM BUILDING COVERAGE	25%	11.6%	17.4%
MINIMUM OPEN SPACE	30%	76.1%	68.6%

ATTACHED ACCESSORY DWELLING UNITS ALLOWED IN GRA WITH CONDITIONAL USE APPROVAL

BUILDING COVERAGE AND OPEN SPACE CALCULATIONS

ALL EXISTING DATA & CALCULATIONS FROM NORTH EASTERLY SURVEYING, INC. PLAN DATED 3-21-2022:

	EXISTING	PROPOSED
LOT AREA	12824 SF	12824 SF
SHED	±227 SF	±227 SF
HOUSE	±1003 SF	±1003 SF
PORCH	±142 SF	±142 SF
UPPER DECK	±104 SF	0 SF
CONNECTOR		173 SF
OVERHANG AT BSMT DOOR	±10 SF	20 SF
ADU		667 SF
TOTAL BUILDING COVERAGE	±1486 SF (11.6%)	±2232 SF (17.4%)
PAVEMENT / CONCRETE	±1253 SF	±1352 SF
LOWER DECK	±129 SF	0 SF
PATIO		294 SF
BRICK WALKWAYS	±57 SF	±57 SF
WOOD STEPS / LANDING	±112 SF	±25 SF
RETAINING WALLS	±27 SF	±72 SF
TOTAL OTHER IMPERVIOUS	±1578	±1800 SF
TOTAL LOT COVERAGE	±3064 SF	±4032 SF
OPEN SPACE	76.1%	68.6%

ADDENDUM FOR OCT 20, 2022 MEETING

ACCESSORY DWELLING UNIT FOR:
BLUS - O'LEARY
225 WIBIRD STREET
PORTSMOUTH, NH 03801

ARILDA DESIGN
densch@comcast.net / www.arilda.com
9 ADAMS LANE, UNIT 2
KITTERY, MAINE 03904
207-604-6848

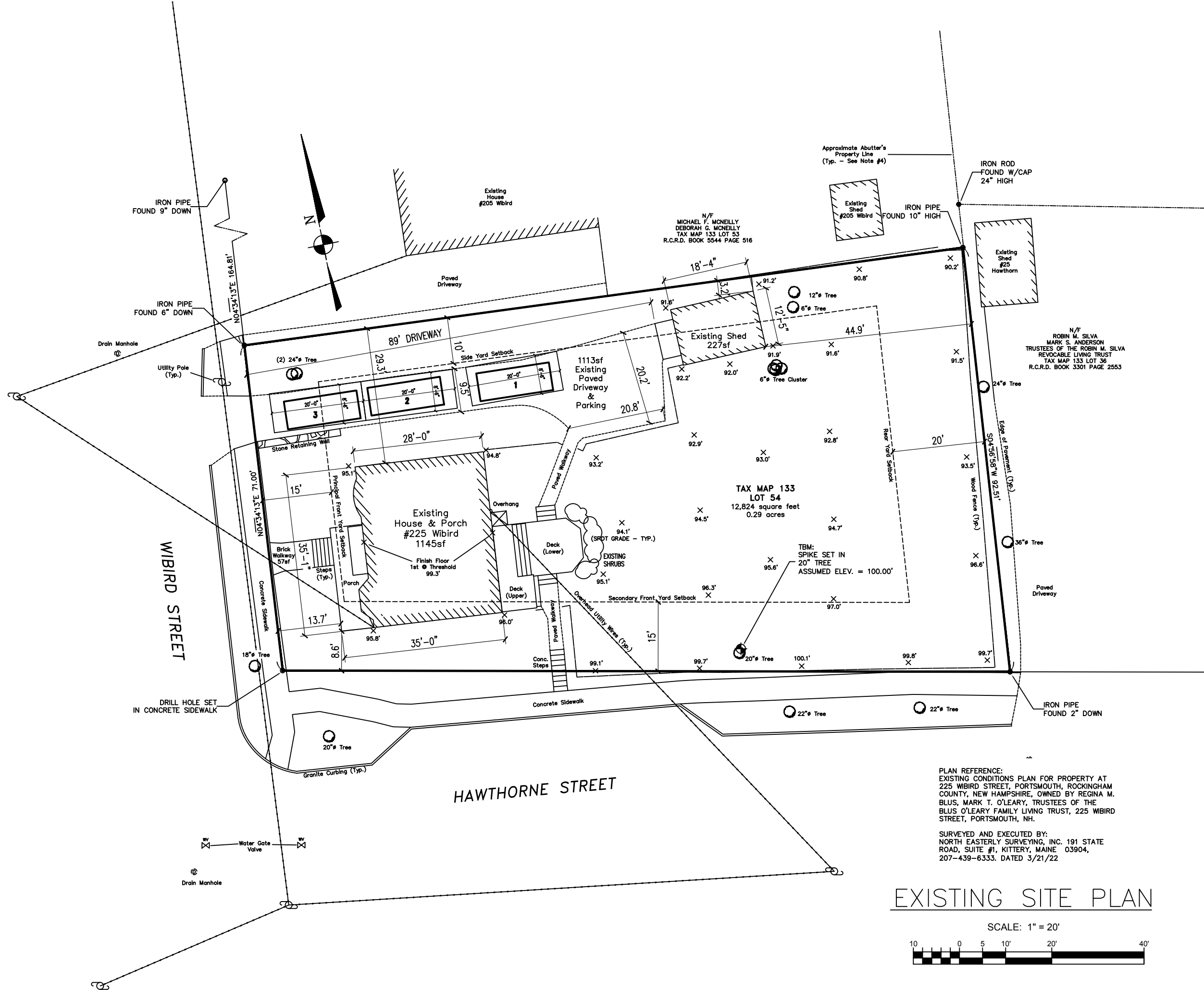
Revisions:

CUP APPLICATION FOR
ACCESSORY DWELLING UNIT - MAP 133, LOT 54
NEIGHBORHOOD PLAN / ZONING INFORMATION

Date: Oct 20, 2022

NO SCALE

1.0



N/F
MICHAEL F. MCNEILLY
DEBORAH G. MCNEILLY
TAX MAP 133 LOT 53
R.C.R.D. BOOK 5544 PAGE 516

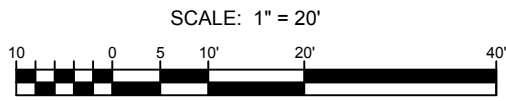
N/F
ROBIN M. SILVA
MARK S. ANDERSON
TRUSTEES OF THE ROBIN M. SILVA
REVOCABLE LIVING TRUST
TAX MAP 133 LOT 36
R.C.R.D. BOOK 3301 PAGE 2553

TAX MAP 133
LOT 54
12,824 square feet
0.29 acres

PLAN REFERENCE:
EXISTING CONDITIONS PLAN FOR PROPERTY AT
225 WIBIRD STREET, PORTSMOUTH, ROCKINGHAM
COUNTY, NEW HAMPSHIRE, OWNED BY REGINA M.
BLUS, MARK T. O'LEARY, TRUSTEES OF THE
BLUS O'LEARY FAMILY LIVING TRUST, 225 WIBIRD
STREET, PORTSMOUTH, NH.

SURVEYED AND EXECUTED BY:
NORTH EASTERLY SURVEYING, INC. 191 STATE
ROAD, SUITE #1, KITTERY, MAINE 03904,
207-439-6333. DATED 3/21/22

EXISTING SITE PLAN



ADU for BLUS - O'LEARY
225 WIBIRD STREET
PORTSMOUTH, NEW HAMPSHIRE

ARILDA DESIGN
densch@comcast.net / www.arilda.com
9 Adams Lane, Unit 2
Kittery, Maine 03904
207-604-6848

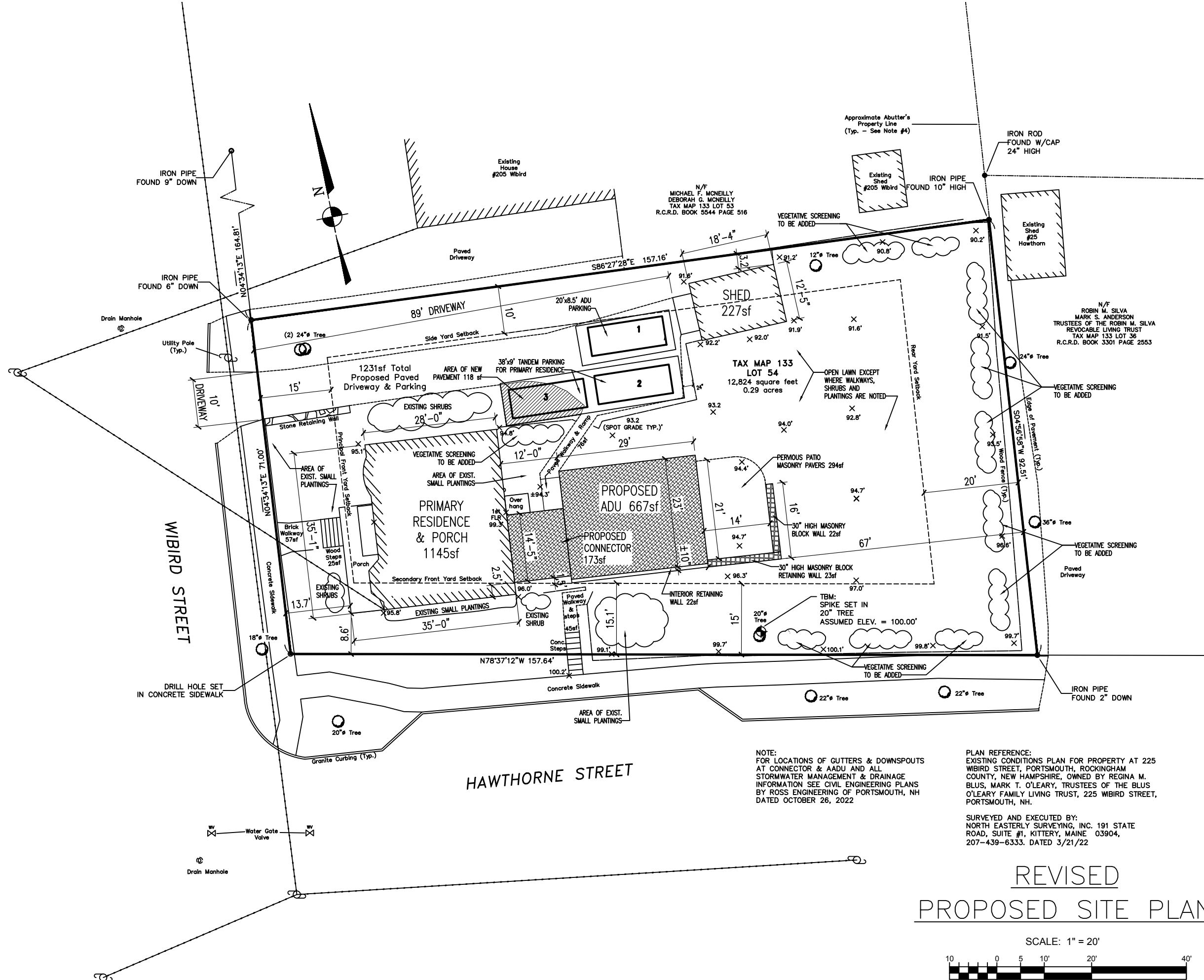
Revisions:

CUP / ADU PERMIT APPLICATION
EXISTING SITE PLAN

Date: Oct 20, 2022

scale: 1" = 20'

1.1

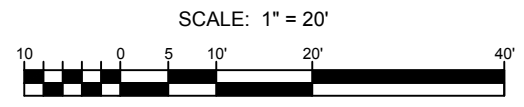


NOTE:
 FOR LOCATIONS OF GUTTERS & DOWNSPOUTS
 AT CONNECTOR & ADU AND ALL
 STORMWATER MANAGEMENT & DRAINAGE
 INFORMATION SEE CIVIL ENGINEERING PLANS
 BY ROSS ENGINEERING OF PORTSMOUTH, NH
 DATED OCTOBER 26, 2022

PLAN REFERENCE:
 EXISTING CONDITIONS PLAN FOR PROPERTY AT 225
 WIBIRD STREET, PORTSMOUTH, ROCKINGHAM
 COUNTY, NEW HAMPSHIRE, OWNED BY REGINA M.
 BLUS, MARK T. O'LEARY, TRUSTEES OF THE BLUS
 O'LEARY FAMILY LIVING TRUST, 225 WIBIRD STREET,
 PORTSMOUTH, NH.

SURVEYED AND EXECUTED BY:
 NORTH EASTERLY SURVEYING, INC. 191 STATE
 ROAD, SUITE #1, KITTERY, MAINE 03904,
 207-439-6333. DATED 3/21/22

REVISED PROPOSED SITE PLAN



ADU for BLUS - O'LEARY
 225 WIBIRD STREET
 PORTSMOUTH, NEW HAMPSHIRE

ARILDA DESIGN
 densch@comcast.net / www.arilda.com
 9 Adams Lane, Unit 2
 Kittery, Maine 03904
 207-604-6848

Revisions:

ADDENDUM for the OCT 20, 2022 Meeting

**CUP / ADU PERMIT APPLICATION
 REVISED PROPOSED SITE PLAN**

Date: Oct 20, 2022

scale: 1" = 20'

1.2



EXISTING HOUSE FRONT



EXISTING HOUSE RIGHT SIDE (LEFT SIDE SIMILAR)

NOTE: ALL EXISTING SHUTTERS
TO BE REMOVED



EXISTING HOUSE REAR



EXISTING SHED FRONT & LEFT



EXISTING SHED RIGHT SIDE & REAR

ADU for BLUS - O'LEARY
225 WIBIRD STREET
PORTSMOUTH, NH 03801

ARILDA DESIGN
densch@comcast.net / www.arilda.com
9 Adams Lane, Unit 2
Kittery, Maine 03904
207-604-6848

CUP Application
Photographs - Sheet 1
Existing Structures

Date: Aug 26, 2022

NO SCALE

2.1



205 WIBIRD STREET – ON LEFT SIDE



25 HAWTHORNE STREET – ON RIGHT SIDE / REAR



232 WIBIRD – ACROSS WIBIRD ST



243 WIBIRD – ACROSS HAWTHORNE ST

ADU for BLUS - O'LEARY
225 WIBIRD STREET
PORTSMOUTH, NH 03801

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207-604-6848

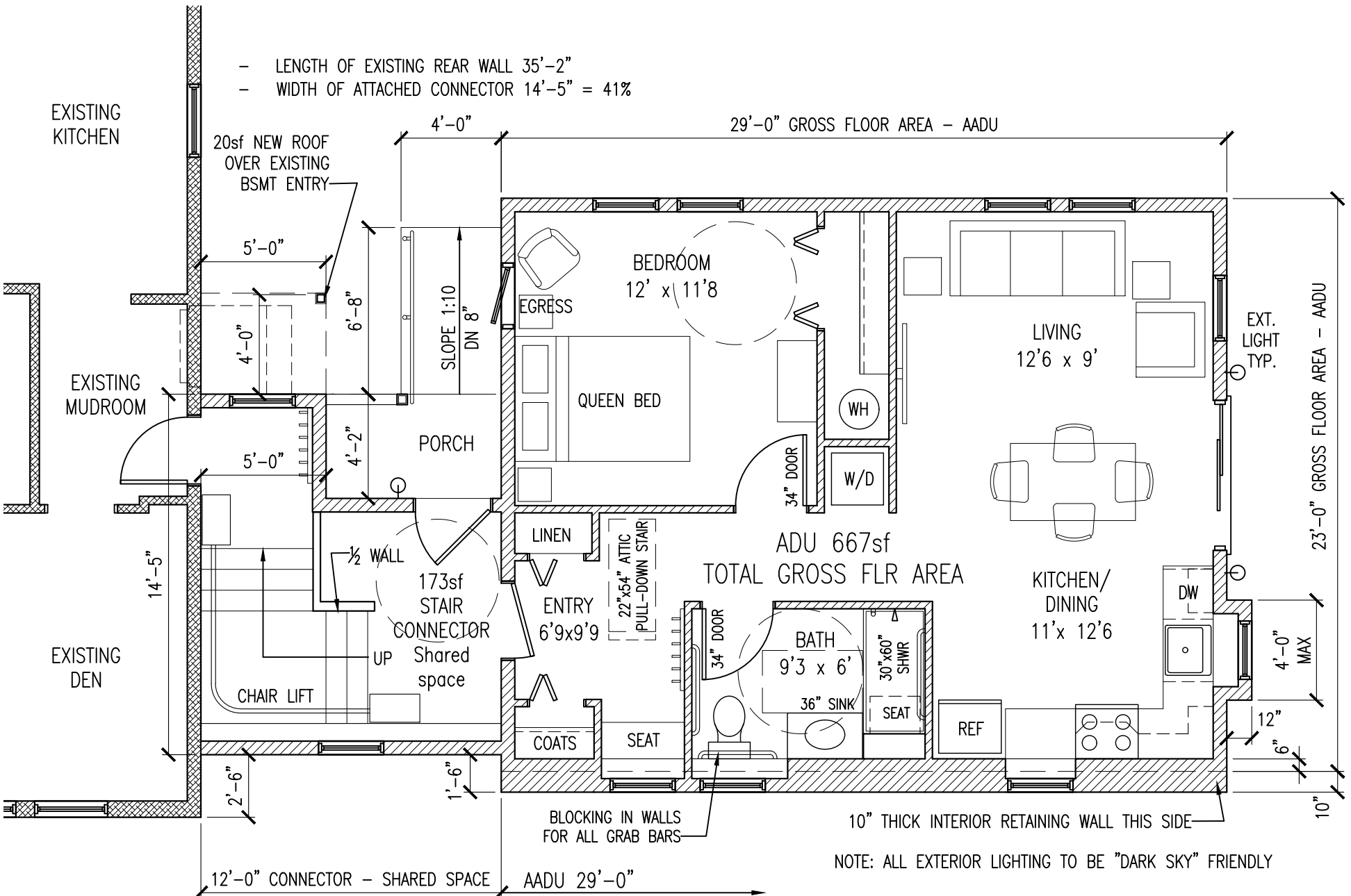
CUP Application
Photographs - Sheet 2
Adjacent Properties

Date: Aug 26, 2022

NO SCALE

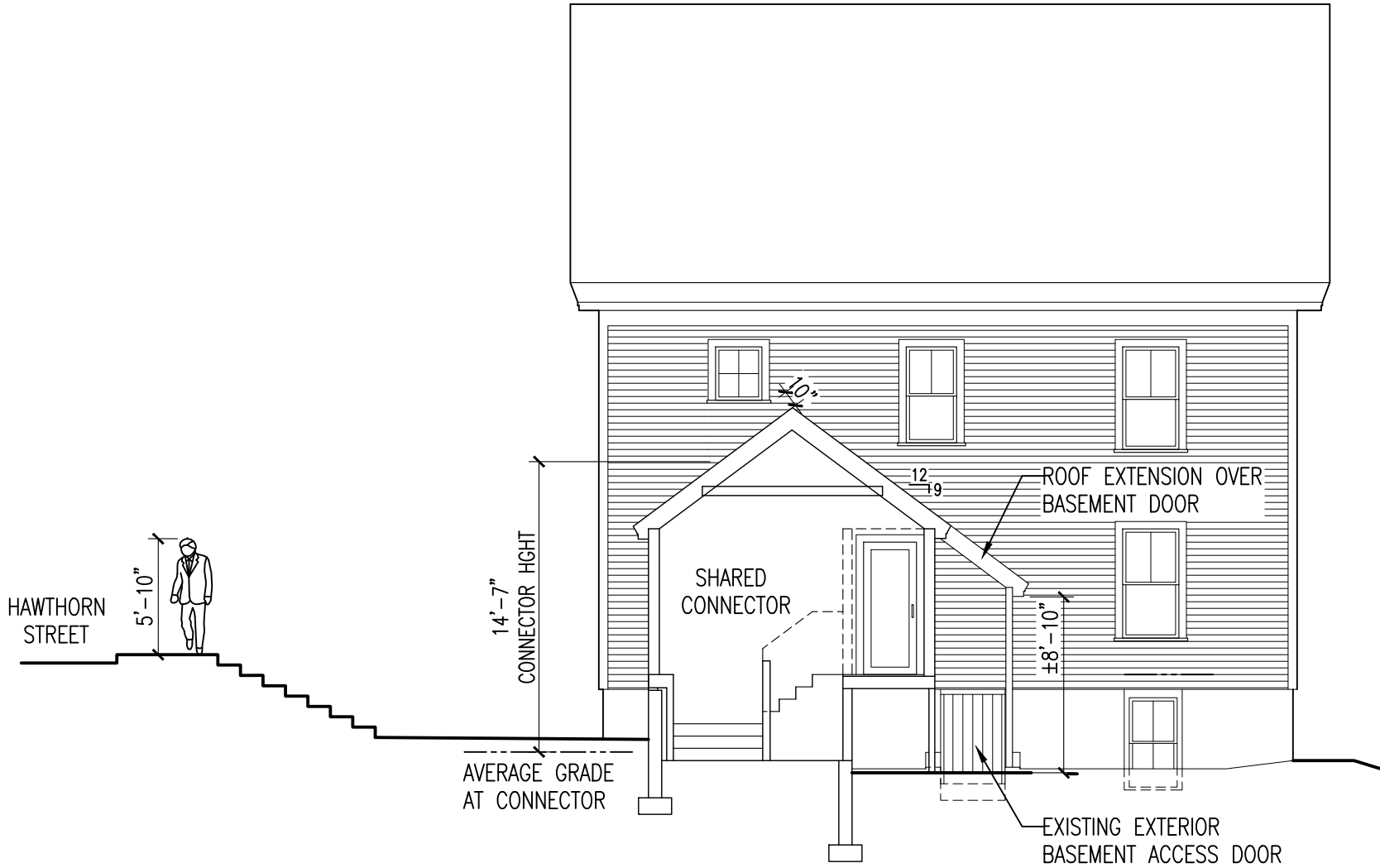
2.2

- LENGTH OF EXISTING REAR WALL 35'-2"
- WIDTH OF ATTACHED CONNECTOR 14'-5" = 41%



ADDENDUM for Oct 20, 2022 Mtg

<p>ADU for BLUS - O'LEARY 225 WIBIRD STREET PORTSMOUTH, NH 03801</p>	<p>ARILDA DESIGN densch@comcast.net / www.arilda.com 9 Adams Lane, Unit 2 Kittery, Maine 03904 207-604-6848</p>	<p>CUP Application Revised Proposed AADU & Connector Floor Plan</p>	<p>Date: Oct 20, 2022 scale: 3/16" = 1'-0"</p>	<p>3.1</p>
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ADDENDUM for Oct 20, 2022 Mtg

CUP Application
 Revised Proposed
 Section at Connector

Date: Oct 20, 2022

scale: 1/8" = 1'-0"

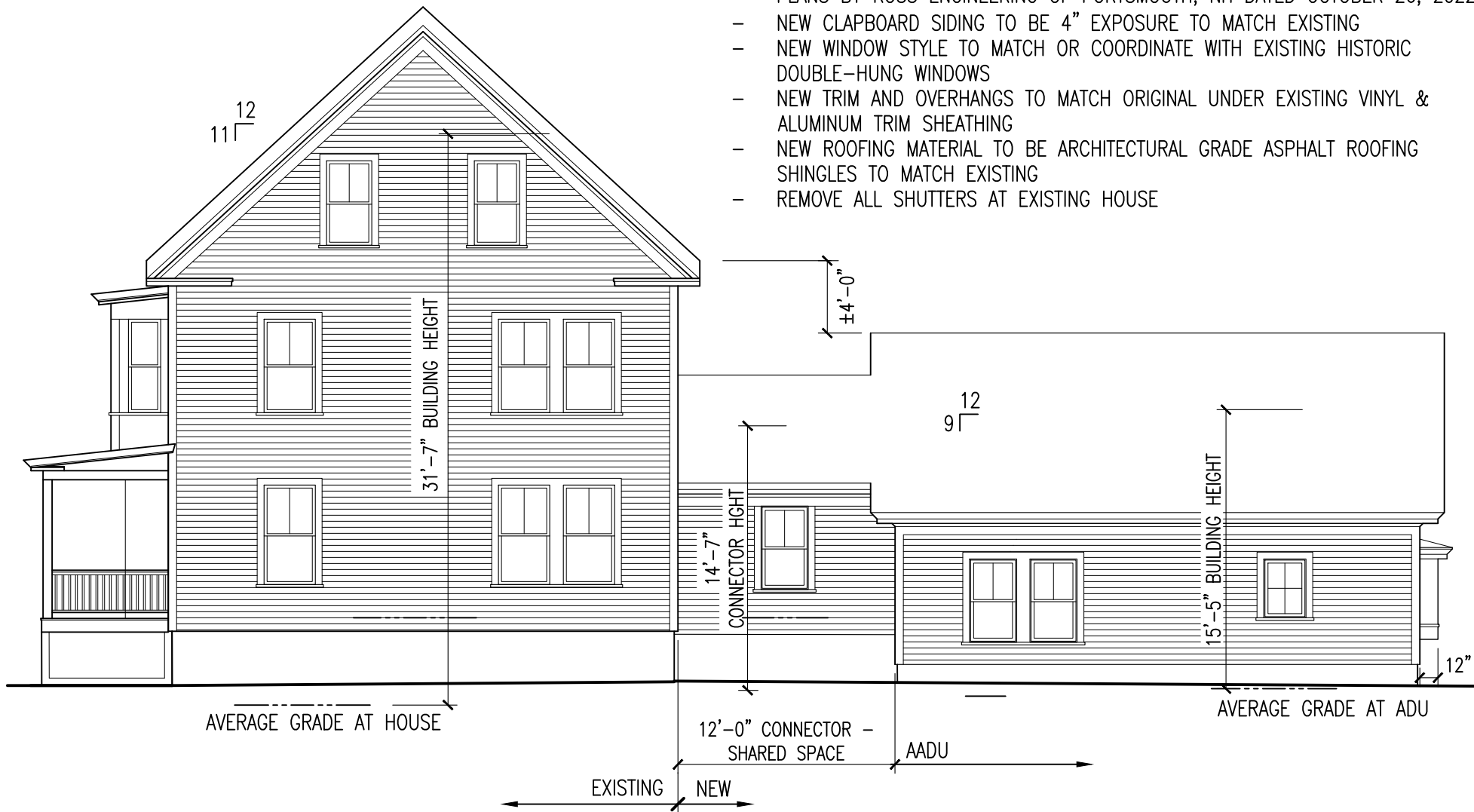
4.0

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 9 Adams Lane, Unit 2
 Kittery, Maine 03904
 207-604-6848

ADU for BLUS - O'LEARY
 225 WIBIRD STREET
 PORTSMOUTH, NH 03801

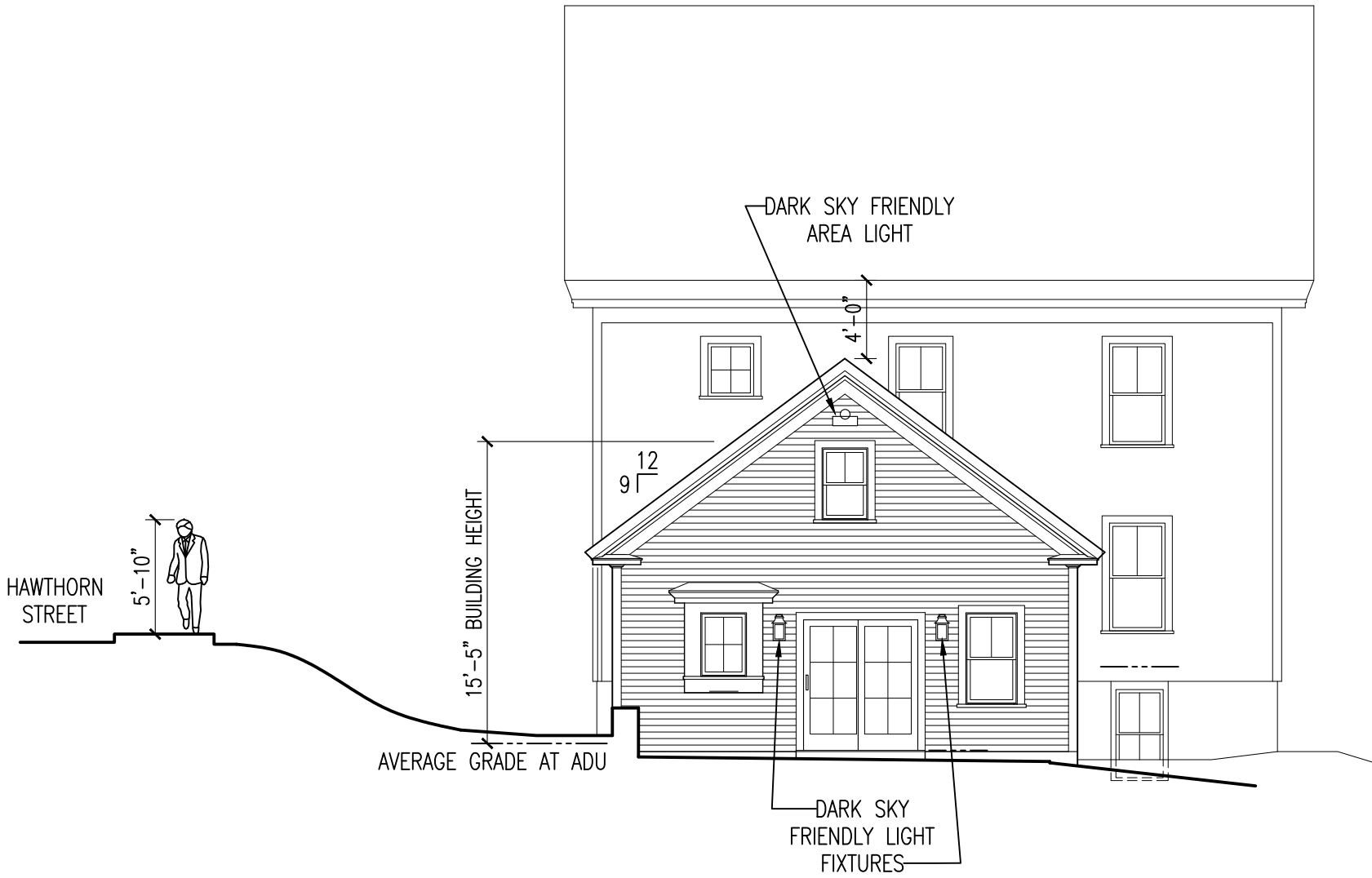
NOTES:

- FOR LOCATIONS OF GUTTERS & DOWNSPOUTS AT CONNECTOR & AADU AND ALL STORMWATER MANAGEMENT & DRAINAGE INFORMATION SEE CIVIL ENGINEERING PLANS BY ROSS ENGINEERING OF PORTSMOUTH, NH DATED OCTOBER 26, 2022
- NEW CLAPBOARD SIDING TO BE 4" EXPOSURE TO MATCH EXISTING
- NEW WINDOW STYLE TO MATCH OR COORDINATE WITH EXISTING HISTORIC DOUBLE-HUNG WINDOWS
- NEW TRIM AND OVERHANGS TO MATCH ORIGINAL UNDER EXISTING VINYL & ALUMINUM TRIM SHEATHING
- NEW ROOFING MATERIAL TO BE ARCHITECTURAL GRADE ASPHALT ROOFING SHINGLES TO MATCH EXISTING
- REMOVE ALL SHUTTERS AT EXISTING HOUSE



ADDENDUM for Oct 20, 2022 Mtg

<p>ADU for BLUS - O'LEARY 225 WIBIRD STREET PORTSMOUTH, NH 03801</p>	<p>ARILDA DESIGN densch@comcast.net / www.arilda.com 9 Adams Lane, Unit 2 Kittery, Maine 03904 207-604-6848</p>	<p>CUP Application Proposed Connector & AADU Revised Hawthorn St. Elevation</p>	<p>Date: Oct 20, 2022</p>	<p>scale: 1/8" = 1'-0"</p>	<p>4.1</p>
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ADDENDUM for Oct 20, 2022 Mtg

CUP Application
 Proposed AADU
 Revised Rear Elevation

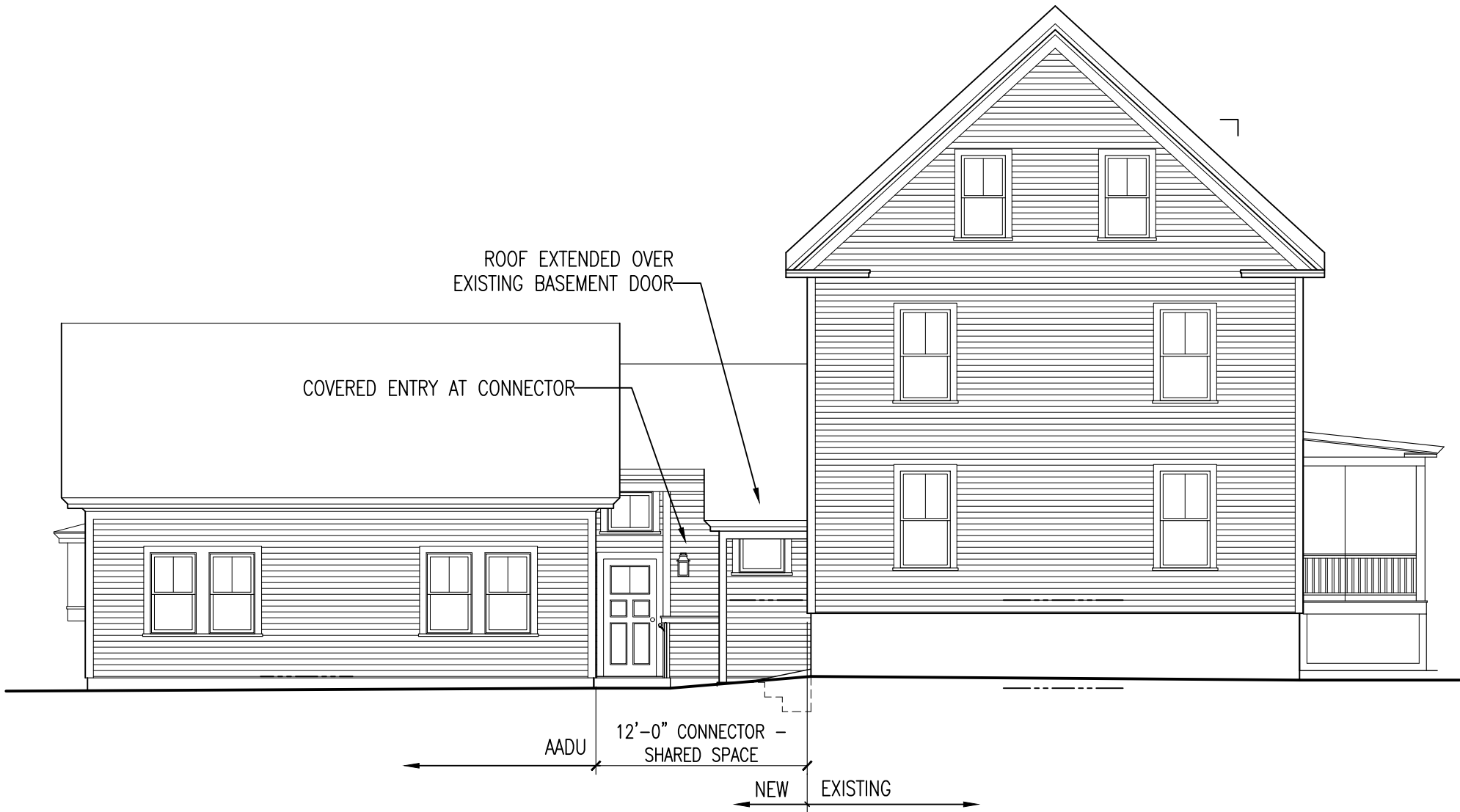
Date: Oct 20, 2022

scale: 1/8" = 1'-0"

4.2

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 densch@comcast.net / www.arilda.com
 9 Adams Lane, Unit 2
 Kittery, Maine 03904
 207-604-6848

ADU for BLUS - O'LEARY
 225 WIBIRD STREET
 PORTSMOUTH, NH 03801



ADDENDUM for Oct 20, 2022 Mtg

<p>ADU for BLUS - O'LEARY 225 WIBIRD STREET PORTSMOUTH, NH 03801</p>	<p>ARILDA DESIGN densch@comcast.net / www.arilda.com 9 Adams Lane, Unit 2 Kittery, Maine 03904 207-604-6848</p>	<p>CUP Application Proposed Connector & AADU Revised Driveway Elevation</p>	<p>Date: Oct 20, 2022 scale: 1/8" = 1'-0"</p>	<p>4.3</p>
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ADDENDUM for Oct 20, 2022 Mtg

ADU for BLUS - O'LEARY

225 WIBIRD STREET
PORTSMOUTH, NH 03801

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densch@comcast.net / www.arilda.com
9 Adams Lane, Unit 2
Kittery, Maine 03904
207-604-6848

**CUP Application
Proposed Connector & AADU
Rendering 1**

Date: Oct 20, 2022

scale: 1/8" = 1'-0"

4.4



ADDENDUM for Oct 20, 2022 Mtg

ADU for BLUS - O'LEARY

225 WIBIRD STREET
 PORTSMOUTH, NH 03801

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densch@comcast.net / www.arilda.com
 9 Adams Lane, Unit 2
 Kittery, Maine 03904
 207-604-6848

**CUP Application
 Proposed Connector & AADU
 Rendering 2**

Date: Oct 20, 2022

scale: 1/8" = 1'-0"

4.5



ADDENDUM for Oct 20, 2022 Mtg

ADU for BLUS - O'LEARY
225 WIBIRD STREET
PORTSMOUTH, NH 03801

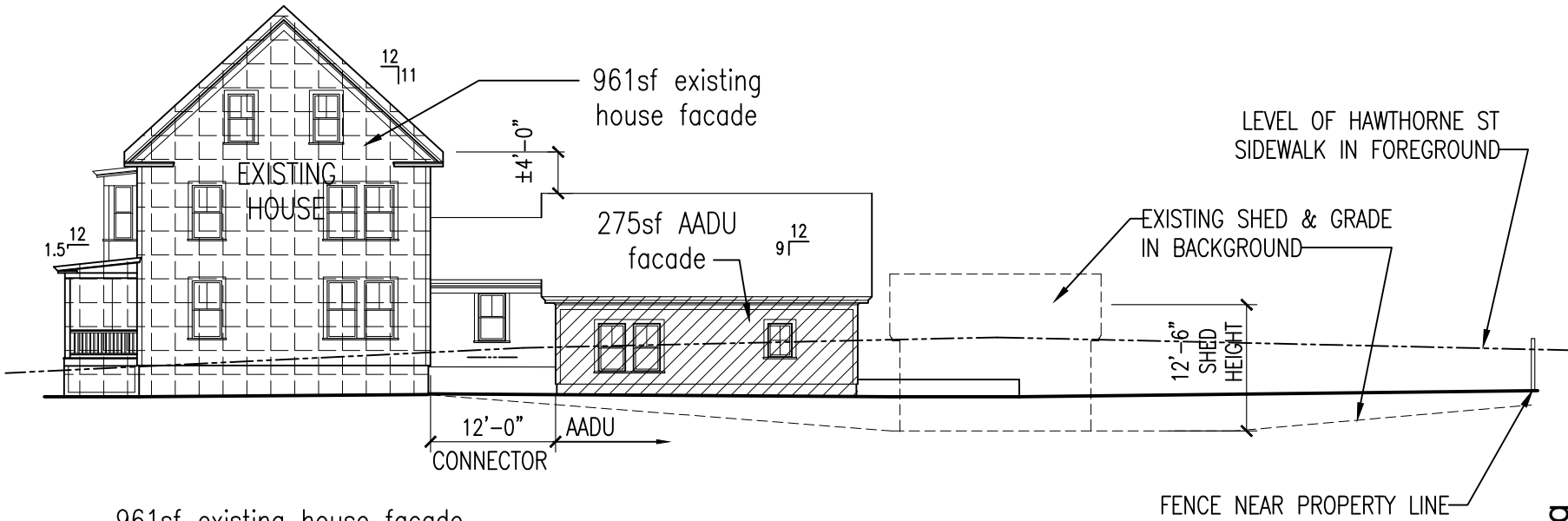
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9 Adams Lane, Unit 2
Kittery, Maine 03904
207-604-6848

CUP Application
Proposed Connector & AADU
Rendering 3

Date: Oct 20, 2022

scale: 1/8" = 1'-0"

4.6



961sf existing house facade
 275sf ADU facade

ADU facade of 275sf is 28.6% of
 961sf total existing dwelling facade

MASSING STUDY
VIEW FROM HAWTHORN STREET
 SCALE: 1/16" = 1'-0"

ADDENDUM for Oct 20, 2022 Mtg

ADU for BLUS - O'LEARY
 225 WIBIRD STREET
 PORTSMOUTH, NH 03801

ARILDA DESIGN
 densch@comcast.net / www.arilda.com
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 Kittery, Maine 03904
 207-604-6848

CUP Application
Proposed AADU
Massing Comparison

Date: Oct 20, 2022

scale: 1/16" = 1'-0"

ADU Ordinance Compliance to be met, as per City Ordinance Section 10.814.30:

- 10.814.31** **The principal dwelling unit and the accessory dwelling unit shall not be separated in ownership (including by condominium ownership).** The property at 225 Wibird street with both a principal dwelling unit and an ADU will remain under common ownership by the Blus O’Leary Family Living Trust.
- 10.814.32** **Either the principal dwelling unit or the accessory dwelling unit shall be occupied by the owner of the dwelling as his or her principal place of residence.**
Mark O’Leary will continue to occupy the primary dwelling unit as his principal place of residence.
- 10.814.321** **When the property is owned by one or more trusts, one of the dwelling units shall be the principal place of residence of the beneficiary(ies) of the trust(s).**
The principal dwelling unit will continue to be occupied by one of the Trustees of the Blus O’Leary Family Living Trust, Mark O’Leary, as his principal place of residence.
- 10.814.33** **Neither the principal dwelling unit nor the accessory dwelling unit shall be used for any business, except that the property owner may have a home occupation use in the unit that he or she occupies as allowed or permitted elsewhere in this Ordinance.** One of the Trustees of the Blus O’Leary Family Living Trust, Mark O’Leary, will have a home occupation use in the principal dwelling unit.
- 10.814.34** The property is on City water & sewer

ADU for BLUS - O'LEARY
225 WIBIRD STREET
PORTSMOUTH, NH 03801

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densch@comcast.net / www.arilda.com
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Kittery, Maine 03904
207-604-6848

CUP / ADU Application
10.814.30 ADU Ordinance
Compliance Statement

Date: Oct 20, 2022

Conditional Use Permit Approval Criteria, as per City Ordinance 10.243:

- 10.243.21** **The design & scale of the proposed structure, the nature & intensity of the proposed use, and the layout & design of the site will be compatible with adjacent and nearby properties, buildings & uses, will complement the character of surrounding development, and will encourage the appropriate and orderly development and use of land and buildings in the surrounding area.** The proposed Attached ADU is designed in the same style as the existing structure, as per City Ordinances and so is compatible with the general time period of the residential neighborhood. At 667sf and 1-Bedroom it is below the maximum allowed ADU size. 1 dedicated parking space is provided as required. Due to these facts it is therefore orderly and appropriate development.
- 10.243.22** **All necessary public & private infrastructure and services are available & adequate to serve the proposed use.** Yes, all these services exist in the neighborhood and are adequate to support the addition of a one-bedroom unit.
- 10.243.23** **The site & surrounding streets have adequate vehicular & pedestrian infrastructure to serve the proposed use consistent with the City’s Master Plan.** Yes, adding a single bedroom unit to the neighborhood will not overtax the existing vehicular & pedestrian infrastructure. Adequate off-street parking is provided and there is often plenty of on street parking available. Traffic in the area is low residential area traffic.
- 10.243.24** **The proposed structure, use & activities will not have significant adverse impacts on abutting and surrounding properties on account of traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare.** A one bedroom residential unit will add only a small amount of regular residential activities. All exterior lighting at unit will be dark-sky-friendly, low-glare lighting. As such, the unit will not have significant adverse impacts on abutting and surrounding properties.
- 10.243.25** **The proposed structure & uses will not have significant adverse impacts on natural or scenic resources surrounding the site.** There are no natural and scenic resources surrounding the site, nor would it impact them if there were.
- 10.243.26** **The proposed use will not cause or contribute to a significant decline in property values of adjacent properties.** As per all information above and contained in the CUP application plans & documents, the proposed use will not cause or contribute to any decline in property values of adjacent properties.

ADU for BLUS - O'LEARY
 225 WIBIRD STREET
 PORTSMOUTH, NH 03801

ARILDA DESIGN
 densch@comcast.net / www.arilda.com
 9 Adams Lane, Unit 2
 Kittery, Maine 03904
 207-604-8848

CUP / ADU Application
10.243 CUP Criteria
Compliance Statement

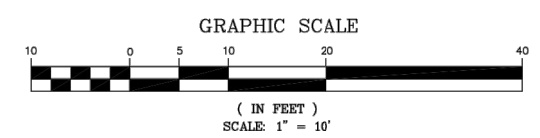
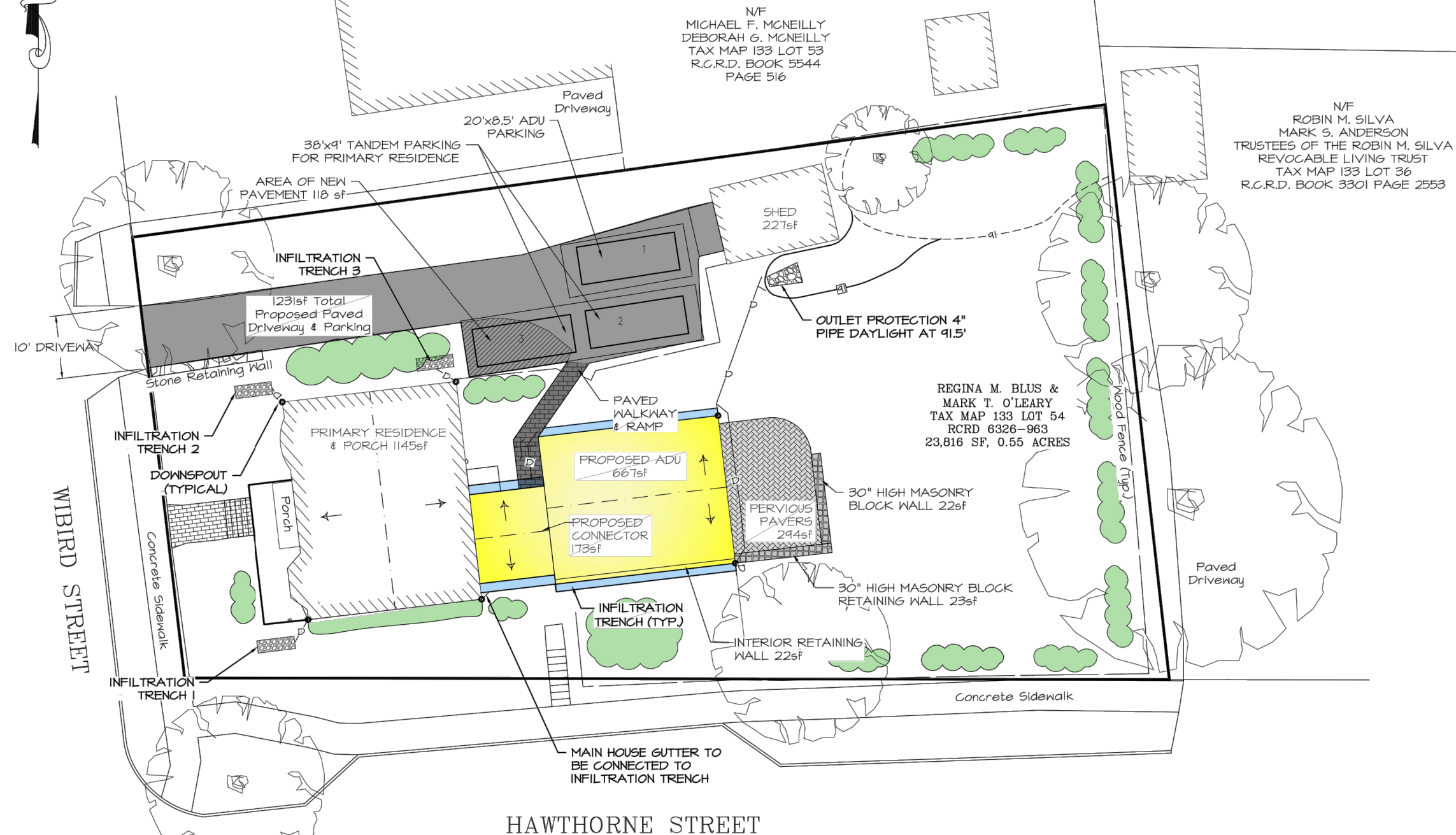
Date: Oct 20, 2022

NO SCALE

6.2

DRAINAGE DESIGN

- 1) EXISTING DOWNSPOUTS CONCENTRATE WATER AT DISCHARGE POINT AND DO NOT DIRECT WATER TO ANY INFILTRATION AREAS.
- 2) PERCOLATION TESTS WERE PERFORMED ON SITE. A PERC RATE OF 5 MIN/INCH WAS FOUND WITH FINE & COARSE SANDY SOILS THAT WILL PROVIDE AN EXCELLENT AREA FOR DRAINAGE INFILTRATION. TEST HOLES WERE DUG 3 FEET DEEP WITH NO GROUNDWATER ENCOUNTERED.
- 3) THE 4" PERFORATED PIPES IN THE INFILTRATION TRENCHES SHALL BE CONNECTED TO THE ROOF DOWNSPOUTS AS SHOWN. PERFORATED PIPES SHALL RUN THE ENTIRE LENGTH OF THE TRENCH AND ENSURE PROPER WATER DISTRIBUTION. UNDERDRAINS IN EACH TRENCH SHALL DIRECT WATER TO THE STONE OUTLET AREA BY THE SHED.
- 4) MAIN HOUSE GUTTERS GO INTO INDIVIDUAL INFILTRATION TRENCHES 1, 2, 3. THE SOUTHEAST MAIN HOUSE GUTTER WILL BE TIED INTO THE INFILTRATION TRENCH OF THE ADDITION. THE INFILTRATION TRENCHES OF THE ADDITION WILL THEN FLOW IN A 4" PIPE TO THE STONE OUTLET AREA.
- 5) THE END RESULT WILL BE A REDUCTION IN THE RATE OF STORMWATER RUNOFF. THE INFILTRATION AREAS WILL SLOW DOWN RUNOFF, AND ALLOW RECHARGE INTO THE SOILS.

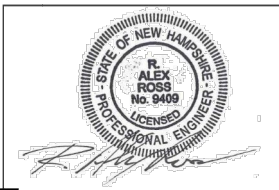


1	10/28/2022	FOR APPROVAL
ISS.	DATE	DESCRIPTION OF ISSUE
SCALE	1" = 10'	
CHECKED	A. ROSS	
DRAWN	S.R.O.	
CHECKED		

ROSS ENGINEERING, LLC
 Civil/Structural Engineering & Surveying
 909 Islington St.
 Portsmouth, NH 03801
 (603) 433-7560

CLIENT
 REGINA M. BLUS &
 MARK T. O'LEARY
 225 WIBIRD ST.
 PORTSMOUTH, NH 03801

TITLE
**STORMWATER
 MANAGEMENT
 PLAN**
 225 WIBIRD STREET
 PORTSMOUTH, NH 03801
 TAX MAP 133, LOT 54



JOB NUMBER	DWG. NO.	ISSUE
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TECHO-BLOC & PERVIOUS PAVER INSTALLATION
GENERAL NOTES

DATA COLLECTION

1. DETERMINE THE SIZE, SHAPE AND INTENDED USE OF FINISHED AREAS.
2. CLASSIFY SUB-GRADE SOILS.
3. DOCUMENT ALL EXISTING CONDITIONS. (FIXED POINTS, EXISTING GRADES, SITE CONTOURS, ETC)
4. DOCUMENT SOIL TYPE, LOCATION, AND ELEVATION OF BELOW GRADE AND OVERHEAD UTILITIES BOTH PUBLIC AND PRIVATE.
5. ENSURE PUBLIC UTILITIES ARE MARKED THROUGH THE USE OF LOCATING SERVICE.
6. DETERMINE THE CROSS SECTION DESIGN OF THE SYSTEM BASED ON SOIL TYPE AND APPLICATION, SHOWING PROPOSED SUB-GRADE AND FINISHED GRADE ELEVATIONS AND ALL GEOTEXTILES AND DRAINAGE DRAINAGE PIPES NEEDED FOR CONSTRUCTION.
7. ESTABLISH THE TYPE, LOCATION, AND ELEVATION OF RELIEF STRUCTURES IF REQUIRED (OVERFLOW PIPE DISCHARGING TO RAIN GARDEN, ETC).
8. DETERMINE CURB OR EDGE RESTRAINT TYPE, ELEVATION, AND LOCATION.
9. CHOOSE PATTERN APPROPRIATE TO THE APPLICATION (TRAFFIC TYPE AND LOAD).

EXCAVATION

1. BEFORE EXCAVATING, CALL ALL LOCAL UTILITY COMPANIES (E.G., PHONE, GAS, ELECTRICAL) TO ENSURE THAT THE AREA IN WHICH YOU PLAN TO DIG IS CLEAR OF UNDERGROUND CABLES OR WIRES. IF ANY ARE FOUND, PLEASE NOTIFY THE APPROPRIATE COMPANIES BEFORE YOU BEGIN.
2. EXCAVATION DEPTH IS DETERMINE FROM THE FOUNDATION THICKNESS ACCORDING TO THE PROJECT SPECIFICATIONS (FOUNDATION THICKNESS IS DETERMINED BY QUALIFIED ENGINEER BASED ON STRUCTURAL AND HYDROLOGIC ANALYSIS.)
3. THE SLOPE OF THE SUB-GRADE WILL DEPEND ON DRAINAGE DESIGN AND INFILTRATION TYPE, A MINIMUM SLOPE OF 5% (1/2" PER FOOT) IS REQUIRED.
4. THE DISTANCE THAT THE EXCAVATED AREA SHOULD EXTEND BEYOND THE AREA TO BE PAVED SHALL BE ONE TO 1.5 TIMES THE THICKNESS OF THE FOUNDATION. EXTRA SPACE ENSURE STABILITY OF PAVERS NEAR EDGE AND EDGE RESTRAINTS.
5. LEVEL THE BOTTOM OF THE EXCAVATED AREA WITH A RAKE.
6. COMPACTION WILL REDUCE THE PERMEABILITY OF THE SUB-GRADE. CARE SHOULD BE TAKEN TO MAINTAIN UNDISTURBED SOIL INFILTRATION DURING EXCAVATION AND CONSTRUCTION. STABILIZATION OF SUB-GRADE MAY BE REQUIRED WITH WEAK, OR CONTINUOUSLY SATURATED SOILS. REDUCED INFILTRATION MAY REQUIRE DRAINAGE PIPES WITHIN THE SUB-BASE TO CONFORM TO STORMWATER DRAINAGE REQUIREMENTS.

GEOTEXTILES, IMPERMEABLE LINERS, AND DRAIN PIPES

1. USE A WOVEN GEOTEXTILE WITH HIGH BI-AXEL STRENGTH.
2. PLACE THE GEOTEXTILE ON THE BOTTOM AND SIDES OF THE SOIL SUB-GRADE. ELIMINATE WRINKLES IN THE GEOTEXTILE AND ENSURE IT IS NOT DAMAGED DURING CONSTRUCTION.
3. OVERLAP OF GEOTEXTILE SHALL BE A MINIMUM 2'-0" IN THE DIRECTION OF DRAINAGE. OVERLAPPING SHOULD BE "SHINGLE" STYLE WITH RESPECT TO ANY SLOPE DIRECTION AND BASE STONE DISTRIBUTION DIRECTION. KEEP PROPERLY TENSIONED, ELIMINATE WRINKLES, AND AVOID DAMAGING FABRIC (NO SPIKES).

SUB-BASE

1. USE SUB-BASE ASTM NO. 2 OR NO. 3 MEETING THE FOLLOWING REQUIREMENTS:
 - A. 90% FRACTURED SYMMETRICAL PARTICALS
 - B. LESS THAN 5% PASSING 200 SIEVE
 - C. INDUSTRY HARDNESS TESTED
2. MOISTEN SPREAD AND COMPACT ASTM NO. 2 AGGREGATE SUB-BASE IN MINIMUM 6" LIFTS (WITHOUT DAMAGING OR DISTORTING THE GEOTEXTILE).
3. MAKE AT LEAST TWO PASSES IN VIBRATORY MODE FOLLOWED BY AT LEAST TWO PASSES IN STATIC MODE WITH A MINIMUM 10 TON VIBRATORY ROLLER, UNTIL THERE IS NOT VISIBLE MOVEMENT OF THE AGGREGATE.
4. DO NOT ALLOW COMPACTOR TO CRUSH AGGREGATE.
5. SURFACE TOLERANCE OF THE ASTM NO. 2 SUB-BASE SHOULD BE ±2/8" OVER 10'.

EDGE RESTRAINT

1. INSTALL AVIGNON, BELGIK, PIETRA, TUNDRA, OR UNIVERSAL EDGE CUT UNITS. CAST-IN-PLACE CONCRETE OR PRECAST CONCRETE CURBS SHALL BE UTILIZED IN VEHICULAR APPLICATIONS.
2. EDGE RESTRAINT MAY REST ON AN OPEN-GRADED OR DENSE-GRADED AGGREGATE BASE.

BASE

1. MOISTEN, SPREAD AND COMPACT THE ASTM NO. 57 AGGREGATE BASE LAYER IN ONE 4" THICK LIFT.
2. MAKE A MINIMUM OF TWO PASSES IN VIBRATORY MODE FOLLOWED BY AT LEAST TWO STATIC MODE WITH A MINIMUM 10 TON ROLLER, UNTIL NO VISIBLE MOVEMENT OF THE AGGREGATE. ALTERNATIVELY, A 13,500 LB PLATE COMPACTOR CAN BE USED TO COMPACTER ASTM NO. 57 AGGREGATE BASE.
3. DO NOT ALLOW COMPACTOR TO CRUSH AGGREGATE.
4. SURFACE TOLERANCE OF THE ASTM NO. 57 BASE SHOULD BE ±1" OVER 10'.

BEDDING COURSE

1. MOISTEN, SPREAD AND SCREED ASTM NO. 8. AGGREGATE BEDDING LAYER IN ONE 2" THICK LIFT
2. SURFACE TOLERANCE OF THE ASTM NO. 8. BEDDING COURSE ±3/8" OVER 10'
3. CONSTRUCTION EQUIPMENT AND PEDESTRIAN TRAVEL ON SCREEDDED BEDDING COARSE IS PROHIBITED.

PAVER

1. PAVERS SHOULD BE PLACED IN PATTERN SHOWN ON DRAWINGS. LAY UNITS TIGHT TO DESIGNATED LAYING PATTERNS. UNITS HAVE LUGS TO MAINTAIN CONSISTENT JOINT WIDTH.
2. IN SLOPED CONDITIONS START LAYING FROM THE BOTTOM IN AN UPHILL DIRECTION.
3. THE MINIMUM SLOPE FOR PERMEABLE PAVEMENT SURFACE IS 1%.
4. INFLO PAVERS CAN BE INSTALLED WITH TBI00SI (TECHO-BLOC MECHANICAL TOOL) TO EXPEDITE INSTALLATION.
5. WHEN SUBJECT TO VEHICULAR TRAFFIC, CUT UNITS SHOULD NOT BE SMALLER THEN 1/2 THE WHOLE PAVER. WHEN USING CUT PAVERS MAINTAIN JOINT.
6. IN VEHICULAR APPLICATION LAY PATTERN PERPENDICULAR TO TRAFFIC FLOW.

JOINT FILL

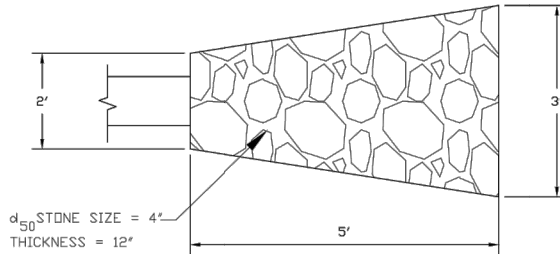
1. FILL PAYER JOINT OPENINGS WITH ASTM NO. 8 AGGREGATE. SWEEP STONE TO FILL JOINTS. SURFACE MUST BE SWEEP CLEAN PRIOR TO COMPACTION
2. COMPACT WITH 5,000 LB PLATE COMPACTOR (TWO PASSES MINIMUM). INSTALL OF NEOPRENE PAD TO PROTECT THE TEXTURE OF THE PAVING UNITS.
3. DO NOT COMPACT WITHIN 6" OF UNRESTRAINED EDGES OF PAVERS.
4. APPLY ADDITIONAL AGGREGATE TO FILL THE JOINT OPENINGS IF NEEDED AND COMPACT.
5. SURFACE TOLERANCE OF COMPACTED PAVERS SHOULD BE ±3/8" OVER 10'.

POST INSTALLATION PROTECTION

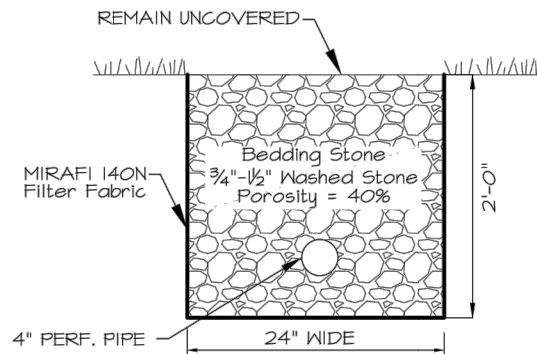
1. MAINTAIN EROSION AND SEDIMENT MEASURES AT PERIMETER TO PREVENT CONTAMINATION OF POROUS PAVEMENT SYSTEM.

ANNUAL OPERATIONS & MAINTENANCE REPORT

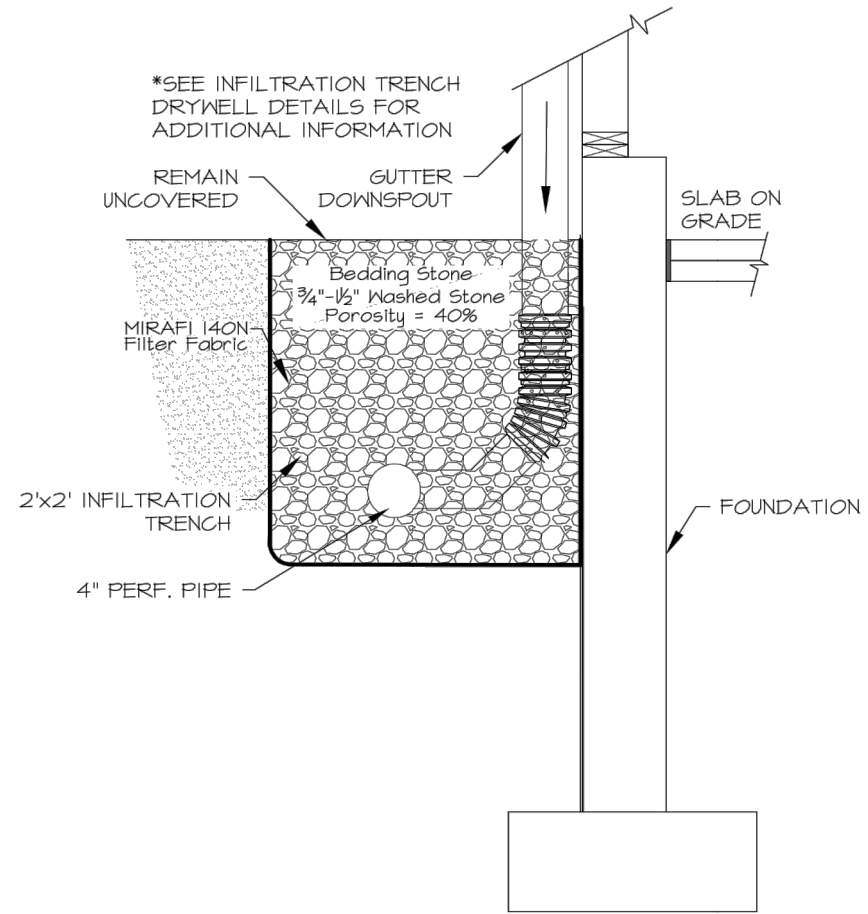
ACTIVITY	DATE OF INSPECTION	WHO INSPECTED	SATISFACTORY: YES, NO, N/A	MAINTENANCE NEEDED	IMPLEMENTED DATE OF CORRECTIVE ACTION	FINDINGS OF INSPECTOR
PARKING LOT SWEEPING PERVIOUS PAVEMENT						



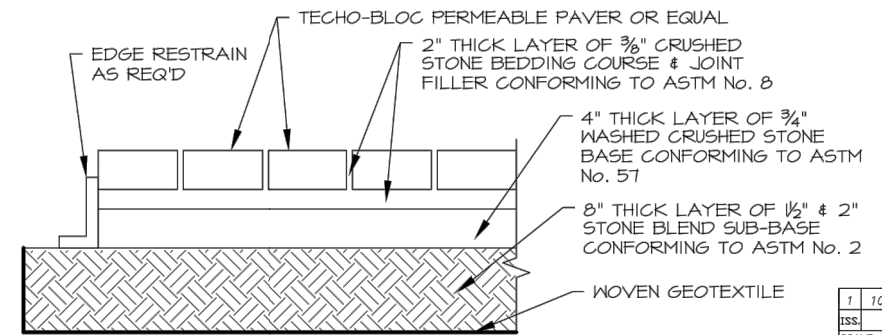
OUTLET PROTECTION DETAIL
N.T.S.



INFILTRATION TRENCH 5FT LONG FOR TRENCHES 1, 2, 3
N.T.S.



GUTTER TO INFILTRATION DETAIL
N.T.S.



PERVIOUS PAVERS DETAIL
N.T.S.

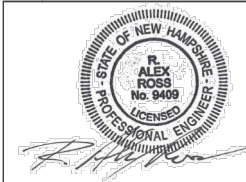
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Civil/Structural Engineering & Surveying
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Portsmouth, NH 03801
(603) 433-7560

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MARK T. O'LEARY
225 WIBIRD ST.
PORTSMOUTH, NH 03801

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TAX MAP 133, LOT 54

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EROSION AND SEDIMENTATION CONTROL CONSTRUCTION PHASING AND SEQUENCING

1. SEE "EROSION AND SEDIMENTATION CONTROL GENERAL NOTES" WHICH ARE TO BE AN INTEGRAL PART OF THIS PROCESS.
2. INSTALL SILT/SOXX FENCING AS PER DETAILS AND AT SEDIMENT MIGRATION.
3. CONSTRUCT TREATMENT SWALES, LEVEL SPREADERS AND DETENTION STRUCTURES AS DEPICTED ON DRAWINGS.
4. STRIP AND STOCKPILE TOPSOIL. STABILIZE PILES OF SOIL CONSTRUCTION MATERIAL & COVER WHERE PRACTICABLE.
5. MINIMIZE DUST THROUGH APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES ON SITE.
6. ROUGH GRADE SITE. INSTALL CULVERTS AND ROAD DITCHES.
7. FINISH GRADE AND COMPACT SITE.
8. RE-SPREAD AND ADD TOPSOIL TO ALL ROADSIDE SLOPES. TOTAL TOPSOIL THICKNESS TO BE A MINIMUM OF FOUR TO SIX INCHES.
9. STABILIZE ALL AREAS OF BARE SOIL WITH MULCH AND SEEDING.
10. RE-SEED PER EROSION AND SEDIMENTATION CONTROL GENERAL NOTES.
11. SILT SOXX FENCING TO REMAIN AND BE MAINTAINED FOR TWENTY FOUR MONTHS AFTER CONSTRUCTION TO ENSURE ESTABLISHMENT OF ADEQUATE SOIL STABILIZATION AND VEGETATIVE COVER. ALL SILT SOXX FENCING ARE THEN TO BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
12. PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
13. ALL TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC. MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
14. PONDS AND SWALES SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE - BEFORE ROUGH GRADING THE SITE.
15. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
16. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
17. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
18. ALL EROSION CONTROL CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
19. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
20. LOT DISTURBANCE OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

PLANTING NOTES:

1. ALL PLANT MATERIALS SHALL BE FIRST QUALITY NURSERY GROWN STOCK.
2. ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH NEW HAMPSHIRE LANDSCAPE ASSOCIATION STANDARDS AND GUARANTEED FOR ONE YEAR BY THE LANDSCAPE CONTRACTOR.
3. ALL TREES AND SHRUBS SHALL HAVE WATER SAUCERS BUILT AROUND THEIR BASES AND THESE SHALL BE MULCHED WITH 4" OF DARK BROWN AGED BARK MULCH. MULCH MUST BE KEPT 2" AWAY FROM THEIR TRUNKS.
4. ALL TREES AND SHRUBS SHALL BE PLANTED AND MULCHED BEFORE LAWN IS SEEDED.

MAINTENANCE REQUIREMENTS:

1. ALL TREES, SHRUBS, AND PERENNIALS WILL NEED TO BE WATERED THROUGH THANKSGIVING DURING THE FIRST SEASON IN WHICH THEY ARE INSTALLED.
2. AN UNDERGROUND DRIP IRRIGATION SYSTEM IS RECOMMENDED. IF AN UNDERGROUND DRIP IRRIGATION SYSTEM IS NOT INSTALLED, SOAKER HOSES WOUND THROUGHOUT PLANTING BEDS ARE ACCEPTABLE. ALTHOUGH OVERHEAD SPRINKLERS ARE RECOMMENDED FOR LAWN AREAS, THEY ARE NOT ACCEPTABLE FOR IRRIGATING TREES AND SHRUBS.

SEEDING AND STABILIZATION FOR LOAMED SITE:

FOR TEMPORARY & LONG TERM SEEDINGS USE ASHWAY'S SOIL CONSERVATION GRASS SEED OR EQUAL COMPONENTS: ANNUAL RYE GRASS, PERENNIAL RYE GRASS, WHITE CLOVER, 2 FESCUES, SEED AT A RATE OF 100 POUNDS PER ACRE, FERTILIZER: 4 LIME, NITROGEN (N) 50 LBS/ACRE, PHOSPHATE (P205) 100 LBS/ACRE, POTASH (K2O) 100 LBS/ACRE, LIME 2000 LBS/ACRE
MULCH: HAY OR STRAW 1.5-2 TONS/ACRE

A) GRADING AND SHAPING
1) SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.

B) SEED BED PREPARATION
1) SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
2) STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

1. CONDUCT ALL CONSTRUCTION IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE PHYSICAL ENVIRONMENT, BUT IN NO CASE SHALL EXCEED 2 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
3. ALL DITCHES, SWALES AND PONDS MUST BE STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
4. ALL GROUND AREAS OPENED UP FOR CONSTRUCTION WILL BE STABILIZED WITHIN 24 HOURS OF EARTH-DISTURBING ACTIVITIES BEING CEASED, AND WILL BE FULLY STABILIZED NO LONGER THAN 14 DAYS AFTER INITIATION. (SEE NOTE II FOR DEFINITION OF STABLE). ALL SOILS FINISH GRADED MUST BE STABILIZED WITHIN SEVENTY TWO HOURS OF DISTURBANCE. ALL TEMPORARY OR LONG TERM SEEDING MUST BE APPLIED TO COMPLY WITH "WINTER CONSTRUCTION NOTES" (SEE WINTER CONSTRUCTION NOTES). EMPLOY TEMPORARY EROSION AND SEDIMENTATION CONTROL DEVICES AS DETAILED ON THIS PLAN AS NECESSARY UNTIL ADEQUATE STABILIZATION HAS BEEN ASSURED (SEE NOTE II FOR DEFINITION OF STABLE).
5. TEMPORARY & LONG TERM SEEDING: USE SEED MIXTURES, FERTILIZER, LIME AND MULCHING AS RECOMMENDED (SEE SEEDING AND STABILIZATION NOTES).
6. SILT/SOXX FENCING TO BE SECURELY EMBEDDED AND STAKED AS DETAILED. WHEREVER POSSIBLE A VEGETATED STRIP OF AT LEAST TWENTY FIVE FEET IS TO BE KEPT BETWEEN SILT/SOXX AND ANY EDGE OF WET AREA.
7. SEEDED AREAS WILL BE FERTILIZED AND RE-SEEDED AS NECESSARY TO ENSURE VEGETATIVE ESTABLISHMENT.
8. SEDIMENT BASIN(S), IF REQUIRED, TO BE CHECKED AFTER EACH SIGNIFICANT RAINFALL AND CLEANED AS NEEDED TO RETAIN DESIGN CAPACITY.
9. SILT/SOXX FENCING WILL BE CHECKED REGULARLY AND AFTER EACH SIGNIFICANT RAINFALL. NECESSARY REPAIRS WILL BE MADE TO CORRECT UNDERMINING OR DETERIORATION OF THE BARRIER AS WELL AS CLEANING, REMOVAL AND PROPER DISPOSAL OF TRAPPED SEDIMENT.
10. TREATMENT SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATIVE COVER HAS BEEN ESTABLISHED.
11. AN AREA SHALL BE CONSIDERED FULLY STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED.
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
12. ALL EROSION AND SEDIMENTATION CONTROL MEASURES IN THE PLAN SHALL MEET THE DESIGN BASED ON STANDARDS AND SPECIFICATIONS SET FORTH IN THE STORM WATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE (DECEMBER 2008 OR LATEST) PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, N.H. DES AND NRCS.

WINTER CONSTRUCTION NOTES

1. 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 EVENT.
2. 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.
3. AFTER OCTOBER 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 MHDOT ITEM 304.3.

LONG TERM SEEDING

*WELL TO MODERATELY WELL DRAINED SOILS

FOR CUT AND FILL AREA AND FOR WATERWAYS AND CHANNELS

SEEDING MIXTURE C	lb/ACRE	lb/1000SF
TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED CLOVER (ALSIKE)	20	0.45
TOTAL	40	1.35

LIME: AT 2 TONS PER ACRE OR 100 LBS PER 1,000 S.F.
FERTILIZER: 10 20 20 (NITROGEN, PHOSPHATE, POTASH AT 500# PER ACRE.
MULCH: HAY OR CLEAN STRAW; 2 TONS/ACRE OR 2 BALES/1000 S.F.

GRADING AND SHAPING:
SLOPES SHALL NOT BE STEEPER THAN 2 TO 1. 3 TO 1 OR FLATTER SLOPES ARE PREFERRED.
SEEDBED PREPARATION:
SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
STONES LARGER THAN FOUR INCHES AND TRASH SHOULD BE REMOVED. SOD SHOULD BE TILLED TO A DEPTH OF FOUR INCHES TO PREPARE SEEDBED. FERTILIZER & LIME SHOULD BE MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

* FROM: STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE, DECEMBER 2008.

SHORT TERM SEEDING

*WELL TO MODERATELY WELL DRAINED SOILS

FOR CUT AND FILL AREA AND FOR WATERWAYS AND CHANNELS

SEEDING MIXTURE C	#/ACRE	#/1000SF
FOR APRIL 1 - AUGUST 15		
ANNUAL RYE GRASS	40	1
FOR FALL SEEDING		
WINTER RYE	112	2.5

LIME: AT 1 TON PER ACRE OR 100 LBS PER 1,000 S.F.
FERTILIZER: 10 10 10 (NITROGEN, PHOSPHATE, POTASH AT 500# PER ACRE.
MULCH: HAY OR CLEAN STRAW; 2 TONS/ACRE OR 2 BALES/1000 S.F.

GRADING AND SHAPING:
SLOPES SHALL NOT BE STEEPER THAN 2 TO 1. 3 TO 1 OR FLATTER SLOPES ARE PREFERRED.

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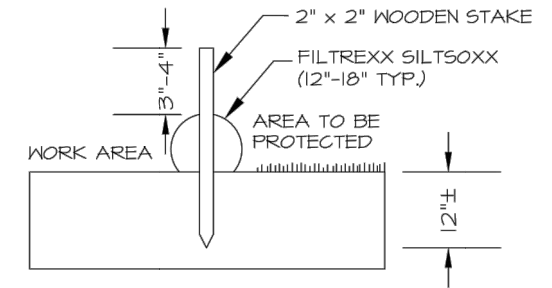
* FROM: STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE, DECEMBER 2008.

WHEN PROPOSED FOR ALTERATION DURING CONSTRUCTION AS BEING INFESTED WITH INVASIVE SPECIES SHALL BE MANAGED APPROPRIATELY USING THE DISPOSAL PRACTICES IDENTIFIED IN "MHDOT - BEST MANAGEMENT PRACTICES FOR ROADSIDE INVASIVE PLANTS - 2008" AND "METHODS FOR DISPOSING NON-NATIVE INVASIVE PLANTS - UNH COOPERATIVE EXTENSION - 2010"

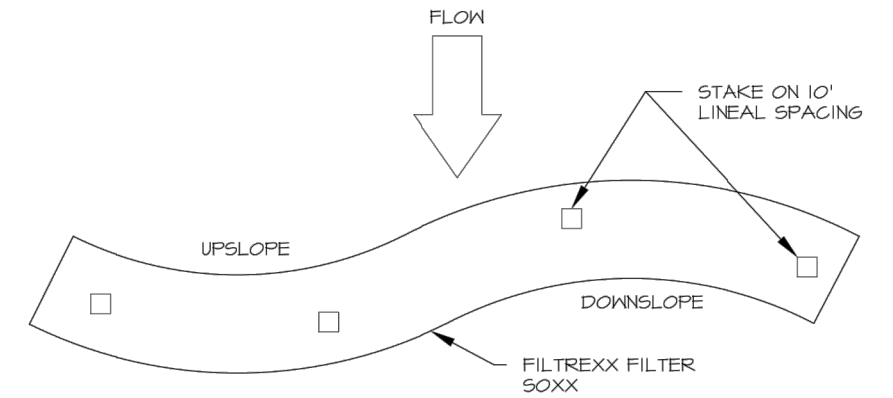
SEED MIXES SHALL NOT CONTAIN ANY SPECIES IDENTIFIED BY THE NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST.

FILTREXX SILT/SOXX NOTES

- 1) ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS
- 2) SILT/SOXX COMPOST, SOIL, ROCK, SEED FILL TO MEET APPLICATION REQUIREMENTS



Filtrexx SiltSoxx Section
N.T.S.



Filtrexx SiltSoxx Plan View
N.T.S.

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To: Portsmouth Planning Board

October 25, 2022

From: Arilda Densch (of Arilda Design)
9 Adams Lane #2
Kittery, ME 03904

Re: 225 Wibird Street
AADU - CUP Application Addendum for October 20, 2022 meeting
POSTPONED to November 17, 2022 meeting

Dear members of the Portsmouth Planning Board,

On Sept 28th I submitted Addendum drawings online & hardcopies to Application #LU-22-174 reflecting revised smaller additions to the house at 225 Wibird for the CUP Application. Though not required to be, the additions were made smaller to help assure the application would be approved. Beverly Mesa-Zendt & Stefanie Cassella confirmed I should submit the drawings as an Addendum rather than submit a new application for these changes. All the Site information numbers & all the plans in the Addendum drawings were updated. But I could not update the online application as that had been submitted for the September Planning Board meeting. The following paragraphs give you the updated application information.

Thank you,
Arilda Densch 207-604-6848

Online Application notes updated (all other information in the application stays the same):

Project Description

Detailed Description of work:

Build a 173sf handicap accessible connecting addition onto the back of the existing home. Build an attached single story 1 bedroom 667sf ADU onto the back of the connecting addition. Main entry to the AADU will be through the new connector. Rear entry to the principal dwelling unit will also be through the new connector. Style, roof pitch & detailing of the connector and the ADU will coordinate with existing home. Increase parking area by 118sf to accommodate 1 parking space for the ADU.

Proposed Buildings / Structures:

	Total Gross Floor Area	Area of Footprint
Connecting Addition	173sf	173sf
AADU Addition	667sf	667sf
Roof over bsmt entry	-	20sf

Proposed Yards, Coverage, Parking and Wetlands (REQUIRED):

Other impervious surface area 569sf