SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
PORTSMOUTH, NEW HAMPSHIRE

WORK SESSION

Conference Room A
City Hall, Municipal Complex, 1 Junkins Avenue

2:00 PM **November 9, 2021**

AGENDA

2:00 pm	960 Sagamore Avenue Sagamore Corner, LLC, Owner and Applicant ALTUS Engineering, Engineer (LUTW-21-15)	Site Plan Review
2:30 pm	428 US Route 1 Bypass Cate Street Development LLC, Owner and Applicant Fuss & O'Neill, Inc, Engineer (LUTW-21-16)	Site Plan Review

ALTUS ENGINEERING, INC.

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

November 1, 2021

Peter Britz, Interim Planning Director
City of Portsmouth, Planning Department
1 Junkins Ave, 3rd Floor.
Portsmouth, New Hampshire 03801

Re: **TAC Work Session Application**
960 Sagamore Avenue, Portsmouth, NH
Tax Map 201, Lot 2
Altus P5079

Dear Peter,

Katz Development Corporation (KDC) is proposing to redevelop the property formerly occupied by the Golden Egg Restaurant located at 960 Sagamore Avenue. KDC has obtained relief from the Zoning Board of Adjustment to construct 6-residential condominium units. Altus Engineering, Inc. (Altus) is preparing the site plan application for the redevelopment. We have submitted preliminary plans showing the proposed site development, which includes:

- Demolishing the existing building and removing all of the associated site features.
- Siting the new building completely outside of the wetland buffer.
- Removal of head-in parking and access from Sagamore Avenue and pavement and parking in the Sagamore Ave right-of-way.
- Removal of approximately 765 sqft of gravel parking area from the 100 ft wetland buffer.
- A small patio will be located in the buffer and the existing propane tank will be replaced with an underground tank.
- Per zoning approval, there will be two driveway accesses from Sagamore Grove, on to the basement parking area and one to a visitor parking lot at the rear of the building.
- Provide stormwater management to a site where none currently exists. Treatment will be provided with sub-surface chambers to collect the roof runoff and porous pavement for the rear parking lot area.
- A four foot high retaining wall is proposed between the building and Sagamore Avenue to soften the grading.
- Landscaping will be provided along Sagamore Avenue (to be included in application)
- Provide curbing along Sagamore Ave, where parking is removed.
- The total site disturbance is approximately 26,500 sqft.

KDC plans to have the project complete and ready for occupancy by February 2023. We understand that the City of Portsmouth has a Consent Decree agreement with the EPA to extend sewer to the Sagamore Creek area. The sewer extension design for the low-pressure force main to service this area including the subject property has been completed, but the definitive timetable for completion is undetermined. We are proposing to install the E-one low pressure pump system for the facility, but will may need to install a temporary sanitary holding tank that that would be pumped regularly if the sewer is not complete.

Similarly, we are proposing to connect the water service to the new 8" water main in Sagamore Grove that will be constructed with the new LPSS main. If the new water main, is not completed, the water service will connect to the existing water main and be reconnected when the new water main is installed.

Altus looks forward to discussing this project with TAC at the Nov. 9 Work Session.

Sincerely,

ALTUS ENGINEERING, INC.

Cory D. Belden, P.E.

5079 TAC-WS ltr 102921.docx

Ecopy: Eric Katz, KDC
Eric Weinrieb, Altus Engineering

Site Redevelopment Plans

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

960 SAGAMORE AVENUE
PORTSMOUTH, NH 03801

TAX MAP 201, LOT 2

Issued for:

NOVEMBER 2, 2021 TAC WORK SESSION

Owner:

SAGAMORE CORNER, LLC

273 CORPORATE DRIVE
PORTSMOUTH, NH 03801

Applicant:

KATZ DEVELOPMENT CORPORATION

273 CORPORATE DRIVE
PORTSMOUTH, NH 03801

Civil Engineer:

ALTUS ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

Surveyor:

James Verra and Associates, Inc.
LAND SURVEYORS

101 SHATTUCK WAY – SUITE 8
NEWINGTON, N.H. 03801– 7876
603–436–3557

Architect:

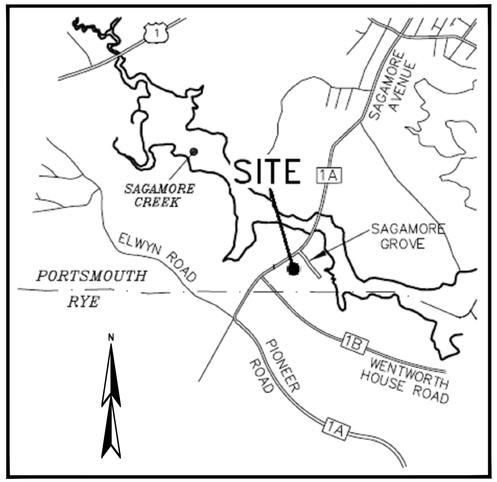
JSA ARCHITECTURE | PLANINNG | INTERIORS

273 CORPORATE DRIVE, SUITE 100
PORTSMOUTH NH 03801
603.436.2551
INFO@JSAINC.COM

Landscape Architect:

WOODBURN & COMPANY
Landscape Architecture, LLC

103 Kent Place
Newmarket, NH 03857
Tel 603.659.5949
Fax: 603.659.5939



Locus Map
Scale: Not to Scale

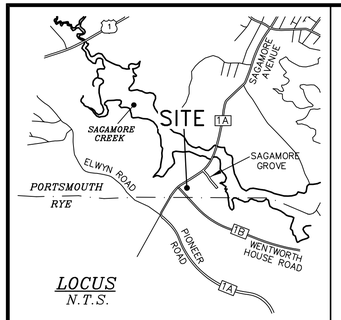
Sheet Index

Title	*Sheet No.:*	*Rev.*	*Date*
Existing Conditions Plan (by JVA)	3 SHEETS	0	02/20/20
Demolition Plan	C–1	0	11/02/21
Site Plan	C–2	0	11/02/21
Grading and Drainage Plan	C–3	0	11/02/21
Utilities Plan	C–4	0	11/02/21
Erosion Control Notes and Details	C–5	0	11/02/21
Construction Details	C–6	0	11/02/21
Construction Details	C–7	0	11/02/21
Construction Details	C–8	0	11/02/21
Construction Details	C–9	0	11/02/21
Construction Details	C–10	0	11/02/21
Site Lighting Plan (by Visible Light, Inc.)	S–1	(NOT INCLUDED)	
Landscape Plan (by Woodburn & Co.)	L–1	(NOT INCLUDED	
Landscape Details (by Woodburn & Co.)	L–2	(NOT INCLUDED)	
Building Floor Plans (by JSA)	A–1	0	11/02/21
Exterior Elevations (by JSA)	A–2	(NOT INCLUDED)	
Reference:			
90% Sagamore Grove Sewer Extension (Wright–Pierce)	C–3A		03/21

Permit Summary

ZONING – THE FOLLOWING TWO VARIANCES WERE GRANTED ON SEPTEMBER 21, 2021.

1. SECTION 10.1114.31 –TO ALLOW TWO (2) DRIVEWAYS WHERE ONE (1) IS PERMITTED.
2. ZONING SECTION 10.521 – TO ALLOW A DENSITY OF SIX (6) DWELLING UNITS WHERE 5.7 ARE PERMITTED.



LOCUS
N.T.S.

LEGEND:

- STONE WALL
- IRON ROD FOUND
- IRON ROD SET
- IRON PIPE FOUND
- BOUND as DESCRIBED
- DRILL HOLE
- PSNH.....PUBLIC SERVICE CO. OF NH
- VZ.....VERIZON
- 110-5 ..... TAX SHEET - LOT NUMBER
- (A) .....SEE SIGN TABLE
- RCRD ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
- EOP.....EDGE OF PAVEMENT
- ETW.....EDGE OF TRAVELLED WAY
- VGC.....VERTICAL FACED GRANITE CURB
- .....BOLLARD
- .....REFLECTOR
- .....SIGN
- .....DOUBLE POST SIGN
- .....UTILITY POLE
- .....UTILITY POLE W/TRANSFORMER
- .....LIGHT POLE
- .....UTILITY POLE WITH ARM & LIGHT
- .....GUY
- [E].....ELECTRIC METER
- .....VERTICAL PROPANE TANK
- .....HORIZONTAL PROPANE TANK
- .....WATER GATE VALVE
- .....WATER SHUT OFF VALVE
- .....HYDRANT
- .....CATCH BASIN
- .....TREE LINE/BRUSH LINE
- .....CONIFEROUS TREE
- W ..... WATER LINE
- D ..... DRAIN LINE
- UGU ..... UNDERGROUND UTILITIES
- OHW ..... OVERHEAD WIRES
- ..... CEMENT CONCRETE
- ..... RIP RAP
- ..... EXPOSED ROCK/LEDGE
- ×12.5.....SPOT GRADE
- .....BORING
- ..... SEE SIGNAGE TABLE
- (A) .....SEE BUILDING ELEVATION TABLE

ABUTTERS LIST

MAP-LOT	OWNER OF RECORD	DEED REF.
201-1	955 SAGAMORE REALTY TRUST - 3/12/2008 MICHAEL T. GOODRIDGE, TRUSTEE 39 FERRY RD, SALISBURY, MA 01952	4903/695
201-1-1	WILLIAM L. PINGREE 11 SAGAMORE GROVE, PORTSMOUTH, NH 03801	5796/1142
201-3	LUCIAN SZMYD & DIANE M. SZMYD 41 HARBORVIEW DR, RYE, NH 03870	4547/2733
201-6	JASON GOULEMAS 2002 FAMILY TRUST JASON GOULEMAS, TRUSTEE LISA M. GOULEMAS 2002 FAMILY TRUST LISA M. GOULEMAS, TRUSTEE 5 SAGAMORE GROVE, PORTSMOUTH, NH 03801	5784/2715
201-7	BRIAN L. NESTE BRADFORD J. BYRD 184 WALKER BUNGALOW, PORTSMOUTH, NH 03801	5222/1547
201-8	WALTER J. ALLEN 1 SAGAMORE GROVE, PORTSMOUTH, NH 03801	2296/878
201-12	SEA LEVEL, LLC PO BOX 4094, PORTSMOUTH, NH 03802-4094	5743/352
201-22	WENTWORTH-SAGAMORE, LLC 1150 SAGAMORE AVE, PORTSMOUTH, NH 03801	
201-26	CITY OF PORTSMOUTH C/O CONSERVATION COMMISSION 1 JUNKINS AVE, PORTSMOUTH, NH 03801	
223-25	SEACOAST MENTAL HEALTH CENTER 1145 SAGAMORE AVE, PORTSMOUTH, NH 03801	
223-25-A	SEACOAST MENTAL HEALTH CENTER 1145 SAGAMORE AVE, PORTSMOUTH, NH 03801	
223-25-B	CITY OF PORTSMOUTH 1 JUNKINS AVE, PORTSMOUTH, NH 03801	
224-19	JUSTIN P. NADEAU & MICHELLE FIRMBACH NADEAU 507 STATE ST, PORTSMOUTH, NH 03801	

SEE SHEETS 2 & 3 FOR PLANIMETRIC INFORMATION

NOTES:

1. OWNER OF RECORD.....GOSSELIN LIVING TRUST
   ADDRESS.....960 SAGAMORE AVE, PORTSMOUTH, NH 03801
   DEED REFERENCE.....3469/2151
   TAX SHEET / LOT.....201-2
   TRUSTEES .....ARMAND E. GOSSELIN
   FRANCES M. GOSSELIN
   PARCEL AREA .....34,154 S.F. (0.784 ACRES)
   ZONED .....MRB

   OWNER OF RECORD.....WENTWORTH CORNER, LLC
   ADDRESS.....1150 SAGAMORE RD, PORTSMOUTH, NH 03801
   DEED REFERENCE.....6045/1665
   TAX SHEET / LOT.....201-9
   PARCEL AREA .....59,243 S.F. (1.360 ACRES)
   ZONED .....MRB

   OWNER OF RECORD.....WENTWORTH CORNER, LLC
   ADDRESS.....1150 SAGAMORE RD, PORTSMOUTH, NH 03801
   DEED REFERENCE.....6045/1667
   TAX SHEET / LOT.....201-10
   PARCEL AREA .....31,857 S.F. (0.731 ACRES)
   ZONED .....WB

   OWNER OF RECORD.....WENTWORTH CORNER, LLC
   ADDRESS.....1150 SAGAMORE RD, PORTSMOUTH, NH 03801
   DEED REFERENCE.....6057/1042
   TAX SHEET / LOT.....201-11
   PARCEL AREA .....14,186 S.F. (0.326 ACRES)
   ZONED .....WB
2. ZONED:..... MRB — FRONT YARD SETBACK....5'; SIDE YARD SETBACK.....10'; REAR YARD SETBACK.....15'
   MINIMUM LOT AREA 7,500 S.F.
   FRONTAGE..... 100'
   ZONED:..... WB — FRONT YARD SETBACK....30'; SIDE YARD SETBACK.....30'; REAR YARD SETBACK.....20'
   MINIMUM LOT AREA 20,000 S.F.
   FRONTAGE..... 100'
3. THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
5. ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS.
   HORIZONTAL DATUM: NAD 1983 (2011)
   VERTICAL DATUM: NAVD 1988
   PRIMARY BM: CITY CONTROL POINT "ALBA"
6. WETLANDS DELINEATION 12/2015 & 11/2019 BY MICHAEL CUOMO, NHCWS# 4, 6 YORK POND RD, YORK, ME 03909.
7. LOCATION OF "WARRANT HIGHWAY EASEMENT" PER RCRD BOOK 3123, PAGE 2896, DATED OCTOBER 18, 1995 & SHOWN ON "PLAN OF WENTWORTH ROAD (ROUTE 1-B), PORTSMOUTH, HIGHWAY EASEMENT". SAID PLAN IS NOT RECORDED & CAN NOT BE LOCATED BY NHDOT. SEE SAID DEED FOR OTHER RIGHTS GRANTED TO THE STATE OF NH.
8. THE SUBJECT TRACT LIES IN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 33015C0286E, EFFECTIVE DATE MAY 17, 2005, BY FEMA.
9. THIS PLAN IS BASED ON A FIELD SURVEY 2016 & 2020 BY JAMES VERRA AND ASSOCIATES, INC.
10. SAGAMORE GROVE ROAD IS A PUBLIC WAY. THE UNDERLYING FEE OF THIS PORTION OF THE ROAD REMAINS WITH FRANCES & ARMAND GOSSELIN, THEIR HEIRS, SUCCESSORS & ASSIGNS. SEE ACKNOWLEDGEMENT & RELEASE DATED 3/17/1997, RCRD BOOK 3231, PAGE 470.
11. CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE SETTING OR ESTABLISHMENT OF ANY GRADES/ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOC., INC.

REFERENCE PLANS:

1. PLAN OF LAND, 1150 SAGAMORE AVENUE, PORTSMOUTH, N.H., RYE CORNER GAS, LLC, DATED 4/8/2015, RCRD PLAN C-38865.
2. PLAN OF LAND FOR NC WENTWORTH, LLC, WENTWORTH ROAD, NEW CASTLE, N.H., REVISED TO 8/14/2000, RCRD PLAN C-28285.
3. LAND IN PORTSMOUTH, N.H., SADIE P. GOUSE TO FRANCES L. PENDERGAST, DATED 7/1954, RCRD PLAN 02283.
4. PLAN OF LAND, PORTSMOUTH, N.H., SADIE P. GOUSE TO JOHN S. DIMOCK, DATED 6/1950, FILE NO. 109, PLAN NO. 1-420, BY JOHN W. DURGIN, CE, NOT RECORDED.
5. PLAN OF LAND, PORTSMOUTH, N.H., SADIE P. GOUSE TO LEONARD & EMILY OSTERMAN, DATED 3/1946, FILE NO. 109, PLAN NO. 1-295, BY JOHN W. DURGIN, CE, NOT RECORDED.
6. PLAN OF LAND FOR MICHAEL KUCHTEY REVOCABLE TRUST, WENTWORTH ROAD, PORTSMOUTH/RYE, NH, DATED 3/25/1999, RCRD PLAN D-27320.
7. RIGHT OF WAY PLAT, SAGAMORE GROVE, PORTSMOUTH, N.H. FOR CITY OF PORTSMOUTH, N.H., DATED 4/9/1995, RCRD PLAN D-25616.
8. SUBDIVISION PLAN, TAX MAP 201 - LOT 1, OWNER: 955 SAGAMORE REALTY TRUST, 955 SAGAMORE AVENUE, PORTSMOUTH, N.H., REVISED TO 6/29/2016, RCRD PLAN D-39767.
9. SUBSURFACE SEWAGE DISPOSAL SYSTEM FOR THE GOLDEN EGG, GOSSELIN LIVING TRUST / THOMAS GOSSELIN, TRUSTEE, 960 SAGAMORE AVENUE, PORTSMOUTH, NH, JOB # 11-0136, REVISED TO 10/22/2011, BY THE WRIGHT CHOICE, NOT RECORDED.

P4763

SURVEYOR:
James Verra and Associates, Inc.
LAND SURVEYORS
101 SHATTUCK WAY - SUITE 8
NEWINGTON, N.H. 03801- 7876
603-436-3557
JOB NO: 23655
PLAN NO: 23655-2

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

ISSUED FOR:
ENGINEERING DESIGN

ISSUE DATE:
FEBRUARY 20, 2020

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	ENGINEERING DESIGN	JV	2/20/20

DRAWN BY: JCS
APPROVED BY: JV
DRAWING FILE: 23655-2.DWG

SCALE:
22" x 34" - 1" = 20'
11" x 17" - 1" = 40'

APPLICANT:

OWNERS:
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ASSESSOR'S PARCEL 201-2

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DEED REF: 6045/1665
ASSESSOR'S PARCEL 201-9

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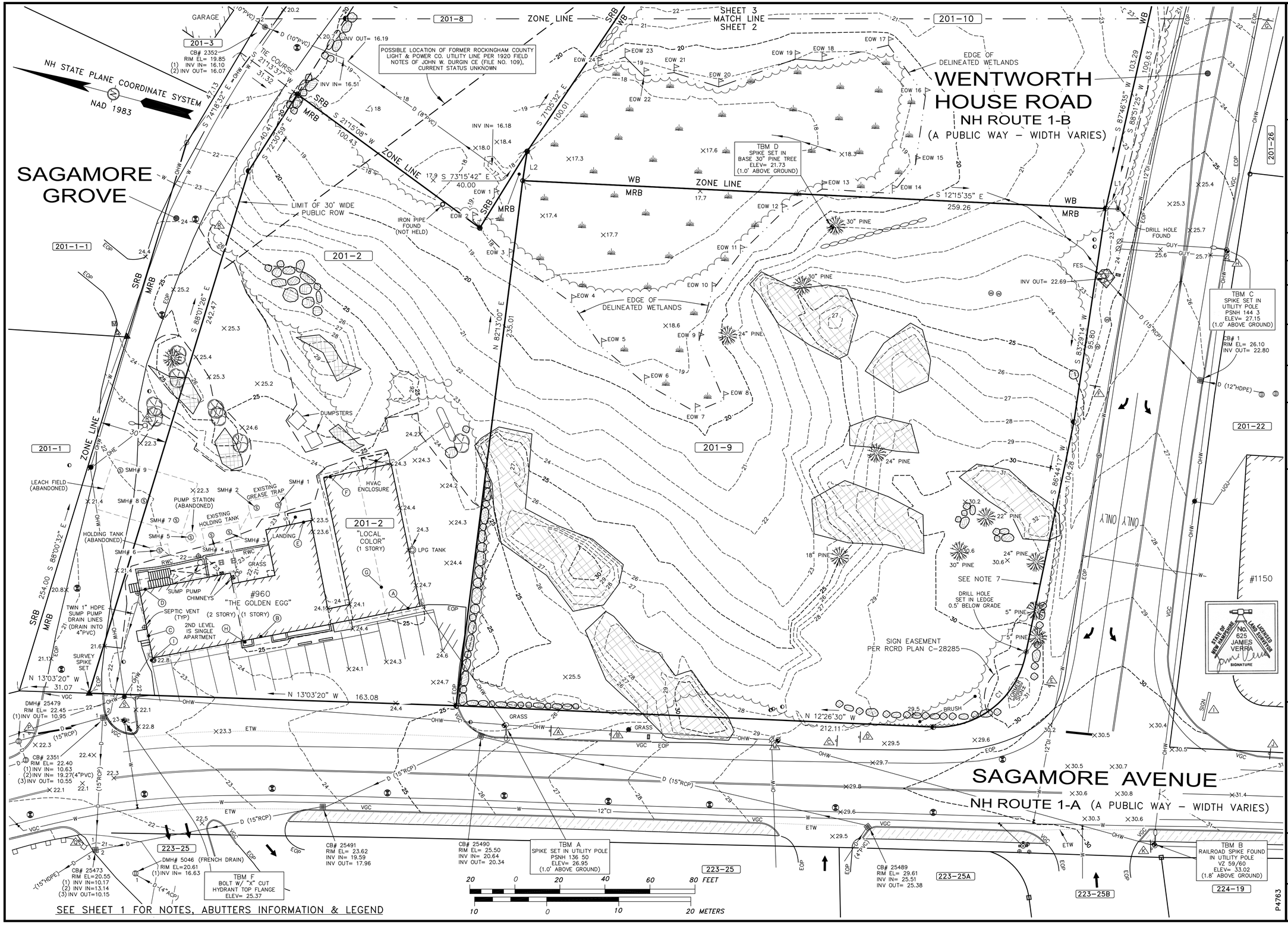
1150 SAGAMORE ROAD
PORTSMOUTH, NH 03801
DEED REF: 6045/1667
ASSESSOR'S PARCEL 201-10

WENTWORTH CORNER, LLC
1150 SAGAMORE ROAD
PORTSMOUTH, NH 03801
DEED REF: 6047/1042
ASSESSOR'S PARCEL 201-11

PROJECT:
PROPOSED SITE DEVELOPMENT PLANS
SAGAMORE AVENUE, SAGAMORE GROVE & WENTWORTH HOUSE ROAD
PORTSMOUTH, N.H.
ASSESSOR'S PARCELS 201-2, 201-9, 201-10 & 209-11

TITLE: EXISTING CONDITIONS PLAN

SHEET NUMBER:
1 OF 3



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ASSESSOR'S PARCELS 201–2, 201–9, 201–10 & 209–11

TITLE:

EXISTING CONDITIONS PLAN

SHEET NUMBER:

2 OF 3

P4763

BUILDING ELEVATION TABLE

KEY	TAKEN TO ...	ELEV.
A	ALUMINUM THRESHOLD AT ENTRY	25.49
B	FINISH FLOOR – CARPET	25.47
C	ALUMINUM THRESHOLD AT ENTRY	25.30
D	ALUMINUM THRESHOLD AT ENTRY	25.29
E	ALUMINUM THRESHOLD AT ENTRY	25.13
F	ALUMINUM THRESHOLD AT ENTRY	25.40
G	ROOF PEAK	41.35
H	TOP OF FLAT ROOF	43.85
I	TOP OF FLAT ROOF	43.82

SEWER MANHOLE ELEVATION TABLE

SMH#	RIM ELEVATION
1	22.93
2	22.86
3	22.53
4	22.52
5	22.55
6	21.95
7	22.30
8	21.92
9	22.04

SIGNAGE TABLE

- A "NO PARKING"
- B "SPEED LIMIT 30"
- C "SAFETY BELTS–ARE THEY FASTENED?"
- D "NORTH 1–A" "N.H.D.O.T. URBAN COMPACT"
- E "STOP"
- F LANE DELINEATION
- G "SPEED LIMIT 35"
- H "NORTH 1–B"
- I "WENTWORTH BY THE SEA"
- J "BRIDGE WEIGHT LIMIT 15 TONS" "NEXT RIGHT" (ROUTE 1–B)
- K NH 1–B (TURN LEFT) NH 1–A (STRAIGHT AHEAD)
- L "SPEED LIMIT 35"
- M "ROTARY INTERNATIONAL" "SHARE THE ROAD" BICYCLE SYMBOL "MAY USE FULL LANE"
- N "SHARE THE ROAD"
- O NH 1–A SOUTH (TURN LEFT) NH 1–A NORTH (TURN RIGHT) ECG (TURN LEFT)
- P "STOP"
- Q "NO JUMPING OR DIVING FROM BRIDGE"
- R "DEAD END"
- S "SAGAMORE GV" "DEAD END"

LINE TABLE

LINE	BEARING	DISTANCE
*L1	N 12°15'35" W	5.50
L2	N 83°48'58" E	13.16
*L3	S 09°39'49" W	8.00
*L4	S 11°01'05" W	7.51

*TIE COURSES

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
*C1	58.00	40.00	83°04'44"	N 53°58'52" W	53.05

*NON–TANGENTIAL CURVE

NH STATE PLANE COORDINATE SYSTEM NAD 1983

SAGAMORE GROVE
(A PUBLIC WAY)
SEE NOTE 10

WENTWORTH HOUSE ROAD
NH ROUTE 1-B
(A PUBLIC WAY – WIDTH VARIES)

TBM E
SURVEY NAIL FOUND IN UTILITY POLE 1363 50C
ELEV= 21.66
(0.5' ABOVE GROUND)

POSSIBLE LOCATION OF FORMER ROCKINGHAM COUNTY LIGHT & POWER CO. UTILITY LINE PER 1920 FIELD NOTES OF JOHN W. DURGIN CE (FILE NO. 109), CURRENT STATUS UNKNOWN

THIS WATER LINE PURPORTEDLY SERVES SEVERAL RESIDENCES FRONTING ON SAGAMORE GROVE

LOOSE IRON PIPE REPLACED WITH IRON ROD W/ CAP

UNIMPROVED ACCESS

POSSIBLE LEDGE

GRAVEL DRIVE

GARAGE

201–3 · 201–6 · 201–7 · 201–8 · 201–10 · 201–11 · 201–12 · 201–26

ZONE LINE · SRB WB ZONE LINE

S 09°39'49" W 148.48'
N 83°11'11" E 69.81'
S 54°35'10" E 30.12'
S 54°10'06" E 100.66'
N 11°01'05" E 162.42'
S 87°46'35" W 100.05'
S 88°04'15" W 100.13'

SHEET 3 MATCH LINE SHEET 2

SEE SHEET 1 FOR NOTES, ABUTTERS INFORMATION & LEGEND

20 0 20 40 60 80 FEET
10 0 10 20 METERS

STATE OF NEW HAMPSHIRE · No. 625 JAMES VERRA · LICENSED LAND SURVEYOR · SIGNATURE

P4763

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PORTSMOUTH, NH 03801
DEED REF: 6045/1667
ASSESSOR'S PARCEL 201–10

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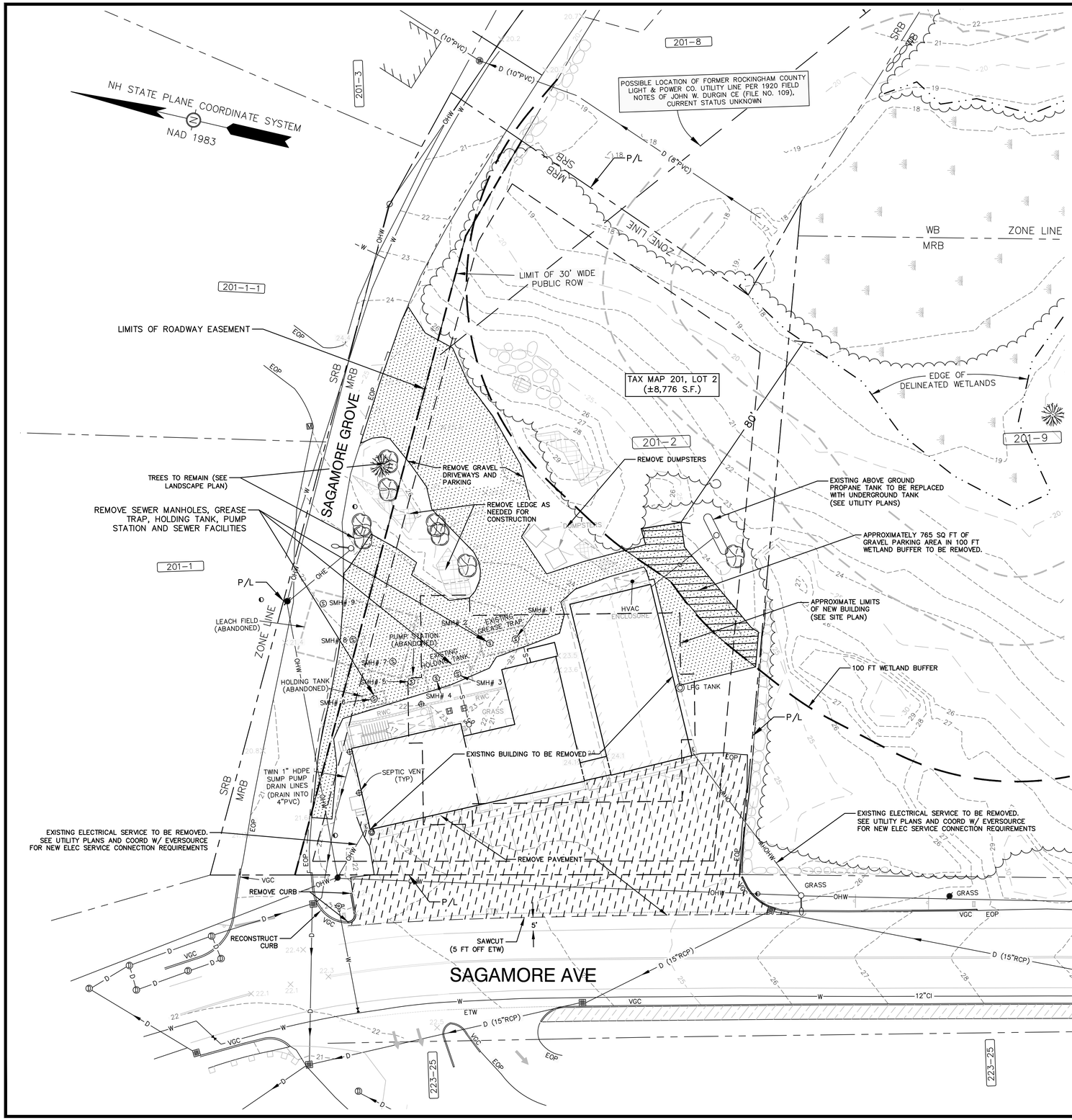
ASSESSOR'S PARCEL 201–11

PROJECT:
PROPOSED SITE DEVELOPMENT PLANS
SAGAMORE AVENUE, SAGAMORE GROVE & WENTWORTH HOUSE ROAD
PORTSMOUTH, N.H.
ASSESSOR'S PARCELS 201–2, 201–9, 201–10 & 209–11

TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
3 OF 3



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

DEMOLITION NOTES

1. CONTRACTOR SHALL SAFELY SECURE THE SITE WITH SECURITY FENCING. FENCING SHALL BE LOCKED DURING NON-WORK HOURS.
2. CITY DEMOLITION PERMIT REQUIRED PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR IS NOTIFIED THAT THIS PERMIT PROCESS MAY REQUIRE A 30-DAY LEAD TIME.
3. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES SCHEDULED TO REMAIN.
4. THIS DEMOLITION PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR THE DEMOLITION OF EXISTING SITE FEATURES. UNLESS OTHERWISE NOTED TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT, CONCRETE, CURBING, SIGNS, POLES, UTILITIES, FENCES, VEGETATION AND OTHER EXISTING FEATURES AS NECESSARY TO FULLY CONSTRUCT THE PROJECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY NOTIFICATION OF ALL PARTIES, CORPORATIONS, COMPANIES, INDIVIDUALS AND STATE AND LOCAL AUTHORITIES OWNING AND/OR HAVING JURISDICTION OVER ANY UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES WHETHER OR NOT SAID UTILITIES ARE SUBJECT TO DEMOLITION, RELOCATION, MODIFICATION AND/OR CONSTRUCTION.
6. ALL UTILITY DISCONNECTIONS/DEMOLITIONS/RELOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE PORTSMOUTH DEPARTMENT OF PUBLIC WORKS. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED EXCAVATION, TRENCHING AND BACKFILLING.
7. ALL STRUCTURES, CURBING, CONCRETE, PAVEMENT AND SUBBASE MATERIALS SHALL BE REMOVED FROM PROPOSED LANDSCAPE AREAS AND REPLACED WITH LOAM MATERIALS SUITABLE FOR LANDSCAPE AND/OR STORMWATER MANAGEMENT PURPOSES AND MEETING THE PROJECT SPECIFICATIONS.
8. WHERE SPECIFIED TO REMAIN, MANHOLE RIMS, CATCH BASIN GRATES, VALVE COVERS, HANDHOLES, MONITORING WELLS, ETC. SHALL BE ADJUSTED TO FINISH GRADE.
9. NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.
10. HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
11. IN AREAS WHERE CONSTRUCTION IS TO BE ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG THE PROPERTY LINE IN ALL AREAS WHERE SILT FENCING IS NOT OTHERWISE REQUIRED.
12. SEE EROSION CONTROL PLANS FOR EROSION CONTROL REQUIREMENTS TO BE IN PLACE PRIOR TO START OF DEMOLITION ACTIVITIES, INCLUDING, BUT NOT LIMITED TO; SILT FENCING, STABILIZED CONSTRUCTION SITE EXITS, AND STORM DRAIN INLET PROTECTION.
13. ALL DEMOLISHED MATERIALS OR MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED.
14. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS AND CODES.
15. LEDGE REMOVAL IS ANTICIPATED ON THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE CITY WITH A LEDGE REMOVAL PLAN. IF BLASTING IS TO BE PERFORMED, ALL STATE AND LOCAL REQUIREMENTS SHALL BE COMPLIED WITH. SEE BEST MANAGEMENT PRACTICES FOR BLASTING NOTES.

UTILITY CONTACTS:

16. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL DISCONNECTIONS/INSTALLATIONS WITH EVERSOURCE. CONTACT NICK KOSKO @ 603-332-4227, EXT. 5555334
17. CONTRACTOR SHALL COORDINATE ALL NATURAL GAS DISCONNECTIONS/INSTALLATIONS WITH UNITIL CORPORATION. CONTACT DAVID BEAULIEU @ 603-294-5144
18. CONTRACTOR SHALL COORDINATE ALL CABLE DISCONNECTIONS/INSTALLATIONS WITH COMCAST. CONTACT MIKE COLLINS @ 603-679-5695 EXT 1037
19. CONTRACTOR SHALL COORDINATE ALL TELE-COMMUNICATION DISCONNECTIONS AND INSTALLATION WITH FAIRPOINT COMMUNICATIONS. CONTACT JOE CONSIONE @ 603-427-5255

ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

NOT FOR CONSTRUCTION

ISSUED FOR: TAC WORK SESSION

ISSUE DATE: NOVEMBER 2, 2021

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMITTAL	CDB	11/02/21

DRAWN BY: CDB
APPROVED BY: EDW
DRAWING FILE: 5079-SITE.dwg

SCALE: 22"x34" 1" = 20'
11"x17" 1" = 40'

OWNER:
WENTWORTH CORNER, LLC
1150 SAGAMORE AVENUE
PORTSMOUTH, NH 03801

APPLICANT:
KATZ DEVELOPMENT CORPORATION
273 CORPORATE DRIVE
PORTSMOUTH, NH 03801

PROJECT:
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
TAX MAP 201
LOT 2
SAGAMORE ROAD
PORTSMOUTH, NH 03801

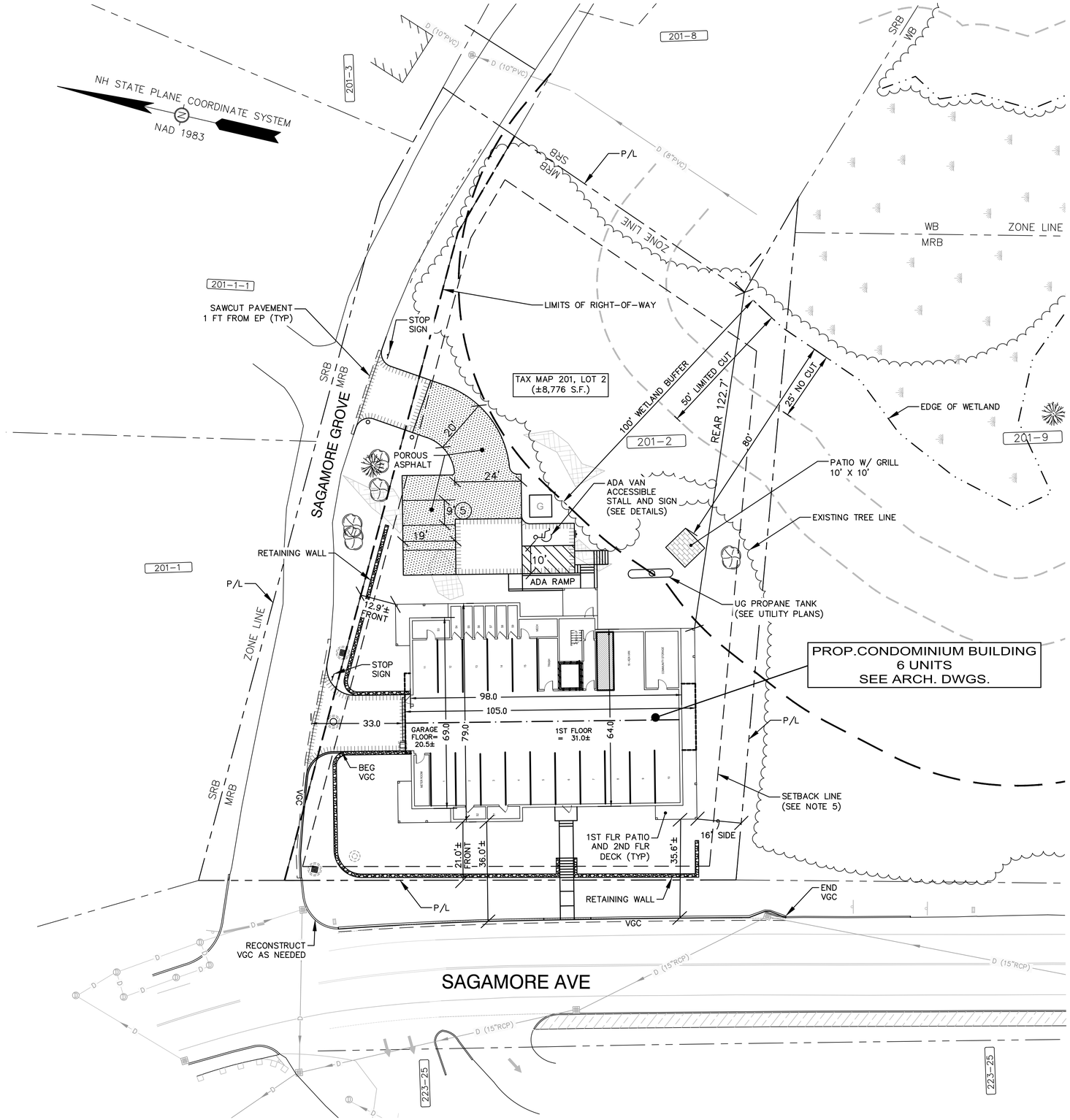
TITLE:

DEMOLITION PLAN

SHEET NUMBER:

C-1

P5079



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

NOTES

1. DESIGN INTENT – THIS PLAN IS INTENDED TO DEPICT A CONCEPTUAL MULTI-FAMILY RESIDENTIAL BUILDING TOGETHER WITH ASSOCIATED PARKING AND ACCESSWAYS.
2. THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN, SAGAMORE AVENUE, SAGAMORE GROVE & WENTWORTH HOUSE ROAD, PORTSMOUTH, N.H., ASSESSOR'S PARCELS 201-2, 201-9, 201-10 & 209-11" BY JAMES VERRA AND ASSOCIATES, INC., DATED FEBRUARY 20, 2020.
3. ZONES: MRB (MIXED RESIDENTIAL BUSINESS)
4. PROJECT PARCEL: TAX MAP 201 LOT 2 42,930 S.F. (±0.99 AC.)
5. DIMENSIONAL REQUIREMENTS:

	MRB	PROVIDED
MIN. LOT AREA:	7,500 S.F. (0.17 AC.)	42,930 S.F.
LOT AREA PER DWELLING:	7,500 S.F.	±7,155 S.F.
MIN. STREET FRONTAGE:	100'	±194'
MIN. LOT DEPTH:	80'	±212'
FRONT SETBACK:	5' (±17' EXISTING)	±21' & ±12'
SIDE SETBACK:	10' (±21' EXISTING)	±16'
REAR SETBACK:	15' (±107' EXISTING)	±122'
MAX. BUILDING HEIGHT:	40' (SLOPED ROOF) (±22' – EXISTING TWO STORIES)	<30'
MULTI-FAM. BLDG. LENGTH:	160' (MAX)	±108'
MAX. BUILDING COVERAGE:	40% (±11% EXISTING)	±17.9%
DWELLING UNITS PER BLDG:	8 (MAX)	6
MIN. OPEN SPACE:	25% (±45.4% EXISTING)	±55.0%
WETLAND BUFFER:	100' (80' EXISTING)	80±'
WETLAND LIMITED CUT:	50'	50'
WETLAND NO-CUT:	25'	25'
DRIVEWAY/RD/PARKING/BLDG:	±52.2% (EXISTING)	±42.2%
WALKS/OTHER:	±2.4% (EXISTING)	±2.0%

6. ZONING – THE FOLLOWING TWO VARIANCES WERE GRANTED ON SEPTEMBER 21, 2021.
   - SECTION 10.1114.31 –TO ALLOW TWO (2) DRIVEWAYS WHERE ONE (1) IS PERMITTED.
   - ZONING SECTION 10.521 – TO ALLOW A DENSITY OF SIX (6) DWELLING UNITS WHERE 5.7 ARE PERMITTED.
7. AREA OF DISTURBANCE UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED.
   - LOT AREA IN WETLAND: ±400 S.F. (±0.9%)
   - LOT AREA IN WETLAND & WETLAND BUFFER: ±13,650 S.F. (±31.8%)
   - EXISTING LOT IMPERVIOUS IN WETLAND BUFFER: ±760 S.F. (±1.8%)
   - PROPOSED LOT IMPERVIOUS IN WETLAND BUFFER: ±438 S.F. (±1.1%)
8. PARKING REQUIREMENTS:

   DWELLING UNITS: 1.3 SPACES PER DWELLING UNIT
   6 UNITS x 1.3 = 7.8 SPACES REQUIRED

   TOTAL PARKING PROVIDED: 16 SPACES (INTERIOR)
   5 SPACES (EXTERIOR)
   21 SPACES TOTAL

   NO MAXIMUM REQUIREMENT

   EXISTING PARKING SPACES: 15 PAVED
   11 GRAVEL (APPROX)
   26 TOTAL
9. BICYCLE PARKING WILL BE PROVIDED IN THE BASEMENT OF THE BUILDING.
10. SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN UPLAND AREAS SHOWN THEREON. IF ADEQUATE ON-SITE SNOW STORAGE IS NOT AVAILABLE, THE SNOW SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED.
11. THE PROPOSED LIGHTING SHALL BE DARK SKY FRIENDLY.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)

P5079

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ISSUE DATE: NOVEMBER 2, 2021

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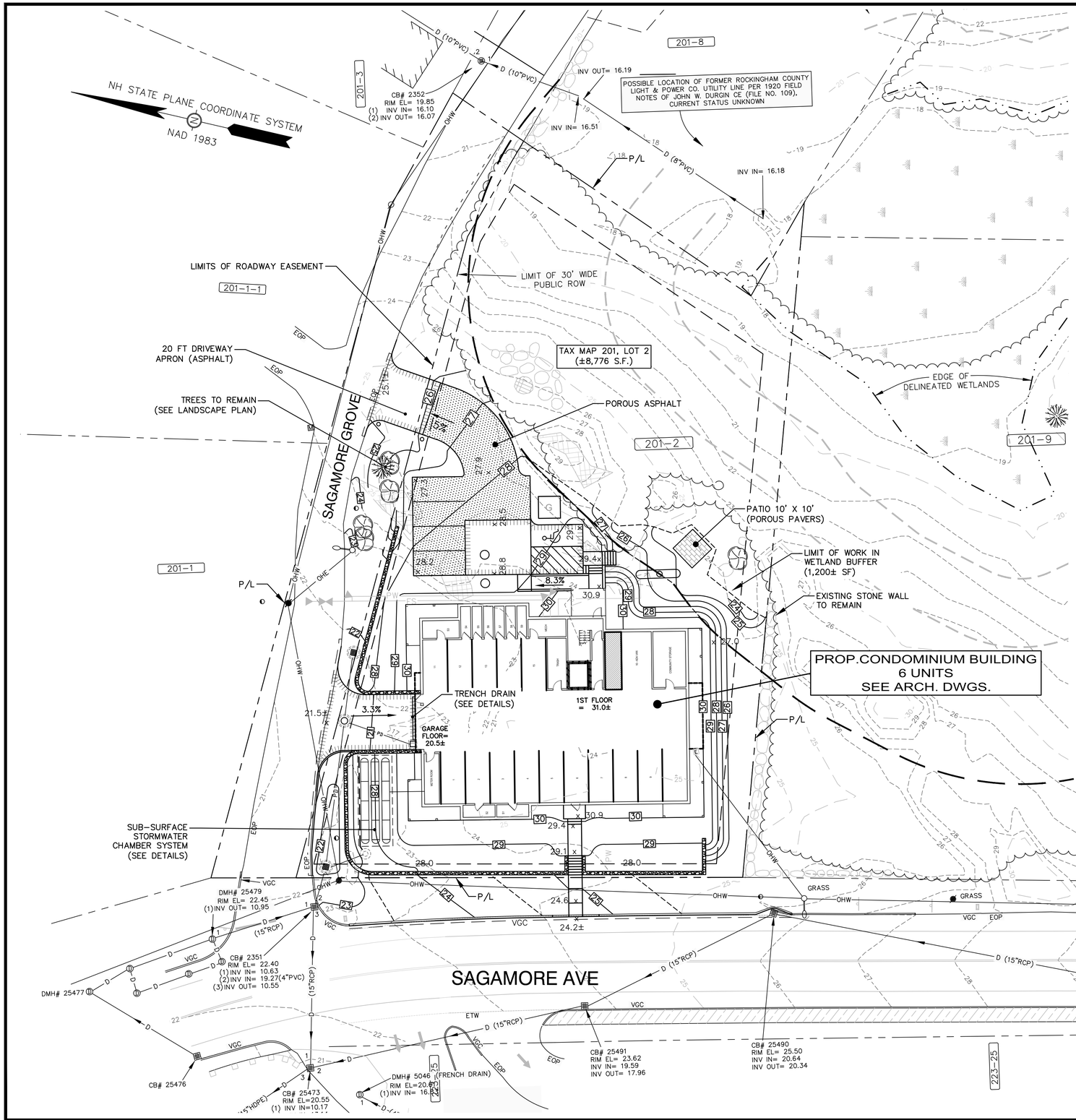
273 CORPORATE DRIVE
PORTSMOUTH, NH 03801

PROJECT:
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
TAX MAP 201
LOT 2
SAGAMORE ROAD
PORTSMOUTH, NH 03801

TITLE:
SITE PLAN

SHEET NUMBER:
C-2



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

GRADING AND DRAINAGE NOTES

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SCHEDULED TO REMAIN.
2. ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL READ AND FAMILIARIZE THEMSELVES WITH THE PROJECT GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
4. DEWATERING ACTIVITIES SHALL BE DONE IN ACCORDANCE WITH EPA AND NHDES REGULATIONS AND GUIDELINES.
5. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES AREA SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS DEGREE OF INSULATION AGAINST FREEZING.
6. IF SUITABLE, EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN WETLANDS. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
7. ALL STORM DRAIN PIPE SHALL BE ADS N-12 OR EQUAL AND APPROVED BY THE ENGINEER.
8. ALL CATCH BASIN, GATE VALVE COVERS, AND MANHOLE RIMS SHALL BE SET FLUSH WITH OR NO LESS THAN 0.1' BELOW FINISHED GRADE. ANY RIM OR VALVE COVER ABOVE SURROUNDING FINISHED GRADE WILL NOT BE ACCEPTED.
9. ALL CATCH BASINS SHALL BE PRECAST, H-20 LOADING AND BE EQUIPPED WITH 4-FOOT DEEP MIN SEDIMENTATION SUMPS AND GREASE HOODS. (SEE DETAILS)
10. ALL SPOT GRADES ARE AT THE FINISH GRADE AND BOTTOM OF CURB WHERE APPLICABLE.
11. UNLESS OTHERWISE SPECIFIED, RETAINING WALL AND BUILDING PERIMETER DRAINS SHALL BE DIRECTED TO THE NEAREST DRAINAGE STRUCTURE. IF DEEMED APPROPRIATE, CONTRACTOR SHALL PROVIDE ADDITIONAL UNDERDRAINS AT THE DIRECTION OF THE ENGINEER.
12. MODULAR BLOCK RETAINING WALL FINISH TO BE SELECTED BY OWNER.
13. ALL INTERNAL FLOOR DRAINS SHALL BE EVAPORATIVE AND SHALL NOT TIE INTO EXTERNAL STORM DRAIN SYSTEM.
14. CONTRACTOR SHALL PROTECT ALL RAINGARDENS FROM CONSTRUCTION STORMWATER RUNOFF. TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED DURING CONSTRUCTION. STORMWATER SHALL NOT BE DIRECTED TO THE RAINGARDENS UNTIL THE WATERSHED ARE HAS BEEN STABILIZED.

STORMWATER PRACTICES

SUB-SURFACE CHAMBER SYSTEM

STORMTECH SC-310 (OR APPROVED EQUAL)
15 CHAMBERS TOTAL – 3 ROWS OF 4 EACH
CHAMBER BOTTOM ELEV = 24.5
4" UNDERDRAIN INV = 23.75
STORAGE VOLUME = 400 CF
(CONTRACTOR TO COMPLY WITH MANUFACTURER RECOMMENDATIONS FOR INSTALLATION)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

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ISSUE DATE: NOVEMBER 2, 2021

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APPLICANT:
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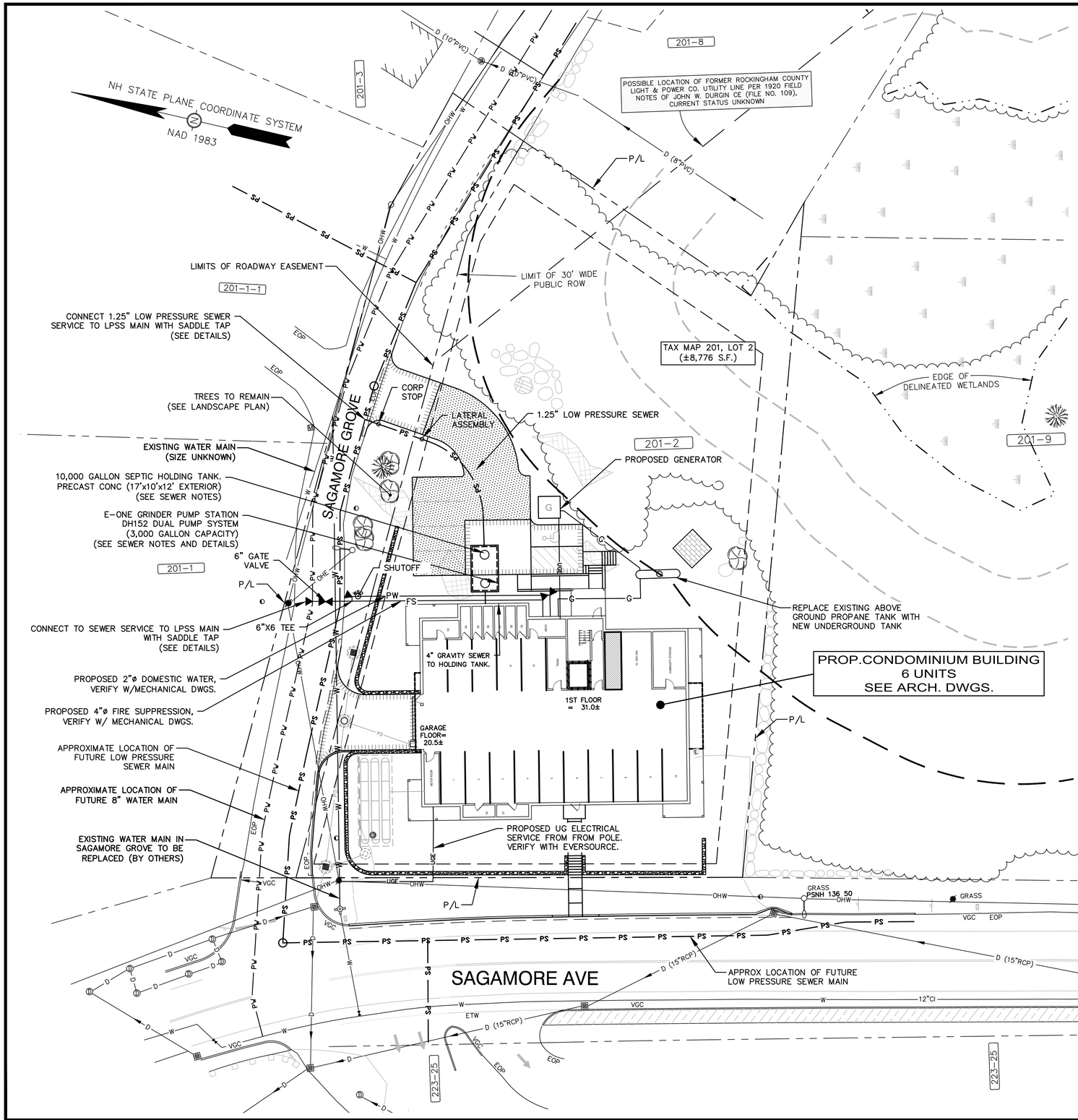
273 CORPORATE DRIVE
PORTSMOUTH, NH 03801

PROJECT:
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
TAX MAP 201
LOT 2
SAGAMORE ROAD
PORTSMOUTH, NH 03801

TITLE:
GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C-3

P5079



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CHAIRMAN DATE

UTILITY NOTES

1. ALL ROAD/LANE CLOSURES OR OTHER TRAFFIC INTERRUPTIONS ON CITY ROADS SHALL BE COORDINATED WITH THE PORTSMOUTH POLICE DEPARTMENT AND/OR PORTSMOUTH DPW.
2. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE, LOCAL, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL PERMIT CONDITIONS AND REQUIREMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING OF ALL BONDS AND PAYMENT OF ALL TAP, TIE-IN AND CONNECTION FEES.
4. ALL WATER MAIN INSTALLATIONS AND SERVICE CONNECTIONS SHALL CONFORM TO PORTSMOUTH WATER DEPARTMENT STANDARDS. WATER MAIN SHALL BE WRAPPED WITH A WATER TIGHT POLYETHYLENE WRAPPING. ALL JOINTS SHALL HAVE THREE (3) WEDGES PER JOINT.
5. THE WATER MAIN IN SAGAMORE GROVE WILL BE REPLACED AT THE SAME TIME AS THE LOW PRESSURE SEWER INSTALLATION. THE NEW WATER SERVICE SHALL CONNECT TO ACTIVE MAIN LINE SAGAMORE GROVE. COORDINATE WITH CITY OF PORTSMOUTH WATER DEPARTMENT.
6. FIRE ALARM PANEL SHALL MONITORED THROUGH A THIRD-PARTY SECURITY COMPANY. CONTRACTOR SHALL COORDINATE ALL PANEL LOCATIONS AND INTERCONNECTIONS WITH FIRE DEPARTMENT.
7. THE APPLICANT SHALL HAVE A SITE SURVEY CONDUCTED BY A RADIO COMMUNICATIONS CARRIER APPROVED BY THE CITY'S COMMUNICATION DIVISION. THE RADIO COMMUNICATIONS CARRIER MUST BE FAMILIAR AND CONVERSANT WITH THE POLICE AND RADIO CONFIGURATION. IF THE SITE SURVEY INDICATES IT IS NECESSARY TO INSTALL A SIGNAL REPEATER EITHER ON OR NEAR THE PROPOSED PROJECT, THOSE COSTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE APPLICANT SHALL BE REQUIRED TO PAY FOR THE SITE SURVEY WHETHER OR NOT THE SURVEY INDICATES A REPEATER IS NECESSARY. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR THE CITY. THE SURVEY SHALL BE COMPLETED AND THE REPEATER, IF DETERMINED IT IS REQUIRED, SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
8. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND CITY REGULATIONS.
9. SITEWORK CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL DRAWINGS.
10. SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR EXACT LOCATIONS & ELEVATIONS OF UTILITY CONNECTIONS AT BUILDINGS. COORDINATE ALL WORK WITHIN FIVE (5) FEET OF BUILDINGS WITH BUILDING CONTRACTOR AND ARCHITECTURAL/MECHANICAL DRAWINGS. ALL CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AND PRIOR TO COMMENCING RELATED WORK.
11. FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ARCHITECT.
12. CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH CONSOLIDATED COMMUNICATIONS.
13. CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH COMCAST.
14. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL, 48-HOUR MINIMUM NOTICE REQUIRED.
15. DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.

SEWER NOTES

1. THE PROJECT HAS TWO OPTIONS FOR SEWER SERVICE. THE CITY OF PORTSMOUTH INTENDS TO INSTALL A NEW LOW PRESSURE SEWER FORCE MAIN ALONG SAGAMORE GROVE AS AN AGREEMENT TO THE CONSENT DECREE WITH USEPA. IF THE SEWER CONSTRUCTION IS ESTIMATED TO BE COMPLETED IN NOVEMBER OF 2022, PENDING ALLOWABLE FUNDING.
   - 1.1. IF THE LOW PRESSURE SEWER MAIN IS COMPLETE, THE PROJECT WILL INSTALL AN E-ONE GRINDER PUMP STATION AND DISCHARGE TO THE 2" LOW PRESSURE SEER IN SAGAMORE GROVE.
   - 1.2. IF THE LOW PRESSURE SEWER IN SAGAMORE GROVE IS NOT COMPLETE, THE PROJECT WILL INSALL A 10,000 GALLON TEMPORARY HOLDING TANK. WHEN THE LPSS IS COMPLETED, THE HOLDING TANK WILL WILL B USED TO HOUSE THE NEW E-ONE PUMP STATION.
2. ALL SEWER INSTALLATIONS AND SERVICE CONNECTIONS SHALL CONFORM TO PORTSMOUTH WATER AND SEWER DEPARTMENT STANDARDS. CONTRACTOR SHALL CONTACT CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS AT 603-427-1530 TO COORDINATE INSPECTION OF SEWER AND WATER WORK.
3. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE, LOCAL, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL PERMIT CONDITIONS AND REQUIREMENTS.
4. ELEVATOR SUMP TO BE CONSTRUCTED MONOLITHICALLY AND SEALED TO BE WATER TIGHT. ELEVATOR TO OPERATE ON BELT SYSTEM, NOT HYDRAULICS. EMERGENCY PUMP IN ELEVATOR SUMP TO TIE INTO SEWER.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

P5079

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REVISIONS

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PORTSMOUTH, NH 03801

PROJECT:
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
TAX MAP 201
LOT 2
SAGAMORE ROAD
PORTSMOUTH, NH 03801

TITLE:
UTILITIES PLAN

SHEET NUMBER:
C-4

SEDIMENT AND EROSION CONTROL NOTES

PROJECT NAME AND LOCATION

Owner:

WENTWORTH CORNER, LLC
1150 SAGAMORE AVENUE
PORTSMOUTH, NH 03801

DESCRIPTION

The project consists of the redevelopment of a commercial retail property on Sagamore Road. The existing building will be razed and replaced with a modern 2-story residential building containing six (6) new residential units, underground parking, and site amenities. Stormwater will be managed and treated with sub-surface chambers and porous pavement. Site improvements include underground utilities, landscaping and associated site improvements.

DISTURBED AREA

The total area to be disturbed on the parcel and for the building, driveway, parking area, drainage, and utility construction is approximately 26,500 SF± (less than 1-acre). The combined disturbed area does NOT exceed 43,560 SF (1 acre), thus a SWPPP will NOT be required for compliance with the USEPA-NPDES Construction General Permit. All local requirements for stormwater adn erosion control during constyruction are still required.

NPDES CONSTRUCTION GENERAL PERMIT– exempt

Contractor shall is NOT required to prepare a Stormwater Pollution Prevention Plan (SWPPP) or file an NOI (Notice of Intent) in accordance with federal storm water permit requirements under the USEPA-NPDES Construction General Permit.

SEQUENCE OF MAJOR ACTIVITIES

1. Hold a pre-construction meeting with City & stake holders.
2. Install temporary erosion control measures, including drain inlet protection, silt fences, and stabilized construction exit/entrance.
3. Remove existing bulding, disconnect and remove utilities.
4. Clear and Grub vegetated areas per plan; Strip and stockpile loam. Stockpiles shall be temporarily stabilized with hay bales, mulch and surrounded by a hay bale or silt fence barrier until material is removed and final grading is complete. Remove debris. Remove pavement and structures intended to be removed within the initial work limits.
5. Construct utility infrastructure. Rough grade lot to prepare for site development. Stabilize swales prior to directing flow to them.
6. Construct Foundations and underground garage parking. install temporary septic holding tank.
7. Construct building. Construct pavement & driveway access.
8. Construct stormwater treatment chambers.
9. Loam and seed disturbed areas.
10. When all construction activity is complete and site is stabilized, remove all silt fences and temporary structures and sediment that has been trapped by these devices.

NAME OF RECEIVING WATER

The site drainage discharges into a municipal closed drainage system outletting to Sagamore Creek.

TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "New Hampshire Stormwater Manual, Volumes 1 – 3", issued December 2008, as amended. As indicated in the sequence of Major Activities, the silt fences shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area, silt fences and any earth/dikes will be removed once permanent measures are established.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through hay bale barriers, stone check dams, and silt fences. All storm drain inlets shall be provided with hay bale filters or stone check dams. Stone rip rap shall be provided at the outlets of drain pipes and culverts where shown on the drawings.

Stabilize all ditches, swales, stormwater ponds, level spreaders and their contributing areas prior to directing flow to them.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion and sediment control measures shall be maintained until permanent vegetation is established.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

A. GENERAL

These are general inspection and maintenance practices that shall be used to implement the plan:

1. The smallest practical portion of the site shall be denuded at one time, but in no case shall it exceed 5 acres at one time.
2. All control measures shall be inspected at least once each week and following any storm event of 0.25 inches or greater.
3. All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
4. Built-up sediment shall be removed from silt fence or other barriers when it has reached one-third the height of the fence or bale, or when "bulges" occur.
5. All diversion dikes shall be inspected and any breaches promptly repaired.
6. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
7. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
8. All roadways and parking lots shall be stabilized within 72 hours of achieving finished grade.
9. All cut and fill slopes shall be seeded/loamed within 72 hours of achieving finished grade.
10. An area shall be considered stable if one of the following has occurred:
    a. Base coarse gravels have been installed in areas to be paved;
    b. A minimum of 85% vegetated growth as been established;
    c. A minimum of 3 inches of non-erosive material such as stone of riprap has been installed;

    – or –

    d. Erosion control blankets have been properly installed.
11. The length of time of exposure of area disturbed during construction shall not exceed 45 days.

B. MULCHING

Mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

1. Timing – In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this:
    a. Apply mulch prior to any storm event. This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
    b. Required Mulching within a specified time period. The time period can range from 21 to 28 days of inactivity on a area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (CON'T)

2. Guidelines for Winter Mulch Application –

Type	Rate per 1,000 s.f.	Use and Comments
Hay or Straw	70 to 90 lbs.	Must be dry and free from mold. May be used with plantings.
Wood Chips or Bark Mulch	460 to 920 lbs.	Used mostly with trees and shrub plantings.
Jute and Fibrous Matting (Erosion Blanket	As per manufacturer Specifications	Used in slope areas, water courses and other Control areas.
Crushed Stone 1/4" to 1-1/2" dia.	Spread more than 1/2" thick	Effective in controlling wind and water erosion.
Erosion Control Mix	2" thick (min)	* The organic matter content is between 80 and 100%, dry weight basis. * Particle size by weight is 100% passing a 6" screen and a minimum of 70 %, maximum of 85%, passing a 0.75" screen. * The organic portion needs to be fibrous and elongated. * Large portions of silts, clays or fine sands are not acceptable in the mix. * Soluble salts content is less than 4.0 mmhos/cm. * The pH should fall between 5.0 and 8.0.

3. Maintenance – All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

C. TEMPORARY GRASS COVER

1. Seedbed Preparation –
   Apply fertilizer at the rate of 600 pounds per acre of 10–10–10. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of three (3) tons per acre.
2. Seeding –
   a. Utilize annual rye grass at a rate of 40 lbs/acre.
   b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.
   c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.
3. Maintenance –
   Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

D. FILTERS

1. Tubular Sediment Barrier
   a. See detail.
   b. Install per manufacturer's requirements.
2. Silt Fence (if used)
   a. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier as conforming to the following requirements:

Physical Property	Test	Requirements
Filtering Efficiency	VTM–51	75% minimum
Tensile Strength at 20% Maximum Elongation*	VTM–52	Extra Strength 50 lb/lin in (min) Standard Strength 30 lb/lin in (min)
Flow Rate	VTM–51	0.3 gal/sf/min (min)

* Requirements reduced by 50 percent after six (6) months of installation.

Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizer to provide a minimum of six (6) months of expected usable construction life at a temperature range of 0 degrees F to 120° F.

   b. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location or as recommended by the manufacturer and driven securely into the ground (minimum of 16 inches).
   c. A trench shall be excavated approximately six (6) inches wide and eight (8) inches deep along the line of posts and upslope from the barrier.
   d. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one (1) inch long, tie wires or hog rings. The wire shall extend no more than 36 inches above the original ground surfaces.
   e. The "standard strength" filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
   f. When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of item (g) applying.
   g. The trench shall be backfilled and the soil compacted over the filter fabric.
   h. Silt fences shall be removed when they have served their useful purpose but not before the upslope areas has been permanently stabilized.
3. Sequence of Installation –
   Sediment barriers shall be installed prior to any soil disturbance of the contributing upslope drainage area.
4. Maintenance –
   a. Silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water, the sediment barriers shall be replaced with a temporary stone check dam.
   b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.
   c. Sediment deposits must be removed when deposits reach approximately one-third (1/3) the height of the barrier.
   d. Any sediment deposits remaining in place after the silt fence or other barrier is no longer required shall be removed. The area shall be prepared and seeded.
   e. Additional stone may have to be added to the construction entrance, rock barrier and riprap lined swales, etc., periodically to maintain proper function of the erosion control structure.

E. PERMANENT SEEDING –

1. Bedding – stones larger than 1½", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 5" to prepare a seedbed and mix fertilizer into the soil.
2. Fertilizer – lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:

   Agricultural Limestone @ 100 lbs. per 1,000 s.f.
   10–20–20 fertilizer @ 12 lbs. per 1,000 s.f.

3. Seed Mixture (See Landscape Drawings for additional information):

3.1. Lawn seed mix shall be a fresh, clean new seed crop. The Contractor shall furnish a dealer's guaranteed statement of the composition of the mixture and the percentage of purity and germination of each variety.
3.2. Seed mixture shall consist of
   a. 1/3 Kentucky blue,
   b. 1/3 perennial rye, and
   c. 1/3 fine fescue.
3.1. Turf type tall fescue is unacceptable.

4. Sodding – sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt), etc.

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 elsewhere seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting. 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;
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; and
3. 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.

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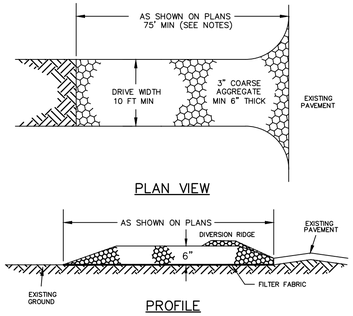
Long Term Inspection & Maintenance Schedule

	Spring	Fall or Yearly	After Major Storm	Every 2-5 Years
Vegetated Areas				
Inspect all slopes and embankments	x		x	
Replant bare areas or areas with sparse growth	x		x	
Armor areas with rill erosion with an appropriate lining or divert the erosive flows to on-site areas able to withstand concentrated flows.	x		x	
Stormwater Channels				
Inspect ditches, swales and other open stormwater channels	x	x	x	
Remove any obstructions and accumulated sediments or debris	x	x		
Control vegetated growth and woody vegetation		x		
Repair any erosion of the ditch lining		x		
Mow vegetated ditches		x		
Remove woody vegetation growing through riprap		x		
Repair any slumping side slopes		x		
Replace riprap where underlying filter fabric or underdrain gravel is exposed or where stones have been dislodged		x		
Culverts				
Remove accumulated sediments and debris at inlet, outlet and within the conduit	x	x	x	
Repair any erosion damage at the culvert's inlet and outlet	x	x	x	
Remove woody vegetation growing through riprap		x		
Roadways and Parking Surfaces				
Remove accumulated winter sand along roadways	x			
Sweep pavement to remove sediment	x			
Grade road shoulders and remove excess sand either manually or by a front-end loader	x			
Grade gravel roads and gravel shoulders	x			
Clean out sediment contained in water bars or open-top culverts	x			
Ensure that stormwater is not impeded by accumulations of material or false ditches in the roadway shoulder	x			
Runoff Infiltration Facilities				
Remove dead vegetation and any accumulated sediment (normally at the entrance to the garden) to allow for new growth	x			
Weed; add additional hardwood mulch to suppress weeds	x	x		
Mow turf three (3) times a growing season				
Aerate area with deep tines, if water ponds on the surface for more than 24 hours during the first year or for a length of 72 hours		x		
Vegetative Swale				
Mow grass swales monthly				
Inspect swale following significant rainfall event	x	x	x	
Control vegetated growth and woody vegetation	x	x		
Repair any erosion of the ditch	x	x		
Remove debris and liter as necessary				

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE



CONSTRUCTION SPECIFICATIONS

1. REFERENCE NEW HAMPSHIRE STORMWATER MANUAL VOLUME 3 (LATEST EDITION), SECTION 4.2 "TEMPORARY CONSTRUCTION EXIT" REQUIREMENTS AND BMP DETAIL.
2. STONE SIZE – 3" COARSE AGGREGATE
3. THICKNESS – SIX (6) INCHES (MINIMUM).
4. LENGTH – 75 FOOT MINIMUM, OR 50 FOOT ALLOWED WHEN DIVERSION RIDGE IS PROVIDED.
5. WIDTH – 1/2 OF DRIVEWAY (10 FOOT MINIMUM).
6. FILTER FABRIC – MIRAFI 600X OR APPROVED EQUAL.
7. SURFACE WATER CONTROL – 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.
8. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
9. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION EXIT NOT TO SCALE

NOTE:
ALL FACILITIES SHOULD BE INSPECTED ON AN ANNUAL BASIS AT A MINIMUM. IN ADDITION, ALL FACILITIES SHOULD BE INSPECTED AFTER A SIGNIFICANT PRECIPITATION EVENT TO ENSURE THE FACILITY IS DRAINING APPROPRIATELY AND TO IDENTIFY ANY DAMAGE THAT OCCURRED AS A RESULT OF THE INCREASED RUNOFF. FOR THE PURPOSE OF THIS STORMWATER MANAGEMENT PROGRAM, A SIGNIFICANT RAINFALL EVENT IS CONSIDERED AN EVENT OF THREE (3) INCHES IN A 24-HOUR PERIOD OR 0.25 INCHES IN A ONE-HOUR PERIOD. IT IS ANTICIPATED THAT A SHORT, INTENSE EVENT IS LIKELY TO HAVE A HIGHER POTENTIAL OF EROSION FOR THIS SITE THAN A LONGER, HIGH VOLUME EVENT.

P5079

ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

NOT FOR CONSTRUCTION

ISSUED FOR:
TAC WORK SESSION

ISSUE DATE:
NOVEMBER 2, 2021

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMITTAL	CDB	11/02/21

DRAWN BY: CDB
APPROVED BY: EDW
DRAWING FILE: 5079-SITE.dwg

SCALE: 22"x34" 1" = 20'
11"x17" 1" = 40'

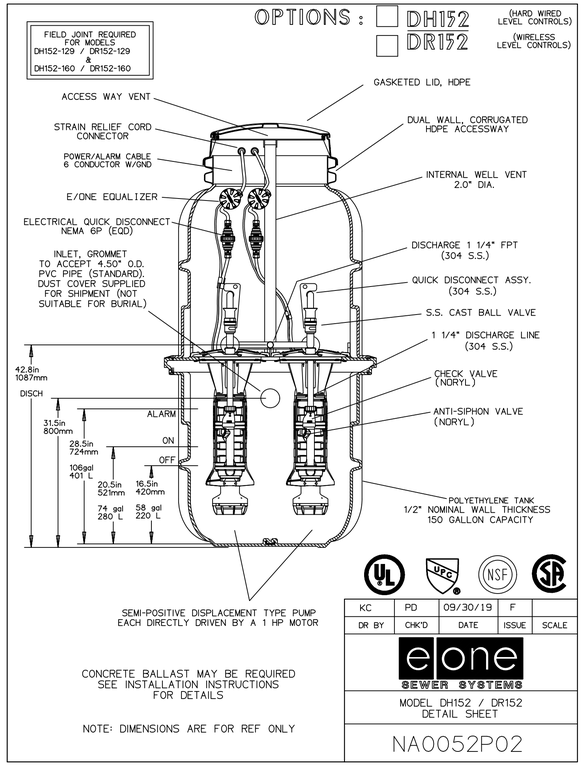
OWNER:
WENTWORTH CORNER, LLC
1150 SAGAMORE AVENUE
PORTSMOUTH, NH 03801

APPLICANT:
KATZ DEVELOPMENT CORPORATION
273 CORPORATE DRIVE
PORTSMOUTH, NH 03801

PROJECT:
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
TAX MAP 201
LOT 2
SAGAMORE ROAD
PORTSMOUTH, NH 03801

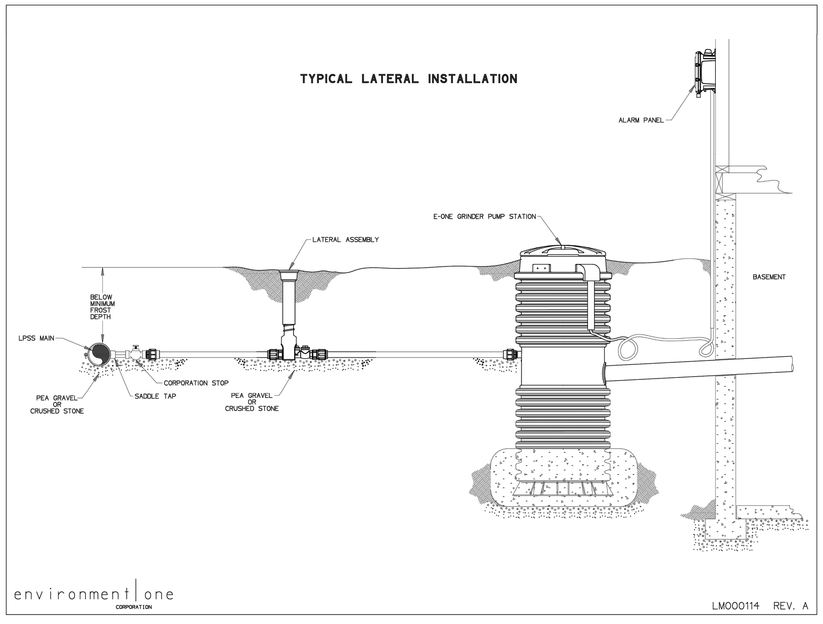
TITLE:
EROSION CONTROL NOTES AND DETAILS

SHEET NUMBER:
C-5



E-ONE GRINDER PUMP DETAIL

NOT TO SCALE

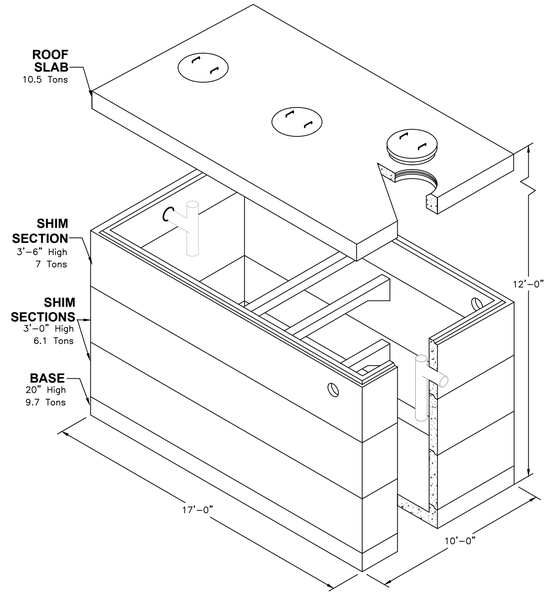


E-ONE TYPICAL SEWER SERVICE INSTALLATION

NOT TO SCALE

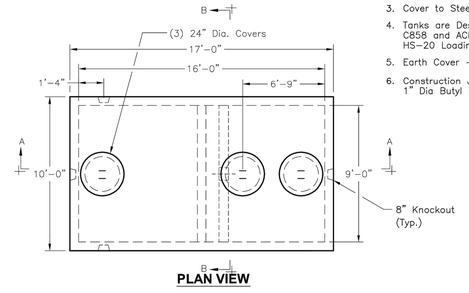
APPROVED BY THE PORTSMOUTH PLANNING BOARD

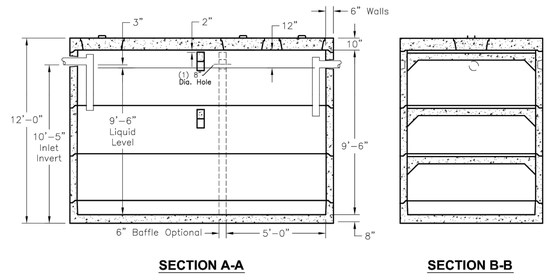
CHAIRMAN DATE



NOTES:

1. Concrete : 5,000 P.S.I Minimum Strength @ 28 Days
2. Steel Reinforcing– ASTM A–615, Grade 60.
3. Cover to Steel–1" Minimum
4. Tanks are Designed to Meet ASTM C858 and ACI 318 with AASHTO HS–20 Loading
5. Earth Cover –0 to 2 Feet Max.
6. Construction Joint–Sealed with 1" Dia Butyl Rubber or Equivalent





Septic Tank - 10,000 Gallon Capacity
9'-0" x 16'-0" x 10'-6" I.D.
Oldcastle Precast® *(OR APPROVED EQUAL)*

SEPTIC HOLDING TANK DETAIL (10,000 GALLON CAPACITY)

NOT TO SCALE

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ISSUED FOR: TAC WORK SESSION

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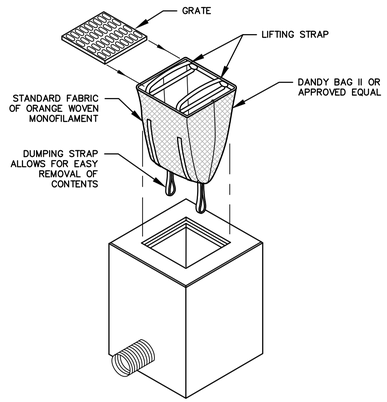
PROPOSED MULTI–FAMILY RESIDENTIAL DEVELOPMENT
TAX MAP 201
LOT 2
SAGAMORE ROAD
PORTSMOUTH, NH 03801

TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
C-6

P5079



INSTALLATION AND MAINTENANCE:

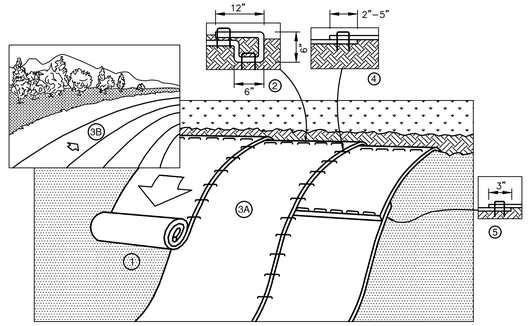
INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO CATCH BASIN INSERT SO THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF THE UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE CATCH BASIN INSERT. IF THE CONTAINMENT AREA IS MORE THAN 1/2 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY THE UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

UNACCEPTABLE INLET PROTECTION METHOD:

A SIMPLE SHEET OF GEOTEXTILE UNDER THE GRATE IS NOT ACCEPTABLE.

STORM DRAIN INLET PROTECTION NOT TO SCALE



NOTES

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION CONTROL BLANKET - SLOPE NOT TO SCALE

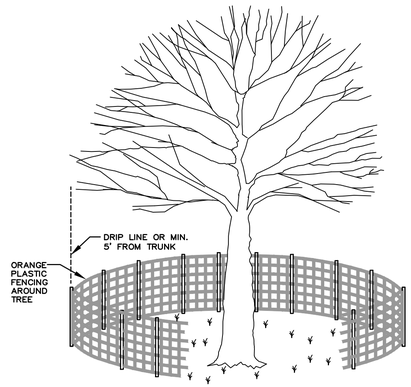
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

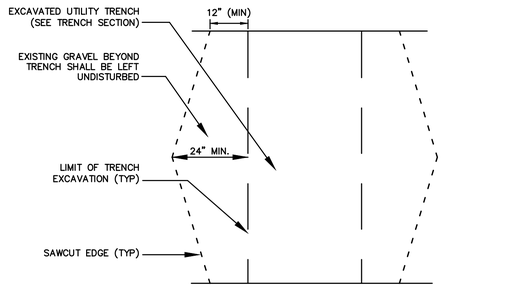
NOTE:
IF SOIL BECOMES COMPATCED OVER THE ROOT ZONE OF ANY TREE, THE GROUND SHOULD BE AERATED BY PUNCHING SMALL HOLES IN IT WITH SUITABLE AERATING EQUIPMENT.

ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM OF ANY TREE RETAINED ON SITE SHOULD BE REPAIRED IMMEDIATELY. CONSULT A FORESTER OR TREE SPECIALIST FOR MORE SERIOUS DAMAGE OF TREES.

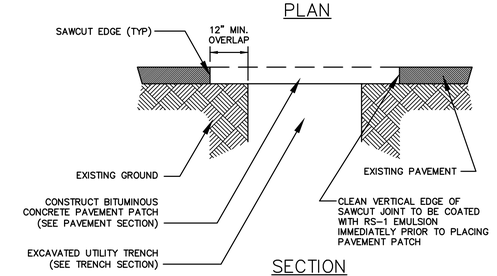
CONTRACTOR TO USE TREE PROTECTION WHERE SUITABLE AND/OR AS DIRECTED BY THE ENGINEER.



TREE PROTECTION DETAILS NOT TO SCALE



PLAN

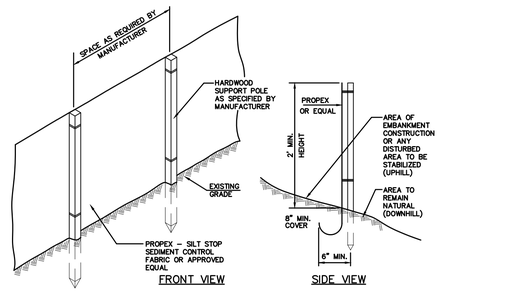


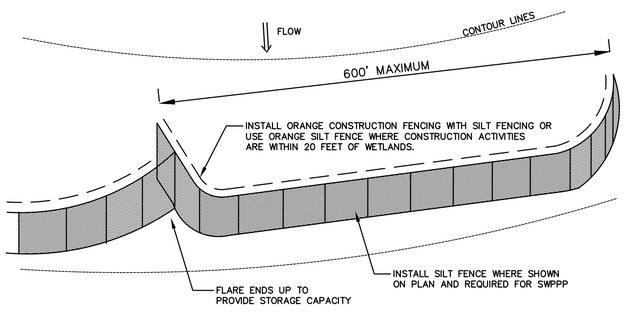
SECTION

NOTES

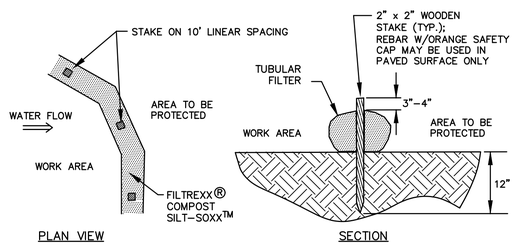
1. MACHINE CUT EXISTING PAVEMENT.
2. ALL TEMPORARY, DAMAGED OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
3. DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET NHDOT REQUIREMENTS.

TYPICAL TRENCH PATCH NOT TO SCALE





SILT AND ORANGE CONSTRUCTION FENCE DETAIL NOT TO SCALE



NOTES:
1. SILTSOXX OR APPROVED EQUAL SHALL BE USED FOR TUBULAR SEDIMENT BARRIERS.
2. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS.
3. COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
4. ALL SEDIMENT TRAPPED BY BARRIER SHALL BE DISPOSED OF PROPERLY.

TUBULAR SEDIMENT BARRIER DETAIL NOT TO SCALE

ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

NOT FOR CONSTRUCTION

ISSUED FOR: TAC WORK SESSION

ISSUE DATE: NOVEMBER 2, 2021

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMITTAL	CDB	11/02/21

DRAWN BY: CDB
APPROVED BY: EDW
DRAWING FILE: 5079-SITE.dwg

SCALE: 22"x34" 1" = 20'
11"x17" 1" = 40'

OWNER:
WENTWORTH CORNER, LLC
1150 SAGAMORE AVENUE
PORTSMOUTH, NH 03801

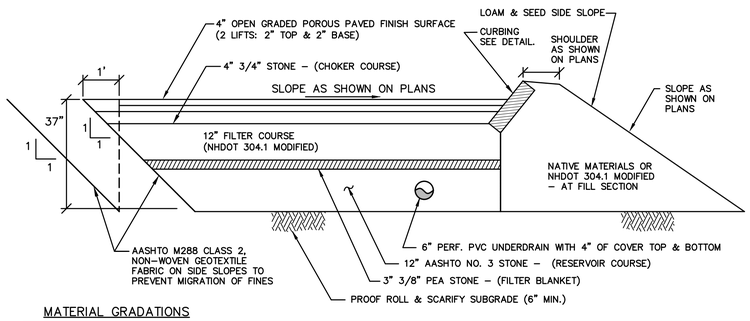
APPLICANT:
KATZ DEVELOPMENT CORPORATION
273 CORPORATE DRIVE
PORTSMOUTH, NH 03801

PROJECT:
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
TAX MAP 201
LOT 2
SAGAMORE ROAD
PORTSMOUTH, NH 03801

TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
C-7

P5079



NOTES:

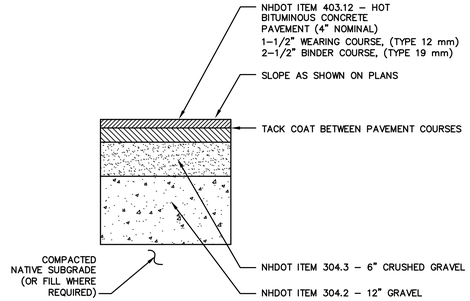
1. DESIGN OF POROUS PAVEMENT SHALL BE IN ACCORDANCE WITH UNHSC DESIGN SPECIFICATIONS FOR POROUS ASPHALT PAVEMENT AND INFILTRATION BEDS.
2. CONTRACTOR TO REMOVE ANY EXISTING BURIED LAYERS OF LOAM OR UNSUITABLE MATERIAL DURING THE EXCAVATION OF THE PARKING AREA AND/OR WHENEVER ENCOUNTERED IN TRENCHES.
3. A PROFESSIONAL ENGINEER SHALL INSPECT SITE PREPARATION AND INSTALLATION OF POROUS PAVEMENT.
4. THE TOP LAYER (WEARING COURSE) SHALL BE PRE–BLENDED PG 76–28 MODIFIED WITH SBS. THE BASE COURSE SHOULD BE, AT A MINIMUM, PG 64–28 WITH 5 POUNDS OF FIBER PER TON ASPHALT MIX. IF SUFFICIENT STAGING OR USE OF THE BASE COURSE SECTION WILL BE REQUIRED PRIOR TO THE APPLICATION OF THE WEARING COURSE, THE ENGINEER MAY DECIDE TO USE PRE–BLENDED PG 64V–28 MODIFIED WITH SBS ON BOTH COURSES.
5. CONTRACTOR SHALL PROVIDE SUBMITTALS FOR POROUS PAVEMENT & SUBGRADE MATERIALS AS NOTED IN THE ABOVE SPECIFICATION A MINIMUM OF 14–DAYS PRIOR TO COMMENCING CONSTRUCTION.
6. THE CONSTRUCTION OF THE POROUS PAVEMENT SHALL BE IN ACCORDANCE WITH THE UNHSC DESIGN SPECIFICATIONS FOR POROUS ASPHALT PAVEMENT AND INFILTRATION BEDS.

MATERIAL GRADATIONS

RESERVOIR COURSE		CHOKER COURSE STONE		GRAVEL FILTER COURSE (NHDOT 304.1 MODIFIED)		3/8" PEA STONE	
SIEVE SIZE	% PASSING BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
2–1/2"	100	1–1/2"	100	6"	100	1/2"	100
2"	90 – 100	1"	95 – 100	# 4	70 – 100	3/8"	85 – 100
1–1/2"	35 – 70	1/2"	25 – 60	# 200	0 – 6	# 4	10 – 30
1"	0 – 15	# 4	0 – 10			# 8	0 – 10
1/2"	0 – 5	# 8	0 – 5			# 16	0 – 15

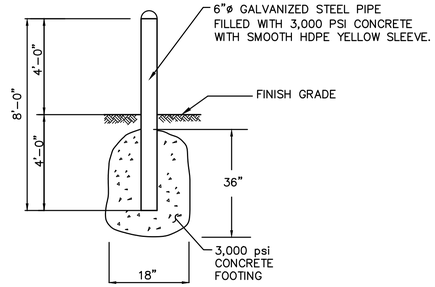
POROUS PAVEMENT CROSS SECTION

NOT TO SCALE



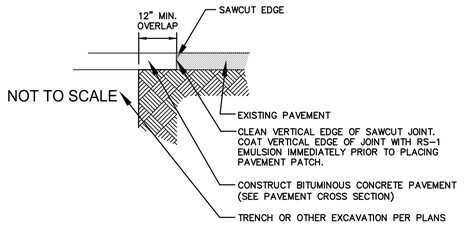
PENDING GEOTECH REPORT

PAVEMENT CROSS SECTION



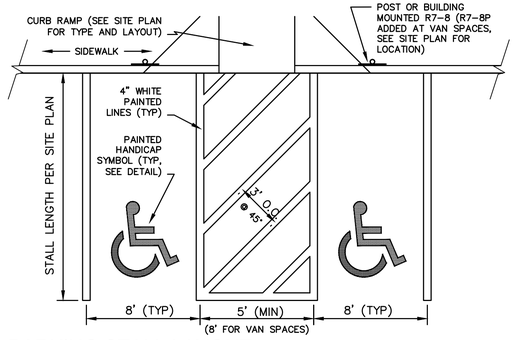
BOLLARD

NOT TO SCALE



TYPICAL PAVEMENT SAWCUT

NOT TO SCALE



PARKING STALL LAYOUT

NOT TO SCALE

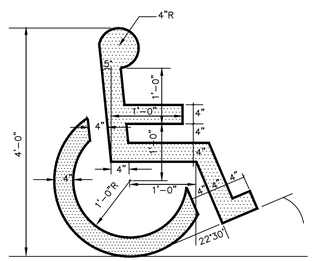
NOTES

1. SEE PLANS FOR CURB LOCATION.
2. SEE PLANS FOR PAVEMENT CROSS SECTION.
3. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
4. MINIMUM LENGTH OF CURB STONES = 4'.
5. MAXIMUM LENGTH OF CURB STONES = 10'.
6. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES – SEE CHART.
7. CURB ENDS TO ROUNDED AND BATTERED FACES TO BE CUT WHEN CALL FOR ON THE PLANS.
8. CURB SHALL BE INSTALLED PRIOR TO PLACEMENT OF TOP PAVEMENT COURSE.
9. JOINTS BETWEEN CURB STONES SHALL BE MORTARED.

RADIUS	MAX. LENGTH
21'	3'
22'–28'	4'
29'–35'	5'
36'–42'	6'
43'–49'	7'
50'–56'	8'
57'–60'	9'
OVER 60'	10'

VERTICAL GRANITE CURB

NOT TO SCALE

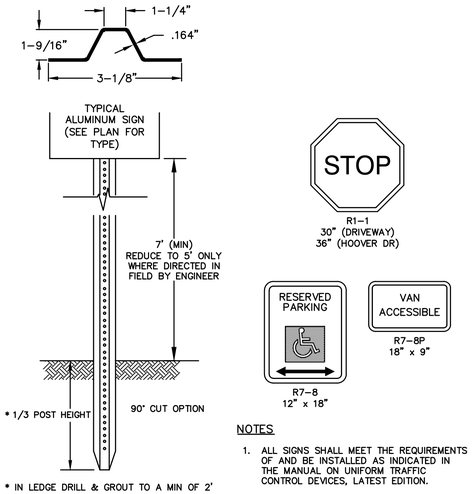


NOTES

1. SYMBOL TO BE PAINTED IN ALL HANDICAPPED ACCESSIBLE SPACES IN WHITE PAINT (BLUE–PAINTED SQUARE BACKGROUND OPTIONAL).

PAINTED ADA SYMBOL

NOT TO SCALE



NOTES

1. ALL SIGNS SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

LENGTH: AS REQUIRED

WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)

HOLES: 3/8" DIAMETER, 1" C–C FULL LENGTH

STEEL: SHALL CONFORM TO ASTM A–499 (GRADE 60) OR ASTM A–576 (GRADE 1070 – 1080)

SIGN DETAILS

NOT TO SCALE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433–2335 www.ALTUS–ENG.com

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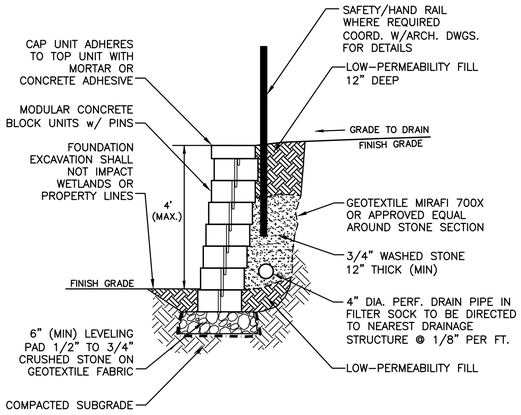
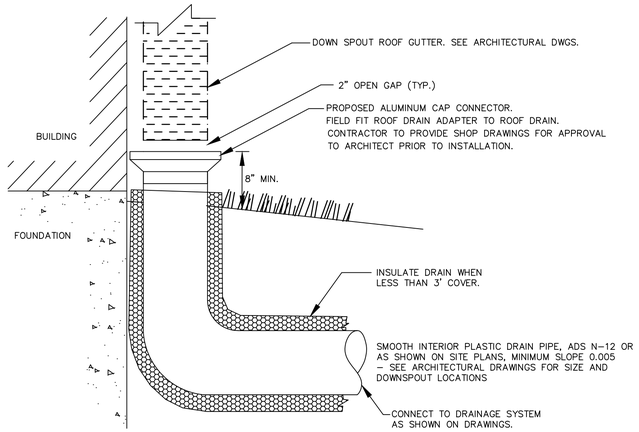


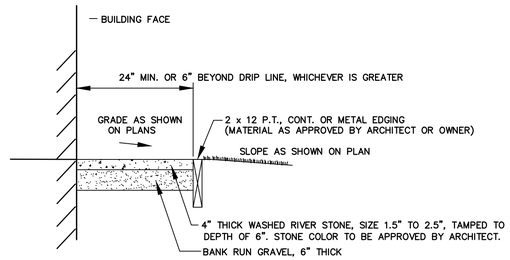
NOTES:

1. TYPICAL MODULAR BLOCK SHALL BE PRECAST CONCRETE MEASURING APPROXIMATELY 16"x12"x6". OTHER BLOCK SIZES MAY BE APPROVED BY THE ENGINEER UPON REQUEST. CAP UNITS SHALL BE PER THE STANDARDS OF THE SELECTED MANUFACTURER.
2. BLOCK MANUFACTURER SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
3. WALL SHALL BE INSTALLED PER THE REQUIREMENTS OF THE MANUFACTURER.
4. WALL HEIGHT SHALL NOT EXCEED 4' WITHOUT DESIGN DRAWINGS STAMPED BY A PROFESSIONAL STRUCTURAL ENGINEER.
5. LOCKING PINS MAY OR MAY NOT BE REQUIRED BASED ON THE WALL MANUFACTURER APPROVED BY THE ENGINEER.
6. WALL SHALL BE EMBEDDED BELOW EXISTING GRADE THE DEPTH OF AT LEAST ONE BLOCK UNLESS OTHERWISE SPECIFIED BY THE WALL MANUFACTURER.
7. WALL BATTER SHALL BE PER THE MANUFACTURER'S SPECIFICATIONS.
8. BLOCK FINISH SHALL BE AT THE DISCRETION OF THE OWNER.
9. MODULAR BLOCK RETAINING WALL SHALL BE DIAMOND PRO WALL SYSTEM BY ANCHOR WALL SYSTEMS (OR APPROVED EQUAL). VERIFY WITH OWNER & ARCHITECT.

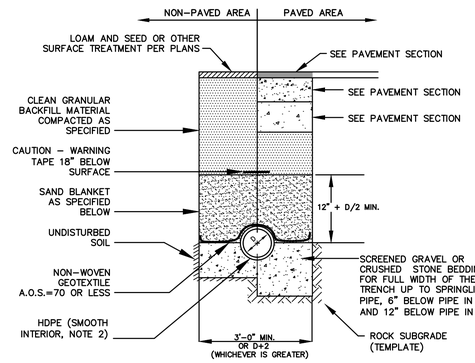
MODULAR BLOCK RETAINING WALL NOT TO SCALE



ROOF DRAIN NOT TO SCALE



DRIP EDGE DETAIL NOT TO SCALE



NOTES:

1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
2. ALL PIPE SHALL BE HDPE WITH SMOOTH INTERIOR AND CORRUGATED EXTERIOR, ADS TYPE N-12 OR APPROVED EQUAL.

SAND BLANKET/BARRIER

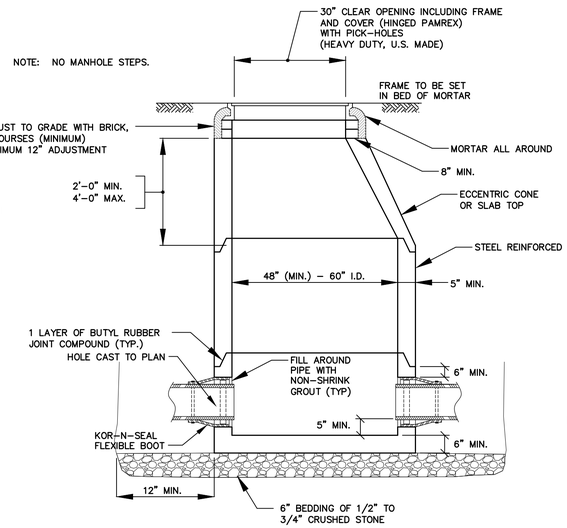
SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 - 100
200	0 - 15

SCREENED GRAVEL OR CRUSHED STONE BEDDING*

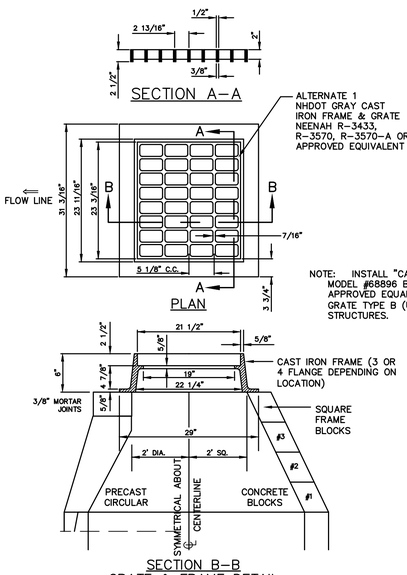
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 - 100
3/8"	20 - 55
# 4	0 - 10
# 8	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

STORM DRAIN TRENCH NOT TO SCALE



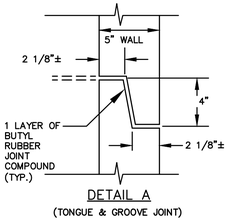
DRAIN MANHOLE DETAIL NOT TO SCALE

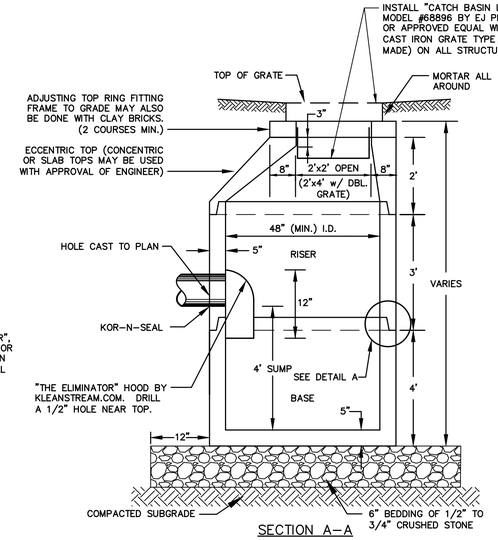


NOTES

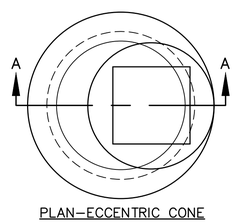
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 PSI).
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
5. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
6. USE H20 LOADING SLAB TOP SECTION IN LIEU OF ECCENTRIC TOP WHERE PIPE INVERT IS WITHIN 4' OF FINISH GRADE.
7. FRAME AND GRATE DIMENSIONS ARE TYPICAL BUT MAY VARY BASED ON PRODUCT SELECTED OR EQUIVALENT APPROVED BY THE ENGINEER.

DEEP SUMP CATCH BASIN NOT TO SCALE





SECTION A-A



PLAN-ECCENTRIC CONE

P5079

ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

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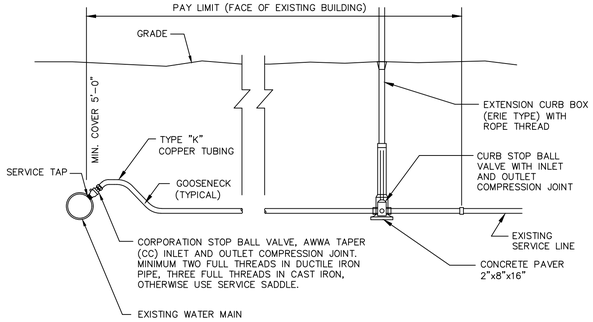
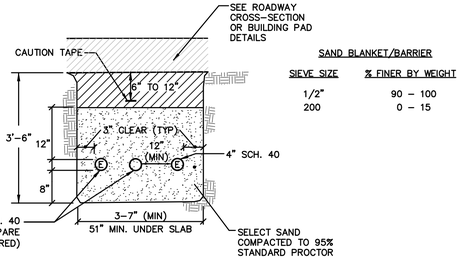


NOTES

1. PROVIDE NEW LINE USING CONTINUOUS LENGTHS OF COPPER. NO COUPLING ALLOWED IN ROADWAY WITHOUT APPROVAL OF ENGINEER.
2. TAPS TO BE MADE AT APPROXIMATELY 2:00 & 10:00
3. PROVIDE FOR SERVICE LINE CONTRACTION AND EXPANSION BY INSTALLING "S" IN SERVICE LINE NEAR MAIN.
4. IF SERVICE IS INSTALLED WITH LESS THAN 5' COVER, INSULATE OVER LINE.
5. REMOVE EXISTING CURB STOP.
6. CONNECT CURB STOP TO EXISTING SERVICE LINE AT PROPERTY LINE OR AT LOCATION APPROVED BY THE ENGINEER (NO COUPLING WITHOUT APPROVAL OF ENGINEER) AFTER PRESSURE TESTING AND DISINFECTION.
7. SHUT OFF EXISTING CORPORATION AND REMOVE OR ABANDON EXISTING SERVICE LINE.
8. CURB BOX SHALL BE SET IN THE GRASS/LANDSCAPE AREA BETWEEN CURB AND SIDEWALK UNLESS DIRECTED OTHERWISE.
9. 2" OR LARGER SERVICE CONNECTIONS SHALL USE A STAINLESS STEEL SERVICE SADDLE.

SERVICE CONNECTION DETAIL NOT TO SCALE



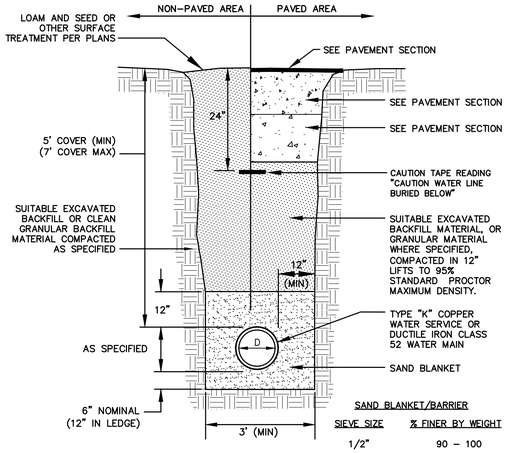
SAND BLANKET/BARRIER

SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15

NOTES

1. ALL CONDUIT IS TO BE SCHEDULE 40 PVC, ELECTRICAL GRADE, GRAY IN COLOR AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. A 10-FOOT HORIZONTAL SECTION OF RIGID GALVANIZED STEEL CONDUIT WILL BE REQUIRED AT EACH SWEEP, UNLESS IN THE OPINION OF THE SERVICE PROVIDER DESIGNER, THE SWEEP-PVC JOINT IS NOT SUBJECT TO FAILURE DURING PULLING OF THE CABLE. ALL JOINTS ARE TO BE WATERTIGHT.
2. ALL 90 DEGREE SWEEPS WILL BE MADE WITH RIGID GALVANIZED STEEL WITH A MINIMUM RADIUS OF 36 INCHES FOR PRIMARY CABLES AND 24 INCHES FOR SECONDARY CABLES.
3. BACKFILL MAY BE MADE WITH EXCAVATED MATERIAL OR COMPARABLE, UNLESS MATERIAL IS DEEMED UNSUITABLE BY SERVICE PROVIDER. BACKFILL SHALL BE FREE OF FROZEN LUMPS, ROCKS, DEBRIS, AND RUBBISH. ORGANIC MATERIAL SHALL NOT BE USED AS BACKFILL. BACKFILL SHALL BE IN 6-INCH LAYERS AND THOROUGHLY COMPACTED.
4. A SUITABLE PULLING STRING, CAPABLE OF 300 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE SERVICE PROVIDER IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT. A MINIMUM OF TWENTY-FOUR (24") INCHES OF ROPE SLACK SHALL REMAIN AT THE END OF EACH DUCT. PULL ROPE SHALL BE INSTALLED IN ALL CONDUIT FOR FUTURE PULLS. PULL ROPE SHALL BE NYLON ROPE HAVING A MINIMUM TENSILE STRENGTH OF THREE HUNDRED (300#) LBS.
5. SERVICE PROVIDER SHALL BE GIVEN THE OPPORTUNITY TO INSPECT ALL CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD SERVICE PROVIDER BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
6. TYPICAL CONDUIT SIZES ARE 3-INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4-INCH FOR THREE PHASE SECONDARY, AND 5-INCH FOR THREE PHASE PRIMARY. HOWEVER, SERVICE PROVIDERS MAY REQUIRE DIFFERENT NUMBERS, TYPES AND SIZES OF CONDUIT THAN THOSE SHOWN HERE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDUIT SIZES, TYPES AND NUMBERS WITH EACH SERVICE PROVIDER PRIOR TO ORDERING THEM.
7. ROUTING OF CONDUIT, LOCATION OF MANHOLES, TRANSFORMERS, CABINETS, HANDHOLES, ETC., SHALL BE DETERMINED BY SERVICE PROVIDER DESIGN PERSONNEL. THE CONTRACTOR SHALL COORDINATE WITH ALL SERVICE PROVIDERS PRIOR TO THE INSTALLATION OF ANY CONDUIT.
8. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE. WHERE REQUIRED BY UTILITY PROVIDER, CONDUIT SHALL BE SUPPORTED IN PLACE USING PIPE STANCHIONS PLACED EVERY FIVE (5') FEET ALONG THE CONDUIT RUN.
9. UNDER A BUILDING SLAB THE CONDUIT SHALL BE ENCASED IN 8" OF CONCRETE ON ALL SIDES.
10. ALL CONDUIT TERMINATIONS SHALL BE CAPPED TO PREVENT DEBRIS FROM ENTERING CONDUIT.

ELECTRIC / COMMUNICATION TRENCH NOT TO SCALE



SAND BLANKET/BARRIER

SIEVE SIZE	% FINER BY WEIGHT
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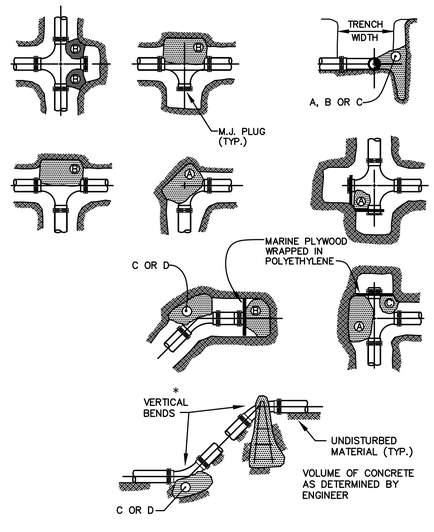
NOTES

1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
2. WATER MAINS SHALL BE POLY WRAPPED.
3. WATER MAINS SHALL HAVE 3 WEDGES PER JOINT.

WATER TRENCH NOT TO SCALE

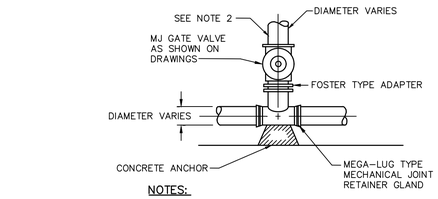


TEST PRESSURE = 150 psi	SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL					
	REACTION TYPE		PIPE SIZE			
			4"	6"	8"	10"	12"
	A	90°	0.89	2.19	3.82	11.14	17.24
	B	180°	0.65	1.55	2.78	8.38	12.00
	C	45°	0.48	1.19	2.12	6.02	9.32
	D	22-1/2°	0.25	0.60	1.06	3.08	4.74
	E	11-1/4°	0.13	0.30	0.54	1.54	2.38

NOTES:

1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
2. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
3. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
4. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.
5. POLYETHYLENE (6 MIL) SHALL BE PLACED AROUND FITTINGS PRIOR TO CONCRETE PLACEMENT.

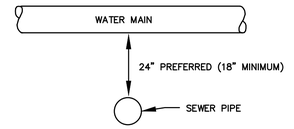
THRUST BLOCKING DETAIL NOT TO SCALE



NOTES:

1. GATE VALVES SHALL OPEN RIGHT, PER CITY STANDARDS.
2. BRANCH PIPING SHALL BE MECHANICALLY RESTRAINED AS NOTED UNDER THRUST BLOCK DETAIL REQUIREMENTS.

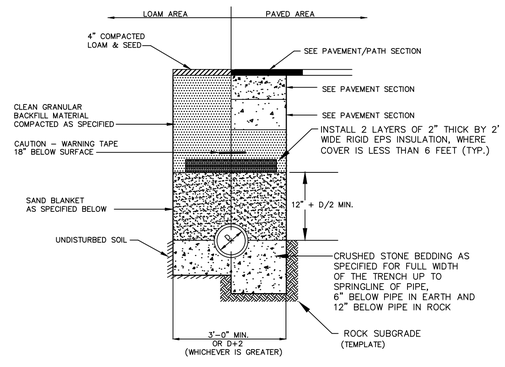
TEE & GATE VALVE ASSEMBLY DETAIL NOT TO SCALE



NOTES

1. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER MAINS. A MINIMUM VERTICAL DISTANCE WITH WATER ABOVE SEWER SHALL BE MAINTAINED.
2. SEWER PIPE JOINTS SHALL BE LOCATED A MINIMUM OF 6 FEET HORIZONTALLY FROM WATER MAIN.
3. IF THE REQUIRED CONFIGURATION CANNOT BE MET, THE SEWER MAIN SHALL BE CONSTRUCTED TO MEET THE NHDES REQUIREMENTS FOR FORCE MAIN CONSTRUCTION.

WATER / SEWER CROSSING NOT TO SCALE



BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

SAND BLANKET

SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15

CRUSHED STONE BEDDING *

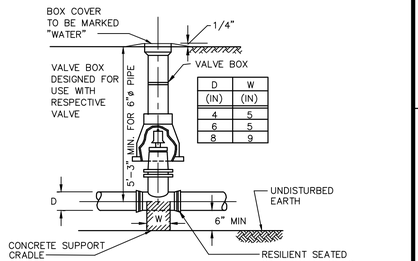
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
3/8"	20 – 55
# 4	0 – 10
# 8	0 – 5

* EQUIVALENT TO STANDARD STONE SIZE #67 – SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

SEWER TRENCH SECTION NOT TO SCALE

STANDARD TRENCH NOTES:

1. ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE: BACKFILL AS STATED IN THE TECHNICAL SPECIFICATIONS OR AS SHOWN OF THE DRAWING.
2. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33, STONE SIZE NO. 67.
   100% PASSING 1 INCH SCREEN
   90 – 100% PASSING 3/4 INCH SCREEN
   20 – 55% PASSING 3/8 INCH SCREEN
   0–10% PASSING #4 SIEVE
   0–5% PASSING #8 SIEVE
   WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1–1/2 INCH TO 1/2 INCH SHALL BE USED.
3. SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER, SO GRADED THAT 90 – 100% PASSES 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE. BLANKET MAY BE OMITTED FOR CAST-IRON, DUCTILE IRON, AND REINFORCED CONCRETE PIPE PROVIDED HOWEVER, THAT NO STONE LARGER THAN 2" IS IN CONTACT WITH THE PIPE.
4. SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS; PIECES OF PAVEMENT; ORGANIC MATTER; TOP SOIL; ALL WET OR SOFT MUCK, PEAT, OR CLAY; ALL EXCAVATED LEDGE MATERIAL; ALL ROCKS OVER 6 INCHES IN LARGEST DIMENSION; AND ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.
5. BASE COURSE AND PAVEMENT SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES – DIVISIONS 300 AND 400 RESPECTIVELY.
6. SHEETING, IF REQUIRED: WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION 1 FOOT ABOVE THE TOP OF PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAT 1 FOOT ABOVE THE TOP OF THE PIPE.
7. W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES IN NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE OUTSIDE DIAMETER (O.D.) ALSO, W SHALL BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
8. FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
9. CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATION REQUIREMENTS FOR CLASS A (3000#) CONCRETE AS FOLLOWS:
   CEMENT: 6.0 BAGS PER CUBIC YARD WATER: 5.75 GALLONS PER BAG CEMENT
   MAXIMUM SIZE OF AGGREGATE: 1 INCH CONCRETE ENCASEMENT IS NOT ALLOWED FOR PVC PIPE.
10. CONCRETE FULL ENCASEMENT: IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MINIMUM). BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.
11. NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES DESIGN STANDARDS REQUIRE TEN FEET (10') SEPARATION BETWEEN WATER AND SEWER. REFER TO CITY'S STANDARD SPECIFICATIONS FOR METHODS OF PROTECTION IN AREAS THAT CANNOT MEET THESE REQUIREMENTS.



D (IN)	W (IN)
4	5
6	5
8	9

SECTION

WATER VALVE DETAIL NOT TO SCALE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

NOT FOR CONSTRUCTION

ISSUED FOR: TAC WORK SESSION

ISSUE DATE: NOVEMBER 2, 2021

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMITTAL	CDB	11/02/21

DRAWN BY: CDB
APPROVED BY: EDW
DRAWING FILE: 5079-SITE.dwg

SCALE: 22"x34" 1" = 20'
11"x17" 1" = 40'

OWNER:
WENTWORTH CORNER, LLC
1150 SAGAMORE AVENUE
PORTSMOUTH, NH 03801

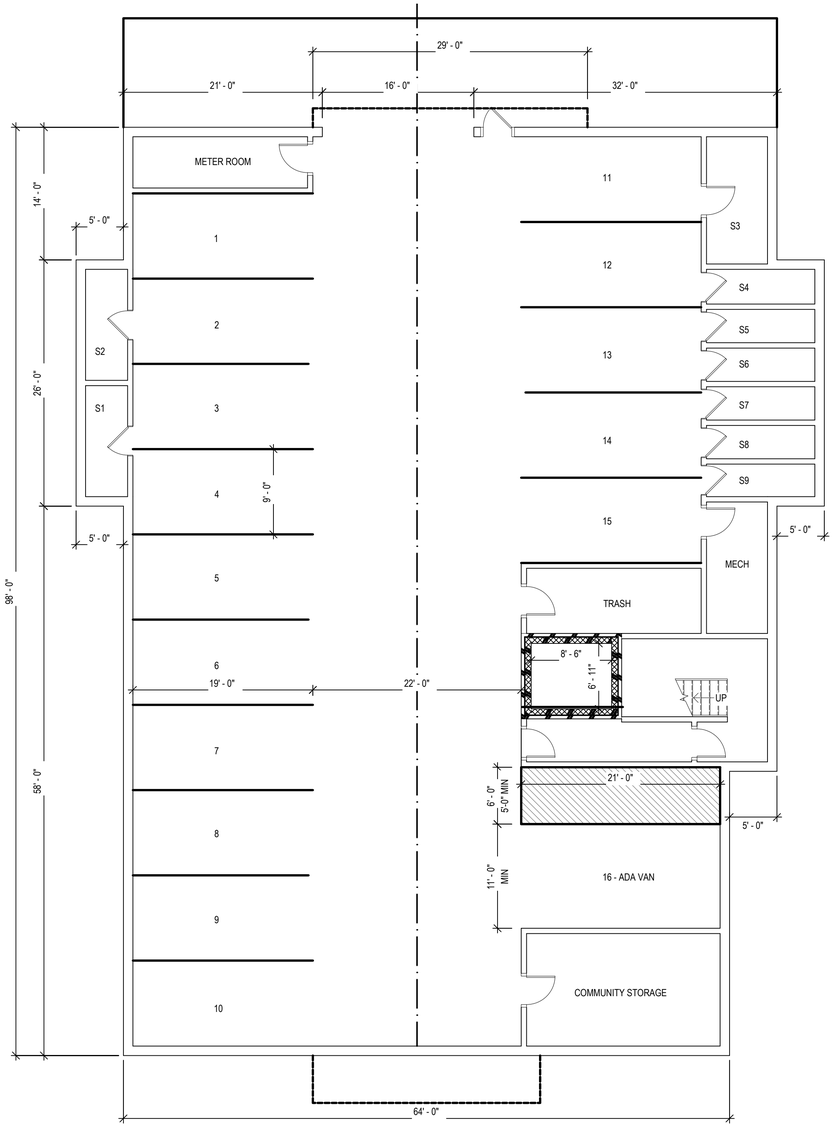
APPLICANT:
KATZ DEVELOPMENT CORPORATION
273 CORPORATE DRIVE
PORTSMOUTH, NH 03801

PROJECT:
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
TAX MAP 201
LOT 2
SAGAMORE ROAD
PORTSMOUTH, NH 03801

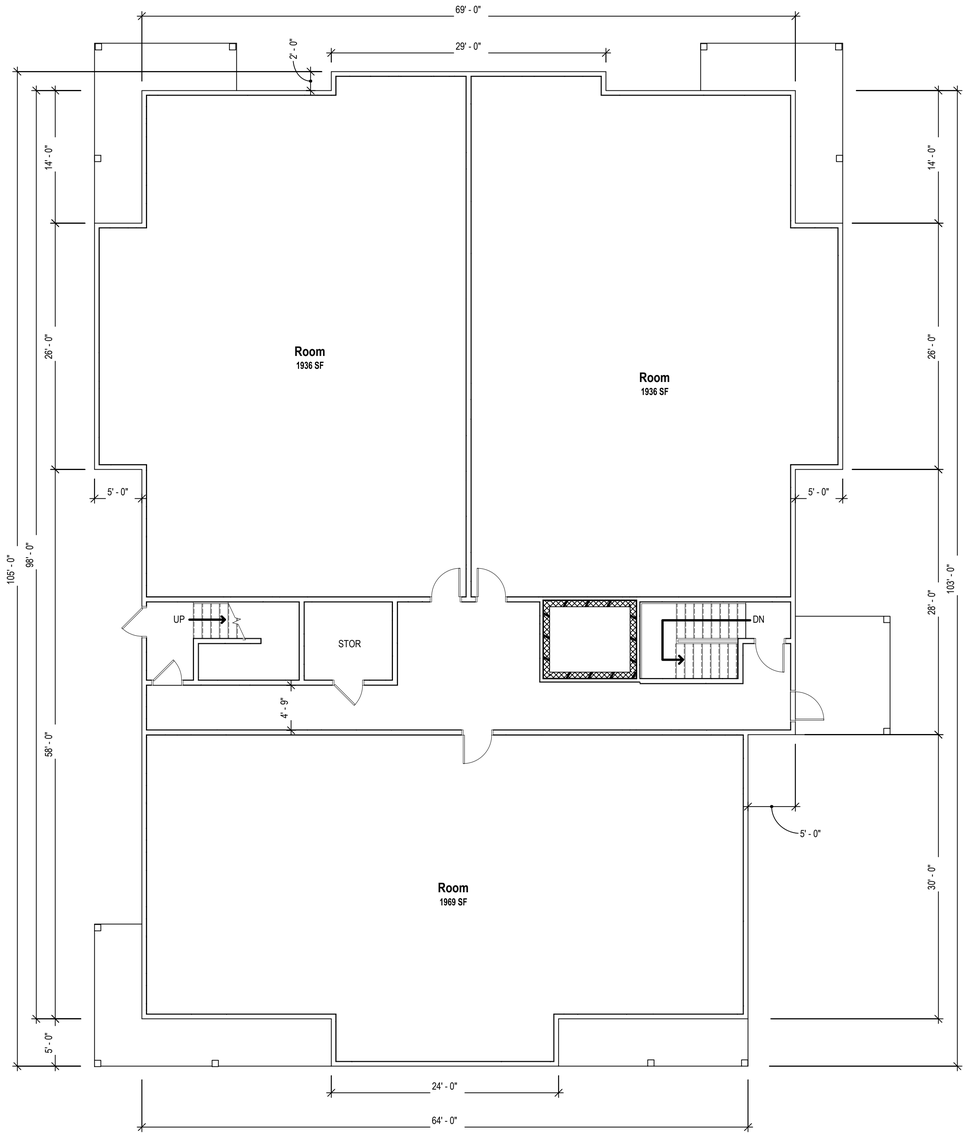
TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
C-10

P5079



2 **BASEMENT - Overall Plan**
1/8" = 1'-0"

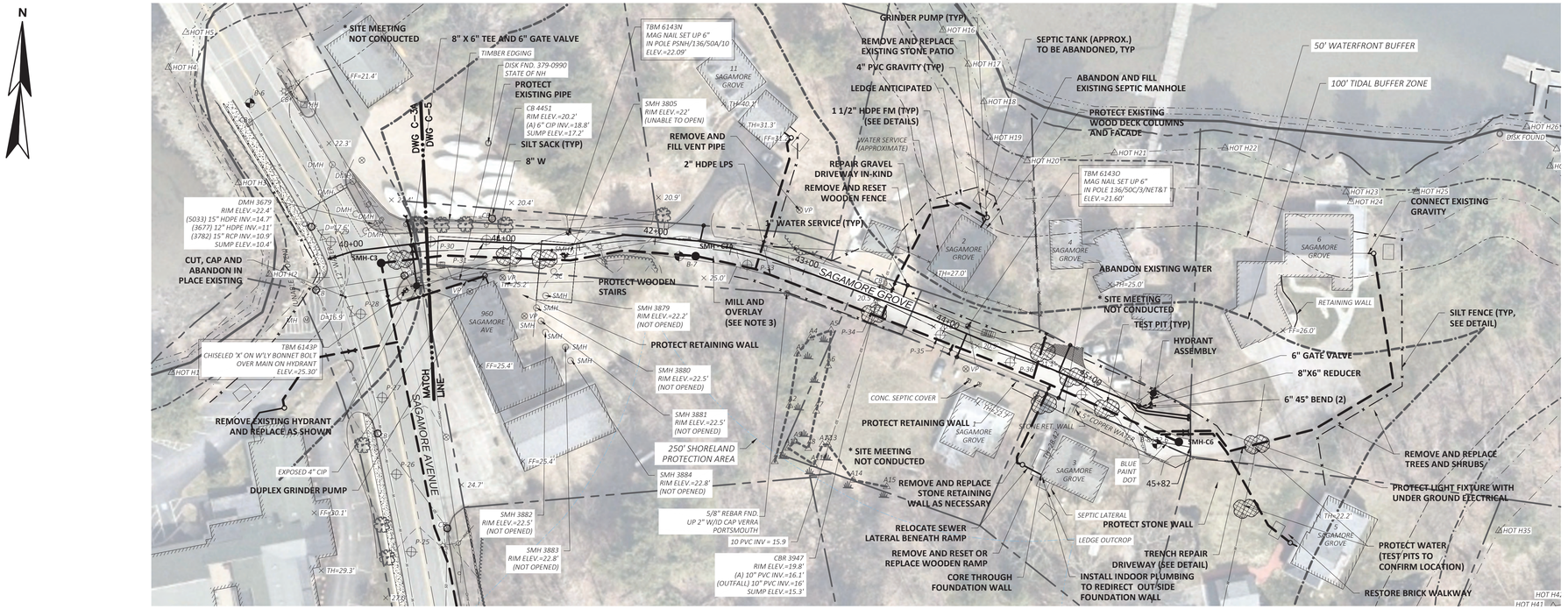


1 **LEVEL 1 - Overall Plan**
1/8" = 1'-0"

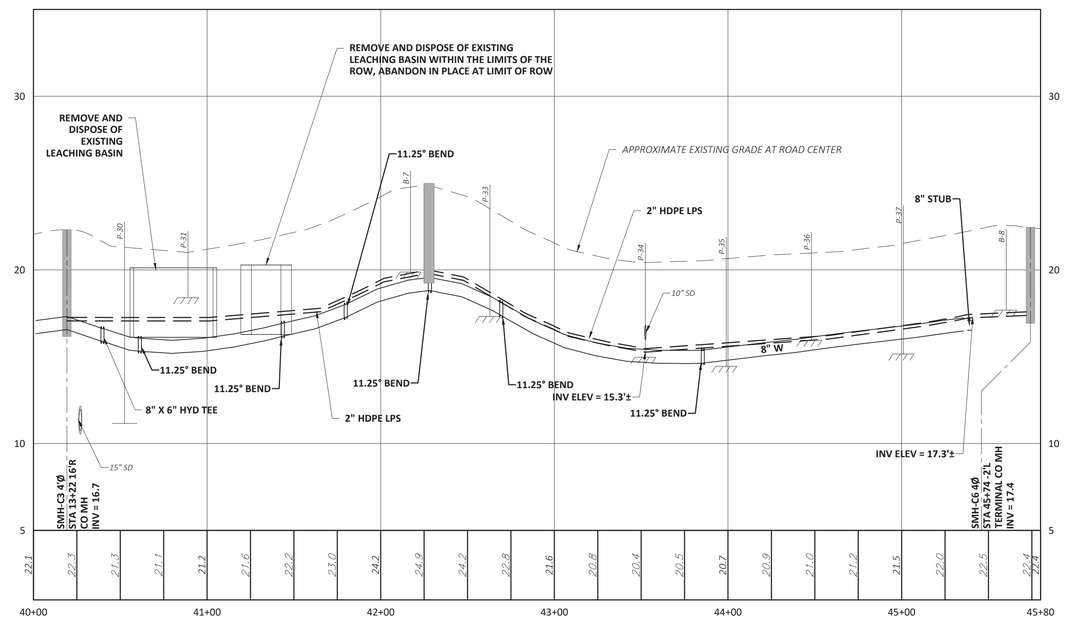
OVERALL PLANS
NOT FOR CONSTRUCTION

1/8" =
10/04/2021

JSA



PLAN
SCALE: 1"=40'



PROFILE
SCALES
VERT:1"=4'
HORIZ:1"=40'

NOTES:

1. WORK OUTSIDE CITY OWNED EASEMENTS AND RIGHTS OF WAY ARE NOT AUTHORIZED UNTIL HOMEOWNER AND CITY SIGN OFFS ARE EXECUTED.
2. ALL AREAS (EXCEPT GRAVEL DRIVEWAYS) THAT ARE EXCAVATED, FILLED OR OTHERWISE DISTURBED BY THE CONTRACTOR AND ARE NOT TO BE PAVED OR FILLED WITH GRAVEL OR RIPRAP SHALL BE LOAMED, GRADED, FERTILIZED, SEEDED AND MULCHED. ALL AREAS ARE TO RECEIVE A MINIMUM OF 6" OF TOPSOIL. REFER TO SPECIFICATION SECTION 02480.
3. SEE DETAIL SHEETS FOR PAVING RECOMMENDATIONS.

DRAFT

NO	SUBMISSIONS/REVISIONS	APP'D	DATE
1	90% SUBMITTAL	K.GAR	03-21

DESIGNED BY: J.LOC
CAD COORD.: J.MIC
CAD: D.FUD
CHECKED BY: K.OBE
DATE: 03-21
APPROVED BY: K.GAR
DATE: 03-21
PROJECT NO.: 11304C

WRIGHT-PIERCE
Engineering a Better Environment
888.621.8156 | www.wright-pierce.com

CITY OF PORTSMOUTH, NH
SAGAMORE AVENUE SEWER EXTENSION PROJECT

PLAN AND PROFILE: SAGAMORE GROVE (STA 40+00 TO STA 45+80)

DRAWING
C-5

(XX) PARKING COUNT

(TD) PROPOSED TIPDOWN RAMP

VGC PROPOSED VERTICAL GRANITE CURB
SGC PROPOSED SLOPED GRANITE CURB
CC PROPOSED CONCRETE CURB
MGC MOUNTABLE GRANITE CURB
SSL SINGLE SOLID LINE (WHITE)
DSL DOUBLE SOLID LINE (YELLOW)
■ DETECTABLE WARNING PANEL

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

STATE OF NEW HAMPSHIRE — PROFESSIONAL ENGINEER — RICHARD LUNDBORN No. 10843 — LICENSED

SCALE: HORZ.: 1" = 30'
VERT.:
DATUM: HORZ.: NAD83
VERT.: NGVD29
GRAPHIC SCALE 30 15 0

FUSS & O'NEILL
UPPER SQUARE BUSINESS CENTER
5 FLETCHER STREET, SUITE 1
KENNEBUNK, MAINE 04043
207.363.0669
www.fando.com

CATE STREET DEVELOPMENT, LLC

SITE PLAN OVERVIEW

ROUTE 1 BYPASS / HODGDON WAY
PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.B10
DATE: 11/01/2021

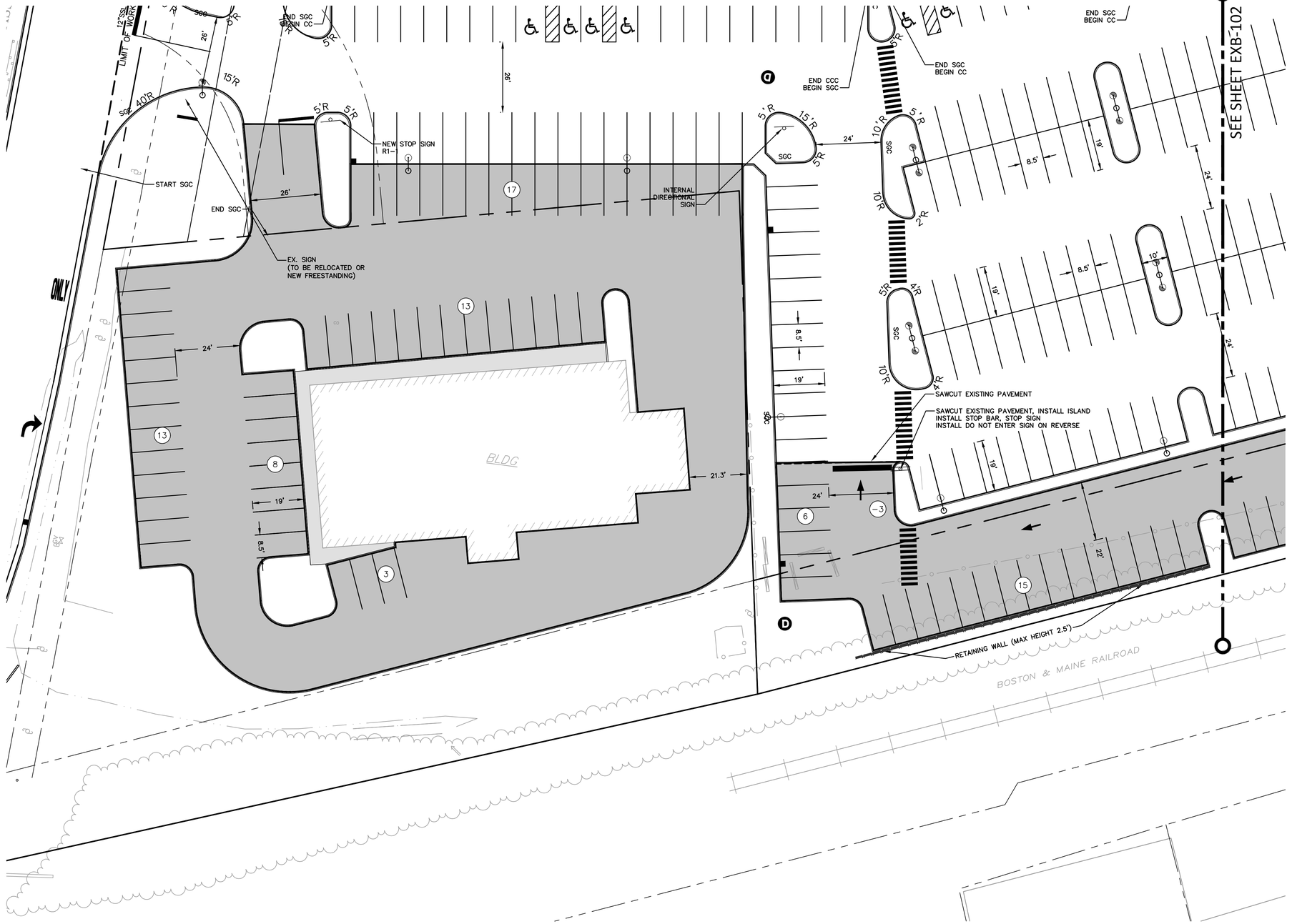
EXB-100

File Path: J:\DWG\P20180317B10\Dwg\20180317B10_STP01_option 2.DWG Layout: CS-100 Plotted: Tue, November 02, 2021 - 12:19 PM User: jhavey
Plotter: DWG TO PDF.PC3 CTB File: FO.STB
MS VIEW: LAYER STATE:

(XX) PARKING COUNT

(TD) PROPOSED TIPDOWN RAMP

VGC PROPOSED VERTICAL GRANITE CURB
SGC PROPOSED SLOPED GRANITE CURB
CC PROPOSED CONCRETE CURB
MGC MOUNTABLE GRANITE CURB
SSL SINGLE SOLID LINE (WHITE)
DSL DOUBLE SOLID LINE (YELLOW)
■ DETECTABLE WARNING PANEL



W E (BEARINGS)

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

STATE OF NEW HAMPSHIRE – LICENSED PROFESSIONAL ENGINEER – RICHARD LUNDBORN No. 10843

SCALE: HORZ.: 1" = 20'
VERT.:
DATUM: HORZ.: NAD83
VERT.: NGVD29
GRAPHIC SCALE 20 10 0 0

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CATE STREET DEVELOPMENT, LLC

SITE PLAN

ROUTE 1 BYPASS / HODGDON WAY

PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.B10
DATE: 11/01/2021

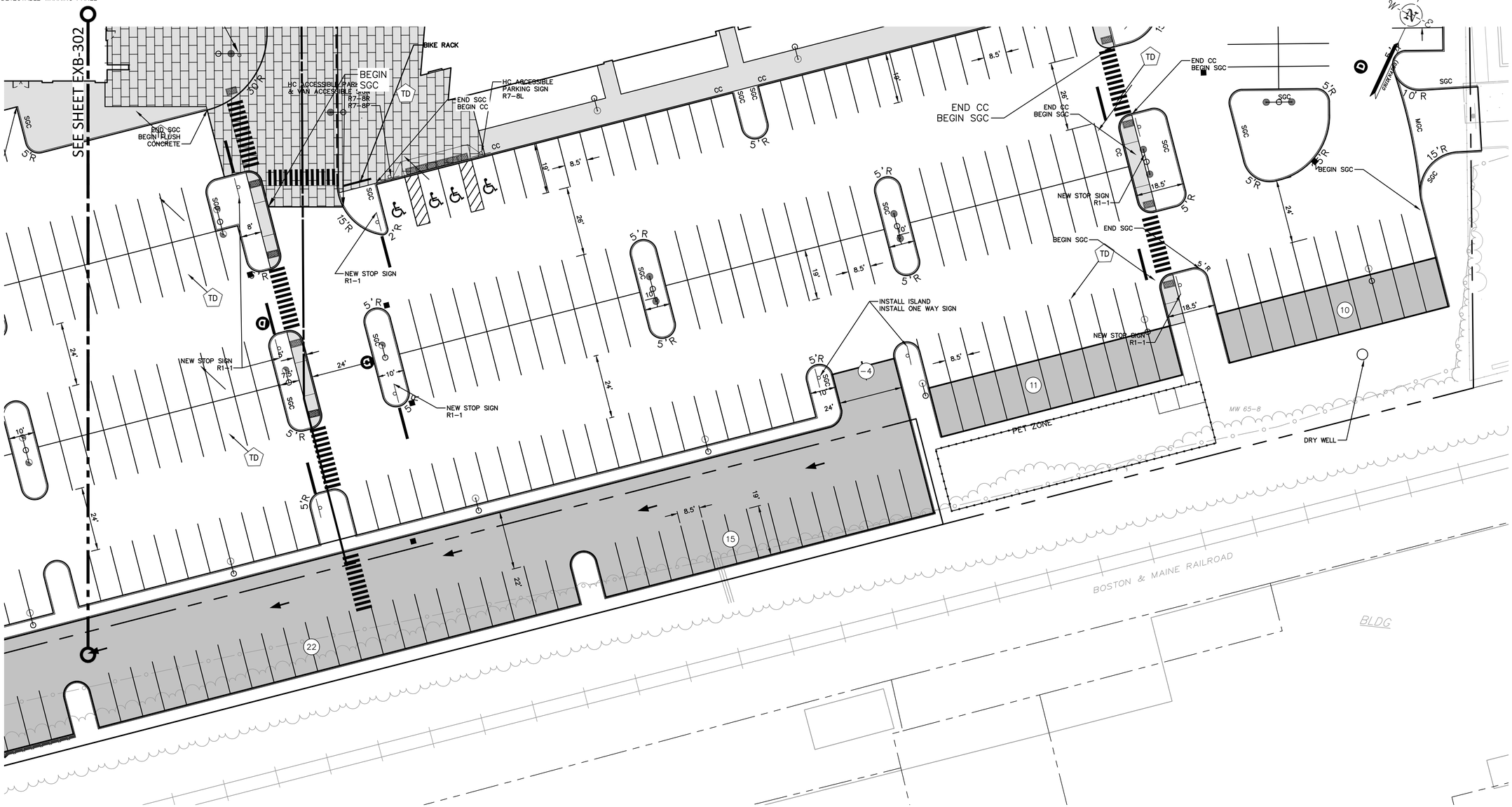
EXB-101

File Path: J:\DWG\P2018\0317\B10\Dwg\20180317B10_STP01_option 2.DWG Layout: CS-101 Plotted: Tue, November 02, 2021 - 12:19 PM User: jhavey
MS VIEW: LAYER STATE: Plotter: DWG TO PDF.PC3 CTB File: FO.STB

(XX) PARKING COUNT

(TD) PROPOSED TIPDOWN RAMP

VGC PROPOSED VERTICAL GRANITE CURB
SGC PROPOSED SLOPED GRANITE CURB
CC PROPOSED CONCRETE CURB
MGC MOUNTABLE GRANITE CURB
SSL SINGLE SOLID LINE (WHITE)
DSL DOUBLE SOLID LINE (YELLOW)
■ DETECTABLE WARNING PANEL



No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

STATE OF NEW HAMPSHIRE – LICENSED PROFESSIONAL ENGINEER – RICHARD LINDBORN No. 10843

SCALE: HORZ.: 1" = 20'
VERT.:
DATUM: HORZ.: NAD83
VERT.: NGVD29
GRAPHIC SCALE 0 10 20

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KENNEBUNK, MAINE 04043
207.363.0669
www.fando.com

CATE STREET DEVELOPMENT, LLC

SITE PLAN

ROUTE 1 BYPASS / HODGDON WAY

PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.B10
DATE: 11/01/2021

EXB-102

File Path: J:\DWG\P20180317\B10\Dwg\20180317B10_STP01_option 2.DWG Layout: CS-102 Plotted: Tue, November 02, 2021 - 12:19 PM User: jhavey
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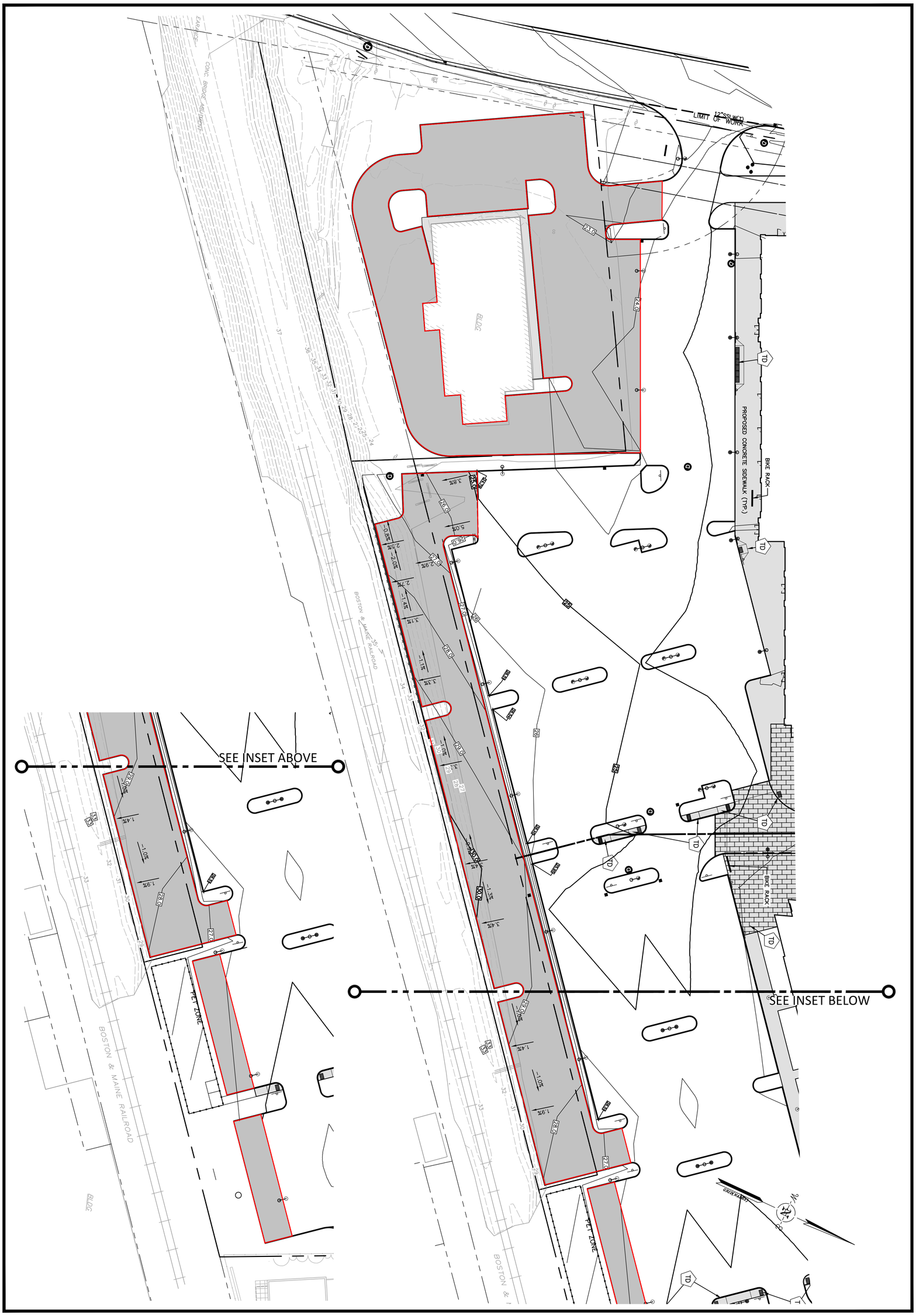

EXB-300

PROJ. No.: 20180317.B10
DATE: 11/01/2021

CATE STREET DEVELOPMENT, LLC

GRADING PLAN - OVERVIEW

ROUTE 1 BYPASS / HODGDON WAY

PORTSMOUTH NEW HAMPSHIRE

FUSS & O'NEILL
UPPER SQUARE BUSINESS CENTER
5 FLETCHER STREET, SUITE 1
KENNEBUNK, MAINE 04043
207.363.0669
www.fando.com

SCALE:
HORZ.: 1" = 30'
VERT.:
DATUM:
HORZ.: NAD83
VERT.: NGVD29
30 15 0 0
GRAPHIC SCALE

STATE OF NEW HAMPSHIRE
RICHARD R. LUNDBORN No. 10943
LICENSED PROFESSIONAL ENGINEER

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

File Path: J:\DWG\P2018\0317\B10\Dwg\20180317B10_STP01_option 2.DWG Layout: CS-301 Plotted: Tue, November 02, 2021 - 12:20 PM User: jhavey
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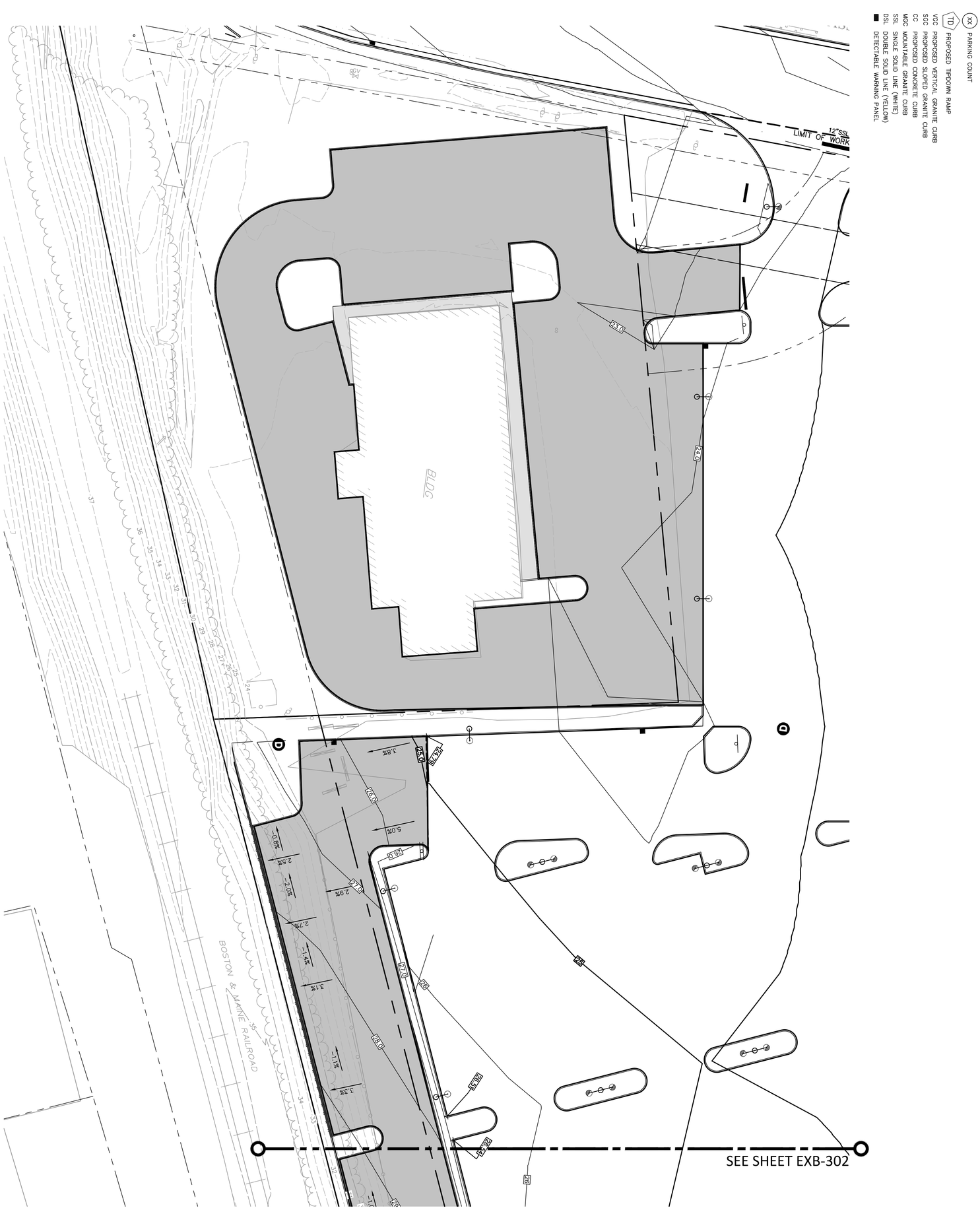
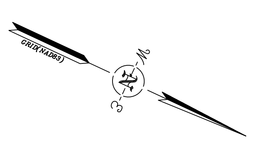




EXB-301

PROJ. No: 20180317.B10
DATE: 11/01/2021

CATE STREET DEVELOPMENT, LLC

GRADING PLAN

ROUTE 1 BYPASS / HODGDON WAY

PORTSMOUTH NEW HAMPSHIRE

FUSS & O'NEILL
UPPER SQUARE BUSINESS CENTER
5 FLETCHER STREET, SUITE 1
KENNEBUNK, MAINE 04043
207.363.0669
www.fando.com

SCALE:
HORZ.: 1" = 20'
VERT.:
DATUM:
HORZ.: NAD83
VERT.: NGVD29
20 10 0 0
GRAPHIC SCALE

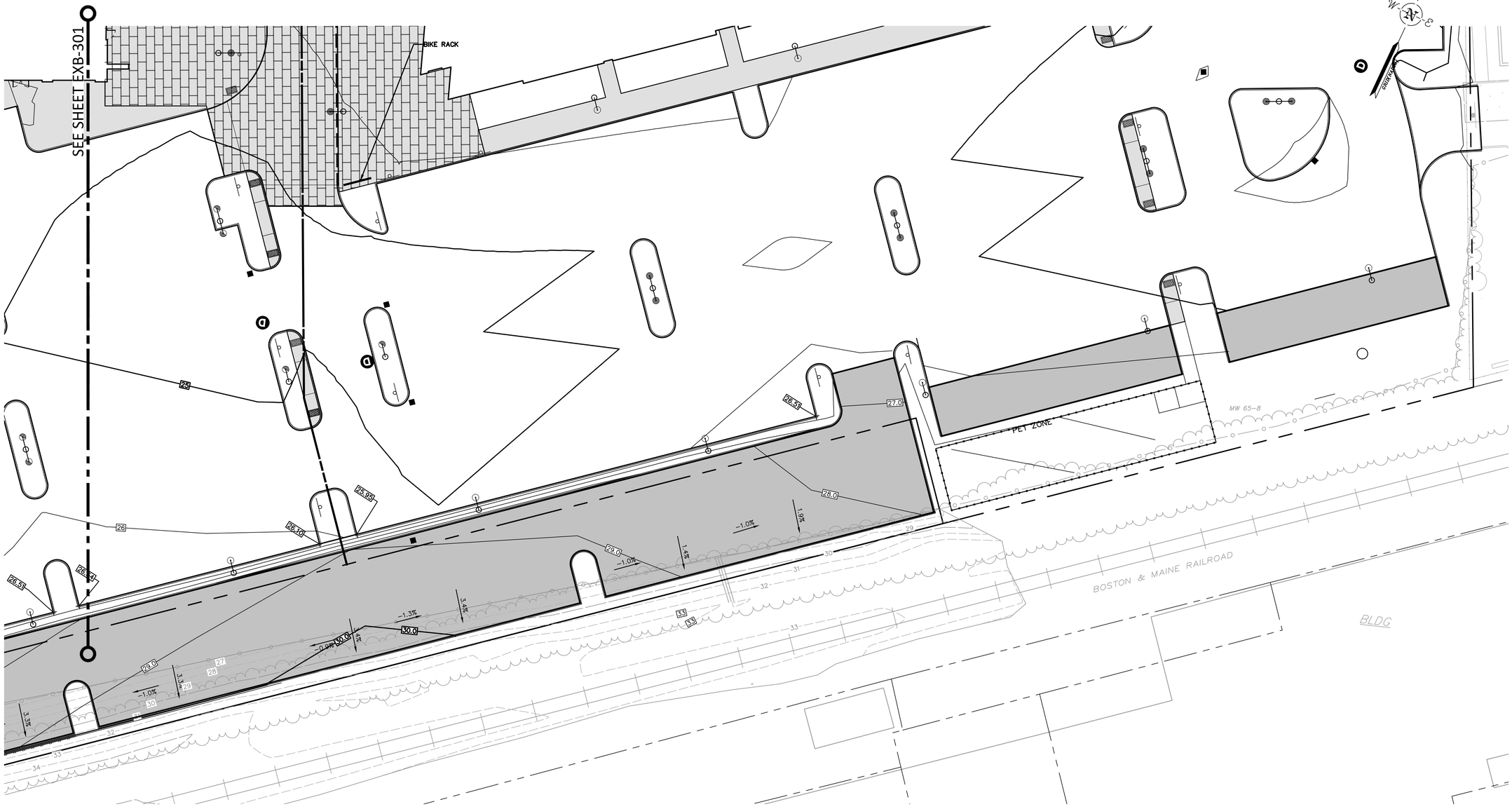
STATE OF NEW HAMPSHIRE
RICHARD R. LUNDBORN No. 10943
LICENSED PROFESSIONAL ENGINEER

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

(XX) PARKING COUNT

(TD) PROPOSED TIPDOWN RAMP

VGC PROPOSED VERTICAL GRANITE CURB
SGC PROPOSED SLOPED GRANITE CURB
CC PROPOSED CONCRETE CURB
MGC MOUNTABLE GRANITE CURB
SSL SINGLE SOLID LINE (WHITE)
DSL DOUBLE SOLID LINE (YELLOW)
■ DETECTABLE WARNING PANEL



No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER
RICHARD LUNDBORN No. 10843
LICENSED

SCALE:
HORZ.: 1" = 20'
VERT.:
DATUM:
HORZ.: NAD83
VERT.: NGVD29
20 10 0 0
GRAPHIC SCALE

FUSS & O'NEILL
UPPER SQUARE BUSINESS CENTER
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KENNEBUNK, MAINE 04043
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CATE STREET DEVELOPMENT, LLC

GRADING PLAN

ROUTE 1 BYPASS / HODGDON WAY

PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.B10
DATE: 11/01/2021

EXB-302

File Path: J:\DWG\P2018\03\17\B10\Dwg\20180317B10_STP01_option 2.DWG Layout: CS-302 Plotted: Tue, November 02, 2021 - 12:20 PM User: jhavey
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