

OUELLETT RESIDENCE SITE IMPROVEMENTS

124 Kensington Road
Portsmouth, New Hampshire

Owner/Applicant:
NEAL L. OUELLETT &
DARLENE L. FURBUSH OUELLETT
2006 REVOCABLE TRUST

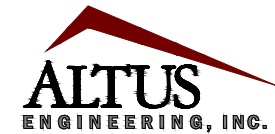
124 Kensington Road
Portsmouth, NH 03801
(603) 436-1565

Architect:



Duncan Morton, Senior Architect
603 570 4023
22 Ladd Street, Portsmouth, NH 03801

Civil Engineer:



133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

Surveyor:

James Verra

& Associates Inc.

LAND SURVEYORS

101 SHATTUCK WAY, SUITE 8
Newington, New Hampshire
03801-7876

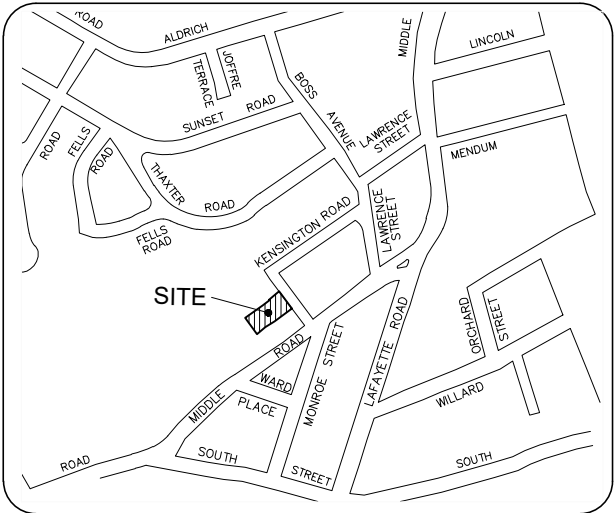
Tel 603-436-3557

Assessor's Parcel 152, Lot 20

ISSUED FOR CONSERVATION COMMISSION WORK SESSION

Plan Issue Date:

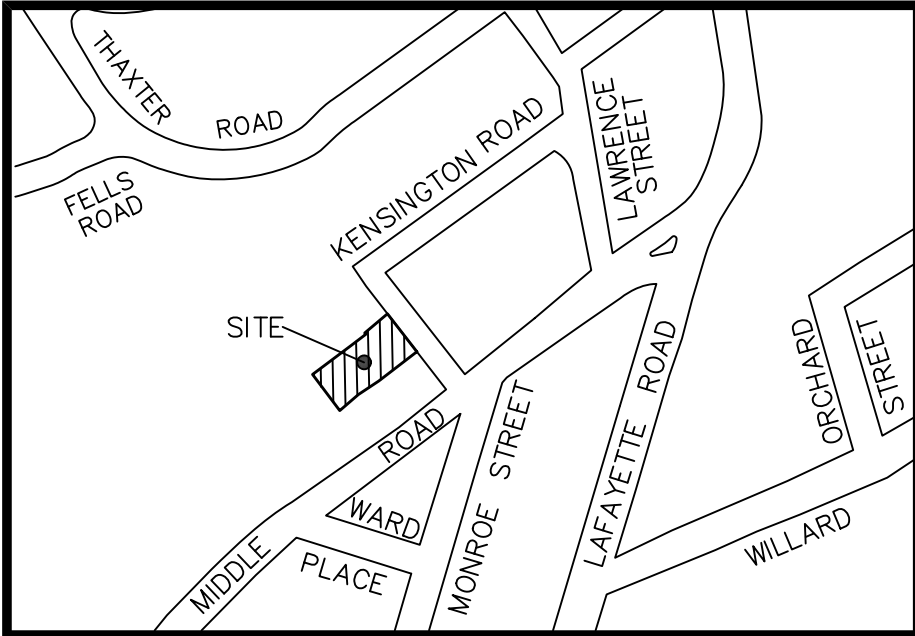
JUNE 29, 2022



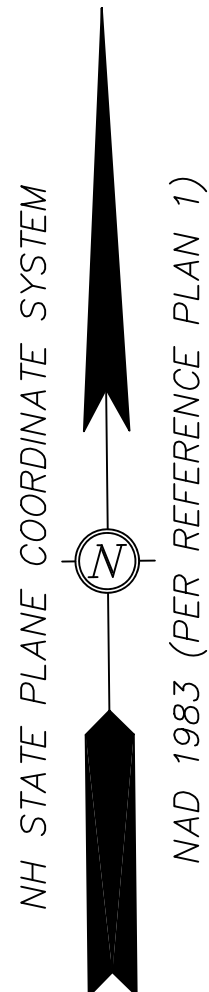
LOCUS

NOT TO SCALE

Sheet Index Title	Sheet No.:	Rev.	Date
Existing Conditions Plan (by JVA)	0	0	04/25/22
Demolition Plan	C-1	0	06/29/22
Grading and Drainage Plan	C-3	0	06/29/22
Construction Details	D-1	0	06/29/22
Floor Plans (by Miguel DeStefano Architects)	—	0	06/29/22
Elevations (by Miguel DeStefano Architects)	—	0	06/29/22
Wetlands Buffer Conditional Use Permit Plan	1 of 1	0	06/29/22



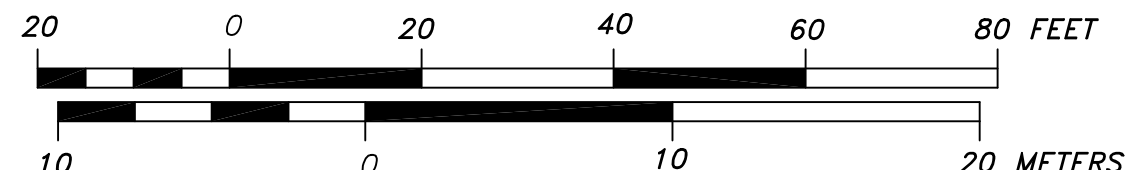
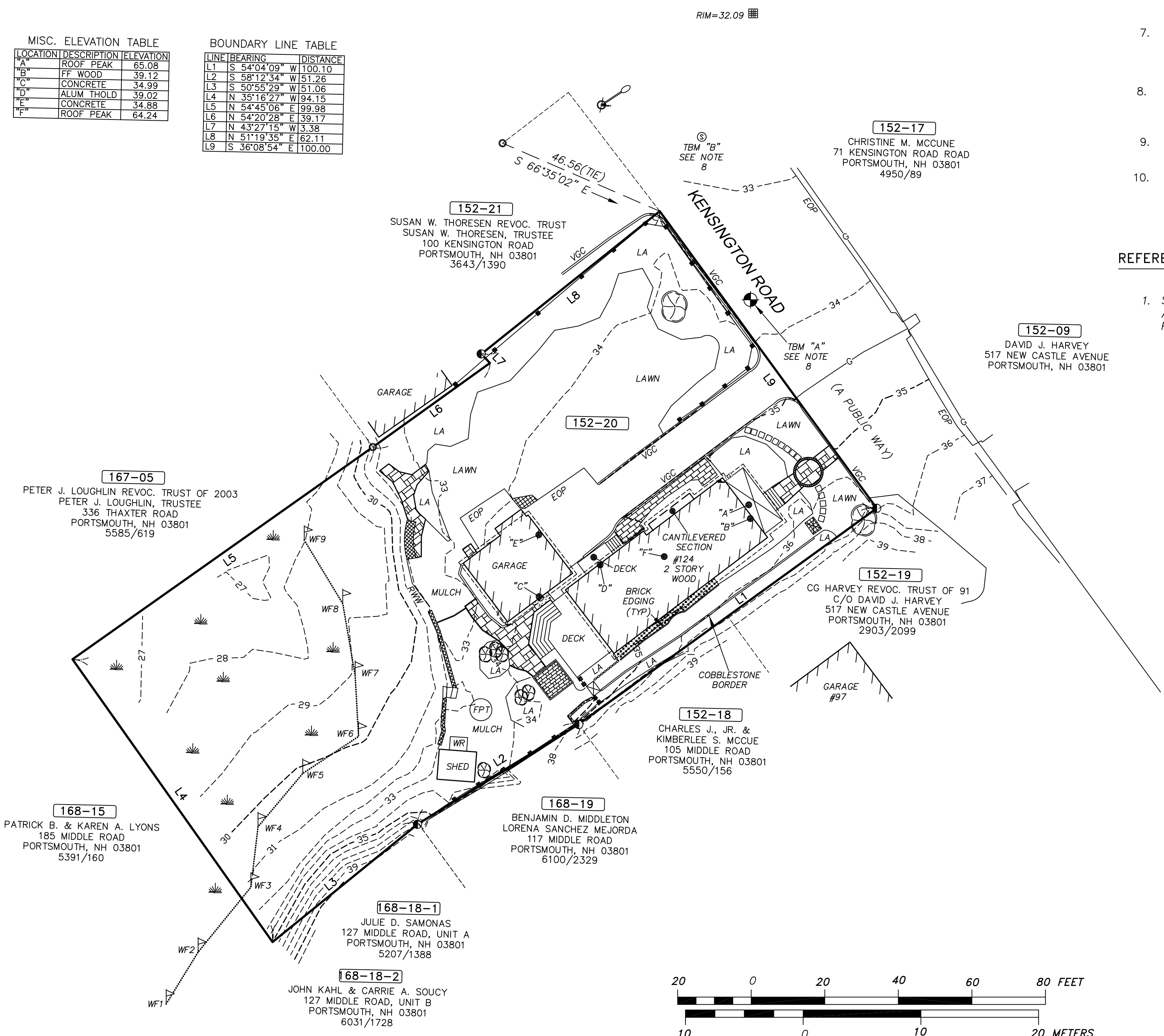
LOCUS
(N.T.S.)



MISC. ELEVATION TABLE		
LOCATION	DESCRIPTION	ELEVATION
A	ROOF PEAK	65.08
B	FF WOOD	39.12
C	CONCRETE	34.99
D	ALUM THOLD	39.02
E	CONCRETE	34.88
F	ROOF PEAK	64.24

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- LEGEND:**
- IRON PIPE FOUND
 - IRON ROD FOUND(UNLESS NOTED)
 - △ SURVEY NAIL (AS NOTED)
 - CHAIN LINK FENCE
 - WOOD FENCE
 - CEMENT CONCRETE PAD
 - BRICK PAVERS
 - CRUSHED STONE
 - STONE RETAINING WALL
 - SLATE PAVERS
 - UTILITY POLE
 - ⋄ UTILITY POLE W/TRANSFORMER
 - GUY
 - OHW— OVERHEAD WIRES
 - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - 137-01 TAX SHEET / LOT NO.
 - EOP EDGE OF PAVEMENT
 - LA LANDSCAPED AREA
 - CATCH BASIN
 - ⊙ SEWER MANHOLE
 - W— WATER LINE
 - S— SEWER LINE
 - G— GAS LINE
 - ▼ WATER GATE VALVE
 - VGC.....VERTICAL FACED GRANITE CURB
 - RWW.....WOOD RETAINING WALL
 - LA LANDSCAPED AREA
 - PSNH.....PUBLIC SERVICE CO. OF NH
 - EVS.....EVERSOURCE
 - ▽ WETLAND FLAG
 - FPT FIREPIT
 - WR WOOD RAMP

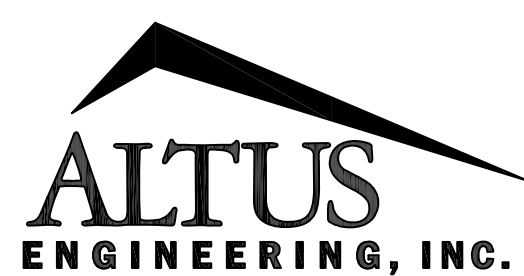
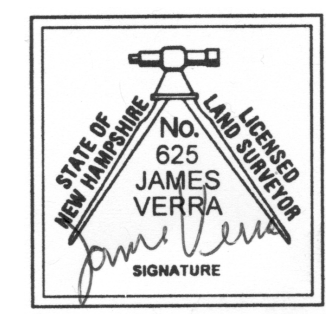


NOTES:

- OWNER OF RECORD.....NEAL L. OUELLETT 2006 REVOCABLE TRUST
DARLENE L. FURBUSH OUELLETT 2006 REVOCABLE TRUST
ADDRESS.....124 KENSINGTON ROAD, PORTSMOUTH NH 03801
DEED REFERENCE.....5393/2581
TAX SHEET / LOT.....152-20
PARCEL AREA.....19,044 S.F. 0.44 ACRES
- ZONED:.....SINGLE RESIDENCE B FRONT YARD SETBACK.....30'
MINIMUM LOT AREA..15,000 S.F. SIDE YARD SETBACK.....10'
FRONTAGE.....100' REAR YARD SETBACK.....30'
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- 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.
- HORIZONTAL DATUM: NAD 1983 ESTABLISHED BY SURVEY GRADE GPS OBSERVATION AND NGS "OPUS" SOLUTION. REFERENCE FRAME: NAD83 (2011)(EPOCH: 2010.0000), US SURVEY FOOT.
VERTICAL DATUM: NAVD 1988. PRIMARY BENCHMARK: NHDOT 379-0500
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC..
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0259F, EFFECTIVE DATE 1/29/2021 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- DESCRIPTIONS OF THE SITE BENCHMARKS:
TBM"A": SURVEY NAIL ELEVATION=33.75
TBM"B": SEWER MANHOLE RIM ELEVATION=32.67
- THE LOCATION OF WATER, SEWER AND DRAIN LINES OUTSIDE THE BUILDINGS HAVE NOT BEEN DETERMINED.
- WETLANDS AS SHOWN WERE DELINEATED BY MICHAEL CUOMO, NH WETLANDS SCIENTIST #004 ON JULY 16, 2021

REFERENCE PLANS:

- SUBDIVISION AND LOT LINE ADJUSTMENT PLAN, SANDERSON FIELDS, ASSESSOR'S PARCELS 170-024 167-005, SPINNEY ROAD & MIDDLE ROAD, PORTSMOUTH, REVISED TO 9-20-2012. RECORDED AS RCRD PLAN #D-37457.



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

JAMES VERRA
& ASSOCIATES, INC.
LAND SURVEYORS

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

JOB NO: 23953

ISSUED FOR:
ENGINEERING DESIGN

ISSUE DATE:
4-25-2022

REVISIONS
NO. DESCRIPTION BY DATE

DRAWN BY: _____ GTD
APPROVED BY: _____ JV
DRAWING FILE: _____ 23953.DWG

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

APPLICANT:
NEAL L. OUELLETT 2006 REVOC. TRUST
DARLENE L. FURBUSH OUELLETT
2006 REVOCABLE. TRUST
124 KENSINGTON ROAD
PORTSMOUTH, NH 03801
OWNER:
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DARLENE L. FURBUSH OUELLETT
2006 REVOCABLE. TRUST
124 KENSINGTON ROAD
PORTSMOUTH, NH 03801

PROJECT:
**OUELLETT
RESIDENCE
TAX MAP 152,
LOT 20
124 KENSINGTON ROAD
PORTSMOUTH, NH**

TITLE:
**EXISTING
CONDITIONS PLAN
124 KENSINGTON ROAD
PORTSMOUTH, NH**

SHEET NUMBER:
EX-1

DEMOLITION NOTES

1. THE CONTRACTOR SHALL BRING ANY AND ALL DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS TO THE ATTENTION OF THE OWNER AND ENGINEER IMMEDIATELY FOR RESOLUTION.

2. ALL BUILDINGS, CURBING, CONCRETE, PAVEMENT AND SUBBASE MATERIALS SHALL BE REMOVED FROM PROPOSED LANDSCAPE AREAS TO A MINIMUM DEPTH OF 12" BELOW FINISH GRADE AND REPLACED WITH LOAM MATERIALS SUITABLE FOR LANDSCAPE PURPOSES AND MEETING THE PROJECT SPECIFICATIONS.

3. IN AREAS WHERE CONSTRUCTION IS TO BE ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING AND/OR CHAIN LINK FENCING ALONG THE PROPERTY LINE IN ALL AREAS WHERE SILT FENCING OR OTHER PERIMETER SEDIMENT CONTROL MEASURE IS NOT OTHERWISE REQUIRED.

4. CITY DEMOLITION PERMIT REQUIRED PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR IS NOTIFIED THAT THIS PERMIT PROCESS MAY REQUIRE A 30-DAY LEAD TIME.

5. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES & VEGETATION SCHEDULED TO REMAIN.

6. 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.

7. WHERE SPECIFIED TO REMAIN, MANHOLE RIMS, CATCH BASIN GRATES, VALVE COVERS, HANDHOLES, ETC. SHALL BE ADJUSTED TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
8. SEE EROSION CONTROL PLANS FOR EROSION AND SEDIMENT CONTROL MEASURES THAT SHALL BE IN PLACE PRIOR TO DEMOLITION ACTIVITIES.

9. ALL MATERIALS SCHEDULED FOR DEMOLITION OR REMOVAL ON PRIVATE PROPERTY SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.

10. ALL MATERIAL SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS/CODES.

11. NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.

12. HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.

13. SHOULD GROUNDWATER BE ENCOUNTERED DURING EXCAVATION, APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO ENSURE SEDIMENT LADEN WATER IS NOT DISCHARGED INTO THE CITY DRAINAGE SYSTEM. A DISCHARGE PERMIT SHALL BE OBTAINED PRIOR TO DISCHARGING GROUNDWATER.

14. THIS 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 BUILDING, PAVEMENT, CONCRETE, CURBING, SIGNS, POLES, UTILITIES, FENCES, VEGETATION AND OTHER EXISTING FEATURES AS NECESSARY TO FULLY CONSTRUCT THE PROJECT.

LEGEND:

-IRON PIPE FOUND
-IRON ROD FOUND(UNLESS NOTED)
- ▲

.....SURVEY NAIL (AS NOTED)
-CHAIN LINK FENCE
-WOOD FENCE
-CEMENT CONCRETE PAD
-BRICK PAVERS
-CRUSHED STONE
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-SLATE PAVERS
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- RCRD

.....ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 137-01

.....TAX SHEET / LOT NO.
- EOP

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- LA

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-CATCH BASIN
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- G—

.....GAS LINE
- ▶

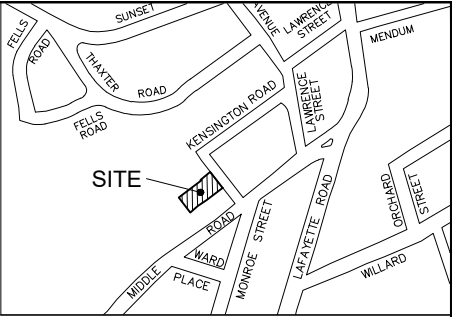
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- VGC

.....VERTICAL FACED GRANITE CURB
- RWW

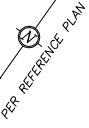
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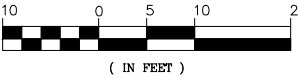
.....WETLAND FLAG



LOCUS
(N.T.S.)



GRAPHIC SCALE

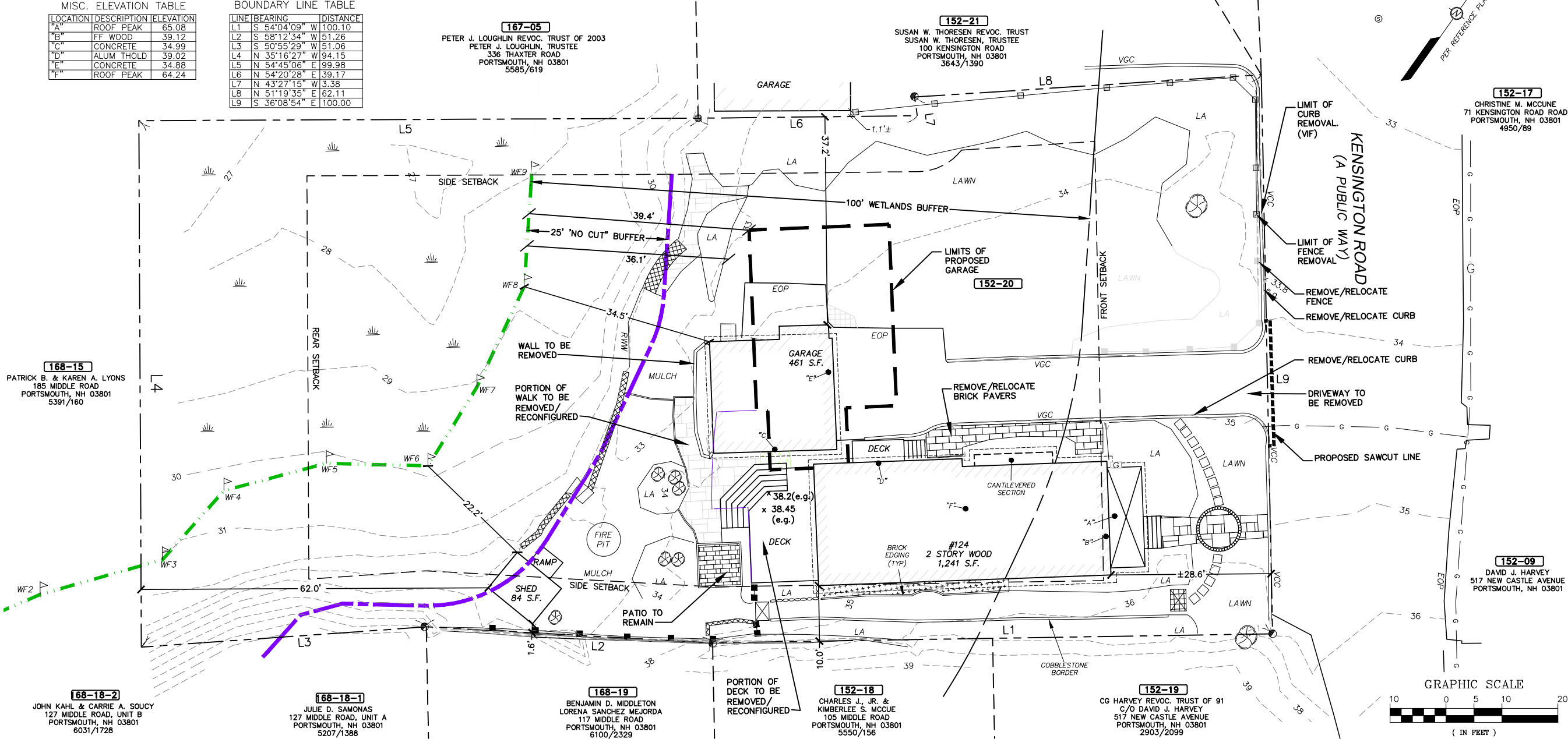


MISC. ELEVATION TABLE

LOCATION	DESCRIPTION	ELEVATION
"A"	ROOF PEAK	65.08
"B"	FF WOOD	39.12
"C"	CONCRETE	34.99
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ALTUS

ENGINEERING, INC.

133 Court Street

(603) 433-2335

Portsmouth, NH 03801

www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR:
CONSERVATION COMMISSION
WORK SESSION

ISSUE DATE:
JUNE 29, 2022

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	DISCUSSION		EDW	06/29/22

DRAWN BY: _____ RLH
APPROVED BY: _____ EDW
DRAWING FILE: 5225.DWG

SCALE:
(22"x34") 1" = 10'
(11"x17") 1" = 20'

OWNER/APPLICANT:
NEAL L. OUELLETT &
DARLENE L. FURBUSH OUELLETT
2006 REVOC. TRUST
124 KENSINGTON ROAD
PORTSMOUTH, NH 03801

PROJECT:
OUELLETT
RESIDENCE

TAX MAP 152, LOT 20
124 KENSINGTON ROAD
PORTSMOUTH, NH

TITLE:

DEMOLITION PLAN

SHEET NUMBER:
C - 1

NOTES

1. DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT SITE PLANS TO OBTAIN CITY APPROVALS.
2. THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN, 124 KENSINGTON ROAD, PORTSMOUTH, N.H., ASSESSOR'S PARCELS 152-20" BY JAMES VERRA AND ASSOCIATES, INC., DATED 04/25/2022.
3. ZONES: SRB (SINGLE RESIDENTIAL B)
4. PROJECT PARCEL: TAX MAP 152 LOT 20 19,044 S.F. (±0.44 AC.)
5. DIMENSIONAL REQUIREMENTS:
- | | SRB | PROVIDED |
|-------------------------|--|-------------|
| MIN. LOT AREA: | 15,000 S.F. (0.34 AC.) | 19,044 S.F. |
| MIN. STREET FRONTAGE: | 100' | ±100' |
| MIN. LOT DEPTH: | 100' | ±202' |
| FRONT SETBACK: | 30' (±28.6' EXISTING) | ±28.6' |
| SIDE SETBACK: | 10' (±1.6' EXISTING) | ±1.6' |
| REAR SETBACK: | 30' (±62.0' EXISTING) | ±62.0' |
| MAX. BUILDING HEIGHT: | 35' (SLOPED ROOF)
(±XX' - EXISTING TWO STORIES) | <35' |
| MAX. BUILDING COVERAGE: | 20% (±11.3% EXISTING) | ±15.2% |
| MIN. OPEN SPACE: | 40% (±78.1% EXISTING) | ±74.3% |
| WETLAND BUFFER: | 100' (±22.2' EXISTING) | ±22.2' |
| WETLAND NO-CUT: | 25' | 25' |

LOT AREA IN WETLAND: ±4,244 S.F. (±22.3%)

LOT AREA IN WETLAND & WETLAND BUFFER: ±15,424 S.F. (±81.0% OF PARCEL)

EXISTING LOT IMPERVIOUS IN WETLAND BUFFER: ±3,123 S.F. (±16.4%)

PROPOSED LOT IMPERVIOUS IN WETLAND BUFFER: ±3,887 S.F. (±20.4%)

LEGEND:

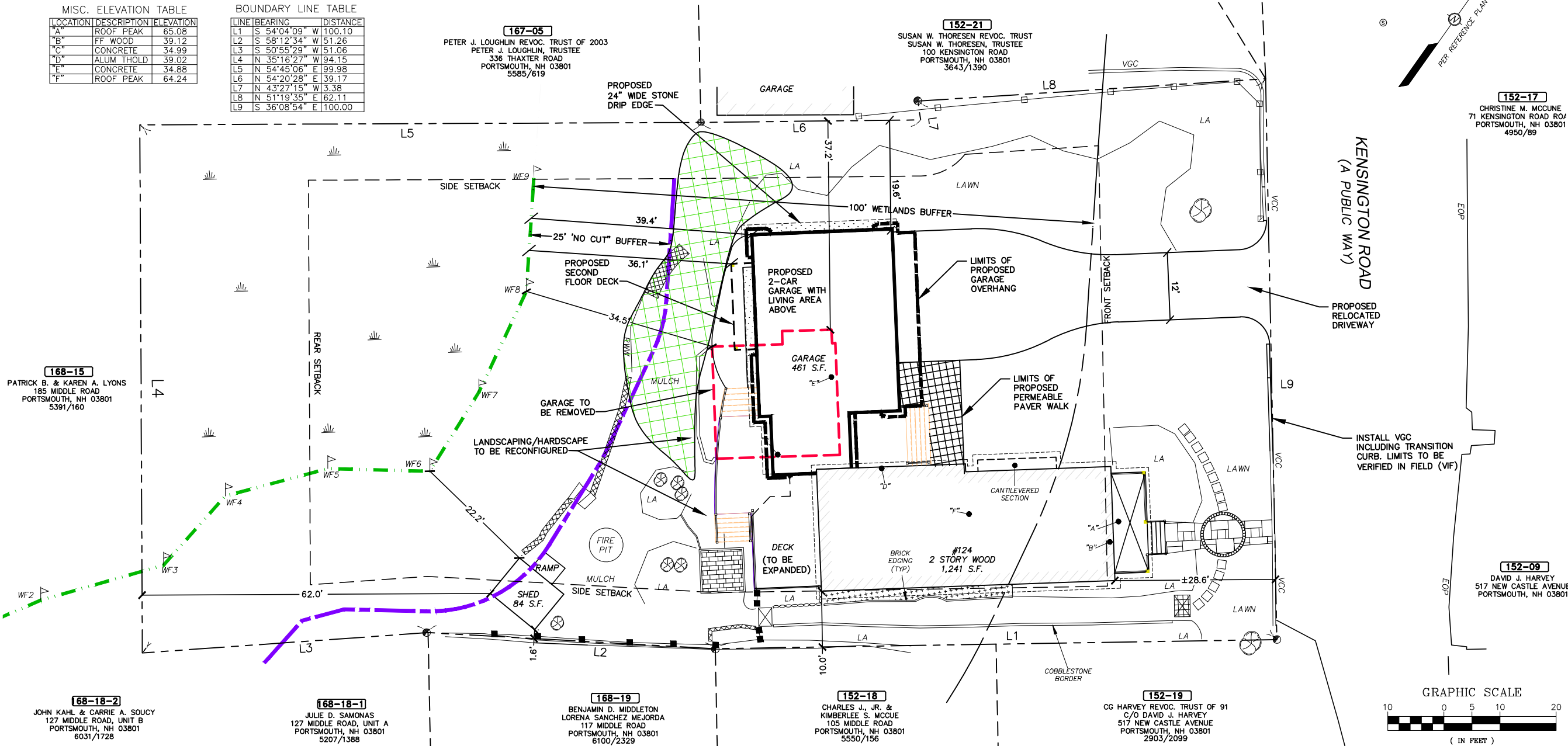
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P WETLAND FLAG

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PROJECT:
OUELLETT
RESIDENCE

TAX MAP 152, LOT 20
124 KENSINGTON ROAD
PORTSMOUTH, NH

TITLE:

SITE PLAN

SHEET NUMBER:

C - 2

STORMWATER MANANGEMENT NOTES

1. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
2. CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
3. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
4. ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
5. UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBM) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
6. PRIOR TO CONSTRUCTION, FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING STORMWATER AND UTILITY LINES. PRESERVE AND PROTECT LINES TO BE RETAINED.
7. TEMPORARY INLET PROTECTION MEASURES SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASINS WITHIN 100' OF THE PROJECT SITE WHEN SITE WORK WITHIN CONTRIBUTING AREAS IS ACTIVE OR SAID AREAS HAVE NOT BEEN STABILIZED.

8. 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 REPLACED WITH FREE DRAINING STRUCTURAL FILL. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
9. 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.
10. IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS, DRAINAGE AND OTHER UTILITY STRUCTURES MAY NOT BE DRAWN TO SCALE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZING AND LOCATION OF ALL STRUCTURES AND IS DIRECTED TO RESOLVE ANY POTENTIAL DISCREPANCY WITH THE ENGINEER PRIOR TO CONSTRUCTION.
11. NO EARTHWORK, STUMPING OR GRUBBING SHALL COMMENCE UNTIL ALL APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER FOR THE DURATION OF CONSTRUCTION AND THE SITE IS STABILIZED.
12. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH IN THE NHDES NH STORMWATER MANUALS, VOL. 1-3, DATED DECEMBER 2008 AS AMENDED.
13. CONTRACTOR SHALL CONTROL DUST BY SPRAYING WATER, SWEEPING PAVED SURFACES, PROVIDING TEMPORARY VEGETATION, AND/OR MULCHING EXPOSED AREAS AND STOCKPILES.
14. THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO PREVENT EROSION, PREVENT SEDIMENT FROM LEAVING THE SITE AND/OR ENTERING WETLANDS AND ENSURE PERMANENT SOIL STABILIZATION.
15. ALL EROSION CONTROL BLANKETS AND FASTENERS SHALL BE BIODEGRADABLE.
16. ALL SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
17. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE SIX (6") INCHES OF COMPACTED LOAM, LIMESTONE, ORGANIC FERTILIZER, SEED, AND MULCH USING APPROPRIATE SOIL STABILIZATION TECHNIQUES.
18. UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT AND ALL TEMPORARY EROSION AND SEDIMENT CONTROLS REMOVED AND ANY AREAS DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.
19. SLOW RELEASE FERTILIZER SHALL BE USED IN THE 100-FOOT BUFFER.

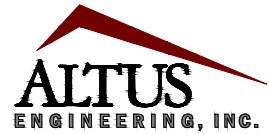
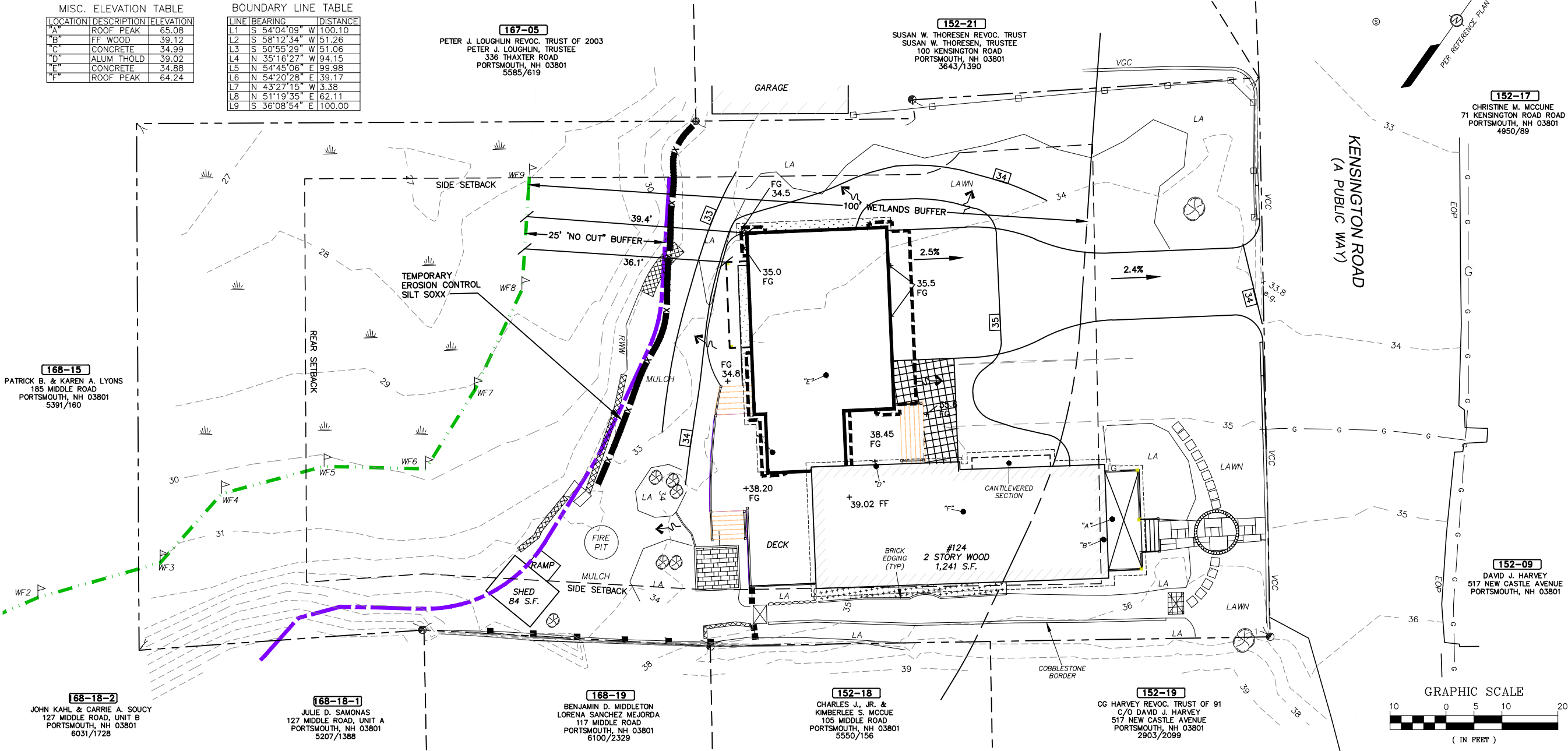
- LEGEND:
- IRON PIPE FOUND
 - ⊙ IRON ROD FOUND(UNLESS NOTED)
 - △ SURVEY NAIL (AS NOTED)
 - CHAIN LINK FENCE
 - WOOD FENCE
 - ▢ CEMENT CONCRETE PAD
 - ▤ BRICK PAVERS
 - ▥ CRUSHED STONE
 - ▧ STONE RETAINING WALL
 - ▨ SLATE PAVERS
 - ∅ UTILITY POLE
 - ⊕ UTILITY POLE W/TRANSFORMER
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 - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - 137-01 TAX SHEET / LOT NO.
 - EOP EDGE OF PAVEMENT
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 - ▣ CATCH BASIN
 - ⊙ SEWER MANHOLE
 - W— WATER LINE
 - S— SEWER LINE
 - G— GAS LINE
 - ⋈ WATER GATE VALVE
 - VGC VERTICAL FACED GRANITE CURB
 - RWW WOOD RETAINING WALL
 - LA LANDSCAPED AREA
 - ⬮ WETLAND FLAG

MISC. ELEVATION TABLE

LOCATION	DESCRIPTION	ELEVATION
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"C"	CONCRETE	34.99
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"E"	CONCRETE	34.88
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BOUNDARY LINE TABLE

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L6	N 54°20'28" E	39.17
L7	N 43°27'15" W	3.38
L8	N 51°19'35" E	62.11
L9	S 36°08'54" E	100.00



133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR:
CONSERVATION COMMISSION
WORK SESSION

ISSUE DATE:
JUNE 29, 2022

REVISIONS
NO. DESCRIPTION BY DATE
0 DISCUSSION EDW 06/29/22

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5225.DWG

SCALE:
(22"x34") 1" = 10'
(11"x17") 1" = 20'

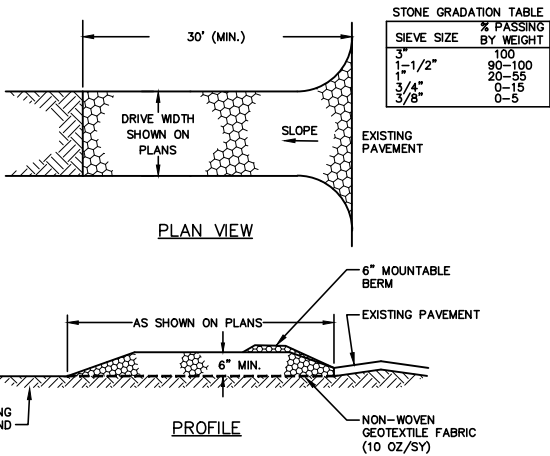
OWNER/APPLICANT:
NEAL L. OUELLETT &
DARLENE L. FURBUSH OUELLETT
2006 REVOC. TRUST
124 KENSINGTON ROAD
PORTSMOUTH, NH 03801

PROJECT:
OUELLETT
RESIDENCE

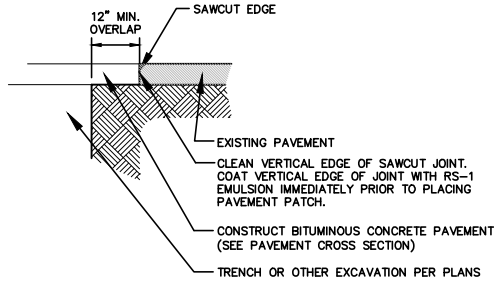
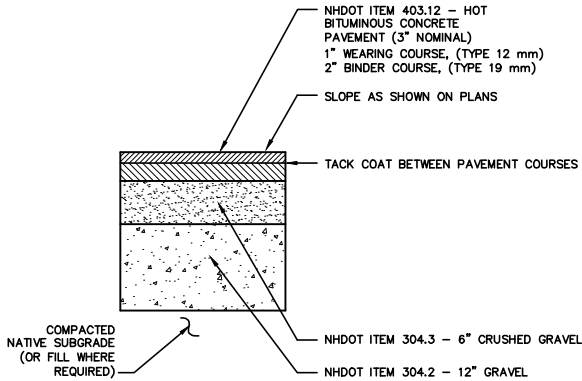
TAX MAP 152, LOT 20
124 KENSINGTON ROAD
PORTSMOUTH, NH

TITLE:
GRADING &
DRAINAGE PLAN

SHEET NUMBER:
C - 3



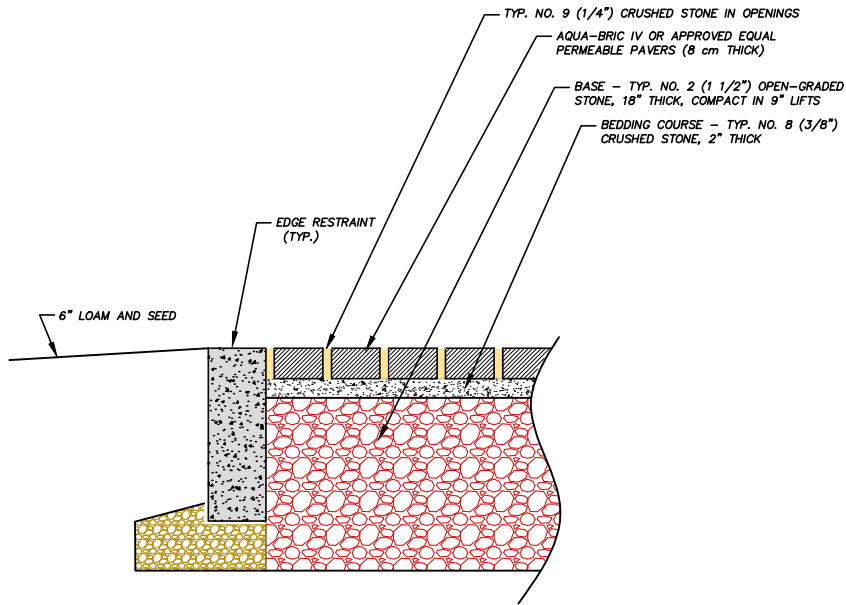
STONE GRADATION TABLE	
SIEVE SIZE	% PASSING BY WEIGHT
3"	100
1 1/2"	90-100
2"	20-55
3/4"	0-15
3/8"	0-5



CONSTRUCTION SPECIFICATIONS

1. **STONE SIZE** - NHDOT STANDARD STONE SIZE #4 - SECTION 703 OF NHDOT STANDARD.
2. **LENGTH** - DETAILED ON PLANS (50 FOOT MINIMUM).
3. **THICKNESS** - SIX (6) INCHES (MINIMUM).
4. **WIDTH** - FULL DRIVE WIDTH UNLESS OTHERWISE SPECIFIED.
5. **FILTER FABRIC** - MIRAFI 600X OR EQUAL APPROVED BY ENGINEER.
6. **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.
7. **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.
8. **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.
9. **STABILIZED CONSTRUCTION EXITS** SHALL BE INSTALLED AT ALL ENTRANCES TO PUBLIC RIGHTS-OF-WAY, AT LOCATIONS SHOWN ON THE PLANS, AND/OR WHERE AS DIRECTED BY THE ENGINEER.

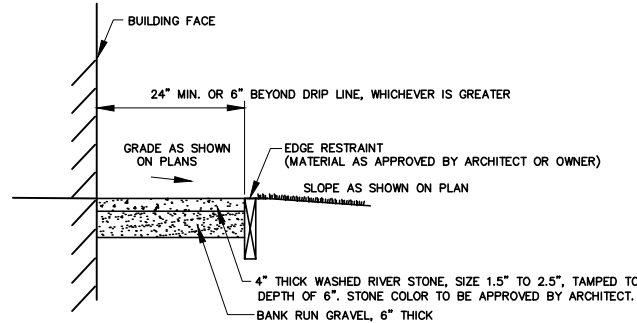
STABILIZED CONSTRUCTION EXIT NOT TO SCALE



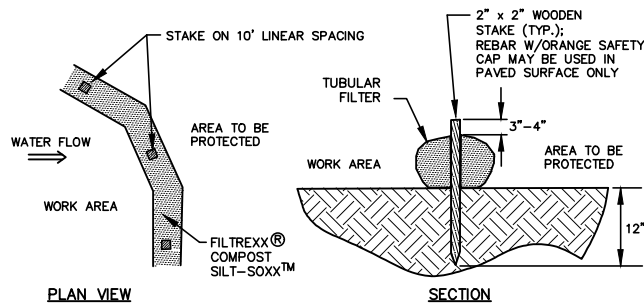
SIEVE SIZE	PERCENT PASSING		
	No. 9 (1/4")	No. 8 (3/8")	No. 2 (1 1/2")
3 in	-	-	100
2 1/2 in	-	-	90 - 100
2 in	-	-	35 - 70
1 1/2 in	-	-	0 - 15
3/4 in	-	-	0 - 5
1/2 in	100	100	-
3/8 in	90 - 100	85 - 100	-
No. 4	20 - 55	10 - 30	-
No. 8	5 - 30	0 - 10	-
No. 16	0 - 10	0 - 5	-
No. 50	0 - 5	-	-

PERMEABLE PAVERS DETAIL NOT TO SCALE

TYPICAL PAVEMENT SAWCUT NOT TO SCALE



DRIP EDGE DETAIL NOT TO SCALE



- NOTES:**
1. SILT-SOXX 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

NOT FOR CONSTRUCTION

ISSUED FOR:

CONSERVATION COMMISSION
WORK SESSION

ISSUE DATE:

JUNE 29, 2022

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BY DATE

0 DISCUSSION

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DRAWN BY: RLH

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DRAWING FILE: 5225.DWG

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(22"x34") N.T.S.
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124 KENSINGTON ROAD
PORTSMOUTH, NH 03801

PROJECT:

OUELLETT
RESIDENCE

TAX MAP 152, LOT 20

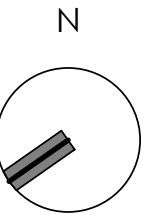
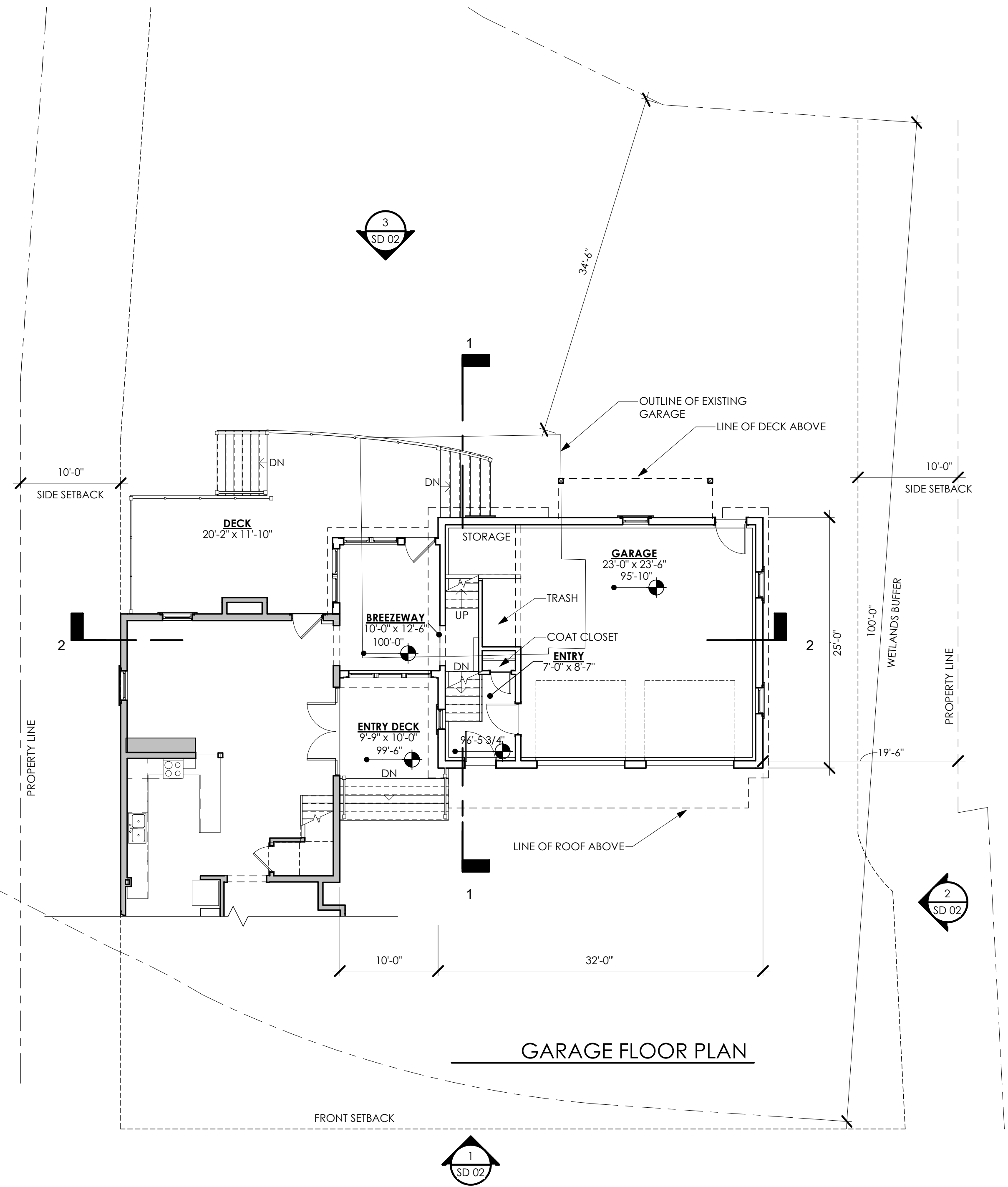
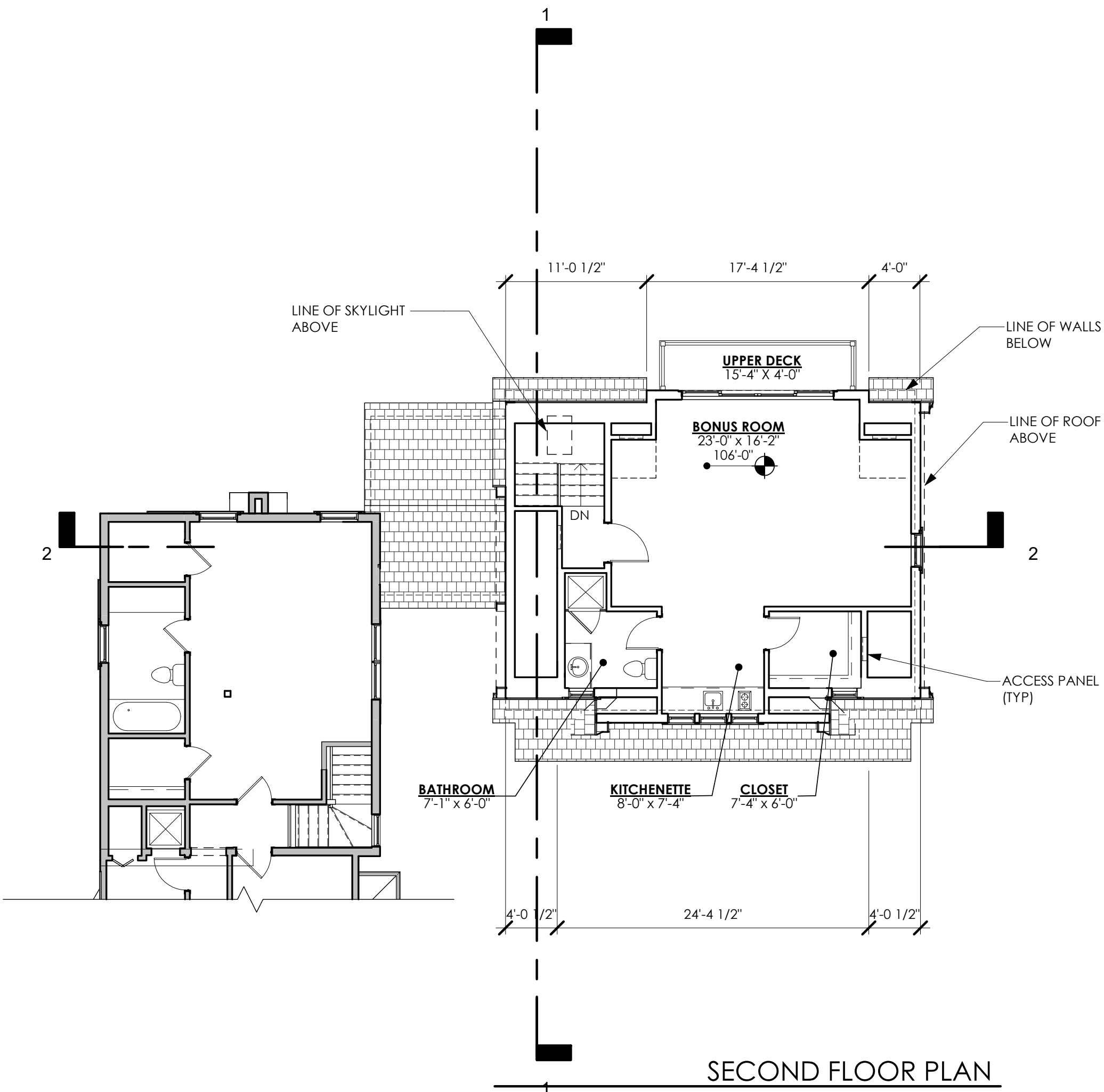
124 KENSINGTON ROAD
PORTSMOUTH, NH

TITLE:

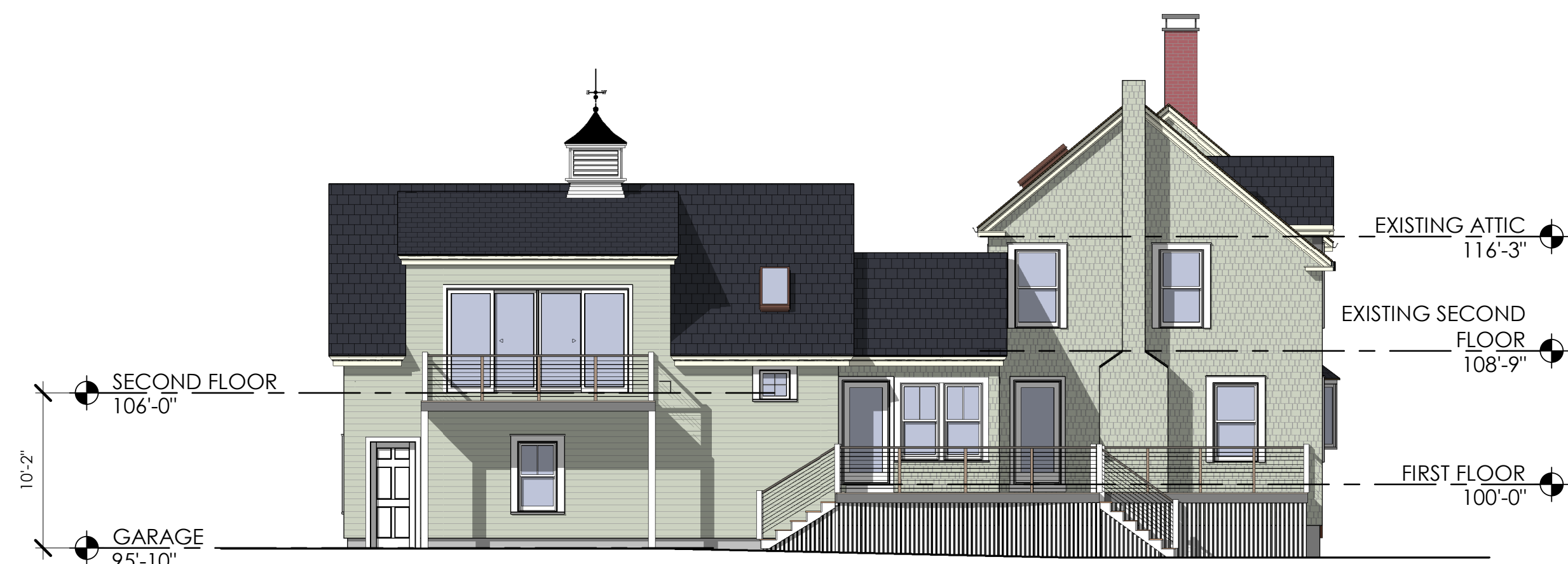
CONSTRUCTION
DETAILS

SHEET NUMBER:

D-1



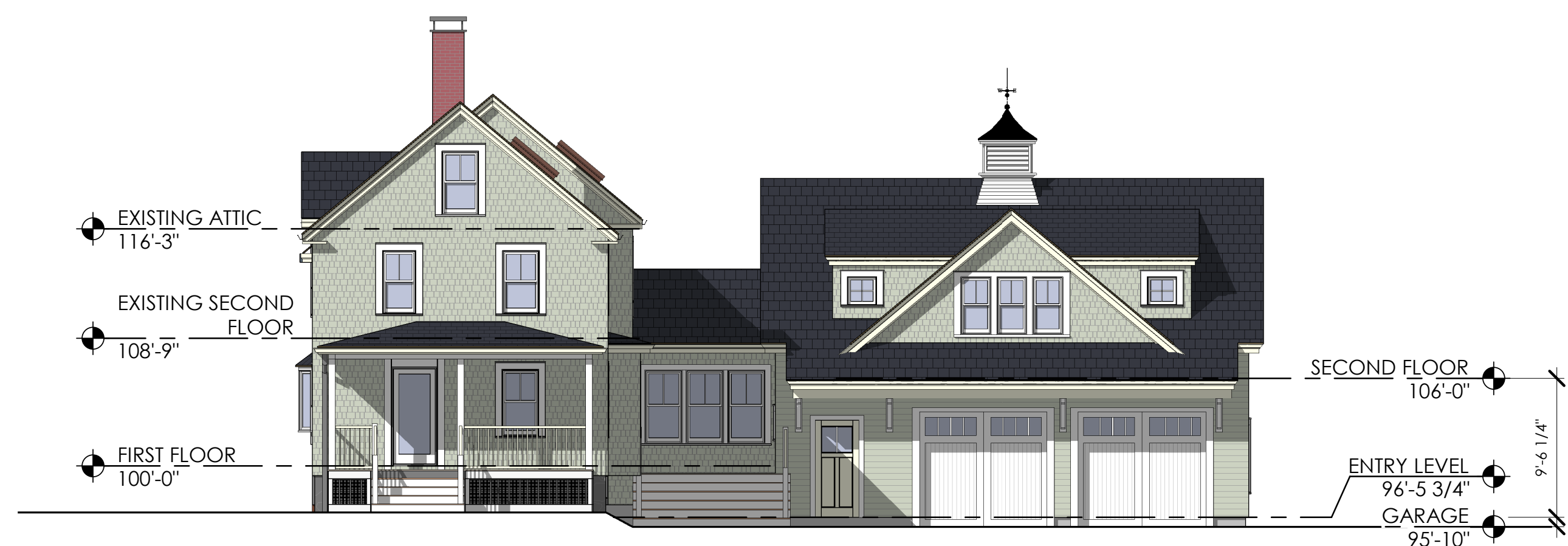
AREA BREAKDOWN	
FIRST FLOOR	221 SF
SECOND FLOOR	589 SF
TOTAL HEATED	810 SF
GARAGE	616SF



PROPOSED NORTH ELEVATION 3
1/8" = 1'-0"



PROPOSED EAST ELEVATION 2
1/8" = 1'-0"



PROPOSED SOUTH ELEVATION 1
1/8" = 1'-0"

NOTES

1. DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT SITE PLANS TO OBTAIN CITY APPROVALS.
2. THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN, 124 KENSINGTON ROAD, PORTSMOUTH, N.H., ASSESSOR'S PARCELS 152-20" BY JAMES VERRA AND ASSOCIATES, INC., DATED 04/25/2022.
3. ZONES: SRB (SINGLE RESIDENTIAL B)
4. PROJECT PARCEL: TAX MAP 152 LOT 20 19,044 S.F. (±0.44 AC.)
5. DIMENSIONAL REQUIREMENTS:
- | | SRB | PROVIDED |
|-------------------------|---|-------------|
| MIN. LOT AREA: | 15,000 S.F. (0.34 AC.) | 19,044 S.F. |
| MIN. STREET FRONTAGE: | 100' | ±100' |
| MIN. LOT DEPTH: | 100' | ±202' |
| FRONT SETBACK: | 30' (±28.6' EXISTING) | ±28.6' |
| SIDE SETBACK: | 10' (±1.6' EXISTING) | ±1.6' |
| REAR SETBACK: | 30' (±62.0' EXISTING) | ±62.0' |
| MAX. BUILDING HEIGHT: | 35' (SLOPED ROOF)
(EXISTING TWO STORIES) | <35' |
| MAX. BUILDING COVERAGE: | 20% (±11.3% EXISTING) | ±15.2% |
| MIN. OPEN SPACE: | 40% (±78.1% EXISTING) | ±74.3% |
| WETLAND BUFFER: | 100' (±22.2' EXISTING) | ±22.2' |
| WETLAND NO-CUT: | 25' | 25' |

LOT AREA IN WETLAND: ±4,244 S.F. (±22.3%)

LOT AREA IN WETLAND & WETLAND BUFFER: ±15,424 S.F. (±81.0% OF PARCEL)

EXISTING LOT IMPERVIOUS IN WETLAND BUFFER: ±3,123 S.F. (±16.4%)

PROPOSED LOT IMPERVIOUS IN WETLAND BUFFER: ±3,887 S.F. (±20.4%)

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L9	S 36°08'54" E	100.00

6. OPEN SPACE CALCULATION

TOTAL LOT AREA:	19,044± S.F.	
	EXISTING	PROPOSED
HOUSE/GARAGE/SHED/DECKS	2,157± S.F.	2,901± S.F.
DRIVEWAY/PAVED	1,140± S.F.	1,105± S.F.
HARDSCAPING/WALLS	866± S.F.	895± S.F.
TOTAL COVERAGE	4,163± S.F.	4,901± S.F.
OPEN SPACE	14,881± S.F. (78.1%)	14,143± S.F. (74.3%)

8. PORTIONS OF THE SITE ARE IN FLOOD HAZARD ZONE X PER FLOOD INSURANCE RATE MAP (FIRM), ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP #33015C0278F JANUARY 29, 2021.
9. WETLANDS WERE DELINEATED BY MICHAEL CUOMO, NH CERTIFIED WETLANDS SCIENTIST #004 ON JULY 16, 2021.
10. THE TOTAL AREA OF THE INLAND WETLAND IS APPROXIMATELY 6.9 ACRES PER MAPGEO DATA.
11. ZONING SECTION 10.1016 - CONDITIONAL USE PERMIT REQUIRED FOR WORK IN THE CITY WETLAND BUFFER.

WETLANDS BUFFER IMPACT TABLE

DIRECT WETLANDS IMPACTS	=	0 SF
WETLANDS BUFFER IMPACTS	=	3,620 SF
EXISTING IMPERVIOUS AREA IN WETLANDS BUFFER	=	3,123 SF
PROPOSED IMPERVIOUS AREA IN WETLANDS BUFFER	=	3,887 SF

SHRUBS FOR BUFFER PLANTING
CLETHRA ALNIFOLIA
VACCINIUM ANGUSTIFOLIUM
COMPTONIA PEREGRINA
TRANSPLANTED RUBUS IDAEUS

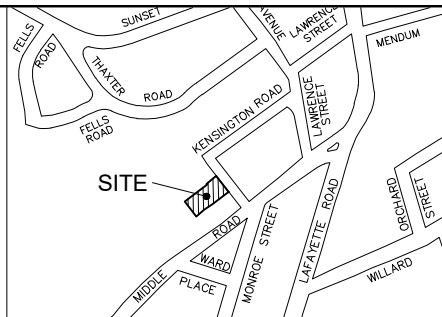
HERBACEOUS PLANTS
IRIS VERSICOLOR
POLYSTICHUM ACROSTICHOIDES
TIARELLA CORDIFOLIA
DENNSTAEDTIA PUNCTIOBULA
ASTER NOVAE ANGIAE

PLANT SPACING
PLANT SHRUBS 5' ON CENTER OR 4 PER 100 S.F.

PLANT HERBACEOUS PLANTS 3' ON CENTER OR 11 PER 100 S.F.

LEGEND:

- IRON PIPE FOUND
● IRON ROD FOUND (UNLESS NOTED)
△ SURVEY NAIL (AS NOTED)
—+— CHAIN LINK FENCE
—+— WOOD FENCE
■ CEMENT CONCRETE PAD
■ BRICK PAVERS
■ CRUSHED STONE
■ STONE RETAINING WALL
■ SLATE PAVERS
○ UTILITY POLE
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RWW WOOD RETAINING WALL
LA LANDSCAPED AREA
P WETLAND FLAG



LOCUS
(N.T.S.)

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

NOT FOR CONSTRUCTION

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PROJECT:

OUELLETT
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TAX MAP 152, LOT 20

124 KENSINGTON ROAD
PORTSMOUTH, NH

TITLE:

WETLANDS BUFFER
CONDITIONAL USE
PLAN

SHEET NUMBER:

1 OF 1

