

OWNER
MAP 162 LOT 16
RANDI & JEFF COLLINS
77 MEREDITH WAY
PORTSMOUTH, NH 03801
774-278-8676

RANDI & JEFF COLLINS
77 MEREDITH WAY
PORTSMOUTH, NH 03801
774-278-8676

PLANNING/ZONING DEPARTMENT
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
603-610-7216
NICK CRACKNELL, PRINCIPAL PLANNER

600 PEVERLY HILL ROAD
PORTSMOUTH, STATE 03801
603-472-1530
DAVE DEFOSSES, CONSTRUCTION TECHNICAL
SUPERVISOR

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PORTSMOUTH, NH 03801
603-427-1510

170 COURT STREET
PORTSMOUTH, NH 03801
603-427-1515

ATTORNEY
BOSEN & ASSOCIATES
266 MIDDLE STREET
PORTSMOUTH, NH 03801
603-427-5500
CHRISTOPHER P. MULLIGAN, ESQUIRE

**77 MEREDITH WAY
PORTSMOUTH, NEW HAMPSHIRE**

JULY 1, 2022
LAST REVISED JULY 21, 2022

HORIZONTAL SCALE 1"=500'

500 250 0 500

A horizontal scale bar with alternating black and white segments. The segments are labeled 500, 250, 0, and 500 from left to right, indicating distances in feet. The total length of the bar represents 1000 feet.

SHEET	SHEET TITLE
C-00	COVER
C-01	NOTES & LEGEND
S-01	EXISTING CONDITIONS PLAN
S-02	SUBDIVISION PLAN
C-02	SITE PREPARATION & DEMOLITION PLAN
C-03	SITE LAYOUT PLAN
C-04	GRADING & DRAINAGE PLAN
C-05	UTILITY PLAN
C-06	ROAD PLAN AND PROFILE
C-07	DETAILS

	NUMBER	APPROVED	EXPIRES
CITY PLANNING BOARD SUBDIVISION APPROVAL	-	-	-
CITY ZONING BOARD VARIANCE REQUEST (ARTICLE 5 – SECTION 10.521)	LU-22-61	2022/06/22	2024/06/22

ON JUNE 22, 2022 THE CITY OF PORTSMOUTH ZONING BOARD OF ADJUSTMENT GRANTED RELIEF FROM THE FOLLOWING SECTION OF THE CITY OF PORTSMOUTH ZONING ORDINANCE:

ARTICLE 5 SECTION 10.521 – MINIMUM CONTINUOUS LOT FRONTAGE:
TO ALLOW THE CONTINUOUS STREET FRONTAGE TO BE 73.99' FOR
PROPOSED LOT A & 31.61' FOR PROPOSED LOT B, WHERE 100' IS
REQUIRED AND 31.7' EXISTS.

THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THIS PLAN AND THE ORDINANCES OF THE CITY OF PORTSMOUTH, NEW HAMPSHIRE.

OWNER OR AUTHORIZED AGENT

ATE

ON _____
BOARD MEMBER _____ AND
BOARD MEMBER _____

TAX MAP 162 LOT 16

COVER
PROPOSED 2 LOT SUBDIVISION
77 MEREDITH WAY

OWNED BY
RANDI & JEFF COLLINS
PREPARED FOR
RANDI & JEFF COLLINS

SCALE: AS SHOWN

JULY 1, 2022

Seacoast Division

TFM®

- Civil Engineers
- Structural Engineers
- Traffic Engineers
- Land Surveyors
- Landscape Architects
- Scientists

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PROGRESS
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1	7/21/2022	REVISED PER TAC COMMENTS	JKC	JCC	
REV	DATE	DESCRIPTION	DR	CK	

				Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists		170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.tfmoran.com	
TFM # 47442-00	DR CK	BMK ORR	FB CADFILE	- 47442-00_COVER		C-00	

LEGEND

	PROPOSED		PROPERTY LINE
	ZONING LINE		EASEMENT
	BASELINE		FLOODPLAIN
	EDGE OF WATERBODY		EDGE OF WETLAND
	SETBACK (WETLAND)		SETBACK (STRUCTURE)
	SETBACK (PARKING)		SETBACK (LANDSCAPE)
	GRAVEL ROAD		EDGE OF PAVEMENT
	VERTICAL GRANITE CURB		SLOPED GRANITE CURB
	CONCRETE CURB		INTEGRATED CONCRETE CURB
	BITUMINOUS ASPHALT CURB		CAPE COD BERM
	SAWCUT		BUILDING
	BUILDING ROOF OVERHANG		BUILDING FOUNDATION
	BUILDING ENTRANCE		OVERHEAD DOOR
	TREE LINE		FENCE (CHAIN LINK)
	FENCE (WIRE)		FENCE (STOCKADE)
	GUARDRAIL		STONE WALL
	RETAINING WALL		SILT FENCE
	SILT SOCK		SOIL BOUNDARY
	LIMIT OF GRADING		CONTOUR
	SPOT GRADE		PARKING COUNT
	YELLOW DOUBLE SOLID LINE		YELLOW SINGLE SOLID LINE
	WHITE SINGLE SOLID LINE		WHITE SINGLE BROKEN LINE
	STOP BAR		CROSSWALK
	ACCESSIBLE PARKING SYMBOL		PAVEMENT ARROW
	TRAFFIC FLOW ARROW (NOT F)		SIGN (SINGLE POST)
	SIGN (DOUBLE POST)		SIGN (PYLON)
	SIGN (MONUMENT)		BOLLARD
	DUMPSTER PAD		


ABBREVIATIONS

GENERAL					
ABAN	ABANDON	EP	EDGE OF PAVEMENT	OC	ON CENTER
AC	ACRES	EXIST	EXISTING	PAVE	PAVEMENT
ADJ	ADJUST	FFE	FINISHED FLOOR ELEVATION	PERF	PERFORATED
APPROX	APPROXIMATE	FND	FOUNDATION	PROP	PROPOSED
BT	BOTTOM OF CURB	HP	HIGH POINT	R	RADIUS
BIT	BITUMINOUS	INV	INVERT ELEVATION	R&D	REMOVE AND DISPOSE
BK/P&G	BOOK & PAGE	INT	INFILTRATION TEST	R&R	REMOVE AND RESET
BLDG	BUILDING	L	LENGTH	REM	REMOVE
BMP	BEST MANAGEMENT PRACTICE	LF	LINEAR FEET	RET	RETAIN
BS	BOTTOM OF SLOPE	LSA	LANDSCAPE AREA	RIM	RIM ELEVATION
BW	BOTTOM OF WALL	MAX	MAXIMUM	ROW	RIGHT OF WAY
CONC	CONCRETE	MIN	MINIMUM	S	SLOPE
COORD	COORDINATE	N/Y	NOW OR FORMERLY	SF	SQUARE FEET
DIA	DIAMETER	NHFQ	NEW HAMPSHIRE FISH & GAME	SW	SIDEWALK
ELEV	ELEVATION	NTS	NOT TO SCALE	TBM	TEMPORARY BENCHMARK
				TC	TOP OF CURB
				TP	TEST PIT
				TW	TOP OF WALL
				TYP	TYPICAL
				UG	UNDERGROUND
				WCR	ACCESSIBLE WHEELCHAIR RAMP
				W/	WITH

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CONTRACT DOG SAFE 72 BUSINESS
HOURS 48 HOURS 24 HOURS

	UTILITIES
CB	CATCH BASIN
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COND	CONDUIT
DCB	DOUBLE CATCH BASIN
DIP	DUCTILE IRON PIPE
DWH	DRAIN MANHOLE
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
FES	FLARED END SECTION
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
LP	LIGHT POLE
OCS	OUTLET CONTROL STRUCTURE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
ROF	ROOF DRAIN
SMH	SEWER MANHOLE
SOS	SEDIMENT OIL SEPARATOR
TSV	TAPPING SLEEVE, VALVE, AND BOX

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GENERAL NOTES

3. THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.
2. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, TFMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
3. THE SITE LAYOUT PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
4. ALL IMPROVEMENTS SHOWN ON THE SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE CITY PLANNING BOARD.
5. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF PORTSMOUTH, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL WORK TO CONFORM TO CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS. ALL WORK WITHIN THE RIGHT-OF-WAY OF THE CITY AND/OR STATE SHALL COMPLY WITH APPLICABLE STANDARDS. COORDINATE ALL WORK WITHIN THE RIGHT-OF-WAY WITH APPROPRIATE CITY, COUNTY, AND/OR STATE AGENCY.
6. THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE SECTIONS OF ENV-WQ 1500. THE SITE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF CONSTRUCTION OF EACH STORMWATER FACILITY TO COORDINATE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL TAKE PROGRESS PHOTOS DURING CONSTRUCTION OF ALL STORMWATER DRAINAGE COMPONENTS AND SEND TO THE ENGINEER.
7. SEE EXISTING CONDITIONS PLAN FOR THE HORIZONTAL AND VERTICAL DATUM.
8. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION. VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
9. CONTACT EASEMENT OWNERS PRIOR TO COMMENCING ANY WORK WITHIN THE EASEMENTS.
10. PRIOR TO COMMENCING ANY SITE WORK, ALL LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD.
11. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
12. TFMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
13. TEMPORARY FENCING SHALL BE PROVIDED AND COVERED WITH A FABRIC MATERIAL TO CONTROL DUST MITIGATION.
14. ALL DEMOLITION SHALL INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS, AND ANY OTHER ADJACENT OPERATING FACILITIES. PRIOR WRITTEN PERMISSION FROM THE OWNER/DEVELOPER AND LOCAL PERMITTING AUTHORITY IS REQUIRED IF CLOSURE/OBSTRUCTIONS TO ROADS, STREET, WALKWAYS, AND OTHERS IS DEEMED NECESSARY. CONTRACTOR TO PROVIDE ALTERNATE ROUTES AROUND CLOSURES/OBSTRUCTIONS PER LOCAL/STATE/FEDERAL REGULATIONS.
15. REFER TO ARCHITECTURAL PLANS FOR LAYOUT OF BUILDING FOUNDATIONS AND CONCRETE ELEMENTS WHICH ABUT THE BUILDING SUCH AS STAIRS, SIDEWALKS, LOADING DOCK RAMPS, PADS, AND COMPACTOR PADS. DO NOT USE SITE PLANS FOR LAYOUT OF FOUNDATIONS.
16. IN THE EVENT OF A CONFLICT BETWEEN THE PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
17. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
18. CONTRACTOR'S GENERAL RESPONSIBILITIES:
 - A. BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND STANDARDS AND CONDITIONS OF ALL PROJECT-SPECIFIC PERMITS AND APPROVALS AS LISTED ON THE COVER SHEET TO THESE PLANS OR OTHERWISE REQUIRED.
 - B. NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OF PROPOSED LAYOUT AND/OR EXISTING FEATURES.
 - C. EMPLOY A LICENSED SURVEYOR TO DETERMINE ALL LINES AND GRADES AND LAYOUT OF SITE ELEMENTS AND BUILDINGS.
 - D. THE CONTRACTOR SHALL BE RESPONSIBLE TO BECOME FAMILIAR WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
 - E. TAKE APPROPRIATE MEASURES TO REDUCE, TO THE FULLEST EXTENT POSSIBLE, NOISE, DUST, AND UNSIGHTLY DEBRIS. CONSTRUCTION ACTIVITIES SHALL BE CARRIED OUT BETWEEN THE HOURS OF 7:00 AM AND 9:00 PM, MONDAY THROUGH FRIDAY IN ACCORDANCE WITH THE APPLICABLE MUNICIPAL ORDINANCES AND REGULATIONS OF THE CITY OF PORTSMOUTH, NEW HAMPSHIRE.
 - F. MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
 - G. IN ACCORDANCE WITH RSA 430:53 AND AGR 3800, THE CONTRACTOR SHALL NOT TRANSPORT INVASIVE SPECIES OFF THE PROPERTY, AND SHALL DISPOSE OF INVASIVE SPECIES ON-SITE IN A LEGAL MANNER.
 - H. COORDINATE WITH ALL UTILITY COMPANIES AND CONTACT DISSAFE (811 OR 888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
 - I. PROTECT NEW AND EXISTING BURIED UTILITIES DURING INSTALLATION OF ALL SITE ELEMENTS. DAMAGED UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 - J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NDES ENV-Q-W-1500 AS APPLICABLE.
2. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SUBMIT AN eNOI AT LEAST 14 DAYS IN ADVANCE OF ANY EARTHWORK ACTIVITIES AT THE SITE.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
4. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION ABOUT SOIL AND GROUNDWATER CONDITIONS. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL ENGINEER'S RECOMMENDED METHODS TO ADDRESS ANY SOIL AND GROUNDWATER ISSUES THAT ARE FOUND ON SITE, INCLUDING AND NOT LIMITED TO DEWATERING METHODS, PERIMETER DRAINS AND THE INTO STORMWATER MANAGEMENT SYSTEM, ETC.
5. COORDINATE WITH GEOTECHNICAL/STRUCTURAL PLANS FOR SITE PREPARATION AND OTHER BUILDING INFORMATION.
6. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILED GRADING AT BUILDING, AND SIZE AND LOCATION OF ALL BUILDING SERVICES.
7. COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ROOF DRAIN INFORMATION.
8. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS, AND ALIGNMENTS.
9. THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE, RAMPS, AND LOADING AREAS.
10. THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE AND SHALL NOT POND WATER DEEPER THAN 1/4" FOR A PERIOD OF MORE THAN 15 MINUTES AFTER FLOODING.
11. ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
12. ALL SIDEWALK AND OTHER CURB REVEALS SHALL BE 6" WITH A TOLERANCE OF PLUS OR MINUS 3/8". WHERE SIDEWALK IS TO BE FLUSH, THE PAVEMENT REVEAL SHALL BE 1/4" WITH A TOLERANCE OF 1/8".
13. THE FINISHED GRADE AT BOTTOM OF ALL ACCESSIBLE RAMPS SHALL BE FLUSH WITH PAVEMENT WITH A TOLERANCE OF PLUS OR MINUS 1/4".
14. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE PRIOR TO INSTALLATION OF FINISHED PAVEMENT.
15. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE NHDOT STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
16. STORMWATER DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. CONSTRUCTION METHODS SHALL CONFORM TO THE LATEST STANDARD SPECIFICATIONS, SECTION 603. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE TYPE B AND CONFORM TO NHDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
17. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
18. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
19. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER, AND MULCH.
20. DENSITY REQUIREMENTS:

MINIMUM DENSITY*	LOCATION
95%	BELOW PAVED OR CONCRETE AREAS
95%	TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL
90%	BELOW LOAM AND SEED AREAS

*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557. METHOD C- FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM D-6938.

UTILITY NOTES

1. PIPE LENGTH OF PIPE IS FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
2. ALL PROPOSED UTILITY WORK, INCLUDING MATERIAL, INSTALLATION, TERMINATION, EXCAVATION, BEDDING, BACKFILL, COMPACTION, TESTING, CONNECTIONS, AND CONSTRUCTION SHALL BE COORDINATED WITH AND COMPLETED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS, CODES, AND STANDARDS OF ALL CORRESPONDING UTILITY ENTITIES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
4. COORDINATE ALL WORK ADJACENT TO PROPOSED BUILDINGS WITH ARCHITECTURAL BUILDING DRAWINGS. CONFIRM UTILITY PENETRATIONS AND INVERT ELEVATIONS ARE COORDINATED PRIOR TO INSTALLATION.
5. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE EXACT LOCATION OF NEW UTILITY CONNECTIONS SHALL BE DETERMINED BY THE CONTRACTOR IN COORDINATION WITH UTILITY COMPANY, COUNTY AGENCY, AND/OR PRIVATE UTILITY COMPANY.
7. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE UTILITY INSTALLATION COMPLETE AND OPERATIONAL.
8. ALL UTILITY COMPANIES REQUIRE INDIVIDUAL CONDUITS. CONTRACTOR TO COORDINATE WITH TELEPHONE, CABLE, AND ELECTRIC COMPANIES REGARDING NUMBER, SIZE, AND TYPE OF CONDUITS REQUIRED PRIOR TO INSTALLATION OF ANY CONDUIT.
9. SANITARY SEWER SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS AS SHOWN ON THESE PLANS. ALL SEWER MAINS AND FITTINGS SHALL BE PVC AND SHALL CONFORM TO ASTM F 679 (SDR 35 MINIMUM). FORCE MAINS AND FITTINGS SHALL CONFORM TO NH CODE OF ADMINISTRATIVE RULES ENV-WQ 700. ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH NH CODE OF ADMINISTRATIVE RULES ENV-WQ 700. SANITARY MANHOLES SHALL CONFORM TO NHDES WATER DIVISION WASTEWATER ENGINEERING BUREAU STANDARDS AND SPECIFICATIONS SHOWN HEREON.
10. ON-SITE WATER DISTRIBUTION SHALL BE TO CITY OF PORTSMOUTH STANDARDS AND SPECIFICATIONS. WATER MAINS SHALL HAVE A MINIMUM OF 5.5' COVER, WHERE WATER PIPES CROSS SEWER LINES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 10' MINIMUM. WHERE A SANITARY LINE CROSSES A WATER LINE, SEWER LINE MUST BE CONSTRUCTED OF FORCE MAIN MATERIALS (PER ENV-WQ 704.08) FROM BUILDING OR MANHOLE TO MANHOLE, OR SUBSTITUTE RUBBER-GASKETED PRESSURE PIPE FOR THE SAME DISTANCE. WHEN SANITARY LINES PASS BELOW WATER LINES, LAY PIPE SO THAT NO JOINT IN THE SANITARY LINE WILL BE CLOSER THAN 6' HORIZONTALLY TO THE WATER LINE.
11. THRUST BLOCKS SHALL BE PROVIDED AT ALL LOCATIONS WHERE WATER LINE CHANGES DIRECTIONS OR CONNECTS TO ANOTHER WATER LINE.
12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
13. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES.
14. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL INSPECTIONS, TESTING, AND RELATED SERVICES AND SUBMIT COPIES OF ACCEPTANCE TO THE OWNER, UNLESS OTHERWISE INDICATED.
15. PROVIDE PERMANENT PAVEMENT REPAIR FOR ALL UTILITY TRENCHES IN EXISTING ROAD OR PAVEMENT TO REMAIN. SAW CUT TRENCH, PAVEMENT, AND GRANULAR BASE THICKNESS TO MATCH EXISTING PAVEMENT. OBTAIN ALL PERMITS REQUIRED FOR TRENCHING.
16. UNLESS OTHERWISE SPECIFIED, ALL UNDERGROUND STRUCTURES, PIPES, CHAMBERS, ETC. SHALL BE COVERED WITH A MINIMUM OF 18" OF COMPACTED SOIL BEFORE EXPOSURE TO VEHICLE LOADS.
17. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

DRAINAGE	PRIVATE
SEWER	MUNICIPAL
WATER	MUNICIPAL
GAS	NOT AVAILABLE
ELECTRIC	EVSOURCE
TELEPHONE	CONSOLIDATED COMMUNICATIONS FKA FAIRPOINT COMMUNICATIONS
CABLE	COMCAST

SITE DEVELOPMENT PLANS

NOTES & LEGEND

PROPOSED 2 LOT SUBDIVISION

77 MEREDITH WAY

OWNED BY


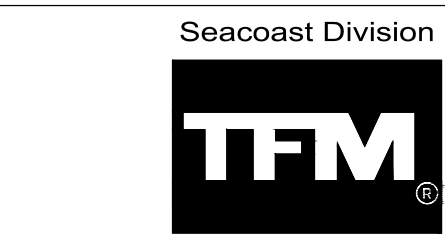
RANDI & JEFF COLLINS

PREPARED FOR

RANDI & JEFF COLLINS

SCALE: NTS

S **JULY 1, 2022**



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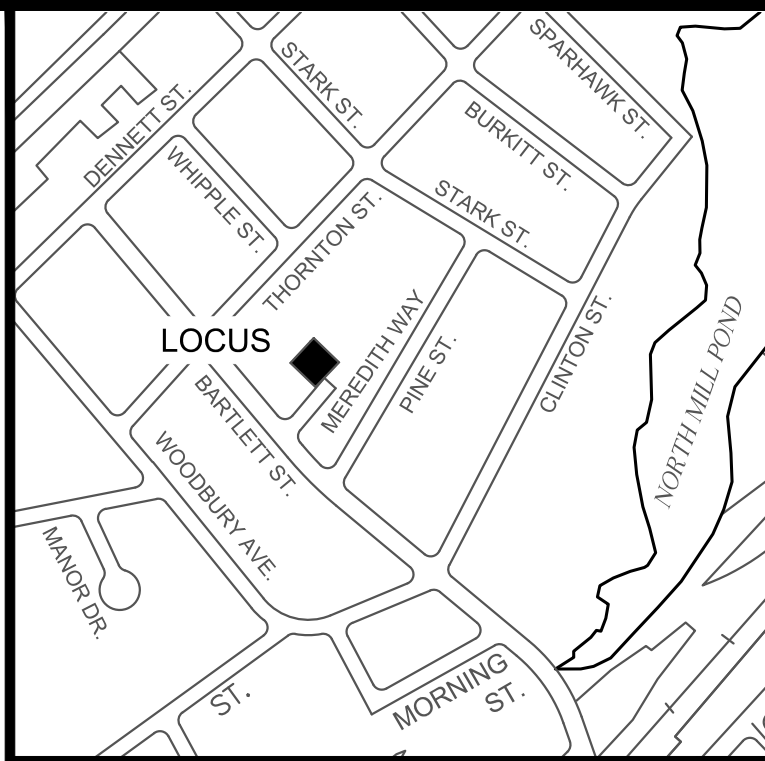
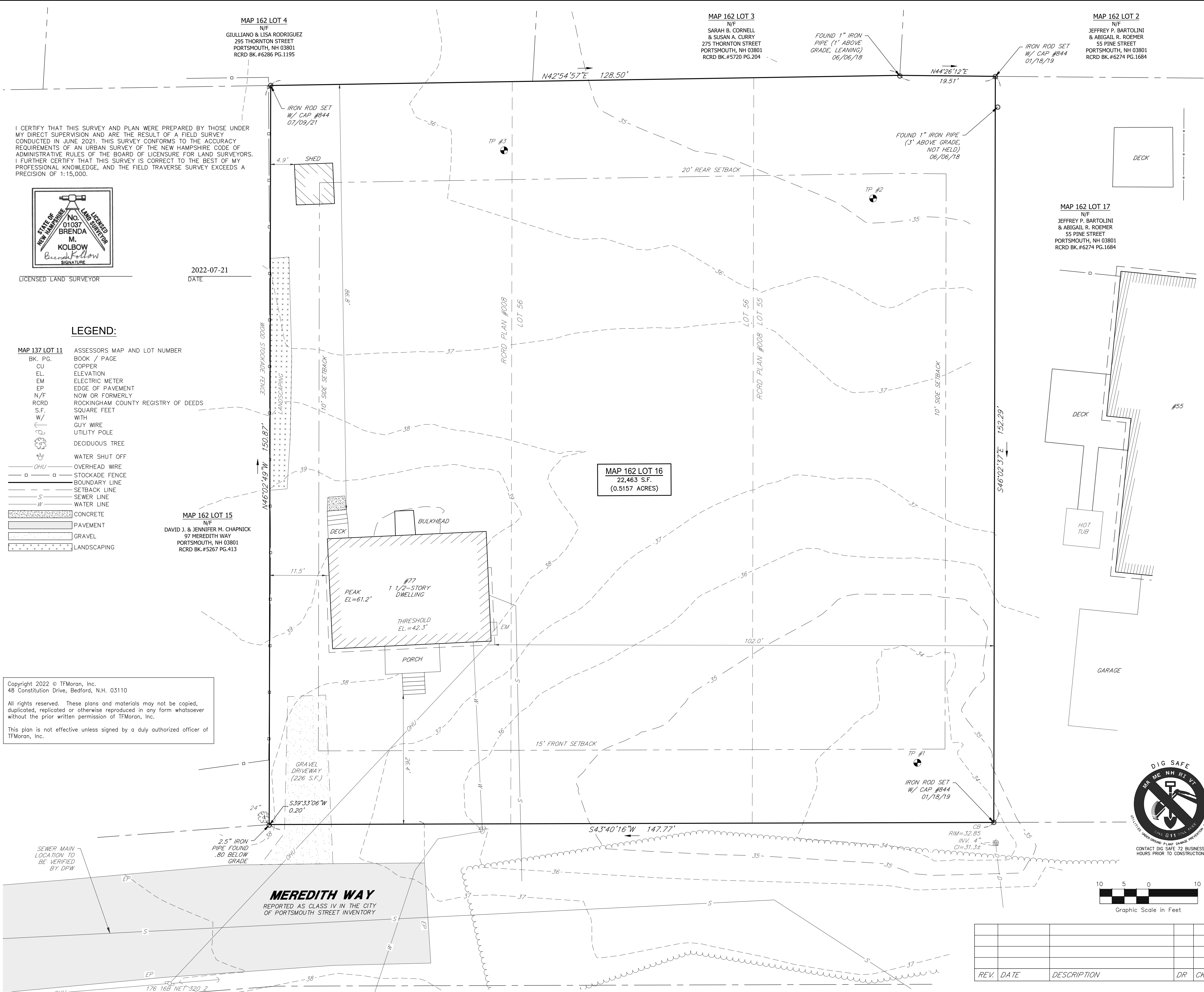
Civil Engineers
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Landscape Architects
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PROGRESS
PRINT
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1	7/21/2022		REVISED PER TAC COMMENTS	JKC	JCC	
REV	DATE		DESCRIPTION	DR	CK	



NOTES:

- THE PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.
- THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 162 AS LOT 16.
- THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP). FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 33015C0259F, MAP REVISED JANUARY 29, 2021.
- | MINIMUM LOT DIMENSIONS: | REQUIRED: | EXISTING: |
|-------------------------------|------------|-----------------|
| LOT AREA: | 7,500 S.F. | 22,463 S.F. |
| LOT AREA PER DWELLING UNIT: | 7,500 S.F. | 22,463 S.F. |
| CONTINUOUS STREET FRONTAGE: | 100' | 31.7' |
| DEPTH | 70' | 151.6' |
| MINIMUM YARD DIMENSIONS: | | |
| FRONT | 15' | 26.4' |
| SIDE | 10' | 11.5'/4.9' SHED |
| REAR | 20' | 86.8' |
| MAXIMUM STRUCTURE DIMENSIONS: | | |
| STRUCTURE HEIGHT: | | <35' |
| SLOPED ROOF: | 35' | |
| FLAT ROOF: | 30' | |
| ROOF APPURTENANCE HEIGHT: | 8' | |
| BUILDING COVERAGE: | 25% | 3.5% |
| MINIMUM OPEN SPACE: | 30% | 85.3% |
- OWNER OF RECORD:
MAP 162 LOT 16:
RANDI & JEFF COLLINS
77 MEREDITH WAY
PORTSMOUTH, NH 03801
RCRD BK.#6274 PG.#1666
- PARCEL AREA:
MAP 162 LOT 16:
22,463 S.F.
(0.5157 ACRES)
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE FEATURES OF MAP 162 LOT 16.
- FIELD SURVEY COMPLETED BY TCE JUNE 2021 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.
- HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 1' FOOT.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- THE EXISTING USE OF THIS PARCEL IS SINGLE-FAMILY RESIDENTIAL.

PLAN REFERENCES:

- "PLAN OF ELM PLACE, SITUATED IN PORTSMOUTH, N.H." DATED 1856. RCRD PLAN #008.
- "LOT LINE REVISION, PINE STREET, PORTSMOUTH, NEW HAMPSHIRE, FOR JOYCE M. MAYO & CITY OF PORTSMOUTH" PREPARED BY DURGIN, VERRA AND ASSOCIATES, INC., DATED 6/9/93 WITH REVISION 1 DATED 10/4/93. RCRD PLAN #0-22643.

TAX MAP 162 LOT 16

EXISTING CONDITIONS PLAN
2 LOT SUBDIVISION
77 MEREDITH WAY
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
RANDI & JEFF COLLINS

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

JULY 1, 2022

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2022-07-21
DATE

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MEREDITH WAY
REPORTED AS CLASS IV IN THE CITY
OF PORTSMOUTH STREET INVENTORY

REV.	DATE	DESCRIPTION	DR	CR

LOCATION PLAN

1. THE PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.

2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 162 AS LOT 16.

3. THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PARCEL 259 OF 681, MAP NUMBER 33015C0259F, MAP REVISED JANUARY 29, 2021.

4. MINIMUM LOT DIMENSIONS:

	<u>REQUIRED:</u>	<u>PROPOSED:</u>
LOT AREA:	7,500 S.F.	11,198 S.F./11,265 S.F.
LOT AREA PER DWELLING UNIT:	7,500 S.F.	11,198 S.F./11,265 S.F.
CONTINUOUS STREET FRONTAGE:	100'	73.99'/31.61'
DEPTH	70'	151.4'/152.1'

MINIMUM YARD DIMENSIONS:

FRONT	15'	22.0'/17.1'
SIDE	10'	10.2'/16.2'
REAR	20'	69.0'/74.9'

MAXIMUM STRUCTURE DIMENSIONS:

STRUCTURE HEIGHT:		<35' / <35'
SLOPED ROOF:	35'	
FLAT ROOF:	30'	
ROOF APURTENANCE HEIGHT:	8'	
BUILDING COVERAGE:	25%	21.4%/18.0%
MINIMUM OPEN SPACE:	30%	70.4%/68.5%

5. OWNER OF RECORD:
MAP 162 LOT 16:
RANDI & JEFF COLLINS
77 MEREDITH WAY
PORTSMOUTH, NH 03801
RCRD BK. #6274 PG. #1666

6. PARCEL AREA:
MAP 162 LOT 16:
22,463 S.F.
(0.5157 ACRES)

PROPOSED LOT A:
11,198 S.F.
(0.2571 ACRES)

PROPOSED LOT B:
11,265 S.F.
(0.259 ACRES)

7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.

8. THE PURPOSE OF THIS PLAN IS SUBDIVIDE MAP 162 LOT 16 INTO 2 LOTS.

9. FIELD SURVEY COMPLETED BY TCE JUNE 2021 & JUNE 2022 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.

10. HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS.

11. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.

12. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.

13. THE PROPOSED USE OF THESE PARCELS ARE SINGLE-FAMILY RESIDENTIAL.

1. "PLAN OF ELM PLACE, SITUATED IN PORTSMOUTH, N.H.: DATED 1856. RCSD PLAN #008.
2. "LOT LINE REVISION, PINE STREET, PORTSMOUTH, NEW HAMPSHIRE, FOR JOYCE M. MAYO & CITY OF PORTSMOUTH" PREPARED BY DURG, VERRA AND ASSOCIATES, INC., DATED 6/9/93 WITH REVISION 1 DATED 10/4/93. RCSD PLAN #0-22643.
3. "SITE DEVELOPMENT PLANS, TAX MAP LOT 16, TWO LOT SUBDIVISION, 77 MEREDITH WAY. OWNED BY RANDI & JEFF COLLINS, PREPARED FOR RANDI & JEFF COLLINS" BY TFMORAN, INC. DATED JULY XX, 2022. ON FILE AT THE CITY OF PORTSMOUTH PLANNING DEPARTMENT.

PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
RANDI & JEFF COLLINS

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

JULY 1, 2022

Seacoast Division

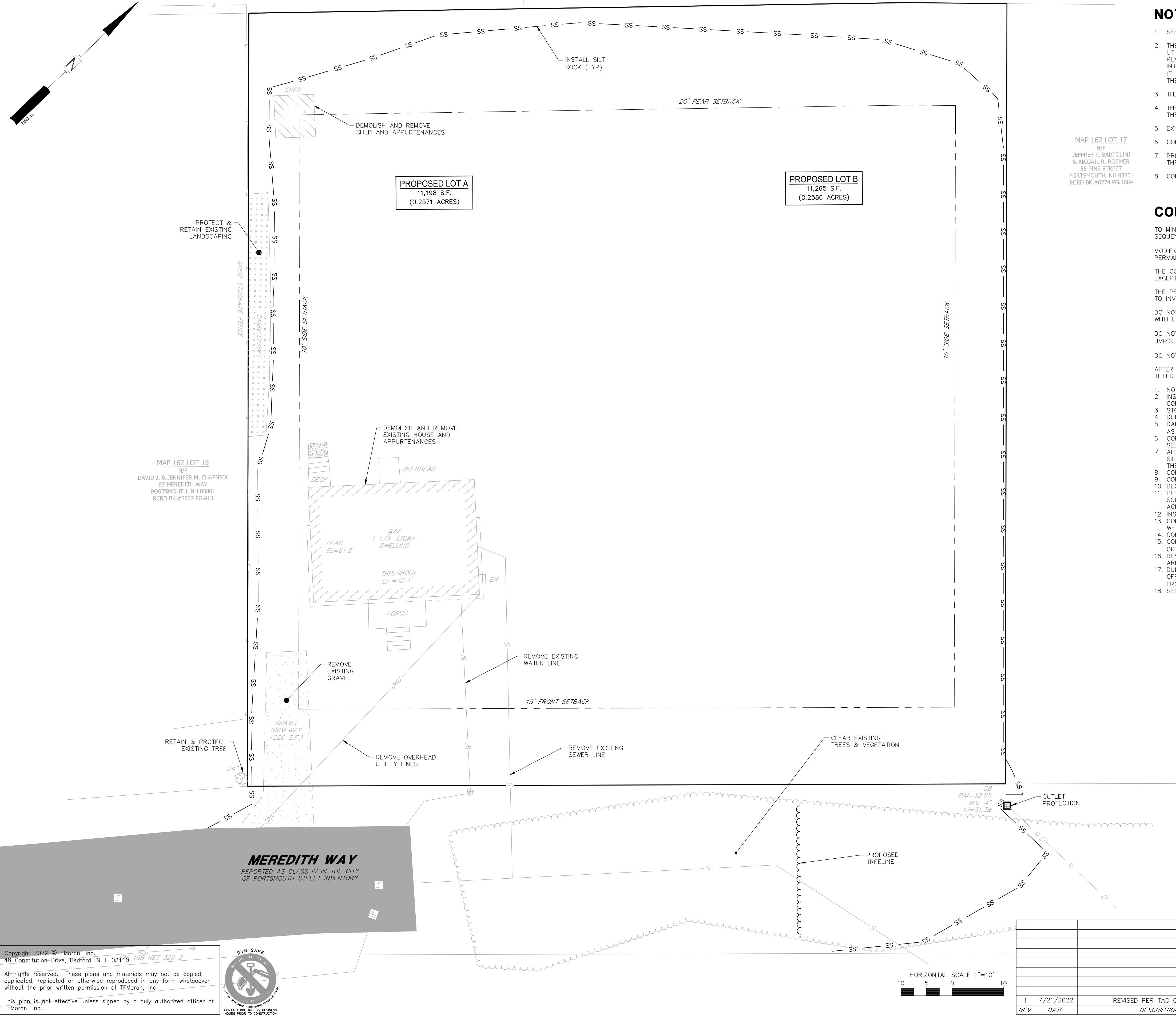


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		CK	JCC	CADFILE		

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NOTES

- SEE NOTES ON SHEET C-01.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATIONS, SIZE, AND ELEVATIONS OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO THE START OF ANY DEMOLITION. THE LOCATIONS SHOWN ON THESE PLANS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DEMOLITION TO DETERMINE APPROPRIATE ACTION TO BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
- THE CONTRACTOR SHALL VERIFY ALL SURVEY INFORMATION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- EXISTING UTILITY SERVICES TO BE DISCONTINUED ARE TO BE CAPPED AS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES.
- CONSTRUCTION DEBRIS AND INVASIVE SPECIES SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER.
- PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL PLACE ORANGE CONSTRUCTION FENCING AROUND EACH TREE TO BE RETAINED THROUGHOUT CONSTRUCTION. NO STOCKPILES OF MATERIAL ARE PERMITTED WITHIN THE DRIP LINE OF THE TREES TO BE SAVED.
- CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY TREES ARE DAMAGED DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE NOTES

TO MINIMIZE EROSION AND SEDIMENTATION DUE TO CONSTRUCTION, CONSTRUCTION SHALL FOLLOW THIS GENERAL CONSTRUCTION SEQUENCE.

MODIFICATIONS TO THE SEQUENCE NECESSARY DUE TO THE CONTRACTOR'S SCHEDULE SHALL INCLUDE APPROPRIATE TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES.

THE CONTRACTOR SHALL SCHEDULE WORK SUCH THAT ANY CONSTRUCTION AREA IS STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE EXCEPT AS NOTED BELOW. NO MORE THAN 5 ACRES OF DISTURBED LAND SHALL BE UNSTABILIZED AT ANY ONE TIME.

THE PROJECT SHALL BE MANAGED SO THAT IT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER ARG 3800 RELATIVE TO INVASIVE SPECIES.

DO NOT TRAFFIC EXPOSED SOIL SURFACE OF INFILTRATION SYSTEMS WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO STORMWATER BMP'S. STORMWATER RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMP'S ARE STABILIZED.

DO NOT PLACE STORMWATER BMP'S INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

AFTER THE INFILTRATION SYSTEM IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE THE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.

- NOTIFY EASEMENT OWNERS PRIOR TO COMMENCEMENT OF WORK.
- INSTALL ALL PERIMETER EROSION PROTECTION MEASURES AS INDICATED ON THE PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- STORMWATER TREATMENT PONDS AND SWALES SHALL BE INSTALLED BEFORE ROUGH GRADING THE SITE.
- DURING CONSTRUCTION EVERY EFFORT SHALL BE MADE TO MANAGE SURFACE RUNOFF QUALITY.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT BARRIERS, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED. (TEMPORARY SEED MIXTURE OF WINTER RYE APPLIED AT A RATE OF 2.5 LBS/1000 SF SHALL BE USED).
- CONDUCT MAJOR EARTHWORK, INCLUDING CLEARING AND GRUBBING, WITHIN THE LIMITS OF WORK. ALL CUT AND FILL SLOPES SHALL BE SEEDED WITHIN 72 HOURS AFTER GRADING.
- ALL STRIPPED TOPSOIL AND OTHER EARTH MATERIALS SHALL BE STOCKPILED OUTSIDE THE IMMEDIATE WORK AND WETLAND AREAS. A SILT BARRIER SHALL BE CONSTRUCTED AROUND THESE PILES IN A MANNER TO PROVIDE ACCESS AND AVOID SEDIMENT OUTSIDE OF THE WORK AREA.
- CONSTRUCT BUILDING PAD AND COMMENCE NEW BUILDING CONSTRUCTION.
- CONSTRUCT TEMPORARY CULVERTS AND DIVERSIONS AS REQUIRED.
- BEGIN PERMANENT AND TEMPORARY INSTALLATION OF SEED AND MULCH.
- PERFORM EARTHWORK NECESSARY TO ESTABLISH ROUGH GRADING AROUND PARKING FIELDS AND ACCESS DRIVES. MANAGE EXPOSED SOIL SURFACES TO AVOID TRANSPORTING SEDIMENTS INTO WETLANDS. PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- INSTALL SUBSURFACE UTILITIES (WATER, SEWER, GAS, ELECTRIC, COMMUNICATIONS, DRAINAGE, DRAINAGE FACILITIES, ETC.).
- CONSTRUCT PROPOSED ROADWAY, RAIN GARDENS, GRAVEL WETLANDS AND DRAINAGE SWALES. ALL DITCHES, SWALES, AND GRAVEL WETLANDS SHALL BE FULLY STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
- COMPLETE BUILDING AND ALL OFF-SITE IMPROVEMENTS.
- COMPLETE SEEDING AND MULCHING. SEED TO BE APPLIED WITH BROADCAST SPREADER OR BY HYDRO-SEEDING, THEN ROLLED, RAKED, OR DRAGGED TO ASSURE SEED/SOIL CONTACT.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDED AREAS HAVE BECOME FIRMLY ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE.
- DURING THE COURSE OF THE WORK AND UPON COMPLETION, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT DEPOSITS, EITHER ON OR OFF SITE, INCLUDING CATCH BASINS, AND SUMPS, DRAIN PIPES AND DITCHES, CURB LINES, ALONG SILT BARRIERS, ETC. RESULTING FROM SOIL AND/OR CONSTRUCTION OPERATIONS.
- SEE WINTER CONSTRUCTION SEQUENCE FOR WORK CONDUCTED AFTER OCTOBER 15TH.

PROGRESS
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date: 07/21/2022

SITE DEVELOPMENT PLANS

TAX MAP 162 LOT 16
SITE PREPARATION & DEMOLITION PLAN
PROPOSED 2 LOT SUBDIVISION
77 MEREDITH WAY

OWNED BY
RANDI & JEFF COLLINS
PREPARED FOR
RANDI & JEFF COLLINS

1"=20' (11"X17")
SCALE: 1"=10' (22"X34") JULY 1, 2022

Seacoast Division

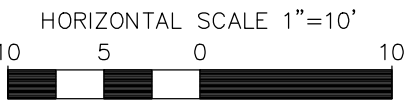


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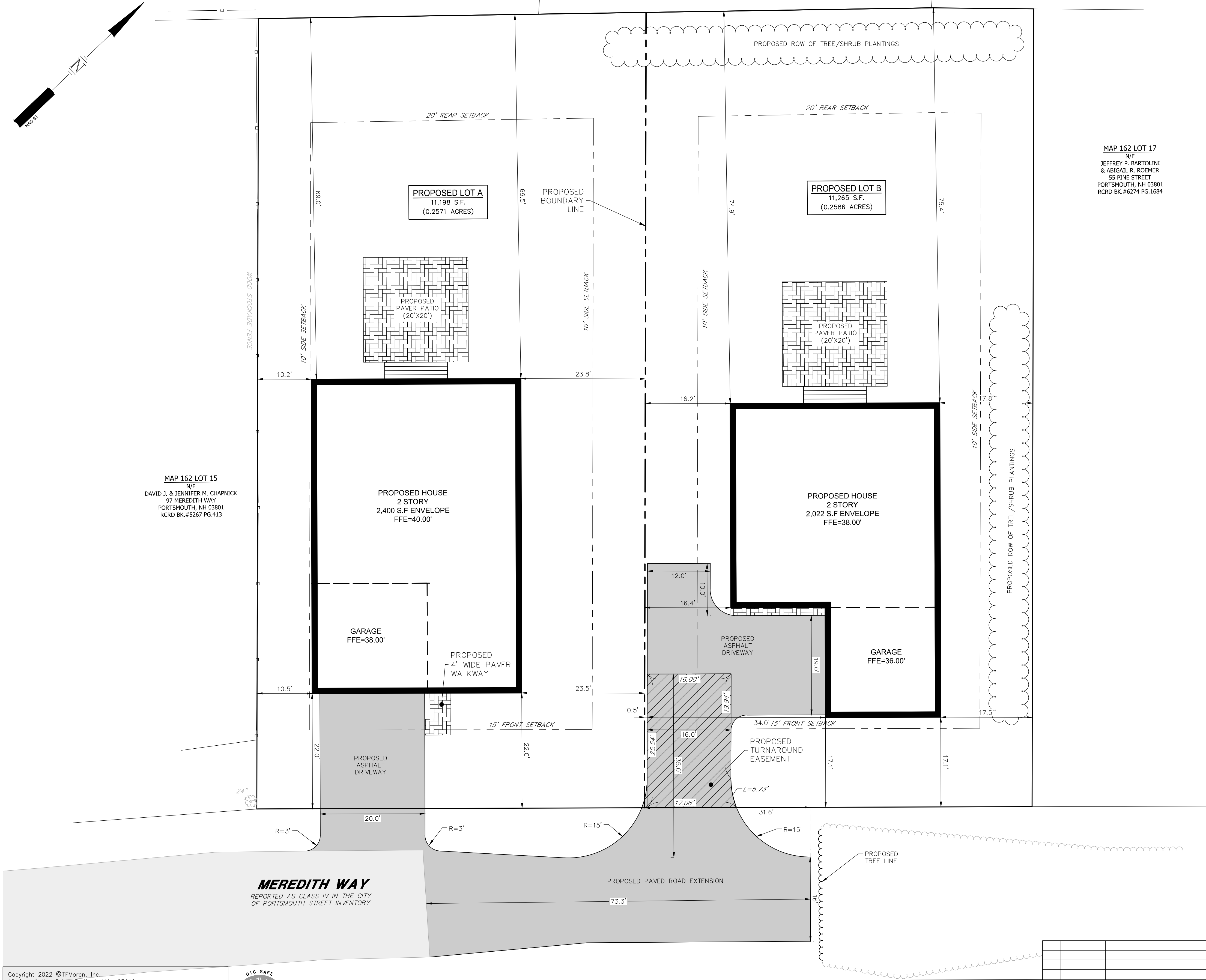
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REV	DATE	DESCRIPTION	JKC	JCC
1	7/21/2022	REVISED PER TAC COMMENTS	JKC	JCC

Jul 21, 2022 - 2:44pm
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SITE DATA

OWNER OF RECORD OF MAP 162 LOT 16:
RANDI & JEFF COLLINS
77 MEREDITH WAY, PORTSMOUTH, NH 03801

DEED REFERENCE TO PARCEL IS BK 6274 PG 1666

AREA OF PARCEL = 22,463± SF OR 0.5157± ACRES

ZONED: GENERAL RESIDENCE A (GRA)
EXISTING USE: 1 LOT, SINGLE FAMILY DWELLING UNIT
PROPOSED USE: 2 LOTS, 2 SINGLE FAMILY DWELLING UNITS

THE PURPOSE OF THIS PLAN IS TO DEPICT TWO PROPOSED SINGLE FAMILY DWELLING UNITS WITH ACCESS ALONG MEREDITH WAY. ASSOCIATED IMPROVEMENTS INCLUDE AND ARE NOT LIMITED TO ACCESS, GRADING, STORMWATER MANAGEMENT SYSTEMS, UTILITIES.

DIMENSIONAL REQUIREMENTS (CURRENT ZONING)

	REQUIRED:	PROVIDED: LOT A:	LOT B:
MINIMUM LOT DIMENSIONS:			
LOT AREA	7,500 SF	11,198 SF	11,265 SF
LOT FRONTAGE	100 FT	73.99 FT	31.61 FT
DEPTH	70 FT	151.4 FT	152.1 FT
MINIMUM YARD DIMENSIONS:			
FRONT	15 FT	22.0 FT	17.1 FT
SIDE	10 FT	10.2 FT	16.2 FT
REAR	20 FT	69.0 FT	74.9 FT
MAXIMUM STRUCTURE DIMENSIONS:			
SLOPED ROOF	35 FT	<35 FT	<35 FT
FLAT ROOF	30 FT	NA	NA
ROOF APPURTENANCE HEIGHT	8 FT	>8 FT	>8 FT
BUILDING LOT COVERAGE	25% (MAX)	21.4%	18.0%
MINIMUM SETBACKS/BUFFER:			
BUILDING FRONT	15 FT	15 FT	15 FT
BUILDING SIDE	10 FT	10 FT	10 FT
BUILDING REAR	20 FT	20 FT	20 FT
MINIMUM OPEN SPACE	30%	70.4%	68.5%

PARKING REQUIREMENTS

PARKING SPACES 1.3 SPACES/UNIT	2 SPACES	2 SPACES	2 SPACES
--------------------------------	----------	----------	----------

NOTES

- SEE NOTES ON SHEET C-01.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
- LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE PORTSMOUTH ZONING ORDINANCE AND SITE PLAN REGULATIONS.
- SNOW SHALL NOT BE STOCKPILED IN STORMWATER BMP'S, WETLAND BUFFERS, OR WETLANDS. SEE SNOW STORAGE LOCATIONS. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH NHDES REGULATION. IF SNOW IS STORED WITHIN PARKING AREA, KEEP CATCH BASINS CLEAR.
- ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.

**PROGRESS
PRINT**
date: 07/21/2022

SITE DEVELOPMENT PLANS

TAX MAP 162 LOT 16

SITE LAYOUT PLAN PROPOSED 2 LOT SUBDIVISION 77 MEREDITH WAY

OWNED BY
RANDI & JEFF COLLINS
PREPARED FOR
RANDI & JEFF COLLINS

1"=20' (11"X17")

SCALE: 1"=10' (22"X34")

JULY 1, 2022

Seacoast Division



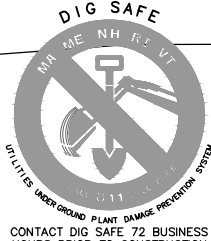
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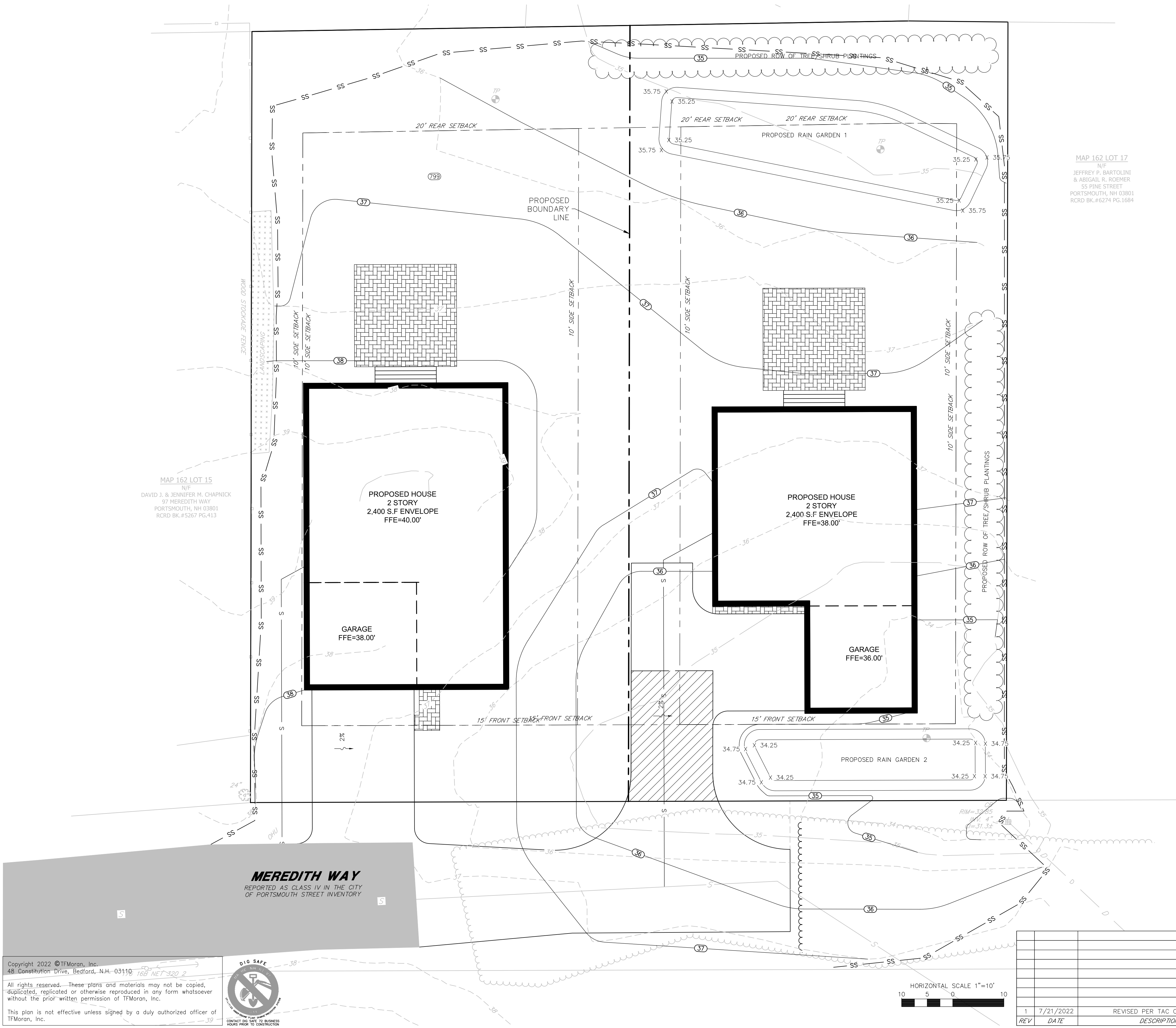


HORIZONTAL SCALE 1"=10'
10 5 0 10

1	7/21/2022	REVISED PER TAC COMMENTS	JKC	JCC
REV	DATE	DESCRIPTION	DR	CK

FILE	47442-00	DR	BK	FB	-	C-03
CK	CRR	CADFILE	47442-00.SITE LAYOUT			

Jul 21, 2022 - 1:46pm
F:\MSC Projects\47442 - 77 Meredith Way - Portsmouth\47442-00 - Collins - 77 Meredith Way\Design\PRODUCTION DRAWINGS\47442-00_Grading & Drainage.dwg



NOTES

- SEE NOTES ON SHEET C-01.
- ALL DOORS AND GARAGE ENTRANCES SHALL BE AT FINISHED FLOOR ELEVATION UNLESS OTHERWISE NOTED.
- PROPOSED SPOT GRADES ARE PROVIDED TO THE NEAREST 0.05. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE FINISHED GRADES MEET ADA STANDARDS FOR WHEEL CHAIR RAMPS, HANDICAP SPACES AND ACCESS AISLES, CROSSWALKS, SIDEWALKS, ETC.
- ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
- LENGTH OF PIPE IS FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
- ALL PROPOSED DRAINAGE PIPES SHALL BE 12" AND HDPE, UNLESS OTHERWISE NOTED ON THE PLAN.
- DRAINAGE PIPES WITH LESS THAN 3' COVER SHALL BE INSULATED (SEE UTILITY TRENCH DETAIL) AND DRAINAGE CATCH BASINS WITH LESS THAN 3.5' OF COVER OVER INVERTS SHALL USE SLAB TOP CATCH BASIN (SEE DETAILS).
- THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND ARCHITECTURAL PLANS FOR SUBDRAINAGE SYSTEMS FOR THE BUILDING FOUNDATION. SUBDRAINAGE MUST DAYLIGHT OR TIE INTO THE STORMWATER MANAGEMENT SYSTEM. COORDINATE SUBDRAINAGE SYSTEM DESIGN WITH THE ENGINEER OF RECORD.

TEST PIT & INFILTRATION TEST

BMP	TEST PIT #	APPROX GROUND ELEV	BOTTOM OF POND ELEV	TEST PIT ELEV	TEST PIT DEPTH (MIN)
RAIN GARDEN #1	2	35.75	35.25	35	5
RAIN GARDEN #2	1	35.00	34.25	33.50	4'

NOTE:

- ALL TEST PITS ARE TO BE TESTED FOR INFILTRATION RATES AT THE GIVEN INFILTRATION ELEVATIONS.
- TEST PITS ARE TO BE EXCAVATED UNTIL SEASONAL HIGH WATER TABLE OR THE LOCATION OF LEDGE IS ENCOUNTERED. TEST PIT DEPTHS LISTED ARE MINIMUM DEPTHS. IF SEASONAL HIGH WATER OR LEDGE ARE ENCOUNTERED, THE TEST PIT CAN BE STOPPED.
- INFILTRATION TESTS ARE FOR INFILTRATION ONLY. THEY CAN BE DISCONTINUED IF SEASONAL HIGH WATER OR LEDGE IS ENCOUNTERED WITHIN THE TESTING RANGE FOR THE INFILTRATION.
- INFILTRATION TESTS SHALL BE PERFORMED ACCORDING TO ENV-WQ 1504.14 (e) [A&T STANDARDS].

SOIL LEGEND (PER NRCS WEB SOIL SURVEY)

SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GROUP
799	URBAN LAND - CANTON COMPLEX, 3-5% SLOPES	A

PROGRESS
PRINT

date: 07/21/2022

SITE DEVELOPMENT PLANS

TAX MAP 162 LOT 16

GRADING & DRAINAGE PLAN

PROPOSED 2 LOT SUBDIVISION

77 MEREDITH WAY

OWNED BY

RANDI & JEFF COLLINS

PREPARED FOR

RANDI & JEFF COLLINS

1"=20' (11"X17')

SCALE: 1"=10' (22"X34')

JULY 1, 2022

Seacoast Division

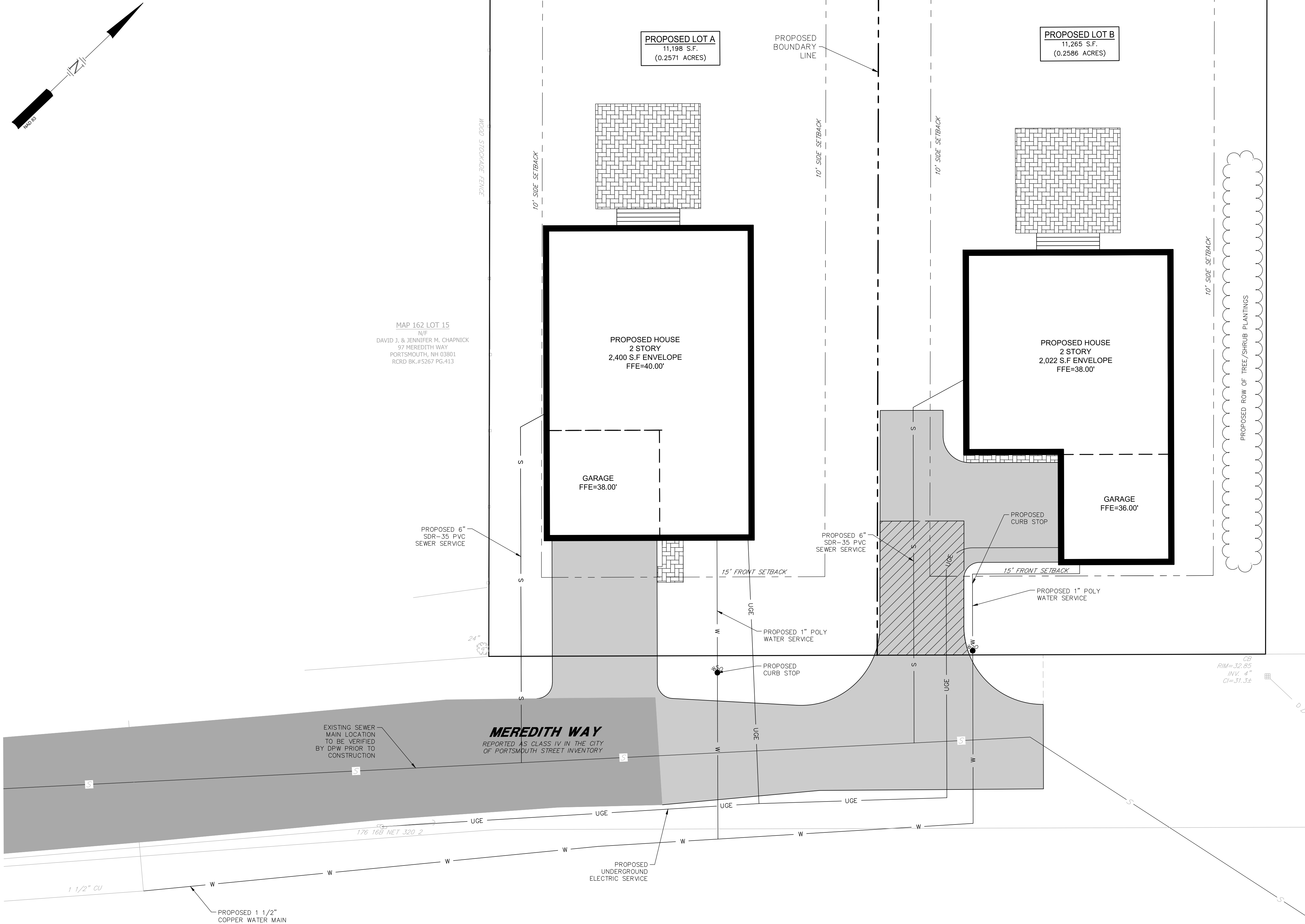


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FILE	47442-00	DR	BK	FB	-	C-04
REV	DATE	DESCRIPTION	DR	CK		
1	7/21/2022	REVISED PER TAC COMMENTS	JKC	JCC		

Jul 21, 2022 - 2:59pm
F:\MSC Projects\47442 - 77 Meredith Way\Design\PRODUCTION DRAWINGS\47442-00_Utility.dwg



NOTES

- SEE NOTES ON SHEET C-01.
- CONTRACTOR SHALL COORDINATE WITH CITY OF PORTSMOUTH DPW PRIOR TO CONSTRUCTING SEWER MANHOLE CONNECTION.

**PROGRESS
PRINT**
date: 07/21/2022

SITE DEVELOPMENT PLANS

TAX MAP 162 LOT 16

UTILITY PLAN

PROPOSED 2 LOT SUBDIVISION 77 MEREDITH WAY

OWNED BY
RANDI & JEFF COLLINS
PREPARED FOR
RANDI & JEFF COLLINS

1"=20' (11"X17')

SCALE: 1"=10' (22"X34')

JULY 1, 2022

Seacoast Division



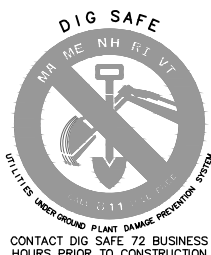
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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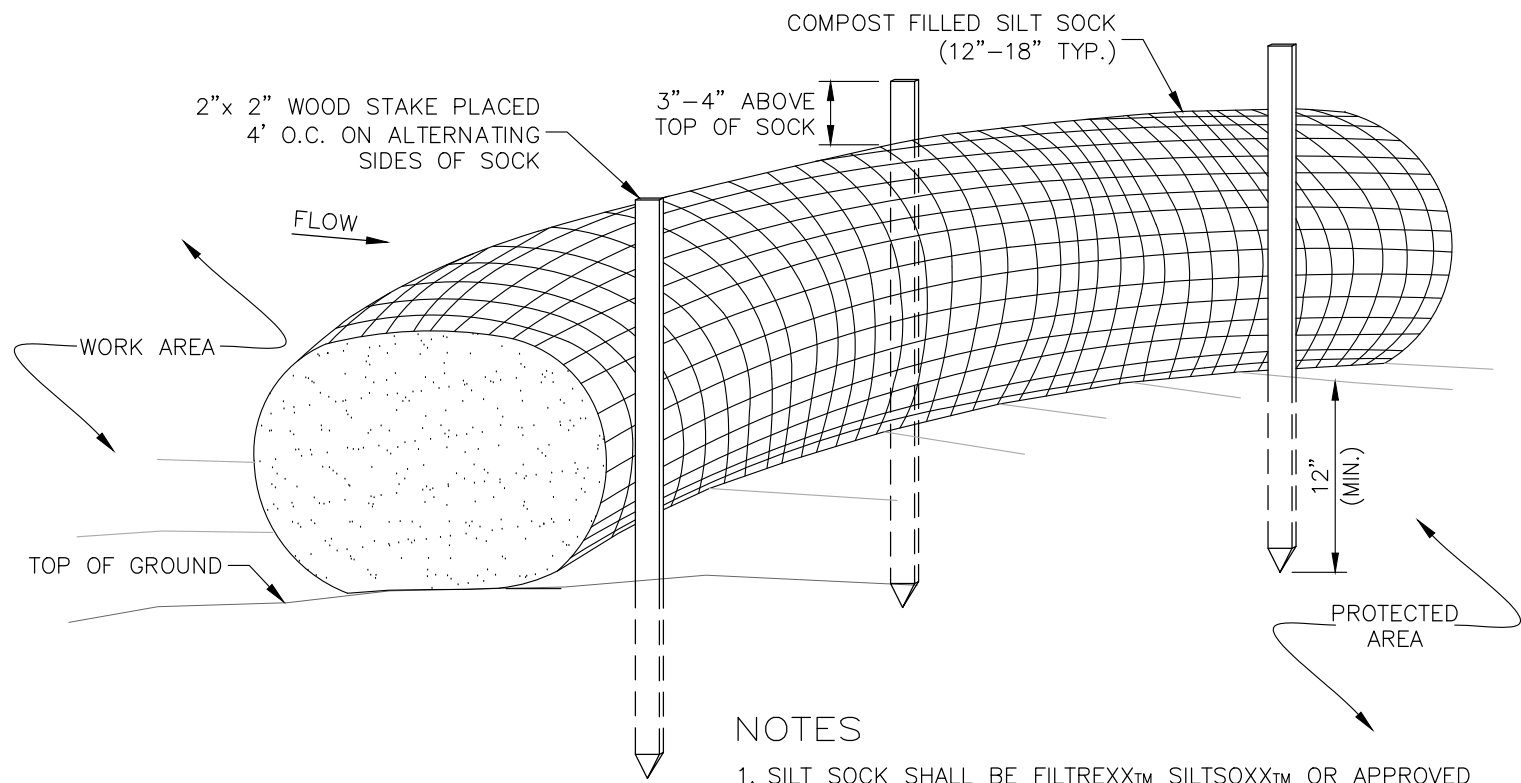


CONTACT DOW SITE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

HORIZONTAL SCALE 1"=10'
10 5 0 10

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FILE	47442-00	DR	BK	FB	-	C-05
CK	CRR	CADFILE	47442-00_UTILITY			

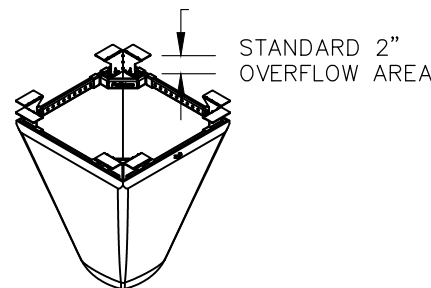


SILT SOCK

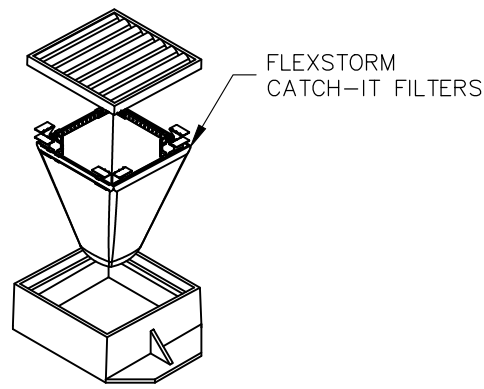
NOTES

1. SILT SOCK SHALL BE FILTREXX₁₆ SILTSOXX₁₆ OR APPROVED EQUIVALENT.
2. SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

NOT TO SCALE



TYPICAL RECTANGULAR INLET FILTER



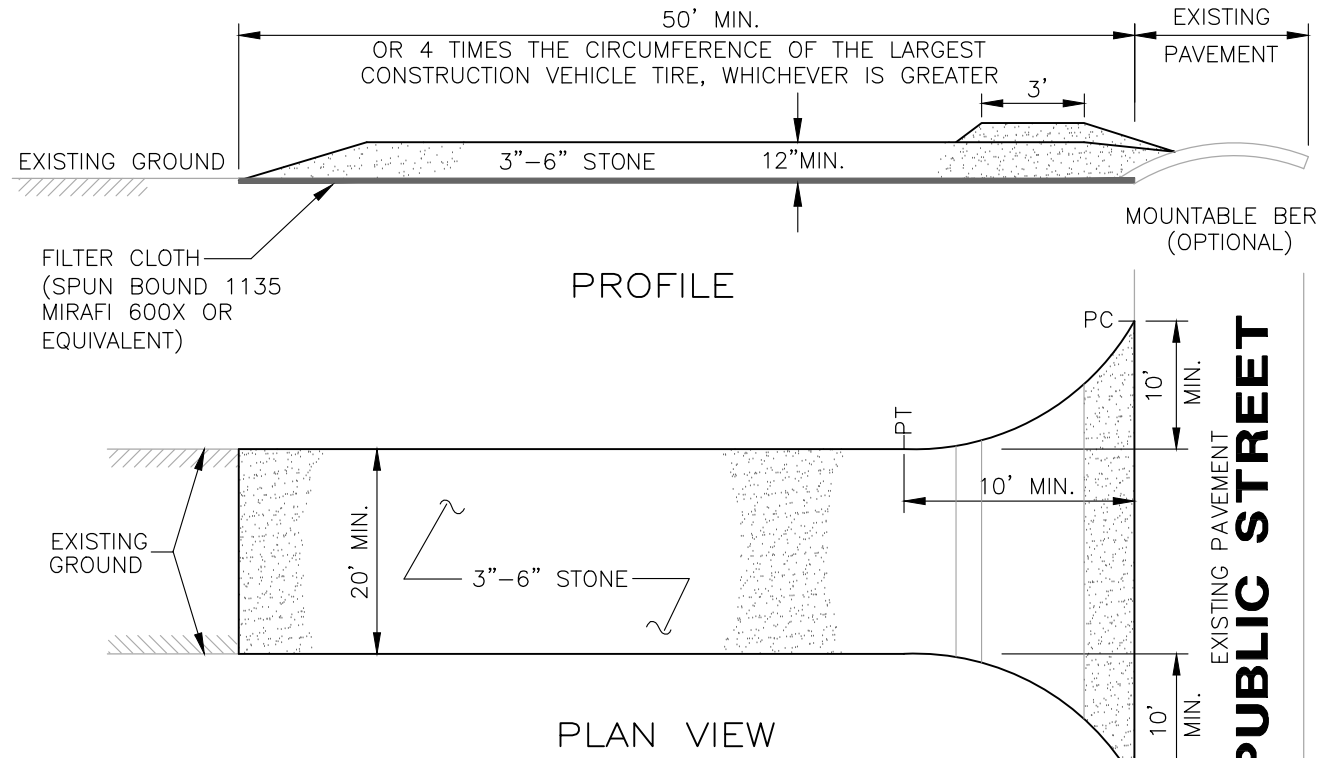
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(866) 287-8655 INFO@INLETFILTERS.COM

INLET PROTECTION

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NOTES:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. INSPECTION SHOULD OCCUR FOLLOWING ANY RAIN EVENT > 1\"/>

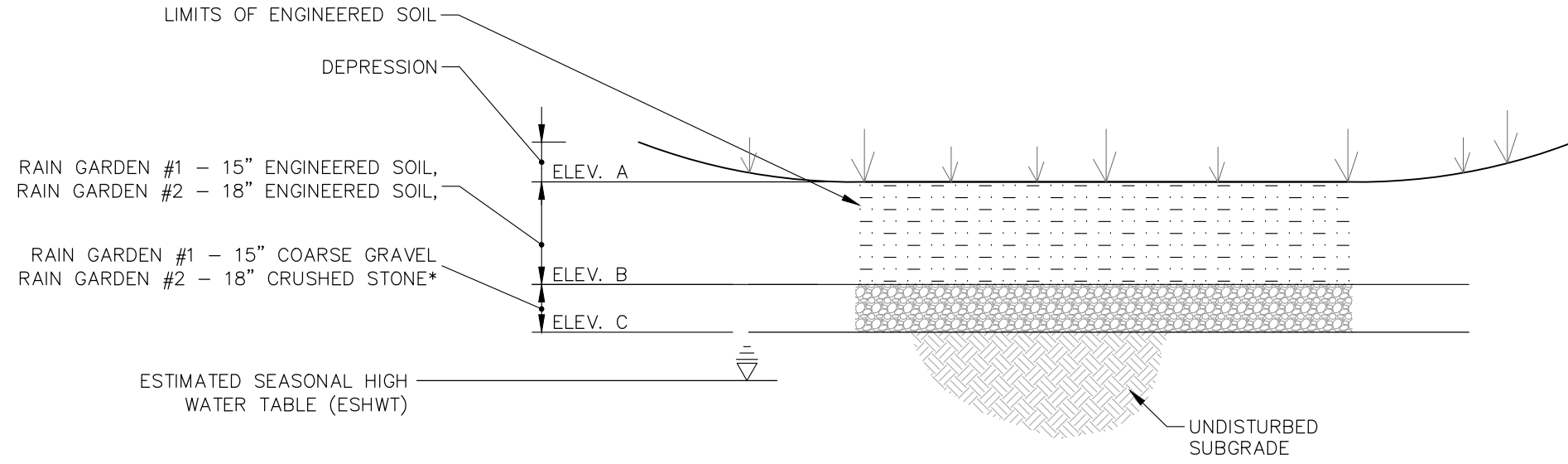


NOTES

1. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE SURFACE.
2. WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
3. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
4. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
5. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN STORM EVENT.

STABILIZED CONSTRUCTION ENTRANCE

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RAIN GARDEN DETAIL

NOT TO SCALE

- NOTE: SEE PLANS FOR BED, BERM AND OVERFLOW ELEVATIONS
* SEE UNDERGROUND STORAGE DETAIL FOR PLACEMENT OF UNDERDRAIN FOR RAIN GARDEN #2

	ELEV.	
	RG #1	RG #2
A	35.00	34.25
B	33.75	32.75
C	32.00	31.00
*TEST PIT USED FOR ESHWT	TP-3A ELEV. 15.00	TP-1 ELEV. 11.50

*NOTE: >1.0' SEPARATION FROM BOTTOM OF FILTER LAYER TO ESHWT. RAIN GARDEN #2 IS NOT BEING ANALYZED FOR INFILTRATION.

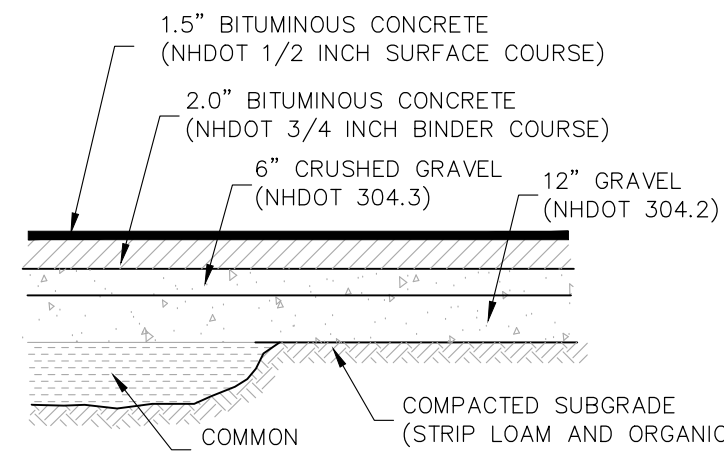
RAIN GARDEN CONSTRUCTION

1. CLEAR AND GRUB THE AREA WHERE THE RAIN GARDEN AREAS ARE TO BE LOCATED. STOCKPILE LOAM FOR REUSE ON SLOPES.
2. GRADE RAIN GARDEN AREAS ACCORDING TO PLAN AND DETAILS. SIDE SLOPES SHALL HAVE 4\"/>

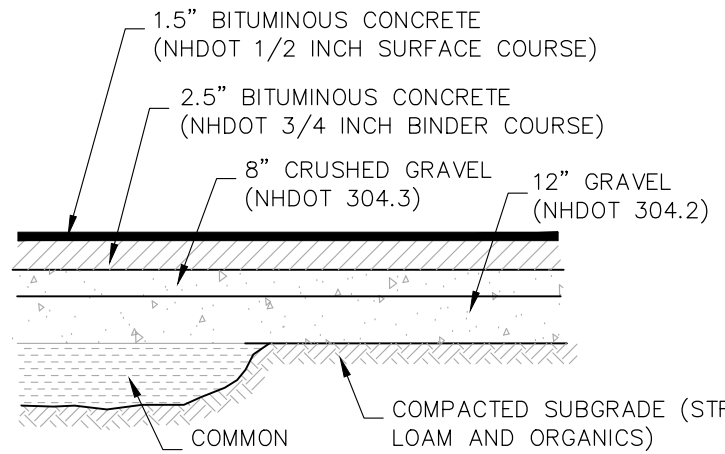
RAIN GARDEN MAINTENANCE

MAINTENANCE SCHEDULE TO BEGIN AFTER CONSTRUCTION IS FINISHED AND BASIN STABILIZATION IS COMPLETE.

1. CONTRACTOR AND LAND OWNERS TO PERFORM SCHEDULED MAINTENANCE ON THE RAIN GARDENS IN ACCORDANCE WITH THE STORMWATER OPERATION AND MAINTENANCE MANUAL.



STANDARD DUTY PAVEMENT



HEAVY DUTY PAVEMENT

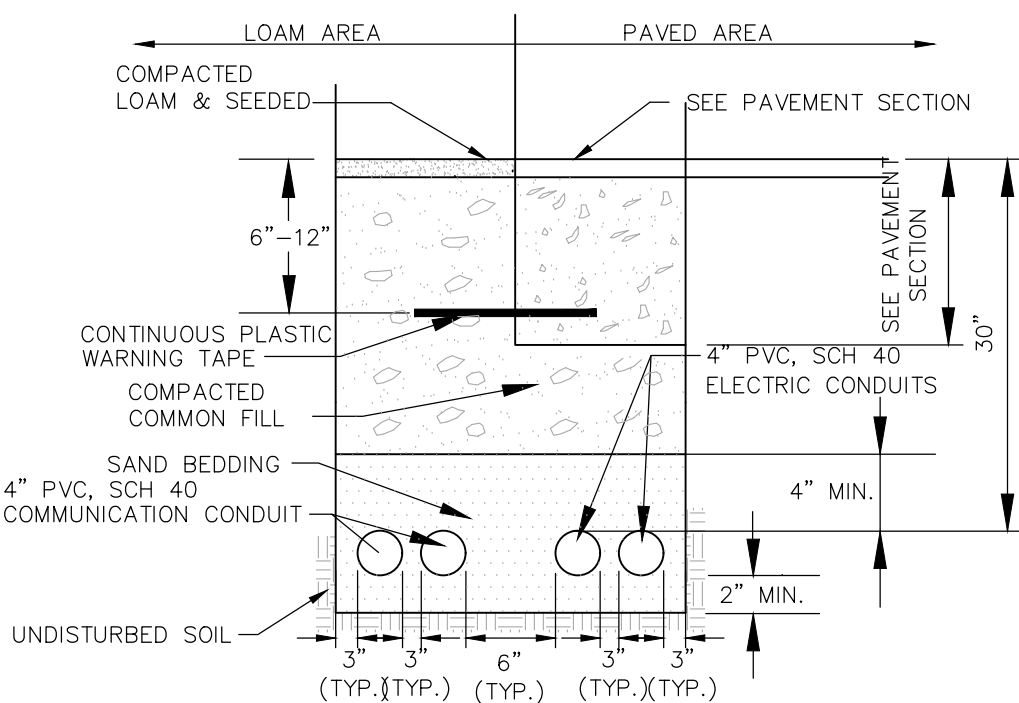
NOTES

1. SEE GRADING & EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
2. PROVIDE CLEAN BUTT TO EXISTING PAVEMENT- USE TACK COAT. A TACK COAT SHALL ALSO BE PLACED BETWEEN GRAVEL COURSE AND SUCCESSIVE LAYERS OF BITUMINOUS CONCRETE. SPECIFICALLY, A TACK COAT SHALL BE PLACED ATOP THE BINDER COURSE PAVEMENT PRIOR TO PLACING THE WEARING COURSE.
3. REMOVE ALL LOAM AND/OR YIELDING MATERIAL BELOW PAVEMENT.
4. BITUMINOUS MATERIALS SHALL CONFORM TO NHDOT SPECIFICATION SECTION 401.
5. BITUMINOUS CONCRETE SHALL BE COMPACTED TO AT LEAST 92.5% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D2041 OR AASHTO T209. PLACEMENT TEMPERATURES OF BITUMINOUS CONCRETE MIXES, IN GENERAL, RANGE BETWEEN 270 AND 310 DEGREES FAHRENHEIT.
6. PAVEMENT BASE COURSE AGGREGATE SHALL CONFORM TO NHDOT SPECIFICATION SECTION 304, ITEM 304.3 AND COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.
7. PAVEMENT SUBBASE COURSE AGGREGATE AND AGGREGATE FOR SUBGRADE REPAIR AREAS SHALL BE SUITABLE FOR USE AS STRUCTURAL FILL AND BE PROOF ROLLED AND COMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY.
8. THE EXPOSED SOIL SUBGRADE SHOULD BE PROOF ROLLED PRIOR TO THE PLACEMENT OF SUBBASE GRAVEL, AND SOFT AREAS SHOULD BE REPAIRED AND REPLACED.
9. ALL PARKING SPACES SHALL BE STANDARD DUTY. ALL OTHER LOCATIONS SHALL BE HEAVY DUTY.

PAVEMENT SECTIONS

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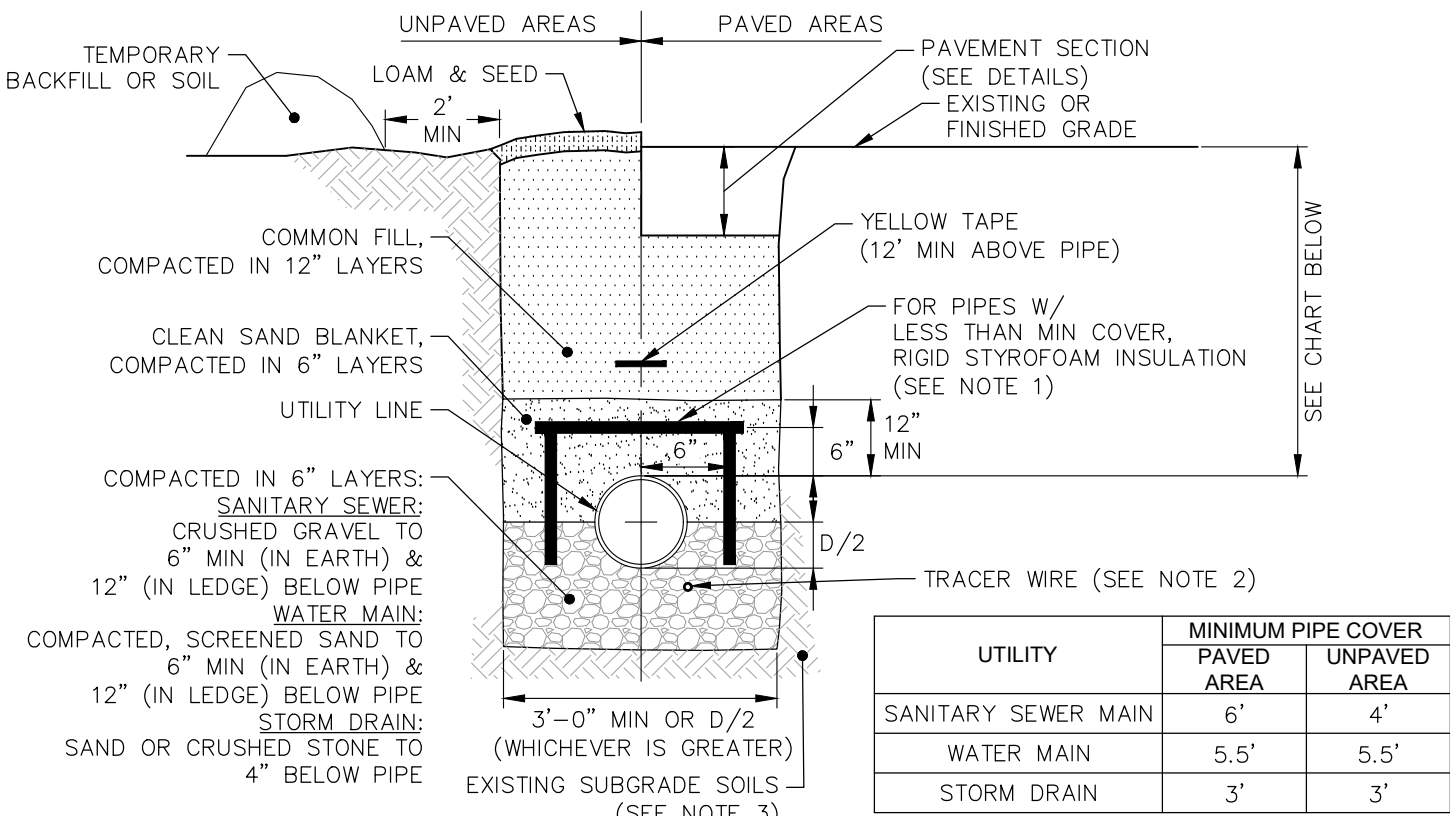


NOTES

1. ELECTRIC SERVICE INSTALLATION AND STANDARD DIMENSIONAL REQUIREMENTS SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES.
2. COMMUNICATION SERVICE INSTALLATION SHALL MEET ALL CONSTRUCTION REQUIREMENTS.
3. ACTUAL NUMBER OF CONDUITS TO BE DETERMINED BY RESPECTIVE COMPANIES.
4. VERIFY INSTALLATION REQUIREMENTS WITH RESPECTIVE COMPANIES.

ELECTRIC/COMMUNICATIONS CONDUIT

NOT TO SCALE



NOTES:

1. FOR TOP INSULATION, USE 2\"/>

UTILITY TRENCH

FOR SEWER, WATER, AND STORM DRAIN LINES

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