PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

7:00 PM Public Hearings Begin **May 18, 2023**

AGENDA

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

A. Approval of the April 20, 2023 Minutes.

II. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

SITE PLAN REVIEW

A. The request of **Nicole J. Giusto** and **David A. Sinclair (Owners**), for property located at **765 Middle Street** requesting Site Plan Approval for a fourth dwelling unit in a new detached structure with a 3-bay garage, including stormwater management improvements, expanded driveway utility services and landscaping. Said property is located on Assessor Map 148 Lot 37 and lies within the General Residence A (GRA) and Historic Districts. (LU-22-196)

B. The request of and **Thomas E**, **Marybeth B, James B,** and **Meegan C. Reis (Owners)**, for property located at **305 Peverly Hill Road** requesting redevelopment of the property including the addition of two new dwelling units for a total of three units with associated site improvements. Said property is shown on Assessor Map 255 Lot 5 and lies within the Single Residence B (SRB) and Natural Resources Protection (NRP) Districts. (LU-23-18 *and* LU-22-25)

III. PUBLIC HEARINGS -- OLD BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

A. The request of **Nicole J. Giusto** and **David A. Sinclair (Owners**), for property located at **765 Middle Street** requesting Site Plan Approval for a fourth dwelling unit in a new detached structure with a 3-bay garage, including stormwater management improvements, expanded driveway utility services and landscaping. Said property is located on Assessor Map 148 Lot 37 and lies within the General Residence A (GRA) and Historic Districts. (LU-22-196)

IV. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

A. The request of **238 Deer Street, LLC (Owner)**, for property located at **238 Deer Street** requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance for provision of no on-site parking spaces where 11 spaces are required. Said property is shown on Assessor Map 125 Lot 3 and lies within the Character District 4 (CD4) District. (LU-20-238)

B. Request of **Nobles Island Condominium Association, (Owner),** and **CP Management, Inc. Applicant**, for property located at **500 Market Street** for a Wetland Conditional Use Permit according to Section 10.1017 of the Zoning Ordinance to remove and replace existing decks on Buildings A, B, and C including the addition of new structural supports with no expansion of the existing footprint resulting in 27 square feet of permanent impact and up to 1,240 square feet of temporary impacts all within the 100' tidal wetland buffer area. Said property is shown on Assessor Map 120 Lot 2 and lies within the Character District 4-L1 (CD4-L1) and the Historic District. (LU-23-34)

C. The request of and **Thomas E**, **Marybeth B, James B,** and **Meegan C. Reis (Owners)**, for property located at **305 Peverly Hill Road** requesting redevelopment of the property including the addition of two new dwelling units for a total of three units with associated site improvements. Said property is shown on Assessor Map 255 Lot 5 and lies within the Single Residence B (SRB) and Natural Resources Protection (NRP) Districts. (LU-23-18 *and* LU-22-25)

D. The request of **Ken Linchey (Applicant)**, and **The City of Portsmouth (Owner)**, for property located at **50 Andrew Jarvis Drive** for a Wetland Conditional Use Permit according to Section 10.1017 of the Zoning Ordinance for the reconfiguration of the existing four tennis courts at the high school along with resurfacing work and the addition of two more courts over existing wetland buffer area which will result in 84,676 s.f. of

impact to the wetland buffer. The applicant is proposing pervious surfaces and improved stormwater infiltration from crushed stone areas to help mitigate and slow impacts to the wetland. Said property is shown on Assessor Map 229 Lot 3 and lies within the Municipal (M), Single Residence B (SRB), and Natural Resource Protection (NRP) Districts. (LU-23-32)

V. PRELIMINARY CONCEPTUAL CONSULTATION

A. The request of **Giri Portsmouth 505 INC (Owner)**, for property located at **505 US Route 1 Bypass** requesting demolition of the existing motel and the construction of a 5-story, 122-key hotel with first floor parking and a 1-story fast food restaurant/coffee shop with an accessory drive-through including associated site improvements for parking, pedestrian access, utilities, stormwater management, lighting, and landscaping. Said property is shown on Assessor Map 234 Lot 5 and lies within the General Business (GB) District. (LUPD-23-2)

VII. CITY COUNCIL REFERRALS

VIII. OTHER BUSINESS

A. The request of **2082 IL-50 VZ, LLC** and **PWBARRETT, LLC (Owners),** for property located at **Martin Hill Inn, 404 Islington Street** requesting a 1-year extension to the Planning Board Parking Conditional Use Permit originally granted on **June 16, 2022**. (LU– 22-74)

B. Chairman updates and discussion items

C. Planning Board Rules and Procedures

D. Board discussion of Regulatory Amendments, Master Plan & other matters

IX. ADJOURNMENT

https://us06web.zoom.us/webinar/register/WN_cRb1G5xFTBOD10P_CxRfvQ

PLANNING BOARD MEETING
PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

MINUTES

7:00 PM **April 20, 2023**

MEMBERS PRESENT: Rick Chellman, Chairman; Corey Clark, Vice Chair; Karen Conard, City Manager; Joseph Almeida, Facilities Manager; Beth Moreau, City Councilor; Members Peter Harris, James Hewitt, Jayne Begala and Andrew Samonas

ALSO PRESENT: Peter Stith, Planning Manager

MEMBERS ABSENT: Greg Mahanna

***Items in brackets denote timestamp of recording.**

Chairman Chellman called the meeting to order at 7:05. He announced that Mr. Mahanna would not be in attendance and Mr. Samonas would sit in his place and vote.

I. APPROVAL OF MINUTES

A. Approval of the March 16, 2023 Minutes

*Mr. Almeida made a motion to **approve** the March 16 minutes as presented. The motion was seconded by City Manager Conard. The motion **passed** unanimously.*

II. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

A. The request of **Frederick J. Bailey III** and **Joyce Nelson (Owners)**, and **Tuck Realty Corporation (Applicant),** for properties located at **212, 214, and 216 Woodbury Avenue** requesting Preliminary and Final Subdivision Approval for a Lot Line Relocation to create the following lots: Proposed Lot 1 to be 60,025 square feet of lot area where 26,012 square feet are existing, Proposed Lot 2 to be 12,477 square feet of lot area where 29,571 square feet are existing, and Proposed Lot 3 to be 7,917 square feet of lot area where 24,836 square feet are existing. No changes in street frontage are proposed. Said properties are located on Assessor Map 175 Lots 1, 2, and 3 and lie within the General Residence A (GRA) District. (LU-22-129)

B. The request of **Aviation Avenue Group LLC (Applicant)**, for property located at **80 Rochester Avenue (100 New Hampshire Avenue)** requesting Subdivision approval under Chapter 500 of the Pease Land Use Controls, Subdivision Regulations, to subdivide 10.9 acres (474,333 square feet) to create a lease lot area for the applicant. Said property is located on Assessor Map 308 Lot 1 and lies within the Pease Industrial (PI) District. (LU-22-210)

*Councilor Moreau moved to determine the applications to be complete according to the Subdivision Review Regulations (contingent on the granting of any required waivers under Sections III and/or IV of the agenda) and to accept the applications for consideration, seconded by City Manager Conard. The motion **passed** with all in favor.*

SITE PLAN REVIEW

A. The request of **Frederick J. Bailey III** and **Joyce Nelson (Owners)**, and **Tuck Realty Corporation (Owner and Applicant),** for properties located at **212 Woodbury Avenue** requesting Site Plan Approval for the construction of an eight-unit condominium development consisting of four (4) single living unit structures, two (2) two-unit structures, 18 parking spaces where 13 required, and associated stormwater, utility and site improvements with access to the development from Boyd Street. Said properties are located on Assessor Map 175 Lot 1 and lies within the General Residence A (GRA) District. (LU-22-129)

B. **REQUEST TO POSTPONE** The request of **Nicole J. Giusto** and **David A. Sinclair (Owners**), for property located at **765 Middle Street** requesting Site Plan Approval for a fourth dwelling unit in a new detached structure with a 3-bay garage, including stormwater management improvements, expanded driveway utility services and landscaping. Said property is located on Assessor Map 148 Lot 37 and lies within the General Residence A (GRA) and Historic Districts. **REQUEST TO POSTPONE** (LU-22-196)

C. The request of **Aviation Avenue Group LLC (Applicant)**, for property located at **80 Rochester Avenue (100 New Hampshire Avenue)** requesting Site Plan Approval, under Chapter 400 of the Pease Land Use Controls, Site Review Regulations, for the construction of a ±209,750 SF advanced manufacturing building including ±18,145 SF of office space, two (2) parking areas, two (2) loading dock areas, and associated site improvements consisting of underground utilities, landscaping, lighting, and a stormwater management system. Said property is located on Assessor Map 308 Lot 1 and lies within the Pease Industrial (PI) District. (LU-22-210)

*Councilor Moreau voted to determine that Item A and C are complete according to the Site Plan Review Regulations (contingent on the granting of any required waivers under Sections III and/or IV of the agenda) and to accept the applications for consideration, seconded by City Manager Conard. The motion **passed** with all in favor.*

*The Board voted to **postpone** Item B to the May regular meeting. Councilor Moreau moved and City Manager Conard seconded. The motion **passed** with all in favor.*

III. PUBLIC HEARINGS -- OLD BUSINESS

*Councilor Moreau moved that Old Business Items IIIA and IIIC and New Business Item IVA be discussed together and voted on separately, seconded by City Manager Conard. The motion **passed** unanimously.*

A. The request of **Frederick J. Bailey III** and **Joyce Nelson (Owners),** and **Tuck Realty Corporation (Applicant)**, for properties located at **212, 214, and 216 Woodbury Avenue** requesting Preliminary and Final Subdivision Approval for a Lot Line Relocation to create the following lots: Proposed Lot 1 to be 60,025 square feet of lot area where 26,012 square feet are existing, Proposed Lot 2 to be 12,477 square feet of lot area where 29,571 square feet are existing, and Proposed Lot 3 to be 7,917 square feet of lot area where 24,836 square feet are existing. No changes in street frontage are proposed. Said properties are located on Assessor Map 175 Lots 1, 2, and 3 and lie within the General Residence A (GRA) District. (LU-22-129)

[8:35] Chairman Chellman read the item into the record and noted that the property was recently transferred. Attorney Tim Phoenix was present and said he was legal counsel for the applicant and the new owner, Maple Heights Realty and wished to proceed. Attorney Phoenix said Maple Heights Realty closed on all the parcels on March 31 and Tuck Realty was still the applicant. He said they could file paperwork changing ownership in the near future. Chairman Chellman asked Attorney Phoenix if he represented both the owner and the applicant, and Attorney Phoenix said he did. Chairman Chellman said Attorney Phoenix had the authority to proceed.

SPEAKING TO THE APPLICATION

[10:32] Joe Coronati of Jones and Beach Engineers said the property consisted of three different properties: Lots 1, 2, and 3 -- 212, 214, and 216 Woodbury Avenue. He said there were three houses on the properties and that the 212 Woodbury Ave home would be demolished. He reviewed the lot line adjustments and said they wanted to make the lots smaller but still conform. He said they would have a total of eight dwelling units consisting of two duplexes and four single-family homes. He said the land area was just over 60,000 square feet. He discussed the driveways and retaining the stone walls along the roadway to convert to a future sidewalk. He said the homes would have two-car garages and driveways and there would be a truck turnaround. He further discussed the sidewalks, the grading and drainage plan, rain gardens, infiltration, and permeable pavers. He said they had a third-party review at TAC and DPW. He discussed the landscaping and lighting plans.

[21:24] Chairman Chellman asked what the back deck or structure was on the rear of Lot 2 and whether it went into the setback. Mr. Coronati said it was a small deck and that there was a provision that if a deck was no more than 18 inches off the ground, it could project five feet into the setback. He said he would verify it.

[22:30] Mr. Samonas noted that Units 7 and 9 were larger and taller structures, and he asked how the water would be mitigated. Mr. Coronati said Units 7 and 9 backed up to the existing structures, so there would be flow areas and a slope off the back of them to redirect the water around them and into the pond. He said the water would be pushed north and then west and everything from the site would enter the pond except for the corner by Boyd and Woodbury, where there would be a separate rain garden. Mr. Samonas noted that the plan said residents were encouraged but not mandated to maintain the pond routinely, and he asked if that had to be included in the Operations and Maintenance (O&M) plan or was part of a prior approval. Mr. Coronati said it had to be part of the condo association's O&M plan.

[25:01] Councilor Moreau said the road ended at the pond and asked if there was anything in the condominium documents stating whether salt would be used. She said she had concerns about snow being plowed into the rain garden. Mr. Coronati said the rain garden was not a wet structure and had two parts, the hatched part where the retention media was installed and would prevent plowed snow going into the rain garden, and a structure at the corner as a pretreatment unit that would take all the stormwater coming down the road before it entered the pond.

[26:47] Mr. Almeida said there was a big impact at the corner of Boyd Road due to the changes for water and landscaping and asked how the applicant considered that property. Mr. Coronati said it was a small lot that was under Maple Heights Realty's ownership that would change because vegetation and trees would be added along the edge.

[28:47] Mr. Samonas noted that in the Inspection and Maintenance Facilities and Property, the words 'should' and 'encouraged' were used a lot, and he asked if that was the typical language used. Mr. Coronati said typically it would end up in the condominium documents and there was usually a reporting requirement back to the city. He said it could be made a condition of approval. Chairman Chellman said there was a comment about existing runoff at the northwest corner going into facilities off site that seemed like it might be a concern of the neighbor's. Mr. Coronati said the drainage pattern for the site was 80 or 90 percent and all drained to the west and ended up off the property into the parking lot of the Best Western. He said they had to collect and release it somewhere and that the challenge was that they could have it go off the property but couldn't increase it. He said they looked at ways to spread the stormwater out and infiltrate it as much as they could, which included adding all the permeable pavers on the driveways, the infiltration bed between the homes, the rain garden, and so on. He said the intent was to infiltrate it as much as possible before it got to that corner and the pond. He said they were able to infiltrate all the stormwater below the 25-year storm. He noted that the northwest corner was the one TAC wanted them to address.

[34:45] Chairman Chellman said there was now a sheet flow for the entire western property line, some of which was being picked up with infiltration on site and some pushed toward the northeast corner. He asked how the sheet flow during the 25-year storm event would compare with existing conditions at that point. Mr. Coronati said it would be a huge reduction.

[36:46] Chairman Chellman asked about the Conditional Use Permit for the sound overlay. Mr. Coronati said they hired a consultant, Eric Rueter, who did a sound study because a third of the site is in the Highway Noise Overlay District. He said Mr. Rueter looked at the location of the

property and surrounding buildings and determined that, because of the buildings and small amount of space, they were below the 65 decibel readings for the homes. He said there did not need to be a change to the outdoor style of construction for the development.

[40:24] Mr. Hewitt asked if the noise levels were measured or models. Mr. Coronati said a computer model of the site was conducted and calculations were done using the FHWA requirement and addressed the traffic count information, which was relative to the noise ordinance. Chairman Chellman said he reviewed the procedure in the ordinance for the qualification of the person doing the study and the procedures that were followed, and that it looked like the requirements were followed.

[42:23] Mr. Samonas said there was a proposed 6-ft hardwood fence and a proposed concrete block retainer wall at the rear of Unit 6. He asked how tall and long the retainer wall would run. Mr. Coronati said the wall was about the width of the house and that it created a small back yard.

PUBLIC HEARING

Chairman Chellman opened the public hearing. No one spoke, and he closed the public hearing.

DECISION OF THE BOARD

*Councilor Moreau voted to find that the **Subdivision (Lot Line Revision)** application meets the standards and requirements set forth in the Subdivision Rules and Regulations to adopt the findings of fact as presented, seconded by Mr. Almeida. The motion **passed** with all in favor.*

*Councilor Moreau voted to **grant Preliminary and Final Subdivision Approval** with the following **conditions**:*

2.1) The subdivision plan, and any easement plans and deeds shall be recorded simultaneously at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

2.2) Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat;

2.3) GIS data shall be provided to the Department of Public Works in the form as required by the City;

2.4) Verify the height of the deck on Lot 2 to determine if it is less than 18". If it exceeds 18" in height, that portion of the deck within the setback shall be removed.

*Mr. Almeida seconded. The motion **passed** with all in favor.*

B. The request of **Frederick J. Bailey III** and **Joyce Nelson (Owners),** and **Tuck Realty Corporation (Owner and Applicant)**, for properties located at **212 Woodbury Avenue** requesting Site Plan Approval for the construction of an eight-unit condominium development consisting of four (4) single living-unit structures, two (2) two-unit structures, 18 parking spaces where are 13 required,

and associated stormwater, utility and site improvements with access to the development from Boyd Street. Said properties are located on Assessor Map 175 Lot 1 and lies within the General Residence A (GRA) District. (LU-22-129)

*Councilor Moreau voted to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented. Mr. Almeida seconded. The motion **passed** with all in favor.*

*Councilor Moreau voted to **grant** Site Plan Approval with the following **conditions**:*

Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a building permit or the commencement of any site work or construction activity:

2.1) The site plan, and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

2.2) The applicant shall agree to pay for the services of an oversight engineer, to be selected by the City, to monitor the construction of improvements within the public rights-of-way and on site.

2.3) *Any site development (new or redevelopment) resulting in 15,000 square feet or greater ground disturbance will require the submittal of a Land Use Development Tracking Form through the Pollutant Tracking and Accounting Program (PTAP) online portal. For more information visit https://www.cityofportsmouth.com/publicworks/stormwater/ptap*

2.4) *DPW will review and approve the locations of domestic and fire service lines entering all buildings.*

Prior to the issuance of a Certificate of Occupancy or release of the bond:

2.5) The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance.

2.6) Stormwater Operation and Maintenance manual shall be included in condo documents.

*City Manager Conard seconded. The motion **passed** with all in favor.*

IV. PUBLIC HEARINGS – NEW BUSINESS

A. The request of **Frederick J. Bailey III** and **Joyce Neslon (Owners), for property located at 212 Woodbury Avenue** requesting a Conditional Use Permit in accordance with Section 10.674 Highway Noise Overlay District (HNOD) for a residential development within the HNOD. Said property is located on Assessor Map 175 Lot 1 and lies within the General Residence A (GRA) District. (LU-22-129)

*Councilor Moreau voted to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.674 of the Ordinance and adopt the findings of fact as presented, seconded by City Manager Conard. The motion **passed** with all in favor.*

*Councilor Moreau voted to **grant** the Conditional Use Permit as presented, seconded by City Manager Conard. The motion **passed** with all in favor.*

B. The request of **Jacob J. Sullivan (Owner),** for property located at **86 Newcastle Avenue** requesting a Wetland Conditional Use Permit under section 10.1017. The proposal includes the removal of an existing deck and landscaping and replacing with a 405 s.f. two-story addition, 630 s.f. of pervious pavers and patio space, as well as replacement of existing landscaping with native plantings for a disturbance of approximately 2,764 s.f. within the inland wetland buffer and no impact in the tidal wetland buffer. Said property is located on Assessor Map 207 Lot 70 and lies within the Single Residence B (SRB) district. (LU-23-20

Chairman Chellman read the petition into the record.

SPEAKING TO THE APPLICATION

[52:13] Wetland scientist Mark West of Nottingham was present to speak to the application. He said the project was previously approved in 2019 and was the same project as far as the construction and addition, but the approval expired. He said they received more comments from the Conservation Commission and added new features to infiltrate roof runoff, provide additional buffer plantings, use organic fertilizer lawncare only, and to put up placards. He discussed the addition, stormwater infiltration trenches, and landscaping. He said the Conservation Commission also asked that the wet meadow be maintained. He said it would be mowed once a year to keep it as a wet meadow habitat and that signs would be placed along the wetland boundary. He emphasized that all of the Conservation Commission's requests were added to the plans. He said the footprint was within an existing deck and a little area in front of the house and they were making new pathways to the front door and patio.

[56:54] Vice-Chair Clark asked how much of the infiltration trenches were capturing runoff from the existing roof. Mr. West said the architect was the one who identified where to have it, but that there was water coming off in a few directions. He said the existing house has not changed and didn't believe that there were trenches currently. Vice-Chair Clark verified that everything going on the right-hand side would be captured, and Mr. West agreed. Chairman Chellman asked if a path was proposed to the smaller building. Mr. West said no because the building was an artist's studio and that there was a lawn area.

PUBLIC HEARING

Chairman Chellman opened the public hearing. No one spoke, and he closed the public hearing.

DECISION OF THE BOARD

*Vice-Chairman Clark voted to find that the Conditional Use Permit application meets the criteria set forth in Section 10.1017.50 and to adopt the findings of fact as presented. Mr. Samonas seconded. The motion **passed** with all in favor.*

*Vice-Chairman Clark voted to **grant** the Wetland Conditional Use permit with the following **conditions**:*

2.1) The applicant shall post wetland boundary marker signs along or near the buffer.

2.2) The applicant shall follow NOFA standards- http://www.organiclandcare.net/sites/default/files/nofa_organic_land_care_standards_6thedition_2017_opt.pdfand

2.3) The existing area of meadow shall remain undisturbed and will continue to be a meadow.

*City Manager Conard seconded. The motion **passed** with all in favor.*

C. REQUEST TO POSTPONE The request of **Nicole J. Giusto** and **David A. Sinclair (Owners**), for property located at **765 Middle Street** requesting Site Plan Approval for a fourth dwelling unit in a new detached structure with a 3-bay garage, including stormwater management improvements, expanded driveway utility services and landscaping. Said property is located on Assessor Map 148 Lot 37 and lies within the General Residence A (GRA) and Historic Districts. **REQEST TO POSTPONE** (LU-22-196)

*The petition was **postponed** to the May meeting.*

D. The request of **Crystal A.** and **Aaron D. Nersesian (Owners),** for property located at **96 Buckminster Way** requesting a Wetland Conditional Use Permit under section 10.1017. This project proposes a disturbance of approximately 200 s.f. of the inland wetland buffer. This application proposes the construction of a 12x16' shed, associated crushed stone fill for a base, and addition of native wetland buffer plantings to help filter stormwater and offset impervious impacts. Said property is located on Assessor Map 282 Lot 6-7 and lies within the Single Residence A (SRA) district. (LU-23-19)

Chairman Chellman read the petition into the record.

SPEAKING TO THE APPLICATION

[1:00:45] Property owner Aaron Nersesian was present and said he went before the Conservation Commission and that they were fine with the project but recommended that the base of the shed will be crushed stone instead of concrete and that the five bushes will be planted four feet apart on center at the back of the shed. He said the Conservation Commission also asked that the property be maintained using the standards for natural fertilizers and that there be plaques to identify the four wetlands areas.

[1:02:20] Ms. Begala asked why the applicant chose such a huge shed and whether it would be used as a garage. Mr. Nersesian said the shed was currently 16’x12’ and would be used for outdoors toys and equipment only. Ms. Begala said it was all within the 100-ft wetlands buffer and that the only way to reduce the impact was to reduce the size of the shed. Mr. Nersesian said the shed was already recused from 16’x20’.

PUBLIC HEARING

Chairman Chellman opened the public hearing. No one spoke, and he closed the public hearing.

DECISION OF THE BOARD

*Vice-Chair Clark voted to find that the Conditional Use Permit application meets the criteria set forth in Section 10.1017.50 and to adopt the findings of fact as presented. City Manager Conard seconded. The motion **passed** with all in favor.*

*Vice-Chair Clark voted to **grant** the Wetland Conditional Use permit with the following **conditions**:*

2.1) Native plantings shall be planted to help with storm-water flow - this will consist of at least five shrubs that are four feet on center.
2.2) The foundation of the shed will be crushed stone base and concrete blocks - not a poured foundation. The applicant shall remove the section of application that misrepresents the foundation.
2.3) NOFA standards shall be used in landscaping and lawn care- http://www.organiclandcare.net/sites/default/files/nofa_organic_land_care_standards_6thedition_2017_opt.pdf
2.4) Wetland boundary markers shall be placed along or near the buffer.

*City Manager Conard seconded. The motion **passed** with all in favor.*

*Councilor Moreau moved **to consider Items E and F together**, seconded by City Manager Conard. The motion **passed** unanimously.*

E. The request of **Aviation Avenue Group LLC (Applicant)**, for property located at **80 Rochester Avenue (100 New Hampshire Avenue)** requesting Site Plan Approval, under Chapter 400 of the Pease Land Use Controls, Site Review Regulations, for the construction of a ±209,750 SF advanced manufacturing building including ±18,145 SF of office space, two (2) parking areas, two (2) loading dock areas, minor realignment of a portion of Rochester Avenue, and associated site improvements consisting of underground utilities, landscaping, lighting, and a stormwater management system. Said property is located on Assessor Map 308 Lot 1 and lies within the Pease Industrial (PI) District. (LU-22-210)

F. The request of **Aviation Avenue Group LLC (Applicant)**, for property located at **80 Rochester Avenue (100 New Hampshire Avenue)** requesting Subdivision approval under Chapter 500 of the Pease Land Use Controls, Subdivision Regulations, to subdivide 10.9 acres (474,333 square feet) to create a lease lot area for the applicant. Said property is located on Assessor Map 308 Lot 1 and lies within the Pease Industrial (PI) District. (LU-22-210)

Chairman Chellman read Items E and F into the record.

SPEAKING TO THE APPLICATION

[1:06:36] Attorney John Bosen was present on behalf of the applicant, along with Neil Hansen and Greg Lucas of Tighe and Bond. Attorney Bosen said the property was currently vacant and would be redeveloped into an advanced manufacturing facility featuring robotized assembly. He said the project received approval from the Board of Adjustment and TAC and received conceptual approvement from the PDA board. He said the traffic study was done by Tighe and Bond and peer reviewed, and the drainage analysis was also peer reviewed. He said they received an Alteration of Terrain permit.

[1:08:00] Mr. Hansen reviewed the proposed site plans and said the proposed building was about 210 square feet that included 18 square feet of office space. He said there would be two loading dock areas and two separate parking lots for a total of 147 parking spaces. He said the project would be reconstructing Newfields, Rochester and Stratham Streets and would replace all the existing drainage structures within Rochester Avenue. He said Rochester Avenue would be narrowed to a standard 24-ft width roadway to reduce impervious area and sidewalks would be added around the perimeter. He discussed the Grading and Drainage Plan for the site and said runoff from all the impervious surfaces would be collected and retained on site and piped down to a large underground detention system. He said the stormwater would then go through an infiltration unit. He noted that the project would connect into the sewer, water, gas and electric infrastructure in the area and street trees and landscaping would be added.

[1:12:00] Mr. Lucas said the traffic study was peer reviewed by PDA's consultant and the report was updated to respond to his comments. He said the traffic lines collected for the study were originally collected in February 2022 and were adjusted per the peer review comments. He said the traffic lines were adjusted to a pre-pandemic condition based on the NHDOT preference, which meant that four counts in 2022 were then compared to historical counts from 2019 and adjusted significantly. He said there was a 53 percent increase in the weekday morning peak hour and a 45 percent increase for the weekday afternoon peak hour, which meant that the base volumes used for the study were used to conduct the existing analysis scenario and added in for future scenarios, including the adjustments based on NHDOT's preference to represent pre-pandemic conditions. He said the Institute of Transportation Engineers Trip Generation Manual was used to determine the facility's trips. He said there wasn't data that matched advanced manufacturing use, so they predicted for a typical manufacturing use, which resulted in 902 daily trips for passenger cars and 94 daily trips for trucks. He said cars would be going north through Pease Boulevard and south to Route 95, and trucks would go south on Route 95. He said the facility was likely to require less employees that what the trip generations were based on, which meant that the analysis done was conservative in how it adjusts volumes to assume for pre-pandemic conditions that no longer existed and how it assumes the trips generated by the site.

[1:15:47] Chairman Chellman asked if the facility existed in another location so that comparative information could be gotten. Mr. Lucas said not specifically because for that sort of use, they would look at additional sites and would want them to be similar in region and character. Chairman Chellman verified that they didn't have the inside building use at any other location, and Mr. Lucas said they did not.

[1:16:45] Councilor Moreau asked if the site would have set hours or if the traffic study would accommodate different shifts. Mr. Lucas said the study looked at traffic peak in a study area and that they analyzed those periods with an assumption of what the site would generate during those peak traffic hours.

[1:17:40] Ms. Begala said the traffic analysis indicated 73 employees but the applicant was saying that it may be an overstatement of the actual employees. Mr. Lucas said the typical manufacturing site that the data was based on likely had more employees than their site would have. Ms. Begala said it seemed strange, given that the 147 parking spots wouldn't be filled. She said truck traffic would come out onto Route 16 and if the trucks went north, the Portsmouth traffic circle would be impacted. Mr. Lucas said the truck traffic would be directed to go in and out of Route 95, and 55 percent of the trucks would go to and from the south on Route 95, while 45 percent would go to and from the north, but they would come in from the south via Grafton Road to get into the Pease area. Ms. Begala said people in the neighborhood wanted crosswalks for the children in that area and she asked what conclusion the applicant reached about safety and crosswalks. Mr. Lucas said there was a crosswalk at the site's existing sidewalk, but there were no improvements off site as to roadway sidewalks. He said there were currently 94 daily truck trips onto Grafton Road, and there were six trucks every 10 minutes in the peak hours. Ms. Begala said she wished the applicant would consider the crosswalk with light safety to cross over from what waws really the back of Pannaway Manor. Mr. Lucas said they looked at the rapid flashing beacon light but there were guidelines as to where it should and should not be applied and that the street didn't meet the FHWA criteria.

[1:22:02] Chairman Chellman asked why the truck traffic went to Route 33. Mr. Lucas it was to avoid the impact of Pease Boulevard and those intersections. He said the truck operators would be directed to do that, so it would not be an assumption. Ms. Begala asked whether biohazards would be involved. Mr. Lucas said he couldn't answer that.

1:23:06 Mr. Hewitt asked if all the trucks would be directed to Route 33. Mr. Lucas said it would be Route 95. Mr. Hewitt asked if it was because the other access to Route 16 was at capacity and the applicant didn't want to make it worse. Mr. Lucas said it was the proximity to Route 95 and the expectations that they were bound to and from Route 95. Mr. Hewitt asked if was a requirement or an assumption that all the trucks would be coming from Route. Mr. Lucas said they made that assumption in the report but it was something that would have to be part of the operating characteristics of the site. Mr. Hewitt asked if it was because there was a problem with congestion or its capacity at Route 16 access. Mr. .Lucas said it was more to do with the demand from Route 95 and the expectation of directing the trucks in that direction reduced the impact of trucks on the study as a whole. He concluded that it was an assumption in the study.

1:24:25 Attorney Bosen said they also thought it was practical because the traffic would go to and from Route 95, so it would be the most direct point to the trade port and made sense to go directly to Route 95. Mr. Hewitt said it would then be a requirement that all trucks for the facility use Routes 95 and 33. Attorney Bosen said they could control that to the terms of the lease with the tenant and require them to use Route 95.

1:26:00 Vice-Chair Clark noted that the site was near part of a groundwater discharge zone, and he asked if there were any existing monitoring wells on the site that needed to be continued to be monitored moving forward. Mr. Hansen said he didn't believe there were. Vice-Chair Clark asked how deep the groundwater was there, noting that there would be excavations for utilities and so on. Mr. Hansen said he didn't know the exact groundwater depth but the existing grade of the site was at elevation 54 and the finished floor of the building was elevation 58, so the whole building would sit up above the site. He further discussed it. Chairman Chellman asked if the building would be two stories internally or just a tall internal space. Attorney Bosen said it was undetermined at this time. Vice-Chair Clark asked if the building was intended to be a duplex, and Mr. Hansen said it would be flexible and have one or two tenants.

PUBLIC HEARING

Chairman Chellman opened the public hearing.

[1:28:08] Andrew Beal, CFO for the International Association for Privacy Professionals located on the Rochester side of the proposed site development, stated that they had 55,000 square feet of office space with 270 employees. He said he wasn't sure what impact the narrowing of Rochester Avenue would have on the traffic going in and out of their lot. He said the traffic studies indicated two dates, February 2022 and historical counts in 2019, and he thought those studies would have considered traffic generated by his employees. He said their building was expanded in 2019 for a total of 55,000 square feet that 100 employees were added between 2019 and 2022. He said employees worked at home in February 2022, so their occupancy was probably 20 percent of building capacity. He said employees currently came in three days out of five, but many came in every day. He said the 94 daily truck trips mentioned wasn't that different from the proposed traffic to PDA as it related to an air cargo operation out of the air strip for the Pan Am hangar a year ago, and they had concerns about that.

[1:33:03] Richard Winsor of 48 Winsor Green, Greenland said he represented the town of Greenland and the Greenland Planning Board. He said the town supported Pease's growth but a lot of development had happened in that 2.2 million square feet of space and there had been no traffic improvement plans along the Route 33 corridor in Greenland. He said the applicant didn't note what was going westbound on Route 33, and he thought it was naïve of the applicant to think that trucks coming out of Pease would turn to go on Route 95. He said the TA truck stop was on Route 33 and asked how that could be controlled via a lease. He said the existing truck patterns on Route 33 were impacting the town of Greenland in a disproportionate manner and that the intersections at peak were now at Grade Level F, resulting in daily backups in excess of one mile. He said the town reached out for a peer review study of the traffic study and found significant flaws in it. He said the application should be tabled until those matters were assessed.

[1:40:10] Traffic engineer Daniel Schiada said their independent review of the traffic study emphasized the traffic impacts on Greenland as opposed to Portsmouth. He said the concern was the traffic heading along Route 33 west towards Greenland, and they reviewed the traffic study and found that it did not recognize that a trip associated with the project would come from the west on Route 33. Based on a review of the Route 33 and Grafton Road intersection, he said they found that about 50 percent of the trips arriving in the morning and exiting in the evening were

found to come from Route 33 in Greenland, where they either originated in Greenland or came up Route 33. He estimated that about 15 percent of trips generated by the private site may come from Route 33 westbound, which resulted in under 150 trips through the day and about 30 during each of the peak hours. He said the TA travel center wasn't mentioned in the traffic study. He said they weren't against the project but there were no studies done of Greenland intersections or any off-site mitigation proposed to help alleviate some of that traffic.

[1:43:46] Attorney Bosen said Greenland's opposition seemed to be about development in Pease in general and not particularly the project. He said he read the minutes of the Greenland Selectboard and said it was clear that Greenland's objective was to postpone Pease projects to do something about the Route 33 traffic. He said the January 17 minutes had something to do with the amount of traffic at the truck stop at the Route 33 and Ocean Rd intersection, and the February 4 minutes noted that the selectmen stated that their goal was to gain attention to Route 33 so that the legislature could make changes to the 10-year plan and make improvements to Route 33. He said that wasn't his applicant's fight and it was unfair to use their project to get DOT's attention about the tractor trailers issue. He said the applicant heard no concerns from Greenland at any of the Portsmouth land board hearings. He said the PDA could not direct their funds off site and that they were doing their best to send traffic to Route 95 and not to Greenland.

[1:46:55] Richard Winsor said he felt that some of the minutes from the selectboard meeting may have been misconstrued. He said they were working to resolve issues with the TA truck stop creating significant backups. but today they were discussing traffic through Greenland generated by trips from Pease and via connectivity . He said any developer was responsible for trips that they developed and any impact they had on roads.

No one else spoke, and Chairman Chellman closed the public hearing. Chairman Chellman noted that City Manager Conard had recused herself.

DISCUSSION AND DECISION OF THE BOARD

[1:49:45] Ms. Begala said she agreed with the condition outlined in the meeting packet monitoring pedestrian safety but was still concerned about crosswalks and bicycle safety, so she asked that the first condition about monitoring pedestrian safety include the first six months up to a year after full occupancy. She also asked that the board consider a second condition of having the applicant monitor the actual trip generation for the first and second years of full occupancy and the impact on Route 33 traffic and the Grafton Rd/Route 33 intersection. Mr. Hewitt said he was familiar with the concept of Rockingham Planning and the project of Regional Significance. Councilor Moreau said she was part of it. She said they reviewed projects when a planning board dictated that a specific project would affect other towns and that they could ask the Rockingham Planning Commission to review it regionally, but she didn't believe they had that power when it came to the PDA. She said they were only a body that made recommendations to the PDA. It was further discussed.

[1:55:19] Mr. Almeida explained why he cautioned the board against that stipulation, and it was further discussed. Chairman Chellman said he might ask the PDA to consider an overall traffic analysis of current projects and their known projection in the first five year, but if the board

looked at everything on a piecemeal basis and made those assumptions, it may not be looking at the entire Pease property as one that was entirely commercial. He said it would create a lot of traffic with different patterns. He said he would support a recommendation that the board do that instead of anything with the Rockingham Planning Commission. He suggested that the board consider an overall traffic analysis of existing conditions and what the overall projection might be for the next 5 or 10 years, and it was further discussed.

*Councilor Moreau voted to **recommend** Site Plan Approval to the PDA Board with the following **conditions**:*

2.1) Applicant monitor pedestrian safety for the first six months or up to a year after full occupancy and report back to City staff. Applicant will coordinate with PDA, DPW and City staff to set up and schedule monitoring.
2.2) Require all truck deliveries to use the Interstate I-95 and Route 33 entrance.
2.3) Request the PDA look at traffic on Route 33 towards Greenland, taking into account the TA Truck Stop.
2.4) The PDA should consider analysis of existing traffic conditions for the next 5-10 years post construction with a report back to the Portsmouth Planning Board.
2.5) Applicant shall monitor trip generation for 1 – 2 years after full building occupancy.

*Mr. Almeida seconded. The motion **passed** by a vote of 8-0, with City Manager Conard abstaining.*

*Councilor Moreau voted to **recommend** Preliminary and Final Subdivision Approval to the PDA Board with the following **conditions**:*

2.1) The subdivision plan shall be recorded at the Registry of Deeds by the PDA.
2.2) Property monuments shall be set as required by the PDA prior to release of bond.
2.3) GIS data shall be provided to the PDA and the Department of Public Works in the form as required by the City.

*Mr. Almeida seconded. The motion **passed** by a vote of 8-0, with City Manager Conard abstaining.*

VI. OTHER BUSINESS

A. The request of **Andrew Harvey (Owner),** for property located at **710 Middle Rd** requesting a 1-year extension to the Planning Board Conditional Use Permit originally granted on June 23, 2021, and extended to May 14, 2022, by the Rockingham County Superior Court denial of the appeal of the CUP. (LU-21-112)

Mr. Hewitt recused himself. Chairman Chellman read the petition into the record.

DISCUSSION AND DECISION OF THE BOARD

[2:11:58] Ms. Begala asked if the one-year extension was a formal second extension of a year. Chairman Chellman explained that the Planning Board did the initial approval, then an appeal

was filed which created a stay for the applicant. so there was a window in time within nothing could happen, and that window stopped in May 2022. Mr. Stith said the first year of the CUP approval started on May 14, 2022 and the applicant was requested a one-year extension.

*City Manager Conard voted to **grant** a one-year extension to the Planning Board Approval of the Conditional Use Permit to May 14, 2024, seconded by Councilor Moreau. The motion **passed** by a vote of 8-0, with Mr. Hewitt abstained.*

B. Chairman Updates and Discussion Items

Chairman Chellman suggested that they have their first workshop on May 25 at 6:30 p.m.

C. Planning Board Rules and Procedures

Chairman Chellman said a meeting was scheduled with the City Attorney on May 1.

D. Board Discussion of Regulatory Amendments, Master Plan and Other Matters

This was not addressed.

VII. ADJOURNMENT

The meeting was adjourned at 9:17 p.m.

Respectfully submitted,

Joann Breault,
Secretary for the Planning Board

City of Portsmouth
Planning Department
1 Junkins Ave, 3rd Floor
Portsmouth, NH
(603)610-7216

Memorandum

To: Planning Board
From: Peter Stith, Planning Manager
Date: May 18, 2023
Re: Recommendations for the May 18, 2023 Planning Board Meeting

I. APPROVAL OF MINUTES

A. Approval of the April 20, 2023 minutes.

Planning Department Recommendation

1) Board members should determine if the draft minutes include all relevant details for the decision-making process that occurred at the April 20, 2023 meeting and vote to approve meeting minutes with edits if needed.

II. DETERMINATION OF COMPLETENESS

SITE PLAN REVIEW

A. The request of **Nicole J. Giusto** and **David A. Sinclair (Owners**), for property located at **765 Middle Street** requesting Site Plan Approval for a fourth dwelling unit in a new detached structure with a 3-bay garage, including stormwater management improvements, expanded driveway utility services and landscaping. Said property is located on Assessor Map 148 Lot 37 and lies within the General Residence A (GRA) and Historic Districts. (LU-22-196)

B. The request of and **Thomas E**, **Marybeth B, James B,** and **Meegan C. Reis (Owners)**, for property located at **305 Peverly Hill Road** requesting redevelopment of the property including the addition of two new dwelling units for a total of three units with associated site improvements. Said property is shown on Assessor Map 255 Lot 5 and lies within the Single Residence B (SRB) and Natural Resources Protection (NRP) Districts. (LU-23-18 *and* LU-22-25)

Planning Department Recommendations

1) Vote to determine that these applications are complete according to the Site Plan Review Regulations, (contingent on the granting of any required waivers under Sections III and/or IV of the agenda) and to accept the applications for consideration.

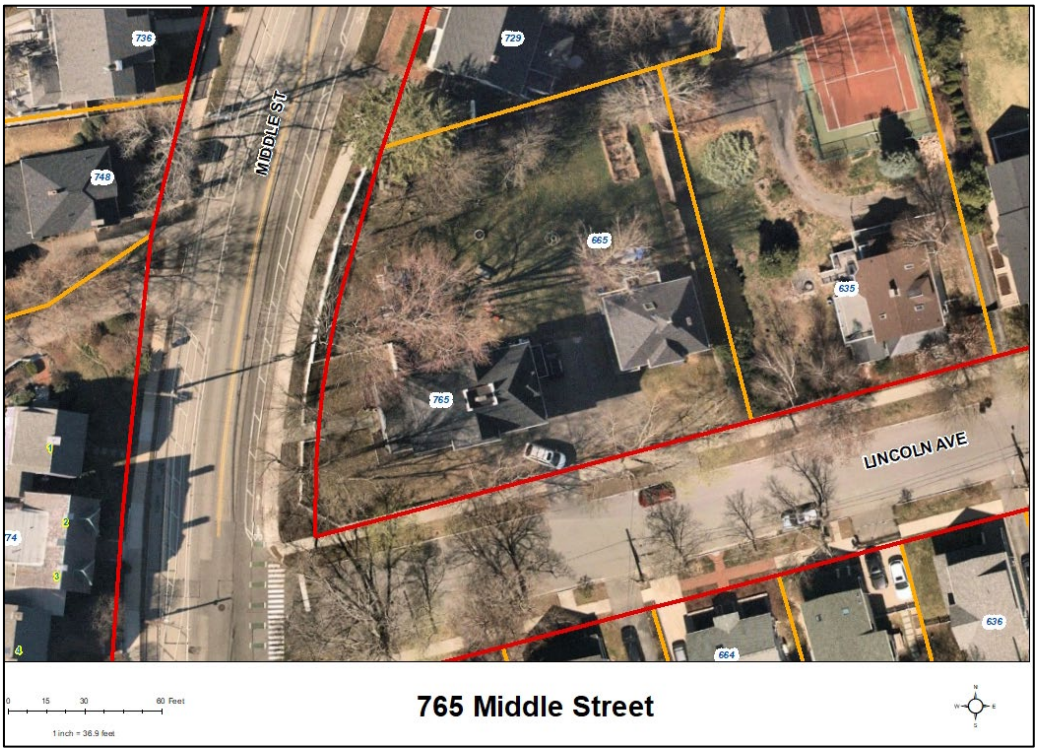
III. PUBLIC HEARINGS – OLD BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

A. The request of **Nicole J. Giusto** and **David A. Sinclair (Owners**), for property located at **765 Middle Street** requesting Site Plan Approval for a fourth dwelling unit in a new detached structure with a 3-bay garage, including stormwater management improvements, expanded driveway utility services and landscaping. Said property is located on Assessor Map 148 Lot 37 and lies within the General Residence A (GRA) and Historic Districts. (LU-22-196)

Project Background

The applicant is proposing to construct a new garage with a dwelling unit above, which will result in four units on the lot. The existing conditions include a single-family dwelling and a two-unit carriage house. The proposed development will include stormwater treatment, landscaping and other site improvements.



Project Review, Discussion, and Recommendations

The project has been before the Zoning Board of Adjustment, Technical Advisory Committee, and the Historic District Commission. See below for details.

Zoning Board of Adjustment

The Zoning Board of Adjustment, at its regularly scheduled meeting of October 18, 2022, considered the application and voted to grant the following:

1) *A Variance from Section 10.513 to allow 3 principal dwellings on a lot where only 1 is allowed per lot.*

2) *Variances from Section 10.521 to allow a) a lot area per dwelling of 5,376 square feet where 7,500 is required per dwelling unit; and b) a 10 foot rear yard where 20 feet is required.*

The Board granted the approval with the following stipulation:

The design and location of the garage may change based on Planning Board and Historic District Commission review and approval.

Technical Advisory Committee Review

The Technical Advisory Committee, at its regularly scheduled meeting of Tuesday, February 7, 2023, considered the application for Site Plan Approval. The Committee voted to recommend approval to the Planning Board with the following conditions:

Prior to Planning Board consideration:

1. Applicant will update application materials to identify who will perform the maintenance of the stormwater system and make information available to the City on an annual basis.
2. Applicant will update application materials to move the leeching catch basin to the low point in the driveway.
3. Applicant will show fire service and domestic water line on the utility plan.

Subsequent to Planning Board approval by prior to the issuance of a Building Permit:

4. A licensed utility engineer will determine the appropriate sizing for the fire service and domestic water lines.

The applicant has addressed items 1-3 above in the revised submittal for the Planning Board. Item 4 above is carried over in the recommendation below.

Historic District Commission

The Historic District Commission, at its regularly scheduled meeting of Wednesday, May 3, 2023, considered the application for a Certificate of Approval. The Commission voted to grant a Certificate of Approval. AS a result of the HDC review process, the building was modified, including replacing the large deck with a small balcony.

Planning Department Recommendation

Site Plan Approval

1) Vote to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented.

(Alt.) Vote to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as amended.

2.) Vote to grant Site Plan Approval with the following conditions:

Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a building permit or the commencement of any site work or construction activity:

- *2.1) The site plan, and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.*
- *2.2) A licensed utility engineer will determine the appropriate sizing for the fire service and domestic water lines.*

Prior to the issuance of a Certificate of Occupancy or release of the bond:

- *2.3) The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance.*

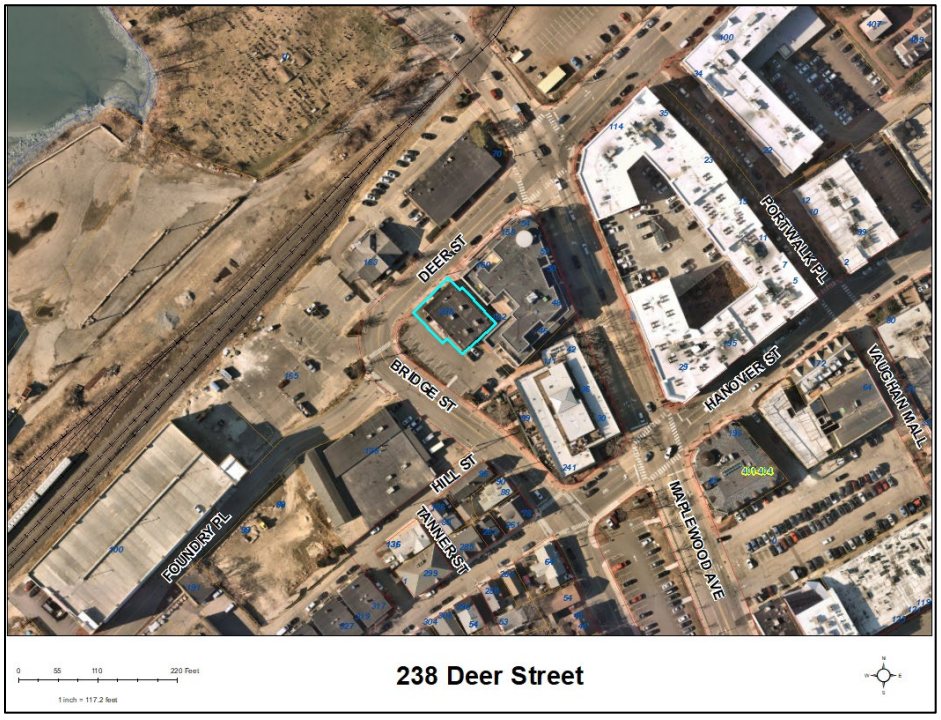
IV. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

A. The request of **238 Deer Street, LLC (Owner)**, for property located at **238 Deer Street** requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance for provision of no on-site parking spaces where 11 spaces are required. Said property is shown on Assessor Map 125 Lot 3 and lies within the Character District 4 (CD4) District. (LU-20-238)

Project Background

The 4-story mixed-use building with commercial use on the first floor and 21 micro-apartments on the second through fourth floors received site plan approval in March of 2022. The mixed-use building development does not have sufficient area on-site to accommodate off-street parking and therefore the applicant is requesting a conditional use permit in accordance with Section 10.1112.14 of the Ordinance to provide less than the required minimum parking. The project first received a CUP in February of 2021, which was the first land use approval the project obtained. From there, the applicant went to the Board of Adjustment and Historic District Commission before finally receiving site plan approval. A one-year extension to the site plan was granted by the Planning Board on February 16, 2023. The applicant requested the Board extend the parking CUP however, the Board determined it did not have jurisdiction to do so, therefore the CUP expired. The applicant is back with a new parking CUP application to allow the project to move forward as approved.



The off-street parking standards in the City's Zoning Ordinance for 21 residential units (of less than 500 sq. ft.) require 0.5 spaces per unit for a total of 10.5 spaces and 4.2 visitor spaces, which totals 15 required parking spaces for the development. The Downtown Overlay District provides a credit of 4 spaces, which results in a total of 11 parking spaces required for this project and no parking is required for the first floor commercial use.

Per Section 10.1112.14 of the Zoning Ordinance, the Planning Board may grant a conditional use permit to allow a building or use to provide less than the minimum parking spaces required by the off-street parking standards. An application for a conditional use permit for off-street parking must include a parking demand analysis, which is required to be reviewed by the Technical Advisory Committee.

Project Review, Discussion, and Recommendations

The TAC reviewed the parking demand analysis with the applicant at the May 2, 2023 meeting and voted to recommend approval of the CUP with one condition and additional findings included below:

1) The applicant shall update the Parking Demand Analysis using land use code 221 for the residential and include the first floor commercial in the analysis; and for the following reasons:

1. Unlike all other properties in the North End, the lot size is extremely small at 6,000 SF with a width too narrow to support at-grade parking and no possibility to provide underground parking.

2. The Planning Board already approved this same project in 2021 which resulted in the applicant making a substantial investment in the design and permitting of this project with the PB and HDC. More recently, when an extension request was submitted the Planning Board discovered that they didn't have authorization to grant the extension for the CUP. Importantly however, several members suggested the applicant return with another application for a CUP and even consider removing the previous requirement to seek the 7 off-site spaces.

3. The HDC fully supports the proposed building and site design and would categorically not desire to see this project fail to gain the CUP for parking only to return with a sub-optimal design and reuse of the existing non-contributing and decrepit building. This building is well past its life expectancy and the replacement building is consistent with the quality and character of the surrounding new buildings.

4. This project provides a critically absent housing type – small micro units less than 500 SF – in the heart of our downtown business district. These units are nearly non-existent and their construction within the project will serve as well-below market

priced housing options in what is increasingly becoming millionaires' row.

5. Future Development Potential – Only the Ferguson lot (which is nearly 30,000 SF (nearly 5x bigger) and Lot 4 on Deer Street (nearly 20,000 SF or 3.5x bigger) every other property has on-site parking for their existing or proposed residential uses. Thus, this project will not unnecessarily overburden the existing public parking facilities for unit owners or tenants that reside in this project. In fact, the absence of on-site parking is a key driver and inconvenience to the owner or tenant which will have a negative effect on value or rent. To the benefit of our existing and future residents who don't have or need cars.

In supporting this request, the TAC acknowledges that the parking requirement analysis results in a deficit of 11 spaces whereas a "best fit" of the proposed use to the ITE manual generates a traffic demand analysis of 21 spaces (1 space per unit).

Planning Department Recommendation
Conditional Use Permit

1) Vote to find that the Conditional Use Permit application meets the criteria set forth in Section 10.1112.14 and to adopt the findings of fact as presented.

(Alt.) Vote to find that the Conditional Use Permit application meets the criteria set forth in Section 10.1112.14 and to adopt the findings of fact as amended and read into the record.

2) Vote to grant the conditional use permit as presented.

IV. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

B. Request of **Nobles Island Condominium Association, (Owner),** and **CP Management, Inc. Applicant**, for property located at **500 Market Street** for a Wetland Conditional Use Permit according to Section 10.1017 of the Zoning Ordinance to remove and replace existing decks on Buildings A, B, and C including the addition of new structural supports with no expansion of the existing footprint resulting in 27 square feet of permanent impact and up to 1,240 square feet of temporary impacts all within the 100' tidal wetland buffer area. Said property is shown on Assessor Map 120 Lot 2 and lies within the Character District 4-L1 (CD4-L1) and the Historic District. (LU-23-34)

Project Background

The applicant was granted a Wetland CUP on May 20, 2021, however the CUP expired, and the applicant has submitted a new application for the same project. The project includes replacing the existing cantilevered decks in the same footprint but adding concrete footings to support the decks.

Project Review, Discussion, and Recommendations

The project has been before the Historic District Commission and the Conservation Commission. See below for details.

Historic District Commission

The Historic District Commission, at its regularly scheduled meeting of Wednesday, April 5, 2023, considered the application for the project. The HDC voted to grant the Certificate of Approval as presented.

Conservation Commission

The Conservation Commission, at its regularly scheduled meeting of Wednesday, April 12, 2023, considered the application and voted to recommend approval of the Wetland Conditional Use Permit to the Planning Board with the following stipulations:

1) *The applicant shall not use rodenticide for pest control, instead they shall use mechanical traps.*
2) *The Applicant shall submit plans for approval to the Planning & Sustainability Department prior to Planning Board submittal for the two storm-water outfall areas off the parking lot. These areas should be provided with some sort of infiltration before it reaches the North Mill Pond. This can include digging down into the soil and placing crushed stone or the planting of native buffer species to slow storm-water.*
3) *Native buffer plantings shall be placed along the bank behind Building B as a replacement of portions of the grass as well as others areas where appropriate.*
4) *The Conservation Commission recommends the property owner follow NOFA land care standards on the site http://www.organiclandcare.net/sites/default/files/nofa_organic_land_care_standards_6thedition_2017_opt.pdf*
5) *In accordance with Section 10.1018.40 of the Zoning Ordinance, the applicant shall install permanent wetland boundary markers during project construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department.*

Staff Analysis

1. **The land is reasonably suited to the use activity or alteration.**
   The overall project is an addition to the existing principal structure and new pervious pavers all within the wetland buffer. The small size of the addition and the inclusion of the porous pavers appears to be reasonable for the site.

2. **There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration**.
   The existing project is to expand the footprint of the interior living space where a deck currently exists. Given they are utilizing an existing footprint the location is the best alternative.

3. **There will be no adverse impact on the wetland functional values of the site or surrounding properties.**
   The proposed project represents a small new impact of impervious surface, but the applicant is adding landscaping and porous pavers to the site which will reduce any overall impact. The landscaping will include mulch and plantings – more details are necessary on the types of plantings.

4. **Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.**
   There is no impact to the woodland and the only natural vegetation will be removal of some lawn and landscaped areas which are fairly small and will be replaced by porous pavers and new landscaping.

5. **The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.**
   Overall, the applicant has provided an alternative with a small impact to the wetland buffer.

6. **Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.**
   The proposal includes a plan with native landscaping and porous paver buffer.

The applicant has stated they will address some of the Conservation Commission conditions in a memo to the Planning Board, however they are not depicted on the plan, therefore staff is recommending the Board include the conditions outlined below.

Planning Department Recommendation

Wetland Conditional Use Permit

1) Vote to find that the Conditional Use Permit application meets the criteria set forth in Section 10.1017.50 and to adopt the findings of fact as presented.

(Alt.) Vote to find that the Conditional Use Permit application meets the criteria set forth in Section 10.1017.50 and to adopt the findings of fact as amended and read into the record.

2) Vote to grant the Wetland Conditional Use permit with the following condition:

2.1) The Applicant shall submit plans for approval to the Planning & Sustainability Department prior to building permit issuance for the two storm-water outfall areas off the parking lot. These areas should be provided with some sort of infiltration before it reaches the North Mill Pond. This can include digging down into the soil and placing crushed stone or the planting of native buffer species to slow storm-water.

2.2) Native buffer plantings shall be placed along the bank behind Building B as a replacement of portions of the grass as well as others areas where appropriate.

2.3) The Conservation Commission recommends the property owner follow NOFA land care standards on the site http://www.organiclandcare.net/sites/default/files/nofa_organic_land_care_standards_6thedition_2017_opt.pdf

2.4) In accordance with Section 10.1018.40 of the Zoning Ordinance, the applicant shall install permanent wetland boundary markers during project construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department.

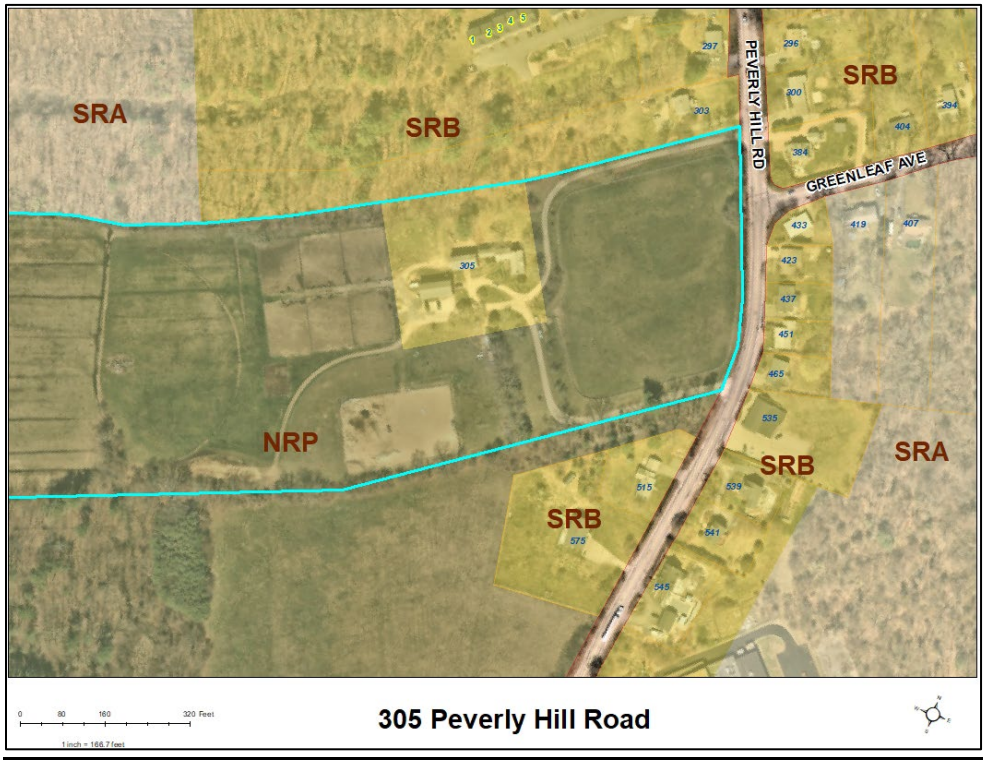
IV. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

C. The request of and **Thomas E**, **Marybeth B, James B,** and **Meegan C. Reis (Owners)**, for property located at **305 Peverly Hill Road** requesting redevelopment of the property including the addition of two new dwelling units for a total of three units with associated site improvements. Said property is shown on Assessor Map 255 Lot 5 and lies within the Single Residence B (SRB) and Natural Resources Protection (NRP) Districts. (LU-23-18 *and* LU-22-25)

Project Background

The proposed project includes construction of a new single-family dwelling and a new dwelling attached to the existing house, creating a two-family dwelling. The property is split zoned, with most of it located in the NRP district and 2 acres located in the SRB district. The property is encumbered by a conservation easement, with the 2 acres zoned SRB excluded from the restrictions of the easement. There is an existing single-family dwelling located in the area, along with several outbuildings that are used for equestrian use. The project includes running new utilities from Peverly Hill Road to service the new dwellings and installation of a new septic system. Staff confirmed with the State that the work within the easement area is allowed to run the new utilities.



Project Review, Discussion, and Recommendations

The project has been before the Zoning Board of Adjustment and the Technical Advisory. See below for details.

Zoning Board of Adjustment

The Zoning Board of Adjustment, at its regular meeting on Tuesday, January 24, 2023, considered the application for the following:

1) Variance from Section 10.440 Use #1.30 to allow a two-unit dwelling in the SRB District.

2) Variance from Section 10.513 to allow more than one free standing dwelling on a lot in the SRB District.

The Board voted to grant the variances as presented with the following condition:

1) *No more than 3 dwelling units will be permitted on the lot.*

Technical Advisory Committee Review

The Technical Advisory Committee, at its regularly scheduled meeting of Tuesday, April 4, 2023, considered the application for Site Plan Approval. The Committee voted to recommend Site Plan Approval to the Planning Board with the following conditions:

1) The new septic plan is reviewed and approved by the Department of Public Works prior to Planning Board consideration.

2) The site plan is updated to widen the driveway in appropriate areas. The plan is to be reviewed and approved by the Fire Department prior to Planning Board consideration.

Both TAC conditions have been addressed and signed off on by DPW and the Fire Department.

Planning Department Recommendation

Site Plan Waiver Approval

1) *Vote to find that a waiver will not have the effect of nullifying the spirit and intent of the City's Master Plan or the Site Plan Review Regulations, and to waive the following regulations:*

1. *Section 2.5.4.3J – outdoor Lighting; Section 10.1 – Dark Sky Lighting Measures; Section 2.5.4.3K – Landscaping; Section 7.6.5 – Stormwater Management; and Section 7.6.5 – Inspection and Maintenance Plan.*

[Note: An affirmative vote of six members of the Planning Board is required to grant a waiver.]

Site Plan Approval

1) Vote to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented.

(Alt.) Vote to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as amended.

2.) Vote to grant Site Plan Approval with the following conditions:

Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a building permit or the commencement of any site work or construction activity:

2.1) The site plan, and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

IV. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

D. The request of **Ken Linchey (Applicant)**, and **The City of Portsmouth (Owner)**, for property located at **50 Andrew Jarvis Drive** for a Wetland Conditional Use Permit according to Section 10.1017 of the Zoning Ordinance for the reconfiguration of the existing four tennis courts at the high school along with resurfacing work and the addition of two more courts over existing wetland buffer area which will result in 84,676 s.f. of impact to the wetland buffer. The applicant is proposing pervious surfaces and improved stormwater infiltration from crushed stone areas to help mitigate and slow impacts to the wetland. Said property is shown on Assessor Map 229 Lot 3 and lies within the Municipal (M), Single Residence B (SRB), and Natural Resource Protection (NRP) Districts. (LU-23-32)

Project Background

The applicant is requesting a wetland conditional use permit to install new tennis courts at the high school. The existing courts will be reconfigured, and two new courts will be added. The majority of the project is within the 100' buffer. Additional improvements include walkways around the courts, bleachers, and three covered areas for players to be out of the weather.

Project Review, Discussion, and Recommendations

The project has been before the Conservation Commission. See below for details.

Conservation Commission

The Conservation Commission, at its regularly scheduled meeting of Wednesday, March 8, 2023, considered the application and voted to recommend approval of the Wetland Conditional Use Permit to the Planning Board with the following stipulations:

1) *A planting plan shall be submitted to and approved by the Planning and Sustainability Department before submission to the Planning Board.*
2) *The applicant shall reduce walkways from 12 feet wide to 10 feet wide where possible.*
3) *The applicant shall consider the use of pervious pavement wherever possible.*
4) *The applicant shall replace the proposed silt fences and use silt socks during construction.*
5) *The applicant shall replace all Maple trees to be removed with new Maple trees and replace all trees over 4'' dbh with new trees around the site and school property.*

Staff Analysis

1. **The land is reasonably suited to the use activity or alteration.**
   The proposal would expand on the space that is already utilized for tennis courts and extend further into both the wetland buffer.

2. **There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.**
   The four tennis courts that already exist in this location cannot currently be utilized as they do not meet NHA competition standards which require six courts. The alternative would be placing new courts farther away from the existing courts which is not desirable.

3. **There will be no adverse impact on the wetland functional values of the site or surrounding properties.**
   The proposed project represents an expansion of impervious surface within the buffer. The applicant is proposing to direct stormwater off the courts through stone and is also planning for additional landscaping.

4. **Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.**
   The proposed impact to the vegetative area will only occur in the areas required to meet construction goals. The applicant is planning to install landscaping around the new courts to help offset the loss of vegetation.

5. **The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.**
   Overall, the applicant has provided an alternative with a small impact to the

wetland buffer and associated landscaping and stormwater control.

6. **Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.**
   The applicant should provide a planting plan to display areas to be landscaped and replace any impacted vegetation.

As of the writing of this report, the applicant is working on the planting plan and expects to submit it prior to the May 18th meeting. This condition is included below for review and approval of the planting plan prior to issuance of a building permit or any site work.

Planning Department Recommendation
Wetland Conditional Use Permit

1) *Vote to find that the Conditional Use Permit application meets the criteria set forth in Section 10.1017.50 and to adopt the findings of fact as presented.*

(Alt.) Vote to find that the Conditional Use Permit meets the criteria set forth in Section 10.1017.50 and to adopt the findings of fact as amended and read into the record.

1) *Vote to grant the Wetland Conditional Use permit with the following conditions:*

   2.2) A planting plan shall be submitted to and approved by the Planning and Sustainability Department prior to issuance of a building permit or any site work.
   2.3) The applicant shall reduce walkways from 12 feet wide to 10 feet wide where possible.
   2.4) The applicant shall consider the use of pervious pavement wherever possible.
   2.5) The applicant shall replace the proposed silt fences and use silt socks during
   2.6) construction.
   2.7) The applicant shall replace all Maple trees to be removed with new Maple trees and replace all trees over 4'' dbh with new trees around the site and school property.

V. PRELIMINARY CONCEPTUAL CONSULTATION

A. The request of **Giri Portsmouth 505 INC (Owner)**, for property located at **505 US Route 1 Bypass** requesting demolition of the existing motel and the construction of a 5-story, 122-key hotel with first floor parking and a 1-story fast food restaurant/coffee shop with an accessory drive-through including associated site improvements for parking, pedestrian access, utilities, stormwater management, lighting, and landscaping. Said property is shown on Assessor Map 234 Lot 5 and lies within the General Business (GB) District. (LUPD-23-2)

The applicant has provided a set of preliminary plans for discussion with the Board. As authorized by NH **RSA 676:4,II**, the Site Plan Regulations require preliminary conceptual consultation for certain proposals, including (1) the construction of 30,000 sq. ft. or more gross floor area, (2) the creation of 20 or more dwelling units, or (3) the construction of more than one principal structure on a lot. Preliminary conceptual consultation precedes review by the Technical Advisory Committee.

Preliminary conceptual consultation is described in the state statute as follows: *[Preliminary conceptual consultation] … shall be directed at review of the basic concept of the proposal and suggestions which might be of assistance in resolving problems with meeting requirements during final consideration. Such consultation shall not bind either the applicant or the board and statements made by planning board members shall not be the basis for disqualifying said members or invalidating any action taken. The board and the applicant may discuss proposals in conceptual form only and in general terms such as desirability of types of development and proposals under the master plan.*

The preliminary conceptual consultation phase provides the Planning Board with an opportunity to review the outlines of a proposed project before it gets to detailed design (and before the applicant refines the plan as a result of review by the Technical Advisory Committee and public comment at TAC hearings). In order to maximize the value of this phase, Board members are encouraged to engage in dialogue with the proponent to offer suggestions and to raise any concerns so that they may be addressed in a formal application. Preliminary conceptual consultation does not involve a public hearing, and no vote is taken by the Board on the proposal at this stage. Unlike Design Review, completion of Preliminary Conceptual Consultation does not vest the project to the current zoning.

VI. CITY COUNCIL REFERRALS

The City Council adopted the Accessory Dwelling Unit zoning amendments on May 1, 2023 at their regular meeting.

VIII. OTHER BUSINESS

A. The request of **2082 IL-50 VZ, LLC** and **PWBARRETT, LLC (Owners),** for property located at **404 Islington Street** requesting a 1-year extension to the Planning Board Parking Conditional Use Permit originally granted on **June 16, 2022**.

Project Background

On June 16, 2022, the Planning Board granted a parking CUP to provide 11 spaces where 13 were required for an Inn at 303 Islington Street. The applicant did get Board of Adjustment approval for a Special Exception in July of 2022, however they have not obtained a building permit yet. Section 10.246.10 below allows the applicant to request a one year extension prior to the expiration of the original approval.

10.246	Expiration and Abandonment of Approvals
10.246.10	A conditional use permit shall expire unless a **building permit** is obtained within a period of one year from the date granted, unless otherwise stated in the conditions of approval. The **Board** may, for good cause shown, extend such period by as much as one year if such extension is requested and acted upon prior to the expiration date. No other extensions may be requested.

Planning Department Recommendation

1) Vote to grant a one-year extension to the Planning Board Approval of the Conditional Use Permit to June 16, 2024.

VIII. OTHER BUSINESS

B. Chairman's Updates and Discussion Items

C. Planning Board Rules and Procedures

D. Board discussion of Regulatory Amendments, Master Plan & other matters

IX. ADJOURNMENT

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

May 8, 2023

Peter Britz, Planning and Sustainability Director
City of Portsmouth Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801

Re: Application for Site Plan Review
Assessor's Map 148, Lot 37
765 Middle Street
Altus Project No. 5021
Portsmouth LU-22-196

Dear Peter,

On behalf of the Applicant, Nicole J. Giusto and David A. Sinclair, Altus Engineering is pleased to submit plans and supporting documents for consideration at the May 18th Planning Board meeting. Nicole and David propose to construct a fourth dwelling unit and garage at their property at 765 Middle Street. The Proposed development will include a new detached structure with a 3-bay garage, stormwater management improvements, expanded driveway utility services and a robust landscape plan.

In October 2022, the Board of Adjustment granted variances for building setbacks and lot density to allow the project to proceed. The project received approval from HDC on May 3rd. On January 3rd, TAC voted to recommend approval of the application with three stipulations. It is our opinion that the revised plan package satisfactorily addresses their concerns as noted below.

1. Site Plan Note 19 on Sheet C-2 identifies that the Owner shall hire a Professional Engineer or a Certified Professional in Erosion and Sediment Control to annually inspect the stormwater system and to submit a report to the City.

2. The leaching catch basin has been relocated to the low point in the driveway. See Sheet C-3, Grading & Stormwater Plan.

3. Both the domestic water and fire suppression water services are depicted on the Utility Plan, Sheet C-4.

Enclosed please find the following items for consideration at the May 18th Planning Board Meeting:

- Letter of Authorization (Applicant to Altus)
- Site Plan Review Check list
- Sitework Cost Estimate
- Drainage Report

    - Stormwater Inspection and Maintenance Manual
- "Green" Statement
- Abutter support letters
- Full sized Plan Set
- Rendering from Lincoln Avenue
- Rendering from Middle Street

Please call me if you have any questions or need any additional information.

Respectfully,

ALTUS ENGINEERING

Eric D. Weinrieb, PE
President

wde/5021 pb cvr ltr5-8-23.docx

Enclosures

eCopy: David Sinclair
Jennifer Ramsey, Somma Studios
Robbi Woodburn, Woodburn and Company
Timothy Phoenix, Esq.

Letter of Authorization

We, Nicole Giusto and David Sinclair, hereby authorize Altus Engineering, Inc. of Portsmouth, NH to represent us in all matters concerning the engineering and related permitting of improvements to the property located at 765 Middle Street in Portsmouth, NH on Assessors Map 148, Lot 37. This authorization shall include any signatures required for Federal, State and Municipal permit applications.

Signature	Nicole Giusto Nicole Giusto	10/28/22 Date
Witness	NANCY W. SINCLAIR Print Name	10/28/2022 Date
Signature	DAVID Sinclair David Sinclair	10/28/22 Date
Witness	NANCY W. SINCLAIR Print Name	10/28/2022 Date

City of Portsmouth, New Hampshire

Site Plan Application Checklist

This site plan application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. The checklist is required to be completed and uploaded to the Site Plan application in the City's online permitting system. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan review regulations for full details.

Applicant Responsibilities (Section 2.5.2): Applicable fees are due upon application submittal along with required attachments. The application shall be complete as submitted and provide adequate information for evaluation of the proposed site development. Waiver requests must be submitted in writing with appropriate justification.

Name of Applicant: Nicole J. Giusto & David A. Sinclair Date Submitted: 12/16/22

Application # (in City's online permitting): To Be Determined

Site Address: 765 Middle Street Portsmouth, NH Map: 148 Lot: 37

Application Requirements			
☑	**Required Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**	**Waiver Requested**
☒	Complete application form submitted via the City's web-based permitting program (2.5.2.1**(2.5.2.3A)**	Viewpoint	N/A
☒	All application documents, plans, supporting documentation and other materials uploaded to the application form in viewpoint in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. **(2.5.2.8)**	Viewpoint	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Statement that lists and describes "green" building components and systems. **(2.5.3.1B)**	Green Statement	
☒	Existing and proposed gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. **(2.5.3.1C)**	Site Prep Plan - Sheet C-1, Site Plan - Sheet C-2	N/A
☒	Tax map and lot number, and current zoning of all parcels under Site Plan Review. **(2.5.3.1D)**	Site Plan - Sheet C-1/ Zoning Summary	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. **(2.5.3.1E)**	Cover Sheet, Letter of Authorization	N/A
☒	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. **(2.5.3.1F)**	Existing Conditions Plan - Sheet EX-1	N/A
☒	Names, addresses and telephone numbers of all professionals involved in the site plan design. **(2.5.3.1G)**	Cover Sheet	N/A
☒	List of reference plans. **(2.5.3.1H)**	Existing Conditions Plan - Sheet EX-1	N/A
☒	List of names and contact information of all public or private utilities servicing the site. **(2.5.3.1I)**	Utility Plan - Sheet C-4/Note 11	N/A

Site Plan Specifications			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director.. **(2.5.4.1A)**	Required on all plan sheets	N/A
☒	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. **(2.5.4.1B)**	Required on all plan sheets	N/A
☒	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. **(2.5.4.1C)**	Existing Conditions Plan - Sheet EX-1/Note #5	N/A
☒	Plans shall be drawn to scale and stamped by a NH licensed civil engineer. **(2.5.4.1D)**	Required on all plan sheets	N/A
☐	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. **(2.5.4.1E)**	N/A	N/A
☒	Title (name of development project), north point, scale, legend. **(2.5.4.2A)**	Cover Sheet, Site Plan - Sheet C-2	N/A
☒	Date plans first submitted, date and explanation of revisions. **(2.5.4.2B)**	Title Block	N/A
☒	Individual plan sheet title that clearly describes the information that is displayed. **(2.5.4.2C)**	Required on all plan sheets	N/A
☒	Source and date of data displayed on the plan. **(2.5.4.2D)**	Title Block	N/A

Site Plan Specifications – Required Exhibits and Data			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	**1. Existing Conditions: (2.5.4.3A)** • Surveyed plan of site showing existing natural and built features; • Existing building footprints and gross floor area; • Existing parking areas and number of parking spaces provided; • Zoning district boundaries; • Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre; • Existing impervious and disturbed areas; • Limits and type of existing vegetation; • Wetland delineation, wetland function and value assessment (including vernal pools); • SFHA, 100-year flood elevation line and BFE data, as required.	Existing Conditions Plan -Sheet EX-1, Site Preparation Plan - Sheet C-1, Site Plan - Sheet C-2	
☒	**2. Buildings and Structures: (2.5.4.3B)** • Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation; • Elevations: Height, massing, placement, materials, lighting, façade treatments; • Total Floor Area; • Number of Usable Floors; • Gross floor area by floor and use.	Site Plan - Sheet C-2, Architectural - Proposed Elevations	
☒	**3. Access and Circulation: (2.5.4.3C)** • Location/width of access ways within site; • Location of curbing, right of ways, edge of pavement and sidewalks; • Location, type, size and design of traffic signing (pavement markings); • Names/layout of existing abutting streets; • Driveway curb cuts for abutting prop. and public roads; • If subdivision; Names of all roads, right of way lines and easements noted; • AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).	Site Plan - Sheet C-2	
☒	**4. Parking and Loading: (2.5.4.3D)** • Location of off street parking/loading areas, landscaped areas/buffers; • Parking Calculations (# required and the # provided).	Site Plan - Sheet C-2	
☒	**5. Water Infrastructure: (2.5.4.3E)** • Size, type and location of water mains, shut-offs, hydrants & Engineering data; • Location of wells and monitoring wells (include protective radii).	Utility Plan - Sheet C-4	
☒	**6. Sewer Infrastructure: (2.5.4.3F)** • Size, type and location of sanitary sewage facilities & Engineering data, including any onsite temporary facilities during construction period.	Utility Plan - Sheet C-4	

☒	**7. Utilities: (2.5.4.3G)** • The size, type and location of all above & below ground utilities; • Size type and location of generator pads, transformers and other fixtures.	Grading & Stormwater Plan - Sheet C-3, Utility Plan - Sheet C-4	
☐	**8. Solid Waste Facilities: (2.5.4.3H)**		
	• The size, type and location of solid waste facilities.	N/A	
☒	**9. Storm water Management: (2.5.4.3I)** • The location, elevation and layout of all storm-water drainage. • The location of onsite snow storage areas and/or proposed off-site snow removal provisions. • Location and containment measures for any salt storage facilities • Location of proposed temporary and permanent material storage locations and distance from wetlands, water bodies, and stormwater structures.	Site Plan - Sheet C-1, Grading & Stormwater Plan - Sheet C-3, Stormwater Inspection and Maintenance Manual	
☒	**10. Outdoor Lighting: (2.5.4.3J)** • Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan.	Architectural - Proposed Elevations	
☒	**11.** Indicate where dark sky friendly lighting measures have been implemented. **(10.1)**	Architectural - Proposed Elevations	
☒	**12. Landscaping: (2.5.4.3K)** • Identify all undisturbed area, existing vegetation and that which is to be retained; • Location of any irrigation system and water source.	Landscape Plan - Sheet L-1	
☒	**13. Contours and Elevation: (2.5.4.3L)** • Existing/Proposed contours (2 foot minimum) and finished grade elevations.	Grading & Stormwater Plan - Sheet C-3	
☒	**14. Open Space: (2.5.4.3M)** • Type, extent and location of all existing/proposed open space.	Site Plan - Sheet C-2	
☒	**15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)**	Existing Conditions Plan - Sheet EX-1	
☐	**16. Character/Civic District (All following information shall be included): (2.5.4.3P)** • Applicable Building Height (10.5A21.20 & 10.5A43.30); • Applicable Special Requirements (10.5A21.30); • Proposed building form/type (10.5A43); • Proposed community space (10.5A46).	N/A	
☐	**17. Special Flood Hazard Areas (2.5.4.3Q)** • The proposed development is consistent with the need to minimize flood damage; • All public utilities and facilities are located and construction to minimize or eliminate flood damage; • Adequate drainage is provided so as to reduce exposure to flood hazards.	N/A	

Other Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	Traffic Impact Study or Trip Generation Report, as required. **(3.2.1-2)**	N/A	
☒	Indicate where Low Impact Development Design practices have been incorporated. **(7.1)**	Green Statement	
☐	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. **(7.3.1)**	N/A	
☒	Stormwater Management and Erosion Control Plan. **(7.4)**	Notes Sheet - Sheet D-1	
☒	Inspection and Maintenance Plan **(7.6.5)**	Stormwater Inspection and Maintenance Manual	

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	All local approvals, permits, easements and licenses required, including but not limited to: • Waivers; • Driveway permits; • Special exceptions; • Variances granted; • Easements; • Licenses. **(2.5.3.2A)**	Site Plan - Sheet C-2/Note #4	
☒	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: • Calculations relating to stormwater runoff; • Information on composition and quantity of water demand and wastewater generated; • Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; • Estimates of traffic generation and counts pre- and post-construction; • Estimates of noise generation; • A Stormwater Management and Erosion Control Plan; • Endangered species and archaeological / historical studies; • Wetland and water body (coastal and inland) delineations; • Environmental impact studies. **(2.5.3.2B)**	Drainage Report, Stormwater Inspection and Maintenance Manual	
☐	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. **(2.5.3.2D)**	N/A	

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	A list of any required state and federal permit applications required for the project and the status of same. **(2.5.3.2E)**	N/A	
☒	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." **(2.5.4.2E)**	Site Plan - Sheet C-2/Note #18	N/A
☐	For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) confirmation that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. **(2.5.4.2F)**	N/A	
☒	Plan sheets submitted for recording shall include the following notes: a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "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." **(2.13.3)**		N/A

Applicant's Signature: Eric D. Weinrieb, PE **Date:** 12/16/22

ALTUS ENGINEERING, INC.

Civil 133 Court Street
Site Planning Portsmouth, NH
Environmental 03801-4413
Engineering (603) 433-2335

Residential Development Expansion

765 Middle Street
Portsmouth, NH
Cost Estimate - Site Work

DATE: December 16, 2022
PROJECT: 5021

ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
SITEWORK DEMOLITION				
UTILITIES (ALLOWANCE)	1	LS	$1,000.00	$1,000.00
PAVEMENT SAWCUT	15	LF	$5.00	$75.00
CLEARING AND GRUBBING				
VEGETATION REMOVAL AND LOAM STRIPPING	1	LS	$1,000.00	$1,000.00
WATER SUPPLY				
2" DOMESTIC WATER SERVICE	75	LF	$60.00	$4,500
SEWER SERVICE				
6" SDR 35 SEWER PIPE	140	LF	$60.00	$8,400
ELECTRIC/PHONE/CABLE SERVICES				
SCH 40 CONDUIT (x4 PER TRENCH)	75	LF	$30.00	$2,250
STORM DRAINAGE SYSTEM				
4" CPP PERFORATED DRAINAGE PIPE	30	LF	$15.00	$450
4" CPP DRAINAGE PIPE	40	LF	$25.00	$1,000
6" CPP DRAINAGE PIPE	0	LF	$40.00	$0
RIP RAP/STONE DRIP EDGE	1	LS	$650.00	$650
SEDIMENT AND EROSION CONTROL				
TEMPORARY EROSION CONTROL	1	LS	$2,000.00	$2,000
CONCRETE FLATWORK				
CONCRETE PADS	1	LS	$250.00	$250
SIDEWALKS				
PATIO PAVERS	60	SY	$18.00	$1,080
AGGREGATE BASE COURSES				
CRUSHED GRAVEL (NHDOT 304.3)	170	CY	$35.00	$5,950
HOT BITUMINOUS PAVEMENT				
WEARING AND BINDER COURSE	60	TON	$85.00	$5,100
LANDSCAPING				
PATIOS	1	LS	$25,000.00	$25,000
LANDSCAPING (ALLOWANCE)	1	LS	$14,400.00	$14,400
SUBTOTAL				**$73,105**

TOTAL: ***$73,105***

EXCLUSIONS:
ITEMS EXCLUDED FROM THIS ESTIMATE INCLUDE, BUT ARE NOT LIMITED TO, THOSE ITEMS SPECIFIED ABOVE AS BEING NOT INCLUDED IN THIS ESTIMATE AND THE FOLLOWING:
INSPECTION FEES, MONUMENTATION, HVAC PADS, TEMPORARY FENCING AND BARRICADES, TRAFFIC CONTROL, MATERIALS AND COMPACTION TESTING, BUILDING FOUNDATION, BUILDING FOUNDATION EXCAVATION, BUILDING MOUNTED EXTERIOR LIGHTING, BUILDINGS (INCLUDING MODIFICATIONS TO EXISTING BUILDINGS), TEMPORARY STABILIZATION, STAGING, MOBILIZATION, TEMPORARY CONSTRUCTION FACILITIES, SWPPP REQUIREMENTS, UNFORESEEN CONDITIONS, PRICE ESCALATION, ETC.

THIS ESTIMATE IS FOR PERMIT APPLICATION PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION, CONSTRUCTION BIDDING, CONTRACTING OR SUBCONTRACTING.

RESIDENTIAL DEVELOPMENT EXPANSION

765 Middle Street
Portsmouth, NH
Tax Map 148, Lot 37

DRAINAGE ANALYSIS

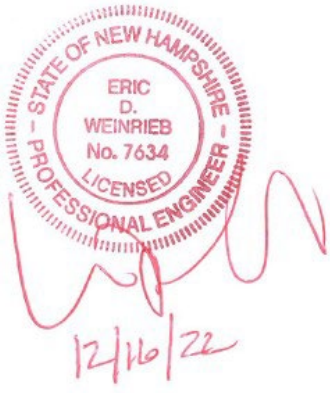
December 2022

Prepared for:

Nicole J. Giusto & David A. Sinclair
765 Middle Street
Portsmouth, NH 03801

Prepared By:

ALTUS ENGINEERING
133 Court Street
Portsmouth, NH 03801
Phone: (603) 433-2335



765 Middle Street
Portsmouth, NH
Tax Map 148, Lot 37

TABLE OF CONTENTS

Project Narrative

765 Middle Street
Portsmouth, NH
Tax Map 148, Lot 37
Altus Project P5021

PROJECT DESCRIPTION

Nicole J. Giusto & David A. Sinclair are proposing a residential development expansion on the site located at 765 Middle Street in Portsmouth, New Hampshire. The property is identified on the Portsmouth Assessors Map as Tax Map 148, Lot 37 and is approximately 21,504 s.f. with three existing residences on the site to remain. The applicant proposes to construct a three-bay garage with a second-floor apartment along with site improvements to the lot. The property access will remain off Lincoln Avenue.

Zoning relief was acquired in October 2022 to add the additional dwelling unit. The lot is currently serviced by municipal sewer and water. The driveway will be repaved and extended between the two existing structures to access the proposed unit.

Stormwater from impervious and other developed areas on the property will be treated using stormwater best management practices (BMPs) designed to remove fine particulates and suspended sediments. Roof gutters routed to an underground reservoir, roofline drip strips, an infiltration pond and other practices will be utilized to achieve the required stormwater management.

The original site had approximately 5,420 s.f. of impervious cover. The proposed project has a total impervious area of approximately 8,300 s.f. resulting in a net increase of 3,060 s.f. of impervious.

The proposed improvements will treat approximately 4,300 s.f. of impervious on site. Of the 4,300 s.f. impervious area being treated, 3,200 s.f. are new proposed impervious. This means that the proposed improvements will treat all impervious area being added to the site as well as 1,100 s.f. of existing impervious area.

CALCULATION METHODS

The drainage analysis was completed using HydroCAD v.10. The program generates runoff hydrographs for specified storm distributions and performs reservoir routing using the storage indication method. The criteria used for this drainage analysis are the 2-year, 10-year, 25-year, and 50-year 24-hour Type III frequency storm events based on the Northeast Regional Climate Center "extreme precipitation tables" for the Portsmouth, New Hampshire.

Recommended erosion control measures are based upon the "*New Hampshire Stormwater Manual"*, developed in 2008.

The following modeling conservative data and assumptions were incorporated into the analysis:

- Model based on 1.15% of the extreme precipitation values published by Cornell/UNH for coastal communities.
- Project area soils and hydrological group are based on NRCS Soils mapping.
- Minimum Tc of 6 minutes SCS TR-55 Urban Hydrology for Small Watersheds indicates that the minimum Tc is 0.1 hour or 6 minutes. The Federal Highway Administration Hydraulic Engineering and NHDOT Drainage Design for Highways states that minimum time of concentration (Tc) for urbanized areas should not be less than 5-minutes. Extremely short Tc times can lead to improbable runoff values and is not appropriate for design.

Disclaimer

Altus Engineering notes that stormwater modeling is limited in its capacity to precisely predict peak rates of runoff and flood elevations. Results should not be considered to represent actual storm events due to the number of variables and assumptions involved in the modeling effort. Surface roughness coefficients (n), entrance loss coefficients (ke), velocity factors (kv) and times of concentration (Tc) are based on subjective field observations and engineering judgment using available data. For design purposes, curve numbers (Cn) describe the average conditions. However, curve numbers will vary from storm to storm depending on the antecedent runoff conditions (ARC) including saturation and frozen ground. Also, higher water elevations than predicted by modeling could occur if drainage channels, closed drain systems or culverts are not maintained and/or become blocked by debris before and/or during a storm event as this will impact flow capacity of the structures. Structures should be re-evaluated if future changes occur within relevant drainage areas in order to assess any required design modifications.

DRAINAGE ANALYSIS

The NRCS web soils survey indicates the site consists of Urban land-Canton complex soils, a well-drained soil.

The pre-development watershed is delineated on the accompanying Sheet W-1, Pre-Development Watershed Plan. The runoff from watershed 10 flows off the roofs and pavement and sheet flows off the eastern side of the property represented as Point of Analysis (POA) 1. The runoff from watershed 20 consists mainly of runoff across the lawn. The lawn runoff sheets towards the eastern edge of the property represented as POA 2.

The post-development conditions were analyzed using the same Points of Analyses indicated in the pre-development watershed conditions. The post-development watersheds are delineated on the accompanying sheet WS-2, Post-Development Watershed Plan. Modifications to the delineated watersheds and associated groundcover were made to sub-catchments according to the improvements proposed for the property. Watershed 10 remains largely the same and still discharges to POA 1. Watershed 20 was split into multiple watersheds to account for the roof runoff from the proposed structure as well as the proposed pavement and grading improvements. Watershed 22 represents the back of the proposed structure which drains to a drip-edge. Watershed 23 represents the front of the proposed structure which drains to gutters that are routed to an underground reservoir. Watershed 21 still sends runoff to POA 2. Watershed 20 channels most runoff from the remaining lawn and proposed pavement to infiltration pond 20. The three proposed stormwater retention structures significantly reduce the amount of stormwater routed to POA 2 resulting in the reduction of runoff from the pre-development to post-development conditions.

A complete summary of the drainage model is included in the appendix of this report. The following table compares pre- and post-development peak rates at the two Points of Analyses identified on the plans for the 2, 10, 25, and 50 year storm events:

Stormwater Modeling Summary
Peak Q (cfs) for Type III 24-Hour Storm Events

	2-Yr Storm (3.69 inch)	10-Yr Storm (5.60 inch)	25-Yr Storm (7.10 inch)	50-Yr Storm (8.50 inch)
POA #100				
Pre	0.24	0.54	0.79	1.04
Post	0.21	0.52	0.78	1.04
Net Change	**-0.03 (12.5%)**	**-0.02 (3.7%)**	**-0.01 (1.3%)**	**0.00 (0.0%)**
POA #200				
Pre	0.02	0.24	0.53	0.86
Post	0.01	0.07	0.15	0.23
Net Change	**-0.01 (50.0%)**	**-0.17 (70.8%)**	**-0.38 (71.7%)**	**-0.63 (73.3%)**

As the above table demonstrates, the proposed peak rates of runoff will be reduced from the existing conditions for all the analyzed storm events.

CONCLUSION

The proposed 3-bay garage will not have an adverse effect on abutting properties and infrastructure as a result of stormwater runoff. The proposed residential development will provide stormwater treatment and retention for the new structure, extended driveway, and other associated improvements with the construction of a stormwater infiltration pond, stone dripedge, and underground reservoir system. The analysis of the site shows that the peak runoff rates for the site will be reduced for all storm events up to and including the 50-year storm. Appropriate steps will be taken during construction to properly mitigate erosion and sedimentation using Best Management Practices for sediment and erosion control.

OPERATION AND MAINTENANCE

- **Manicured Landscaped Areas (Infiltration Pond)** - litter control and lawn maintenance involves removing litter such as trash, leaves, lawn clippings, pet wastes, oil and chemicals from the driveway, lawn, and other landscaped areas before materials are transported into surface waters.

- **Fertilizer Management –** fertilizer management includes controlling the rate, timing, and method of fertilizer application so that the nutrients are taken up by the plants thereby reducing the chance of polluting surface and ground waters. Fertilizer will not be applied to frozen ground. Fertilizer spills will be cleaned up in a timely manner. Fertilizer will not be allowed to be broadcasted into water bodies. When fertilizing a lawn; it will be watered thoroughly but not so much that water runs off the surface of the lawn and transports fertilizer to water bodies.

- **De-Icing Chemical Use and Storage –** salt will be stored inside a building to avoid contamination of wetlands and other sensitive areas. When the driveway and walkways are free of snow and ice, they shall be swept clean at least once annually. Disposal of sweepings shall be at a solid waste facility.

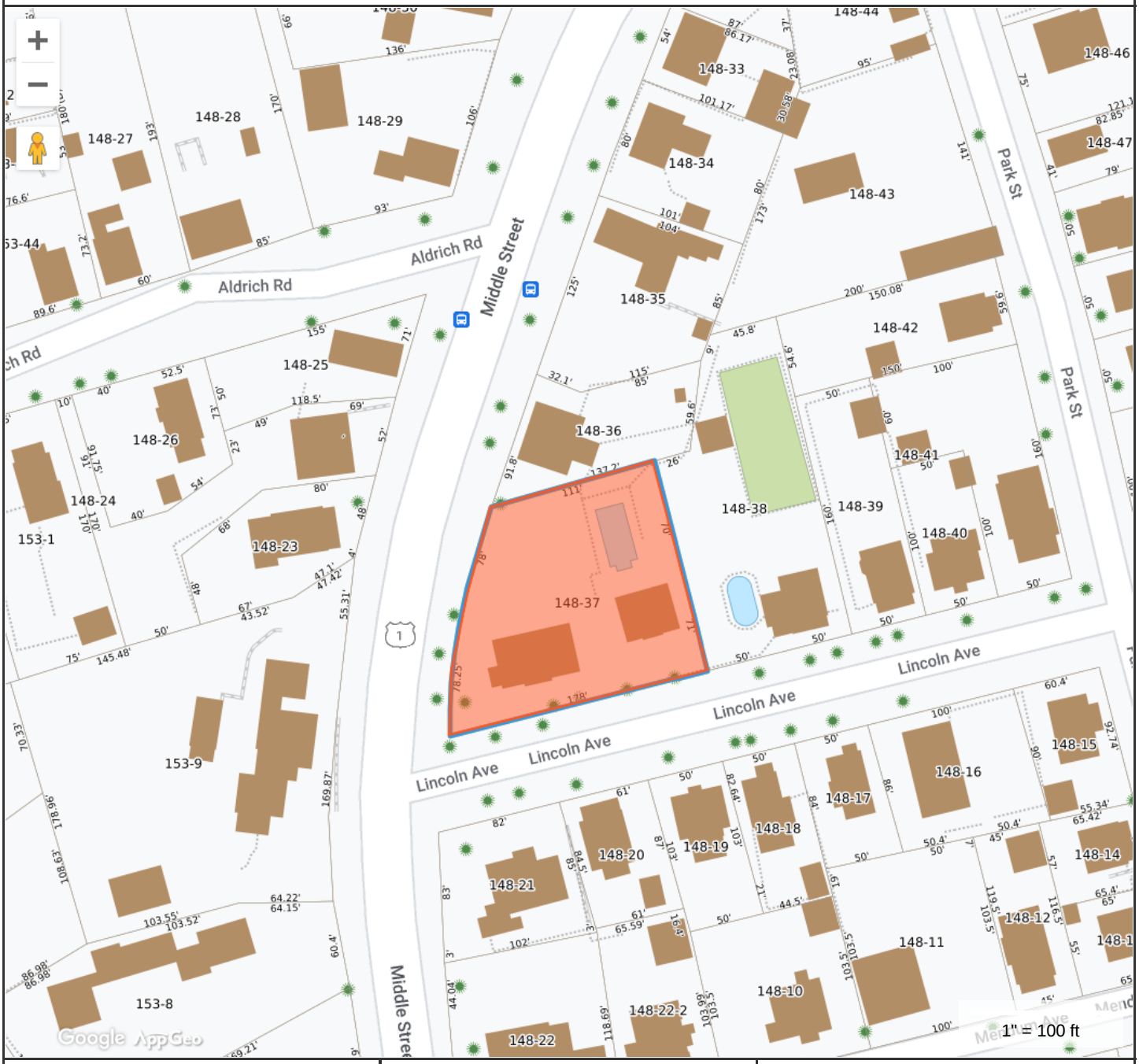
- **Gutters, Downspouts, and Drainage Pipes –** gutters and drainage pipes will be inspected semi-annually, or more often as need for accumulation of debris and structural integrity. Leaves and other debris will be removed to insure the functionality of the gutters and drainage pipes.

- **Underground Reservoir –** the underground reservoir will be inspected using the inspection port in the driveway semi-annually, or more often as needed, for the accumulation of debris, structural integrity, and to insure water is being infiltrated properly.

- **Stone Drip Edge –** the stone drip edge should be observed periodically during rain events for proper infiltration into the system and inspected at least once per year to verify water flow and exfiltration.

- **Trash & Recycling -** trash and recycling will be stored indoors to reduce the possibility of polluting surface and groundwaters.

765 Middle Street Portsmouth, NH



Property Information

Property ID	0148-0037-0000
Location	765 MIDDLE ST
Owner	SINCLAIR DAVID A

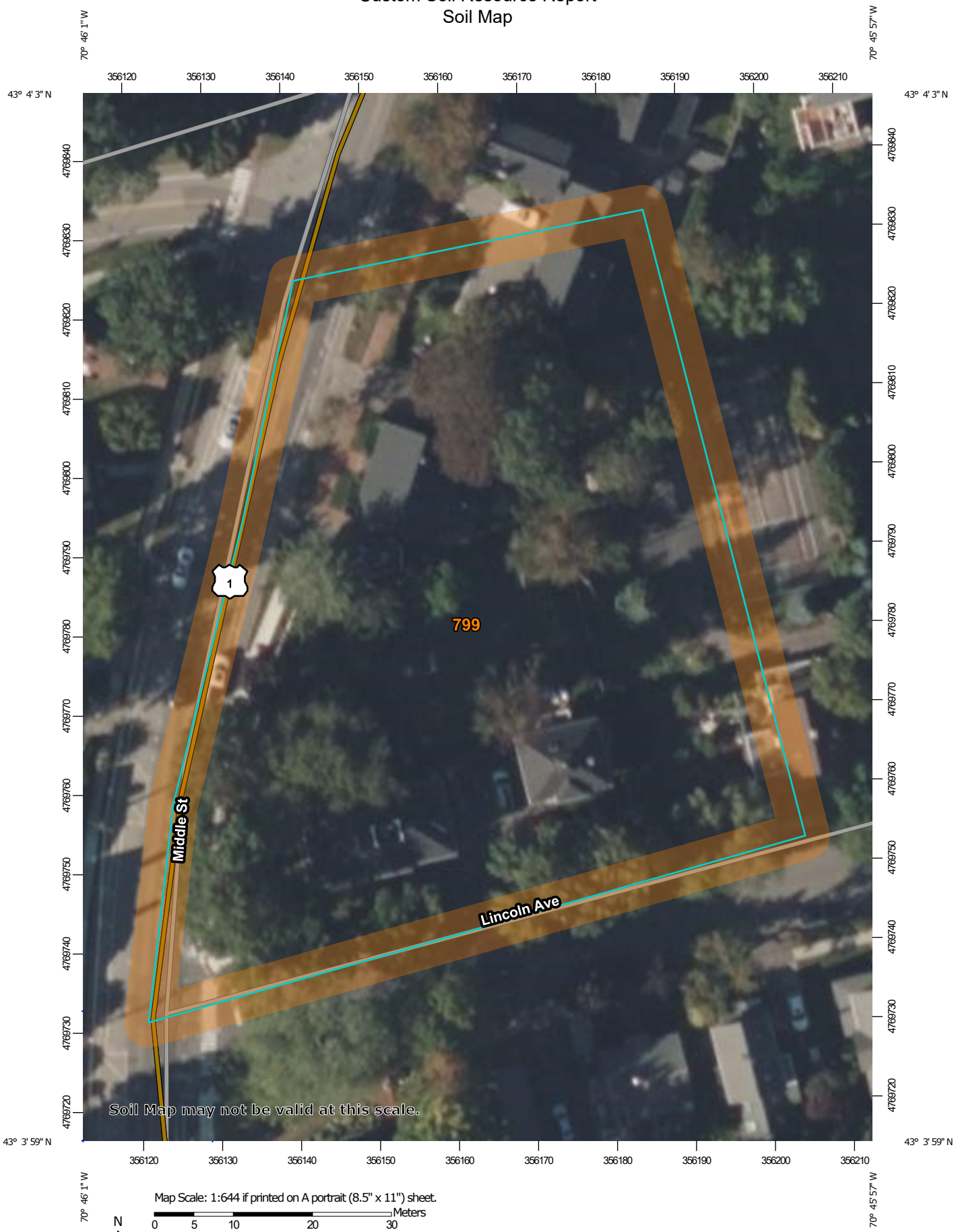
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/21/2022
Data updated 3/9/2022

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Custom Soil Resource Report
Soil Map



Map Scale: 1:644 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 30 60 120 180

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockingham County, New Hampshire
Survey Area Data: Version 25, Sep 12, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
799	Urban land-Canton complex, 3 to 15 percent slopes	1.4	100.0%
Totals for Area of Interest		**1.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Rockingham County, New Hampshire

799—Urban land-Canton complex, 3 to 15 percent slopes

Map Unit Setting

National map unit symbol: 9cq0
Elevation: 0 to 1,000 feet
Mean annual precipitation: 42 to 46 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 120 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 55 percent
Canton and similar soils: 20 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Canton

Setting

Parent material: Till

Typical profile

H1 - 0 to 5 inches: gravelly fine sandy loam
H2 - 5 to 21 inches: gravelly fine sandy loam
H3 - 21 to 60 inches: loamy sand

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: A
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Minor Components

Udorthents

Percent of map unit: 5 percent
Hydric soil rating: No

Scituate and newfields

Percent of map unit: 4 percent
Hydric soil rating: No

Chatfield

Percent of map unit: 4 percent
Hydric soil rating: No

Boxford and eldridge

Percent of map unit: 4 percent
Hydric soil rating: No

Walpole

Percent of map unit: 4 percent
Landform: Depressions
Hydric soil rating: Yes

Squamscott and scitico

Percent of map unit: 4 percent
Landform: Marine terraces
Hydric soil rating: Yes

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	Yes
State	New Hampshire
Location	
Longitude	70.767 degrees West
Latitude	43.067 degrees North
Elevation	0 feet
Date/Time	Wed, 09 Nov 2022 17:10:37 -0500

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.50	0.65	0.81	1.04	**1yr**	0.70	0.98	1.21	1.56	2.03	2.66	2.92	**1yr**	2.35	2.81	3.22	3.94	4.55	**1yr**
2yr	0.32	0.50	0.62	0.81	1.02	1.30	**2yr**	0.88	1.18	1.52	1.94	2.49	3.21	3.57	**2yr**	2.84	3.43	3.94	4.68	5.33	**2yr**
5yr	0.37	0.58	0.73	0.97	1.25	1.61	**5yr**	1.08	1.47	1.89	2.43	3.14	4.07	4.58	**5yr**	3.60	4.40	5.04	5.94	6.70	**5yr**
10yr	0.41	0.65	0.82	1.11	1.45	1.89	**10yr**	1.25	1.72	2.23	2.89	3.75	4.87	5.53	**10yr**	4.31	5.32	6.08	7.11	7.98	**10yr**
25yr	0.48	0.76	0.97	1.33	1.77	2.33	**25yr**	1.53	2.14	2.77	3.63	4.74	6.17	7.10	**25yr**	5.46	6.83	7.80	9.02	10.05	**25yr**
50yr	0.53	0.86	1.10	1.53	2.07	2.75	**50yr**	1.78	2.52	3.28	4.32	5.66	7.39	8.58	**50yr**	6.54	8.25	9.42	10.81	11.98	**50yr**
100yr	0.59	0.96	1.24	1.77	2.41	3.25	**100yr**	2.08	2.97	3.90	5.15	6.77	8.85	10.38	**100yr**	7.84	9.98	11.38	12.96	14.28	**100yr**
200yr	0.67	1.10	1.42	2.04	2.82	3.83	**200yr**	2.43	3.51	4.61	6.12	8.08	10.61	12.55	**200yr**	9.39	12.07	13.75	15.55	17.03	**200yr**
500yr	0.80	1.31	1.71	2.48	3.47	4.75	**500yr**	2.99	4.37	5.75	7.69	10.21	13.49	16.15	**500yr**	11.93	15.53	17.67	19.78	21.50	**500yr**

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.23	0.36	0.44	0.59	0.73	0.88	**1yr**	0.63	0.86	0.92	1.33	1.68	2.23	2.50	**1yr**	1.98	2.40	2.86	3.17	3.89	**1yr**
2yr	0.31	0.49	0.60	0.81	1.00	1.19	**2yr**	0.86	1.16	1.37	1.82	2.34	3.06	3.45	**2yr**	2.71	3.32	3.82	4.55	5.08	**2yr**
5yr	0.35	0.54	0.67	0.92	1.17	1.40	**5yr**	1.01	1.37	1.61	2.12	2.73	3.79	4.19	**5yr**	3.35	4.03	4.72	5.54	6.24	**5yr**
10yr	0.39	0.59	0.73	1.03	1.32	1.60	**10yr**	1.14	1.56	1.81	2.39	3.06	4.37	4.87	**10yr**	3.87	4.68	5.45	6.42	7.20	**10yr**
25yr	0.44	0.67	0.83	1.19	1.56	1.90	**25yr**	1.35	1.86	2.10	2.76	3.54	4.71	5.90	**25yr**	4.17	5.68	6.66	7.80	8.69	**25yr**
50yr	0.48	0.73	0.91	1.31	1.77	2.17	**50yr**	1.52	2.12	2.35	3.08	3.94	5.32	6.82	**50yr**	4.71	6.56	7.74	9.06	10.03	**50yr**
100yr	0.54	0.81	1.01	1.47	2.01	2.47	**100yr**	1.74	2.41	2.63	3.42	4.36	5.98	7.87	**100yr**	5.29	7.57	9.00	10.53	11.58	**100yr**
200yr	0.59	0.89	1.13	1.63	2.28	2.82	**200yr**	1.97	2.75	2.93	3.79	4.80	6.70	9.09	**200yr**	5.93	8.74	10.46	12.25	13.39	**200yr**
500yr	0.69	1.02	1.31	1.91	2.71	3.37	**500yr**	2.34	3.29	3.41	4.33	5.47	7.79	10.98	**500yr**	6.89	10.56	12.75	14.99	16.21	**500yr**

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.44	0.54	0.72	0.89	1.08	**1yr**	0.77	1.06	1.26	1.74	2.21	2.99	3.16	**1yr**	2.64	3.04	3.58	4.38	5.05	**1yr**
2yr	0.34	0.52	0.64	0.86	1.07	1.27	**2yr**	0.92	1.24	1.48	1.96	2.51	3.43	3.70	**2yr**	3.03	3.56	4.09	4.84	5.63	**2yr**
5yr	0.40	0.62	0.76	1.05	1.34	1.62	**5yr**	1.15	1.58	1.88	2.53	3.25	4.34	4.96	**5yr**	3.84	4.77	5.38	6.37	7.15	**5yr**
10yr	0.47	0.72	0.89	1.24	1.61	1.97	**10yr**	1.39	1.93	2.28	3.10	3.95	5.34	6.19	**10yr**	4.72	5.96	6.81	7.83	8.74	**10yr**
25yr	0.57	0.87	1.09	1.55	2.04	2.56	**25yr**	1.76	2.51	2.95	4.07	5.14	7.79	8.33	**25yr**	6.90	8.01	9.13	10.33	11.40	**25yr**
50yr	0.67	1.02	1.27	1.82	2.45	3.12	**50yr**	2.12	3.05	3.59	4.99	6.30	9.76	10.44	**50yr**	8.64	10.03	11.41	12.71	13.95	**50yr**
100yr	0.79	1.19	1.49	2.15	2.95	3.80	**100yr**	2.55	3.72	4.37	6.15	7.74	12.22	13.07	**100yr**	10.81	12.57	14.25	15.67	17.07	**100yr**
200yr	0.92	1.39	1.76	2.54	3.55	4.64	**200yr**	3.06	4.54	5.33	7.57	9.50	15.33	16.40	**200yr**	13.57	15.77	17.84	19.31	20.90	**200yr**
500yr	1.14	1.70	2.19	3.18	4.52	6.02	**500yr**	3.90	5.88	6.91	10.00	12.50	20.72	22.13	**500yr**	18.34	21.28	24.00	25.46	27.31	**500yr**

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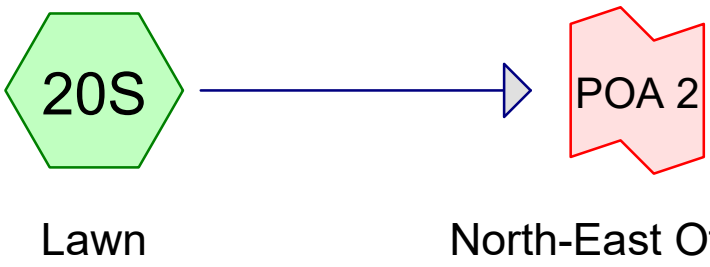
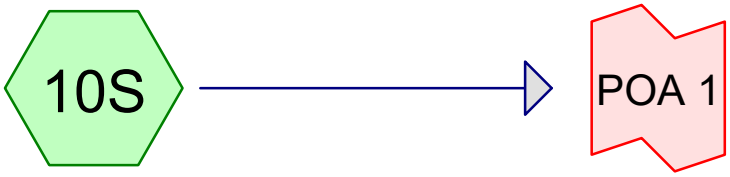
PRE-DEVELOPMENT



Lawn

North-East Off-Site



Driveway

South-East Off-Site

Subcat Reach Pond Link

Routing Diagram for 5021-PRE
Prepared by Altus Engineering, Inc., Printed 12/15/2022

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.346	39	>75% Grass cover, Good, HSG A (10S, 20S)
0.026	96	Gravel surface, HSG A (10S, 20S)
0.069	98	Paved parking, HSG A (10S, 20S)
0.055	98	Roofs, HSG A (10S, 20S)
0.496	**57**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.496	HSG A	10S, 20S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
0.496		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.346	0.000	0.000	0.000	0.000	0.346	>75% Grass cover, Good	10S, 20S
0.026	0.000	0.000	0.000	0.000	0.026	Gravel surface	10S, 20S
0.069	0.000	0.000	0.000	0.000	0.069	Paved parking	10S, 20S
0.055	0.000	0.000	0.000	0.000	0.055	Roofs	10S, 20S
0.496	**0.000**	**0.000**	**0.000**	**0.000**	**0.496**	**TOTAL AREA**	

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: Driveway Runoff Area=7,515 sf 46.64% Impervious Runoff Depth>2.67"
Tc=6.0 min CN=72 Runoff=0.54 cfs 0.038 af

Subcatchment 20S: Lawn Runoff Area=14,092 sf 13.57% Impervious Runoff Depth>0.89"
Flow Length=167' Tc=6.0 min CN=49 Runoff=0.24 cfs 0.024 af

Link POA 1: South-East Off-Site Inflow=0.54 cfs 0.038 af
Primary=0.54 cfs 0.038 af

Link POA 2: North-East Off-Site Inflow=0.24 cfs 0.024 af
Primary=0.24 cfs 0.024 af

Total Runoff Area = 0.496 ac Runoff Volume = 0.062 af Average Runoff Depth = 1.51"
74.93% Pervious = 0.372 ac 25.07% Impervious = 0.124 ac

Summary for Subcatchment 10S: Driveway

Runoff = 0.54 cfs @ 12.09 hrs, Volume= 0.038 af, Depth> 2.67"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=5.60"

Area (sf)	CN	Description
1,941	98	Paved parking, HSG A
0	30	Woods, Good, HSG A
3,345	39	>75% Grass cover, Good, HSG A
665	96	Gravel surface, HSG A
1,195	98	Roofs, HSG A
369	98	Paved parking, HSG A
7,515	72	Weighted Average
4,010		53.36% Pervious Area
3,505		46.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 20S: Lawn

Runoff = 0.24 cfs @ 12.11 hrs, Volume= 0.024 af, Depth> 0.89"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=5.60"

Area (sf)	CN	Description
170	98	Paved parking, HSG A
0	30	Woods, Good, HSG A
11,727	39	>75% Grass cover, Good, HSG A
453	96	Gravel surface, HSG A
1,198	98	Roofs, HSG A
544	98	Paved parking, HSG A
14,092	49	Weighted Average
12,180		86.43% Pervious Area
1,912		13.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.1	19	0.0278	0.15		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.69"
1.8	144	0.0345	1.30		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.0	4	0.2252	3.32		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
3.9	167	Total, Increased to minimum Tc = 6.0 min			

Summary for Link POA 1: South-East Off-Site

Inflow Area = 0.173 ac, 46.64% Impervious, Inflow Depth > 2.67" for 10-yr event
Inflow = 0.54 cfs @ 12.09 hrs, Volume= 0.038 af
Primary = 0.54 cfs @ 12.09 hrs, Volume= 0.038 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Summary for Link POA 2: North-East Off-Site

Inflow Area = 0.324 ac, 13.57% Impervious, Inflow Depth > 0.89" for 10-yr event
Inflow = 0.24 cfs @ 12.11 hrs, Volume= 0.024 af
Primary = 0.24 cfs @ 12.11 hrs, Volume= 0.024 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: Driveway Runoff Area=7,515 sf 46.64% Impervious Runoff Depth>1.25"
Tc=6.0 min CN=72 Runoff=0.24 cfs 0.018 af

Subcatchment 20S: Lawn Runoff Area=14,092 sf 13.57% Impervious Runoff Depth>0.21"
Flow Length=167' Tc=6.0 min CN=49 Runoff=0.02 cfs 0.006 af

Link POA 1: South-East Off-Site Inflow=0.24 cfs 0.018 af
Primary=0.24 cfs 0.018 af

Link POA 2: North-East Off-Site Inflow=0.02 cfs 0.006 af
Primary=0.02 cfs 0.006 af

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: Driveway Runoff Area=7,515 sf 46.64% Impervious Runoff Depth>3.91"
Tc=6.0 min CN=72 Runoff=0.79 cfs 0.056 af

Subcatchment 20S: Lawn Runoff Area=14,092 sf 13.57% Impervious Runoff Depth>1.63"
Flow Length=167' Tc=6.0 min CN=49 Runoff=0.53 cfs 0.044 af

Link POA 1: South-East Off-Site Inflow=0.79 cfs 0.056 af
Primary=0.79 cfs 0.056 af

Link POA 2: North-East Off-Site Inflow=0.53 cfs 0.044 af
Primary=0.53 cfs 0.044 af

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

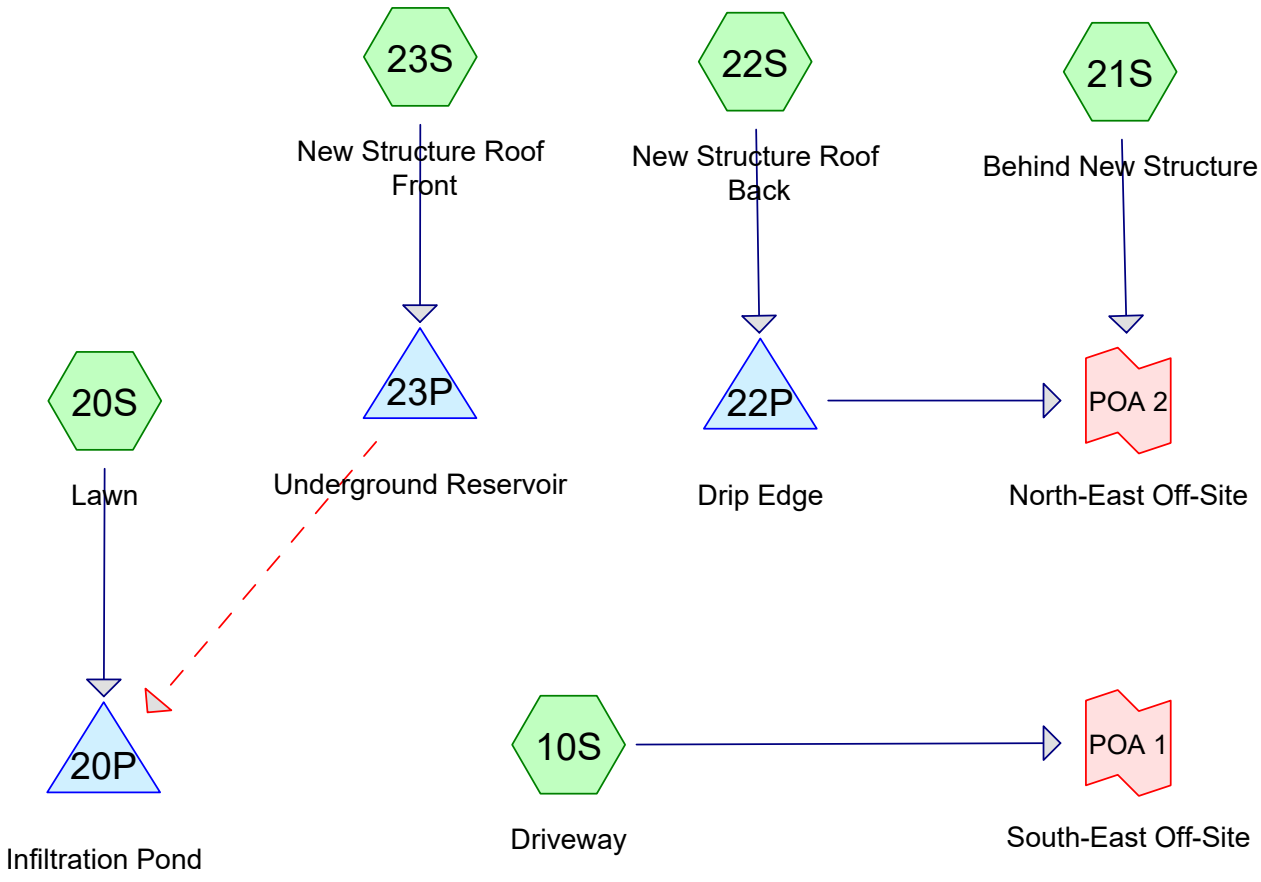
Subcatchment 10S: Driveway Runoff Area=7,515 sf 46.64% Impervious Runoff Depth>5.13"
Tc=6.0 min CN=72 Runoff=1.04 cfs 0.074 af

Subcatchment 20S: Lawn Runoff Area=14,092 sf 13.57% Impervious Runoff Depth>2.44"
Flow Length=167' Tc=6.0 min CN=49 Runoff=0.86 cfs 0.066 af

Link POA 1: South-East Off-Site Inflow=1.04 cfs 0.074 af
Primary=1.04 cfs 0.074 af

Link POA 2: North-East Off-Site Inflow=0.86 cfs 0.066 af
Primary=0.86 cfs 0.066 af

POST-DEVELOPMENT



Subcat Reach Pond Link

Routing Diagram for 5021-POST
Prepared by Altus Engineering, Inc., Printed 12/15/2022

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.275	39	>75% Grass cover, Good, HSG A (10S, 20S, 21S)
0.031	96	Gravel surface, HSG A (10S, 20S, 21S, 22S)
0.090	98	Paved parking, HSG A (10S, 20S, 21S)
0.100	98	Roofs, HSG A (10S, 20S, 21S, 22S, 23S)
0.496	**65**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.496	HSG A	10S, 20S, 21S, 22S, 23S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
0.496		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.275	0.000	0.000	0.000	0.000	0.275	>75% Grass cover, Good	10S, 20S, 21S
0.031	0.000	0.000	0.000	0.000	0.031	Gravel surface	10S, 20S, 21S, 22S
0.090	0.000	0.000	0.000	0.000	0.090	Paved parking	10S, 20S, 21S
0.100	0.000	0.000	0.000	0.000	0.100	Roofs	10S, 20S, 21S, 22S, 23S
0.496	**0.000**	**0.000**	**0.000**	**0.000**	**0.496**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	23P	24.24	24.00	21.4	0.0112	0.010	4.0	0.0	0.0

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: Driveway Runoff Area=8,067 sf 42.98% Impervious Runoff Depth>2.40"
Tc=6.0 min CN=69 Runoff=0.52 cfs 0.037 af

Subcatchment 20S: Lawn Runoff Area=8,085 sf 27.74% Impervious Runoff Depth>1.44"
Flow Length=97' Tc=6.0 min CN=57 Runoff=0.28 cfs 0.022 af

Subcatchment 21S: Behind New Structure Runoff Area=3,205 sf 16.88% Impervious Runoff Depth>1.08"
Flow Length=112' Tc=6.0 min CN=52 Runoff=0.07 cfs 0.007 af

Subcatchment 22S: New Structure Roof Runoff Area=1,338 sf 84.23% Impervious Runoff Depth>5.36"
Tc=6.0 min CN=98 Runoff=0.17 cfs 0.014 af

Subcatchment 23S: New Structure Roof Runoff Area=926 sf 100.00% Impervious Runoff Depth>5.36"
Tc=6.0 min CN=98 Runoff=0.12 cfs 0.009 af

Pond 20P: Infiltration Pond Peak Elev=22.33' Storage=207 cf Inflow=0.28 cfs 0.022 af
Outflow=0.07 cfs 0.022 af

Pond 22P: Drip Edge Peak Elev=0.57' Storage=137 cf Inflow=0.17 cfs 0.014 af
Discarded=0.03 cfs 0.014 af Primary=0.00 cfs 0.000 af Outflow=0.03 cfs 0.014 af

Pond 23P: Underground Reservoir Peak Elev=24.15' Storage=62 cf Inflow=0.12 cfs 0.009 af
Discarded=0.04 cfs 0.009 af Secondary=0.00 cfs 0.000 af Outflow=0.04 cfs 0.009 af

Link POA 1: South-East Off-Site Inflow=0.52 cfs 0.037 af
Primary=0.52 cfs 0.037 af

Link POA 2: North-East Off-Site Inflow=0.07 cfs 0.007 af
Primary=0.07 cfs 0.007 af

Total Runoff Area = 0.496 ac Runoff Volume = 0.089 af Average Runoff Depth = 2.15"
61.59% Pervious = 0.306 ac 38.41% Impervious = 0.191 ac

Summary for Subcatchment 10S: Driveway

Runoff = 0.52 cfs @ 12.09 hrs, Volume= 0.037 af, Depth> 2.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=5.60"

Area (sf)	CN	Description
1,882	98	Paved parking, HSG A
0	30	Woods, Good, HSG A
3,935	39	>75% Grass cover, Good, HSG A
665	96	Gravel surface, HSG A
1,195	98	Roofs, HSG A
390	98	Paved parking, HSG A
8,067	69	Weighted Average
4,600		57.02% Pervious Area
3,467		42.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 20S: Lawn

Runoff = 0.28 cfs @ 12.10 hrs, Volume= 0.022 af, Depth> 1.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=5.60"

Area (sf)	CN	Description
1,162	98	Paved parking, HSG A
0	30	Woods, Good, HSG A
5,588	39	>75% Grass cover, Good, HSG A
254	96	Gravel surface, HSG A
983	98	Roofs, HSG A
98	98	Paved parking, HSG A
8,085	57	Weighted Average
5,842		72.26% Pervious Area
2,243		27.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.1	19	0.0268	0.15		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.69"
0.9	78	0.0385	1.37		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
3.0	97	Total, Increased to minimum Tc = 6.0 min			

Summary for Subcatchment 21S: Behind New Structure

Runoff = 0.07 cfs @ 12.11 hrs, Volume= 0.007 af, Depth> 1.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=5.60"

Area (sf)	CN	Description
46	98	Paved parking, HSG A
0	30	Woods, Good, HSG A
2,465	39	>75% Grass cover, Good, HSG A
199	96	Gravel surface, HSG A
145	98	Roofs, HSG A
350	98	Paved parking, HSG A
3,205	52	Weighted Average
2,664		83.12% Pervious Area
541		16.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	3	0.0333	0.90		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.69"
1.4	109	0.0321	1.25		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
1.5	112	Total, Increased to minimum Tc = 6.0 min			

Summary for Subcatchment 22S: New Structure Roof Back

Runoff = 0.17 cfs @ 12.08 hrs, Volume= 0.014 af, Depth> 5.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=5.60"

Area (sf)	CN	Description
0	98	Paved parking, HSG A
0	30	Woods, Good, HSG A
0	39	>75% Grass cover, Good, HSG A
211	96	Gravel surface, HSG A
1,127	98	Roofs, HSG A
0	98	Paved parking, HSG A
1,338	98	Weighted Average
211		15.77% Pervious Area
1,127		84.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 23S: New Structure Roof Front

Runoff = 0.12 cfs @ 12.08 hrs, Volume= 0.009 af, Depth> 5.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=5.60"

Area (sf)	CN	Description
0	98	Paved parking, HSG A
0	30	Woods, Good, HSG A
0	39	>75% Grass cover, Good, HSG A
0	96	Gravel surface, HSG A
926	98	Roofs, HSG A
0	98	Paved parking, HSG A
926	98	Weighted Average
926		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Pond 20P: Infiltration Pond

Inflow Area = 0.186 ac, 27.74% Impervious, Inflow Depth > 1.44" for 10-yr event
Inflow = 0.28 cfs @ 12.10 hrs, Volume= 0.022 af
Outflow = 0.07 cfs @ 11.96 hrs, Volume= 0.022 af, Atten= 76%, Lag= 0.0 min
Discarded = 0.07 cfs @ 11.96 hrs, Volume= 0.022 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Peak Elev= 22.33' @ 12.56 hrs Surf.Area= 479 sf Storage= 207 cf

Plug-Flow detention time= 18.8 min calculated for 0.022 af (100% of inflow)
Center-of-Mass det. time= 18.5 min (893.7 - 875.2)

Volume	Invert	Avail.Storage	Storage Description
#1	21.25'	1,071 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
21.25	479	0.0	0	0
22.25	479	40.0	192	192
22.50	479	40.0	48	240
24.00	479	5.0	36	275
24.50	773	100.0	313	588
25.00	1,158	100.0	483	1,071

Device	Routing	Invert	Outlet Devices
#1	Discarded	21.25'	**6.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.07 cfs @ 11.96 hrs HW=21.29' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.07 cfs)

Summary for Pond 22P: Drip Edge

Inflow Area = 0.031 ac, 84.23% Impervious, Inflow Depth > 5.36" for 10-yr event
Inflow = 0.17 cfs @ 12.08 hrs, Volume= 0.014 af
Outflow = 0.03 cfs @ 11.72 hrs, Volume= 0.014 af, Atten= 80%, Lag= 0.0 min
Discarded = 0.03 cfs @ 11.72 hrs, Volume= 0.014 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Peak Elev= 0.57' @ 12.51 hrs Surf.Area= 242 sf Storage= 137 cf

Plug-Flow detention time= 21.1 min calculated for 0.014 af (100% of inflow)
Center-of-Mass det. time= 20.9 min (766.5 - 745.6)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	484 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
0.00	242	0	0
2.00	242	484	484

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	**6.000 in/hr Exfiltration over Surface area**
#2	Primary	2.00'	**59.0' long x 5.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Discarded OutFlow Max=0.03 cfs @ 11.72 hrs HW=0.02' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.03 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=0.00' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Pond 23P: Underground Reservoir

Inflow Area = 0.021 ac,100.00% Impervious, Inflow Depth > 5.36" for 10-yr event
Inflow = 0.12 cfs @ 12.08 hrs, Volume= 0.009 af
Outflow = 0.04 cfs @ 11.81 hrs, Volume= 0.009 af, Atten= 70%, Lag= 0.0 min
Discarded = 0.04 cfs @ 11.81 hrs, Volume= 0.009 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Peak Elev= 24.15' @ 12.39 hrs Surf.Area= 256 sf Storage= 62 cf

Plug-Flow detention time= 7.2 min calculated for 0.009 af (100% of inflow)
Center-of-Mass det. time= 7.2 min (752.8 - 745.6)

Volume	Invert	Avail.Storage	Storage Description
#1	23.57'	101 cf	**16.00'W x 16.00'L x 1.00'H Prismatoid** 256 cf Overall - 3 cf Embedded = 253 cf x 40.0% Voids
#2	23.74'	3 cf	**4.0" Round Pipe Storage** Inside #1 L= 32.0'
		104 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	23.57'	**6.000 in/hr Exfiltration over Surface area**
#2	Secondary	24.24'	**4.0" Round Culvert** L= 21.4' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 24.24' / 24.00' S= 0.0112 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.09 sf

Discarded OutFlow Max=0.04 cfs @ 11.81 hrs HW=23.58' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=23.57' (Free Discharge)
↑**2=Culvert** (Controls 0.00 cfs)

Summary for Link POA 1: South-East Off-Site

Inflow Area = 0.185 ac, 42.98% Impervious, Inflow Depth > 2.40" for 10-yr event
Inflow = 0.52 cfs @ 12.09 hrs, Volume= 0.037 af
Primary = 0.52 cfs @ 12.09 hrs, Volume= 0.037 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Summary for Link POA 2: North-East Off-Site

Inflow Area = 0.104 ac, 36.72% Impervious, Inflow Depth > 0.76" for 10-yr event
Inflow = 0.07 cfs @ 12.11 hrs, Volume= 0.007 af
Primary = 0.07 cfs @ 12.11 hrs, Volume= 0.007 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: Driveway Runoff Area=8,067 sf 42.98% Impervious Runoff Depth>1.07"
Tc=6.0 min CN=69 Runoff=0.21 cfs 0.016 af

Subcatchment 20S: Lawn Runoff Area=8,085 sf 27.74% Impervious Runoff Depth>0.49"
Flow Length=97' Tc=6.0 min CN=57 Runoff=0.06 cfs 0.008 af

Subcatchment 21S: Behind New Structure Runoff Area=3,205 sf 16.88% Impervious Runoff Depth>0.31"
Flow Length=112' Tc=6.0 min CN=52 Runoff=0.01 cfs 0.002 af

Subcatchment 22S: New Structure Roof Runoff Area=1,338 sf 84.23% Impervious Runoff Depth>3.45"
Tc=6.0 min CN=98 Runoff=0.11 cfs 0.009 af

Subcatchment 23S: New Structure Roof Runoff Area=926 sf 100.00% Impervious Runoff Depth>3.45"
Tc=6.0 min CN=98 Runoff=0.08 cfs 0.006 af

Pond 20P: Infiltration Pond Peak Elev=21.28' Storage=6 cf Inflow=0.06 cfs 0.008 af
Outflow=0.06 cfs 0.008 af

Pond 22P: Drip Edge Peak Elev=0.26' Storage=62 cf Inflow=0.11 cfs 0.009 af
Discarded=0.03 cfs 0.009 af Primary=0.00 cfs 0.000 af Outflow=0.03 cfs 0.009 af

Pond 23P: Underground Reservoir Peak Elev=23.78' Storage=22 cf Inflow=0.08 cfs 0.006 af
Discarded=0.04 cfs 0.006 af Secondary=0.00 cfs 0.000 af Outflow=0.04 cfs 0.006 af

Link POA 1: South-East Off-Site Inflow=0.21 cfs 0.016 af
Primary=0.21 cfs 0.016 af

Link POA 2: North-East Off-Site Inflow=0.01 cfs 0.002 af
Primary=0.01 cfs 0.002 af

Total Runoff Area = 0.496 ac Runoff Volume = 0.041 af Average Runoff Depth = 0.99"
61.59% Pervious = 0.306 ac 38.41% Impervious = 0.191 ac

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: Driveway Runoff Area=8,067 sf 42.98% Impervious Runoff Depth>3.59"
Tc=6.0 min CN=69 Runoff=0.78 cfs 0.055 af

Subcatchment 20S: Lawn Runoff Area=8,085 sf 27.74% Impervious Runoff Depth>2.38"
Flow Length=97' Tc=6.0 min CN=57 Runoff=0.49 cfs 0.037 af

Subcatchment 21S: Behind New Structure Runoff Area=3,205 sf 16.88% Impervious Runoff Depth>1.90"
Flow Length=112' Tc=6.0 min CN=52 Runoff=0.15 cfs 0.012 af

Subcatchment 22S: New Structure Roof Runoff Area=1,338 sf 84.23% Impervious Runoff Depth>6.86"
Tc=6.0 min CN=98 Runoff=0.21 cfs 0.018 af

Subcatchment 23S: New Structure Roof Runoff Area=926 sf 100.00% Impervious Runoff Depth>6.86"
Tc=6.0 min CN=98 Runoff=0.15 cfs 0.012 af

Pond 20P: Infiltration Pond Peak Elev=24.35' Storage=482 cf Inflow=0.49 cfs 0.037 af
Outflow=0.10 cfs 0.037 af

Pond 22P: Drip Edge Peak Elev=0.83' Storage=202 cf Inflow=0.21 cfs 0.018 af
Discarded=0.03 cfs 0.018 af Primary=0.00 cfs 0.000 af Outflow=0.03 cfs 0.018 af

Pond 23P: Underground Reservoir Peak Elev=24.36' Storage=82 cf Inflow=0.15 cfs 0.012 af
Discarded=0.04 cfs 0.012 af Secondary=0.03 cfs 0.001 af Outflow=0.07 cfs 0.012 af

Link POA 1: South-East Off-Site Inflow=0.78 cfs 0.055 af
Primary=0.78 cfs 0.055 af

Link POA 2: North-East Off-Site Inflow=0.15 cfs 0.012 af
Primary=0.15 cfs 0.012 af

Total Runoff Area = 0.496 ac Runoff Volume = 0.134 af Average Runoff Depth = 3.23"
61.59% Pervious = 0.306 ac 38.41% Impervious = 0.191 ac

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: Driveway Runoff Area=8,067 sf 42.98% Impervious Runoff Depth>4.77"
Tc=6.0 min CN=69 Runoff=1.04 cfs 0.074 af

Subcatchment 20S: Lawn Runoff Area=8,085 sf 27.74% Impervious Runoff Depth>3.36"
Flow Length=97' Tc=6.0 min CN=57 Runoff=0.72 cfs 0.052 af

Subcatchment 21S: Behind New Structure Runoff Area=3,205 sf 16.88% Impervious Runoff Depth>2.78"
Flow Length=112' Tc=6.0 min CN=52 Runoff=0.23 cfs 0.017 af

Subcatchment 22S: New Structure Roof Runoff Area=1,338 sf 84.23% Impervious Runoff Depth>8.25"
Tc=6.0 min CN=98 Runoff=0.26 cfs 0.021 af

Subcatchment 23S: New Structure Roof Runoff Area=926 sf 100.00% Impervious Runoff Depth>8.25"
Tc=6.0 min CN=98 Runoff=0.18 cfs 0.015 af

Pond 20P: Infiltration Pond Peak Elev=24.72' Storage=779 cf Inflow=0.72 cfs 0.053 af
Outflow=0.13 cfs 0.053 af

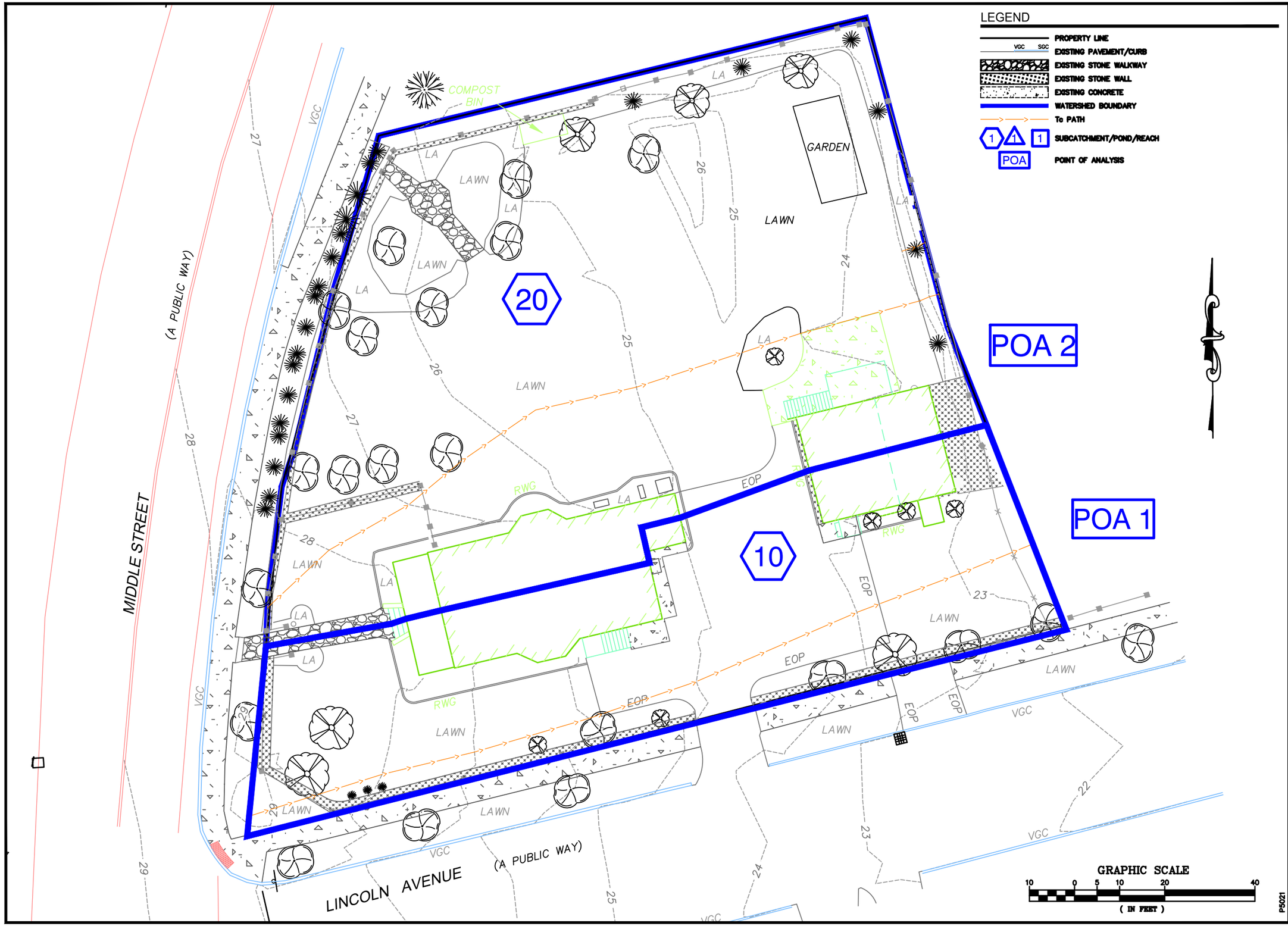
Pond 22P: Drip Edge Peak Elev=1.09' Storage=265 cf Inflow=0.26 cfs 0.021 af
Discarded=0.03 cfs 0.021 af Primary=0.00 cfs 0.000 af Outflow=0.03 cfs 0.021 af

Pond 23P: Underground Reservoir Peak Elev=24.44' Storage=90 cf Inflow=0.18 cfs 0.015 af
Discarded=0.04 cfs 0.013 af Secondary=0.08 cfs 0.002 af Outflow=0.12 cfs 0.015 af

Link POA 1: South-East Off-Site Inflow=1.04 cfs 0.074 af
Primary=1.04 cfs 0.074 af

Link POA 2: North-East Off-Site Inflow=0.23 cfs 0.017 af
Primary=0.23 cfs 0.017 af

Total Runoff Area = 0.496 ac Runoff Volume = 0.178 af Average Runoff Depth = 4.31"
61.59% Pervious = 0.306 ac 38.41% Impervious = 0.191 ac



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

ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE
12/16/22

NOT FOR CONSTRUCTION

ISSUED FOR: TECHNICAL ADVISORY COMMITTEE

ISSUE DATE: DECEMBER 16, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	12/16/22

DRAWN BY: MBS
APPROVED BY: EDW
DRAWING FILE: 5021-SITE.dwg

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

OWNER/APPLICANT:

NICOLE J. GIUSTO &
DAVID A. SINCLAIR

765 MIDDLE STREET
PORTSMOUTH, NH 03801
TAX MAP 148 PARCEL 37

PROJECT:

RESIDENTIAL DEVELOPMENT EXPANSION
TAX MAP 148, LOT 37

765 MIDDLE STREET
PORTSMOUTH, NH

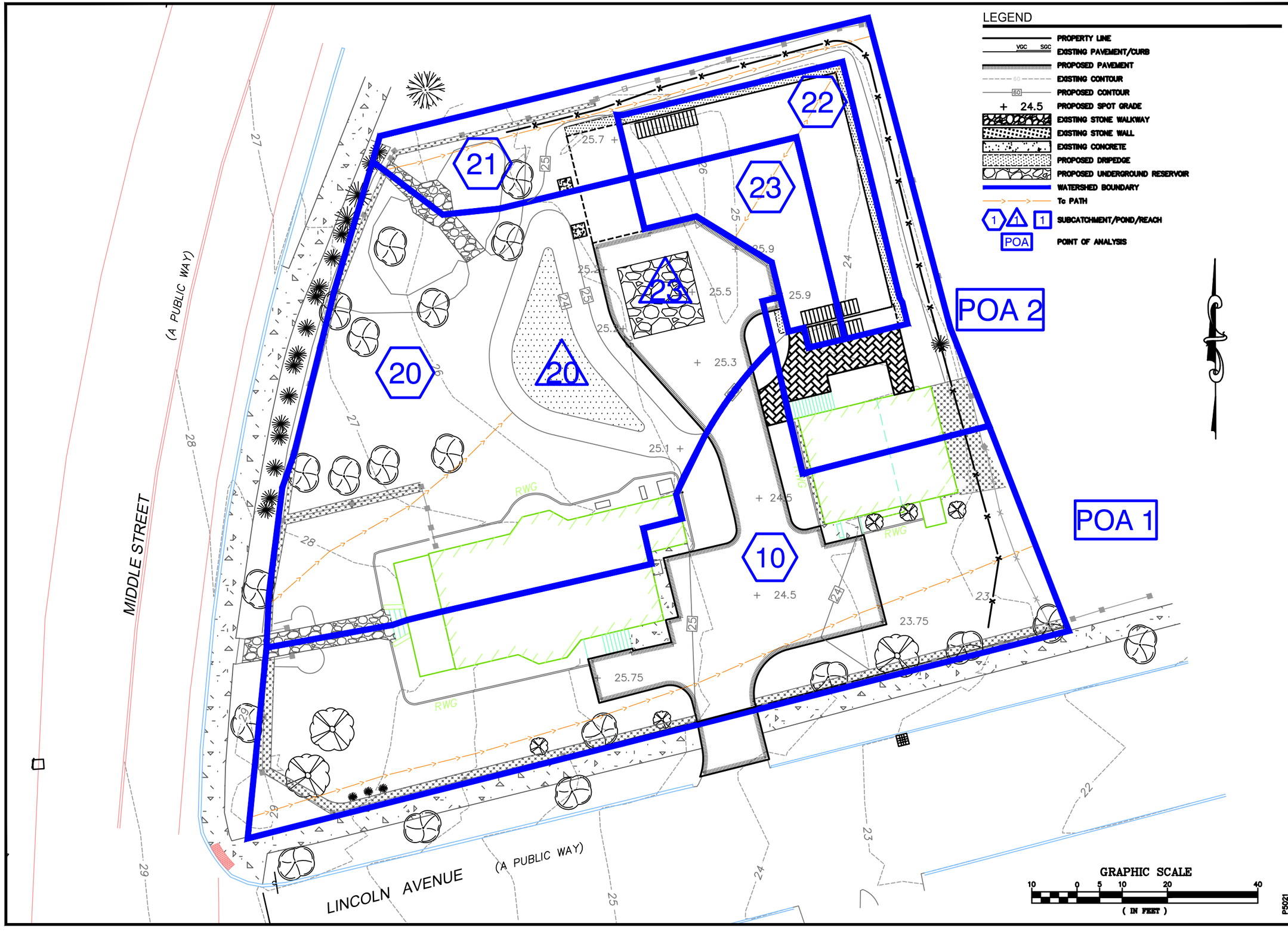
TITLE:

PRE-DEVELOPMENT WATERSHED PLAN

SHEET NUMBER:

WS-1

P5021



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ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE
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ISSUED FOR: TECHNICAL ADVISORY COMMITTEE

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REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	12/16/22

DRAWN BY: MBS
APPROVED BY: EDW
DRAWING FILE: 5021-SITE.dwg

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

OWNER/APPLICANT:
NICOLE J. GIUSTO & DAVID A. SINCLAIR
765 MIDDLE STREET
PORTSMOUTH, NH 03801
TAX MAP 148 PARCEL 37

PROJECT:
RESIDENTIAL DEVELOPMENT EXPANSION
TAX MAP 148, LOT 37
765 MIDDLE STREET
PORTSMOUTH, NH

TITLE:
POST-DEVELOPMENT WATERSHED PLAN

SHEET NUMBER:
WS-2

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

"Green" Statement
3-BAY GARAGE AND APARTMENT
Assessor's Map 148, Lot 37
765 Middle Street
Altus Project 5021
December 2022

Pursuant to Section 2.5.3.1(a) of the Site Plan Review Regulations, Altus Engineering, Inc. respectfully submits the following list of the project's "green" components for the construction of a new garage and apartment at 765 Middle Street.

- The project is infill in a suburban area. The additional density in a developed landscape that does impact wetlands or wetland buffer is a green site design approach.
- The residential site was developed long before stormwater management was a consideration. A rain garden/bioretention basin and an infiltration basin will mitigate any runoff impacts and will provide treatment and groundwater recharge.
- A robust landscape planting plant with shade trees will reduce the heat island effect.
- The proposed 3-bay garage reduces the site impervious and improves stormwater runoff quality.
- The proposed site lighting will have LED fixtures. The lighting will be mounted at a maximum height of 14-feet. The lights will be dark sky friendly and will exceed the minimum City requirements.
- The existing mature trees along Middle Street and Lincon Avenue will be preserved.
- The new building will be code compliant building with components that will meet or exceed all applicable energy codes.
- The garage will be access via the existing driveway to avoid access on Middle Street and to minimize impervious coverage.

Tel: (603) 433-2335 E-mail: Altus@altus-eng.com

May 27th, 2022

To Whom it May Concern:

We Elton Shaffer and Paula Rais, own a property at 748 Middle St, Portsmouth, New Hampshire. We are abutters to/ neighbors of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that we have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,

Elton Shaffer

Paula Rais

Sept 8th, 2022

To Whom it May Concern:

We Peter Dawson and Karen Dawson, own a property at 648 Lincoln Ave, Portsmouth, New Hampshire. We are abutters to/ neighbors of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that we have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,

Peter Dawson

Karen Dawson

September 8th, 2022

To Whom it May Concern:

We Robert Graham and Karen Graham, own a property at 664 Lincoln Avenue, Portsmouth, New Hampshire. We are abutters to/ neighbors of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that we have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,

Robert Graham

Karen Graham

September 8th, 2022

To Whom it May Concern:

We Melissa & Brian Maguire, own a property at 774 Middle St #3, Portsmouth, New Hampshire. I am abutter to/ neighbor of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that I have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,

Melissa Maguire

Brian Maguire

September 9th, 2022

To Whom it May Concern:

I Joel Ann Thibeault, own a property at 670 Lincoln Ave, Portsmouth, New Hampshire. I am abutter to/ neighbor of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that I have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,

Joel Ann Thibeault

September 9th, 2022

To Whom it May Concern:

We Patricia and Charles Corlin, own a property at 736 Middle St, Portsmouth, New Hampshire. We are abutters to/ neighbors of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that we have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,

Patricia Corlin

Charles Corlin

Gmail

David Sinclair <sleddiver@gmail.con

)llow up re variance 765 Middle Street

·istie Jorgensen <knejorg@gmail.com>
): sleddiver@gmail.com
:: "Nathan H. Jorgensen" <nhjorgensen@mac.com>

Tue, Sep 20, 2022 at 10:22 A

Dear David and Nicole,
We received your packet in our mailbox last week after returning from our trip traveling abroad. It was addressed to a "Carla" but we are the current owners across the street, located at 774 Middle Street, Unit 1, Portsmouth, NH.

My apologies for a delayed response but I am still ill with a Covid infection from our trip back home. I hope we are not too late in offering our support for your variance request. I just wanted to let you know that we, as abutters to the subject property at 765 Middle Street, Portsmouth, NH support your variance request and feel that it will be a very pleasant addition to the neighborhood. It does not impact parking or impact abutting structures and conforms nicely with the area and for the historic district.

Please feel free to reach out to us in the near future if you need further support in any way. As abutters and good neighbors, we are here to help.

All the best to you and your plans.

Kristie and Nathan Jorgensen
774 Middle Street, Unit 1
Portsmouth, NH 03801
Kristie's Cell: 603-767-7182
Email: knejorg@gmail.com

KRISTIE JORGENSEN
Vice President, Associate Broker, Realtor
Licensed in ME & NH
Legacy Properties Sotheby's International Realty
141 Maine Street, Brunswick, ME 04011
c 603-767-7182 I ME 207-200-5082
kjorgensen@legacysir.com
MyProfile I LegacySIR I SothebysRealty

January 9th, 2023

To Whom it May Concern:

We Marcia Shearman and John Shearman, own a property at 635 Lincoln Ave, Portsmouth, New Hampshire. We are abutters to/ neighbors of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that we have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,

John & Marcia Shearman

January 9th, 2023

To Whom it May Concern:

We Shelley Vessels and Corey Vessels, own a property at ~~635 Lincoln Ave~~ 795 Middle St, Portsmouth, New Hampshire. We are abutters to/ neighbors of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that we have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,

Corey & Shelly Vessels

THIS DRAWING SET HAS NOT BEEN RELEASED FOR CONSTRUCTION

RESIDENTIAL DEVELOPMENT EXPANSION

765 Middle Street
Portsmouth, NH

Assessor's Parcel 148, Lot 37

Plan Issue Date:

DECEMBER 16, 2022	TECHNICAL ADVISORY COMMITTEE
JANUARY 30, 2023	HDC REVIEW
MAY 8, 2023	PLANNING BOARD SUBMISSION

Owner/Applicant:

Nicole J. Giusto
David A. Sinclair
765 Middle Street
Portsmouth, NH 03801
(720) 244-2095

Surveyor:

James Verra
& Associates Inc.
LAND SURVEYORS
101 SHATTUCK WAY, SUITE 8
Newington, New Hampshire
03801-7876
Tel 603-436-3557

Civil Engineer:

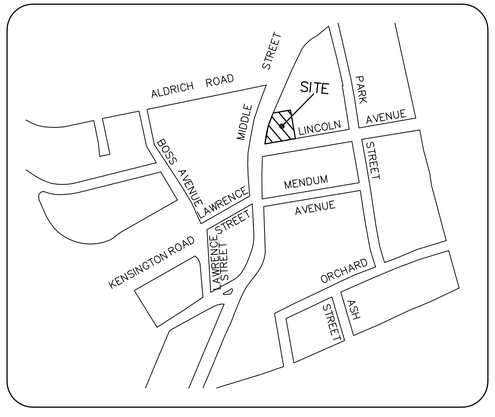
ALTUS ENGINEERING
133 Court Street (603) 433-2335
Portsmouth, NH 03801 www.altus-eng.com

Landscape Architect:

woodburn & company
LANDSCAPE ARCHITECTURE
103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

Architectual Designer:

Jennifer Ramsey,
Somma Studios
36 Maplewood Ave
Portsmouth, NH 03801
(603) 766-3760



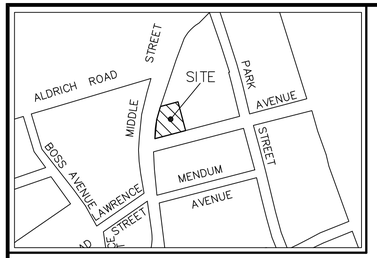
LOCUS NOT TO SCALE

Sheet Index

Title	*Sheet No.:*	*Rev.*	*Date*
Existing Conditions Plan	EX-1	0	03/02/20
Site Preparation Plan	C-1	0	12/16/22
Recording Site Plan	C-2	2	05/08/23
Grading & Stormwater Plan	C-3	2	05/08/23
Utility Plan	C-4	2	05/08/23
Landscape Plan	L-1	3	04/07/23
Notes Sheet	D-1	0	12/16/22
Detail Sheet	D-2	0	12/16/22
Detail Sheet	D-3	0	12/16/22
Garage: Proposed First Floor (by SOMMA)	1	0	04/14/23
Garage: Proposed Second Floor (by SOMMA)	2	0	04/14/23
Architectural Elevation (by SOMMA)	–	0	04/14/23
Architectural Elevation (by SOMMA)	–	0	04/14/23

Permit Summary	Received
City of Portsmouth HDC Approval	05/03/23
City of Portsmouth ZBA Approval	10/18/22
City of Portsmouth PB Approval	–

P5021



LOCUS
(N.T.S.)

NH STATE PLANE COORDINATE SYSTEM
NAD 1983

LEGEND:

- ..... GRANITE BOUND FOUND
- ..... IRON ROD (AS NOTED)
- ..... SURVEY NAIL SET
- ..... WOVEN VINYL FENCE
- ..... *WOOD FENCE*
- ..... CEMENT CONCRETE PAD
- ..... CRUSHED STONE
- ..... FLAG STONE
- ..... STONE RETAINING WALL
- ..... UTILITY POLE
- ..... UTILITY POLE W/TRANSFORMER
- ..... GUY
- —*OHW*— ..... OVERHEAD WIRES
- —*OHE*— ..... OVERHEAD ELECTRIC
- —*OHC*— ..... OVERHEAD COMMUNIUCATION WIRES
- *RCRD* ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 137–01 ..... TAX SHEET / LOT NO.
- *EOP* ..... EDGE OF PAVEMENT
- *LA* ..... LANDSCAPED AREA
- ..... CATCH BASIN
- ..... DRAIN MANHOLE
- ..... ROOF DOWNSPOUT
- ..... SEWER CLEAN OUT
- ..... SEWER MANHOLE
- ..... SEWER CLEAN OUT
- — W — ..... WATER LINE
- — S — ..... SEWER LINE
- —D— ..... DRAIN LINE
- — G — ..... GAS LINE
- ..... WATER GATE VALVE
- ..... WATER SHUT OFF VALVE
- ..... HYDRANT
- VGC ..... VERTICAL FACED GRANITE CURB
- RWG ..... GRANITE COBBLESTONE BORDER WALL
- PSNH ..... PUBLIC SERVICE CO. OF NH
- EVS ..... EVERSOURCE
- PP/PL ..... PLASTIC GAS LINE
- G ..... GAS METER
- NETT ..... NEW ENGLAND TELEPHONE AND TELEGRAPH CO.
- PSNH ..... PUBLIC SERVICE CO. OF NH
- E ..... ELECTRIC METER

RIM AND INVERT DATA

CB #1026 RIM = 22.71
(1) INV (6"HDPE)=18.51±
(2) INV (6"PVC)=19.52
(3) (WATER LEVEL)=18.41

CB #1008 RIM = 28.82
(1) INV (12"PVC)=25.17

DMH #1010 RIM = 28.82
INACESSIBLE(LATCHED)

CB #1030 RIM = 21.72
(1) INV (6"HDPE)=18.92
(2) INV (12"HDPE)=18.42
(3) INV (12"HDPE)=18.32(WATER LEVEL)

SMH #5714 RIM = 21.55
(1) INV (18"PVC)=14.05
(2) INV (18"PVC)=13.93

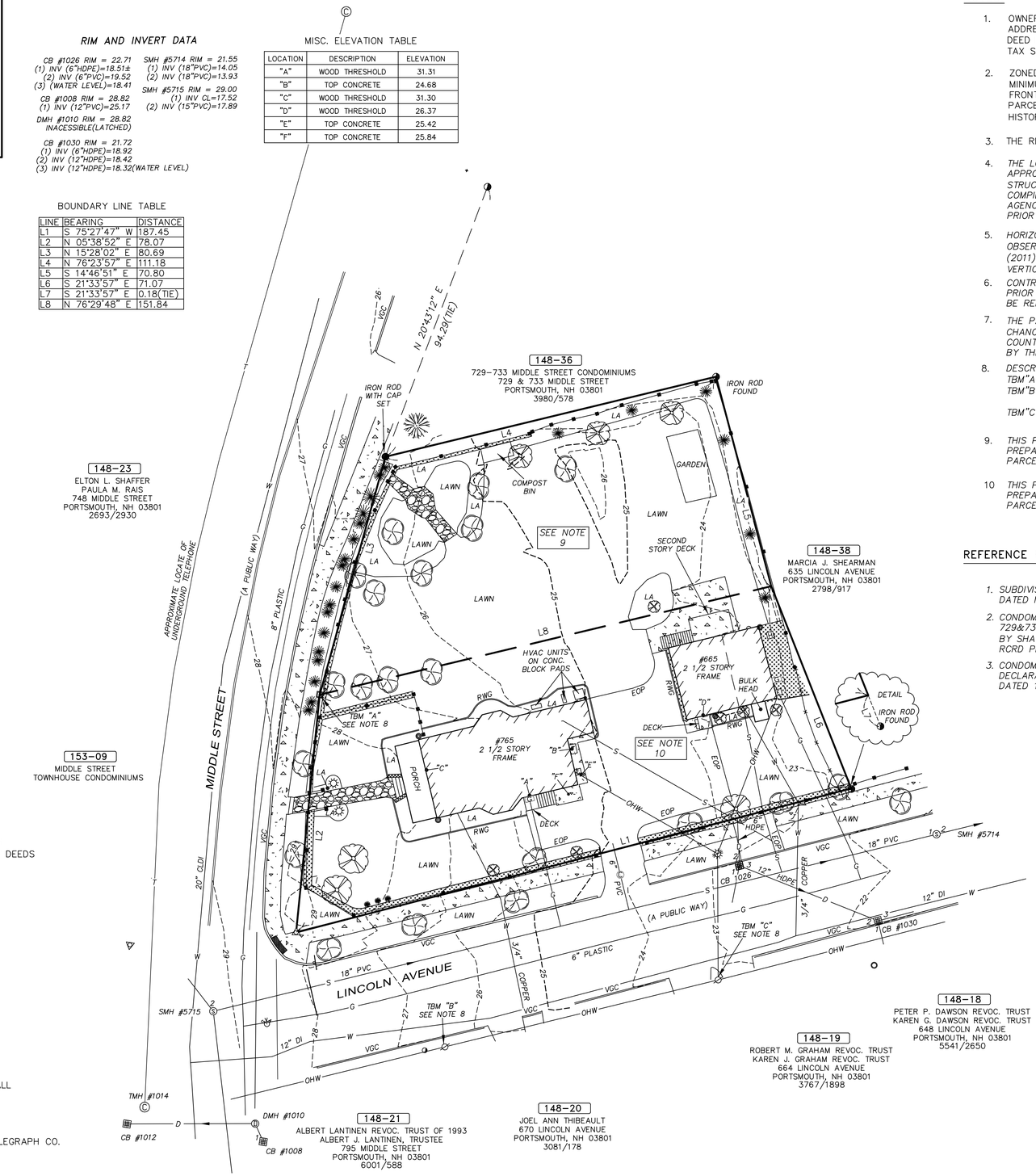
SMH #5715 RIM = 29.00
(1) INV CL=17.52
(2) INV (15"PVC)=17.89

MISC. ELEVATION TABLE

LOCATION	DESCRIPTION	ELEVATION
"A"	WOOD THRESHOLD	31.31
"B"	TOP CONCRETE	24.68
"C"	WOOD THRESHOLD	31.30
"D"	WOOD THRESHOLD	26.37
"E"	TOP CONCRETE	25.42
"F"	TOP CONCRETE	25.84

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 75°27'47" W	187.45
L2	N 05°38'52" E	78.07
L3	N 15°28'02" E	80.69
L4	N 76°23'57" E	111.18
L5	S 14°46'51" E	70.80
L6	S 21°33'57" E	71.07
L7	S 21°33'57" E	0.18(TIE)
L8	N 76°29'48" E	151.84



NOTES:

1. OWNER OF RECORD.....DAVID A. SINCLAIR & NICOLE J. GIUSTO
   ADDRESS.....765 MIDDLE STREET, PORTSMOUTH, NH 03801
   DEED REFERENCE.....5543/442
   TAX SHEET / LOT.....148–37
2. ZONED:.....*GENERAL RESIDENCE A*
   MINIMUM LOT AREA...*7,500 S.F.* — FRONT YARD SETBACK....*15'*
   FRONTAGE.....*100'* — SIDE YARD SETBACK.....*10'*
   PARCEL AREA.....21,504 S.F, 0.49 ACRES — REAR YARD SETBACK.....*20'*
   HISTORIC OVERLAY DISTRICT
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. *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: CITY OF PORTSMOUTH "ROBE"
6. *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..*
7. *THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0259E, EFFECTIVE DATE MAY 17, 2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.*
8. *DESCRIPTIONS OF THE SITE BENCHMARKS:*
   TBM"A": MARKED SE CORNER GARANITE BOUND ELEVATION=27.83
   TBM"B": SURVEY NAIL FOUND IN UTILITY POLE #PSNH 84/28 0.20' ABOVE GRADE ELEV.=27.63
   TBM"C": SURVEY NAIL SET IN UTILITY POLE #NETT 5 1.0' ABOVE GRADE ELEV=24.52
9. *THIS PARCEL IS SHOWN AS LOT PLAN 40, LOT 7 ON THE PORTSMOUTH TAX MAPS PREPARED BY JOHN W. DURGIN PRIOR TO 1979 & AS RCRD BK. 5543, PG. 442, PARCEL 2.*
10. *THIS PARCEL IS SHOWN AS LOT PLAN 40, LOT 1 ON THE PORTSMOUTH TAX MAPS PREPARED BY JOHN W. DURGIN PRIOR TO 1979 & AS RCRD BK. 5543, PG. 442, PARCEL 1.*

REFERENCE PLANS:

1. *SUBDIVISION OF LAND, PORSTMOUTH, NH. FOR EDWARD H. & EMMA L. PATERSON DATED MAY 1982 RCRD PLAN #C–11243*
2. *CONDOMINIUM SITE PLAN, 729–733 MIDDLE STREET CONDOMINIUM FOR PROPERTY AT 729&733 MIDDLE STREET, PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE OWNED BY SHAWN O. GORMAN & CARIANN M. GOODRICH–GORMAN DATED 12/17/02 RCRD PLAN #D–30540*
3. *CONDOMINIUM SITE PLAN FOR 605 LINCOLN AVENUE, A CONDOMINIUM, MARK MCNALLY DECLARANT, TAX MAP 148, LOT 41, PORTSMOUTH, NH DATED 11–8–2008 RCRD PLAN #D–35685.*

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

P5021

ALTUS ENGINEERING, INC.
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: 23826

ISSUED FOR:
CLIENT REVIEW

ISSUE DATE:
3–2–2020

REVISIONS
NO. DESCRIPTION BY DATE

DRAWN BY: GTD
APPROVED BY: JV
DRAWING FILE: 23826.DWG

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

APPLICANT:
DAVID A. SINCLAIR
NICOLE J. GIUSTO
765 MIDDLE STREET
PORTSMOUTH, NH 03801

OWNER:
DAVID A. SINCLAIR &
NICOLE J. GIUSTO
765 MIDDLE STREET
PORTSMOUTH, NH 03801

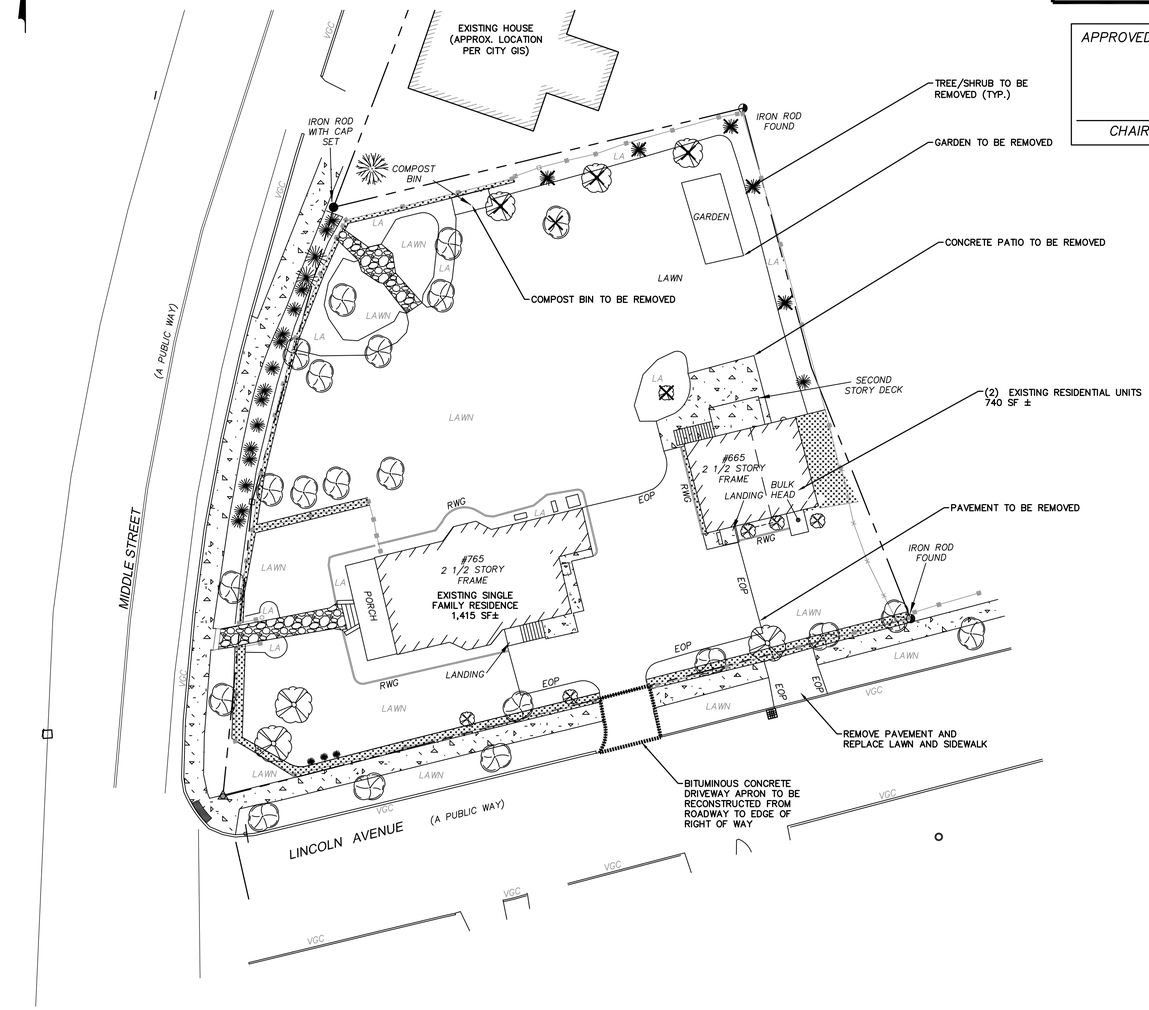
PROJECT:
EXISTING CONDITIONS PLAN
TAX MAP 148, LOT 37
765 MIDDLE STREET
PORTSMOUTH, NH

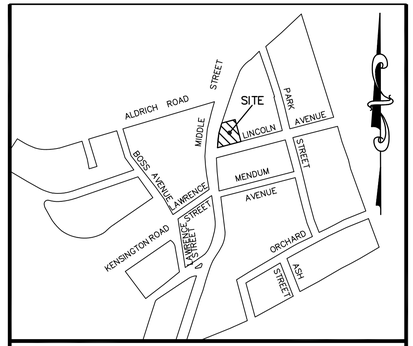
TITLE:
EXISTING CONDITIONS PLAN
765 MIDDLE STREET
PORTSMOUTH, NH

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. THIS DEMOLITION PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR THE DEMOLITION OF EXISTING SITE FEATURES AND TO SHOW THE MAJOR ITEMS OF WORK REQUIRED FOR PREPARING THE SITE FOR THE CONSTRUCTION OF THE PROPOSED PROJECT. 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. THE CONTRACTOR SHALL INSPECT THE SITE PRIOR TO BIDDING AND BE RESPONSIBLE FOR PREPARING THE SITE FOR CONSTRUCTION AS NEEDED TO COMPLETE THE PROPOSED IMPROVEMENTS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND VERIFY ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR ANY DAMAGE DONE TO EXISTING UTILITIES AT NO EXTRA COST TO THE OWNER. UTILITY CONFLICTS SHALL BE RESOLVED WITH THE INVOLVEMENT OF THE ENGINEER, OWNER, AND APPROPRIATE UTILITY COMPANIES.
4. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES SCHEDULED TO REMAIN.
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 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.
8. NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.
9. HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
10. THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG THE PROPERTY LINE IN ALL AREAS WHERE SILT FENCING IS NOT OTHERWISE REQUIRED.
11. SEE EROSION CONTROL PLANS FOR EROSION CONTROL REQUIREMENTS TO BE IN PLACE PRIOR TO START OF DEMOLITION ACTIVITIES, INCLUDING, BUT NOT LIMITED TO; SEDIMENT BARRIERS, STABILIZED CONSTRUCTION SITE EXIT, AND STORM DRAIN INLET PROTECTION.
12. ALL DEMOLISHED MATERIAL OR MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
13. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED IN ACCORDANCE WITH ALL LOCAL, STATE & FEDERAL REGULATIONS AND CODES.
14. INSTALL STABILIZED CONSTRUCTION EXIT; MAINTAIN AND RELOCATE DURING CONSTRUCTION, AS NEEDED BASED ON ACTIVE CONSTRUCTION STAGES.





LOCUS NOT TO SCALE

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

P5021

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

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

ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE
5/8/23

NOT FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: DECEMBER 16, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	12/16/22

DRAWN BY: MBS/RLH
APPROVED BY: EDW
DRAWING FILE: 5021-SITE.dwg

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

OWNER/APPLICANT:

NICOLE J. GIUSTO &
DAVID A. SINCLAIR

765 MIDDLE STREET
PORTSMOUTH, NH 03801
TAX MAP 148 PARCEL 37

PROJECT:

RESIDENTIAL DEVELOPMENT EXPANSION

TAX MAP 148, LOT 37

765 MIDDLE STREET
PORTSMOUTH, NH

TITLE:

SITE PREPARATION PLAN

SHEET NUMBER:

C-1

SITE NOTES

1. DESIGN INTENT – THIS PLAN SET IS INTENDED TO DEPICT A CONSTRUCTION OF A DETACHED GARAGE WITH A DWELLING UNIT ON THE SECOND FLOOR.
2. APPROXIMATE LOT AREA: 21,504 SF
3. ZONE: GRA
4. ON OCTOBER 18, 2022, THE ZONING BOARD OF ADJUSTMENT APPROVED THE FOLLOWING VARIANCES:
   Section 10.513 TO ALLOW 3 PRINCIPAL DWELLINGS ON A LOT WHERE ONLY 1 IS ALLOWED.
   Section 10.521 TO ALLOW A LOT AREA OF 5,376 SF WHERE 7,500 SF IS REQUIRED PER DWELLING UNIT AND A REAR YARD WHERE 20–FEET IS REQUIRED.
5. PARKING REQUIREMENTS:
   RESIDENTIAL 1.3 SPACE PER DWELLING UNIT GFA OVER 750 SF
   4 DWELLING UNITS = 5.2 SPACES REQUIRED
   6 SPACES PROVIDED (UNSTRIPED)
6. ONSITE WETLANDS BUFFER ANALYSIS – NO WETLANDS ON THE PROPERTY OR WITHIN 75–FEET OF THE SITE
7. AREA OF DISTURBANCE UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED.
8. SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN AREAS SHOWN HEREON, AND/OR TRUCKED OFF SITE AS APPROPRIATE.
9. PAVEMENT MARKINGS – RESIDENTIAL USE – STRIPING NOT PROPOSED.
10. ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
11. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINES WITH RS–1 IMMEDIATELY PRIOR TO PLACING NEW PAVER SURFACE.
12. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
13. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
15. BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.
16. NO CHANGES TO THE DRIVEWAY WITHIN THE CITY RIGHT–OF–WAY IS PROPOSED.
17. TRASH AND RECYCLING TO BE STORED INSIDE BUILDINGS.
18. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS
19. THE OWNER SHALL HIRE A PROFESSIONAL ENGINEER OR CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL TO ANNUALLY INSPECT THE STORMWATER SYSTEM AND TO SUBMIT A REPORT TO THE CITY.

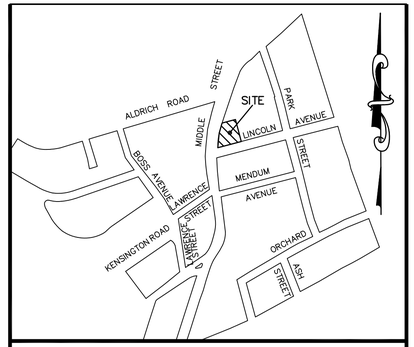
ZONING SUMMARY

ZONE: GRA (GENERAL RESIDENCE A)
EXISTING LOT AREA: 0.49 AC±

DIMENSIONAL REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	7,500 S.F.	21,504 S.F.	21,504 S.F.
MIN. LOT AREA PER DWELLING UNIT:	7,500 S.F.	7,168 S.F.±	5,376 S.F.± **
DWELLING UNITS:	–	3	4 ***
MIN. STREET FRONTAGE:	100'	158' (MIDDLE ST.)	158'±
MIN. LOT DEPTH:	70'	111'±	111'±
FRONT SETBACK: *	15'	26.1'±(EX.)(MIDDLE ST.)	26.1'±
		19.5'±(EX.)(LINCOLN ST.)	19.5'±
SIDE SETBACK:	10'	74'±(EX.)	10.0' (NEW)**
REAR SETBACK:	20'	8.7'±(EX)	8.7'± (EX.)
			10.0' (NEW)
MAX. HEIGHT:	35'	<35' (EX.)	<35' (PROP.)
MAX. BUILDING COVERAGE:	25%	12.1%±(INCL. DECKS)	21.2%± (INCL. DECKS)
MIN. OPEN SPACE:	30%	70.6%±	59.8%±

* FRONT SETBACK IS FROM BOTH STREET ADDRESS STREET AND ACCESS STREET
** VARIANCES FROM SECTION 10.521 TO ALLOW 1) A LOT AREA PER DWELLING OF 5,376 S.F. WHERE 7,500 IS REQUIRED PER UNIT AND 2) A 10 FOOT REAR YARD WHERE 20 FEET IS REQUIRED
*** VARIANCE FROM SECTION 10.513 TO ALLOW 3 PRINCIPAL DWELLINGS ON A LOT WHERE ONLY 1 IS ALLOWED PER LOT



LOCUS NOT TO SCALE

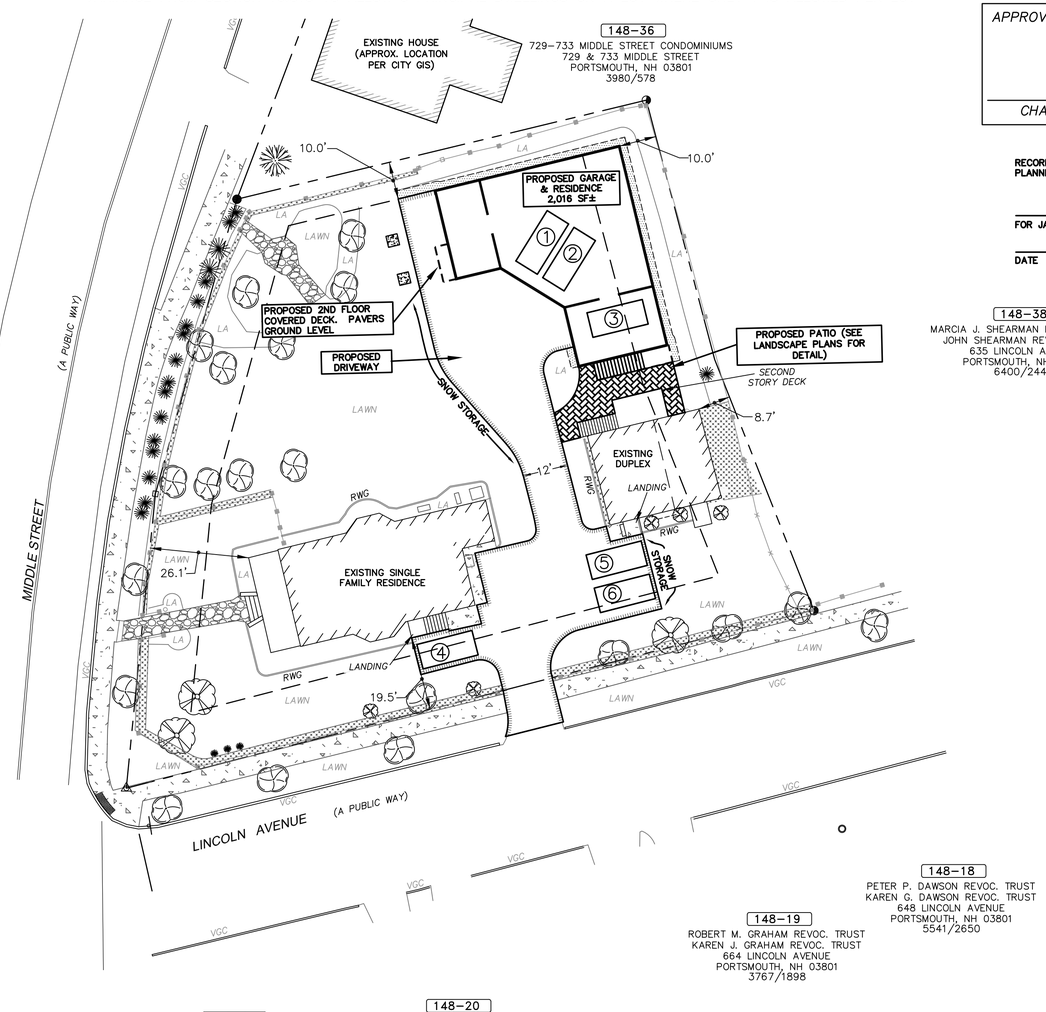
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

RECORDING OF THIS PLAN IS A REQUIREMENT OF THE PORTSMOUTH PLANNING BOARD AS PART OF THEIR APPROVAL.

FOR JAMES VERRA & ASSOCIATES, INC.

DATE



148–36
729–733 MIDDLE STREET CONDOMINIUMS
729 & 733 MIDDLE STREET
PORTSMOUTH, NH 03801
3980/578

148–23
ELTON L. SHAFFER
PAULA M. RAIS
748 MIDDLE STREET
PORTSMOUTH, NH 03801
2693/2930

148–38
MARCIA J. SHEARMAN REVOC. TRUST
JOHN SHEARMAN REVOC. TRUST
635 LINCOLN AVENUE
PORTSMOUTH, NH 03801
6400/2444

153–09
MIDDLE STREET
TOWNHOUSE CONDOMINIUMS

UNIT 1
JORGENSEN FAMILY TRUST
NATHAN H. & KRISTIE L. JORGENSEN, TRUSTEES
774 MIDDLE STREET UNIT 1
PORTSMOUTH, NH 03801
5684/1841

UNIT 2
STACEY CARLA SIMONOFF
774 MIDDLE STREET UNIT 2
PORTSMOUTH, NH 03801
6155/990

UNIT 3
BRIAN T. &
MELLISSA J. MAGUIRE
774 MIDDLE STREET UNIT 3
PORTSMOUTH, NH 03801
5662/2283

UNIT 4
ALISON L. PYOTT &
CHRISTOPHER J. PYOTT
774 MIDDLE STREET UNIT 4
PORTSMOUTH, NH 03801
3295/1018

148–18
PETER P. DAWSON REVOC. TRUST
KAREN G. DAWSON REVOC. TRUST
648 LINCOLN AVENUE
PORTSMOUTH, NH 03801
5541/2650

148–19
ROBERT M. GRAHAM REVOC. TRUST
KAREN J. GRAHAM REVOC. TRUST
664 LINCOLN AVENUE
PORTSMOUTH, NH 03801
3767/1898

148–21
COREY T. &
SHELLY A. VESSELS
795 MIDDLE STREET
PORTSMOUTH, NH 03801
6443/784

148–20
JOEL ANN THIBEAULT
670 LINCOLN AVENUE
PORTSMOUTH, NH 03801
3081/178

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- VGC SGC EXISTING PAVEMENT/CURB
- PROPOSED PAVEMENT
- PROPOSED SAWCUT
- EXISTING STONE WALKWAY
- EXISTING STONE WALL
- PROPOSED DRIPEDGE

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

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

ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
5/8/23

NOT FOR CONSTRUCTION

ISSUED FOR: PLANNING BOARD

ISSUE DATE: MAY 8, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	12/16/22
1	BLDG. MINOR REVISION	EDW	1/30/23
2	PB SUBMISSION	EDW	05/08/23

DRAWN BY: MBS/RLH
APPROVED BY: EDW
DRAWING FILE: 5021–SITE.dwg

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

OWNER/APPLICANT:

NICOLE J. GIUSTO &
DAVID A. SINCLAIR

765 MIDDLE STREET
PORTSMOUTH, NH 03801
TAX MAP 148 PARCEL 37

PROJECT:
RESIDENTIAL DEVELOPMENT EXPANSION
TAX MAP 148, LOT 37

765 MIDDLE STREET
PORTSMOUTH, NH

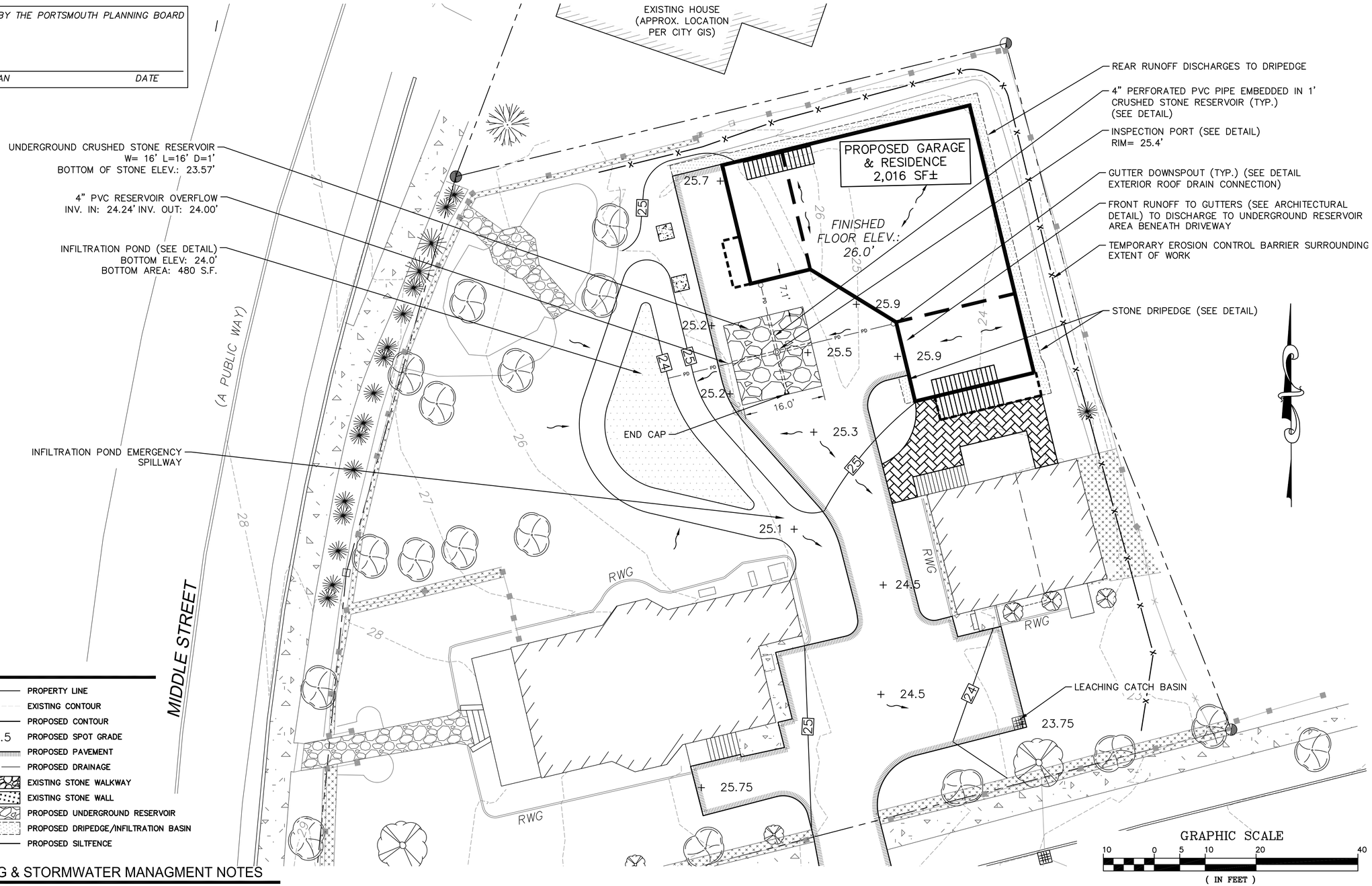
TITLE:
RECORDING SITE PLAN (C-2)

SHEET NUMBER:
1 of 1

P5021

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- + 24.5 PROPOSED SPOT GRADE
- PROPOSED PAVEMENT
- PD PD PROPOSED DRAINAGE
- EXISTING STONE WALKWAY
- EXISTING STONE WALL
- PROPOSED UNDERGROUND RESERVOIR
- PROPOSED DRIPEDGE/INFILTRATION BASIN
- SILT SILT PROPOSED SILTFENCE

GRADING & STORMWATER MANAGMENT NOTES

1. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
2. ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
3. UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBMS) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
4. PRIOR TO CONSTRUCTION, FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING STORMWATER AND UTILITY LINES. PRESERVE AND PROTECT LINES TO BE RETAINED.
5. NO EARTHWORK 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.
6. 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.
7. CONTRACTOR SHALL CONTROL DUST BY SPRAYING WATER, SWEEPING PAVED SURFACES, PROVIDING TEMPORARY VEGETATION, AND/OR MULCHING EXPOSED AREAS AND STOCKPILES.
8. ALL ROOF DRAIN RISERS SHALL BE LOCATED IN COORDINATION WITH THE ARCHITECTURAL PLANS TO MATCH GUTTER DOWNSPOUTS. RISERS SHALL BE SET TO FINISH GRADE PLUS 1' (MIN.).
9. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE SIX (6") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, AND MULCH USING APPROPRIATE SOIL STABILIZATION TECHNIQUES. SEE DETAILS AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
10. ALL SPOT GRADES ARE AT FINISH GRADE AND BOTTOM OF CURB WHERE APPLICABLE.
11. IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS, DRAINAGE AND OTHER UTILITY STRUCTURES MAY NOT BE DRAWN TO SCALE. SYMBOLS MAY NOT BE INDICATIVE OF THE CENTER OF A STRUCTURE, PARTICULARLY WHEN SHOWN ADJACENT TO A CURB LINE. 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.
12. UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
13. UPON COMPLETION OF CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED AND ANY AREAS DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.

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

ERIC D. WEINRICH No. 7634 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
5/8/23

NOT FOR CONSTRUCTION

ISSUED FOR: PLANNING BOARD

ISSUE DATE: MAY 8, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	12/16/22
1	BLDG. MINOR REVISION	EDW	1/30/23
2	PB SUBMISSION	EDW	05/08/23

DRAWN BY: MBS/RLH
APPROVED BY: EDW
DRAWING FILE: 5021-SITE.dwg

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

OWNER/APPLICANT:

NICOLE J. GIUSTO &
DAVID A. SINCLAIR

765 MIDDLE STREET
PORTSMOUTH, NH 03801
TAX MAP 148 PARCEL 37

PROJECT:

RESIDENTIAL DEVELOPMENT EXPANSION

TAX MAP 148, LOT 37

765 MIDDLE STREET
PORTSMOUTH, NH

TITLE:

GRADING & STORMWATER PLAN

SHEET NUMBER:

C-3

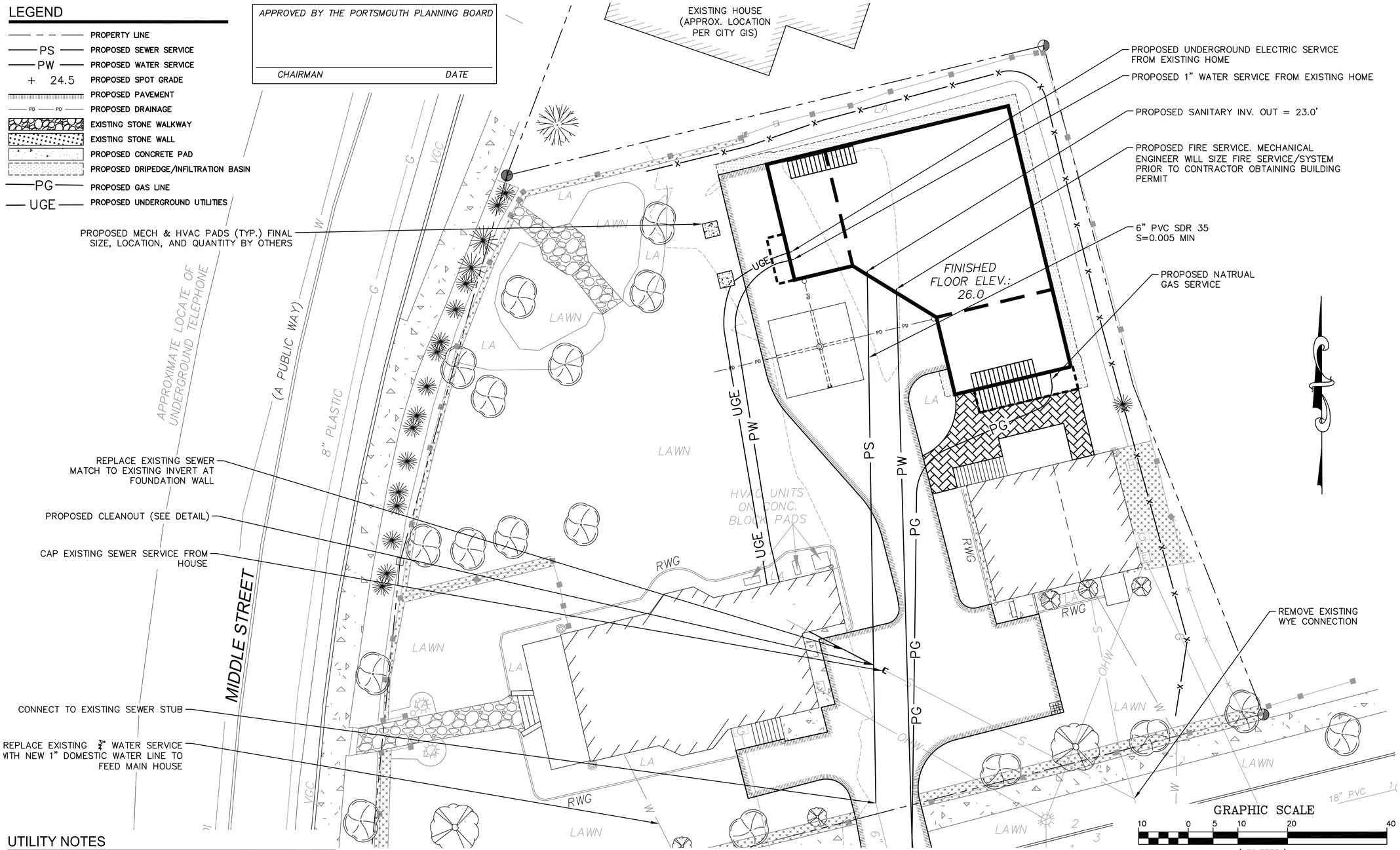
P5021

LEGEND

- PROPERTY LINE
- PS — PROPOSED SEWER SERVICE
- PW — PROPOSED WATER SERVICE
- \+ 24.5 — PROPOSED SPOT GRADE
- PROPOSED PAVEMENT
- PD — PD — PROPOSED DRAINAGE
- EXISTING STONE WALKWAY
- EXISTING STONE WALL
- PROPOSED CONCRETE PAD
- PROPOSED DRIPEDGE/INFILTRATION BASIN
- PG — PROPOSED GAS LINE
- UGE — PROPOSED UNDERGROUND UTILITIES

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE



UTILITY NOTES

1. THE LOCATION OF ALL EXISTING 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 PROVIDERS AND GOVERNMENTAL AGENCIES. AS SUCH, THEY ARE NOT INCLUSIVE AS OTHER UTILITIES AND UNDERGROUND STRUCTURES THAT ARE NOT SHOWN ON THE PLANS MAY EXIST. THE ENGINEER, SURVEYOR AND OWNER ACCEPT NO RESPONSIBILITY FOR POTENTIAL INACCURACIES IN THE PLAN AND/OR UNFORESEEN CONDITIONS. THE CONTRACTOR SHALL NOTIFY, IN WRITING, SAID AGENCIES, UTILITY PROVIDERS, CITY OF PORTSMOUTH DPW AND OWNER'S AUTHORIZED REPRESENTATIVE AND CALL DIG SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION WORK.
2. PRIOR TO CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING AND PROPOSED STORMWATER AND UTILITY LINES. CONFLICTS SHALL BE ANTICIPATED AND ALL EXISTING LINES TO BE RETAINED SHALL BE PROTECTED. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED AND, IF NECESSARY, EXISTING UTILITIES SHALL BE RELOCATED AT NO EXTRA COST TO THE OWNER. ALL CONFLICTS SHALL BE RESOLVED WITH THE INVOLVEMENT OF THE ENGINEER, DPW AND APPROPRIATE UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF ALL BONDS AND PAYMENT OF ALL TAP, TIE-IN AND CONNECTION FEES.
4. ALL ROAD/LANE CLOSURES OR OTHER TRAFFIC INTERRUPTIONS SHALL BE COORDINATED WITH NHDOT, THE PORTSMOUTH POLICE DEPARTMENT AND DPW AT LEAST TWO WEEKS PRIOR TO COMMENCING RELATED CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCHING, BEDDING, BACKFILL & COMPACTION FOR ALL UTILITY TRENCHING IN ADDITION TO ALL CONDUIT INSTALLATION AND COORDINATION OF ALL REQUIRED INSPECTIONS.
6. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND CITY REGULATIONS.
7. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH AND NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
8. DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
9. SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR EXACT LOCATIONS & ELEVATIONS OF UTILITY CONNECTIONS AT BUILDING. 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.
10. FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE ARCHITECT, CONTRACTOR, APPROPRIATE UTILITY COMPANIES AND THE PORTSMOUTH DPW.
11. UTILITY PROVIDERS AND CONTACTS:
    - WATER & SEWER: PORTSMOUTH DPW, JIM TOW, (603) 427-1530.
    - GAS: UNITIL, DAVID BEAULIEU, (603) 294-5144.
    - TELECOMMUNICATIONS: CONSOLIDATED, JOE CONSIDINE, (603) 427-5525.
    - CABLE: COMCAST, MIKE COLLINS, (603) 679-5695, EXT. 1037.
    - ELECTRICAL: EVERSOURCE, MICHAEL BUSBY, (603) 332-4227, EXT. 5555334. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL, 48-HOUR MINIMUM NOTICE REQUIRED.
12. CONTRACTOR TO PROVIDE BOLLARDS AT SERVICE ENTRANCES PER THE SPECIFICATIONS OF THE RESPECTIVE UTILITY PROVIDERS.
13. ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL BE CONSTRUCTED AND TESTED PER PORTSMOUTH DPW STANDARDS AND SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE TO THE STANDARDS AND SPECIFICATIONS OF THE RESPECTIVE UTILITY PROVIDERS.
14. WHERE WATER LINES CROSS, RUN ADJACENT TO OR ARE WITHIN 5' OF STORM DRAINAGE PIPES OR STRUCTURES, 2"-THICK CLOSED CELL RIGID BOARD INSULATION SHALL BE INSTALLED FOR FROST PROTECTION.
15. WATER AND SANITARY SEWER LINES SHALL BE LOCATED AT LEAST 10' HORIZONTALLY FROM EACH OTHER. WHERE CROSSING, 18" MINIMUM VERTICAL CLEARANCE SHALL BE PROVIDED WITH WATER INSTALLED OVER SEWER.
16. 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 PRIOR TO COMMENCING RELATED WORK.
17. ALL MEANS, METHODS, MATERIALS AND INSTALLATION OF NEW SEWER LATERALS SHALL BE APPROVED AND WITNESSED BY PORTSMOUTH DPW PRIOR TO BACKFILLING.
18. THE CONTRACTOR SHALL CONFIRM ALL WATERLINE SIZES WITH THE MEP PLANS PRIOR TO INSTALLATION. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

P5021

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

STATE OF NEW HAMPSHIRE - ERIC D. WEINRICH No. 7634 LICENSED PROFESSIONAL ENGINEER
5/8/23

NOT FOR CONSTRUCTION

ISSUED FOR: PLANNING BOARD

ISSUE DATE: MAY 8, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	12/16/22
1	BLDG. MINOR REVISION	EDW	1/30/23
2	PB SUBMISSION	EDW	05/08/23

DRAWN BY: MBS/RLH
APPROVED BY: EDW
DRAWING FILE: 5021-SITE.dwg

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

OWNER/APPLICANT:

NICOLE J. GIUSTO &
DAVID A. SINCLAIR

765 MIDDLE STREET
PORTSMOUTH, NH 03801
TAX MAP 148 PARCEL 37

PROJECT:

RESIDENTIAL DEVELOPMENT EXPANSION

TAX MAP 148, LOT 37

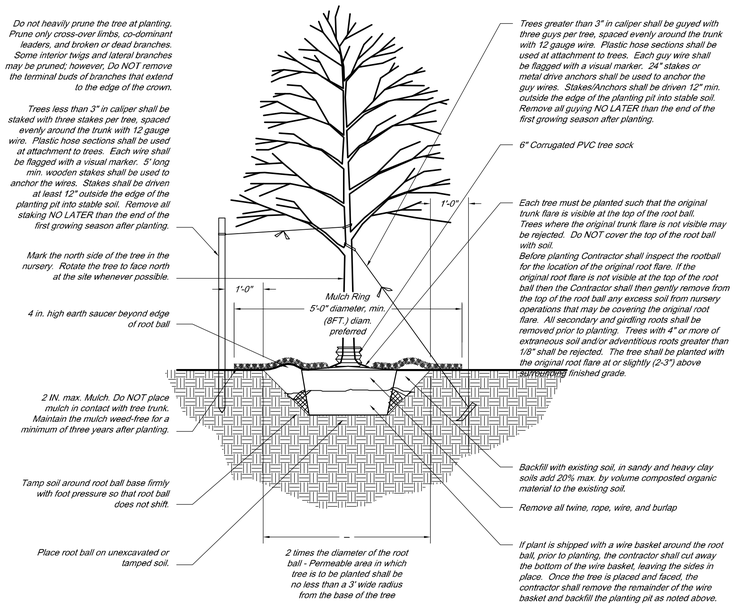
765 MIDDLE STREET
PORTSMOUTH, NH

TITLE:

UTILITY PLAN

SHEET NUMBER:

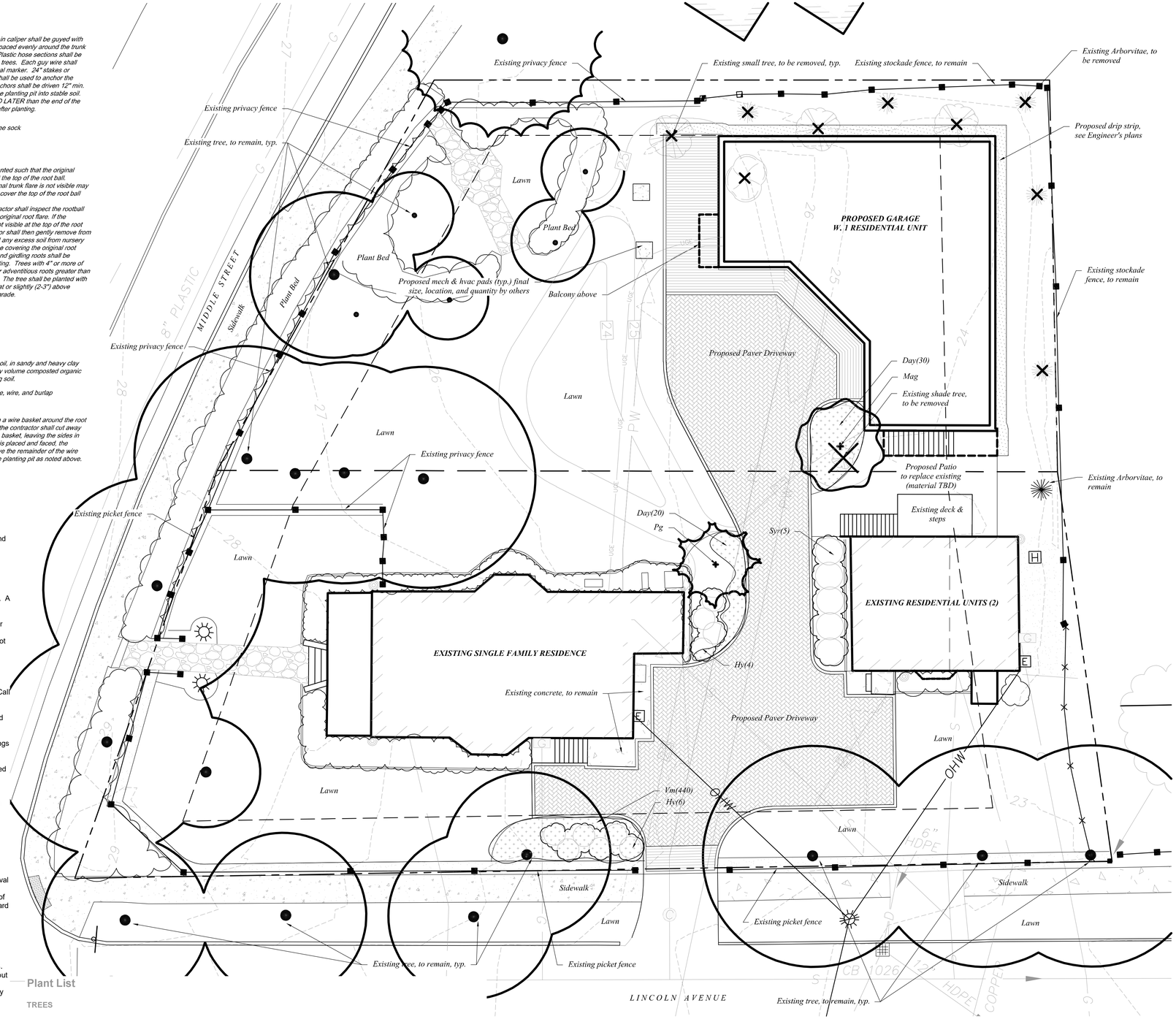
C-4



Tree Planting Detail

Landscape Notes

1. Design is based on drawings by Altus Engineering and may require adjustment due to actual field conditions.
2. The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
3. Erosion Control shall be in place prior to construction.
4. Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
5. The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
6. It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
7. Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
8. Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
9. The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
10. The Contractor shall procure any required permits prior to construction.
11. Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
12. Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
13. The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
14. A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
15. All plants shall be legibly tagged with proper botanical name.
16. The Contractor shall guarantee all plants for not less than one year from time of acceptance.
17. Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
18. No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
19. All landscaping shall be provided with the following:
    a. Outside hose attachments spaced a maximum of 150 feet apart, and
    b. An underground irrigation system, or
    c. A temporary irrigation system designed for a two-year period of plant establishment.
20. If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
21. The contractor is responsible for all plant material from the time their work commences until final acceptance. This includes but is not limited to maintaining all plants in good condition, the security of the plant material once delivered to the site, and watering of plants. Plants shall be appropriately watered prior to, during and after planting. It is the contractor's responsibility to provide clean water suitable for plant health from off site, should it not be available on site.
22. All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
23. Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and ½" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
24. Drip strip shall extend to 6" beyond roof overhang and shall be edged with 3/16" thick metal edger.
25. In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
26. Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy. Within the sight distance triangles at vehicle intersections the canopies shall be raised to 8' min.
27. Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
28. Landscape Architect is not responsible for the means and methods of the contractor.



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Plant List

TREES

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Pg	*Picea orientalis 'Gowdy'*	Gowdy Oriental Spruce	1	8-10' Ht	B&B
Mag	*Magnolia 'Betty'*	Betty Magnolia	1	8-10' Ht	B&B

SHRUBS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Hy	*Hydrangea arborescens 'Incrediball'*	Incrediball Hydrangea	10	5 gal	
Syr	*Syringa meyeri 'Palibin'*	Dwarf Korean Lilac	5	3-4' Ht	B&B

PERENNIALS, GROUNDCOVERS, VINES and ANNUALS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Day	*Hemerocallis 'Siloam Double Classic'*	Siloam Double Classic Daylily	50	1 gal	
Vm	*Vinca minor 'Bowles'*	Bowles Periwinkle	440	2.5" pots	

woodburn & company
LANDSCAPE ARCHITECTURE
103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

Residential Development Expansion

LANDSCAPE PLAN

765 Middle Street Portsmouth, New Hampshire

Drawn By:	VM
Checked By:	RW
Scale:	1" = 10' - 0"
Date:	September 28, 2022

Revisions:
December 16, 2022
For PB Submission
February 8, 2023
per revised site plan
April 7, 2023

L-1

Sheet 1 of 1

SEDIMENT AND EROSION CONTROL NOTES

PROJECT NAME AND LOCATION

RESIDENTIAL DEVELOPMENT EXPANSION
NICOLE J. GIUSTO & DAVID A. SINCLAIR
765 MIDDLE STREET
PORTSMOUTH, NEW HAMPSHIRE
TAX MAP 418, LOT 37

LONGITUDE: 70°46'00" W
LATITUDE: 43°04'01" N

OWNER / APPLICANT:

NICOLE J. GIUSTO & DAVID A. SINCLAIR
765 MIDDLE STREET
PORTSMOUTH, NH 03801

DESCRIPTION

The project consists of the development of the lot for the construction of a three–bay garage with a second story apartment along with associated site improvements.

DISTURBED AREA

The total area to be disturbed for the redevelopment improvements is approximately 8,000 S.F. (±0.18 acres).

PROJECT PHASING

The proposed project will be completed in one phase.

NAME OF RECEIVING WATER

The site drains overland onto adjacent properties.

SEQUENCE OF MAJOR ACTIVITIES

1. Install temporary erosion control measures including silt fences, stabilized construction entrance and inlet sediment filters as noted on the plan. All temporary erosion control measures shall be maintained in good working condition for the duration of the project.
2. Strip loam and stockpile.
3. Site features as shown on plan.
4. Rough grade site including placement of borrow materials.
5. Construct drainage structures, culverts, utilities, swales & pavement base course materials.
6. Loam (6" min) and seed all disturbed areas not paved or otherwise stabilized.
7. Install pavement.
8. When all construction activity is complete and site is stabilized, remove all temporary erosion control measures and any sediment that has been trapped by these devices.

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, & level spreaders 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.
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. 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.
9. 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. Sequence of Installation –
   Sediment barriers shall be installed prior to any soil disturbance of the contributing upslope drainage area.

2. 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.

   a. Sediment deposits must be removed when deposits reach approximately one–third (1/3) the height of the barrier.

   b. 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.

   c. 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 $1\frac{1}{2}$", 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 fertiliizer 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 (recommended):

Type	Lbs. / Acre	Lbs. / 1,000 sf
Tall Fescue	24	0.55
Creeping Red Fescue	24	0.55
Total	48	1.10

Seed Mixture (For slope embankments):
Grass Seed: Provide fresh, clean, new–crop seed complying with tolerance for purity and germination established by Official Seed Analysts of North America. Provide seed mixture composed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified:

Type	Min. Purity (%)	Min. Germination (%)	Kg./Hectare (Lbs/Acre)
Creeping Red Fescue (c)	96	85	45 (40)
Perennial Rye Grass (a)	98	90	35 (30)
Redtop	95	80	5 (5)
Alsike Clover	97	90(e)	5 (5)
		Total	90 (80)

a. Ryegrass shall be a certified fine–textured variety such as Pennfine, Fiesta, Yorktown, Diplomat, or equal.
b. Fescue varieties shall include – Creeping Red and/or Hard Reliant, Scaldis, Koket, or Jamestown.

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

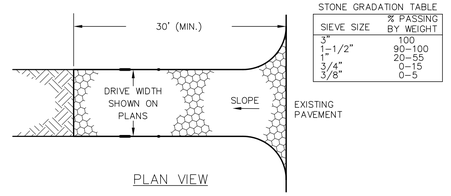
4. Sodding – sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended 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.



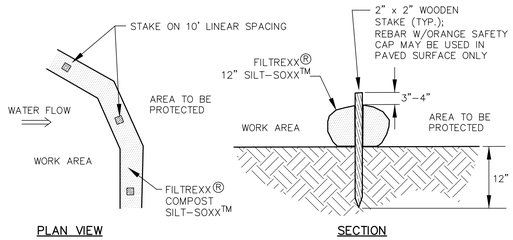
STONE GRADATION TABLE

SIEVE SIZE	% PASSING BY WEIGHT
3"	100
1–1/2"	90–100
1"	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

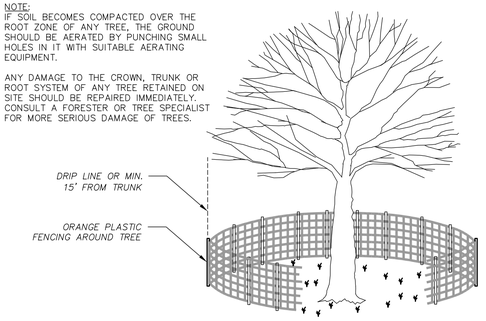


NOTES:
1. SILTSOXX MAY BY USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
3. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
4. ALL SEDIMENT TRAPPED BY SILTSOXX SHALL BE DISPOSED OF PROPERLY.

TUBULAR SEDIMENT BARRIER — NOT TO SCALE

NOTE:
IF SOIL BECOMES COMPACTED 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.



TREE PROTECTION DETAIL — NOT TO SCALE

P5021

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ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE
12/16/22

NOT FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: DECEMBER 16, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	12/16/22

DRAWN BY: MBS
APPROVED BY: EDW
DRAWING FILE: 5021–SITE.dwg

SCALE: NOT TO SCALE

OWNER/APPLICANT:

NICOLE J. GIUSTO &
DAVID A. SINCLAIR

765 MIDDLE STREET
PORTSMOUTH, NH 03801
TAX MAP 148 PARCEL 37

PROJECT:

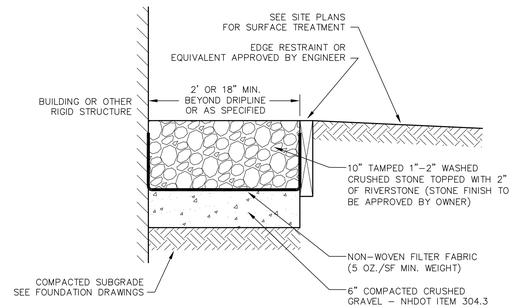
RESIDENTIAL DEVELOPMENT EXPANSION

TAX MAP 148, LOT 37

765 MIDDLE STREET
PORTSMOUTH, NH

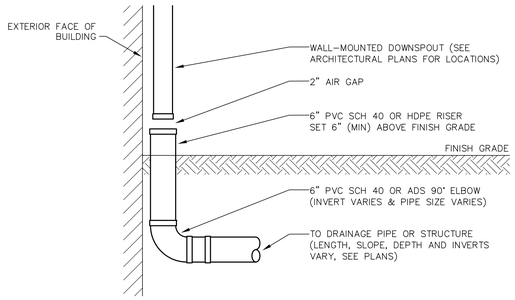
TITLE: NOTES SHEET

SHEET NUMBER: D-1



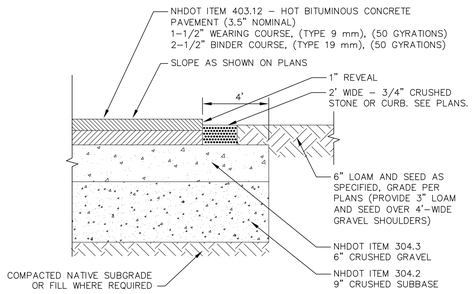
STONE DRIP EDGE

NOT TO SCALE



EXTERIOR ROOF DRAIN CONNECTION

NOT TO SCALE

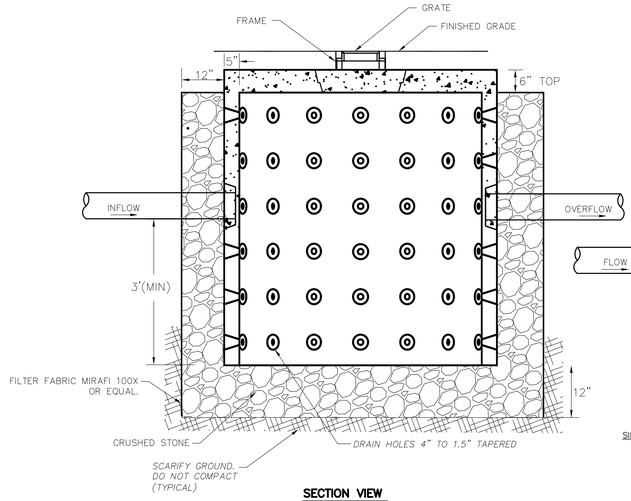


PAVEMENT CROSS SECTION

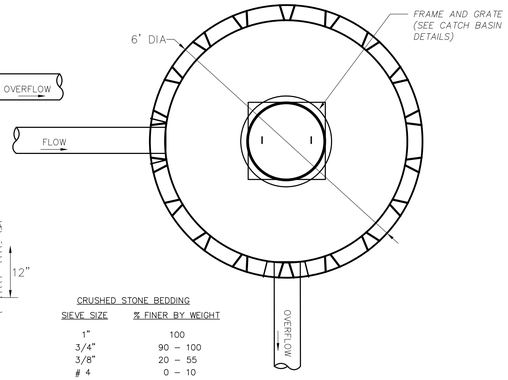
NOT TO SCALE

NOTES:

1. INSTALL TACK COAT TO BINDER COURSE PAVEMENT PRIOR TO INSTALLING WEARING COURSE.
2. REMOVE LEDGE WITHIN 30" OF SURFACE.
3. ALL LOAM, CLAY, MUCK, ORGANIC AND/OR YIELDING MATERIAL SHALL BE REMOVED TO A DEPTH OF NO LESS THAN 18.5" BELOW FINISH GRADE. INSTALL COMPACTED SAND OR GRAVEL BORROW TO SUBGRADE, AS NECESSARY.
4. SUBGRADE SHALL BE FREE OF VOIDS THAT ALLOW MOVEMENT/SETTLEMENT OF MATERIALS.
5. SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED DUMP TRUCK PRIOR TO PLACEMENT OF GRAVEL. PROOF ROLLING TO BE VIEWED AND APPROVED BY ENGINEER.



SECTION VIEW



PLAN VIEW

CRUSHED STONE BEDDING

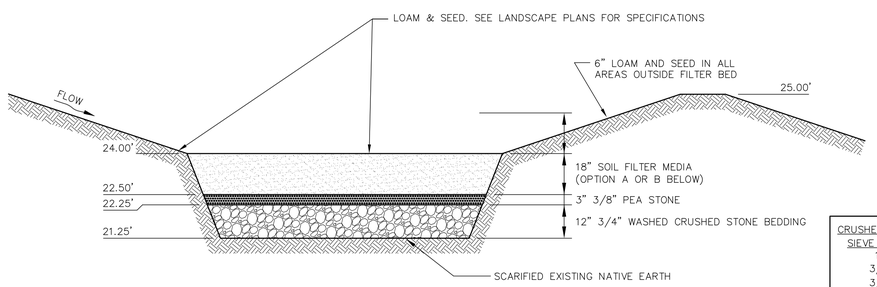
SIEVE SIZE	% FINER BY WEIGHT
1"	100
3/4"	90 – 100
3/8"	20 – 55
# 4	0 – 10
# 8	0 – 5

CONSTRUCTION SPECIFICATIONS

1. *LEACHING BASIN SHALL BE CONSTRUCTED ONSITE OR PRECAST TO EQUAL DIMENSIONS.*
2. *LEACHING BASIN SHALL BE DESIGNED AND BUILT TO WITHSTAND H20 LOADING.*
3. *ALL CONCRETE SHALL BE 4,000 PSI MINIMUM.*

LEACHING CATCH BASIN (DRY WELL) DETAIL

NOT TO SCALE



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 NHDOT STANDARD SPECIFICATIONS

NOTES

1. WHEN CONTRACTOR EXCAVATES INFILTRATION POND AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
2. SOIL FILTER MEDIA SHALL EITHER OPTION A OR OPTION B AT CONTRACTOR'S DISCRETION.
3. DO NOT PLACE INFILTRATION POND INTO SERVICE UNTIL IT HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS STABILIZED.
4. DO NOT DISCHARGE SEDIMENT–LADEN WATERS FROM CONSTRUCTION ACTIVITIES TO THE INFILTRATION POND DURING ANY STAGE OF CONSTRUCTION.
5. DO NOT TRAFFIC EXPOSED SURFACES OF INFILTRATION POND WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATION ACTIVITIES WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE BASIN.

MAINTENANCE REQUIREMENTS

- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24–HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.
- PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
- AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72–HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
- VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

DESIGN REFERENCES

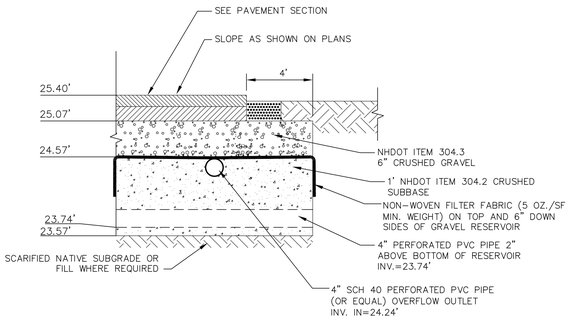
- UNH STORMWATER CENTER
- EPA (1999A)
- NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

FILTER MEDIA MIXTURES

Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Filter Media Option A			
ASTM C–33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5
Filter Media Option B			
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5
Loamy coarse sand	70 to 80	10	85 to 100
		20	70 to 100
		60	15 to 40
		200	8 to 15

INFILTRATION POND

NOT TO SCALE

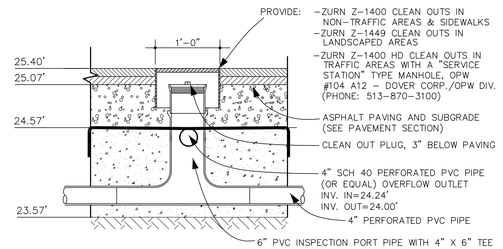


NOTES:

1. INSTALL TACK COAT TO BINDER COURSE PAVEMENT PRIOR TO INSTALLING WEARING COURSE.
2. REMOVE LEDGE WITHIN 30" OF SURFACE.
3. ALL LOAM, CLAY, MUCK, ORGANIC AND/OR YIELDING MATERIAL SHALL BE REMOVED TO A DEPTH OF NO LESS THAN 18.5" BELOW FINISH GRADE. INSTALL COMPACTED SAND OR GRAVEL BORROW TO SUBGRADE, AS NECESSARY.
4. SUBGRADE SHALL BE FREE OF VOIDS THAT ALLOW MOVEMENT/SETTLEMENT OF MATERIALS.
5. SUBGRADE SHALL BE SCARIFIED TO PROMOTE RUNOFF. MECHANICAL SHALL NOT BE PLACED WITHIN BASIN AREA.

UNDERGROUND RESERVOIR

NOT TO SCALE



NOTE: INSPECTION PORT LOCATION MARKED ON GRADING & UTILITY PLANS

INSPECTION PORT

NOT TO SCALE

P5021

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ERIC D. WEINRIEB No. 7634 – STATE OF NEW HAMPSHIRE – LICENSED PROFESSIONAL ENGINEER
12/16/22

NOT FOR CONSTRUCTION

ISSUED FOR: APPROVAL

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DRAWING FILE: 5021–SITE.dwg

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

OWNER/APPLICANT:

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DAVID A. SINCLAIR

765 MIDDLE STREET
PORTSMOUTH, NH 03801
TAX MAP 148 PARCEL 37

PROJECT:

RESIDENTIAL DEVELOPMENT EXPANSION

TAX MAP 148, LOT 37

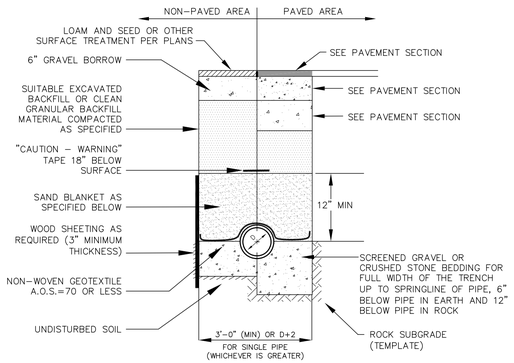
765 MIDDLE STREET
PORTSMOUTH, NH

TITLE:

DETAIL SHEET

SHEET NUMBER:

D-2



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. INSULATE GRAVITY SEWER AND FORCEMAINS WHERE THERE IS LESS THAN 5'–0" OF COVER WITH 2" THICK CLOSED CELL RIGID BOARD INSULATION, 18" ON EACH SIDE OF PIPE.
3. MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION AND WIDEN TRENCH ACCORDINGLY IF MULTIPLE PIPES ARE IN TRENCH.

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

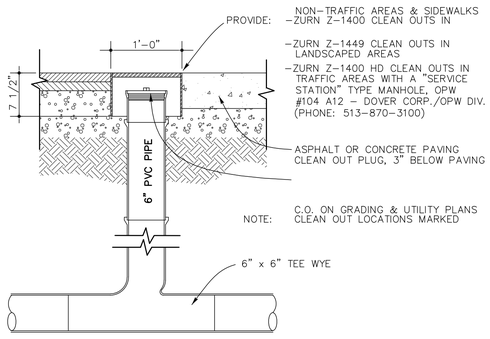
* EQUIVALENT TO STANDARD STONE SIZE #67 – SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

STANDARD TRENCH NOTES

1. ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE: BACKFILL AS STATED IN THE TECHNICAL SPECIFICATIONS OR AS SHOWN ON THE DRAWING.
2. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING THE GRADATION SHOWN IN THE TRENCH DETAIL. 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 MEETING THE GRADATION SHOWN IN THE TRENCH DETAIL. BLANKET MAY BE REPLACED WITH BEDDING MATERIAL FOR CAST–IRON, DUCTILE IRON, AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2" IS IN CONTACT WITH THE PIPE AND THE GEOTEXTILE IS RELOCATED ACCORDINGLY.
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. IN CROSS COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK, OR PEAT, IF SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLE RECONSTRUCTION WILL BE PRESERVED.
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, FILL AND/OR LOAM 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 TOWN'S STANDARD SPECIFICATIONS FOR METHODS OF PROTECTION IN AREAS THAT CANNOT MEET THESE REQUIREMENTS.

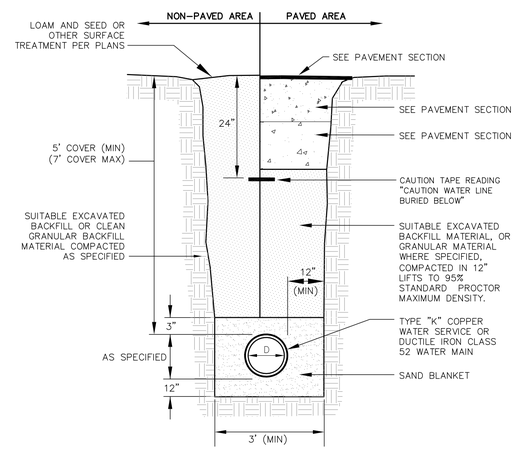
DRAINAGE, SEWER & FORCEMAIN TRENCH

NOT TO SCALE



SEWER CLEANOUT

NOT TO SCALE



SAND BLANKET/BARRIER

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

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 WATER MAIN INSTALLATIONS SHALL BE ENCASED IN 8 MIL POLYETHYLENE.

WATER MAIN TRENCH

NOT TO SCALE

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(603) 433-2335 www.altus-eng.com

ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE
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(22"x34") 1" = 10'
(11"x17") 1" = 20'

OWNER/APPLICANT:

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765 MIDDLE STREET
PORTSMOUTH, NH 03801
TAX MAP 148 PARCEL 37

PROJECT:

RESIDENTIAL DEVELOPMENT EXPANSION

TAX MAP 148, LOT 37

765 MIDDLE STREET
PORTSMOUTH, NH

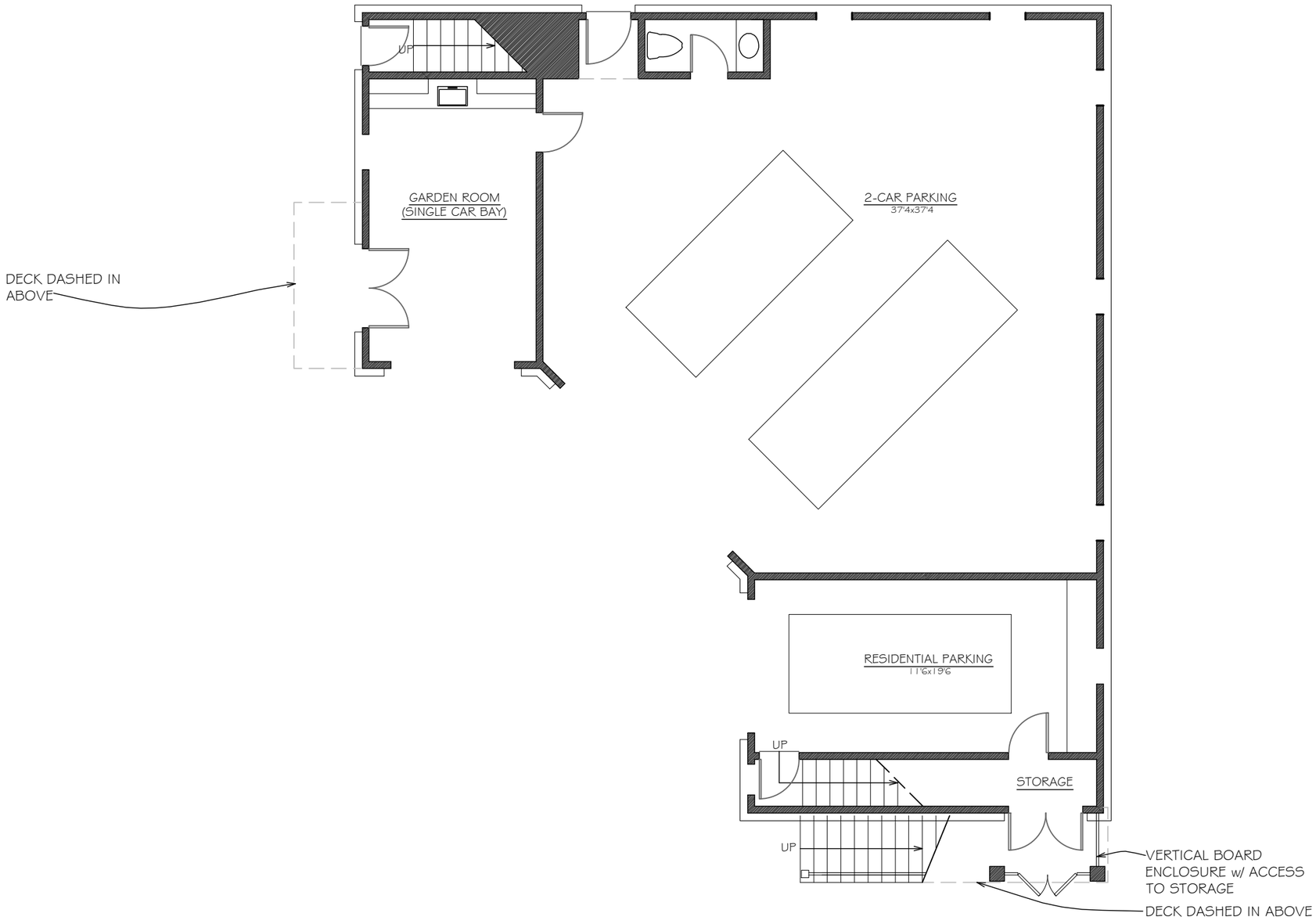
TITLE:

DETAIL SHEET

SHEET NUMBER:

D-3

P5021



GARAGE: Proposed First Floor

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

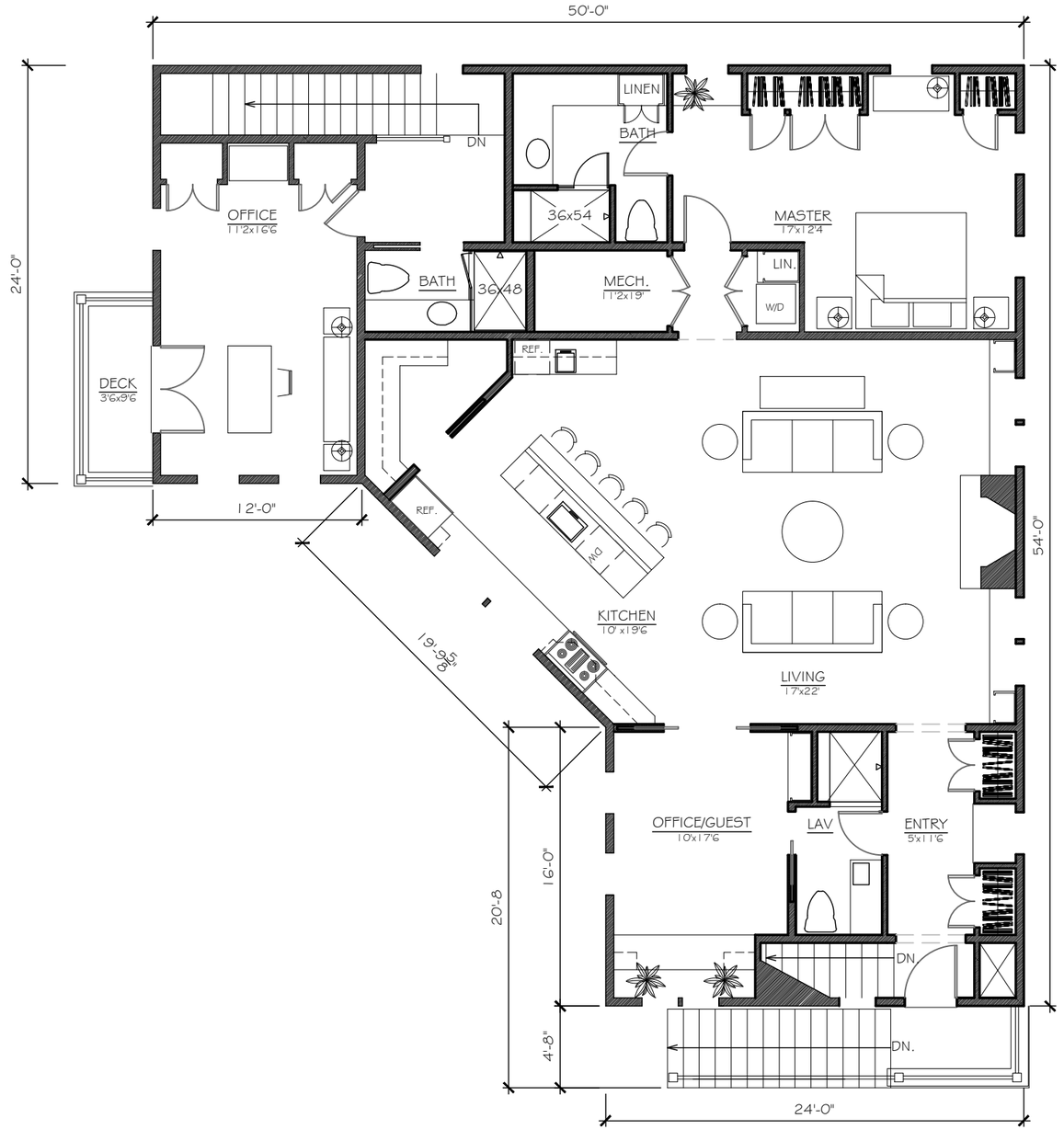
765 Middle Street, Portsmouth, New Hampshire

SCALE: AS NOTED

SOMMA Studios 603/766.3760

PH 4.14.23

ARCH. SHT. 1



GARAGE: Proposed Second Floor

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

765 Middle Street, Portsmouth, New Hampshire

SCALE: AS NOTED

SOMMA Studios 603/766.3760

PH

4.14.23

ARCH. SHT. 2

TANGRAM 3DS


TANGRAM 3DS

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

200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

10 May 2023

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

RE: CUP Parking Approval Request at 138 Deer Street, Mixed Use Site Development with Micro-Units

Dear Chair Chellman and Planning Board Members:

On behalf of 238 Deer Street, LLC we submit herewith the attached information to support the Application for Conditional Use Permit under Section 10.1112.141 of the Portsmouth Zoning Ordinance. At this site, in the same circumstances, on February 18, 2021, a Parking Conditional Use Permit was approved by the Portsmouth Planning Board. The approval was extended in 2022, however a second extension is not allowed and the permit expired. The Conditional Use Permit application is hereby re-submitted for a new approval. The project was submitted to the Technical Advisory Committee to confirm the calculated parking demand, and at its meeting on May 2, 2023, the TAC Committee recommended approval to the Planning Board subject to the following:

1. The applicant shall update the Parking Demand Analysis using land use code 221 for the residential and include the first floor commercial in the analysis

Included in this submission is a Revised Parking Demand Analysis, attached after this letter, and in front of the prior version submitted to the Technical Advisory Committee, which has been included for reference.

The 238 Deer Street project will provide much needed micro housing units to the Portsmouth downtown. This proposed new building will add 21 additional housing units, all under 500 square feet in size. The units are shown on the attached Architectural Plan(s). The minimum parking required for this project, under the Portsmouth Ordinance, is 11 spaces. Due to site constraints (a lack of space to get to a potential basement parking level), the only parking that could be provided would have to be at first floor level; which would not allow for a vibrant commercial first floor use. 238 Deer Street, LLC proposes to provide no on-site spaces. Pursuant to Portsmouth Ordinance Section 10.1112.52, a Conditional Use Permit may be granted to permit less than the minimum parking required, and that is our request for this project. The Site Plan approval has been extended, and is still valid, for the project.

The following plans, showing the site and features from the approved site plan set, are included in our submission:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning.
- Existing Conditions Plan C1 – This plan shows the current site improvements on the property.
- Site Plan C3 – This plan shows layout of the proposed features.
- Architectural Plans A1 and A2 – These plans show the proposed building floor plans.
- Architectural Plans A7 – This plan shows the proposed interior unit layout

We look forward to the Planning Boards review of the Parking Conditional Use Permit submission, and we respectfully request the Board grant the requested approval. We look forward to an in-person presentation at the May 18th Planning Board Meeting. Thank you for your attention to this matter.

Sincerely,

John R. Chagnon, PE
238 Deer Street Team

P:\NH\5010103-238_Deer_ Street_LLC\2916-Deer St. VFW-JRC\2020 Site Plan\Applications\City of Portsmouth CUP Parking\Planning Board Submission Letter 5-10-23.doc

AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.
200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

10 May, 2023

Proposed Parking Demand - REVISED
Mixed Use Site Development
138 Deer Street
Portsmouth, NH

The purpose of this calculation is to identify the proposed parking demand under the Portsmouth Ordinance and other sources generated by the mixed-use site development at 138 Deer Street. Currently the property has a one-story building with one commercial unit. The proposed plan is to remove the existing structure and construct a 3-story building with first floor commercial uses and 21 micro-units above the first floor.

In developing the expected parking demand Ambit Engineering - Haley Ward considered the standard rates as outlined in the City of Portsmouth Zoning Ordinance under Section 10.1112.31 ***Parking Requirements for Residential Uses***. Also, this application will look at demand based on ITE industry data, as a back-up. The parking demand, based upon the number size of the dwelling units in the proposed building, is summarized below:

Parking Demand Portsmouth Ordinance

Unit Size	Parking Spaces Required	# of units	Parking Spaces Required
< 500 SF	0.5 per unit	21	10.5 Spaces
Visitor	0.2 per unit	21	4.2 Spaces
Total required:			***15 Spaces***

In the Downtown Overlay District, the number of required parking spaces is reduced by 4 spaces to 11 spaces. Based on the calculation there is an anticipated requirement for 11 parked vehicles with this project. U.S. Census Bureau information on means of travel for residence of Portsmouth shows that approximately 7.7 percent of Portsmouth residents travel to work via walking or biking and 1.4 percent of Portsmouth residents utilize public transit services to travel to/from work. We can assume that some of this population may not have, or need to have, a vehicle. Based on this data a reduction of 9 % in parking demand could be expected, thus reducing the actual demand to 10 vehicles.

Parking Demand ITE

In developing the expected Parking Demand, Ambit Engineering – Haley Ward considered the standard Parking Demand rates and equations published in the Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition. The land use category required for the revised analysis is Multifamily Housing (Mid Rise) (ITE Land Use Code 221). The land use category for the speculative first floor retail / commercial space has been chosen as an Apparel Store (ITE Land Use Code 876). Please note that the ITE Rates are for peak periods of demand; the Multifamily Housing residential being the 10:00 PM to 5:00 AM time period, where surrounding available parking is at its peak. The ITE rates utilized in this study for the residential units are per-bedroom rates, as all of the units will be one-bedroom units. The ITE rates vary from 0.11 per unit (off peak) to 0.87 per unit (peak) for units in a city center core and general urban / suburban (no nearby rail transit), with an average of 0.75 spaces per unit. The parking demand, based upon the number of bedrooms in the building and the speculative retail space is summarized below for the **Average Peak Period of Parking Demand**:

Parking Demand Summary - PROPOSED

Peak Period of Demand	
Multifamily Housing (Mid Rise) (0.75 / unit)	0.75 x 21 units = 16 vehicles
Apparel Store (1.13 / 1000 GFA)	1.13 x 3.300 GSF = 4 vehicles
Total Parking Spaces required	20 vehicles

We look forward to the Planning Board's review of the Revised Parking Demand Analysis.

Please feel free to call if you have any questions or comments.

Sincerely,

John R. Chagnon, Project Manager
Ambit Engineering – Haley Ward
603-766-2988

Land Use: 221 Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with between three and 10 levels (floors) of residence. Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), and affordable housing (Land Use 223) are related land uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (one general urban/suburban study site), a Saturday (two general urban/suburban study sites), and a Sunday (one dense multi-use urban study site).

	Percent of Peak Parking Demand		
Hour Beginning	Weekday	Saturday	Sunday
12:00–4:00 a.m.	100	100	100
5:00 a.m.	94	99	–
6:00 a.m.	83	97	–
7:00 a.m.	71	95	–
8:00 a.m.	61	88	–
9:00 a.m.	55	83	–
10:00 a.m.	54	75	–
11:00 a.m.	53	71	–
12:00 p.m.	50	68	–
1:00 p.m.	49	66	33
2:00 p.m.	49	70	40
3:00 p.m.	50	69	27
4:00 p.m.	58	72	13
5:00 p.m.	64	74	33
6:00 p.m.	67	74	60
7:00 p.m.	70	73	67
8:00 p.m.	76	75	47
9:00 p.m.	83	78	53
10:00 p.m.	90	82	73
11:00 p.m.	93	88	93

Additional Data

In prior editions of *Parking Generation*, the mid-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of parking demand data found no clear differences in parking demand between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

The average parking supply ratios for the study sites with parking supply information are shown in the table below.

		Parking Supply Ratio	
Setting	Proximity to Rail Transit	Per Dwelling Unit	Per Bedroom
Center City Core	Within ½ mile of rail transit	1.1 (15 sites)	1.0 (12 sites)
Dense Multi-Use Urban	Within ½ mile of rail transit	1.2 (39 sites)	0.9 (34 sites)
	Not within ½ mile of rail transit	1.2 (65 sites)	0.8 (56 sites)
General Urban/ Suburban	Within ½ mile of rail transit	1.5 (25 sites)	0.8 (12 sites)
	Not within ½ mile of rail transit	1.7 (62 sites)	1.0 (39 sites)

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, District of Columbia, Maryland, Massachusetts, New Jersey, New York, Oregon, Virginia, Washington, and Wisconsin.

It is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. Parking studies of multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex). Future parking studies should also indicate the number of levels contained in the residential building.

Source Numbers

21, 209, 247, 255, 277, 401, 402, 419, 505, 512, 522, 533, 535, 536, 537, 538, 545, 546, 547, 575, 576, 577, 579, 580, 581, 583, 584, 585, 587

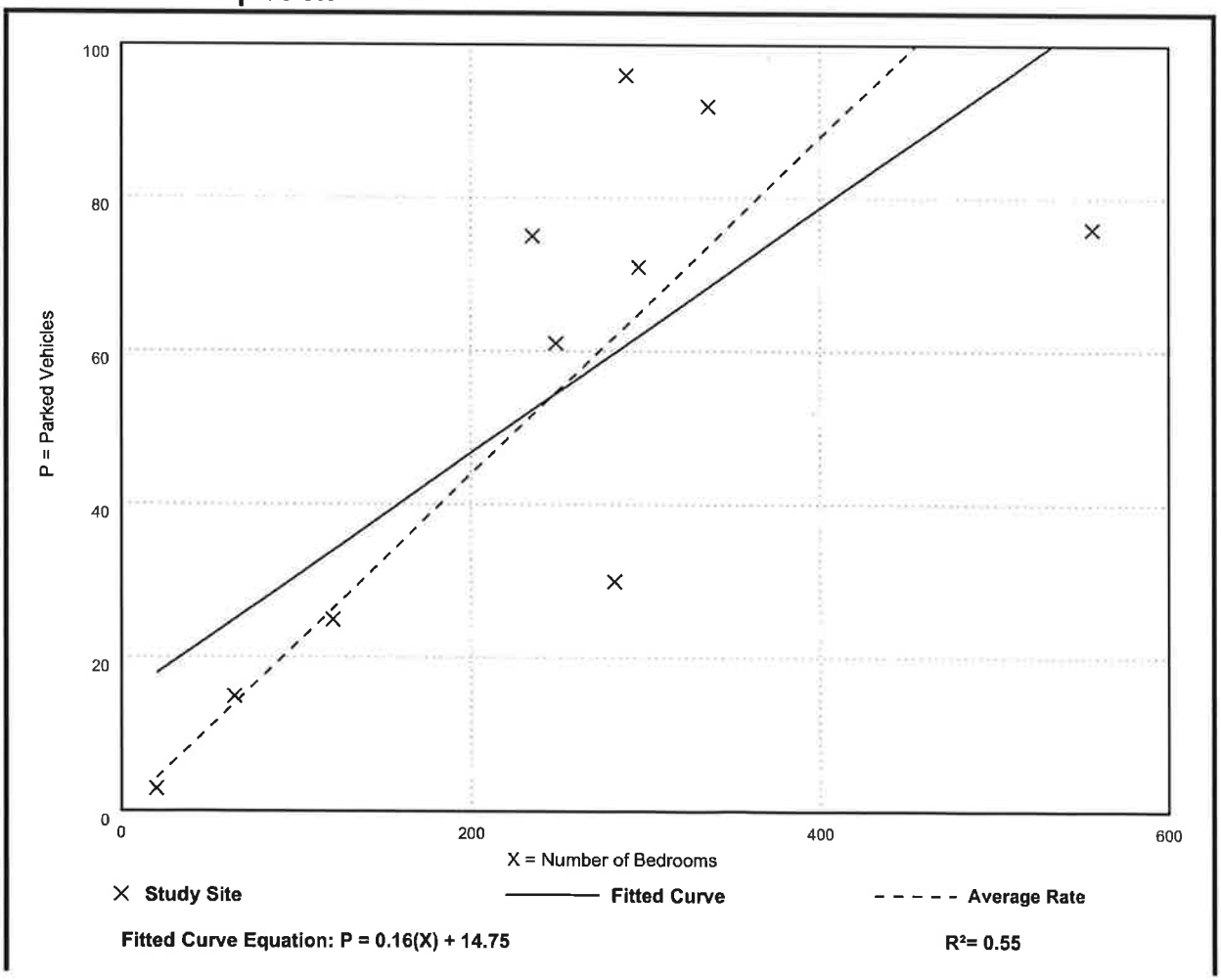
Multifamily Housing (Mid-Rise)
(221)

Peak Period Parking Demand vs: Bedrooms
On a: Weekday (Monday - Friday)
Setting/Location: Center City Core
Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.
Number of Studies: 10
Avg. Num. of Bedrooms: 244

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.22	0.11 - 0.33	0.19 / 0.32	***	0.08 (36%)

Data Plot and Equation



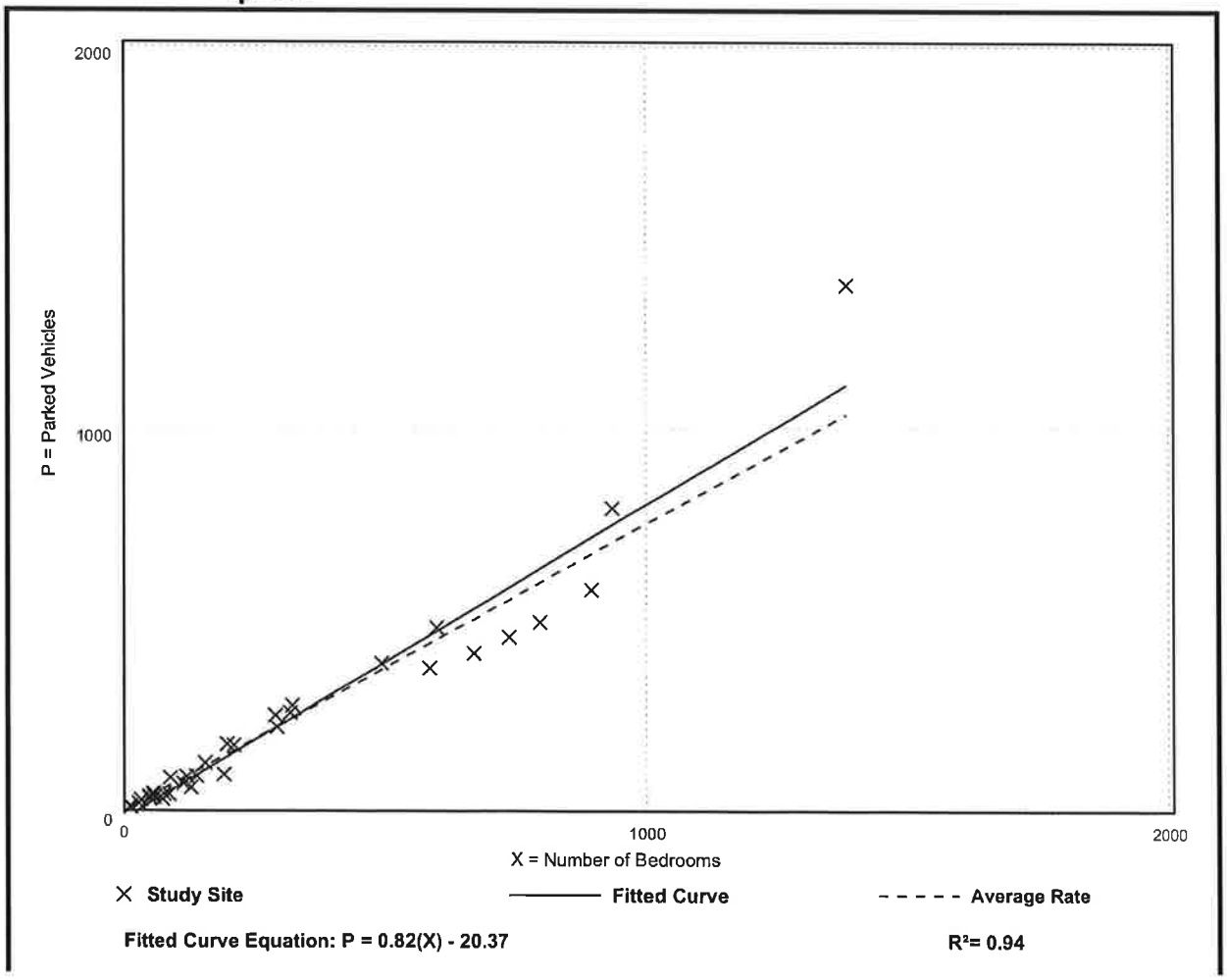
Multifamily Housing (Mid-Rise)
(221)

Peak Period Parking Demand vs: Bedrooms
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban (no nearby rail transit)
Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.
Number of Studies: 35
Avg. Num. of Bedrooms: 294

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.75	0.41 - 1.00	0.65 / 0.87	0.70 - 0.80	0.15 (20%)

Data Plot and Equation



Fitted Curve Equation: P = 0.82(X) - 20.37

R^2= 0.94

Land Use: 876 Apparel Store

Description

An apparel store is an individual store specializing in the sale of clothing.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at one study site in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	–
5:00 a.m.	–
6:00 a.m.	–
7:00 a.m.	–
8:00 a.m.	–
9:00 a.m.	–
10:00 a.m.	–
11:00 a.m.	–
12:00 p.m.	–
1:00 p.m.	82
2:00 p.m.	88
3:00 p.m.	100
4:00 p.m.	65
5:00 p.m.	65
6:00 p.m.	47
7:00 p.m.	59
8:00 p.m.	47
9:00 p.m.	–
10:00 p.m.	–
11:00 p.m.	–

Additional Data

The average parking supply ratio for the two study sites in a general urban/suburban setting with parking supply information is 8.2 spaces per 1,000 square feet GFA.

The sites were surveyed in the 1980s in New York.

Source Number

21

Apparel Store
(876)

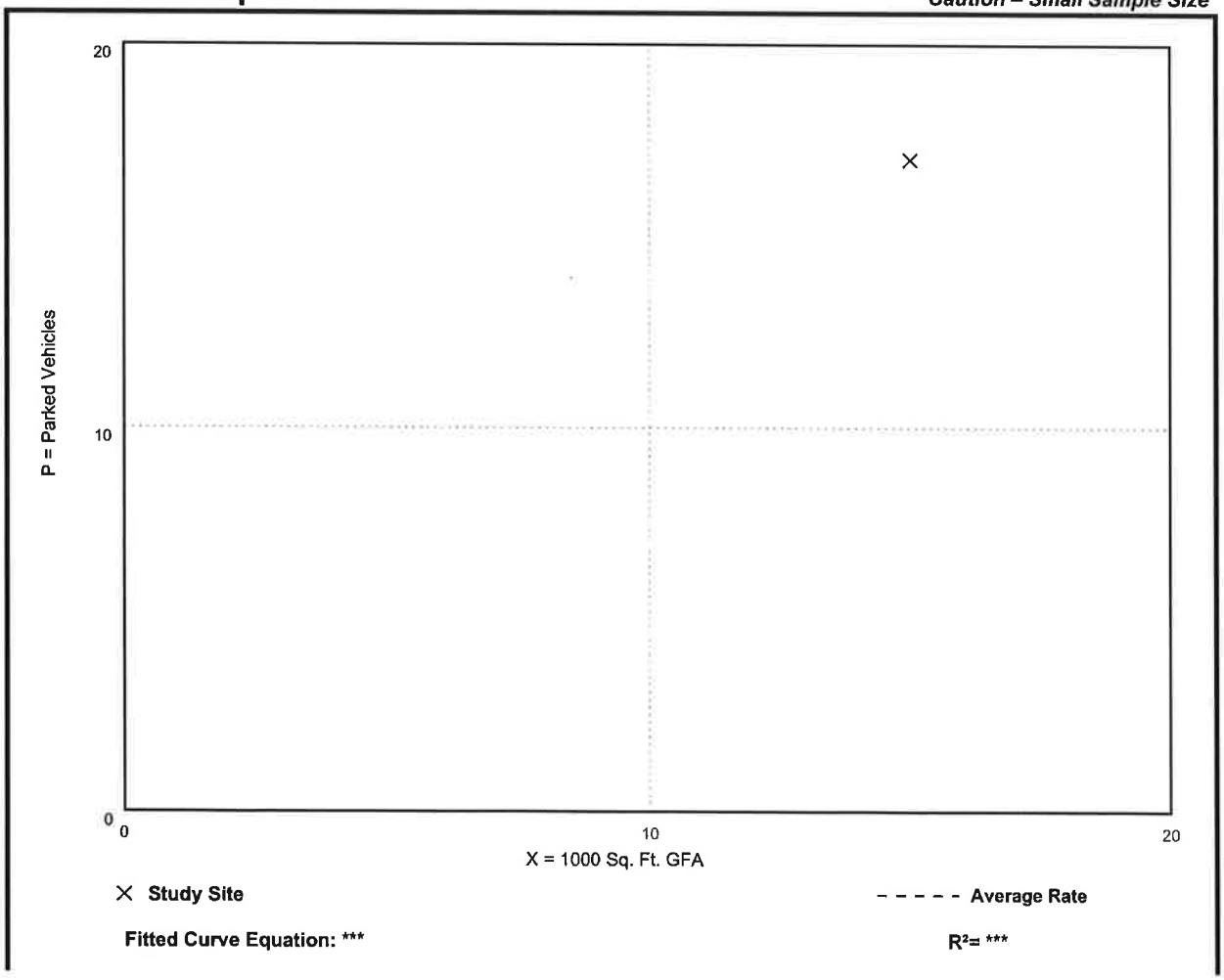
Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 1:00 - 3:00 p.m.
Number of Studies: 1
Avg. 1000 Sq. Ft. GFA: 15

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.13	1.13 - 1.13	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: ***

R^2= ***

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NICHOLAS R. AESCHLIMAN

April 26, 2023

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

Re: 238 Deer Street Conditional Use Permit

Dear Chair Chellman and Members of the Planning Board:

On behalf of 238 Deer Street, LLC, we submit the Application for Parking Conditional Use Permit. The applicant seeks approval to allow no off-street parking where eleven spaces are required under the ordinance. As the Board recalls, the applicant was first here on this project in 2021, when we sought the same relief based on the fact that site constraints, specifically, a lack of space to get to a basement parking level, prohibited us from constructing on-site parking. The Board at that time granted our approval and as a condition of approval called for us to provide leased parking spaces off site for a finite period of time. That approval expired in February of 2023 and because the applicant has a firm desire to construct the project, the applicant is now before you again with updated data showing the availability of off-street parking and supporting our request for approval. In support of our application, we submit the following:

- Analysis providing evidence that the approval criteria are met; and
- Site Plan Set

As with the applicant's presentation in 2021, the evidence we provide satisfies the ordinance criteria and the Board is in a position to grant this threshold approval which will enable the construction of needed micro unit housing. Further, the evidence which exists in 2023 and which reflects post pandemic circumstances shows certainty that there is now monthly pass parking available in the Foundry Parking Garage immediately adjacent to the project and that if for some reason a monthly pass is unavailable for an occupant at any given time, that adequate reserves of parking, both public and private exist within walking distance of the project.

For these reasons, we ask that the Planning Board approve our request as presented. We will be pleased to present this evidence to the Planning Board on May 18, 2023 and following on

our May 2, 2023 presentation of the parking demand analysis to TAC.

Sincerely,

DONAHUE, TUCKER & CIANDELLA, PLLC

Sharon Cuddy Somers

Sharon Cuddy Somers
ssomers@dtclawyers.com

Enclosures
cc: 238 Deer Street, LLC
John Chagnon, PE, LLS, Ambit Engineering

S:\01-99\238 Deer Street, LLC {11232-000}\2023 CUP Resubmission\2023 04 26 Chellman Ltr.docx

ANALYSIS SHOWING EVIDENCE THAT ZONING ORDINANCE CRITERIA ARE MET:

The criteria are as follows:

10.1112.141. See attached Parking Demand Analysis *(Exhibit A),* dated April 17, 2023, to be reviewed by TAC on May 2, 2023.

10.243.21 Please note that the relief sought pertains to off-street parking, and not design, height or scale of structures. Consequently, the remarks below are tailored to respond to points of off-street parking.

The nature and intensity of the proposed use or activity of micro unit residential use with no corresponding on-site parking will complement the character of surrounding development and will encourage the appropriate and orderly development and use of land in the surrounding area.

The mixed-use proposal will complement the existing character of the surrounding development which consists of a variety of residential, office and commercial space. The smaller nature of the residential units and the ability to access nearby services without the absolute need of having a vehicle are both factors which are consistent with the housing goals in the Downtown Overlay District, especially in the Urban Core and will encourage the orderly development of the surrounding area. Further, for those tenants who do wish to have a car nearby for occasional use, the Foundry Parking Garage has monthly passes available. Such monthly passes are not guaranteed however at any given time, but nearby public surface lots or spaces available in some nearby private lots ensures there is off street parking available even if the Foundry is not available when a specific monthly pass is sought. *(See Exhibit B, Google Earth Map of Site; and Exhibit C, Chart Listing Available Parking).*

10.243.22: All necessary public and private services will be available and adequate to serve the proposed use.

Residential tenants will be based in the heart of the downtown with easy pedestrian and bicycle access to a variety of services, and possibly employment, and which may eliminate the need altogether of having a car. For those tenants who do wish to have a car, they can arrange for off-street parking in the nearby municipal surface lots or garages, all of which have adequate space. Private services, such as spaces on private lots paid for by the occupant, ride share, uber, or short-term car rental, may also be available or become available in the future as housing and transportation needs in the downtown continue to evolve.

10.1112.142. **Evidence Based Measures to reduce parking demand**.

An application for a conditional use permit under this section shall identify permanent evidence-based measures to reduce parking demand, including but not limited to provision of rideshare/micro transit services or bike share station(s) servicing the property, proximity to public transit, car/van-pool incentives, alternative transit subsidies, provisions for teleworking, and shared parking on a separate lot subject to the requirements of 10.1112.62.

The 238 Deer Street project proposes micro-units (units under 500 sf in floor area) which by their very nature will decrease parking demand, as their small size will attract occupants who wish to minimize to the extent possible housing costs while at the same time providing immediate access to the City. The 238 Deer Street project contains dwelling units which are well suited to occupancy without a vehicle.

Parking demand is reduced by the site's proximity to available public transportation as well as pedestrian and bicycle destinations. Attached is an exhibit which shows that the site is near numerous Coast Bus stop locations. *(See Exhibit D, Bus Stop Map).* The Site Plan calls for the placement of 5 bicycle racks on site, with other racks available on adjacent public spaces. (*See Exhibit E, Bike Rap Map).* Downtown Portsmouth as well as the West End are a short bicycle ride from the location. The site is near the available shops and work opportunities in downtown Portsmouth, well within a 5–15-minute walk, with accommodating sidewalks in place. Immediately adjacent to the site is the Cove Workspace office building, where remote office locations are grouped in easily rentable individual pods providing teleworking opportunities. The trend in telework is a growing dynamic. The attached comparison of the 2010 and 2020 Portsmouth Census Data shows that significantly more people are either carpooling or working from home (telecommuting). *(See Exhibit F, Census).* The city is also served by a robust Uber service, so residents can obtain rides to sites outside of the immediate downtown easily.

Note that shared parking on a separate lot is not feasible because even though there are nearby private parking lots they provide parking to the public, they do so only by metering or monthly passes and parking subject to the needs of the property owner.

10.243.23 The site and surrounding streets have adequate infrastructure to serve the proposed use consistent with the City's Master Plan.

As referenced above, due to the site constraints, the site cannot support on-site parking. However, the surrounding streets have adequate infrastructure to support the proposed use, particularly for pedestrian and bicycle usage. The City's Master Plan speaks to the need to "…encourage walkable, mixed-use development along existing commercial corridors…" and the prospect of a residential project which minimizes the need for car transportation and maximizes pedestrian and bicycle connection to nearby commercial use is very much consistent with the City's Master Plan.

10.243.24. The proposed use of off-street parking will not have significant adverse impact on abutting and surrounding properties on account of traffic.

As indicated in the attached parking demand analysis of April 17, 2023, the actual parking demand generated by the micro residential units will be less than the parking needs of eleven spaces required under the City ordinance. Given the minimal amount of parking need generated by this proposal, the availability of the Foundry Garage immediately adjacent to the site, coupled with other public surface lots and private lots, in close proximity, there will be no adverse impact on abutting properties.

10.112.143 The number of off-street parking spaces allowed by permit will be adequate and appropriate for the proposed use of the property.

The evidence presented in the parking demand analysis, coupled with the evidence presented regarding the current availability of off-street parking at public venues, and when required, private venues means that there will be adequate and appropriate off-street parking for the proposed micro units.

10.243.25 The proposed use of off-street parking will not have significant adverse impact on natural or scenic resources.

No such adverse impacts will occur.

10.243.26 The proposed use of off-street parking for micro unit residential activity will not cause or contribute to a significant decline in property values of adjacent properties.

The proposed development will contain a mix of commercial and residential uses, both of which are present in the adjacent properties. Given the minimal amount of parking demand generated by this proposal and the availability of off-street parking through municipal garage, surface parking and private parking locations, there will be no significant decline in property values of adjacent properties.

S:\01-99\238 Deer Street, LLC\2023 CUP Resubmission\2023 04 24 Criteria for CUP.docx

AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.
200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

17 April, 2023

Proposed Parking Demand
Mixed Use Site Development
138 Deer Street
Portsmouth, NH

The purpose of this calculation is to identify the proposed parking demand under the Portsmouth Ordinance and other sources generated by the mixed-use site development at 138 Deer Street. Currently the property has a one-story building with one commercial unit. The proposed plan is to remove the existing structure and construct a 3-story building with first floor commercial uses and 21 micro-units above the first floor.

In developing the expected parking demand Ambit Engineering considered the standard rates as outlined in the City of Portsmouth Zoning Ordinance under Section 10.1112.31 ***Parking Requirements for Residential Uses***. Also, this application will look at demand based on ITE industry data, as a back-up. The parking demand, based upon the number size of the dwelling units in the buildings are summarized below:

Parking Demand Portsmouth Ordinance

Unit Size	Parking Spaces Required	# of units	Parking Spaces Required
< 500 SF	0.5 per unit	21	10.5 Spaces
Visitor	0.2 per unit	21	4.2 Spaces
Total required:			***15 Spaces***

In the Downtown Overlay District, the number of required parking spaces is reduced by 4 spaces to 11 spaces. Based on the calculation there is an anticipated requirement for 11 parked vehicles with this project. U.S. Census Bureau information on means of travel for residence of Portsmouth shows that approximately 7.7 percent of Portsmouth residents travel to work via walking or biking and 1.4 percent of Portsmouth residents utilize public transit services to travel to/from work. We can assume that some of this population may not have, or need to have, a vehicle. Based on this data a reduction of 9 % in parking demand could be expected, thus reducing the actual demand to 10 vehicles.

Parking Demand ITE

In developing the expected Parking Demand Ambit Engineering considered the standard Parking Demand rates and equations published in the Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition. The land use category that best correlates with the proposed use is Affordable Housing (ITE Land Use Code 223). Please note that the ITE Rates are for peak periods of demand; the residential being 10:00 PM to 5:00 AM time period, where surrounding available parking is at its peak availability. The ITE rates vary from 0.16 per unit (off peak) to 0.53 per unit (peak) for units in a city core, with an average of 0.33 spaces per unit. The parking demand, based upon the number of dwelling units in the building is summarized below for the **Average Peak Period of Parking Demand**:

Parking Demand Summary - PROPOSED

Peak Period of Demand	
Affordable Housing (0.33 / unit)	0.33 x 21 units = 7 vehicles
Adding the Guest Demand (0.16 / unit – off peak)	0.16 x 4 spaces = 1 vehicle
Total Parking Spaces required	7 - 8 vehicles

It can be argued that guest parking is the on street metered parking or garage parking available in the downtown core area and is included in parking provided to all uses downtown.

Given the location of the project in close proximity to the downtown (via pedestrian and bicycle accommodations), transit route availability, and with the availability of ride sharing opportunities, the ITE values are more consistent with the uses proposed. We submit that the Portsmouth Ordinance requirement is too high, and we propose that the parking demand for this building in this setting is **7 – 8 spaces**.

We hereby request that the Technical Advisory Committee recommended to the Planning Board that the parking demand for a Conditional Use Permit at this location be **7 – 8 spaces.**

We look forward to providing additional information to the Planning Board to comply with the other sections of the parking requirements. Please feel free to call if you have any questions or comments.

Sincerely,

John R. Chagnon, Project Manager
Ambit Engineering, Inc.
603-430-9282

#26 Maplewood 1
#25 On Target Fitness
#31 Isles of Shoals
#30 Du Da Spa
#27 Maplewood 2
#29 Mariott Garage
#28 Coldwell
#32 Sheraton
#42 Chapel St
#40 Market Hanover
#41 McIntyre
#43 Bow St
#34 Portwalk Place
#45 Prescott Park
SITE
#39 Ladd St
#44 Memorial Bridge
#33 Hampton Inn
#37 Hanover St Garage
#24 Foundary Pl
#38 High St
#23 NH Parking Co
#35 Portwalk Garage
#22 Foundry Place Garage
#36 Worth
#46 Piscataqua Savings
#21 Lot 6 Foundry
#18 Bridge St Lot
#47 M&T
#20 361 Hanover St
#19 Tanner Ct
#48 TD 1
#49 State St
#20(a) Rock St
#50 TD 2
#17 Keefe House
#51 Citizens Bank
#16 Consolidated Comm
#14 State Farm
#6 Parrott Ave 2
#5 Parrott Ave 1
#15 82 Court St LLC
#13 The Hotel Portsmouth
#11 Davenport Hotel
#12 Baptist Church
#7 Portsmouth Library
#1 South Mill Pond
#10 Masonic Temple
#2 City Hall Upper
#3 Connors Cottage
#9 First United Methodist
#8 Portsmouth Apartments
#4 City Hall Lower

Property Boundary
City
Private
Public
500' Radius
1000' Radius

400 200 0 400 800 1,200 1,600
Feet

Portsmouth Off-Street Parking

Exhibit B
Google Earth Map of Site

STUDY OF LOTS
PORTSMOUTH, NH
SCALE: 1" = 400'
SUBMITTED: 04-25-2023

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

Exhibit C - Chart Listing Available Parking

238 Deer Street - Available Parking

Number	Lot Name	Status	Spaces	Notes
1	South Mill Pond Lot	Public	90	Overnight prohibited, some 2-hr parking
2	City Hall Upper Lot	City	***65***	No parking signage
3	Connors Cottage	Private	***26***	Tenant parking only
4	City Hall Lower Lot	Public	***100***	Partially reserved for employee parking
5	Parrott Ave 1	Public	186	72 hr limit
6	Parrott Ave 2	Private	***40***	Permit/Customer, Paid parking evenings and weekends
7	Portsmouth Public Library	City	***121***	Partial 2 hour parking, Partial overnight permitted until 7am, Partial library parking (no overnight)
10	Masonic Temple Lot	Public	61	Public, Overnight parking requires permit, call St John's Lodge 603-436-3712
15	82 Court St LLC	Private	***40***	Nighttime lease maybe available
18	Bridge St Lot	Public	62	Meter parking
20	361 Hanover St	Private	***50***	Hampshire Development/ Potential space available
20 (a)	Rock St	Public	***9***	No signage
21	Lot 6 Foundry	Private	***20***	
22	Foundry Place Garage	Public	600	8'2" Clearance
23	NH Parking Co	Private	***80***	Construction vehicles only
24	Foundary Place	Private	***32***	Overnight
27	Maplewood 2	Private	***54***	Paid Parking 24/7 (14 No overnight)
28	Coldwell Realty	Private	***49***	Paid Parking 24/7 (12 Overnight only)
29	Marriott Garage	Private	120	8'2" Clearance, Valet $20 for day, $40 overnight
32	Sheraton Parking	Private	***236***	Public and overnight parking
36	Worth Lot	Public	79	Meter parking
37	Hanover St Garage	Public	900	7'2" Clearance
38	High St	Private	***17***	Part time Tenant/Permit, part time public
39	Ladd St Lot	Public	12	Unavailable due to construction
40	Market Hanover Lot	Public	11	Meter parking
41	McIntyre Building Lot	Public	67	Meter parking, also upper lot with mixed use parking
42	Chapel St	Private	***27***	no overnight parking
43	Bow St	Private	***53***	24/7 Meter parking
44	Memorial Bridge	Public	30	Meter Parking
45	Prescott Park	Public	10	2 hour parking
46	Piscataqua Savings	Private	***16***	Part time Customer/Public, available evenings

NOTES:

1) Highlighted rows are sites with development approvals in place

2) Numbers in italics are approximate

3) Map Legend markers are as follows:

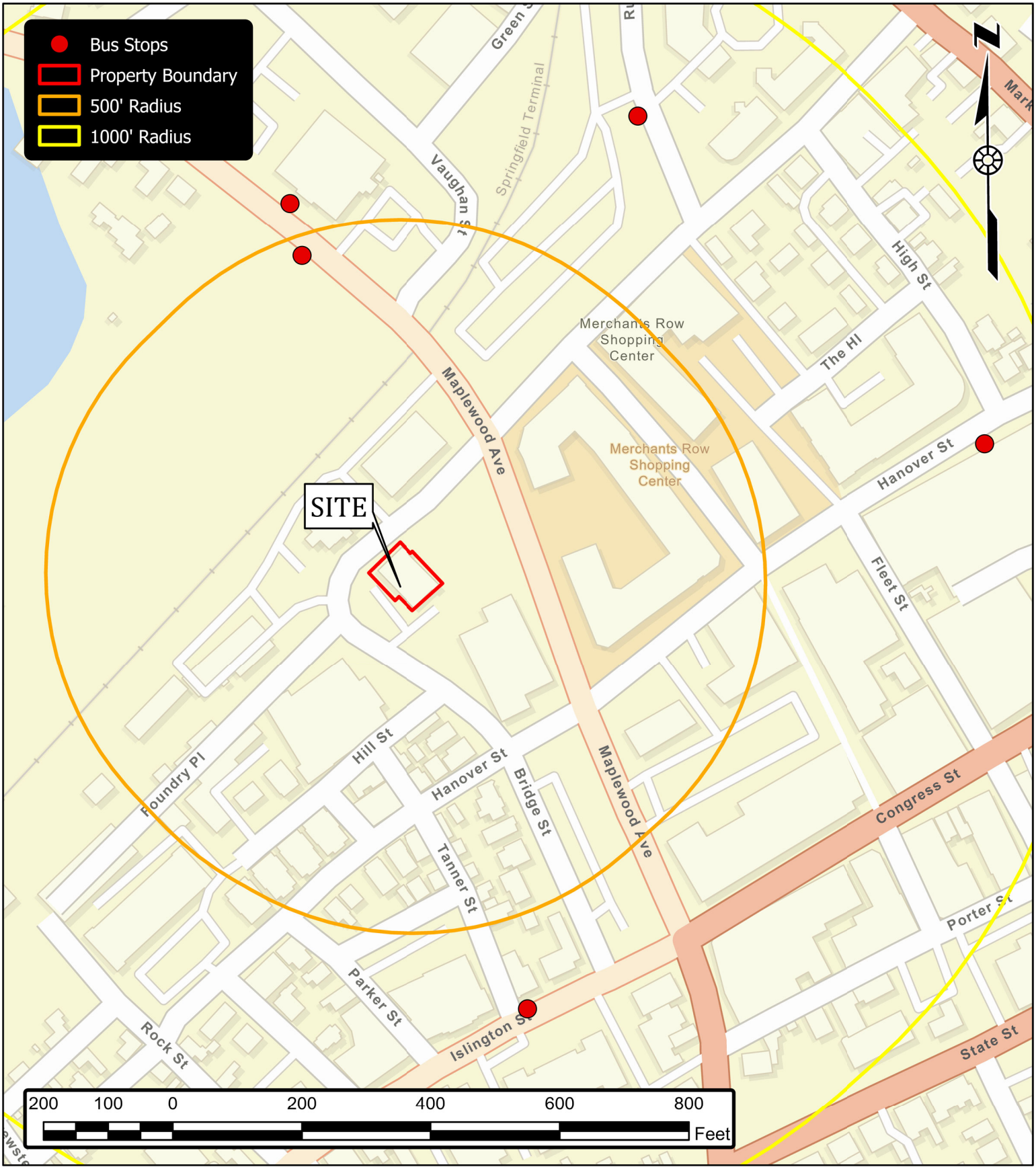
- Blue: Private Lot
- Green: Public Lot
- Yellow: City Lot

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

Exhibit D Bus Stop Map

TRANSPORTATION ALTERNATIVES
238 DEER STREET
PORTSMOUTH, NH

JOB NUMBER: 3134
SCALE: 1" = 200'
SUBMITTED: 04-25-2023

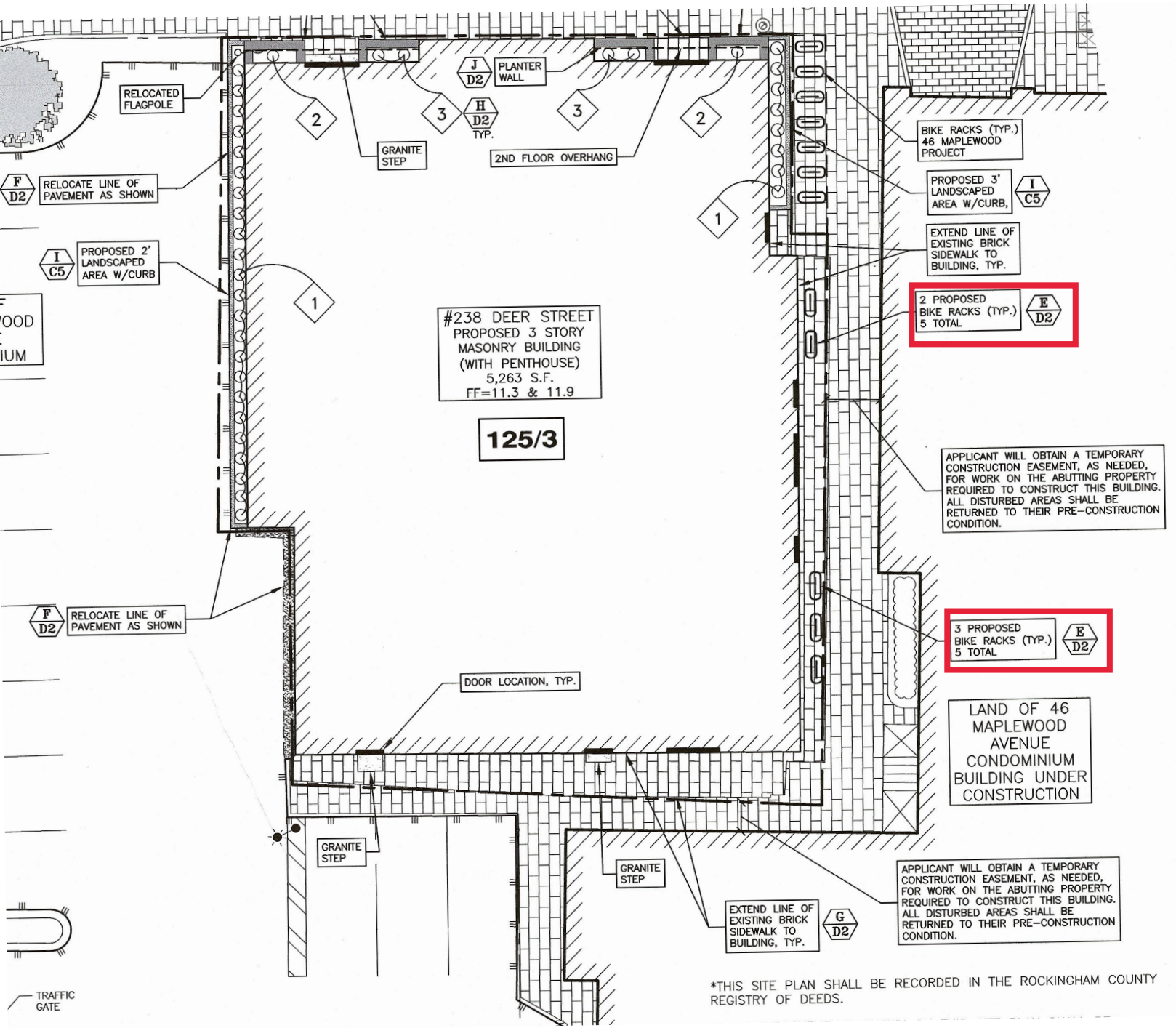


JN 2916, 238 Deer Street Parking Spot Availability Study

Lot #	Lot Name	Total # spaces	4/21/2023 16:35	4/24/2023 6:45	Notes
18	Bridge St	62	2	59	
20	Hanover St	50	47	46	
20 (a)	Rock St	9	3	9	
22	Foundry Pl Garage	600	327	487	
27	Maplewood 2	54	36	37	14 No overnight
28	Coldwell Realty	49	21	30	12 Night Only
32	Sheraton	236	159	152	
36	Worth	79	1	64	14 reserved
	TOTAL AVAILABLE	**1139**	**596**	**884**	
	TOTAL EXCLUDING DEVELOPMENT	**903**	**437**	**732**	

NOTE: Highlighted rows are sites with development approvals in place.

Exhibit E - Bike Rack Map



SETBACKS:	
FRONT (MAX.)	10 FEET (PRIMARY)
SIDE	NO REQUIREMENT
REAR	5 FEET
MAXIMUM STRUCTURE HEIGHT:	40 F
MAXIMUM STRUCTURE COVERAGE:	90%
MAXIMUM BUILDING FOOTPRINT:	15,0
MINIMUM OPEN SPACE:	10%
MINIMUM FRONT LOT LINE BUILDOUT:	50%

5) LOT AREA: 6,181 S.F., 0.1419 ACRES.

6) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SH(FIRM PANEL 33015C0259F, JANUARY 29, 2021

7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROP REPLACEMENT STRUCTURE ON MAP 125, LOT 3.

8) SOLID WASTE PICKUP SHALL BE PROVIDED BY A P WASTE HAULING COMPANY.

9) DEVELOPER SHALL PROVIDE PUBLIC ACCESS EASEM WHERE ADJACENT TO EXISTING PUBLIC ACCESS EASEM (EAST AND SOUTH SIDES).

SITE DEVELOPMENT
238 DEER STREET, LI
238 DEER STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION
	REVISIONS
4	EASEMENT NOTE
3	STEPS TO GRANITE
2	CURB, PLANTER WALL
1	NOTES 8 & 9
0	ISSUED FOR COMMENT

STATE OF NEW HAMPSHIRE - JOHN R. CHAGNON No. 7651

STATE OF NEW HAMPSHIRE No. 738

Exhibit F - Census

238 Deer Street Population Estimates for Portsmouth, NH		
	2010	2020
Total Population	20,963	21,418
Total Households	10,647	10,676
Occupants per household	1.97	2.01
Total workers	12,148	12,548
Drove Alone	82.40%	73.58%
Carpooled	3.81%	6.91%
Public Transportation	1.44%	1.12%
Walked	5.14%	5.28%
Worked from Home	5.40%	11.16%
Other	1.81%	1.94%

238 DEER STREET MIXED USE BUILDING

238 DEER STREET, LLC

238 DEER STREET
PORTSMOUTH, NEW HAMPSHIRE
PERMIT PLANS

OWNER/APPLICANT:

238 DEER STREET, LLC
238 DEER STREET
PORTSMOUTH, N.H. 03801
Tel. (978) 479–1718

ARCHITECT:

McHENRY ARCHITECTURE
4 MARKET STREET
PORTSMOUTH, N.H. 03801
TEL. (603) 430–0274

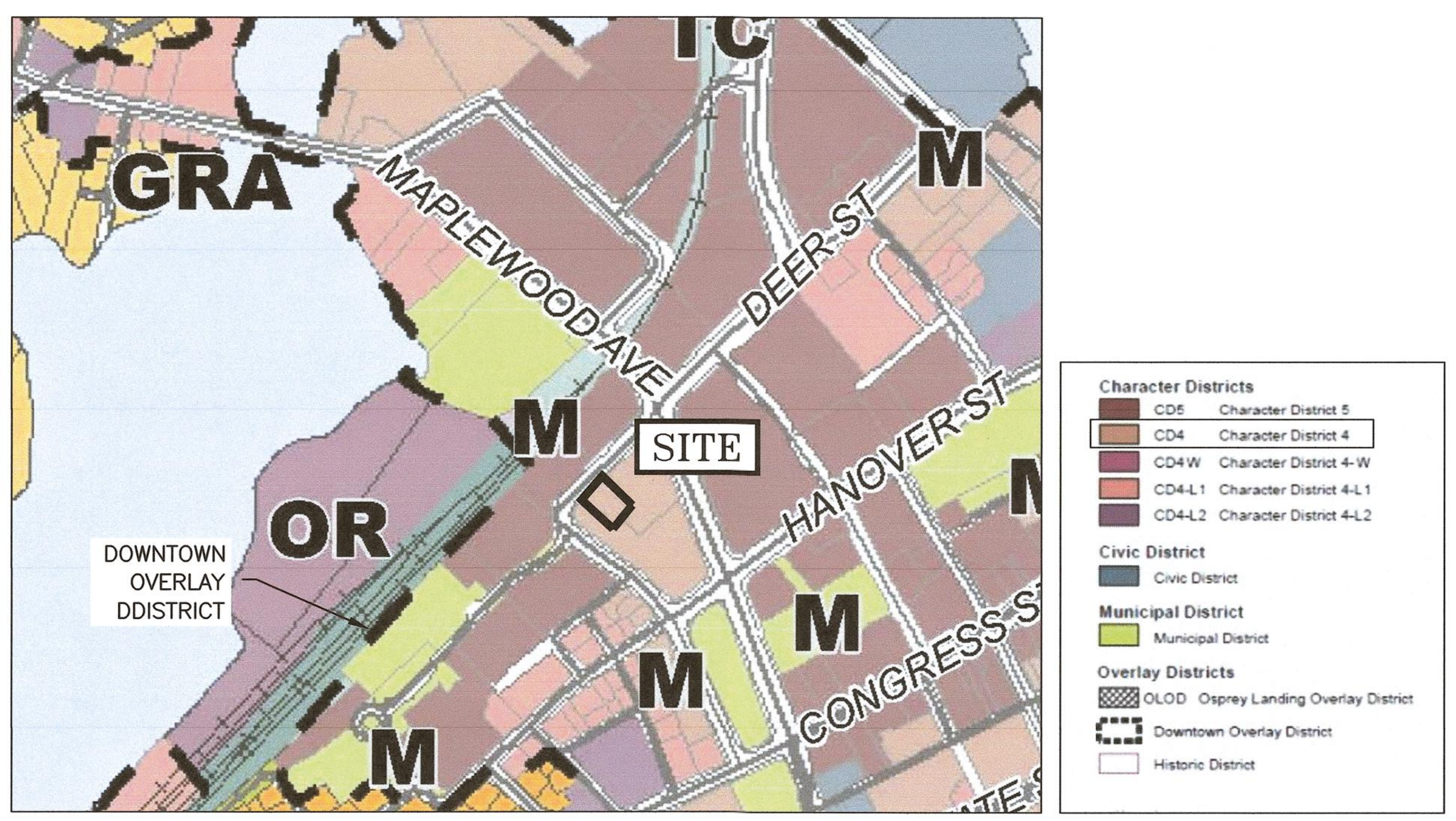
CIVIL ENGINEER & LAND SURVEYOR:

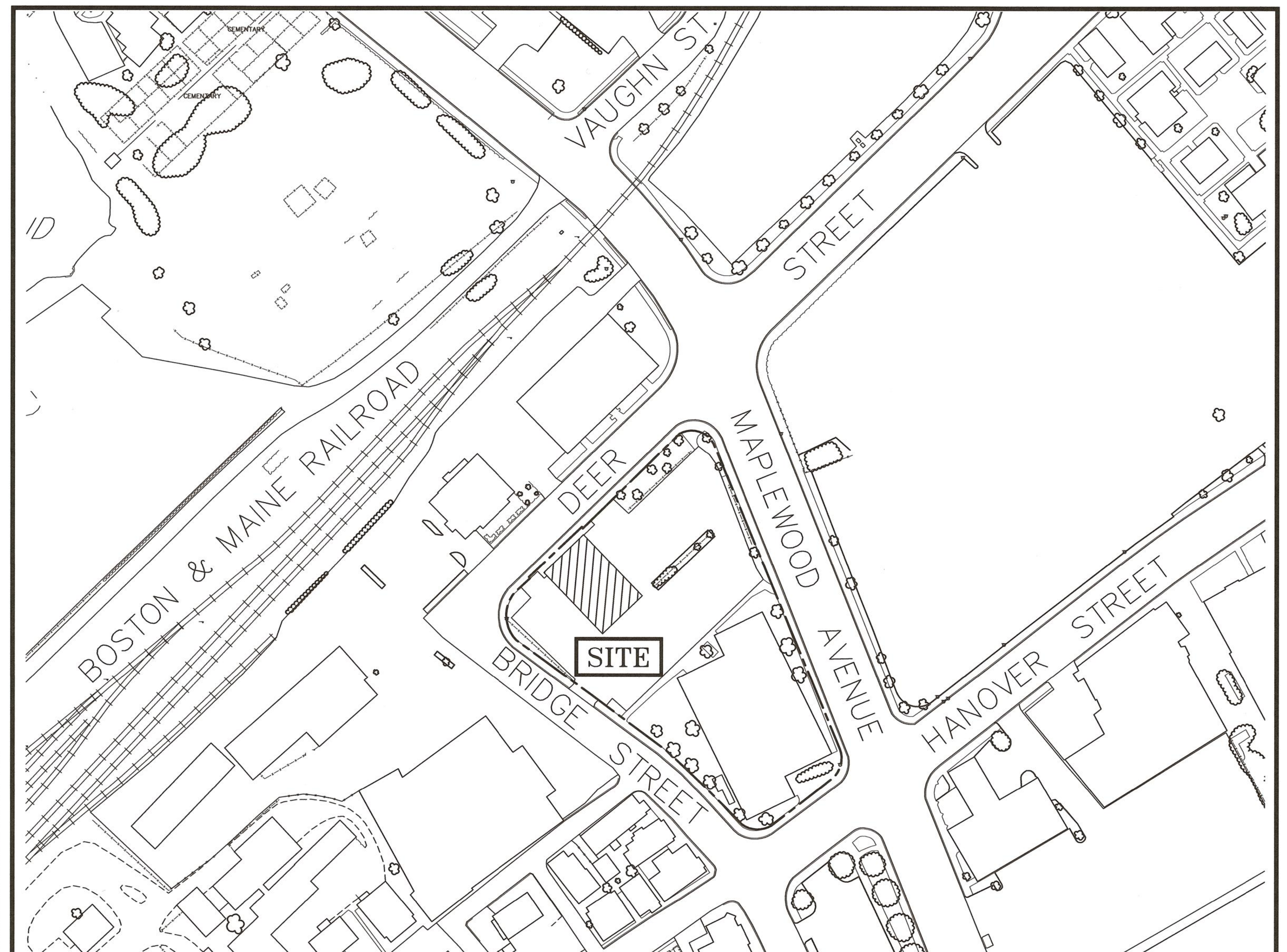
AMBIT ENGINEERING, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801
Tel. (603) 430–9282
Fax (603) 436–2315

PERMIT LIST:
PORTSMOUTH HDC: GRANTED 11/3/21
PORTSMOUTH ZONING BOARD: GRANTED 9/28/21
PORTSMOUTH SITE REVIEW: PENDING
PORTSMOUTH CONDITIONAL USE PERMIT: APPROVED 2/18/21

PLAN REFERENCES:

1. VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R–10, PORTSMOUTH, NEW HAMPSHIRE, DISPOSITION PLAN PARCEL 7. DATED OCT. 1973 BY ANDERSON–NIHOLS & CO., INC. RCRD #D–4119.
2. VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R–10, PORTSMOUTH, NEW HAMPSHIRE, DISPOSITION PLAN PARCEL 10. DATED OCT. 1973 BY ANDERSON–NIHOLS & CO., INC. RCRD #D–4125.
3. VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R–10, PORTSMOUTH, NEW HAMPSHIRE, DISPOSITION MAP. DATED NOV. 1969 BY ANDERSON–NIHOLS & CO., INC. RCRD #D–2408.
4. EASEMENT SITE PLAN, TAX MAP 125 – LOT 2, 30 MAPLEWOOD, LLC TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE (PSNH), SCALE: 1" = 20', OCTOBER 2013 BY AMBIT ENGINEERING. RCRD D–38148.
5. PROPOSED EASEMENT TO CITY OF PORTSMOUTH, SCALE: 1" = 10', 9/18/13 BY AMBIT ENGINEERING. BK 5512, PG 1046.
6. CONDOMINIUM SITE PLAN, TAX MAP 125 – LOT 2, BY AMBIT ENGINEERING. RCRD D–38936; AMENDED AT RCRD D–39005.
7. SUBDIVISION PLAN TAX MAP 125 – LOT 2, OWNER: 30 MAPLEWOOD, LLC, 30–46 MAPLEWOOD AVENUE, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, PREPARED BY AMBIT ENGINEERING, INC., SCALE 1" = 20', DATED OCTOBER 2015 REVISED 4/18/17, RCRD D–40246
8. PLAN OF LAND NO. 238 DEER ST. PORTSMOUTH, N.H., SCALE: 1IN = 10 FT., DATED MAY 1954 PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS RCRD #02164





LOCUS MAP
SCALE: 1" = 100'

LEGEND:

EXISTING	PROPOSED	
		PROPERTY LINE
		SETBACK
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
	UD	FOUNDATION DRAIN
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		UTILITY POLE
		WALL MOUNTED EXTERIOR LIGHTS
		TRANSFORMER ON CONCRETE PAD
		ELECTRIC HANDHOLD
WSO GSO	WSO GSO	SHUT OFFS (WATER/GAS)
	GV	GATE VALVE
	HYD	HYDRANT
CB	CB	CATCH BASIN
S	SMH	SEWER MANHOLE
D	DMH	DRAIN MANHOLE
T	TMH	TELEPHONE MANHOLE
14	14	PARKING SPACE COUNT
PM		PARKING METER
LSA		LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	–	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP	EP	EDGE OF PAVEMENT
EL.	EL.	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL

INDEX OF SHEETS

DWG NO.	
C1	EXISTING CONDITIONS PLAN
C3	SITE PLAN
A1	FLOOR PLANS
A2	FLOOR PLANS
A7	INTERIOR CONCEPT

UTILITY CONTACTS

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

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

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

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

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

PORTSMOUTH APPROVAL CONDITIONS NOTE:
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

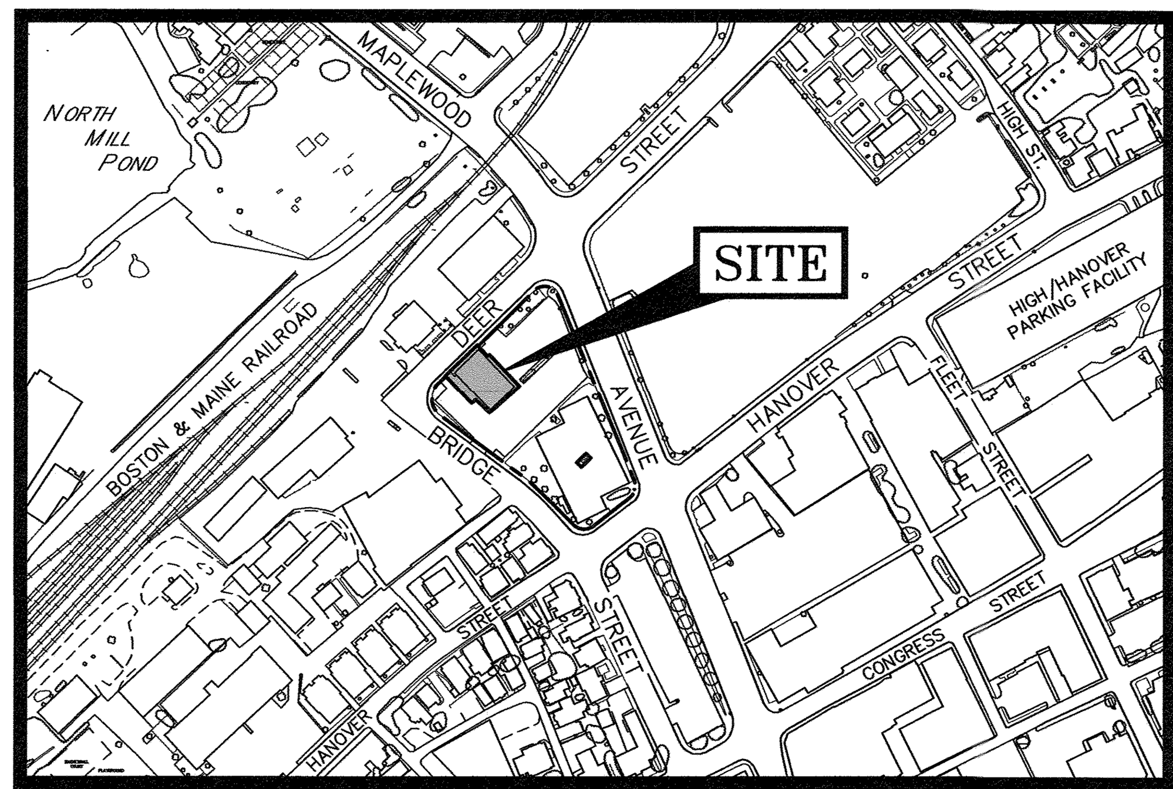
CHAIRMAN ____________________ DATE ____________

PERMIT PLANS - MIXED USE BUILDING
238 DEER STREET, LLC
238 DEER STREET
PORTSMOUTH, N.H.

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

PLAN SET SUBMITTAL DATE: 17 APRIL 2023

2916



LOCATION MAP SCALE: 1" = 300'

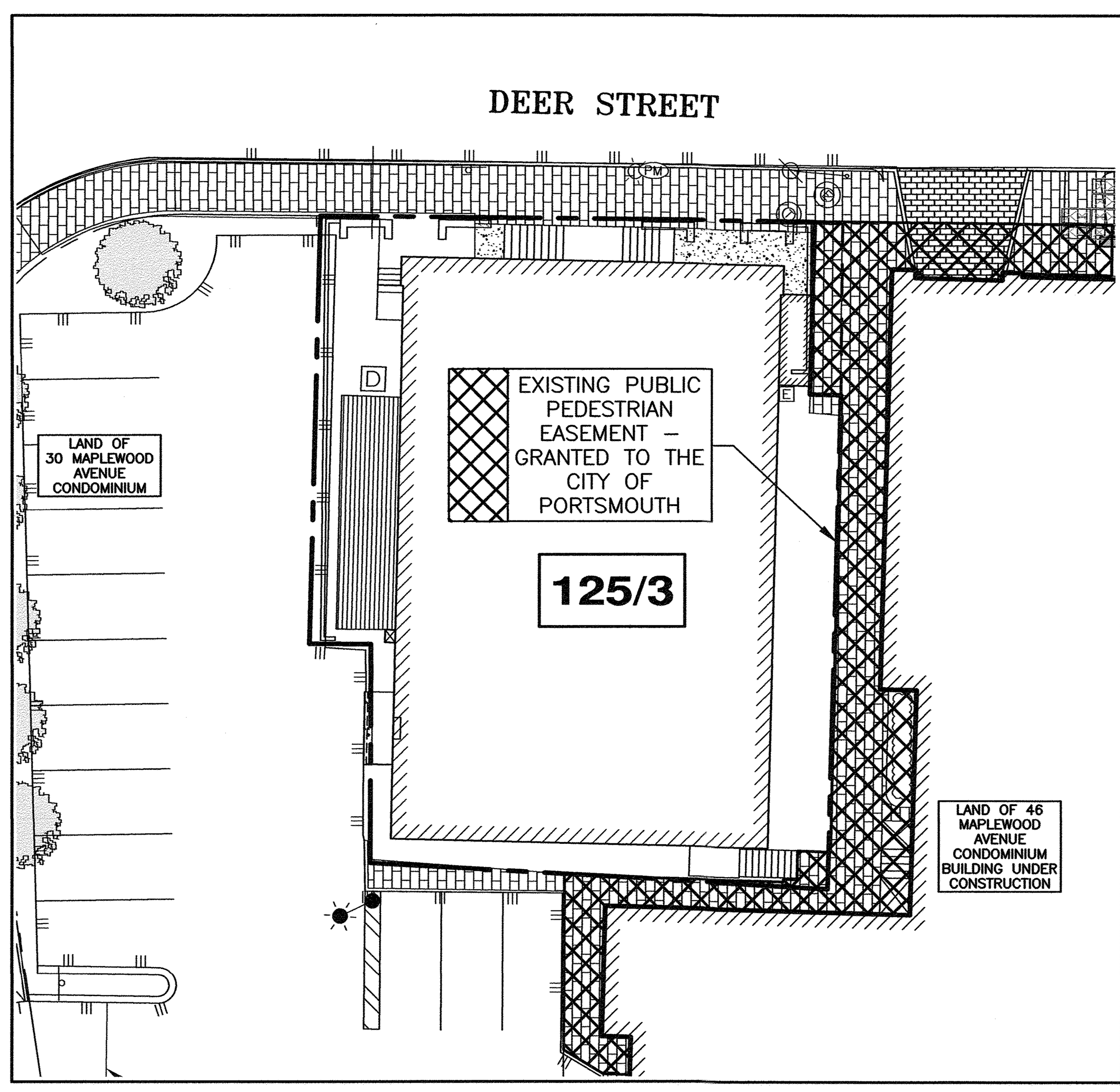
ABUTTERS ACROSS DEER STREET:

125/16
N/F JOHN GRAY REVOC. TRUST
BRADFORD A GRAY REVOC. TRUST
579 SAGAMORE AVENUE, UNIT 100
PORTSMOUTH, N.H. 03801
3895 / 0643

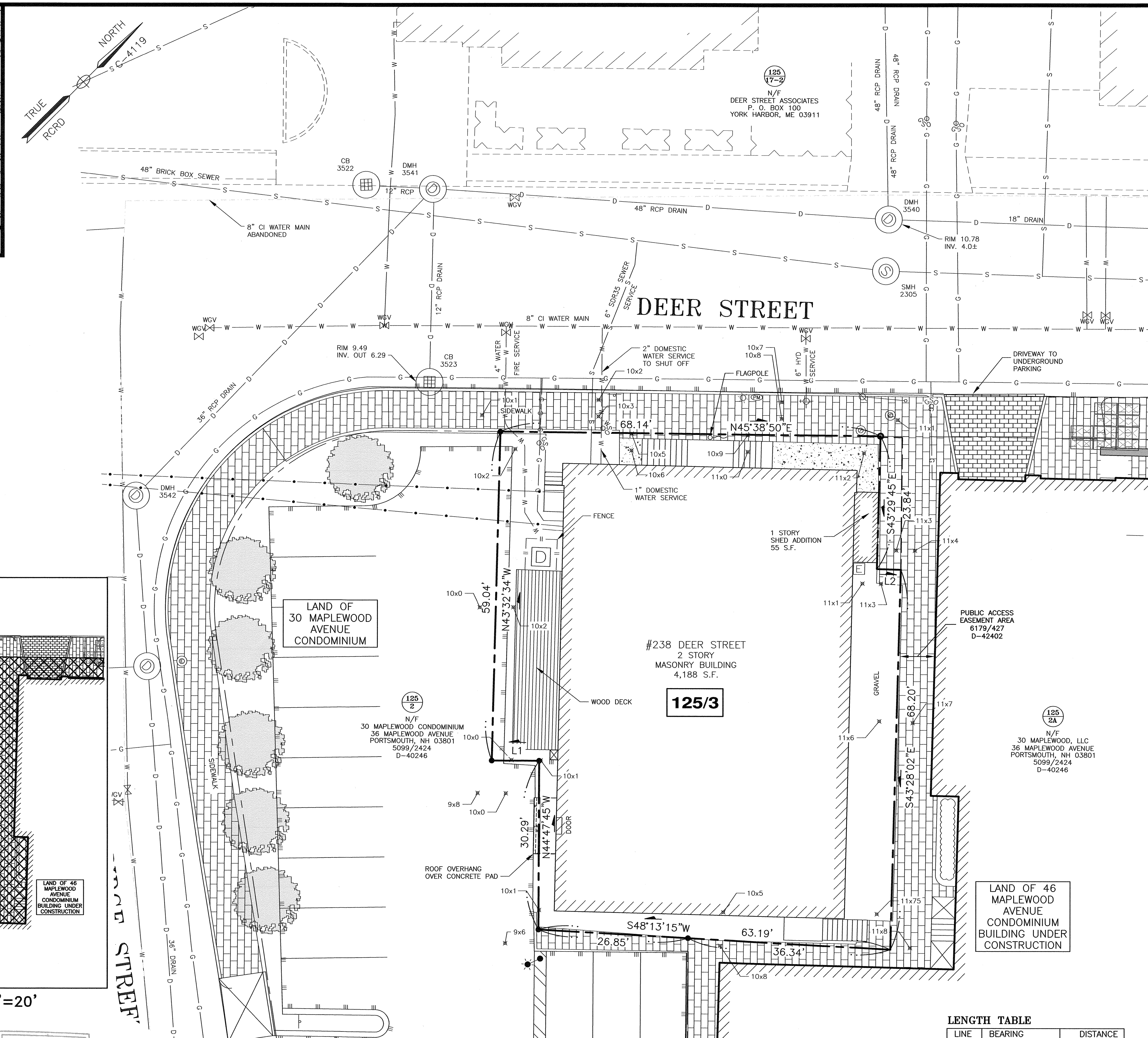
125/17
N/F FOUNDRY PLACE HOTEL OWNER LLC
157 DEER ST
PORTSMOUTH, N.H. 03801
6103 / 338

125/17-2
N/F DEER STREET ASSOCIATES
157 DEER STREET
PORTSMOUTH, N.H. 03801
5631 / 2429

125/17-3
N/F DEER STREET ASSOCIATES
157 DEER STREET
PORTSMOUTH, N.H. 03801
5631 / 2429



PUBLIC WALKWAY EASEMENT 1"=20'



LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S45°12'15"W	8.50'
L2	N46°31'15"E	4.30'

GRAPHIC SCALE

10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

JOHN R. CHAGNON, LLS 738 — DATE 5·23·22

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

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOT 3.

2) OWNER OF RECORD:
238 DEER STREET, LLC.
238 DEER STREET
PORTSMOUTH, NH 03801
5890/1712
RCRD #02164

3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4, HISTORIC DISTRICT, AND DOWNTOWN OVERLAY DISTRICT.

4) DIMENSIONAL REQUIREMENTS:
CHARACTER DISTRICT 4 (CD4):

MIN. LOT AREA:	NO REQUIREMENT
FRONTAGE:	NO REQUIREMENT
SETBACKS:	
FRONT (MAX.)	10 FEET (PRIMARY)
SIDE	NO REQUIREMENT
REAR	5 FEET
MAXIMUM STRUCTURE HEIGHT:	40 FEET
MAXIMUM STRUCTURE COVERAGE:	90%
MAXIMUM BUILDING FOOTPRINT:	15,000 S.F.
MINIMUM OPEN SPACE:	10%
MINIMUM FRONT LOT LINE BUILDOUT:	50%

5) LOT AREA: 6,181 S.F., 0.1419 ACRES.

6) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F, JANUARY 29, 2021

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS ON MAP 125, LOT 3.

8) DEER STREET UTILITY LOCATIONS TO BE CONFIRMED PRIOR TO BUILDING PERMIT ISSUANCE.

SITE DEVELOPMENT
238 DEER STREET, LLC
238 DEER STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
3	WATER SERVICE	5/23/22
2	UTILITIES	1/26/22
1	UTILITIES, NOTE 8	12/7/21
0	ISSUED FOR COMMENT	9/1/21

REVISIONS

SCALE: 1" = 10' AUGUST 2021

EXISTING CONDITIONS PLAN

C1

FB 410 PG 75 2916

ZONING DEVELOPMENT STANDARD

CD4: CHARACTER DISTRICT 4

BUILDING PLACEMENT (PRINCIPLE):

		238 DEER STREET	
	REQUIRED	EXISTING	PROPOSED
MAX. PRINCIPLE FRONT YARD:	10.0'	1'	0'
MAX. SECONDARY FRONT YARD:	N/A	N/A	N/A
MIN. SIDE YARD:	NR	0'	0'
MIN. REAR YARD:	5.0'	3.5'	3.5'
FRONT LOT LINE BUILDOUT:	50% MIN.	78%	92%

BUILDING TYPES:

ALLOWED BUILDING TYPES: ROWHOUSE, APARTMENT, LIVE/WORK, SMALL/LARGE COMMERCIAL
PROHIBITED: HOUSE & DUPLEX

ALLOWED FACADE TYPE: STOOP, STEP, SHOPFRONT, OFFICEFRONT, RECESSED–ENTRY
PROHIBITED: PORCH & FORECOURT

BUILDING FORM:

	REQUIRED	EXISTING	PROPOSED
MAX STRUCTURE HEIGHT:	40.0' + 2.0' PENTHOUSE	23' +/–	42'
STRUCTURE HEIGHT (IN STORIES):	3	1	3 + PENTHOUSE
PENTHOUSE AREA:	50% MAX. OF STORY BELOW	N/A	3,206 S.F.–60% 1,907 S.F.–35.6%
PENTHOUSE SETBACK:	15.0'	N/A	8.0'
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 INCHES	6'	1'
MIN. GROUND STORY HEIGHT:	12.0'	14.0'	12.0'
MIN. SECOND STORY HEIGHT:	10.0'	N/A	10.5'
FACADE GLAZING (OTHER):	20% MIN. TO 50% MAX.	N/A	42%

ROOF TYPE ALLOWED: FLAT, GABLE, HIP, GAMBREL, MANSARD

LOT OCCUPATION:

	REQUIRED	EXISTING	PROPOSED
MAX BUILDING BLOCK:	200'	53'	63'
MAX FACADE MOD. LENGTH:	80'	53'	21'
MIN. ENTRANCE SPACING:	50'	N/A	N/A
MAX BUILDING COVERAGE:	90%	74%	85%
MAX BUILDING FOOTPRINT:	15,000 SF	4,243 S.F.	5,263 S.F.
GROSS BUILDING:		8,346 S.F.	19,190 S.F.
MIN. LOT AREA:	NR	6,181 S.F.	6,181 S.F.
MIN. LOT AREA/DWELLING (LOT AREA/# OF UNITS):	NR	N/A	N/A
MIN. OPEN SPACE :	10%	9.67%	2.7%

IMPERVIOUS SURFACE AREAS

(TO PROPERTY LINE)

STRUCTURE	PRE–CONSTRUCTION IMPERVIOUS (S.F.)	POST–CONSTRUCTION IMPERVIOUS (S.F.)
BUILDING	4,243	5,263
DECKS	264	0
STAIRS/STEPS	194	16
CONCRETE	137	0
PAVEMENT	458	83
BRICK WALKWAY	104	574
GRAVEL	531	0
CURB/PLANTER WALL	0	82
TOTAL	5931	6018
LOT SIZE	6,181	6,181
% LOT COVERAGE	96.0%	97.4%

LANDSCAPE SCHEDULE

No.	ITEM	SIZE	QTY
1	PURPLE LOVEGRASS ERGAROSTIS SPECTABILIS	2 GAL.	31
2	PINK SPIRES CRABAPPLE MALUS "PINK SPIRES"	1½" CAL.	2
3	EVER–LOW YEW TAXUS MEDIA "EVER–LOW"	18"–24" SPD.	4

PLANNING BOARD CUP APPROVAL CONDITIONS:

1) A minimum of 7 off–street parking spaces shall be provided via a long–term lease, shared parking agreement or option to enter into a long–term lease or share parking agreement with a property owner in the vicinity of the project. The lease, shared parking agreement or option for the off–site parking spaces shall be reviewed annually with the property owner and Planning Director and shall be renewed as needed for a period of up to 5 years from the issuance of the final certificate of occupancy for the property.

2) Revise the draft lease agreement related to the tenants' obligation to secure off–site parking if the tenant owns a car by removing paragraph 2 of the draft lease agreement presented by the applicant. The final lease agreement shall be reviewed and approved by the Planning Director and City Attorney.

BOARD OF ADJUSTMENT APPROVAL CONDITIONS:

1) Penthouse–level units shall not exceed 500 square feet.

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801–7114
Tel (603) 430–9282
Fax (603) 436–2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOT 3.

2) OWNER OF RECORD:
238 DEER STREET, LLC.
238 DEER STREET
PORTSMOUTH, NH 03801
5890/1712
RCRD #02164

3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4, HISTORIC DISTRICT, AND DOWNTOWN OVERLAY DISTRICT.

4) DIMENSIONAL REQUIREMENTS:
CHARACTER DISTRICT 4 (CD4):

MIN. LOT AREA:	NO REQUIREMENT
FRONTAGE:	NO REQUIREMENT
SETBACKS:	
FRONT (MAX.)	10 FEET (PRIMARY)
SIDE	NO REQUIREMENT
REAR	5 FEET
MAXIMUM STRUCTURE HEIGHT:	40 FEET
MAXIMUM STRUCTURE COVERAGE:	90%
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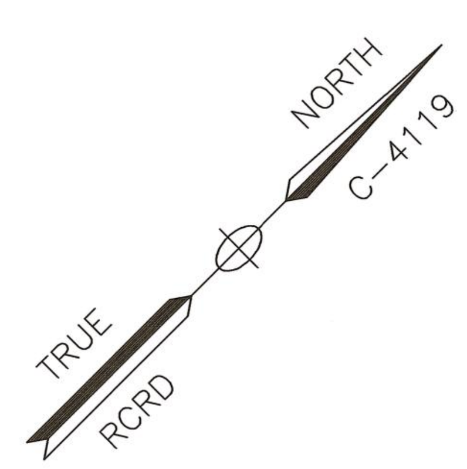
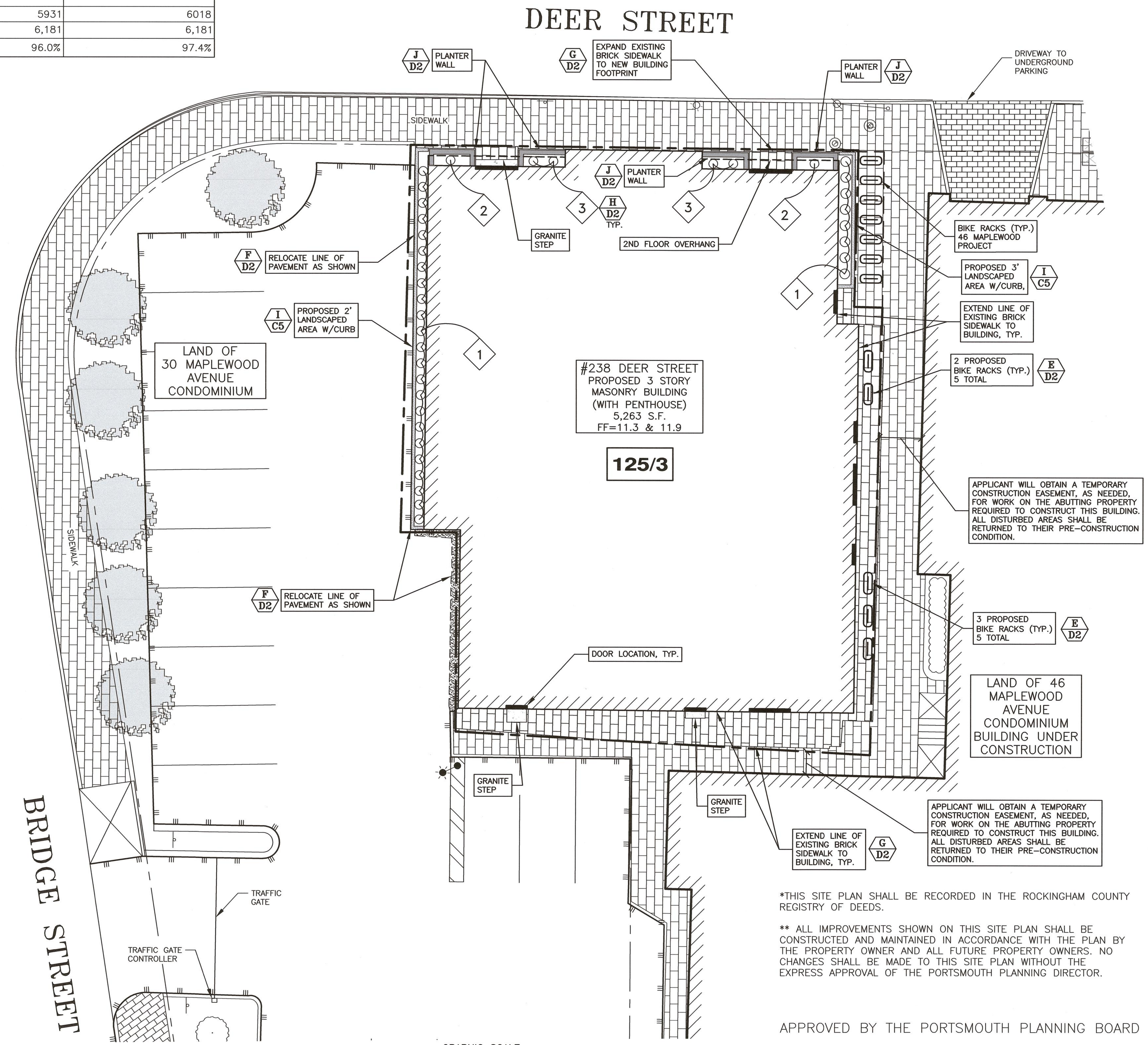
7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED REPLACEMENT STRUCTURE ON MAP 125, LOT 3.

8) SOLID WASTE PICKUP SHALL BE PROVIDED BY A PRIVATE WASTE HAULING COMPANY.

9) DEVELOPER SHALL PROVIDE PUBLIC ACCESS EASEMENTS WHERE ADJACENT TO EXISTING PUBLIC ACCESS EASEMENTS (EAST AND SOUTH SIDES).





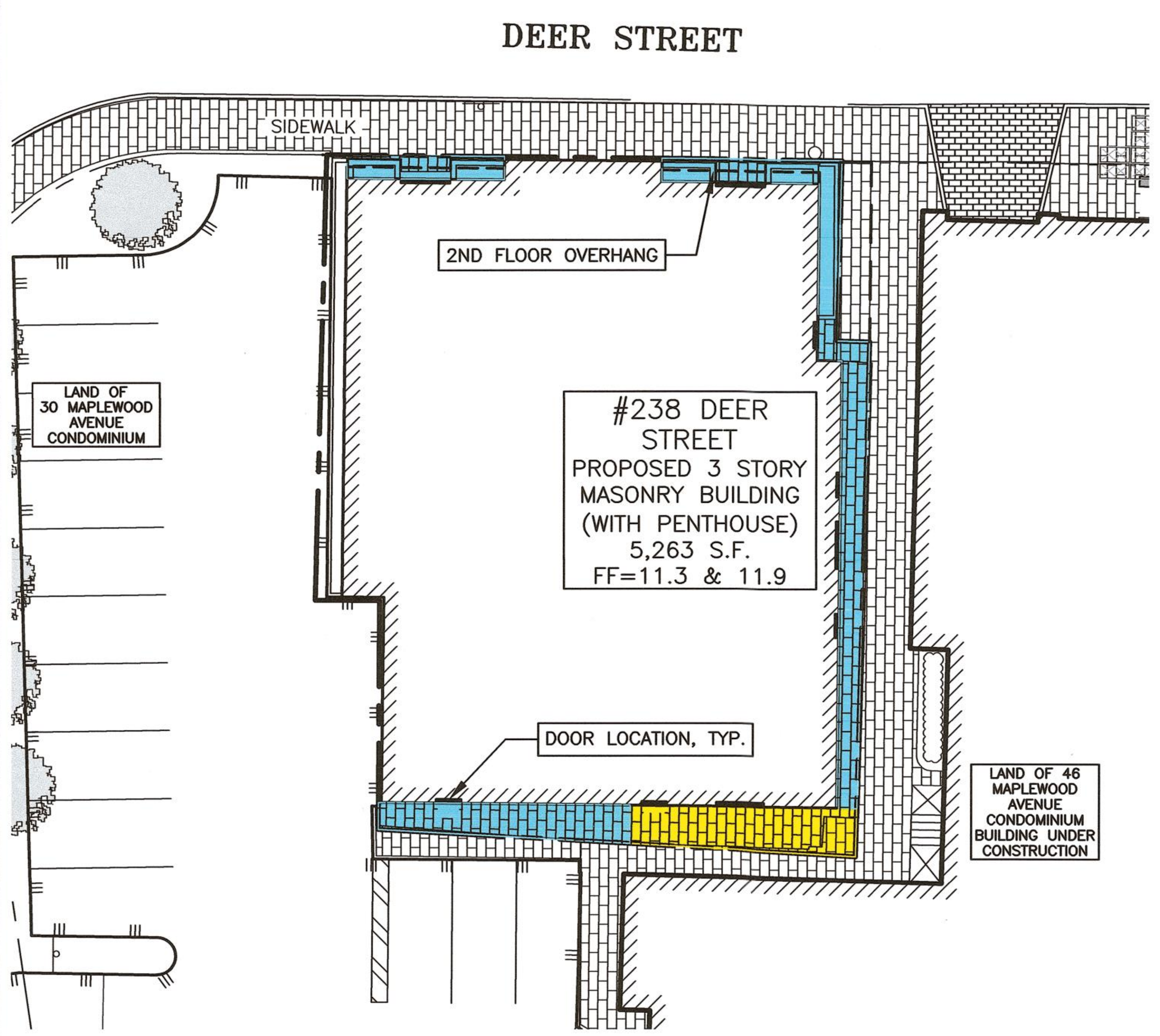
*THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

** 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.

GRAPHIC SCALE
10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE



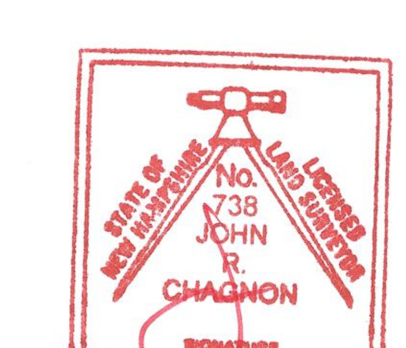
OPEN SPACE EXHIBIT 1"=20'

MEETS ORDINANCE CRITERIA	(yellow)	171 S.F. (2.8%)
MEETS ORDINANCE INTENT	(blue)	540 S.F. (8.7%)
TOTAL		711 S.F. (11.5%)

SITE DEVELOPMENT
238 DEER STREET, LLC
238 DEER STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
5	FLAGPOLE REMOVED	7/29/22
4	EASEMENT NOTE	2/23/22
3	STEPS TO GRANITE	12/7/21
2	CURB, PLANTER WALL	11/18/21
1	NOTES 8 & 9	11/2/21
0	ISSUED FOR COMMENT	9/1/21

REVISIONS

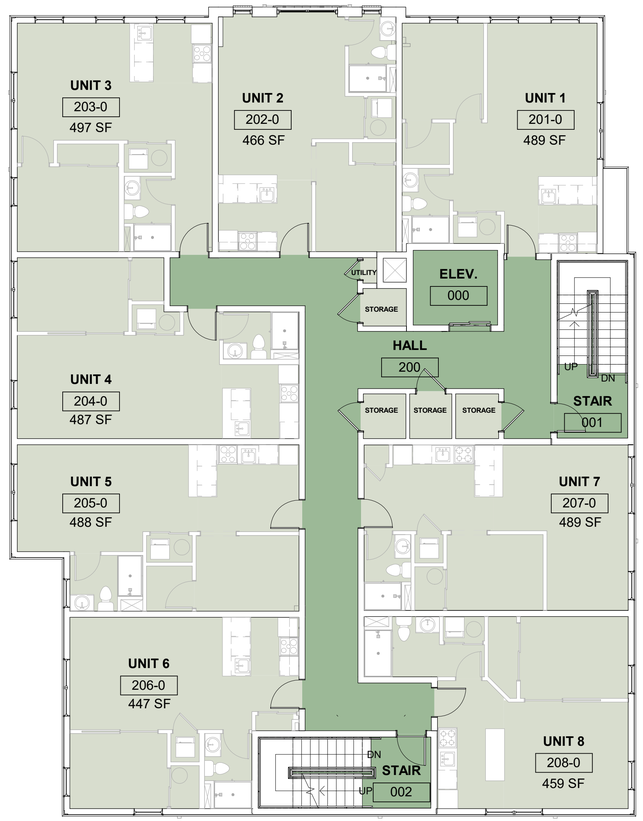


SCALE: 1" = 10'   AUGUST 2021

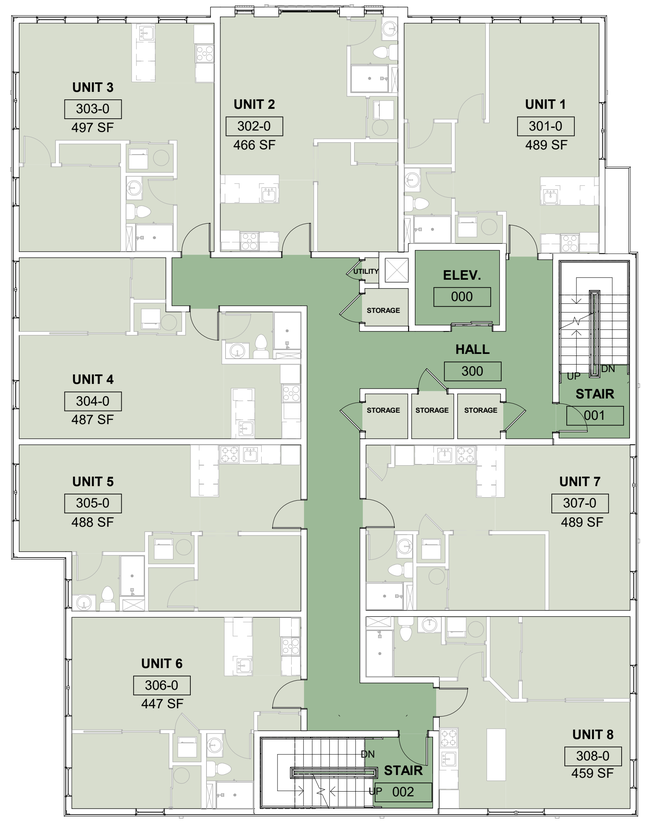
SITE PLAN   C3

FB 410 PG 75   2916

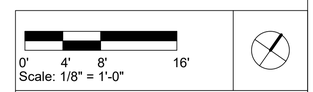
1 FIRST FLOOR
1/8" = 1'-0"



2 SECOND FLOOR
1/8" = 1'-0"



3 THIRD FLOOR
1/8" = 1'-0"



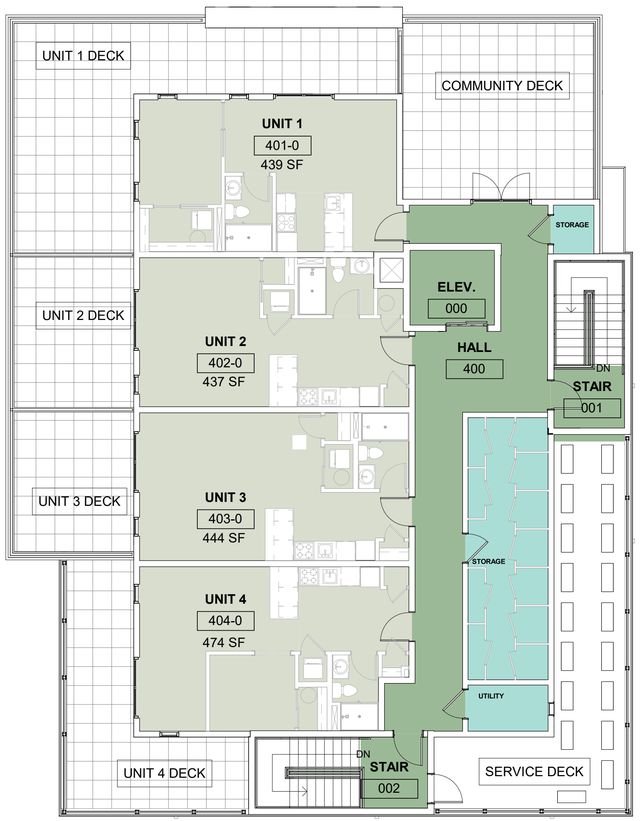
DEER ST. MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

OVERALL FLOOR PLANS

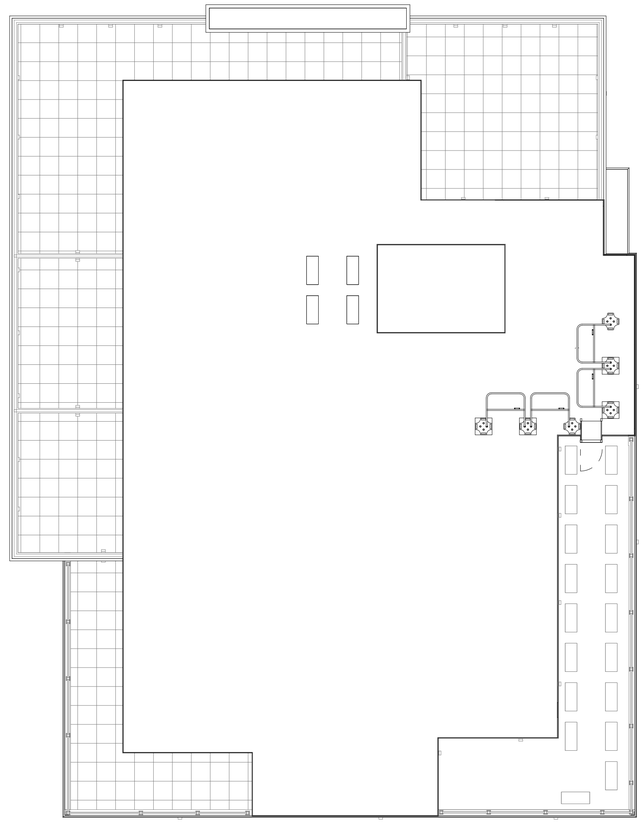
McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A1

04/18/2023
Scale: 1/8" = 1'-0"
Drawn By: RD / MG



1 FOURTH FLOOR
1/8" = 1'-0"



2 ROOF PLAN
1/8" = 1'-0"

0' 4' 8' 16'
Scale: 1/8" = 1'-0"

DEER ST. MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

OVERALL FLOOR PLANS

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A2

04/18/2023
Scale: 1/8" = 1'-0"
Drawn By: RD / MG

1 NORTH ELEVATION (DEER STREET)
1/8" = 1'-0"

2 WEST ELEVATION (BRIDGE STREET)
1/8" = 1'-0"

3 SOUTH ELEVATION (REAR)
1/8" = 1'-0"

4 EAST ELEVATION (PUBLIC WALKWAY)
1/8" = 1'-0"

0' 4' 8' 16'
Scale: 1/8" = 1'-0"

DEER ST. MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

ELEVATIONS

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A3

04/18/2023
Scale: 1/8" = 1'-0"
Drawn By: RD / MG

DEER ST. MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

RENDERINGS

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A4

04/18/2023
Scale:
Drawn By: RD / MG

EXAMPLE EFFICIENCY UNIT FLOOR PLAN - 400SF

EXAMPLE EFFICIENCY UNIT

EXAMPLE EFFICIENCY UNIT

EXAMPLE EFFICIENCY UNIT

OWNER CONCEPT PRECEDENT:
EXAMPLE EFFICIENCY UNIT

DEER ST. MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

INTERIOR CONCEPT / OWNER INSPIRATION

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A7

10/18/2021
McHA: SM/RD/MG
NOT TO SCALE

cpmanagement

Property Management
Trusted. Seasoned. Leaders.

To: **Portsmouth Planning Board**

From: **Michael Street, Property Manager**

Nobles Island Condominium Association

Date: **April 21, 2023**

Re: **Conservation Commission Approval**

To Whom It May Concern:

Based on feedback from the Conservation Commission at the Conservation Commission Meeting on April 12, 2023 Nobles Island Condo Association plans to take the following measures:

1) Remove all rodent bait stations around the foundations.
2) Add gravel beds to the edge of the parking lot in two areas where water flows off the parking lot.
3) Stop watering small lawn behind Building B.
4) Plant native shrubs behind Building B between the rip rap ledge and the decks.

Nobles Island Condominium Association

500 Market Street
Portsmouth, NH 03801

To: Portsmouth Planning Board

From: David Porter, President of the Board of Directors
Nobles Island Condominium Association

Date: March 16, 2023

Re: Authorization of Representative

To Whom it May Concern,

Please accept this document as authorization by the Nobles Island Condominium Association Board of Directors that Michael Street, of CP Management LLC. will represent us in our current applications for Wetland Conditional Use Permit now before the Conservation Commission and Portsmouth Planning Board and related to our application to replace the exterior decks.

Thank you in advance for your considerations.

Respectfully,
Nobles Island Condominium Association, by

David Porter, President of the Board of Directors

Noble's Island Condominiums Deck Replacement Existing Application LU-20-236

TO: Portsmouth Planning Department

FROM: Leonard Lord

COPY: Michael Street

DATE: April 27, 2021

Tighe & Bond, representing Noble Island Condominiums, is pleased to present the following information for review and approval by the conservation commission and planning board. Noble's Island Condominiums is proposing to replace its degraded cantilevered ground floor decks with new decks within the same footprint and with no expansion of use.

Project Description

The proposed project is located on Noble's Island at 500 Market Street in a highly developed area near the Portsmouth working waterfront. The project area has a long history of residential and commercial use, but was redeveloped for the current uses in the early 1980's. The Noble's Island Condominiums consist of three buildings that sit above the Piscataqua River. Four additional commercial buildings with parking lots are also located on the parcel. The intensive development has resulted in nearly 83% impervious surfaces and an extensively armored riprap perimeter. A wetland impact permit was obtained for the site in 1997 to restabilize the riprap and reduce the slope from 1:1 to 1.25:1 (NHDES #1997-00089).

The proposed project is needed to address the safety of the residents of the Noble's Island Condominiums. Each building includes 12-foot wide decks off the ground floor that extend toward the Piscataqua River. The decks are currently cantilevered and supported by rusting steel beams. The proposed deck replacements will be confined to the same footprint as the existing decks but, unlike the existing design, will incorporate concrete piers as supports.

Inland Wetlands

There are no inland wetlands on the parcel.

Impacted Jurisdictional Areas

Replacement of the decks will involve 27+/- square feet (sf) of permanent impacts at grade and within the existing deck footprint for the concrete piers. Temporary impacts associated with excavation and placement of the piers are estimated to result in up to 1,240 sf of soil disturbance. All work will be completed within the 100-foot tidal buffer zone, with no direct wetland impacts.

Distance to the Wetland

At the closest point, the deck repairs will be approximately five feet horizontally of the Highest Observable Tide Line (Building A) but will also be four feet above it vertically. Proper erosion and sediment controls will be in place (silt socks) and no work will be completed past the upper edge of the riprap slope. See attached figures.

Total Buffer Area on the Lot

Total buffer area on the lot is approximately 70,000 square feet.

Project Representatives

Agent/Wetland Scientists

Leonard Lord, Tighe & Bond, LLord@TigheBond.com,
Jeremy Degler, Tighe & Bond, JDegler@TigheBond.com
177 Corporate Avenue, Portsmouth, NH 03801.

Owner

Noble's Island Condominium Association, David Porter, President
c/o Michael Street, CP Management, MichaelS@CPManagement.com
11 Court Street, Exeter, NH 03833

Project Plans

Plans meeting the requirements Section 10.1017.20 of the Portsmouth Zoning Ordinance are attached in the NHDES permit application.

Functional Assessment

A functional assessment was not required as part of NHDES permitting, so a separate assessment is attached to this memo.

ASSESSMENT FOR PORTSMOUTH CONDITIONAL USE APPLICATION

WETLANDS FUNCTIONAL ASSESSMENT WORKSHEET

Water Division/Land Resource Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A / Env-Wt 311.03(b)(10); Env-Wt 311.10

APPLICANT LAST NAME, FIRST NAME, M.I.: Noble's Island Condominiums

As required by Env-Wt 311.03(b)(10), an application for a standard permit for minor and major projects must include a functional assessment of all wetlands on the project site as specified in Env-Wt 311.10. This worksheet will help you compile data for the functional assessment needed to meet federal (US Army Corps of Engineers (USACE); if applicable) and NHDES requirements. Additional requirements are needed for projects in tidal area; please refer to the Coastal Area Worksheet (NHDES-W-06-079) for more information.

Both a desktop review and a field examination are needed to accurately determine surrounding land use, hydrology, hydroperiod, hydric soils, vegetation, structural complexity of wetland classes, hydrologic connections between wetlands or stream systems or wetland complex, position in the landscape, and physical characteristics of wetlands and associated surface waters. The results of the evaluation are to be used to select the location of the proposed project having the least impact to wetland functions and values (Env-Wt 311.10). This worksheet can be used in conjunction with the Avoidance and Minimization Written Narrative (NHDES-W-06-089) and the Avoidance and Minimization Checklist (NHDES-W-06-050) to address Env-Wt 313.03 (Avoidance and Minimization). If more than one wetland/ stream resource is identified, multiple worksheets can be attached to the application. All wetland, vernal pools, and stream identification (ID) numbers are to be displayed and located on the wetlands delineation of the subject property.

SECTION 1 - LOCATION (USACE HIGHWAY METHODOLOGY)	
ADJACENT LAND USE: Condominiums with lawns and parking lots	
CONTIGUOUS UNDEVELOPED BUFFER ZONE PRESENT? ☐ Yes ☒ No	
DISTANCE TO NEAREST ROADWAY OR OTHER DEVELOPMENT (in feet): <10 ft	
SECTION 2 - DELINEATION (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)	
CERTIFIED WETLAND SCIENTIST (if in a non-tidal area) or QUALIFIED COASTAL PROFESSIONAL (if in a tidal area) who prepared this assessment: Leonard Lord, PhD, CWS	
DATE(S) OF SITE VISIT(S): March 15, 2021	DELINEATION PER ENV-WT 406 COMPLETED? ☒ Yes ☐ No
CONFIRM THAT THE EVALUATION IS BASED ON: ☒ Office and ☒ Field examination.	
METHOD USED FOR FUNCTIONAL ASSESSMENT (check one and fill in blank if "other"): ☒ USACE Highway Methodology. ☒ Other scientifically supported method (enter name/ title): NH Method, 2015("NHM" for Ecological Integrity Eval)	

SECTION 3 - WETLAND RESOURCE SUMMARY (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)	
WETLAND ID:	LOCATION: (LAT/ LONG) /
WETLAND AREA: N/A	DOMINANT WETLAND SYSTEMS PRESENT: Mudflats
HOW MANY TRIBUTARIES CONTRIBUTE TO THE WETLAND? 0	COWARDIN CLASS: E2US3N
IS THE WETLAND A SEPARATE HYDRAULIC SYSTEM? ☐ Yes ☒ No if not, where does the wetland lie in the drainage basin?	IS THE WETLAND PART OF: ☐ A wildlife corridor or ☐ A habitat island?
	IS THE WETLAND HUMAN-MADE? ☐ Yes ☒ No
IS THE WETLAND IN A 100-YEAR FLOODPLAIN? ☒ Yes ☐ No	ARE VERNAL POOLS PRESENT? ☐ Yes ☒ No (If yes, complete the Vernal Pool Table)
ARE ANY WETLANDS PART OF A STREAM OR OPEN-WATER SYSTEM? ☒ Yes ☐ No	ARE ANY PUBLIC OR PRIVATE WELLS DOWNSTREAM/ DOWNGRADIENT? ☐ Yes ☒ No
PROPOSED WETLAND IMPACT TYPE: Buffer only	PROPOSED WETLAND IMPACT AREA: N/A

SECTION 4 - WETLANDS FUNCTIONS AND VALUES (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)

The following table can be used to compile data on wetlands functions and values. The reference numbers indicated in the "Functions/ Values" column refer to the following functions and values:

1. Ecological Integrity (from RSA 482-A:2, XI)
2. Educational Potential (from USACE Highway Methodology: Educational/Scientific Value)
3. Fish & Aquatic Life Habitat (from USACE Highway Methodology: Fish & Shellfish Habitat)
4. Flood Storage (from USACE Highway Methodology: Floodflow Alteration)
5. Groundwater Recharge (from USACE Highway Methodology: Groundwater Recharge/Discharge)
6. Noteworthiness (from USACE Highway Methodology: Threatened or Endangered Species Habitat)
7. Nutrient Trapping/Retention & Transformation (from USACE Highway Methodology: Nutrient Removal)
8. Production Export (Nutrient) (from USACE Highway Methodology)
9. Scenic Quality (from USACE Highway Methodology: Visual Quality/Aesthetics)
10. Sediment Trapping (from USACE Highway Methodology: Sediment /Toxicant Retention)
11. Shoreline Anchoring (from USACE Highway Methodology: Sediment/Shoreline Stabilization)
12. Uniqueness/Heritage (from USACE Highway Methodology)
13. Wetland-based Recreation (from USACE Highway Methodology: Recreation)
14. Wetland-dependent Wildlife Habitat (from USACE Highway Methodology: Wildlife Habitat)

First, determine if a wetland is suitable for a particular function and value ("Suitability" column) and indicate the rationale behind your determination ("Rationale" column). Please use the rationale reference numbers listed in Appendix A of USACE *The Highway Methodology Workbook Supplement*. Second, indicate which functions and values are principal ("Principal Function/value?" column). As described in *The Highway Methodology Workbook Supplement*, "functions and values can be principal if they are an important physical component of a wetland ecosystem (function only) and/or are considered of special value to society, from a local, regional, and/or national perspective". "Important Notes" are to include characteristics the evaluator used to determine the principal function and value of the wetland.

FUNCTIONS/ VALUES	SUITABILITY (Y/N)	RATIONALE (Reference #)	PRINCIPAL FUNCTION/VALUE? (Y/N)	IMPORTANT NOTES
1	☒ Yes ☐ No	Ecological Integrity (from NHM): 3,4,5,6	☐ Yes ☒ No	Highly developed buffer, filling, impaired water quality
2	☐ Yes ☒ No	Education Potential: N/A	☐ Yes ☒ No	No access
3	☒ Yes ☐ No	Fish & Aquatic Life: 1, 4	☐ Yes ☒ No	Mudflat supports fish, shellfish, waterfowl. Impaired water quality and no shellfish harvesting
4	☐ Yes ☒ No	Flood Storage: N/A	☐ Yes ☒ No	
5	☐ Yes ☒ No	Groundwater Recharge (only): N/A	☐ Yes ☒ No	
6	☐ Yes ☒ No	Noteworthiness (RTE):	☐ Yes ☒ No	No rare species per NHB DataCheck
7	☐ Yes ☒ No	Nutrient Trapping/Retention: N/A	☐ Yes ☒ No	
8	☒ Yes ☐ No	Production Export: 1,4,5,6,10	☐ Yes ☒ No	Export of nutirents as food and in sediments but low ecological integrity
9	☒ Yes ☐ No	Scenic Quality:2,6,8,	☐ Yes ☒ No	Scenic vistas surrounded by highly developed areas.
10	☐ Yes ☒ No	Sediment Trapping: N/A	☐ Yes ☒ No	
11	☐ Yes ☒ No	Shoreline Anchoring: N/A	☐ Yes ☒ No	Riprap at project site
12	☒ Yes ☐ No	Uniqueness/Heritage: 1,314,17,19,22, 27	☐ Yes ☒ No	Contributes to the character of the area. Scienic views in urban setting. Low ecological integrity.
13	☒ Yes ☐ No	Wetland Based Recreation: 2,5,7,8,9,10,	☐ Yes ☒ No	Provides boating and fishing opportunities. Somewhat offset by low ecological integrity.
14	☒ Yes ☐ No	Water Dependent Wildlife: 8,12,18,21,	☐ Yes ☒ No	Mudflats are important for wildlife habitat. Somewhat offset by low ecological integrity

Wetlands were delineated by Tighe & Bond Environmental Scientist Leonard Lord, PhD, NHCWS #14, on March 15, 2021. Criteria for wetland determinations were based on those outlined in the *Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1* (January 1987), and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region* (January 2012). Determination of the Highest Observable Tide Line (HOTL) was made in accordance with Env-Wt 622.23 of the NH Wetlands Bureau rules.

STATE OF NEW HAMPSHIRE
LEONARD A. LORD
No. 14
CERTIFIED WETLAND SCIENTIST
4/23/2021

Edge of 100-foot buffer.

Work Involving Concrete Pier Installation Shall be Maintained at Least 10 Feet From the Abutting Property Line Unless Written Consent is Obtained from the Affected Abutter.

Building C

Building A

Building B

Remove and Replace Existing 1st Floor Exterior Deck

Remove and Replace Existing 1st Floor Exterior Deck

Remove and Replace Existing 1st Floor Exterior Deck

Mudflats (E2US3N)

Mudflats (E2US3N)

Tidal Datums*

HOTL: ~6.0 ft (field delineated)
MHHW: 4.22 ft
MHW: 3.81
MTL: -0.24
MLW: -4.30
MLLW: -0.462

Predicted SLR 2050: 1.3 ft

*Datums are relative to NAVD88 from NOAA for Seavey Island except for the HOTL, which was field delineated. See waiver request.

Construction Sequencing

1. Install erosion and sediment controls (silt socks) between the proposed work and the top of the riprap slope

2. All work involving soil disturbance and concrete pier installation shall be maintained at least 10 feet from the abutting property line at Building A unless prior written consent is obtained from the affected abutter.

3. Remove existing cantilevered decks, including decking, joists, and exterior portions of cantilevered steel beams

4. Dispose of materials properly off-site and outside of jurisdictional areas

5. Install concrete piers

6. Install new decks

7. Stabilize disturbed soils within three days of final grading or temporary suspension of work. Stabilization may utilize wood chips or ground bark mulch at least 4 inches thick [cf. Env-Wq. 1506.01(d)], especially where conditions are unfavorable for grass. Otherwise, hydroseed or hand seed with an appropriate grass mix using weed-free mulch and tackifier. The mulch and/or seed mix shall not contain invasive species

8. Water and spot seed grass as needed to assure complete stabilization

9. Remove silt socks once work is complete and the disturbed areas have been stabilized

Inset From Attached Site Plan

11 feet from deck to property line

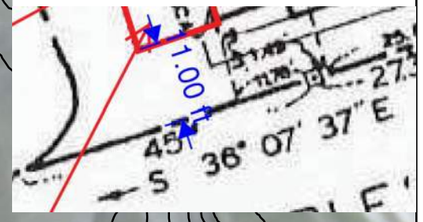


FIGURE 2
EXISTING CONDITIONS

LEGEND

- Highest Observable Tide Line
- 2-foot Contour
- Deck
- Approximate Parcel Boundary
- Silt Sock Erosion Control

LOCUS MAP

N

0 25 50
Feet
1 in = 50 ft

NOTES

1. Orthophotography courtesy of NH GRANIT (2015).
2. 2-foot contours generated from 2014 coastal bare earth LiDAR DEM. DEM downloaded from NH GRANIT.

Noble Island Condominium Association
Deck Replacement Project
500 Market Street
Portsmouth, New Hampshire

March 2021

Tighe&Bond

V:\Projects\N\N5079\MXD\NobleIslandCondoDeckNH_Aerial.mxd, [Exported By: kjw, 3/24/2021, 3:57:26 PM]

N-5037

cpmanagement

CPManagement, Inc & Michael Street as agent for:

Nobles Island Condominium Association – Annual Meeting
June 24, 2020 at 5:00 PM held electronically via Zoom
Minutes

Those in attendance: For CPManagement, Michael Street, Property Manager (taking minutes). From Nobles Island: Ed Wilson, Loannis Korkolis, Francis Lord, Paula Monahan, Bill Buckley, Alexandra Deegan, Tracy Pierce, Linda Haytayan, and Christopher Goepfert. Board Members: David Choate, David Porter, Tom Valentine, Paula Reid, Valerie Rochon, Victoria Stanhope, and Marc Schwanbeck. Zoom Meeting Host: Paula Reid

Call to Order
D. Porter, Board President, opened the meeting at 5:02pm, all persons in the room proceeded with self-introductions. A quorum was established at 60.84% of the owners present in person or represented by proxy at the commencement of the meeting.

Recitation and Proof of Meeting Notice
M. Street represented that all unit owners were informed of the Annual Meeting in a manner prescribed by NH State Statute and the Bylaws of Nobles Island.

Approval of Prior Year Annual Minutes
D. Porter asked if anyone had any comments or changes to the Annual Meeting Minutes for the meeting held on June 26th, 2019. T. Valentine made a motion to accept the 2019 Annual Meeting Minutes as amended, David Choate seconded the motion. P. Reid created a poll on Zoom for which those in attendance voted. The motion passed unanimously.

Association Accomplishments in 2019-20
D. Porter presented the list of accomplishments over the past twelve months which included the following:

- Operated at below budgeted costs.
- Capital reserve balance by end of fiscal year 2020 will exceed $300k which is $100k higher than reserve plan.
- Condo fees for 2020-2021 not increased to reflect impact of Covid-19 pandemic on our Owners.
- Engaged engineer to study and create a rebuild plan for first floor rear decks on Buildings A, B, and C.

Current Project Review
D. Porter gave an update of the rear deck project. The initial project plan called for removal of the wood components, sandblasting and treating of steel beams. However, the cost estimates for this including rebuild were to exceed $250k and did not address the sliding doors that are binding and would also require ongoing maintenance of the steel. The new project plan involves a longer term solution at a lower cost without the frequent ongoing maintenance requirement. Associated Design Partners in Portland, ME will be engineering a design plan once test pits are dug and analyzed to

determine deck footing feasibility. The engineer will also be addressing the second floor decks that are “sagging”. The actual construction is likely to start Spring 2021.

Dumpster Corral: When we repair/reconfigure/replace the existing/damaged dumpster corral, dumpsters will be placed “side by side” freeing up parking spaces. We will be working with Portsmouth HDC for approval.

Develop opportunity through Eversource and the NH Saves Program for Association residential units that will identify potential energy savings, and fund up to 90% of projected costs of the projects.

Presentation of Budget and Reserves

T. Valentine provided his financial report. No condo fee increase for the 2020-2021 budget year. Forecasted revenue for 2019-2020 projected to meet budget. Electricity is projected to exceed the budget by 36% which is still being investigated by CPM. Insurance is projected to be 7% under budget. The reserve funding is $100k ahead of schedule and that is explained by delayed projects for deck work and the dumpster corral as well as coming in under budget for Building 1 hallway renovation and the sidewalk project. Also, the operating budget was able to absorb $33k in maintenance over the last few years.

P. Reid moved to accept the proposed 2020-2021 operating budget. Valerie Rochon seconded the motion. P. Reid created a poll on Zoom for which those in attendance voted. The motion passed unanimously.

B. Buckley moved and P. Reid seconded to approve the transfer of the anticipated 2019-2020 operating budget surplus to reserves. P. Reid created a poll on Zoom for which those in attendance voted. The motion passed unanimously.

Open Session

C. Goepfert asked if the amount of snowfall effects the operating budget. D. Choate and T. Valentine explained the contract with Bayberry is a fixed price, however, the parking lot quickly runs out of room to store snow so the cost of hauling snow off the property is an additional cost which has its own line item in the budget as a guess based on prior year averages.

B. Buckley asked if the rear decks could be expanded towards the pond and if the condensers currently on the deck could be placed on the roof to create more room. D. Porter stated it is highly unlikely the governing bodies issuing permits for the deck reconstruction would allow the deck to be closer to the water. D. Porter also stated the attic and roof structure may not be designed to support the weight of the condensers over a long period of time. B. Buckley also thanked the Board for looking into the feasibility of removing the steel beams and dropping the decks to ground level.

P. Monahan asked what the parking lot maintenance line item in the operating budget was for. T. Valentine explained it’s for general maintenance such as crack sealing, fixing pot holes, etc. All the lines were painted last year. P. Monahan suggested the stamped walkways be painted.

A. Degen pointed out some landscaping concerns including the overgrown lilac trees in front of the townhouses, and the rose hip plants have aphids on them. A. Degen also suggested disposing of the rusted propane grilles between Buildings B and C. Paula Reid said the lilac trees were not planted in a good spot to thrive and will be a big project to remove and replace. Until the money is allocated in the budget, the focus should be on the rear deck project. A. Degen also mentioned the bulk items left in and around the dumpster. Several Owners in attendance provided input and the group consensus was that policing the issue is very difficult and the Trioano Waste does not charge by the weight of

the dumpster. A. Degen also asked about the status of the directory sign. M. Street explained a replacement is in the works.

P. Monahan asked if the lower decks are common area. B. Buckley explained the lower decks are defined as 'limited common area' in the Declaration which means the Association owns and maintains them, but are limited to the use of less than all Owners.

New Slate of Proposed Board Members
E. Wilson made a motion to approve the following slate of officers going forward into the new year:

Thomas Valentine, Unit 6L – Treasurer
David Choate, Unit 9 – Secretary
David Porter, Unit 10R – President
Victoria Stanhope, Unit 1C – Board Member
Valerie Rochon, Portsmouth Chamber – Board Member
Paula Reid, Unit 15 – Board Member
Marc Schwanbeck, Unit 13L – Board Member

P. Reid asked if anyone was interested in serving n the Board to please volunteer. D. Porter seconded the motion and the motion carried.

D. Porter moved to adjourn the meeting at 6:17pm. P. Reid seconded and the motion passed unanimously.

Jul 25 10 20 AM '83

REMOVE AND REPLACE EXISTING 1ST FLOOR EXTERIOR DECK

BUILDING B

REMOVE AND REPLACE EXISTING 1ST FLOOR EXTERIOR DECK

BUILDING C

NOTE: ALL DECKS ARE LCA FOR FIRST FLOOR UNITS.

NORTH MILL POND

MEAN HIGH WATER LINE

MAGNETIC 1971

UNDER CONSTRUCTION
UNITS 8, 8L 8R
F.F. ELEV. 13.50
UNITS 9, 9L 9R
UNITS 10, 10L 10R
2 1/2 STORY WOOD FRAME

PROPOSED
UNITS 11, 11L, 11R
UNITS 12, 12L, 12R
F.F. ELEV. 13.50
UNITS 13, 13L, 13R
UNITS 14, 14L, 14R
UNITS 15, 15L, 15R
2 1/2 STORY WOOD FRAME

UNDER CONSTRUCTION
2 1/2 STORY WOOD FRAME
UNITS 7, 7L 7R
F.F. ELEV. 13.50
UNITS 6, 6L 6R
UNITS 5, 5L 5R
UNITS 4, 4L 4R

COMPLETE
UNITS 3A & 3B
F.F. ELEV. 12.63
2 STORY CONCRETE BLOCK W/ BRICK FACE

COMPLETE
UNITS 2A, 2B 2C
2 1/2 STORY WOOD FRAME & BLOCK W/ BRICK FACE
F.F. ELEV. 13.68

UNDER CONSTRUCTION
UNITS 1A THRU 1G
F.F. ELEV. 12.50
TO BE 2 1/2 STORY BLOCK AND WOOD FRAME W/ BRICK FACE

COMPLETE
UNITS 16A & 16B
EXISTING 2 STORY WOOD FRAME
F.F. ELEV. 12.80
WOOD DECK

"EXPANDABLE" AREA 8,345 S.F. ±

N/F MARC, PAUL, CATHERINE, ET AL NOBLE
2 1/2 STORY WOOD FRAME

12' COMMON PASSWAY
RCRD 2099-344

MARKET STREET

PROPOSED PAVED PARKING

GRANITE CURB

PEDESTRIAN COURTYARD

SIDEWALK

STEPS ARE LCA

UTILITY ROOM UNDER IS LCA FOR ALL UNITS 1

TBM TOP OF HYDRANT SPINDLE ELEV. 13.67

BUILDING A

REMOVE AND REPLACE EXISTING 1ST FLOOR EXTERIOR DECK

TOTAL AREA = 105,356 s.f.
COMMON AREA = 73,537 s.f.
EXPANDABLE AREA = 8,345 s.f. ±

LEGEND

CB	CATCH BASIN
cb	CURB BOX
D	DRAIN
Δ	CENTRAL ANGLE
GV	GATE VALVE
HYD	HYDRANT
Lc	LENGTH OF CURVE
LCA	LIMITED COMMON AREA
R	RADIUS
S	SEWER
SMH	SEWER MANHOLE
W	WATER
WSO	WATER SHUT OFF
UGE	UNDERGROUND ELECTRIC
FF	FIRST FLOOR
TBM	TEMPORARY BENCH MARK

NOTES:
1. PARCEL IS LOCATED IN THE CENTRAL BUSINESS DISTRICT.
2. PARCEL IMPROVEMENTS ARE COMPLETELY WITHIN ZONE C OF THE FLOOD HAZARD SYSTEM.
3. OFFSET DISTANCES ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.
4. STEPS TO EACH UNIT ARE LCA FOR THAT UNIT.
5. ALL UNITS ARE SERVED WITH UNDERGROUND ELECTRICITY, TELEPHONE, CABLE TV, & FIRE ALARM.
6. SITE PROVIDES 120 PARKING SPACES.
7. SEE CONVEYANCE TO NOBLE'S ISLAND REALTY DEVELOPMEN RCRD 2433-0867.
8. SEE RCRD D-9888 & "LOT LINE ELIMINATION PLAN FOR NOBLE'S ISLAND CONDOMINIUMS...", JAN. 20, 1983.
9. SEE RCRD D-11033. THIS PLAN UPDATES THAT PLAN. UNITS ARE RENUMBERED.
10. SEE RCRD 2430-1473. EASEMENTS REFERENCED THEREIN (RCRD 2383-1120) ARE ELIMINATED BY VIRTUE OF THE LOT LINE ELIMINATION SHOWN HEREON. THIS PLAN SHOWS CONFORMANCE TO COVENANTS REFERENCED THEREIN (RCRD. 2332-1847).

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAN IS ACCURATE AND IS IN COMPLIANCE WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 356 B:20(I) AND THAT ALL UNITS EXIST AS SHOWN HEREON.

Richard P. Millette
LICENSED LAND SURVEYOR

2-23-83

PORTSMOUTH PLANNING BOARD
E. Warren Clarke 2-25-83

NOTE: NOBLE EASTERLY & SOUTHERLY PROPERTY LINES SHOWN HEREON AS THEY APPEAR ON NHDPW&H MARKET ST. RIGHT OF WAY PLANS. PROPERTY NOT SURVEYED AT THIS TIME.

For Recording Purposes Only — Not a sub-division.

D-11709
Sheet 1 of 8

SITE PLAN
FOR
NOBLE'S ISLAND CONDOMINIUMS
MARKET STREET
COUNTY OF ROCKINGHAM
PORTSMOUTH, N.H.

SCALE: 1" = 20'

JANUARY 20, 1983

RICHARD P. MILLETTE AND ASSOC. THE HILL PORTSMOUTH, NH 0380

-81147-

20089 500 Market St / Portsmouth, NH
Photographs taken by Aaron Wilson, P.E.

DSC00544 3/26/2020 9:03:36 AM

DSC00545 3/26/2020 9:03:42 AM

DSC00551 3/26/2020 9:05:16 AM

DSC00552 3/26/2020 9:05:24 AM

DSC00553 3/26/2020 9:05:32 AM

DSC00558 3/26/2020 9:08:02 AM

20089 500 Market St / Portsmouth, NH
Photographs taken by Aaron Wilson, P.E.

DSC00559 3/26/2020 9:08:08 AM

DSC00560 3/26/2020 9:08:22 AM

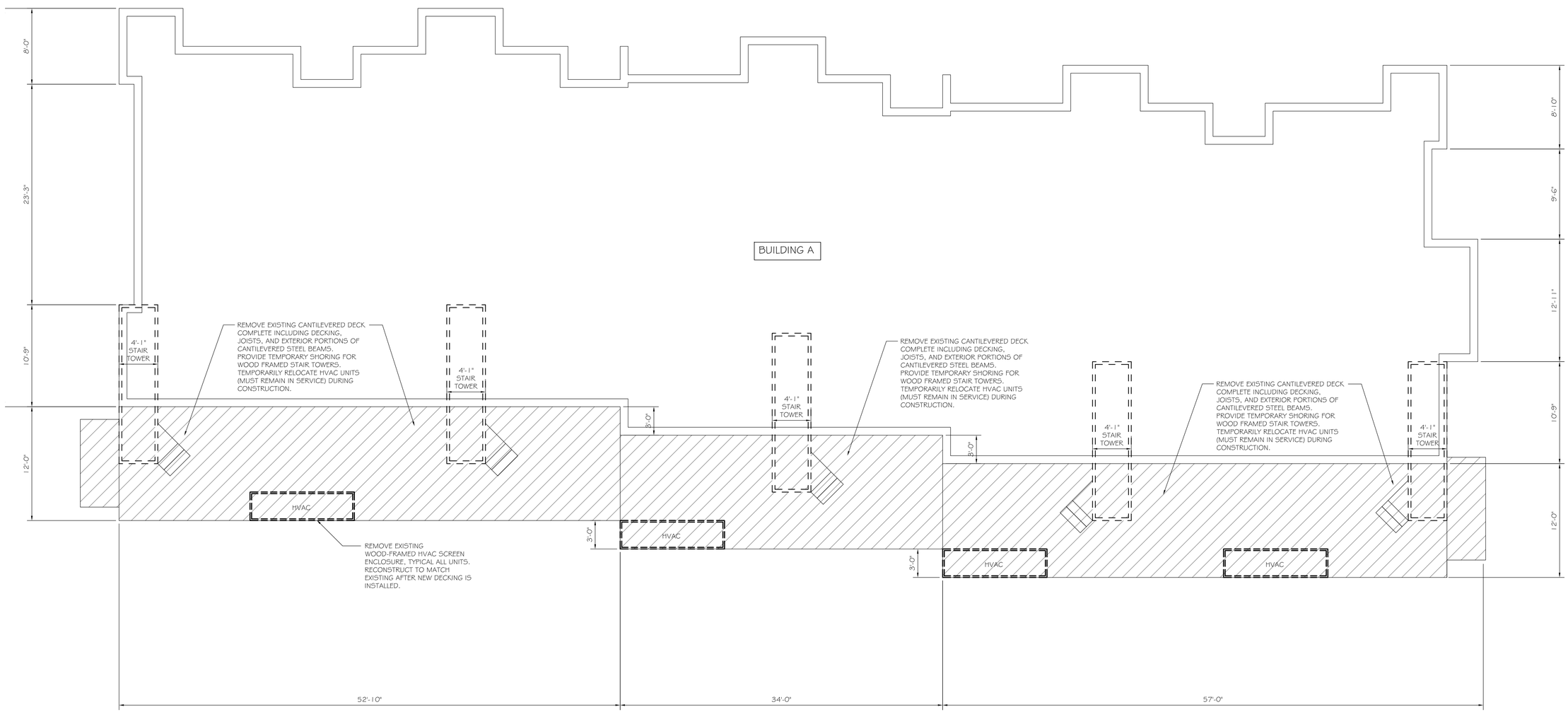
20089 14 9/17/2020 2:13:42 PM

20089 18 9/17/2020 2:23:42 PM

20089 20 9/17/2020 2:26:14 PM

DEMOLITION NOTES

1. REMOVE AND SALVAGE EXISTING WOOD FRAMED STEPS AT SECONDARY EGRESS TOWERS. REPAIR/RECONSTRUCT STEPS IF DAMAGED OR DETERIORATED (LIKE KIND). RE-INSTALL AFTER NEW DECK IS CONSTRUCTED. PROVIDE TEMPORARY STEPS TO GRADE DURING CONSTRUCTION FOR SECONDARY EGRESS REQUIREMENTS.



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Falmouth, Maine 04105
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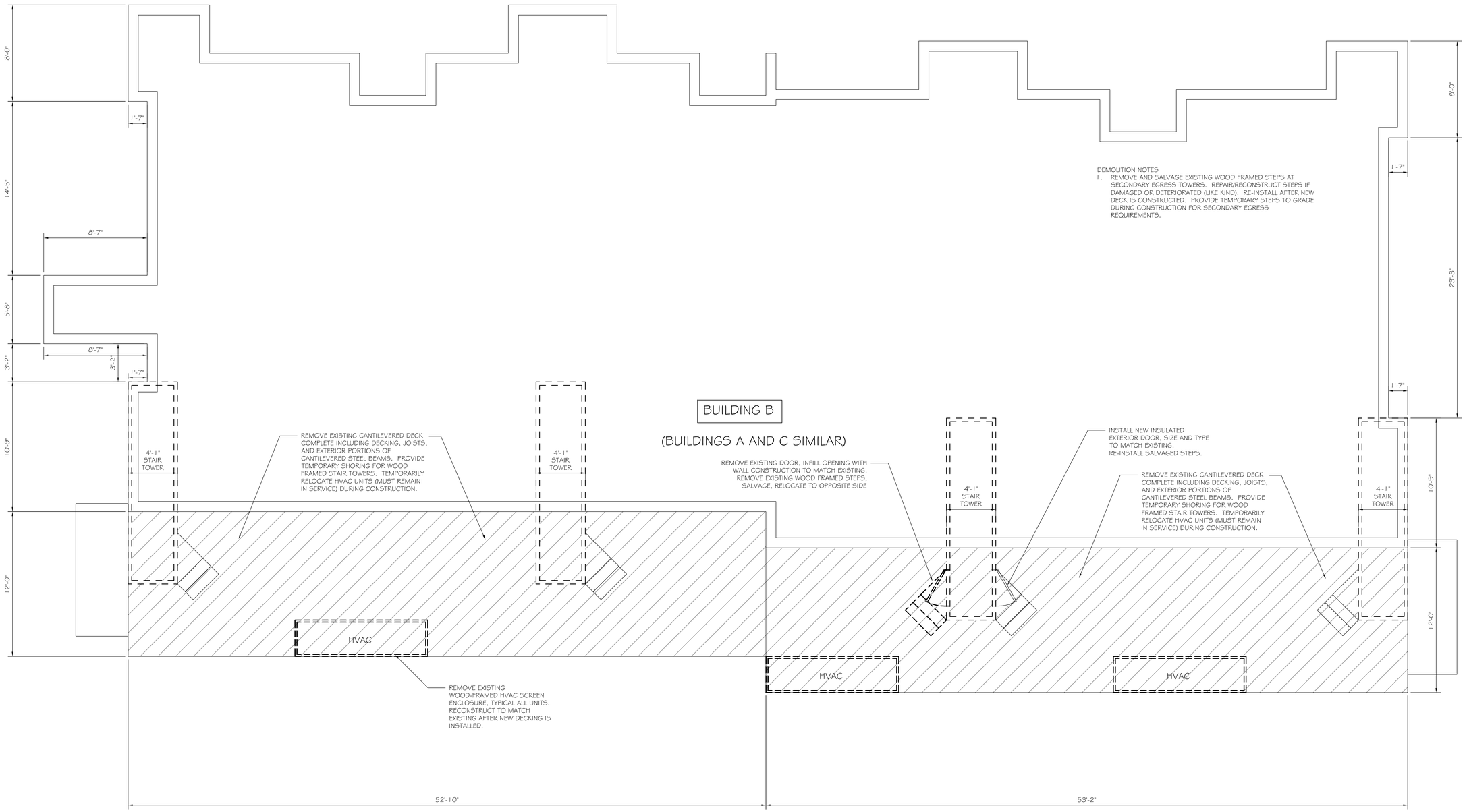
E-Mail: adp@adpengineering.com

PROJECT: 500 MARKET ST
PORTSMOUTH, NH
FOR:

SHEET TITLE: DEMOLITION PLAN - BUILDING A
CONCEPTUAL - NOT FOR CONSTRUCTION

REVISIONS			
No.	BY	DESCRIPTION	DATE
A			
B			
C			
D			
E			
F			
G			
H			

DATE : 2/12/21
SCALE : 3/16" = 1'-0"
DESIGN BY: ASW
DRAWN BY: ASW
FILE #:
PROJECT NUMBER: 20089
SHEET NO: SO-A



BUILDING B

(BUILDINGS A AND C SIMILAR)

DEMOLITION NOTES

1. REMOVE AND SALVAGE EXISTING WOOD FRAMED STEPS AT SECONDARY EGRESS TOWERS. REPAIR/RECONSTRUCT STEPS IF DAMAGED OR DETERIORATED (LIKE KIND). RE-INSTALL AFTER NEW DECK IS CONSTRUCTED. PROVIDE TEMPORARY STEPS TO GRADE DURING CONSTRUCTION FOR SECONDARY EGRESS REQUIREMENTS.

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SHEET TITLE: DEMOLITION PLAN - BUILDING B
CONCEPTUAL - NOT FOR CONSTRUCTION

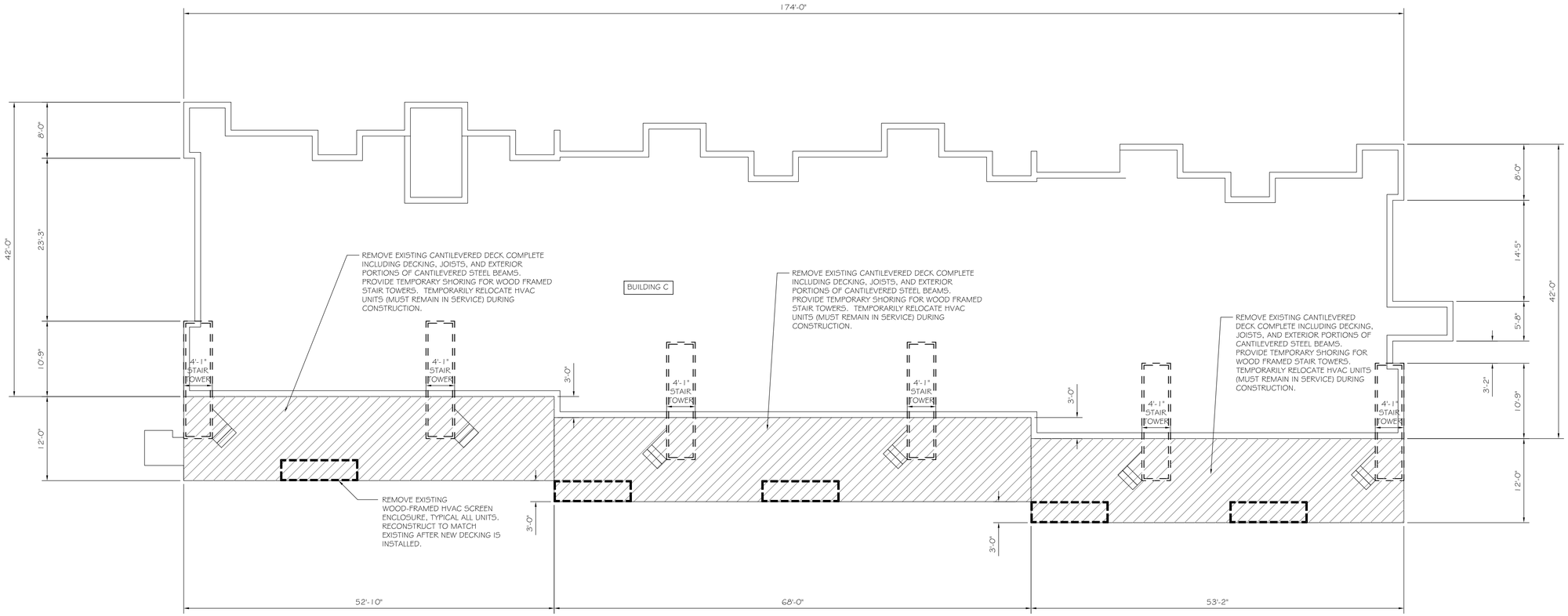
No.	BY	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			
7			
8			

REVISIONS

DATE : 2/12/21
SCALE : 1/4" = 1'-0"
DESIGN BY: ASW
DRAWN BY: ASW
FILE #:
PROJECT NUMBER: 20089
SHEET NO: S0-B

DEMOLITION NOTES

1. REMOVE AND SALVAGE EXISTING WOOD FRAMED STEPS AT SECONDARY EGRESS TOWERS. REPAIR/RECONSTRUCT STEPS IF DAMAGED OR DETERIORATED (LIKE KIND). RE-INSTALL AFTER NEW DECK IS CONSTRUCTED. PROVIDE TEMPORARY STEPS TO GRADE DURING CONSTRUCTION FOR SECONDARY EGRESS REQUIREMENTS.



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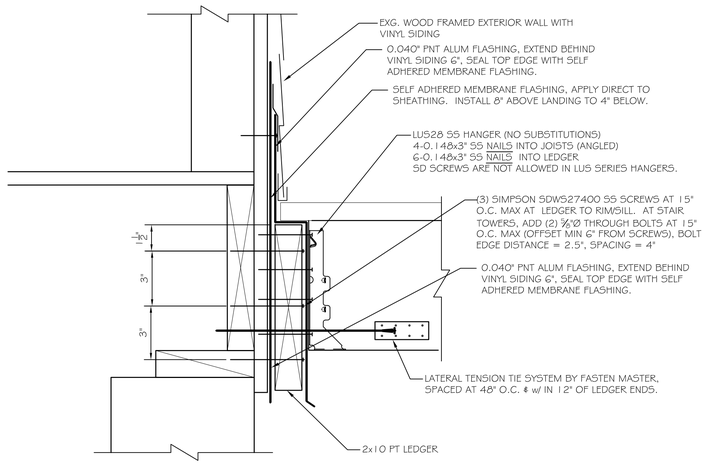
PROJECT: 500 MARKET ST
PORTSMOUTH, NH
FOR:

SHEET TITLE: DEMOLITION PLAN - BUILDING C
CONCEPTUAL - NOT FOR CONSTRUCTION

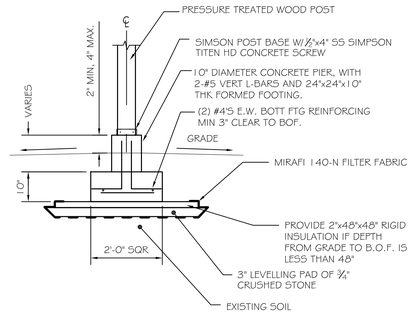
No.	BY	REVISIONS DESCRIPTION	DATE

DATE : 2/12/21
SCALE : 1/8" = 1'-0"
DESIGN BY: ASW
DRAWN BY: ASW
FILE #:
PROJECT NUMBER: 20089
SHEET NO: S0-C



B3 LEDGER DETAIL

SCALE:NTS



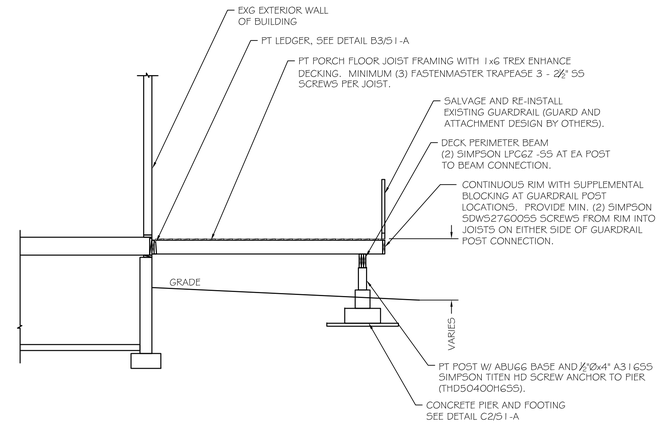
B2 PIER DETAIL

SCALE:NTS

FOUNDATION NOTES:

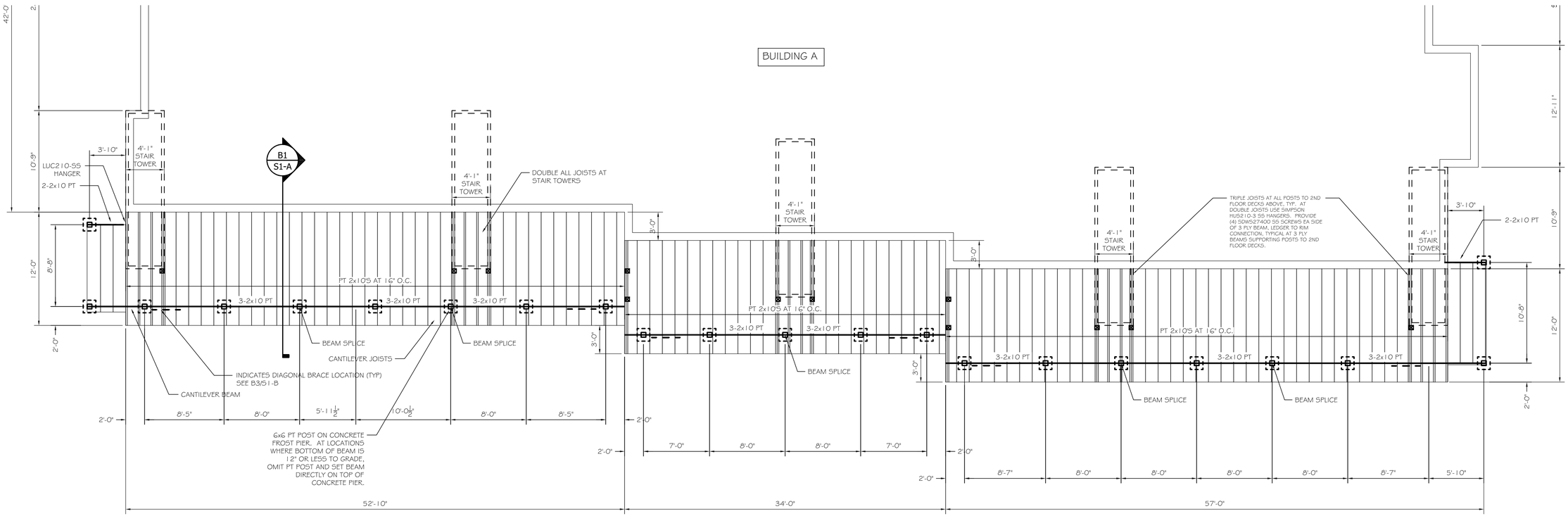
1. PIERS ARE CENTERED ON FOOTINGS, UNO.
2. CONTRACTOR VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. ALL WOOD FRAMING TO BE PT SYP #1 OR BETTER.
4. ALL SIMPSON HARDWARE AND FASTENERS TO BE A31 & SS.
5. CONCRETE FOR PIERS AND FOOTINGS TO BE 3KSI, 5% AIR.

STRUCTURAL DISCLAIMER:
THIS P.E. REVIEW COVERES STRUCTURAL FRAMING MEMBERS SIZES FOR NEW STRUCTURAL ELEMENTS (BEAMS, JOISTS, POSTS, PIERS, SPREAD FOOTINGS) DEPICTED ON THIS PLAN ONLY. UNLESS OTHERWISE NOTED, DESIGN AND DETAIL FOR FRAMING CONNECTIONS, EXISTING CONDITIONS, COMPONENTS AND CLADDING, RAILINGS, HANDRAILS, BALUSTERS, GUARDRAILS, FINISHES, FLOOR PLAN LAYOUT, AND LIFE SAFETY CODE REQUIREMENTS HAVE NOT BEEN REVIEWED AND ARE BEYOND THE PURVIEW OF THIS P.E. SEAL. OWNER/CONTRACTOR IS RESPONSIBLE TO CONSTRUCT THE BUILDING IN CONFORMANCE WITH IBC 2015 BUILDING CODE AND LOCAL ORDINANCES. USE OF THESE DRAWINGS INDICATES OWNER/CONTRACTOR AGREEMENT TO THESE TERMS.



B1 DECK SECTION - BUILDING A

SCALE: ¼"= 1'-0"



A4 1ST FLOOR DECK FRAMING PLAN

SCALE: 3/16"= 1'-0"

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PROJECT: 500 MARKET ST
PORTSMOUTH, NH
FOR:

SHEET TITLE: DECK FRAMING PLAN - BUILDING A
ISSUED FOR PRICING - NOT FOR CONSTRUCTION

REVISIONS		
No.	BY	DESCRIPTION	DATE

DATE : 11/14/22
SCALE : 1/4" = 1'-0"
DESIGN BY: ASW
DRAWN BY: ASW
FILE #:
PROJECT NUMBER: 20089
SHEET NO: S1-A

FOUNDATION NOTES:

1. PIERS ARE CENTERED ON FOOTINGS, UNO.
2. CONTRACTOR VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. ALL WOOD FRAMING TO BE PT SYP #1 OR BETTER.
4. ALL SIMPSON HARDWARE AND FASTENERS TO BE A31G SS.
5. CONCRETE FOR PIERS AND FOOTINGS TO BE 3KSI, 5% AIR.

STRUCTURAL DISCLAIMER:
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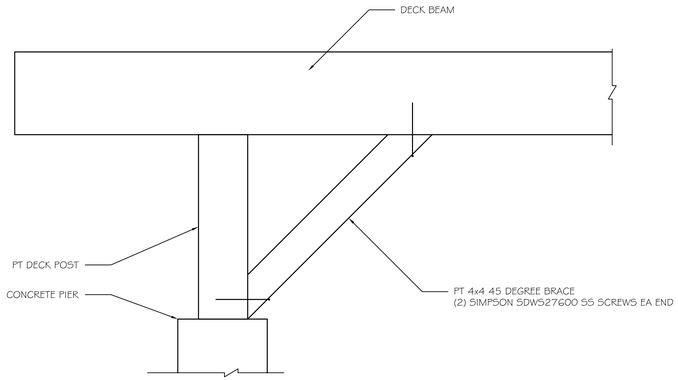
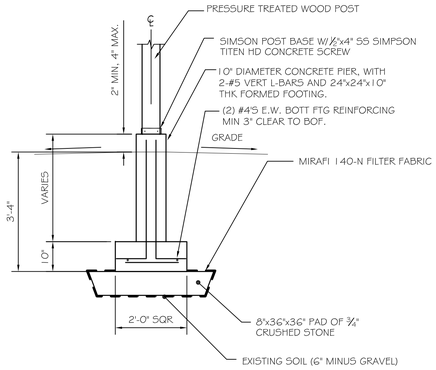
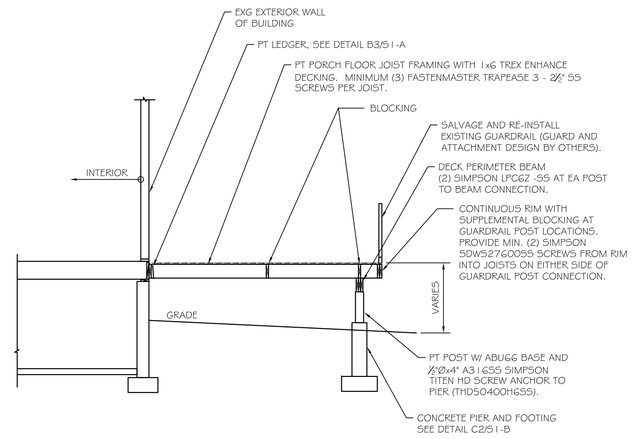


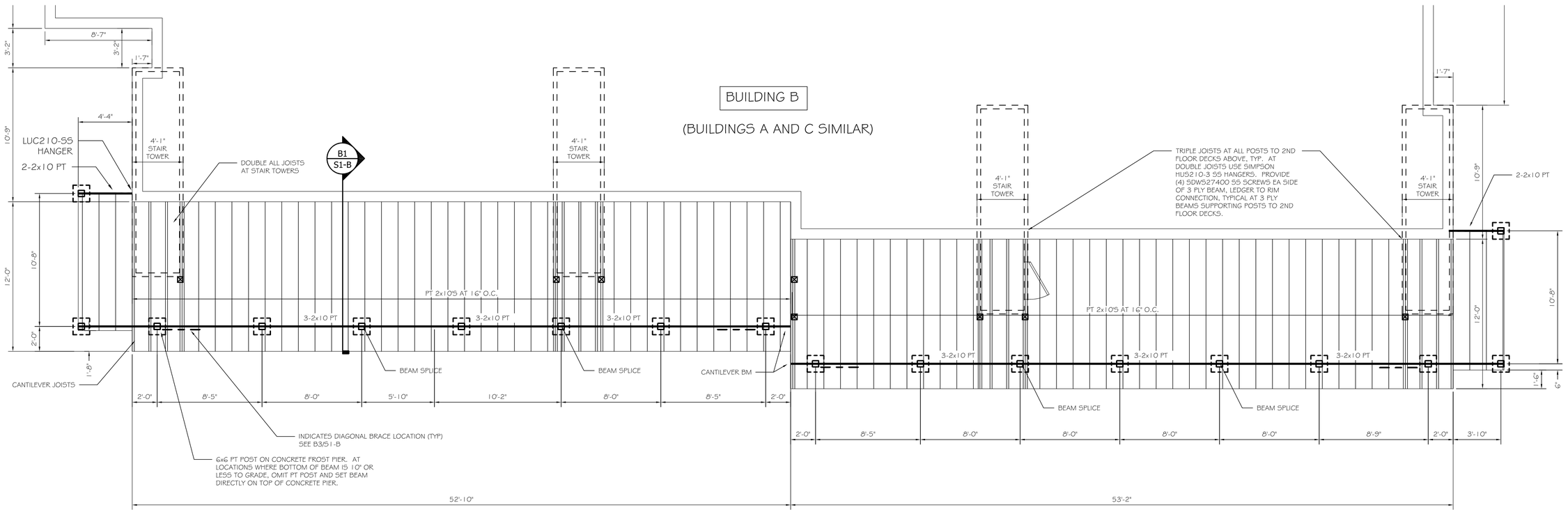
B3 DIAGONAL BRACE DETAIL
SCALE:NTS



B2 PIER DETAIL BUILDINGS B&C
SCALE:NTS



B1 DECK SECTION - BUILDINGS B&C
SCALE: ¼"= 1'-0"



A4 1ST FLOOR DECK FRAMING PLAN
SCALE: ¼"= 1'-0"

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PROJECT: 500 MARKET ST
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SHEET TITLE: DECK FRAMING PLAN - BUILDING B
ISSUED FOR PRICING - NOT FOR CONSTRUCTION

REVISIONS		
No.	BY	DESCRIPTION	DATE

DATE : 11/14/22
SCALE : 1/4" = 1'-0"
DESIGN BY: ASW
DRAWN BY: ASW
FILE #:
PROJECT NUMBER: 20089
SHEET NO: S1-B

FOUNDATION NOTES:

1. PIERS ARE CENTERED ON FOOTINGS, UNO.
2. CONTRACTOR VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. ALL WOOD FRAMING TO BE PT SYP #1 OR BETTER.
4. ALL SIMPSON HARDWARE AND FASTENERS TO BE A31 6 SS.
5. CONCRETE FOR PIERS AND FOOTINGS TO BE 3KSI, 5% AIR.

STRUCTURAL DISCLAIMER:
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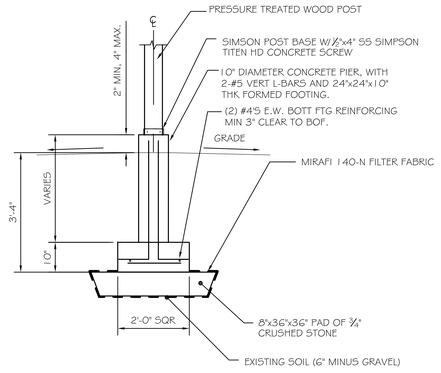
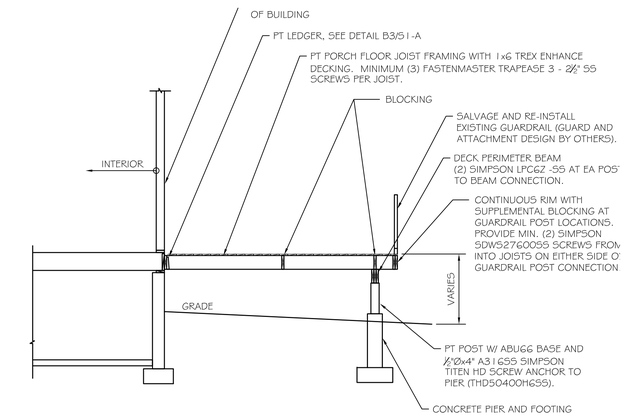


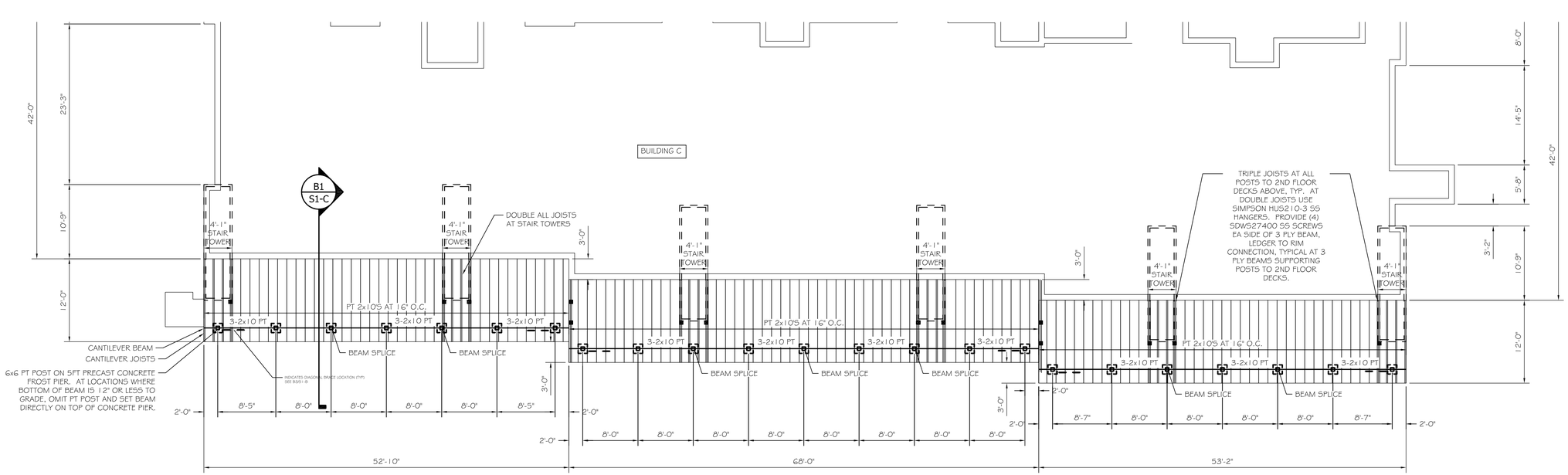
B2 PIER DETAIL FOR FOOTINGS <4FT BELOW GRADE

SCALE:NTS



B1 DECK SECTION

SCALE: ¼"= 1'-0"



A4 1ST FLOOR DECK FRAMING PLAN

SCALE: ⅛"= 1'-0"

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PROJECT: 500 MARKET ST
PORTSMOUTH, NH
FOR:

SHEET TITLE: DECK FRAMING PLAN - BUILDING C
ISSUED FOR PRICING - NOT FOR CONSTRUCTION

No.	BY	REVISIONS DESCRIPTION	DATE

DATE : 11/14/22
SCALE : 1/4" = 1'-0"
DESIGN BY: ASW
DRAWN BY: ASW
FILE #:
PROJECT NUMBER: 20089
SHEET NO: S1-C

GENERAL STRUCTURAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE STATE AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO:
   - -NH 1681 / IBC BUILDING CODE 2018 ED
   - -ANSI-ASCE 7-16
   - -ACI 318-14 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
   - -ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
   - -AISC STEEL CONSTRUCTION MANUAL 14TH ED ASD
   - -AISI S100-12 COLD FORMED STEEL DESIGN SPECIFICATION
   - -ANSI-AWC NDS-2015 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH SUPPLEMENT.
2. DESIGN LOADS
   - 2.1. GRAVITY FLOOR DESIGN LOADS:
     - SNOW LOAD: Pg=50psf, I=1.0, Ct=1.2, Ce=1.0.
     - Pf= 42PSF AT FLAT SURFACES
     - DEAD LOAD 10 PSF
     - DECK LIVE LOAD = 100PSF
     - DEFLECTION CRITERIA:
     - DECK JOISTS ΔLL=SPAN/360, ΔTL=SPAN/240
   - 2.2. LATERAL - WIND: V= 115MPH, EXP D, CAT II BUILDING, Kd=0.85, Kz=1.0, Kzt=1.0, OPEN BUILDING, Qh=34.2 PSF.
   - 2.3. LATERAL - SEISMIC:
     - Ss=0.327, S1=0.075, SITE=D, Fa=1.538, Fv=2.4, ρ=1.0, Sds=0.336, Sd1=0.119, I=1.0, SDC=C, LIGHT FRAMED WOOD BRACING, R=6.5, Ωo=2.5, Cd = 4, V=0.05W
3. CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY CONDITIONS DIFFERENT FROM THOSE SHOWN ON THE DRAWINGS AND ALSO ANY CONDITIONS THAT PREVENT THE CONTRACTOR'S COMPLETION OF THE WORK AS SHOWN ON THE CONSTRUCTION DRAWINGS.
4. ALL WORK SHALL BE PERFORMED BY PERSONS QUALIFIED IN THEIR TRADE AND LICENSED TO PRACTICE SUCH TRADE IN THE STATE IN WHICH THE PROJECT IS LOCATED.
5. THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH ANY ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS, IN ADDITION TO SPECIFICATIONS AND ANY SHOP DRAWINGS PROVIDED BY SUBCONTRACTORS AND SUPPLIERS.
6. ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY GENERAL CONTRACTOR (G.C.) AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
7. UNLESS OTHERWISE NOTED, DETAILS, SECTIONS, AND NOTES SHOWN ON ANY DRAWING SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR DETAILS.
8. THESE DRAWINGS DO NOT SHOW SIZE, LOCATION OR TYPE OF OPENING IN THE FOUNDATION SYSTEM FOR ELECTRICAL, PLUMBING OR MECHANICAL EQUIPMENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THESE ITEMS.
9. ALL SHOP DRAWINGS PROVIDED BY OTHERS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION OF MATERIAL OR THE PURCHASE OF NON-RETURNABLE STOCK. DIMENSIONAL REVIEW IS THE CONTRACTOR'S RESPONSIBILITY.

WOOD FRAMING NOTES

1. STRUCTURAL LUMBER: No. 1 SYP OR BETTER, PRESSURE TREATED.
2. DESIGN CODES:
   - A. NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, 2015 ED.
3. FASTENERS: COMPLY WITH IBC 2018 TABLE 2304.9.1 FASTENING SCHEDULE.

EARTHWORK NOTES

1. SITE WORK AND CONCRETE CONTRACTORS ARE REQUIRED TO REVIEW THE ONSITE SUBSURFACE SOIL CONDITIONS WITH THE SER AT THE START OF INITIAL CONSTRUCTION. SITE CONTRACTOR WILL NOTIFY SER AFTER EXCAVATION HAS STARTED AND PRIOR TO THE PLACEMENT OF ANY STRUCTURAL FOUNDATIONS.
2. REMOVE ALL TOPSOIL AND UNCONTROLLED FILL FOR THE AREAS RECEIVING BUILDING FOUNDATIONS.
3. BACKFILL TO THE NECESSARY SUBGRADES REQUIRED ON THE STRUCTURAL FOUNDATION PLANS WITH CONTROLLED STRUCTURAL FILL MATERIAL MEETING THE FOLLOWING GRADATION:

PERCENT PASSING	SCREEN OR SIEVE SIZE
6	100
3	90-100
NO. 4	35-70
NO. 40	5-35
NO. 200	0-5

4. PLACE CONTROLLED STRUCTURAL FILL IN UNIFORM LIFTS AND COMPACT TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557 "MODIFIED PROCTOR DENSITY".
5. PROVIDE SITE GRADING AROUND THE PERIMETER OF THE BUILDING TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION DURING AND AFTER CONSTRUCTION .
6. MAINTAIN THE INTEGRITY OF NATURAL SOILS AND CONTROLLED STRUCTURAL FILLS DURING CONSTRUCTION. PROTECT FOOTING AND STRUCTURE SUBGRADES AGAINST FREEZING AND EXCESSIVE WETTING. REMOVE AND REFILL FROZEN SUBGRADES, MOISTURE CONDITION, OR REPLACE EXCESSIVELY WET SUBGRADE MATERIALS.
7. NOTIFY ENGINEER TO OBSERVE SUBGRADES PRIOR TO PLACING FOOTINGS. FOOTINGS ARE DESIGNED FOR A MIN. SOIL BEARING CAPACITY OF 2000PSF, OR FOR BEARING ON SOUND LEDGE.
8. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER IF LEDGE IS ENCOUNTERED TO DETERMINE PINNING REQUIREMENTS.
9. ALL FOOTINGS SHALL EXTEND A MINIMUM OF 4'-6" BELOW EXTERIOR FINISHED GRADE, OR BE DOWELED TO LEDGE
10. PROOF ROLL SUBGRADE PRIOR TO SLAB CONSTRUCTION. PROVIDE STRUCTURAL FILL MEETING THE GRADATION SPECIFIED HEREIN FOR FILL MATERIALS BELOW THE SLAB, MAXIMUM PERCENT PASSING 200 SIEVE = 5%.
11. COMPACT CONTROLLED STRUCTURAL FILLS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE AND ASTM D1557. USE ONLY HAND-OPERATED EQUIPMENT ADJACENT TO WALLS. FILL BOTH SIDES OF WALLS TO EQUAL ELEVATIONS BEFORE COMPACTING.

   DEGREE OF COMPACTION: COMPACT TO THE FOLLOWING MINIMUM DENSITIES:

FILL AND BACKFILL LOCATION	DENSITY
UNDER STRUCTURE FOUNDATIONS	95% OF MAX.
TOP 2 FEET UNDER PAVEMENT	95%
BELOW TOP 2 FEET UNDER PAVEMENT	92%
TRENCHES THROUGH UNPAVED AREAS	90%
EMBANKMENTS	90%
PIPE BEDDING	92%
BESIDE STRUCTURE FOUNDATION WALLS, TANK WALLS AND RETAINING WALLS	90%
UNDER PIPES THROUGH STRUCTURAL FILLS	90%
UNDER DRAIN FILTER SAND	92%

   MAXIMUM DENSITY: ASTMD1557, MODIFIED.

   FIELD DENSITY TESTS: ASTMD1556 (SAND CONE), ASTMD2167 (RUBBER BALLOON), OR ASTMD2922 (NUCLEAR METHODS).
12. CONTRACTOR IS REQUIRED TO CONFORM TO OSHA (29 PART 1926.650-652) SUBPART P "CONSTRUCTION STANDARD FOR EXCAVATIONS".

CONCRETE NOTES

1. CODES:

   COMPLY WITH THE FOLLOWING LATEST EDITIONS AND CURRENT AMENDMENTS:

   - 1.1 ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
   - 1.2 ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
   - 1.3 CRSI "CONCRETE REINFORCING STEEL INSTITUTE, MANUAL OF STANDARD PRACTICE"
2. TESTING:

1.2 FIELD QUALITY CONTROL
TESTING AGENCY: CONTRACTOR WILL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. SAMPLING AND TESTING FOR QUALITY CONTROL MAY INCLUDE THOSE SPECIFIED IN THIS ARTICLE.
- A. TESTING SERVICES: TESTING OF COMPOSITE SAMPLES OF FRESH CONCRETE OBTAINED ACCORDING TO ASTM C 172 SHALL BE PERFORMED ACCORDING TO THE FOLLOWING REQUIREMENTS:
  - 1. TESTING FREQUENCY: OBTAIN ONE COMPOSITE SAMPLE FOR EACH DAYS POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD, BUT LESS THAN 25 CU. YD, PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD OR FRACTION THEREOF.
    - a. WHEN FREQUENCY OF TESTING WILL PROVIDE FEWER THAN FIVE COMPRESSIVE-STRENGTH TESTS FOR EACH CONCRETE MIX, TESTING SHALL BE CONDUCTED FROM AT LEAST FIVE RANDOMLY SELECTED BATCHES OR FROM EACH BATCH IF FEWER THAN FIVE ARE USED.

CONCRETE NOTES (CONT).

1. SLUMP: ASTM C 143; ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAYS POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
2. AIR CONTENT: ASTM C 231, PRESSURE METHOD, FOR NORMAL-WEIGHT CONCRETE; ASTM C 173, VOLUMETRIC METHOD, FOR STRUCTURAL LIGHTWEIGHT CONCRETE; ONE TEST FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAYS POUR OF EACH CONCRETE MIX.
3. CONCRETE TEMPERATURE: ASTM C 1064; ONE TEST HOURLY WHEN AIR TEMPERATURE IS 40 DEG F AND BELOW AND WHEN 80 DEG F AND ABOVE, AND ONE TEST FOR EACH COMPOSITE SAMPLE.
4. COMPRESSION TEST SPECIMENS: ASTM C 31/C 31M; CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDER SPECIMENS FOR EACH COMPOSITE SAMPLE.
5. COMPRESSIVE-STRENGTH TESTS: ASTM C 39; TEST TWO LABORATORY-CURED SPECIMENS AT 7 DAYS AND TWO AT 28 DAYS.

B. STRENGTH OF EACH CONCRETE MIX WILL BE SATISFACTORY IF EVERY AVERAGE OF ANY THREE CONSECUTIVE COMPRESSIVE-STRENGTH TESTS EQUALS OR EXCEEDS SPECIFIED COMPRESSIVE STRENGTH AND NO COMPRESSIVE-STRENGTH TEST VALUE FALLS BELOW SPECIFIED COMPRESSIVE STRENGTH BY MORE THAN 500 PSI.

C. CHECK SLAB FOR COMPLIANCE WITH SPECIFIED FLOOR FLATNESS TOLERANCES IN ACCORDANCE WITH ASTM E 1155.

D. TEST RESULTS SHALL BE REPORTED IN WRITING TO ENGINEER, CONCRETE MANUFACTURER, AND CONTRACTOR WITHIN 48 HOURS OF TESTING. REPORTS OF COMPRESSIVE-STRENGTH TESTS SHALL CONTAIN PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING AND INSPECTING AGENCY, LOCATION OF CONCRETE BATCH IN WORK, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-AND 28-DAY TESTS.

E. NONDESTRUCTIVE TESTING: IMPACT HAMMER, SONOSCOPE, OR OTHER NONDESTRUCTIVE DEVICE MAY BE PERMITTED BY ENGINEER BUT WILL NOT BE USED AS SOLE BASIS FOR APPROVAL OR REJECTION OF CONCRETE. CORE TESTS WILL BE REQUIRED.

F. ADDITIONAL TESTS: TESTING AND INSPECTING AGENCY SHALL MAKE ADDITIONAL TESTS OF CONCRETE WHEN TEST RESULTS INDICATE THAT SLUMP, AIR ENTRAINMENT, COMPRESSIVE STRENGTHS, OR OTHER REQUIREMENTS HAVE NOT BEEN MET, AS DIRECTED BY ENGINEER. TESTING AND INSPECTING AGENCY MAY CONDUCT TESTS TO DETERMINE ADEQUACY OF CONCRETE BY CORED CYLINDERS COMPLYING WITH ASTM C 42 OR BY OTHER METHODS AS DIRECTED BY ENGINEER.

3. SUBMITTALS:
   - A. PRODUCT DATA: FOR EACH TYPE OF MANUFACTURED MATERIAL AND PRODUCT INDICATED.
   - B. DESIGN MIXES: FOR EACH CONCRETE MIX. INCLUDE ALTERNATE MIX DESIGNS WHEN CHARACTERISTICS OF MATERIALS, PROJECT CONDITIONS, WEATHER, TEST RESULTS, OR OTHER CIRCUMSTANCES WARRANT ADJUSTMENTS.
     - 1. INDICATE AMOUNTS OF MIX WATER TO BE WITHHELD FOR LATER ADDITION AT PROJECT SITE.
   - C. MATERIAL CERTIFICATES: SIGNED BY MANUFACTURERS CERTIFYING THAT EACH OF THE FOLLOWING ITEMS COMPLIES WITH REQUIREMENTS:
     - 1.CEMENTITIOUS MATERIALS AND AGGREGATES.
     - 2. ADMIXTURES.
     - 3. CURING MATERIALS.
     - 4. CONCRETE REINFORCING BARS.
   - I. SUBMIT FOR RECORD, A WRITTEN PLAN OF THE FIELD PROCEDURES TO BE IMPLEMENTED FOR COLD WEATHER PROTECTION.
4. MATERIALS:
   - 4.1 REINFORCING STEEL: GRADE 60, ASTM 615, NEW DEFORMED BARS.
   - 4.2 REINFORCING FOR SLABS: SEE PLAN
   - 4.3 MIXING WATER SHALL BE POTABLE, FREE OF ANY SUBSTANCES THAT MAY BE DELETRIOUS TO THE CONCRETE OR REINFORCING STEEL.
5. CONCRETE MIX:
   - 5.1 PIERS AND FOOTINGS:
     - -CEMENT SHALL BE ASTM 150, TYPE II PORTLAND CEMENT
     - -28 DAY COMPRESSIVE STRENGTH: 3000 PSI
     - -MAX AGGREGATE SIZE: ¾"
     - -AIR CONTENT: 5% + 1% BY VOLUME
     - -MAX WATER-CEMENT RATIO: 0.50
     - -AGGREGATE SHALL CONFORM TO ASTM C33
   - 5.3 ADMIXTURES:

     PROVIDE ADMIXTURES WHICH ARE CHEMICALLY COMPATIBLE FOR THEIR INTENDED USE. COMPLY WITH MANUFACTURER'S INSTRUCTIONS FOR USE. BASE DOSAGE RATES ON CEMENT CONTENT. CALCIUM CHLORIDE IS NOT ALLOWED.
     - 5.3.1 MID-RANGE WATER REDUCERS : EQUAL TO DARACEM 55 BY GCP, ASTM C-494.
     - 5.3.2 ACCELERATORS: EQUAL TO DARASET 200 BY GCP, ASTM C-494 TYPE C.
     - 5.3.3 AIR ENTRANCING: EQUAL TO "DARAVAIR 1000" BY GCP, ASTM C-260 AND ARMY CORPS CRD-C-13.
   - 5.4 CONCRETE SURFACE COATINGS:
     - 5.4.1 BITUMINOUS DAMPPROOFING: EQUAL TO BRUSH GRADE FOUNDATION COATING BY EUCLID (EXTERIOR WALLS ONLY).
   - 5.5 FORMS AND RELATED MATERIAL:
     - 5.5.1 FORMS FOR CONCRETE SURFACES THAT WILL BE EXPOSED IN THE FINISHED BUILDING SHALL BE PLYFORM CLASS I, B-B EXTERIOR TYPE CONFORMING TO U.S. PRODUCT STANDARD PS 1. FORMS FOR CONCRETE SURFACES NOT EXPOSED IN THE FINISHED BUILDING MAY BE PLYFORM OR MATCHED LUMBER.
     - 5.5.2 FORM OIL USED ON SURFACE OF FORMS SHALL BE A NON-STAINING TYPE.

CONCRETE NOTES (CONT).

5.6 ALUMINUM PRODUCTS:
- 5.6.1 NO ALUMINUM CONDUIT, PIPE, INSERTS, REGLETS, ETC. SHALL BE PLACED IN ANY CONCRETE, UNLESS COATED WITH BITUMINOUS DAMPPROOFING.
- 5.6.2 NO EQUIPMENT MADE OF ALUMINUM OR ALUMINUM ALLOYS SHALL BE USED FOR PUMP LINES, TREMIES OR CHUTES IN CONVEYING CONCRETE TO POINT OF PLACEMENT.

5.7 GROUT:
- 5.7.1 NON-SHRINK GROUT FOR USE UNDER COLUMN BASE PLATES AND BEAM BEARING PLATES SHALL BE EMBECO GROUT #885, PRE-MIXED, AS MANUFACTURED BY MASTER BUILDERS, OR APPROVED EQUIVALENT.

5.8 PREFORMED EXPANSION JOINT FILLER:
- 5.8.1 A NON-EXTENDING AND RESILIENT BITUMINOUS TYPE JOINT FILLER, ½" THICK.

5.9 EMBEDDED ITEMS:
- 5.9.1 EMBEDDED ITEMS SUCH AS ANCHOR BOLTS, ETC., SHALL BE INSTALLED USING A TEMPLATE AND BE SECURELY HELD IN PLACE DURING CONCRETE PLACEMENT.

5.10 SPACERS, SUPPORTS AND FASTENERS:
- 5.10.1 FORM SPACERS, REINFORCING TIES AND CHAIRS, AND OTHER DEVICES NEEDED FOR PROPERLY SPACING, SUPPORTING, AND FASTENING REINFORCEMENT SHALL BE PROVIDED. CLAY BRICKS ARE NOT ALLOWED FOR USE AS SLAB STEEL BOLSTERS.

5.11 VAPOR BARRIER:
- 5.11.1 UNDERSLAB MOISTURE VAPOR BARRIER SHALL BE MADE OF A LAYER OF 6 MIL. POLYETHYLENE PLASTIC. PLACE VAPOR BARRIER OVER SUB-GRADE, DIRECTLY UNDER SLAB.

6. CONSTRUCTION PRACTICES:

6.1 REINFORCEMENT:

COMPLY WITH REQUIREMENTS OF CRSI, LATEST EDITION.
- 6.1.1 MINIMUM CONCRETE COVER: 3" FOR CONCRETE CAST AGAINST SOIL; 2" FOR OTHER CONCRETE, UNLESS OTHERWISE SHOWN.

6.2 DEVELOPMENT AND SPLICING:

PROVIDE DEVELOPMENT AND TENSION LAP SPLICE LENGTHS IN ACCORDANCE WITH THE FOLLOWING, UNLESS NOTED OTHERWISE ON PLANS:

DEVELOPMENT BAR SIZE	LENGTH*	CLASS C* LAP SPLICE
#4	24"	24"
#5	32"	32"
#6	38"	38"
#7	44"	44"
#8	50"	50"

*INCREASE BY 30% FOR BARS SPACED <6".

6.3 CHAMFERS:

CHAMFER ALL EXPOSED EDGES AND CORNERS OF CONCRETE ¾" OR 1" SIMILAR THROUGHOUT.

6.4 JOINTS:
- 6.4.1 CONSTRUCTION JOINTS: PLACE PERPENDICULAR TO THE MAIN REINFORCEMENT. CONTINUE REINFORCEMENT ACROSS CONSTRUCTION JOINTS. PROVIDE KEYWAYS AT LEAST 1 ½" (UNLESS OTHERWISE SHOWN) DEEP IN CONSTRUCTION JOINTS IN WALLS, SLAB, AND BETWEEN WALLS AND FOOTINGS. ACCEPTED BULKHEADS DESIGNED FOR THIS PURPOSE MAY BE USED IN SLABS. PROVIDE WATERSTOP WHERE INDICATED.
- 6.4.2 ISOLATION JOINTS: PROVIDE IN SLABS-ON-GRADE AT POINTS OF CONTACT BETWEEN SLABS-ON-GRADE AND VERTICAL SURFACES, SUCH AS FOUNDATION WALLS, GRADE BEAMS, COLUMN PEDESTALS, AND ELSEWHERE AS NECESSARY.
- 6.4.3 CONTRACTION (CONTROL) JOINT: PROVIDE IN SLABS-ON-GRADE BY SAW CUTTING TO A DEPTH OF ¼ THE SLAB THICKNESS. PROVIDE A ONE PART ELASTOMERIC JOINT SEALANT TO JOINT GROOVE, A MINIMUM OF 60 DAYS AFTER SLAB PLACEMENT UNLESS OTHERWISE APPROVED. SEE PLAN FOR JOINT LAYOUT.

6.5 CONCRETE MIXING:
- 6.5.1 READY-MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN ASTM C94.
- 6.5.2 ALL CONCRETE SHALL BE MIXED UNTIL THERE IS A UNIFORM DISTRIBUTION OF THE MATERIALS BEFORE DISCHARGE. THE MIXING SHALL BE CONTINUOUS AFTER THE WATER HAS BEEN ADDED TO THE MIX IN THE DRUM.
- 6.5.3 NO CONCRETE SHALL BE PLACED IN THE FORMS MORE THAN 90 MINUTES AFTER THE WATER HAS BEEN ADDED.
- 6.5.4 AFTER THE MAXIMUM WATER CEMENT RATIO HAS BEEN ACHIEVED, RETEMPERING OF THE CONCRETE WILL NOT BE ALLOWED, UNLESS APPROVED BY ENGINEER.

CONCRETE NOTES (CONT.)

6.6 CONCRETE PLACEMENT:
- 6.6.1 DEPOSIT CONCRETE CONTINUOUSLY IN LAYERS NOT DEEPER THAN 24" OVER PREVIOUS LAYERS WHICH ARE STILL PLASTIC. AVOID COLD JOINTS. CONSOLIDATE CONCRETE BY MECHANICAL VIBRATING EQUIPMENT, SUPPLEMENTED BY HAND-SPACING, RODDING AND TAMPING. DO NOT USE MECHANICAL VIBRATORS TO TRANSPORT CONCRETE.
- 6.6.2 HOT-WEATHER PLACEMENT: PLACE CONCRETE ACCORDING TO RECOMMENDATIONS IN ACI 305R AND AS FOLLOWS, WHEN HOT-WEATHER CONDITIONS EXIST:
  - 6.6.2.1 COOL INGREDIENTS BEFORE MIXING TO MAINTAIN CONCRETE TEMPERATURE BELOW 90 DEG F AT TIME OF PLACEMENT. CHILLED MIXING WATER OR CHOPPED ICE MAY BE USED TO CONTROL TEMPERATURE, PROVIDED WATER EQUIVALENT OF ICE IS CALCULATED TO TOTAL AMOUNT OF MIXING WATER. USING LIQUID NITROGEN TO COOL CONCRETE IS CONTRACTOR'S OPTION.
  - 6.6.2.2 COVER STEEL REINFORCEMENT WITH WATER-SOAKED BURLAP SO STEEL TEMPERATURE WILL NOT EXCEED AMBIENT AIR TEMPERATURE IMMEDIATELY BEFORE EMBEDDING IN CONCRETE.
  - 6.6.2.3 FOG-SPRAY FORMS, STEEL REINFORCEMENT, AND SUBGRADE JUST BEFORE PLACING CONCRETE. KEEP SUBGRADE MOISTURE UNIFORM WITHOUT STANDING WATER, SOFT SPOTS, OR DRY AREAS.
- 6.6.3 COLD-WEATHER PLACEMENT: COMPLY WITH ACI 306.1 AND AS FOLLOWS.
  - 6.6.3.1 PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS, OR LOW TEMPERATURES.
  - 6.6.3.2 WHEN AIR TEMPERATURE HAS FALLEN TO OR IS EXPECTED TO FALL BELOW 40 DEG F, UNIFORMLY HEAT WATER AND AGGREGATES BEFORE MIXING TO OBTAIN A CONCRETE MIXTURE TEMPERATURE OF NOT LESS THAN 50 DEG F AND NOT MORE THAN 80 DEG F AT POINT OF PLACEMENT.
  - 6.6.3.3 DO NOT USE FROZEN MATERIALS OR MATERIALS CONTAINING ICE OR SNOW. DO NOT PLACE CONCRETE ON FROZEN SUBGRADE OR ON SUBGRADE CONTAINING FROZEN MATERIALS.
  - 6.6.3.4 DO NOT USE CALCIUM CHLORIDE, SALT, OR OTHER MATERIALS CONTAINING ANTIFREEZE AGENTS OR CHEMICAL ACCELERATORS, UNLESS OTHERWISE SPECIFIED AND APPROVED IN MIX DESIGNS.

6.7 CONCRETE CURING:
- 6.7.1 SLABS: USE MOISTURE (WET) CURE PROCEDURES
- 6.7.2 FORMED SURFACES: CURE FORMED SURFACES WITH FORMS IN PLACE FOR ENTIRE CURING PERIOD, UNLESS ALTERNATE METHODS ARE APPROVED BY THE ENGINEER. CONTACT STRUCTURAL ENGINEER @ 207-878-1751 FOR ALTERNATIVE CURING METHODS. DURING COLD WEATHER CURING, PROVIDE CAST-IN THERMOMETERS FOR MONITORING CONCRETE CURING TEMPERATURE AT LOCATIONS AS DIRECTED BY ENGINEER. MAINTAIN A 50°F WITH USE OF INDIRECT HEAT OR INSULATIVE BLANKETS.

6.8 ANCHOR BOLTS: USE TYPE, SIZE, AND LENGTH AS INDICATED ON PLANS.

ASSOCIATED DESIGN PARTNERS INC.
80 Leighton Road
Falmouth, Maine 04105
Office: (207) 878-1751
Fax: (207) 878-1788
E-Mail: adp@adpengineering.com

PROJECT: 500 MARKET ST
PORTSMOUTH, NH
FOR:

SHEET TITLE: STRUCTURAL NOTES
ISSUED FOR PRICING - NOT FOR CONSTRUCTION

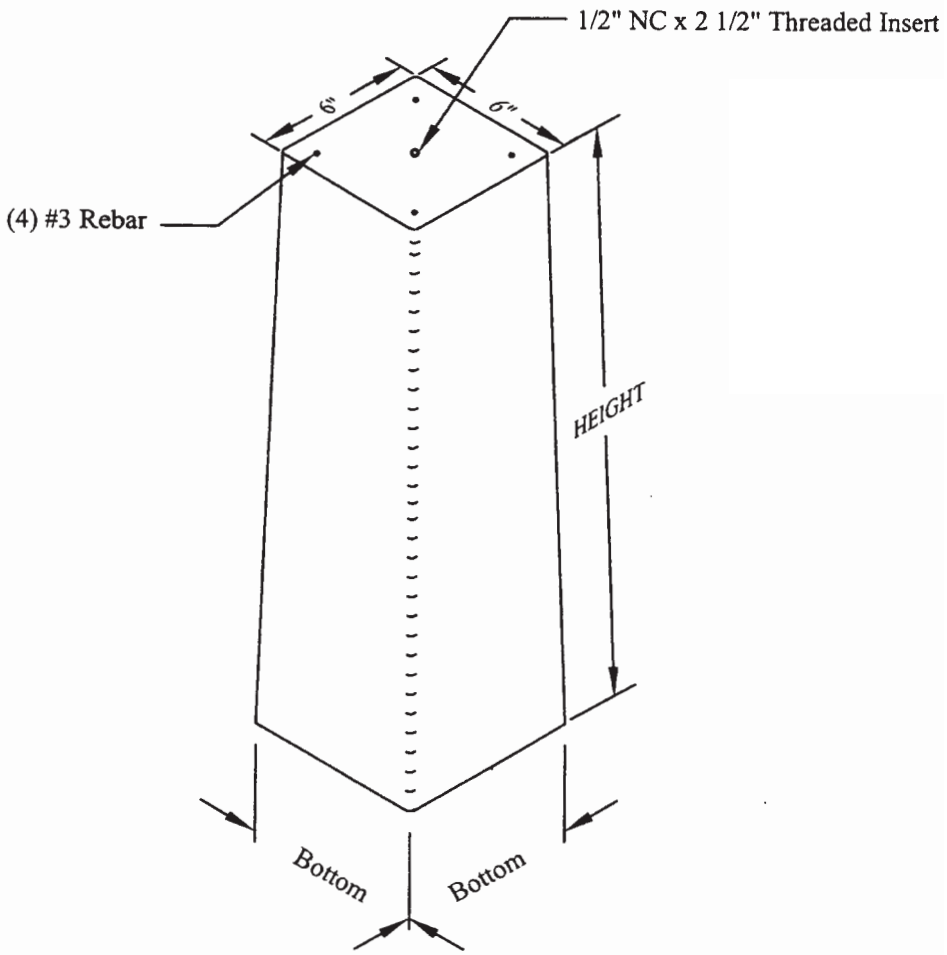
REVISIONS

No.	BY	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			
7			
8			

DATE : 11/14/22
SCALE : 1/4" = 1'-0"
DESIGN BY: ASW
DRAWN BY: ASW
FILE #:
PROJECT NUMBER: 20089
SHEET NO: S2

GAGNE & SON
CONCRETE PRODUCTS

Precast Concrete Piers



ELEVATION

Height (Feet)	Bottom (Inches)	Item #	Weight
4'-0"	9"	21740	230 lbs.
5'-0"	10"	21750	340 lbs.
6'-0"	11"	21760	450 lbs.

DESIGN NOTES:
1) Concrete Mix Design is 4,000 PSI standard at 28 days, Type 3 Cement.
2) Reinforcing Steel ASTM A 615, Grade 60
2) Smooth Finish on all exposed surfaces.

Main Office
28 Old Route 27 Rd
Belgrade, ME 04917
(800) 339-3313

270 Riverside Dr
Auburn, ME
(800) 339-1132

70 Warren Ave
Westbrook, ME
(800) 339-9184

15 Route 236
Kittery, ME
(800) 439-9504

195 North St
Saco, ME
(800) 244-2742

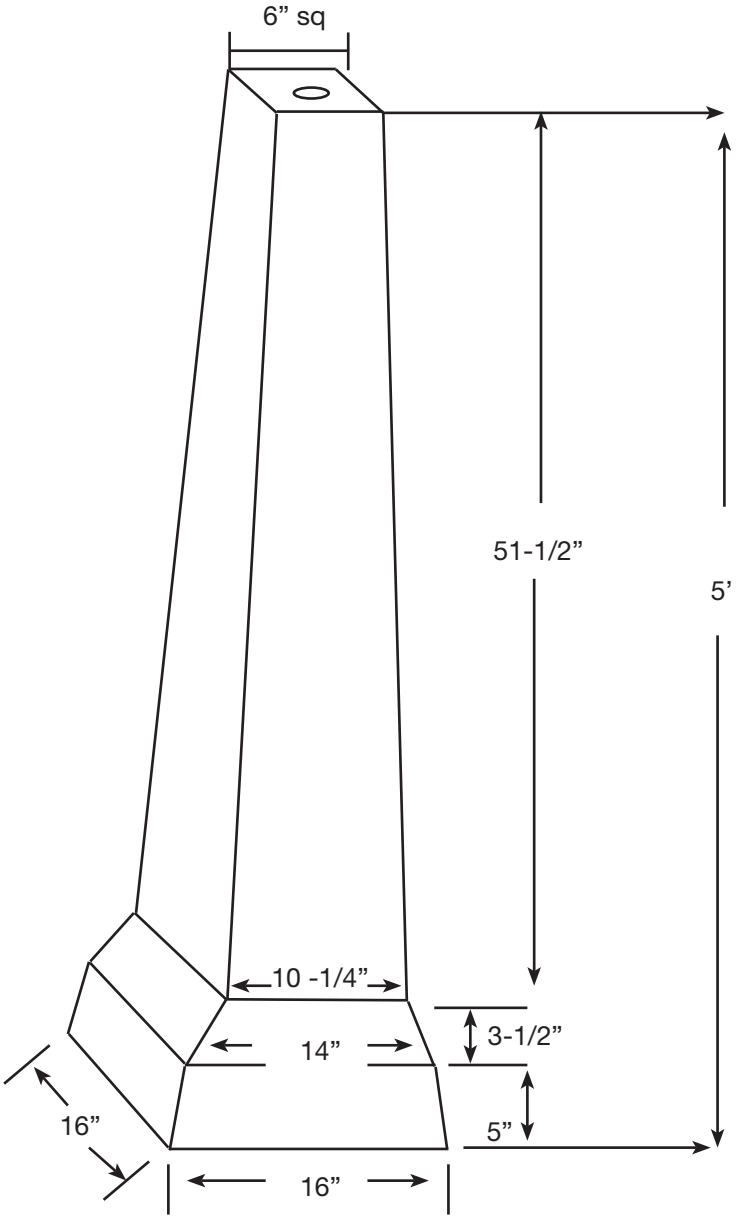
96 Roosevelt Trl
Naples, ME
(207) 693-5355

293 Lewiston Rd
Topsham, ME
(800) 227-5776

252 Main Rd
Holden, ME
(800) 992-5660

GAGNE & SON
CONCRETE PRODUCTS

Precast Concrete Deluxe Pier



Design Notes:
1. Concrete Mix Desin is 5,000 PSI standard at 28 days, Type 3 Cement.
2. Reinforced Steel ASTM A 615, Grade 60.
3. Smooth Finish on all exposed surfaces.

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ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

April 25, 2023

Peter Britz, Director of Planning and Sustainability
City of Portsmouth
1 Junkins Avenue
Portsmouth, New Hampshire 03801

Re: Application for Site Plan Review
Reis Farm
Assessor's Map 255, Lot 5
305 Peverly Hill Road
Altus Project No. 5411

Dear Peter,

Enclosed please find application materials for the May 18, 2023 Planning Board hearing. Per the April 4, 2023 TAC conditions, we have submitted the septic design to DPW for review as well as a revised site plan to the Fire Department. Correspondence from both signing off on the plans is attached. In addition, the septic design has been approved by NHDES and we have no other outstanding state permits.

Please call me if you have any questions or need any additional information.

Sincerely,

ALTUS ENGINEERING

Erik B. Saari
Vice President

ebs/5411.00-APP-PB-CovLtr-042523

Enclosures

eCopy: Jim Reis

City of Portsmouth, New Hampshire

Site Plan Application Checklist

This site plan application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. The checklist is required to be completed and uploaded to the Site Plan application in the City's online permitting system. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan review regulations for full details.

Applicant Responsibilities (Section 2.5.2): Applicable fees are due upon application submittal along with required attachments. The application shall be complete as submitted and provide adequate information for evaluation of the proposed site development. Waiver requests must be submitted in writing with appropriate justification.

Name of Applicant: Thomas E., Marybeth B., James B. and Meegan C. Reis Date Submitted: February 21, 2023

Application # (in City's online permitting): LU-23-

Site Address: 305 Peverly Hill Road Map: 255 Lot: 5

Application Requirements			
☑	**Required Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**	**Waiver Requested**
☒	Complete application form submitted via the City's web-based permitting program (2.5.2.1**(2.5.2.3A)**	Viewpoint	N/A
☒	All application documents, plans, supporting documentation and other materials uploaded to the application form in viewpoint in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. **(2.5.2.8)**	Viewpoint	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Statement that lists and describes "green" building components and systems. **(2.5.3.1B)**	Green Statement	
☒	Existing and proposed gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. **(2.5.3.1C)**	Application, Sheet C-2	N/A
☒	Tax map and lot number, and current zoning of all parcels under Site Plan Review. **(2.5.3.1D)**	Sheets C-1 and C-2	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. **(2.5.3.1E)**	Cover Sheet, LOA	N/A
☒	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. **(2.5.3.1F)**	Abutters List	N/A
☒	Names, addresses and telephone numbers of all professionals involved in the site plan design. **(2.5.3.1G)**	Cover Sheet	N/A
☒	List of reference plans. **(2.5.3.1H)**	Sheet C-1	N/A
☒	List of names and contact information of all public or private utilities servicing the site. **(2.5.3.1I)**	Sheet C-3, Note #14	N/A

Site Plan Specifications			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director.. **(2.5.4.1A)**	Required on all plan sheets	N/A
☒	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. **(2.5.4.1B)**	Required on all plan sheets	N/A
☒	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. **(2.5.4.1C)**	All relevant sheets	N/A
☒	Plans shall be drawn to scale and stamped by a NH licensed civil engineer. **(2.5.4.1D)**	Required on all plan sheets	N/A
☐	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. **(2.5.4.1E)**	N/A (no wetlands present)	N/A
☒	Title (name of development project), north point, scale, legend. **(2.5.4.2A)**	All relevant sheets	N/A
☒	Date plans first submitted, date and explanation of revisions. **(2.5.4.2B)**	All relevant sheets	N/A
☒	Individual plan sheet title that clearly describes the information that is displayed. **(2.5.4.2C)**	Required on all plan sheets	N/A
☒	Source and date of data displayed on the plan. **(2.5.4.2D)**	All relevant sheets	N/A

Site Plan Specifications – Required Exhibits and Data			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	**1. Existing Conditions: (2.5.4.3A)** • Surveyed plan of site showing existing natural and built features; • Existing building footprints and gross floor area; • Existing parking areas and number of parking spaces provided; • Zoning district boundaries; • Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre; • Existing impervious and disturbed areas; • Limits and type of existing vegetation; • Wetland delineation, wetland function and value assessment (including vernal pools); • SFHA, 100-year flood elevation line and BFE data, as required.	Sheet C-1	
☒	**2. Buildings and Structures: (2.5.4.3B)** • Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation; • Elevations: Height, massing, placement, materials, lighting, façade treatments; • Total Floor Area; • Number of Usable Floors; • Gross floor area by floor and use.	Sheet C-2 and Building Plans	
☒	**3. Access and Circulation: (2.5.4.3C)** • Location/width of access ways within site; • Location of curbing, right of ways, edge of pavement and sidewalks; • Location, type, size and design of traffic signing (pavement markings); • Names/layout of existing abutting streets; • Driveway curb cuts for abutting prop. and public roads; • If subdivision; Names of all roads, right of way lines and easements noted; • AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).	Sheets C-1, C-2 & C-3	
☒	**4. Parking and Loading: (2.5.4.3D)** • Location of off street parking/loading areas, landscaped areas/buffers; • Parking Calculations (# required and the # provided).	Sheet C-2, Note #4	
☒	**5. Water Infrastructure: (2.5.4.3E)** • Size, type and location of water mains, shut-offs, hydrants & Engineering data; • Location of wells and monitoring wells (include protective radii).	Sheets C-2 & C-3	
☒	**6. Sewer Infrastructure: (2.5.4.3F)** • Size, type and location of sanitary sewage facilities & Engineering data, including any onsite temporary facilities during construction period.	Sheet C-2	

☒	**7. Utilities: (2.5.4.3G)** • The size, type and location of all above & below ground utilities; • Size type and location of generator pads, transformers and other fixtures.	Sheet C-2 & C-3	
☒	**8. Solid Waste Facilities: (2.5.4.3H)**		
	• The size, type and location of solid waste facilities.	Sheet C-2, Note #14	
☐	**9. Storm water Management: (2.5.4.3I)** • The location, elevation and layout of all storm-water drainage. • The location of onsite snow storage areas and/or proposed off-site snow removal provisions. • Location and containment measures for any salt storage facilities • Location of proposed temporary and permanent material storage locations and distance from wetlands, water bodies, and stormwater structures.	N/A (none proposed) Sheet C-2 N/A (none proposed) N/A (none proposed)	
☐	**10. Outdoor Lighting: (2.5.4.3J)** • Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan.		Waiver
☐	**11.** Indicate where dark sky friendly lighting measures have been implemented. **(10.1)**		Waiver
☐	**12. Landscaping: (2.5.4.3K)** • Identify all undisturbed area, existing vegetation and that which is to be retained; • Location of any irrigation system and water source.		Waiver
☒	**13. Contours and Elevation: (2.5.4.3L)** • Existing/Proposed contours (2 foot minimum) and finished grade elevations.	Sheets C-1 & C-2	
☒	**14. Open Space: (2.5.4.3M)** • Type, extent and location of all existing/proposed open space.	Sheets C-1, C-2 & C-3	
☒	**15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)**	Deeds	
☐	**16. Character/Civic District (All following information shall be included): (2.5.4.3P)** • Applicable Building Height (10.5A21.20 & 10.5A43.30); • Applicable Special Requirements (10.5A21.30); • Proposed building form/type (10.5A43); • Proposed community space (10.5A46).	N/A (not in a character district)	
☐	**17. Special Flood Hazard Areas (2.5.4.3Q)** • The proposed development is consistent with the need to minimize flood damage; • All public utilities and facilities are located and construction to minimize or eliminate flood damage; • Adequate drainage is provided so as to reduce exposure to flood hazards.	N/A (not in a flood zone)	

Other Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Traffic Impact Study or Trip Generation Report, as required. **(3.2.1-2)**	Traffic Memo	
☒	Indicate where Low Impact Development Design practices have been incorporated. **(7.1)**	Sheet C-2	
☒	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. **(7.3.1)**	Sheet C-2, Note 9	
☐	Stormwater Management and Erosion Control Plan. **(7.4)**		Waiver
☐	Inspection and Maintenance Plan **(7.6.5)**		Waiver

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	All local approvals, permits, easements and licenses required, including but not limited to: • Waivers; • Driveway permits; • Special exceptions; • Variances granted; • Easements; • Licenses. **(2.5.3.2A)**	Waiver Request N/A (none req.) N/A (none req.) Sheet C-2, Note 7 N/A (none req.) N/A (none req.)	
☐	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: • Calculations relating to stormwater runoff; • Information on composition and quantity of water demand and wastewater generated; • Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; • Estimates of traffic generation and counts pre- and post-construction; • Estimates of noise generation; • A Stormwater Management and Erosion Control Plan; • Endangered species and archaeological / historical studies; • Wetland and water body (coastal and inland) delineations; • Environmental impact studies. **(2.5.3.2B)**	None requested	
☐	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. **(2.5.3.2D)**	N/A (site already served by utilities)	

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	A list of any required state and federal permit applications required for the project and the status of same. **(2.5.3.2E)**	Cover Sheet	
☒	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." **(2.5.4.2E)**	Sheet C-2, Note 15	N/A
☐	For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) confirmation that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. **(2.5.4.2F)**	N/A (not in a flood zone)	
☒	Plan sheets submitted for recording shall include the following notes: a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "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." **(2.13.3)**	Sheet C-2, Note 16 Sheet C-2, Note 17	N/A

Applicant's Signature: _____ **Date:** February 21, 2023

Erik Saari, Altus Engineering (Agent)

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

February 21, 2023

Peter Britz, Planning Director
City of Portsmouth
1 Junkins Avenue
Portsmouth, New Hampshire 03801

Re: Application for Site Plan Review
Reis Farm
Assessor's Map 255, Lot 5
305 Peverly Hill Road
Altus Project No. 5411

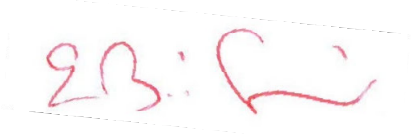
Dear Peter,

On behalf of the Applicant, Thomas E., Marybeth B., James B. and Meegan C. Reis, Altus Engineering, respectfully submits an application for the addition of two new dwelling units located at 305 Peverly Hill Road. This project entails the reconstruction of a portion of an existing structure into a new attached dwelling and the construction of a new detached single-family home together with associated site improvements. As I am sure you are aware, the Zoning Board of Adjustment granted two variances for this property on January 24, 2023 to allow the project to move forward as described above.

Please call me if you have any questions or need any additional information.

Sincerely,

ALTUS ENGINEERING



Erik B. Saari
Vice President

ebs/5411-APP-PB-CovLtr-022123

Enclosures

eCopy: Jim Reis

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

"Green" Statement
Assessor's Map 255 Lot 5
Reis Farm
305 Peverly Hill Road
Altus Project 5411

Pursuant to Section 2.5.3.1(a) of the Site Plan Review Regulations, Altus Engineering respectfully submits the following list of the project's "green" components for the addition of two dwelling units at 305 Peverly Road:

- All new construction will meet or exceed all applicable current energy codes.
- The addition of these dwelling units allows for the continued use of the site as a working farm.
- Stone drip edges will be employed for new structures to reduce erosion and promote groundwater recharge.

ebs/5411-APP-PB-GreenStatement-022123

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

February 21, 2023

Peter Britz, Planning Director
City of Portsmouth
1 Junkins Avenue
Portsmouth, New Hampshire 03801

Re: Traffic Memorandum
Reis Farm
Assessor's Map 255, Lot 5
305 Peverly Hill Road
Altus Project No. 5411

Dear Peter,

Pursuant to the requirements of section 3.2.1-2 of the Portsmouth Site Plan Review Regulations, we have undertaken a basic study of the potential traffic impacts resultant of the proposed addition of two dwelling units to the Reis Farm on Peverly Hill Road. following assessment is based on *Trip Generation,* 11th edition, prepared by the Institute of Transportation Engineers (ITE). We have defaulted to the AM and PM peak hour of generator versus the peak hour of adjacent street traffic as this resulted in a slightly higher number of trip ends.

As shown below, the site can be expected to generate the following traffic volumes during a typical Peak Hour:

ITE Land Use Code: 210 (Single-Family Detached Housing)

Weekday (Entire Day)
Trip ends per Dwelling Unit: 9.43
(3 units) 9.43 = 28.29 trips rounded down to **28** (50% entering [14], 50% exiting [14])

Weekday (AM Peak Hour of Generator)
Trip ends per Dwelling Unit: 0.75
(3 units) 0.75 = 2.25 trips rounded down to **2** (30% entering [1], 70% exiting [1])

Weekday (PM Peak Hour of Generator)
Trip ends per Dwelling Unit: 0.99
(3 units) 0.99 = 2.97 trips rounded up to **3** (66% entering [2], 34% exiting [1])

Saturday (Entire Day)
Trip ends per Dwelling Unit: 9.48
(3 units) 9.48 = 28.44 trips rounded down to **28** (50% entering [14], 50% exiting [14])

Saturday (Peak Hour of Generator)
Trip ends per Dwelling Unit: 0.92
(3 units) 0.92 = 2.76 rips rounded up to **3** (54% entering [2], 46% exiting [1])

Sunday (Entire Day)
Trip ends per Dwelling Unit: 8.48
(3 units) 8.48 = 25.44 trips rounded down to **25** (50% entering [13], 50% exiting [12])

Sunday (Peak Hour of Generator)
Trip ends per Dwelling Unit: 0.83
(3 units) 0.83 = 2.49 trips rounded down to **2** (50% entering [1], 50% exiting [1])

Per the above analysis, we calculated that the proposed residences can be expected to generate a maximum of 28 trip ends on a Saturday with similar volume on weekdays. Maximum daily peaks are shown to be only three cars in the PM hour which equates to one car every twenty minutes. Based on this information, we conclude that this project will have a minimal impact on traffic in the vicinity of the site.

Please call me if you have any questions or need any additional information.

Sincerely,

ALTUS ENGINEERING, INC.

Erik B. Saari
Vice President

ebs/5411-Traffic

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

February 21, 2023

Peter Britz, Planning Director
City of Portsmouth
1 Junkins Avenue
Portsmouth, New Hampshire 03801

Re: Waiver Requests
Reis Farm
Assessor's Map 255, Lot 5
305 Peverly Hill Road
Altus Project No. 5411

Dear Peter,

On behalf of the Applicant, Thomas E., Marybeth B., James B. and Meegan C. Reis, Altus Engineering, we respectfully ask that the following waivers be considered for the above refenced project:

2.5.4.3J - Outdoor Lighting

Given that this is a private residential/agricultural project and not a formalized site plan like a retail establishment with a large parking lot, the requirement for an analysis of outdoor lighting is unnecessary. The only new lighting will be associated with the two new dwellings and will be limited to typical wall sconces and the like. No large-scale light fixtures that one would find on a commercial site are planned to be installed. Therefore, a photometric plan would be excessive.

10.1 - Dark Sky Lighting Measures

Similar to above, the only new lights that will be installed on the site will be limited to residential-scale fixtures incapable of causing the level of glare that this section of the ordinance is attempting to limit. As no light poles or other commercial-grade fixtures are intended, application of this standard is impractical.

2.5.4.3K – Landscaping

This is a private residential/agricultural property, not a commercial site where a formalized landscaping plan would be desirable. As it is obvious that the Reis family have been and will continue to be good stewards of the land, we have no doubt that they will implement their own tasteful landscaping regimen that fits the property and its use. Because of this, a landscape plan is unnecessary.

7.4 - Stormwater Management Plan

No new drainage structures and only 1,846 sf of new impervious surface is proposed as part of this project, none of which is roadway or parking lot. This minimizes the need for stormwater detention and treatment, particularly where any potential increase in runoff or erosion will be mitigated by the inclusion of stone drip edges at the new roof edges. In light of this, a stormwater management plan would be an excessive burden on the Applicant.

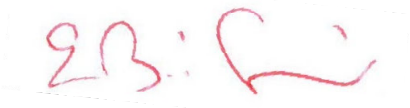
7.6.5 - Inspection and Maintenance Plan

As stated above, there are no drainage structures included in this proposal. This makes an inspection and maintenance plan irrelevant as there will be nothing to inspect or maintain.

Please call me if you have any questions or need any additional information.

Sincerely,

ALTUS ENGINEERING



Erik B. Saari
Vice President

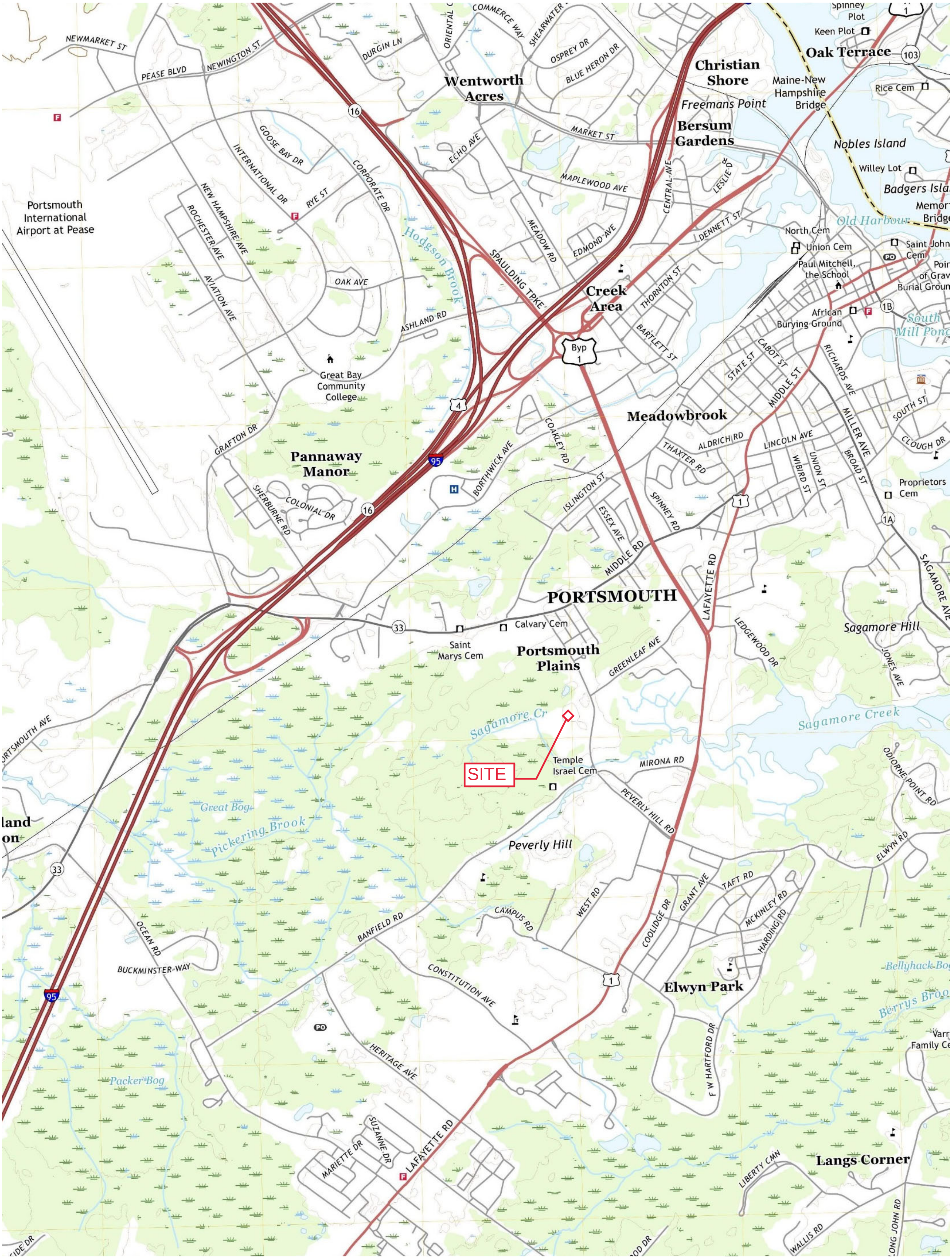
ebs/5411.03-WaiverReq-022123

Enclosures

eCopy: Jim Reis

Abutters List - 305 Peverly Hill Road

Property ID	Site Address	Account	Owner Name	Owner Name 2	Owner Address	City	State	Zip
0242-0004-0000	83 PEVERLY HILL RD	30759	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0243-0008-0000	433 GREENLEAF AVE	30761	FLEMING DONNA	FLEMING SAROJ A	433 GREENLEAF AVE	PORTSMOUTH	NH	03801
0243-0009-0000	423 PEVERLY HILL RD	30762	LIEN HSIU Y	CHOE HYON S	423 PEVERLY HILL RD	PORTSMOUTH	NH	03801
0243-0010-0000	437 PEVERLY HILL RD	30763	GALARNEAU THOMAS M	GALARNEAU JESSICA A	437 PEVERLY HILL RD	PORTSMOUTH	NH	03801
0243-0011-0000	451 PEVERLY HILL RD	30764	LEONARD STEVEN P		451 PEVERLY HILL RD	PORTSMOUTH	NH	03801
0243-0012-0000	465 PEVERLY HILL RD	30765	SHORTILL KUMIKO ANEE		465 PEVERLY HILL RD	PORTSMOUTH	NH	03801
0243-0058-0000	300 PEVERLY HILL RD	30805	SCHWARTZ JACOB H	DAVIS KRISTEN N	300 PEVERLY HILL RD	PORTSMOUTH	NH	03801
0243-0059-0000	384 PEVERLY HILL RD	30806	FINBERG STEPHEN J REV TR	FINBERG MELISSA A REV TR	384 PEVERLY HILL ROAD	PORTSMOUTH	NH	03801
0255-0006-0000	303 PEVERLY HILL RD	31176	STEVENS BOYD J	STEVENS RHONDA H	303 PEVERLY HILL RD	PORTSMOUTH	NH	03801
0255-0008-0000	293 PEVERLY HILL RD	31178	MERRIMACK VALLEY HOMES INC		1794 BRIDGE ST UNIT 6	DRACUT	MA	01826
0256-0003-0000	PEVERLY HILL RD	31181	GARRETT SHIRLEY N REVOC TRUST 200(	GARRETT SHIRLEY N TRUSTEE	BARBERRY LANE	PORTSMOUTH	NH	03801
0244-0009-0000	535 PEVERLY HILL RD	35655	535 PEVERLY HILL LLC		6 SHEARWATER ST	DURHAM	NH	03824
0255-0003-0000	PEVERLY HILL RD	35721	HETT WALTER D TRUST	HETT WALTER D TRUSTEE	2 VICTORIA CT APT 104	YORK	ME	03909
0256-0001-0000	BANFIELD RD	35722	SWIFT WATER GIRL SCOUT COUNCIL		ONE COMMERCE DR	BEDFORD	NH	03110
0242-0004-0001-0000	18 SAGE LN	54584	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0002	24 SAGE LN	54585	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0003	32 SAGE LN	54586	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0004	40 SAGE LN	54587	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0005	46 SAGE LN	54588	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0006	54 SAGE LN	54589	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0007	58 SAGE LN	54590	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0008	68 SAGE LN	54591	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0009	74 SAGE LN	54592	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0010	84 SAGE LN	54593	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0011	88 SAGE LN	54594	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0012	98 SAGE LN	54595	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0013	102 SAGE LN	54596	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0014	112 SAGE LN	54597	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0015	118 SAGE LN	54598	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0016	126 SAGE LN	54599	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0017	130 SAGE LN	54600	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0018	140 SAGE LN	54601	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0019	144 SAGE LN	54602	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0020	150 SAGE LN	54603	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0021	154 SAGE LN	54604	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0022	180 SAGE LN	54605	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0023	188 SAGE LN	54606	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0024	190 SAGE LN	54607	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0025	198 SAGE LN	54608	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0026	202 SAGE LN	54609	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0027	210 SAGE LN	54610	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0028	216 SAGE LN	54611	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0029	226 SAGE LN	54612	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0030	230 SAGE LN	54613	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0031	240 SAGE LN	54614	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0032	244 SAGE LN	54615	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0033	270 SAGE LN	54616	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0242-0004-0034	274 SAGE LN	54617	PARSON WOODS INVESTMENTS LLC		11 LAFAYETTE RD	NORTH HAMPTON	NH	03862
0255-0008-0001	293 PEVERLY HILL RD #1	53924	GOMEZ REBECCA E		293 PEVERLY HILL RD #1	PORTSMOUTH	NH	03801
0255-0008-0002	293 PEVERLY HILL RD #2	53925	GOLDBERG BENJAMIN		293 PEVERLY HILL RD #2	PORTSMOUTH	NH	03801
0255-0008-0003	293 PEVERLY HILL RD #3	53926	CAPELLINI FRANCESCA		293 PEVERLY HILL RD UNIT 3	PORTSMOUTH	NH	03801
0255-0008-0004	293 PEVERLY HILL RD #4	53927	TRANCHEMONTAGNE SCOTT A	BRAUNIG LISA A	293 PEVERLY HILL RD	PORTSMOUTH	NH	03801
0255-0008-0005	293 PEVERLY HILL RD #5	53928	GOUCHER COLE R		9 FALKLAND PL UNIT A1	PORTSMOUTH	NH	03801
0255-0008-0006	293 PEVERLY HILL RD #6	53929	GRIFFIN FAMILY REV TST OF 2021	GRIFFIN KYLE P & LYNN M TTEE	293 PEVERLY HILL RD #6	PORTSMOUTH	NH	03801
0255-0008-0007	293 PEVERLY HILL RD #7	53930	HESTER NOAH	DEBELLIS JESSICA	293 PEVERLY HILL RD #7	PORTSMOUTH	NH	03801
0255-0008-0008	293 PEVERLY HILL RD #8	53931	TAGGART SUSAN M 2014 TRUST	TAGGART SUSAN M TRUSTEE	293 PEVERLY HILL RD #8	PORTSMOUTH	NH	03801
0255-0008-0009	293 PEVERLY HILL RD #9	53932	WALSH RYAN A		293 PEVERLY HILL RD #9	PORTSMOUTH	NH	03801
0255-0005-0000	305 PEVERLY HILL RD		CITY OF PORTSMOUTH	(CONSERVATION EASEMENT)	1 JENKINS AVE	PORTSMOUTH	NH	03801


SITE
PORTSMOUTH
Portsmouth International Airport at Pease
Wentworth Acres
Christian Shore
Oak Terrace
Freemans Point
Bersum Gardens
Maine-New Hampshire Bridge
Nobles Island
Creek Area
Great Bay Community College
Pannaway Manor
Meadowbrook
Portsmouth Plains
Temple Israel Cem
Calvary Cem
Saint Marys Cem
Sagamore Cr
Sagamore Creek
Sagamore Hill
Peverly Hill
Great Bog
Pickering Brook
Hodgson Brook
Elwyn Park
Langs Corner
Packer Bog
Old Harbour
South Mill Pond
North Cem
Union Cem
Paul Mitchell, the School
African Burying Ground
Proprietors Cem
Keen Plot
Rice Cem
Willey Lot
NEWMARKET ST
PEASE BLVD
NEWINGTON ST
DURGIN LN
COMMERCE WAY
OSPREY DR
BLUE HERON DR
MARKET ST
ECHO AVE
MAPLEWOOD AVE
CENTRAL AVE
DENNETT ST
GOOSE BAY DR
INTERNATIONAL DR
CORPORATE DR
RYE ST
NEW HAMPSHIRE AVE
ROCHESTER AVE
AVIATION AVE
OAK AVE
ASHLAND RD
SPAULDING TPKE
MEADOW RD
EDMOND AVE
THORNTON ST
BARTLETT ST
STATE ST
CABOT ST
MIDDLE ST
RICHARDS AVE
SOUTH ST
CLOUGH DR
MILLER AVE
BROAD ST
UNION ST
WIBIRD ST
LINCOLN AVE
ALDRICH RD
THAXTER RD
COAKLEY RD
BORTHWICK AVE
GRAFTON DR
SHERBURNE RD
COLONIAL DR
ISLINGTON ST
ESSEX AVE
SPINNEY RD
MIDDLE RD
LAFAYETTE RD
LEDGEWOOD DR
SAGAMORE AVE
JONES AVE
GREENLEAF AVE
MIRONA RD
PEVERLY HILL RD
ODIORNE POINT RD
ELWYN RD
PORTSMOUTH AVE
OCEAN RD
BUCKMINSTER WAY
BANFIELD RD
CAMPUS RD
WEST RD
COOLIDGE DR
GRANT AVE
TAFT RD
MCKINLEY RD
HARDING RD
CONSTITUTION AVE
HERITAGE AVE
F W HARTFORD DR
MARIETTE DR
SUZANNE DR
LIBERTY CMN
WALLIS RD
LONG JOHN RD
Bellyhack Bog
Berrys Brook
Byp 1


N
Peverly Hill Rd
Greenleaf Ave
Peverly Hill Rd
Sagamore Creek
SITE
Sagamore Creek
Sagamore Creek
Peverly Hill Rd
Mirona Rd
Peverly Hill Rd
Banfield Rd
Banfield Rd
Peverly Hill Rd
Banfield Rd

MAIL TO

Thomas Reis
199 Lincoln Ave
Portsmouth NH 03801

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
****14 Thousand 4 Hundred 45 Dollars
DATE 09/16/2014 RO042648 $ ****14445.00 AMOUNT

C/H
L-CHIP
ROA257810

035120

2014 SEP 16 AM 11:00

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, WE, **ERIC S. HETT AND SUSAN A. HETT, TRUSTEES of THE ERIC S. HETT REVOCABLE TRUST OF 2006,** u/d/t dated November 30, 2006 and **ERIC S. HETT AND SUSAN A. HETT, TRUSTEES** of **THE SUSAN A. HETT REVOCABLE TRUST OF 2006,** u/d/t dated November 30, 2006, of 305 Peverly Hill Road, City of Portsmouth County of Rockingham and State if New Hampshire, for consideration paid, grant to **THOMAS E. REIS** and **MARYBETH B. REIS,** of 199 Lincoln Avenue, City of Portsmouth, County of Rockingham and State of New Hampshire, 03801 and **JAMES B. REIS** and **MEEGAN C. REIS** of 2035 State Road, Town of Eliot, County of York and State of Maine, 03903, all as joint tenants with rights of survivorship, *WITH WARRANTY COVENANTS*, the following described premises:

A certain tract or parcel of land, with any improvements thereon situate on the westerly side of Peverly Hill Road in Portsmouth, County of Rockingham, State of New Hampshire, more particularly bounded and described as follows:

Beginning at an iron rod set on the westerly sideline of Peverly Hill Road at the northeasterly corner of the premises herein conveyed and the southeasterly corner of land now or formerly of Frank and Helen Hett; thence running S 70° 36' 59" W 256.39 feet to an iron pipe; thence continuing S 70° 18' 37" W 98.49 feet to a steel fence post; thence continuing S 71° 47' 50" W 170.71 feet to a steel fence post; thence continuing S 76° 03' 00" W 160.00 feet along a stone wall to an iron rod; thence continuing along the stone wall S 76° 03' 08" W 81.22 feet a point in the stone wall; (the last four courses having been along land now or formerly of Frank and Helen Hett); thence continuing along a stone wall S 87° 20' 48" W 1,597.04 feet along land now or formerly of Frank and Helen Hett, land now or formerly of Robert and Pauline Dowd and land of the heirs if Stella Stokel, to a drill hole set in the stone wall at the point where another stone wall intersects from the south; thence continuing S 86° 17' 51" W along the stone wall along land now or formerly of the heirs of Stella Stokel, 513.12 feet to a drill hole set in the stone wall at the point where another stone wall intersects from the south; thence continuing along said Stokel land along a stone wall S 86° 43' 34" W 269.09 feet to a drill hole set at the intersection of two stone walls at the northwesterly corner of the premises herein described; thence turning and running S 20° 51' 42" W 426.58 feet along a stone wall along land of Stokel to a drill hole set in

the stone wall; thence turning and running S 48° 01' 51" W 215.72 feet along the stone wall along land of Stokel to a drill hole set at the intersection of two stone walls at land now or formerly of the Swift Water Girl Scout Council; thence turning and running S 78° 13' 10" E 191.81 feet to a drill hole set at the intersection of a stone wall at the northeasterly corner of land of Swift Water Girl Scout Council; thence turning and running S 01° 16' 50" W 38.39 feet along land of Swift Water Girl Scout Council to a 6 inch by 6 inch stone bound at the intersection of two stone walls at the northwesterly corner of land now or formerly of Preston and Shirley Garrett; thence turning and running N 84° 34' 14" E 450.56 feet along a stone wall along land of Preston and Shirley Garrett to the intersection of another stone wall; thence continuing N 83° 35' 39" E 1,006.74 feet along a stone wall along land of Preston and Shirley Garrett to a drill hole set at the intersection of another stone wall at the northeasterly corner of land now or formerly of Preston and Shirley Garrett; thence continuing in a generally easterly direction along land now or formerly of John and Maud B. Hett along a stone wall 1,808 feet more or less to a point on the westerly side of Peverly Hill Road; thence turning and running N 14° 28' 07" E 145 feet, more or less, to a steel fence post; thence continuing along the westerly sideline of Peverly Hill Road N 02° 51' 19" W 344.55 feet to a steel fence post on the westerly sideline of Peverly Hill Road; thence continuing along the westerly side of Peverly Hill Road N 17° 15' 19" W 43.62 feet to an iron rod on the westerly sideline of Peverly Hill Road at land now or formerly of Frank and Helen Hett and point of beginning.

See also plan entitled " Plan of Land for John and Maud B Hett, Portsmouth, New Hampshire, December, 1988, Scale 1"= 100' prepared by M.B. Jenkins, Lee, New Hampshire" (two Sheets) recorded in the Rockingham County Registry of Deeds as Plan C-19399.

Said Property being SUBJECT TO an easement to Public Service Company of New Hampshire and being shown on City of Portsmouth Assessor Map R-55 as Lot #5. Property also being subject to a Conservation Restriction Deed from John Hett and Maud B. Hett to the City of Portsmouth dated May 26, 1989 and recorded in the Rockingham County Registry of Deeds at Book 2794, Page 0683.

Meaning and intending to convey the same premises conveyed to Eric S. Hett and Susan A. Hett, Trustees of The Eric S. Hett Revocable Trust of 2006 and Susan A. Hett and Eric S. Hett, Trustees of The Susan A. Hett Revocable Trust of 2006 by Warranty Deed of Eric S. Hett and Susan A. Hett, dated November 30, 2006 and recorded in the Rockingham County Registry of deeds at Book 4747, Page 834. See also deed at Book 3407, Page 1345.

The undersigned, Eric S. Hett and Susan A. Hett, Trustees of The Eric S. Hett Revocable Trust of 2006, under Declaration of Trust dated November 30, 2006 and The Susan A. Hett Revocable Trust of 2006, under Declaration of Trust dated November 30, 2006, have full and absolute power pursuant to and in accordance with said Trust Agreements to convey any real estate or interest in real estate held in said Trusts, and no purchaser or third party shall be bound to inquire whether the Trustees have said power or are properly exercising said power, or shall be bound to see the application of any money, property, asset paid to the Trustees for a conveyance thereof. We further certify that we are the Trustees, and that said Trusts have not been revoked, and remain in full force and effect.

Dated this 15th day of September, 2014

THE ERIC S. HETT REVOCABLE TRUST OF 2006

Eric S. Hett, Trustee

Susan A. Hett, Trustee

THE SUSAN A. HETT REVOCABLE TRUST OF 2006

Eric S. Hett, Trustee

Susan A. Hett, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

Personally appeared this 15th day of September, 2014, the above-named Eric S. Hett and Susan A. Hett, who acknowledged themselves to be the Trustees of The Eric S. Hett Revocable Trust of 2006 and The Susan A. Hett Revocable Trust of 2006, and as such Trustees, being authorized so to do, they executed the forgoing instrument for the purposes therein contained on behalf of said Trust.

Before me,

MIRANDA L. BUTSON
MY COMMISSION EXPIRES JULY 14, 2019
NOTARY PUBLIC
NEW HAMPSHIRE

Notary Public/Justice of Peace
My Commission Expires:

CONSERVATION RESTRICTION DEED

LOUGHLIN & WADE · ATTORNEYS AT LAW
LEONARD COTTON HOUSE · STRAWBERY BANKE · 144 WASHINGTON STREET
P.O. BOX 1111, PORTSMOUTH, N.H. 03801-1111

John Hett and Maud B. Hett, husband and wife, of 305 Peverly Hill Road, Portsmouth, County of Rockingham, State of New Hampshire, (hereinafter sometimes referred to as "Grantors" which word where the context requires, shall, unless the context clearly indicates otherwise, include the Grantors' executors, administrators, legal representatives, devisees, heirs and/or assigns), for consideration paid, grant to the City of Portsmouth, situated in the County of Rockingham, State of New Hampshire (hereinafter referred to as the "Grantee" which word shall, unless the context clearly indicates otherwise, include the Grantee's successors and/or assigns), with WARRANTY covenants, in perpetuity, a Conservation Restriction pursuant to RSA 477:45-47 and RSA 221-A. The Conservation Restriction shall restrict the use on certain land located on the westerly side of Peverly Hill Road in Portsmouth, County of Rockingham, and more particularly described in Schedule A attached hereto (hereinafter the "Property"). The Conservation Restriction which is conveyed by this deed, is exclusively for conservation purposes, which shall include:

1. The assurance that the Property will be retained forever in its undeveloped, scenic, and open space condition and to prevent any use of the Property that will significantly impair or interfere with the conservation values of the Property.

2. The preservation of the land subject to the Restriction granted hereby for the education of the general public, through the auspices of the Grantee.

3. The preservation of open spaces, particularly the productive farm and forest land, of which the land area subject to the Restriction granted hereby consists, for the scenic enjoyment of the general public, consistent with the New Hampshire RSA Chapter 79-A which states: "It is hereby declared to be in the public interest to encourage the preservation of open space in the state by providing a healthful and attractive outdoor environment for work and recreation of the state's citizens, by maintaining the character of the state's landscape, and by conserving the land, water, forest, and wildlife resources," to yield a significant public benefit in connection therewith; and with NH RSA 221-A which states: "The intent of the program is to preserve the natural beauty, landscape, rural character and natural resources, and high quality of life in New Hampshire by acquiring lands and interests in lands of statewide, regional, and local conservation and recreation importance."

4. The preservation from development a historically important land area which was known as the Walford Plantation and which was one of the first farms established in the City of Portsmouth and which is the last active farm in the City of Portsmouth.

The terms of this Conservation Restriction are as follows:

1. **USE LIMITATIONS**

A. The Grantors, their successors and assigns, agree that the Property shall be maintained in perpetuity as open space without there

being conducted thereon any industrial or commercial activities, except agriculture and forestry as described below, and provided that the capacity of the property to produce forest and/or agricultural products shall not be degraded by on-site activities and that such activities will not cause significant pollution of surface or sub-surface waters or soil erosion.

i. For the purposes hereof, "agriculture" and "forestry" shall include agriculture, animal husbandry, floriculture and horticulture activities; the production of plant and animal products for domestic or commercial purposes, for example, the growing and stocking of Christmas trees or forest trees of any size capable of producing timber and other wood products; and the cutting and sale of timber and other wood products, but shall not include manufactured products or by-products. All agricultural and forestry activities conducted on the property shall be consistent with the purposes of this document.

ii. Agriculture and forestry on the Property shall be performed to the extent possible in accordance with a management plan developed by the Grantors for the sites and soils of the Property. In developing an ongoing plan Grantors shall be consistent with the current scientifically based practices recommended by the U.S. Cooperative Extension Service, U.S. Soil Conservation Service, or their successors then active. Management activities shall not materially impair the scenic quality of the Property as viewed from public roads.

B. The Property presently consists of two distinct parcels of land (shown on City of Portsmouth Tax Assessor Plan R-55 as Lots 3 and 5) and these shall not be further subdivided.

C. Subject to Section 2 below, the Grantors, their successors and assigns, shall neither perform nor permit others to perform any of the following prohibitive activities on said land:

(1) No structure or improvements such as a tennis court, swimming pool, road, dam, fence, bridge, aircraft landing strip, culvert, tower, mobile home, or shed shall be constructed, placed or introduced unto the Property except as necessary in the accomplishment of the agricultural, forestry, conservation, or recreational uses of the Property and provided that such structure or improvement is not detrimental to the purposes of this Restriction. Fences for the purpose of securing the Property are allowed. Barns and maple sugar houses to support on-site land based forestry and agricultural activities are allowed.

(2) No changes in topography, surface, or sub-surface water systems, wetlands, or natural habitats shall be allowed that would harm state or federally recognized rare or endangered species, unless necessary in the accomplishment of the agricultural, forestry habitat management, conservation or recreational uses of the Property and provided that such changes are not detrimental to the purposes of this Restriction. This shall not prohibit installation of water wells on the site for production of water for farm use.

(3) No outdoor advertising structures such as signs and

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billboards shall be displayed on the Property except as necessary in the accomplishment of the agricultural, forestry, conservation or recreational uses of the Property and provided that such outdoor advertising structures are not detrimental to the purposes of this Restriction.

(4) There shall be no mining, quarrying, excavation or removal of rocks, minerals, gravel, sand, top soil, or other similar materials on the Property, except in connection with any improvements made pursuant to the provisions of paragraphs A, B, or C above. No such rocks, minerals, gravel, sand, top soil, or other similar materials shall be removed from the Property.

(5) There shall be no dumping, injection, or burial of materials then known to be environmentally hazardous, including vehicle bodies or parts. No demolition-type wastes, scrap metal items, discarded, worn out or junked motor vehicle or parts thereof, discarded appliances, furniture, or mattresses, or similar-type rubbish shall be stored on the Property. This shall not be construed to limit, in any way, normal farm activities such as the stockpiling or spreading of animal waste, or the burying of dead farm animals which have been raised on the property.

2. **RESERVED RIGHTS**

A. Grantors reserve the right to post all of the Property against use by any motorized vehicle including, but not limited to, all off-highway recreational vehicles.

B. Grantors reserve the right to post all parts of the Property against hunting and trespassing.

C. Grantors reserve the right, for themselves, their heirs, successors, and assigns, to construct and operate a retail "farm stand" on the Property, said "farm stand" to be operated in compliance with all local land use regulations and shall be operated in a manner consistent with the restrictions in this document. The "farm stand" shall be located either in an area between fifty feet and three hundred feet from Peverly Hill Road or within one hundred feet of the area specifically excepted from the restrictions of this document which is the site of the existing house, barn and barnyard. (This area is described on the "Plan of Land for John and Maud Hett," Portsmouth, N.H., December, 1988) as "2.01 acre parcel excepted from conservation restriction." Adequate off-street parking shall be provided and arranged in such a way that automobiles will not back into the street. The stand or display area shall not have more than one hundred fifty square feet of gross floor or ground area. The sale of plant and animal products shall be done in accordance with the definitions of "agriculture and forestry" contained in 1-A-ii. The sale of such products shall be limited to those produced on the property.

3. **AFFIRMATIVE RIGHTS OF GRANTEE**

A. The Grantee shall have reasonable access to the Property and all its parts for such inspection as is necessary to maintain boundaries, to determine compliance, and to enforce the terms of this Conservation Restriction Deed and exercise the rights conveyed hereby.

B. Any other uses of the Property by the Grantee or by the public shall be with the permission of the Grantors.

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4. NOTIFICATION OF TRANSFER, TAXES, MAINTENANCE

A. Grantors agree to notify the Grantee in writing within thirty (30) days of the transfer of the title of the Property.

B. Grantee shall be under no obligation to maintain the Property or to pay any taxes or assessments thereon.

C. Grantee shall not undertake any activity which may lead to imposition of any current use tax penalty. (RSA Chapter 79-A, Current Use Taxation)

5. BENEFITS AND BURDENS

The burden of the Restriction conveyed hereby shall run with the Property and shall be enforceable against all future owners and tenants in perpetuity; the benefits of said Restriction shall not be appurtenant to any particular parcel of land, but shall be in gross and assignable or transferable only to the State of New Hampshire, the U.S. Government or any subdivision or either of them, consistently with Section 170(c)(1) of the U.S. Internal Revenue Code, as amended, which government unit has among its purposes, the conservation and preservation of land and water areas and agrees to and is capable of enforcing the conservation purposes of this Restriction. Any such assignee or transferee shall have like power of assignment or transfer. In accordance with NH RSA 221-A, under which this Conservation Restriction Deed is acquired, "The sale, transfer, conveyance, or release of any such land or interest in land from public trust is prohibited." (NH RSA 221-A:11)

6. BREACH OF EASEMENT

A. When a breach of this Restriction comes to the attention of the Grantee, it shall notify the then owner of the Property in writing of such breach, delivered in hand or by certified mail, return receipt requested.

B. Said owner shall have thirty days (or a longer period if agreed to by Grantor and Grantee) after receipt of such notice to undertake those actions, including restoration, which are calculated to cure the conditions constituting said breach and to notify the Grantee thereof.

C. If the said owner fails to take such curative action, the Grantee, its successors or assigns, may undertake any actions that are reasonably necessary to cure such breach, and the cost thereof, including the Grantee's expenses, shall be paid by said owner, provided said owner is determined to be directly or indirectly responsible for the breach.

D. Any forbearance by the Grantee in exercise of any right or remedy hereunder or otherwise afforded by applicable law shall not be a waiver of or preclude the future exercise of any such right or remedy.

E. A violation of any condition or covenants set forth herein shall only give rise to an action at law and/or equity and shall not result in a reversion or forfeiture of the title.

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7. **CONDEMNATION**

A. Whenever all or part of the Property is taken in exercise of eminent domain by public, corporate, or other authority so as to abrogate in whole or in part the Restriction conveyed hereby, the Grantors and the Grantee shall thereupon act jointly to recover the full damages resulting from such taking with all incidental or direct damages and expenses incurred by them thereby to be paid out of the damages recovered.

B. The balance of the damages recovered (including, for purposes of this subparagraph, proceeds from any lawful sale of the Property unencumbered by the restrictions hereunder) shall be divided between them in proportion to the fair market value of their respective interests in that part of the Property condemned on the date of execution of this conservation easement deed.

C. In determining the allocation of damages between Grantor and Grantee the value of the development rights shall be determined on the day of condemnation as shall the value of the underlying fee. The City of Portsmouth shall be entitled to the value of any development rights taken by condemnation, and the Grantors or their heirs or assigns shall be entitled to the entire value of any part of the underlying fee taken by condemnation.

8. **ARBITRATION OF DISPUTES**

A. Grantor and Grantee shall have the right to have any dispute arising under this Conservation Restriction Deed determined by the Superior Court or submitted to arbitration in accordance with New Hampshire RSA 542. The parties agree that New Hampshire RSA 542:2 shall not operate to stay any proceeding that either party may institute in a court of law or equity.

If either party requests that arbitration of a particular matter be undertaken, and if that matter is not at the time of the request the subject of an action in the Superior Court or if it does not become the subject of Superior Court action during the course of the arbitration, it shall be resolved by arbitration.

B. If arbitration is requested in a manner consistent with paragraph 8-A, the Grantor and the Grantee shall each choose an arbitrator and the arbitrators so chosen shall choose a third arbitrator.

C. A decision with respect to any such dispute by two of the three arbitrators shall be binding upon the parties and shall be enforceable as part of this Conservation Restriction Deed in an action at law or equity in a court of competent jurisdiction.

The Grantee by accepting and recording this Conservation Restriction Deed for itself, its successors and assigns, agrees to be bound by and to observe and enforce the provisions hereof, and assumes the rights and responsibilities herein provided for an incumbent upon the Grantee, all in furtherance of the conservation purposes for which this Conservation Restriction Deed is delivered.

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Signed this 22nd day of May, 1989.

John Hett
John Hett

Maud B Hett
Maud B. Hett
By John Hett
Attorney in Fact

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS

On this 22nd day of May, 1989, personally appeared the above named John Hett and Maud Hett, known to me or satisfactorily proven to be the persons described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

Justice of the Peace/~~Notary Public~~

Accepted:

THE CITY OF PORTSMOUTH

Title: City Manager

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS

On this 25 day of May, 1989, personally appeared the above named Calvin A. Canney, City Manager of the City of Portsmouth, known to me or satisfactorily proven to be the person described in the foregoing instrument, and acknowledged that he was duly authorized and executed the same in the capacity therein stated and for the purposes therein contained.

Justice of the Peace/~~Notary Public~~

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APPENDIX A

A certain tract or parcel of land situated on the westerly side of Peverly Hill Road in Portsmouth, County of Rockingham, State of New Hampshire, more particularly bounded and described as follows:

Beginning at an iron rod on the westerly sideline of Peverly Hill Road at the northeasterly corner of the premises herein conveyed and the southeasterly corner of property now or formerly of Frank Hett and Helen Hett; thence running S 70° 36' 59" W 256.39 feet along land now or formerly of Frank Hett and Helen Hett to an iron pipe; thence continuing S 70° 18' 37" W 98.49 feet along land now or formerly of Frank Hett and Helen Hett to a steel fence post; thence turning and running S 31° 19' 35" E 30.77 feet through other land of John Hett and Maud Hett to a 3" iron rod; thence continuing S 03° 37' 11" E 267.28 feet through land of John Hett and Maud Hett to an iron rod; thence turning and running S 76° 59' 08" W 281.88 feet through land of John Hett and Maud Hett to an iron rod; thence turning and running N 15° 57' 42" W 275.23 feet through land of John Hett and Maud Hett to an iron rod in a stone wall at land now or formerly of Frank Hett and Helen Hett; thence turning and running along said stone wall S 76° 03' 00" W 81.22 feet; thence continuing along said stone wall S 87° 20' 48" W 1,597.04 feet along land of Frank Hett and Helen Hett, Dowd, and the Heirs of Stella Stokel to a drill hole in a stone wall at a point where another stone wall intersects from the south; thence continuing along land now or formerly of said Stokel along the stone wall S 86° 17' 51" W 513.12 feet to a drill hole set in the stone wall at the location where another stone wall intersects on the south side; thence continuing along land now or formerly of the Heirs of Stella Stokel S 86° 43' 34" W 269.09 feet along a stone wall to a drill hole in an intersection of two stone walls at the northwesterly corner of the premises herein conveyed; thence turning and running S 20° 51' 42" W 426.58 feet along a stone wall along other land of the Heirs of Stella Stokel to a drill hole set in a stone wall; thence turning and running S 48° 01' 51" W 215.72 feet along a stone wall along land now or formerly of the Heirs of Stella Stokel to a drill hole set in a stone wall at land now or formerly of the Swiftwater Girl Scout Council; thence turning and running S 78° 13' 10" E 191.81 feet along a stone wall along land now or formerly of Swiftwater Girl Scout Council to a drill hole set at an angle in the stone wall at the northeasterly corner of land now or formerly of Swiftwater Girl Scout Council; thence turning and running S 01° 16' 50" W 38.39 feet along a stone wall along land now or formerly of Swiftwater Girl Scout Council to a 6" X 6" stone bound at the intersection of two stone walls; thence turning and running N 84° 34' 14" E 450.56 feet along a stone wall along land now or formerly of Preston Garrett and Shirley Garrett to a point where a stone wall intersects from the north; thence continuing along the stone wall N 83° 35' 39" E 1,006.74 feet along land now or formerly of Preston Garrett and Shirley Garrett to a drill hole at the intersection of two stone walls at the northeasterly corner of land now or formerly of said Garrett; thence turning and running S 28° 08' 34" E 388.51 feet to a drill hole at the intersection of two stone walls at the southeasterly corner of land of Garrett and at land now or formerly owned by John Hett and Walter Hett; thence turning and running N 78° 41' 43" E 115.72 feet along a stone wall along land of John Hett and Walter Hett to a drill hole at an angle in the stone wall; thence turning and

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running S 11° 45' 31" E 318.10 feet to a point 5 feet N 11° 45' 31" W of a 4" X 4" stone bound at land of Temple Israel; thence turning and running N 78° 01' 59" E 143.44 feet through land of grantors running parallel to land of Temple Israel to a point; thence turning and running S 11° 45' 31" E 5 feet, more or less, to a stone wall at land of John Hett and Walter Hett and at a point 5 feet, more or less, N 71° 58' 05" E from the northeasterly corner of land of Temple Israel; thence continuing along a stone wall N 71° 58' 05 E 1,054.70 feet along land of John Hett and Walter Hett to a drill hole at the intersection of a stone wall which runs along the westerly sideline of Peverly Hill Road; thence turning and running N 24° 03' 54" E 174.35 feet along the westerly sideline of Peverly Hill Road to an iron rod on the westerly sideline of Peverly Hill Road at the southeasterly corner of land now or formerly of Eric Hett and Susan Hett; thence turning and running N 77° 00' 57" W 210.00 feet along land now or formerly of Eric Hett and Susan Hett to an iron rod; thence turning and running N 09° 27' 49" E 210.00 feet along land now or formerly of Eric Hett and Susan Hett to an iron rod; thence turning and running N 71° 40' 34" E 185.00 feet along land now or formerly of Eric Hett and Susan Hett to an iron pipe at the northerly corner of land now or formerly of Eric Hett and Susan Hett and the northwesterly corner of land now or formerly of McKee; thence turning and running along land now or formerly of said McKee N 71° 40' 34" E 138.11 feet to an iron pipe; thence continuing along land of said McKee S 64° 40' 25" E 35.33 feet to an iron pipe on the westerly sideline of Peverly Hill Road; thence turning and running N 26° 36' 44" E 62.36 feet along the westerly sideline of Peverly Hill to a drill hole at the end of a section of stone wall; thence continuing N 14° 28' 07" E 160.71 along the westerly sideline of Peverly Hill Road to a steel fence post; thence continuing along the westerly sideline of Peverly Hill Road N 02° 51' 19" W 344.55 feet to a steel fence post; thence continuing N 17° 15' 19" W 43.62 feet to an iron rod on the westerly sideline of Peverly Hill Road at land of Frank Hett and Helen Hett and point of beginning.

Said property being shown on a plan entitled "Plan of Land for John & Maud Hett, Portsmouth, N.H., Dec. 1988, Scale 1 in. = 100 ft., Survey by M.E. Jenkins, Lee, N.H.", 2 sheets. The plan will be recorded on even date with this deed in the Rockingham County Registry of Deeds.

Excepting and reserving to the grantors, their heirs, successors and assigns, a perpetual easement appurtenant to the grantors' remaining land for the right to pass, and repass for all vehicles, pedestrians and animals, as well as a perpetual easement to maintain, repair and replace existing utilities, including but not limited to electric, water, sewer, cable television, gas, and telephone across two driveways from Peverly Hill Road to the existing farmhouse building. These driveways are shown as dashed lines on the above referenced plan. The northerly driveway is shown as intersecting Peverly Hill Road near the land now or formerly of Frank Hett and Helen Hett, and the southerly driveway is shown as intersecting Peverly Hill Road approximately 90 feet north of the northeasterly corner of land now or formerly of J.J. McKee near N.E.T.&T. Pole #47.

The premises described in this Appendix A are subject to a pole line easement of New Hampshire Electric known as "Foyes Corner Tap", recorded in the Rockingham County Registry of Deeds at Book 1310, Page 31; and an easement to Public Service Company of New Hampshire, recorded

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in the Rockingham County Registry of Deeds at Book 2281, Page 993.

The land described in Appendix A is composed of two separate subdivided lots which are not merged by this conveyance. The more northerly lot is shown on City of Portsmouth Assessor Plan R-55 as Lot 5. For title reference on this lot, see deed of Piscataqua Savings Bank to John Hett and Maud B. Hett dated May 7, 1940, and recorded in the Rockingham County Registry of Deeds at Book 966, Page 257. See also deed of Albert D. Foster, Treasurer, to Piscataqua Savings Bank, dated February 28, 1940, and recorded in the Rockingham County Registry of Deeds at Book 969, Page 32. For further title reference see deed of Florence G. Cummings to Charles H. Umstead, dated December 26, 1925, recorded in said Registry of Deeds at Book 800, Page 277.

The southerly portion of the premises described in Appendix A is shown on City of Portsmouth Assessor Plan R-55 as Lot 3. For further title reference, see deed of Arnold T. Wiggin, Executor under the will of George T. Wiggin, to John Hett and Maud B. Hett, dated March 2, 1971, and recorded in the Rockingham County Registry of Deeds at Book 2057, Page 493. See also out deed of John Hett and Maud Hett to Thomas E. Webb and Donna L. Webb dated July 20, 1971 and recorded in the Rockingham County Registry of Deeds at Book 2082, Page 193. For further title reference, see deed of James Schurman to George T. Wiggin dated September 26, 1910 recorded in the Rockingham County Registry of Deeds at Book 655, Page 118; and deed of Andrew M. Gardner to George T. Wiggin dated January 24, 1911 recorded in the Rockingham County Registry of Deeds at Book 660, Page 66.

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Erik Saari

From: Erik Saari
Sent: Tuesday, April 25, 2023 10:17 AM
To: Dave Desfosses
Subject: RE: 5411 - Portsmouth - 305 Peverly Hill - Septic Approval

Thanks Dave!

Thank you,
Erik

Erik Saari
Vice President

Altus Engineering
133 Court Street
Portsmouth, NH 03801
(603) 433-2335

From: Dave Desfosses <djdesfosses@cityofportsmouth.com>
Sent: Tuesday, April 25, 2023 10:16 AM
To: Erik Saari <esaari@altus-eng.com>
Subject: RE: 5411 - Portsmouth - 305 Peverly Hill - Septic Approval

I think it's fine.

From: Erik Saari <esaari@altus-eng.com>
Sent: Tuesday, April 25, 2023 10:15 AM
To: Dave Desfosses <djdesfosses@cityofportsmouth.com>
Subject: RE: 5411 - Portsmouth - 305 Peverly Hill - Septic Approval

Hi Dave,

Did you have any comments on this? It's technically a TAC condition.

Thank you,
Erik

Erik Saari
Vice President

Altus Engineering
133 Court Street
Portsmouth, NH 03801
(603) 433-2335

From: Erik Saari
Sent: Wednesday, April 5, 2023 11:41 AM
To: Dave Desfosses <djdesfosses@cityofportsmouth.com>
Subject: 5411 - Portsmouth - 305 Peverly Hill - Septic Approval

Hi Dave,

I've never seen NHDES do anything this quickly, I filed this yesterday and here's the approval. See what I mean about septic heaven?!

Thank you,
Erik

Erik Saari
Vice President

Altus Engineering
133 Court Street
Portsmouth, NH 03801
(603) 433-2335

Erik Saari

From: Patrick R. Howe <prhowe@cityofportsmouth.com>
Sent: Tuesday, April 25, 2023 2:53 PM
To: Erik Saari
Subject: RE: 5411 - Portsmouth - 305 Peverly Hill - Revised FD Access

Hello Erik.

That looks good. All set from FD perspective.

Patrick R. Howe
Deputy Fire Chief
Portsmouth Fire Department
170 Court St.
Portsmouth, NH 03801
603.610.7350
prhowe@cityofportsmouth.com

From: Erik Saari <esaari@altus-eng.com>
Sent: Tuesday, April 25, 2023 12:25 PM
To: Patrick R. Howe <prhowe@cityofportsmouth.com>
Subject: 5411 - Portsmouth - 305 Peverly Hill - Revised FD Access

HI Patrick,

Here's the revised plan we discussed. Hopefully I captured everything you wanted. Please let me know if this is acceptable and I'll roll it into the set.

Thank you,
Erik

Erik Saari
Vice President

ALTUS ENGINEERING

Altus Engineering
133 Court Street
Portsmouth, NH 03801
(603) 433-2335

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 4/5/2023

APPROVAL NUMBER: eCA2023040505

I. PROPERTY INFORMATION
Address: 305 PEVERLY HILL ROAD
PORTSMOUTH NH 03801
Subdivision Approval No.: 5 PLUS ACRES
Subdivision Name:
County: ROCKINGHAM
Tax Map/Lot No.: 255/5

II. OWNER INFORMATION
Name: JAMES REIS
Address: 305 PEVERLY HILL ROAD
PORTSMOUTH NH 03801

III. APPLICANT INFORMATION
Name: JAMES REIS
Address: 305 PEVERLY HILL ROAD
PORTSMOUTH NH 03801

IV. DESIGNER INFORMATION
Name: ERIC D WEINRIEB
Address: 133 COURT ST
PORTSMOUTH NH 03801
Permit No.: 00809

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction
Please read **VI. General Terms and Conditions** on the reverse side of this approval.

A. TYPE OF SYSTEM: STONE AND PIPE
B. NO. OF BEDROOMS: 4
C. APPROVED FLOW: 675 GPD
D. OTHER CONDITIONS AND WAIVERS:
1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. Approved with a municipal water supply only.
3. Approved for a 3-bedroom home @ 450GPD, and a 1-bedroom ADU @ 225GPD; total flow 675GPD
4. No waivers have been approved.

Travis Guest
Subsurface Systems Bureau

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Construction

A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
B. This Approval is valid until 4/5/2027, unless an Approval for Operation has been granted.
C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
E. The system must be constructed in strict accordance with the approved plans and specifications.
F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
G. This system must be installed by an installer holding a valid permit. An owner may install the system for his or her domicile. Env-Wq 1002.18 defines "Domicile" as that place where an individual has his or her true, fixed, and permanent home and principal establishment, and to which, whenever he or she is absent, he or she has the intention of returning. An individual might have more than one residence, but has only one domicile. Accordingly, an owner may only install a replacement system and may not install the system at a property he or she intends to make their future domicile. A person's domicile is considered to be at the address listed on his or her driver's license and/or where he or she is registered to vote.
H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 202301212
APPROVAL NUMBER: eCA2023040505
RECEIVED DATE: April 4, 2023
TYPE OF SYSTEM: STONE AND PIPE
NUMBER OF BEDROOMS: 4

GRID NHSPC
NORTH NAD83(2011)

PROPOSED 2-STORY
3-BEDROOM
DWELLING UNIT #2
1,016 SF FOOTPRINT
SILL=48.00'

PROPOSED 2-STORY
1-BEDROOM
DWELLING UNIT #1
768 SF FOOTPRINT
SILL=49.45'

EXISTING BARN

PORCH

PORCH

LIMIT OF CONSERVATION EASEMENT

4" SDR 35
BLDG. OUT: 43.00'
L=±15' S=0.0327'/'

4" SDR 35
BLDG. OUT: 45.45'
L=±125' S=0.02'/'

1" CTS

10' MIN.

4" SDR 35

INSTALL 4" SEWER LINE IN
8" DUCTILE IRON SLEEVE
AT DRIVEWAY CROSSING

CLEANOUT ADJUSTED
TO FINISH GRADE -6"
(TYPx2)

1,000 GAL CONCRETE SEPTIC TANK
IN: 42.95' (4")
OUT: 42.70' (4")

1,250 GAL CONCRETE SEPTIC TANK
IN: 42.51' (4")
OUT: 42.26' (4")

4" SDR 35
L=±28' S=0.03'/'

INSTALL 4" SEWER LINE IN
8" DUCTILE IRON SLEEVE
AT DRIVEWAY CROSSING

6-OUTLET
CONCRETE D-BOX
IN: 41.42' (4")
OUT: 41.25' (6x4")

PERIMETER SEDIMENT
CONTROL (TYP)

4" SDR 35
L=±42' S=0.02'/'

4" WYE
INV.: 41.86

4" SDR 35

4" SDR 35

#305
2 STORY
4-BEDROOM
RESIDENCE
FF EL. 50.45

APPROXIMATE LOCATION
OF EXISTING 5-BEDROOM
SUBSURFACE DISPOSAL
SYSTEM (CA1997005153)

REPLACE EXISTING WATER
SERVICE IN CURRENT
LOCATION WITH NEW 2" CTS

PW 2" CTS

43.56E
43.56P

44.88E
44.88P

TP#1

43.04E
43.04P

44.18E
44.18P

28.2'

49.9'

38.2'

25'x30' (750 SF) STONE
AND PIPE LEACHFIELD
FINISH GRADE TO MATCH EXISTING

ATTACH 4" VENT
RISER TO FENCE

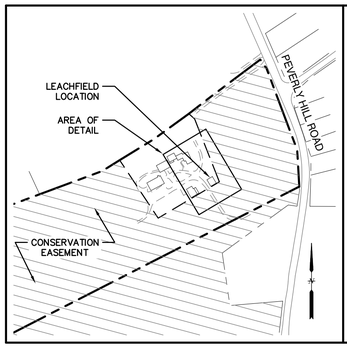
1/2" IRON ROD
FOUND FLUSH
ELEV.: 41.85'

S21°29'23"E 267.25'

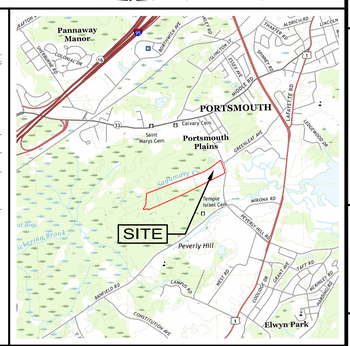
EXISTING CONSERVATION EASEMENT
RCRD 2794/683 PG C-19399

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)

LOCATION PLAN 1"=300'



LOCUS NOT TO SCALE



NHDES-SSB APPROVAL BLOCK

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION

Date: 4/5/2023

#eCA2023040505

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

NEW HAMPSHIRE
Designer
of
Subsurface Disposal
Systems
ERIC D. WEINRIEB
No. 809
Water Supply & Pollution Control
3/31/23

ISSUED FOR: NHDES

ISSUE DATE: PERMITTING

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	NHDES	EBS	03/31/23

DRAWN BY: EBS
APPROVED BY: EBS
DRAWING FILE: 5411-SITE.dwg

SCALE:
22" x 34" - 1" = 10'
11" x 17" - 1" = 20'

OWNER:
THOMAS E., MARYBETH B.,
JAMES B. AND MEEGAN C. REIS
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

APPLICANT:
THOMAS E., MARYBETH B.,
JAMES B. AND MEEGAN C. REIS
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

PROJECT:
REIS FARM
TAX MAP 255 LOT 5
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

TITLE:
SUBSURFACE
DISPOSAL SYSTEM
PLAN

SHEET NUMBER:
SS-1

P5411

NOTES

DESIGN INTENT:
THE INTENT IS TO PROVIDE A 4–BEDROOM SEPTIC SYSTEM DESIGN FOR A NEW DETACHED 3–BEDROOM DWELLING UNIT AND A NEW ATTACHED 1–BEDROOM DWELLING UNIT. ALL UNITS ARE TO BE UNDER THE SAME OWNERSHIP.

SITE DATA:

LOT AREA: 1,690,603 S.F. (±38.81 AC.)

OWNER: THOMAS E., MARYBETH B., JAMES B. AND MEEGAN C. REIS
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
TELEPHONE: (603) 498–5975

DEED: RCRD BOOK 5560, PAGE 2148

PORTSMOUTH TAX MAP 255, LOT 5

WATER SUPPLY: TO BE PROVIDED BY THE CITY OF PORTSMOUTH

DESIGN DATA:
(150 GPD/BEDROOM x 3 BEDROOMS) + (225 GPD/1 BEDROOM x 1) = 675 GPD REQ.

LEACHFIELD:
PERCOLATION RATE: 2 MINUTES/INCH
USE: STONE & PIPE LEACHING SYSTEM
LEACHING AREA REQUIRED: 750 S.F. FOR 3–BEDROOM UNIT AND 1–BEDROOM UNIT
LEACHING AREA PROVIDED: 750 S.F. (CONSTRUCT 1 BED – 25' X 30' = 750 SF)

LEACHFIELD DESIGN INTENT:
1) THE BOTTOM OF THE BED SHALL BE CONSTRUCTED AT ELEVATION 40.75'.
2) THE ELEVATION OF THE HIGH CONTOUR OF THE DESIGNED BED IS APPROXIMATELY 4.13' BELOW EXISTING GROUND LEVEL (44.88') – VENT REQUIRED.
3) 50% RULE NOT APPLIED.

SEPTIC TANK SIZING:
1,250 GALLONS (UP TO 4 BEDROOMS)
1 BEDROOM (UNIT #1) = 1,250 GALLON TANK REQUIRED (1,250 GALLON TANK PROVIDED)
3 BEDROOMS (UNIT #2) = 1,250 GALLON TANK REQUIRED (1,250 GALLON TANK PROVIDED)

GENERAL NOTES:
1. THERE ARE NO KNOWN CEMETERIES WITHIN 100–FEET OF THE ISDS COMPONENTS.
2. THERE ARE NO WELLS ON THE PROJECT SITE.
3. PROJECT MEETS ALL LOCAL ZONING REGULATIONS.
4. FOUNDATION/PERIMETER DRAIN OUTFALLS WILL NOT BE CONSTRUCTED WITHIN 25' OF THE LEACHFIELD OR SEPTIC TANK. FOUNDATION/PERIMETER DRAIN PIPE WILL NOT BE CONSTRUCTED WITHIN 15' OF THE LEACHFIELDS OR 5' OF THE SEPTIC TANK.
5. ANY DISCREPANCY BETWEEN THE PLAN AND APPARENT FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION.
6. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS. ANY DISCREPANCY IN DIMENSIONS SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION.
7. SHOULD FAILURE OCCUR, SYSTEM SHALL BE REBUILT IN THE SAME LOCATION, A NEW PERMIT FROM NHDES–SSB IS NOT REQUIRED.
8. CONTRACTOR SHALL BE LICENSED BY THE NHDES SUBSURFACE SYSTEMS BUREAU TO INSTALL SEPTIC SYSTEMS.
9. THE NEAREST WETLAND OR SURFACE WATER IS GREATER THAN 75 FEET TO THE PROPOSED ISDS COMPONENTS.
10. THIS SYSTEM IS NOT DESIGNED FOR USE WITH A GARBAGE GRINDER OR A WATER SOFTENER.
11. THERE ARE NO LEDGE OUTCROPS WITHIN 25' OF THE EFFLUENT DISPOSAL AREAS.
12. THE LOT DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA. THE PARCEL LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0270F, EFFECTIVE DATE 1/29/2021 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
13. THE PROPERTY IS NOT LOCATED IN A PROTECTED SHORELAND BUFFER.
14. THE PROPERTY IS NOT SUBJECT TO DEEDED RIGHTS OF FLOWAGE.
15. THE PROPERTY IS NOT SUBJECT TO PENDING SUBDIVISION APPROVAL.
16. THIS SUBSURFACE DISPOSAL SYSTEM PLAN DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY.
17. ALL WORK IS TO COMPLY WITH THE LATEST NHDES SUBSURFACE SYSTEMS BUREAU REGULATIONS & SPECIFICATIONS.
18. THERE ARE NO PROPOSED WETLAND DREDGE AND FILL AREAS ON THE PROJECT SITE.

SITE PREPARATION AND FILL:
1. CHECK DESIGN INTENT AND VERIFY THE ELEVATION OF EXISTING GROUND BEFORE DISTURBING SITE. THE "DESIGN INTENT" OF THE SYSTEM MUST BE MAINTAINED.
2. REMOVE ALL TREES, LOAM, BRUSH, BOULDERS, AND DEBRIS FROM THE AREA TO BE FILLED.
3. REMOVE TOPSOIL. LEAVE SUBSOIL IN PLACE. DO NOT COMPACT SUBSOIL WITH MACHINERY. SCARIFY, AS NEEDED, BEFORE FILLING. THIS IS BEST DONE WITH THE TEETH OF AN EXCAVATOR. SCARIFY PARALLEL WITH CONTOURS, WORKING FROM THE CENTER OUTWARD. LARGER EXCAVATORS CAN REMOVE TOPSOIL AND SCARIFY IN THE SAME PROCESS. SITES CANNOT BE PROPERLY PREPARED UNLESS THE SOIL IS DRY.
4. SAND FILL SHALL BE PUSHED ONTO PREPARED SURFACE FROM THE SIDE. DO NOT ALLOW EQUIPMENT ON THE SCARIFIED SOIL SURFACE.
5. FILL FOR BACKFILLING SHALL BE CLEAN, PERMEABLE FILL, FREE OF ORGANICS AND STONES LARGER THAN 6". SAND IS ACCEPTABLE.
6. BACKFILL DEPTH OVER SYSTEM SHALL BE ±1.19' TO ±2.99'. CROWN FILL SLIGHTLY TO PROMOTE RUNOFF.
7. PLACE FILL IN 12" LOOSE LAYERS USING A TRACK TYPE TRACTOR WITH BLADE. ALWAYS KEEP A MINIMUM OF 9" OF FILL MATERIAL BENEATH TRACKS OF TRACTOR TO MINIMIZE COMPACTION OF NATURAL SOIL. EACH LAYER SHALL BE SPREAD IN UNIFORM THICKNESS PRIOR TO PLACING NEXT LAYER. CONTINUOUS GRADING AND SHAPING SHALL BE CARRIED OUT TO ASSURE UNIFORM DENSITY THROUGHOUT EACH LAYER.
8. ENTIRE DISTURBED AREA INCLUDING FIELD AND SIDE SLOPES SHALL BE COVERED WITH 6" (MIN.) OF TOPSOIL AND SEEDED AS SOON AS POSSIBLE AFTER BACKFILLING TO PREVENT EROSION.
9. FILL UNDER LEACHING AREA AND FOR SHOULDERS TO BE A MEDIUM TO COURSE TEXTURED SAND:

SIEVE SIZE	PERCENT RETAINED
1/4"	0 – 5%
#8	0 – 10%
#12	0 – 10%
#100	40 – 65%
#200	0 – 0.5%

CONSTRUCTION NOTES:
1. UNLESS OTHERWISE NOTED, ALL CONCRETE PRODUCTS SHALL BE AS MANUFACTURED BY PHOENIX PRECAST PRODUCTS, CONCORD, NEW HAMPSHIRE 03301 (1–800–639–2199) OR APPROVED EQUAL.
2. SEPTIC TANK, DISTRIBUTION BOX AND PUMP CHAMBERS JOINTS, INLETS, OUTLETS AND RISERS SHALL BE SEALED WITH NON–SHRINK GROUT "WATER PLUG", "BOND BLOCK" OR EQUAL. ALL CONCRETE STRUCTURES SHALL BE ASPHALT SEALED.
3. IF ANY PART OF THIS DESIGN IS ALTERED IN ANY WAY, THE DESIGNER AND APPROVING AUTHORITIES SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION. NEW PLANS MAY BE REQUIRED TO REFLECT THE CHANGES.
4. SYSTEM SHALL BE INSPECTED PER REQUIREMENTS OF ENV–WQ 1004.07 WHICH STATES "AS REQUIRED BY RSA 485–A:29, I, THE CONSTRUCTED ISDS SHALL NOT BE COVERED OR PLACED IN OPERATION WITHOUT FINAL INSPECTION AND APPROVAL BY THE DEPARTMENT (NHDES–SSB) OR BY AN AUTHORIZED AGENT OF THE DEPARTMENT." ADDITIONALLY, THE MUNICIPAL INSPECTOR SHALL INSPECT THE SYSTEM PRIOR TO BACKFILLING.
5. THE CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
6. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND THE OWNER WITH AS–BUILT PLANS IN DIGITAL FORMAT DETAILING LEACHFIELD CORNERS, ELEVATIONS, DISTRIBUTION BOX AND SEPTIC TANK.
7. DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL AND STATE PERMITS HAVE BEEN OBTAINED.
8. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL PERFORM TEST PITS AS NECESSARY TO VERIFY LOCATION AND DEPTH OF UTILITIES.
9. SEPTIC TANK MUST BE 5' MIN. FROM FOUNDATION. LEACH FIELD TO BE 15' MINIMUM FROM FOUNDATION.
10. ALL CONCRETE STRUCTURES SHALL BE PLACED ON A COMPACTED SUBSURFACE OF 6" STONE MEETING THE FOLLOWING GRADATION:

SIEVE SIZE	MAXIMUM PERCENT PASSING (BY WEIGHT)
1"	100
NO. 4	15

11. MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES WITH SEWER BELOW WATER IF CROSSINGS ARE REQUIRED.
12. APPROVED SEPTIC STONE FOR THE LEACHFIELD SHALL MEET THE SPECIFICATIONS OF NHDES–SSB. THE STONE SHALL BE WASHED CRUSHED STONE MEETING THE FOLLOWING GRADATION:

SIEVE SIZE	MAXIMUM PERCENT PASSING (BY WEIGHT)
2"	100
1–1/2"	90 – 100
3/4"	0 – 20
No. 4	0 – 5
No. 200	0 – 1.5

13. LEACH LINES SHALL BE FOUR (4) INCH DIAMETER RIGID PVC PERFORATED PIPE. THE PIPES SHALL BE LAID LEVEL. THE PERFORATIONS SHALL BE POSITIONED AT THE 5 AND 7 O'CLOCK POSITIONS.
14. MINIMUM SLOPES:
BUILDING TO SEPTIC TANK: 1/4 INCH PER FOOT
SEPTIC TANK TO D–BOX: 1/8 INCH PER FOOT

OPERATION AND MAINTENANCE:
1. SEPTIC TANK SHALL BE PUMPED EVERY YEAR OR MORE FREQUENTLY IF THERE IS A SIGNIFICANT BUILDUP OF SLUDGE OR GREASE. KEEP RECEIPTS AS PROOF OF PUMPING.
2. EVERY SYSTEM'S DESIGN CAPACITY IS DIFFERENT. CAREFUL AND RESPONSIBLE WATER USE IS REQUIRED TO MAXIMIZE THE SYSTEM'S LIFE.
3. DO NOT DISPOSE OF GREASE, FOOD SCRAPS, CHEMICALS, SOLVENTS, ETC. INTO THIS SYSTEM.
4. DO NOT ALLOW VEHICULAR TRAFFIC OVER ANY COMPONENT OF THE SYSTEM UNLESS THAT STRUCTURE IS DESIGNED TO WITHSTAND AN H–20 WHEEL LOAD.
5. KEEP DEEP ROOTED TREES AND BUSHES AWAY FROM THE LEACHING SYSTEMS.
6. DO NOT FLUSH CIGARETTE BUTTS, COTTON SWABS, CAT LITTER, SANITARY NAPKINS, TAMPONS, DISPOSABLE DIAPERS, DISPOSABLE WIPES, CONDOMS, UNUSED MEDICINE AND OTHER NON–BIOGRADABLE PRODUCTS INTO YOUR SYSTEMS.
7. DO NOT CONTAMINATE YOUR SYSTEM BY DUMPING SOLVENTS, OILS, PAINTS, THINNERS, DISINFECTANTS, PESTICIDES, OR POISONS DOWN THE DRAIN WHICH CAN CAN CONTAMINATE GROUNDWATER AND KILL BACTERIA THAT HELP PURIFY SEWAGE.
8. DO NOT DIG INTO YOUR LEACHFIELD OR BUILD ANYTHING OVER IT.
9. DO NOT PLANT ANYTHING OVER YOUR LEACHFIELD EXCEPT GRASS OR NON–EDIBLE CROPS.
10. DO NOT DISPOSE OF FLOOR WAX OR FLOOR WAX STRIPPER INTO ANY DRAIN OR FIXTURE CONNECTED TO THE SEPTIC SYSTEM.
11. SYSTEM IS NOT DESIGNED TO HANDLE DISCHARGE FROM A HOT TUB OR SIMILAR.

LOT LOADING CALCULATIONS

MINIMUM LOT SIZING AND SEWAGE LOADING FACTORS FOR 1 TO 4 BEDROOM RESIDENCES BASED ON NHDES Env–Wq 1000 TABLE 1005–1

SOIL IDENTIFIER	SOIL GROUP	SLOPE	MINIMUM LOT SIZE	PROJECT AREA (SF)	NUMBER OF LOTS	NOTES
33A	5	A	90,000	540,372	6.00	
38A	3	A	48,000	2,790	0.06	
38B	5	B	48,000	31,316	0.65	
134	6	A	0	114,576	0.00	NOT COUNTED FOR LOADING
140B	3	B	48,000	112,229	2.34	
140C	3	C	43,500	446,130	10.26	
495	6	A	0	965	0.00	NOT COUNTED FOR LOADING
510B	1	B	30,000	225,091	7.50	
510C	1	C	33,000	186,504	5.65	
538A	5	A	90,000	30,630	0.34	
			TOTALS:	1,690,603	32.80 LOTS/UNITS PERMITTED (3 UNITS PROPOSED)	

TEST PIT LOG

TEST PITS WERE PERFORMED BY JOESEPH NOEL, CSS #017 AND ALTUS ENGINEERING ON MARCH 24, 2023, WITNESSED BY DAVE DESFOSSES OF THE PORTSMOUTH DPW.

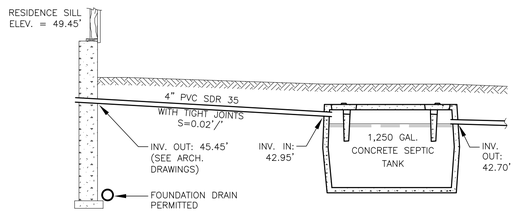
Test Pit No. 1
ESHWT: None
Termination @ 96"
Refusal: No
Obs. Water: No

Depth	Color	Texture	Structure	Consistence	REDOX
0–9"	10YR3/2	SL	GR	FR	N
9–27"	10YR4/6	CB/LS	BLK–OM	FR	N
27–60"	10YR5/4	CB–GR/S	L	SG	N
60–96"	10YR6/3	GR/S	L	SG	N

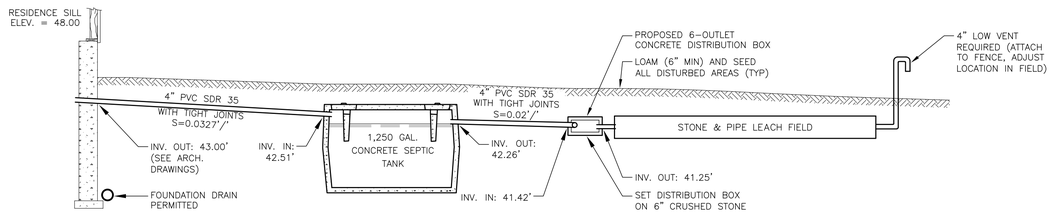
Percolation Rate: 2 min/in @ 24"
Soil Series: Hoosic

KEY:

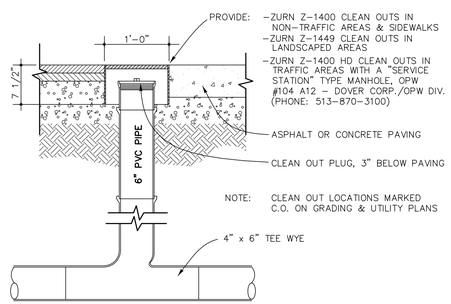
GR (TEXTURE)= GRAVELLY	GR= GRANULAR	FR = FRIABLE
LS = LOAMY SAND	OM = MASSIVE	FI = FIRM
S = SAND	PL = PLATY	SG = SINGLE GRAIN
FSL = FINE SANDY LOAM	BLK = BLOCKY	C = COMMON
SL = SANDY LOAM	L = LOOSE	P = PROMINENT
SIL = SILT LOAM		D = DISTINCT
SICL = SILTY CLAY		N = NONE
F (TEXTURE) = FINE	CB (TEXTURE) = COBBLY	
CN (TEXTURE) = CHANNERY	F (TEXTURE) = VERY FINE	
V (ROCK FRAGMENT)(TEXTURE) = VERY		



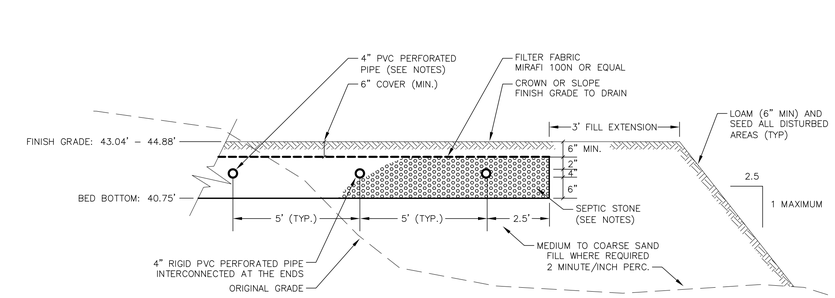
TYPICAL SECTION OF SANITARY SYSTEM (FROM DWELLING UNIT #1) NOT TO SCALE



TYPICAL SECTION OF SANITARY SYSTEM (FROM DWELLING UNIT #2) NOT TO SCALE



SEWER CLEANOUT NOT TO SCALE



LEACHFIELD CROSS SECTION NOT TO SCALE

NHDES–SSB APPROVAL BLOCK

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE REQUIREMENTS OF THE
NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION
Date: 4/5/2023
#eCA2023040505

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

NEW HAMPSHIRE Designer of Subsurface Disposal Systems
ERIC D. WEINRIEB No. 809
Water Supply & Pollution Control
3/31/23

ISSUED FOR: NHDES

ISSUE DATE: PERMITTING

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	NHDES	EBS	03/31/23

DRAWN BY: EBS
APPROVED BY: EBS
DRAWING FILE: 5411–SITE.dwg

SCALE: NOT TO SCALE

OWNER:
THOMAS E., MARYBETH B., JAMES B. AND MEEGAN C. REIS
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

APPLICANT:
THOMAS E., MARYBETH B., JAMES B. AND MEEGAN C. REIS
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

PROJECT:
REIS FARM
TAX MAP 255 LOT 5
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

TITLE:
SUBSURFACE DISPOSAL SYSTEM DETAILS

SHEET NUMBER:
SS-2

P5411

THIS DRAWING SET HAS NOT BEEN RELEASED FOR CONSTRUCTION

The Reis Farm

305 Peverly Hill Road
Portsmouth, NH 03801

Assessor's Parcel 255, Lot 5

ISSUED FOR PLANNING BOARD

Plan Issue Date:

April 25, 2023

Owner/Applicant:

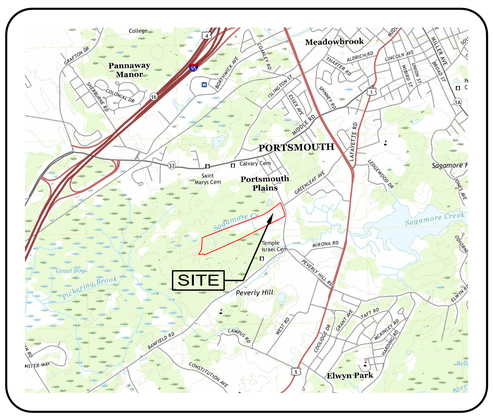
THOMAS E., MARYBETH B,
JAMES B. AND MEEGAN C. REIS
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
(603) 218-1910

Civil Engineer:

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

Surveyor:

Ambit Engineering, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
200 Griffin Road, Unit 3
Portsmouth, New Hampshire 03801
Tel. 603-430-9282



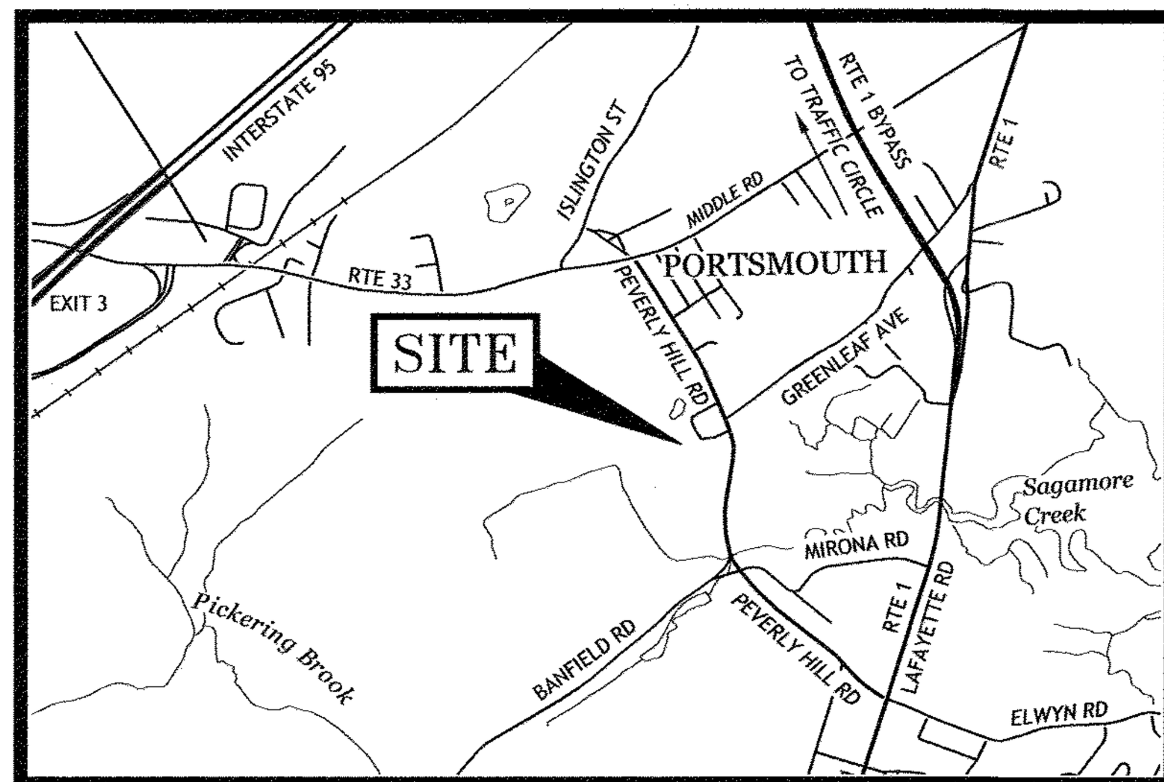
LOCUS NOT TO SCALE

Sheet Index

Title	Sheet No.:	Rev.	Date
Existing Conditions Plan	C-1	0	01/06/23
Site and Utilities Plan	C-2	2	04/25/23
Site and Utilities Plan	C-3	1	03/22/23
Turning Movement Analysis	C-4	0	03/22/23
Detail Sheet	C-5	1	03/22/23
Front Elevation	–	0	12/13/22
Right Elevation	–	0	12/13/22
Rear Elevation	–	0	12/13/22
Left Elevation	–	0	12/13/22
Proposed & Exist. 1st Floor Plans	A1	1	03/20/23
Proposed & Exist. 2nd Floor Plans	A2	1	03/20/23
Proposed & Exist. Lower Level	A3	1	03/20/23
Proposed & Existing Front Elev.	A4	1	03/20/23
Proposed & Existing Rear Elev.	A5	1	03/20/23

Permit Summary	Submitted	Received
Portsmouth ZBA Approval	01/10/23	01/24/23
Portsmouth Site Plan Approval	02/21/23	–
NHDES Subsurface Approval	04/04/23	04/05/23

P5411



LOCATION MAP SCALE: 1"=2000'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
(11/21)	MAP 11 / LOT 21
— — —	BOUNDARY
- - - -	SETBACK
○	IRON ROD/PIPE FOUND
—•—•—	OVERHEAD ELECTRIC/WIRES
—100—	CONTOUR
	EDGE OF PAVEMENT (EP)
Ø Ø—•	UTILITY POLE (w/ GUY)
E	ELECTRIC METER
EL.	ELEVATION
FF	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

1·6·23

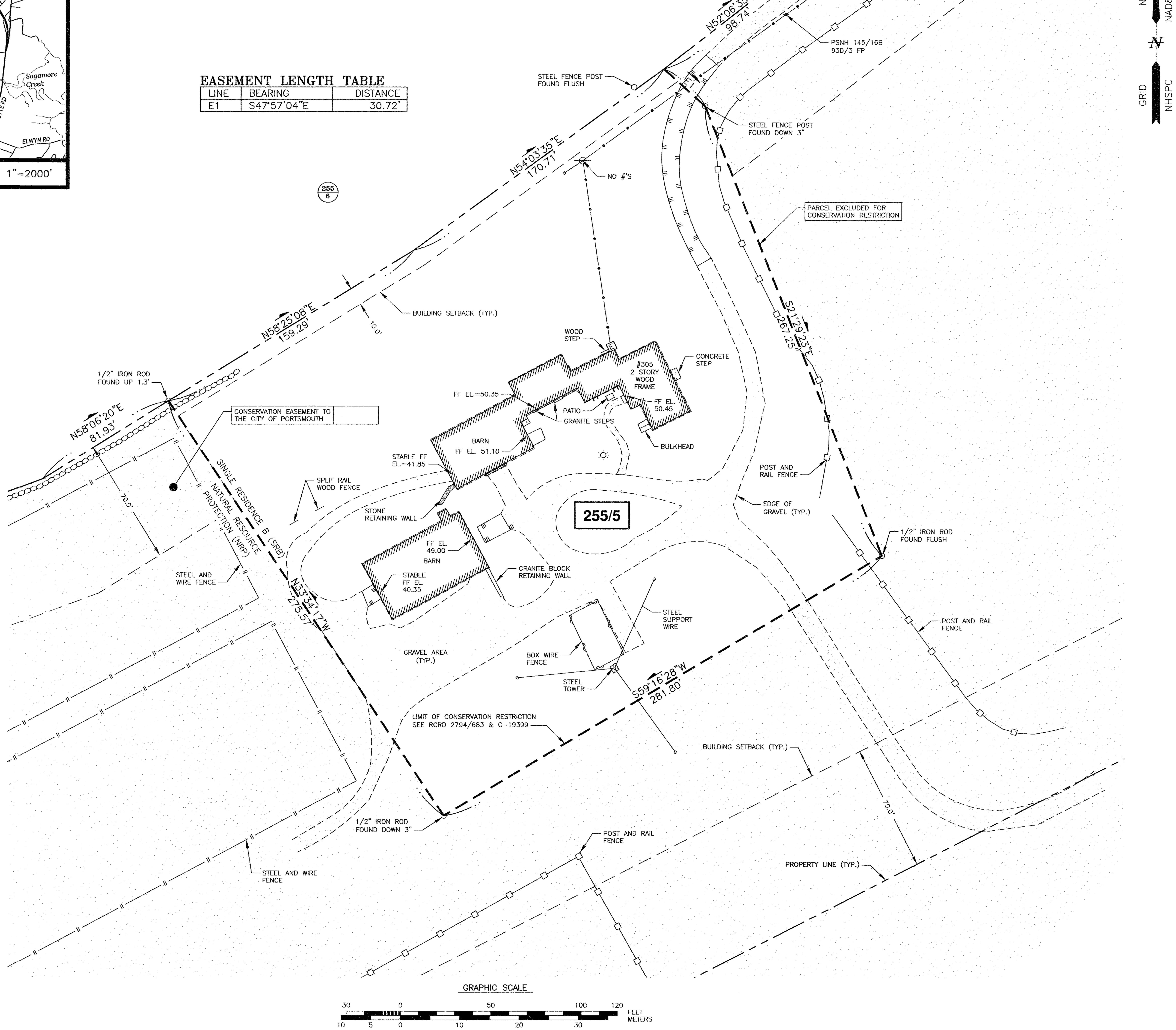
JOHN R. CHAGNON, LLS #738 DATE

PLAN REFERENCES:

1) PLAN OF LAND FOR JOHN & MAUD HETT PORTSMOUTH, N.H., SCALE: 1 IN = 100 FT, PREPARED BY M.E. JENKINS DATED: DECEMBER 1988. R.C.R.D. PLAN #C-19399.

EASEMENT LENGTH TABLE

LINE	BEARING	DISTANCE
E1	S47°57'04"E	30.72'



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 255 AS LOT 5.

2) OWNERS OF RECORD:
THOMAS E. REIS & MARYBETH R. REIS
JAMES B. REIS & MEEGAN C. REIS
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
5560/2148
C-19399

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270F, EFFECTIVE DATE 1/29/2021.

4) EXISTING LOT AREA:
39.7 ACRES (PER CITY ASSESSOR DATABASE)

5) PARCEL IS LOCATED IN THE NATURAL RESOURCE PROTECTION (NRP) & SINGLE RESIDENCE B (SRB) DISTRICTS.

6) DIMENSIONAL REQUIREMENTS:

NATURAL RESOURCES PROTECTION (NRP)

MIN. LOT AREA:	N/A
FRONTAGE:	N/A
SETBACKS:	
FRONT:	70 FEET
SIDE:	70 FEET
REAR:	70 FEET
MAXIMUM STRUCTURE HEIGHT	35 FEET
MAXIMUM BUILDING COVERAGE	N/A
MINIMUM OPEN SPACE:	95%

SINGLE RESIDENCE B (SRB)

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

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON A PORTION OF ASSESSOR'S MAP 255, LOT 5 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

9) THIS PLAN DEPICTS THE PORTION OF ASSESSORS MAP 255 LOT 5 IDENTIFIED AS "PARCEL EXCEPTED FROM CONSERVATION RESTRICTION" AS SHOWN ON PLAN REFERENCE 1. THIS PORTION OF THE LOT IS LOCATED IN SINGLE RESIDENCE B (SRB) ZONING DISTRICT. THE REMAINDER OF THE LOT IS LOCATED IN THE NATURAL RESOURCES PROTECTION (NRP) DISTRICT.

10) PARCEL PARTIALLY SUBJECT TO CONSERVATION RESTRICTIONS AS STATED IN RCRD 2794/683.

REIS RESIDENCE 305 PEVERLY ROAD PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	1/6/23

REVISIONS

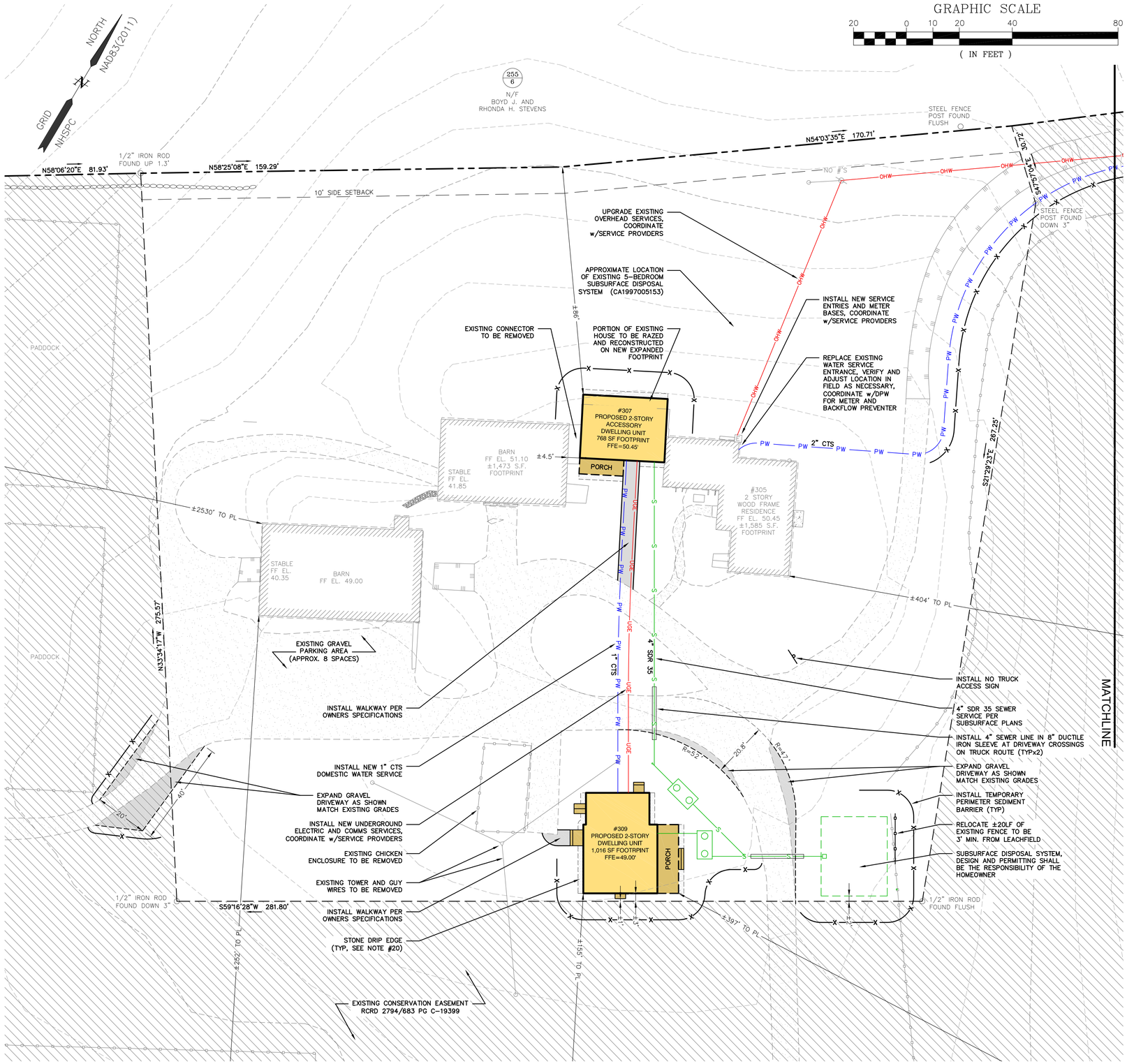
SCALE: 1"=30' DECEMBER 2022

EXISTING CONDITIONS PLAN

C1

FB 445 PG 1

568.01



SITE NOTES

1. DESIGN INTENT – THIS PLAN SET IS INTENDED TO DEPICT THE ADDITION OF TWO RESIDENTIAL UNITS TO THE SITE TOGETHER WITH ASSOCIATED SITE IMPROVEMENTS.
2. APPROXIMATE LOT AREA: 1,690,603 S.F. (±38.81 AC.)
3. ZONE: SINGLE RESIDENCE B (SRB) & NATURAL RESOURCE PROTECTION (NRP)
4. DIMENSIONAL REQUIREMENTS (SRB):

MIN. LOT AREA:	15,000 S.F.
MIN. STREET FRONTAGE:	100'
FRONT SETBACK:	30'
SIDE SETBACK:	10'
REAR SETBACK:	30'
MAX. BUILDING HEIGHT:	35'
MAX. BLDG. COVERAGE:	20% (0.35% EXISTING, 0.43% PROPOSED)
MIN. OPEN SPACE:	40% (1.54% EXISTING, 1.65% PROPOSED)
WETLAND SETBACK:	100'

4. PARKING REQUIREMENTS:

AGRICULTURAL USES:		NO REQUIREMENT
DWELLING UNITS:	<300 S.F.	0.5 SPACES/UNIT
	500-750 S.F	1.0 SPACES/UNIT
	>750 S.F.	1.3 SPACES UNIT
3 UNITS >750 S.F. x 1.3 SPACES		= 3.9 SPACES
TOTAL PARKING REQUIRED		= 4 SPACES
TOTAL PARKING PROVIDED		= 8+ SPACES

5. OVERALL AREA OF DISTURBANCE UNDER 100,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
6. AREA OF DISTURBANCE UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED (NOI, SWPPP AND INSPECTIONS NOT REQUIRED).
7. THE FOLLOWING VARIANCES FROM THE PORTSMOUTH ZONING ORDINANCE WERE GRANTED BY THE PORTSMOUTH BOARD OF ADJUSTMENT ON JANUARY 24, 2023:

   SECTION 10.440 USE #1.30 – TO ALLOW A TWO UNIT DWELLING IN THE SRB DISTRICT.

   SECTION 10.513 – TO ALLOW MORE THAN ONE FREESTANDING DWELLING UNIT ON A LOT IN THE SRB DISTRICT.

   ZBA APPROVAL CONDITIONED ON A MAXIMUM OF 3 DWELLING UNITS.
8. NO WETLANDS OR FLOODPLAINS ARE LOCATED WITHIN THE PROJECT LIMITS.
9. THE PROJECT AREA IS NOT IN A WELLHEAD OR AQUIFER PROTECTION AREA.
10. ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
11. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
12. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
13. BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.
14. SOLID WASTE IS DELIVERED TO THE MUNICIPAL TRANSFER/RECYCLING STATION ON A WEEKLY BASIS.
15. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
16. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
17. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLN 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.
18. SNOW TO BE STORED AT THE EDGE OF DRIVEWAYS AND PARKING AREAS AND IN LOCATIONS SHOWN.
19. TOPOGRAPHY SHOWN WAS OBTAINED FROM THE CITY OF PORTSMOUTH GIS DATABASE. CONTRACTOR TO VERIFY ELEVATIONS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO INITIATING WORK.
20. STONE DRIP EDGES SHALL BE CONSTRCUTED AT ALL ROOF LINES THAT DIRECT RUNOFF TO ANY NON-IMPERVIOUS AREA SUCH AS LAWNS OR LANDSCAPING. GUTTERS INSTALLED OVER DOORWAYS, DECKS, DRIVEWAYS, ETC. SHALL DIRECT THEIR DOWNSPOUTS TO THE NEAREST STONE DRIP EDGE.
21. AN INDIVIDUAL NUMBERED MAILBOX FOR EACH UNIT SHALL BE INSTALLED ON PEVERLY HILL ROAD.

RECORDING OF THIS PLAN IS A REQUIREMENT OF THE PORTSMOUTH PLANNING BOARD AS PART OF THEIR APPROVAL.

FOR AMBIT ENGINEERING, INC.

DATE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

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

STATE OF NEW HAMPSHIRE – ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER
9/24/23

NOT FOR CONSTRUCTION

ISSUED FOR: PLANNING BOARD

ISSUE DATE: APRIL 25, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	TAC	EBS	02/21/23
1	REVISED PER TAC	EBS	03/22/23
2	REVISED PER TAC	EBS	04/25/23

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

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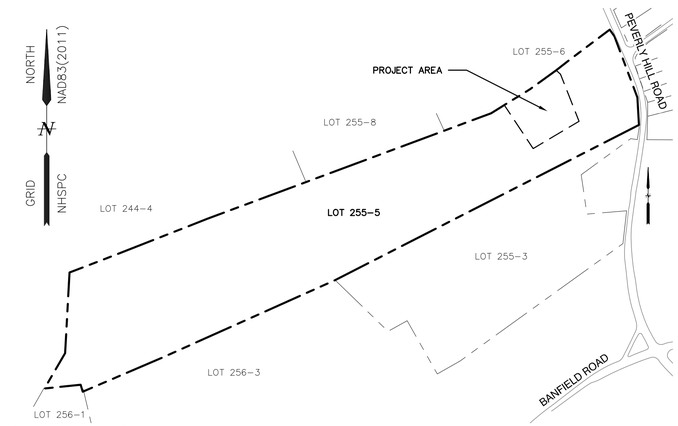
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

PROJECT:
REIS FARM
TAX MAP 255 LOT 5
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

TITLE:
SITE AND UTILITIES PLAN

SHEET NUMBER:
C-2

P5411



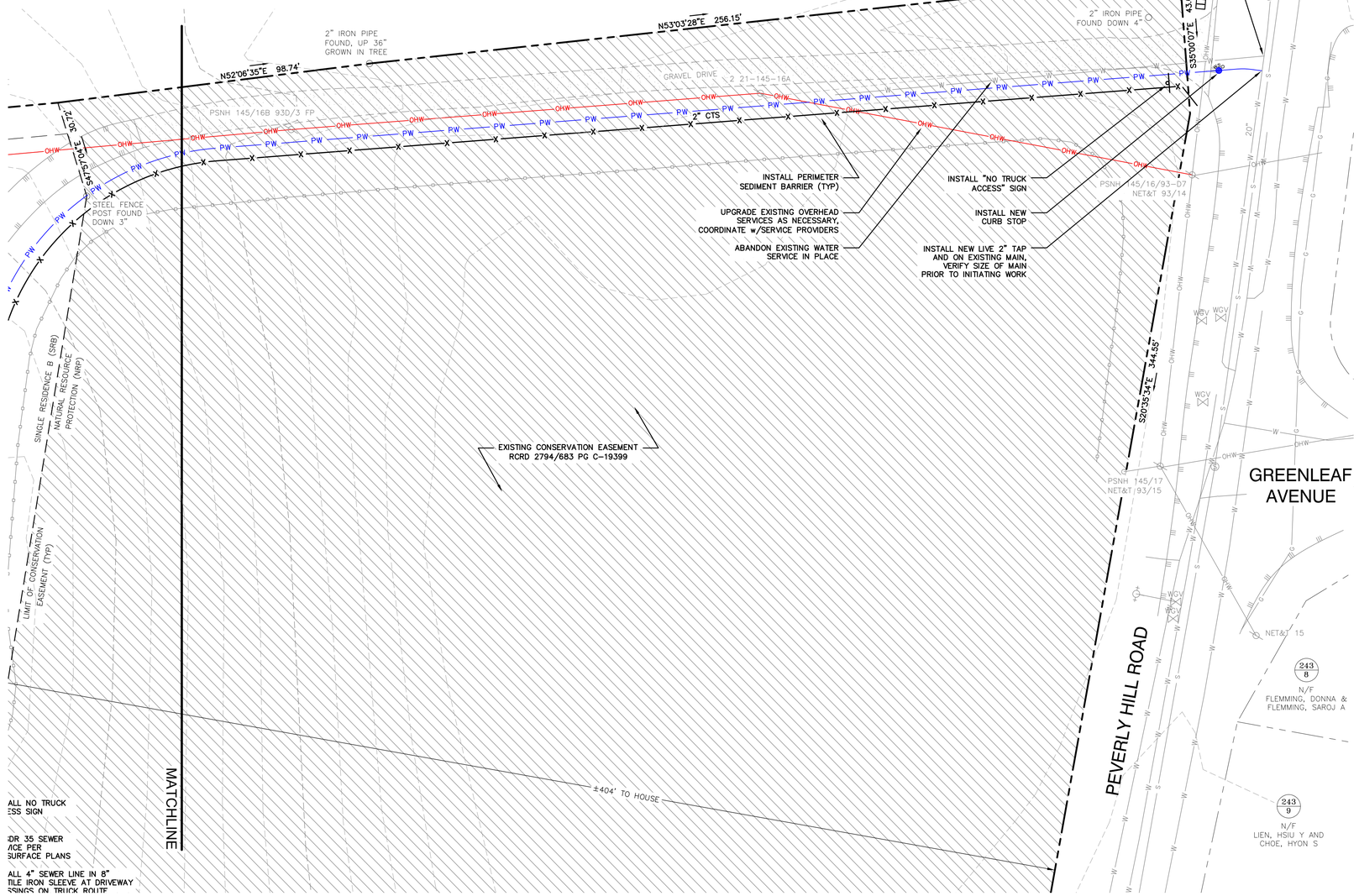
OVERALL LOT PLAN

1" = 400'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)



UTILITY NOTES

1. THE LOCATION OF ALL EXISTING 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 PROVIDERS AND GOVERNMENTAL AGENCIES. AS SUCH, THEY ARE NOT INCLUSIVE AS OTHER UTILITIES AND UNDERGROUND STRUCTURES THAT ARE NOT SHOWN ON THE PLANS MAY EXIST. THE ENGINEER, SURVEYOR AND OWNER ACCEPT NO RESPONSIBILITY FOR POTENTIAL INACCURACIES IN THE PLAN AND/OR UNFORESEEN CONDITIONS. THE CONTRACTOR SHALL NOTIFY, IN WRITING, SAID AGENCIES, UTILITY PROVIDERS, CITY OF PORTSMOUTH DPW AND OWNER'S AUTHORIZED REPRESENTATIVE AND CALL DIG SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION WORK.
2. PRIOR TO CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING AND PROPOSED STORMWATER AND UTILITY LINES. CONFLICTS SHALL BE ANTICIPATED AND ALL EXISTING LINES TO BE RETAINED SHALL BE PROTECTED. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED AND, IF NECESSARY, EXISTING UTILITIES SHALL BE RELOCATED AT NO EXTRA COST TO THE OWNER. ALL CONFLICTS SHALL BE RESOLVED WITH THE INVOLVEMENT OF THE ENGINEER, DPW AND APPROPRIATE UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF ALL BONDS AND PAYMENT OF ALL TAP, TIE-IN AND CONNECTION FEES.
4. ALL ROAD/LANE CLOSURES OR OTHER TRAFFIC INTERRUPTIONS SHALL BE COORDINATED WITH THE PORTSMOUTH POLICE DEPARTMENT AND DPW AT LEAST TWO WEEKS PRIOR TO COMMENCING RELATED CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCHING, BEDDING, BACKFILL & COMPACTION FOR ALL UTILITY TRENCHING IN ADDITION TO ALL CONDUIT INSTALLATION AND COORDINATION OF ALL REQUIRED INSPECTIONS.
6. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND CITY REGULATIONS.
7. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH AND NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
8. DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
9. ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL BE CONSTRUCTED AND TESTED PER PORTSMOUTH DPW STANDARDS AND SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE TO THE STANDARDS AND SPECIFICATIONS OF THE RESPECTIVE UTILITY PROVIDERS.
10. WHERE WATER LINES CROSS, RUN ADJACENT TO OR ARE WITHIN 5' OF STORM DRAINAGE PIPES OR STRUCTURES, 2"-THICK CLOSED CELL RIGID BOARD INSULATION SHALL BE INSTALLED FOR FROST PROTECTION.
11. WATER AND SANITARY SEWER LINES SHALL BE LOCATED AT LEAST 10' HORIZONTALLY FROM EACH OTHER. WHERE CROSSING, 18" MINIMUM VERTICAL CLEARANCE SHALL BE PROVIDED WITH WATER INSTALLED OVER SEWER.
12. ALL NEW WATER PIPING SHALL BE CTS OR K COPPER..
13. WATER/WASTEWATER DEMAND (USING NHDES SUBSURFACE CRITERIA):
    (7 BEDROOMS x 150 GPD) + (1 ADU x 225 GPD) = 1,275 TOTAL FLOW (WASTEWATER TO BE DIRECTED TO ONSITE SUBSURFACE DISPOSAL SYSTEMS, ONE 5-BEDROOM SYSTEM CURRENTLY EXISTS (#CA1997005153), ONE NEW 4-BEDROOM SYSTEM TO BE CONSTRUCTED)
14. UTILITY PROVIDERS AND CONTACTS:
    - WATER & SEWER: PORTSMOUTH DPW, JIM TOW, (603) 427-1530.
    - GAS: UNITIL, DAVID BEAULIEU, (603) 294-5144.
    - TELECOMMUNICATIONS: CONSOLIDATED, JOE CONSIDINE, (603) 427-5525.
    - CABLE: COMCAST, MIKE COLLINS, (603) 679-5695, EXT. 1037.
    - ELECTRICAL: EVERSOURCE, MICHAEL BUSBY, (603) 332-4227, EXT. 5555334. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL, 48-HOUR MINIMUM NOTICE REQUIRED.
17. 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 PRIOR TO COMMENCING RELATED WORK.
16. FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE ARCHITECT, CONTRACTOR, APPROPRIATE UTILITY COMPANIES AND THE PORTSMOUTH DPW.
17. ASIDE FROM VISIBLE SURFACE FEATURES SUCH AS VALVES AND HYDRANTS, ALL WATER LINE INFORMATION IN THE PEVERLY HILL ROAD RIGHT OF WAY WAS OBTAINED FROM PORTSMOUTH DPW. ALTUS ENGINEERING DOES NOT WARRANT THE ACCURACY OF THIS DATA.

RECORDING OF THIS PLAN IS A REQUIREMENT OF THE PORTSMOUTH PLANNING BOARD AS PART OF THEIR APPROVAL.

FOR AMBIT ENGINEERING, INC.

DATE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

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

NOT FOR CONSTRUCTION

ISSUED FOR: TAC

ISSUE DATE: MARCH 22, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	TAC	EBS	02/21/23
1	REVISED PER TAC	EBS	03/22/23

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APPROVED BY: EBS
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PORTSMOUTH, NH 03801

PROJECT:
REIS FARM
TAX MAP 255 LOT 5
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

TITLE:
SITE AND
UTILITIES PLAN

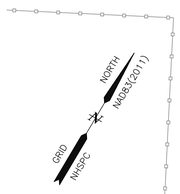
SHEET NUMBER:
C-3

P5411

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)



TURNING MOVEMENT NOTES

1. THE GRAPHIC VEHICLE PROFILE SHOULD NOT BE CONSIDERED A COMPLETELY ACCURATE VISUAL DEPICTION OF THE DESIGN VEHICLE AND IS ONLY INTENDED TO CONVEY A GENERIC REPRESENTATION OF IT'S GENERAL APPEARANCE.
2. THIS PLAN IS INTENDED TO DEMONSTRATE THAT THE PROJECT AS DESIGNED SHOULD BE ABLE TO ADEQUATELY ACCOMMODATE ANY FIRE APPARATUS UP TO AND INCLUDING THIS DESIGN VEHICLE.
3. ROADS AND DRIVEWAYS BEYOND THE SURVEY LIMITS WERE OBTAINED FROM THE PORTSMOUTH DPW GIS SYSTEM.
4. DESIGN VEHICLE PROFILE:

Portsmouth FD Inferno

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 44.0

LEGEND

FRONT TRACK

REAR TRACK

VEHICLE BODY/OVERHANG

ALTUS ENGINEERING

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

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SCALE:
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11" x 17" - 1" = 60'

OWNER:

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JAMES B. AND MEEGAN C. REIS

305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

APPLICANT:

THOMAS E., MARYBETH B.,
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305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

PROJECT:

REIS FARM

TAX MAP 255 LOT 5

305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

TITLE:

TURNING MOVEMENT ANALYSIS

SHEET NUMBER:

C-4

P5411

SEDIMENT AND EROSION CONTROL NOTES

PROJECT NAME AND LOCATION

REIS FARM
305 PEVERLY HILL ROAD
PORTSMOUTH, NEW HAMPSHIRE
TAX MAP 255 LOT 5

LATITUDE: 43°03'08" N
LONGITUDE: 70°46'50" W

OWNER/APPLICANT:
THOMAS E., MARYBETH B., JAMES B. AND MEEGAN C. REIS
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

DESCRIPTION

The project consists of the renovation an expansion of an existing residence and the construction of a new detached residence together with associated site improvements.

DISTURBED AREA

The total area to be disturbed for the development is ±8,025 S.F. (±0.18 acres).

PROJECT PHASING

The proposed project will be completed in one phase.

NAME OF RECEIVING WATER

The site drains over land to to Sagamore Creek.

SEQUENCE OF MAJOR ACTIVITIES

1. Install temporary erosion control measures including perimeter controls, stabilized construction entrance and inlet sediment filters as noted on the plan. All temporary erosion control measures shall be maintained in good working condition for the duration of the project.
2. Remove landscaping and trees, strip loam and stockpile.
3. Demolish existing site features, buildings, utilities, etc. as shown on Demolition Plan.
4. Construct building foundations.
5. Construct new buildings and associated improvements.
6. Rough grade site including placement of borrow materials.
7. Construct utilities.
8. Loam (6" min) and seed on all disturbed areas not paved or otherwise stabilized.
9. When all construction activity is complete and site is stabilized, remove all temporary erosion control measures and any sediment that has been trapped by these devices.

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, perimeter controls 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 and permanent measures are established, perimeter controls shall be removed.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through appropriate perimeter controls. All storm drain inlets shall be provided with inlet protection measures.

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.
2. All control measures shall be inspected at least once each week and following any storm event of 0.5 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 perimeter barriers when it has reached one–third the height of the barrier 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. 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.
9. 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.
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 shrubs.

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

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. 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 organic 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 organic fertilizer @ 12 lbs. per 1,000 s.f.
3. Seed Mixture (recommended):

Type	Lbs. / Acre	Lbs. / 1,000 sf
Tall Fescue	24	0.55
Creeping Red Fescue	24	0.55
Total	48	1.10

Seed Mixture (For slope embankments):
Grass Seed: Provide fresh, clean, new–crop seed complying with tolerance for purity and germination established by Official Seed Analysts of North America. Provide seed mixture composed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified:

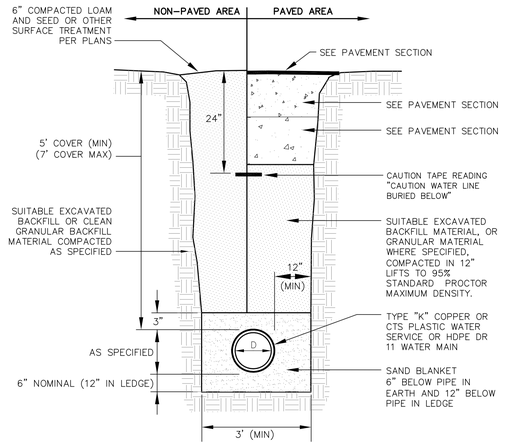
Type	Min. Purity (%)	Min. Germination (%)	Kg./Hectare (Lbs/Acre)
Creeping Red Fescue (c)	96	85	45 (40)
Perennial Rye Grass (a)	98	90	35 (30)
Redtop	95	80	5 (5)
Alsike Clover	97	90(e)	5 (5)
		Total	90 (80)

a. Ryegrass shall be a certified fine–textured variety such as Pennfine, Fiesta, Yorktown, Diplomat, or equal.
b. Fescue varieties shall include – Creeping Red and/or Hard Reliant, Scaldis, Koket, or Jamestown.

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.



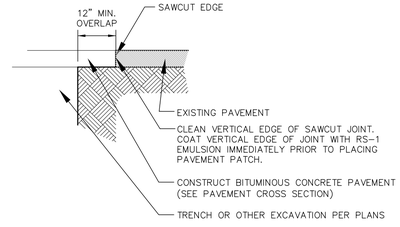
SAND BLANKET/BARRIER

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

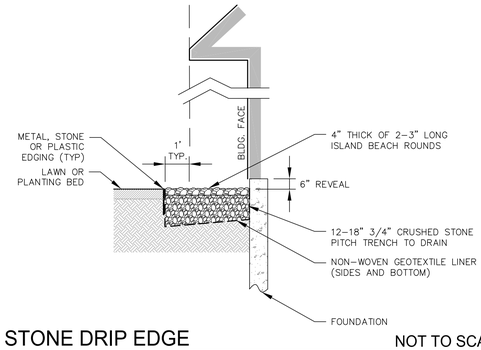
NOTES

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 TRENCHING AND BACKFILL SHALL CONFORM WITH THE STANDARDS OF THE CITY OF PORTSMOUTH.

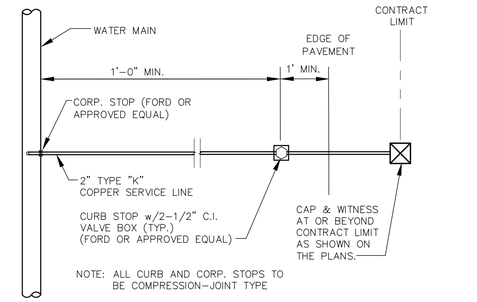
WATER MAIN TRENCH — NOT TO SCALE



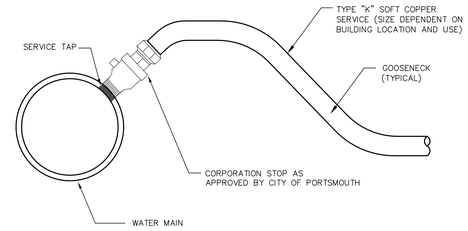
TYPICAL PAVEMENT SAWCUT — NOT TO SCALE



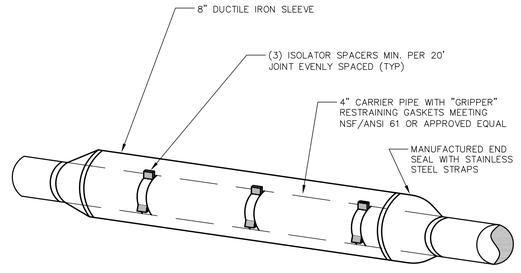
STONE DRIP EDGE — NOT TO SCALE



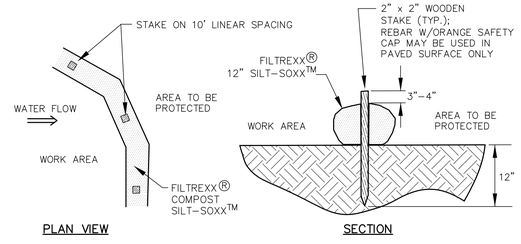
NOTE: ALL MATERIALS AND SPECIFICATIONS SHALL CONFORM TO CITY OF PORTSMOUTH WATER DEPARTMENT STANDARDS AND REQUIREMENTS. VERIFY PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.



WATER SERVICE CONNECTION — NOT TO SCALE



WATER SLEEVE DETAIL — NOT TO SCALE



NOTES:
1. SILTSOXX MAY BY USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
3. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
4. ALL SEDIMENT TRAPPED BY SILTSOXX SHALL BE DISPOSED OF PROPERLY.

TUBULAR SEDIMENT BARRIER — NOT TO SCALE

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

NOT FOR CONSTRUCTION

ISSUED FOR: TAC

ISSUE DATE: MARCH 22, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	TAC	EBS	02/21/23
1	REV. PER TAC/RENUMBERED	EBS	03/22/23

DRAWN BY: EBS
APPROVED BY: EBS
DRAWING FILE: 5411–SITE.dwg

SCALE:
22" x 34" – 1" = XX'
11" x 17" – 1" = XX'

OWNER:
THOMAS E., MARYBETH B., JAMES B. AND MEEGAN C. REIS
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

APPLICANT:
THOMAS E., MARYBETH B., JAMES B. AND MEEGAN C. REIS
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

PROJECT:
REIS FARM
TAX MAP 255 LOT 5
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

TITLE:
DETAIL SHEET

SHEET NUMBER:
C-5

P5411

12/13/2022

Alcott (Reis Res)

1124.500 EL (12/13/2022)

Art Form Architecture, Inc.
603-431-9559

Front Elevation

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

CRS 1124.500 EL Alcott

12/13/2022

Alcott (Reis Res)

1124.500 EL (12/13/2022)

Art Form Architecture, Inc.
603-431-9559

Right Elevation

Scale: 1/8" = 1'-0

12/13/2022

Alcott (Reis Res)

1124.500 EL (12/13/2022)

Art Form Architecture, Inc.
603-431-9559

Rear Elevation

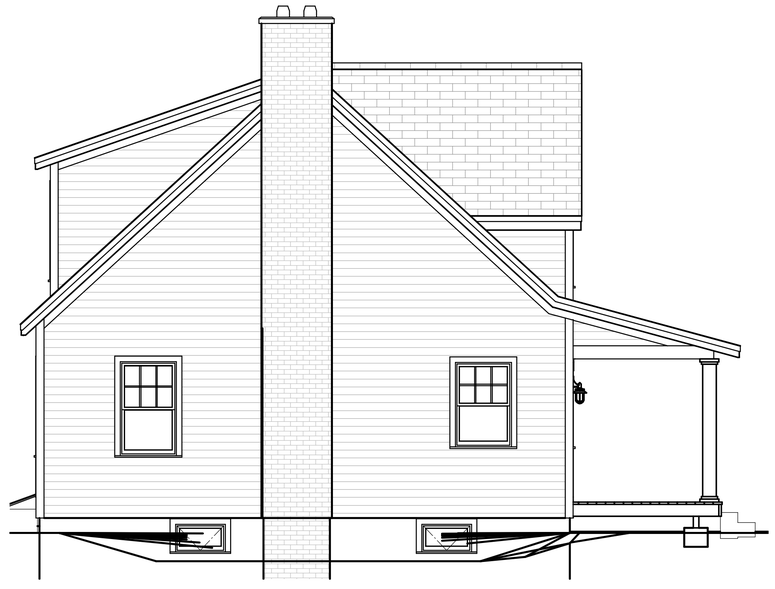
Scale: 1/8" = 1'-0

12/13/2022

Alcott (Reis Res)

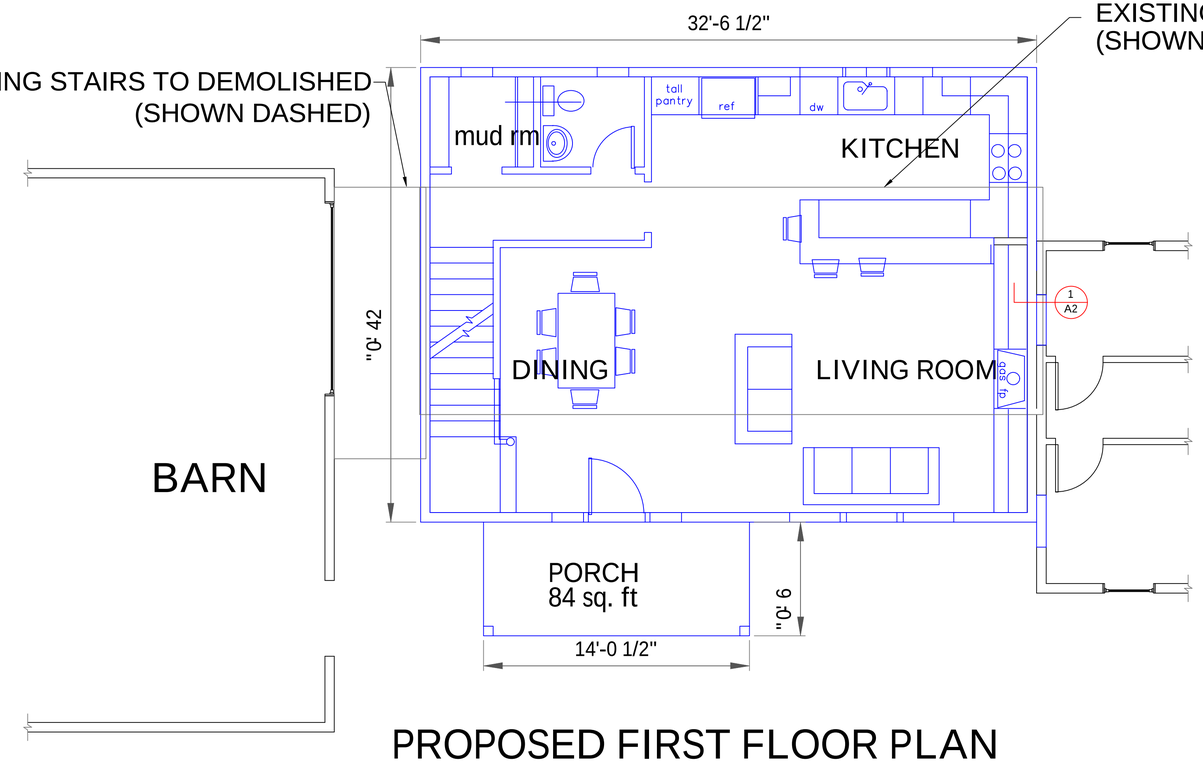
1124.500 EL (12/13/2022)

Art Form Architecture, Inc.
603-431-9559

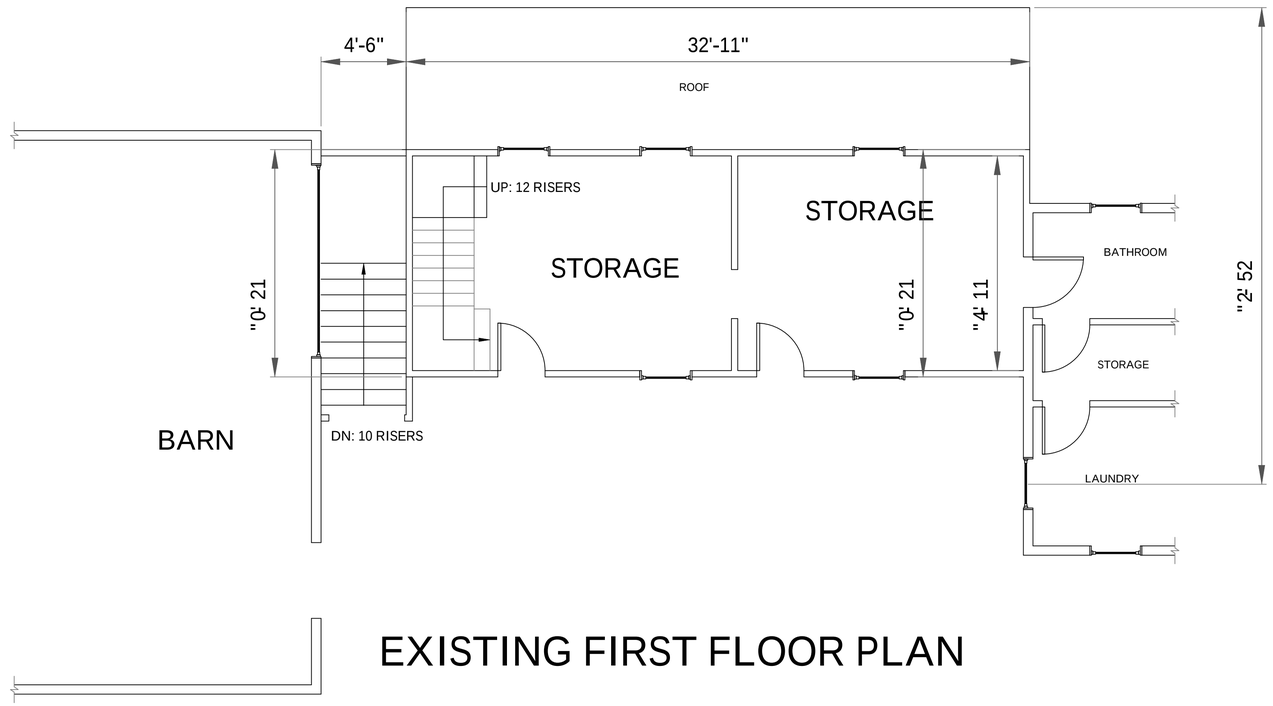


Left Elevation

Scale: 1/8" = 1'-0



PROPOSED FIRST FLOOR PLAN



EXISTING FIRST FLOOR PLAN

NOTES

1: All Construction shall comply with the 2018 International Residential Code and all applicable regulations for a legal two-family structure in the city of Portsmouth.

2: The following sections are applicable:Section R302 Fire-Resistant Construction. R302.3 Two-family dwellings. Dwelling units in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire-resistance rating where tested in accordance with ASTM E119 or UL U305. Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.
R302.3.1 Supporting construction. Where floor assemblies are required to be fire-resistance rated by Section R302.3, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating
R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor-ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.
R302.4.1 Through penetrations. Through penetrations of fire-resistance-rated wall or floor assemblies shall comply with Section R302.4.1.1 or R302.4.1.2
R302.4.1.2 Penetration firestop system. Penetrations shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479, with a positive pressure differential of not less than 0.01 inch of water (3 Pa) and shall have an F rating of not less than the required fire-resistance rating of the wall or floor/ceiling assembly penetrate.

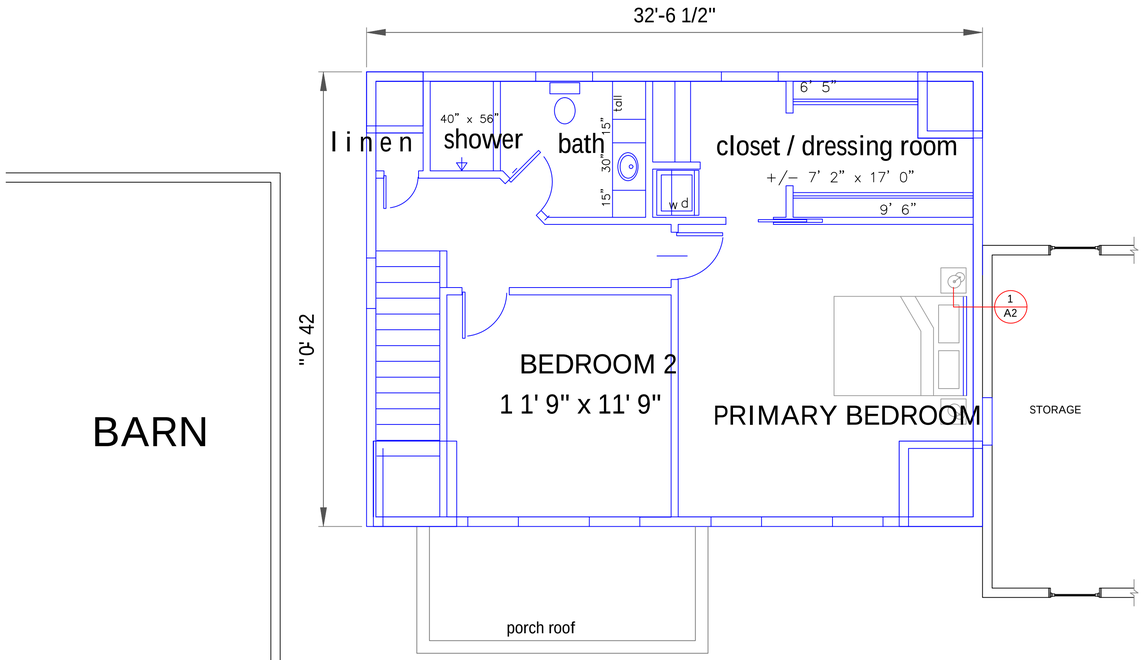
CHARLES HOYT DESIGNS
Shingle Style Architecture
P.O.BOX 526
Rye Beach, NH. 03871
(603) 812-8016
charleshoytdesigns@hotmail.com

305 PEVERLY HILL ROAD
PORTSMOUTH, NH

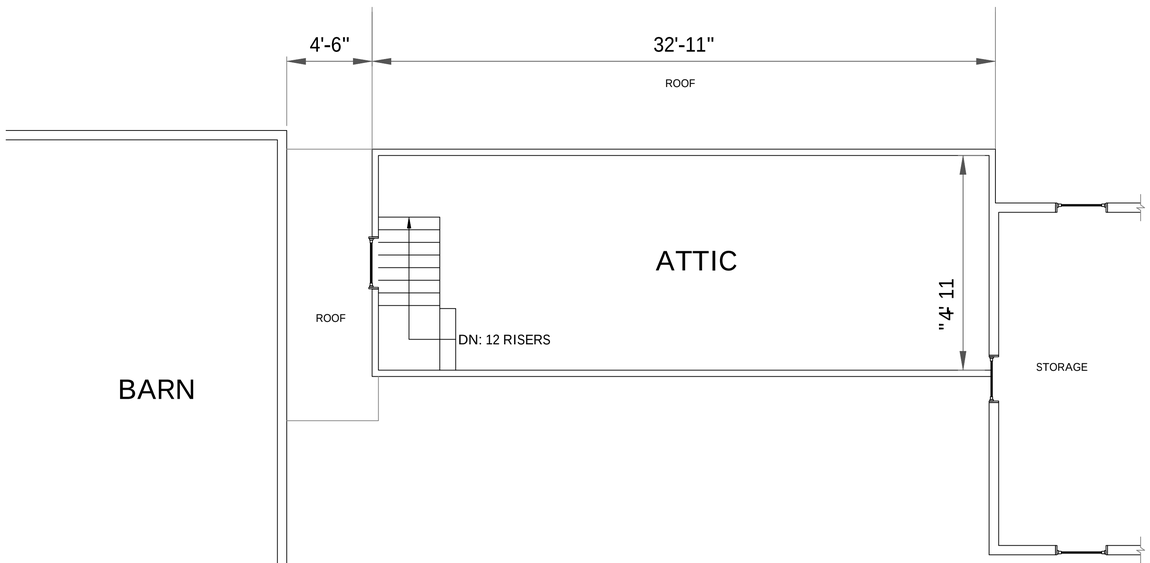
3-20-23
12-5-22

A1

PROPOSED & EXIST. 1ST FLOOR PLANS
SCALE: 1/4"=1'-0" on 24" x 36"
SCALE: 1/8"=1'-0" on 11" x 17"



PROPOSED SECOND FLOOR PLAN

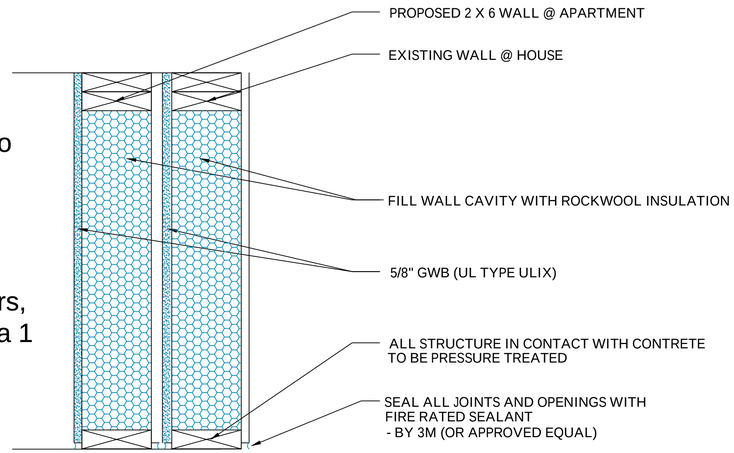


EXISTING SECOND FLOOR PLAN

NOTES:

1. All penetrations in fire rated walls or ceiling are to be sealed to maintain continuous 1 hour fire rating.

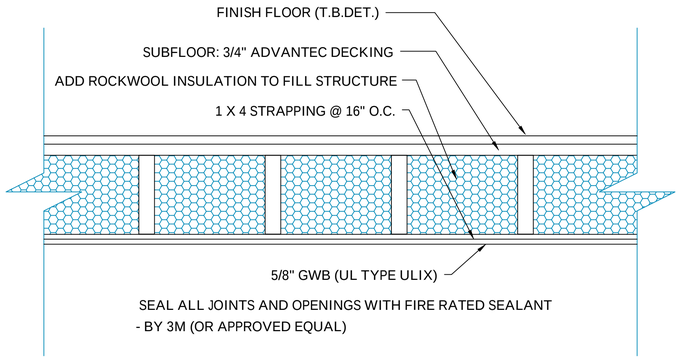
2. All Outlets and Switches shall use 1 hour rated boxes and covers, or utilize other means to provide a 1 hour fire rating.



1 HOUR FIRE RATED WALL

BASED ON UL U305 - NOT TO SCALE

DETAIL 1.



1 HOUR FLOOR

BASED ON UL P522 - NOT TO SCALE
UNDERSIDE OF STAIR, & SEPERATION BTWN GARAGE & 1ST FLOOR

DETAIL 2.

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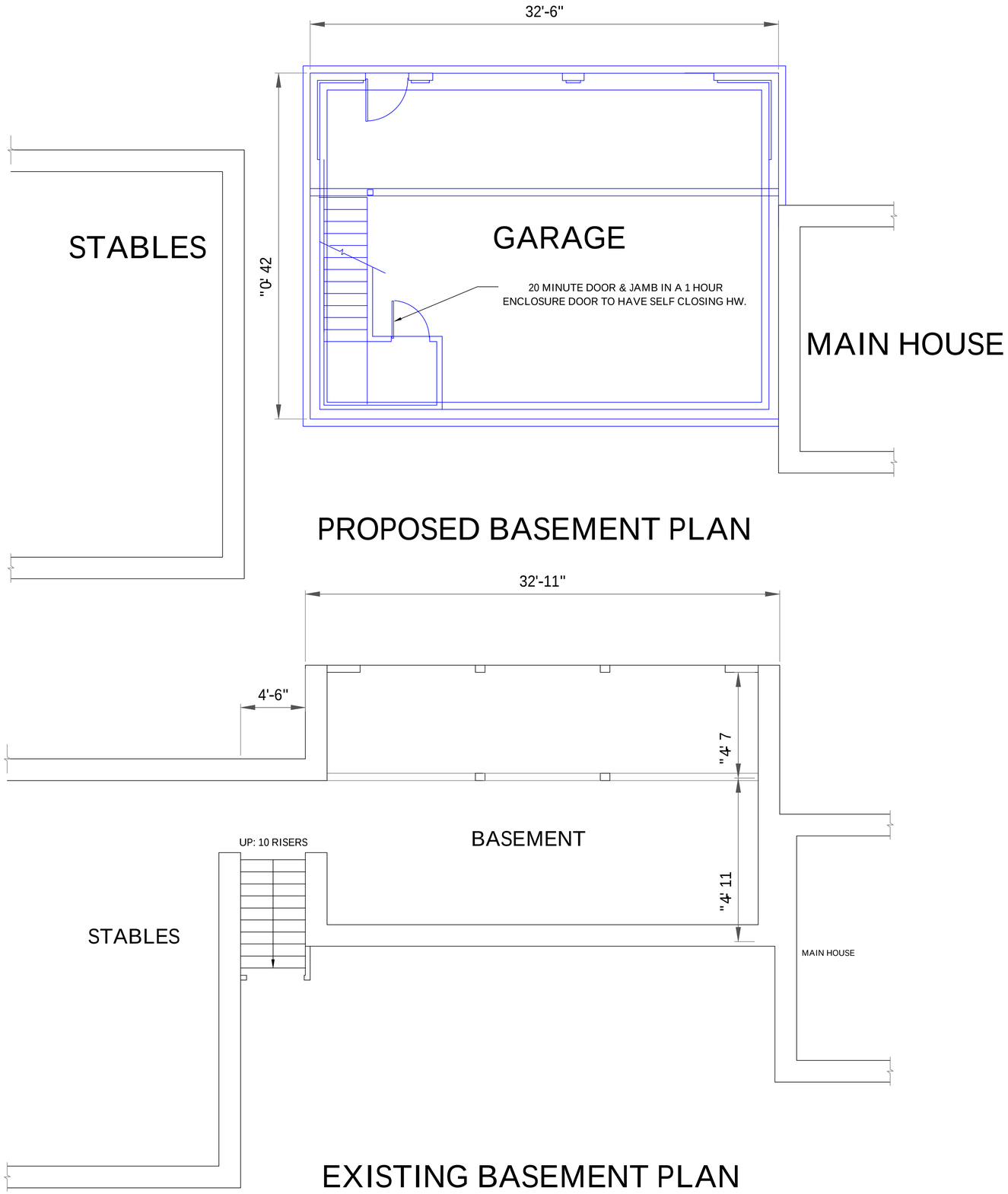
charleshoytdesigns@hotmail.com

305 PEVERLY HILL ROAD
PORTSMOUTH, NH

3-20-23
12-5-22

A2

PROPOSED & EXIST. 2ND FLOOR PLANS
SCALE: 1/4"=1'-0" on 24" x 36"
SCALE: 1/8"=1'-0" on 11" x 17"



PROPOSED BASEMENT PLAN

EXISTING BASEMENT PLAN

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Shingle Style Architecture
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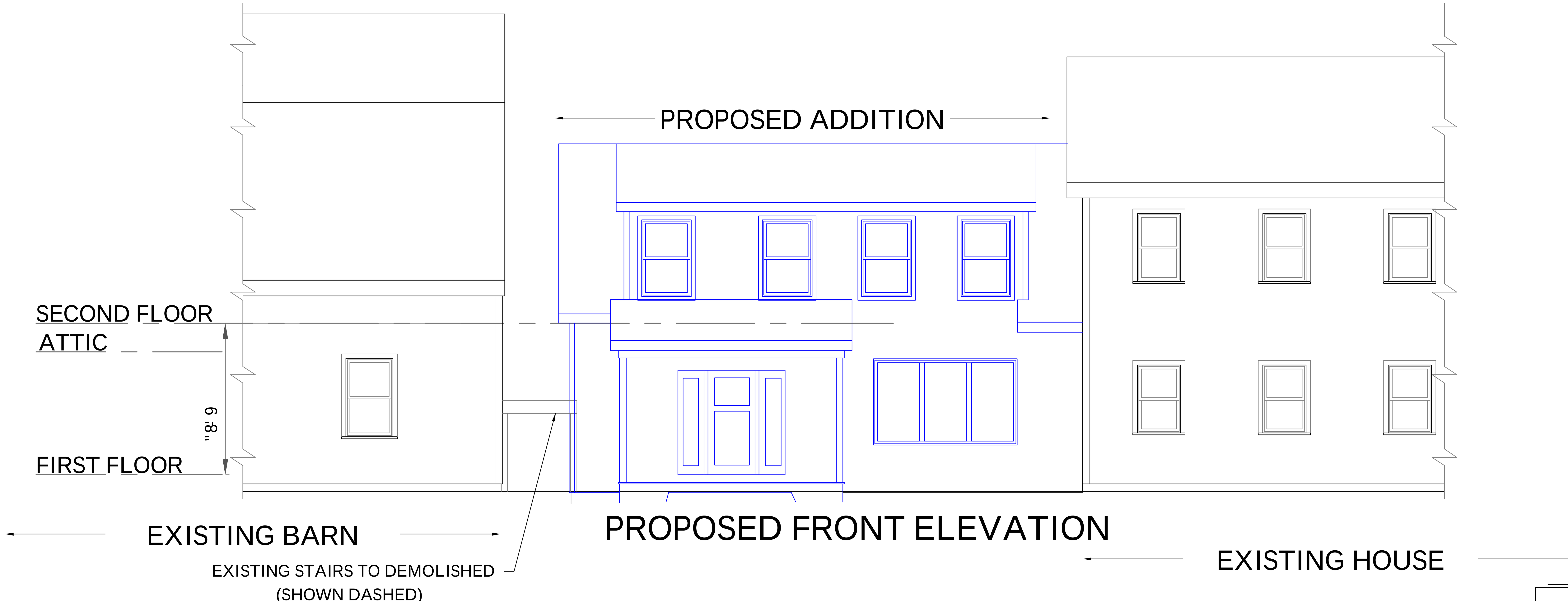
(603) 812-8016
charleshoytdesigns@hotmail.com

305 PEVERLY HILL ROAD
PORTSMOUTH, NH

3-20-23
12-5-22

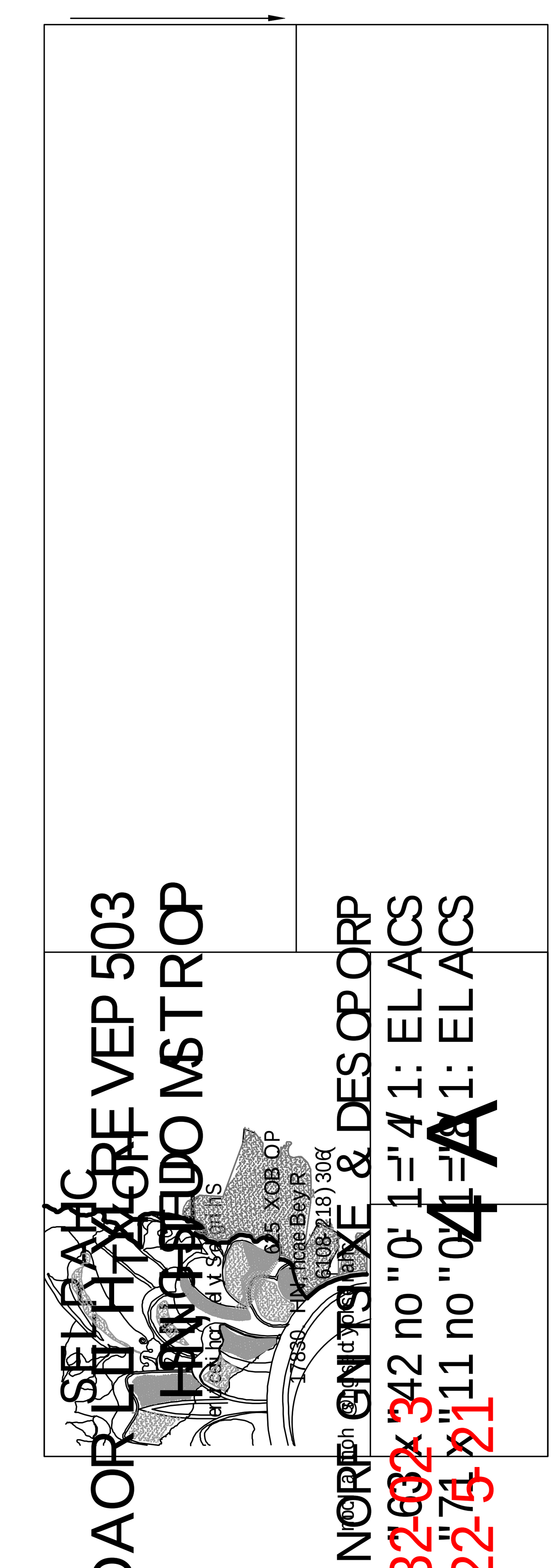
A3

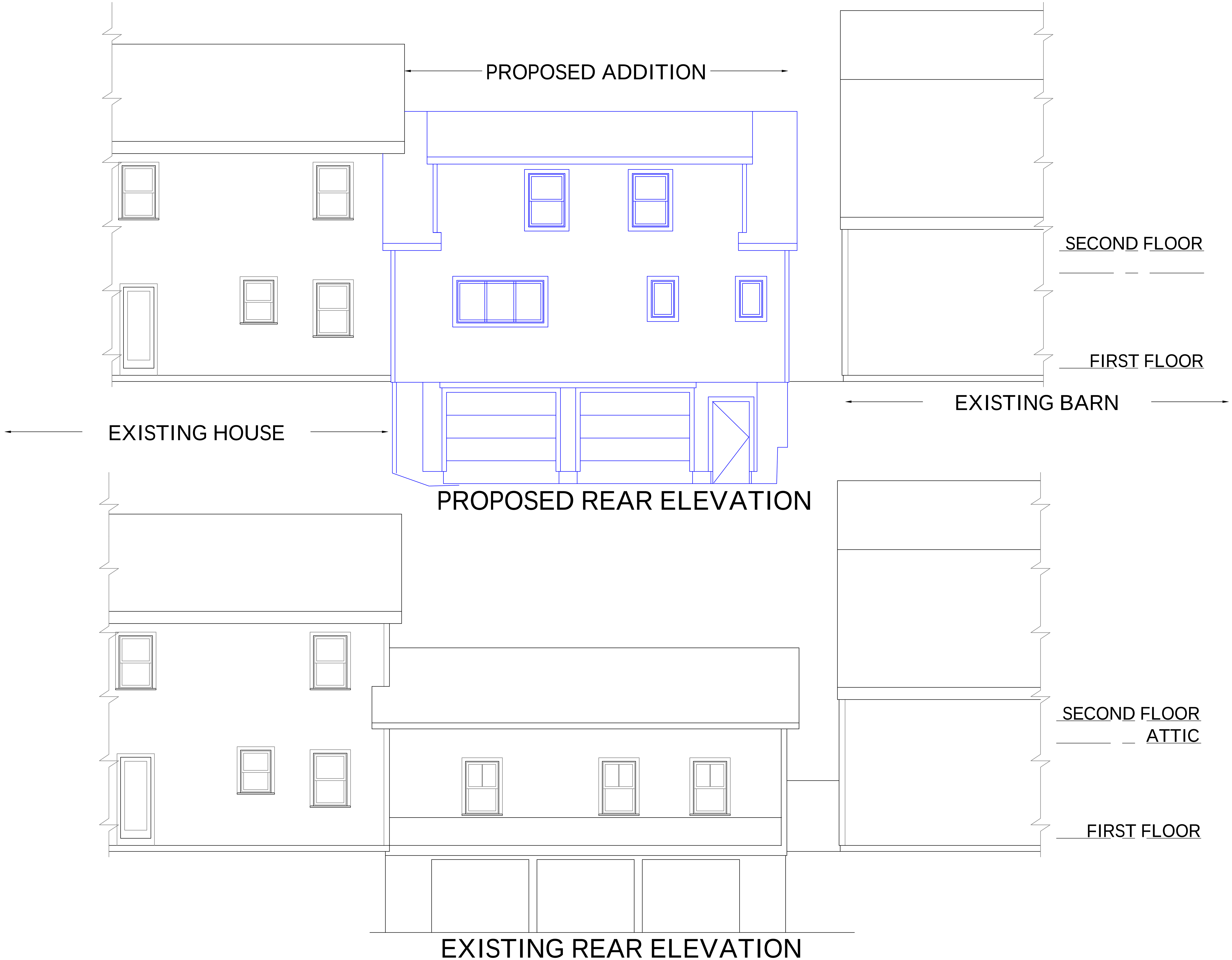
PROPOSED & EXIST. LOWER LEVEL
SCALE: 1/4"=1'-0" on 24" x 36"
SCALE: 1/8"=1'-0" on 11" x 17"

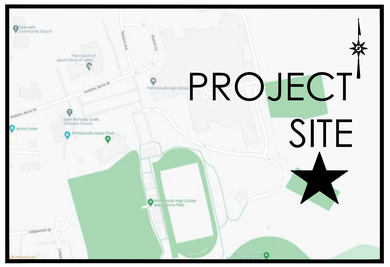


PROPOSED FRONT ELEVATION

EXISTING FRONT ELEVATION





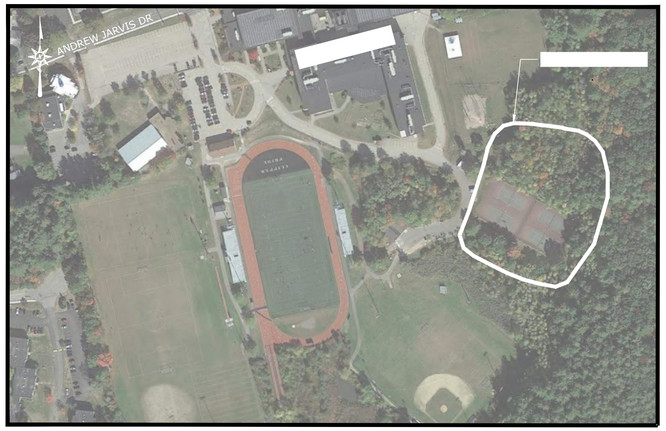


LOCATION MAP
NOT TO SCALE

PLANS FOR THE CONSTRUCTION

FOR

PORTSMOUTH HIGH SCHOOL TENNIS COURTS



VICINITY MAP
SCALE: 1"=200'

CITY OF
Portsmouth, NH

PREPARED FOR:
CITY OF PORTSMOUTH
SCHOOL DEPARTMENT
50 Andrew Jarvis Drive
Portsmouth, New Hampshire 03801

CONTENTS

PREPARED BY:

BL Companies

ARCHITECTURE ENGINEERING ENVIRONMENTAL LAND SURVEYNG

2346 POST ROAD, SUITE 100
WARWICK, RI 02886
(401) 400-4492

LICENSED LANDSCAPE ARCHITECT

PER _____
DOMINICK CELTRUDA, R.L.A.
NH LICENSED LANDSCAPE ARCHITECT NO 00190

DATE _____

DATES

ISSUE DATE: 01/03/2023
REVISION: TBD

CAD FILE: CV210192001

GENERAL NOTES:

1. THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME AND COORDINATE WITH THE ENGINEER AND OWNER AS REQUIRED.
2. CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR JOB SITE SAFETY ALL CONSTRUCTION MEANS AND METHODS.
3. LIMIT OF WORK SHALL BE EROSION CONTROL BARRIERS, LIMIT OF GRADING AND/OR AS INDICATED ON THE PLANS.
4. PORTIONS OF THE PARK, WALK AND ADJACENT PROJECT AREA DISTURBED BY THE CONTRACTORS OPERATIONS SHALL BE RESTORED TO THEIR CONDITIONS PRIOR TO DISTURBANCE.
5. CONTRACTOR TO VERIFY UTILITY CONNECTION LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING WORK.
6. ANY ALTERATIONS TO THE PLAN SET MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
7. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.
8. EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
9. FOR DRAWING LEGIBILITY, ALL TOPOGRAPHIC FEATURES, EXISTING UTILITIES, PROPERTY BOUNDARIES, EASEMENTS, ETC. MAY NOT BE SHOWN ON ALL DRAWINGS. REFER TO ALL REFERENCED DRAWINGS AND OTHER DRAWINGS IN THIS SET FOR ADDITIONAL INFORMATION.
10. THE CONTRACTOR SHALL IDENTIFY, LOCATE, AND PROTECT ALL EXISTING BOUNDS, MONUMENTS, AND BENCHMARKS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER BEFORE ANY DISTURBANCE OR RELOCATION.
11. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO ALL PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
12. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN CLEAR ACCESSIBLE PATHS NO LESS THAN 4' WIDE FOR ALL PEDESTRIANS.
13. THE CONTRACTOR SHALL NOT BE ALLOWED TO STORE ANY EXCESS MATERIAL WITHIN THE PROJECT LIMITS.
14. AT NO TIME SHALL THE CONTRACTOR BE ALLOWED TO STORE ANY EQUIPMENT, TOOLS, OR MATERIALS OUTSIDE OF THE EXISTING PROJECT AREA OR DESIGNATED AREAS. THE CONTRACTOR SHALL ENSURE PROPER SIGHT DISTANCE IS MAINTAINED AT ALL INTERSECTIONS AND DRIVEWAYS AT ALL TIMES.
15. AT THE END OF EACH WORK DAY, ANY EQUIPMENT, TOOLS, AND MATERIALS, INCLUDING SURPLUS FROM EXCAVATIONS, THAT ARE NOT TO BE RE-USED WITHIN 24 HOURS SHALL BE REMOVED FROM THE SITE UNLESS PREVIOUSLY APPROVED BY THE ENGINEER.
16. CONTRACTOR SHALL TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
17. EXISTING SIGNS IMPACTED BY THE PROJECT SHALL BE REMOVED BY THE CONTRACTOR AND RELOCATED AS DIRECTED BY INSPECTION PERSONNEL OR BY THE ENGINEER.
18. FINAL GRADE FOR WALKWAYS TO MATCH EXISTING WHERE POSSIBLE AND AT ALL EXISTING MANHOLE RIMS AND/OR CATCH BASIN FRAMES, WHEN RESET NOT SPECIFIED, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
19. ALL ACCESSIBLE PARKING SPACES AND WALKWAYS MUST BE CONSTRUCTED TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT.
20. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
21. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF ANY SUCH CONFLICT BETWEEN THE GEOTECHNICAL REPORT AND THE PLANS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
22. THESE PLANS ARE BASED ON INFORMATION AVAILABLE AT THE TIME OF PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE ENGINEER IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH OTHER SITE FEATURES.
23. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST NOTIFY THE ENGINEER IF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES EXISTING PRIOR TO PROCEEDING WITH THE WORK. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE/REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THE PLAN SET PRIOR TO CONTRACTOR GIVING ENGINEER NOTICE.
24. DEBRIS MUST NOT BE BURIED ON THE SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT.
25. THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT. UTILITIES, BUILDINGS AND INFRASTRUCTURE WHICH ARE TO REMAIN AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED IN THE PROJECT.
26. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
27. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
28. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.
29. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME THE ENGINEER AND ITS SUBCONTRACTORS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH THE ENGINEER WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS THE ENGINEER, OWNER AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
30. NEITHER THE PROFESSION ACTIVITIES OF THE ENGINEER, NOR THE PRESENCE OF THE ENGINEER AND/OR SUBCONSULTANTS AT A PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND COMPLIANCE WITH ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY.
31. IF THE CONTRACTOR DEVIATES FROM THE CONTRACT DOCUMENTS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING FROM THE DEVIATIONS.
32. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.
33. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.
34. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS.
35. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES.
36. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.
37. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.
38. CONTRACTOR MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS.
39. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.

DEMOLITION & SITE PREPARATION NOTES:

1. THE CONTRACTOR SHALL INCLUDE THE BID COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION AND DEMOLITION REQUIREMENTS AND TO DETERMINE EXCAVATION AND DEMOLITION REQUIREMENTS AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.
2. THE OWNER RESERVES THE RIGHT TO REVIEW ALL MATERIALS DESIGNATED FOR REMOVAL AND TO RETAIN OWNERSHIP OF SUCH MATERIALS. IF THE OWNER RETAINS ANY MATERIAL, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS REMOVED OFF SITE TO A DESIGNATED MUNICIPAL PROPERTY AT NO ADDITIONAL COST. ALL GEOTECHNICALLY OR UNSUITABLE EXCESS SOIL FROM CONSTRUCTION ACTIVITIES SHALL BE DISPOSED OF BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE TOWN. REMOVAL ACTIVITIES SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL REGULATIONS AT NO ADDITIONAL COST TO THE TOWN.
3. UNLESS SPECIFICALLY NOTED TO BE REMOVED AND STOCKPILED (R&S) OR REUSED AND RELOCATED (R&R), ALL SITE FEATURES CALLED TO BE REMOVED AND DEMOLISHED (R&D) SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC. TRANSPORTED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO ADDITIONAL COST TO THE OWNER.
4. ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND/OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.
5. DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN, OUTSIDE THE LIMITS OF EXCAVATION AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.
6. IT SHALL BE THE CONTRACTOR'S OPTION, WITH CONCURRENCE OF THE OWNER'S REPRESENTATIVE, TO REUSE EXISTING BITUMINOUS CONCRETE PAVEMENT BASE COURSE AND/ OR SUB BASE GRAVEL MATERIALS IF IT MEETS THE REQUIREMENT OF THE SPECIFICATIONS FOR DENSE GRADED CRUSHED STONE.
7. STRIP AND STOCKPILE EXISTING TOPSOIL FOR LATER REUSE AS REQUIRED. STOCKPILE SHALL HAVE APPROPRIATE EROSION AND SEDIMENT CONTROLS. THE CONTRACTOR SHALL CONFIRM THAT THE TOPSOIL IS SUITABLE FOR REUSE AND IT MEETS THE REQUIREMENTS OF THE SPECIFICATIONS FOR TOPSOIL LOAM BORROW.
8. CLEAR AND GRUB VEGETATION SHALL INCLUDE REMOVAL OF ALL GRASS/LAWN, SHRUBS, UNDERBRUSH, REMOVAL OF ROOTS.
9. THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN (SEE DETAIL). THE CONTRACTOR SHALL INSTALL TREE PROTECTION BARRIERS AFTER CLEARING TURF AND UNDERBRUSH BY HAND AND TAKE DUE CARE TO PREVENT INJURY TO TREES DURING CLEARING OPERATIONS.
10. THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. ALL TREES TO REMAIN SHALL BE PRUNED BY LICENSED ARBORIST. CONTRACTOR MUST CONSULT WITH THE TOWN OF ENFIELD'S TREE WARDEN PRIOR TO ANY PRUNING WORK.
12. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
13. THE ENGINEER AND OWNER HAVE NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.
14. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THE CONSTRUCTION DOCUMENTS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH THE ENGINEER, IN WRITING, AND RESPONDED TO BY THE ENGINEER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES,REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
15. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR: 1) OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THEM ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK; 2) NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND OWNER, 72 HOURS PRIOR TO THE START OF WORK; 3) INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE. 4) IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARKOUT, IN ADVANCE OF ANY EXCAVATION; 5) LOCATING AND PROTECTING ALL UTILITIES AND SERVICES WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.; 6) PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.; 7) ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS. THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.; 8) COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" IS TO BE DONE AT NO ADDITIONAL COST TO THE OWNER.; AND 9) IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK AND IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.
16. THE ENGINEER IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
17. THE CONTRACTOR MUST PROVIDE ALL 'MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN.
18. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIR MUST INCLUDE THE RESTORATION OF ANY ITEMS REPAIRED TO THE PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR SHALL PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
19. THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
20. CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND MUST BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE.
21. EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS MUST BE IN PLACE PRIOR TO CONTRACTOR STARTING AN EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
22. CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY.
23. CONTRACTOR MUST CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
24. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.
25. THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
26. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
27. CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH MUST INCLUDE, BUT NOT BE LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
28. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
29. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR MUST MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
30. CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK.

LAYOUT NOTES:

1. COORDINATE ALL LAYOUT ACTIVITIES WITH THE SCOPE OF WORK CALLED FOR BY DEMOLITION, GRADING, AND UTILITIES OPERATIONS ENCOMPASSED BY THIS CONTRACT. SET, PROTECT AND REPLACE REFERENCE STAKES AS NECESSARY OR AS REQUIRED BY THE OWNER'S REPRESENTATIVE.
2. ALL WORK SHALL BE PERFORMED BY CONTRACTOR UNLESS SPECIFICALLY INDICATED THAT THE WORK WILL BE PERFORMED "BY OWNER"
3. THE LAYOUT OF SITE AMENITIES MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. ALL PROPOSED SITE FEATURES SHALL BE LAID OUT AND STAKED FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION. ANY REQUIRED ADJUSTMENTS TO THE LAYOUT SHALL BE UNDERTAKEN AS DIRECTED, AT NO ADDITIONAL COST TO THE OWNER.
5. ALL PROPOSED PAVEMENTS SHALL MEET THE LINE AND GRADE OF EXISTING ADJACENT PAVEMENT SURFACES AND SHALL BE TREATED WITH AN RS-1 TACK COAT AT POINT OF CONNECTION. ALL PATHWAY WIDTHS SHALL BE AS NOTED ON THE LAYOUT AND MATERIALS PLAN.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND AND REPORT ANY DISCREPENCIES IMMEDIATELY TO THE OWNER.

GRADING & UTILITIES NOTES:

1. ALL WORK RELATING TO INSTALLATION, RENOVATION, OR MODIFICATION OF DRAINAGE SERVICES SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF PORTSMOUTH AND ITS DEPARTMENT OF PUBLIC WORKS.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, AND INVERT ELEVATIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER AND OWNER'S REPRESENTATIVE.
3. ALL NEW WALKWAYS MUST CONFORM TO CURRENT AMERICANS WITH DISABILITIES ACT (ADA) REGULATIONS: WALKWAYS SHALL MAINTAIN A CROSS PITCH OF NOT MORE THAN ONE AND A HALF PERCENT MAXIMUM AND THE RUNNING SLOPE (PARALLEL TO DIRECTION OF TRAVEL) OF 4.5% MAXIMUM.
4. MINIMUM SLOPE ON ALL WALKWAYS WILL BE 1:100 OR 1% TO PROVIDE POSITIVE DRAINAGE. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
5. ALL UTILITY GRATES, COVERS, OR OTHER SURFACE ELEMENTS INTENDED TO BE EXPOSED AT GRADE SHALL BE FLUSH WITH THE ADJACENT FINISHED GRADE AND ADJUSTED TO PROVIDE A SMOOTH TRANSITION AT ALL EDGES REGARDLESS OF WHETHER THEY ARE INDICATED AS ADJUSTED (ADJ.) ON PLANS
6. THE CONTRACTOR SHALL SET SUBGRADE ELEVATIONS TO ALLOW FOR POSITIVE DRAINAGE AND PROVIDE EROSION CONTROL DEVICES, STRUCTURES, MATERIALS, AND CONSTRUCTION METHODS TO DIRECT SILT MIGRATION AWAY FROM DRAINAGE AND OTHER UTILITY SYSTEMS, PUBLIC/ PRIVATE STREETS AND WORK AREAS. CLEAN BASINS REGULARLY AND AT THE END OF THE PROJECT.
7. CONTRACTOR SHALL ENSURE ALL AREAS ARE PROPERLY PITCHED TO DRAIN, WITH NO SURFACE WATER PONDING OR PUDDLING
8. EXCAVATION REQUIRED WITHIN PROXIMITY OF KNOWN EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
9. WHERE NEW EARTHWORK MEETS EXISTING EARTHWORK, CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING, PROVIDING VERTICAL CURVES OR ROUNDS AT ALL TOP AND BOTTOM OF SLOPES.
10. WHERE A SPECIFIC LIMIT OF WORK LINE IS NOT OBVIOUS OR IMPLIED, BLEND GRADES TO EXISTING CONDITIONS WITHIN 5 FEET OF PROPOSED CONTOURS.
11. RESTORE ALL DISTURBED AREAS AND LIMITS OF ALL REMOVALS TO LOAM AND SEED UNLESS OTHERWISE NOTED.
12. WHERE NEW IMPROVEMENTS MEET EXISTING CONDITIONS, MEET LINE AND GRADE OF EXISTING ADJACENT PAVEMENTS, TYPICAL.
13. ROADWAY CROSS SLOPES MAY VARY BUT SHALL NOT EXCEED 3% CONTRACTOR SHALL NOTIVY THE TOWNS REPRESENTATIVE IF ANY DISCREPANCIES OCCUR.
14. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES WITHIN THE LIMITS OF DISTURBANCE OR THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE ENGINEER, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.
16. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
17. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
18. THE CONTRACTOR MUST INSTALL ALL STORM SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
19. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
20. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER, OR OWNER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT.
21. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
22. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.
23. THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE 'MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.
24. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
25. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
26. DURING THE INSTALLATION OF ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.
27. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 1% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS OR EXISTING TOPOGRAPHY LIMIT GRADES), TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING TO THE ENGINEER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION, MUST BE AT THE CONTRACTOR'S OWN RISK.
28. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6"ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 1% GUTTER GRADE ALONG CURB FACE. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.
29. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.
30. CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING ANY WORK.
31. REINFORCED CONCRETE (RCP) STORM DRAINAGE PIPE MUST BE CLASS III WITH SILT TIGHT JOINTS. HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED MUST CONFORM TO AASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT TIGHT JOINT.
32. STORM PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.
33. CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.

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REVISIONS
No. Date Desc.

Surveyed	
Drawn	JW
Reviewed	JW
Scale	
Project No.	2101920
Date	01/03/2023

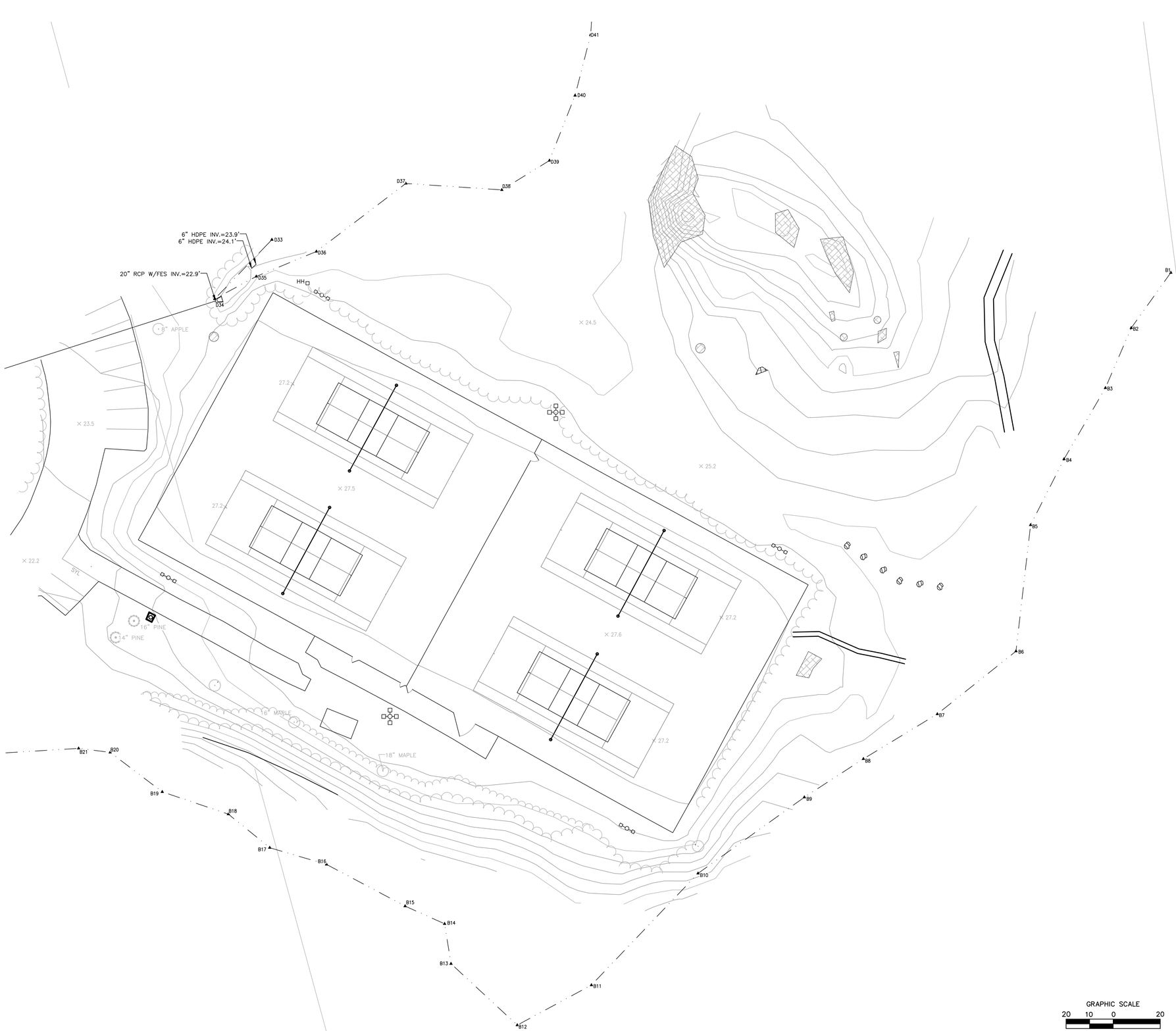
CAD File:

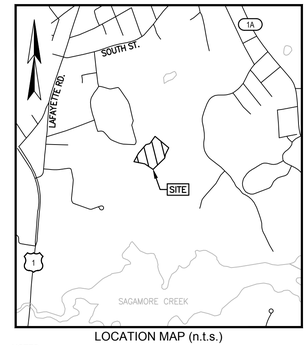
Title
GENERAL SITE CONSTRUCTION NOTES

Sheet No.
GN-01

Xref (s): ; BD2100875 ; XC2101920O1 ; XZ2101920O1

Jan 11, 2023 2:04pm JWheeler G:\JOBS21\18\2101920\DWG\GN2101920001.dwg
Layout: GN-01 GENERAL NOTES





LOCATION MAP (n.t.s.)

NOTES:

1. REFERENCE: PORTSMOUTH HIGH SCHOOL TENNIS COURTS
   PORTSMOUTH, NH
   D.S. PROJECT NO. 7155
2. FIELD SURVEY PERFORMED BY L.P.S. & D.D.L. DURING NOVEMBER, 2021 USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE R10 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE DINI DIGITAL AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
3. HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
4. VERTICAL DATUM IS BASED ON APPROXIMATE NAVD88(GEOID12A) (±.2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
5. JURISDICTIONAL WETLANDS DELINEATED BY JOSEPH W. NOEL DURING MAY/JUNE 2021 IN ACCORDING TO THE:
   - US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY, 1987).
   - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (2012).
   - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). U.S. FISH AND WILDLIFE SERVICE (2013).
   - CODE OF ADMINISTRATIVE RULES. WETLANDS BOARD, STATE OF NEW HAMPSHIRE (CURRENT).
   - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.0, 2016 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEHSTC (MAY 2017).
6. PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 1' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WIL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY. WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
7. ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

LEGEND

	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	APPROXIMATE LOT LINE (PER GIS)
	TREE LINE
	SHRUB LINE
	CHAIN LINK FENCE
	TENNIS NET
	EDGE OF DELINEATED WETLAND
▲A-1	WETLAND FLAG
	WETLAND AREA
FES	FLARED END SECTION
	DRAIN LINE
	ROCK/BOULDER
	LEDGE OUTCROP
× 100.0	SPOT GRADE
	LIGHT POLE (MULTI-ARMS)
HH	HAND HOLE
	DECIDUOUS TREE
	CONIFEROUS TREE
	TYPICAL
EP	EDGE OF PAVEMENT
SWL	SINGLE WHITE LINE
SKL	SINGLE BLACK LINE
SBL	SINGLE BLUE LINE
SYL	SINGLE YELLOW LINE

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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REVISIONS
No. Date Desc.

Surveyed	
Drawn	JW
Reviewed	DC
Scale	1"=20'-0"
Project No.	2101920
Date	01/03/2023

CAD File:

Title

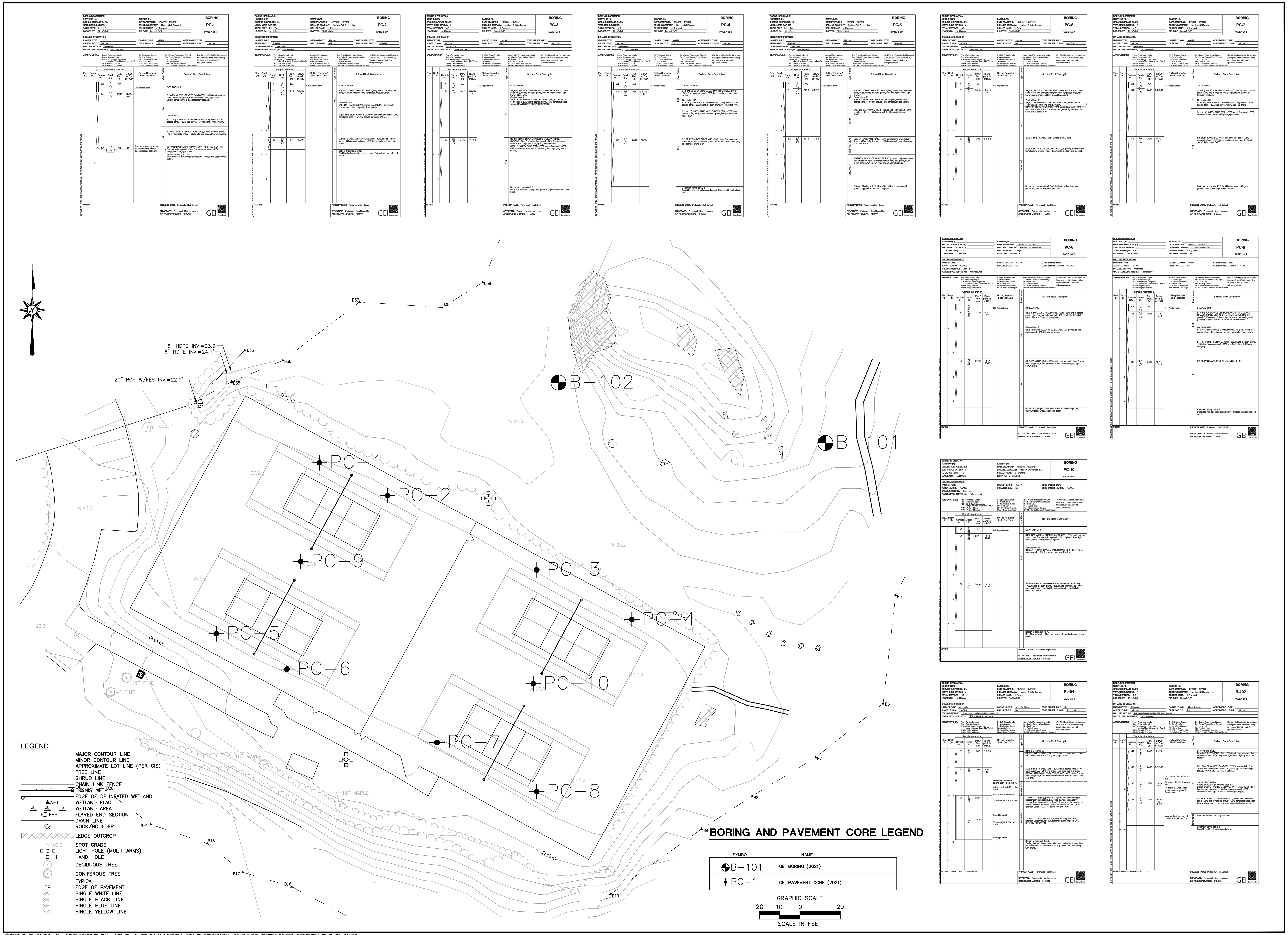
EXISTING CONDITIONS PLAN

Sheet No.

EX-01

Jan 11, 2023 @ 04pm JWheeler G:\JOBS21\18\2101920\DWG\EX2101920001.dwg
Layout: EX-01

Xref (s): : B02100875 : XZ2101920001



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REVISIONS
No. Date Desc.

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Drawn	JW
Reviewed	JW
Scale	1"=20'-0"
Project No.	2101920
Date	01/03/2023

CAD File:

Title
BORING & PAVEMENT CORE PLAN

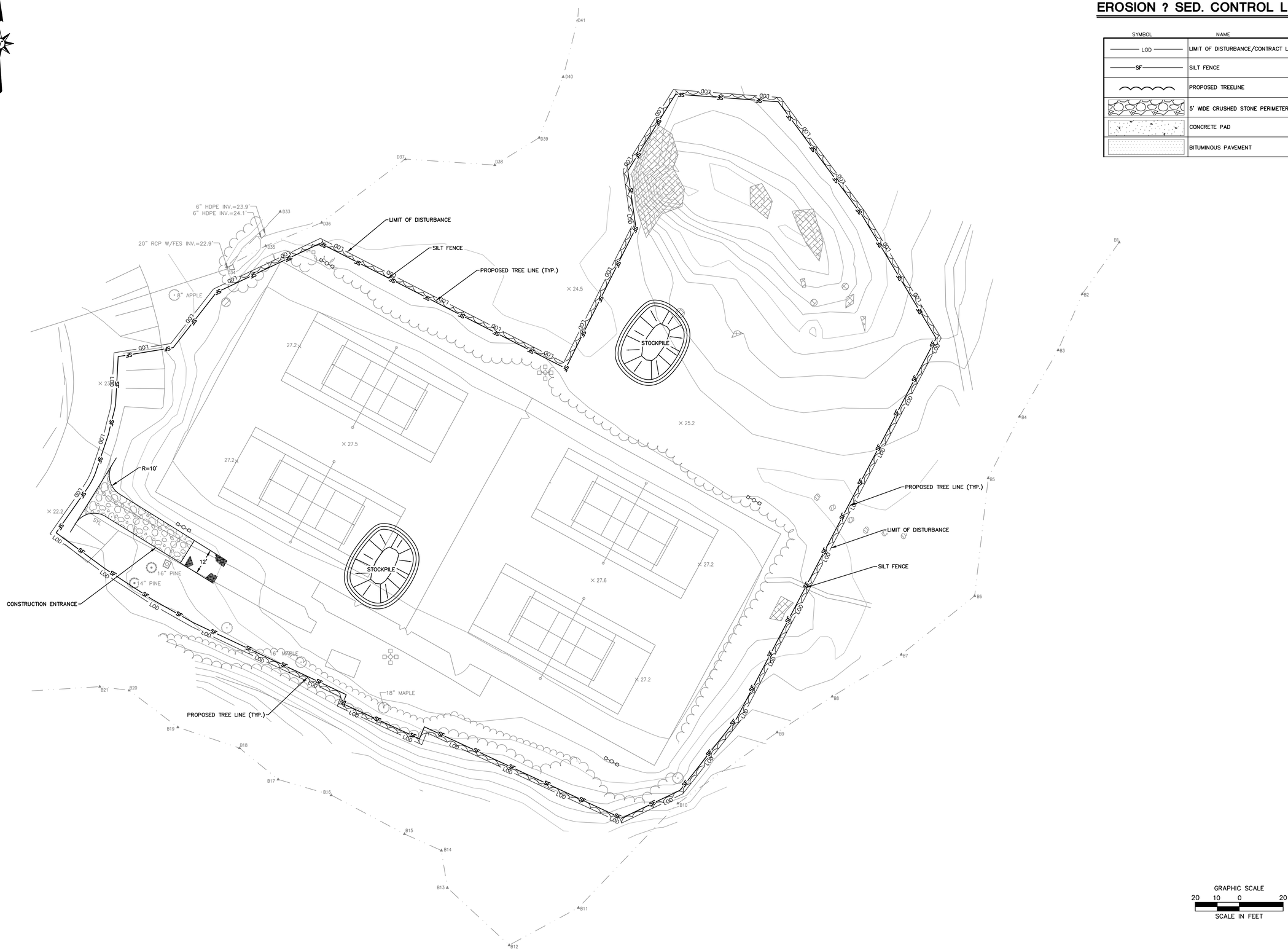
Sheet No.
BP-01

Jan 11, 2023 2:04pm JWheeler G:\JOBS21\18\2101920\DWG\BP2101920.dwg
Layout: BP-01

Xref (s): : BD2100875 : XZ2101920I

EROSION ? SED. CONTROL LEGEND

SYMBOL	NAME
LOD	LIMIT OF DISTURBANCE/CONTRACT LIMIT LINE
SF	SILT FENCE
	PROPOSED TREELINE
	5' WIDE CRUSHED STONE PERIMETER
	CONCRETE PAD
	BITUMINOUS PAVEMENT



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REVISIONS

No.	Date	Desc.

Surveyed	
Drawn	R.B.
Reviewed	M.M.
Scale	1"=20'-0"
Project No.	2101920
Date	01/03/2023

CAD File:

Title
SEDIMENTATION AND EROSION CONTROL PLAN

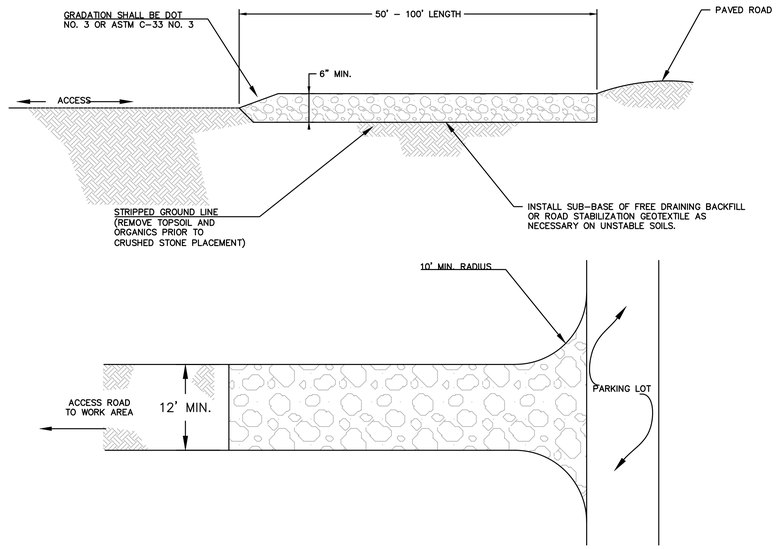
Sheet No.
EC-01

Jan 11, 2023, 2:04pm JWheeler G:\JOBS21\19\2101920\DWG\EC2101920l.dwg
Layout: EC-01

Xref (s): : B02100879 : X2210192001 : X0210192001 : XC210192001-WALL

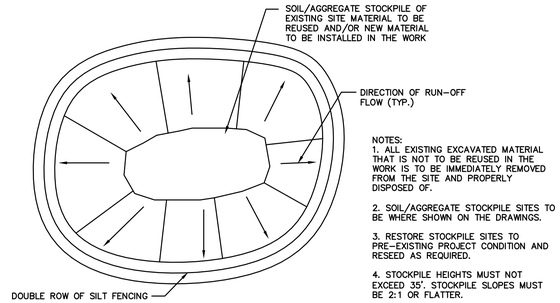
EROSION & SEDIMENT CONTROL NOTES:

1. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE PUT INTO PLACE PRIOR TO BEGINNING ANY CONSTRUCTION OR DEMOLITION. REFER TO PLANS FOR APPROXIMATE LOCATION OF EROSION AND SEDIMENT CONTROL. REFER TO SPECIFICATION AND DETAILS FOR TYPE OF EROSION AND SEDIMENT CONTROL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUAL MAINTENANCE OF ALL CONTROL DEVICES THROUGHOUT THE DURATION OF THE PROJECT.
3. CONTRACTOR SHALL MEET ALL THE STATE OF NEW HAMPSHIRE AND THE CITY OF PORTSMOUTH WETLAND ORDINANCE REGULATIONS FOR SEDIMENT AND EROSION CONTROL.
4. EXCAVATED MATERIAL STOCKPILED ON THE SITE SHALL BE SURROUNDED BY A RING OF UNBROKEN SEDIMENT AND EROSION CONTROL FENCE. THE LIMITS OF ALL GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE APPROVED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THE LIMIT OF CONTRACT SHALL REMAIN TOTALLY UNDISTURBED UNLESS OTHERWISE APPROVED BY OWNER'S REPRESENTATIVE.
5. ALL CATCH BASINS AND DRAIN GRATES WITHIN THE LIMIT OF WORK SHALL BE PROTECTED WITH SILT SACKS DURING THE ENTIRE DURATION OF CONSTRUCTION
6. EROSION CONTROL BARRIERS TO BE INSTALLED AT THE TOE OF SLOPES. SEE GRADING AND DRAINAGE PLANS, NOTES, DETAILS, AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY THE OWNER'S REPRESENTATIVE AND NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SCIENCES REQUIREMENTS.
8. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ON TO PUBLIC/ PRIVATE ROADS.
9. ALL MATERIAL HAULING VEHICLES SHALL BE COMPLETELY COVERED PRIOR TO LEAVING THE SITE.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR WHEEL CLEANING OF ALL CONSTRUCTION VEHICLES PRIOR TO EXITING THE SITE. CONTRACTOR SHALL ENSURE THAT MATERIAL HAULING VEHICLES REMAIN ON PAVED SURFACES AS MUCH AS POSSIBLE.
11. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SCIENCES AND THE NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
12. ANY EROSION AND SEDIMENT CONTROL MEASURES FOR THE STABILIZATION OF SLOPES ARE TEMPORARY FOR CONSTRUCTION PHASES ONLY. SEE GRADING PLAN FOR FINAL STABILIZATION OF SLOPES.
13. SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF AND DURING ALL PHASES OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO AND IMMEDIATELY AFTER ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
14. DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED TO ENSURE THAT THE INTENDED PURPOSES IS ACCOMPLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE LIMIT OF WORK. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
15. ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM.
16. ALL DRAINAGE SWALES AND GROUND SURFACES WITHIN THE LIMIT OF WORK SHALL BE PROTECTED.
17. AFTER SIGNIFICANT RAINFALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
18. ALL STOCKPILES SHALL BE PROTECTED. STOCKPILES SHALL BE PROTECTED FROM CONTACT WITH ONSITE STORMWATER RUNOFF USING TEMPORARY PERIMETER SEDIMENT BARRIERS. A COVER (TARP) OR APPROPRIATE TEMPORARY STABILIZATION WILL BE PROVIDED TO MINIMIZE SEDIMENT DISCHARGE.
19. STABILIZED PORTIONS OF A SITE SHALL BE INSPECTED AT LEAST ONCE PER MONTH.
20. ANY SEDIMENT TRACKED ONTO PAVED AREAS SHALL BE SWEPT AT THE END OF EACH WORKING DAY.
21. ALL TOPSOIL ENCOUNTERED WITHIN THE WORK AREA SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE. TOPSOIL NOT NEEDED AFTER COMPLETION OF ALL FINAL TOPSOIL SPREADING AND GRASSING SHALL BE REMOVED FROM THE SITE AND LEGALLY RECYCLED OR DISPOSED OF. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.
22. TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS AND ANY DENUDED SURFACE WHICH WILL BE EXPOSED FOR A PERIOD OF 14 CALENDAR DAYS OR MORE SHALL BE CONSIDERED CRITICAL VEGETATION AREAS. THESE AREAS SHALL BE MULCHED WITH STRAW. MULCH SHALL BE SPREAD UNIFORMLY IN A CONTINUOUS BLANKET OF SUFFICENT THICKNESS TO COMPLETELY HIDE THE SOIL FROM VIEW.
23. AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROJECT PRIOR TO COMMENCEMENT OF DEMOLITION OR CONSTRUCTION ACTIVITIES.
24. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EROSION AND SEDIMENT CONTROLS AT THE COMPLETION OF SITE CONSTRUCTION.
25. MEANS OF EROSION AND SEDIMENT PROTECTION AS NOTED ON THE DRAWINGS INDICATE THE MINIMUM PROVISIONS NECESSARY. ADDITIONAL MEANS OF PROTECTION SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED FOR CONTINUED OR UNFORSEEN EROSION PROBLEMS, AT NO ADDITIONAL EXPENSE TO THE OWNER.
26. THE CONTRACTOR SHALL USE TEMPORARY SEEDING, MULCHING OR OTHER APPROVED STABILIZATION MEASURES TO PROTECT EXPOSED AREAS DURING PROLONGED CONSTRUCTION OR OTHER LAND DISTURBANCES.
27. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PREPARED PRIOR TO THE BEGINNING OF CONSTRUCTION CONSISTENT WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT. THE CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH CONDITIONS OF THE SWPPP THROUGHOUT CONSTRUCTION.



CONSTRUCTION ENTRANCE

N.T.S.



MATERIALS STOCKPILE DETAIL

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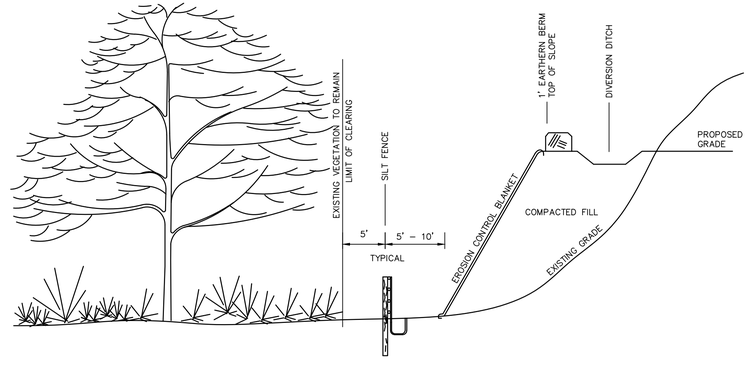
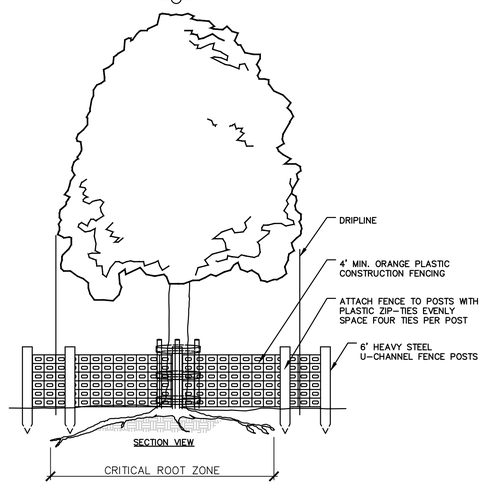


TYPICAL EROSION CONTROL ON SLOPES

N.T.S. BLEC-011



TREE PROTECTION

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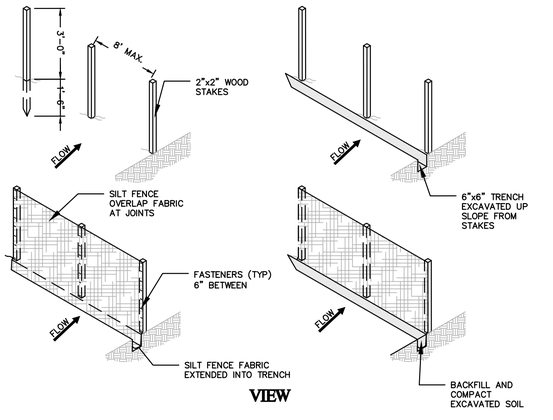

INSPECTION SCHEDULE SHALL COMPLY WITH THE 2008 EPA CONSTRUCTION GENERAL PERMIT

MAINTENANCE SHALL OCCUR WHEN NECESSARY AND PER SEDIMENTATION AND EROSION CONTROL NOTES. SILT FENCE SHALL BE REPLACED EVERY 6 MONTHS AND STACKS SHALL BE INSPECTED TO ENSURE STRUCTURAL INTEGRITY. SILT FENCE SHALL BE INSPECTED WEEKLY AND ALL MAINTENANCE ISSUES SHALL BE CORRECTED AT THAT TIME.

SILT FENCE

N.T.S.

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REVISIONS

No.	Date	Desc.

Surveyed	
Drawn	JW
Reviewed	JW
Scale	
Project No.	2101920
Date	01/03/2023

CAD File:

Title: SEDIMENTATION & EROSION CONTROL NOTES & DETAILS

Sheet No.: EC-02

Xref (s): : B21010875 : XC2101920001 : XC2101920001

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Layout: EC-02

SITE PREPARATION LEGEND

SYMBOL	NAME
LOD	LIMIT OF DISTURBANCE/CONTRACT LIMIT LINE
SF	SILT FENCE
XXXXXXXXXXXXXXX	REMOVE AND DISPOSE EXISTING FENCE
	REMOVE AND DISPOSE EXISTING LANDSCAPE
×	REMOVE AND DISPOSE OF EXISTING STRUCTURE/FURNISHING/LANDSCAPE ITEM
S	PROTECT EXISTING TREE TO REMAIN (SYMBOL NOT TO SCALE)
	PROPOSED TREELINE

REMOVAL AND DISPOSAL OF STRUCTURES AND FURNISHINGS SHALL INCLUDE FOUNDATION UNLESS OTHERWISE NOTED

GRUBBING NOTE:
GRUBBING ACTIVITIES TO OCCUR IN STAGES AND ONLY WHERE EXCAVATION AND SUBSEQUENT STABILIZATION MEASURES ARE TO IMMEDIATELY FOLLOW.

REMOVE AND DISPOSE OF VERY LARGE LEDGE OUTCROPPING AREAS AS NEEDED FOR FINAL GRADING AND LAYOUT
REMOVE AND DISPOSE OF LARGER LEDGE OUTCROPPING AREAS AS NEEDED FOR FINAL GRADING AND LAYOUT
PRESERVE THE RCP & HDPE DRAINAGE PIPES
12" HDPE INV.=23.9'
6" HDPE INV.=24.1'
20" RCP W/FES INV.=22.9'
REMOVE LIGHTPOLE AND STOCKPILE FOR RE-LOCATION
REMOVE AND DISPOSE OF CHAIN LINK FENCE
PROPOSED TREE LINE (TYP.)
REMOVE AND DISPOSE OF 6' STANDING STONE
REMOVE AND DISPOSE OF SMALLER LEDGE OUTCROPPING AREAS
APPLE
REMOVE AND DISPOSE OF PAVED TENNIS COURT
STOCKPILE
REMOVE LIGHTPOLE AND STOCKPILE FOR RE-LOCATION
REMOVE AND DISPOSE OF 16" PINE
REMOVE LIGHTPOLE AND STOCKPILE FOR RE-LOCATION
PROPOSED TREE LINE (TYP.)
LIMIT OF DISTURBANCE
SILT FENCE
STOCKPILE
6" PINE
REMOVE AND DISPOSE OF 14" PINE
REMOVE AND DISPOSE OF EXISTING PAVED SURFACE
EXISTING LIGHTPOLE TO REMAIN
REMOVE AND DISPOSE OF PAVED TENNIS COURT
8" MAPLE
REMOVE AND DISPOSE OF EXISTING TREE
REMOVE AND DISPOSE OF CHAIN LINK FENCE
REMOVE AND DISPOSE OF EXISTING 16" MAPLE
REMOVE LIGHTPOLE AND STOCKPILE FOR RE-LOCATION
REMOVE AND DISPOSE OF EXISTING BLEACHERS
REMOVE AND DISPOSE OF 18" MAPLE
PROPOSED TREE LINE (TYP.)

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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Surveyed	
Drawn	JW
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CAD File:

Title
SITE PREPARATION PLAN

Sheet No.
DM-01

Xref (s): : B22100875 : X2210192001 : X0210192001

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Layout: DM-01

ELECTRICAL GENERAL NOTES

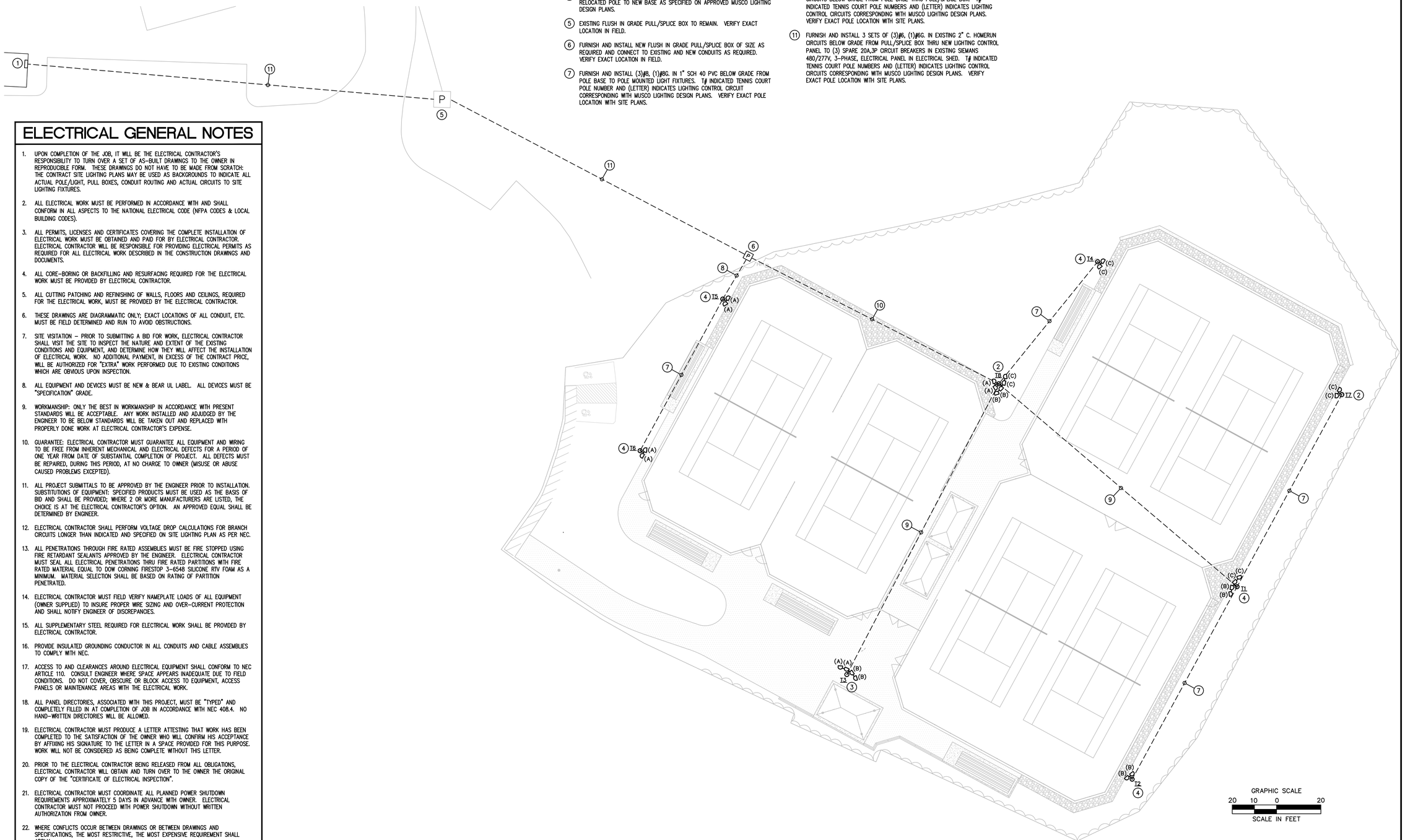
1. UPON COMPLETION OF THE JOB, IT WILL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO TURN OVER A SET OF AS-BUILT DRAWINGS TO THE OWNER IN REPRODUCIBLE FORM. THESE DRAWINGS DO NOT HAVE TO BE MADE FROM SCRATCH: THE CONTRACT SITE LIGHTING PLANS MAY BE USED AS BACKGROUNDS TO INDICATE ALL ACTUAL POLE/LIGHT, PULL BOXES, CONDUIT ROUTING AND ACTUAL CIRCUITS TO SITE LIGHTING FIXTURES.
2. ALL ELECTRICAL WORK MUST BE PERFORMED IN ACCORDANCE WITH AND SHALL CONFORM IN ALL ASPECTS TO THE NATIONAL ELECTRICAL CODE (NFPA CODES & LOCAL BUILDING CODES).
3. ALL PERMITS, LICENSES AND CERTIFICATES COVERING THE COMPLETE INSTALLATION OF ELECTRICAL WORK MUST BE OBTAINED AND PAID FOR BY ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING ELECTRICAL PERMITS AS REQUIRED FOR ALL ELECTRICAL WORK DESCRIBED IN THE CONSTRUCTION DRAWINGS AND DOCUMENTS.
4. ALL CORE-BORING OR BACKFILLING AND RESURFACING REQUIRED FOR THE ELECTRICAL WORK MUST BE PROVIDED BY ELECTRICAL CONTRACTOR.
5. ALL CUTTING PATCHING AND REFINISHING OF WALLS, FLOORS AND CEILINGS, REQUIRED FOR THE ELECTRICAL WORK, MUST BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
6. THESE DRAWINGS ARE DIAGRAMMATIC ONLY; EXACT LOCATIONS OF ALL CONDUIT, ETC. MUST BE FIELD DETERMINED AND RUN TO AVOID OBSTRUCTIONS.
7. SITE VISITATION – PRIOR TO SUBMITTING A BID FOR WORK, ELECTRICAL CONTRACTOR SHALL VISIT THE SITE TO INSPECT THE NATURE AND EXTENT OF THE EXISTING CONDITIONS AND EQUIPMENT, AND DETERMINE HOW THEY WILL AFFECT THE INSTALLATION OF ELECTRICAL WORK. NO ADDITIONAL PAYMENT, IN EXCESS OF THE CONTRACT PRICE, WILL BE AUTHORIZED FOR "EXTRA" WORK PERFORMED DUE TO EXISTING CONDITIONS WHICH ARE OBVIOUS UPON INSPECTION.
8. ALL EQUIPMENT AND DEVICES MUST BE NEW & BEAR UL LABEL. ALL DEVICES MUST BE "SPECIFICATION" GRADE.
9. WORKMANSHIP: ONLY THE BEST IN WORKMANSHIP IN ACCORDANCE WITH PRESENT STANDARDS WILL BE ACCEPTABLE. ANY WORK INSTALLED AND ADJUDGED BY THE ENGINEER TO BE BELOW STANDARDS WILL BE TAKEN OUT AND REPLACED WITH PROPERLY DONE WORK AT ELECTRICAL CONTRACTOR'S EXPENSE.
10. GUARANTEE: ELECTRICAL CONTRACTOR MUST GUARANTEE ALL EQUIPMENT AND WIRING TO BE FREE FROM INHERENT MECHANICAL AND ELECTRICAL DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION OF PROJECT. ALL DEFECTS MUST BE REPAIRED, DURING THIS PERIOD, AT NO CHARGE TO OWNER (MISUSE OR ABUSE CAUSED PROBLEMS EXCEPTED).
11. ALL PROJECT SUBMITTALS TO BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. SUBSTITUTIONS OF EQUIPMENT: SPECIFIED PRODUCTS MUST BE USED AS THE BASIS OF BID AND SHALL BE PROVIDED; WHERE 2 OR MORE MANUFACTURERS ARE LISTED, THE CHOICE IS AT THE ELECTRICAL CONTRACTOR'S OPTION. AN APPROVED EQUAL SHALL BE DETERMINED BY ENGINEER.
12. ELECTRICAL CONTRACTOR SHALL PERFORM VOLTAGE DROP CALCULATIONS FOR BRANCH CIRCUITS LONGER THAN INDICATED AND SPECIFIED ON SITE LIGHTING PLAN AS PER NEC.
13. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES MUST BE FIRE STOPPED USING FIRE RETARDANT SEALANTS APPROVED BY THE ENGINEER. ELECTRICAL CONTRACTOR MUST SEAL ALL ELECTRICAL PENETRATIONS THRU FIRE RATED PARTITIONS WITH FIRE RATED MATERIAL EQUAL TO DOW CORNING FIRESTOP 3-6548 SILICONE RTV FOAM AS A MINIMUM. MATERIAL SELECTION SHALL BE BASED ON RATING OF PARTITION PENETRATED.
14. ELECTRICAL CONTRACTOR MUST FIELD VERIFY NAMEPLATE LOADS OF ALL EQUIPMENT (OWNER SUPPLIED) TO INSURE PROPER WIRE SIZING AND OVER-CURRENT PROTECTION AND SHALL NOTIFY ENGINEER OF DISCREPANCIES.
15. ALL SUPPLEMENTARY STEEL REQUIRED FOR ELECTRICAL WORK SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR.
16. PROVIDE INSULATED GROUNDING CONDUCTOR IN ALL CONDUITS AND CABLE ASSEMBLIES TO COMPLY WITH NEC.
17. ACCESS TO AND CLEARANCES AROUND ELECTRICAL EQUIPMENT SHALL CONFORM TO NEC ARTICLE 110. CONSULT ENGINEER WHERE SPACE APPEARS INADEQUATE DUE TO FIELD CONDITIONS. DO NOT COVER, OBSCURE OR BLOCK ACCESS TO EQUIPMENT, ACCESS PANELS OR MAINTENANCE AREAS WITH THE ELECTRICAL WORK.
18. ALL PANEL DIRECTORIES, ASSOCIATED WITH THIS PROJECT, MUST BE "TYPED" AND COMPLETELY FILLED IN AT COMPLETION OF JOB IN ACCORDANCE WITH NEC 408.4. NO HAND-WRITTEN DIRECTORIES WILL BE ALLOWED.
19. ELECTRICAL CONTRACTOR MUST PRODUCE A LETTER ATTESTING THAT WORK HAS BEEN COMPLETED TO THE SATISFACTION OF THE OWNER WHO WILL CONFIRM HIS ACCEPTANCE BY AFFIXING HIS SIGNATURE TO THE LETTER IN A SPACE PROVIDED FOR THIS PURPOSE. WORK WILL NOT BE CONSIDERED AS BEING COMPLETE WITHOUT THIS LETTER.
20. PRIOR TO THE ELECTRICAL CONTRACTOR BEING RELEASED FROM ALL OBLIGATIONS, ELECTRICAL CONTRACTOR WILL OBTAIN AND TURN OVER TO THE OWNER THE ORIGINAL COPY OF THE "CERTIFICATE OF ELECTRICAL INSPECTION".
21. ELECTRICAL CONTRACTOR MUST COORDINATE ALL PLANNED POWER SHUTDOWN REQUIREMENTS APPROXIMATELY 5 DAYS IN ADVANCE WITH OWNER. ELECTRICAL CONTRACTOR MUST NOT PROCEED WITH POWER SHUTDOWN WITHOUT WRITTEN AUTHORIZATION FROM OWNER.
22. WHERE CONFLICTS OCCUR BETWEEN DRAWINGS OR BETWEEN DRAWINGS AND SPECIFICATIONS, THE MOST RESTRICTIVE, THE MOST EXPENSIVE REQUIREMENT SHALL APPLY.

DRAWING KEY NOTES:

1. FURNISH AND INSTALL NEW LIGHTING CONTROL PANEL AND 120V LIGHTING CONTROL CIRCUIT TO NEW 20A/1P CIRCUIT BREAKER IN EXISTING 208/120V ELECTRICAL PANEL IN ELECTRICAL SHED WITH (2)#12, (1)#12G IN 3/4" CONDUIT AS INDICATED ON APPROVED MUSCO LIGHTING DESIGN PLANS. VERIFY EXACT LOCATION OF SHED AND MOUNTING LOCATION OF LIGHTING CONTROL PANEL IN FIELD.
2. FURNISH AND INSTALL NEW BASE, POLE, POLE-TOP MOUNT AND LIGHT FIXTURES AS SPECIFIED ON APPROVED MUSCO LIGHTING DESIGN PLANS.
3. FURNISH AND INSTALL NEW POLE-TOP MOUNT AND LIGHT FIXTURES ON EXISTING POLE/BASE TO REMAIN AS SPECIFIED ON APPROVED MUSCO LIGHTING DESIGN PLANS.
4. FURNISH AND INSTALL NEW BASE, POLE-TOP MOUNT, LIGHT FIXTURES AND RELOCATED POLE TO NEW BASE AS SPECIFIED ON APPROVED MUSCO LIGHTING DESIGN PLANS.
5. EXISTING FLUSH IN GRADE PULL/SPLICE BOX TO REMAIN. VERIFY EXACT LOCATION IN FIELD.
6. FURNISH AND INSTALL NEW FLUSH IN GRADE PULL/SPLICE BOX OF SIZE AS REQUIRED AND CONNECT TO EXISTING AND NEW CONDUITS AS REQUIRED. VERIFY EXACT LOCATION IN FIELD.
7. FURNISH AND INSTALL (3)#8, (1)#8G. IN 1" SCH 40 PVC BELOW GRADE FROM POLE BASE TO POLE MOUNTED LIGHT FIXTURES. T# INDICATED TENNIS COURT POLE NUMBER AND (LETTER) INDICATES LIGHTING CONTROL CIRCUIT CORRESPONDING WITH MUSCO LIGHTING DESIGN PLANS. VERIFY EXACT POLE LOCATION WITH SITE PLANS.
8. FURNISH AND INSTALL (3)#8, (1)#8G. IN 1" SCH 40 PVC BELOW GRADE FROM PULL/SPLICE BOX TO POLE MOUNTED LIGHT FIXTURES. SPLICE INTO CIRCUIT "A" HOMERUN CIRCUIT WIRING IN PULL/SPLICE BOX. T# INDICATED TENNIS COURT POLE NUMBER AND (LETTER) INDICATES LIGHTING CONTROL CIRCUIT CORRESPONDING WITH MUSCO LIGHTING DESIGN PLANS. VERIFY EXACT POLE LOCATION WITH SITE PLANS.
9. FURNISH AND INSTALL 2 SET OF (3)#8, (1)#8G. IN 1-1/4" SCH 40 PVC BELOW GRADE FROM POLE BASE TO POLE MOUNTED LIGHT FIXTURES. T# INDICATED TENNIS COURT POLE NUMBER AND (LETTER) INDICATES LIGHTING CONTROL CIRCUITS CORRESPONDING WITH MUSCO LIGHTING DESIGN PLANS. VERIFY EXACT POLE LOCATION WITH SITE PLANS.
10. FURNISH AND INSTALL 3 SETS OF (3)#6, (1)#6G. IN 2" SCH 40 PVC HOMERUN CIRCUITS BELOW GRADE FROM POLE BASE THRU PULL/SPLICE BOX. T# INDICATED TENNIS COURT POLE NUMBERS AND (LETTER) INDICATES LIGHTING CONTROL CIRCUITS CORRESPONDING WITH MUSCO LIGHTING DESIGN PLANS. VERIFY EXACT POLE LOCATION WITH SITE PLANS.
11. FURNISH AND INSTALL 3 SETS OF (3)#6, (1)#6G. IN EXISTING 2" C. HOMERUN CIRCUITS BELOW GRADE FROM PULL/SPLICE BOX THRU NEW LIGHTING CONTROL PANEL TO (3) SPARE 20A,3P CIRCUIT BREAKERS IN EXISTING SIEMANS 480/277V, 3-PHASE, ELECTRICAL PANEL IN ELECTRICAL SHED. T# INDICATED TENNIS COURT POLE NUMBERS AND (LETTER) INDICATES LIGHTING CONTROL CIRCUITS CORRESPONDING WITH MUSCO LIGHTING DESIGN PLANS. VERIFY EXACT POLE LOCATION WITH SITE PLANS.

GENERAL SITE LIGHTING NOTES:

1. UPON COMPLETION OF THE JOB, IT WILL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO TURN OVER A SET OF AS-BUILT DRAWINGS TO THE OWNER IN REPRODUCIBLE FORM. THESE DRAWINGS DO NOT HAVE TO BE MADE FROM SCRATCH: THE CONTRACT SITE LIGHTING PLAN MAY BE USED AS BACKGROUNDS WITH THE ACTUAL CIRCUIT CHANGES ADDED.
2. THE ELECTRICAL LIGHTING DRAWINGS SHOW LIGHTING AND DEVICE LOCATIONS ONLY. WIRING SHOWN IS SCHEMATIC IN NATURE, INTENDED TO SHOW CIRCUITING AND CONTROL WIRING. REFER TO APPROVED MUSCO LIGHTING DESIGN PLANS FOR LIGHT FIXTURE, POLES, POLE-TOP MOUNTS, BASE AND CONTROL PANEL SPECIFICATIONS, REQUIREMENTS, WIRING DIAGRAMS AND DETAILS.
3. ELECTRICAL CONTRACTOR SHALL INSTALL AND WIRE ALL, LIGHT FIXTURES, LIGHTING CONTROLS, AS INDICATED ON SITE LIGHTING PLAN.



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No.	Date	Desc.
REVISIONS		

Surveyed	
Drawn	DT
Reviewed	MWB
Scale	1"=20'-0"
Project No.	2101920
Date	10/12/2022
CAD File:	EL2101901

Title

SITE LIGHTING PLAN

Sheet No.

EL-01

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26-0500 (16050) – ELECTRICAL GENERAL PROVISIONS

A. CODES, REGULATIONS, AND STANDARDS

REGULATORY REQUIREMENTS: ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. WHERE APPROVAL STANDARDS HAVE BEEN ESTABLISHED BY OSHA, UL, ASME, AGA, AMCA, ANSI, ARI, NFPA, THE STATE FIRE INSURANCE REGULATORY BODY, AND FM, FOLLOW THESE STANDARDS WHETHER INDICATED ON THE DRAWINGS AND SPECIFICATIONS. INCLUDE COST OF WORK REQUIRED TO COMPLY WITH REQUIREMENTS OF THESE AUTHORITIES IN THE ORIGINAL PROPOSAL. COMPLY WITH IEEE C2 WHERE APPLICABLE.

ALL ELECTRICAL SYSTEMS WILL BE DESIGNED TO COMPLY WITH THE REQUIREMENTS OF THE STATE BUILDING CODE INCLUDING ANY SUPPLEMENT(S) AND/OR AMENDMENT(S).

FURTHER, ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING APPROVED CODES AND STANDARDS:

1. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70 – NATIONAL ELECTRICAL CODE (NEC).
2. INTERNATIONAL BUILDING CODE (IBC).
3. INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
4. NFPA 72 – NATIONAL FIRE ALARM AND SIGNALING CODE.
5. NFPA 101 – LIFE SAFETY CODE.
6. UNDERWRITER'S LABORATORY (UL) 924 – STANDARD FOR SAFETY OF EMERGENCY LIGHTING AND POWER EQUIPMENT.
7. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA).
8. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
9. ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA).
10. AMERICANS WITH DISABILITIES ACT (ADA).
11. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
12. INSTITUTE OF ELECTRICAL & ELECTRONICS ENGINEERS (IEEE).
13. ELECTRICAL TESTING LABORATORIES (ETL).
14. AMERICAN SOCIETY OF HEATING AND AIR-CONDITIONING ENGINEERS (ASHRAE) 90.1 – ENERGY STANDARD FOR BUILDINGS EXCEPT LOW-RISE RESIDENTIAL BUILDINGS.

B. DEFINITIONS

1. "FURNISH": SUPPLY AND DELIVER TO PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS.
2. "INSTALL": UNLOAD, TEMPORARILY STORE, UNPACK, ASSEMBLE, ERECT, PLACE, ANCHOR, APPLY, WORK TO DIMENSION, FINISH, CURE, PROTECT, CLEAN, AND SIMILAR OPERATIONS AT PROJECT SITE.
3. "PROVIDE": FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE.
4. "PROJECT SITE": SPACE AVAILABLE FOR PERFORMING CONSTRUCTION ACTIVITIES. THE EXTENT OF PROJECT SITE IS SHOWN ON DRAWINGS AND MAY OR MAY NOT BE IDENTICAL WITH THE DESCRIPTION OF THE LAND ON WHICH PROJECT IS TO BE BUILT.
5. "NEW": MANUFACTURED WITHIN THE LAST TWO-YEARS AND NEVER USED.
6. "EQUAL", "ACCEPTABLE", "EQUIVALENT": ACCEPTABLE FOR USE ON THE PROJECT, AS DETERMINED BY THE ENGINEER, BASED UPON DOCUMENTS PRESENTED FOR SUCH DETERMINATION.
7. "INDICATED": REQUIREMENTS EXPRESSED BY GRAPHIC REPRESENTATIONS OR IN WRITTEN FORM ON DRAWINGS, IN SPECIFICATIONS, AND IN OTHER CONTRACT DOCUMENTS. OTHER TERMS INCLUDING "SHOWN," "NOTED," "SCHEDULED," AND "SPECIFIED" HAVE THE SAME MEANING AS "INDICATED."

C. SCOPE

WORK UNDER THE ELECTRICAL CONTRACT SHALL INCLUDE LABOR, MATERIALS, EQUIPMENT, AND ADMINISTRATIVE TASKS REQUIRED TO COMPLETE AND MAKE OPERABLE THE ELECTRICAL WORK SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

D. GENERAL REQUIREMENTS

AFTER CAREFULLY STUDYING THE DRAWINGS AND SPECIFICATIONS, AND BEFORE SUBMITTING THE PROPOSAL, EACH BIDDER SHALL VISIT THE SITE TO ASCERTAIN CONDITIONS OF THE SITE, AND THE NATURE AND EXACT QUANTITY OF WORK TO BE PERFORMED; NO EXTRA COMPENSATION WILL BE AWARDED IF THE CONTRACTOR FAILS TO NOTIFY THE OWNER, IN WRITING, OF ANY DISCREPANCIES THAT HE MAY HAVE NOTICED BETWEEN THE EXISTING CONDITIONS AND THE DRAWINGS AND SPECIFICATIONS.

THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS OF HIS OWN, OR OTHERS, AT THE SITE, AND SHALL BE RESPONSIBLE FOR CORRECTNESS OF SAME AS RELATED TO HIS WORK.

OPENINGS AROUND ELECTRICAL PENETRATIONS THROUGH FIRE RESISTANCE RATED WALLS, PARTITIONS, FLOORS, OR CEILINGS SHALL BE FIRE STOPPED USING APPROVED METHODS. SEALANT SHALL BE RATED FOR 3-HOURS.

SLEEVE-SEAL SYSTEMS SHALL BE MODULAR SEALING DEVICE TYPE, DESIGNED FOR FIELD ASSEMBLY TO FILL ANNULAR SPACE BETWEEN SLEEVE AND RACEWAY OR CABLE. SEALING ELEMENTS SHALL BE EPDM RUBBER INTERLOCKING LINKS SHAPED TO FIT THE SURFACE AND PIPE. INCLUDE TYPE AND NUMBER REQUIRED FOR PIPE MATERIAL AND SIZE OF PIPE. PRESSURE PLATES SHALL BE STAINLESS STEEL WITH CONNECTING BOLTS/NUTS OF STAINLESS STEEL, LENGTH AS REQUIRED TO SECURE PRESSURE PLATES TO SEALING ELEMENTS.

PROVIDE DANGER LABELING AT ALL EQUIPMENT AND JUNCTION/PULL BOXES PER CODE.

ALL PANELBOARD COVERS SHALL BE REPLACED AT THE COMPLETION OF EACH DAY'S WORK. MAINTAIN GROUND CONTINUITY THROUGHOUT ALL SYSTEMS.

PRIOR TO ANY CHIPPING, CHASING, OR CHOPPING BEING PERFORMED, THE CONTRACTOR SHALL FIELD INVESTIGATE CONDITIONS AND COORDINATE WITH ALL APPROPRIATE TRADES TO ENSURE THAT WORK WILL BE IN HARMONY WITH OTHER WORK AND NOT AFFECT ANY EXISTING BUILDING SYSTEMS.

CLEANING

REMOVE CONSTRUCTION DEBRIS RESULTING FROM THIS WORK. CLEAN EQUIPMENT AND SYSTEMS FOLLOWING THE DETAILED PROCEDURES SPECIFIED HEREIN, OR AS DICTATED BY OWNER AT SITE.

EXCESS ELECTRICAL MATERIALS AND WASTE SHALL BE REMOVED FROM THE SITE DURING REGULAR BUSINESS HOURS AND SHALL BE TAKEN OFF-SITE NO LATER THAN THE START OF THE NEXT BUSINESS DAY. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. THE CONSTRUCTION SITE SHALL BE SWEPT CLEAN EACH DAY AND NO DUST OR DEBRIS SHALL BE PERMITTED TO ENTER THE AREA DRAINS.

ALL EXCESS ELECTRICAL MATERIALS AND WASTE SHALL BE TAKEN FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND ENVIRONMENTAL REGULATIONS. IF ANY EQUIPMENT IS REQUIRED TO BE TURNED OVER TO THE OWNER SHALL BE PLACED IN A MUTUALLY ACCEPTABLE LOCATION (COORDINATE LOCATION AND EQUIPMENT WITH OWNER).

E. PERMITS, FEES AND INSPECTIONS

THE ELECTRICAL CONTRACTOR SHALL:

1. GIVE ALL NECESSARY NOTICES.
2. ARRANGE WITH LOCAL AND STATE AUTHORITIES AND UTILITY COMPANIES FOR PERMITS AND SERVICE CONNECTIONS, VERIFYING LOCATIONS AND ARRANGEMENT.
3. SHALL INCLUDE IN HIS BID THE COST OF REQUIRED GOVERNMENT AND STATE SALES TAXES AND ALL APPLICABLE FEES INCLUDING INSPECTIONS.
4. THE CONTRACTOR SHALL FILE ALL DRAWINGS, COMPLETE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS FROM THE PROPER AUTHORITY OR AGENCY HAVING JURISDICTION.
5. SEE THAT ALL REQUIRED INSPECTIONS AND TESTS ARE MADE, AND OBTAIN ALL REQUIRED CERTIFICATES OF INSPECTION COVERING HIS WORK.

F. SUBMITTALS

SHOP DRAWINGS SUBMITTALS SHALL CONSIST OF ELECTRONIC FILES IN PDF FORMAT, OR AS SPECIFIED ELSEWHERE WITH IN THESE DOCUMENTS. SUBMIT SHOP DRAWINGS OF, BUT NOT LIMITED TO, THE FOLLOWING:

1. CONDUIT AND CONDUCTORS
2. SAFETY SWITCHES, DISCONNECTS, AND FUSES
3. CIRCUIT BREAKERS AND ENCLOSURES
4. LIGHTING FIXTURES AND LAMPS

J. MAINTENANCE OF EXISTING FACILITIES AND CONDUCT OF WORK

THIS FACILITY WILL BE OCCUPIED AND IN OPERATION DURING THE PROGRESS OF THE WORK; WHEN NECESSARY TO TEMPORARILY HALT BUILDING EGRESS OR FLOW OF PERSONNEL TRAFFIC, CONFER WITH THE OWNER AND ARRANGE THE PERIOD OF INTERRUPTION FOR A TIME MUTUALLY AGREED UPON; IT IS REQUIRED THAT THE WORK INDICATED AND/OR SPECIFIED SHALL BE CARRIED OUT WITH A MINIMUM OF INTERFERENCE TO THE ESTABLISHED ROUTINE OF THE OCCUPANTS.

THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR ALL COORDINATION OF HIS WORK WITH OTHER TRADES IN ORDER THAT ALL WORK MAY PROCEED WITH A MINIMUM OF DELAY AND INTERFERENCE. THE WORK SHALL BE CAREFULLY LAID OUT IN ADVANCE TO AVOID UNNECESSARY CUTTING, CHANNELING, CHASING OR DRILLING OF FLOORS, WALLS, PARTITIONS, CEILINGS, OR OTHER SURFACES; WHERE SUCH WORK IS NECESSARY, THE WORK SHALL BE PATCHED AND/OR REPAIRED IN AN APPROVED MANNER BY SKILLED MECHANICS AT NO ADDITIONAL COST TO THE OWNER.

NO WORK SHALL BE LEFT INCOMPLETE NOR ANY HAZARDOUS SITUATIONS CREATED WHICH WILL AFFECT THE LIFE OR SAFETY OF THE PUBLIC AND/OR BUILDING OCCUPANTS; AT NO TIME SHALL THE WORK INTERFERE WITH OR CUTOFF ANY OF THE EXISTING SERVICES WITHOUT THE OWNER'S WRITTEN PERMISSION.

WHEN NECESSARY TO TEMPORARILY DISCONNECT ANY EXISTING BUILDING UTILITIES AND SERVICE SYSTEMS, INCLUDING FEEDER OR BRANCH CIRCUIT SUPPLYING EXISTING FACILITIES, CONFER WITH THE OWNER AND ARRANGE THE PERIOD OF INTERRUPTION FOR A MUTUALLY AGREED UPON TIME.

MAINTAIN EXISTING ELECTRICAL SERVICES IN THE BUILDING AREAS NOT AFFECTED BY THE ALTERATIONS DURING THE PROGRESS OF THE WORK INCLUDING PROVIDING TEMPORARY JUMPERS, CONDUITS, CAPS, PROTECTIVE DEVICES, CONNECTIONS AND EQUIPMENT REQUIRED.

K. QUALITY, WORKMANSHIP, MATERIALS AND SAFETY

PROVIDE LABOR, MATERIALS, APPARATUS, AND APPLIANCES ESSENTIAL TO THE COMPLETE FUNCTIONING OF THE SYSTEMS DESCRIBED OR INDICATED HEREIN, OR WHICH MAY BE REASONABLY IMPLIED AS ESSENTIAL WHETHER MENTIONED IN THE CONTRACT DOCUMENTS OR NOT. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND LISTED FOR THE DESCRIBED APPLICATION.

WORK SHALL BE FIRST-CLASS IN EVERY RESPECT AND SHALL BE NEATLY PERFORMED IN A PRACTICAL AND WORKMANLIKE MANNER BY PROFICIENT ELECTRICIANS SKILLED IN THE WORK THEY ARE TO DO, USING THE BEST PRACTICES OF THEIR TRADE, AND UNDER CONTINUOUS AND COMPETENT SUPERVISION.

THE WORK SHALL BE WELL ORGANIZED IN OPERATION, AND CARRIED OUT EFFICIENTLY WITHOUT DELAYS WHICH MAY IMPEDE PROGRESS OR THE QUALITY OF THE WORK OF OTHER TRADES AND THE JOB AS A WHOLE.

MATERIAL AND EQUIPMENT PROVIDED SHALL BE NEW AND APPROVED FOR THE APPLICATION AND SHALL CONFORM WITH THE SPECIFIED CODES AND STANDARDS; DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED IN A MANNER SATISFACTORY TO THE OWNER.

ELECTRICAL MATERIAL AND METHODS SHALL BE UL OR ETL LISTED AND FM APPROVED FOR THEIR INTENDED USE.

L. TESTS, INSPECTION AND APPROVAL

INSPECT EQUIPMENT, COMPONENTS AND MATERIALS INSTALLED OR CONNECTED UNDER THIS CONTRACT TO ENSURE:

1. PROPER CONDITIONS
2. COMPONENTS ARE IN PLACE ALIGNED AND SECURE
3. PROPER INTERNAL CONNECTIONS

BEFORE ENERGIZING ANY FACTORY FABRICATED EQUIPMENT, INSPECT EACH UNIT IN DETAIL; BOLTS AND CONNECTIONS SHALL BE TIGHT (TORQUE/TIGHTEN WHERE REQUIRED), COMPONENTS SHALL BE ALIGNED, AND THE EQUIPMENT SHALL BE IN SAFE, OPERATIONAL CONDITION.

THE COMPLETE ELECTRICAL SYSTEM SHALL BE FREE OF GROUNDS AND SHORT CIRCUITS AND SHALL OPERATE SATISFACTORILY UNDER FULL LOAD CONDITIONS, WITHOUT EXCESSIVE HEATING AT ANY POINT IN THE SYSTEM.

N. SERVICE MANUALS

UPON COMPLETION OF THE WORK, FULLY INSTRUCT THE OWNER AS TO THE OPERATION AND MAINTENANCE OF MATERIAL, EQUIPMENT, AND SYSTEMS. PROVIDE (3) COMPLETE BOUND SETS OF INSTRUCTIONS FOR OPERATING AND MAINTAINING SYSTEMS AND EQUIPMENT.

O. RECORD DRAWINGS

MAINTAIN, AT THE JOB SITE, A SET OF ELECTRICAL DRAWINGS INDICATING ALL CHANGES IN LOCATION OF EQUIPMENT, PANELS, DEVICES AND CIRCUIT NUMBERS FROM THE ORIGINAL LAYOUT. PLAINLY MARK IN RED, ALL CHANGES ON THE DRAWINGS. AT THE COMPLETION OF THE PROJECT, PROVIDE A COMPLETE SET OF AS-BUILT REPRODUCIBLE DRAWINGS SHOWING ALL CHANGES AND TURN OVER TO THE OWNER.

P. GUARANTEE

FURNISH, IN WRITING, A COMPLETE GUARANTEE AGAINST DEFECTIVE MATERIALS AND IMPROPER WORKMANSHIP, SATISFACTORY TO OWNER, FOR PARTS, COMPONENTS, AND OPERATION FOR A PERIOD OF (1) YEAR FROM THE DATE OF ACCEPTANCE, BY THE OWNER, OF THE COMPLETE INSTALLATION.

GUARANTEE SHALL INCLUDE COMPLETE MAINTENANCE OF SYSTEMS, INCLUDING REPLACEMENT PARTS, LABOR AND MATERIALS TO MAINTAIN THE SYSTEMS IN PROPER OPERATING CONDITION FOR THE GUARANTEE PERIOD.

Q. CUTTING AND PATCHING

ALL CUTTING, DRILLING, ROUGH AND FINISH PATCHING REQUIRED FOR THE WORK SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.

CUTTING OF BEAMS, FLOORS OR WALLS FOR PIPING OR CONDUIT, SHALL BE DONE ONLY AS APPROVED BY THE OWNER.

PROVIDE DRILLING AND PATCHING FOR EXPANSION BOLTS, HANGERS, AND OTHER SUPPORTS FOR PROPER AND SAFE INSTALLATION OF THE WORK.

PROVIDE UL LISTED ASSEMBLIES FOR FIRE STOPPING AND SEALING AROUND PENETRATIONS THROUGH RATED ASSEMBLIES; REFER TO ARCHITECTURAL SPECIFICATIONS.

PROVIDE COUNTER FLASHING, SLEEVES AND SEALS FOR FLOOR AND WALL PENETRATIONS.

26-0519 (16120) – LOW VOLTAGE POWER CONDUCTORS AND CABLES

A. BUILDING WIRE

HOMERUNS, FEEDERS AND BRANCH CIRCUITS NO. 8 AWG AND LARGER: COPPER, STRANDED CONDUCTOR, 600 VOLT INSULATION, XHHW-2, IN ACCORDANCE WITH NEMA WC5 AND NEMA WC3.

HOMERUNS, FEEDERS AND BRANCH CIRCUITS NO. 10 AWG AND SMALLER: COPPER CONDUCTOR, 600 VOLT INSULATION, XHHW-2; SOLID CONDUCTOR IN ACCORDANCE WITH NEMA WC5.

CONTROL WIRING SHALL BE COPPER, STRANDED CONDUCTOR 600 VOLT INSULATION, THHN/THWN-2, IN SINGLE CONDUCTORS OR PREFERABLY MULTI-CONDUCTOR CABLES WHEREVER POSSIBLE. CABLES SHALL BE PROVIDED WITH AN OVERALL FLAME-RETARDANT EXTRUDED JACKET, RATED FOR PLENUM USE.

B. WIRING CONNECTIONS AND SPLICES

CONDUCTORS NO. 8 AWG AND SMALLER SHALL BE TWISTED AND MADE MECHANICALLY TIGHT, THEN SECURED WITH PIGTAIL CONNECTORS – SELF-INSULATING, WIRE NUT CONNECTORS. CRIMP TYPE CONNECTORS SHALL NOT BE USED. UTILIZE UL LISTED "SILICON FILLED" PIGTAIL CONNECTORS WHERE LOCATED IN WET ENVIRONMENTS, OUTDOORS, OR IN DATA PROCESSING/COMMUNICATION ROOM RAISED FLOOR CAVITIES.

SPLICE OR TAP STRANDED COPPER CONDUCTORS (NO. 6 AWG AND LARGER) WITH PRESSURE INDENT, HIGH CONDUCTIVITY, WROUGHT COPPER, COLOR-KEYED COMPRESSION TYPE CONNECTORS – BURNDY, NEPCO, T&B, OR O.Z. GEDNEY WITH COMPOSITION INSULATING COVERS.

C. GENERAL WIRING METHODS

PROVIDE CONDUCTORS OF CONTINUOUS LENGTH WITHOUT JOINT OR SPLICE.

NEATLY TRAIN AND LACE WIRING INSIDE BOXES AND POLES.

USE NO WIRE SMALLER THAN NO. 10 AWG FOR POWER AND LIGHTING CIRCUITS, AND NO SMALLER THAN NO. 12 AWG FOR CONTROL WIRING.

PROVIDE NEUTRAL CONDUCTOR OF THE SAME SIZE AS THE PHASE CONDUCTORS IT IS ASSOCIATED WITH. COMMON NEUTRALS SHALL NOT BE USED FOR BRANCH CIRCUITS.

HOMERUNS AND BRANCH CIRCUIT CONDUCTOR SIZE SHALL BE AS INDICATED ON PLANS.

PROVIDE APPROPRIATELY SIZED LUGS AND TERMINATIONS AT ALL EQUIPMENT. DO NOT REDUCE WIRE SIZE AT EQUIPMENT LUGS.

D. WIRING INSTALLATIONS IN RACEWAY

PULL ALL CONDUCTORS INTO A RACEWAY AT THE SAME TIME. USE UL LISTED WIRE PULLING LUBRICANT. DO NOT EXCEED MANUFACTURER'S RECOMMENDED TENSION.

COMPLETELY AND THOROUGHLY SWAB RACEWAY SYSTEM BEFORE INSTALLING CONDUCTORS.

DO NOT INSTALL CONDUCTORS WHICH HAVE BEEN REMOVED FROM A RACEWAY. WIRE PREVIOUSLY PULLED INTO CONDUIT IS CONSIDERED USED AND SHALL NOT BE RE-PULLED.

INSTALL XHHW-2 CONDUCTORS IN RACEWAY FOR SERVICE ENTRANCE CONDUCTORS, AND UNDERGROUND FEEDERS AND BRANCH CIRCUITS.

INSTALL THHN/THWN-2 CONDUCTORS IN RACEWAYS FOR ABOVE-GRADE FEEDERS AND BRANCH CIRCUITS.

PROVIDE HOMERUN AND FEEDER CONDUCTORS OF CONTINUOUS LENGTH WITHOUT JOINT OR SPLICE FROM OVERCURRENT DEVICE TO FIRST LIGHT POLE.

26-0526 (16060) – GROUNDING AND BONDING

PROVIDE GROUNDING SYSTEMS, INCLUDING POWER SYSTEM GROUNDING, ELECTRICAL EQUIPMENT AND RACEWAY GROUNDING AND BONDING, STRUCTURAL STEEL GROUNDING, AND MISCELLANEOUS SYSTEM GROUNDING.

BUILDING EQUIPMENT GROUND:

1. PROVIDE A SEPARATE, INSULATED EQUIPMENT GROUNDING CONDUCTOR IN ALL FEEDERS AND BRANCH CIRCUITS. TERMINATE EACH END ON A GROUNDING LUG, BUS, OR BUSHING. DO NOT USE CONDUIT AS GROUNDING CONDUCTOR.
2. PROVIDE OZ GEDNEY TYPE 'BJ' BONDING JUMPER AT ALL EXPANSION JOINTS, POINTS OF ELECTRICAL DISCONTINUITY OR CONNECTIONS IN CONDUIT WHERE FIRM MECHANICAL BOND IS NOT POSSIBLE, SUCH AS FLEXIBLE CONNECTIONS, INSULATION COUPLINGS, ETC.
3. BOND EVERY ITEM OF EQUIPMENT SERVED BY THE ELECTRICAL SYSTEM TO THE BUILDING EQUIPMENT GROUND SYSTEM. THIS INCLUDES NEW SWITCHBOARDS, PANELBOARDS, DISCONNECT SWITCHES, RECEPTACLES, CONTROLS, FANS, AIR HANDLING UNITS, PUMPS AND FLEXIBLE DUCT CONNECTIONS.

PROVIDE SUPPLEMENTARY GROUND BONDING WHERE METALLIC CONDUITS TERMINATE AT METAL CLAD EQUIPMENT (OR AT THE METAL PULL BOX OF EQUIPMENT) FOR WHICH A GROUND BUS IS SPECIFIED. ACCOMPLISH THIS BY EQUIPPING THE CONDUITS WITH A BUSHING OF THE GROUNDING TYPE CONNECTED INDIVIDUALLY TO GROUND BUS.

ALL GROUND WIRES SHALL BE SUITABLY PROTECTED FROM MECHANICAL INJURY.

BARE COPPER CONDUCTORS:

1. SOLID CONDUCTOR: ASTM B 3.
2. STRANDED CONDUCTORS: ASTM B 8.
3. TINNED CONDUCTORS: ASTM B 33.
4. BONDING CABLE: 28 KCMIL, 14 STRANDS OF NO. 17 AWG CONDUCTOR, 1/4 INCH (6 MM) IN DIAMETER.
5. BONDING CONDUCTOR: NO. 4 OR NO. 6 AWG, STRANDED CONDUCTOR.
6. BONDING JUMPER AND TINNED BONDING JUMPER: COPPER TAPE AND TINNED-COPPER TAPE, BRAIDED CONDUCTORS TERMINATED WITH COPPER FERRULES; 1-5/8 INCHES (41 MM) WIDE AND 1/16 INCH (1.6 MM) THICK.

GROUNDING BUS SHALL BE PRE-DRILLED RECTANGULAR BARS ON ANNEALED COPPER, 1/4 BY 8 INCHES (6.3 BY 200MM) IN CROSS SECTION MINIMUM, WITH 9/32 INCH (7.14MM) HOLES SPACED 1-1/8 INCHES (28MM) APART. STAND-OFF INSULATORS FOR MOUNTING SHALL COMPLY WITH UL 891 FOR USE IN SWITCHBOARDS, 600V AND SHALL BE LEXAN OR PVC. INSTALL IN ELECTRICAL EQUIPMENT ROOMS, ROOMS HOUSING SERVICE ENTRANCE EQUIPMENT, AND ELSEWHERE AS INDICATED.

CONNECTORS SHALL BE LISTED AND LABELED BY AN NRTL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION FOR APPLICATIONS IN WHICH USED AND FOR SPECIFIC TYPES, SIZES, AND COMBINATIONS OF CONDUCTORS AND OTHER ITEMS CONNECTED.

WELDED CONNECTORS: EXOTHERMIC-WELDING KITS OF TYPES RECOMMENDED BY KIT MANUFACTURER FOR MATERIALS BEING JOINED AND INSTALLATION CONDITIONS.

GROUND RODS: COPPER-CLAD STEEL; 3/4 INCH BY 10 FEET (19 MM BY 3 M).

26-0533 (16130/16132) – RACEWAY AND BOXES

A. PULL AND JUNCTION BOXES

PROVIDE GALVANIZED SHEET METAL BOXES SHALL BE 4-11/16 INCH SQUARE OR LARGER CONFORMING TO NEMA OS 1.

PULL BOXES AND JUNCTION BOXES SHALL BE SIZED SO THAT THE MINIMUM BENDING RADIUS CRITERIA SPECIFIED FOR THE WIRES AND CABLE ARE MAINTAINED.

INCLUDE ALL REQUIRED JUNCTION/PULL BOXES REGARDLESS OF INDICATIONS ON THE DRAWINGS (WHICH DUE TO SYMBOLIC METHODS OF NOTATION, MAY NOT SHOW ALL THAT ARE REQUIRED.)

PROVIDE PULL OR JUNCTION BOXES IN ACCESSIBLE LOCATIONS WHERE SHOWN, AT LEAST EVERY 150-FEET IN STRAIGHT RUNS, AS REQUIRED BY CODE, OR AS NEEDED FOR PROPER INSTALLATION OF WIRING AND JUNCTIONS.

SET BOXES INSTALLED IN CONCEALED LOCATIONS FLUSH WITH THE FINISH SURFACES, AND PROVIDE WITH THE PROPER TYPE EXTENSION RINGS AND/OR COVERS WHERE REQUIRED.

ALL EQUIPMENT, DEVICE BOXES, JUNCTION BOXES, PULL BOXES AND OUTLET BOXES SHALL BE INSTALLED TO ALLOW ACCESS TO THE BOX.

IDENTIFY ALL JUNCTION BOXES BY PANEL AND CIRCUIT NUMBERS ON COVER WITH LEGIBLE PERMANENT INK MARKER.

BOXES AND ENCLOSURES INSTALLED ON CONCRETE SURFACES SHALL BE PROVIDED WITH 1/4 INCH AIR GAP MINIMUM.

B. CONDUIT MATERIALS

PROVIDE RIGID GALVANIZED STEEL CONDUIT (RGS) AND FITTINGS IN ACCORDANCE WITH ANSI C80.1; HOT DIP GALVANIZED UNLESS OTHERWISE SPECIFIED.

PROVIDE ELECTRICAL METALLIC TUBING (EMT) AND FITTINGS IN ACCORDANCE WITH ANSI C80. 3; HOT-DIPPED GALVANIZED TUBING UNLESS OTHERWISE SPECIFIED.

RIGID NON-METALLIC CONDUIT (RNC) SHALL BE POLYVINYL CHLORIDE (PVC) SCHEDULE 40, UNLESS OTHERWISE NOTED.

THREADED FITTINGS SHALL BE USED WITH RGS CONDUIT. STEEL SET SCREW OR STEEL COMPRESSION FITTINGS SHALL BE USED WITH EMT.

C. CONDUIT SIZING, ARRANGEMENT AND SUPPORT

MINIMUM SIZE OF CONDUIT SHALL BE 3/4-INCH.

CONDUIT SIZES INDICATED ON THE DRAWINGS ARE MINIMUM BASED ON XHHW-2, COPPER WIRE AND LARGER SIZES MAY BE USED FOR CONVENIENCE OF WIRE PULLING.

CONCEAL CONDUIT IN CEILING AND WALLS IN ALL FINISHED AREAS OF THE BUILDING. IN UNFINISHED AREAS WITHOUT CEILINGS, CONDUIT MAY BE RUN EXPOSED OVERHEAD.

INSTALL ALL CONDUIT, INCLUDING CONDUIT ABOVE ACCESSIBLE CEILING, PARALLEL OR PERPENDICULAR TO WALLS AND ADJACENT PIPING.

MAINTAIN MINIMUM 6-INCH CLEARANCE BETWEEN CONDUIT AND PIPING. MAINTAIN 12-INCH CLEARANCE BETWEEN CONDUIT AND HEAT SOURCES SUCH AS FLUES, STEAM PIPES, HOT WATER PIPES, AND HEATING APPLIANCES. WHERE CROSSINGS ARE UNAVOIDABLE, CONDUIT SHALL BE KEPT AT LEAST 1-INCH FROM THE INSULATED COVERING OF THE PIPE AND CROSS PERPENDICULAR.

ROUTE CONDUIT TO ALLOW FOR EQUIPMENT ACCESS AND MAINTENANCE.

ARRANGE CONDUIT SUPPORTS TO PREVENT DISTORTION OF ALIGNMENT BY WIRE PULLING OPERATIONS. FASTEN CONDUIT SECURELY TO BUILDING STRUCTURE USING CLAMPS, HANGERS AND THREADED ROD.

THE ROUTING OF CONDUITS INDICATED ON THE DRAWINGS IS DIAGRAMMATIC; BEFORE INSTALLING ANY WORK, EXAMINE THE WORKING LAYOUTS AND SHOP DRAWINGS OF THE OTHER TRADES TO DETERMINE THE EXACT LOCATIONS AND CLEARANCE.

FOR ALL SIZES OF CONDUIT LARGER THEN 1-1/2 INCHES, USE STANDARD MANUFACTURED ELBOWS. IN SMALLER SIZES, FIELD BENDS WILL BE PERMITTED INSTEAD OF USING MANUFACTURED ELBOWS BUT CARE MUST BE TAKEN NOT TO DAMAGE THE CONDUIT. THE RADIUS OF THE INNER CURVE OF ANY BEND SHALL NOT BE ANY LESS THAN THAT PERMITTED BY CODE.

CONDUIT SHALL BE SECURELY FASTENED IN PLACE. HANGERS, SUPPORTS, OR FASTENINGS SHALL BE PROVIDED AT EACH ELBOW AND AT EACH END OF STRAIGHT CONDUIT RUN TERMINATED AT A BOX OR CABINET. WHERE RISER CONDUITS PIERCE FLOOR SLABS, THEY SHALL REST ON EACH FLOOR WITH APPROVED BEAM CLAMPS, PIPE STRAPS OR HEAVY IRON TIES WIRED TO THE STRUCTURAL MEMBERS SUPPORTING EQUIPMENT. SIZE AND TYPE OF ANCHOR SHALL BE BASED ON THE COMBINED WEIGHTS OF CONDUIT, HANGER AND CABLES. ALL HANGERS AND RODS SHALL BE PAINTED WITH ONE COAT OF ENAMEL.

INSTALL CONDUIT EXPANSION FITTINGS IN EACH CONDUIT RUN WHEREVER IT CROSSES AN EXPANSION JOINT AND WHEREVER THE CONDUIT LENGTH EXCEEDS 200-FEET.

D. CONDUIT/BOX APPLICATION INDOORS

1. EXPOSED AREAS NOT SUBJECT TO PHYSICAL DAMAGE: EMT.
2. EXPOSED AREAS SUBJECT TO PHYSICAL DAMAGE: RGS BELOW 48 INCHES AND EMT 48 INCHES ABOVE FINISHED FLOOR. AREAS SUBJECT TO PHYSICAL DAMAGE INCLUDE, BUT ARE NOT LIMITED TO MECHANICAL AND ELECTRICAL ROOMS, RECEIVING AREA, MAINTENANCE SHOP, BOILER ROOM, SPRINKLER ROOM, AND LIKE UTILITY ROOMS, ETC.
3. AREAS SUBJECT TO MOISTURE, CORROSIVE AGENTS, PHYSICAL ABUSE, IN UNCONDITIONED SPACES, OR CONDUIT SIZES GREATER THAN 4 INCH: RGS.
4. DO NOT USE ELECTRICAL METALLIC TUBING IN AREAS SUBJECT TO MOISTURE, CORROSIVE AGENTS, OR PHYSICAL ABUSE.
5. CONCEALED IN CEILINGS AND WALLS: EMT.
6. CAST IN CONCRETE OR BELOW CONCRETE SLABS: RNC – SCHEDULE 40 PVC. EXCEPTION, EXPOSED CONDUIT ENTERING/EXITING THE CONCRETE SHALL BE RGS.
7. CONNECTION TO VIBRATING EQUIPMENT: IN AREAS SUBJECT TO MOISTURE, HIGH HUMIDITY, OR CORROSIVE AGENTS, USE LIQUID-TIGHT FLEXIBLE METAL STEEL CONDUIT (LFMC).
8. PLENUM SPACES: WIRING METHODS IN PLENUM SPACES SHALL CONFORM TO THE REQUIREMENTS OF NEC SECTION 300-22. ALL CONDUITS SHALL BE METAL.

26-0553 (16075) – IDENTIFICATION

PROVIDE WIRE AND CABLE MARKERS (SPLIT SLEEVE OR TUBING TYPE) ON ALL CONDUCTORS. PROVIDE WIRE MARKERS ON EACH CONDUCTOR IN SPLICE BOXES, PULL BOXES, AND AT FIRST LOAD CONNECTION ON HOMERUN. IDENTIFY WITH BRANCH CIRCUIT OR FEEDER NUMBER FOR POWER AND LIGHTING CIRCUITS, AND WITH CONTROL WIRE NUMBER AS INDICATED ON EQUIPMENT MANUFACTURERS SHOP DRAWING FOR CONTROL WIRING.

UNDERGROUND-LINE WARNING TAPE: DETECTABLE THREE-LAYER LAMINATE, CONSISTING OF A PRINTED PIGMENTED POLYOLEFIN FILM, A SOLID ALUMINUM-FOIL CORE, AND A CLEAR PROTECTIVE FILM THAT ALLOWS INSPECTION OF THE CONTINUITY OF THE CONDUCTIVE CORE, BRIGHT COLORED, CONTINUOUS PRINTED ON ONE SIDE WITH THE INSCRIPTION OF THE UTILITY, COMPOUNDED FOR DIRECT BURIAL SERVICE. WIDTH SHALL BE 3 INCHES (75 MM), OVERALL THICKNESS SHALL BE 5 MILS (0.125 MM), FOIL CORE THICKNESS SHALL BE 0.35 MILS (0.00889 MM), WEIGHT SHALL BE 28 LB/1000 SQ. FT. (13.7 KG/100 SQ. M), AND TENSILE SHALL BE ACCORDING TO ASTM D 882: 70 LBF (311.3 N) AND 4600 PSI (31.7 MPA). PRINTING ON TAPE SHALL BE PERMANENT AND SHALL NOT BE DAMAGED BY BURIL OPERATIONS. TAPE MATERIAL AND INK SHALL BE CHEMICALLY INERT AND NOT SUBJECT TO DEGRADATION WHEN EXPOSED TO ACIDS, ALKALIS, AND OTHER DESTRUCTIVE SUBSTANCES COMMONLY FOUND IN SOILS. PROVIDE RED-COLORED TAPE FOR ELECTRIC LINES.

COLOR CODING SHALL BE BUILDING STANDARD. WHERE NO BUILDING STANDARD EXIST IS, FACTORY COLOR CODING SHALL BE AS FOLLOWS:

208Y/120V, 3 PH	PHASE 'A':	BLACK
	PHASE 'B':	RED
	PHASE 'C':	BLUE
480Y/277V, 3 PH	PHASE 'A':	BROWN
	PHASE 'B':	ORANGE
	PHASE 'C':	YELLOW
ALL SYSTEMS	NEUTRAL:	WHITE
	EQUIPMENT GROUND:	GREEN
	ISOLATED GROUND:	GREEN/YELLOW STRIPE

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TENNIS COURT RENOVATION
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Xref (s): ; BD2100875 ; XC2101920001 ; XC2101920002 ; XZ2101920001 ; XZ2101920002 ; XEL2101920-01

REVISIONS
No. Date Desc.

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Drawn	DT
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CAD File:	EL2101902

Title
SITE LIGHTING SPECS

Sheet No.
EL-02

Jan 11, 2023 2:05pm JWheeler G:\JOBS21\18\2101920\DWG\EL2101920001.dwg
Layout: EL-02

Portsmouth High School Tennis Courts
Portsmouth, NH

Lighting System

Pole / Fixture Summary

Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
T1	40'	40'	2	TLC-LED-600	1.16 kW	C
		40'	2	TLC-LED-600	1.16 kW	B
T2	40'	40'	2	TLC-LED-600	1.16 kW	B
T3	50'	50'	2	TLC-LED-600	1.16 kW	B
		50'	2	TLC-LED-600	1.16 kW	A
T4, T7	50'	50'	2	TLC-LED-600	1.16 kW	C
T5-T6	40'	40'	2	TLC-LED-600	1.16 kW	A
T8	50'	50'	2	TLC-LED-600	1.16 kW	A
		50'	2	TLC-LED-600	1.16 kW	B
		50'	2	TLC-LED-600	1.16 kW	C
8			*24*		*13.92 kW*	

Circuit Summary

Circuit	Description	Load	Fixture Qty
A	Tennis 1-2	4.64 kW	8
B	Tennis 3-4	4.64 kW	8
C	Tennis 5-6	4.64 kW	8

Fixture Type Summary

Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LED-600	LED 5700K - 75 CRI	580W	65,600	>120,000	>120,000	>120,000	24

Light Level Summary

Calculation Grid Summary

Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Tennis 1-2	Horizontal Illuminance	34.4	27	47	1.75	1.28	A	8
Tennis 3-4	Horizontal Illuminance	35	27	48	1.75	1.29	B	8
Tennis 5-6	Horizontal Illuminance	35.7	27	45	1.67	1.32	C	8

From Hometown to Professional

musco Lighting
We Make It Happen.

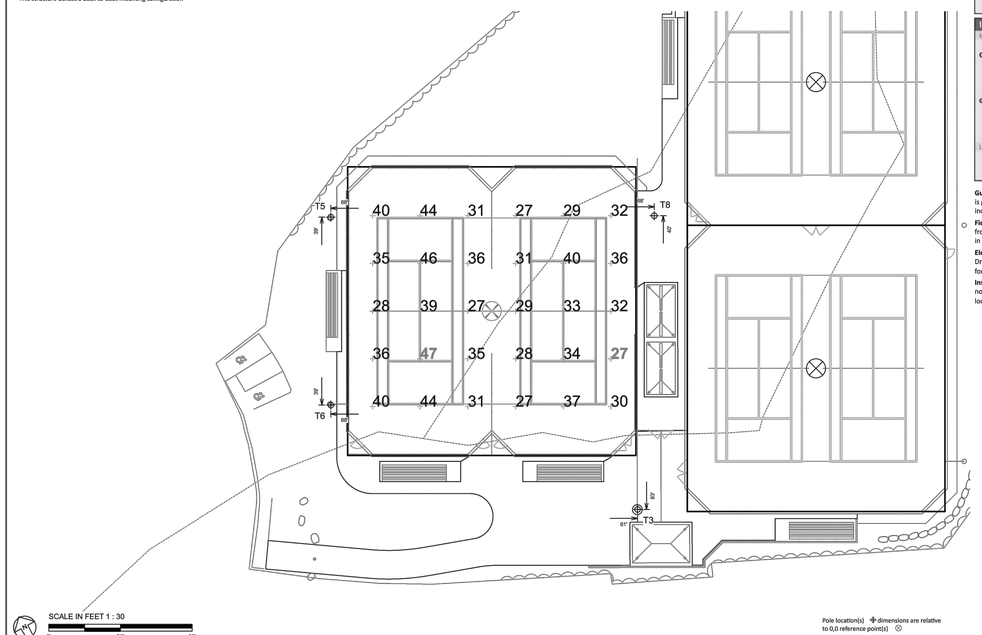
ENGINEERED DESIGN By: · File #211130E · 19-Dec-22

PROJECT SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

Pole QTY	Pole LOCATION	Pole SIZE	Pole GRADE ELEVATION	Luminaires MOUNTING HEIGHT	Luminaires LUMINAIRE TYPE	Luminaires QTY / POLE	Luminaires THIS GRID	Luminaires OTHER GRIDS
1	T3	50'	-	50'	TLC-LED-600	4	2	2
2	T5-T6	40'	-	40'	TLC-LED-600	2	2	0
1	T8	50'	-	50'	TLC-LED-600	2/4*	2	4
4	TOTALS					14	8	6

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 30
0' 30' 60'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Portsmouth High School Tennis Courts
Portsmouth, NH

GRID SUMMARY

Name:	Tennis 1-2
Size:	2 Court - 24' Spacing
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	30
Scan Average:	34.43
Maximum:	47
Minimum:	27
Avg / Min:	1.29
Guaranteed Max / Min:	3.5
Max / Min:	1.75
UG (adjacent pts):	0.00
CU:	0.79
No. of Points:	30

LUMINAIRE INFORMATION

Applied Circuits:	A
No. of Luminaires:	8
Total Load:	4.64 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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ILLUMINATION SUMMARY

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TENNIS COURT RENOVATION
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REVISIONS
No. Date Desc.

Surveyed
Drawn DT
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Title
MUSCO LIGHTING LAYOUT 1

Sheet No.
EL-03

Xref (s): : BX2100875 : XC2101920001 : XC2101920002 : XZ2101920001 : XZ2101920002 : XEL2101920--01

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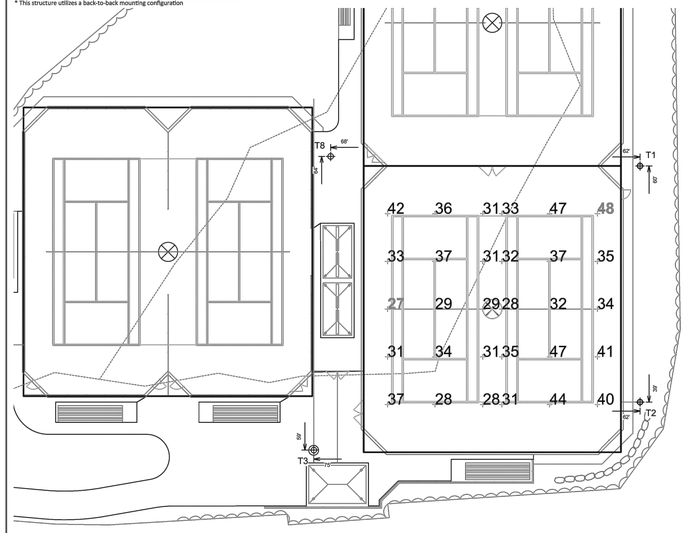
Layout: EL-03

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	T1	40'	0'	40'	TLC-LED-600	4	2	2
1	T2	40'	-	40'	TLC-LED-600	2	2	0
1	T3	50'	-	50'	TLC-LED-600	4	2	2
1	T8	50'	-	50'	TLC-LED-600	2/4*	2	4
4	TOTALS					16	8	8

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 30

0' 30' 60'

ENGINEERED DESIGN By: · File #211130E · 19-Dec-22

Pole location(s) ✛ dimensions are relative to 0,0 reference point(s) ⊗

Portsmouth High School Tennis Courts
Portsmouth, NH

GRID SUMMARY

Name:	Tennis 3-4
Size:	2 Court - 12' Spacing
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES	Entire Grid
Guaranteed Average:	**30**
Scan Average:	34.95
Maximum:	48
Minimum:	27
Avg / Min:	1.28
Guaranteed Max / Min:	**3.0**
Max / Min:	1.75
UG (adjacent pts):	0.00
CU:	0.80
No. of Points:	30
LUMINAIRE INFORMATION	
Applied Circuits:	B
No. of Luminaires:	8
Total Load:	4.64 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

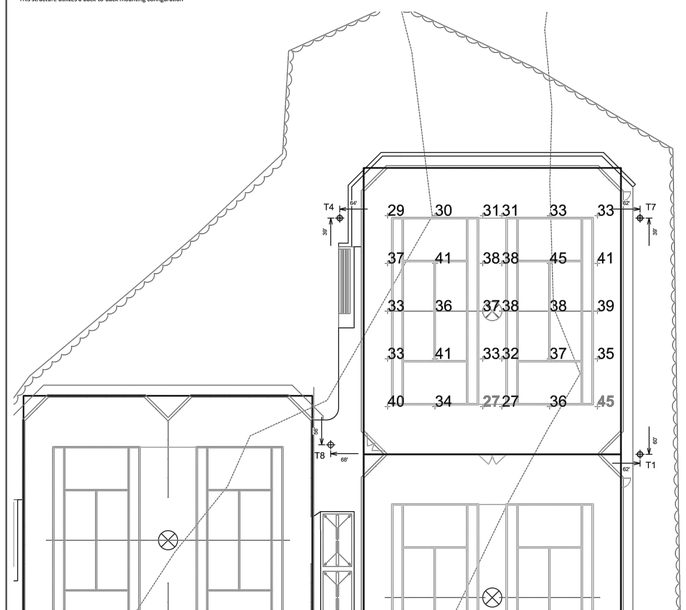
We Make It Happen.

ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	T1	40'	0'	40'	TLC-LED-600	4	2	2
2	T4, T7	50'	-	50'	TLC-LED-600	2	2	0
1	T8	50'	0'	50'	TLC-LED-600	2/4*	2	4
4	TOTALS					14	8	6

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 30

0' 30' 60'

ENGINEERED DESIGN By: · File #211130E · 19-Dec-22

Pole location(s) ✛ dimensions are relative to 0,0 reference point(s) ⊗

Portsmouth High School Tennis Courts
Portsmouth, NH

GRID SUMMARY

Name:	Tennis 5-6
Size:	2 Court - 12' Spacing
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES	Entire Grid
Guaranteed Average:	**30**
Scan Average:	35.65
Maximum:	45
Minimum:	27
Avg / Min:	1.32
Guaranteed Max / Min:	**3.0**
Max / Min:	1.67
UG (adjacent pts):	0.00
CU:	0.83
No. of Points:	30
LUMINAIRE INFORMATION	
Applied Circuits:	C
No. of Luminaires:	8
Total Load:	4.64 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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ILLUMINATION SUMMARY

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ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

TENNIS COURT RENOVATION

PORTSMOUTH HIGH SCHOOL

50 ANDREW JARVIS DR., PORTSMOUTH, NH 03801

REVISIONS

No.	Date	Desc.

Surveyed	
Drawn	DT
Reviewed	MWB
Scale	1"=20'-0"
Project No.	2101920
Date	10/12/2022
CAD File:	EL2101902

Title

MUSCO LIGHTING LAYOUT 2

Sheet No.

EL-04

Xref (s): : BX2100875 : XC2101920001 : XZ2101920002 : XZ2101920001 : XZ2101920002 : XEL2101920--01

Jan 11, 2023 2:05pm JWheeler G:\JOBS21\18\2101920\DWG\EL2101920l.dwg
Layout: EL-04

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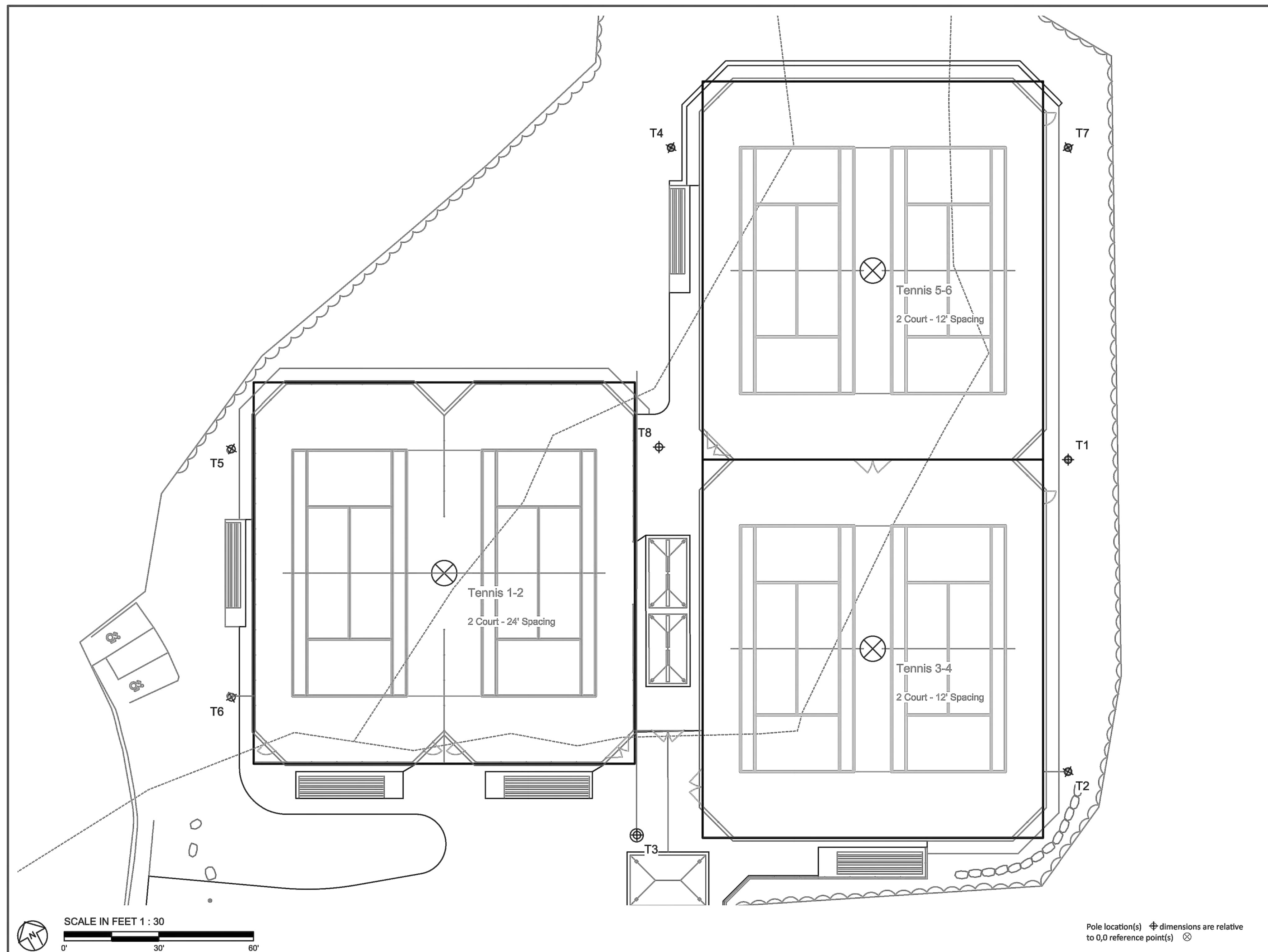
(203) 630-2615 Fax

TENNIS COURT RENOVATION
PORTSMOUTH HIGH SCHOOL
50 ANDREW JARVIS DR., PORTSMOUTH, NH 03801

Portsmouth High School Tennis Courts
Portsmouth, NH



ENGINEERED DESIGN By: · File #211130E · 19-Dec-22

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

MUSCO Lighting
We Make It Happen.

EQUIPMENT LAYOUT

INCLUDES:
- Tennis 1-2
- Tennis 3-4
- Tennis 5-6

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires		
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE
1	T1	40'	-	40'	TLC-LED-600	4
2	T2, T6	40'	-	40'	TLC-LED-600	2
1	T3	50'	-	50'	TLC-LED-600	4
2	T4, T7	50'	-	50'	TLC-LED-600	2
1	T5	40'	0'	40'	TLC-LED-600	2
1	T8	50'	-	50'	TLC-LED-600	2/4*
8	TOTALS					24

* This structure utilizes a back-to-back mounting configuration

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
Single Phase Voltage	208	220	240	277	347	380	480
TLC-LED-600	3.4	3.2	3.0	2.6	2.0	1.9	1.5

EQUIPMENT LAYOUT

POLE FOUNDATION SCHEDULE

POLE DESIGNATION	FORCES (1.)			DRILLED PIER			
	MOMENT (M) FT-LBS	SHEAR (V) LBS	VERTICAL (P) LBS	DIAMETER INCHES	EMBEDMENT DEPTH (4.)	SUSPENSION "Y" (2.)	CONCRETE BACKFILL YD^3 (3.)
T1	20,622	752	611	36	10'-0"	2'-0"	2.0
T2, T5, T6	14,469	591	481	36	10'-0"	2'-0"	2.0
T3	33,942	1,071	905	EXISTING FOUNDATION			
T4, T7	23,300	762	545	36	8'-0"	NA	1.5
T8	42,974	1,257	1,026	36	12'-0"	2'-0"	2.6

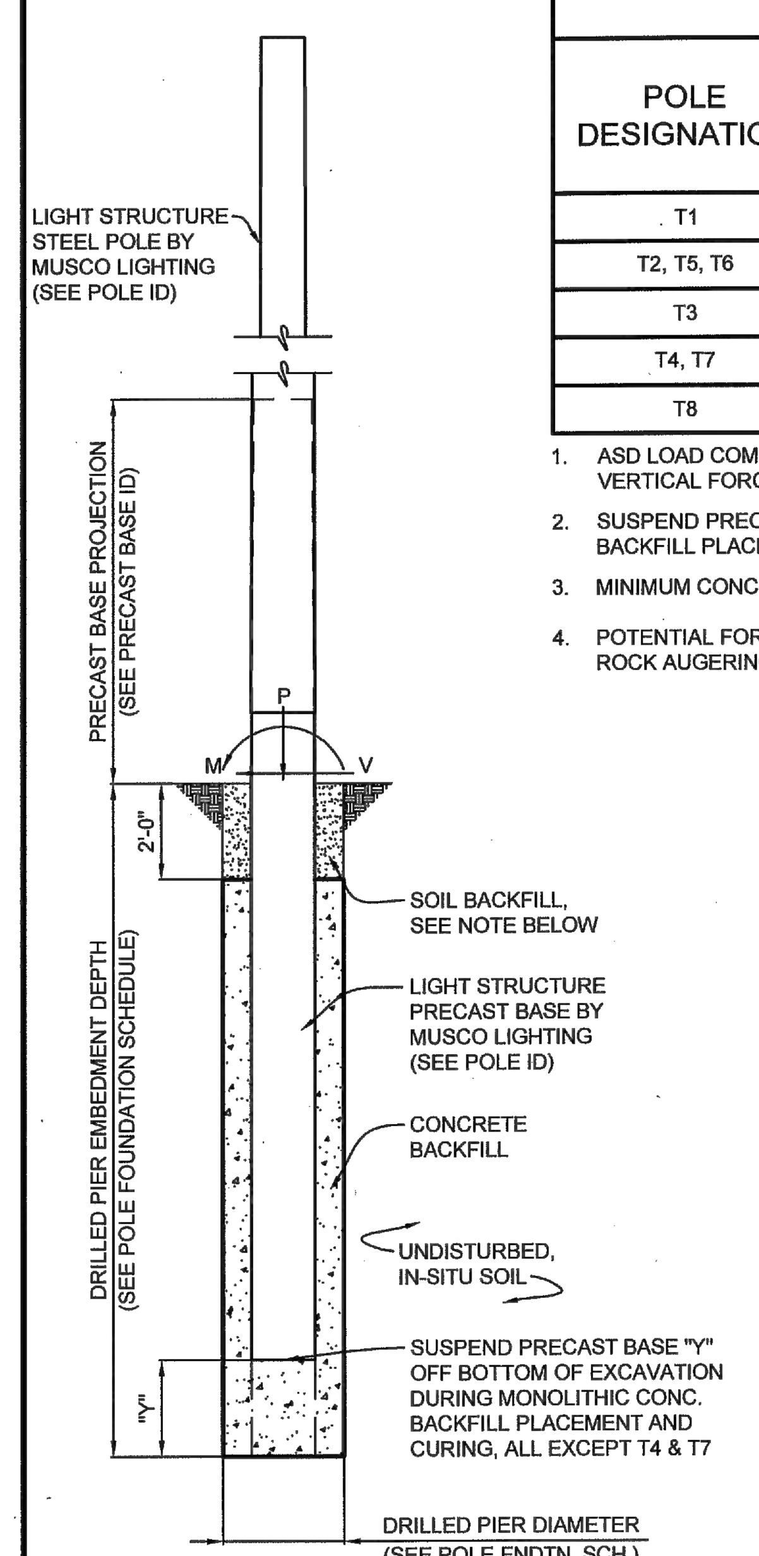
1. ASD LOAD COMBINATION D + 0.6W.
   VERTICAL FORCE IS WEIGHT OF DRESSED POLE (DOES NOT INCLUDE PRECAST BASE WEIGHT)
2. SUSPEND PRECAST BASE "Y" OFF THE BOTTOM OF THE EXCAVATION DURING MONOLITHIC CONCRETE BACKFILL PLACEMENT AND CURING. NA = NOT APPLICABLE, SUSPENSION NOT REQUIRED.
3. MINIMUM CONCRETE BACKFILL VOLUME, SITE CONDITIONS MAY REQUIRE ADDITIONAL BACKFILL.
4. POTENTIAL FOR ENCOUNTERING ROCK BEFORE REACHING EMBEDMENT DEPTH. ROCK AUGERING EQUIPMENT MAY BE REQUIRED.

PRECAST BASE IDENTIFICATION

PRECAST BASE TYPE	PRECAST BASE WEIGHT	PRECAST BASE LENGTH	PROJECTION ABOVE GRADE	STANDARD EMBEDMENT	OUTSIDE DIAMETER
1B	920 LBS	15'-2"	7'-2"	8'-0"	9.56"
2B	1,690 LBS	17'-3"	7'-3"	10'-0"	12.00"

POLE IDENTIFICATION

POLE DESIGNATION	POLE TYPE	PRECAST BASE TYPE	FIXTURE CONFIGURATION (FIX. PER XARM)	FIXTURE AND ACCESSORIES EPA (FT^2)
T1	LSS40A	1B	4 (4)	7.7
T2, T5, T6	LSS40A	1B	2 (2)	4.2
T3	LSS50AB	2B	4 (4)	8.5
T4, T7	LSS50A	1B	2 (2)	4.4
T8	LSS50AB	2B	6 (2) / (4)	12.7



POLE FOUNDATION ELEV.

SCALE: NOT TO SCALE

SOIL BACKFILL NOTE:
THE TOP TWO FEET OF ANNULUS SHALL BE BACKFILLED WITH SOIL, WITH A CLASSIFICATION OF CLASS 5 (TABLE 1806.2) OR BETTER. COMPACTION, 95% FOR COHESIVE SOIL AND 98% FOR A COHESIONLESS SOIL BASED UPON STANDARD PROCTOR TESTING (ASTM D698).

DESIGN NOTES

DESIGN PARAMETERS:
WIND: V_{ult} = 130 MPH, V_{asd} = 101 MPH (EXPOSURE C, RISK CATEGORY II) PER INTERNATIONAL BUILDING CODE, 2015 EDITION (ASCE 7-10). DESIGN WIND PARAMETERS ARE AS NOTED, ACTUAL EXPOSURE MUST BE VERIFIED FOR THE SITE BY THE PROPER GOVERNING OFFICIAL.

GEOTECHNICAL PARAMETERS:
ALLOWABLE END BEARING SOIL PRESSURE: 4,000 PSF
LATERAL SOIL RESISTANCE PARAMETERS:
AS PROVIDED IN WESTON & SAMPSON REPORT, PAGE 4
IN ACCORDANCE WITH THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE, CHAPTER 18.

DESIGN SOIL PARAMETERS ARE AS NOTED. ACTUAL ALLOWABLE SOIL PARAMETERS MUST BE VERIFIED ON SITE. REFERENCE GEOTECHNICAL ENGINEERING REPORT (11/17/2015), PROJECT NO. 2140758.K, BY WESTON & SAMPSON; AND BORING LOGS B-101/B-102 (12/7/2021), PROJECT NO. 2104563, BY GEI CONSULTANTS.

A GEOTECHNICAL ENGINEER OR REPRESENTATIVE OF IS RECOMMENDED (NOT REQUIRED) TO BE AVAILABLE AT THE TIME OF THE FOUNDATION INSTALLATION TO VERIFY THE SOIL DESIGN PARAMETERS AND TO PROVIDE ASSISTANCE IF ANY PROBLEMS ARISE IN FOUNDATION INSTALLATION.

ENCOUNTERING SOIL FORMATIONS THAT WILL REQUIRE SPECIAL DESIGN CONSIDERATIONS OR EXCAVATION PROCEDURES MAY OCCUR. POLE FOUNDATIONS WILL NEED TO BE ANALYZED ACCORDING TO THE SOIL CONDITIONS THAT EXIST. IF ANY DISCREPANCIES OR INCONSISTENCIES ARISE, NOTIFY THE ENGINEER OF SUCH DISCREPANCIES. FOUNDATIONS WILL THEN BE REVISED ACCORDINGLY. REVISIONS WILL BE ANALYZED PER RECOMMENDATIONS DIRECTED BY A REGISTERED ENGINEER.

ALL EXCAVATIONS MUST BE FREE OF LOOSE SOIL AND DEBRIS PRIOR TO FOUNDATION INSTALLATION AND CONCRETE BACKFILL PLACEMENT. TEMPORARY CASINGS OR DRILLERS SLURRY MAY BE USED TO STABILIZE THE EXCAVATION DURING INSTALLATION. CASINGS MUST BE REMOVED DURING CONCRETE BACKFILL PLACEMENT. CONCRETE BACKFILL MUST BE PLACED WITH A TREMIE WHEN SLURRY OR WATER IS PRESENT WITHIN THE EXCAVATION OR WHEN THE FREE DROP EXCEEDS 6'-0".

CONTRACTOR MUST BE FAMILIAR WITH THE COMPLETE SOIL INVESTIGATION REPORT AND BORINGS, AND CONTACT THE GEOTECHNICAL FIRM (IF NECESSARY) TO UNDERSTAND THE SOIL CONDITIONS AND THE POSSIBILITY OF GROUND WATER PUMPING AND EXCAVATION STABILIZATION OR BRACING DURING PRECAST BASE INSTALLATION AND PLACEMENT OF CONCRETE BACKFILL.

CONCRETE:
CONCRETE SHALL BE AIR-ENTRAINED AND HAVE A MINIMUM COMPRESSIVE DESIGN STRENGTH AT 28 DAYS OF 3,000 PSI. 3,000 PSI CONCRETE SPECIFIED FOR EARLY POLE ERECTION, ACTUAL REQUIRED MINIMUM ALLOWABLE CONCRETE STRENGTH IS 1,000 PSI. ALL PIERS AND CONCRETE BACKFILL MUST BEAR ON AND AGAINST FIRM UNDISTURBED SOIL.

GENERAL NOTES:
FIXTURES MUST BE LOCATED TO MAINTAIN 10'-0" MINIMUM HORIZONTAL CLEARANCE FROM ANY OBSTRUCTION. ENGINEER MUST BE NOTIFIED IF FOUNDATIONS ARE NEAR ANY RETAINING WALLS OR WITHIN / NEAR ANY SLOPES STEEPER THAN 3H : 1V. POLES, FIXTURES, PRECAST BASES, ELECTRICAL ITEMS AND INSTALLATION PER MUSCO LIGHTING.

STATE OF NEW HAMPSHIRE · KYLE G. LACINA No. 13831 · LICENSED · PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEW HAMPSHIRE.

12-23-2022

KYLE G. LACINA - NO. 13831 DATE:
SEPC OF IOWA - 1427

LICENSE RENEWAL DATE: NOVEMBER 30, 2023
DRAWING NO. COVERED BY THIS SEAL: C1

PORTSMOUTH HS
TENNIS COURTS
ATHLETIC LIGHTING
PORTSMOUTH, NH

MUSCO Lighting
CORPORATE: 100 1st AVE WEST
OSKALOOSA, IA 52577
(800) 825-6020

SEPC OF IOWA
114 NICHOLAS DRIVE
MARSHALLTOWN, IOWA 50158
PHONE NUMBER: 641-752-6334
EMAIL: MSL.INFO@SEPC.BIZ

DRAWING TITLE: POLE AND FOUNDATION
SCALE: SEE PLAN
NOTES: SCAN #211130E

PROJECT NUMBER: 211130
DATE: 23 DECEMBER 2022
DRAWING NUMBER: C1
OF ONE

REVISIONS
No. Date Desc.

Surveyed	
Drawn	DT
Reviewed	MWB
Scale	1"=20'-0"
Project No.	2101920
Date	10/12/2022
CAD File:	EL2101902

Title
MUSCO LIGHTING LAYOUT 3

Sheet No.
EL-05

Xref (s): ; BD2100875 ; XC210192001 ; XC210192002 ; XZ210192001 ; XZ210192002 ; XEL2101920-01

Jan 11, 2023 2:05pm JWheeler G:\JOBS21\18\2101920\DWG\EL210192001.dwg
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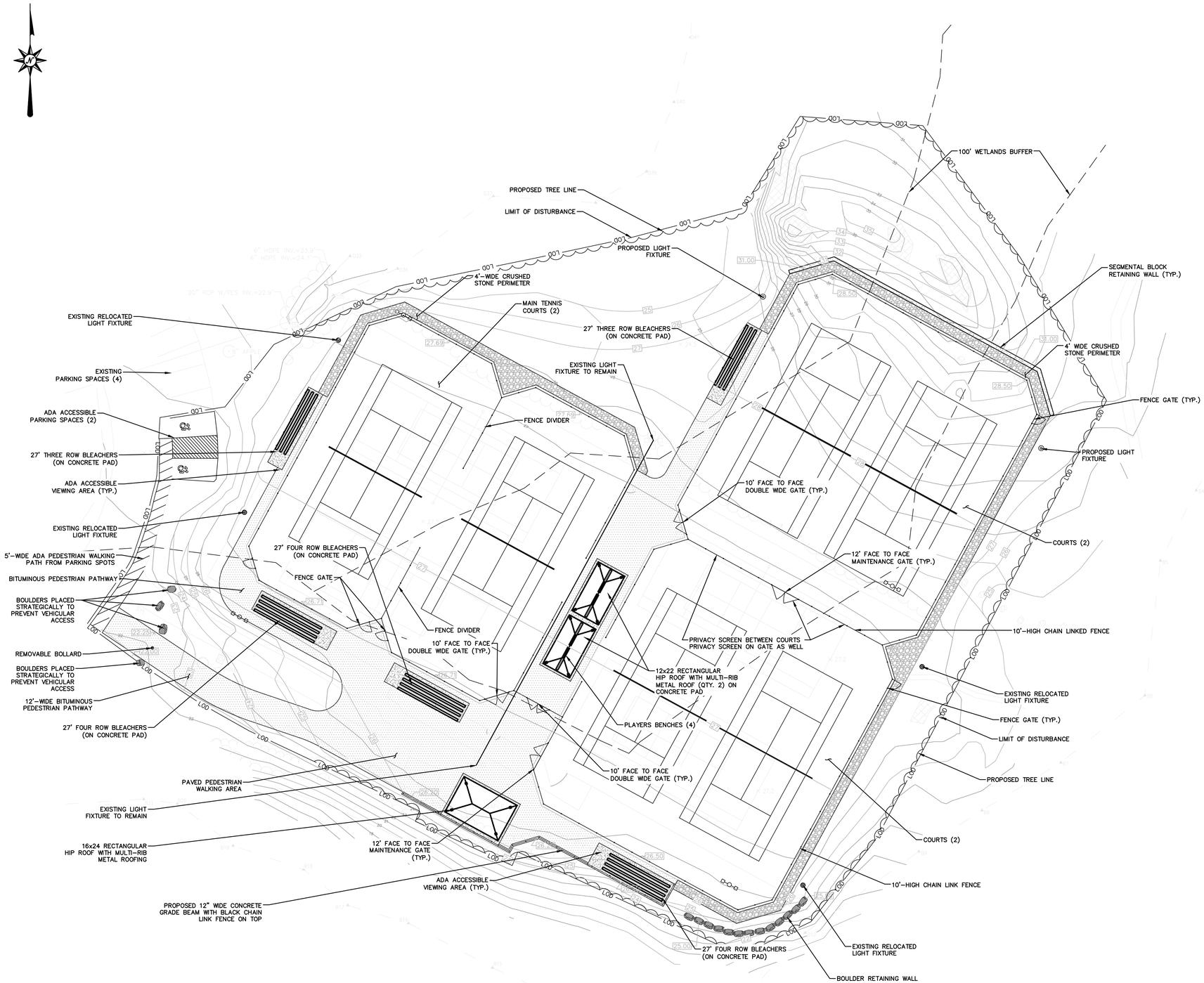

MATERIALS PLAN LEGEND

SYMBOL	NAME
	CHAIN LINK FENCE
LOD	LIMIT OF DISTURBANCE
	5' WIDE CRUSHED STONE PERIMETER
	CONCRETE PAD
	BITUMINOUS PAVEMENT
	DOUBLE FENCE GATE
	SINGLE FENCE GATE
	21' THREE ROW BLEACHERS
	EXISTING RELOCATED LIGHT FIXTURE
	PROPOSED LIGHT FIXTURE
	EXISTING LIGHT FIXTURE TO REMAIN
	PROPOSED TREE LINE
	ADA HANDICAP PARKING SPACE AISLE

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

TENNIS COURT RENOVATION
PORTSMOUTH HIGH SCHOOL
50 ANDREW JARVIS DR., PORTSMOUTH, NH 03801

REVISIONS
No. Date Desc.

Surveyed
Drawn K.K.
Reviewed
Scale 1"=20'-0"
Project No. 2101920
Date 01/03/2023

CAD File:

Title
SITE MATERIALS PLAN

Sheet No.
SM-01

Xref (s): ; BD2100875 ; XZ210192001 ; XC210192002

Jan 11, 2023 2:05pm JWheeler G:\JOBS21\21\2101920\DWG\MAT2101920I.dwg
Layout: SM-01

MATERIALS PLAN LEGEND

SYMBOL	NAME
	CHAIN LINK FENCE
LOD	LIMIT OF DISTURBANCE
	5' WIDE CRUSHED STONE PERIMETER
	CONCRETE PAD
	BITUMINOUS PAVEMENT
	DOUBLE FENCE GATE
	SINGLE FENCE GATE
	21' THREE ROW BLEACHERS
	EXISTING RELOCATED LIGHT FIXTURE
	PROPOSED LIGHT FIXTURE
	EXISTING LIGHT FIXTURE TO REMAIN
	PROPOSED TREE LINE
	ADA HANDICAP PARKING SPACE AISLE

BASELINE TO BE SETUP BETWEEN EXISTING LIGHT POLES TO REMAIN (CENTER TO CENTER)

STARTING POINT IS CENTER OF EXISTING LIGHT POLE

NOTE:
ALL DIMENSIONS ARE TO THE CENTERLINE OF THE FENCE UNLESS OTHERWISE NOTED.

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

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Meriden, CT 06450
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PORTSMOUTH HIGH SCHOOL
50 ANDREW JARVIS DR., PORTSMOUTH, NH 03801

REVISIONS
No. Date Desc.

Surveyed	
Drawn	JW
Reviewed	JW
Scale	1"=20'-0"
Project No.	2101920
Date	01/03/2023

CAD File:

Title

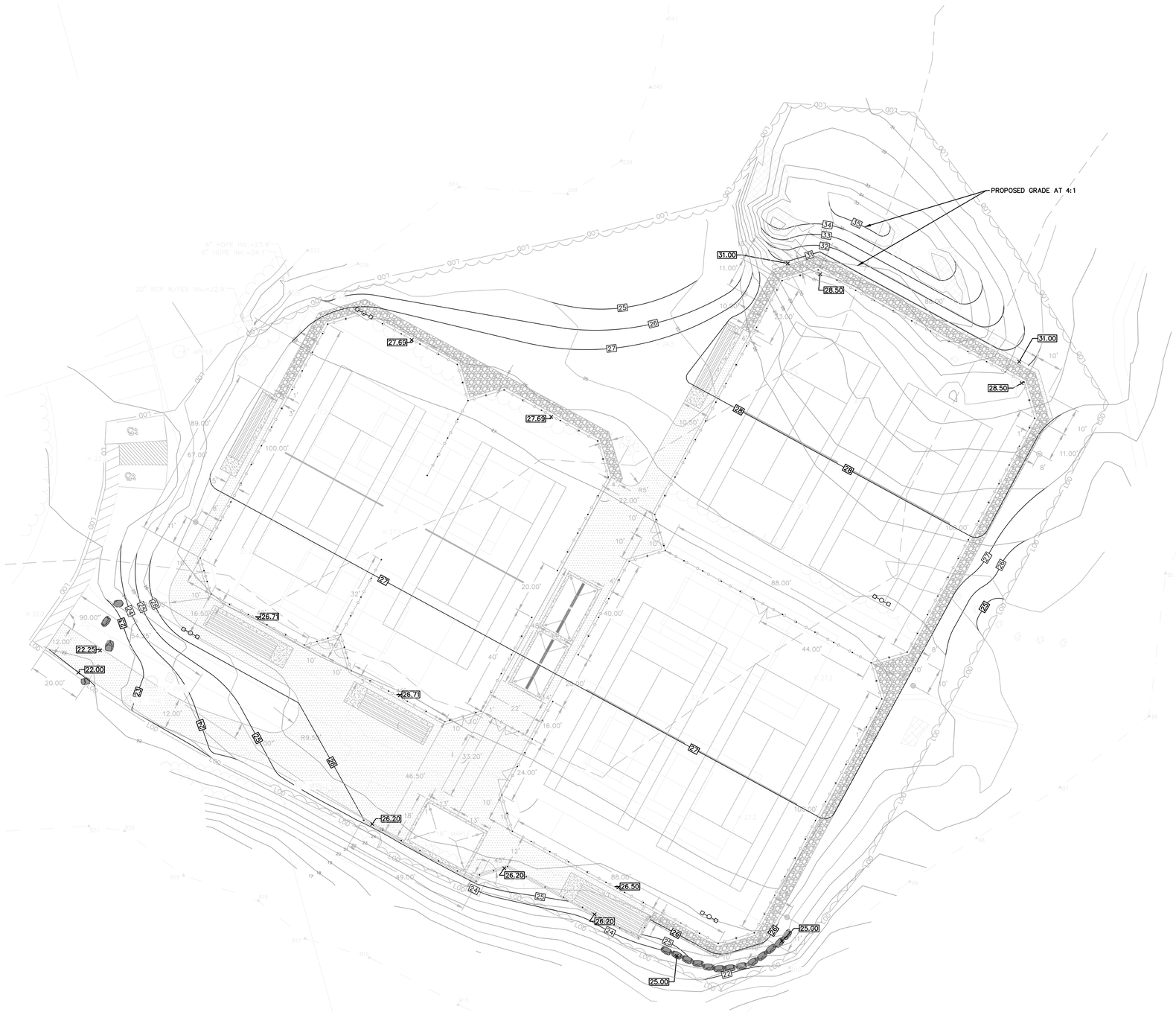
SITE LAYOUT PLAN

Sheet No.

SL-01

Xref (s): ; B02100875 ; X2210192001 ; XC210192002

Jan 11, 2023, 2:05pm JWheeler G:\JOBS21\18\2101920\DWG\MAT210192001.dwg
Layout: SL-01



GRADING LEGEND:

SYMBOL	NAME
LOD	LIMIT OF DISTURBANCE/CONTRACT LIMIT LINE
100	PROPOSED CONTOUR LINES (1 FT INTERVALS)
×90.85	PROPOSED SPOT GRADES

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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ENVIRONMENTAL
LAND SURVEYING

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TENNIS COURT RENOVATION
PORTSMOUTH HIGH SCHOOL
50 ANDREW JARVIS DR., PORTSMOUTH, NH 03801

REVISIONS
No. Date Desc.

Surveyed	
Drawn	JW
Reviewed	DC
Scale	1"=20'-0"
Project No.	2101920
Date	01/03/2023

CAD File:

Title
SITE GRADING PLAN

Sheet No.
GD-01

Xref (s): ; B02100875 ; XC2101920001 ; XC2101920002 ; XZ2101920001

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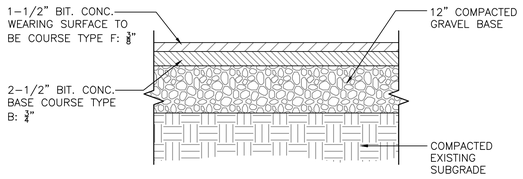
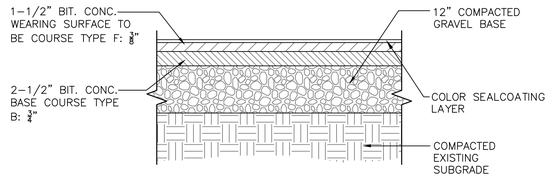
Layout: GD-01



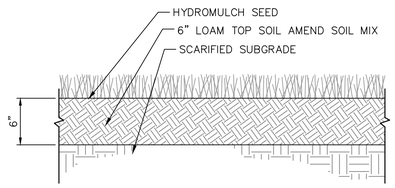
BITUMINOUS CONCRETE PAVEMENT

SCALE: N.T.S.



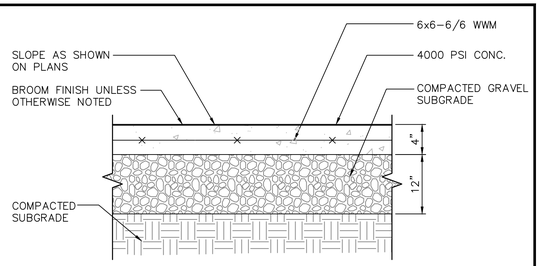
BITUMINOUS CONCRETE PAVEMENT FOR TENNIS COURTS

SCALE: N.T.S.

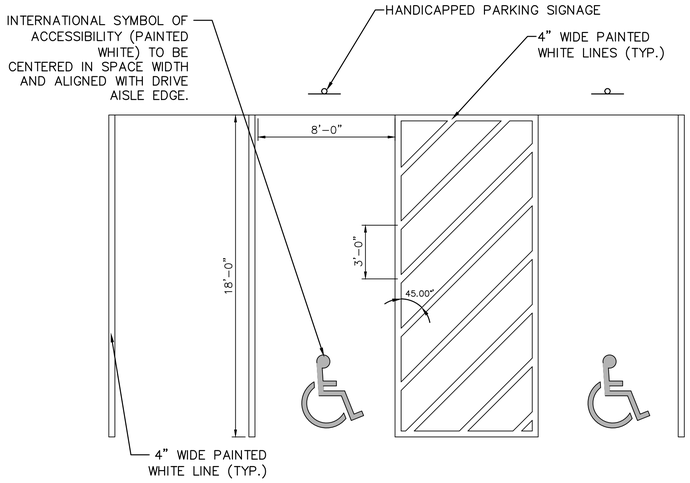


LOAM AND SEED, TYP.

SCALE N.T.S.



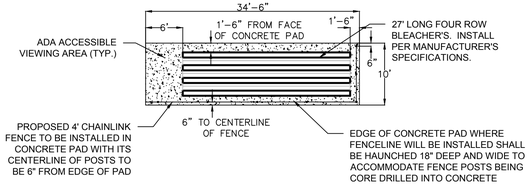
NOTE:
SEE DETAIL SHEETS FOR CONTROL JOINT DETAIL AND EXPANSION JOINT DETAIL.



NOTE:
1. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F, PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER.
2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND THE STATE OF NEW HAMPSHIRE BUILDING CODE.
3. THE MINIMUM DIMENSIONS ARE SHOWN. STATE REGULATORS MAY REQUIRE LARGER DIMENSIONS.
4. APPLY 2 COATS OF TRAFFIC PAINT. ALLOW FOR MINIMUM CURE TIME OF 24 HOURS BETWEEN APPLICATIONS.

RESERVED HANDICAPPED PARKING STALL STRIPING

SCALE: N.T.S



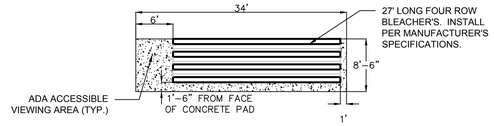
NOTES:
1. ORIENTATION OF BLEACHERS ARE TO FACE TOWARDS TENNIS COURTS.
2. INSTALL BLEACHERS TO CONCRETE PAD PER MANUFACTURER'S SPECIFICATIONS.
3. SEE PLAN FOR LOCATION OF ADA VIEWING AREA, MAY CHANGE SIDES BASED ON LOCATION OF BLEACHERS.

27' FOUR ROW BLEACHER ON CONCRETE PAD WITH FENCING

SCALE: NTS

CONCRETE PAD

SCALE: NTS



NOTES:
1. ORIENTATION OF BLEACHERS ARE TO FACE TOWARDS TENNIS COURTS.
2. INSTALL BLEACHERS TO CONCRETE PAD PER MANUFACTURER'S SPECIFICATIONS.
3. SEE PLAN FOR LOCATION OF ADA VIEWING AREA, MAY CHANGE SIDES BASED ON LOCATION OF BLEACHERS.

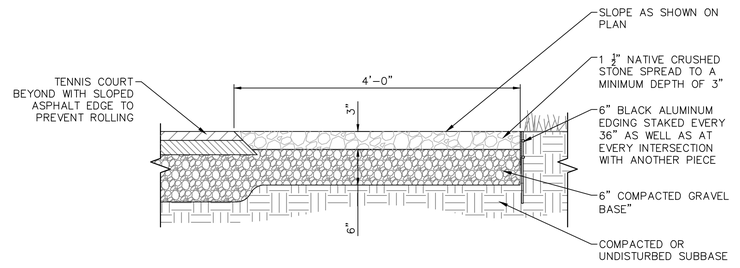
NOTES:
1. ORIENTATION OF BLEACHERS ARE TO FACE TOWARDS TENNIS COURTS.
2. INSTALL BLEACHERS TO CONCRETE PAD PER MANUFACTURER'S SPECIFICATIONS.
3. SEE PLAN FOR LOCATION OF ADA VIEWING AREA, MAY CHANGE SIDES BASED ON LOCATION OF BLEACHERS.

27' THREE ROW BLEACHER ON CONCRETE PAD

SCALE: NTS

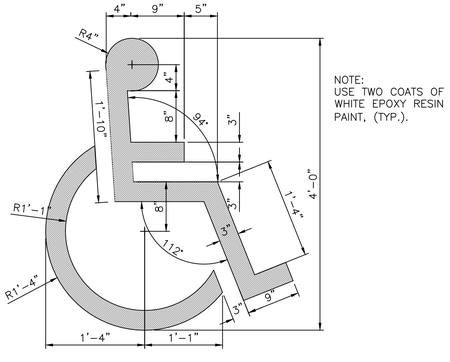
27' FOUR ROW BLEACHER ON CONCRETE PAD

SCALE: NTS



CRUSHED STONE PERIMETER

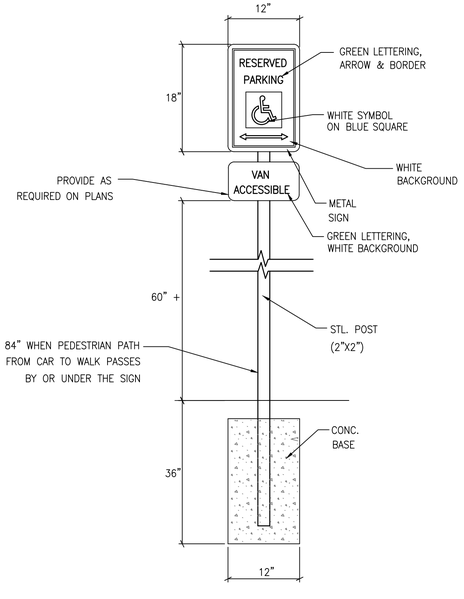
SCALE: NTS



NOTE:
USE TWO COATS OF WHITE EPOXY RESIN PAINT, (TYP.).

HANDICAP LOGO PAVING MARKER DETAIL

SCALE: NTS



HANDICAP PARKING SIGN DETAIL

SCALE: NTS

CONCRETE GRADE BEAM

SCALE: NTS

Jan 11, 2023, 2:05pm JWheeler G:\JOBS\21\B\2101920\DWG\DN2101920I.dwg
Layout: DN-01

Xref (s): : B2210875 : X2210192001 : X2210192001

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355 Research Parkway
Meriden, CT 06450
(203) 630-1406
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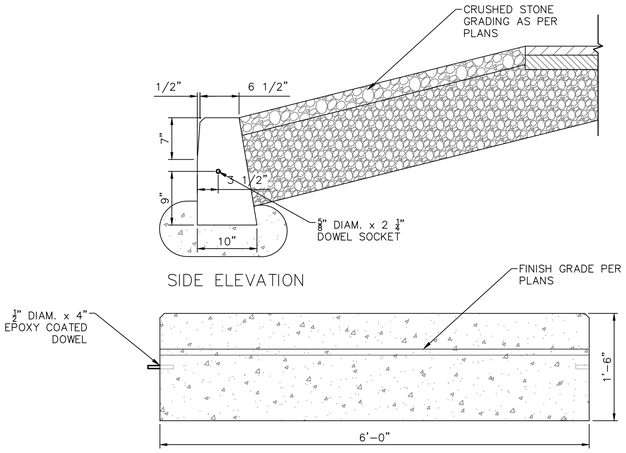
PORTSMOUTH HIGH SCHOOL
50 ANDREW JARVIS DR., PORTSMOUTH, NH 03801

REVISIONS
No. Date Desc.

Surveyed	
Drawn	JW
Reviewed	JW
Scale	
Project No.	2101920
Date	01/03/2023
CAD File:	

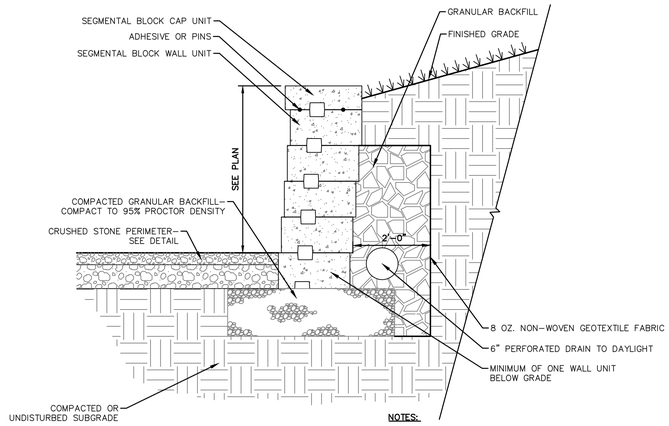
Title
SITE DETAILS 1

Sheet No.
DN-01



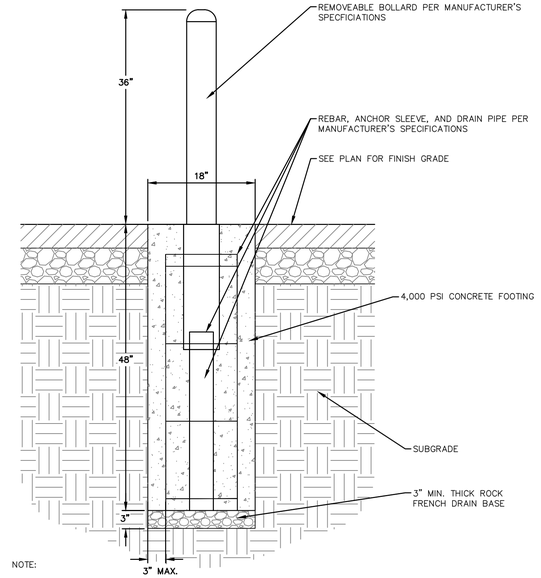
PRECAST CONCRETE CURB

SCALE: NTS



SEGMENTAL BLOCK RETAINING WALL

SCALE: NTS

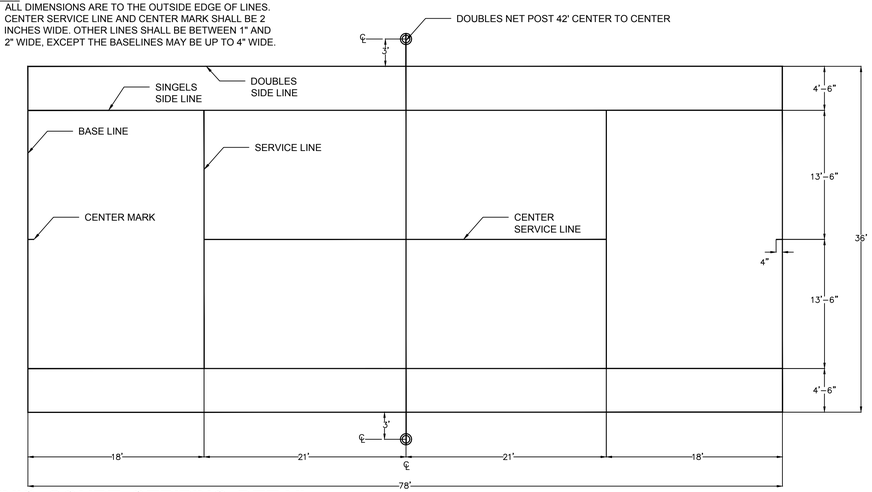


NOTE:
1. REMOVEABLE BOLLARD SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

REMOVEABLE BOLLARD DETAIL

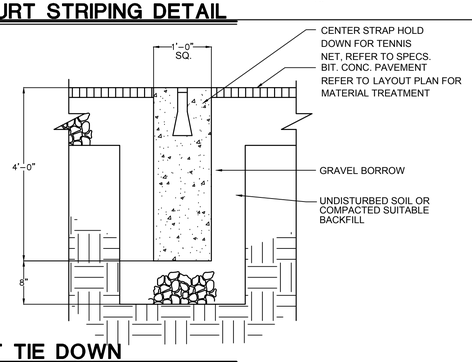
SCALE: NTS

NOTES:
1. ALL DIMENSIONS ARE TO THE OUTSIDE EDGE OF LINES.
2. CENTER SERVICE LINE AND CENTER MARK SHALL BE 2 INCHES WIDE. OTHER LINES SHALL BE BETWEEN 1" AND 2" WIDE, EXCEPT THE BASELINES MAY BE UP TO 4" WIDE.



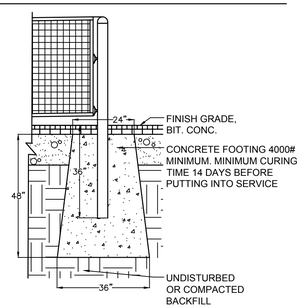
TENNIS COURT STRIPING DETAIL

SCALE: NTS



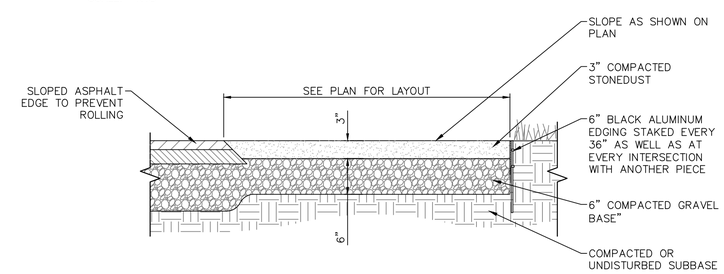
TENNIS NET TIE DOWN

SCALE: NTS



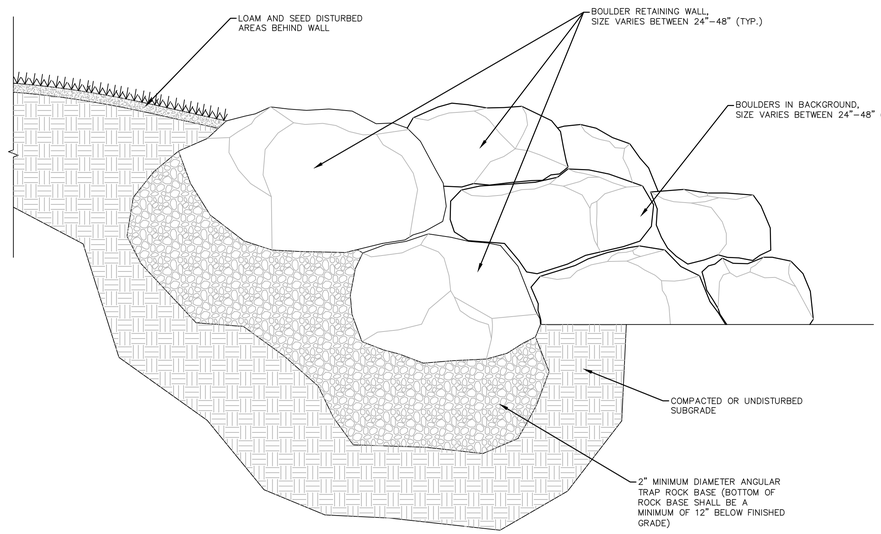
TENNIS NET POST FOOTING

SCALE: NTS



STONEDUST PAVING AT FOUNTAIN

SCALE: NTS



BOULDER WALL DETAIL

SCALE: NTS

Jan 11, 2023, 2:05pm JWheeler G:\JOBS\21\81\2101920\DWG\DN\2101192001.dwg
Layout: DN-02

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50 ANDREW JARVIS DR., PORTSMOUTH, NH 03801

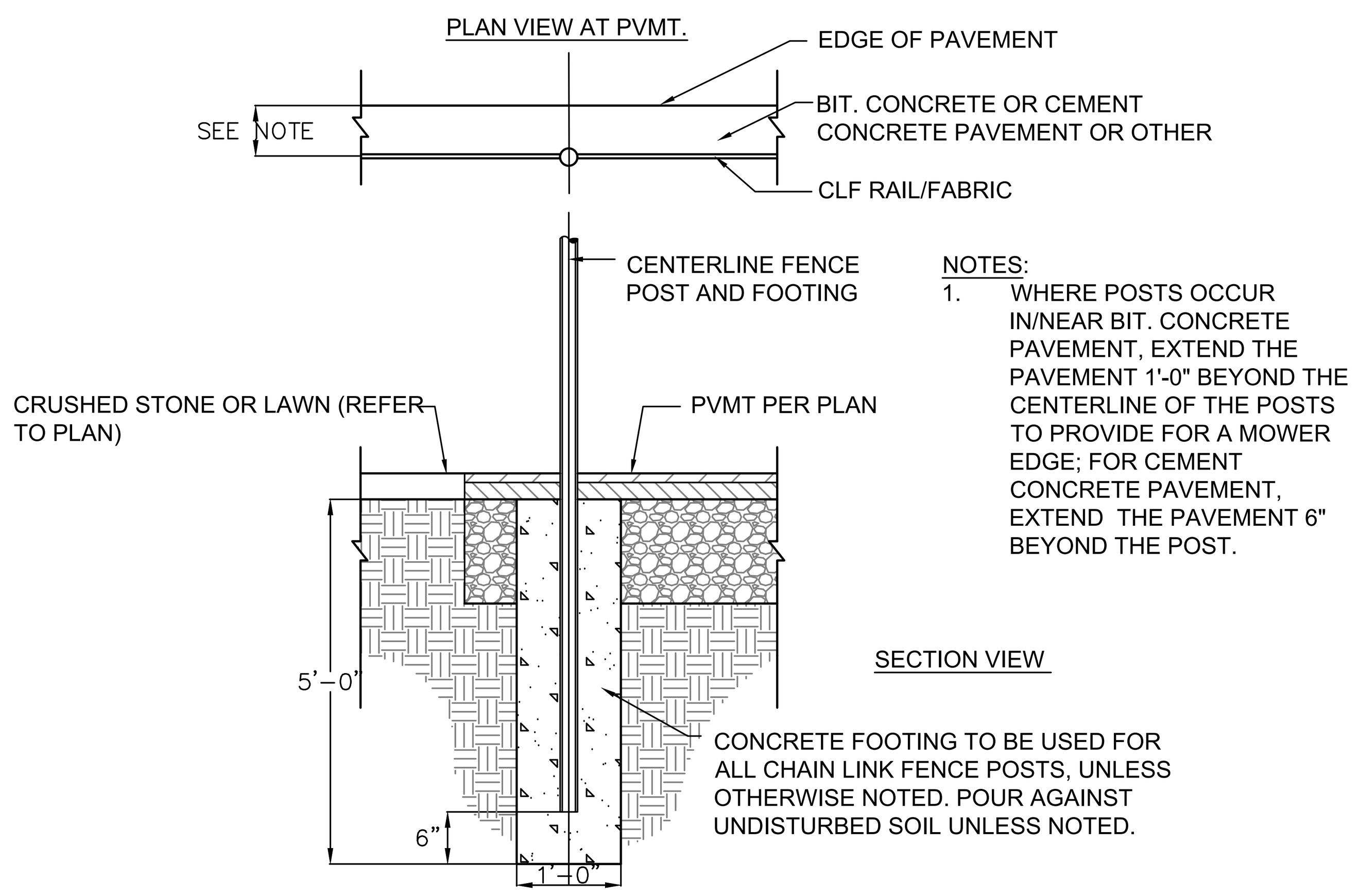
REVISIONS
No. Date Desc.

Surveyed	
Drawn	JW
Reviewed	JW
Scale	
Project No.	2101920
Date	01/03/2023
CAD File:	

Title
SITE DETAILS 2

Sheet No.
DN-02

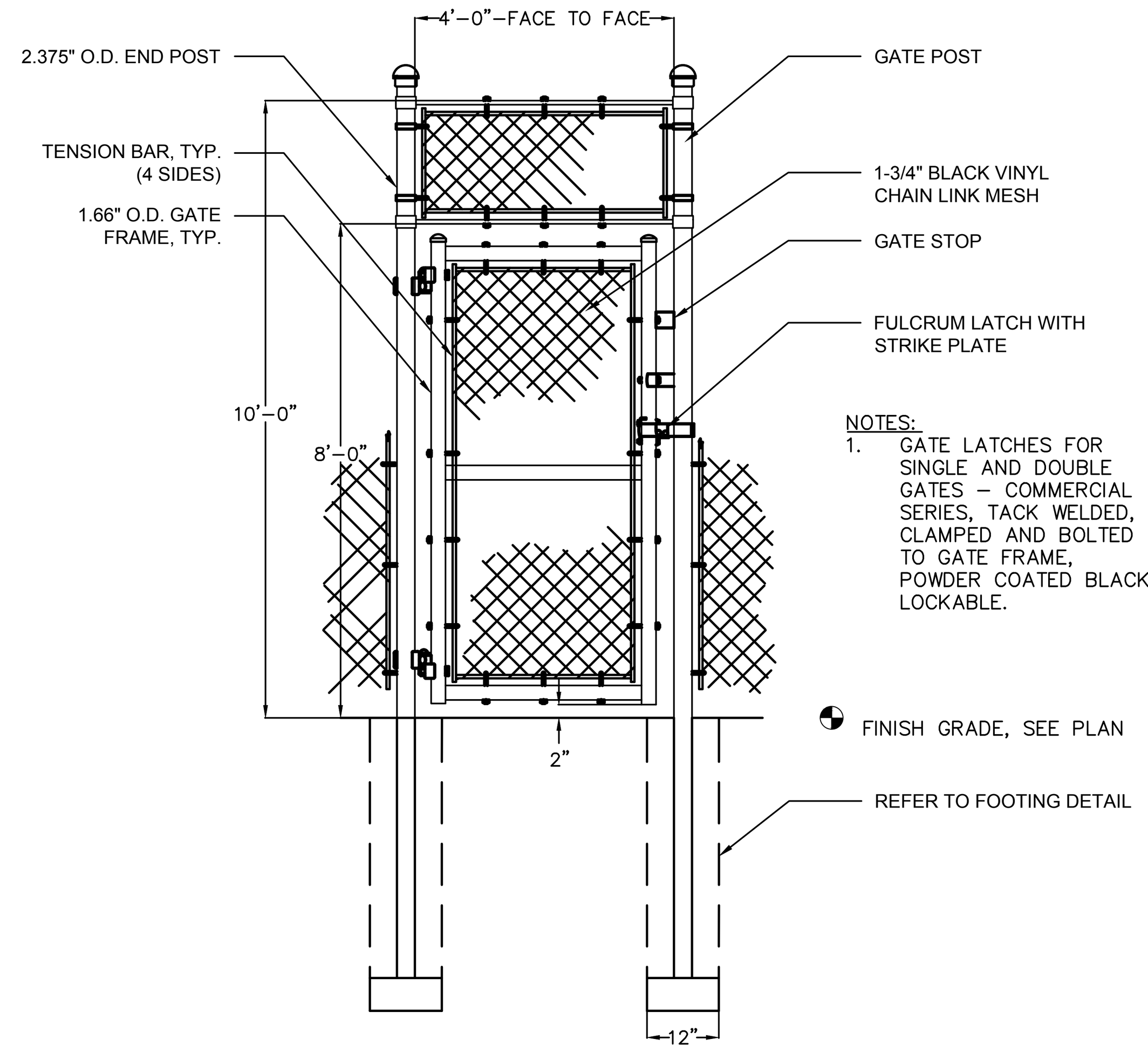
Xref (s): ; B02100875 ; X21019200I ; X2210192001



NOTES:
1. WHERE POSTS OCCUR IN/NEAR BIT. CONCRETE PAVEMENT, EXTEND THE PAVEMENT 1'-0" BEYOND THE CENTERLINE OF THE POSTS TO PROVIDE FOR A MOWER EDGE; FOR CEMENT CONCRETE PAVEMENT, EXTEND THE PAVEMENT 6" BEYOND THE POST.

TYPICAL FENCE POST FOOTING

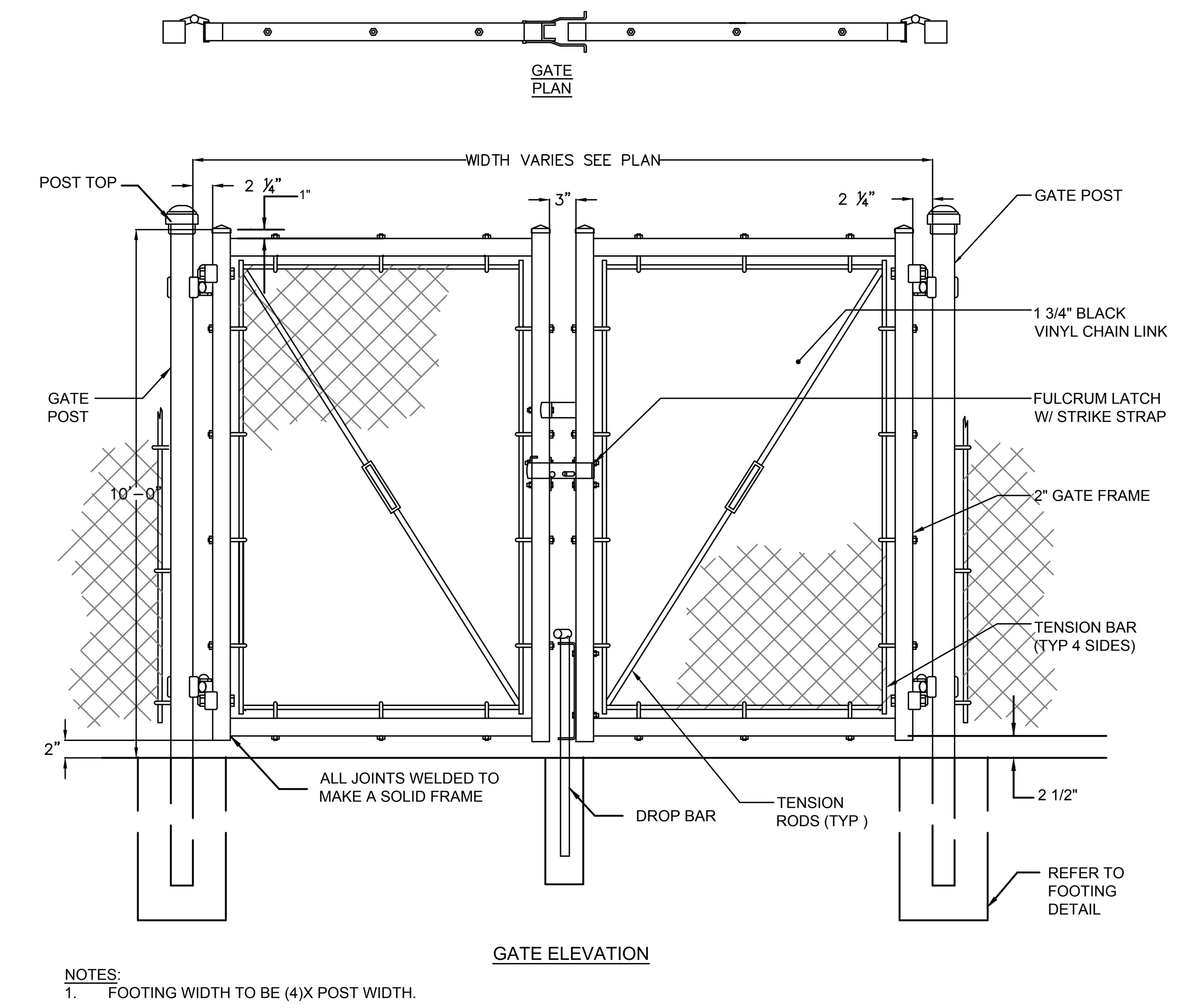
SCALE: NTS



NOTES:
1. GATE LATCHES FOR SINGLE AND DOUBLE GATES – COMMERCIAL SERIES, TACK WELDED, CLAMPED AND BOLTED TO GATE FRAME, POWDER COATED BLACK, LOCKABLE.

BLACK VINYL CHAIN LINK FENCE SINGLE GATE

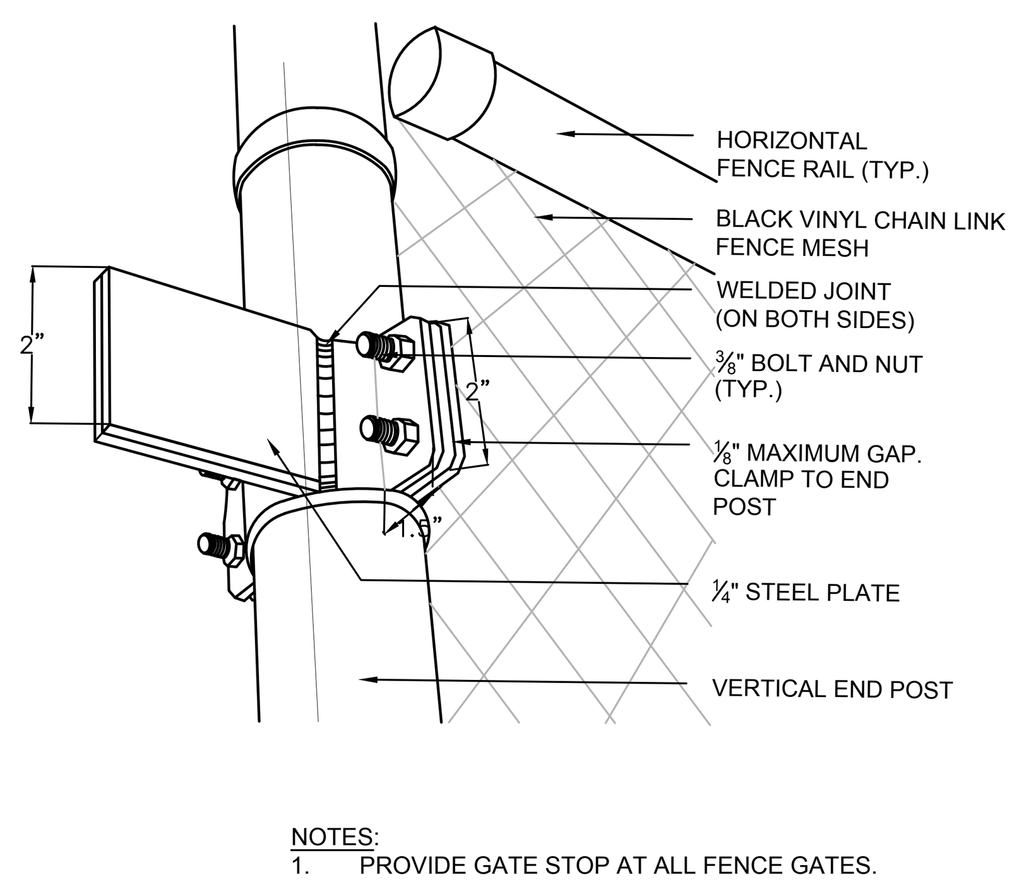
SCALE: NTS



NOTES:
1. FOOTING WIDTH TO BE (4)X POST WIDTH.

BLACK VINYL CHAIN LINK FENCE DOUBLE SWING GATE

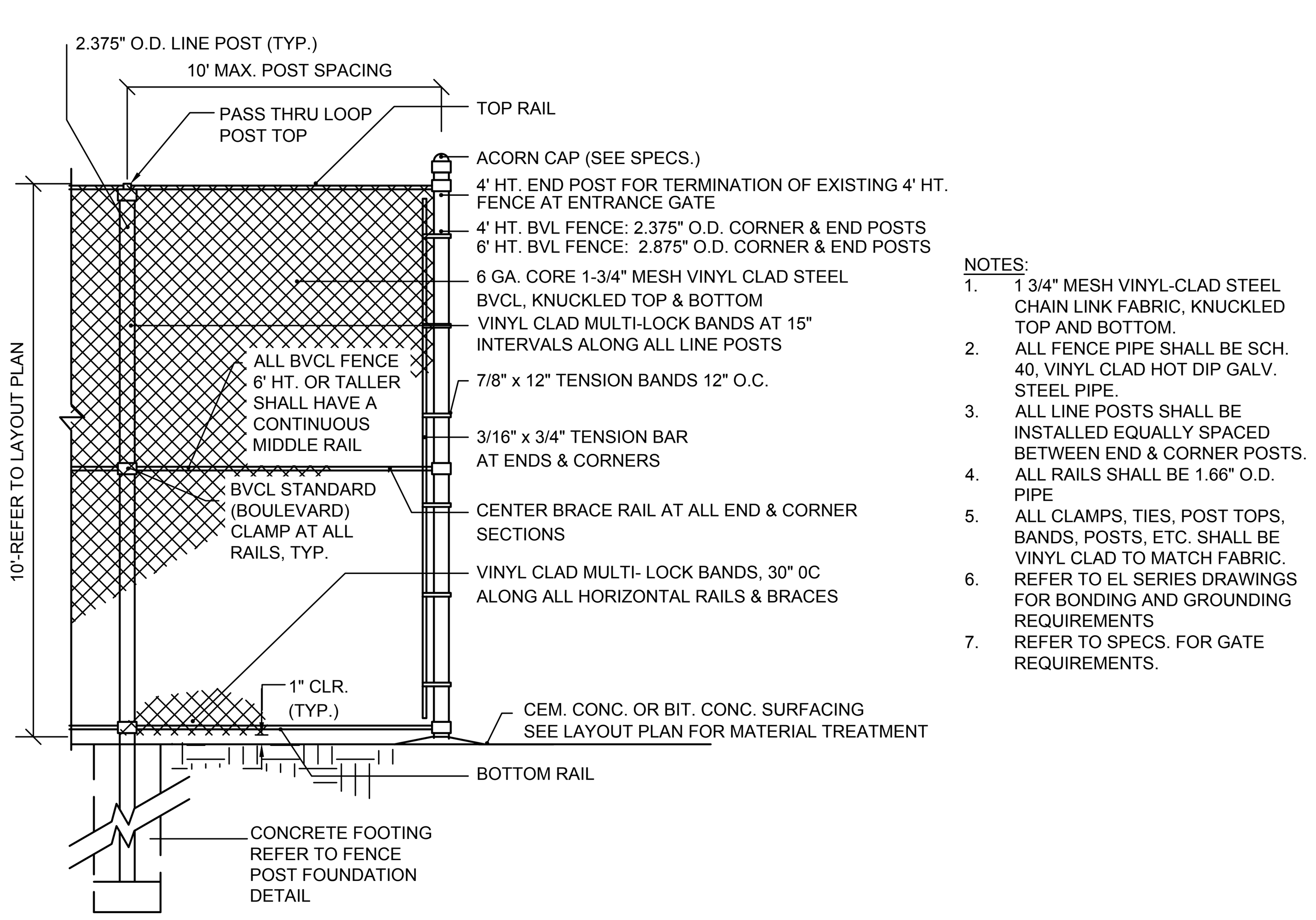
SCALE: NTS



NOTES:
1. PROVIDE GATE STOP AT ALL FENCE GATES.

GATE STOP

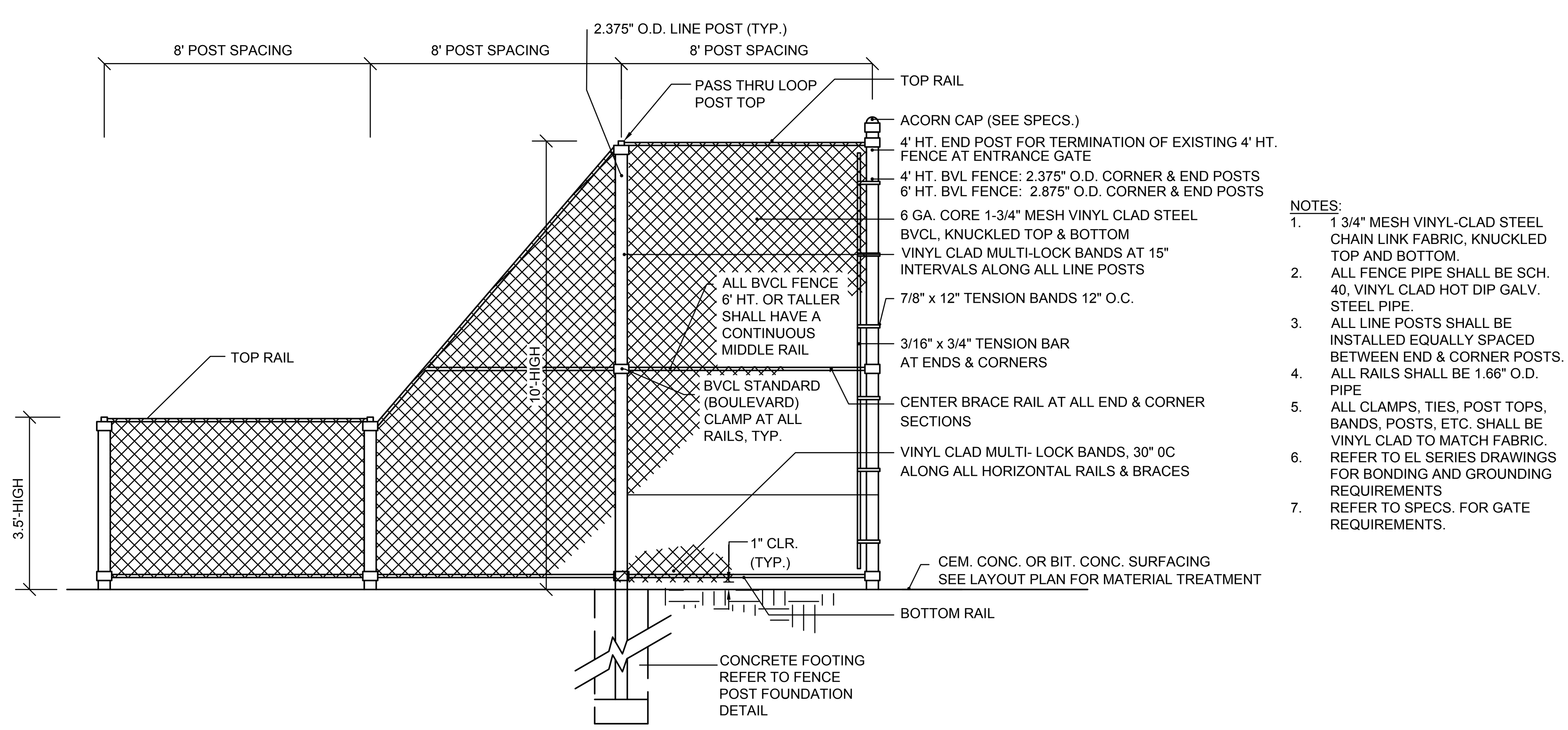
SCALE: NTS



NOTES:
1. 1 3/4" MESH VINYL-CLAD STEEL CHAIN LINK FABRIC, KNUCKLED TOP AND BOTTOM.
2. ALL FENCE PIPE SHALL BE SCH. 40, VINYL CLAD HOT DIP GALV. STEEL PIPE.
3. ALL LINE POSTS SHALL BE INSTALLED EQUALLY SPACED BETWEEN END & CORNER POSTS.
4. ALL RAILS SHALL BE 1.66" O.D. PIPE
5. ALL CLAMPS, TIES, POST TOPS, BANDS, POSTS, ETC. SHALL BE VINYL CLAD TO MATCH FABRIC.
6. REFER TO EL SERIES DRAWINGS FOR BONDING AND GROUNDING REQUIREMENTS
7. REFER TO SPECS. FOR GATE REQUIREMENTS.

BLACK VINYL CHAIN LINK FENCE - TENNIS COURT

SCALE: NTS



NOTES:
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2. ALL FENCE PIPE SHALL BE SCH. 40, VINYL CLAD HOT DIP GALV. STEEL PIPE.
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6. REFER TO EL SERIES DRAWINGS FOR BONDING AND GROUNDING REQUIREMENTS
7. REFER TO SPECS. FOR GATE REQUIREMENTS.

BLACK CHAIN LINK FENCE VARYING HEIGHT DIVIDER

SCALE: NTS

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REVISIONS
No. Date Desc.

Surveyed	
Drawn	JW
Reviewed	JW
Scale	
Project No.	2101920
Date	01/03/2023

CAD File:

Title
SITE DETAILS 3

Sheet No.
DN-03

Xref (s): : BD2100875 ; XC2101920D1 ; XZ2101920D1

Jan 11, 2023 2:06pm JWheeler G:\JOBS21\18\2101920\DWG\DN2101920D1.dwg
Layout: DN-03

G-5088-01
May 4, 2023

Mr. Rick Chellman, Chair
City of Portsmouth Planning Board
1 Junkins Avenue
Portsmouth, New Hampshire 03801

Re: **Preliminary Conceptual Consultation**
505 U.S. Route 1 Bypass - Proposed Redevelopment

Dear Chairman Chellman:

On behalf of Giri Hotel Management (owner/applicant) we are pleased to submit one (1) set of hard copies and one electronic file (.pdf) of the following information to support a request for a Preliminary Conceptual Consultation for the above referenced project:

- Conceptual Site Plan, dated May 2, 2023;
- Conceptual Aerial Overlay Exhibit, dated May 2, 2023;
- Owners Authorization, dated May 4, 2023

The proposed project is located at 505 U.S. Route 1 Bypass which is identified as Map 234 Lot 5 on the City of Portsmouth Tax Maps and currently consists of a 56-room motel with associated parking. This parcel of land is located in the General Business district and is bound to the north by Coakley Road, the east by U.S. Route 1 Bypass and south & west by Hodgson Brook.

The proposed project consists of the demolition of the existing motel and the construction of a 5-story, 122-key hotel (Cambria) with first floor parking and a 1-story fast food restaurant/coffee shop with an accessory drive-through (Starbucks). The project will include associated site improvements such parking, pedestrian access, utilities, stormwater management, lighting and landscaping.

The project will include two (2) driveways off Coakley Road. The main driveway will be a two-way access that is approximately 400 feet west of the Coakley Road/Route 1 Bypass intersection and will reduce the width of a large curb cut that exists there today. The secondary driveway will be a one-way exit only that will utilize an existing curb at the north corner of the property. An existing curb cut on Route 1 Bypass and an existing curb cut on Coakley Road are eliminated as part of this concept design.

As currently conceptually designed, this project would require Conditional Use Permits (CUP) from the Planning Board for improvements within the 100-foot wetland buffer, for a reduction in required parking and for a drive-through as accessory use. As depicted on the Conceptual Site Plan, the project will also require a special exception for the hotel-use and variances from the Zoning Board of Adjustment (ZBA) for the location of the parking, drive-through lane and dumpsters. As such, we are seeking to first meet with the Planning Board for initial feedback on the concept prior to submitting formal applications to the ZBA for relief.

This property has unique site constraints in that it is a corner lot bound by two streets to the front and Hodgson Brook to the rear. The project team feels the relief that would be sought for this concept will be reasonable requests given the site's existing condition and the significant environmental benefit the project will provide for Hodgson Brook.

The proposed parking and buildings have been situated in a manner such that all impervious surface will be removed within at 25-feet of Hodgson Brook and all buildings will be removed within at l50-feet of Hodgson Brook. As noted above, the project will require a CUP from the Planning Board for a reduction in the parking requirement through use of a parking demand analysis. Per the City of Portsmouth zoning, this concept would require 177 parking spaces. Utilizing data from the the Institute of Transportation Engineers (ITE) Parking Generation Manual for a preliminary parking demand analysis, the average peak parking demand for this conceptual program is 111 spaces where 115 are provided in this concept. This reduction in the parking required will not only eliminate unnecessary impervious surface but also will be beneficial for the implementation of buffer improvements along Hodgson Brook.

Overall, this concept will reduce impervious surface within the 100-foot buffer by approximately 12,500 SF and will enhance water quality with the addition of stormwater treatment practices that do not currently exist on the site. In addition to removing pavement that goes right up to the edge of the brook, the concept identifies opportunities for buffer enhancement along the brook.

As per Section 2.4.2.1 of the Site Plan Regulations, the proposed project is required to meet with the Planning Board for Preliminary Conceptual Consultation Phase. Thus, the applicant respectfully requests to be placed on the May 18, 2023, Planning Board meeting agenda for the Preliminary Conceptual Consultation Phase.

If you have any questions or need any additional information, please contact me by phone at (603) 433-8818 or by email at pmcrimmins@tighebond.com.

Sincerely,

TIGHE & BOND, INC.

Patrick M. Crimmins, PE
Vice President

Copy: Giri Hotel Management
Bosen & Associates

SITE DATA:

LOCATION: TAX MAP 234, LOT 5
505 USA ROUTE 1-BYPASS
PORTSMOUTH, NEW HAMPSHIRE

ZONING DISTRICT:	GENERAL BUSINESS
PRINCIPAL USE:	HOTEL(1), FAST FOOD RESTAURANT
ACCESSORY USE:	DRIVE-THROUGH (2)

DIMENSIONAL REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1 ACRE	±2.56 ACRES	±2.56 ACRES
CONTINUOUS STREET FRONTAGE	200 FT	±224.76 FT	±224.76 FT
MINIMUM FRONT YARD	30 FT	±15 FT	±30 FT
MINIMUM SIDE YARD	30 FT	±32 FT	±134 FT
MINIMUM REAR YARD	50 FT	±87 FT	±84 FT
MAXIMUM BUILDING HEIGHT	60 FT	>60 FT	>60 FT
BUILDING COVERAGE	30%	±10.8%	±16.86%
MINIMUM PARKING SETBACK FROM FRONT LOT LINE:	40 FEET	1 FT	1.34 FT(3)

DRIVE-THROUGH REQUIREMENTS:

MINIMUM DRIVE-THROUGH/BYPASS LANES DISTANCE FROM LOT LINE:	30 FT	N/A	0.4 FT(4)
MINIMUM TRANSACTION WINDOW, MENU BOARD, AND SPEAKER LOCATION FROM LOT LINE:	50 FT	N/A	30 FT(5)

OFF-STREET PARKING REQUIREMENTS:

PARKING SPACES REQUIRED:

HOTEL:
1.25 / EACH GUEST ROOM
+1 / 100 SF OF LOUNGE OR RESTRAUNT AREA
+1 / 25 SF OF CONFERENCE OR BANQUET FACILITIES — 122 ROOMS — 153 SPACE

EATING AND DRINKING ESTABLISHMENTS:
1 / 100 SF — 2,400 SF — 24 SPACES

TOTAL MINIMUM PARKING SPACES REQUIRED= 177 SPACES

TOTAL PARKING SPACES PROVIDED= 115 SPACES(6)

ADA PARKING SPACES:

REQUIRED	PROPOSED
5 SPACES (1 VAN SPACES)	5 SPACES (2 VAN SPACES)

NOTES:
(1) - HOTEL USE ALLOWED THROUGH A SPECIAL EXCEPTION
(2) - CONDITIONAL USE PERMIT REQUIRED FOR DRIVE-THROUGH FACILITY AS AN ACCESSORY USE
(3) - ZONING RELIEF REQUIRED FOR A REDUCTION IN OFF STREET PARKING DISTANCE FROM FRONT LOT LINE PER 10.1113.41
(4) - ZONING RELIEF REQUIRED FOR A REDUCTION IN DRIVE-THROUGH/BYPASS LANES DISTANCE FROM LOT LINE PER 10.835.32
(5) - ZONING RELIEF REQUIRED FOR A REDUCTION IN MENU BOARD AND SPEAKER DISTANCE FROM FRONT LOT LINE PER 10.835.31
(6) - CONDITIONAL USE PERMIT REQUIRED FOR USE OF ALTERNATIVE PARKING DEMAND ANALYSIS

TOTAL PERMANENT BUFFER IMPACTS (SF)		
WETLAND BUFFER	EXISTING	PROPOSED
0 - 25'	5,187 SF	0 SF
25 - 50'	10,704 SF	7,311 SF
50 - 100'	21,509 SF	18,612 SF
TOTAL	37,400 SF	25,923 SF

POTENTIAL BUFFER ENHANCEMENT AREA
26,128 SF

0 20' 40'
GRAPHIC SCALE

Tighe&Bond

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CAMBRIA HOTEL

GIRI HOTEL MANAGEMENT, LLC

505 USA ROUTE 1-BYPASS
PORTSMOUTH, NH

MARK	DATE	DESCRIPTION

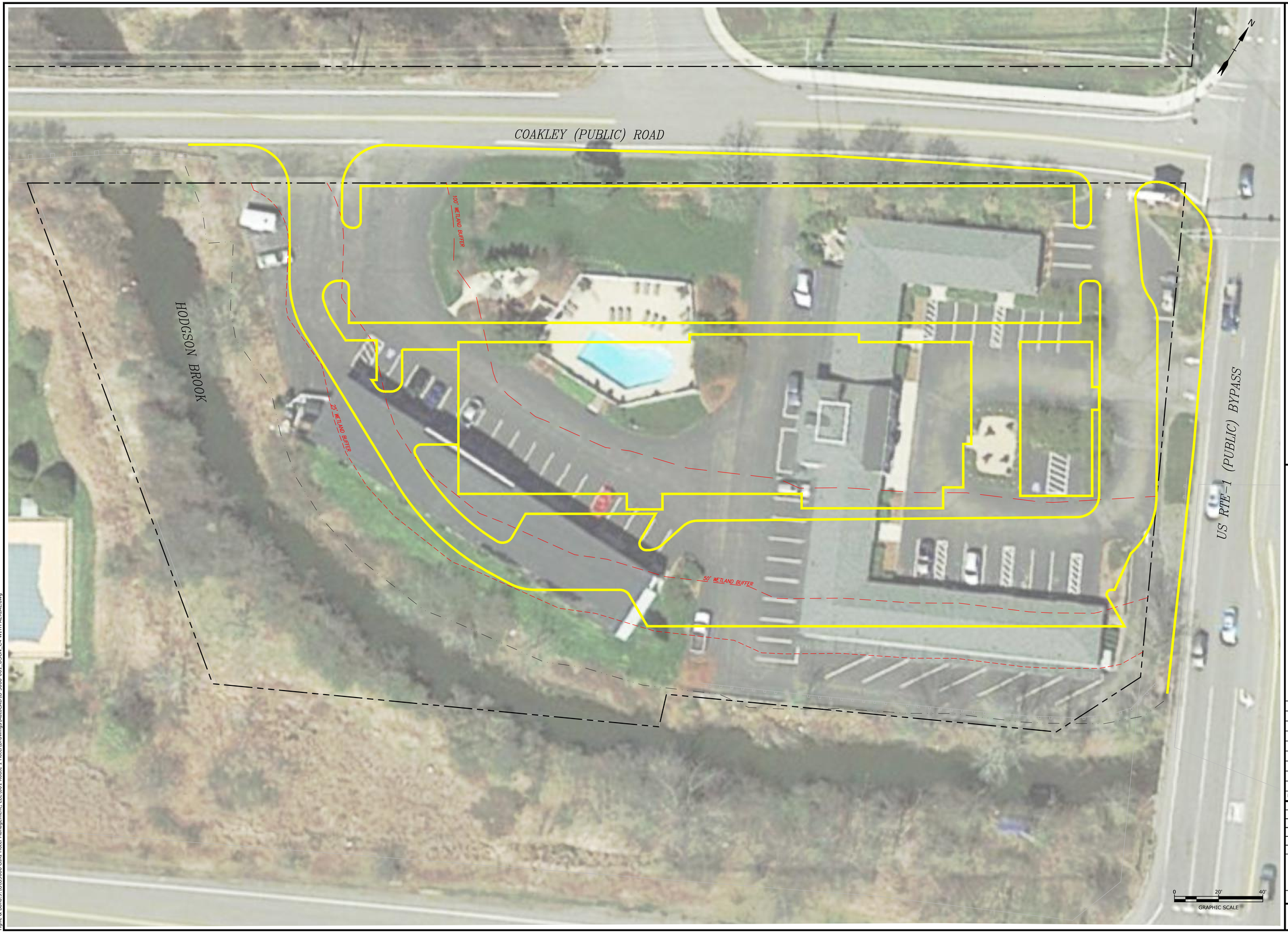
PROJECT NO:	G5088-001
DATE:	05/02/2023
FILE:	G-5088-001_DSGN_C4.dwg
DRAWN BY:	NHW/CJK
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

CONCEPTUAL SITE PLAN

SCALE: AS SHOWN

1 OF 1

Last Saved: 5/2/2023
Print Date: 5/2/2023 - 2:49pm By: NWilcox
Tighe & Bond J:\G\G5088 GIRI Hotel Management, LLC\001 Route 1 Hotel\Drawings\AutoCAD\G-5088-001_DSGN_C4.dwg



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GIRI HOTEL MANAGEMENT, LLC

505 USA ROUTE 1-BYPASS
PORTSMOUTH, NH

MARK	DATE	DESCRIPTION

PROJECT NO:	G5088-001
DATE:	05/02/2023
FILE:	G-5088-001_DSGN_C4 WITH AERIAL.dwg
DRAWN BY:	NHW/CJK
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

CONCEPTUAL AERIAL OVERLAY EXHIBIT

SCALE: AS SHOWN

1 OF 1

Last Saved: 5/4/2023
Plotted: 05/04/2023 1:19pm By: NWilcox
Tighe & Bond:J:\G\G5088 GIRI Hotel Management, LLC\001 Route 1 Hotel\Drawings\AutoCAD\G-5088-001_DSGN_C4 WITH AERIAL.dwg

AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.
200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

4 May 2023

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

RE: Extension of Parking CUP Approval, Tax Map 145, Lot 33, Martin Hill Inn, 404 Islington Street (LU – 22-74)

Dear Chair Chellman and Planning Board members:

On behalf of 2082 IL-50 VZ, LLC and PWBARRETT, LLC, the new owner of the Martin Hill Inn located at 404 Islington Street, we submit herewith a request to extend the Parking Conditional Use Permit granted on June 16, 2022, at the site. The approval was subject to the Condition that a Special Exception be granted by the Portsmouth Board of Adjustment for the project. That approval was granted on July 19, 2022. The Building Permit, which is the vesting step, has not been obtained for the work. The owner intends to move forward and complete the renovations and associated site work. One of improvements contemplated is replacement of the windows. However, the quotes for window replacements resulted in lead times in excess of 25 weeks and beyond the one-year timeframe of the Parking CUP approval. As a result, the Martin Hill Inn operated as in the past without renovations in order to honor existing customer bookings. The plan is now to do the exterior improvements this upcoming 2023/2024 winter. We therefore request a one-year extension of the Parking Conditional Use Permit Approval.

For the reasons stated, we respectfully request the Planning Board extend the Parking Conditional Use Permit Approval. Thank you for your time and attention to this proposal.

Sincerely,

John R. Chagnon, PE
CC: 404 Islington Team