

ZONING DATA PER CITY OF PORTSMOUTH ZONING ORDINANCE (LAST AMENDED DECEMBER 16, 2019):

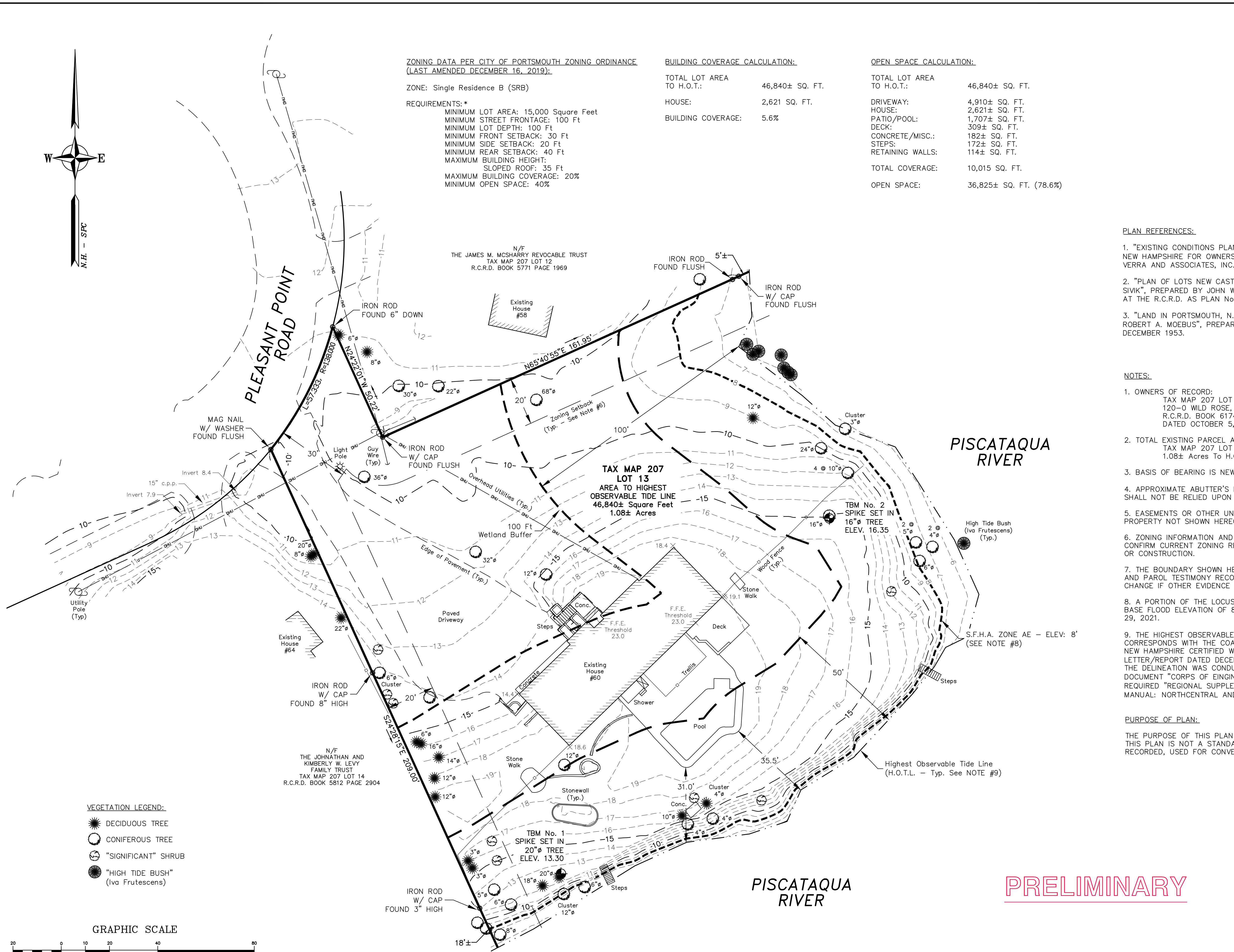
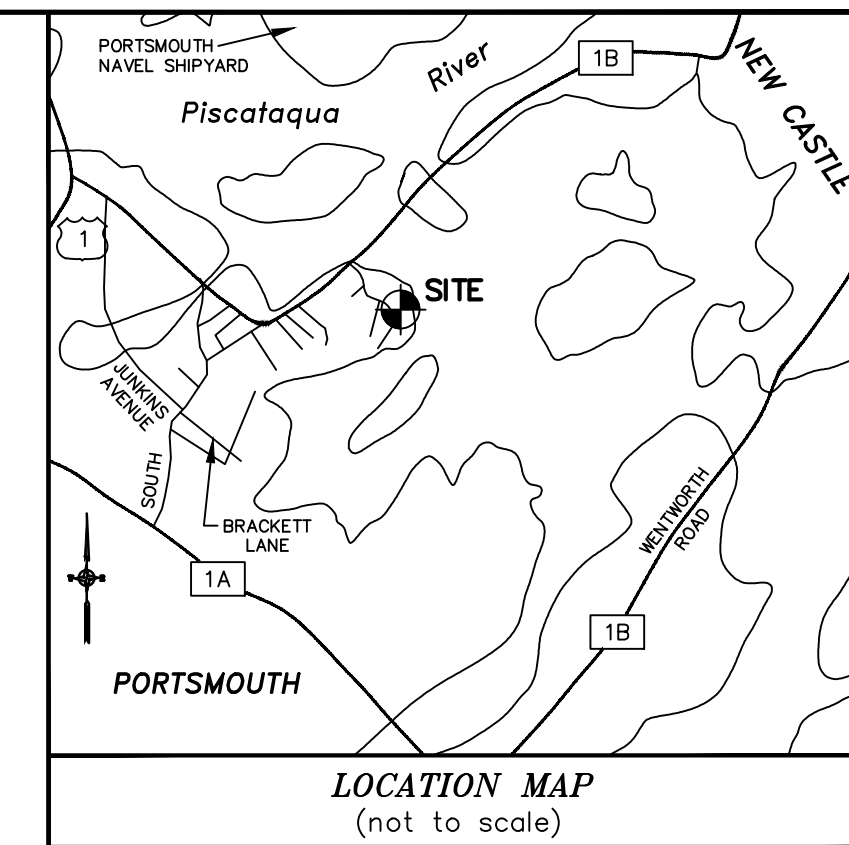
ZONE: Single Residence B (SRB)
 REQUIREMENTS: *
 MINIMUM LOT AREA: 15,000 Square Feet
 MINIMUM STREET FRONTAGE: 100 Ft
 MINIMUM LOT DEPTH: 100 Ft
 MINIMUM FRONT SETBACK: 30 Ft
 MINIMUM SIDE SETBACK: 20 Ft
 MINIMUM REAR SETBACK: 40 Ft
 MAXIMUM BUILDING HEIGHT:
 SLOPED ROOF: 35 Ft
 MAXIMUM BUILDING COVERAGE: 20%
 MINIMUM OPEN SPACE: 40%

BUILDING COVERAGE CALCULATION:

TOTAL LOT AREA TO H.O.T.: 46,840± SQ. FT.
 HOUSE: 2,621 SQ. FT.
 BUILDING COVERAGE: 5.6%

OPEN SPACE CALCULATION:

TOTAL LOT AREA TO H.O.T.: 46,840± SQ. FT.
 DRIVEWAY: 4,910± SQ. FT.
 HOUSE: 2,621± SQ. FT.
 PATIO/POOL: 1,707± SQ. FT.
 DECK: 309± SQ. FT.
 CONCRETE/MISC.: 182± SQ. FT.
 STEPS: 172± SQ. FT.
 RETAINING WALLS: 114± SQ. FT.
 TOTAL COVERAGE: 10,015 SQ. FT.
 OPEN SPACE: 36,825± SQ. FT. (78.6%)



PLAN REFERENCES:

- "EXISTING CONDITIONS PLAN PLEASANT POINT DRIVE ASSESSOR'S PARCEL 207-014 PORTSMOUTH, NEW HAMPSHIRE FOR OWNERS JOAN S. WALDRON KIMBERLY WALDRON LEVY", PREPARED BY JAMES VERRA AND ASSOCIATES, INC., DATED JULY 11, 2005.
- "PLAN OF LOTS NEW CASTLE AVENUE PORTSMOUTH, N.H. FOR ROBERT A. MOEBUS & HENRY C. SIVK", PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, DATED OCTOBER 1952, AND RECORDED AT THE R.C.R.D. AS PLAN No. 02160-B.
- "LAND IN PORTSMOUTH, N.H. ROBERT A. MOEBUS TO HENRY C. SIVK AND HENRY C. SIVK TO ROBERT A. MOEBUS", PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, DATED JUNE 1951, REVISED DECEMBER 1953.

NOTES:

- OWNERS OF RECORD:
TAX MAP 207 LOT 13
120-0 WILD ROSE, LLC
R.C.R.D. BOOK 6174 PAGE 1450
DATED OCTOBER 5, 2020
- TOTAL EXISTING PARCEL AREA:
TAX MAP 207 LOT 13
1.08± Acres To H.O.T.L.
- BASIS OF BEARING IS NEW HAMPSHIRE SPC.
- APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
- EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
- ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE CITY OF PORTSMOUTH PRIOR TO DESIGN OR CONSTRUCTION.
- THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
- A PORTION OF THE LOCUS PARCEL FALLS WITHIN SPECIAL FLOOD HAZARD AREA AE, WITH A BASE FLOOD ELEVATION OF 8 FT. PER FEMA FIRM MAP No. 33015C0278F, REVISED JANUARY 29, 2021.
- THE HIGHEST OBSERVABLE TIDE LINE (HOTL) OF THE PISCATAQUA RIVER, WHICH CORRESPONDS WITH THE COASTAL WETLAND BOUNDARY, WAS DELINEATED BY JOSEPH W. NOEL, NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST #086 ON DECEMBER 11, 2020. REFER TO LETTER/REPORT DATED DECEMBER 15, 2020 FOR MORE INFORMATION. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL", (1987), ALONG WITH THE REQUIRED "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION", (VERSION 2, JANUARY 2021).

PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS FOR DESIGN PURPOSES. THIS PLAN IS NOT A STANDARD BOUNDARY SURVEY AND IS NOT INTENDED TO BE RECORDED, USED FOR CONVEYANCE, OR ANY OTHER TITLE PURPOSE.

VEGETATION LEGEND:

- ☀ DECIDUOUS TREE
- 🌲 CONIFEROUS TREE
- 🌿 "SIGNIFICANT" SHRUB
- 🌳 "HIGH TIDE BUSH" (Iva Frutescens)

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.
VERTICAL DATUM - NGVD29

PRELIMINARY

EXISTING CONDITIONS PLAN

FOR PROPERTY AT
60 Pleasant Point Drive
 Portsmouth, Rockingham County, New Hampshire
 OWNED BY
120-0 Wild Rose Lane, LLC
 c/o Altus Engineering, Att. Erik Saari, V.P.
 133 Court Street, Portsmouth, New Hampshire 03801

North

SURVEYING, Inc.

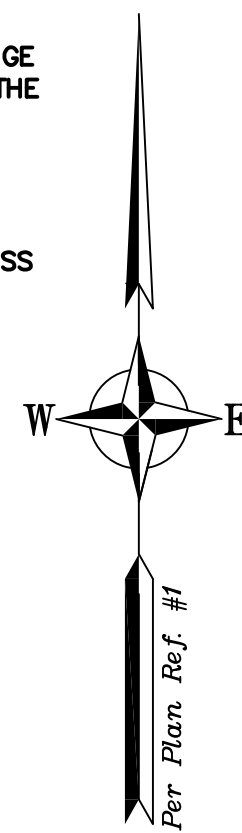
SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1
 (207) 439-6333 KITTERY, MAINE 03904

SCALE: 1" = 20'	PROJECT NO. 20770	DATE: 02/04/21	SHEET: 1 OF 1	DRAWN BY: A.H.P.	CHECKED BY: P.L.A.
DRAWING No: 20770 EXISTING CONDITIONS					
FIELD BOOK No: "Portsmouth #17"					
REV.	DATE	STATUS	BY	CHKD	APPD.
A	4/2/21	ADDED ADDITIONAL TREES & ABUTTER BUILDINGS	A.H.P.	P.L.A.	P.L.A.

Tax Map 207 Lot 13

DEMOLITION NOTES

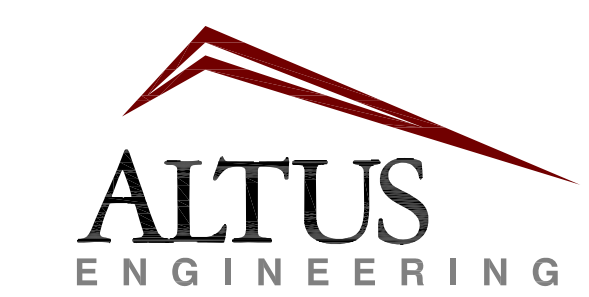
1. THE CONTRACTOR SHALL BRING ANY AND ALL DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS TO THE ATTENTION OF THE OWNER AND ENGINEER IMMEDIATELY FOR RESOLUTION.
2. ALL BUILDINGS, CURBING, CONCRETE, PAVEMENT AND SUBBASE MATERIALS SHALL BE REMOVED FROM PROPOSED LANDSCAPE AREAS TO A MINIMUM DEPTH OF 12" BELOW FINISH GRADE AND REPLACED WITH LOAM MATERIALS SUITABLE FOR LANDSCAPE PURPOSES AND MEETING THE PROJECT SPECIFICATIONS.
3. IN AREAS WHERE CONSTRUCTION IS TO BE ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING AND/OR CHAIN LINK FENCING ALONG THE PROPERTY LINE IN ALL AREAS WHERE SILT FENCING OR OTHER PERIMETER SEDIMENT CONTROL MEASURE IS NOT OTHERWISE REQUIRED.
4. CITY DEMOLITION PERMIT REQUIRED PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR IS NOTIFIED THAT THIS PERMIT PROCESS MAY REQUIRE A 30-DAY LEAD TIME.
5. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES & VEGETATION SCHEDULED TO REMAIN.



DEMOLITION NOTES - continued

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY NOTIFICATION OF ALL PARTIES, CORPORATIONS, COMPANIES, INDIVIDUALS AND STATE AND LOCAL AUTHORITIES OWNING AND/OR HAVING JURISDICTION OVER ANY UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES WHETHER OR NOT SAID UTILITIES ARE SUBJECT TO DEMOLITION, RELOCATION, MODIFICATION AND/OR CONSTRUCTION.
7. ALL UTILITY DISCONNECTIONS/DEMOLITIONS/RELOCATIONS SHALL BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES, PORTSMOUTH DPW AND ABUTTING PROPERTY OWNERS. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED EXCAVATION, TRENCHING AND BACKFILLING.
8. WHERE SPECIFIED TO REMAIN, MANHOLE RIMS, CATCH BASIN GRATES, VALVE COVERS, HANDHOLES, ETC. SHALL BE ADJUSTED TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
9. SEE EROSION CONTROL PLANS FOR EROSION AND SEDIMENT CONTROL MEASURES THAT SHALL BE IN PLACE PRIOR TO DEMOLITION ACTIVITIES.
10. ALL MATERIALS SCHEDULED FOR DEMOLITION OR REMOVAL ON PRIVATE PROPERTY SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
11. ALL MATERIAL SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS/CODES.
12. WATER: PORTSMOUTH DPW WATER DIVISION, JIM TOW, (603) 427-1530.
13. SEWER: PORTSMOUTH DPW SEWER DIVISION, JIM TOW, (603) 427-1530.
14. TELECOMMUNICATIONS: CONSOLIDATED, JOE CONSIDINE, (603) 427-5525.
15. CABLE: COMCAST, MIKE COLLINS, (603) 679-5695, EXT. 1037.
16. ELECTRICAL: EVERSOURCE, MICHAEL BUSBY, (603) 332-4227, EXT. 5555334.
17. GAS: UNITIL, DAVID BEAULIEU, (603) 294-5144.
18. CONTRACTOR TO CONTACT PORTSMOUTH DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY DEMOLITION TO COORDINATE ALL WORK CONCERNING DISCONNECTION/DEMOLITION OF ANY WATER AND SEWER LINE SERVICES.
19. ENTIRE PARCEL LIES WITHIN THE NHDES 250-FOOT SHORELAND PROTECTION AREA.

PROGRESS



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

NOT FOR CONSTRUCTION

ISSUED FOR: REVIEW

ISSUE DATE: MAY 17, 2023

NO.	DESCRIPTION	BY	DATE
0	DISCUSSION	EDW	05/17/23

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5138SITE.dwg

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

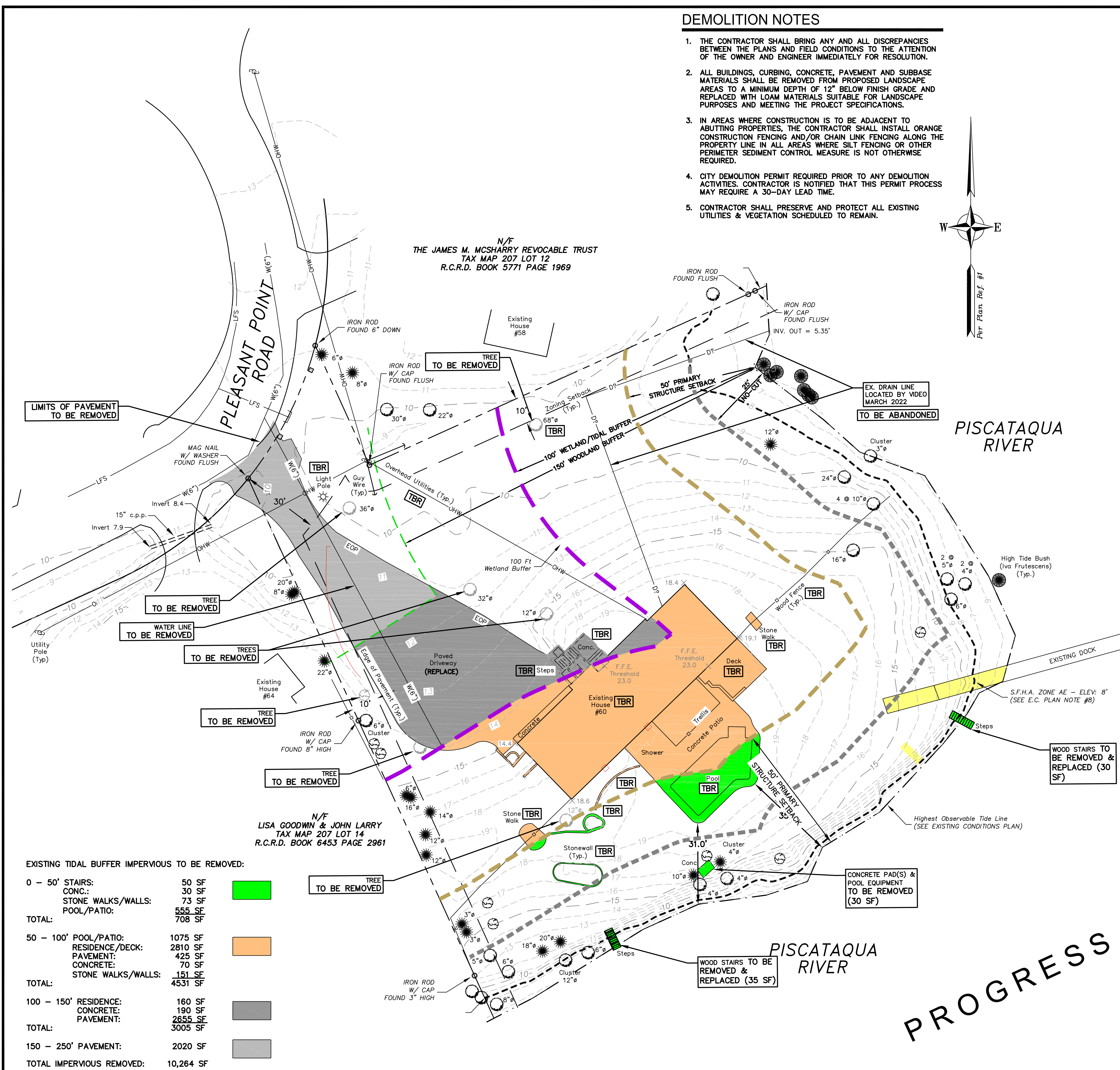
OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:
JOHN & MICHELLE MORRIS RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
DEMOLITION PLAN

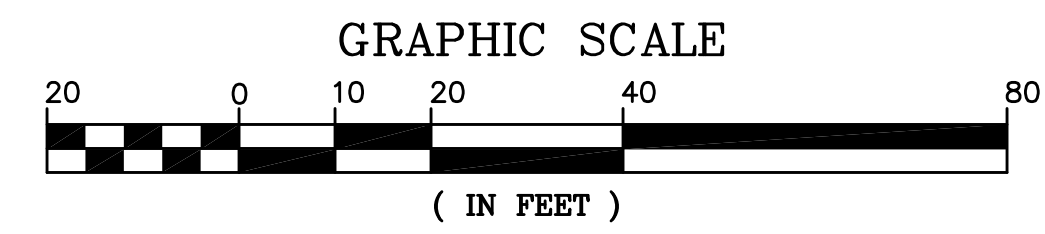
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C-1



EXISTING TIDAL BUFFER IMPERVIOUS TO BE REMOVED:

0 - 50' STAIRS:	50 SF	
CONC.:	30 SF	
STONE WALKS/WALLS:	73 SF	
POOL/PATIO:	555 SF	
TOTAL:	708 SF	
50 - 100' POOL/PATIO:	1075 SF	
RESIDENCE/DECK:	2810 SF	
PAVEMENT:	425 SF	
CONCRETE:	70 SF	
STONE WALKS/WALLS:	151 SF	
TOTAL:	4531 SF	
100 - 150' RESIDENCE:	160 SF	
CONCRETE:	190 SF	
PAVEMENT:	2655 SF	
TOTAL:	3005 SF	
150 - 250' PAVEMENT:	2020 SF	
TOTAL IMPERVIOUS REMOVED:	10,264 SF	

16. ALL WATER MAIN AND SERVICE DISCONNECTIONS SHALL CONFORM TO PORTSMOUTH DPW STANDARDS.
17. NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.
18. HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
19. AT NO TIME SHALL ANY UTILITY SERVICE OR VEHICULAR ACCESS TO ABUTTING PROPERTIES BE COMPLETELY INTERRUPTED UNLESS A FULL SHUTDOWN IS COORDINATED WITH ALL AFFECTED PARTIES AND UTILITY PROVIDER(S).
20. SHOULD GROUNDWATER BE ENCOUNTERED DURING EXCAVATION, APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO ENSURE SEDIMENT LADEN WATER IS NOT DISCHARGED INTO THE CITY DRAINAGE SYSTEM. A DISCHARGE PERMIT SHALL BE OBTAINED PRIOR TO DISCHARGING GROUNDWATER.
21. EXISTING HOUSE IS SERVICED BY A PROPANE TANK. REMOVAL AND DISPOSAL OF EXISTING TANK & INSTALLATION OF NEW PROPANE TANK, IF DESIRED, SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
22. THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR THE DEMOLITION OF EXISTING SITE FEATURES. UNLESS OTHERWISE NOTED TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL BUILDING, PAVEMENT, CONCRETE, CURBING, SIGNS, POLES, UTILITIES, FENCES, VEGETATION AND OTHER EXISTING FEATURES AS NECESSARY TO FULLY CONSTRUCT THE PROJECT.
23. EXISTING SEWER SERVICE LOCATION IS APPROXIMATE BASED ON REFERENCE PLAN. CONTRACTOR SHALL INVESTIGATE THE EXISTING BUILDING DISCHARGE AND PERFORM TEST PITS AND OTHER WORK AS NECESSARY TO LOCATE THE CONNECTION. THE NEW SERVICE SHALL BE CONNECTED PER UTILITY PLAN & IN ACCORDANCE WITH DPW STANDARDS.



PROGRESS

P5138

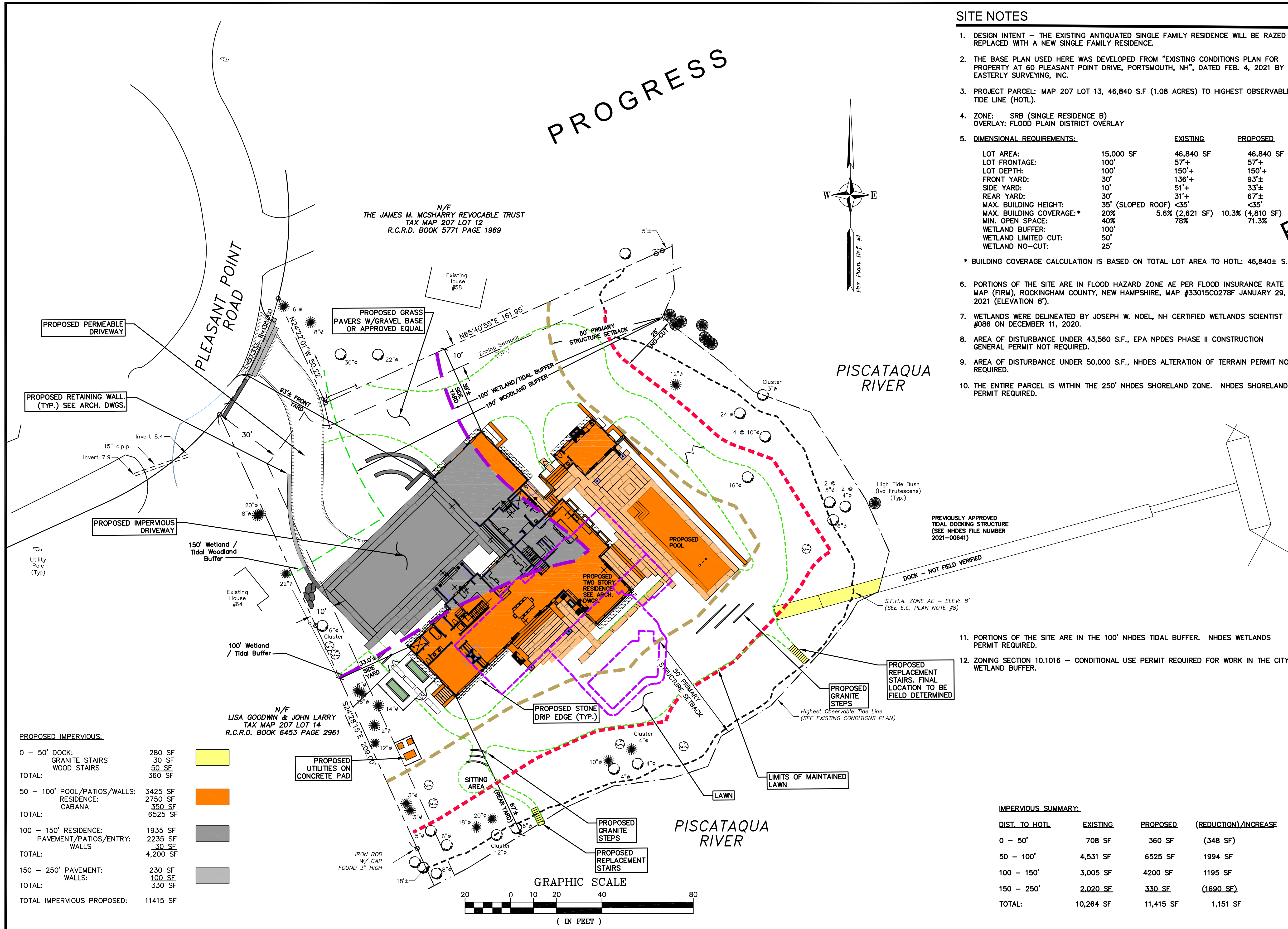
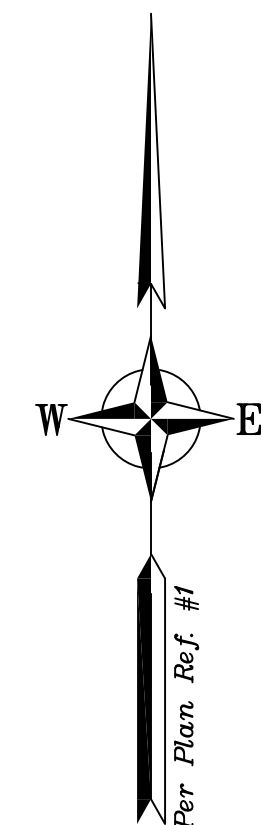
PROGRESS

SITE NOTES

- DESIGN INTENT – THE EXISTING ANTIQUATED SINGLE FAMILY RESIDENCE WILL BE RAZED & REPLACED WITH A NEW SINGLE FAMILY RESIDENCE.
- THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN FOR PROPERTY AT 60 PLEASANT POINT DRIVE, PORTSMOUTH, NH", DATED FEB. 4, 2021 BY EASTERLY SURVEYING, INC.
- PROJECT PARCEL: MAP 207 LOT 13, 46,840 S.F (1.08 ACRES) TO HIGHEST OBSERVABLE TIDE LINE (HOTL).
- ZONE: SRB (SINGLE RESIDENCE B)
OVERLAY: FLOOD PLAIN DISTRICT OVERLAY
- DIMENSIONAL REQUIREMENTS:

	EXISTING	PROPOSED
LOT AREA:	15,000 SF	46,840 SF
LOT FRONTAGE:	100'	57'+
LOT DEPTH:	100'	150'+
FRONT YARD:	30'	136'+
SIDE YARD:	10'	51'+
REAR YARD:	30'	31'+
MAX. BUILDING HEIGHT:	35' (SLOPED ROOF)	<35'
MAX. BUILDING COVERAGE:*	20%	5.6% (2,621 SF)
MIN. OPEN SPACE:	40%	78%
WETLAND BUFFER:	100'	10.3% (4,810 SF)
WETLAND LIMITED CUT:	50'	71.3%
WETLAND NO-CUT:	25'	

* BUILDING COVERAGE CALCULATION IS BASED ON TOTAL LOT AREA TO HOTL: 46,840± S.F.
- PORTIONS OF THE SITE ARE IN FLOOD HAZARD ZONE AE PER FLOOD INSURANCE RATE MAP (FIRM), ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP #33015C0278F JANUARY 29, 2021 (ELEVATION 8').
- WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, NH CERTIFIED WETLANDS SCIENTIST #086 ON DECEMBER 11, 2020.
- AREA OF DISTURBANCE UNDER 43,560 S.F., EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED.
- AREA OF DISTURBANCE UNDER 50,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
- THE ENTIRE PARCEL IS WITHIN THE 250' NHDES SHORELAND ZONE. NHDES SHORELAND PERMIT REQUIRED.



PROGRESS

NOT FOR CONSTRUCTION

ISSUED FOR: REVIEW

ISSUE DATE: JUNE 6, 2023

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	06/06/23

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5138SITE-2023.dwg

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

OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
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PROJECT:
JOHN & MICHELLE MORRIS RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
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TITLE:
SITE PLAN

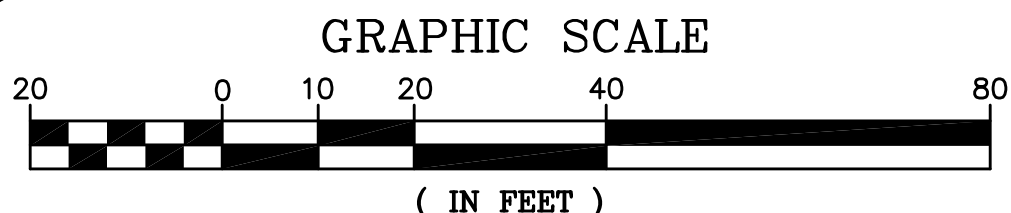
SHEET NUMBER:
C - 2

PROPOSED IMPERVIOUS:

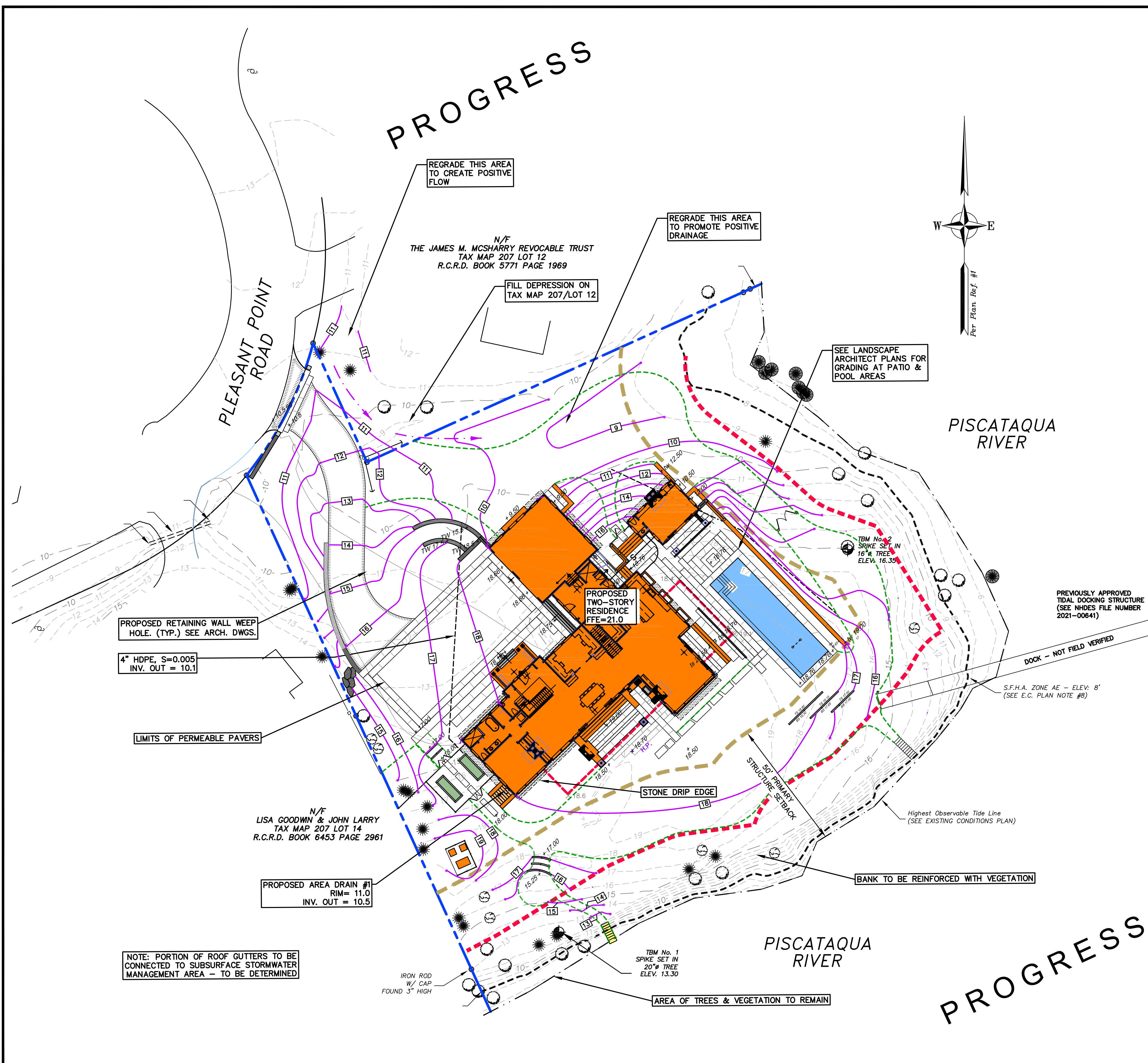
0 - 50' DOCK: GRANITE STAIRS WOOD STAIRS	280 SF 30 SF 50 SF	
TOTAL:	360 SF	
50 - 100' POOL/PATIOS/WALLS: RESIDENCE: CABANA	3425 SF 2750 SF 350 SF	
TOTAL:	6525 SF	
100 - 150' RESIDENCE: PAVEMENT/PATIOS/ENTRY: WALLS	1935 SF 2235 SF 30 SF	
TOTAL:	4,200 SF	
150 - 250' PAVEMENT: WALLS:	230 SF 100 SF	
TOTAL:	330 SF	
TOTAL IMPERVIOUS PROPOSED:	11415 SF	

IMPERVIOUS SUMMARY:

DIST. TO HOTL	EXISTING	PROPOSED	(REDUCTION)/INCREASE
0 - 50'	708 SF	360 SF	(348 SF)
50 - 100'	4,531 SF	6525 SF	1994 SF
100 - 150'	3,005 SF	4200 SF	1195 SF
150 - 250'	2,020 SF	330 SF	(1690 SF)
TOTAL:	10,264 SF	11,415 SF	1,151 SF



P5138



STORMWATER MANAGEMENT NOTES

- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
- UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBM) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
- PRIOR TO CONSTRUCTION, FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING STORMWATER AND UTILITY LINES. PRESERVE AND PROTECT LINES TO BE RETAINED.
- TEMPORARY INLET PROTECTION MEASURES SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASINS WITHIN 100' OF THE PROJECT SITE WHEN SITE WORK WITHIN CONTRIBUTING AREAS IS ACTIVE OR SAID AREAS HAVE NOT BEEN STABILIZED.
- 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.
- IF SUITABLE, EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN WETLANDS. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
- ALL CATCH BASIN, MANHOLE AND OTHER DRAINAGE RIMS SHALL BE SET FLUSH WITH OR NO LESS THAN 0.1' BELOW FINISH GRADE. ANY RIM ABOVE SURROUNDING FINISH GRADE SHALL NOT BE ACCEPTED.
- IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS, DRAINAGE AND OTHER UTILITY STRUCTURES MAY NOT BE DRAWN TO SCALE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZING AND LOCATION OF ALL STRUCTURES AND IS DIRECTED TO RESOLVE ANY POTENTIAL DISCREPANCY WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL CPP PIPE SHALL BE ADS N-12 OR APPROVED EQUAL.
- TOTAL AREA OF PROJECT DISTURBANCE IS ±30,000 S.F. (<1 ACRE) THEREFORE NOT SUBJECT TO EPA NPDES PHASE II. CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED INSPECTIONS.
- NO EARTHWORK, STUMPING OR GRUBBING SHALL COMMENCE UNTIL ALL APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER FOR THE DURATION OF CONSTRUCTION AND THE SITE IS STABILIZED.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH IN THE NHDES NH STORMWATER MANUALS, VOL. 1-3, DATED DECEMBER 2008 AS AMENDED.
- CONTRACTOR SHALL CONTROL DUST BY SPRAYING WATER, SWEEPING PAVED SURFACES, PROVIDING TEMPORARY VEGETATION, AND/OR MULCHING EXPOSED AREAS AND STOCKPILES.
- THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO PREVENT EROSION, PREVENT SEDIMENT FROM LEAVING THE SITE AND/OR ENTERING WETLANDS AND ENSURE PERMANENT SOIL STABILIZATION.
- ALL EROSION CONTROL BLANKETS AND FASTENERS SHALL BE BIODEGRADABLE.
- ALL SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE SIX (6") INCHES OF COMPACTED LOAM, LIMESTONE, ORGANIC FERTILIZER, SEED, AND MULCH USING APPROPRIATE SOIL STABILIZATION TECHNIQUES OR AS INDICATED ON THE LANDSCAPE ARCHITECTURAL PLANS.
- UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT AND ALL TEMPORARY EROSION AND SEDIMENT CONTROLS REMOVED AND ANY AREAS DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.
- THE ENGINEER OF RECORD SHALL SUBMIT A WRITTEN REPORT WITH PHOTOGRAPHS AND ENGINEERS STAMP CERTIFYING THAT THE STORMWATER INFRASTRUCTURE WAS CONSTRUCTED TO THE APPROVED PLANS AND WILL MEET THE DESIGN PERFORMANCE.
- THE RESIDENCE SHALL BE CONSTRUCTED WITH STONE DRIP EDGES, WHERE APPROPRIATE. DRIP EDGE UNDERDRAINS SHALL BE DIRECTED TO A STORMWATER PIPE OR DAYLIGHT IN AN AREA OUTSIDE THE CITY 100 FOOT WETLANDS BUFFER.

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

PROGRESS

NOT FOR CONSTRUCTION

ISSUED FOR: REVIEW

ISSUE DATE: MAY 17, 2023

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	05/17/23

DRAWN BY: RLH
 APPROVED BY: EDW
 DRAWING FILE: 5138SITE.dwg

SCALE:
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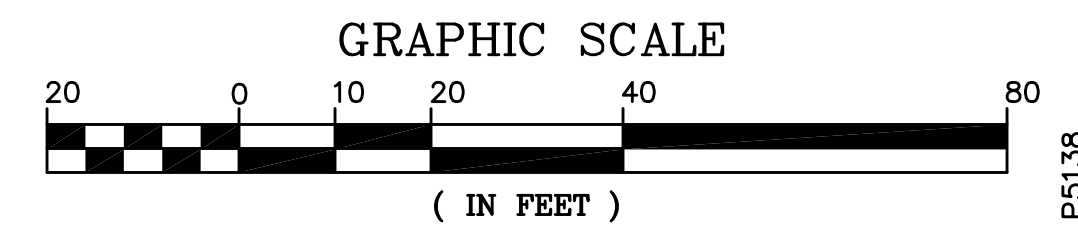
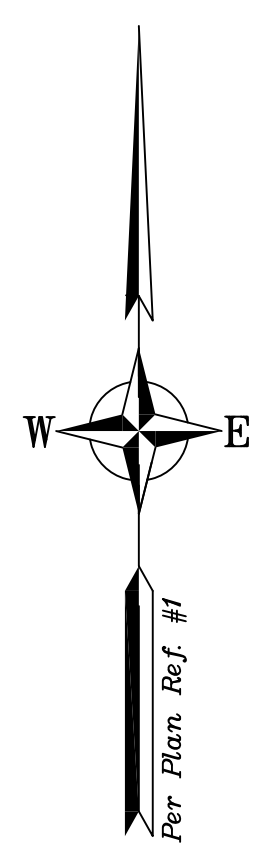
OWNER:
 120-0 WILD ROSE LANE, LLC
 209 WATER STREET
 NEWBURYPORT, MA 01950

APPLICANT:
 120-0 WILD ROSE LANE, LLC
 209 WATER STREET
 NEWBURYPORT, MA 01950

PROJECT:
 JOHN & MICHELLE MORRIS RESIDENCE
 TAX MAP 207, LOT 13
 60 PLEASANT POINT DRIVE
 PORTSMOUTH, NH

TITLE:
 PRELIMINARY GRADING PLAN

SHEET NUMBER:
 C - 3



PROGRESS

ID	Qty	Latin Name	Common Name	Scheduled Size
TREES				
AGA	8	Amelanchier x grandiflora 'Autumn	Autumn Brilliance Serviceberry	10-12' B&B
CC	3	Cercis canadensis	Redbud	4-4.5' cal. B&B
CVW	3	Crataegus viridis 'Winter King'	Winter King Hawthorne	4-4.5' cal. B&B
HD	3	Hamamelis x intermedia 'Diane'	Diane Witchhazel	3-4' ht. B&B
IO	3	Ilex opaca	American Holly	10-12' B&B
JV	12	Juniperus virginiana	Eastern Red Cedar	8-10' B&B
PA	5	Picea abies	Norway Spruce	10-12' ht. B&B
PA2	3	Picea abies	Norway Spruce	10-12' ht. B&B
PO	1	Picea orientalis	Oriental Spruce	10-12' ht. B&B
TP	3	Thuja plicata 'Green Giant'	Green Giant Arborvitae	10-12' ht. B&B
SHRUBS				
AAB	15	Aronia arbutifolia 'Brilliantissima'	Red Chokeberry	#7 cont.
CL	58	Clethra alnifolia	Summersweet	3-4' ht. B&B
CP	216	Comptonia peregrina	Sweetfern	#3 cont.
FMA	13	Fothergilla x intermedia 'Mount Air'	Mount Airy Fothergilla	3-4' ht. B&B
HPE	6	Hydrangea anomala petiolaris	Climbing Hydrangea	#3 cont.
HAA	43	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 cont.
HLL	18	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	2.5-3' ht. B&B
HOA	7	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	3-3.5' ht. B&B
HQP	27	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	2-2.5' ht. B&B
HS	3	Hydrangea serrata 'Bluebird'	Bluebird Lacecap Hydrangea	#5 cont.
IGS	103	Ilex glabra 'Shamrock'	Dwarf Inkberry	3.5-4' ht. B&B
IVR	8	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	2-3' ht. B&B
IVS	2	Ilex verticillata 'Southern Gentlema'	Southern Gentleman Winterberry	#2 cont.
LB	1	Lindera benzoin	Spicebush	3-4' ht. B&B
MG	41	Myrica gale	Sweetgale	#3 cont.
MP	19	Myrica pensylvanica	Northern Bayberry	3-3.5' ht. B&B
PM	9	Prunus maritima	Beach Plum	3-4' ht. B&B
RCW	11	Rhododendron 'Cunningham's Wh'	Cunningham's White Rhododendron	2.5-3' ht. B&B
RM	8	Rhododendron maximum	Rosebay Rhododendron	5-6' ht. B&B
PERENNIALS				
ARA	8	Actaea racemosa	Snakeroot	#1 cont.
AMO	22	Alchemilla mollis	Lady's Mantle	#1 cont.
ADL	204	Astilbe 'Delft Lace'	Delft Lace Astilbe	#1 cont.
ABV	193	Astilbe 'Bridal Veil'	Bidal Veil Astilbe	#1 cont.
CPIV	153	Carex pensylvanica	Oak Sedge	#1 cont.
DPUJ	171	Dianthus barbatus 'Punctiloba'	Hay-Scented Fern	#1 cont.
GRZ	35	Geranium 'Rozanne'	Rozanne Cranesbill	#1 cont.
LIP	32	Lavandula intermedia 'Phenomen'	Phenomenal Lavender	#1 cont.
MST	23	Matteuccia struthiopteris	Ostrich Fern	#1 cont.
NWL	24	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#1 cont.
PVS	3	Panicum virgatum 'Shenandoah'	Shenandoah Red Switchgrass	#2 cont.
PAH	103	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass	#2 cont.
PAT	45	Perovskia atriplicifolia	Russian Sage	#2 cont.
SSC	14	Schizachyrium scoparium 'Carous'	Carousel Little Bluestem	#2 cont.
SH	8	Sporobolus heterolepis	Prairie Dropseed	#2 cont.

RESTORATION PLANT LIST	
SHRUBS	
Scientific Name	Common Name
Rosa virginiana	Virginia Rose
Prunus maritima	Beach Plum
Ilex glabra	Inkberry
Myrica pensylvanica	Bayberry
Viburnum dentatum	Arrowwood Viburnum
Comptonia peregrina	Sweetfern
Arcosaphylos uva-ursi	Bearberry
Grasses (Seed)	
Scientific Name	Common Name
Panicum amarum	Atlantic Coastal Panic Grass
Panicum virgatum	Switch Grass
Eragrostis spectabilis	Purple Love Grass
Juncus gerardii	Salt Meadow Rush
Sporobolus heterolepis	Prairie Dropseed
Ammophila breviligulata	American Beachgrass
Bouteloua gracilis	Blue Gramma
Schizachyrium scoparium	Little bluestem
Festuca rubra	Red Fescue
Plugs and Containers	
Scientific Name	Common Name
Amorpha canescens	Lead Plant
Amsonia Spp.	Blue Star
Aquilegia canadensis	Eastern Columbine
Asclepias tuberosa	Butterfly Milkweed
Baptisia australis	Blue False Indigo
Eurybia spectabilis	Eastern Showy Aster
Heuchera americana	American Alumroot
Liatris aspera	Button Blazing Star
Penstemon digitalis	Bear-Tongue
Solidago sempervirens	Seaside Goldenrod
Waldsteinia fragarioides	Barren Strawberry

NOTE:
RESTORATION PLANT PALETTE IS NOT FINALIZED BUT WILL ONLY INCLUDE PLANTS FROM THIS LIST.



PLANTING LEGEND:

- PROPERTY LINE / LIMIT OF WORK
- BUILDING SETBACK
- APPROXIMATE LIMIT OF WORK
- LAWN
- PLANT BED
- EXISTING DECIDUOUS TREE TO REMAIN AND BE PROTECTED
- EXISTING EVERGREEN TREE TO REMAIN AND BE PROTECTED
- PROPOSED DECIDUOUS TREE PLANTING
- PROPOSED EVERGREEN TREE PLANTING
- PROPOSED SHRUB PLANTING
- PROPOSED PERENNIAL PLANTING
- BANK RESTORATION PLANTING ZONE

Morris Residence

60 Pleasant Point Drive
Portsmouth, NH

General Notes:

- Existing conditions and topographic data are from a site plan of land dated 9 February 2021, prepared by Atlas Engineering, INC., 133 Court Street, Portsmouth, NH 03801 - Tel: (603) 433.2335
- Existing conditions supplemented from data collected by: Matthew Cunningham Landscape Design LLC, 411 Main Street, Stoneham, MA 02108 / 360 Fore Street, Portland, ME 04101 - Tel: (617) 905.2246

Planting Notes:

- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on all drawings.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock" published by The American Association of Nurserymen, latest edition.
- All plant material shall be warranted for 1 year after substantial completion.
- All plants shall be balled and burlap unless otherwise noted on the plant list/ schedule.
- All plants shall be approved by Landscape Designer prior to their installation at the site.
- Contractor shall stake all plant locations in the field. Obtain approval of Landscape Designer before starting plant installations.
- Plants to be transplanted shall be flagged and exact planting locations staked in the field.
- All areas disturbed by construction shall be restored to a pre-construction state unless otherwise noted by landscape architect or plans.

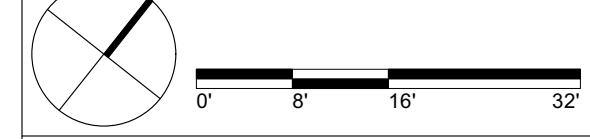
MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC
matthew-cunningham.com

411 Main Street, Stoneham, MA 02180
360 Fore Street, Portland, ME 04101
617.905.2246 p | 617.321.4014 f

REVISIONS:

#	DATE	DESCRIPTION

SCALE: 1/16"= 1'-0" DATE: 11 May 2023



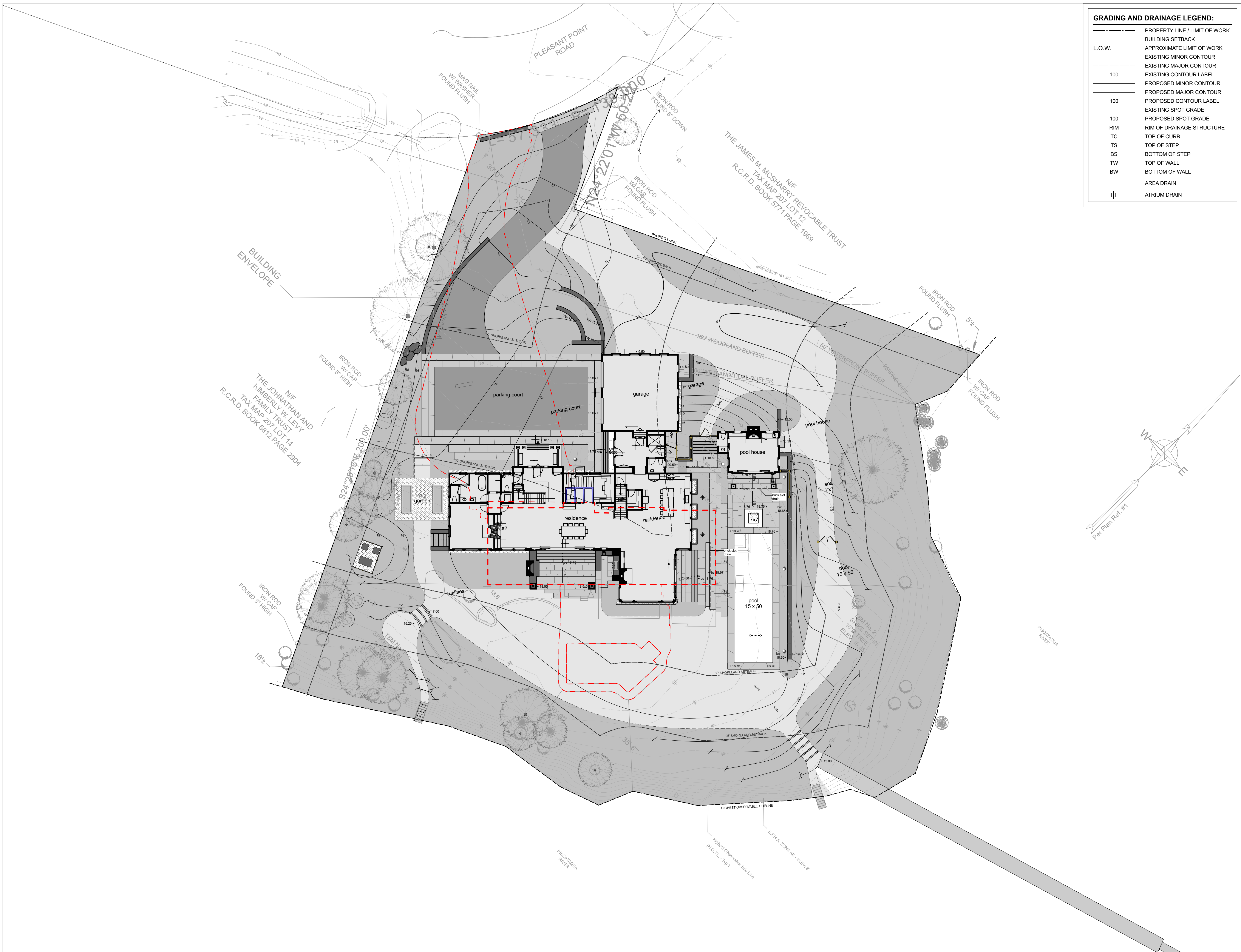
SHEET TITLE

Planting Plan

SHEET NUMBER

L3.0

NOT FOR CONSTRUCTION



GRADING AND DRAINAGE LEGEND:

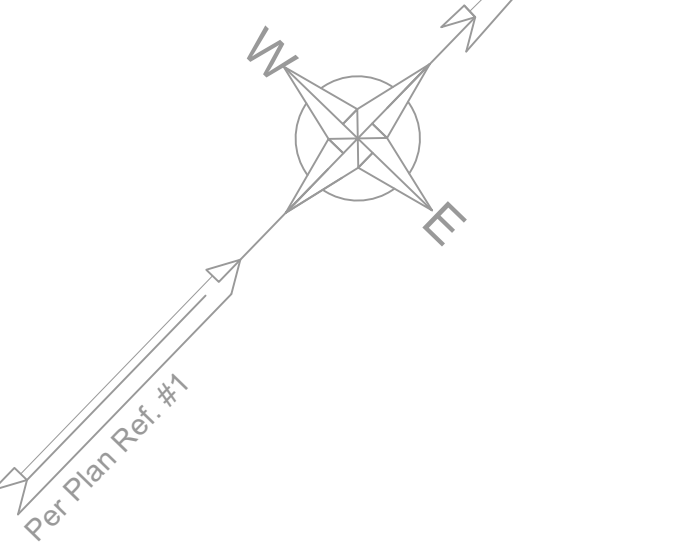
---	PROPERTY LINE / LIMIT OF WORK
---	BUILDING SETBACK
L.O.W.	APPROXIMATE LIMIT OF WORK
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
100	EXISTING CONTOUR LABEL
---	PROPOSED MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
100	PROPOSED CONTOUR LABEL
---	EXISTING SPOT GRADE
100	PROPOSED SPOT GRADE
RIM	RIM OF DRAINAGE STRUCTURE
TC	TOP OF CURB
TS	TOP OF STEP
BS	BOTTOM OF STEP
TW	TOP OF WALL
BW	BOTTOM OF WALL
---	AREA DRAIN
+	ATRIUM DRAIN

Morris Residence

60 Pleasant Point Drive
Portsmouth, NH

- General Notes:
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 - Existing conditions supplemented from data collected by: Matthew Cunningham Landscape Design LLC, 411 Main Street, Stoneham, MA 02108 / 366 Fore Street, Portland, ME 04101 - Tel: (617) 905.2246

- Grading Notes:
- The contractor shall verify all existing grades in the field and report any discrepancies immediately to the Landscape Designer.
 - Grade surfaces to assure positive drainage from all structures and to prevent ponding of surface drainage.
 - Provide vertical curves or roundings at abrupt changes in grade unless otherwise noted. Blend new earthwork smoothly into existing.
 - Maintain existing grades at existing plant material.
 - All fill material is subject to approval by Landscape Designer.
 - Flitch evenly between spot grades. All paved areas must pitch to drain at a minimum of 1/8" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Designer prior to continuing work.
 - Once grading operations are completed, all disturbed areas within or outside of the limits of work shall be stabilized by fine grading and seeding or mulching as directed by Landscape Designer.
 - All erosion control measures are to be constructed to meet field conditions at the time of construction and prior to any grading or disturbance of existing material on balance of site. Slopes 3:1 and greater shall be stabilized with biodegradable erosion control netting.
 - Drain locations are diagrammatic. Adjust final layout of drains in field with Landscape Designer.



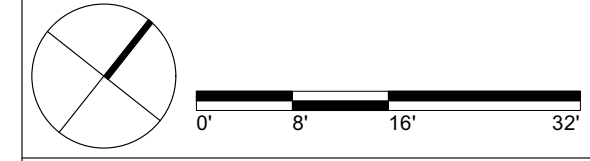
MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC
matthew-cunningham.com

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617.905.2246 p | 617.321.4014 f

REVISIONS:

#:	DATE:	DESCRIPTION:

SCALE: 1/16"= 1'-0" DATE: 6 June 2023



Grading Plan

SHEET NUMBER
L0.2
NOT FOR CONSTRUCTION

PLANTING SCHEDULE				
ID	Qty	Latin Name	Common Name	Scheduled Size
TREES				
AGA	8	Amelanchier x grandiflora 'Autumn	Autumn Brilliance Serviceberry	10-12' B&B
CC	3	Cercis canadensis	Redbud	4-4.5" cal. B&B
CVW	3	Crataegus viridis 'Winter King'	Winter King Hawthorne	4-4.5" cal. B&B
HD	3	Hamamelis x intermedia 'Diane'	Diane Witchhazel	3-4' ht. B&B
IO	3	Ilex opaca	American Holly	10-12' B&B
JV	12	Juniperus virginiana	Eastern Red Cedar	8-10' B&B
PA	5	Picea abies	Norway Spruce	10-12' ht. B&B
PA2	3	Picea abies	Norway Spruce	10-12' ht. B&B
PO	1	Picea orientalis	Oriental Spruce	10-12' ht. B&B
TP	3	Thuja plicata 'Green Giant'	Green Giant Arborvitae	10-12' ht. B&B
SHRUBS				
AAB	15	Aronia arbutifolia 'Brilliantissima'	Red Chokeberry	#7 cont.
CL	54	Clethra alnifolia	Summersweet	3-4' ht. B&B
CP	205	Comptonia peregrina	Sweetfern	#3 cont.
FMA	12	Fothergilla x intermedia 'Mount Air	Mount Airy Fothergilla	3-4' ht. B&B
HPE	6	Hydrangea anomala petiolaris	Climbing Hydrangea	#3 cont.
HAA	43	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 cont.
HLL	18	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	2.5-3' ht. B&B
HQA	7	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	3-3.5' ht. B&B
HQP	27	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	2-2.5' ht. B&B
HS	3	Hydrangea serrata 'Bluebird'	Bluebird Lacecap Hydrangea	#5 cont.
IGS	103	Ilex glabra 'Shamrock'	Dwarf Inkberry	3.5-4' ht. B&B
IVR	9	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	2-3' ht. B&B
IVS	2	Ilex verticillata 'Southern Gentlema	Southern Gentleman Winterberry	#2 cont.
LB	1	Lindera benzoin	Spicebush	3-4' ht. B&B
MG	59	Myrica gale	Sweetgale	#3 cont.
MP	44	Myrica pensylvanica	Northern Bayberry	3-3.5' ht. B&B
PM	12	Prunus maritima	Beach Plum	3-4' ht. B&B
RCW	11	Rhododendron 'Cunningham's Wh	Cunningham's White Rhododendron	2.5-3' ht. B&B
RM	8	Rhododendron maximum	Rosebay Rhododendron	5-6' ht. B&B
PERENNIALS				
ARA	8	Actaea racemosa	Snakeroot	#1 cont.
AMO	22	Alchemilla mollis	Lady's Mantle	#1 cont.
ADL	204	Astilbe 'Delft Lace'	Delft Lace Astilbe	#1 cont.
ABV	193	Astilbe 'Bridal Veil'	Bidal Veil Astilbe	#1 cont.
CPN	153	Carex pensylvanica	Oak Sedge	#1 cont.
DPU	176	Dennstaedtia punctiloba	Hay-Scented Fern	#1 cont.
GRZ	36	Geranium 'Rozanne'	Rozanne Cranesbill	#1 cont.
LIP	31	Lavandula intermedia 'Phenomena	Phenomenal Lavender	#1 cont.
MST	23	Matteuccia struthiopteris	Ostrich Fern	#1 cont.
NWL	24	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#1 cont.
PAH	103	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass	#2 cont.
PAT	45	Perovskia atriplicifolia	Russian Sage	#2 cont.
SSC	3	Schizachyrium scoparium 'Carousel	Carousel Little Bluestem	#2 cont.
SH	8	Sporobolus heterolepis	Prairie Dropseed	#2 cont.

RESTORATION PLANT LIST	
Scientific Name	Common Name
SHRUBS	
Rosa virginiana	Virginia Rose
Prunus maritima	Beach Plum
Ilex glabra	Inkberry
Myrica pensylvanica	Bayberry
Viburnum dentatum	Arrowwood Viburnum
Comptonia peregrina	Sweetfern
Arctosaphylos uva-ursi	Bearberry
GRASSES (SEED)	
Panicum amarum	Atlantic Coastal Panic Grass
Panicum virgatum	Switch Grass
Eragrostis spectabilis	Purple Love Grass
Juncus gerardii	Salt Meadow Rush
Sporobolus heterolepis	Prairie Dropseed
Ammophila breviflora	American Beachgrass
Bouteloua gracilis	Blue Gramma
Schizachyrium scoparium	Little Bluestem
Festuca rubra	Red Fescue
PLUGS AND CONTAINERS	
Amorpha canescens	Lead Plant
Amsonia Spp.	Blue Star
Aquilegia canadensis	Eastern Columbine
Asclepias tuberosa	Butterfly Milkweed
Baptisia australis	Blue False Indigo
Eurybia spectabilis	Eastern Showy Aster
Heuchera americana	American Alumroot
Liatris aspera	Button Blazing Star
Penstemon digitalis	Bear-Tongue
Solidago sempervirens	Seaside Goldenrod
Waldsteinia fragarioides	Barren Strawberry

NOTE:
RESTORATION PLANT PALETTE IS NOT FINALIZED BUT WILL ONLY INCLUDE PLANTS FROM THIS LIST. ALL PLANTS LISTED ARE NATIVE.



PLANTING LEGEND:	
---	PROPERTY LINE / LIMIT OF WORK
---	BUILDING SETBACK
---	APPROXIMATE LIMIT OF WORK
L.O.W.	
[Light Green Box]	LAWN
[Dark Green Box]	PLANT BED
[Circle with Dotted Center]	EXISTING DECIDUOUS TREE TO REMAIN AND BE PROTECTED
[Circle with Solid Center]	EXISTING EVERGREEN TREE TO REMAIN AND BE PROTECTED
[Circle with 'XX' Center]	PROPOSED DECIDUOUS TREE PLANTING
[Circle with 'XX' Center]	PROPOSED EVERGREEN TREE PLANTING
[Circle with 'XX' Center]	PROPOSED SHRUB PLANTING
[Circle with 'XX' Center]	PROPOSED PERENNIAL PLANTING

Morris Residence

60 Pleasant Point Drive
Portsmouth, NH

General Notes:

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- Existing conditions supplemented from data collected by: Matthew Cunningham Landscape Design LLC, 411 Main Street, Stoneham, MA 02108 | 360 Fore Street, Portland, ME 04101 - Tel: (617) 905.2246

Planting Notes:

- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on all drawings.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock" published by The American Association of Nurserymen, latest edition.
- All plant material shall be warranted for 1 year after substantial completion.
- All plants shall be balled and burlap unless otherwise noted on the plant list/ schedule.
- All plants shall be approved by Landscape Designer prior to their installation at the site.
- Contractor shall stake all plant locations in the field. Obtain approval of Landscape Designer before starting plant installations.
- Plants to be transplanted shall be flagged and exact planting locations staked in the field.
- All areas disturbed by construction shall be restored to a pre-construction state unless otherwise noted by landscape architect or plans.

MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC
matthew-cunningham.com

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360 Fore Street, Portland, ME 04101
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REVISIONS:	
#:	DESCRIPTION:

SCALE: 1/16" = 1'-0" DATE: 6 June 2023

SHEET TITLE

Planting Plan

SHEET NUMBER

L0.3
NOT FOR CONSTRUCTION



ITEM	EXISTING CONDITIONS	LANDSCAPE PLAN 1	LANDSCAPE PLAN 2 (REVISED PLAN 6/14/23)
LAWN	27,207 SF OF LAWN	12,063 SF OF LAWN	10,439 SF OF MICROCLOVER 'BLACK BEAUTY BLEND'
PLANT BED	11,361 SF (INCLUDES INVASIVES & NON-NATIVES)	20,837 SF (MAJORITY NATIVE PLANTING)	22,465 SF (MAJORITY NATIVE)
NATIVE RESTORATION PLANTING		12,423 SF (100% NATIVE PLANTING)	14,026 SF (100% NATIVE PLANTING)
DRIVEWAY	4,915 SF (100% IMPERVIOUS)	4,370 SF (1,690 SF PERVIOUS)	4,370 SF (1,690 SF PERVIOUS)
POOL	533 SF (CHLORINE)	750 SF (LOW CHEMICAL)	720 SF (LOW CHEMICAL)
PAVING	1466 SF	3430 SF	3130 SF

Morris Residence

60 Pleasant Point Drive
Portsmouth, NH

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- True and current conditions may differ from those indicated on the plan. Contractor shall verify true conditions in the field prior to construction and notify landscape designer of significant discrepancies.
- Contractor shall verify location of any existing utilities and services and provide protection during construction. Contractor shall directly coordinate with DIG Safe. Utilities damaged during construction shall be repaired at contractor's expense.
- Contractor shall contact and inform client and landscape designer to any unforeseen conditions which may affect the intended design as set forth in the drawings.
- Contractor shall secure any necessary permits required for the work from any state or local agencies, departments, utility companies or other authorities having jurisdiction and affected by the work.
- All work shall be in accordance with the New Hampshire State Building Code.
- Contractor shall leave site clean and orderly during all phases of the construction process. Remove from the site all excess materials, soils, debris, and equipment. Store materials only in an approved location.
- Do not scale drawings.
- All angles are assumed to be 90 degrees unless otherwise stated.

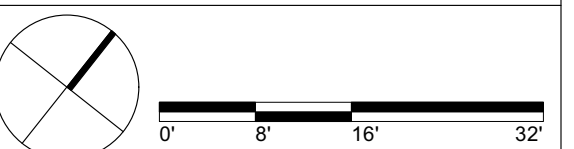
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REVISIONS:

#:	DATE:	DESCRIPTION:

SCALE: 1/16"= 1'-0" DATE: 6 June 2023



SHEET TITLE

Existing
Conditions Plan

SHEET NUMBER

L0.0

NOT FOR CONSTRUCTION



ITEM	EXISTING CONDITIONS	LANDSCAPE PLAN 1	LANDSCAPE PLAN 2 (REVISED PLAN 6/14/23)
LAWN	27,207 SF OF LAWN	12,063 SF OF LAWN	10,439 SF OF MICROCLOVER 'BLACK BEAUTY BLEND'
PLANT BED	11,361 SF (INCLUDES INVASIVES & NON-NATIVES)	20,837 SF (MAJORITY NATIVE PLANTING)	22,465 SF (MAJORITY NATIVE)
NATIVE RESTORATION PLANTING		12,423 SF (100% NATIVE PLANTING)	14,026 SF (100% NATIVE PLANTING)
DRIVEWAY	4,915 SF (100% IMPERVIOUS)	4,370 SF (1,690 SF PERVIOUS)	4,370 SF (1,690 SF PERVIOUS)
POOL	533 SF (CHLORINE)	750 SF (LOW CHEMICAL)	720 SF (LOW CHEMICAL)
PAVING	1466 SF	3430 SF	3130 SF

Morris Residence

60 Pleasant Point Drive
Portsmouth, NH

General Notes:

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- True and current conditions may differ from those indicated on the plan. Contractor shall verify true conditions in the field prior to construction and notify landscape designer of significant discrepancies.
- Contractor shall verify location of any existing utilities and services and provide protection during construction. Contractor shall directly coordinate with DIG Safe. Utilities damaged during construction shall be repaired at contractor's expense.
- Contractor shall contact and inform client and landscape designer to any unforeseen conditions which may affect the intended design as set forth in the drawings.
- Contractor shall secure any necessary permits required for the work from any state or local agencies, departments, utility companies or other authorities having jurisdiction and affected by the work.
- All work shall be in accordance with the New Hampshire State Building Code.
- Contractor shall leave site clean and orderly during all phases of the construction process. Remove from the site all excess materials, soils, debris, and equipment. Store materials only in an approved location.
- Do not scale drawings.
- All angles are assumed to be 90 degrees unless otherwise stated.

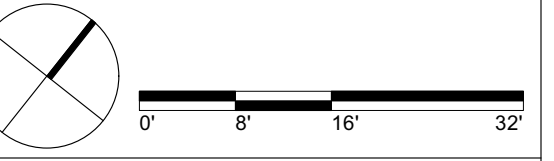
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REVISIONS:

#:	DATE:	DESCRIPTION:

SCALE: 1/16"= 1'-0" DATE: 6 June 2023



SHEET TITLE
Illustrative Master Plan -1

SHEET NUMBER
L0.1
NOT FOR CONSTRUCTION

- General Notes:
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 - Existing conditions supplemented from data collected by: Matthew Cunningham Landscape Design LLC, 411 Main Street, Stoneham, MA 02108 / 366 Fore Street, Portland, ME 04101 - Tel: (617) 905.2246
 - True and current conditions may differ from those indicated on the plan. Contractor shall verify true conditions in the field prior to construction and notify landscape designer of significant discrepancies.
 - Contractor shall verify location of any existing utilities and services and provide protection during construction. Contractor shall directly coordinate with DIG Safe. Utilities damaged during construction shall be repaired at contractor's expense.
 - Contractor shall contact and inform client and landscape designer to any unforeseen conditions which may affect the intended design as set forth in the drawings.
 - Contractor shall secure any necessary permits required for the work from any state or local agencies, departments, utility companies or other authorities having jurisdiction and affected by the work.
 - All work shall be in accordance with the New Hampshire State Building Code.
 - Contractor shall leave site clean and orderly during all phases of the construction process. Remove from the site all excess materials, soils, debris, and equipment. Store materials only in an approved location.
 - Do not scale drawings.
 - All angles are assumed to be 90 degrees unless otherwise stated.

ITEM	EXISTING CONDITIONS	LANDSCAPE PLAN 1	LANDSCAPE PLAN 2 (REVISED PLAN 6/14/23)
LAWN	27,207 SF OF LAWN	12,063 SF OF LAWN	10,439 SF OF MICROCLOVER 'BLACK BEAUTY BLEND'
PLANT BED	11,361 SF (INCLUDES INVASIVES & NON-NATIVES)	20,837 SF (MAJORITY NATIVE PLANTING)	22,465 SF (MAJORITY NATIVE)
NATIVE RESTORATION PLANTING		12,423 SF (100% NATIVE PLANTING)	14,026 SF (100% NATIVE PLANTING)
DRIVEWAY	4,915 SF (100% IMPERVIOUS)	4,370 SF (1,690 SF PERVIOUS)	4,370 SF (1,690 SF PERVIOUS)
POOL	533 SF (CHLORINE)	750 SF (LOW CHEMICAL)	720 SF (LOW CHEMICAL)
PAVING	1466 SF	3430 SF	3130 SF



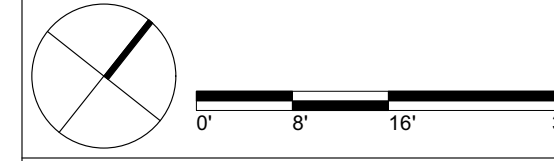
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REVISIONS:

#:	DATE:	DESCRIPTION:

SCALE: 1/16"= 1'-0" DATE: 6 June 2023



SHEET TITLE
**Illustrative
Master Plan - 2**

SHEET NUMBER
L0.1
NOT FOR CONSTRUCTION