REGULAR MEETING BOARD OF ADJUSTMENT EILEEN DONDERO FOLEY COUNCIL CHAMBERS MUNICIPAL COMPLEX, 1 JUNKINS AVENUE PORTSMOUTH, NEW HAMPSHIRE

Members of the public also have the option to join the meeting over Zoom (See below for more details)*

7:00 P.M. March 19, 2024

AGENDA

<u>PLEASE NOTE</u>: ITEMS (III.) E. THROUGH I. WILL BE HEARD AT THE MARCH 26, 2024 BOARD OF ADJUSTMENT MEETING

I. APPROVAL OF MINUTES

A. Approval of the February 21, 2024 minutes.

II. OLD BUSINESS

A. The request of Friends of Lafayette House in care of Melanie Merz (Owner), for property located at 413 Lafayette Road whereas relief is needed to construct an attached caretakers unit to the existing residential care facility which requires the following: 1) Variance from Section 10.520 to allow a building coverage of 20.5% where 20% is allowed; 2) Variance from Section 10.331 to extend, enlarge, or change the lawful nonconforming use without conforming to the Ordinance; and 3) Variance from Section 10.334 to extend the nonconforming use to a remaining portion of the land. Said property is located on Assessor Map 230 Lot 23A and lies within the Single Residence B (SRB) District. (LU-23-208)

III. NEW BUSINESS

A. The request of Kerrin J. Parker Revocable Trust of 2012 (Owner), for property located at 86 Haven Road whereas relief is needed to construct an addition to the existing structure which requires the following: 1) Variance from Section 10.521 to a) allow a 9 foot front yard where 10 feet is required by front yard averaging; b) to allow a building coverage of 29% where 20% is allowed; and 2) Variance from Section 10.321 to allow of nonconforming structure or building to be extended, reconstructed or

- enlarged without conforming to the requirements of the Ordinance. Said property is located on Assessor Map 206 Lot 27 and lies within the Single Residence B (SRB) District. (LU-23-192)
- **B.** The request of **DFG I LLC (Owner)**, for property located at **750 Lafayette Road** whereas relief is needed to construct a freestanding Automated Teller Machine (ATM) which requires the following: 1) Variance from Section 10.1530 to allow an ATM in a freestanding structure. Said property is located on Assessor Map 244 Lot 8 and lies within the Gateway Corridor 1 (G1) District. (LU-23-194)
- C. The request of Cyrus Beer and Erika Beer (Owners), for property located at 64 Mt Vernon Street whereas relief is needed to demolish an existing detached shed and construct a new two-story accessory detached shed which requires the following: 1) Variance from Section 10.573.20 to allow an accessory structure more than 10 feet in height and more than 100 square feet in area a) to be setback 5 feet from the side property line where 10 feet is required and b) to be setback 5 feet from the rear property lines where 19 feet is required. Said property is located on Assessor Map 111 Lot 30 and lies within the General Residence B (GRB) and Historic District. (LU-24-20)
- **D.** The request of **Ryan Family Trust (Owner)**, for property located at **199 McDonough Street** whereas relief is needed to construct an addition to the existing primary residential structure which requires the following: 1) Variance from Section 10.521 to allow a 9.5 foot rear yard where 20 feet is required; 2) Variance from Section 10.516.20 to allow a 9.5 foot rear yard where 15 feet is required for a rear yard adjoining a railroad right-of-way; and 3) Variance from Section 10.321 to allow a nonconforming structure or building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is located on Assessor Map 144 Lot 42 and lies within the General Residence C (GRC) District. (LU-24-18)

THE FOLLOWING ITEMS WILL BE HEARD ON TUESDAY, MARCH 26, 2024

- E. The request of Cherie A Holmes and Yvonne P Goldsberry (Owners), for property located at 45 Richmond Street whereas relief is needed for the following: 1) Variance from Section 10.515.14 to install a mechanical unit 8.5 feet from the side property line whereas 10 feet is required. Said property is located on Assessor Map 108 Lot 18 and lies within the Mixed Residential Office (MRO) and Historic District. (LU-24-19)
- **F.** The request of **Atlas Commons LLC (Owner)**, for property located at **581 Lafayette Road** whereas relief is needed for after-the-fact installation of an awning sign which requires the following: 1) Variance from Section 10.1251.20 to allow a 32 square foot awning sign whereas 20 square feet is allowed. Said property is located on Assessor Map 229 Lot 8B and lies within the Gateway Corridor 1 (G1) District. (LU-24-1)

- G. The request of Lonza Biologics (Owner), for property located at 101 International Drive to add four (4) above ground storage tanks which requires the following: 1) from Section 308.02(c) of the Pease Development Ordinance to allow an above ground storage tank (AST) exceeding a 2,000 gallon capacity per facility. Said property is located on Assessor Map 305 Lot 6 and lies within the Airport Business Commercial (ABC) District. (LU-23-108)
- H. The request of Henrik Edin and Kathleen Edin (Owners), for property located at 85 Pinehurst Road whereas relief is needed to construct a second floor addition to the existing attached garage which requires the following: 1) Variance from Section 10.521 to allow a) a 4.5 foot side yard where 10 feet is required; b) a building coverage of 29% where 25% is allowed; 2) Variance from Section 10.321 to allow a nonconforming structure or building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance; and 3) Variance from Section 10.515.14 to install a mechanical unit 2.5 feet from the left side property line whereas 10 feet is required. Said property is located on Assessor Map 221 Lot 73 and lies within the General Residence A (GRA) District. (LU-24-22)
- I. The request of **Susan Javurek** and **Michael Roche (Owners)**, for property located at **45 Kent Street** whereas relief is needed to demolish an existing 1-story addition, reconstruct a two-story addition and add a deck on the rear of the existing residential structure and relocate a bulkhead which requires the following: 1) Variance from Section 10.521 to a) allow a 5.5 foot left side yard where 10 feet is required; and b) to allow a building coverage of 35% where 25% is allowed; and 2) Variance from Section 10.321 to allow a nonconforming structure or building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is located on Assessor Map 113 Lot 145 and lies within the General Residence A (GRA) District. (LU-24-25)

IV. OTHER BUSINESS

V. ADJOURNMENT

*Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:

https://us06web.zoom.us/webinar/register/WN Bb0OQ4jiSV2QQpoa5OhkwQ

MINUTES OF THE BOARD OF ADJUSTMENT MEETING EILEEN DONDERO FOLEY COUNCIL CHAMBERS MUNICIPAL COMPLEX, 1 JUNKINS AVENUE PORTSMOUTH, NEW HAMPSHIRE

7:00 P.M. February 21, 2024

MEMBERS PRESENT: Beth Margeson, Vice Chair; David Rheaume; Paul Mannle; Thomas

Rossi; Jeffrey Mattson; ML Geffert, Alternate; Jody Record,

Alternate

MEMBERS EXCUSED: Phyllis Eldridge, Chair

ALSO PRESENT: Stefanie Casella, Planning Department

Vice-Chair Margeson was Acting Chair for the evening. She called the meeting to order at 7:00 p.m. Both alternates took voting seats.

I. APPROVAL OF MINUTES

A. Approval of the January 23, 2024 minutes.

Ms. Geffert moved to approve the minutes, seconded by Mr. Mannle.

There were a few recommended changes as follows:

On page 4, Vice-Chair Marge was changed to Margeson.

On page 5, the word 'surmised' was changed to 'observed' to read as follows: "Mr. Rossi observed that there was no quantitative analysis of any kind."

On page 7, the phrase 'of substantial increase' was changed to 'or substantial increase' so that the phrase now reads: "no creation of a traffic hazard or substantial increase in the level of traffic congestion".

On page 9, it was added to Mr. Rheaume's motion discussion that the hardship was his second criterion identified as the reason he thought the petition failed.

On page 11, Mr. Rheaume and not Mr. Rossi made the motion and amended motion, and Mr. Rossi seconded.

The motion to approve the **amended** minutes **passed** unanimously, 7-0.

II. OLD BUSINESS

A. REQUEST TO WITHDRAW The request of Giri Portsmouth 505 Inc. (Owner), for property located at 505 US Route 1 Bypass whereas relief is needed to demolish the existing structure and construct a new hotel with a drive thru restaurant which requires the following: 1) Special Exception from 10.440 Use #10.40 hotel where it is permitted by Special Exception; 2) Variance from Section 10.1113.20 to allow parking spaces between the principal building and a street; 3) Variance from Section 10.1113.41 for parking located 1 foot from the lot line where 40 feet is required; 4) Variance from Section 10.575 to allow dumpsters to be located 1 foot from the lot line where 10 feet is required; 5) Variance from Section 10.835.32 to allow 1 foot between the lot line and drive-thru and bypass lanes where 30 feet is required for each; and 6) Variance from Section 10.835.31 to allow 37 feet between the menu and speaker board and the front lot line where 50 feet is required. Said property is located on Assessor Map 234 Lot 5 and lies within the General Business (GB) District. (LU-23-199) REQUEST TO WITHDRAW

*Please note the Variances for this application were denied at the January 23, 2024 Board of Adjustment meeting and the Special Exception was continued to the February meeting pending additional information to be provided by the applicant.

DECISION OF THE BOARD

Chair Margeson announced a suspension of the rules was needed to allow the applicant to withdraw their application.

Mr. Mannle moved to **suspend** the rules, seconded by Mr. Rheaume. The motion **passed** unanimously, 7-0.

Mr. Mannle moved to accept the request to withdraw, seconded by Mr. Rheaume. The motion passed unanimously, 7-0.

B. REQUEST TO POSTPONE The request of Friends of Lafayette House in care of Melanie Merz (Owner), for property located at 413 Lafayette Road whereas relief is needed to construct an attached caretakers unit to the existing residential care facility which requires the following: 1) Variance from Section 10.331 to extend, enlarge, or change the lawful nonconforming use without conforming to the Ordinance; and 2) Variance from Section 10.334 to extend the nonconforming use to a remaining portion of the land. Said property is located on Assessor Map 230 Lot 23A and lies within the Single Residence B (SRB) District. (LU-23-208) **REQUEST TO POSTPONE**

DECISION OF THE BOARD

Acting Chair Margeson noted that the petition was postponed the previous month and that Ms. Casella said that any postponement would have to be re-noticed.

Mr. Mannle moved to **postpone** the petition, seconded by Ms. Record. The motion **passed** unanimously, 7-0.

Mr. Rossi then moved to take New Business, Item C, 550 Sagamore Avenue, out of order. Mr. Mannle seconded. Mr. Rossi recused himself from the discussion.

[Timestamp 6:25] Acting Chair Margeson said Chair Eldridge and Ms. Casella consulted the City Attorney because the petition was before the Board in October and was denied. She said the appeal was now pending before the Housing Appeals Board and it was like having two applications before the Board at the same time. She said Deputy City Attorney McCourt gave the Board three options: 1) determine that the BOA rules preclude the submission of a second application until the first application is completely final; 2) determine that the application fails the Fisher v. Dover test, and 3) hear the application on its merits and treat it like a new application.

Ms. Geffert asked if the appeal before the Housing Appeals Board was presently stayed. Acting Chair Margeson said it was per agreement between the City and the applicant. She said the concern was that it's stayed and then another application would be coming forward. Ms. Geffert noted that 'stayed' did not mean 'dismissed' and asked what the basis for the stay was. Ms. Casella read the email she received from Attorney McCourt and summarized that he agreed to stay the appeal, which is pending before the Housing Appeals Board, and that he did so with the agreement from Attorney Phoenix that they would only pursue one variance approval to final approval. He said the approval currently pending before the Housing Appeals Board is no longer pending before the BOA and therefore Staff could accept the second application. It was further discussed. [Timestamp 10:45]

[Timestamp 19:42] *Mr. Rheaume moved to suspend the rules and allow the applicant's representative to discuss the single topic before the Board so that he could provide the applicant's perspective. Ms. Record seconded. The motion passed unanimously, 6-0.*

Acting Chair Margeson read the petition into the record. She opened the public hearing.

[Timestamp 20:43] Attorney Tim Phoenix was present on behalf of the applicant and said it was not uncommon for a matter that was denied to be appealed to protect the rights while another less impactful project was brought forward. He said the applicant was stuck until the Board decided on the issue of Fisher v. Dover, and he believed Fisher v. Dover should not be invoked. He said he cleared his position with the City's Legal Department and was told that because he was appealing, it was no longer before the Board but was in the court system. He said if the Board found that Fisher v. Dover did not apply, he would go forward with the application and withdraw the other one.

Mr. Mannle asked if Attorney Phoenix would be willing to withdraw that evening's application until the appeal was done. Attorney Phoenix said it would be a 7-8 month process and that he would

have to confer with his client to about withdrawing. Mr. Mattson said he did not think the Board should postpone the application because it could result in having two applications in the future, even though the applicant had said he wouldn't do that. Attorney Phoenix said they did not want to withdraw and would go forward with that evening's application, whatever the decision.

Acting Chair Margeson closed the public hearing.

[Timestamp 25:50] Mr. Rheaume moved that the Board proceed with the application on the basis of Attorney's third recommendation that the Board hear the application as it would normally be presented. Ms. Geffert seconded the motion.

Mr. Rheaume said he understood the Acting Chair's concerns but thought there was a good-faith effort made by the applicant and that the Board could make that more formal by any motion they made that evening, which would make it clear that in the event it passed Fisher v. Dover and the Board accepted the applicant's variance request and approved it, there would be a withdrawal of the other pending case before the Housing Appeals Board. Ms. Geffert asked if the application, including an initial consideration of whether Fisher v. Dover is triggered and depending on that determination, a possible determination of the application may proceed and would not create an issue under Rule Misc. 7 Subsection 4. Mr. Rheaume agreed and said it would not constitute a second application before the Board and that potentially Fisher v. Dover would apply.

The motion passed by a vote of 5-1, with Acting Chair Margeson voting in opposition.

Mr. Mannle moved to put the application back in order of the agenda, seconded by Mr. Rheaume. The motion **passed** unanimously, 6-0.

III. NEW BUSINESS

A. The request of **DSM MB II LLC (Owner)**, and **Bruno Fonzo (Applicant)** for property located at **1500 Lafayette Road Unit 6** whereas relief is needed to establish a UPS store which requires the following: 1) Special Exception from use #7.30 consumer service where it is permitted by Special Exception. Said property is located on Assessor Map 252 Lot 2 Unit 6 and lies within the Gateway Center (G2) District. (LU-24-5)

Mr. Rossi resumed his voting seat.

SPEAKING TO THE PETITION

[Timestamp 30:38] Bonita Mulver of 8 Linwood Ln, Stratham NH and owner of the proposed UPS store was present. She said there were 11 other retail spaces nearby and that the Portsmouth Planning Department determined that a special exception was required. She reviewed the criteria and said they would be met.

The Board had no questions.

SPEAKING TO, FOR, OR AGAINST THE PETITION

John Matthews said he represented the shopping center and had been involved with the property since the mid-90s. He said he handled most of the leasing and noted that the postal use was at the center once before and that it would be a good use for the shopping center's customers.

No one else spoke, and Acting Chair Margeson closed the public hearing.

DECISION OF THE BOARD

Mr. Rossi moved to grant the special exception, seconded by Ms. Geffert.

Mr. Rossi said it was a use that is allowed in the zoning ordinance by special exception, so it satisfies Criterion 10.232.21. He said it would pose no hazard to the public because it would be a simple operation that's very consistent with others currently in the shopping center and had been in the past, with no hazard presented to the public. He said there would be no detriment to property values, as evidenced by the fact that the property owner's representative felt that this would be a good use within this facility and consistent with its other uses. He said it would not represent a change in the essential characteristics of the area, noting that there was a Fed Ex facility across the highway and a similar shopping center in close proximity. He said granting the special exception would pose no creation of a traffic safety hazard, noting that it was normal consumer traffic which should fit in without much notice or impact on the high volume of traffic going in and out, particularly for the Market Basket and some of the facilities there. He said it would be located far enough away from the Market Basket that he didn't think parking would be problematic for the use of the UPS store, and he saw no impact on municipal services, which satisfied Criterion 10.233.25. He said there would be no change in the building's structure and therefore no impact of increase in stormwater runoff onto any adjacent properties, satisfying Criterion 10.233.26.

Ms. Geffert concurred and had nothing to add. The motion passed unanimously, 7-0.

B. The request of Timothy S. Wheelock and Susan V. Denenberg (Owners), for property located at 414 State Street Unit 2 whereas relief is needed to convert a ground floor commercial unit to a residential unit which requires the following: 1) Variance from Section 10.642 to allow a residential unit on the ground floor where nonresidential is required in the Downtown Overlay District; and 2) Variance from Section 10.5A41.10A to allow 806 square feet per dwelling unit where 3,000 square feet is required. Said property is located on Assessor Map 116 Lot 13 Unit 2 and lies within the Character District 4-L1 (CD4-L1) and Downtown Overlay District (DOD). (LU-24-6)

SPEAKING TO THE PETITION

[Timestamp 39:38] The applicant and joint owner Tim Wheelock was present. He said he spent 17 years trying to rent the ground-floor condo unit commercially but found it difficult because all the other condos in the building were residential and there were complaints from those owners about the amount of traffic generated and customers loitering on the front steps when it was recently a therapy office. He explained why it should be a residential condo and reviewed the criteria. He said some of the hardships was that the condo wasn't appropriate for professional use for more than two people at a time and it didn't meet the minimum 3,000 sf per dwelling unit.

Acting Chair Margeson opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Acting Chair Margeson closed the public hearing.

DECISION OF THE BOARD

Mr. Rossi moved to **grant** the variances for the application as presented and advertised, seconded by Mr. Rheaume.

Mr. Rossi said granting the variances would not be contrary to the public interest, noting that the public interest in Portsmouth currently was not one that was crying out for additional office space but looking for additional residential space, so by allowing the unit to be used as residential instead of office would be consistent with the public interest. He said it would also meet the spirit of the ordinance. He said it would do substantial justice because there would be no loss to the public that would justify depriving the owner of the use of the property, and it would not dimmish the values of surrounding properties, noting that the only evidence presented to the Board was that it would have a positive impact on those values. He said literal enforcement of the ordinance would result in an unnecessary hardship, which related to special conditions and circumstances of the building. He said the Board was really considering two variances, the use variance for residential and the square footage variance, which would normally require a 3,000 sf per dwelling unit. He said therefore that the special conditions of the property must relate to both of those. He said the first instance was in terms of the use, and the intended purpose of the ordinance was to encourage pedestrian-oriented businesses within the Downtown Overlay District (DOD), and since there was a dearth of such businesses in that area, the Board was not violating the spirit of the ordinance because it was consistent with the characteristics of the immediate surrounding neighborhood that such uses are really not prevalent. Regarding the 3000-sf per dwelling unit, he said the special condition of the property was the historic nature and antiquity of it. He said there were no reasonable options for expanding the space from the unit to achieve a 3,000-sf footprint, so that was a special condition and hardship that spoke in favor of the application. He found that the criteria overall were satisfied.

Mr. Rheaume concurred. He said the applicant made a good case that the immediate surrounding properties really did not reflect the concept put forward for the DOD, and having this active street life doesn't really work in practice. In this case, he said it felt far more residential than other parts of the DOD. He cited a case a few years back on Chapel St when the Connie Bean Center was

reconditioned and there was a new residential structure built as part of that; he said it was a good argument that that portion of Chapel St had no businesses on it. He said he thought that spoke to the first two criteria that look at the characteristics of the neighborhood. In terms of the lot area per dwelling unit, he said it was an existing structure and that the real change was in 1987 when it was condoized and broken up into five components that made the lot area per unit of the condo a fixed entity. He said although 3,000 sf was required, the current square footage was 968 sf and was being reduced to 806 sf, which wasn't that substantial of a change and in both cases went below what was required. He said it was a reasonable request and did reflect a hardship because the building was subdivided in 1987. Acting Chair Margeson said she would support the petition, noting that she had been vigilant in the past about the DOD being important for the economic vitality of the City and that it was a very intentional zoning provision. She said the ground floor in the DOD should consist entirely of non-residential but that Unit One was residential and was a preexisting nonconforming use, so she thought that was really the hardship.

The motion passed unanimously, 7-0.

C. The request of Frances E. Mouflouze Revocable Trust of 2015 (Owner), for property located at 550 Sagamore Avenue whereas relief is needed to demolish the existing structure and construct a three dwelling unit building which requires the following: 1) Variance from Section 10.440 Use #1.51 to allow a three dwelling unit structure where it is not permitted. Said property is located on Assessor Map 222 Lot 11 and lies within the Single Residence B (SRB) District. (LU-24-9)

Mr. Rossi recused himself from the petition.

SPEAKING TO THE PETITION

[Timestamp 1:02:30] Attorney Tim Phoenix was present on behalf of the applicant and introduced the applicant's son Ted Alex, project engineer Eric Weinberg, the appraiser Brian White, and the architects Mark Gianniny and Richard Desjardins. He briefly presented the Fisher v. Dover issue. He said the previous application was denied and on appeal, which had to be done because if the Board found that Fisher v. Dover did apply, the applicant could not proceed and would have nothing. He said the applicant did a material change of having one structure instead of two and was only asking for one variance.

[Timestamp 1:09:55] The Board discussed whether Fisher v. Dover should be invoked and decided that it should not. Attorney Phoenix reviewed the petition and criteria. He noted that the applicant could do a 3-lot subdivision with a road and three standalone homes if he wanted to. He said the lot was four times the minimum lot size in the area and that the applicant could accomplish the same functionality by what they proposed. He said the extra units wouldn't be noticeable and that they were in an area that had a confluence of different zoning requirements, so the project would fit in.

[Timestamp 1:23:54] Mr. Rheaume asked what the thinking was in positioning the new structures, in particular the barn structure that was so close to the property line, and what options the project

team had. Attorney Phoenix said one of the issues was the closeness of the house near the lot line and that they wanted to give it some space. Mr. Weinberg said they tried to figure out where to put the driveway compared to the existing one. He said it almost met the setbacks on the other side. He said they wanted to balance the open space between the houses and the development area on each side instead of moving it closer north to the house on the opposite side. Mr. Rheaume said they were past the end of the existing house but not by much. Mr. Weinberg said they tried to push it as forward as possible. Mr. Rheaume said the parking requirement was only four spaces and that the applicant would provide a lot more than that. He asked if the applicant would provide parking space in front of the garage for Unit 3. Mr. Weinberg agreed and said there would be two spaces for each unit and additional parking behind the garage bays.

[Timestamp 1:29:20] Acting Chair Margeson said the lot's size was quite large and asked how much square footage of the lot was being built on. Mr. Weinberg said it was about 25,000 sf, which was about 40 percent of the lot. Acting Chair Margeson said it reduced the lot area per dwelling unit by 8,000 sf. Mr. Weinberg said it would be no different than having a 40-acre parcel with a single-family house on it because it was still one lot. Acting Chair Margeson said the size of the lot allowed for three dwellings to go on it when actually it was only 25,000 sf of the lot being built on. Mr. Weinberg said they could have proposed one giant building and used up all the forest area. Acting Chair Margeson asked why the applicant couldn't build a single residence home on the lot. Attorney Phoenix said the hardship was how large the lot was. He said they believed there were special conditions because the lot was four times the required lot size, and considering its overall envelope, he asked why the applicant would want a McMansion that would cover just as much area when he could provide more affordable housing. He noted that the depth of the property was three times its width. He said the primary issue was the lot area per dwelling unit to keep neighbors from being on top of each other and have light and air.

Acting Chair Margeson opened the public hearing.

SPEAKING IN FAVOR OF THE PETITION

Gerald Duffy of 428 Pleasant Street said he lived on Sagamore Avenue for a few years. He said Portsmouth was experiencing a critical housing problem and that it was the City's role to enable housing construction for a wide variety of residents.

Byron Matto of 17 Field Road said the project was in line with the broader objectives of the City's housing policies and also adhered to the zoning criteria. He explained how the project met each criteria and said the project would alleviate the housing shortage and serve a critical public need.

SPEAKING IN OPPOSITION TO THE PETITION

Duncan MacCallum of 536 State Street said there had to be special conditions to constitute a hardship, and the kind of hardship that justified the granting of a variance wasn't the personal circumstances of the property owner but had to be in the land itself. He said there was no hardship.

Linda Brown of 650 Sagamore Avenue said the only thing that changed in the application was that one structure was decreased. She said the traffic would still be a concern and thought the variance request was pure greed to make more money using every inch of the property.

Christana Wille McKnight of 546 Sagamore Ave said the project would directly impact her family and that she would not have bought the house if the proposed three-family condo were there. Paige Trace of 27 Hancock Street said there was no hardship and that the City needed affordable housing for everyone.

Esther Kennedy of 41 Pickering Avenue said the City had zoning laws and she did not see a hardship. She asked that the Board support the people who lived in that area.

Petra Huda of 280 South Street said it was an SRB single-family residence, which meant one unit and not three. She said it would not be consistent with the neighborhood and the SRB District.

Jim Lee of 520 Sagamore Ave said he was a secondary abutter to the project and didn't think it was the right place for it. He said the ordinance said three or four dwelling units could not be built on that lot and a two-family unit could not be built. He explained why the criteria were not met.

Suzan Harding of 594 Sagamore Ave said she didn't feel someone had to devour every little piece of property to build something on it. She said she bought her property to appreciate the peace and quiet and the land behind it and never imagined this project would be built there.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Attorney Phoenix said the point was made that the project would take the property out of compliance, which was what every variance did. He said the traffic would go through Planning Board approval. He said there would be fencing and screening to protect the neighbors to the north and south. He said the 3-building coverage was 1,882 sf per unit, including the garage. He said it wasn't about greed and that the zones across the street and their intense uses couldn't be ignored and there was much greater density up the street than what the applicant proposed.

The owner's son Ted Alex of 104 Locke Road, Rye, said the plan was reduced from four to three homes and would allow over half the lot to stay in its natural state. He said it had been about keeping his mother in an assisted living home. He noted that his mother died a few days ago.

Gary Cameron of 110 Field Road called in via Zoom and said there were inaccurate and inappropriate comments made. He said it was never about greed but about allowing his mother-in-law to self-finance her living in her few remaining years with dignity.

No one else spoke, and Acting Chair Margeson closed the public hearing.

DISCUSSION OF THE BOARD

[Timestamp 2:29:14] Mr. Rheaume said it wasn't about greed but was about the fact that people's properties were one of their major assets and everyone wanted to maximize the value of that asset. He said the Board existed to look at anything related to the ordinance and to look through the criteria to see if an ordinance is being correctly applied to a property. He said there were special conditions that said when zoning is applied to a particular parcel, it might not make as much sense as other parcels, but it came down to the criteria. He said he logically appreciated what the applicant tried to do in coming back before the Board. He said the applicant went back to the original characteristics of the neighborhood by trying to create the single-family home look in the front and putting the additional units in the rear to make it look like there could have been a building there previously. He said what the application came down to was the special conditions of the property and whether the lot was large enough to accommodate three single-family homes and was sufficient reason to allow the one structure being there. He said there was nothing in the previous decision about the Board saying that the present home could not be demolished, but he said it could be and that someone could put a new structure of indeterminate size on the lot. He said the key factor was hardship and the special conditions and whether the size of the proposed structure allowed the Board to conclude that it could be an acceptable use for the property.

Mr. Mattson agreed that the hardship criteria was the most important. He said the lot size in a single-family zone only had to be 15,000 sf and the lot was 62,000 sf, which could fit four single-family homes. Relating to hardship, he said it wasn't only the size of the property but also its shape that affected it and affected how easily it could be subdivided. He said the ordinance did not allow more than one freestanding dwelling on a property, which was partially why the previous project was denied. He said the applicant was only asking for one variance and the single structure resulted in a 94 percent open space, which had an effect of it looking like a single-family home from the street and fitting in with the neighborhood's existing character. He said one could also apply the big apartment buildings across the street that were part of the character of the neighborhood. He said the project had a fair and substantial relationship to the ordinance and preserved light, air, and privacy, it had the 94 percent open space, and the single structure was within the setbacks and met the density requirements. For those reasons, he said the hardship could be met.

Acting Chair Margeson said she could not support the application because it failed on hardship. She said there had been no demonstration by the applicant showing that the property couldn't be used for a single-family residence. She said the characteristics of the neighborhood was intentionally set out by the City, noting that Sagamore Court was the Garden Apartments/Mobile Home District, Tidewatch was a planned unit development, and there was the SRB zone across the street, and a lot of that was because most of the lots were smaller sizes. She said there was a spirit and intent problem but that the application mostly failed on hardship. She said an abutter bought into an area relying on the zoning ordinance and that it wouldn't change except for an exceptional circumstances, and she didn't think the application met that exceptional circumstance.

DECISION OF THE BOARD

Mr. Mattson moved to **grant** the variance for the application as requested, seconded by Mr. Rheaume.

Mr. Mattson said granting the variance would not be contrary to the public interest and would observe the spirit of the ordinance, and the proposed use would not conflict with the explicit or implicit purpose of the ordinance. He said the way the SRB District was defined, it was 1-3 dwellings per acre, and that was how the 15,000 sf per dwelling was arrived at. He said this project was almost 21,000 sf per dwelling. He said the project must not alter the essential characteristics of the neighborhood. He said in the current project, the structure from the street looked like a big farmhouse with a barn attached. He noted that there were other 3-unit dwellings within the property's proximity. He said the project would not threaten the public's health, welfare, or safety or injure public rights. He also noted that the new design allowed someone to drive forward instead of having to back out on Sagamore Ave, so public safety would be improved. He said granting the variance would do substantial justice because he did not see any harm to the general public outweighing the potential benefit to the applicant to make use of their property and that this type of proposal was much better than a subdivision approach. He said granting the variance would not diminish the values of surrounding properties, noting that the Board heard from a professional appraiser that the previously proposed 4-unit project would not do so, so it was fair to say that a single building with three units would not. He said literal enforcement of the ordinance would result in an unnecessary hardship, meaning that because of the special conditions of the property that distinguished it from other properties in the area, there was no fair and substantial relationship between the general public purposes of the ordinance's provision and the specific application of that provision to the property. He said the general public purposes of the ordinance were to preserve light, air and privacy, and in this situation, that would be maintained because it was entirely within the setbacks and met the density. He said the special conditions of the lot were that it was more than four times the size required in a single residence district and was relatively narrow and deep, and those factors, combined with the fact that it was also in proximity to other zones that allowed great density, created special conditions for the property. He said the proposed use was a reasonable one and that the proposed building would not alter the essential characteristics of the neighborhood and would fit in with the residential purposes of the zoning.

Mr. Rheaume suggested a **stipulation** stating that a building permit will not be issued until such time that the legal status of the BOA's action on October 17, 2023 is resolved. Mr. Mattson agreed.

Mr. Rheaume said if the motion passed, the applicant would be bound on which way they chose to go. He said a concern he had with the barn structure was the open space in the back crowding the house to the front of the property, and he also had concerns with the 576 Sagamore Ave property, which was the most affected from a light and air standpoint. He said nothing that the applicant proposed fell within the required setback for the zone. He said the SRB zone was generous to the amount of buildable area and there was only a 10-ft setback on either side. He said the SRA zone on the other side of the street required bigger lots and was more restrictive on the setback, so in that sense the applicant was within his rights. From a light and air standpoint, he said the most imposing portion of the proposed structure was toward the back, so it came down to hardship. He said the

Board was not responsible to solve the City's housing crisis but was looking at what the property had for characteristics. He said the parcel's size and shape had the ability that if it were subdivided and continued to have the same number of proposed homes, it made more sense to create smaller units more clustered together that preserved the open area in the back of the property, which was a general benefit to property owners, especially Walker Bungalow. He said he knew it was more impactful to the people on the Sagamore Avenue end of the property, but that it made sense overall as a holistic solution. He said the issue of the micro neighborhood v. the macro neighborhood, and he asked if the Board was considering it against the adjacent properties or if it more broadly included a larger area around the property. He said there was no distinct requirement that the Board had to follow, but there was a fair amount of variety in the overall neighborhood. He said what was proposed would not feel out of character of that overall neighborhood, so in that more macro sense, he thought it met the criteria and recommended approval.

The **amended** motion was as follows:

Mr. Mattson moved to **grant** the variance with the following **condition**:

- A building permit shall not be issued until such time that the legal status of the BOA's action on October 17, 2023 is resolved by the appeal to the Housing Appeals Board.

Mr. Rheaume seconded. The vote **failed** by a tie of 3-3, with Mr. Mannle, Ms. Record, and Acting Chair Margeson voting in opposition.

[Timestamp 2:52:39] The Board discussed whether they should move to deny or move to approve with different criteria. Acting Chair asked for a motion to deny.

Mr. Mannle moved to **deny** the variances on the grounds of hardship. Ms. Record seconded.

Mr. Mannle said he appreciated what the applicant did to improve the project but was bound by the rules and that he didn't see the hardship in the property. He said a special condition did exist because it was a bigger lot, but he wouldn't say it was narrow, considering that it had a 140-ft width. Ms. Record agreed and said she didn't see what could be there to influence what the applicant was proposing to put there and that she didn't see the hardship.

The motion **failed** by a tie vote of 3-3 with Ms. Geffert, Mr. Rheaume, and Mr. Mattson voting in opposition.

Mr. Mattson said Mr. Mannle noted the special conditions of the property by addressing the narrowness of it. He said it was 434 feet deep, where a typical lot would only be 100 ft deep, so even if it was 140 ft wide, it was more than four times as deep. He said if one considered a square v. a rectangle, it was an elongated narrow-shaped parcel. Mr. Mannle said it was a rectangle of 140 x 280 ft. Mr. Rheaume said he empathized with the makers of the motion and that he mostly struggled with the hardship as well, but within the context, he thought it made sense. Acting Chair Margeson said the applicant could take whatever comments they wanted to use for an appeal if necessary.

D. The request of **Cynthia J. Walker and Michael Walker (Owners),** for property located at **46 Willow Lane** whereas relief is needed to demolish the existing shed, construct an addition to the primary structure and construct a detached garage which requires the following: 1) Variance from Section 10.521 to allow: a) 6.5 foot right yard where 10 feet is required; b) a 2 foot front yard where 15 feet is required; and c) 28% building coverage where 25% is the maximum; 2) Variance from Section 10.571 to allow an accessory structure to be closer to the street than the primary structure; and 3) Variance from Section 10.321 to allow a nonconforming structure or building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is located on Assessor Map 133 Lot 18 and lies within the General Residence A (GRA) District. (LU-24-8)

SPEAKING TO THE PETITION

[Timestamp 3:02:20] Applicants Cynthia and Michael Walker were present to speak to the petition. Ms. Walker reviewed the reasons why they wanted to build a one-car garage and place it in the proposed location. She said they also wanted to extend the back of the house by six feet as part of the addition plan. Mr. Walker reviewed the criteria and said they would be met.

Mr. Rossi said the only part of the project that perplexed him was the placement of the garage. He agreed that there was a lot of open space around that corner of the property but was concerned that pushing the garage within two feet of the lot just because the owners of 50 Willow Lane had no plans to expand their structure's footprint felt like a race of who got there first. He said if there was a 2-ft setback allowed for the garage, the light and space issues would be more difficult for Willow Lane in the future if they wanted to build close to that lot line. Mr. Walker said there was an existing fence on the back that he was going to continue for 40 feet, so all that would be seen from the neighbor's lot would be the top of the garage. Mr. Rossi asked why the garage couldn't be moved back and attached to where the addition was being built. Mr. Walker said the original plan had it attached just on one corner, but they had to ensure that the turn could be made into the garage. He said the other option was to put it further down, but that even went closer to the other house to the left. Mr. Walker said it would preserve a private yard space and let more sun into the house. He said the neighbor couldn't add onto the space between the two houses, given the confines of the property. Ms. Clark said the owner of 50 Willow Lane had no objection and saw the logic of placing the garage there. She said it would also minimize the amount of pavement. Acting Chair Margeson said there wouldn't be a turning problem if the garage was placed next to the addition. Mr. Walker said they wanted to put a gate between the garage and the house to have a nice hardscape behind the house. He said if they pushed it back, they'd have to push it all the way back into the garage and the door would face the left, so the garage and door would have to be wider.

Acting Chair Margeson opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Acting Chair Margeson closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Mr. Rheaume said he had been concerned about the 2-ft setback where 15 ft was required, which he felt was a significant ask, but after the discussion he thought it was okay. He said any proposal to turn the garage 90 degrees and put it up against the house or close to the house was a concern, though. He said the applicant could put the garage further, but then impervious surface and more pavement would be added and there wouldn't be much more light and air. He said the neighbor was okay with the proposal but the Board had to look out for concerns of future owners. He said the application had unique circumstances and the garage was a modest request.

Mr. Rheaume moved to **grant** the variances for the application as requested and advertised, seconded by Mr. Mannle.

Mr. Rheaume said granting the variances would not be contrary to the public interest and would observe the spirit of the ordinance. He said the 6-1/2 ft off the property line to the back of the property was an extension of the existing line for the existing home, so there was no public interest or change in the essential characteristics of the neighborhood that would be observed. He said a single-car garage was common in the neighborhood, although not in that specific area. He said what was being asked for was somewhat congruent with the overall neighborhood where garages are tucked into locations that are closer than the Board would normally have for setbacks in other neighborhoods. He said granting the variances would do substantial justice because he didn't see anything in the public purposes that the arrangement the owner was asking for would be really perceived. He said the single-car garage and its placement was nothing that would have a negative impact on the public. He said it would not diminish the values of surrounding properties because the applicant was only asking for a small extension off the back of the property, and overall coverage that was slightly greater than what was required. He said the single-car garage was a modest request and its impact on the neighboring property would not be excessive. He said the hardship was that the plans to expand the existing home were not insubstantial but a logical direction that was necessary to expand the home. As to the current distance of the current home and where the expansion needs to be, he said there was no great way to add the garage on as an extension to that proposed expansion of the property and that it had to be in the orientation that it was in. He said putting it anywhere else on the property would add only a minimal benefit in terms of setback to the neighboring property with a lot of additional impervious surface and a loss of open air for the other portions of the property, so he thought it was a reasonable use. Mr. Mannle concurred. He said when he drove by the property, he immediately recognized the problem and that he had no issue with the garage being in the proposed location.

The motion passed unanimously, 7-0.

E. The request of **Joel** and **Jessica Harris (Owners)**, for property located at **2 Monroe Street** whereas relief is needed to construct an enclosed breezeway, landing and staircase which requires the following: 1) A Variance from Section 10.521 to allow 27% building coverage where 25% is the maximum allowed; and 2) Variance from Section 10.516.10 to allow a 10-

foot front yard where 12 feet is required by the front-yard exception for existing alignments. Said property is located on Assessor Map 152 Lot 8 and lies within the General Residence A (GRA) District. (LU-23-154)

SPEAKING TO THE PETITION

The applicant Joel Harris was present and said it was an after-the-fact variance request. He explained that he was before the Board two years ago and got a variance for a breezeway but then decided to enclose it. He said the contractor told him it wouldn't be an issue, but a 3-ft landing had to be added that pushed the project two feet closer to the property line than what was allowed. He reviewed the criteria and said they would be met.

Mr. Rossi asked the name of the contractor. Mr. Harris said it was Daryl Cook from Trio Construction but that he thought the contractor had a new company. Mr. Rheaume asked how the nonconformance came to the attention of the Planning Department. Mr. Harris said he received a stop work order and then discussed it with the Planning Department. Mr. Rheaume asked if the stop work order was generated from a building inspection and Mr. Harris agreed.

Acting Chair Margeson opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Acting Chair Margeson closed the public hearing.

DECISION OF THE BOARD

Mr. Rossi said if it had been part of the plan originally, it would not have affected the Board's decision to approve the previous variance. He said the change in lot coverage was de minimis and should present no problem, and it was clear to him that it was not the intention of the homeowner to work outside of the approved variance and outside of the zoning ordinance.

Mr. Rossi moved to **grant** the variances for the application as presented and advertised, seconded by Mr. Mannle.

Mr. Rossi said the impact of the project would make no change to the characteristics of the house and would fit within the overall characteristics of the neighborhood, so he believed that the first two criteria of not being contrary to the public interest and observing the spirit of the ordinance were satisfied. He said substantial justice would be done, particularly since it was a retroactive variance that the Board was granting and would be a significant inconvenience to the property owner if the Board were to deny the variance. He said therefore there would have to be a commensurately significant benefit to the public in doing that, and he didn't see that as a possibility, so that criterion was also met. He said granting the variances would not diminish the values of surrounding properties because the project would fit in perfectly with the surrounding properties and would not alter the characteristics of the overall construction project, so he could not see it having an impact

on property values. He said literal enforcement of the ordinance would result in an unnecessary hardship. He said the hardship was special conditions of the property that affects the variance being applied for, and in this case the condition is that the construction had already been completed and there was no good reason to change it, so he believed that the hardship criteria was met. Mr. Mannle concurred and noted that if all the issues had been brought up in the original application, he had no doubt that if would have been approved.

Acting Chair Margeson said she would support the motion but had a problem with after-the-fact variance requests. She said she would take the applicant's word that it was the contractor's problem. She agreed with Mr. Rossi that if it had been part of the original application, it would have passed. She said the variance request was minimal and thought the experience had been painful enough that it would act as a deterrent for any future after-the-fact variance requests. Ms. Geffert agreed that there was an unnecessary hardship but for precedent purposes, she didn't want the case for hardship to be that someone bungled the construction and created a hardship. She said she felt that the special condition was that there was no sidewalk and no street, so it was an unusual lot in that way. She said once that was acknowledged, getting closer to the front of the yard was an irrelevancy for this property because of its special characteristics, so there was no fair and substantial relationship between the public purpose of the ordinance, which was a real setback from the public space on this property due to the odd frontage that it has.

Mr. Rossi said he would **amend** his motion to include Ms. Geffert's comments.

Mr. Rossi said he thought the Board was seeing too many after-the-fact variances lately and that he hoped contractors in Portsmouth understood that it was public information, and while it wasn't the Board's purpose to keelhaul anyone who made a mistake, he thought it was important for contractors to understand which contractors are able to comply with the zoning ordinance and which ones are unable due to lack of knowledge of whatever the case may be. He said that was why he asked for the contractor's name. Mr. Rheaume said it might also be reflective of the building inspectors being more sensitive to some of the Planning Department's requirements and that it could be a combination of both things Mr. Rossi agreed and said he didn't mean to imply bad intent on anyone's part, but he felt that some contractors seemed to be better at it than others.

The motion **passed** unanimously, 7-0.

IV. ADJOURNMENT

The meeting adjourned at 10:39 p.m.

Respectfully submitted,

Joann Breault BOA Recording Secretary

II. OLD BUSINESS

A. The request of Friends of Lafayette House in care of Melanie Merz (Owner), for property located at 413 Lafayette Road whereas relief is needed to construct an attached caretakers unit to the existing residential care facility which requires the following: 1) Variance from Section 10.331 to extend, enlarge, or change the lawful nonconforming use without conforming to the Ordinance; and 2) Variance from Section 10.334 to extend the nonconforming use to a remaining portion of the land. Said property is located on Assessor Map 230 Lot 23A and lies within the Single Residence B (SRB) District. (LU-23-208)

Existing & Proposed Conditions

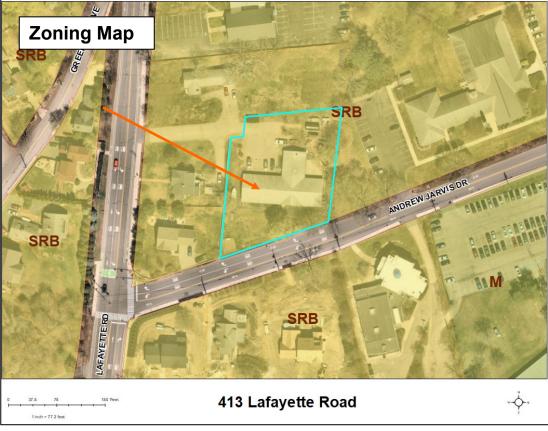
	Existing	Proposed	Permitted / Required	
Land Use:	Group Home	Construct a care taking unit to existing structure	Primarily residential	
Lot area (sq. ft.):	33,096	33,096	15,000	min.
Street Frontage (Andrew Jarvis Dr)(ft.):	183	183	100	min.
Lot depth (ft.)	173	173	100	min.
Front Yard (ft.):	>40	>40	30	min.
Left Yard (ft.):	20	20	10	min.
Right Yard (ft.):	25	25	10	min.
Rear Yard (ft.):	25	25	30	min.
Height (ft.):	18	18	35	max.
Building Coverage (%):	19	20	20	max.
Open Space Coverage (%):	61	60	40	min.
<u>Parking</u>	8	8	7	
Estimated Age of Structure:	1983	Variance request	(s) shown in red.	

Other Permits/Approvals Required

- Site Review (TAC and Planning Board)
- Building Permit

Neighborhood Context





Previous Board of Adjustment Actions

No previous history found.

Planning Department Comments

The applicant is requesting to construct a 635 square foot addition to the existing structure that will serve as an on-property care taking unit. It should be noted that the existing property is a group living facility and the number of bedrooms does not reflect the number of independent living units.

In reviewing the application, staff found that the following errors need to be corrected on the Site Plan provided:

- 1. Boundary line along Andrew Jarvis should have a front yard setback as it is the secondary front yard.
- 2.The Zoning summary table does not match any of the setbacks shown on the plan. All dimensions in the "provided" column should reflect the distance from the boundary line to the closest point of the existing or proposed structure and have a corresponding callout on the plan.

The initial request from the applicant was to construct a 600 square foot addition. The applicant has not provided an explanation for this change and updated floor plans and elevations were not submitted. Without this information and along with the corrections to the site plan, staff believe there is not enough information for the Board to make an informed decision.

Staff have determined that this application is incomplete and recommend postponing until a time when these documents can be provided.

Variance Review Criteria

This application must meet all five of the statutory tests for a **variance** (see Section 10.233 of the Zoning Ordinance):

- 1. Granting the variance would not be contrary to the public interest.
- 2. Granting the variance would observe the spirit of the Ordinance.
- 3. Granting the variance would do substantial justice.
- 4. Granting the variance would not diminish the values of surrounding properties.
- 5. The "unnecessary hardship" test:
 - (a) The property has <u>special conditions</u> that distinguish it from other properties in the area. **AND**
 - (b) Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one. **OR**

Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.

10.235 Certain Representations Deemed Conditions

Representations made at public hearings or materials submitted to the Board by an applicant for a special exception or variance concerning features of proposed buildings, structures, parking or uses which are subject to regulations pursuant to Subsection 10.232 or 10.233 shall be deemed conditions upon such special exception or variance.

APPLICATION OF FRIENDS OF LAFAYETTE HOUSE, INC. 413 Lafayette Road, Portsmouth, NH Map 230, Lot 23A

APPLICANT'S NARRATIVE

I. **THE PROPERTY**:

The applicant, Friends of Lafayette House, Inc. is a 501(c) (3) non-profit organization owns the property located at 413 Lafayette Road, Portsmouth, New Hampshire which currently houses 12 adult developmentally disabled residents (the, "Property"). Two (2) house managers, Julie and Dennis Barratt also reside at the property in a 300 square foot caretaker living quarters. In addition to the caretaker quarters, the property consists of 13 bedrooms, 8 bathrooms, a kitchen, living room and dining room. It is considered a "residential care facility" under the ordinance, which use is not permitted in this zone.

The Property is approximately .76 acres in size, has 8 parking spaces and is situated off Lafayette Road in the SRB zoning district. An overview of the Property is shown on the attached map. The property is unique in that it has frontage on Andrew Jarvis Drive, but an address on Lafayette Road, where it is accessible via a deeded easement.

The Friends of Lafayette House provides housing and associated programming for developmentally disabled adults and has provided such services on this site since 2017, when it acquired the property from Great Bay Services, which provided these housing services to the disabled population on this site since 1984. Many of the current clients have resided here for more than ten years. The need for such services on the seacoast, and in New Hampshire in general, is acute given the relatively low level of government funding devoted to them. Accordingly, it falls to privately funded non-profit organizations to provide the bulk of these desperately needed services.

The property has capacity for 12 clients, and that number will not be increased. The house managers live on-site Monday through Friday in separate living quarters. A respite shift of caretakers takes over for the weekend and presently occupies the house managers' living space. The proposal before the Board is to construct a 635 square foot addition to the building to create a completely separate caretaker apartment for the weekend respite staff. This will make the living arrangements much easier and more desirable for the house managers and staff. Except for rare events, such as weather events or personal emergencies, it is not anticipated that the existing caretaker living quarters and the proposed new apartment will be occupied at the same time. In other words, the actual residential density on the site will not increase.

Because the current group home use, which falls within the definition of a "residential care facility" in the ordinance, is not permitted in the SRB, the applicant needs a variance from 10.331 and/or 10.334 to enlarge or expand the non-conforming use.

Furthermore, because the proposed addition, at 635 square feet, pushes the building coverage to 20.4 % where 20 % is the maximum permitted, a variance from 10.520 is required.

II. THE VARIANCES:

The Applicant believes all criteria necessary to grant the requested variances are met.

Granting the requested variances will not be contrary to the spirit and intent of the ordinance nor will it be contrary to the public interest. The "public interest" and "spirit and intent" requirements are considered together pursuant to Malachy Glen Associates v. Chichester, 152 NH 102 (2007). The test for whether or not granting a variance would be contrary to the public interest or contrary to the spirit and intent of the ordinance is whether or not the variance being granted would substantially alter the characteristics of the neighborhood or threaten the health, safety and welfare of the public.

The essential characteristics of the neighborhood would not be altered by this project. The existing facility, housing up to 12 clients, already exists on this site harmoniously with the surrounding residential properties, Portsmouth High School and the nearby houses of worship. The current use has existed on site for almost forty years.

Were the variances to be granted, there would be no change in the essential characteristics of the neighborhood, nor would any public health, safety or welfare be threatened.

Substantial justice would be done by granting the variance. Whether or not substantial justice will be done by granting a variance requires the Board to conduct a balancing test. If the loss to the applicant from denying the variance is not outweighed by some benefit to the general public, it is an injustice. Here, the loss to the applicant greatly exceeds any benefit to the public by requiring strict compliance with the ordinance. The non-conforming use already exists at the site and has for nearly forty years and any proposed expansion to the physical, built environment would require variance relief. The proposed expansion is very modest, and is necessary to assure the continued successful operation of the applicant's very important service to the community. The proposed addition puts the property .4% over the maximum allowable building coverage.

<u>Values of surrounding properties will not be diminished.</u> The use on the site has existed for nearly forty years without any negative impact on surrounding property values and the improvements these variances would facilitate are exceedingly minor. Values of surrounding properties will not be negatively impacted in any manner by granting the variances.

There are special conditions associated with the property which prevent the proper enjoyment of the property under the strict terms of the zoning ordinance and thus constitute unnecessary hardship. The lot in question is larger than the residential lots in its neighborhood, is in close proximity with municipal and religious institutional uses, and has been the site of the residential care facility use since 1984. It has frontage on Andrew Jarvis Drive but a Lafayette Road address, where it has access via a deeded easement.

<u>The use is a reasonable use</u>. The use already exists on the site and is not being expanded in any significant way.

There is no fair and substantial relationship between the purpose of the ordinance as it is applied to this particular property. The existing use is not permitted in the SRB zone. However, it has existed on this site since 1984. The minor proposed expansion of the building will not in any material way increase the nonconformity of the use. The building coverage as a result of the proposed addition is .4% more than the maximum allowed.

Accordingly, the proposed use requested here would not in any way frustrate the purpose of the ordinance and there is no fair and substantial relationship between the purpose of the ordinances and their application to this property.

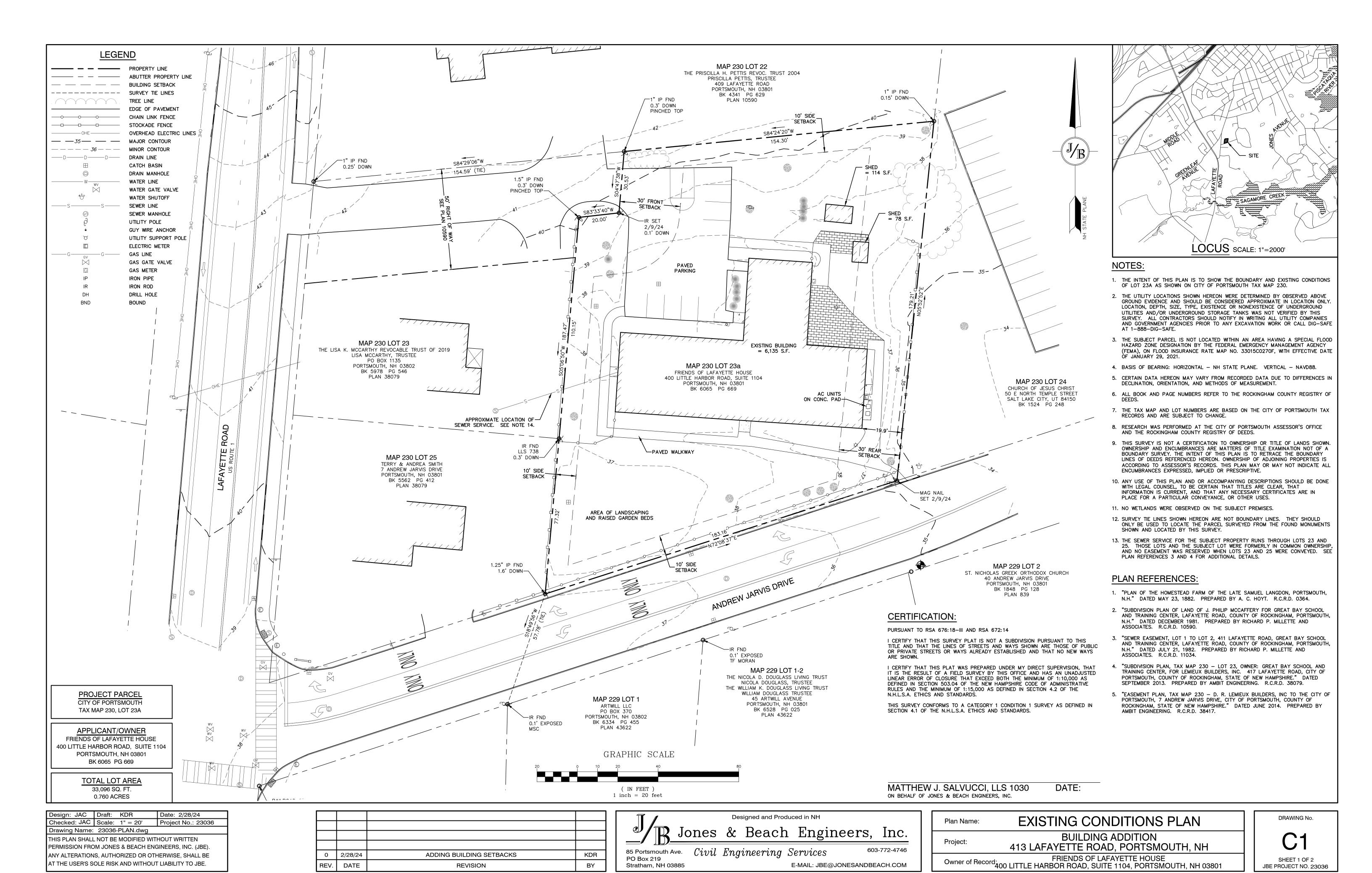
II. <u>Conclusion.</u>

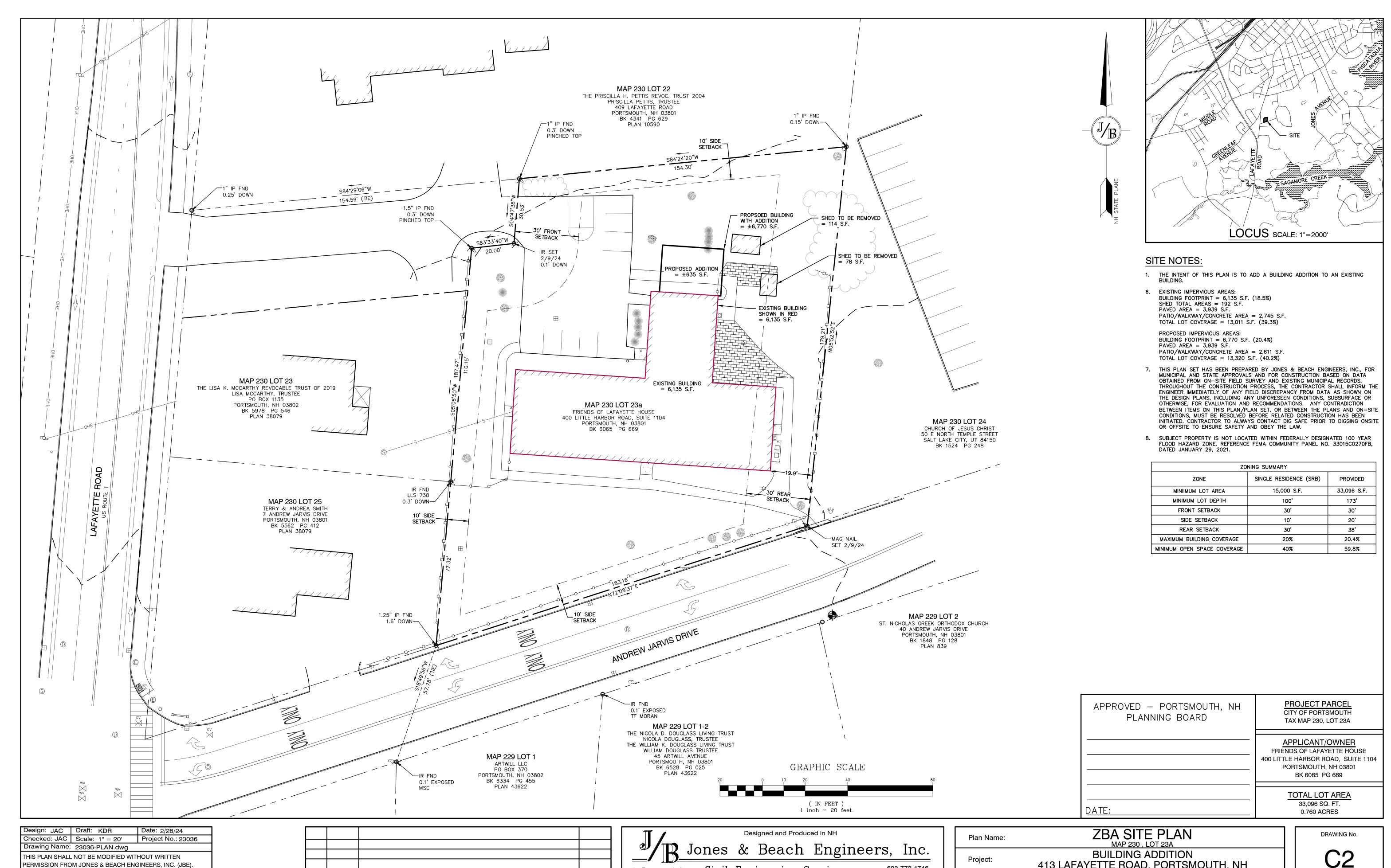
For the foregoing reasons, the applicant respectfully requests the Board grant the variances as requested and advertised.

Respectfully submitted,

Dated: February 23, 2024 By: John K. Bosen .

John K. Bosen, Esquire





Stratham, NH 03885

ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE

AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

ADDING BUILDING SETBACKS KDR 0 2/28/24 BY DATE REVISION REV.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746 PO Box 219

E-MAIL: JBE@JONESANDBEACH.COM

413 LAFAYETTE ROAD, PORTSMOUTH, NH Owner of Record: FRIENDS OF LAFAYETTE HOUSE 400 LITTLE HARBOR ROAD, SUITE 1104, PORTSMOUTH, NH 03801

SHEET 2 OF 2 JBE PROJECT NO. 23036

III. NEW BUSINESS

A. The request of Kerrin J. Parker Revocable Trust of 2012 (Owner), for property located at 86 Haven Road whereas relief is needed to construct an addition to the existing structure which requires the following: 1) Variance from Section 10.521 to a) allow a 9 foot front yard where 10 feet is required by front yard averaging; b) to allow a building coverage of 29% where 20% is allowed; and 2) Variance from Section 10.321 to allow of nonconforming structure or building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is located on Assessor Map 206 Lot 27 and lies within the Single Residence B (SRB) District. (LU-23-192)

Existing & Proposed Conditions

	Existing	Proposed	Permitted / Required	
Land Use:	Single family dwelling	*Second floor expansion and front deck addition	Primarily residential	
Lot area (sq. ft.):	7,241	7,241	15,000	min.
Lot Area per Dwelling Unit (sq. ft.):	7,241	7,241	15,000	min.
Street Frontage (ft.):	86	86	100	min.
Lot depth (ft.)	72	72	100	min.
Front Yard (ft.):	12	9	10 (per 10.516.10)	min.
Left Yard (ft.):	13	13	10	min.
Right Yard (ft.):	Garage: 1 House: 15	Garage: 1 House: 15	10	min.
Rear Yard (ft.):	20	20	30	min.
Height (ft.):	<35	25.5	35	max.
Building Coverage (%):	25	29	20	max.
Open Space Coverage (%):	>40	>40	40	min.
<u>Parking</u>	2	2	2	
Estimated Age of Structure:	1941	Variance reque	est(s) shown in red.	

^{*} Relief needed to construct an addition to the already non-conforming primary structure that would further impact the non-conformity.

Other Permits/Approvals Required

Building Permit

Neighborhood Context





Previous Board of Adjustment Actions

- October 27, 1981 the Board granted a variance to allow a 12' x 22' garage with a 1' Right Side yard where 10' is the minimum required.
- <u>April 26, 1983</u> the Board **granted** a variance to allow a variance from Article III, Section 10-302 to construct a 12' x 24' addition with a Front Yard of 19' where 30' is required and a Rear Yard of 29' where 30' is required.
- March 22, 2005 the Board granted a variance to allow a variance from Article III Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) to allow a 14' x 24' one story addition with a) a 20'8" rear setback for the addition and a 19'8" rear setback for the steps from the addition where 30' is the minimum required; and b) 25% building coverage where 20% is the maximum allowed.

Planning Department Comments

The applicant is requesting relief for the addition to the front of the primary structure. The proposed second floor conforms to minimum yard requirements and does not require relief; however the addition of the front porch will encroach into the front yard area and will increase the existing non-conforming building coverage.

Variance Review Criteria

This application must meet all five of the statutory tests for a **variance** (see Section 10.233 of the Zoning Ordinance):

- 1. Granting the variance would not be contrary to the public interest.
- 2. Granting the variance would observe the spirit of the Ordinance.
- 3. Granting the variance would do substantial justice.
- 4. Granting the variance would not diminish the values of surrounding properties.
- 5. The "unnecessary hardship" test:
 - (a) The property has <u>special conditions</u> that distinguish it from other properties in the area. **AND**
 - (b) Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one. **OR**

Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.

10.235 Certain Representations Deemed Conditions

Representations made at public hearings or materials submitted to the Board by an applicant for a special exception or variance concerning features of proposed buildings, structures, parking or uses which are subject to regulations pursuant to Subsection 10.232 or 10.233 shall be deemed conditions upon such special exception or variance.



BY: VIEWPOINT & HAND DELIVERY

February 26, 2024

City of Portsmouth Attn: Stefanie Casella, Planner Zoning Board of Adjustment 1 Junkins Avenue Portsmouth, NH 03801

Variance Application of Kerrin J. Parker, Trustee of the Kerrin J. Parker RE: **Revocable Trust of 2012** 86 Haven Road, Tax Map 206, Lot 27

Dear Stefanie,

Please find a copy of the following revised submission materials relative to the above referenced variance application for property located at 86 Haven Road, Portsmouth:

- 1) Landowner Letter of Authorization;
- 2) Narrative to Variance Application;
- 3) Existing and Proposed Conditions Site Plan;
- 4) Architectural Plans;
- 5) Photographs of Property.

A copy of the above application materials is being delivered to the Planning Department. Should you have any questions or concerns regarding the enclosed application materials, do not hesitate to contact me at your convenience.

Sincerely,

Derek R. Durbin, Esq.

LANDOWNER LETTER OF AUTHORIZATION

Kerrin J. Parker, **Trustee of the Kerrin J. Parker Revocable Trust**, record owner of the property located at 86 Haven Road, Tax Map 206, Lot 27, Portsmouth, NH (the "Property"), hereby authorizes **Durbin Law Offices**, **PLLC** to file any zoning, planning or other municipal permit applications with the City of Portsmouth for said Property and to appear before its land use boards. This Letter of Authorization shall be valid until expressly revoked in writing.

Kerrin J. Parker Revocable Trust

January 10, 2024

Kerrin J. Parker, Trustee

CITY OF PORTSMOUTH

NARRATIVE TO VARIANCE APPLICATION

Kerrin J. Parker Revocable Trust of 2012 Kerrin J. Parker, Trustee ("Applicant")

> 86 Haven Road Tax Map 206, Lot 27

Introduction

Existing Conditions

The Property is a 7,841 square foot improved parcel of land situated at the very end of Haven Road owned by Kerrin J. Parker, as Trustee of the Kerrin J. Parker Revocable Trust of 2012 (the "Property"). The Property contains a relatively small single-family residence here she resides with her two children. It is zoned Single-Family Residence B. The Property is abutted by single-family homes to the north and east. To the south and west, it is abutted by Little Harbor School and open green space owned by the City.

The single-family home on the Property was originally built in 1941. There is also a very small shed and detached garage to the north of the home. The existing home was originally one-story in height and consisted of only the front of the house facing Haven Road. In 1983, the Zoning Board of Adjustment ("Board") granted the variance relief necessary to construct a small two-story addition to the rear. The resulting addition that was constructed is actually only 1 ¾ stories in height. The front of the home remains one-story in height and then transitions to 1 ¾ stories in the rear. In 2005, relief was granted to allow another small, one-story addition to the rear of the two-story addition.

Proposed Conditions

Second Floor Expansion

The Applicant would like to remove the existing roof and reframe the addition in the rear to allow for a full second floor on the home to accommodate an additional bedroom and bathroom. Presently, the Applicant shares a bathroom with her two daughters on the second floor of the home. The expansion of the second floor will allow for an additional bathroom and bedroom to accommodate a family of three (3).

Porch Addition

In addition to creating a full second floor over the existing footprint of the home, the Applicant desires to add a 316.5 square foot farmers porch onto the front of the home to improve its architectural appeal and functionality. The new porch would connect the existing front entryway to the south (right) to the existing side deck and entryway to the north (left).

Existing Non-Conformities

The Property is already lawfully non-conforming in the following respects:

Lot Area – 7,241 square feet

Lot Area per Dwelling Unit – 7,241 square feet

Continuous Street Frontage – 86'

Building Coverage – 24.13%

Front Yard Setback - 12'*

Rear Yard Setback – 20'

Right Yard Setback – 1'

*See footnote 1 below. Those items highlighted in Red are the existing non-conformities that are being expanded upon as set forth in the Zoning Relief Summary below.

Zoning Relief Summary

The Applicant seeks the following variances from the Board:

Article 10.521

- a) Building Coverage to allow 28.17% (+/-) building coverage where 24.13% (+/-) exists and 20% is allowed;
- b) Front Yard Setback allow for a 9' front yard setback where 12' exists and 30' is required.¹

Section 10.321: To allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance.

¹ Based on the average alignment of primary structures within 200' on the same side of Haven Drive, the required front yard setback is approximately 10' pursuant to Section 10.516.10 of the Ordinance. However, out of an abundance of caution, the Applicant has requested relief from the 30' setback requirement since the average alignment calculation is based on GIS data rather than actual field data. *See* **Exhibit A**.

Variance Criteria

Granting the variances will not be contrary to the spirit and intent of the Zoning Ordinance or the public interest.

In the case of <u>Chester Rod & Gun Club, Inc. v. Town of Chester</u>, the Court noted that since the provisions of all ordinances represent a declaration of public interest, any variance will, in some measure, be contrary to the ordinance, but to be contrary to the public interest or injurious to public rights of others, "the variance must 'unduly, and in a marked degree' conflict with the ordinance such that it violates the ordinance's 'basic zoning objectives." "<u>Id</u>. The Court observed that "[t]here are two methods of ascertaining whether granting a variance would violate an ordinance's basic zoning objectives: (1) examining whether granting the variance would alter the essential character of the neighborhood or, in the alternative; and (2) examining whether granting the variance would threaten the public health, safety, or welfare." <u>Id</u>.

Second Floor Expansion

The vertical expansion of the second floor of the home will be located outside of the applicable building setbacks and contained entirely over the footprint of the existing home. The area of the existing home above which the expansion is proposed by itself does not violate the building coverage limitation in the Ordinance as the footprint is 1,044 square feet. The second-floor expansion has been included in the request for variance relief under Section 10.321 out of an abundance of caution due to the Property itself being non-conforming with respect to building coverage; however, this limitation does have a direct correlation to the proposed second-floor expansion and should not apply under the circumstances.

The public interest is observed by allowing for a code-compliant, aesthetically appealing expansion of the second floor of the home. It is also consistent with the spirit of the Ordinance, which in this case relates to total building coverage and is to protect against the overcrowding of land. Aside from the new farmer's porch, which is discussed below, there will be no expansion to the footprint of any existing structures on the Property.

Farmer's Porch

The proposed farmer's porch does constitute an expansion to the existing footprint of the building, thus increasing the building coverage by just over 4%, and would be located 1' further into the front yard setback than the existing front entryway. However, the appearance of the home will be improved aesthetically with the modifications made to the roofline and façade the home. Having a wrap-around farmers-style porch that connects the entryway to the south with the entryway to the north will also improve the functionality of the home and allow for more social interaction with the neighborhood while not altering the essential character of the neighborhood or having any negative impact upon the public interest. The proposed building coverage will be consistent with about half of the other properties along Haven Road.

The average alignment of primary structures within 200' of the Property on the same side of the street is approximately 10'. A 9' front yard setback will be consistent with the setback of other principal structures in this area of Haven Road. The primary purpose of minimum setback standards is to ensure that there is adequate light, air and space between abutting properties and the structures thereon. The spirit of the Ordinance will be observed, as the proposed farmer's porch will not have any impact upon the light, air and space of any abutting property.

Substantial Justice will be done in granting the variances.

To determine whether substantial justice is done, the Board must balance the equities between the rights of a private landowner and the public interest in deciding whether to grant or deny a variance request. The "only guiding rule is that any loss to the individual that is not outweighed by a gain to the general public is an injustice." New Hampshire Office of State Planning, The Board of Adjustment in New Hampshire, A Handbook for Local Officials (1997); *Malachy Glen Assocs., Inc. v. Town of Chichester*, 155 N.H. 102 (2007).

There is no conceivable gain to the public by denying the variance relief as it relates to the expansion of the second floor or the proposed farmer's porch. It would constitute a loss to the Applicant to deny the request for the expansion of the second floor, as it will allow for a second bathroom and sufficient bedroom space for the Applicant and her two daughters. The farm's porch is arguably unnecessary to make beneficial use of the home but adds aesthetic and functional value without negatively impacting any abutting properties. For the foregoing reasons, it would constitute an injustice to deny the application in whole or in part.

Surrounding property values will not be diminished by granting the variance.

It would be illogical to conclude that surrounding property values would be negatively affected in any sense by the proposed improvements to the Property. The proposed improvements will be in keeping with the character of the neighborhood and improve the Property aesthetically. The second-floor expansion and proposed farmer's porch will only add value to the Property and hence, surrounding properties.

Literal enforcement of the provisions of the Ordinance would result in an any unnecessary hardship.

The Property has special conditions that distinguish it from surrounding properties. It is uniquely situated at the end of Haven Road, which is abutted by City land that consists of open green space (field(s)) to the south and west. The Property has 52% of the lot area required under SRB Zoning. Based on the area of the lot (7,841 sf.) and the 20% building coverage limitation, only 1,568 sf. of the Property can be occupied by structure. In addition, the Property is irregularly shaped. It has a panhandle or "logger's boot" shape. It is 86' in width in the front and narrows to 10' in width at the rear lot line. Once the applicable building setbacks (10'/30') are applied to the Property, there is very little area available for development. The original home on the Property was constructed in 1941, prior to current zoning, and did not account for the needs of a family in the 21st century.

For the aforementioned reasons, the Property is uniquely situated and burdened in comparison with surrounding properties, such that there is no fair and substantial relationship between the general purposes of the Ordinance provisions and their application to the Property. As argued above, it is undersigned counsel's opinion that the expansion of the second floor should be exempt from needing variance relief under Section 10.321 and 10.521 of the Ordinance since it only involves a vertical expansion that does not further extend any existing non-conformities of the Property.

The proposed use is reasonable. The existing single-family use of the Property will continue and is encouraged and permitted by right in the SRB zoning district. The modifications to the Property will allow for a more modern, comfortable living environment that complies with the current building code and allows for safer ceiling height and better headroom on the second floor of the home.

Conclusion

The Applicant has demonstrated that her application meets the five (5) criteria for granting each of the variances requested. She thanks the Board for its time and consideration of her application and respectfully requests your approval.

Respectfully Submitted

February 26, 2024

Kerrin J. Parker, Trustee of the Kerrin J. Parker Revocable Trust of 2012

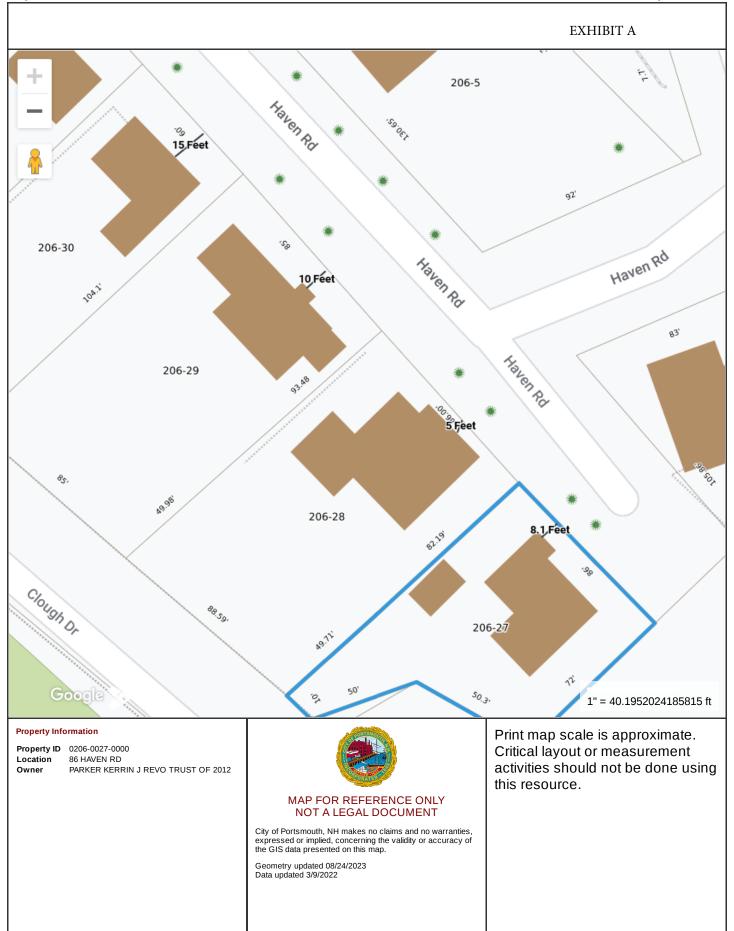
By: Derek R. Durbin, Esq.

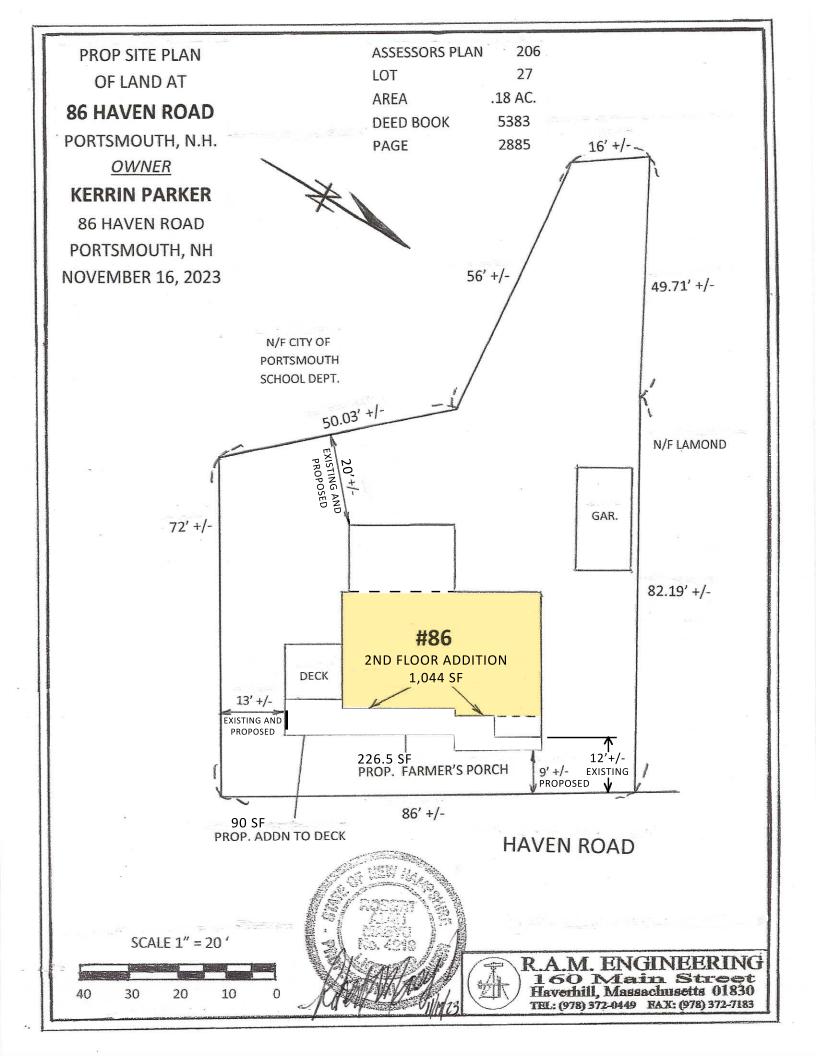
DURBIN LAW OFFICES PLLC

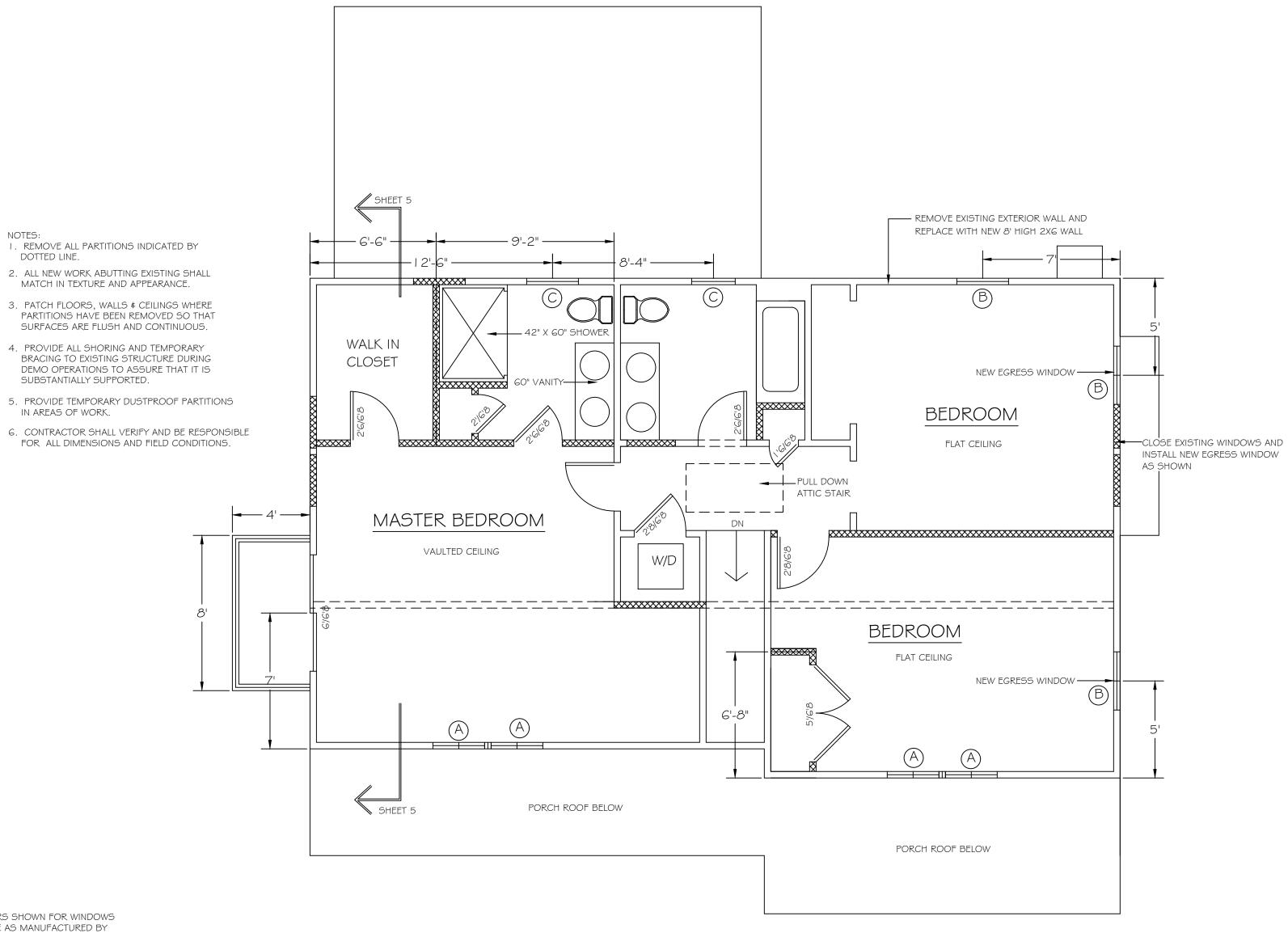
144 Washington Street Portsmouth, NH 03801

(603)-287-4764

derek@durbinlawoffices.com







MODEL NUMBERS SHOWN FOR WINDOWS ARE FOR THOSE AS MANUFACTURED BY

WINDOW SCHEDULE			CHEDULE
No	Model	TYPE	RO
Α	2842	DH	2'-10 1/8" x 4'-4 7/8"
В	30410	DH	3'-2 1/8" x 5'-0 7/8"
С	2832	DH	2'-10 1/8" x 3'-4 7/8"

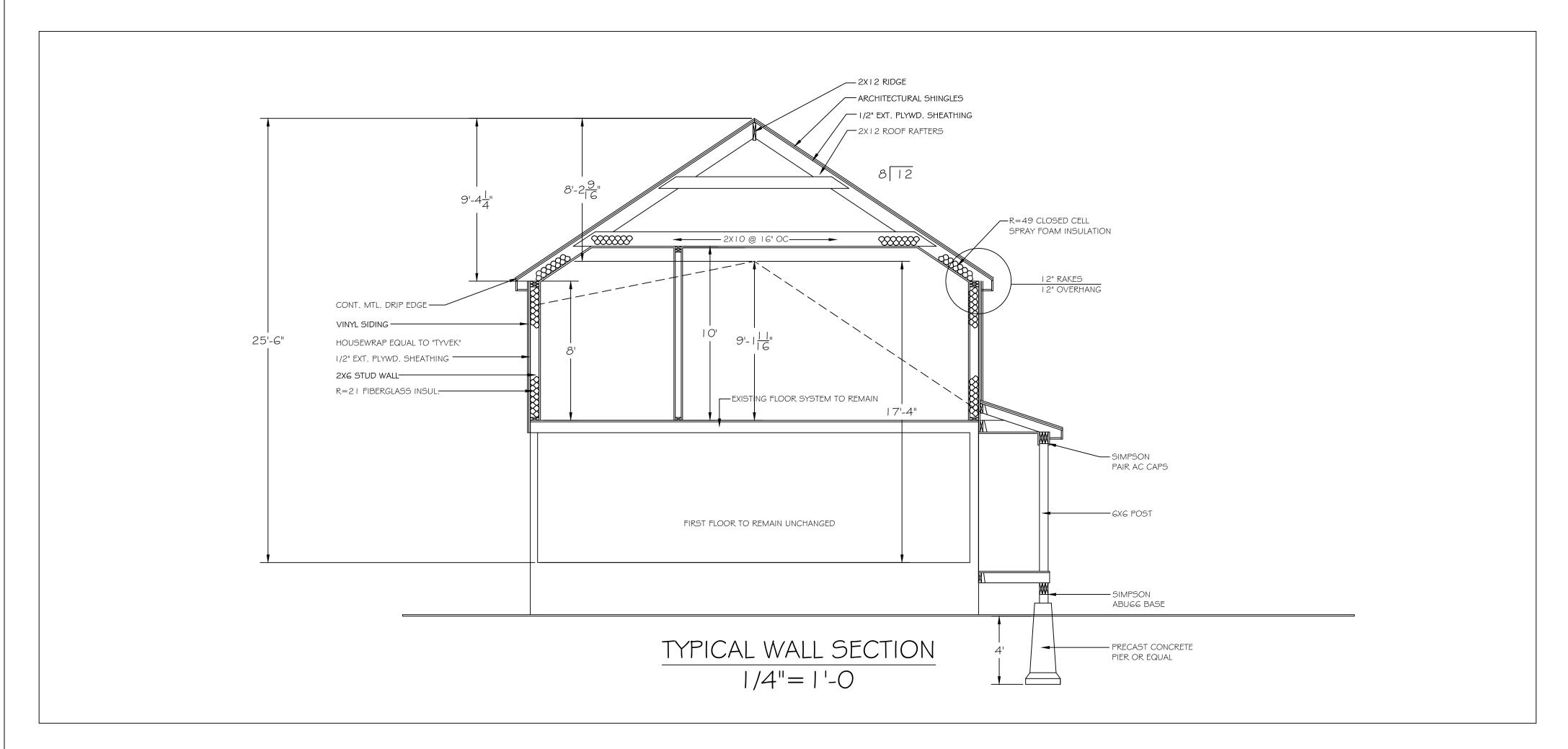
SECOND FLOOR PLAN 1/4"= | '-0

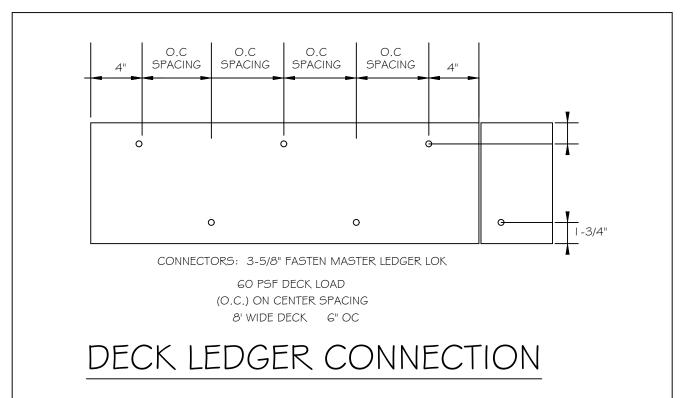
DRAWN BY: MARTHA MACINNIS 58 REGENT AVE. BRADFORD, MA. 01835 (978)374-8719

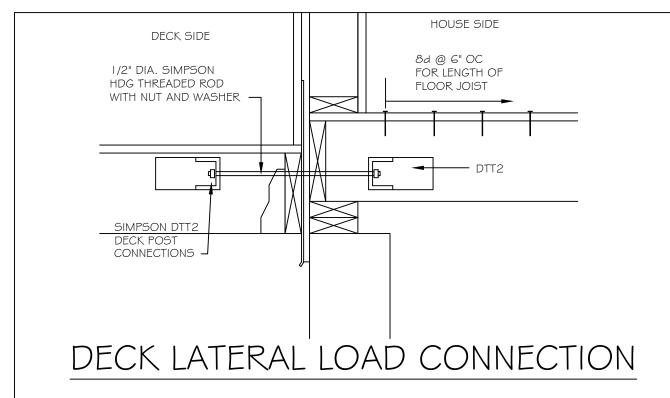
PROPOSED ADDITIONS & RENOVATIONS 86 HAVEN ROAD PORTSMOUTH, NH

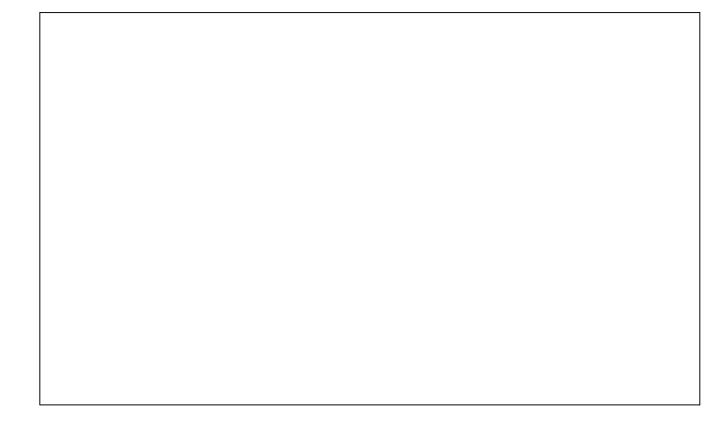
OCTOBER 6, 2023











OCTOBER 2, 2023

DRAWN BY:
MARTHA MACINNIS
58 REGENT AVE.
BRADFORD, MA. 01835
(978)374-8719

PROPOSED ADDITIONS & RENOVATIONS
86 HAVEN ROAD
PORTSMOUTH, NH





DRAWN BY:
MARTHA MACINNIS
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BRADFORD, MA. 01835
(978)374-8719

PROPOSED ADDITIONS & RENOVATIONS
86 HAVEN ROAD
PORTSMOUTH, NH

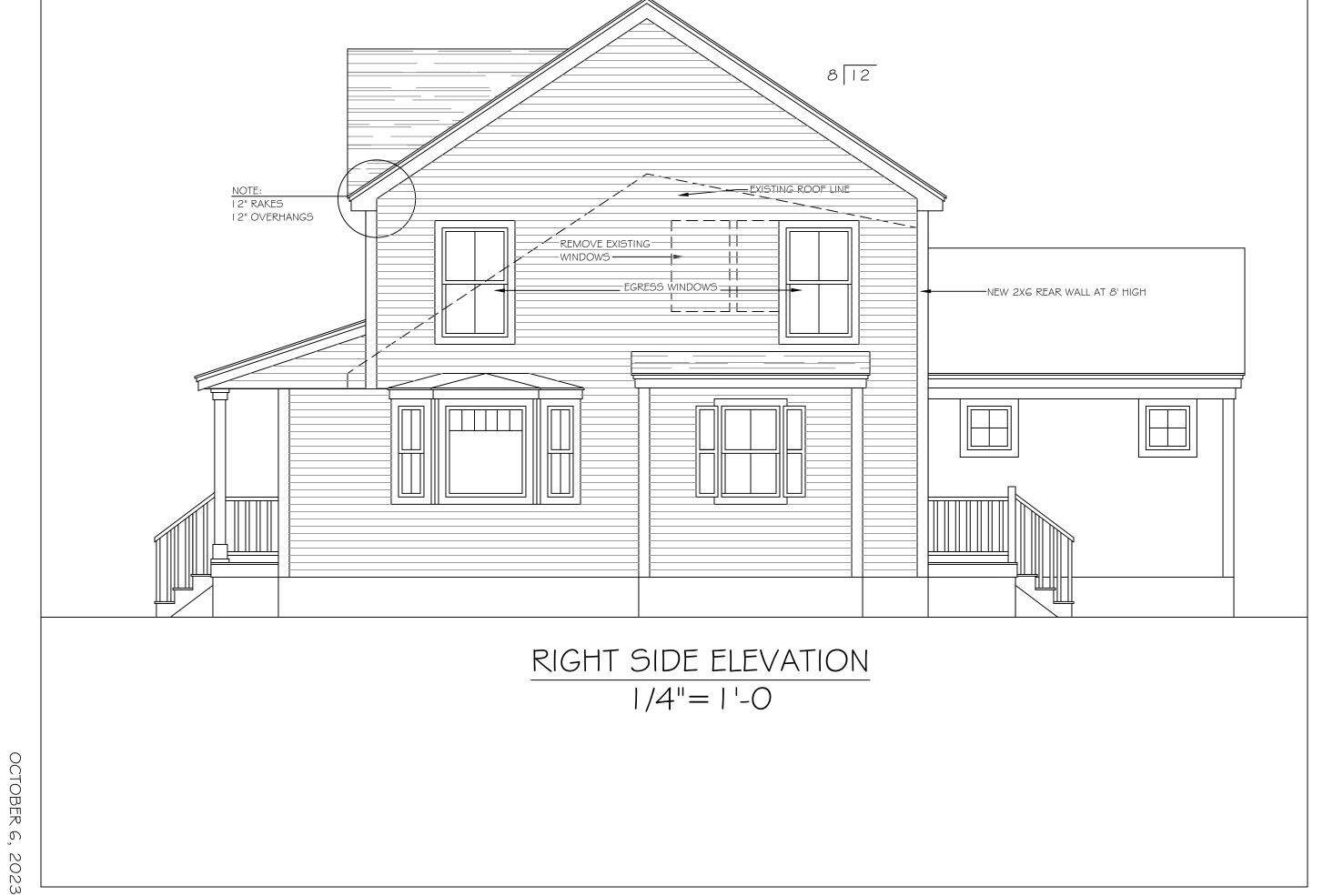
OCTOBER 6, 2023



DRAWN BY:
MARTHA MACINNIS
58 REGENT AVE.
BRADFORD, MA. 01835
(978)374-8719



OPOSED ADDITIONS \$ RENOVATIONS 86 HAVEN ROAD PORTSMOUTH, NH



















III. NEW BUSINESS

B. The request of **DFG I LLC (Owner)**, for property located at **750 Lafayette Road** whereas relief is needed to construct a freestanding Automated Teller
Machine (ATM) which requires the following: 1) Variance from Section 10.1530
to allow an ATM in a freestanding structure. Said property is located on
Assessor Map 244 Lot 8 and lies within the Gateway Corridor 1 (G1) District.
(LU-23-194)

Existing & Proposed Conditions

	Existing	Proposed	Permitted /	
			<u>Required</u>	
Land Use:	Commercial property with	*Construction	Primarily	
	one retail building and	of freestanding	commercial	
	one office building	ATM		
Lot area (sq. ft.):	177,725	177,725	10,000	min.
		Variance reques	st(s) shown in	

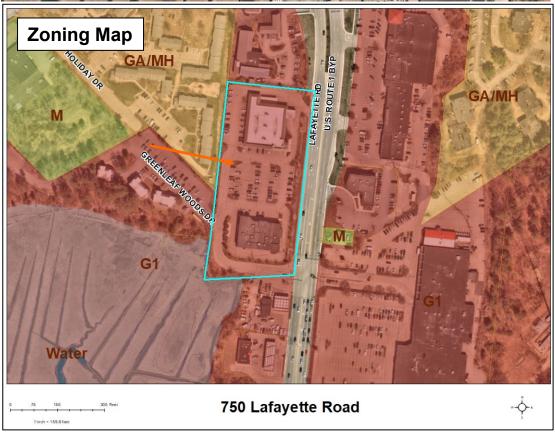
^{*}ATM's are not permitted in freestanding structures (see definition of automated teller machine).

Other Permits/Approvals Required

- Building Permit
- Amended Site Plan (Planning Board)

Neighborhood Context





Previous Board of Adjustment Actions

<u>December 13, 2011</u> – (As 750/720 Lafayette Road) The Board **granted** a variance to allow a second freestanding sign on the lot.

<u>April 17, 2012</u> – The Board **granted** a Special Exception as requested under Section 10.440, Use 19.40 to allow a one-lane drive through facility as an accessory use to a permitted principal use.

Planning Department Comments

The applicant is requesting variances to construct a free standing structure to house an automated teller machine (ATM) as an accessory use to the existing financial institution on the property. As found in the definition of ATM (provided below), ATM's are not permitted to be located in a free standing structure.

Automated teller machine (ATM)

An unattended electronic device that is activated by customers to conduct financial transactions. An ATM may be located on the outside of a building, or in an access-controlled entrance to a building, or within a principal use in a building, and may serve pedestrians or patrons in motor vehicles. An ATM servicing patrons in motor vehicles must meet the standards for drive-through establishments provided in this Ordinance. An ATM is permitted only as an accessory use to a related principal use, and is not permitted as a principal use or in a freestanding structure not attached to a principal use.

Variance Review Criteria

This application must meet all five of the statutory tests for a **variance** (see Section 10.233 of the Zoning Ordinance):

- 1. Granting the variance would not be contrary to the public interest.
- 2. Granting the variance would observe the spirit of the Ordinance.
- 3. Granting the variance would do substantial justice.
- 4. Granting the variance would not diminish the values of surrounding properties.
- 5. The "unnecessary hardship" test:
 - (a) The property has <u>special conditions</u> that distinguish it from other properties in the area. **AND**
 - (b) Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one. **OR**

Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.

10.235 Certain Representations Deemed Conditions

Representations made at public hearings or materials submitted to the Board by an applicant for a special exception or variance concerning features of proposed buildings, structures, parking or uses which are subject to regulations pursuant to Subsection 10.232 or 10.233 shall be deemed conditions upon such special exception or variance.

603.441.2900



February 21, 2024

City of Portsmouth Zoning Board of Adjustment

1 Junkins Ave, 3rd Floor

Portsmouth, NH 03801

RE: Variance

Proposed ATM

750 Lafayette Rd, Portsmouth, NH 03801

Tax Map 244, Lot 8

Dear Members of the Board,

NES Group, Inc. ("Applicant") proposes to develop the above referenced site with an ATM as an accessory use to the principal use (bank) and we are proceeding with the entitlement process in support of same. The following documents have been included with this submission:

- Proposed Site Plans
- Existing Conditions Plan, completed by Control Point Associated, Inc., dated 11/9/2023
- Northeast Credit Union drawings, completed by Darren S. Antle, P.E., dated 07/25/2023
- NCR SelfServ ATM Elevations

The site (Tax Map 244, Lot 8) is 3.9+/- acres, located off Lafayette Road. The lot is located in the Gateway Corridor (G1) and is currently developed with multiple commercial buildings. The size, location, and access to existing buildings will remain the same. All proposed changes are within previous developed areas.

Please consider this correspondence as our request for a variance from the following requirements if and to the extent a variance is needed.

- ATM is permitted only as an accessory use to a related principal use, and is not permitted as a
 principal use or in a freestanding structure not attached to a principle use per Zoning Ordinance
 Section 10.1530
 - Per Zoning Ordinance Section 10.1530 the proposed project will not be contrary to public interest. The existing site contains one ATM, so the addition of one will not add a new use to the lot.
 - Per Zoning Ordinance Section 10.233.22 The spirit of the ordinance will be observed.
 While the proposed ATM is detached, the proposed use is allowed per the zoning ordinance.
 - Per Zoning Ordinance Section 10.233.23 Justice will be served due to the procedures in place. We will be placing an accessory use in on the property which is permitted due





- to the principal use. We are adding an additional ATM, which has a use that already exists on site. We will not be proposing a project that is contrary to public interest.
- Per Zoning Ordinance Section 10.233.24 As stated above, the project proposes a use which already exists on the site, therefore it is our belief that surrounding property values will not be diminished by the addition another ATM. The location of the proposed ATM is as close to the existing building as it can be placed, and faces inward within the Gateway Corridor, and not toward residential uses.
- O Per Zoning Ordinance Section 10.233.25 Literal enforcement of the provision of the ordinance would result in unnecessary hardship. The proposed location of the drive-thru ATM is the only place where the traffic patterns for the site would remain the same and an entire redesign of the site's layout would not be needed, as well as the only location it can be placed due to the location and features of the existing building. To have to move it anywhere else would mean a complete redesign of the site, interference with the other companies that lease the buildings on the site, and cancellation of the project entirely.

We look forward to discussing this project further with you. We trust that this information is sufficient for your needs at this time. Please do not hesitate to contact us at (603) 441-2900 should you have any questions or wish to discuss further.

Sincerely,

BOHLER ENGINEERING

Muh

Keith Curran, P.E.

PROPOSED SITE PLAN DOCUMENTS

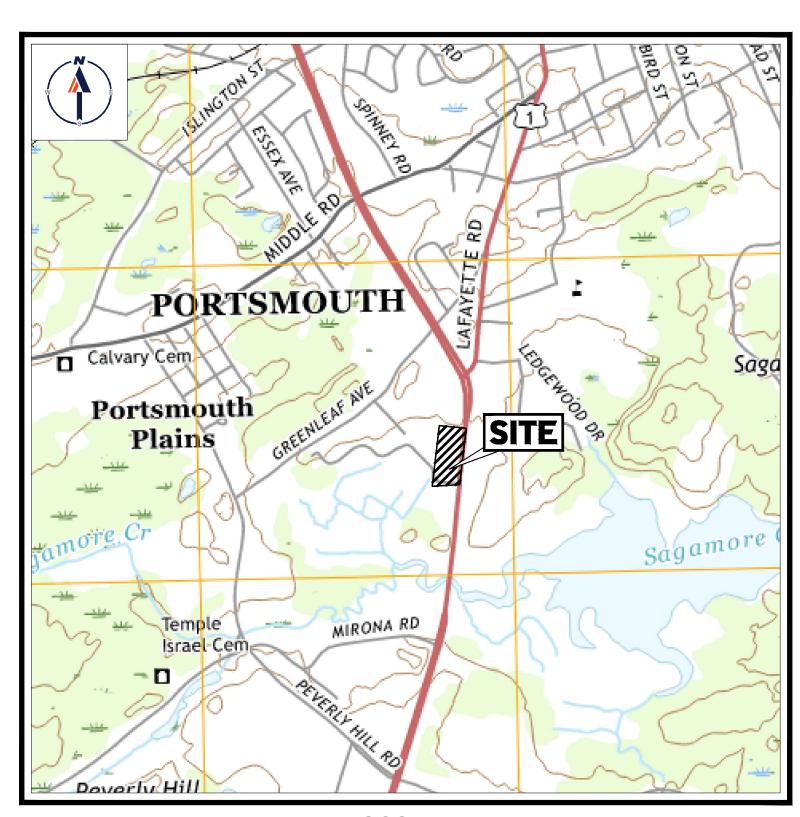


PROPOSED

DEVELOPMENT

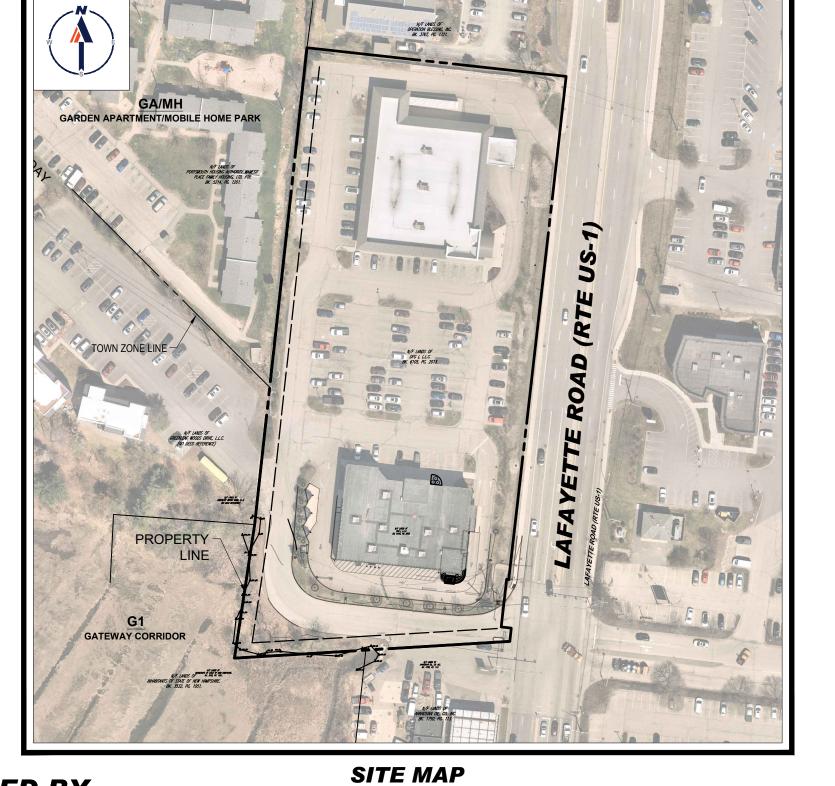
LOCATION OF SITE:

750 LAFAYETTE ROAD, CITY OF PORTSMOUTH ROCKINGHAM COUNTY, NEW HAMPSHIRE **MAP #244, LOT #8**



USGS MAP

SCALE: 1" = 1,000' SOURCE: PORTSMOUTH QUADRANGLE



SCALE: 1" = 100' SOURCE: GOOGLE EARTH

PREPARED BY

BOHLER//

REFERENCES

CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD, SOUTHBOROUGH, MA

STRUCTURAL PLAN: DARREN S. ANTLE, P.E. 299 N. WEISGARBER ROAD, SUITE 104,

DATE: 11/09/2023

KNOXVILLE, TN 37919 REVISED: 7/27/2023

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

	REVISIONS			
,	DATE	COMMENT	DRAWN BY	
	2/21/2024	WETLAND DELINEATION	AP KWC	



ISSUED FOR PERMIT

DRAWN BY: **CHECKED BY:** DATE: CAD I.D.: MAA230369.00-SPPD-1/

SITE **DEVELOPMENT**

PROJECT:

PLANS



PROPOSED DEVELOPMENT

MAP #244, LOT #8 **750 LAFAYETTE ROAD CITY OF PORTSMOUTH ROCKINGHAM COUNTY, NEW HAMPSHIRE**

352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 Phone: (508) 480-9900

www.BohlerEngineering.com



COVER SHEET

C-101

REVISION 1 - 2/21/2023

DRAWING SHEET INDEX

SHEET INDEX	
SHEET TITLE	NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-201
SITE, GRADING, & UTILITY LAYOUT PLAN	C-301
SOIL EROSION & SEDIMENT CONTROL PLAN	C-601
SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	C-602
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES & DETAILS	C-702
DETAIL SHEET	C-901
REFERENCE PLANS	
BOUNDARY & TOPOGRAPHIC & UTILITY SURVEY	2 SHEETS

HE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH

HE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE

RESPONSIBLE FOR FAILING TO DO SO.

IMPLIED, UNDER ANY CIRCUMSTANCES.

MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD THE PROFESSIONAL OF

NVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY ONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES,

CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS

CERTIFY OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF HE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH

THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR

INCLUDING THOSE OF ALL 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 AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY

RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT THE PROFESSIONAL

GENERAL SITE NOTES THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE

GENERAL DEMOLITION NOTES

AND THE FEDERAL STATE, AND LOCAL REGULATIONS.

THE SITE OR ADJACENT OR NEAR TO THE SAME.

THE COMMENCEMENT OF WORK.

COMPANY REQUIREMENTS.

COMPLIANT REMOVAL OF SAME

ALL LOCAL STRUCTURES AND THE LIKE.

CONTRACTOR'S SOLE COST

APPLICABLE UTILITY PROVIDER.

WORK SHOWN ON THESE PLANS.

FEATURES FOR GRAPHICAL CLARITY

REQUESTED BY DOT AND/OR THE MUNICIPALITY.

THE EXACT SIZE, DEPTH AND LOCATION, PRIOR TO COMMENCEMENT OF CONSTRUCTION.

BE TERMINATED IN ACCORDANCE WITH MUNICIPAL / STATE TRANSPORTATION DEPARTMENT REQUIREMENTS

DEVELOPMENT.

PRE-DEMOLITION" CONDITION AT CONTRACTOR'S SOLE COST

THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.

WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.

PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.

AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.

THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.

THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES.

THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.

AUTHORITY OF AND FROM THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.

VNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST.

I'HE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREE

THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE

THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR

THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE

CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY

HE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY

OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFE SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST. MUST REPAIR ALL DAMAGE TO ALL ITEMS AND

AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE

ACTIVITIES THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL

EATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS

THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION

THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO. THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING

THER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION

PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. THE CONTRACTOR MUST, IN WRITING, RAISE ANY OUESTIONS CONCERNING THE

ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY

THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERNS MUST BE CONVEYED TO THE PROFESSIONAL OF

RECORD AND BOHLER. IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE PROFESSIONAL OF RECORD AND BY BOHLER. IN WRITING, ALL

THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION

WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED, REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE

IURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS. RULES. STATUTES. LAWS. ORDINANCES AND CODES.

.0.6. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ANY DEMOLITION ACTIVITIES

REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH

ORTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE PROFESSIONAL OF RECORD AND ALL PUBLIC AGENCIES WITH JURISDICTION

NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS HOURS PRIOR TO

10.3. INSTALL THE REQUIRED SOIL FROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN SAID CONTROLS UNTIL SITE IS STABILIZED.

10.4. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT, IN ADVANCE OF ANY

LOCATE AND PROTECT ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLI

FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF

ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED

BY THE PROJECT PLANS AND SPECIFICATIONS REGARDING THE METHODS AND MEANS TO CONSTRUCT SAME. THESE ARE NOT THE PROFESSIONAL OF RECORD'S OR

ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS NECESSARY

OR AS REQUIRED TO MINIMIZE THE IMPACT ON, OF, AND TO THE AFFECTED PARTIES. WORK REQUIRED TO BE PERFORMED "OFF-PEAK" IS TO BE PERFORMED AT NO

BOHLER RESPONSIBILITY. IN THE EVENT OF ABANDONMENT, THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WITH IMMEDIATE WRITTEN

NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY

10.9 IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS

OR THE CONTRACT WITH THE OWNER/DEVELOPER. THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK IN THE AREA OF DISCOVERY, AND IMMEDIATELY

I'HE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS

DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT SPECIFIC WRITTEN PERMISSION AN

BACKELL MATERIALS AND MUST RE SUFFICIENTLY COMPACTED TO SUPPORT ALL NEW IMPROVEMENTS AND MUST RE PERFORMED IN COMPLIANCE WITH THE

RESPONSIBLE FOR COMPACTION TESTING AND MUST SUBMIT SUCH REPORTS AND RESULTS TO THE PROFESSIONAL OF RECORD AND THE OWNER.

STOCKPILING OF DEBRIS OUTSIDE OF APPROVED AREAS WILL NOT BE PERMITTED, INCLUDING BUT NOT LIMITED TO, THE PUBLIC RIGHT-OF-WAY.

HE CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVEI

RECOMMENDATIONS AND GUIDANCE ARTICULATED IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES AND MUST

BE PERFORMED SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE. THE CONTRACTOR IS

(PLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE, NECESSARY AND REQUIRED GOVERNMENTAL

CONTRACTOR IS ALSO RESPONSIBLE TO CONDUCT AND PERFORM ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON

HE CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED. ABANDONED IN PLACE, OR

THE CONTRACTOR MUST EMPTY, CLEAN AND REMOVE FROM THE SITE ALL UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, IN ACCORDANCE WITH FEDERAL, STATE,

THE CONTRACTOR MUST LOCATE AND CLEARLY 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 SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE

STRUCTURES CAN NOT BE REUSED THEN THE CONTRACTOR SHALL PROVIDE A NEW STRUCTURE. THE CONTRACTOR SHALL COORDINATE SUCH WORK WITH THE

HE CONTRACTOR SHALL REVIEW THE PLANS VERSUS THE LOCATION OF EXISTING STRUCTURES, UTILITIES AND APPURTENANCES IN THE FIELD TO CONFIRM

WHERE THE LIMIT OF WORK COINCIDES WITH PROPERTY LINE, TREE LINE, PROPOSED SAWCUT OR COMBINATION THEREOF IT IS SHOWN ADJACENT TO THESE

ITRACTOR TO REMOVE ANY BUILDING FOUNDATION REMAINS OR ASSOCIATED IMPROVEMENTS. DELETERIOUS MATERIALS. AND/OR DEBRIS THAT IMPEDE THI

ACCURACY OF SAME AND VERIFY ITEMS TO BE REMOVED. THE CONTRACTOR SHALL CARRY COSTS FOR REMOVAL OF ANY EXISTING STRUCTURES. APPURTENANCES.

STING TREES TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION UNLESS CLEARLY INDICATED OTHERWISE. REASONABLE CARE AND CAUTION SHALL BE

WAYS, ANY SUCH WORK SHALL BE PERFORMED BY A LICENSED / DOT APPROVED SIGNAL CONTRACTOR, ANY DAMAGED LOOPS OR OTHER SIGNAL EQUIPMENT SHALL

THE CONTRACTOR MUST FIELD VERIEY THE LOCATIONS WHERE PROPOSED LITH LITES CROSS EXISTING LINDERGROUND LITH LITES BY LISING A TEST PIT TO DETERMINE

29. CONTRACTOR SHALL LOCATE ANY EXISTING UTILITY SERVICES THAT ARE TO BE TERMINATED AT THE EXISTING MAIN AND/OR PROPERTY LINE. THESE SERVICES ARE TO

E REPAIRED IMMEDIATELY AFTER THE WORK IS COMPLETE. THE SIGNAL CONTRACTOR SHALL BE AVAILABLE TO MAKE ANY TEMPORARY SIGNAL CHANGES IF

CONTRACTOR SHALL INSPECT ALL EXISTING UTILITY STRUCTURES THAT ARE TO REMAIN FOR THE PROJECTS RE-USE TO VERIFY SUITABILITY FOR SAME, IF

THE CONTRACTOR SHALL MAINTAIN, ADJUST OR ABANDON EXISTING MONITORING WELLS IN ACCORDANCE WITH THE DIRECTION OF THE ENVIRONMENTA

ND UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO, DRAIN, WATER, SEWER, STEAM, IRRIGATION, GAS, TELECOM AND ELECTRIC

RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE

AUTHORITIES PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION ACTIVITIES. THE CONTRACTOR MUST ENSURE AND OVERSEE THE

. IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS, THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIR

RISING AND SCATTERING IN THE AIR. AFTER THE DEMOLITION IS COMPLETE, THE CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO

REMOVE ALL DUST AND DEBRIS WHICH THE DEMOLITION OPERATIONS CAUSE. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR

.6. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION.

INSTALLATION OF ALL OF THE REQUIRED PERMIT AND EXPLOSIVE CONTROL MEASURES THAT THE FEDERAL, STATE, AND LOCAL GOVERNMENTS REQUIRE. THE

THIN THE LIMITS OF DISTURBANCE, UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, OR PURSUANT TO

NOTIFY, IN WRITING AND VERBALLY. THE OWNER, PROFESSIONAL OF RECORD AND BOHLER, THE DISCOVERY OF SUCH MATERIALS TO PURSUE PROPER AND

EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND

AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.

REFERENCED HEREIN. AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR HAND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTE: PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION. THE CONTRACTOR MUST INSTALL SOIL FROSION CONTROL AND ANY STORMWATER POLLUTION. PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT

ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES UTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE

LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.
WHEN APPLICABLE, OWNER/ OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TIMEFRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF

ALL CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF JURISDICTIONAL STANDARD PSI AT 28 DAYS (OR 4,000 PSI) UNLESS

ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF

OTHERWISE NOTED ON THE PLANS. DETAILS AND/OR GEOTECHNICAL REPORT THE CONTRACTOR MUST FILE SITE SIGNAGE APPLICATION OR PERMIT UNDER SEPARATE APPLICATION UNLESS DONE SO AS PART OF JURISDICTIONAL PERMITTING THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, PAVEMENT MARKINGS, AND PAVEMENT

DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT. WORK WITHIN THE RIGHT-OF-WAY MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, ENGINEERING DEPARTMENT, HIGHWAY DIVISION, AND/OR STATE DOT HIGHWAY DEPARTMENT WHERE RETAINING WALLS ARE IDENTIFIED ON THE PLANS. TOP AND BOTTOM OF WALL WIDTHS DO NOT REPRESENT THE ACTUAL WIDTH OF THE PROPOSED WALL RATHER THEY ARE AN ASSUMPTION BASED ON WALL TYPE AND WALL HEIGHT. WALL FOOTINGS AND /OR FOUNDATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE

SET/DETERMINED BY THE CONTRACTOR OR WALL DESIGNER, AND MUST BE SET BASED UPON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE

APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT AN APPROPRIATELY LICENSED PROFESSIONAL DESIGNS ALL WALLS SHOWN HEREON AND PRIOR TO CONSTRUCTION. REFER TO GRADING NOTES REGARDING RETAINING WALL DESIGN. 2. CONTRACTOR IS CAUTIONED OF EXISTING UTILITY SERVICES TO REMAIN IN PROXIMITY TO PROPOSED BOLLARDS AND SIGNS, CONTRACTOR SHALL PROVIDE FIELD. SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST

GENERAL GRADING NOTES

(REV. 1/2023)

THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE . THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE ERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY, THE CONTRACTOR MUST BE AMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES

SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED, THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER ROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALL THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT. CEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSA FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE PROFESSIONAL OF RECORD, BOHLER AND THE OWNER PRIOR TO THE CONTRACTOR

COMMENCING ANY WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT FLEVATIONS PRIOR TO COMMENCING AN CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST. THE ONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL

(REV. 1/2023)

REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER. REGISTERED WITH THI TATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS O 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 WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST OMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES ARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY

AMENDMENTS OR REVISIONS THERETO. IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER. IN WRITING. OF ANY DISCREPANCY(IES) AND/OR

THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS. ROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED.

THE CONTRACTOR MUST CONFIRM AND ENSURE THAT AS CONSTRUCTED IMPROVEMENTS CREATE THE FOLLOWING MINIMUM SLOPES (EXCEPT WHERE ADA EQUIREMENTS LIMIT THEM): 1.0% ON ALL CONCRETE SURFACES, 1.5% ON ASPHALT SURFACES, 1.5% IN LANDSCAPED AREAS AND 0.75% SLOPE AGAINST ALL DEMOLITION ACTIVITIÉS MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE ISLANDS, GUTTERS, AND CURBS TO PROVIDE POSITIVE DRAINAGE. WHERE RETAINING WALLS ARE IDENTIFIED ON THE PLANS. TOP AND BOTTOM OF WALL ELEVATIONS (TW & BW) REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF THE TOP AND BOTTOM OF THE WALL AND DO NOT REPRESENT THE ELEVATION OF THE PROPOSED WALL (INCLUDING THE CAP UNIT OR FOOTING WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR OR WALL DESIGNER. AND MUST CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT THERE ARE NO UTILITIES ON THE PASSIVE SIDE OF THE RETAINING WALL. NO EXCAVATION MAY

BE PERFORMED ON THE PASSIVE SIDE OF THE RETAINING WALL WITHOUT APPROPRIATELY AND SAFELY SUPPORTING THE WALL IN ACCORDANCE WITH THE STANDARD OF CARE AND ALL APPLICABLE RULES, REGULATIONS, CODES, ORDINANCES, LAWS AND STATUTES. MSE OR GRAVITY BLOCK WALLS SHALL BE CONSTRUCTED SUCH THAT UPON COMPLETION OF CONSTRUCTION THERE IS NO UNFINISHED SURFACE OR LIFTING RINGS VISIBLE (E.G. USE OF FINISHED TOP BLOCK OR CAP STONES) STORMWATER RUNGE WITHIN PROPERTY MUST BE COLLECTED ON-SITE WITH NO OVERLAND RUNGEF ONTO THE RIGHT-OF-WAY OR ADJACENT PROPERTIES TO HE MAXIMUM EXTENT POSSIBLE OR IN THE MANNER SHOWN ON THE CONSTRUCTION DRAWINGS. STORMWATER RUNOFF ONTO ADJACENT PROPERTIES SHALL BE CONTROLLED AS TO NOT ADVERSELY IMPACT SAID PROPERTIES.

EFORE COMMENCING GRADING WORK, CONTRACTOR SHALL SUBMIT SAMPLES OF ALL NATIVE AND IMPORTED MATERIALS WITH THEIR INTENDED FOR STRUCTURAL USES TO THE GEOTECHNICAL ENGINEER OF RECORD. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL ADA GUIDELINES AND REQUIREMENTS. 5. FOR ALL RETAINING WALLS 4 FEET OR GREATER IN HEIGHT:

15.1. THE OWNER OR THE OWNER'S CONTRACTOR IS TO PROVIDE A SITE-SPECIFIC RETAINING WALL DESIGN PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED (E.G. STRUCTURAL ENGINEER) IN THE STATE WHERE THE CONSTRUCTION OCCURS. SOIL TYPES, WATER TABLE ELEVATION, EXISTING & PROPOSED SURROUNDING IMPROVEMENTS/CONDITIONS (INCLUDING BUT NOT LIMITED TO SLOPES, DRIVE AISLES, ROADS, FENCING, GUIDERAILS, UTILITIES, DRAINAGE FACILITIES, STRUCTURES, FOUNDATIONS), LIVE LOADS AND OTHER SITE AMENITIES THAT COULD HAVE AN INFLUENCE OR IMPACT ON THE RETAINING WALL(S CONSTRUCTABILITY AND/OR LONGEVITY SHALL BE CONSIDERED AND INCORPORATED INTO THE RETAINING WALL DESIGN AS WELL AS THE GLOBAL STABILITY PEER REVIEW AND GLOBAL STABILITY ANALYSIS OF THE RETAINING WALL DESIGN MUST BE COMPLETED BY THE OWNER'S GEOTECHNICAL ENGINEER TO

CERTIFY THE DESIGN MEETS INDUSTRY STANDARDS FOR FACTOR OF SAFETY. SOIL TYPES, WATER TABLE ELEVATION AND DESIGN PROPERTIES AS NOTED CONTRACTOR SHALL INSTALL CONCRETE CURB ALONG FACE OF BUILDING / WALL AS SHOWN TO PROVIDE CONSISTENT WIDTH ALONG LENGTH OF PROPOSED CONTRACTOR SHALL REVIEW RETAINING WALL LOCATIONS VERSUS APPLICABLE STATE AND LOCAL CODES AND PROVIDE FALL PROTECTION (E.G. FENCING OR RAILING) IN ACCORDANCE WITH SAID CODE.
CONTRACTOR SHALL COORDINATE WITH OWNER/OPERATOR TO REVIEW EXISTING DEPRESSIONS WITHIN EXISTING PAVEMENT AREAS TO REMAIN AND SHALL

CONFIRM THAT THE SCOPE OF WORK SHALL PROVIDE POSITIVE DRAINAGE BY FIXING ANY EXISTING AREAS OF PONDING. BEFORE COMMENCING GRADING WORK, CONTRACTOR SHALL SUBMIT SAMPLES OF ALL NATIVE AND IMPORTED MATERIALS WITH THEIR INTENDED FOR STRUCTURAL USES TO THE GEOTECHNICAL ENGINEER OF RECORD.

GENERAL DRAINAGE & UTILITY NOTES

THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY, THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE, AND THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST NDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY CONNECTION POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD, PRIOR TO COMMENCING ANY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND OMISSIONS IN WRITING. TO THE PROFESSIONAL OF

THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION. AT NO COST TO TH DWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES

WHICH OCCURS DURING CONSTRUCTION. THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH PRIOR TO COMMENCEMENT OF CONSTRUCTION STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF SAME BASED

UPON FINAL ARCHITECTURAL PLANS THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS; GREASE TRAP REQUIREMENTS; AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES COUNTY AND LOCAL REQUIREMENTS, PRIOR TO CONTINUING CONSTRUCTION IN THE AREA AROUND THE TANK WHICH EMPTYING, CLEANING AND REMOVAL ARE AT THE THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS. RULES. STATUTES. LAWS ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING CONTRACTOR SHALL FIELD LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IF REQUIRED, DIG EXPLORATORY TEST PITS TO CONFIRM EXACT LOCATION AND

UTILITY/SERVICE, WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS. OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, AND PRIOR TO CONSTRUCTION, MUST RESOLVE SAME. ALL FILL, COMPÁCTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE RECOMMENDATIONS PROVIDED IN THE SECTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE LITHITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOF DT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST COMPLY WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR DESIGN OF TRENCH BACKFILL OR FOR COMPACTION REQUIREMENTS

8. DURING THE INSTALLATION OF SANITARY, STORM, AND 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 AN INSTALLATIONS THAT DEVIATE IN ANY RESPECT. FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE APPROPRIATE PLAN(S), WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK THE CONTRACTOR MUST ENSURE THAT ALL LITILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SANITARY, WATER AND STORM SYSTEMS, ARE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND OR STATE DOT DETAILS AS APPLICABLE. THE CONTRACTOR MUST COORDINATE

INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME. TILITY POLES. AND/OR POLES TO BE RELOCATED ARE AT THE SOLE DISCRET 11. WATER SERVICE MATERIALS, RURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL LITHIUTY COMPANY. THE CONTRACTOR MUST CONTACT

THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS. REQUIREMENTS. RULES. STATUTES. LAWS. ORDINANCES AND CODES THE CONTRACTOR'S PRICE FOR WATER AND SEWER SERVICE INSTALLATIONS MUST INCLUDE ALL FEES, COSTS, AND APPURTENANCES REQUIRED BY THE UTILITY PROVIDER (AND OTHER AGENCIES HAVING JURISDICTION OVER THE WORK) TO PROVIDE FULL AND COMPLETE WORKING SERVICE, INCLUDING (BUT NOT LIMITED TO) NECESSARY FEES, TESTING, DISINFECTING, INSPECTIONS, ROAD OPENING & BACKFILL REQUIREMENTS, TRAFFIC CONTROL AND SURETY BONDS AS DEFINED BY THE PROVIDER (AND OTHER AGENCIES HAVING JURISDICTION OVER THE WORK). 14. ALL WORK ASSOCIATED WITH UTILITY POLES, OVERHEAD WIRES AND ANY/ALL APPURTENANCES SHALL BE COORDINATED BY THE GC WITH THE LOCAL UTILITY COMPANIES PRIOR TO THE ORDERING OF ANY MATERIALS. THIS MAY INCLUDE BUT IS NOT LIMITED TO THE REMOVAL, INSTALLATION, RELOCATION OR

PROTECTION OF ANY BRACING, GUY WIRES, OVERHEAD WIRES, ETC. AS MAY BE REQUIRED TO ACCOMMODATE THE PROJECT SEWERS CONVEYING SANITARY FLOW, OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST, AT A MINIMUM, BE IN SEPARATE TRENCHES WITH THE AT LEAST 18 INCHES OF VERTICAL SEPARATION FROM THE BOTTOM OF THE WATER MAIN TO THE TOP OF THE SEWER LINE. WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION. ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR ROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SANITARY SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SANITARY SEWER MUST BE PROVIDED. ALL CROSSINGS SHALL BE IN ACCORDANCE WITH JURISDICTIONAL PERMITTING/UTILITY AUTHORITIES REGULATIONS. WHEN THESE PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL UTILITY SERVICES, INCLUDING BUT NOT LIMITED TO STORM, SANITARY, UTILITIES, AND IRRIGATION LINES, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH

HE CONTRACTOR IS RESPONSIBLE THE CONTRACTOR MUST CAP ENDS OF INSTALLED UTILITIES AS APPROPRIATE, MARK UTILITY ENDS WITH MAGNETIC TRACER

TAPE, MARK TERMINUS LOCATIONS WITH A 2X4 STAKE, AND MUST NOTE THE LOCATION OF ALL UTILITY STUBS ON A CLEAN COPY OF THE PLAN. 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, ALL 17 STORM AND SANITARY PIPE LENGTHS INDICATED ARE NOMINAL AND ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE LINESS. 3. UNLESS INDICATED OTHERWISE, ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC., MUST BE INSTALLED UNDERGROUND. ALL

NEW UTILITY SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STAND. SANITARY PIPE MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE CLEARLY INDICATED OTHERWISE. SANITARY LATERAL(S) MUST BE PVC SDR 26 UNLESS CLEARLY INDICATED OTHERWISE UNLESS CLEARLY INDICATED OTHERWISE, ALL STORM PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT/SOIL TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS IT MUST CONFORM TO AASHTO M252 FOR PIPES 4" TO 10" AND TO AASHTO M294 FOR

PIPES 12" TO 60" AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT/SOIL TIGHT JOINT. PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 PVC OR SCHEDULE 40 UNLESS INDICATED OTHERWISE. HDPE PIPE JOINT GASKETS MUST BE PROVIDED AND CONFORM TO ASTM F477. DRAIN PIPE INSTALLED WITH OVER TEN (10) FEET OVER COVER AND/OR IN HIGH GROUNDWATER CONDITIONS SHALL BE SANITITE HP POLYPROPYLENE PIPE (PP), OR UNLESS CLEARLY INDICATED OTHERWISE ALL SANITARY PIPE MUST BE

FOR PIPES LESS THAN 12 FEET DEEP: POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3034. 21.2. FOR PIPES GREATER THAN 12 FEET DEEP: POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTM D3034.

21.3. UNLESS LOCAL OR STATE BUILDING / PLUMBING CODE CLEARLY SPECIFIES DIFFERENTLY, SANITARY LATERALS MUST BE PVC SDR 26.
21.4. FOR ALL UTILITY PIPING (INCLUDING DRAIN) WITHIN 10 FT OF A BUILDING, PIPE MATERIAL SHALL COMPLY WITH APPLICABLE LOCAL OR STATE BUILDING AND PLUMBING CODES, CONTRACTOR SHALL REFER TO PLUMBING ENGINEERING PLANS AND VERIFY PIPE MATERIAL WITH LOCAL OFFICIAL PRIOR TO ORDERING

CONTRACTOR SHALL VERIFY THE CONNECTION OF EXTERIOR PIPING TO ANY FIXTURES (SUCH AS AN EXTERIOR GREASE INTERCEPTOR) OR OTHER DRAINAGE 22 WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER COMPANY IN THE ABSENCE OF

COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION. 23. GAS METERS MUST BE PROTECTED AS REQUIRED BY THE JURISDICTIONAL GAS PROVIDER.

ADA INSTRUCTIONS TO CONTRACTOR

OTHER REFERENCES INCORPORATED BY CODE)

ABBREVIATIONS

BITUMINOUS CONCRETE CURB

DESCRIPTION

AG / ABVG | ABOVE GROUND

ARCHITECT

BACK OF CURB

RENCHMARI

BUILDING

CONCRETE

DECORATIV

DEPRESSED

ELEVATION

FINISH FLOOR

HIGH POINT

INTERSECTION

LANDSCAPE AREA

LIMIT OF WORK

LOW POINT

MIJMIXAM

NUMBER

PROPOSED

RADIUS OR RAD

RIGHT-OF-WAY

SEWER MANHOL

O BE REMOVE

TOP OF CURB

TOP OF WALI

TRANSITION

VERIFY IN FIELD

UG / UNDG UNDERGROUND

SQUARE FOOT

STATION

PLUS OR MINUS

POINT OF CURVATUR

POINT OF TANGENCY

POINT OF INTERSECTION

POLYVINYL CHLORIDE PIPE

REINFORCED CONCRETE PIPE

SLOPED GRANITE CURB

TREE PROTECTION FENCE

VERTICAL GRANITE CURB

TO BE REMOVED AND REPLACED

POINT OF VERTICAL INTERSECTION

LINEAR FOOT / FEE

MECHANICAL, ELECTRICAL,

MEET OR MATCH EXISTING

EXISTING

DRAIN MANHOLI

DUCTILE IRON PIP

EDGE OF PAVEMENT

FINISH FLOOR FLEVATION

GENERAL CONTRACTOR

HIGH DENSITY POLYETHYLENE PIPE

FXTRUDED CONCRETE CURB

DIAMETER

BOTTOM OF CURB

BOTTOM OF WALL

CONCRETE CURE

CAPE COD BERM

KEY

CONC.

1. ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET. AT A MINIMUM. THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.); AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE COMPLETED

THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT. MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE. BUT ARE NOT LIMITED ACCESSIBLE PARKING SPACES AND ACCESS AISLES SLOPES MUST NOT EXCEED 1.50 (2.0%) IN ANY DIRECTION

THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY. COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES.

3.2. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (48-INCHES PREFERRED), OR AS SPECIFIED BY THE GOVERNING AGENCY. UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE ACCESSIBLE PATH OF TRAVEL IS GREATER THAN 1:20 (5.0%), AN ACCESSIBLE RAMP MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH, VERTICAL CHANGES OF UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDES A 1/4-INCH BEVEL AT A SLOPE NOT STEEPER THAN 1:2. NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED. 3.3. ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30-INCHES. LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMPS ANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION, RAMPS THAT CHANGE

DIRECTION BETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60-INCHES BY 60-INCHES. HAND RAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES. 3.4. ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%), WHERE FLARED SIDES ARE PROVIDED. THEY MUST NOT EXCEED 1:10 (10%) SLOPE LEVEL LANDING MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG (48-INCHES PREFERRED). IN ALTERATIONS, WHEN THERE IS NO LANDING AT THE

(REV. 1/2023)

TOP, FLARE SIDES SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.3%). DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH OF TRAVEL. THIS LANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND

3.6. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ACCESSIBLE COMPONENTS FROM EXISTING OORWAYS OR SURFACES, THE CONTRACTOR MUST VERIFY ALL EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF IUSTICE'S ADA STANDARDS FOR ACCESSIRI E DESIGN ALLOWS FOR STEEPER RAMP SLOPES. IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES.

THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER. IN WRITING, PRIOR TO POURING CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-CONFORMING CONCRETE AND/OR PAVEMENT

TYPICAL LINE TYPE LEGEND

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSE

FXISTING

EXISTING

PROPOSED

ROPOSED

PROPOSED

PROPOSE

PROPOSED

PROPOSED

EXISTING

EXISTING

FXISTING

FXISTING

FXISTING

EXISTING

EXISTING

EXISTING

4. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS CONSISTENT WITH THE LOCAL BUILDING CODE

PROPERTY LINE

ADJACENT PROPERTY

RIGHT-OF-WAY LINE

SETBACK OR BUFFER

WETLAND BOUNDARY

WETLAND BUFFER

WATER WAY BOUNDARY

WETLAND OR WATERWA

RIGHT-OF-WAY CENTER

APPROX. LIMIT OF WORK EXISTING

OR BASE LINE

TREE LINE

SURFACE OR

SUBSURFACE BASIN

OVERHEAD WIRES

FENCE OR RAILING

RETAINING WALL

CONTOURS

DRAIN PIPE

SEWER PIPE

ELECTRIC

CABLE TV

WATER

SEWER FORCE MAIN

TELECOMMUNICATIONS

SWALE

OR DISTURBANCE

APPROX. SAWCUT LINE

NATERWAY BUFFER

EASEMENT LINE

REVISIONS

DATE	COMMENT	DRAWN BY
DATE	COMMENT	CHECKED BY
0/04/0004	WETLAND	AP
2/21/2024	DELINEATION	KWC
	DATE 2/21/2024	2/21/2024 WETLAND



ISSUED FOR PERMIT

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENC V AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCT <u>DOCUMENT</u> UNLESS INDICATED OTHERWISE.

PROJECT No DRAWN BY CHECKED BY

> 11/27/202 MAA230369.00-SPPD-1

MAA220369

PROJECT:

CAD I.D.

SITE DEVELOPMENT **PLANS**



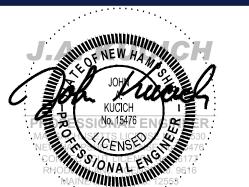
PROPOSED DEVELOPMENT

MAP #244, LOT #8 **750 LAFAYETTE ROAD** CITY OF PORTSMOUTH **ROCKINGHAM COUNTY,**

NEW HAMPSHIRE

352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 Phone: (508) 480-9900

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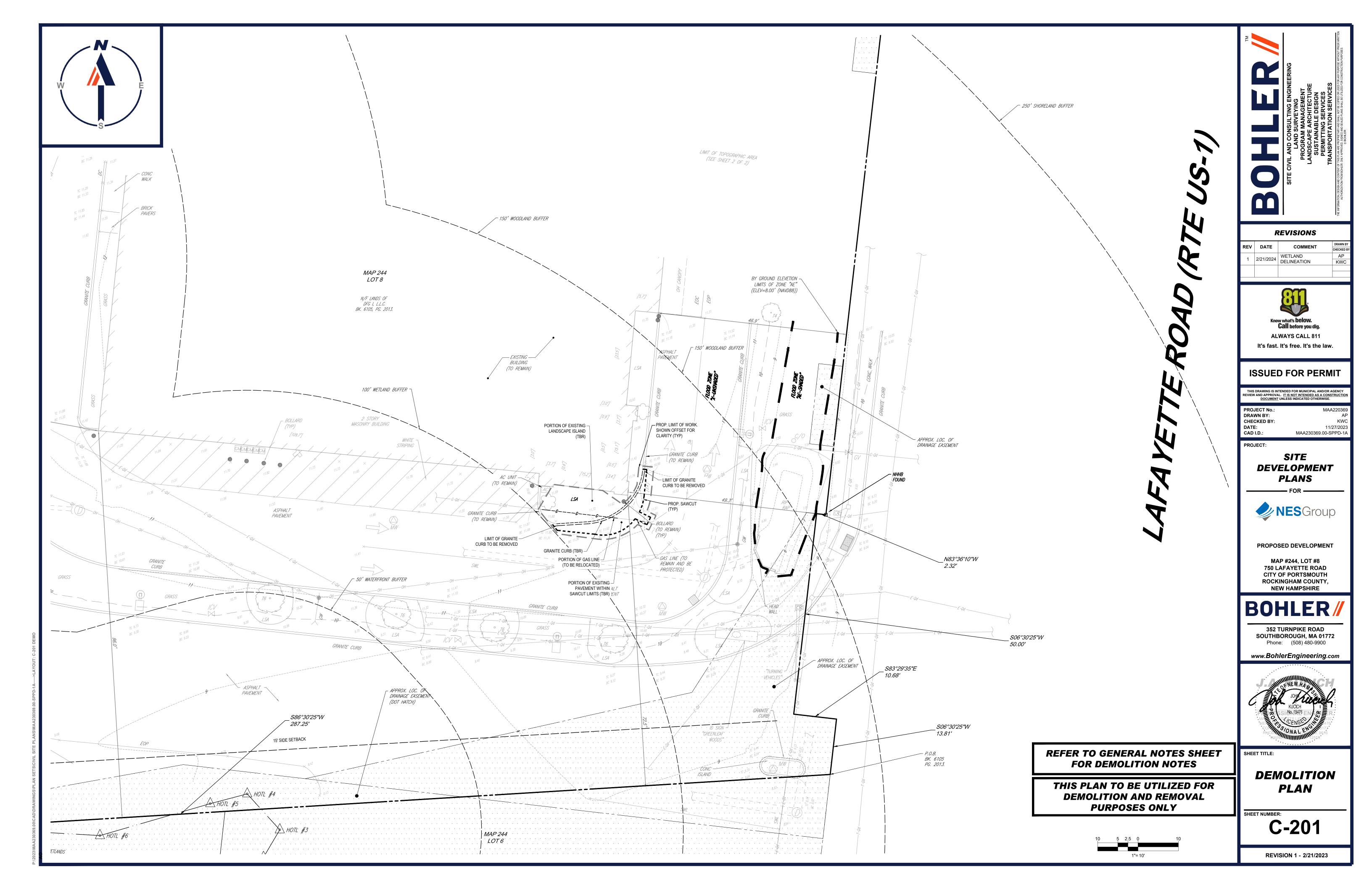
GENERAL NOTES SHEET

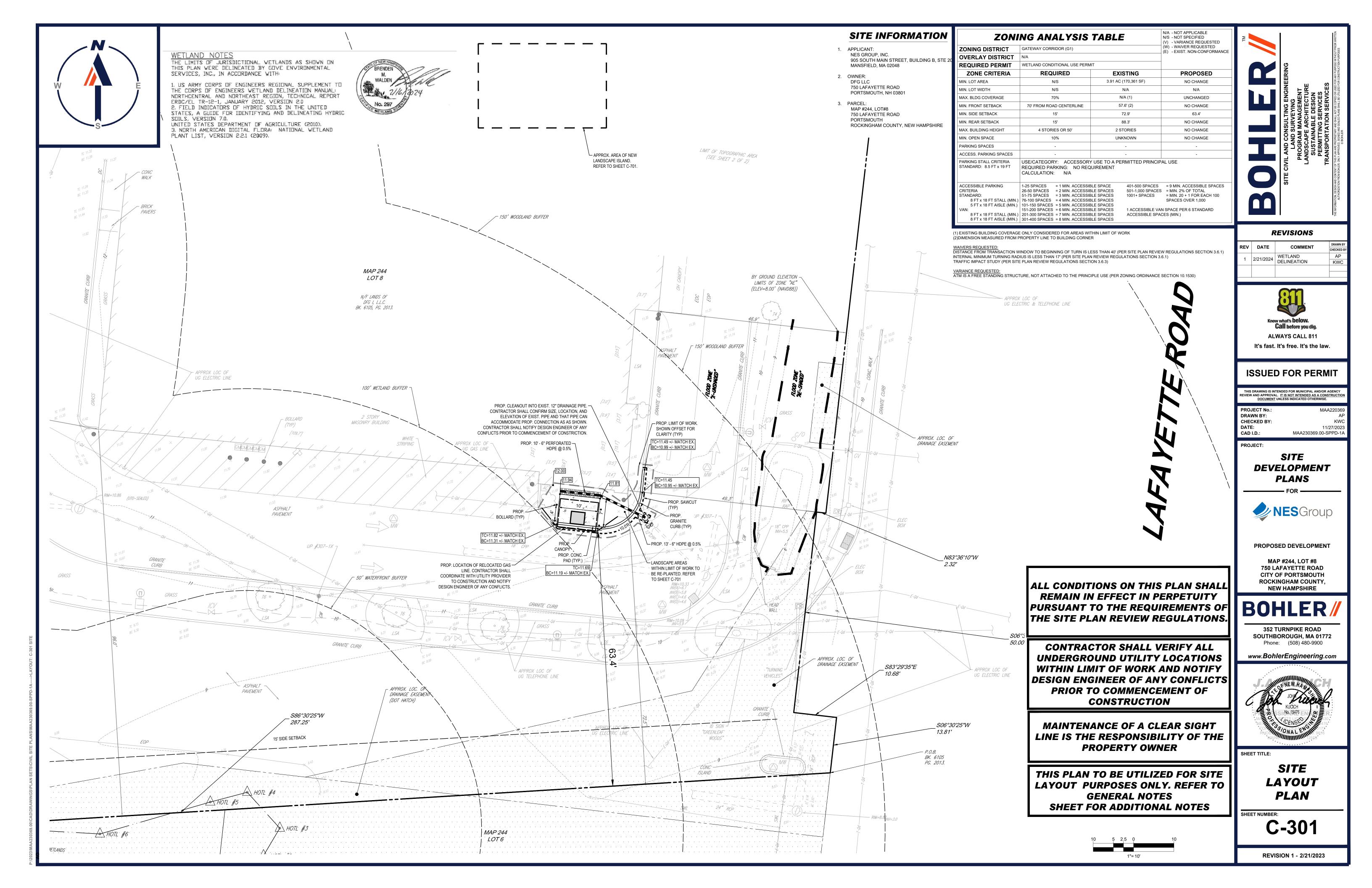
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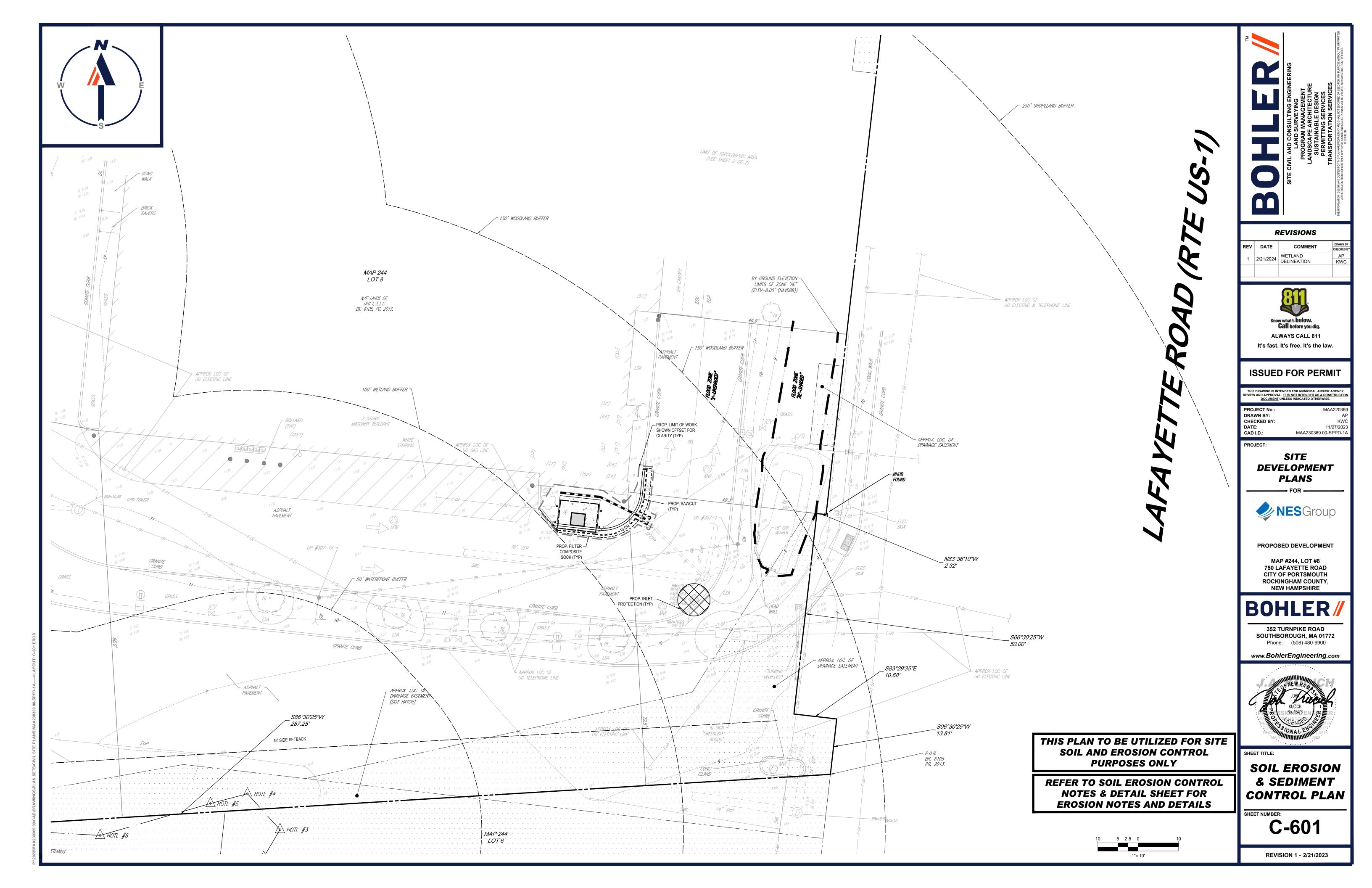
REVISION 1 - 2/21/2023

REFER TO SITE LAYOUT PLAN FOR **ZONING ANALYSIS TABLE AND LAND USE | ZONING INFORMATION & NOTES**

REFER TO EROSION AND SEDIMENT **CONTROL NOTES & DETAILS SHEET** FOR TYPICAL EROSION NOTES AND **DETAILS**







EROSION AND SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. AT A MINIMUM, AREAS SHALL BE PERMANENTLY STABILIZED ACCORDING TO THE CURRENT EDITION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). OR IN THE ABSENCE OF A SWPPP. THEY SHALL BE PERMANENTLY STABILIZED WITHIN 14 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEARLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION, SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE INDICATED ON THE PLANS. SLOPE PROTECTION FOR SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR
- TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS
- 10.1. SIX INCHES, OR DEPTH SPECIFIED ON THE LANDSCAPE PLAN, OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
- 10.2. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER1,000 SF)
- 10.3. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE. 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE-GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS: SEEDING RATE IS 1.03. LBS PER 1.000 SF LAWN, QUALITY SOD MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1, SOD ON SLOPES STEEPER THAN 3:1 SHOULD BE PEGGED.
- 10.4. STRAW MULCH AT THE RATE OF 70-90 LBS PER 1.000 SF, A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER WILL BE USED ON STRAW MULCH FOR WIND CONTROL. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- WETLANDS WILL BE PROTECTED WITH BARRIERS CONSISTING OF STRAW BALES, COMPOST TUBES, SILT FENCE OR A COMBINATION THEREOF
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKEI

 AGGREGITHOR TO LAGITOTORWIT NOT BEING ACTIVELY WORKED.		
LOCATION PROTECTED AREA	MULCH STRAW	MULCH RATE (1000 SF) 100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)*	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED

(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT) * A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS

CURASOL OF RMB SHALL BE USED TO ADDITIONAL WIND CONTROL MULCH ANCHORING: ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED

- PROPOSED LOCATIONS OF SURFACE STORMWATER MANAGEMENT BASINS CAN BE UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION.SEDIMENT TRAPS SHALL BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS
- 15.1. TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER NEW HAMPSHIRE DES REQUIREMENTS AND PROVIDE A MINIMUM OF 1,800 CF PER ACRE OF TRIBUTARY AREA WITH A MAXIMUM TRIBUTARY AREA OF 5 ACRES, MAINTAIN A 2:1 LENGTH TO WIDTH RATIO. AND NOT EXCEED 5 FT IN HEIGHT. UPON SITE STABILIZATION. ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE TEMPORARY SEDIMENT TRAP EXCAVATED TO 1 FOOT BELOW THE TRAP. THE AREA SHALL THEN BE WITH THE GRADING AND LANDSCAPE PLANS.
- STOCKPILING OF MATERIALS (DIRT. WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.
- THE CONTRACTOR MUST PERFORM DEWATERING (IF REQUIRED) IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.
- THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION AND RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION AND RESPONSE

EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

. WINTER CONSTRUCTION PERIOD: OCTOBER 1 THROUGH MAY 1.

GREATER THAN 3:1

- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- . EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY.
- I. AN AREA SHALL BE CONSIDERED TO HAVE BEEN TEMPORARILY STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED. MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE
- . BETWEEN THE DATES OF OCTOBER 15TH AND MAY 1ST. LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER OCTOBER 15TH AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED. AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM FROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT. UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNITESS TREATED IN THE ABOVE MANNER, UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF STRAW OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
- 26.1. BETWEEN THE DATES OF OCTOBER 15TH AND MAY 1ST ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER
- 26.2. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
- 26.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- AFTER OCTOBER 15TH THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- B. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT
- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN. AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES
- FROSION CONTROL MEASURES MUST CONFORM TO THE STATE, LOCAL, AND FEDERAL GUIDELINES FOR URBAN FROSION AND SEDIMENT CONTROL UNITES OTHERWISE NOTED, OR UNLESS THE PROFESSIONAL OF RECORD CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, ANI SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
- THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 0.50 ACRES.
- . THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:

REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT

DIRECTION)

THE TRENCH BOTTOM.

2 PER BALE)

□ 10 MIL PLASTIC

- NATIVE MATERIAI

(OPTIONAL)

STAKES (2 PER BALE)

SECTION A-A

STAPLE DETAIL

TEMPORARY CONCRETE WASHOUT FACILITIES

SHOULD BE LOCATED A MINIMUM OF 50 FT. FROM

. ONCE CONCRETE WASTES ARE WASHED INTO THE

OF HARDENED CONCRETE ON A REGULAR BASIS.

10 MIL POLYETHYLENE SHEETING AND SHOULD BE

FREE OF HOLES. TEARS, OR OTHER DEFECTS THAT

. WASHOUT FACILITIES MUST BE CLEANED, OR NEW

STRAW BALE AND STAPLES MAY BE SUBSTITUTED

WITH ALTERNATE SECURING MEASURES SUCH AS

FACILITIES MUST BE CONSTRUCTED AND READY FOR

WITHIN 30 FT. OF THE TEMPORARY CONCRETE

COMPROMISE THE IMPERMEABILITY OF THE

USE ONCE THE WASHOUT IS 75% FULL

WOOD OR METAL

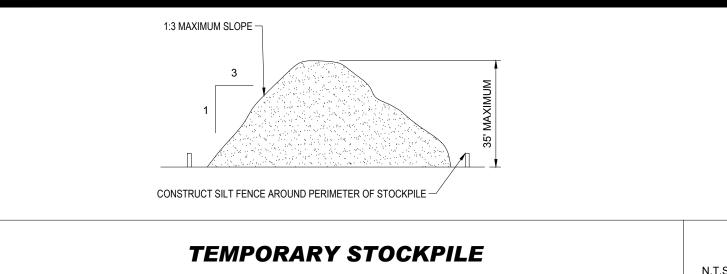
1/8" DIA. STEEL WIRE -

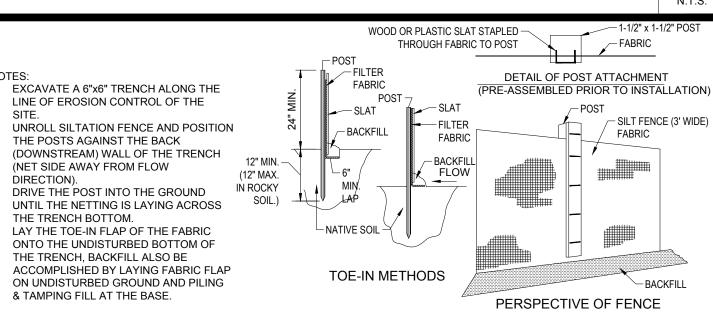
STORM DRAIN INLETS.

WASHOUT FACILITY.

CONCRETE BLOCK.

- A. STABILIZED CONSTRUCTION ENTRANCE/ EXIT A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE
- PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE. B. SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES
- C. INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
- 5. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6 INCHES OR HALF THE
- EROSION CONTROL BARRIER'S HEIGHT COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET
- THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT
- ACCORDANCE WITH BEST MANAGEMENT PRACTICES THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF THE PROFESSIONAL OF RECORD SO REQUIRES, TO PREVENT ANY, INCLUDING THE
- NCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND
- URF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS
- 10. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF
- 11. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION
- 12 THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY FROSION AND SEDIMENTATION CONTROL FACILITIES. MEASURES AND STRUCTURES
- ADDITIONAL FACILITIES. MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
- 1.3. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
- 14. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION 15. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY
- 16 SOIL FROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES
- 17. THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED

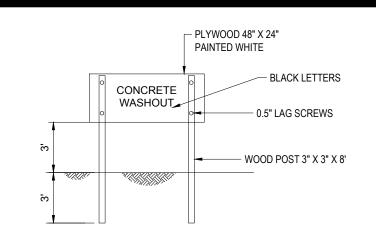




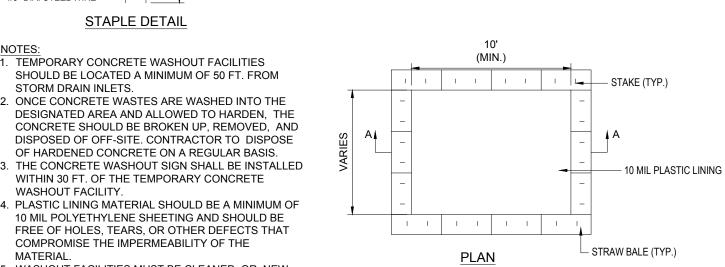
TYP. SILTATION FENCE

- STRAW BALE

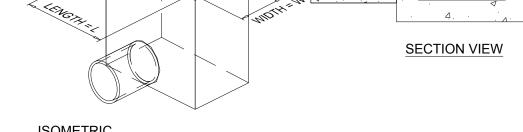
(SEE NOTE 6)







INLET GRATE LOOPS SIZED FOR 1' — SECURE LIFTING LOOPS TO OR UNDER SURFACE FINISHED GRADE -REBAR. LIFT FILET BAG FROM INLET USING REBAR FOR HANDLES OVERFLOW HOLES -2"X2"X3/4" RUBBER BLOCK 1/4" BRIGHTLY COLORED -NYLON ROPE EXPANSION RESTRAINT 1/4" BRIGHTLY LOOPS SIZED FOR 1" REBAR. COLORED NYLON ROPE USE REBAR FOR HANDLE TO EXPANSION RESTRAINT EMPTY FILTER SACK AT A ..4 SEDIMENT COLLECTION LOCATION



TEXTILE FABRIC SPECIFICATION TABLE LOW TO MODERATE **PROPERTIES** TEST METHOD GRAB TENSILE STRENGTH ASTM D-4632 GRAB TENSILE ELONGATION ASTM D-4632 PUNCTURE ASTM D-4833 120 LBS MULLEN BURST ASTM D-3786 800 PSI TRAPEZOID TEAR ASTM D-4533 120 LBS UV RESISTANCE ASTM D-4355 APPARENT OPENING SIZE ASTM D-4751 40 US SIEVE FLOW RATE ASTM D-4491 40 GAL/MIN/SQ F ASTM D-449 TEXTILE FABRIC SPECIFICATION TABLE MODERATE TO HIGH **PROPERTIES** TEST METHO UNITS 265 LBS GRAB TENSII E STRENGTH ASTM D-4632 **GRAB TENSILE ELONGATION** ASTM D-4632 PUNCTURE ASTM D-4833 135 LBS MULLEN BURST ASTM D-3786 420 PSI TRAPEZOID TEAR ASTM D-4533 45 I BS UV RESISTANCE ASTM D-4355 90% APPARENT OPENING SIZE ASTM D-4751 20 US SIEVE FLOW RATE ASTM D-4491 200 GAL/MIN/SQ F PERMITTIVIT ASTM D-4491

DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS

1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED **EXPANSION RESTRAINT** CAN NO LONGER BE SEEN.

OR APPROVED EQUIVALENT

COMPOST FILTER SOCK (SEE PLAN FOR SIZE)

CONCRETE BLOCKS OR SAND

PROTECTED

BAGS SIZED AS NEEDED (10' O.C.)

CONCRETE BLOCKS OR SAND BAGS SIZED AS NEEDED (10' O.C.)

AREA TO BE PROTECTED

COMPOST FILTER SOCK

(SEE PLAN FOR SIZE)

PAVEMENT OR

WATER FLOW

ALL MATERIAL TO MEET MANUEACTURER SPECIFICATIONS.

WORK AREA

FILTER MEDIA TO BE DISPERSED ON SITE AT COMPLETION OF CONSTRUCTION

AFTER STABILIZATION IS ACHIEVED. AS DETERMINED BY ENGINEER IN OWNER

COMPOST FILTER SOCK

(PAVED CONDITION)

IMPERVIOUS SURFACE

2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR **EXCEEDS REQUIREMENTS** IN THE SPECIFICATIONS

3. PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.

4. INSPECT PER REGULATORY REQUIREMENTS

5. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET

6. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND

THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

REVISIONS

V	DATE	COMMENT	DRAWN E
			CHECKED
	2/21/2024	WETLAND	AP
	2/2 1/2024	DELINEATION	KWC



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DRAWN BY: CHECKED BY: 11/27/2023 MAA230369.00-SPPD-1/ CAD I.D.

PROJECT:

PROJECT No

SITE **DEVELOPMENT PLANS**

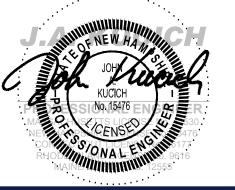


PROPOSED DEVELOPMENT

MAP #244, LOT #8 **750 LAFAYETTE ROAD** CITY OF PORTSMOUTH **ROCKINGHAM COUNTY, NEW HAMPSHIRE**

352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 Phone: (508) 480-9900

www.BohlerEngineering.com



SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

C-602

REVISION 1 - 2/21/2023

CONCRETE WASTE MANAGEMENT AREA

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

-INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)

-INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS

-EARTHWORK AND EXCAVATION/FILLING AS NECESSARY

-SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH

-CLEARING AND GRUBBING

-CONSTRUCTION OF UTILITIES

-CONSTRUCTION OF BUILDINGS

-PAVE PARKING LOT

EXISTING GROUND -

PROFILE

- FXISTING

PLAN VIEW

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY

PERCENT SLOPE OF ROADWAY

2% TO 5%

N.T.S.

N.T.S.

-FINAL GRADING OF ALL SLOPED AREAS

-LANDSCAPING PER LANDSCAPING PLAN

-REMOVAL OF THE TEMPORARY SEDIMENT BASINS

-DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)

-INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)

-DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)

-STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING

-CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS

-PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE

RECOMMENDED CONSTRUCTION SEQUENCE

SEE CHART 1

PROVIDE APPROPRIATE

SEE CHART 1PUBLIC R.O.W.

LENGTH OF STONE REQUIRED

ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1)

STABILIZED CONSTRUCTION ENTRANCE

200F

COARSE GRAINED SOIL\$ FINE GRAINED SOILS

TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND

R.O.W.

- PUBLIC -

RIGHT OF

-REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER

2-1/2" CLEAN STONE -

-INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)

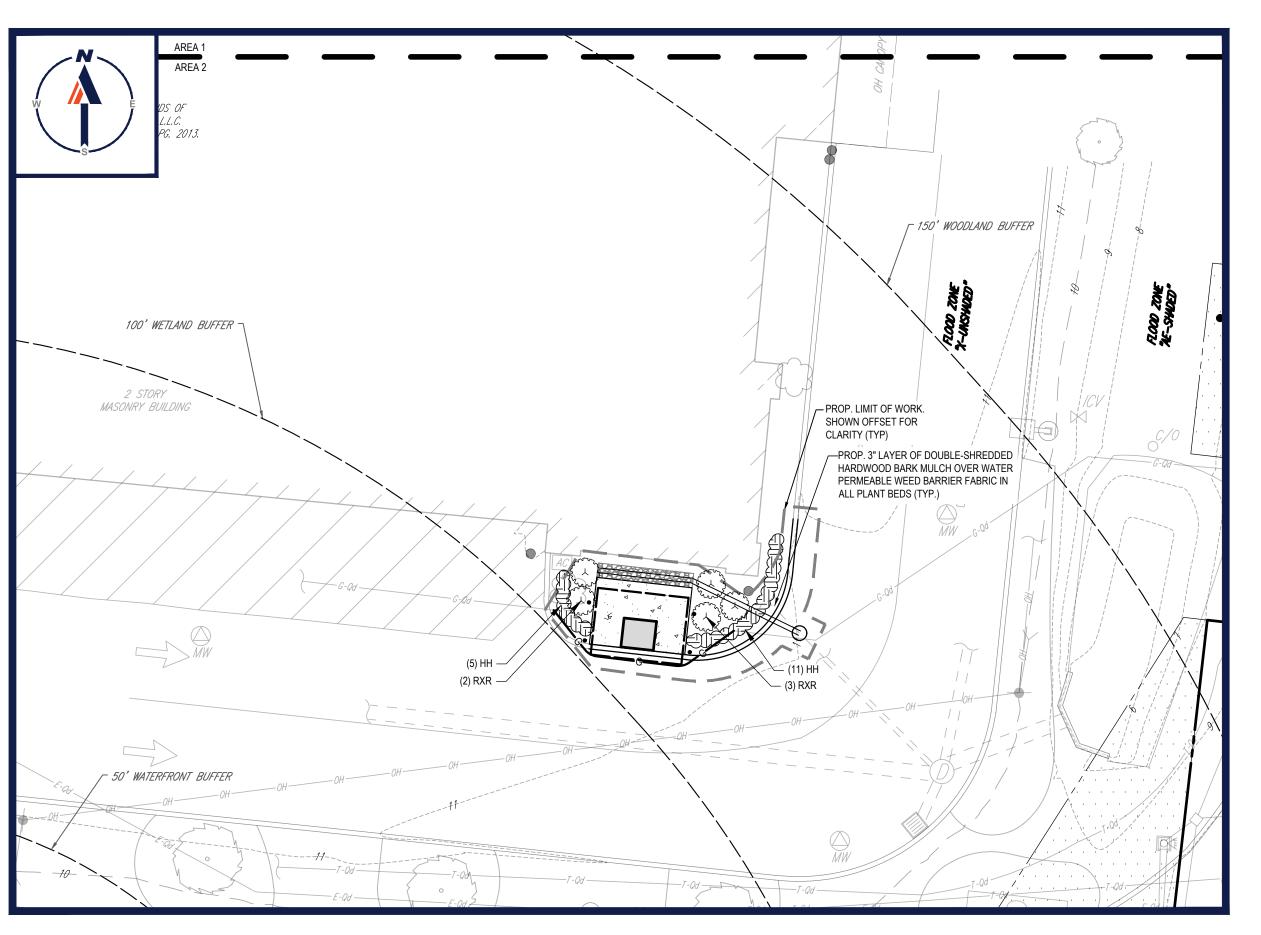
-INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)

FILTER SACKS (GRATED INLETS)

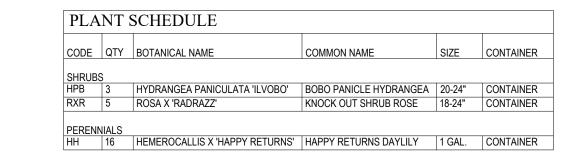
N.T.S.



AREA 1



AREA 2





SITE CIVIL AND CONSULT

LAND SURVI

PROGRAM MAN

LANDSCAPE ARCI

SUSTAINABLE

PERMITTING SI

TRANSPORTATIOI

REVISIONS

DRAWN
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SITE DEVELOPMENT PLANS

— FOR ———

MAA230369.00-SPPD-1A



PROPOSED DEVELOPMENT

MAP #244, LOT #8 750 LAFAYETTE ROAD CITY OF PORTSMOUTH ROCKINGHAM COUNTY, NEW HAMPSHIRE

BOHLER/

3 EXECUTIVE PARK DRIVE, FLOOR 2 BEDFORD, NH 03110 Phone: (603) 441-2900

www.BohlerEngineering.com

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
 TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.

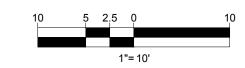
VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION
OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT
LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
 FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR

FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS



SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER

C-701

REVISION 1 - 2/21/2023

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:

- 1.1. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
- 2.1. GENERAL ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
- 2.2. TOPSOIL NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS
- 2.3. LAWN ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN
- 2.3.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
- 2.3.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
- 2.4. MULCH ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES /DETAILS.

25 FERTILIZER

- 2.5.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE
- 2.5.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED
- 2.6. PLANT MATERIAL
- 2.6.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
- 2.6.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL
 2.6.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
- 2.6.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1½", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
- 2.6.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE
- 2.6.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6")
 ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX
 INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT
 12" ABOVE THE NATURAL GRADE.
- 2.6.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.2.6.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES

- 3.1. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
- 3.2. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4 SITE PREPARATIONS

- 4.1. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
- 4.2. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
- 4.3. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION

- 5.1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
- 5.2. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
- 5.3. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
- 5.4. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. <u>SOIL MODIFICATIONS</u>

- 6.1. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
- 6.2. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
- 6.3. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
- 6.3.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH
- 6.3.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
- 6.3.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7 FINISHED GRADING

7. FINISHED GRADING

- 7.1. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
- 7.2. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).
- 7.3. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
- 7.4. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

TOPSOILING 8.1. CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO

- ACHIEVE THE DESIRED COMPACTED THICKNESS.

 8.2. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
- 8.3. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
- 8.4. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA FOR BID PURPOSES ONLY [SEE SPECIFICATION 6.A.]):
- 8.4.1. 20 POUNDS 'GRO-POWER' OR APPROVED SOIL CONDITIONER/FERTILIZER
- 8.4.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER
- 8.5. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. <u>PLANTING</u> 9.1. INSOFAR T

- INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
- 9.2. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

- 9.3. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
- 9.4. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
- 9.5. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
- 9.6. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS.

VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS

- 9.6.1. PLANTS: MARCH 15 TO DECEMBER 15
- 9.6.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
- 9.6.3. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL
- 9.7. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:
 - ACER RUBRUM PLATANUS X ACERIFOLIA
 BETULA VARIETIES POPULUS VARIETIES
 CARPINUS VARIETIES PRUNUS VARIETIES
 CRATAEGUS VARIETIES PYRUS VARIETIES
 KOELREUTERIA QUERCUS VARIETIES
 LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA
 LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES
- 9.8. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
- 3.1. 1 PART PEAT MOSS
- 9.8.2. 1 PART COMPOSTED COW MANURE BY VOLUME
- 9.8.3. 3 PARTS TOPSOIL BY VOLUME
- 9.8.4. 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
- 9.8.4.1. 2 TABLETS PER 1 GALLON PLANT
- 9.8.4.2. 3 TABLETS PER 5 GALLON PLANT
 9.8.4.3. 4 TABLETS PER 15 GALLON PLANT
- 9.8.4.4. LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

 9.9. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER
- THOROUGHLY.
- 9.10. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
- 9.11. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
- 9.12. GROUND COVER AREAS SHALL RECEIVE A ¼" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
- 9.13. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
- 9.14. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR

9.15. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING

SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

SPECIFICATIONS AS LISTED HEREIN. 10. TRANSPLANTING (WHEN REQUIRED)

- 10.1. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
- 10.2. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY
- WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

 10.3. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
- 10.4. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
- 10.4. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

 10.5. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
- 10.6. F TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES

11. WATERIN

- 11.1. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
- 11.2. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
- 11.3. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE

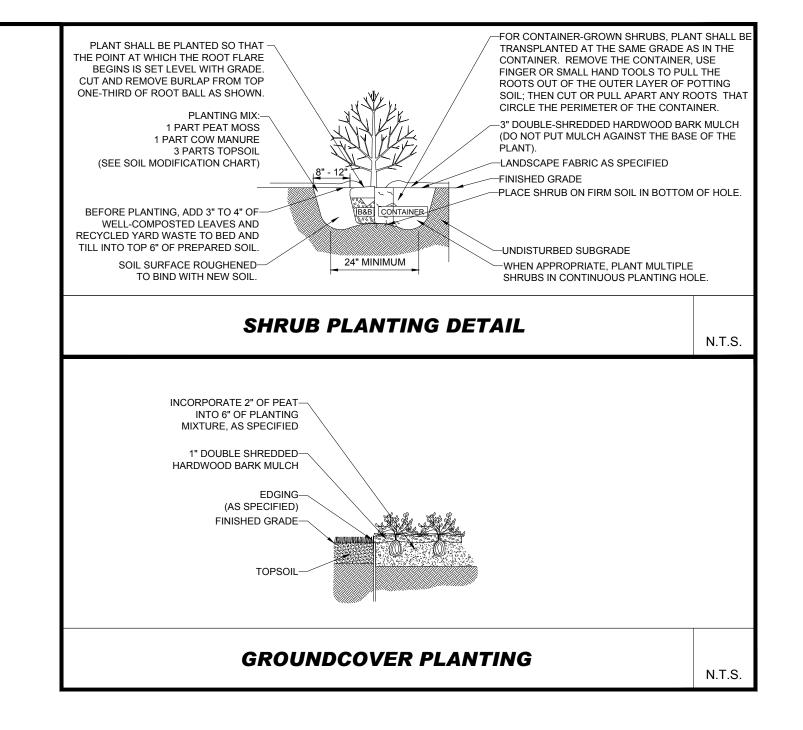
- 12.1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED
- 12.2. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
- 12.3. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
- 12.4. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
 13. CLEANUP

13.1. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

13.2. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE

14. MAINTENANCE (ALTERNATIVE BID):

14.1. A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERIOD ENSURES TO THE OWNER/OPERATOR THAT THE NEWLY INSTALLED LANDSCAPING HAS BEEN MAINTAINED AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN. ONCE THE INITIAL 90 DAY MAINTENANCE PERIOD HAS EXPIRED, THE OWNER/OPERATOR MAY REQUEST THAT BIDDERS SUBMIT AN ALTERNATE MAINTENANCE BID FOR A MONTHLY MAINTENANCE CONTRACT. THE ALTERNATE MAINTENANCE CONTRACT WILL ENCOMPASS ANY WORK THAT IS CONSIDERED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MANICURED TO THE APPROVAL OF THE





REVISIONS



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PROJECT No.: DRAWN BY: CHECKED BY:

CAD I.D.

PROJECT:

DEVELOPMENT PLANS



PROPOSED DEVELOPMENT

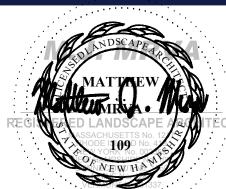
MAP #244, LOT #8 750 LAFAYETTE ROAD CITY OF PORTSMOUTH ROCKINGHAM COUNTY, NEW HAMPSHIRE

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3 EXECUTIVE PARK DRIVE, FLOOR

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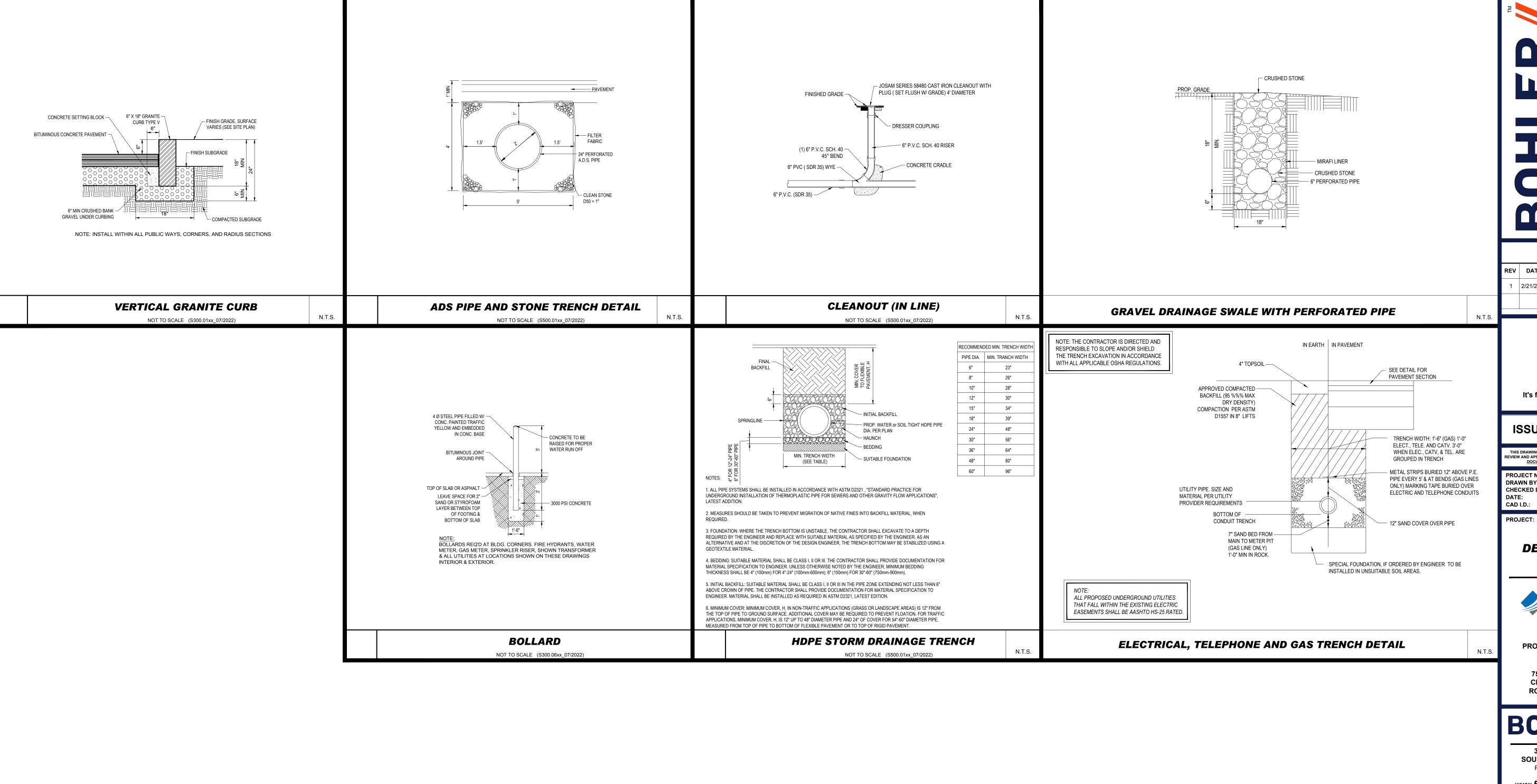
SHEET TITLE:

LANDSCAPE NOTES & DETAILS

CHEET NUMBER

C-702

REVISION 1 - 2/21/2023





REVISIONS

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	2/21/2024	WETLAND	AP	
	2/2 1/2024	DELINEATION	KWC	



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SITE **DEVELOPMENT PLANS**

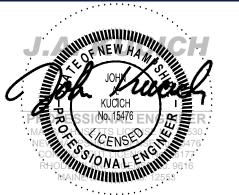


PROPOSED DEVELOPMENT

MAP #244, LOT #8 750 LAFAYETTE ROAD CITY OF PORTSMOUTH **ROCKINGHAM COUNTY, NEW HAMPSHIRE**

352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 Phone: (508) 480-9900

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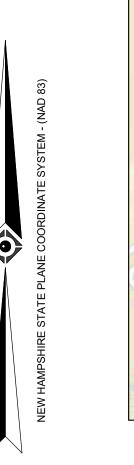
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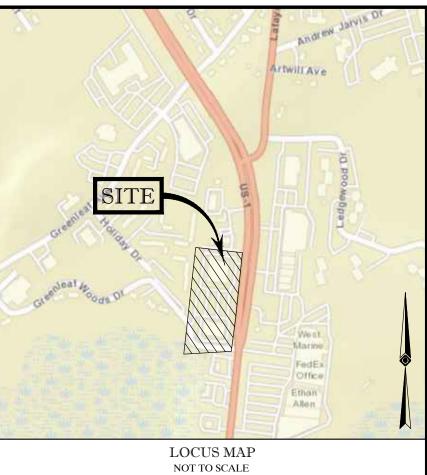
DETAIL SHEET

C-901

REVISION 1 - 2/21/2023

MAP 243 LOT 2BREFERENCES: N/F LANDS OF OPERATION BLESSING, INC. 1. THE TAX ASSESSOR'S MAP OF CITY OF PORTSMOUTH, ROCKINGHAM COUNTY, MAP 244. BK. 3767, PG. 1721. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), PANEL 270 OF 681," MAP NUMBER 33015C0270F, MAP REVISED: JANUARY 29, 2021. S83°41'48"E IRON PIN -FOUND MAP ENTITLED "PLAN OF LAND BOURNIVAL, INC., LAFAYETTE ROAD, PORTSMOUTH, NEW HAMPSHIRE," PREPARED BY MOULTON ENGINEERING, CO., DATED JULY, 1977, RECORDED WITH ROCKINGHAM COUNTY REGISTRY OF DEED AS PLAN # C-7485. MAP ENTITLED "PLAN OF LAND PORTSMOUTH, NEW HAMPSHIRE," PREPARED BY JOHN W. DURGIN, CIVIL ENGINEERS., DATED AUGUST, 1964, RECORDED WITH ROCKINGHAM COUNTY REGISTRY OF DEED AS PLAN # MAP ENTITLED "PLAN OF LAND PORTSMOUTH, NEW HAMPSHIRE," PREPARED BY JOHN W. DURGIN, CIVIL ENGINEERS., DATED SEPTEMBER, 1976, RECORDED WITH ROCKINGHAM COUNTY REGISTRY OF DEED AS PLAN - APPROX. LOC. OF MAP ENTITLED "AS-BUILT, CONDOMINIUM SITE PLAN OF GREENLEAF WOODS FOR GREENLEAF INVESTMENT APPROX. LOC. OF GROUP," PREPARED BY SEACOAST, ENGINEERING ASSOCIATES, INC., DATED MARCH 8, 1988, RECORDED WITH 50' WIDE RIGHT OF WAY DRAINAGE EASEMENT ROCKINGHAM COUNTY REGISTRY OF DEED AS PLAN # D-17717, SHEETS 1 & 1A OF 9. (PER REF. #3) (PER REF. #9) _(DOT HATCH) MAP ENTITLED "RIGHT OF WAY, PLANS OF PROPOSED FEDERAL AID PROJECT," PREPARED BY KIMBALL CHASE., DATED MARCH 14, 2000, SHEET 7 OF 7. *MAP 243* LOT38. UNDERGROUND ELECTRIC MAPPING IN THE AREA PROVIDED BY EVERSOURCE. N/F LANDS OF PORTSMOUTH HOUSING AUTHORITY WAMESIT MAP ENTITLED "AS BUILT PLANS, GENERAL PLAN 02," PREPARED BY MCFARLAND JOHNSON, DATED OCTOBER, PLACE FAMILY HOUSING, LTD. PTR. 2010, LAST REVISION APRIL, 2012. SHEETS 34 & 35 OF 157. BK. 5214, PG. 1201. S06°30'25"W 527.38' – APPROX. LOC. OF 125' WIDE SEYBOLTNOTERS, INC. MAP 244 TO SEYBOLT REALTY CORP. (PER REF. #3) LOT8(CROSS HATCH) N/F LANDS OF BK. 6105, PG. 2013. APPROX. LOC. OF DRAINAGE EASEMENT - APPROX. LOC. OF (PER REF. #9) 20' WIDE SEWER EASEMENT (PER REF. #3) (DOT HATCH) MAP 243 LOT6N/F LANDS OF GREENLEAF WOODS DRIVE, L.L.C. (NO DEED REFERENCE) APPROX. LOC. OF DRAINAGE EASEMENT (PER REF. #9) LIMIT OF TOPOGRAPHIC AREA (SEE SHEET 2 OF 2) MASONRY BUILDING - APPROX. LOC. OF DRAINAGE EASEMENT Y GROUND ELEVETION LIMITS OF ZONE "AE" (ELEV=8.00' (NAVD88)) N08°35'22"E (PER REF. #2) 140.61' N83°36'10"W 2.32' APPROX. LOC. OF DRAINAGE EASEMENT (PER REF. #9) S06°30'25"W S83°29'35"E50.00' S86°30'25"W S06°30'25"W BK. 6105 *MAP 244* LOT3N/F LANDS OF INHABITANTS OF STATE OF NEW HAMPSHIRE. BK. 3532, PG. 1051. LOT6N/F LANDS OF ARANOSIAN OIL. CO. INC. BK. 1750, PG. 113. DRAINAGE EASEMENT (PER REF. #7) (DOT HATCH) **GRAPHIC SCALE**





- 1. PROPERTY KNOWN AS LOT 8 AS SHOWN ON THE CITY OF PORTSMOUTH, ROCKINGHAM COUNTY, STATE OF NEW HAMPSHIRE, MAP NO. 244.
- 2. AREA = 170,361 SQUARE FEET OR 3.911 ACRES.
- 3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR

THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:

- QUALITY LEVEL D UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
- QUALITY LEVEL C LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
- QUALITY LEVEL B UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING
 - TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
- QUALITY LEVEL A HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.

- 4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
- 6. BY GRAPHIC PLOTTING ONLY PROPERTY IS PARTIALLY LOCATED IN FLOOD HAZARD ZONE X- UNSHADED (AREAS OF MINIMAL FLOOD HAZARD) AND PARTIALLY LOCATED IN FLOOD HAZARD ZONE AE (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED; ELEV = 8.00'
- 7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD
- 8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS). TEMPORARY BENCH MARKS SET:

TBM-A: MAG NAIL SET IN ASPHALT PAVEMENT, ELEVATION= 9.49'

PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

- 9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- 10. PARTIAL TOPOGRAPHY SHOWN HEREON PER CONTRACTUAL AGREEMENT WITH CLIENT.

POINT ASSOCIATES, INC. ON JANUARY 9, 2024.

11. THE WETLAND DELINEATION LINE WAS PLACED IN THE FIELD BY OTHERS AND FIELD LOCATED BY CONTROL

REVISED TO SHOW WETLANDS

DESCRIPTION OF REVISION

SEE SHEET 2 OF 2 FOR TOPOGRAPHY & UTILITIES

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL



BOUNDARY & TOPOGRAPHIC & UTILITY SURVE 09-28-202 FIELD BOOK N 750 LAFAYETTE ROAD MAP 244, LOT 8 FIELD BOOK PO CITY OF PORTSMOUTH, ROCKINGHAM COUNTY 134 & 135 STATE OF NEW HAMPSHIRE FIELD CREW S.M.C.

352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX APPROVED:

11-9-2023

R.A.B. REVIEWED: CONTROL POINT ALBANY, NY 518-217-5010 CHALFONT, PA 215-712-9800 HAUPPAUGE, NY 631-580-2645 ASSOCIATES, INC. MANHATTAN, NY 646-780-041 MT LAUREL, NJ 609-857-2099 WARREN, NJ 908-668-0099 DWG. NO.

03-230460-00

S.C. R.J.K. C.R.M. 1-10-2024

FIELD CREW | DRAWN: | APPROVED: | DATE

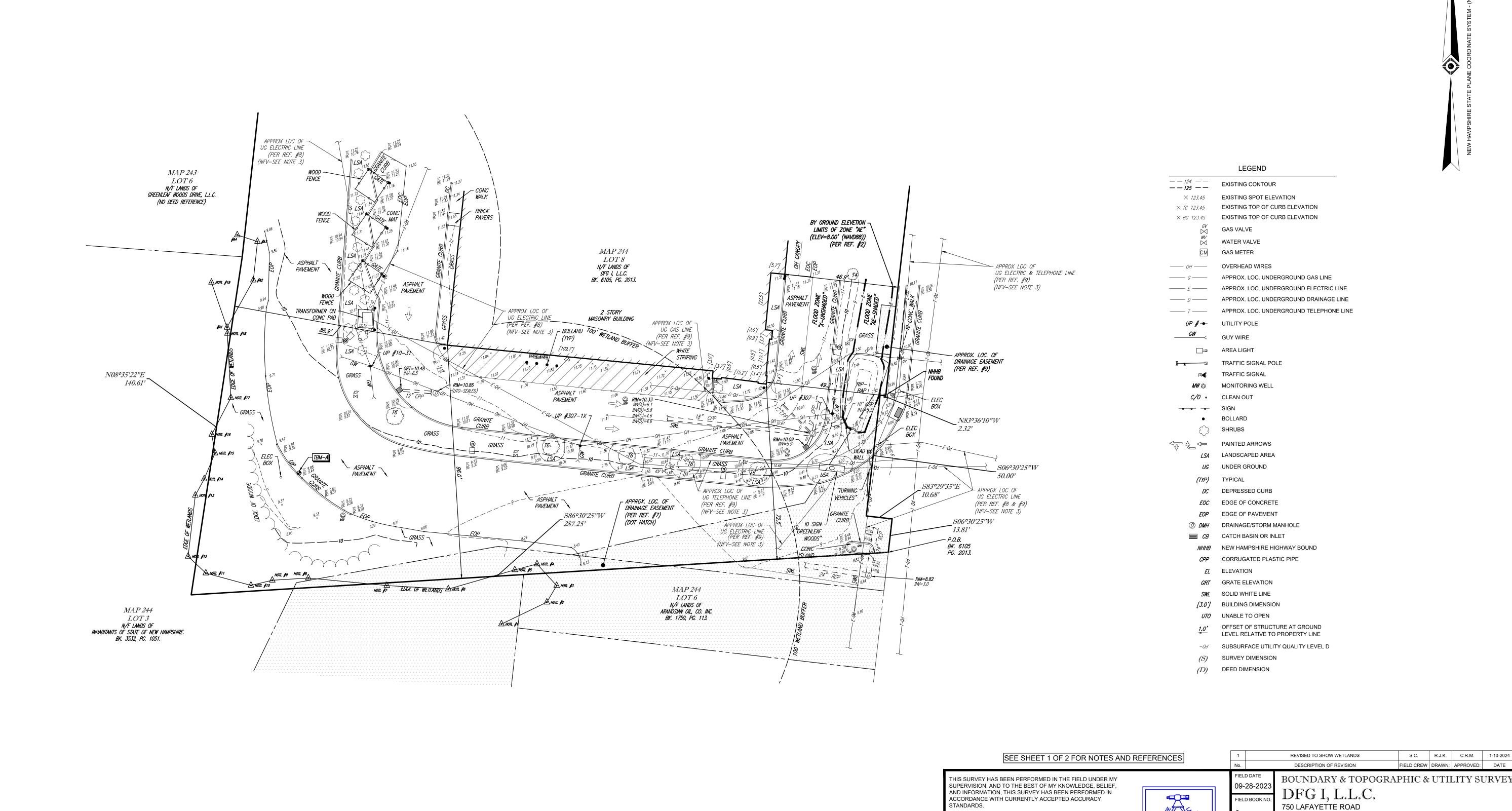
CHRISTOPHER R. MICHAUD, PLS NEW HAMPSHIRE PROFESSIONAL LAND SURVEYOR #1116

1-10-2024 DATE

THE STATE OF NEW HAMPSHIRE REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

(IN FEET)

1 inch = 40' ft.



MAP 244, LOT 8

APPROVED:

C.R.M.

STATE OF NEW HAMPSHIRE

352 TURNPIKE ROAD

SOUTHBOROUGH, MA 01772

508.948.3000 - 508.948.3003 FAX

11-9-2023 1"=20'

CITY OF PORTSMOUTH, ROCKINGHAM COUNTY

CONTROL POINT

A S S O C I A T E S, I N C. CHALFONT, PA 215-712-9800 HAUPPAUGE, NY 631-580-2645

MANHATTAN, NY 646-780-0411

MT LAUREL, NJ 609-857-2099

DWG. NO.

03-230460-00 2 OF 2

WARREN, NJ 908-668-0099

FIELD BOOK PG.

134 & 135

FIELD CREW

S.M.C.

R.A.B.

REVIEWED:

1-10-2024

DATE

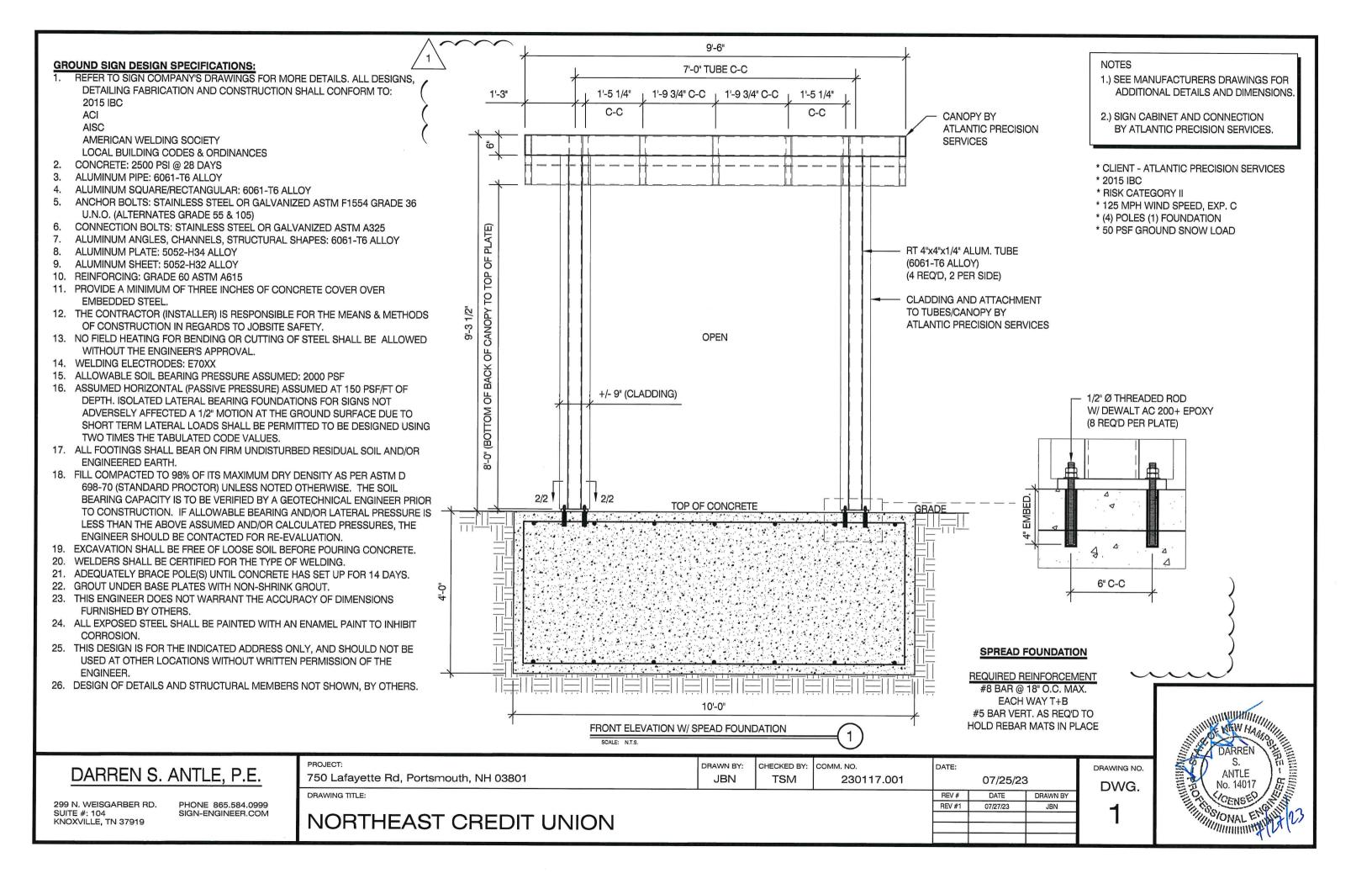
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED

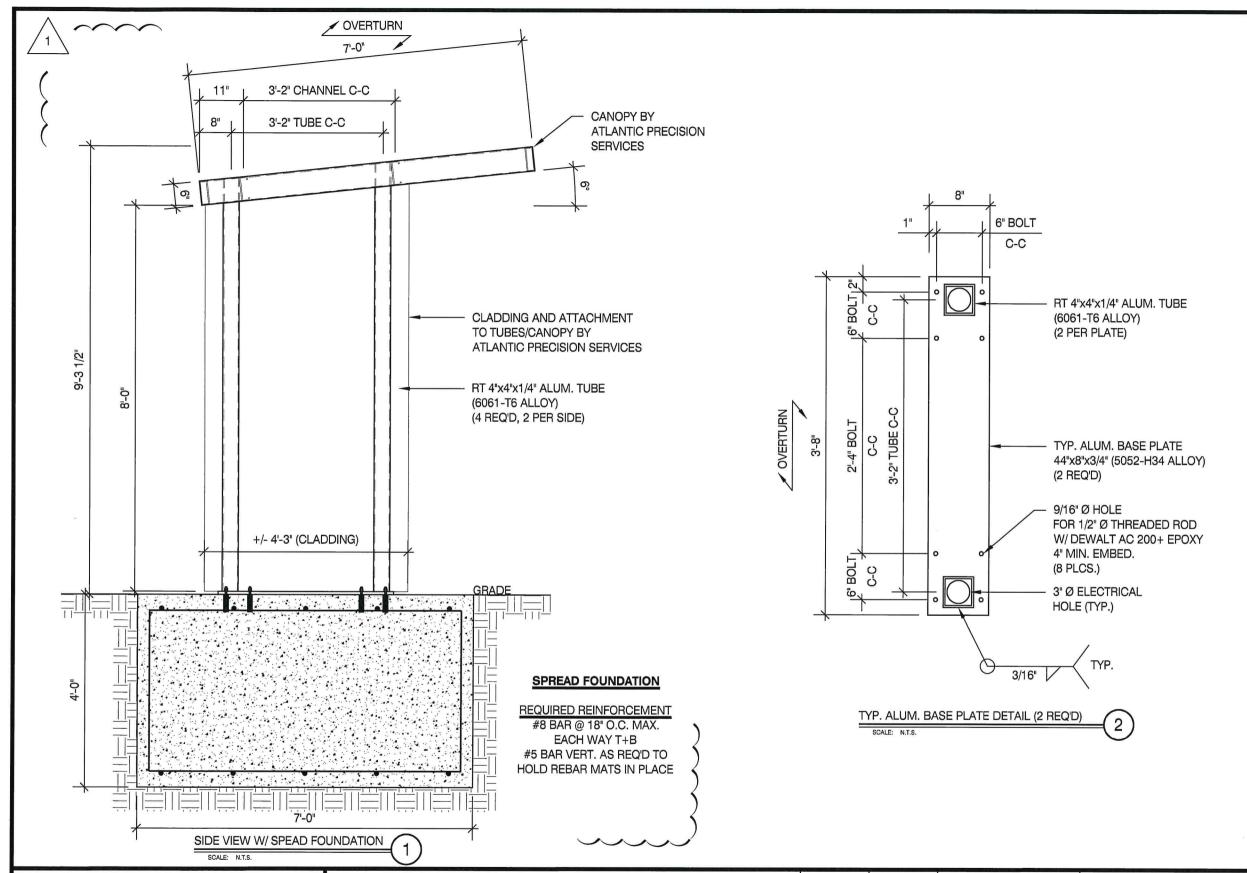
CHRISTOPHER R. MICHAUD, PLS

NEW HAMPSHIRE PROFESSIONAL LAND SURVEYOR #1116

WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

GRAPHIC SCALE (IN FEET) 1 inch = 20' ft.





NOTES

- SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.
- 2.) SIGN CABINET AND CONNECTION BY ATLANTIC PRECISION SERVICES.
- * CLIENT ATLANTIC PRECISION SERVICES
- * 2015 IBC
- * RISK CATEGORY II
- * 125 MPH WIND SPEED, EXP. C
- * (4) POLES (1) FOUNDATION
- * 50 PSF GROUND SNOW LOAD

DARREN S. ANTLE, P.E.

299 N. WEISGARBER RD. SUITE #: 104 KNOXVILLE, TN 37919 PHONE 865.584.0999 SIGN-ENGINEER.COM ECT:

750 Lafayette Rd, Portsmouth, NH 03801

DRAWING TITL

NORTHEAST CREDIT UNION

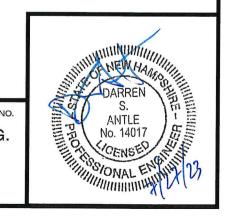
DRAWN BY: CHECKED BY: COMM. NO.

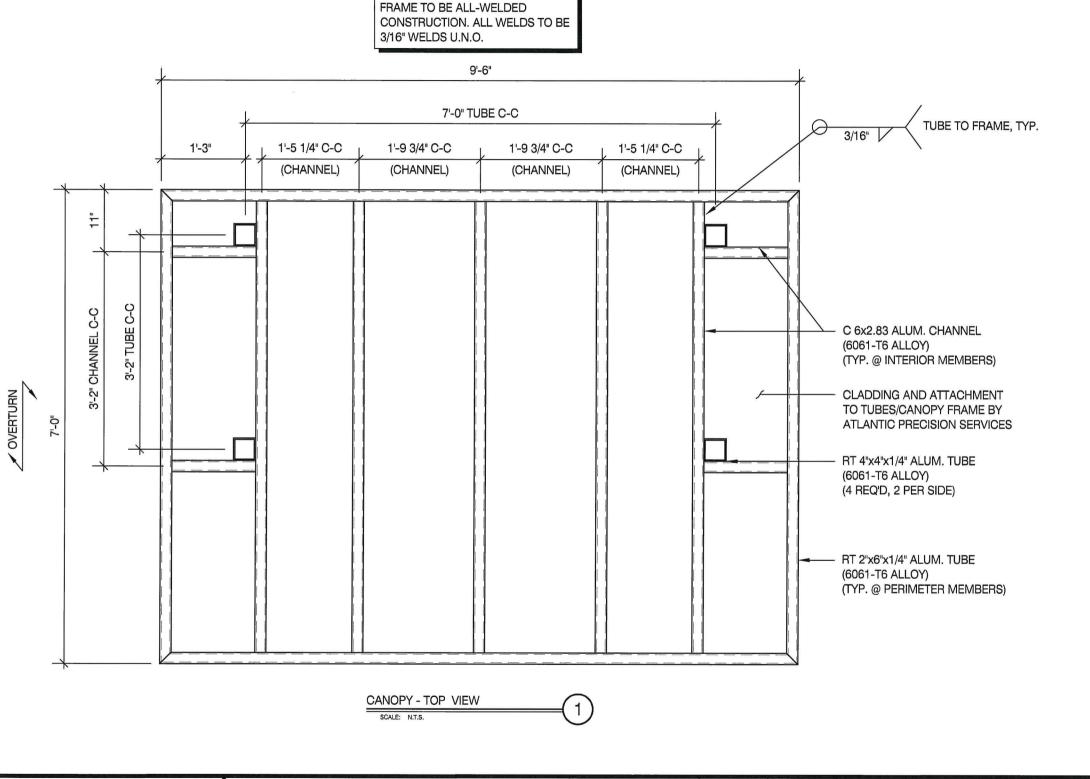
JBN TSM 230117.001

REV # DATE DRAWN BY
REV #1 07/27/23 JBN

DWG.

2

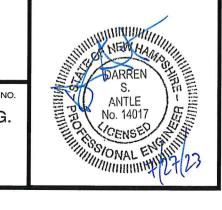




NOTES

- 1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.
- 2.) SIGN CABINET AND CONNECTION BY ATLANTIC PRECISION SERVICES.
- * CLIENT ATLANTIC PRECISION SERVICES
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- * (4) POLES (1) FOUNDATION
- * 50 PSF GROUND SNOW LOAD

DRAWING NO.



DARREN S. ANTLE, P.E.

299 N. WEISGARBER RD. SUITE #: 104 KNOXVILLE, TN 37919

PHONE 865.584.0999 SIGN-ENGINEER.COM PROJECT:

750 Lafayette Rd, Portsmouth, NH 03801

NORTHEAST CREDIT UNION

NOTE:

JBN

DRAWN BY:

CHECKED BY: COMM. NO. **TSM** 230117.001

DATE:

07/25/23 DATE REV# REV #1 07/27/23

DWG. DRAWN BY

JBN

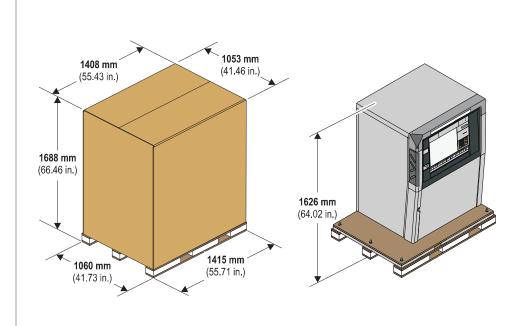


NCR SelfServ[™] 88 ATM Site Preparation

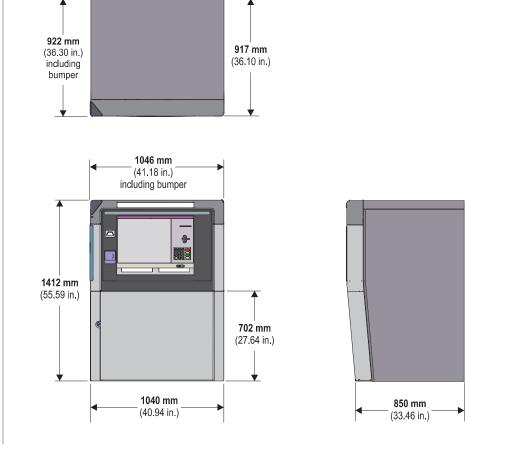


Variant Details

PACKAGE DIMENSIONS



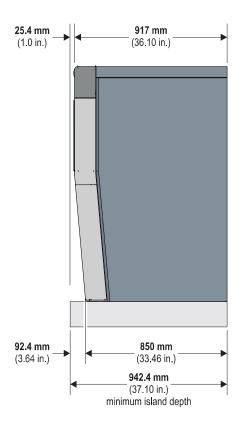
ATM DIMENSIONS



ATM POSITION ON ISLAND

The illustration below shows the dimensions for the minimum island size.

NCR recommends that the base of the ATM be positioned **92.4 mm** (3.64 in.) from the front of the island, so that the front bollards are in line with the facia surround (refer to Island Dimensions and Bollard Locations illustration).

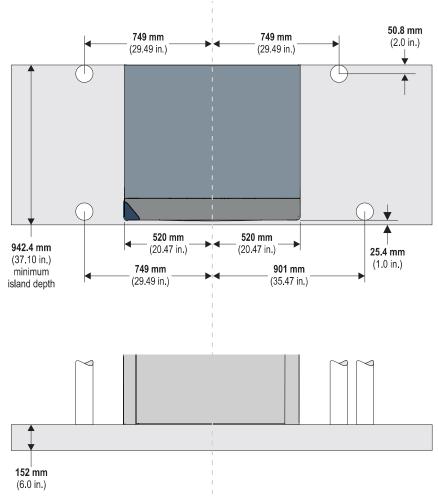


ISLAND DIMENSIONS AND BOLLARD LOCATIONS

The illustration below shows the dimensions for the minimum island size for a drive-up installation.

NCR recommends that the rear bollards are **102 mm** (4.0 in.) in diameter, and positioned in line with the rear of the ATM, front bollards are **102 mm** (4.0 in.) in diameter and positioned **25.4 mm** (1.0 in.) back from the front of the island.

When locating the bollards allow sufficient working space for servicing the air conditioning unit.



Anti-theft Bollards

If anti-theft bollards (also known as anti lassoing bollards) are to be fitted, the bollard exclusion zone around the ATM must be complied with to allow sufficient access for removing panels, refer to the Servicing Areas section.





February 16, 2024

Subject: Wetland Delineation Letter

Greenleaf Woods Drive Portsmouth, NH

Dear Keith Curran,

Per your request, this letter is to verify that Gove Environmental Services, Inc. (GES), performed a site inspection to identify wetlands and other jurisdictional areas adjacent to the subject property located on Tax Map 244 Lot 8 on 750 Lafayette Rd in Portsmouth, NH. Wetlands were evaluated utilizing the following standards:

- 1. US Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-12-1 (January 2012).
- 2. Field Indicators for Identifying Hydric Soils in New England Version 4, June 2020. New England Hydric Soils Technical Committee.
- 3. *US Army Corps of Engineers National Wetland Plant List*, 2018.
- 4. Classification of Wetlands and Deepwater Habitats of the United States. USFW Manual FWS/OBS-79/31 (1979).

The delineation requested was performed by Brenden Walden CWS #297 of Gove Environemtnatl Servies, Inc. on December 1st 2023. This inspection was to evaluate wetlands that were identified on the City of Portsmouth's GIS to have potential to encroach on to the identified subject property and have potential impacts relative to local and state permitting for proposed site improvements. During the site investigation an area of tidal wetland was observed on the southern edge of Greenleaf Woods Drive. This tidal marsh area is dominantly composed of emergent grasses with some areas of dense Phragmites with notable ditching observed on the aerials. The HOTL line was delineated as the limit of the wetland which was identified by the notably steep slope transition between the wetland and uplands paired with the evidence of tidal activity and debris in at the boundary. During the delineation a contributing freshwater wetland was identified to the west of the subject property. This contributing area is due to the existing discharge pipe that outlets water to the marsh. Tidal areas were delineated using Blue flagging demarked HOTL1 start to HOTL19 stop, with the freshwater wetland connecting to HOTL18 and demarked using Pink Wetland Delineation Flagging A1 to A4 Stop. During the in-office review of the wetland it was noted that this area is also identified as a NH State Prime Wetland with a Duly Establish 100 ft buffer. No other Jurisdictional areas were observed during the site inspection.

This concludes the wetland delineation report. If I can be of further assistance, please feel free to contact me at (603) 778-0644.

Sincerely,

Brenden Walden Business Manager & Wetland Scientist Gove Environmental Services, Inc.

Enc. Wetland Delineation Sketch



III. NEW BUSINESS

C. The request of Cyrus Beer and Erika Beer (Owners), for property located at 64 Mt Vernon Street whereas relief is needed to demolish an existing detached shed and construct a new two-story accessory detached shed which requires the following: 1) Variance from Section 10.573.20 to allow an accessory structure more than 10 feet in height and more than 100 square feet in area a) to be setback 5 feet from the side property line where 10 feet is required and b) to be setback 5 feet from the rear property lines where 19 feet is required. Said property is located on Assessor Map 111 Lot 30 and lies within the General Residence B (GRB) and Historic District. (LU-24-20))

Existing & Proposed Conditions

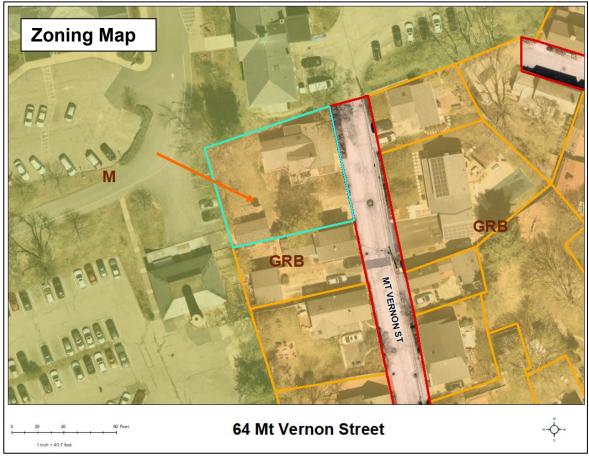
	<u>Existing</u>	Proposed	Permitted / Required	
Land Use:	Single family dwelling	Demolish and construct new shed	Primarily residential	
Lot area (sq. ft.):	7,841	7,841	5,000	min.
Lot Area per Dwelling Unit (sq. ft.):	7,841	7,841	5,000	min.
Street Frontage (ft.):	90	90	80	min.
Lot depth (ft.)	96	96	60	min.
Front Yard (ft.):	House: 5 Shed: >50	House: 5 Shed: >50	5	min.
Left Yard (ft.):	Shed: 1	Shed: 5	10	min.
Right Yard (ft.):	House: 3	House: 3	10	min.
Rear Yard (ft.):	Shed: 3.5	Shed: 5	25	min.
Height (ft.):	Shed: 12	Shed: 23	35	max.
Building Coverage (%):	24	25	30	max.
Open Space Coverage (%):	>25	>25	25	min.
<u>Parking</u>	2	2	2	
Estimated Age of Structure:	1812	Variance request(s) shown in red.		

Other Permits/Approvals Required

- Building Permit
- Historic District Approval

Neighborhood Context





Previous Board of Adjustment Actions

- March 20, 2018 The Board granted the following: 1) Variance from Section 10.440, Use #17.20 to allow the keeping of farm animals where the use is not allowed; and 2) Variance from Section 10.573.10 to allow an accessory Structure 3' ± from the rear property line where 5' is required; with the following condition:
 - 1) There will be no more than six chickens and no roosters.

<u>February 15, 2022</u> – The Board **granted** a Variance from Section 10.515.14 to allow a 4 foot setback where 10 feet is required for a mechanical unit.

Planning Department Comments

The applicant is proposing to demolish the existing shed and reconstruct a new shed that will be 5 feet from the side and rear lot line (greater than the existing setbacks). The replacement shed will increase in size from 322.5 square feet to 448 square feet.

Variance Review Criteria

This application must meet all five of the statutory tests for a **variance** (see Section 10.233 of the Zoning Ordinance):

- 1. Granting the variance would not be contrary to the public interest.
- 2. Granting the variance would observe the spirit of the Ordinance.
- 3. Granting the variance would do substantial justice.
- 4. Granting the variance would not diminish the values of surrounding properties.
- 5. The "unnecessary hardship" test:
 - (a) The property has <u>special conditions</u> that distinguish it from other properties in the area. **AND**
 - (b) Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one. **OR**

Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.

10.235 Certain Representations Deemed Conditions

Representations made at public hearings or materials submitted to the Board by an applicant for a special exception or variance concerning features of proposed buildings, structures, parking or uses which are subject to regulations pursuant to Subsection 10.232 or 10.233 shall be deemed conditions upon such special exception or variance.

64 MT VERNON

PORTSMOUTH, NH







Application of Cyrus and Erika Beer 64 Mount Vernon St Portsmouth NH

I. The Property

The applicants, Cyrus and Erika Beer own and reside at the property located at 64 Mount Vernon St, which consists of a single-family dwelling with a detached shed. The Beers purchased the property 11+ years ago with the shed and have lived there as their primary residence ever since. The shed rests on wood sills on the ground and is rotting. Animals have gotten in. Furthermore, the shed is only 1 foot or so from the property line and so doing work on the shed requires access to the neighbor's yard. It is also a violation of fire code. For these reasons the Beers would like to rebuild their shed and bring it in 5 feet off the lot line.

II. Specific Variance Requests

To complete this Project, the Applicant requests variances from the following ordinances:

1.—Section 10.521 Table of Dimensional Standards:

a. Building coverage relief to allow the Project which would increase the existing 44% building coverage to 46% where maximum building coverage of 30% is allowed for the GRB Zone.

	Existing	Proposed
House	3054	3054
Shed	367	352
Shed Porch	θ	96
Lot	7840.8	7840.8
Coverage	44%	46%

b. Left side yard setback to be 5 feet instead of 10 feet as required in GRB.

c. Rear yard setback to be 5 feet instead of 25 feet as required in GRB.

Amended

We do not need a variance for lot coverage. The existing footprint area for our house is 1,487 square feet and the shed 377 square feet, making the existing coverage 24%. Our proposed coverage is 25%. Both are below the 30% maximum.

	Existing	Proposed
House	1487	1487
Shed	377	352
Shed Porch	0	96
Chicken Coop	24	24
Lot	7840.8	7840.8
Coverage	24%	25%

III. Variance Criteria

- 1. 10.233.21 The variance will not be contrary to the public interest.
 - a. Rebuilding the shed will not alter the characteristics of the neighborhood. Architecturally, as per plans on file with the HDC, the proposed shed will borrow design elements from our house and will be appropriate to the neighborhood. Furthermore, as the shed is tucked away and fairly well hidden from any street, the impact incurred will be minimized.
 - b. Rebuilding the shed will not threaten the health, safety and welfare of the public.

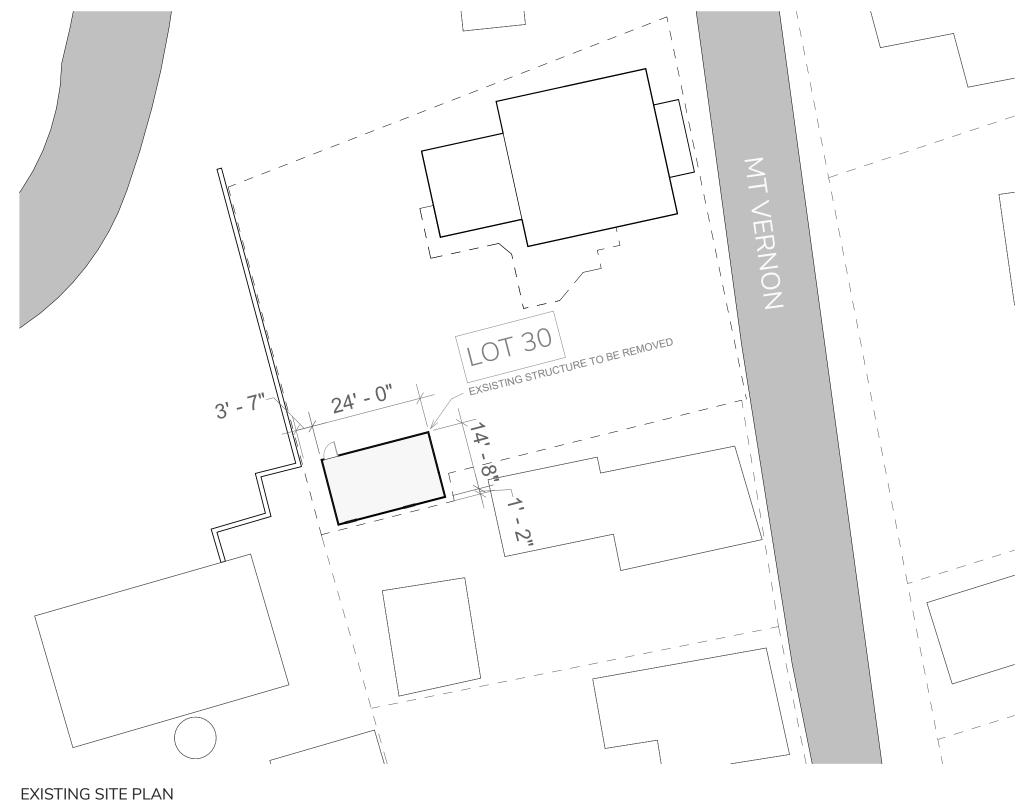
By bringing in the shed in off of the lot line, we will be able to work on the shed without standing in our neighbor's yard. This will improve the welfare of the neighborhood. Safety will also be improved by giving additional distance as per fire code.

- 2. 10.233.22 The spirit of the Ordinance will be observed;
 - a. The proposed use is reasonable. Having a storage shed in one's backyard is a typical land use in the neighborhood
 - b. On Mount Vernon St. and in this neighborhood, houses often do not meet setback requirements and what we are proposing is not out of the ordinary
 - c. What we are proposing is an improvement over what is there today as far as side and rear setbacks.
- 3. 10.233.23 Substantial justice will be done;
 - a. The proposed use is reasonable.
 - b. There is no advantage to the public that outweighs the hardship to the owners by denying this request
- 4. 10.233.24 The values of surrounding properties will not be diminished

- a. Values of surrounding properties are expected to be enhanced by the additional setback and also by the proposed design and construction of a new shed
- 5. 10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.
 - a. Because the proposed variances in setbacks are an improvement over what exists today and because a new shed with a design in accordance with the style of the neighborhood is seen to enhance the neighborhood, and because the use is not changing, a literally enforcing the zoning provisions would result in an unnecessary hardship for the homeowners.

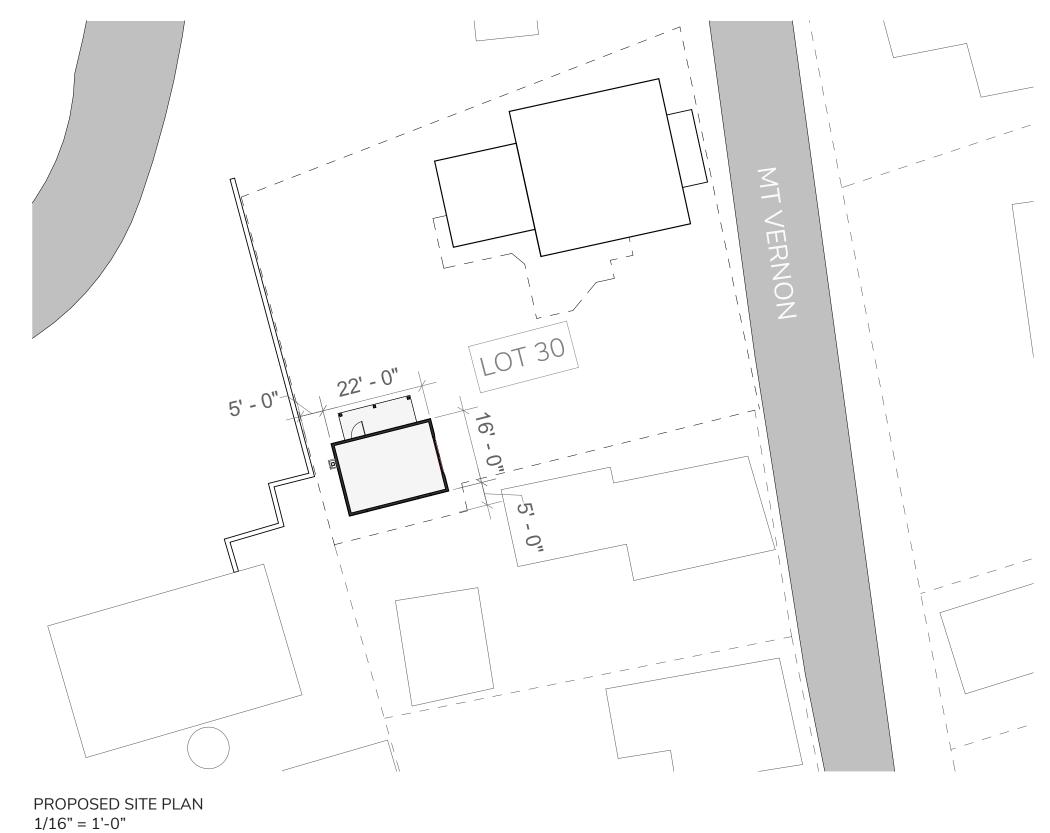








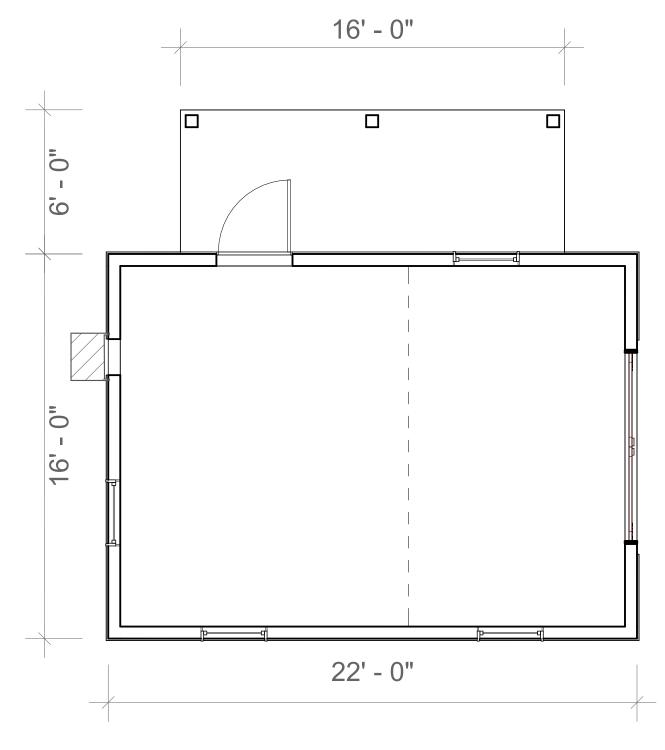
1/16" = 1'-0"



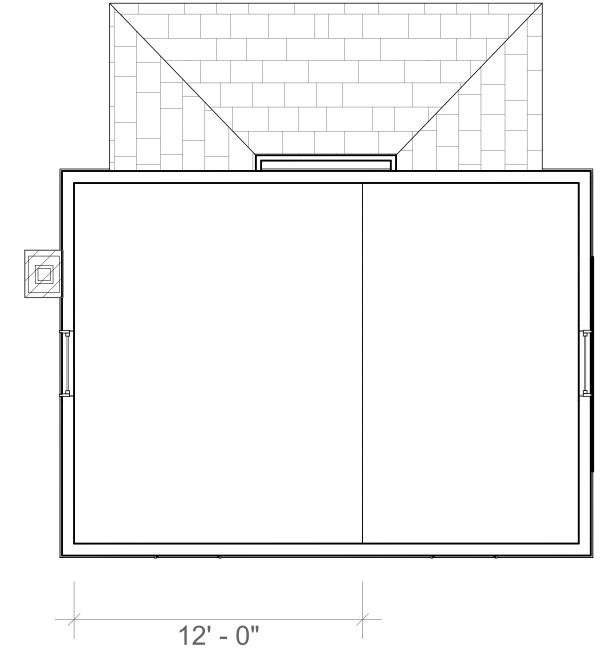






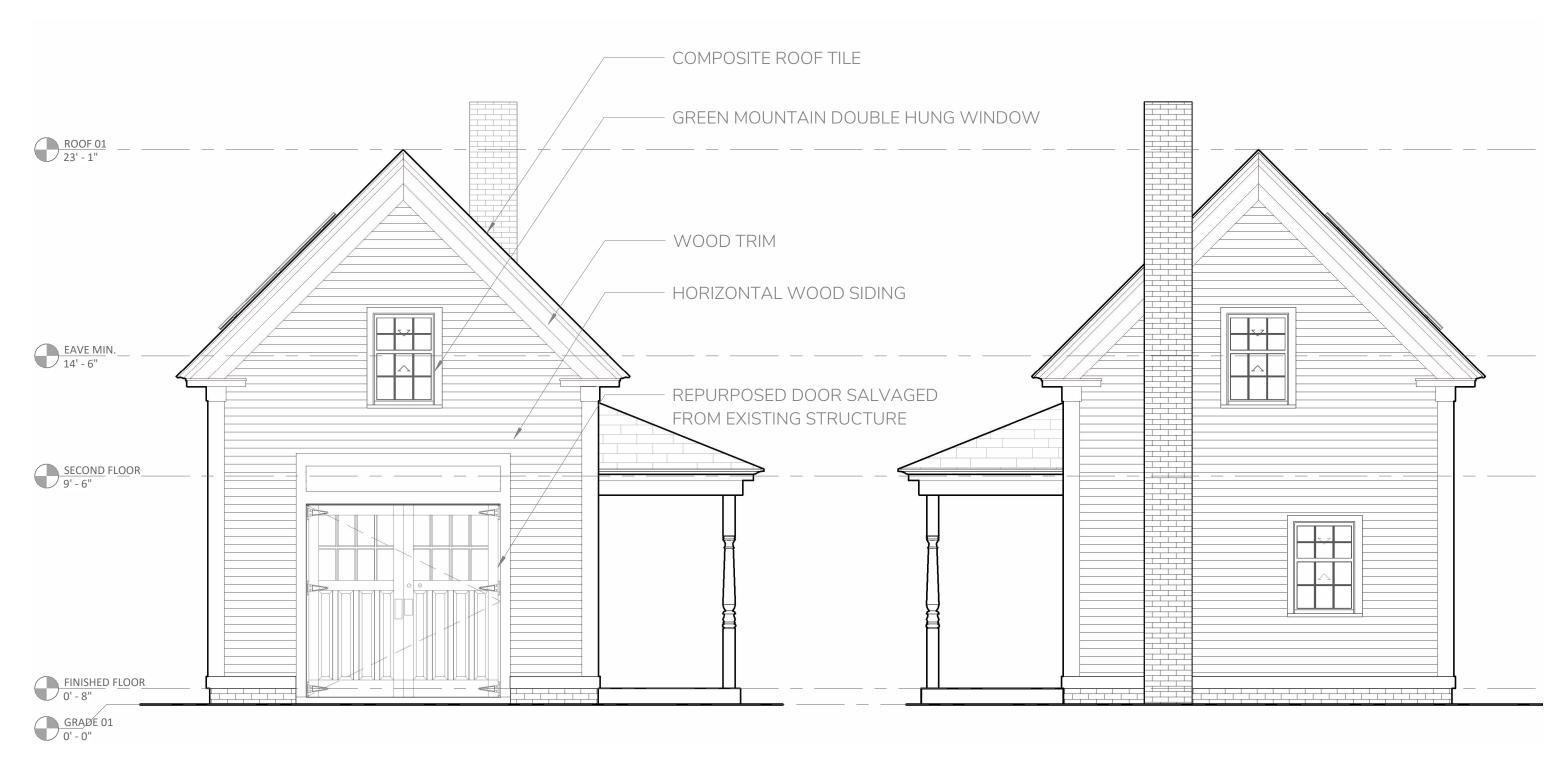






PROPOSED SECOND FLOOR PLAN 1/4" = 1'-0"





PROPOSED EAST ELEVATION 1/4" = 1'-0"

PROPOSED WEST ELEVATION 1/4" = 1'-0"



02/2024





PROPOSED NORTH ELEVATION 1/4" = 1'-0"

PROPOSED SOUTH ELEVATION 1/4" = 1'-0"



EXISTING CONDITION 8 OF 8









III. NEW BUSINESS

D. The request of **Ryan Family Trust (Owner)**, for property located at **199 McDonough Street** whereas relief is needed to construct an addition to the existing primary residential structure which requires the following: 1) Variance from Section 10.521 to allow a 9.5 foot rear yard where 20 feet is required; 2) Variance from Section 10.516.20 to allow a 9.5 foot rear yard where 15 feet is required for a rear yard adjoining a railroad right-of-way; and 3)Variance from Section 10.321 to allow a nonconforming structure or building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is located on Assessor Map 144 Lot 42 and lies within the General Residence C (GRC) District. (LU-24-18)

Existing & Proposed Conditions

	Existing	Proposed	Permitted / Required	
Land Use:	Single-	*Construct an	Primarily residential	
	living unit	addition to the primary structure	residential	
Lot area (sq. ft.):	2,491	2,491	3,500	min.
Street Frontage (ft)	59	59	70	min
Lot depth (ft.)	35	35	50	min.
Front Yard (ft.):	0	0	5	min.
Left Yard (ft.):	14	14	10	min.
Right Yard (ft.):	7	7	10	min.
Rear Yard (ft.):	8	**9.5	20 Per 10.521 15 Per 10.516.20	min.
Height (ft.):	<35	<35	35	max.
Building Coverage (%):	32	35	35	max.
Parking	2	2	2	
Estimated Age of Structure:	1850	Variance request(s	s) shown in red.	

^{*}Relief needed to build the addition to the already non-conforming primary structure that would further impact the non-conformity.

Other Permits/Approvals Required

Building Permit

^{**}Relief needed from both sections 10.521 and 10.516.20.



199 McDonough Street

GRO

Previous Board of Adjustment Actions

No previous history found.

Planning Department Comments

The applicant is proposing to construct a 9' by 9' addition in the existing yard area that is occupied by a porch. The existing porch is below 18" and therefore is exempt from required yards and building coverage per Section 10.515.12 (c).

Variance Review Criteria

This application must meet all five of the statutory tests for a **variance** (see Section 10.233 of the Zoning Ordinance):

- 1. Granting the variance would not be contrary to the public interest.
- 2. Granting the variance would observe the spirit of the Ordinance.
- 3. Granting the variance would do substantial justice.
- 4. Granting the variance would not diminish the values of surrounding properties.
- 5. The "unnecessary hardship" test:
 - (a) The property has <u>special conditions</u> that distinguish it from other properties in the area. **AND**
 - (b) Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one. **OR**

Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.

10.235 Certain Representations Deemed Conditions

Representations made at public hearings or materials submitted to the Board by an applicant for a special exception or variance concerning features of proposed buildings, structures, parking or uses which are subject to regulations pursuant to Subsection 10.232 or 10.233 shall be deemed conditions upon such special exception or variance.







Done

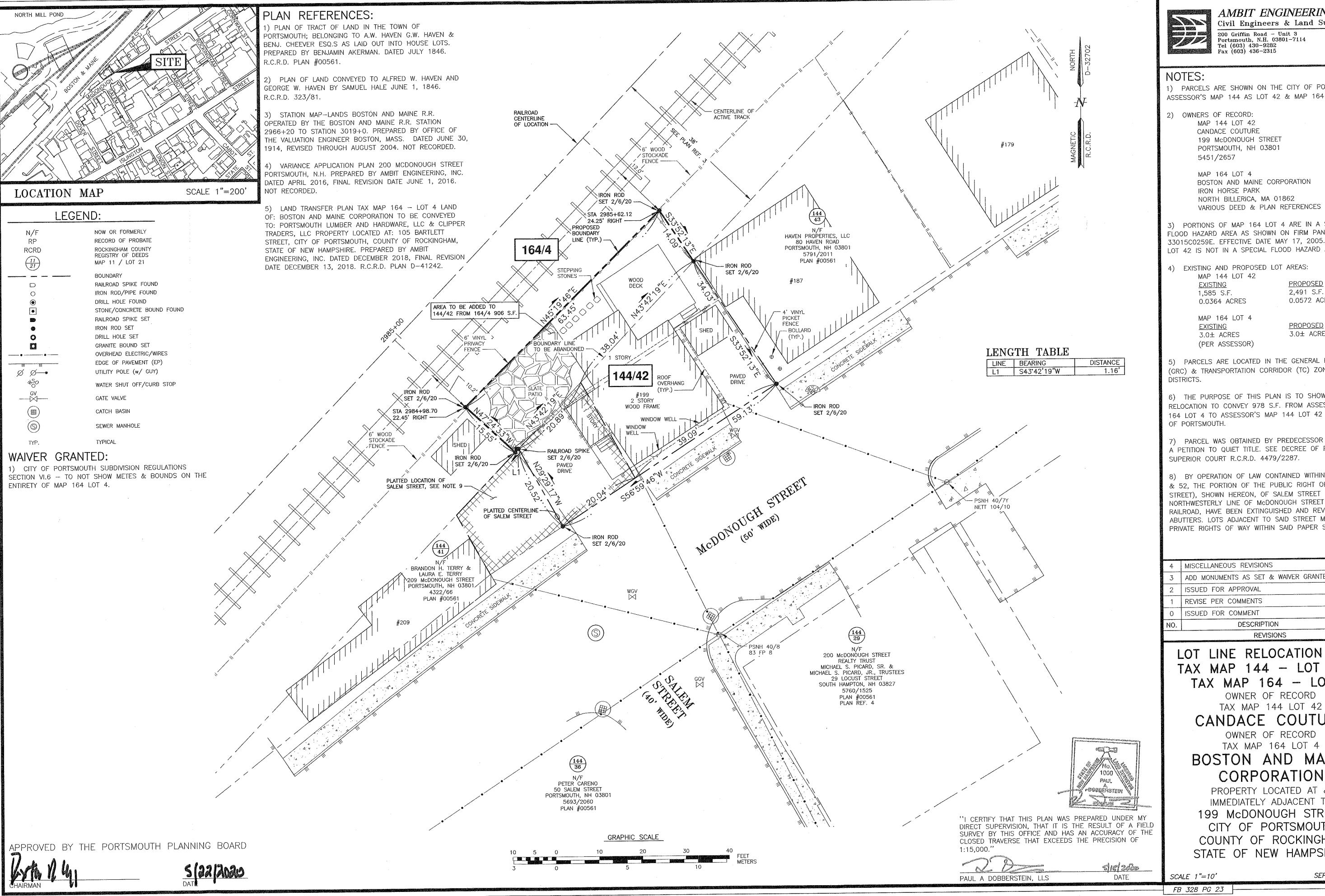
Ryan Residence 199 McDonough Street, Portsmouth Application for 9'x9' addition

This application is for the approval of a 9' x 9' extension of an existing addition on the backside of the home. The addition would not be visible from McDonough Street (front of home). The addition has the following benefits:

- -Creates one floor living for retirement ease
- -The addition is to be utilized as a master bedroom closet and laundry room.
- -Materials to be used will match the existing house

Variance Criteria:

- 1. THE VARIANCE IS NOT CONTRARY TO THE PUBLIC INTEREST.
- 2. THE SPIRIT OF THE ORDINANCE IS OBSERVED. Location not on street frontage which does not create distraction and architecturally kept the same. Size of addition squares off the back of house giving it a more uniformed look.
- 3. SUBSTANTIAL JUSTICE IS DONE. There is no harm to the general public that would be created by this installation of the addition. The additional square footage increases the value of this property. This would potentially increase the value of surrounding properties.
- 4. THE VALUES OF SURROUNDING PROPERTIES ARE NOT DIMINISHED. There would be a benefit to this house and its neighbors property values.
- 5. LITERAL ENFORCEMENT OF PROVISIONS OF THE ORDINANCE WOULD RESULT IN AN UNNECESSARY HARDSHIP. We are proposing to make a more comfortable living arrangement for ourselves with this addition of a master bedroom closet/Laundry Room. It would create an additional 81 square feet of valuable space to the existing 1500 square feet. This is the only space available for the addition for one floor living ease.



AMBIT ENGINEERING, INC. Civil Engineers & Land Surveyors 200 Griffin Road - Unit 3 Portsmouth, N.H. 03801-7114

1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 144 AS LOT 42 & MAP 164 AS LOT 4.

> BOSTON AND MAINE CORPORATION VARIOUS DEED & PLAN REFERENCES

3) PORTIONS OF MAP 164 LOT 4 ARE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005. MAP 144 LOT 42 IS NOT IN A SPECIAL FLOOD HAZARD AREA.

4) EXISTING AND PROPOSED LOT AREAS:

PROPOSED 2,491 S.F. 0.0572 ACRES

> <u>PROPOSED</u> 3.0± ACRES

5) PARCELS ARE LOCATED IN THE GENERAL RESIDENCE C (GRC) & TRANSPORTATION CORRIDOR (TC) ZONING

6) THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE RELOCATION TO CONVEY 978 S.F. FROM ASSESSOR'S MAP 164 LOT 4 TO ASSESSOR'S MAP 144 LOT 42 IN THE CITY

7) PARCEL WAS OBTAINED BY PREDECESSOR IN TITLE VIA A PETITION TO QUIET TITLE. SEE DECREE OF ROCKINGHAM

8) BY OPERATION OF LAW CONTAINED WITHIN RSA 231:51 & 52, THE PORTION OF THE PUBLIC RIGHT OF WAY (PAPER STREET), SHOWN HEREON, OF SALEM STREET FROM THE NORTHWESTERLY LINE OF McDONOUGH STREET TO THE RAILROAD, HAVE BEEN EXTINGUISHED AND REVERT TO THE ABUTTERS. LOTS ADJACENT TO SAID STREET MAY HAVE PRIVATE RIGHTS OF WAY WITHIN SAID PAPER STREET.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	11/26/19
1	REVISE PER COMMENTS	12/10/19
2	ISSUED FOR APPROVAL	1/26/20
3	ADD MONUMENTS AS SET & WAIVER GRANTED	3/3/20
4	MISCELLANEOUS REVISIONS	5/15/20

LOT LINE RELOCATION PLAN TAX MAP 144 - LOT 42 & TAX MAP 164 - LOT 4

OWNER OF RECORD

CANDACE COUTURE

BOSTON AND MAINE

PROPERTY LOCATED AT & IMMEDIATELY ADJACENT TO 199 McDONOUGH STREET CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE

SEPTEMBER 2019

Proferry Line Existing 16' Proposed addition win 9'19' HOUSE. McDonoug Existing 118" 4 14.1 mud to Drive way fence Line. Property Lino











Property Information

Property ID 0144-0042-0000 Location Owner

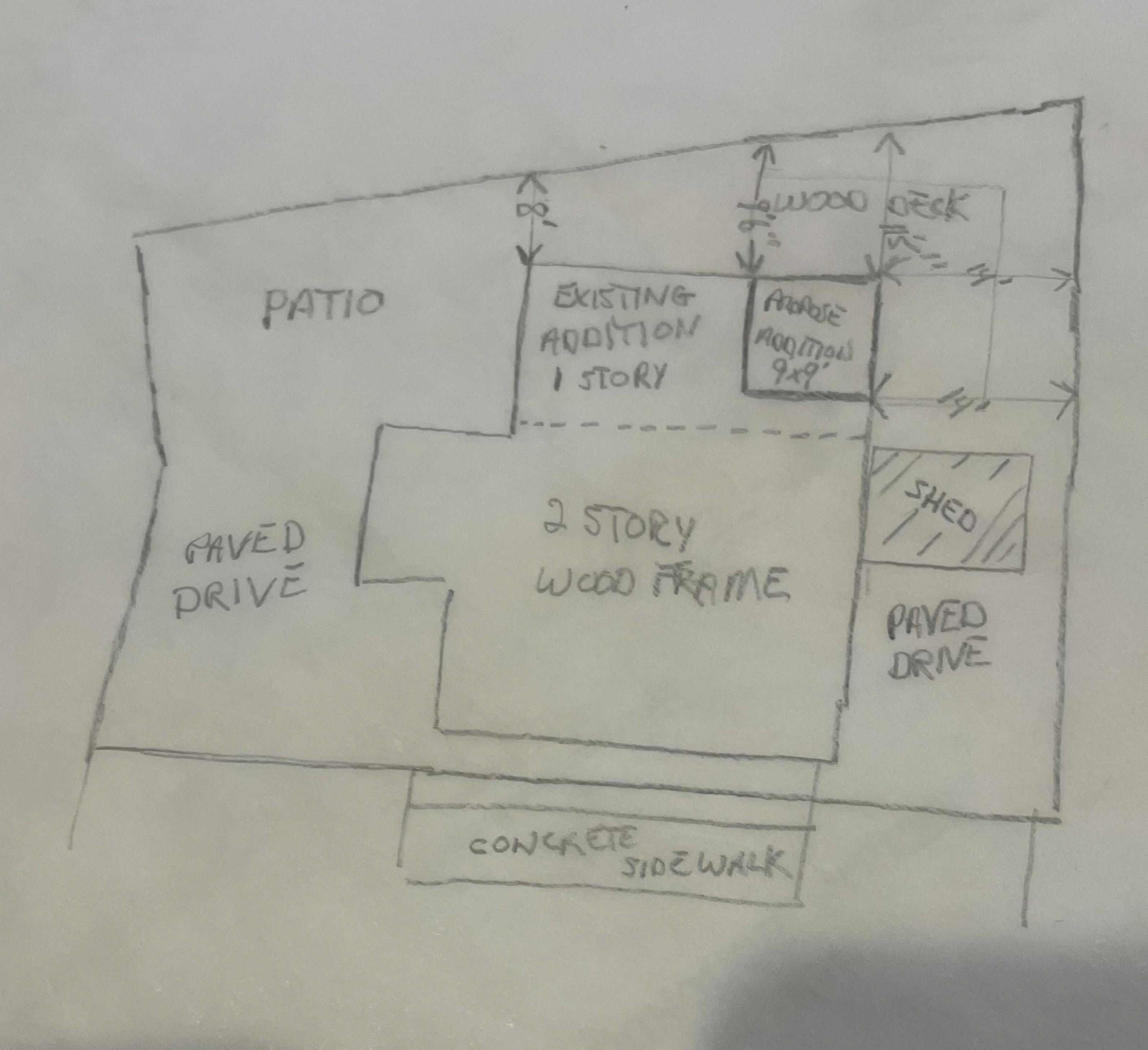


MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

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 08/24/2023 Data updated 3/9/2022

activities should not be done using this resource.



MEDONOUGH STREET

NAME OF THE PARTY TRUST OF THE P

A PECARO, JR.

1987 STREET STREET STREET

1987 STREET STRE