



City of Portsmouth, New Hampshire

Wetland Conditional Use Permit Application Checklist

This wetland conditional use permit application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Conservation Commission and Planning Board review. The checklist is required to be uploaded as part of your wetland conditional use permit application to ensure a full and complete application is submitted to the Planning and Sustainability Department and to the online portal. A pre-application conference with a member of the Planning and Sustainability Department is encouraged as additional project information may be required depending on the size and scope of the project. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all wetland conditional use permit requirements. Please refer to Article 10 of the City of Portsmouth Zoning Ordinance for full details.

Applicant Responsibilities: Applicable fees are due upon application submittal to the Planning Board (no fees are required for Conservation Commission submission). The application will be reviewed by Planning and Sustainability Department staff to determine completeness. Incomplete applications which do not provide required information for the evaluation of the proposed site development shall not be provided review by the Conservation Commission or Planning Board.

Name of Applicant: _____ Date Submitted: _____


Application # (in City's online permitting): _____

Site Address: _____ Map: _____ Lot: _____

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)
<input type="checkbox"/>	Complete application form submitted via the City's web-based permitting program	
<input type="checkbox"/>	All application documents, plans, supporting documentation, this checklist and other materials uploaded to the application form in OpenGov in digital Portable Document Format (PDF) . One hard copy of all plans and materials shall be submitted to the Planning and Sustainability Department by the published deadline.	

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
<input type="checkbox"/>	Basic property and wetland resource information. (10.1017.21)	
<input type="checkbox"/>	Additional information required for projects proposing greater than 250 square feet of permanent or temporary impacts. (10.1017.22)	
<input type="checkbox"/>	Demonstrate impacts as they relate to the criteria for approval set forth in Section 10.1017.50 (or Section 10.1017.60 in the case of utility installation in a right-of-way). (10.1017.23)	
<input type="checkbox"/>	Balance impervious surface impacts with removal and/or wetland buffer enhancement plan. (10.1017.24)	

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
<input type="checkbox"/>	Wetland buffer enhancement plan. (10.1017.25)	
<input type="checkbox"/>	Living shoreline strategy provided for tidal wetland and/or tidal buffer impacts. (10.1017.26)	
<input type="checkbox"/>	Stormwater management must be in accordance with Best Management Practices including but not limited to: 1. <i>New Hampshire Stormwater Manual, NHDES, current version.</i> 2. <i>Best Management Practices to Control Non-point Source Pollution: A Guide for Citizens and City Officials, NHDES, January 2004.</i> (10.1018.10)	
<input type="checkbox"/>	Vegetated Buffer Strip slope of greater than or equal to 10%. (10.1018.22)	
<input type="checkbox"/>	Removal or cutting of vegetation, use of fertilizers, pesticides and herbicides. (10.1018.23/10.1018.24/10.1018.25)	
<input type="checkbox"/>	All new pavement within a wetland buffer shall be porous pavement. (10.1018.31)	
<input type="checkbox"/>	An application that proposes porous pavement in a wetland buffer shall include a pavement maintenance plan. (10.1018.32)	
<input type="checkbox"/>	Permanent wetland boundary markers shall be shown on the plan submitted with an application for a conditional use permit and shall be installed during project construction. (10.1018.40)	
<input checked="" type="checkbox"/>	Requested Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)
<input type="checkbox"/>	A narrative/letter addressed to the Conservation Commission Chair (if recommended to Planning Board then an additional narrative addressed to the Planning Board Chair at that time) describing the project and any proposed wetland and/or wetland buffer impacts. Please visit the WCUP instruction page for further application instructions.	
<input type="checkbox"/>	If New Hampshire Department of Environmental Services (NHDES) Standard Dredge and Fill Permit is required for this work, please provide this permit application at the same time as your submission for a Wetland Conditional Use Permit.	

Applicant's Signature:  Date: _____

June 25, 2025

Samantha Collins, Chair
City of Portsmouth Conservation Commission
1 Junkins Avenue
Portsmouth, NH 03801

**Re: City of Portsmouth Wetland Conditional Use Permit Request | Tax Map 255, Lot 2 |
0 Banfield Road (with frontage on Peverly Hill Road), Portsmouth, New Hampshire**

Dear Ms. Collins:

This letter transmits a City of Portsmouth Wetland Conditional Use Permit request for 6,676 square feet of disturbance within the 100' City of Portsmouth Wetland Buffer as part of the permitting and development of a proposed 5-Lot Residential Subdivision on Peverly Hill Road and Banfield Road.

The project site is an approximately 8.5-acre parcel that is located at the intersection of Peverly Hill and Banfield Roads and is within the SRA Zoning District. The applicant has entered into a Purchase and Sale Agreement with the owner. The site is currently undeveloped, with a combination of open fields and forested areas. The site is bifurcated by an existing wetland and wetland buffer associated with Sagamore Creek. The on-site wetlands have been classified as a Prime Wetland. Additionally, wetland buffer areas are present on the project site due to the presence of off-site wetlands on the other side of Peverly Hill Road and Banfield Road.

Lots 1 and 2 will share a new residential driveway entrance off Peverly Hill Road; Lots 3 and 4 will share a new driveway off Banfield Road; and Lot 5 will require a new driveway off Banfield Road, as well. The applicant is proposing to develop a single-family building on each lot and to connect them to the public sewer, water, and power and communications systems located within/along Peverly Hill Road and Banfield Road. The new utility services have been aligned with the new driveways to minimize temporary and permanent disturbance of the wetland buffer areas. Additionally, each single-family lot development will utilize stormwater BMP's, such as rain gardens, to comply with current stormwater management regulations.

The 100' wetland buffer that will be disturbed on the project site is associated with the off-site wetland located on the south side of Banfield Road. The proposed disturbances are limited to the construction of residential driveways, underground utility piping, and at-grade stormwater management BMP's. There are no other proposed disturbances to wetlands or wetland buffers for this project.



According to the City of Portsmouth Zoning Ordinance, *Article 10.1017.50 Criteria for Approval*, this proposal shall comply with the following criteria:

1. The land is reasonably suited to the use, activity, or alteration.

The proposal is to construct two (2) new residential driveways to provide access to three (3) new residential lots with frontage on Banfield Road. Other site improvements include the installation of new utility services and new stormwater management BMP's. The project site is located within the Single Residence A Zone (SRA), in which, single-family residential lots are an allowed use. As shown within the attached Plan Set, there is room on each lot to develop a typical single-family residential use by only disturbing the 100' wetland buffer along Banfield Road. No other wetland related disturbances are requested.

2. There is no alternative location outside of the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.

Due to the configuration of the project site, lot area and frontage requirements, the existing intersection of Peverly Hill and Banfield Roads, and the location of nearby wetlands and buffers, there are no other reasonable, feasible, alternative locations for driveway access to these three proposed lots. We came to this conclusion by considering the following:

1. Access to Lots 3, 4, and 5 from Peverly Hill Road would require a permanent crossing and impact to Sagamore Creek and its related Prime Wetland system.
2. The shared driveway for Lots 3 and 4 cannot be located any closer to the intersection of Peverly Hill and Banfield Roads due to traffic safety concerns.
3. The sharing of a single driveway to provide access and utility connections to three single-family homes, located on three separate lots meeting the current zoning regulations, will not be economically feasible for the applicant.

3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.

Since Banfield Road is located between the project site and the actual wetland area associated with the wetland buffer in question, we do not expect any adverse impacts on that wetland or surrounding properties from this proposed project. Please see more information regarding the functional values of the wetland(s) from Gove Environmental, which is attached.

4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.

We conclude that any change to the natural vegetative state within the wetland buffer along Banfield Road will be limited to the extent necessary to provide and maintain the two proposed residential driveways, utility connections, and stormwater management.



5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Section.

The project represents the alternative with the least adverse impacts to areas and environments while allowing reasonable use of the property. The proposal avoids disturbance or impacts to any other wetlands or wetland buffers on the project site.

6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.

Banfield Road is located within and encompasses the entire northern vegetated buffer strip section of the wetland buffer in question, therefore there are no areas within the vegetated buffer strip that will be impacted or altered by this project.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,
Haley Ward, Inc.

Jon Whitten, Jr., PE (Maine)
Senior Project Manager

Cc: Chinburg Development

PRELIMINARY STORMWATER MANAGEMENT PLAN

Project Name: 5-Lot Residential Subdivision at 0 Banfield Road
Project Location: 0 Banfield Road, Portsmouth, New Hampshire 03870
Applicant: Chinburg Builders
Report Prepared by: Haley Ward, Inc., Attn: Drew Olehowski, PE
Date: May 28, 2025

Introduction

This Preliminary Stormwater Management Plan (SMP) has been prepared to comply with the requirements outlined in Chapter 10.1018.10 of the City of Portsmouth Zoning Ordinance. The purpose of this SMP is to manage and treat stormwater runoff from the proposed development site in a manner that minimizes the potential for flooding, erosion, and water quality degradation. The design and implementation of the stormwater management practices will adhere to both local requirements and Best Management Practices (BMPs) to ensure minimal environmental impact. This SMP is to be considered "preliminary;" additional information and details as required by Chapter 10.1018.10 will be provided in a "Final" SWP with the building permit application.

Project Description

The proposed project consists of the creation of five (5) single-family residential lots at 0 Banfield Road. The creation of the lots will not in itself create new developed or impervious area. The eventual construction of residential scale buildings, driveways, utility connections and reasonable lawn areas will introduce new developed and impervious area on each lot.

The site is located at the intersection of Banfield Road and Peverly Hill Road and is currently undeveloped. There is a stream channel with associated wetlands that bisect the property. The site layout has been designed to avoid impacts to the wetland areas and stream.

Stormwater Management Practices:

The applicant is proposing to illustrate typical stormwater management practices to be used during the building permit process to minimize any potential impact of development on stormwater quality, quantity, and erosion and sedimentation. We have included a typical rain "garden" feature near each proposed single-family structure to meet the requirements of the Ordinance. These rain gardens are considered "Low-Impact Development (LID)" stormwater management facilities.

The use of rain garden LID features will mitigate the slight increase in stormwater runoff that is expected to be generated by new driveways and house structures. The rain gardens will collect, detain, and infiltrate runoff in an effort to minimize possible negative stormwater



runoff-related impacts from the proposed development. Runoff flow from the lots, and the raingarden overflows, will continue to flow to the existing wetlands and stream channel within the property limits. Runoff within the stream channel will continue to flow through the existing culverts under Peverly Hill Road.

Erosion and Sediment Control

The construction phase will include an Erosion and Sediment Control Plan to prevent sedimentation of watercourses and receiving bodies. Measures will include:

- Silt fences, sediment traps, and inlet protection at all stormwater discharge points.
- Temporary stabilization of disturbed areas during construction.
- Regular inspections and maintenance to ensure the effectiveness of all erosion control measures.

Erosion and sedimentation control features will be shown on the Building Permit plans.

Conclusion

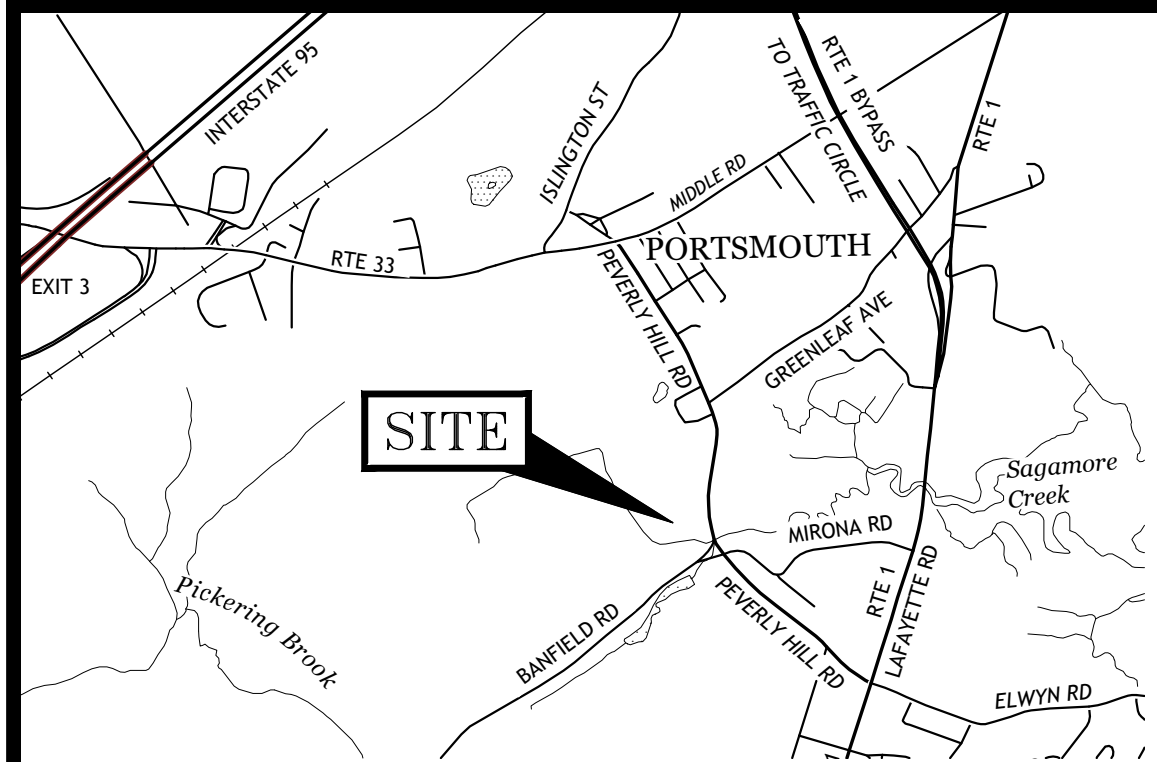
By following the typical stormwater management plan described for this project, the proposed site improvements are expected to be minimal and are not anticipated to adversely impact downstream water bodies or abutters.

Please do not hesitate to contact our office with any questions or comments.

Haley Ward, Inc.

Drew Olehowski, PE
Project Manager

DJO/jok
Attachments



LOCATION MAP

SCALE: 1"=2000'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
11/21	REGISTRY OF DEEDS
4553/432	MAP 11 / LOT 21
DEED BOOK/PAGE	
BOUNDARY	
SETBACK	
IRON ROD/PIPE FOUND	
EDGE OF PAVEMENT	
FRESHWATER WETLAND LINE	
HYDRANT	
OVERHEAD ELECTRIC/WIRES	
CONTOUR	
UTILITY POLE (w/ GUY) (UP)	
FP	FAIR POINT
ES	EVERSOURCE
PSNH	PUBLIC SERVICE OF NEW HAMPSHIRE
(CALC)	CALCULATED
E	ELECTRIC METER
EL	ELEVATION
FF	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
TBS	FRESH WATER WETLAND
	TO BE SET

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 07°44'22" E	30.73'
L2	S 07°44'20" E	105.29'
L3	S 06°18'17" E	28.37'
L4	S 09°33'00" E	104.35'
L5	S 05°03'09" E	24.11'
L6	S 04°55'29" E	37.13'
L7	S 41°59'00" W	34.17'
L8	S 43°13'04" W	97.52'
L9	S 57°03'33" W	42.99'
L10	S 53°54'24" W	131.92'
L11	S 53°54'24" W	136.18'
L12	S 60°03'05" W	17.89'
L13	S 60°03'05" W	87.41'
L14	S 55°32'09" W	70.74'
L15	N 52°24'41" W	475.96'
L16	N 60°14'31" E	100.91'
L17	N 59°28'46" E	59.53'
L18	N 59°28'46" E	109.84'
L19	N 59°58'57" E	49.00'
L20	N 59°58'57" E	94.90'
L21	N 56°42'48" E	123.27'
L22	N 50°09'02" E	136.90'
L23	N 48°55'47" E	127.34'
L24	N 50°13'41" E	46.30'
L25	N 49°42'27" E	187.30'
L26	S 52°59'15" W	447.04'
L27	N 75°56'01" W	123.44'
L28	N 75°56'01" W	403.33'
L29	N 52°22'34" W	455.57'
L30	N 52°22'34" W	470.09'
L31	N 48°55'47" E	26.73'
L32	S 08°18'17" E	76.85'
L33	S 83°41'43" W	47.77'
E1	N 05°45'02" W	120.34'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	143.27'	139.30'	S18°31'45"W	46°54'28"
E2	779.50'	154.67'	154.42'	N11°26'05"W	11°22'08"
E3	969.50'	7.92'	7.92'	N05°30'59"W	0°28'05"
E4	965.95'	56.90'	56.89'	N01°44'55"W	3°22'30"

APPROVED BY THE PORTSMOUTH PLANNING BOARD

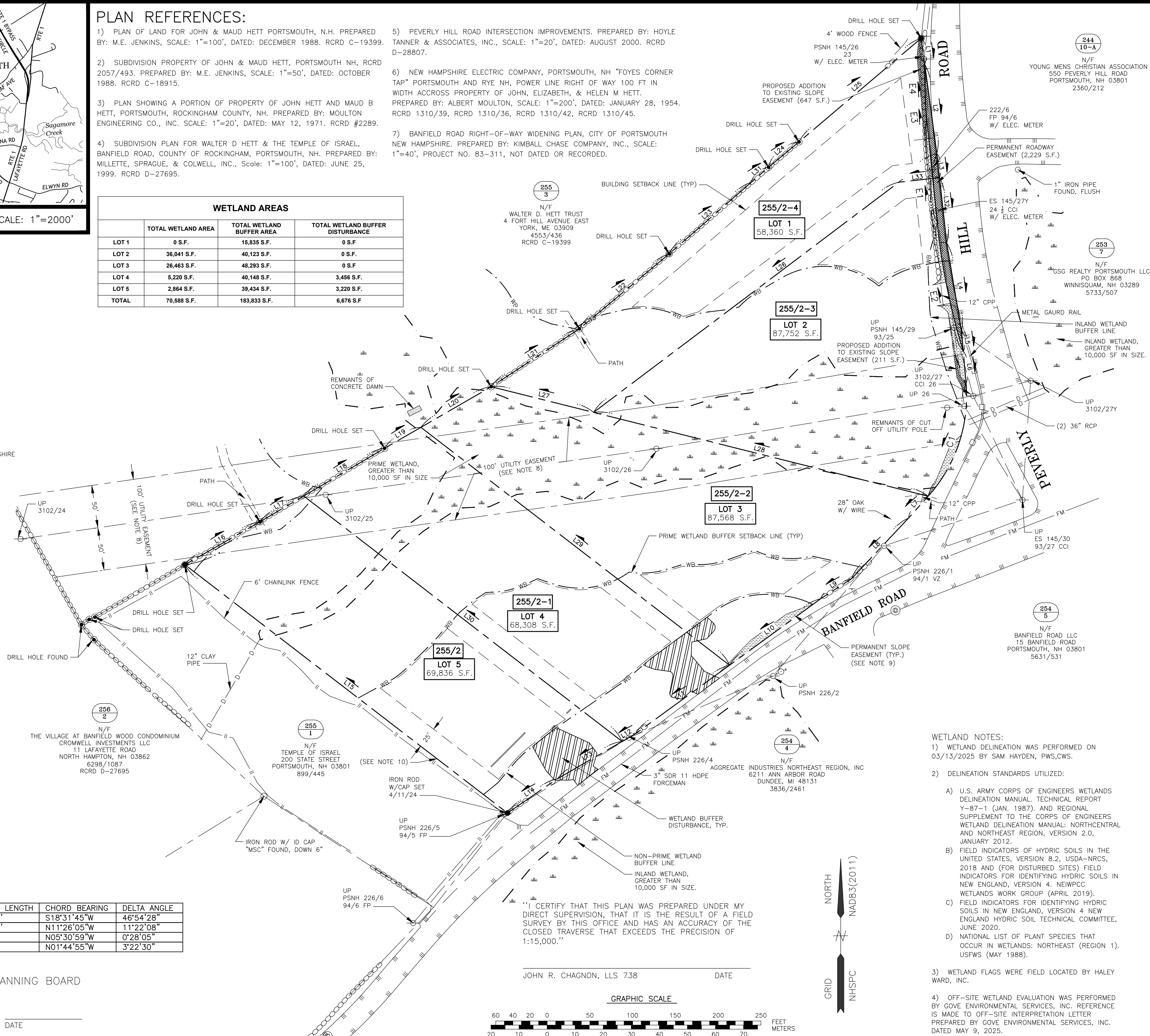
CHAIRMAN

DATE

PLAN REFERENCES:

- 1) PLAN OF LAND FOR JOHN & MAUD HETT PORTSMOUTH, N.H. PREPARED BY: M.E. JENKINS, SCALE: 1"=100', DATED: DECEMBER 1988. RCRD C-19399.
- 2) SUBDIVISION PROPERTY OF JOHN & MAUD HETT, PORTSMOUTH NH, RCRD 2057/493. PREPARED BY: M.E. JENKINS, SCALE: 1"=50', DATED: OCTOBER 1988. RCRD C-18915.
- 3) PLAN SHOWING A PORTION OF PROPERTY OF JOHN HETT AND MAUD B HETT, PORTSMOUTH, ROCKINGHAM COUNTY, NH. PREPARED BY: MOULTON ENGINEERING CO., INC. SCALE: 1"=20', DATED: MAY 12, 1971. RCRD #2289.
- 4) SUBDIVISION PLAN FOR WALTER D HETT & THE TEMPLE OF ISRAEL, BANFIELD ROAD, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH. PREPARED BY: MILLETTE, SPRAGUE, & COLWELL, INC., Scale: 1"=100', DATED: JUNE 25, 1999. RCRD D-27695.
- 5) PEVERLY HILL ROAD INTERSECTION IMPROVEMENTS. PREPARED BY: HOYLE TANNER & ASSOCIATES, INC., SCALE: 1"=20', DATED: AUGUST 2000. RCRD D-28807.
- 6) NEW HAMPSHIRE ELECTRIC COMPANY, PORTSMOUTH, NH "FOYES CORNER TAP" PORTSMOUTH AND RYE NH, POWER LINE RIGHT OF WAY 100 FT IN WIDTH ACCROSS PROPERTY OF JOHN, ELIZABETH, & HELEN M HETT. PREPARED BY: ALBERT MOULTON, SCALE: 1"=200', DATED: JANUARY 28, 1954. RCRD 1310/39, RCRD 1310/36, RCRD 1310/42, RCRD 1310/45.
- 7) BANFIELD ROAD RIGHT-OF-WAY WIDENING PLAN, CITY OF PORTSMOUTH NEW HAMPSHIRE. PREPARED BY: KIMBALL CHASE COMPANY, INC., SCALE: 1"=40', PROJECT NO. 83-311, NOT DATED OR RECORDED.

WETLAND AREAS			
	TOTAL WETLAND AREA	TOTAL WETLAND BUFFER AREA	TOTAL WETLAND BUFFER DISTURBANCE
LOT 1	0 S.F.	15,835 S.F.	0 S.F.
LOT 2	36,041 S.F.	40,123 S.F.	0 S.F.
LOT 3	26,463 S.F.	48,293 S.F.	0 S.F.
LOT 4	5,220 S.F.	40,148 S.F.	3,456 S.F.
LOT 5	2,864 S.F.	39,434 S.F.	3,220 S.F.
TOTAL	70,588 S.F.	183,833 S.F.	6,676 S.F.



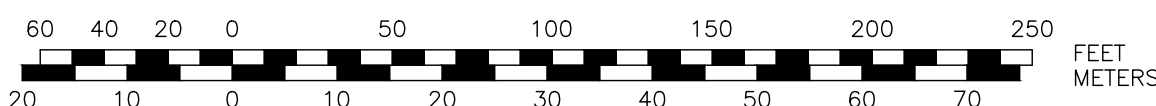
WETLAND NOTES:

- 1) WETLAND DELINEATION WAS PERFORMED ON 03/13/2025 BY SAM HAYDEN, PWS,CWS.
- 2) DELINEATION STANDARDS UTILIZED:
 - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (APRIL 2019).
 - C) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4 NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE, JUNE 2020.
 - D) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
- 3) WETLAND FLAGS WERE FIELD LOCATED BY HALEY WARD, INC.
- 4) OFF-SITE WETLAND EVALUATION WAS PERFORMED BY GOVE ENVIRONMENTAL SERVICES, INC. REFERENCE IS MADE TO OFF-SITE INTERPRETATION LETTER PREPARED BY GOVE ENVIRONMENTAL SERVICES, INC. DATED MAY 9, 2025.

JOHN R. CHAGNON, LLS 738

DATE

GRAPHIC SCALE



HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 255 AS LOT 2.

2) OWNERS OF RECORD:
WALTER D. HETT TRUST
WALTER D. HETT TRUSTEE
4 FORT HILL AVENUE
YORK, ME 03909
4553/432 (PARCEL 1)

APPLICANT:
CHINBURG DEVELOPMENT
3 PENSTOCK WAY
NEWMARKET, NH 03847

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE DATE JANUARY 29, 2021.

4) EXISTING LOT AREA:
371,824 S.F.
8.54 ACRES

5) PARCEL IS LOCATED IN SINGLE RESIDENCE A (SRA) DISTRICT.

6) CURRENT ZONING: SINGLE RESIDENCE A (SRA)

DIMENSIONAL REQUIREMENTS:	
MIN. LOT AREA:	43,560 S.F.
FRONTAGE:	150 FEET
DEPTH:	200 FEET
SETBACKS:	
FRONT	30 FEET
SIDE	20 FEET
REAR	40 FEET

MAXIMUM STRUCTURE HEIGHT:	35 FEET
MAXIMUM STRUCTURE COVERAGE:	10%
MINIMUM OPEN SPACE:	50%

7) THE PURPOSE OF THIS PLAN IS TO SHOW A 5 LOT SUBDIVISION ON ASSESSOR'S MAP 255 LOT 2 IN THE CITY OF PORTSMOUTH.

8) PARCEL IS SUBJECT TO A P.S.N.H. UTILITY EASEMENT, SEE RCRD 1310/37 AND 1310/39.

9) PARCEL IS SUBJECT TO A PERMANENT ROADWAY EASEMENT AND PERMANENT SLOPE EASEMENTS CONTAINED IN A DEED FROM WALTER D. HETT TO THE CITY OF PORTSMOUTH, SEE RCRD 3563/686 AND RCRD D-28807.

10) SEE NEW HAMPSHIRE STATUTE, TITLE XXVI CHAPTER: 289:3 LOCATION.III. NO NEW CONSTRUCTION, EXCAVATION, OR BUILDING SHALL BE CONDUCTED WITHIN 25' OF A KNOWN BURIAL SITE OR WITHIN 25' OF THE BOUNDARIES OF AN ESTABLISHED BURIAL GROUND OR CEMETERY.

11) ABUTTER INFORMATION TAKEN FROM THE CITY OF PORTSMOUTH GIS WEBSITE.

12) TOPOGRAPHY SHOWN HEREON DERIVED FROM LIDAR BARE EARTH DIGITAL ELEVATION MODEL 2022 OBTAINED FROM NH GRANIT.

4	WETLAND IMPACTS	6/25/25
3	EASEMENTS	5/21/25
2	LOTS	3/1/25
1	LOTS	2/12/25
0	ISSUED FOR COMMENT	1/27/25

REVISIONS

SUBDIVISION PLAN TAX MAP 255 – LOT 2

OWNER:

WALTER D. HETT
BANFIELD ROAD &
PEVERLY HILL ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1"=60'

JANUARY 2025

FB 499 & PG 1

5010220

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436-7708, Ext. 555.5678
ATTN: NICHOLAS KOSKO

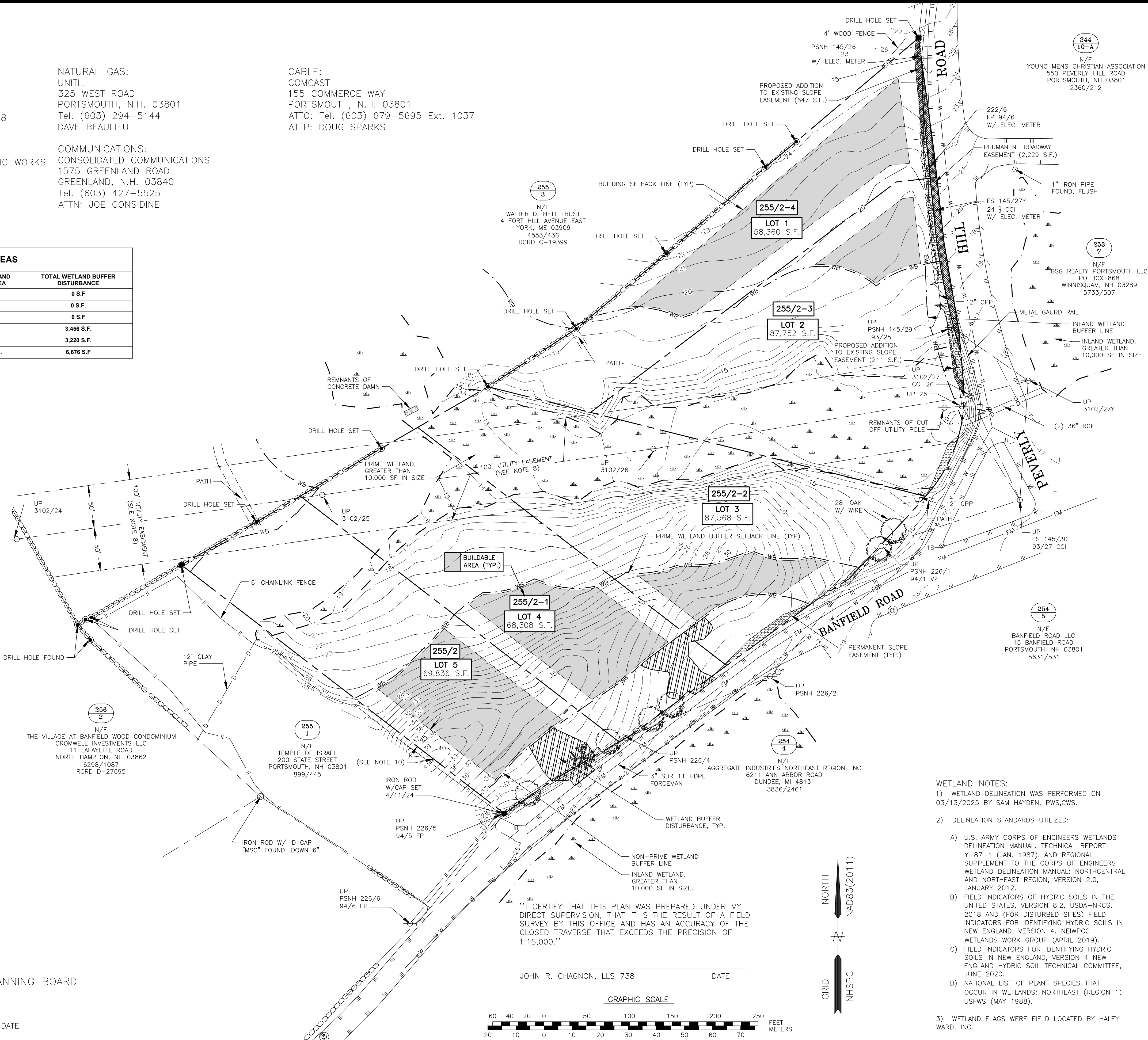
NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 294-5144
DAVE BEAULIEU

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

COMMUNICATIONS:
CONSOLIDATED COMMUNICATIONS
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525
ATTN: JOE CONSIDINE

CABLE:
COMCAST
155 COMMERCE WAY
PORTSMOUTH, N.H. 03801
ATTO: Tel. (603) 679-5695 Ext. 1037
ATTP: DOUG SPARKS

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8.54 ACRES
- 5) PARCEL IS LOCATED IN SINGLE RESIDENCE A (SRA) DISTRICT.

4	WETLAND IMPACTS	6/25/25
3	EASEMENTS	5/21/25
2	LOTS	3/1/25
1	LOTS	2/12/25
0	ISSUED FOR COMMENT	1/27/25
NO.	DESCRIPTION	DATE
REVISIONS		

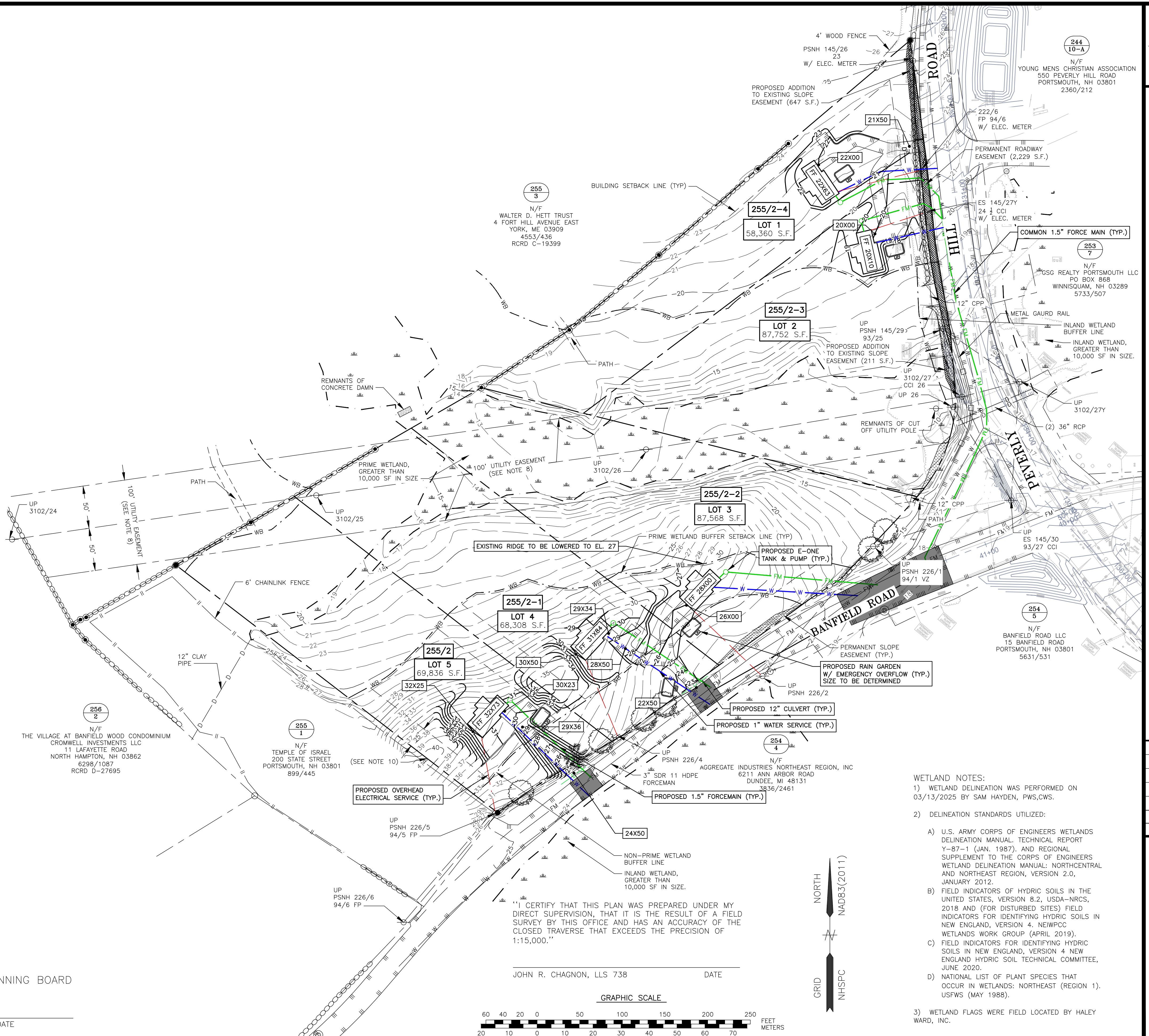
SUBDIVISION SITE PLAN
TAX MAP 255 – LOT 2

OWNER:
WALTER D. HETT
BANFIELD ROAD &
PEVERLY HILL ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
 - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
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WETLAND NOTES:

- 1) WETLAND DELINEATION WAS PERFORMED ON 03/13/2025 BY SAM HAYDEN, PWS,CWS.
- 2) DELINEATION STANDARDS UTILIZED:
 - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (APRIL 2019).
 - C) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4 NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE, JUNE 2020.
 - D) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
- 3) WETLAND FLAGS WERE FIELD LOCATED BY HALEY WARD, INC.

4	GRADING/WETLAND IMPACTS	6/25/25
3	GRADING/EASEMENTS	5/21/25
2	UTILITY DESIGN	4/23/25
1	LOTS	3/1/25
0	ISSUED FOR COMMENT	2/12/25
NO.	DESCRIPTION	DATE

REVISIONS

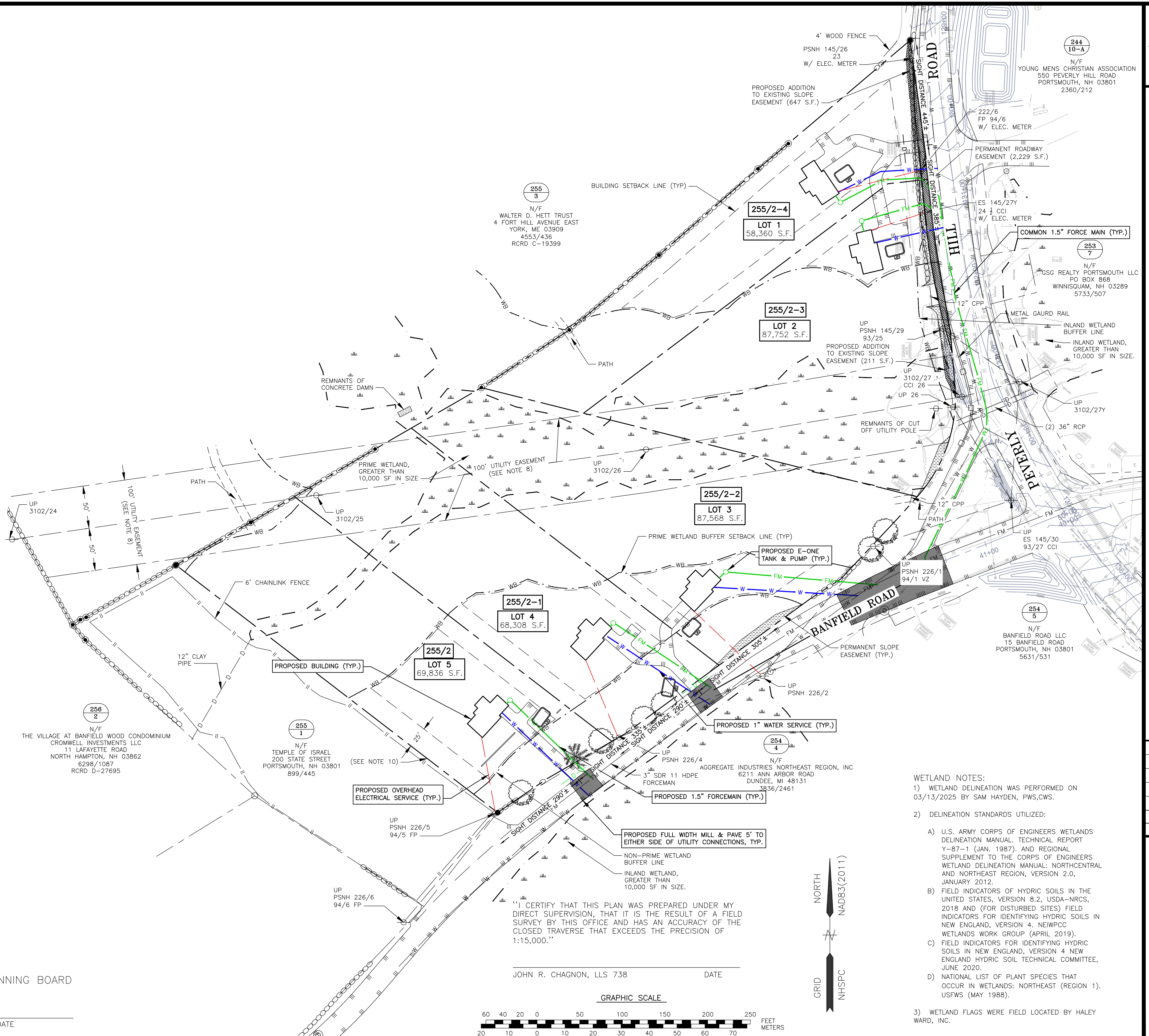
**GRADING PLAN
TAX MAP 255 - LOT 2**

OWNER:
WALTER D. HETT
BANFIELD ROAD &
PEVERLY HILL ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

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4	GRADING/WETLAND IMPACTS	6/25/25
3	GRADING/EASEMENTS	5/21/25
2	UTILITY DESIGN	4/23/25
1	LOTS	3/1/25
0	ISSUED FOR COMMENT	2/12/25
NO.	DESCRIPTION	DATE

REVISIONS

**UTILITY SITE PLAN
TAX MAP 255 - LOT 2**

OWNER:
WALTER D. HETT
BANFIELD ROAD &
PEVERLY HILL ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1"=60' JANUARY 2025

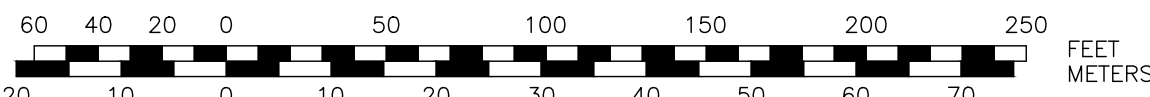
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE

JOHN R. CHAGNON, LLS 738 DATE

GRAPHIC SCALE



- NOTES:
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BANFIELD ROAD & PEVERLY HILL ROAD
WALTER D. HETT
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

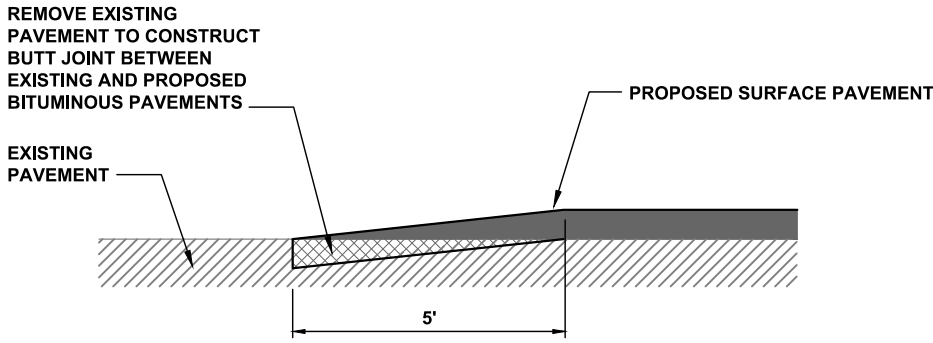
1	REVISED DETAILS	6/25/25
0	ISSUED FOR COMMENT	4/23/25
NO.	DESCRIPTION	DATE

REVISIONS

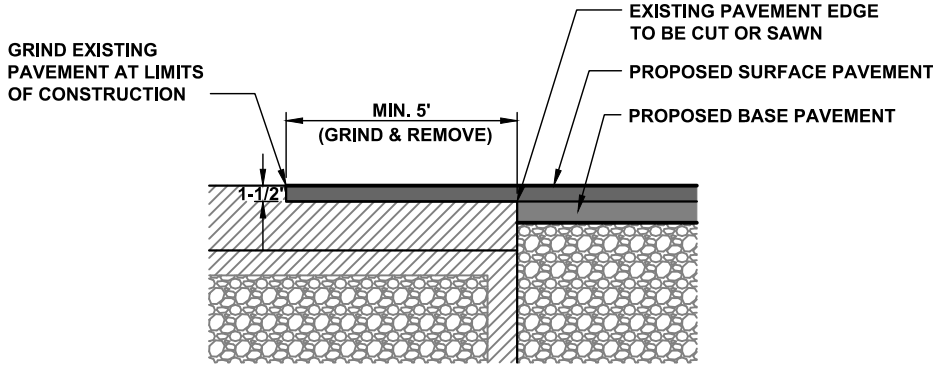
SCALE: AS SHOWN JANUARY 2023

DETAILS

D1

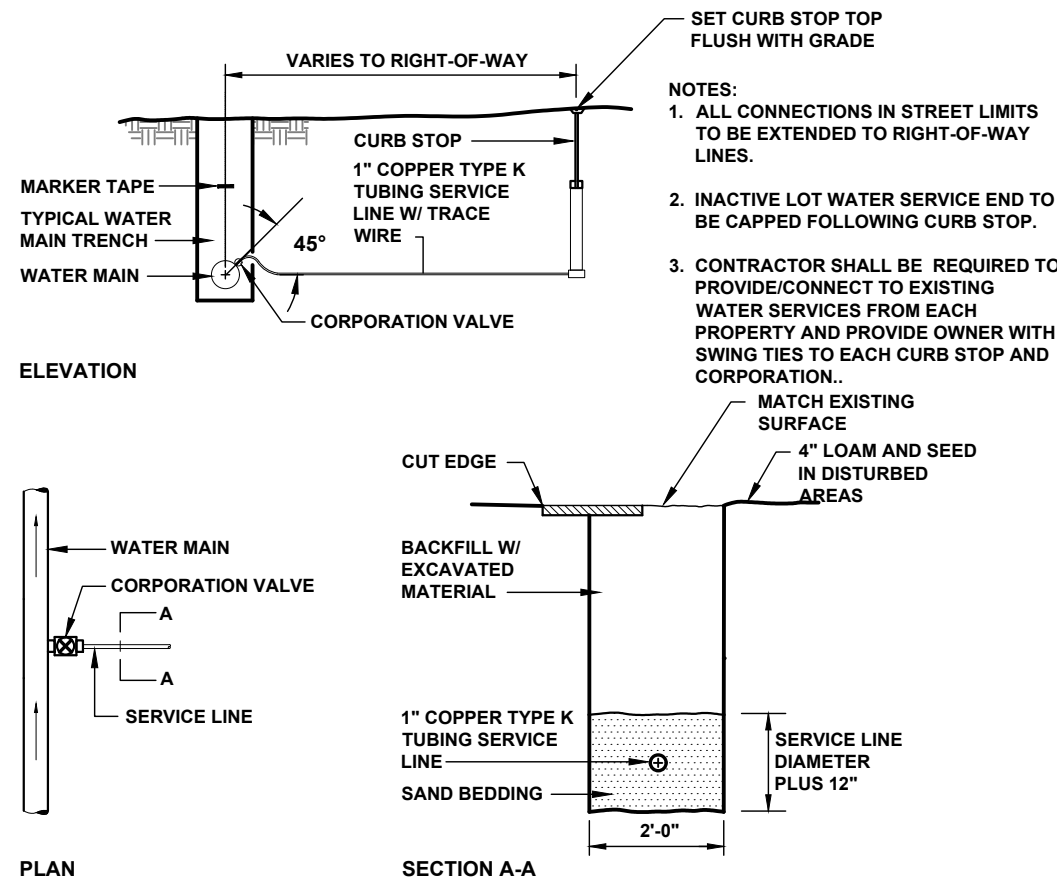


TYPICAL ASPHALT PAVEMENT BUTT JOINT DETAIL
N.T.S.

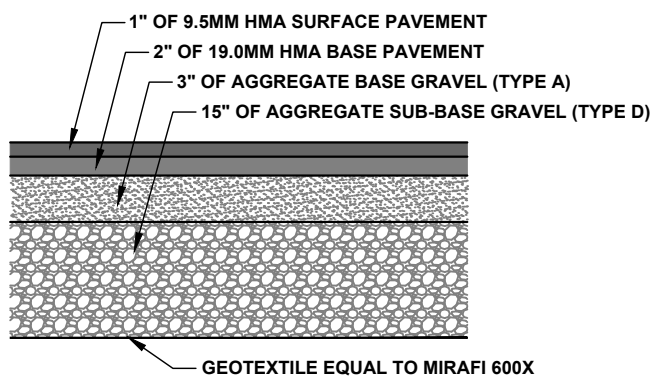


- NOTES:
- EXTEND NEW SURFACE PAVEMENT ACROSS BUTT JOINT IN BASE COURSE.
 - PROVIDE TACK COAT ON ALL SURFACES OF EXISTING PAVEMENT TO BE COVERED.

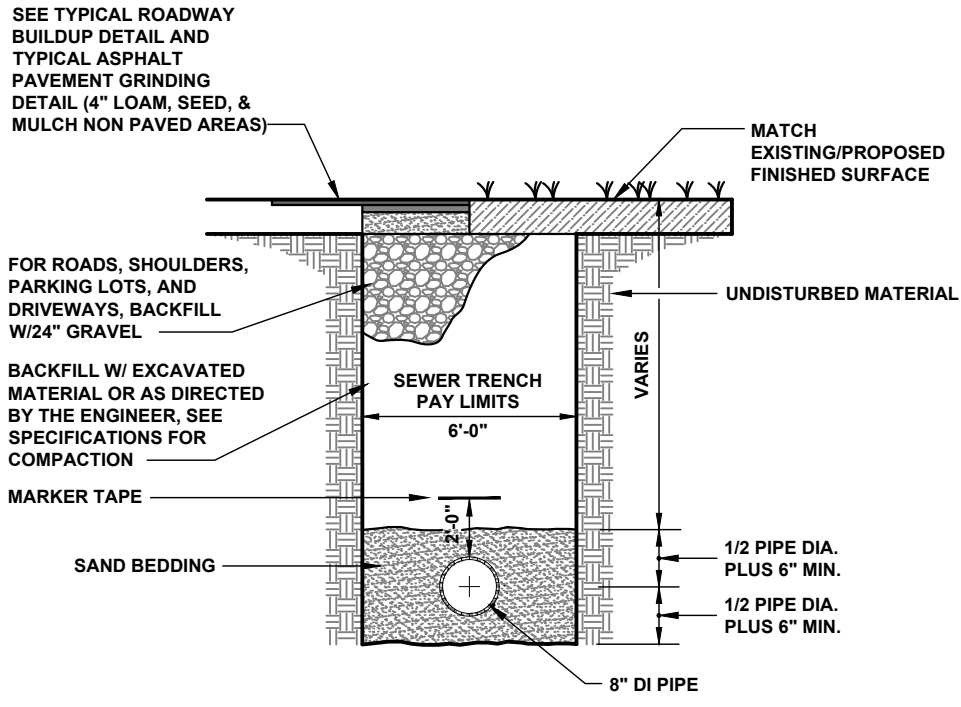
TYPICAL ASPHALT PAVEMENT GRINDING DETAIL
NTS



TYPICAL WATER SERVICE DETAIL
NTS

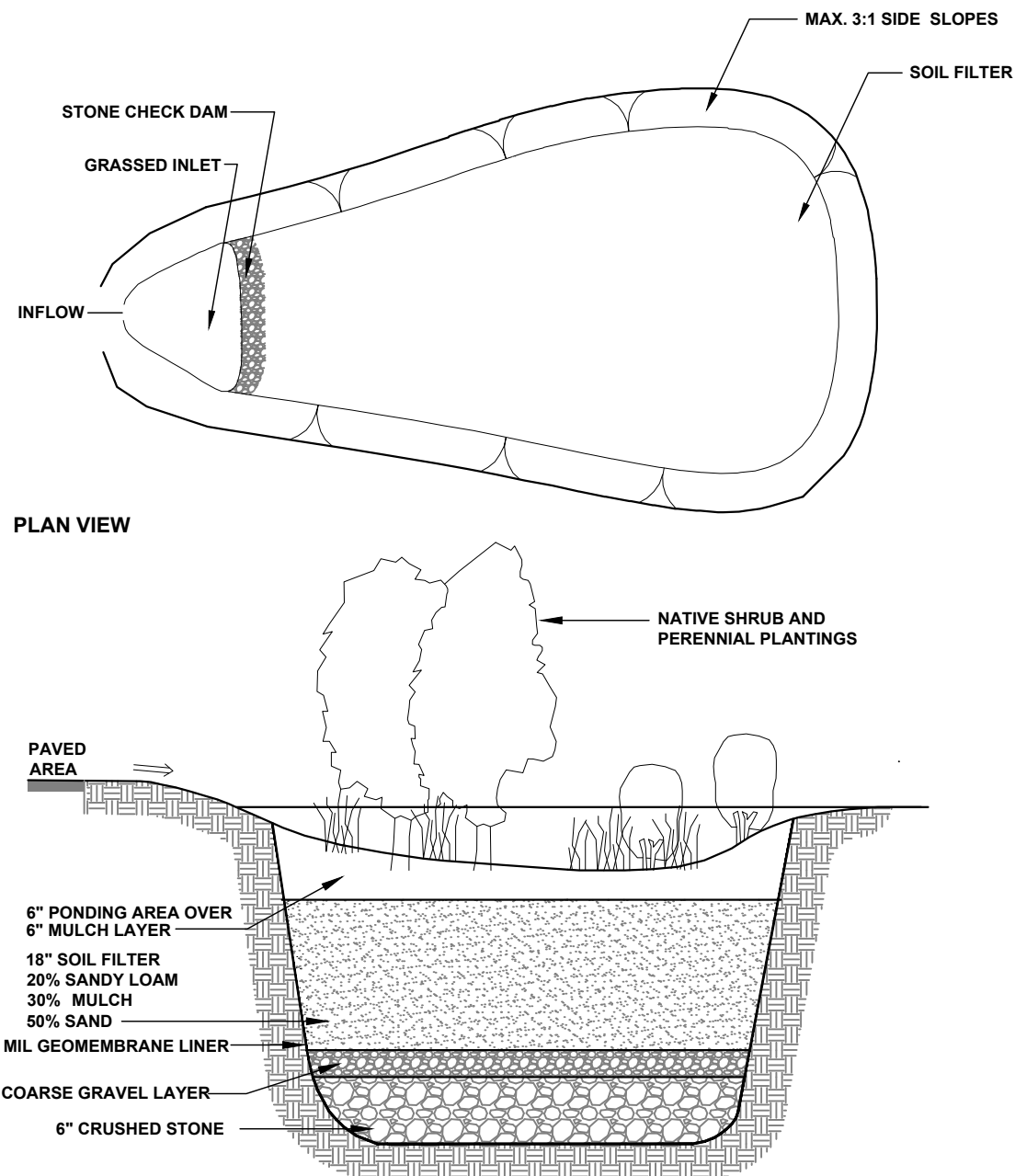


DRIVEWAY APRON BUILDUP DETAIL
NTS



- NOTE:
- MATCH EXISTING SURFACE FINISH, EXCEPT WHERE NOTED. IN LAWN AREAS INSTALL 4" OF LOAM AND SEED AND MULCH.

TYPICAL FORCE MAIN TRENCH DETAIL
NTS



CONSTRUCTION OVERSIGHT: INSPECTION WILL OCCUR AT A MINIMUM:

- AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA.
- AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDED. BIO-RETENTION CELLS MUST BE STABILIZED PER THE PROVIDED PLANTING SCHEME AND DENSITY FOR THE CANOPY COVERAGE OF 30 AND 50%.
- AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS, AND

LINER

- NONWOVEN 20ML GEOMEMBRANE.

PLANT SPECIES

- PLANT SPECIES SHALL BE CHOSEN IN ACCORDANCE WITH MAINE DEP CHAPTER 500 BMPs.

MAINTENANCE

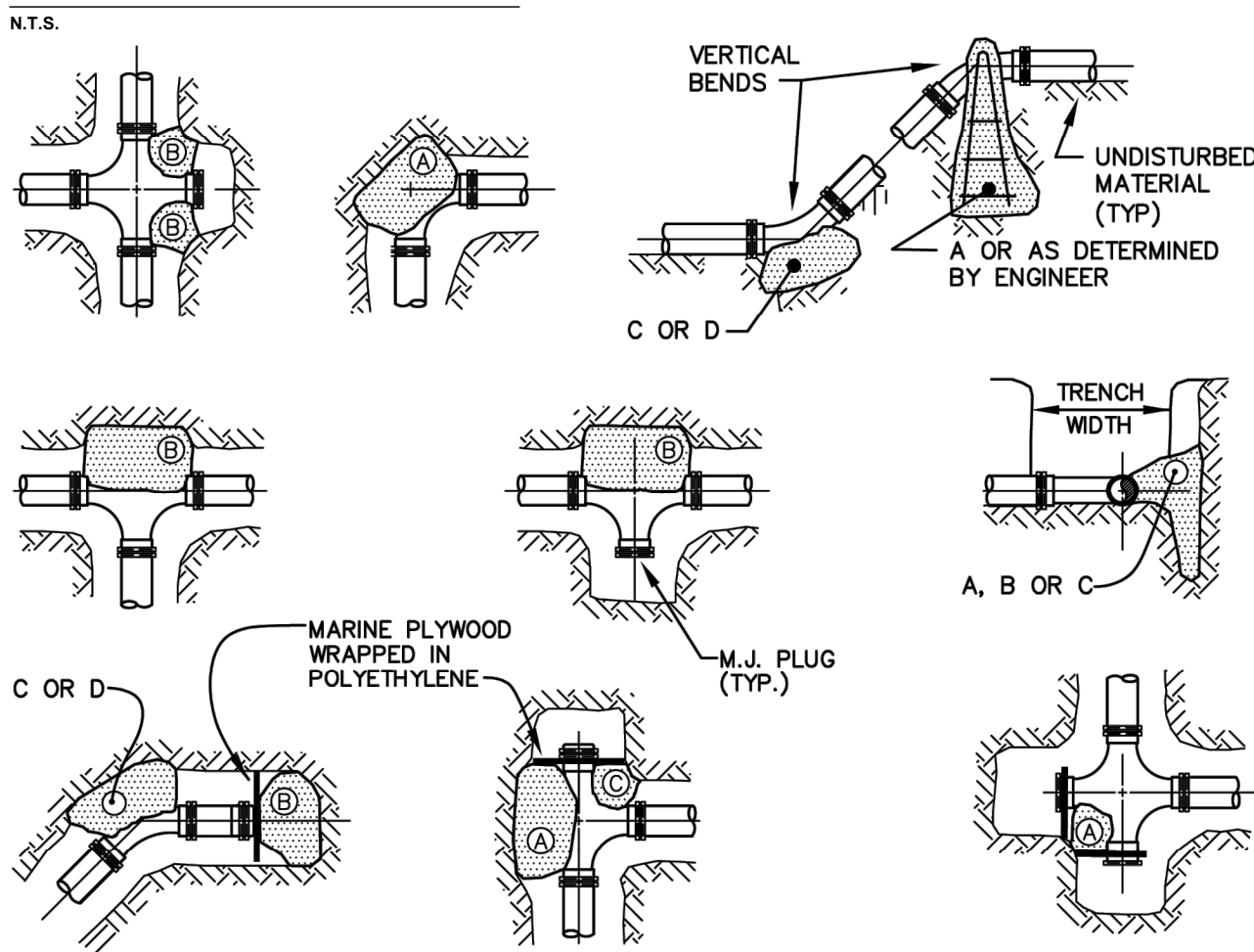
- DURING THE FIRST YEAR, THE BASIN WILL BE INSPECTED SEMI-ANNUALLY AND FOLLOWING MAJOR STORM EVENTS
- DEBRIS AND SEDIMENT BUILDUP SHALL BE REMOVED FROM THE FOREBAY AND BASIN AS NEEDED. MOWING OF GRASSED BASIN CAN OCCUR SEMI-ANNUALLY TO A HEIGHT OF NO LESS THAN 6 INCHES.
 - ANY BARE AREA OR EROSION RILLS SHALL BE REPAIRED WITH NEW FILTER MEDIA OR SANDY LOAM, SEEDED AND MULCHED OR SOODED.
 - MAINTAINING GOOD GRASS COVER WILL MINIMIZE CLOGGING WITH FINE SEDIMENTS AND IF PONDING EXCEEDS 48 HOURS, THE TOP OF THE FILTER BED MUST BE ROTOTILLED TO REESTABLISH THE SOIL'S FILTRATION CAPACITY.
 - IN BIORETENTION CELLS, RAKING AND REPLACING THE DEGRADED MULCH BETWEEN PLANTS WILL BE NECESSARY ON AN ANNUAL BASIS. PLANTS THAT ARE NOT ESTABLISHED WITH NEED TO BE REPLACED.

BIORETENTION CELL DETAIL
N.T.S.

NOTES

- A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER MAINS. A MINIMUM VERTICAL DISTANCE WITH WATER ABOVE SEWER SHALL BE MAINTAINED.
- SEWER PIPE JOINTS SHALL BE LOCATED A MINIMUM OF 6 FEET HORIZONTALLY FROM WATER MAIN.
- IF THE REQUIRED CONFIGURATION CANNOT BE MET, THE SEWER MAIN SHALL BE CONSTRUCTED TO MEET THE NHDES REQUIREMENTS FOR FORCE MAIN CONSTRUCTION.

WATER/SEWER MAIN CROSSING
N.T.S.

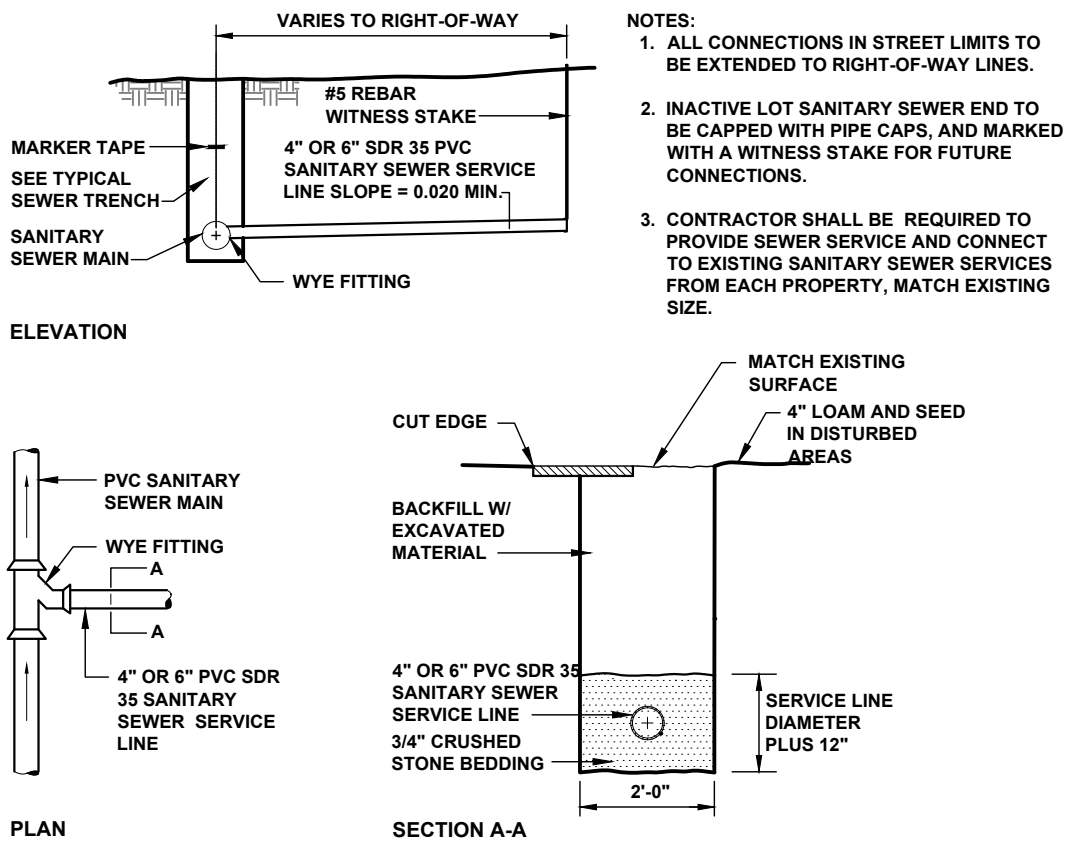


SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL		PIPE SIZE				
REACTION TYPE		3"				
A 90°	0.89	2.19	3.82	11.14	17.24	
B 180°	0.65	1.55	2.78	8.38	12.90	
C 45°	0.48	1.19	2.12	6.02	9.42	
D 22-1/2°	0.25	0.60	1.06	3.08	4.74	
E 11-1/4°	0.13	0.30	0.54	1.54	2.38	

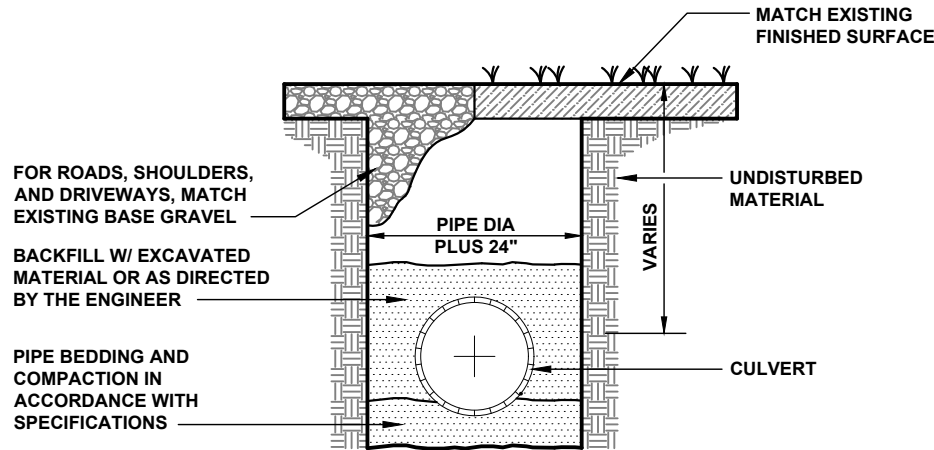
NOTES

- POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL.
- NO JOINTS SHALL BE COVERED WITH CONCRETE. POLYETHYLENE (6 MIL) SHALL BE PLACED AROUND FITTINGS PRIOR TO CONCRETE PLACEMENT.
- ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
- PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.

WATER/SEWER MAIN CROSSING
N.T.S.

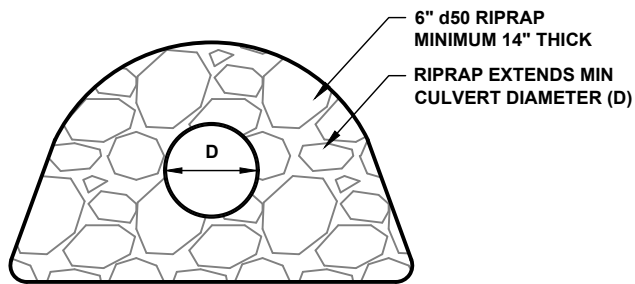


TYPICAL SANITARY SEWER SERVICE DETAIL
NTS

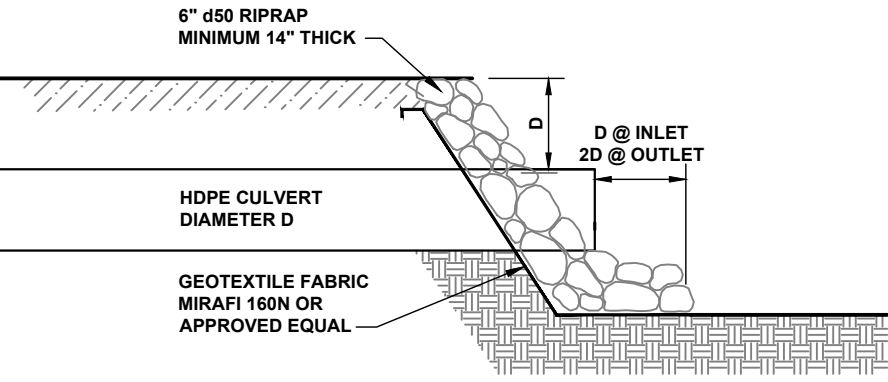


- NOTE:
- PAYMENT LIMITS SHALL BE 6" WIDE (3" EACH SIDE OF CULVERT)

TYPICAL CULVERT TRENCH DETAIL
NTS



ELEVATION



PROFILE VIEW

TYPICAL CULVERT INLET/OUTLET PROTECTION DETAIL
NTS

