

April 23, 2025

Peter Stith, Planning Manager  
City of Portsmouth  
1 Junkins Ave.  
Portsmouth, NH 03801  
pmstith@portsmouthnh.gov

**Re: 0 Banfield Road – Chinburg Subdivision – Response to TAC Comments**

Dear Peter,

We are pleased to submit this response letter and updated plans in response to staff comments made during our March TAC review meeting. The review comments are listed below in *Italics*, followed by our responses. Please let us know if you have any further questions or comments.

*2-4-2025 Staff TAC Comments*

**0 Banfield Road (LU-25-22)**

1. *Applicant must also apply for a site plan approval application. This needs to meet all site plan review requirements and a checklist must be completed.*  
Understood. We are currently preparing the Site Plan application materials. We expect to complete the application once we have the design elements reviewed by TAC.
2. *An existing conditions plan must be provided.*  
We have prepared an existing conditions plan. Since our last TAC meeting, we have updated the topographic information within the developable portions of the site, existing utility locations (based on the City's plans for a new multi-use plan alongside Peverly Hill Road, and wetland delineation limits.
3. *Proposed Lot 1 does not provide the required frontage (150').*  
The attached plans show the proper frontage for all the Lots.
4. *Please correct the subdivision checklist to include sheet numbers.*  
The subdivision checklist will be finalized when we complete the application process, after further TAC review.
5. *Please include the delineation for the wetland across the street on Map 254 Lot 4 and the associated 100' buffer and CWS stamp.*





The wetlands across the street are now shown on our plans. Buffer areas associated with these wetlands have also been added.

6. *Please show where the proposed force main will connect to City sewer.*

The proposed forcemain pipe connections are now shown on the attached plans.

7. *Correct the layout of existing utilities. Location of 20" water main is incorrect and existing force main location is incomplete.*

We have updated the existing utilities locations on the attached plans.

8. *Lots 1 and 2 show connection to a sewer force main headed north on Peverly Hill Road. No such force main exists. City suggests connecting the sewer services to the sewer force main to the south, or the gravity sewer main in the intersection of Peverly Hill and Mirona Road.*

The utility connections for each lot have been updated based on comments from the March TAC meeting.

9. *Lots 1 and 2 share an EOne pump. Each lot needs its own separate pump system.*

The proposed utility connections for each lot have been updated.

10. *EOne pumps do not require septic tanks before pump. Remove septic tanks.*

The proposed utility connections for each lot have been updated.

11. *Provide detail on sewer service connection to sewer force main.*

Details have been added to the plans.

12. *Electrical transformers at each property may not be necessary. Secondary power may be available directly from overhead wires.*

We have updated the utility connections for each lot.

13. *Banfield Road was recently paved. Disturbances in Banfield Road will require full mill and overlay of disturbed area. Provide detail of mill and overlay.*

The limits of the full mill and overlay area has been included on the attached plans.

14. *Each proposed lot will require a driveway permit.*

We will include driveway permit application materials in our permitting application process.

15. *Provide sight line information on driveways.*

Sight distances have been added to the attached plans.





*16. Confirm each proposed lot conforms to stormwater regulations for new impervious surface area.*

We have prepared a typical lot stormwater management plan design to illustrate the features that will allow each lot to comply with the stormwater regulations.

*17. City is requesting easements from proposed lots 1 and 2 for the Peverly Hill multi-Use Path project.*

The applicant is looking forward to working with the City to finalize the final easement placement and language.

Sincerely,  
Haley Ward, Inc.,

Jon H. Whitten, Jr., PE (ME)  
Senior Project Manager





# City of Portsmouth, New Hampshire

## Subdivision Application Checklist

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

**Applicant Responsibilities (Section III.C):** Applicable fees are due upon application submittal along with required number of copies of the Preliminary or final plat and supporting documents and studies. Please consult with Planning staff for submittal requirements.

Owner: WALTER HETT TRUST Date Submitted: 14 FEB 2025  
 Applicant: CHINBURG DEVELOPMENT  
 Phone Number: 603-868-5995 E-mail: SSAMMIS@chinburg.com  
 Site Address 1: 0 BANFIELD ROAD Map: 255 Lot: 2  
 Site Address 2: PEVERLY HILL ROAD Map:      Lot:     

Application Requirements			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Completed Application form. (III.C.2-3)	ONLINE	N/A
<input checked="" type="checkbox"/>	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF) on compact disc, DVD or flash drive. (III.C.4)	ONLINE	N/A

Requirements for Preliminary/Final Plat			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat
<input checked="" type="checkbox"/>	Name and address of record owner, any option holders, descriptive name of subdivision, engineer and/or surveyor or name of person who prepared the plat. (Section IV.1/V.1)	SUBDIVISION PLAN (SP)	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat
			Waiver Requested



Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input checked="" type="checkbox"/>	<b>Preliminary Plat</b> Names and addresses of all adjoining property owners. <b>(Section IV.2)</b> <b>Final Plat</b> Names and addresses of all abutting property owners, locations of buildings within one hundred (100) feet of the parcel, and any new house numbers within the subdivision. <b>(Section V.2)</b>	SP	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	North point, date, and bar scale. <b>(Section IV.3/V.3)</b>	Required on all Plan Sheets	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	Zoning classification and minimum yard dimensions required. <b>(Section IV.4/V.4)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	<b>Preliminary Plat</b> Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). <b>(Section IV.5)</b> <b>Final Plat</b> Scale (not to be smaller than 1"=100'), Location map (at a scale of 1"=1,000') showing the property being subdivided and its relation to the surrounding area within a radius of 2,000 feet. Said location map shall delineate all streets and other major physical features that may either affect or be affected by the proposed development. <b>(Section V.5)</b>	SP	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	Location and approximate dimensions of all existing and proposed property lines including the entire area proposed to be subdivided, the areas of proposed lots, and any adjacent parcels in the same ownership. <b>(Section IV.6)</b>	SP	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Dimensions and areas of all lots and any and all property to be dedicated or reserved for schools, parks, playgrounds, or other public purpose. Dimensions shall include radii and length of all arcs and calculated bearing for all straight lines. <b>(Section V.6/ IV.7)</b>	SP	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	Location, names, and present widths of all adjacent streets, with a designation as to whether public or private and approximate location of existing utilities to be used. Curbs and sidewalks shall be shown. <b>(Section IV.8/V.7)</b>	SP	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	



Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input checked="" type="checkbox"/>	Location of significant physical features, including bodies of water, watercourses, wetlands, railroads, important vegetation, stone walls and soils types that may influence the design of the subdivision. <b>(Section IV.9/V.8)</b>	SITE PLAN	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	<b>Preliminary Plat</b> Proposed locations, widths and other dimensions of all new streets and utilities, including water mains, storm and sanitary sewer mains, catch basins and culverts, street lights, fire hydrants, sewerage pump stations, etc. <b>(Section IV.10)</b> <b>Final Plat</b> Proposed locations and profiles of all proposed streets and utilities, including water mains, storm and sanitary sewer mains, catchbasins and culverts, together with typical cross sections. Profiles shall be drawn to a horizontal scale of 1"=50' and a vertical scale of 1"=5', showing existing centerline grade, existing left and right sideline grades, and proposed centerline grade. <b>(Section V.9)</b>	NO NEW STREETS	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	When required by the Board, the plat shall be accompanied by profiles of proposed street grades, including extensions for a reasonable distance beyond the subject land; also grades and sizes of proposed utilities. <b>(Section IV.10)</b>	N/A	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. <b>(Section IV.11)</b>	NOT IN FILE	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	For subdivisions of five (5) lots or more, or at the discretion of the Board otherwise, the preliminary plat shall show contours at intervals no greater than two (2) feet. Contours shall be shown in dotted lines for existing natural surface and in solid lines for proposed final grade, together with the final grade elevations shown in figures at all lot corners. If existing grades are not to be changed, then the contours in these areas shall be solid lines. <b>(Section IV.12/ V.12)</b>	SITE PLAN	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	



Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. (Section V.10)	N/A	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	For subdivisions involving greater than five (5) acres or fifty (50) lots, the final plat shall show hazard zones and shall include elevation data for flood hazard zones. (Section V.11)	NOT IN FHZ	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Location of all permanent monuments. (Section V.12)	TBD-FINAL	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	



General Requirements <sup>1</sup>			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	<b>1. Basic Requirements: (VI.1)</b>		
<input type="checkbox"/>	a. Conformity to Official Plan or Map	SP	
<input type="checkbox"/>	b. Hazards		
<input type="checkbox"/>	c. Relation to Topography		
<input type="checkbox"/>	d. Planned Unit Development		
<input type="checkbox"/>	<b>2. Lots: (VI.2)</b>		
<input type="checkbox"/>	a. Lot Arrangement	SP	
<input type="checkbox"/>	b. Lot sizes		
<input type="checkbox"/>	c. Commercial and Industrial Lots		
<input type="checkbox"/>	<b>3. Streets: (VI.3)</b>		
<input type="checkbox"/>	a. Relation to adjoining Street System	N/A	
<input type="checkbox"/>	b. Street Rights-of-Way		
<input type="checkbox"/>	c. Access		
<input type="checkbox"/>	d. Parallel Service Roads		
<input type="checkbox"/>	e. Street Intersection Angles		
<input type="checkbox"/>	f. Merging Streets		
<input type="checkbox"/>	g. Street Deflections and Vertical Alignment		
<input type="checkbox"/>	h. Marginal Access Streets		
<input type="checkbox"/>	i. Cul-de-Sacs		
<input type="checkbox"/>	j. Rounding Street Corners		
<input type="checkbox"/>	k. Street Name Signs		
<input type="checkbox"/>	l. Street Names		
<input type="checkbox"/>	m. Block Lengths		
<input type="checkbox"/>	n. Block Widths		
<input type="checkbox"/>	o. Grade of Streets		
<input type="checkbox"/>	p. Grass Strips		
<input type="checkbox"/>	<b>4. Curbing: (VI.4)</b>	N/A	
<input type="checkbox"/>	<b>5. Driveways: (VI.5)</b>	UTILITY SITE PLAN	
<input type="checkbox"/>	<b>6. Drainage Improvements: (VI.6)</b>	N/A	
<input type="checkbox"/>	<b>7. Municipal Water Service: (VI.7)</b>	UTILITY SP	
<input type="checkbox"/>	<b>8. Municipal Sewer Service: (VI.8)</b>	UTILITY SP	
<input type="checkbox"/>	<b>9. Installation of Utilities: (VI.9)</b>		
<input type="checkbox"/>	a. All Districts	TBD	
<input type="checkbox"/>	b. Indicator Tape		
<input type="checkbox"/>	<b>10. On-Site Water Supply: (VI.10)</b>	N/A	
<input type="checkbox"/>	<b>11. On-Site Sewage Disposal Systems: (VI.11)</b>	N/A	
<input type="checkbox"/>	<b>12. Open Space: (VI.12)</b>		
<input type="checkbox"/>	a. Natural Features	N/A	
<input type="checkbox"/>	b. Buffer Strips		
<input type="checkbox"/>	c. Parks		
<input type="checkbox"/>	d. Tree Planting		
<input type="checkbox"/>	<b>13. Flood Hazard Areas: (VI.13)</b>		
<input type="checkbox"/>	a. Permits	N/A	
<input type="checkbox"/>	b. Minimization of Flood Damage		
<input type="checkbox"/>	c. Elevation and Flood-Proofing Records		
<input type="checkbox"/>	d. Alteration of Watercourses		
<input type="checkbox"/>	<b>14. Erosion and Sedimentation Control (VI.14)</b>	TBD	



<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	<b>15. Easements (VI.15)</b>		
<input type="checkbox"/>	a. Utilities	TBD	
<input type="checkbox"/>	b. Drainage		
<input type="checkbox"/>	<b>16. Monuments: (VI.16)</b>	FINAL	
<input type="checkbox"/>	<b>17. Benchmarks: (VI.17)</b>	FINAL	
<input type="checkbox"/>	<b>18. House Numbers (VI.18)</b>	TBD	

Design Standards			
	Required Items for Submittal	Indicate compliance and/or provide explanation as to alternative design	Waiver Requested
<input type="checkbox"/>	<b>1. Streets have been designed according to the design standards required under Section (VII.1).</b> <ul style="list-style-type: none"> <li>a. Clearing</li> <li>b. Excavation</li> <li>c. Rough Grade and Preparation of Sub-Grade</li> <li>d. Base Course</li> <li>e. Street Paving</li> <li>f. Side Slopes</li> <li>g. Approval Specifications</li> <li>h. Curbing</li> <li>i. Sidewalks</li> <li>j. Inspection and Methods</li> </ul>	N/A	
<input type="checkbox"/>	<b>2. Storm water Sewers and Other Drainage Appurtenances have been designed according to the design standards required under Section (VII.2).</b> <ul style="list-style-type: none"> <li>a. Design</li> <li>b. Standards of Construction</li> </ul>	N/A	
<input type="checkbox"/>	<b>3. Sanitary Sewers have been designed according to the design standards required under Section (VII.3).</b> <ul style="list-style-type: none"> <li>a. Design</li> <li>b. Lift Stations</li> <li>c. Materials</li> <li>d. Construction Standards</li> </ul>	N/A	
<input type="checkbox"/>	<b>4. Water Mains and Fire Hydrants have been designed according to the design standards required under Section (VII.4).</b> <ul style="list-style-type: none"> <li>a. Connections to Lots</li> <li>b. Design and Construction</li> <li>c. Materials</li> <li>d. Notification Prior to Construction</li> </ul>	N/A	

Applicant's/Representative's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

12.14.25

<sup>1</sup> See City of Portsmouth, NH Subdivision Rules and Regulations for details.  
Subdivision Application Checklist/January 2018





HALEY WARD

AUTHORIZATION

Chinburg Development Subdivision  
Peeverly Hill & Banfield Road, Portsmouth, New Hampshire

I, Shawna Sammis, of Chinburg Development, hereby authorize representatives of Haley Ward, Inc., to represent our interests before land use boards of the City of Portsmouth and any other State and / or federal agency necessary to obtain permits from, for the above referenced property, and to submit any and all applications and materials related thereto on our behalf. I am the holder of a valid purchase and sales agreement on the property.

Date: 1/28/2025

*Shawna Sammis*

Shawna Sammis



HALEY WARD

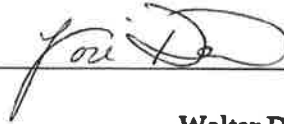
**AUTHORIZATION**

**Chinburg Development Subdivision  
Peverly Hill & Banfield Road, Portsmouth, New Hampshire**

I, Walter D. Hett, Trustee, of the Walter D. Hett, Trust, hereby authorize representatives of Haley Ward, Inc., to represent our interests before land use boards of the City of Portsmouth and any other State and / or federal agency necessary to obtain permits from for the above referenced property, and to submit any and all applications and materials related thereto on our behalf.

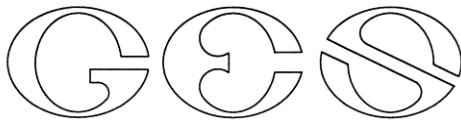
Date:

1/29/25



**Walter D. Hett, Trustee**





GOVE ENVIRONMENTAL SERVICES, INC.

Date: March 18, 2025

To: Kate Homet  
Environmental Planner  
Portsmouth Planning & Sustainability Department  
1 Junkins Avenue  
Portsmouth, NH 03801

Subject: Residential Subdivision  
0 Banfield Road, Portsmouth, Tax Map 255 Lot 2

Re: Prime Wetland Boundary Determination

Kate,

The intent of this letter is to address comments received in email correspondence on Tuesday March 4<sup>th</sup>, 2025 related to the Prime Wetland Boundary and its limitations identified on the subject property located on 0 Banfield Rd, Tax Map 255 Lot 2.

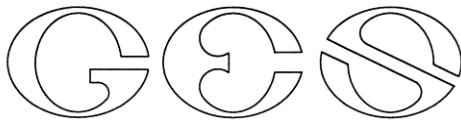
*"I just wanted to send over some follow up information on the 0 Banfield property. In reviewing the wetland that crosses the majority of the property, it appears to be a Prime Wetland which is protected by the State. Any impacts to its 100' buffer will require NHDES permitting. Additionally, the boundaries of our Prime Wetlands and their 100' buffers should be superimposed on top of the already delineated wetland on site. The reason I say this is that while wetland boundary delineations can change, the exact delineations of our Prime Wetlands were defined in 2010 and cannot be changed or updated with a new delineation. This is why it is important to have those lines superimposed with your latest delineation as the latest delineation may not be aligned with the Prime Wetland delineation and corresponding buffer."*

We believe that this comment is inaccurate as it relates to the boundary determination of a NH State established Prime Wetland and its associated Prime Wetland Buffer. After review of the Local Zoning Ordinance and State Prime Wetland Rules we would represent that the field delineated wetland boundary is the accurate boundary of the Prime Wetland.

With respect to the local zoning The City of Portsmouth's Zoning Ordinance (Section 10.1014) regarding the Identification and Delineation of Wetlands and Wetland Buffers does not mention Prime Wetlands or how their boundaries should be determined. The only reference to wetland boundary determination is outlined in Section 10.1014.11, which states:

*"Wetlands shall be identified by use of the Federal Manual and/or Field Indicators and shall be delineated by on-site inspection of soil types, vegetation, and hydrology by a certified wetland scientist at a time when conditions are favorable for such determination."*





GOVE ENVIRONMENTAL SERVICES, INC.

A wetland delineation for this site was completed by Steven Ricker, a NH Certified Wetland Scientist, following the current standards for wetland delineation in New Hampshire, as noted in the Existing Conditions Plan.

With no specific guidance of how to apply the boundary of a State Prime Wetland and its associated buffer, we refer to the current New Hampshire Department of Environmental Services (NH DES) Prime Wetland Rules. NH DES recently provided an update to some of their administrative rules, with updates occurring in CHAPTER Env-Wt 700 Prime Wetlands amended effective 4-27-2024. Specifically, these rule changes addressed the previous 703.05 rules related to “Challenges to Prime Wetland Boundaries” and 703.06 “Use of Delineated Prime Wetlands Boundaries”.

(Previous Rules for Reference)

**Env-Wt 703.05 Challenges to Prime Wetlands Boundaries**

*(a) An applicant whose proposed project is adversely affected by a boundary of a prime wetlands, or who desires a more precise delineation of that boundary at a project site than provided pursuant to Env-Wt 703.02(c)(1), may present data, delineations, and other evidence to the department and to the local authority responsible for the initial delineation to show an alternative location of the boundary.*

*(b) Subject to (c), below, within 90 days of receipt of information provided pursuant to (a), above, the local authority shall review the information and:*

*(1) Notify the applicant and the department of whether or not they agree that the boundary should be changed; and.*

*(2) If so, submit new or revised maps and documentation as required by Env-Wt 703.01 for the new boundary.*

*(c) If snow covers the existing boundary, the proposed boundary, or both when the information is submitted, the local authority shall act as specified in (b), above, within 90 days of the date on which the ground is visible.*

*(d) In the event of a dispute, the department shall make the final delineation based on the data and evidence submitted and an on-site review of the area with the applicant and representatives of the local authority responsible for the delineation.*

*Source. (See Revision Notes #1 and #2 at chapter heading for Env-Wt 700) #12807, eff 12-15-19*

**Env-Wt 703.06 Use of Delineated Prime Wetlands Boundaries.**

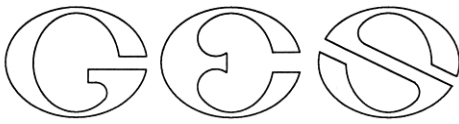
*The application for a project in a prime wetlands or a duly-established 100-foot buffer for which boundaries have been delineated under this chapter shall show the boundaries:*

*(a) As submitted to and accepted by the department pursuant to Env-Wt 703.04, if no revisions have been made; or*

*(b) As revised pursuant to Env-Wt 703.05(d).*

*Source. (See Revision Notes #1 and #2 at chapter heading for Env-Wt 700) #12807, eff 12-15-19*





GOVE ENVIRONMENTAL SERVICES, INC.

These old rules essentially required that for any changes to a prime wetland boundary a formal boundary amendment had to be conducted by the applicant to adjust the boundary to match the field delineated boundary although not necessarily required by the state. The updated rules effective as of 4/27/2024 have changed this interpretation of the Prime Wetland Boundary determination to match the on-site wetland delineation rather than the previously mapped prime wetland boundaries.

(Current Rule)

**Env-Wt 703.05 Discrepancies Between Mapped Prime Wetlands Boundaries and On-Site Delineations.**

*When processing permit applications pursuant to RSA 482-A involving a property that contains designated prime wetlands, the department shall use on-site wetlands delineations rather than mapped prime wetland boundaries.*

*amended effective 04-27-24*

**Env-Wt 703.06 Use of Delineated Prime Wetlands Boundaries.**

*The application for a project in a prime wetlands or a duly-established 100-foot buffer for which boundaries have been designated under this chapter shall show the boundaries:*

*(a) As submitted to and accepted by the department pursuant to Env-Wt 703.04, if no revisions have been made; or*

*(b) As revised pursuant to Env-Wt 703.07.*

*amended effective 04-27-24*

With this new regulatory direction outlined in the State Prime Wetland Rules we would assert that the delineated wetlands identified on the subject property, provided by Steven Ricker, a NH CWS, be considered the established boundary of the NH State Prime Wetland and no longer the previously mapped boundary as directed in 703.05.

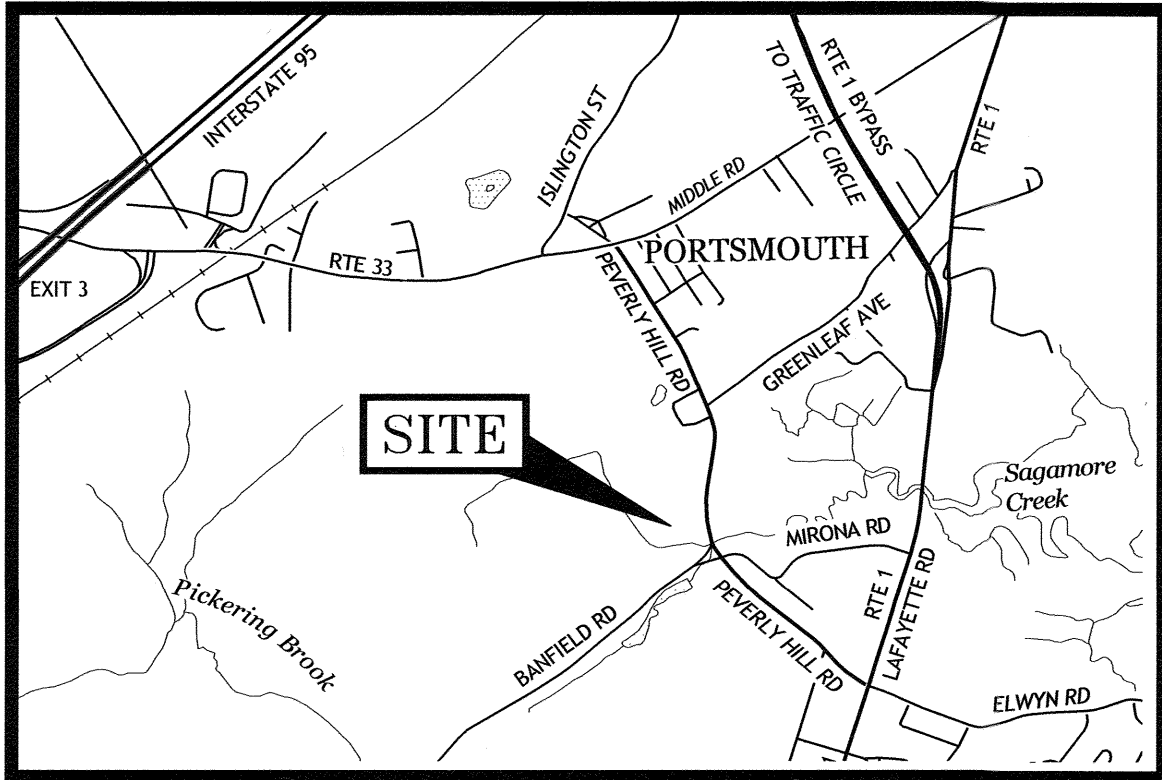
Additionally, as this prime wetland does extend off-site, we recognize that this rule would expand the protection of the prime wetland and its buffer to those off-site areas. However, since we do not have access to those properties, the limit of the delineation will be determined by a combination of aerial and topographical interpretation. Any permitting requirements as a result of this boundary overlay will be addressed as needed.

If you have any questions related to the information provided, please feel free to contact me directly.

Sincerely,

Brenden Walden  
President & NH CWS #297  
Gove Environmental Services, Inc.





LOCATION MAP

SCALE: 1"=2000'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
17/21	MAP 11 / LOT 21
4553/432	DEED BOOK/PAGE
---	BOUNDARY
---	SETBACK
○	IRON ROD/PIPE FOUND
---	EDGE OF PAVEMENT
---	FRESHWATER WETLAND LINE
+○+	HYDRANT
---	OVERHEAD ELECTRIC/WIRES
100	CONTOUR
○	UTILITY POLE (w/ GUY) (UP)
FP	FAIR POINT
ES	EVERSOURCE
PSNH	PUBLIC SERVICE OF NEW HAMPSHIRE
(CALC)	CALCULATED
⊠	ELECTRIC METER
EL	ELEVATION
FF	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
W	FRESH WATER WETLAND
TBS	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 06°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"

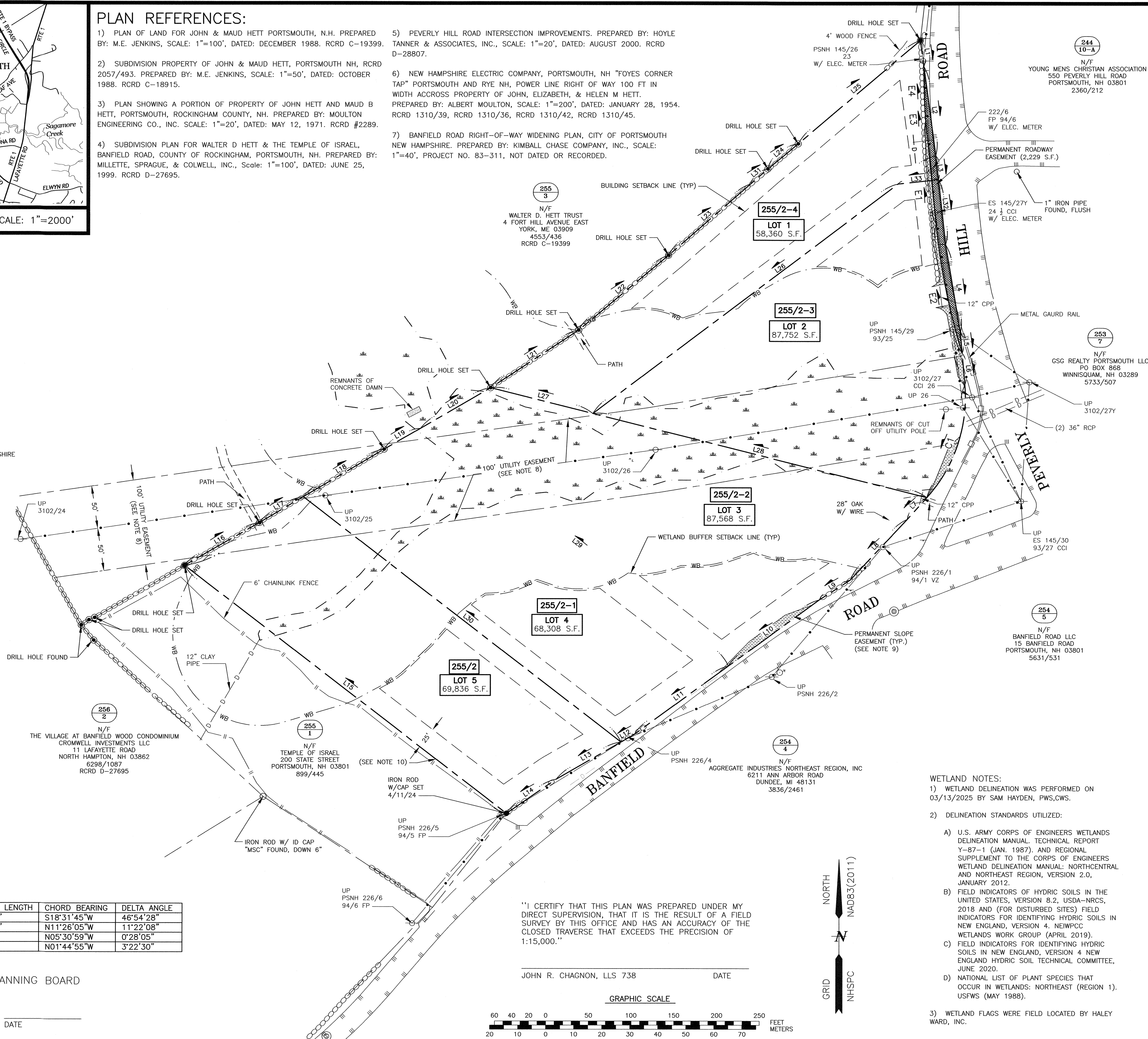
APPROVED BY THE PORTSMOUTH PLANNING BOARD

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.

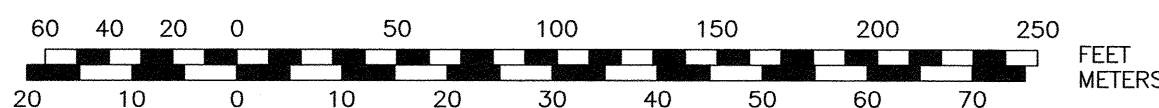


"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS 738

DATE

GRAPHIC SCALE



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.



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.

NO.	DESCRIPTION	DATE
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





HALEY WARD

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

NOTES:

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WALTER D. HETT TRUST  
WALTER D. HETT TRUSTEE  
4 FORT HILL AVENUE  
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4553/432 (PARCEL 1)
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- 4) EXISTING LOT AREA:  
371,824 S.F.  
8.54 ACRES
- 5) PARCEL IS LOCATED IN SINGLE RESIDENCE A (SRA) DISTRICT.

APPLICANT:  
CHINBURG DEVELOPMENT  
3 PENSTOCK WAY  
NEWMARKET, NH 03847

NO.	DESCRIPTION	DATE
2	LOTS	3/1/25
1	LOTS	2/12/25
0	ISSUED FOR COMMENT	1/27/25

SUBDIVISION SITE PLAN  
TAX MAP 255 - LOT 2

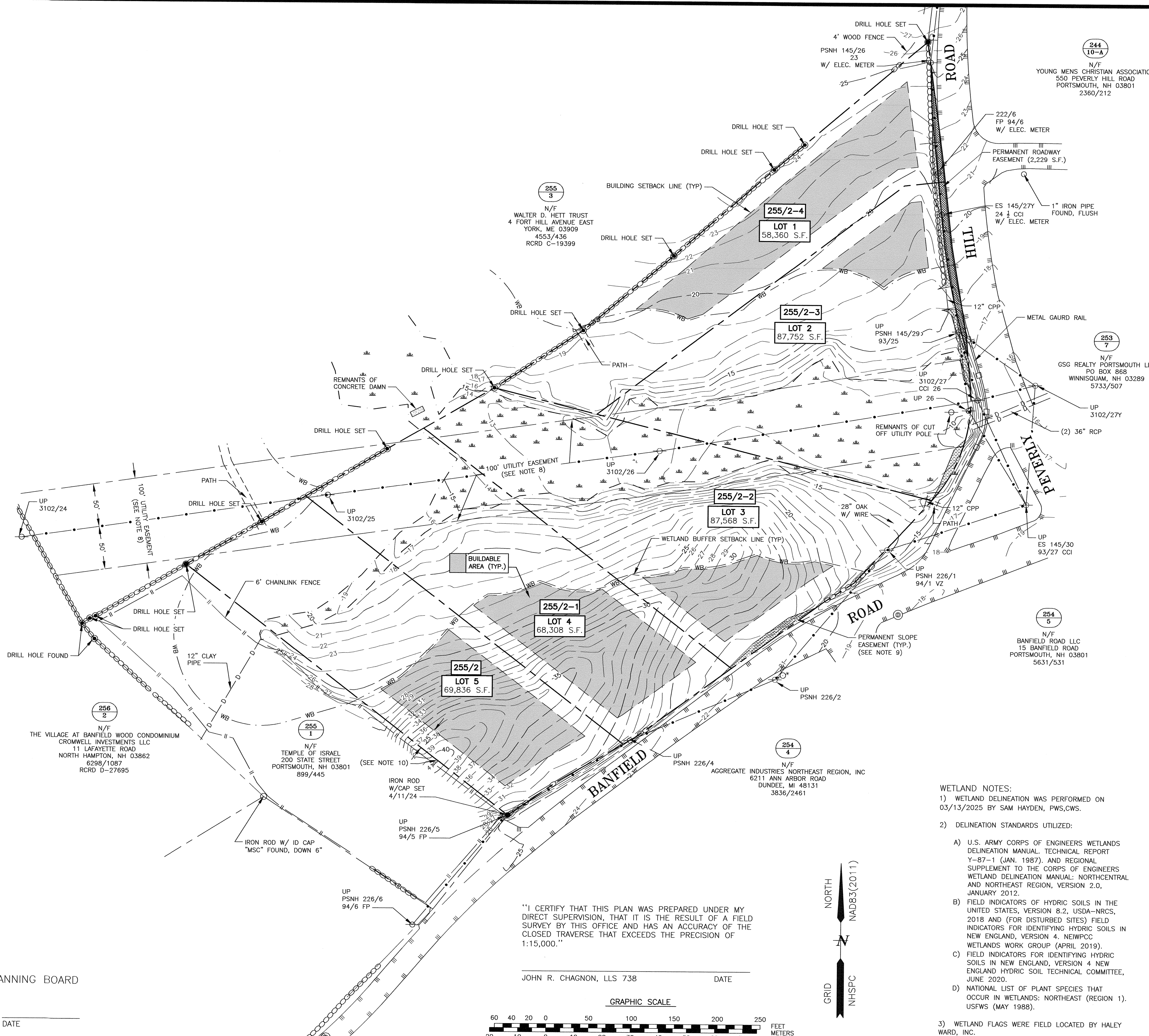
OWNER:  
**WALTER D. HETT**  
BANFIELD ROAD &  
PEVERLY HILL ROAD  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE

SCALE: 1"=60'

JANUARY 2025

FB 499 & PG 1

5010220

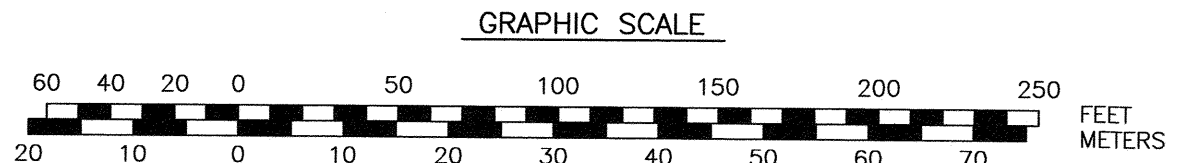


APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

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

JOHN R. CHAGNON, LLS 738 \_\_\_\_\_ DATE \_\_\_\_\_

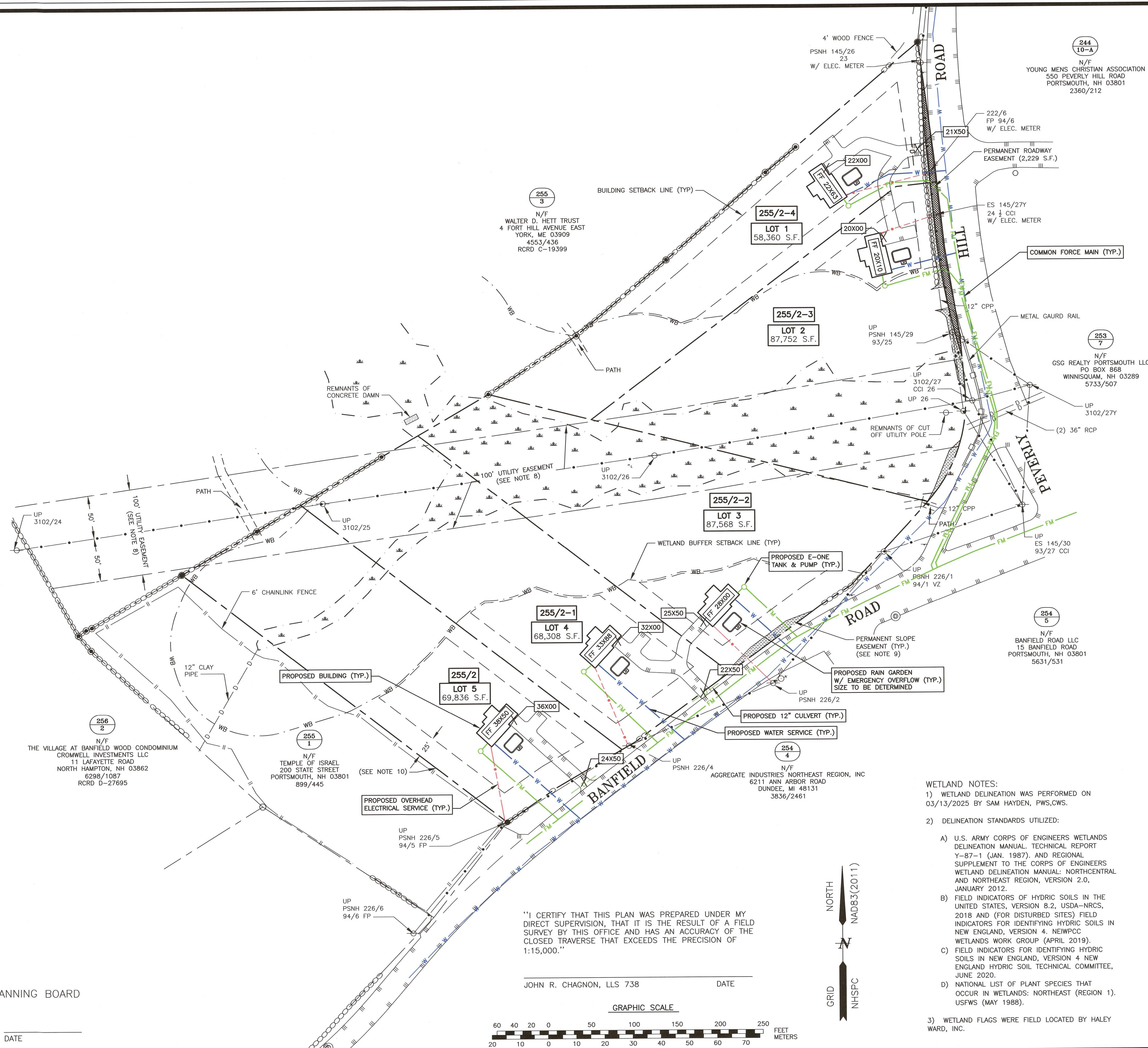


WETLAND NOTES:

- 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: NORTHEAST 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).  
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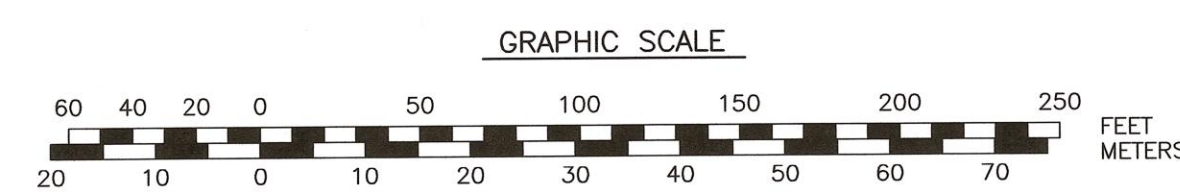
- NOTES:
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
  - 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.
  - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).



- WETLAND NOTES:
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    - 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. NEWPOCC, WETLANDS WORK GROUP (APRIL 2019).
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JOHN R. CHAGNON, LLS 738 DATE



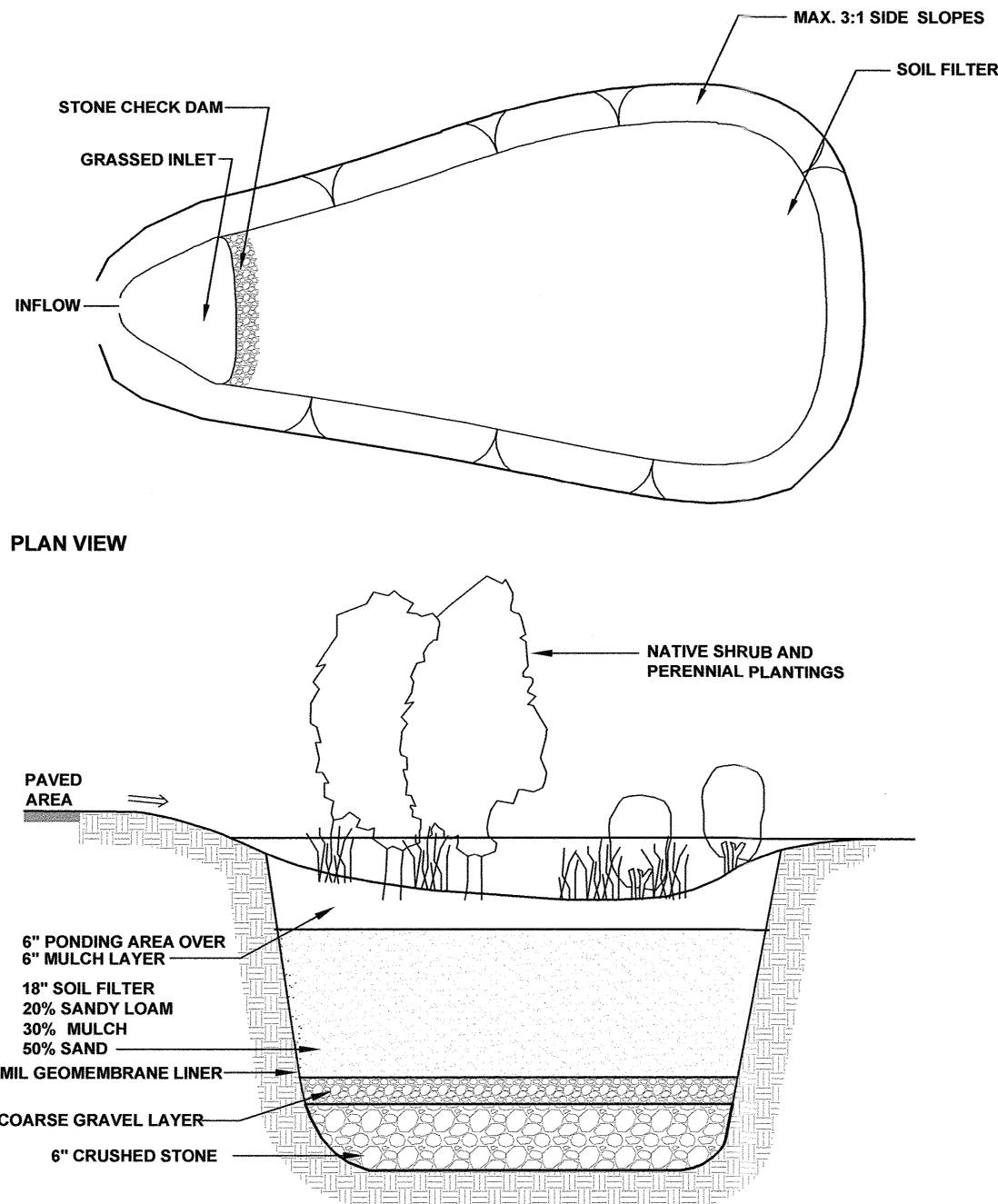
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

NO.	DESCRIPTION	DATE
2	UTILITY DESIGN	4/23/25
1	LOTS	3/1/25
0	ISSUED FOR COMMENT	2/12/25

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





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. BIORETENTION CELLS MUST BE STABILIZED PER THE PROVIDED PLANTING SCHEME AND DENSITY FOR THE CANOPY COVERAGE OF 50 AND 10%.
- AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS, AND

#### LINER

- NONWOVEN 20MIL GEOMEMBRANE

#### PLANT SPECIES

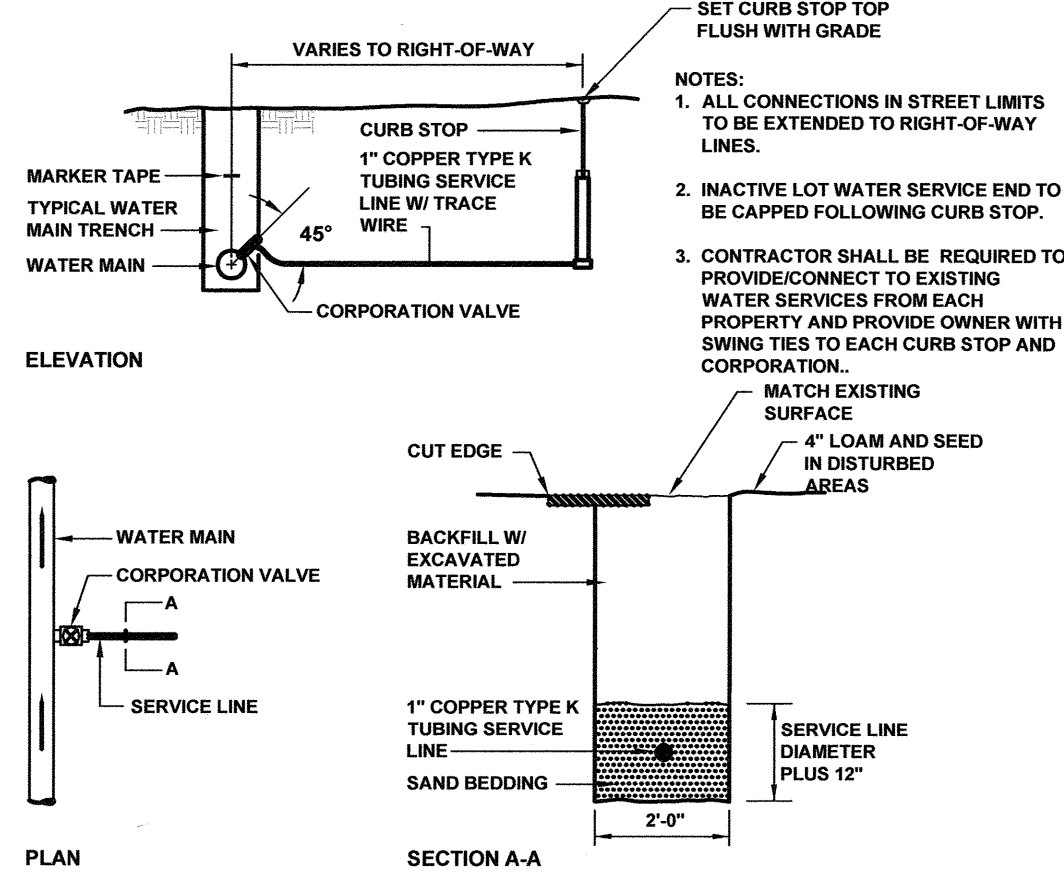
- PLANT SPECIES SHALL BE CHOSEN IN ACCORDANCE WITH MAINE DEP CHAPTER 500 BMP'S.

#### 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. MOVING OF GRASSSED 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.

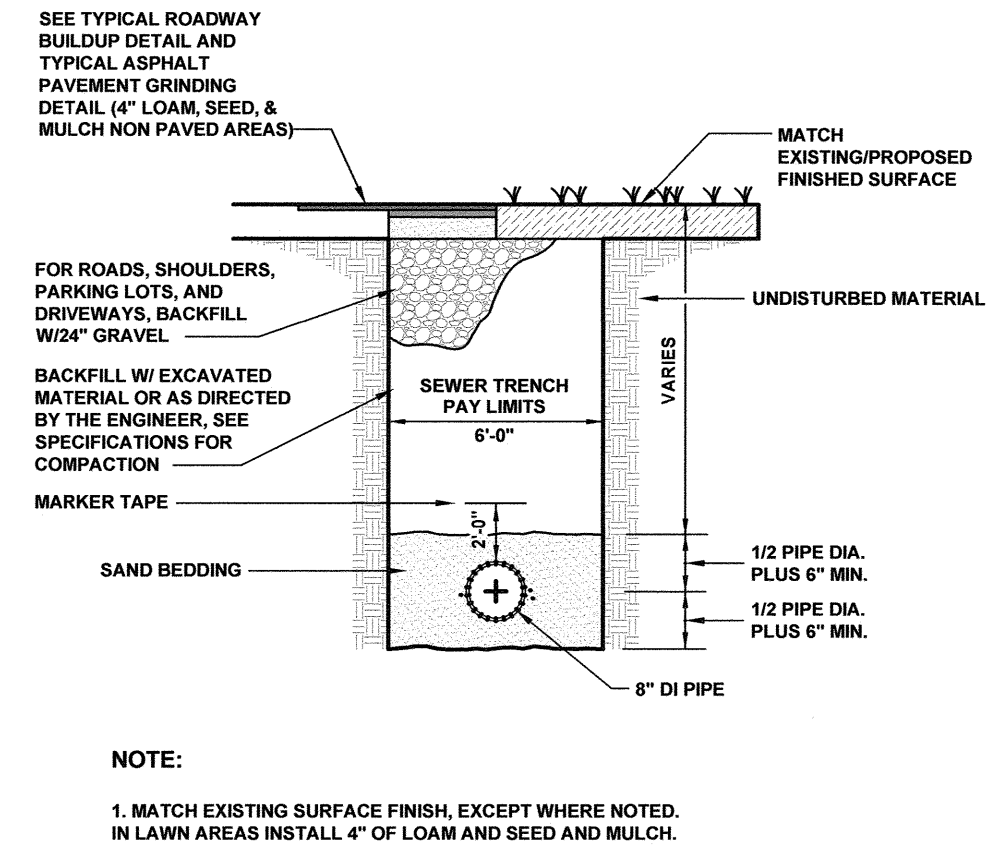
#### BIORETENTION CELL DETAIL

N.T.S.



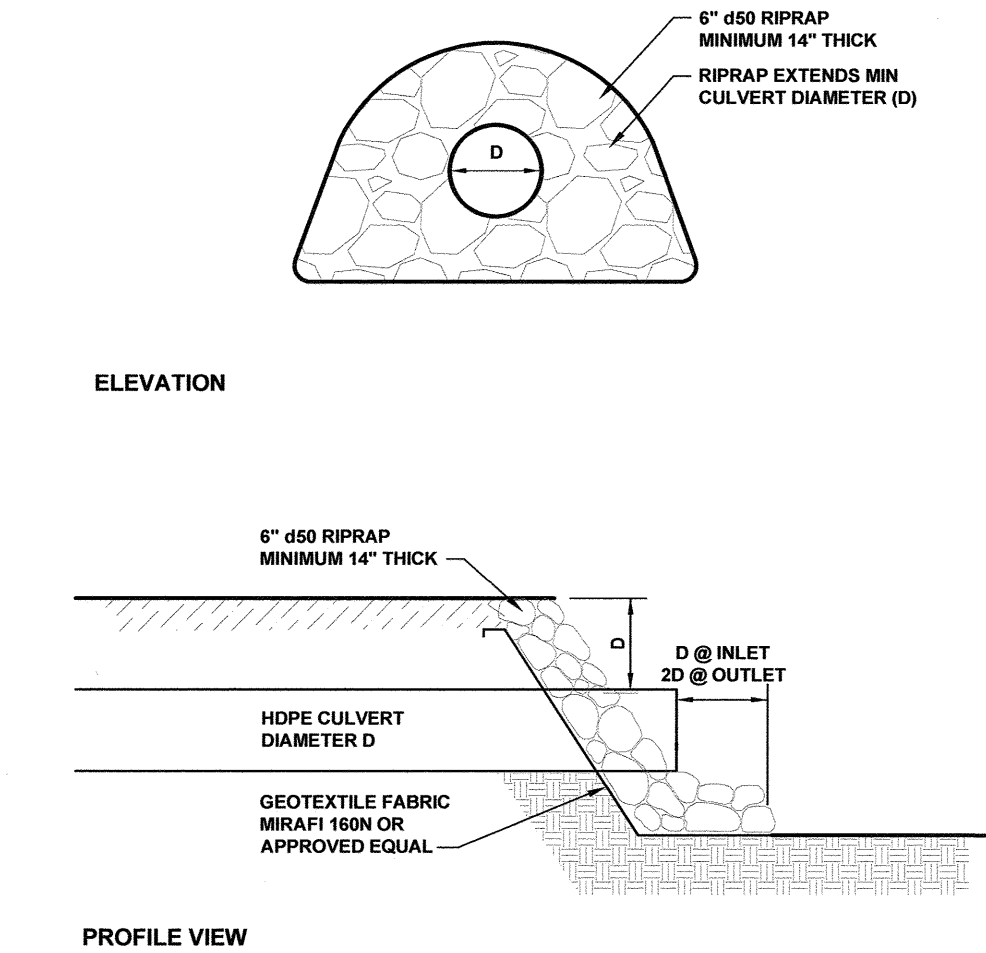
#### TYPICAL WATER SERVICE DETAIL

NTS



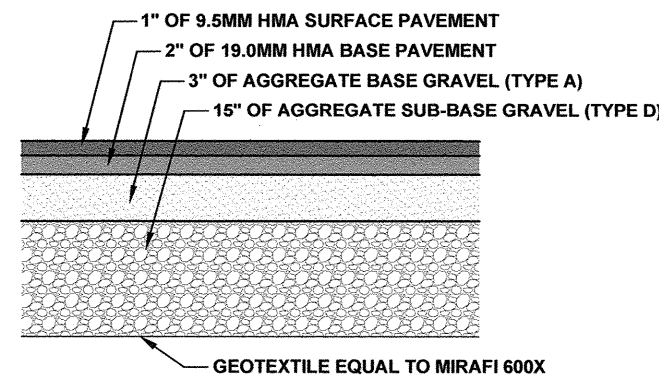
#### TYPICAL FORCE MAIN TRENCH DETAIL

NTS



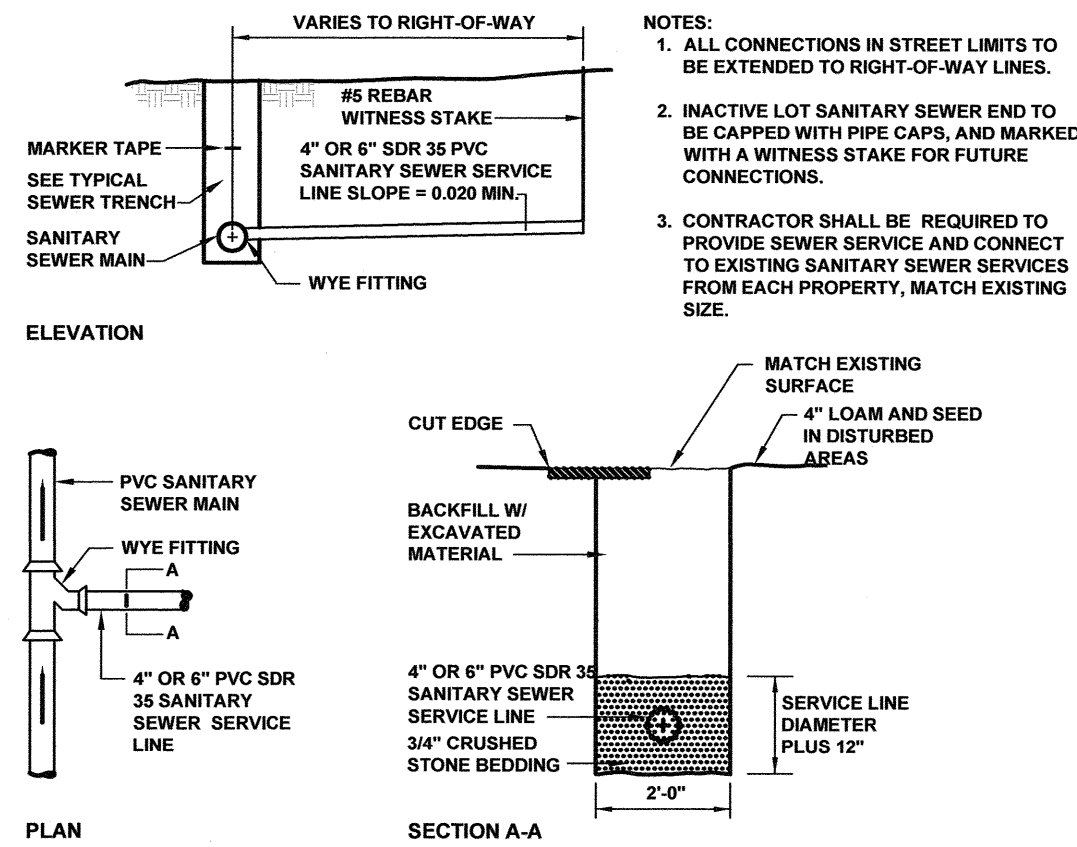
#### TYPICAL CULVERT INLET/OUTLET PROTECTION DETAIL

NTS



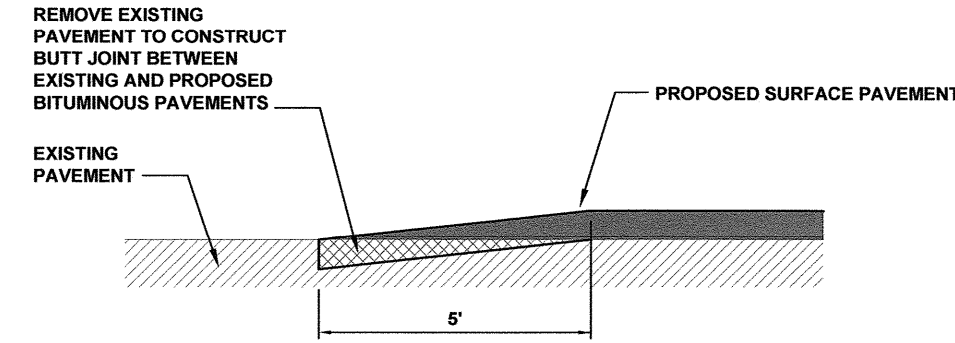
#### DRIVEWAY APRON BUILDUP DETAIL

NTS



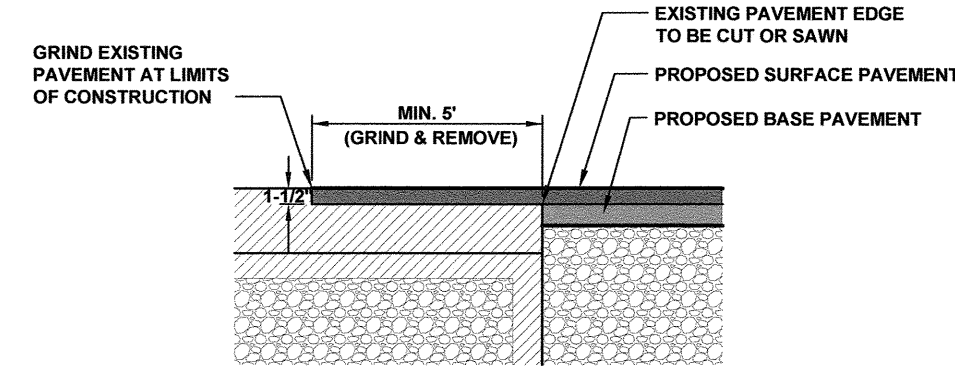
#### TYPICAL SANITARY SEWER SERVICE DETAIL

NTS



#### TYPICAL ASPHALT PAVEMENT BUTT JOINT DETAIL

N.T.S.

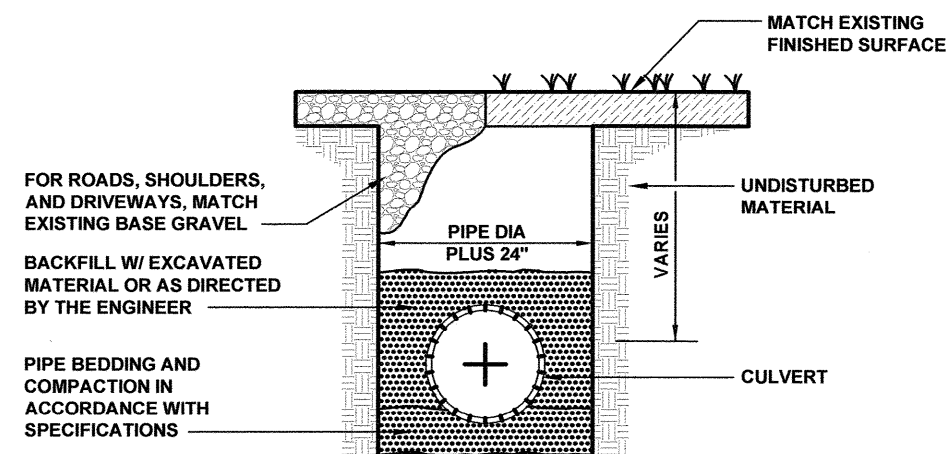


NOTES:

- 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



NOTE:

- PAYMENT LIMITS SHALL BE 6' WIDE (3' EACH SIDE OF CULVERT)

#### TYPICAL CULVERT TRENCH DETAIL

NTS



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

#### NOTES:

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

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/23/25
REVISIONS		

SCALE: AS SHOWN JANUARY 2023

DETAILS

D1



Patent Numbers: 5,752,315  
5,562,254 5,439,180

\* Discharge data includes loss through check valve, which is minimal.

NA0052P01

# NOTES:

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