TECHNICAL REPORT OF WETLAND FUNCTIONS AND VALUES

Date of Report: 6-27-2019

GES Project No.: 2017071

Project Location: BANFIELD ROAD, PORTSMOUTH

Prepared for: GREEN & COMPANY

Site Area Observed: TAX MAP 256, LOT 2

Site Conditions: FORESTED.

Wetlands Present: THREE WETLAND AREAS EVALUATED – BANFIELD A, BANFIELD B, BANFIELD C.

Seasonal Conditions: SITE WAS VISITED IN FALL OF 2018 AND SPRING 2019

Field Delineators: JP Gove CWS 051, CSS 004

Standards Utilized: THE HIGHWAY METHODOLOGY WORKBOOK *SUPPLEMENT*. WETLAND FUNCTIONS AND VALUES *A DESCRIPTIVE APPROACH*. US ARMY CORPS OF ENGINEERS, *NEW ENGLAND DIVISION*. *2016*.

Compiled by: James P. Gove

BANFIELD A : LARGEST WETLAND ONSITE. PRINCIPAL FUNCTIONS ARE FLOODFLOW ALTERATION, SEDIMENT/TOXICANT RETENTION, NUTRIENT REMOVAL, WILDLIFE HABITAT.

BANFIELD B: DRAINS INTO BANFIELD B. PRINCIPAL FUNCTIONS ARE SEDIMENT/TOXICANT RETENTION, NUTRIENT REMOVAL, WILDLIFE HABITAT.

BANDFIELD C: SMALLEST WETLAND ONSITE, PRINCIPAL FUNCTION IS WILDLIFE HABITAT.

NO OBSERVATIONS ON SITE BY NHB19-1807

NO PRIME WETLANDS

8 Continental Dr Bldg 2 Unit H, Exeter, NH 03833-7526
Ph (603) 778 0644 / *Fax* (603) 778 0654
info@gesinc.biz
www.gesinc.biz

Wetland Function-Value Evaluation Form

Total area of wetland 17 AC Human made? No Is wetland part of a wildlife corridor? Yes or a "habitat island"? No

Adjacent land use Developed and Forest Distance to nearest roadway or other development Adjacent

Dominant wetland systems present PFO1C & PSS1C Contiguous undeveloped buffer zone present Yes

Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? Middle

How many tributaries contribute to the wetland? 2 Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. Banfield A

Latitude _____ Longitude _____

Prepared by: JPG Date 6-27-19

Wetland Impact:
Type None Area N/A

Evaluation based on:
Office X Field X

Corps manual wetland delineation completed? Y X N _____

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	Y	6,7,13	N	Marine Silts - Discharge area
Floodflow Alteration	Y	1,3,5,6,7,8,9, 13,18	Y	Large, flat, constricted outlet
Fish and Shellfish Habitat	N	1	N	Intermittent streams only
Sediment/Toxicant Retention	Y	1,2,34,5,7	Y	Runoff from Banfield Road
Nutrient Removal	Y	1,3,4,6,7,8,9,12	Y	Runoff from Banfield Road
Production Export	Y	1,4,5,7	N	Not a high degree of diversity or open water
Sediment/Shoreline Stabilization	N		N	No shoreline present
Wildlife Habitat	Y	1,5,6,7,8,10,13	Y	Not a high degree if diversity but is a wildlife corridor
Recreation	N	3	N	Private land, limited access
Educational/Scientific Value	N	2	N	Private land, limited access
Uniqueness/Heritage	N		N	No NHB hits on site
Visual Quality/Aesthetics	N		N	No viewing points, no open water
ES Endangered Species Habitat	N		N	No NHB hits on site
Other	Y	Vernal Pools	---	4 vernal pools present

Notes:

* Refer to backup list of numbered considerations.

Wetland Function-Value Evaluation Form

Total area of wetland 4 AC Human made? No Is wetland part of a wildlife corridor? Yes or a "habitat island"? No

Adjacent land use Developed and Forest Distance to nearest roadway or other development Adjacent

Dominant wetland systems present PFO1C Contiguous undeveloped buffer zone present Yes

Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? Upper to Middle

How many tributaries contribute to the wetland? 1 Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. Banfield B

Latitude _____ Longitude _____

Prepared by: JPG Date 6-27-19

Wetland Impact:
Type Crossing Area <3000 SF

Evaluation based on:
Office X Field X

Corps manual wetland delineation completed? Y X N _____

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	Y	6,7,13	N	Marine Silts - Discharge area
Floodflow Alteration	Y	2,5,6,9	N	Sloping, narrow, little ponding
Fish and Shellfish Habitat	N	1	N	Intermittent stream
Sediment/Toxicant Retention	Y	1,2,4,7,8,9	Y	Runoff from Banfield Road
Nutrient Removal	Y	1,3,4,6,7,8,9,12	Y	Runoff from Banfield Road
Production Export	Y	1,4,5	N	Not a high degree of diversity or open water
Sediment/Shoreline Stabilization	N		N	No shoreline present
Wildlife Habitat	Y	1,4, 5,7,8,16,18	Y	Not a high degree if diversity but is a wildlife corridor
Recreation	N	3	N	Private land, limited access
Educational/Scientific Value	N	2	N	Private land, limited access
Uniqueness/Heritage	N		N	No NHB hits on site
Visual Quality/Aesthetics	N		N	No viewing points, no open water
ES Endangered Species Habitat	N		N	No NHB hits on site
Other	N	Vernal Pools	---	None present

Notes:

* Refer to backup list of numbered considerations.

Wetland Function-Value Evaluation Form

Total area of wetland 1/2 AC Human made? No Is wetland part of a wildlife corridor? No or a "habitat island"? No

Adjacent land use Forest Distance to nearest roadway or other development 500 ft +

Dominant wetland systems present PFO1C Contiguous undeveloped buffer zone present Yes

Is the wetland a separate hydraulic system? Yes If not, where does the wetland lie in the drainage basin? _____

How many tributaries contribute to the wetland? 0 Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. Banfield c

Latitude _____ Longitude _____

Prepared by: JPG Date 6-27-19

Wetland Impact:
Type None Area N/A

Evaluation based on:
Office X Field X

Corps manual wetland delineation completed? Y X N _____

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	N		N	Isolated, seasonal runoff hydrology
Floodflow Alteration	Y	3.5.,9	N	Small, isolated, limited storage
Fish and Shellfish Habitat	N	1	N	No stream
Sediment/Toxicant Retention	N	4	N	No sources
Nutrient Removal	Y	3,7,8,9	N	Small and isolated
Production Export	N	1	N	Small and isolated
Sediment/Shoreline Stabilization	N		N	No shoreline present
Wildlife Habitat	Y	1,3,4, 5,7,8,18	Y	Limited to birds and small mammals
Recreation	N	3	N	Private land, limited access
Educational/Scientific Value	N	2	N	Private land, limited access
Uniqueness/Heritage	N		N	No NHB hits on site
Visual Quality/Aesthetics	N		N	No viewing points, no open water
ES Endangered Species Habitat	N		N	No NHB hits on site
Other	N	Vernal Pools	---	None present, low water levels

Notes:

* Refer to backup list of numbered considerations.

Ambit Wet-lines

Gove GPS Wet-Lines

Banfield A

Banfield C

Banfield B

88'
min crossing

1 inch = 200 feet

GOVE ENVIRONMENTAL SERVICES, INC.

WILDLIFE HABITAT ASSESSMENT
GREEN COMPANY
BANFIELD ROAD, PORTSMOUTH

The site consists of approximately 45 acres of woodland, and wetland areas. The site also has an existing maintained powerline easement bisecting the property into two pieces. The site is bordered by Banfield Road to the south and open land to the north east and west.

Upland Areas

Field analysis of this community type reveals a dominance of mixed-age red maple (*Acer rubrum*), sugar maple (*Acer sacharum*), yellow birch (*Betula allegheniensis*), white pine (*Pinus strobus*) and American beech (*Fagus grandifolia*), along with red oak (*Quercus rubra*) and eastern white pine (*Tsuga canadensis*) comprising the overstory of this natural community. Species in the canopy range in size from pole-size to mature trees.

The shrub layer includes *Vaccinium angustifolium* (low bush blueberry), and regenerating canopy species. Analysis of herbaceous species reveals the presence of *Gaultheria procumbens* (wintergreen), *Mitchella repe*ns (partridgeberry), *Lycopodium spp.* (clubmosses), and *Pteridium aquilinium* (bracken fern), as well as several bryophytes and grasses.

There is very little variation in this natural community type throughout the wooded area of the parcel. This is similarly found in the other surrounding woodlands.

This natural community is common in southern New Hampshire.

Wetland Areas

There are two wetland areas on the site. Wetland 1 is located on the south and eastern portion of the lot. This wetland continues to the north to the powerlines. This wetland is a combination of forested (PFO1E) and scrub shrub (PSS1E) vegetation. The wetland is dominated by red maple, Eastern hemlock, American elm and yellow birch in the tree layer, highbush blueberry, winterberry, sweet pepper bush, gray dogwood and speckled alder in the shrub layer and cinnamon, sensitive and royal fern, swamp dewberry *Sphagnum* moss, and sedges and rushes. This large wetland had four potential vernal pools. The four potential vernal pools were documented and tadpoles were observed in two of the four. The four pools showed vernal pool characteristics such as standing water but it was too late in the season to determine if all four were productive. The two deeper pools had unidentifiable tadpoles.

The exact pool size could also not be documented due to the timing of the survey. It was recommended that these four areas are observed again during the next vernal pool survey season.

8 Continental Dr Unit H, Exeter, NH 03833-7507
Ph (603) 778 0644 / *Fax* (603) 778 0654
www.gesinc.biz
info@gesinc.biz

The smaller wetland on site noted in the "F" series is a scrub shrub wetland (PSS1E) with highbush blueberry, winterberry, gray dogwood and speckled alder in the shrub layer and cinnamon, sensitive and royal fern, swamp dewberry and *Sphagnum* moss in the herbaceous layer.

No prime wetlands are found on the site. Results from the New Hampshire Natural Heritage Bureau indicate no known occurrences or rare, threatened or endangered species or natural communities on site.

As part of the assessment several hours were spent on the site to observe, through direct observation, signs and calls for what wildlife might be present on the site or had recently passed through. Those noted on site are listed below. Overall, the site had little notable wildlife usage. The survey was performed on July 15 and temperatures were high. Thought the survey started in the morning the temperature rose quickly and this often results in wildlife seeking shelter from the mid-day heat and lessening their activity. Those noted are found throughout this area of the state. There was noted deer activity sporadically throughout the site, but no main corridors that they were using. As the site is relatively flat with gentle slopes, large wildlife, like deer, were not confined to ridges or low lands for main trails. This was older evidence, as the scat was dried out and the digging areas also appeared to be older.

Several areas of large rock out crops were present ton the site. Though no direct usage of them were found by wildlife, they can often be a place for small mammals and rodents to use for denning and retreat from predators. This is also potential in the stone walls lining the parcel

Species observed were:
Bird
Black-capped chickadee
Downy woodpecker
Tufted titmouse
Red breasted nuthatch
Turkey

Mammal
White-tailed deer (old)

GOVE ENVIRONMENTAL SERVICES, INC.

Photolog

8 Continental Dr Unit H, Exeter, NH 03833-7507
Ph (603) 778 0644 / *Fax* (603) 778 0654
www.gesinc.biz
info@gesinc.biz

1. Representative upland view of the central upland area of the site. Note stonewall in background.

2. Additional view of upland with possible cavity nesting tree for small birds or rodents.

8 Continental Dr Unit H, Exeter, NH 03833-7507
Ph (603) 778 0644 / *Fax* (603) 778 0654
www.gesinc.biz
info@gesinc.biz

3. Large rock outcrop on site. One of the many located throughout the property.

4. Cavity nesting tree for small rodents or birds.

8 Continental Dr Unit H, Exeter, NH 03833-7507
Ph (603) 778 0644 / *Fax* (603) 778 0654
www.gesinc.biz
info@gesinc.biz

5. Older deer droppings.

6. Wood frog.

8 Continental Dr Unit H, Exeter, NH 03833-7507
Ph (603) 778 0644 / *Fax* (603) 778 0654
www.gesinc.biz
info@gesinc.biz

7. Mushroom with chewings on side. Most likely from a mouse or Chipmunk.

8. Possible small rodent burrow.

8 Continental Dr Unit H, Exeter, NH 03833-7507
Ph (603) 778 0644 / *Fax* (603) 778 0654
www.gesinc.biz
info@gesinc.biz

9. Additional older photo of deer droppings

Balmalcolm

540.126.v12 ER

Artform Home Plans
603-431-9559

Dear Builders and Home Buyers,

In addition to our Terms and Conditions (the "Terms", available on ArtformHomePlans.com), please be aware of the following:

As defined in the Terms, this is a Design Drawing and may not yet have Construction Drawings (CDs) or the CDs may not reflect design changes. During the conversion of a Design Drawing to Construction Drawings, changes may be necessary including, but not limited to, dimensional changes or changes to the framing and structural supports.

We require that our designs be built substantially as shown in the Drawings. Markups agreed to by Builder and Home Buyer must still be approved by Artform, and may require additional changes, such as structural updates. While we attempt to accommodate requested changes where possible and reasonable, including considerations of design integrity, any and all changes to Drawings must be approved in writing by Artform. It is recommended that you have your Design Drawings updated by Artform prior to attaching any Drawing to any builder agreement. Artform shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.

- To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Artform.
- Increasing or decreasing ceiling heights requires adjustments to window sizes and other exterior elements.

We are not responsible for typographical errors. Home Buyer shall give thoughtful consideration to all drawings and documents provided to them and shall be solely responsible for ensuring that they understand features in the home that are important to them.

Balmalcolm

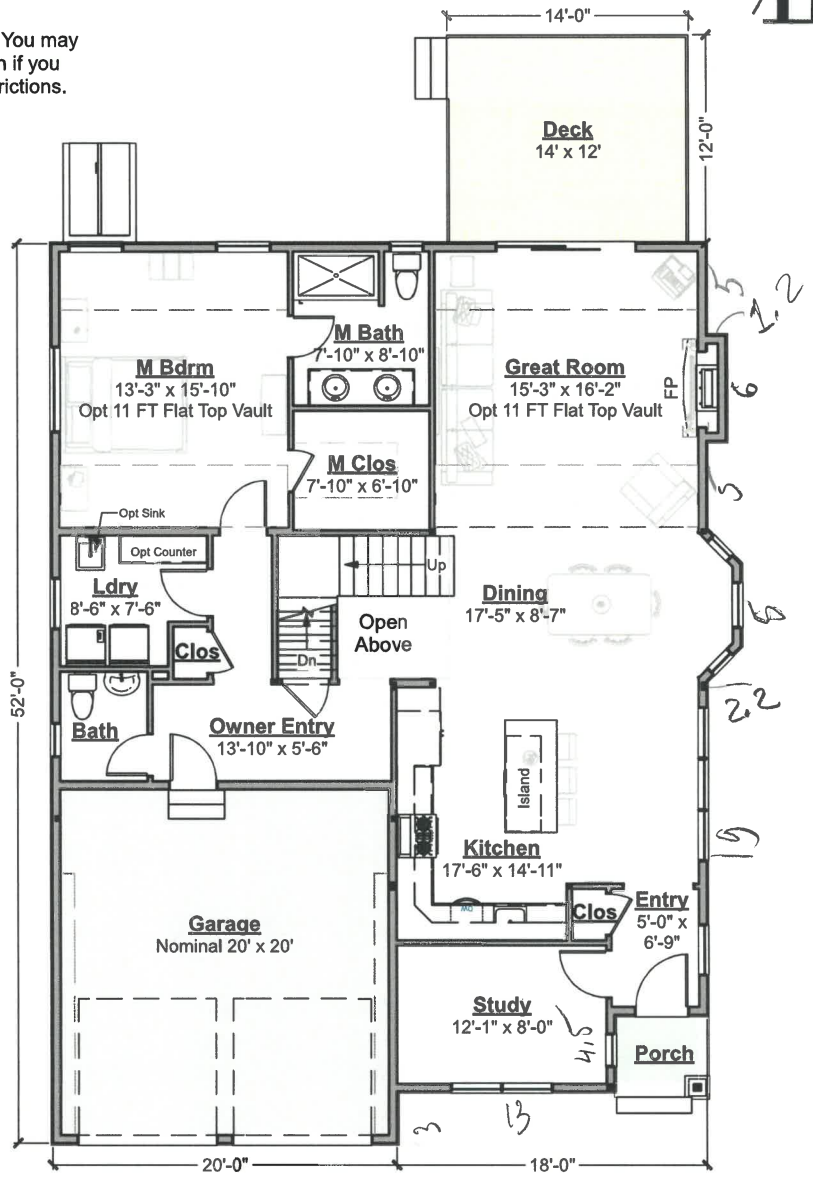
540.126.v12 ER

Artform Home Plans
603-431-9559

Balmalcolm

540.126.v12 ER

Artform Home Plans
603-431-9559



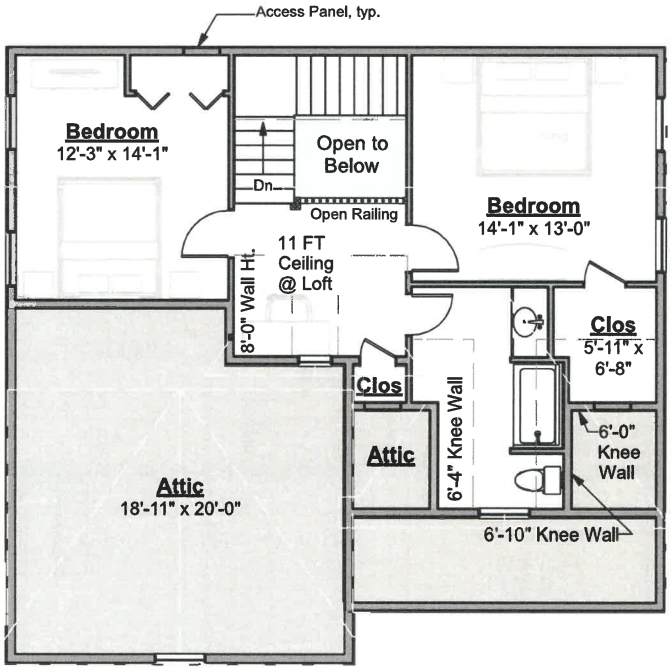
Living Area this Floor: 1515 sq ft
First Floor - 9 FT Ceiling unless noted otherwise

First Floor Plan
Scale: 3/32"=1'

Balmalcolm

540.126.v12 ER

Artform Home Plans
603-431-9559



Living Area this Floor: 755 sq ft
First Floor - 9 FT Ceiling unless noted otherwise

Second Floor Plan
Scale: 3/32"=1'

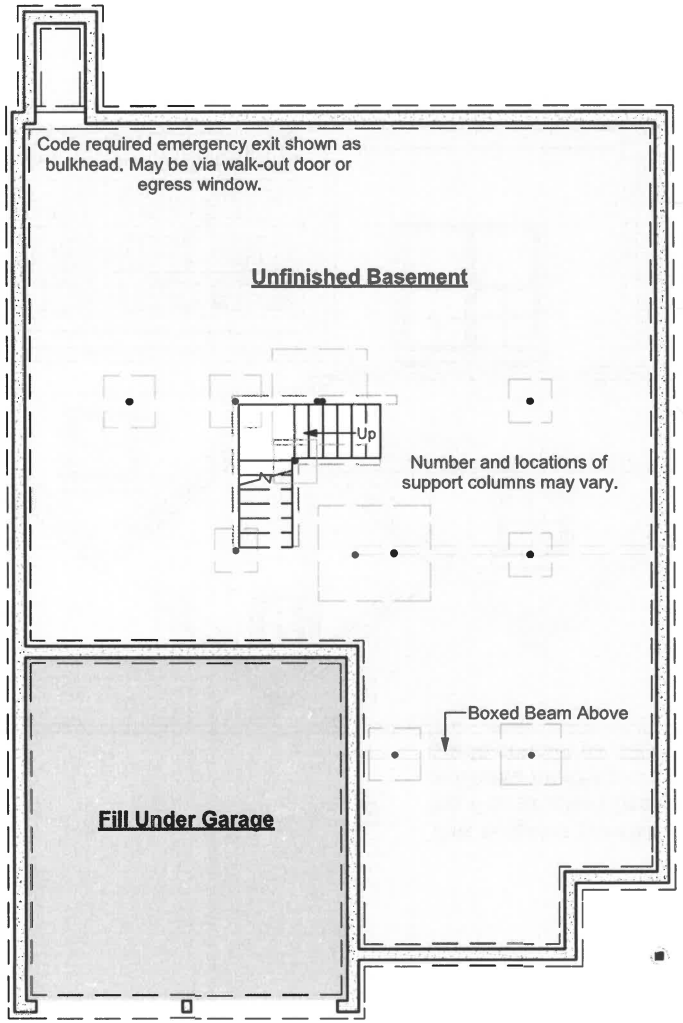
Balmalcolm

540.126.v12 ER

Artform Home Plans
603-431-9559

IMPORTANT BASEMENT NOTES:

- Unless an area is specifically designed as "no posts", additional posts may be required.
- Unless specifically noted otherwise, basement beams will be framed below the floor joists.
- Basement spaces accommodate utilities, mechanical equipment and the horizontal movement of plumbing pipes, electrical wires and heating ducts. Both as part of any Construction Drawings produced based on this design and as future decisions made by the builder, changes to accommodate these items must be expected.
- Basement window locations are dependent on site conditions and utility locations. Clarify number and location with your builder.

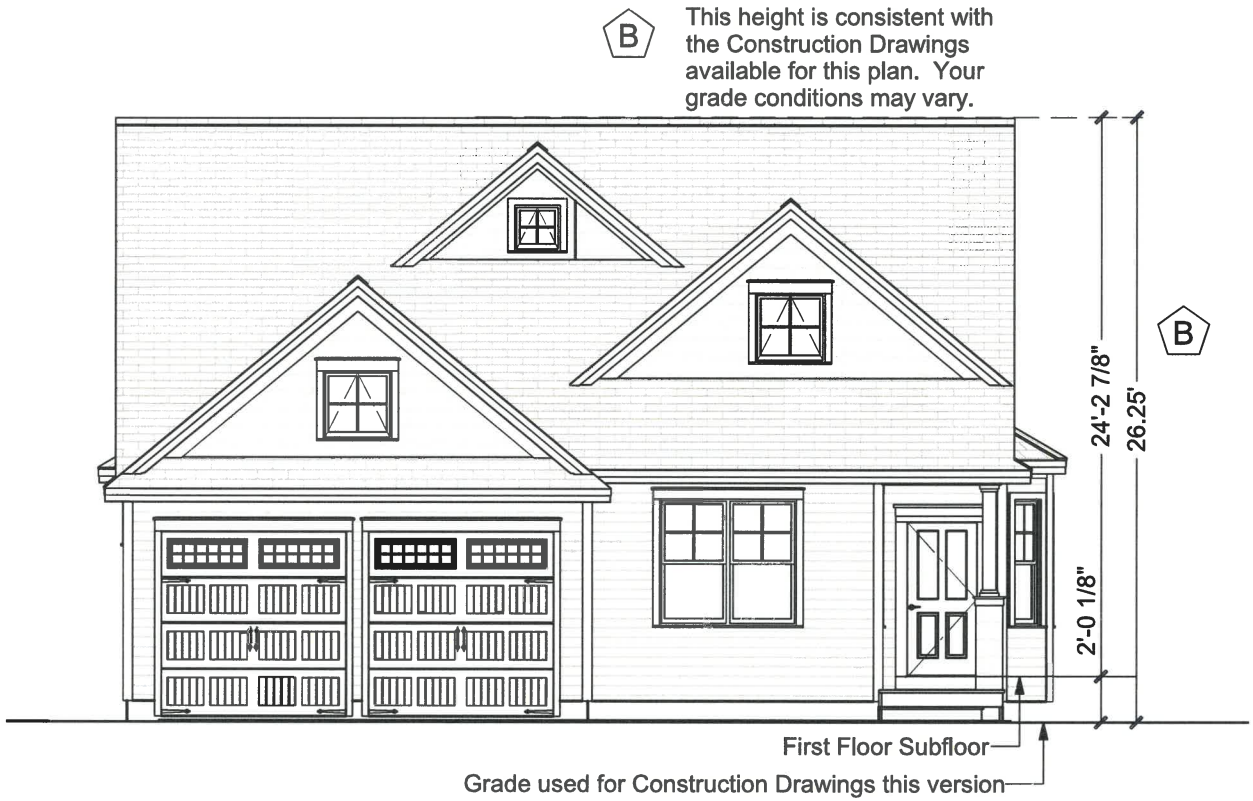


Foundation Plan
Scale: 3/32"=1'

Balmalcolm

540.126.v12 ER

Artform Home Plans
603-431-9559



Front Elevation
Scale: 3/32"=1'

Balmalcolm

540.126.v12 ER

Artform Home Plans
603-431-9559

Right Elevation
Scale: 3/32"=1'

Balmalcolm

540.126.v12 ER

Artform Home Plans
603-431-9559

Rear Elevation
Scale: 3/32"=1'

Balmalcolm

540.126.v12 ER

Artform Home Plans
603-431-9559

Left Elevation
Scale: 3/32"=1'

Hennessy Premier, 34 x 30

294.129.v2

Artform Home Plans
603-431-9559

Some items shown are optional and/ or may vary. Builder's written specifications always govern.

1. Gas fireplace and it's surround or mantel
2. Kitchen - island, cabinet style & trim, countertop material, etc.
3. Door styles and trim
4. Window grilles and trim, window treatments
5. Stair balusters or low walls at stairs
6. Lighting
7. Material selections (flooring, siding, roofing, paint colors, etc.)
8. Other furnishings
9. Landscaping, paving and walkways
10. Gutters, shutters and other exterior trim components
11. Deck size, railing style, stair location, etc.
12. Amount of exposed basement and/or wood framed walls at basement.

These images are not of any specific building site. Sun and view through windows will vary, as will the site around the house on the exterior and the slope of the land.

Hennessy Premier, 34 x 30

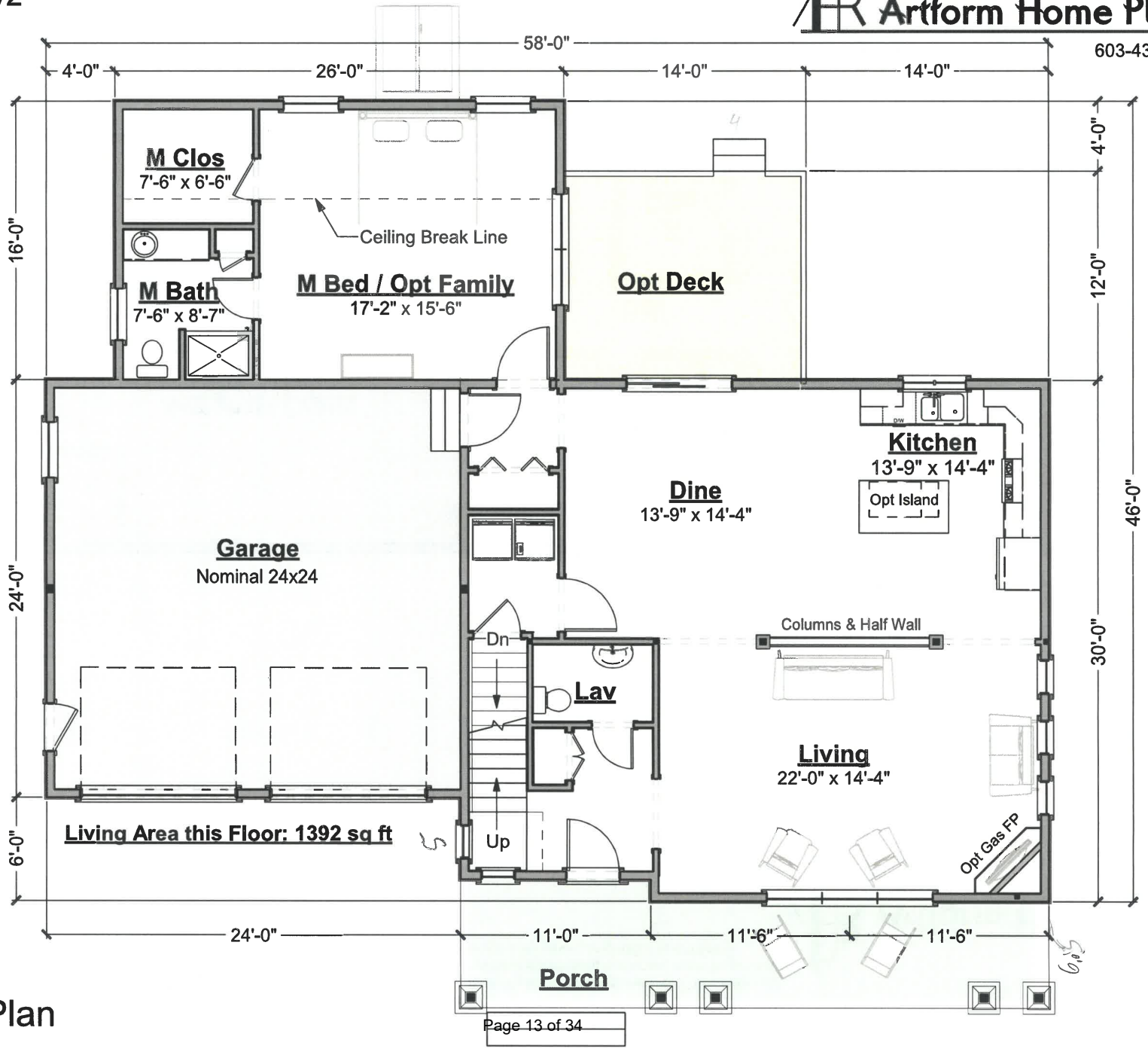
294.129.v2

Artform Home Plans
603-431-9559

Hennessy Premier, 34 x 30

294.129.v2

Artform Home Plans
603-431-9559



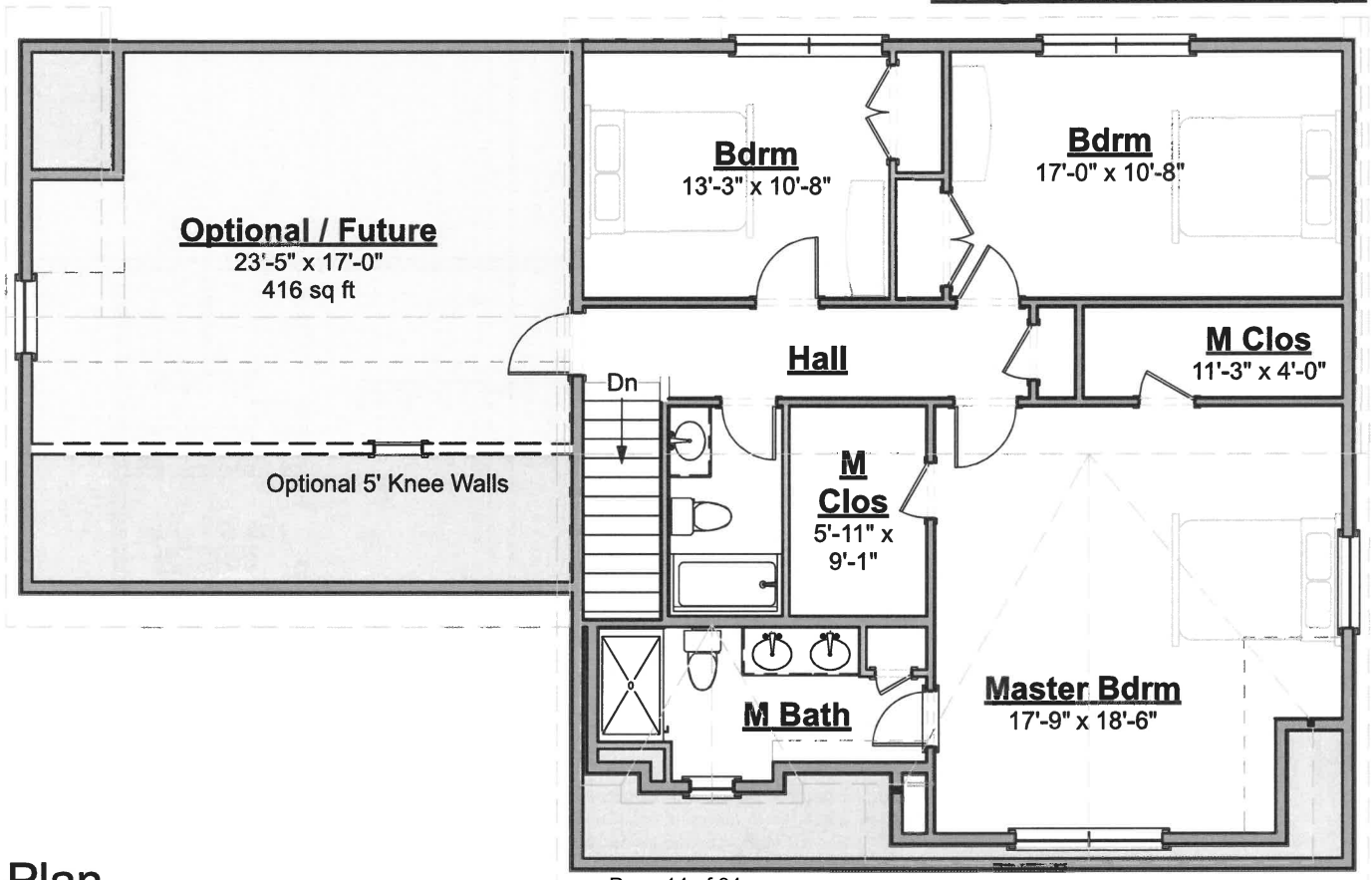
First Floor Plan

Hennessy Premier, 34 x 30

294.129.v2

Artform Home Plans
603-431-9559

Living Area this Floor: 1501 sq ft

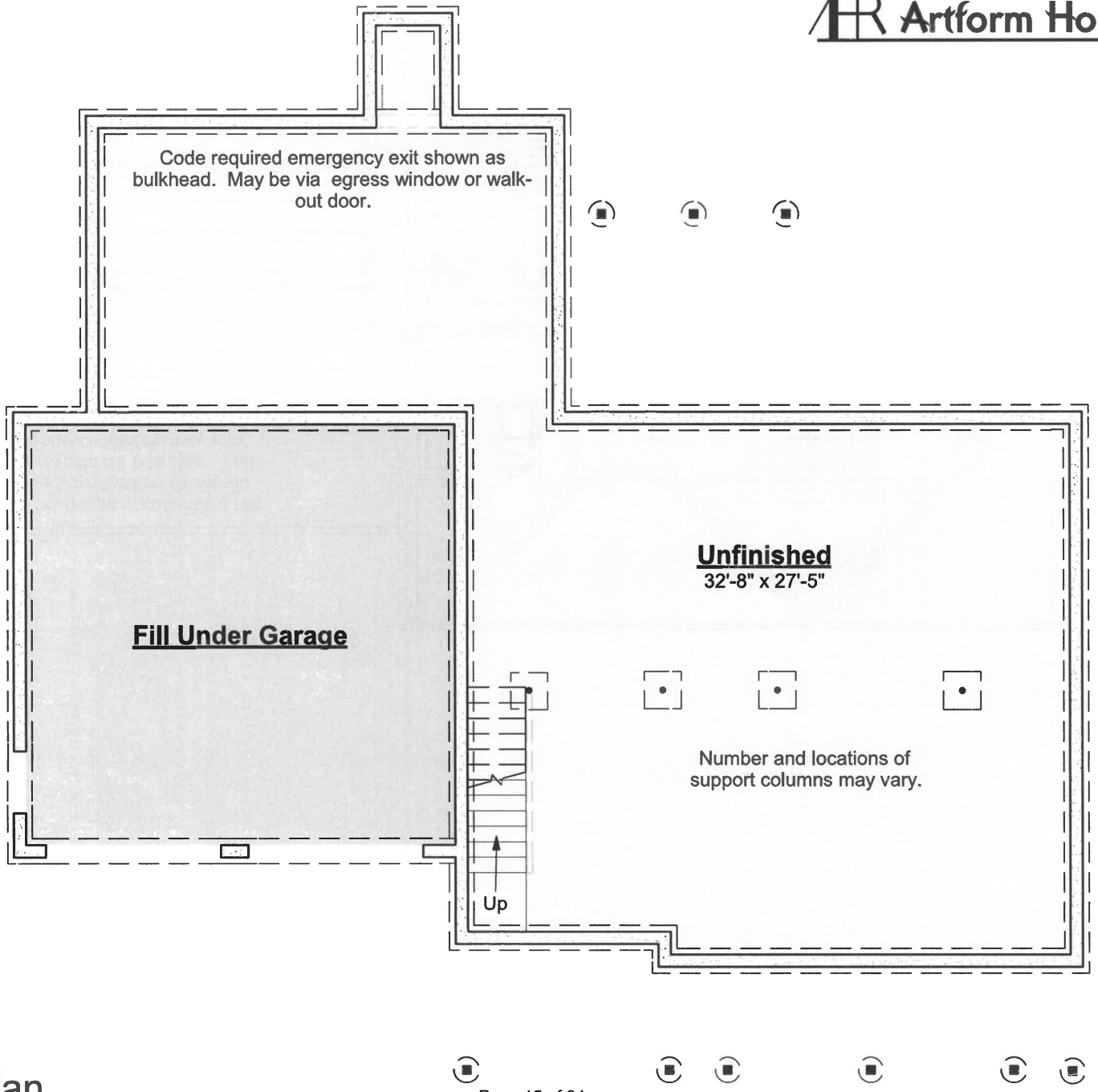


Second Floor Plan

Hennessy Premier, 34 x 30

294.129.v2

Artform Home Plans
603-431-9559



Foundation Plan

Hennessy Premier, 34 x 30

294.129.v2

Artform Home Plans
603-431-9559

Front Elevation

Hennessy Premier, 34 x 30

294.129.v2

Artform Home Plans
603-431-9559

Right Elevation

Hennessy Premier, 34 x 30

294.129.v2

Artform Home Plans
603-431-9559

Rear Elevation

Hennessy Premier, 34 x 30

294.129.v2

Artform Home Plans
603-431-9559

Left Elevation

May Tullip

318.127.v2 KL

Artform Home Plans

Some items shown are optional and/ or may vary. Builder's written specifications always govern.

1. Gas fireplace and it's surround or mantel
2. Kitchen - island, cabinet style & trim, countertop material, etc.
3. Door styles and trim
4. Window grilles and trim, window treatments
5. Stair balusters or low walls at stairs
6. Lighting
7. Material selections (flooring, siding, roofing, paint colors, etc.)
8. Other furnishings
9. Landscaping, paving and walkways
10. Gutters, shutters and other exterior trim components
11. Deck size, railing style, stair location, etc.
12. Amount of exposed basement and/or wood framed walls at basement.

These images are not of any specific building site. Sun and view through windows will vary, as will the site around the house on the exterior and the slope of the land.

May Tullip

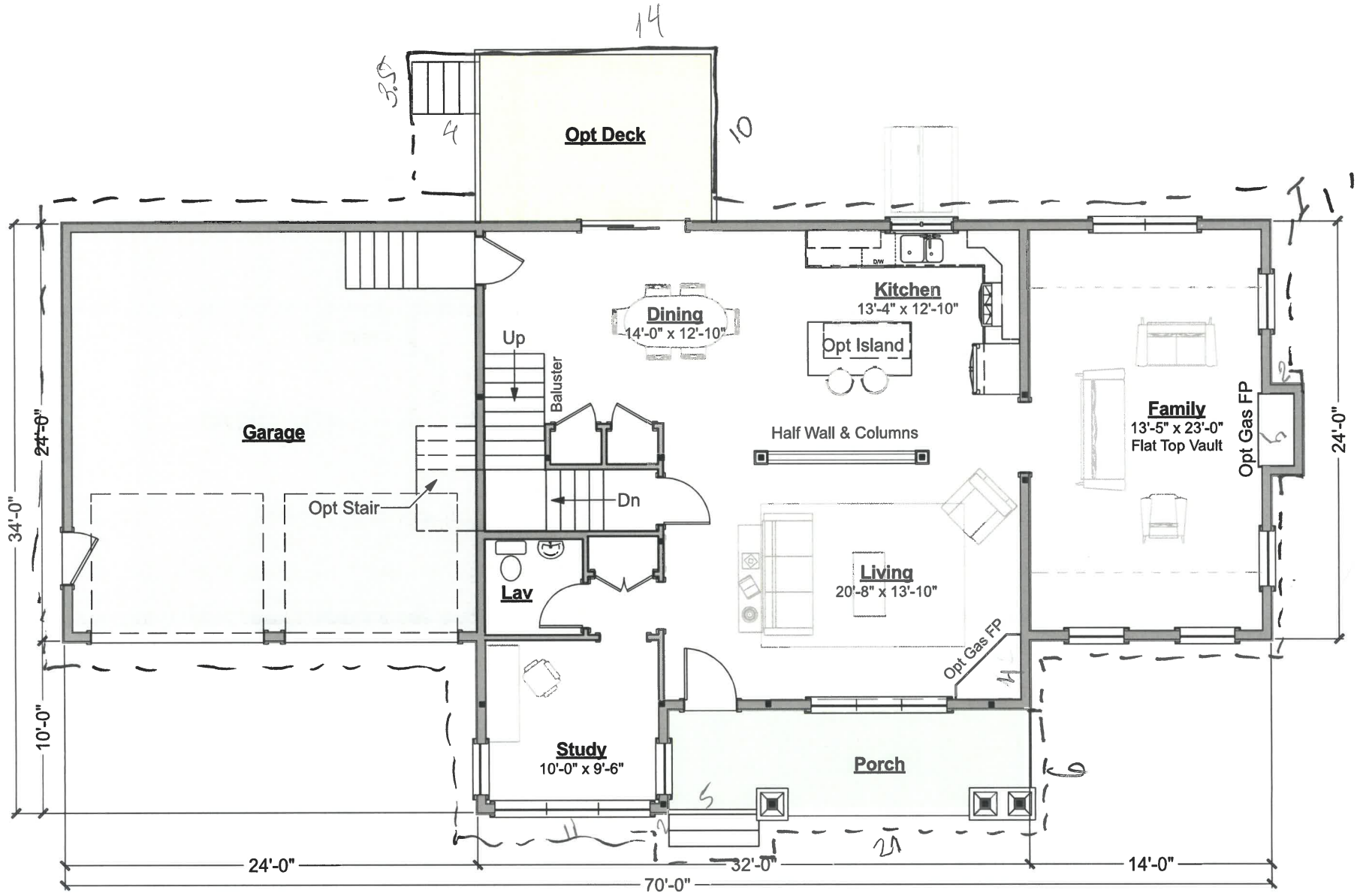
318.127.v2 KL

Artform Home Plans

May Tullip

318.127.v2 KL

Artform Home Plans

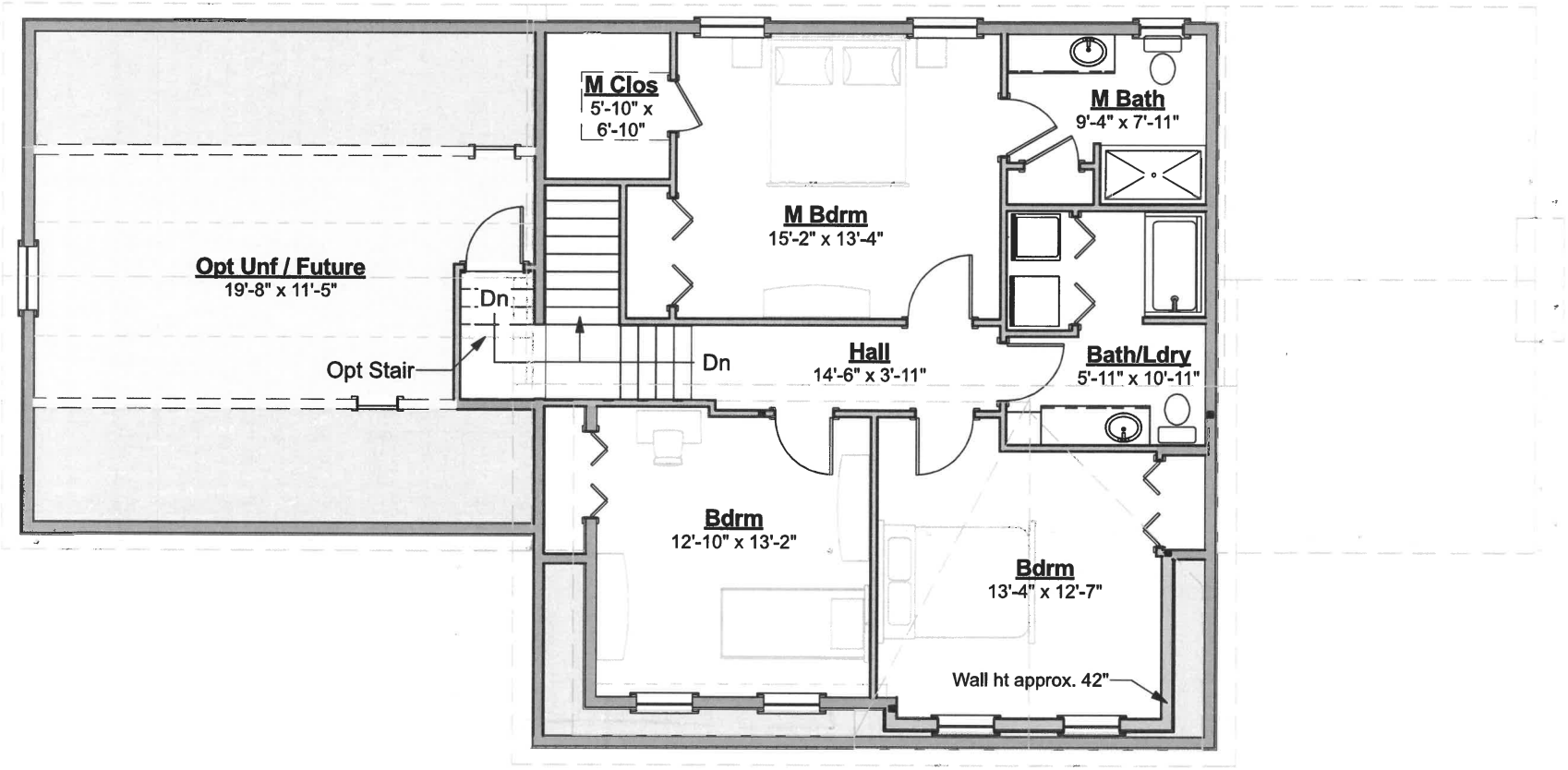


First Floor Plan

May Tullip

318.127.v2 KL

Artform Home Plans

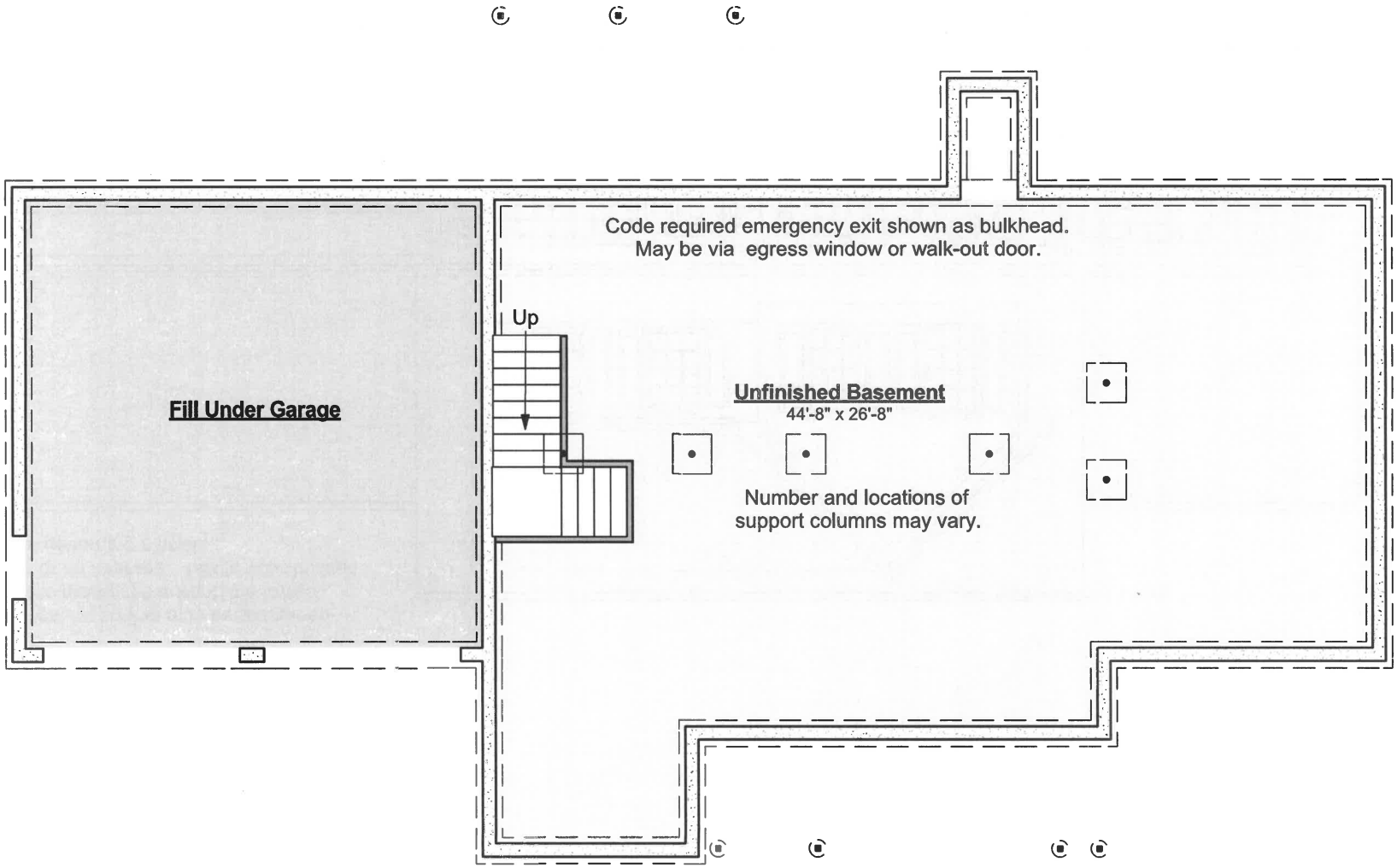


Second Floor Plan

May Tullip

318.127.v2 KL

Artform Home Plans



Foundation Plan

May Tullip

318.127.v2 KL

Artform Home Plans

AFHP Default Grade *1 is 1'-9" below first floor subfloor for consistency in how we list height on the web site. The distance to grade is often more. Talk to your builder.

*3 Height for zoning may be measured from the grade at the front, the lowest grade or an average. Talk to your builder and/or governing officials.

Front Elevation

May Tullip

318.127.v2 KL

Artform Home Plans

Right Elevation

May Tullip

318.127.v2 KL

Artform Home Plans

Rear Elevation

May Tullip

318.127.v2 KL

Artform Home Plans

Left Elevation

FRONT ELEVATION

THE WESTFORD

TO BE CONSTRUCTED AT

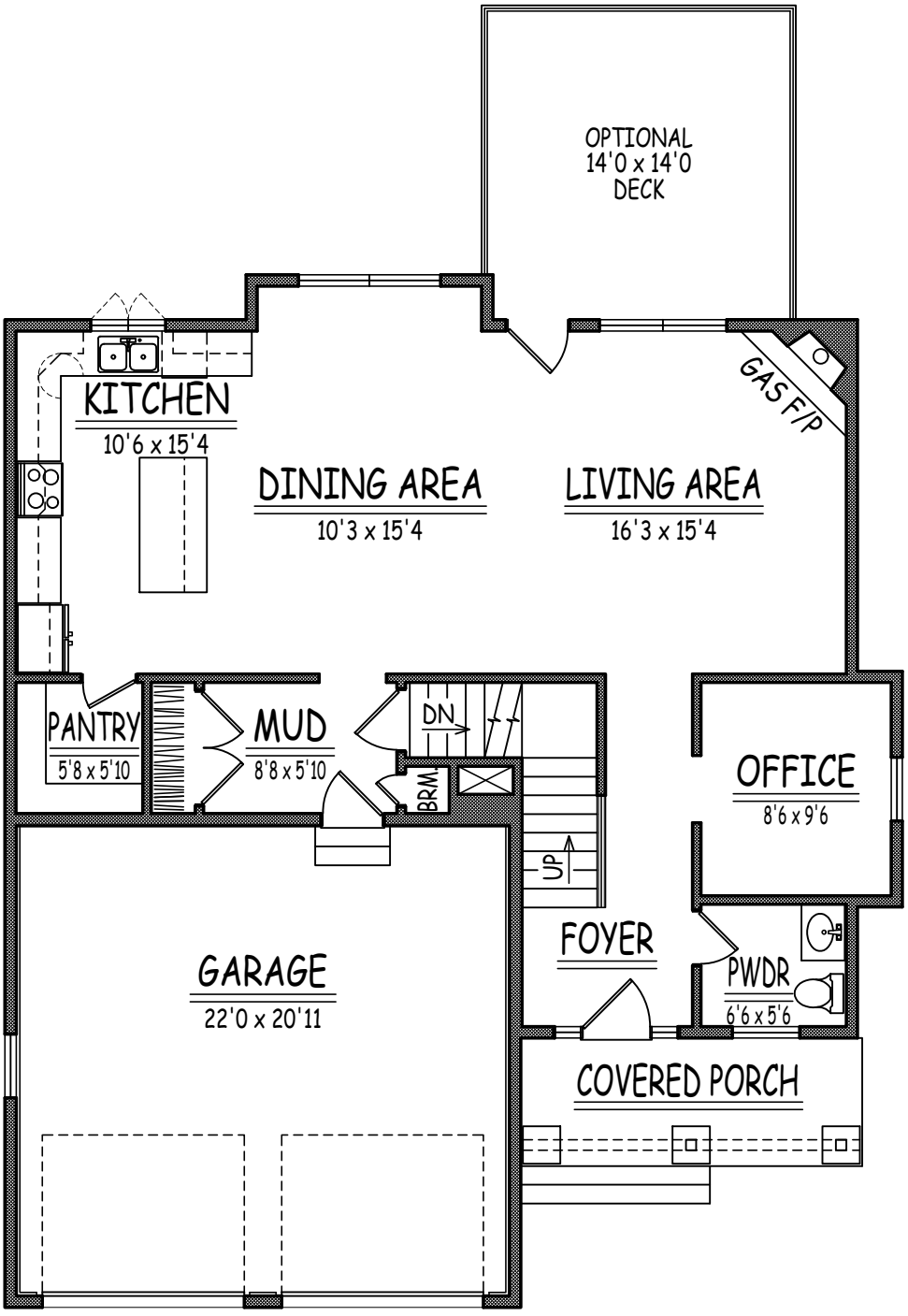
PAGE FARM OF
ATKINSON, NH

A PLANNED DEVELOPMENT BY GREEN & COMPANY REAL ESTATE

SQUARE FOOTAGE TABLE

TOTALS EXCLUDE UNFINISHED/STORAGE, GARAGE & OPEN AREAS

PLAN	SQ. FTG.
FIRST FLOOR	1,047
SECOND FLOOR	1,126
BONUS ROOM	309
TOTAL: W/ BONUS	2,482
TOTAL: W/O BONUS	2,173



FIRST FLOOR PLAN

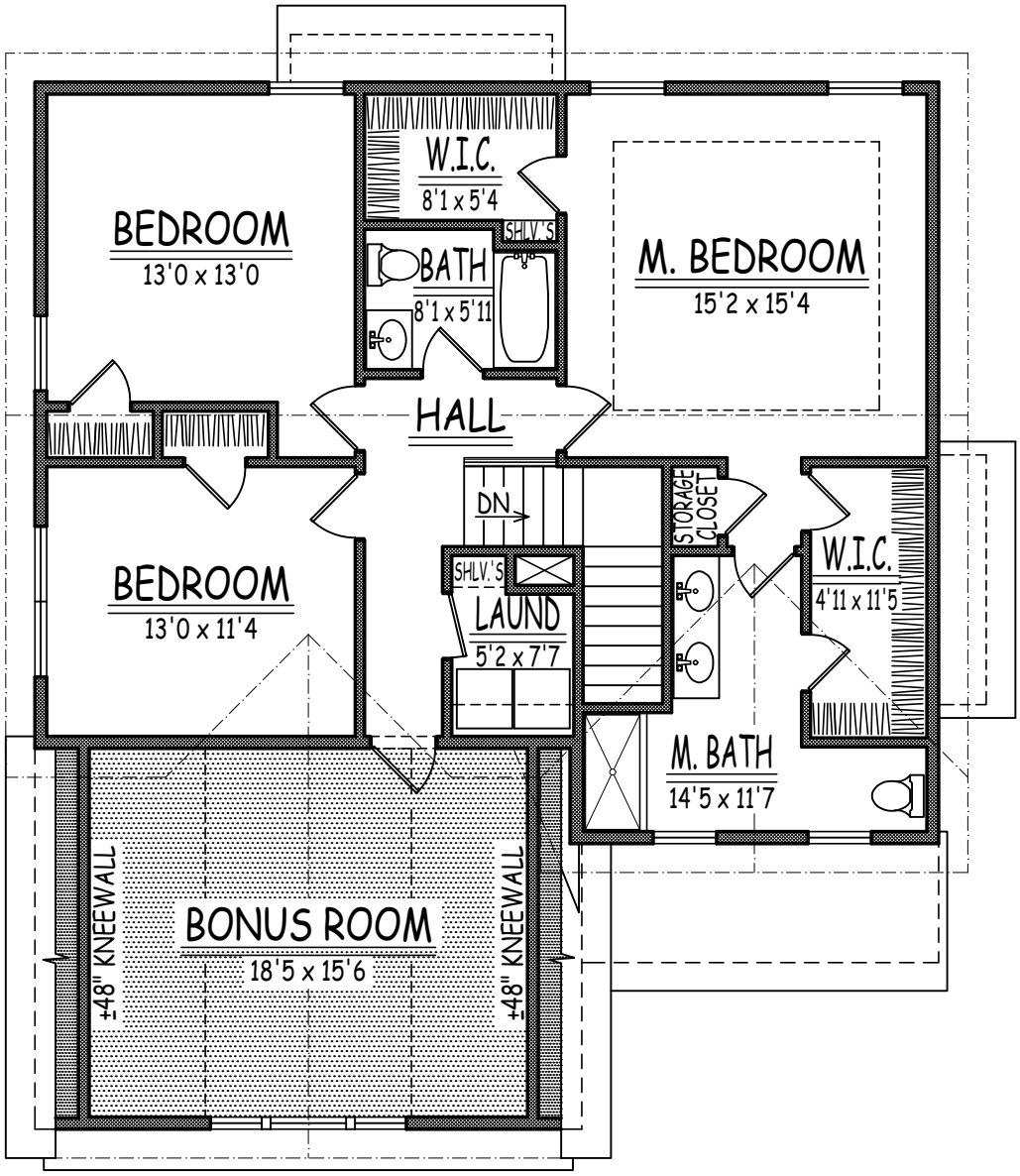
1,047 SQUARE FEET

THE WESTFORD

TO BE CONSTRUCTED AT

PAGE FARM OF
ATKINSON, NH

A PLANNED DEVELOPMENT BY GREEN & COMPANY REAL ESTATE



SECOND FLOOR PLAN

1,126 SQUARE FEET

THE WESTFORD

TO BE CONSTRUCTED AT

PAGE FARM OF
ATKINSON, NH

A PLANNED DEVELOPMENT BY GREEN & COMPANY REAL ESTATE

Bruce Peninsula National Park

New ecopassages to help critters cross the road

Wildlife is benefitting from the installation of ecopassages at Bruce Peninsula National Park.

Eco-passages are specialized wildlife tunnels which allow animals to safely cross busy roads. They are especially important in areas where a road fragments critical habitat and prevents animals from reaching their breeding grounds.

Our scientists have identified seven high priority locations for ecopassages in Bruce Peninsula National Park. These are areas where we've traditionally seen a high number of road deaths or injuries to reptiles and amphibians because of cars, also known as "hotspots".

Animals which try to cross the road in these areas will encounter a specialized fence. Snakes, turtles and small mammals such as rodents are not able to crawl over, or dig under these fences. Instead they are redirected to a tunnel. These tunnels are specially designed to be more attractive to reptiles and amphibians by allowing sunlight through the top so these cold blooded creatures (ectotherms) don't have to go into cold, dark places to get where they are going.

We continue to monitor how well this system works, and so far, results are positive. We have already photographed many different animals using these tunnels and have made improvements to the original design we started using in 2012. We are confident we are on the right path to help at risk species such as snapping turtle, massasauga rattlesnake, eastern ribbon snake and several others.

The fencing leads animals to the opening and each end of the ecopassage.

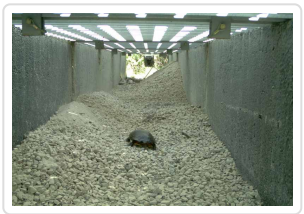
Next time you visit us at Bruce Peninsula National Park watch for the metal grates on the roads. Those are your sign that we're working hard to help protect the creatures which share this magnificent place with us.

Specialized fence to direct animals towards the ecopassages







Date modified :

2019-05-18

CONDITIONAL USE PERMIT PLANS

BANFIELD ROAD
PORTSMOUTH, NEW HAMPSHIRE

SEPTEMBER 25, 2019

OWNER
MAP 256 LOT 2
WALTER D. HETT, TRUSTEE
334 HUDSON ROAD
STOW, MA 01775

APPLICANT
GREEN AND COMPANY REAL ESTATE
RICK GREEN
11 LAFAYETTE ROAD
NORTH HAMPTON, NH 03862
603-964-7572

PREPARED FOR
GREEN AND COMPANY REAL ESTATE
RICK GREEN
11 LAFAYETTE RD
NORTH HAMPTON, NH 03862
603-964-7572

RESOURCE LIST

PLANNING/ZONING DEPARTMENT
1 JUNKINS AVE
PORTSMOUTH, NH 03801
603-610-7216
JULIET WALKER, PLANNING DIRECTOR

BUILDING DEPARTMENT
1 JUNKINS AVE
PORTSMOUTH, NH 03801
603-610-7261
ROBERT MARSILIA,
CHIEF BUILDING INSPECTOR

PUBLIC WORKS
600 PEVERLY HILL RD
PORTSMOUTH, NH 03801
603-427-1530
PETER RICE, PUBLIC WORKS DIRECTOR

POLICE DEPARTMENT
3 JUNKINS AVE
PORTSMOUTH, NH 03801
603-427-1510
ROBERT MERNER, CHIEF

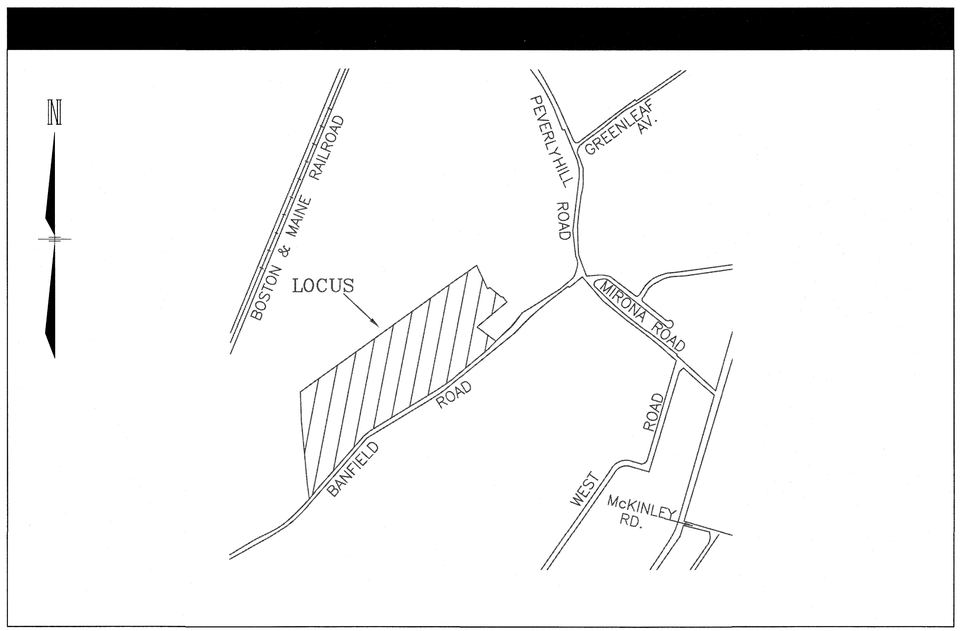
FIRE DEPARTMENT
170 COURT STREET
PORTSMOUTH, NH 03801
603-427-1515
TODD GERMAIN, CHIEF

ASSOCIATED PROFESSIONALS

ENVIRONMENTAL SERVICES
GOVE ENVIRONMENTAL SERVICES
8 CONTINENTAL DRIVE
BUILDING 2 – UNIT H
EXETER, NH 03833

SOIL SCIENTIST
GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DRIVE
BUILDING 2 – UNIT H
EXETER, NH 03833
JIM GOVE, CERTIFIED SOIL SCIENTIST

TRAFFIC ENGINEER
STEPHEN G. PERNAW
& COMPANY, INC.
PO BOX 1721
CONCORD, NH 03302
(603) 731-8500
STEPHEN G. PERNAW, PE, PTOE



INDEX OF SHEETS

DIG SAFE
CALL NH 811
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.

REV.	DATE	DESCRIPTION	DR	CK

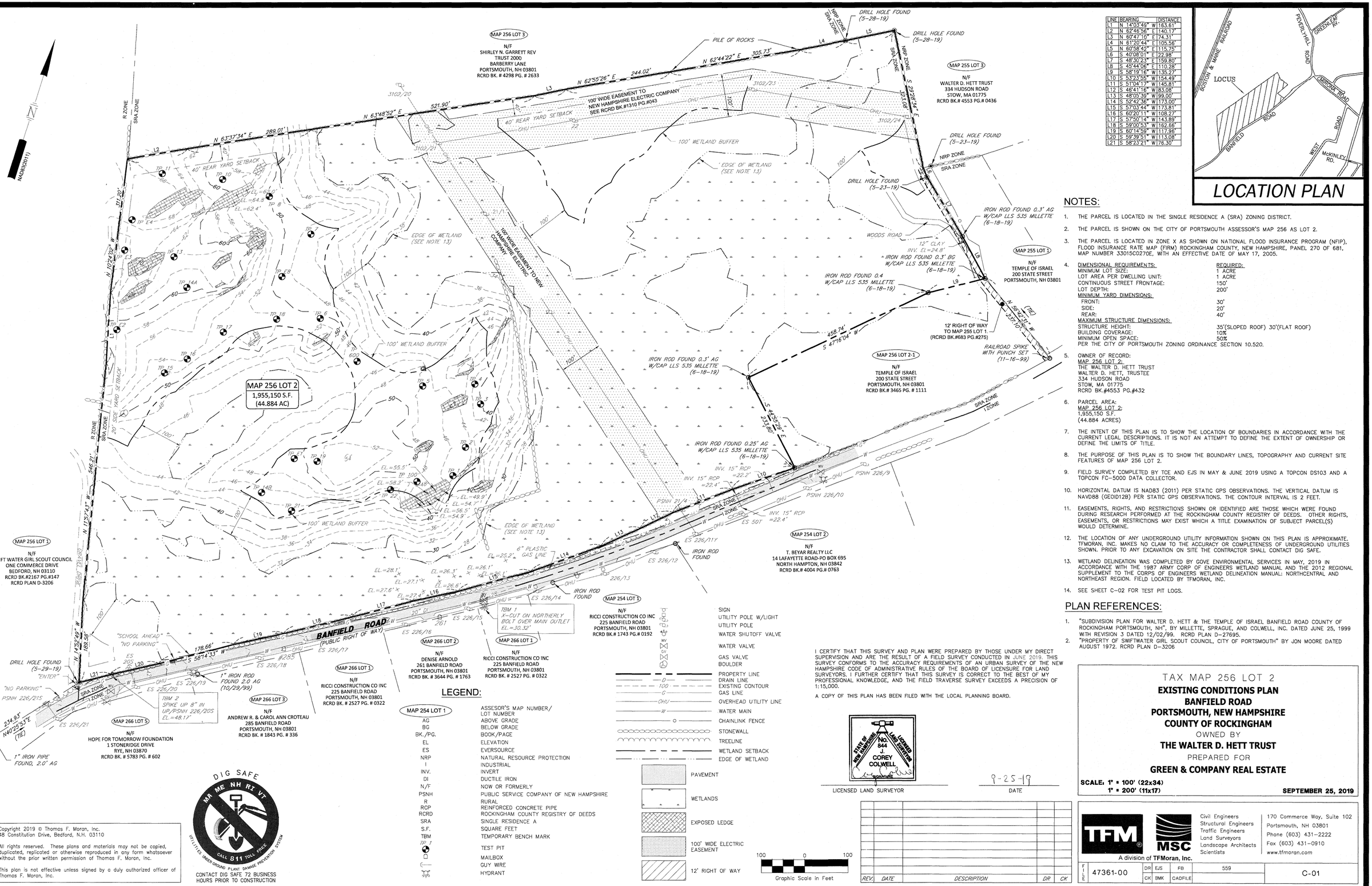
TAX MAP 256 LOT 2
COVER
BANFIELD ROAD
PORTSMOUTH, NH
OWNED BY
WALTER D HETT TRUST
PREPARED FOR
GREEN & COMPANY REAL ESTATE
SEPTEMBER 25, 2019

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

FILE	47361.00	DR		FB	-	C-00
		CK		CADFILE	COVER	

Sep 25, 2019 - 2:24pm
F:\MSC Projects\47361 - Banfield Road - Portsmouth\47361-00 - Green & Co - Banfield Road\Design\Production Drawings\Cover.dwg



LINE	BEARING	DISTANCE
L1	N 14°03'49" W	163.61'
L2	N 62°46'56" E	140.17'
L3	N 60°47'10" E	74.31'
L4	N 61°20'44" E	106.56'
L5	N 60°58'42" E	115.75'
L6	S 40°08'01" E	22.98'
L7	S 48°30'23" E	159.80'
L8	S 45°44'06" E	110.28'
L9	S 58°19'16" W	135.27'
L10	S 53°23'55" W	154.49'
L11	S 51°04'17" W	145.81'
L12	S 46°41'16" W	83.08'
L13	S 48°05'39" W	99.00'
L14	S 52°42'36" W	173.00'
L15	S 57°03'44" W	173.81'
L16	S 60°20'11" W	108.27'
L17	S 57°50'14" W	143.89'
L18	S 59°00'53" W	162.66'
L19	S 60°14'59" W	117.96'
L20	S 59°39'51" W	113.08'
L21	S 58°23'21" W	76.30'

LOCATION PLAN

NOTES:

1. THE PARCEL IS LOCATED IN THE SINGLE RESIDENCE A (SRA) ZONING DISTRICT.
2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 256 AS LOT 2.
3. THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 270 OF 681, MAP NUMBER 33015C0270E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
4. DIMENSIONAL REQUIREMENTS:

	REQUIRED:
MINIMUM LOT SIZE:	1 ACRE
LOT AREA PER DWELLING UNIT:	1 ACRE
CONTINUOUS STREET FRONTAGE:	150'
LOT DEPTH:	200'
MINIMUM YARD DIMENSIONS:	
FRONT:	30'
SIDE:	20'
REAR:	40'
MAXIMUM STRUCTURE DIMENSIONS:	
STRUCTURE HEIGHT:	35'(SLOPED ROOF) 30'(FLAT ROOF)
BUILDING COVERAGE:	10%
MINIMUM OPEN SPACE:	50%

PER THE CITY OF PORTSMOUTH ZONING ORDINANCE SECTION 10.520.

5. OWNER OF RECORD:
   MAP 256 LOT 2:
   THE WALTER D. HETT TRUST
   WALTER D. HETT, TRUSTEE
   334 HUDSON ROAD
   STOW, MA 01775
   RCRD BK.#4553 PG.#432
6. PARCEL AREA:
   MAP 256 LOT 2:
   1,955,150 S.F.
   (44.884 ACRES)
7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
8. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE FEATURES OF MAP 256 LOT 2.
9. FIELD SURVEY COMPLETED BY TCE AND EJS IN MAY & JUNE 2019 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.
10. HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 (GEOID12B) PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
11. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
12. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
13. WETLAND DELINEATION WAS COMPLETED BY GOVE ENVIRONMENTAL SERVICES IN MAY, 2019 IN ACCORDANCE WITH THE 1987 ARMY CORP OF ENGINEERS WETLAND MANUAL AND THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. FIELD LOCATED BY TFMORAN, INC.
14. SEE SHEET C-02 FOR TEST PIT LOGS.

PLAN REFERENCES:

1. "SUBDIVISION PLAN FOR WALTER D. HETT & THE TEMPLE OF ISRAEL BANFIELD ROAD COUNTY OF ROCKINGHAM PORTSMOUTH, NH", BY MILLETTE, SPRAGUE, AND COLWELL, INC. DATED JUNE 25, 1999 WITH REVISION 3 DATED 12/02/99. RCRD PLAN D-27695.
2. "PROPERTY OF SWIFTWATER GIRL SCOUT COUNCIL, CITY OF PORTSMOUTH" BY JON MOORE DATED AUGUST 1972. RCRD PLAN D-3206

LEGEND:

MAP 254 LOT 1	ASSESSOR'S MAP NUMBER/ LOT NUMBER
AG	ABOVE GRADE
BG	BELOW GRADE
BK./PG.	BOOK/PAGE
EL	ELEVATION
ES	EVERSOURCE
NRP	NATURAL RESOURCE PROTECTION
I	INDUSTRIAL
INV.	INVERT
DI	DUCTILE IRON
N/F	NOW OR FORMERLY
PSNH	PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
R	RURAL
RCP	REINFORCED CONCRETE PIPE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
SRA	SINGLE RESIDENCE A
S.F.	SQUARE FEET
TBM	TEMPORARY BENCH MARK
TP 1	TEST PIT
	MAILBOX
	GUY WIRE
	HYDRANT
	SIGN
	UTILITY POLE W/LIGHT
	UTILITY POLE
	WATER SHUTOFF VALVE
	WATER VALVE
	GAS VALVE
	BOULDER
	PROPERTY LINE
	DRAIN LINE
	EXISTING CONTOUR
	GAS LINE
	OVERHEAD UTILITY LINE
	WATER MAIN
	CHAINLINK FENCE
	STONEWALL
	TREELINE
	WETLAND SETBACK
	EDGE OF WETLAND
	PAVEMENT
	WETLANDS
	EXPOSED LEDGE
	100' WIDE ELECTRIC EASEMENT
	12' RIGHT OF WAY

Graphic Scale in Feet: 100 0 100

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN JUNE 2019. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

A COPY OF THIS PLAN HAS BEEN FILED WITH THE LOCAL PLANNING BOARD.

STATE OF NEW HAMPSHIRE — No. 844 — J. COREY COLWELL — LICENSED LAND SURVEYOR

LICENSED LAND SURVEYOR

9-25-19
DATE

TAX MAP 256 LOT 2
EXISTING CONDITIONS PLAN
BANFIELD ROAD
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
THE WALTER D. HETT TRUST
PREPARED FOR
GREEN & COMPANY REAL ESTATE

SCALE: 1" = 100' (22x34)
1" = 200' (11x17)
SEPTEMBER 25, 2019

REV.	DATE	DESCRIPTION	DR	CK

TFM / MSC — A division of TFMoran, Inc.
Civil Engineers, Structural Engineers, Traffic Engineers, Land Surveyors, Landscape Architects, Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	DR	EJS	FB		
47361-00	CK	BMK	CADFILE	559	C-01

DIG SAFE — MA ME NH RI VT — UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM — CALL 811 TOLL FREE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

TEST PIT LOG

SITE: BANFIELD RD, PORTSMOUTH
LOGGED BY: JAMES GOVE & BRENDEN WALDEN
DATE: 8/29 & 8/30, 2019

Test Pit #1:
0–8 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
8–30 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
ESHWT: 30 INCHES REFUSAL: 30 INCHES OBSERVED WATER: N/A

Test Pit #2:
0–9 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
9–28 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
ESHWT: 28 INCHES REFUSAL: 28 INCHES OBSERVED WATER: N/A

Test Pit #3:
0–10 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
10–30 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
30–57 INCHES, 2.5Y 5/3, FINE SANDY LOAM, GRANULAR, FRIABLE,
WITH 20% REDOX CONCENTRATIONS
ESHWT: 30 INCHES REFUSAL: 57 INCHES OBSERVED WATER: N/A

Test Pit #4:
0–8 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
8–24 INCHES, 10YR 4/6, FINE SANDY LOAM GRANULAR, FRIABLE
ESHWT: 24 INCHES REFUSAL: 44 INCHES OBSERVED WATER: N/A

Test Pit #5:
0–6 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
6–25 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
25–51 INCHES, 2.5Y 5/3, FINE SANDY LOAM, PLATY, FIRM,
WITH 10% REDOX CONCENTRATIONS
ESHWT: 25 INCHES REFUSAL: 51 INCHES OBSERVED WATER: N/A

Test Pit #6:
0–8 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
8–28 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
28–60 INCHES, 2.5Y 5/3, FINE SANDY LOAM, PLATY, FIRM,
WITH 20% REDOX CONCENTRATIONS
ESHWT: 28 INCHES REFUSAL: N/A OBSERVED WATER: N/A

Test Pit #7:
0–10 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
10– 41 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
41–64 INCHES, 2.5Y 5/3, FINE SANDY LOAM, PLATY, FIRM,
WITH 10% REDOX CONCENTRATIONS
ESHWT: 41 INCHES REFUSAL: N/A OBSERVED WATER: N/A

Test Pit #8:
0–7 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
7–28 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
28–53 INCHES, 2.5Y 5/3, FINE SANDY LOAM, PLATY, FIRM,
WITH 20% REDOX CONCENTRATIONS
ESHWT: 28 INCHES REFUSAL: 53 INCHES OBSERVED WATER: N/A

Test Pit #10:
0–8 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
8–36 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
36–68 INCHES, 2.5Y 5/3, FINE SANDY LOAM, MASSIVE, FRIABLE,
WITH 20% REDOX CONCENTRATIONS
ESHWT: 36 INCHES REFUSAL: N/A OBSERVED WATER: N/A

Test Pit #11:
0–8 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
8–28 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
28–64 INCHES, 2.5Y 5/3, FINE SANDY LOAM, PLATY, FIRM,
WITH 10% REDOX CONCETRATIONS
ESHWT: 28 INCHES REFUSAL: 64 INCHES OBSERVED WATER: N/A

Test Pit #13:
0–10 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
10–32 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
32–61 INCHES, 2.5Y 5/3, FINE SANDY LOAM, PLATY, FIRM,
WITH 10% REDOX CONCENTRATIONS
ESHWT: 32 INCHES REFUSAL: 61 INCHES OBSERVED WATER: N/A

Test Pit #14A:
0–10 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
10–23 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
23–44 INCHES, 2.5Y 5/3, FINE SANDY LOAM, PLATY, FIRM,
WITH 20% REDOX CONCENTRATIONS
ESHWT: 23 INCHES REFUSAL: 44 INCHES OBSERVED WATER: N/A

Test Pit #14B:
0–6 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
6–32 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
32–57 INCHES, 2.5Y 5/3, FINE SANDY LOAM, PLATY, FIRM,
WITH 10% REDOX CONCENTRATIONS
ESHWT: 32 INCHES REFUSAL: 57 INCHES OBSERVED WATER: N/A

TEST PIT LOG

SITE: BANFIELD RD, PORTSMOUTH
LOGGED BY: JAMES GOVE & BRENDEN WALDEN
DATE: 8/29 & 8/30, 2019

Test Pit #15:
0–14 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
14–28 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
28–60 INCHES, 2.5Y 5/3, FINE SANDY LOAM, MASSIVE, FIRM,
WITH 40% REDOX CONCENTRATIONS
ESHWT: 28 INCHES REFUSAL: 60 INCHES OBSERVED WATER: N/A

Test pit #16:
0–5 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
5–24 INCHES, 10YR 4/4, FINE SANDY LOAM, GRANULAR, FRIABLE
ESHWT: 24 INCHES REFUSAL: 24 INCHES OBSERVED WATER: N/A

Test Pit #17:
0–6 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
6–34 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
34–60 INCHES, 2.5Y 5/3, FINE SANDY LOAM, MASSIVE, FRIABLE,
WITH 10% REDOX CONCENTRATIONS
ESHWT: 34 INCHES REFUSAL: 60 INCHES OBSERVED WATER: N/A

Test Pit #18:
0–6 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
6–22 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
22–50 INCHES, 2.5Y 5/3, FINE SANDY LOAM, PLATY, FIRM,
WITH 10% REDOX CONCENTRATIONS
ESHWT: 22 INCHES REFUSAL: 50 INCHES OBSERVED WATER: N/A

Test Pit #19:
0–7 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
7–24 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
ESHWT: 24 INCHES REFUSAL: 24 INCHES OBSERVED WATER: N/A

Test Pit #21:
0–10 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
10–21 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
21–48 INCHES, 2.5Y 5/3, FINE SANDY LOAM, PLATY, FIRM,
WITH 10% REDOX CONCENTRATIONS
ESHWT: 21 INCHES REFUSAL: 40 INCHES OBSERVED WATER: N/A

Test Pit #22:
0–6 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
6–20 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
20–58 INCHES, 2.5Y 5/3, FINE SANDY LOAM, PLATY, FIRM,
WITH 10% REDOX CONCENTRATIONS
ESHWT: 20 INCHES REFUSAL: 58 INCHES OBSERVED WATER: N/A

Test Pit #E1:
0–10 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
10–22 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
22–51 INCHES, 2.5Y 5/3, FINE SANDY LOAM, PLATY, FIRM,
WITH 20% REDOX CONCENTRATIONS
ESHWT: 22 INCHES REFUSAL: 51 INCHES OBSERVED WATER: N/A

Test Pit #E2:
0–5 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
5–28 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
ESHWT: 28 INCHES REFUSAL: 28 INCHES OBSERVED WATER: N/A

Test Pit #E3:
0–8 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
8–32 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
32–74 INCHES, 2.5Y 5/3, FINE SANDY LOAM, PLATY, FIRM,
WITH 10% REDOX CONCENTRATIONS
ESHWT: 32 INCHES REFUSAL: 74 INCHES OBSERVED WATER: N/A

Test Pit #E4:
0–9 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
9–28 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
28–50 INCHES, 2.5Y 5/3, FINE SANDY LOAM, PLATY, FIRM,
WITH 10% REDOX CONCENTRATIONS
ESHWT: 28 INCHES REFUSAL: 50 INCHES OBSERVED WATER: N/A

Test Pit #E8:
0–8 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
8–27 INCHES, 2.5Y 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
27–62 INCHES, 2.5Y 5/3, FINE SANDY LOAM, PLATY, FIRM,
WITH 10% REDOX CONCENTRATIONS
ESHWT: 27 INCHES REFUSAL: N/A OBSERVED WATER: N/A

Test Pit #100:
0–10 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
10–28 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
28–54 INCHES, 2.5Y 5/3, FINE SANDY LOAM, PLATY, FIRM,
WITH 10% REDOX CONCENTRATIONS
ESHWT: 28 INCHES REFUSAL: 54 INCHES OBSERVED WATER: N/A

Test Pit #600:
0–8 INCHES, 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
8–21 INCHES, 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
21–47 INCHES, 2.5Y 5/3, FINE SANDY LOAM, PLATY, FIRM,
WITH 10% REDOX CONCENTRATIONS
47–60 INCHES, 2.5Y 5/2, SILT LOAM, MASSIVE, FIRM,
WITH 30% REDOX CONCENTRATIONS
ESHWT: 21 INCHES REFUSAL: N/A OBSERVED WATER: N/A

TAX MAP 256 LOT 2

TEST PIT LOGS
BANFIELD ROAD
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

OWNED BY

THE WALTER D. HETT TRUST

PREPARED FOR

GREEN & COMPANY REAL ESTATE

SCALE: 1" = 100' (22x34)
1" = 200' (11x17)

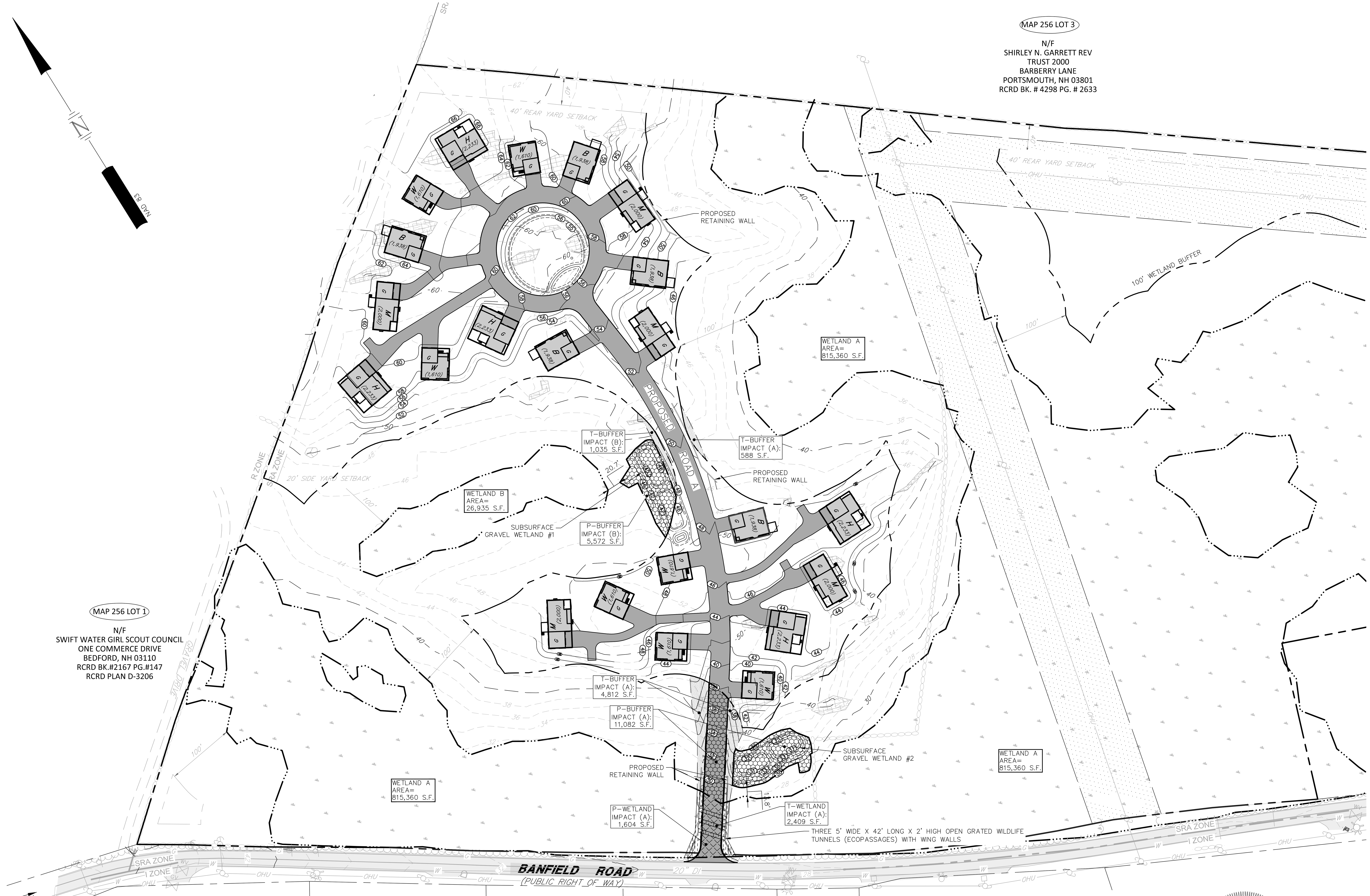
SEPTEMBER 25, 2019

REV.	DATE	DESCRIPTION	DR	CK

TFM MSC
A division of TFMoran, Inc.
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431–2222
Fax (603) 431–0910
www.tfmoran.com

FILE	47361-00	DR	EJS	FB	559	C-02
		CK	BMK	CADFILE		

Sep 25, 2019 - 1:51pm
F:\MSC Projects\47361 - Banfield Road - Portsmouth\47361-00 - Green & Co - Banfield Road\Carlson Survey\Dwgs\47361-00 Survey.dwg



MAP 266 LOT 5
N/F
HOPE FOR TOMORROW FOUNDATION
1 STONERIDGE DRIVE
RYE, NH 03870
RCRD BK. # 5783 PG. # 602

MAP 266 LOT 3
N/F
ANDREW R. & CAROL ANN CROTEAU
285 BANFIELD ROAD
PORTSMOUTH, NH 03801
RCRD BK. # 1843 PG. # 336

MAP 266 LOT 1
N/F
RICCI CONSTRUCTION CO INC
225 BANFIELD ROAD
PORTSMOUTH, NH 03801
RCRD BK. # 2527 PG. # 0322

MAP 266 LOT 2
N/F
DENISE ARNOLD
261 BANFIELD ROAD
PORTSMOUTH, NH 03801
RCRD BK. # 3644 PG. # 1763

MAP 266 LOT 1
N/F
RICCI CONSTRUCTION CO INC
225 BANFIELD ROAD
PORTSMOUTH, NH 03801
RCRD BK. # 2527 PG. # 0322

MAP 254 LOT 1
N/F
RICCI CONSTRUCTION CO INC
225 BANFIELD ROAD
PORTSMOUTH, NH 03801
RCRD BK.# 1743 PG.# 0192

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE CITY OF PORTSMOUTH WETLAND IMPACTS AND WETLAND BUFFER IMPACTS ASSOCIATED WITH THE CONDOMINIUM DEVELOPMENT OF TAX MAP 256 LOT 2.
2. FIELD SURVEY WAS COMPLETED BY TCE AMD EJS IN MAY & JUNE 2019 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.
3. THE PURPOSE OF THE BUILDING FOOTPRINTS SHOWN ON THE PLAN ARE FOR ILLUSTRATIVE PURPOSES ONLY. FOOTPRINTS MAY CHANGE DURING CONSTRUCTION, BUT WILL REMAIN WITHIN REQUIRED SETBACKS. INDIVIDUAL GRADING PLAN ARE REQUIRED FOR EACH AREA OF HOMES TO BE DEVELOPED (PRIOR TO BUILDING PERMIT).
4. DENSITY CALCULATIONS:
   TOTAL LOT AREA: 44.88 ACRES
   WETLAND AREA: 18.97 ACRES
   STEEP SLOPES OVER 15%: 2.20 ACRES
   TOTAL DEVELOPABLE AREA: 23.71 ACRES (REMAINING LAND IS WETLANDS AND STEEP SLOPES OVER 15%)
   MAXIMUM UNITS FOR DEVELOPMENT: 23 SINGLE FAMILY HOUSES
   PROPOSED UNITS FOR OPEN SPACE PLANNED UNIT DEVELOPMENT: 22 THREE (3) BEDROOM UNITS
5. PARKING CALCULATIONS:
   REQUIRED: 1.3 SPACES/UNIT PLUS ONE (1) VISITOR SPACE FOR EVERY 5 DWELLING UNITS.
   TOTAL REQUIRED = 33 SPACES

   PROPOSED: 88 SPACES (2 GARAGED SPACES PER UNIT, PLUS 44 SPACES ON PRIVATE DRIVEWAYS)
6. WETLANDS DELINEATION WAS COMPLETED BY GOVE ENVIRONMENTAL SERVICES IN MAY 2019 AND FIELD LOCATED BY MSC A DIVISION OF TFMORAN, INC.
7. STEEP SLOPE AREAS ARE APPROXIMATE. TOWN REGULATIONS DEFINE SLOPES OF 15% AND GREATER TO BE NON-BUILDABLE.
8. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF PORTSMOUTH, NEW HAMPSHIRE, ROCKINGHAM COUNTY, COMMUNITY PANEL NUMBER 0270, EFFECTIVE DATE: MAY 17, 2005, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
9. WETLAND IMPACTS WILL REQUIRE AN APPLICATION TO NHDES WETLANDS BUREAU AND A CONDITIONAL USE PERMIT FROM THE CITY OF PORTSMOUTH. OBTAINING THESE PERMITS WILL DEPEND ON THE WETLAND FUNCTION AND VALUES, AND SENSITIVITY OF THE PROJECT.
10. TESTING FOR SUITABLE AREAS FOR SEPTIC SYSTEMS AND WELLS WILL BE REQUIRED TO CONFIRM THAT SERVICES CAN BE PROVIDED ON SITE, AND/OR AVAILABLE MUNICIPAL SEWER AND WATER CAPACITY WILL NEED TO BE VERIFIED DURING THE DESIGN PROCESS.
11. SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.
12. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.

WETLAND IMPACTS TABLE

WETLAND	WETLAND AREA	TEMPORARY WETLAND IMPACT	PERMANENT WETLAND IMPACT	TEMPORARY BUFFER IMPACT	PERMANENT BUFFER IMPACT
A	815,360 S.F.	2,409 S.F.	1,604 S.F.	5,400 S.F.	11,082 S.F.
B	26,935 S.F.	0 S.F.	0 S.F.	1,035 S.F.	5,572 S.F.
TOTALS	842,295 S.F.	4,013 S.F.		23,089 S.F.	

LEGEND

	PERMANENT WETLAND IMPACT
	TEMPORARY WETLAND IMPACT
	PERMANENT WETLAND BUFFER IMPACT
	TEMPORARY WETLAND BUFFER IMPACT
P-	PERMANENT
T-	TEMPORARY

TAX MAP 256 LOT 2
WETLAND IMPACT PLAN
BANFIELD ROAD
PORTSMOUTH, NH
OWNED BY
WALTER D HETT TRUST
PREPARED FOR
GREEN & COMPANY REAL ESTATE
1"=160' (11"X17")
SCALE: 1"=80' (22"X34") SEPTEMBER 25, 2019

STATE OF NEW HAMPSHIRE · JOHN J. McTIGUE · No. 14950 · LICENSED · PROFESSIONAL ENGINEER

HORIZONTAL SCALE 1"=20'
80 40 0 80

REV.	DATE	DESCRIPTION	DR	CK

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

FILE	47361.00	DR RCK	FB	–	C-03
		CK JJM	CADFILE	WETLAND IMPACT	

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

Sep 25, 2019 - 3:46pm
F:\MSC Projects\47361 - Banfield Road - Portsmouth\47361-00 - Green & Co - Banfield Road\Design\Production Drawings\Wetland Impact.dwg