

PROPOSED RESIDENTIAL DEVELOPMENT THE RESIDENCES AT 95 BREWSTER STREET PORTSMOUTH, NEW HAMPSHIRE PERMIT PLANS

OWNER:

PERLEY LANE, LLC
PO BOX 370
PORTSMOUTH, N.H. 03802-0370
TEL. (603)674-5204

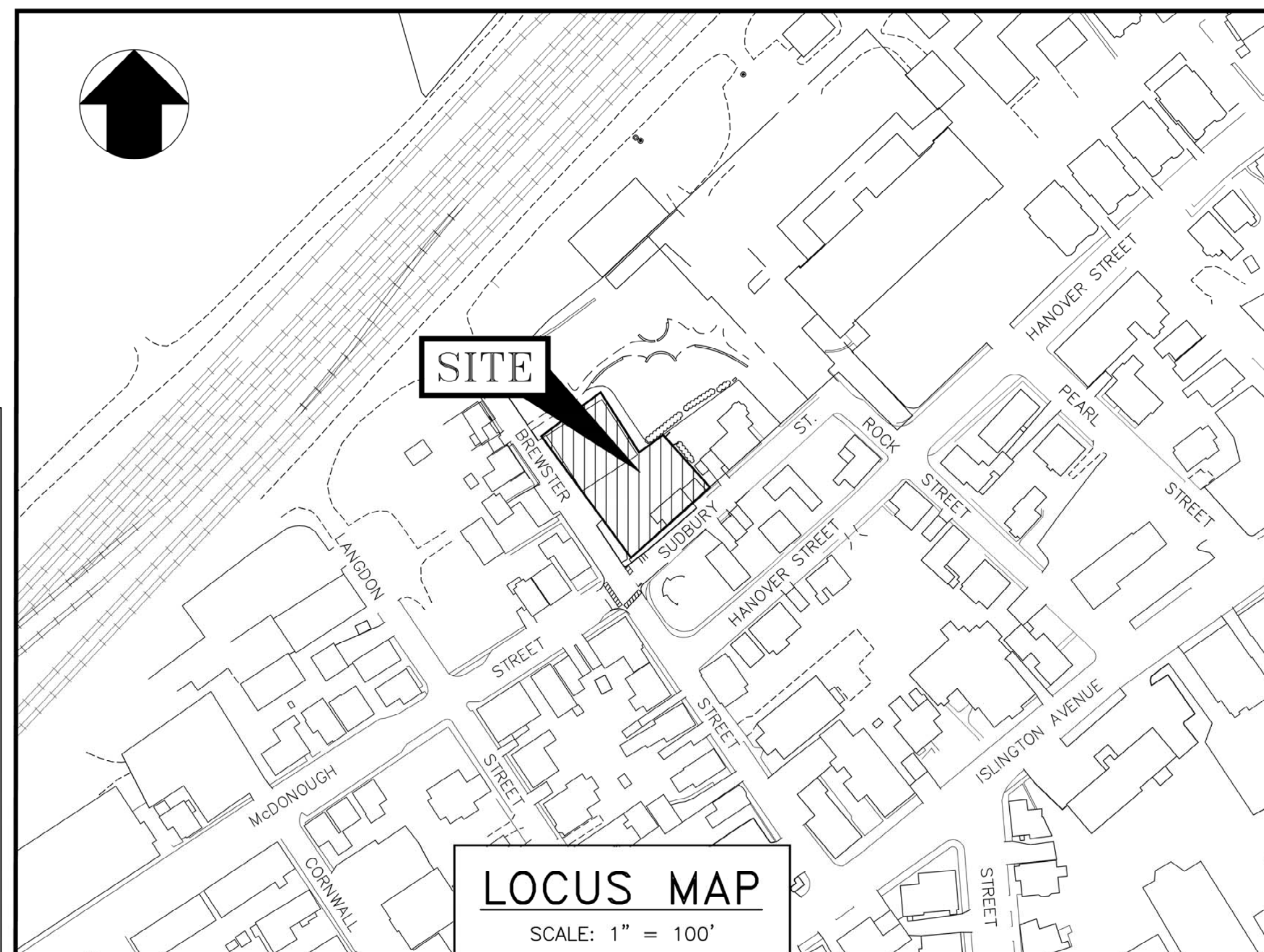
CIVIL ENGINEER & LAND SURVEYOR:

AMBIT ENGINEERING, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801
TEL. (603) 430-9282
FAX (603) 436-2315

PORTSMOUTH ZONING MAP



Residential Districts	
R	Rural
SRA	Single Residence A
SRB	Single Residence B
GRA	General Residence A
GRB	General Residence B
GRC	General Residence C
GA/MH	Garden Apartment/Mobile Home Park
Mixed Residential Districts	
MRC	Mixed Residential Office
MRB	Mixed Residential Business
G1	Gateway Corridor
G2	Gateway Center
Business Districts	
CB	General Business
B	Business
WB	Waterfront Business
Industrial Districts	
CR	Office Research
I	Industrial
WI	Waterfront Industrial
Airport Districts	
AIR	Airport
AI	Airport Industrial
PI	Pease Industrial
ABC	Airport Business Commercial
Conservation Districts	
M	Municipal
NRP	Natural Resource Protection



LEGEND:

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	SETBACK
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
---	---	FOUNDATION DRAIN
---	---	EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
○	○	UTILITY POLE
☀	☀	WALL MOUNTED EXTERIOR LIGHTS
☀	☀	TRANSFORMER ON CONCRETE PAD
☀	☀	ELECTRIC HANDHOLD
☀	☀	SHUT OFFS (WATER/GAS)
✕	✕	GATE VALVE
HYD	HYD	HYDRANT
CB	CB	CATCH BASIN
SMH	SMH	SEWER MANHOLE
DMH	DMH	DRAIN MANHOLE
TMH	TMH	TELEPHONE MANHOLE
14	14	PARKING SPACE COUNT
14	14	PARKING METER
LSA	LSA	LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	AC	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP	EP	EDGE OF PAVEMENT
EL	EL	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL



INDEX OF SHEETS

DWG No.	Description
-	STANDARD BOUNDARY SURVEY
C1	EXISTING CONDITIONS PLAN
C2	DEMOLITION PLAN
C3	SITE LAYOUT PLAN
C4	GRADING & EROSION CONTROL PLAN
C5	UTILITY PLAN
C6	LANDSCAPE PLAN
D1-D2	EROSION CONTROL NOTES & DETAILS

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436-7708, Ext. 555.5678
ATTN: MICHAEL BUSBY, P.E. (MANAGER)

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

CABLE:
COMCAST
155 COMMERCE WAY
PORTSMOUTH, N.H. 03801
Tel. (603) 679-5695 (X1037)
ATTN: MIKE COLLINS

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

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

PORTSMOUTH APPROVAL CONDITIONS NOTE:
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

**PROPOSED RESIDENTIAL DEVELOPMENT
THE RESIDENCES AT 95 BREWSTER STREET
PORTSMOUTH, N.H.**



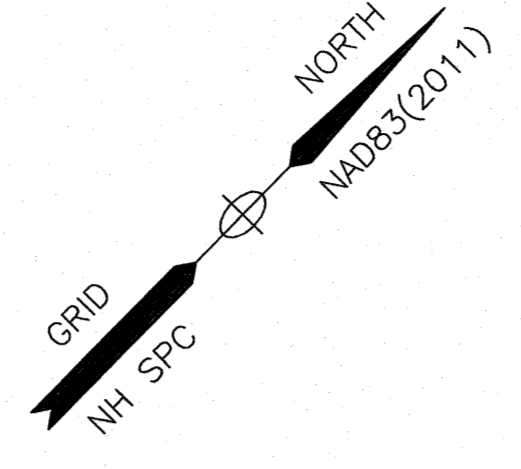
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

PLAN SET SUBMITTAL DATE: 11 MARCH 2020



LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY
- RR SPK RAILROAD SPIKE
- MAP 11/LOT 21
- IR FND IRON ROD FOUND
- IP FND IRON PIPE FOUND
- IR SET IRON ROD SET
- DH FND DRILL HOLE FOUND
- DH SET DRILL HOLE SET
- NHNB NHDOT BOUND FOUND
- TB TOWN BOUND
- BND w/DH BOUND WITH DRILL HOLE
- ST BND w/DH STONE BOUND WITH DRILL HOLE



ABUTTERS LIST

- | | | | | |
|--|---|--|--|--|
| <p>138/56
N/F
SHELLY TAMIS
14 GOOSE POINT ROAD
KITTERY POINT, ME 03905
4513/2183</p> <p>138/55
N/F
BRINTON W. SHONE
& TATJANA R. SHONE
46 SHURBURN AVE.
PORTSMOUTH, N.H. 03801
5481/1934</p> | <p>138/54
N/F
JAMES & LINETTE S. REMICK
REVOCABLE TRUST(S) OF 2000
326 BRACKETT ROAD
RYE, N.H. 03870
3610/2893 & 3610/2895</p> <p>138/51
N/F
JAMES & LINETTE S. REMICK
REVOCABLE TRUST(S) OF 2000
326 BRACKETT ROAD
RYE, N.H. 03870
3610/2887 & 3610/2885</p> | <p>138/25
N/F
JESSET LORE
& MELISSA JONES
4 McDONOUGH STREET
PORTSMOUTH, N.H. 03801
5172/2928</p> <p>138/25
N/F
BRENDAN L. VESEY
& SARAH G. LANDRES
6 McDONOUGH STREET UNIT 2
PORTSMOUTH, N.H. 03801
5110/0918</p> | <p>138/20
N/F
A. MATTHEW WIRTH
& MICHELLE B. WIRTH
439 HANOVER STREET
PORTSMOUTH, N.H. 03801
3207/1960</p> <p>138/21
N/F
JILL A. DIGNAN
& DONAL P. DIGNAN
427 HANOVER STREET
PORTSMOUTH, N.H. 03801
5814/719</p> | <p>138/59
N/F
KEITH L. BEAUDOIN
& KATHERINE R. HLADKI
51 SUDBURY STREET
PORTSMOUTH, N.H. 03801
5819/333</p> <p>138/60
N/F
CITY OF PORTSMOUTH
1 JUNKINS AVE
PORTSMOUTH, N.H. 03801
5848/666</p> |
|--|---|--|--|--|



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NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOTS 57 & 58.
- 2) OWNER OF RECORD:
PERLEY LANE, LLC
PO BOX 370
PORTSMOUTH, NH 03801
6089/188 & 6089/190
- 3) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING LOT AREAS:
LOT 57:
6,930 S.F.
0.1591 ACRES

LOT 58:
3,831 S.F.
0.0879 ACRES

MERGED LOT AREA:
10,761 S.F.
0.2470 ACRES
- 5) ZONING DISTRICT:
GENERAL RESIDENCE C (GRC)
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 3,500 S.F.
FRONTAGE: 70 FEET

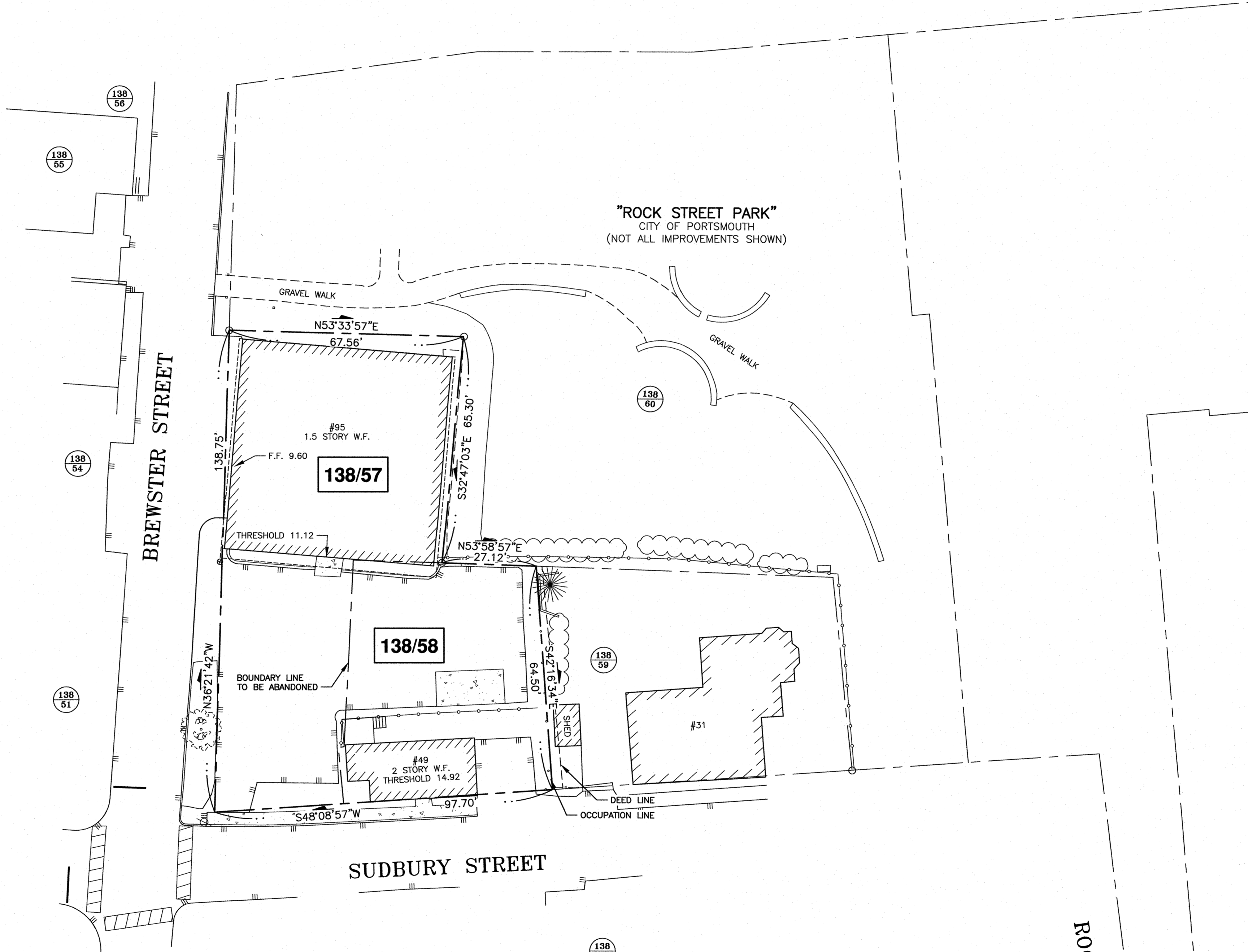
SETBACKS:
FRONT: 5 FEET
SIDE: 10 FEET
BACK: 20 FEET

MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 35%
MINIMUM OPEN SPACE: 20%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY OF LOTS 57 & 58 ON ASSESSOR'S MAP 138 IN THE CITY OF PORTSMOUTH. SAID LOTS WILL BE MERGED FOR DEVELOPMENT.
- 8) NOTES REGARDING BOUNDARY LINES: THE SOUTHERLY LINE ALONG SUDBURY STREET IS BASED UPON THE 1906 STREET LAYOUT; THE WESTERLY LINE ALONG BREWSTER STREET IS AN EXTENSION OF THE RIGHT OF WAY LINE DEPICTED ON R.C.R.D. PLANS D-31107, D-38725, D-39552, & D-40491; THE NORTHERLY AND EASTERLY BOUNDARIES ALONG ROCK STREET PARK ARE AS DEPICTED ON R.C.R.D. PLANS #0368 & D-40491; THE EASTERLY LINE ALONG MAP 138 LOT 59 IS BASED ON OCCUPATION. THE SURVEY RECORDED AS R.C.R.D. PLAN #00311 DOES NOT CONCUR WITH SURROUNDING SURVEYS AND LOT OCCUPATION.

LOCATION MAP SCALE: 1" = 300'

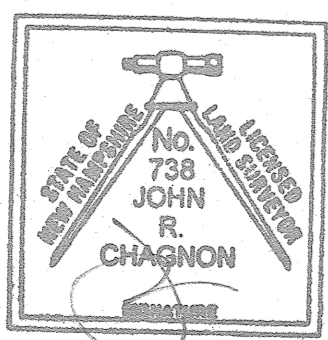
PLAN REFERENCES:

1. STANDARD BOUNDARY SURVEY, TAX MAP 138 LOT 60, OWNER: CITY OF PORTSMOUTH, ROCK STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE BY AMBIT ENGINEERING, INC. DATED SEPTEMBER 2015, FINAL REVISION DATE JANUARY 18, 2017. UNRECORDED.
2. STANDARD BOUNDARY SURVEY OF THE PORTION OF TAX MAP 138 LOT 60 SOUTHERLY OF A PROPOSED DEDICATED STREET, OWNER CITY OF PORTSMOUTH, ROCK STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED MARCH 20, 2017. UNRECORDED.
3. HILL STREET SURVEY JULY 20, 1906, BY A.C. HOYT. RCRD 00311

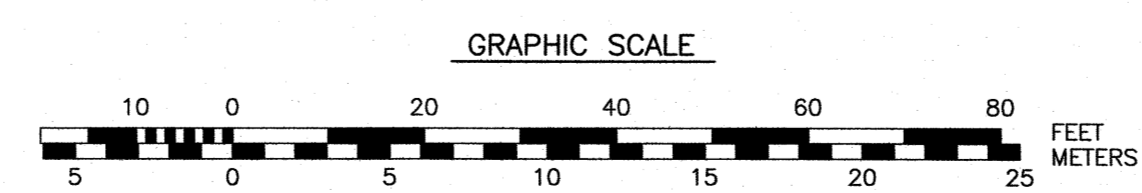


I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.



John R. Chagnon
JOHN R. CHAGNON, LLS 738
DATE: 5-11-20



NO.	DESCRIPTION	DATE
2	OWNERSHIP CHANGE, NOTE 7	3/11/20
1	MISCELLANEOUS REVISIONS	2/18/20
0	ISSUED FOR COMMENT	11/27/19
REVISIONS		

**STANDARD BOUNDARY SURVEY & LOT MERGER PLAN
TAX MAP 138 - LOTS 57 & 58**

OWNER:
PERLEY LANE, LLC
95 BREWSTER STREET
& 39 SUDBURY STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 20' NOVEMBER 2019

J:\JOBSS\UN 3100's\3120's\UN 3128\2019 Site Development\Plans & Sheets\Site\3128 EXIST 2019.dwg, BNDRY.NH



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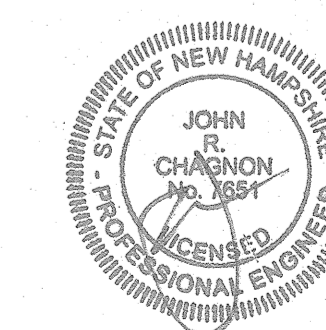
NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOTS 57 & 58.
- 2) OWNER OF RECORD:
PERLY LANE LLC.
PO BOX 370
PORTSMOUTH, NH 03802
- 3) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005. PARCEL IS PARTIALLY IN AN EXTENDED FLOOD HAZARD ZONE PER CITY OF PORTSMOUTH ORDINANCE.
- 4) EXISTING LOT AREAS:
MERGED LOT AREA:
10,761 S.F.
0.2470 ACRES
- 5) ZONING DISTRICT:
GENERAL RESIDENCE C (GRC).
SEE PORTSMOUTH NH ORDINANCES.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 3,500 S.F.
FRONTAGE: 70 FEET
SETBACKS:
FRONT: 5 FEET
SIDE: 10 FEET
BACK: 20 FEET

MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 35%
MINIMUM OPEN SPACE: 20%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE MERGED PARCEL.
- 8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (±0.2')

**THE RESIDENCES AT
95 BREWSTER STREET
PORTSMOUTH, N.H.**

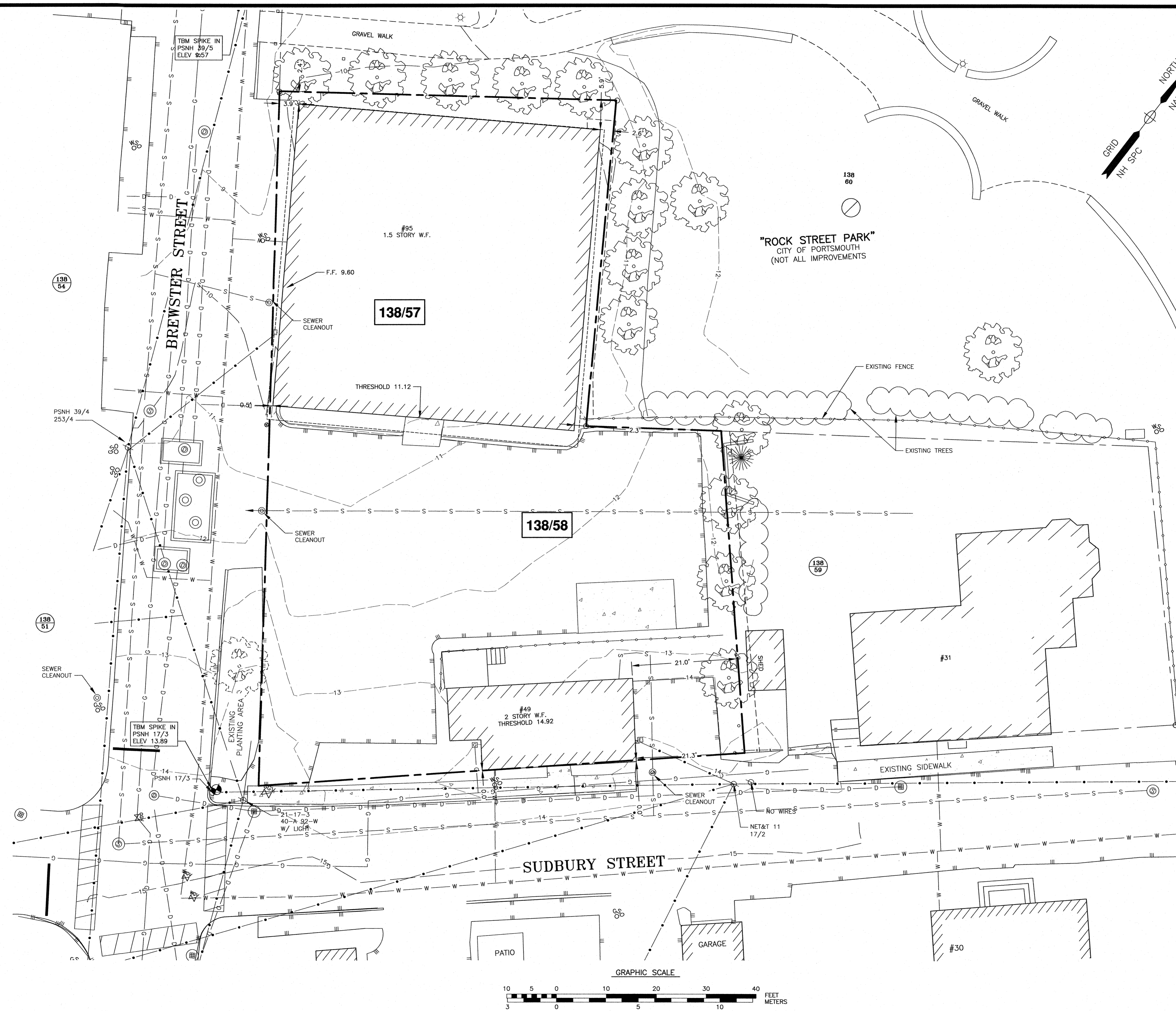
1	OVERHEAD WIRES, WATERLINE	3/11/20
0	ISSUED FOR COMMENT	2/18/20
NO.	DESCRIPTION	DATE
REVISIONS		



SCALE: 1"=10" JANUARY 2020

**EXISTING CONDITIONS
PLAN**

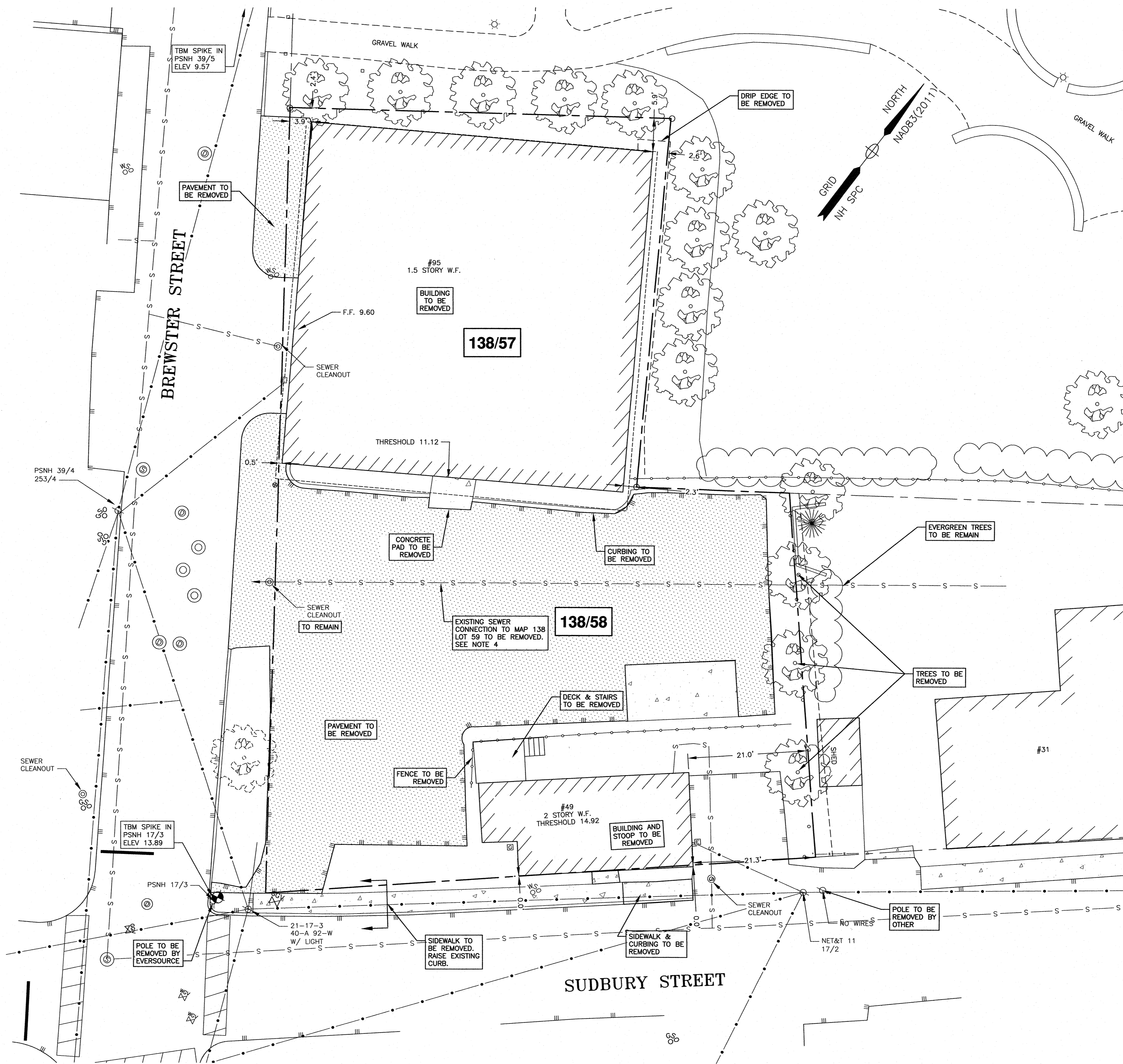
C1



J:\JOBS\IN 3100\3120\2019 Site Development\Plans & Sheets\Site\3126 SITE 2020.dwg, C1 EXIST

DEMOLITION NOTES

- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
- I) ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).
- J) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- K) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.
- L) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- M) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- N) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS



APPROVED BY THE PORTSMOUTH PLANNING BOARD

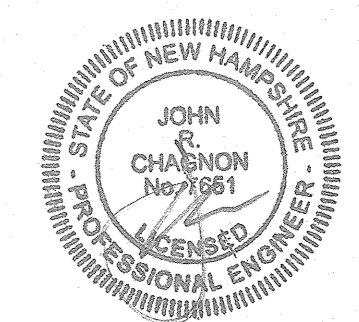
CHAIRMAN _____ DATE _____

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Fax (603) 436-2315

- 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).
 - 4) THE SERVICE LEFT IN PLACE FOR 31 SUDBURY STREET (CITY) SHALL BE CONNECTED TO THE STRUCTURE PRIOR TO THE DEMOLITION OF THIS SEWER CONNECTION.

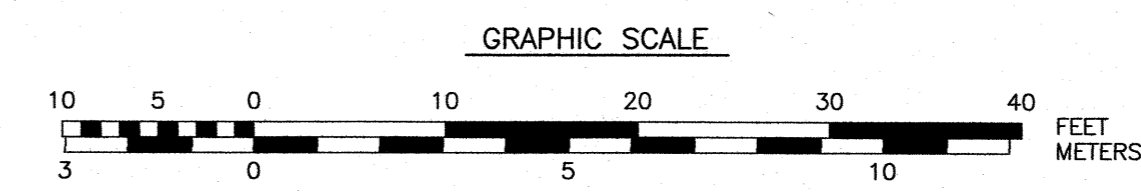
**THE RESIDENCES AT
95 BREWSTER STREET
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	NOTE 4, SIDEWALKS	3/11/20
0	ISSUED FOR COMMENT	2/18/20



SCALE: 1"=10' JANUARY 2020

DEMOLITION PLAN **C2**

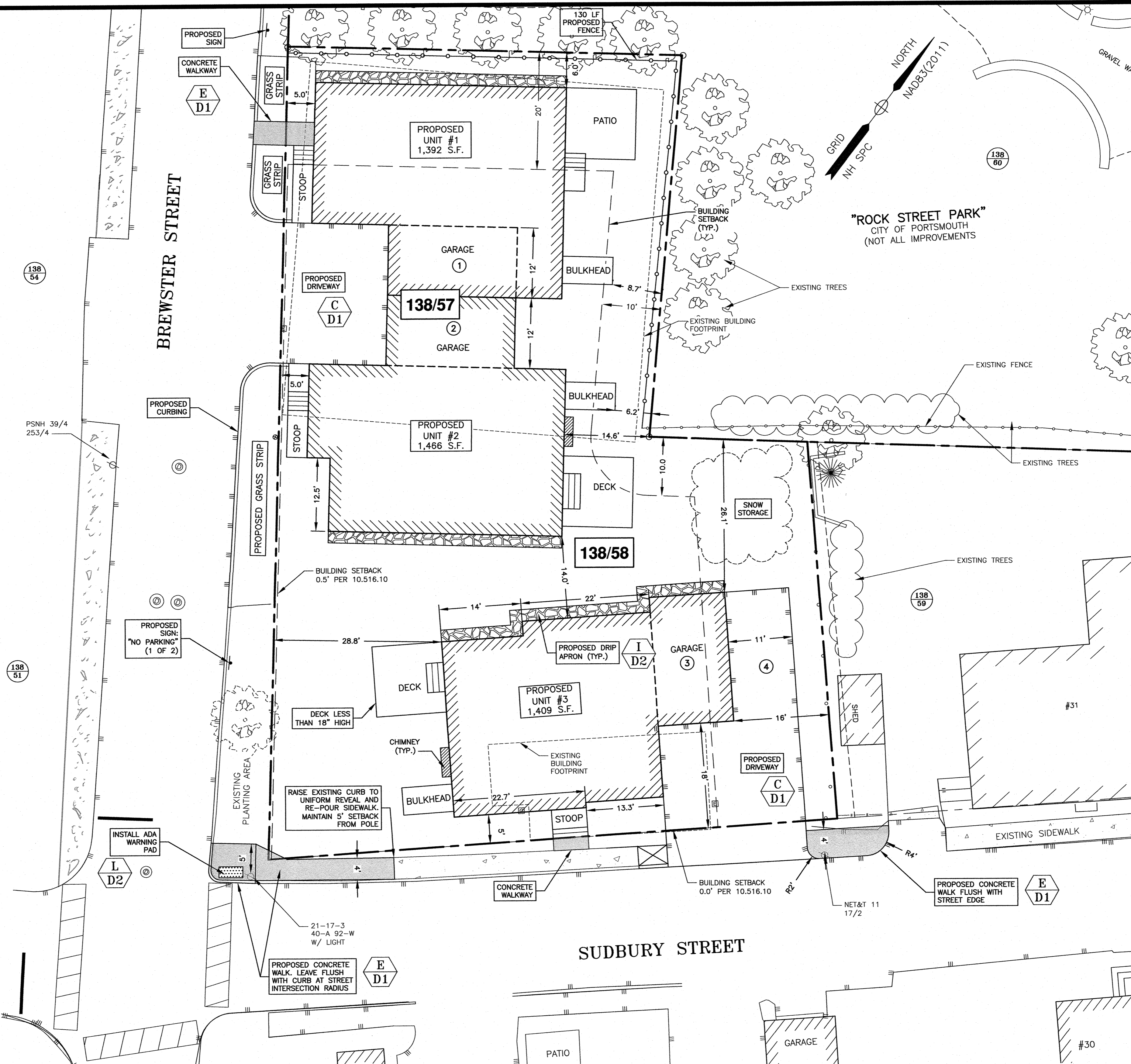


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BUILDING COVERAGE AREA		
	EXISTING	PROPOSED
RESIDENCE	583	4,289
BUSINESS	3,660	0
STOOP/PORCH	0	98
BULKHEAD	0	60
DECK	65	0
STAIRS	11	34
TOTAL (S.F.)	4,319	4,481
LOT AREA (S.F.)	10,747	10,747
BUILDING COVERAGE (%)	41%±	42%±

(EXCLUDES: PATIOS & STRUCTURES BELOW 18" HEIGHT)

IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
STRUCTURES & CHIMNEYS	4,244	4,289
PAVEMENT	4,365	1,144
CONCRETE PAD	237	0
STAIRS, PORCH & PATIOS (2)	11	351
DECK, STOOPS & BULKHEADS	65	318
CURB	45	0
TOTAL	8,967	6,102
LOT SIZE	10,747	10,747
% LOT COVERAGE	83.4%	56.8%



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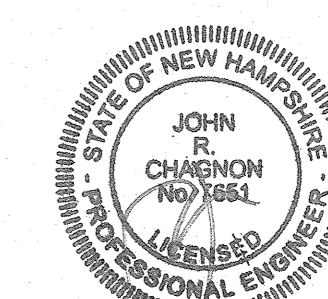
- NOTES:**
- PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOTS 57 & 58.
 - OWNER OF RECORD:
PERLEY LANE LLC.
PO BOX 370
PORTSMOUTH, NH 03802
 - PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E, EFFECTIVE DATE MAY 17, 2005.
 - EXISTING LOT AREAS:
MERGED LOT AREA:
10,747 S.F.
0.2467 ACRES
 - ZONING DISTRICT:
GENERAL RESIDENCE C (GRC).
SEE PORTSMOUTH NH ORDINANCES.
 - DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 3,500 S.F.
FRONTAGE: 70 FEET
SETBACKS: FRONT: 5 FEET
SIDE: 10 FEET
BACK: 20 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 35%
MINIMUM OPEN SPACE: 20%
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED DEVELOPMENT OF THE MERGED PARCEL.
 - REQUIRED PARKING:
3 UNITS x 1.3 SPACES PER UNIT = 4 SPACES.
PROVIDED PARKING:
4 SPACES (3 GARAGE AND 1 SURFACE).
 - CITY WILL REQUIRE STREET MILLING AND PAVING IN AREAS DAMAGED BY UTILITIES OR CONSTRUCTION.
 - ALL INVASIVE SPECIES ON THE PROPERTY TO BE REMOVED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
 - COORDINATE ADDRESSING OF PROPOSED UNITS WITH FIRE DEPARTMENT AND DEPARTMENT OF PUBLIC WORKS.

**THE RESIDENCES AT
95 BREWSTER STREET
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	SIDEWALK, FENCE, SIGNS	3/11/20
0	ISSUED FOR COMMENT	2/18/20

NO. DESCRIPTION DATE

REVISIONS



SCALE: 1"=10' JANUARY 2020

SITE LAYOUT PLAN

C3

PORTSMOUTH APPROVAL CONDITIONS NOTE:
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

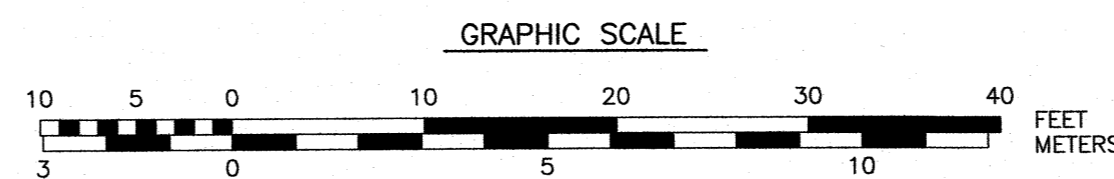
A. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

B. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE





AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315

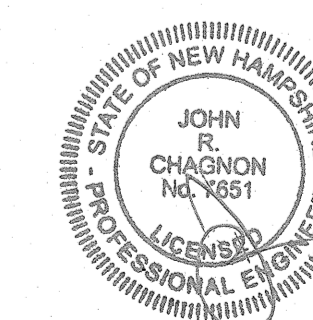
NOTES:

- 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).
- 4) THERE ARE NO WETLANDS ON SUBJECT PROPERTY.
- 5) SITE WORK TO CREATE A SWALE ALONG THE COMMON BORDER WITH ROCK STREET PARK. GRADING ON CITY LAND ALLOWED FOR THE COMMON GOOD AS LONG AS PLANTS ON CITY PROPERTY ARE PROTECTED AND RE-ESTABLISHED IF DAMAGED. CONTRACTOR SHALL FOLLOW THE CITY OF PORTSMOUTH TREE PROTECTION PLAN.

**THE RESIDENCES AT
 95 BREWSTER STREET
 PORTSMOUTH, N.H.**

1	NOTE 5, GRADING	3/11/20
0	ISSUED FOR COMMENT	2/18/20

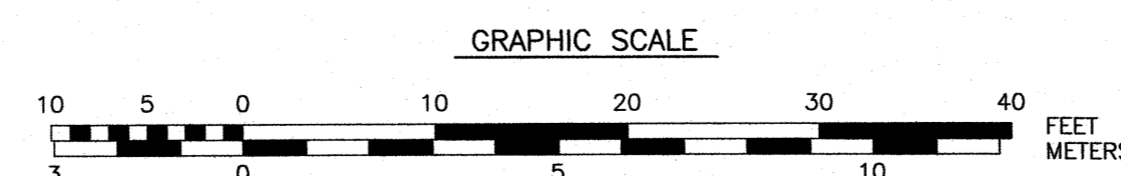
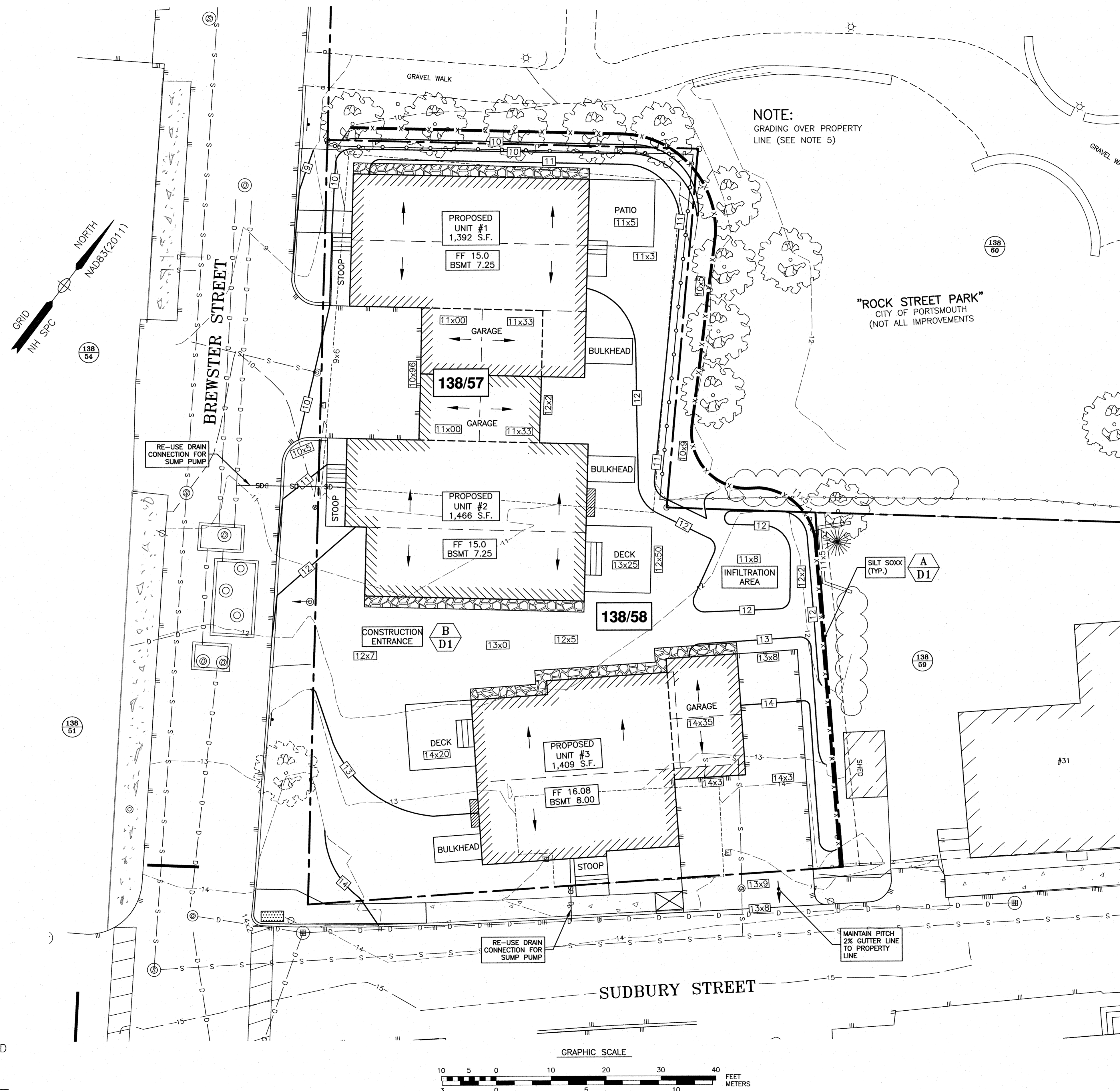
NO.	DESCRIPTION	DATE
REVISIONS		



SCALE: 1"=10' JANUARY 2020

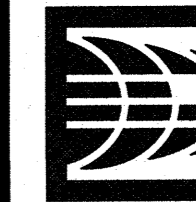
**GRADING AND EROSION
 CONTROL PLAN**

C4



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



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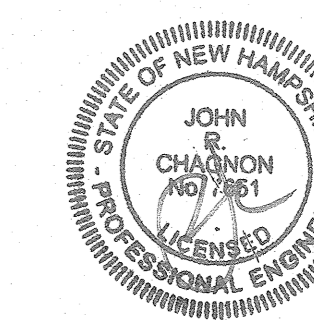
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- 4) THERE ARE NO WETLANDS ON SUBJECT PROPERTY.
- 5) PROPOSED UTILITY CONNECTIONS TO BE REVIEWED AND APPROVED BY PORTSMOUTH DPW PRIOR TO ISSUANCE OF BUILDING PERMIT.
- 6) PROPOSED WASTEWATER GENERATION:
3 DWELLING UNITS x 210 GPD/UNIT = 630 GPD
- 7) CITY WILL REQUIRE STREET MILLING AND PAVING IN AREAS DAMAGED BY UTILITIES OR CONSTRUCTION.

**THE RESIDENCES AT
95 BREWSTER STREET
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	NOTE 7, SEWER, POLE INFORMATION	3/11/18
0	ISSUED FOR COMMENT	2/18/20

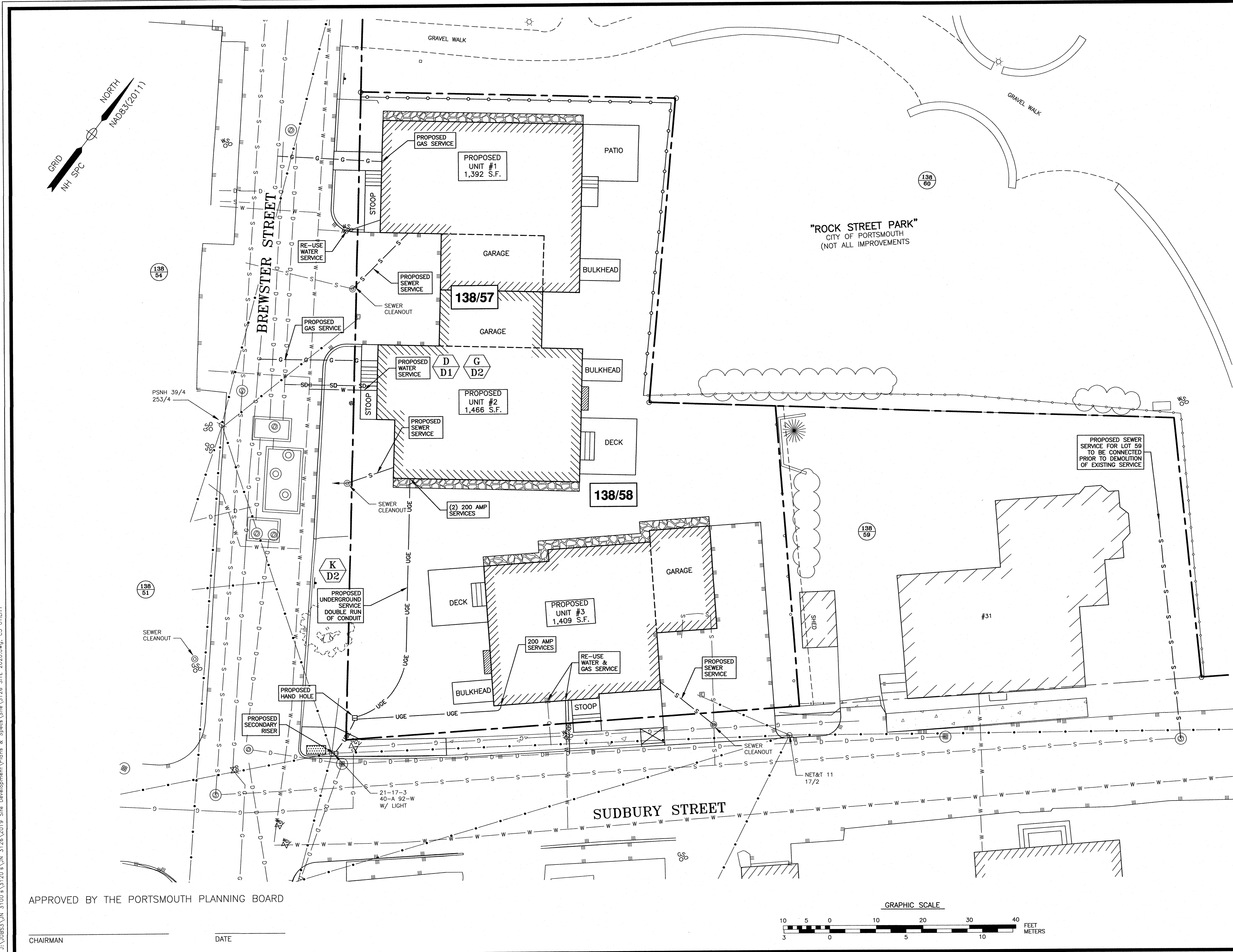
REVISIONS



SCALE: 1"=10' JANUARY 2020

UTILITY
PLAN

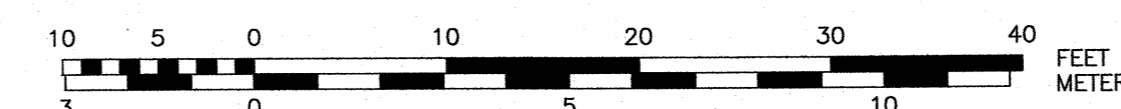
C5



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

GRAPHIC SCALE



I:_0853\UN_3100\3120\3126\2019_Site_Development\Plans & Specs\Site\3126 SITE_2020.dwg, C5 UTILITY

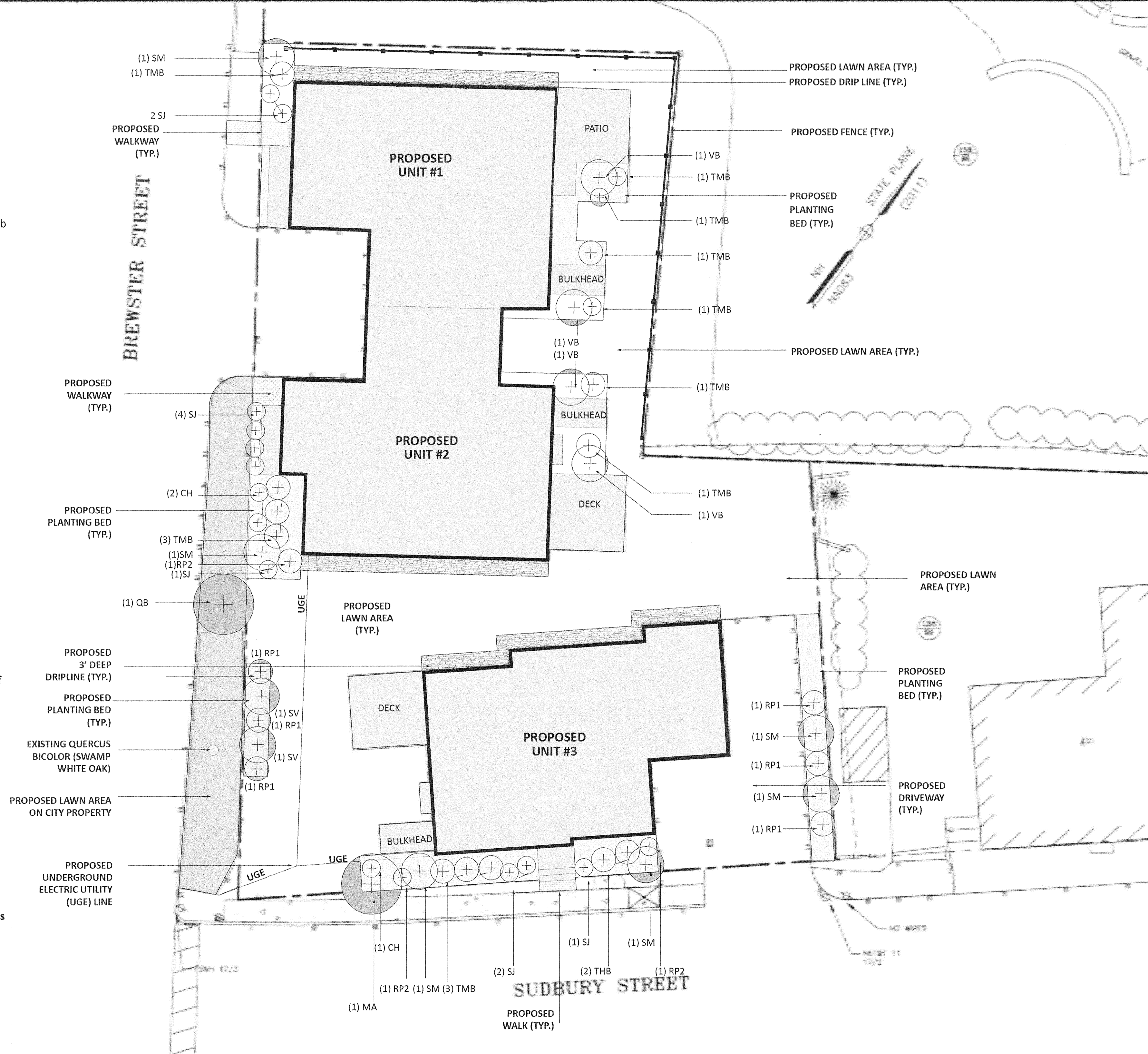
PLANTING KEY AND SCHEDULE

PLANTING KEY AND SCHEDULE

QTY	KEY	BOTANICAL / COMMON NAME (Size at maturity 'height x 'width)	HARDINESS ZONE	DESCRIPTION
01	MA	Maackia amurensis 'Starburst' / Amur Maackia (20' height x 20' width)	Z4	6' - 8'ht. b&b
03	CH	Cotoneaster horizontalis "Perpusillus" / Ground Cotoneaster (3' height x 8' width)	Z5	#2 container (min.)
01	QB	Quercus bicolor / Swamp White Oak (60' height x 30' width)	Z3	1.5" - 2" cal. (min.), b&b
06	RP1	Rhododendron PJM / PJM Rhododendron (6' height x 6' width)	Z3	#3 container, (min.)
03	RP2	Rhododendron PJM 'Towhead' / Towhead PJM Rhododendron (2' height x 3' width)	Z3	#3 container, (min.)
06	SM	Syringa meyeri 'Palibin' / Dwarf Korean Lilac (8' height x 6' width)	Z3	#3 container (min.)
02	SV	Syringa vulgaris/Common Lilac (15' height x 12' width)	Z2	4' - 5' height, b&b
10	SJ	Spirea japonica 'Flowering Choice' / Flowering Choice Spirea (18" height x 18" width)	Z4	#3 container (min.)
15	TMB	Taxus media 'brownii' / Japanese yew (3' height x 5' width)	Z4	18" x 24" spread
04	VB	Viburnum burkwoodii / Burkwood Viburnum (8' height x 6' width)	Z4	#3 container (min.)

GENERAL NOTES

- The Contractor shall confirm the location of all underground utilities prior to installation of plant materials.
- Planting methods and overall care and maintenance of all planting stock shall meet the standards contained in The American National Standards Institute A300 (part 6)-2012.
- All plant material grown in containers shall be removed from the containers before planting.
- All balled and burlapped ("b&b") plant materials shall have the burlap (and twine or rope) removed prior to being backfilled.
- All deciduous trees shall be staked and guyed with two (2) upright metal or wood stakes and flexible ties at planting. Stakes and guys shall remain in place and be maintained for the duration of the first year after planting.
- All disturbed areas shall be treated with 3" topsoil and seed, unless otherwise indicated.
- Finished grade of all lawn areas shall be one (1) inch below adjacent curb or pavement.
- The surface area of all planting beds shall be treated with 3" depth of bark mulch.
- All plant materials are selected for hardiness to the temperature zone of the proposed project.
- All improvement shown on this Site Plan shall be constructed and maintained in accordance with the Plan by the Property Owners and all future property owners. No changes shall be made to this Site Plan without the expressed approval of the Portsmouth Planning Board.
- The Property Owner, and all future property owners, shall be responsible for the maintenance, repair and replacement of all required screening and landscape materials.
- All plant materials shall be tended and maintained in a healthy growing condition, replaced when necessary, and kept free of refuse and debris.
- The Property Owner shall be responsible to remove and replace dead or diseased plant materials immediately with the same type, size and quantity of plan materials as originally installed, unless alternative plantings are requested, justified and approved by the Planning Board or Planning Director.



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- NOTES**
- City tree protected by City of Portsmouth Tree Protection Plan.
 - Proposed street tree subject to review and approval of the City of Portsmouth Trees and Greenery Committee.

Prepared by
 Scott N Collard MLLA, Principal
 Scott N Collard Landscape Architecture LLC
 P O Box 356
 Parsonsfield, Maine 04047
 Email: sncollard@gmail.com
 Mobile (207) 756.5636

**THE RESIDENCES AT
 95 BREWSTER STREET
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE

SCALE: 1"=10'
 MARCH 10, 2020

LANDSCAPE PLAN

C6



EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

INSTALL INLET PROTECTION AND PERIMETER CONTROLS, i.e., SILT FENCING OR SILT/SOXX AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS.

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED.

REMOVE EXISTING STRUCTURES.

CONSTRUCT SITE UTILITIES.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO UNSTABILIZED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

DUST CONTROL: IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

SILT FENCES AND SILT/SOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES AND SILT/SOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL BE PERIODICALLY REMOVED AND DISPOSED IN A SECURED LOCATION.

AVOID THE USE OF FUTURE OPEN SPACES (LOAM AND SEED AREAS) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ACCESS DRIVES AND PARKING AREAS.

ADDITIONAL TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS--CONSTRUCT SILT FENCE OR SILT/SOXX AROUND TOPSOIL STOCKPILE.

AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. STUMPS SHALL BE DISPOSED OF IN AN APPROVED FACILITY.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.

THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.

ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PLACED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
 - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
 - EROSION CONTROL BLANKETS HAVE BEEN INSTALLED

COMPLY WITH APPLICABLE STATE AND FEDERAL SEED LAWS.

FOR TEMPORARY PROTECTION OF DISTURBED AREAS:
 MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:
 PERENNIAL RYE: 0.7 LBS/1,000 S.F.
 MULCH: 1.5 TONS/ACRE

MAINTENANCE AND PROTECTION

THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THAN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH. ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEDED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT IS DEVELOPING.

TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERENNIAL GRASS SPECIES, WITH UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.

SEEDED AREAS WILL BE FERTILIZED AND RESEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.

THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.

THE SILT FENCE OR SILT/SOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

SILT FENCING AND SILT/SOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILT/SOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

WINTER NOTES

ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS:

LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER.

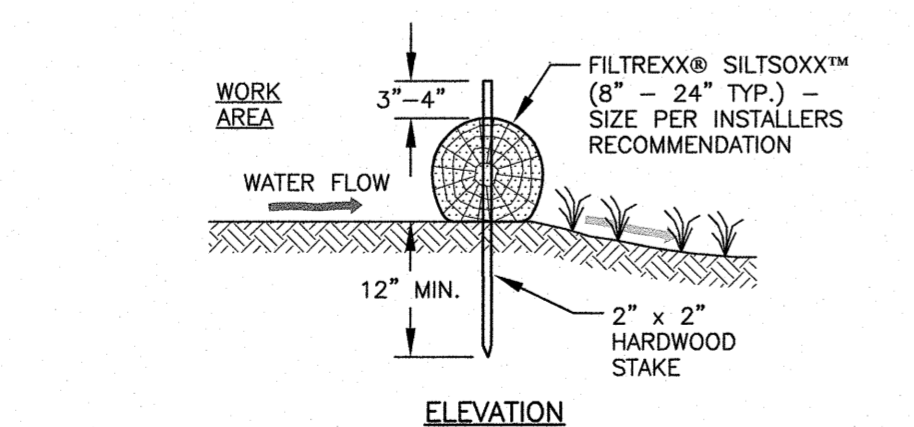
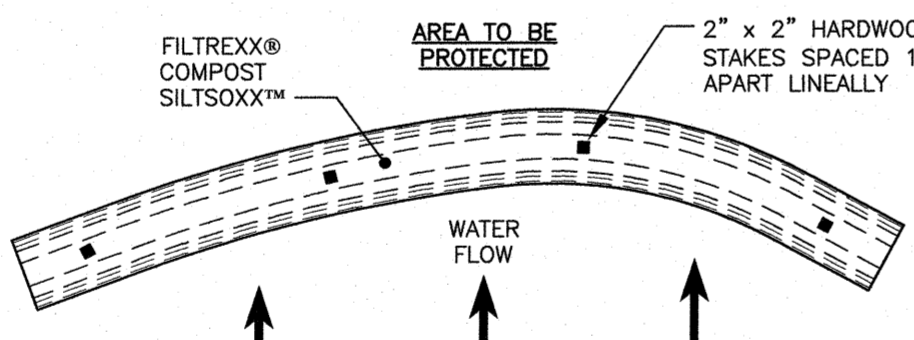
SEED SHALL BE SOWN AT THE RATES SHOWN IN THE TABLE BELOW. IMMEDIATELY BEFORE SEEING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEING AT A RATE OF 1.5 TO 2 TONS PER ACRE, AND SHALL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED SHALL BE RESEDED, AND ALL NOXIOUS WEEDS REMOVED.

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

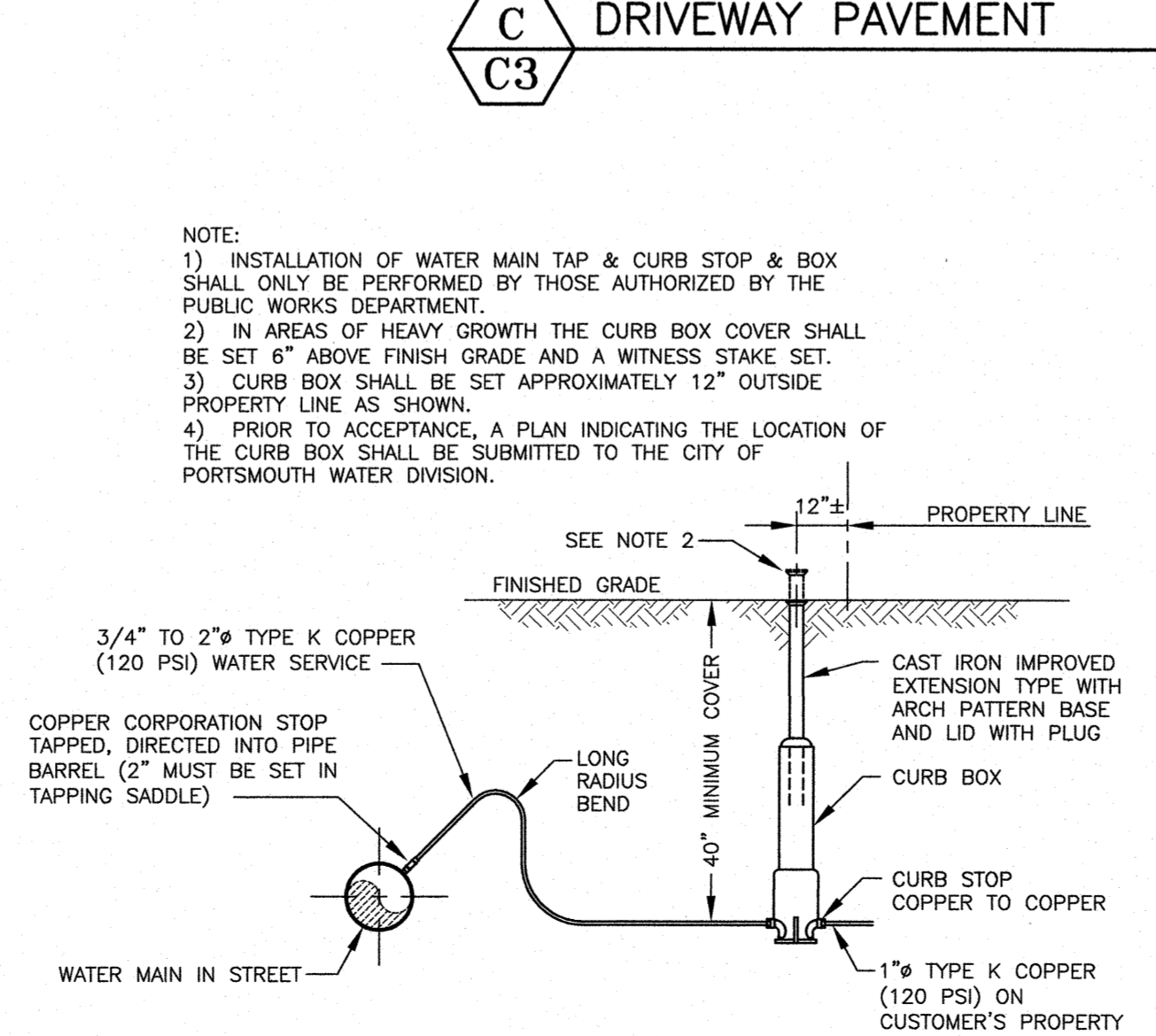
GENERAL COVER	PROPORTION	SEEDING RATE
CREEPING RED FESCUE	50%	100 LBS/ACRE
KENTUCKY BLUEGRASS	50%	
SLOPE SEED (USED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1)		
CREEPING RED FESCUE	42%	
TALL FESCUE	42%	48 LBS/ACRE
BIRDSFOOT TREFOIL	16%	

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE PERCENT BY WEIGHT. ALL SEED SHALL

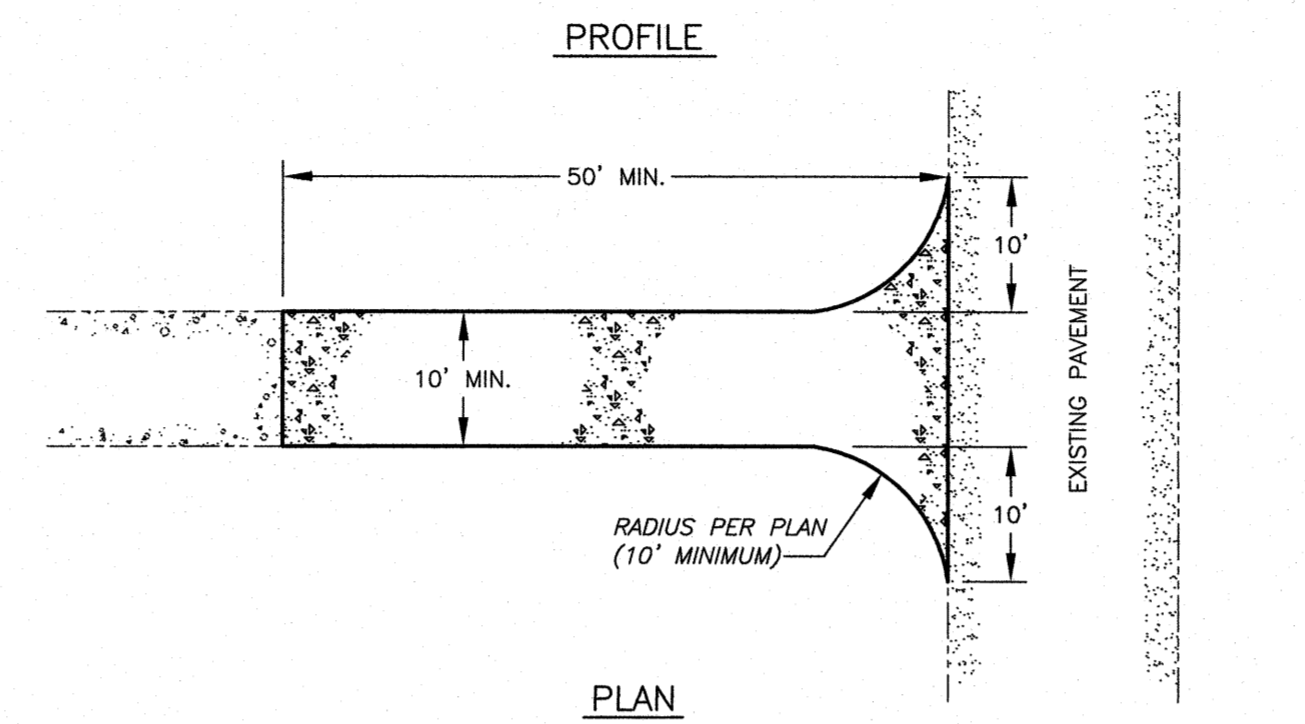
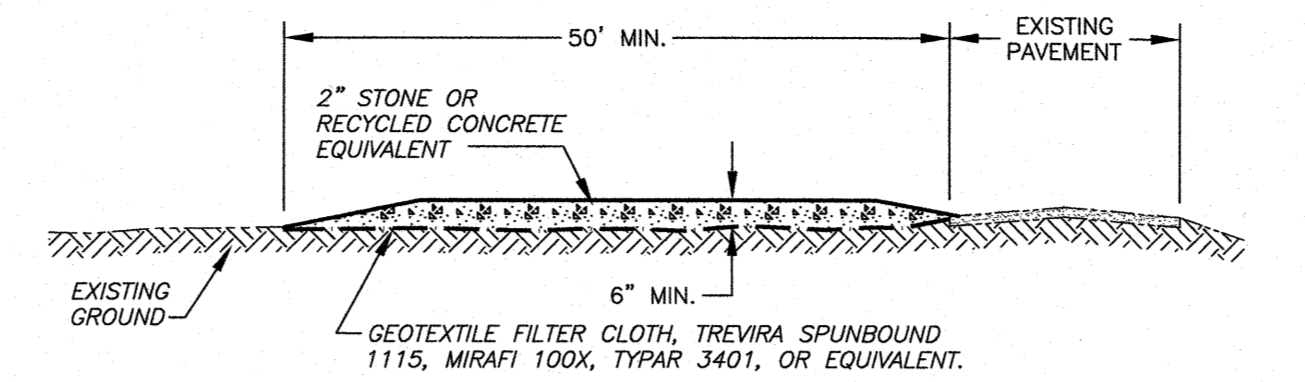


- NOTES:**
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 2. FILTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
 3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
 4. SILT/SOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
 5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

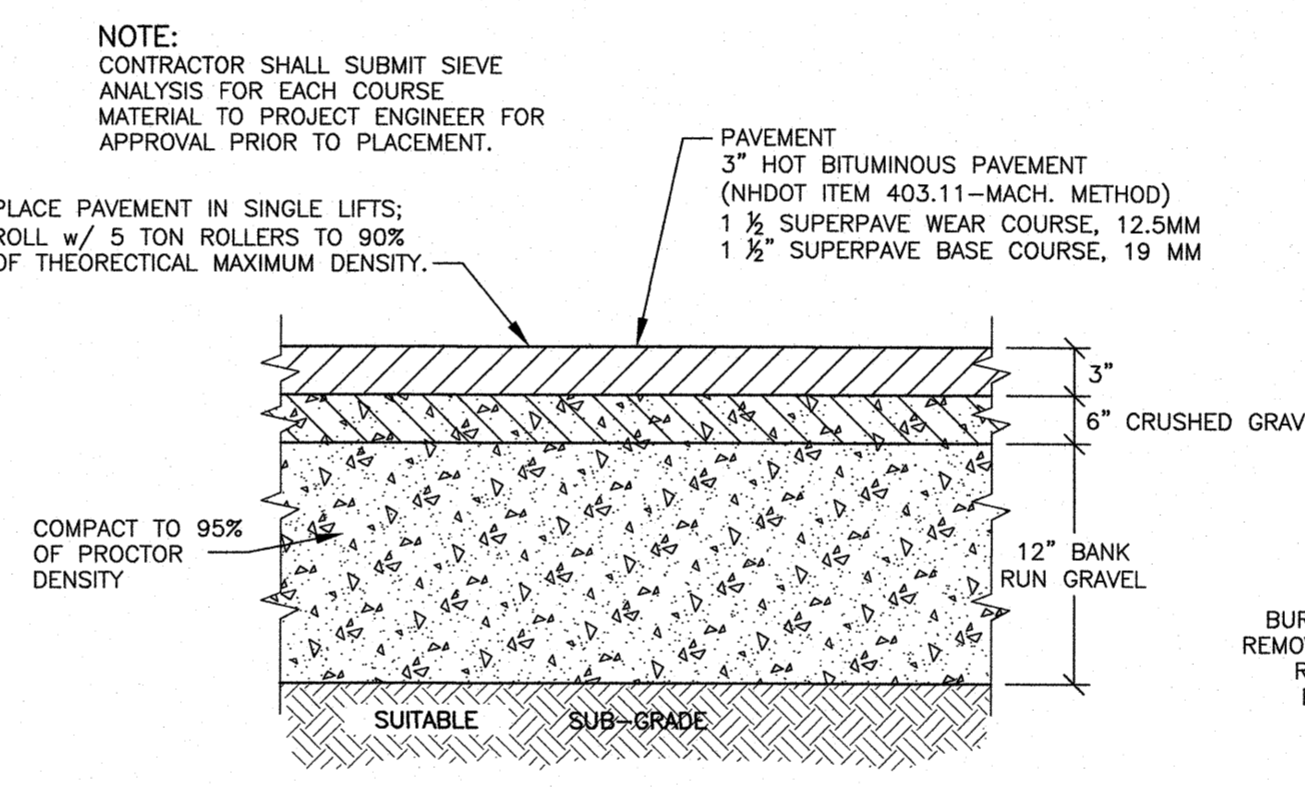
A **C4** **FILTREXX® SILT/SOXX™ FILTRATION SYSTEM** NTS



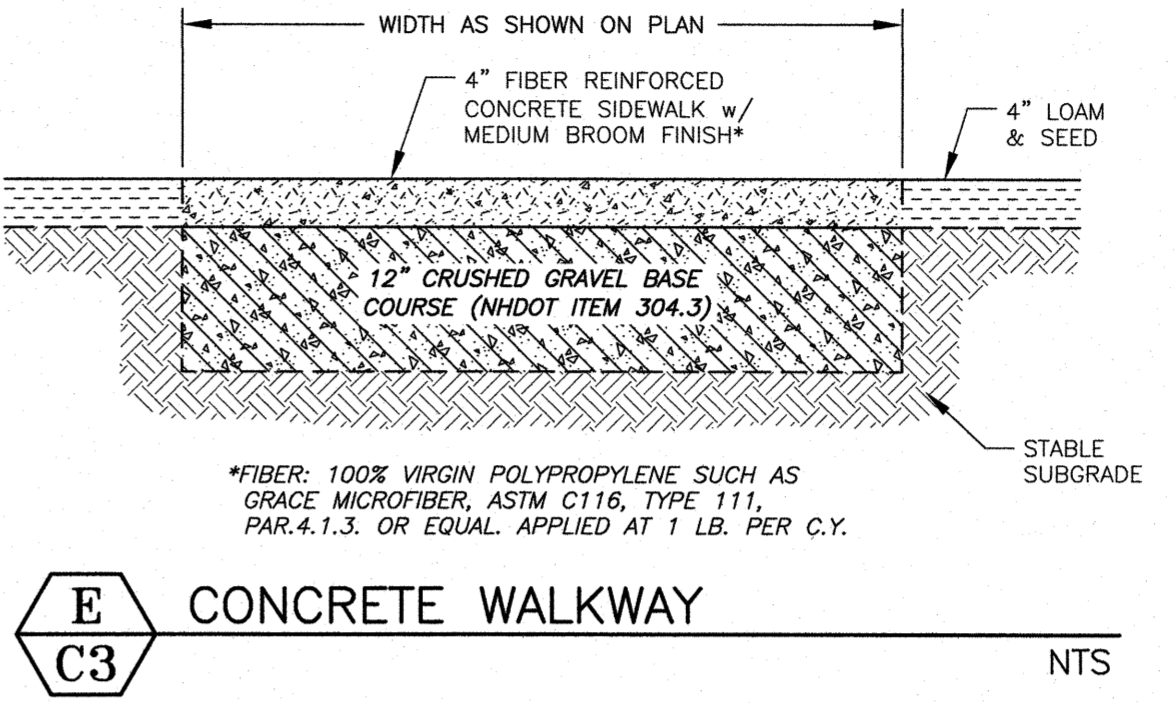
D **C5** **WATER SERVICE CONNECTION (PORTSMOUTH)** NTS



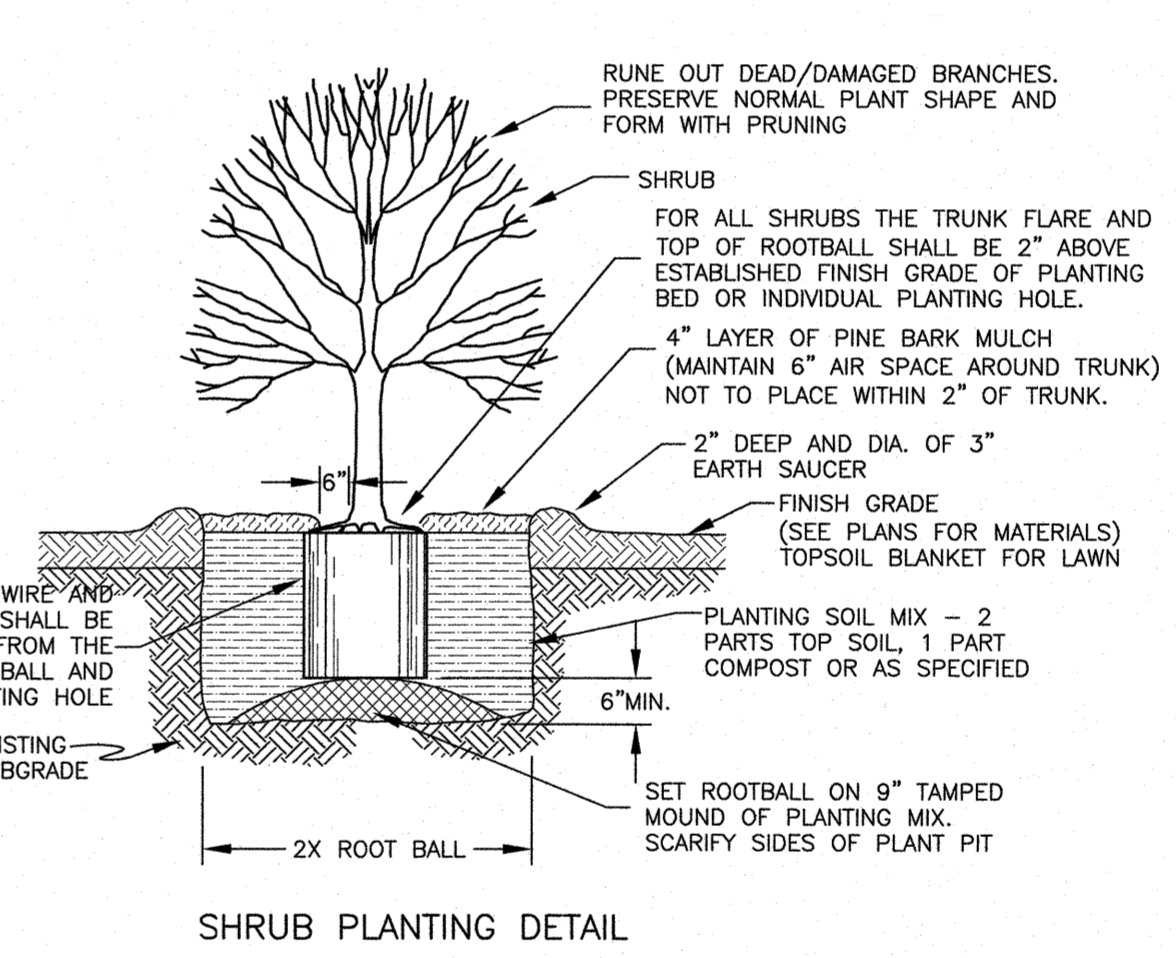
B **C4** **STABILIZED CONSTRUCTION ENTRANCE** NTS



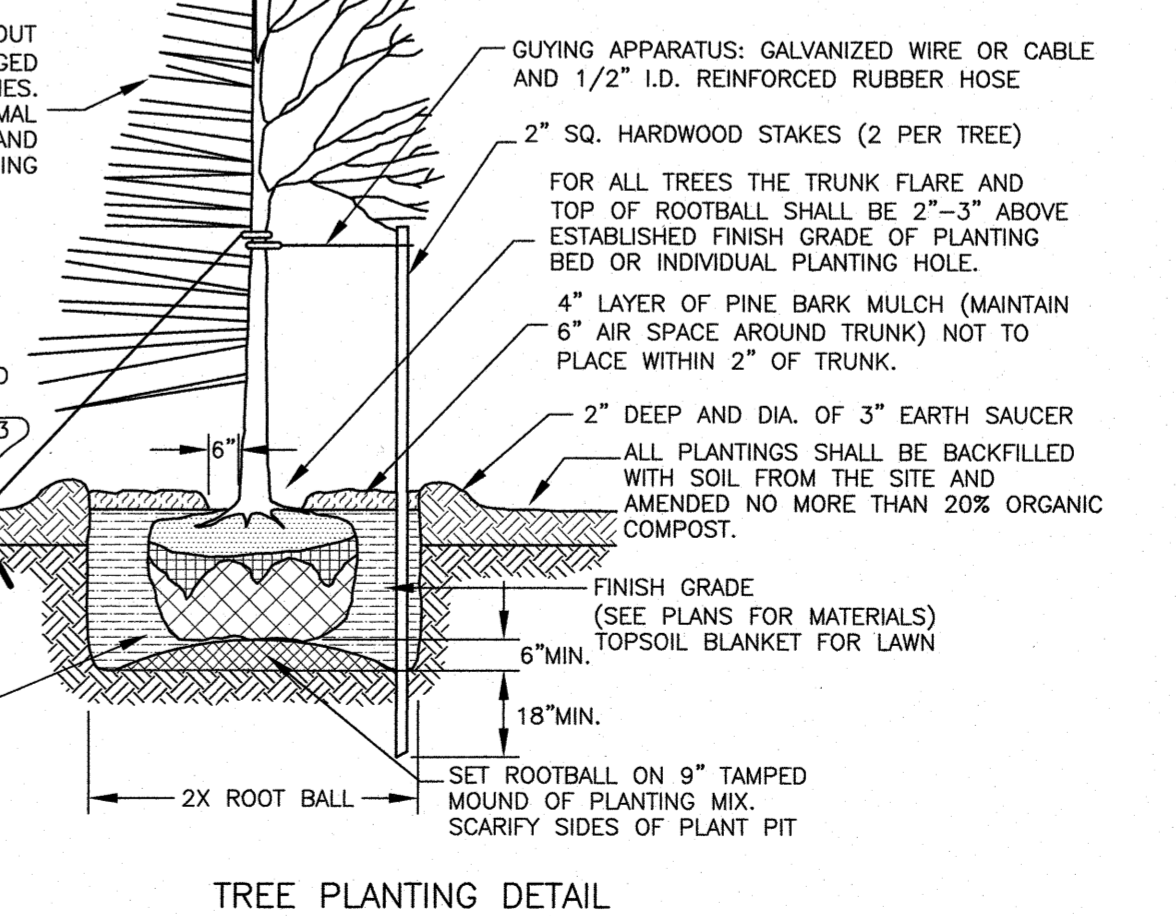
C **C3** **DRIVEWAY PAVEMENT** NTS



E **C3** **CONCRETE WALKWAY** NTS



SHRUB PLANTING DETAIL



TREE & SHRUB PLANTING DETAIL NTS

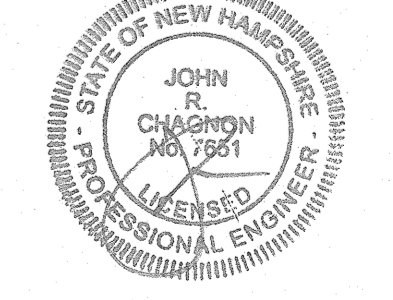
AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
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 Tel (603) 430-9282
 Fax (603) 436-2315

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**THE RESIDENCES AT
 95 BREWSTER STREET
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	2/18/20

REVISIONS



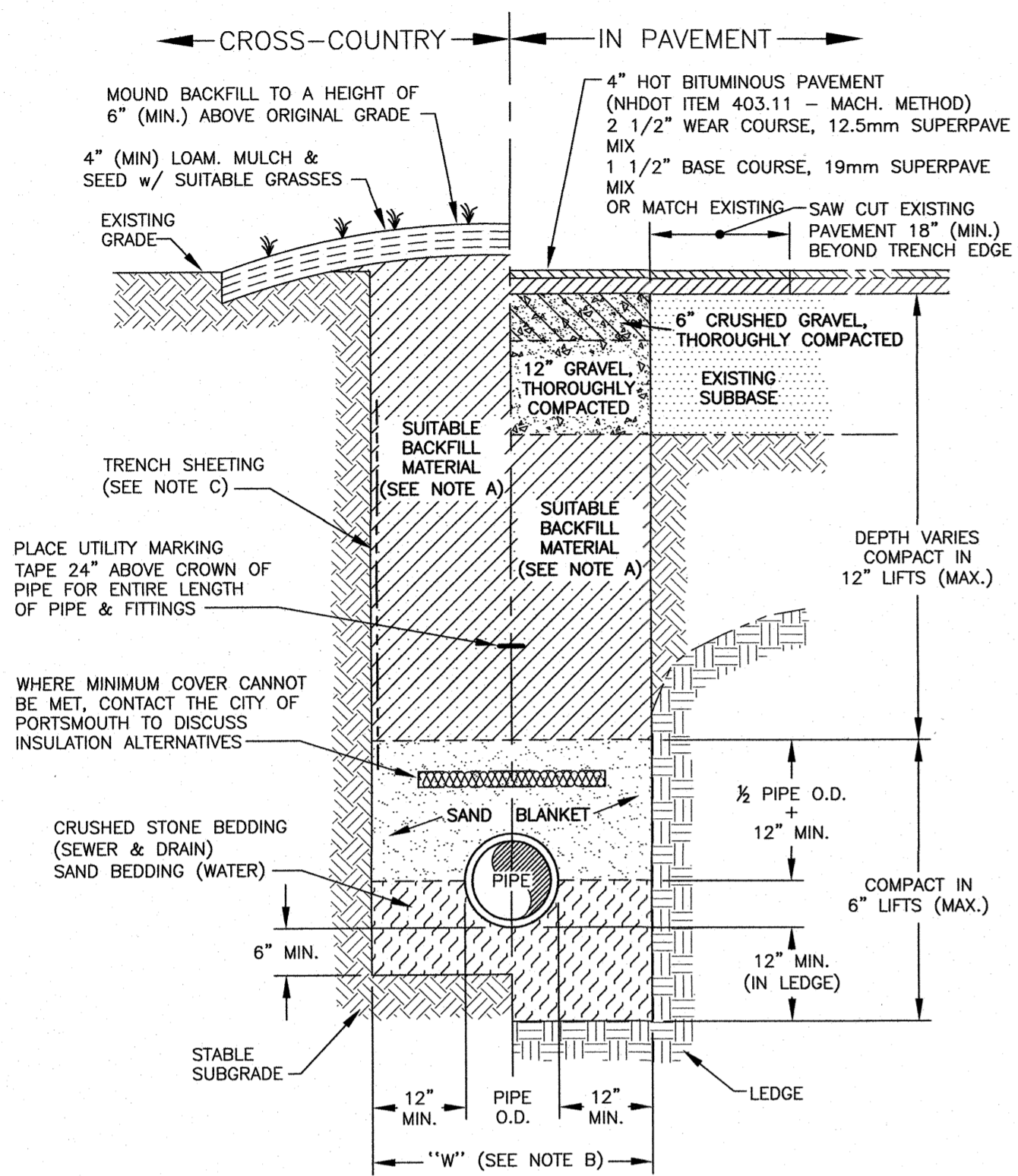
SCALE AS SHOWN JANUARY 2020

EROSION CONTROL NOTES & DETAILS **D1**

J:\JOBS3\N 3100\3120\3\N 3126\2019_Site Development\Plans & Specs\She\3126 DETAILS 2020.dwg, D1 DETAILS

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).



G TYPICAL PIPE TRENCH
 C5 NTS

TRENCH NOTES:

A) TRENCH BACKFILL:
 - IN PAVED AREAS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIALS DEEMED TO BE UNACCEPTABLE BY THE ENGINEER.

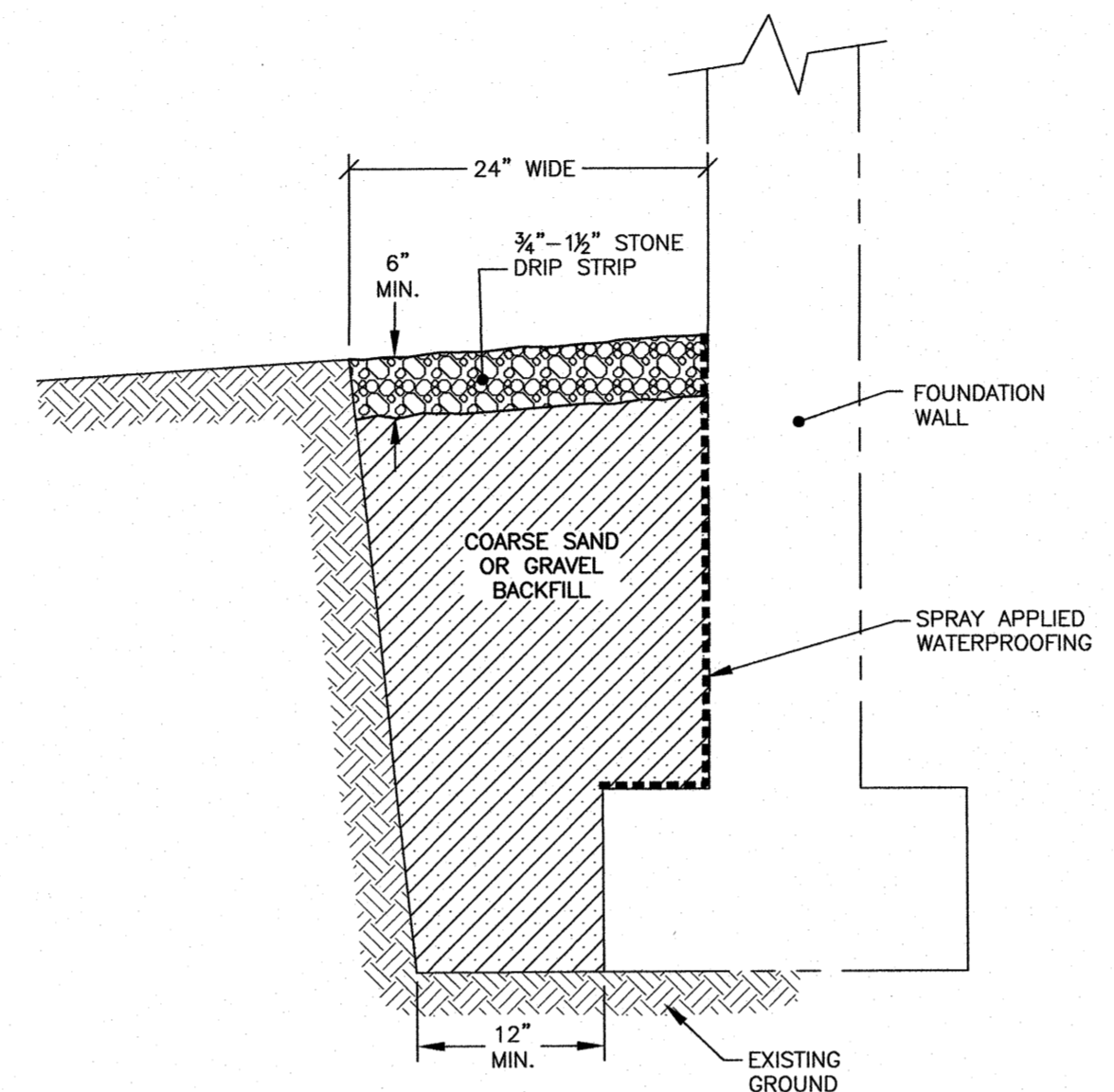
- IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE.

B) "W" = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D..

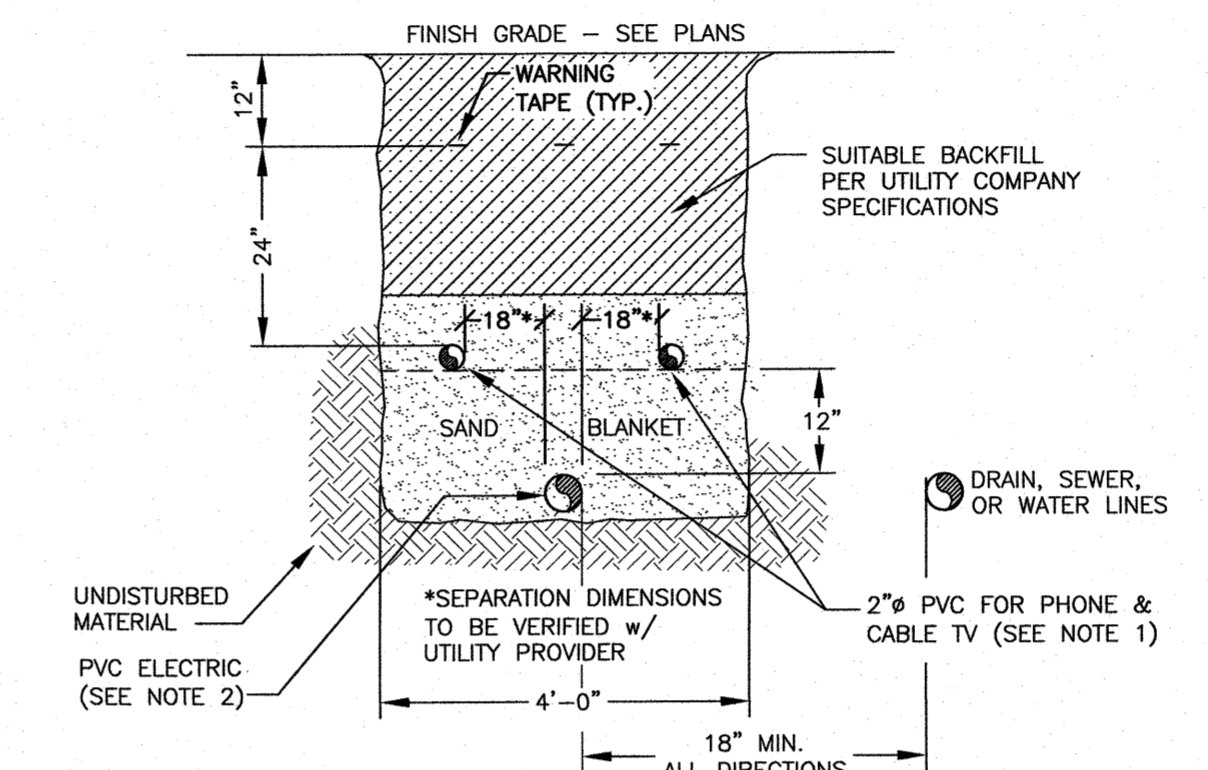
C) TRENCH SHEETING:
 IF REQUIRED, WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.

D) MINIMUM PIPE COVER FOR UTILITY MAINS (UNLESS GOVERNED BY OTHER CODES):
 6" MINIMUM FOR SEWER (IN PAVEMENT)
 4" MINIMUM FOR SEWER (CROSS COUNTRY)
 3" MINIMUM FOR STORMWATER DRAINS
 5" MINIMUM FOR WATER MAINS

E) ALL PAVEMENT CUTS SHALL BE REPAIRED BY THE INFRARED HEAT METHOD.



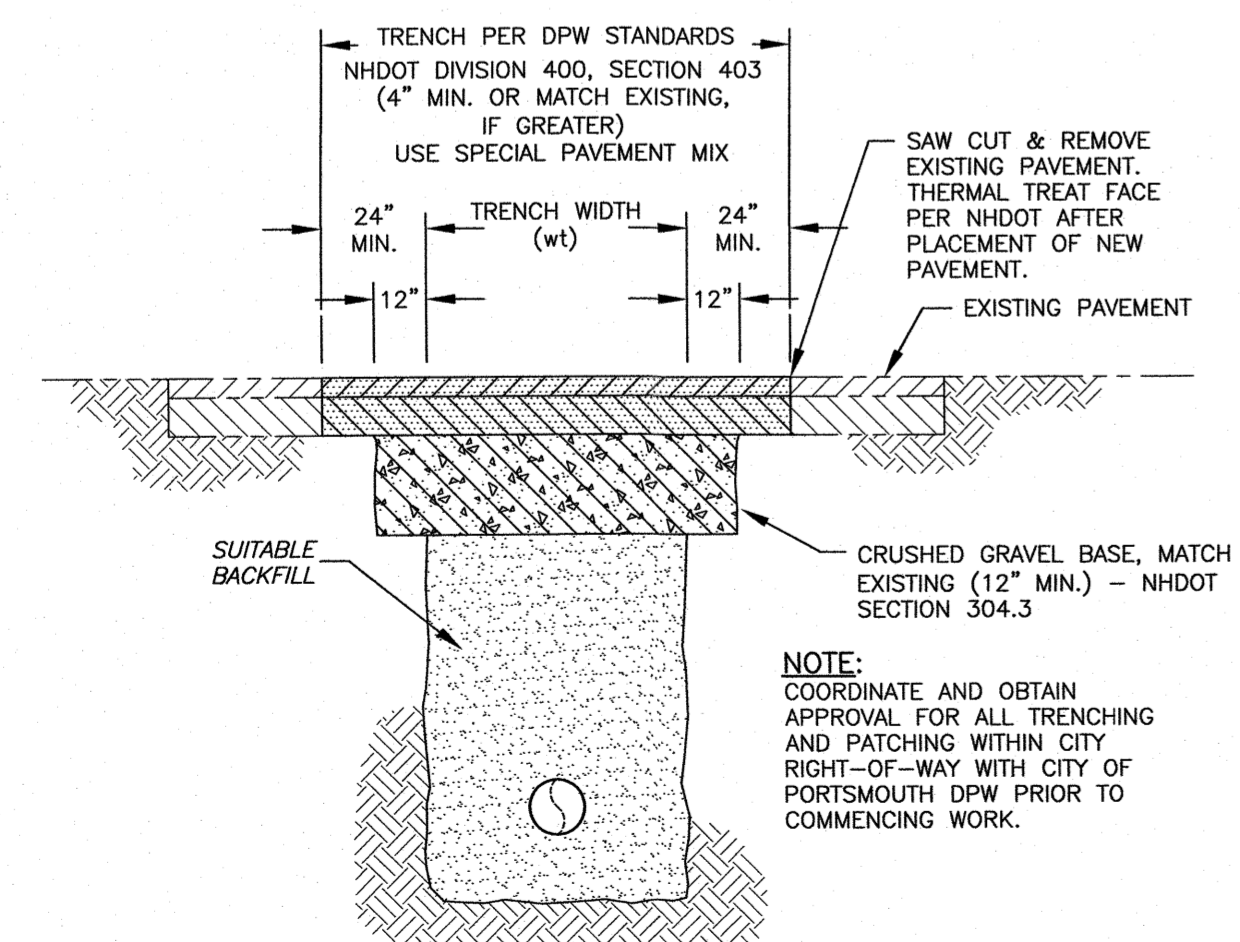
I STONE DRIP APRON
 C3 NTS



K UTILITY TRENCH
 C5 ELECTRIC/PHONE/CABLE NTS

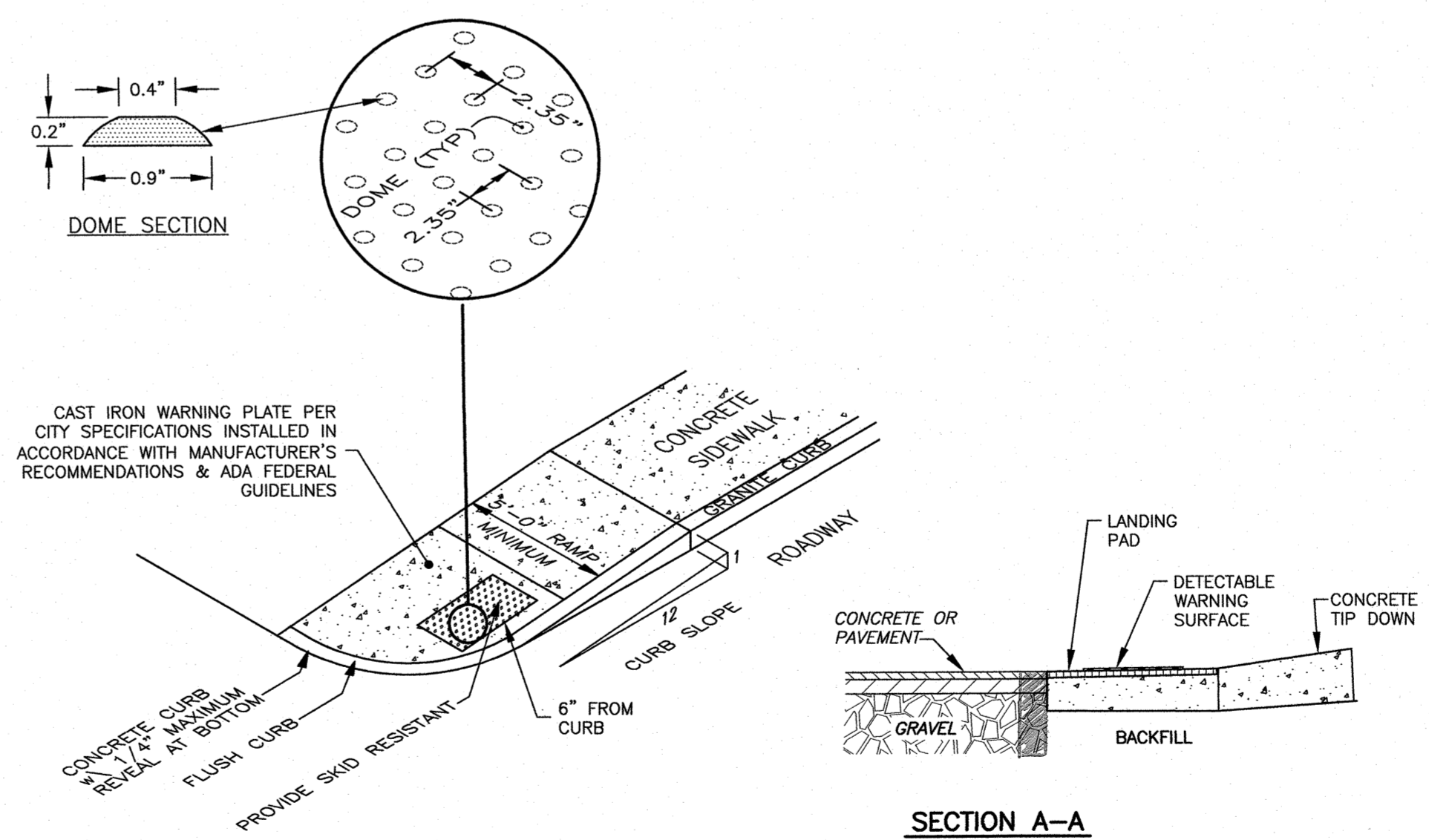
NOTES:

- 1) ALL CONDUIT TO BE U.L. LISTED, SCH. 80 UNDER ALL TRAVEL WAYS, & SCH. 40 FOR THE REMAINDER.
- 2) NORMAL CONDUIT SIZES FOR PSNH ARE 3 INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4 INCH FOR THREE PHASE SECONDARY, AND 5 INCH FOR THREE PHASE PRIMARY.
- 3) ALL WORK TO CONFORM TO THE NATIONAL ELECTRICAL CODE (LATEST REVISION)
- 4) INSTALL A 200# PULL ROPE FOR EACH CONDUIT
- 5) VERIFY ALL CONDUIT SPECIFICATIONS WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION.



H TRENCH - PAVEMENT REPLACEMENT
 C5 (IF REQUIRED) NTS

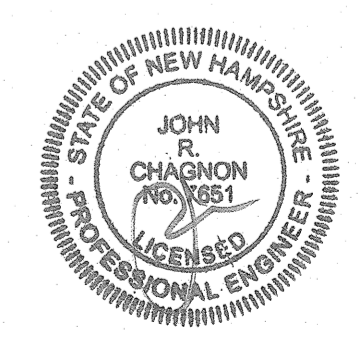
J RESERVED
 - NTS



L TIP DOWN WITH WARNING STRIP
 C3 NTS

**THE RESIDENCES AT
 95 BREWSTER STREET
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	DETAIL J CHANGED, DETAIL L/C3 ADDED	3/11/20
0	ISSUED FOR APPROVAL	2/18/20



SCALE AS NOTED JANUARY 2020

DETAILS D2

J:\JOB53\N 3100's\3120's\N 3126\2019 Site Development\Plans & Specs\She 3126 DETAILS 2020.dwg, D2 DETAILS

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

11 March 2020

Dexter Legg, Planning Board Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for Site Plan Approval at 49 Sudbury Street & 95 Brewster Street, Tax Map 138 / Lots 57 & 58

Dear Chair Legg and Planning Board members:

On behalf of Perley Lane, LLC we hereby submit the attached and enclosed Site Plans for Planning Board Approval for the Residences at 95 Brewster Street project at 49 Sudbury Street and 95 Brewster Street. The project proposes the construction of one new single family home and one duplex for a total of three dwelling units with the associated and required site improvements. The site is currently a single family home as well as an existing business on two adjacent lots. Since the filing of the Site Plan Application with the Technical Advisory Committee the applicant has purchased the lots; therefore the owner of record has been revised on the current plan set. Also uploaded to the City website is an application for the merger of the lots to create the development parcel.

The following plans are included in our submission:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning.
- Standard Boundary Survey – This plans show the property boundary lines and areas.
- Existing Conditions Plan C1 – This plan shows the existing features on the property.
- Demolition Plan C2 – This plan shows site demolition. The existing single family residence as well as the commercial building will be removed from the property.
- Site Layout Plan C3 – This plan shows the proposed site layout. The project received approval from the Portsmouth ZBA as well as a recommendation to approve from Portsmouth TAC for the layout submitted herewith.
- Grading and Erosion Control Plan C4 – This plan shows the proposed grading and erosion control. The post development impervious area is less than the existing impervious area, therefore no downstream impacts are anticipated. The reduction is significant; 26 % of the lot area.
- Utility Plan C5 – This plan shows the proposed utilities including individual service connections.
- Landscape Plan C6 – This plan shows the proposed landscaping at the site.
- Detail Sheets D1 to D2 – These plans show the associated construction details.

Also included herewith is the following Supplemental Information to assist in the review of the project: Site Plan Application Checklist, Site Cost Estimate, Green Building Statement, Will Serve Letters, Report on Site Soils, Architectural Plans, and Zoning Board approval documents.

The project received a Technical Advisory Committee recommendation of approval at the March 3, 2020 Technical Advisory Committee Meeting subject to stipulations. The stipulations, as well as our responses to the stipulations, are listed below:

1) Prior to submission to Planning Board, plans shall be updated to address the following:

- a) There is not enough clearance on the pole at the corner of Sudbury and Brewster to run conduit up the pole. Sidewalk will need to be widened to accommodate this design; **The sidewalk has been widened – see Sheet C3.**
- b) An ADA accessible ramp shall be added to the sidewalk at the Brewster Street / Sudbury Street intersection; **The ramp / tactile warning strip has been added - see Sheet C3 and Detail L.**
- c) Show with grading that Unit #3's driveway goes up in grade at 2% in the sidewalk area to conform to the ADA and to keep the storm water from Sudbury Street out of the yard; **See Sheet C4.**
- d) Show a swale along the common borders of Rock Street Park to bring the stormwater out around units 1 and 2 and out to Brewster Street. Grading on the City land may be allowed for the common good if necessary as long as plants are reestablished; **This has been added - see Sheet C4 and refer to Note 5 on that sheet.**
- e) Show the existing sewer heading to #31 Sudbury to be removed on the demolition plan; **This has been noted - see Sheet C2.**
- f) There are two water services shown going into the existing warehouse building. The one shown nearest the sewer does not exist. Please remove from plan; **This has been done - see Sheet C1.**
- g) The elevation 12 contour behind units 1 and 2 should tie into the 12 contour behind unit 3 and through the infiltration area. A retaining wall should not be needed here. Drain the infiltration overflow into the swale along the property lines out to Brewster Street; **The contours have been revise and the retaining wall eliminated - see Sheet C4.**
- h) Existing drainage connection to the Nickerson Remick building should be shown on the plans if it is to remain; **The drainage connection has been shown - see Sheet C4.**
- i) Add note that the City will require street milling and paving in areas damaged by utilities or construction; **The Note has been added as Note 9 on Sheet C3 and as Note 7 on Sheet C5.**
- j) Add note that all invasive species to be removed in accordance with best management practices; **The note has been added as Note 10 on Sheet C3.**
- k) There is a section of curb with very low reveal near the intersection of Brewster Street and Sudbury Street. This section should be reset to match the reveal of the rest of the sidewalk, so that it is not used as a driveway to the parcel; **The area of sidewalk replacement and curb revision has been shown - see Sheet C3.**

- l) Install NO PARKING signs along Brewster Street frontage; **These have been added to the plans - see Sheet C3.**
- m) The sidewalk should be constructed to the east of the driveway on Sudbury Street and include the area in front of the abutting shed; **The plans have been revised to show a flush sidewalk section in this location - see Sheet C3.**
- n) The width of the driveway should be narrowed on the Sudbury Street house to 24 ft; **The driveway width has been narrowed - see Sheet C3.**
- o) The language found in the Landscaping notes should be consistent with the tree planting detail notes (e.g. planting note 4 calls for all burlap and cages to be pulled open in planting hole--not removed--, while tree planting detail calls for all cage and burlap to be removed); **The notes have been revised - see Sheet C6.**
- p) City trees along the property boundaries in in the ROW should be protected during demolition, excavation, and construction via the City's tree protection zone (TPZ) standards. Add a note to the Landscaping plan that replacement of trees is required, at cost to the developer, if they are damaged or destroyed during construction; **The Note has been added as Note 1 - see Sheet C6.**
- q) Add street trees along Brewster Street frontage subject to approval by the Trees and Greenery Committee. **A Note has been added as Note 2 - see Sheet C6.**

2) Coordinate addressing of proposed units with the Fire Department and DPW. **The Note has been added as Note 11 - see Sheet C3.**

We look forward to your review of this submission, and request approval of the site plan as submitted.

Sincerely,

John Chagnon

John R. Chagnon, PE

CC: Perley Lane, LLC, Derek Durbin

Return to:
Fleet Street Settlement LLC
155 Fleet Street
Portsmouth, NH 03801



LCHIP	ROA484094	25.00
TRANSFER TAX	RO095099	6,000.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: Nickerson Home Improvement Company, Inc., a New Hampshire limited liability company, with a mailing address of 326 Brackett Road, Rye, New Hampshire 03870 for consideration paid grants to Perley Lane, LLC, a New Hampshire limited liability company having a mailing address of P.O. Box 370, Portsmouth, New Hampshire 03801 with WARRANTY COVENANTS:

Two parcels of land situated in Portsmouth, Rockingham County, New Hampshire, more particularly bounded and described as follows:

Parcel 1

A certain parcel of land with the buildings thereon, if any, situated in said Portsmouth, on the Northerly side of Sudbury Street, bounded and described as follows: Northerly by land now or formerly of Steckerl 42.8 feet; Easterly by land now or formerly of Paul Caremo 71.2 feet; Southerly by said Sudbury Street 45.5 feet; and Westerly by Brewster Street 73.9 feet.

Parcel 2

A certain parcel of land with the buildings thereon situate on Brewster Street in said Portsmouth and bounded and described as follows: Northerly by land now or formerly of Diamond Match Co. 65 feet, more or less; Easterly by other land now or formerly of Diamond Match Co. 65 feet, more or less; Southerly by land now or formerly of Paul Caremo and by land now or formerly of John E. Barrett 55 feet and 10 inches, more or less; and Westerly by said Brewster Street 65 feet, more or less to the point of beginning.

The description in the second parcel described in this deed as to the Southerly bound of said second parcel is an error which has been perpetuated in succeeding conveyances and should read "Southerly by land now or formerly of Paul Caremo and by land now or formerly of John E. Barrett 65 feet, 10 inches, more or less;" rather than "55 feet and 10 inches."

Meaning and intending to describe and convey the premises conveyed to Nickerson Home Improvement Company, Inc. by Deed dated June 17, 1975, recorded with Rockingham County Registry of Deeds at Book 2259, Page 0907.

This is not homestead property.

Executed this 28th day of February, 2020.

Nickerson Home Improvement Company, Inc.



By: James Remick, President

State of New Hampshire
County of Rockingham

Then personally appeared before me on this 28th day of February, 2020, the said James Remick, as President of the Nickerson Home Improvement Company, Inc. and acknowledged the foregoing to be his voluntary act and deed.



Notary Public

Commission expiration:



Return to:
Fleet Street Settlement LLC
155 Fleet Street
Portsmouth, NH 03801



LCHIP	ROA484095	25.00
TRANSFER TAX	RO095100	9,750.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That James S. Remick, as Successor Trustee of the Linette S. Remick Revocable Trust of 2000, u/d/t dated June 15, 2000, as amended, with a mailing address of 326 Brackett Road, Rye, New Hampshire 03870 and James S. Remick, as Trustee of the James S. Remick Revocable Trust of 2000, u/d/t dated June 15, 2000, as amended, with a mailing address of 326 Brackett Road, Rye, New Hampshire 03870, for consideration paid grants to Perley Lane, LLC, a New Hampshire limited liability company having a mailing address of P.O. Box 370 Portsmouth, New Hampshire 03801 with WARRANTY COVENANTS:

A certain lot of land with the buildings thereon, situated at 49 (old. No. 4) Sudbury Street in Portsmouth, Rockingham County, New Hampshire, shown as Parcel No. 4 on Plan of land drawn by A.C. Hoyt, dated July 20, 1906, said Plan being recorded as Plan No. 00311 and formerly recorded in Book 624, Page 481 at the Rockingham County Registry of Deeds being further bounded and described as follows:

Northerly by land formerly owned by the Estate of Frank Jones, and others, fifty two (52) feet, nine (9) inches, more or less; Easterly by land of Walter H. Page numbered two (2) on said Sudbury Street sixty (60) feet and two (2) inches, more or less; southerly by said Sudbury Street sixty (60) feet more or less; Westerly by land, conveyed to H. Cogen sixteen (16) feet and four (4) inches, more or less, to a jog in the dividing line; thence Easterly one (1) foot and eight (8) inches; thence Northerly to the point begun at forty-five (45) feet and eight (8) inches, more or less to the point begun at as appears by map of A.C. Hoyt, C.E., dated June 20, 1906, recorded in the Rockingham County Registry of Deeds Lib. 624, Vol. 481.

Meaning and intending to convey the same premises originally described in a Warranty Deed from Taylor Waterhouse to Paul Caremo dated June 12, 1924 and recorded on June 18, 1924 at the Rockingham County Registry of Deeds at Book 793, Page 30.

For the Grantors' title reference see deeds recorded at Book 3610, Page 2877, and Book 3610, Page 2879 at the Rockingham County Registry of Deeds.

The legal description of the Premises contained herein is a correct description of the Premises being conveyed and corrects a scrivener's error which appears in the legal description of the premises described in the grantors Deed.


TRUSTEE'S CERTIFICATION:

I, James S. Remick, Successor Trustee of the Linette S. Remick Revocable Trust of 2000, created by Linette S. Remick, under trust agreement dated June 15, 2000, created by Linette S. Remick and as Trustee of the James S. Remick Revocable Trust of 2000, created by James S. Remick, under trust agreement dated June 15, 2000, as amended am the sole Trustee of said trusts and have full and absolute power under said trust agreements to convey any interest in real estate and improvements thereon held in said trusts and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust assets paid to the trustee for a conveyance thereof.

This is not homestead property.


Executed this 28th day of February, 2020.

Linette S. Remick Revocable Trust of 2000



James S. Remick, Successor Trustee

James S. Remick Revocable Trust of 2000

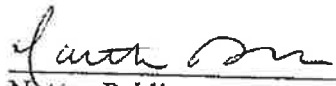


James S. Remick, Trustee

State of New Hampshire
County of Rockingham

Then personally appeared before me on this 28th day of February, 2020, the said James S. Remick, Successor Trustee of the Linette S. Remick Revocable Trust of 2000 and in his capacity as Trustee of the James S. Remick Revocable Trust of 2000 acknowledged the foregoing to be his voluntary act and deed.






Notary Public
Commission expiration:

NOTICE OF VOLUNTARY MERGER OF CONTIGUOUS LOTS

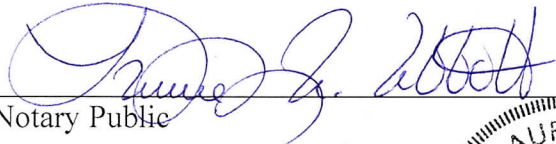
NOW COMES Perley Lane, LLC, owner of two contiguous parcels of land located at 95 Brewster Street and 49 Sudbury Street, Portsmouth, County of Rockingham and State of New Hampshire, who wishes to merge said parcels for Municipal regulation and taxation purposes, and does hereby apply to the Planning Board of the City of Portsmouth, or its designee, for approval of said merger and further says that said lots are listed on Assessor's Map 138 Lot 57, and being the same property conveyed to Perley Lane, LLC by deed of Nickerson Home Improvement Company, Inc. dated 28 February 2020 and recorded at the Rockingham County Registry of Deeds at Book 6089 Page 188, and Assessor's Map 138 Lot 58, and being the same property conveyed to Perley Lane, LLC by deed of the Linette S. and James S. Remick Trusts dated 28 February 2020 and recorded at the Rockingham County Registry of Deeds at Book 6089 Page 190.

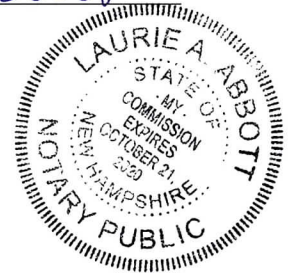
DATED this 9 day of March, 2020.


Perley Lane, LLC; By Joe Caldarola, Managing Member

State of New Hampshire
Rockingham, SS

Acknowledged before me by Perley Lane, LLC this 9 day of March, 2020.


Notary Public



APPROVAL OF MERGER

NOW COMES THE Portsmouth Planning Board or its designee and pursuant to RSA 674:39-a approved the merger.

Dated: _____

Authorized Officer



City of Portsmouth, New Hampshire

Site Plan Application Checklist

This site plan 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 site plan review requirements. Please refer to the Site Plan review regulations for full details.

Applicant Responsibilities (Section 2.5.2): Applicable fees are due upon application submittal along with required attachments. The application shall be complete as submitted and provide adequate information for evaluation of the proposed site development. Waiver requests must be submitted in writing with appropriate justification.

Name of Owner/Applicant: Perley Lane, LLC Date Submitted: 2-18-2020

Phone Number: 603-674-5204 E-mail: joe@smithfieldconstruction.com

Site Address: 31 Sudbury Street / 95 Brewster Street Map: 138 Lot: 58

Zoning District: General Residence Lot area: 10,747 +/- sq. ft.

Application Requirements			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Fully executed and signed Application form. (2.5.2.3)	Online	N/A
<input type="checkbox"/>	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF). (2.5.2.8)	Online	N/A

Site Plan Review Application Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Statement that lists and describes "green" building components and systems. (2.5.3.1A)	Supplemental Materials	
<input type="checkbox"/>	Gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. (2.5.3.1B)	Online / Sheet C3	N/A
<input type="checkbox"/>	Tax map and lot number, and current zoning of all parcels under Site Plan Review. (2.5.3.1C)	Boundary Survey	N/A
<input type="checkbox"/>	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. (2.5.3.1D)	Cover Sheet	N/A

Site Plan Review Application Required Information

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. (2.5.3.1E)	Survey Plan	N/A
<input type="checkbox"/>	Names, addresses and telephone numbers of all professionals involved in the site plan design. (2.5.3.1F)	Cover Sheet	N/A
<input type="checkbox"/>	List of reference plans. (2.5.3.1G)	Survey Plan	N/A
<input type="checkbox"/>	List of names and contact information of all public or private utilities servicing the site. (2.5.3.1H)	Cover Sheet	N/A

Site Plan Specifications

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director. Submittals shall be a minimum of 11 inches by 17 inches as specified by Planning Dept. staff. (2.5.4.1A)	Required on all plan sheets	N/A
<input type="checkbox"/>	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. (2.5.4.1B)	Required on all plan sheets	N/A
<input type="checkbox"/>	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. (2.5.4.1C)	Digital File TBS	N/A
<input type="checkbox"/>	Plans shall be drawn to scale. (2.5.4.1D)	Required on all plan sheets	N/A
<input type="checkbox"/>	Plans shall be prepared and stamped by a NH licensed civil engineer. (2.5.4.1D)	Yes	N/A
<input type="checkbox"/>	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. (2.5.4.1E)	N/A	N/A
<input type="checkbox"/>	Title (name of development project), north point, scale, legend. (2.5.4.2A)	Sheet C3	N/A
<input type="checkbox"/>	Date plans first submitted, date and explanation of revisions. (2.5.4.2B)	Rev Block	N/A
<input type="checkbox"/>	Individual plan sheet title that clearly describes the information that is displayed. (2.5.4.2C)	Required on all plan sheets	N/A
<input type="checkbox"/>	Source and date of data displayed on the plan. (2.5.4.2D)	Survey Plan	N/A

Site Plan Specifications

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." (2.5.4.2E)	Cover Sheet / C3	N/A
<input type="checkbox"/>	Plan sheets submitted for recording shall include the following notes: a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "All improvements shown on this Site Plan shall be constructed and maintained in accordance with the Plan by the property owner and all future property owners. No changes shall be made to this Site Plan without the express approval of the Portsmouth Planning Director." (2.13.3)	Sheet C3	N/A
<input type="checkbox"/>	Plan sheets showing landscaping and screening shall also include the following additional notes: a. "The property owner and all future property owners shall be responsible for the maintenance, repair and replacement of all required screening and landscape materials." b. "All required plant materials shall be tended and maintained in a healthy growing condition, replaced when necessary, and kept free of refuse and debris. All required fences and walls shall be maintained in good repair." c. "The property owner shall be responsible to remove and replace dead or diseased plant materials immediately with the same type, size and quantity of plant materials as originally installed, unless alternative plantings are requested, justified and approved by the Planning Board or Planning Director." (2.13.4)	Sheet C6	N/A

Site Plan Specifications – Required Exhibits and Data

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
	1. Existing Conditions: (2.5.4.3A)		
<input type="checkbox"/>	a. Surveyed plan of site showing existing natural and built features;	Sheet C1	
<input type="checkbox"/>	b. Zoning boundaries;	Cover Sheet	
<input type="checkbox"/>	c. Dimensional Regulations;	Survey Plan	
<input type="checkbox"/>	d. Wetland delineation, wetland function and value assessment;	N/A	
<input type="checkbox"/>	e. SFHA, 100-year flood elevation line and BFE data.	Sheet C1	
	2. Buildings and Structures: (2.5.4.3B)		
<input type="checkbox"/>	a. Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation;	Sheet C3 & Architect drawings	
<input type="checkbox"/>	b. Elevations: Height, massing, placement, materials, lighting, façade treatments;	Architect drawings	
<input type="checkbox"/>	c. Total Floor Area;	Architect drawings	
<input type="checkbox"/>	d. Number of Usable Floors;	Architect drawings	
<input type="checkbox"/>	e. Gross floor area by floor and use.	Architect drawings	
	3. Access and Circulation: (2.5.4.3C)		
<input type="checkbox"/>	a. Location/width of access ways within site;	Sheet C3	
<input type="checkbox"/>	b. Location of curbing, right of ways, edge of pavement and sidewalks;	Sheet C3	
<input type="checkbox"/>	c. Location, type, size and design of traffic signing (pavement markings);	N/A	
<input type="checkbox"/>	d. Names/layout of existing abutting streets;	Survey Plan	
<input type="checkbox"/>	e. Driveway curb cuts for abutting prop. and public roads;	Sheet C3	
<input type="checkbox"/>	f. If subdivision; Names of all roads, right of way lines and easements noted;	N/A	
<input type="checkbox"/>	g. AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).	N/A	
	4. Parking and Loading: (2.5.4.3D)		
<input type="checkbox"/>	a. Location of off street parking/loading areas, landscaped areas/buffers;	Sheet C3	
<input type="checkbox"/>	b. Parking Calculations (# required and the # provided).	Sheet C3	
	5. Water Infrastructure: (2.5.4.3E)		
<input type="checkbox"/>	a. Size, type and location of water mains, shut-offs, hydrants & Engineering data;	Sheet C5	
<input type="checkbox"/>	b. Location of wells and monitoring wells (include protective radii).	N/A	
	6. Sewer Infrastructure: (2.5.4.3F)		
<input type="checkbox"/>	a. Size, type and location of sanitary sewage facilities & Engineering data.	Sheet C5	
	7. Utilities: (2.5.4.3G)		
<input type="checkbox"/>	a. The size, type and location of all above & below ground utilities;	Sheet C5	
<input type="checkbox"/>	b. Size type and location of generator pads, transformers and other fixtures.	Sheet C3	

Site Plan Specifications – Required Exhibits and Data

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	8. Solid Waste Facilities: (2.5.4.3H)		
<input type="checkbox"/>	a. The size, type and location of solid waste facilities.	N/A	
<input type="checkbox"/>	9. Storm water Management: (2.5.4.3I)		
<input type="checkbox"/>	a. The location, elevation and layout of all storm-water drainage.	Sheet C4	
<input type="checkbox"/>	10. Outdoor Lighting: (2.5.4.3J)		
<input type="checkbox"/>	a. Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and;	N/A	
<input type="checkbox"/>	b. photometric plan.		
<input type="checkbox"/>	11. Indicate where dark sky friendly lighting measures have been implemented. (10.1)	N/A	
<input type="checkbox"/>	12. Landscaping: (2.5.4.3K)		
<input type="checkbox"/>	a. Identify all undisturbed area, existing vegetation and that which is to be retained;	Sheet C6	
<input type="checkbox"/>	b. Location of any irrigation system and water source.	N/A TBD	
<input type="checkbox"/>	13. Contours and Elevation: (2.5.4.3L)		
<input type="checkbox"/>	a. Existing/Proposed contours (2 foot minimum) and finished grade elevations.	Sheet C4	
<input type="checkbox"/>	14. Open Space: (2.5.4.3M)		
<input type="checkbox"/>	a. Type, extent and location of all existing/proposed open space.	Sheet C3	
<input type="checkbox"/>	15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)	N/A	
<input type="checkbox"/>	16. Location of snow storage areas and/or off-site snow removal. (2.5.4.3O)	Sheet C3	
<input type="checkbox"/>	17. Character/Civic District (All following information shall be included): (2.5.4.3Q)	N/A	
<input type="checkbox"/>	a. Applicable Building Height (10.5A21.20 & 10.5A43.30);		
<input type="checkbox"/>	b. Applicable Special Requirements (10.5A21.30);		
<input type="checkbox"/>	c. Proposed building form/type (10.5A43);		
<input type="checkbox"/>	d. Proposed community space (10.5A46).		

Other Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Traffic Impact Study or Trip Generation Report, as required. <i>(Four (4) hardcopies of the full study/report and Six (6) summaries to be submitted with the Site Plan Application) (3.2.1-2)</i>	N/A	
<input type="checkbox"/>	Indicate where Low Impact Development Design practices have been incorporated. (7.1)	Sheet C4	
<input type="checkbox"/>	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. (7.3.1)	N/A	
<input type="checkbox"/>	Indicate where measures to minimize impervious surfaces have been implemented. (7.4.3)	Sheet C3	
<input type="checkbox"/>	Calculation of the maximum effective impervious surface as a percentage of the site. (7.4.3.2)	Sheet C3	
<input type="checkbox"/>	Stormwater Management and Erosion Control Plan. <i>(Four (4) hardcopies of the full plan/report and Six (6) summaries to be submitted with the Site Plan Application) (7.4.4.1)</i>	Sheet C4	

Final Site Plan Approval Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	All local approvals, permits, easements and licenses required, including but not limited to: <ul style="list-style-type: none"> a. Waivers; b. Driveway permits; c. Special exceptions; d. Variances granted; e. Easements; f. Licenses. (2.5.3.2A)	Supplemental Submission	
<input type="checkbox"/>	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: <ul style="list-style-type: none"> a. Calculations relating to stormwater runoff; b. Information on composition and quantity of water demand and wastewater generated; c. Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; d. Estimates of traffic generation and counts pre- and post-construction; e. Estimates of noise generation; f. A Stormwater Management and Erosion Control Plan; g. Endangered species and archaeological / historical studies; h. Wetland and water body (coastal and inland) delineations; i. Environmental impact studies. (2.5.3.2B)	Supplemental Submission	

Construction Cost Estimate

Ambit Engineering

Date: February 18, 2020

Project: Perley Lane, LLC - 85 Brewster Street Job No: 3126

Location: 85 Brewster Street, Portsmouth, NH

Scope: **Site Cost Estimate**

ITEM NO	DESCRIPTION	UNIT	AMOUNT	UNIT COST	TOTAL
1	Erosion Control	LS	1	\$1,500.00	\$1,500.00
2	Demolition	LS	1	\$20,000.00	\$20,000.00
3	Proposed Curb	LF	85	\$30.00	\$2,550.00
4	Walkway	SF	100	\$18.00	\$1,800.00
5	Crushed Gravel / Base Preparation	CY	70	\$37.50	\$2,625.00
6	Common Excavation	CY	470	\$25.00	\$11,750.00
7	Driveway Paving	TON	28	\$150.00	\$4,200.00
8	Final Grade; Loam and Seed	SF	4000	\$1.50	\$6,000.00
9	Landscaping	LS	1	\$10,000.00	\$10,000.00
10	Sewer Connection - 1 New; 3 Re-used	LS	1	\$3,200.00	\$3,200.00
11	Water Service - 1 New; 2 Re-use	LS	1	\$2,800.00	\$2,800.00
12	Gas Service	EA	2	\$1,500.00	\$3,000.00
13	Underground conduit	LF	95	\$55.00	\$5,225.00
14	Gutter Connections	EA	2	\$800.00	\$1,600.00
15	Drip Edge	LF	140	\$35.00	\$4,900.00
	TOTAL				\$81,150

Note: This is an estimate of construction costs based upon various sources

APPLICATION FEE:

\$500 + (\$ 81,150/1000 x \$5) + (11,000 / 1,000 x \$10)= \$ 1,015.75

2/18/2020

Juliet Walker
Planning Director
City of Portsmouth, NH
1 Junkins Avenue
Portsmouth, NH 03801

Re: Green Building: The Residences at 95 Brewster Street

Dear Ms Walker,

This letter is submitted to provide a Green Building Statement per Section 2.5.3.1A.

Smithfield Construction will be the builder for these homes. Smithfield specializes in the designing and building of Energy Star Homes.

Every home we have built since 2008 has been qualified as Energy Star. The HERS Rating of our homes built in the last several years have ranged from 13 to 52.

These three homes will incorporate the same features and techniques that we have employed in recent years to qualify our homes as Energy Star. Every component of the thermal envelope is improved. All the weak points in conventional construction are addressed. Insulation is increased. Infiltration is greatly reduced and homeowner-controlled mechanical ventilation is added to maintain a healthy interior environment

Instead of relying on any one technology, the thermal envelope is designed as a whole, with the goal of balancing energy loss through each component to achieve the most cost-effective energy efficient home.

The following are some of the energy efficient and green components that will be included in these three homes.

-Eight Inch Exterior Walls

Most exterior walls are framed with 2x8's to accommodate R30 high density fiberglass batts. Insulated headers are used, and framing is 24" oc to minimize thermal bridging.

-Air-tight shell

The air tight drywall method is used for the walls. Air-tight electrical boxes are used to maintain the vapor and air barrier. Poly sheathing is used on exterior ceilings and caulked to all partitions to prevent infiltration at the partitions. The exterior air barrier is taped at all laps. Windows and doors and all penetrations are sealed with foam or caulk.

-Cellulose Insulation

Cellulose insulation carries less than half of the embedded energy of fiberglass or spray foam. It is a recycled product. We use it primarily in the ceilings. The roof framing is upgraded to 2x12 framing to allow a minimum of 11" of full-depth cellulose all the way out to the exterior of the walls below. Minimum R values are R55 in attics, R40 below attic floors, if applicable.

-Insulated Basement

The basement walls are insulated, rather than the basement ceiling, by using "Thermax" foil-faced foam insulation on the inside of the basement walls. The basement IS thus brought within the insulated envelope. This eliminates drafts from the basement to the first floor, heat loss through heating equipment and ductwork, frozen pipes, and fiberglass shedding, all common to conventional construction. The basement is a pleasant, useable part of the home.

-Energy Efficient Windows and Doors

R4 windows will be included by Kasson and Keller: U value: .24. The high insulation value windows reduces energy use and increases the comfort of the home by greatly reducing drafts caused by convection.

Exterior Doors are foam filled R5 doors, with Low E Glazing where applicable.

-Reduced Infiltration and Controlled Ventilation

A cleaner, healthier, quieter and more comfortable home is achieved by reducing infiltration to far lower than in a conventional home and adding mechanical ventilation which the homeowner can control.

Continuous Ventilation is provided by a variable speed, pressure compensating bath fan by Panasonic: Model FV-08VKS2. When the home is sealed up, in winter or in the heat of summer, the fan operates continuously on low, drawing fresh air into the home at a controlled rate. The low speed is adjustable from 30 to 80 cfm. When the bath is in use, the fan is switched to high exhausting the moisture from the room. After the high switch is turned off, the fan continues to run on high for a period of time to complete the removal of the moisture, and then returns to its low setting. The time period of delay to low is adjustable.

Other baths are equipped with Panasonic single speed fans: Model FV08VS1, and delayed off automatic timer switches. These switches continue to operate the fan for an adjustable period of time after the switch is turned off.

Kitchen range hood ductwork to the outside of the home is included. Ducted range hoods are important to remove cooking odors and moisture at the source.

"Cape" backdraft dampers, by Tamarack Technologies are installed in range hood and bath exhaust ductwork. These are a particularly effective product for this

important function. They prevent backdraft infiltration into the home when the fans are not running.

Roof Ventilation is provided by soffit vents, ridge vents and "Accuvent" insulation baffles. The roof framing is upgraded to 2x12's to allow full depth insulation and the baffle out to the outside face of the exterior walls.

-Independent Certification

These homes will be computer modeled, inspected, and tested by an EPA-certified third party Energy Rater. The Energy rater performs a blower door test upon the home's completion, and provide a certification report detailing the home's performance.

-High Efficiency Heating System

Space heating will be is provided by a 95% efficient propane furnace. Air conditioning will be 15 SEER.

All ductwork is located within the conditioned envelope. A duct leakage test is performed upon completion.

Hot Water heating will be by a Hybrid Heat Pump Water Heater

-Lighting:

90% of lights in the homes will be LED

-Water Conservation:

All plumbing fixtures will be Water-Sense labeled.

Sincerely,

Joseph Caldarola
170 Dennett Street #2
Portsmouth, NH 03801

SITE PHOTOGRAPHS

These Photographs show the area along the mutual boundary Line with the City of Portsmouth (Rock Street Park) where there will be minor re-grading.



City Of Portsmouth Tree Protection Plan

Definition: Practices to preserve and protect desirable trees from damage during project development.

Purpose: To preserve and protect trees which have present or future value in protection from erosion, landscape and aesthetic value, or for other environmental benefits.

- I. The tree canopy/root zones of trees to be preserved shall be protected during the entire construction process.
- II. Prior to the start of any site work, the contractor will erect semi- permanent fencing around tree root zones which are to be protected within the construction site. The fence shall be placed around the trees to be protected with a radius determined by the City Arborist, typically one foot of protected area for each inch of trunk diameter. This ratio can be increased or decreased per the City Arborist's discretion to further protect specimen or historic trees. The location of the fencing will be marked by the City Arborist prior to fence installation.
- III. The Contractor shall be responsible for installation and maintenance of all tree protection fencing.
- IV. Protective fencing shall remain undisturbed until ALL site work has been completed. The Contractor shall remove fencing at completion of project. If protective fencing is damaged, the Contractor shall immediately execute the necessary repairs to re-establish the protective fencing to original configurations.
- V. All work conducted in the ground within the protection zone of any protected tree should be accomplished with hand tools only. An air excavation tool (i.e. an Airspade) shall be used for root pruning prior to machine excavation where digging abuts the dripline of specimen or historic trees.
- VI. The Contractor shall be held liable for any damages to protected trees and root zones caused by unauthorized intrusions into the protected areas during construction activity. Additionally, the Contractor shall be held liable for damages incurred to any tree branches that extend over protective fencing and to any trees or other plant material located on the site and indicted on the plan to remain. The Contractor shall be held liable for all remedial measures required to treat broken limbs, or damaged trees and roots, or for unauthorized removal of existing trees or plant material, etc. All tree surgery and remedial treatments will be accomplished by the City of Portsmouth's arborists.

- VII. The Contractor shall notify the City Arborist when any overhanging branches or other plant materials interfering with or risks damage due to construction activity.
- VIII. No removal or encroachment into Tree Protection Enclosures shall be permitted unless coordinated with the City Arborist.
- IX. Any grading, construction, demolition, remedial measures or other work that is expected to encounter tree roots shall be made in consultation with the City Arborist.
- X. No machine digging shall take place within a radius of one and one-half foot for each 1-inch diameter at breast height (DBH) of any tree with a historic or specimen designation unless an air excavation tool has been used to prune roots along dripline beforehand.
- XI. Any pruning of protected trees that may be required during the course of construction shall be performed by the City of Portsmouth Arborists. Coordinate pruning requests with the City Arborist.
- XII. For construction projects requiring access or haul roads that must pass over the root area of trees to be retained, a roadbed shall be installed using 4 inches (minimum) of mulch or wood chips covered with approved logging mats. The roadbed shall be replenished and maintained as necessary to provide desired root zone protection. For projects requiring materials storage within the root area of trees to be retained or protected, this area shall be constructed using an approved Geotextile base covered with 4 inches (minimum) of coarse wood mulch or chips. The area shall be replenished as necessary to maintain a 4 inch (minimum) depth.
- XIII. There shall be no vehicular traffic, parking, or stock piling of materials permitted under the drip line/canopy of ANY tree to be retained or protected within the construction site, unless approved tree root protection measures have been installed. Foot traffic shall be kept to a minimum under the drip line/canopy. If temporary foot traffic must be directed over the root zone of trees to be retained or protected, a pathway shall be installed using an approved Geotextile base covered with 3 inches (minimum) or mulch or wood chips. The pathway material shall be replenished as necessary to maintain a 3-inch (minimum) depth.
- XIV. "Natural" or pre-construction grade should be maintained for as great a distance from the trunk of each tree as construction permits. At no time during or after construction should soil be in contact with the trunk of the tree above natural grade.
- XV. When removing pavement, as little disruption of soil as necessary should be attempted.

XVI. Any required trenching which has options for trench path location should be routed in such a manner as to minimize root damage. Radial trenching (radial to the tree trunk) is less harmful than tangential trenching because it runs parallel to tree roots rather than diagonal or perpendicular to them. If roots can be worked around, cutting of roots should be avoided (i.e. place pipes and cables below uncut roots whenever possible). When possible, utilize the same trench for as many utilities as possible.

XVII. Plans must be reviewed by the City Arborist and/or the City of Portsmouth Trees and Greenery Committee, and signed off before commencement of work. Protective fencing must be approved in place before any construction will be allowed to begin.

3/05/2020

1700 Lafayette Road
Portsmouth, NH 03801

Michael J Busby
603-436-7708 x555-5678
michael.busby@eversource.com

Joseph Caldarola
Perley Lane, LLC
PO Box 267
Portsmouth, NH 03802
Name of Person Requesting Letter

Dear Mr Caldarola:

I am responding to your request to confirm the availability of electric service for the proposed Residences at 95 Brewster Street located at 95 Brewster Street and 49 Sudbury Street project being constructed for/by Perley Lane, LLC

The proposed project consists of two 2 ½ story buildings with 3 residential units totaling approximately 6,800 sf. The proposed development will be constructed along Brewster and Sudbury Streets.

The developer will be responsible for the installation of all underground facilities and infrastructure required to service the new building. The service will be as shown on attached marked up Utility Plan C5. The proposed building service will be fed from a pole to be determined by Eversource Engineering as depicted on utility plan C5. The developer will work with Eversource to obtain all necessary easements and licenses for the proposed overhead/underground facilities listed above.

This letter serves as confirmation that Eversource has sufficient capacity in the area to provide service to this proposed development. The cost of extending service to the aforementioned location and any associated infrastructure improvements necessary to provide service will be borne by the developer unless otherwise agreed upon.

The attached Variance Plan C2 has been marked up to show 3 -200 amp services for your proposed project.

Eversource approves the locations shown; assuming the final installed locations meet all clearances, physical protection, and access requirements as outlined in Eversource's "Information & Requirements For Electric Supply"

If you require additional information or I can be of further assistance please do not hesitate to contact me at our Portsmouth Office, 603-436-7708 Ext. 555-5678

Respectfully,



Michael J. Busby, PE
NH Eastern Regional Engineering and Design Manager, Eversource

cc: (via e-mail)
Michael Lee, Eastern Region Operations Manager, Eversource
Mary Jo Hanson, Field Supervisor, Electric Design, Eversource



February 11, 2020

Joseph Calderola
Smithfield Construction
170 Dennett St.
Portsmouth, NH 03801

RE: Natural Gas Availability to 95 Brewster Street & 49 Sudbury Avenue Portsmouth

Dear Joe,

Unitil's natural gas division has reviewed the requested site for natural gas service.

Unitil hereby confirms natural gas service will be available to Smithfield Construction. Installation is pending an authorized installation agreement with Smithfield Construction and street opening approval from the City of Portsmouth DPW.

Let me know if you have any questions. You can email me at dupliseas@unitil.com. My phone number is (603) 294-5147.

Sincerely,

A handwritten signature in cursive script that reads "Susan Duplisea".

Susan Duplisea
Business Development Representative

19-1828 S

January 6, 2020

Smithfield Construction
Attention: Mr. Joseph Caldarola
P.O. Box 370
Portsmouth, NH 03802

Subject: Summary of Findings
Test Pit Observation Services
Proposed Residential Construction
Brewster Street/Sudbury Street Intersection
and 71 Madison Street Sites
Portsmouth, New Hampshire

Dear Joe:

The following summarizes our findings from the test pits made at the above referenced sites. We understand new residential construction is planned at these locations, requiring demolition of existing structures. At the Brewster Street/Sudbury Street intersection, we understand you will combine two lots and construct three houses. One new residence is planned at the Madison Street location. The houses are planned to have basements. We understand the purpose of the test pits will be to provide observations to estimate seasonal high groundwater levels in anticipation of basement construction.

We understand the scope of our work was limited to logging the test pits and making these groundwater observations, and that no geotechnical assessment relative to foundations and earthwork has been requested.

EXPLORATION AND FINDINGS

The test pits were excavated at locations selected by Smithfield Construction on December 27, 2019. Riverview Construction provided the excavation work. Test Pits TP-1 through TP-3 were excavated at the Brewster Street/Sudbury Street location while Test Pit TP-4 was made at the Madison Street location. The approximate locations of these test pits are attached.

The three test pits made at the Brewster Street/Sudbury Street site were carried to depths of about 5 to 6 feet and encountered various fills to their explored depths. The fills contained granular portions as well as clayey silts in two of the three test pits. Each test pit encountered debris including brick, glass, organics and ceramic fragments. The fills appeared to be saturated below depths of approximately 4, 3.5 and 4.5 feet in Test Pits TP-1 through TP-3, respectively. Given fill soils, oxide mottling was not present. We interpret seasonal high groundwater table being typically about 1 foot above the above noted levels.

Test Pit TP-4 encountered approximately 1.5 feet of topsoil and roots overlying granular fills with similar debris to a depth of approximately 3.5 feet. At this depth, we observed an apparent relic topsoil layer. At a depth of approximately 4 feet, soils transitioned to native clayey silt. From our observations, soils appeared to be saturated below a depth of about 3.5 feet. Similarly to above, we interpret the seasonal high groundwater table as being about 1 foot above this noted saturation level.

Test pit logs, as well as a key to the notes and symbols used on these logs, are attached.

Following excavation work, you directed Riverview Construction to vertically install 12-inch diameter perforated PVC pipes in the three test pits made at the Brewster Street/Sudbury Street site, as we understand you plan to occasionally measure groundwater in the future.

Note that groundwater levels will fluctuate, particularly in response to periods of snowmelt and precipitation, as well as changes in site use.

CLOSURE

We trust this information meets your needs regarding our services. While not part of our scope, we note that fills were prevalent at the Brewster Street/Sudbury Street site, and the test pits did not penetrate into native soils. Consideration should be given to undertaking test borings carried to native soils to provide additional information regarding the quality, density and depths of the fills for your assessment in excavation planning.

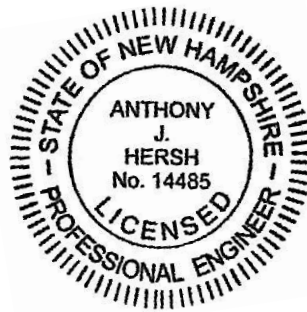
Sincerely,

S. W. Cole Engineering, Inc.

Anthony Hersh

Anthony J. Hersh, P.E.
Senior Geotechnical Engineer

AJH:cbm



APPENDIX A

Limitations

This report has been prepared for the exclusive use of Smithfield Construction for specific application to explorations made to estimate groundwater levels at the two sites addressed herein in Portsmouth, New Hampshire. S. W. Cole Engineering, Inc. (S.W.COLE) has endeavored to conduct our services in accordance with generally accepted soil and foundation engineering practices. No warranty, expressed or implied, is made.

The soil profiles described in the report are intended to convey general trends in subsurface conditions. The boundaries between strata are approximate and are based upon interpretation of exploration data and samples.

Variations in subsurface conditions may occur between explorations and may not become evident until construction.

Observations have been made during exploration work to assess site groundwater levels. Fluctuations in water levels will occur due to variations in rainfall, temperature, and other factors.


S.W.COLE's scope of services has not included the investigation, detection, or prevention of any Biological Pollutants at the project site or in any existing or proposed structure at the site. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and the byproducts of any such biological organisms.



Map data ©2019, Map data ©2019 20 ft

Approximate Test Pit Locations Brewster Street Site



Map data ©2019, Map data ©2019 20 ft 

Approximate Test Pit Location Madison Street Site



TEST PIT LOGS

PROJECT NO.: 19-1828 S
 LOGGED BY: Tony Hersh
 CONTRACTOR: Riverview Construction
 EQUIPMENT:

CLIENT: Smithfield Construction
 PROJECT: Proposed Residential Construction
 LOCATION: , Portsmouth, NH

TEST PIT TP-1

DATE: 12/27/2019 LOCATION: See Exploration Location Plan SURFACE ELEVATION (FT): COMPLETION DEPTH (FT): 5.5
 WATER LEVEL DEPTHS (FT): ∇ 4 ft Soils appear saturated below 4 feet REMARKS: Brewster Street Site

Depth (feet)	Graphic Log	Stratum Description	H ₂ O Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		0.3 Pavement					
		Dark brown to brown silty gravelly SAND (FILL)					
		3.0 Brown sandy clayey SILT with brick debris (FILL)					
		4.0 Brown silty SAND and GRAVEL with ceramic debris (FILL)	∇ 4				
5							

Bottom of Exploration at 5.5 feet

TEST PIT TP-2

DATE: 12/27/2019 LOCATION: See Exploration Location Plan SURFACE ELEVATION (FT): COMPLETION DEPTH (FT): 5.5
 WATER LEVEL DEPTHS (FT): ∇ 3.5 ft Soils appear saturated below 3.5 feet REMARKS: Brewster Street Site

Depth (feet)	Graphic Log	Stratum Description	H ₂ O Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		0.4 Pavement					
		Dark brown to brown silty SAND and GRAVEL with brick debris, roots (FILL)					
		3.5 Brown sandy clayey SILT with brick debris (FILL)	∇ 3.5				
5						4.5-	

Bottom of Exploration at 5.5 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

KEY TO NOTES AND SYMBOLS:
 Water Level
 ∇ At time of Digging
 ▼ At Completion of Digging
 ▽ After Digging

q_p = Pocket Penetrometer Strength, kips/sq.ft.



TEST PIT LOGS

PROJECT NO.: 19-1828 S
 LOGGED BY: Tony Hersh
 CONTRACTOR: Riverview Construction
 EQUIPMENT:

CLIENT: Smithfield Construction
 PROJECT: Proposed Residential Construction
 LOCATION: , Portsmouth, NH

TEST PIT TP-3

DATE: 12/27/2019 LOCATION: See Exploration Location Plan SURFACE ELEVATION (FT): COMPLETION DEPTH (FT): 6.0
 WATER LEVEL DEPTHS (FT): ∇ 4.5 ft Soils appear saturated below 4.5 feet REMARKS: Brewster Street Site

Depth (feet)	Graphic Log	Stratum Description	H ₂ O Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
5		Topsoil	∇ 4.5				
	0.5	Brown silty SAND and GRAVEL with brick, metal, glass debris, organics (FILL)					

Bottom of Exploration at 6.0 feet

TEST PIT TP-4

DATE: 12/27/2019 LOCATION: See Exploration Location Plan SURFACE ELEVATION (FT): COMPLETION DEPTH (FT): 5.0
 WATER LEVEL DEPTHS (FT): ∇ 3.5 ft Soils appear saturated below 3.5 feet REMARKS: Madison Street Site

Depth (feet)	Graphic Log	Stratum Description	H ₂ O Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
5		Topsoil/Rootmat	∇ 3.5				
	1.5	Dark brown to brown silty gravelly SAND with organics and ceramic debris (FILL)					
	3.5	Probable Relic Topsoil					
	4.0	Gray-brown clayey SILT					

Bottom of Exploration at 5.0 feet

TEST PIT 19-1828.GPJ SWCE TEMPLATE.GDT 12/27/19

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

KEY TO NOTES AND SYMBOLS:
 Water Level
 ∇ At time of Digging
 ▼ At Completion of Digging
 ▽ After Digging

q_p = Pocket Penetrometer Strength, kips/sq.ft.

KEY TO NOTES & SYMBOLS

Test Boring and Test Pit Explorations

Stratification lines represent the approximate boundary between soil types and the transition may be gradual.

Key to Symbols Used:

w	-	water content, percent (dry weight basis)
q _u	-	unconfined compressive strength, kips/sq. ft. - laboratory test
S _v	-	field vane shear strength, kips/sq. ft.
L _v	-	lab vane shear strength, kips/sq. ft.
q _p	-	unconfined compressive strength, kips/sq. ft. – pocket penetrometer test
O	-	organic content, percent (dry weight basis)
W _L	-	liquid limit - Atterberg test
W _P	-	plastic limit - Atterberg test
WOH	-	advance by weight of hammer
WOM	-	advance by weight of man
WOR	-	advance by weight of rods
HYD	-	advance by force of hydraulic piston on drill
RQD	-	Rock Quality Designator - an index of the quality of a rock mass.
γ _T	-	total soil weight
γ _B	-	buoyant soil weight

Description of Proportions:

Trace:	0 to 5%
Some:	5 to 12%
“Y”	12 to 35%
And	35+%
With	Undifferentiated

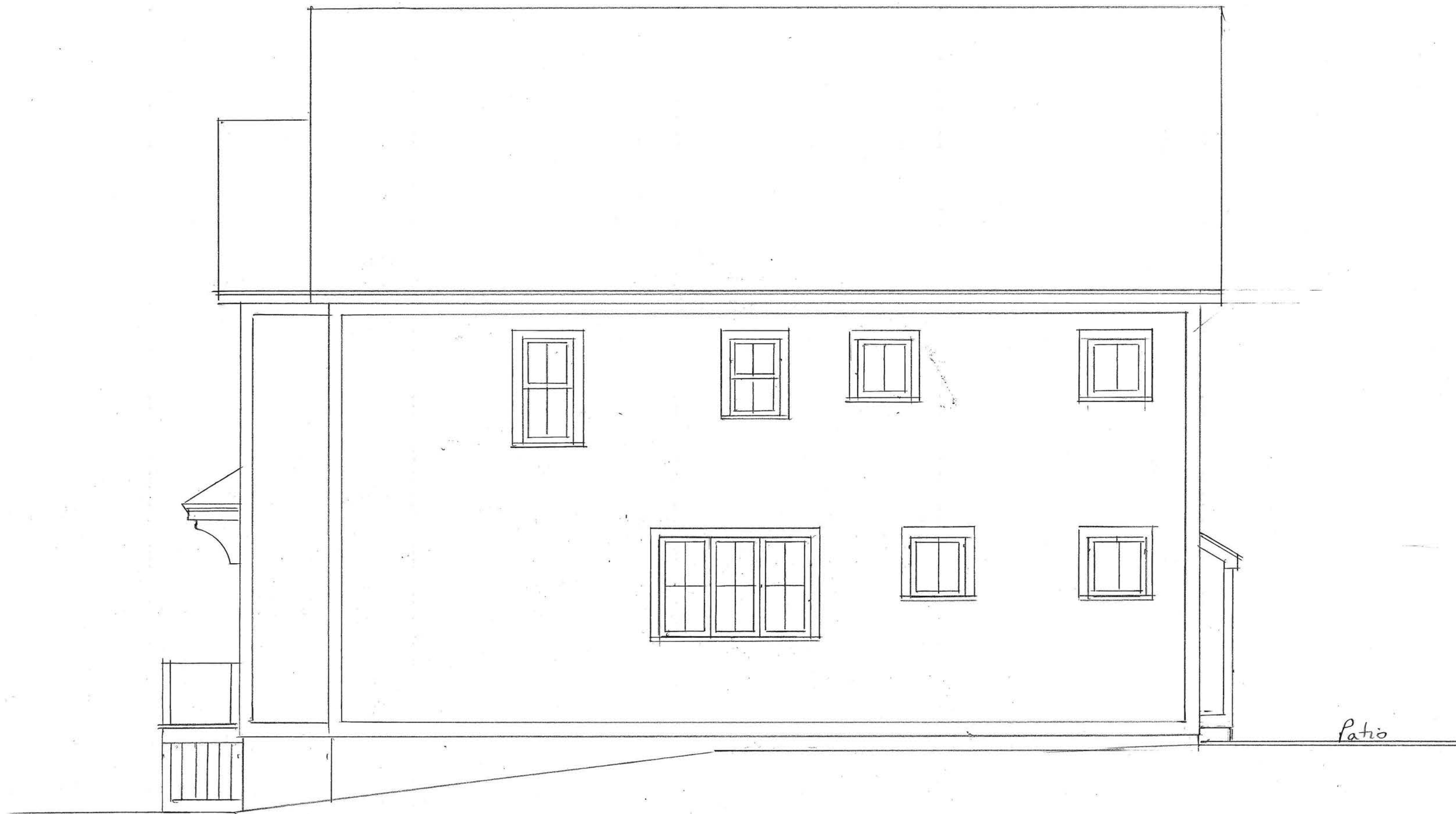
Description of Stratified Soils

Parting:	0 to 1/16” thickness
Seam:	1/16” to 1/2” thickness
Layer:	½” to 12” thickness
Varved:	Alternating seams or layers
Occasional:	one or less per foot of thickness
Frequent:	more than one per foot of thickness

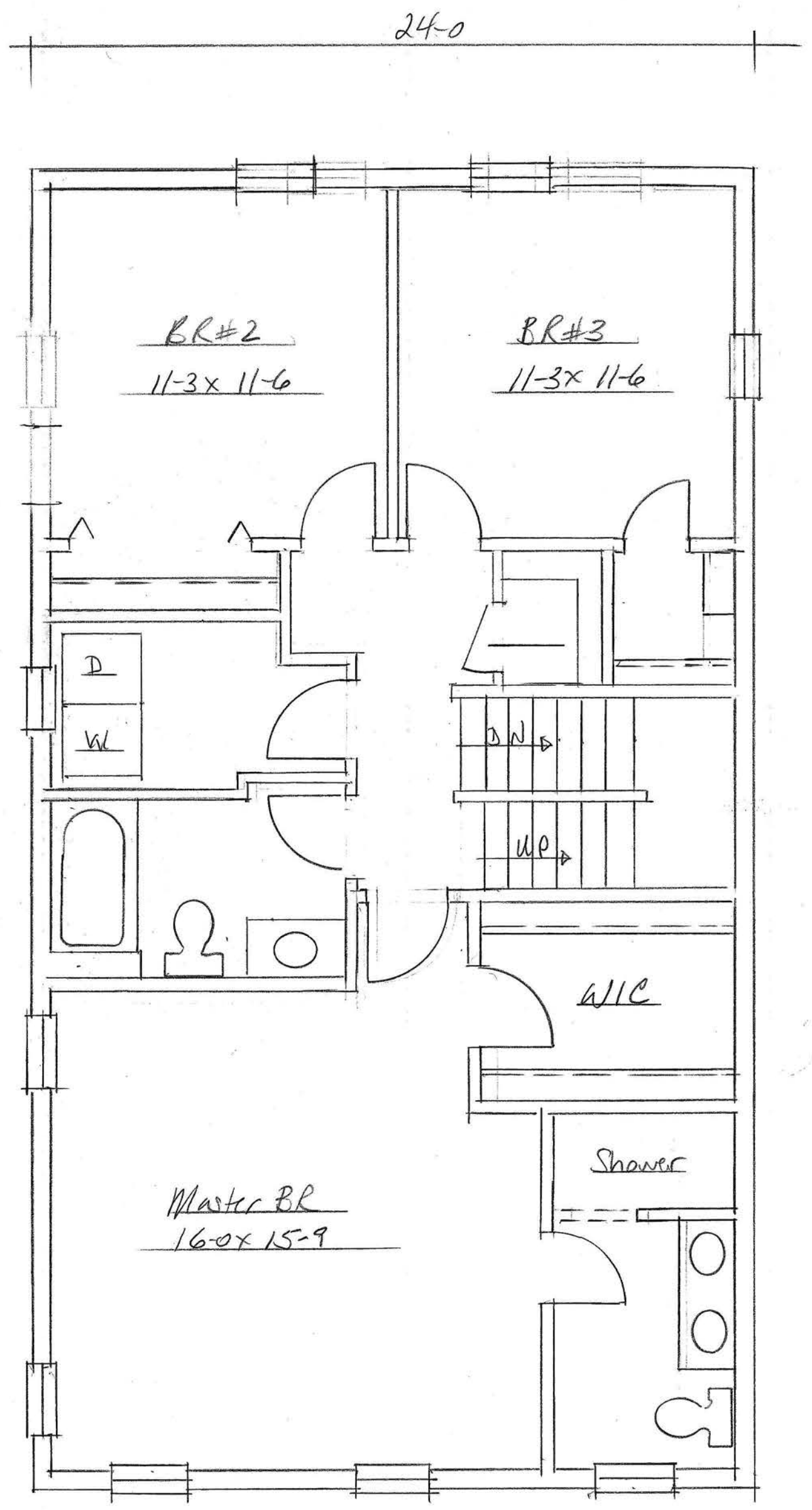
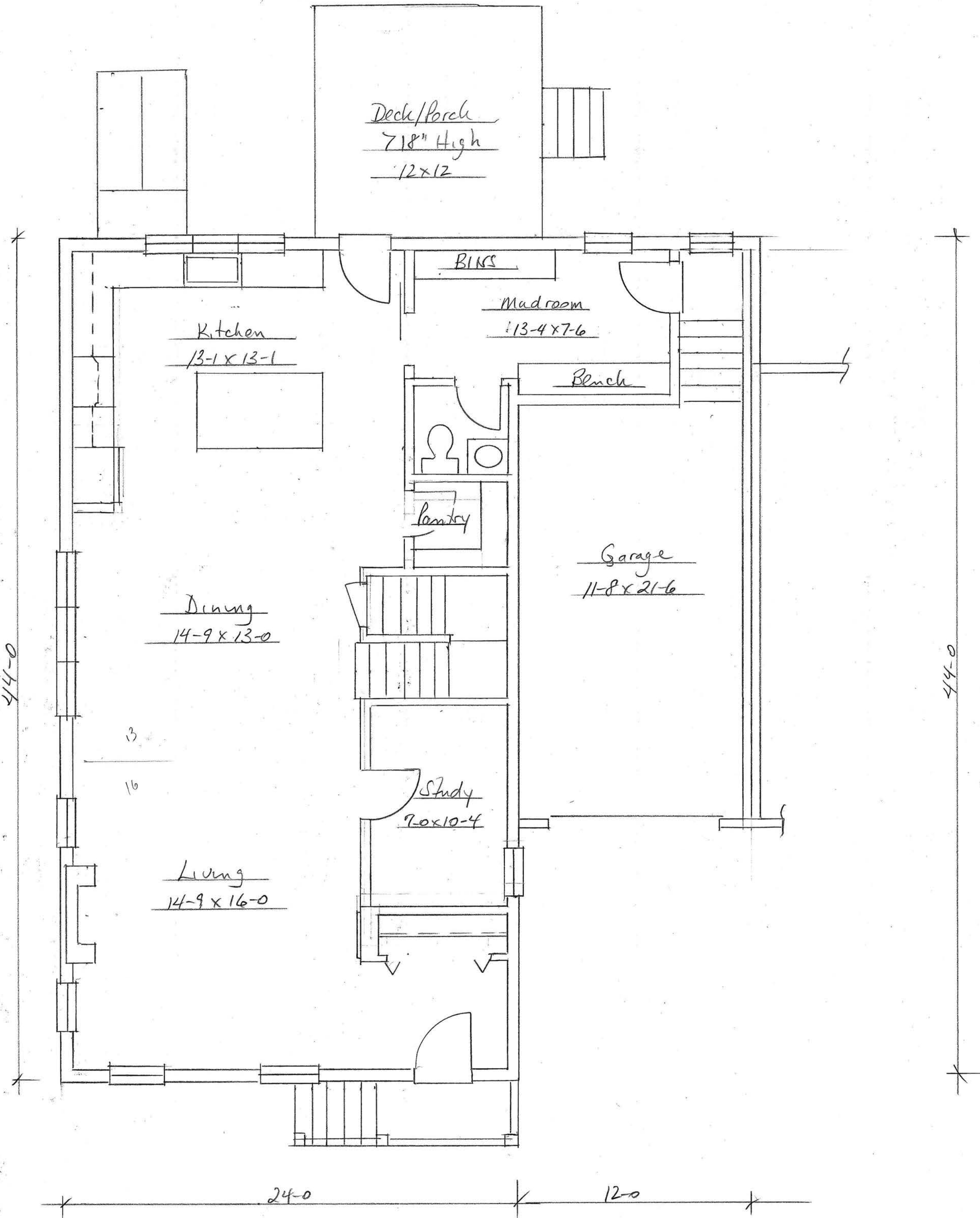
REFUSAL: Test Boring Explorations - Refusal depth indicates that depth at which, in the drill foreman's opinion, sufficient resistance to the advance of the casing, auger, probe rod or sampler was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

REFUSAL: Test Pit Explorations - Refusal depth indicates that depth at which sufficient resistance to the advance of the backhoe bucket was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

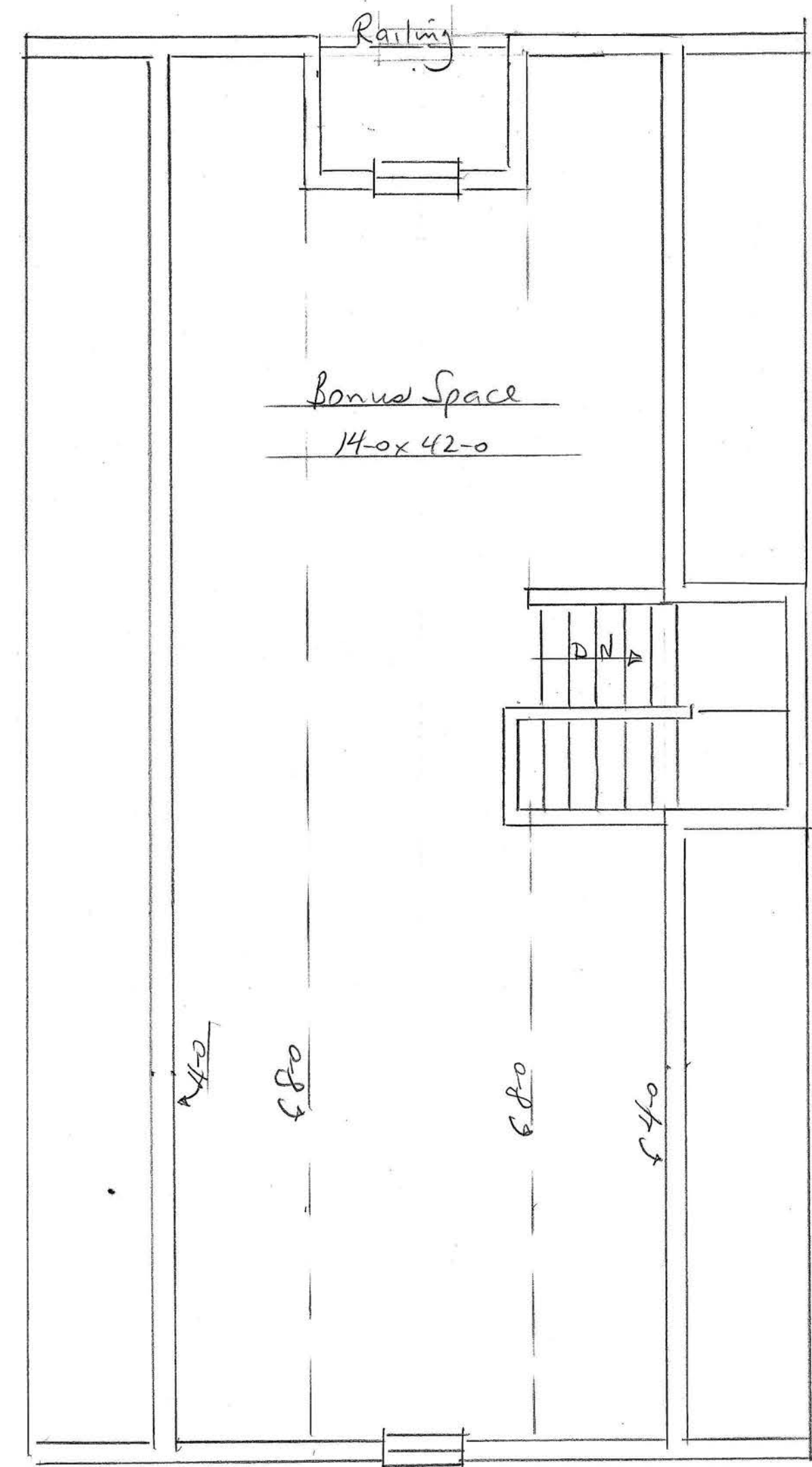
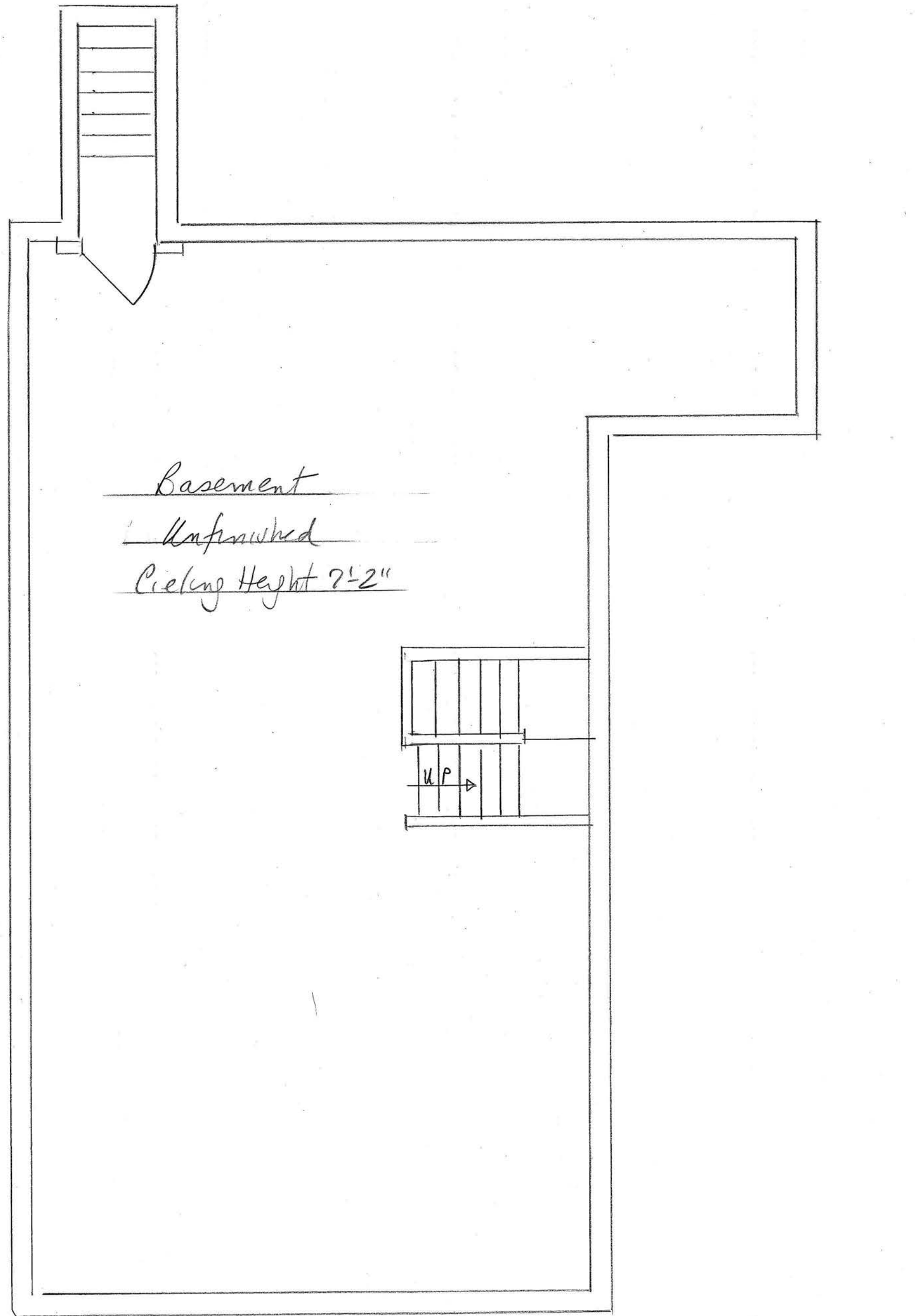
Although refusal may indicate the encountering of the bedrock surface, it may indicate the striking of large cobbles, boulders, very dense or cemented soil, or other buried natural or man-made objects or it may indicate the encountering of a harder zone after penetrating a considerable depth through a weathered or disintegrated zone of the bedrock.



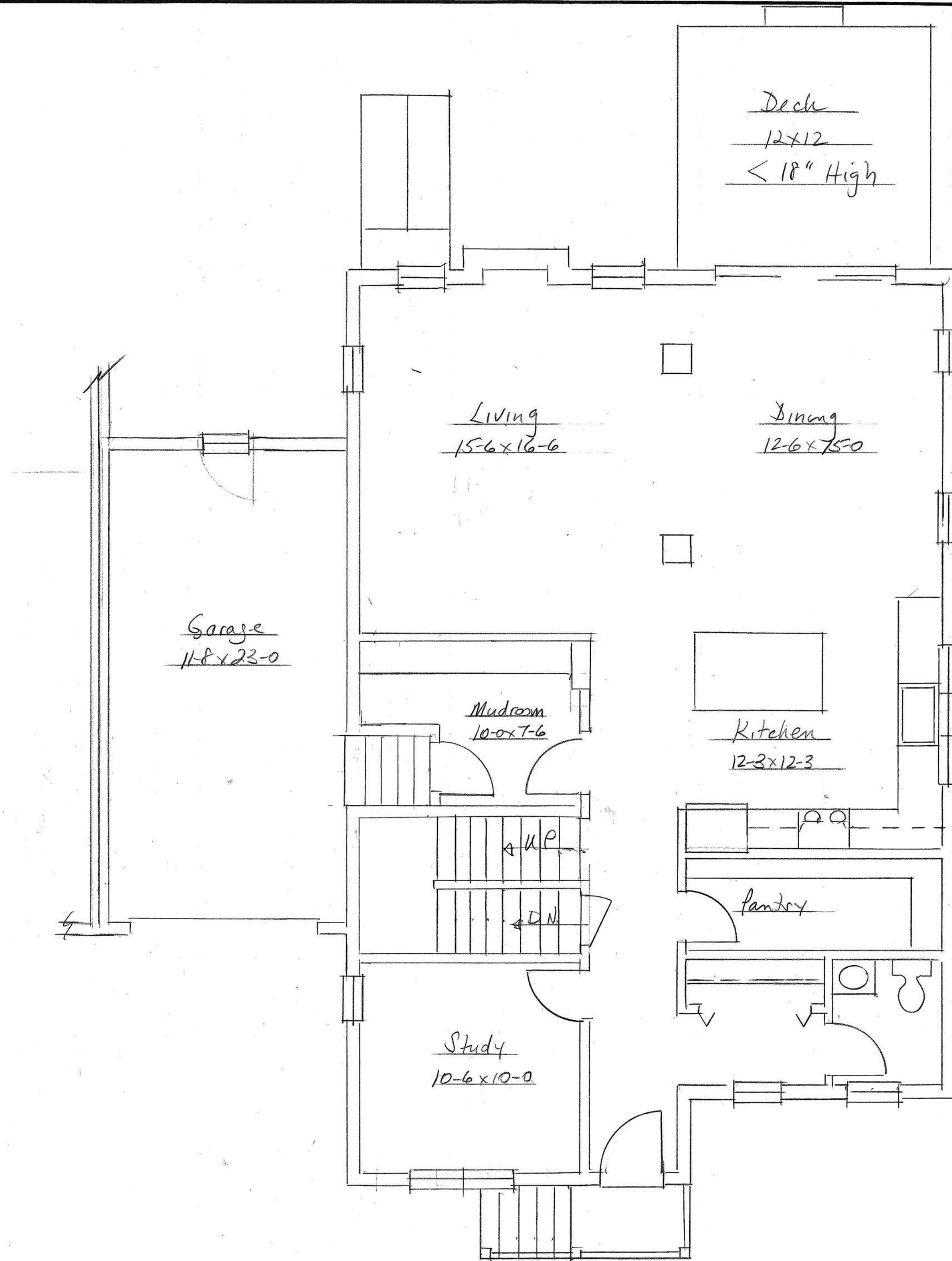
<i>Units 1+2 Brewster/Sudbury</i>		
SCALE: <i>1/4"</i>	APPROVED BY:	DRAWN BY
DATE: <i>11/22/19</i>		REVISED
<i>Smithfield Construction</i>		DRAWING NUMBER
<i>Right Elevation</i>		<i>4</i>



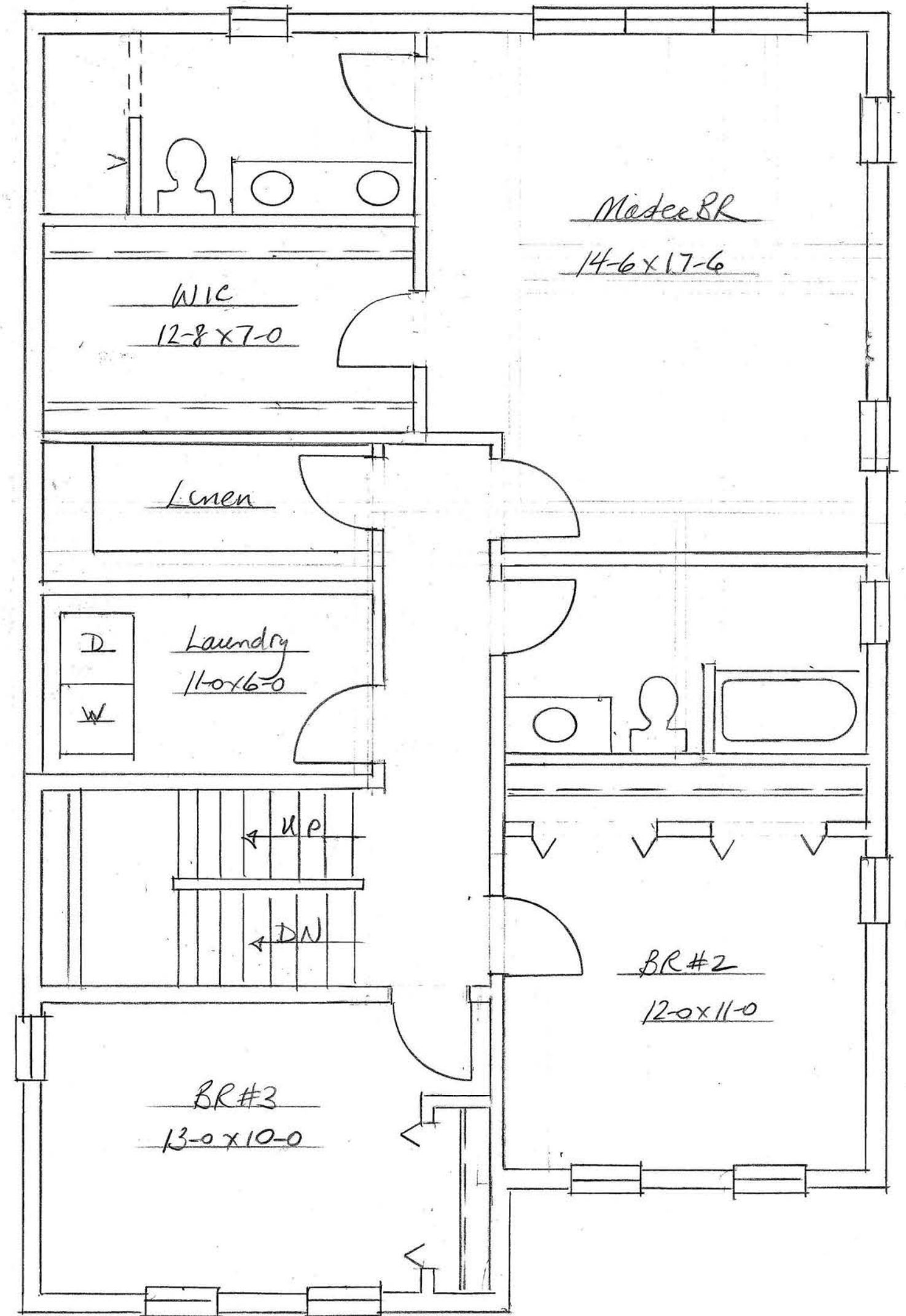
Unit 1 Brewster/Sudbury		
SCALE: 1/4	APPROVED BY:	DRAWN BY
DATE: 11/22/19		REVISED
Smithfield Construction		DRAWING NUMBER
1st + 2nd Floor Plans		5



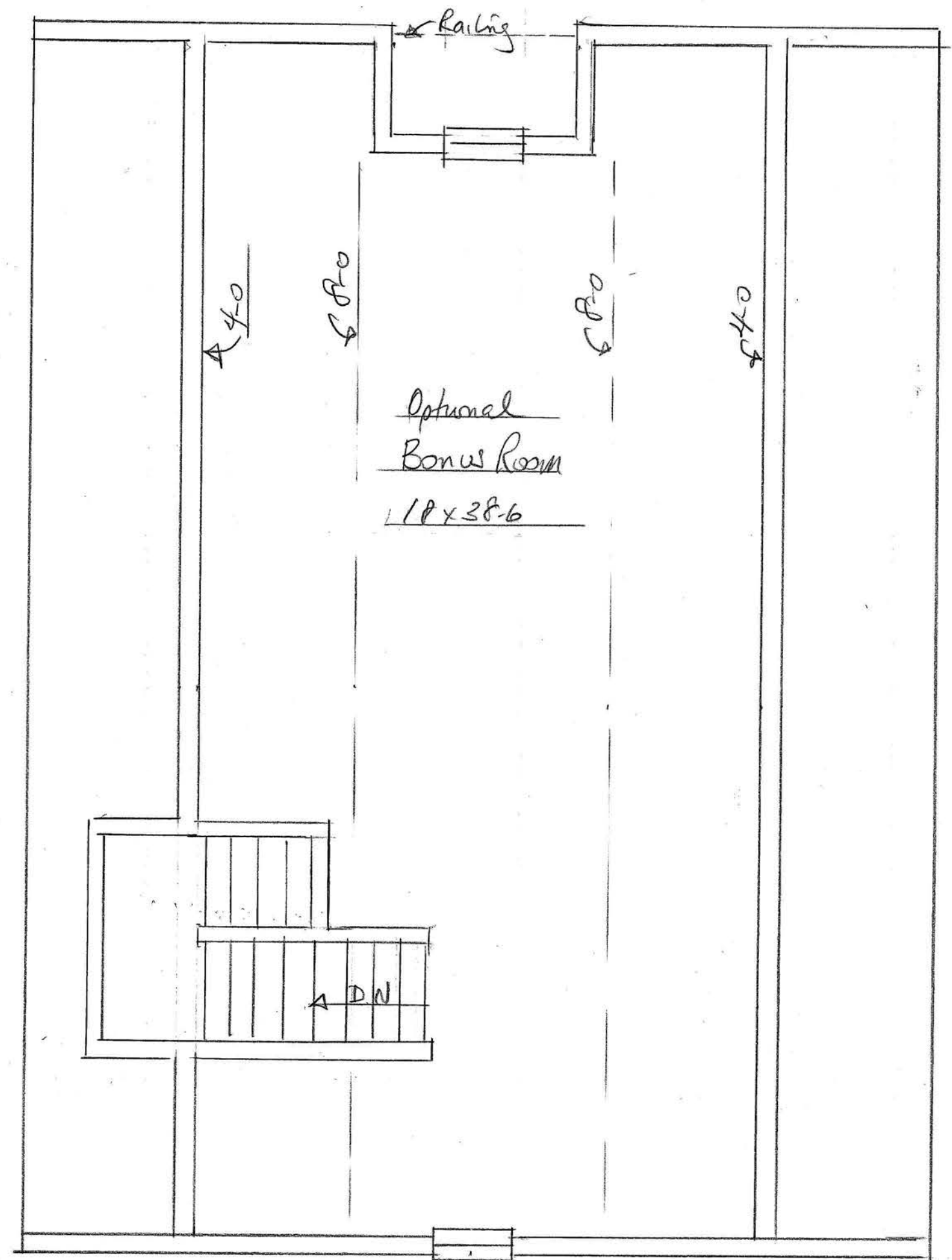
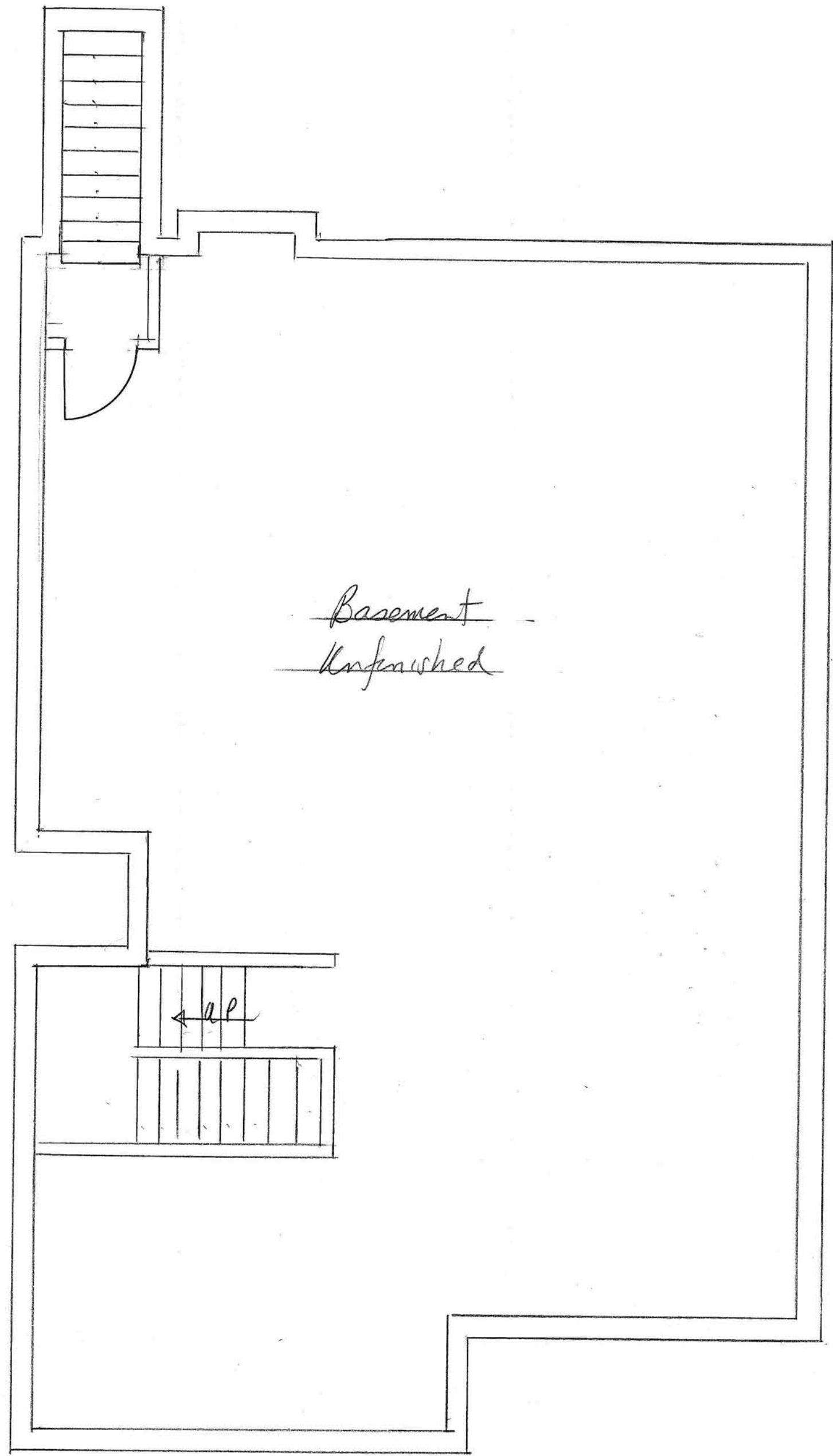
Unit 1 Brewster/Sudbury		APPROVED BY:	DRAWN BY:
SCALE: 1/4"			REVISED:
DATE: 11/22/19			
Smithfield Construction			DRAWING NUMBER:
Basement + Attic Plans			6



Unit 2 Brewster/Sudbury		
SCALE: 1/4"	APPROVED BY:	DRAWN BY:
DATE: 11/22/19		REVISED:
Smithfield Construction		DRAWING NUMBER
First Floor Plan		7



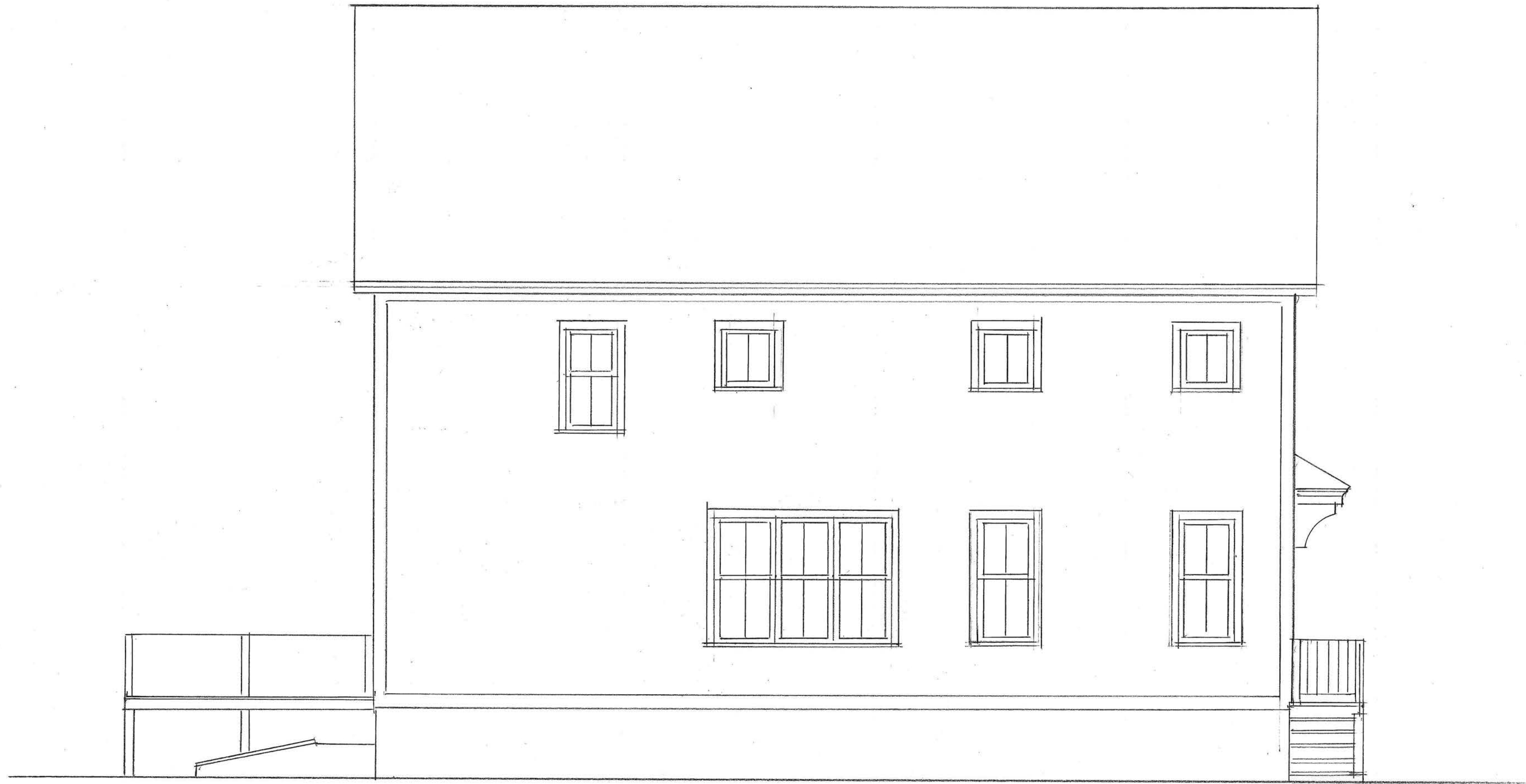
Unit 2 Brewster/Sudbury		
SCALE: 1/4"	APPROVED BY:	DRAWN BY:
DATE: 4/22/19		REVISED:
Smithfield Construction		DRAWING NUMBER
Second Floor Plan		P



Unit 2 Brewster/Sudbury		
SCALE: 1/4"	APPROVED BY:	DRAWN BY:
DATE: 11/22/19		REVISED:
Sincelfield Construction		DRAWING NUMBER
Basement + Attic Plans		9



<i>Units 1 & 2 Brewster / Padbury</i>		
SCALE: <i>1/4</i>	APPROVED BY:	DRAWN BY
DATE: <i>4/21/19</i>		REVISED
<i>Smithfield Construction</i>		DRAWING NUMBER
<i>Front Elevation</i>		<i>1</i>



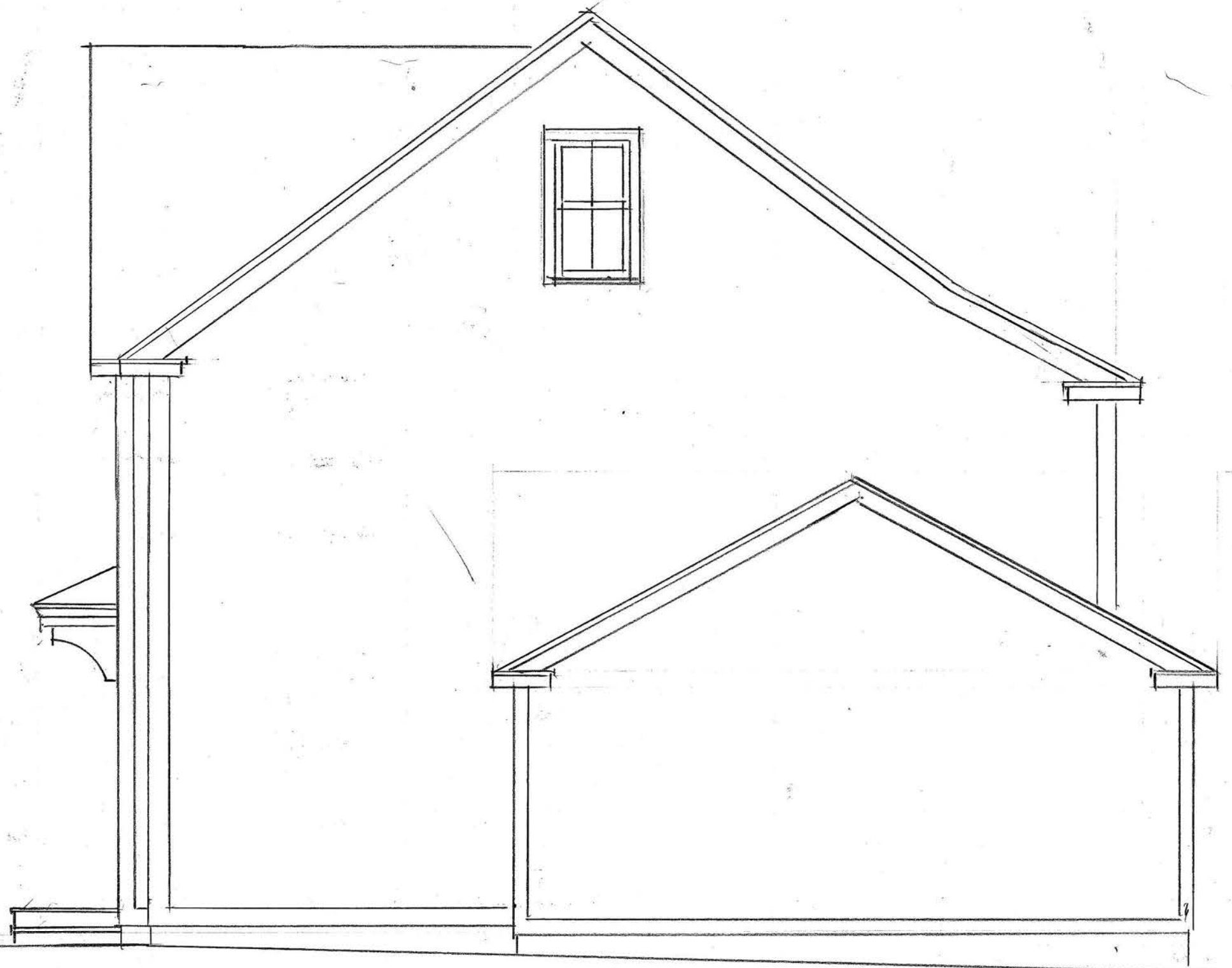
<i>Units 1+2 Brewster/Sudbury</i>		
SCALE: <i>1/4"</i>	APPROVED BY:	DRAWN BY
DATE: <i>11/22/19</i>		REVISED
<i>Smithfield Construction</i>		DRAWING NUMBER
<i>Left Elevation</i>		<i>3</i>



Units 1+2 Brewster/Sandbury		
SCALE: 1/4"	APPROVED BY:	DRAWN BY:
DATE: 11/22/19		REVISED:
Smithfield Construction		DRAWING NUMBER
Rear Elevation		2

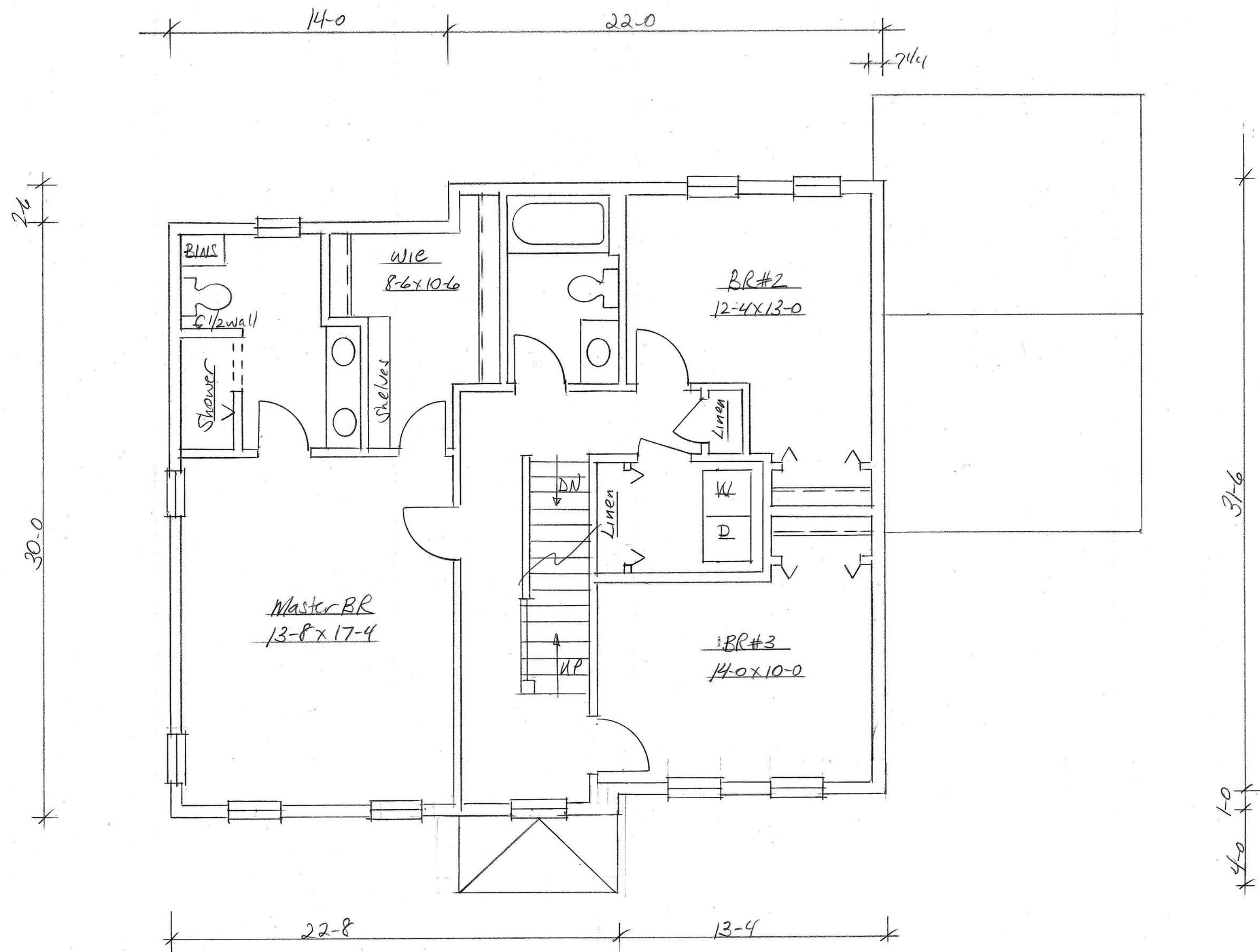


Left Elevation

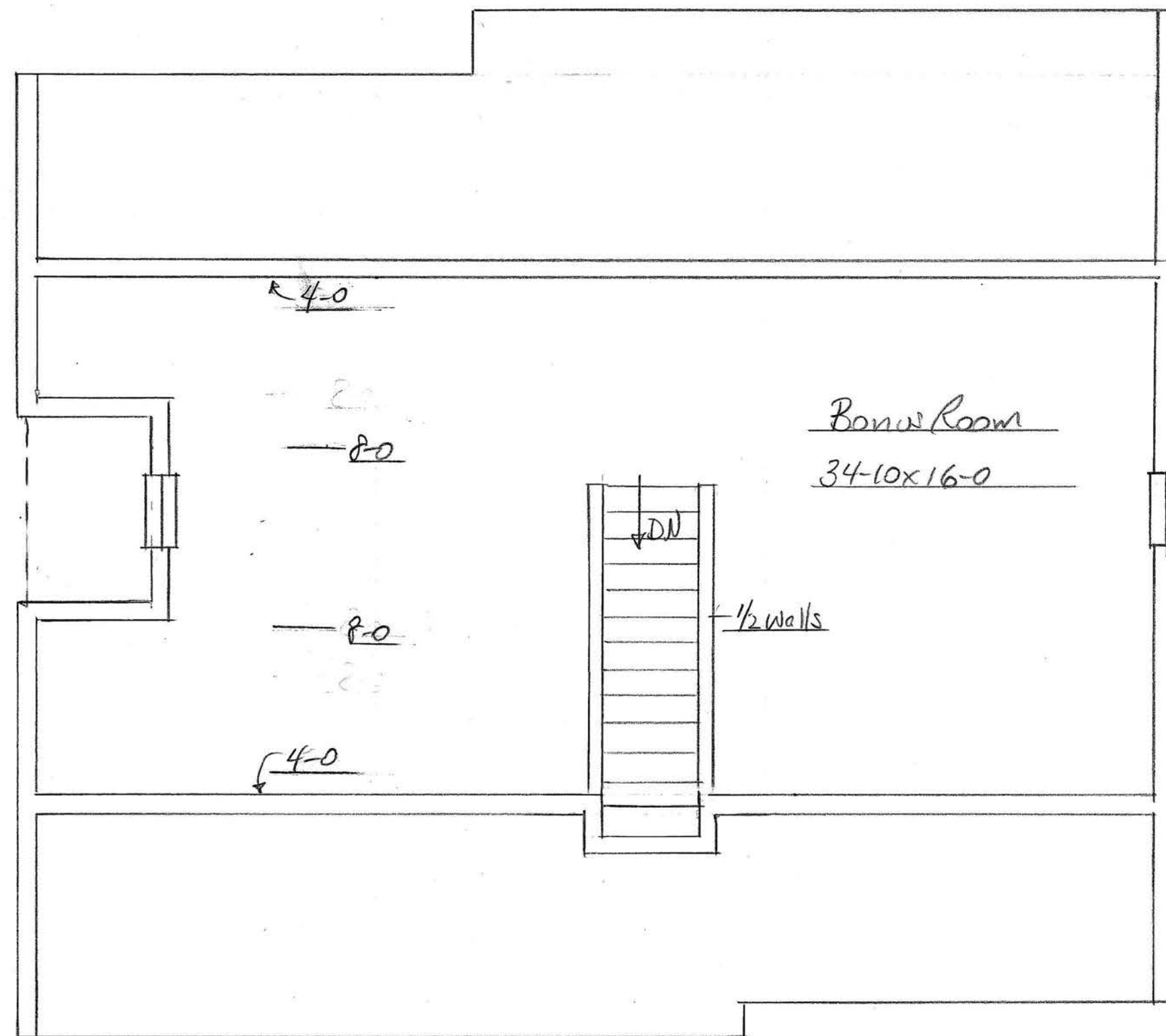


Right Elevation

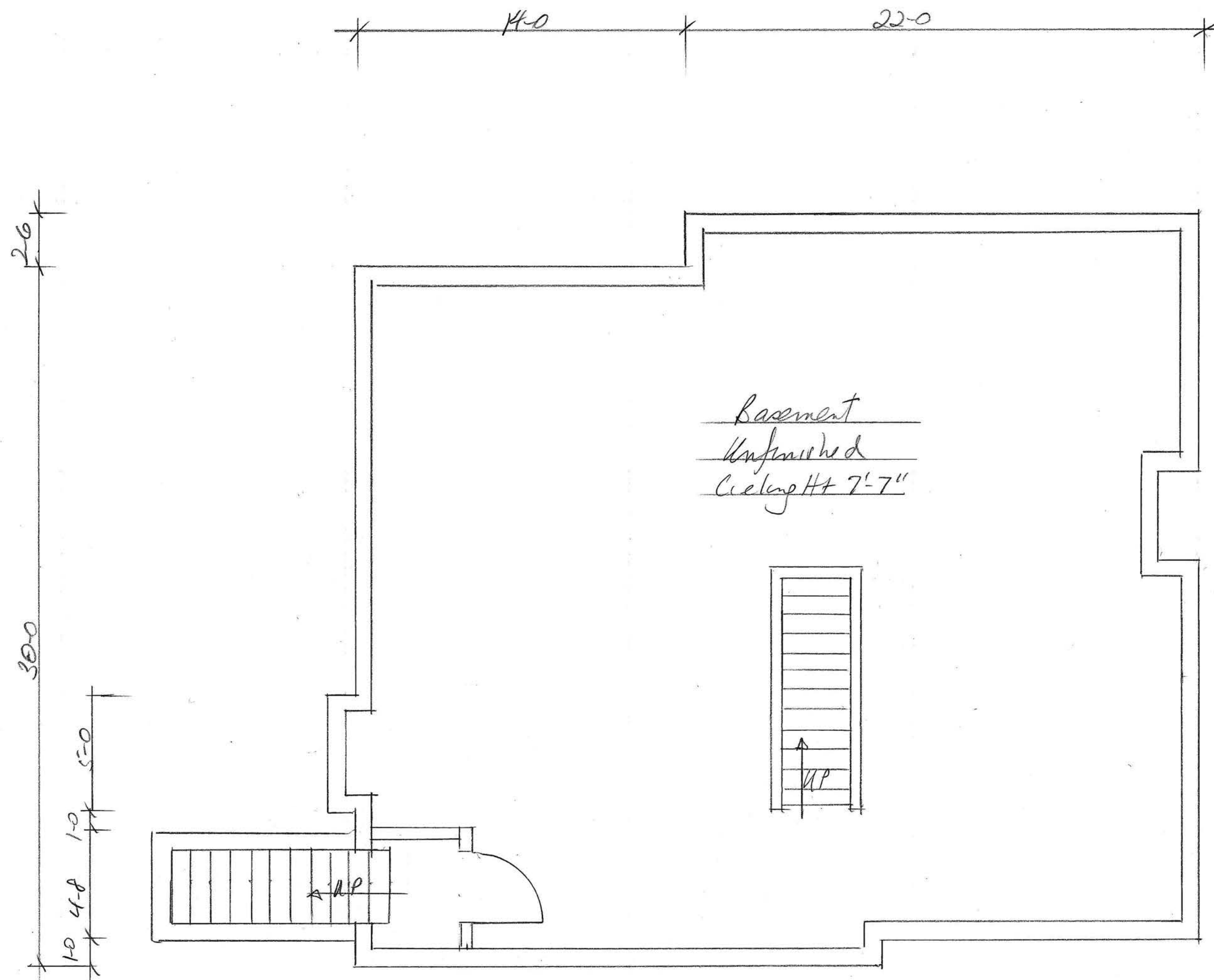
Unit 3 Brewster Sudbury		APPROVED BY	DRAWN BY
SCALE: 1/4"			REVISED
DATE: 11/22/19			
Smithfield Construction		DRAWING NUMBER	
Right + Left Elevation		12	



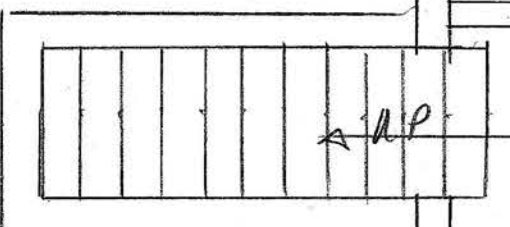
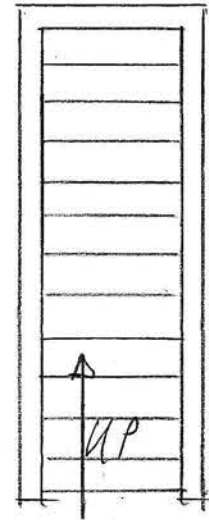
Unit 3 Brewster/Sudbury		
SCALE: 1/4"	APPROVED BY:	DRAWN BY
DATE: 4/22/19		REVISED
Smithfield Construction		DRAWING NUMBER
Second Floor Plan		14



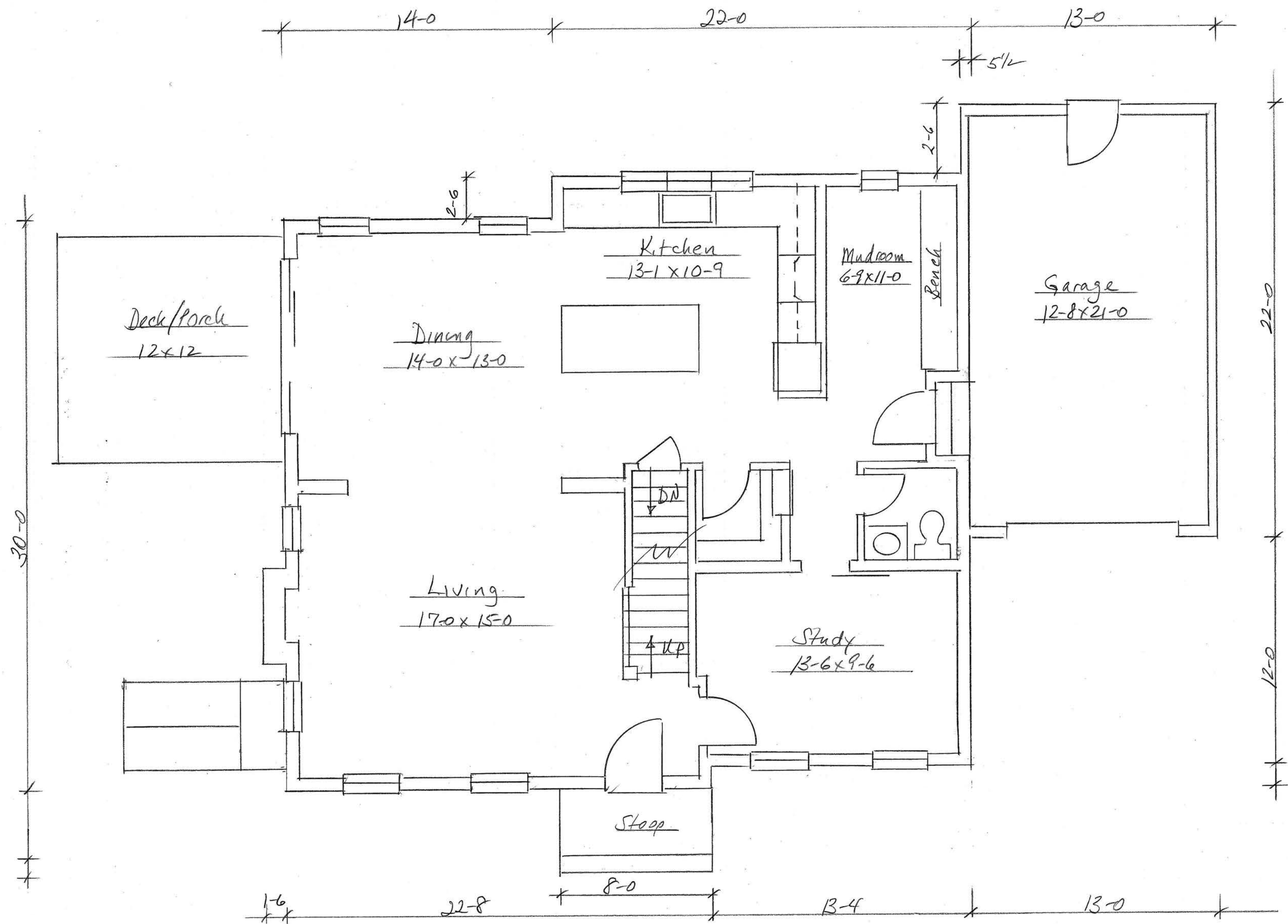
Unit 3 Brewster Sudbury		
SCALE: 1/4"	APPROVED BY:	DRAWN BY
DATE: 11/22/19		REVISED
Smithfield Construction		DRAWING NUMBER
A/C Floor Plan		15



Basement
Unfinished
Ceiling Ht 7'-7"



Unit 3 Brewster/Sudbury		APPROVED BY:	DRAWN BY
SCALE: 1/4"	DATE: 11/2/19		REVISED
Smithfield Construction			DRAWING NUMBER
Basement Plan			16



Ceiling Height 8-7/4
 15 Rivers © 7/116

Unit 3 Brewster/Sudbury		
SCALE: 1/4"	APPROVED BY:	DRAWN BY:
DATE: 11/22/19		REVISED:
Spr. Infield Construction		DRAWING NUMBER:
First Floor Plan		13



<i>Unit 3 Brewster/Sudbury</i>		
SCALE: <i>1/4</i>	APPROVED BY:	DRAWN BY
DATE: <i>11/22/19</i>		REVISED
<i>Smithfield Construction</i>		DRAWING NUMBER
<i>Front Elevation</i>		<i>10</i>



<i>Unit 3 Brewster Sudbury</i>		
SCALE: <i>1/4</i>	APPROVED BY:	DRAWN BY
DATE: <i>11/22/19</i>		REVISED
<i>Smithfield Construction</i>		DRAWING NUMBER
<i>Rear Elevation</i>		<i>11</i>



CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

ZONING BOARD OF ADJUSTMENT

January 27, 2020

Nickerson Home Improvement Company, Inc.
James S. & Linette S. Remick, Trustees of Revocable Trusts
95 Brewster Street & 326 Brackett Rd (Rye)
Portsmouth, New Hampshire 03801

RE: Variances regarding property located at 95 Brewster & 49 Sudbury Streets (LU 19-260)

Dear Applicants:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **Wednesday, January 22, 2020**, considered your application for demolition of existing structures, merging of two lots into one and construction of 3 dwelling units which require the following Variances from Section 10.521: a) to allow 42% building coverage where 35% is the maximum allowed; b) to allow a 6' rear yard where 20' is required; and c) to allow a 17' rear yard where 20' is required. Said property is shown on Assessor Map 138, Lots 57 & 58 and lies within the General Residence C District. As a result of said consideration, the Board voted to **grant** the petition as presented.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,