HALEY WARD

APPLICATION FOR SITE PLAN REVIEW

TO THE CITY OF PORTSMOUTH
FOR 94 LANGDON ST. & 98 CORNWALL ST.
Map 139, Lots 1 & 8 | Portsmouth, NH

APPLICANT:
Chinburg Development
3 Penstock Way, Newmarket, NH 03857

March 23, 2026
JN: 5010220.004

REPORT PREPARED BY:
Haley Ward, Inc.
200 Griffin Road, Unit 14 | Portsmouth, NH 03801

March 23, 2026

Peter Stith, TAC Committee Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for TAC Review
94 Langdon Street & 98 Cornwall Street
Proposed Multifamily Development

Dear Mr. Stith and Technical Advisory Committee (TAC) Members,

On behalf of Chinburg Development, we are pleased to submit the attached **Site Plan Review Application** for the above-mentioned project and request that we be placed on the agenda for your **April 7, 2026**, TAC Meeting. The properties are shown on the City of Portsmouth Assessors Map 139 as Lot 1 & Lot 8.

PROJECT OVERVIEW

The project consists of two adjoining parcels located at 94 Langdon Street and 98 Cornwall Street with a total area of 25,107 square feet. The site is currently developed with two commercial buildings and a surface parking lot. The current use is an electrical contractor building.

The project includes the merger of the two adjacent parcels, the removal of the existing structures and pavement on the parcels, and the construction of three single family dwellings with the associated and required site improvements. The site will remain as one parcel and the dwelling units will be in a condominium association.

The conversion of the site will comply with the applicable design, safety, and operational standards, including building code compliance. We believe that the transition to residential use will complement the surrounding neighborhood. The site's proximity to downtown Portsmouth further enhances this re-use. The existing Langdon Street curb cut will be relocated as the buildings will occupy the north, or railroad side of the site. Existing access to the Map 139 Lot 1 property will be discontinued; all access to the merged parcels will be from Langdon Street.

SITE HISTORY

Regan Electric Company, Inc. has owned and operated the site since purchasing the property in the early 1990s. The site has remained relatively unchanged and has served as an office with parking for company vehicles and electrical related storage.

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SITE ZONING

The project is within the City of Portsmouth Mixed Residential Business (MRB) District which allows for residential development. The proposed project is consistent with the surrounding neighborhood which is predominantly single family residential. As proposed with the merged lots, the project meets all zoning requirements except for the minimum frontage which is a grandfathered non-conforming condition. A variance was sought for the non-conforming frontage and approved by the Board of Adjustment at their March 17, 2026 meeting.

PARKING

Each residence will have a two-car garage in addition to one surface space for a total of three spaces per unit. The overall project will include nine total parking spaces.

VEHICULAR AND PEDESTRIAN CIRCULATION

The proposed development will be accessed by a shared 20-foot-wide paved driveway with a turnaround. Pedestrian access will be provided by a block sidewalk with flush curbing that will run adjacent to the driveway and connect the existing city sidewalk system along Langdon Street.

TRAFFIC

A trip generation letter has been prepared for the AM and PM peak hour trips based on the Institute of Transportation Engineer's (ITE) publication, Trip Generation, 12th Edition and is included in this submission. The analysis demonstrates a reduction in peak hour trip based on the conversion of the property from commercial use to residential.

SCREENING AND LANDSCAPING

Detailed landscape plans were prepared by Terra Firma Landscape Architecture and are included in the submittal package. The landscape design provides a blend of street trees and shrubs to enhance the property while providing screening at the perimeter. Low level plantings are proposed between unit 2 and 3 to maintain a Cornwall Street view corridor.

WATER AND SEWAGE SYSTEMS

The development will be served by municipal water and sewer located within Langdon Street. A new sewer line with manholes will be extended into the site from the existing 8" PVC sewer in Langdon Street to collect the laterals for each dwelling unit. All onsite sewers will be 6" PVC SDR 35 gasketed pipe. A 1" domestic water line will be extended into the property to serve each dwelling with ¾" services.

STORMWATER MANAGEMENT

The impervious surfaces will be reduced by over 5,000 square feet onsite and an additional 1,000 square feet offsite, therefore creating a reduction in stormwater runoff. The proposed stormwater will maintain existing flow patterns and continue to discharge offsite to the north and to the municipal system within Langdon Street. Refer to the Stormwater Management and Erosion Control Plan includes as part of this submittal for additional details related to the stormwater design.

SITE LIGHTING

Site lighting will be wall mounted and designed at minimum levels to provide a welcoming and safe pedestrian experience and not create excess lighting within the neighborhood. No pole mounted lighting is proposed as part of this project.

SITE UTILITIES

Natural gas, electric and communications services will be installed underground to serve the dwelling units. Included in the submission is a "will serve" letter for the project from Unitil. Coordination has begun with Eversource for the electrical connection and proposed transformer. Included in the submission is a copy of the Eversource work order.

SOLID WASTE

Solid waste will be collected through Portsmouth curb side pickup.

SUBMISSION

The submission includes the following materials

- Site Plan Application Checklist
- Site Review Application Fee Form
- Construction Cost Estimate
- Site Photos
- Tax Map
- Zoning Map
- Trip Generation Letter
- Eversource Coordination Email
- Until "Will Serve" Letter
- Green Building Statement
- Architectural Plans
- Drainage Narrative
- Inspection & Long-Term Maintenance Plan
- Site Plans

The following plans are included in our submission:

- C000 – Cover Sheet
- C001 – General Notes, Legend & Abbreviations
- V101 – Conditions Plan – This plan shows the existing conditions at the site.
- C101 – Demolition Plan – This plan shows site preparation and items to be demolished.
- C102 – Site Layout Plan – This plan shows the proposed site development.
- C103 – Grading & Drainage Plan – This plan shows the proposed stormwater improvements.
- C104 – Utility Plan – This plan shows the proposed water, sewer, electric, communication and gas locations
- C501 & C502 – Construction Details
- C701 & C702 – Pre- & Post-Development Hydrology Plans – These plans show the existing and proposed drainage areas and flow paths.
- L-1 & L-2 – Landscape Plans – These plans show the proposed landscaping

We look forward to the Technical Advisory Committee's review of this submission and to presenting the project in person at your upcoming meeting.

Sincerely,
Haley Ward, Inc.

Shawn Tobey, PE
Southern Maine & New Hampshire Land Development Manager

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. The checklist is required to be completed and uploaded to the Site Plan application in the City's online permitting system. 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 Applicant: Chinburg Development Date Submitted: March 23, 2026

Application # (in City's online permitting): LU-25-175

Site Address: 94 Langdon Street & 98 Cornwall Street Map: 139 Lot: 1 & 8

Application Requirements			
☑	**Required Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**	**Waiver Requested**
☒	Complete application form submitted via the City's web-based permitting program (2.5.2.1**(2.5.2.3A)**	**Online**	N/A
☒	All application documents, plans, supporting documentation and other materials uploaded to the application form in viewpoint in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. **(2.5.2.8)**	**Online & Delivered**	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Statement that lists and describes "green" building components and systems. **(2.5.3.1B)**	**Green Building Narrative Included**	
☒	Existing and proposed gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. **(2.5.3.1C)**	**Architectural Plans**	N/A
☒	Tax map and lot number, and current zoning of all parcels under Site Plan Review. **(2.5.3.1D)**	**Site Plans**	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. **(2.5.3.1E)**	**Cover Sheet C000**	N/A
☒	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. **(2.5.3.1F)**	**Existing Conditions Plan V101**	N/A
☒	Names, addresses and telephone numbers of all professionals involved in the site plan design. **(2.5.3.1G)**	**Cover Sheet C000**	N/A
☒	List of reference plans. **(2.5.3.1H)**	**Cover Sheet C000**	N/A
☒	List of names and contact information of all public or private utilities servicing the site. **(2.5.3.1I)**	**Cover Sheet C000**	N/A

Site Plan Specifications			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director.. **(2.5.4.1A)**	Required on all plan sheets	N/A
☒	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
☒	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. **(2.5.4.1C)**	**Complies**	N/A
☒	Plans shall be drawn to scale and stamped by a NH licensed civil engineer. **(2.5.4.1D)**	Required on all plan sheets	N/A
☐	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. **(2.5.4.1E)**	**No Wetlands Onsite**	N/A
☒	Title (name of development project), north point, scale, legend. **(2.5.4.2A)**	**All Sheets**	N/A
☒	Date plans first submitted, date and explanation of revisions. **(2.5.4.2B)**	**All Sheets**	N/A
☒	Individual plan sheet title that clearly describes the information that is displayed. **(2.5.4.2C)**	Required on all plan sheets	N/A
☒	Source and date of data displayed on the plan. **(2.5.4.2D)**	**Existing Conditions Plan V101**	N/A

Site Plan Specifications – Required Exhibits and Data			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	**1. Existing Conditions: (2.5.4.3A)** • Surveyed plan of site showing existing natural and built features; • Existing building footprints and gross floor area; • Existing parking areas and number of parking spaces provided; • Zoning district boundaries; • Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre; • Existing impervious and disturbed areas; • Limits and type of existing vegetation; • Wetland delineation, wetland function and value assessment (including vernal pools); • SFHA, 100-year flood elevation line and BFE data, as required.	**Existing Conditions Plan V101**	
☒	**2. Buildings and Structures: (2.5.4.3B)** • Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation; • Elevations: Height, massing, placement, materials, lighting, façade treatments; • Total Floor Area; • Number of Usable Floors; • Gross floor area by floor and use.	**Architectural Plans**	
☒	**3. Access and Circulation: (2.5.4.3C)** • Location/width of access ways within site; • Location of curbing, right of ways, edge of pavement and sidewalks; • Location, type, size and design of traffic signing (pavement markings); • Names/layout of existing abutting streets; • Driveway curb cuts for abutting prop. and public roads; • If subdivision; Names of all roads, right of way lines and easements noted; • AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).	**Site Layout Plan C102**	
☒	**4. Parking and Loading: (2.5.4.3D)** • Location of off street parking/loading areas, landscaped areas/buffers; • Parking Calculations (# required and the # provided).	**Site Layout Plan C102**	
☒	**5. Water Infrastructure: (2.5.4.3E)** • Size, type and location of water mains, shut-offs, hydrants & Engineering data; • Location of wells and monitoring wells (include protective radii).	**Utility Plan C104**	
☒	**6. Sewer Infrastructure: (2.5.4.3F)** • Size, type and location of sanitary sewage facilities & Engineering data, including any onsite temporary facilities during construction period.	**Utility Plan C104**	

☒	**7. Utilities: (2.5.4.3G)** • The size, type and location of all above & below ground utilities; • Size type and location of generator pads, transformers and other fixtures.	**Utility Plan C104**	
☒	**8. Solid Waste Facilities: (2.5.4.3H)**	**City Curbside Pickup**	
	• The size, type and location of solid waste facilities.	**Note on C102**	
☒	**9. Storm water Management: (2.5.4.3I)** • The location, elevation and layout of all storm-water drainage. • The location of onsite snow storage areas and/or proposed off-site snow removal provisions. • Location and containment measures for any salt storage facilities • Location of proposed temporary and permanent material storage locations and distance from wetlands, water bodies, and stormwater structures.	**Grading & Drainage Plan C103**	
☒	**10. Outdoor Lighting: (2.5.4.3J)** • Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan.	**Wall Mounted Residential Lighting Only. Note On C102**	
☒	**11.** Indicate where dark sky friendly lighting measures have been implemented. **(10.1)**	**Note On C102**	
☒	**12. Landscaping: (2.5.4.3K)** • Identify all undisturbed area, existing vegetation and that which is to be retained; • Location of any irrigation system and water source.	**Landscape Plans L-1 & L-2**	
☒	**13. Contours and Elevation: (2.5.4.3L)** • Existing/Proposed contours (2 foot minimum) and finished grade elevations.	**Grading & Drainage Plan C103**	
☒	**14. Open Space: (2.5.4.3M)** • Type, extent and location of all existing/proposed open space.	**Site Layout Plan C102**	
☒	**15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)**	**Existing Conditions Plan V101**	
☐	**16. Character/Civic District (All following information shall be included): (2.5.4.3P)** • Applicable Building Height (10.5A21.20 & 10.5A43.30); • Applicable Special Requirements (10.5A21.30); • Proposed building form/type (10.5A43); • Proposed community space (10.5A46).	**N/A**	
☐	**17. Special Flood Hazard Areas (2.5.4.3Q)** • The proposed development is consistent with the need to minimize flood damage; • All public utilities and facilities are located and construction to minimize or eliminate flood damage; • Adequate drainage is provided so as to reduce exposure to flood hazards.	**N/A**	

Other Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Traffic Impact Study or Trip Generation Report, as required. **(3.2.1-2)**	**Trip Generation Letter**	
☒	Indicate where Low Impact Development Design practices have been incorporated. **(7.1)**	**Drainage Analysis**	
☐	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**	
☒	Stormwater Management and Erosion Control Plan. **(7.4)**	**Grading & Drainage Plan C103**	
☒	Inspection and Maintenance Plan **(7.6.5)**	**Drainage Analysis**	

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	All local approvals, permits, easements and licenses required, including but not limited to: • Waivers; • Driveway permits; • Special exceptions; • Variances granted; • Easements; • Licenses. **(2.5.3.2A)**	**Cover Sheet C000**	
☒	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: • Calculations relating to stormwater runoff; • Information on composition and quantity of water demand and wastewater generated; • Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; • Estimates of traffic generation and counts pre- and post-construction; • Estimates of noise generation; • A Stormwater Management and Erosion Control Plan; • Endangered species and archaeological / historical studies; • Wetland and water body (coastal and inland) delineations; • Environmental impact studies. **(2.5.3.2B)**	**Included In Online Submittal**	
☒	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. **(2.5.3.2D)**	**Included In Online Submittal**	

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	A list of any required state and federal permit applications required for the project and the status of same. **(2.5.3.2E)**	**Cover Sheet C000**	
☒	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)**	**Site Layout Plan C102**	N/A
☐	For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) confirmation that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. **(2.5.4.2F)**	**N/A**	
☐	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)**	**Site Layout Plan C102**	N/A

Applicant's Signature: Steven Ibsley **Date:** March 23, 2026

Applicants Agent

City of Portsmouth Planning Department

Site Plan Review Application Fee – FY25

Project: Multifamily Develoment - 94 Langdon St. **Map/Lot:** 139 / 1 & 8

Applicant: Chinburg Development

All development

Base fee $600			$600.00
Plus $5.00 per $1,000 of site costs			
Site costs	$470,470	+	$2,352.35
Plus $10.00 per 1,000 S.F. of site development area			
Site development area	25,000 S.F.	+	$250.00
		Fee	**$3,202.35**

Maximum fee: $20,000.00

Fee received by: _____ Date: _____

Note: Initial application fee may be based on the applicant's estimates of site costs and site development area. Following site plan approval, the application fee will be recalculated based on the approved site plan and site engineer's corresponding site cost estimate as approved by the Department of Public Works, and any additional fee shall be paid prior to the issuance of a building permit.

Construction Cost Estimate

Haley Ward, Inc

Date: March 20, 2026

Project: Proposed Multifamily Development Job No: 5010220.004

Location: 94 Langdon Street and 98 Cornwall Street Portsmouth, NH - **On Site**

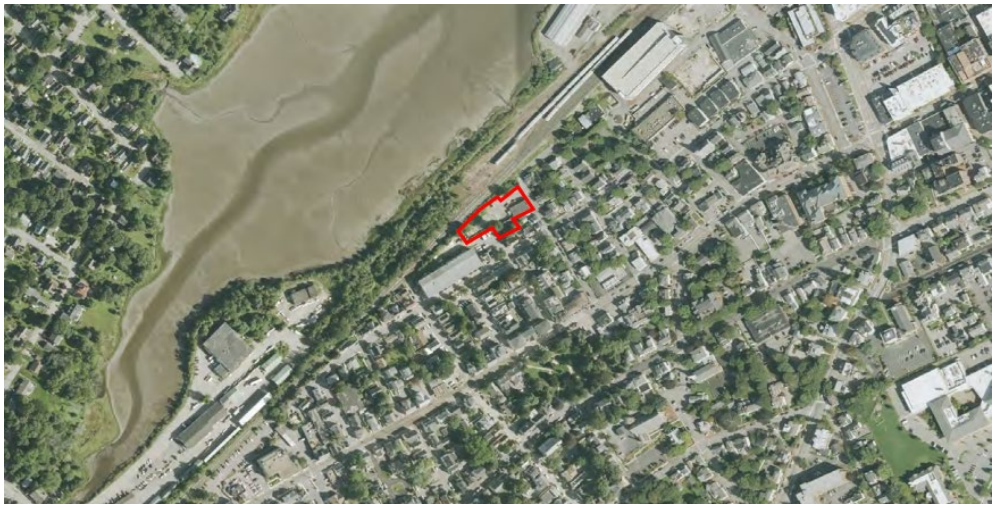
Scope: **Site Cost Estimate**

ITEM NO	DESCRIPTION	UNIT	AMOUNT	UNIT COST	TOTAL
1	Construction Entrance	EA	2	$5,000.00	$10,000.00
2	Site Clearing & Demolition	LS	1	$ 36,400.00	$36,400.00
3	Saw Cutting Asphalt	LF	160	$ 13.50	$2,160.00
4	SiltSoxx	LF	390	$8.00	$3,120.00
5	Sub-Base Gravel (Type D)	CY	180	$52.00	$9,360.00
6	Base Gravel (Type A)	CY	94	$50.00	$4,700.00
7	Base Asphalt	TN	100	$85.00	$8,500.00
8	Surface Asphalt	TN	50	$110.00	$5,500.00
9	6" SDR-35	LF	335	$185.00	$61,975.00
10	Sewer Man Hole	VF	16	$900.00	$14,400.00
11	HDPE 12" Drain	LF	303	$85.00	$25,755.00
12	Drain Manhole	VF	5	$900.00	$4,500.00
13	Catch Basin	VF	14.5	$900.00	$13,050.00
14	Covers and Frames (SS & SD)	EA	7	$1,200.00	$8,400.00
15	Testing - Sewer	LS	1	$10,000.00	$10,000.00
16	HDPEP 3/4" Domestic & 2" Fire Water Service	LF	630	$145.00	$91,350.00
17	Testing - Water	LS	1	$15,000.00	$15,000.00
18	Underground Electric & Cable	LF	1040	$85.00	$88,400.00
19	Electrical Transformer	EA	1	$12,000.00	$12,000.00
20	Underground Gas Trench Prep & Backfill	LF	330	$50.00	$16,500.00
21	Loam & Seed Slopes	SY	1400	$21.00	$29,400.00
	TOTAL				**$470,470**

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

CHINBURG
DEVELOP. BUILD. MANAGE.

Photos of 94 Langdon St & 98 Cornwall St



Bird's eye view of area

Aerial view of 94 Langdon St & 98 Cornwall St

View of Property from Langdon St

Garage at 98 Cornwall

Northeast facing view.

View from Langdon St.

Current existing condition of the site.

Abutting home, (constructed by Chinburg).

More abutting homes (constructed by Chinburg).

TAX MAP

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 03/06/2026

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

ZONING MAP

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 03/06/2026

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Map Theme Legends

Zoning

March 23, 2026

Peter Stith, TAC Committee Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Trip Generation Letter
94 Langdon Street & 98 Cornwall Street
Proposed Multifamily Development

INTRODUCTION

On behalf of Chinburg Development, we hereby submit this Trip Generation Letter in support of the applicant's filing with the Portsmouth Technical Advisory Committee for Site Plan approval. Chinburg seeks to construct 3 single-family residential units under a condominium agreement at the site, which is currently occupied by Regan Electric.

TRIP GENERATION

Trip Generation for the site has been calculated using the Institute of Transportation Engineer's (ITE) publication, Trip Generation, 12th Edition. Land Use Code (LUC) 180 – Specialty Trade Contractor was selected for the existing use and 210 – Single-Family Detached Housing was selected for the proposed use. Below is a summary of the existing and proposed AM and PM Peak Hour Trips for the site.

EXISTING TRAFFIC

Weekday AM Peak Hour of Generator = 1.98 Trips per 1,000 SF (LUC 180)
Existing Building = 3,000 SF (Assumed)
3,000/1,000 X 1.98 Trip Ends = **6 trips** (77% entering, 23% exiting)

Weekday PM Peak Hour of Generator = 2.18 Trips per 1,000 SF (LUC 180)
Existing Building = 3,000 SF (Assumed)
3,000/1,000 X 2.18 Trip Ends = **6 trips** (38% entering; 62% exiting)

PROPOSED TRAFFIC

Weekday AM Peak Hour of Generator = 0.75 Trips per Dwelling Unit (LUC 210)
Dwelling Units = 3
3 X 0.75 Trip Ends = **3 trips** (27% entering, 73% exiting)

Weekday PM Peak Hour of Generator = 0.97 Trips per Dwelling Unit (LUC 210)
Dwelling Units = 3
3 X 0.75 Trip Ends = **3 trips** (63% entering; 37% exiting)

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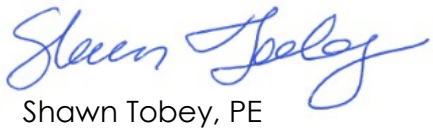
CONCLUSION

As demonstrated above, the proposed project will result in a reduced number of trips in both the Weekday AM and PM Peak hours therefore providing a betterment to the surrounding neighborhood as related to traffic.

Sincerely,
Haley Ward, Inc.



Shawn Tobey, PE
Southern Maine & New Hampshire Land Development Manager

Shawn Tobey

From: Eversource Do Not Reply <noreply@notifications.eversource.com>
Sent: Friday, March 13, 2026 9:48 AM
To: Shawn Tobey
Subject: Work Request Submission Confirmation #25249494

Follow Up Flag: Follow up
Flag Status: Flagged

EVERSOURCE

Work Request Submission Confirmation

Work Request Type:
Install Permanent Service Underground- Small (<=400A)

Work Request Number:
25249494

Job Location:
94 LANGDON STREET

Dear Valued Customer,

We received your work request with the following information:

* Request Type: Install Permanent Service Underground- Small (<=400A)
* Request Number: 25249494
* Work Requested Date: 2026-03-13
* Job Location: 94 LANGDON STREET
* Contractor Name: Shawn Tobey
* Contractor Phone Number: 6033912118

NOTE: This email confirms we received your request and does not imply that work will be performed.

Log into your Eversource.com account to track the status of your request. For questions or to cancel your request, call or email us and we'll be happy to assist you.

Sincerely,
Eversource Electric Service Support Center.
18003627764
NHNewService@eversource.com

Please save this confirmation email for your records.
This is an unmonitored mailbox - please do not reply.

March 13, 2026

Shawn Tobey
Haley Ward
200 Griffin Rd Unit 14
Portsmouth NH 03801

RE: Natural Gas Availability to 94 Langdon St Portsmouth NH

Dear Shawn,

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

Unitil hereby confirms natural gas service will be available to 94 Langdon St, Portsmouth NH to serve a three unit residential project.

Installation is pending the receipt of natural gas load information, an installation agreement with the owner and a street opening approval from the City of Portsmouth DPW.

Let me know if you have any questions. You can email me at oliver@unitil.com. My phone number is 603-294-5174.

Sincerely,

Janet Oliver
Senior Business Development Representative

CUSTOMER ENERGY SOLUTIONS
325 West Road
Portsmouth, NH 03801

T 888.486.4845 www.unitil.com

"GREEN" BUILDING STATEMENT, 94 LANGDON ST, PORTSMOUTH, NH

LOCATION AND TRANSPORTATION

Walkable Destinations: 94 Langdon Street abuts the railroad tracks in the vicinity of North Mill Pond. It is very walkable to downtown Portsmouth.

Bicycles: This is a very bike friendly part of the city.

Ride sharing: Although this location is not serviced directly by public transportation, it enjoys easy access and is a quickly identifiable address for cabs or shared transportation services.

SITE

Stormwater: The existing site has no stormwater infrastructure. Runoff currently sheet flows across the existing parking area and offsite to the north or into Langdon Street. The proposed development will include a significant reduction in impervious cover and the installation of four new deep sump catch basins to coney the stormwater into the city system in Langdon Street.

Reuse: The existing site is predominantly pavement with commercial buildings for an electrical contractor. The proposed project will redevelop the site into a new residential development that is cohesive with the surrounding residential developments.

Landscaping: A professionally produced landscaping plan includes shrubbery, grass, and a multitude of trees that currently do not exist. An irrigation system to maintain grass and plantings is included.

Zoning: This project is in the MRB zone. A frontage variance was issued by the ZBA on 17MAR2026. This parcel has 88' of frontage whereas zoning requires 100'.

UTILITIES AND FIRE PROTECTION

Water: All new water-saving plumbing fixtures will be installed as per the current plumbing code.

Sewer: Tying into to public sewer in Langdon St

Electric: Will need to relocate the utility pole. Electric within site will be UG (likely 1 pad mount transformer will suffice).

Gas or heating oil: Propane or natural gas, if available.

ENERGY:

Heating and Air Conditioning:

System: Forced Hot Air with Central A/C.

Furnace: Gas fired, Rheem or similar.

Zones: 3 zones; first and second floor, to be determined by plan. Additional zones available as an upgrade.

Insulation: ENERGY STAR Certified

Ceiling: R-49 fiberglass or R-30 in slopes, Upgrades available.

Exterior Walls: "Flash and Batt" 2" spray foam polyurethane insulation w/3.5" R-13 fiberglass, R32 +/-.

Basement: R-30 fiberglass in ceiling.

Garage Ceiling: R-30 fiberglass with conditioned space above only.

Lighting: LED lighting will be used throughout.

Kitchen Appliances: All kitchen appliances will be energy-star certified.

Fenestration: Very substantial windows and doors are state-of-the-art and shall have a U-value below .30, meeting or exceeding energy-star requirements. All Chinburg Builders windows exceed **Energy Star 7** window requirements for this region.

Sherlock

387.124.v26 GL (2/3/2026) - R2

Art Form Architecture, LLC

603-431-9559

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2/3/2026

Sherlock

387.124.v26 GL (2/3/2026) - R2

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603-431-9559

Alt Window/Garage Door/Railing Color Option

2/3/2026

Sherlock

387.124.v26 GL (2/3/2026) - R2

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Alt Window/Garage Door/Railing Color Option

2/3/2026

Sherlock

387.124.v26 GL (2/3/2026) - R2

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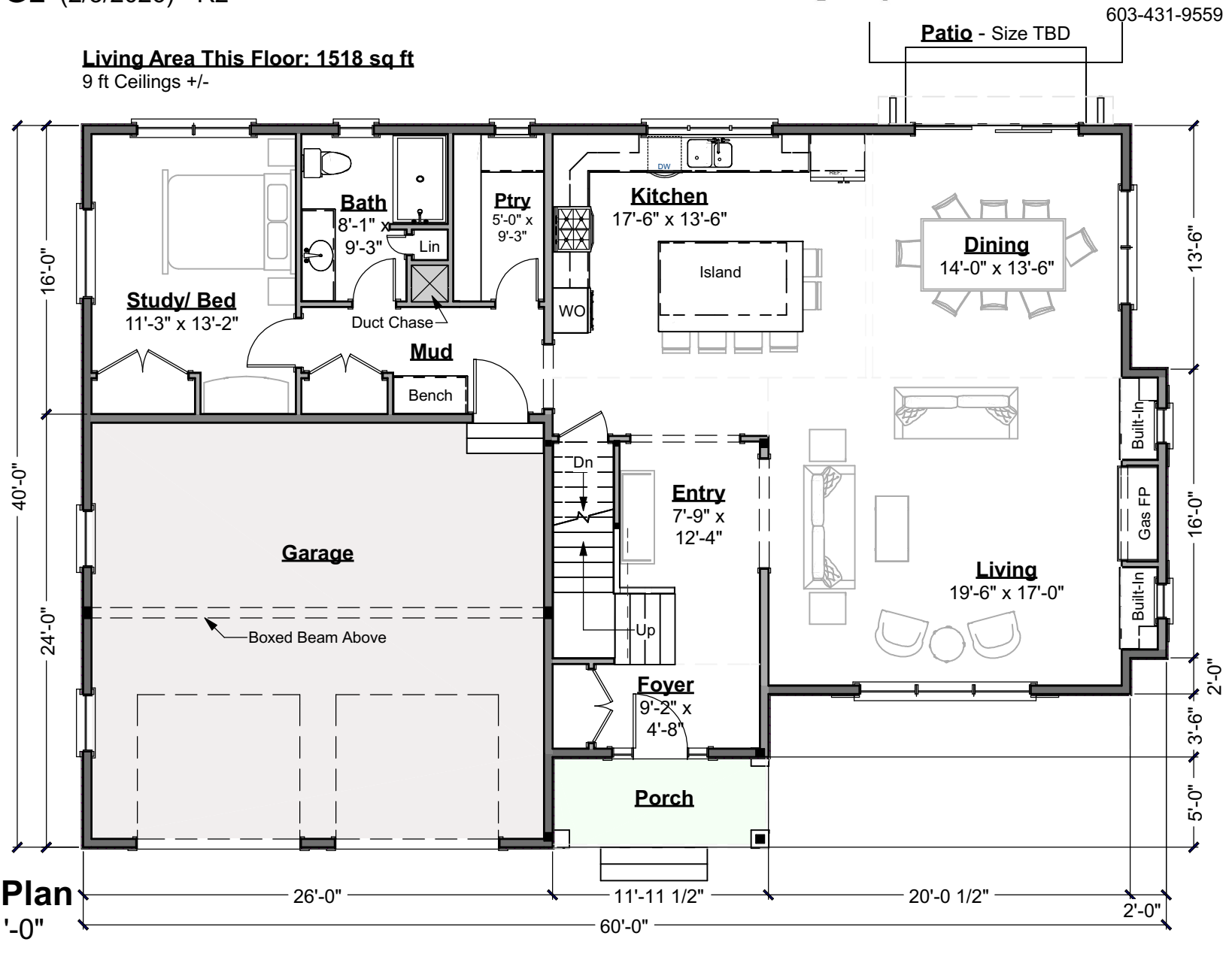
603-431-9559

Living Area This Floor: 1518 sq ft
9 ft Ceilings +/-



First Floor Plan

Scale: 1/8" = 1'-0"

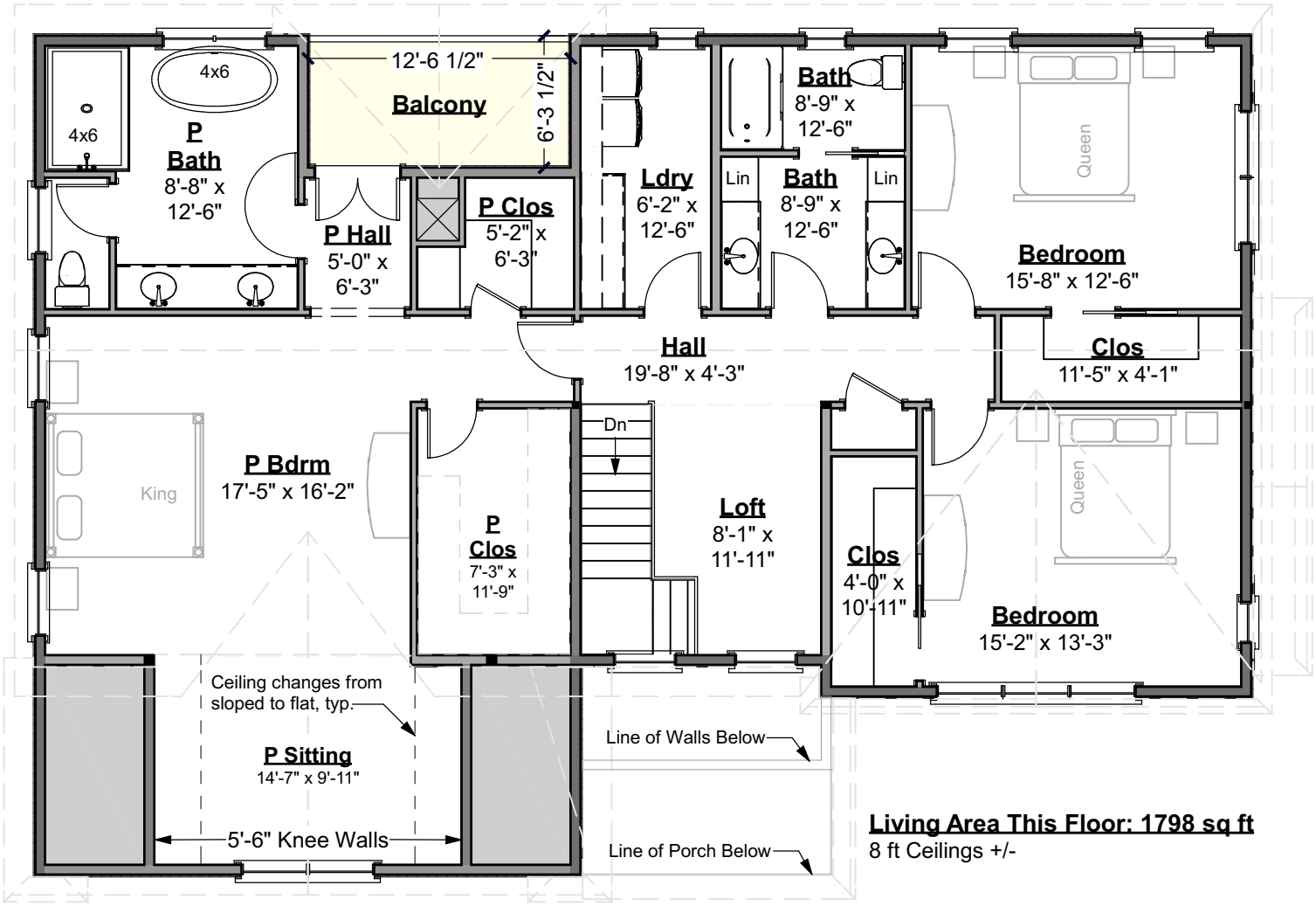
2/3/2026

Sherlock

387.124.v26 GL (2/3/2026) - R2

Art Form Architecture, LLC

603-431-9559



Living Area This Floor: 1798 sq ft

8 ft Ceilings +/-

Second Floor Plan

Scale: 1/8" = 1'-0"

2/3/2026

Sherlock

387.124.v26 GL (2/3/2026) - R2

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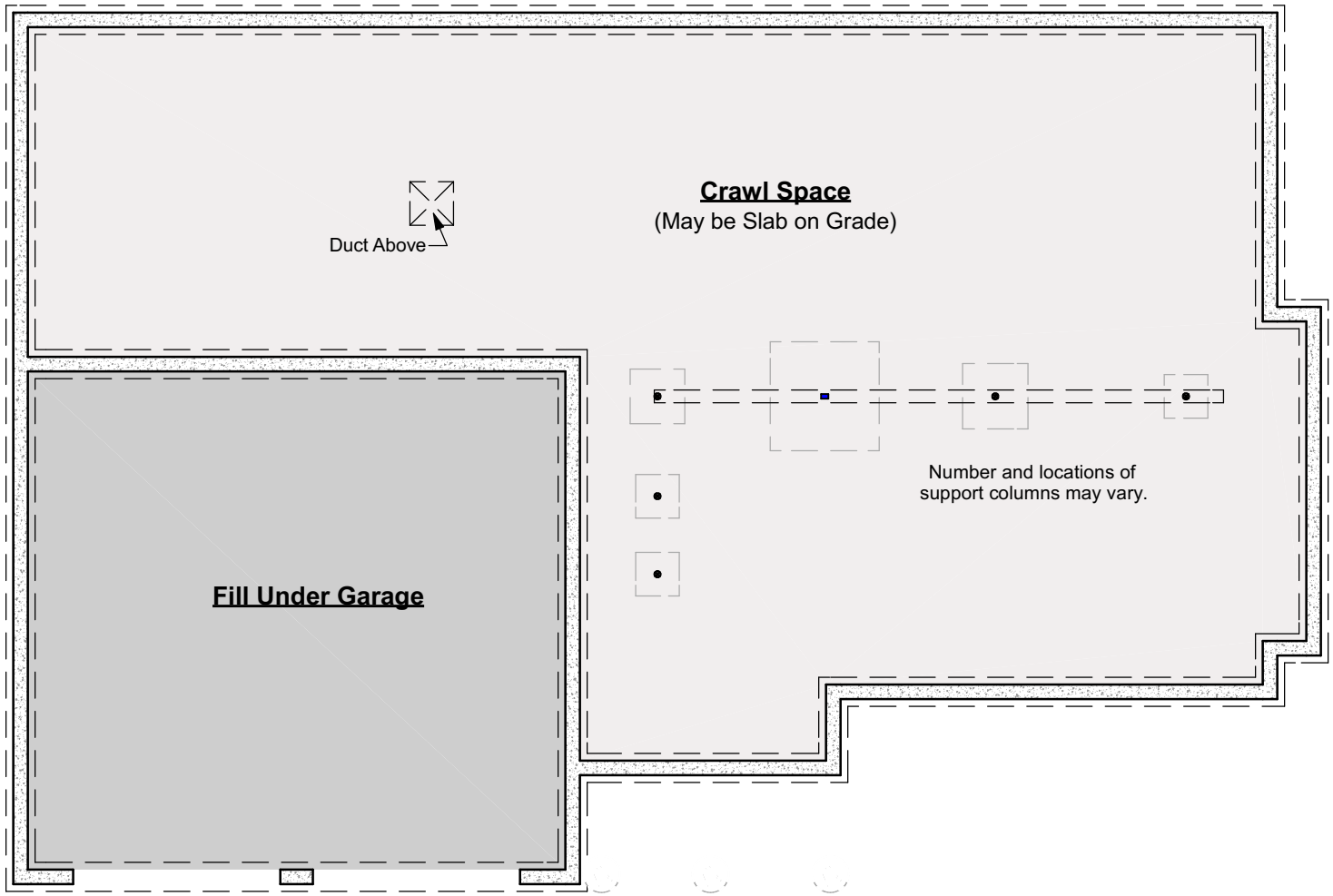

Foundation Plan

Scale: 1/8" = 1'-0"

2/3/2026

Sherlock

387.124.v26 GL (2/3/2026) - R2

Art Form Architecture, LLC

603-431-9559

Front Elevation

Scale: 1/8" = 1'-0"

2/3/2026

Sherlock

387.124.v26 GL (2/3/2026) - R2

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603-431-9559

Right Elevation

Scale: 1/8" = 1'-0"

2/3/2026

Sherlock

387.124.v26 GL (2/3/2026) - R2

Art Form Architecture, LLC

603-431-9559

Rear Elevation

Scale: 1/8" = 1'-0"

2/3/2026

Sherlock

387.124.v26 GL (2/3/2026) - R2

Art Form Architecture, LLC

603-431-9559

Left Elevation

Scale: 1/8" = 1'-0"

2/4/2026

Elsa

1221.124.v2 GL (2/4/2026) - R2

NOTE: To scale as noted only if printed on 11x17 paper with "no scaling" (do not "Fit").

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2/4/2026

Elsa

1221.124.v2 GL (2/4/2026) - R2

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Alt Window/Garage Door/Railing Color Option

2/4/2026

Elsa

1221.124.v2 GL (2/4/2026) - R2

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Alt Window/Garage Door/Railing Color Option

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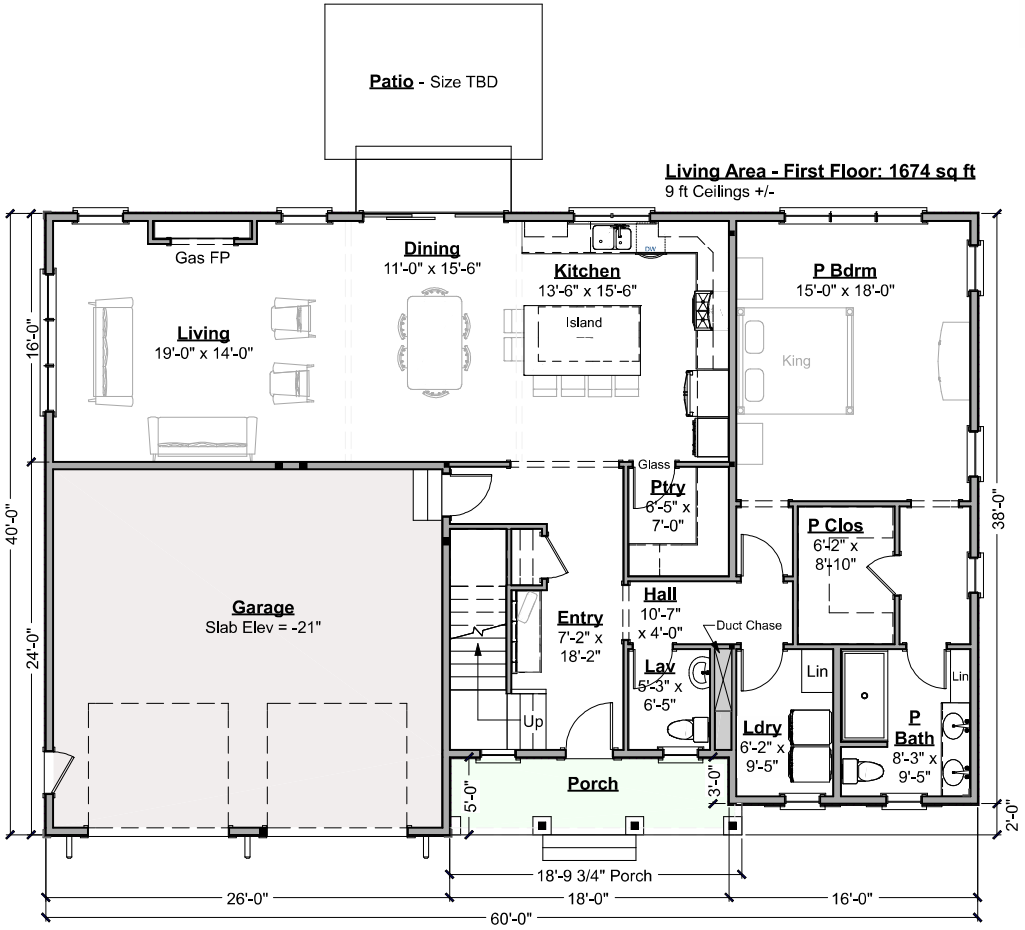

First Floor Plan

Scale: 1/8" = 1'-0"

2/4/2026

Elsa

1221.124.v2 GL (2/4/2026) - R2

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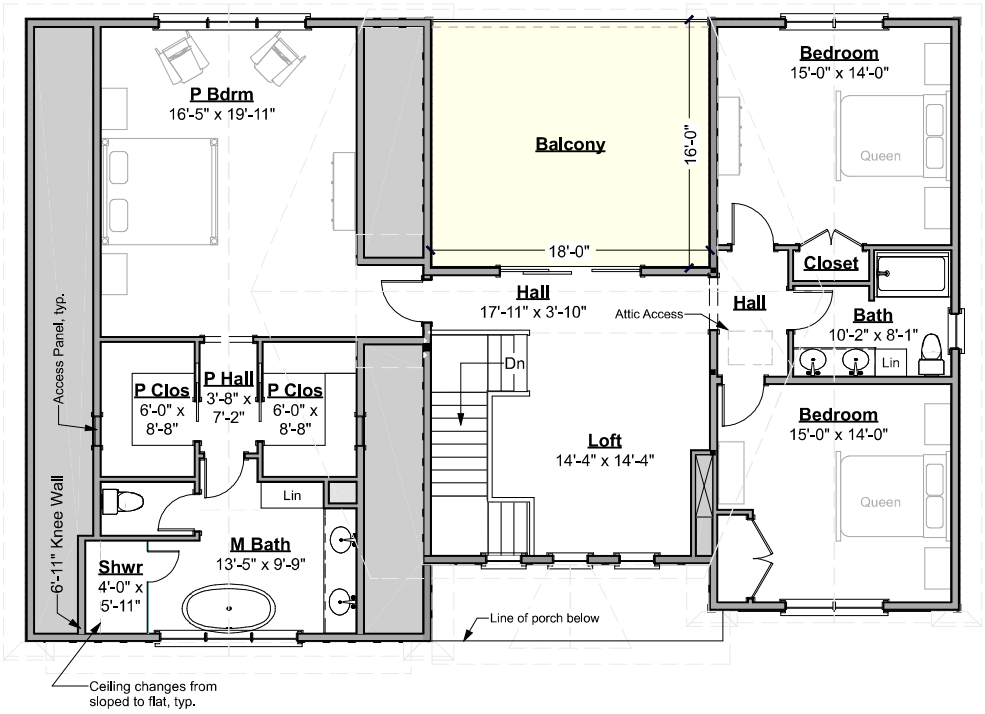
603-431-9559

Living Area - Second Floor: 1684 sq ft

8 ft Ceilings +/-



Second Floor Plan

Scale: 1/8" = 1'-0"

2/4/2026

Elsa

1221.124.v2 GL (2/4/2026) - R2

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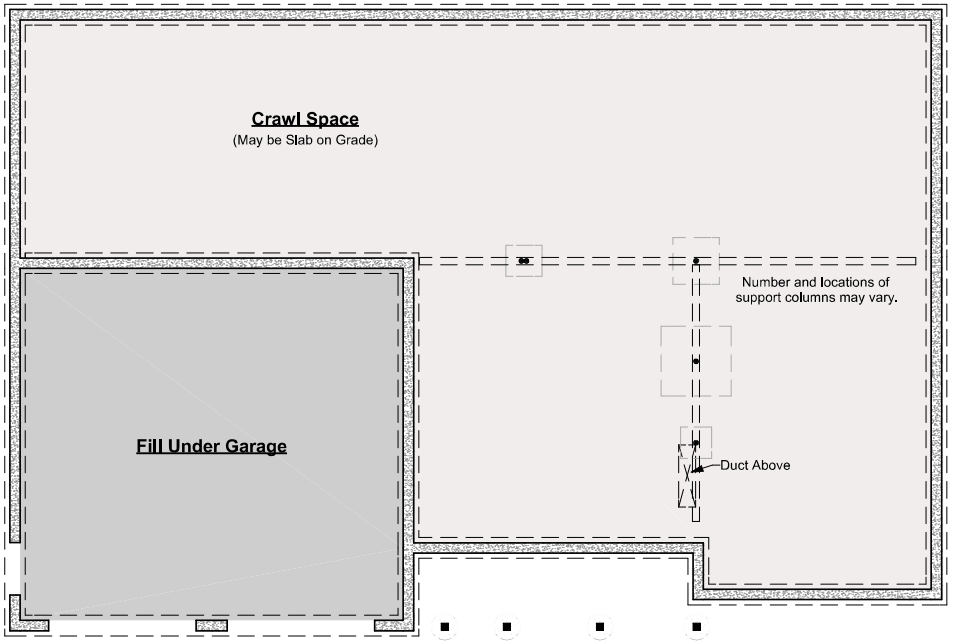

Foundation Plan

Scale: 1/8" = 1'-0"

2/4/2026

Elsa

1221.124.v2 GL (2/4/2026) - R2

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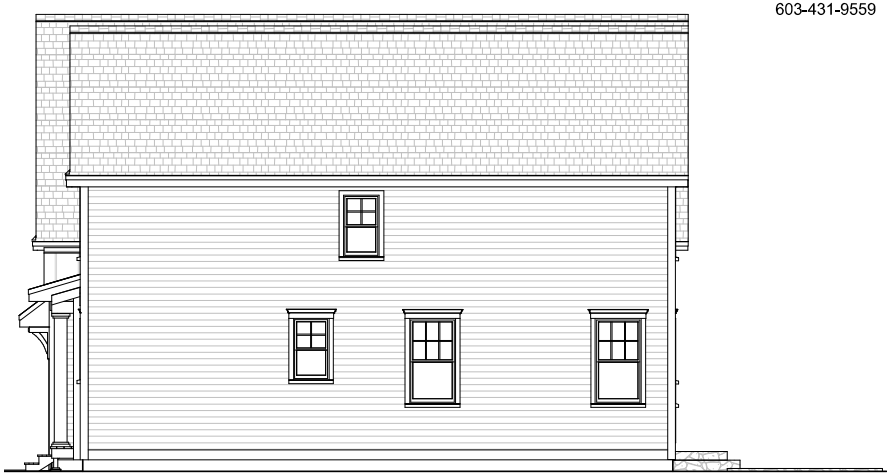
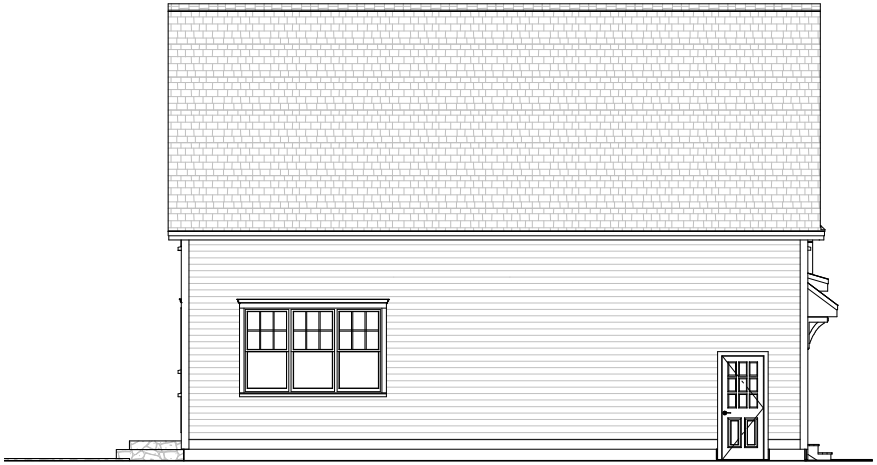
Front



Right

Rear



Left

Elevations

Scale: 1/8" = 1'-0"

2/10/2026

Carter

1016.124.v2 GR (2/10/2026)

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2/10/2026

Carter

1016.124.v2 GR (2/10/2026)

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2/10/2026

Carter

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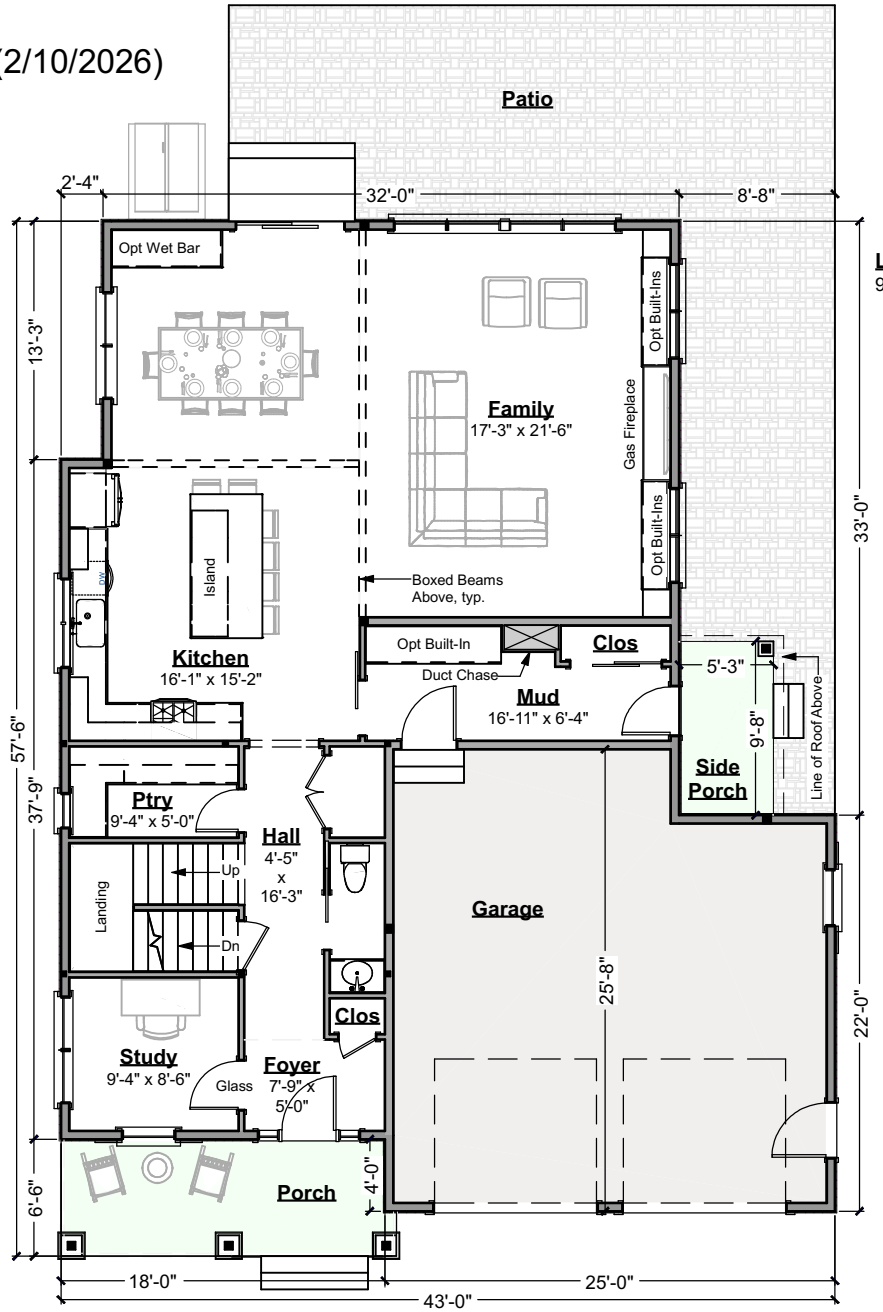

Living Area this Floor: 1376 sq ft

9 ft Ceilings +/-, unless noted otherwise

First Floor Plan

Scale: 3/32" = 1'-0"

2/10/2026

Carter

1016.124.v2 GR (2/10/2026)

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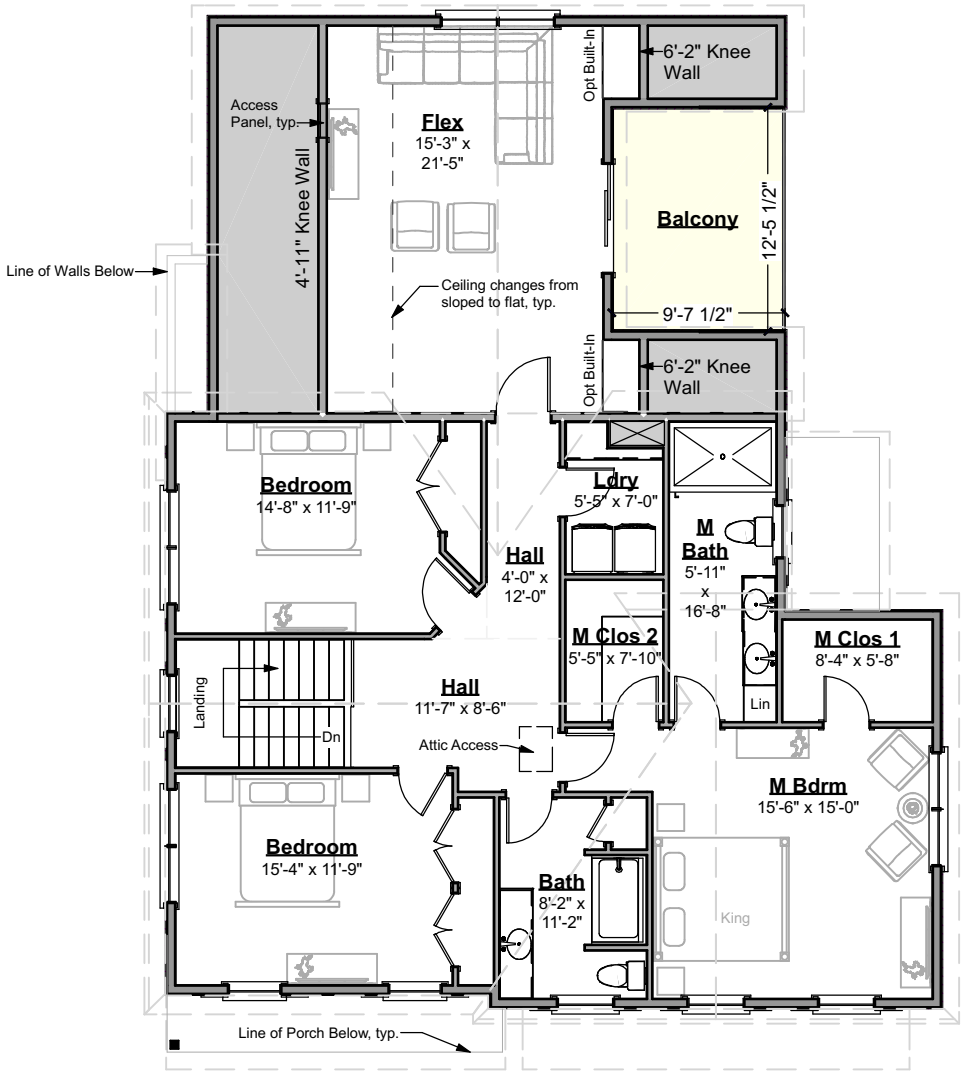
603-431-9559

Living Area this Floor: 1688 sq ft

8 ft Ceilings +/-



Second Floor Plan

Scale: 3/32" = 1'-0"

2/10/2026

Carter

1016.124.v2 GR (2/10/2026)

Art Form Architecture, LLC

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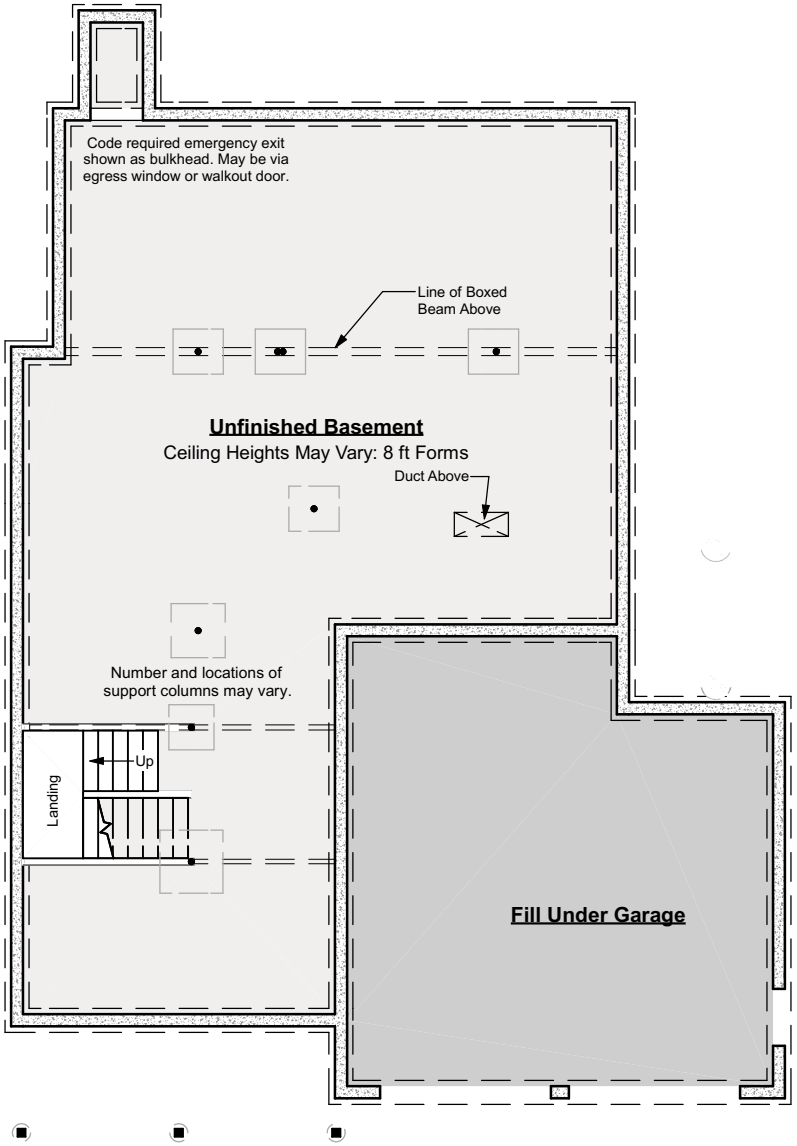

Foundation Plan

Scale: 3/32" = 1'-0"

2/10/2026

Carter

1016.124.v2 GR (2/10/2026)

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Front Elevation

Scale: 1/8" = 1'-0"

2/10/2026

Carter

1016.124.v2 GR (2/10/2026)

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603-431-9559

Right Elevation

Scale: 1/8" = 1'-0"

2/10/2026

Carter

1016.124.v2 GR (2/10/2026)

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603-431-9559

Rear Elevation

Scale: 1/8" = 1'-0"

2/10/2026

Carter

1016.124.v2 GR (2/10/2026)

Art Form Architecture, LLC

603-431-9559

Left Elevation

Scale: 1/8" = 1'-0"

HALEY WARD

STORMWATER MANAGEMENT AND EROSION CONTROL PLAN

TO THE CITY OF PORTSMOUTH
FOR 94 LANGDON ST & 98 CORNWALL ST
Map 139, Lots 1 & 8 | Portsmouth, NH

APPLICANT:
Chinburg Development
3 Penstock Way
Newmarket, NH 03847

March 23, 2026
JN: 5010220.004

REPORT PREPARED BY:
Haley Ward, Inc.
200 Griffin Road, Unit 14 | Portsmouth, NH 03801

EXECUTIVE SUMMARY

This drainage analysis examines the pre-development (existing) and post-development (proposed) stormwater drainage patterns for the proposed residential redevelopment project at the intersection 94 Langdon Street and 98 Cornwall Street in Portsmouth, NH. The site is shown on the City of Portsmouth Assessor's Tax Map 139 as Lots 1 and 8. The total size of the existing lot is approximately 25,107 square feet.

The development will merge the two parcels, demolish the existing building, remove the existing parking, and construct three single-family homes in a condominium association, with associated landscaping, utilities, and driveways. The new buildings will be serviced by public water and sewer. The development has been designed to ensure that there will be no increase in peak runoff from the site as a result of this project.

The intent of this stormwater design is to comply with the requirements of Section 7.6.1.4 of the City of Portsmouth Site Plan Review Ordinance as related to post-development peak rate of runoff reduction and to improve the overall stormwater system as part of the redevelopment.

INTRODUCTION / PROJECT DESCRIPTION

This drainage report is designed to assist the owner, planning board, contractor, regulatory reviewer, and others in understanding the impact of the proposed development project on local surface water runoff.

The site is bound to the north by a railroad corridor, to the east by Langdon Street, to the south by residential development and to the west by commercial development. The site is predominantly developed with two commercial buildings and associated pavement. The site has no existing stormwater infrastructure. Runoff currently sheet flows across the existing parking area and offsite to the north or into Langdon Street. The proposed development will include a significant reduction in impervious cover and the installation of four new deep sump catch basins to coney the stormwater into the city system in Langdon Street.

This report includes information about the existing site necessary to analyze stormwater runoff. The report includes maps of pre- development and post-development watersheds, subcatchment areas and calculations of runoff. The report provides a narrative of the stormwater runoff and describes numerically and graphically the surface water runoff patterns for this site. Proposed stormwater structures and methods will also be described, as well as erosion and sediment control practices. Included within the submittal is an Inspection and Long-Term Maintenance Plan for the proposed project. To fully understand the proposed site development the reader should also review the complete site plan set in addition to this report.

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

METHODOLOGY

"Extreme Precipitation" values from The Northeast Regional Climate Center (Cornell University) have been used for modeling purposes. These values have been used in this analysis, with a 15% addition to comply with local ordinances.

This report uses the US Soil Conservation Service (SCS) Method for estimating stormwater runoff. The SCS method is published in The National Engineering Handbook (NEH), Section 4 "Hydrology" and includes the Technical Release No. 20, (TR-20) "Computer Program for Project Formulation Hydrology", and Technical Release No. 55 (TR-55) "Urban Hydrology for Small Watersheds" methods. This report uses the HydroCAD version 10.20 program, written by HydroCAD Software Solutions LLC, Chocorua, N.H., to apply these methods for the calculation of runoff and for pond modeling. Rainfall data and runoff curve numbers are taken from "The Stormwater Management and Erosion Control Handbook for Urban and Developing Areas in New Hampshire."

Time of Concentration (Tc) is calculated by entering measured flow path data such as flow path type, length, slope and surface characteristics into the HydroCAD program. For the purposes of this report, a minimum time of concentration of 5 minutes is used.

The storm events used for the calculations in this report are the 2-year, 10-year, and 50-year (24-hour) storms. Watershed basin boundaries have been delineated using topographic maps prepared by Haley Ward and field observations to confirm.

SITE SPECIFIC INFORMATION

Based on the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), Soil Survey of Rockingham County, New Hampshire the site is made up of one soil type:

Soil Symbol	Soil Name and Slopes
699	Urban land
799	Urban land-Canton complex (3-15% slopes)

A "Type C" hydrologic rating was assumed for the stormwater modelling.

The lot is relatively flat and generally slopes towards the railroad and Langdon Street. Elevations on the site range from 11 to 18 feet above mean sea level. The western portion of the site drains towards the railroad, and the eastern portion of the site drains west into the city stormwater system located in Langdon Street.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Panel 33015C0259F, the project site is not in a special flood hazard area.

There are no protected natural resources on or directly adjacent to the subject property.

PRE-DEVELOPMENT DRAINAGE

In the pre-development condition, the site has been analyzed as two subcatchment watershed basins based on localized topography and discharge locations. A Pre-Development Hydrology map and HydroCAD model results have been provided.

Subcatchment 1 represents the western half of the site and includes a mix of paved parking and grass area. This area drains northwest and onto the railroad property. (Summation Point 1.)

Subcatchment 2 represents the eastern half of the site and includes pavement and buildings. This area drains offsite to the east and into the city stormwater system located in Langdon Street. (Summation Point 2.)

POST-DEVELOPMENT DRAINAGE

The proposed development has been designed to match the pre-development drainage patterns to the greatest extent feasible. In the post-development condition, the site has been analyzed as two subcatchment basins. A Post-Development Hydrology map and HydroCAD model results have been provided.

Subcatchment 1 continues to represent the reduced portion of the site draining to the railroad property.

Subcatchment 2 represents the proposed dwellings and driveway that drains into the Langdon Street stormwater system.

RUNOFF COMPARISON

Table 1: Pre-Development to Post-Development Comparison

	Q2 (CFS)		Q10 (CFS)		Q50 (CFS)		
Design Point	**Pre**	**Post**	**Pre**	**Post**	**Pre**	**Post**	**Description**
SP1	0.53	0.29	0.92	0.61	1.50	1.13	Offsite Flow to the North
SP2	1.49	1.34	2.27	2.19	3.45	3.45	Offsite Flow to Langdon Street

As shown in Table 1, post-development runoff rates are reduced to less than those observed under pre-development conditions.

EROSION AND SEDIMENT CONTROL PRACTICES

During construction, the potential for erosion exists due to stormwater runoff. The contractor will be required to inspect and maintain all necessary erosion control measures, as well as installing any additional measures as required. All erosion control practices shall conform to "The Stormwater Management and Erosion Control Handbook

for Urban and Developing Areas in New Hampshire." Some examples of erosion and sediment control measures to be utilized for this project during construction may include:

- Silt Soxx (or approved alternative) located at the toe of disturbed slopes
- Stabilized construction entrance at access point to the site
- Temporary mulching and seeding for disturbed areas
- Spraying water over disturbed areas to minimize wind erosion

After construction, permanent stabilization will be accomplished by permanent seeding, landscaping, and surfacing the access drives and parking areas with asphalt paving and other areas with impervious walkways.

CONCLUSION

The proposed development has been designed to match the pre-development drainage patterns to the greatest extent feasible. With the significant reduction in impervious cover, the post- development runoff rates are reduced below the pre-development runoff rates. The addition of deep sump catch basins will allow for sediment capture and pre-treatment of runoff providing an overall betterment of the site compared to the current developed conditions.

Erosion and sediment control practices will be implemented for both the temporary condition during construction and for final stabilization after construction. Therefore, there are no negative impacts to downstream receptors or adjacent properties anticipated as a result of this project.

REFERENCES

1. Comprehensive Environmental Inc. and New Hampshire Department of Environmental Services. New Hampshire Stormwater Manual (Volumes 1, 2 and 3), December 2008 (Revision 1.0).
2. Minnick, E.L. and H.T. Marshall. Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire, prepared by Rockingham County Conservation District, prepared for New Hampshire Department of Environmental Services, in cooperation with USDA Soil Conservation Service, August 1992.
3. HydroCAD Software Solution, LLC. HydroCAD Stormwater Modeling System Version10.20 copyright 2013.

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point	
Smoothing	Yes
State	
Location	
Latitude	43.075 degrees North
Longitude	70.766 degrees West
Elevation	0 feet
Date/Time	Tue Mar 17 2026 14:41:45 GMT-0400 (Eastern Daylight Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.50	0.65	0.81	1.04	**1yr**	0.70	0.98	1.21	1.56	2.03	2.66	2.92	**1yr**	2.35	2.81	3.22	3.94	4.55	**1yr**
2yr	0.32	0.50	0.62	0.81	1.02	1.30	**2yr**	0.88	1.18	1.52	1.94	2.49	3.21	3.57	**2yr**	2.84	3.43	3.94	4.68	5.33	**2yr**
5yr	0.37	0.58	0.73	0.98	1.25	1.61	**5yr**	1.08	1.47	1.89	2.43	3.14	4.07	4.58	**5yr**	3.60	4.40	5.04	5.94	6.70	**5yr**
10yr	0.41	0.65	0.82	1.12	1.45	1.89	**10yr**	1.25	1.73	2.23	2.89	3.75	4.87	5.53	**10yr**	4.31	5.32	6.09	7.11	7.98	**10yr**
25yr	0.48	0.76	0.97	1.34	1.77	2.34	**25yr**	1.53	2.14	2.78	3.63	4.74	6.17	7.10	**25yr**	5.46	6.83	7.80	9.03	10.05	**25yr**
50yr	0.54	0.86	1.10	1.54	2.07	2.76	**50yr**	1.79	2.53	3.29	4.32	5.66	7.39	8.58	**50yr**	6.54	8.25	9.42	10.81	11.98	**50yr**
100yr	0.60	0.97	1.25	1.77	2.42	3.26	**100yr**	2.09	2.98	3.90	5.16	6.77	8.85	10.38	**100yr**	7.83	9.98	11.38	12.96	14.27	**100yr**
200yr	0.67	1.10	1.43	2.05	2.82	3.83	**200yr**	2.44	3.52	4.62	6.13	8.08	10.61	12.55	**200yr**	9.39	12.07	13.76	15.55	17.02	**200yr**
500yr	0.80	1.31	1.71	2.48	3.48	4.76	**500yr**	3.00	4.38	5.76	7.70	10.22	13.48	16.14	**500yr**	11.93	15.52	17.67	19.78	21.49	**500yr**

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.23	0.36	0.44	0.59	0.72	0.88	**1yr**	0.63	0.86	0.92	1.33	1.68	2.24	2.49	**1yr**	1.98	2.40	2.87	3.18	3.90	**1yr**
2yr	0.31	0.49	0.60	0.81	1.00	1.19	**2yr**	0.86	1.16	1.37	1.82	2.34	3.06	3.45	**2yr**	2.71	3.32	3.82	4.55	5.08	**2yr**
5yr	0.35	0.54	0.67	0.92	1.17	1.40	**5yr**	1.01	1.37	1.61	2.12	2.73	3.79	4.19	**5yr**	3.35	4.03	4.72	5.53	6.24	**5yr**
10yr	0.39	0.59	0.73	1.03	1.33	1.60	**10yr**	1.14	1.56	1.80	2.39	3.06	4.37	4.86	**10yr**	3.87	4.67	5.44	6.41	7.20	**10yr**
25yr	0.44	0.67	0.83	1.19	1.56	1.90	**25yr**	1.35	1.86	2.10	2.75	3.53	4.72	5.89	**25yr**	4.18	5.66	6.65	7.79	8.68	**25yr**
50yr	0.48	0.73	0.91	1.31	1.76	2.17	**50yr**	1.52	2.12	2.35	3.07	3.93	5.33	6.80	**50yr**	4.72	6.54	7.72	9.04	10.02	**50yr**
100yr	0.54	0.81	1.01	1.47	2.01	2.47	**100yr**	1.73	2.41	2.63	3.41	4.35	6.00	7.85	**100yr**	5.31	7.55	8.98	10.51	11.56	**100yr**
200yr	0.59	0.89	1.13	1.63	2.28	2.81	**200yr**	1.96	2.75	2.93	3.78	4.79	6.72	9.06	**200yr**	5.95	8.71	10.42	12.22	13.37	**200yr**
500yr	0.68	1.02	1.31	1.90	2.71	3.36	**500yr**	2.34	3.29	3.41	4.31	5.45	7.82	10.94	**500yr**	6.92	10.52	12.69	14.96	16.19	**500yr**

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.44	0.54	0.72	0.89	1.08	**1yr**	0.77	1.06	1.26	1.74	2.21	2.98	3.16	**1yr**	2.64	3.04	3.58	4.37	5.04	**1yr**
2yr	0.34	0.52	0.64	0.86	1.07	1.27	**2yr**	0.92	1.24	1.48	1.96	2.51	3.42	3.70	**2yr**	3.03	3.56	4.09	4.84	5.63	**2yr**
5yr	0.40	0.62	0.77	1.05	1.34	1.62	**5yr**	1.15	1.58	1.88	2.53	3.25	4.34	4.96	**5yr**	3.84	4.77	5.38	6.37	7.16	**5yr**
10yr	0.47	0.72	0.89	1.25	1.61	1.98	**10yr**	1.39	1.93	2.28	3.11	3.95	5.34	6.20	**10yr**	4.72	5.96	6.82	7.84	8.75	**10yr**
25yr	0.58	0.88	1.09	1.56	2.05	2.57	**25yr**	1.77	2.51	2.95	4.07	5.15	7.78	8.34	**25yr**	6.88	8.02	9.15	10.34	11.41	**25yr**
50yr	0.67	1.02	1.27	1.83	2.46	3.13	**50yr**	2.12	3.06	3.60	5.00	6.32	9.74	10.46	**50yr**	8.62	10.06	11.44	12.72	13.96	**50yr**
100yr	0.79	1.19	1.49	2.16	2.96	3.81	**100yr**	2.55	3.72	4.37	6.16	7.76	12.18	13.10	**100yr**	10.78	12.60	14.31	15.69	17.09	**100yr**
200yr	0.92	1.39	1.76	2.55	3.56	4.65	**200yr**	3.07	4.55	5.34	7.58	9.54	15.28	16.44	**200yr**	13.53	15.81	17.92	19.35	20.92	**200yr**
500yr	1.15	1.71	2.19	3.19	4.53	6.04	**500yr**	3.91	5.90	6.93	10.02	12.56	20.65	22.20	**500yr**	18.27	21.34	24.13	25.51	27.34	**500yr**

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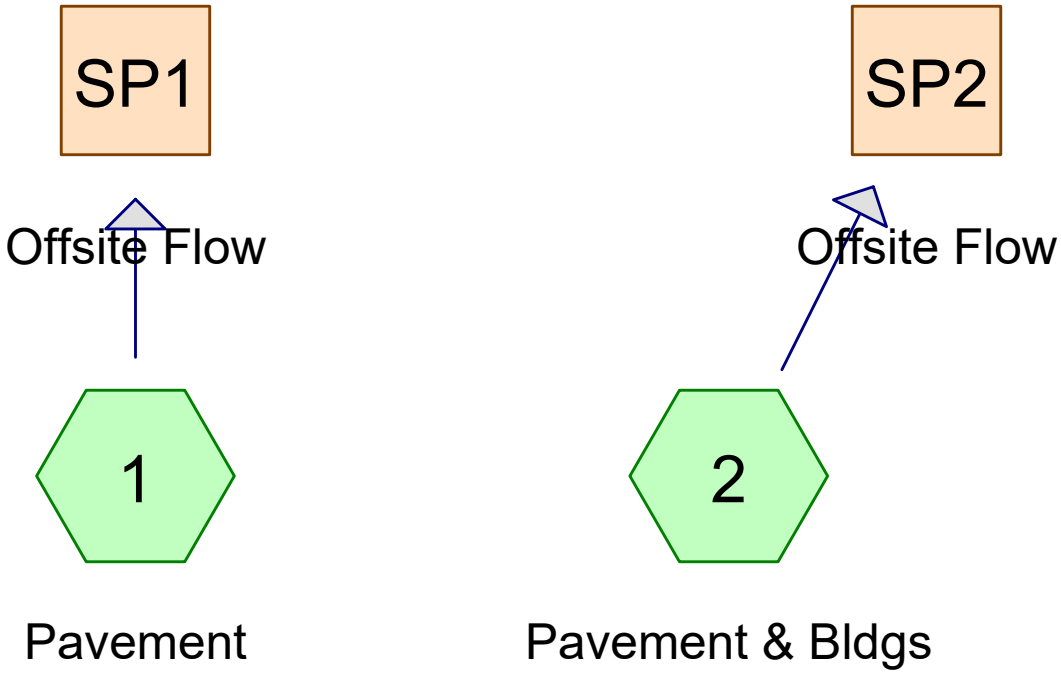
Northeast Regional Climate Center



Subcat Reach Pond Link

Routing Diagram for 5010220.004-Pre
Prepared by Haley Ward, Printed 3/20/2026

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
4,135	74	>75% Grass cover, Good, HSG C (1, 2)
1,000	96	Gravel surface, HSG C (2)
21,125	98	Paved parking, HSG C (1, 2)

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
26,260	HSG C	1, 2
0	HSG D	
0	Other	

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1: Pavement Runoff Area=8,390 sf 53.99% Impervious Runoff Depth>2.36"
Tc=5.0 min CN=87 Runoff=0.53 cfs 1,651 cf

Subcatchment2: Pavement & Bldgs Runoff Area=17,870 sf 92.87% Impervious Runoff Depth>3.46"
Tc=5.0 min CN=98 Runoff=1.49 cfs 5,159 cf

Reach SP1: Offsite Flow Inflow=0.53 cfs 1,651 cf
Outflow=0.53 cfs 1,651 cf

Reach SP2: Offsite Flow Inflow=1.49 cfs 5,159 cf
Outflow=1.49 cfs 5,159 cf

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1: Pavement Runoff Area=8,390 sf 53.99% Impervious Runoff Depth>4.14"
Tc=5.0 min CN=87 Runoff=0.92 cfs 2,896 cf

Subcatchment2: Pavement & Bldgs Runoff Area=17,870 sf 92.87% Impervious Runoff Depth>5.37"
Tc=5.0 min CN=98 Runoff=2.27 cfs 7,997 cf

Reach SP1: Offsite Flow Inflow=0.92 cfs 2,896 cf
Outflow=0.92 cfs 2,896 cf

Reach SP2: Offsite Flow Inflow=2.27 cfs 7,997 cf
Outflow=2.27 cfs 7,997 cf

Summary for Subcatchment 1: Pavement

Runoff = 0.92 cfs @ 12.07 hrs, Volume= 2,896 cf, Depth> 4.14"
Routed to Reach SP1 : Offsite Flow

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.61"

Area (sf)	CN	Description
4,530	98	Paved parking, HSG C
3,860	74	>75% Grass cover, Good, HSG C
8,390	87	Weighted Average
3,860		46.01% Pervious Area
4,530		53.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Summary for Subcatchment 2: Pavement & Bldgs

Runoff = 2.27 cfs @ 12.07 hrs, Volume= 7,997 cf, Depth> 5.37"
Routed to Reach SP2 : Offsite Flow

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.61"

Area (sf)	CN	Description
275	74	>75% Grass cover, Good, HSG C
1,000	96	Gravel surface, HSG C
16,595	98	Paved parking, HSG C
17,870	98	Weighted Average
1,275		7.13% Pervious Area
16,595		92.87% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Summary for Reach SP1: Offsite Flow

Inflow Area = 8,390 sf, 53.99% Impervious, Inflow Depth > 4.14" for 10-Yr event
Inflow = 0.92 cfs @ 12.07 hrs, Volume= 2,896 cf
Outflow = 0.92 cfs @ 12.07 hrs, Volume= 2,896 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Reach SP2: Offsite Flow

Inflow Area = 17,870 sf, 92.87% Impervious, Inflow Depth > 5.37" for 10-Yr event
Inflow = 2.27 cfs @ 12.07 hrs, Volume= 7,997 cf
Outflow = 2.27 cfs @ 12.07 hrs, Volume= 7,997 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

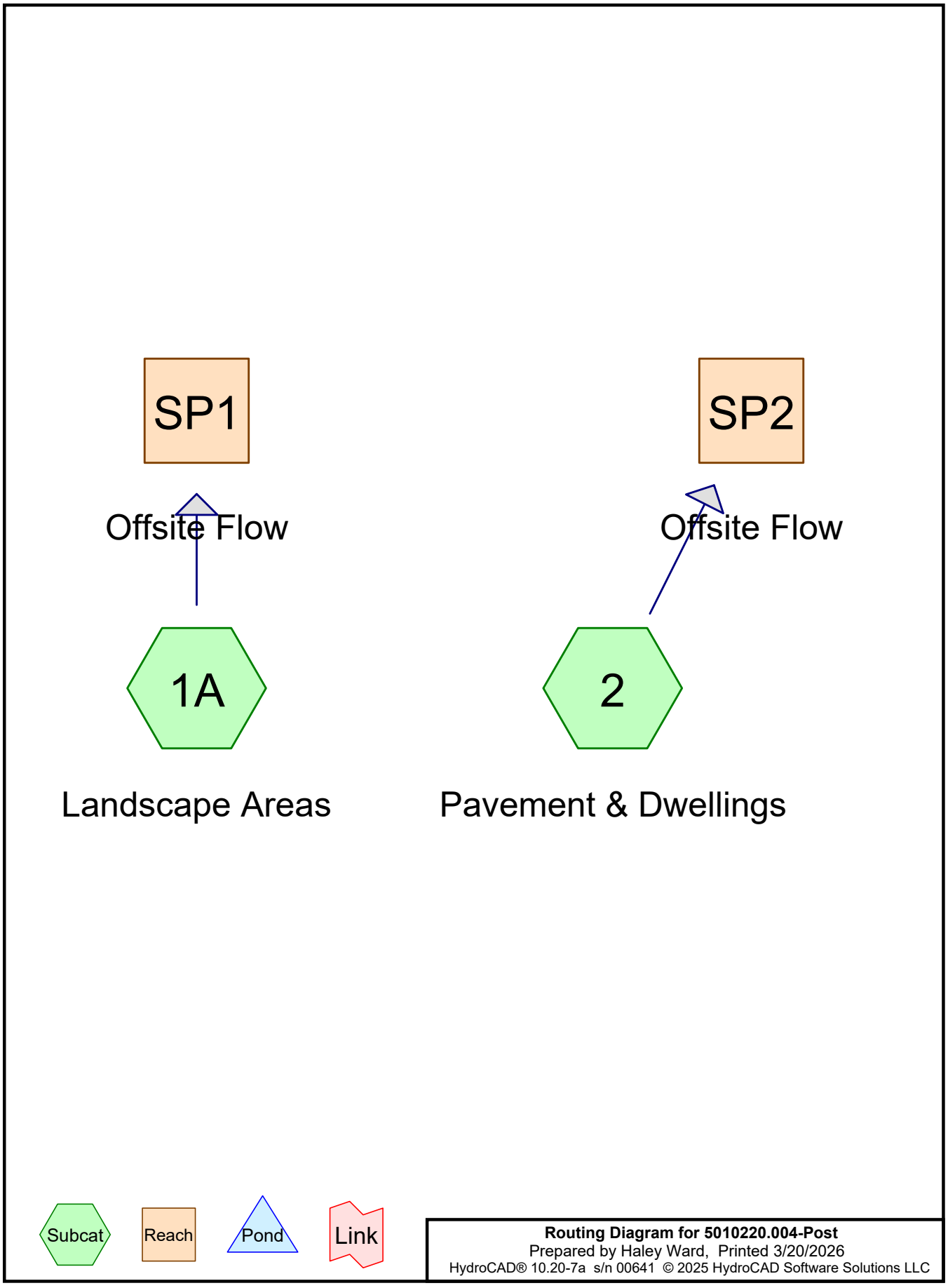
Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1: Pavement Runoff Area=8,390 sf 53.99% Impervious Runoff Depth>6.94"
Tc=5.0 min CN=87 Runoff=1.50 cfs 4,854 cf

Subcatchment2: Pavement & Bldgs Runoff Area=17,870 sf 92.87% Impervious Runoff Depth>8.27"
Tc=5.0 min CN=98 Runoff=3.45 cfs 12,310 cf

Reach SP1: Offsite Flow Inflow=1.50 cfs 4,854 cf
Outflow=1.50 cfs 4,854 cf

Reach SP2: Offsite Flow Inflow=3.45 cfs 12,310 cf
Outflow=3.45 cfs 12,310 cf



Routing Diagram for 5010220.004-Post
Prepared by Haley Ward, Printed 3/20/2026

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
12,725	74	>75% Grass cover, Good, HSG C (1A, 2)
13,535	98	Paved parking, HSG C (1A, 2)

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
26,260	HSG C	1A, 2
0	HSG D	
0	Other	

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1A: Landscape Areas Runoff Area=7,660 sf 4.44% Impervious Runoff Depth>1.44"
Tc=5.0 min CN=75 Runoff=0.29 cfs 917 cf

Subcatchment2: Pavement & Dwellings Runoff Area=18,600 sf 70.94% Impervious Runoff Depth>2.72"
Tc=5.0 min CN=91 Runoff=1.34 cfs 4,216 cf

Reach SP1: Offsite Flow Inflow=0.29 cfs 917 cf
Outflow=0.29 cfs 917 cf

Reach SP2: Offsite Flow Inflow=1.34 cfs 4,216 cf
Outflow=1.34 cfs 4,216 cf

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1A: Landscape Areas Runoff Area=7,660 sf 4.44% Impervious Runoff Depth>2.94"
Tc=5.0 min CN=75 Runoff=0.61 cfs 1,878 cf

Subcatchment2: Pavement & Dwellings Runoff Area=18,600 sf 70.94% Impervious Runoff Depth>4.56"
Tc=5.0 min CN=91 Runoff=2.19 cfs 7,074 cf

Reach SP1: Offsite Flow Inflow=0.61 cfs 1,878 cf
Outflow=0.61 cfs 1,878 cf

Reach SP2: Offsite Flow Inflow=2.19 cfs 7,074 cf
Outflow=2.19 cfs 7,074 cf

Summary for Subcatchment 1A: Landscape Areas

Runoff = 0.61 cfs @ 12.08 hrs, Volume= 1,878 cf, Depth> 2.94"
Routed to Reach SP1 : Offsite Flow

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.60"

Area (sf)	CN	Description
7,320	74	>75% Grass cover, Good, HSG C
340	98	Paved parking, HSG C
7,660	75	Weighted Average
7,320		95.56% Pervious Area
340		4.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Summary for Subcatchment 2: Pavement & Dwellings

Runoff = 2.19 cfs @ 12.07 hrs, Volume= 7,074 cf, Depth> 4.56"
Routed to Reach SP2 : Offsite Flow

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.60"

Area (sf)	CN	Description
5,405	74	>75% Grass cover, Good, HSG C
13,195	98	Paved parking, HSG C
18,600	91	Weighted Average
5,405		29.06% Pervious Area
13,195		70.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Summary for Reach SP1: Offsite Flow

Inflow Area = 7,660 sf, 4.44% Impervious, Inflow Depth > 2.94" for 10-Yr event
Inflow = 0.61 cfs @ 12.08 hrs, Volume= 1,878 cf
Outflow = 0.61 cfs @ 12.08 hrs, Volume= 1,878 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Reach SP2: Offsite Flow

Inflow Area = 18,600 sf, 70.94% Impervious, Inflow Depth > 4.56" for 10-Yr event
Inflow = 2.19 cfs @ 12.07 hrs, Volume= 7,074 cf
Outflow = 2.19 cfs @ 12.07 hrs, Volume= 7,074 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1A: Landscape Areas Runoff Area=7,660 sf 4.44% Impervious Runoff Depth>5.49"
Tc=5.0 min CN=75 Runoff=1.13 cfs 3,505 cf

Subcatchment2: Pavement & Dwellings Runoff Area=18,600 sf 70.94% Impervious Runoff Depth>7.41"
Tc=5.0 min CN=91 Runoff=3.45 cfs 11,493 cf

Reach SP1: Offsite Flow Inflow=1.13 cfs 3,505 cf
Outflow=1.13 cfs 3,505 cf

Reach SP2: Offsite Flow Inflow=3.45 cfs 11,493 cf
Outflow=3.45 cfs 11,493 cf

Soil Map—Rockingham County, New Hampshire

Map Scale: 1:669 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 30 60 120 180

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockingham County, New Hampshire
Survey Area Data: Version 28, Sep 9, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
699	Urban land	0.5	68.6%
799	Urban land-Canton complex, 3 to 15 percent slopes	0.2	31.4%
Totals for Area of Interest		**0.7**	**100.0%**

HALEY WARD

INSPECTION & LONG-TERM MAINTENANCE PLAN FOR RESIDENTIAL DEVELOPMENT

94 Langdon Street/98 Cornwall Street
PORTSMOUTH, NH

Introduction

The intent of this plan is to provide Chinburg Development (herein referred to as the "Owner") with a list of procedures that document the inspection and maintenance requirements of the stormwater management system for proposed development at 94 Langdon Street and 98 Cornwall Street. Specifically, the proposed roof Drip Strip Filter System and the proposed stormwater Catch Basins (collectively referred to as the "Stormwater Management System"). The contact information for the owner shall be kept current, and if there is a change of ownership of the property this plan must be transferred to the new owner.

The following inspection and maintenance program is necessary to keep the stormwater management system functioning properly and will help maintain a high quality of stormwater runoff to minimize potential environmental impacts. By following the enclosed procedures, the owner will be able to maintain the functional design of the stormwater management system and maximize its ability to remove sediment and other contaminants from site generated stormwater runoff.

Construction Inspections

During the construction period, inspections shall be conducted at least once every seven (7) calendar days or once every 14 calendar days and within 24 hours of the end of a storm event of 0.5 inch or greater.

Annual Report

Following construction, the owner shall prepare an annual Inspection & Maintenance Report. The report shall include a summary of the system's maintenance and repair by transmission of the Inspection & Maintenance Log and other information as required. A copy of the report shall be delivered annually to the Portsmouth DPW, if required.

Inspection & Maintenance Checklist/Log

The following pages contain the Stormwater Management System Inspection & Maintenance Requirements and a blank copy of the Stormwater Management System Inspection & Maintenance Log. These forms are provided to the owner as a guideline for performing the inspection and maintenance of the Stormwater Management System. This is a guideline and should be periodically reviewed for conformance with current practice and standards.

Stormwater Management System Components

The Stormwater Management System is designed to mitigate the quality of site-generated stormwater runoff. As a result, the design includes the following elements:

Non-Structural BMPs

Non-Structural best management practices (BMP's) include temporary and permanent measures that typically require less labor and capital inputs and are intended to provide protection against erosion of soils. Examples of non-structural BMP's on this project may include but are not limited to:

- Dust control
- Sediment barriers
- Stabilized construction entrance
- Catch basin basket
- Dewatering control

Structural BMPs

Structural BMPs are more labor and capital-intensive structures or installations that require more specialized personnel to install. Examples on this project include but are not limited to:

- Roof Drip Strip Filter System
- Closed Drainage System

Inspection and Maintenance Requirements

The following summarizes the inspection and maintenance requirements for the various BMP's that may be found on this project.

1. **Roof Drip Strip Filter:** Inspections and maintenance of roof dripline filters shall occur annually. Inspect and remove any debris within the reservoir layer. Renew basin media if filter fails to drain within 72 hours after a 1-inch rainfall event.
2. **Storm Drains:** Monitor accumulation of debris in drainage structures monthly or after significant rain events. Remove sediments when they accumulate within the outlet pipe. During construction, maintain inlet protection until all areas have been stabilized. Prior to the end of construction, inspect the drains and basins for accumulations and remove and clean by jet- vacuuming.

Pollution Prevention

The following pollution prevention activities shall be undertaken to minimize potential impacts on stormwater runoff quality. The Contractor is responsible for all activities during construction. The Owner is responsible thereafter.

Spill Procedures

Any discharge of waste oil or other pollutant shall be reported immediately to the New Hampshire Department of Environmental Services (NHDES). The Contractor/Owner will be responsible for any incident of groundwater contamination resulting from the improper discharge of pollutants to the stormwater system, and may be required by NHDES to remediate incidents that may impact groundwater quality. If the property ownership is transferred, the new owner will be informed of the legal responsibilities associated with operation of the stormwater system, as indicated above.

Sanitary Facilities

Sanitary facilities shall be provided during all phases of construction.

Material Storage

The contractors are required to remove trash from the site. Hazardous material storage is prohibited. Salt and other de-icing materials must remain under covered storage. Salt storage areas shall be covered using permanent or semi-permanent measures and loading/offloading areas shall be located and designed to not drain directly to receiving waters and be maintained with good housekeeping measures in accordance with NHDES guidance documents. Snow will not be stored onsite – it will be removed from the site by a licensed contractor as needed. There are no wetlands, waterbodies, or other protected natural resources directly adjacent to the development area. Down-gradient

stormwater structures will be protected as outlined in this document.

Material Disposal

All waste material, trash, sediment, and debris shall be removed from the site and disposed of in accordance with applicable local, state, and federal guidelines and regulations. Removed sediments shall be if necessary dewatered prior to disposal.

CATCH BASIN BASKET CONSTRUCTION MAINTENANCE SHEET

INSPECTION REQUIREMENTS		
ACTION TAKEN	**FREQUENCY**	**MAINTENANCE REQUIREMENTS**
-Check for damage to basket -Remove sediment from basket	Within 24 hours of rainfall, Daily during extended rainfall	*-Repair basket as necessary to prevent particles from reaching drainage system, or to prevent flooding.* *-Empty basket after every storm, or if clogged.*

MAINTENANCE LOG	
PROJECT NAME	
INSPECTOR NAME	**INSPECTOR CONTACT INFO**
DATE OF INSPECTION	**REASON FOR INSPECTION** ☐LARGE STORM EVENT ☐PERIODIC CHECK-IN
IS CORRECTIVE ACTION NEEDED? ☐YES ☐NO	**DESCRIBE ANY PROBLEMS, NEEDED MAINTENANCE**
DATE OF MAINTENANCE	**PERFORMED BY**
NOTES	

CLOSED DRAINAGE STRUCTURE LONG-TERM MAINTENANCE SHEET

INSPECTION REQUIREMENTS		
ACTION TAKEN	**FREQUENCY**	**MAINTENANCE REQUIREMENTS**
-Outlet Control Structures *-Drain Manholes* *-Catch Basins*	Every other Month	*Check for erosion or short-circuiting* *Check for sediment accumulation* *Check for floatable contaminants*
-Drainage Pipes	1 time per 2 years	*Check for sediment accumulation/clogging, or soiled runoff.* *Check for erosion at outlets.*

MAINTENANCE LOG	
PROJECT NAME	
INSPECTOR NAME	**INSPECTOR CONTACT INFO**
DATE OF INSPECTION	**REASON FOR INSPECTION** ☐LARGE STORM EVENT ☐PERIODIC CHECK-IN
IS CORRECTIVE ACTION NEEDED? ☐YES ☐NO	**DESCRIBE ANY PROBLEMS, NEEDED MAINTENANCE**
DATE OF MAINTENANCE	**PERFORMED BY**
NOTES	

STABILIZED CONSTRUCTION ENTRANCE CONSTRUCTION MAINTENANCE SHEET

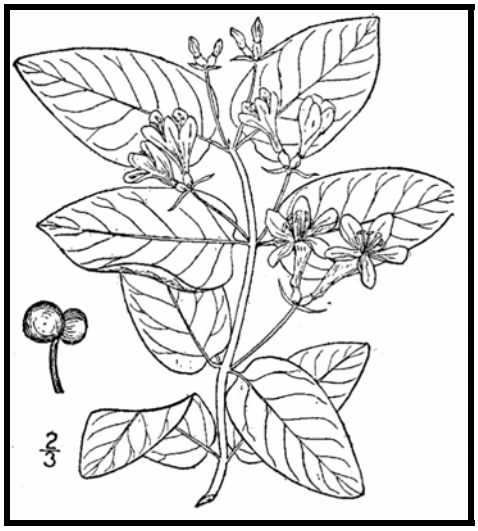
INSPECTION REQUIREMENTS		
ACTION TAKEN	**FREQUENCY**	**MAINTENANCE REQUIREMENTS**
ENTRANCE SURFACE *-Check for sediment accumulation/clogging of stone* *-Check Vegetative filter strips*	After heavy rains, as necessary	*-Top dress pad with new stone.* *-Replace stone completely if completely clogged.* *-Maintain vigorous stand of vegetation.*
WASHING FACILITIES (if applicable) *-Monitor Sediment Accumulation*	As often as necessary	*-Remove Sediments from traps.*

MAINTENANCE LOG	
PROJECT NAME	
INSPECTOR NAME	**INSPECTOR CONTACT INFO**
DATE OF INSPECTION	**REASON FOR INSPECTION** ☐LARGE STORM EVENT ☐PERIODIC CHECK-IN
IS CORRECTIVE ACTION NEEDED? ☐YES ☐NO	**DESCRIBE ANY PROBLEMS, NEEDED MAINTENANCE**
DATE OF MAINTENANCE	**PERFORMED BY**
NOTES	

University of New Hampshire Cooperative Extension

Methods for Disposing Non-Native Invasive Plants

Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Tatarian honeysuckle
Lonicera tatarica
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 3: 282.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces indicates its method of spread and helps determine the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

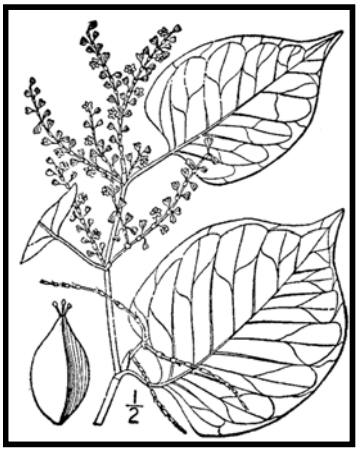
Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr 3802.01)

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag "head first" at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can't be burned. Invasive plants with easily airborne seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn't be burned as the seeds may disperse by the hot air created by the fire.



Japanese knotweed
Polygonum cuspidatum
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 1: 676.

Bagging (solarization): Use this technique with softer-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let the material dry for several weeks, or until it is clearly nonviable.

Chipping: Use this method for woody plants that don't reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn't used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don't compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.

Be diligent looking for seedlings for *years* in areas where removal and disposal took place.

Suggested Disposal Methods for Non-Native Invasive Plants

This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

<table>
<tr><th>Woody Plants</th><th>Method of Reproducing</th><th>Methods of Disposal</th></tr>
<tr><td rowspan="2">Norway maple
(Acer platanoides)
European barberry
(Berberis vulgaris)
Japanese barberry
(Berberis thunbergii)
autumn olive
(Elaeagnus umbellata)
burning bush
(Euonymus alatus)
Morrow's honeysuckle
(Lonicera morrowii)
Tatarian honeysuckle
(Lonicera tatarica)
showy bush honeysuckle
(Lonicera x bella)
common buckthorn
(Rhamnus cathartica)
glossy buckthorn
(Frangula alnus)</td><td rowspan="2">Fruit and Seeds
  </td><td>Prior to fruit/seed ripening
Seedlings and small plants
▪ Pull or cut and leave on site with roots exposed. No special care needed.
Larger plants
▪ Use as firewood.
▪ Make a brush pile.
▪ Chip.
▪ Burn.</td></tr>
<tr><td>After fruit/seed is ripe
Don't remove from site.
▪ Burn.
▪ Make a covered brush pile.
▪ Chip once all fruit has dropped from branches.
▪ Leave resulting chips on site and monitor.</td></tr>
<tr><td rowspan="2">oriental bittersweet
(Celastrus orbiculatus)
multiflora rose
(Rosa multiflora)</td><td rowspan="2">Fruits, Seeds, Plant Fragments
  </td><td>Prior to fruit/seed ripening
Seedlings and small plants
▪ Pull or cut and leave on site with roots exposed. No special care needed.
Larger plants
▪ Make a brush pile.
▪ Burn.</td></tr>
<tr><td>After fruit/seed is ripe
Don't remove from site.
▪ Burn.
▪ Make a covered brush pile.
▪ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.</td></tr>
</table>

Non-Woody Plants	Method of Reproducing	Methods of Disposal
garlic mustard *(Alliaria petiolata)* spotted knapweed *(Centaurea maculosa)* ▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. black swallow-wort *(Cynanchum nigrum)* ▪ May cause skin rash. Wear gloves and long sleeves when handling. pale swallow-wort *(Cynanchum rossicum)* giant hogweed *(Heracleum mantegazzianum)* ▪ Can cause major skin rash. Wear gloves and long sleeves when handling. dame's rocket *(Hesperis matronalis)* perennial pepperweed *(Lepidium latifolium)* purple loosestrife *(Lythrum salicaria)* Japanese stilt grass *(Microstegium vimineum)* mile-a-minute weed *(Polygonum perfoliatum)*	**Fruits and Seeds** 	**Prior to flowering** Depends on scale of infestation Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material. **During and following flowering** Do nothing until the following year or remove flowering heads and bag and let rot. Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material.
common reed (*Phragmites australis*) Japanese knotweed *(Polygonum cuspidatum)* Bohemian knotweed *(Polygonum x bohemicum)*	**Fruits, Seeds, Plant Fragments** Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn't materially influence disposal activities.	**Small infestation** ▪ Bag all plant material and let rot. ▪ Never pile and use resulting material as compost. ▪ Burn. **Large infestation** ▪ Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile. ▪ Monitor and remove any sprouting material. ▪ Pile, let dry, and burn.

January 2010

CHINBURG DEVELOPMENT
PROPOSED MULTIFAMILY DEVELOPMENT

94 LANGDON STREET & 98 CORNWALL STREET, PORTSMOUTH NH

PROJECT INFORMATION

CIVIL ENGINEER
HALEY WARD, INC.
ATTN: SHAWN TOBEY, PE.
200 GRIFFIN ROAD, UNIT 14
PORTSMOUTH, NH 03801
T: 603.430.9282

SURVEYOR
HALEY WARD, INC.
ATTN: PHILLIP YETMAN, PLS
200 GRIFFIN ROAD, UNIT 14
PORTSMOUTH, NH 03801
T: 603.430.9282

LANDSCAPE ARCHITECT
TERRA FIRMA LANDSCAPE ARCHITECTURE
ATTN: TERRENCE PARKER
163.A COURT STREET
PORTSMOUTH, NH 03801
T: 603.531.9109

OWNER
REGAN ELECTRIC CO., INC.
94 LANGDON STREET
PORTSMOUTH, NH 03801

APPLICANT
CHINBURG DEVELOPMENT
3 PENSTOCK WAY
NEWMARKET, NH 03857

ARCHITECT
ART FORM ARCHITECTURE, LLC
ATTN: HOLLY SPINNEY
PO BOX 535
NORTH HAMPTON, NH 03862
T: 603.431.9559

UTILITY PROVIDERS

WATER & SEWER
CITY OF PORTSMOUTH DEPT. OF PUBLIC WORKS
ATTN: DOUG SPARKS
680 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
T: 603.427.1530

CABLE
XFINITY BY COMCAST
ATTN: MIKE COLLINS
180 GREENLEAF AVENUE
PORTSMOUTH, NH 03801
T: 603.266.2278

NATURAL GAS
UNITIL
ATTN: DAVE BEAULIEU
325 WEST ROAD
PORTSMOUTH, NH 03801
T: 603.294.5144

ELECTRIC
EVERSOURCE
ATTN: NICHOLAS KOSKO
1700 LAFAYETTE ROAD
PORTSMOUTH, NH 03801
T: 603.436.7708, EXT. 3327565

COMMUNICATIONS
CONSOLIDATED COMMUNICATIONS
ATTN: BENJAMIN WILLS
1575 GREENLAND ROAD
GREENLAND, NH 03840
T: 603.427.5525

LOCATION MAP

INDEX OF DRAWINGS

PLANS BY TERRA FIRMA LANDSCAPE ARCHITECTURE

PERMITS & APPROVALS	PERMIT #	DATE
CITY OF PORTSMOUTH SITE PLAN REVIEW	LU-25-175	PENDING
CITY OF PORTSMOUTH ZONING BOARD	LU-25-175	03/17/26
NHDES SHORELAND PERMIT	TBD	PENDING

ISSUED FOR PERMITTING
MARCH 23, 2026

HALEY WARD
www.haleyward.com

STATE OF NEW HAMPSHIRE
SHAWN M. TOBEY
No. 14121
LICENSED PROFESSIONAL ENGINEER
3/23/26

5010220.004

CONSTRUCTION NOTES

CONSTRUCTION SEQUENCE

1. DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
2. INSTALL SILT SOXX TO CONTROL EROSION AND SEDIMENTATION PRIOR TO ANY EARTH MOVING ACTIVITIES.
3. REMOVE EXISTING SITE FEATURES TO BE REMOVED.
4. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
5. CUT AND REMOVE ALL TREES, SHRUBS, AND OTHER DEBRIS AS REQUIRED.
6. STRIP AND STOCKPILE LOAM FROM SITE. STOCKPILES SHALL BE SURROUNDED WITH SILT SOXX TO CONTROL SEDIMENT RUN OFF.
7. ROUGH GRADE SITE AND CONSTRUCT DRAINAGE STRUCTURES. INSTALL AND MAINTAIN EROSION CONTROL DEVICES AS SHOWN ON THE PLANS. ALL PERMANENT DITCHES, AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. CONSTRUCT BUILDING FOUNDATIONS.
8. LOAM AND SEED DISTURBED AREAS. CUT AND FILL SLOPES SHALL BE SEEDED IMMEDIATELY AFTER THEIR CONSTRUCTION.
9. CONSTRUCT UTILITIES, BUILDINGS AND PAVEMENT BASE COURSE.
10. PLANT LANDSCAPING.
11. CONSTRUCT PAVEMENT WEARING COURSE.
12. REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

PROJECT DESCRIPTION

1. THE PROJECT CONSISTS OF MERGING TWO EXISTING LOTS AND DEMOLISHING THE EXISTING BUILDINGS TO CONSTRUCT THREE SINGLE FAMILY HOMES WITH A SHARED DRIVEWAY AND ASSOCIATED SITE IMPROVEMENTS.
2. THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 24,560 SQUARE FEET.
3. THE STORMWATER RUNOFF FROM THE SITE WILL FOLLOW EXISTING PATTERNS AND DISCHARGE OFFSITE TO THE ABUTTING PARCEL AND INTO THE CITY STORMWATER SYSTEM IN LANGDON STREET.

GENERAL CONSTRUCTION NOTES

1. 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.
2. 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 DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.
3. 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.
4. 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.
5. DUST CONTROL MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS. 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.
6. SILTSOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILTSOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.
7. ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.
8. 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.
9. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.
10. FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.
11. 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.
12. THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.
13. 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.
14. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
    - BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
    - 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.
    - IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.
15. STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA.
16. STABILIZATION MEASURES TO BE USED INCLUDE:
    - TEMPORARY SEEDING;
    - MULCHING.
17. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
18. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN THESE AREAS, SILTSOXX, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
19. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILTSOXX, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

MAINTENANCE AND PROTECTION

1. THE SILTSOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
2. SILTSOXX SHALL BE REMOVED ONCE SITE IS STABILIZED, AND DISTURBED AREAS RESULTING FROM SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.
3. THE CATCH BASIN INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

WINTER NOTES

1. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING 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.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;
3. AFTER OCTOBER 15, 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, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;

STOCKPILES

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

CONCRETE WASHOUT AREA

THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:

1. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FAILITY;
2. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
3. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
4. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

UTILITY NOTES

1. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
2. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
3. SEE GRADING AND DRAINAGE PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
4. ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
5. ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH
6. CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
7. EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
8. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
9. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
10. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
11. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
12. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
13. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
14. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
15. A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.
16. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVED AREAS.
17. GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
18. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
19. ALL SEWER PIPES WITH LESS THAN 6' COVER SHALL BE INSULATED.
20. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
21. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER IN COORDINATION WITH THE SITE CIVIL ENGINEER.
22. CONTRACTOR SHALL CONSTRUCT ALL UTILITIES AND DRAINS TO WITHIN 10' OF THE FOUNDATION WALLS AND CONNECT THESE TO SERVICE STUBS FROM THE BUILDING.
23. FINAL REVIEW OF ALL UTILITIES SHALL BE MADE DURING THE REQUIRED SEWER CONNECTION PERMIT PROCESS IN COORDINATION WITH DEPARTMENT OF PUBLIC WORKS.
24. ALL WORK PERFORMED IN THE PUBLIC RIGHT-OF-WAY SHALL BE BUILT TO DEPARTMENT OF PUBLIC WORKS STANDARDS.
25. 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.
26. 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.
27. IRRIGATION, IF SUPPLIED, WILL BE PROVIDED ON A SEPARATE METERED SERVICE. DESIGNS OF IRRIGATION WILL BE PROVIDED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF CONSTRUCTION.

ALLOWABLE NON-STORMWATER DISCHARGES

1. FIRE-FIGHTING ACTIVITIES;
2. FIRE HYDRANT FLUSHING;
3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
4. WATER USED TO CONTROL DUST;
5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
6. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
7. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
8. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
9. UNCONTAMINATED GROUND WATER OR SPRING WATER;
10. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
11. UNCONTAMINATED EXCAVATION DEWATERING;
12. LANDSCAPE IRRIGATION.

WASTE DISPOSAL

1. WASTE MATERIAL
    - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
    - NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
    - ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE
    - ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
    - SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE
    - ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

BLASTING NOTES

1. CONTRACTOR SHALL CONTACT THE NHDES AND/OR LOCAL JURISDICTION PRIOR TO COMMENCING ANY BLASTING ACTIVITIES.
2. FOR ANY PROJECT FOR WHICH BLASTING OF BEDROCK IS ANTICIPATED, THE APPLICANT SHALL SUBMIT A BLASTING PLAN THAT IDENTIFIES:
    - WHERE THE BLASTING ACTIVITIES ARE ANTICIPATED TO OCCUR;
    - THE ESTIMATED QUANTITY OF BLAST ROCK IN CUBIC YARDS; AND
    - SITE-SPECIFIC BLASTING BEST MANAGEMENT PRACTICES.

ABBREVIATIONS

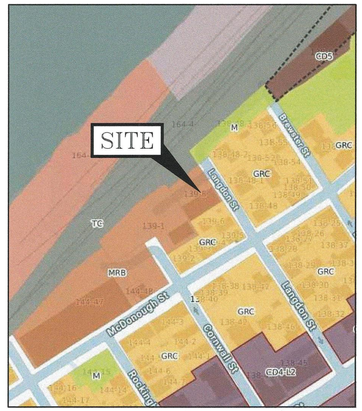
@	AT	MAX.	MAXIMUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	MH	MANHOLE
APPROX.±	APPROXIMATELY	MIN	MINIMUM
BLDG	BUILDING	N	NORTHING
		NE	NORTHEAST
CL	CENTERLINE	NHDOT	NH DEPT. OF TRANSPORTATION
CB	CATCH BASIN	N.T.S.	NOT TO SCALE
CLR	CLEAR	NWT	NON WOVEN GEOTEXTILE
CMP	CORRUGATED METAL PIPE	OD	OUTSIDE DIAMETER
CO	CLEANOUT	O.C.	ON CENTER
CPE	CORRUGATED POLYETHYLENE	OH	OVERHEAD
		OZ	OUNCES
DI	DUCTILE IRON	PERF	PERFORATED
DIA.	DIAMETER		
		PSF	POUNDS PER SQUARE FOOT
E	EASTING	PSI	POUNDS PER SQUARE INCH
EL	ELEVATION	PVC	POLYVINYL CHLORIDE
EFM	EXISTING FORCE MAIN	PL	PROPERTY LINE
EPS	EXTRUDED POLYSTYRENE	POH	PROPOSED OVERHEAD ELECTRIC
		PUGE	PROPOSED UNDERGROUND ELECTRIC
FGC	FLUSH GRANITE CURB	R	RADIUS
FM	FORCEMAIN	R&D	REMOVE AND DISPOSE
		S	SLOPE
GAL	GALLON	SCL	STORMWATER COLLECTION LINE
GALV	GALVANIZED	SCS	STORMWATER COLLECTION SYSTEM
GPH	GALLONS PER HOUR	SDR	STANDARD DIMENSION RATIO
GPM	GALLONS PER MINUTE	SE	SOUTHEAST
		SHT	SHEET
HDPE	HIGH DENSITY POLYETHYLENE	SQ	SQUARE
HP	HORSEPOWER	SS	STAINLESS STEEL
		SY	SQUARE YARD
ID	INSIDE DIAMETER	TBM	TEMPORARY BENCH MARK
IN.	INCHES	TOC	TOP OF CONCRETE
INT.	INTERSECTION	TYP	TYPICAL
INV.	INVERT	VGC	VERTICAL GRANITE CURB

LEGEND:

ITEMS SHOWN MAY NOT APPEAR ON PLANS

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
BENCHMARK		
SURVEY STATION		
IRON PIN		
DRILL HOLE		
BOUND		
TEST PIT	TP	TP
SEWER MANHOLE	S	S
GAS VALVE	GV	GV
UTILITY POLE		
GUY ANCHOR		
ELECTRICAL MANHOLE	E	E
TRANSFORMER	TR	TR
PULL BOX	P	P
WELL	W	W
WATER VALVE	WV	
WATER SHUTOFF		
HYDRANT		
AIR RELIEF VALVE	AR	AR
DRAINAGE MANHOLE	D	D
CATCH BASIN		
CURB INLET		
PARKING LIGHT		
FLOOD LIGHT		
SITE LIGHT		
SIGN		
TRASH CAN		
FLAGPOLE		
MONITORING WELL	MW	MW
EDGE OF GRAVEL		
EDGE OF PAVEMENT		
CURBING		
MAJOR FOOT CONTOUR	100	100
MINOR FOOT CONTOUR	98	98
WATERLINE	W	W
STORM DRAIN	SD	SD
UNDER DRAIN	UD	UD
SANITARY SEWER	SS	SS
FORCE MAIN	FM	FM
OVERHEAD UTILITIES	OHU	OHU
UNDERGROUND UTILITIES	UGE	UGU
GAS LINE	GAS	GAS
CHAIN LINK FENCE	X	X
GUARDRAIL		
SILT FENCE		SF
TREE LINE		
GRAVEL SURFACE		
PAVED SURFACE		
CONCRETE SURFACE		
BUILDING FOOTPRINT		
WETLANDS		
RIPRAP		

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

MRO	Mixed Residential Office
MRB	Mixed Residential Business
G1	Gateway Corridor
G2	Gateway Center

REV.	DATE	DESCRIPTION	BY	CHK.
1	03/23/26	ISSUED FOR TAC	JHV	SMT

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

PROPOSED MULTIFAMILY DEVELOPMENT
94 LANGDON ST & 98 CORNWELL ST, PORTSMOUTH NH

TITLE

GENERAL NOTES, LEGEND & ABBREVIATIONS

STATE OF NEW HAMPSHIRE — SHAWN M. TOBEY No. 14121 — PROFESSIONAL ENGINEER — 3/23/26

DATE	SCALE
2025.12.02	NTS

DRAWN BY	DESIGNED BY	CHECKED BY
JCR	SJR	JRC

PROJECT No. 5010220.004

DRAWING No. **C001** REV. **1**

FILE LOCATION: P:\NH\5010220-CHINBURG_BUILDERS\004-94 LANGDON ST., PORTSMOUTH\04-SMT\02-CAD_FILES\004-C\VIL\5010220.004-C-CV.DWG, 2026.03.20, 1:48 PM

LEGEND:

DESCRIPTION	EXISTING
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
1234/123	DEED BOOK/PAGE
N/F	NOW OR FORMALLY
TYP.	TYPICAL
ELV.	ELEVATION
FF	FINISHED FLOOR
LSA	LANDSCAPE AREA
VGC	VERTICAL GRANITE CURB
MAP 21 LOT 8	21/8
BENCHMARK	
IRON ROD/PIPE FOUND	
SEWER MANHOLE	S
DRAIN MANHOLE	D
UTILITY POLE	
CATCH BASIN	CB
HYDRANT	
GATE VALVE	GGV/WGV
GAS/WATER SHUTOFF	GAS/W
BOLLARD	
FLAGPOLE	
TREES	
GAS/ELECTRIC METER	E/G
AIR CONDITIONER	A
SIGN	
PROPERTY LINE	
APPROXIMATE EXTERIOR PROPERTY LINE	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
MINOR FOOT CONTOUR	98
MAJOR FOOT CONTOUR	100
GAS LINE	GAS
WATER LINE	W
STORM DRAIN LINE	SD
SANITARY SEWER LINE	SS
OVERHEAD UTILITY LINE	E
UNDERGROUND ELECTRIC LINE	UGE

PLAN REFERENCES:

1) LOT LINE REVISION PLAN FOR JOHN AHLGREN, PETER HAPPNY AND BOSTON AND MAINE CORPORATION, LANGDON STREET, MCDONOUGH STREET & BREWSTER STREET, PORTSMOUTH, NEW HAMPSHIRE. PREPARED BY DOUCET SURVEY INC., SCALE: 1"=20', DATED FEB. 13, 2002, R.C.R.D. D-31107.

2) SUBDIVISION PLAN TAX MAP 138 – LOT 48, FOR CHINBURG BUILDERS, INC. ON LAND OF JOHN L. AHLGREN & BESSIE PALMISCIANO, PREPARED BY AMBIT ENGINEERING, INC., SCALE: 1"=20', DATED: 5/7/13 (REV. 4), R.C.R.D. D-39552.

3) PLAN OF LAND COR. MCDONOUGH & CORNWALL STS. PORTSMOUTH, N.H. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, SCALE: 1"=10'. DATED: DEC. 1966. R.C.R.D. 1869/045.

4) PLAN OF THE ROCK FIELD IN THE TOWN OF PORTSMOUTH PREPARED BY BENJAMIN AKERMAN. DATED 1815. R.C.R.D. PLAN 00562.

5) STATION MAP–LANDS CONCORD AND PORTSMOUTH R.R. OPERATED BY THE BOSTON AND MAINE R.R., STATION 0+0 TO STATION 33+0, PREPARED BY: OFFICE OF THE VALUATION ENGINEER. BOSTON, MASS., DATED: JUNE 30, 1914, SCALE: 1–IN.=100–FT., NOT RECORDED.

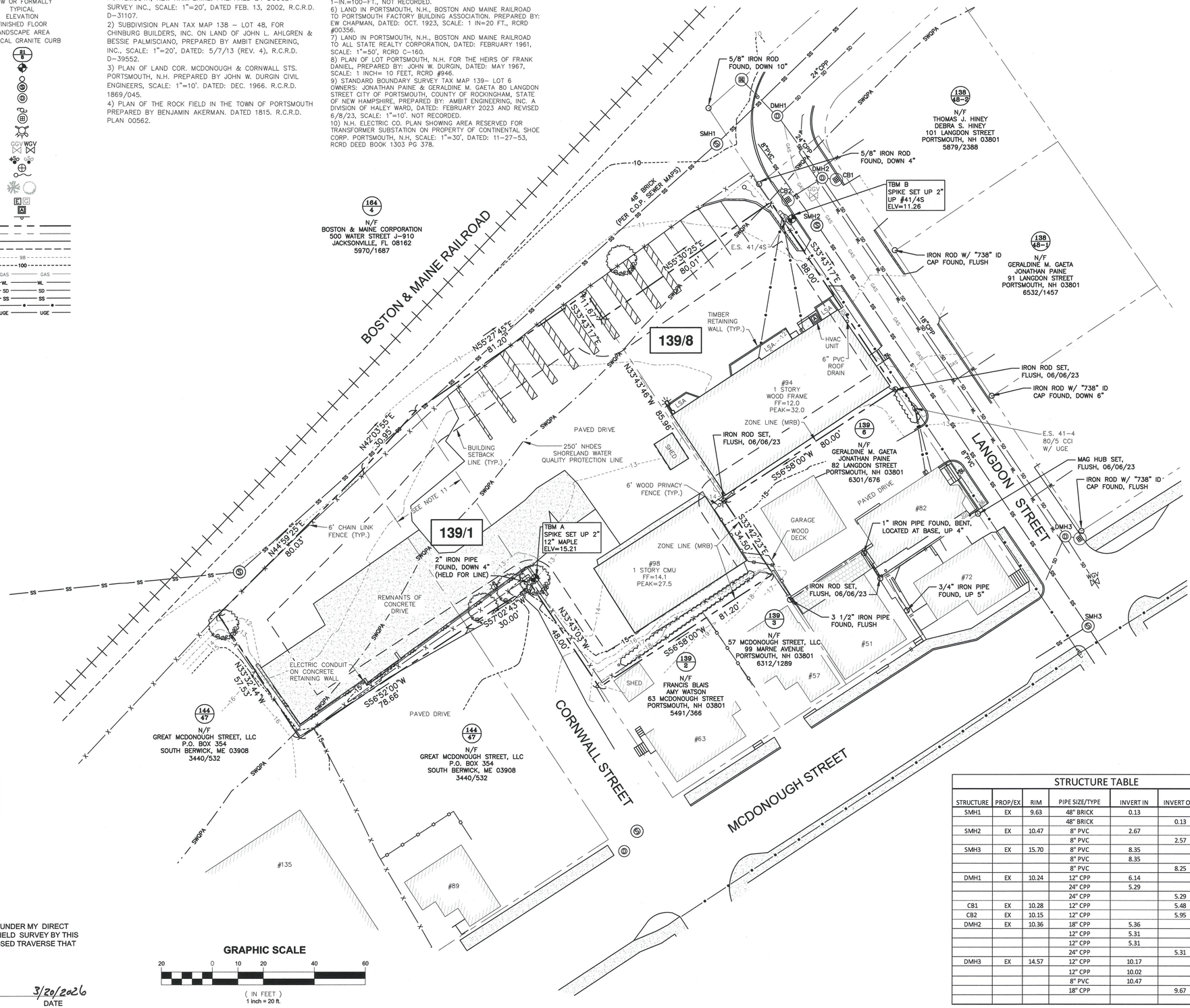
6) LAND IN PORTSMOUTH, N.H., BOSTON AND MAINE RAILROAD TO PORTSMOUTH FACTORY BUILDING ASSOCIATION. PREPARED BY: EW CHAPMAN, DATED: OCT. 1923, SCALE: 1 IN=20 FT., RCRD #00356.

7) LAND IN PORTSMOUTH, N.H., BOSTON AND MAINE RAILROAD TO ALL STATE REALTY CORPORATION, DATED: FEBRUARY 1961, SCALE: 1"=50', RCRD C–160.

8) PLAN OF LOT PORTSMOUTH, N.H. FOR THE HEIRS OF FRANK DANIEL. PREPARED BY: JOHN W. DURGIN, DATED: MAY 1967, SCALE: 1 INCH= 10 FEET, RCRD #946.

9) STANDARD BOUNDARY SURVEY TAX MAP 139– LOT 6 OWNERS: JONATHAN PAINE & GERALDINE M. GAETA 80 LANGDON STREET CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, PREPARED BY: AMBIT ENGINEERING, INC. A DIVISION OF HALEY WARD, DATED: FEBRUARY 2023 AND REVISED 6/8/23, SCALE: 1"=10'. NOT RECORDED.

10) N.H. ELECTRIC CO. PLAN SHOWING AREA RESERVED FOR TRANSFORMER SUBSTATION ON PROPERTY OF CONTINENTAL SHOE CORP. PORTSMOUTH, N.H, SCALE: 1"=30', DATED: 11–27–53, RCRD DEED BOOK 1303 PG 378.



NORTH NAD83(2011)
GRID NHSPC

LOCATION MAP SCALE: 1" = 100'

NOTES:

1) PARCELS ARE SHOWN ON THE PORTSMOUTH ASSESSOR'S MAP 139 AS LOTS 1 & 8.

2) OWNER OF RECORD:
REGAN ELECTRIC COMPANY, INC.
94 LANGDON STREET
PORTSMOUTH, NH 03801
2956/1527 & 2960/1376

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.

4) EXISTING LOT AREAS:

MAP 139 LOT 8	MAP 139 LOT 1	TOTAL
6,958 S.F.	18,149 S.F.	25,107 S.F.
0.1597 ACRES	0.4166 ACRES	0.5764 ACRES

5) PARCEL IS LOCATED IN THE MIXED RESIDENTIAL BUSINESS (MRB) ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		7,500 S.F.
FRONTAGE:		100 FEET
SETBACKS:	FRONT	5 FEET
	SIDE	10 FEET
	REAR	15 FEET
LOT DEPTH:		80 FEET
MAXIMUM STRUCTURE HEIGHT:		
	SLOPED ROOF	40 FEET
	FLAT ROOF	30 FEET
MAXIMUM BUILDING COVERAGE:		40%
MINIMUM OPEN SPACE:		25%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF AN EXISTING CONDITIONS SURVEY OF ASSESSOR'S MAP 139 LOTS 1 & 8 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

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

10) ABUTTER BUILDING LOCATIONS SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE.

11) THE PAPER STREETS SHOWN WERE DEDICATED BY THE RECORDING OF A SUBDIVISION PLAN TITLED "PLAN OF THE ROCK FIELD IN THE TOWN OF PORTSMOUTH, DRAWN IN PART FROM ACTUAL SURVEY AND PARTLY FROM A PLAN OF OF MR.WILLIAM HART BY BENJAMIN AKERMAN DATED 1815" AND RECORDED AT THE ROCKINGHAM REGISTRY OF DEEDS BOOK 321, PAGE 100 ON NOVEMBER 10, 1845. PURSUANT TO NH RSA 231:51, THE CITY OF PORTSMOUTH WAS REQUIRED TO ACCEPT ITS RIGHTS IN THE PAPER STREETS BY CONSTRUCTING SAID STREETS WITH IN 20 YEARS OF THEIR DEDICATION OR ITS RIGHTS WOULD BE EXTINGUISHED. THE CITY OF PORTSMOUTH FAILED TO ACCEPT ITS RIGHTS IN SAID PORTION OF CORNWALL STREET AND ITS RIGHTS IN IT WERE EXTINGUISHED BY OPERATION OF LAW ON OR ABOUT NOVEMBER 1865. SEE POLIZZO VS. TOWN OF HAMPTON, 126 N.H. 398,399 (1985).

REV.	DATE	DESCRIPTION	BY	CHK.
2	3/18/26	INVERTS	RJB	CSA
1	2/18/26	CITY COMMENTS	CSA	PAY
0	12/15/25	ISSUED FOR COMMENT	RJB	PAY

DRAWING ISSUE STATUS

SITE SURVEY

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282

PROJECT

CHINBURG BUILDERS
94 LANGDON STREET & 98 CORNWALL STREET
PORTSMOUTH, NH 03801

TITLE

EXISTING CONDITIONS PLAN

DATE	SCALE
DECEMBER 2025	1"=20'

DRAWN BY	DESIGNED BY	CHECKED BY
RJB	---	PAY

PROJECT No.	FIELD BOOK / PAGE
5010220.04	FB 443 PG 17

DRAWING No. **V101** REV. **2**

STRUCTURE TABLE

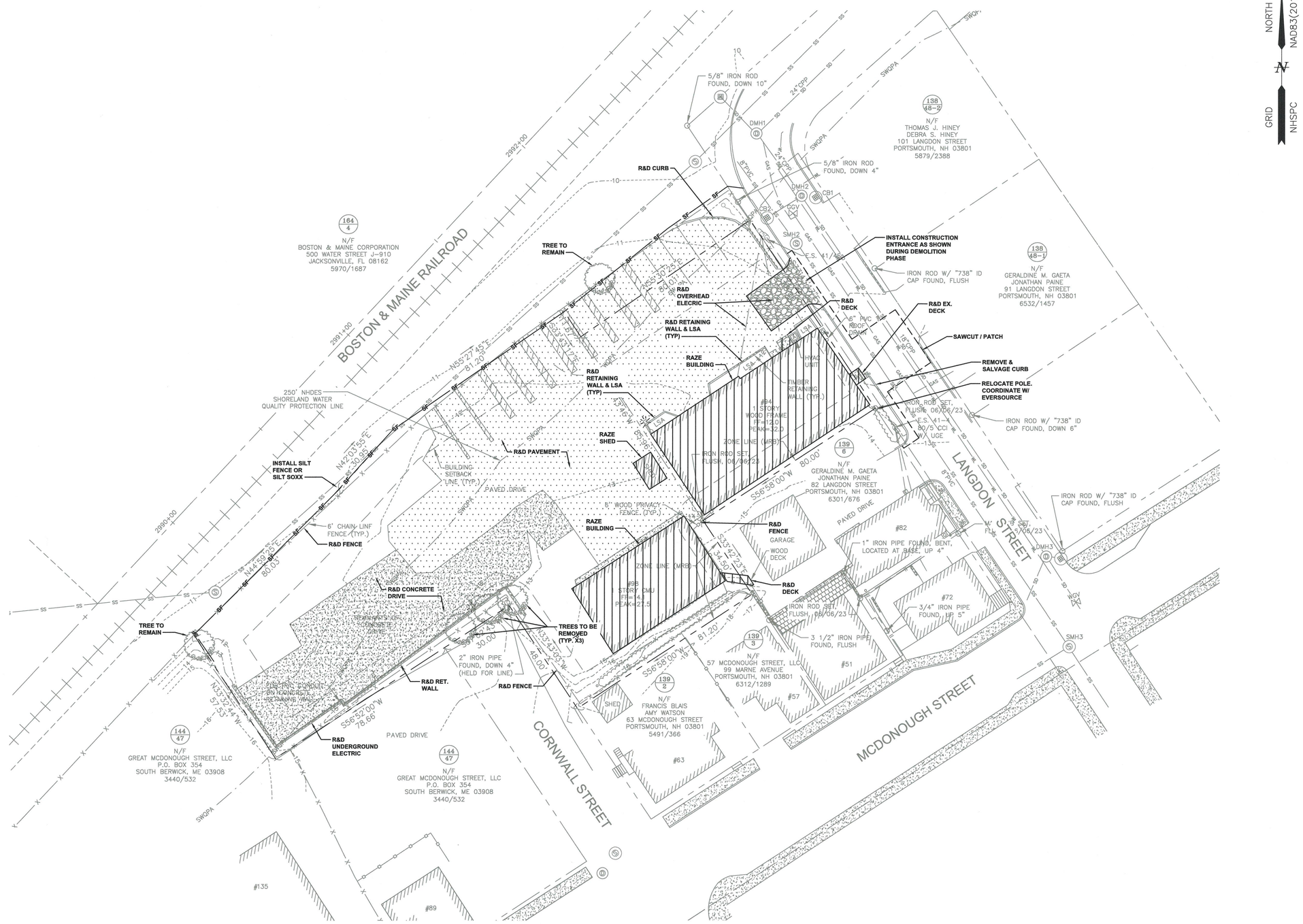
STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT	DIRECTION
SMH1	EX	9.63	48" BRICK	0.13		SW
			48" BRICK		0.13	NE
SMH2	EX	10.47	8" PVC	2.67		SE
			8" PVC		2.57	NW
SMH3	EX	15.70	8" PVC	8.35		SW
			8" PVC	8.35		SE
			8" PVC		8.25	NW
DMH1	EX	10.24	12" CPP	6.14		NW
			24" CPP	5.29		SE
			24" CPP		5.29	NE
CB1	EX	10.28	12" CPP		5.48	W
CB2	EX	10.15	12" CPP		5.95	NE
DMH2	EX	10.36	18" CPP	5.36		SE
			12" CPP	5.31		SW
			12" CPP	5.31		E
			24" CPP		5.31	NW
DMH3	EX	14.57	12" CPP	10.17		SE
			12" CPP	10.02		SW
			8" PVC	10.47		E
			18" CPP		9.67	NW

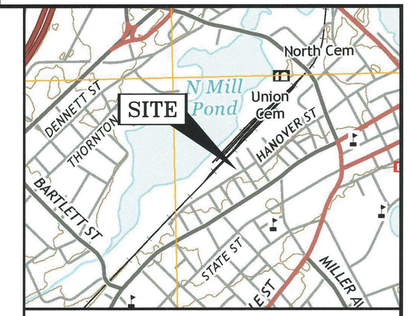
``I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PHILLIP A. YETMAN, LLS 3/20/2026
PHILLIP A. YETMAN, LLS 1122 DATE

GRAPHIC SCALE

20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.





LOCATION MAP SCALE: 1" = 1,000'

DEMOLITION NOTES:

1. REFER TO DWG C001 FOR NOTES, ABBREVIATIONS AND LEGEND.
2. REFER TO DWGS C501 & C502 FOR CONSTRUCTION DETAILS.
3. INSTALL ALL EROSION CONTROL MEASURES ON THIS SHEET PRIOR TO STARTING CONSTRUCTION.
4. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION PERMITS AND PAY ALL RELATED FEES.
5. THE CONTRACTOR SHALL REMOVE AND DISPOSE ALL ABANDONED ONSITE UTILITIES, MAINS AND SERVICES UNCOVERED DURING CUT OPERATIONS OR WITHIN 36" OF FINISHED GRADE. CUT AND CAP ABANDONED SERVICES AT THE RIGHT OF WAY.
6. THE CONTRACTOR SHALL COORDINATE WITH PORTSMOUTH WATER AND SEWER SERVICES NOT SHOWN OR NOT SHOWN ON THIS PLAN.
7. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL BUILDING FOUNDATIONS AND FOOTINGS.
8. THE CONTRACTOR SHALL CLEAR AND GRUB SITE AND REMOVE ALL DEMO DEBRIS PRIOR TO COMMENCING ANY GRADING ACTIVITIES.
9. ALL MATERIALS REMOVED DURING DEMOLITION, INCLUDING ASBESTOS CONCRETE PIPE, SHALL BE PROPERTY REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL GOVERNING AGENCIES / REGULATIONS.
10. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE W/ THE PHASE 1 ENVIRONMENTAL SITE ASSESSMENT REPORT PREPARED BY EXETER ENVIRONMENTAL ASSOCIATES, LLC DATED NOVEMBER 17, 2025.

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION	BY	CHK.
1	03/23/2026	ISSUED FOR TAC	JHV	SMT

DRAWING ISSUE STATUS
ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT
PROPOSED MULTIFAMILY DEVELOPMENT
94 LANGDON STREET & 98 CORNWALL STREET, PORTSMOUTH NH

TITLE
DEMOLITION PLAN

STATE OF NEW HAMPSHIRE SHAWN M. TOBEY No. 14121 LICENSED PROFESSIONAL ENGINEER 3/23/26

DATE	SCALE
MARCH 2026	1" = 20'

DRAWN BY	DESIGNED BY	CHECKED BY
JHV	JHV	SMT

PROJECT No. 5010220.004

DRAWING No. **C101** REV. **1**

TABLE OF DIMENSIONAL STANDARDS:

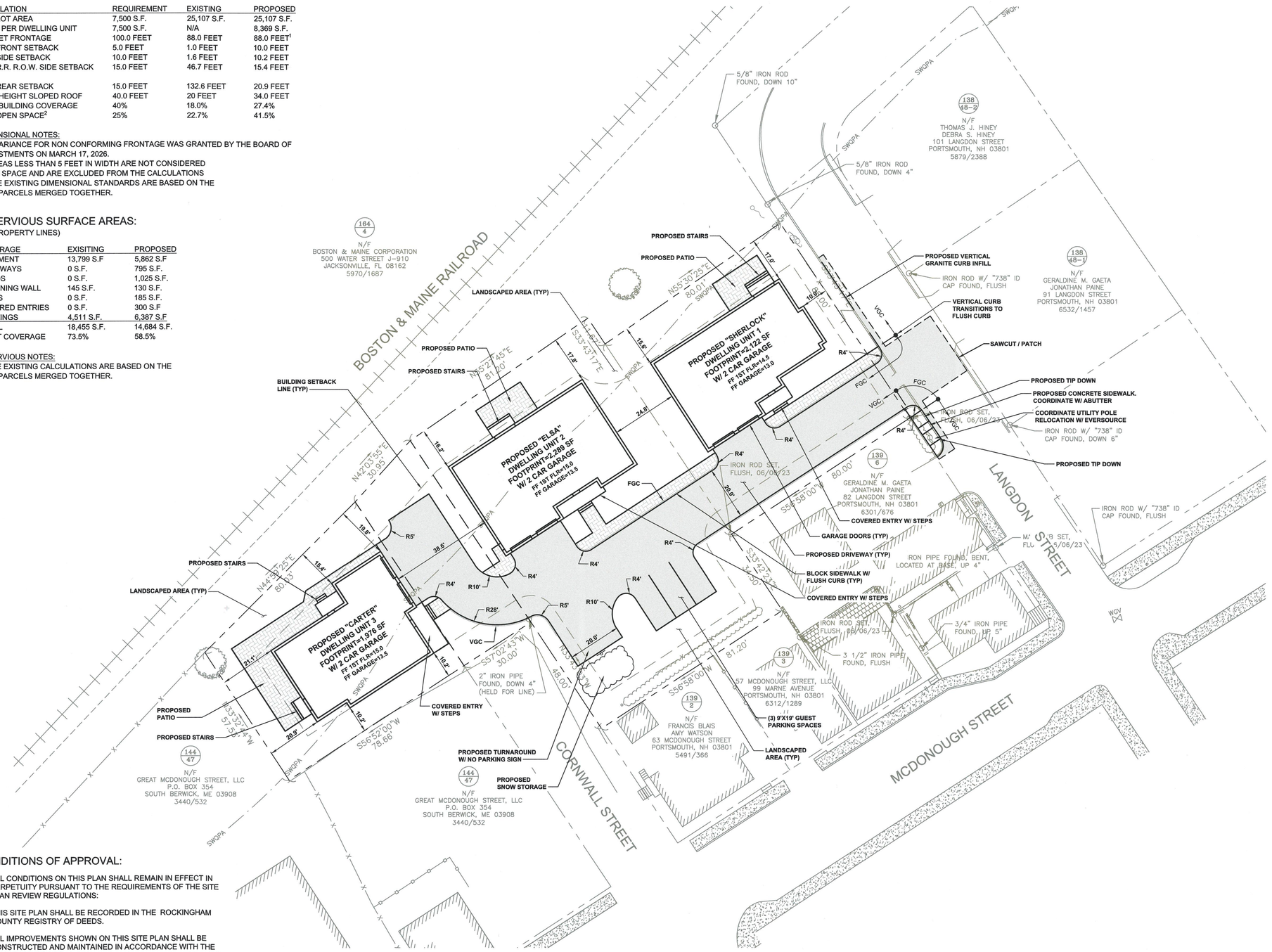
REGULATION	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	7,500 S.F.	25,107 S.F.	25,107 S.F.
AREA PER DWELLING UNIT	7,500 S.F.	N/A	8,369 S.F.
STREET FRONTAGE	100.0 FEET	88.0 FEET	88.0 FEET[1]
MIN. FRONT SETBACK	5.0 FEET	1.0 FEET	10.0 FEET
MIN. SIDE SETBACK	10.0 FEET	1.6 FEET	10.2 FEET
MIN. R.R. R.O.W. SIDE SETBACK	15.0 FEET	46.7 FEET	15.4 FEET
MIN. REAR SETBACK	15.0 FEET	132.6 FEET	20.9 FEET
MAX. HEIGHT SLOPED ROOF	40.0 FEET	20 FEET	34.0 FEET
MAX. BUILDING COVERAGE	40%	18.0%	27.4%
MIN. OPEN SPACE[2]	25%	22.7%	41.5%

DIMENSIONAL NOTES:
1) A VARIANCE FOR NON CONFORMING FRONTAGE WAS GRANTED BY THE BOARD OF ADJUSTMENTS ON MARCH 17, 2026.
2) AREAS LESS THAN 5 FEET IN WIDTH ARE NOT CONSIDERED OPEN SPACE AND ARE EXCLUDED FROM THE CALCULATIONS
3) THE EXISTING DIMENSIONAL STANDARDS ARE BASED ON THE TWO PARCELS MERGED TOGETHER.

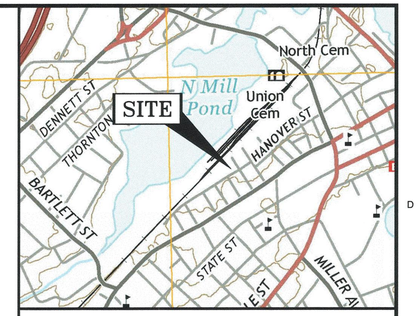
IMPERVIOUS SURFACE AREAS:
(TO PROPERTY LINES)

COVERAGE	EXISITING	PROPOSED
PAVEMENT	13,799 S.F	5,862 S.F
WALKWAYS	0 S.F.	795 S.F.
PATIOS	0 S.F.	1,025 S.F.
RETAINING WALL	145 S.F.	130 S.F.
STEPS	0 S.F.	185 S.F.
COVERED ENTRIES	0 S.F.	300 S.F
BUILDINGS	4,511 S.F.	6,387 S.F
TOTAL	18,455 S.F.	14,684 S.F.
% LOT COVERAGE	73.5%	58.5%

IMPERVIOUS NOTES:
1) THE EXISTING CALCULATIONS ARE BASED ON THE TWO PARCELS MERGED TOGETHER.



NORTH NAD83(2011) — GRID NHSPC



LOCATION MAP SCALE: 1" = 1,000'

NOTES:

1. PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S TAX MAP 139 AS LOTS 1 & 8.
2. OWNER OF RECORD (MAP 139, LOTS 1 & 8):
   REGAN ELECTRIC CO.,INC.
   94 LANGDON STREET
   PORTSMOUTH, NH 03801

   APPLICANT:
   CHINBURG DEVELOPMENT
   3 PENSTOCK WAY
   NEWMARKET, NH 03857
3. PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
4. PARCELS ARE LOCATED IN THE MIXED RESIDENTIAL BUSINESS (MRB) DISTRICT.
5. EXISTING LOT AREA:
   LOT 1: 18,149 S.F.
   LOT 8: 6,958 S.F.
   MERGED LOT TOTAL = 25,107 S.F.
6. THE TWO EXISTING PARCELS ARE TO BE MERGED.
7. REFER TO THE EXISTING CONDITIONS PLAN (DWG NO. V101) FOR ADDITIONAL SITE INFORMATION.
8. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 3 UNIT RESIDENTIAL DEVELOPMENT ON ASSESSOR'S TAX MAP 139, LOTS 1 & 8.
9. ALL EXISTING SITE FEATURES, STRUCTURES AND BUILDINGS ON THE SUBJECT PARCELS ARE TO BE DEMOLISHED AND REMOVED AS PART OF THIS DEVELOPMENT. SEE DEMOLITION PLAN.
10. PARKING CALCULATION (RESIDENTIAL)
    REQUIRED: 1 SPACE PER UNIT = 3 TOTAL
    PROVIDED: 6 GARAGE + 3 GUEST = 9 TOTAL
11. TRASH DISPOSAL SHALL BE CITY OF PORTSMOUTH CURBSIDE PICKUP.
12. LIGHTING SHALL BE STANDARD RESIDENTIAL WALL MOUNTED ONLY AND SHALL BE DARK SKY COMPLIANT.

REV.	DATE	DESCRIPTION	BY	CHK
4	03/23/2026	ISSUED FOR TAC	JHV	SMT
3	02/18/2026	ISSUED FOR ZBA	JHV	SMT
2	01/07/2026	ISSUED FOR PB CONCEPT REVIEW	SMT	JRC
1	12/17/2025	ISSUED FOR ZBA	SMT	JRC

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

PROPOSED MULTIFAMILY DEVELOPMENT
94 LANGDON STREET & 98 CORNWALL STREET, PORTSMOUTH NH

TITLE

SITE LAYOUT PLAN

SHAWN M. TOBEY No. 14121 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE 3/25/26

DATE	SCALE
DECEMBER 2025	1" = 20'
DRAWN BY: JHV	DESIGNED BY: JHV	CHECKED BY: SMT
PROJECT No. 5010220.004	
DRAWING No. C102	REV. 4

CONDITIONS OF APPROVAL:

1. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS:
2. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
3. 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**

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

JOHN R. CHAGNON, LLS 3.23.26 DATE

STATE OF NEW HAMPSHIRE No. 738 JOHN R. CHAGNON SIGNATURE LICENSED LAND SURVEYOR

GRAPHIC SCALE

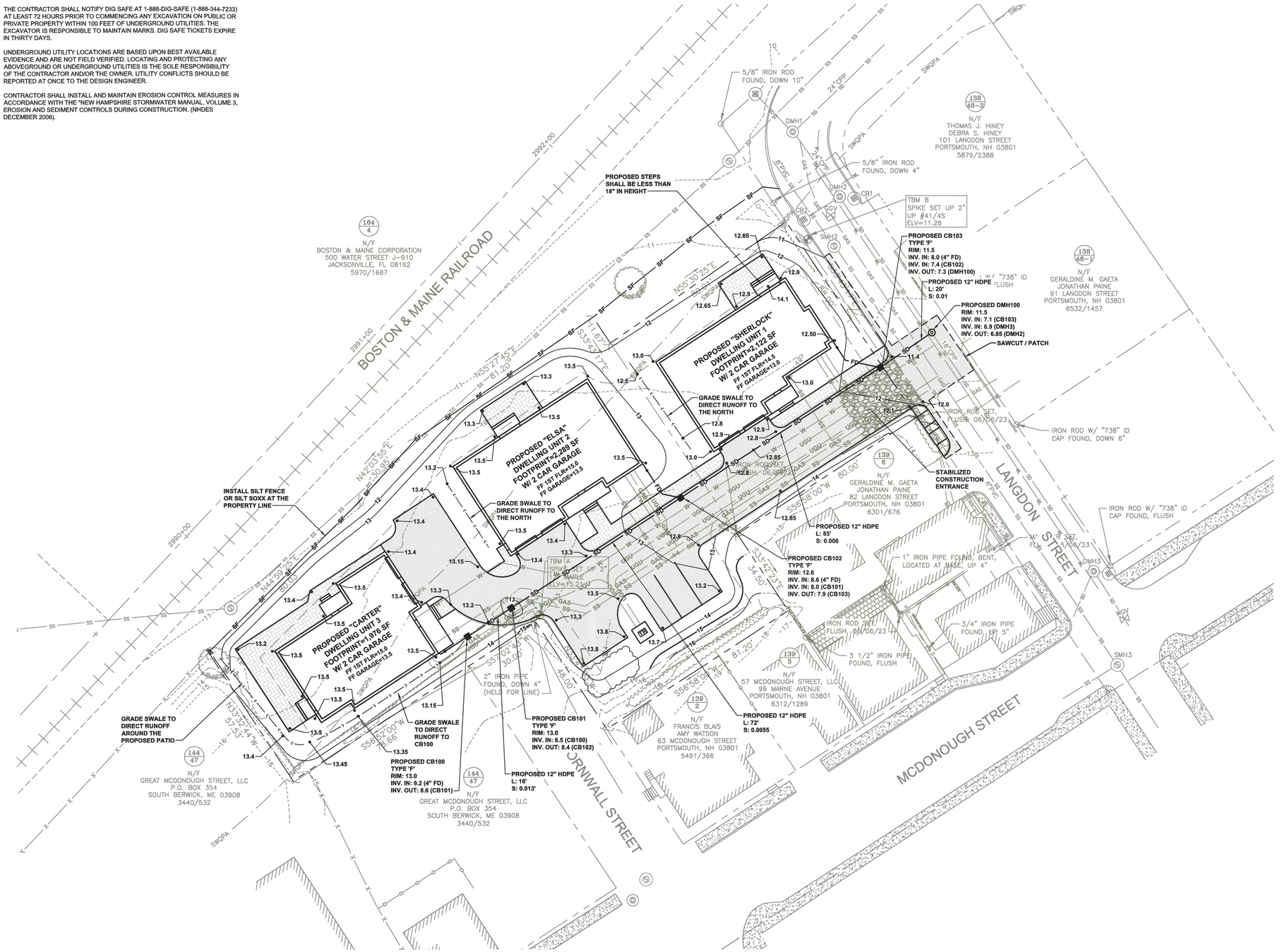
20 0 10 20 40 60

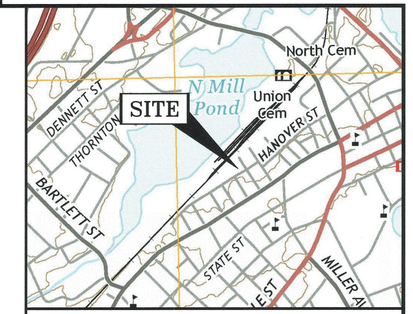
(IN FEET)
1 inch = 20 ft.

FILE LOCATION: P:\#01\01220-CHINBURG_BUILDER\05\04-94 LANGDON ST., PORTSMOUTH-SMT\200-CAD_FILES\04-DWG\01220_004-C-SP.DWG, 2026.03.20, 2:42 PM

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).





LOCATION MAP SCALE: 1" = 1,000'

NORTH NAD83(2011) N GRID NHSPC

DRAINAGE NOTES:

1. REFER TO DWG C001 FOR GENERAL NOTES, LEGEND, AND ABBREVIATIONS.
2. REFER TO DWGS C501 FOR ALL CONSTRUCTION DETAILS.
3. DWELLING UNITS WILL HAVE A CRAWL SPACE. NO BASEMENTS.
4. ALL ROOF RUNOFF SHALL BE COLLECTED WITH DRIP STRIPS OR A GUTTER COLLECTION SYSTEM AND CONNECTED TO THE STORMWATER SYSTEM.
5. ALL FOOTING DRAINS SHALL BE CONNECTED TO THE STORMWATER SYSTEM.
6. VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
7. PORTSMOUTH STORMWATER CONNECTION PERMIT REQUIRED.

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION	BY	CHK.
1	03/23/2026	ISSUED FOR TAC	JHV	SMT

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

PROPOSED MULTIFAMILY DEVELOPMENT
94 LANGDON STREET & 98 CORNWALL STREET, PORTSMOUTH NH

TITLE

GRADING & DRAINAGE PLAN

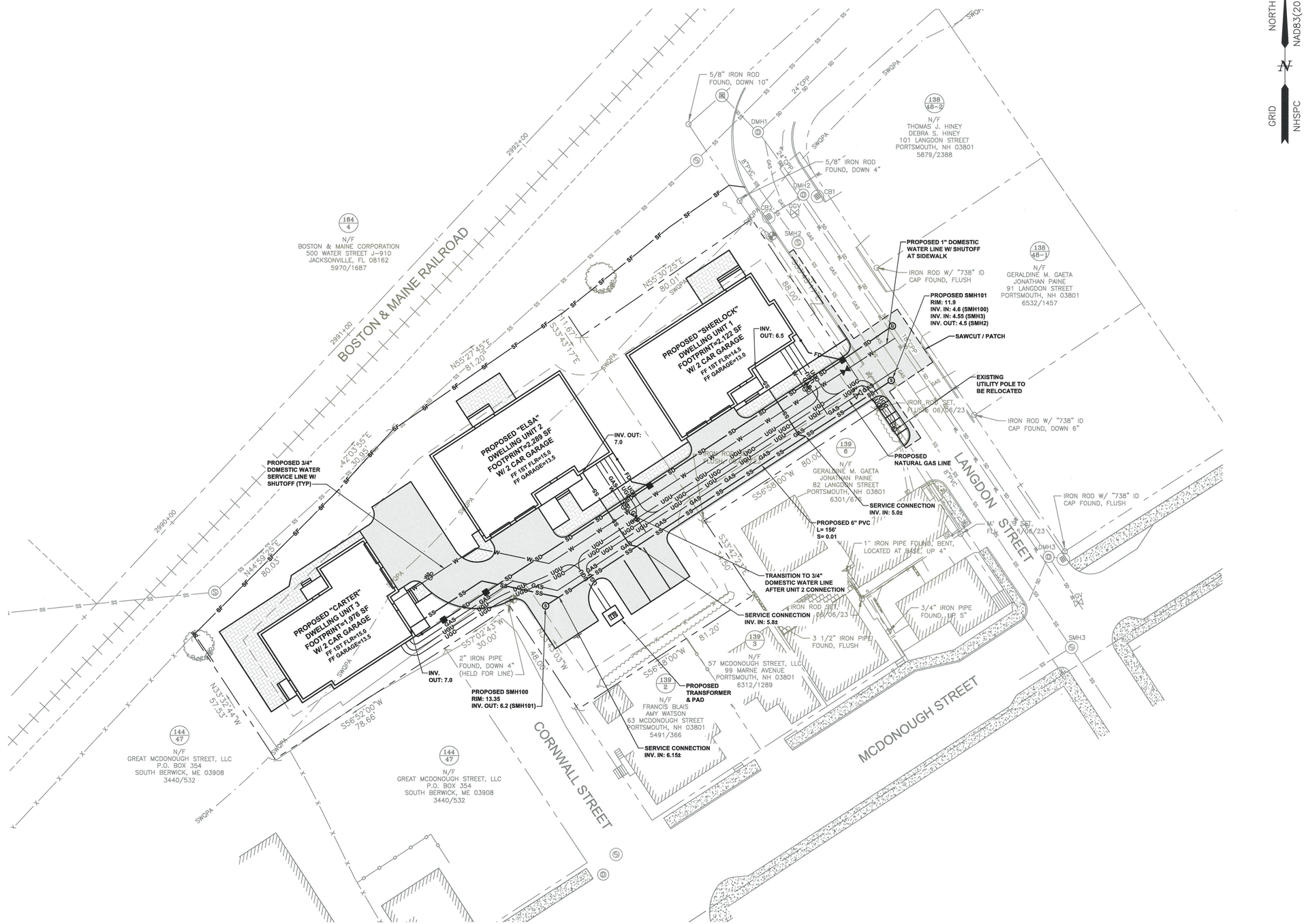
STATE OF NEW HAMPSHIRE SHAWN M. TOBEY No. 14121 PROFESSIONAL ENGINEER 3/23/26

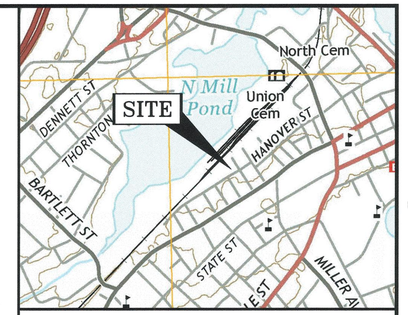
DATE	SCALE
MARCH 2026	1" = 20'

DRAWN BY	DESIGNED BY	CHECKED BY
JHV	JHV	SMT

PROJECT No. 5010220.004

DRAWING No. **C103** REV. **1**





LOCATION MAP SCALE: 1" = 1,000'

NORTH NAD83(2011)

GRID NHSPC

NOTES:

1. REFER TO DWG C001 FOR GENERAL NOTES, LEGEND, & ABBREVIATIONS.
2. REFER TO DWGS C501 FOR ALL CONSTRUCTION DETAILS.
3. ALL PROPOSED SEWER LINES TO BE 6" PVC SDR 35 GASKETED.
4. THE SPACING BETWEEN ELECTRICAL AND COMMUNICATION LINES ON THIS PLAN IS EXAGGERATED FOR CLARITY AND INTENDED TO SHOW THE GENERAL LOCATION OF PROPOSED UTILITIES. THE FINAL LOCATIONS AND SPACING MAY BE ADJUSTED TO RUN WITHIN THE SAME TRENCH PER THE CONSTRUCTION DETAILS.

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION	BY	CHK.
1	03/23/2026	ISSUED FOR TAC	JHV	SMT

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

PROPOSED MULTIFAMILY DEVELOPMENT
94 LANGDON STREET & 98 CORNWALL STREET, PORTSMOUTH NH

TITLE

UTILITY PLAN

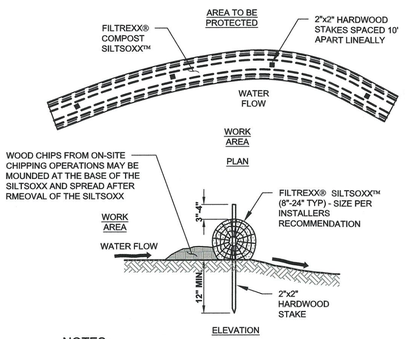
STATE OF NEW HAMPSHIRE SHAWN M. TOBEY No. 14121 LICENSED PROFESSIONAL ENGINEER
3/23/26

DATE	SCALE
MARCH 2026	1" = 20'

DRAWN BY	DESIGNED BY	CHECKED BY
JHV	JHV	SMT

PROJECT No. 5010220.004

DRAWING No. **C104** REV. **1**

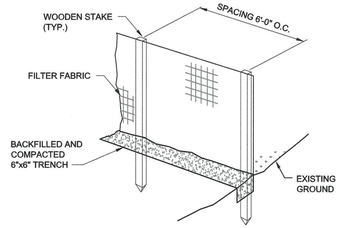


NOTES:

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILLTREXX 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. SILTSOXX 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.

FILTREXX SILTSOXX DETAIL

N.T.S.

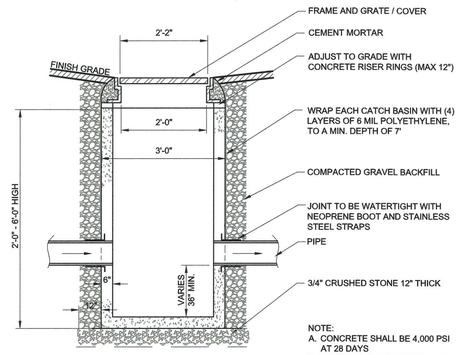


NOTES:

1. KEY FABRIC IN A 6"x6" TRENCH W/BACKFILL AND COMPACT.
2. SILT FENCE SHALL BE A 3' FENCE WITH A MINIMUM GRAB STRENGTH OF 120 LBS.

SILT FENCE DETAIL

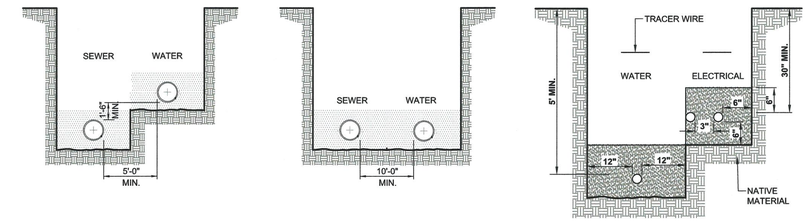
N.T.S.



NOTE:
A. CONCRETE SHALL BE 4,000 PSI AT 28 DAYS
B. DESIGN FOR H-20 WHEEL LOAD
C. REINFORCE CONCRETE TO 0.12 IN/S.F. L.F.

TYPICAL CATCH BASIN DETAIL

N.T.S.



PARALLEL INSTALLATION OF WATER MAINS AND GRAVITY SEWER MAINS:

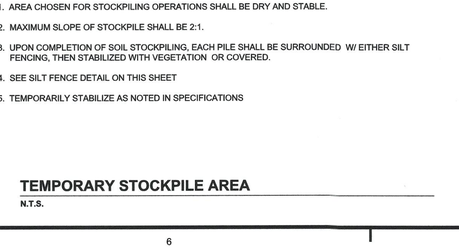
1. NORMAL CONDITIONS – WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY SANITARY SEWER, OR SEWER MANHOLE, WHENEVER POSSIBLE; THE DISTANCE SHALL BE MEASURED EDGE-TO-EDGE (PIPE WALL TO PIPE WALL).
2. UNUSUAL CONDITIONS – WHEN LOCAL CONDITIONS (SUCH AS LEDGE, BRIDGES, UTILITY CONGESTION, ETC.) PREVENT A HORIZONTAL SEPARATION OF 10 FEET, A WATER MAIN MAY BE LAID CLOSER TO A SANITARY SEWER PROVIDED THAT:

a. THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER IN A SEPARATE TRENCH OR UNDISTURBED EARTH SHELF AND A MINIMUM OF 5 FEET EDGE-TO-EDGE (PIPE WALL TO PIPE WALL) HORIZONTALLY IS PROVIDED.

b. WHERE THIS VERTICAL SEPARATION CANNOT BE OBTAINED, THE SEWER SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS-OF-CONSTRUCTION AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

TYPICAL UTILITY SEPARATION DETAILS

N.T.S.



PLAN VIEW

NOTE: CONTRACTOR SHALL ADD STONE TO ENTRANCE AS MUD/SILT MATERIAL ACCUMULATES

SECTION

STABILIZED CONSTRUCTION ENTRANCE DETAIL

N.T.S.

NOTES:

1. CATCH BASIN PROTECTION TO BE "SILTSACK" BY ACF ENVIRONMENTAL OR APPROVED EQUAL.
2. INSPECT INSERT AFTER EACH RAINFALL EVENT. MAINTAIN AS REQUIRED.
3. SEDIMENT WITHIN INSERT SHALL BE EMPTIED WHEN 1/2 FULL.

SEDIMENT SACK INLET PROTECTION DETAIL

N.T.S.

STORM DRAIN CLEANOUT DETAIL

N.T.S.

NOTE:

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

TYPICAL WATER MAIN TRENCH DETAIL

N.T.S.

NOTES:

1. GATE VALVE TO BE LOCATED WITHIN ROADWAY PAVEMENT WHERE POSSIBLE.
2. PROPER SIZE VALVE BOX SHALL BE INSTALLED WHERE GATE VALVES ARE SHOWN ON PLANS.
3. SPRINKLER SERVICE TO BE PAINTED RED. DOMESTIC TO BE PAINTED BLUE.

TYPICAL VALVE AND BOX DETAIL

N.T.S.

INSTALLATION NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED W/ EITHER SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SILT FENCE DETAIL ON THIS SHEET
5. TEMPORARILY STABILIZE AS NOTED IN SPECIFICATIONS

TEMPORARY STOCKPILE AREA

N.T.S.

TYPICAL MANHOLE DETAIL

N.T.S.

NOTE:

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

TYPICAL SEWER TRENCH DETAIL

N.T.S.

NOTE:

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

TYPICAL STORM DRAIN TRENCH DETAIL

N.T.S.

REV.	DATE	DESCRIPTION	BY	CHK.
1	03/23/2026	ISSUED FOR TAC	JHV	SMT

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

PROPOSED MULTIFAMILY DEVELOPMENT
94 LANGDON ST & 98 CORNWELL ST, PORTSMOUTH NH

TITLE

SITE DETAILS

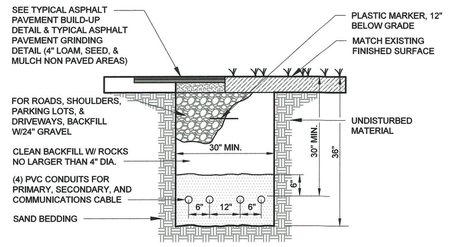
SHAWN M. TOBEY No. 14121 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
3/23/26

DATE	SCALE
MARCH 2026	NTS

DRAWN BY	DESIGNED BY	CHECKED BY
JHV	JHV	SMT

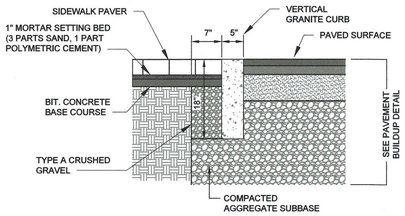
PROJECT No. 5010220.004

DRAWING No. **C501** REV. **1**

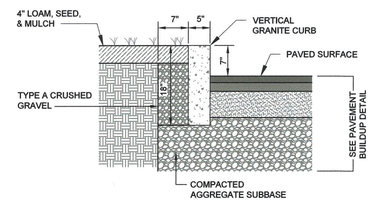


NOTES:
1. SIZE, NUMBER, MATERIAL, AND ARRANGEMENT OF CONDUIT SHALL BE COORDINATED WITH INDIVIDUAL UTILITIES.
2. ALL ELECTRICAL CONDUIT AND STRUCTURES SHALL BE WATER TIGHT.

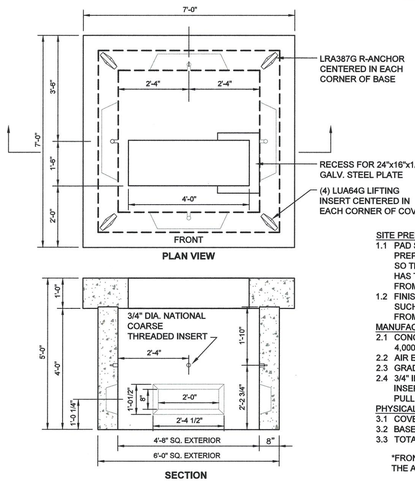
TYPICAL UNDERGROUND UTILITY TRENCH DETAIL
N.T.S.



TYPICAL FLUSH GRANITE CURB DETAIL (WHERE SHOWN)
N.T.S.



TYPICAL VERTICAL GRANITE CURB DETAIL (WHERE SHOWN)
N.T.S.



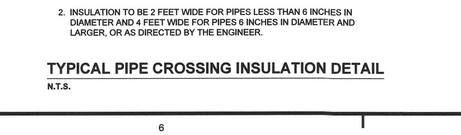
SITE PREPARATION NOTES:
1.1 PAD SHALL BE SET ON A PROPERLY PREPARED GRAVEL BASE AND ORIENTED SO THE FRONT OF THE TRANSFORMER HAS TRUCK ACCESS AND IS PROTECTED FROM TRAFFIC.
1.2 FINISHED GRADE SHALL BE PREPARED IN SUCH A WAY AS TO SHED WATER AWAY FROM THE PAD.

MANUFACTURING NOTES:
2.1 CONCRETE COMPRESSIVE STRENGTH: 4,000 PSI @ 28 DAYS.
2.2 AIR ENTRAINMENT: 4%-6%
2.3 GRADE 60 REINFORCEMENT
2.4 3/4" IDA. NATIONAL COURSE THREADED INSERTS CAST-IN AS SHOWN FOR PULLING EYES

PHYSICAL SPECIFICATIONS
3.1 COVER WEIGHT: 6,290 LBS
3.2 BASE WEIGHT: 8,080 LBS
3.3 TOTAL WEIGHT: 14,370 LBS

*FRONT DENOTES THE SIDE ON WHICH THE ACCESS DOORS ARE LOCATED

SINGLE PHASE TRANSFORMER PAD DETAIL
N.T.S.



NOTES:
1. SIZE, NUMBER, MATERIAL, AND ARRANGEMENT OF CONDUIT SHALL BE COORDINATED WITH INDIVIDUAL UTILITIES.
2. ALL ELECTRICAL CONDUIT AND STRUCTURES SHALL BE WATER TIGHT.

TYPICAL UNDERGROUND UTILITY TRENCH DETAIL
N.T.S.

NOTE:
1. COMPACT ALL GRANULAR MATERIAL AND BACKFILL TO 95%.
2. SIDE CLEARANCE APPLICABLE TO BACKHOE OPERATIONS.

TYPICAL GAS TRENCH DETAIL
N.T.S.

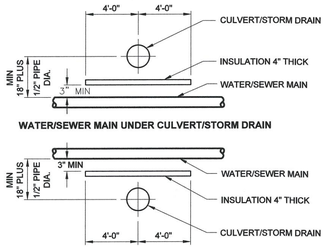
NOTES:
1. ALL CONNECTIONS IN STREET LIMITS TO BE EXTENDED TO RIGHT-OF-WAY LINES.
2. INACTIVE LOT SANITARY SEWER END TO BE CAPPED WITH PIPE CAPS, AND MARKED WITH A WITNESS STAKE FOR FUTURE CONNECTIONS.
3. CONTRACTOR SHALL BE REQUIRED TO PROVIDE SEWER SERVICE AND CONNECT TO EXISTING SANITARY SEWER SERVICES FROM EACH PROPERTY, MATCH EXISTING SIZE.

TYPICAL SANITARY SEWER SERVICE DETAIL
N.T.S.

NOTES:
1. ALL CONNECTIONS IN STREET LIMITS TO BE EXTENDED TO RIGHT-OF-WAY LINES.
2. INACTIVE LOT WATER SERVICE END TO BE CAPPED FOLLOWING CURB STOP.
3. CONTRACTOR SHALL BE REQUIRED TO PROVIDE/CONNECT TO EXISTING WATER SERVICES FROM EACH PROPERTY AND PROVIDE OWNER WITH SWING TIES TO EACH CURB STOP AND CORPORATION..

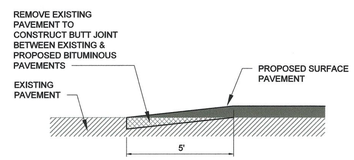
TYPICAL WATER SERVICE DETAIL
N.T.S.

NOTE:
2" RIGID INSULATION SHALL BE BLUEBOARD S.M. EXTRUDED POLYSTYRENE, R-10 RATING BY DOW CO. OR APPROVED EQUAL.

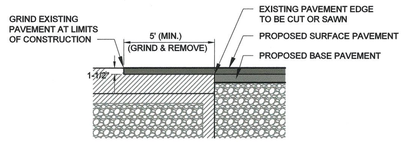


NOTES:
1. 2" RIGID INSULATION SHALL BE BLUEBOARD S.M. EXTRUDED POLYSTYRENE, R-10 RATING BY DOW CO. OR APPROVED EQUAL.
2. INSULATION TO BE 2 FEET WIDE FOR PIPES LESS THAN 6 INCHES IN DIAMETER AND 4 FEET WIDE FOR PIPES 6 INCHES IN DIAMETER AND LARGER, OR AS DIRECTED BY THE ENGINEER.

TYPICAL PIPE CROSSING INSULATION DETAIL
N.T.S.

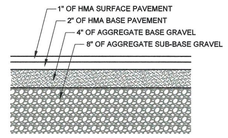


TYPICAL ASPHALT PAVEMENT BUTT JOINT DETAIL
N.T.S.

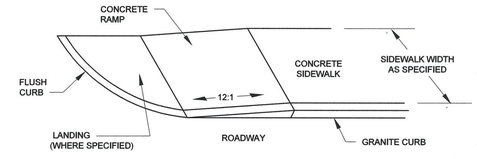


NOTES:
1. EXTEND NEW SURFACE PAVEMENT ACROSS BUTT JOINT BASE COURSE.
2. PROVIDE TACK COAT ON ALL SURFACES OF EXISTING PAVEMENT TO BE COVERED.

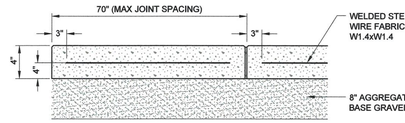
TYPICAL ASPHALT PACEMENT GRINDING DETAIL
N.T.S.



TYPICAL DRIVEWAY PAVING DETAIL
N.T.S.



TYPICAL SIDEWALK TIP DOWNS
N.T.S. (NON INTERSECTION)



TYPICAL CONCRETE SIDEWALK DETAIL
N.T.S.

REV.	DATE	DESCRIPTION	BY	CHK
1	03/26/2026	ISSUED FOR TAC	JHV	SMT

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

PROPOSED MULTIFAMILY DEVELOPMENT
94 LANGDON ST & 98 CORNWELL ST, PORTSMOUTH NH

TITLE

SITE DETAILS

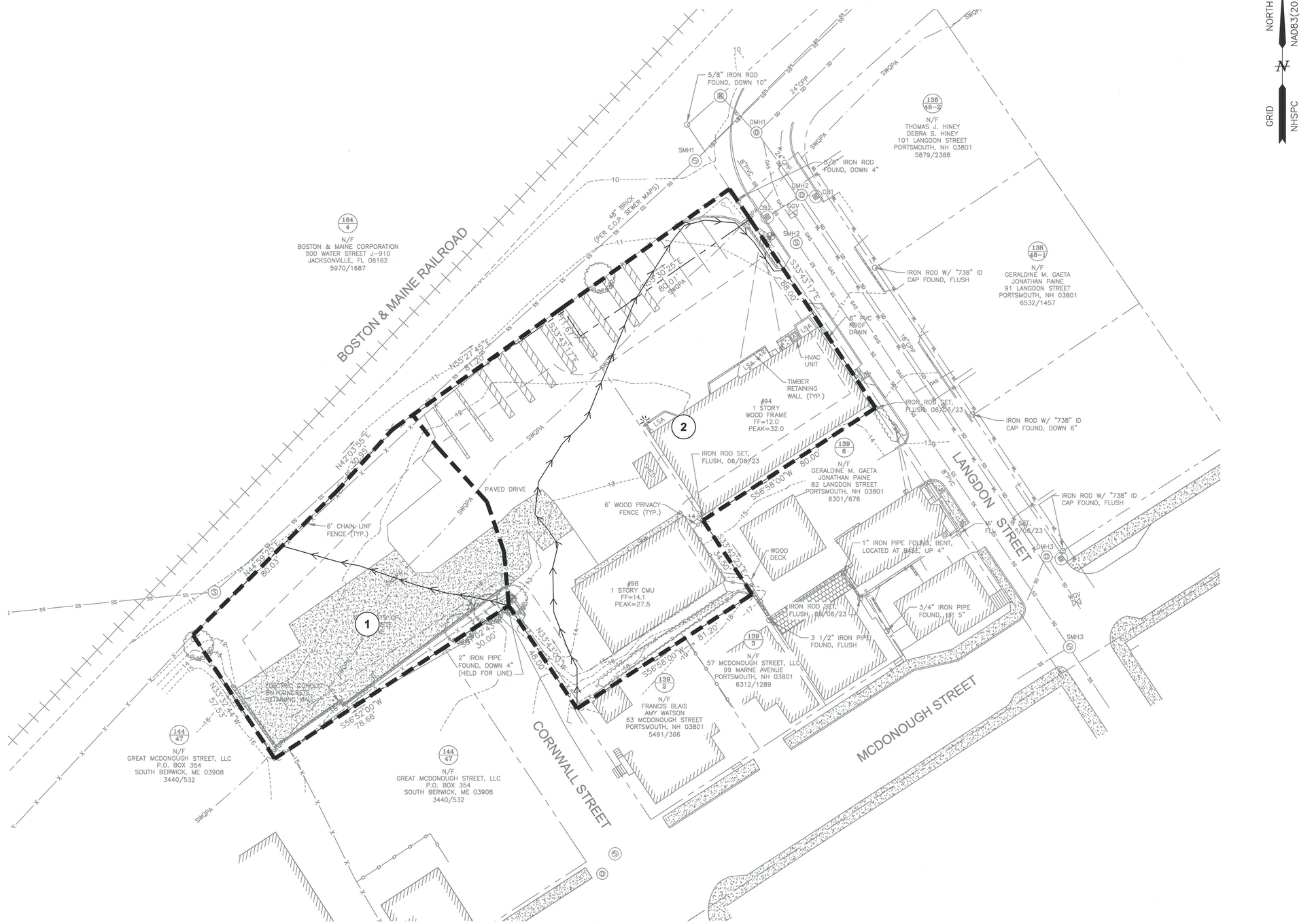
STATE OF NEW HAMPSHIRE — SHAWN M. TOBEY No. 14121 — PROFESSIONAL ENGINEER — 3/23/26

DATE	SCALE
MARCH 2026	NTS

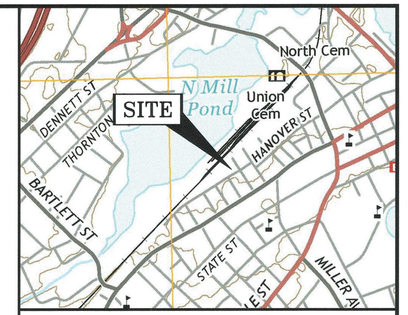
DRAWN BY	DESIGNED BY	CHECKED BY
JHV	JHV	SMT

PROJECT No. 5010220.004

DRAWING No. **C502** REV. **1**



NORTH
NAD83(2011)
GRID
NHSPC



LOCATION MAP SCALE: 1" = 1,000'

PRE LEGEND:

- PROPERTY LINE
- WATERSHED BOUNDARY LINE
- (1) WATERSHED DESIGNATION
- TIME OF CONCENTRATION FLOW PATH

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION	BY	CHK.
1	03/23/2026	ISSUED FOR TAC	JHV	SMT

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

PROPOSED MULTIFAMILY DEVELOPMENT
94 LANGDON STREET & 98 CORNWALL STREET, PORTSMOUTH NH

TITLE

PRE-DEVELOPMENT HYDROLOGY PLAN

STATE OF NEW HAMPSHIRE
SHAWN M. TOBEY No. 14121
PROFESSIONAL ENGINEER
3/23/26

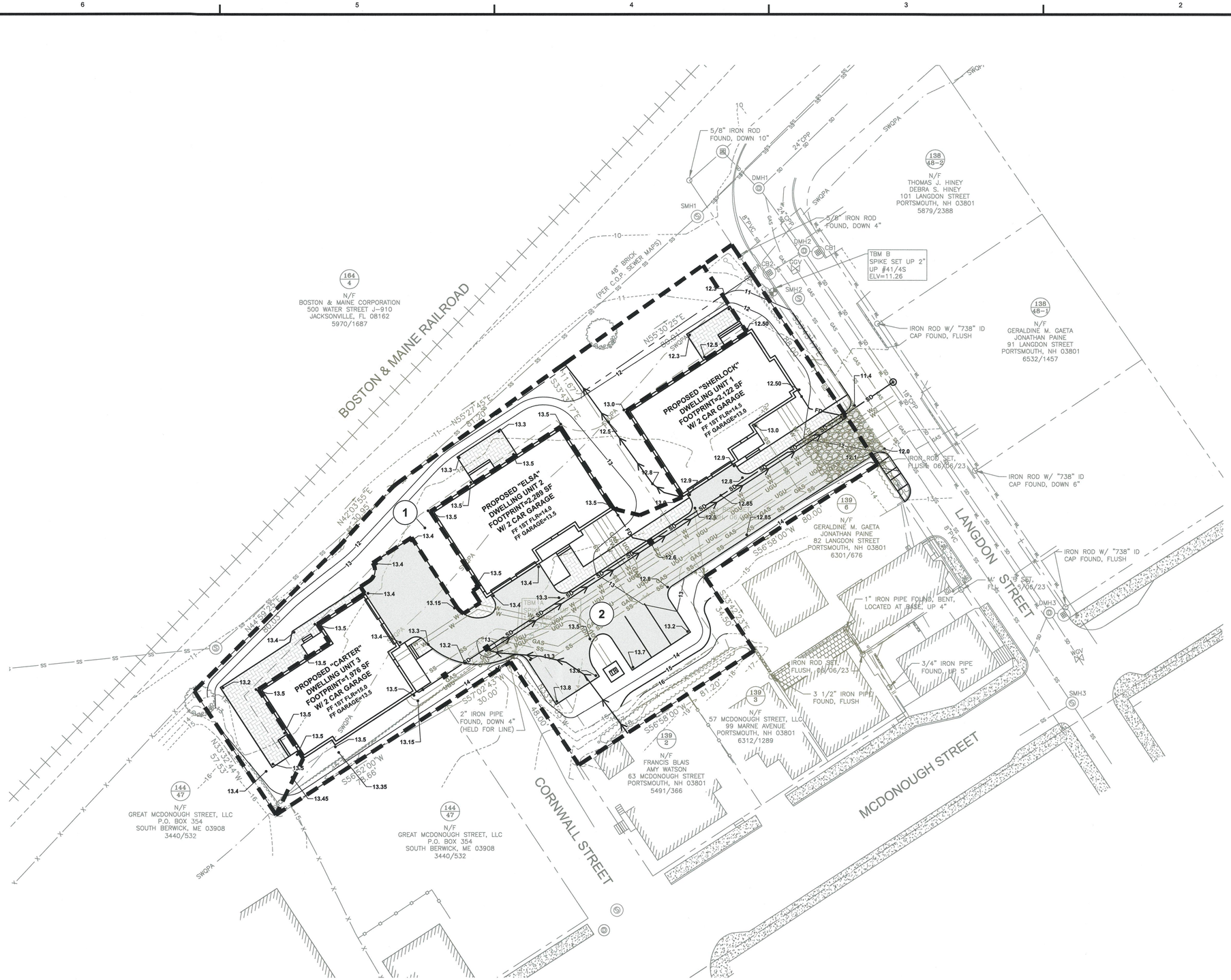
DATE	SCALE
DECEMBER 2025	1" = 20'

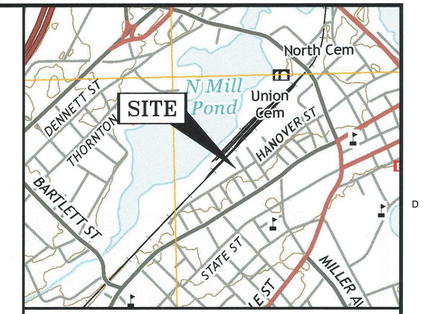
DRAWN BY	DESIGNED BY	CHECKED BY
JHV	JHV	SMT

PROJECT No. 5010220.004

DRAWING No. **C701** REV. **1**

FILE LOCATION: P:\#16501020-CHINBURG_BUILDERS\5004-94 LANGDON ST., PORTSMOUTH-SMT\202-CAD_FILES\04-CIVIL\501020-004-C-HY.DWG, 2026.03.20, 1:48 PM





LOCATION MAP SCALE: 1" = 1,000'

POST LEGEND:

- PROPERTY LINE
- WATERSHED BOUNDARY LINE
- (1) WATERSHED DESIGNATION
- TIME OF CONCENTRATION FLOW PATH

REV.	DATE	DESCRIPTION	BY	CHK
1	03/23/2026	ISSUED FOR TAC	JHV	SMT

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

PROPOSED MULTIFAMILY DEVELOPMENT
94 LANGDON STREET & 98 CORNWALL STREET, PORTSMOUTH NH

TITLE

POST-DEVELOPMENT HYDROLOGY PLAN

SHAWN M. TOBEY No. 14121 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
3/23/26

DATE	SCALE
MARCH 2026	1" = 20'

DRAWN BY	DESIGNED BY	CHECKED BY
JHV	JHV	SMT

PROJECT No. 5010220.004

DRAWING No. **C702** REV. **1**

FILE LOCATION: P:\94\501\0220-CHNB\RG_BUILDERS\004-94 LANGDON ST - PORTSMOUTH\TH-SMT\202-CAD_FILES\04-CIVIL\5010220-004-C-HY DWG, 2026.03.20, 1:48 PM

Plant List - Trees and Shrubs

ID	Qty	Botanical Name	Common Name	Scheduled Size	Mature Height	Mature Width	Growth Habit	Tolerances	Requirements
ARB	4	Acer rubrum 'Bowhall'	Bowhall Maple	3 1/2" Cal.	40-60'	10-15'	Upright, Broadly Columnar	Urban, Wet Soil	Full, partial sun. Moist, well-drained soil
CFF	5	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	2 1/2" Cal.	30-40'	20-30'	Oval	Disease, Drought, Urban	Full, partial sun. Well-drained soil
COGN	6	Chamaecyparis obtusa 'Nana Gracilis'	Hinoki Cypress	2 1/2' Ht.	6-8'	4-5'	Pyramidal	Disease, Drought, Deer	Full, partial sun. Moist, well-drained soil
HAL	1	Halesia carolina 'Jersey Belle'	Jersey Belle Carolina Silverbelle	1 1/2" Cal.	20-30'	20'	Rounded	Urban, Disease, Moist Soil	Full, partial sun. Moist, well-drained soil.
HYP	12	Hypericum x 'Hidcote'	Hidcote St. John's Wort	2 Gal.	2-3'	3-4'	Mounded	Salt, Deer, Urban	Full, partial sun. Moist, well-drained soil.
ICH	7	Ilex crenata 'Hetzi'	Hetzi Japanese Holly	3 Gal.	3-6'	3-6'	Rounded	Urban, Clay soil, Drought	Full, partial sun. Moist, well-drained soil.
LT	4	Liriodendron tulipifera	Tulip Tree	2 1/2" Cal.	60-90'	30-40'	Rounded	Deer, Moist Soil, Urban	Full, partial sun. Moist, well-drained soil
RGL	69	Rhus aromatica 'Grow Low'	Grow Low Sumac	18-24"	18-24"	18-24"	Spreading	Drought, Urban, Salt	Full, partial sun. Dry to average, well-drained soil
SA	5	Sassafras albidum	Sassafras	2" Cal.	30-40'	20-30'	Pyramidal	Drought, Deer, Clay Soil, Urban	Full, partial sun. Moist, well-drained soil
TOS	12	Thuja occidentalis 'Smaragd'	American Arborvitae	7-8'	15-20'	5-6'	Upright, Pyramidal	Urban, Moist Soil	Full, partial sun. Average, well-drained soil
TOT	3	Thuja occidentalis 'Techny'	Techny Arborvitae	8-10'	10-15'	6-8'	Pyramidal	Urban, Moist Soil	Full sun. Average, well-drained soil
TPA	3	Thuja plicata 'Atrovirens'	Atrovirens Western Red Cedar	8-10'	30-40'	15-20'	Pyramidal	Moist Soil, Urban	Full, partial sun. Average, well-drained soil
VBM	5	Viburnum dentatum 'Blue Muffin®'	Blue Muffin® Viburnum	3-4'	6-8'	4-5'	Compact	Deer, Moist Soil, Drought, Salt, Urban	Full, partial sun. Average, well-drained soil
VCC	13	Viburnum carlesi 'Compacta'	Dwarf Mayflower Viburnum	3-4'	4-5'	4-5'	Compact	Disease, Deer, Wind, Urban	Full, partial sun. Average, well-drained soil
VIN	15	Viburnum p.p. 'Newport'	Dwarf Japanese Snowball Viburnum	3-4'	5-6'	5-6'	Rounded	Deer, Moist Soil	Full, partial sun. Average, well-drained soil
VSS	3	Viburnum p. t. 'Summer Snowflake'	Summer Snowflake Viburnum	5-6'	8-10'	6-8'	Upright	Deer, Moist Soil, Drought, Urban	Full, partial sun. Average, well-drained soil

ERNST SEEDS

Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Date: March 13, 2026

5311 Conservation Mix - ERNMX-114

	Botanical Name	Common Name
30.00 %	*Festuca rubra*	Creeping Red Fescue
25.00 %	*Poa pratensis, 'Navy'*	Kentucky Bluegrass, 'Navy'
25.00 %	*Poa pratensis, 'Volt'*	Kentucky Bluegrass, 'Volt'
10.00 %	*Lolium multiflorum*	Annual Ryegrass
10.00 %	*Lolium perenne, 'Black Sparrow'*	Perennial Ryegrass, 'Black Sparrow' (turf type)

100.00 %

Seeding Rate: 100-200 lb per acre, or 3-5 lb per 1,000 sq ft

Grasses & Grass-like Species - Herbaceous Perennial; Lawn & Turfgrass Sites

Our best and most popular mix designed for full sun. While this mix tolerates partial shade, it will need at least 3 hours of sunlight a day. The bluegrasses go dormant during a drought. Mowing too close can cause browning. The ryegrasses and red fescue blend well with the bluegrasses to create a full lawn. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

Note: Japanese Knotweed is a pernicious invasive plant that exists in large quantities on this site. It can't be eradicated via excavation. Eradication of established stands of Japanese Knotweed takes repeated sprayings with a glyphosate-based herbicide by a certified professional company. All Japanese Knotweed on the site shall be eradicated as soon as possible and before new plants are planted in the area.

Plant List - Perennials

ID	Qty	Botanical Name	Common Name	Scheduled Size	Mature Height	Mature Width	Growth Habit	Tolerances	Requirements
GMB	34	Geranium macrorrhizum 'Bevan's Variety'	Bevan's Variety Geranium	1 Gal.	1 ft.	12-18"	Mounded, Spreading	Rabbit, Deer, Drought, Erosion	Full/Partial Sun, Dry to Medium Soils
HGU	8	Hosta 'Guacamole'	Guacamole Hosta	1 Gal.	1-1.5'	3-4'	Mounded	Shade	Full/Partial Shade, Average Soils
PX	21	Polystichum acrostichoides	Christmas Fern	2 QT	1-2'	1-2'	Upright	Rabbit, Deer, Drought	Full/Partial Shade, Dry to Average Soils
SAT	18	Sedum 'Angelina's Teacup'	Angelina's Teacup Stonecrop	2 QT	3-5"	12-18"	Slowly spreading	Drought, Rabbit, Disease, Salt	Full/Partial Shade, Dry to Average Soils
SEDS	15	Sedum sexangulare	Stonecrop	2 QT	3-5"	1-2'	Slowly spreading	Drought, Rabbit, Disease, Salt	Full/Partial Shade, Dry to Average Soils
SEDW	18	Sedum 'Weihenstephaner Gold'	Weihenstephaner Gold Stonecrop	2 QT	3-5"	.25-2'	Slowly spreading	Drought, Rabbit, Disease, Salt	Full/Partial Shade, Dry to Average Soils
SSD	18	Sedum Sunsparkler 'Dazzleberry'	Dazzleberry Stonecrop	2 QT	5-9"	12-18"	Slowly spreading	Drought, Rabbit, Disease, Salt	Full/Partial Shade, Dry to Average Soils

PLEASE NOTE: SHEET SIZE IS SCALED FOR ASME D . DO NOT REDUCE OR ENLARGE.

NOTE: ALL LANDSCAPE AREAS DISTURBED BY CONSTRUCTION TO BE REPLACED WITH 6" OF SUITABLE TOP SOIL TO MEET SPECIFICATIONS OF THE CITY OF PORTSMOUTH DPW.

terra firma
landscape architecture

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Project Title
PROPOSED MULTIFAMILY DEVELOPMENT
94 LANGDON STREET & 98 CORNWALL STREET
PORTSMOUTH, NH

TERRENCE PARKER 00254 LICENSED LANDSCAPE ARCHITECT STATE OF NEW HAMPSHIRE

Landscape Architect

Scale
1:120

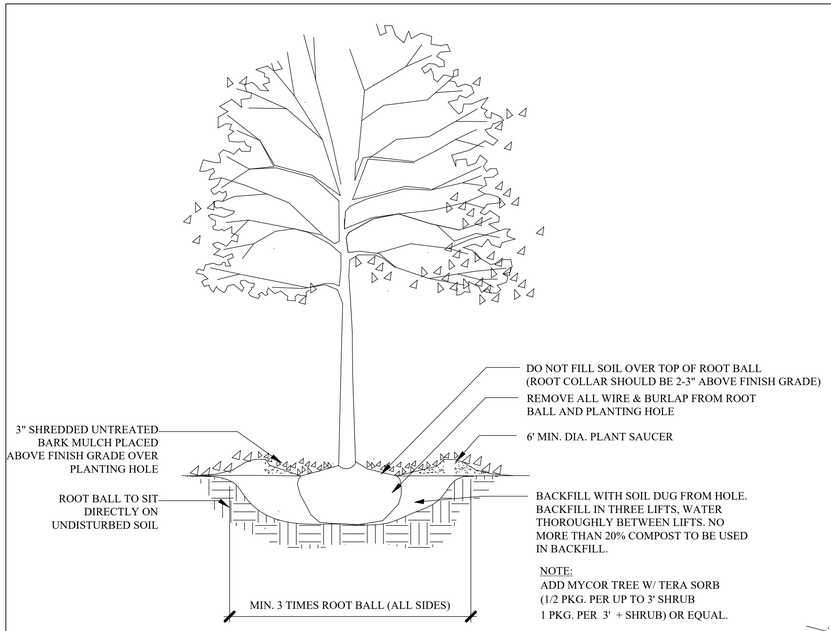
REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager | Drawn By
Date 3/23/2026 | Reviewed By
Project ID PROPOSED MULTIFAMILY DEVELOPMENT

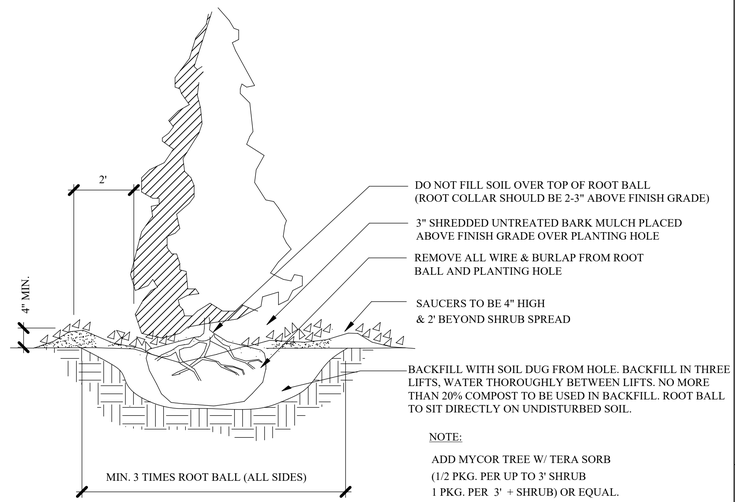
Sheet Title
LANDSCAPE PLAN

Sheet No.
L-1



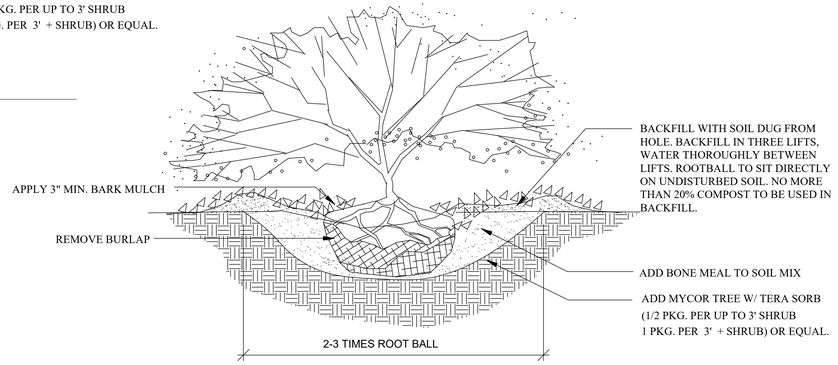
1 L-3

TREE PLANTING - 2"+ CAL.
SCALE: NTS



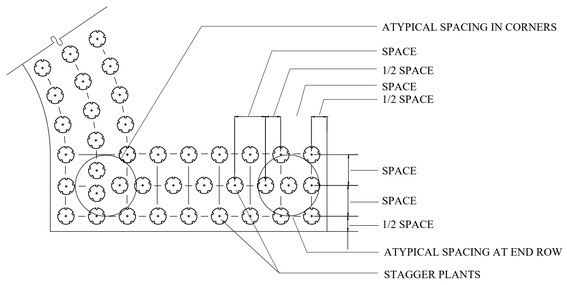
2 L-3

PYRAMIDAL EVERGREEN TREE PLANTING
SCALE: NTS



3 L-3

B&B SHRUB PLANTING
SCALE: NTS

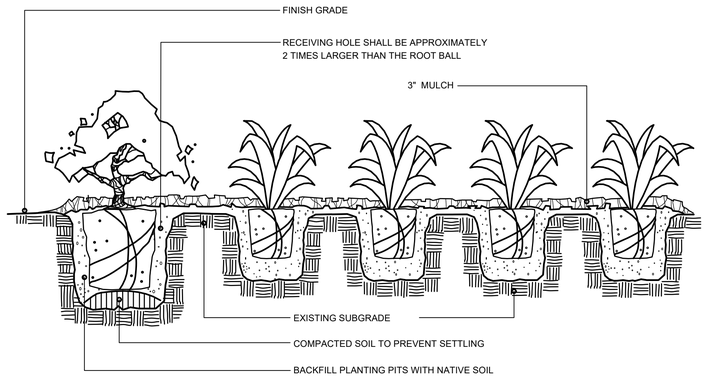


NOTES:

1. PLACE PLANTS IN BED AS SHOWN, SPACING AS SPECIFIED IN PLANT SCHEDULE.
2. GROUNDCOVER SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO STRAIGHT EDGES AND SHALL BE EVENLY SPACED IN ROWS PARALLEL TO CURVE EDGES.

4 L-3

GROUND COVER SPACING DETAIL
SCALE: NTS



NOTE: SHRUBS SHALL BE PLANTED A MINIMUM OF 1" & NO MORE THAN 2" ABOVE FINISH GRADE, DEPENDING UPON SITE CONDITIONS.

5 L-3

SHRUB/GROUND COVER PLANTING DETAIL
SCALE: NTS

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT DELIVERED TO THE SITE FOR AESTHETIC REASONS BEFORE PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY FOR ALL THE PLANTS.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL PLANTS SHALL BE INSTALLED AND DETAILED PER PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM. LANDSCAPE CONTRACTOR SHALL PRUNE PLANTINGS OF DEAD LIMBS OR TWIGS DURING THE FIRST YEAR OF GROWTH.
12. FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
13. LANDSCAPE CONTRACTOR SHOULD REPLACE DEAD PLANTINGS IMMEDIATELY UPON OWNER DIRECTION WITHIN THE WARRANTY PERIOD AND AGAIN AT THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAVE DIED, THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN UNHEALTHY OR UNSIGHTLY CONDITION.
14. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS CALLED FOR.
15. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH DEFINED AND CUT EDGES TO SEPARATE TURF GRASS AREAS.
16. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN APPLY GRASS SEED OR PINE BARK MULCH AS DEPICTED ON PLANS.
17. LANDSCAPE CONTRACTOR SHALL FEED AND PRUNE EX. TREES, ON OR JUST OFF SITE, THAT HAVE EXPERIENCED ROOT BASE INTRUSION OR DAMAGE DURING CONSTRUCTION IMMEDIATELY AND FOR THE DURATION OF THE WARRANTY PERIOD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
18. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE EDGE OF THE EX. TREE CANOPY THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. ALL MULCH AREAS SHALL RECEIVE A 2-3" LAYER OF SHREDDED PINE BARK MULCH.
20. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
21. ALL PLANTING HOLES TO BE HAND-DUG, EXCEPT IN NEW CONSTRUCTION WITH NEW PLANTING PITS, PLANTING NEAR CURBS, OR AREAS WHERE SILVA CELLS WILL BE USED. IF HOLES ARE MACHINE-DUG, BOTTOM OF HOLES NEED TO BE THE APPROPRIATE HEIGHT, AND FIRMED BY THE MACHINE TO CREATE STABILITY FOR THE PLANT MATERIAL.

PLEASE NOTE: SHEET SIZE IS SCALED FOR ASME D . DO NOT REDUCE OR ENLARGE.

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Project Title
PROPOSED MULTIFAMILY DEVELOPMENT
94 LANGDON STREET & 98 CORNWALL STREET
PORTSMOUTH, NH

Landscape Architect

Scale
SEE DETAILS

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager
Drawn By
Date 3/23/2026
Reviewed By
Project ID PROPOSED MULTIFAMILY DEVELOPMENT

Sheet Title
LANDSCAPE DETAILS

Sheet No.
L-2