

NOTES:

1. THE PROPOSED DEMOLITION WILL REMOVE THE ENTIRE EXISTING HOUSE ALONG WITH EXISTING PAVEMENT SURFACES. REFER TO DEMOLITION PLAN, SHEET D-1, FOR MORE DETAILED DEMOLITION INFORMATION. EXISTING UTILITIES WILL BE DISCONNECTED AND REMOVED OR ABANDONED IN PLACE. ANY UTILITIES WITHIN THE WETLANDS BUFFER AREA WILL BE REMOVED. ANY CONCRETE BASEMENT SURFACES IN THE BUILDING SHALL BE BROKEN IN PLACE. BASEMENTS WILL BE FILLED WITH CLEAN AND SUITABLE BACKFILL AND THE SURFACE WILL BE GRADED TO MATCH EXISTING GRADES AROUND PERIMETER OF HOUSE. ALL DISTURBED AREAS WILL BE LOAM AND SEEDED.
2. THE REMOVAL OF THE BUILDINGS AND PAVED SURFACES WILL BE A REDUCTION IN APPROXIMATELY 20,360 SQUARE FEET OF IMPERVIOUS SURFACE. (8,060 SF OF ROOF SURFACE, AND 12,300 SF OF PAVEMENT, WALKS, AND CONC PADS)

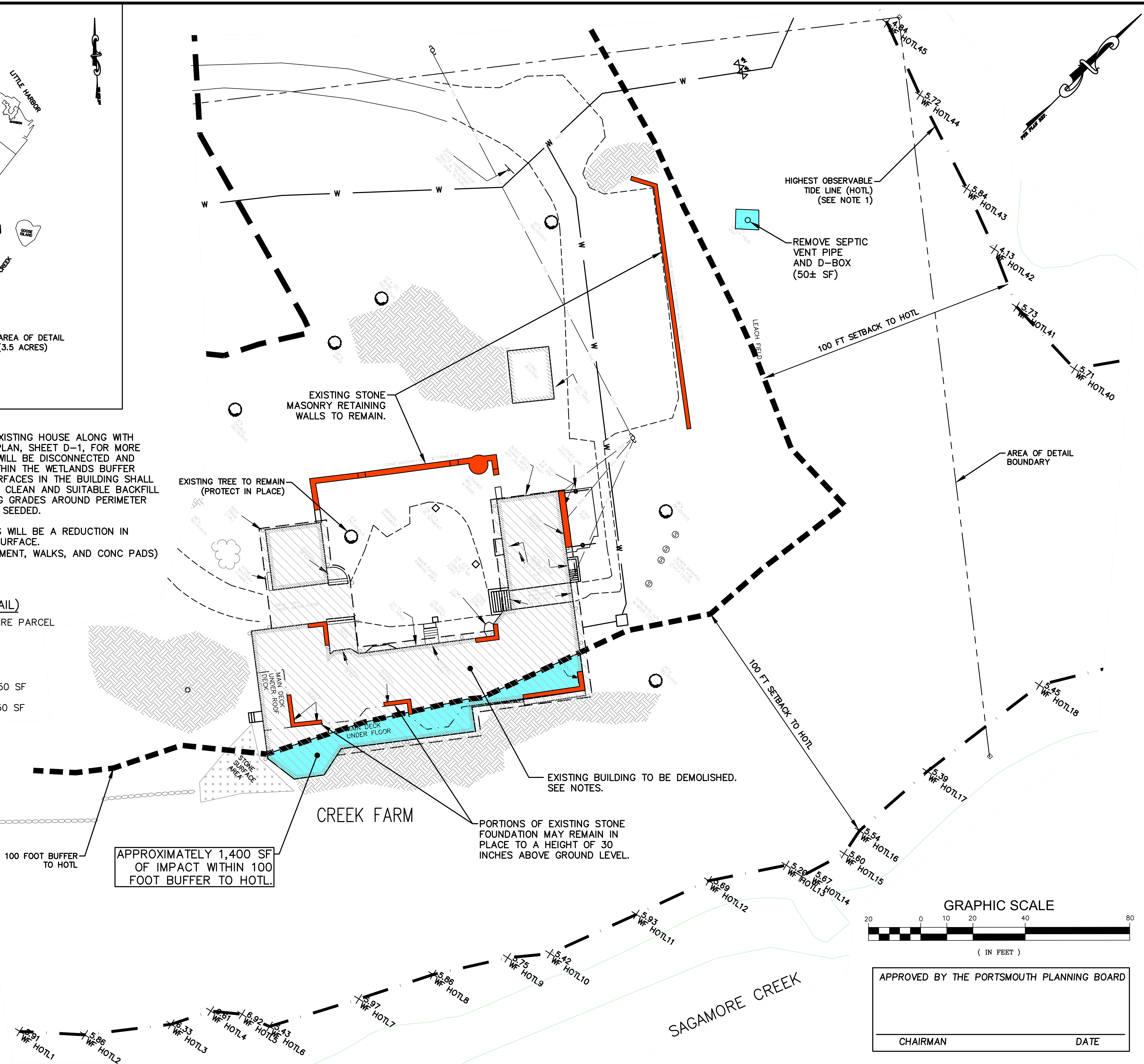
WETLANDS IMPACT TABLE (AREA OF DETAIL)

AREA OF DETAIL APPROXIMATELY 3.5 ACRES OF 30.2 ACRE PARCEL

WETLANDS ON SITE =	0 SF
DIRECT IMPACTS TO WETLANDS =	0 SF
WETLAND BUFFER AREA ON SITE =	62,250 SF
IMPACTS TO WETLAND BUFFER =	1,450 SF

PLAN REFERENCE:

1. CREEK FARM WORKSHEET PREPARED BY KNIGHT HILL LAND SURVEYING SERVICES, INC. OF NEWINGTON, NH, DATED MAY 14, 2019.
2. HOTL WETLANDS FLAGGED APRIL 24, 2019 BY JOE NOEL, SOILS/WETLAND SCIENTIST.
3. TOPOGRAPHY AND REMAINING PARCEL INFORMATION FROM CITY OF PORTSMOUTH GIS SURVEY.



ENGINEER:

ALTUS
ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

ISSUED FOR:

CONDITIONAL USE PERMIT

ISSUE DATE:

MAY 28, 2019

REVISIONS:

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	05/28/19

DRAWN BY:

CDB

APPROVED BY:

EDW

DRAWING FILE:

3950_demo_2019.DWG

SCALE:

22" x 34" - 1" = 20'
11" x 17" - 1" = 40'

OWNER OF RECORD/APPLICANT:

**SOCIETY FOR THE
PROTECTION OF
N.H. FORESTS**

**54 PORTSMOUTH ST.
CONCORD, NH 03302**

PROJECT:

**CREEK FARM
DEMOLITION**

**400 LITTLE HARBOR ROAD
PORTSMOUTH, NH**

TAX MAP 203, LOT 08

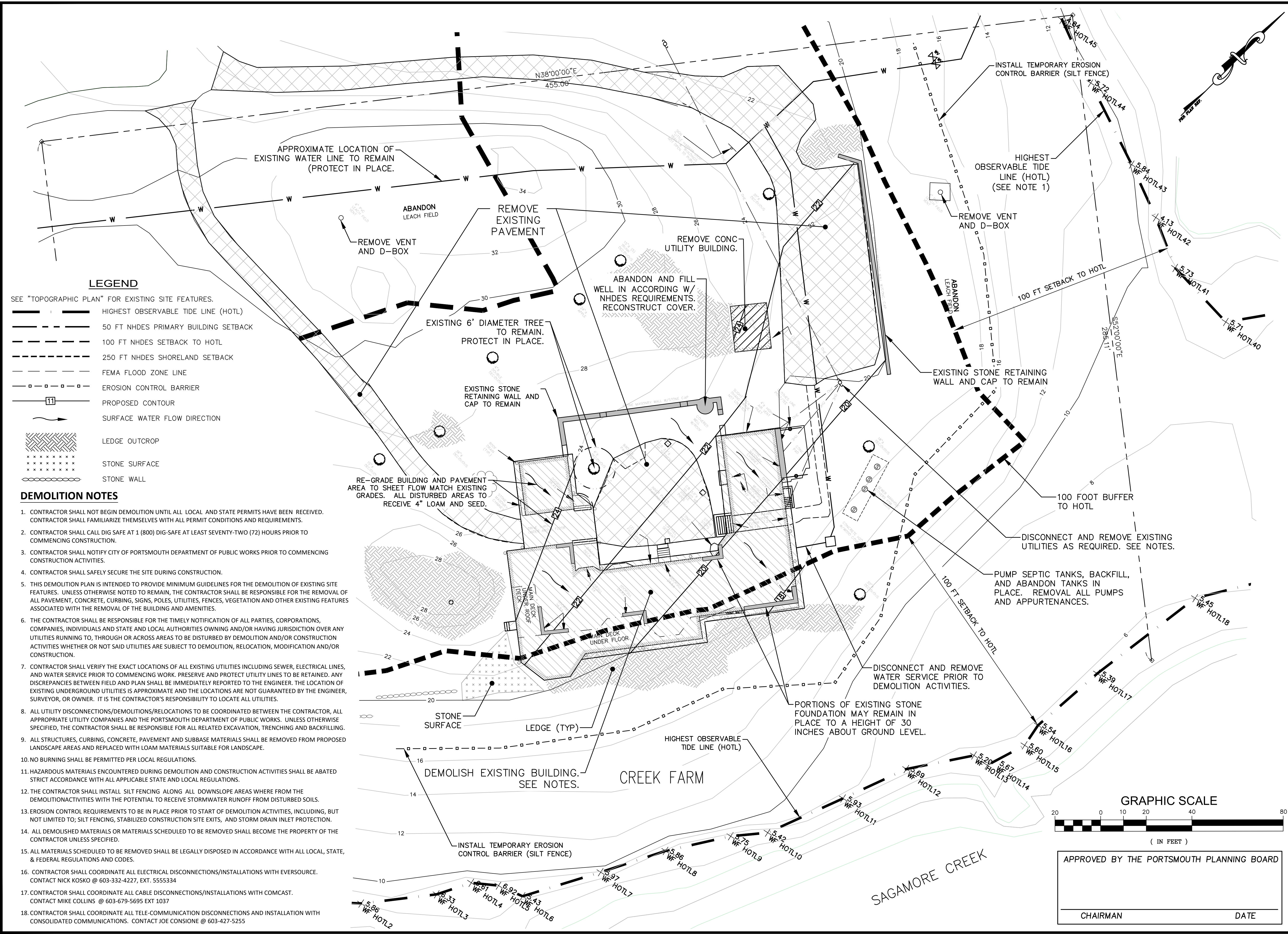
TITLE:

**CONDITIONAL USE
WETLANDS PLAN**

SHEET NUMBER:

CUP-1

P3950.2



LEGEND

SEE "TOPOGRAPHIC PLAN" FOR EXISTING SITE FEATURES.

- HIGHEST OBSERVABLE TIDE LINE (HOTL)
- 50 FT NHDES PRIMARY BUILDING SETBACK
- 100 FT NHDES SETBACK TO HOTL
- 250 FT NHDES SHORELAND SETBACK
- FEMA FLOOD ZONE LINE
- EROSION CONTROL BARRIER
- PROPOSED CONTOUR
- SURFACE WATER FLOW DIRECTION
- LEDGE OUTCROP
- STONE SURFACE
- STONE WALL

- DEMOLITION NOTES**
- CONTRACTOR SHALL NOT BEGIN DEMOLITION UNTIL ALL LOCAL AND STATE PERMITS HAVE BEEN RECEIVED. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL PERMIT CONDITIONS AND REQUIREMENTS.
 - CONTRACTOR SHALL CALL DIG SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO COMMENCING CONSTRUCTION.
 - CONTRACTOR SHALL NOTIFY CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
 - CONTRACTOR SHALL SAFELY SECURE THE SITE DURING CONSTRUCTION.
 - THIS DEMOLITION PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR THE DEMOLITION OF EXISTING SITE FEATURES. UNLESS OTHERWISE NOTED TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT, CONCRETE, CURBING, SIGNS, POLES, UTILITIES, FENCES, VEGETATION AND OTHER EXISTING FEATURES ASSOCIATED WITH THE REMOVAL OF THE BUILDING AND AMENITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY NOTIFICATION OF ALL PARTIES, CORPORATIONS, COMPANIES, INDIVIDUALS AND STATE AND LOCAL AUTHORITIES OWNING AND/OR HAVING JURISDICTION OVER ANY UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES WHETHER OR NOT SAID UTILITIES ARE SUBJECT TO DEMOLITION, RELOCATION, MODIFICATION AND/OR CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL EXISTING UTILITIES INCLUDING SEWER, ELECTRICAL LINES, AND WATER SERVICE PRIOR TO COMMENCING WORK. PRESERVE AND PROTECT UTILITY LINES TO BE RETAINED. ANY DISCREPANCIES BETWEEN FIELD AND PLAN SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE ENGINEER, SURVEYOR, OR OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES.
 - ALL UTILITY DISCONNECTIONS/DEMOLITIONS/RELOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE PORTSMOUTH DEPARTMENT OF PUBLIC WORKS. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED EXCAVATION, TRENCHING AND BACKFILLING.
 - ALL STRUCTURES, CURBING, CONCRETE, PAVEMENT AND SUBBASE MATERIALS SHALL BE REMOVED FROM PROPOSED LANDSCAPE AREAS AND REPLACED WITH LOAM MATERIALS SUITABLE FOR LANDSCAPE.
 - NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.
 - HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
 - THE CONTRACTOR SHALL INSTALL SILT FENCING ALONG ALL DOWNSLOPE AREAS WHERE FROM THE DEMOLITION ACTIVITIES WITH THE POTENTIAL TO RECEIVE STORMWATER RUNOFF FROM DISTURBED SOILS.
 - EROSION CONTROL REQUIREMENTS TO BE IN PLACE PRIOR TO START OF DEMOLITION ACTIVITIES, INCLUDING, BUT NOT LIMITED TO; SILT FENCING, STABILIZED CONSTRUCTION SITE EXITS, AND STORM DRAIN INLET PROTECTION.
 - ALL DEMOLISHED MATERIALS OR MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED.
 - ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS AND CODES.
 - CONTRACTOR SHALL COORDINATE ALL ELECTRICAL DISCONNECTIONS/INSTALLATIONS WITH EVERSOURCE. CONTACT NICK KOSKO @ 603-332-4227, EXT. 5555334
 - CONTRACTOR SHALL COORDINATE ALL CABLE DISCONNECTIONS/INSTALLATIONS WITH COMCAST. CONTACT MIKE COLLINS @ 603-679-5695 EXT 1037
 - CONTRACTOR SHALL COORDINATE ALL TELE-COMMUNICATION DISCONNECTIONS AND INSTALLATION WITH CONSOLIDATED COMMUNICATIONS. CONTACT JOE CONSONE @ 603-427-5255

ENGINEER:

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ISSUED FOR: **DEMOLITION**

ISSUE DATE: **MAY 28, 2019**

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	05/28/19

DRAWN BY: CDB

APPROVED BY: EDW

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PROJECT:

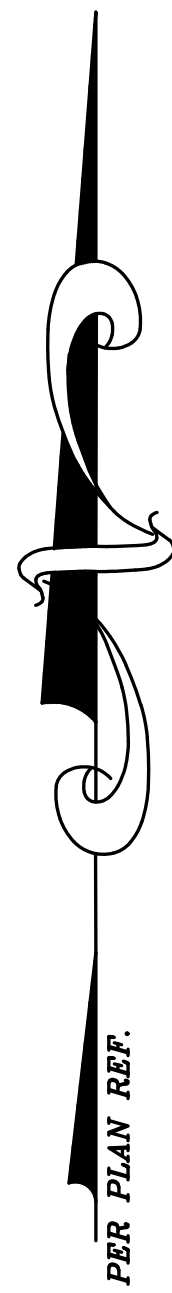
CREEK FARM DEMOLITION
400 LITTLE HARBOR ROAD
PORTSMOUTH, NH
TAX MAP 203, LOT 08

TITLE:

DEMOLITION PLAN

SHEET NUMBER:

D-1



GENERAL NOTES:

- 1.) THE EXISTING SITE DETAILS DEPICTED ON THIS PLAN ARE THE RESULTS OF AN ON THE GROUND INSTRUMENT FIELD SURVEY CONDUCTED IN MAY 2019 BY KNIGHT HILL LAND SURVEYING SERVICES, INC. (FIELD BOOK 117) PROJ. #2191. THE UNADJUSTED TRAVERSE CLOSURE WAS 1/49,500.
- 2.) THE VERTICAL DATUM SHOWN WAS ESTABLISHED FROM PORTSMOUTH GIS DISK "WENT" (379-0960) ON SITE AS SHOWN. DATUM IS NAVD88.
- 3.) HOTL WETLANDS FLAGGED APRIL 24, 2019 BY JOE NOEL, SOILS/WETLAND SCIENTIST.
- 4.) THE BOUNDARY BEARING SYSTEM SHOWN WAS ESTABLISHED USING PLAN REFERENCE. THE DRAWING WAS SHIFTED TO THE NAD83/86 LOCATION OF DISK "WENT" & THEN ROTATED ON DISK LOCATION TO BEARINGS ON REFERENCE PLAN.
- 5.) SOME ROOF PEAK/CHIMNEY DISTANCE FROM GROUND ARE IN THE POINT DESCRIPTIONS IN 9 PLACES.
- 6.) THE STONE MASONRY FOUNDATION IS 2 FEET THICK AT LOWER PASSWAY.

PLAN REFERENCE:

- 1.) STATE OF NEW HAMPSHIRE DEPT. OF RESOURCES & ECONOMIC DEVELOPMENT "WENTHORTH COOLIDGE HISTORICAL SITE & NOEL CONSERVATION EASEMENT PORTSMOUTH & NEW CASTLE, N.H." DATED DEC. 1997.

CREEK FARM WORKSHEET

for land OWNED by
SOCIETY FOR THE PROTECTION OF N. H. FORESTS
located along
LITTLE HARBOR ROAD
PORTSMOUTH, NEW HAMPSHIRE

MAY 14, 2019 SCALE 1" = 20' PROJECT # 2191PNTS

PREPARED FOR:

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PREPARED BY:

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GRAPHIC SCALE

