



March 28, 2022

**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

Beverly Zendt, Planning Director
Planning Department, City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

**Re: Conditional Use Permit – Inland Wetland Buffer
“The Creek Farm” – Public Restrooms
Tax Map 203, Lot 8
400 Little Harbor Road, Portsmouth, NH
Altus Project #3950**

Dear Ms. Zendt;

Enclosed are the revised plans that address the two comments raised on March 9, 2022 by the Conservation Commission at their regularly scheduled meeting.

5-high bush blueberry plants are proposed along the edge of the wetland boundary and a note has been added to the plans (construction note 14) that requires that the Owner maintain the property around the carriage house in accordance with NOFA standards.

We look forward to presenting this application at the April 21, 2022 Planning Board Hearing.

Please feel free to contact me directly if you have any questions or require any additional supporting documentation.

Sincerely,

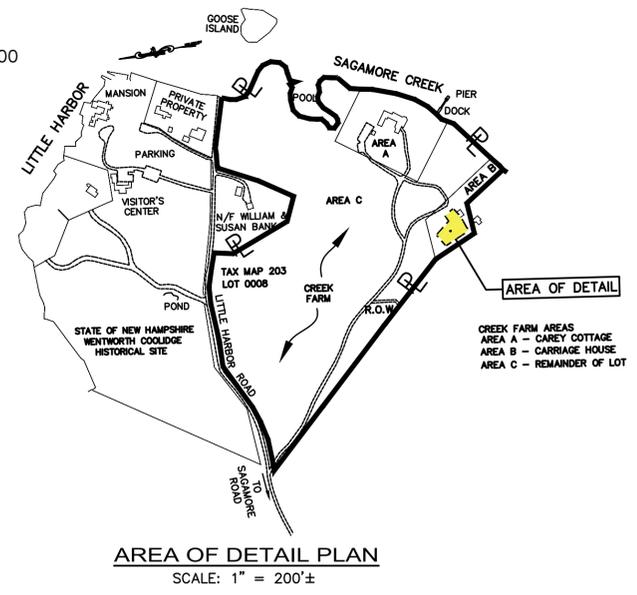
A handwritten signature in red ink, appearing to read "Eric D. Weinrieb".

Eric D. Weinrieb, PE
President

Attachment

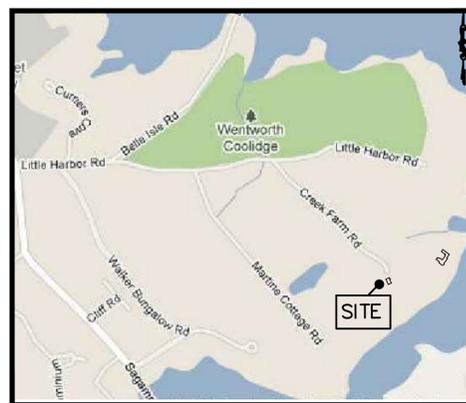
Ecopsy: Jack Savage, SPNH
Carl Murphy, SPNH
Brian Murphy, Placework

DESIGN INTENT:
 CONSTRUCT PUBLIC RESTROOMS WITH UP TO 300 GPD OF FLOW DISCHARGING TO SUBSURFACE DISPOSAL SYSTEM.
 WATER SUPPLY: MUNICIPAL SYSTEM (CITY OF PORTSMOUTH)
 ZONING DISTRICT: RURAL RESIDENTIAL (R)



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



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



ISSUED FOR:
PLANNING BOARD APPLICATION
 ISSUE DATE: **MARCH 28, 2022**

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	02/23/22
1	PER CON COMM REVIEW	EDW	03/28/22

DRAWN BY: _____ MBS
 APPROVED BY: _____ EDW
 DRAWING FILE: 3950SITE.DWG

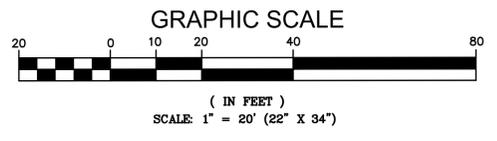
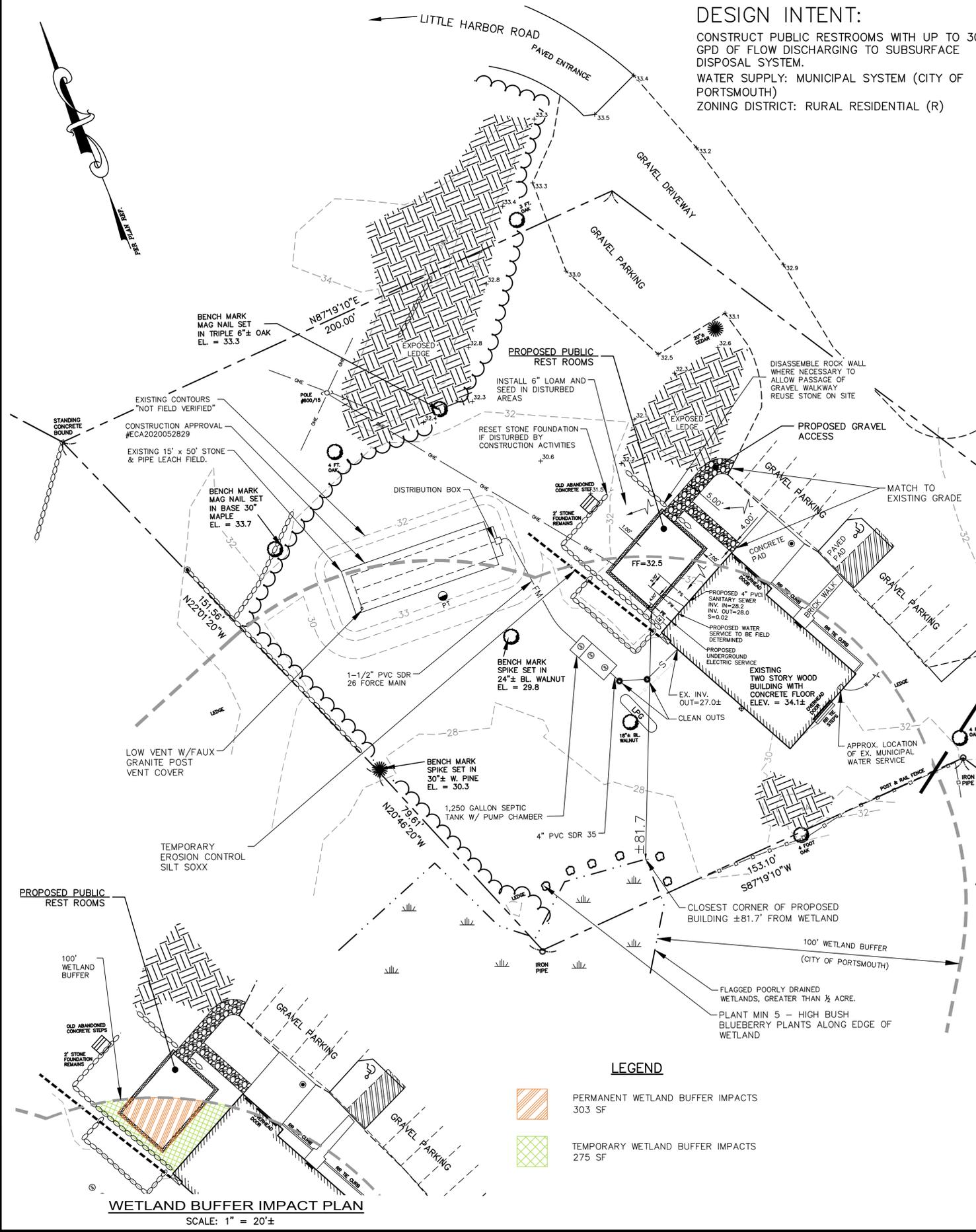
SCALE:
 22" x 34" - 1" = 20'
 11" x 17" - 1" = 40'

OWNER OF RECORD/APPLICANT:
SOCIETY FOR THE PROTECTION OF N.H. FORESTS
 54 PORTSMOUTH ST.
 CONCORD, NH 03302

PROJECT:
PROPOSED PUBLIC RESTROOMS AT THE CARRIAGE HOUSE CREEK FARM
 400 LITTLE HARBOR ROAD
 PORTSMOUTH, NH
 TAX MAP 203, LOT 08

TITLE:
CONDITIONAL USE PERMIT PLAN

SHEET NUMBER:
1 OF 2



PLAN REFERENCE:

- STATE OF NEW HAMPSHIRE DEPT. OF RESOURCES & ECONOMIC DEVELOPMENT "WENTWORTH COOLIDGE HISTORICAL SITE & NOEL CONSERVATION EASEMENT PORTSMOUTH & NEW CASTLE, N.H." DATED DEC. 1997.
- "CARRIAGE HOUSE TOPO WORKSHEET FOR LAND OWNED BY SOCIETY FOR THE PROTECTION OF N.H. FORESTS LOCATED ALONG LITTLE HARBOR ROAD, PORTSMOUTH, NEW HAMPSHIRE", BY KNIGHT HILL LAND SURVEYING SERVICES, INC., DATED JANUARY 24, 2020.
- "PROPOSED SUBSURFACE DISPOSAL SYSTEM AT THE CARRIAGE HOUSE CREEK FARM" SHEET SS-1 & C-1 BY ALTUS ENGINEERING, INC., DATED MAY 28, 2020
- CITY OF PORTSMOUTH CONDITIONAL USE PERMIT FOR SEPTIC, DATED MAY 21, 2020
- "CREEK FARM RESTROOMS" ARCHITECTURAL DRAWINGS BY PLACEWORK, DATED JANUARY 6, 2022

GENERAL NOTES:

- THE EXISTING SITE DETAILS DEPICTED ON THIS PLAN ARE THE RESULTS OF AN ON THE GROUND INSTRUMENT FIELD SURVEY CONDUCTED IN JAN. 15, 2020 BY KNIGHT HILL LAND SURVEYING SERVICES, INC. (FIELD BOOK 118) PROJ. #2191.
- THE VERTICAL DATUM SHOWN WAS ESTABLISHED FROM PORTSMOUTH GIS DISK "WENT" (379-0960) ON SITE AS SHOWN. DATUM IS NAVD88.
- WETLANDS FLAGGED DEC. 13, 2019 BY JOSEPH W. NOEL, SOILS/WETLAND SCIENTIST (NH #017) IN ACCORDANCE WITH "PARTIAL WETLAND DELINEATION, CREEK FARM, PORTSMOUTH, NEW HAMPSHIRE, JWN #95-445".
- 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.
- ON MAY 21, 2020 THE CITY OF PORTSMOUTH PLANNING BOARD APPROVED A CONDITIONAL USE PERMIT (CUP) TO ALLOW THE CONSTRUCTION OF A REPLACEMENT SEPTIC SYSTEM WITHIN 100-FEET OF AN ADJACENT WETLANDS WITH THE FOLLOWING CONDITIONS:
 * WHERE EXCAVATION FOR THE WATERLINE OCCURS IN THE WETLAND BUFFER A CONSERVATION SEED MIX SHALL BE PLANTED, WITH THE EXCEPTION OF AREAS IN THE BUFFER OF EXISTING LAWN AND A GRAVEL PATH THAT CROSSES THE WATERLINE. BOTH OF THOSE AREAS SHALL BE RESTORED IN KIND.

P3950

SITE NOTES

1. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
2. COORDINATE ALL WORK AND GRADING WITHIN FIVE (5') FEET OF PROPOSED BUILDINGS WITH BUILDING CONTRACTOR AND ARCHITECTURAL DRAWINGS.

CONSTRUCTION NOTES

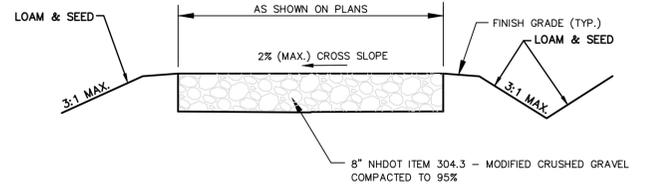
1. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. THE LANDOWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACKS REQUIREMENTS REQUIRED UNDER THESE REGULATIONS. SEE PROJECT MANUAL APPENDICES FOR COPY OF PERMITS.
2. CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
3. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
4. ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
5. UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBMS) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
6. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
7. IF SUITABLE, EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND AREAS ONLY AWAY FROM LEACH FIELDS, FINE LAWN AND BUILDINGS; AND SHALL NOT BE PLACED WITHIN WETLANDS. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
8. THE PROJECT WORK IS OUTSIDE THE 100-YEAR FLOOD ZONE. EXCAVATED MATERIAL NOT USED AS FILL MATERIAL ON SITE, SHALL ONLY BE PLACED IN UPLANDS AREA OUTSIDE OF THE 100 YEAR FLOOD ZONE.
9. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
10. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE SIX (6") INCHES OF LOAM, LIMESTONE, SEED, MULCH, AND APPROPRIATE SOIL STABILIZATION TECHNIQUES.
11. CONTRACTOR SHALL CONTROL DUST BY SPRAYING WATER, SWEEPING PAVED SURFACES AND VEGETATION AND/OR MULCHING STOCKPILES.
12. FILL SPACED WITHIN FIVE (5) FEET OF THE OUTSIDE FOUNDATION WALLS SHALL MEET THE REQUIREMENTS OF THE STRUCTURAL ENGINEER'S DRAWINGS. LOAM AND CONSERVATION SEED MIX IN WETLAND BUFFER AREAS, LAWN SEED MIX IN LAWN AREAS OR GRAVEL WHERE REQUIRED TO RESTORE TRAIL.
14. SITE AROUND CARRIAGE HOUSE SHALL BE MAINTAINED ACCORDING TO NOFA STANDARDS.

GRADING NOTES

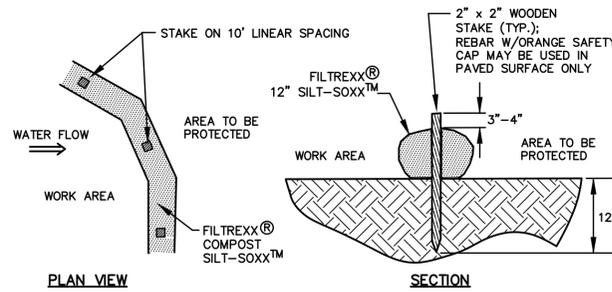
1. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ACCEPTED. ABRUPT RIDGES AT TOPS AND BOTTOM WILL NOT BE ACCEPTED.
2. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
3. MAXIMUM SLOPE IN DISTURBED AREAS SHALL BE NO STEEPER THAN 3:1 (h:v), UNLESS OTHERWISE NOTED. WHERE SLOPES IN DISTURBED AREAS ARE STEEPER THAN 3:1, CONTRACTOR SHALL PROVIDE CURLEX II EROSION CONTROL BLANKET FROM AMERICAN EXCELSIOR COMPANY (800) 777-7645 OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
4. PITCH ALL WALKS AND PATIOS AWAY FROM BUILDINGS AT 1-1/2% MINIMUM; PITCH WITHIN 5 FEET OF STAIRS OR DOORS SHALL NOT EXCEED 2%.
5. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS.
6. ALL UNSUITABLE MATERIALS AND SURPLUS MATERIALS WHICH CAN NOT BE APPROPRIATELY WASTED ON SITE SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER.
7. THE GRADING ON THE PLANS SHOWS THE GENERAL INTENT AND DIRECTION OF THE STORMWATER FLOW. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY FIELD CONDITIONS THAT WILL IMPACT THE GRADING DESIGN SHOWN ON THIS PLAN FOR RESOLUTION.

UTILITY NOTES

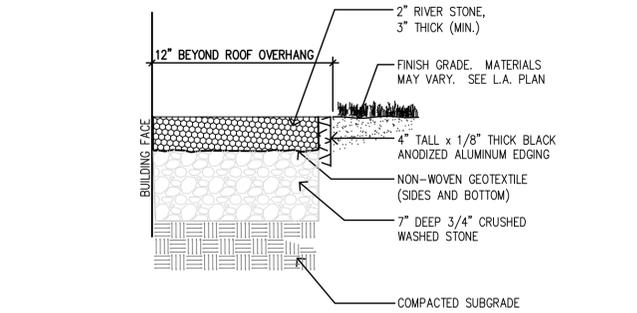
1. COORDINATE UTILITY WORK WITH UTILITY COMPANIES.
2. ALL ELECTRIC, CABLE, AND TELECOMMUNICATION SERVICES AND CONDUITS SHALL BE LOCATED UNDERGROUND WHERE SHOWN. UNDERGROUND UTILITIES INSTALLATIONS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CITY OF PORTSMOUTH AND UTILITY COMPANIES. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING IN CABLES.
3. ALL SEWER, DRAINAGE AND WATER INSTALLATIONS SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE PORTSMOUTH PUBLIC WORKS DEPARTMENT AND THE NHDES. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
4. VERIFY LOCATION OF UTILITY BOXES WITH OWNER AND UTILITY COMPANIES.
5. ALL UTILITY STRUCTURES SHALL BE SET FLUSH WITH PROPOSED GRADE.



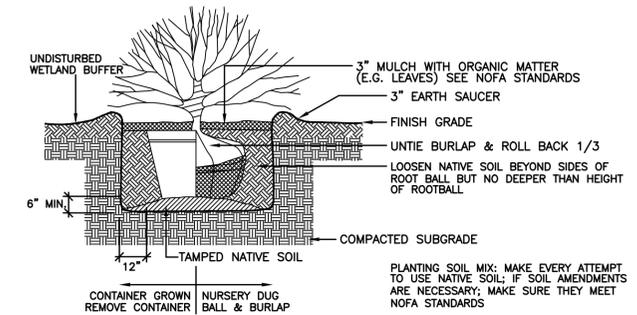
CRUSHED GRAVEL SIDEWALK NOT TO SCALE



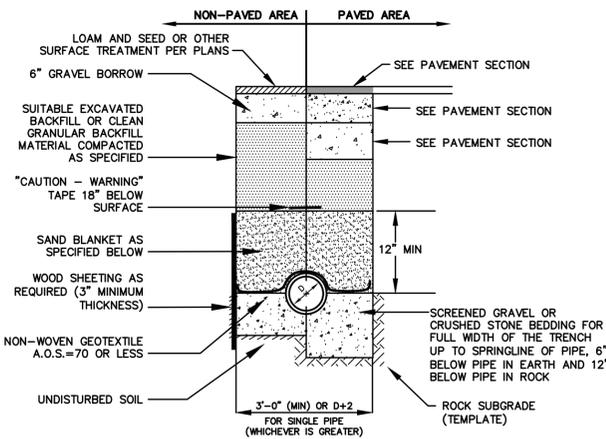
FILTREXX SILT-SOXX DETAIL NOT TO SCALE



ROOF DRIP EDGE NOT TO SCALE



BLUEBERRY PLANTING DETAIL NOT TO SCALE



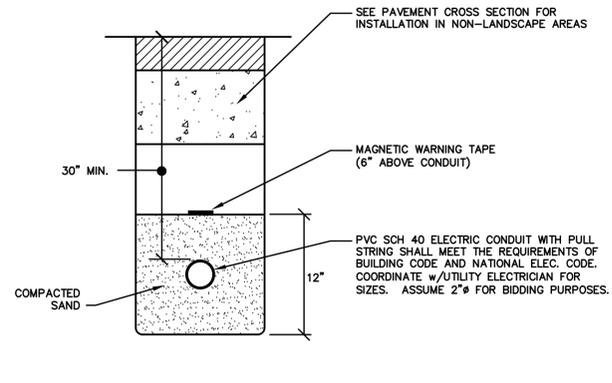
NOTES

1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
2. INSULATE GRAVITY SEWER AND FOREMAINS WHERE THERE IS LESS THAN 5'-0" OF COVER WITH 2" THICK CLOSED CELL RIGID BOARD INSULATION, 18" ON EACH SIDE OF PIPE.
3. MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION AND WIDEN TRENCH ACCORDINGLY IF MULTIPLE PIPES ARE IN TRENCH.

SAND BLANKET/BARRIER		SCREENED GRAVEL OR CRUSHED STONE BEDDING*	
SIEVE SIZE	% FINER BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
1/2"	90 - 100	1"	100
200	0 - 15	3/4"	90 - 100
		3/8"	20 - 55
		# 4	0 - 10
		# 8	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

SEWER TRENCH NOT TO SCALE

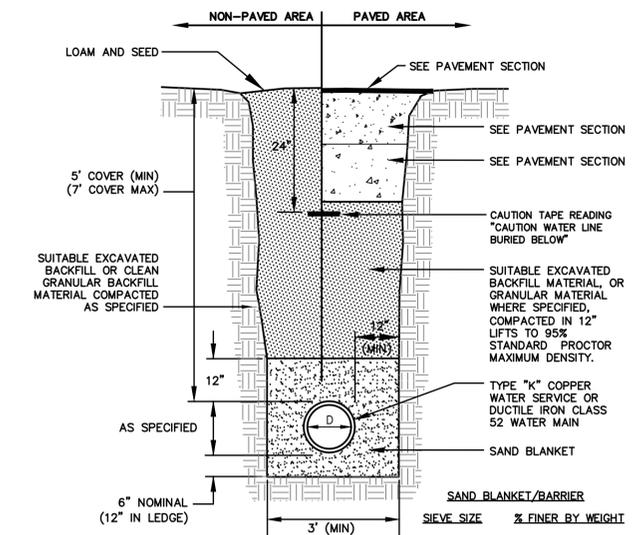


NOTES

1. CONTRACTOR TO COORDINATE WITH MEP PLANS AND ELECTRICIAN AND PROVIDE ALL EXCAVATION, COMPACTION AND BACKFILL REQUIRED FOR CONDUIT INSTALLATION.
2. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

SAND BLANKET/BARRIER	
SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 - 100
200	0 - 15

LIGHTING TRENCH SECTION NOT TO SCALE



NOTES

1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
2. WATER MAINS SHALL BE POLY WRAPPED.
3. WATER MAINS SHALL HAVE 3 WEDGES PER JOINT.

SAND BLANKET/BARRIER	
SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 - 100
200	0 - 15

WATER MAIN TRENCH NOT TO SCALE

ENGINEER:

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

ERIC D. WENFRIES
No. 7634
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR:
PLANNING BOARD APPLICATION

ISSUE DATE:
MARCH 28, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	02/23/22
1	PER CON COMM REVIEW	EDW	03/28/22

DRAWN BY: _____ MBS
APPROVED BY: _____ EDW
DRAWING FILE: _____ 3950SITE.DWG

SCALE:
22" x 34" - NOT TO SCALE

OWNER OF RECORD/APPLICANT:
SOCIETY FOR THE PROTECTION OF N.H. FORESTS
54 PORTSMOUTH ST.
CONCORD, NH 03302

PROJECT:
PROPOSED PUBLIC RESTROOMS AT THE CARRIAGE HOUSE CREEK FARM
400 LITTLE HARBOR ROAD
PORTSMOUTH, NH
TAX MAP 203, LOT 08

TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
2 OF 2

P-3950