ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

March 22, 2023

Peter Britz, Planning Director
City of Portsmouth
1 Junkins Avenue
Portsmouth, New Hampshire 03801

Re: TAC Resubmission
Reis Farm
Assessor's Map 255, Lot 5
305 Peverly Hill Road
Altus Project No. 5411

Dear Peter,

Attached please find revised plans for the above referenced project. Changes include:

- Rerouting of the proposed water line replacement and updating the pipe to CTS.
- Revisions to the septic system layout.
- The addition of pipe sleeves where the septic lines cross truck routes.
- Two "no truck access signs" to restrict trucks from the northerly driveway.
- Unit numbers per DPW and corresponding mailboxes on Peverly Hill Road.
- A turning movement analysis plan for fire truck access.
- Inclusion of plans for the ADU which include details on fire prevention.
- Removal of the existing connector between the ADU and barn.
- Various minor "housekeeping" items.

Please call me if you have any questions or need any additional information.

Sincerely,

ALTUS ENGINEERING

Erik B. Saari
Vice President

ebs/5411.01-TAC-CovLtr-032223

Enclosures

eCopy: Jim Reis

THIS DRAWING SET HAS NOT BEEN RELEASED FOR CONSTRUCTION

The Reis Farm

305 Peverly Hill Road
Portsmouth, NH 03801

Assessor's Parcel 255, Lot 5

ISSUED FOR TAC

ISSUED FOR TAC

Plan Issue Date:

March 22, 2023

Owner/Applicant:

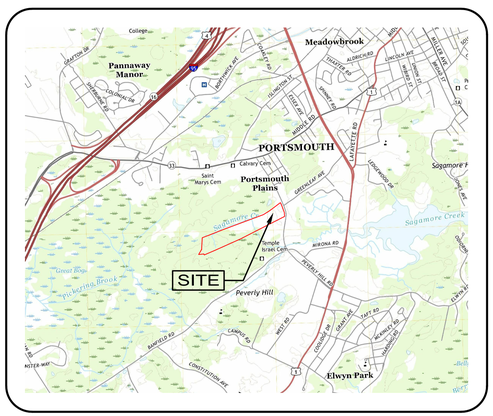
THOMAS E., MARYBETH B,
JAMES B. AND MEEGAN C. REIS
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
(603) 218-1910

Civil Engineer:

ALTUS ENGINEERING
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

Surveyor:

Ambit Engineering, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
200 Griffin Road, Unit 3
Portsmouth, New Hampshire 03801
Tel. 603-430-9282



LOCUS NOT TO SCALE

Sheet Index

Title	Sheet No.:	Rev.	Date
Existing Conditions Plan	C-1	0	01/06/23
Site and Utilities Plan	C-2	1	03/22/23
Site and Utilities Plan	C-3	1	03/22/23
Turning Movement Analysis	C-4	0	03/22/23
Detail Sheet	C-5	1	03/22/23
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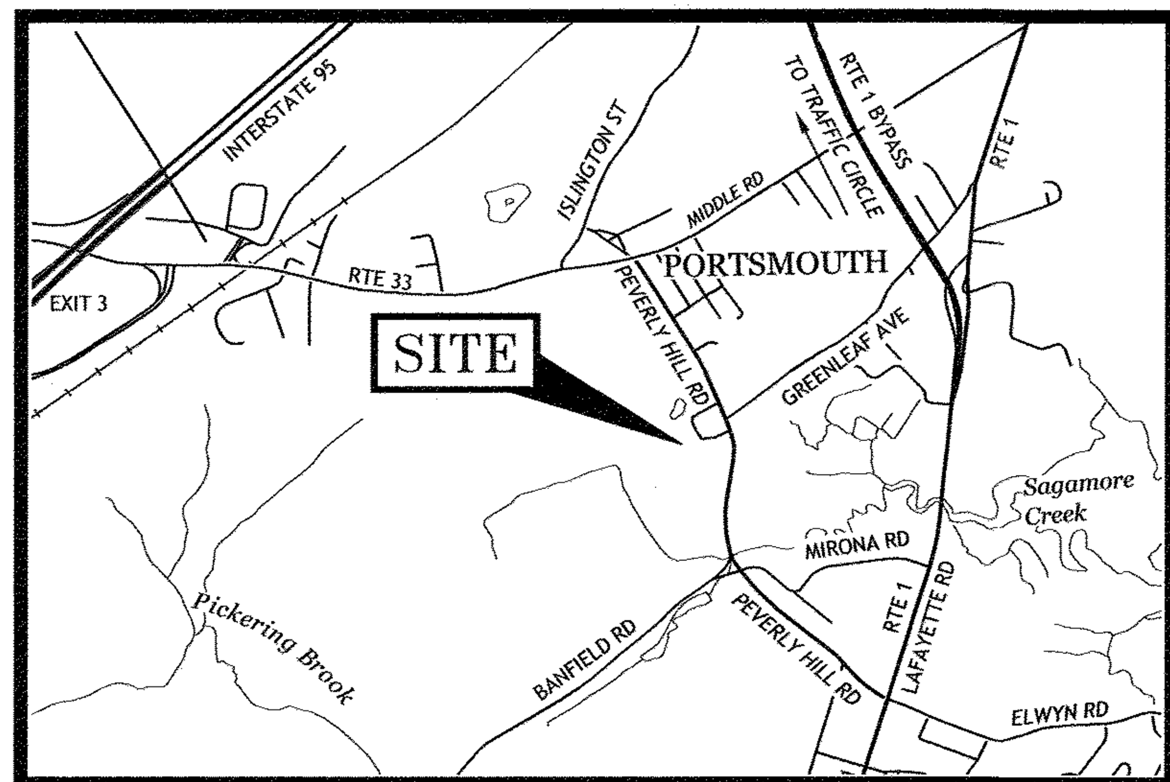
Right Elevation	–	0	12/13/22
Rear Elevation	–	0	12/13/22
Left Elevation	–	0	12/13/22
Proposed & Exist. 1st Floorl Plans	A1	1	03/20/23
Proposed & Exist. 2nd Floor Plans	A2	1	03/20/23
Proposed & Exist. Lower Level	A3	1	03/20/23
Proposed & Existing Front Elev.	A4	1	03/20/23
Proposed & Existing Rear Elev.	A5	1	03/20/23

Permit Summary	Submitted	Received
Portsmouth ZBA Approval	01/10/23	01/24/23
Portsmouth Site Plan Approval	02/21/23	–
NHDES Subsurface Approval	–	–

P5411



LOCATION MAP
SCALE: 1"=2000'

LEGEND:

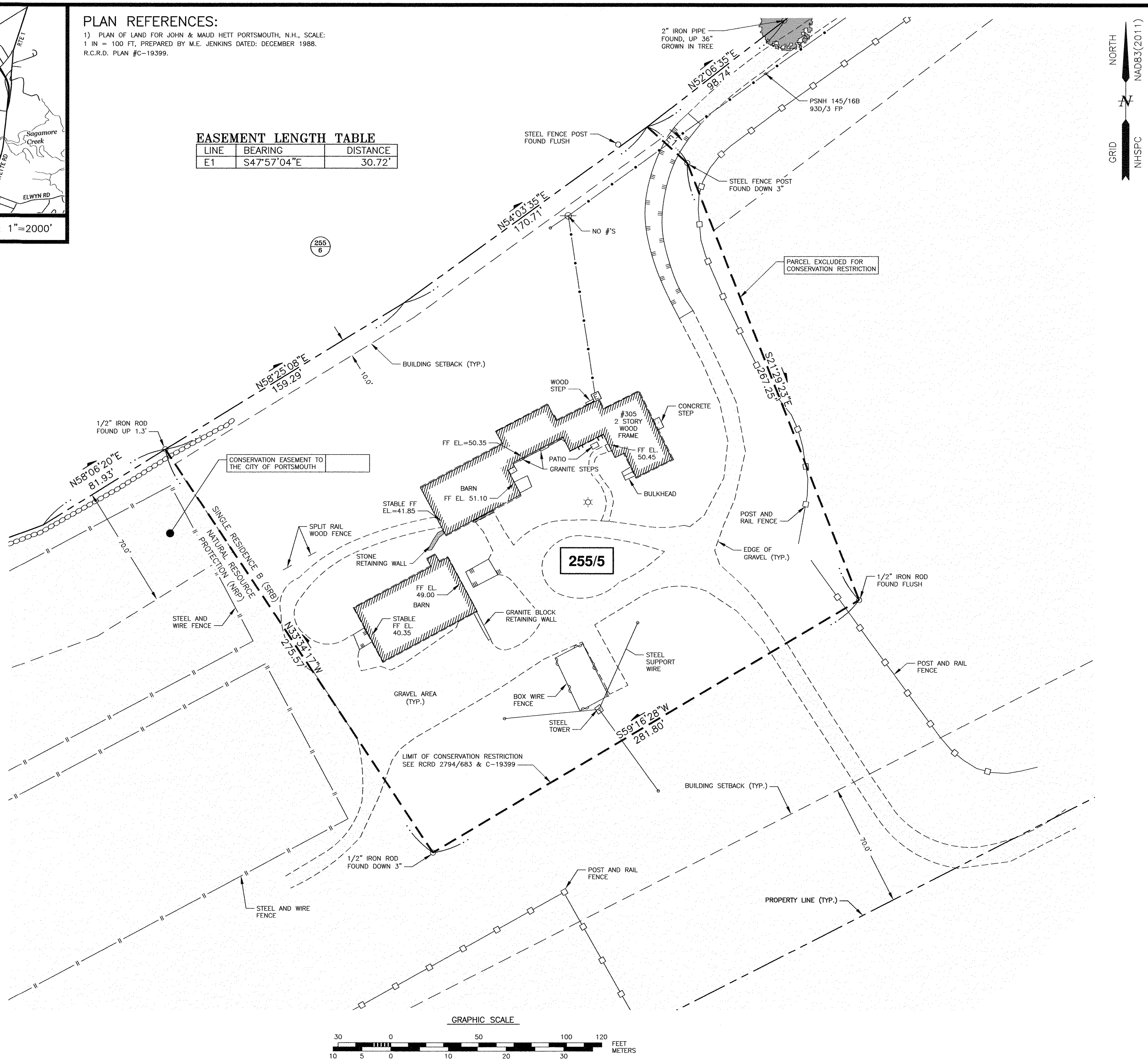
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
(11/21)	MAP 11 / LOT 21
— — —	BOUNDARY
- - - -	SETBACK
○	IRON ROD/PIPE FOUND
—•—•—	OVERHEAD ELECTRIC/WIRES
—100—	CONTOUR
—"—"—	EDGE OF PAVEMENT (EP)
Ø Ø—•	UTILITY POLE (w/ GUY)
E	ELECTRIC METER
EL.	ELEVATION
FF	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL

PLAN REFERENCES:

1) PLAN OF LAND FOR JOHN & MAUD HETT PORTSMOUTH, N.H., SCALE: 1 IN = 100 FT, PREPARED BY M.E. JENKINS DATED: DECEMBER 1988. R.C.R.D. PLAN #C-19399.

EASEMENT LENGTH TABLE

LINE	BEARING	DISTANCE
E1	S47°57'04"E	30.72'



"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 #738 — 1·6·23 DATE

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

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

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 255 AS LOT 5.

2) OWNERS OF RECORD:
THOMAS E. REIS & MARYBETH R. REIS
JAMES B. REIS & MEEGAN C. REIS
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
5560/2148
C-19399

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270F, EFFECTIVE DATE 1/29/2021.

4) EXISTING LOT AREA:
39.7 ACRES (PER CITY ASSESSOR DATABASE)

5) PARCEL IS LOCATED IN THE NATURAL RESOURCE PROTECTION (NRP) & SINGLE RESIDENCE B (SRB) DISTRICTS.

6) DIMENSIONAL REQUIREMENTS:

NATURAL RESOURCES PROTECTION (NRP)

MIN. LOT AREA:	N/A
FRONTAGE:	N/A
SETBACKS:	
FRONT:	70 FEET
SIDE:	70 FEET
REAR:	70 FEET
MAXIMUM STRUCTURE HEIGHT	35 FEET
MAXIMUM BUILDING COVERAGE	N/A
MINIMUM OPEN SPACE:	95%

SINGLE RESIDENCE B (SRB)

MIN. LOT AREA:	15,000 S.F.
FRONTAGE:	100 FEET
SETBACKS:	
FRONT:	30 FEET
SIDE:	10 FEET
REAR:	30 FEET
MAXIMUM STRUCTURE HEIGHT:	35 FEET
MAXIMUM BUILDING COVERAGE:	20%
MINIMUM OPEN SPACE:	40%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON A PORTION OF ASSESSOR'S MAP 255, LOT 5 IN THE CITY OF PORTSMOUTH.

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

9) THIS PLAN DEPICTS THE PORTION OF ASSESSORS MAP 255 LOT 5 IDENTIFIED AS "PARCEL EXCEPTED FROM CONSERVATION RESTRICTION" AS SHOWN ON PLAN REFERENCE 1. THIS PORTION OF THE LOT IS LOCATED IN SINGLE RESIDENCE B (SRB) ZONING DISTRICT. THE REMAINDER OF THE LOT IS LOCATED IN THE NATURAL RESOURCES PROTECTION (NRP) DISTRICT.

10) PARCEL PARTIALLY SUBJECT TO CONSERVATION RESTRICTIONS AS STATED IN RCRD 2794/683.

REIS RESIDENCE
305 PEVERLY ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	1/6/23

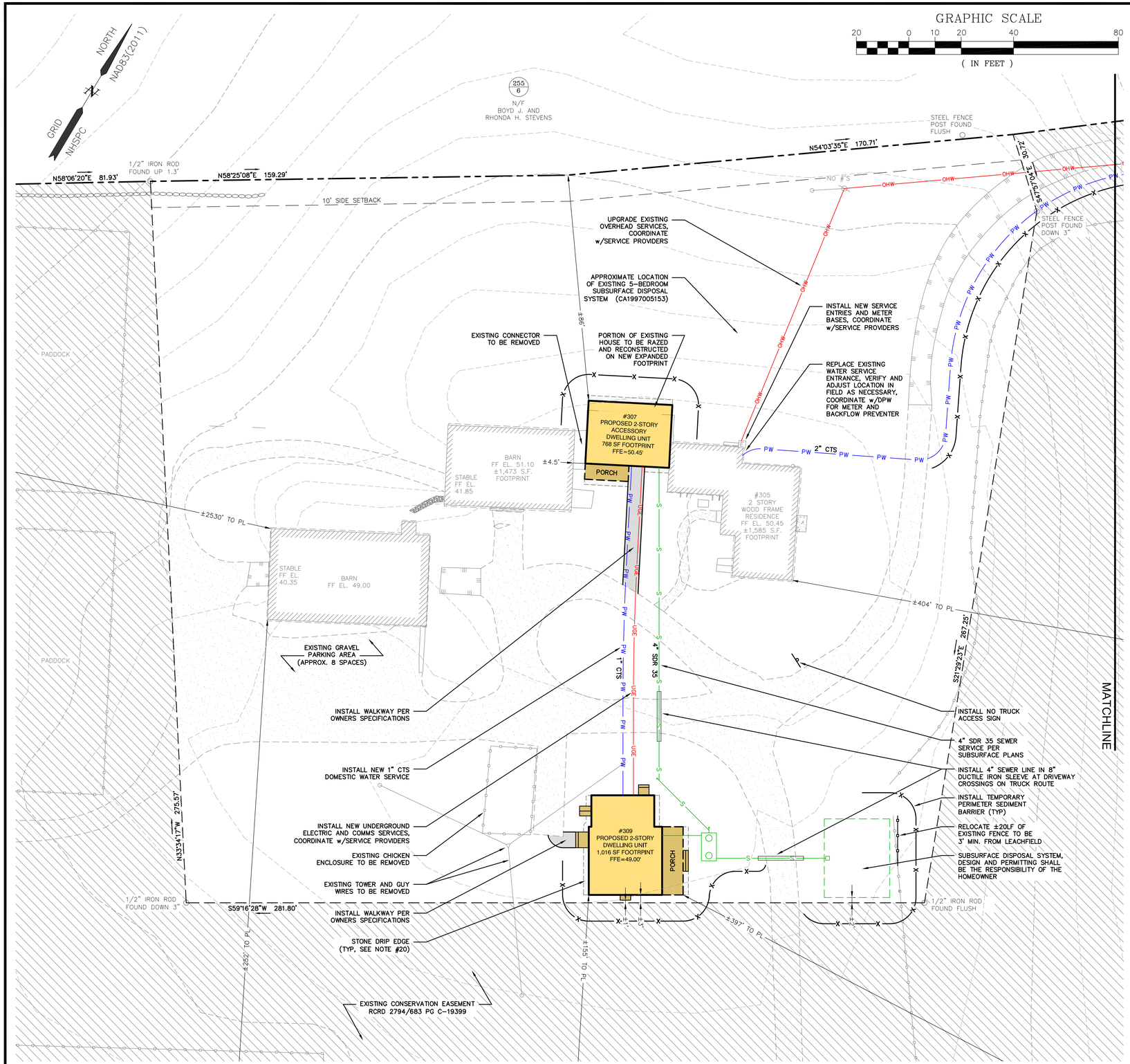
REVISIONS

SCALE: 1"=30' DECEMBER 2022

EXISTING CONDITIONS PLAN

C1

FB 445 PG 1 568.01



SITE NOTES

1. DESIGN INTENT – THIS PLAN SET IS INTENDED TO DEPICT THE ADDITION OF TWO RESIDENTIAL UNITS TO THE SITE TOGETHER WITH ASSOCIATED SITE IMPROVEMENTS.
2. APPROXIMATE LOT AREA: 1,690,603 S.F. (±38.81 AC.)
3. ZONE: SINGLE RESIDENCE B (SRB) & NATURAL RESOURCE PROTECTION (NRP)
4. DIMENSIONAL REQUIREMENTS (SRB):

MIN. LOT AREA:	15,000 S.F.
MIN. STREET FRONTAGE:	100'
FRONT SETBACK:	30'
SIDE SETBACK:	10'
REAR SETBACK:	30'
MAX. BUILDING HEIGHT:	35'
MAX. BLDG. COVERAGE:	20% (0.35% EXISTING, 0.43% PROPOSED)
MIN. OPEN SPACE:	40% (1.54% EXISTING, 1.65% PROPOSED)
WETLAND SETBACK:	100'

4. PARKING REQUIREMENTS:

AGRICULTURAL USES:		NO REQUIREMENT
DWELLING UNITS:	<300 S.F.	0.5 SPACES/UNIT
	500-750 S.F	1.0 SPACES/UNIT
	>750 S.F.	1.3 SPACES UNIT
3 UNITS >750 S.F. x 1.3 SPACES		= 3.9 SPACES
TOTAL PARKING REQUIRED		= 4 SPACES
TOTAL PARKING PROVIDED		= 8+ SPACES

5. OVERALL AREA OF DISTURBANCE UNDER 100,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
6. AREA OF DISTURBANCE UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED (NOI, SWPPP AND INSPECTIONS NOT REQUIRED).
7. THE FOLLOWING VARIANCES FROM THE PORTSMOUTH ZONING ORDINANCE WERE GRANTED BY THE PORTSMOUTH BOARD OF ADJUSTMENT ON JANUARY 24, 2023:

   SECTION 10.440 USE #1.30 – TO ALLOW A TWO UNIT DWELLING IN THE SRB DISTRICT.

   SECTION 10.513 – TO ALLOW MORE THAN ONE FREESTANDING DWELLING UNIT ON A LOT IN THE SRB DISTRICT.

   ZBA APPROVAL CONDITIONED ON A MAXIMUM OF 3 DWELLING UNITS.
8. NO WETLANDS OR FLOODPLAINS ARE LOCATED WITHIN THE PROJECT LIMITS.
9. THE PROJECT AREA IS NOT IN A WELLHEAD OR AQUIFER PROTECTION AREA.
10. ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
11. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
12. 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.
13. BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.
14. SOLID WASTE IS DELIVERED TO THE MUNICIPAL TRANSFER/RECYCLING STATION ON A WEEKLY BASIS.
15. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
16. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
17. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLN 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.
18. SNOW TO BE STORED AT THE EDGE OF DRIVEWAYS AND PARKING AREAS AND IN LOCATIONS SHOWN.
19. TOPOGRAPHY SHOWN WAS OBTAINED FROM THE CITY OF PORTSMOUTH GIS DATABASE. CONTRACTOR TO VERIFY ELEVATIONS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO INITIATING WORK.
20. STONE DRIP EDGES SHALL BE CONSTRCUTED AT ALL ROOF LINES THAT DIRECT RUNOFF TO ANY NON-IMPERVIOUS AREA SUCH AS LAWNS OR LANDSCAPING. GUTTERS INSTALLED OVER DOORWAYS, DECKS, DRIVEWAYS, ETC. SHALL DIRECT THEIR DOWNSPOUTS TO THE NEAREST STONE DRIP EDGE.
21. AN INDIVIDUAL NUMBERED MAILBOX FOR EACH UNIT SHALL BE INSTALLED ON PEVERLY HILL ROAD.

RECORDING OF THIS PLAN IS A REQUIREMENT OF THE PORTSMOUTH PLANNING BOARD AS PART OF THEIR APPROVAL.

FOR AMBIT ENGINEERING, INC.

DATE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

ALTUS ENGINEERING
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE
3/20/23

NOT FOR CONSTRUCTION

ISSUED FOR: TAC

ISSUE DATE: MARCH 22, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	TAC	EBS	02/21/23
1	REVISED PER TAC	EBS	03/22/23

DRAWN BY: EBS
APPROVED BY: EBS
DRAWING FILE: 5411-SITE.dwg

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

OWNER:
THOMAS E., MARYBETH B., JAMES B. AND MEEGAN C. REIS
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

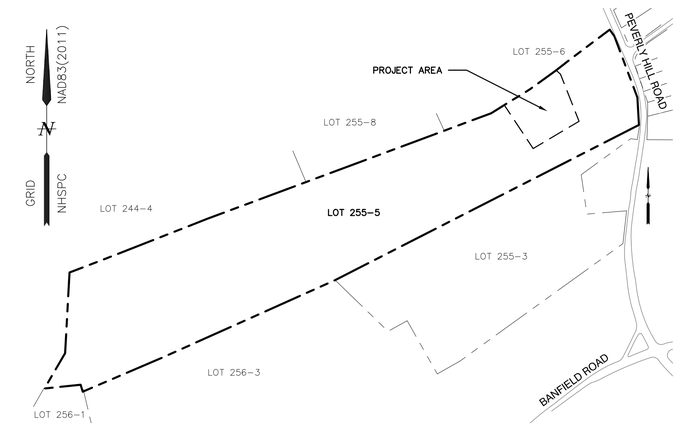
APPLICANT:
THOMAS E., MARYBETH B., JAMES B. AND MEEGAN C. REIS
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

PROJECT:
REIS FARM
TAX MAP 255 LOT 5
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

TITLE:
SITE AND UTILITIES PLAN

SHEET NUMBER:
C-2

P5411



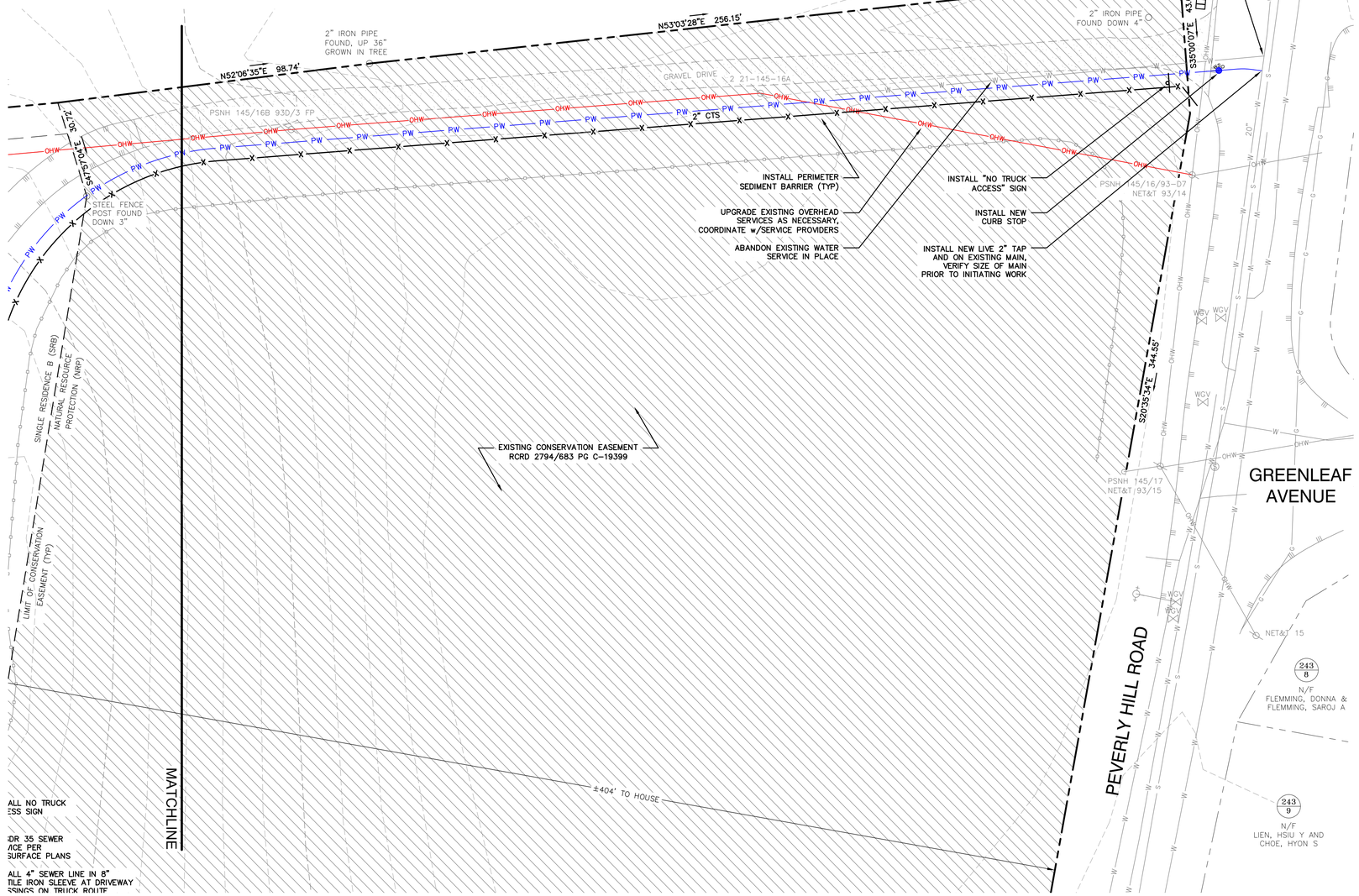
OVERALL LOT PLAN

1" = 400'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)



UTILITY NOTES

1. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE. CATCH BASINS, MANHOLES, WATER GATES, ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY PROVIDERS AND GOVERNMENTAL AGENCIES. AS SUCH, THEY ARE NOT INCLUSIVE AS OTHER UTILITIES AND UNDERGROUND STRUCTURES THAT ARE NOT SHOWN ON THE PLANS MAY EXIST. THE ENGINEER, SURVEYOR AND OWNER ACCEPT NO RESPONSIBILITY FOR POTENTIAL INACCURACIES IN THE PLAN AND/OR UNFORESEEN CONDITIONS. THE CONTRACTOR SHALL NOTIFY, IN WRITING, SAID AGENCIES, UTILITY PROVIDERS, CITY OF PORTSMOUTH DPW AND OWNER'S AUTHORIZED REPRESENTATIVE AND CALL DIG SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION WORK.
2. PRIOR TO CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING AND PROPOSED STORMWATER AND UTILITY LINES. CONFLICTS SHALL BE ANTICIPATED AND ALL EXISTING LINES TO BE RETAINED SHALL BE PROTECTED. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED AND, IF NECESSARY, EXISTING UTILITIES SHALL BE RELOCATED AT NO EXTRA COST TO THE OWNER. ALL CONFLICTS SHALL BE RESOLVED WITH THE INVOLVEMENT OF THE ENGINEER, DPW AND APPROPRIATE UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF ALL BONDS AND PAYMENT OF ALL TAP, TIE-IN AND CONNECTION FEES.
4. ALL ROAD/LANE CLOSURES OR OTHER TRAFFIC INTERRUPTIONS SHALL BE COORDINATED WITH THE PORTSMOUTH POLICE DEPARTMENT AND DPW AT LEAST TWO WEEKS PRIOR TO COMMENCING RELATED CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCHING, BEDDING, BACKFILL & COMPACTION FOR ALL UTILITY TRENCHING IN ADDITION TO ALL CONDUIT INSTALLATION AND COORDINATION OF ALL REQUIRED INSPECTIONS.
6. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND CITY REGULATIONS.
7. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH AND NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
8. DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
9. ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL BE CONSTRUCTED AND TESTED PER PORTSMOUTH DPW STANDARDS AND SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE TO THE STANDARDS AND SPECIFICATIONS OF THE RESPECTIVE UTILITY PROVIDERS.
10. WHERE WATER LINES CROSS, RUN ADJACENT TO OR ARE WITHIN 5' OF STORM DRAINAGE PIPES OR STRUCTURES, 2"-THICK CLOSED CELL RIGID BOARD INSULATION SHALL BE INSTALLED FOR FROST PROTECTION.
11. WATER AND SANITARY SEWER LINES SHALL BE LOCATED AT LEAST 10' HORIZONTALLY FROM EACH OTHER. WHERE CROSSING, 18" MINIMUM VERTICAL CLEARANCE SHALL BE PROVIDED WITH WATER INSTALLED OVER SEWER.
12. ALL NEW WATER PIPING SHALL BE CTS OR K COPPER..
13. WATER/WASTEWATER DEMAND (USING NHDES SUBSURFACE CRITERIA):
    (7 BEDROOMS x 150 GPD) + (1 ADU x 225 GPD) = 1,275 TOTAL FLOW (WASTEWATER TO BE DIRECTED TO ONSITE SUBSURFACE DISPOSAL SYSTEMS, ONE 5-BEDROOM SYSTEM CURRENTLY EXISTS (#CA1997005153), ONE NEW 4-BEDROOM SYSTEM TO BE CONSTRUCTED)
14. UTILITY PROVIDERS AND CONTACTS:
    - WATER & SEWER: PORTSMOUTH DPW, JIM TOW, (603) 427-1530.
    - GAS: UNITIL, DAVID BEAULIEU, (603) 294-5144.
    - TELECOMMUNICATIONS: CONSOLIDATED, JOE CONSIDINE, (603) 427-5525.
    - CABLE: COMCAST, MIKE COLLINS, (603) 679-5695, EXT. 1037.
    - ELECTRICAL: EVERSOURCE, MICHAEL BUSBY, (603) 332-4227, EXT. 5555334. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL, 48-HOUR MINIMUM NOTICE REQUIRED.
17. SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR EXACT LOCATIONS & ELEVATIONS OF UTILITY CONNECTIONS AT BUILDINGS. COORDINATE ALL WORK WITHIN FIVE (5) FEET OF BUILDINGS WITH BUILDING CONTRACTOR AND ARCHITECTURAL/MECHANICAL DRAWINGS. ALL CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY PRIOR TO COMMENCING RELATED WORK.
16. FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE ARCHITECT, CONTRACTOR, APPROPRIATE UTILITY COMPANIES AND THE PORTSMOUTH DPW.
17. ASIDE FROM VISIBLE SURFACE FEATURES SUCH AS VALVES AND HYDRANTS, ALL WATER LINE INFORMATION IN THE PEVERLY HILL ROAD RIGHT OF WAY WAS OBTAINED FROM PORTSMOUTH DPW. ALTUS ENGINEERING DOES NOT WARRANT THE ACCURACY OF THIS DATA.

RECORDING OF THIS PLAN IS A REQUIREMENT OF THE PORTSMOUTH PLANNING BOARD AS PART OF THEIR APPROVAL.

FOR AMBIT ENGINEERING, INC.

DATE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

ALTUS ENGINEERING
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: TAC

ISSUE DATE: MARCH 22, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	TAC	EBS	02/21/23
1	REVISED PER TAC	EBS	03/22/23

DRAWN BY: EBS
APPROVED BY: EBS
DRAWING FILE: 5411-SITE.dwg

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

OWNER:
THOMAS E., MARYBETH B.,
JAMES B. AND MEEGAN C. REIS
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

APPLICANT:
THOMAS E., MARYBETH B.,
JAMES B. AND MEEGAN C. REIS
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

PROJECT:
REIS FARM
TAX MAP 255 LOT 5
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

TITLE:
SITE AND
UTILITIES PLAN

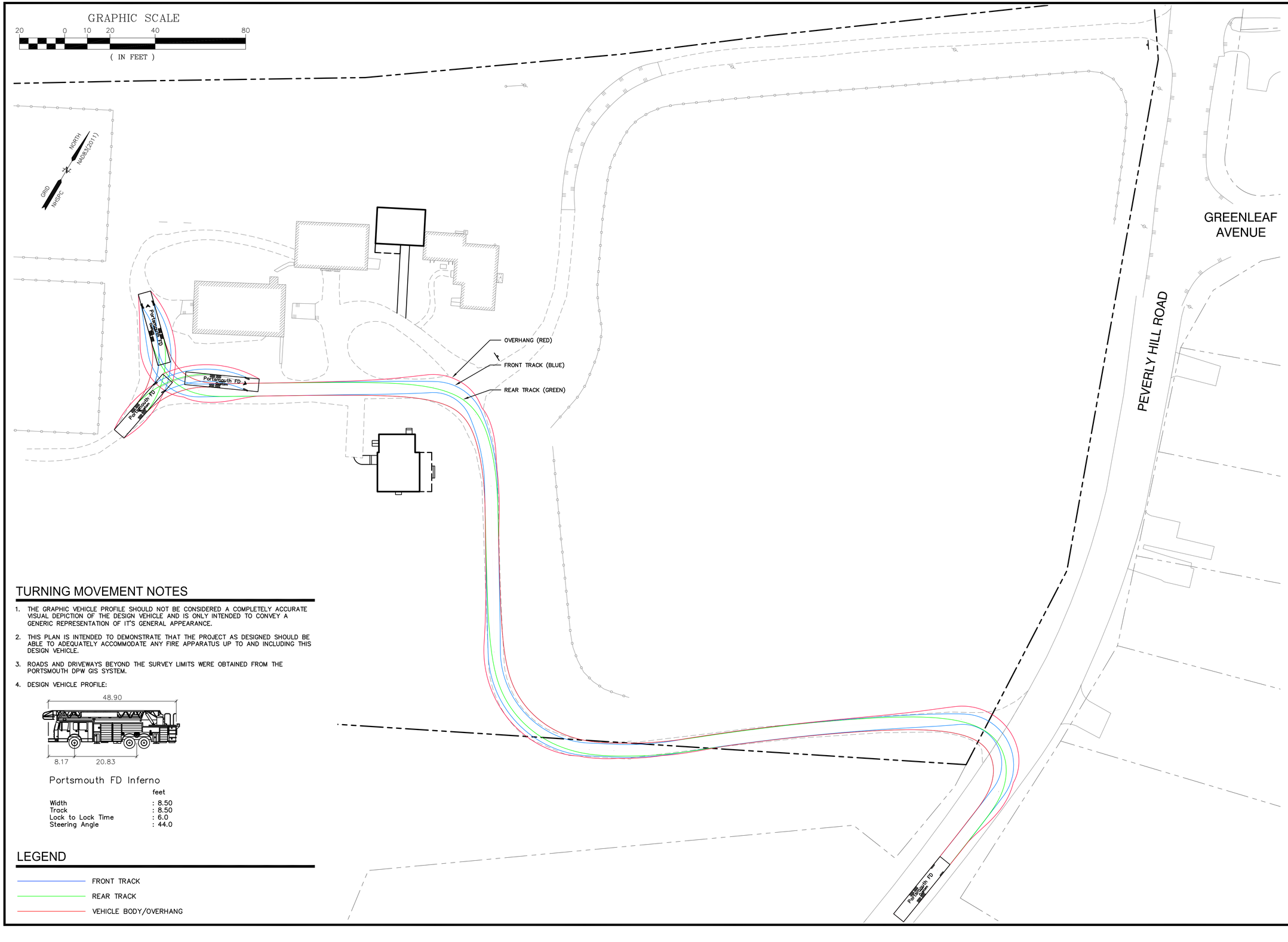
SHEET NUMBER:
C-3

P5411

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)



TURNING MOVEMENT NOTES

1. THE GRAPHIC VEHICLE PROFILE SHOULD NOT BE CONSIDERED A COMPLETELY ACCURATE VISUAL DEPICTION OF THE DESIGN VEHICLE AND IS ONLY INTENDED TO CONVEY A GENERIC REPRESENTATION OF IT'S GENERAL APPEARANCE.
2. THIS PLAN IS INTENDED TO DEMONSTRATE THAT THE PROJECT AS DESIGNED SHOULD BE ABLE TO ADEQUATELY ACCOMMODATE ANY FIRE APPARATUS UP TO AND INCLUDING THIS DESIGN VEHICLE.
3. ROADS AND DRIVEWAYS BEYOND THE SURVEY LIMITS WERE OBTAINED FROM THE PORTSMOUTH DPW GIS SYSTEM.
4. DESIGN VEHICLE PROFILE:

Portsmouth FD Inferno

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 44.0

LEGEND

- FRONT TRACK
- REAR TRACK
- VEHICLE BODY/OVERHANG

ALTUS ENGINEERING

133 Court Street Portsmouth, NH 03801
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NO.	DESCRIPTION	BY	DATE
0	TAC	EBS	03/22/23

DRAWN BY: EBS
APPROVED BY: EBS
DRAWING FILE: 5411-SITE.dwg

SCALE:
22" x 34" - 1" = 30'
11" x 17" - 1" = 60'

OWNER:
THOMAS E., MARYBETH B., JAMES B. AND MEEGAN C. REIS
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

APPLICANT:
THOMAS E., MARYBETH B., JAMES B. AND MEEGAN C. REIS
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

PROJECT:
REIS FARM
TAX MAP 255 LOT 5
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

TITLE:
TURNING MOVEMENT ANALYSIS

SHEET NUMBER:
C-4

P5411

SEDIMENT AND EROSION CONTROL NOTES

PROJECT NAME AND LOCATION

REIS FARM
305 PEVERLY HILL ROAD
PORTSMOUTH, NEW HAMPSHIRE
TAX MAP 255 LOT 5

LATITUDE: 43°03'08" N
LONGITUDE: 70°46'50" W

OWNER/APPLICANT:
THOMAS E., MARYBETH B., JAMES B. AND MEEGAN C. REIS
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

DESCRIPTION

The project consists of the renovation an expansion of an existing residence and the construction of a new detached residence together with associated site improvements.

DISTURBED AREA

The total area to be disturbed for the development is ±8,025 S.F. (±0.18 acres).

PROJECT PHASING

The proposed project will be completed in one phase.

NAME OF RECEIVING WATER

The site drains over land to to Sagamore Creek.

SEQUENCE OF MAJOR ACTIVITIES

1. Install temporary erosion control measures including perimeter controls, stabilized construction entrance and inlet sediment filters as noted on the plan. All temporary erosion control measures shall be maintained in good working condition for the duration of the project.
2. Remove landscaping and trees, strip loam and stockpile.
3. Demolish existing site features, buildings, utilities, etc. as shown on Demolition Plan.
4. Construct building foundations.
5. Construct new buildings and associated improvements.
6. Rough grade site including placement of borrow materials.
7. Construct utilities.
8. Loam (6" min) and seed on all disturbed areas not paved or otherwise stabilized.
9. When all construction activity is complete and site is stabilized, remove all temporary erosion control measures and any sediment that has been trapped by these devices.

TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "New Hampshire Stormwater Manual, Volumes 1 – 3", issued December 2008, as amended. As indicated in the sequence of Major Activities, perimeter controls shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area and permanent measures are established, perimeter controls shall be removed.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through appropriate perimeter controls. All storm drain inlets shall be provided with inlet protection measures.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion and sediment control measures shall be maintained until permanent vegetation is established.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

A. GENERAL

These are general inspection and maintenance practices that shall be used to implement the plan:

1. The smallest practical portion of the site shall be denuded at one time.
2. All control measures shall be inspected at least once each week and following any storm event of 0.5 inches or greater.
3. All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
4. Built–up sediment shall be removed from perimeter barriers when it has reached one–third the height of the barrier or when "bulges" occur.
5. All diversion dikes shall be inspected and any breaches promptly repaired.
6. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
7. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
8. An area shall be considered stable if one of the following has occurred:
   a. Base coarse gravels have been installed in areas to be paved;
   b. A minimum of 85% vegetated growth as been established;
   c. A minimum of 3 inches of non–erosive material such as stone of riprap has been installed; – or –
   d. Erosion control blankets have been properly installed.
9. The length of time of exposure of area disturbed during construction shall not exceed 45 days.

B. MULCHING

Mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

1. Timing – In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this:
   a. Apply mulch prior to any storm event. This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
   b. Required Mulching within a specified time period. The time period can range from 21 to 28 days of inactivity on a area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

2. Guidelines for Winter Mulch Application –

Type	Rate per 1,000 s.f.	Use and Comments
Hay or Straw	70 to 90 lbs.	Must be dry and free from mold. May be used with plantings.
Wood Chips or Bark Mulch	460 to 920 lbs.	Used mostly with trees and shrubs.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (CONTINUED)

Jute and Fibrous Matting (Erosion Blanket	As per manufacturer Specifications	Used in slope areas, water courses and other Control areas.
Crushed Stone 1/4" to 1–1/2" dia.	Spread more than 1/2" thick	Effective in controlling wind and water erosion.
Erosion Control Mix	2" thick (min)	* The organic matter content is between 80 and 100%, dry weight basis. * Particle size by weight is 100% passing a 6"screen and a minimum of 70 %, maximum of 85%, passing a 0.75" screen. *The organic portion needs to be fibrous and elongated. *Large portions of silts, clays or fine sands are not acceptable in the mix. * Soluble salts content is less than 4.0 mmhos/cm. *The pH should fall between 5.0 and 8.0.

3. Maintenance – All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

C. PERMANENT SEEDING –

1. Bedding – stones larger than 1½", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 5" to prepare a seedbed and mix fertilizer into the soil.

2. Fertilizer – lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and organic fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:

   Agricultural Limestone @ 100 lbs. per 1,000 s.f.
   10–20–20 organic fertilizer @ 12 lbs. per 1,000 s.f.

3. Seed Mixture (recommended):

Type	Lbs. / Acre	Lbs. / 1,000 sf
Tall Fescue	24	0.55
Creeping Red Fescue	24	0.55
Total	48	1.10

Seed Mixture (For slope embankments):
Grass Seed: Provide fresh, clean, new–crop seed complying with tolerance for purity and germination established by Official Seed Analysts of North America. Provide seed mixture composed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified:

Type	Min. Purity (%)	Min. Germination (%)	Kg./Hectare (Lbs/Acre)
Creeping Red Fescue (c)	96	85	45 (40)
Perennial Rye Grass (a)	98	90	35 (30)
Redtop	95	80	5 (5)
Alsike Clover	97	90(e)	5 (5)
		Total	90 (80)

a. Ryegrass shall be a certified fine–textured variety such as Pennfine, Fiesta, Yorktown, Diplomat, or equal.
b. Fescue varieties shall include – Creeping Red and/or Hard Reliant, Scaldis, Koket, or Jamestown.

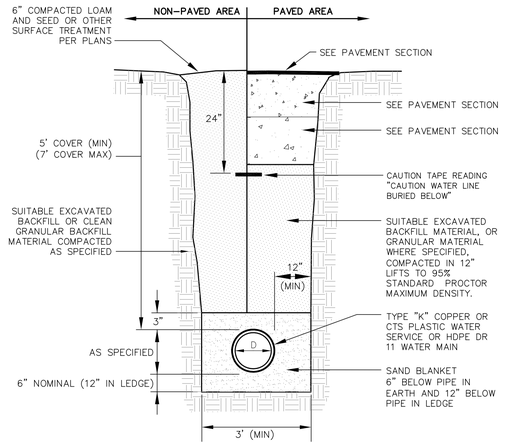
4. Sodding – sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt), etc.

WINTER CONSTRUCTION NOTES

1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and elsewhere seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting. 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% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions; and

3. After November 15th, incomplete road or parking surfaces where work has stopped for the winter season shall be protected with a minimum of 3 inches of crushed gravel per NHDOT Item 304.3.



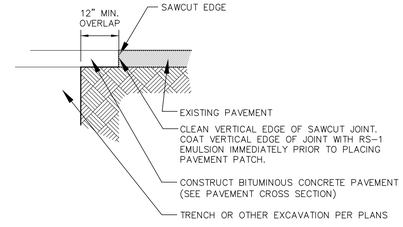
SAND BLANKET/BARRIER

SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15

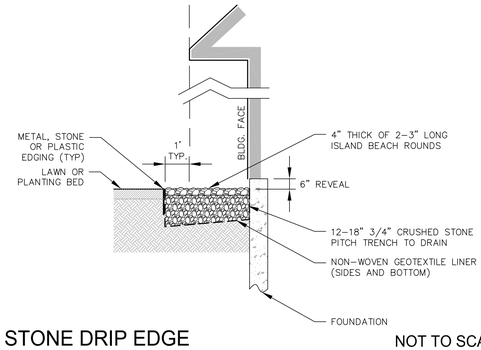
NOTES

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. ALL TRENCHING AND BACKFILL SHALL CONFORM WITH THE STANDARDS OF THE CITY OF PORTSMOUTH.

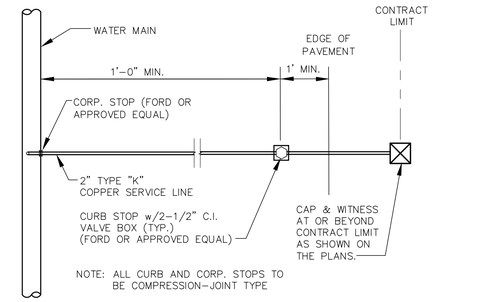
WATER MAIN TRENCH — NOT TO SCALE



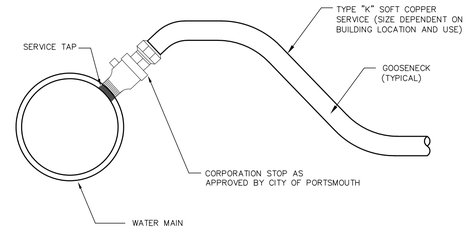
TYPICAL PAVEMENT SAWCUT — NOT TO SCALE



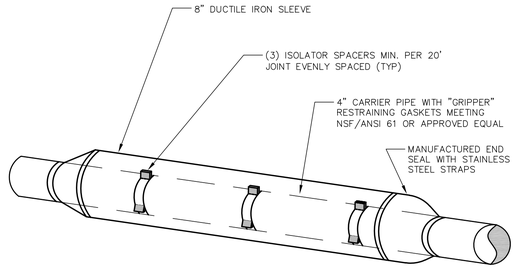
STONE DRIP EDGE — NOT TO SCALE



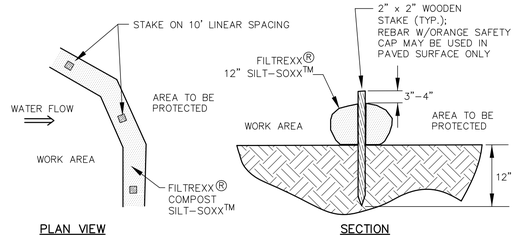
NOTE: ALL MATERIALS AND SPECIFICATIONS SHALL CONFORM TO CITY OF PORTSMOUTH WATER DEPARTMENT STANDARDS AND REQUIREMENTS. VERIFY PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.



WATER SERVICE CONNECTION — NOT TO SCALE



WATER SLEEVE DETAIL — NOT TO SCALE



NOTES:
1. SILTSOXX MAY BY USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
3. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
4. ALL SEDIMENT TRAPPED BY SILTSOXX SHALL BE DISPOSED OF PROPERLY.

TUBULAR SEDIMENT BARRIER — NOT TO SCALE

ALTUS ENGINEERING
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: TAC

ISSUE DATE: MARCH 22, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	TAC	EBS	02/21/23
1	REV. PER TAC/RENUMBERED	EBS	03/22/23

DRAWN BY: EBS
APPROVED BY: EBS
DRAWING FILE: 5411–SITE.dwg

SCALE:
22" x 34" – 1" = XX'
11" x 17" – 1" = XX'

OWNER:
THOMAS E., MARYBETH B., JAMES B. AND MEEGAN C. REIS
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

APPLICANT:
THOMAS E., MARYBETH B., JAMES B. AND MEEGAN C. REIS
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

PROJECT:
REIS FARM
TAX MAP 255 LOT 5
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

TITLE:
DETAIL SHEET

SHEET NUMBER:
C-5

P5411

12/13/2022

Alcott (Reis Res)

1124.500 EL (12/13/2022)

Art Form Architecture, Inc.
603-431-9559

Front Elevation

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

CRS 1124.500 EL Alcott

12/13/2022

Alcott (Reis Res)

1124.500 EL (12/13/2022)

Art Form Architecture, Inc.
603-431-9559

Right Elevation

Scale: 1/8" = 1'-0

12/13/2022

Alcott (Reis Res)

1124.500 EL (12/13/2022)

Art Form Architecture, Inc.
603-431-9559

Rear Elevation

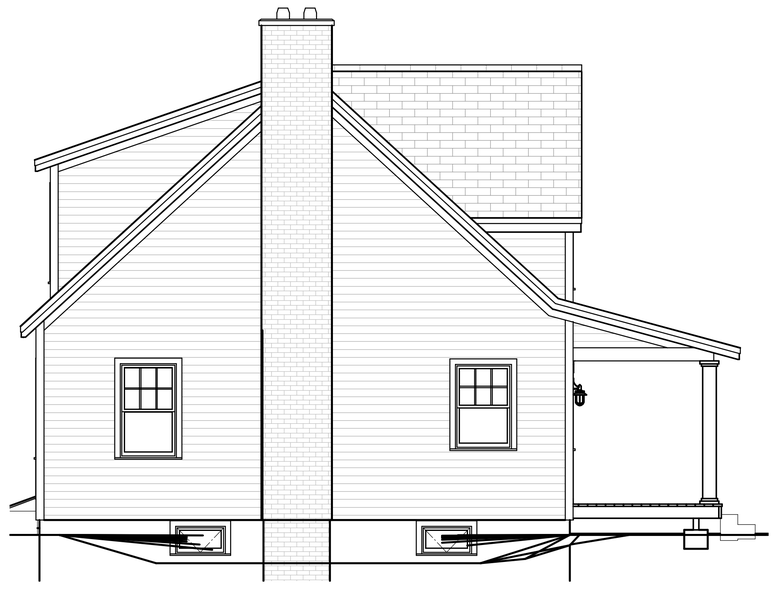
Scale: 1/8" = 1'-0

12/13/2022

Alcott (Reis Res)

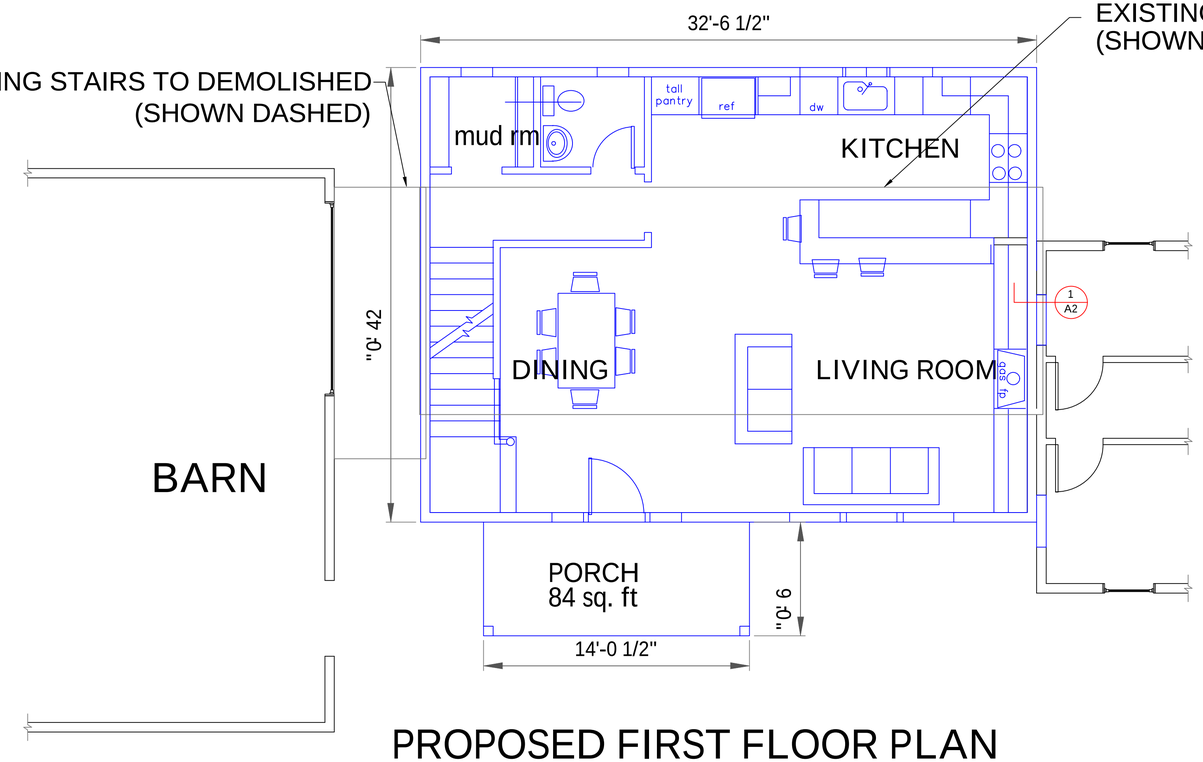
1124.500 EL (12/13/2022)

Art Form Architecture, Inc.
603-431-9559

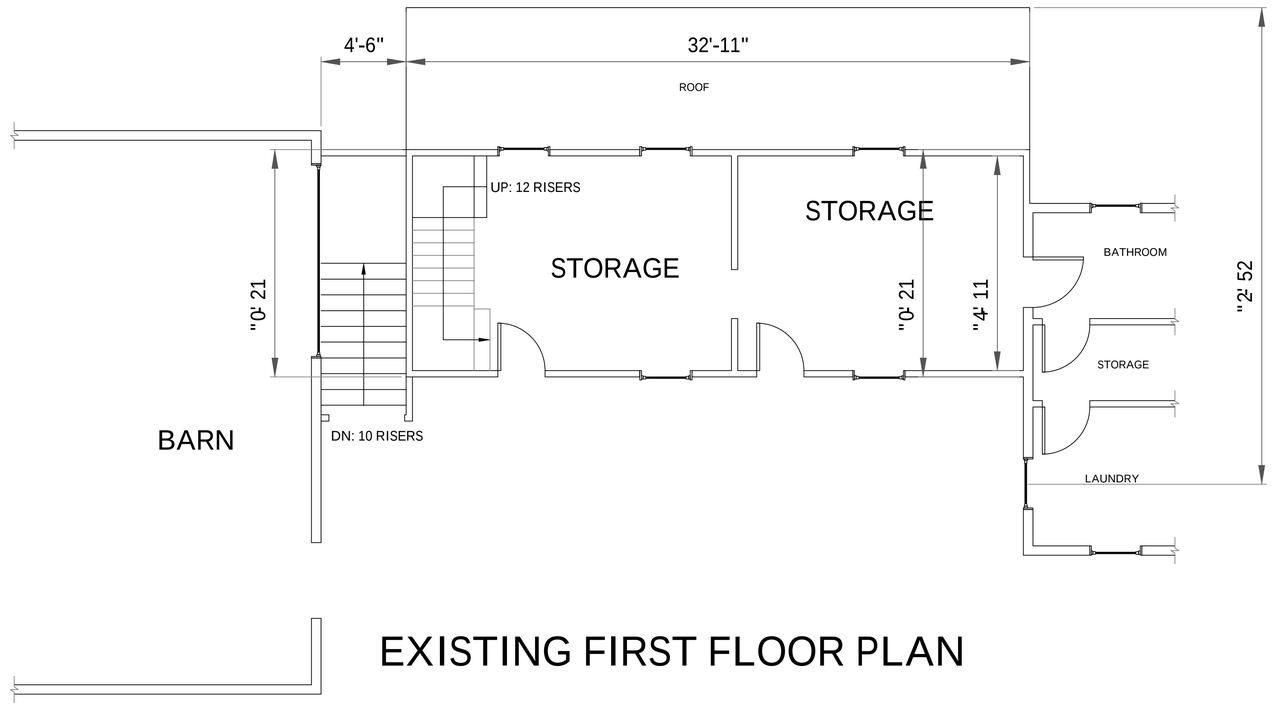


Left Elevation

Scale: 1/8" = 1'-0



PROPOSED FIRST FLOOR PLAN



EXISTING FIRST FLOOR PLAN

NOTES

1: All Construction shall comply with the 2018 International Residential Code and all applicable regulations for a legal two-family structure in the city of Portsmouth.

2: The following sections are applicable:Section R302 Fire-Resistant Construction.
R302.3 Two-family dwellings. Dwelling units in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire-resistance rating where tested in accordance with ASTM E119 or UL U305. Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.
R302.3.1 Supporting construction. Where floor assemblies are required to be fire-resistance rated by Section R302.3, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating
R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor-ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.
R302.4.1 Through penetrations. Through penetrations of fire-resistance-rated wall or floor assemblies shall comply with Section R302.4.1.1 or R302.4.1.2
R302.4.1.2 Penetration firestop system. Penetrations shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479, with a positive pressure differential of not less than 0.01 inch of water (3 Pa) and shall have an F rating of not less than the required fire-resistance rating of the wall or floor/ceiling assembly penetrate.

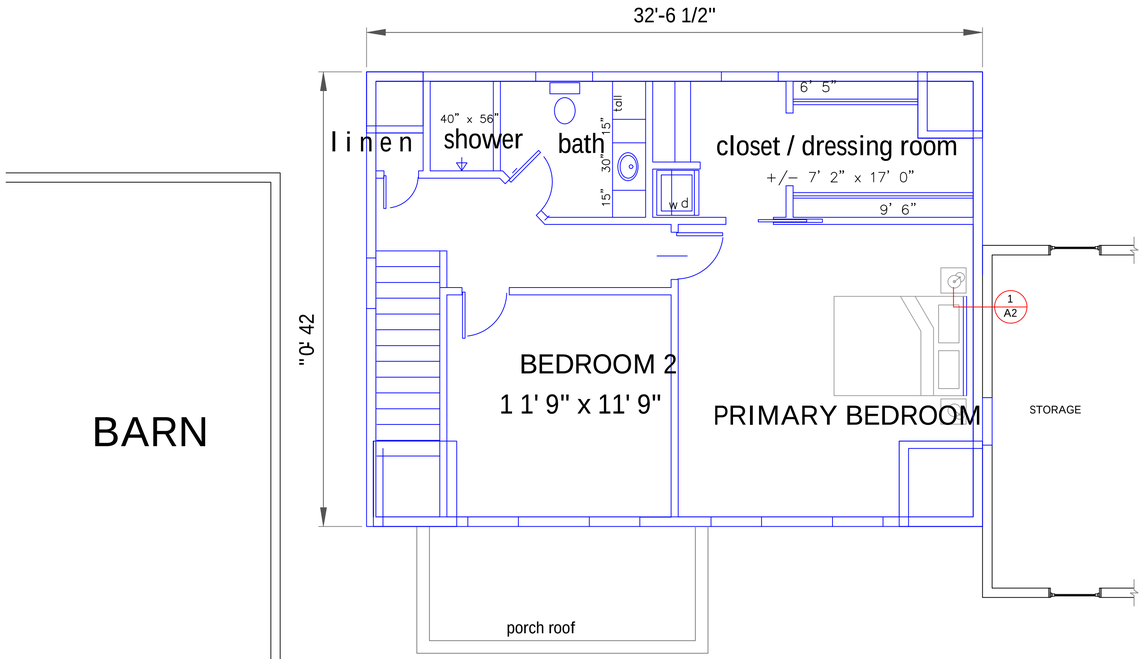
CHARLES HOYT DESIGNS
Shingle Style Architecture
P.O.BOX 526
Rye Beach, NH. 03871
(603) 812-8016
charleshoytdesigns@hotmail.com

305 PEVERLY HILL ROAD
PORTSMOUTH, NH

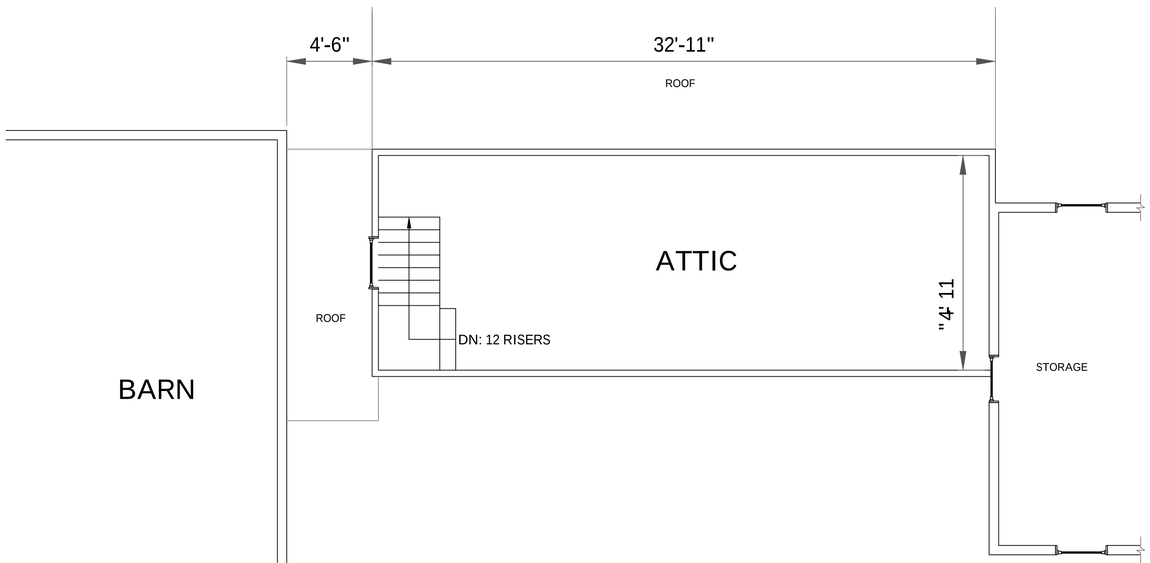
PROPOSED & EXIST. 1ST FLOOR PLANS
SCALE: 1/4"=1'-0" on 24" x 36"
SCALE: 1/8"=1'-0" on 11" x 17"

3-20-23
12-5-22

A1



PROPOSED SECOND FLOOR PLAN

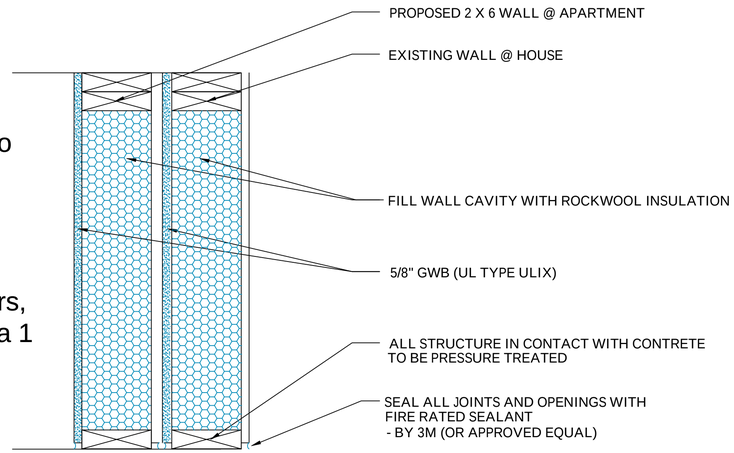


EXISTING SECOND FLOOR PLAN

NOTES:

1. All penetrations in fire rated walls or ceiling are to be sealed to maintain continuous 1 hour fire rating.

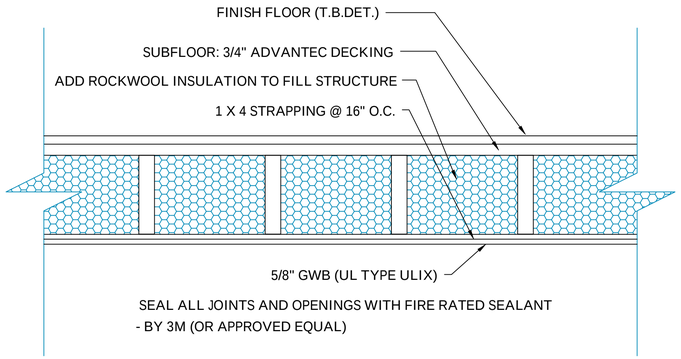
2. All Outlets and Switches shall use 1 hour rated boxes and covers, or utilize other means to provide a 1 hour fire rating.



1 HOUR FIRE RATED WALL

BASED ON UL U305 - NOT TO SCALE

DETAIL 1.



1 HOUR FLOOR

BASED ON UL P522 - NOT TO SCALE
UNDERSIDE OF STAIR, & SEPERATION BTWN GARAGE & 1ST FLOOR

DETAIL 2.

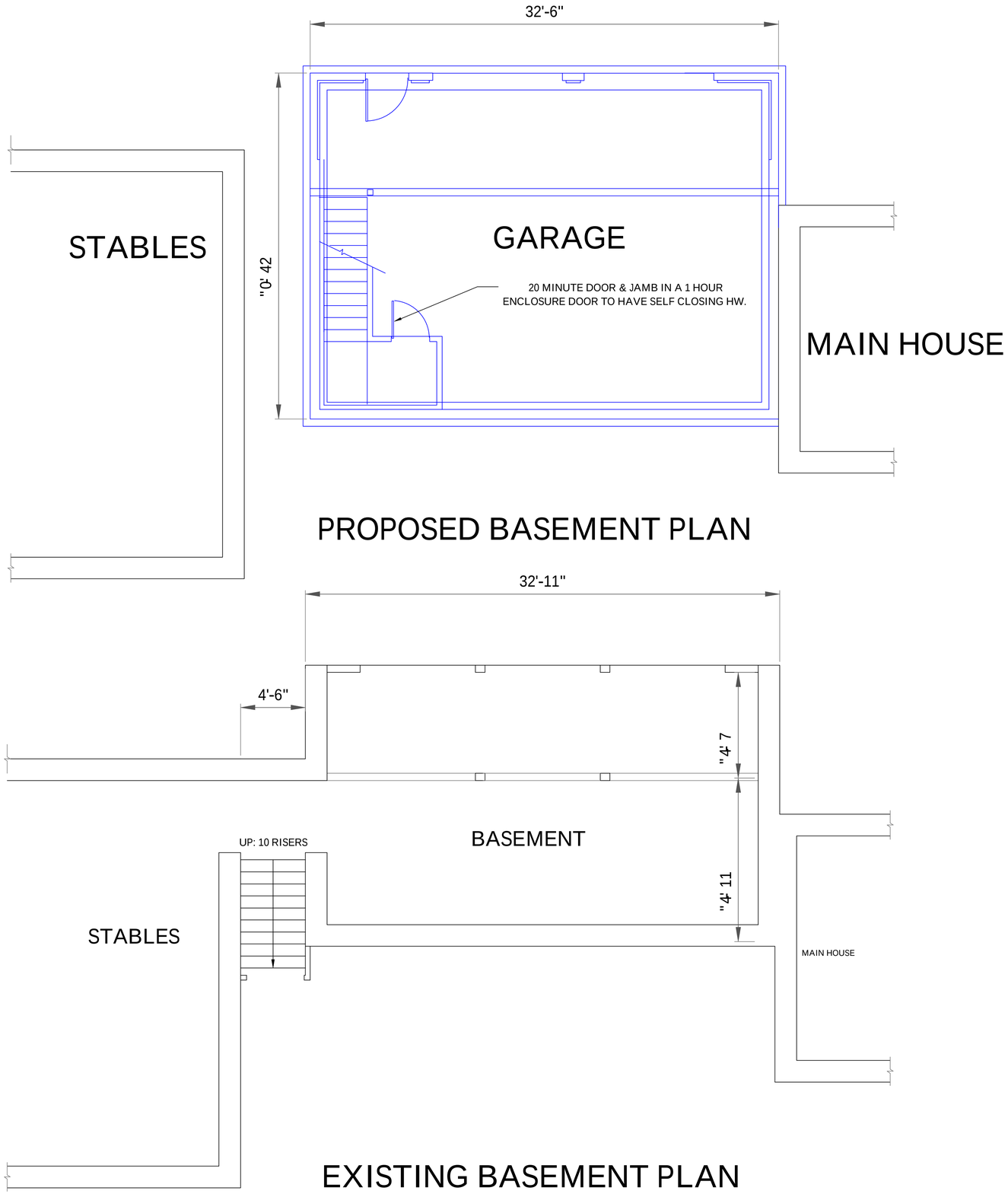
CHARLES HOYT DESIGNS
Shingle Style Architecture
P.O.BOX 526
Rye Beach, NH. 03871
(603) 812-8016
charleshoytdesigns@hotmail.com

305 PEVERLY HILL ROAD
PORTSMOUTH, NH

3-20-23
12-5-22

A2

PROPOSED & EXIST. 2ND FLOOR PLANS
SCALE: 1/4"=1'-0" on 24" x 36"
SCALE: 1/8"=1'-0" on 11" x 17"



PROPOSED BASEMENT PLAN

EXISTING BASEMENT PLAN

CHARLES HOYT DESIGNS
Shingle Style Architecture
P.O.BOX 526
Rye Beach, NH. 03871
(603) 812-8016
charleshoytdesigns@hotmail.com

305 PEVERLY HILL ROAD
PORTSMOUTH, NH

3-20-23
12-5-22

A3

PROPOSED & EXIST. LOWER LEVEL
SCALE: 1/4"=1'-0" on 24" x 36"
SCALE: 1/8"=1'-0" on 11" x 17"