Civil Engineers
Structural Engineers
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Land Surveyors
Landscape Architects
Scientists

April 19, 2021

TFM Project No: 47388.11

Juliette Walker, Planning Director
Portsmouth Planning Department
City Hall, 3rd Floor
1 Junkins Avenue
Portsmouth, NH 03801

Re: TAC Review for Peverly Hill Road Condominiums, Tax Map 242, Lot 4

Dear: Juliette,

On behalf of our client, Green & Company, we are submitting the following plans and materials for review by the Technical Advisory Committee (TAC). Included with this letter are the following materials:

- 01 – Letter of Authorization
- 02 – Abutters List
- 03 – Site Plan Check List
- 04 – Subdivision Check List
- 05 – Waiver Request
- 06 – Traffic Memorandum (Traffic Evaluation)
- 07 – Traffic Memorandum (Traffic Calming)
- 08 – Sewer Calculations
- 09 – Architectural Housing Plans
- 10 – Drainage Letter
- 11 – Set of the "Peverly Hill Road Condominiums", Peverly Hill Road, Portsmouth, NH, Tax Map 242, Lot 4, Dated April 19, 2021.

This proposal is for an Open Space Planned Unit Development Condominium Site Plan, consisting of 56 single-family dwelling units and 2,950-ft of public roadway. Associated improvements include underground utility installation, (2) recreational pocket parks, a public pike path, landscaping, and open space.

This project has been presented before City Staff during (2) informal meetings and at a TAC Work Session on February 9th, 2021. These plans reflect the suggested changes based upon comments received during those meetings.

We look forward to discussing this project with you and the rest of TAC at the May 4th, 2021 meeting.

Sincerely,
MSC a division of TFMoran, Inc.

John McTigue, PE, CPESC
Project Manager

Letter of Authorization

We, Philip J. Stokel of 73 South Street, Concord, NH 03301, and Stella B. Stokel 1993 Trust, Stella B. Stokel, Trustee, of 83 Peverly Hill Road, Portsmouth, NH 03801, as owners of certain real property situated in Portsmouth, New Hampshire further described as 83 Peverly Hill Road, Portsmouth, consisting of approximately 107 acres of land as shown on the City of Portsmouth Tax Assessor Map 242, Lot 4, improved with a single-family residence with 665 feet of frontage on Peverly Hill Road, along with all easement and rights of record, do hereby authorize Green & Company Building and Development Corp. and its Affiliates, Agents, Assigns and Engineers to act on our behalf and to appear before the conservation commission, zoning board of adjustment and/or the planning board of Portsmouth, New Hampshire and/or any of its boards or commissions, in our behalf for the purpose of seeking any regulatory relief that may be requested by the person we have above authorized, including variances, special exceptions, dimensional waivers, site plan approval, lot line adjustment approval and subdivision approval, hereby ratifying any actions taken by him/her/them to obtain any such relief. We authorize Green & Company Building and Development Corp. and its Affiliates, Agents, Assigns and Engineers to act in our behalf in all matters concerning the development and approval process, without limitation, for the above stated property, to include any required signatures.

We shall cooperate fully with Green & Company Building and Development Corp. and its Affiliates, Agents, Assigns and Engineers in seeking timely public approvals and for the completion of the sale contemplated herein. We agree to use our good faith efforts to provide any assistance we reasonably can to Green & Company Building and Development Corp. and its Affiliates, Agents, Assigns and Engineers throughout the development process, including but not limited to signing permit applications as needed.

Stella B. Stokel
Witness

Philip J. Stokel
Owner: Philip J. Stokel

10-19-19
Date

Philip Stokel
Witness

Stella B Stokel
Owner: Stella B. Stokel, Trustee of the Stella B. Stokel 1993 Trust

10-19-2019
Date

TFM Since 1968

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Abutters List

Green & Company
83 Peverly Hill Rd, Portsmouth, NH
April 19, 2021
47388-11

	Assessors Map		Abutter Name	Mailing Address
	Map	Lot		
1	LOCUS 242	4	S B & N A STOKEL TRUST & PHILIP J. STOKEL	83 PEVERLY HILL ROAD PORTSMOUTH, NH 03801
2	165	14	BOSTON & MAINE CORPORATION	IRON HORSE PARK HIGH STREET NORTH BILLERICA, MA 01862
3	232	87	SUSAN L. DIXON	68 WIBIRD STREET PORTSMOUTH, NH 03801
4	232	88	NATHAN M. & SHERRI M. TARLETON	74 LEAVITT AVENUE PORTSMOUTH, NH 03801
5	232	92	DYANNA L. INNES	78 PEVERLY HILL ROAD PORTSMOUTH, NH 03801
6	232	93	KENNETH T. BLACK	82 PEVERLY HILL ROAD PORTSMOUTH, NH 03801
7	232	95	CITY OF PORTSMOUTH DPW	PO BOX 628 PORTSMOUTH, NH 03802
8	242	1	STATE OF NEW HAMPSHIRE FISH & GAME DEPT	11 HAZEN DRIVE CONCORD, NH 03301
9	242	3	NEW HOPE BAPTIST CHURCH	PO BOX 1473 PORTSMOUTH, NH 03802
10	242	5	ROMAN CATHOLIC BISHOP OF MANCHESTER CHURCH OF IMMAC	153 ASH STREET MANCHESTER, NH 03104
11	243	50	ASRT, LLC	266 MIDDLE STREET PORTSMOUTH, NH 03801
12	243	51	AJEI REAL ESTATE LLC	163 SPINNEY ROAD PORTSMOUTH, NH 03801
13	243	52	CITY OF PORTSMOUTH DPW	PO BOX 628 PORTSMOUTH, NH 03802
14	255	5	THOMAS E. & MARYBETH B. REIS AND JAMES B. & MEEGAN C. REIS	305 PEVERLY HILL ROAD PORTSMOUTH, NH 03801
15	255	8	MERRIMAC VALLEY HOMES, INC.	1794 BRIDGE STREET, UNIT 6 DRACUT, MA 01826
16	256	1	SWIFT WATER GIRL SCOUT COUNCIL	ONE COMMERCE DRIVE BEDFORD, NH 03110
17	265	2	MARK H. ODIORNE	520 BANFIELD ROAD PORTSMOUTH, NH 03801
18	265	2A	DAVID W. ECKER	875 BANFIELD ROAD PORTSMOUTH, NH 03801
19	265	2B	LEE ANN & RICHARD M. RILEY	470 BANFIELD ROAD PORTSMOUTH, NH 03801
20	265	2C	APOSTOLIC CHURCH OF J CHRIST	500 BANFIELD ROAD PORTSMOUTH, NH 03801
21	265	2D	CITY OF PORTSMOUTH DPW	PO BOX 628 PORTSMOUTH, NH 03802
22	265	2E	CITY OF PORTSMOUTH	1 JUNKINS AVENUE PORTSMOUTH, NH 03801

Civil Engineers / Surveyor	TFMoran, Inc.	170 Commerce Way - Suite 102 Portsmouth, NH 03801
Environmental / Wetlands Scientist	Gove Environmental Services, Inc.	8 Continental Drive, Unit H Exeter, NH 03833

City of Portsmouth, New Hampshire

Site Plan Application Checklist

This site plan application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan review regulations for full details.

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

Name of Owner/Applicant: Green & Company Building & Development Corp. Date Submitted: 4/19/21

Phone Number: 603-964-7572 E-mail: mgreen@greenandcompany.com

Site Address: 83 Peverly Hill Road Map: 242 Lot: 4

Zoning District: Single Residence A (SRA) & B (SRB) Lot area: 4,604,509 sq. ft.

Application Requirements			
☑	**Required Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**	**Waiver Requested**
✓	Fully executed and signed Application form. **(2.5.2.3)**	Submitted online and (1) copy to City	N/A
✓	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF) on compact disc, DVD or flash drive. **(2.5.2.8)**	Submitted online	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. **(2.5.3.1A)**	N/A	☐
✓	Gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. **(2.5.3.1B)**	Submitted online and (1) copy to City	N/A
✓	Tax map and lot number, and current zoning of all parcels under Site Plan Review. **(2.5.3.1C)**	See sheet S-01	N/A
✓	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. **(2.5.3.1D)**	See sheet C-00	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
✔	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. **(2.5.3.1E)**	See sheet S-01	N/A
✔	Names, addresses and telephone numbers of all professionals involved in the site plan design. **(2.5.3.1F)**	See sheet C-00	N/A
✔	List of reference plans. **(2.5.3.1G)**	See sheet S-01	N/A
✔	List of names and contact information of all public or private utilities servicing the site. **(2.5.3.1H)**	See sheet C-00/C-01	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. Submittals shall be a minimum of 11 inches by 17 inches as specified by Planning Dept. staff. **(2.5.4.1A)**	Required on all plan sheets	N/A
✔	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)**	Required on all plan sheets	N/A
✔	Plans shall be drawn to scale. **(2.5.4.1D)**	Required on all plan sheets	N/A
✔	Plans shall be prepared 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. **(2.5.4.1E)**	S-01	N/A
✔	Title (name of development project), north point, scale, legend. **(2.5.4.2A)**	Required on all plan sheets	N/A
✔	Date plans first submitted, date and explanation of revisions. **(2.5.4.2B)**	Required on all plan 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

Site Plan Specifications			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
✔	Source and date of data displayed on the plan. **(2.5.4.2D)**	Required on all plan sheets	N/A
✔	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)**	Required on all plan sheets See sheet C-03	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)**	See sheet C-03	N/A
✔	Plan sheets showing landscaping and screening shall also include the following additional notes: a. "The property owner and all future property owners shall be responsible for the maintenance, repair and replacement of all required screening and landscape materials." b. "All required plant materials shall be tended and maintained in a healthy growing condition, replaced when necessary, and kept free of refuse and debris. All required fences and walls shall be maintained in good repair." c. "The property owner shall be responsible to remove and replace dead or diseased plant materials immediately with the same type, size and quantity of plant materials as originally installed, unless alternative plantings are requested, justified and approved by the Planning Board or Planning Director." **(2.13.4)**	See sheet C-54	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)		
✔	a. Surveyed plan of site showing existing natural and built features;	S-01	☐
✔	b. Zoning boundaries;	S-01	☐
✔	c. Dimensional Regulations;	S-05	☐
✔	d. Wetland delineation, wetland function and value assessment;	S-01	☐
✔	e. SFHA, 100-year flood elevation line and BFE data.	S-01	☐
	2. Buildings and Structures: (2.5.4.3B)		
✔	a. Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation;	Attached	☐
✔	b. Elevations: Height, massing, placement, materials, lighting, façade treatments;	Attached	☐
✔	c. Total Floor Area;	Attached	☐
✔	d. Number of Usable Floors;	Attached	☐
✔	e. Gross floor area by floor and use.	Attached	☐
	3. Access and Circulation: (2.5.4.3C)		
✔	a. Location/width of access ways within site;	C-04 - C-12	☐
✔	b. Location of curbing, right of ways, edge of pavement and sidewalks;	C-04 - C-12	☐
✔	c. Location, type, size and design of traffic signing (pavement markings);	C-04 - C-12	☐
✔	d. Names/layout of existing abutting streets;	S-01	☐
☐	e. Driveway curb cuts for abutting prop. and public roads;	C-02 & C-04	☐
✔	f. If subdivision; Names of all roads, right of way lines and easements noted;	S-03	☐
☐	g. AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).	N/A (Fire truck turning provided)	✔
	4. Parking and Loading: (2.5.4.3D)		
✔	a. Location of off street parking/loading areas, landscaped areas/buffers;	C-04 - C-12	☐
✔	b. Parking Calculations (# required and the # provided).	C-03	☐
	5. Water Infrastructure: (2.5.4.3E)		
✔	a. Size, type and location of water mains, shut-offs, hydrants & Engineering data;	C-28 - C-35	☐
☐	b. Location of wells and monitoring wells (include protective radii).	N/A	☐
	6. Sewer Infrastructure: (2.5.4.3F)		
✔	a. Size, type and location of sanitary sewage facilities & Engineering data.	C-28 - C-35 & C-37 - C-40	☐
	7. Utilities: (2.5.4.3G)		
✔	a. The size, type and location of all above & below ground utilities;	C-28 - C-35	☐
✔	b. Size type and location of generator pads, transformers and other fixtures.	C-28 - C-35	☐

Site Plan Specifications – Required Exhibits and Data			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	**8. Solid Waste Facilities: (2.5.4.3H)**		
☑	a. The size, type and location of solid waste facilities.	C-27 - C-35 & C-37 - C-40	☐
	9. Storm water Management: (2.5.4.3I)		
☑	a. The location, elevation and layout of all storm-water drainage.	C-17 - C-26	☐
	10. Outdoor Lighting: (2.5.4.3J)		
☑	a. Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and; b. photometric plan.	C-64 - C-72	☐
☑	**11.** Indicate where dark sky friendly lighting measures have been implemented. **(10.1)**	C-64 - C-72	☐
	12. Landscaping: (2.5.4.3K)		
☑	a. Identify all undisturbed area, existing vegetation and that which is to be retained;	C-54 - C-63	☐
☐	**b.** Location of any irrigation system and water source.	TBD	☐
	13. Contours and Elevation: (2.5.4.3L)		
☑	a. Existing/Proposed contours (2 foot minimum) and finished grade elevations.	C-17 - C-26	☐
	14. Open Space: (2.5.4.3M)		
☑	a. Type, extent and location of all existing/proposed open space.	S-05	☐
☑	**15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)**	S-01	☐
☐	**16. Location of snow storage areas and/or off-site snow removal. (2.5.4.3O)**	N/A (Road shoulders)	☐
☐	**17. Character/Civic District (All following information shall be included): (2.5.4.3Q)**	N/A	☐
	a. Applicable Building Height (10.5A21.20 & 10.5A43.30);		
	b. Applicable Special Requirements (10.5A21.30);		
	c. Proposed building form/type (10.5A43);		
	d. Proposed community space (10.5A46).		

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. (*Four (4) hardcopies of the full study/report and Six (6) summaries to be submitted with the Site Plan Application*) **(3.2.1-2)**	Traffic Memo	☐
✔	Indicate where Low Impact Development Design practices have been incorporated. **(7.1)**	Drainage Letter	☐
✔	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)**	In wellhead protection area. To be provided in final drainage report.	☐
✔	Indicate where measures to minimize impervious surfaces have been implemented. **(7.4.3)**	Narrowed roadways	☐
✔	Calculation of the maximum effective impervious surface as a percentage of the site. **(7.4.3.2)**	C-03	☐
☐	Stormwater Management and Erosion Control Plan. (*Four (4) hardcopies of the full plan/report and Six (6) summaries to be submitted with the Site Plan Application*) **(7.4.4.1)**	C-17 - C-26 & C-41 - C-50. Final report to be provided in Planning Board submittal.	☐

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: a. Waivers; b. Driveway permits; c. Special exceptions; d. Variances granted; e. Easements; f. Licenses. **(2.5.3.2A)**	C-00	☐
✔	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: a. Calculations relating to stormwater runoff; b. Information on composition and quantity of water demand and wastewater generated; c. Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; d. Estimates of traffic generation and counts pre- and post-construction; e. Estimates of noise generation; f. A Stormwater Management and Erosion Control Plan; g. Endangered species and archaeological / historical studies; h. Wetland and water body (coastal and inland) delineations; i. Environmental impact studies. **(2.5.3.2B)**	a. To be provided in final stormwater report at Planning Board submittal b. See sewer report c. N/A d. Traffic Memo e. N/A f. C-17 to C-26 & C-41 to C-50 g. NHB21-0943 h. S-01 i. N/A	☐

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	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)**	To be provided in Planning Board submittal.	☐
☑	A list of any required state and federal permit applications required for the project and the status of same. **(2.5.3.2E)**	C-00	☐

Applicant's Signature: _____ **Date:** 4/19/21

City of Portsmouth, New Hampshire

Subdivision Application Checklist

This subdivision application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision review requirements. Please refer to the Subdivision review regulations for full details.

Applicant Responsibilities (Section III.C): Applicable fees are due upon application submittal along with required number of copies of the Preliminary or final plat and supporting documents and studies. Please consult with Planning staff for submittal requirements.

Owner: STOKEL SB & NA TRUST. STOKEL PHILIP J Date Submitted: 4/19/2021

Applicant: Green & Company Building & Development Corp.

Phone Number: 603-964-7572 E-mail: mgreen@greenandcompany.com

Site Address 1: 83 Peverly Hill Road Map: 242 Lot: 4

Site Address 2: _____ Map: _____ Lot: 4

Application Requirements			
☑	**Required Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**	**Waiver Requested**
✓	Completed Application form. **(III.C.2-3)**	Submitted online and (1) copy to City	N/A
✓	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF) on compact disc, DVD or flash drive. **(III.C.4)**	Submitted online and (1) copy to City	N/A

Requirements for Preliminary/Final Plat				
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Required for Preliminary / Final Plat**	**Waiver Requested**
✓	Name and address of record owner, any option holders, descriptive name of subdivision, engineer and/or surveyor or name of person who prepared the plat. **(Section IV.1/V.1)**	C-00	☑ Preliminary Plat ☑ Final Plat	N/A

Requirements for Preliminary/Final Plat				
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Required for Preliminary / Final Plat**	**Waiver Requested**
✓	**Preliminary Plat** Names and addresses of all adjoining property owners. **(Section IV.2)** **Final Plat** Names and addresses of all abutting property owners, locations of buildings within one hundred (100) feet of the parcel, and any new house numbers within the subdivision. **(Section V.2)**	S-01 - S-05	☑ Preliminary Plat ☑ Final Plat	N/A
✓	North point, date, and bar scale. **(Section IV.3/V3)**	Required on all Plan Sheets	☑ Preliminary Plat ☑ Final Plat	N/A
✓	Zoning classification and minimum yard dimensions required. **(Section IV.4/V.4)**	S-01 - S-05	☑ Preliminary Plat ☑ Final Plat	N/A
✓	**Preliminary Plat** Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). **(Section IV.5)** **Final Plat** Scale (not to be smaller than 1"=100'), Location map (at a scale of 1"=1,000') showing the property being subdivided and its relation to the surrounding area within a radius of 2,000 feet. Said location map shall delineate all streets and other major physical features that my either affect or be affected by the proposed development. **(Section V.5)**	S-01 - S-05	☑ Preliminary Plat ☑ Final Plat	N/A
✓	Location and approximate dimensions of all existing and proposed property lines including the entire area proposed to be subdivided, the areas of proposed lots, and any adjacent parcels in the same ownership. **(Section IV.6)**	S-01 - S-05	☑ Preliminary Plat ☑ Final Plat	
✓	Dimensions and areas of all lots and any and all property to be dedicated or reserved for schools, parks, playgrounds, or other public purpose. Dimensions shall include radii and length of all arcs and calculated bearing for all straight lines. **(Section V.6/ IV.7)**	S-01 - S-05	☑ Preliminary Plat ☑ Final Plat	N/A
✓	Location, names, and present widths of all adjacent streets, with a designation as to whether public or private and approximate location of existing utilities to be used. Curbs and sidewalks shall be shown. **(Section IV.8/V.7)**	S-01 - S-05	☑ Preliminary Plat ☑ Final Plat	

Requirements for Preliminary/Final Plat				
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Required for Preliminary / Final Plat**	**Waiver Requested**
✓	Location of significant physical features, including bodies of water, watercourses, wetlands, railroads, important vegetation, stone walls and soils types that my influence the design of the subdivision. **(Section IV.9/V.8)**	S-01 - S05	☑ Preliminary Plat ☑ Final Plat	
	Preliminary Plat Proposed locations, widths and other dimensions of all new streets and utilities, including water mains, storm and sanitary sewer mains, catch basins and culverts, street lights, fire hydrants, sewerage pump stations, etc. **(Section IV.10)** **Final Plat** Proposed locations and profiles of all proposed streets and utilities, including water mains, storm and sanitary sewer mains, catchbasins and culverts, together with typical cross sections. Profiles shall be drawn to a horizontal scale of 1"=50' and a vertical scale of 1"=5', showing existing centerline grade, existing left and right sideline grades, and proposed centerline grade. **(Section V.9)**	C-03 - C-42	☑ Preliminary Plat ☑ Final Plat	
✓	When required by the Board, the plat shall be accompanied by profiles of proposed street grades, including extensions for a reasonable distance beyond the subject land; also grades and sizes of proposed utilities. **(Section IV.10)**	C-13 - C-16	☑ Preliminary Plat ☑ Final Plat	
✓	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. **(Section IV.11)**	S-05, Note 3	☑ Preliminary Plat ☑ Final Plat	
✓	For subdivisions of five (5) lots or more, or at the discretion of the Board otherwise, the preliminary plat shall show contours at intervals no greater than two (2) feet. Contours shall be shown in dotted lines for existing natural surface and in solid lines for proposed final grade, together with the final grade elevations shown in figures at all lot corners. If existing grades are not to be changed, then the contours in these areas shall be solid lines. **(Section IV.12/ V.12)**	S-01 (existing) C-17 - C-26 (proposed)	☑ Preliminary Plat ☑ Final Plat	

Requirements for Preliminary/Final Plat				
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Required for Preliminary / Final Plat**	**Waiver Requested**
✓	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. **(Section V.10)**	C-00	☐ Preliminary Plat ☑ Final Plat	
	For subdivisions involving greater than five (5) acres or fifty (50) lots, the final plat shall show hazard zones and shall include elevation data for flood hazard zones. **(Section V.11)**	N/A (Flood Zone X)	☐ Preliminary Plat ☑ Final Plat	
✓	Location of all permanent monuments. **(Section V.12)**	S-03	☐ Preliminary Plat ☑ Final Plat	

General Requirements[1]			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	**1. Basic Requirements: (VI.1)**	All sheets	
☑	a. Conformity to Official Plan or Map	N/A	
☐	b. Hazards	S-01	
☑	c. Relation to Topography	S-01	
☑	d. Planned Unit Development		
☐	**2. Lots: (VI.2)**	S-05	
☑	a. Lot Arrangement	S-05	
☑	b. Lot sizes	S-05	
☑	c. Commercial and Industrial Lots		
☐	**3. Streets: (VI.3)**	a. S-05	
☑	a. Relation to adjoining Street System	b. S-05	
☑	b. Street Rights-of-Way	c. S-05	
☑	c. Access	d. S-05	
☐	d. Parallel Service Roads	e. C-XX (To be prov.)	
☐	e. Street Intersection Angles	f. N/A	
☐	f. Merging Streets	g. C-13 - C-16	
☑	g. Street Deflections and Vertical Alignment	h. N/A	
☐	h. Marginal Access Streets	i. N/A	
☐	i. Cul-de-Sacs	j. C-13 - C-16	
☑	j. Rounding Street Corners	k. TBD	
☐	k. Street Name Signs	l. TBD	
☐	l. Street Names	m. N/A	
☐	m. Block Lengths	n. N/A	
☐	n. Block Widths	o. C-17 - C-26	
☑	o. Grade of Streets	p. C-04 - C-12	
☑	p. Grass Strips		
☑	**4. Curbing: (VI.4)**	C-04 - C-12	
☑	**5. Driveways: (VI.5)**	C-04 - C-12	
☑	**6. Drainage Improvements: (VI.6)**	C-18 - C-26	
☑	**7. Municipal Water Service: (VI.7)**	C-28 - C-36	
☑	**8. Municipal Sewer Service: (VI.8)**	C-37 - C-40	
☑	**9. Installation of Utilities: (VI.9)**	C-27 - C-36	
☐	a. All Districts		
☐	b. Indicator Tape		
☐	**10. On-Site Water Supply: (VI.10)**	C-27 - C-36	
☐	**11. On-Site Sewage Disposal Systems: (VI.11)**	C-27 - C-36 & C-37 - C-40	
☐	**12. Open Space: (VI.12)**	a. S-05	
☑	a. Natural Features	b. C-54 - C-63	
☑	b. Buffer Strips	c. S-05	
☑	c. Parks	d. C-54 - C-63	
☑	d. Tree Planting		
☐	**13. Flood Hazard Areas: (VI.13)**	N/A	
☐	a. Permits		
☐	b. Minimization of Flood Damage		
☐	c. Elevation and Flood-Proofing Records		
☐	d. Alteration of Watercourses		
☑	**14. Erosion and Sedimentation Control (VI.14)**	C-42 - C-51	

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
☐ ☑ ☑	**15. Easements (VI.15)** a. Utilities b. Drainage	S-01 - S-05	
☑	**16. Monuments: (VI.16)**	S-01 - S-05	
☑	**17. Benchmarks: (VI.17)**	S-01 - S-05	
☑	**18. House Numbers (VI.18)**	S-05 (Final numbers TBD)	

Design Standards			
	Required Items for Submittal	**Indicate compliance and/or provide explanation as to alternative design**	**Waiver Requested**
☑	**1. Streets have been designed according to the design standards required under Section (VII.1).** a. Clearing b. Excavation c. Rough Grade and Preparation of Sub-Grade d. Base Course e. Street Paving f. Side Slopes g. Approval Specifications h. Curbing i. Sidewalks j. Inspection and Methods	Yes	
☑	**2. Storm water Sewers and Other Drainage Appurtenances have been designed according to the design standards required under Section (VII.2).** a. Design b. Standards of Construction	Yes (final stormwater design to be provided in Planning Board submittal)	
☑	**3. Sanitary Sewers have been designed according to the design standards required under Section (VII.3).** a. Design b. Lift Stations c. Materials d. Construction Standards	Yes	
☑	**4. Water Mains and Fire Hydrants have been designed according to the design standards required under Section (VII.4).** a. Connections to Lots b. Design and Construction c. Materials d. Notification Prior to Construction	Yes	

Applicant's/Representative's Signature: _____ **Date:** 4/19/2021

[1] See City of Portsmouth, NH Subdivision Rules and Regulations for details.

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

April 19, 2021

Mr. Dexter Legg, Chair
Portsmouth Planning Board
1Junkins Avenue
Portsmouth, NH 03801

RE: Waiver Requests for Condominium Development, Banfield Road, Tax Map 256, Lot 2

Dear Chairman Legg:

On behalf of our client, Green and Company, we respectfully request the following waivers as part of the submittal of the Village at Banfield Woods Condominium Development:

Waiver Request: for Subdivision Rules and Regulations, Residential Street Minimum Standards (page 36), requiring 32' of pavement width.

Explanation: The pavement width of 26.1' is provided pursuant to City Staff recommendations. This recommendation is based on "City of Portsmouth Complete Street Design Guidelines," dated June 2017. Page 8 of this document suggests a pavement width of 20' for a neighborhood slow street, which best describes the street for this Planned Unit Development. A with of 26.1' is provided to meet fire code standards for road over 750' long.

Waiver Request: for Subdivision Rules and Regulations Section VI(3)(b), "The minimum right-of-way for main thoroughfares shall be as shown on the City's Master Plan or Official Map and shall, when not indicated on such Master Plan or Official Map, be not less than sixty (60) feet; for residential streets, fifty (50) feet."

Explanation: The ROW width of 40' was provided pursuant to City Staff recommendations. This recommendation is based on the narrower road width and by the applicant's desire to avoid impacting the remainder of the property. This is in alignment with a Planned Unit Development.

We look forward to your review of these waiver requests at the next Planning Board hearing.

Respectfully,
TFMoran, Inc.

Jack McTigue, PE, CPESC
Project Manager

TFMoran, Inc.
48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com

TFMoran, Inc. Seacoast Division
170 Commerce Way–Suite 102, Portsmouth, NH 03801
T(603) 431-2222

Stephen G. Pernaw & Company, Inc.

P.O. Box 1721 • Concord, NH 03302
tel: (603) 731-8500 • fax: (866) 929-6094 • sgp@ pernaw.com

Transportation: Engineering • Planning • Design

M E M O R A N D U M

Ref: 2047A

To: Michael Green
Green & Company

From: Stephen G. Pernaw, P.E., PTOE

Subject: Proposed Residential Development – Traffic Evaluation
Portsmouth, New Hampshire

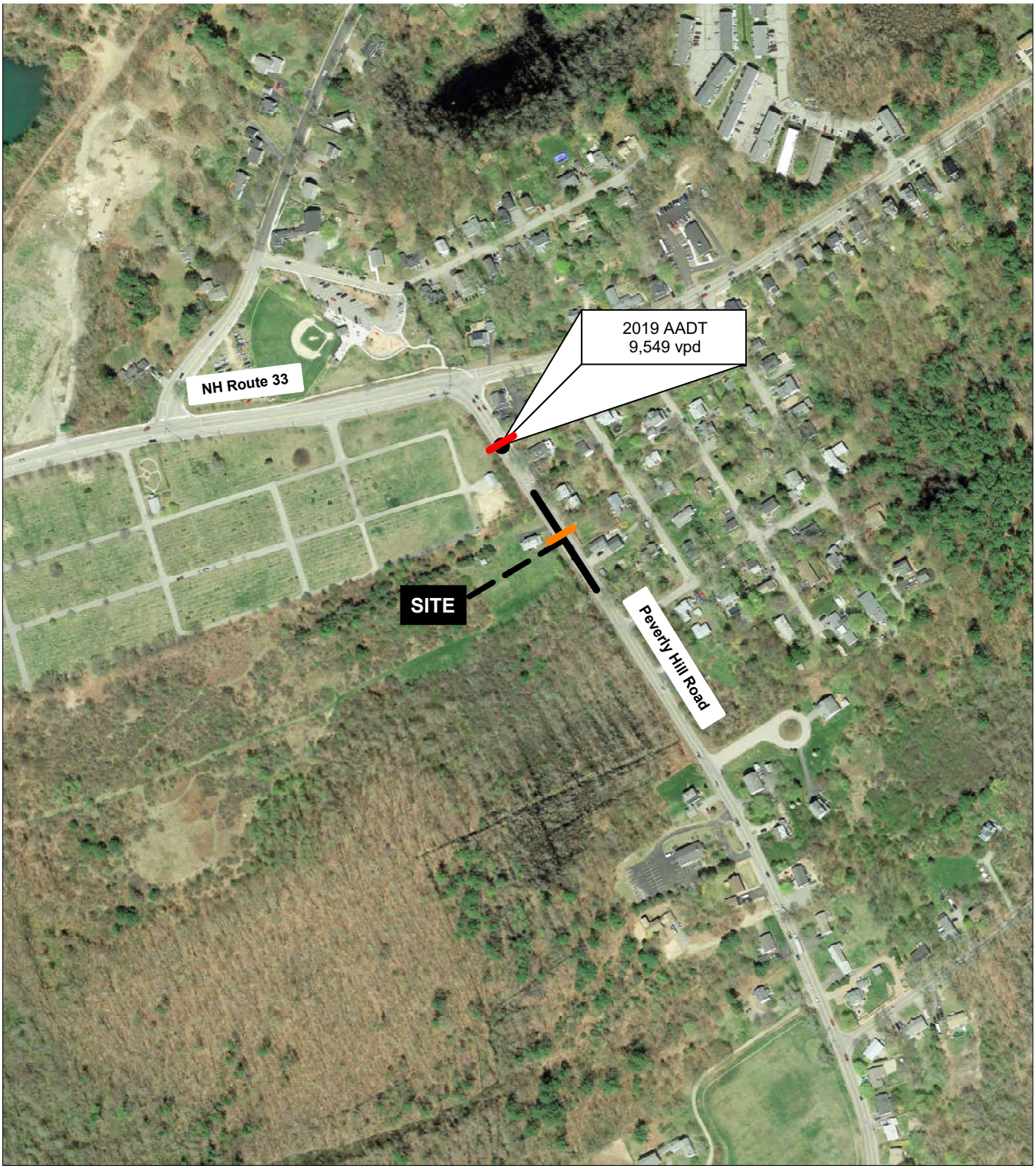
Date: October 6, 2020

As requested, Pernaw & Company, Inc. has conducted this *"Traffic Evaluation"* regarding your proposed residential development project located on the west side of Peverly Hill Road in Portsmouth, New Hampshire. This study evaluates the Peverly Hill Road / Private Road A intersection and in terms of traffic operations, capacity, and safety based on 2032 Build traffic volumes. The purpose of this memorandum is to summarize our research of available traffic count data, our recent traffic counts at the subject site, the trip generation analysis for the proposed development, the post-development traffic projections, and the results of the various technical analyses. This study has determined that this proposed intersection will function safely and adequately as a conventional three-leg T-intersection with one shared general-purpose travel lane on each approach. To summarize:

Proposed Development – The conceptual design plan entitled *"Concept A-PUD Plan,"* prepared by TFM, Inc., Sheet A-02, dated July 28, 2020 shows that the proposed development will create 60 single-family detached residential units along a private roadway system (see Attachment 1). Private Road A is proposed to intersect the west side of Peverly Hill Road approximately 450-feet south of NH33 (Middle Road). The location of the automatic traffic recorders and the subject site with respect to the area roadway system is shown on Figure 1.

Existing Conditions – Peverly Hill Road extends in a general north-south direction along the site frontage and provides access between NH33 and US1. This road provides one travel lane in each direction in the vicinity of the subject site. The pavement width is delineated with a four-inch double yellow centerline and four-inch single white edge lines. Paved, grass and gravel shoulders of variable width are present along both sides of the roadway. The speed limit is posted at 25 mph in each direction in this area.

Existing Traffic Volumes – According to a short-term NHDOT traffic count conducted on Peverly Hill Road (south of NH33) in June 2019, this roadway section carried an estimated Annual Average Daily Traffic (AADT) volume of approximately 9,549 vehicles per day in 2019. The hourly data indicates that weekday volumes typically reached peak levels from 8:00 to 9:00 AM and from 4:00 to 5:00 PM. The diagrams on Page 3 summarize the daily and hourly variations in traffic demand at this location (see Attachments 2 & 3). This information was supplemented by a 24-hour Automatic Traffic Recorder count conducted by our office in September 2020.



= AUTOMATIC TRAFFIC RECORDER LOCATION (NHDOT)

= AUTOMATIC TRAFFIC RECORDER LOCATION (PERNAW & CO., INC.)

NORTH

2047A

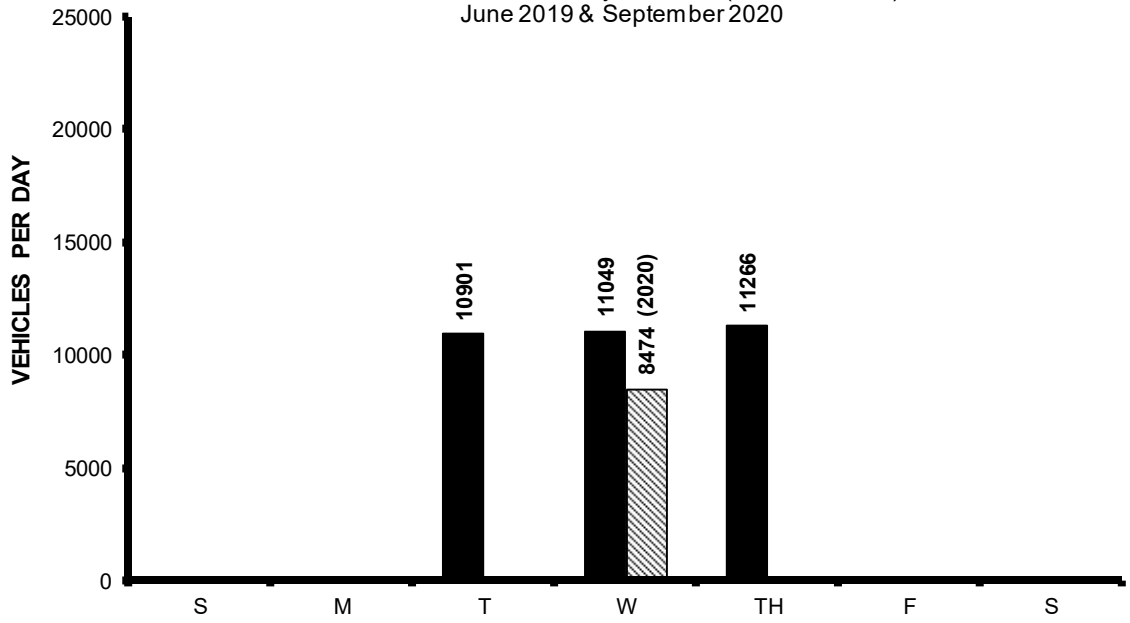
Figure 1

Site Location

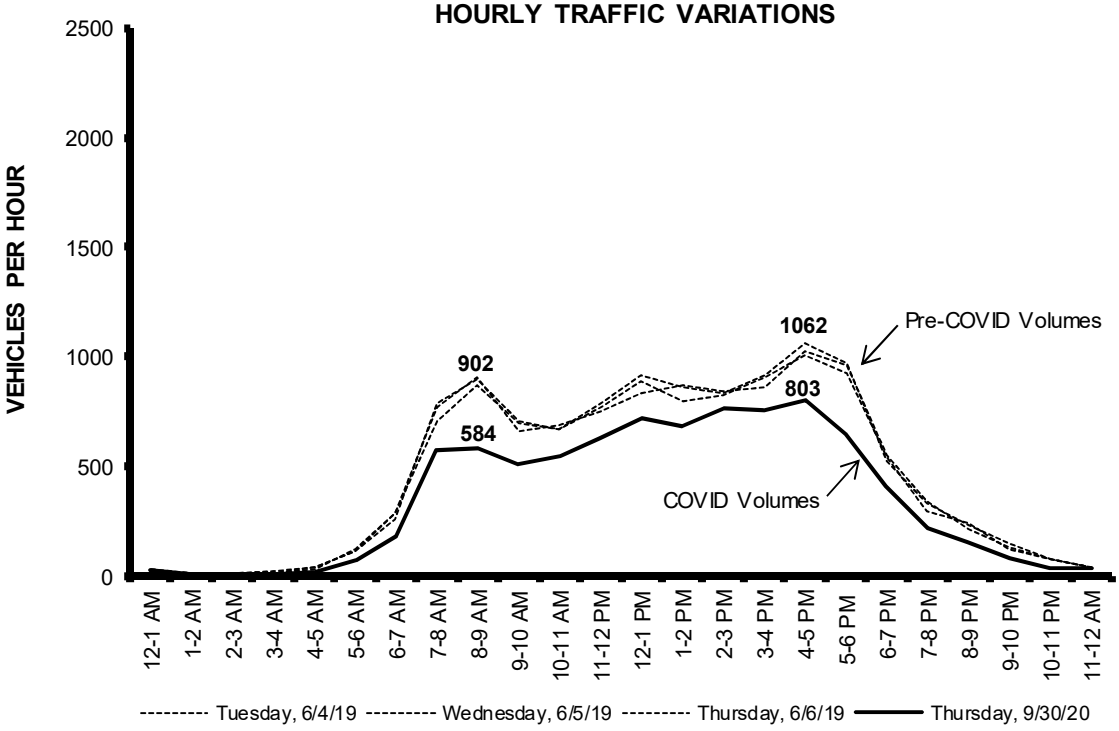
Traffic Evaluation, Proposed Residential Development, Portsmouth, New Hampshire

DAILY TRAFFIC VARIATIONS

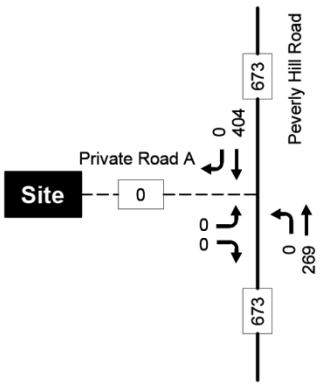
Portsmouth, NH - Peverly Hill Road (South of NH33)
June 2019 & September 2020



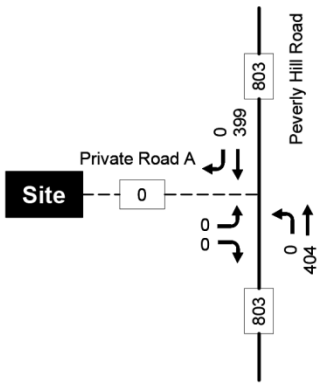
HOURLY TRAFFIC VARIATIONS



The raw 2020 directional traffic volume data on Peverly Hill Road are summarized in the diagrams below. This data shows that travel in the southbound direction is predominant during the morning peak hour, and this reverses to northbound during the evening peak hour. This pattern is indicative of the employment opportunities in the city, and the proximity of Interstate Route 95.



AM PEAK HOUR
Wednesday, September 30, 2020
7:30 to 8:30 AM



PM PEAK HOUR
Wednesday, September 30, 2020
4:00 to 5:00 PM

When compared with the 2019 NHDOT count data, it is obvious that the current traffic levels on Peverly Hill Road have been affected by the COVID-19 pandemic. For this reason, the subsequent post-development traffic volumes contained herein reflect the use of a separate COVID adjustment factor. The raw traffic count data is attached (see Attachment 4).

Trip Generation - To estimate the quantity of vehicle-trips that will be produced by the proposed residential development, the standard trip generation rates and equations published by the Institute of Transportation Engineers[1] (ITE) were considered. Both Land Use Code 210 and 220 are somewhat applicable, for different reasons. LUC 210 applies to single-family detached dwellings; however, the proposed units are condominiums and are much smaller in size than is found in a conventional residential subdivision. LUC 220 applies to condominiums, apartments, and townhouses; however, with multiple units in the same building. Consequently, the trip rates per person for LUC 210 and the trip rates per dwelling unit for LUC 220 were considered; and the higher of the two results were utilized for traffic projection and analysis purposes. According to Green & Company's experience with similar development projects, there are approximately two persons per unit in this type of housing.

[1] Institute of Transportation Engineers, *Trip Generation*, 10th Edition (Washington, D.C., 2017)

Table 1 — Trip Generation Summary

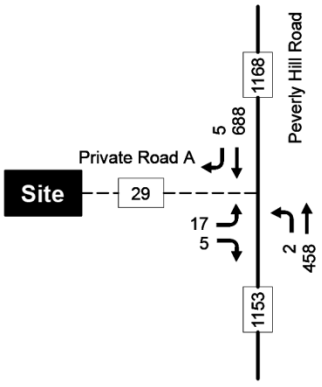
	Estimate A LUC 210 120 Residents [1]	Estimate B LUC 220 60 Units [2]
Weekday AM Peak Hour		
Entering	8 veh	**7 veh**
Exiting	17 veh	**22 veh**
Total	25 trips	**29 trips**
Weekday PM Peak Hour		
Entering	**28 veh**	23 veh
Exiting	**14 veh**	14 veh
Total	**42 trips**	37 trips
Weekday Total (24-hours)		
Entering	198 veh	207 veh
Exiting	198 veh	207 veh
Total	396 trips	414 trips

[1] ITE Land Use Code 210 - Single-Family Detached Housing (Use 2 persons per unit, Trip Equation Method)

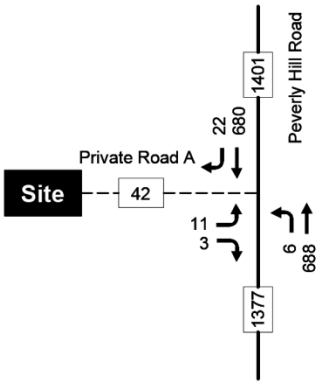
[2] ITE Land Use Code 220 - Multifamily Housing - Low-Rise (60 Dwelling Units, Trip Equation Method)

Based upon ITE Land Use Code 210 (Single-Family Detached Housing) and ITE Land Use Code 220 (Multifamily Housing – Low Rise), the overall development is expected to generate approximately 29 vehicle-trips (7 arrivals, 22 departures) during the AM peak hour, and 42 vehicle-trips (28 arrivals, 14 departures) during the PM peak hour, on an average weekday basis (see Attachment 5).

Future Build Traffic Projections – The diagrams below summarize the Build traffic projections for the 2032 horizon year. These projections are based on the September 2020 traffic count data, a peak-month seasonal adjustment factor of 1.05 (see Attachment 6), a 2.0% background traffic growth rate, compounded annually (see Attachment 7), and a COVID-19 adjustment factor of 1.28 (see Attachment 8). The trip distribution analysis (see Attachment 9) indicates that the majority of site traffic (78%) will travel to/from points north on Peverly Hill Road.



2032 AM Build



2032 PM Build

Intersection Capacity and Level of Service - The long-range (2032) traffic projections form the basis for assessing traffic operations at the Peverly Hill Road / Private Road A intersection from a capacity and delay standpoint. This intersection was analyzed according to the methodologies of the *Highway Capacity Manual 2010*[2] as replicated by the latest edition of the *Synchro Signal Timing Software (Version 10),* which is capable of analyzing unsignalized intersections as well.

Capacity and Level of Service (LOS) calculations pertaining to unsignalized intersections address the quality of service for those vehicles turning into and out of the intersecting side street or driveway. The availability of adequate gaps in the traffic stream on the major street actually controls the potential capacity for vehicle movements to and from the minor approaches, in terms of vehicles per hour.

The results of the analysis for the subject intersection show that all applicable turning movements will operate well below capacity through 2032 with the proposed development fully occupied. Nevertheless, departures from the Private Road A approach to Peverly Hill Road can be expected to encounter moderate delays during the peak hour periods in 2032: Level of Service E during the morning peak hour; Level of Service D during the evening peak hour (see Attachments 10 & 11).

Auxiliary Turn Lane Warrants Analysis

Left-Turn Treatment - The type of treatment needed to accommodate left-turning vehicles from any street or highway to an intersecting side street (or driveway) can range from no treatment, where turning volumes are low; to the provision of a bypass lane for through traffic to travel around left-turning vehicles; to the addition of a formal center turn lane used exclusively by left-turning vehicles for deceleration and storage while waiting to complete their maneuvers.

Analysis of the 2032 traffic volumes using NCHRP 457 guidelines confirmed that no special treatment is needed for left-turn arrivals from Peverly Hill Road. The results of the analysis are summarized on Table 2. This finding means that the northbound through lane on Peverly Hill Road will function safely and adequately as a shared through-left lane (see Attachments 12 & 13).

Right-Turn Treatment - The type of treatment needed to accommodate right-turning vehicles from any street or highway to any intersecting side street (or driveway) can range from a radius only, where turning volumes are low; to the provision of a short 10:1 right-turn taper; to the addition of an exclusive right-turn lane, where turning volumes and through traffic volumes are significant.

Analysis of the 2032 traffic volumes contained herein using NCHRP 457 guidelines confirmed that right-turn treatment is not warranted at the subject intersection. The results of these analyses are summarized on Table 2 and the computations are attached (Attachments 14 & 15).

Minor Road Approach Treatment - The type of treatment needed to accommodate exiting vehicles from the minor-road approach at a stop-controlled intersection can range from a single lane (shared left-right lane) in low-volume conditions, to two exit lanes (exclusive left-turn lane and exclusive right-turn lane) where turning volumes and through traffic volumes are significant,

[2] Transportation Research Board, *Highway Capacity Manual* (Washington, D.C., 2010).

to multiple exit lanes in extreme cases. The analysis is summarized on Table 2 and shows that a single departure lane on the Private Road A approach to Peverly Hill Road is sufficient (see Attachments 16 & 17).

Table 2 — Auxiliary Turn Lane Warrants Analysis Peverly Hill Road / Private Road A

	2032 AM Build Volumes	2032 PM Build Volumes
I. LEFT-TURN LANE WARRANTS ANALYSIS		
Peak Hour Inputs:		
Left-Turn Volume (NB)	2	6
Advancing Volume (NB)	460	694
Opposing Volume (SB)	693	702
Percent Lefts	0.4%	0.9%
Speed (mph)	25	25
Limiting Advancing Volume (veh/h)	>1000	>1000
Left-Turn Treatment Warranted?	**NO**	**NO**
II. RIGHT-TURN LANE WARRANTS ANALYSIS		
Peak Hour Inputs:		
Right-Turn Volume (SB)	5	22
Approach Volume (SB)	693	702
Speed (mph)	25	25
Limiting Right-Turn Volume (veh/h)	225	208
Add Right-Turn Bay?	**NO**	**NO**
III. MINOR-ROAD APPROACH GEOMETRY ANALYSIS		
Peak Hour Inputs:		
Major-Road Volume (NB-SB)	1153	1396
% Right-Turns on Minor (EB)	23	21
Minor-Road Approach Volume	22	14
Limiting Minor-Road Volume (veh/h)	132	95
Consider TWO Approach Lanes?	**NO**	**NO**

Findings & Conclusions

1. The September 2020 traffic count conducted on Peverly Hill Road at the subject site revealed that this section of roadway carried approximately 8,500 vehicles on a typical weekday, with 673 vehicles observed passing the site during the AM peak hour (7:30 to 8:30 AM) and 803 vehicles observed during the PM peak hour (4:00 to 5:00 PM). The predominant travel direction was southbound during the AM, and northbound during the PM.

2. The proposed residential development is expected to generate approximately 29 (AM) and 42 (PM) vehicle-trips during the peak hour periods. The majority (78%) are expected to travel to/from points north on Peverly Hill Road (via NH33).

3. Site traffic is expected to increase the two-way traffic volume on Peverly Hill Road by +2% north of the site, and +1% south of the site by 2032.

4. The intersection capacity and Level of Service analysis indicates that all applicable traffic movements at this intersection will operate well below capacity through 2032 with the development fully occupied. By 2032, departures from the site are expected to operate at Level of Service E during the morning peak hour, and at Level of Service D during the PM peak hour. Left-turn arrivals (from Peverly Hill Road northbound) will operate at Level of Service B, or higher, during all hours of the day through 2032. Vehicle queuing on the Private Road A approach to Peverly Hill Road is expected to be minimal.

5. The 2032 Build traffic volumes do not satisfy the NCHRP guidelines for left-turn treatment or right-turn treatment at the Private Road A intersection on Peverly Hill Road. The subject intersection will function safely and efficiently with one shared travel lane on each approach to the subject intersection.

From a traffic operations and safety standpoint, providing ample sight distances looking left and right from the Proposed Road A approach to Peverly Hill Road is an important safety consideration. This new access road should operate under stop sign control, and be delineated with a 18-inch white stop line and a short section of 4-inch double-yellow centerline to separate inbound and outbound vehicles.

Attachments

A T T A C H M E N T S

PUD SITE DATA

DIMENSIONAL REQUIREMENTS (PROPOSED PUD USE)

	REQUIRED:	PROVIDED:
MINIMUM LOT DIMENSIONS:		
MINIMUM LOT SIZE	10 AC	100± AC
FRONTAGE	100 FT OR (2) @ 50'	865± FT
BASE RESIDENTIAL DENSITY:	74 RESIDENCES	60 RESIDENCES
MINIMUM INTERNAL SETBACKS:		
FRONT	20 FT	20 FT
SIDE	25 FT	TBD
REAR	25 FT	25 FT
BETWEEN BUILDINGS	30 FT	30 FT
MINIMUM OPEN SPACE	25%	TBD
MINIMUM PERIMETER BUFFER:		
FRONT	100 FT	>100 FT
SIDE	50 FT	>50 FT
REAR	50 FT	>50 FT

BASE RESIDENTIAL DENSITY CALCULATIONS

REQUIRED BASE RESIDENTIAL DENSITY:

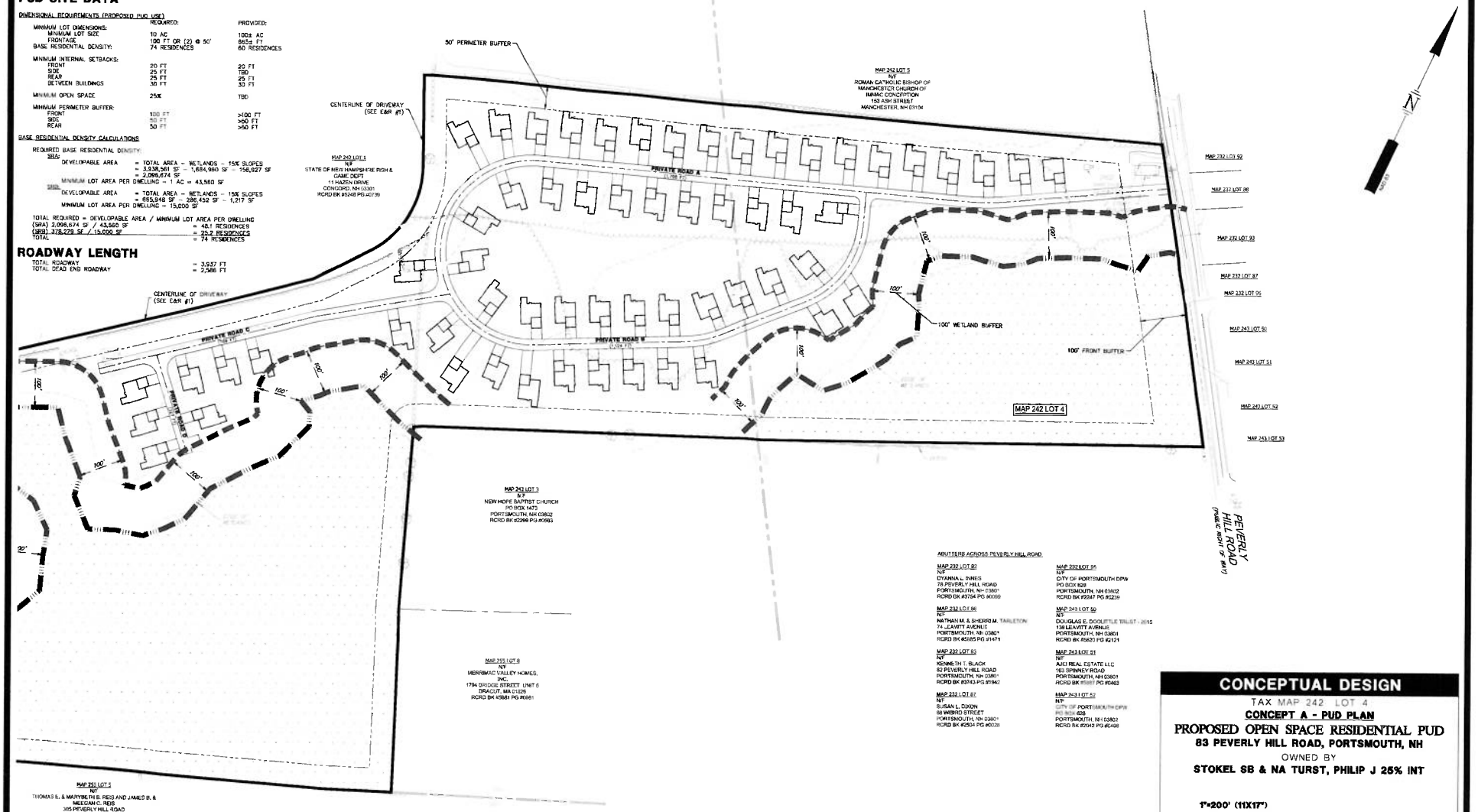
SRA:
DEVELOPABLE AREA = TOTAL AREA − WETLANDS − 15% SLOPES
= 3,938,561 SF − 1,684,960 SF − 156,927 SF
= 2,096,674 SF
MINIMUM LOT AREA PER DWELLING = 1 AC = 43,560 SF

GRA:
DEVELOPABLE AREA = TOTAL AREA − WETLANDS − 15% SLOPES
= 665,948 SF − 286,452 SF − 1,217 SF
MINIMUM LOT AREA PER DWELLING = 15,000 SF

TOTAL REQUIRED = DEVELOPABLE AREA / MINIMUM LOT AREA PER DWELLING
(SRA) 2,096,674 SF / 43,560 SF = 48.1 RESIDENCES
(GRA) 378,279 SF / 15,000 SF = 25.2 RESIDENCES
TOTAL = 74 RESIDENCES

ROADWAY LENGTH

TOTAL ROADWAY = 3,937 FT
TOTAL DEAD END ROADWAY = 2,586 FT



ABUTTERS ACROSS PEVERLY HILL ROAD

MAP 232 LOT 87
N/F
DYANNA L. INNES
78 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
RCRD BK 45704 PG 00359

MAP 232 LOT 88
N/F
NATHAN M. & SHERRI M. TARLETON
74 JEWETT AVENUE
PORTSMOUTH, NH 03801
RCRD BK 05685 PG 01471

MAP 232 LOT 93
N/F
KENNETH T. BLACK
82 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
RCRD BK 03743 PG 01942

MAP 232 LOT 87
N/F
SUSAN L. DIXON
88 WIBIRD STREET
PORTSMOUTH, NH 03801
RCRD BK 02504 PG 00039

MAP 232 LOT 95
N/F
CITY OF PORTSMOUTH DPW
PO BOX 628
PORTSMOUTH, NH 03802
RCRD BK 02347 PG 02239

MAP 243 LOT 50
N/F
DOUGLAS E. DOUCETTE TRUST - 2015
136 JEWETT AVENUE
PORTSMOUTH, NH 03801
RCRD BK 05630 PG 02121

MAP 243 LOT 51
N/F
AJKI REAL ESTATE LLC
165 SPINNEY ROAD
PORTSMOUTH, NH 03801
RCRD BK 05881 PG 00463

MAP 243 LOT 52
N/F
CITY OF PORTSMOUTH DPW
PO BOX 628
PORTSMOUTH, NH 03802
RCRD BK 02042 PG 00498

CONCEPTUAL DESIGN

TAX MAP 242 LOT 4

CONCEPT A - PUD PLAN

PROPOSED OPEN SPACE RESIDENTIAL PUD

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TURST, PHILIP J 25% INT

1"=200' (11X17")
SCALE: 1"=100' (22"X34")

JULY 28, 2020

THIS PLAN IS A PRELIMINARY CONCEPTUAL DESIGN FOR SITE LOCATION FEASIBILITY AND DISCUSSION PURPOSES ONLY. ADDITIONAL PERMITS, WAIVERS, AND VARIANCE MAY BE REQUIRED UPON FURTHER DESIGN, REVIEW, AND COORDINATION WITH THE TOWN.

HORIZONTAL SCALE 1"=100'
100 50 0 100

REV.	DATE	DESCRIPTION	DR	CK

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
ScientSists
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

FILE	47388.11	DR: MEG	TB	-
		CK: MEG	CADFILE: 47388-10 CONCEPT A	A-02

Attachment 1

New Hampshire DOT Department of Transportation

MS2 Transportation Data Management System

List View | All DIRs

Record 1 of 1 Goto Record go

Location ID	82379124	MPO ID	
Type	SPOT	HPMS ID	
On NHS	No	On HPMS	Yes
LRS ID	L3790080__	LRS Loc Pt.	
SF Group	04	Route Type	
AF Group	04	Route	
GF Group	E	Active	Yes
Class Dist Grp	Default	Category	3
Seas Clss Grp	Default		
WIM Group	Default		
QC Group	Default		
Fnct'l Class	Major Collector	Milepost	
Located On	Peverly Hill Rd		
Loc On Alias	PEVERLY HILL RD SOUTH OF NH 33		

More Detail

STATION DATA

Directions: 2-WAY

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2019	9,549	1,062	11		8,748 (92%)	801 (8%)	
2018	10,823[3]		11		9,978 (92%)	845 (8%)	Grown from 2017
2017	10,611[3]		11		9,847 (93%)	764 (7%)	Grown from 2016
2016	10,403	1,150	11		9,487 (91%)	916 (9%)	
2015	10,527[3]						Grown from 2014

> >>| 1-5 of 20

Travel Demand Model

	Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV

VOLUME COUNT

	Date	Int	Total
	Thu 6/6/2019	60	11,266
	Wed 6/5/2019	60	11,049
	Tue 6/4/2019	60	10,901
	Tue 7/19/2016	60	12,808
	Mon 7/18/2016	60	12,033
	Sun 7/17/2016	60	6,806
	Fri 9/13/2013	60	11,838
	Thu 9/12/2013	60	11,713
	Wed 9/11/2013	60	11,902
	Tue 9/10/2013	60	11,404

VOLUME TREND

Year	Annual Growth
2019	-12%
2018	2%
2017	2%
2016	-1%
2015	3%
2014	2%
2013	4%
2010	-7%
2007	-10%

New Hampshire DOT
Department of Transportation

MS2
Transportation Data Management System

Excel Version

Weekly Volume Report

Location ID:	82379124	**Type:**	SPOT
Located On:	Peverly Hill Rd	:	
Direction:	2-WAY		
Community:	PORTSMOUTH	**Period:**	Mon 6/3/2019 - Sun 6/9/2019
AADT:	9549		

Start Time	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Avg	Graph
12:00 AM		14	28	24				22	0.2%
1:00 AM		11	18	12				14	0.1%
2:00 AM		16	13	13				14	0.1%
3:00 AM		13	17	20				17	0.2%
4:00 AM		35	39	40				38	0.3%
5:00 AM		125	113	115				118	1.1%
6:00 AM		286	290	263				280	2.5%
7:00 AM		710	771	786				756	6.8%
8:00 AM		867	906	902				892	8.1%
9:00 AM		700	664	707				690	6.2%
10:00 AM		666	688	674				676	6.1%
11:00 AM		773	751	792				772	7.0%
12:00 PM		893	835	916				881	8.0%
1:00 PM		802	872	858				844	7.6%
2:00 PM		828	840	830				833	7.5%
3:00 PM		904	861	916				894	8.1%
4:00 PM		1004	1025	1062				1,030	9.3%
5:00 PM		926	963	973				954	8.6%
6:00 PM		543	548	524				538	4.9%
7:00 PM		299	340	336				325	2.9%
8:00 PM		246	216	237				233	2.1%
9:00 PM		124	133	148				135	1.2%
10:00 PM		74	78	79				77	0.7%
11:00 PM		42	40	39				40	0.4%
Total	**0**	**10,901**	**11,049**	**11,266**	**0**	**0**	**0**		
24hr Total		10901	11049	11266				11,072	
AM Pk Hr		8:00	8:00	8:00					
AM Peak		867	906	902				892	
PM Pk Hr		4:00	4:00	4:00					
PM Peak		1004	1025	1062				1,030	
% Pk Hr		9.21%	9.28%	9.43%				9.31%	

Stephen G. Pernaw & Company, Inc.

Automatic Traffic Recorder Count - Peverly Hill Road, Portsmouth, NH (South of NH Route 33)

Wednesday, September 30, 2020

Period Beginning	CARS SB	CARS NB	TRUCKS SB	TRUCKS NB	TOTAL SB	TOTAL NB	TOT	
12:00 AM	6	3	0	0	6	3	9	
12:15 AM	5	2	0	0	5	2	7	
12:30 AM	4	1	0	0	4	1	5	
12:45 AM	2	2	0	0	2	2	4	25
1:00 AM	0	1	0	0	0	1	1	17
1:15 AM	2	0	0	0	2	0	2	12
1:30 AM	1	1	0	0	1	1	2	9
1:45 AM	1	1	0	1	1	2	3	8
2:00 AM	1	0	1	0	2	0	2	9
2:15 AM	1	1	0	0	1	1	2	9
2:30 AM	1	0	0	0	1	0	1	8
2:45 AM	1	1	0	0	1	1	2	7
3:00 AM	1	2	0	1	1	3	4	9
3:15 AM	0	0	0	0	0	0	0	7
3:30 AM	0	0	0	1	0	1	1	7
3:45 AM	3	0	0	0	3	0	3	8
4:00 AM	1	1	0	0	1	1	2	6
4:15 AM	1	2	0	0	1	2	3	9
4:30 AM	1	0	0	0	1	0	1	9
4:45 AM	4	4	1	0	5	4	9	15
5:00 AM	6	2	1	0	7	2	9	22
5:15 AM	17	4	0	0	17	4	21	40
5:30 AM	9	10	1	0	10	10	20	59
5:45 AM	20	3	1	1	21	4	25	75
6:00 AM	13	13	3	1	16	14	30	96
6:15 AM	17	7	0	0	17	7	24	99
6:30 AM	26	11	3	2	29	13	42	121
6:45 AM	63	22	4	1	67	23	90	186
7:00 AM	50	27	5	0	55	27	82	238
7:15 AM	76	33	4	3	80	36	116	330
7:30 AM	91	41	2	7	93	48	141	429
7:45 AM	150	73	8	6	158	79	237	576
8:00 AM	76	72	4	6	80	78	158	652
8:15 AM	69	61	4	3	73	64	137	673
8:30 AM	71	36	2	7	73	43	116	648
8:45 AM	91	72	3	7	94	79	173	584
9:00 AM	71	54	1	2	72	56	128	554
9:15 AM	68	43	7	2	75	45	120	537
9:30 AM	65	50	4	7	69	57	126	547
9:45 AM	86	45	1	2	87	47	134	508
10:00 AM	80	44	7	0	87	44	131	511
10:15 AM	79	60	8	6	87	66	153	544
10:30 AM	64	51	2	1	66	52	118	536
10:45 AM	85	53	7	3	92	56	148	550
11:00 AM	79	51	7	3	86	54	140	559
11:15 AM	77	60	7	4	84	64	148	554
11:30 AM	81	61	6	9	87	70	157	593
11:45 AM	93	71	7	9	100	80	180	625
					1920	1247	3167	
7:30 - 8:30 AM Peak Hour					404	269	673	

Period Beginning	CARS SB	CARS NB	TRUCKS SB	TRUCKS NB	TOTAL SB	TOTAL NB	TOT	
12:00 PM	98	80	10	10	108	90	198	683
12:15 PM	88	86	3	2	91	88	179	714
12:30 PM	92	81	8	2	100	83	183	740
12:45 PM	88	66	2	3	90	69	159	719
1:00 PM	75	81	4	2	79	83	162	683
1:15 PM	79	74	4	3	83	77	160	664
1:30 PM	79	76	8	6	87	82	169	650
1:45 PM	100	80	3	8	103	88	191	682
2:00 PM	94	68	8	6	102	74	176	696
2:15 PM	92	79	6	6	98	85	183	719
2:30 PM	107	68	5	5	112	73	185	735
2:45 PM	110	102	3	7	113	109	222	766
3:00 PM	113	90	7	2	120	92	212	802
3:15 PM	89	81	3	5	92	86	178	797
3:30 PM	91	91	8	6	99	97	196	808
3:45 PM	94	68	3	2	97	70	167	753
4:00 PM	93	110	0	3	93	113	206	747
4:15 PM	99	111	2	1	101	112	213	782
4:30 PM	86	92	5	0	91	92	183	769
4:45 PM	110	82	4	5	114	87	201	803
5:00 PM	89	100	2	0	91	100	191	788
5:15 PM	100	71	2	0	102	71	173	748
5:30 PM	79	76	1	1	80	77	157	722
5:45 PM	76	48	0	0	76	48	124	645
6:00 PM	72	55	0	0	72	55	127	581
6:15 PM	60	40	0	0	60	40	100	508
6:30 PM	49	40	0	1	49	41	90	441
6:45 PM	58	32	0	0	58	32	90	407
7:00 PM	31	43	0	0	31	43	74	354
7:15 PM	33	25	0	0	33	25	58	312
7:30 PM	29	21	0	0	29	21	50	272
7:45 PM	20	19	0	1	20	20	40	222
8:00 PM	21	23	0	0	21	23	44	192
8:15 PM	16	19	0	0	16	19	35	169
8:30 PM	17	23	0	0	17	23	40	159
8:45 PM	20	13	0	0	20	13	33	152
9:00 PM	15	9	1	0	16	9	25	133
9:15 PM	11	6	0	0	11	6	17	115
9:30 PM	6	9	0	0	6	9	15	90
9:45 PM	12	11	2	0	14	11	25	82
10:00 PM	3	11	0	0	3	11	14	71
10:15 PM	5	7	0	0	5	7	12	66
10:30 PM	1	1	0	0	1	1	2	53
10:45 PM	2	7	0	0	2	7	9	37
11:00 PM	5	5	0	0	5	5	10	33
11:15 PM	2	5	0	0	2	5	7	28
11:30 PM	9	4	0	0	9	4	13	39
11:45 PM	2	7	0	0	2	7	9	39
					2824	2483	5307	
4:00 - 5:00 PM Peak Hour					399	404	803	

DAILY TRAFFIC VOLUME = 8,474 vehicles per day

Trip Generation Summary

Alternative: Alternative 1
Phase:
Project: 2047A Gen

Open Date: 10/5/2020
Analysis Date: 10/5/2020

ITE	Land Use		Weekday Average Daily Trips *	Enter	Exit	Total	Weekday AM Peak Hour of Adjacent Street Traffic *	Enter	Exit	Total	Weekday PM Peak Hour of Adjacent Street Traffic *	Enter	Exit	Total
210	SFHOUSE 1			198	198	396		8	17	25		28	14	42
	120	Residents												
220	LOW-RISE 1			207	206	413		7	22	29		23	14	37
	60	Dwelling Units												
Unadjusted Volume				405	404	809		15	39	54		51	28	79
Internal Capture Trips				0	0	0		0	0	0		0	0	0
Pass-By Trips				0	0	0		0	0	0		0	0	0
Volume Added to Adjacent Streets				405	404	809		15	39	54		51	28	79

Total Weekday Average Daily Trips Internal Capture = 0 Percent
Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent
Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition
TRIP GENERATION 10, TRAFFICWARE, LLC

Seasonal Adjustment Factors
NHDOT Group 4 (Urban Highways)

Stephen G. Pernaw & Company, Inc.

Year 2019 Monthly Data - Urban

		Adjustment to	
Month	ADT	Average	Peak
Jan	11,431	1.12	1.23
Feb	11,848	1.08	1.18
Mar	12,141	1.06	1.15
Apr	12,860	1.00	1.09
May	13,551	0.95	1.03
Jun	13,785	0.93	1.02
Jul	13,942	0.92	1.01
Aug	14,016	0.92	1.00
Sep	13,379	0.96	1.05
Oct	13,339	0.96	1.05
Nov	12,265	1.05	1.14
Dec	11,496	1.12	1.22

Year 2018 Monthly Data - Urban

		Adjustment to	
Month	ADT	Average	Peak
Jan	11,282	1.13	1.24
Feb	11,848	1.08	1.18
Mar	11,828	1.08	1.18
Apr	12,491	1.02	1.12
May	13,587	0.94	1.03
Jun	13,911	0.92	1.00
Jul	13,765	0.93	1.01
Aug	13,945	0.92	1.00
Sep	13,168	0.97	1.06
Oct	13,367	0.96	1.04
Nov	12,215	1.05	1.14
Dec	11,963	1.07	1.17

Year 2017 Monthly Data - Urban

		Adjustment to	
Month	ADT	Average	Peak
Jan	12254	1.21	1.33
Feb	13494	1.10	1.21
Mar	14335	1.03	1.14
Apr	15004	0.99	1.09
May	15547	0.95	1.05
Jun	16310	0.91	1.00
Jul	15523	0.95	1.05
Aug	15974	0.93	1.02
Sep	15546	0.95	1.05
Oct	15104	0.98	1.08
Nov	14544	1.02	1.12
Dec	14151	1.05	1.15

September to Peak-Month Factor = 1.05

Stephen G. Pernaw & Company, Inc.

STEPHEN G. PERNAW & COMPANY, INC.
PROJECT: Proposed Residential Development, Portsmouth New Hampshire
NUMBER: 2047A
COUNT STATION: 82379124

HISTORICAL GROWTH CALCULATIONS

LOCATION : Peverly Hill Road (S. of NH33)
CASE : AADT

ARITHMETIC PROJECTIONS

YEAR	AADT
2015	10527
2016	10403
2017	10611
2018	10823

Regression Output:

Constant	-210417.4
Std Err of Y Est	129.62099
R Squared	0.6412368
No. of Observations	4
Degrees of Freedom	2
X Coefficient	109.6
Std Err of Coef.	57.968267

PROJECTIONS

2020	10975
2021	11084
2022	11194
2023	11303
2024	11413
2025	11523
2026	11632
2027	11742
2028	11851
2029	11961
2030	12071

RATE = 110 VPD/YEAR

GEOMETRIC PROJECTIONS

YEAR	AADT	Ln AADT
2015	10527	9.26170
2016	10403	9.24985
2017	10611	9.26965
2018	10823	9.28943

Regression Output:

Constant	-11.49974
Std Err of Y Est	0.0122527
R Squared	0.6384951
No. of Observations	4
Degrees of Freedom	2
X Coefficient	0.0102987
Std Err of Coef.	0.0054796

PROJECTIONS

2020	10979
2021	11092
2022	11207
2023	11323
2024	11440
2025	11559
2026	11678
2027	11799
2028	11921
2029	12045
2030	12170

RATE = 1.0 % / YEAR

Use 2.0%

Stephen G. Pernaw & Company, Inc.

CALCULATION SHEET

Attachment 8

Project:	Portsmouth - Res.	Job Number:	2047A
Calculated By:	SGP	Date:	10/5/2020
Checked By:	CA	Date:	10/5/2020
Sheet No:	1	Of:	1
Subject:	COVID-19 Adjustment Factor		

I. Given:

1. NHDOT traffic count on Peverly Hill Road (south of NH33) in June 2019 (Pre-covid conditions)
   - Average AM peak hour = 892 veh.
   - Average PM peak hour = 1,030 veh.
   - Average weekday = 11,072 veh.
2. SGP ATR count on Wednesday, September 30, 2020
   - AM peak hour = 673 veh.
   - PM peak hour = 803 veh.
   - Weekday = 8,474 veh.
3. NHDOT Group 4 (Urban Highways) seasonal adjustment factors
   - September to peak month = 1.05 (average of 2017, 2018 & 2019)
   - June to peak month = 1.01 (average of 2017, 2018 & 2019)
4. Background growth rate = 1.0/year; use 2.0% to account for other unknown development projects

II. Calculate 2020 peak month volumes using NHDOT June 2019 data (pre-covid conditions)

1. AM = 892 x 1.02 x 1.01 = 919 veh
2. PM = 1,030 X 1.02 x 1.01 = 1,061 veh
3. Weekday = 11,072 x 1.02 x 1.01 = 11,406 veh

III. Calculate 2020 peak month volumes using SGP September 2020 data (during covid)

1. AM = 673 x 1.05 = 707 veh
2. PM = 803 X 1.05 = 843 veh
3. Weekday = 8,474 x 1.05 = 8,898 veh

IV. Calculate individual COVID-19 factors

1. AM = 919 / 707 = 1.30
2. PM = 1,061 / 843 = 1.26
3. Weekday = 11,406 / 8,898 = 1.28

V. Calculate average COVID-19 factor

Average covid factor = (1.30 + 1.26 + 1.28) / 3 = 1.28

Stephen G. Pernaw & Company, Inc.

Location: Portsmouth, New Hampshire
Job Number: 2047A

TRIP DISTRIBUTION ANALYSIS

Work Destination Report - Where Workers are Employed Who Live in the Selection Area - by County Subdivisions

Total All Jobs

Jobs Counts by County Subdivisions Where Workers are Employed - All Jobs	Count	Gateway % A	Gateway % B	Gateway % C		Gateway Allocation A	Gateway Allocation B	Gateway Allocation C	
Portsmouth city (Rockingham, NH)	4,355	0.40	0.40	0.20	1.00	1742	1742	871	4355
Dover city (Strafford, NH)	604	0.50		0.50	1.00	302	0	302	604
Exeter town (Rockingham, NH)	423	1.00			1.00	423	0	0	423
Manchester city (Hillsborough, NH)	399	1.00			1.00	399	0	0	399
Boston city (Suffolk, MA)	371	1.00			1.00	371	0	0	371
Newington town (Rockingham, NH)	343	0.50		0.50	1.00	172	0	172	344
Hampton town (Rockingham, NH)	266	0.70		0.30	1.00	186	0	80	266
Durham town (Strafford, NH)	266	0.30		0.70	1.00	80	0	186	266
Nashua city (Hillsborough, NH)	249	1.00			1.00	249	0	0	249
Salem town (Rockingham, NH)	193	1.00			1.00	193	0	0	193
	7469					4117	1742	1611	7470
						55.1%	23.3%	21.6%	100%
					USE	55	23	22	100

KEY

A=To/From Points West via NH Route 33
B=To/From Points East via NH Route 33
C=To/From Points South via Peverly Hill Road

Attachment 9

HCM 2010 TWSC
3: Peverly Hill Road & Proposed Site Driveway

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	5	2	458	688	5
Future Vol, veh/h	17	5	2	458	688	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	85	85	64	64
Heavy Vehicles, %	0	0	0	8	5	0
Mvmt Flow	19	6	2	539	1075	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1622	1079	1083	0	-	0
Stage 1	1079	-	-	-	-	-
Stage 2	543	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	114	268	652	-	-	-
Stage 1	329	-	-	-	-	-
Stage 2	586	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	114	268	652	-	-	-
Mov Cap-2 Maneuver	114	-	-	-	-	-
Stage 1	328	-	-	-	-	-
Stage 2	586	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	38.7	0	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	652	-	131	-	-
HCM Lane V/C Ratio	0.004	-	0.187	-	-
HCM Control Delay (s)	10.5	0	38.7	-	-
HCM Lane LOS	B	A	E	-	-
HCM 95th %tile Q(veh)	0	-	0.7	-	-

HCM 2010 TWSC
3: Peverly Hill Road & Proposed Site Driveway

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	11	3	6	688	680	22
Future Vol, veh/h	11	3	6	688	680	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	89	89	88	88
Heavy Vehicles, %	0	0	0	2	3	0
Mvmt Flow	12	3	7	773	773	25

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1573	786	798	0	-	0
Stage 1	786	-	-	-	-	-
Stage 2	787	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	123	395	833	-	-	-
Stage 1	453	-	-	-	-	-
Stage 2	452	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	121	395	833	-	-	-
Mov Cap-2 Maneuver	121	-	-	-	-	-
Stage 1	446	-	-	-	-	-
Stage 2	452	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	33.4	0.1	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	833	-	142	-	-
HCM Lane V/C Ratio	0.008	-	0.11	-	-
HCM Control Delay (s)	9.4	0	33.4	-	-
HCM Lane LOS	A	A	D	-	-
HCM 95th %tile Q(veh)	0	-	0.4	-	-

Stephen G. Pernaw & Company, Inc.

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

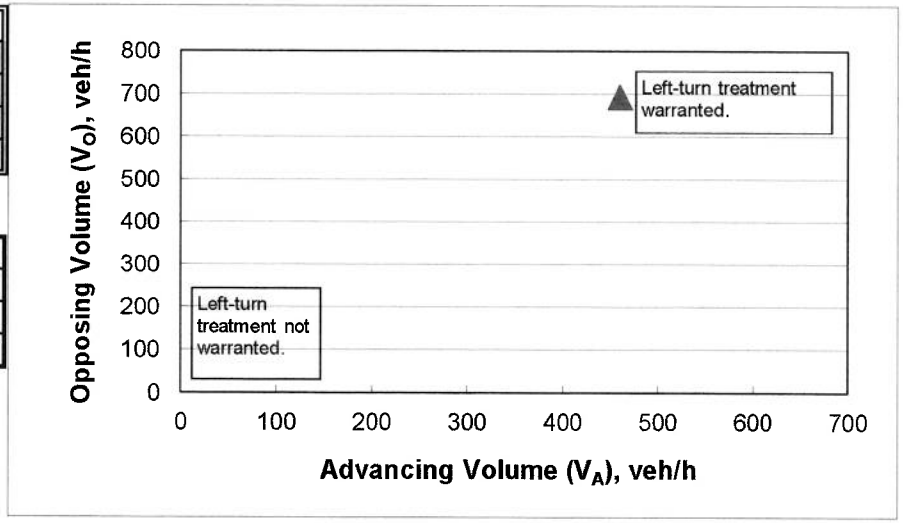
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	25
Percent of left-turns in advancing volume (V_A), %:	0%
Advancing volume (V_A), veh/h:	460
Opposing volume (V_O), veh/h:	693

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	1456
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Stephen G. Pernaw & Company, Inc.

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

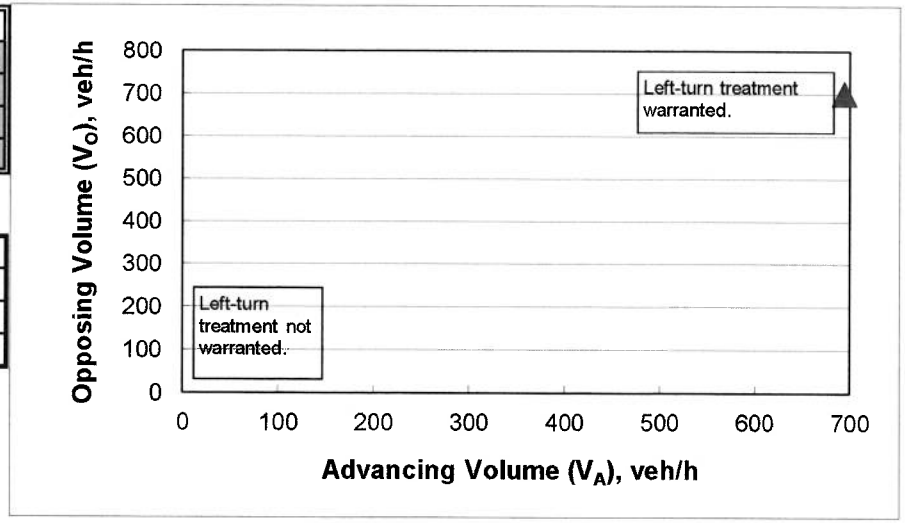
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	25
Percent of left-turns in advancing volume (V_A), %:	1%
Advancing volume (V_A), veh/h:	694
Opposing volume (V_O), veh/h:	702

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	1023
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Stephen G. Pernaw & Company, Inc.

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

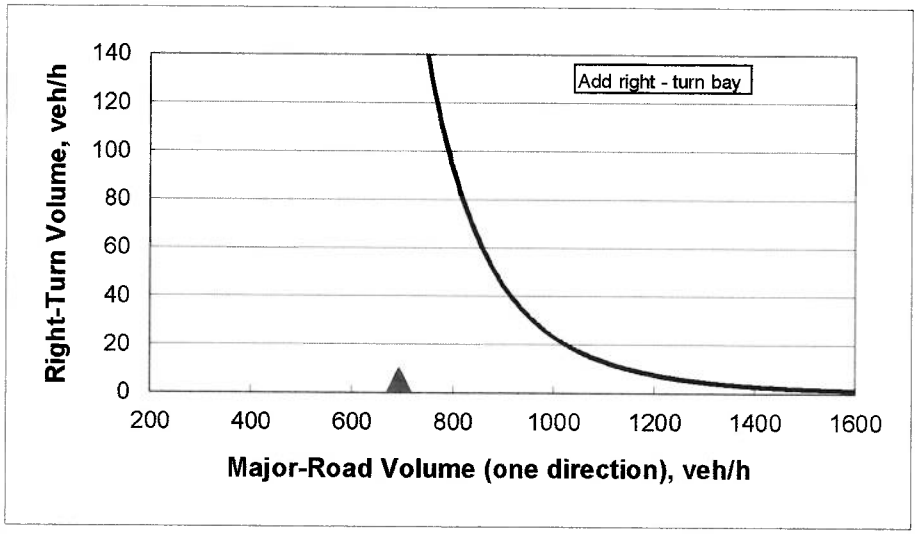
INPUT

2-lane roadway

Variable	Value
Major-road speed, mph:	25
Major-road volume (one direction), veh/h:	693
Right-turn volume, veh/h:	5

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	225
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



Stephen G. Pernaw & Company, Inc.

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

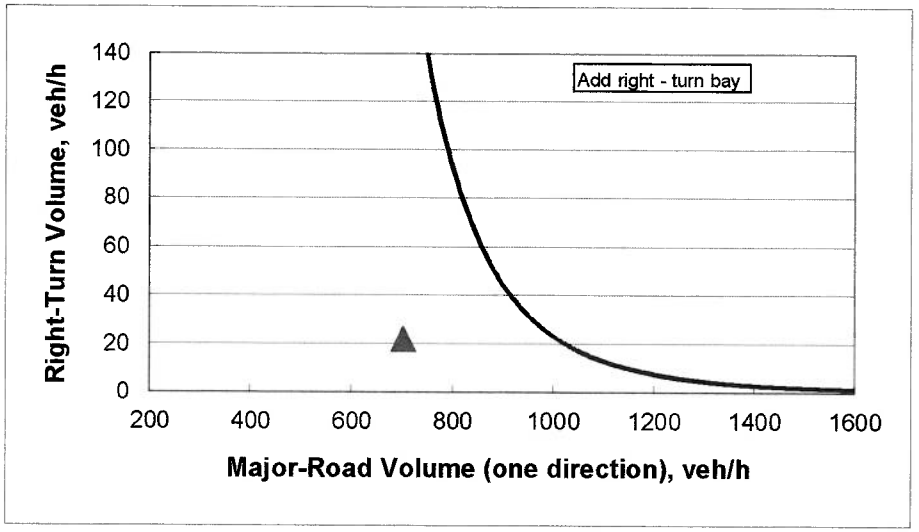
INPUT

2-lane roadway

Variable	Value
Major-road speed, mph:	25
Major-road volume (one direction), veh/h:	702
Right-turn volume, veh/h:	22

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	208
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



Attachment 15

Stephen G. Pernaw & Company, Inc.

Figure 2 - 4. Guideline for determining minor-road approach geometry at two-way stop-controlled intersections.

INPUT

Variable	Value
Major-road volume (total of both directions), veh/h:	1153
Percentage of right-turns on minor road, %:	23%
Minor-road volume (one direction), veh/h:	22

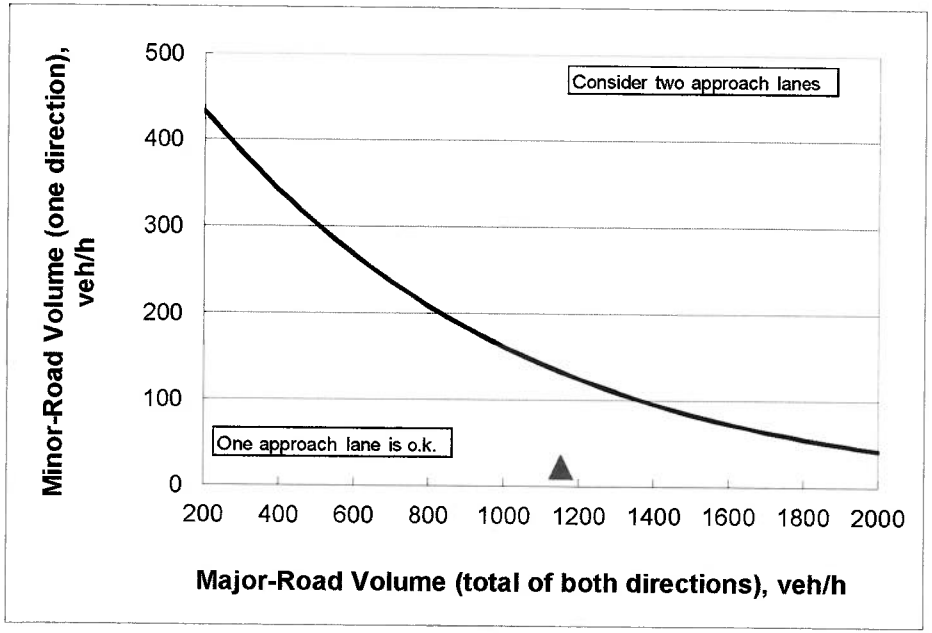
OUTPUT

Variable	Value
Limiting minor-road volume (one direction), veh/h:	132
Guidance for determining minor-road approach geometry:	
ONE approach lane is o.k.	

CALIBRATION CONSTANTS

Minor Road	Critical gap, s:	Follow-up gap, s:
Right-turn capacity, veh/h:	6.2	3.3
Left-turn and through capacity, veh/h:	6.5	4.0

* according to Table 17 - 5 of the HCM



Attachment 16

Stephen G. Pernaw & Company, Inc.

Figure 2 - 4. Guideline for determining minor-road approach geometry at two-way stop-controlled intersections.

INPUT

Variable	Value
Major-road volume (total of both directions), veh/h:	1396
Percentage of right-turns on minor road, %:	21%
Minor-road volume (one direction), veh/h:	14

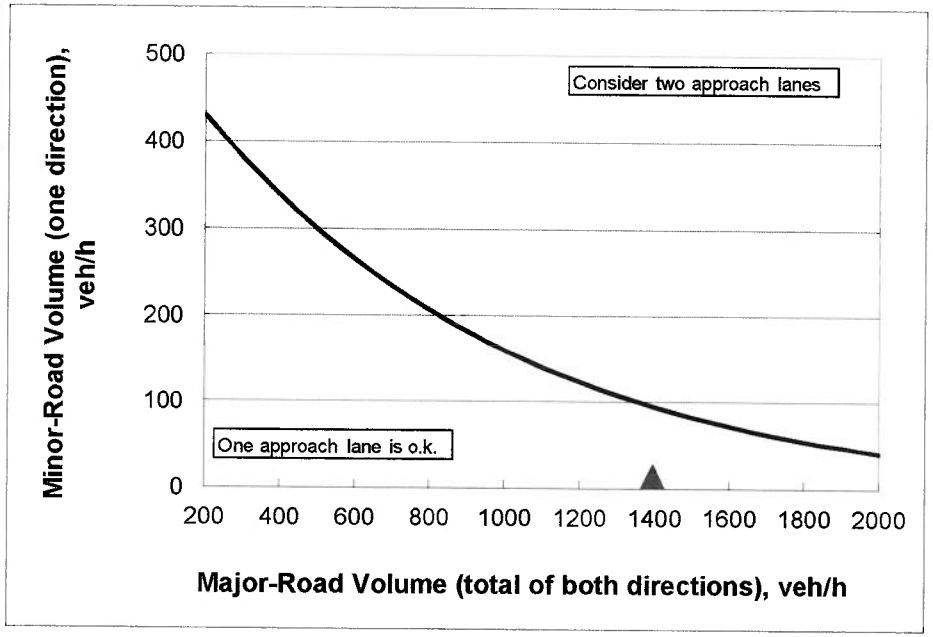
OUTPUT

Variable	Value
Limiting minor-road volume (one direction), veh/h:	95
Guidance for determining minor-road approach geometry:	
ONE approach lane is o.k.	

CALIBRATION CONSTANTS

Minor Road	Critical gap, s:	Follow-up gap, s:
Right-turn capacity, veh/h:	6.2	3.3
Left-turn and through capacity, veh/h:	6.5	4.0

* according to Table 17 - 5 of the HCM



Attachment 17

Stephen G. Pernaw & Company, Inc.

P.O. Box 1721 • Concord, NH 03302
tel: (603) 731-8500 • fax: (866) 929-6094 • sgp@ pernaw.com

Transportation: Engineering • Planning • Design

M E M O R A N D U M

Ref: 2047A

To: Jack McTigue, P.E., CPESC
TFMoran - Seacoast Division

From: Stephen G. Pernaw, P.E., PTOE

Subject: Proposed Residential Development – 83 Peverly Hill Road
Portsmouth, New Hampshire

Date: April 5, 2021

Thank you for forwarding the *"Open Space Residential PUD"* plans for us to review (Attachments 1-5), and explaining the city's concern with vehicle speeds throughout the neighborhood. In reviewing the plans, we believe the horizontal curves shown on Sheets C-14, C-15, and C-16 will regulate or limit travel speeds in those areas. The stop condition shown on C-16, where the loop road terminates at a T-intersection, will also serve to reduce speeds in that area.

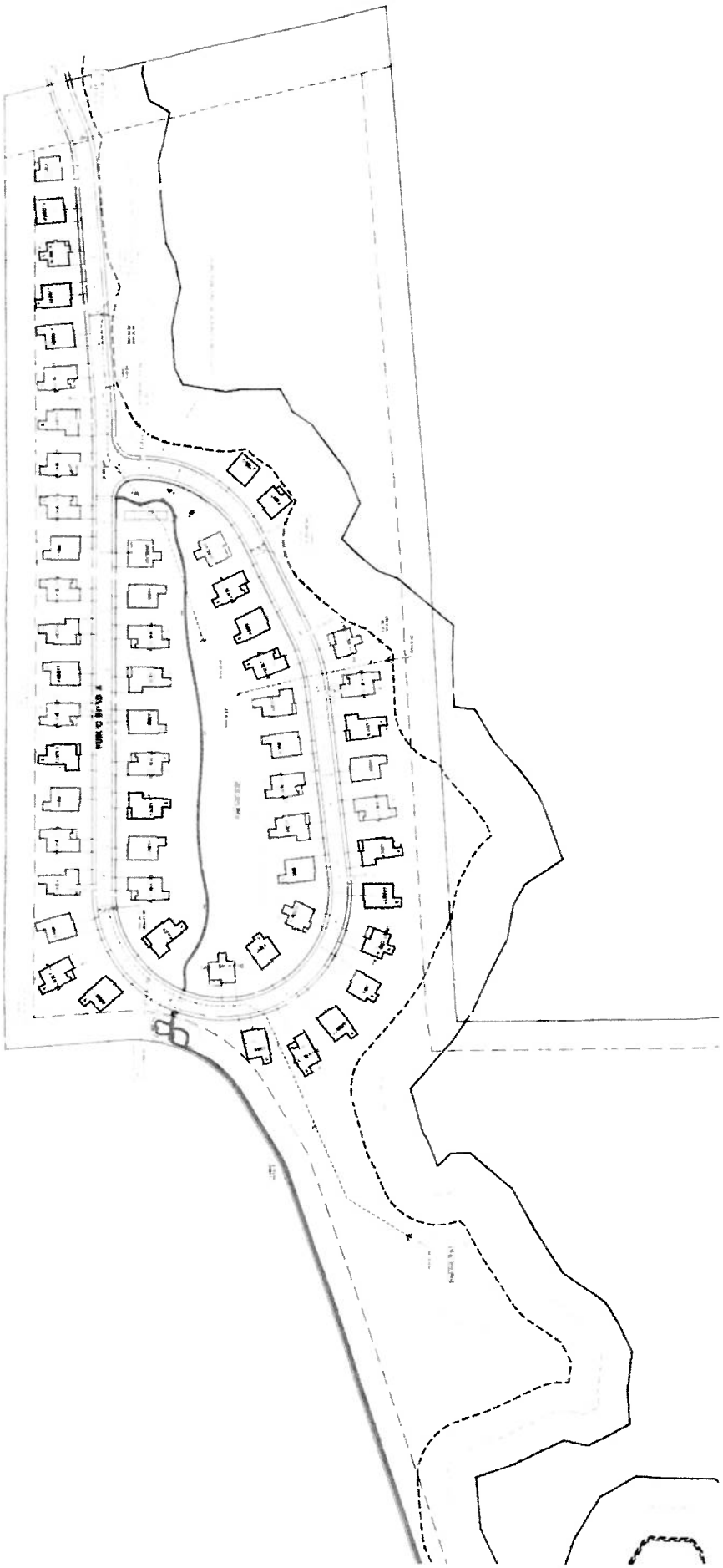
We recognize that travel speeds could be higher than desirable on the straight tangent section shown on Sheets C-13 and C-14. To address this concern, we recommend consideration be given to providing the following traffic calming measures:

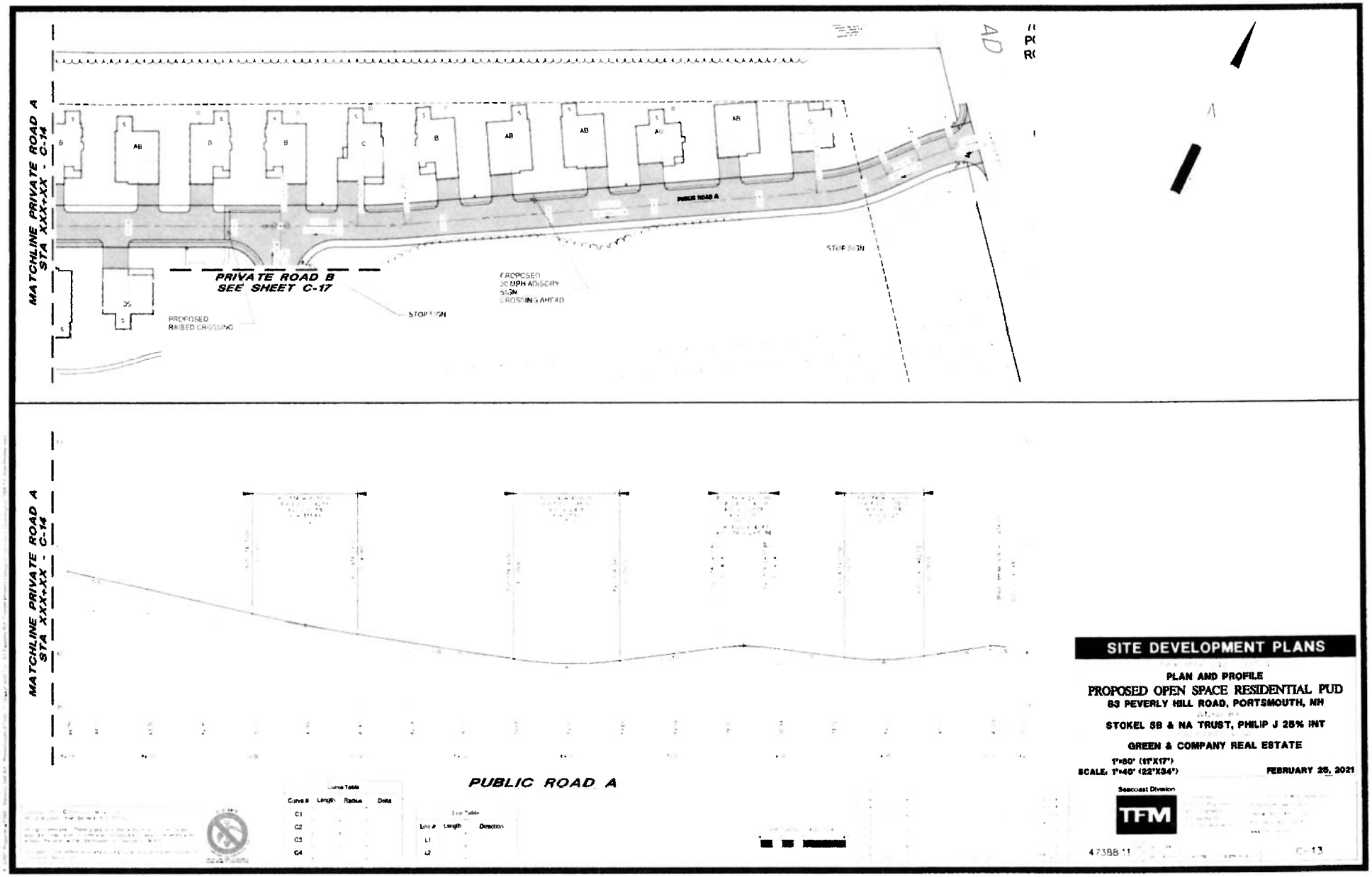
- Installation of a marked crosswalk for pedestrians on the main access road, adjacent to the internal T-intersection.
- Placement of a "Supplemental Crosswalk Identification Device" on the centerline of the road, adjacent to the crosswalk (see Attachment 6).
- Installation of Advanced Warning signs for the crosswalk (MUTCD W11-2).
- Installation of a Stop Ahead sign (MUTCD W3-1) on Sheet C-16 where the loop road terminates at the T-intersection.
- Installation of Advisory Speed Plaque (MUTCD W13-1) signs with 20 mph posted below the W11-2 crosswalk signs.

Recognizing that this a cozy residential development with no potential for through traffic, it is reasonable to expect that neighbors will police themselves in terms of speed management. Nevertheless, the traffic calming measures cited above are aimed more at the occasional delivery driver or visitor, and less so for the full-time residents within the development.

Attachments

cc: Michael Green, Green and Company





SITE DEVELOPMENT PLANS

PLAN AND PROFILE

PROPOSED OPEN SPACE RESIDENTIAL PUD

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

STOKEL SB & NA TRUST, PHILIP J 25% INT

GREEN & COMPANY REAL ESTATE

1"=80' (11"X17")

SCALE: 1"=40' (22"X34")

FEBRUARY 26, 2021

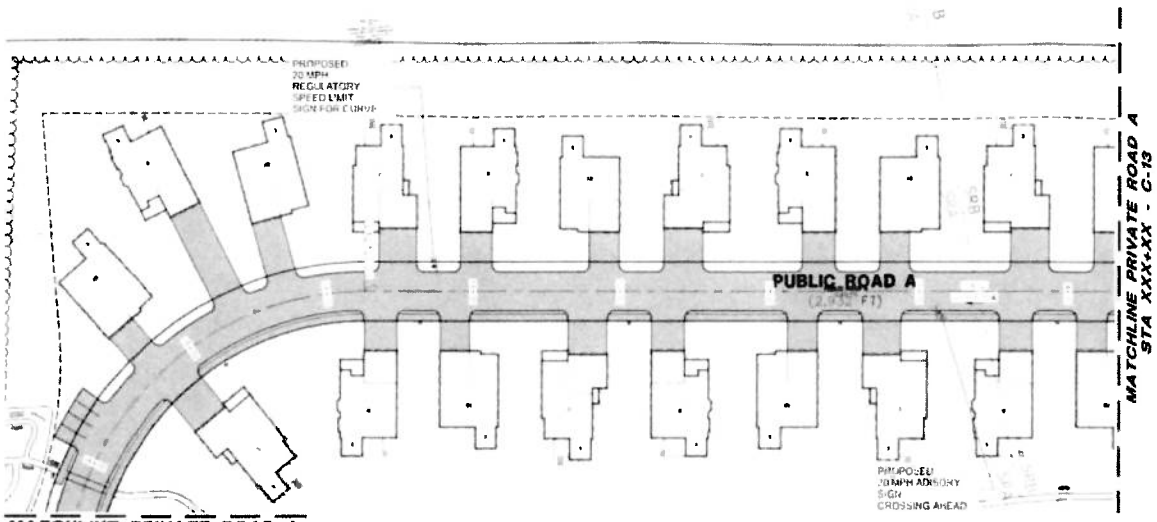
Seacoast Division

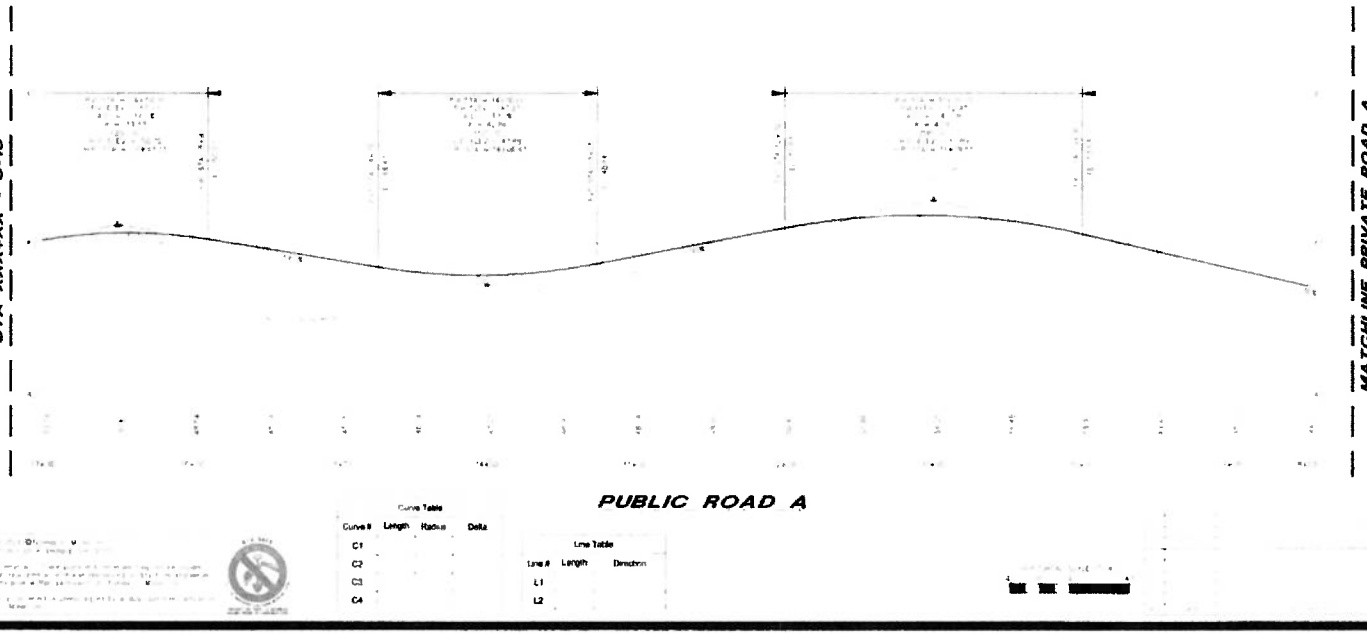
TFM

47388.11

C-13

Attachment 2





Curve Table

Curve #	Length	Radius	Delta
C1			
C2			
C3			
C4			

Line Table

Line #	Length	Direction
L1		
L2		

SITE DEVELOPMENT PLANS

PLAN AND PROFILE

PROPOSED OPEN SPACE RESIDENTIAL PUD

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

STOKEL SB & NA TRUST, PHILIP J 25% INT

GREEN & COMPANY REAL ESTATE

1"=80' (11"X17")
SCALE: 1"=40' (22"X34")

FEBRUARY 25, 2021

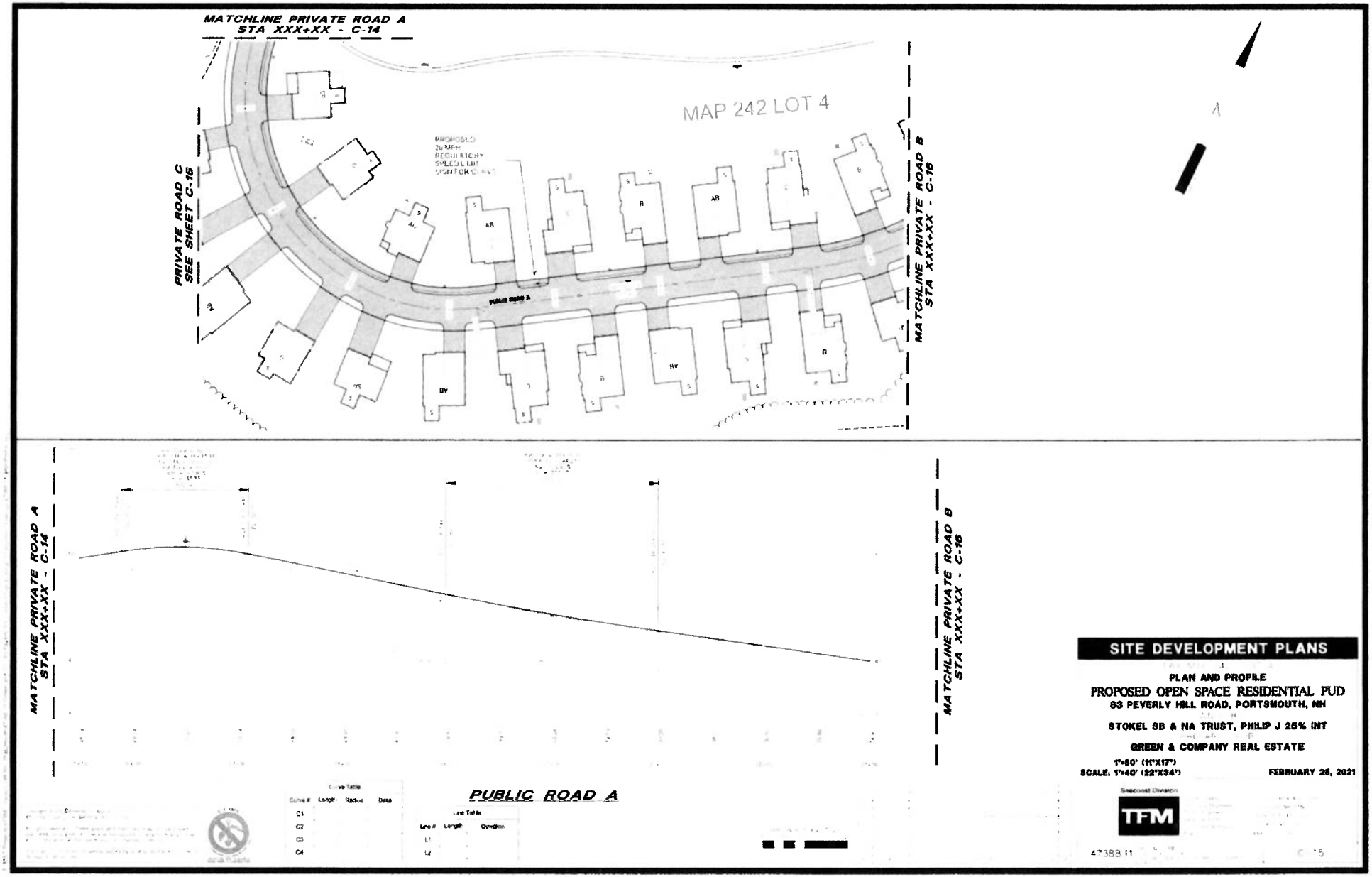
Seacoast Division

TFM

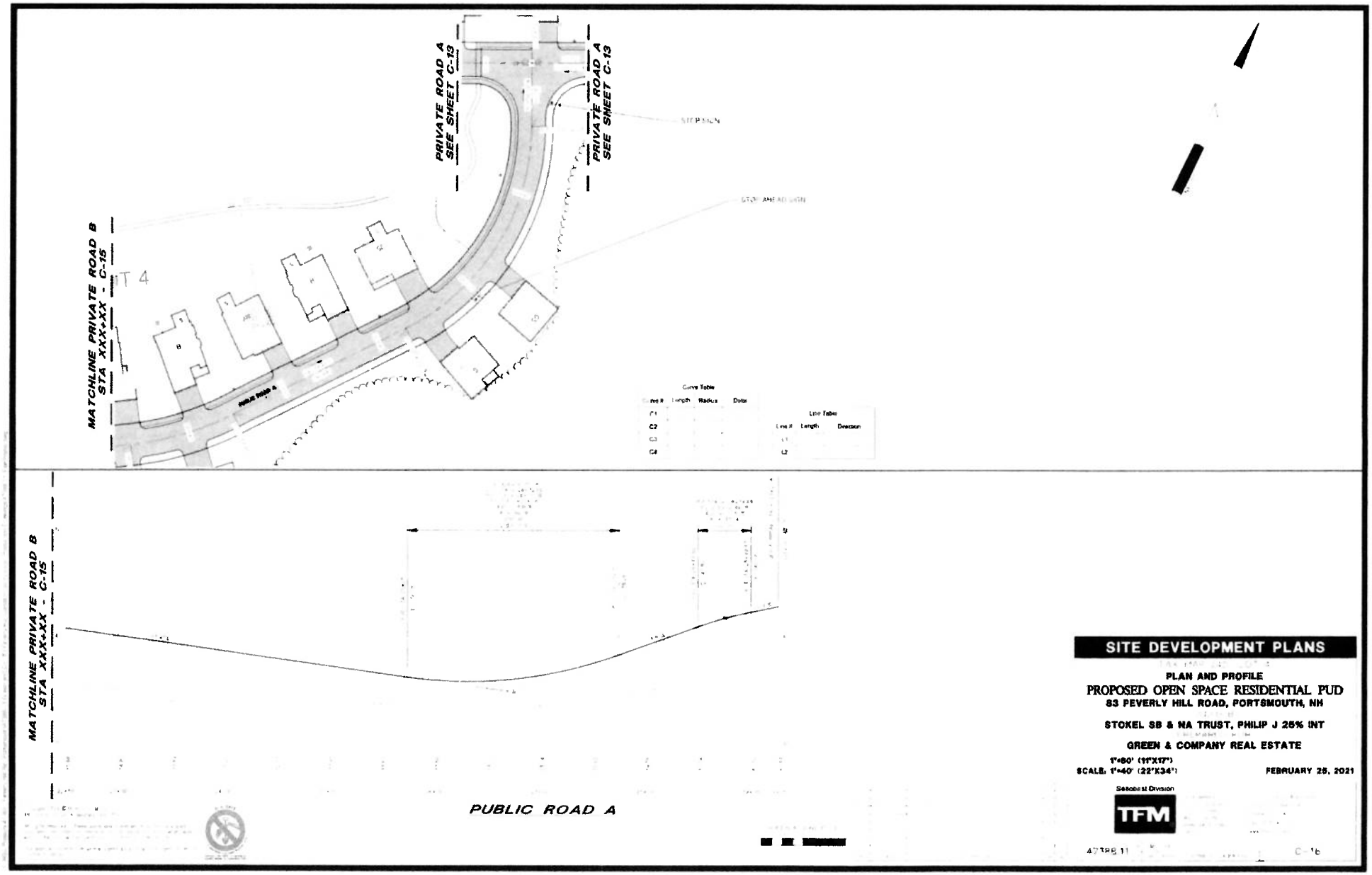
47388.11

C-14

Attachment 3



Attachment 4



SITE DEVELOPMENT PLANS

PLAN AND PROFILE

PROPOSED OPEN SPACE RESIDENTIAL PUD

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

STOKEL SB & NA TRUST, PHILIP J 25% INT

GREEN & COMPANY REAL ESTATE

1"=50' (11"X17")
SCALE: 1"=40' (22"X34")

FEBRUARY 25, 2021

Seacoast Division

TFM

42TRE.11

C-16

Attachment 5

TRAFFIC SIGN HANDBOOK

Technology Transfer Center
New Hampshire LTAP at UNH

UNH Technology Transfer Center
33 Academic Way
Durham NH 03824
800-423-0060 (in NH) or 603-862-2826
Fax: 603-862-0620
t2.center@unh.edu
www.t2.unh.edu

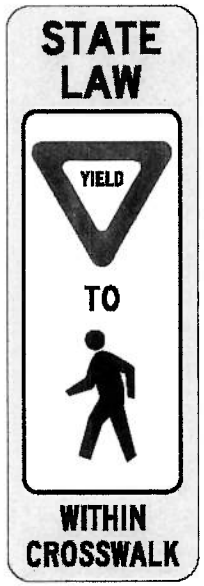
April 2010

CHAPTER 7
CROSSING HAZARDS

Introduction

This Chapter describes signs that warn motorists of locations where they might encounter unexpected crossing hazards. Potential hazards might be persons, animals or vehicles. The determining factor for use of these signs is the amount of time available for the driver to see the hazard and react properly. Also included in this chapter are signs warning pedestrians of hazardous crossing of roadways.

Note: State of New Hampshire Supplemental Crosswalk Identification Devices: *The Supplemental Crosswalk Identification Devices inform drivers of pedestrian crosswalks. The State of New Hampshire DOT has approved it for temporary use on the center line of roads adjacent to crosswalks. As a supplemental sign, local governments must still install traffic signs described in this chapter and pavement markings as described in the MUTCD 2009 Edition. The device should not be used as a substitute, for, or on poles with Crossing Sign W11-2.*



R1-6

In-Street and Overhead Pedestrian Crossing Signs (R1-6, R1-6a, R1-9, and R1-9a)

Option:

The In-Street Pedestrian Crossing (R1-6 or R1-6a) sign (see MUTCD Figure 2B-2) or the Overhead Pedestrian Crossing (R1-9 or R1-9a) sign (see MUTCD Figure 2B-2) may be used to remind road users of laws regarding right-of-way at an unsignalized pedestrian crosswalk. The legend STATE LAW may be displayed at the top of the R1-6, R1-6a, R1-9, and R1-9a signs, if applicable. On the R1-6 and R1-6a signs, the legends STOP or YIELD may be used instead of the appropriate STOP sign or YIELD sign symbol.

Job #47388.11

NHDES

Application for Sewer Connection Permit

F O R

Peverly Hill Road Development

Peverly Road
Portsmouth, New Hampshire
Rockingham County

Tax Map 242, Lot 04

April 19, 2021

Dennis Greene
April 19, 2021

Prepared By:

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

NEW HAMPSHIRE 200

April

TFM Project No: 47388.11

Dennis Greene, PE
NHDES WWEB
PO Box 95
Concord, NH 03302-0095

Re: Sewer Connection Permit – Peverly Hill Road Portsmouth, NH – Tax Map 242 Lot 4
Peverly Hill Road Development
TFM PIN: 47388.11

Dear Mr. Greene:

On behalf of Green and Company Building and Development Corp., we respectfully submit an Application for Sewer Connection Permit relative to the above referenced project. The following materials are included in this submission:

- Application for Sewer Connection Permit;
- Check for the amount of $2,760.00 for the Sewer Connection Permit;
- Table 1008-1, Unit Design Flow from Pages 47-49 from the NH Code of Administrative Rules, ENV-Wq 1000;
- Calculated Design Sewer Flow
- Full Flow and Approximate Partial Flow Calculations for gravity sewer, Dated April 19, 2021;
- Environmental One Corporation Pressure Sewer Design Analysis for Peverly Hill Road Development;
- Cover Sheet, Existing Conditions, Utility Plans, Sewer Profile and Details of the Site Plan Set titled, “Peverly Hill Road Condominiums; Peverly Hill Road; Tax Map 242, Lot 4; 83 Peverly Hill Road; Portsmouth, New Hampshire; County of Rockingham; Prepared for Green and Company Real Estate. dated April 19, 2021” prepared by TFMoran, Inc.”

This project consists of 56 single unit homes. The homes are serviced by a combination of low-pressure sewers and gravity sewers. 21 of the low-pressure systems discharges into Sewer Manhole 9, after which the flow

becomes gravity. 3 of the low-pressure systems discharges into Sewer Manhole 3, subsequently the flow becomes gravity. The remaining 33 residences are gravity flow.

The proposed project consists of 820 linear feet 2" low-pressure SDR 11 line, 274 linear feet of 1-1/2" low-pressure SDR11 line, 1,696 linear feet of 8" SDR 35 gravity sewer main, 10 proposed sewer manholes and 2 cleanouts for the low-pressure lines.

The City of Portsmouth concurrently reviewing this application. Any revisions based on there comments will be circled on the plans and forwarded to you.

On behalf of our client, we respectfully request review of the application package for approval.

Sincerely,
MSC a division of TFMoran, Inc.

Jack McTigue, PE, CPESC
Project Manager

cc: Rick Green (Green and Company), Michael Green (Green and Company), Jenna Green (Green and Company), and Juliet Walker (City of Portsmouth)

NHDES-W-09-008

APPLICATION FOR SEWER CONNECTION PERMIT
Water Division/Wastewater
Engineering Bureau Design Review Section

RSA/Rule: RSA 485-A:37 / Env-Wq 703.07

TYPE OR PRINT CLEARLY

Use this application for Sewer Connection Permit to request NHDES review/approval for any proposed sewerage design. Under RSAs 485 and 485-A, design plans for new sewerage facilities – whether publicly or privately owned, and regardless of design flow – must be submitted to NHDES for review/approval action at least 30 days prior to construction. Pursuant to Env-Wq 703, design submittals must include 1 set of engineering plans/specifications, pertinent design calculations, the required fee, and a Municipal Certification (signed by an authorized municipal official, see page 2).

1. Engineer of Record - Contact Information		
Engineer / Contact: Jack McTigue, PE	*Company: TFMoran, Inc.*	
Mailing Address: 170 Commerce Way		
Town/City: Portsmouth	*State:* NH	*ZIP:* 03801
Phone Number: (603) 431-2222	*Email: jmctigue@TFMoran.com*	

2. Description of Proposed Work (check all that apply)	
☐	An extension of a collector or interceptor;
☐	A sewage pumping station greater than 50 gpm or serving more than one building;
☒	A proposed sewer that serves more than one building or that requires a manhole at the connection.

Project Name or Description: 56 3-bedroom single family unit resdiential condominium		
Project Location - Street Address: 83 Peverly Hill Road		
Project Location - Town / City: Portsmouth, NH		
Name Of Receiving WWTF: Sewer Division of the Portsmouth NH Department of Public Works		
Average Design Flow (ADF, gal/day): 25,200 GPD		
Proposed Sewer Length (Linear ft)	Pipe Diameter (inches)	Pipe Material
274	1-1/2" Pressure Sewer Services	HDPE SDR-11
820	2" Pressure Sewer Main	HDPE SDR-11
1,696	8" Gravity Sewer	SDR-35

3. Required Fee	
☒	Sewer connection design submittals must be accompanied by a review fee payment based on the project's average design flow - $0.10 per gal/day ("a dime a gallon") for design flows up to 10,000 gal/day, plus $0.05 per gal/day for any flows in excess thereof.
☐	A fee of $200 per plan sheet shall be paid for review of modifications to privately owned pump stations, force mains, interceptors, and wastewater treatment facilities which are not associated with an increase in wastewater flow.
☐	Fees are not required of municipalities for municipal projects.
Fee Enclosed: $2760.00	Please make checks payable to "Treasurer State of NH".

Italics indicate items are optional.

4. Municipal Certification	
On behalf of Peverly Hill Road Condominiums,the Town or City of Portsmouth hereby provides the following municipal certification.	
The municipal sewage collection system and wastewater treatment facilities have been demonstrated, pursuant to Env-Wq 703.07(d), to have adequate processing capability for the proposed added hydraulic flow and organic flow at the time of connection. The proposed sewer connection and/or sewerage design meet with the approval of the local jurisdictional authority.	
Name Of Municipal Official (Project Location):	Title:
Signature:	Date:
Email Address:	
When the Receiving WWTF is in a different Municipality from that of the Project Location, the following additional certification is required.	
Name Of WWTF Official (Host Community):	Title:
Signature:	Date:
Email Address:	

Submit completed application package to:

NHDES Wastewater Engineering Bureau
Design Review Section
29 Hazen Drive
P.O. Box 95
Concord, NH 03302-0095

NOTE: A Separate INDUSTRIAL WASTEWATER INDIRECT DISCHARGE REQUEST (IDR) May be Required For Industrial Waste Contributions, Depending On Quantity And Quality. For Further Information, Contact The Industrial Pretreatment Supervisor Of The Wastewater Engineering Bureau At (603)-271-2052.

Project	**Peverly Hill Rd Condominiums**	Date: 4/9/2021
Location	**Peverly Hill Rd**	
	Portsmouth, NH	

Unit Sewer Flows

Total Number of Units 56

Based on 100% 3 Bedroom Units

3 Bedroom Houses	
Residences Single Family - 2 Bedroom	300
Additional Flow for 1 Additional Bedroom	150
Gallons Perd Day per 3 Bedroom Unit	450

4 Bedroom Houses	
Residences Single Family - 2 Bedroom	300
Additional Flow for 2 Additional Bedroom	300
Gallons Perd Day per 4 Bedroom Unit	600

Design Sewer Flows

	Number of Units	GPD/ Unit	GPD
Number of 3 Bedroom	56	450	25,200
Number of 4 Bedroom	-	600	-
Total Design Flow	56		25,200

State Fee

Cost per GPD	$ 0.10	10,000	$ 1,000.00
In Excess of 10,000 GPD	$ 0.05	15,200	$ 760.00
Pump Station	$200.00	5	$ 1,000.00
Total Cost			$ 2,760.00

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(2) Metered water readings for uses that are as similar as possible to the proposed use, taking into consideration factors such as occupancy and frequency of use, determined as specified in (d), below.

(d) Design flows based on metered water readings shall be calculated:

(1) By finding the average of water meter readings over a period of time that is representative of the volume of water used and multiplying the average by a minimum peaking factor of 2 for commercial light flow or a maximum peaking factor of 3 for commercial heavy flow; or

(2) By measuring not less than 6 months of consecutive daily meter readings, including the month(s) of heaviest use for uses that are seasonal in nature, and using the highest daily flow without application of a peaking factor;

(e) The unit design flow figures referenced in (b) and (c), above, shall be as listed in Table 1008-1, below, subject to (f), below:

Table 1008-1: Unit Design Flow Figures

Use	**Unit Design Flow**
AIRPORTS	5 GPD/Transient plus 10 GPD/Employee
APARTMENTS	See Dwellings
BARS, LOUNGES	See Food Service
BED & BREAKFAST	60 GPD/Guest, based on the greater of 2 guests per room or the actual number of guests the room is designed to accommodate, plus 10 GPD/Employee
BUNKHOUSE	60 GPD/Person
CAMPS:	
Campground with Central Comfort Station	45 GPD/site, plus 20 GPD/Site for the dump station
Recreational Campgrounds with 3-way hookups	60 GPD/Site
Construction Camps	50 GPD/Person
Day Camps (not including meals)	15 GPD/Person
Dining Facility	3 GPD/Person/meal
Residential Youth Recreation Camps	25 GPD/Person plus 3 GPD/Person/meal
CATERERS – Function Rooms	12 GPD/patron
CHURCHES:	
Sanctuary Seating	3 GPD/Seat
Church Suppers	12 GPD/Seat
COUNTRY CLUBS – PRIVATE	
Dining Room	10 GPD/Seat
Snack Bar	10 GPD/Seat
Locker & Showers	20 GPD/Locker
DAY CARE CENTERS	10 GPD/Person
DENTISTS	10 GPD/Chair plus 35 GPD/Staff Member
DOCTOR'S OFFICES	250 GPD/Doctor
DOG KENNELS	50 GPD/Kennel, with one dog per kennel
DWELLINGS:	
Apartment - Studio or One-Bedroom	225 GPD
Apartment - 2 or More Bedrooms	150 GPD/Bedroom
Residence - Single-Family	300 GPD plus 150 GPD for each bedroom over 2
Residence - Duplex	300 GPD plus 150 GPD for each bedroom over 2 for each unit
Rooming House – With Meals	60 GPD/Person
Rooming House – Without Meals	40 GPD/Person
Senior Housing	See Senior Housing

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Sewer Flow Calculations
Peverly Hill Road Condominiums
PIN # 47388.11

4/19/2021

Areas to be filled in are highlighted in yellow

P_f	6	Peak Factor	
I/I	300	gpd/in/mile	5.28E-07 cfs
n_f	0.010	Manning	
k	1.485	Converstion Factor	

Q_{full}	Full Pipe Flow
Q_{cal}	Calculated Flow - Based on Flow Height
Q_{needed}	Required Flow ($Q_{per-use}$+Q_{inf})
Q_{inf}	Flow needed for infiltration
$Q_{per-use}$	Flow Needed Per Use
ΔQ	Difference between Q_{needed} and Q_{cal}

		Flow (cfs)	Flow with Peaking Factor
Residence (4-Bedroom)	600 gpd	0.0009 cfs	0.0056 cfs

V_{cal1}	Velocity from the approximate flow depth
V_{cal2}	Velocity based on the iterative flow depth
K_h	Constant used to calculate the approximate flow depth Based on an approximation method presented by Esen (1993)
y	Depth of flow
∅	Angle of partial flow based on flow depth
A	Area of partial flow
P	Wetted Perimeter
R_h	Hydraulic Radius

TABLE 1 - FULL FLOW AND APPROXIMATE PARTIAL FLOW CALCULATIONS

								Full Flow									Partial Flow				
From	To	Length	Inverts		Slope	Dia		V_{full}	Q_{full}	K_h	∅ full	∅	y/Y	y	A	Units	Q (cfs)			V_{cal1}	Notes
		(ft)	Out	In	(ft/ft)	(in)	(ft)	fps	cfs		rad.	rad.		ft	sf	#	$Q_{per-use}$	Q_{inf}	Q_{needed}	fps	
Pressure Sewer #1																21.00	0.117	0.0000	0.117	NA	Units 22-32, 46-55
PSMH-9	PSMH-8	92	42.20	41.60	0.007	8	0.67	3.63	1.27	0.030	1.94	1.94	0.22	0.14	0.06	1.00	0.006	0.0004	0.123	2.20	Unit 45 / L-P Sewer Sys #1
PSMH-8	PSMH-7	92	41.50	40.90	0.007	8	0.67	3.63	1.27	0.030	1.94	1.94	0.22	0.14	0.06	0.00	0.000	0.0004	0.123	2.20	
PSMH-7	PSMH-6	92	40.80	40.20	0.007	8	0.67	3.63	1.27	0.035	2.01	2.01	0.23	0.15	0.06	3.00	0.017	0.0004	0.140	2.30	Unit s 20-21, 44
PSMH-6	PSMH-5	143	40.10	39.35	0.005	8	0.67	3.21	1.12	0.047	2.17	2.17	0.27	0.18	0.08	5.00	0.028	0.0006	0.169	2.25	Unit s 17-19, 42-43
PSMH-5	PSMH-4	299	39.25	37.75	0.005	8	0.67	3.18	1.11	0.060	2.33	2.33	0.30	0.20	0.09	8.00	0.045	0.0013	0.215	2.42	Units 13-16, 38-41
PSMH-4	PSMH-3	293	37.65	36.15	0.005	8	0.67	3.18	1.11	0.072	2.44	2.44	0.33	0.22	0.10	7.00	0.039	0.0012	0.255	2.56	Units 9-12, 35-37
Pressure Sewer #2																3.00	0.017	0.0000	0.017	NA	Units 56 and 33-34
PSMH-3	PSMH-2	240	36.05	34.95	0.005	8	0.67	3.02	1.05	0.087	2.58	2.58	0.36	0.24	0.11	4.00	0.022	0.0010	0.295	2.58	Units 5-8
PSMH-2	PSMH-1	283	34.85	33.65	0.004	8	0.67	2.91	1.02	0.096	2.66	2.66	0.38	0.25	0.12	3.00	0.017	0.0012	0.313	2.57	Units 2-4
PSMH-1	SMH-E1	162	33.55	32.80	0.005	8	0.67	3.02	1.05	0.094	2.65	2.65	0.38	0.25	0.12	1.00	0.006	0.0007	0.319	2.65	Units 1

Total Units	56.00

Environment One Corporation

Pressure Sewer Preliminary

Cost and Design Analysis

For

Peverly Hill Road Condominiums
Peverly Hill Road

Prepared For:
TFMoran
170 Commerce Way - Suite 102
Portsmouth NH 03801
Tel: (603) 431-2222
Fax:
Prepared By: Jack McTigue
April 19, 2021

Peverly Hill Road Condominiums
Peverly Hill Road

Prepared by : Jack McTigue **On:** April 19, 2021

Notes :
Two Zones

Zone 1 - Units Units 22-32, 46-55 - Connecting to MH-09

Zone 2 - Units 56 and 33-34 - Connecting to MH-03

<<<<< E N D O F N O T E S >>>>>

PRELIMINARY PRESSURE SEWER - PIPE SIZING AND BRANCH ANALYSIS

Prepared By:
Jack McTigue

Peverly Hill Road Condominiums
Peverly Hill Road

April 19, 2021

Zone Number	Connects to Zone	Number of Pumps in Zone	Accum Pumps in Zone	Gals/day per Pump	Max Flow Per Pump (gpm)	Max Sim Ops	Max Flow (GPM)	Pipe Size (inches)	Max Velocity (FPS)	Length of Main this Zone	Friction Loss Factor (ft/100 ft)	Friction Loss This Zone	Accum Fric Loss (feet)	Max Main Elevation	Minimum Pump Elevation	Static Head (feet)	Total Dynamic Head (ft)
This spreadsheet was calculated using pipe diameters for: SDR11HDPE											Friction loss calculations were based on a Constant for inside roughness "C" of: 150						
1.00	1.00	21	21	450	11.90	5	59.50	2.00	6.44	820.00	7.51	61.55	61.55	43.20	30.00	13.20	74.75
2.00	2.00	3	3	450	13.90	2	27.80	1.50	4.70	274.00	5.44	14.90	14.90	37.05	30.00	7.05	21.95

Note: This analysis is valid only with the use of progressive cavity type grinder pumps as manufactured by Environment One.

PRELIMINARY PRESSURE SEWER - ACCUMULATED RETENTION TIME (HR)

Prepared By:
Jack McTigue

Peverly Hill Road Condominiums
Peverly Hill Road

April 19, 2021

Zone Number	Connects to Zone	Accumulated Total of Pumps this Zone	Pipe Size (inches)	Gallons per 100 lineal feet	Length of Zone	Capacity of Zone	Average Daily Flow	Average Fluid Changes per Day	Average Retention Time (Hr)	Accumulated Retention Time (Hr)
This spreadsheet was calculated using pipe diameters for: SDR11HDPE								Gals per Day per Dwelling		450
1.00	1.00	21	2.00	15.40	820.00	126.30	9,450	74.82	0.32	0.32
2.00	2.00	3	1.50	9.85	274.00	27.00	1,350	50.00	0.48	0.48

Note: This analysis is valid only with the use of progressive cavity type grinder pumps as manufactured by Environment One

E|ONE SPD PUMP PERFORMANCE CURVE

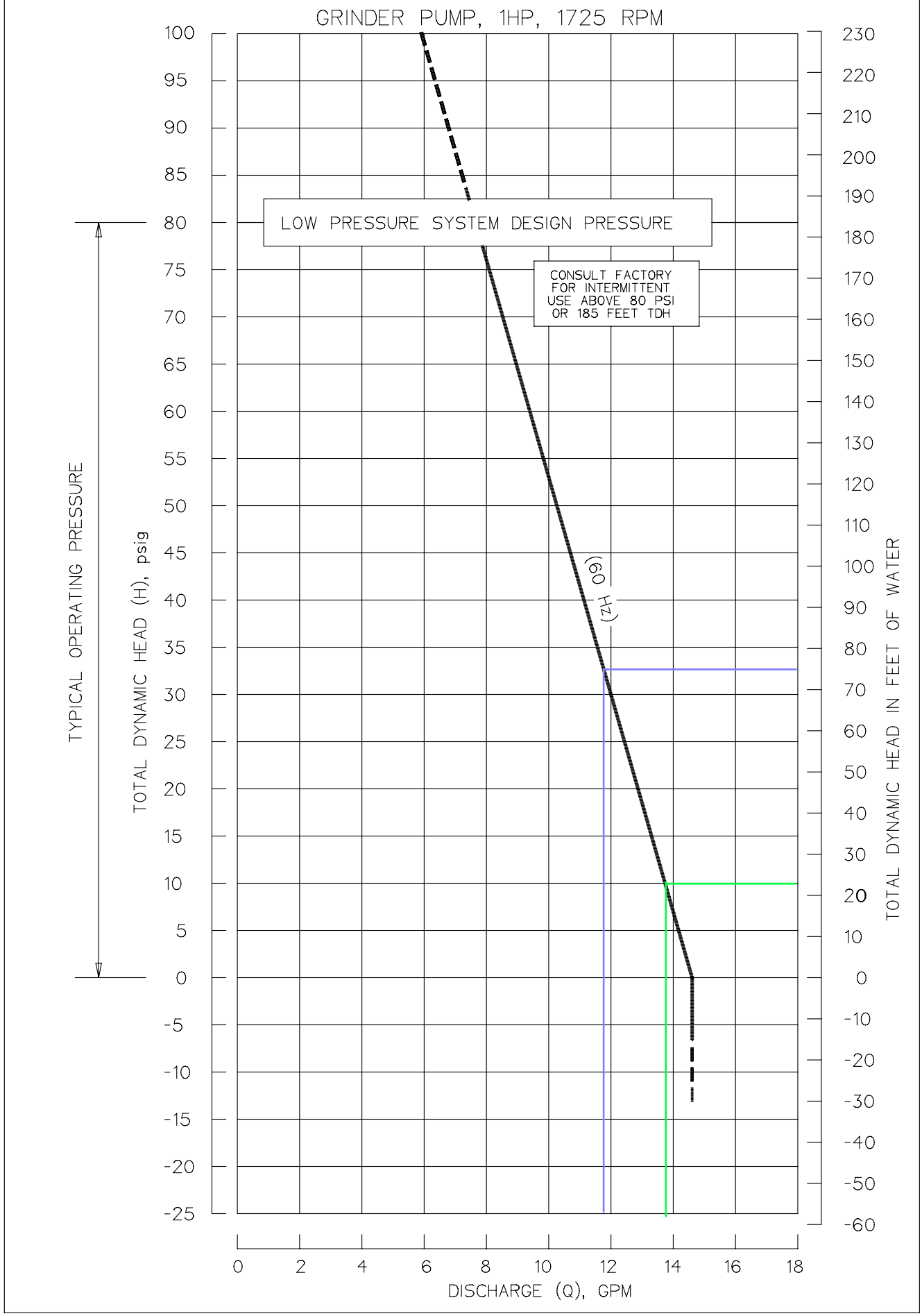

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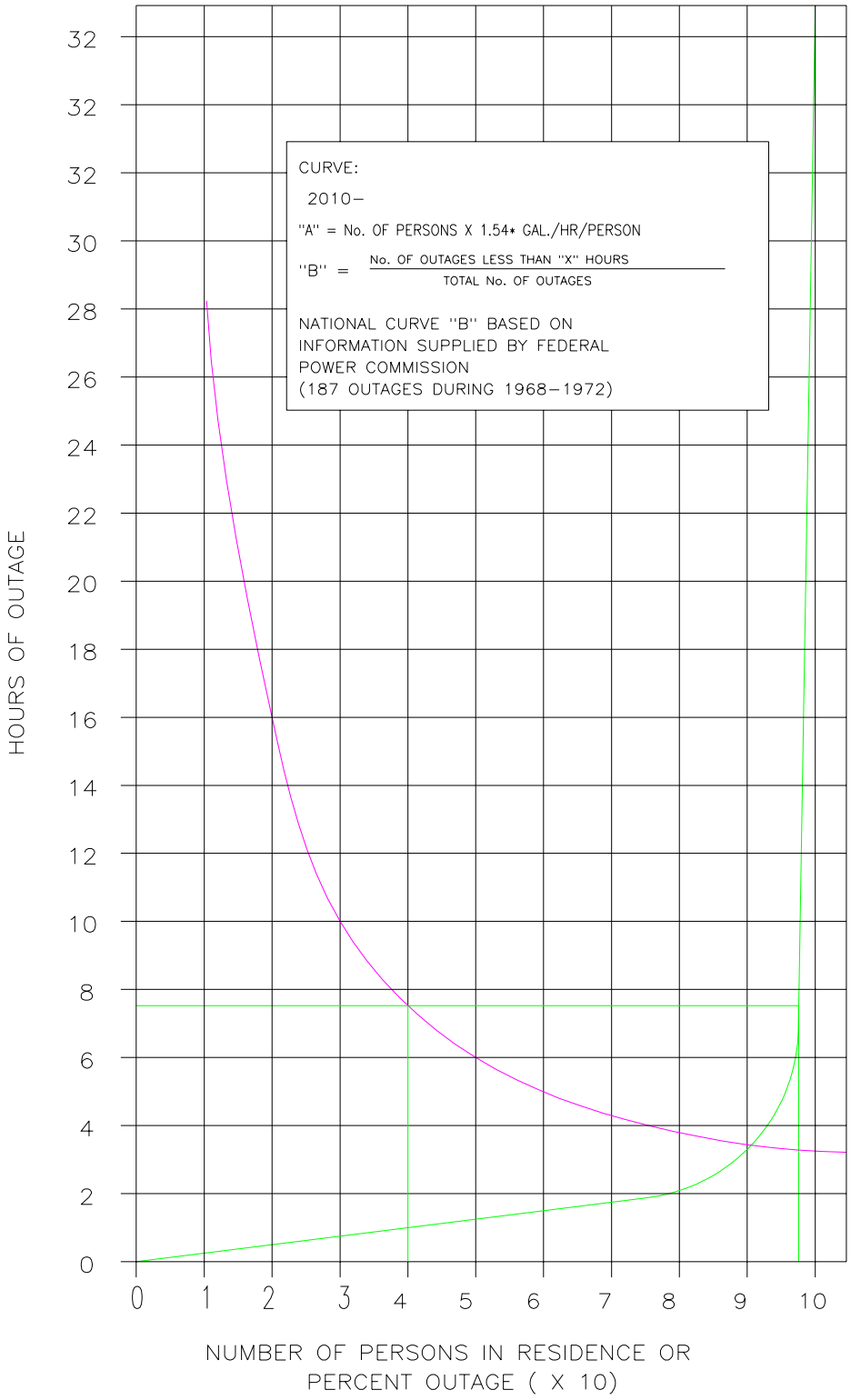
Figure 2

Relationship of GP Storage Capacity to Power Outage Experience



EXAMPLE:

1. GP 2010 INSTALLED
2. FOUR PERSONS IN RESIDENCE
3. FOLLOW VERTICAL LINE 4 UPWARD TO CURVE "A" FOR GP 2010
4. HORIZONTALLY LEFT SHOWS 7–1/2 HOURS OF STORAGE CAPACITY
5. HORIZONTALLY RIGHT TO CURVE "B"
6. VERTICALLY DOWN SHOWS 97% OF THE NATIONS OUTAGES ARE SATISFIED

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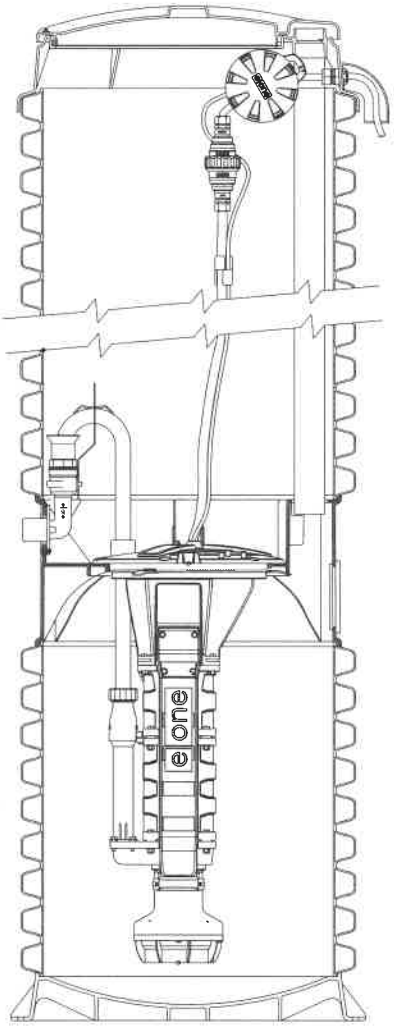
E/ONE EXTREME SERIES

DH071/DR071



General Features

The model DH071 or DR071 grinder pump station is a complete unit that includes: the grinder pump, check valve, HDPE (high density polyethylene) tank, controls, and alarm panel. A single DH071 or DR071 is a popular choice for one, average single-family home and can also be used for up to two average single-family homes where codes allow and with consent of the factory.

- Rated for flows of 700 gpd (2650 lpd)
- 70 gallons (265 liters) of capacity
- Indoor or outdoor installation
- Standard outdoor heights range from 61 inches to 160 inches

The DH071 is the "hardwired," or "wired," model where a cable connects the motor controls to the level controls through watertight penetrations.

The DR071 is the "radio frequency identification" (RFID), or "wireless," model that uses wireless technology to communicate between the level controls and the motor controls.

Operational Information

Motor
1 hp, 1,725 rpm, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

Inlet Connections
4-inch inlet grommet standard for DWV pipe. Other inlet configurations available from the factory.

Discharge Connections
Pump discharge terminates in 1.25-inch NPT female thread. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

Discharge
15 gpm at 0 psig (0.95 lps at 0 m)
11 gpm at 40 psig (0.69 lps at 28 m)
7.8 gpm at 80 psig (0.49 lps at 56 m)

Accessories

E/One requires that the Uni-Lateral, E/One's own stainless steel check valve, be installed between the grinder pump station and the street main for added protection against backflow.

Alarm panels are available with a variety of options, from basic monitoring to advanced notice of service requirements.

The Remote Sentry is ideal for installations where the alarm panel may be hidden from view.

Patent Numbers: 5,752,315
5,562,254 5,439,180

E/ONE EXTREME SERIES

E/One Sentry™

Alarm Panel — Basic Package

Description

The E/One Sentry panels are custom designed for use with Environment One grinder pump stations. They can be configured to meet the needs of your application, from basic alarm indication to advanced warning of pending service requirements.

E/One Sentry panels are supplied with audible and visual high level alarms. They are easily installed in accordance with relevant national and local codes. Standard panels are approved by UL, CSA, CE and NSF to ensure high quality and safety.

The panel features a corrosion-proof, NEMA 4X-rated, thermoplastic enclosure. A padlock is provided to prevent unauthorized entry (safety front).

Standard Features

Circuit breakers, 240 or 120 VAC service

Terminal blocks and ground lugs

Audible alarm with manual silence

Manual run feature and run indicator

Redundant "Start" function with high level alarm

Conformal-coated alarm board (both sides)

Alarm board overload protection

Optional Features

Contact group (dry, powered and Remote Sentry)

Inner cover (dead front)

Hour meter

Generator receptacle with auto transfer

GFCI

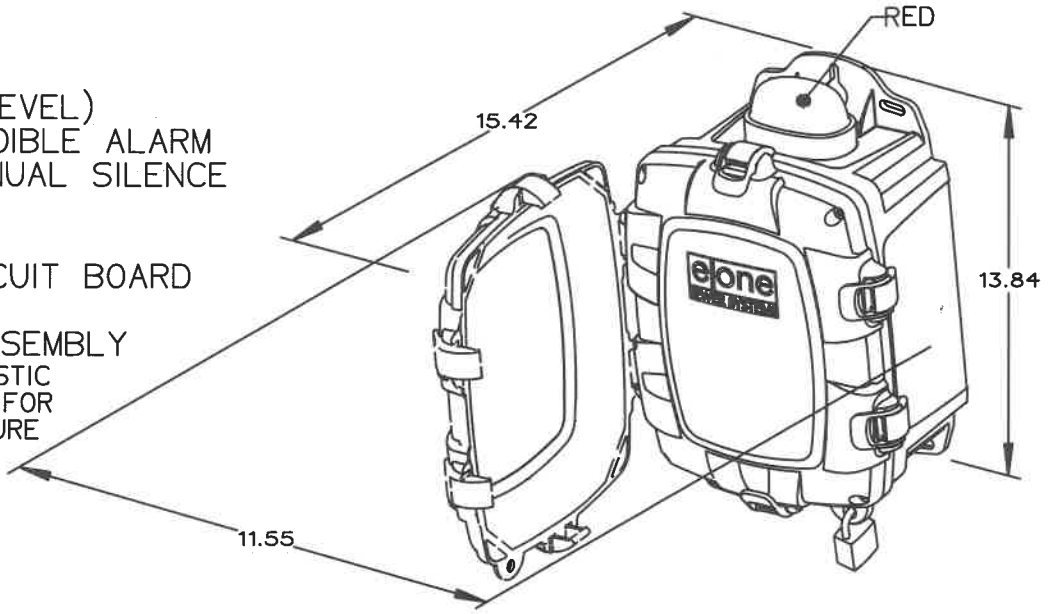
Main service disconnect

Brownout protection

Please consult factory for special applications.

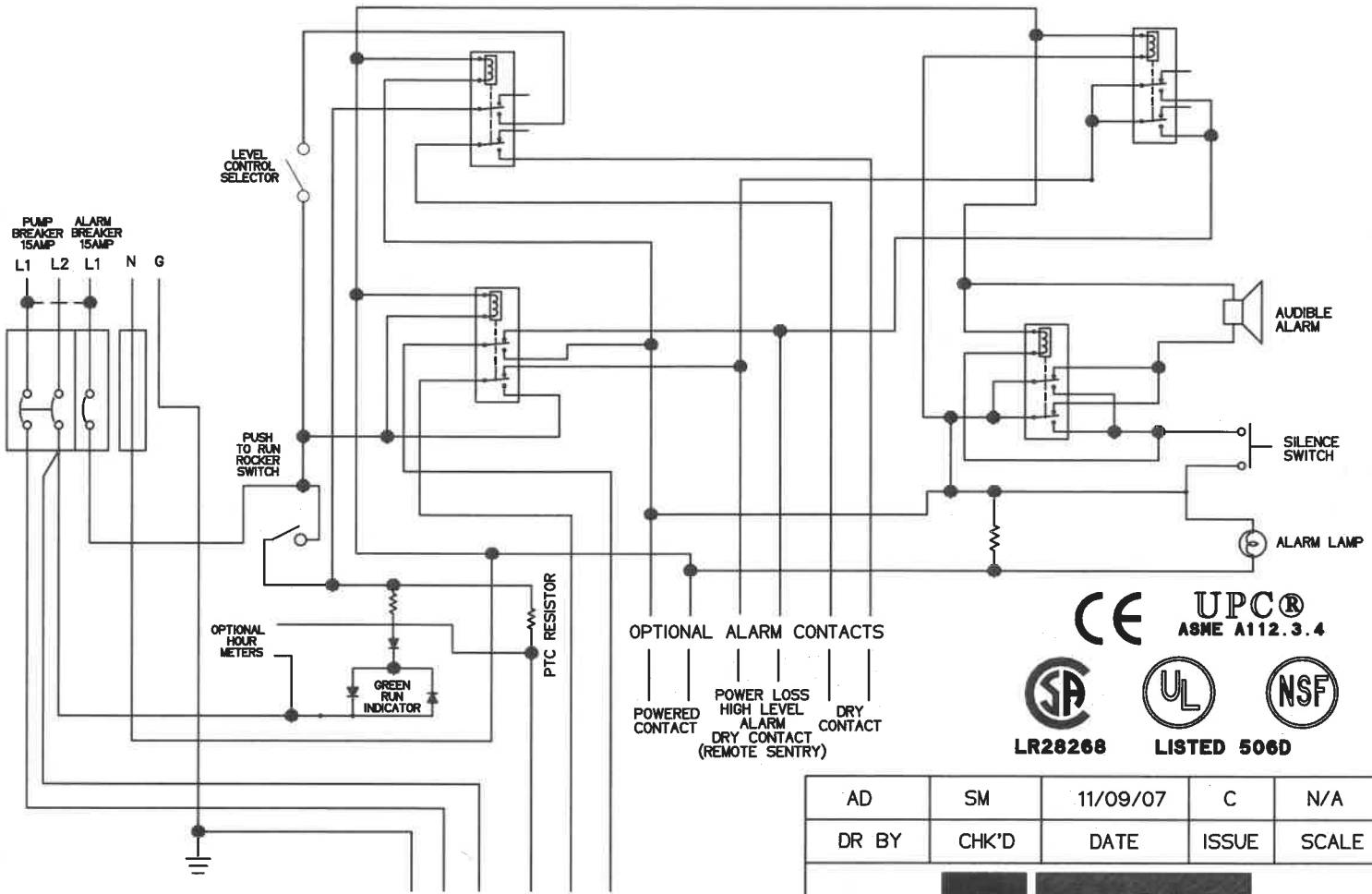
SIMPLEX SENTRY

REDUNDANT RUN (HIGH LEVEL)
EXTERNAL VISUAL & AUDIBLE ALARM
EXTERNAL LATCHING MANUAL SILENCE
MANUAL RUN
PUMP RUN INDICATOR
CONFORMAL COATED CIRCUIT BOARD
PADLOCK
NEMA 4X ENCLOSURE ASSEMBLY
CORROSION PROOF THERMOPLASTIC POLYESTER APPROVED BY UL FOR ELECTRICAL CONTROL ENCLOSURE



OPTIONS:

- ☐ ALARM CONTACTS
- ☐ HOUR METER



CE UPC® ASME A112.3.4

CSA LR28268 UL LISTED 506D NSF

PIN	FUNCTION	2000S	EXTREME
1	MANUAL RUN	RED	BROWN
2	L1	BLACK	RED
3	L2	WHITE	BLACK
4	GND	GREEN	GRN/YEL
5	ALARM FEED	ORANGE	YELLOW
6	ALARM RETURN	BLUE	BLUE

CONTROL CABLE:
TYPE TC: DIRECT BURIAL, 12AWG, SIX CONDUCTOR

AD	SM	11/09/07	C	N/A
DR BY	CHK'D	DATE	ISSUE	SCALE

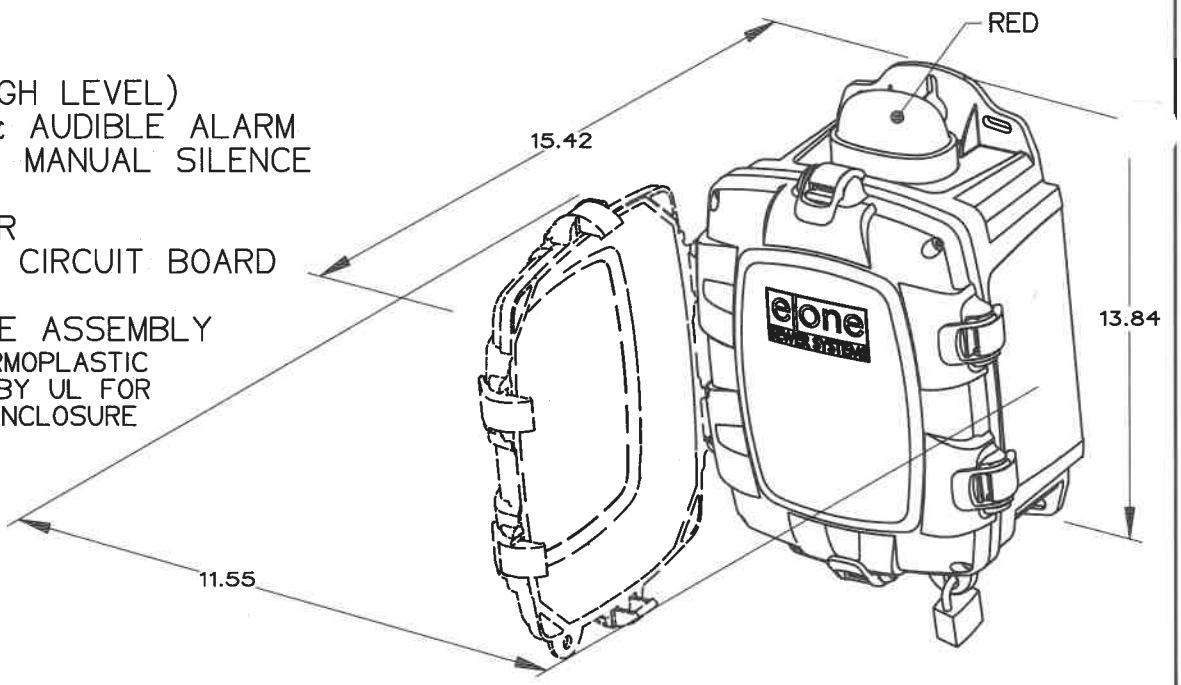
e/one SEWER SYSTEMS

SIMPLEX SENTRY, 240V 60Hz.
DOUBLE POLE POWER

LM000326

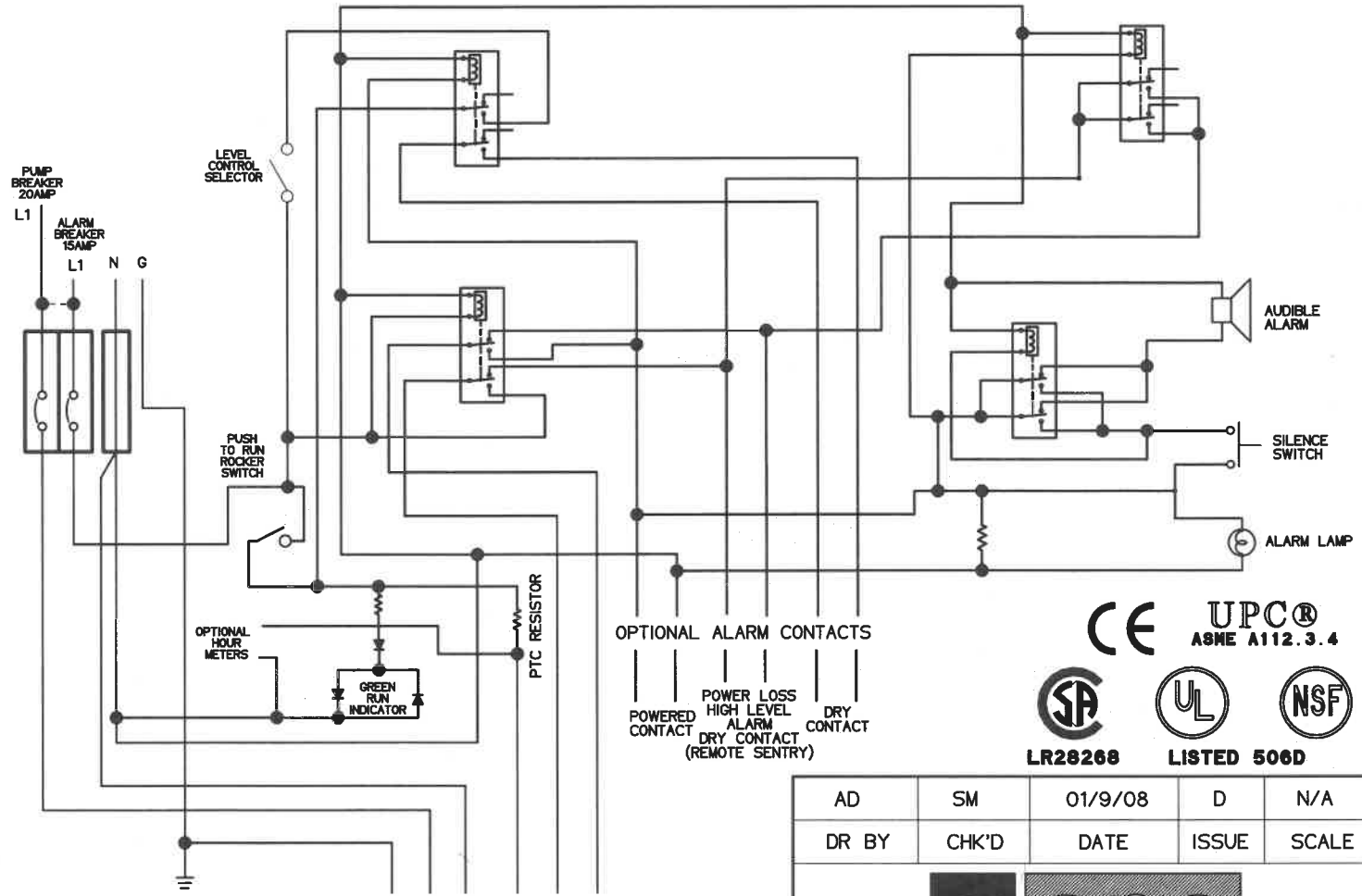
SIMPLEX SENTRY

REDUNDANT RUN (HIGH LEVEL)
EXTERNAL VISUAL & AUDIBLE ALARM
EXTERNAL LATCHING MANUAL SILENCE
MANUAL RUN
PUMP RUN INDICATOR
CONFORMAL COATED CIRCUIT BOARD
PADLOCK
NEMA 4X ENCLOSURE ASSEMBLY
CORROSION PROOF THERMOPLASTIC POLYESTER APPROVED BY UL FOR ELECTRICAL CONTROL ENCLOSURE



OPTIONS:

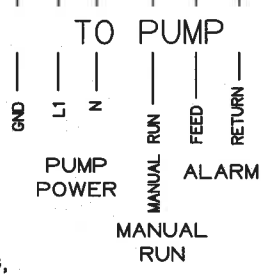
- ☐ ALARM CONTACTS
- ☐ HOUR METER



CE UPC® ASME A112.3.4

LR28268 LISTED 506D

PIN	FUNCTION	2000S	EXTREME
1	MANUAL RUN	RED	BROWN
2	L1	BLACK	RED
3	N	WHITE	BLACK
4	GND	GREEN	GRN/YEL
5	ALARM FEED	ORANGE	YELLOW
6	ALARM RETURN	BLUE	BLUE



CONTROL CABLE:
TYPE TC: DIRECT BURIAL, 12AWG, SIX CONDUCTOR

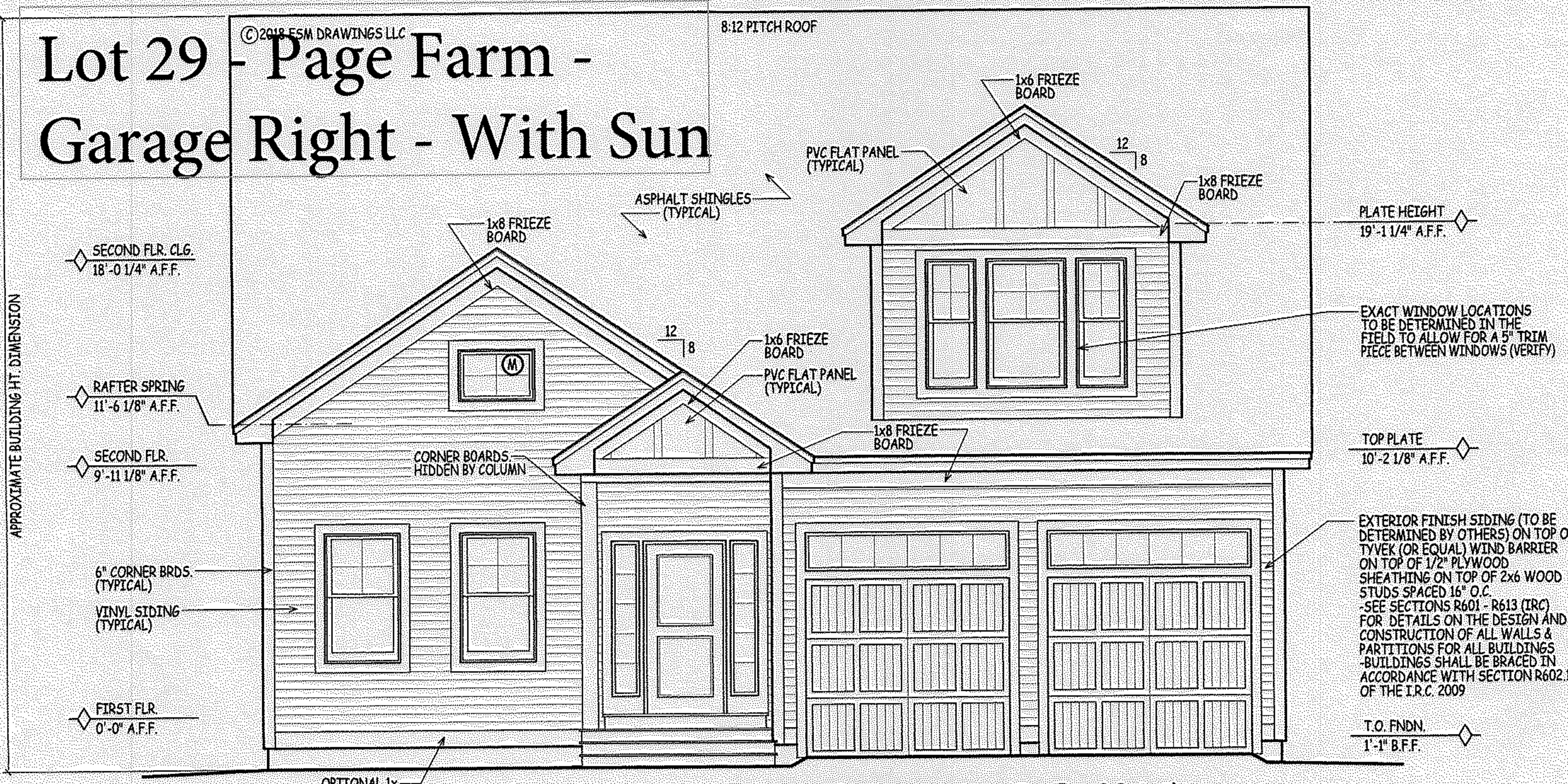
AD	SM	01/9/08	D	N/A
DR BY	CHK'D	DATE	ISSUE	SCALE

e/one SEWER SYSTEMS

SIMPLEX SENTRY, 120V 60Hz.
SINGLE POLE POWER

LM000327

Lot 29 - Page Farm - Garage Right - With Sun



FRONT ELEVATION (THE ABBOT)

SCALE: 1/4" = 1'-0"

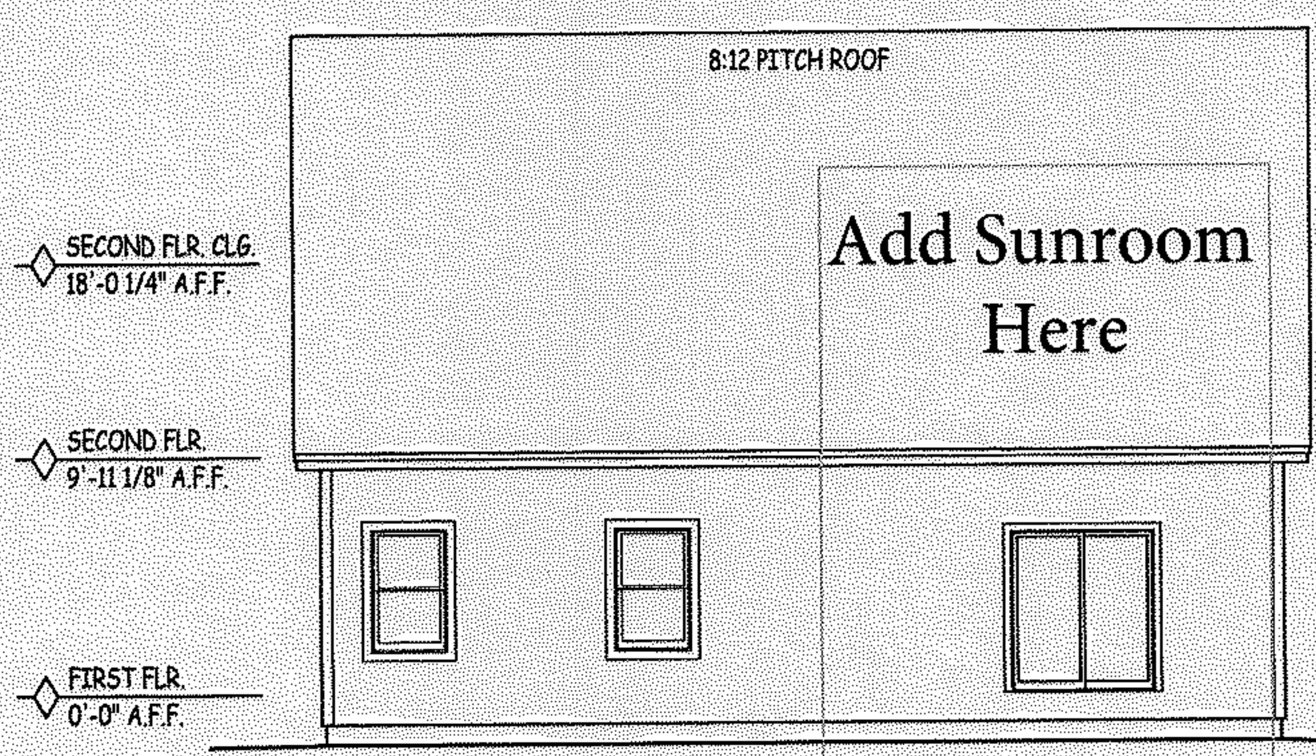
NOTE:
THESE ELEVATIONS TO BE USED WITH FLOOR PLANS SHEET 2a & 3a.

EGRESS NOTE:
AT LEAST ONE WINDOW PER SLEEPING ROOM TO MEET MINIMUM LOCAL, STATE, AND NATIONAL REQUIREMENTS OF NET CLEAR OPENING WIDTH, HEIGHT, AREA AND SILL HEIGHT FOR EGRESS - IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR IN WHICH THE WINDOW IS LOCATED (REFER TO SECTION R612.2 OF THE I.R.C. 2009)

REFER TO SECTIONS R612.2 FOR WINDOW SILL HEIGHT ABOVE GROUND (OR SURFACE BELOW) AND TO SECTION 310 FOR EGRESS WINDOWS & BASEMENTS PRIOR TO PLACING WINDOW ORDER

REFER TO SECTION 311 FOR MEANS OF EGRESS PRIOR TO ORDERING DOORS

NOTE:
PLANS DESIGNED TO THE 2009 INTERNATIONAL RESIDENTIAL CODE.



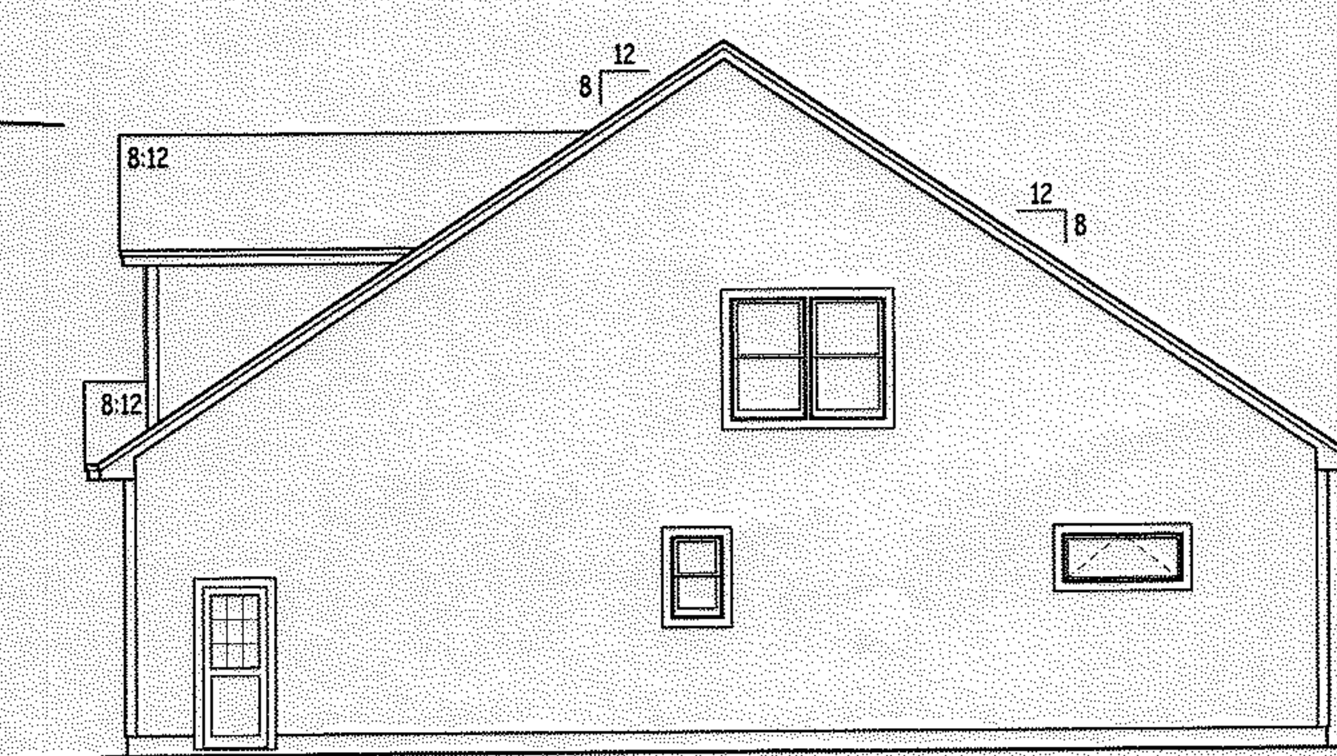
REAR ELEVATION

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

LEFT ELEVATION

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

NOTES:
1. DECK(S) NOT SHOWN FOR CLARITY - CONSULT CONTRACTOR IN FIELD FOR EXACT SIZE & LOCATION
2. REFER TO FLOOR PLANS FOR EXACT LOCATION OF WINDOWS & DOORS - DO NOT SCALE FROM ELEVATIONS



RIGHT ELEVATION

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

Lot 29 Page Farm (Abbot w/Sun, Garage Right)

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:
WHILE IT IS OUR INTENT TO DELIVER OUR SERVICES FREE OF ERROR, OMISSION OR OVERSIGHT, WE WILL ADMIT TO BE HUMAN, AND, THEREFORE, FSM DRAWINGS LLC, ACTING SOLELY AS THE DRAFTING COMPANY, WILL RELY ON THE EXPERIENCED CONTRACTOR USING THESE PLANS TO THOROUGHLY REVIEW THEM FOR DIMENSIONAL ACCURACY, COMPLETENESS AND APPROPRIATENESS. THE CONTRACTOR USING THESE PLANS ASSUMES ALL RESPONSIBILITY FOR THEM AND WILL IF HE/SHE DEEMS NECESSARY HIRE A LICENSED PROFESSIONAL ENGINEER TO ASSIST IN THE REVIEW.

FSM DRAWINGS
27 Lowell Street, Suite 500, Manchester, New Hampshire 03101
T 603.830.0860 info@fsmdrawings.com
F 603.830.5001 www.fsmdrawings.com

PROJECT: THE ABBOT
PAGE FARM - ATKINSON, NH

PREPARED FOR: GREEN & CO.

DRAWN BY:	MM/JW
CHECKED BY:	MM
DATE DRAWN:	09/06/18
DATE ISSUED:	09/06/18
SCALE:	AS INDICATED
JOB NO.:	FSM17-206CA

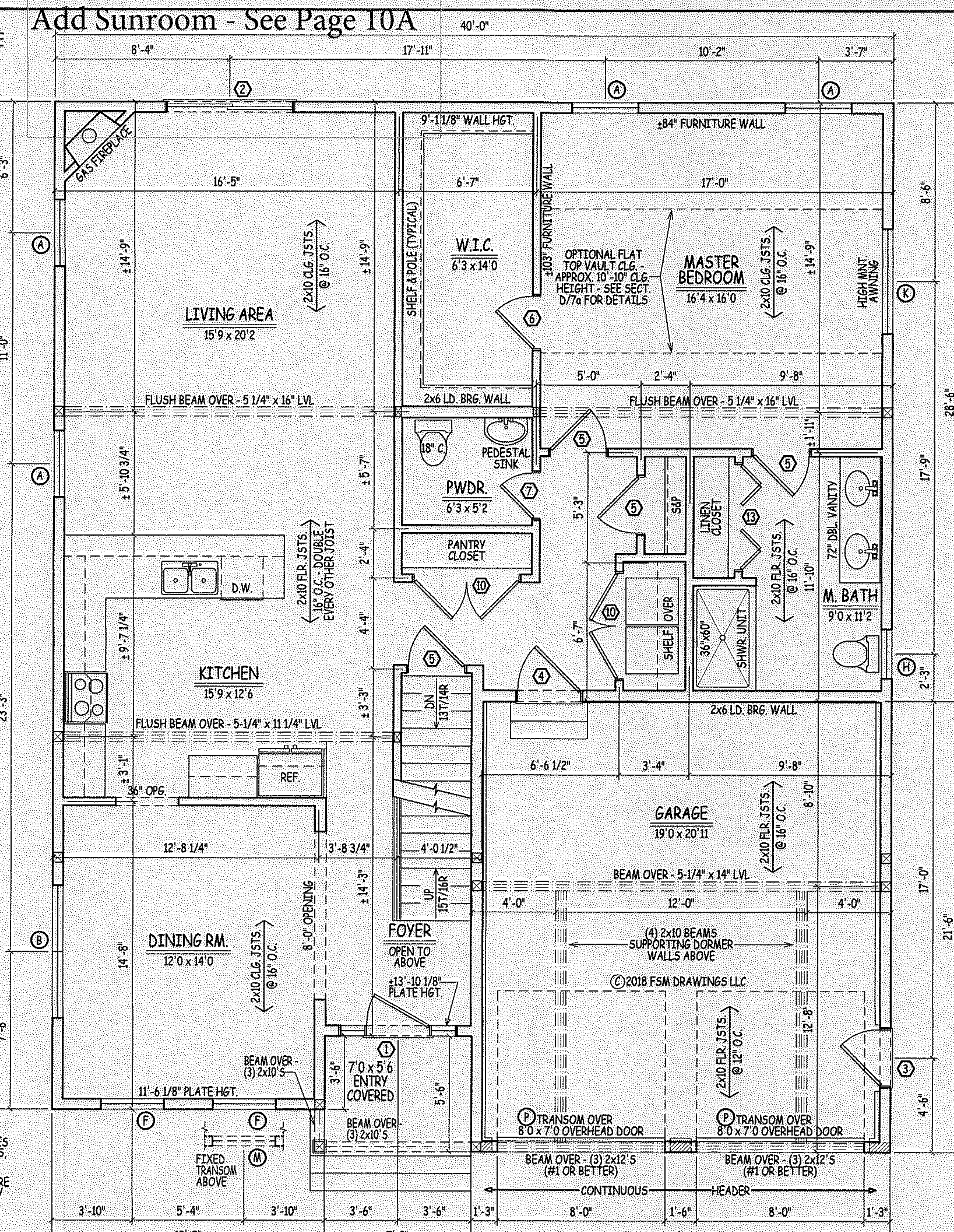
REVISIONS

16	08/27/18	THE CALLAWAY & RILEY REVISED PER REQUEST - ISSUED FOR REVIEW AND STAMP
17	09/06/18	BEAM LOCATION UPDATED ON THE ABBOT - ISSUED FOR REVIEW AND STAMP
13	08/03/18	THE CALLAWAY REVISED PER MARK-UPS - ISSUED FOR REVIEW AND STAMP
14	08/15/18	THE RILEY REVISED PER MARK-UPS - ISSUED FOR REVIEW AND STAMP
15	08/15/18	THE ABBOT REVISED PER MARK-UPS - ISSUED FOR REVIEW AND STAMP

1a

NOTE:
PLANS DESIGNED TO THE
2009 INTERNATIONAL
RESIDENTIAL CODE.

Add Sunroom - See Page 10A



NOTE:
SQUARE FOOTAGE INCLUDES ALL WALL STRUCTURE, LIVING SPACE, CLOSETS, & STAIRS. HOWEVER, DOES NOT INCLUDE GARAGE SPACE, DECKS, OR PATIO'S.

TAKE NOTE THAT BUILDER'S SQUARE FOOTAGE CALCULATIONS MAY VARY FROM DRAFTER'S.

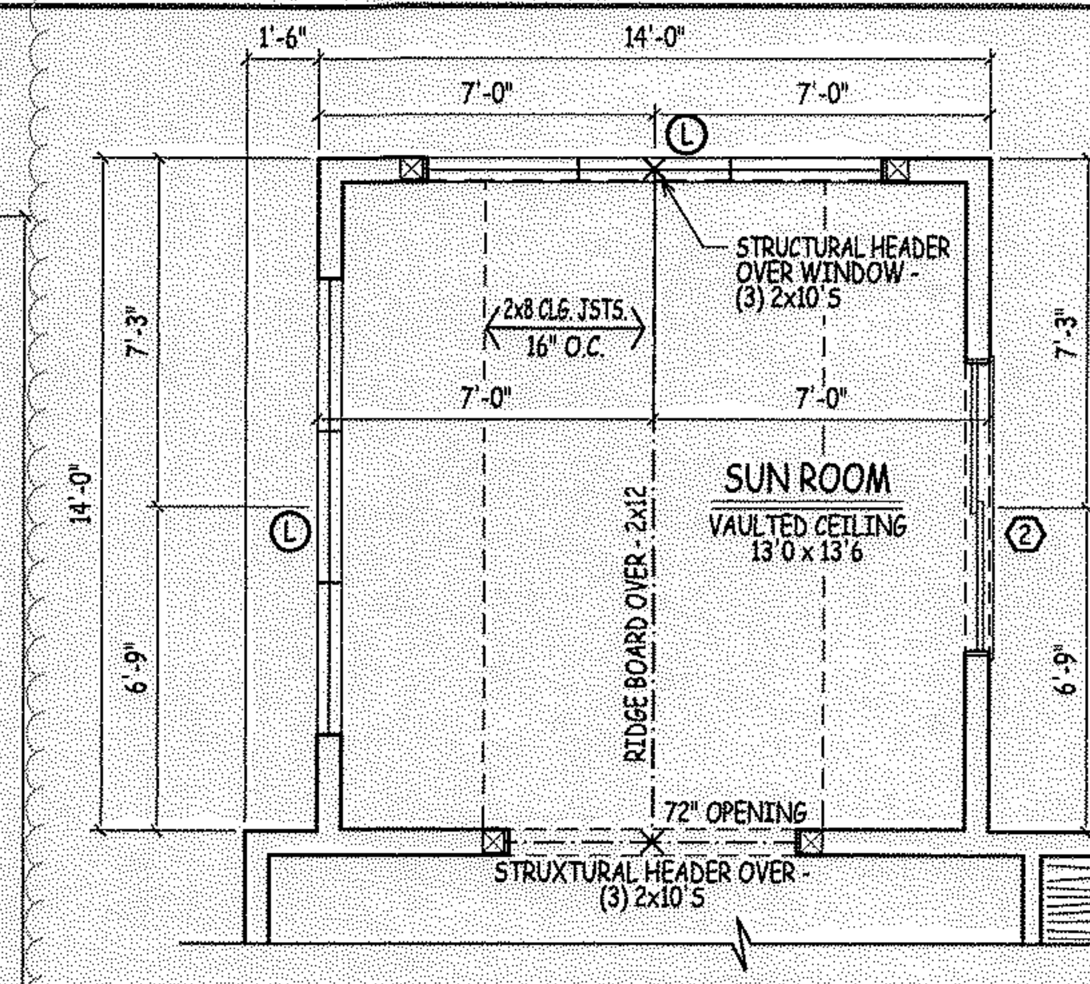
EGRESS NOTE:
AT LEAST ONE WINDOW PER SLEEPING ROOM TO MEET MINIMUM LOCAL, STATE, AND NATIONAL REQUIREMENTS OF NET CLEAR OPENING WIDTH, HEIGHT, AREA AND SILL HEIGHT FOR EGRESS -
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR IN WHICH THE WINDOW IS LOCATED.
(REFER TO SECTION R612.2 OF THE I.R.C. 2009)

FIRST FLOOR PLAN

APPROX. 1,515 S.F.

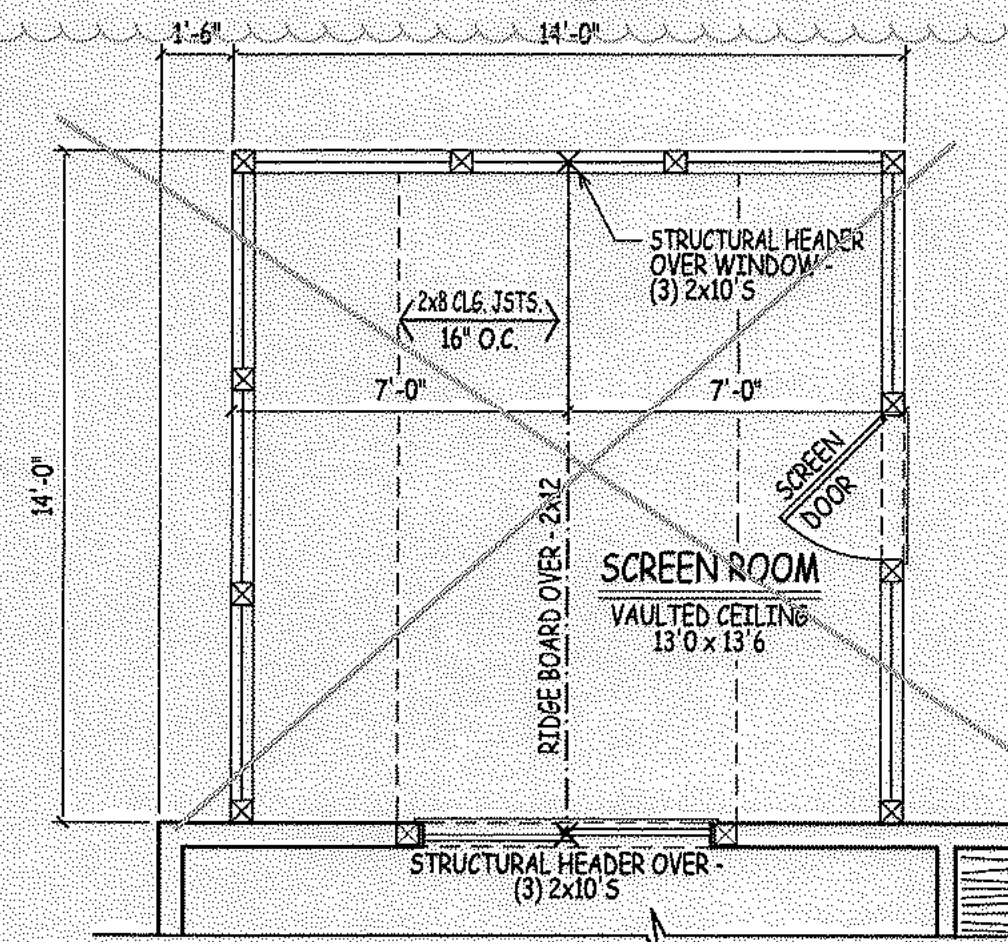
SCALE: 1/4" = 1'-0"

NOTE:
THIS FLOOR PLAN TO BE USED WITH SECOND FLOOR PLAN SHEET 3a.



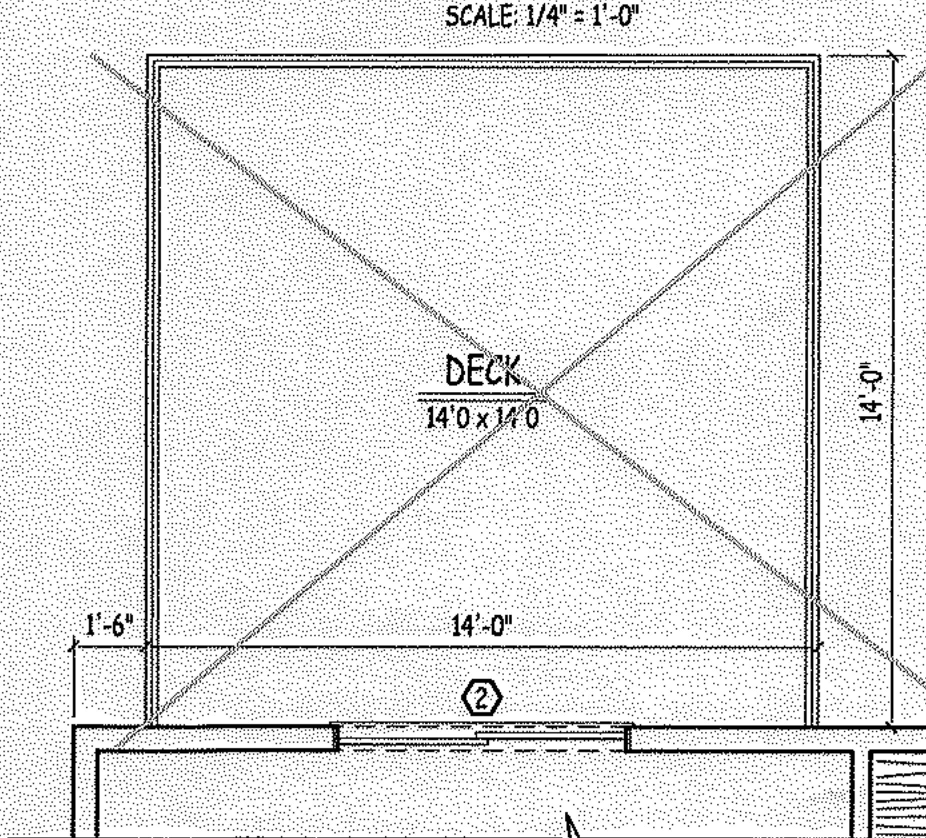
SUN ROOM OPTION

SCALE: 1/4" = 1'-0"



SCREEN ROOM OPTION

SCALE: 1/4" = 1'-0"



DECK OPTION

SCALE: 1/4" = 1'-0"

FSM DRAWINGS
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PROJECT: THE ABBOT
PAGE FARM - ATKINSON, NH

PREPARED FOR: GREEN&CO.

DRAWN BY:	MM/JW
CHECKED BY:	MM
DATE DRAWN:	09/06/18
DATE ISSUED:	09/06/18
SCALE:	AS INDICATED
JOB NO.:	FSM17-206CA

REVISIONS

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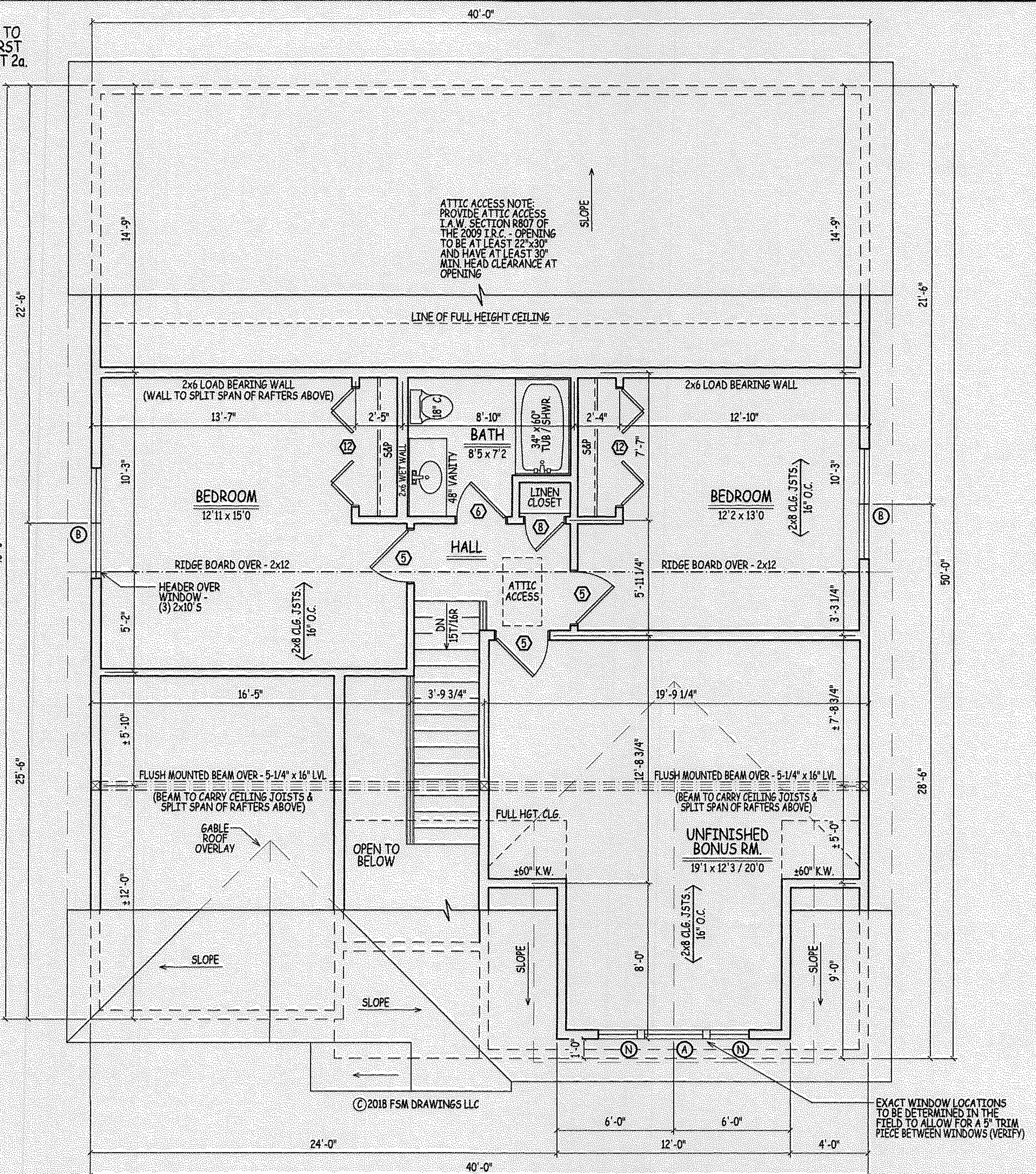
15	08/15/18	THE ABBOT REVISED PER MARK-UPS - ISSUED FOR REVIEW AND STAMP

2a

NOTE:
THIS FLOOR PLAN TO BE USED WITH FIRST FLOOR PLAN SHEET 2a.



SECOND FLOOR PLAN

APPROX. 590 S.F. (BONUS RM. 330 S.F.)

SCALE: 1/4" = 1'-0"

NOTE:
PLANS DESIGNED TO THE 2009 INTERNATIONAL RESIDENTIAL CODE.

NOTE:
THESE SCHEDULES ARE TO BE USED WITH FIRST FLOOR PLAN SHEET 2a, & 3a.

DOOR SCHEDULE

MARK	QTY	SIZE	RSO	NOTES
1		3'-0" x 6'-8"		EXT. ENTRY DOOR W/ SIDELITES
2		6'-0" x 6'-8"		EXT. GLASS SLIDER
3		2'-8" x 6'-8"		EXT. 9-LITE
4		3'-0" x 6'-8"		FIRE RATED DOOR
5		2'-8" x 6'-8"		INTERIOR
6		2'-6" x 6'-8"		INTERIOR
7		2'-4" x 6'-8"		INTERIOR
8		2'-0" x 6'-8"		INTERIOR
9		5'-0" x 6'-8"		INT. DBL. FRENCH DOORS
10		5'-0" x 6'-8"		INT. DBL. DOORS
11		4'-0" x 6'-8"		INT. DBL. DOORS
12		6'-0" x 6'-8"		INT. BI-FOLDS
13		5'-0" x 6'-8"		INT. BI-FOLDS
14		4'-0" x 6'-8"		INT. BI-FOLDS

RSO TO BE DETERMINED BY DOOR MANUFACTURER-CONTRACTOR TO DETERMINE FINAL DOOR COUNT

WINDOW SCHEDULE

MARK	QTY	UNIT	RSO	NOTES
A		DH3862		DOUBLE HUNG (EGRESS)
B		DH3862-2		2 WIDE DBL. HUNG (EGRESS)
C		DH3462		DOUBLE HUNG
D		DH3462-2		2 WIDE DBL. HUNG
E		DH3469-2		2 WIDE DBL. HUNG
F		DH3662		DOUBLE HUNG
G		DH3442		DOUBLE HUNG
H		DH2842		DOUBLE HUNG
J		C4445		DOUBLE CASEMENT
K		A6024		AWNING WINDOW
L		DH3862-3		3 WIDE DBL. HUNG
M		CF3624		FIXED TRANSOM
N		DH2462		DOUBLE HUNG
P				6-LITE GARAGE DOOR TRANSOM

RSO TO BE DETERMINED BY WINDOW MANUFACTURER-CONTRACTOR TO DETERMINE FINAL WINDOW COUNT
(NOTE: HARVEY WINDOW (VERIFY SERIES WITH CONTRACTOR) SIZES ARE GIVEN ABOVE ONLY FOR THE PURPOSE OF PROVIDING A REFERENCE FOR COMPARING ROUGH OPENING SIZES WITH ANOTHER MANUFACTURER. CONSULT HOME-OWNER FOR THE EXACT WINDOW MANUFACTURER CHOSEN FOR THIS HOME)

NOTE:
SQUARE FOOTAGE INCLUDES ALL WALL STRUCTURE, LIVING SPACE, CLOSETS, & STAIRS, HOWEVER, DOES NOT INCLUDE GARAGE SPACE, DECKS, OR PATIO'S.

TAKE NOTE THAT BUILDER'S SQUARE FOOTAGE CALCULATIONS MAY VARY FROM DRAFTER'S.

EGRESS NOTE:
AT LEAST ONE WINDOW PER SLEEPING ROOM TO MEET MINIMUM LOCAL, STATE, AND NATIONAL REQUIREMENTS OF NET CLEAR OPENING WIDTH, HEIGHT, AREA AND SILL HEIGHT FOR EGRESS - IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR IN WHICH THE WINDOW IS LOCATED (REFER TO SECTION R612.2 OF THE I.R.C. 2009)

FSM DRAWINGS

PROJECT: THE ABBOT
PAGE FARM - ATKINSON, NH

PREPARED FOR: GREEN&CO.

DRAWN BY:	MM/JW
CHECKED BY:	MM
DATE DRAWN:	09/06/18
DATE ISSUED:	09/06/18
SCALE:	AS INDICATED
JOB NO.:	FSM17-206CA

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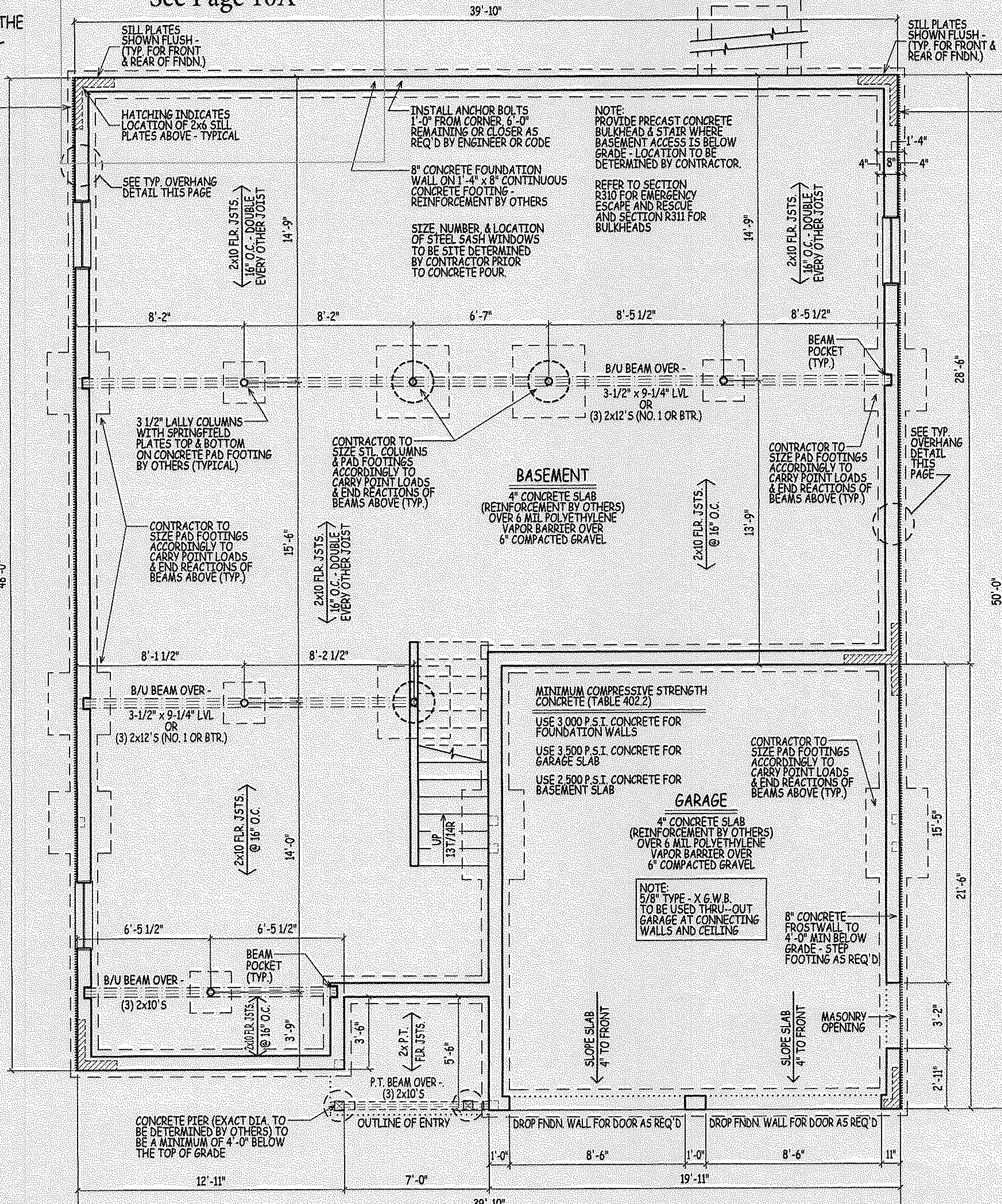
3a

Add Sunroom Foundation
See Page 10A

NOTE:
PLANS DESIGNED TO THE 2009 INTERNATIONAL RESIDENTIAL CODE.

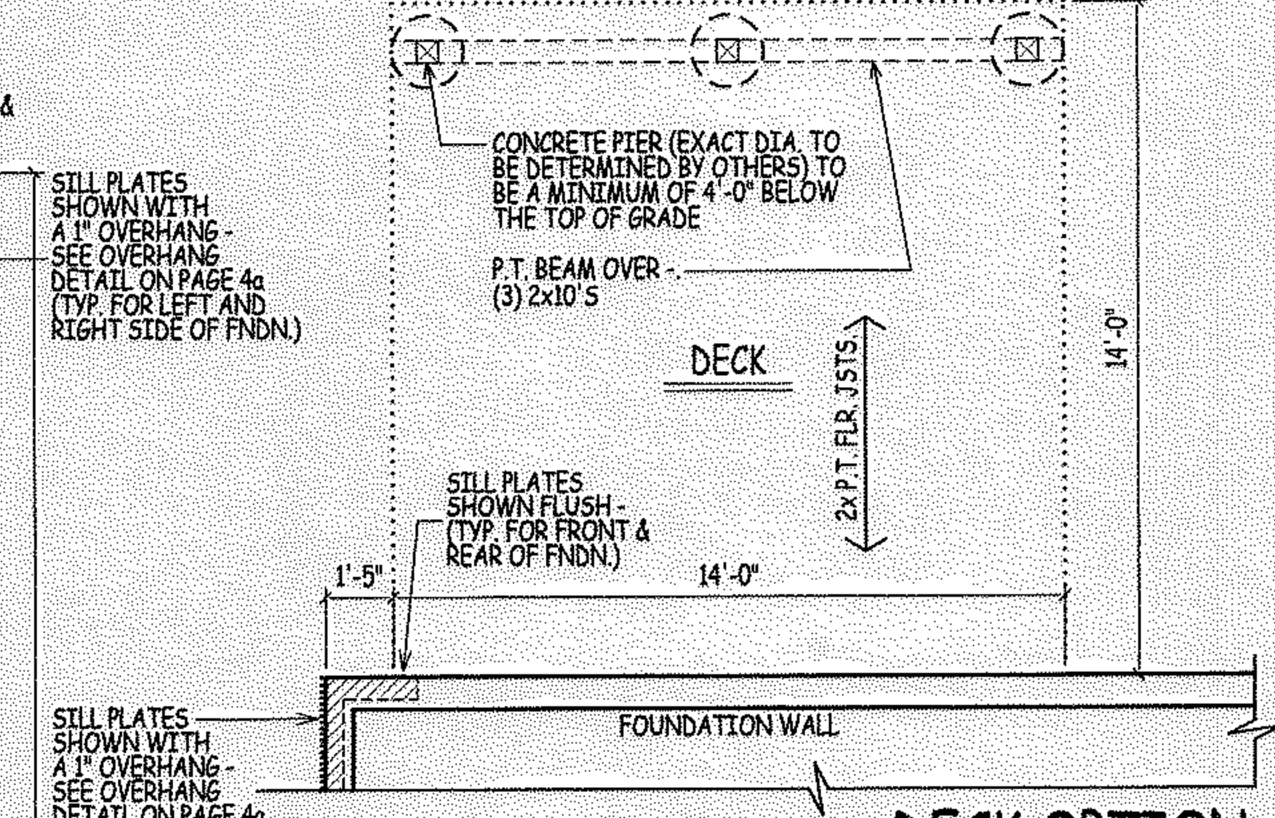


NOTE:
WHEN ONE SIDE OF THE DECK IS SUPPORTED BY THE HOUSE, A LATERAL LOAD CONNECTION IS REQUIRED. HOLD-DOWN TENSION DEVICES SHALL BE INSTALLED IN AT LEAST 2 LOCATIONS WITH A MINIMUM LATERAL-LOAD CAPACITY OF 1,500 LBS. PER DEVICE. (SEE SECTION 502.2.2 OF THE 2009 IRC.)

FOUNDATION PLAN

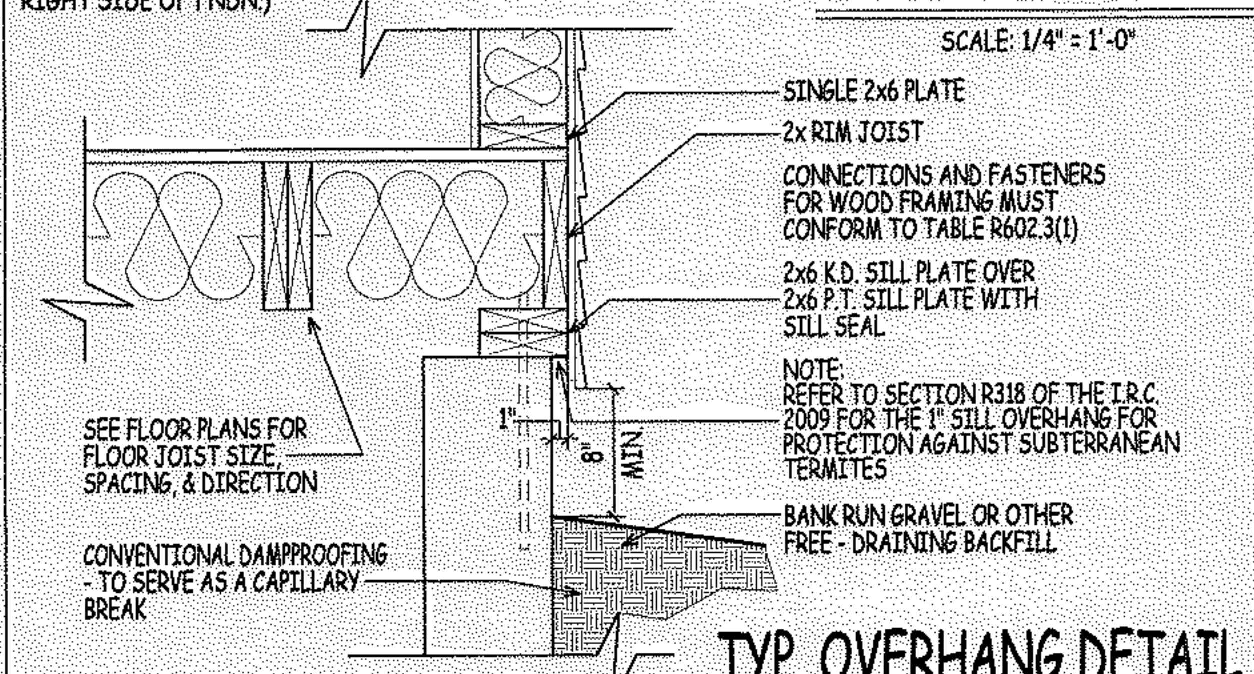
SCALE: 1/4" = 1'-0"

NOTE:
THIS FOUNDATION PLAN TO BE USED WITH FIRST FLOOR PLAN SHEET 2a.



DECK OPTION

SCALE: 1/4" = 1'-0"



TYP. OVERHANG DETAIL

SCALE: 1" = 1'-0"

FOUNDATION GENERAL NOTES:

CONCRETE FOUNDATIONS:
CONCRETE FOUNDATIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE I.R.C. 2009 - PAY PARTICULAR ATTENTION TO SECTION R404 (FOUNDATION WALLS) AND TABLE R405.1 (PROPERTIES OF SOILS). REINFORCE FOUNDATION AS PER CODE

FOR VERTICAL REINFORCEMENT OF FOUNDATION REFER TO TABLES R405.1 (FOR SOILS CLASSIFICATIONS) AND R404.1.1(2) - R404.1.1(4) OF THE IRC 2009 FOR 8", 10", & 12" WALLS

SEE TABLE R401.4.1 FOR PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

SEE SECTIONS R401 - R408 (IRC) FOR DETAILS ON THE DESIGN AND CONSTRUCTION OF THE FOUNDATION AND FOUNDATION SPACES FOR ALL BUILDINGS
-FOUNDATION WALLS SHALL BE CONSTRUCTED AS SET FORTH IN TABLES R404.1.1(1) - R404.1.1(4) AND SHALL ALSO COMPLY WITH THE APPLICABLE PROVISIONS OF SECTIONS R606 - R608
-FOUNDATION CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS ACCORDING TO SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING SOIL.

CONCRETE FOOTINGS SHALL BE OF SUFFICIENT DESIGN TO ACCOMMODATE ALL LOADS ACCORDING TO SECTION R301
-FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL
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-MINIMUM SIZES FOR CONCRETE AND MASONRY FOOTINGS SHALL BE AS SET FORTH IN TABLE R403.1 AND FIGURE R403.1(1)

THE LOAD BEARING VALUE OF THE SOIL IN ACCORDANCE WITH TABLE R401.4.1

ALL ENGINEERED STEEL/WOOD BEAMS TO BE CHECKED AND VERIFIED FOR LOCATION AND SPAN PRIOR TO START OF BUILDING CODES, INCLUDING ENERGY CODES, CONSTRUCTION BY CONTRACTOR AND OR BEAM MANUFACTURER (TYPICAL)

CONTRACTOR TO PROVIDE ADEQUATE HEADERS OVER ALL WINDOWS AND DOORS ON EXTERIOR LOAD-BEARING WALLS (TYP.)

FABRICATION AND MATERIALS SUPPLIED AND INSTALLED SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE & NATIONAL BUILDING CODES, INCLUDING ENERGY CODES, LIFE SAFETY CODES, AND WHERE APPLICABLE THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT.

DECK NOTE:
VERIFY EXACT SIZE & LOCATION OF DECK WITH THE CONTRACTOR
-EXACT DIA./SIZE OF CONCRETE PIERS AND LOCATIONS TO BE DETERMINED BY OTHERS

2x FLOOR JSTS. (SEE FRAMING NOTES FOR EXACT SIZES)
-SEE SECTIONS R501 - R506 (IRC) FOR DETAILS ON THE DESIGN AND CONSTRUCTION OF ALL FLOORS FOR ALL BUILDINGS

FOUNDATION NOTES:
FOUNDATION DROPS, PLACEMENT OF BULKHEAD (IF REQUIRED), AND NUMBER, SIZE & LOCATION OF BASEMENT WINDOWS TO BE SITE DETERMINED - VERIFY IN FIELD WITH CONTRACTOR PRIOR TO POUR.

BASEMENT WALK-OUT:
THESE PLANS ARE NOT SITE SPECIFIC. IF SITE GRADING ALLOWS FOR A WALK-OUT IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO COORDINATE THE EXACT LOCATION, TYPE, AND NUMBER OF DOOR(S), WINDOWS, AND REQUIRED STEPPING OF FOUNDATION WALL, FROST WALL & FOOTING.

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:

FSM DRAWINGS

PROJECT: THE ABBOT
PAGE FARM - ATKINSON, NH

PREPARED FOR: GREEN&CO.

DRAWN BY:	MM/JW
CHECKED BY:	MM
DATE DRAWN:	09/06/18
DATE ISSUED:	09/06/18
SCALE:	AS INDICATED
JOB NO:	FSM17-206CA

REVISIONS

No.	Date	Description
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4a

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CONTRACTOR TO PROVIDE ADEQUATE HEADERS OVER ALL WINDOWS AND DOORS ON EXTERIOR LOAD-BEARING WALLS (TYP.)

LIFE SAFETY CODES, AND WHERE APPLICABLE THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT.

DOUBLE UP FLOOR JOISTS @ LOCATIONS OF NON-LOAD BEARING WALLS AND UNDER ALL BATHROOMS (I.E. BATHING TUBS/WHIRLPOOLS), KITCHENS, LAUNDRY ROOMS, ETC. (TYPICAL)

CONTRACTOR TO PROVIDE ADEQUATE BLOCKING AND BRIDGING BETWEEN FLOOR JOISTS AS REQUIRED (TYPICAL)

NOTE:
SEE THE NEW HAMPSHIRE BUILDING CODE (IBC, IPC, IMC, IECC, IRC, & IEBC) AS PUBLISHED BY THE ICC AND THE NATIONAL ELECTRICAL CODE AS PUBLISHED BY THE NFPA FOR IN DEPTH DETAILS ON BUILDING IN ACCORDANCE WITH CITY BUILDING REGULATIONS

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REFER TO SECTIONS R612.2 FOR WINDOW SILL HEIGHT ABOVE GROUND (OR SURFACE BELOW) AND TO SECTION 310 FOR EGRESS WINDOWS & BASEMENTS PRIOR TO PLACING WINDOW ORDER

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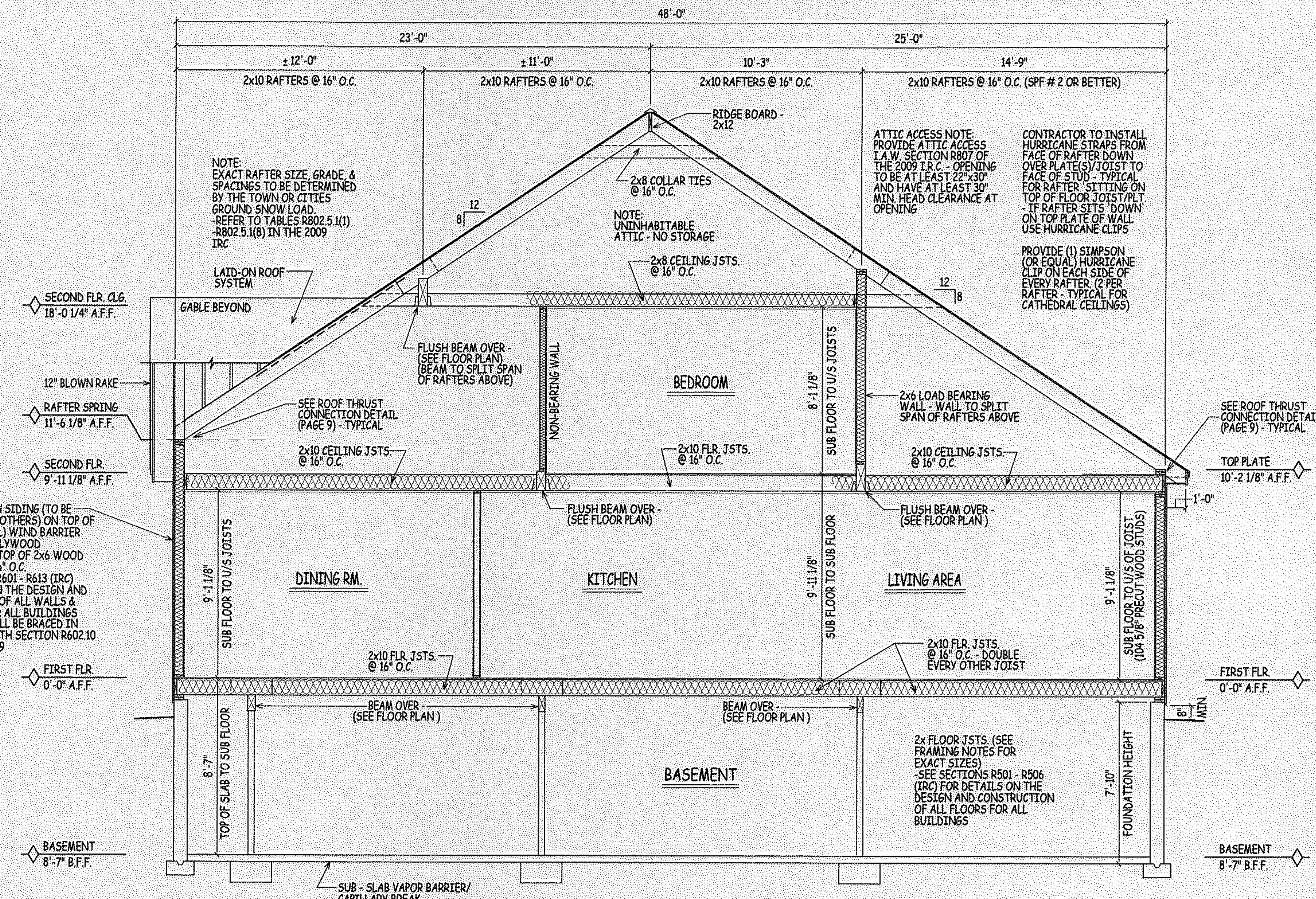

CROSS SECTION A/5a

SCALE: 1/4" = 1'-0"

ROOF CONSTRUCTION:

VERIFY RIDGE BOARD SIZE IN FIELD (LENGTH TO EXCEED PLUM CUT OF RAFTER)

2 x 10 RAFTERS @ 16" O.C. (U.N.O.)

2 x 8 COLLAR TIES @ 16" O.C.

2 x 8 CEILING JOISTS @ 16"

235# ASPHALT SHINGLES ON 15# BUILDING PAPER ON 5/8" PLYWOOD SHEATHING

ICE & WEATHER SHIELD AT RAFTER TAILS & VALLEYS

EAVE/RAKE: METAL DRIP EDGE
1x4 PINE BLOCKING (SUB-FASCIA)
1x8 PINE BD. FASCIA
3/8" AC EXT. GD. PLYWD SOFFIT W/2" CONT. LOUVERED VENT (SOFFIT ONLY)

EXTERIOR WALL CONSTRUCTION:

2 x 6 WOOD STUDS @ 16" O.C. W/TYVEK (OR EQUAL) WIND BARRIER AND 1/2" PLYWD.

2 x 6 DOUBLE TOP PLATE

2 x 6 SINGLE BOTTOM PLATE

INTERIOR CONSTRUCTION:

2 x 4 WOOD STUDS @ 16" O.C.

2 x 4 DOUBLE TOP PLATE (LD. BRG. ONLY)

2 x 4 SINGLE BOTTOM PLATE

WALL- 1/2" GYPSUM WALL BOARD EA. SIDE STUD - MOISTURE-RESISTANT / FIRE-RATED WHERE REQUIRED

CLG.- 1/2" G.W.B. ON 1x3 WOOD STRAPPING @ 16"O.C.- MOISTURE-RESISTANT / FIRE-RATED WHERE REQUIRED

2x12 STAIR STRINGERS @ 12" O.C.

FLOOR CONSTRUCTION:

2x10 FLOOR JOISTS @ 16" O.C. WITH 3/4" TONGUE & GROOVE PLYWD. GLUED & NAILED (TYP. U.O.N.)

BUILT-UP BEAMS SIZED BY CONTRACTOR

FOUNDATION CONSTRUCTION:

8" CONCRETE FOUNDATION WALL WITH DBL. 2x6 P.T. SILL WITH SILL SEAL

8" CONC. FROST WALLS (WHERE SHOWN) TO 48" BELOW GD.

CONTINUOUS CONCRETE FOOTING - SIZE BY OTHERS

REFER TO SECTION R404.1.2.2 FOR HORIZONTAL AND VERTICAL REINFORCEMENT FOR FOUNDATION WALLS

PROVIDE MATCHING CORNER DOWELS LAP 50 BAR DIAMETERS (TYPICAL)

PROVIDE 3 1/2" DIA. STEEL COLUMNS OVER CONCRETE FOOTINGS AS REQ'D FOR BEAMS SHOWN ON PLAN

INSULATION

WALLS: R-20 CAVITY INSULATION OR R-13 PLUS R-5

FLOOR: R-30 OR INSULATION SUFFICIENT TO FILL JOIST CAVITY

CEILING: R-38 (ZONE 5) OR R-49 (ZONE 6) - HOWEVER, IF MAINTAINING THE FULL R VALUE OVER THE PLATES (RAISED) R-30 (ZONE 5) OR R-38 (ZONE 6)

NOTE:
THESE SECTIONS TO BE USED WITH FLOOR PLANS SHEET 2a, 3a & 4a.

FSM DRAWINGS
27 Lowell Street, Suite 503
Manchester, New Hampshire 03101
T | 603.836.5660 info@fsmdrawings.com
F | 603.836.5661 www.fsmdrawings.com

PROJECT: THE ABBOT
PAGE FARM - ATKINSON, NH

PREPARED FOR: GREEN & CO.

DRAWN BY:	MM/JW
CHECKED BY:	MM
DATE DRAWN:	09/06/18
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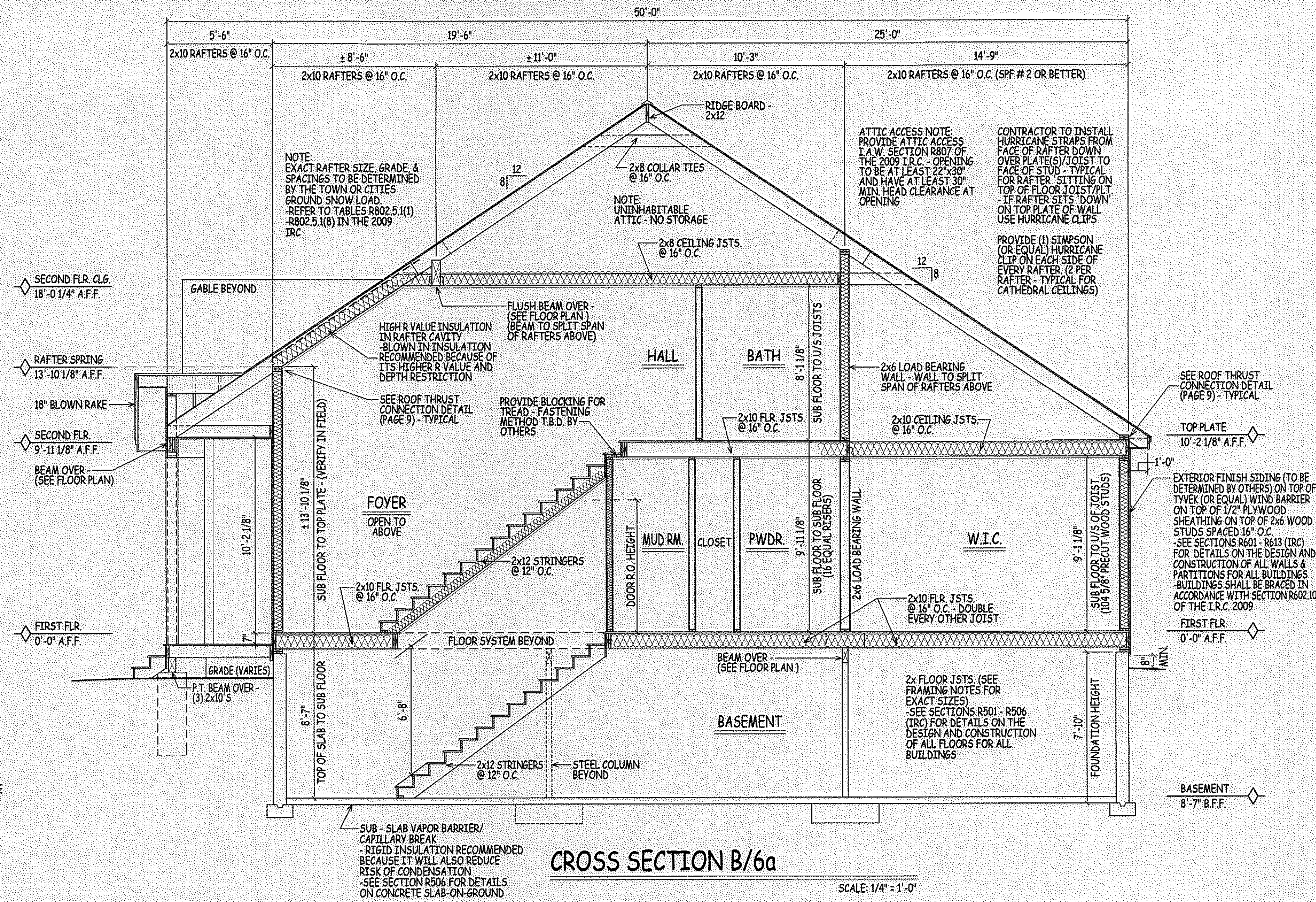

CROSS SECTION B/6a

SCALE: 1/4" = 1'-0"

ROOF CONSTRUCTION:

VERIFY RIDGE BOARD SIZE IN FIELD (LENGTH TO EXCEED PLUM CUT OF RAFTER)

2 x 10	RAFTERS @ 16" O.C. (U.N.O.)
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EXTERIOR WALL CONSTRUCTION:

2 x 6	WOOD STUDS @ 16" O.C. W/TYVEK (OR EQUAL) WIND BARRIER AND 1/2" PLYWD.
2 x 6	DOUBLE TOP PLATE
2 x 6	SINGLE BOTTOM PLATE

INTERIOR CONSTRUCTION:

2 x 4	WOOD STUDS @ 16" O.C.
2 x 4	DOUBLE TOP PLATE (LD. BRG. ONLY)
2 x 4	SINGLE BOTTOM PLATE
WALL-	1/2" GYPSUM WALL BOARD EA. SIDE STUD - MOISTURE-RESISTANT / FIRE-RATED WHERE REQUIRED
CLG.-	1/2" G.W.B. ON 1x3 WOOD STRAPPING @ 16"O.C.- MOISTURE-RESISTANT / FIRE-RATED WHERE REQUIRED

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INSULATION

WALLS:	R-20 CAVITY INSULATION OR R-13 PLUS R-5
FLOOR:	R-30 OR INSULATION SUFFICIENT TO FILL JOIST CAVITY
CEILING:	R-38 (ZONE 5) OR R-49 (ZONE 6) - HOWEVER, IF MAINTAINING THE FULL R VALUE OVER THE PLATES (RAISED) R-30 (ZONE 5) OR R-38 (ZONE 6)

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FSM DRAWINGS

PROJECT: THE ABBOT
PAGE FARM - ATKINSON, NH

PREPARED FOR: GREEN&CO.

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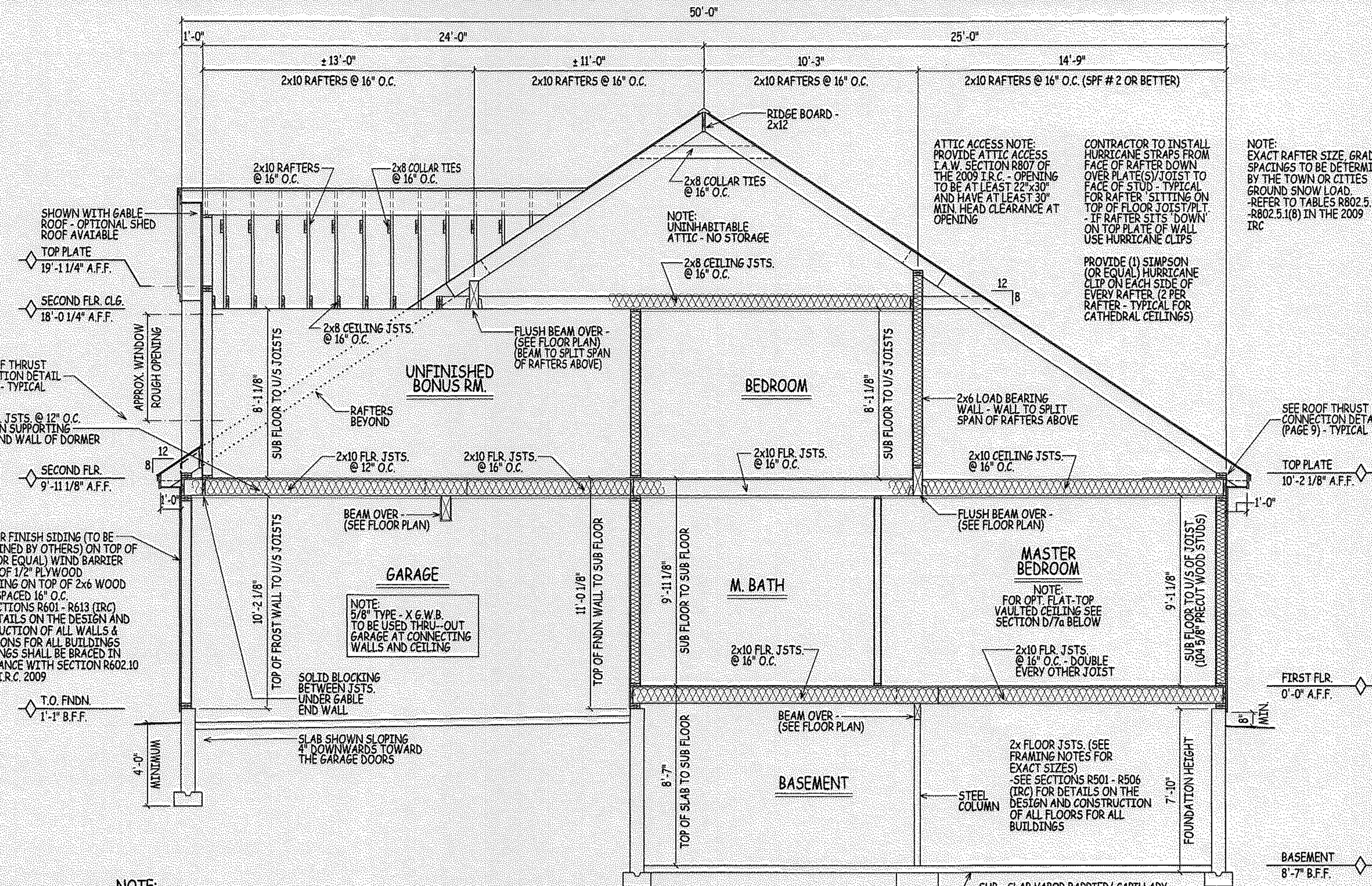

NOTE:
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CROSS SECTION C/7a

SCALE: 1/4" = 1'-0"

ROOF CONSTRUCTION:

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2 x 6 DOUBLE TOP PLATE

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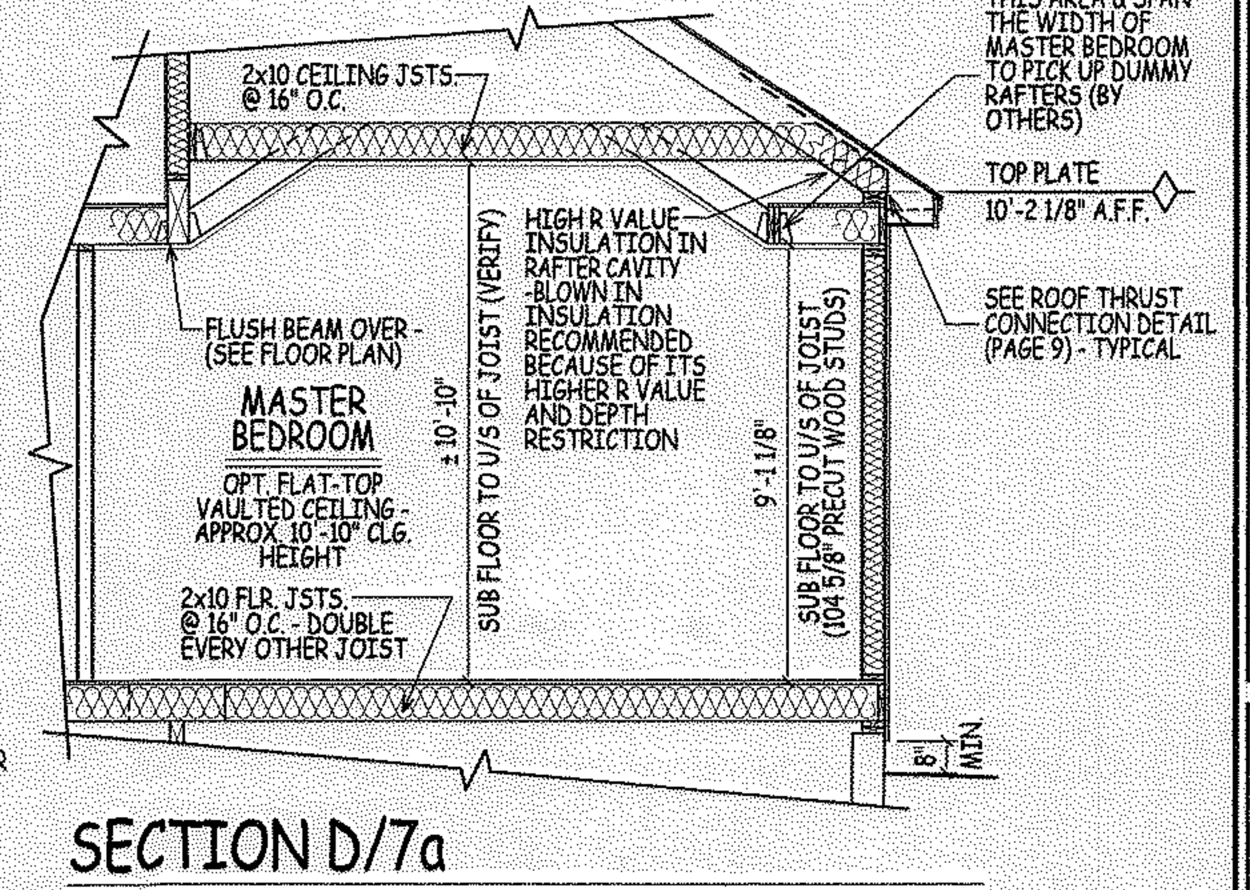

SECTION D/7a

SCALE: 1/4" = 1'-0"

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FSM DRAWINGS

PROJECT: THE ABBOT
PAGE FARM - ATKINSON, NH

PREPARED FOR: GREEN & CO.

DRAWN BY:	MM/JW
CHECKED BY:	MM
DATE DRAWN:	09/06/18
DATE ISSUED:	09/06/18
SCALE:	AS INDICATED
JOB NO:	FSM17-206CA

REVISIONS

16	08/27/18	THE CALLAWAY & RILEY REVISED PER REQUEST - ISSUED FOR REVIEW AND STAMP
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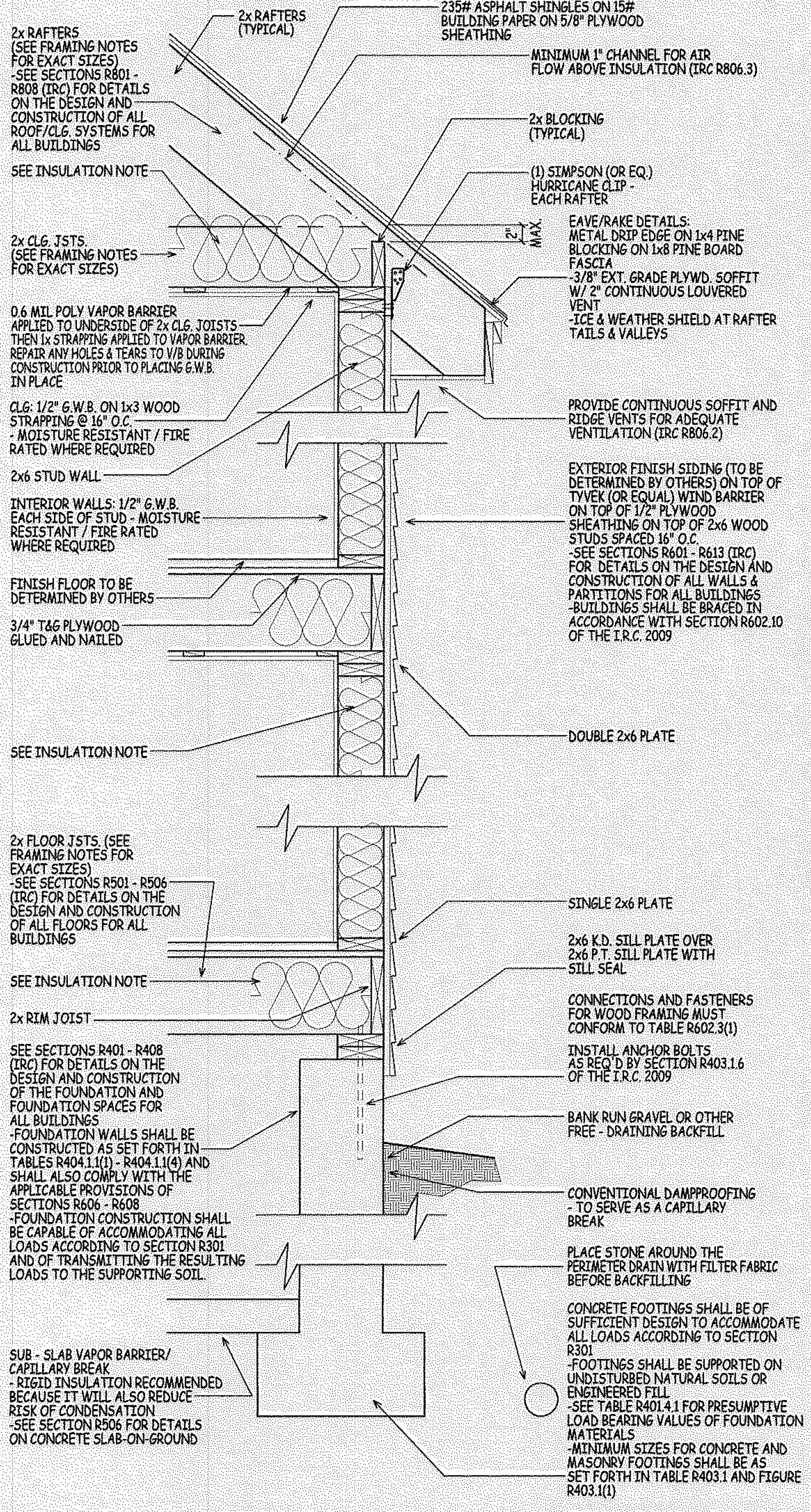
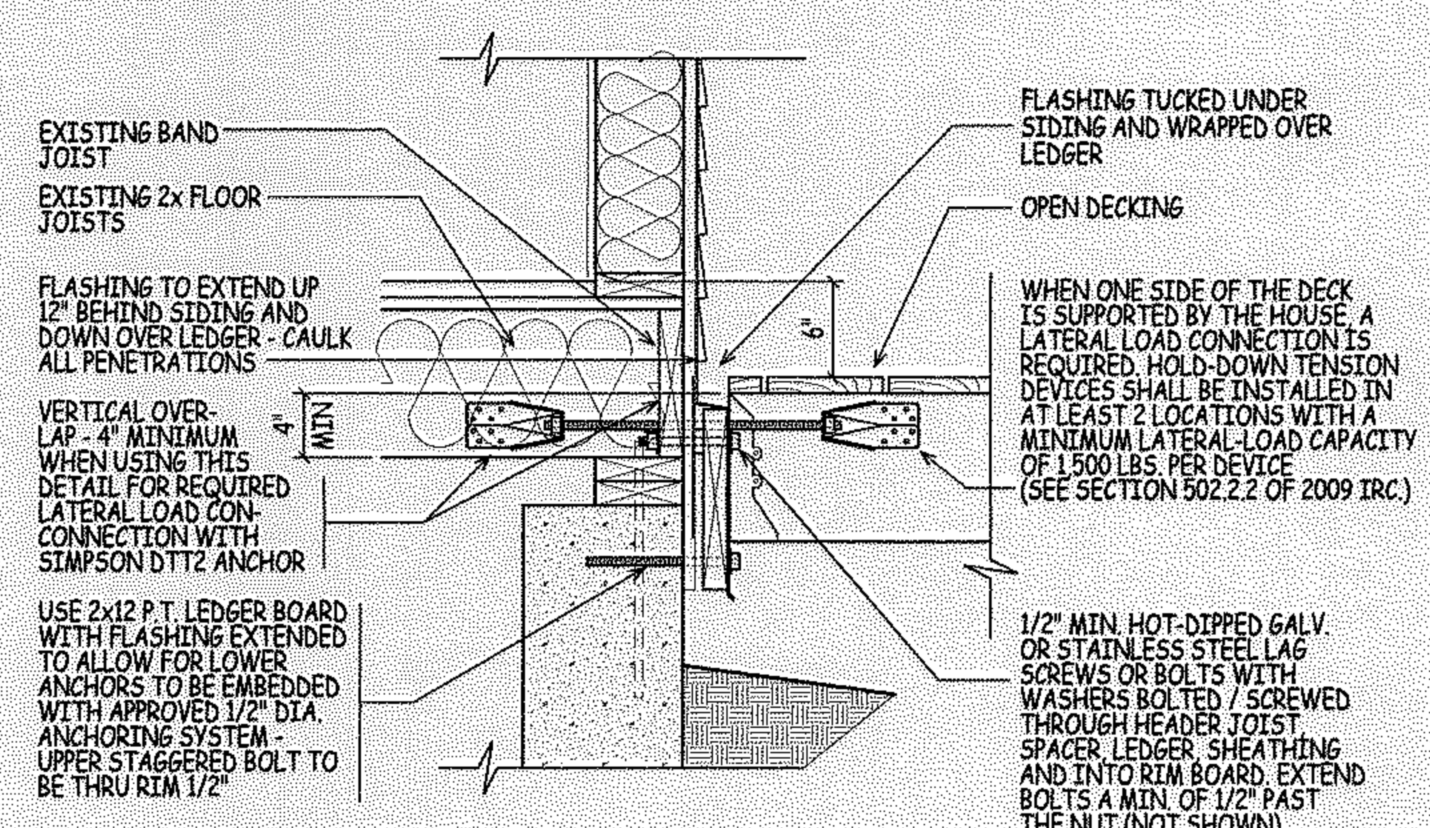
15	08/15/18	THE ABBOT REVISED PER MARK-UPS - ISSUED FOR REVIEW AND STAMP

7a



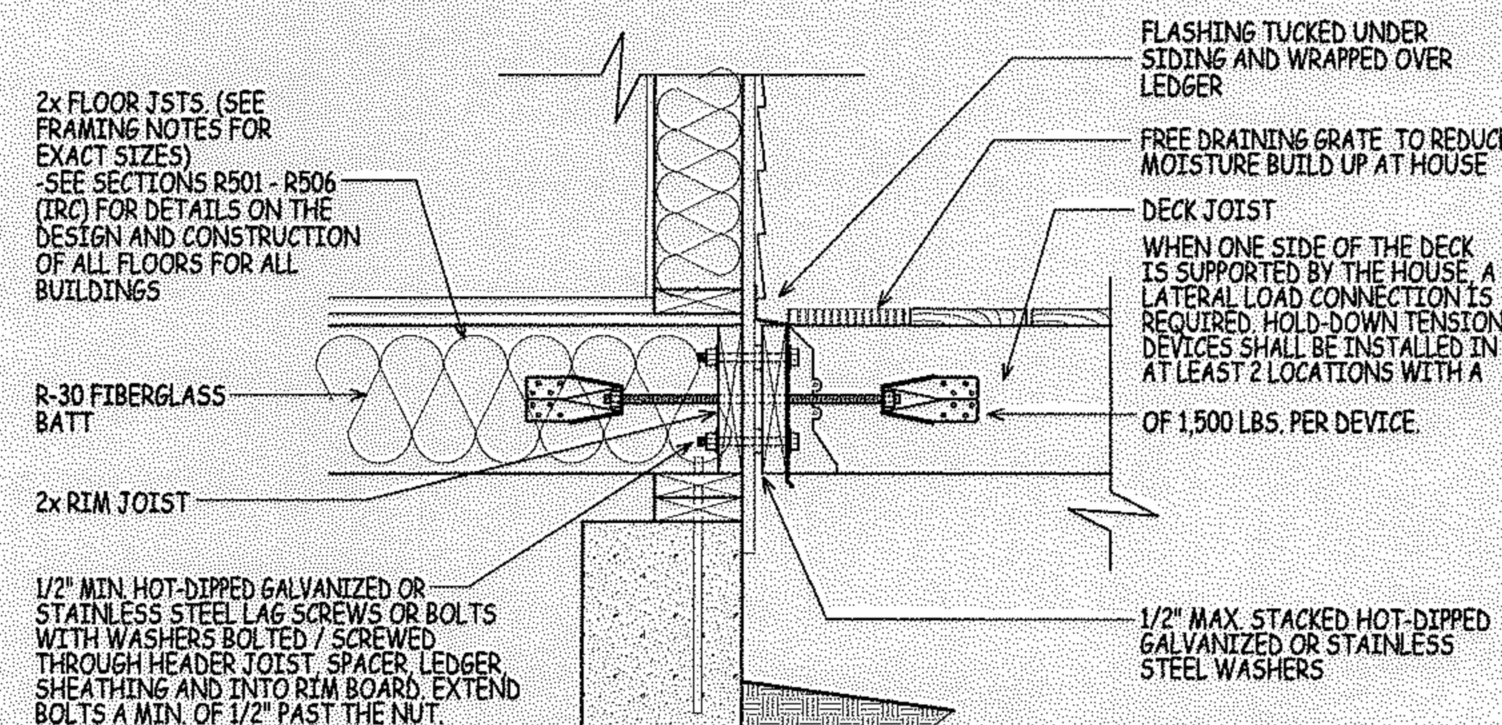
TYPICAL WALL SECTION

SCALE: 1" = 1'-0"



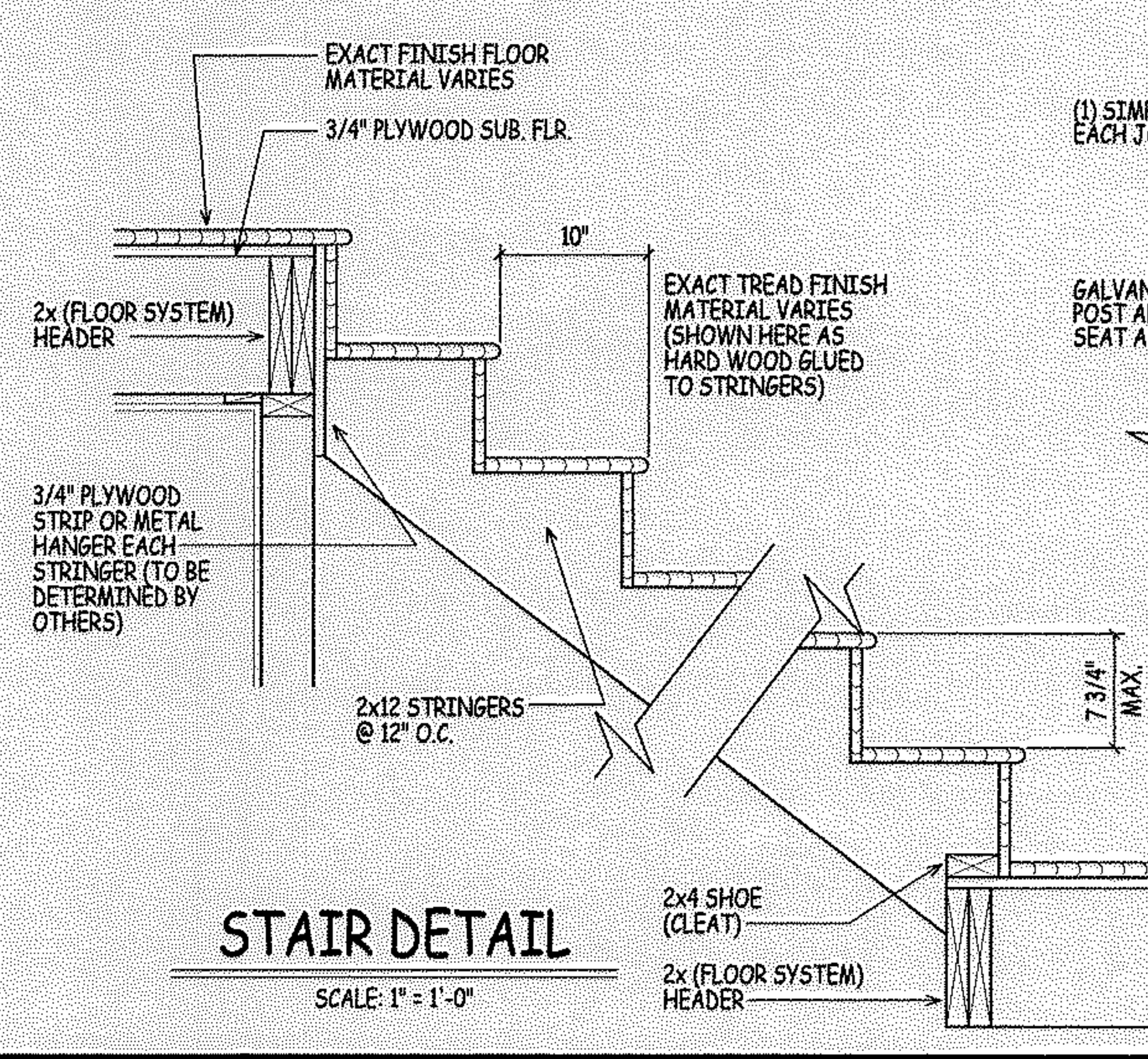
DECK DETAIL - STEP DN. OPTION CONNECTION

SCALE: 1" = 1'-0"



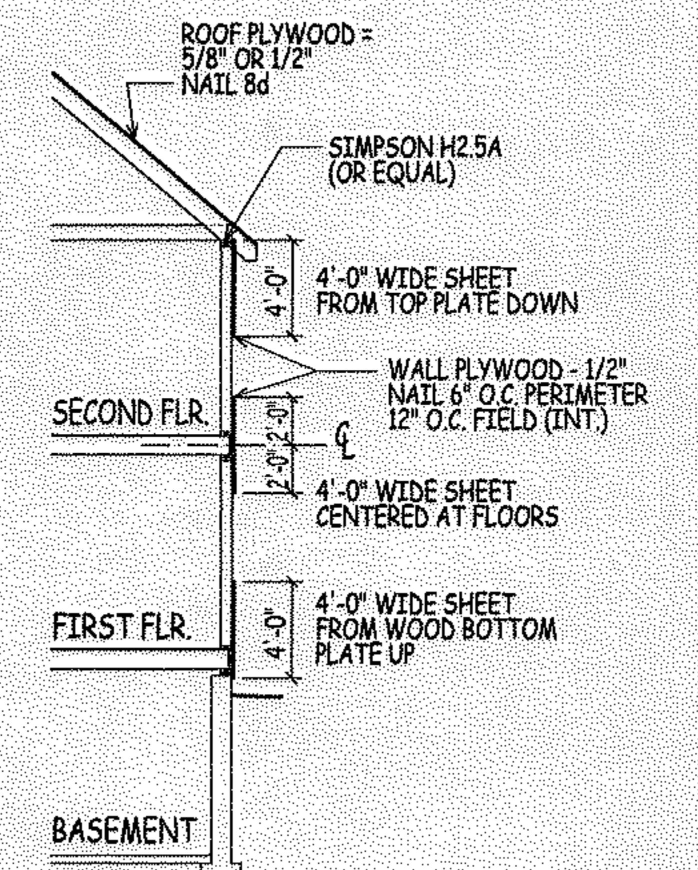
DECK DETAIL - NO STEP OPTION CONNECTION

SCALE: 1" = 1'-0"



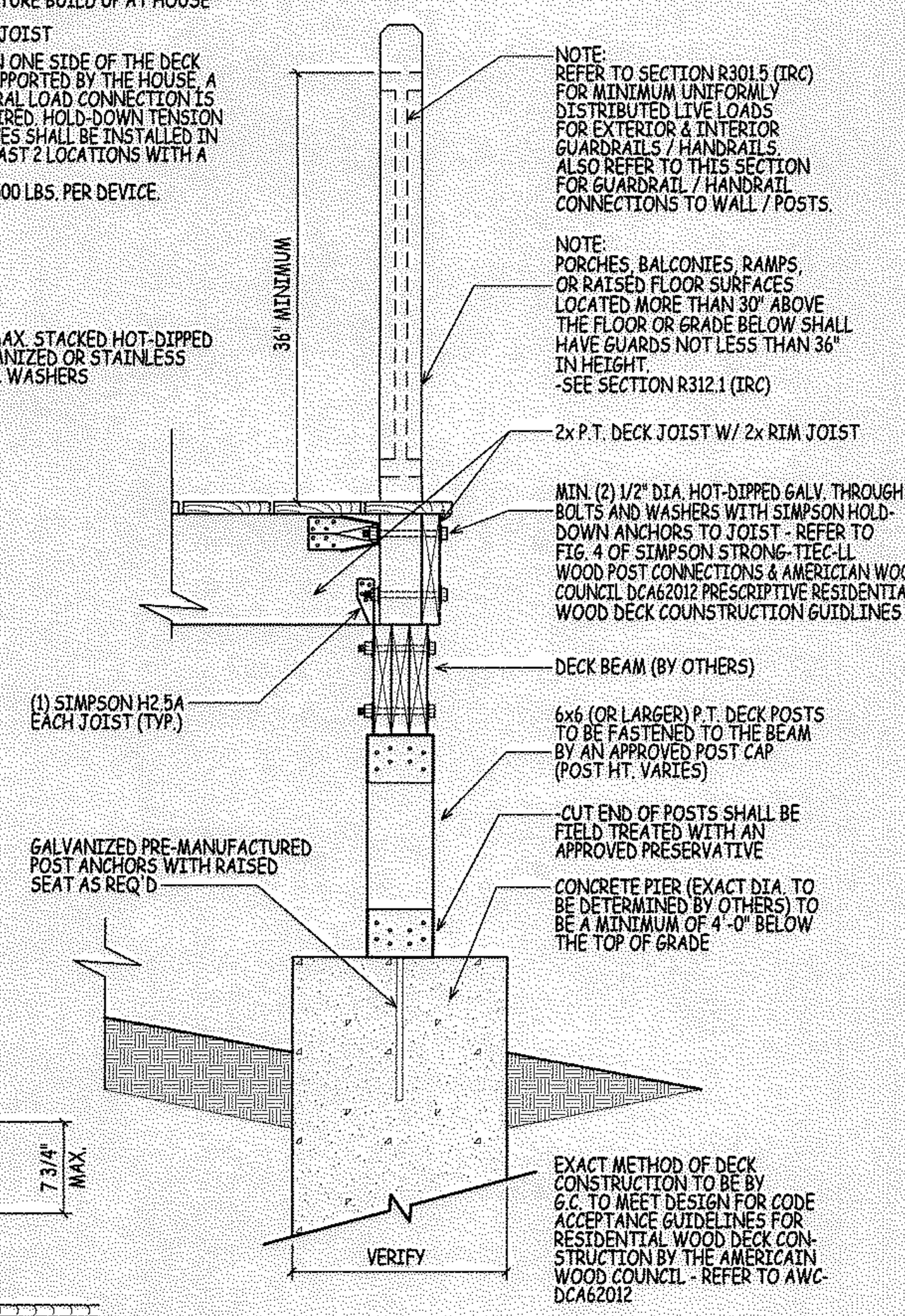
STAIR DETAIL

SCALE: 1" = 1'-0"



PLYWOOD LAP DETAIL

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



TYPICAL DECK DETAILS

SCALE: 1" = 1'-0"

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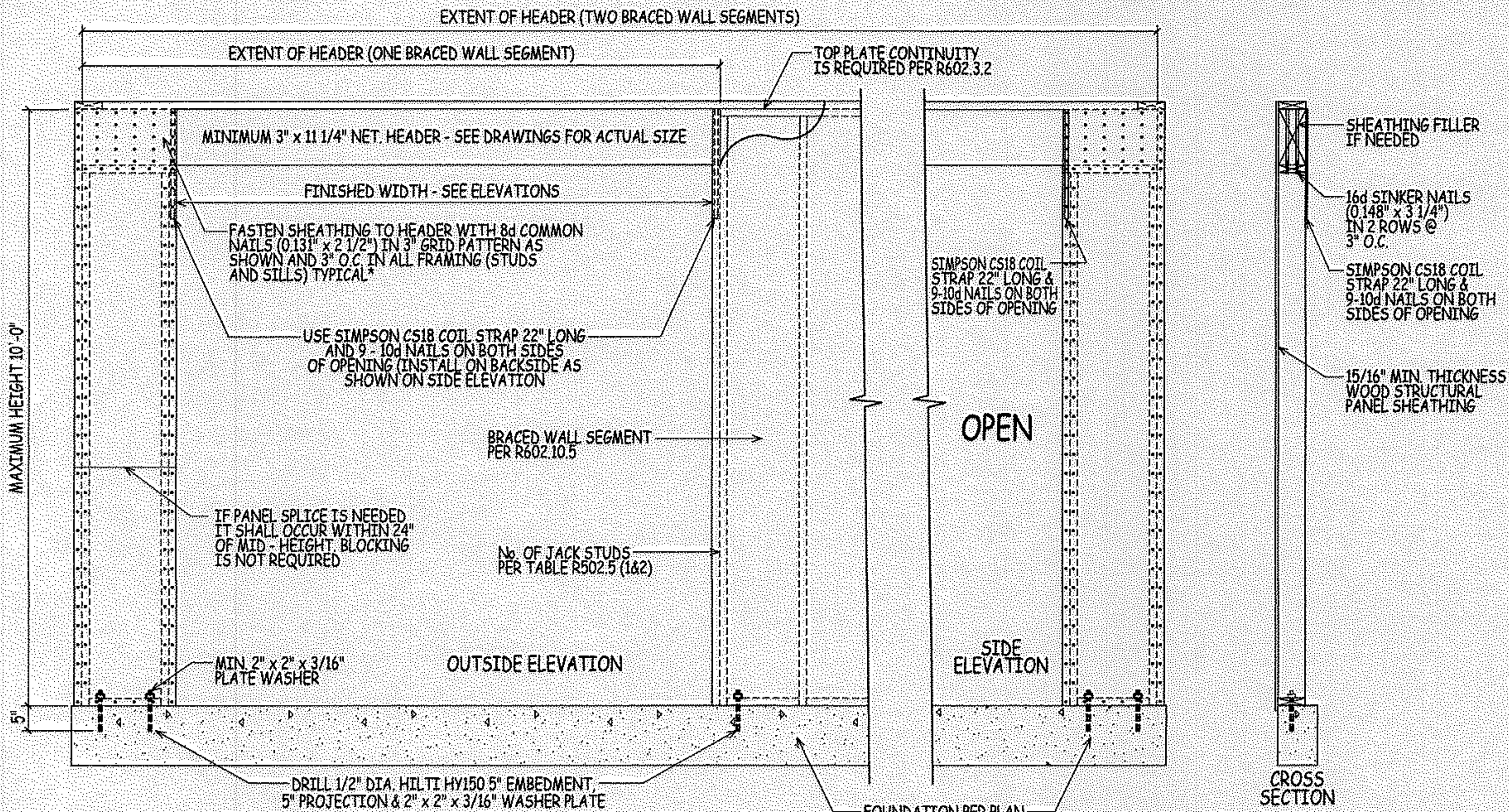
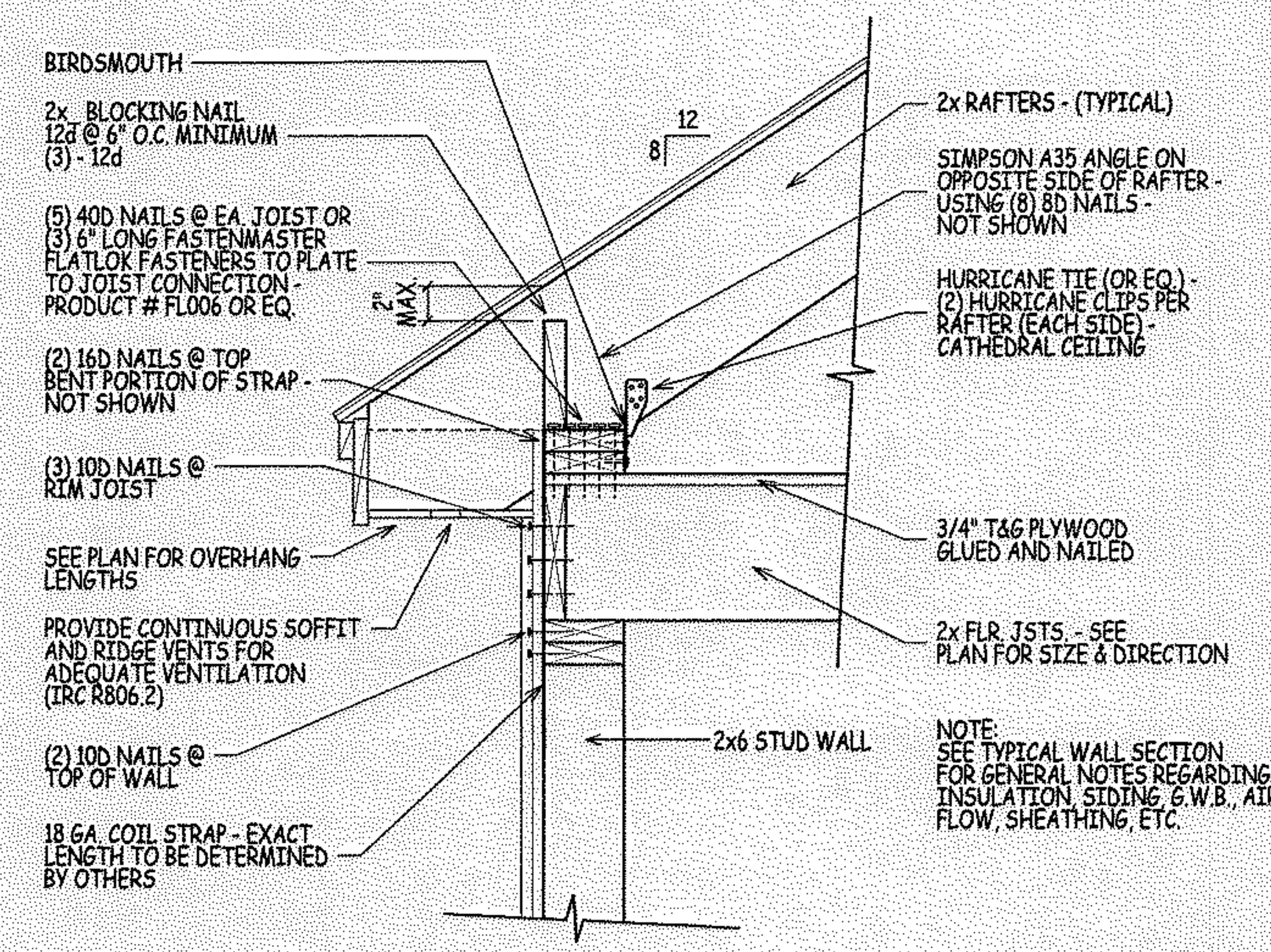


NARROW WALL OVER CONCRETE OR MASONRY BLOCK FOUNDATION

FIGURE R602.10.3.4

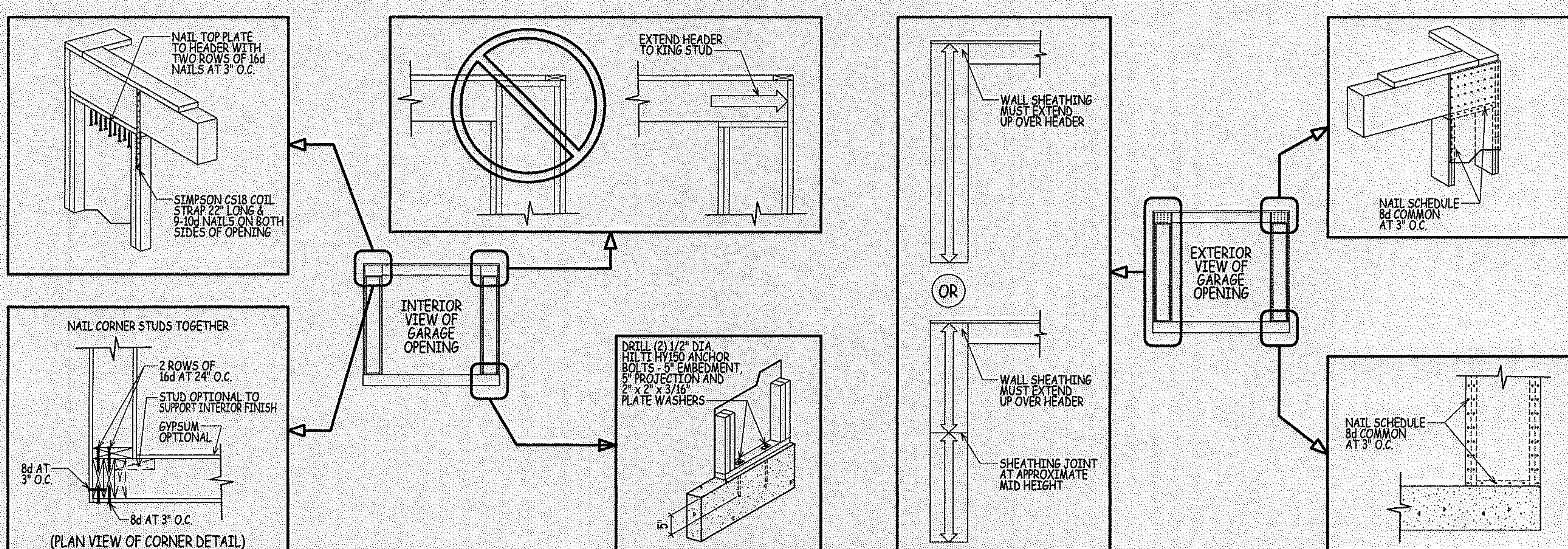
DETAIL AT GARAGE OVERHEAD DOORS

NOT TO SCALE



ROOF THRUST CONNECTION DETAIL

SCALE: 1" = 1'-0"



APA NARROW WALL BRACING METHOD FRAMING TIPS (FORM F435)

THE APA NARROW WALL BRACING METHOD IS A SIMPLE, SITE - BUILT SOLUTION THAT ALLOWS BUILDERS TO CONSTRUCT SEGMENTS AS NARROW AS 16" NEXT TO WINDOW AND DOOR OPENINGS. BE SURE TO CHECK FOR THESE ESSENTIAL DETAILS WHEN CONSTRUCTING THE APA NARROW WALL BRACING METHOD AROUND GARAGE OPENINGS.

APA PUBLICATION G440 "WHOLE HOUSE BRACING" IS AVAILABLE FOR ADDITIONAL INFORMATION.

FSM DRAWINGS
27 Lowell Street Suite 602
Manchester, New Hampshire 03101
T | 603.836.3660 info@fsmdrawings.com
F | 603.836.3661 www.fsmdrawings.com

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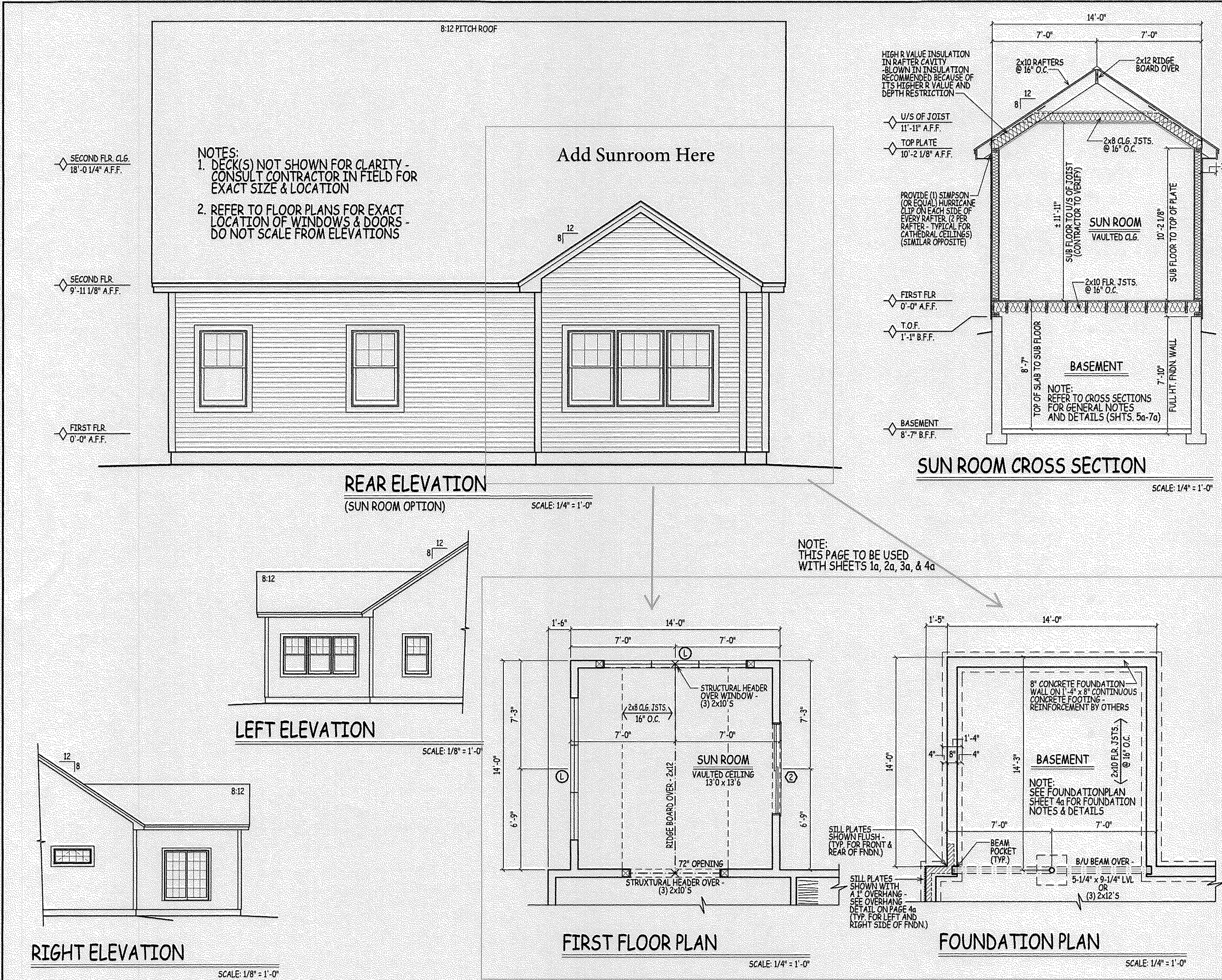

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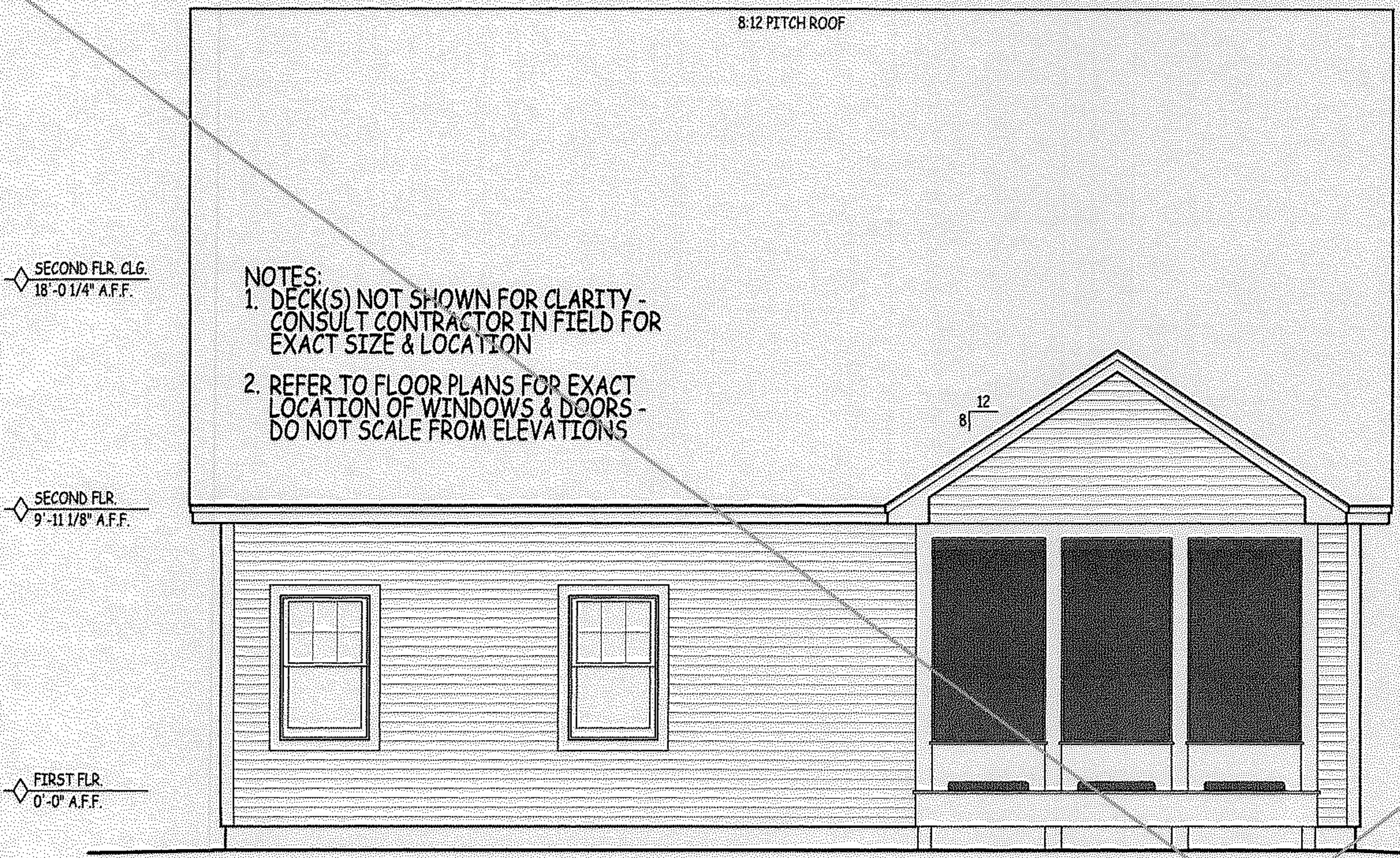
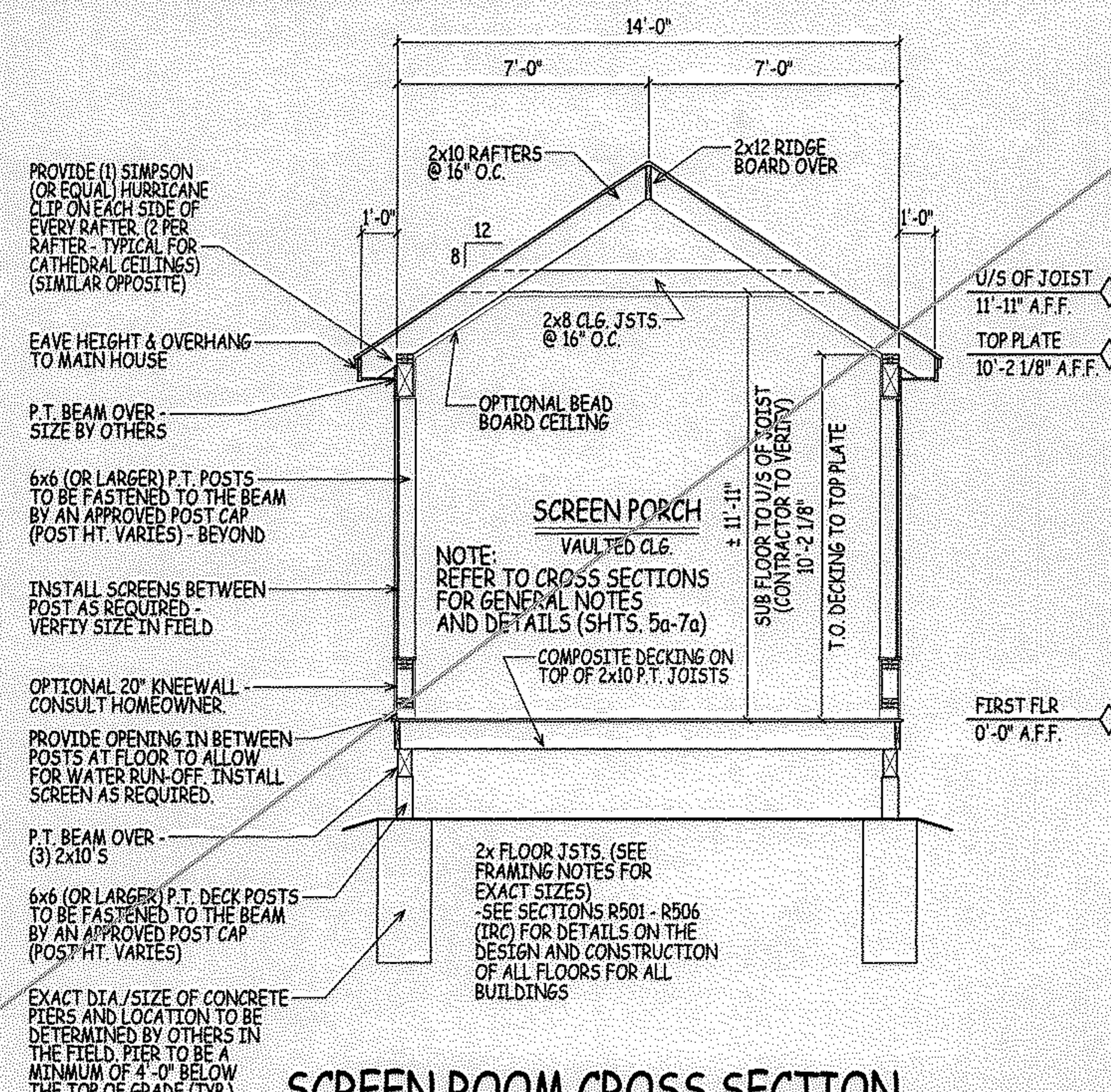
10a



REAR ELEVATION

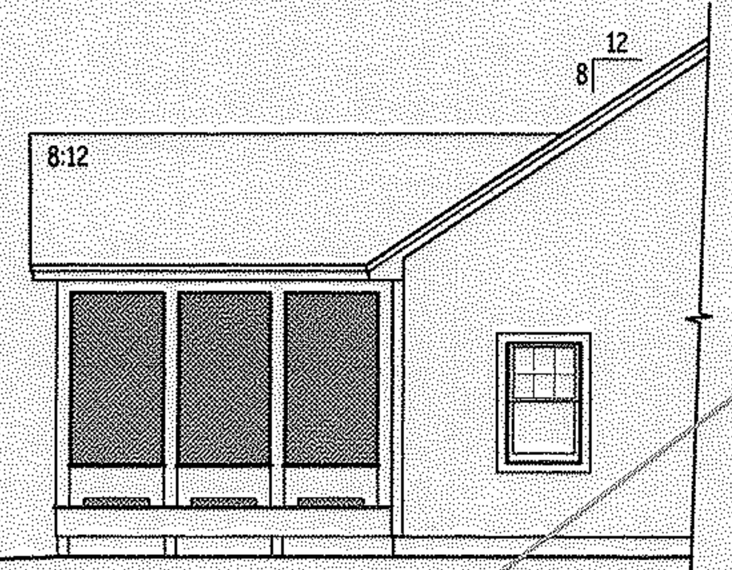
(SCREEN ROOM OPTION) SCALE: 1/4" = 1'-0"



SCREEN ROOM CROSS SECTION

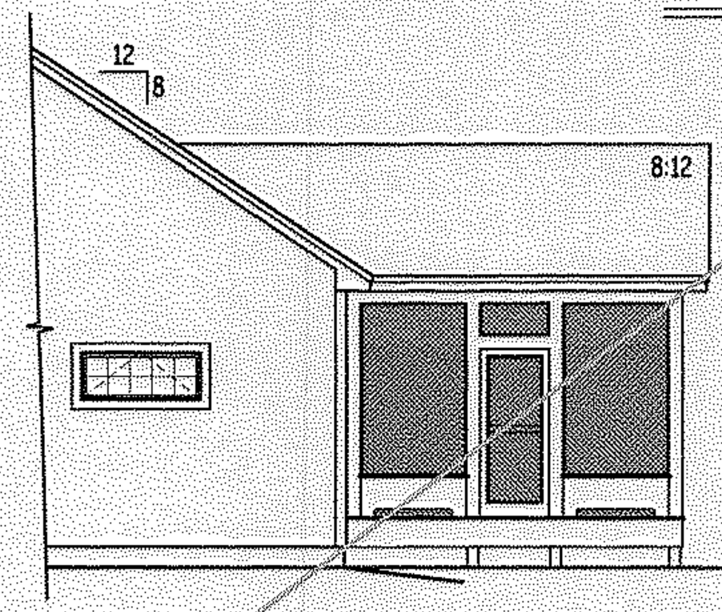
SCALE: 1/4" = 1'-0"

NOTE:
THIS PAGE TO BE USED WITH SHEETS 1a, 2a, 3a, & 4a



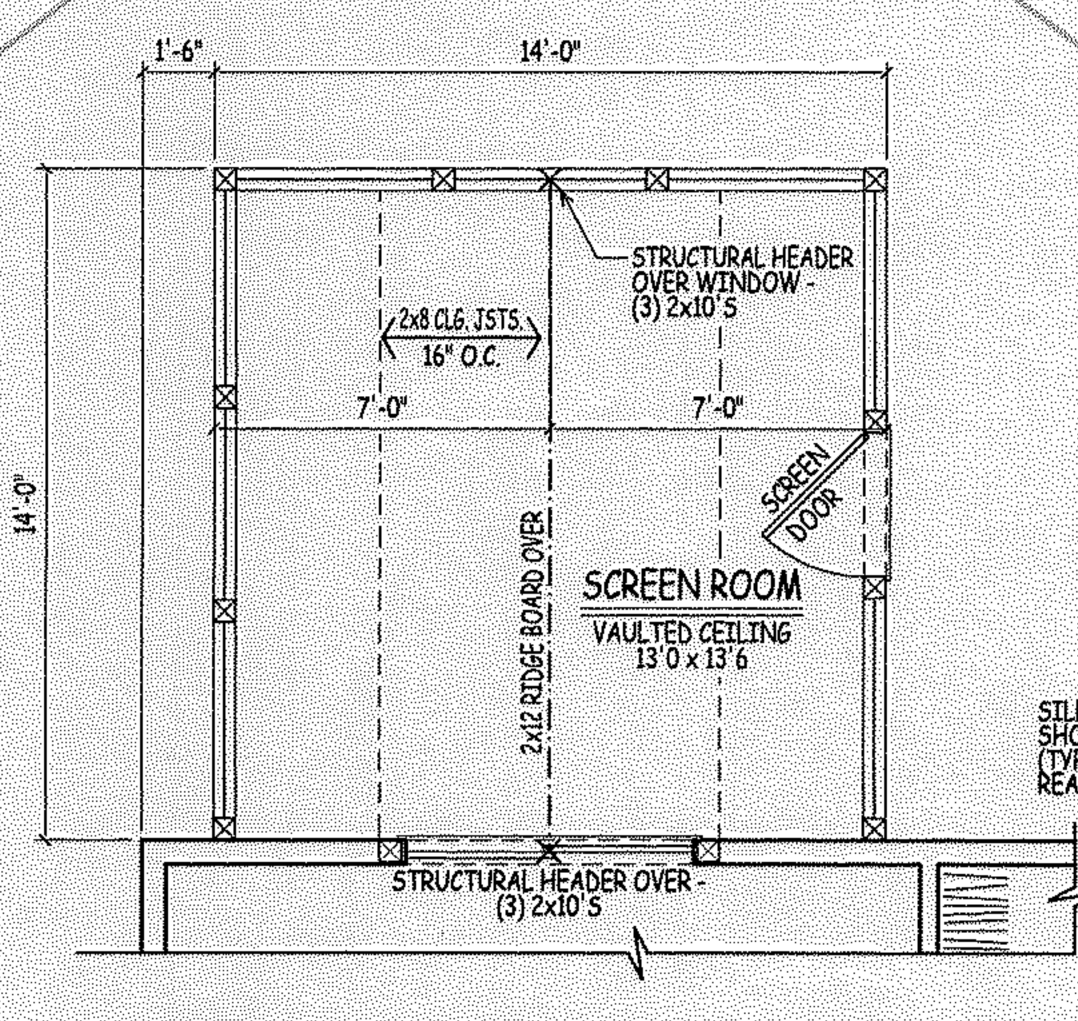
LEFT ELEVATION

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



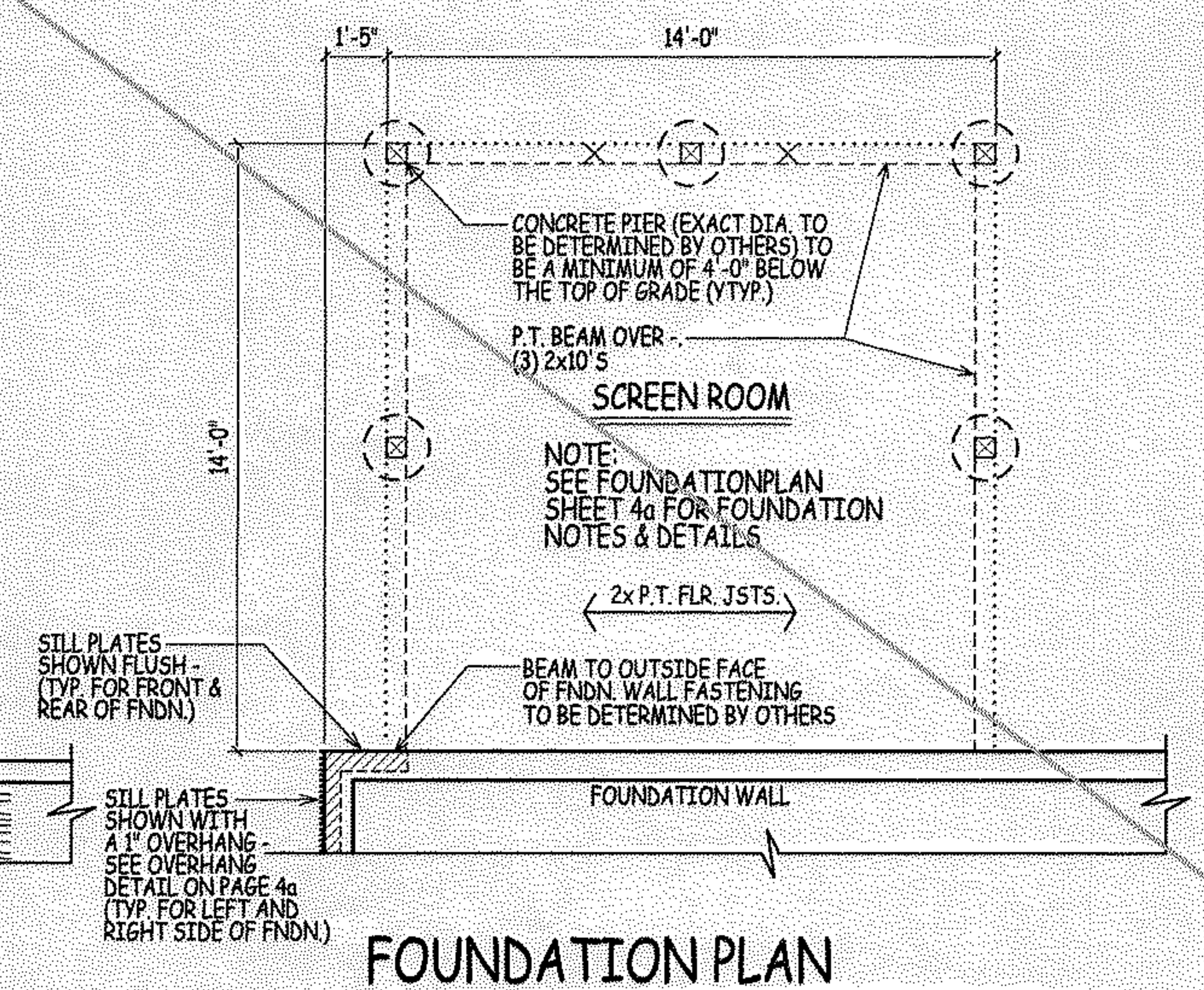
RIGHT ELEVATION

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



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

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934.126 GL Aurelia

	Main	Future	Apt	Main + Future	Main + Apt	All
Living Area	2302 SF	0 SF	0 SF	2302 SF	2302 SF	2302 SF
Bedrooms	3	1	0	4	3	4
Baths	2.5	0.0	0.0	2.5	2.5	2.5

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http://www.artformhomeplans.com/TermsConditions.a5w

Artform Home Plans

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Facade Changes:

- To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Artform.
- Increasing ceiling heights usually requires adjustments to window sizes and other exterior elements.

Floor plan layout and/or Structural Changes:

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- If you wish to move or remove walls or structural elements (such as removal of posts, increases in house size, ceiling height changes, addition of dormers, etc), please do not assume it can be done without other additional changes (even if the builder or lumber yard says you can).

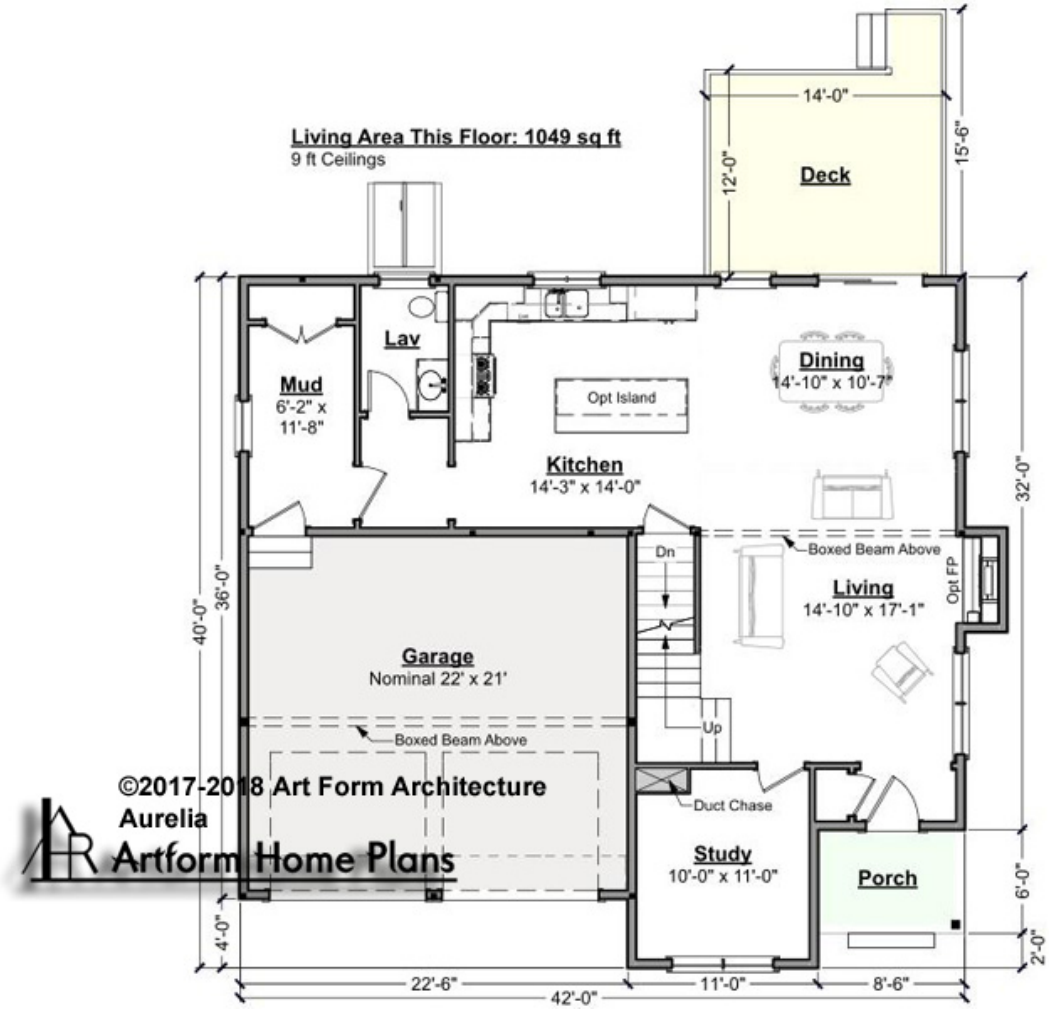
934.126 GL Aurelia

First Floor

	Area	Beds	Baths
Main	1049 SF	0	0.5
Future	0 SF	1	0
Apt	0 SF	0	0
Total	**1049 SF**	**1**	**0.5**

Ceiling Height	
Shown	9'-0"
Possible*	8'-0"

* See Major Change information on plan page for cost



934.126 GL Aurelia

Artform Home Plans

Second Floor

	Area	Beds	Baths
Main	1253 SF	3	2
Future	0 SF	0	0
Apt	0 SF	0	0
Total	**1253 SF**	**3**	**2**

Ceiling Height	
Shown	8'-0"
Possible*	8'-0"

* See Major Change information on plan page for cost

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934.126 GL Aurelia

Basement Floor

	Area	Beds	Baths
Main	0 SF	0	0
Future	0 SF	0	0
Apt	0 SF	0	0
Total	**0 SF**	**0**	**0**

Ceiling Height	
Shown	7'-8"
Possible*	9'-0"

* See Major Change information on plan page for cost

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934.126 GL Aurelia

Artform Home Plans

Front Elevation

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Artform Home Plans

Right Elevation

934.126 GL Aurelia

Artform Home Plans

Rear Elevation

934.126 GL Aurelia

Artform Home Plans

Left Elevation

1016.124 GL Carter

	Main	Future	Apt	Main + Future	Main + Apt	All
Living Area	2670 SF	0 SF	0 SF	2670 SF	2670 SF	2670 SF
Bedrooms	3	0	0	3	3	3
Baths	2.5	0.0	0.0	2.5	2.5	2.5

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1016.124 GL Carter

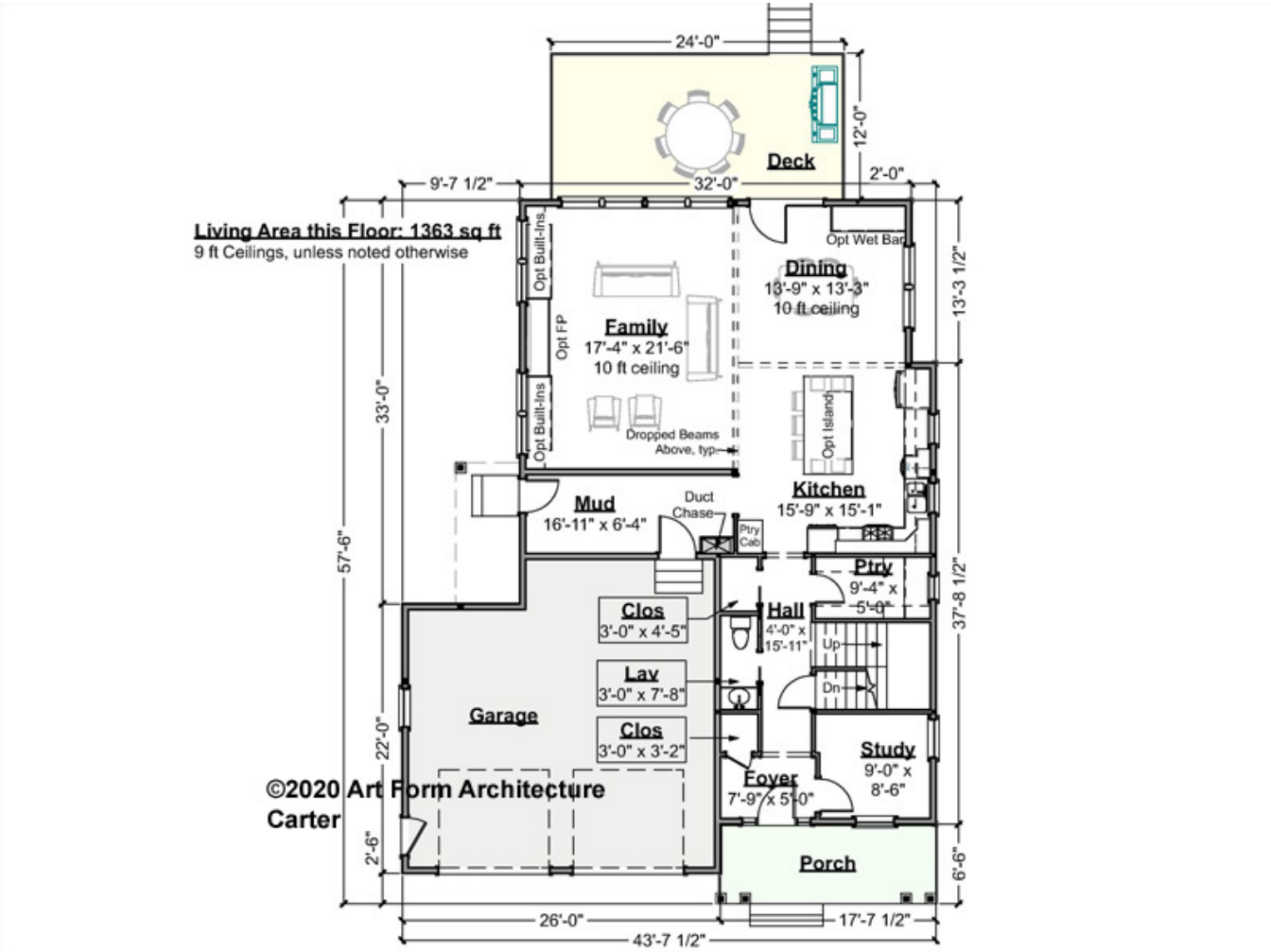
Artform Home Plans

First Floor

	Area	Beds	Baths
Main	1363 SF	0	0.5
Future	0 SF	0	0
Apt	0 SF	0	0
Total	**1363 SF**	**0**	**0.5**

Ceiling Height	
Shown	9'-0"
Possible*	9'-0"

* See Major Change information on plan page for cost



1016.124 GL Carter

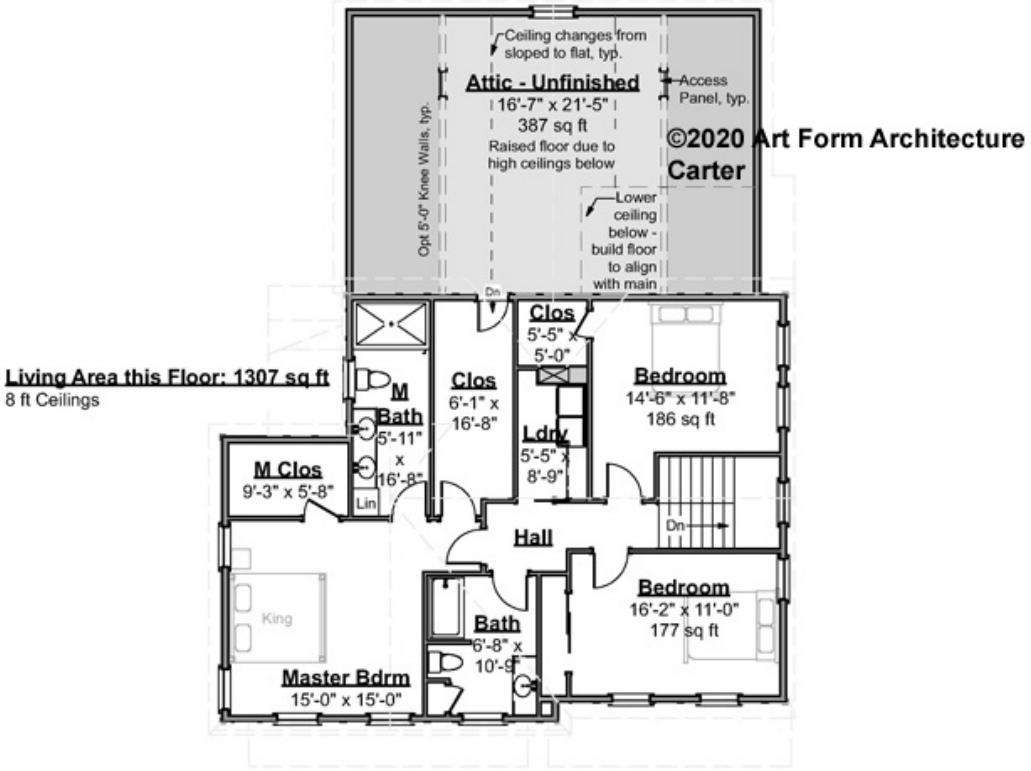
Artform Home Plans

Second Floor

	Area	Beds	Baths
Main	1307 SF	3	2
Future	0 SF	0	0
Apt	0 SF	0	0
Total	**1307 SF**	**3**	**2**

Ceiling Height	
Shown	8'-0"
Possible*	8'-0"

* See Major Change information on plan page for cost



1016.124 GL Carter

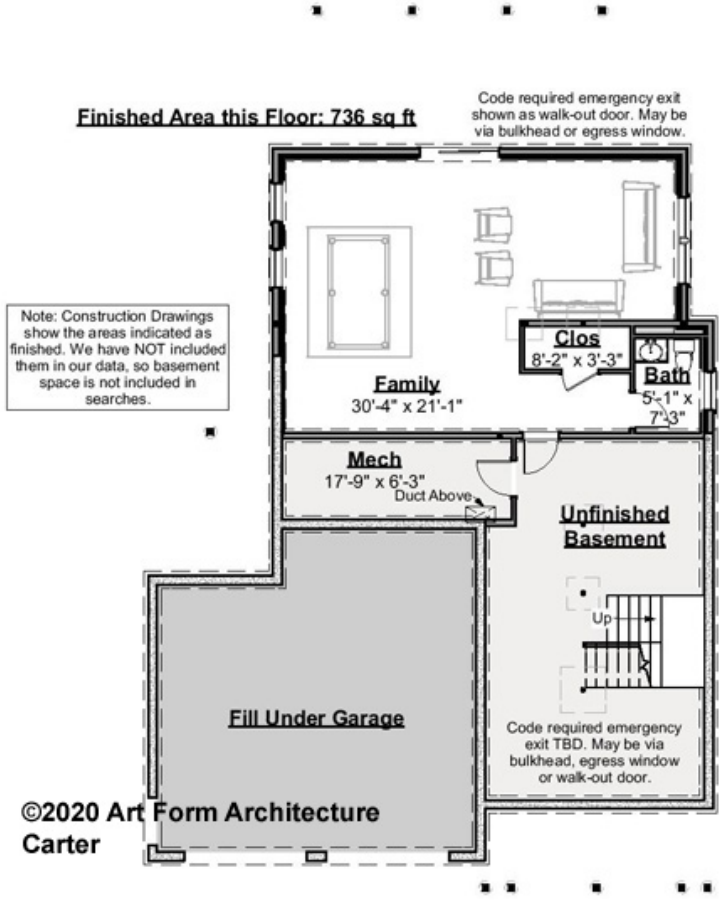
Artform Home Plans

Basement Floor

	Area	Beds	Baths
Main	0 SF	0	0
Future	0 SF	0	0
Apt	0 SF	0	0
Total	**0 SF**	**0**	**0**

Ceiling Height	
Shown	7'-8"
Possible*	8'-4"

* See Major Change information on plan page for cost



1016.124 GL Carter

Artform Home Plans

Front Elevation

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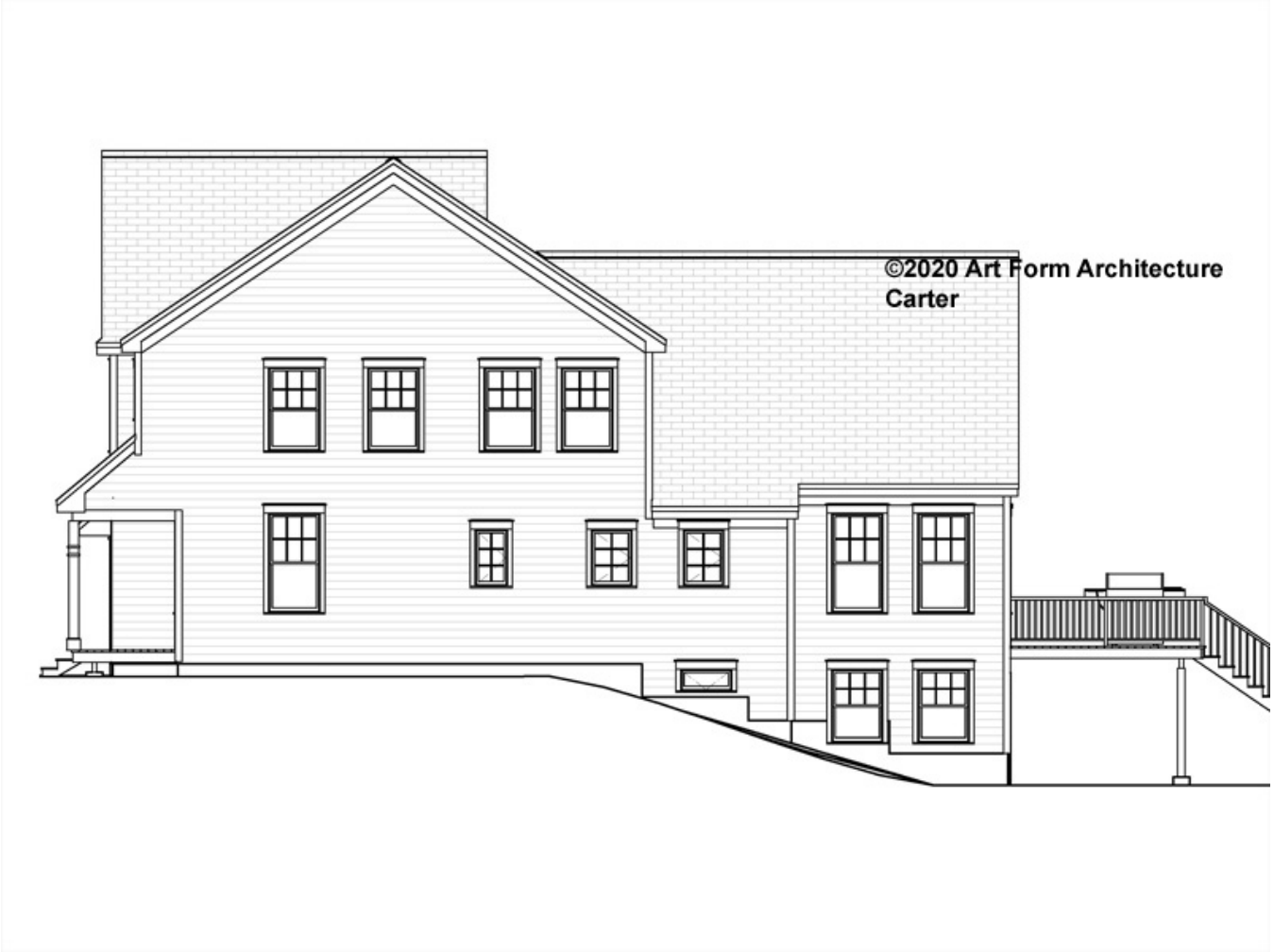
Artform Home Plans

Right Elevation



1016.124 GL Carter

Artform Home Plans

Rear Elevation

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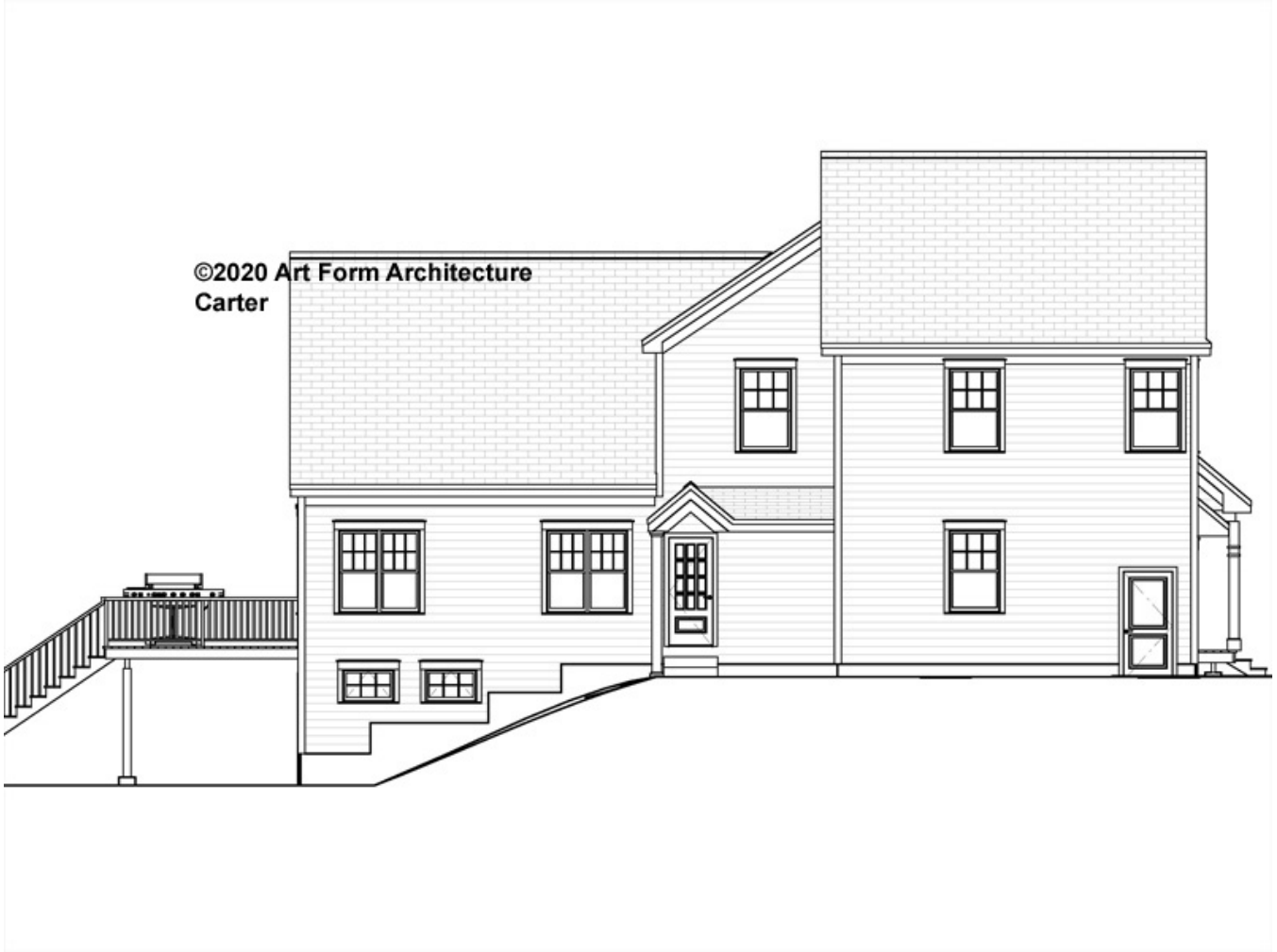
Artform Home Plans

Left Elevation



1016.124 GL Carter

Artform Home Plans

Rear Render

Wall Types

Exterior walls 2x6 wood stud
Interior walls 2x4 wood stud, unless noted otherwise

Wall Keys

(2) 2x wood studs on the flat
(3) 2x3 wood stud wall, 16" oc
(6) 2x6 wood stud wall, 16" oc
Note: 2x4 wood stud wall, 16" oc unless otherwise noted

Key Notes

A — 30" x 22" Minimum Attic Access Panel - Insulated (RO 34" x 26")
F — Field locate for plumbing or mechanical
V — Verify size of fixture or appliance Adjust dimensions to accommodate
S — Snug - Door or Window trim will be snug and may need to be cut down
C — Center - Place door or window centered on wall
D — Double Stud or structural mull – adapt to suit chosen window brand. Object is to have some "bite" for curtain hardware and exterior aesthetics.
SD — Smoke Detector
CO — Carbon Monoxide Detector
HD — Heat Detector

Dimensions

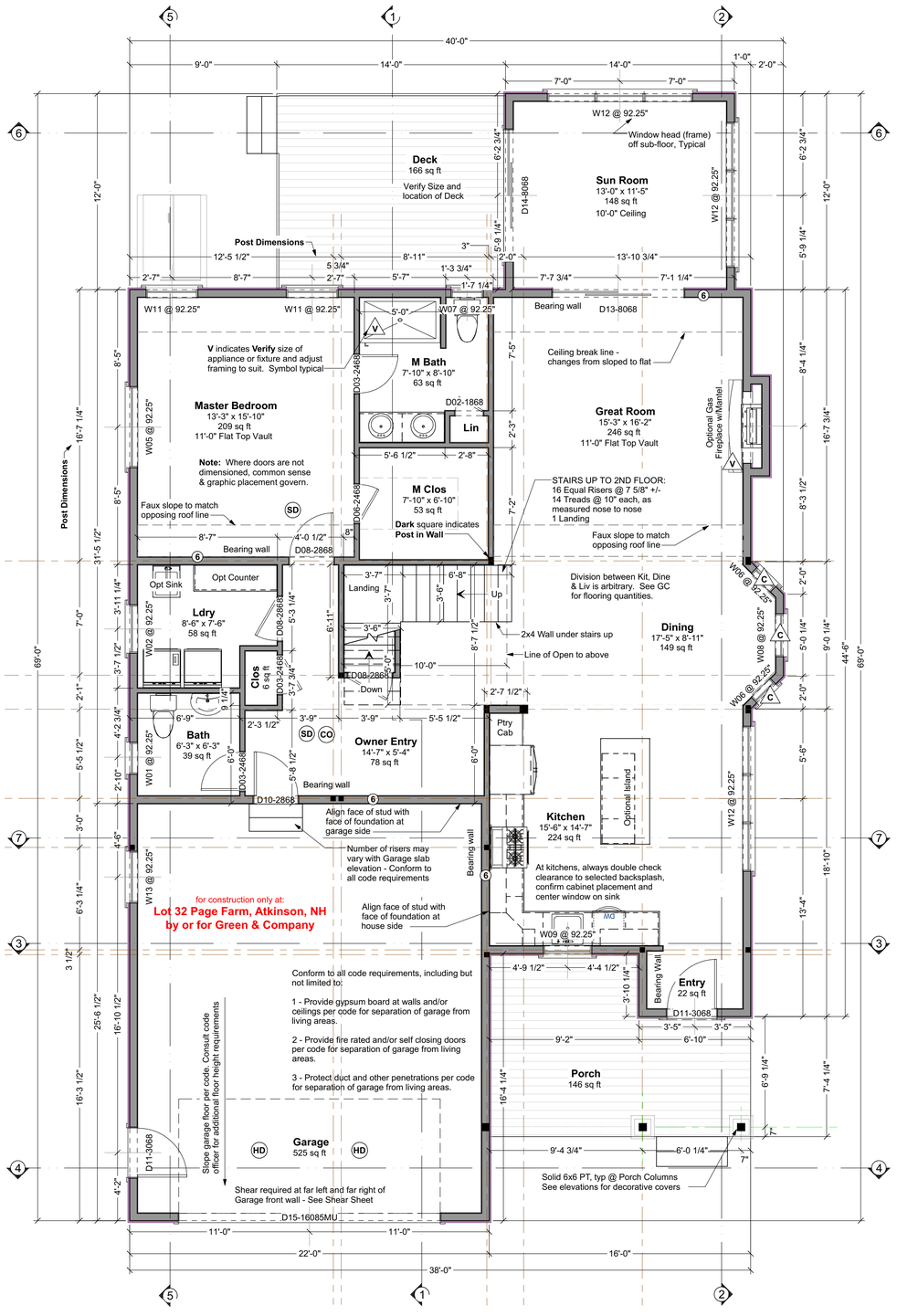
1. Dimensions are to face of stud, unless noted otherwise.
2. Closets are 24" clear inside, unless dimensioned otherwise.

Square Footages

1. Sq ft numbers are interior to room for use in calculating finishes.
2. Cabinets and fixtures not subtracted.
3. Add for doorways when floor finishes run through.

Notes

1. Exterior walls 2x6 wood stud @ 16" oc. Provide insulation & vapor barrier conforming to state or local codes. Interior sheathing 1/2" gypsum board. Provide 1/2" exterior rated sheathing, house wrap with drainage plane and siding. Provide step flashing at walls adjacent to roof planes.
2. Interior walls 2x4 wood stud @ 16" oc, unless noted otherwise.
3. Roof - see structural for rafter sizes. Provide 5/8" exterior rated roof sheathing 15# roofing felt, ice & water shield at eaves and valleys, aluminum drip edge and asphalt shingles or metal roofing. Structure not calculated to support slate or tile. Flash all penetrations. Provide cricket at any added chimneys.
4. Provide roof and/or ceiling insulation per code. Provide soffit and ridge vents where required for insulation strategy. (Verify with code officer - closed cell spray foam or dense-pack cellulose installed at rafters and filling ridge and eaves generally contra-indicates venting, batt insulation always requires venting).
5. Provide smoke detectors where shown, where required by code and where required by local authorities.
6. Provide fire resistive materials where required by code, including but not limited to, firestopping at penetrations, 1/2" drywall on walls and 5/8" drywall on ceilings to separate garage (where garage present in design) from dwelling, and separation of dwellings (where more than one dwelling present in design), and protection of flammable insulation materials.
7. Compliance with code requirements for rooms size and clearances, (hallway widths, room sizes, etc) assume 1/2" drywall on walls and 1/2" drywall on 3/4" strapping on ceilings. Adjust as required if materials differ.
8. Shear is only called out where Continuous Portal Frame will not suffice. See Section R602.10.4 (Pages 173 - 179) of the IRC 2009.



First Floor Plan

1/4" scale

Living Area this Floor: 1562 sq ft
9ft Finished Ceilings (Unless Noted Otherwise)

NOTE TO HOMEOWNER:
These construction plans ARE NOT a part of your construction contract with your builder, unless your P&S agreement specifies that they are. Your P&S and it's attachments (like the builder's specifications or a review set of this design) describes what you and your builder agreed the builder would build for you. We here at Artform Home Plans do not have the authority to obligate your builder to provide you with amenities like fireplaces and spa tubs. The contract between you and your builder governs.

Balmalcolm

Dear Code Officer,

These are predesigned home plans, designed to bring good design and construction drawings to people at more affordable prices and faster time frames than traditional architecture. Where traditional "Internet" home plans disclaim all responsibility, we split responsibility between us (Artform) and the owner. We encourage the future homeowners to use a quality builder who can assist them with this. They are responsible for thermal and moisture decisions and for meeting code in ways that a quality builder should know without an explicit detail. We are responsible for things that are directly related to the design and/or that a quality builder couldn't reasonably figure out on their own - specifically the following IRC 2009 code sections:

1 - Room sizes (Section R304)
2 - Ceiling Height (Section R305)
3 - Floor space & ceiling height at Toilet, Bath and Shower Spaces (Section R307)
4 - Hallway widths (Section R311.6)
5 - Door types & sizes (Section R311.2)
6 - Floor space in front of doors (Section R311.3)
7 - Stair width - The stairs in our designs will be a minimum of 36" wide measured wall surface to wall surface, allowing compliance with R311.7.1 with installation of correct handrail.
8 - Stairway headroom (Section R311.7.2)
9 - Stair treads and risers (Section R311.7.5)
10 - Landings for stairways (Section R311.7.6)
11 - Emergency Escape Window Sizes (Section R310.2.1, R310.2.2, R310.2.3 and R310.2.4). Casement windows may require manufacturer's emergency escape window hardware. Will also comply with NFPA 101.
12 - Structural Floor Framing (Section R502.3) Where dimensional lumber is shown, framing members will be sized according to this section of the code. Where engineered wood products are shown, those framing members will be size according to the manufacturer's tables for loads and spans, or sizes will have been calculating using manufacturer's published materials properties.
13 - See structural sheets for additional notes.

The builder can and should add information to this set, such as Rescheck, a hand markup of our generic thermal and moisture section, additional information about doors and windows (such as fire rating, tempering, etc), foundation drops relative to site grading, and sometimes their chosen method of basement egress. These drawings are not intended to be used without that additional information.

Where a construction address is shown on the drawings, it is for copyright control only. We have not inspected the site, adapted the design to state specific laws (except where it says so in the drawings) or site or region specific climate conditions. Homeowner and/or Builder shall be responsible for thermal and moisture control strategies, materials choices and compliance with applicable laws and ordinances.

Please do feel free to call us with any questions. We can and do update our drawings and standard notes to address specific concerns, especially in jurisdictions where our clients will be building again.

Dear Everybody,

With these drawings a copyright license is granted for a single construction only at Lot 32 Page Farm, Atkinson, NH by or for Green & Company. This is a License to Build, and does not include a License to Modify, except as required to conform to building code or fulfill builder's/owners responsibilities.

Permissible uses of these drawings:

1. All activities associated with construction at the listed address.
2. Pricing or preliminary discussions with zoning or code officials for construction at other addresses, with prior notification to Artform Home Plans - just use the Contact form on the web site – http://www.artformhomeplans.com/contact.a5w

Not Permitted:

1. Application for any permits or other approvals for construction at properties other than the listed address, including but not limited to construction, zoning, conservation, or design review.
2. Modification of the basic design.

Use of these drawings outside these parameters is a violation of federal copyright law, punishable by both civil action and criminal prosecution, as it is stealing or enabling theft of "intellectual property". Making modifications to plans, even significant ones, does not change this, under copyright law, that's considered "derivative works".

We can provide drawings suitable for use in obtaining design or zoning approvals without incurring the expense of a full set of construction drawings. Contact us for more information.
AFHP CD Commons 18.4 X19

These drawings are intended for use by an experienced professional builder in responsible charge of the entire project, including but not limited to mechanical, electrical and sitework. Any additional adaptation for these trades or other trades must be determined prior to start of construction. Contact Artform for any adjustments needed.

Your use of these drawings constitutes an acceptance of responsibility as outlined in "Dear Code Officer" on the first page of these drawings, and on our web site: http://www.artformhomeplans.com/TermsConditions.a5w

If you have any concerns or questions, please feel free to contact us. We are happy to clarify matters that fall within our scope, as listed on the first page. We can also often provide affordable support for issues that are your responsibility, such as energy design/calcs, or additional detailing.

Artform Home Plans
AFHP Design # 540.126.v16 ER

Balmalcolm
Lot 32 Page Farm
Atkinson, NH

1

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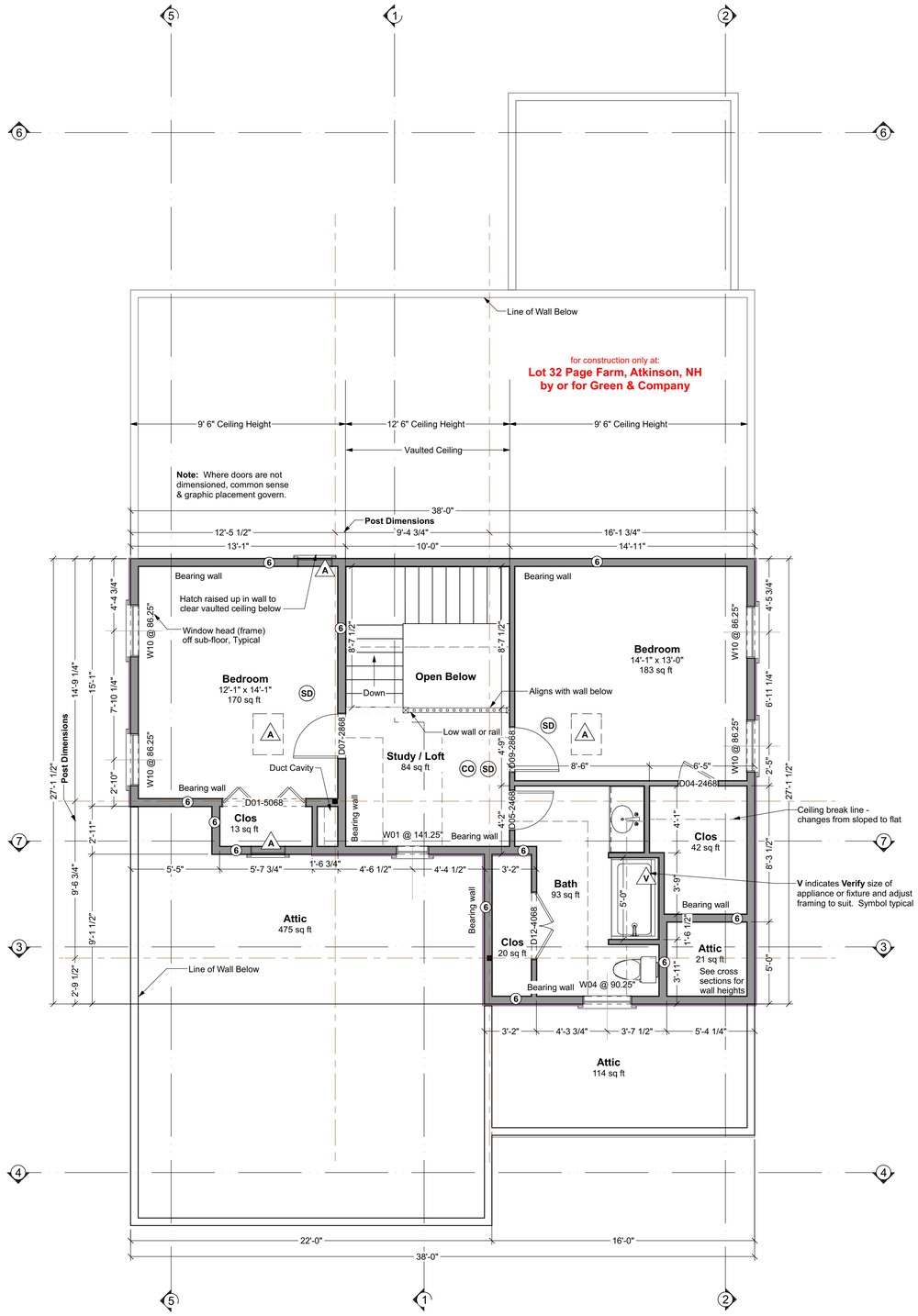
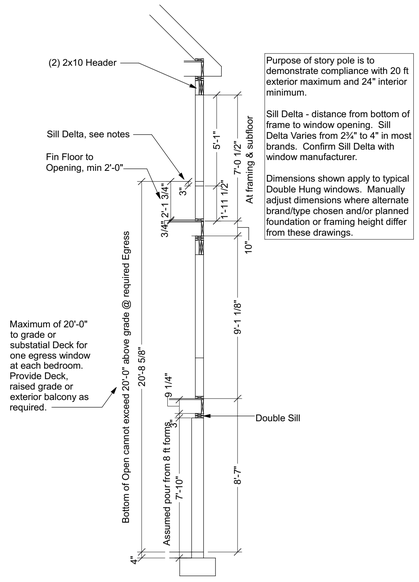


Second Floor Plan

1 0 1 2 3 4

Living Area this Floor: 793 sq ft
9'-6" Ceilings, unless noted otherwise



Purpose of story pole is to demonstrate compliance with 20 ft exterior maximum and 24" interior minimum.

Sill Delta - distance from bottom of frame to window opening. Sill Delta Varies from 2½" to 4" in most brands. Confirm Sill Delta with window manufacturer.

Dimensions shown apply to typical Double Hung windows. Manually adjust dimensions where alternate brand/type chosen and/or planned foundation or framing height differ from these drawings.

Window Story Pole

Scale ¼"=1'-0"

Door & Window Notes

1. **Rated Doors:** Provide fire rated and/or self-closing doors where required by local codes or local authorities
2. **Trimmed Openings:** Trimmed openings not shown on schedule. See Plan.
3. **Window Tempering:** Provide tempered windows where required by local codes or local authorities. Tempering column provided here for convenience. Windows have not been reviewed for tempering requirements.
4. **Window RO's:** 1/4" or 1/2" on each of 4 sides allowed for window RO's, typical. Review framing size vs RO size. Adjust per manufacturer's requirements and/or builder preference.
5. **Egress Windows:** Provide minimum one door or window meeting egress requirements in basement, in each sleeping room, in each potential sleeping room, and other locations required by local code, in sizes required by local code. Note that casement windows coded by manufacturer as meeting IRC 2006 egress requirements typically need to be ordered with specific hardware. Emergency Escape Window Sizes (Section R310.1.1, R310.1.2, R310.1.3 and R310.1.4). Will also comply with NFPA 101.
6. **Basement Windows:** Add basement windows as required to meet state or local code requirements, including but not limited to egress and light/ventilation.
7. **Skylights:** Skylights are not shown on this schedule, but may be required. Consult builder and/or see floor plan.
8. **Minimum window sill height:** IRC 2009 and later requires that floor window sills be 24" from floor. Confirm bottom of window opening relative to frame. Adjust head heights as required to conform to IRC

DOOR SCHEDULE

NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	TYPE	COMMENTS
D01	1	2	5068 L/R	60 "	80 "	4 DR. BIFOLD	
D02	1	1	1868 R IN	20 "	80 "	HINGED	
D03	3	1	2468 L IN	28 "	80 "	HINGED	
D04	1	2	2468 R IN	28 "	80 "	HINGED	
D05	1	2	2468 L IN	28 "	80 "	HINGED	
D06	1	1	2468 R IN	28 "	80 "	HINGED	
D07	1	2	2868 L IN	32 "	80 "	HINGED	
D08	3	1	2868 R IN	32 "	80 "	HINGED	
D09	1	2	2868 R IN	32 "	80 "	HINGED	
D10	1	1	2868 L EX	32 "	80 "	HINGED	
D11	2	1	3068 R EX	36 "	80 "	HINGED	
D12	1	2	4068 L/R IN	48 "	80 "	DOUBLE HINGED	
D13	1	1	8068 R IN	96 "	80 "	SLIDER	
D14	1	1	8068 L EX	96 "	80 "	SLIDER	
D15	1	1	16085	192 "	101 "	MULLED UNIT	GARAGE W/ TRANSOM

WINDOW SCHEDULE

NUMBER	QTY	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED	DESCRIPTION	MANUFACTURER	COMMENTS
W01	2	23 1/2 "	23 1/2 "	24"X24"			SINGLE AWNING		
W02	1	35 1/2 "	23 1/2 "	36"X24"			SINGLE AWNING		
W03	1	35 1/2 "	35 1/2 "	36"X36"			SINGLE AWNING		
W04	1	35 1/2 "	35 1/2 "	36"X36"		YES	SINGLE AWNING		
W05	1	59 1/2 "	23 1/2 "	60"X24"			SINGLE AWNING		
W06	2	19 1/2 "	65 1/2 "	20"X66"			DOUBLE HUNG		
W07	1	23 1/2 "	51 1/2 "	24"X52"		YES	DOUBLE HUNG		
W08	1	31 1/2 "	65 1/2 "	32"X66"			DOUBLE HUNG		
W09	1	35 1/2 "	47 1/2 "	36"X48"			DOUBLE HUNG		
W10	4	38 "	61 1/2 "	38 1/2"X62"	YES		DOUBLE HUNG		
W11	2	38 "	65 1/2 "	38 1/2"X66"	YES		DOUBLE HUNG		
W12	3	106 1/2 "	65 1/2 "	107"X66"			3X DH		
W13	1	38 "	65 1/2 "	38 1/2"X66"			DOUBLE HUNG		

Artform Home Plans
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Atkinson, NH

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Structural General Notes:

1. Builder shall consult and follow the building code and other regulations in effect for the building site for all construction details not shown in these drawings. Requirements described here are specific to this design and/or are provided as reference. Additional building code or local requirements may apply.

2. Builder shall maintain a safe worksite, including but not limited to, provision of temporary supports where appropriate and adherence to applicable safety standards.

3. Design is based on the snow load listed on the framing plans, 100 mph basic wind speed, Exposure type B, soil bearing capacity of 2000 psf, and Seismic Category C, unless otherwise noted on the framing plans. Builder shall promptly inform Artform Home Plans of differing conditions.

Foundations

1. No footing shall be poured on loose or unsuitable soils, in water or on frozen ground.

2. All exterior footings to conform to all applicable code requirements for frost protection.

3. All concrete shall have a minimum compressive strength of at least 3000 PSI at 28 days.

4. Foundation anchorage to comply with IRC 2009 Section R403.1.6, it shall consist of minimum size 1/2" diameter anchor bolts with 3/16" x 2" x 2" washers at a maximum of 72" oc for two stories or 48" oc for more than two stories, max of 12" from each corner, min of 2 bolts per wall. Anchor bolt shall extend 7" into concrete or grouted cells of concrete masonry units. Be aware that a garage under may be counted by your code officer as a story. Additional anchorage may be required at braced walls.

Wood Framing

1. All structural wood shall be identified by a grade mark or certificate of inspection by a recognized inspection agency.

2. Structural wood shall be Spruce-Pine-Fir (SPF) #2 or better.

3. When used, LVL or PSL indicate Laminated Veneer Lumber or Parallel Strand Lumber, respectively. Products used shall equal or exceed the strength properties for the size indicated as manufacturered by TrusJoist.

4. When used, AJS indicates wood I-joists as manufactured by Boise Cascade. Products of alternate manufacturers may be substituted provided they meet or exceed the strength properties for the member specified.

5. All floor joists shall have bridging installed at mid-span or at 8'-0" oc maximum.

6. Floor systems are designed for performance with subfloor glued and screwed.

7. At posts, provide solid framing/blocking to supports below. Provide minimum 1 1/2" bearing length for all beams and headers, unless noted otherwise.

8. All wood permanently exposed to the weather, in contact with concrete or in contact with the ground shall meet code requirements for wood in these environments.

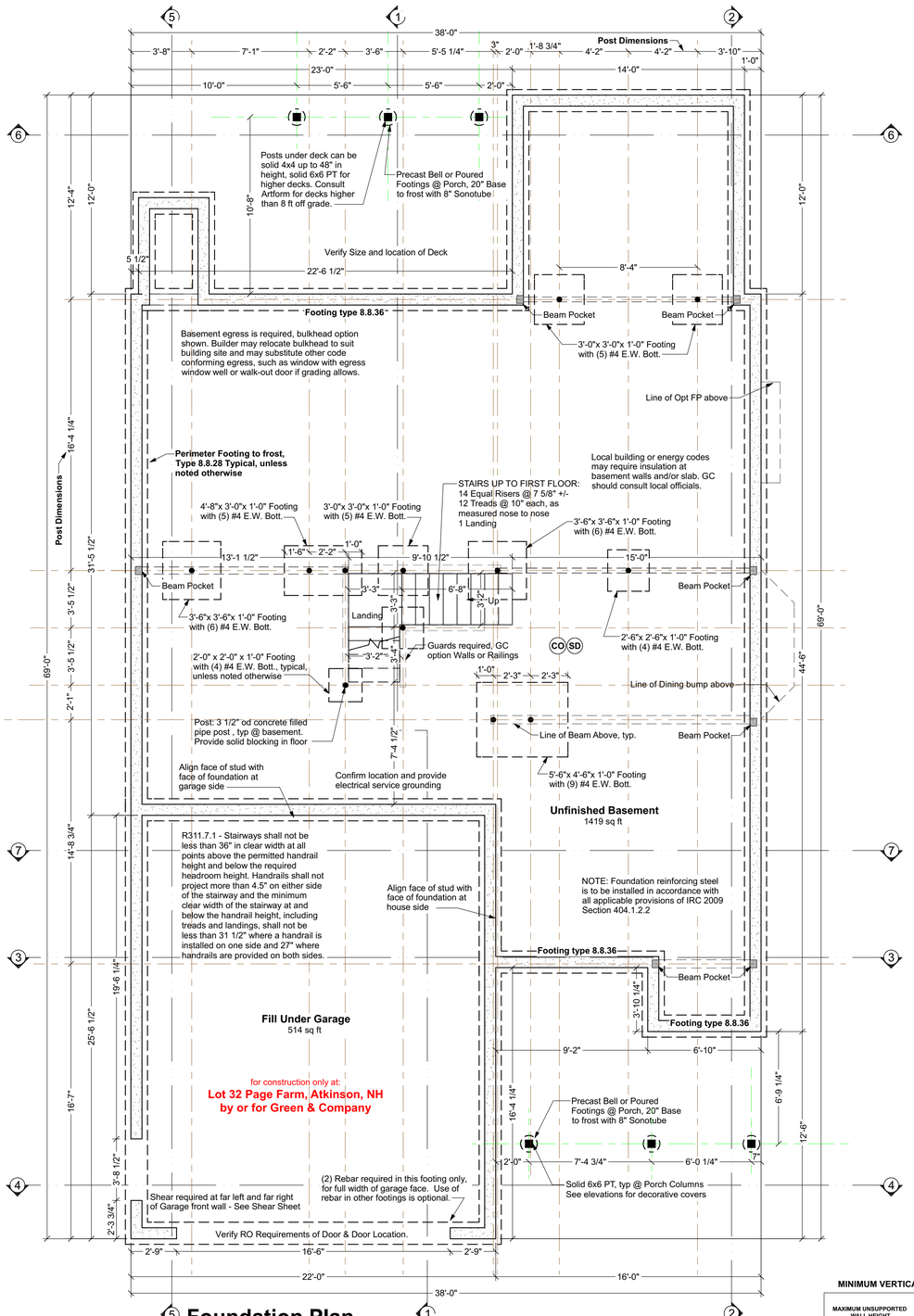
9. Deck ledgers shall be securely attached to the structure and/or independently supported, including against lateral movement, per building code requirements and best practices. Unless otherwise noted, decks shall have solid 4x4 pt posts up to 6 ft above grade, and solid 8x8 for heights above that.

10. Wherever beams are noted as Flush framed, install joist hangers at all joists, sized appropriately for the members being connected.

11. Support the lower end of roof beams via minimum 2" horizontal bearing on a post, ledger or via an appropriately sized and configured hanger.

12. Where multiple beams are supported on one post, provide min 2" bearing for each, via either appropriately sized post cap or additional post(s).

13. Hangers, post caps, ties and other connectors shall be as manufactured by Simpson Strong Tie, as designed to connect the members shown, and shall be installed per manufacturer's instructions.



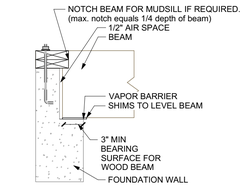
Foundation Plan

Structure designed for Snow Load of 55 PSF

1 0 1 2 3 4

Ceiling height may vary: 8 ft Forms

Post Caps: Typically supplier calculates weights based on these framing plans. Contact Art Form if additional information is needed.



Beam Pocket

Scale 1/2"=1'-0"

TYPICAL PERIMETER FOUNDATION WALL:

- 8" poured concrete, 8 ft forms, min 7'-10" finished, with total of 3 rebar, as follows:
- (1) #4 rebar, 4" from top
- (1) #4 rebar @ vertical midpoint. Omit this rebar at walls 4 ft high or less.
- (1) #4 rebar, min 3" from bottom or per code
- Lap corners & splices of rebar per code.
- Secure sill to foundation with 1/2" diameter anchor bolts that extend 7" into concrete and tightened with a nut and washer @ 6' oc & max 12" from each corner & each end @ wood sill splices - if built-up sill, bolts must extend through all sill plates or straps must secure all sill plates.

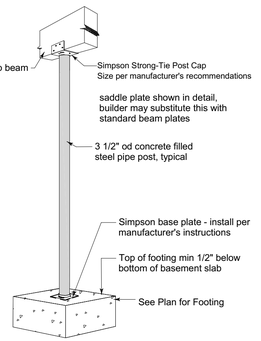
TYPICAL PERIMETER FOOTING:

1. Verify that depth of home matches chart. Depth is foundation dimension eave to eave. Contact Artform Home Plans if you believe the chart does not match the plan.
2. Select column for snow load shown on the structural plans.
3. Select soil bearing pressure based on soil type and/or consultation with code officer.
4. The required footing size is at the intersection of the Snow Load and Soil PSI. Rebar is not required. Key or pin foundation wall to footing per code. For the purposes of permitting, soil bearing for New England is assumed to be 2,000 PSI.

FAQ - Adding rebar to footings does not reduce the required width. Rebar affects performance with earth movement, like an earthquake and has near zero effect on bearing capacity.

Guide to Soil PSI

3,000	Sandy gravel and/or gravel (GW and GP)
2,000	Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GM and GC)
1,500	Clay, sandy clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH and CH)



Typical Basement Post

Not to scale

Footing Size Type 8.8.28	up to 28 ft plan depth 8 ft nominal basement height 8" foundation wall Full basement plus 2 stories				
		Snow Load			
		50	60	70	80
Soil PSI	3,000	16" x 8"	16" x 8"	16" x 8"	16" x 8"
	2,000	18" x 8"	18" x 8"	18" x 8"	20" x 8"
	1,500	22" x 8"	22" x 8"	24" x 8"	24" x 8"

Footing Size Type 8.8.32	29-32 ft plan depth 8 ft nominal basement height 8" foundation wall Full basement plus 2 stories				
		Snow Load			
		50	60	70	80
Soil PSI	3,000	16" x 8"	16" x 8"	16" x 8"	16" x 8"
	2,000	18" x 8"	20" x 8"	20" x 8"	22" x 8"
	1,500	24" x 8"	26" x 8"	26" x 8"	28" x 8"

Footing Size Type 8.8.36	33-36 ft plan depth 8 ft nominal basement height 8" foundation wall Full basement plus 2 stories				
		Snow Load			
		50	60	70	80
Soil PSI	3,000	16" x 8"	16" x 8"	16" x 8"	16" x 8"
	2,000	20" x 8"	20" x 8"	22" x 8"	24" x 8"
	1,500	26" x 8"	28" x 8"	30" x 8"	30" x 8"

Foundation Contractor Check List

Confirm or review the following prior to forming & pouring foundation

Initials	Date	Checked
____	_____	Confirmed soil bearing
____	_____	Checked w/GC for added foundation steps to suit grade
____	_____	Confirm sill plate thickness (foundation bolts to extend through all)
____	_____	Confirmed garage door size
____	_____	Checked w/GC for added basement windows
____	_____	Checked w/GC for added basement man doors
____	_____	Confirmed sizes & locations mech/plbg penetrations
____	_____	Confirmed sizes and locations of beams w/GC, added or adjusted beam pockets
____	_____	Confirmed location and installed electrical service grounding - See GC for location

MINIMUM VERTICAL REINFORCEMENT FOR 8-INCH (203MM) NOMINAL FLAT CONCRETE BASEMENT WALL

MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT (feet)	MINIMUM VERTICAL REINFORCEMENT - BAR SIZE AND SPACING (inches)		
		Soil classes and design lateral soil (psf per foot of depth)		
		GW, GP, SW, SP 30	GM, GC, SM, SM-SC and ML 45	SC, ML-CL and inorganic CL 60
8	4	NR	NR	NR
	5	NR	NR	NR
	6	NR	NR	6 @ 37
	7	NR	6 @ 36	6 @ 35
	8	6 @ 41	6 @ 35	6 @ 26

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Balmalcolm
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Atkinson, NH

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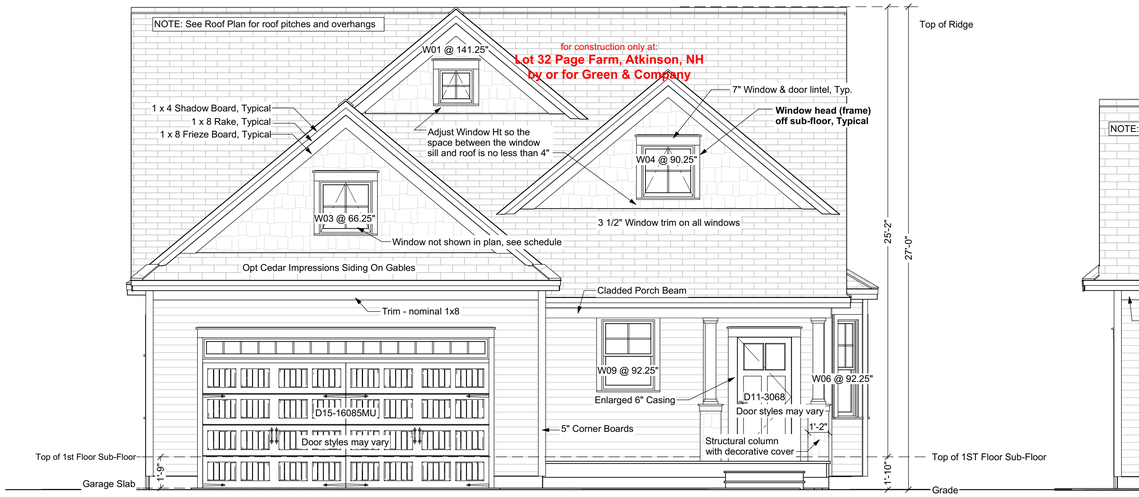
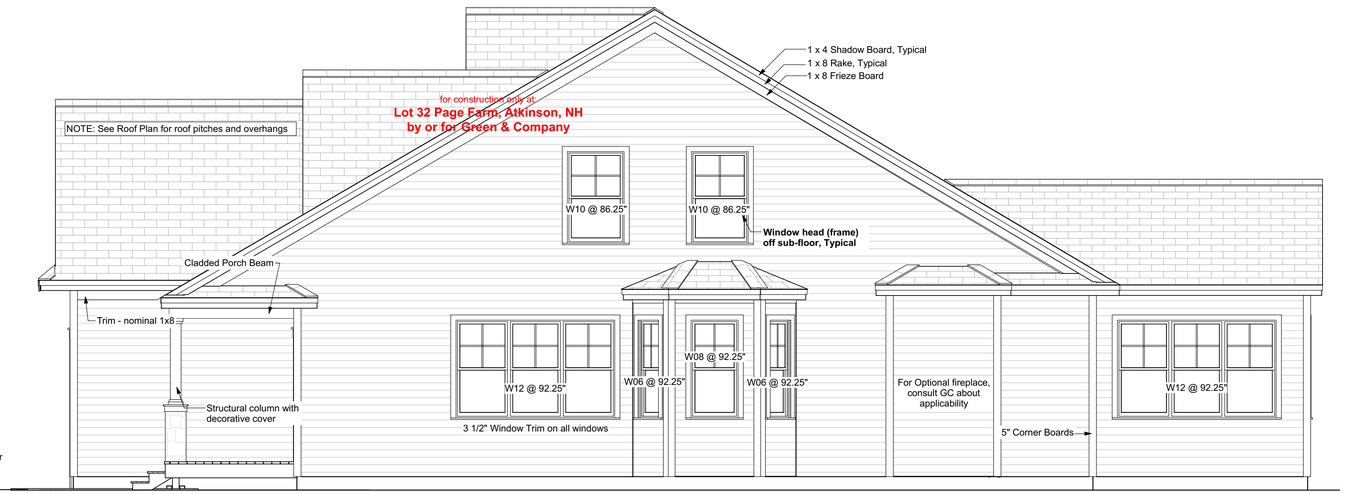


Garage slab height may vary. If garage slab height is lower than shown, consult Artform for aesthetic direction. Taller garage doors, transoms, lintels and/or additional frieze boards may be required to achieve desired look.

Not shown - number of steps may vary - handrail may be required per code.

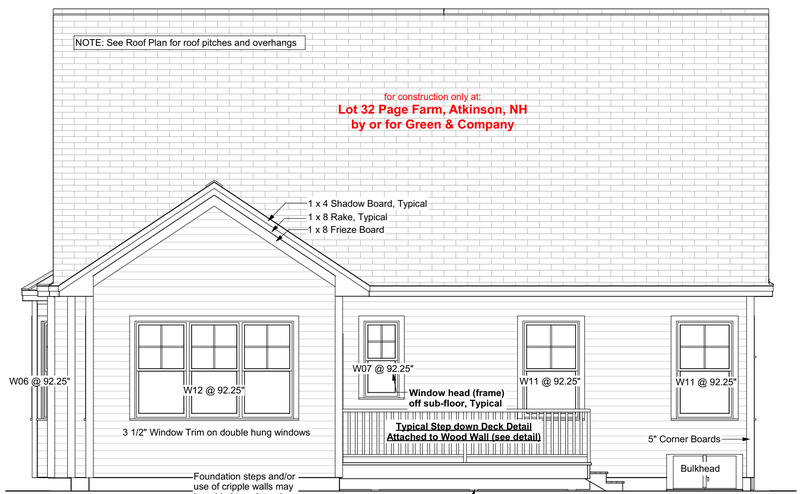
Front Elevation

Note - Actual grade level may vary. Where zoning height restrictions apply, builder shall verify conformance. Manual markup of drawings to demonstrate compliance is recommended.



Right Elevation

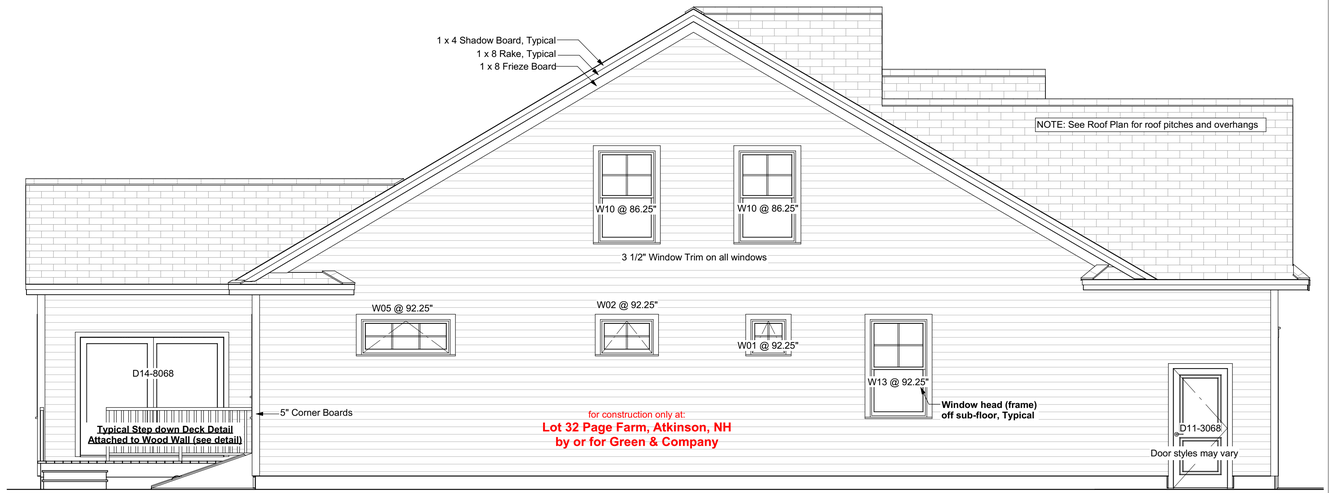
Foundation steps and/or use of cripple walls may be added to suit grade.



Rear Elevation

Posts under deck can be solid 4x4 up to 48" in height, solid 6x6 PT for higher decks. Consult Artform for decks higher than 8 ft off grade.

Basement egress is required, bulkhead option shown. Builder may relocate bulkhead to suit building site and may substitute other code conforming egress, such as window with egress window well or walk-out door if grading allows.



Left Elevation

Foundation steps and/or use of cripple walls may be added to suit grade.

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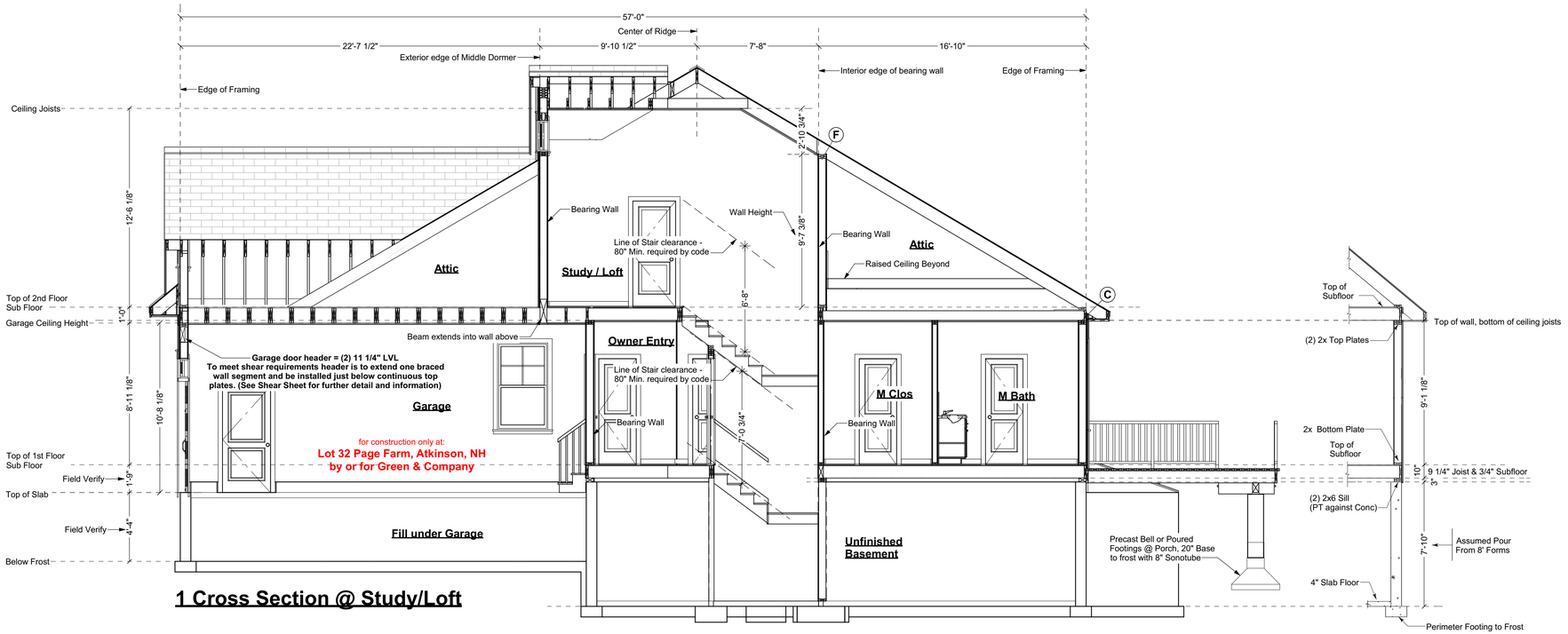
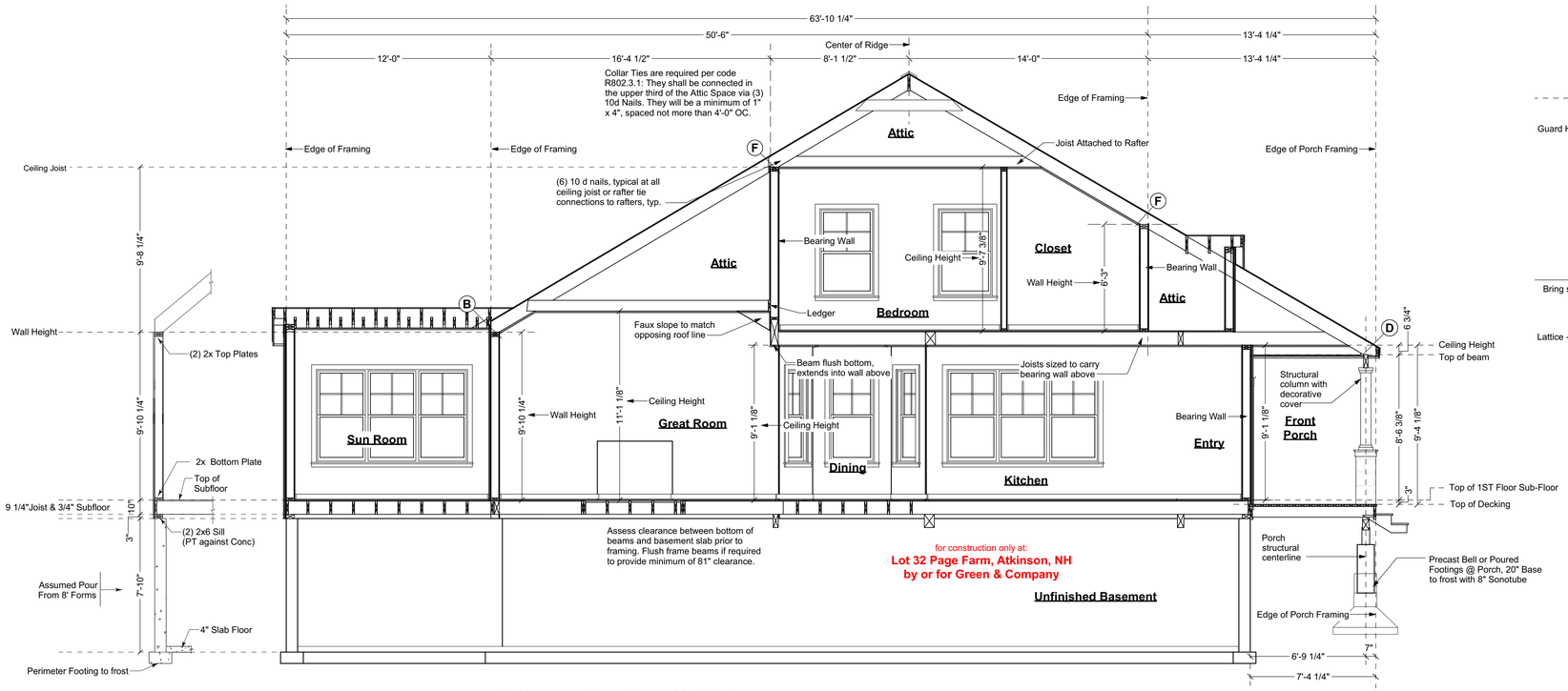
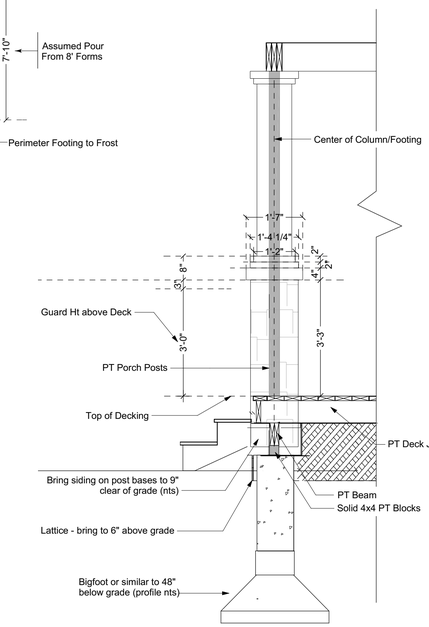


1 Cross Section @ Study/Loft



2 Cross Section @ Main



Column Detail

From Column Center = 5" to Edge of Decking, 4" to Edge of Deck Framing.

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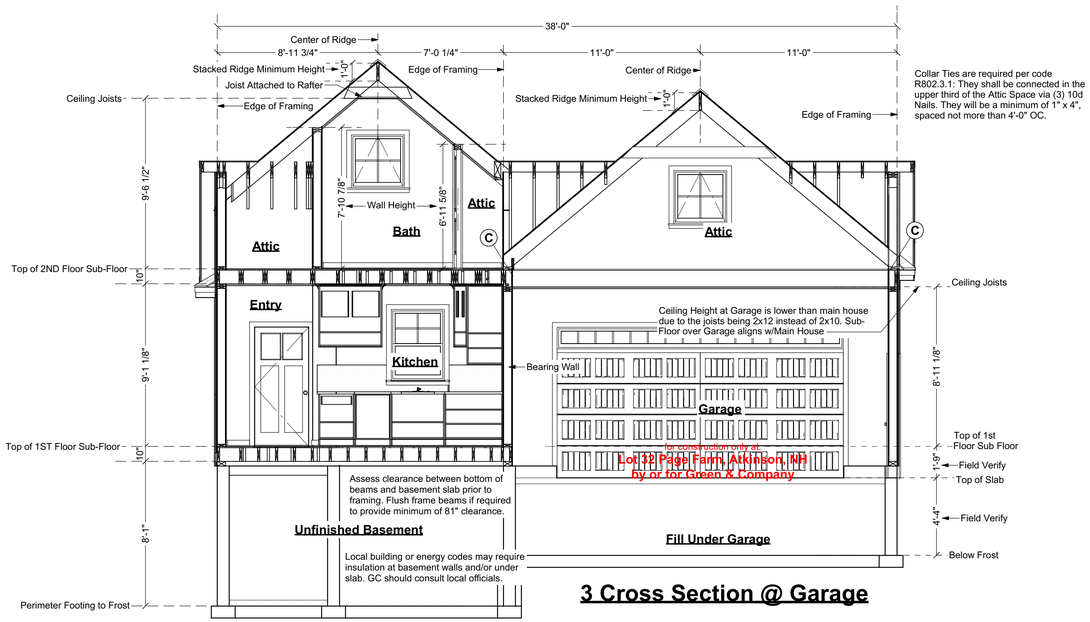
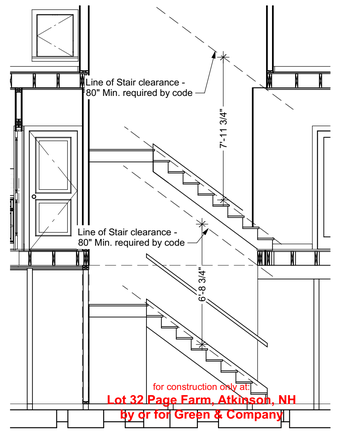
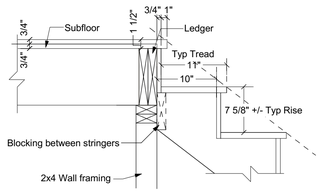


3 Cross Section @ Garage



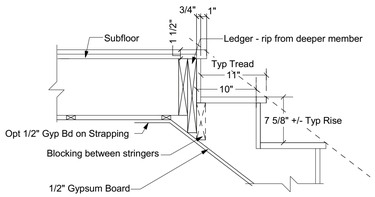
Line of Stair Clearance (Lower)



Detail shows assumptions used for framing plan RO
Framer may adjust to suit different head support methods

Top of Carriage (B)

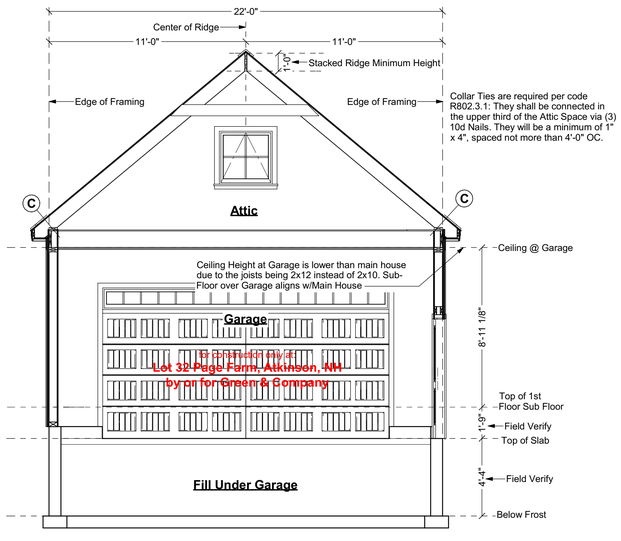
Scale: 1" = 1'-0"



Detail shows assumptions used for framing plan RO
Framer may adjust to suit different head support methods

Top of Carriage (C)

Scale: 1" = 1'-0"



4 Cross Section @ Front Porch

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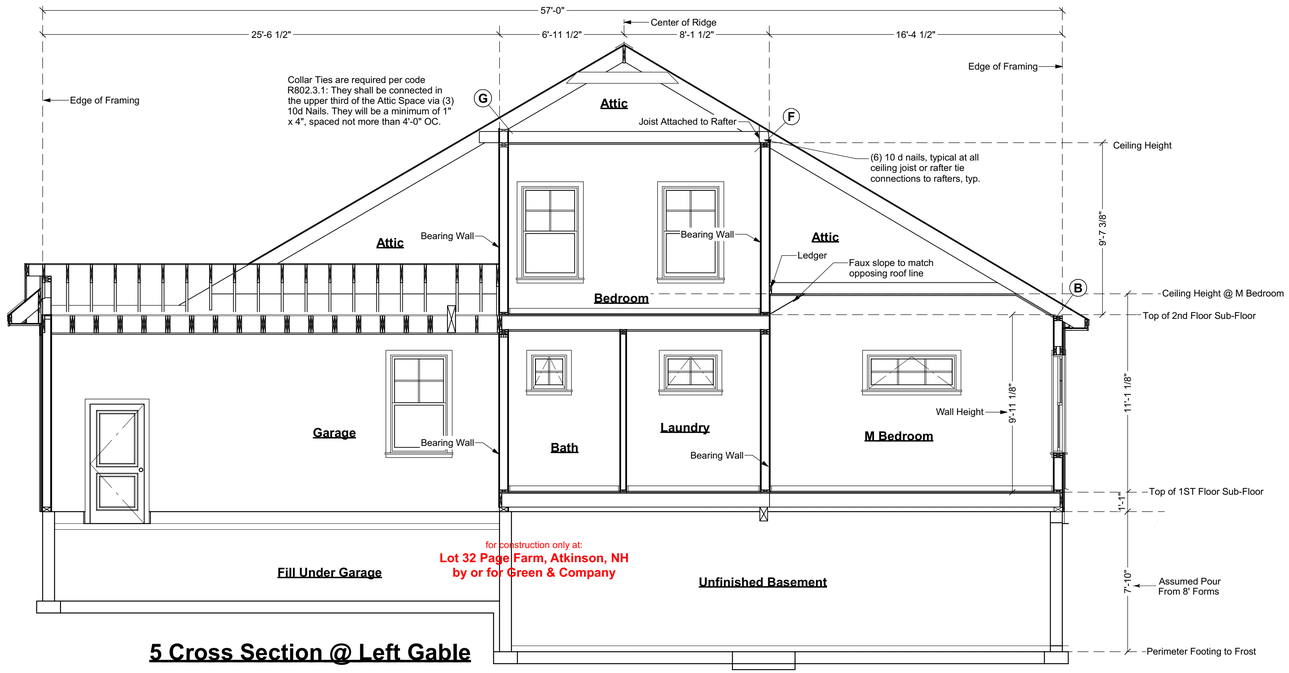

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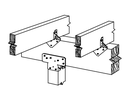
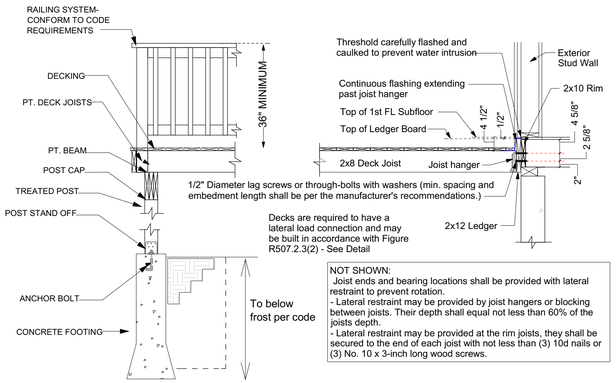
5 Cross Section @ Left Gable



POST CAP & JOIST ATTACHMENT

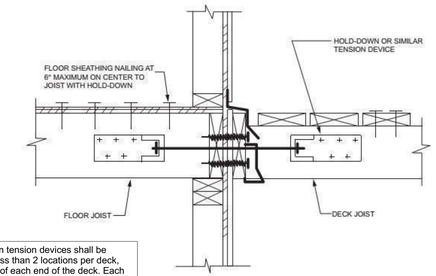
POST CAP

POST STAND OFF



Deck Ledger Attachment Detail for Step Down

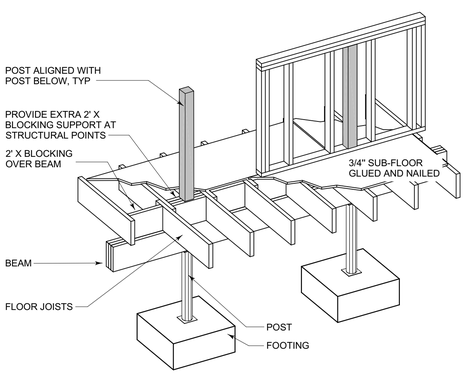
Scale: 1/2" = 1'-0"

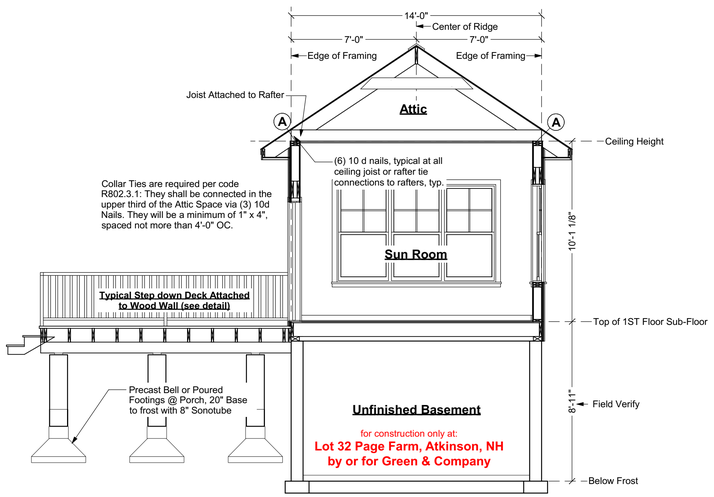


NOTE: hold down tension devices shall be installed in not less than 2 locations per deck, within 24 inches of each end of the deck. Each device shall have an allowable stress design capacity of not less than 1,500 lbs.

FIGURE R507.2.3(2)
DECK ATTACHMENT FOR LATERAL LOADS

Follow manufacturer's instructions both for installation of joist hangers to joist and to beam. The illustration below, by Simpson Strong Tie, is provided as a courtesy. Consult their full manual for acceptable fastener sizes and other important instructions.





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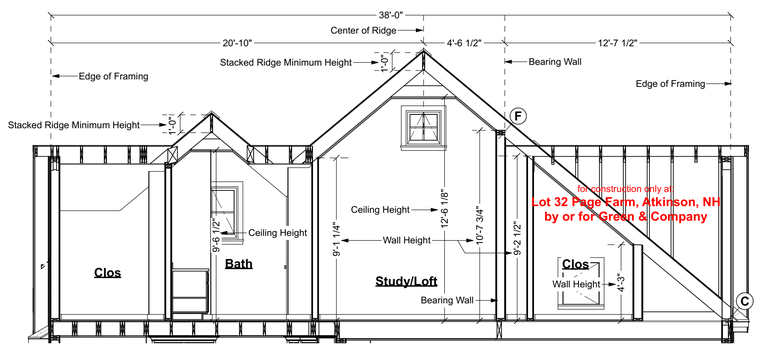
6 Cross Section @ Sun Room



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7 Cross Section @ Bath

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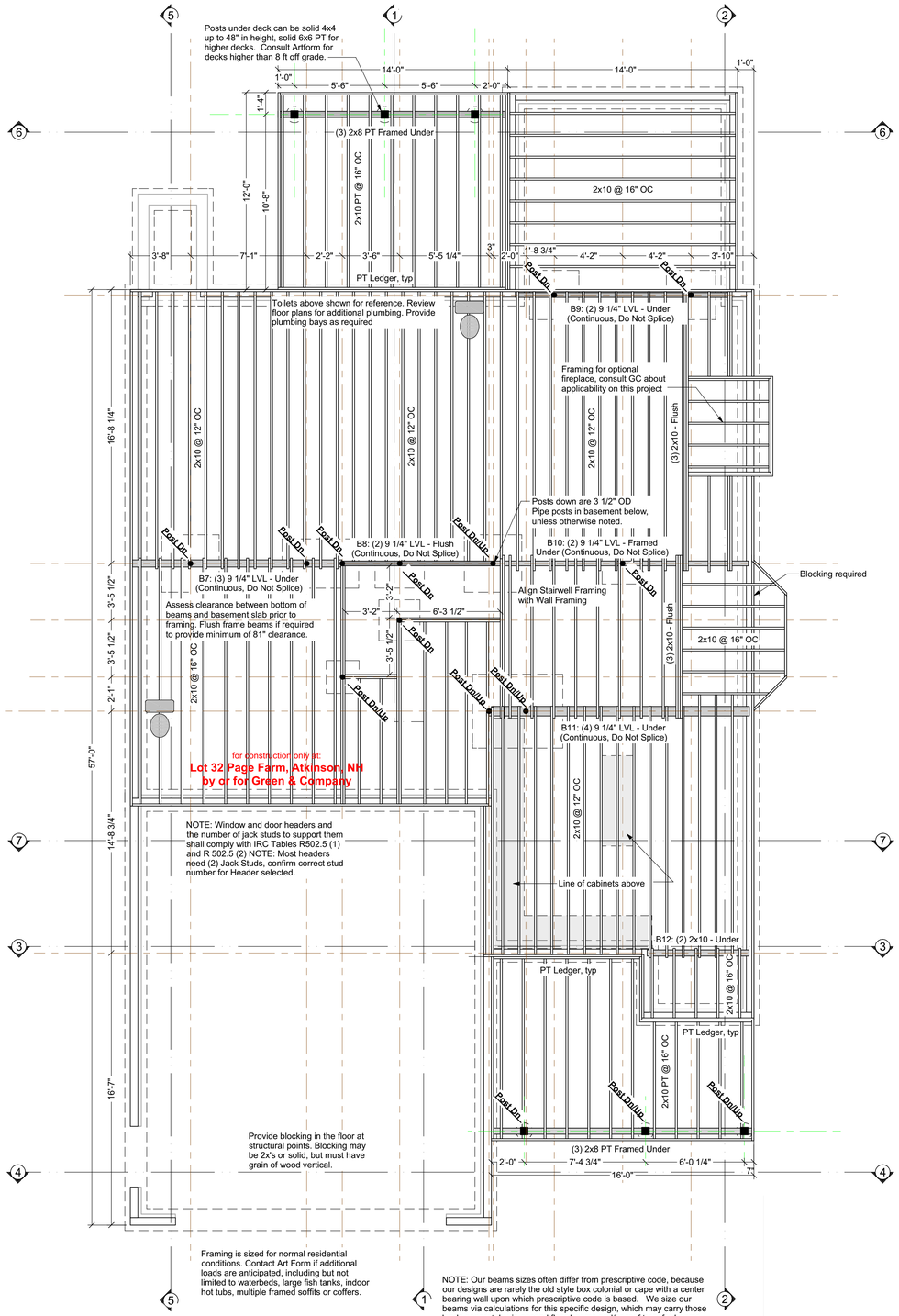
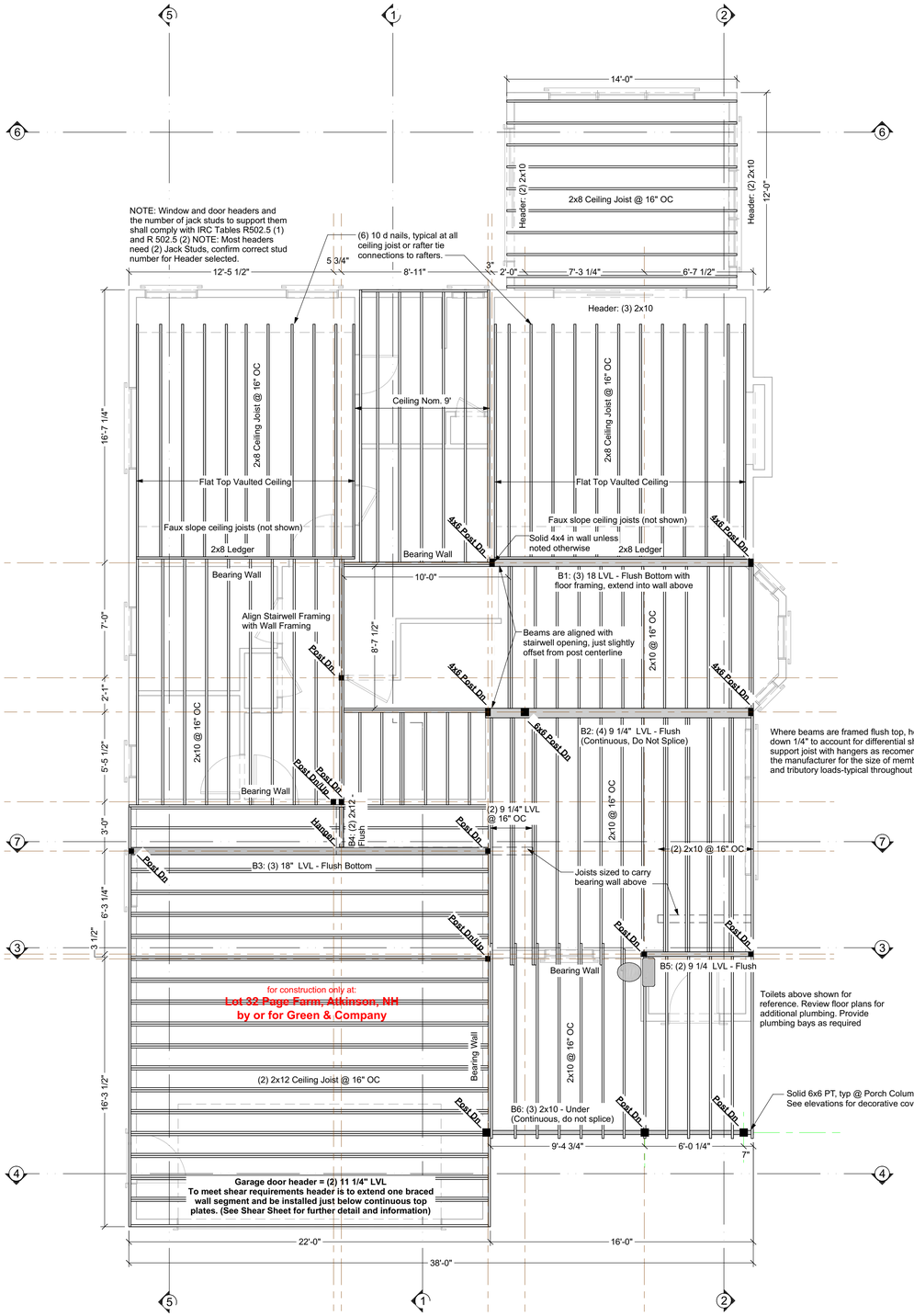


First Floor Framing

Structure designed for Snow Load of 55 PSF

1 0 1 2 3 4



Second Floor Framing

Structure designed for Snow Load of 55 PSF

1 0 1 2 3 4

Framing is sized for normal residential conditions. Contact Art Form if additional loads are anticipated, including but not limited to waterbeds, large fish tanks, indoor hot tubs, multiple framed soffits or coffers.

Built-up Beams:
Unless otherwise noted, connect multiple 1 3/4" ply beams as follows:
3 ply & up, fasteners are per side

(2) 9 1/4" LVL:
- Flush framed
  - (2) rows 3 3/8" TrussLock @ 24" oc, or
  - (2) rows SDS 1/4x3 1/2 @ 24" oc
- Framed under (2) rows 10d nails @ 24" oc

(2) 11 1/4" LVL:
- Flush framed
  - (2) rows 3 3/8" TrussLock @ 19.2" oc, or
  - (2) rows SDS 1/4x3 1/2 @ 19.2" oc
- Framed under (2) rows 10d nails @ 24" oc

(2) 16" LVL or greater:
- Flush framed
  - (3) rows 3 3/8" TrussLock @ 19.2" oc, or
  - (3) rows SDS 1/4x3 1/2 @ 19.2" oc
- Framed under (2) rows 10d nails @ 24" oc

(3) 9 1/4" LVL:
- Flush framed
  - (2) rows 3 3/8" TrussLock @ 19.2" oc, or
  - (2) rows SDS 1/4x3 1/2 @ 19.2" oc
- Framed under (2) rows 10d nails @ 24" oc

(3) 11 1/4" LVL:
- Flush framed
  - (2) rows 3 3/8" TrussLock @ 16" oc, or
  - (2) rows SDS 1/4x3 1/2 @ 16" oc
- Framed under (2) rows 10d nails @ 24" oc

(3) 14" LVL:
- Flush framed
  - (3) rows 3 3/8" TrussLock @ 16" oc, or
  - (3) rows SDS 1/4x3 1/2 @ 16" oc
- Framed under (2) rows 10d nails @ 24" oc

(3) 16" LVL or greater:
- Flush framed
  - (3) rows 3 3/8" TrussLock @ 16" oc, or
  - (3) rows SDS 1/4x3 1/2 @ 16" oc
- Framed under (2) rows 10d nails @ 24" oc

(4) 9 1/4" LVL:
- Flush framed
  - (2) rows 5" TrussLock @ 16" oc, or
  - (2) rows SDS 1/4x6 @ 16" oc
- Framed under (2) rows 10d nails @ 24" oc

(4) 11 1/4" LVL:
- Flush framed
  - (2) rows 5" TrussLock @ 16" oc, or
  - (2) rows SDS 1/4x6 @ 16" oc
- Framed under (2) rows 10d nails @ 12" oc

(4) 16" LVL or greater:
- Flush framed
  - (3) rows 5" TrussLock @ 16" oc, or
  - (3) rows SDS 1/4x6 @ 16" oc
- Framed under (2) rows 10d nails @ 12" oc

Beam Substitutions:

(2) 9 1/4" LVL may replace a double or triple 2x10 beam. No other substitutions are allowed. Conventional lumber beams MAY NOT be substituted for LVL beams by any "rule of thumb". Substitutions must be calculated by either Artform or a structural engineer. If calculated by a structural engineer, provide stamped plans and/or calculations.

We specify LVL beams as built up members to allow framers to use existing stock. You may substitute single piece LVLs of equivalent overall size for built-up members, unless otherwise noted.

Built-up members MAY NOT replace single piece LVL's where specified.

Where a beam of 1 3/4" or less in width is specified as framed under, either brace at 48" or double member for lateral stability.

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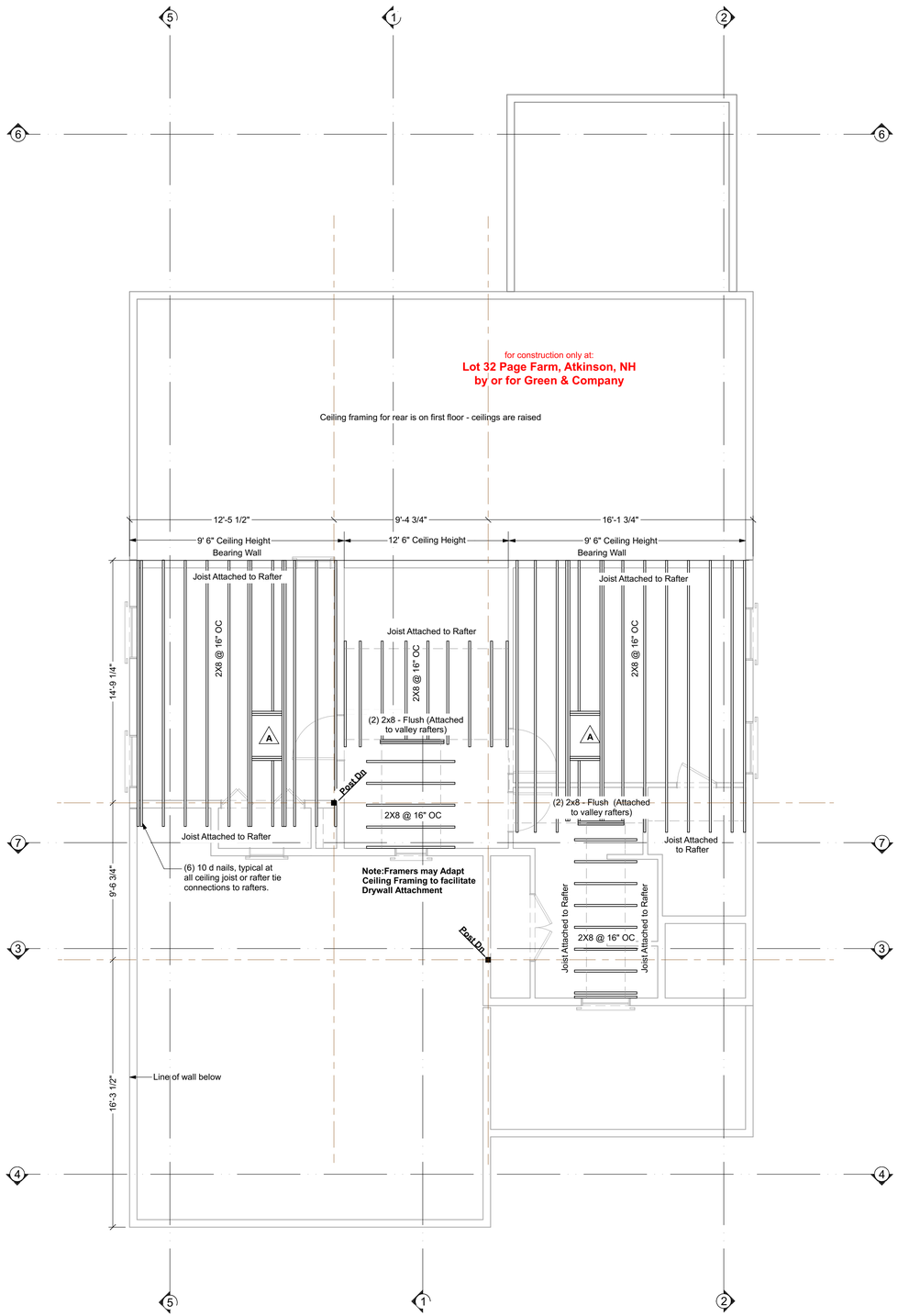
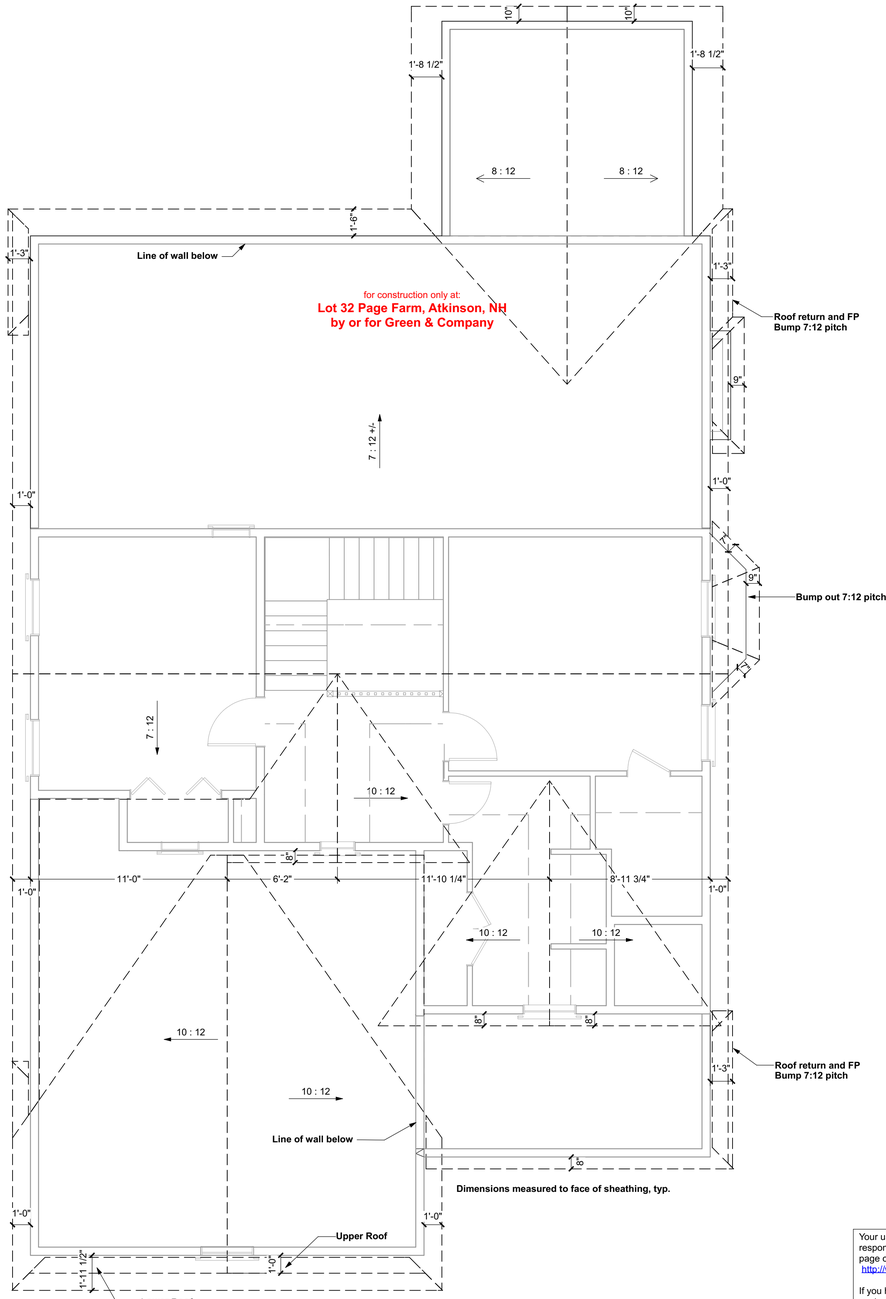


Ceiling Framing

Structure designed for
Snow Load of 55 PSF

1 0 1 2 3 4



Roof Plan

1 0 1 2 3 4

In case of conflict exterior trim alignment takes precedence over overhang dimensions

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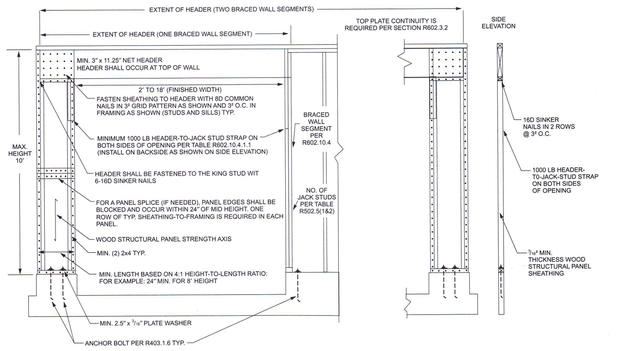
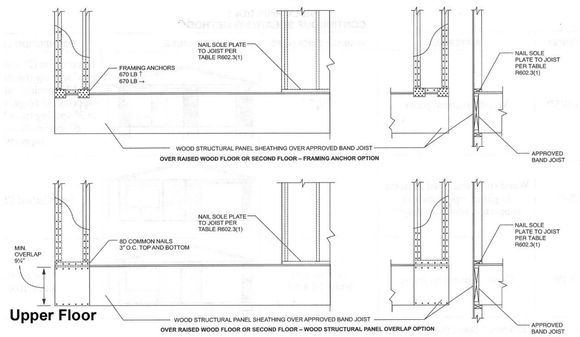
TABLE R602.10.4.1
CONTINUOUS SHEATHING METHODS

METHOD	MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA
CS-WSP	Wood structural panel	3/8"		6d common (2" × 0.113") nails at 6" spacing (panel edges) and at 12" spacing (intermediate supports) or 16 ga. × 1 3/4 staples at 3" spacing (panel edges) and 6" spacing (intermediate supports)



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound force = 4.448 N.

FIGURE R602.10.3.4
METHOD PFG PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound force = 4.448 N.

FIGURE R602.10.4.1.1
METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION

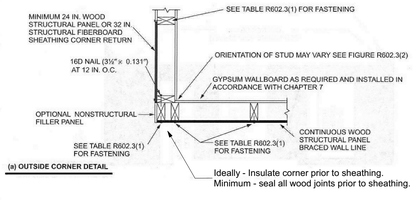
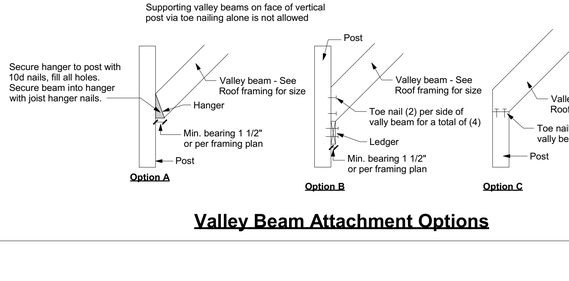
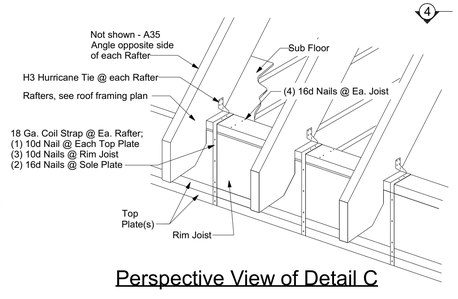


FIGURE R602.10.4.4(1)
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING



Valley Beam Attachment Options



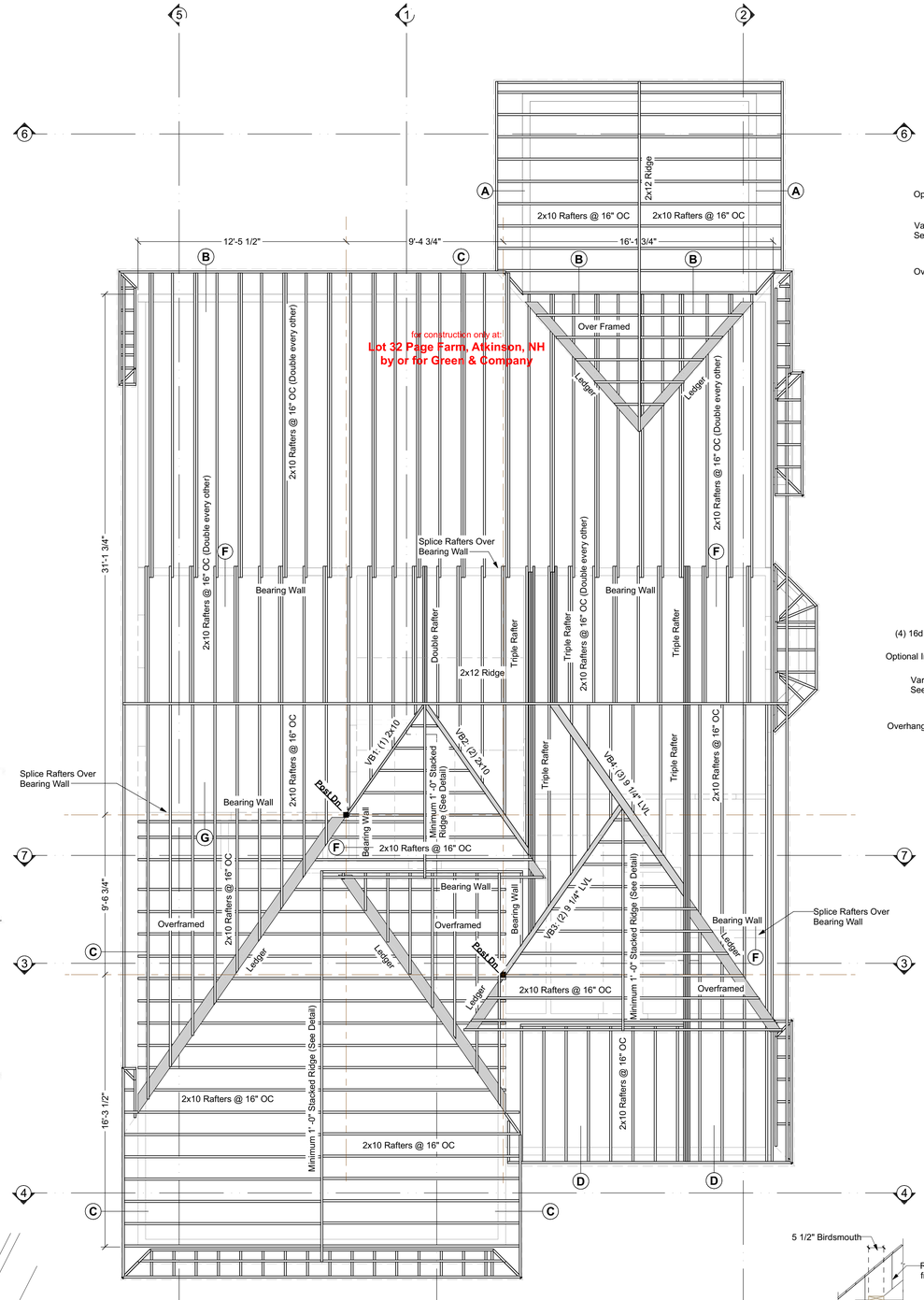
Perspective View of Detail C

Shear Wall Details

Not to Scale

Notes:

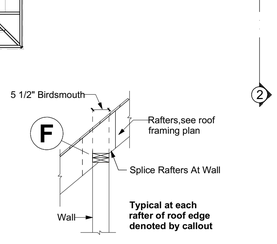
- See plans for locations where shear panels are required.
- Details shown here are for one method and for typical conditions. An alternate shear method allowed per code or approved by the code officer may be substituted.
- If the method at left is used at Garages where width of panel is 20" or more, wall height may be 10 ft as shown in detail at left. Where panel width is 18"-20", wall height may be 9 ft. Where panel is 16"-18", wall height may be 8 ft. Where panel is less, consult architect for additional design.
- If the method at left is used, increase foundation wall height at front and for 2 ft along wall returns as required to meet maximum wood stud wall heights, and extend sheathing and siding in front of wall to achieve desired aesthetics. Untreaded wood may not be in direct contact with concrete - use treated wood or provide a barrier, such as a rubber membrane or felt paper.
- Note that if sheathing is to be used as wall bracing all vertical joints in required braced wall panels must be blocked. [2009 IRC section R602.1.8]

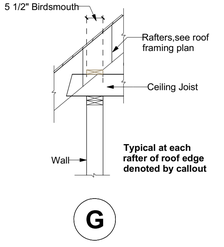


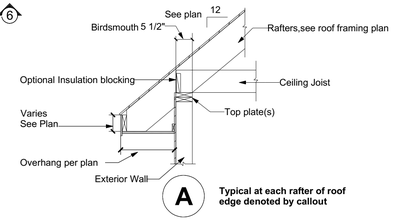
Roof Framing

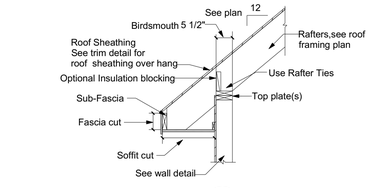
Structure designed for Snow Load of 55 PSF

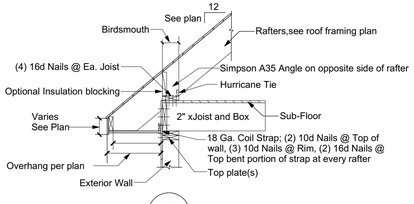
1 0 1 2 3 4

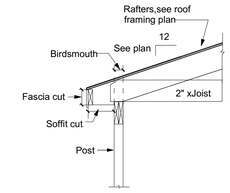


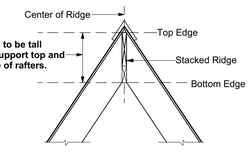












Stacked Ridge Detail

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Wall Types

Exterior walls 2x6 wood stud
Interior walls 2x4 wood stud, unless noted otherwise

Wall Keys

(2) 2x wood studs on the flat

(6) 2x6 wood stud wall, 16" oc

Note: 2x4 wood stud wall, 16" oc unless otherwise noted

Key Notes

(A) 30" x 22" Minimum Attic Access Panel - Insulated (RO 34" x 26")

(F) Field locate for plumbing or mechanical

(V) Verify size of fixture or appliance Adjust dimensions to accommodate

(C) Center - Place door or window centered on wall

(SD) Smoke Detector (HD) Heat Detector

(CO) Carbon Monoxide Detector

Dimensions

1. Dimensions are to face of stud, unless noted otherwise.
2. Closets are 24" clear inside, unless dimensioned otherwise.

Square Footages

1. Sq ft numbers are interior to room for use in calculating finishes.
2. Cabinets and fixtures not subtracted.
3. Add for doorways when floor finishes run through.

Notes

1. Exterior walls 2x6 wood stud @ 16" oc. Provide insulation & vapor barrier conforming to state or local codes. Interior sheathing 1/2" gypsum board. Provide 1/2" exterior rated sheathing, house wrap with drainage plane and siding. Provide step flashing at walls adjacent to roof planes.

2. Interior walls 2x4 wood stud @ 16" oc, unless noted otherwise.

3. Roof - see structural for rafter sizes. Provide 5/8" exterior rated roof sheathing 15# roofing felt, ice & water shield at eaves and valleys, aluminum drip edge and asphalt shingles or metal roofing. Structure not calculated to support slate or tile. Flash all penetrations. Provide cricket at any added chimneys.

4. Provide roof and/or ceiling insulation per code. Provide soffit and ridge vents where required for insulation strategy. (Verify with code officer - closed cell spray foam or dense-pack cellulose installed at rafters and filling ridge and eaves generally contra-indicates venting, batt insulation always requires venting).

5. Provide smoke, carbon monoxide, and heat detectors where shown and where required by code and where required by local authorities.

6. Provide fire resistive materials where required by code, including but not limited to, firestopping at penetrations, 5/8" Type X drywall on walls and ceilings to separate garage (where garage present in design) from dwelling, and separation of dwellings (where more than one dwelling present in design), and protection of flammable insulation materials. See Table R306.6 IRC 2015.

7. Compliance with code requirements for rooms size and clearances, (hallway widths, room sizes, etc) assume 1/2" drywall on walls and 1/2" drywall on 3/4" strapping on ceilings. Adjust as required if materials differ.

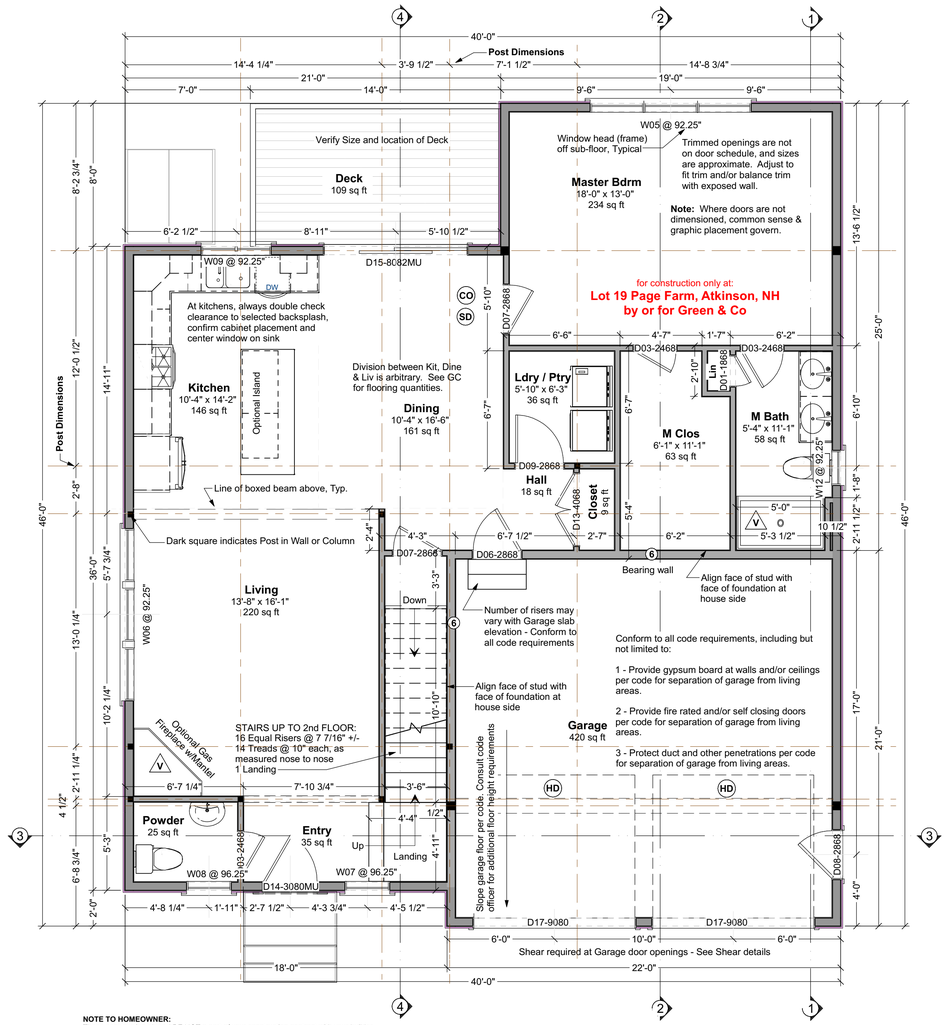
8. Shear is only called out where Continuous Portal Frame will not suffice. See Section R602.10.4 (Pages 177 - 188) of the IRC 2015.

General Design Notes

1 Builder shall consult and follow the building code and other regulations in effect for the building site for all construction details not shown in these drawings. Requirements described here are specific to this design and/or are provided as reference. Additional building code or local requirements may apply.

2 Builder shall maintain a safe worksite, including but not limited to, provision of temporary supports where appropriate and adherence to applicable safety standards.

3 Design is based on the snow load listed on the framing plans, 100 mph basic wind speed, Exposure type B, soil bearing capacity of 2000 psf, and Seismic Category C, unless otherwise noted on the framing plans. Builder shall promptly inform Artform Home Plans of differing conditions.



NOTE TO HOMEOWNER:
These construction plans ARE NOT a part of your construction contract with your builder, unless your P&S agreement specifies that they are. Your P&S and it's attachments (like the builder's specifications or a review set of this design) describes what you and your builder agreed the builder would build for you. We here at Artform Home Plans do not have the authority to obligate your builder to provide you with amenities like fireplaces and spa tubs. The contract between you and your builder governs.

First Floor Plan

1 0 1 2 3 4

Living Area this Floor: 1193 sq ft
9 ft Finished Ceiling Height

Gaira 40x46

Dear Code Officer,

These are predesigned home plans, designed to bring good design and construction drawings to people at more affordable prices and faster time frames than traditional architecture. Where traditional "internet" home plans disclaim all responsibility, we split responsibility between us (Artform) and the owner. We encourage the future homeowners to use a quality builder who can assist them with this. They are responsible for thermal and moisture decisions and for meeting code in ways that a quality builder should know without an explicit detail. We are responsible for things that are directly related to the design and/or that a quality builder couldn't reasonably figure out on their own - specifically the following IRC 2015 code sections:

1 - Room sizes (Section R304)
2 - Ceiling Height (Section R305)
3 - Floor space & ceiling height at Toilet, Bath and Shower Spaces (Section R307)
4 - Hallway widths (Section R311.6)
5 - Door types & sizes (Section R311.2)
6 - Floor space in front of doors (Section R311.3)
7 - Stair width - The stairs in our designs will be a minimum of 36" wide measured wall surface to wall surface, allowing compliance with R311.7.1 with installation of correct handrail.
8 - Stairway headroom (Section R311.7.2)
9 - Stair treads and risers (Section R311.7.5)
10 - Landings for stairways (Section R311.7.6)
11 - Emergency Escape Window Sizes (Section R310.2.1, R310.2.2, R310.2.3 and R310.2.4). Casement windows may require manufacturer's emergency escape window hardware. Will also comply with NFPA 101.
12 - Structural Floor Framing (Section R502.3) Where dimensional lumber is shown, framing members will be sized according to this section of the code. Where engineered wood products are shown, those framing members will be size according to the manufacturer's tables for loads and spans, or sizes will have been calculating using manufacturer's published materials properties.
13 - See structural sheets for additional notes.

The builder can and should add information to this set, such as Rescheck, a hand markup of our generic thermal and moisture section, additional information about doors and windows (such as fire rating, tempering, etc), foundation drops relative to site grading, and sometimes their chosen method of basement egress. These drawings are not intended to be used without that additional information.

Where a construction address is shown on the drawings, it is for copyright control only. We have not inspected the site, adapted the design to state specific laws (except where it says so in the drawings) or site or region specific climate conditions. Homeowner and/or Builder shall be responsible for thermal and moisture control strategies, materials choices and compliance with applicable laws and ordinances.

Please do feel free to call us with any questions. We can and do update our drawings and standard notes to address specific concerns, especially in jurisdictions where our clients will be building again.

Dear Everybody,

With these drawings a copyright license is granted for a single construction only at Lot 19 Page Farm, Atkinson, NH by or for Green & Co. This is a License to Build, and does not include a License to Modify, except as required to conform to building code or fulfill builder's/owners responsibilities.

Permissible uses of these drawings:

1. All activities associated with construction at the listed address.
2. Pricing or preliminary discussions with zoning or code officials for construction at other addresses, with prior notification to Artform Home Plans - just use the Contact form on the web site – http://www.artformhomeplans.com/contact.a5w

Not Permitted:

1. Application for any permits or other approvals for construction at properties other than the listed address, including but not limited to construction, zoning, conservation, or design review.
2. Modification of the basic design.

Use of these drawings outside these parameters is a violation of federal copyright law, punishable by both civil action and criminal prosecution, as it is stealing or enabling theft of "intellectual property". Making modifications to plans, even significant ones, does not change this, under copyright law, that's considered "derivative works".

We can provide drawings suitable for use in obtaining design or zoning approvals without incurring the expense of a full set of construction drawings. Contact us for more information.

AFHP PDI Dimensions 19.7 X13 - IRC 2015

These drawings are intended for use by an experienced professional builder in responsible charge of the entire project, including but not limited to mechanical, electrical and sitework. Any additional adaptation for these trades or other trades must be determined prior to start of construction. Contact Artform for any adjustments needed.

Your use of these drawings constitutes an acceptance of responsibility as outlined in "Dear Code Officer" on the first page of these drawings, and on our web site: http://www.artformhomeplans.com/TermsConditions.a5w

If you have any concerns or questions, please feel free to contact us. We are happy to clarify matters that fall within our scope, as listed on the first page. We can also often provide affordable support for issues that are your responsibility, such as energy design/calcs, or additional detailing.

Artform Home Plans

AFHP Design # 742.124.v6 KL

Gaira 40x46
Lot 19 Page Farm
Atkinson, NH

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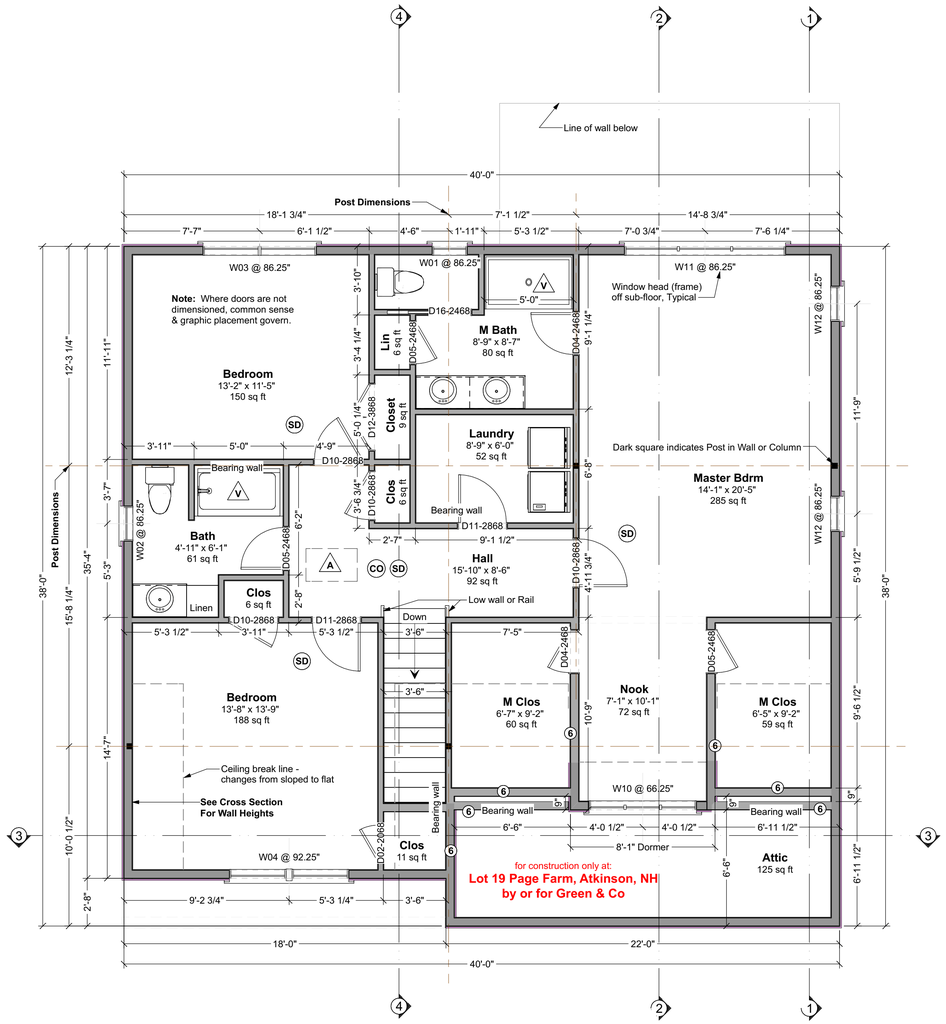
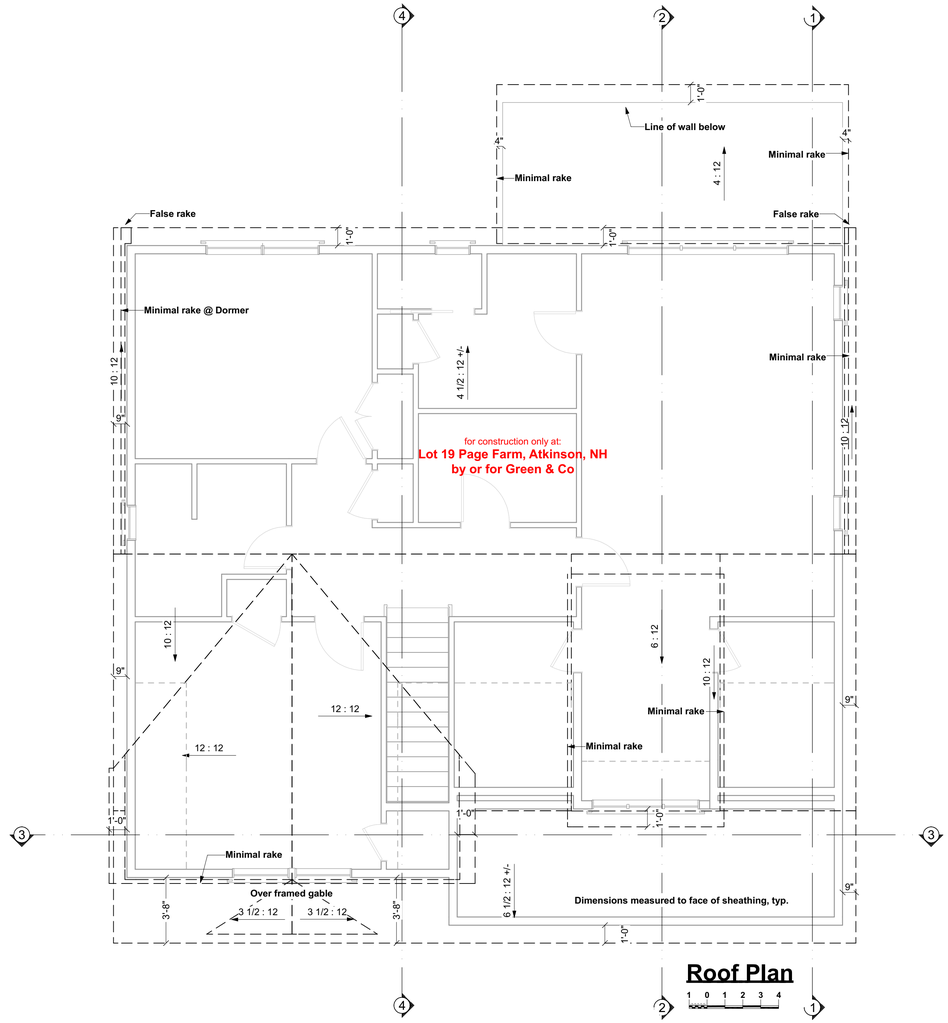


Second Floor Plan

1 0 1 2 3 4

Living Area this Floor: 1321 sq ft
8 ft Finished Ceiling Height



Roof Plan

1 0 1 2 3 4

Door & Window Notes

1. **Rated Doors:** Provide fire rated and/or self-closing doors where required by local codes or local authorities
2. **Trimmed Openings:** Trimmed openings not shown on schedule. See Plan.
3. **Window Tempering:** Provide tempered windows where required by local codes or local authorities. Tempering column provided here for convenience. Windows have not been reviewed for tempering requirements.
4. **Window RO's:** 1/4" or 1/2" on each of 4 sides allowed for window RO's, typical. Review framing size vs RO size. Adjust per manufacturer's requirements and/or builder preference.
5. **Egress Windows:** Provide minimum one door or window meeting egress requirements in basement, in each sleeping room, in each potential sleeping room, and other locations required by local code, in sizes required by local code. Note that casement windows coded by manufacturer as meeting IRC 2015 egress requirements typically need to be ordered with specific hardware. Emergency Escape Window Sizes (Section R310.2.1, R310.2.2, R310.2.3 and R310.2.4). Will also comply with NFPA 101.
6. **Basement Windows:** Add basement windows as required to meet state or local code requirements, including but not limited to egress and light/ventilation.
7. **Skylights:** Skylights are not shown on this schedule, but may be required. Consult builder and/or see floor plan.
8. **Minimum window sill height:** IRC 2015 requires that floor window sills be 24" from floor. Confirm bottom of window opening relative to frame. Conform to IRC 2015 R312.1.

DOOR SCHEDULE

NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	TYPE	COMMENTS
D01	1	1	1868 L IN	20 "	80 "	HINGED	
D02	1	2	2068 L IN	24 "	80 "	HINGED	
D03	3	1	2468 R IN	28 "	80 "	HINGED	
D04	2	2	2468 R IN	28 "	80 "	HINGED	
D05	3	2	2468 L IN	28 "	80 "	HINGED	
D06	1	1	2868 R EX	32 "	80 "	HINGED	
D07	2	1	2868 R IN	32 "	80 "	HINGED	
D08	1	1	2868 L EX	32 "	80 "	HINGED	
D09	1	1	2868 L IN	32 "	80 "	HINGED	
D10	4	2	2868 R IN	32 "	80 "	HINGED	
D11	2	2	2868 L IN	32 "	80 "	HINGED	
D12	1	2	3868 L/R IN	44 "	80 "	DOUBLE HINGED	
D13	1	1	4068 L/R IN	48 "	80 "	DOUBLE HINGED	
D14	1	1	3080	36 "	95 7/8 "	MULLED UNIT	HINGED W/TRANSOM
D15	1	1	8082	96 "	98 "	MULLED UNIT	SLIDER W/TRANSOM
D16	1	2	2468 R	28 "	80 "	POCKET	
D17	2	1	9080	108 "	96 "	GARAGE	

WINDOW SCHEDULE

NUMBER	QTY	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	1	23 1/2 "	35 1/2 "	24"X36"			DOUBLE HUNG	
W02	1	23 1/2 "	47 1/2 "	24"X48"		YES	DOUBLE HUNG	
W03	1	76 "	61 1/2 "	76 1/2"X62"	YES		2X DH	
W04	1	80 "	61 1/2 "	80 1/2"X62"			2X DH	
W05	1	108 "	61 1/2 "	108 1/2"X62"	YES		3X DH	
W06	1	115 1/2 "	61 1/2 "	116"X62"			3X DH	
W07	1	30 "	41 1/2 "	30 1/2"X42"		YES	SINGLE CASEMENT-HR	
W08	1	30 "	41 1/2 "	30 1/2"X42"			SINGLE CASEMENT-HL	
W09	1	47 "	47 1/2 "	47 1/2"X48"			DOUBLE CASEMENT-LHL/RHR	
W10	1	72 "	23 1/2 "	72 1/2"X24"			TRIPLE CASEMENT-LHL/RHR	
W11	1	108 "	47 1/2 "	108 1/2"X48"	YES		TRIPLE CASEMENT-LHL/RHR	
W12	3	23 1/2 "	23 1/2 "	24"X24"			SINGLE AWNING	

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Foundations

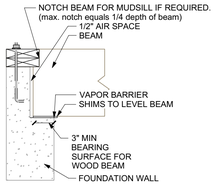
1. No footing shall be poured on loose or unsuitable soils, in water or on frozen ground.

2. All exterior footings to conform to all applicable code requirements for frost protection.

3. All concrete shall have a minimum compressive strength of at least 5000 PSI at 28 days.

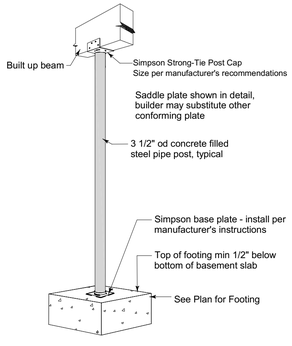
4. Foundation anchorage to comply with IRC 2015 Section R403.1.6, it shall consist of minimum size 1/2" diameter anchor bolts with 3/16" x 2" x 2" washers at a maximum of 72" oc for two stories or 48" oc for more than two stories, max of 12" from each corner, min of 2 bolts per wall. Anchor bolt shall extend 7" into concrete or grouted cells of concrete masonry units. Be aware that a garage under may be counted by your code officer as a story. Additional anchorage may be required at braced walls.

5. Foundation reinforcing steel is to be installed in accordance with all applicable provisions of IRC 2015 Section 404.1.3.2



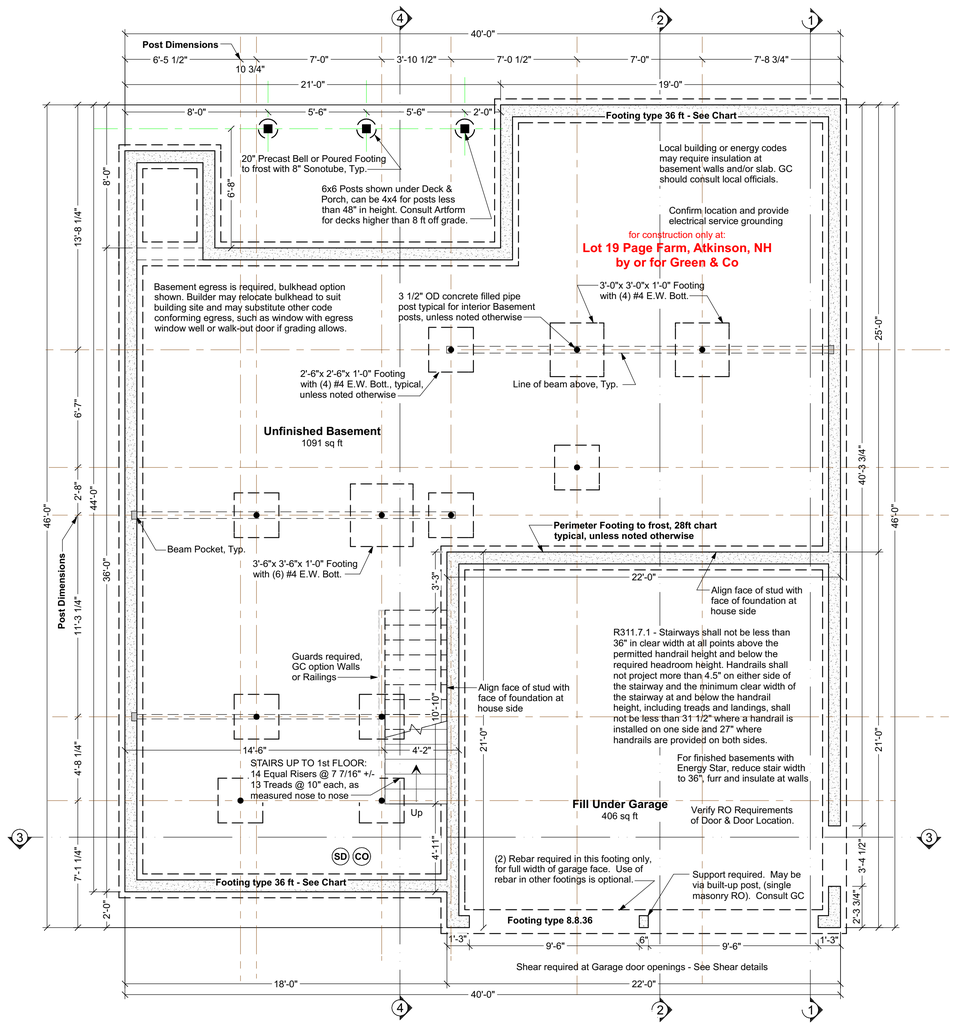
Beam Pocket

Scale 1/2"=1'-0"



Typical Basement Post

Not to Scale



Foundation Plan

Structure designed for
Snow Load of 55 psf

1 0 1 2 3 4

Ceiling Height may vary: 8 ft forms

TYPICAL PERIMETER FOUNDATION WALL:

- 8" poured concrete, 8 ft forms, min 7'-10" finished, with total of 3 rebar, as follows:
- (1) #4 rebar, 4" from top
- (1) #4 rebar @ vertical midpoint. Omit this rebar at walls 4 ft high or less.
- (1) #4 rebar, min 3" from bottom or per code
- Lap corners & splices of rebar per code.
- Secure sill to foundation with 1/2" diameter anchor bolts that extend 7" into concrete and tightened with a nut and washer @ 6' oc & max 12" from each corner & each end @ wood sill splices - if built-up sill, bolts must extend through all sill plates or straps must secure all sill plates.

TYPICAL PERIMETER FOOTING:

1. Use Footing chart(s) below to verify that depth of home matches chart. Depth is foundation dimension eave to eave. Contact Artform Home Plans if you believe the chart does not match the plan.
2. Select row for snow load shown on the structural plans.
3. Select a column for soil bearing pressure based on soil type and/or consultation with code officer.
4. The required footing size is at the intersection of the Snow Load and Soil PSF. Rebar is not required. Key or pin foundation wall to footing per code.

FAQ - Adding rebar to footings does not reduce the required width. Rebar affects performance with earth movement, like an earthquake and has near zero effect on bearing capacity.

8" wall - Footing Size for 28 Ft wide house				
Snow Load	Story and type of structure	Load Bearing Value of Soil (PSF) 1500 PSF	2000 PSF	3000 PSF
50 PSF	2 Story – Plus Basement	23 x 7.5	17 x 6	12 x 6
55 PSF	2 Story – Plus Basement	23.5 x 7.75	17.25 x 6	12 x 6
60 PSF	2 Story – Plus Basement	24 x 8	17.5 x 6	12 x 6
65 PSF	2 Story – Plus Basement	24.5 x 8.25	17.75 x 6	12 x 6
70 PSF	2 Story – Plus Basement	25 x 8.5	18 x 6	12 x 6

8" wall - Footing Size for 32 Ft wide house				
Snow Load	Story and type of structure	Load Bearing Value of Soil (PSF) 1500 PSF	2000 PSF	3000 PSF
50 PSF	2 Story – Plus Basement	25 x 8.5	19 x 6	12 x 6
55 PSF	2 Story – Plus Basement	25.5 x 8.75	19.25 x 6	12.5 x 6
60 PSF	2 Story – Plus Basement	26 x 9	19.5 x 6	13 x 6
65 PSF	2 Story – Plus Basement	26.5 x 9.25	19.75 x 6	13.5 x 6
70 PSF	2 Story – Plus Basement	27 x 9.5	20 x 6	14 x 6

8" wall - Footing Size for 36 Ft wide house				
Snow Load	Story and type of structure	Load Bearing Value of Soil (PSF) 1500 PSF	2000 PSF	3000 PSF
50 PSF	2 Story – Plus Basement	27 x 9.5	21 x 7	14 x 7
55 PSF	2 Story – Plus Basement	27.5 x 9.75	21.25 x 7	14.5 x 7
60 PSF	2 Story – Plus Basement	28 x 10	21.5 x 7	15 x 7
65 PSF	2 Story – Plus Basement	28.5 x 10.25	21.75 x 7	15.5 x 7
70 PSF	2 Story – Plus Basement	29 x 10.5	22 x 7	16 x 7

Foundation Contractor Check List

Confirm or review the following prior to forming & pouring foundation

Initials Date Checked

____ _____ Confirmed soil bearing
____ _____ Checked w/GC for added foundation steps to suit grade
____ _____ Confirm sill plate thickness (foundation bolts to extend through all)
____ _____ Confirmed garage door size
____ _____ Checked w/GC for added basement windows
____ _____ Checked w/GC for added basement man doors
____ _____ Confirmed sizes & locations mech/plbg penetrations
____ _____ Confirmed sizes and locations of beams w/GC, added or adjusted beam pockets
____ _____ Confirmed location and installed electrical service grounding - See GC for location

MINIMUM VERTICAL REINFORCEMENT FOR 8-INCH (203MM) NOMINAL FLAT CONCRETE BASEMENT WALL

MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT (feet)	MINIMUM VERTICAL REINFORCEMENT - BAR SIZE AND SPACING (inches)		
		Soil classes and design lateral soil (psf per foot of depth)		
		GW, GP, SW, SP 30	GM, GC, SM, SM-SC and ML 45	SC, ML-CL and inorganic CL 60
8	4	NR	NR	NR
	5	NR	NR	NR
	6	NR	NR	6 @ 37
	7	NR	6 @ 36	6 @ 35
	8	6 @ 41	6 @ 35	6 @ 26

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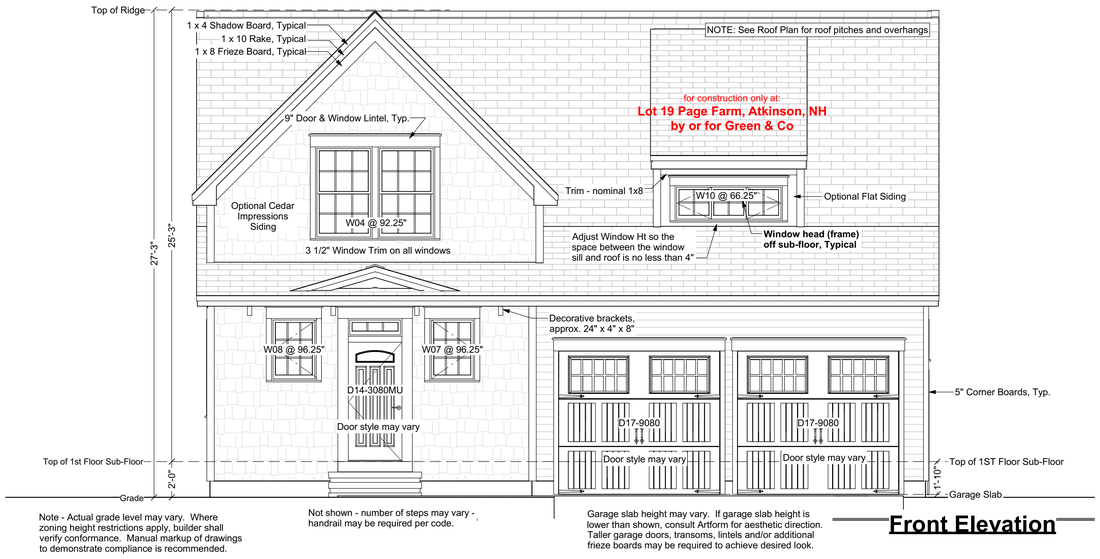
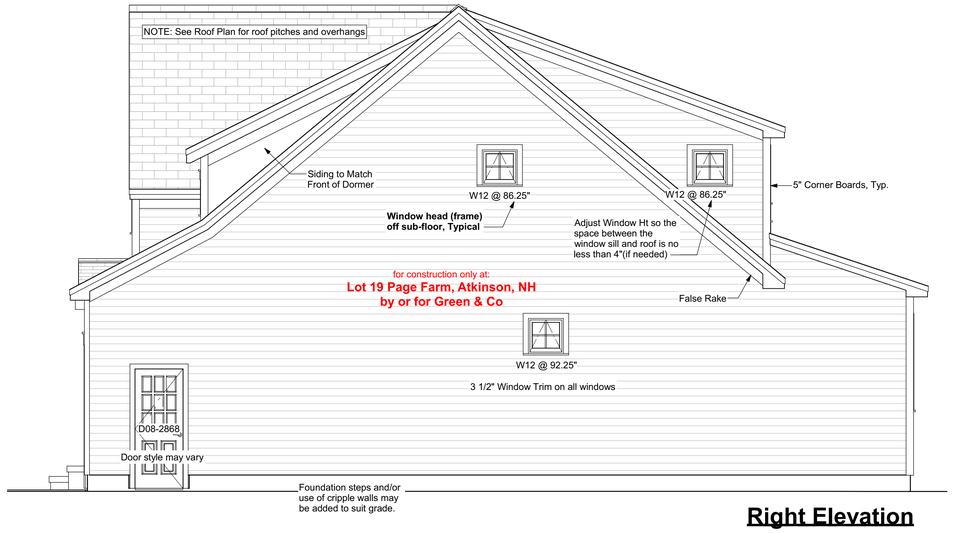


Note - Actual grade level may vary. Where zoning height restrictions apply, builder shall verify conformance. Manual markup of drawings to demonstrate compliance is recommended.

Not shown - number of steps may vary - handrail may be required per code.

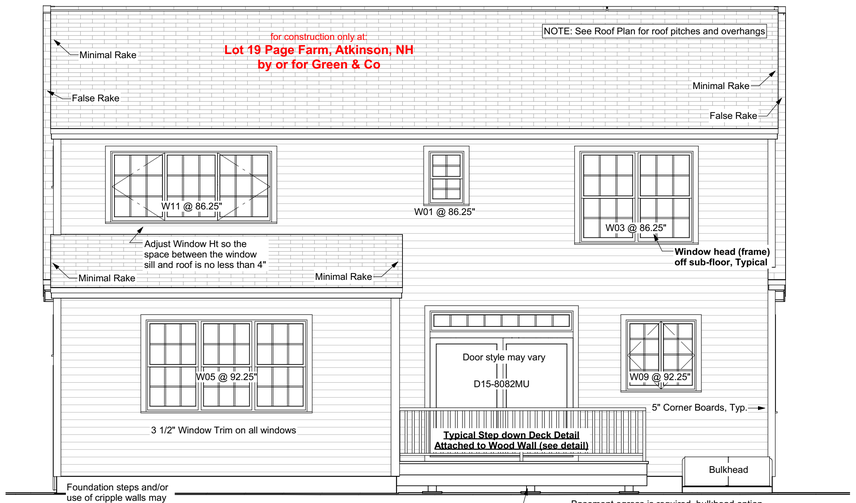
Garage slab height may vary. If garage slab height is lower than shown, consult Artform for aesthetic direction. Taller garage doors, transoms, lintels and/or additional frieze boards may be required to achieve desired look.

Front Elevation



Foundation steps and/or use of cripple walls may be added to suit grade.

Right Elevation

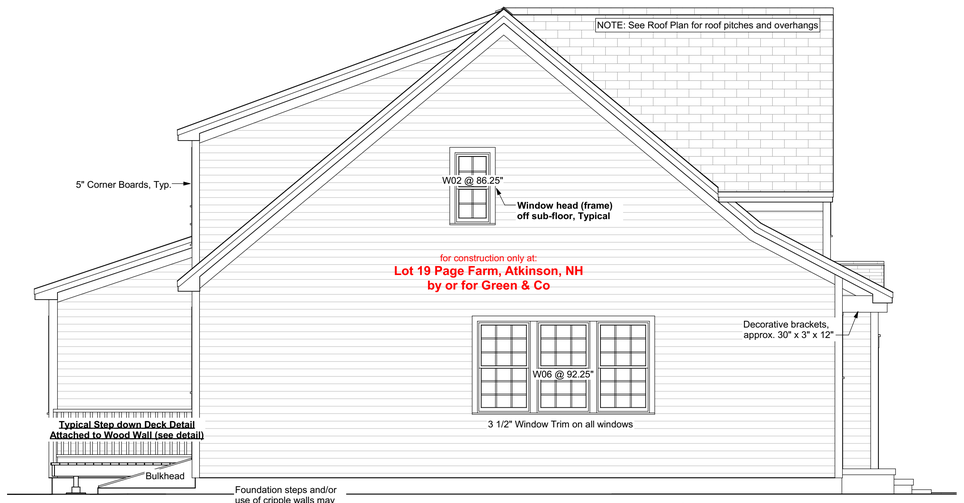


Foundation steps and/or use of cripple walls may be added to suit grade.

6x6 Posts shown under Deck & Porch, can be 4x4 for posts less than 48" in height. Consult Artform for decks higher than 8 ft off grade.

Basement egress is required, bulkhead option shown. Builder may relocate bulkhead to suit building site and may substitute other code conforming egress, such as window with egress window well or walk-out door if grading allows.

Rear Elevation



Foundation steps and/or use of cripple walls may be added to suit grade.

Left Elevation

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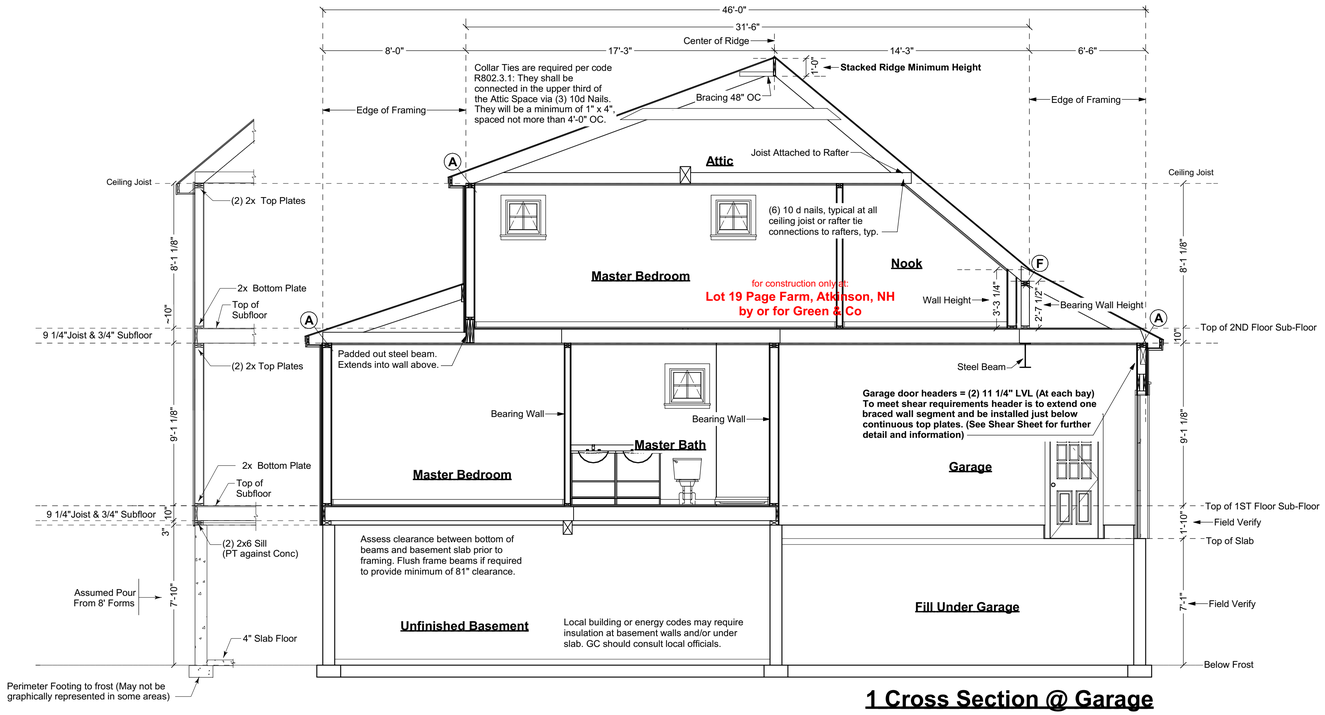
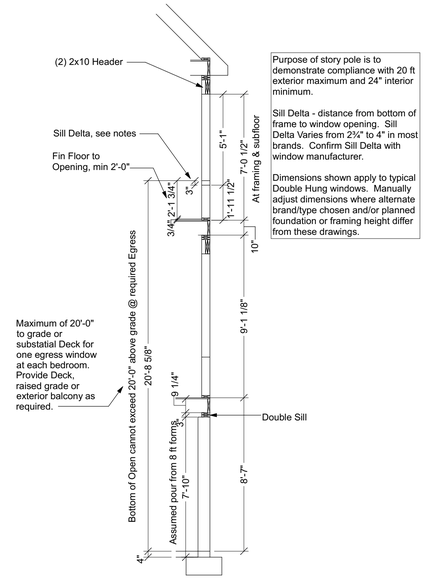


1 Cross Section @ Garage



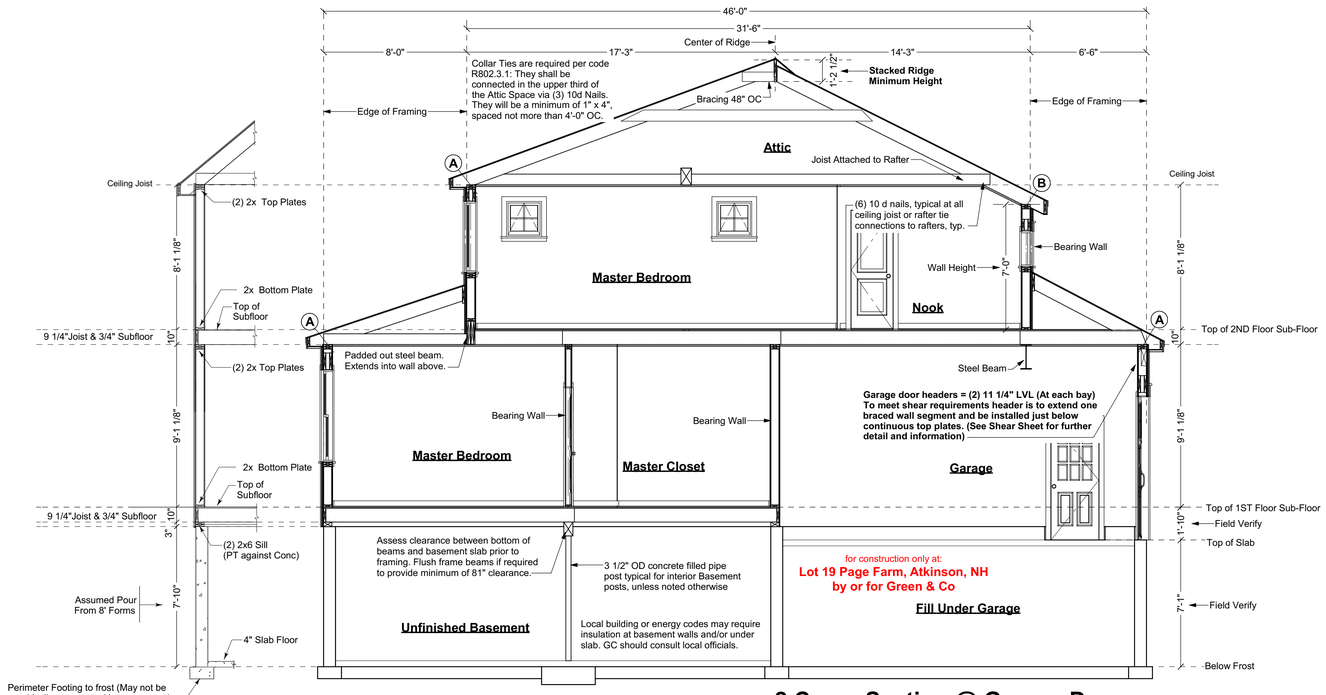
Purpose of story pole is to demonstrate compliance with 20 ft exterior maximum and 24" interior minimum.

Sill Delta - distance from bottom of frame to window opening. Sill Delta Varies from 2¾" to 4" in most brands. Confirm Sill Delta with window manufacturer.

Dimensions shown apply to typical Double Hung windows. Manually adjust dimensions where alternate brand/type chosen and/or planned foundation or framing height differ from these drawings.

Window Story Pole

Scale ¼"=1'-0"



2 Cross Section @ Garage Dormer

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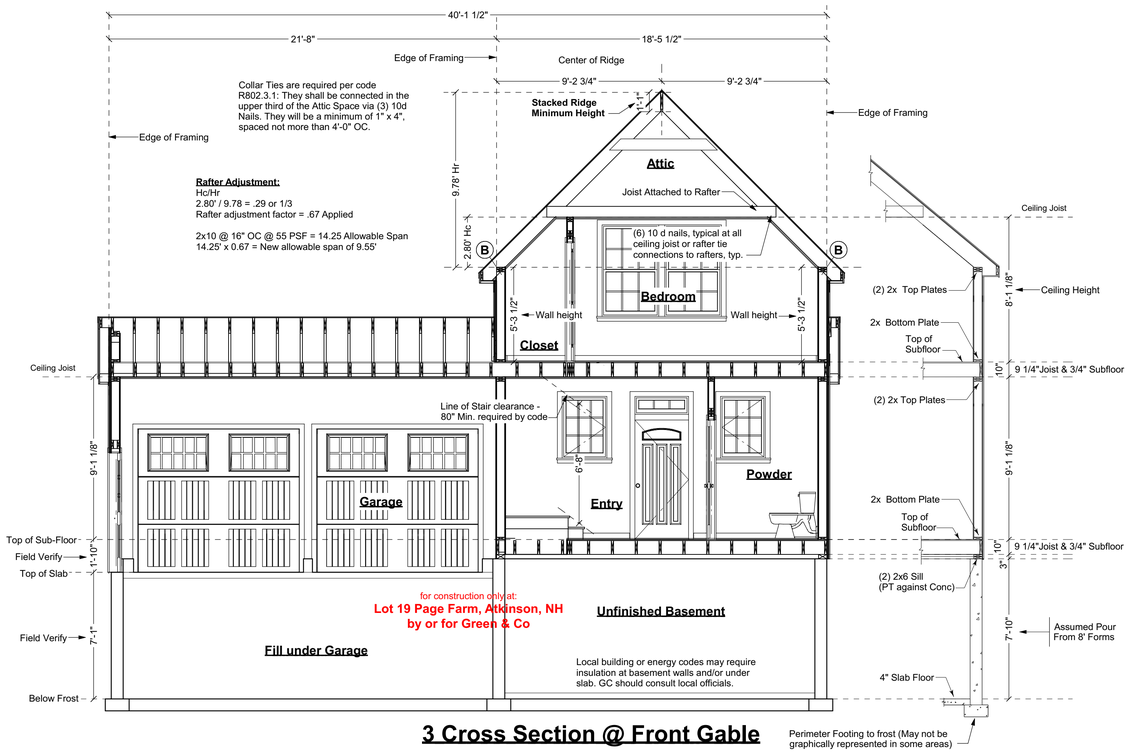
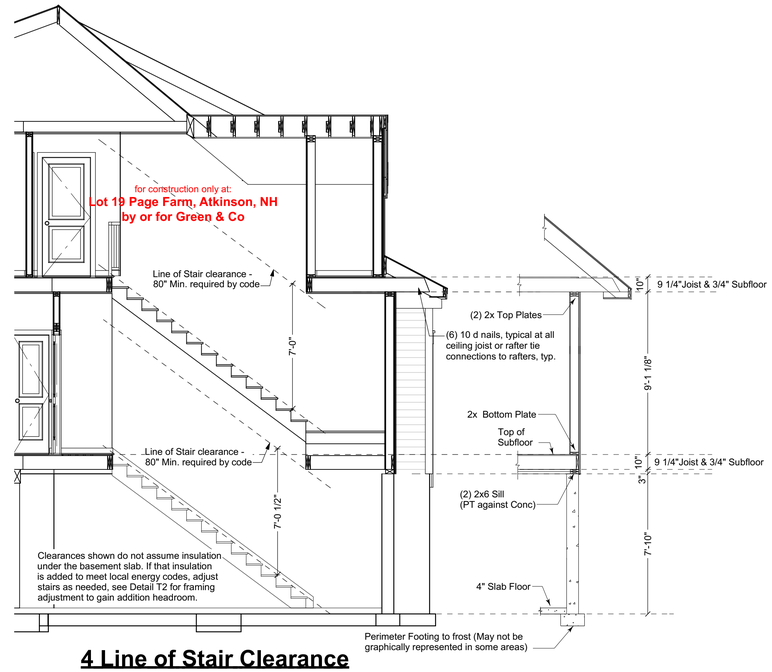
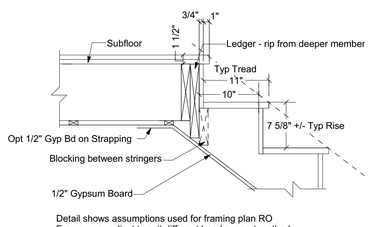


3 Cross Section @ Front Gable



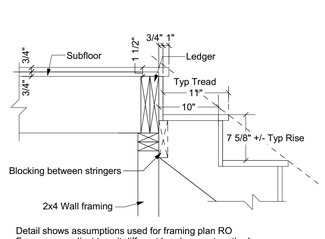
4 Line of Stair Clearance



Detail shows assumptions used for framing plan RO
Framer may adjust to suit different head support methods

Top of Carriage (C)

Scale: 1" = 1'-0"



Detail shows assumptions used for framing plan RO
Framer may adjust to suit different head support methods

Top of Carriage (B)

Scale: 1" = 1'-0"

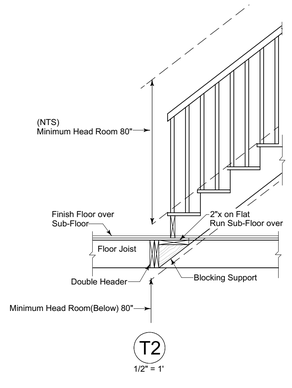


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TABLE R602.10.4
BRACING METHODS

METHODS, MATERIAL		MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA[a]	
				Fasteners	Spacing
Continuous Sheathing Methods	**CS-WSP** Continuously sheathed wood structural panel	3/8"		Exterior sheathing per Table R602.3(3)	6" edges 12" field
				Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener

Method PFG: Portal frame at garage door openings shall be constructed in accordance with Figure R602.10.6.3. Note this method is allowed on either side of garage door openings.

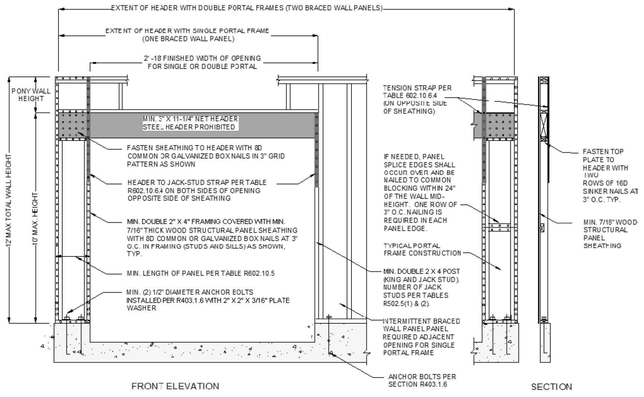


FIGURE R602.10.6.3
METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C

Method CS-PF: Continuously sheathe portal frame shall be constructed in accordance with Figure 602.10.6.4. The number of continuously sheathed portal frame panels in a single braced wall line shall not exceed four.

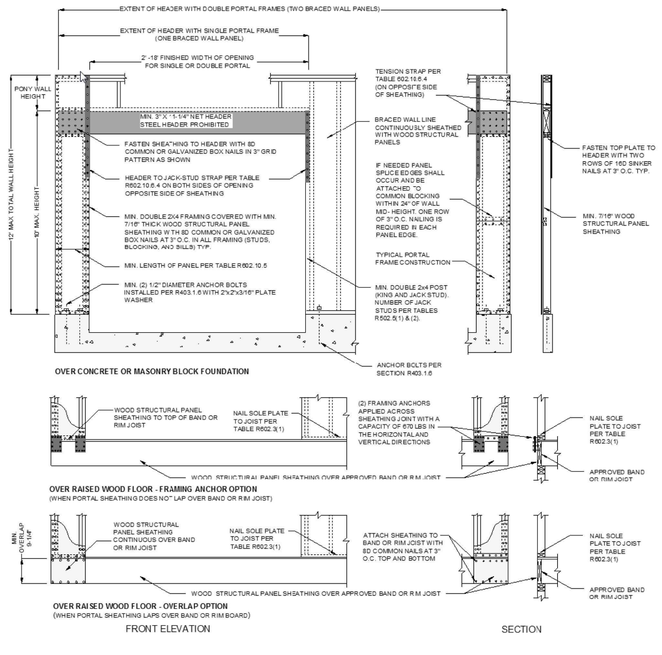
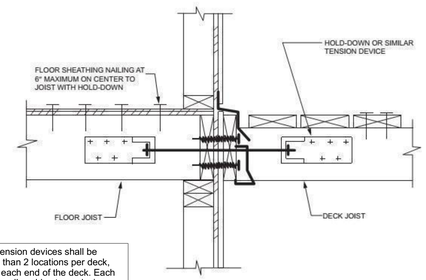


FIGURE R602.10.6.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION



NOTE: hold down tension devices shall be installed in not less than 2 locations per deck, within 24 inches of each end of the deck. Each device shall have an allowable stress design capacity of not less than 1,500 lbs.

FIGURE R507.2.3(1)
DECK ATTACHMENT FOR LATERAL LOADS

SIMPSON STRONG-TIE ACH WITH TWO H1'S

POST CAP & JOIST ATTACHMENT

POST CAP

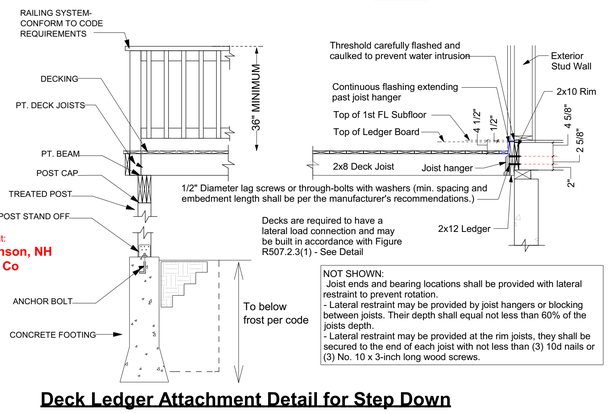
POST STAND OFF

Follow manufacturer's instructions both for installation of joist hangers to joist and to beam. The illustration below, by Simpson Strong Tie, is provided as a courtesy. Consult their full manual for acceptable fastener sizes and other important instructions.

SHORT NAILS Do not use short (1½") nails for double shear nailing.

Double shear nailing should use full length common nails

Shorter nails may not be used as double shear nails



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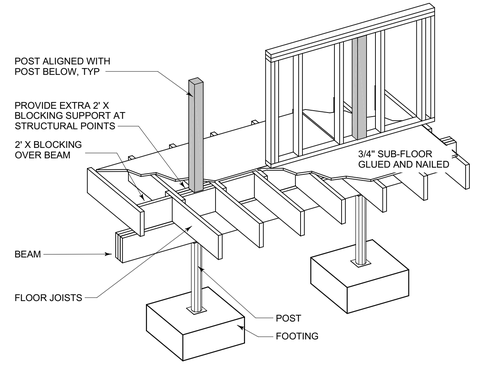
Deck Ledger Attachment Detail for Step Down

Scale: 1/2" = 1'-0"



Shear Wall Details

Not to Scale

Notes:

- See plans for locations where shear panels are required.
- Details shown here are for one method and for typical conditions. An alternate shear method allowed per code or approved by the code officer may be substituted.
- If the method at left is used at Garages where width of panel is 20" or more, wall height may be 10 ft as shown in detail at left. Where panel width is 18"-20", wall height may be 9 ft. Where panel is 16"-18", wall height may be 8 ft. Where panel is less, consult architect for additional design.
- If the method at left is used, increase foundation wall height at front and for 2 ft along wall returns as required to meet maximum wood stud wall heights, and extend sheathing and siding in front of wall to achieve desired aesthetics. Untreaded wood may not be in direct contact with concrete - use treated wood or provide a barrier, such as a rubber membrane or felt paper.
- Note that if sheathing is to be used as wall bracing all vertical joints in required braced wall panels must be blocked. [2015 IRC section R602.10.10]

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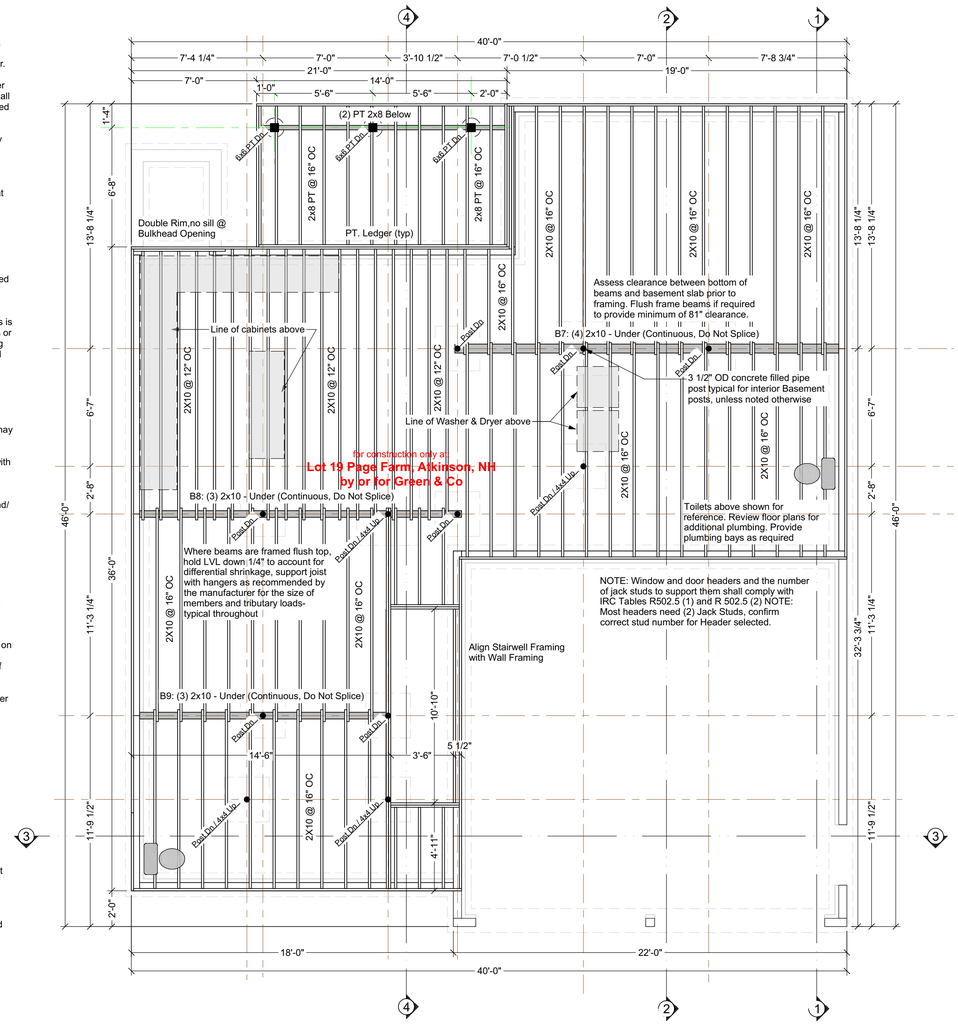
Wood Framing Notes:

1. All structural wood shall be identified by a grade mark or certificate of inspection by a recognized inspection agency.
2. Structural wood shall be Spruce-Pine-Fir (SPF) #2 or better.
3. When used, LVL or PSL indicate Laminated Veneer Lumber or Parallel Strand Lumber, respectively. Products used shall equal or exceed the strength properties for the size indicated as manufactured by TrusJoist.
4. When used, TJI indicates wood I-joists as manufactured by TrusJoist. Products of alternate manufacturers may be substituted provided they meet or exceed the strength properties for the member specified.
5. All floor joists shall have bridging installed at mid-span or at 8'-0" oc maximum.
6. Floor systems are designed for performance with subfloor glued and screwed.
7. Per code R502.6.1 Floor joists splicing over bearing walls allowed, shall lap a min 3" over walls and shall be nailed together with a minimum of (3) 10d face nails. Also permitted is a wood or metal splice with strength equal to or greater than that provided by the nailed lap.
8. Per code R802.3.2 Ceiling joists splicing over bearing walls is allowed, shall lap a min 3" or butted over bearing partitions or beams and toenailed to the bearing member. Where ceiling joists are used to provide resistance to rafter thrust, lapped joists shall be nailed together in accordance with Table R802.5.1(9), and butted joists shall be tied together in a manner to resist such thrust. Joists that do not resist thrust shall be permitted to be nailed together in accordance with Table R602.3(1).
9. Provide blocking in the floor at structural points. Blocking may be 2x's or solid, but must have grain of wood vertical.
10. All wood permanently exposed to the weather, in contact with concrete or in contact with the ground shall meet code requirements for wood in these environments.
11. Deck ledgers shall be securely attached to the structure and/ or independently supported. Deck lateral load connection required see IRC 2015 Section R507.2.4
12. Wherever beams are noted as Flush framed, install joist hangers at all joists, sized appropriately for the members being connected.
13. Support the lower end of roof beams via minimum 2" horizontal bearing on a post, ledger or via an appropriately sized and configured hanger.
14. The ends of each joist, beam or girder shall have not less than 1.5" of bearing on wood or metal and not less then 3" on masonry or concrete except where supported on a 1" x 4" ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.
15. Post caps where required are typically calculated by supplier using weights based on these framing plans. Contact Art Form if additional information is needed.
16. Hangers, post caps, post bases, ties and other connectors shall be as manufactured by Simpson Strong Tie, as designed to connect the members shown, and shall be installed per manufacturer's instructions.

Prefabricated Wood Trusses

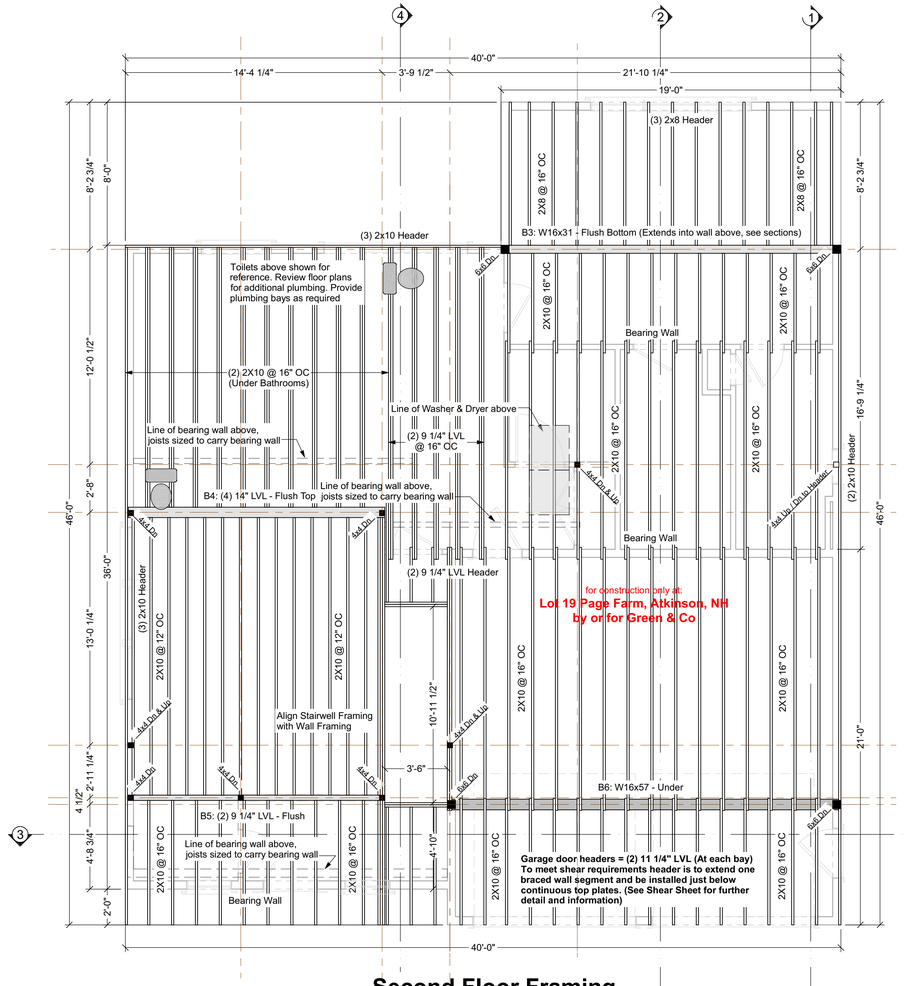
1. Where trusses are indicated on the drawings, truss design shall be provided by truss manufacturer.
2. Trusses shall be designed in accordance with applicable provisions of the latest edition of the National Design Specifications for Wood Construction (NDS), American Forst and Paper Association (APA), and Design Specifications for Metal Plate Connected Wood Trusses (ANSI/TPI 1), Truss Plate Institute (TPI) and code of jurisdiction.
3. Manufacturer shall furnish design drawings bearing seal and registration number of a structural engineer licensed in the state where project will be built.



First Floor Framing

Structure designed for
Snow Load of 55 psf

1 0 1 2 3 4



Second Floor Framing

Structure designed for
Snow Load of 55 psf

1 0 1 2 3 4

Built-up Beams:
Unless otherwise noted, connect multiple 1 3/4" ply beams as follows:
3 ply & up, fasteners are per side

(2) 9 1/4" LVL:
- Flush framed
  - (2) rows 3 3/8" TrussLock @ 24" oc, or
  - (2) rows SDS 1/4x3 1/2 @ 24" oc
- Framed under (2) rows 10d nails @ 24" oc

(2) 11 1/4" LVL:
- Flush framed
  - (2) rows 3 3/8" TrussLock @ 19.2" oc, or
  - (2) rows SDS 1/4x3 1/2 @ 19.2" oc
- Framed under (2) rows 10d nails @ 24" oc

(2) 16" LVL or greater:
- Flush framed
  - (3) rows 3 3/8" TrussLock @ 19.2" oc, or
  - (3) rows SDS 1/4x3 1/2 @ 19.2" oc
- Framed under (2) rows 10d nails @ 24" oc

(3) 9 1/4" LVL:
- Flush framed
  - (2) rows 3 3/8" TrussLock @ 19.2" oc, or
  - (2) rows SDS 1/4x3 1/2 @ 19.2" oc
- Framed under (2) rows 10d nails @ 24" oc

(3) 11 1/4" LVL:
- Flush framed
  - (2) rows 3 3/8" TrussLock @ 16" oc, or
  - (2) rows SDS 1/4x3 1/2 @ 16" oc
- Framed under (2) rows 10d nails @ 24" oc

(3) 14" LVL:
- Flush framed
  - (3) rows 3 3/8" TrussLock @ 16" oc, or
  - (3) rows SDS 1/4x3 1/2 @ 16" oc
- Framed under (2) rows 10d nails @ 24" oc

(3) 16" LVL or greater:
- Flush framed
  - (3) rows 3 3/8" TrussLock @ 16" oc, or
  - (3) rows SDS 1/4x3 1/2 @ 16" oc
- Framed under (2) rows 10d nails @ 24" oc

(4) 9 1/4" LVL:
- Flush framed
  - (2) rows 5" TrussLock @ 16" oc, or
  - (2) rows SDS 1/4x6 @ 16" oc
- Framed under (2) rows 10d nails @ 24" oc

(4) 11 1/4" LVL:
- Flush framed
  - (2) rows 5" TrussLock @ 16" oc, or
  - (2) rows SDS 1/4x6 @ 16" oc
- Framed under (2) rows 10d nails @ 12" oc

(4) 16" LVL or greater:
- Flush framed
  - (3) rows 5" TrussLock @ 16" oc, or
  - (3) rows SDS 1/4x6 @ 16" oc
- Framed under (2) rows 10d nails @ 12" oc

Beam Substitutions:

(2) 9 1/4" LVL may replace a double or triple 2x10 beam. No other substitutions are allowed. Conventional lumber beams MAY NOT be substituted for LVL beams by any "rule of thumb". Substitutions must be calculated by either Artform or a structural engineer. If calculated by a structural engineer, provide stamped plans and/or calculations.

We specify LVL beams as built up members to allow framers to use existing stock. You may substitute single piece LVLs of equivalent overall size for built-up members, unless otherwise noted.

Built-up members MAY NOT replace single piece LVL's where specified.

Where a beam of 1 3/4" or less in width is specified as framed under, either brace at 48" or double member for lateral stability.

Notes: Beam & Joist Sizing

1. Our beams sizes often differ from prescriptive code, because our designs are rarely the old style box colonial or cape with a center bearing wall upon which prescriptive code is based. We size our beams via calculations for this specific design, which may carry those loads separately via second floor beams and/or roof transfer beams. Beam or joist sizes, types and/or spacing may not be reduced or alternates substituted without our express permission.
2. Walls intended to be bearing are labeled as such. This information is provided to aid code officer in understanding the framing. It does not indicate permission to add loads to those walls, or any other walls.
3. Framing is sized for normal residential conditions. Contact Artform if additional loads are anticipated, including but not limited to waterbeds, large fish tanks, indoor hot tubs, multiple framed soffits or coffers.
4. In states where the designer is a licensed architect, (NH, MA, ME, CT & NY as of the date of issue) we are happy to stamp our drawings at no additional charge. In other states we are happy to provide calculations. Administration fees apply with provision of calculations. Code officer is encouraged to call with any questions about our methodology.

Artform Home Plans
AFHP Design # 742.124.v6 KL
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Gaira 40x46
Lot 19 Page Farm
Atkinson, NH

8

1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 10/7/2019, drawn by ACJ

Issued for:
Construction

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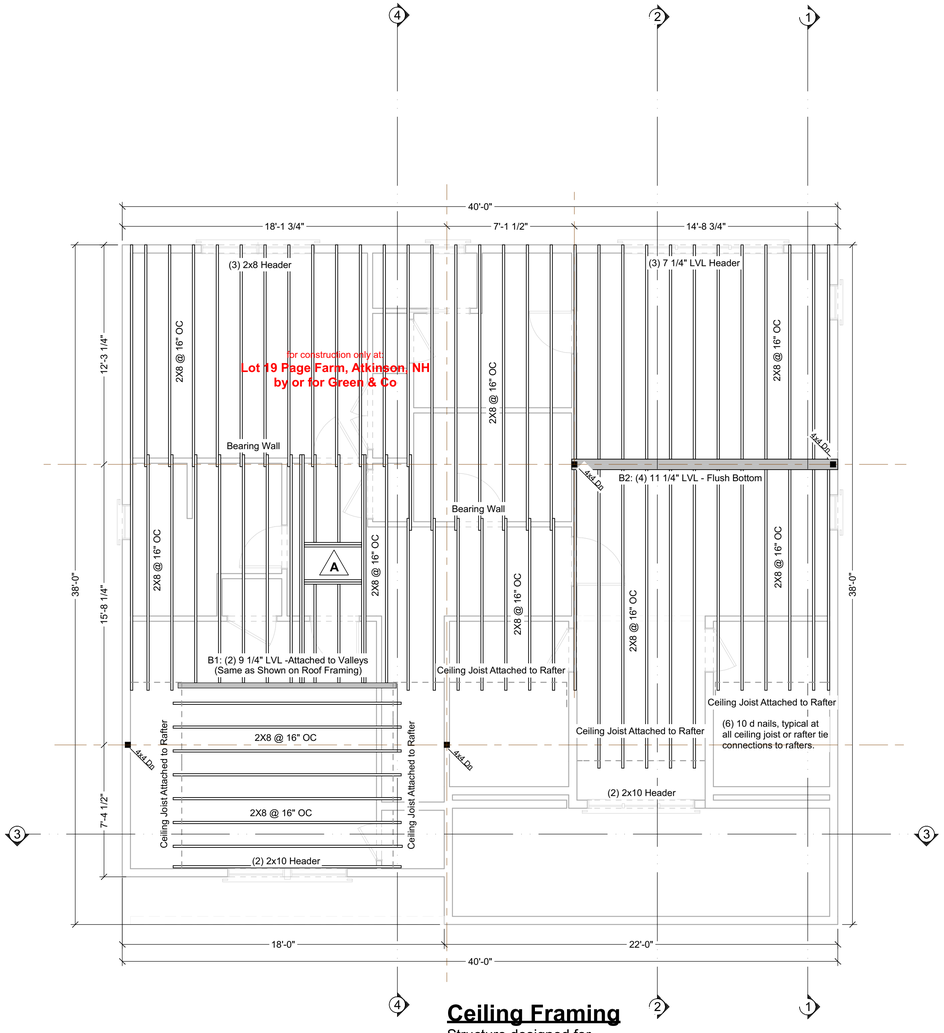
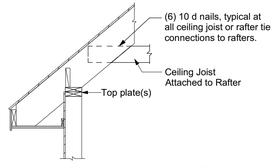
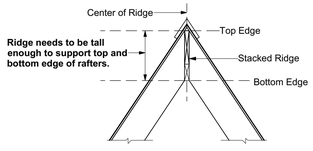


Ceiling Framing

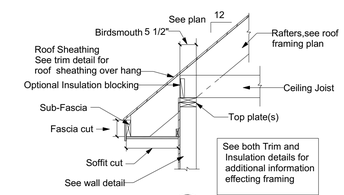
Structure designed for
Snow Load of 55 psf



Joist Attached to Rafter



Stacked Ridge Detail



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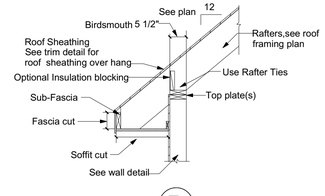

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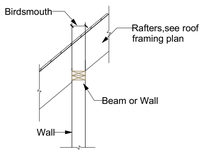

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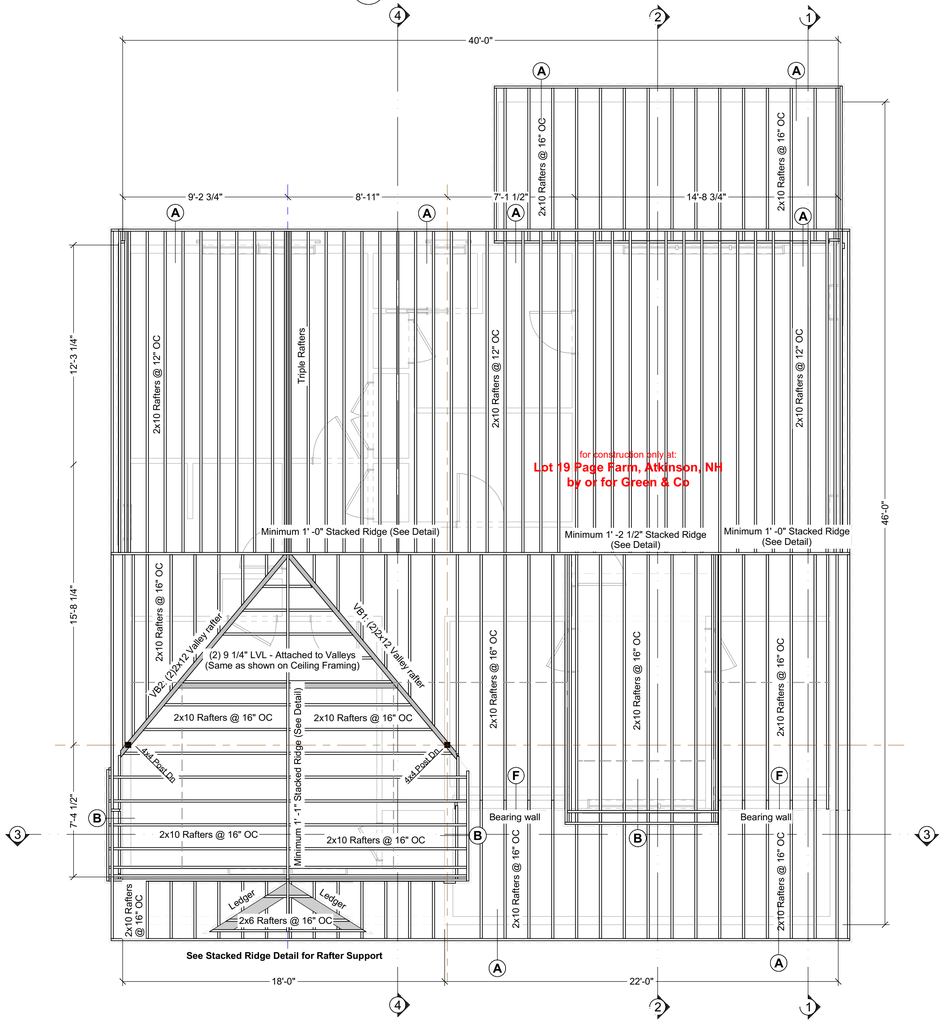
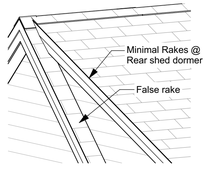


Roof Framing

Provide Hurricane ties per code

Structure designed for
Snow Load of 55 psf

NOTE: See Roof Plan for
roof pitches and overhangs



Alternate:
12" False Rake and a 6" Shed Dormer Rake

Artform Home Plans
AFHP Design # 742.124.v6 KL
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Gaira 40x46
Lot 19 Page Farm
Atkinson, NH
9
1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 10/7/2019, drawn by ACJ
Issued for:
Construction

481.124.v10 KR Sweet Cherry Pie

	Main	Future	Apt	Main + Future	Main + Apt	All
Living Area	2404 SF	0 SF	0 SF	2404 SF	2404 SF	2404 SF
Bedrooms	3	1	0	4	3	4
Baths	2.5	0.0	0.0	2.5	2.5	2.5

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481.124.v10 KR Sweet Cherry Pie

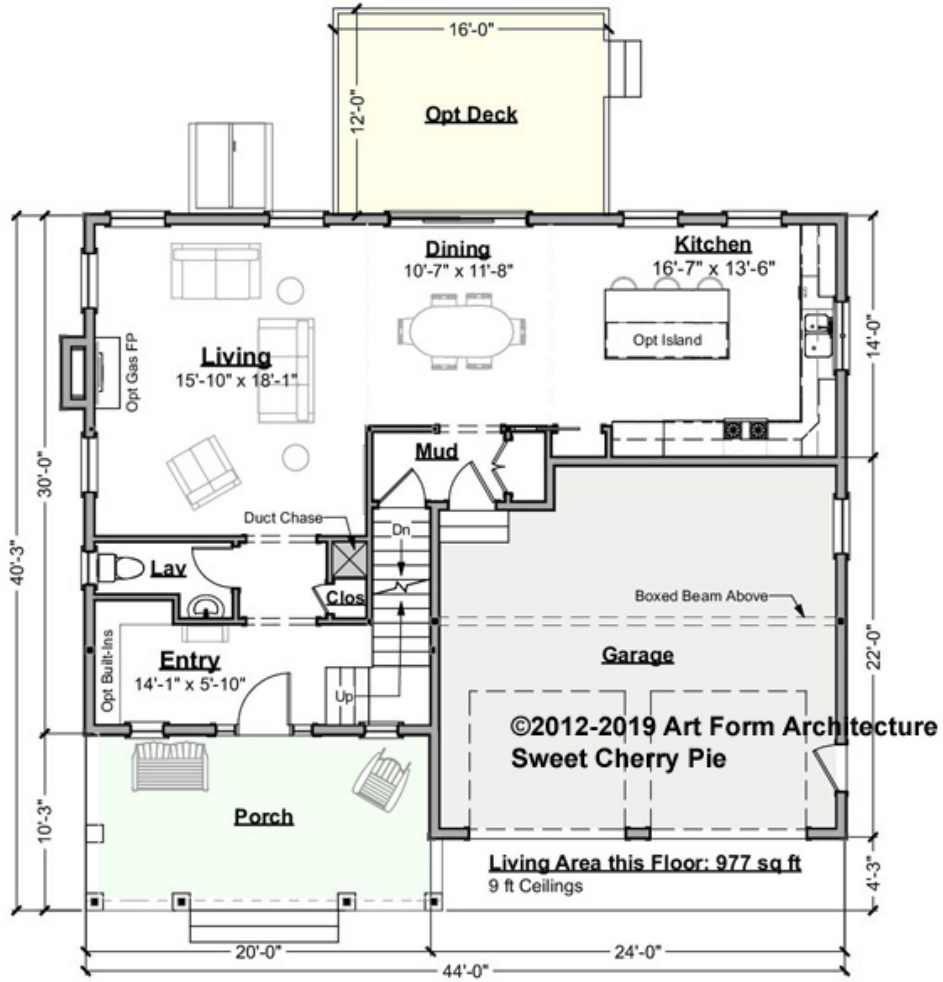
Artform Home Plans

First Floor

	Area	Beds	Baths
Main	977 SF	0	0.5
Future	0 SF	0	0
Apt	0 SF	0	0
Total	**977 SF**	**0**	**0.5**

Ceiling Height	
Shown	9'-0"
Possible*	8'-0"

* See Major Change information on plan page for cost



481.124.v10 KR Sweet Cherry Pie

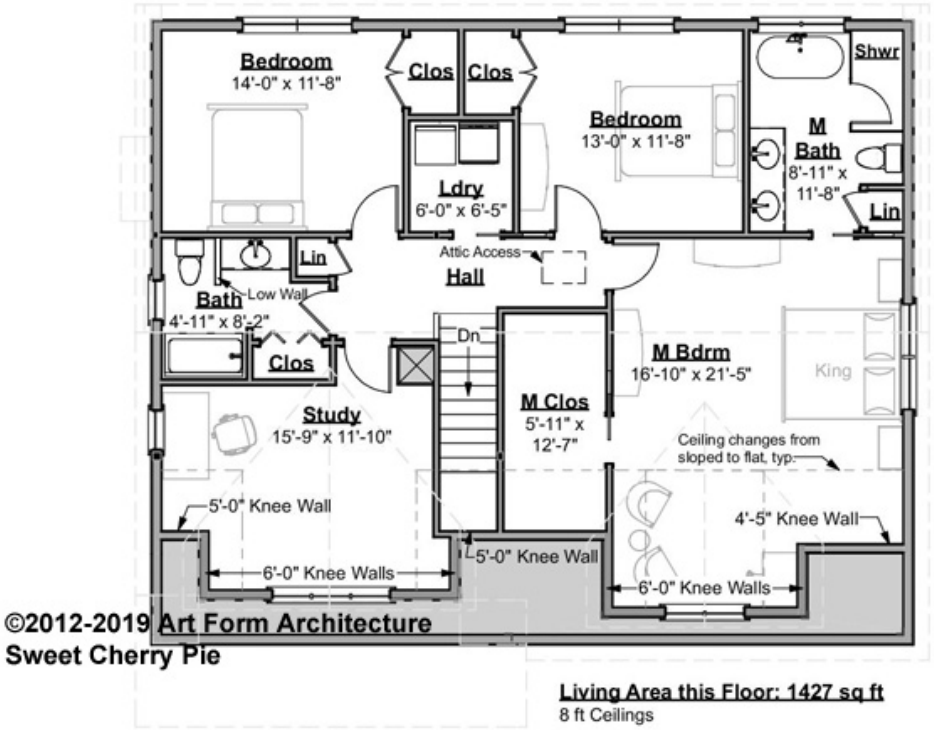
Artform Home Plans

Second Floor

	Area	Beds	Baths
Main	1427 SF	3	2
Future	0 SF	1	0
Apt	0 SF	0	0
Total	**1427 SF**	**4**	**2**

Ceiling Height	
Shown	8'-0"
Possible*	9'-0"

* See Major Change information on plan page for cost



Sweet Cherry Pie

Living Area this Floor: 1427 sq ft
8 ft Ceilings

Some features show are optional. Your Purchase & Sale Agreement governs, whether items are labeled "optional" in this document or not.

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481.124.v10 KR Sweet Cherry Pie

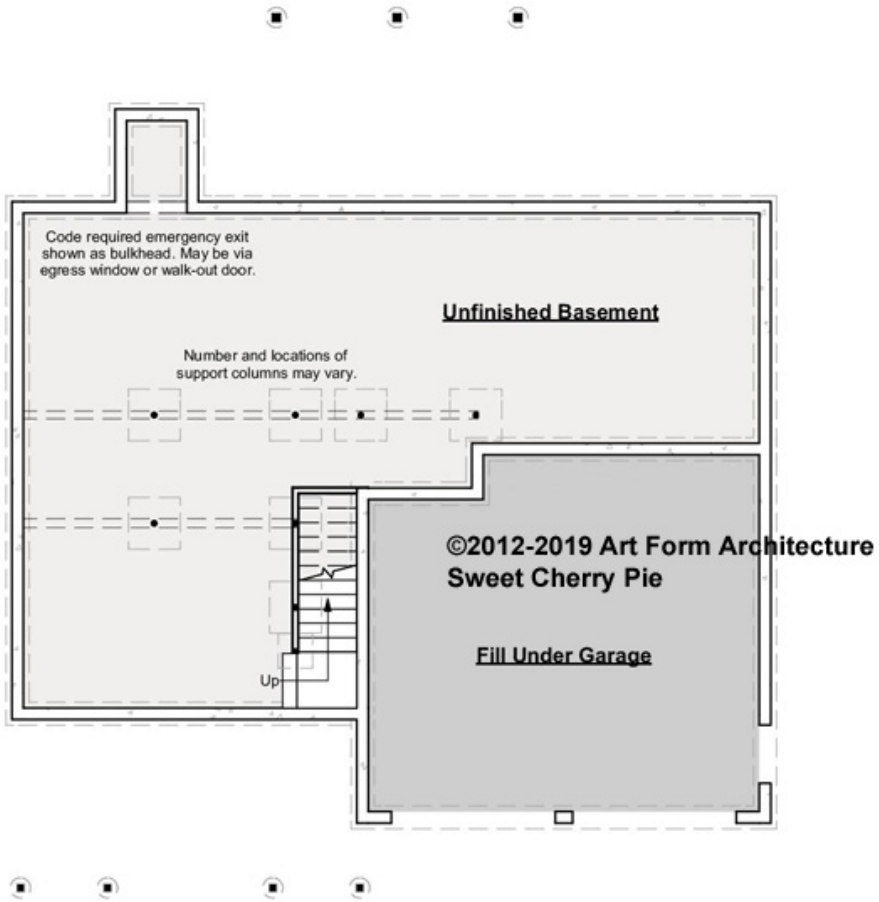
Artform Home Plans

Basement Floor

	Area	Beds	Baths
Main	0 SF	0	0
Future	0 SF	0	0
Apt	0 SF	0	0
Total	**0 SF**	**0**	**0**

Ceiling Height	
Shown	7'-8"
Possible*	9'-0"

* See Major Change information on plan page for cost



481.124.v10 KR Sweet Cherry Pie

Artform Home Plans

Front Elevation

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481.124.v10 KR Sweet Cherry Pie

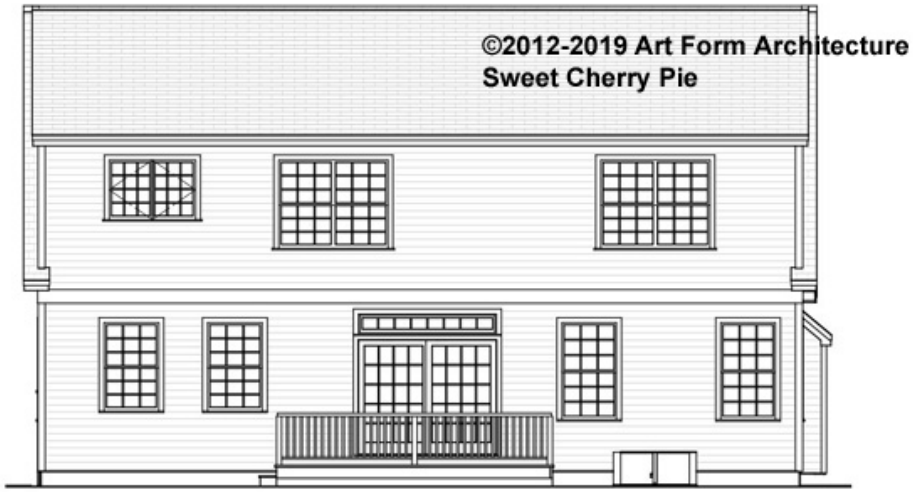
Artform Home Plans

Right Elevation

481.124.v10 KR Sweet Cherry Pie

Artform Home Plans

Rear Elevation



481.124.v10 KR Sweet Cherry Pie

Artform Home Plans

Left Elevation

1032.124 GL Sinclair

	Main	Future	Apt	Main + Future	Main + Apt	All
Living Area	2886 SF	0 SF	0 SF	2886 SF	2886 SF	2886 SF
Bedrooms	4	1	0	5	4	5
Baths	3.5	0.0	0.0	3.5	3.5	3.5

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1032.124 GL Sinclair

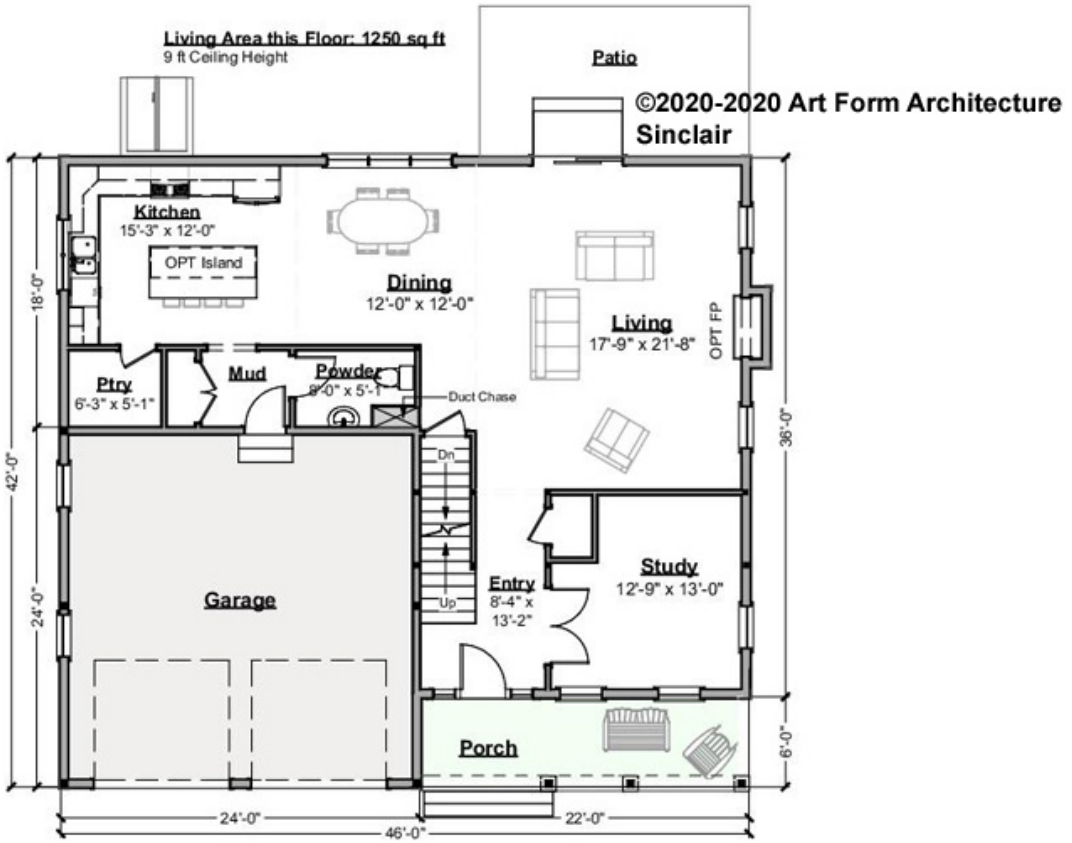
Artform Home Plans

First Floor

	Area	Beds	Baths
Main	1250 SF	0	0.5
Future	0 SF	1	0
Apt	0 SF	0	0
Total	**1250 SF**	**1**	**0.5**

Ceiling Height	
Shown	9'-0"
Possible*	8'-0"

* See Major Change information on plan page for cost



1032.124 GL Sinclair

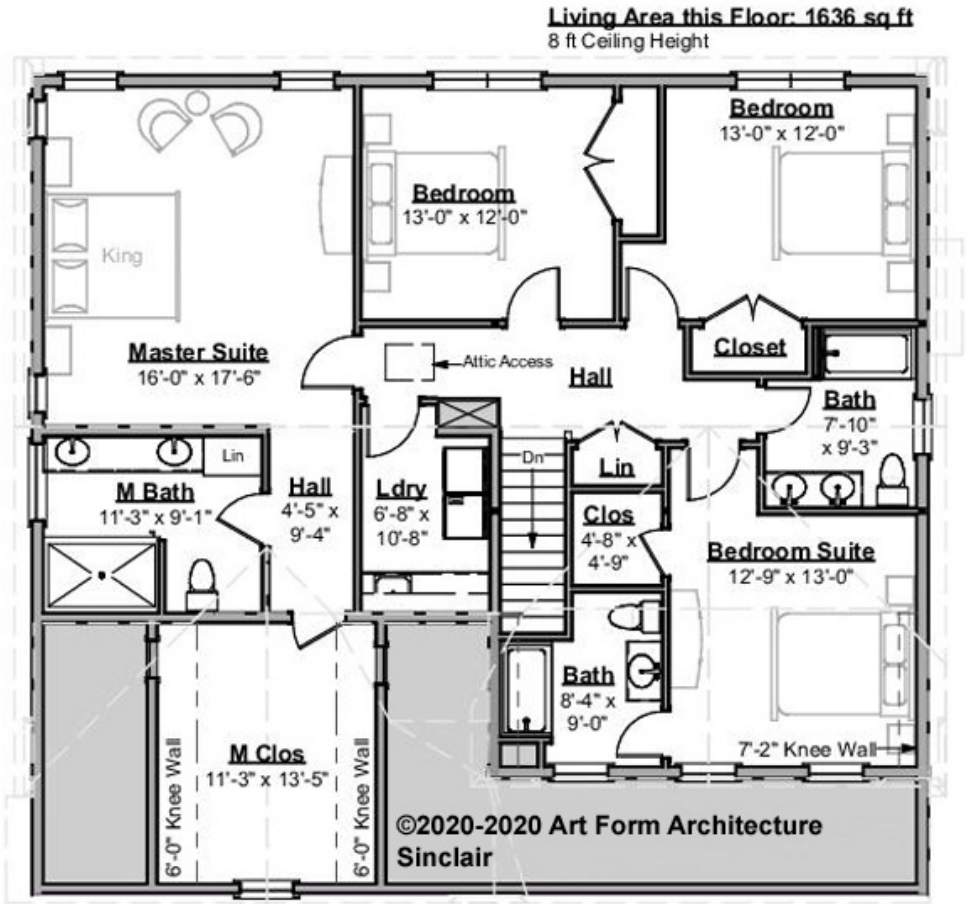
Artform Home Plans

Second Floor

	Area	Beds	Baths
Main	1636 SF	4	3
Future	0 SF	0	0
Apt	0 SF	0	0
Total	**1636 SF**	**4**	**3**

Ceiling Height	
Shown	8'-0"
Possible*	8'-0"

* See Major Change information on plan page for cost



1032.124 GL Sinclair

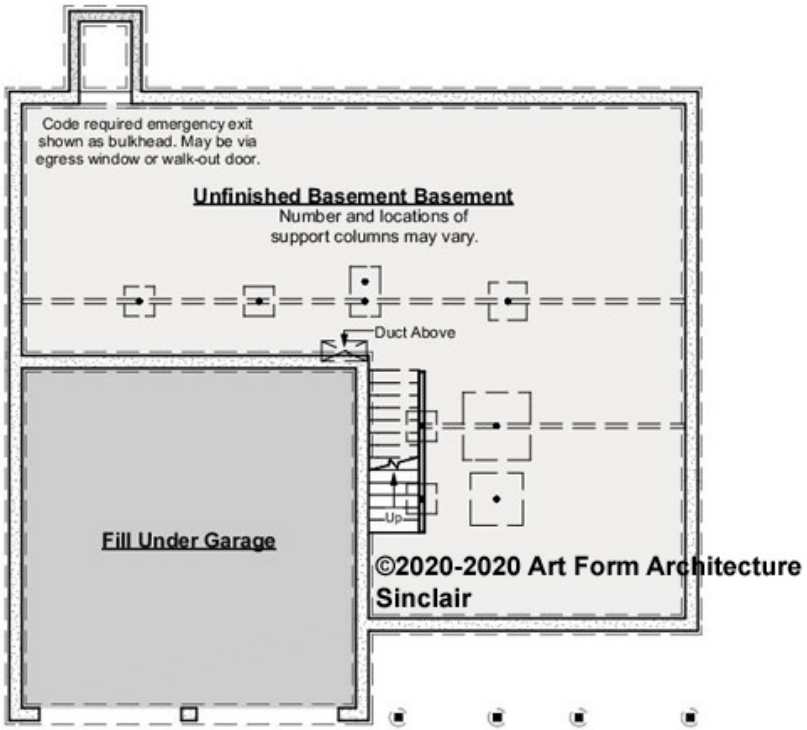
Artform Home Plans

Basement Floor

	Area	Beds	Baths
Main	0 SF	0	0
Future	0 SF	0	0
Apt	0 SF	0	0
Total	**0 SF**	**0**	**0**

Ceiling Height	
Shown	7'-8"
Possible*	9'-0"

* See Major Change information on plan page for cost



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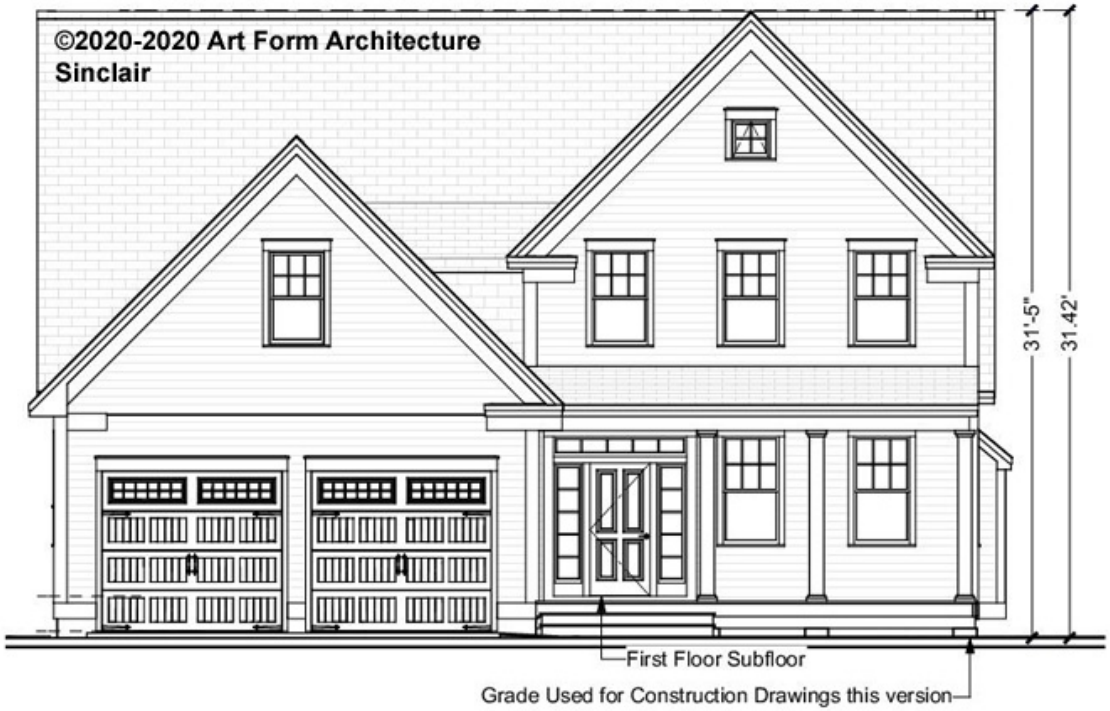
Artform Home Plans

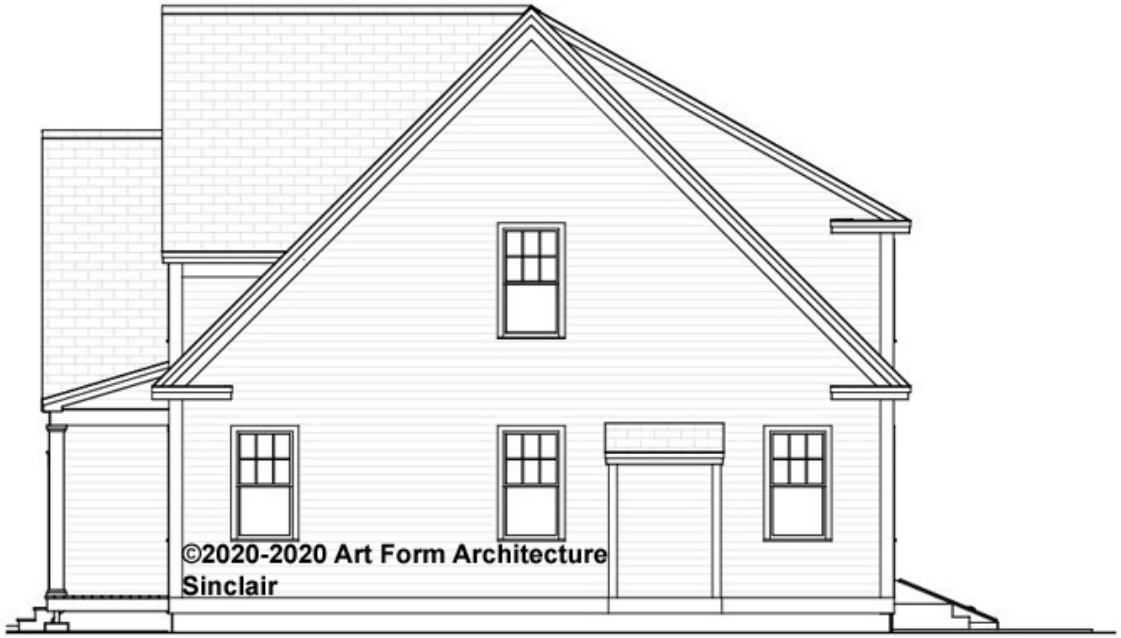
Front Elevation



1032.124 GL Sinclair

Artform Home Plans

Right Elevation



1032.124 GL Sinclair

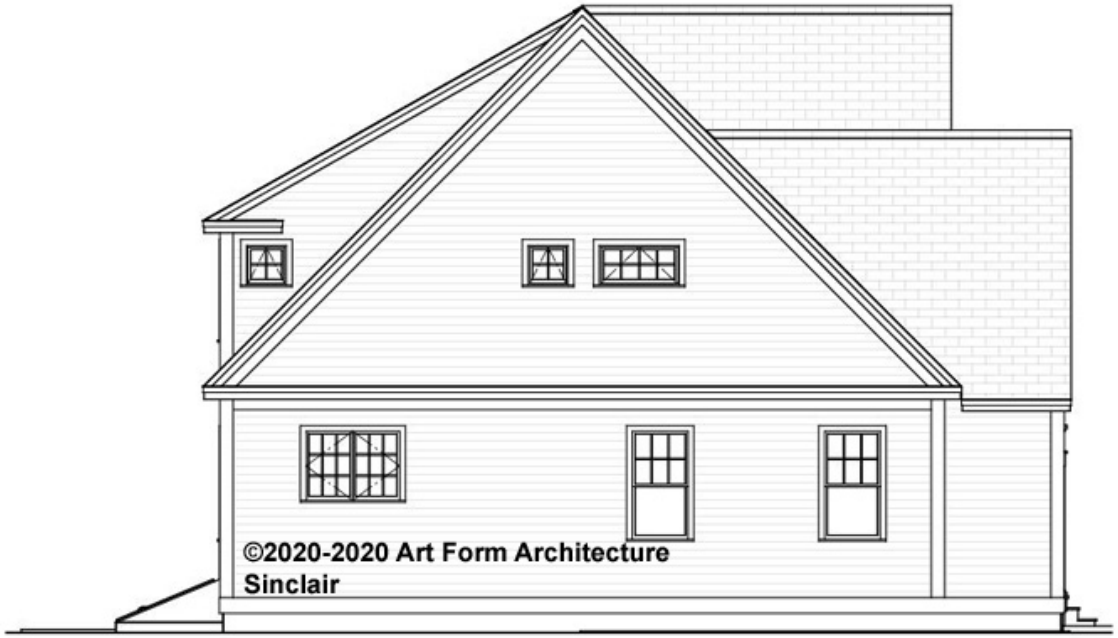
Artform Home Plans

Rear Elevation

1032.124 GL Sinclair

Artform Home Plans

Left Elevation



405.124.v2 KR Stephanie

	Main	Future	Apt	Main + Future	Main + Apt	All
Living Area	1797 SF	0 SF	0 SF	1797 SF	1797 SF	1797 SF
Bedrooms	3	1	0	4	3	4
Baths	2.5	0.0	0.0	2.5	2.5	2.5

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405.124.v2 KR Stephanie

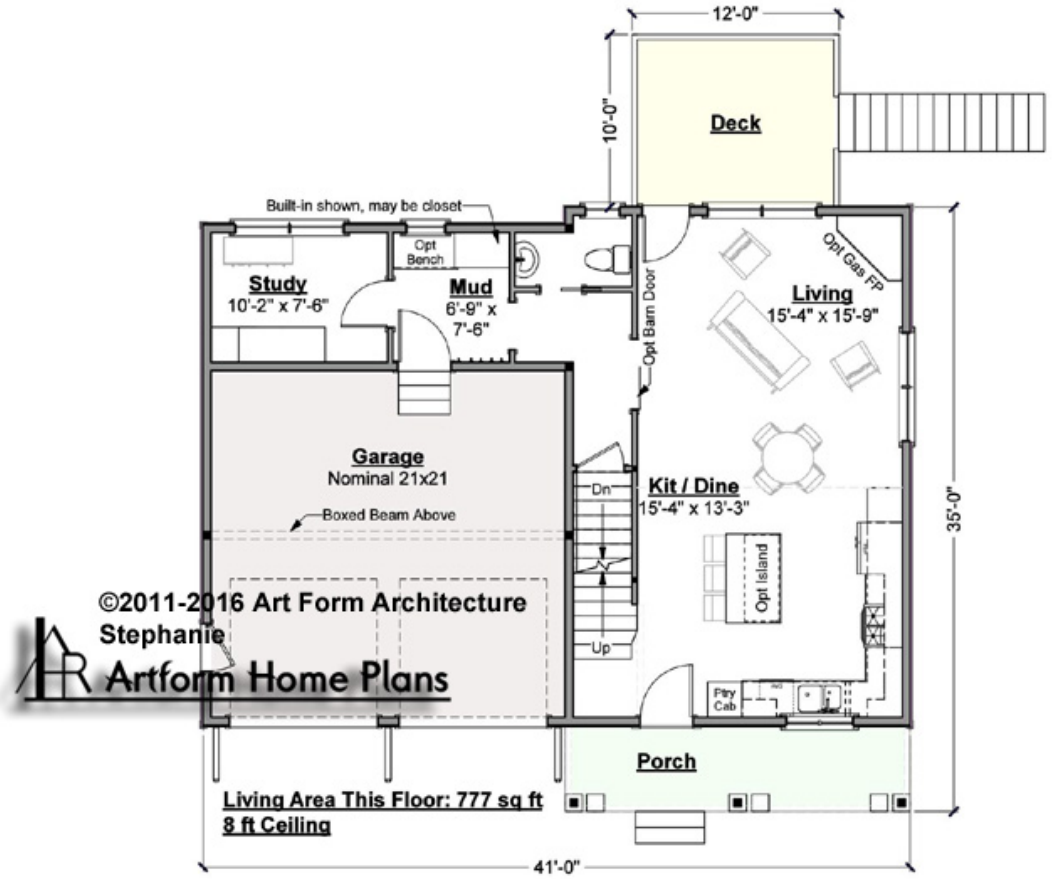
Artform Home Plans

First Floor

	Area	Beds	Baths
Main	777 SF	0	0.5
Future	0 SF	1	0
Apt	0 SF	0	0
Total	**777 SF**	**1**	**0.5**

Ceiling Height	
Shown	8'-0"
Possible*	8'-8"

* See Major Change information on plan page for cost



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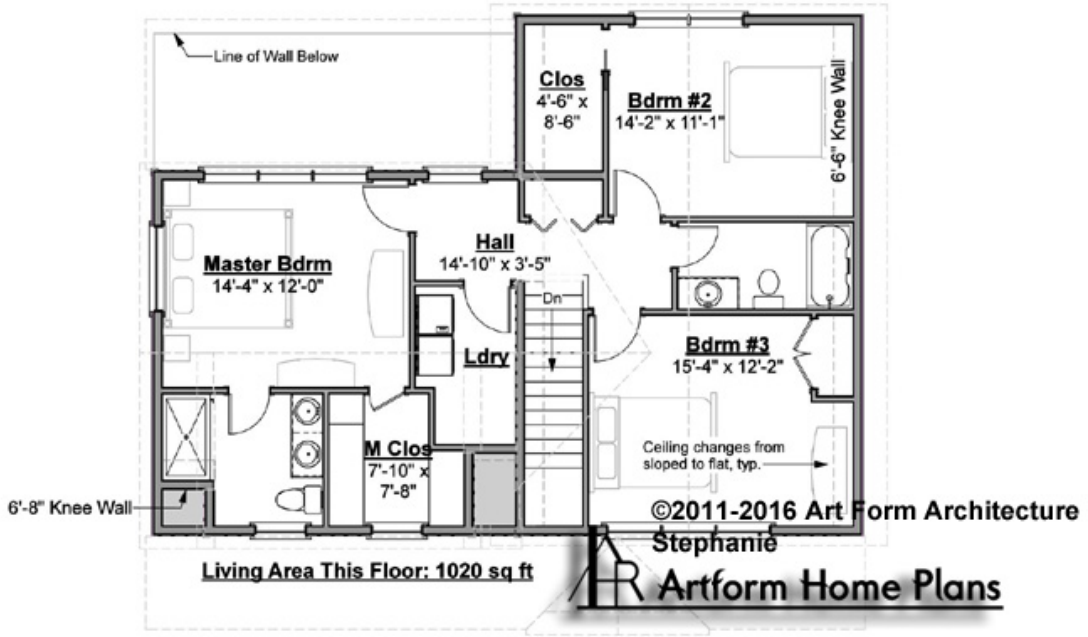
Artform Home Plans

Second Floor

	Area	Beds	Baths
Main	1020 SF	3	2
Future	0 SF	0	0
Apt	0 SF	0	0
Total	**1020 SF**	**3**	**2**

Ceiling Height	
Shown	8'-0"
Possible*	9'-0"

* See Major Change information on plan page for cost



405.124.v2 KR Stephanie

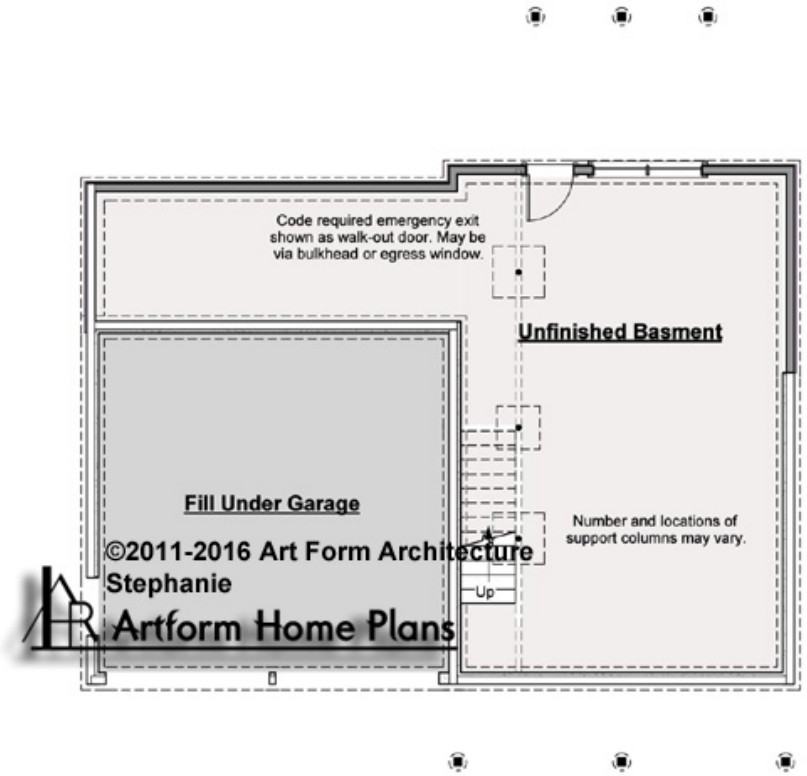
Artform Home Plans

Basement Floor

	Area	Beds	Baths
Main	0 SF	0	0
Future	0 SF	0	0
Apt	0 SF	0	0
Total	**0 SF**	**0**	**0**

Ceiling Height	
Shown	7'-8"
Possible*	9'-0"

* See Major Change information on plan page for cost

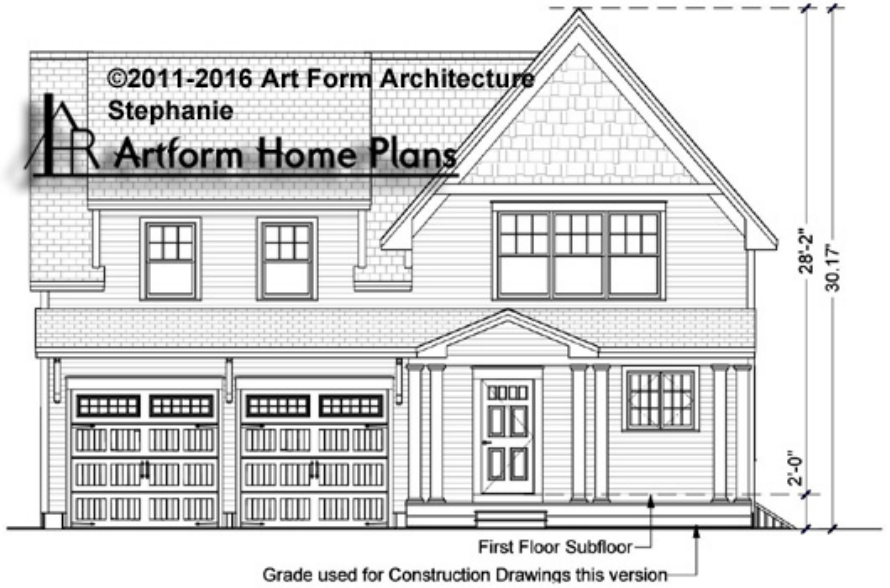


WEB 405.124.v2 Stephanie

405.124.v2 KR Stephanie

Artform Home Plans

Front Elevation



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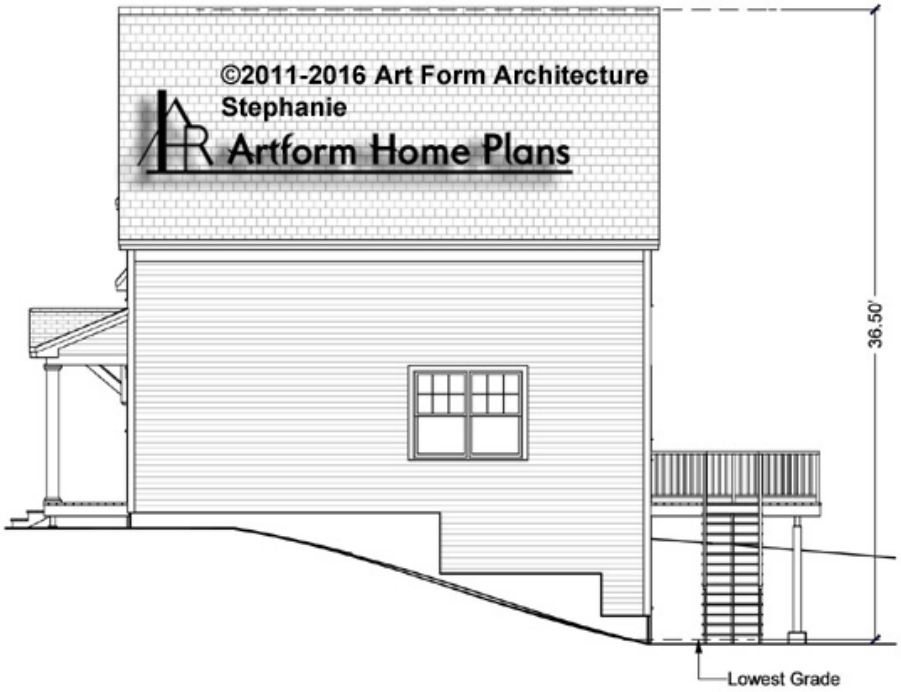
Artform Home Plans

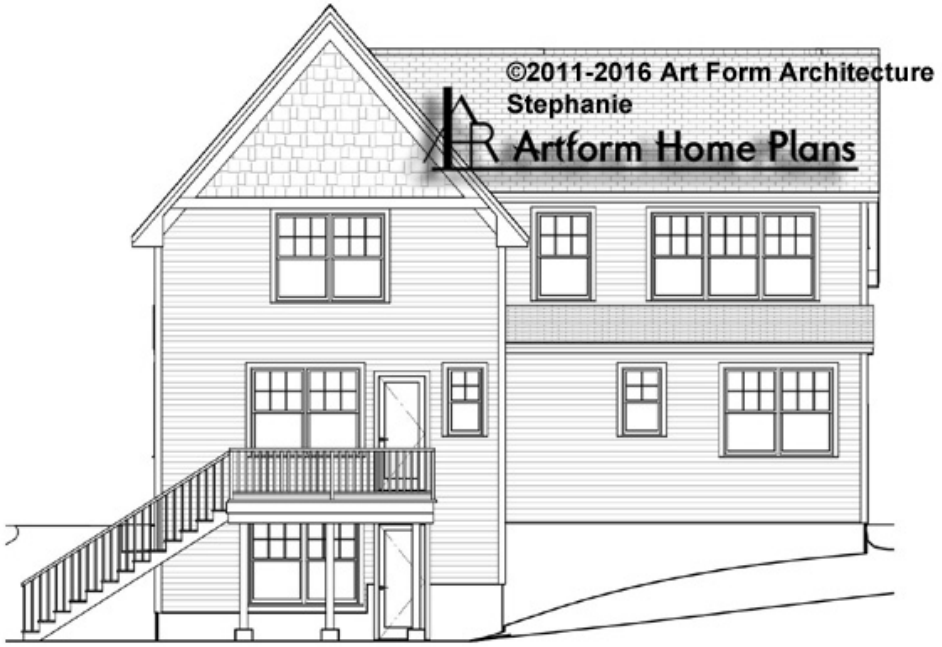
Right Elevation



405.124.v2 KR Stephanie

Artform Home Plans

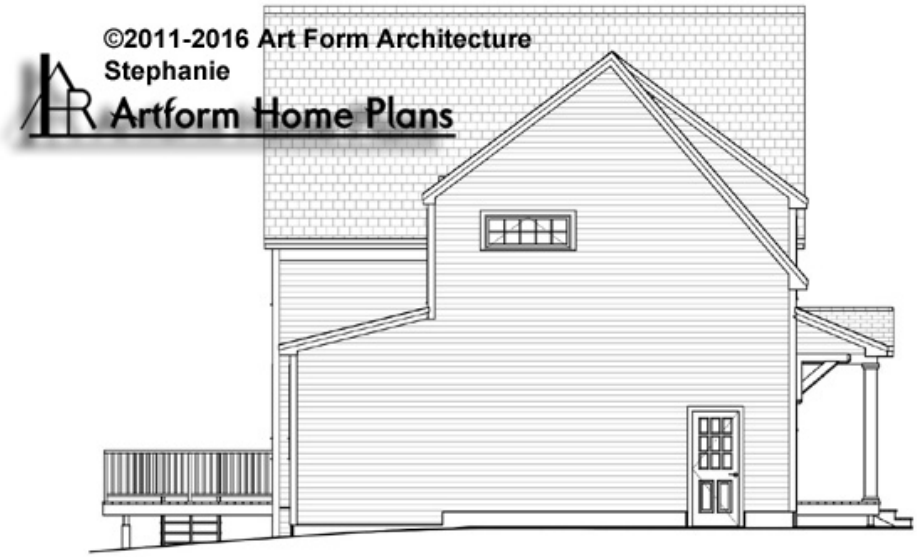
Rear Elevation



WEB 405.124.v2 Stephanie

405.124.v2 KR Stephanie

Left Elevation



148.124.v6 KR Sweet Liberty

	Main	Future	Apt	Main + Future	Main + Apt	All
Living Area	2413 SF	0 SF	0 SF	2413 SF	2413 SF	2413 SF
Bedrooms	3	0	0	3	3	3
Baths	2.5	0.0	0.0	2.5	2.5	2.5

Use of this document is governed by our **Terms and Conditions**, found on our website:
http://www.artformhomeplans.com/TermsConditions.a5w

Artform Home Plans

Dear Builders and Home Buyers,

In addition to our Terms and Conditions (the "Terms"), please be aware of the following:

This design may not yet have Construction Drawings (as defined in the Terms), and is, therefore, only available as a Design Drawing (as defined in the Terms and together with Construction Drawings, "Drawings'). It is possible that during the conversion of a Design Drawing to a final Construction Drawing, changes may be necessary including, but not limited to, dimensional changes. Please see Plan Data Explained on www.ArtformHomePlans.com to understand room sizes, dimensions and other data provided. We are not responsible for typographical errors.

Artform Home Plans ("Artform") requires that our Drawings be built substantially as designed. Artform will not be obligated by or liable for use of this design with markups as part of any builder agreement. While we attempt to accommodate where possible and reasonable, and where the changes do not denigrate our design, any and all changes to Drawings must be approved in writing by Artform. It is recommended that you have your Drawing updated by Artform prior to attaching any Drawing to any builder agreement. Artform shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.

Facade Changes:

- To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Artform.
- Increasing ceiling heights usually requires adjustments to window sizes and other exterior elements.

Floor plan layout and/or Structural Changes:

- Structural changes always require the express written consent of Artform
- If you wish to move or remove walls or structural elements (such as removal of posts, increases in house size, ceiling height changes, addition of dormers, etc), please do not assume it can be done without other additional changes (even if the builder or lumber yard says you can).

148.124.v6 KR Sweet Liberty

First Floor

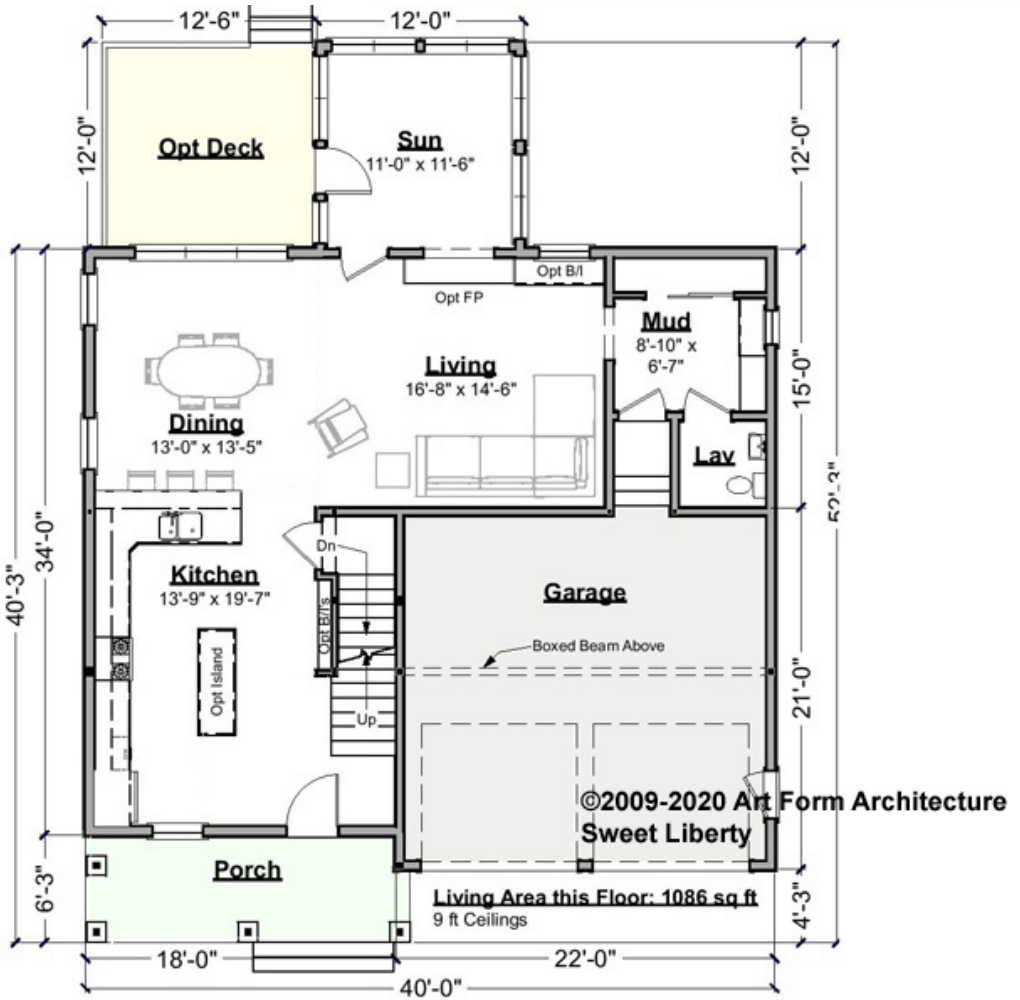
	Area	Beds	Baths
Main	1086 SF	0	0.5
Future	0 SF	0	0
Apt	0 SF	0	0
Total	**1086 SF**	**0**	**0.5**

Ceiling Height	
Shown	9'-0"
Possible*	8'-0"

* See Major Change information on plan page for cost

Notes This Design:

Side entry garage will require some structural redesign - a beam to transfer load from that post.



148.124.v6 KR Sweet Liberty

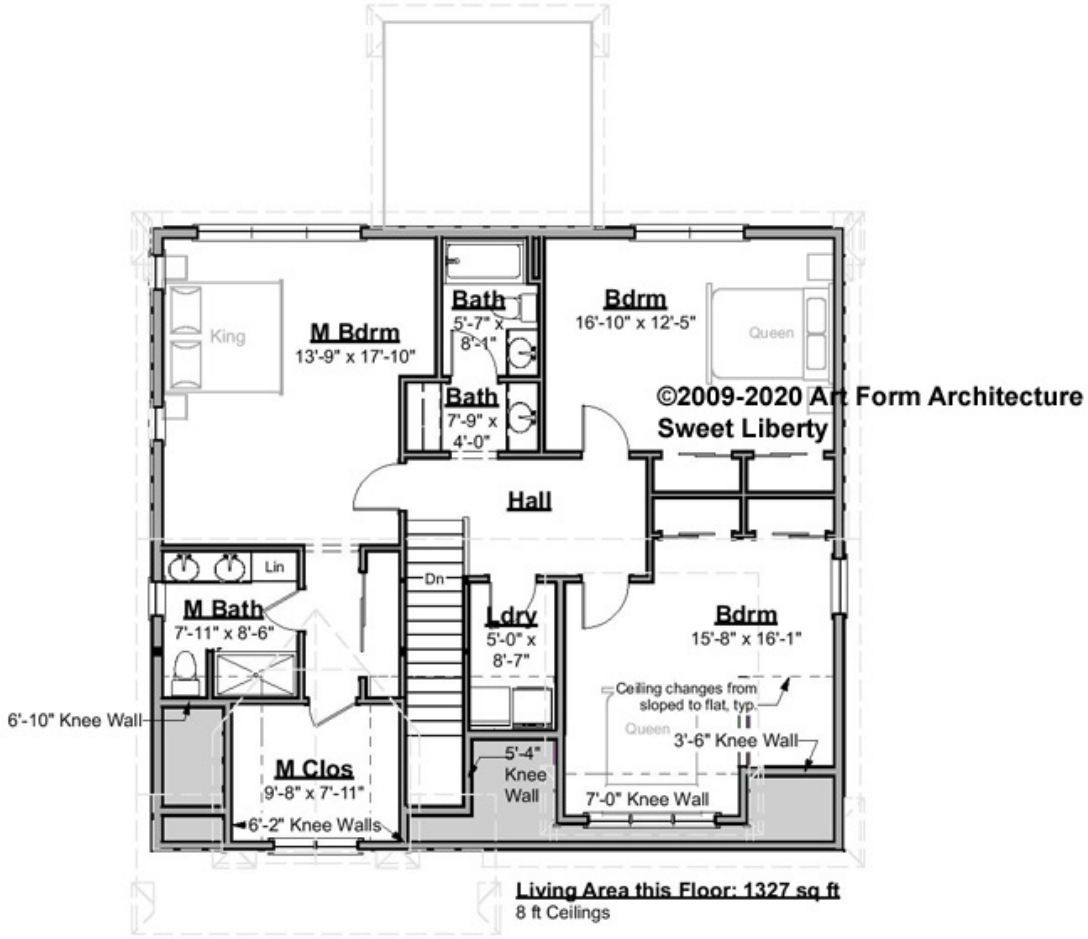
Artform Home Plans

Second Floor

	Area	Beds	Baths
Main	1327 SF	3	2
Future	0 SF	0	0
Apt	0 SF	0	0
Total	**1327 SF**	**3**	**2**

Ceiling Height	
Shown	8'-0"
Possible*	9'-0"

* See Major Change information on plan page for cost



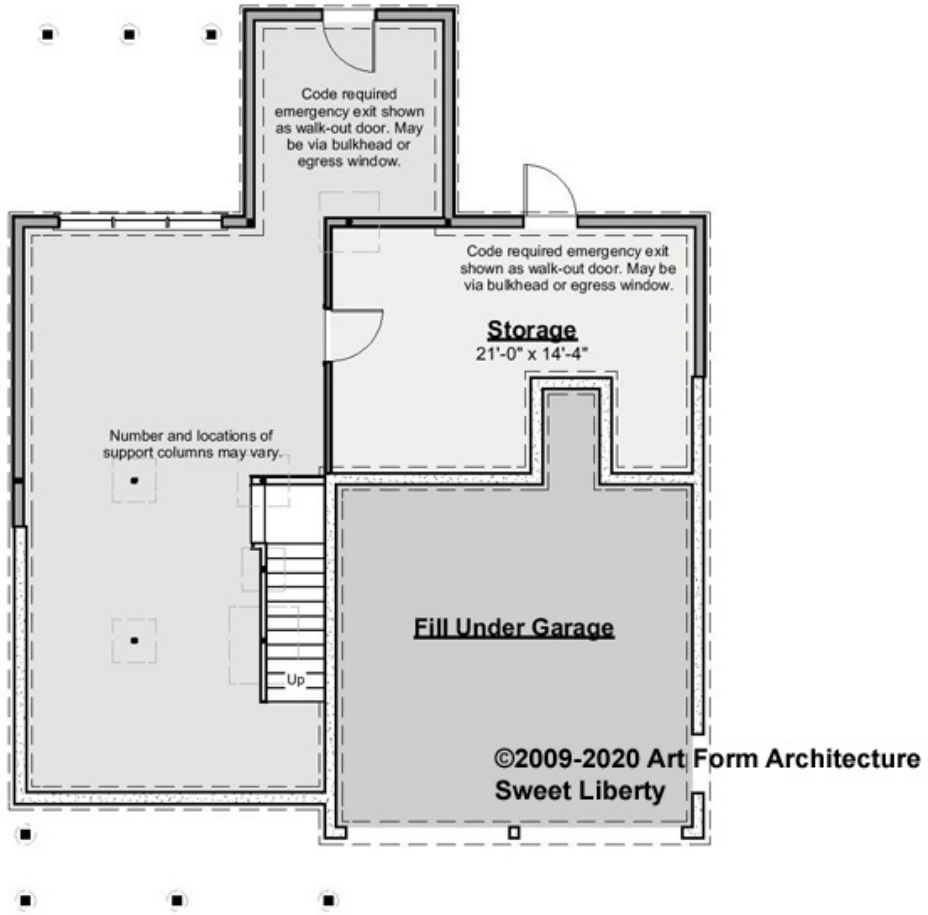
148.124.v6 KR Sweet Liberty

Basement Floor

	Area	Beds	Baths
Main	0 SF	0	0
Future	0 SF	0	0
Apt	0 SF	0	0
Total	**0 SF**	**0**	**0**

Ceiling Height	
Shown	7'-8"
Possible*	9'-0"

* See Major Change information on plan page for cost



CRS 148.124.v6 KR Sweet Liberty

148.124.v6 KR Sweet Liberty

Artform Home Plans

Front Elevation

CRS 148.124.v6 KR Sweet Liberty

148.124.v6 KR Sweet Liberty

Artform Home Plans

Right Elevation

CRS 148.124.v6 KR Sweet Liberty

148.124.v6 KR Sweet Liberty

Artform Home Plans

Rear Elevation

CRS 148.124.v6 KR Sweet Liberty

148.124.v6 KR Sweet Liberty

Artform Home Plans

Left Elevation

CRS 148.124.v6 KR Sweet Liberty

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Green & Company

Wall Types

Exterior walls 2x6 wood stud
Interior walls 2x4 wood stud, unless noted otherwise

Wall Keys

(2) 2x wood studs on the flat

(6) 2x6 wood stud wall, 16" oc

Note: 2x4 wood stud wall, 16" oc unless otherwise noted

Key Notes

A — 30" x 22" Minimum Attic Access Panel - Insulated (RO 34" x 26")

F — Field locate for plumbing or mechanical

V — Verify size of fixture or appliance Adjust dimensions to accommodate

C — Center - Place door or window centered on wall

SD — Smoke Detector

HD — Heat Detector

CO — Carbon Monoxide Detector

Dimensions

1. Dimensions are to face of stud, unless noted otherwise.
2. Closets are 24" clear inside, unless dimensioned otherwise.

Square Footages

1. Sq ft numbers are interior to room for use in calculating finishes.
2. Cabinets and fixtures not subtracted.
3. Add for doorways when floor finishes run through.

Notes

1. Exterior walls 2x6 wood stud @ 16" oc. Provide insulation & vapor barrier conforming to state or local codes. Interior sheathing 1/2" gypsum board. Provide 1/2" exterior rated sheathing, house wrap with drainage plane and siding. Provide step flashing at walls adjacent to roof planes.

2. Interior walls 2x4 wood stud @ 16" oc, unless noted otherwise.

3. Roof - see structural for rafter sizes. Provide 5/8" exterior rated roof sheathing 15# roofing felt, ice & water shield at eaves and valleys, aluminum drip edge and asphalt shingles or metal roofing. Structure not calculated to support slate or tile. Flash all penetrations. Provide cricket at any added chimneys.

4. Provide roof and/or ceiling insulation per code. Provide soffit and ridge vents where required for insulation strategy. (Verify with code officer - closed cell spray foam or dense-pack cellulose installed at rafters and filling ridge and eaves generally contra-indicates venting, batt insulation always requires venting).

5. Provide smoke, carbon monoxide, and heat detectors where shown and where required by code and where required by local authorities.

6. Provide fire resistive materials where required by code, including but not limited to, firestopping at penetrations, 5/8" Type X drywall on walls and ceilings to separate garage (where garage present in design) from dwelling, and separation of dwellings (where more than one dwelling present in design), and protection of flammable insulation materials. See Table R306.6 IRC 2015.

7. Compliance with code requirements for rooms size and clearances, (hallway widths, room sizes, etc) assume 1/2" drywall on walls and 1/2" drywall on 3/4" strapping on ceilings. Adjust as required if materials differ.

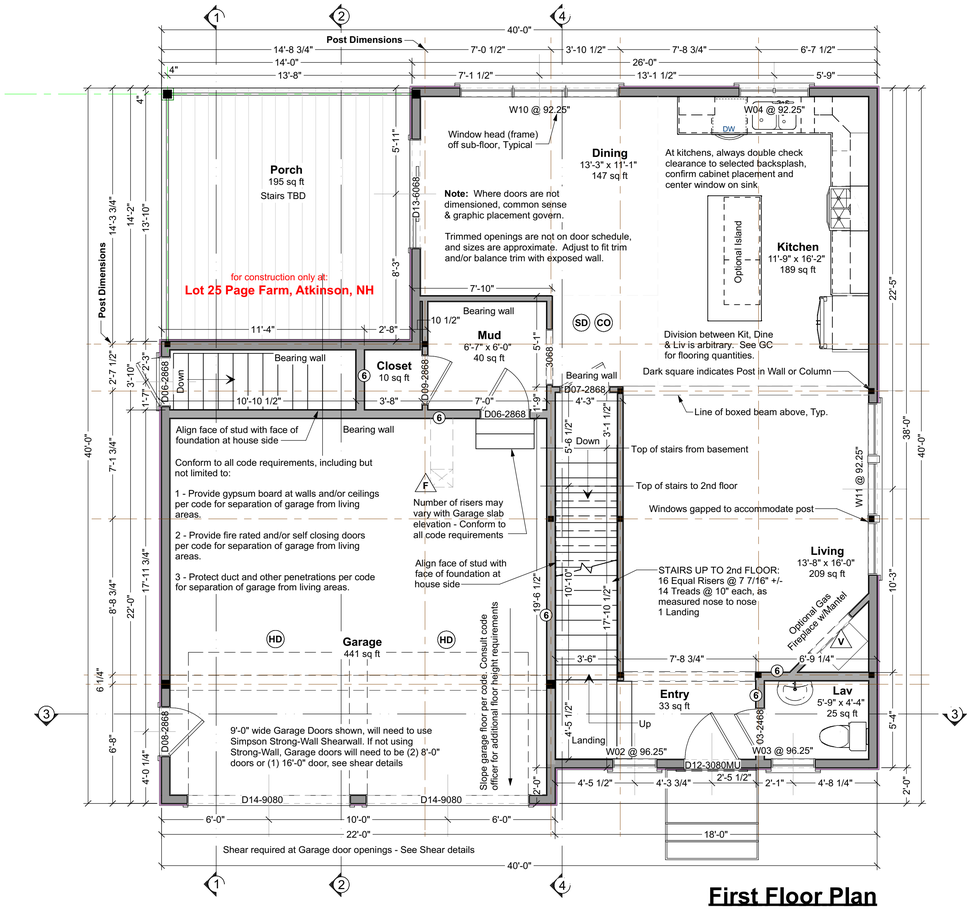
8. Shear is only called out where Continuous Portal Frame will not suffice. See Section R602.10.4 (Pages 177 - 188) of the IRC 2015.

General Design Notes

1 Builder shall consult and follow the building code and other regulations in effect for the building site for all construction details not shown in these drawings. Requirements described here are specific to this design and/or are provided as reference. Additional building code or local requirements may apply.

2 Builder shall maintain a safe worksite, including but not limited to, provision of temporary supports where appropriate and adherence to applicable safety standards.

3 Design is based on the snow load listed on the framing plans, 100 mph basic wind speed, Exposure type B, soil bearing capacity of 2000 psf, and Seismic Category C, unless otherwise noted on the framing plans. Builder shall promptly inform Artform Home Plans of differing conditions.



First Floor Plan

Living Area this Floor: 854 sq ft
9 ft Finished Ceiling Height

1 0 1 2 3 4

NOTE TO HOMEOWNER:
These construction plans ARE NOT a part of your construction contract with your builder, unless your P&S agreement specifies that they are. Your P&S and it's attachments (like the builder's specifications or a review set of this design) describes what you and your builder agreed the builder would build for you. We here at Artform Home Plans do not have the authority to obligate your builder to provide you with amenities like fireplaces and spa tubs. The contract between you and your builder governs.

Door & Window Notes

1. **Rated Doors:** Provide fire rated and/or self-closing doors where required by local codes or local authorities

2. **Trimmed Openings:** Trimmed openings not shown on schedule. See Plan.

3. **Window Tempering:** Provide tempered windows where required by local codes or local authorities. Tempering column provided here for convenience. Windows have not been reviewed for tempering requirements.

4. **Window RO's:** 1/4" or 1/2" on each of 4 sides allowed for window RO's, typical. Review framing size vs RO size. Adjust per manufacturer's requirements and/or builder preference.

5. **Egress Windows:** Provide minimum one door or window meeting egress requirements in basement, in each sleeping room, in each potential sleeping room, and other locations required by local code, in sizes required by local code. Note that casement windows coded by manufacturer as meeting IRC 2015 egress requirements typically need to be ordered with specific hardware. Emergency Escape Window Sizes (Section R310.2.1, R310.2.2, R310.2.3 and R310.2.4). Will also comply with NFPA 101.

6. **Basement Windows:** Add basement windows as required to meet state or local code requirements, including but not limited to egress and light/ventilation.

7. **Skylights:** Skylights are not shown on this schedule, but may be required. Consult builder and/or see floor plan.

8. **Minimum window sill height:** IRC 2015 requires that floor window sills be 24" from floor. Confirm bottom of window opening relative to frame. Conform to IRC 2015 R312.1.

DOOR SCHEDULE

NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	TYPE	COMMENTS
D01	1	2	2068 R IN	24 "	80 "	HINGED	
D02	1	2	2468 L	28 "	80 "	POCKET	
D03	1	1	2468 L IN	28 "	80 "	HINGED	
D04	3	2	2468 L IN	28 "	80 "	HINGED	
D05	3	2	2468 R IN	28 "	80 "	HINGED	
D06	2	1	2868 L EX	32 "	80 "	HINGED	
D07	1	1	2868 L IN	32 "	80 "	HINGED	
D08	1	1	2868 R EX	32 "	80 "	HINGED	
D09	1	1	2868 R IN	32 "	80 "	HINGED	
D10	3	2	2868 L IN	32 "	80 "	HINGED	
D11	2	2	2868 R IN	32 "	80 "	HINGED	
D12	1	1	3080	36 "	96 "	MULLED UNIT	HINGED W/TRANSOM
D13	1	1	6068 R EX	72 "	80 "	SLIDER	
D14	2	1	9080	108 "	96 "	GARAGE	

WINDOW SCHEDULE

NUMBER	QTY	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	2	23 1/2 "	23 1/2 "	24"X24"			SINGLE AWNING	
W02	1	29 1/2 "	41 1/2 "	30"X42"		YES	SINGLE CASEMENT-HL	
W03	1	29 1/2 "	41 1/2 "	30"X42"			SINGLE CASEMENT-HR	
W04	1	47 "	47 1/2 "	47 1/2"X48"			DOUBLE CASEMENT-LHL/RHR	
W05	1	70 1/2 "	23 1/2 "	71"X24"			TRIPLE CASEMENT-LHL/RHR	
W06	1	106 1/2 "	47 1/2 "	107"X48"	YES		TRIPLE CASEMENT-LHL/RHR	
W07	1	23 1/2 "	35 1/2 "	24"X36"			DOUBLE HUNG	
W08	1	23 1/2 "	47 1/2 "	24"X48"		YES	DOUBLE HUNG	
W09	2	76 "	61 1/2 "	76 1/2"X62"	YES		2X DH	
W10	1	106 1/2 "	65 1/2 "	107"X66"			3X DH	
W11	1	115 1/2 "	65 1/2 "	116"X66"			3X DH	

Giselle 40x40

Dear Code Officer,

These are predesigned home plans, designed to bring good design and construction drawings to people at more affordable prices and faster time frames than traditional architecture. Where traditional "internet" home plans disclaim all responsibility, we split responsibility between us (Artform) and the owner. We encourage the future homeowners to use a quality builder who can assist them with this. They are responsible for thermal and moisture decisions and for meeting code in ways that a quality builder should know without an explicit detail. We are responsible for things that are directly related to the design and/or that a quality builder couldn't reasonably figure out on their own - specifically the following IRC 2015 code sections:

1 - Room sizes (Section R304)
2 - Ceiling Height (Section R305)
3 - Floor space & ceiling height at Toilet, Bath and Shower Spaces (Section R307)
4 - Hallway widths (Section R311.6)
5 - Door types & sizes (Section R311.2)
6 - Floor space in front of doors (Section R311.3)
7 - Stair width - The stairs in our designs will be a minimum of 36" wide measured wall surface to wall surface, allowing compliance with R311.7.1 with installation of correct handrail.
8 - Stairway headroom (Section R311.7.2)
9 - Stair treads and risers (Section R311.7.5)
10 - Landings for stairways (Section R311.7.6)
11 - Emergency Escape Window Sizes (Section R310.2.1, R310.2.2, R310.2.3 and R310.2.4). Casement windows may require manufacturer's emergency escape window hardware. Will also comply with NFPA 101.
12 - Structural Floor Framing (Section R502.3) Where dimensional lumber is shown, framing members will be sized according to this section of the code. Where engineered wood products are shown, those framing members will be size according to the manufacturer's tables for loads and spans, or sizes will have been calculating using manufacturer's published materials properties.
13 - See structural sheets for additional notes.

The builder can and should add information to this set, such as Rescheck, a hand markup of our generic thermal and moisture section, additional information about doors and windows (such as fire rating, tempering, etc), foundation drops relative to site grading, and sometimes their chosen method of basement egress. These drawings are not intended to be used without that additional information.

Where a construction address is shown on the drawings, it is for copyright control only. We have not inspected the site, adapted the design to state specific laws (except where it says so in the drawings) or site or region specific climate conditions. Homeowner and/or Builder shall be responsible for thermal and moisture control strategies, materials choices and compliance with applicable laws and ordinances.

Please do feel free to call us with any questions. We can and do update our drawings and standard notes to address specific concerns, especially in jurisdictions where our clients will be building again.

Dear Everybody,

With these drawings a copyright license is granted for a single construction only at Lot 25 Page Farm, Atkinson, NH by or for Green & Company. This is a License to Build, and does not include a License to Modify, except as required to conform to building code or fulfill builder's/owners responsibilities.

Permissible uses of these drawings:
1. All activities associated with construction at the listed address.
2. Pricing or preliminary discussions with zoning or code officials for construction at other addresses, with prior notification to Artform Home Plans - just use the Contact form on the web site – http://www.artformhomeplans.com/contact.a5w.

Not Permitted:
1. Application for any permits or other approvals for construction at properties other than the listed address, including but not limited to construction, zoning, conservation, or design review.
2. Modification of the basic design.

Use of these drawings outside these parameters is a violation of federal copyright law, punishable by both civil action and criminal prosecution, as it is stealing or enabling theft of "intellectual property". Making modifications to plans, even significant ones, does not change this, under copyright law, that's considered "derivative works".

We can provide drawings suitable for use in obtaining design or zoning approvals without incurring the expense of a full set of construction drawings. Contact us for more information.

AFHP CD Commons 20.2 X11 - IRC 2015

These drawings are intended for use by an experienced professional builder in responsible charge of the entire project, including but not limited to mechanical, electrical and sitework. Any additional adaptation for these trades or other trades must be determined prior to start of construction. Contact Artform for any adjustments needed.

Your use of these drawings constitutes an acceptance of responsibility as outlined in "Dear Code Officer" on the first page of these drawings, and on our web site: http://www.artformhomeplans.com/TermsConditions.a5w

If you have any concerns or questions, please feel free to contact us. We are happy to clarify matters that fall within our scope, as listed on the first page. We can also often provide affordable support for issues that are your responsibility, such as energy design/calcs, or additional detailing.

Artform Home Plans
AFHP Design # 918.124.v3 GL

Giselle 40x40
Lot 25 Page Farm
Atkinson, NH

1

1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 4/23/2020, drawn by ACJ

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Construction

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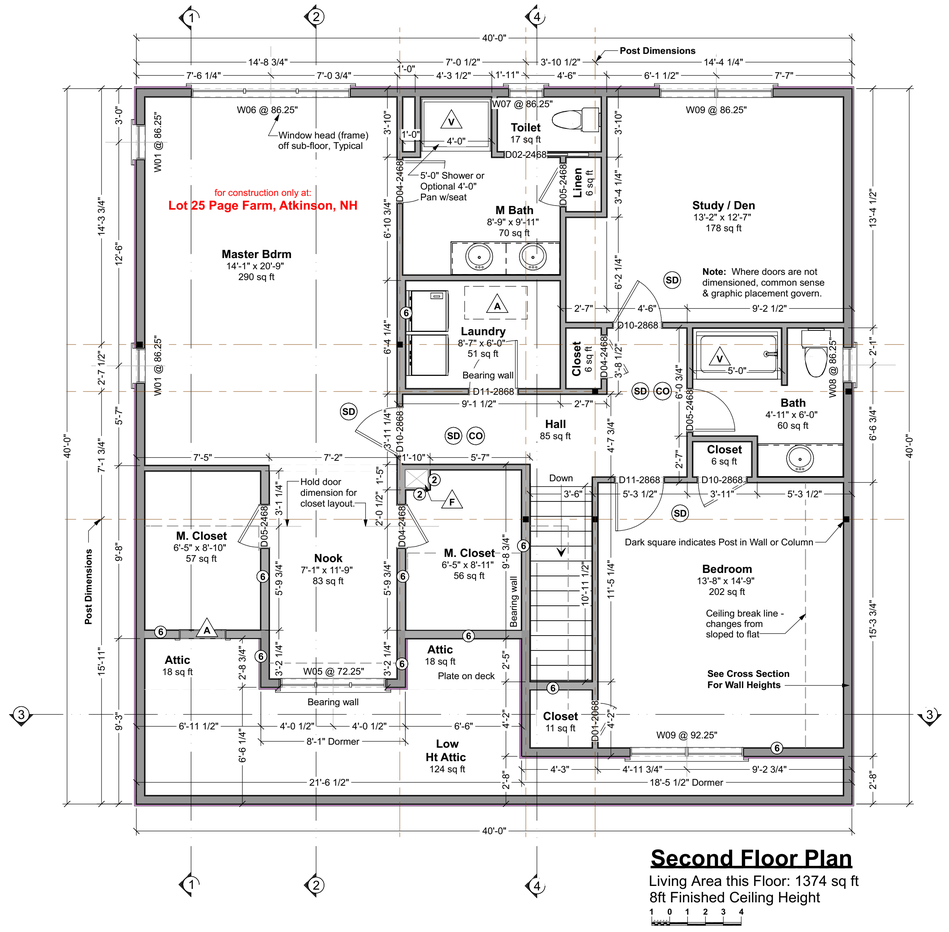
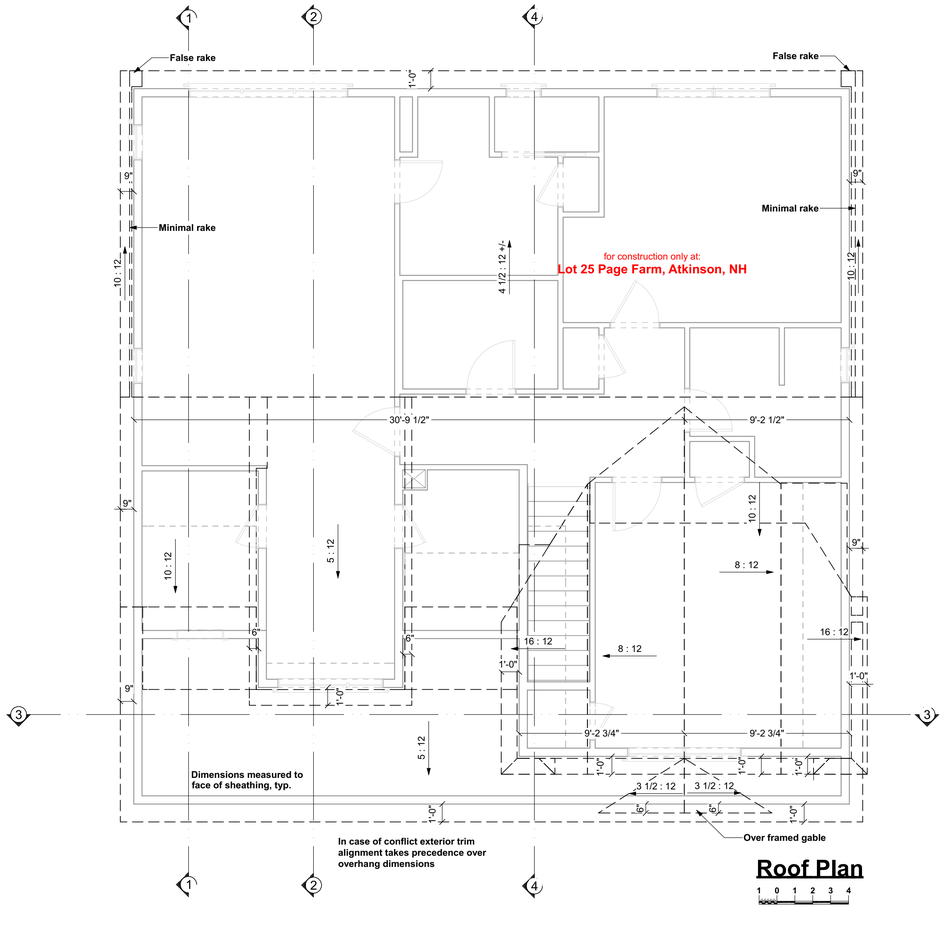


Second Floor Plan

Living Area this Floor: 1374 sq ft
8ft Finished Ceiling Height

1 0 1 2 3 4



Roof Plan

1 0 1 2 3 4

Artform Home Plans
AFHP Design # 918.124.v3 GL
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Giselle 40x40
Lot 25 Page Farm
Atkinson, NH

2

1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 4/23/2020, drawn by ACJ

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Foundations

1. No footing shall be poured on loose or unsuitable soils, in water or on frozen ground.
2. All exterior footings to conform to all applicable code requirements for frost protection.
3. All concrete shall have a minimum compressive strength of at least 3000 PSI at 28 days.
4. Foundation anchorage to comply with IRC 2015 Section R403.1.6, it shall consist of minimum size 1/2" diameter anchor bolts with 3/16" x 2" x 2" washers at a maximum of 72" oc for two stories or 48" oc for more than two stories, max of 12" from each corner, min of 2 bolts per wall. Anchor bolt shall extend 7" into concrete or grouted cells of concrete masonry units. Be aware that a garage under may be counted by your code officer as a story. Additional anchorage may be required at braced walls.
5. Foundation reinforcing steel is to be installed in accordance with all applicable provisions of IRC 2015 Section 404.1.3.2

TYPICAL PERIMETER FOUNDATION WALL:

- 8" poured concrete, 8 ft forms, min 7'-10" finished, with total of 3 rebar, as follows:
- (1) #4 rebar, 4" from top
- (1) #4 rebar @ vertical midpoint. Omit this rebar at walls 4 ft high or less.
- (1) #4 rebar, min 3" from bottom or per code
- Lap corners & splices of rebar per code.
- Secure sill to foundation with 1/2" diameter anchor bolts that extend 7" into concrete and tightened with a nut and washer @ 6' oc & max 12" from each corner & each end @ wood sill splices - if built-up sill, bolts must extend through all sill plates or straps must secure all sill plates.

TYPICAL PERIMETER FOOTING:

1. Use Footing chart(s) below to verify that depth of home matches chart. Depth is foundation dimension eave to eave. Contact Artform Home Plans if you believe the chart does not match the plan.
2. Select row for snow load shown on the structural plans.
3. Select a column for soil bearing pressure based on soil type and/or consultation with code officer.
4. The required footing size is at the intersection of the Snow Load and Soil PSF. Rebar is not required. Key or pin foundation wall to footing per code.

FAQ - Adding rebar to footings does not reduce the required width. Rebar affects performance with earth movement, like an earthquake and has near zero effect on bearing capacity.

Guide to Soil PSF

3,000	Sandy gravel and/or gravel (GW and GP)
2,000	Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GM and GC)
1,500	Clay, sandy clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH and CH)

8" wall - Footing Size for 28 Ft wide house

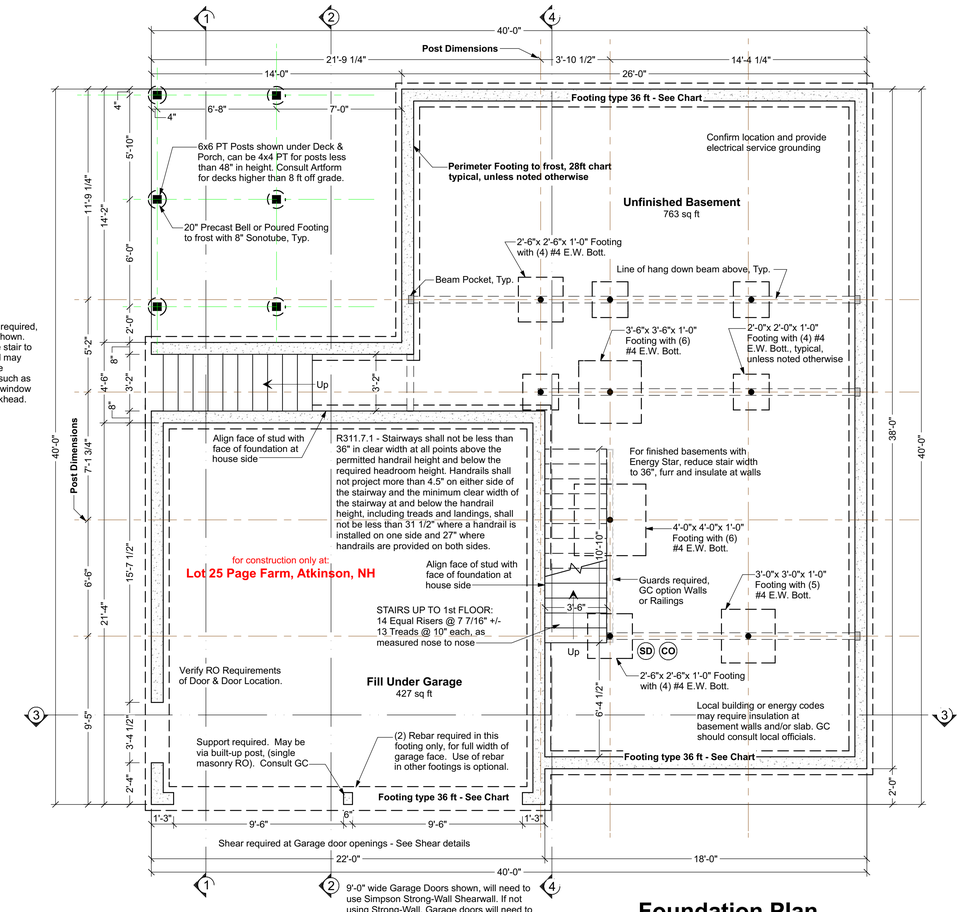
Snow Load	Story and type of structure	Load Bearing Value of Soil (PSF) 1500 PSF	2000 PSF	3000 PSF
50 PSF	2 Story – Plus Basement	23 x 7.5	17 x 6	12 x 6
55 PSF	2 Story – Plus Basement	23.5 x 7.75	17.25 x 6	12 x 6
60 PSF	2 Story – Plus Basement	24 x 8	17.5 x 6	12 x 6
65 PSF	2 Story – Plus Basement	24.5 x 8.25	17.75 x 6	12 x 6
70 PSF	2 Story – Plus Basement	25 x 8.5	18 x 6	12 x 6

8" wall - Footing Size for 32 Ft wide house

Snow Load	Story and type of structure	Load Bearing Value of Soil (PSF) 1500 PSF	2000 PSF	3000 PSF
50 PSF	2 Story – Plus Basement	25 x 8.5	19 x 6	12 x 6
55 PSF	2 Story – Plus Basement	25.5 x 8.75	19.25 x 6	12.5 x 6
60 PSF	2 Story – Plus Basement	26 x 9	19.5 x 6	13 x 6
65 PSF	2 Story – Plus Basement	26.5 x 9.25	19.75 x 6	13.5 x 6
70 PSF	2 Story – Plus Basement	27 x 9.5	20 x 6	14 x 6

8" wall - Footing Size for 36 Ft wide house

Snow Load	Story and type of structure	Load Bearing Value of Soil (PSF) 1500 PSF	2000 PSF	3000 PSF
50 PSF	2 Story – Plus Basement	27 x 9.5	21 x 7	14 x 7
55 PSF	2 Story – Plus Basement	27.5 x 9.75	21.25 x 7	14.5 x 7
60 PSF	2 Story – Plus Basement	28 x 10	21.5 x 7	15 x 7
65 PSF	2 Story – Plus Basement	28.5 x 10.25	21.75 x 7	15.5 x 7
70 PSF	2 Story – Plus Basement	29 x 10.5	22 x 7	16 x 7



Foundation Plan

Structure designed for
Snow Load of 55 psf
Ceiling Height may vary: 8 ft forms

1 0 1 2 3 4

Foundation Contractor Check List

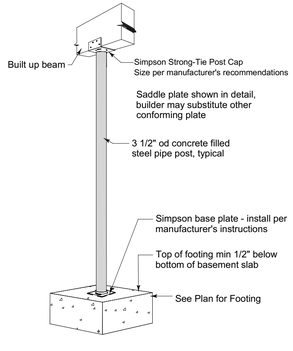
Confirm or review the following prior to forming & pouring foundation

Initials Date Checked

____ _____ Confirmed soil bearing
____ _____ Checked w/GC for added foundation steps to suit grade
____ _____ Confirm sill plate thickness (foundation bolts to extend through all)
____ _____ Confirmed garage door size
____ _____ Checked w/GC for added basement windows
____ _____ Checked w/GC for added basement man doors
____ _____ Confirmed sizes & locations mech/plbg penetrations
____ _____ Confirmed sizes and locations of beams w/GC, added or adjusted beam pockets
____ _____ Confirmed location and installed electrical service grounding - See GC for location

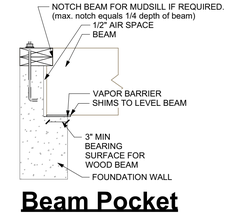
MINIMUM VERTICAL REINFORCEMENT FOR 8-INCH (203MM) NOMINAL FLAT CONCRETE BASEMENT WALL

MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MIAXIMUM UNBALANCED BACKFILL HEIGHT (feet)	MINIMUM VERTICAL REINFORCEMENT - BAR SIZE AND SPACING (inches) Soil classes and design lateral soil (psf per foot of depth) GW, GP, SW, SP 30	GM, GC, SM, SM-SC and ML 45	SC, ML-CL and inorganic CL 60
8	4	NR	NR	NR
	5	NR	NR	NR
	6	NR	NR	6 @ 37
	7	NR	6 @ 36	6 @ 35
	8	6 @ 41	6 @ 35	6 @ 26



Typical Basement Post

Not to Scale



Beam Pocket

Scale 1/2"=1'-0"

Artform Home Plans
AFHP Design # 918.124.v3 GL

Giselle 40x40
Lot 25 Page Farm
Atkinson, NH

3

1/4"=1'-0" unless noted otherwise / Print @ 1:1
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NOTE: See Roof Plan for roof pitches and overhangs

for construction only at:
Lot 25 Page Farm, Atkinson, NH

1 x 4 Shadow Board, Typical
1 x 8 Rake, Typical
1 x 8 Frieze Board, Typical
Decorative brackets, approx. 14" D x 4" W x 15 3/4" H
Top of Ridge
7" Window Lintel, Typ.
5" Corner Boards
Optional Flat Siding
Optional Cedar Impressions Siding
3 1/2" Window Trim on all windows
W05 @ 72.25"
W09 @ 92.25"
Adjust Window Ht so the space between the window sill and roof is no less than 4"
Window head (frame) off sub-floor, Typical
25'-3"
27'-3"
Trim - nominal 1x10
Decorative brackets, approx. 8" D x 3 1/2" W x 8" H
9" Door lintel, typ.
9" Window lintel
W02 @ 96.25"
W03 @ 96.25"
9" Window lintel
D12-3080MU
5" Corner Boards
D14-9080
D14-9080
Door styles may vary
6" Enlarged Casing
Top of 1ST Floor Sub-Floor
Top of 1st Floor Sub-Floor
1'-10"
2'-0"
Garage Slab
Grade

Garage slab height may vary. If garage slab height is lower than shown, consult Artform for aesthetic direction. Taller garage doors, transoms, lintels and/or additional frieze boards may be required to achieve desired look.

Note - Actual grade level may vary. Where zoning height restrictions apply, builder shall verify conformance. Manual markup of drawings to demonstrate compliance is recommended.

Not shown - number of steps may vary - handrail may be required per code.

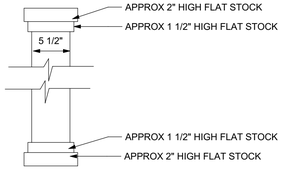
Front Elevation

NOTE: See Roof Plan for roof pitches and overhangs

5" Corner Boards
W08 @ 86.25"
3 1/2" Window Trim on all windows
Siding to match front gable
for construction only at:
Lot 25 Page Farm, Atkinson, NH
Trim - nominal 1x8
Decorative brackets, approx. 8" D x 3 1/2" W x 8" H
W11 @ 92.25"
Window head (frame) off sub-floor, Typical

Foundation steps and/or use of cripple walls may be added to suit grade.

Right Elevation



NOTE: See Roof Plan for roof pitches and overhangs

for construction only at:
Lot 25 Page Farm, Atkinson, NH
Minimal Rake @ Shed Dormer
Minimal Rake @ Shed Dormer
W09 @ 86.25"
3 1/2" Window Trim on all windows
W07 @ 86.25"
Window head (frame) off sub-floor, Typical
W06 @ 86.25"
5" Corner Boards
False Rake
False Rake
W04 @ 92.25"
W10 @ 92.25"
Cladded Porch Beam
5 1/2"
Typical Step down Deck Detail Attached to Wood Wall (see detail)

Foundation steps and/or use of cripple walls may be added to suit grade.

6x6 Posts shown under Deck & Porch, can be 4x4 for posts less than 48" in height. Consult Artform for decks higher than 8 ft off grade.

Rear Elevation

NOTE: See Roof Plan for roof pitches and overhangs

for construction only at:
Lot 25 Page Farm, Atkinson, NH
Siding to Match Front of Dormer
W01 @ 86.25"
W01 @ 86.25"
3 1/2" Window Trim on all windows
Window head (frame) off sub-floor, Typical
Cladded Porch Beam
D13-6068
Typical Step down Deck Detail Attached to Wood Wall (see detail)
D06-2868
D08-2868
Door styles may vary

Foundation steps and/or use of cripple walls may be added to suit grade.

Basement egress is required, walk-out door option shown. Builder may relocate walk-out door to suit building site and may substitute other code conforming egress, such as window with egress window well or bulkhead.

Left Elevation

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Giselle 40x40
Lot 25 Page Farm
Atkinson, NH

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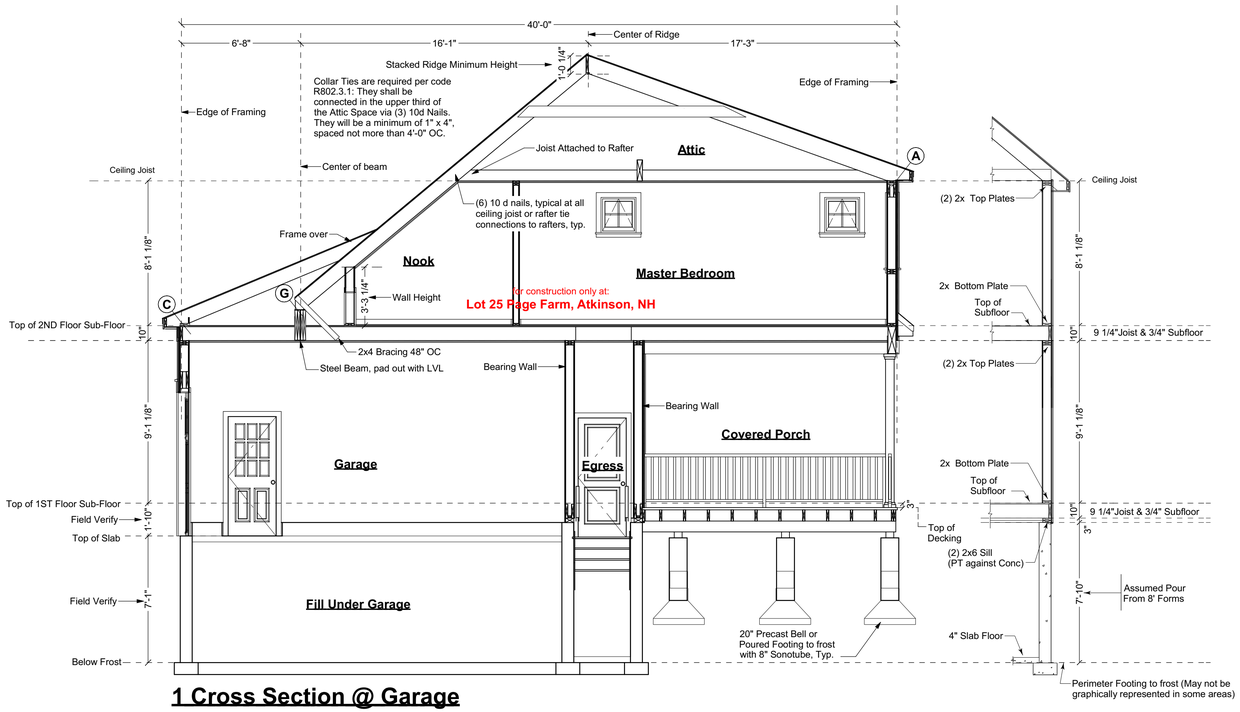
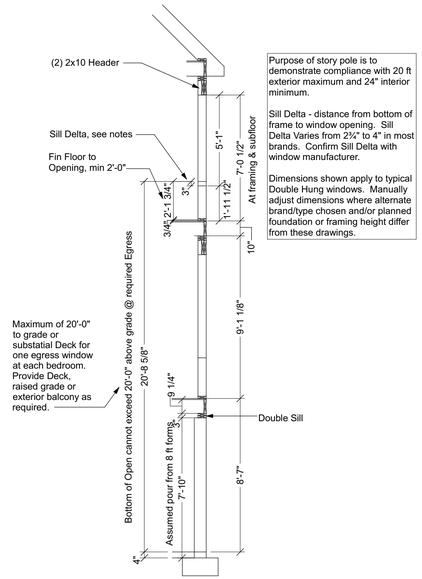
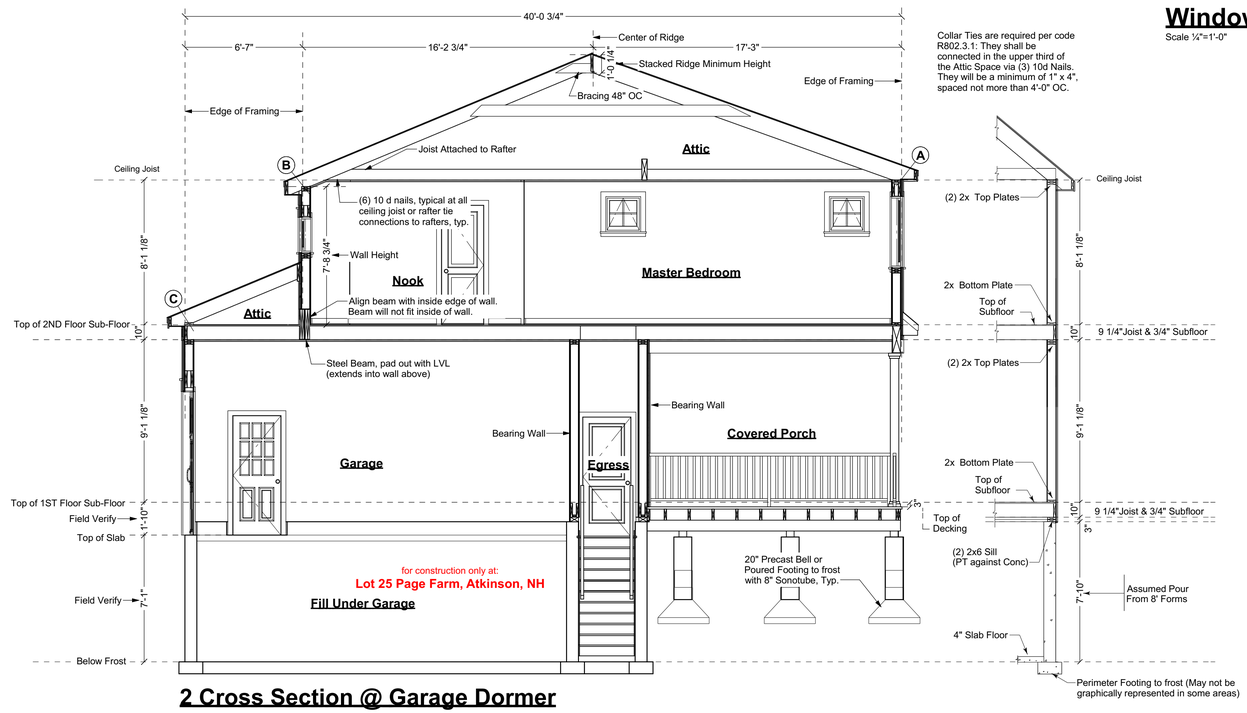


1 Cross Section @ Garage



Window Story Pole

Scale ¼"=1'-0"



2 Cross Section @ Garage Dormer

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Atkinson, NH

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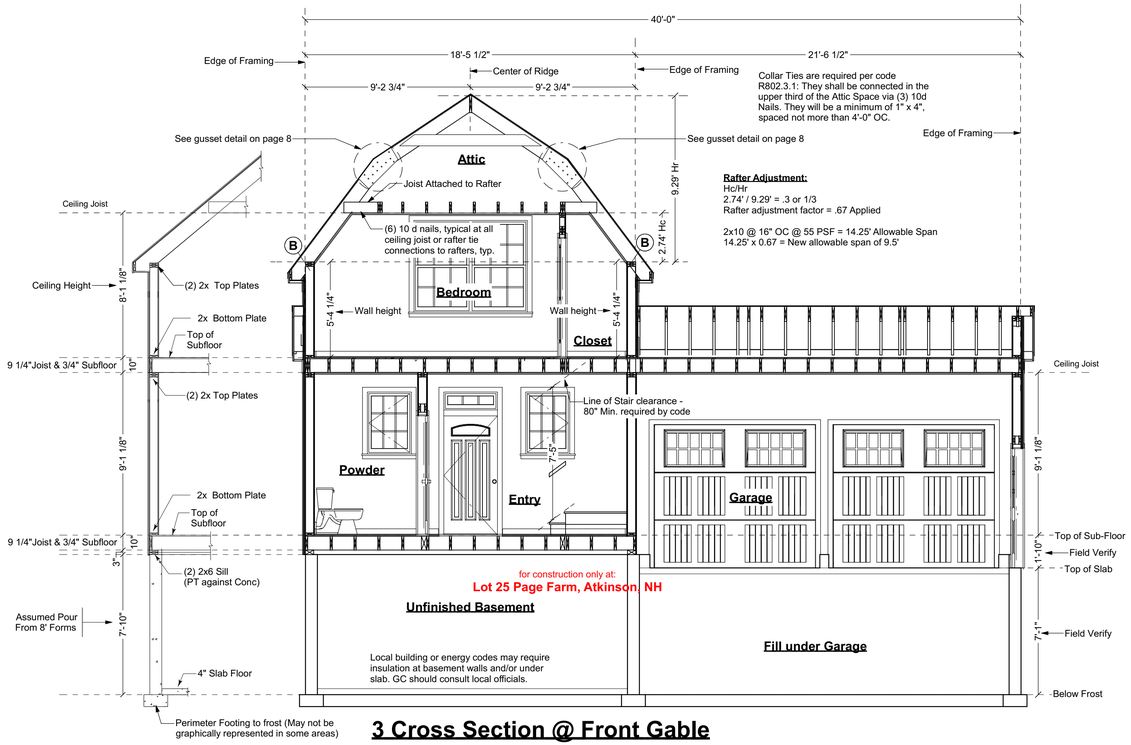
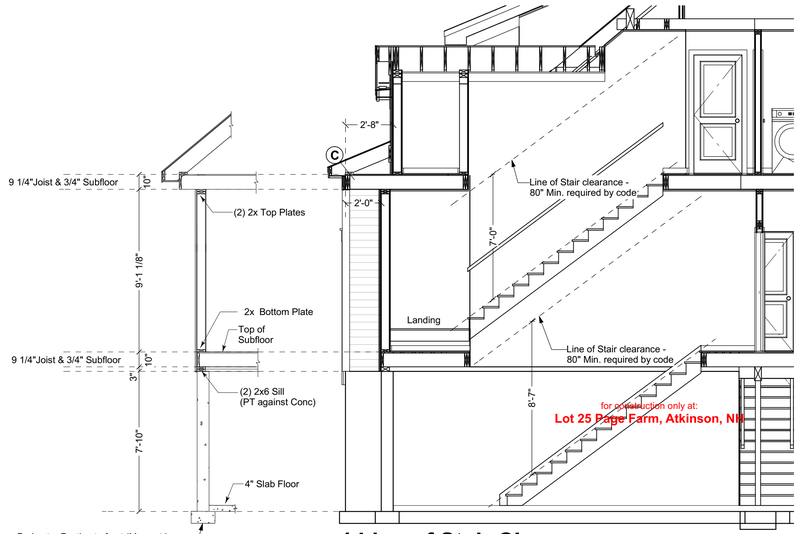
C:\Users\Fred\Desktop\CD 918.124.v3 GL 2909 Giselle 40x40 - 25 Page Farm layout

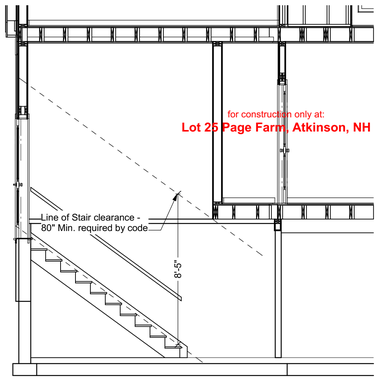


3 Cross Section @ Front Gable

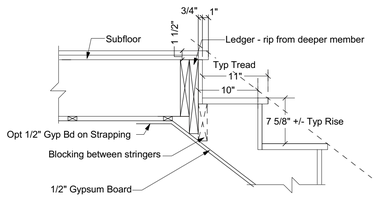


4 Line of Stair Clearance

Clearances shown do not assume insulation under the basement slab. If that insulation is added to meet local energy codes, adjust stairs as needed, see Detail T2 for framing adjustment to gain addition headroom.



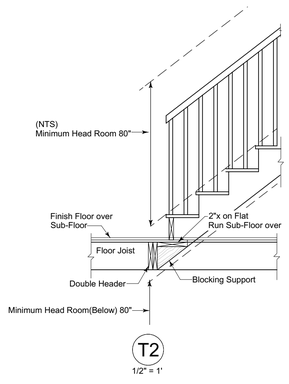
Line of Stair Clearance (Egress)



Detail shows assumptions used for framing plan RO
Framer may adjust to suit different head support methods

Top of Carriage (C)

Scale: 1" = 1'-0"



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Giselle 40x40
Lot 25 Page Farm
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Method PFG: Portal frame at garage door openings shall be constructed in accordance with Figure R602.10.6.3. Note this method is allowed on either side of garage door openings.

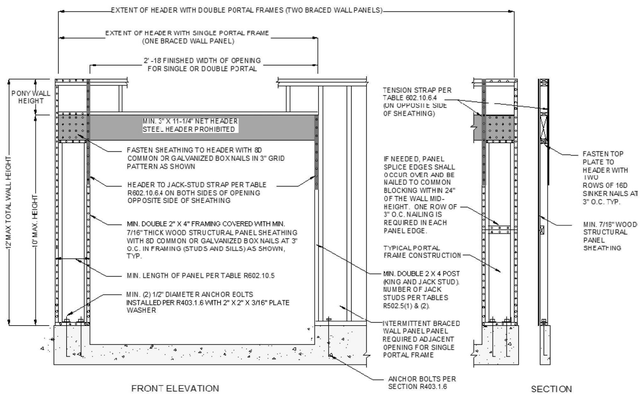


FIGURE R602.10.6.3
METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C

TABLE R602.10.6.4

TENSION STRAP CAPACITY FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHODS PFH, PFG AND CS-PF BRACED WALL PANELS

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WIDTH (feet)	TENSION STRAP CAPACITY REQUIRED (pounds)[a, b]					
				Ultimate Design Wind Speed V_{ult} (mph)					
				110	115	130	110	115	130
				Exposure B			Exposure C		
2 × 4 No. 2 Grade	0	10	18	1,000	1,000	1,000	1,000	1,000	1,050
	1	10	9	1,000	1,000	1,000	1,000	1,000	1,750
			16	1,000	1,025	2,050	2,075	2,500	3,950
			18	1,000	1,275	2,375	2,400	2,850	DR
	2	10	9	1,000	1,000	1,475	1,500	1,875	3,125
			16	1,775	2,175	3,525	3,550	4,125	DR
			18	2,075	2,500	3,950	3,975	DR	DR
	2	12	9	1,150	1,500	2,650	2,675	3,175	DR
			16	2,875	3,375	DR	DR	DR	DR
			18	3,425	3,975	DR	DR	DR	DR
	4	12	9	2,275	2,750	DR	DR	DR	DR
			12	3,225	3,775	DR	DR	DR	DR
2 × 6 Stud Grade	2	12	9	1,000	1,000	1,700	1,700	2,025	3,050
			16	1,825	2,150	3,225	3,225	3,675	DR
			18	2,200	2,550	3,725	3,750	DR	DR
	4	12	9	1,450	1,750	2,700	2,725	3,125	DR
			16	2,050	2,400	DR	DR	DR	DR
			18	3,350	3,800	DR	DR	DR	DR

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.

a. DR = Design Required.

b. Straps shall be installed in accordance with manufacturer's recommendations.

R602.10.4 Construction methods for braced wall panels

Intermittent and continuously sheathed braced wall panels shall be constructed in accordance with this section and the methods listed in Table R602.10.4.

TABLE 91.5.602.10.4

BRACING METHODS[f]

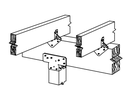
METHODS, MATERIAL		MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA[a]	
				Fasteners	Spacing
Intermittent Bracing Method	**PFG** Portal frame at garage	15/32"		See Section R602.10.6.3	See Section R602.10.6.3
Continuous Sheathing Methods	**CS-WSP** Continuously sheathed wood structural panel	15/32"		Exterior sheathing per Table R602.3(3)	6" edges 12" field
				Interior sheathing per Table 91.5.602.3(1) or 91.5.602.3(2)	Varies by fastener

Shear Wall Details

Not to Scale

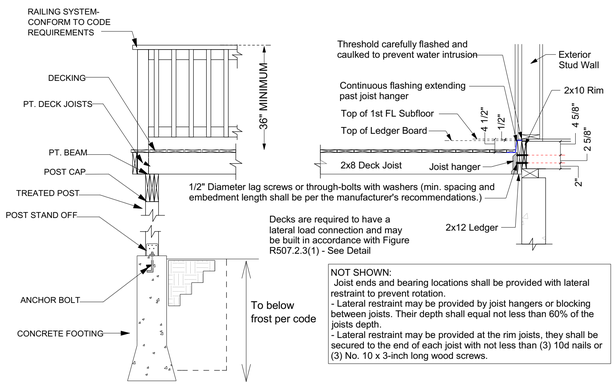
Notes:

- See plans for locations where shear panels are required.
- Details shown here are for one method and for typical conditions. An alternate shear method allowed per code or approved by the code officer may be substituted.
- Note that if sheathing is to be used as wall bracing all vertical joints in required braced wall panels must be blocked. [2015 IRC section R602.10.10]



SIMPSON STRONG-TIE ACH WITH TWO H1'S

POST CAP & JOIST ATTACHMENT



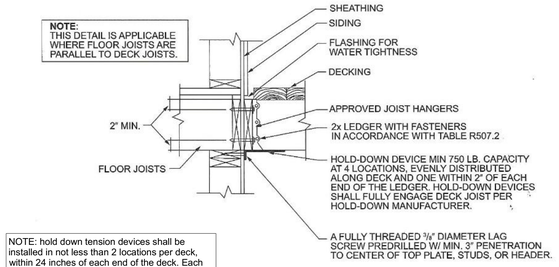
NOT SHOWN:
Joist ends and bearing locations shall be provided with lateral restraint to prevent rotation.
- Lateral restraint may be provided by joist hangers or blocking between joists. Their depth shall equal not less than 60% of the joists depth.
- Lateral restraint may be provided at the rim joists, they shall be secured to the end of each joist with not less than (3) 10d nails or (3) No. 10 x 3-inch long wood screws.

POST CAP

POST STAND OFF

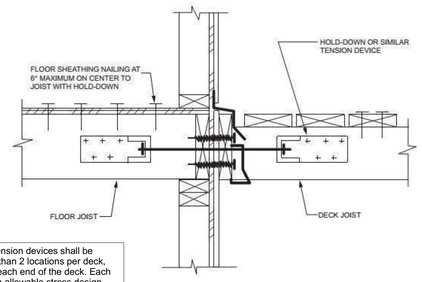
Deck Ledger Attachment Detail for Step Down

Scale: 1/2" = 1'-0"



NOTE: hold down tension devices shall be installed in not less than 2 locations per deck, within 24 inches of each end of the deck. Each device shall have an allowable stress design capacity of not less than 1,500 lbs.

FIGURE R507.2.3(2)
DECK ATTACHMENT FOR LATERAL LOADS

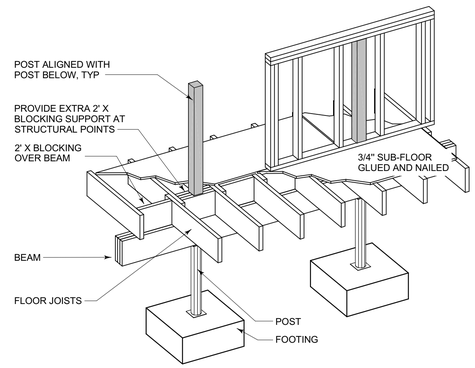


NOTE: hold down tension devices shall be installed in not less than 2 locations per deck, within 24 inches of each end of the deck. Each device shall have an allowable stress design capacity of not less than 1,500 lbs.

FIGURE R507.2.3(1)
DECK ATTACHMENT FOR LATERAL LOADS

Follow manufacturer's instructions both for installation of joist hangers to joist and to beam. The illustration below, by Simpson Strong Tie, is provided as a courtesy. Consult their full manual for acceptable fastener sizes and other important instructions.

SHORT NAILS Do not use short (1½") nails for double shear nailing.



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Atkinson, NH

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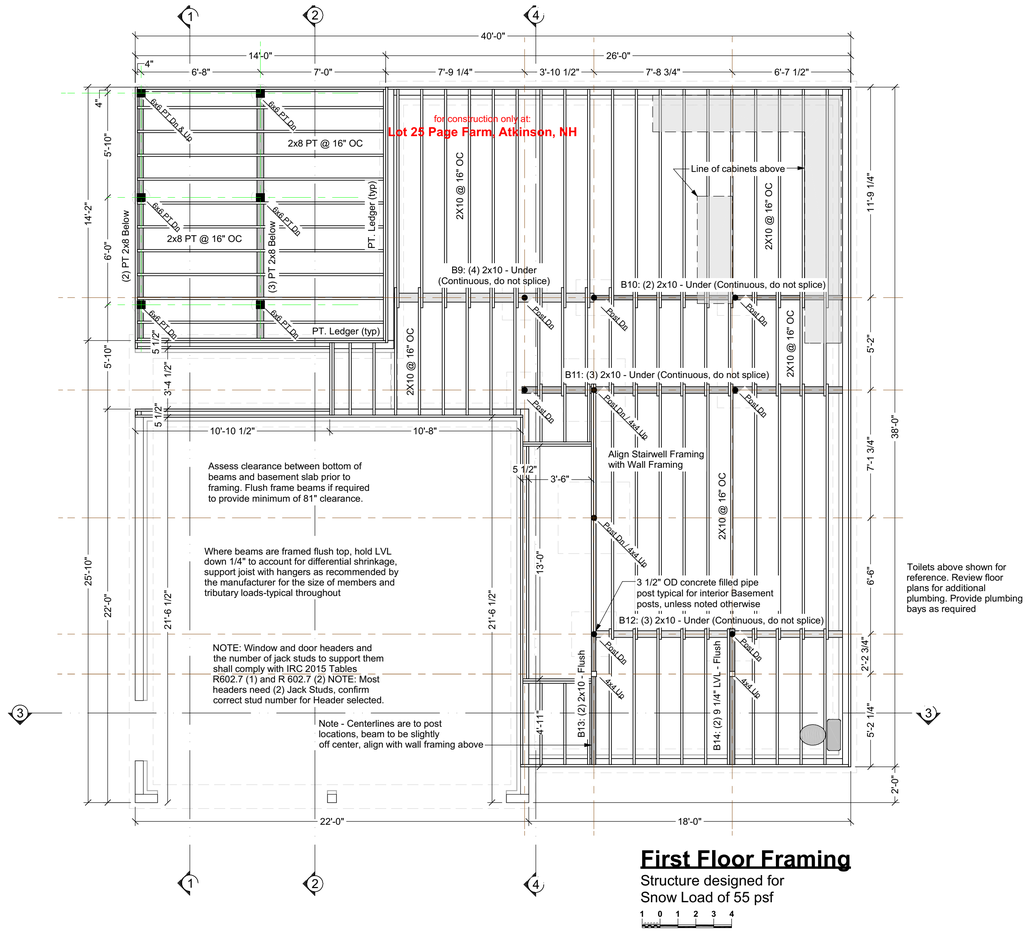
Wood Framing Notes:

1. All structural wood shall be identified by a grade mark or certificate of inspection by a recognized inspection agency.
2. Structural wood shall be Spruce-Pine-Fir (SPF) #2 or better.
3. When used, LVL or PSL indicate Laminated Veneer Lumber or Parallel Strand Lumber, respectively. Products used shall equal or exceed the strength properties for the size indicated as manufactured by TrusJoist.
4. When used, TJI indicates wood I-joists as manufactured by TrusJoist. Products of alternate manufacturers may be substituted provided they meet or exceed the strength properties for the member specified.
5. All floor joists shall have bridging installed at mid-span or at 8'-0" oc maximum.
6. Floor systems are designed for performance with subfloor glued and screwed.
7. Per code R502.6.1 Floor joists splicing over bearing walls allowed, shall lap a min 3" over walls and shall be nailed together with a minimum of (3) 10d face nails. Also permitted is a wood or metal splice with strength equal to or greater than that provided by the nailed lap.
8. Per code R802.3.2 Ceiling joists splicing over bearing walls is allowed, shall lap a min 3" or butted over bearing partitions or beams and toenailed to the bearing member. Where ceiling joists are used to provide resistance to rafter thrust, lapped joists shall be nailed together in accordance with Table R802.5.1(9), and butted joists shall be tied together in a manner to resist such thrust. Joists that do not resist thrust shall be permitted to be nailed together in accordance with Table R602.3(1).
9. Provide blocking in the floor at structural points. Blocking may be 2x's or solid, but must have grain of wood vertical.
10. All wood permanently exposed to the weather, in contact with concrete or in contact with the ground shall meet code requirements for wood in these environments.
11. Deck ledgers shall be securely attached to the structure and/ or independently supported. Deck lateral load connection required see IRC 2015 Section R507.2.4
12. Wherever beams are noted as Flush framed, install joist hangers at all joists, sized appropriately for the members being connected.
13. Support the lower end of roof beams via minimum 2" horizontal bearing on a post, ledger or via an appropriately sized and configured hanger.
14. The ends of each joist, beam or girder shall have not less than 1.5" of bearing on wood or metal and not less then 3" on masonry or concrete except where supported on a 1" x 4" ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.
15. Post caps where required are typically calculated by supplier using weights based on these framing plans. Contact Art Form if additional information is needed.
16. Hangers, post caps, post bases, ties and other connectors shall be as manufactured by Simpson Strong Tie, as designed to connect the members shown, and shall be installed per manufacturer's instructions.

Prefabricated Wood Trusses

1. Where trusses are indicated on the drawings, truss design shall be provided by truss manufacturer.
2. Trusses shall be designed in accordance with applicable provisions of the latest edition of the National Design Specifications for Wood Construction (NDS), American Forst and Paper Association (APA), and Design Specifications for Metal Plate Connected Wood Trusses (ANSI/TPI 1), Truss Plate Institute (TPI) and code of jurisdiction.
3. Manufacturer shall furnish design drawings bearing seal and registration number of a structural engineer licensed in the state where project will be built.



First Floor Framing

Structure designed for
Snow Load of 55 psf

1 0 1 2 3 4

Built-up Beams:
Unless otherwise noted, connect multiple 1 3/4" ply beams as follows:
3 ply & up, fasteners are per side

(2) 9 1/4" LVL:
- Flush framed
  - (2) rows 3 3/8" TrussLock @ 24" oc, or
  - (2) rows SDS 1/4x3 1/2 @ 24" oc
- Framed under (2) rows 10d nails @ 24" oc

(2) 11 1/4" LVL:
- Flush framed
  - (2) rows 3 3/8" TrussLock @ 19.2" oc, or
  - (2) rows SDS 1/4x3 1/2 @ 19.2" oc
- Framed under (2) rows 10d nails @ 24" oc

(2) 16" LVL or greater:
- Flush framed
  - (3) rows 3 3/8" TrussLock @ 19.2" oc, or
  - (3) rows SDS 1/4x3 1/2 @ 19.2" oc
- Framed under (2) rows 10d nails @ 24" oc

(3) 9 1/4" LVL:
- Flush framed
  - (2) rows 3 3/8" TrussLock @ 19.2" oc, or
  - (2) rows SDS 1/4x3 1/2 @ 19.2" oc
- Framed under (2) rows 10d nails @ 24" oc

(3) 11 1/4" LVL:
- Flush framed
  - (2) rows 3 3/8" TrussLock @ 16" oc, or
  - (2) rows SDS 1/4x3 1/2 @ 16" oc
- Framed under (2) rows 10d nails @ 24" oc

(3) 14" LVL:
- Flush framed
  - (3) rows 3 3/8" TrussLock @ 16" oc, or
  - (3) rows SDS 1/4x3 1/2 @ 16" oc
- Framed under (2) rows 10d nails @ 24" oc

(3) 16" LVL or greater:
- Flush framed
  - (3) rows 3 3/8" TrussLock @ 16" oc, or
  - (3) rows SDS 1/4x3 1/2 @ 16" oc
- Framed under (2) rows 10d nails @ 24" oc

(4) 9 1/4" LVL:
- Flush framed
  - (2) rows 5" TrussLock @ 16" oc, or
  - (2) rows SDS 1/4x6 @ 16" oc
- Framed under (2) rows 10d nails @ 24" oc

(4) 11 1/4" LVL:
- Flush framed
  - (2) rows 5" TrussLock @ 16" oc, or
  - (2) rows SDS 1/4x6 @ 16" oc
- Framed under (2) rows 10d nails @ 12" oc

(4) 16" LVL or greater:
- Flush framed
  - (3) rows 5" TrussLock @ 16" oc, or
  - (3) rows SDS 1/4x6 @ 16" oc
- Framed under (2) rows 10d nails @ 12" oc

Beam Substitutions:

(2) 9 1/4" LVL may replace a double or triple 2x10 beam. No other substitutions are allowed. Conventional lumber beams MAY NOT be substituted for LVL beams by any "rule of thumb". Substitutions must be calculated by either Artform or a structural engineer. If calculated by a structural engineer, provide stamped plans and/or calculations.

We specify LVL beams as built up members to allow framers to use existing stock. You may substitute single piece LVLs of equivalent overall size for built-up members, unless otherwise noted.

Built-up members MAY NOT replace single piece LVL's where specified.

Where a beam of 1 3/4" or less in width is specified as framed under, either brace at 48" or double member for lateral stability.

Notes: Beam & Joist Sizing

1. Our beams sizes often differ from prescriptive code, because our designs are rarely the old style box colonial or cape with a center bearing wall upon which prescriptive code is based. We size our beams via calculations for this specific design, which may carry those loads separately via second floor beams and/or roof transfer beams. Beam or joist sizes, types and/or spacing may not be reduced or alternates substituted without our express permission.
2. Walls intended to be bearing are labeled as such. This information is provided to aid code officer in understanding the framing. It does not indicate permission to add loads to those walls, or any other walls.
3. Framing is sized for normal residential conditions. Contact Artform if additional loads are anticipated, including but not limited to waterbeds, large fish tanks, indoor hot tubs, multiple framed soffits or coffers.
4. In states where the designer is a licensed architect, (NH, MA, ME, CT & NY as of the date of issue) we are happy to stamp our drawings at no additional charge. In other states we are happy to provide calculations. Administration fees apply with provision of calculations. Code officer is encouraged to call with any questions about our methodology.

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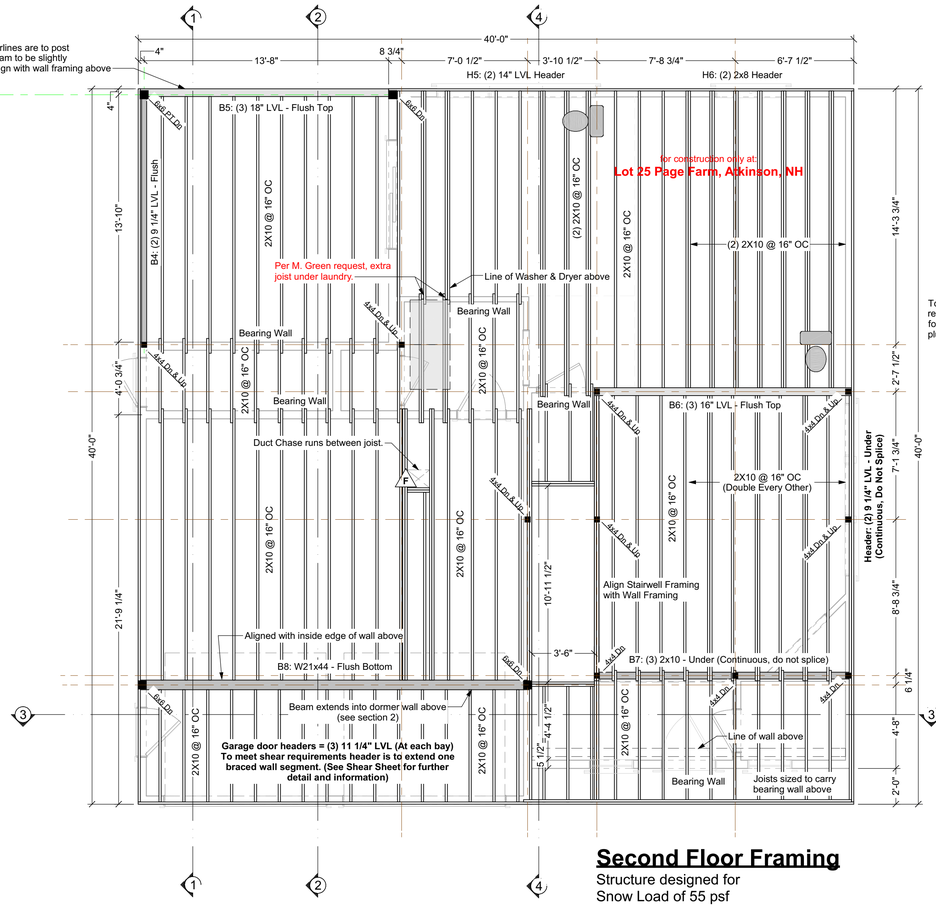
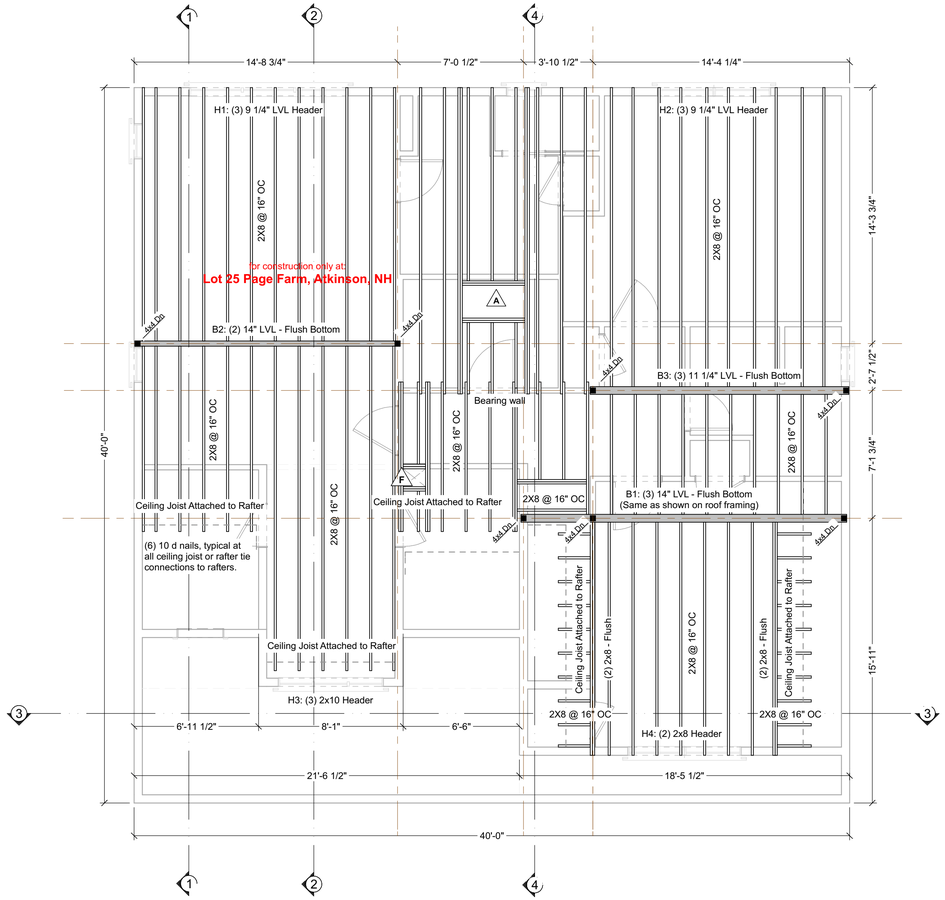


Second Floor Framing

Structure designed for
Snow Load of 55 psf

1 0 1 2 3 4



Ceiling Framing

Structure designed for
Snow Load of 55 psf

1 0 1 2 3 4

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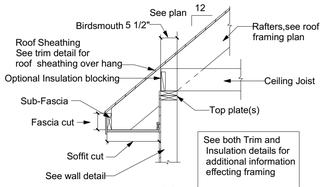

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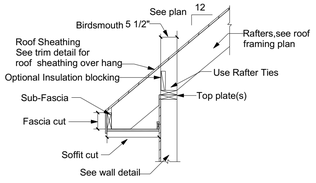
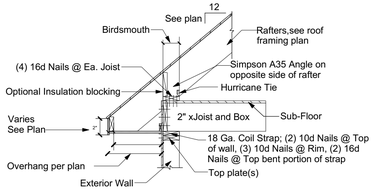


B



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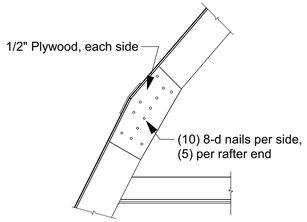
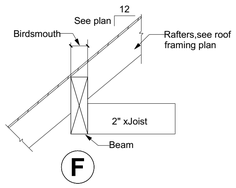


Gusset Detail



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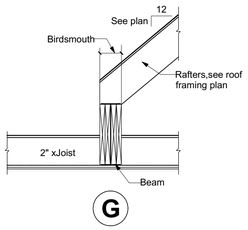

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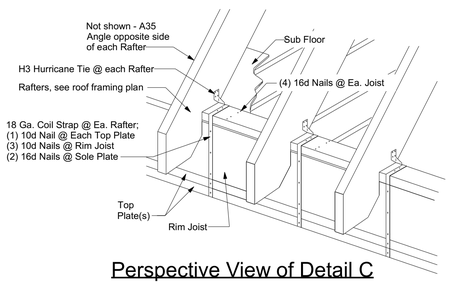
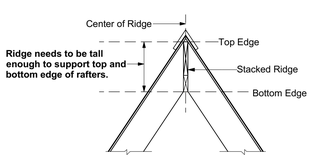
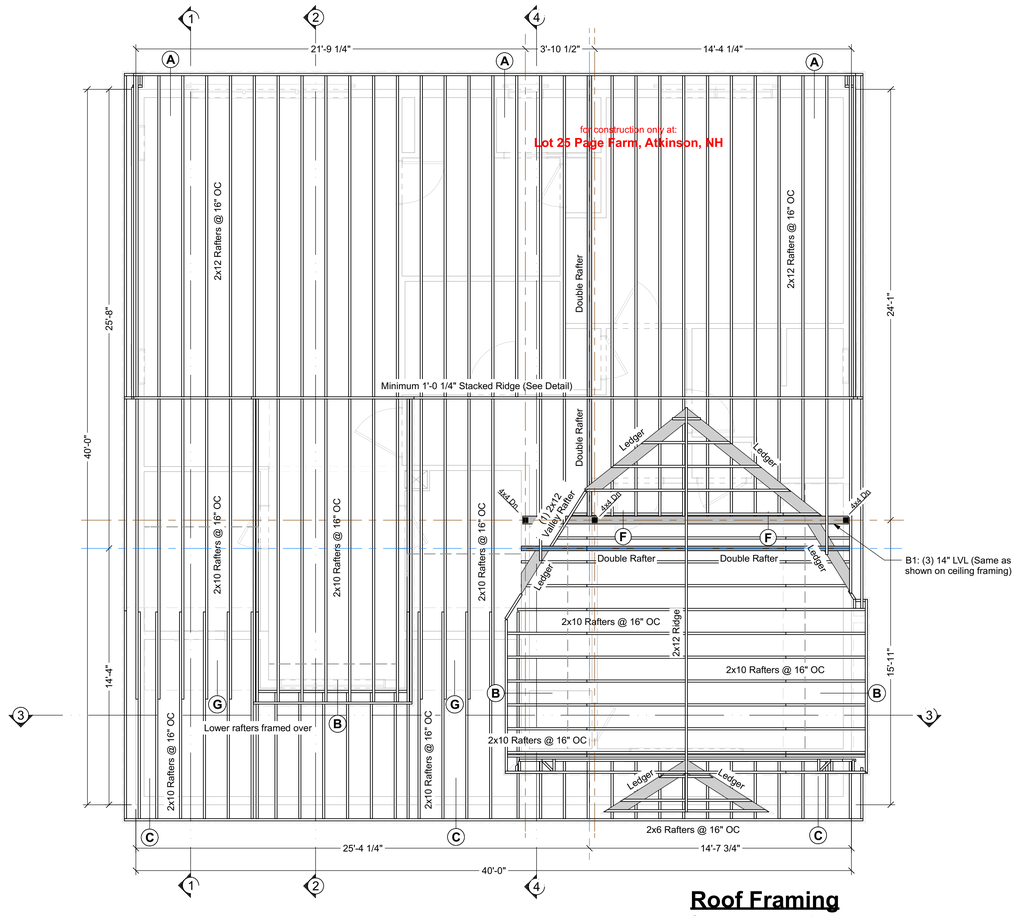


Perspective View of Detail C



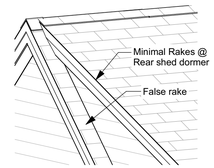
Stacked Ridge Detail



Roof Framing

Structure designed
for Snow Load of 55 psf
Provide Hurricane ties per code

1 0 1 2 3 4



Alternate:
12" False Rake and a 6" Shed Dormer Rake

Artform Home Plans

AFHP Design # 918.124.v3 GL

Giselle 40x40
Lot 25 Page Farm
Atkinson, NH

10

1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 4/23/2020, drawn by ACJ

Issued for:
Construction

...

Project #47388.11

DRAINAGE ANALYSIS

F O R

The Peverly Hill Road Condominiums

86 Peverly Hill Road
Portsmouth, NH
Rockingham County

Tax Map 242, Lot 4

Month April 19, 2021

Prepared By:

TFM Since 1968

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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Contents

Table of Figures

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1.0 - SUMMARY & PROJECT DESCRIPTION

The project includes the development of a 56-Unit PUD on 83 Peverly Hill Road, Portsmouth, NH. The existing Tax Map 242 Lot 6 is approximately 4,604,509 sf / 105.7 Acres and currently contains one residential building. The site is within the Single Residence A (SRA) & Single Residence B (SRB) Zoning district is adjacent to a Calvary Cemetery to the North and a wetland to the south. The majority of the buildings on Peverly Hill Road are residential and the surrounding area consists of residential neighborhoods.

The proposed project is to construct 56 single-family unit condominium. Associated improvements include and are not limited to access, grading, utilities, stormwater management system, lighting, and landscaping. The project proposes 56 homes and a public road for access. The 56 buildings and roadway total 252,834 sf / 5.8 acres of impervious area with approximately 775,754 sf / 17.8 acres of disturbance to facilitate the development, this is approximately 5% effective impervious cover. Aside from the 17.8 acres of disturbance, the approximately 87.9 remaining acreage is to be held in a conservation easement. A path is to be constructed connecting the neighborhood with the existing bike path that is under development along the Boston and Main Railroad Tracks.

This analysis has been completed to verify the project will not pose adverse stormwater effects on-site and off-site. Compared to the pre-development conditions, the post-development stormwater management system has been designed to reduce peak runoff rates, reduces runoff volume, reduces the risk of erosion and sedimentation, and improves stormwater runoff quality. In addition, Best Management Practices employed to formulate a plan that assures stormwater quality both during and after construction. The following summarizes the findings from the study.

2.0 - CALCULATION METHODS

The design storms analyzed in this study are the 2-year, 10-year, and 50-year 24-hour storm events. The software program, HydroCAD version 10.00[1] was utilized to calculate the peak runoff rates from these storm events. The program estimates the peak rates using the TR-20 method. A Type III storm pattern was used in the model. Rainfall frequencies for the analyzed region were also incorporated into the model. Rainfall frequencies from the higher of the Extreme Precipitation Rates from Cornell University's Northeast Regional Climate Center (see Appendix A) were used to determine the storm-event intensities, see Table 1. The site lies withing the Great Bay Region, and the rainfalls were increased to take this into account. Design standards were taken from the New Hampshire Stormwater Manual, December 2008[2].

	24-HOUR RAINFALL RATES		
Storm-Event (year)	Cornell University Rainfall (in)	Factor of Increase For the Great Bay Region	Design Rainfall (in)
2	3.22	115%	3.70
10	4.89	115%	5.62
50	7.43	115%	8.54

[1] HydroCAD version 10.00, HydroCAD Software Solutions LLC, Chocorua, NH, 2013.
[2] New Hampshire Stormwater Manual: Volume One - Stormwater and Antidegradation, December 2008; Volume Two - Post-Construction Best Management Practices Selection and Design, December 2008; Volume Three - Erosion and Sediment Controls During Construction, December 2008.

Table 1 – 24-Hour Rainfall Rates

Time of Concentration is the time it takes for water to flow from the hydraulically most remote point in the watershed (with the longest travel time) to the watershed outlet. This time is determined by calculating the time it takes runoff to travel this route under one of three hydrologic conditions: sheet flow, shallow concentrated flow, or channel flow. Because the Intensity-Duration-Frequency (IDF) curve is steep with short TC's, estimating the actual intensity is subject to error and overestimates actual runoff. Due to this, the TC's are adjusted to a minimum of 6 minutes.

3.0 – EXISTING SITE CONDITIONS

The soils within the proposed area of disturbance are identified in accordance with the Site-Specific Soil Survey (see Existing Conditions detail and soil locations). The Site-Specific Soil Survey identifies the soils within the disturbed project area as primarily Newfields sandy loam (HSG B), Hoosic gravelly loamy sand (HSG A), Deerfield loamy sand (HSG B) and Canton sandy loam (HSG B). Hydrologic Soil Group A is classified as having low runoff potential and Hydrologic Soil Group B is classified as moderately low runoff potential.

All other areas that contribute runoff to the project site are composed of Boxford silt loam (HSG C), Scitico silt loam (HSG C), Walpole sandy loam, (HSG C). Hydrologic Soil Group C is classified as having moderately high runoff potential when thoroughly wet.

Offsite soils draining onto the site are classified by the Natural Resource Conservation Service (NRCS) as Scitico Silt Loam (HSG C/D), Eldridge Fine Sandy Loam (HSG C/D), Maybid Silt Loam (HSG C/D), Deefield Loamy Fine Sand (HSG A), Pennichuck Channery Very Fine Sand Loam (HSG C), Natchaug Mucky Peat (HSG B/D), Hoosic Gravelly Fine Sandy Loam (HSG A) and Squamscott Fine Sandy Loam (HSG C/D). In dual group classifications, the first letter is for drained areas while the second is for un-drained areas.

4.0 - PRE-DEVELOPMENT CONDITIONS

The pre-development condition is characterized by six watersheds. Pre-development subcatchment areas are depicted on the attached plan entitled "Pre-Development Drainage Map," Sheet D-01 in.

Stormwater runoff from the site that does not infiltrates into the soil, drains into the wetland along the south side of the property (EPOI-1, EPOI-2, EPOI-3 and EPOI-5). A small portion, along the northern edge of the property, drains into the woodlands on the abutting property (EPOI-4 and EPOI-6).

In the pre-development condition, the total impervious area is 78,390 sf over a total drainage analysis area of 775,754 sf.

5.0 - POST-DEVELOPMENT CONDITIONS

The post-development condition is characterized by six watershed divided into many subcatchment areas. Post-development subcatchment areas are depicted on the attached plan entitled "Post-Development Drainage Map," sheet D-02.

In the post-development condition, the total impervious area is 335,600 sf over a total drainage analysis area of 775,754 sf. Impervious area from the project consists 56 single-family residential buildings, 2925 lf of roadway and associated improvements. Two bioretention areas

and one subsurface gravel wetland are proposed to treat and mitigate the stormwater runoff from the impact of the new impervious area from the proposed development.

The proposed project will reduce peak rates of runoff compared to existing conditions for all storm events, in accordance with AoT regulations and City stormwater regulations. Additionally, per NHDES, the 2-year 24-hour storm will not result in an increased peak flow rate or volume from the pre-development to post-development condition. There will be no adverse effects on the abutting properties from the proposed stormwater management system.

Appendices B and D summarizes all 24-hour storm events for pre- and post-development drainage calculations using HydroCAD analysis. Appendices C and E provide a full summary of the 10-year, 24-hour storm for the pre- and post-development drainage calculations using HydroCAD analysis.

6.0 – REGULATORY COMPLIANCE

The project shall meet the stricter of the stormwater standards identified in the New Hampshire Department of Environmental Services (DES) Env-Wq 1500 Alteration of Terrain Regulations and City/Town stormwater management regulations.

6.1 – ALTERATION OF TERRAIN (AOT) CRITERIA

The following regulatory requirements are provided to show the project conformance to the applicable criteria of the NHDES Env-Wq 1500 Alteration of Terrain Regulations which include and are not limited to the following:

Env-Wq 1507.03(a) Pollutant Discharge Minimization Requirements: Stormwater treatment practices described in Env-Wq 1508.03 through Env-Wq 1508.10 shall be acceptable methods for minimizing pollutant discharges to surface waters.

Stormwater is treated using an infiltration practice, specifically a subsurface infiltration basin. The subsurface infiltration basins are designed in accordance with the applicable criteria of Env-Wq 1508.06 as follows:

Per 1508.06(e), the volume of the practice shall be large enough to contain the WQV without depending on infiltration. Refer to the corresponding BMP Worksheet in Section 12 for verification.

Per 1508.06(f), the practice completely drains the WQV within 72 hours or less. Refer to the corresponding BMP Worksheet in Section 12 for verification.

Env-Wq 1507.03(c) Pollutant Discharge Minimization Requirements: Stormwater treatment practices shall be designed with infiltration rates in accordance with Env-Wq 1504.14

Per 1508.06(a), the design infiltration rate of underlaying native soil was considered in accordance with Env-Wq 1504.14. The design infiltration rate for each subsurface infiltration basin is the average from each infiltration test in each basin. Refer to the Infiltration Feasibility Report.

Env-Wq 1507.03(e) Pollutant Discharge Minimization Requirements: Stormwater treatment practices shall be designed for the WQV/WQF, calculated in accordance with Env-Wq 1504.10 and Env-Wq 1504.11.

The regulation is met. Refer to the corresponding BMP Worksheets.

Env-Wq 1507.04(a) Groundwater Recharge Requirements: The proposed development shall reduce to the maximum extent practicable by using groundwater recharge practices as described in Env-Wq 1508.16.

The regulation is met. Refer to the corresponding BMP Worksheet in Section 12 for verification.

Env-Wq 1507.04(c) Groundwater Recharge Requirements: Design Infiltration rates for groundwater recharge practices shall be determined in accordance with Env-Wq 1504.14.

Design infiltration rates were obtained per Ksat testing using a Guelph Permeameter (Amoozemeter) per Env-Wq 1504.14(d). The design infiltration rate for each subsurface infiltration basin is the average from each infiltration test in each basin. Refer to the Infiltration Feasibility Report in Section 16 for verification.

Env-Wq 1507.05 Channel Protection Requirements: The 2-year 24-hour post development peak rate shall not exceed the pre-development peak flow rate for all flows leaving the site and the conditions of Env-Wq 1507.05(b), Env-Wq 1507.05(b)(2), or Env-Wq 1507.05(b)(3).

The 2-year 24-hour post development peak rate and volume is less than the pre-development rate per Env-Wq 1507.05(b)(1)(a). Refer to 5.0 Post Development Conditions.

Env-Wq 1507.06 Control Peak Runoff: The 10-year and 50-year 24-hour post development peak rate shall not exceed the pre-development peak flow rate for all flows leaving the site.

The regulation is met. Refer to Table 2 for peak discharge rate comparison.

7.0 – BEST MANAGEMENT PRACTICES

Best Management Practices will be developed in accordance with the *New Hampshire Stormwater Manual, Volumes Two and Three, December 2008*[3] to formulate a plan that assures stormwater quality both during and after construction. The intent of the outlined measures is to minimize erosion and sedimentation during construction, stabilize and protect the site from erosion after construction is complete and mitigate any adverse impacts to stormwater quality resulting from development. Best Management Practices for this project include:

- Temporary practices to be implemented during construction.

- Permanent practices to be implemented after construction.

7.1 – TEMPORARY PRACTICES

1. Erosion, sediment, and stormwater detention measures must be installed as directed by the engineer.
2. All disturbed areas, as well as loam stockpiles, shall be seeded and contained by a silt barrier.

[3] New Hampshire Stormwater Manual: Volume One - Stormwater and Antidegradation, December 2008; Volume Two - Post-Construction Best Management Practices Selection and Design, December 2008; Volume Three - Erosion and Sediment Controls During Construction, December 2008.

3. Silt barriers must be installed prior to any construction commencing. All erosion control devices including silt barriers and storm drain inlet filters shall be inspected at least once per week and following any rainfall. All necessary maintenance shall be completed within twenty-four (24) hours.
4. Any silt barriers found to be failing must be replaced immediately. Sediment is to be removed from behind the silt fence if found to be one-third the height of the silt barrier or greater.
5. Any area of the site, which has been disturbed and where construction activity will not occur for more than twenty-one (21) days, shall be temporarily stabilized by mulching and seeding.
6. No construction materials shall be buried on-site.
7. After all areas have been stabilized, temporary practices are to be removed, and the area they are removed from must be smoothed and revegetated.
8. Areas must be temporarily stabilized within 14 days of disturbance or seeded and mulched within 3 days of final stabilization.
9. After November 15th, incomplete driveways or parking areas must be protected with a minimum of 3" of crushed gravel, meeting the standards of NHDOT item 304.3.
10. An area shall be considered stable if one of the following has occurred:
    a) Base course gravels are installed in areas to be paved.
    b) A minimum of 85% vegetated growth has been established.
    c) A minimum of 3" of non-erosive material such as stone or rip rap has been installed.
    d) Erosion control blankets have been properly installed.

7.2 – PERMANENT PRACTICES

The objectives for developing permanent Best Management Practices for this site include the following:

1. Maintain existing runoff flow characteristics.
    a) Drainage is structured to minimize any offsite increase in runoff
2. Treatment BMP's are established to ensure the water quality.
3. Maintenance schedules are set to safeguard the long term working of the stormwater BMP's.

A Stormwater Management Operations & Maintenance Manual is provided to ensure the proper functioning of the system over time.

7.3 – BEST MANAGEMENT PRACTICE EFFICIENCIES

Appendix E of Volume 2 of the New Hampshire Stormwater [4] lists the pollutant removal efficiencies of various BMP's. All proposed BMP's meet all state and City requirements for

[4] New Hampshire Stormwater Manual: Volume One - Stormwater and Antidegradation, December 2008; Volume Two - Post-Construction Best Management Practices Selection and Design, December 2008; Volume Three - Erosion and Sediment Controls During Construction, December 2008.

total suspended solids (TSS) and pollutant removal, Total Nitrogen (TN), and Total Phosphorous (TP).

Bioretention Systems have a 90% TSS removal efficiency, 65% TN removal efficiency, and 65% TP efficiency.

Gravel Wetlands have a 95% TSS removal efficiency, 85% TN removal efficiency, and 64% TP efficiency. Gravel Wetlands have the have the highest removal rating for total nitrogen. The surface of the wetland creates an aerobic zone allowing nitrification of the organic nitrogen and plant debris, and the rock area under the wetland soil allows for an anaerobic zone causing denitrification of the stormwater, releasing nitrogen gas back into the atmosphere.

Bioretention Area #1 and Gravel Wetland #1 both use sediment forebays to pretreat the stormwater. Bioretention Area #2 only receives impervious runoff from roofs and not pretreatment is required. The pretreatment areas help to settle sediment and prevent clogging of treatment areas.

7.3.1 – LID PRACTICES

Gravel Wetlands and Bioretention Areas are both Low Impact Design. The goal of LID systems is to mimic a site's precondition hydrology by infiltrating, filtering, storming, evaporating and detaining stormwater but use of natural landscape features. These treatments filter and detain the stormwater. They use natural processes, such as soil filtration, evapotranspiration (from the plants in the system) and anaerobic and aerobic treatment of stormwater. The detain the stormwater and release it to mimic the predevelopment storm flows.

9.0 – CONCLUSION

The proposed stormwater management system will treat, infiltrate, and mitigate the runoff generated from the proposed development and provide protection of groundwater and surface waters as required through the Alteration of Terrain Bureau and City stormwater management regulations. The project has been designed in accordance with NHDES and City regulations. There is little change in the flow characteristics of the site. The proposed project has been designed to pose no adverse effects on surrounding properties.

Respectfully,
TFMoran, Inc.

Jack McTigue, PE, CPESC
Project Manager

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APPENDIX A – EXTREME PRECIPITATION RATES

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APPENDIX B – PRE-DEVELOPMENT CALCULATIONS

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APPENDIX C – PRE-DEVELOPMENT CALCULATIONS (10-YEAR STORM EVENT)

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APPENDIX D – POST-DEVELOPMENT CALCULATIONS

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APPENDIX E – POST-DEVELOPMENT CALCULATIONS (10-YEAR STORM EVENT)

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PEVERLY HILL ROAD CONDOMINIUMS

PEVERLY HILL ROAD
PORTSMOUTH, NEW HAMPSHIRE

APRIL 19, 2021

GENERAL INFORMATION

OWNER
MAP 242 LOT 4
STOKEL SB & NA TRUST 37.5% INT,
PHILIP J 25% INT
83 PEVERLY HILL RD
PORTSMOUTH, NH 03801

APPLICANT/PREPARED FOR
GREEN AND COMPANY REAL ESTATE
11 LAFAYETTE RD
NORTH HAMPTON, NH 03868

RESOURCE LIST

PLANNING/ZONING DEPARTMENT
1 JUNKINS AVE
PORTSMOUTH, NH 03801
603-610-7216

BUILDING DEPARTMENT
1 JUNKINS AVE
PORTSMOUTH, NH 03801
603-610-7243
ROBERT MARSILIA,
CHIEF BUILDING INSPECTOR

PUBLIC WORKS
600 PEVERLY HILL RD
PORTSMOUTH, NH 03801
603-472-1530
PETER RICE, PUBLIC WORKS DIRECTOR

POLICE DEPARTMENT
3 JUNKINS AVE
PORTSMOUTH, NH 03801
603-427-1510
MARK NEWPORT, CHIEF

FIRE DEPARTMENT
170 COURT ST
PORTSMOUTH, NH 03801
603-427-1515
PATRICK HOWE, CHIEF

ASSOCIATED PROFESSIONALS

ENVIRONMENTAL SERVICES
GOVE ENVIRONMENTAL SERVICES
8 CONTINENTAL DRIVE
BUILDING 2 – UNIT H
EXETER, NH 03833

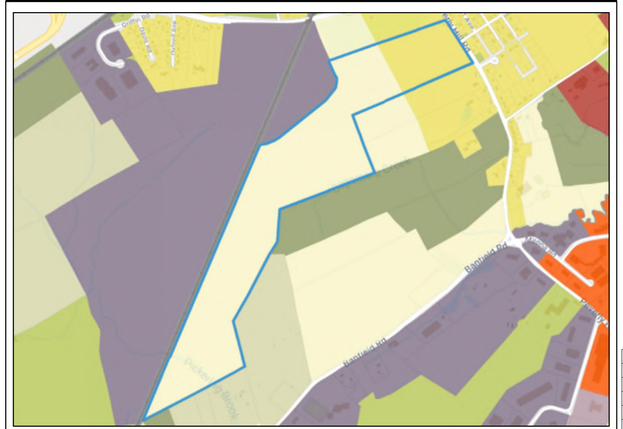
SOIL SCIENTIST
GOVE ENVIRONMENTAL SERVICES
8 CONTINENTAL DRIVE
BUILDING 2 – UNIT H
EXETER, NH 03833
JIM GOVE, CERTIFIED SOIL SCIENTIST

TRAFFIC ENGINEER
STEPHEN G. PERNAW & COMPANY, INC.
PO BOX 1721
CONCORD, NH 03302
603-731-8500
STEPHEN G. PERNAW, PE, PTOE

VICINITY PLAN

HORIZONTAL SCALE 1"=1,000'
1,000 500 0 1,000

ZONING MAP



HORIZONTAL SCALE 1"=1,000'
1,000 500 0 1,000

INDEX OF SHEETS

WAIVERS

THE FOLLOWING WAIVERS FROM THE CITY OF PORTSMOUTH SITE REVIEW REGULATIONS ARE BEING REVIEWED BY THE PLANNING BOARD:
1.

PERMITS/APPROVALS

	NUMBER	APPROVED	EXPIRES
CITY SITE PLAN REVIEW	PENDING	–	–
OPEN SPACE PLANED UNIT DEVELOPMENT CONDITIONAL USE PERMIT	PENDING	–	–
NHDES ALT. OF TERRAIN	PENDING	–	–
NHDES SEWER CONNECTION PERMIT	PENDING	–	–
EPA SWPPP	PENDING	–	–

THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4
COVER
PEVERLY HILL ROAD CONDOMINIUMS
83 PEVERLY HILL ROAD, PORTSMOUTH, NH
OWNED BY
STOKEL SB & NA TRUST, PHILIP J 25% INT
PREPARED FOR
GREEN & COMPANY REAL ESTATE

SCALE: NTS **APRIL 19, 2021**

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION	DR	CK

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	DR	JSM	FB	–	
47388.11	CK	JJM	CADFILE	47388-11_COVER	C-00

LEGEND

PROPOSED

- PROPERTY LINE
- ZONING LINE
- EASEMENT
- BASELINE
- FLOODPLAIN
- EDGE OF WATERBODY
- EDGE OF WETLAND
- SETBACK (WETLAND)
- SETBACK (STRUCTURE)
- SETBACK (PARKING)
- SETBACK (LANDSCAPE)
- GRAVEL ROAD
- EOP — EDGE OF PAVEMENT
- VGC — VERTICAL GRANITE CURB
- SGC — SLOPED GRANITE CURB
- CC — CONCRETE CURB
- ICC — INTEGRATED CONCRETE CURB
- BIT — BUTIMINOUS ASPHALT CURB
- CCB — CAPE COD BERM
- SAWCUT
- BUILDING
- BUILDING ROOF OVERHANG
- BUILDING FOUNDATION
- BUILDING ENTRANCE
- OVERHEAD DOOR
- TREE LINE
- FENCE (CHAIN LINK)
- FENCE (WIRE)
- FENCE (STOCKADE)
- GUARDRAIL
- STONE WALL
- RETAINING WALL
- SILT FENCE
- SILT SOCK
- SOIL BOUNDARY
- LIMIT OF GRADING
- XXX — CONTOUR
- TC100.50 / BC100.00 OR X100.00 — SPOT GRADE
- ## — PARKING COUNT
- DSLY — YELLOW DOUBLE SOLID LINE
- SSLY — YELLOW SINGLE SOLID LINE
- SSLW — WHITE SINGLE SOLID LINE
- SBLW — WHITE SINGLE BROKEN LINE
- STOP — STOP BAR
- CROSSWALK
- ACCESSIBLE PARKING SYMBOL
- PAVEMENT ARROW
- TRAFFIC FLOW ARROW (NOT PAINTED)
- SIGN (SINGLE POST)
- SIGN (DOUBLE POST)
- SIGN (PYLON)
- SIGN (MONUMENT)
- BOLLARD
- D — DUMPSTER PAD

PROPOSED

- CONCRETE
- GRAVEL
- HEAVY DUTY PAVEMENT
- CONSTRUCTION ENTRANCE
- SNOW STORAGE
- RIPRAP
- INLET PROTECTION
- DRAIN LINE
- DRAINAGE SWALE
- STORMWATER BMP
- S — SEWER LINE
- FM — SEWER FORCE MAIN LINE
- W — WATER LINE
- G — GAS LINE
- OHE — OVERHEAD UTILITY LINE
- UGE — UNDERGROUND UTILITY LINE
- CATCH BASIN
- DRAIN INLET
- OUTLET CONTROL STRUCTURE
- ROOF DRAIN
- DRAIN CLEANOUT
- DRAIN MANHOLE
- FARED END SECTION
- SEWER CLEAN OUT
- SEWER MANHOLE
- SEWER VENT
- DRAIN/SEWER/WATER PLUG OR CAP
- HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER GATE VALVE
- WATER SHUTOFF
- THRUST BLOCK
- WATER METER
- WATER MANHOLE
- WELL
- GAS GATE VALVE
- GAS SHUT OFF
- GAS METER
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- TRAFFIC CONTROL CABINET
- ELECTRIC HANDHOLE
- ELECTRIC PULL BOX
- ELECTRIC METER
- FLOOD LIGHT
- LIGHT POLE
- UTILITY POLE
- GUY POLE
- T — TRANSFORMER PAD
- B-# — BORING LOCATION
- TP-# — TEST PIT LOCATION
- IT-# — INFILTRATION TEST LOCATION
- MW-# — MONITORING WELL

ABBREVIATIONS

GENERAL

ABAN	ABANDON
AC	ACRES
ADJ	ADJUST
APPROX	APPROXIMATE
BC	BOTTOM OF CURB
BIT	BITUMINOUS
BK/PG	BOOK & PAGE
BLDG	BUILDING
BS	BOTTOM OF SLOPE
BW	BOTTOM OF WALL
CONC	CONCRETE
COORD	COORDINATE
DIA	DIAMETER
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EXIST	EXISTING
FFE	FINISHED FLOOR ELEVATION
FND	FOUNDATION
HP	HIGH POINT
INV	INVERT ELEVATION
IT	INFILTRATION TEST
L	LENGTH
LF	LINEAR FEET
LSA	LANDSCAPE AREA
MAX	MAXIMUM
MIN	MINIMUM
N/F	NOW OR FORMERLY
NTS	NOT TO SCALE
OC	ON CENTER
PAVE	PAVEMENT
PERF	PERFORATED
PROP	PROPOSED
R	RADIUS
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
REM	REMOVE
RET	RETAIN
RIM	RIM ELEVATION
ROW	RIGHT OF WAY
S	SLOPE
SF	SQUARE FEET
SW	SIDEWALK
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
TP	TEST PIT
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
WCR	ACCESSIBLE WHEELCHAIR RAMP
W/	WITH

UTILITIES

CB	CATCH BASIN
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COND	CONDUIT
DCB	DOUBLE CATCH BASIN
DIP	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
FES	FLARED END SECTION
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
LP	LIGHT POLE
OCS	OUTLET CONTROL STRUCTURE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
SMH	SEWER MANHOLE
SOS	SEDIMENT OIL SEPARATOR
TSV	TAPPING SLEEVE, VALVE, AND BOX
UP	UTILITY POLE

DIG SAFE — CALL BEFORE YOU DIG — CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

GENERAL NOTES

1. THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.
2. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
3. THE CONDOMINIUM SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
4. ALL IMPROVEMENTS SHOWN ON THE 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 CITY OF PORTSMOUTH.
5. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF PORTSMOUTH, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL WORK TO CONFORM TO CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS. ALL WORK WITHIN THE RIGHT-OF-WAY OF THE CITY AND/OR STATE SHALL COMPLY WITH APPLICABLE STANDARDS. COORDINATE ALL WORK WITHIN THE RIGHT-OF-WAY WITH APPROPRIATE CITY, COUNTY, AND/OR STATE AGENCY.
6. AN ALTERATION OF TERRAIN PERMIT IS REQUIRED PER ENV-WQ 1503.02. THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES ENV-WQ 1500 OR AS APPLICABLE.
7. SEE EXISTING CONDITIONS PLAN FOR THE HORIZONTAL AND VERTICAL DATUM.
8. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION. VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
9. CONTACT EASEMENT OWNERS PRIOR TO COMMENCING ANY WORK WITHIN THE EASEMENTS.
10. PRIOR TO COMMENCING ANY SITE WORK ALL LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD.
11. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
12. TFMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
13. TEMPORARY FENCING SHALL BE PROVIDED AND COVERED WITH A FABRIC MATERIAL TO CONTROL DUST MITIGATION.
14. ALL DEMOLITION SHALL INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS, AND ANY OTHER ADJACENT OPERATING FACILITIES. PRIOR WRITTEN PERMISSION FROM THE OWNER/DEVELOPER AND LOCAL PERMITTING AUTHORITY IS REQUIRED IF CLOSURE/OBSTRUCTIONS TO ROADS, STREET, WALKWAYS, AND OTHERS IS DEEMED NECESSARY. CONTRACTOR TO PROVIDE ALTERNATE ROUTES AROUND CLOSURES/OBSTRUCTIONS PER LOCAL/STATE/FEDERAL REGULATIONS.
15. REFER TO ARCHITECTURAL PLANS FOR LAYOUT OF BUILDING FOUNDATIONS AND CONCRETE ELEMENTS WHICH ABUT THE BUILDING SUCH AS STAIRS, SIDEWALKS, LOADING DOCK RAMPS, PADS, AND COMPACTOR PADS. DO NOT USE SITE PLANS FOR LAYOUT OF FOUNDATIONS.
16. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
17. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
18. CONTRACTOR'S GENERAL RESPONSIBILITIES:
    A. BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND STANDARDS.
    B. NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OF PROPOSED LAYOUT AND/OR EXISTING FEATURES.
    C. EMPLOY A LICENSED SURVEYOR TO DETERMINE ALL LINES AND GRADES AND LAYOUT OF SITE ELEMENTS AND BUILDINGS.
    D. THE CONTRACTOR SHALL BE RESPONSIBLE TO BECOME FAMILIAR WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
    E. TAKE APPROPRIATE MEASURES TO REDUCE, TO THE FULLEST EXTENT POSSIBLE, NOISE, DUST AND UNSIGHTLY DEBRIS. CONSTRUCTION ACTIVITIES SHALL BE CARRIED OUT BETWEEN THE HOURS OF 7:00 AM AND 9:00 PM, MONDAY THROUGH FRIDAY IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION, PORTSMOUTH, NEW HAMPSHIRE"
    F. MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
    G. IN ACCORDANCE WITH RSA 430:53 AND AGR 3800, THE CONTRACTOR SHALL NOT TRANSPORT INVASIVE SPECIES OFF THE PROPERTY, AND SHALL DISPOSE OF INVASIVE SPECIES ON-SITE IN A LEGAL MANNER.
    H. COORDINATE WITH ALL UTILITY COMPANIES AND CONTACT DIGSAFE (811 OR 888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
    I. PROTECT NEW AND EXISTING BURIED UTILITIES DURING INSTALLATION OF ALL SITE ELEMENTS. DAMAGED UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
    J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
    K. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
    L. VERIFY LAYOUT OF PROPOSED BUILDING FOUNDATIONS WITH ARCHITECT AND THAT PROPOSED FOUNDATION MEETS PROPERTY LINE SETBACKS PRIOR TO COMMENCING ANY FOUNDATION CONSTRUCTION.
    M. PROVIDE AN AS-BUILT PLAN AT THE COMPLETION OF THE PROJECT TO THE PLANNING DIRECTOR AND PER CITY REGULATIONS.
    N. IF ANY DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS HAVE BEEN MADE, THE SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS STAMPED BY A LICENSED SURVEYOR OR QUALIFIED ENGINEER ALONG WITH A LETTER STAMPED BY A QUALIFIED ENGINEER DESCRIBING ALL SUCH DEVIATIONS, AND BEAR ALL COSTS FOR PREPARING AND FILING ANY NEW PERMITS OR PERMIT AMENDMENTS THAT MAY BE REQUIRED.
    O. AT COMPLETION OF CONSTRUCTION, THE SITE CONTRACTOR SHALL PROVIDE A LETTER CERTIFYING THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND A LETTER STAMPED BY A QUALIFIED ENGINEER THAT THEY HAVE OBSERVED ALL UNDERGROUND DETENTION SYSTEMS, INFILTRATION SYSTEMS, OR FILTERING SYSTEMS PRIOR TO BACKFILL, AND THAT SUCH SYSTEMS CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS.

GRADING NOTES

1. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES ENV-WQ 1500 AS APPLICABLE.
2. THE CONTRACTOR SHALL PREPARE, MAINTAIN, AND EXECUTE A S.W.P.P.P. IN ACCORDANCE WITH EPA REGULATIONS AND THE CONSTRUCTION GENERAL PERMIT.
3. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SUBMIT AN eNOI AT LEAST 14 DAYS IN ADVANCE OF ANY EARTHWORK ACTIVITIES AT THE SITE.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
5. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION ABOUT SOIL AND GROUNDWATER CONDITIONS. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL ENGINEERS RECOMMENDED METHODS TO ADDRESS ANY SOIL AND GROUNDWATER ISSUES THAT ARE FOUND ON SITE.
6. COORDINATE WITH GEOTECHNICAL/STRUCTURAL PLANS FOR SITE PREPARATION AND OTHER BUILDING INFORMATION.
7. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILED GRADING AT BUILDING, AND SIZE AND LOCATION OF ALL BUILDING SERVICES.
8. COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ROOF DRAIN INFORMATION.
9. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS, AND ALIGNMENTS.
10. THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE, RAMPS AND LOADING AREAS.
11. THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE AND SHALL NOT POND WATER DEEPER THAN 1/4" FOR A PERIOD OF MORE THEN 15 MINUTES AFTER FLOODING.
12. ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
13. ALL SIDEWALK AND OTHER CURB REVEALS SHALL BE 6" WITH A TOLERANCE OF PLUS OR MINUS 3/8". WHERE SIDEWALK IS TO BE FLUSH, THE PAVEMENT REVEAL SHALL BE 1/4" WITH A TOLERANCE OF 1/8".
14. THE FINISHED GRADE AT BOTTOM OF ALL ACCESSIBLE RAMPS SHALL BE FLUSH WITH PAVEMENT WITH A TOLERANCE OF PLUS OR MINUS 1/4".
15. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE PRIOR TO INSTALLATION OF FINISHED PAVEMENT.
16. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE NHDOT STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
17. STORMWATER DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. CONSTRUCTION METHODS SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS, SECTION 603. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE TYPE B AND CONFORM TO NHDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
18. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
19. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
20. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER AND MULCH.
21. DENSITY REQUIREMENTS:

MINIMUM DENSITY*	LOCATION
95%	BELOW PAVED OR CONCRETE AREAS
95%	TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL
90%	BELOW LOAM AND SEED AREAS

*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM D-6938.

UTILITY NOTES

1. LENGTH OF PIPE IS FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
2. ALL PROPOSED UTILITY WORK, INCLUDING MATERIAL, INSTALLATION, TERMINATION, EXCAVATION, BEDDING, BACKFILL, COMPACTION, TESTING, CONNECTIONS, AND CONSTRUCTION SHALL BE COORDINATED WITH AND COMPLETED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS, CODES, AND STANDARDS OF ALL CORRESPONDING UTILITY ENTITIES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
4. COORDINATE ALL WORK ADJACENT TO PROPOSED BUILDINGS WITH ARCHITECTURAL BUILDING DRAWINGS. CONFIRM UTILITY PENETRATIONS AND INVERT ELEVATIONS ARE COORDINATED PRIOR TO INSTALLATION.
5. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE EXACT LOCATION OF NEW UTILITY CONNECTIONS SHALL BE DETERMINED BY THE CONTRACTOR IN COORDINATION WITH UTILITY COMPANY, COUNTY AGENCY, AND/OR PRIVATE UTILITY COMPANY.
7. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE UTILITY INSTALLATION COMPLETE AND OPERATIONAL.
8. ALL UTILITY COMPANIES REQUIRE INDIVIDUAL CONDUITS. CONTRACTOR TO COORDINATE WITH TELEPHONE, CABLE, AND ELECTRIC COMPANIES REGARDING NUMBER, SIZE, AND TYPE OF CONDUITS REQUIRED PRIOR TO INSTALLATION OF ANY CONDUIT.
9. SANITARY SEWER SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS AS SHOWN ON THESE PLANS. ALL SEWER MAINS AND FITTINGS SHALL BE PVC AND SHALL CONFORM TO ASTM F 679 (SDR 35 MINIMUM). ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH NH CODE OF ADMINISTRATIVE RULES ENV-WQ 700. SANITARY MANHOLES SHALL CONFORM TO NHDES WATER DIVISION WASTEWATER ENGINEERING BUREAU STANDARDS AND SPECIFICATIONS SHOWN HEREON.
10. ON-SITE WATER DISTRIBUTION SHALL BE TO CITY OF PORTSMOUTH STANDARDS AND SPECIFICATIONS. WATER MAINS SHALL HAVE A MINIMUM OF 5.5' COVER. WHERE WATER PIPES CROSS SEWER LINES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 10' MINIMUM. WHERE A SANITARY LINE CROSSES A WATER LINE, ENCASE THE SANITARY LINE IN 6" THICK CONCRETE FOR A DISTANCE OF 10' EITHER SIDE OF THE CROSSING, OR SUBSTITUTE RUBBER-GASKETED PRESSURE PIPE FOR THE SAME DISTANCE. WHEN SANITARY LINES PASS BELOW WATER LINES, LAY PIPE SO THAT NO JOINT IN THE SANITARY LINE WILL BE CLOSER THAN 3' HORIZONTALLY TO THE WATER LINE.
11. THRUST BLOCKS SHALL BE PROVIDED AT ALL LOCATIONS WHERE WATER LINE CHANGES DIRECTIONS OR CONNECTS TO ANOTHER WATER LINE.
12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
13. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES.
14. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL INSPECTIONS, TESTING AND RELATED SERVICES AND SUBMIT COPIES OF ACCEPTANCE TO THE OWNER, UNLESS OTHERWISE INDICATED.
15. PROVIDE PERMANENT PAVEMENT REPAIR FOR ALL UTILITY TRENCHES IN EXISTING ROAD OR PAVEMENT TO REMAIN. SAW CUT TRENCH, PAVEMENT AND GRANULAR BASE THICKNESS TO MATCH EXISTING PAVEMENT. OBTAIN ALL PERMITS REQUIRED FOR TRENCHING.
16. UNLESS OTHERWISE SPECIFIED, ALL UNDERGROUND STRUCTURES, PIPES, CHAMBERS, ETC. SHALL BE COVERED WITH A MINIMUM OF 18" OF COMPACTED SOIL BEFORE EXPOSURE TO VEHICLE LOADS.
17. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

DRAINAGE	MUNICIPAL
SEWER	MUNICIPAL
WATER	MUNICIPAL
GAS	UNITIL
ELECTRIC	EVERSOURCE
TELEPHONE	CONSOLIDATED COMMUNICATIONS FKA FAIRPOINT COMMUNICATIONS
CABLE	COMCAST

JOHN J. MCTIGUE — No. 14990 — LICENSED PROFESSIONAL ENGINEER — STATE OF NEW HAMPSHIRE

REV.	DATE	DESCRIPTION	DR	CK

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

NOTES AND LEGEND

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=40' (11"X17")

SCALE: 1"=20' (22"X34") **APRIL 19, 2021**

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	DR	JSM	FB	–	
47388.11	CK	JJM	CADFILE	47388-11_NOTES	C-01

Apr 19, 2021 - 9:14am
F:\MSC Projects\47388 - Peverly Hill Rd - Portsmouth\47388-11 Green and Co - 83 Peverly Rd_Condo Project\Design\Production Drawings\47388-11_Notes.dwg

LEGEND:

MAP 137 LOT 11	ASSESSORS MAP AND LOT NUMBER
CHB	CHORD BEARING
CHL	CHORD LENGTH
I	INDUSTRIAL ZONE
L	LENGTH
NRP	NATURAL RESOURCE PROTECTION ZONE
N/F	NOW OR FORMERLY
R	RADIUS
RU	RURAL ZONE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
Δ	CENTRAL ANGLE
S.F.	SQUARE FEET
SRA	SINGLE RESIDENCE A ZONE
SRB	SINGLE RESIDENCE B ZONE
TC	TRANSPORTATION CORRIDOR ZONE
———	BOUNDARY LINE
○○○○○○○○○○○○	STONE WALL
——x——	WIRE FENCE
——·——·——	EDGE OF WETLAND
— — —	WETLAND BUFFER
Ⓦ	WELL
·····	WETLANDS

PLAN REFERENCES:

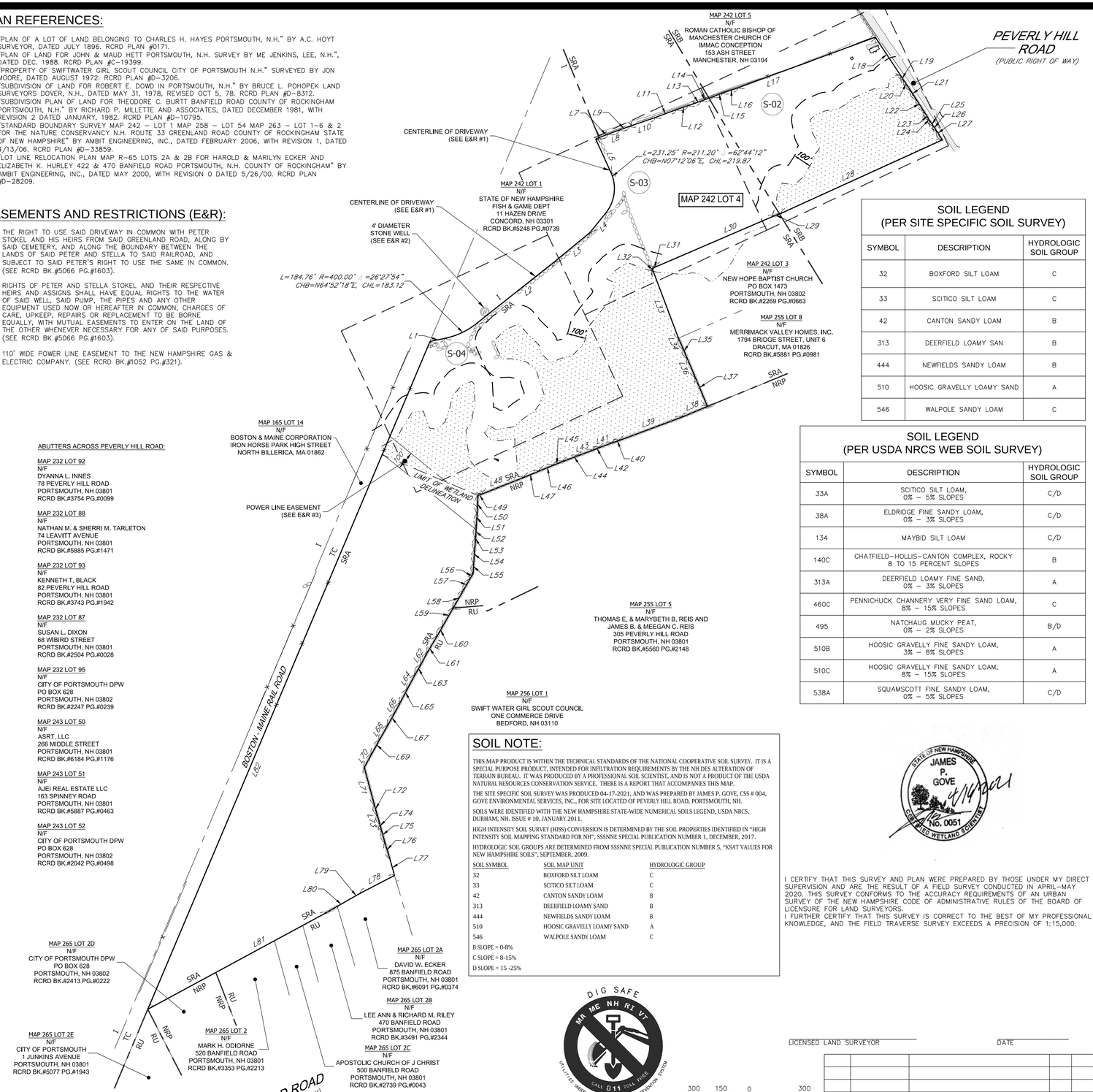
1. "PLAN OF A LOT OF LAND BELONGING TO CHARLES H. HAYES PORTSMOUTH, N.H." BY A.C. HOYT SURVEYOR, DATED JULY 1896. RCRD PLAN #0171.
2. "PLAN OF LAND FOR JOHN & MAUD HETT PORTSMOUTH, N.H. SURVEY BY ME JENKINS, LEE, N.H.", DATED DEC. 1988. RCRD PLAN #C–19399.
3. "PROPERTY OF SWIFTWATER GIRL SCOUT COUNCIL CITY OF PORTSMOUTH N.H." SURVEYED BY JON MOORE, DATED AUGUST 1972. RCRD PLAN #D–3206.
4. "SUBDIVISION OF LAND FOR ROBERT E. DOWD IN PORTSMOUTH, N.H." BY BRUCE L. POHOPEK LAND SURVEYORS DOVER, N.H., DATED MAY 31, 1978, REVISED OCT 5, 78. RCRD PLAN #D–8312.
5. "SUBDIVISION PLAN OF LAND FOR THEODORE C. BURTT BANFIELD ROAD COUNTY OF ROCKINGHAM PORTSMOUTH, N.H." BY RICHARD P. MILLETTE AND ASSOCIATES, DATED DECEMBER 1981, WITH REVISION 2 DATED JANUARY, 1982. RCRD PLAN #D–10795.
6. "STANDARD BOUNDARY SURVEY MAP 242 – LOT 1 MAP 258 – LOT 54 MAP 263 – LOT 1–6 & 2 FOR THE NATURE CONSERVANCY LLH. ROUTE 33 GREENLAND ROAD COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE" BY AMBIT ENGINEERING, INC., DATED FEBRUARY 2006, WITH REVISION 1, DATED 4/13/06. RCRD PLAN #D–33859.
7. "LOT LINE RELOCATION PLAN MAP R–65 LOTS 2A & 2B FOR HAROLD & MARILYN ECKER AND ELIZABETH K. HURLEY 422 & 470 BANFIELD ROAD PORTSMOUTH, N.H. COUNTY OF ROCKINGHAM" BY AMBIT ENGINEERING, INC., DATED MAY 2000, WITH REVISION 0 DATED 5/26/00. RCRD PLAN #D–28209.

EASEMENTS AND RESTRICTIONS (E&R):

1. THE RIGHT TO USE SAID DRIVEWAY IN COMMON WITH PETER STOKEL AND HIS HEIRS FROM SAID GREENLAND ROAD, ALONG BY SAID CEMETERY, AND ALONG THE BOUNDARY BETWEEN THE LANDS OF SAID PETER AND STELLA TO SAID RAILROAD, AND SUBJECT TO SAID PETER'S RIGHT TO USE THE SAME IN COMMON. (SEE RCRD BK.#5066 PG.#1603).
2. RIGHTS OF PETER AND STELLA STOKEL AND THEIR RESPECTIVE HEIRS AND ASSIGNS SHALL HAVE EQUAL RIGHTS TO THE WATER OF SAID WELL, SAID PUMP, THE PIPES AND ANY OTHER EQUIPMENT USED NOW OR HEREAFTER IN COMMON, CHARGES OF CARE, UPKEEP, REPAIRS OR REPLACEMENT TO BE BORNE EQUALLY, WITH MUTUAL EASEMENTS TO ENTER ON THE LAND OF THE OTHER WHENEVER NECESSARY FOR ANY OF SAID PURPOSES. (SEE RCRD BK.#5066 PG.#1603).
3. 110' WIDE POWER LINE EASEMENT TO THE NEW HAMPSHIRE GAS & ELECTRIC COMPANY. (SEE RCRD BK.#1052 PG.#321).

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N78°08'44"E	85.87'
L2	N51°37'18"E	544.02'
L3	N50°33'19"E	248.37'
L4	N38°55'51"E	136.50'
L5	N24°30'55"W	199.99'
L7	N69°17'23"E	56.05'
L8	N69°46'08"E	65.15'
L9	N70°28'21"E	57.22'
L10	N70°58'09"E	146.93'
L11	N69°38'29"E	122.30'
L12	N71°01'01"E	69.20'
L13	N70°36'35"E	73.15'
L14	N70°09'53"E	65.99'
L15	N68°45'39"E	56.30'
L16	N71°22'53"E	90.32'
L17	N69°46'51"E	792.39'
L18	N33°28'11"W	253.49'
L19	N30°43'03"W	25.87'
L20	N34°50'10"W	64.05'
L21	N32°23'37"W	59.65'
L22	N32°36'14"W	75.31'
L23	N32°30'33"W	44.57'
L24	N31°38'38"W	14.39'
L25	N33°17'28"W	36.28'
L26	N33°32'47"W	33.10'
L27	N32°28'55"W	58.19'
L28	S65°32'22"W	961.06'
L29	S69°39'32"W	39.37'
L30	S66°43'10"W	699.69'
L31	S61°50'59"W	21.03'
L32	S21°45'52"E	10.17'
L33	S20°39'30"E	392.22'
L34	S24°19'08"E	65.84'
L35	S22°34'53"E	52.86'
L36	S23°02'43"E	111.50'
L37	S22°45'01"E	171.93'
L38	S67°19'43"W	152.24'
L39	S69°35'00"W	360.76'
L40	S71°11'01"W	41.19'
L41	S69°52'05"W	74.38'
L42	S68°05'19"W	38.26'

LINE TABLE		
LINE #	BEARING	DISTANCE
L43	S69°37'42"W	88.49'
L44	S69°05'04"W	85.94'
L45	S68°46'51"W	56.81'
L46	S67°27'31"W	81.81'
L47	S67°26'04"W	87.58'
L48	S68°24'11"W	247.91'
L49	S70°35'06"W	20.09'
L50	S02°20'46"W	96.94'
L51	S04°10'09"W	71.99'
L52	S02°55'30"W	60.89'
L53	S04°46'48"W	64.75'
L54	S04°06'17"W	73.30'
L55	S02°44'38"W	55.33'
L56	S30°51'45"W	36.06'
L57	S29°37'18"W	72.38'
L58	S30°17'36"W	108.68'
L59	S29°36'04"W	113.60'
L60	S29°36'07"W	62.04'
L61	S30°55'15"W	107.77'
L62	S27°41'10"W	68.75'
L63	S30°19'04"W	62.95'
L64	S28°10'44"W	90.88'
L65	S27°46'33"W	84.72'
L66	S28°09'12"W	63.04'
L67	S29°23'48"W	74.83'
L68	S29°32'16"W	94.54'
L69	S29°00'39"W	86.86'
L70	S28°38'51"W	79.24'
L71	S15°03'54"E	206.01'
L72	S15°34'48"E	56.79'
L73	S16°34'18"E	55.67'
L74	S14°35'44"E	35.23'
L75	S15°16'42"E	66.01'
L76	S16°55'11"E	94.64'
L77	S15°41'57"E	93.63'
L78	N62°33'20"E	210.79'
L79	N60°22'36"E	85.15'
L80	N60°02'43"E	125.36'
L81	N61°36'13"E	1100.89'
L82	S22°55'14"W	3930.00'



SOIL LEGEND (PER SITE SPECIFIC SOIL SURVEY)

SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GROUP
32	BOXFORD SILT LOAM	C
33	SCITICO SILT LOAM	C
42	CANTON SANDY LOAM	B
313	DEERFIELD LOAMY SAN	B
444	NEWFIELDS SANDY LOAM	B
510	HOOSIC GRAVELLY LOAMY SAND	A
546	WALPOLE SANDY LOAM	C

SOIL LEGEND (PER USDA NRCS WEB SOIL SURVEY)

SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GROUP
33A	SCITICO SILT LOAM, 0% – 5% SLOPES	C/D
38A	ELDRIDGE FINE SANDY LOAM, 0% – 3% SLOPES	C/D
134	MAYBID SILT LOAM	C/D
140C	CHATFIELD–HOLLIS–CANTON COMPLEX, ROCKY 8 TO 15 PERCENT SLOPES	B
313A	DEERFIELD LOAMY FINE SAND, 0% – 3% SLOPES	A
460C	PENNICHUCK CHANNERY VERY FINE SAND LOAM, 8% – 15% SLOPES	C
495	NATCHAUG MUCKY PEAT, 0% – 2% SLOPES	B/D
510B	HOOSIC GRAVELLY FINE SANDY LOAM, 3% – 8% SLOPES	A
510C	HOOSIC GRAVELLY FINE SANDY LOAM, 8% – 15% SLOPES	A
538A	SQUAMSCOTT FINE SANDY LOAM, 0% – 5% SLOPES	C/D

SOIL NOTE:

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.

THE SITE SPECIFIC SOIL SURVEY WAS PRODUCED 04-17-2021, AND WAS PREPARED BY JAMES P. GOVE, CSS # 004, GOVE ENVIRONMENTAL SERVICES, INC., FOR SITE LOCATED OF PEVERLY HILL ROAD, PORTSMOUTH, NH.

SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH. ISSUE # 10, JANUARY 2011.

HIGH INTENSITY SOIL SURVEY (HISS) CONVERSION IS DETERMINED BY THE SOIL PROPERTIES IDENTIFIED IN "HIGH INTENSITY SOIL MAPPING STANDARD FOR NH", SSSNNE SPECIAL PUBLICATION NUMBER 1, DECEMBER, 2017.

HYDROLOGIC SOIL GROUPS ARE DETERMINED FROM SSSNNE SPECIAL PUBLICATION NUMBER 5, "KSAT VALUES FOR NEW HAMPSHIRE SOILS", SEPTEMBER, 2009.

SOIL SYMBOL	SOIL MAP UNIT	HYDROLOGIC GROUP
32	BOXFORD SILT LOAM	C
33	SCITICO SILT LOAM	C
42	CANTON SANDY LOAM	B
313	DEERFIELD LOAMY SAND	B
444	NEWFIELDS SANDY LOAM	B
510	HOOSIC GRAVELLY LOAMY SAND	A
546	WALPOLE SANDY LOAM	C

B SLOPE = 0-8%
C SLOPE = 8-15%
D SLOPE = 15 -25%

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MA ME NH RI VT
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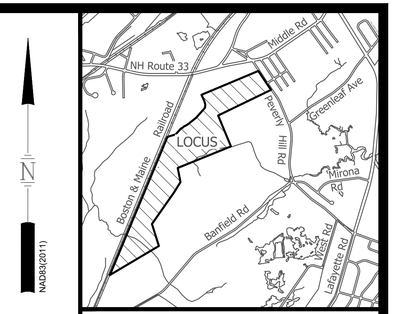
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

300 150 0 300
Graphic Scale in Feet



LOCATION PLAN

NOTES:

1. THE PARCEL IS LOCATED IN THE SINGLE RESIDENCE A (SRA) & SINGLE RESIDENCE B (SRB) ZONING DISTRICTS.
2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 242 AS LOT 4.
3. THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 270 OF 681, MAP NUMBER 33015C0270F, MAP REVISED JANUARY 29, 2021.
4. DIMENSIONAL REQUIREMENTS:

	REQUIRED: SRA	SRB
MINIMUM LOT AREA:	1 ACRE	15,000 SF
LOT AREA PER DWELLING UNIT:	1 ACRE	15,000 SF
CONTINUOUS STREET FRONTAGE:	150'	100'
LOT DEPTH:	200'	100'
MINIMUM YARD DIMENSIONS:		
FRONT:	30'	30'
SIDE:	20'	10'
REAR:	40'	30'
MAXIMUM STRUCTURE DIMENSIONS:		
STRUCTURE HEIGHT:		
SLOPED ROOF	35'	35'
FLAT ROOF	30'	30'
BUILDING COVERAGE:	10%	20%
MINIMUM OPEN SPACE:	50%	40%

PER THE CITY OF PORTSMOUTH ZONING ORDINANCE SECTION 10.520.

5. OWNER OF RECORD:
MAP 242 LOT 4:
STELLA B. STOKEL 1993 TRUST,
NANCY A. STOKEL 1993 TRUST & PHILIP J. STOKEL
83 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
RCRD BK.#5066 PG.#1603
6. PARCEL AREA:
MAP 242 LOT 4:
4,604,509 S.F.
(105.7050 ACRES)
7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
8. THE PURPOSE OF THIS PLAN IS TO SHOW THE, OVERALL BOUNDARY LINES OF MAP 242 LOT 4.
9. FIELD SURVEY COMPLETED BY TCE, MVP & PJT IN APRIL–MAY 2020 USING A TOPCON DS103, TOPCON HIPER–SR, TOPCON HIPER–V AND A CARLSON RT4 DATA COLLECTOR.
10. HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 (GEOID12B) PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
11. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
12. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
13. WETLAND DELINEATION WAS COMPLETED BY GOVE ENVIRONMENTAL SERVICES ON FEBRUARY 18, 2020 AND REVISED ON MAY 14, 2020 IN ACCORDANCE WITH THE 1987 ARMY CORP OF ENGINEERS WETLAND MANUAL AND THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. FIELD LOCATED BY TFMORAN, INC.
14. THE ABANDONED CEMETERY SHOWN ON SHEET S–03 IS BELIEVED TO BE THE FORMER HAYES FAMILY CEMETERY. CURRENT OWNERS OF THE PROPERTY ACKNOWLEDGE THAT ALL BODIES HAVE BEEN EXHUMED FROM THIS LOCATION. NO GRAVESTONES EXIST AT THIS CEMETERY. THE 25' BUFFER TO THE CEMETERY IS SHOWN AS AN ABUNDANCE OF CAUTION.

STATE OF NEW HAMPSHIRE
JAMES P. GOVE
No. 0051
CERTIFIED WETLAND SCIENTIST
4/19/2021

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN APRIL–MAY 2020. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

LICENSED LAND SURVEYOR _____ DATE _____

REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 242 LOT 4
OVERALL EXISTING CONDITIONS PLAN
PEVERLY HILL ROAD
83 PEVERLY HILL ROAD
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
STELLA B. STOKEL 1993 TRUST, NANCY A. STOKEL 1993 TRUST & PHILIP J. STOKEL

SCALE: 1" = 300' (22x34)
1" = 600' (11x17)
APRIL 19, 2021

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431–2222
Fax (603) 431–0910
www.tfmoran.com

FILE	DR	MVP	FB	568	S-01
47388-11	CK	BMK	CADFILE		

Apr 19, 2021 - 8:05am
F:\MSC Projects\47388 - Peverly Hill Rd - Portsmouth\47388-11 Green and Co - 83 Peverly Rd_Condo Project\Carlson Survey\Dwgs\47388-11 Overall.dwg

MAP 242 LOT 5
N/F
ROMAN CATHOLIC BISHOP OF MANCHESTER CHURCH OF IMMAC CONCEPTION
153 ASH STREET
MANCHESTER, NH 03104

MAP 242 LOT 4
4,604,509 s.f.
(105.7050 acres)

MAP 242 LOT 3
N/F
NEW HOPE BAPTIST CHURCH
PO BOX 1473
PORTSMOUTH, NH 03802
RCRD BK.#2269 PG.#0663

MAP 232 LOT 92
N/F
DYANNA L. INNES
78 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
RCRD BK.#3754 PG.#0099

MAP 232 LOT 88
N/F
NATHAN M. & SHERRI M. TARLETON
74 LEAVITT AVENUE
PORTSMOUTH, NH 03801
RCRD BK.#5885 PG.#1471

MAP 232 LOT 93
N/F
KENNETH T. BLACK
82 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
RCRD BK.#3743 PG.#1942

MAP 232 LOT 87
N/F
SUSAN L. DIXON
68 WIBIRD STREET
PORTSMOUTH, NH 03801
RCRD BK.#2504 PG.#0028

MAP 232 LOT 95
N/F
CITY OF PORTSMOUTH, DPW
PO BOX 628
PORTSMOUTH, NH 03802
RCRD BK.#2247 PG.#0239

MAP 243 LOT 50
N/F
ASRT, LLC
266 MIDDLE STREET
PORTSMOUTH, NH 03801
RCRD BK.#6184 PG.#1176

MAP 243 LOT 51
N/F
AJEI REAL ESTATE, LLC
163 SPINNET ROAD
PORTSMOUTH, NH 03801
RCRD BK.#5887 PG.#0463

MAP 243 LOT 52
N/F
CITY OF PORTSMOUTH, DPW
PO BOX 628
PORTSMOUTH, NH 03802
RCRD BK.#2042 PG.#0498

PEVERLY HILL ROAD
(PUBLIC RIGHT OF WAY)

McCLINTOCK AVENUE
(PUBLIC RIGHT OF WAY)

MOFFAT STREET
(PUBLIC RIGHT OF WAY)

LEGEND:

MAP 137 LOT 11	ASSESSORS MAP AND LOT NUMBER
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
BK. PG.	BOOK / PAGE
BW	BARBED WIRE
CI	CAST IRON
DYL	DOUBLE YELLOW LINE
EL.	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
I	INDUSTRIAL ZONE
INV.	INVERT
NETT	NEW ENGLAND TELEPHONE
NRP	NATURAL RESOURCE PROTECTION ZONE
N/F	NOW OR FORMERLY
PSNH	PUBLIC SERVICE COMPANY OF NH
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
RCP	REINFORCED CONCRETE PIPE
RU	RURAL ZONE
S.F.	SQUARE FEET
SGC	SLOPED GRANITE CURB
SMP	SEWER MANHOLE
SRA	SINGLE RESIDENCE A ZONE
SRB	SINGLE RESIDENCE B ZONE
SMH	SEWER MANHOLE
SWL	SINGLE WHITE LINE
TBM	TEMPORARY BENCHMARK
VGC	VERTICAL GRANITE CURB
W.	WITH
WM	WATER METER
	DRILL HOLE FOUND
	IRON PIPE/ROD FOUND
	BOUND FOUND
	GUY WIRE
	UTILITY POLE
	CATCH BASIN
	MAILBOX
	POST
	STUMP
	CONIFEROUS TREE
	DECIDUOUS TREE
	SEWER MANHOLE
	HYDRANT
	WATER SHUT OFF
	WATER GATE VALVE
	TEST PIT
	SIGN
42D	SOIL SYMBOL
	SOILS LINE
OHU	OVERHEAD UTILITY LINES
X	CHAINLINK FENCE
	BOUNDARY LINE
	SETBACK LINE
	TREE LINE
D	DRAIN LINE
S	SEWER LINE
G	GAS LINE
W	WATER LINE
100	EXISTING CONTOUR
	STONEWALL
	EDGE OF WETLAND
	ZONE ZONE
	MATCH LINE
	PAVEMENT
	WETLANDS

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN APRIL–MAY 2020. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

LICENSED LAND SURVEYOR — DATE

TAX MAP 242 LOT 4
EXISTING CONDITIONS PLAN
PEVERLY HILL ROAD
83 PEVERLY HILL ROAD
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
STELLA B. STOKEL 1993 TRUST & NANCY A. STOKEL 1993 TRUST

SCALE: 1" = 50' (22x34)
1" = 100' (11x17)
APRIL 19, 2021

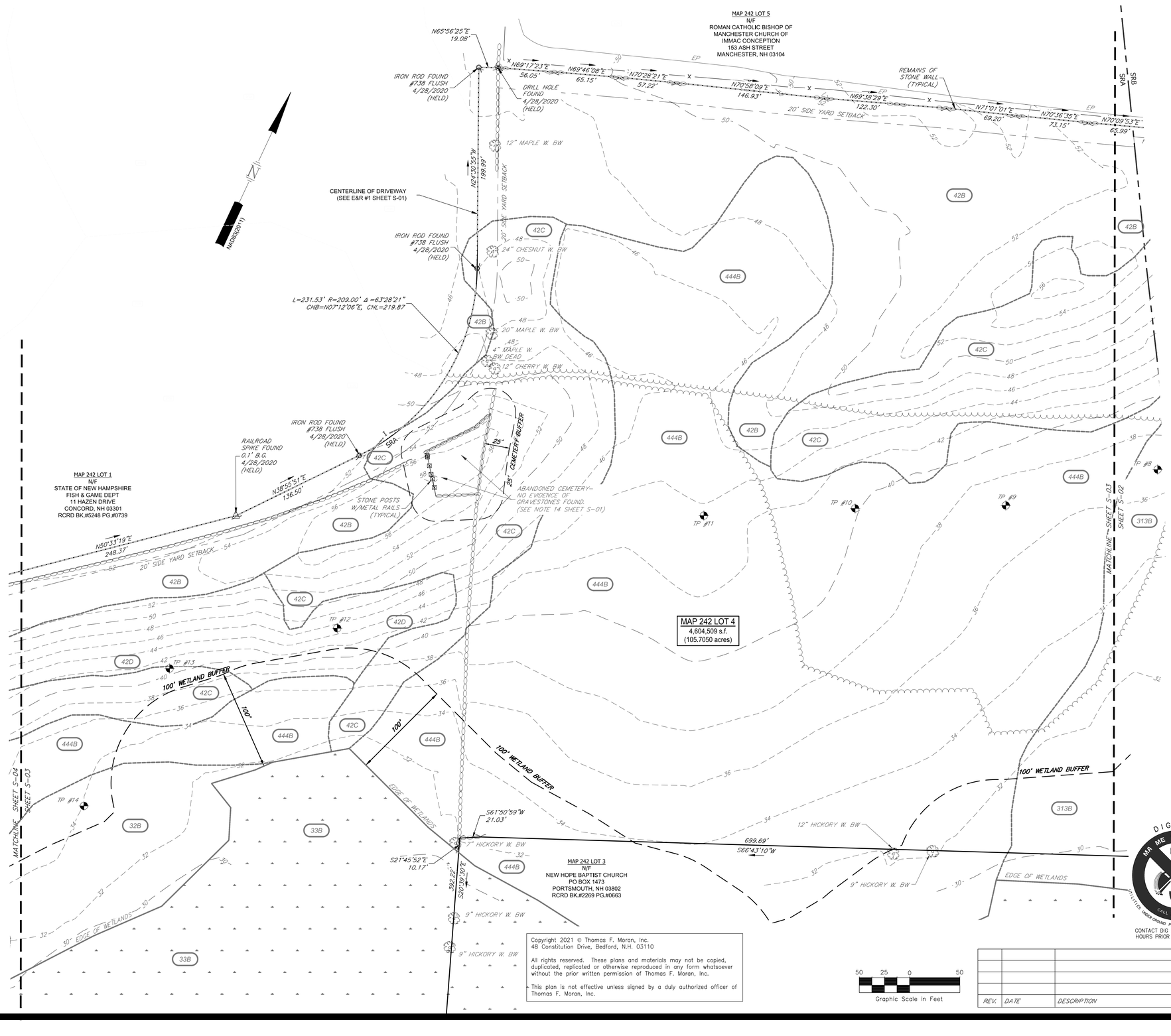
Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431–2222
Fax (603) 431–0910
www.tfmoran.com

FILE	DR	MVP	FB	568	
47388-11	CK	BMK	CADFILE		S-02

REV.	DATE	DESCRIPTION	DR	CK

Graphic Scale in Feet
50 25 0 50

DIG SAFE
MA ME NH RI VT
UTILITIES UNDERGROUND: PLAN! DAMAGE PREVENTION SYSTEM
CALL 811 TOLL FREE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



LEGEND:

MAP 137 LOT 11	ASSESSORS MAP AND LOT NUMBER
B.G.	BELOW GRADE
BK. PG.	BOOK / PAGE
BW	BARBED WIRE
CHB	CHORD BEARING
CHL	CHORD LENGTH
EP	EDGE OF PAVEMENT
I	INDUSTRIAL ZONE
L	LENGTH
N/F	NOW OR FORMERLY
R	RADIUS
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
RU	RURAL ZONE
S.F.	SQUARE FEET
SRA	SINGLE RESIDENCE A ZONE
SRB	SINGLE RESIDENCE B ZONE
TP	TEST PIT
W.	WITH
⊠	POST
Δ	CENTRAL ANGLE
	TEST PIT
	DECIDUOUS TREE
42D	SOIL SYMBOL
	SOILS LINE
x	CHAINLINK FENCE
	BOUNDARY LINE
	SETBACK LINE
	TREE LINE
100	EXISTING CONTOUR
	STONEWALL
	EDGE OF WETLAND
	ZONE LINE
	MATCH LINE
	PAVEMENT
	WETLANDS

NOTES:

1. SEE SHEET S-01 FOR OVERALL BOUNDARY, NOTES, PLAN REFERENCES AND LOCATION PLAN.

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LICENSED LAND SURVEYOR _____ DATE _____

50 25 0 50
Graphic Scale in Feet

REV.	DATE	DESCRIPTION	DR	CK

DIG SAFE
MA ME NH RI VT
CALL 811 TOLL FREE
QUALITY UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

TAX MAP 242 LOT 4

EXISTING CONDITIONS PLAN

PEVERLY HILL ROAD

83 PEVERLY HILL ROAD

PORTSMOUTH, NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

OWNED BY

STELLA B. STOKEL 1993 TRUST &
NANCY A. STOKEL 1993 TRUST

SCALE: 1" = 50' (22x34)
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FILE		DR	MVP	FB	568	
47388-11		CK	BMK	CADFILE		S-03

Apr 19, 2021 - 8:07am
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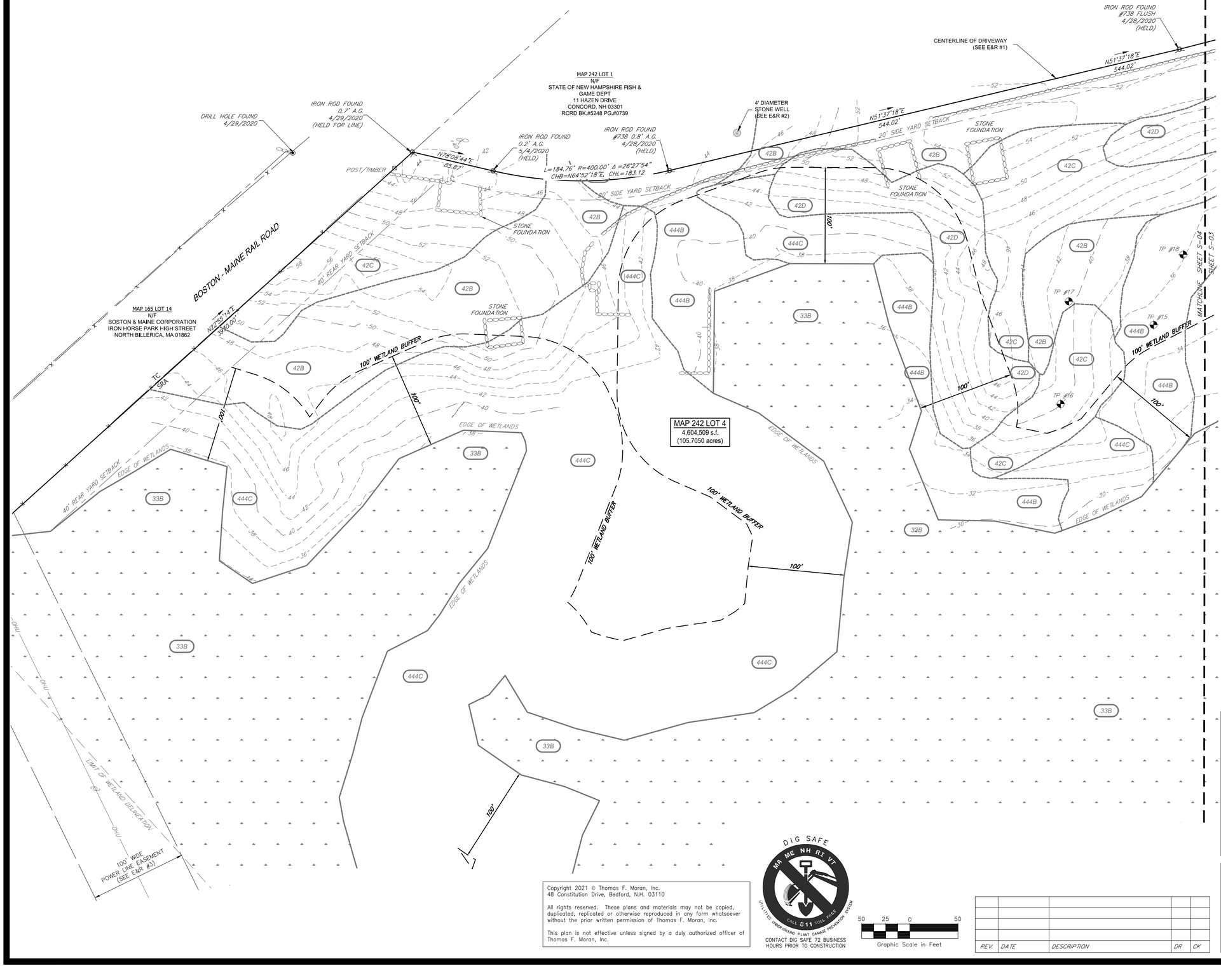

LEGEND:

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BK. PG.	BOOK / PAGE
CHB	CHORD BEARING
CHL	CHORD LENGTH
I	INDUSTRIAL ZONE
L	LENGTH
N/F	NOW OR FORMERLY
R	RADIUS
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
SRA	SINGLE RESIDENCE A ZONE
TC	TRANSPORTATION CORRIDOR ZONE
TP	TEST PIT
Δ	CENTRAL ANGLE
◉	DRILL HOLE FOUND
○	IRON PIPE/ROD FOUND
⊠	POST
	TEST PIT
42D	SOIL SYMBOL
	SOILS LINE
x	CHAINLINK FENCE
	BOUNDARY LINE
	SETBACK LINE
	TREE LINE
100	EXISTING CONTOUR
	STONEWALL
	EDGE OF WETLAND
	ZONE ZONE
	MATCH LINE
	PAVEMENT
	WETLANDS

NOTES:

1. SEE SHEET S-01 FOR OVERALL BOUNDARY, NOTES, PLAN REFERENCES AND LOCATION PLAN.

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LICENSED LAND SURVEYOR _____ DATE _____

TAX MAP 242 LOT 4

EXISTING CONDITIONS PLAN

PEVERLY HILL ROAD

83 PEVERLY HILL ROAD

PORTSMOUTH, NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

OWNED BY

STELLA B. STOKEL 1993 TRUST &
NANCY A. STOKEL 1993 TRUST

SCALE: 1" = 50' (22x34)
1" = 100' (11x17)

APRIL 19, 2021

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UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM
CALL 811 TOLL FREE
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50 25 0 50
Graphic Scale in Feet

REV.	DATE	DESCRIPTION	DR	CK

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FILE	47388-11	DR	MVP	FB	568	S-04
		CK	BMK	CADFILE		

Apr 19, 2021 - 8:11am
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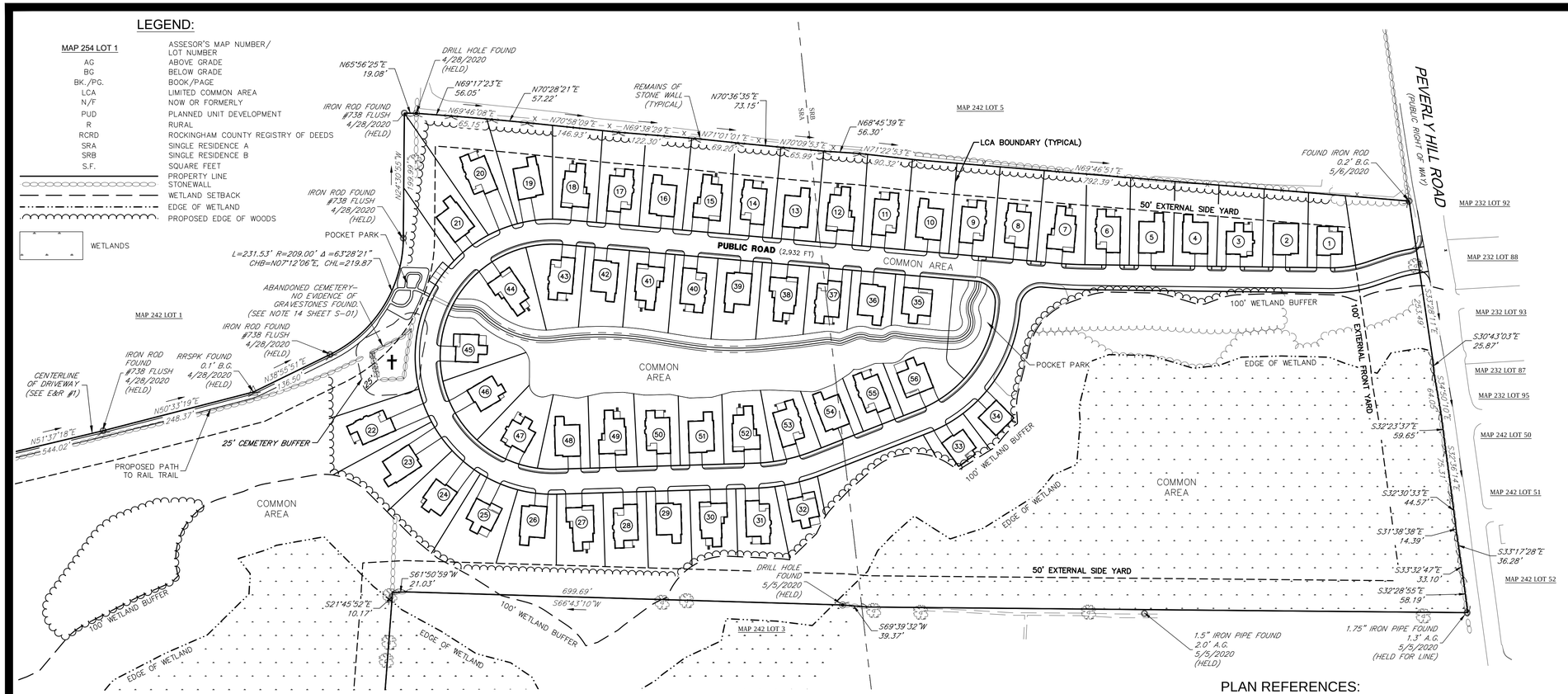
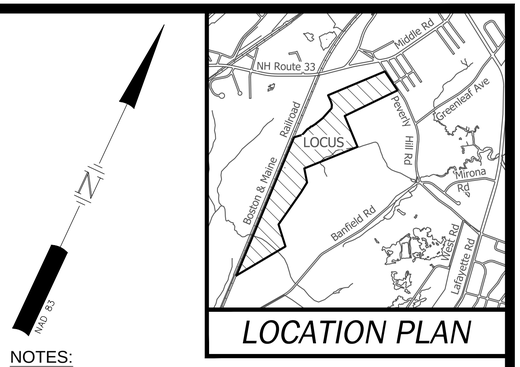




LOCATION PLAN

NOTES:

1. THE PARCEL IS LOCATED IN THE SINGLE RESIDENCE A (SRA) & SINGLE RESIDENCE B (SRB) ZONING DISTRICTS.
2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 242 AS LOT 4.
3. THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 270 OF 681, MAP NUMBER 33015C0270F, MAP REVISED JANUARY 29, 2021.
4. DIMENSIONAL REQUIREMENT OF OPEN SPACE RESIDENTIAL PUD (OS–PUD)

	REQUIRED:	PROPOSED:
MINIMUM LOT AREA:	10 ACRES	105.705 ACRES
MINIMUM STREET FRONTAGE:	100'	665'
MINIMUM EXTERNAL YARDS:		
FRONT:	100'	113.9'
SIDE & REAR:	50'	50.2'; 1,191.4'
MINIMUM INTERNAL YARDS:		
FRONT:	20'	20.9'
SIDE & REAR:	25'	30.0'
MINIMUM SEPARATION BETWEEN STRUCTURES:	30'	30.0'
COMMON OPEN SPACE:	25%	83%

PER THE CITY OF PORTSMOUTH ZONING ORDINANCE SECTION 10.725

5. OWNER OF RECORD:
MAP 242 LOT 4:
STELLA B. STOKEL 1993 TRUST,
NANCY A. STOKEL 1993 TRUST & PHILIP J. STOKEL
83 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
RCRD BK.#5066 PG.#1603
6. PARCEL AREA:

	SUBMITTED AREA:	COMMON AREA:	LIMITED COMMON AREA:
MAP 242 LOT 4:			
4,604,509 S.F.	4,604,509 S.F.	4,604,509 S.F.	(SEE CHART)
(105.7050 ACRES)	(105.7050 ACRES)	(105.7050 ACRES)	

7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
8. THE PURPOSE OF THIS PLAN IS TO DEPICT THE COMMON AREAS AND LIMITED COMMON AREAS ASSOCIATED WITH THE OPEN SPACE PLANNED UNIT DEVELOPMENT OF MAP 242 LOT 4. CONSTRUCTION OF UNITS NOT YET BEGUN. THE FINAL METES AND BOUNDS OF THE UNITS AND THEIR ASSIGNED LIMITED COMMON AREAS SHALL BE DETERMINED BY AS–BUILT PLANS WITH AN AMENDED CONDOMINIUM SITE PLAN TO BE RECORDED UPON COMPLETION OF EACH UNIT.
9. THESE UNITS ARE FOR RESIDENTIAL USE ONLY.
10. FIELD SURVEY COMPLETED BY TCE, MVP & PJT IN APRIL–MAY 2020 USING A TOPCON DS103, TOPCON HIPER–SR, TOPCON HIPER–V AND A CARLSON RT4 DATA COLLECTOR.
11. HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS.
12. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
13. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
14. WETLAND DELINEATION WAS COMPLETED BY GOVE ENVIRONMENTAL SERVICES ON FEBRUARY 18, 2020 AND REVISED ON MAY 14, 2020 IN ACCORDANCE WITH THE 1987 ARMY CORP OF ENGINEERS WETLAND MANUAL AND THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. FIELD LOCATED BY TFMORAN, INC.
15. THE UNITS SHOWN HEREON ARE TO BE SERVED BY THE CITY OF PORTSMOUTH PUBLIC WATER SUPPLY. AN EASEMENT SHALL BE GRANTED TO THE CITY OF PORTSMOUTH TO ALLOW WATER DEPARTMENT PERSONNEL ACCESS TO VALVES, HYDRANTS AND METERS FOR LEAK DETECTION, METERING AND MAINTENANCE.
16. THE UNITS SHOWN HERE TO BE SERVICED BY MUNICIPAL SEWER.
17. TRASH AND SNOW REMOVAL IS THE RESPONSIBILITY OF THE PRIVATE HOMEOWNERS.

PLAN REFERENCES:

1. "PLAN OF A LOT OF LAND BELONGING TO CHARLES H. HAYES PORTSMOUTH, N.H." BY A.C. HOYT SURVEYOR, DATED JULY 1896. RCRD PLAN #0171.
2. "PLAN OF LAND FOR JOHN & MAUD HETT PORTSMOUTH, N.H. SURVEY BY ME JENKINS, LEE, N.H.", DATED DEC. 1988. RCRD PLAN #C–19399.
3. "PROPERTY OF SWIFTWATER GIRL SCOUT COUNCIL CITY OF PORTSMOUTH N.H." SURVEYED BY JON MOORE, DATED AUGUST 1972. RCRD PLAN #D–3206.
4. "SUBDIVISION OF LAND FOR ROBERT E. DOWD IN PORTSMOUTH, N.H." BY BRUCE L. POHOPEK LAND SURVEYORS DOVER, N.H., DATED MAY 31, 1978, REVISED OCT 5, 78. RCRD PLAN #D–8312.
5. "SUBDIVISION PLAN OF LAND FOR THEODORE C. BURTT BANFIELD ROAD COUNTY OF ROCKINGHAM PORTSMOUTH, N.H." BY RICHARD P. MILLETTE AND ASSOCIATES, DATED DECEMBER 1981, WITH REVISION 2 DATED JANUARY, 1982. RCRD PLAN #D–10795.
6. "STANDARD BOUNDARY SURVEY MAP 242 – LOT 1 MAP 258 – LOT 54 MAP 263 – LOT 1–6 & 2 FOR THE NATURE CONSERVANCY N.H. ROUTE 33 GREENLAND ROAD COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE" BY AMBIT ENGINEERING, INC., DATED FEBRUARY 2006, WITH REVISION 1, DATED 4/13/06. RCRD PLAN #D–33859.
7. "LOT LINE RELOCATION PLAN MAP R–65 LOTS 2A & 2B FOR HAROLD & MARILYN ECKER AND ELIZABETH K. HURLEY 422 & 470 BANFIELD ROAD PORTSMOUTH, N.H. COUNTY OF ROCKINGHAM" BY AMBIT ENGINEERING, INC., DATED MAY 2000, WITH REVISION 0 DATED 5/26/00. RCRD PLAN #D–28209.

LIMITED COMMON AREA	
LCA 1	7,946 S.F.
LCA 2	8,750 S.F.
LCA 3	9,275 S.F.
LCA 4	9,301 S.F.
LCA 5	9,680 S.F.
LCA 6	10,046 S.F
LCA 7	10,669 S.F.
LCA 8	10,257 S.F.
LCA 9	10,154 S.F.
LCA 10	10,341 S.F.
LCA 11	10,268 S.F.
LCA 12	10,589 S.F.
LCA 13	10,115 S.F.
LCA 14	10,370 S.F.
LCA 15	10,708 S.F.
LCA 16	10,552 S.F.
LCA 17	10,135 S.F.
LCA 18	11,167 S.F.
LCA 19	12,724 S.F.
LCA 20	16,604 S.F.
LCA 21	12,873 S.F.
LCA 22	11,550 S.F.
LCA 23	11,625 S.F.
LCA 24	11,288 S.F.
LCA 25	11,597 S.F.
LCA 26	9,163 S.F.
LCA 27	8,786 S.F.
LCA 28	8,294 S.F.
LCA 29	8,685 S.F.
LCA 30	8,145 S.F.
LCA 31	8,143 S.F.
LCA 32	6,669 S.F.
LCA 33	5,226 S.F.
LCA 34	4,785 S.F.
LCA 35	7,665 S.F.
LCA 36	6,209 S.F.
LCA 37	7,074 S.F.
LCA 38	8,774 S.F.
LCA 39	9,083 S.F.
LCA 40	8,885 S.F.
LCA 41	9,066 S.F.
LCA 42	8,840 S.F.
LCA 43	9,906 S.F.
LCA 44	9,954 S.F.
LCA 45	8,034 S.F.
LCA 46	10,638 S.F.
LCA 47	8,840 S.F.
LCA 48	8,126 S.F.
LCA 49	8,825 S.F.
LCA 50	7,961 S.F.
LCA 51	7,593 S.F.
LCA 52	8,127 S.F.
LCA 53	7,613 S.F.
LCA 54	6,366 S.F.
LCA 55	6,410 S.F.
LCA 56	6,520 S.F.

EASEMENTS AND RESTRICTIONS (E&R):

1. THE RIGHT TO USE SAID DRIVEWAY IN COMMON WITH PETER STOKEL AND HIS HEIRS FROM SAID GREENLAND ROAD, ALONG BY SAID CEMETERY, AND ALONG THE BOUNDARY BETWEEN THE LANDS OF SAID PETER AND STELLA TO SAID RAILROAD, AND SUBJECT TO SAID PETER'S RIGHT TO USE THE SAME IN COMMON. (SEE RCRD BK.#5066 PG.#1603).
2. RIGHTS OF PETER AND STELLA STOKEL AND THEIR RESPECTIVE HEIRS AND ASSIGNS SHALL HAVE EQUAL RIGHTS TO THE WATER OF SAID WELL, SAID PUMP, THE PIPES AND ANY OTHER EQUIPMENT USED NOW OR HEREAFTER IN COMMON, CHARGES OF CARE, UPKEEP, REPAIRS OR REPLACEMENT TO BE BORNE EQUALLY, WITH MUTUAL EASEMENTS TO ENTER ON THE LAND OF THE OTHER WHENEVER NECESSARY FOR ANY OF SAID PURPOSES. (SEE RCRD BK.#5066 PG.#1603).
3. 110' WIDE POWER LINE EASEMENT TO THE NEW HAMPSHIRE GAS & ELECTRIC COMPANY. (SEE RCRD BK.#1052 PG.#321).

ABUTTERS:

MAP 165 LOT 14
N/F
BOSTON & MAINE CORPORATION
IRON HORSE PARK HIGH STREET
NORTH BILLERICA, MA 01862

MAP 242 LOT 1
N/F
STATE OF NEW HAMPSHIRE
FISH & GAME DEPT
11 HAZEN DRIVE
CONCORD, NH 03301
RCRD BK.#5248 PG.#0739

MAP 242 LOT 3
N/F
NEW HOPE BAPTIST CHURCH
PO BOX 1473
PORTSMOUTH, NH 03802
RCRD BK.#2269 PG.#0663

MAP 242 LOT 5
N/F
ROMAN CATHOLIC BISHOP OF MANCHESTER CHURCH OF IMMAC CONCEPTION
153 ASH STREET
MANCHESTER, NH 03104

MAP 255 LOT 5
N/F
THOMAS E. & MARYBETH B. REIS AND JAMES B. & MEEGAN C. REIS
305 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
RCRD BK.#5560 PG.#2148

MAP 255 LOT 8
N/F
MERRIMAC VALLEY HOMES, INC.
1794 BRIDGE STREET, UNIT 6
DRACUT, MA 01826
RCRD BK.#5881 PG.#0981

MAP 256 LOT 1
N/F
SWIFT WATER GIRL SCOUT COUNCIL
ONE COMMERCE DRIVE
BEDFORD, NH 03110

MAP 265 LOT 2
N/F
MARK H. ODIORNE
520 BANFIELD ROAD
PORTSMOUTH, NH 03801
RCRD BK.#3353 PG.#2213

MAP 265 LOT 2A
N/F
DAVID W. ECKER
875 BANFIELD ROAD
PORTSMOUTH, NH 03801
RCRD BK.#6091 PG.#0374

MAP 265 LOT 2B
N/F
LEE ANN & RICHARD M. RILEY
470 BANFIELD ROAD
PORTSMOUTH, NH 03801
RCRD BK.#3491 PG.#2344

MAP 265 LOT 2C
N/F
APOSTOLIC CHURCH OF J CHRIST
500 BANFIELD ROAD
PORTSMOUTH, NH 03801
RCRD BK.#2739 PG.#0043

MAP 265 LOT 2D
N/F
CITY OF PORTSMOUTH DPW
PO BOX 628
PORTSMOUTH, NH 03802
RCRD BK.#2413 PG.#0222

MAP 265 LOT 2E
N/F
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
RCRD BK.#5077 PG.#1943

ABUTTERS ACROSS PEVERLY HILL ROAD:

MAP 232 LOT 92
N/F
DYANNA L. INNES
78 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
RCRD BK.#3754 PG.#0099

MAP 232 LOT 88
N/F
NATHAN M. & SHERRI M. TARLETON
74 LEAWITT AVENUE
PORTSMOUTH, NH 03801
RCRD BK.#5885 PG.#1471

MAP 232 LOT 93
N/F
KENNETH T. BLACK
82 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
RCRD BK.#3743 PG.#1942

MAP 232 LOT 87
N/F
SUSAN L. DIXON
68 WIBIRD STREET
PORTSMOUTH, NH 03801
RCRD BK.#2504 PG.#0028

MAP 232 LOT 95
N/F
CITY OF PORTSMOUTH DPW
PO BOX 628
PORTSMOUTH, NH 03802
RCRD BK.#2247 PG.#0239

MAP 243 LOT 50
N/F
ASRT, LLC
266 MIDDLE STREET
PORTSMOUTH, NH 03801
RCRD BK.#6184 PG.#1176

MAP 243 LOT 51
N/F
AJEI REAL ESTATE LLC
163 SPINNEY ROAD
PORTSMOUTH, NH 03801
RCRD BK.#5887 PG.#0463

MAP 243 LOT 52
N/F
CITY OF PORTSMOUTH DPW
PO BOX 628
PORTSMOUTH, NH 03802
RCRD BK.#2042 PG.#0498

I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND COMPLIES WITH NHRSA 356–B:20(I). ALL UNITS OR PORTIONS THEREOF DEPICTED ON ANY PORTION OF THE SUBMITTED LAND OTHER THAN WITHIN THE BOUNDARIES OF ANY CONVERTIBLE LAND HAVE NOT YET BEGUN.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION. THIS SURVEY IS AN URBAN SURVEY AS CLASSIFIED IN THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE TRAVERSE WAS COMPLETED BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

LICENSED LAND SURVEYOR _____ DATE _____

REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 242 LOT 4

CONDOMINIUM SITE PLAN

PEVERLY HILL ROAD

83 PEVERLY HILL ROAD

PORTSMOUTH, NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

OWNED BY

STELLA B. STOKEL 1993 TRUST, NANCY A. STOKEL 1993 TRUST & PHILIP J. STOKEL

SCALE: 1" = 100' (22x34)
1" = 200' (11x17)

APRIL 19, 2021

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431–2222
Fax (603) 431–0910
www.tfmoran.com

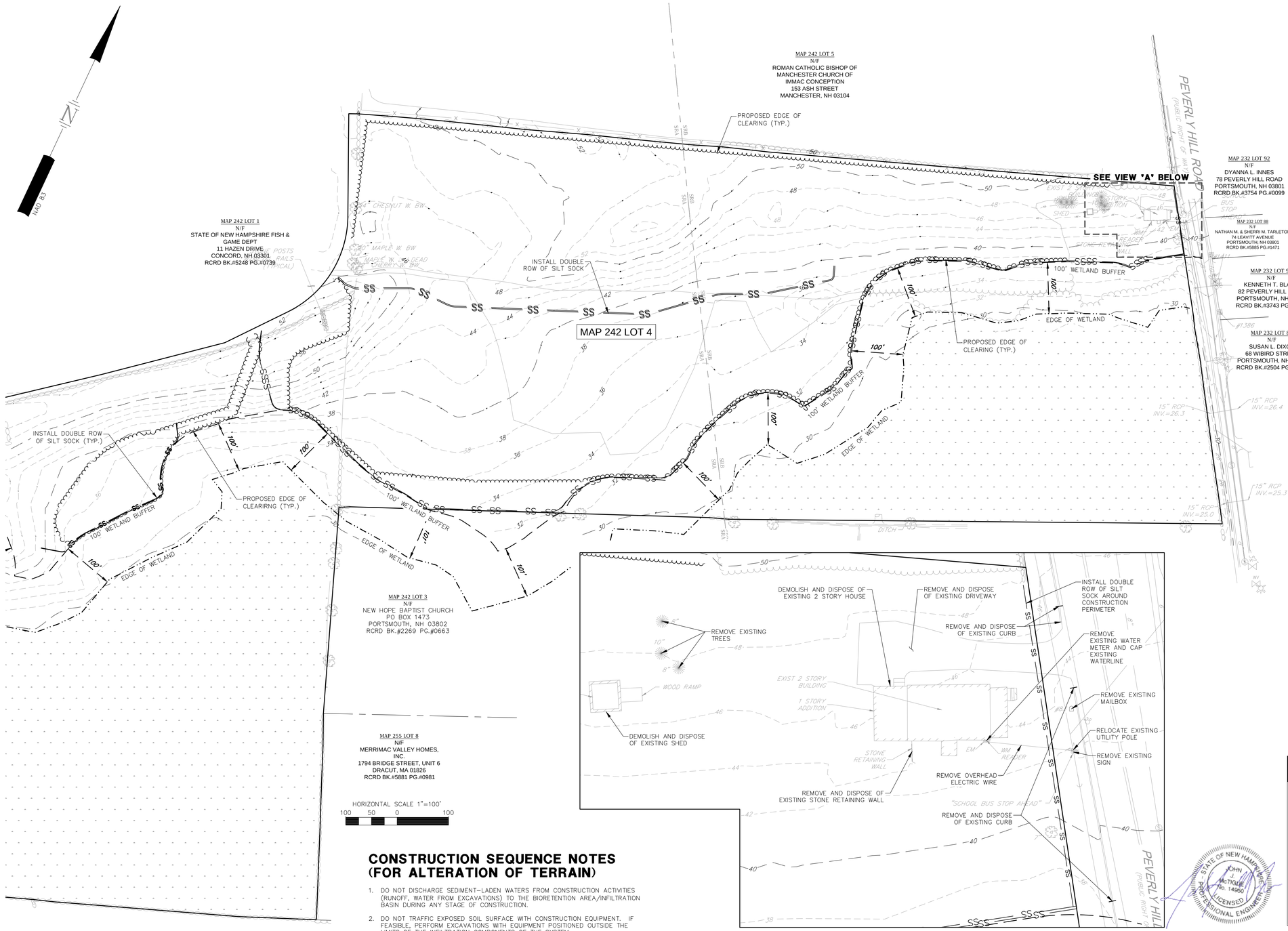
FILE	47388-11	DR		FB		S-05
		CK		CADFILE		

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON _____ DATE _____

DIG SAFE
ME NH RI VT
811 TOLL FREE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

HORIZONTAL SCALE 1"=100'
100 50 0 100



NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATIONS, SIZE, AND ELEVATIONS OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO THE START OF ANY DEMOLITION. THE LOCATIONS SHOWN ON THESE PLANS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DEMOLITION TO DETERMINE APPROPRIATE ACTION TO BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
2. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
3. THE CONTRACTOR SHALL VERIFY ALL SURVEY INFORMATION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
4. EXISTING UTILITY SERVICES TO BE DISCONTINUED ARE TO BE CAPPED AS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES.
5. CONSTRUCTION DEBRIS AND INVASIVE SPECIES SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER.
6. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL PLACE ORANGE CONSTRUCTION FENCING AROUND EACH TREE TO BE RETAINED THROUGHOUT CONSTRUCTION. NO STOCKPILES OF MATERIAL ARE PERMITTED WITHIN THE DRIP LINE OF THE TREES TO BE SAVED.
7. CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY TREES ARE DAMAGED DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE NOTES

TO MINIMIZE EROSION AND SEDIMENTATION DUE TO CONSTRUCTION, CONSTRUCTION SHALL FOLLOW THIS GENERAL CONSTRUCTION SEQUENCE.

MODIFICATIONS TO THE SEQUENCE NECESSARY DUE TO THE CONTRACTOR'S SCHEDULE SHALL INCLUDE APPROPRIATE TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES.

THE CONTRACTOR SHALL SCHEDULE WORK SUCH THAT ANY CONSTRUCTION AREA IS STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE EXCEPT AS NOTED BELOW. NO MORE THAN 5 ACRES OF DISTURBED LAND SHALL BE UNSTABILIZED AT ANY ONE TIME.

THE PROJECT SHALL BE MANAGED SO THAT IT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER ARG 3800 RELATIVE TO INVASIVE SPECIES.

DO NOT TRAFFIC EXPOSED SOIL SURFACE OF INFILTRATION SYSTEMS WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE INFILTRATION SYSTEM. STORWATER RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMP'S ARE STABILIZED.

DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

AFTER THE INFILTRATION SYSTEM IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE THE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.

1. NOTIFY EASEMENT OWNERS PRIOR TO COMMENCEMENT OF WORK.
2. INSTALL ALL PERIMETER EROSION PROTECTION MEASURES AS INDICATED ON THE PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. PONDS AND SWALES SHALL BE INSTALLED BEFORE ROUGH GRADING THE SITE.
4. DURING CONSTRUCTION EVERY EFFORT SHALL BE MADE TO MANAGE SURFACE RUNOFF QUALITY.
5. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT BARRIERS, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED. (TEMPORARY SEED MIXTURE OF WINTER RYE APPLIED AT A RATE OF 2.5 LBS./1000 SF SHALL BE USED).
6. CONDUCT MAJOR EARTHWORK, INCLUDING CLEARING AND GRUBBING, WITHIN THE LIMITS OF WORK. ALL CUT AND FILL SLOPES SHALL BE SEEDED WITHIN 72 HOURS AFTER GRADING.
7. ALL STRIPPED TOPSOIL AND OTHER EARTH MATERIALS SHALL BE STOCKPILED OUTSIDE THE IMMEDIATE WORK AND WETLAND AREAS. A SILT BARRIER SHALL BE CONSTRUCTED AROUND THESE PILES IN A MANNER TO PROVIDE ACCESS AND AVOID SEDIMENT OUTSIDE OF THE WORK AREA.
8. CONSTRUCT BUILDING PAD AND COMMENCE NEW BUILDING CONSTRUCTION.
9. CONSTRUCT TEMPORARY CULVERTS AND DIVERSIONS AS REQUIRED.
10. BEGIN PERMANENT AND TEMPORARY INSTALLATION OF SEED AND MULCH.
11. PERFORM EARTHWORK NECESSARY TO ESTABLISH ROUGH GRADING AROUND PARKING FIELDS AND ACCESS DRIVES. MANAGE EXPOSED SOIL SURFACES TO AVOID TRANSPORTING SEDIMENTS INTO WETLANDS. PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
12. INSTALL SUBSURFACE UTILITIES (WATER, SEWER, GAS, ELECTRIC, COMMUNICATIONS, DRAINAGE, DRAINAGE FACILITIES, ETC.).
13. CONSTRUCT PROPOSED ROADWAY, RAIN GARDENS, GRAVEL WETLANDS AND DRAINAGE SWALES. ALL DITCHES, SWALES, AND GRAVEL WETLANDS SHALL BE FULLY STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
14. COMPLETE BUILDING AND ALL OFF-SITE IMPROVEMENTS.
15. COMPLETE SEEDING AND MULCHING. SEED TO BE APPLIED WITH BROADCAST SPREADER OR BY HYDRO-SEEDING, THEN ROLLED, RAKED OR DRAGGED TO ASSURE SEED/SOIL CONTACT.
16. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDED AREAS HAVE BECOME FIRMLY ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE.
17. DURING THE COURSE OF THE WORK AND UPON COMPLETION, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT DEPOSITS, EITHER ON OR OFF SITE, INCLUDING CATCH BASINS, AND SUMPS, DRAIN PIPES AND DITCHES, CURB LINES, ALONG SILT BARRIERS, ETC. RESULTING FROM SOIL AND/OR CONSTRUCTION OPERATIONS.
18. SEE WINTER CONSTRUCTION SEQUENCE FOR WORK CONDUCTED AFTER OCTOBER 15TH.

CONSTRUCTION SEQUENCE NOTES (FOR ALTERATION OF TERRAIN)

1. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA/INFILTRATION BASIN DURING ANY STAGE OF CONSTRUCTION.
2. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
3. AFTER THE BASIN IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
4. DO NOT PLACE THE BIORETENTION AREA/INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
5. DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

SITE PREPARATION & DEMOLITION PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

SCALE: AS SHOWN **APRIL 19, 2021**

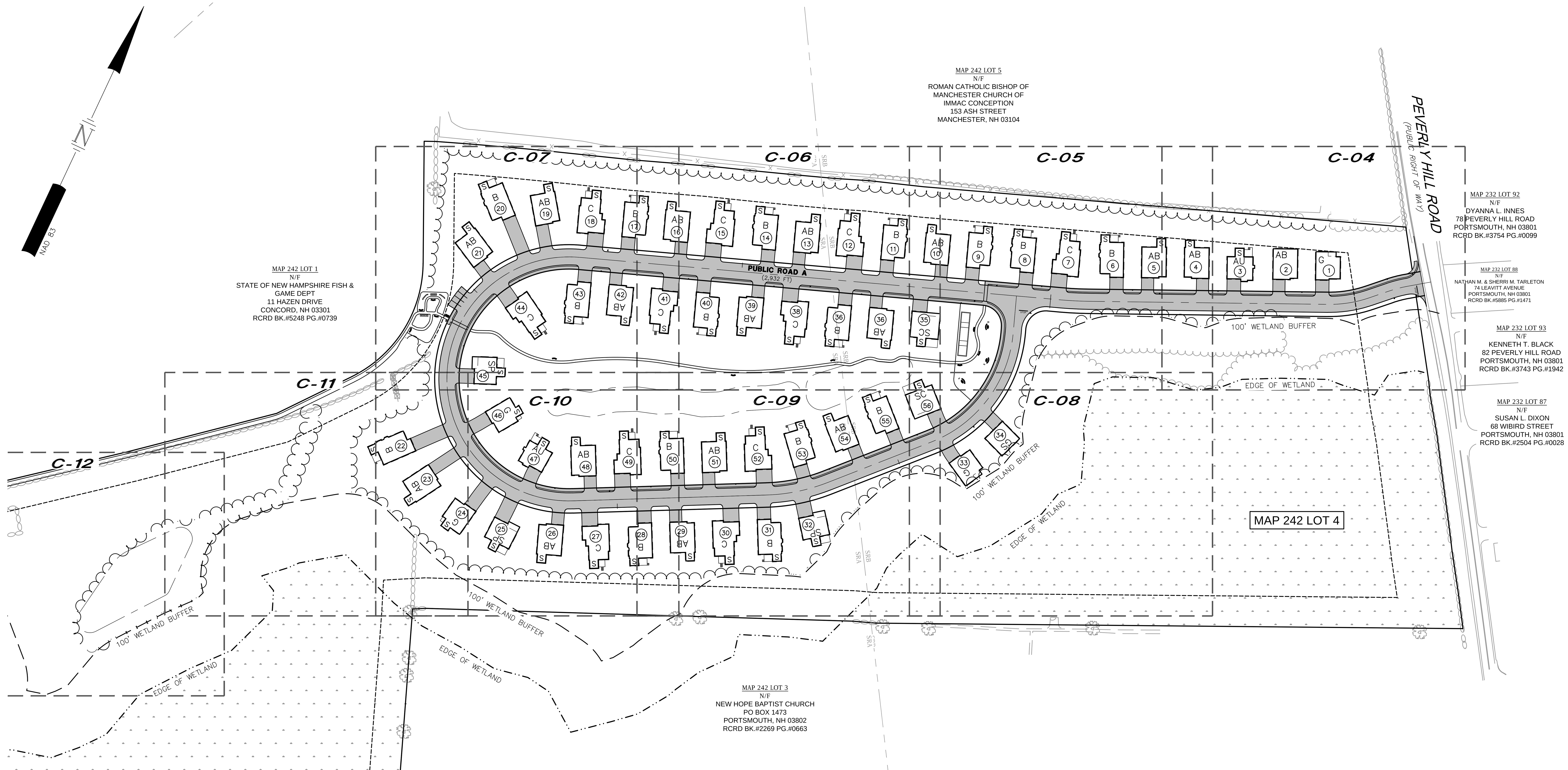
STATE OF NEW HAMPSHIRE — JOHN J. MCTIQUE No. 14960 LICENSED PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION	DR	CK

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE					
47388.11	DR	JSM	FB	–	C-02
	CK	JJM	CADFILE	47388-11_SITEPREP	

Apr 19, 2021 - 9:14am
P:\MSC Projects\47388 - Peverly Hill Rd - Portsmouth\47388-11 Green and Co - 83 Peverly Rd - Condo Project\Design\Production Drawings\47388-11_SitePrep.dwg



MAP 255 LOT 8
N/F
MERRIMAC VALLEY HOMES, INC.
1794 BRIDGE STREET, UNIT 6
DRACUT, MA 01826
RCRD BK.#5881 PG.#0981

SITE DATA

OWNER OF RECORD OF MAP 242 LOT 4:
STELLA B. STOKEL 1993 TRUST
NANCY A. STOKEL 1993 TRUST & PHILIP J. STOKEL
83 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801

DEED REFERENCE TO PARCEL IS BK 5066 PG 1603
AREA OF PARCEL = 4,801,500± SF OR 110± ACRES

ZONED: SINGLE RESIDENCE A (SRA) & SINGLE RESIDENCE B (SRB)
EXISTING USE: RESIDENTIAL (SINGLE FAMILY DWELLING)
PROPOSED USE: RESIDENTIAL (OPEN SPACE PLANNED UNIT CONDOMINIUM DEVELOPMENT)

THE PURPOSE OF THIS PLAN IS TO DEPICT A DEVELOPMENT OF 57 SING FAMILY CONDOMINIUM UNITS WITH ASSOCIATED ROADWAY, UTILITIES, AND SITE IMPROVEMENTS..

BASE RESIDENTIAL DENSITY CALCULATIONS:

REQUIRED BASE RESIDENTIAL DENSITY:

SRA:
DEVELOPABLE AREA = TOTAL AREA – WETLANDS – 15% SLOPES
= 3,938,561 SF – 1,684,960 SF – 156,927 SF
= 2,096,674 SF
MINIMUM LOT AREA PER DWELLING = 1 AC = 43,560 SF

SRB:
DEVELOPABLE AREA = TOTAL AREA – WETLANDS – 15% SLOPE
= 665,948 SF – 286,452 SF – 1,217 SF
= 378,279 SF
MINIMUM LOT AREA PER DWELLING = 15,000 SF

MAXIMUM UNITS FOR DEVELOPMENT = DEVELOPABLE AREA / MINIMUM LOT AREA PER DWELLING
(SRA) 2,096,674 SF / 43,560 SF = 48.1 UNITS
(SRB) 378,279 SF / 15,000 SF = 25.2 UNITS
TOTAL = 74 UNITS
PROPOSED UNITS FOR OS–PUD = 57 UNITS

PARKING CALCULATIONS:
REQUIRED: 1.3 SPACES/UNIT PLUS ONE (1) VISITOR SPACE FOR EVERY 5 DWELLING UNITS.
TOTAL REQUIRED = 86 SPACES

PROPOSED: 228 SPACES (2 GARAGED SPACES PER UNIT, PLUS 44 SPACES ON PRIVATE DRIVEWAYS)

EFFECTIVE IMPERVIOUS SURFACE CALCULATIONS:
IMPERVIOUS AREA/TOTAL LOT AREA = 252,834 SF/45,832,250 SF = 0.0055
TOTAL EFFECTIVE IMPERVIOUS SURFACE = 0.55%

NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
2. SEE GENERAL NOTES ON NOTES & LEGEND SHEET (C–01).
3. LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY ZONING ORDINANCE AND SITE PLAN REGULATIONS.
4. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
5. THE 2–FOOT PANEL ALONG THE EDGE OF THE ROADWAY TO BE USED FOR SNOW STORAGE.
6. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
7. 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 CHANGED SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
8. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
9. BUILDING SIZE, STYLE, AND LOCATION SHOWN ARE APPROXIMATE AND FOR DEMONSTRATIVE PURPOSED ONLY. FINAL BUILDING LOCATION, SIZE, AND STYLES TO BE DETERMINED PRIOR TO ISSUANCE OF A BUILDING PERMIT, AND SHALL MEET ALL APPLICABLE CITY AND STATE REGULATIONS.

SIGN LEGEND

ID	SIGN	SIZE (INCHES)		DESIGN (COLORING, TEXT SIZE, SPACING, SHAPE, RETROFLECTIVITY, ETC.)	NO. OF SIGNS
		WIDTH	HEIGHT		
R1–1	STOP	30	30	REFER TO THE 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS	2
W13–1P	20 M.P.H.	18	18	REFER TO THE 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS	4
W17–1	SPEED HUMP	30	30	REFER TO THE 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS	2

BUILDING LEGEND

ABBREVIATION	DESCRIPTION
AB	ABBOTT
AU	AURELIA
B	BALMALCOLM
C	CARTER
G	GIARA
GS	GISELLE
SC	SINCLAIR
SP	SWEET CHERRY PIE
S	SUNROOM

HORIZONTAL SCALE 1"=100'
100 50 0 100

REV.	DATE	DESCRIPTION	DR	CK

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

STATE OF NEW HAMPSHIRE
JOHN J. McTIGUE
No. 14950
LICENSED
PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

OVERALL SITE LAYOUT PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=40' (11"X17")
SCALE: 1"=20' (22"X34")

APRIL 19, 2021

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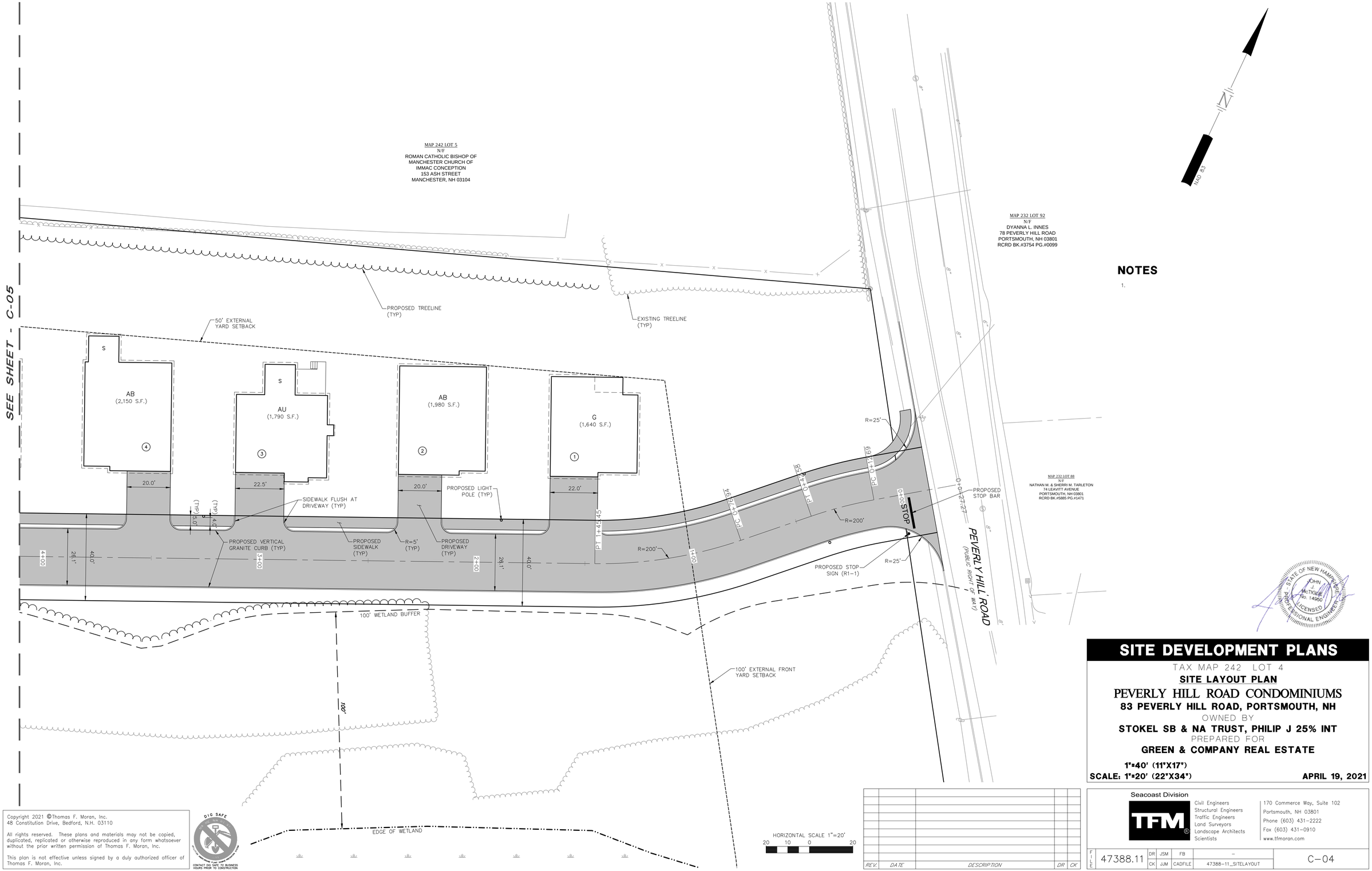

NOTES

1.

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STATE OF NEW HAMPSHIRE
JOHN J. McCOLE
No. 14950
LICENSED PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

SITE LAYOUT PLAN

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STATE OF NEW HAMPSHIRE — JOHN J. McTIGUE — No. 14950 — LICENSED — PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

SITE LAYOUT PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

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SCALE: 1"=40' (11"X17") 1"=20' (22"X34") **APRIL 19, 2021**

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	CK JJM	CADFILE	47388-11_SITELAYOUT		

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

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JOHN J. MCTIGUE No. 14960 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

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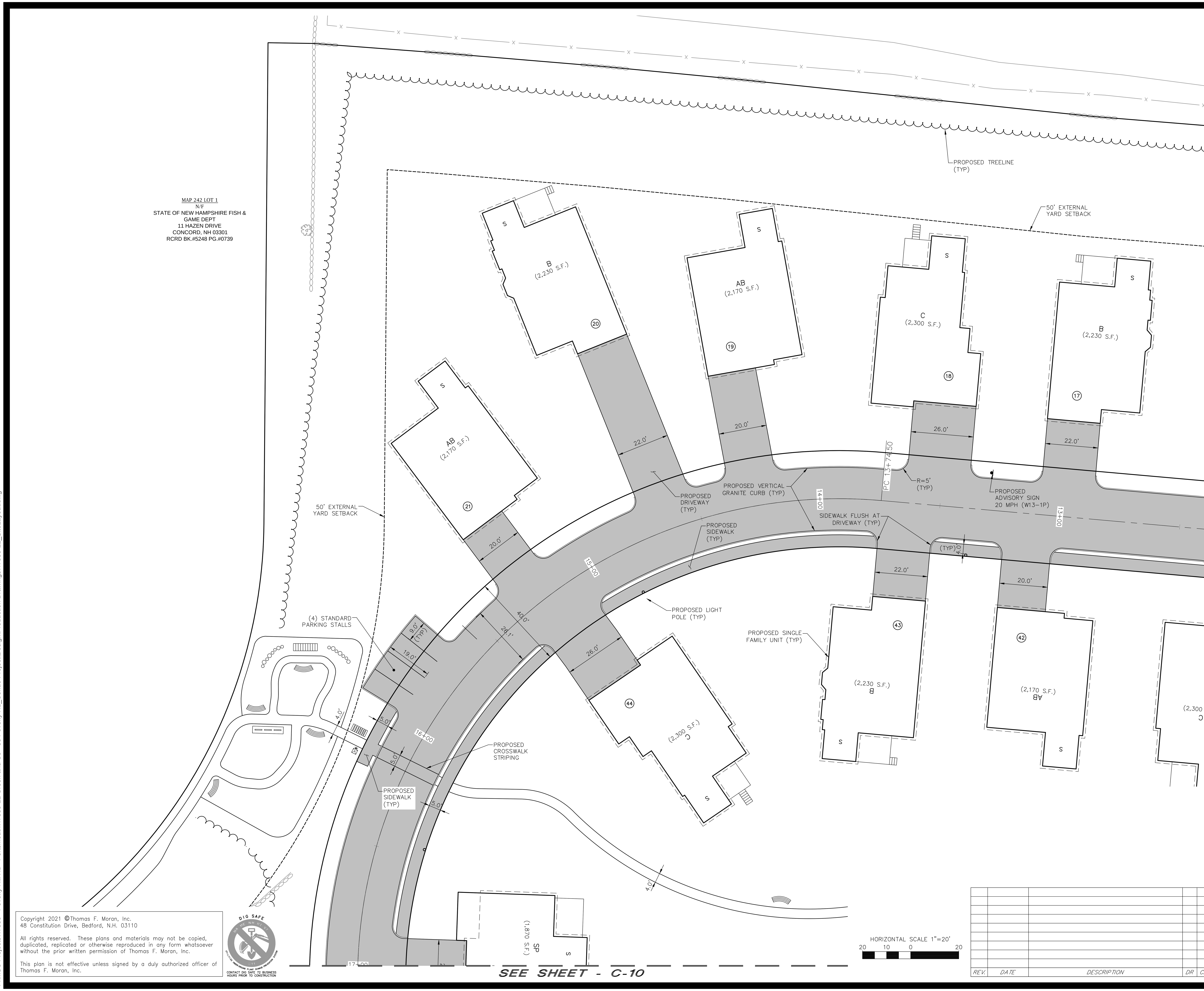

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STATE OF NEW HAMPSHIRE
JOHN J. McTIGUE
No. 14960
LICENSED PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

SITE LAYOUT PLAN

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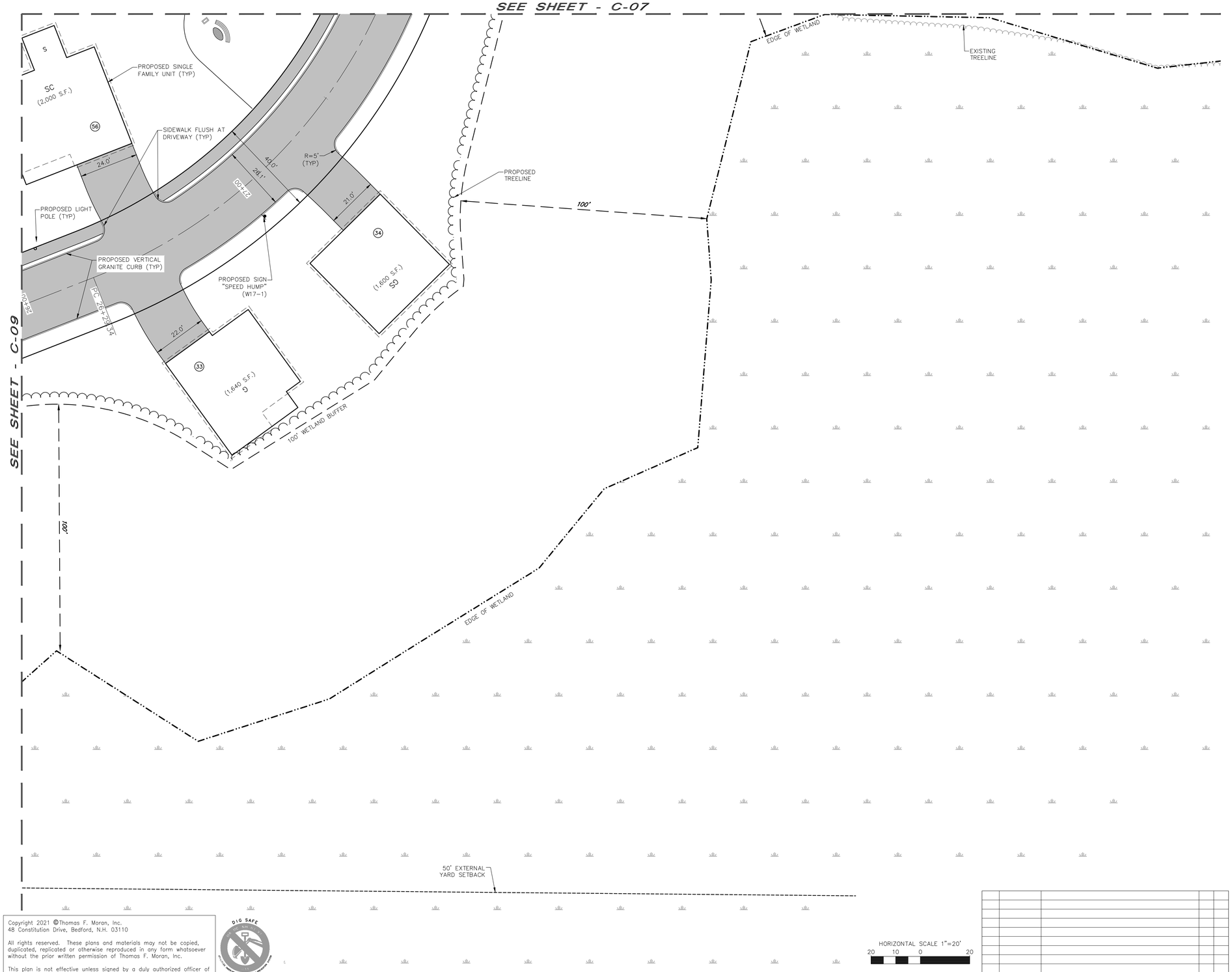

HORIZONTAL SCALE 1"=20'
20 10 0 20

REV.	DATE	DESCRIPTION	DR	CK

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STATE OF NEW HAMPSHIRE
JOHN J. McTIGUE No. 14950
LICENSED PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

SITE LAYOUT PLAN

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SEE SHEET - C-08

SEE SHEET - C-10

SEE SHEET - C-08

PROPOSED BIORETENTION BMP AREA

PROPOSED SINGLE FAMILY UNIT (TYP)

PROPOSED LIGHT POLE (TYP)

SIDEWALK FLUSH AT DRIVEWAY (TYP)

PROPOSED VERTICAL GRANITE CURB (TYP)

R=5' (TYP)

B (2,230 S.F.) 50

AB (2,170 S.F.) 51

C (2,300 S.F.) 52

B (2,230 S.F.) 53

AB (2,170 S.F.) 54

B (2,230 S.F.) 55

SC (2,000 S.F.) 56

B (2,230 S.F.) 28

AB (2,170 S.F.) 29

C (2,300 S.F.) 30

B (2,230 S.F.) 31

SP (1,870 S.F.) 32

22.0' 20.0' 26.0' 22.0' 20.0' 22.0' 24.0' 22.0' 20.0' 26.0' 22.0' 24.0'

(TYP) 5.0'

26.1' 43.0'

22+00 23+00 24+00 25+00

PC 23+43.90

PT 24+40.67

PC 25+29.34

100' WETLAND BUFFER

100'

PROPOSED TREELINE

50' EXTERNAL YARD SETBACK

HORIZONTAL SCALE 1"=20'
20 10 0 20

NAD 83

NOTES

1.

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PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

SITE LAYOUT PLAN

PEVERLY HILL ROAD CONDOMINIUMS

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SEE SHEET - C-07

SEE SHEET - C-11

SEE SHEET - C-09

PROPOSED SIDEWALK (TYP)

PROPOSED DRIVEWAY (TYP)

R=5' (TYP)

PROPOSED LIGHT POLE (TYP)

PROPOSED BIORETENTION BMP

PROPOSED SINGLE FAMILY UNIT (TYP)

SIDEWALK FLUSH AT DRIVEWAY (TYP)

PROPOSED VERTICAL GRANITE CURB (TYP)

PROPOSED ADVISORY SIGN 20 MPH (W13-1P)

PROPOSED TREELINE

50' EXTERNAL YARD SETBACK

100' WETLAND BUFFER

22	B	(2,230 S.F.)	22.0'
23	AB	(2,170 S.F.)	20.0'
24	C	(1,830 S.F.)	22.0'
25	SP	(1,870 S.F.)	24.0'
26	AB	(2,170 S.F.)	20.0'
27	C	(2,300 S.F.)	26.0'
28	B	(2,230 S.F.)	22.0'
29			20.0'
45			24.0'
46	G	(1,830 S.F.)	22.0'
47	AU	(1,790 S.F.)	22.5'
48	AB	(2,170 S.F.)	20.0'
49	C	(2,300 S.F.)	26.0'
50	B	(2,230 S.F.)	22.0'

17+00 18+00 19+00 20+00 21+00

P.T. 20+26.50

26.1' 40.0'

NAD 83

HORIZONTAL SCALE 1"=20'
20 10 0 20

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STATE OF NEW HAMPSHIRE
JOHN J. McTIGUE
No. 14950
LICENSED PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

SITE LAYOUT PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

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MAP 242 LOT 1
N/F
STATE OF NEW HAMPSHIRE FISH &
GAME DEPT
11 HAZEN DRIVE
CONCORD, NH 03301
RCRD BK.#5248 PG.#0739

SEE SHEET - C-12

SEE SHEET - C-10

50' EXTERNAL
YARD SETBACK

PROPOSED TREELINE FOR
BMP MAINTENANCE ACCESS

100' WETLAND BUFFER

100'

100'

EDGE OF WETLAND

PROPOSED
TREELINE

50' EXTERNAL
YARD SETBACK

17+00

18+00

R=5'
(TYP)

PROPOSED
DRIVEWAY
(TYP)

22.0'

20.0'

(2,230 S.F.)
B
S
22

(2,170 S.F.)
AB
S
23

(1,830 S.F.)
B
S
24

NAD 83

HORIZONTAL SCALE 1"=20'
20 10 0 20

REV.	DATE	DESCRIPTION	DR	CK

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

SITE LAYOUT PLAN

PEVERLY HILL ROAD CONDOMINIUMS

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APRIL 19, 2021

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PROPOSED TREELINE

PROPOSED TREELINE

PROPOSED BIORETENTION BMP

100' WETLAND BUFFER

100' WETLAND BUFFER

EDGE OF WETLAND

100'

100'

SEE SHEET - C-11

N

NAD 83

HORIZONTAL SCALE 1"=20'

20 10 0 20

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SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

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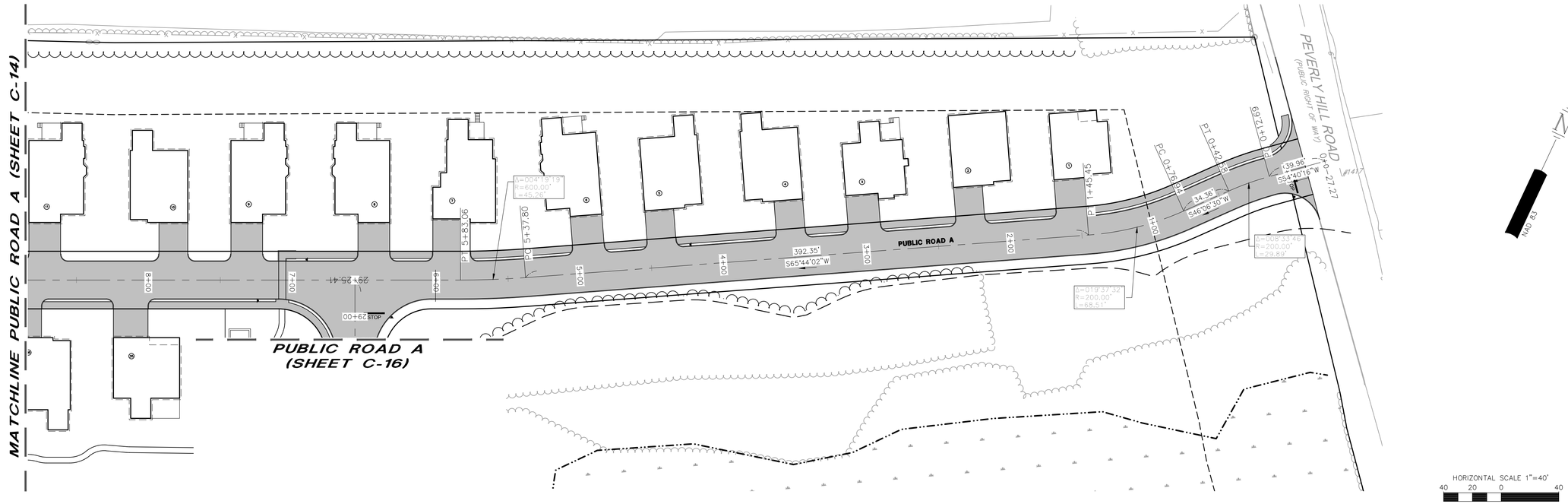

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

ROAD-A PLAN & PROFILE

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

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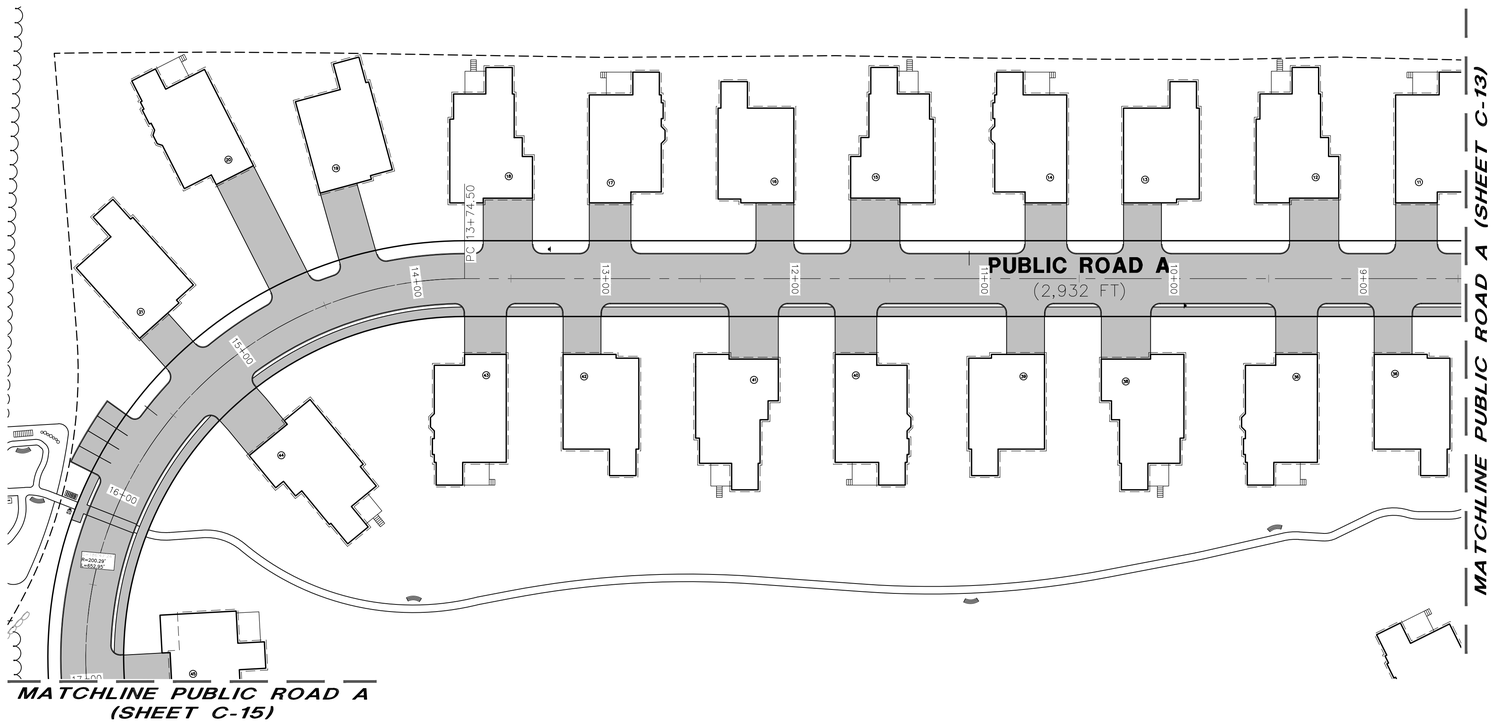

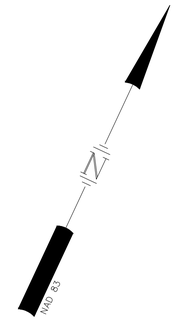

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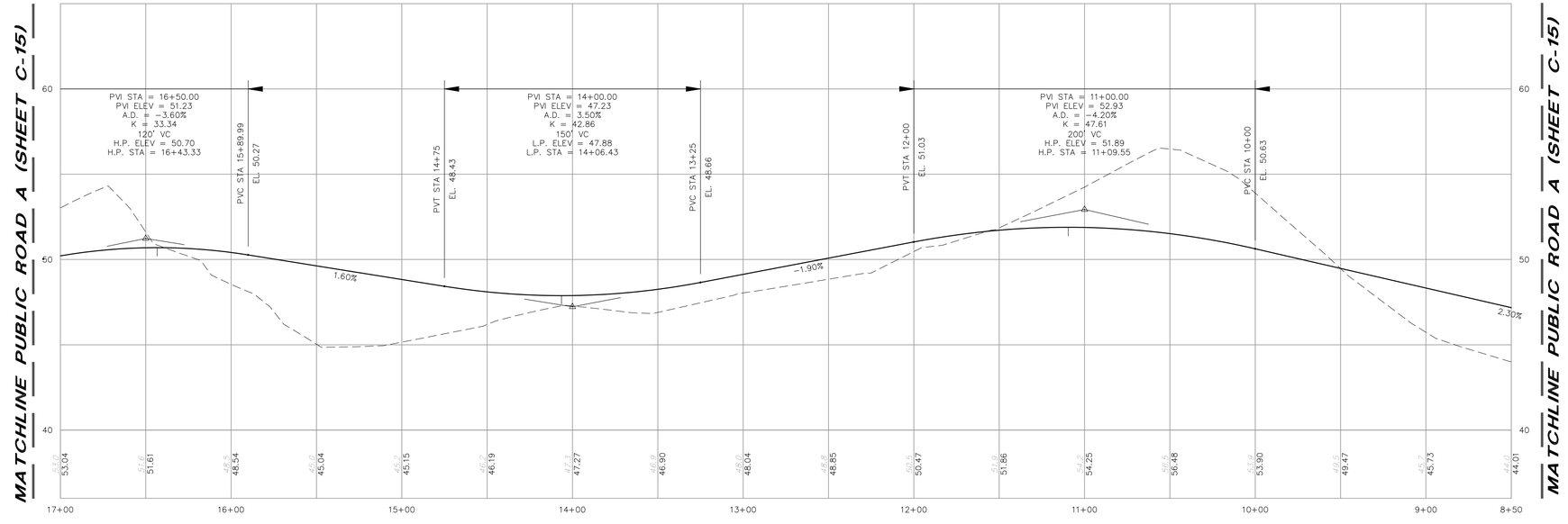

PUBLIC ROAD A

STATE OF NEW HAMPSHIRE
JOHN J. MCTIGUE
No. 14960
LICENSED
PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

ROAD-A PLAN & PROFILE

PEVERLY HILL ROAD CONDOMINIUMS

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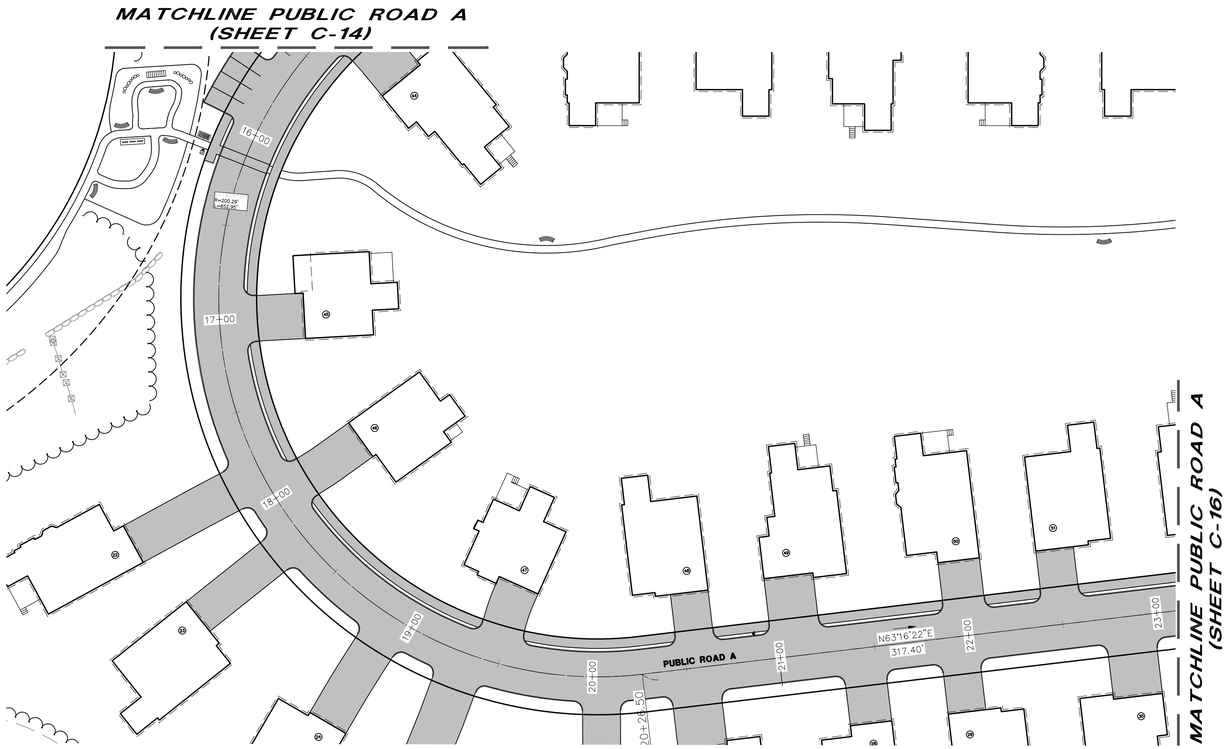
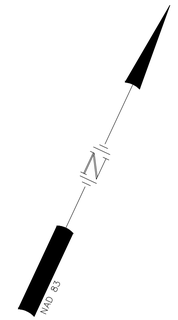
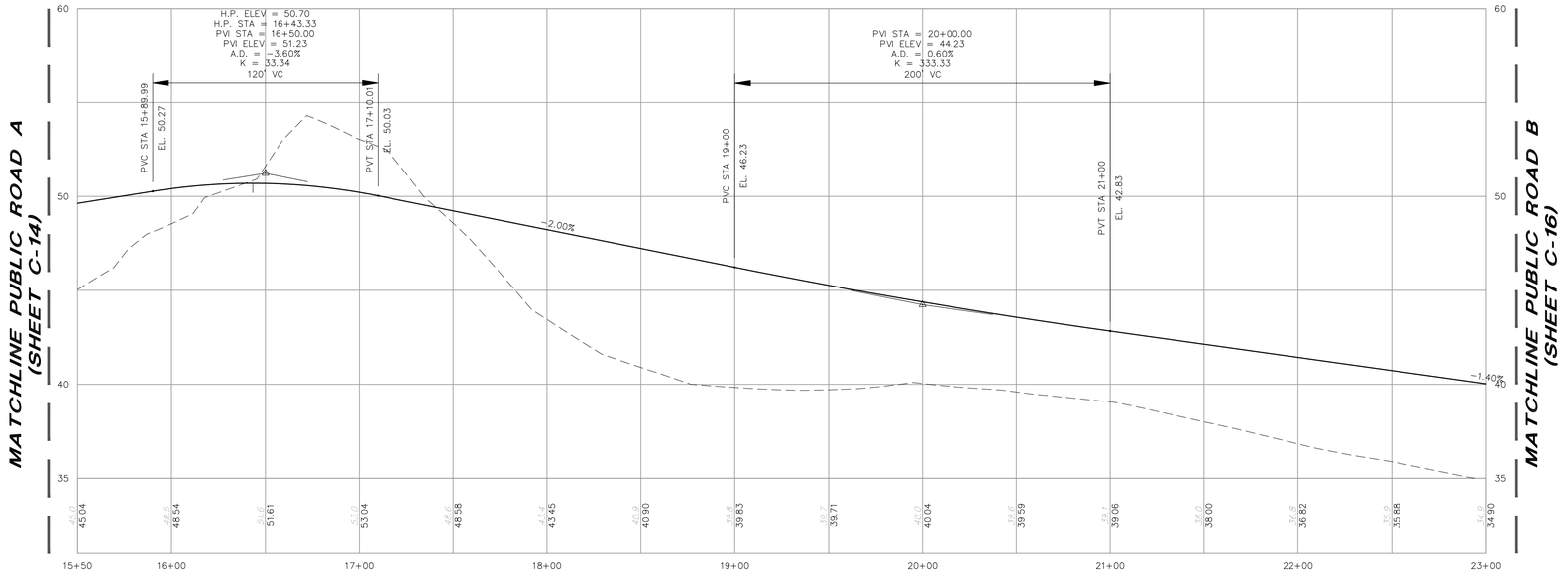




HORIZONTAL SCALE 1"=40'
40 20 0 40



PUBLIC ROAD A

HORIZONTAL SCALE 1"=20'
20 10 0 20

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

ROAD-A PLAN & PROFILE

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STATE OF NEW HAMPSHIRE
JOHN J. MCTIGUE
No. 14950
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Apr 19, 2021 - 9:15am
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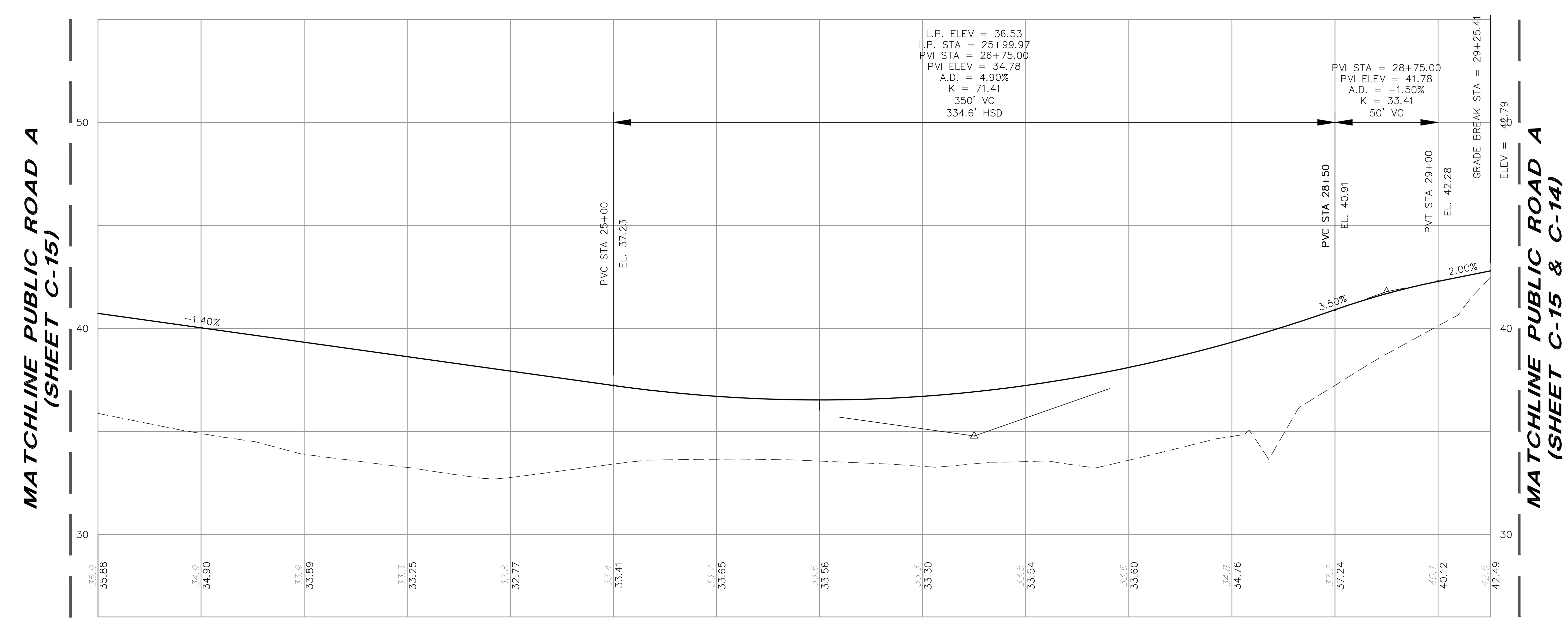

PUBLIC ROAD A

DIG SAFE — CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION	DR	CK

STATE OF NEW HAMPSHIRE — JOHN R. McTIGUE — No. 14950 — LICENSED PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

ROAD-A PLAN & PROFILE

PEVERLY HILL ROAD CONDOMINIUMS
83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY
STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR
GREEN & COMPANY REAL ESTATE

1"=80' (11"X17")
SCALE: 1"=40' (22"X34") — APRIL 19, 2021

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	47388.11	DR JSM	FB –	C-16
		CK JJM	CADFILE 47388-11_PLANPROFILE	

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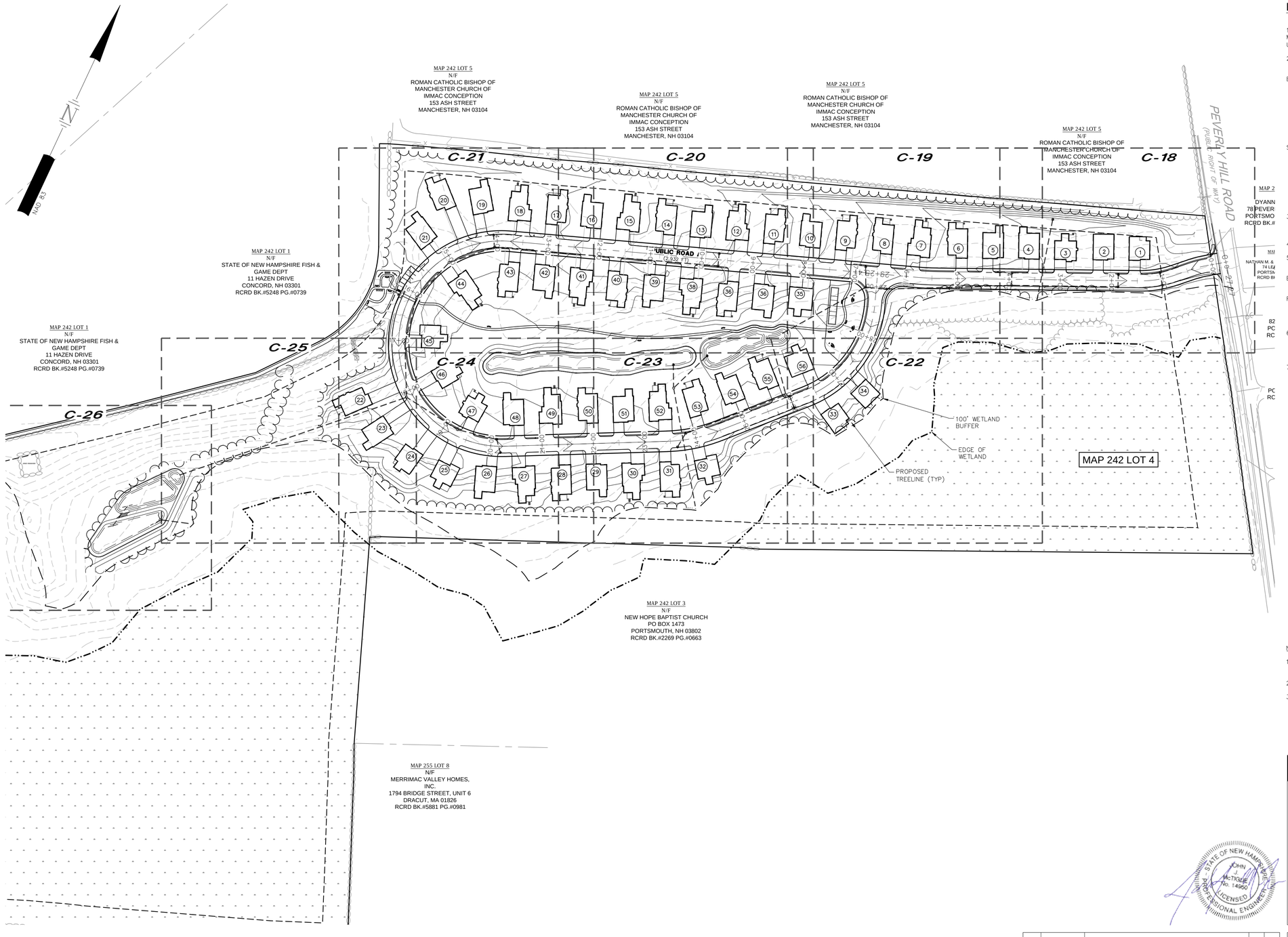

BEST MANAGEMENT PRACTICES FOR BLASTING

1. PURPOSE. THE PURPOSE OF THIS PART IS TO ESTABLISH BEST MANAGEMENT PRACTICES FOR BLASTING TO MINIMIZE THE POTENTIAL FOR GROUNDWATER CONTAMINATION, TO ENSURE THAT THE GROUNDWATER CAN BE USED FOR EXISTING AND FUTURE DRINKING WATER SUPPLY SOURCES. (SEE RN3 AT P. V) #12342, EFF 8-15-17

2. LOADING PRACTICES. THE FOLLOWING BLAST HOLE LOADING PRACTICES SHALL BE IMPLEMENTED:
   - A. THE DRILLER SHALL MAINTAIN DRILLING LOGS TO DOCUMENT:
     - I. THE DEPTHS AND LENGTHS OF VOIDS, CAVITIES, AND FAULT ZONES OR OTHER WEAK ZONES ENCOUNTERED; AND
     - II. GROUNDWATER CONDITIONS;
   - B. THE DRILLER SHALL COMMUNICATE THE CONTENTS OF THE DRILLING LOGS DIRECTLY TO THE BLASTER;
   - C. EXPLOSIVE PRODUCTS SHALL BE MANAGED ON SITE SUCH THAT THEY ARE:
     - I. USED IN THE BOREHOLE;
     - II. RETURNED TO THE DELIVERY VEHICLE; OR
     - III. PLACED IN SECURE CONTAINERS FOR OFF-SITE DISPOSAL;
   - D. SPILLAGE AROUND THE BOREHOLE SHALL BE:
     - I. PLACED IN THE BOREHOLE; OR
     - II. CLEANED UP AND RETURNED TO AN APPROPRIATE VEHICLE FOR HANDLING OR PLACEMENT IN SECURED CONTAINERS FOR OFF-SITE DISPOSAL;
   - E. LOADED EXPLOSIVES SHALL BE DETONATED AS SOON AS POSSIBLE AND NOT LEFT IN THE BLAST HOLES OVERNIGHT, UNLESS WEATHER OR OTHER SAFETY CONCERNS REASONABLY DICTATE THAT DETONATION SHOULD BE POSTPONED;
   - F. LOADING EQUIPMENT SHALL BE CLEANED IN AN AREA WHERE WASTEWATER CAN BE PROPERLY CONTAINED AND HANDLED IN A MANNER THAT PREVENTS RELEASE OF CONTAMINANTS TO THE ENVIRONMENT; AND
   - G. EXPLOSIVES SHALL BE LOADED IN ACCORDANCE WITH INDUSTRY STANDARD PRACTICES FOR PRIMING, STEMMING, DECKING AND COLUMN RISE TO MAINTAIN GOOD CONTINUITY IN THE COLUMN LOAD TO PROMOTE COMPLETE DETONATION. SOURCE. (SEE RN3 AT P. V) #12342, EFF 8-15-17

3. EXPLOSIVE SELECTION. EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT ARE:
   - A. APPROPRIATE FOR SITE CONDITIONS AND SAFE BLAST EXECUTION; AND
   - B. HAVE THE APPROPRIATE WATER RESISTANCE FOR THE SITE CONDITIONS PRESENT.

4. PREVENTION OF MISFIRES. INDUSTRY-STANDARD PRACTICES SHALL BE IMPLEMENTED TO PREVENT MISFIRES.

5. MUCK AND ROCK MANAGEMENT.
   - A. FOR PURPOSES OF THIS PART, THE FOLLOWING DEFINITIONS APPLY:
     - I. "BLASTED MATERIAL" MEANS ALL OF THE EARTH MATERIAL LOOSENED AS A RESULT OF THE BLASTING;
     - II. "MUCK" MEANS THE BLASTED MATERIAL REMAINING AFTER THE ROCKS HAVE BEEN REMOVED; AND
     - III. "ROCKS" MEANS THE LARGER PIECES OF BLASTED MATERIAL THAT ARE SEPARATED FROM THE MUCK FOR USE ELSEWHERE, INCLUDING FOR FEEDSTOCK OF A ROCK CRUSHING OPERATION.
   - B. MUCK SHALL BE REMOVED FROM THE BLAST AREA AS SOON AS REASONABLY POSSIBLE.
   - C. ROCKS SHALL BE MANAGED SO AS TO PREVENT WATER SUPPLY WELLS OR SURFACE WATERS FROM BEING CONTAMINATED BY RUNOFF.

6. SPILL PREVENTION MEASURES AND SPILL MITIGATION.
   - A. FUEL AND OTHER REGULATED SUBSTANCES SHALL BE MANAGED AS REQUIRED BY ENV-WQ 401.04.
   - B. PERSONNEL WORKING AT THE BLAST SITE SHALL BE TRAINED IN HOW TO RESPOND TO A SPILL OF THE REGULATED SUBSTANCES BEING USED AT THE SITE.

7. FUELING AND MAINTENANCE OF CONSTRUCTION EQUIPMENT.
   - A. IF ANY CONSTRUCTION EQUIPMENT, INCLUDING BUT NOT LIMITED TO EARTHMOVING, EXCAVATION, AND BORING EQUIPMENT, WILL BE FUELED FROM A TANK TRUCK OR OTHER CONTAINER THAT IS MOVED AROUND THE SITE, THE FOLLOWING SHALL APPLY:
     - I. PORTABLE CONTAINMENT EQUIPMENT THAT IS SIZED TO CONTAIN THE MOST LIKELY VOLUME OF FUEL TO BE SPILLED DURING A FUEL TRANSFER SHALL BE USED, WHERE THE MOST LIKELY VOLUME TO BE SPILLED IS DETERMINED BASED ON THE FUEL TRANSFER RATE, THE AMOUNT OF FUEL BEING TRANSFERRED, THE DISTANCE BETWEEN THE HOSE NOZZLE AND PUMP SHUT OFF SWITCH, AND THE RESPONSE TIME OF PERSONNEL AND EQUIPMENT AVAILABLE AT THE FACILITY;
     - II. THE CONTAINMENT EQUIPMENT SHALL BE POSITIONED TO CATCH ANY FUEL SPILLS DUE TO OVERFILLING THE EQUIPMENT AND ANY OTHER SPILLS THAT MIGHT OCCUR AT OR NEAR THE FUEL FILLER PORT TO THAT EQUIPMENT;
     - III. THE TYPE OF CONTAINMENT EQUIPMENT USED AND ITS POSITIONING AND USE SHALL ACCOUNT FOR ALL OF THE DRIP POINTS ASSOCIATED WITH THE FUEL FILLING PORT AND THE HOSE FROM THE FUEL DELIVERY TRUCK; AND
     - IV. PERSONNEL SHALL NOT LEAVE THE IMMEDIATE AREA WHILE FUEL IS BEING TRANSFERRED, TO ENSURE THAT ANY SPILLS WILL BE OF LIMITED VOLUME.
   - B. IF THE SITE WILL HAVE A FIXED LOCATION FOR FUELING CONSTRUCTION EQUIPMENT, THE FOLLOWING SHALL APPLY:
     - I. ALL FUEL CONTAINERS, INCLUDING BUT NOT LIMITED TO SKID-MOUNTED TANKS, DRUMS, AND FIVE GALLON CANS, SHALL HAVE SECONDARY CONTAINMENT THAT:
       1. IS CAPABLE OF CONTAINING 110% OF THE VOLUME OF THE LARGEST FUEL STORAGE CONTAINER; AND
       2. HAS AN IMPERVIOUS FLOOR;
     - II. SECONDARY CONTAINMENT FOR TANKS MAY COMPRISE A METAL, PLASTIC, POLYMER OR PRECAST CONCRETE VAULT PROVIDING 110 PERCENT OF THE VOLUME OF THE LARGEST FUEL STORAGE CONTAINER;
     - III. FOR FUEL CONTAINERS, SECONDARY CONTAINMENT MAY COMPRISE CONTAINMENT PALLETS;
     - IV. THE AREA WHERE FUEL IS TRANSFERRED SHALL BE A FLAT, IMPERVIOUS AREA THAT:
       1. IS ADJACENT TO THE FUEL CONTAINER(S); AND
       2. EXTENDS BEYOND THE FULL REACH, OR LENGTH, OF THE FUEL HOSE; AND
     - V. SECONDARY CONTAINMENT AREAS MAY BE IN THE FORM OF A BASIN THAT IS:
       1. SLOPED DOWN TO A CENTRAL LOW POINT OR BERMED ALONG THE PERIMETER;
       2. LINED WITH A CONTINUOUS SHEET OF 20 MIL OR THICKER POLYMER MATERIAL OR APPROPRIATE GEOMEMBRANE LINER; AND
       3. BACKFILLED WITH AT LEAST 6 INCHES OF SAND.

NOTES:

1. A THIRD PARTY SHALL INSPECTOR SHALL BE ON SITE TO INSPECT THE INSTALLATION OF THE STORM DRAINAGE SYSTEMS.
2. SEE GRADING NOTES ON NOTES & LEGEND SHEET (C-01).
3. LOT GRADING SHOWN IS APPROXIMATE AND MAY VARY DEPENDING ON HOUSE SIZE, STYLE, AND LOCATION. STORMWATER SHALL BE DIRECTED TO AREAS SHOWN ON THIS PLAN.

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

OVERALL GRADING & DRAINAGE PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=40' (11"X17")

SCALE: 1"=20' (22"X34") **APRIL 19, 2021**

STATE OF NEW HAMPSHIRE — JOHN J. McTIGUE No. 14960 — LICENSED PROFESSIONAL ENGINEER

HORIZONTAL SCALE 1"=100'
100 50 0 100

REV.	DATE	DESCRIPTION	DR	CK

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
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Portsmouth, NH 03801
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FILE					
47388.11	DR JSM	FB	–		C-17
	CK JJM	CADFILE	47388-11_GRADINGDRAINAGE		

DIG SAFE — CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

MAP 242 LOT 5
N/F
ROMAN CATHOLIC BISHOP OF
MANCHESTER CHURCH OF
IMMAC CONCEPTION
153 ASH STREET
MANCHESTER, NH 03104

MAP 232 LOT 92
N/F
DYANNA L. INNES
78 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
RCRD BK.#3754 PG.#0099

MAP 232 LOT 88
N/F
NATHAN M. & SHERRI M. TAR
74 LEAVITT AVENUE
PORTSMOUTH, NH 038C
RCRD BK.#5885 PG.#147

NAD 83

MATCHLINE SEE SHEET - C-19

DROP INLET 01
RIM=38.50
INV.OUT=36.18
SUMP=36.18

CB-05
RIM=38.81
INV.OUT=35.90
SUMP=32.90

CB-06
RIM=38.81
INV.IN=35.75
INV.IN=35.65
INV.OUT=35.65
SUMP=32.65

12 inch HDPE Pipe
159 L.F.
S=0.005 ft/ft

12"
203 L.F.
S=0.005 ft/ft

39.04 LP

40.63 HP

INV. 35.37

CB-03
RIM=39.95
INV.OUT=36.94
SUMP=33.94

12"
20 L.F.
S=0.006 ft/ft

CB-04
RIM=39.96
INV.IN=36.79
INV.OUT=36.68
SUMP=33.68

PROPOSED UNDERDRAIN
30' ONE EACH SIDE
OF BASIN

CB-1 (SLAB TOP)
RIM=39.14
INV.OUT=36.40
SUMP=33.40

12"
20 L.F.
S=0.006 ft/ft

39.38 LP

CB-2 (SLAB TOP)
RIM=39.14
INV.IN=36.25
INV.OUT=36.15
SUMP=33.15

12"
15 L.F.
S=0.006 ft/ft

INV. 36.04

STOP

PEVERLY HILL ROAD
(PUBLIC RIGHT OF WAY)

#1411

AB
AU
G
S

HORIZONTAL SCALE 1"=20'
20 10 0 20

STATE OF NEW HAMPSHIRE
JOHN J. MCTIGUE
No. 14260
LICENSED
PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

GRADING & DRAINAGE PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=40' (11"X17")
SCALE: 1"=20' (22"X34")

APRIL 19, 2021

REV.	DATE	DESCRIPTION	DR	CK

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
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Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	DR	JSM	FB	–	
47388.11	CK	JJM	CADFILE	47388-11_GRADINGDRAINAGE	C-18

DIG SAFE
811
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

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MAP 242 LOT 5
N/F
ROMAN CATHOLIC BISHOP OF
MANCHESTER CHURCH OF
IMMAC CONCEPTION
153 ASH STREET
MANCHESTER, NH 03104

MATCHLINE SEE SHEET - C-20

MATCHLINE SEE SHEET - C-18

MATCHLINE SEE SHEET - C-22

CB-09
RIM=43.09
INV.OUT=39.62
SUMP=36.62

12"
36 L.F.
S=0.027 ft/ft

12"
37 L.F.
S=0.006 ft/ft

STOP

12"
239 L.F.
S=0.005 ft/ft

CB-07
RIM=41.53
INV.IN=34.45
INV.OUT=34.35
SUMP=31.35

CB-08
RIM=45.38
INV.IN=34.10
INV.IN=38.56
INV.OUT=34.00
SUMP=34.00

12"
184 L.F.
S=0.005 ft/ft

CB-05
RIM=38.81
INV.OUT=35.90
SUMP=32.90

12"
20 L.F.
S=0.006 ft/ft

39.04 LP

PROPOSED UNDERDRAIN
50' ONE EACH SIDE
OF BASIN

CB-06
RIM=38.81
INV.IN=35.75
INV.IN=35.65
INV.OUT=35.65
SUMP=32.65

HORIZONTAL SCALE 1"=20'
20 10 0 20

NAD 83

STATE OF NEW HAMPSHIRE
JOHN J. McTIGUE No. 14950 LICENSED PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

GRADING & DRAINAGE PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

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PREPARED FOR

GREEN & COMPANY REAL ESTATE

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SCALE: 1"=20' (22"X34") **APRIL 19, 2021**

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DIG SAFE
CALL TOLL FREE 1-888-DIG-SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

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Civil Engineers
Structural Engineers
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Land Surveyors
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Scientists
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Portsmouth, NH 03801
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FILE	DR	JSM	FB	–	
47388.11	CK	JJM	CADFILE	47388-11_GRADINGDRAINAGE	C-19

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MATCHLINE SEE SHEET - C-21

MATCHLINE SEE SHEET - C-19

MATCHLINE SEE SHEET - C-23

CATCH BASIN 10
RIM=49.73
INV.OUT=45.35
SUMP=42.35

CATCH BASIN 11
RIM=49.73
INV.IN=45.10
INV.OUT=45.00
SUMP=42.00

12"
433 L.F.
S=0.008 ft/ft

12"
20 L.F.
S=0.010 ft/ft

PUBLIC ROAD A
(2,932 FT)

12+00

11+00

10+00

9+00

51.89 HP

INV. 33.08

12"
184 L.F.
S=0.005 ft/ft

INV. 33.04

PROPOSED
BIORETENTION
AREA #1

OUTLET CONTROL STRUCT 01
RIM=37.00
INV.OUT=32.70
SUMP=29.70

12"
110 L.F.
S=0.005 ft/ft

OUTLET CONTROL STRUCT 02
RIM=37.00
INV.OUT=34.00
SUMP=31.00

PROPOSED
BIORETENTION
AREA #2

DRAIN MH 09
RIM=39.20
INV.IN=32.25
INV.IN=33.50

12"
41 L.F.
S=0.011 ft/ft

12"
12 L.F.
S=0.005 ft/ft

HORIZONTAL SCALE 1"=20'
20 10 0 20

NAD 83

STATE OF NEW HAMPSHIRE
JOHN A. CHAGNON
No. 14950
LICENSED
PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

GRADING & DRAINAGE PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

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SCALE: 1"=20' (22"X34") **APRIL 19, 2021**

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FILE	DR	JSM	FB		
47388.11	CK	JJM	CADFILE	47388-11_GRADINGDRAINAGE	C-20

MAP 242 LOT 1
N/F
STATE OF NEW HAMPSHIRE FISH & GAME DEPT
11 HAZEN DRIVE
CONCORD, NH 03301
RCRD BK.#5248 PG.#0739

CENTERLINE OF DRIVEWAY (SEE C&R #1)

PROPOSED UNDERDRAIN 75' ONE EACH SIDE OF BASIN

12" 20 L.F. S=0.010 ft/ft

14+00

13+00

15+00

16+00

47.88 LP

12" 89 L.F. S=0.008 ft/ft

DRAIN MH 03
RIM=48.70
INV.IN=40.75
INV.OUT=40.65
SUMP=40.65

12" 89 L.F. S=0.008 ft/ft

DRAIN MH 04
RIM=50.22
INV.IN=39.90
INV.OUT=39.80
SUMP=39.80

50.70 HP

12" 89 L.F. S=0.008 ft/ft

CATCH BASIN 13
RIM=47.71
INV.OUT=43.50
SUMP=40.50

CATCH BASIN 12
RIM=47.71
INV.IN=43.25
INV.IN=41.60
INV.OUT=41.50
SUMP=38.50

MATCHLINE SEE SHEET - C-20

MATCHLINE SEE SHEET - C-24

HORIZONTAL SCALE 1"=20'
20 10 0 20

NAD 83

STATE OF NEW HAMPSHIRE
JOHN J. McTIGUE
No. 14950
LICENSED
PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

GRADING & DRAINAGE PLAN

PEVERLY HILL ROAD CONDOMINIUMS

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SCALE: 1"=20' (22"X34")

APRIL 19, 2021

DIG SAFE
PROTECTS YOU AND YOUR UNDERGROUND FACILITIES
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

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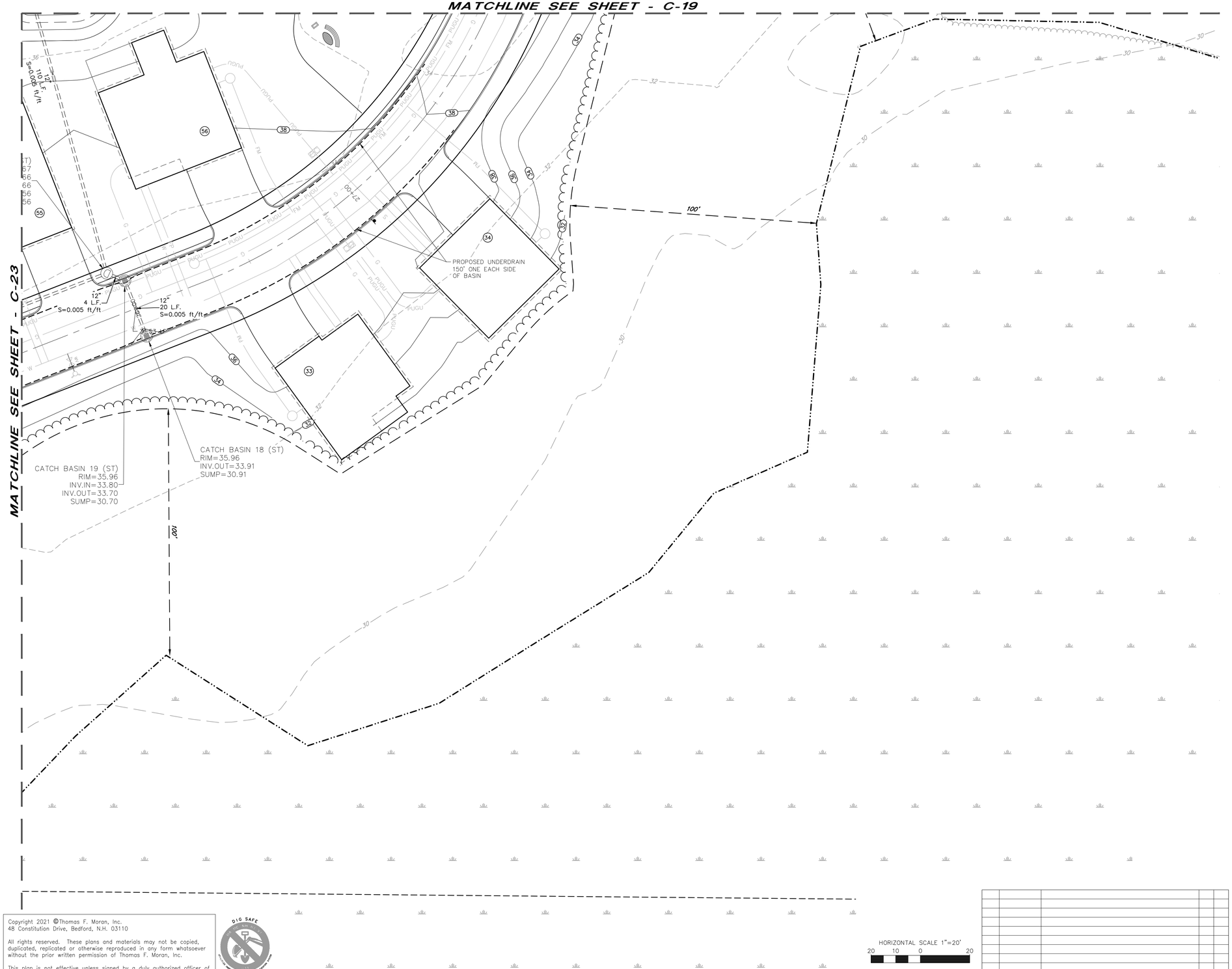
MATCHLINE SEE SHEET - C-19

MATCHLINE SEE SHEET - C-23



HORIZONTAL SCALE 1"=20'
20 10 0 20

REV.	DATE	DESCRIPTION	DR	CK

JOHN J. McTIGUE No. 14950 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

GRADING & DRAINAGE PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

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DIG SAFE SYSTEM, INC. CONTACT DIG SAFE - 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

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Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
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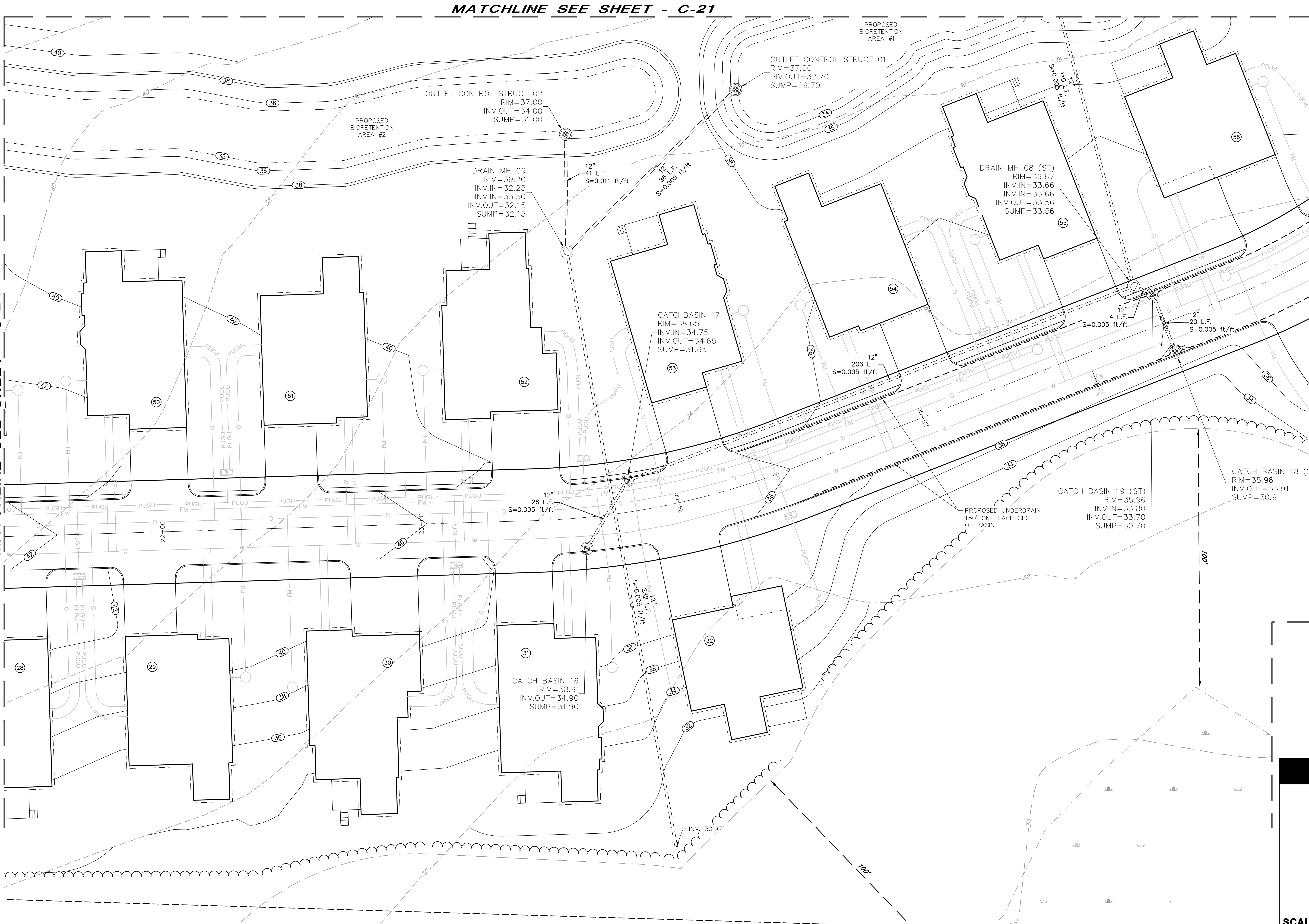
MATCHLINE SEE SHEET - C-21
MATCHLINE SEE SHEET - C-24
MATCHLINE SEE SHEET - C-22
PROPOSED BIORETENTION AREA #1
PROPOSED BIORETENTION AREA #2
OUTLET CONTROL STRUCT 01
RIM=37.00
INV.OUT=32.70
SUMP=29.70
OUTLET CONTROL STRUCT 02
RIM=37.00
INV.OUT=34.00
SUMP=31.00
DRAIN MH 09
RIM=39.20
INV.IN=32.25
INV.IN=33.50
INV.OUT=32.15
SUMP=32.15
12" 41 L.F. S=0.011 ft/ft
12" 86 L.F. S=0.005 ft/ft
12" 110 L.F. S=0.005 ft/ft
DRAIN MH 08 (ST)
RIM=36.67
INV.IN=33.66
INV.IN=33.66
INV.OUT=33.56
SUMP=33.56
CATCHBASIN 17
RIM=38.65
INV.IN=34.75
INV.OUT=34.65
SUMP=31.65
12" 206 L.F. S=0.005 ft/ft
12" 4 L.F. S=0.005 ft/ft
12" 20 L.F. S=0.005 ft/ft
12" 26 L.F. S=0.005 ft/ft
12" 232 L.F. S=0.005 ft/ft
PROPOSED UNDERDRAIN 150' ONE EACH SIDE OF BASIN
CATCH BASIN 19 (ST)
RIM=35.96
INV.IN=33.80
INV.OUT=33.70
SUMP=30.70
CATCH BASIN 18 (ST)
RIM=35.96
INV.OUT=33.91
SUMP=30.91
CATCH BASIN 16
RIM=38.91
INV.OUT=34.90
SUMP=31.90
INV. 30.97
100'
100'
NAD 83
N

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

GRADING & DRAINAGE PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

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GREEN & COMPANY REAL ESTATE

1"=40' (11"X17")
SCALE: 1"=20' (22"X34")

APRIL 19, 2021

HORIZONTAL SCALE 1"=20'
20 10 0 20

REV.	DATE	DESCRIPTION	DR	CK

Seacoast Division

TFM

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

47388.11	DR JSM	FB	–		C-23
	CK JJM	CADFILE	47388-11_GRADINGDRAINAGE		

STATE OF NEW HAMPSHIRE JOHN McTIGUE No. 14560 LICENSED PROFESSIONAL ENGINEER

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

MATCHLINE SEE SHEET - C-21

MATCHLINE SEE SHEET - C-25

MATCHLINE SEE SHEET - C-23

DRAIN MH 05
RIM=49.85
INV.IN=39.10
INV.OUT=39.00
SUMP=39.00

12"
100 L.F.
S=0.007 ft/ft

PROPOSED
BIORETENTION
AREA #2

DRAIN MH 06
RIM=47.80
INV.IN=38.25
INV.IN=37.90
INV.OUT=38.15
SUMP=37.90

12"
113 L.F.
S=0.008 ft/ft

DRAIN MH 07
RIM=45.52
INV.IN=38.95
INV.OUT=38.85
SUMP=38.85

CATCH BASIN 15
RIM=43.96
INV.IN=39.70
INV.OUT=39.60
SUMP=36.60

12"
75 L.F.
S=0.008 ft/ft

12"
22 L.F.
S=0.006 ft/ft

CATCH BASIN 14
RIM=43.84
INV.OUT=39.85
SUMP=36.85

MAP 242 LOT 3
N/F
NEW HOPE BAPTIST CHURCH
PO BOX 1473
PORTSMOUTH, NH 03802

HORIZONTAL SCALE 1"=20'
20 10 0 20

NAD 83

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

GRADING & DRAINAGE PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=40' (11"X17")

SCALE: 1"=20' (22"X34")

APRIL 19, 2021

STATE OF NEW HAMPSHIRE
JOHN J. McTIGUE
No. 14960
LICENSED
PROFESSIONAL ENGINEER

DIG SAFE
CONTACT DIG SAFE - 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION	DR	CK

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FILE	DR	JSM	FB	–	
47388.11	CK	JJM	CADFILE	47388-11_GRADINGDRAINAGE	C-24

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F:\MSC Projects\47388 - Peverly Hill Rd - Portsmouth\47388-11 Green and Co - 83 Peverly Rd_Condo Project\Design\Production Drawings\47388-11_GradingDrainage.dwg

MAP 242 LOT 1
N/F
STATE OF NEW HAMPSHIRE FISH &
GAME DEPT
11 HAZEN DRIVE
CONCORD, NH 03301
RCRD BK.#5248 PG.#0739

MATCHLINE SEE SHEET - C-26

MATCHLINE SEE SHEET - C-24

DRAIN MH 06
RIM=47.80
INV.IN=38.25
INV.IN=37.90
INV.OUT=38.15
SUMP=37.90

12"
113 L.F.
S=0.008 ft/ft

12"
466 L.F.
S=0.005 ft/ft

17+00

18+00

OUTLET CONTROL STRUCT 03
RIM=38.18
INV.OUT=34.00
SUMP=31.00

INV. 35.80

INV. 33.70

12"
53 L.F.
S=0.005 ft/ft

WETLAND LINE

NEW WETLAND
FLAGS A65 &
A66 NOT FOUND

100'

100'

HORIZONTAL SCALE 1"=20'
20 10 0 20

N

NAD 83

DIG SAFE
CALL 811 OR 1-888-DIG-SAFE
CONTACT DIG SAFE AT LEAST 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION	DR	CK

JOHN J. McTIGUE No. 14950 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

GRADING & DRAINAGE PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

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SCALE: 1"=20' (22"X34")

APRIL 19, 2021

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FILE	DR	JSM	FB	–	
47388.11	CK	JJM	CADFILE	47388-11_GRADINGDRAINAGE	C-25

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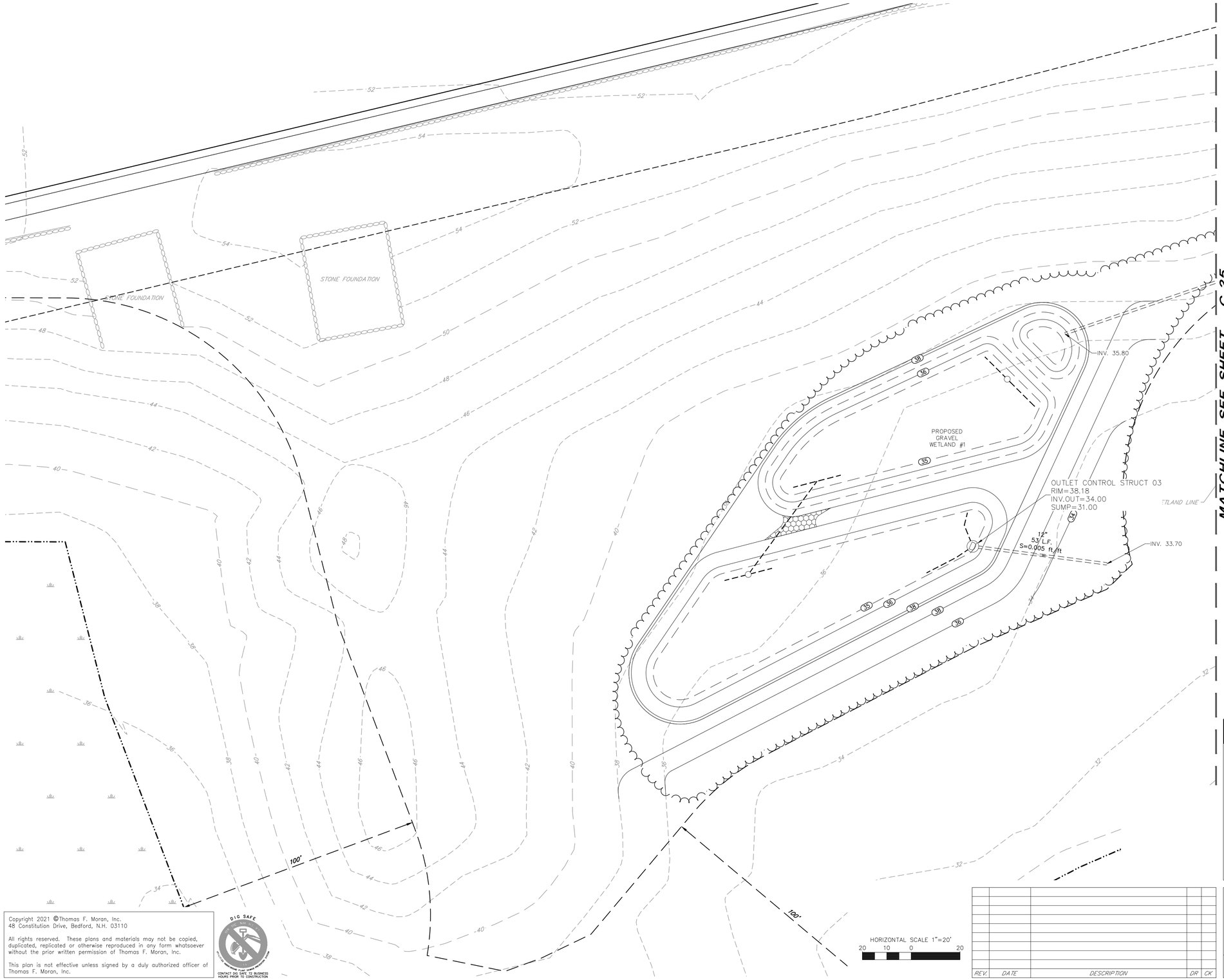

HORIZONTAL SCALE 1"=20'
20 10 0 20

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION	DR.	CK.

STATE OF NEW HAMPSHIRE
JOHN J. McTIGUE
No. 14920
LICENSED PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

GRADING & DRAINAGE PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=40' (11"X17")
SCALE: 1"=20' (22"X34")

APRIL 19, 2021

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FILE	DR	JSM	FB	–	
47388.11	CK	JJM	CADFILE	47388-11_GRADINGDRAINAGE	C-26

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P:\MSC Projects\47388 - Peverly Hill Rd - Portsmouth\47388-11 Green and Co - 83 Peverly Rd_Condo Project\Design\Production Drawings\47388-11_GradingDrainage.dwg

NOTES

1. ALL CONDOMINIUM UNITS SHALL HAVE FIRE SUPPRESSION SPRINKLERS SYSTEMS INSTALLED.
2. SEE UTILITY NOTES ON NOTES & LEGEND SHEET (C-01).
3. A THIRD PARTY INSPECTOR SHALL BE ON SITETO INSPECT THE INSTALLATION OF THE UTILITIES.

UTILITY COLOR LEGEND

WATER	
SEWER	
ELECTRIC & COMMUNICATIONS	
GAS	

NAD 83

MAP 242 LOT 5
N/F
ROMAN CATHOLIC BISHOP OF MANCHESTER CHURCH OF IMMAC CONCEPTION
153 ASH STREET
MANCHESTER, NH 03104

MAP 242 LOT 1
N/F
STATE OF NEW HAMPSHIRE FISH & GAME DEPT
11 HAZEN DRIVE
CONCORD, NH 03301
RCRD BK.#5248 PG.#0739

PEVERLY HILL ROAD
(PUBLIC RIGHT OF WAY)

PUBLIC ROAD 'A'

MAP 242 LOT 4

C-28 C-29 C-30 C-31 C-32 C-33 C-34 C-35 C-36

100' WETLAND BUFFER

EDGE OF WETLAND

MAP 232 LOT 92
N/F
DYANNA L. INNES
78 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
RCRD BK.#3754 PG.#0099

MAP 232 LOT 88
N/F
NATHAN M. & SHERRI M. TARLETON
74 LEAVITT AVENUE
PORTSMOUTH, NH 03801
RCRD BK.#5885 PG.#1471

MAP 232 LOT 93
N/F
KENNETH T. BLACK
82 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
RCRD BK.#3743 PG.#1942

MAP 232 LOT 87
N/F
SUSAN L. DIXON
68 WIBIRD STREET
PORTSMOUTH, NH 03801
RCRD BK.#2504 PG.#0028

MAP 242 LOT 3
N/F
NEW HOPE BAPTIST CHURCH
PO BOX 1473
PORTSMOUTH, NH 03802
RCRD BK.#2269 PG.#0663

MAP 255 LOT 8
N/F
MERRIMAC VALLEY HOMES, INC.
1794 BRIDGE STREET, UNIT 6
DRACUT, MA 01826
RCRD BK.#5881 PG.#0981

STATE OF NEW HAMPSHIRE — JOHN J. MCTIGUE No. 14290 — LICENSED PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

OVERALL UTILITY PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=40' (11"X17")

SCALE: 1"=20' (22"X34")

APRIL 19, 2021

HORIZONTAL SCALE 1"=100'
100 50 0 100

REV.	DATE	DESCRIPTION	DR	CK

DIG SAFE — CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

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FILE		DR	JSM	FB	–	
47388.11		CK	JJM	CADFILE	47388-11_UTILITY	C-27

MATCHLINE SEE SHEET - C-29

MAP 242 LOT 5
N/F
ROMAN CATHOLIC BISHOP OF
MANCHESTER CHURCH OF
IMMAC CONCEPTION
153 ASH STREET
MANCHESTER, NH 03104

MAP 232 LOT 92
N/F
DYANNA L. INNES
78 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
RCRD BK.#3754 PG.#0099

MAP 232 LOT 88
N/F
NATHAN M. & SHERRI M. TAR
74 LEAVITT AVENUE
PORTSMOUTH, NH 03801
RCRD BK.#5885 PG.#141

PEVERLY HILL ROAD
(PUBLIC RIGHT OF WAY)

PROPOSED ELECTRIC CONTROL PANEL AND ELECTRIC SERVICE (TYP)

PROPOSED 2" CTS FIRE SERIVCE (TYP)

PROPOSED 1" CTS WATER SERVICE (TYP)

PROPOSED GAS SERVICE (COORDINATE WITH UTILITY COMPANY)

PROPOSED TAPPING SADDLE AND 8" GATE VALVE (COORDINATE WITH CITY WATER DEPARTMENT)

RELOCATED UTILITY POLE (PSNH145/4 NETT4) WITH UNDERGROUND ELECTRIC & COMMUNICATION CONDUITS WITH SWEEPS FROM POLE (COORDINATE WITH UTILITY COMPANY)

PROPOSED UNDERGROUND UTILITIES (COORDINATE WITH UTILITY COMPANY)

PROPOSED 6" PVC SEWER SERVICE LINE (TYP)

PROPOSED UNDERGROUND UTILITIES (COORDINATE WITH UTILITY COMPANY)

PROPOSED 8" D.I. WATER MAIN

PROPOSED GAS MAIN (COORDINATE WITH UTILITY COMPANY)

PROPOSED SEWER MAN (SEE SEWER PLAN & PROFILE SHEETS)

100' WETLAND BUFFER

EDGE OF WETLAND

STOP

NAD 83

HORIZONTAL SCALE 1"=20'
20 10 0 20

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION	DR	CK

STATE OF NEW HAMPSHIRE
JOHN J. MCKNIGHT
No. 14560
LICENSED
PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

UTILITY PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=40' (11"X17")
SCALE: 1"=20' (22"X34")

APRIL 19, 2021

Seacoast Division
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FILE	DR	JSM	FB	–	C-28
47388.11	CK	JJM	CADFILE	47388-11_UTILITY	

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MAP 242 LOT 5
N/F
ROMAN CATHOLIC BISHOP OF
MANCHESTER CHURCH OF
IMMAC CONCEPTION
153 ASH STREET
MANCHESTER, NH 03104

NAD 83

MATCHLINE SEE SHEET - C-30

MATCHLINE SEE SHEET - C-28

PROPOSED ELECTRIC
CONTROL PANEL AND
ELECTRIC SERVICE (TYP)

PROPOSED 2" CTS
FIRE SERIVCE (TYP)

PROPOSED 1" CTS
WATER SERVICE (TYP)

PROPOSED 8" D.I.
WATER MAIN (TYP)

PROPOSED 6" PVC SEWER
SERVICE LINE (TYP)

PROPOSED GAS MAIN
(COORDINATE WITH
UTILITY COMPANY)

PROPOSED HYDRANT
AND VALVE (TYP)

PROPOSED SEWER MAN
(SEE SEWER PLAN &
PROFILE SHEETS)

PROPOSED UNDERGROUND
UTILITIES (COORDINATE
WITH UTILITY COMPANY)

100' WETLAND BUFFER

EDGE OF WETLAND

STOP

PC 5+37.80

PT 5+83.90

P.I. 29+25.41

P.I. 28+64.63

HORIZONTAL SCALE 1"=20'
20 10 0 20

MATCHLINE SEE SHEET - C-32

DIG SAFE
811 OR 1-888-DIG-SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION	DR	CK

STATE OF NEW HAMPSHIRE
JOHN J. McTIGUE
No. 14950
LICENSED
PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

UTILITY PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

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SCALE: 1"=20' (22"X34")

APRIL 19, 2021

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FILE	DR	JSM	FB	–	
47388.11	CK	JJM	CADFILE	47388-11_UTILITY	C-29

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F:\MSC Projects\47388 - Peverly Hill Rd - Portsmouth\47388-11 Green and Co - 83 Peverly Rd_Condo Project\Design\Production Drawings\47388-11_Utility.dwg

MATCHLINE SEE SHEET - C-31

MATCHLINE SEE SHEET - C-29

PROPOSED ELECTRIC CONTROL PANEL AND ELECTRIC SERVICE (TYP)

PROPOSED 2" CTS FIRE SERIVCE (TYP)

PROPOSED 1" CTS WATER SERVICE (TYP)

PROPOSED 6" PVC SEWER SERVICE LINE (TYP)

PROPOSED 8" D.I. WATER MAIN (TYP)

PROPOSED HYDRANT AND VALVE (TYP)

PUBLIC ROAD A
(2,932 FT)

PROPOSED LIGHT POLE (TYP)

PROPOSED GAS MAIN (COORDINATE WITH UTILITY COMPANY)

PROPOSED SEWER MAN (SEE SEWER PLAN & PROFILE SHEETS)

PROPOSED UNDERGROUND UTILITIES (COORDINATE WITH UTILITY COMPANY)

MATCHLINE SEE SHEET - C-33

HORIZONTAL SCALE 1"=20'
20 10 0 20

NAD 83

STATE OF NEW HAMPSHIRE
JOHN J. McTIGUE
No. 14960
LICENSED
PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

UTILITY PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=40' (11"X17")

SCALE: 1"=20' (22"X34")

APRIL 19, 2021

REV.	DATE	DESCRIPTION	DR	CK

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FILE	47388.11	DR	JSM	FB	–	C-30
		CK	JJM	CADFILE	47388-11_UTILITY	

Apr 19, 2021 - 9:17am
F:\MSC Projects\47388 - Peverly Hill Rd - Portsmouth\47388-11 Green and Co. - 83 Peverly Rd_Condo Project\Design\Production Drawings\47388-11_Utility.dwg

MAP 242 LOT 1
N/F
STATE OF NEW HAMPSHIRE FISH & GAME DEPT
11 HAZEN DRIVE
CONCORD, NH 03301
RCRD BK.#5248 PG.#0739

PROPOSED ELECTRIC CONTROL PANEL AND ELECTRIC SERVICE (TYP)

PROPOSED HYDRANT AND VALVE (TYP)

PROPOSED UNDERGROUND UTILITIES (COORDINATE WITH UTILITY COMPANY)

PROPOSED GAS SERVICE (COORDINATE WITH UTILITY COMPANY)

PROPOSED 8" D.I. WATER MAIN (TYP)

PROPOSED GAS MAIN (COORDINATE WITH UTILITY COMPANY)

PROPOSED LIGHT POLE (TYP)

PROPOSED 2" CTS FIRE SERIVCE (TYP)

PROPOSED 1" CTS WATER SERVICE (TYP)

PROPOSED 1" WATER SERVICE LINE TO WATER REFILL STATION

PC 14+74.50

14+00

15+00

16+00

13+00

MATCHLINE SEE SHEET - C-34

MATCHLINE SEE SHEET - C-30

HORIZONTAL SCALE 1"=20'
20 10 0 20

NAD 83

JOHN J. McTIGUE No. 14960 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

UTILITY PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

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PREPARED FOR

GREEN & COMPANY REAL ESTATE

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SCALE: 1"=20' (22"X34") **APRIL 19, 2021**

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REF.	47388.11	DR	JSM	FB	–	C-31
		CK	JJM	CADFILE	47388-11_UTILITY	

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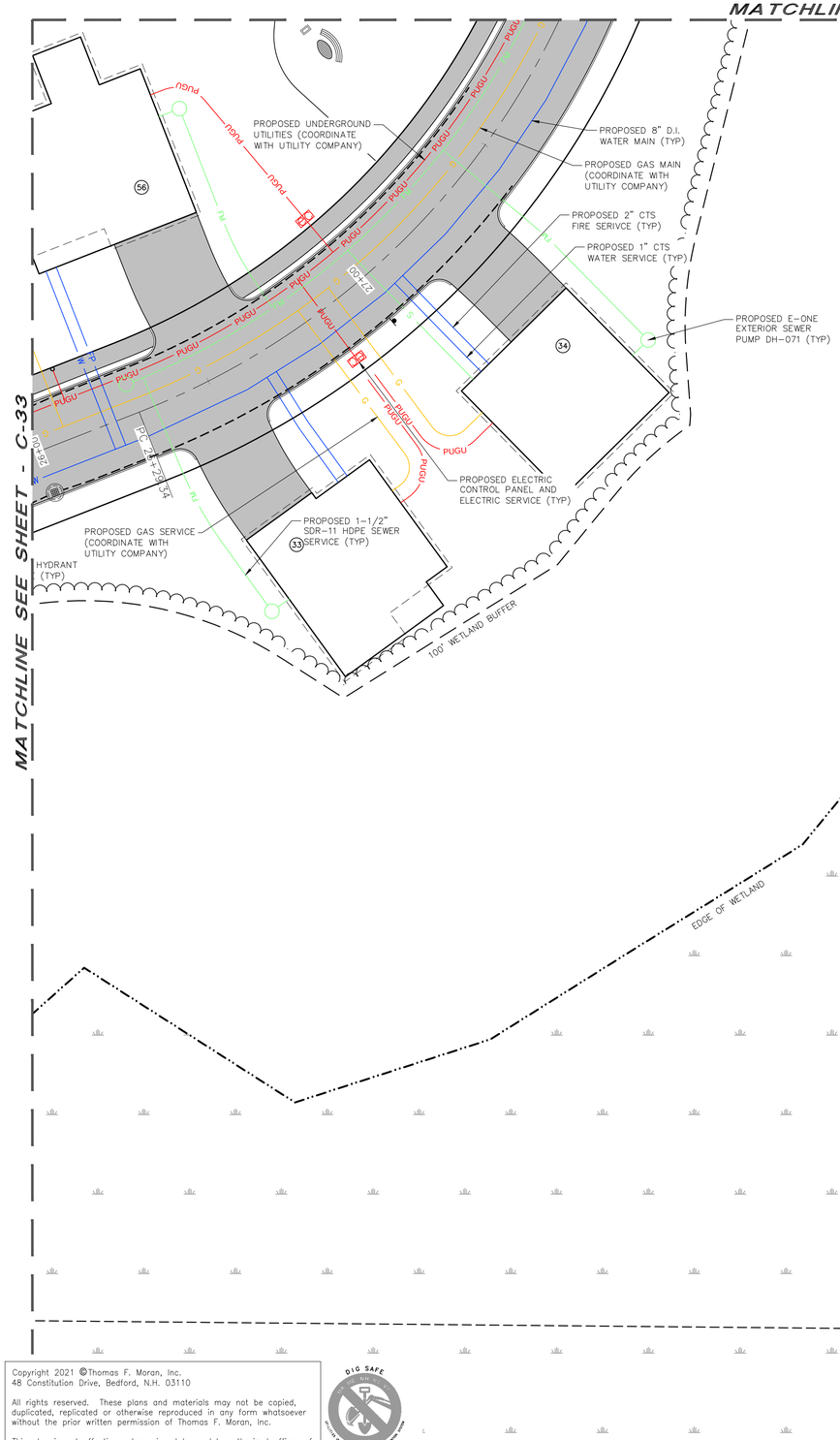
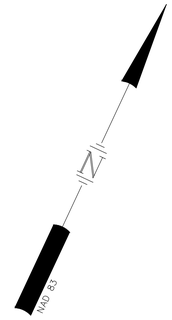
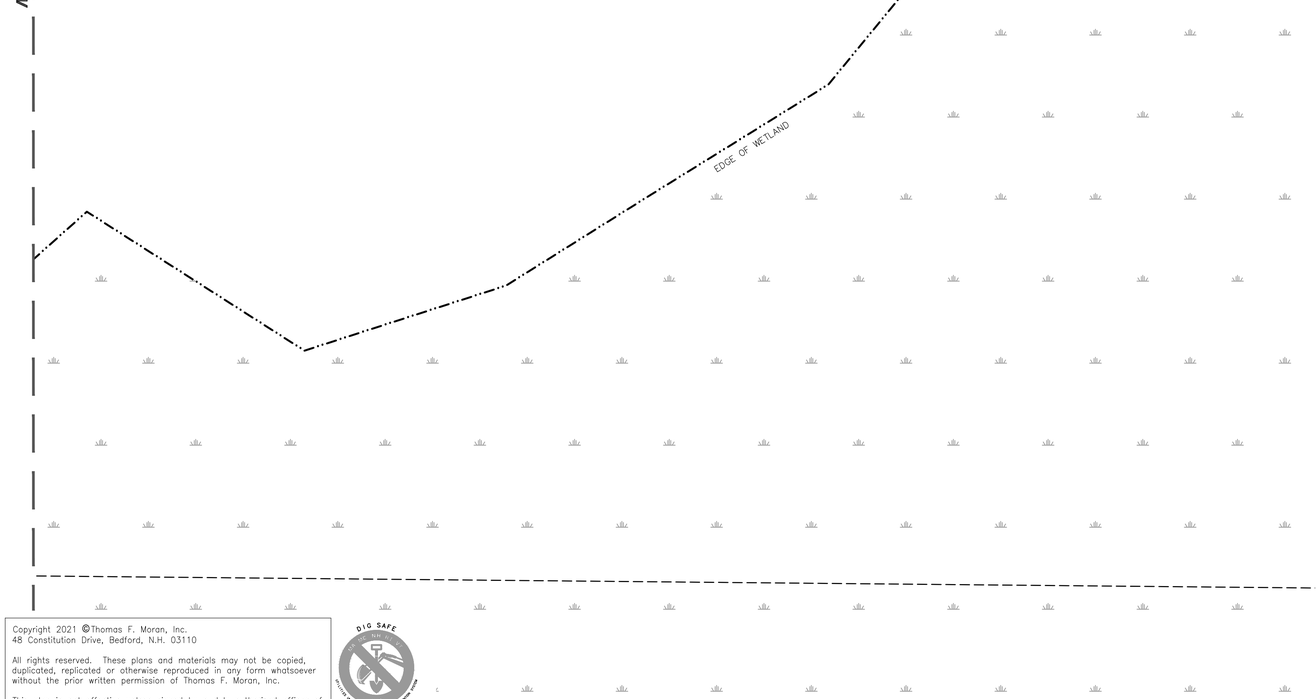
MATCHLINE SEE SHEET - C-29

MATCHLINE SEE SHEET - C-33







SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

UTILITY PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

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APRIL 19, 2021

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HORIZONTAL SCALE 1"=20'
20 10 0 20

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FILE	47388.11	DR	JSM	FB	–	C-32
		CK	JJM	CADFILE	47388-11_UTILITY	

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MATCHLINE SEE SHEET - C-30

MATCHLINE SEE SHEET - C-34

MATCHLINE SEE SHEET - C-32

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

HORIZONTAL SCALE 1"=20'
20 10 0 20

REV.	DATE	DESCRIPTION	DR	CK

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

UTILITY PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=40' (11"X17")
SCALE: 1"=20' (22"X34")

APRIL 19, 2021

STATE OF NEW HAMPSHIRE — JOHN J. McTIGUE No. 14266 — LICENSED PROFESSIONAL ENGINEER

Seacoast Division
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Landscape Architects
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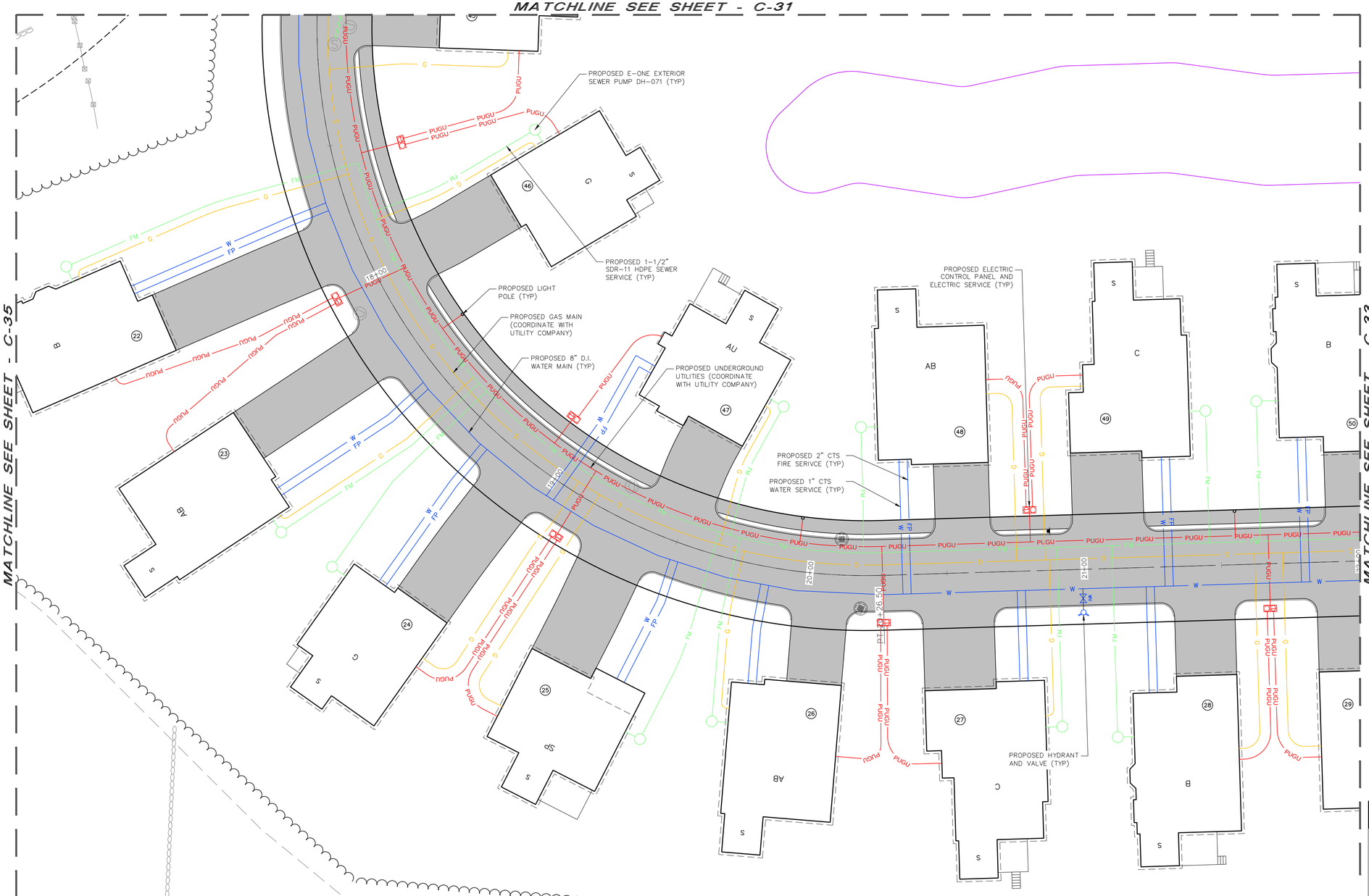
FILE	DR	JSM	FB	–	C-33
47388.11	CK	JJM	CADFILE	47388-11_UTILITY	

Apr 19, 2021 - 9:17am
P:\MSC Projects\47388 - Peverly Hill Rd - Portsmouth\47388-11 Green and Co - 83 Peverly Rd_Condo Project\Design\Production Drawings\47388-11_Utility.dwg

MATCHLINE SEE SHEET - C-31

MATCHLINE SEE SHEET - C-35

MATCHLINE SEE SHEET - C-33



NAD 83

MAP 242 LOT 3
N/F
NEW HOPE BAPTIST CHURCH
PO BOX 1473
PORTSMOUTH, NH 03802

HORIZONTAL SCALE 1"=20'
20 10 0 20

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

UTILITY PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=40' (11"X17")
SCALE: 1"=20' (22"X34")

APRIL 19, 2021

STATE OF NEW HAMPSHIRE
JOHN J. McTIGUE
No. 14960
LICENSED PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION	DR	CK

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

PROJECT #	DR	JSM	FB	–	SHEET #
47388.11	CK	JJM	CADFILE	47388-11_UTILITY	C-34

Apr 19, 2021 - 9:17am
F:\MSC Projects\47388 - Peverly Hill Rd - Portsmouth\47388.11 Green and Co - 83 Peverly Rd_Condo Project\Design\Production Drawings\47388.11_Utility.dwg

MAP 242 LOT 1
N/F
STATE OF NEW HAMPSHIRE FISH & GAME DEPT
11 HAZEN DRIVE
CONCORD, NH 03301
RCRD BK.#5248 PG.#0739
MATCHLINE SEE SHEET - C-36
MATCHLINE SEE SHEET - C-34
17+00
18+00
PROPOSED GAS MAIN (COORDINATE WITH UTILITY COMPANY)
PROPOSED E-ONE EXTERIOR SEWER PUMP DH-071 (TYP)
PROPOSED 1-1/2" SDR-11 HDPE SEWER SERVICE (TYP)
PROPOSED 8" D.I. WATER MAIN (TYP)
PROPOSED ELECTRIC CONTROL PANEL AND ELECTRIC SERVICE (TYP)
PROPOSED GAS SERVICE (COORDINATE WITH UTILITY COMPANY)
22
23
24
100' WETLAND BUFFER
EDGE OF WETLAND
NAD 83
N
HORIZONTAL SCALE 1"=20'
20 10 0 20

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

UTILITY PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=40' (11"X17")

SCALE: 1"=20' (22"X34") **APRIL 19, 2021**

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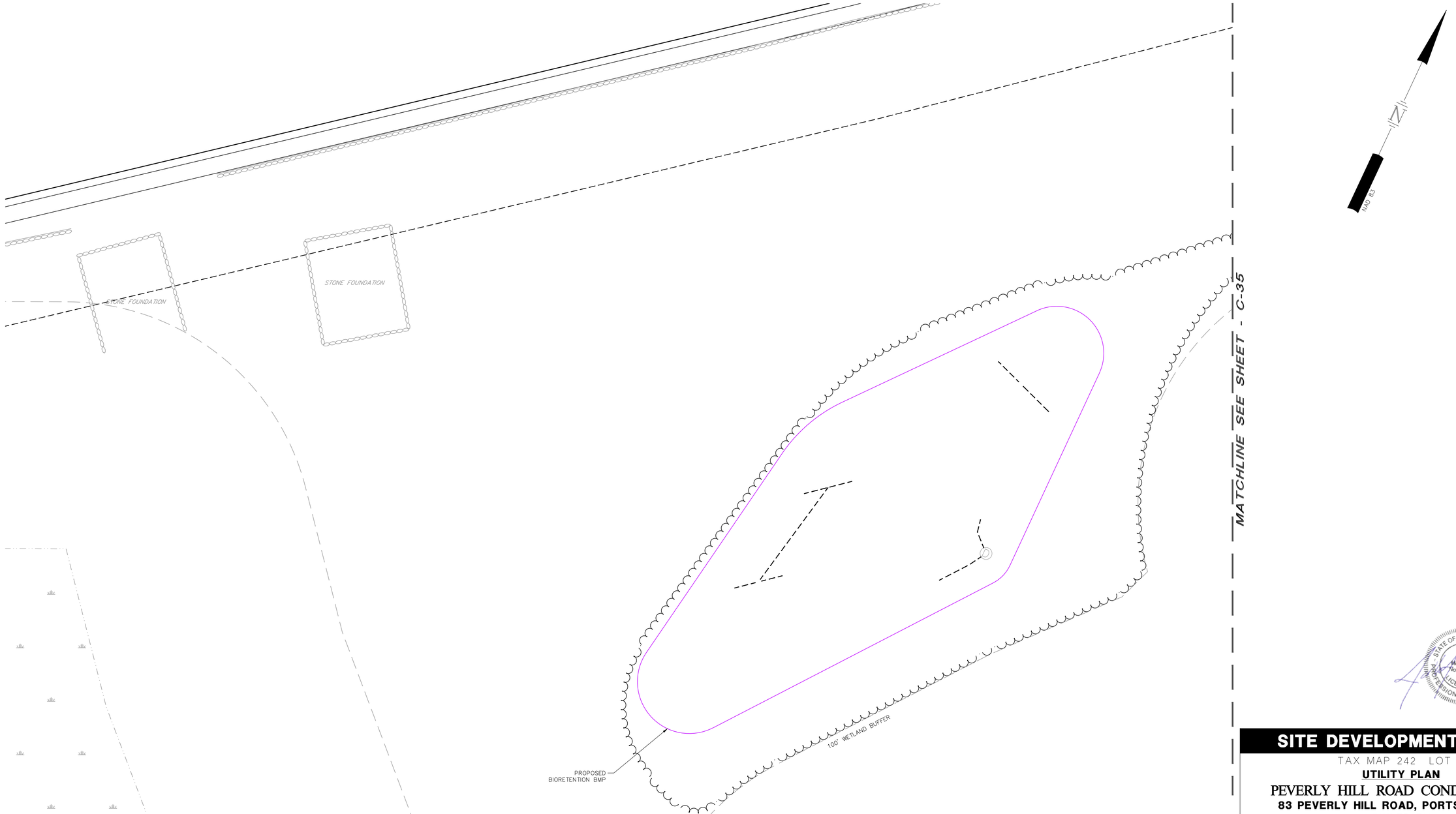
FILE	47388.11	DR	JSM	FB	-	C-35
		CK	JJM	CADFILE	47388-11_UTILITY	

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

HORIZONTAL SCALE 1"=20'
20 10 0 20

REV.	DATE	DESCRIPTION	DR.	CK.

JOHN J. ACTIGUE No. 14960 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

UTILITY PLAN

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APRIL 19, 2021

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FILE	DR	JSM	FB	–	
47388.11	CK	JJM	CADFILE	47388-11_UTILITY	C-36

Apr 19, 2021 - 9:17am
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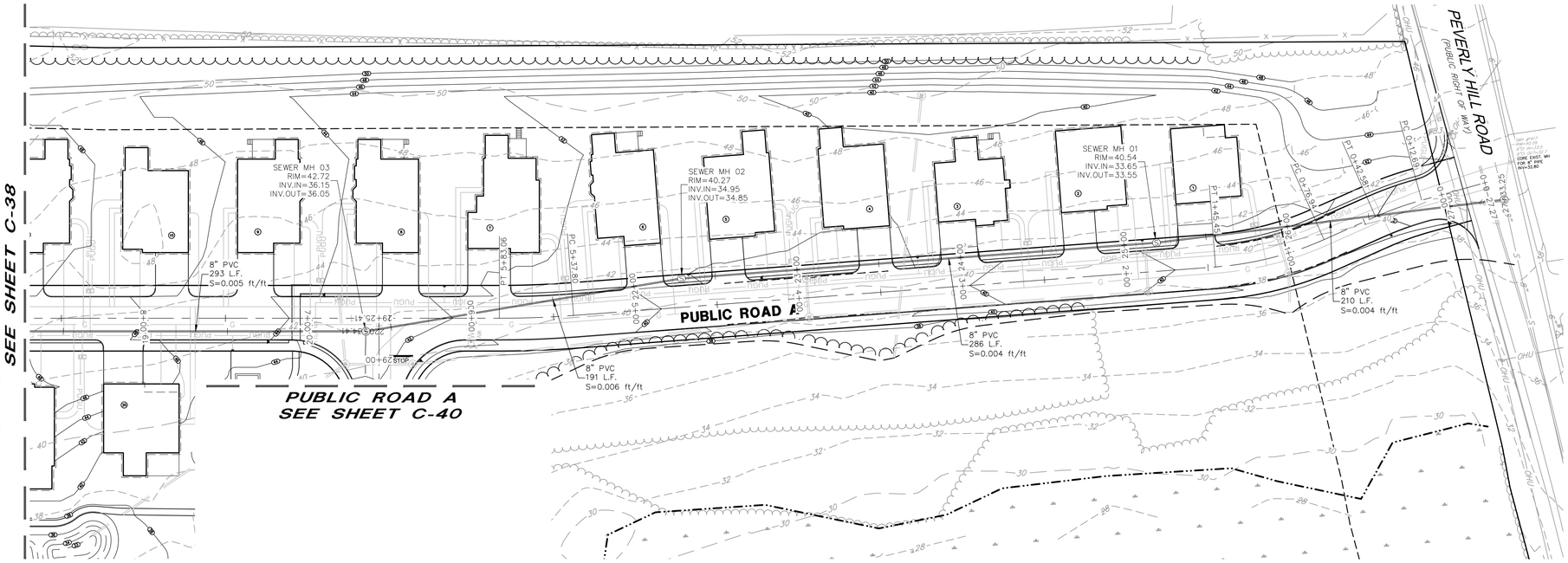

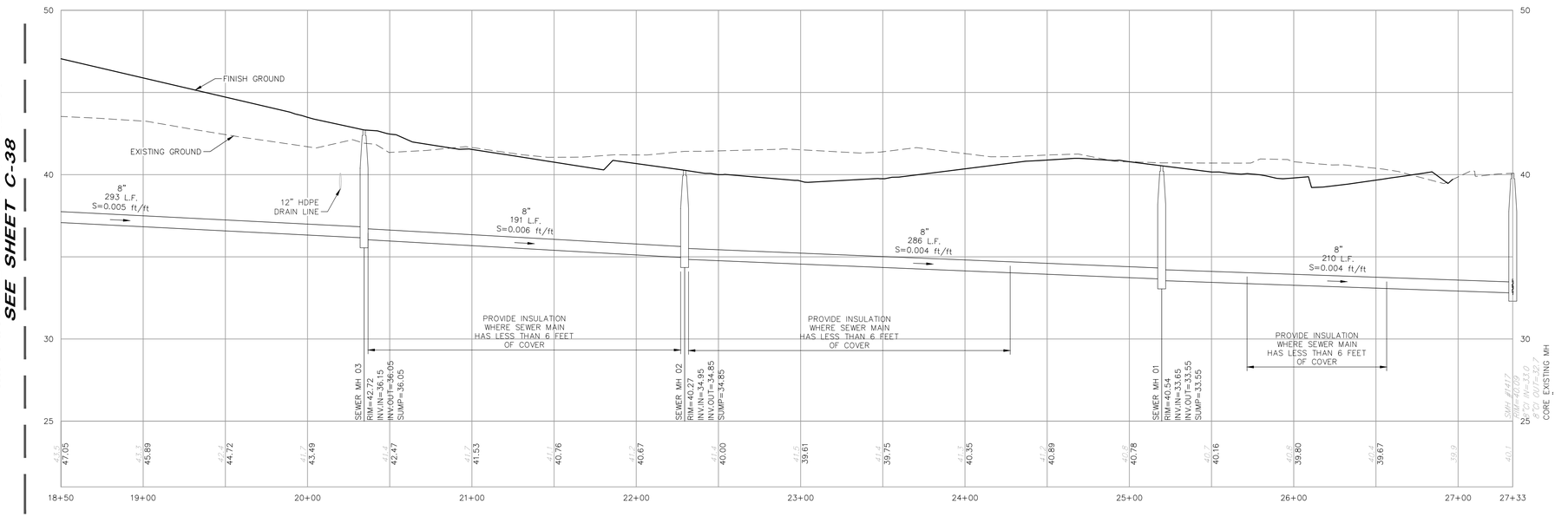

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REV.	DATE	DESCRIPTION	DR	CK

STATE OF NEW HAMPSHIRE
JOHN J. McTIGUE
No. 14960
LICENSED PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

SEWER PLAN & PROFILE

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

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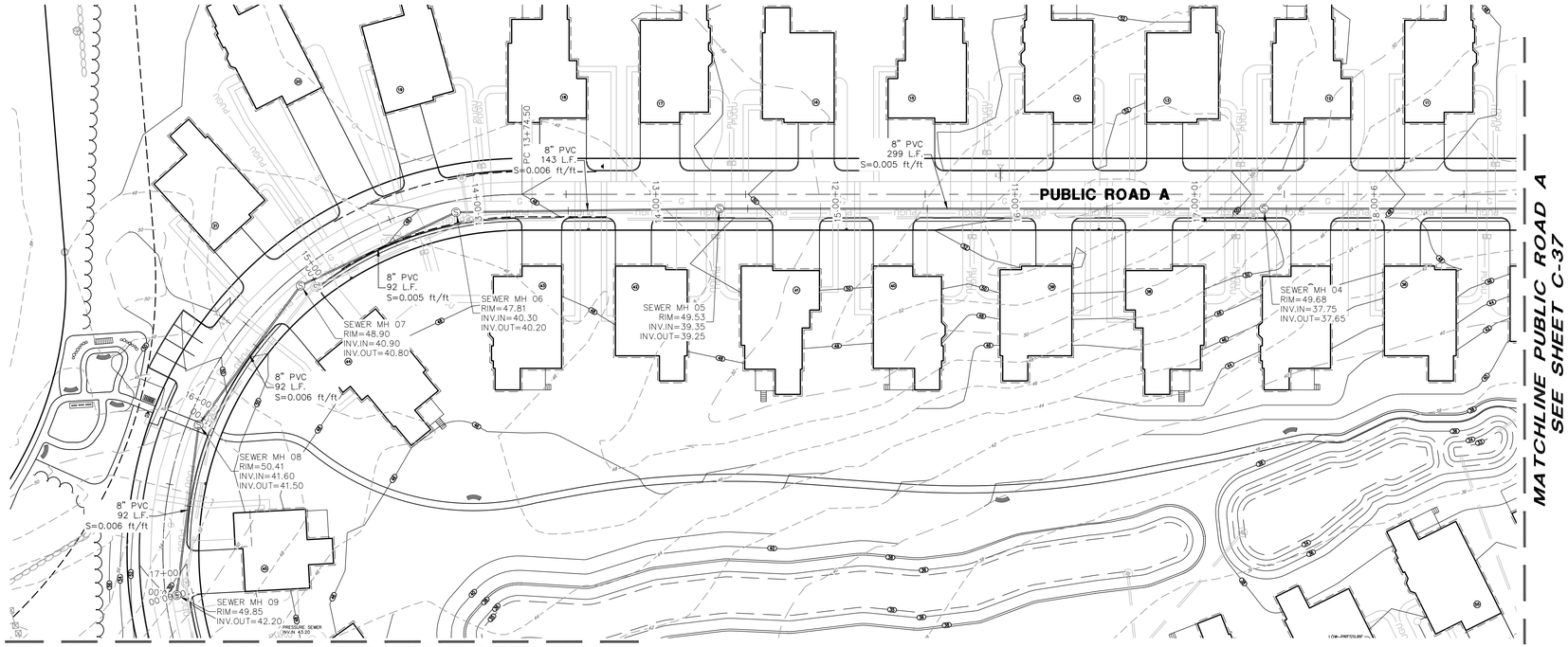
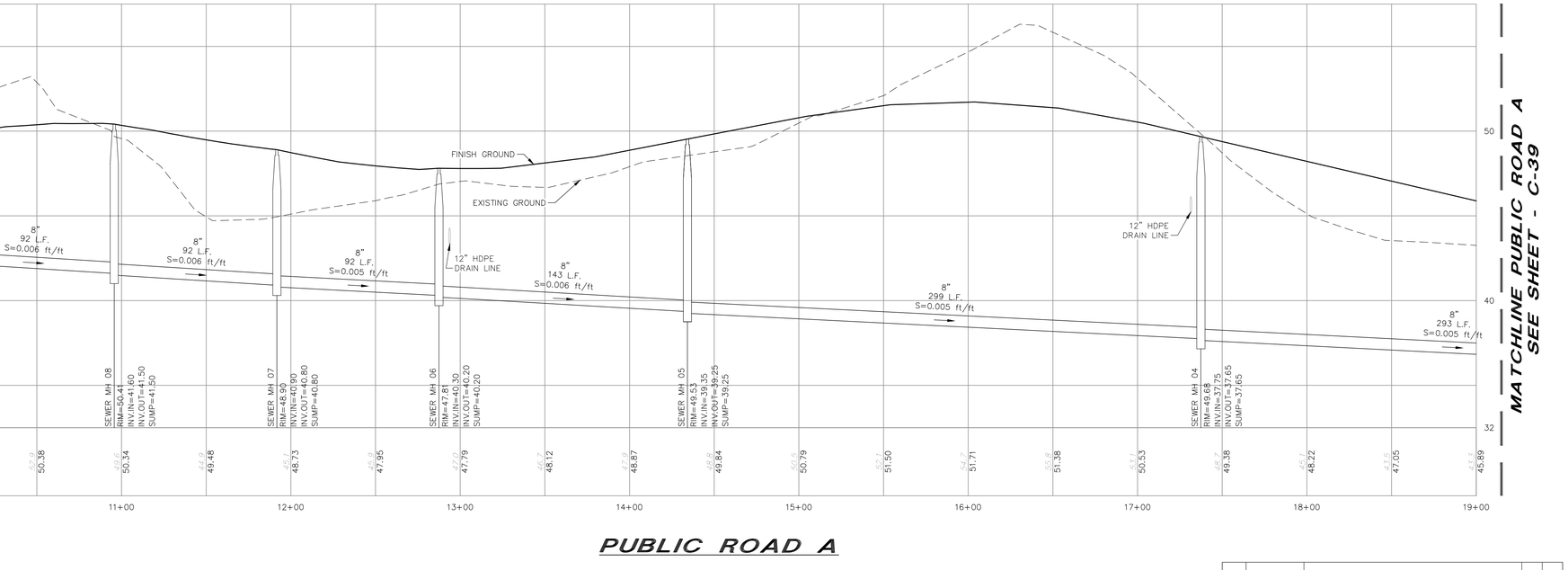
FILE	DR	JSM	FB	–	
47388.11	CK	JJM	CADFILE	47388-11_SEWERPROFILES	C-37

Apr 19, 2021 - 9:17am
F:\MSC Projects\47388 - Peverly Hill Rd - Portsmouth\47388-11 Green and Co - 83 Peverly Rd_Condo Project\Design\Production Drawings\47388-11_SewerProfiles.dwg





PUBLIC ROAD A

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

SEWER PLAN & PROFILE

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

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PREPARED FOR

GREEN & COMPANY REAL ESTATE

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SCALE: 1"=40' (22"X34")

APRIL 19, 2021

JOHN J. McTIGUE No. 14950 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

REV.	DATE	DESCRIPTION	DR	CK

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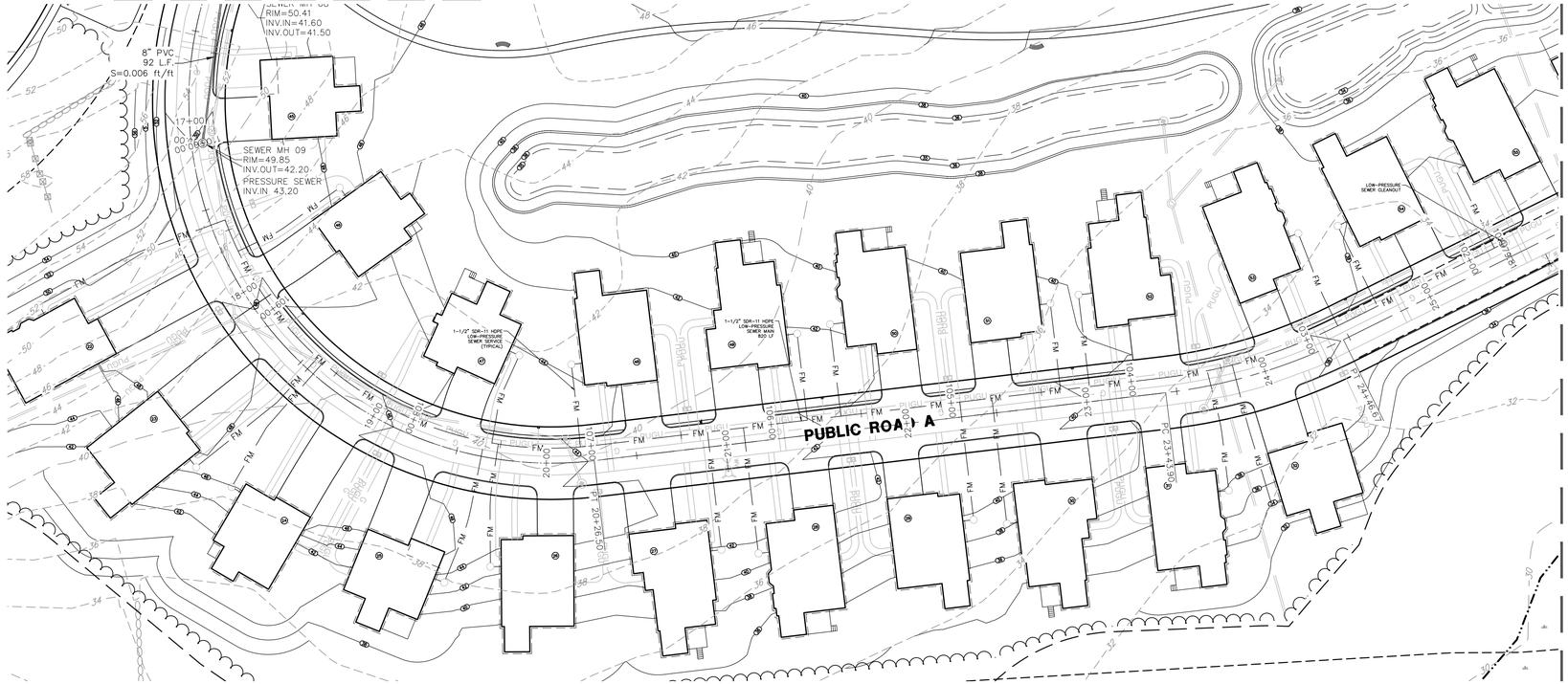
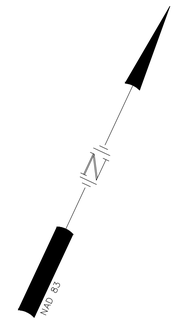
FILE	DR	JSM	FB	–	C-38
47388.11	CK	JJM	CADFILE	47388-11_SEWERPROFILES	

Apr 19, 2021 - 9:17am
F:\MSC Projects\47388 - Peverly Hill Rd - Portsmouth\47388-11 Green and Co - 83 Peverly Rd_Condo Project\Design\Production Drawings\47388-11_SewerProfiles.dwg

MATCHLINE PUBLIC ROAD A
SEE SHEET C-38

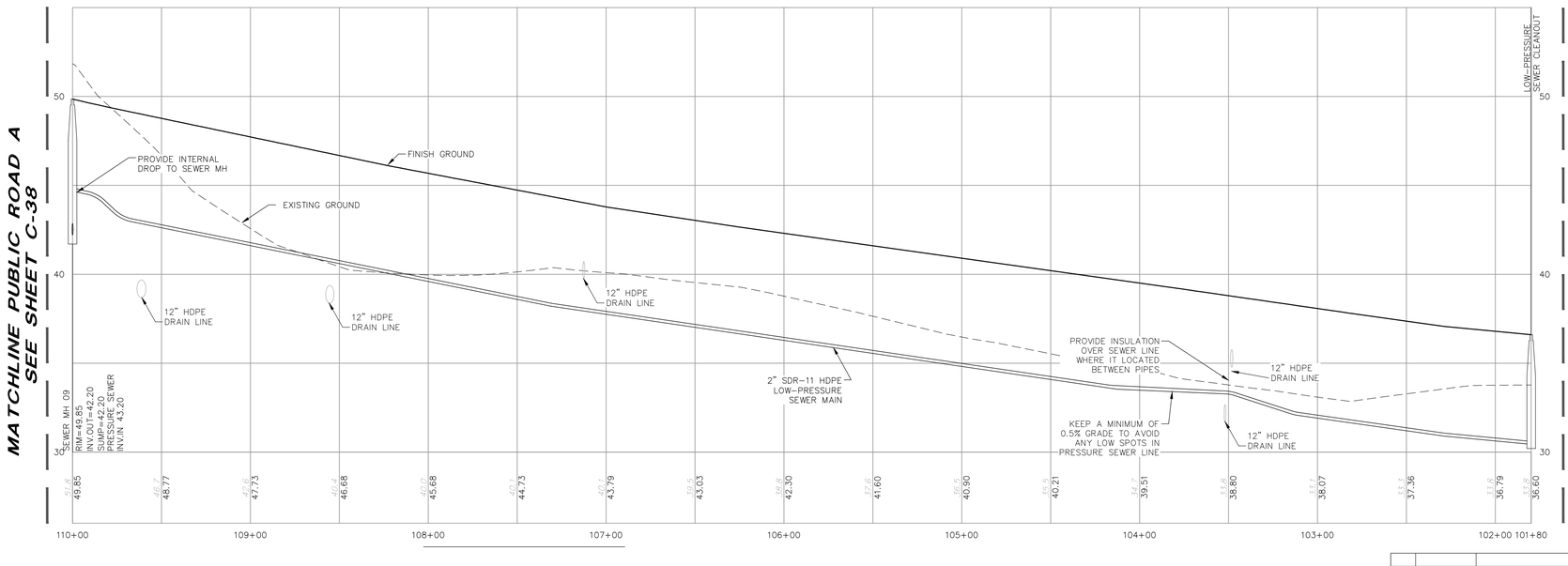


MATCHLINE PUBLIC ROAD A
SEE SHEET C-40



HORIZONTAL SCALE 1"=40'
40 20 0 40

MATCHLINE PUBLIC ROAD A
SEE SHEET C-38



MATCHLINE PUBLIC ROAD A
SEE SHEET C-40

PUBLIC ROAD A

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

SEWER PLAN & PROFILE

PEVERLY HILL ROAD CONDOMINIUMS

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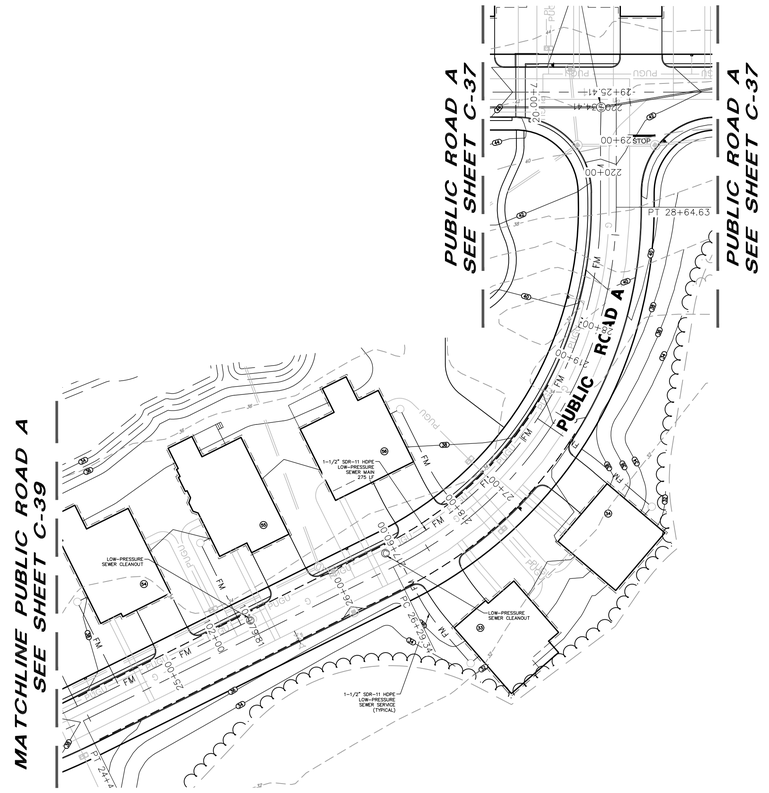
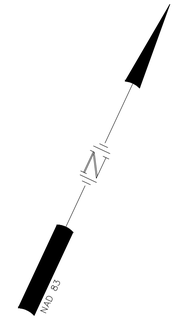
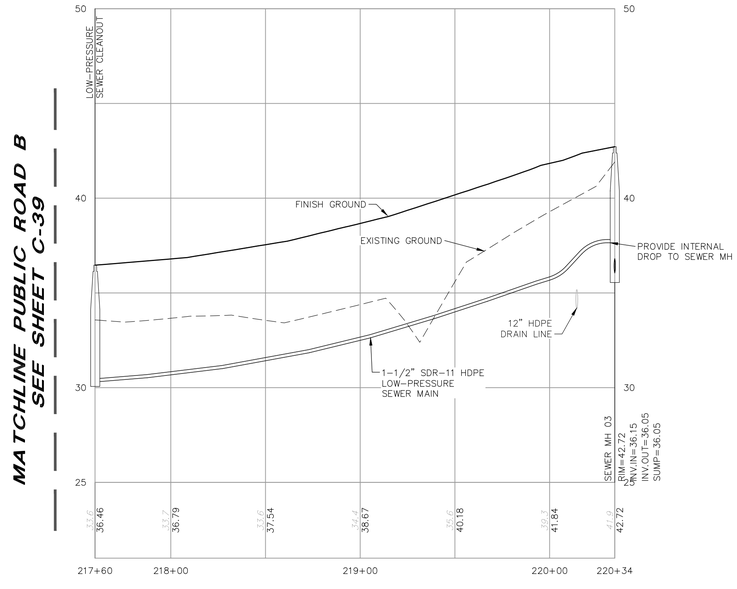
FILE		DR	JSM	FB	–	
	47388.11	CK	JJM	CADFILE	47388-11_SEWERPROFILES	C-39







PUBLIC ROAD A

DIG SAFE
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REV.	DATE	DESCRIPTION	DR	CK

JOHN J. McTIGUE No. 14950 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

SEWER PLAN & PROFILE

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

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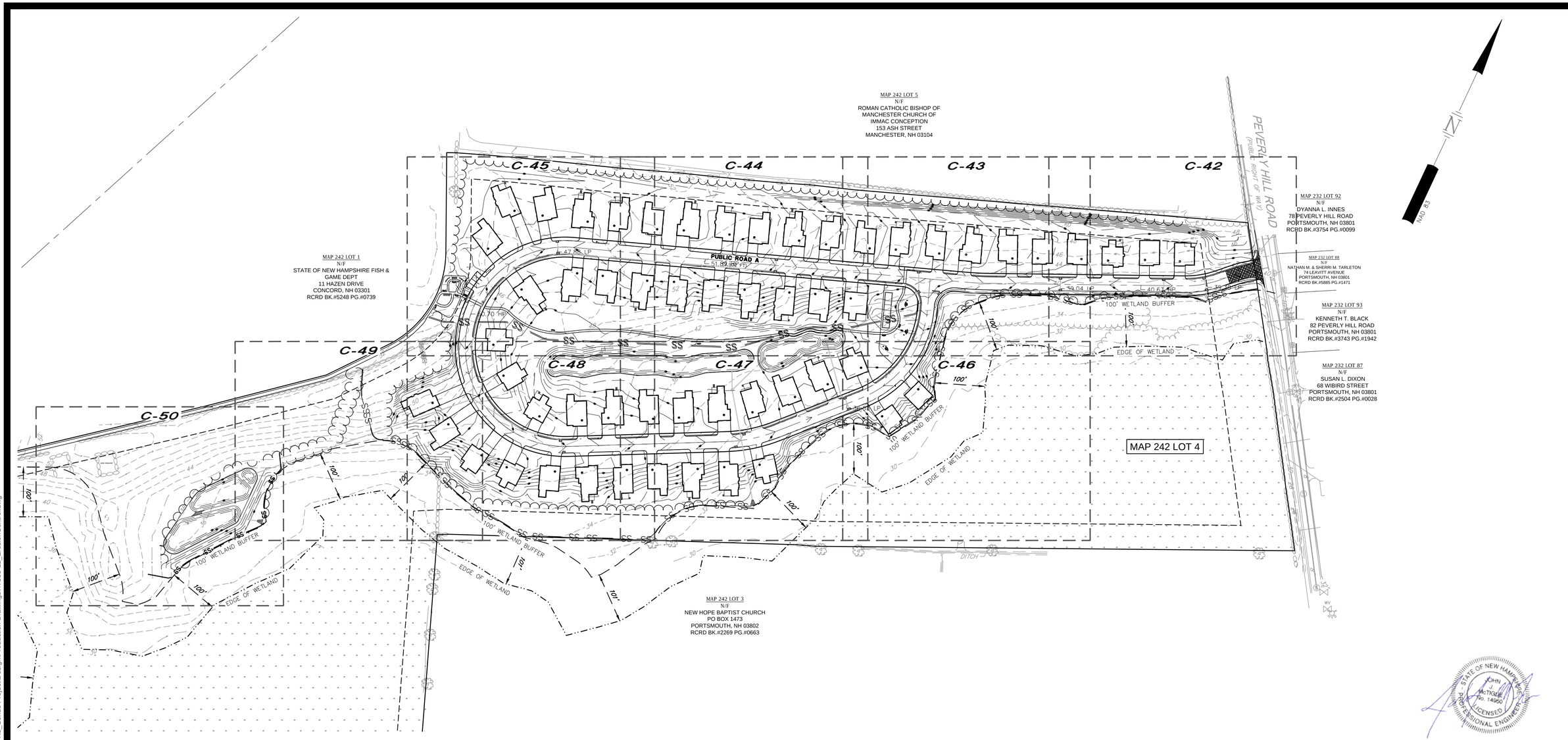
FILE	DR	JSM	FB	–	
47388.11	CK	JJM	CADFILE	47388-11_SEWERPROFILES	C-40



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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

HORIZONTAL SCALE 1"=100'
100 50 0 100

REV.	DATE	DESCRIPTION	DR	CK

STATE OF NEW HAMPSHIRE
JOHN J. McTIGUE
No. 14950
LICENSED PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

OVERALL EROSION CONTROL PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=200' (11"X17"
SCALE: 1"=100' (22"X34")

APRIL 19, 2021

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FILE	DR	JSM	FB	–	
47388.11	CK	JJM	CADFILE	47388-11_EROSIONCONTROL	C-41

Apr 19, 2021 - 9:18am
F:\MSC Projects\47388 - Peverly Hill Rd - Portsmouth\47388-11 Green and Co - 83 Peverly Rd_Condo Project\Design\Production Drawings\47388-11_ErosionControl.dwg

MAP 242 LOT 5
N/F
ROMAN CATHOLIC BISHOP OF
MANCHESTER CHURCH OF
IMMAC CONCEPTION
153 ASH STREET
MANCHESTER, NH 03104

MAP 232 LOT 92
N/F
DYANNA L. INNES
78 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
RCRD BK.#3754 PG.#0099

MAP 232 LOT 88
N/F
NATHAN M. & SHERRI M. TARR
74 LEAVITT AVENUE
PORTSMOUTH, NH 03801
RCRD BK.#5885 PG.#141

MATCHLINE SEE SHEET - C-43

50' EXTERNAL YARD SETBACK

INSTALL INLET PROTECTION (TYP)

INSTALL STABILIZED CONSTRUCTION ENTRANCE

39.04 LP

40.63 HP

39.38 LP

100' WETLAND BUFFER

INSTALL ROW OF SOIL SOCK (TYP.)

100' EXTERNAL FRONT YARD SETBACK

PT 1+43.45

PEVERLY HILL ROAD
(PUBLIC RIGHT OF WAY)

NAD 83

NOTES

1. SEE GENERAL EROSION CONTROL NOTES ON THE EROSION CONTROL DETAIL SHEET AND THE APPROVED SWPPP.
2. INSTALL SILT BARRIER ALONG THE PERIMETER OF THE AREA TO BE DISTURBED AS FIRST ORDER OF WORK.
3. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED. INLET PROTECTION BARRIERS SHALL BE IN PLACE AT ALL CATCH BASINS PRIOR TO THE DISTURBANCE OF SOIL.
4. DUST CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IT SHALL BE ACCOMPLISHED BY THE UNIFORM APPLICATION OF CALCIUM CHLORIDE AT THE RATE OF 1-1/2 POUNDS PER SQUARE YARD BY MEANS OF A LIME SPREADER OR OTHER APPROVED METHOD. WATER MAY ALSO BE USED FOR DUST CONTROL, AND APPLIED BY SPRINKLING WITH WATER TRUCK DISTRIBUTORS, AS REQUIRED.
5. THE SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE EXCEEDS ONE ACRE. THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH EPA REGULATIONS AND THE CONSTRUCTION GENERAL PERMIT WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. THE SITE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SUBMIT AN eNOI AT LEAST 14 DAYS IN ADVANCE OF ANY EARTHWORK ACTIVITIES AT THE SITE. A COMPLETED NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO NPDES PERMITTING AUTHORITY WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET: FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE FOR, OR ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
6. SILT PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS CONTAINED IN THIS PLAN SET.
7. CONSTRUCT JUTE MATTING ON ALL SLOPES STEEPER THAN 3:1, DISTURBED AREAS SLOPING TOWARDS WETLANDS AND ALL LOCATIONS SHOWN ON PLAN.
8. INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER EACH RAIN STORM OF 0.10" OR GREATER. REPAIR/MODIFY SILT BARRIER AS NECESSARY TO MAXIMIZE FILTER EFFICIENCY. REMOVE SEDIMENT WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
9. PROVIDE SILT BARRIERS AT THE BASE OF CUT AND FILL SLOPES UNTIL COMPLETION OF THE PROJECT OR UNTIL VEGETATION BECOMES ESTABLISHED ON SLOPES. EROSION PROTECTION BELOW FILL SLOPES SHALL BE PLACED IMMEDIATELY AFTER CLEARING, PRIOR TO EMBANKMENT CONSTRUCTION.
10. ALL DISTURBED AREAS SHALL BE REVEGETATED AS QUICKLY AS POSSIBLE. ALL CUT AND FILL SLOPES SHALL BE SEEDED WITHIN 72 HOURS AFTER GRADING.
11. ALL WORK AREAS TO BE STABILIZED AT THE END OF EACH WORK DAY AND PRIOR TO ANY PREDICTED SIGNIFICANT RAIN EVENT.
12. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
    A. BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED
    B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
    C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED
    D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED
13. ALL CATCH BASINS, MANHOLES, AND DRAIN LINES SHALL BE THOROUGHLY CLEANED OF ALL SEDIMENT AND DEBRIS AFTER ALL AREAS HAVE BEEN STABILIZED.
14. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLOPE STABILITY DURING CONSTRUCTION.
15. THE EROSION CONTROL PRACTICES SHOWN ON THESE PLANS ARE ILLUSTRATIVE ONLY AND SHALL BE SUPPLEMENTED BY THE SITE CONTRACTOR AS NEEDED.
16. EROSION CONTROL BERM MAY BE USED IN PLACE OF ONE LAYER OF SILT SOCK.
17. TURBIDITY CURTAIN TO BE USED IN PLACE OF DOUBLE LAYER OF SILT SOCK WHEN STANDING WATER IS ENCOUNTERED.

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

EROSION CONTROL PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=40' (11"X17")

SCALE: 1"=20' (22"X34") **APRIL 19, 2021**

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STATE OF NEW HAMPSHIRE
JOHN J. MCTIGUE
No. 14960
LICENSED PROFESSIONAL ENGINEER

HORIZONTAL SCALE 1"=20'
20 10 0 20

REV.	DATE	DESCRIPTION	DR	CK

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FILE	DR	JSM	FB	–	
47388.11	CK	JJM	CADFILE	47388-11_EROSIONCONTROL	C-42

Apr 19, 2021 - 9:18am
F:\MSC Projects\47388 - Peverly Hill Rd - Portsmouth\47388.11 Green and Co - 83 Peverly Rd_Condo Project\Design\Production Drawings\47388.11_ErosionControl.dwg

MAP 242 LOT 5
N/F
ROMAN CATHOLIC BISHOP OF
MANCHESTER CHURCH OF
IMMAC CONCEPTION
153 ASH STREET
MANCHESTER, NH 03104

50' EXTERNAL
YARD SETBACK

MATCHLINE SEE SHEET - C-44

MATCHLINE SEE SHEET - C-42

INSTALL INLET
PROTECTION (TYP)

PT 5+83.06

PC 5+37.80

29+25.41

STOP

39.04 LP

100' WETLAND BUFFER

INSTALL DOUBLE ROW
OF SILT SOCK (TYP.)

INSTALL DOUBLE
ROW OF SILT SOCK

PT 28+64.63

100'

HORIZONTAL SCALE 1"=20'
20 10 0 20

MATCHLINE SEE SHEET - C-46

N

NAD 83

STATE OF NEW HAMPSHIRE
JOHN J. McTIGUE
No. 14960
LICENSED
PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

EROSION CONTROL PLAN

PEVERLY HILL ROAD CONDOMINIUMS

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REV.	DATE	DESCRIPTION	DR	CK

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CALL TOLL FREE 1-888-DIG-SAFE
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FILE	DR	JSM	FB	–	
47388.11	CK	JJM	CADFILE	47388-11_EROSIONCONTROL	C-43

Apr 19, 2021 - 9:18am
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MATCHLINE SEE SHEET - C-45

MATCHLINE SEE SHEET - C-43

50' EXTERNAL YARD SETBACK

INSTALL INLET PROTECTION (TYP)

PUBLIC ROAD A
(2,932 FT)

51.89 HP

INSTALL DOUBLE ROW OF SOIL SOCK (TYP.)

MATCHLINE SEE SHEET - C-47

HORIZONTAL SCALE 1"=20'
20 10 0 20

N

NAD 83

DIG SAFE
CALL 811 OR 1-888-DIG-SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION	DR	CK

STATE OF NEW HAMPSHIRE
JOHN J. McTIGUE
No. 14250
LICENSED PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

EROSION CONTROL PLAN

PEVERLY HILL ROAD CONDOMINIUMS

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FILE	DR	JSM	FB	–	C-44
47388.11	CK	JJM	CADFILE	47388-11_EROSIONCONTROL	

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MAP 242 LOT 1
N/F
STATE OF NEW HAMPSHIRE FISH & GAME DEPT
11 HAZEN DRIVE
CONCORD, NH 03301
RCRD BK.#5248 PG.#0739

50' EXTERNAL YARD SETBACK (TYP.)

INSTALL INLET PROTECTION (TYP)

PC 13+74.50

14+00

15+00

16+00

17+00

4.88 LP

50.70 HP

INSTALL DOUBLE ROW OF SILT SOCK (TYP.)

MATCHLINE SEE SHEET - C-48

MATCHLINE SEE SHEET - C-44

NAD 83

HORIZONTAL SCALE 1"=20'
20 10 0 20

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION	DR	CK

JOHN J. McTIGUE No. 14950 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

EROSION CONTROL PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=40' (11"X17")
SCALE: 1"=20' (22"X34")

APRIL 19, 2021

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	DR	JSM	FB	–	C-45
47388.11	CK	JJM	CADFILE	47388-11_EROSIONCONTROL	

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MATCHLINE SEE SHEET - C-43

MATCHLINE SEE SHEET - C-47

INSTALL INLET PROTECTION

INSTALL DOUBLE ROW OF SILT SOCK (TYP.)

100' WETLAND BUFFER

100'

100'

50' EXTERNAL YARD SETBACK

EDGE OF WETLAND

NAD 83

HORIZONTAL SCALE 1"=20'
20 10 0 20

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SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

EROSION CONTROL PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

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		CK	JJM	CADFILE	47388-11_EROSIONCONTROL	

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

MATCHLINE SEE SHEET - C-45

MATCHLINE SEE SHEET - C-49

MATCHLINE SEE SHEET - C-47

INSTALL INLET PROTECTION (TYP.)

PT 20+26.50

100' WETLAND BUFFER

50' EXTERNAL YARD SETBACK (TYP.)

INSTALL DOUBLE ROW OF SILT SOCK (TYP.)

HORIZONTAL SCALE 1"=20'
20 10 0 20

NAD 83

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

EROSION CONTROL PLAN

PEVERLY HILL ROAD CONDOMINIUMS

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APRIL 19, 2021

STATE OF NEW HAMPSHIRE
JOHN J. McTIGUE No. 14950 LICENSED PROFESSIONAL ENGINEER

DIG SAFE
CALL 811 OR 1-888-DIG-SAFE
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MAP 242 LOT 1
N/F
STATE OF NEW HAMPSHIRE FISH &
GAME DEPT
11 HAZEN DRIVE
CONCORD, NH 03301
RCRD BK.#5248 PG.#0739

MATCHLINE SEE SHEET - C-50

MATCHLINE SEE SHEET - C-48

50' EXTERNAL
YARD SETBACK

INSTALL DOUBLE ROW
OF SILT SOCK (TYP.)

INSTALL DOUBLE ROW
OF SILT SOCK (TYP.)

PROPOSED FES
RIPRAP APRON

100'

100'

100' WETLAND BUFFER

EDGE OF WETLAND

17+00

18+00

NAD 83

HORIZONTAL SCALE 1"=20'
20 10 0 20

DIG SAFE
CALL DIG SAFE - 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

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TAX MAP 242 LOT 4

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50' EXTERNAL YARD SETBACK

STONE FOUNDATION

STONE FOUNDATION

100' WETLAND BUFFER

EDGE OF WETLAND

100'

100'

100' WETLAND BUFFER

INSTALL DOUBLE ROW OF SILT SOCK (TYP.)

MATCHLINE SEE SHEET - C-49

N

NAD 83

HORIZONTAL SCALE 1"=20'

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SOIL CHARACTERISTICS

THE SOIL IN THE VICINITY OF THE SITE CONSIST OF NEWFIELDS SANDY LOAM, DEERFIELD LOAMY SAND, HOOSIC GRAVELLY LOAMY SAND, CANTON SAND LOAM, BOXFORD SILT LOAM, AND WALPOLE SANDY LOAM. THE MAJORITY OF THE SOIL IS HSG B & C.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 775,000 SQUARE FEET (17.80 ACRES).

CRITICAL NOTE: THIS DRAWING IS PROVIDED FOR GENERAL GUIDANCE. ALL SPECIAL EROSION CONTROL MEASURES MUST BE EXECUTED IN ACCORDANCE WITH CURRENT STATE AND LOCAL REGULATIONS, APPROVED SWPPP AND PERMIT REQUIREMENTS.

SEQUENCE OF MAJOR ACTIVITIES

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND TEMPORARY EROSION CONTROL MEASURES PER APPROVED SWPPP IF REQUIRED.
2. DEMOLISH EXISTING SITE WORK DESIGNATED FOR REMOVAL.
3. COMPLETE MAJOR GRADING OF SITE.
4. CONSTRUCT BUILDING PAD, STORMWATER SYSTEM, AND SITE UTILITIES.
5. CONSTRUCT PARKING LOT.
6. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND SITE IS STABILIZED, REMOVE ALL INLET PROTECTION, SILT BARRIERS AND SEDIMENT THAT HAS BEEN TRAPPED BY THESE DEVICES.
7. CONSULT APPROVED SWPPP FOR CONDITIONS RELATED TO NOTICE OF TERMINATION, IF REQUIRED.

EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL 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. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

1. BASE COURSE GRAVELS, WHICH MEET THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2, HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

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 SILT BARRIERS. ALL STORM DRAIN INLETS SHALL BE PROVIDED WITH BARRIER FILTERS. STONE RIPRAP SHALL BE PROVIDED AT THE OUTLETS OF DRAINAGE PIPES WHERE EROSIVE VELOCITIES ARE ENCOUNTERED.

OFF SITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED.

INSTALLATION, MAINTENANCE AND INSPECTION OF EROSION AND SEDIMENT CONTROLS

A. GENERAL

THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO IMPLEMENT THE PLAN.

1. STABILIZATION OF ALL SWALES, DITCHES AND PONDS IS REQUIRED PRIOR TO DIRECTING FLOW TO THEM.
2. THE SMALLEST PRACTICAL PORTION OF THE SITE WILL BE DENUDED AT ONE TIME. (5 AC MAX)
3. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.10" OR GREATER.
4. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
5. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT BARRIER WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE BARRIER.
6. ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
7. TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.
8. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
9. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

B. FILTERS / BARRIERS

1. SILT SOCKS

   A. KNOTTED MESH NETTING MATERIAL SHALL BE DELIVERED TO SITE IN A 5 MIL CONTINUOUS, TUBULAR, HDPE 3/8" MATERIAL, FILLED WITH COMPOST CONFORMING TO THE FOLLOWING REQUIREMENTS:

PHYSICAL PROPERTY	TEST	REQUIREMENTS
PH	TMECC 04.11-A	5.0 TO 8.0
PARTICLE SIZE	TMECC 02.02-B	2" SIEVE AND MIN. 60% GREATER THAN THE 3/8" SIEVE
MOISTURE CONTENT		STND TESTING < 60%

   MATERIAL SHALL BE RELATIVELY FREE OF INERT OR FOREIGN MAN-MADE MATERIALS

   MATERIAL SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER, FREE FROM ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH.

   B. SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK SHALL BE REMOVED ONCE IT HAS REACHED 1/3 OF THE EXPOSED HEIGHT OF THE SILT SOCK.

   C. SILT BARRIER SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREAS HAS BEEN PERMANENTLY STABILIZED.

2. SEQUENCE OF INSTALLATION

   SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.

3. MAINTENANCE

   A. SILT BARRIERS SHALL BE INSPECTED WEEKLY AND IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.

   B. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

   C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) THE HEIGHT OF THE BARRIER.

   D. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

C. MULCHING

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' OF WETLANDS. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE, TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.

   B. REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD.

   THE TIME PERIOD CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON AN AREA, WHERE THE LENGTH OF TIME VARIES 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.

   WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 6,000 POUNDS OF HAY OR STRAW PER ACRE. A TACKIFIER MAY BE ADDED TO THE MULCH.

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.

D. VEGETATIVE PRACTICE

1. AFTER ROUGH GRADING OF THE SUBGRADE HAS BEEN COMPLETED AND APPROVED, THE SUB GRADE SURFACE SHALL BE SCARIFIED TO A DEPTH OF 4". THEN, FURNISH AND INSTALL A LAYER OF LOAM PROVIDING A ROLLED THICKNESS AS SPECIFIED IN THESE PLANS. ANY DEPRESSIONS WHICH MAY OCCUR DURING ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM, REGRADED AND REROLLED UNTIL THE SURFACE IS TRUE TO THE FINISHED LINES AND GRADES. ALL LOAM NECESSARY TO COMPLETE THE WORK UNDER THIS SECTION SHALL BE SUPPLIED BY THE SITE SUBCONTRACTOR.
2. ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, DEBRIS, GLASS, STUMPS, LITTER AND OTHER FOREIGN MATERIAL, AS WELL AS STONES OVER 1" IN DIAMETER, SHALL BE REMOVED FROM THE LOAM AND DISPOSED OF OFF SITE. THE LOAM SHALL BE RAKED SMOOTH AND EVEN.
3. THE LOAM SHALL BE PREPARED TO RECEIVE SEED BY REMOVING STONES, FOREIGN OBJECTS AND GRADING TO ELIMINATE WATER POCKETS AND IRREGULARITIES PRIOR TO PLACING SEED. FINISH GRADING SHALL RESULT IN STRAIGHT UNIFORM GRADES AND SMOOTH, EVEN SURFACES WITHOUT IRREGULARITIES TO LOW POINTS.
4. SHAPE THE AREAS TO THE LINES AND GRADES REQUIRED. THE SITE SUBCONTRACTOR'S ATTENTION IS DIRECTED TO THE SCHEDULING OF LOAMING AND SEEDING OF GRADED AREAS TO PERMIT SUFFICIENT TIME FOR THE STABILIZATION OF THESE AREAS. IT SHALL BE THE SITE SUBCONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE AREAS DURING THE CONSTRUCTION PERIOD AND REGRADE, LOAM AND RESEED ANY DAMAGED AREAS.
5. ALL AREAS DISTURBED BY CONSTRUCTION WITHIN THE PROPERTY LINES AND NOT COVERED BY STRUCTURES, PAVEMENT, OR MULCH SHALL BE LOAMED AND SEEDED.
6. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5.
7. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER.
8. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4 1/2 POUNDS AND 5 1/2 POUNDS PER INCH OF WIDTH.
9. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4" AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH.
10. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH THAT BLOWS OR WASHES AWAY SHALL BE REPLACED IMMEDIATELY AND ANCHORED USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.
12. THE SITE SUBCONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED, INCLUDING CUTTING, AS SPECIFIED HEREIN AFTER UNDER MAINTENANCE AND PROTECTION.
13. UNLESS OTHERWISE APPROVED, SEEDING SHALL BE DONE DURING THE APPROXIMATE PERIODS OF EARLY SPRING TO SEPTEMBER 30, WHEN SOIL CONDITIONS AND WEATHER ARE SUITABLE FOR SUCH WORK. IN NO CASE SHALL THE WEED CONTENT EXCEED 1 PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. FOR TEMPORARY PLANTINGS AFTER SEPTEMBER 30, TO EARLY SPRING AND FOR TEMPORARY PROTECTION OF DISTURBED AREAS:

    A. FOLLOW ABOVE SLOPE, LOAM DEPTH AND GRADING REQUIREMENTS.
    B. FERTILIZER SHALL BE SPREAD AND WORKED INTO THE SURFACE AT A RATE OF 500 POUNDS PER ACRE.

    MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:

WINTER RYE (FALL SEEDING)	2.5 LBS/1,000 SF
OATS (SPRING SEEDING)	2.0 LBS/1,000 SF
MULCH	1.5 TONS/ACRE

E. CATCH BASIN INLET PROTECTION

1. INLET BASKET STRUCTURE

   A. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY PRIOR TO DISTURBING PAVEMENT AND SHALL REMAIN IN PLACE AND MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.

   B. MOLD 6X6, 42 LB. WIRE SUPPORT AROUND INLET FRAME AND GRATE AND EXTEND 6" BEYOND SIDES. SECURE FILTER FABRIC TO WIRE SUPPORT.

   C. THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC; POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:

      GRAB STRENGTH: 45 LB. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D1682)
      MULLEN BURST STRENGTH: MIN. 60PSI (ASTM D774)

   D. THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 GPM.

   E. THE INLET PROTECTION 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.

   F. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

F. WINTER CONSTRUCTION SEQUENCE

1. ALL PROPOSED POST-DEVELOPMENT LANDSCAPED 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 SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT 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 EVENT.
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 WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER OCTOBER 15TH, INCOMPLETE PARKING AREAS WHERE ACTIVE CONSTRUCTION HAS STOPPED FOR THE WINTER ALL TRAVEL SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOWFALL AFTER EACH STORM EVENT.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, SILT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT BARRIERS AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

WASTE DISPOSAL

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

SPILL PREVENTION

1. MATERIAL MANAGEMENT PRACTICES
   THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:

   GOOD HOUSEKEEPING:
   THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:

   A. AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.
   B. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
   C. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
   D. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
   E. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
   F. WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

   HAZARDOUS PRODUCTS:
   THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

   A. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
   B. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
   C. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

2. PRODUCT SPECIFICATION PRACTICES
   THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:

   PETROLEUM PRODUCTS:
   ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

   FERTILIZERS:
   FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. ONCE APPLIED FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

   PAINTS:
   ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

   CONCRETE TRUCKS:
   CONCRETE TRUCKS WILL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA DESIGNATED ON SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

A. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

B. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

C. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

D. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

E. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.

F. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT RECURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.

G. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

DUST CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL METHODS SHALL INCLUDE, BUT 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.

JOHN J. McTIGUE NO. 14966 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

EROSION CONTROL NOTES

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=40' (11"X17")
SCALE: 1"=80' (22"X34")

APRIL 19, 2021

REV.	DATE	DESCRIPTION	DR	CK

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
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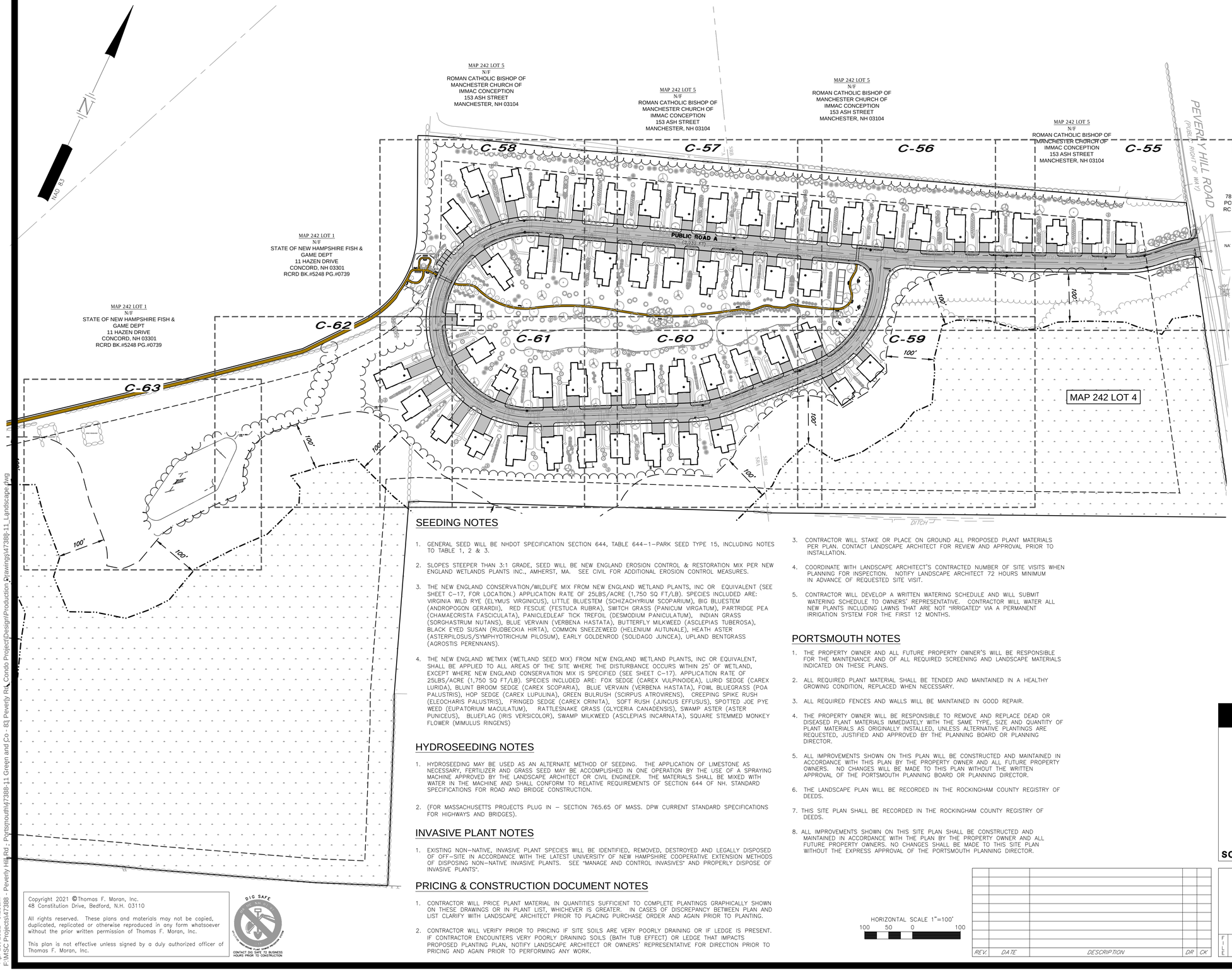

SEEDING NOTES

1. GENERAL SEED WILL BE NHDOT SPECIFICATION SECTION 644, TABLE 644-1-PARK SEED TYPE 15, INCLUDING NOTES TO TABLE 1, 2 & 3.
2. SLOPES STEEPER THAN 3:1 GRADE, SEED WILL BE NEW ENGLAND EROSION CONTROL & RESTORATION MIX PER NEW ENGLAND WETLANDS PLANTS INC., AMHERST, MA. SEE CIVIL FOR ADDITIONAL EROSION CONTROL MEASURES.
3. THE NEW ENGLAND CONSERVATION/WILDLIFE MIX FROM NEW ENGLAND WETLAND PLANTS, INC OR EQUIVALENT (SEE SHEET C-17, FOR LOCATION.) APPLICATION RATE OF 25LBS/ACRE (1,750 SQ FT/LB). SPECIES INCLUDED ARE: VIRGINIA WILD RYE (ELYMUS VIRGINICUS), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), BIG BLUESTEM (ANDROPOGON GERARDII), RED FESCUE (FESTUCA RUBRA), SWITCH GRASS (PANICUM VIRGATUM), PARTRIDGE PEA (CHAMAECRISTA FASCICULATA), PANICLEDLEAF TICK TREFOIL (DESMODIUM PANICULATUM), INDIAN GRASS (SORGHASTRUM NUTANS), BLUE VERVAIN (VERBENA HASTATA), BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA), BLACK EYED SUSAN (RUDBECKIA HIRTA), COMMON SNEEZEWEED (HELENIUM AUTUNALE), HEATH ASTER (ASTERPILOSUS/SYMPHYOTRICHUM PILOSUM), EARLY GOLDENROD (SOLIDAGO JUNCEA), UPLAND BENTGRASS (AGROSTIS PERENNANS).
4. THE NEW ENGLAND WETMIX (WETLAND SEED MIX) FROM NEW ENGLAND WETLAND PLANTS, INC OR EQUIVALENT, SHALL BE APPLIED TO ALL AREAS OF THE SITE WHERE THE DISTURBANCE OCCURS WITHIN 25' OF WETLAND, EXCEPT WHERE NEW ENGLAND CONSERVATION MIX IS SPECIFIED (SEE SHEET C-17). APPLICATION RATE OF 25LBS/ACRE (1,750 SQ FT/LB). SPECIES INCLUDED ARE: FOX SEDGE (CAREX VULPINOIDEA), LURID SEDGE (CAREX LURIDA), BLUNT BROOM SEDGE (CAREX SCOPARIA), BLUE VERVAIN (VERBENA HASTATA), FOWL BLUEGRASS (POA PALUSTRIS), HOP SEDGE (CAREX LUPULINA), GREEN BULRUSH (SCIRPUS ATROVIRENS), CREEPING SPIKE RUSH (ELEOCHARIS PALUSTRIS), FRINGED SEDGE (CAREX CRINITA), SOFT RUSH (JUNCUS EFFUSUS), SPOTTED JOE PYE WEED (EUPATORIUM MACULATUM), RATTLESNAKE GRASS (GLYCERIA CANADENSIS), SWAMP ASTER (ASTER PUNICEUS), BLUEFLAG (IRIS VERSICOLOR), SWAMP MILKWEED (ASCLEPIAS INCARNATA), SQUARE STEMMED MONKEY FLOWER (MIMULUS RINGENS)

HYDROSEEDING NOTES

1. HYDROSEEDING MAY BE USED AS AN ALTERNATE METHOD OF SEEDING. THE APPLICATION OF LIMESTONE AS NECESSARY, FERTILIZER AND GRASS SEED MAY BE ACCOMPLISHED IN ONE OPERATION BY THE USE OF A SPRAYING MACHINE APPROVED BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER. THE MATERIALS SHALL BE MIXED WITH WATER IN THE MACHINE AND SHALL CONFORM TO RELATIVE REQUIREMENTS OF SECTION 644 OF NH. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. (FOR MASSACHUSETTS PROJECTS PLUG IN – SECTION 765.65 OF MASS. DPW CURRENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES).

INVASIVE PLANT NOTES

1. EXISTING NON-NATIVE, INVASIVE PLANT SPECIES WILL BE IDENTIFIED, REMOVED, DESTROYED AND LEGALLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH THE LATEST UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION METHODS OF DISPOSING NON-NATIVE INVASIVE PLANTS. SEE "MANAGE AND CONTROL INVASIVES" AND PROPERLY DISPOSE OF INVASIVE PLANTS".

PRICING & CONSTRUCTION DOCUMENT NOTES

1. CONTRACTOR WILL PRICE PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE PLANTINGS GRAPHICALLY SHOWN ON THESE DRAWINGS OR IN PLANT LIST, WHICHEVER IS GREATER. IN CASES OF DISCREPANCY BETWEEN PLAN AND LIST CLARIFY WITH LANDSCAPE ARCHITECT PRIOR TO PLACING PURCHASE ORDER AND AGAIN PRIOR TO PLANTING.
2. CONTRACTOR WILL VERIFY PRIOR TO PRICING IF SITE SOILS ARE VERY POORLY DRAINING OR IF LEDGE IS PRESENT. IF CONTRACTOR ENCOUNTERS VERY POORLY DRAINING SOILS (BATH TUB EFFECT) OR LEDGE THAT IMPACTS PROPOSED PLANTING PLAN, NOTIFY LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE FOR DIRECTION PRIOR TO PRICING AND AGAIN PRIOR TO PERFORMING ANY WORK.
3. CONTRACTOR WILL STAKE OR PLACE ON GROUND ALL PROPOSED PLANT MATERIALS PER PLAN. CONTACT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
4. COORDINATE WITH LANDSCAPE ARCHITECT'S CONTRACTED NUMBER OF SITE VISITS WHEN PLANNING FOR INSPECTION. NOTIFY LANDSCAPE ARCHITECT 72 HOURS MINIMUM IN ADVANCE OF REQUESTED SITE VISIT.
5. CONTRACTOR WILL DEVELOP A WRITTEN WATERING SCHEDULE AND WILL SUBMIT WATERING SCHEDULE TO OWNERS' REPRESENTATIVE. CONTRACTOR WILL WATER ALL NEW PLANTS INCLUDING LAWNS THAT ARE NOT "IRRIGATED" VIA A PERMANENT IRRIGATION SYSTEM FOR THE FIRST 12 MONTHS.

PORTSMOUTH NOTES

1. THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNER'S WILL BE RESPONSIBLE FOR THE MAINTENANCE AND OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS INDICATED ON THESE PLANS.
2. ALL REQUIRED PLANT MATERIAL SHALL BE TENDED AND MAINTAINED IN A HEALTHY GROWING CONDITION, REPLACED WHEN NECESSARY.
3. ALL REQUIRED FENCES AND WALLS WILL BE MAINTAINED IN GOOD REPAIR.
4. THE PROPERTY OWNER WILL BE RESPONSIBLE TO REMOVE AND REPLACE DEAD OR DISEASED PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE AND QUANTITY OF PLANT MATERIALS AS ORIGINALLY INSTALLED, UNLESS ALTERNATIVE PLANTINGS ARE REQUESTED, JUSTIFIED AND APPROVED BY THE PLANNING BOARD OR PLANNING DIRECTOR.
5. ALL IMPROVEMENTS SHOWN ON THIS PLAN WILL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THIS PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES WILL BE MADE TO THIS PLAN WITHOUT THE WRITTEN APPROVAL OF THE PORTSMOUTH PLANNING BOARD OR PLANNING DIRECTOR.
6. THE LANDSCAPE PLAN WILL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
7. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
8. 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.

LANDSCAPE NOTES

1. CONTRACTOR WILL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWNWORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES WILL IMMEDIATELY BE REPORTED TO THE LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE, SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
2. CONTRACTOR WILL FURNISH AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THIS PLAN. IN CASES OF DISCREPANCY BETWEEN PLAN AND LIST CLARIFY WITH LANDSCAPE ARCHITECT PRIOR TO PLACING PURCHASE ORDER AND AGAIN PRIOR TO PLANTING.
3. SEE PLANTING DETAILS AND IF INCLUDED, SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. PLANT TYPES MAY VARY BASED ON AVAILABILITY AND SUPPLY. THIS LAYOUT REPRESENTS THE INTENT OF THE PLANTING AND APPROXIMATE NUMBERS OF PLANTS TO BE PROVIDED.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE THE APPROPRIATE ARRANGEMENTS TO PROVIDE ALL PLANTS AND MATERIALS TO ACCOMMODATE PLANTING WITHIN THE TIME ALLOWED BY THE CONSTRUCTION SCHEDULE.
6. PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH OCTOBER 15TH UNLESS OTHERWISE NOTED IN SPECIFICATIONS. THERE WILL BE NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT BY PROVIDING ADDITIONAL WATERING.
7. ALL PLANTS WILL BE NURSERY GROWN.
8. PLANTS WILL BE IN ACCORDANCE, AT A MINIMUM, WITH CURRENT EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION.
9. TREES WILL BE PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 PART 1, "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE STANDARD PRACTICES".
10. PLANTS MATERIAL IS SUBJECT TO APPROVAL / REJECTION BY THE LANDSCAPE ARCHITECT AT THE SITE AND AT THE NURSERY.
11. ALL PLANTS WILL BE MOVED WITH ROOT SYSTEMS AS SOLID UNITS AND WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. NO PLANT WILL BE ACCEPTED WHEN BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN BEFORE PLANTING. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE WILL BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL AND THEN WATERING. DURING TRANSPORT, ALL PLANT MATERIALS WILL BE WRAPPED WITH WIND PROOF COVERING.
12. NEWLY PLANTED MATERIAL WILL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL GRADE OF THE PLANT PRIOR TO DIGGING.
13. PROPOSED TREES OVERHANGING SIDEWALKS, ROADS OR PARKING WILL BEGIN BRANCHING NATURALLY (NOT PRUNED) AT 6' HEIGHT.
14. MULCH FOR PLANTED AREAS (NOT INCLUDING RAIN GARDENS) WILL BE AGED SHREDDED PINE BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS UNLESS OTHERWISE SHOWN.
15. PLANT MATERIAL WILL BE LOCATED OUTSIDE BUILDING DRIPLINES AND ROOF VALLEY POINTS OF CONCENTRATION TO PREVENT DAMAGE TO PLANTS. CLARIFY DISCREPANCIES WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
16. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED, WILL RECEIVE SIX (6) INCH LOAM AND SEED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
17. ALL PLANT GROUPINGS WILL BE IN MULCH BEDS UNLESS OTHERWISE SPECIFIED OR NOTED ON PLANS. WHERE MULCHED PLANT BED ABUTS LAWN, PROVIDE TURF CUT EDGE.

LANDSCAPE GUARANTEE AND MAINTENANCE NOTES

1. CONTRACTOR WILL BE RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES OF WATERING.
2. CONTRACTOR WILL BEGIN WATERING IMMEDIATELY AFTER PLANTING. ALL PLANTS WILL BE THOROUGHLY WATERED TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS WILL BE WATERED WEEKLY, OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON BUT NOT LESS THAN ONE YEAR.
3. WATER ALL LAWNS AS REQUIRED. DO NOT LET NEWLY PLANTED LAWNS DRY OUT DURING THE FIRST FOUR WEEKS MINIMUM.
4. ALL NEW LAWNS WILL BE MAINTAINED AND MOWED A MINIMUM THREE (3) TIMES BEFORE REQUESTING REVIEW BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR ACCEPTANCE. MAINTENANCE AND MOWING WILL CONTINUE UNTIL ACCEPTED BY LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE IS ISSUED IN WRITING.
5. THE CONTRACTOR WILL MAINTAIN AND GUARANTEE ALL PLANTINGS TO BE IN GOOD HEALTHY, FLOURISHING AND ACCEPTABLE CONDITION FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. ALL GRASSES, TREES AND SHRUBS THAT, IN THE OPINION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHOWING LESS THAN 80% HEALTHY GROWTH AT THE END OF ONE (1) YEAR PERIOD WILL BE IMMEDIATELY REPLACED BY THE CONTRACTOR.
6. DECIDUOUS PLANT MATERIAL INSTALLED AFTER SEPTEMBER 30 AND BEFORE APRIL 15 WILL NOT BE REVIEWED THAT SEASON FOR ACCEPTANCE DUE TO STAGE OF LEAF PHYSIOLOGY. THIS PLANT MATERIAL WILL NOT BE REVIEWED UNTIL FOLLOWING GROWING SEASON. GUARANTEE PERIOD WILL BEGIN ONLY AFTER ACCEPTANCE BY LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE.
7. EVERGREEN PLANT MATERIAL INSTALLED AFTER OCTOBER 30 AND BEFORE APRIL 15 WILL NOT BE REVIEWED THAT SEASON FOR ACCEPTANCE DUE TO END OF GROWTH SEASON. THIS PLANT MATERIAL WILL NOT BE REVIEWED UNTIL FOLLOWING GROWING SEASON. GUARANTEE PERIOD WILL BEGIN ONLY AFTER ACCEPTANCE BY LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE.

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

OVERALL LANDSCAPE PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=200'(11"x17")

SCALE: 1"=100'(22"x34") **APRIL 19, 2021**

HORIZONTAL SCALE 1"=100'
100 50 0 100

REV.	DATE	DESCRIPTION	DR	CK

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
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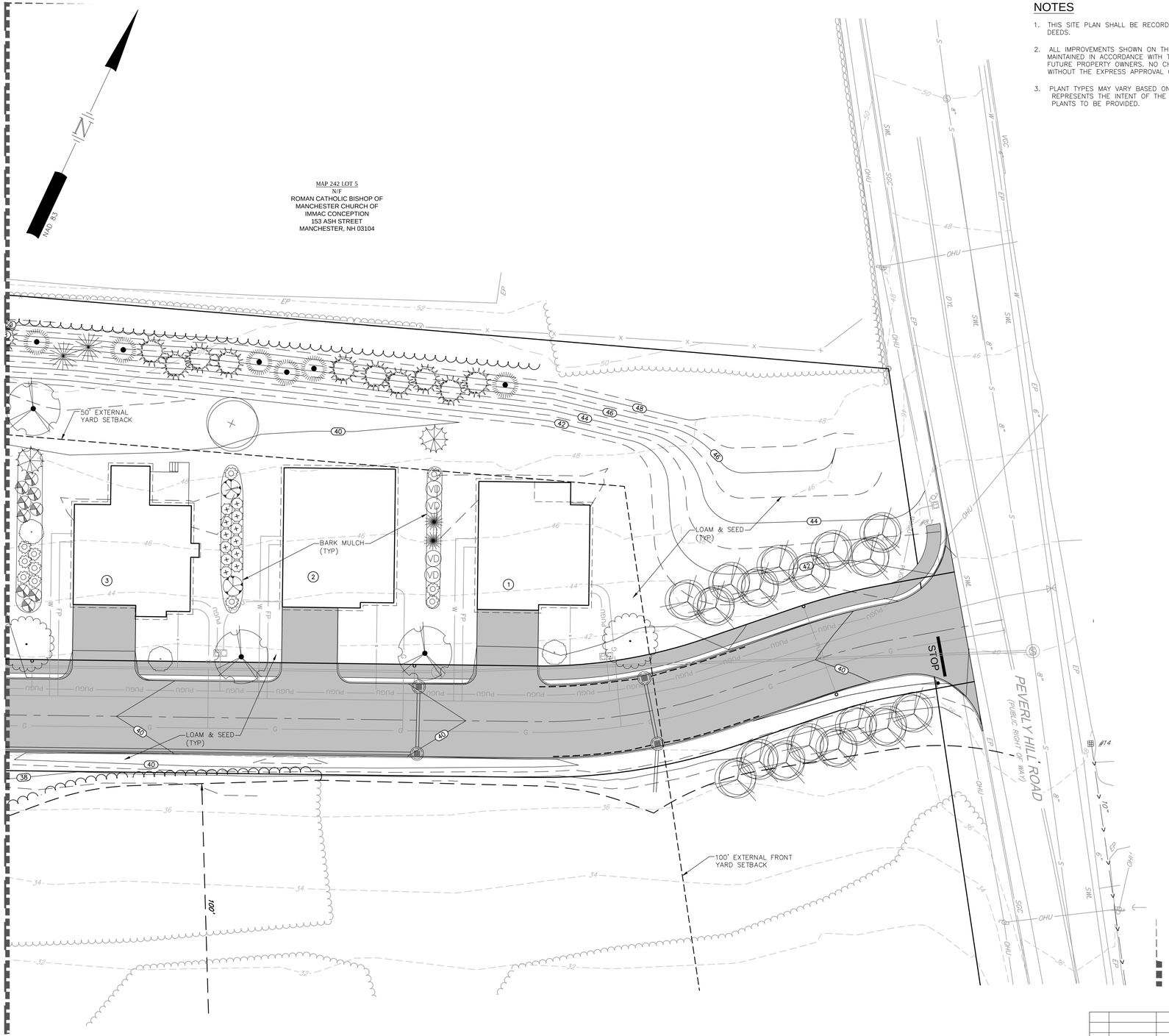

MATCHLINE SEE SHEET - C-56

NOTES

1. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
2. 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.
3. PLANT TYPES MAY VARY BASED ON AVAILABILITY AND SUPPLY. THIS LAYOUT REPRESENTS THE INTENT OF THE PLANTINGS AND APPROXIMATE NUMBERS OF PLANTS TO BE PROVIDED.

LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
SHADE TREES				
	38	ACER RUBRUM 'OCTOBER GLORY' **OCTOBER GLORY RED MAPLE	3" TO 3 1/2" CAL.	B&B
	32	ACER SACCHARUM 'COMMEMORATION' **COMMEMORATION SUGAR MAPLE	3" TO 3 1/2" CAL.	B&B
	47	BETULA N. 'HERITAGE' *RIVER BIRCH	12' TO 14' CLUMP	B&B
	24	NYSSA SYLVATICA *BLACK GUM	2 1/2 TO 3" CAL.	B&B
	25	QUERCUS ALBA *WHITE OAK	3" TO 3 1/2" CAL.	B&B
	25	PLATANUS X A. 'EXCLAMATION' EXCLAMATION PLANETREE	3" TO 3 1/2" CAL.	B&B
SMALL/FLOWERING TREES				
	50	CRATAEGUS CRUSGALLI INERMIS **THORNLESS COCKSPUR HAWTHORN	2 1/2" TO 3" CAL.	B&B
	25	PRUNUS VIRGINIANA 'SCHUBERT' *CANADA RED CHERRY	2 1/2" TO 3" CAL.	B&B
DECIDUOUS SHRUB				
	10	AMELANCHEIR CANADENSIS *SHADBLOW SERVICEBERRY	5' TO 6' CLUMP	B&B
	49	CLETHRA ALNIFOLIA 'COMPACTA' **COMPACT SUMMERSWEET	7 GAL.	CONT.
	76	CORNUS SERICEA 'ALLEMAN'S COMPACTA' **ALLEMAN'S COMPACT RED-OSIER DOGWOOD	3' TO 4'	CONT.
VD	67	VIBURNUM DENTATUM *ARROWWOOD VIBURNUM	4' TO 5'	B&B
VT	21	VIBURNUM TRILOBUM *AMERIVAN CRANBERRY VIBURNUM	4' TO 5'	B&B
EVERGREEN SHRUB				
	108	ILEX GLABRA 'COMPACTA' **COMPACT INKBERRY	3 GAL.	CONT.
	141	JUNIPERUS C. 'PFITZERIANA COMPACTA' COMPACT PFITZER JUNIPER	3 GAL.	CONT.
	129	THUJA O. NIGRA *DARK AMERICAN ARBORVITAE	5' TO 6'	B&B

*NATIVE
** IMPROVED NATIVE

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

LANDSCAPE PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=40'

SCALE: 1"=20' **APRIL 19, 2021**

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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

HORIZONTAL SCALE 1"=20'
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REV.	DATE	DESCRIPTION	DR	CK

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MAP 242 LOT 5
N/F
ROMAN CATHOLIC BISHOP OF
MANCHESTER CHURCH OF
IMMAC CONCEPTION
153 ASH STREET
MANCHESTER, NH 03104

MATCHLINE SEE SHEET - C-57

MATCHLINE SEE SHEET - C-55

LOAM & SEED (TYP)

BARK MULCH (TYP)

LOAM & SEED (TYP)

STOP

100'

MATCHLINE SEE SHEET - C-59

HORIZONTAL SCALE 1"=20'
20 10 0 20

NAD 83

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

LANDSCAPE PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=40'

SCALE: 1"=20' **APRIL 19, 2021**

REV.	DATE	DESCRIPTION	DR	CK

Seacoast Division

TFM

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	DR	JSM	FB	–	
47388.11	CK	JJM	CADFILE	47388-11_LANDSCAPE	C-56

DIG SAFE
CALL BEFORE YOU DIG
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

MATCHLINE SEE SHEET - C-58

MATCHLINE SEE SHEET - C-56

PUBLIC ROAD A
(2,932 FT)

LOAM & SEED (TYP)

BARK MULCH (TYP)

LOAM & SEED (TYP)

BARK MULCH (TYP)

LOAM & SEED (TYP)

MATCHLINE SEE SHEET - C-60

HORIZONTAL SCALE 1"=20'
20 10 0 20

NAD 83

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

LANDSCAPE PLAN

PEVERLY HILL ROAD CONDOMINIUMS

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FILE		DR	JSM	FB	–	
47388.11		CK	JJM	CADFILE	47388-11_LANDSCAPE	C-57

Apr 19, 2021 - 9:19am
F:\MSC Projects\47388 - Peverly Hill Rd - Portsmouth\47388-11 Green and Co - 83 Peverly Rd_Condo Project\Design\Production Drawings\47388-11_Landscape.dwg

MAP 242 LOT 1
N/F
STATE OF NEW HAMPSHIRE FISH & GAME DEPT
11 HAZEN DRIVE
CONCORD, NH 03301
RCRD BK.#5248 PG.#0739

LOAM & SEED (TYP)

LOAM & SEED (TYP)

BARK MULCH (TYP)

LOAM & SEED (TYP)

BARK MULCH (TYP)

LOAM & SEED (TYP)

BARK MULCH (TYP)

MATCHLINE SEE SHEET - C-61

MATCHLINE SEE SHEET - C-57

NAD 83

HORIZONTAL SCALE 1"=20'
20 10 0 20

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

LANDSCAPE PLAN

PEVERLY HILL ROAD CONDOMINIUMS

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FILE	DR	JSM	FB	–	C-58
47388.11	CK	JJM	CADFILE	47388-11_LANDSCAPE	

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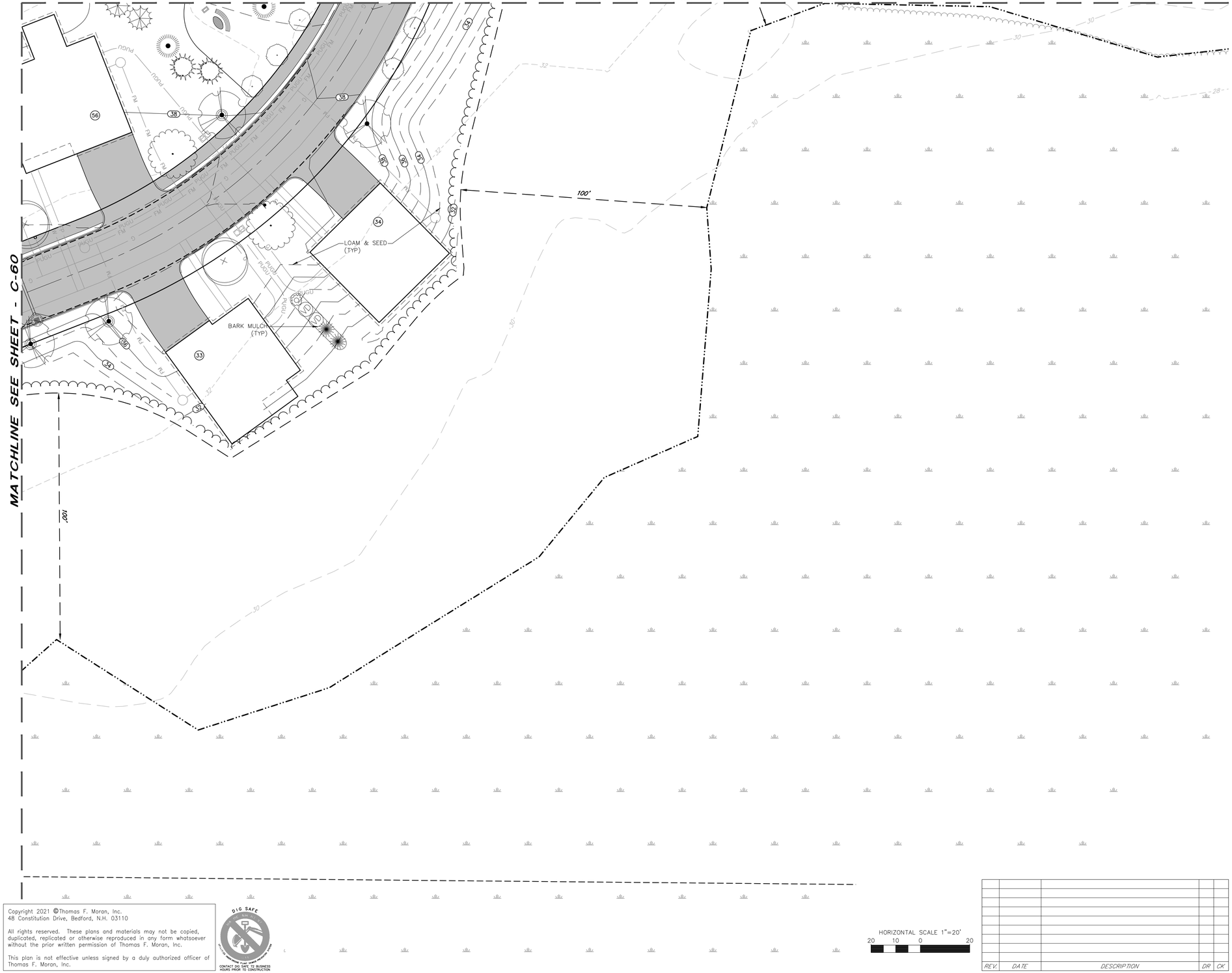
MATCHLINE SEE SHEET - C-56

MATCHLINE SEE SHEET - C-60



HORIZONTAL SCALE 1"=20'
20 10 0 20

REV.	DATE	DESCRIPTION	DR	CK

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

LANDSCAPE PLAN

PEVERLY HILL ROAD CONDOMINIUMS

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PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=40'

SCALE: 1"=20' **APRIL 19, 2021**

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FILE	47388.11	DR	JSM	FB	–	C-59
		CK	JJM	CADFILE	47388-11_LANDSCAPE	

Apr 19, 2021 - 9:19am
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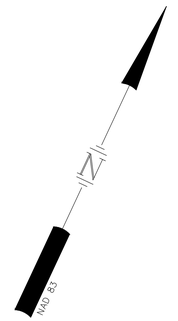
MATCHLINE SEE SHEET - C-57

MATCHLINE SEE SHEET - C-61

MATCHLINE SEE SHEET - C-59



HORIZONTAL SCALE 1"=20'
20 10 0 20

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

LANDSCAPE PLAN

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SCALE: 1"=20' **APRIL 19, 2021**

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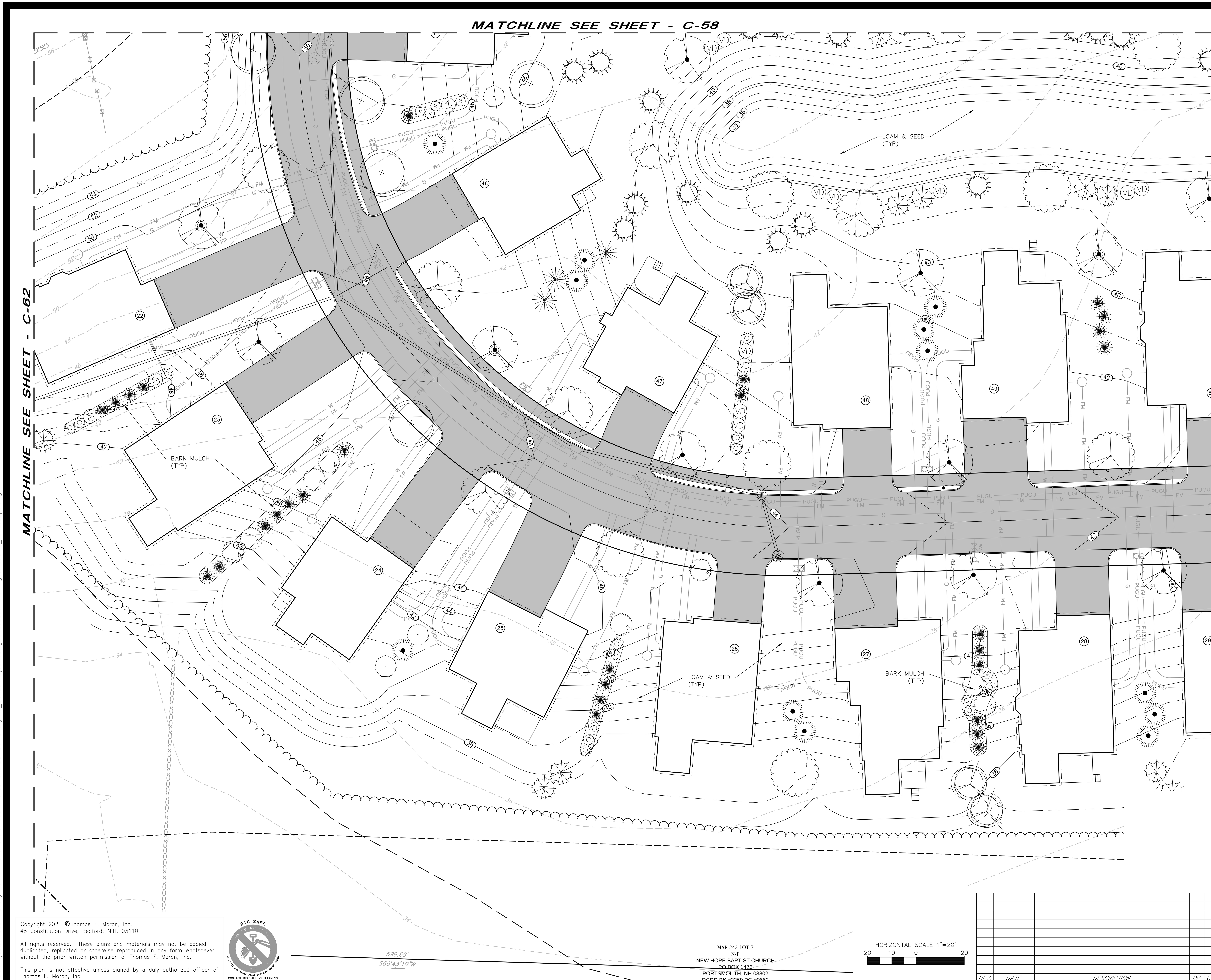

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

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SCALE: 1"=20'

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FILE	47388.11	DR	JSM	FB	–	C-61
		CK	JJM	CADFILE	47388-11_LANDSCAPE	

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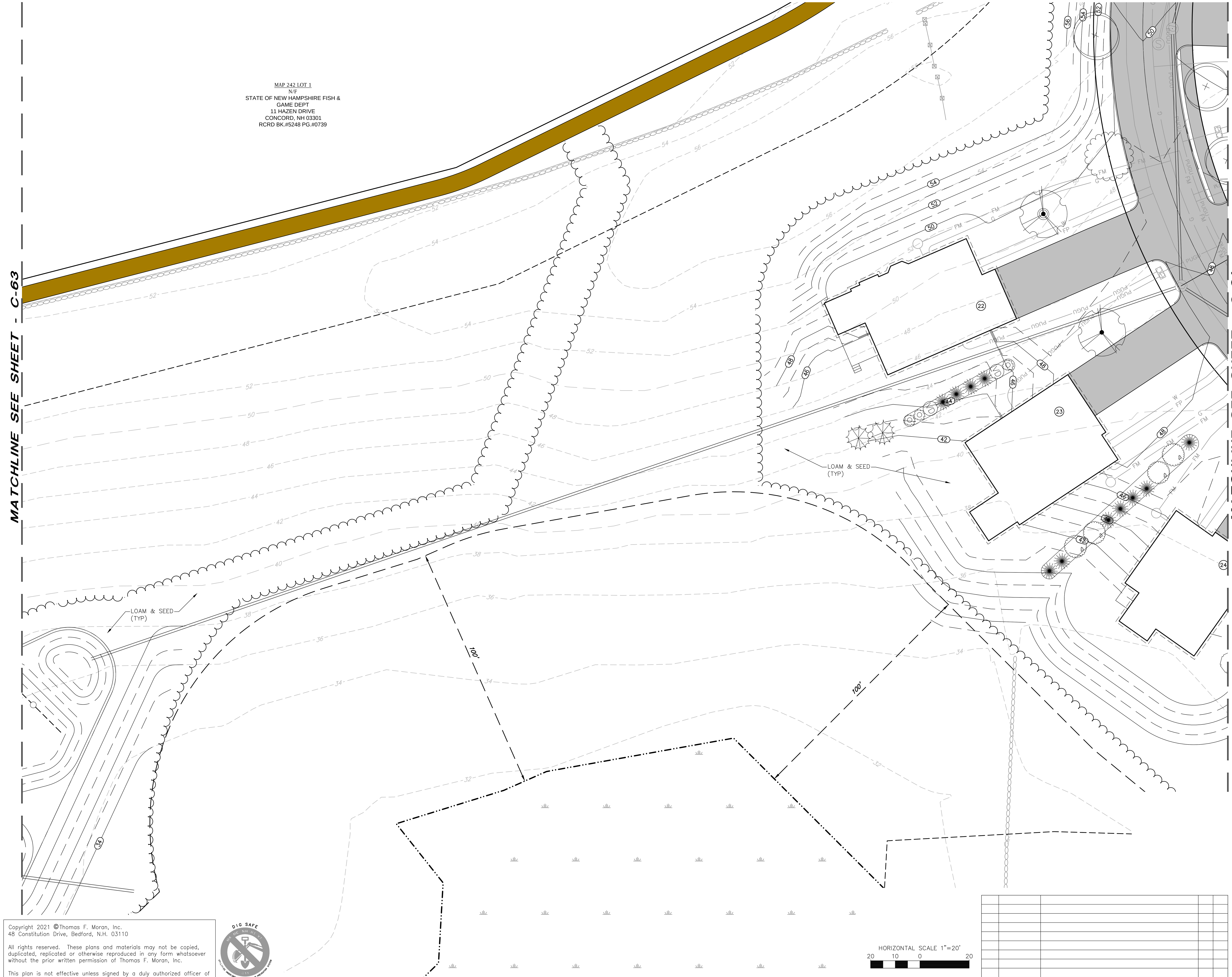

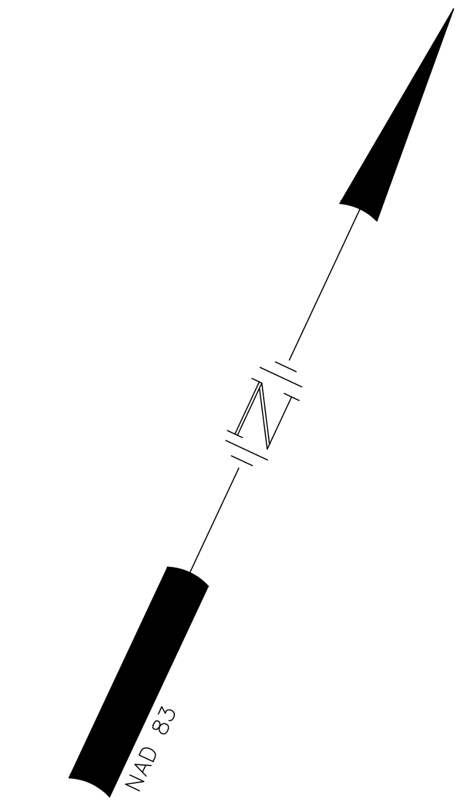

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

LANDSCAPE PLAN

PEVERLY HILL ROAD CONDOMINIUMS

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SCALE: 1"=20'

APRIL 19, 2021

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FILE	47388.11	DR	JSM	FB	–	C-62
		CK	JJM	CADFILE	47388-11_LANDSCAPE	

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Apr 19, 2021 - 9:19am
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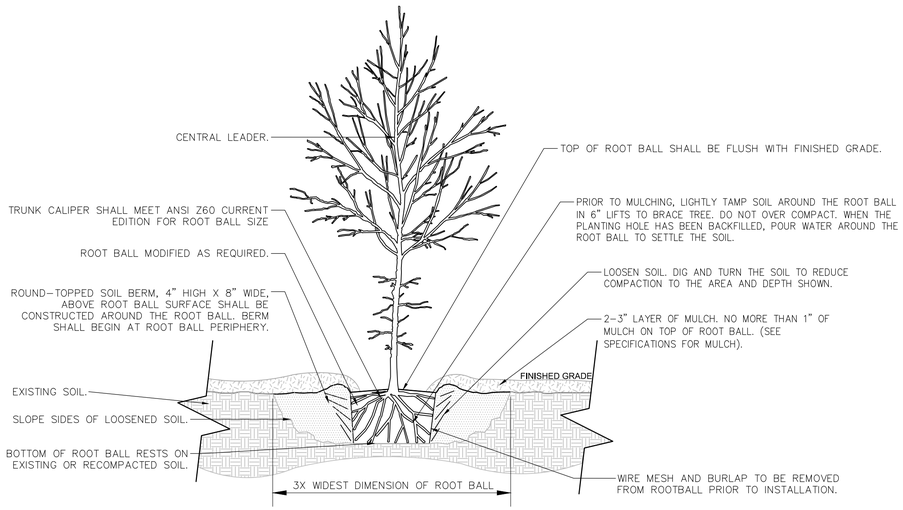
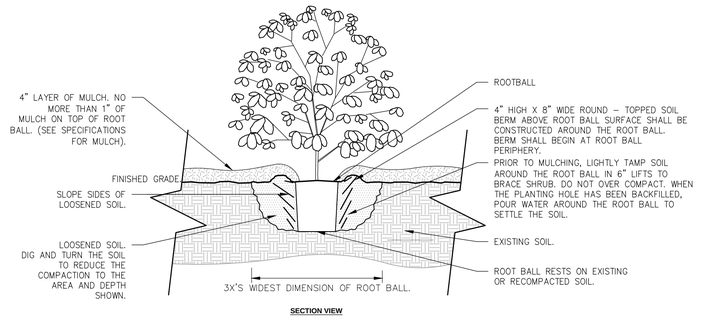


SECTION VIEW

TREE WITH MULCH BERM

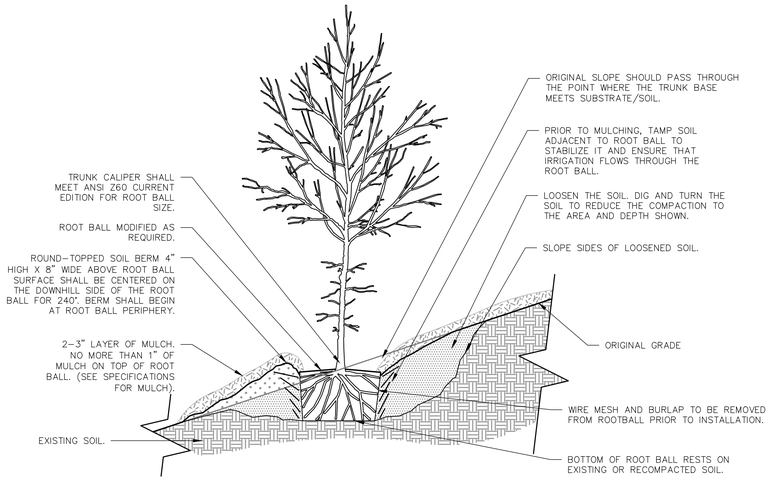
NOT TO SCALE



SECTION VIEW

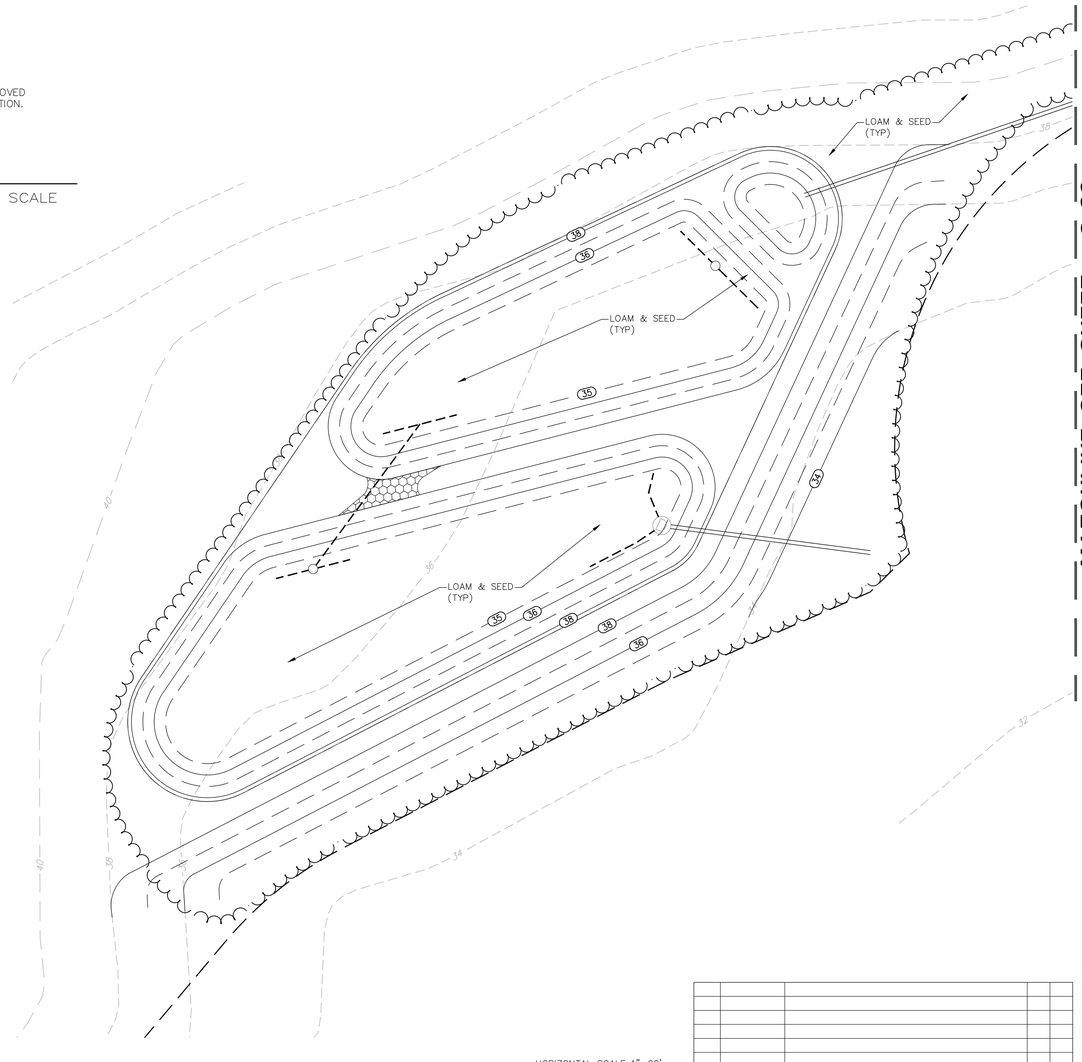
SHRUB PLANTING

NOT TO SCALE

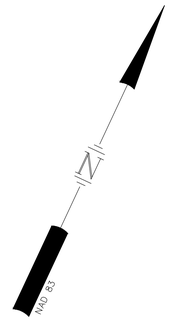


TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE



HORIZONTAL SCALE 1"=20'
20 10 0 20



SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

LANDSCAPE PLAN

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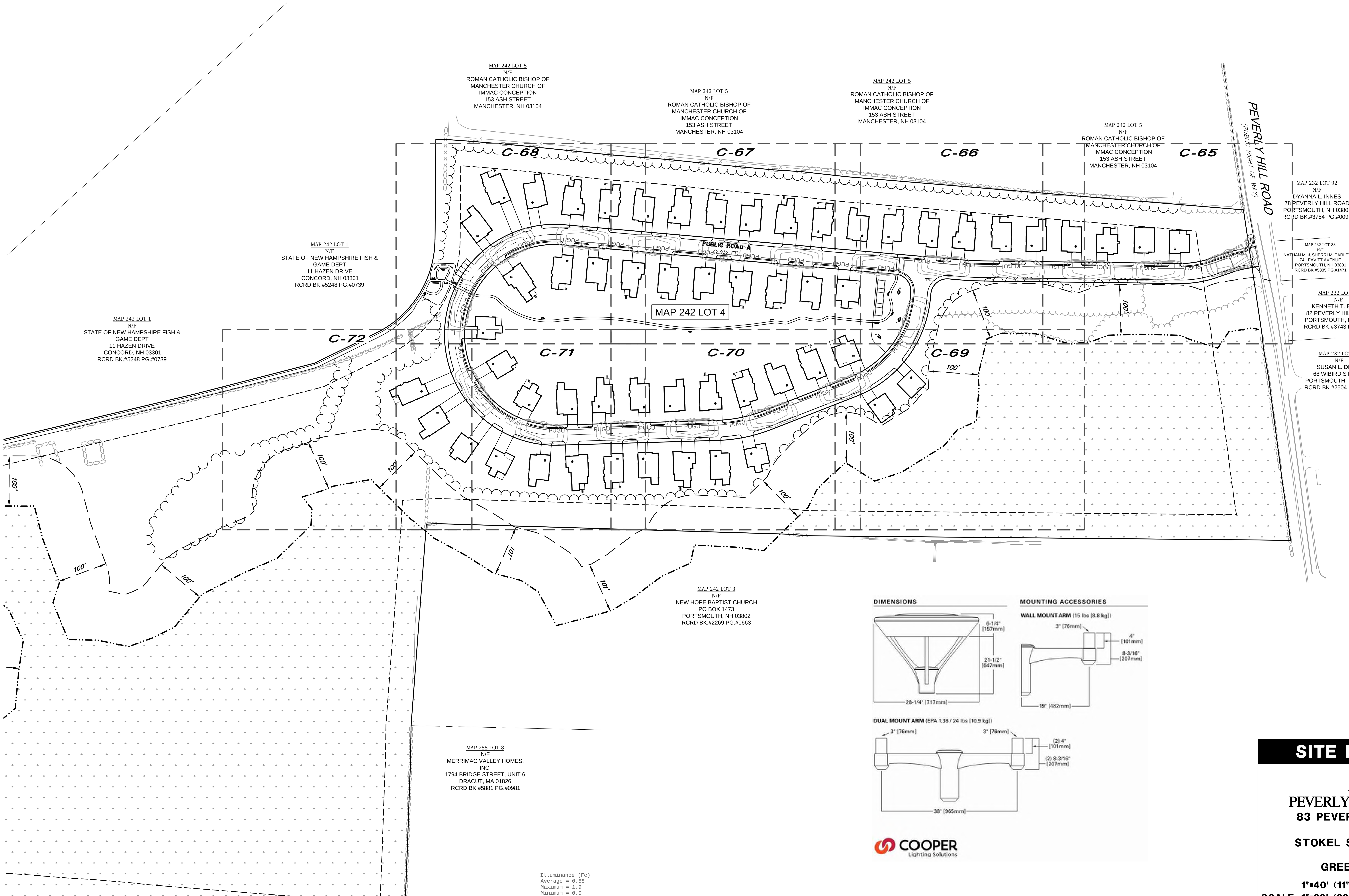
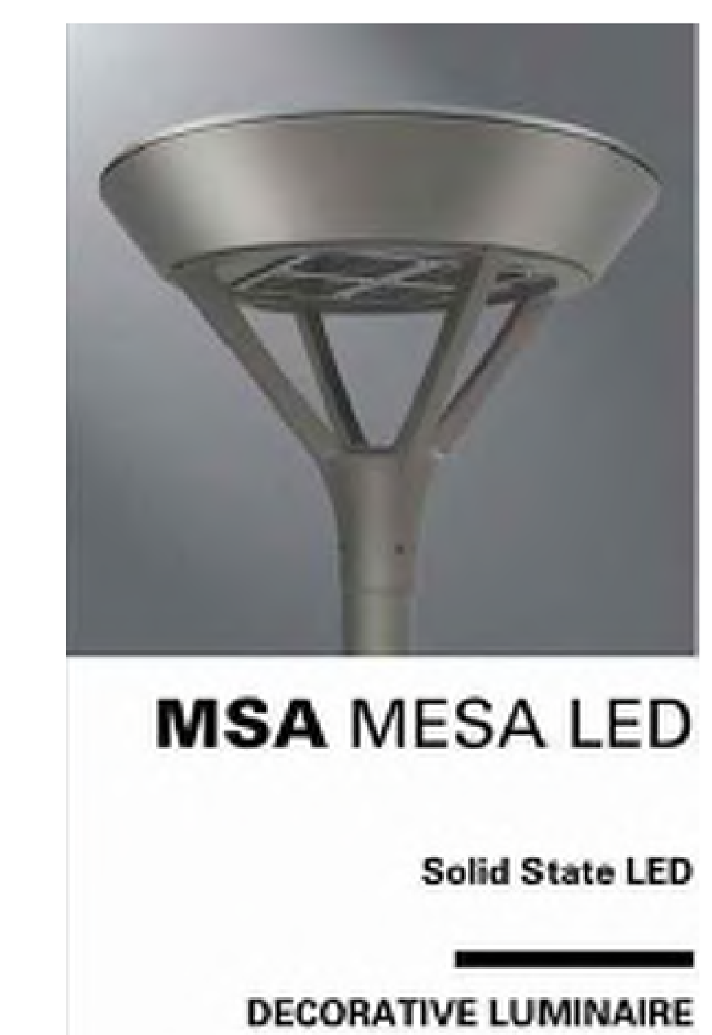
FILE		DR	JSM	FB	–	
47388.11		CK	JJM	CADFILE	47388-11_LANDSCAPE	C-63





Illuminance (Fc)
Average = 0.58
Maximum = 1.9
Minimum = 0.0

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
⊙	19	P2	SINGLE	MSA-SA1B-735-U-SL2-HSS/ RTS4T15AXX9 (15' POLE)

HORIZONTAL SCALE 1"=100'
100 50 0 100

REV.	DATE	DESCRIPTION	DR	CK

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

OVERALL LIGHTING PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

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1"=40' (11"X17")
SCALE: 1"=20' (22"X34") **APRIL 19, 2021**

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FILE	47388.11	DR	JSM	FB	-	C-64
		CK	JJM	CADFILE	47388-11_LIGHTING	

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F:\MSC Projects\47388 - Peverly Hill Rd - Portsmouth\47388-11 Green and Co - 83 Peverly Rd_Condo Project\Design\Production Drawings\47388-11_Lighting.dwg

MATCHLINE SEE SHEET - C-66

MAP 242 LOT 5
N/F
ROMAN CATHOLIC BISHOP OF
MANCHESTER CHURCH OF
IMMAC CONCEPTION
153 ASH STREET
MANCHESTER, NH 03104

MAP 232 LOT 92
N/F
DYANNA L. INNES
78 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
RCRD BK.#3754 PG.#0099

MAP 232 LOT 88
N/F
NATHAN M. & SHERRI M. TAR
74 LEAVITT AVENUE
PORTSMOUTH, NH 0380
RCRD BK.#5885 PG.#14

PEVERLY HILL ROAD
(PUBLIC R.O.W.)

STOP

NAD 83

HORIZONTAL SCALE 1"=20'
20 10 0 20

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

LIGHTING PLAN

PEVERLY HILL ROAD CONDOMINIUMS

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FILE	DR	JSM	FB	–	
47388.11	CK	JJM	CADFILE	47388-11_LIGHTING	C-65

Apr 19, 2021 - 9:20am
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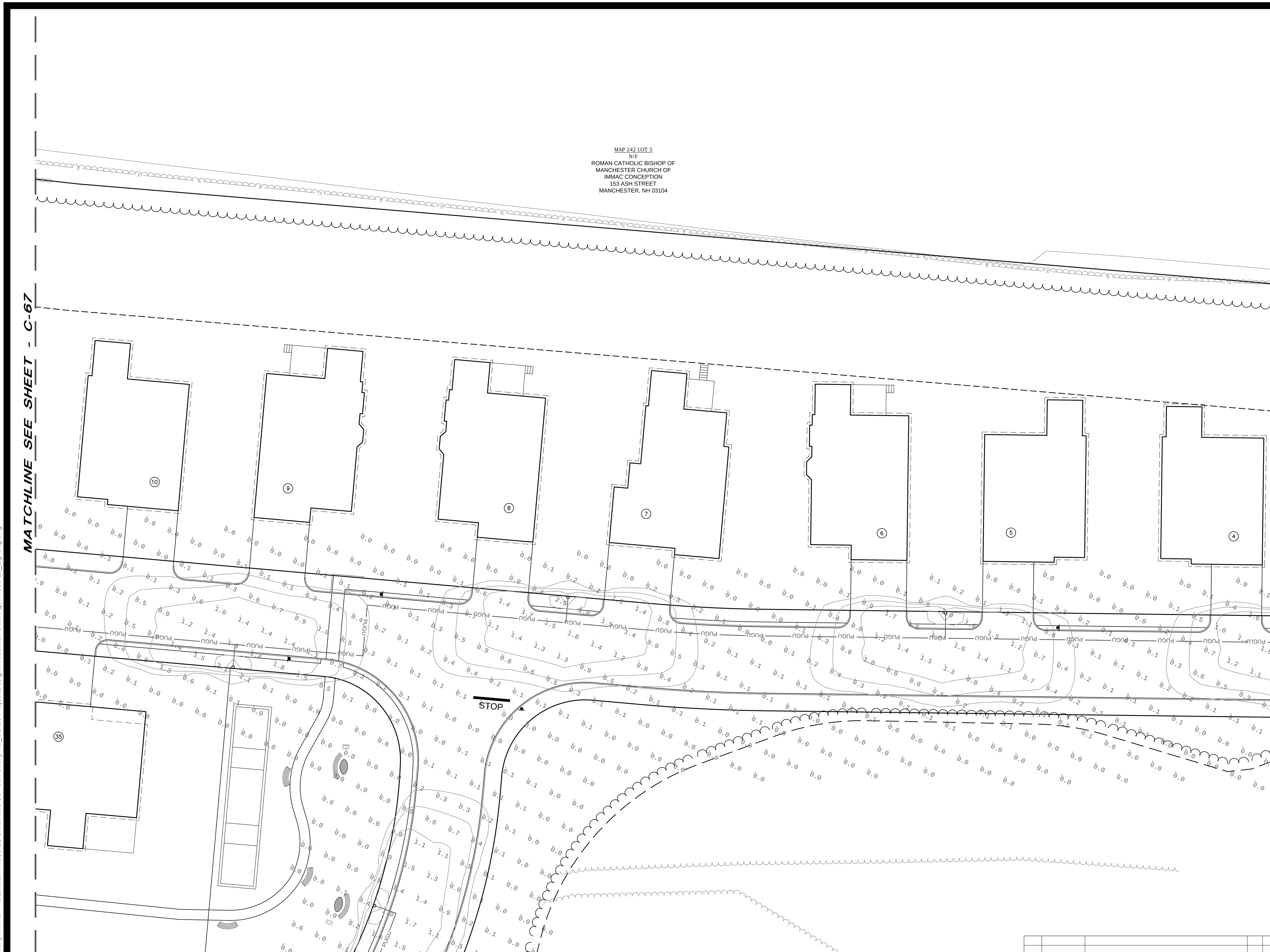

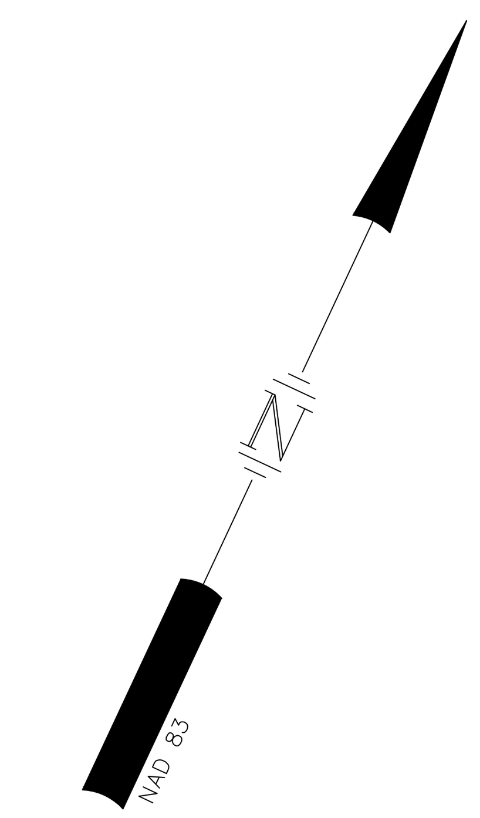

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TAX MAP 242 LOT 4

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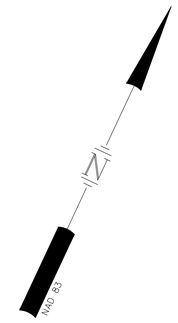
FILE	47388.11	DR	JSM	FB	–	C-66
		CK	JJM	CADFILE	47388-11_LIGHTING	



SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

LIGHTING PLAN

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HORIZONTAL SCALE 1"=20'
20 10 0 20

MATCHLINE SEE SHEET - C-70

REV.	DATE	DESCRIPTION	DR	CK

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FILE					
47388.11	DR JSM	FB	–	C-67
	CK JJM	CADFILE	47388-11_LIGHTING	

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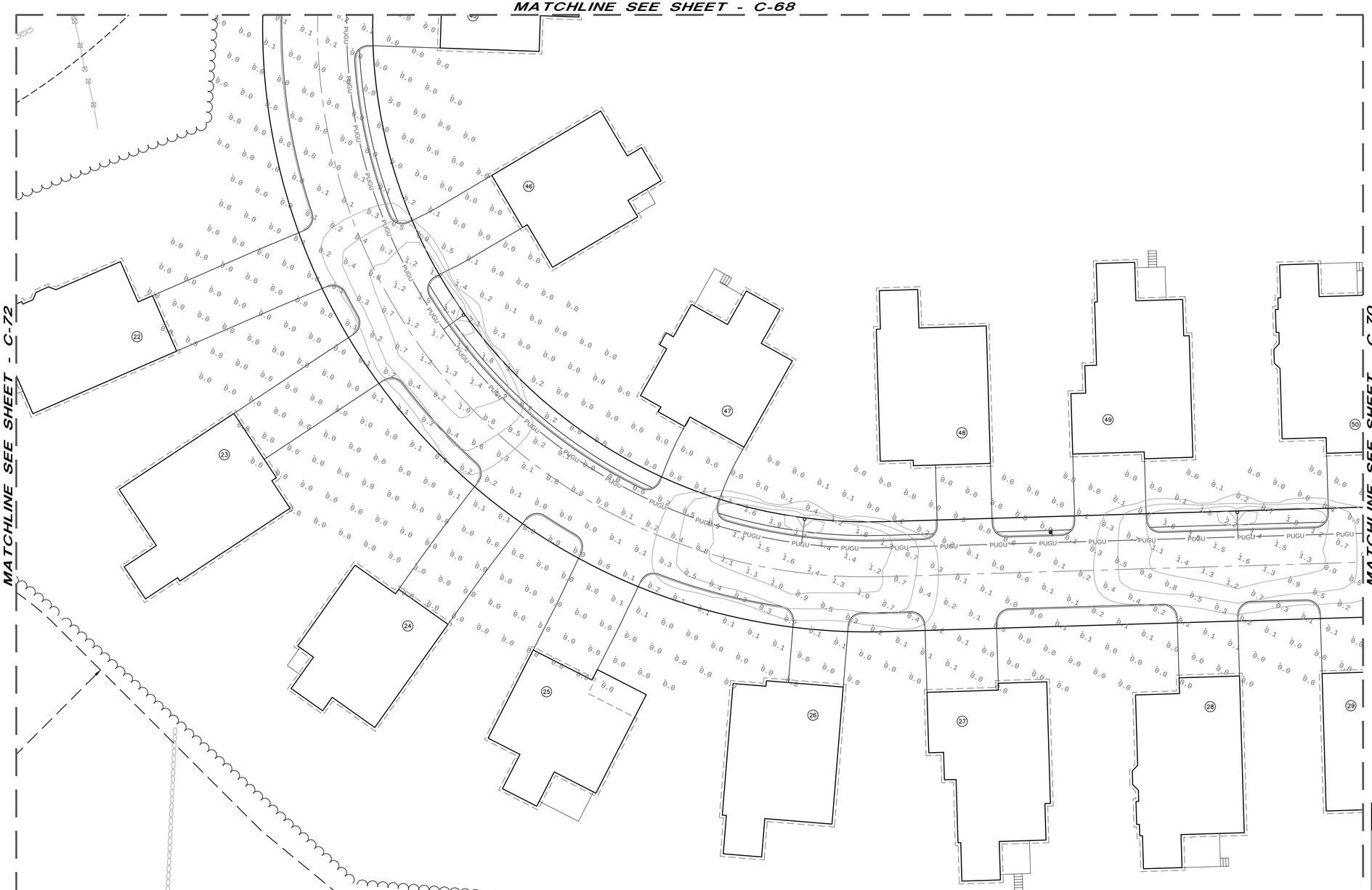
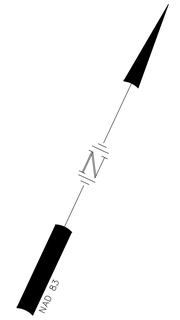
MATCHLINE SEE SHEET - C-68

MATCHLINE SEE SHEET - C-72

MATCHLINE SEE SHEET - C-70





SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

LIGHTING PLAN

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APRIL 19, 2021

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MAP 242 LOT 3
N/F
NEW HOPE BAPTIST CHURCH
PO BOX 1473
PORTSMOUTH, NH 03802
DEED BK 43259 PG 00662

HORIZONTAL SCALE 1"=20'
20 10 0 20

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FILE	DR	JSM	FB	–	
47388.11	CK	JJM	CADFILE	47388-11_LIGHTING	C-71

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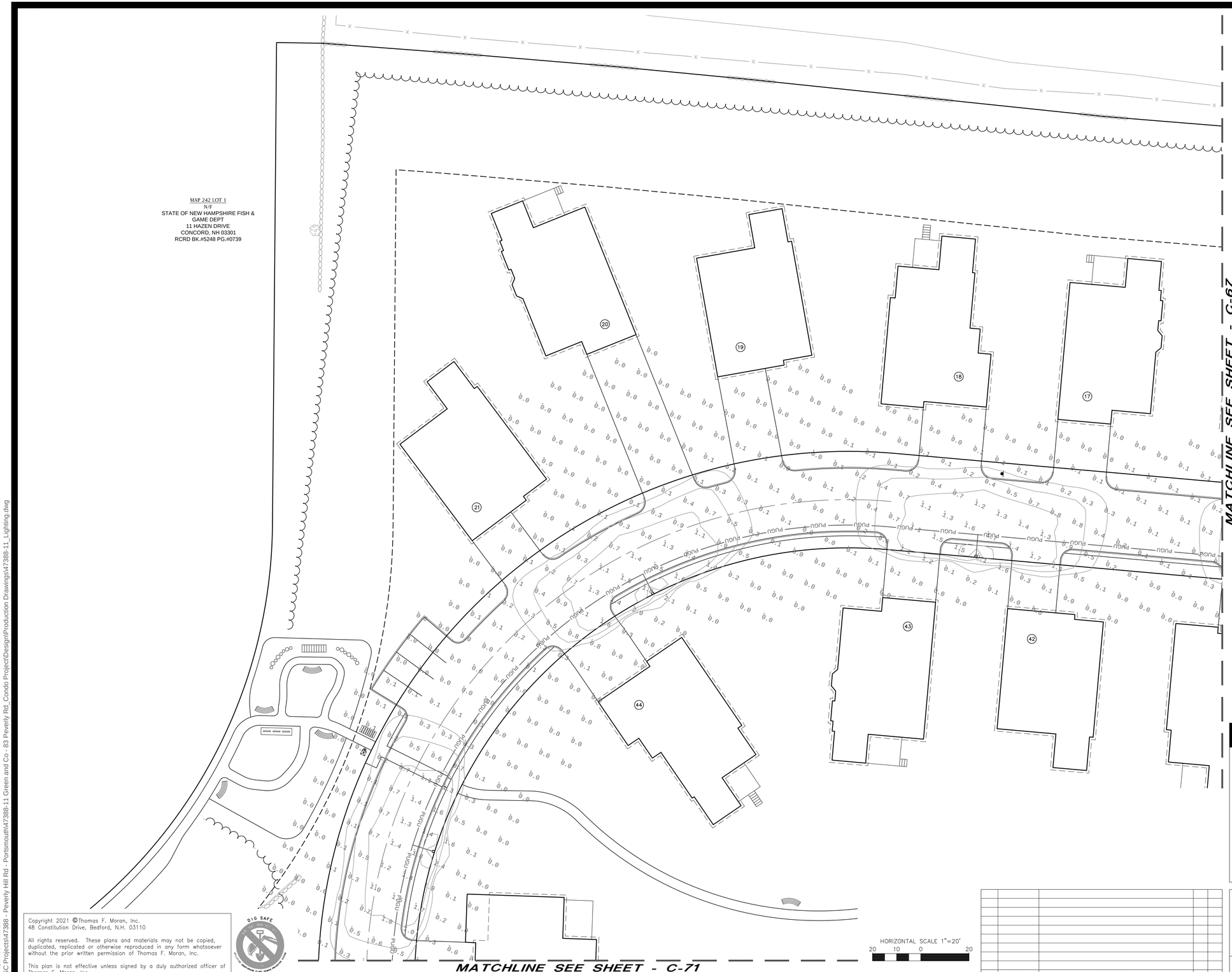
MAP 242 LOT 1
N/F
STATE OF NEW HAMPSHIRE FISH &
GAME DEPT
11 HAZEN DRIVE
CONCORD, NH 03301
RCRD BK.#5248 PG.#0739



MATCHLINE SEE SHEET - C-67

MATCHLINE SEE SHEET - C-71

HORIZONTAL SCALE 1"=20'
20 10 0 20

N
NAD 83

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

LIGHTING PLAN

PEVERLY HILL ROAD CONDOMINIUMS

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	47388.11	CK	JJM	CADFILE	47388-11_LIGHTING	C-68

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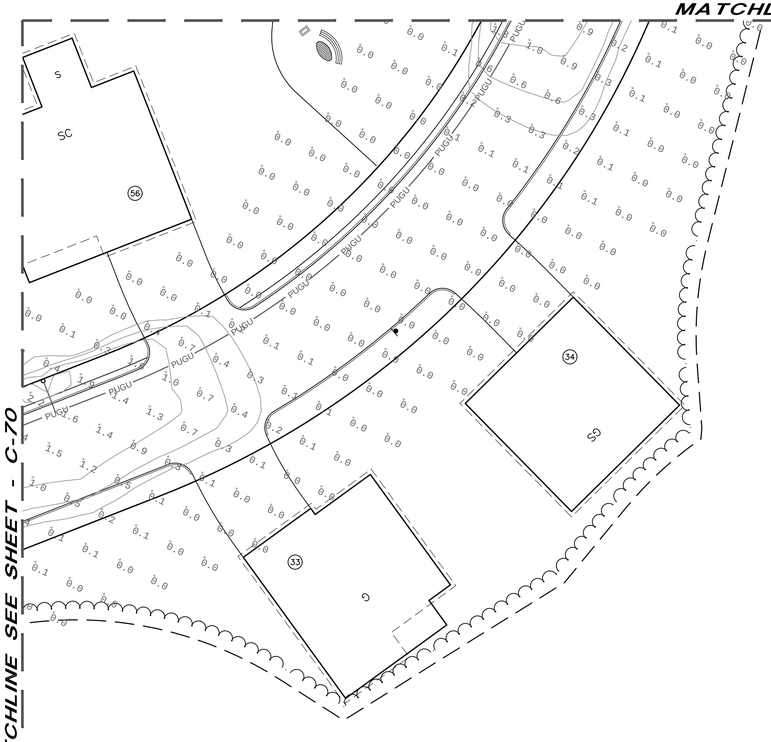
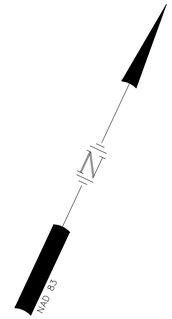
MATCHLINE SEE SHEET - C-66

MATCHLINE SEE SHEET - C-70





HORIZONTAL SCALE 1"=20'
20 10 0 20

REV.	DATE	DESCRIPTION	DR.	CK.

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

LIGHTING PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=40' (11"X17")

SCALE: 1"=20' (22"X34")

APRIL 19, 2021

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Land Surveyors
Landscape Architects
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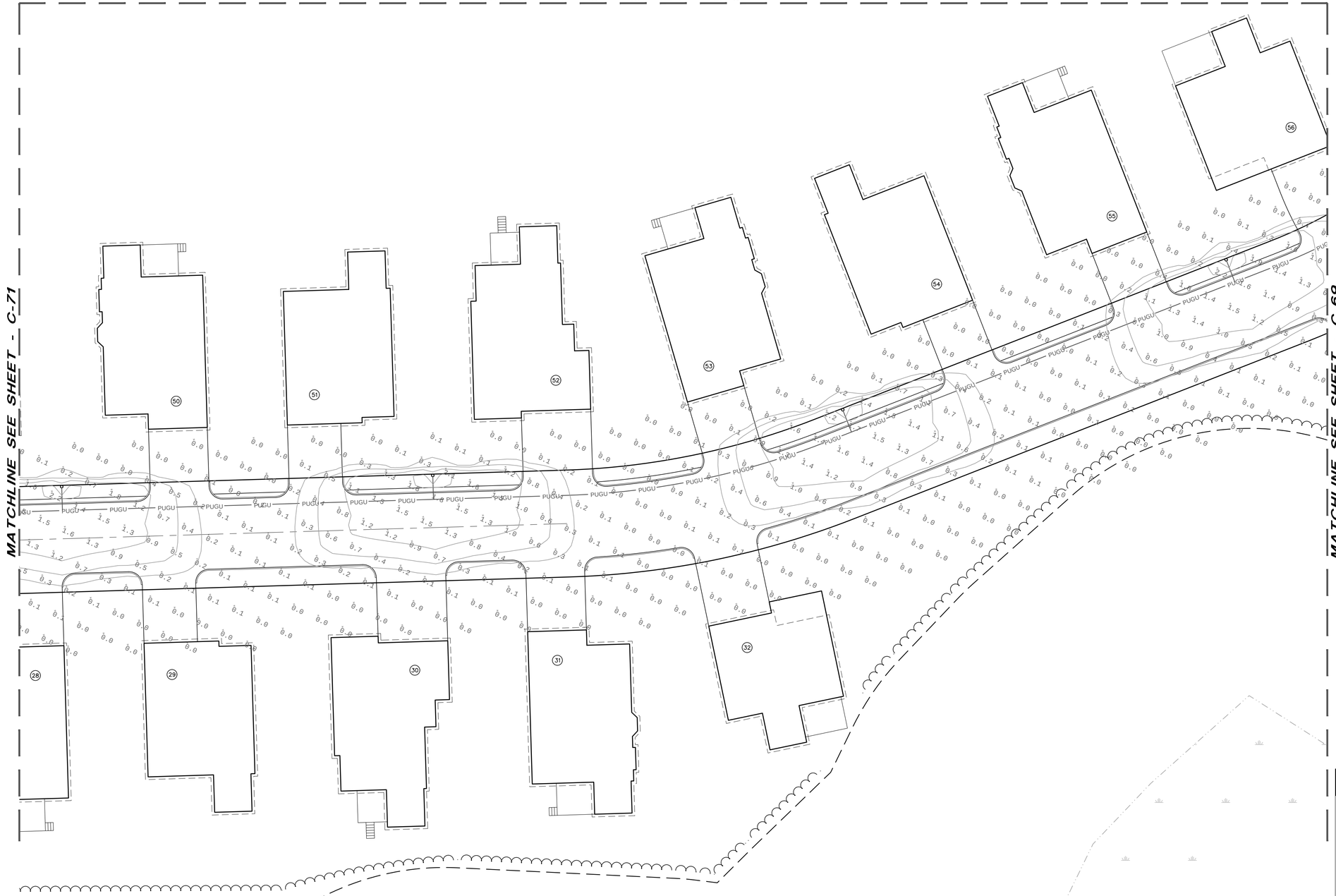
FILE	DR	JSM	FB	–	C-69
47388.11	CK	JJM	CADFILE	47388-11_LIGHTING	

MATCHLINE SEE SHEET - C-67

MATCHLINE SEE SHEET - C-71

MATCHLINE SEE SHEET - C-69



N

NAD 83

HORIZONTAL SCALE 1"=20'

20 10 0 20

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

LIGHTING PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

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SCALE: 1"=20' (22"X34")

APRIL 19, 2021

REV.	DATE	DESCRIPTION	DR	CK

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FILE	47388.11	DR	JSM	FB	–	C-70
		CK	JJM	CADFILE	47388-11_LIGHTING	

Apr 19, 2021 - 9:20am
F:\MSC Projects\47388 - Peverly Hill Rd - Portsmouth\47388-11 Green and Co - 83 Peverly Rd_Condo Project\Design\Production Drawings\47388-11_Lighting.dwg

MAP 242 LOT 1
N/F
STATE OF NEW HAMPSHIRE FISH &
GAME DEPT
11 HAZEN DRIVE
CONCORD, NH 03301
RCRD BK.#5248 PG.#0739

100'

100'

MATCHLINE SEE SHEET - C-71

NAD 83

HORIZONTAL SCALE 1"=20'
20 10 0 20

NOTES

1.

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

LIGHTING PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

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1"=40' (11"X17")

SCALE: 1"=20' (22"X34") **APRIL 19, 2021**

REV.	DATE	DESCRIPTION	DR	CK

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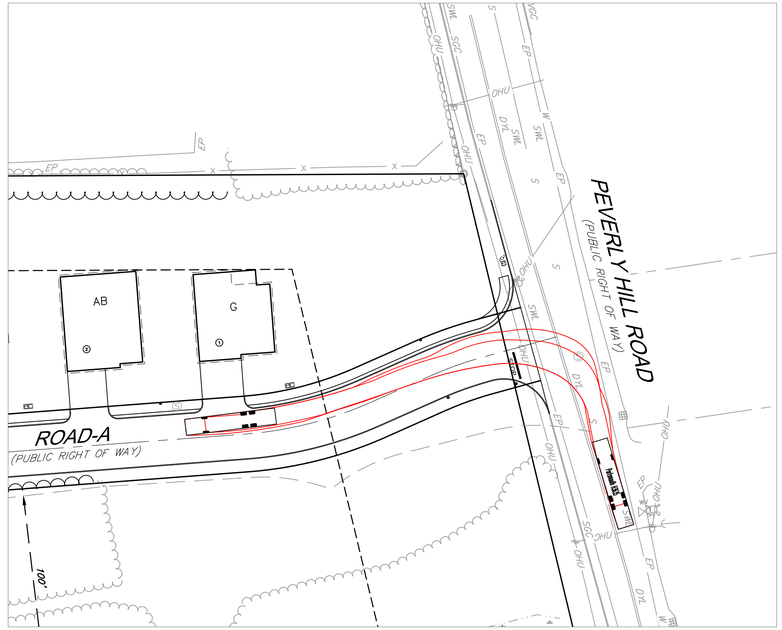
FILE					
47388.11	DR JSM	FB	–	C-72
	CK JJM	CADFILE	47388-11_LIGHTING	

Apr 19, 2021 - 9:20am
F:\MSC Projects\47388 - Peverly Hill Rd - Portsmouth\47388-11 Green and Co - 83 Peverly Rd_Condo Project\Design\Production Drawings\47388-11_Lighting.dwg

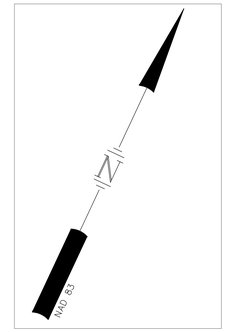
FIRE TUCK TURNING FROM ROAD-A SOUTHEAST ONTO PEVERLY HILL ROAD



FIRE TUCK TURNING FROM PEVERLY HILL ROAD NORTHWEST ONTO ROAD-A

FIRE TUCK TURNING FROM ROAD-A NORTHEAST ONTO PEVERLY HILL ROAD

FIRE TUCK TURNING FROM ROAD-A SOUTHWEST ONTO PEVERLY HILL ROAD



PORTSMOUTH FIRE TRUCK
NTS

DIG SAFE
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HORIZONTAL SCALE 1"=40'
40 20 0 40

REV.	DATE	DESCRIPTION	DR.	CK.

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

FIRE TRUCK MOVEMENT PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

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PREPARED FOR

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1"=80' (11"X17")
SCALE: 1"=40' (22"X34")

APRIL 19, 2021

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FILE	47388.11	DR	JSM	FB	–	C-73
		CK	JJM	CADFILE	47388-11_TRUCKMOVEMENT	

Apr 19, 2021 - 9:20am
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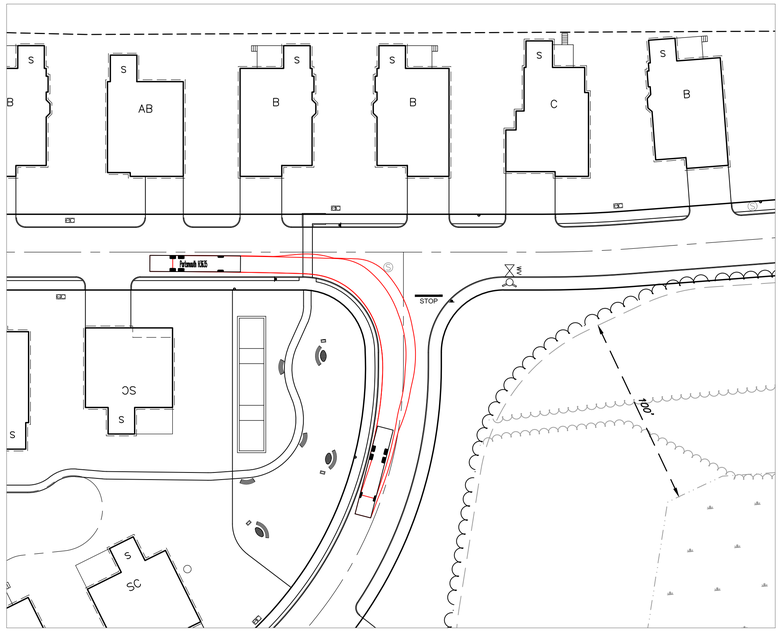
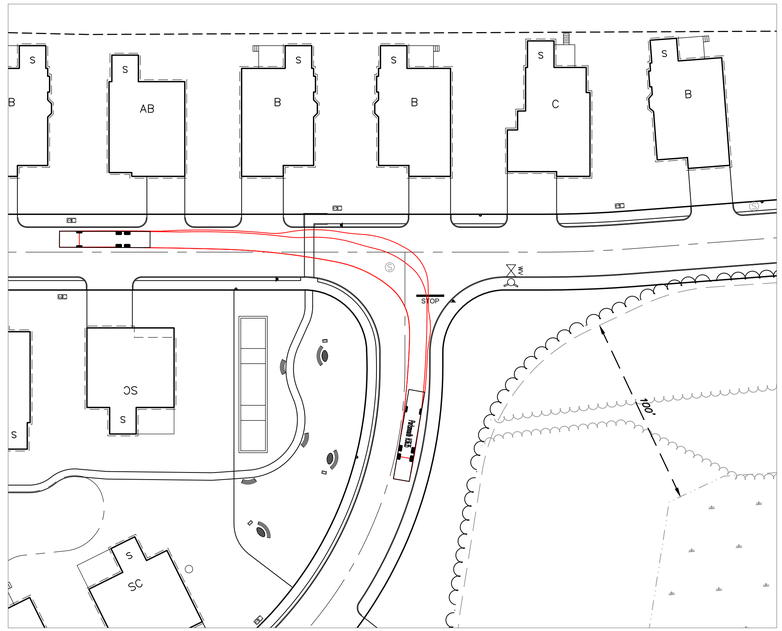
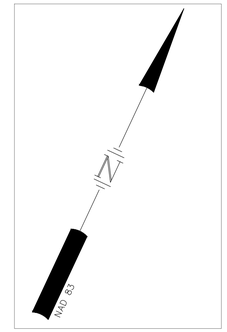


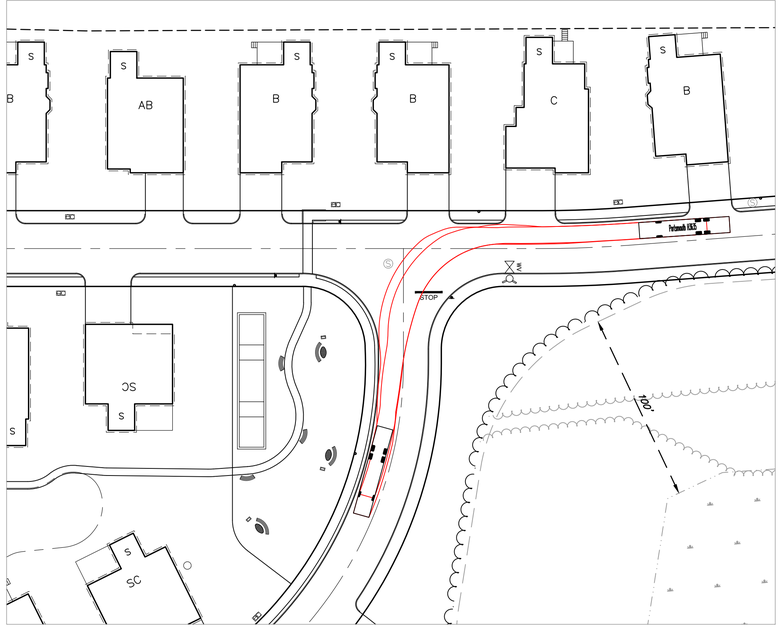
FIRE TUCK TURNING FROM ROAD-A SOUTHEAST ONTO ROAD-A



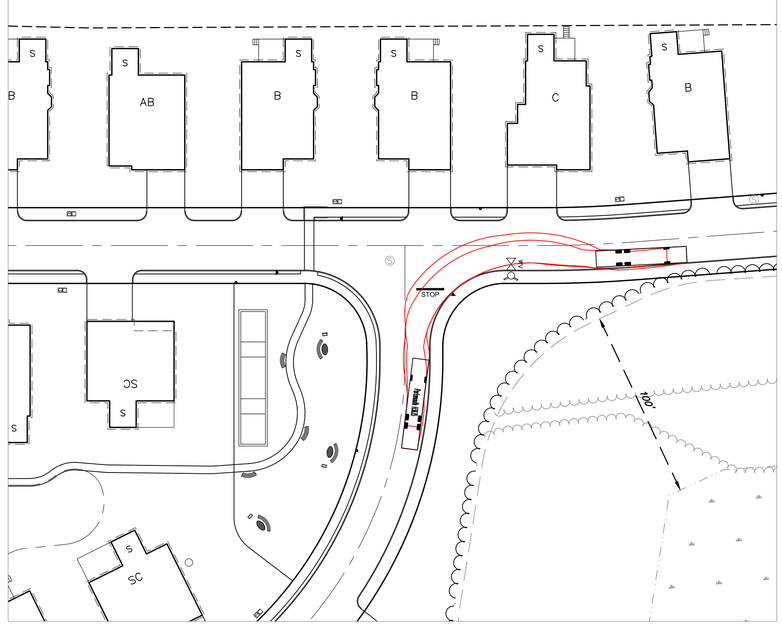
FIRE TUCK TURNING FROM ROAD-A NORTHWEST ONTO ROAD-A



PORTSMOUTH FIRE TRUCK
NTS



FIRE TUCK TURNING FROM ROAD-A SOUTHWEST ONTO ROAD-A



FIRE TUCK TURNING FROM ROAD-A NORTHEAST ONTO ROAD-A

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

FIRE TRUCK MOVEMENT PLAN

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=80' (11"X17")

SCALE: 1"=40' (22"X34")

APRIL 19, 2021

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HORIZONTAL SCALE 1"=40'
40 20 0 40

REV.	DATE	DESCRIPTION	DR	CK

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FILE	DR	JSM	FB	–	
47388.11	CK	JJM	CADFILE	47388-11_TRUCKMOVEMENT	C-74

Apr 19, 2021 - 9:20am
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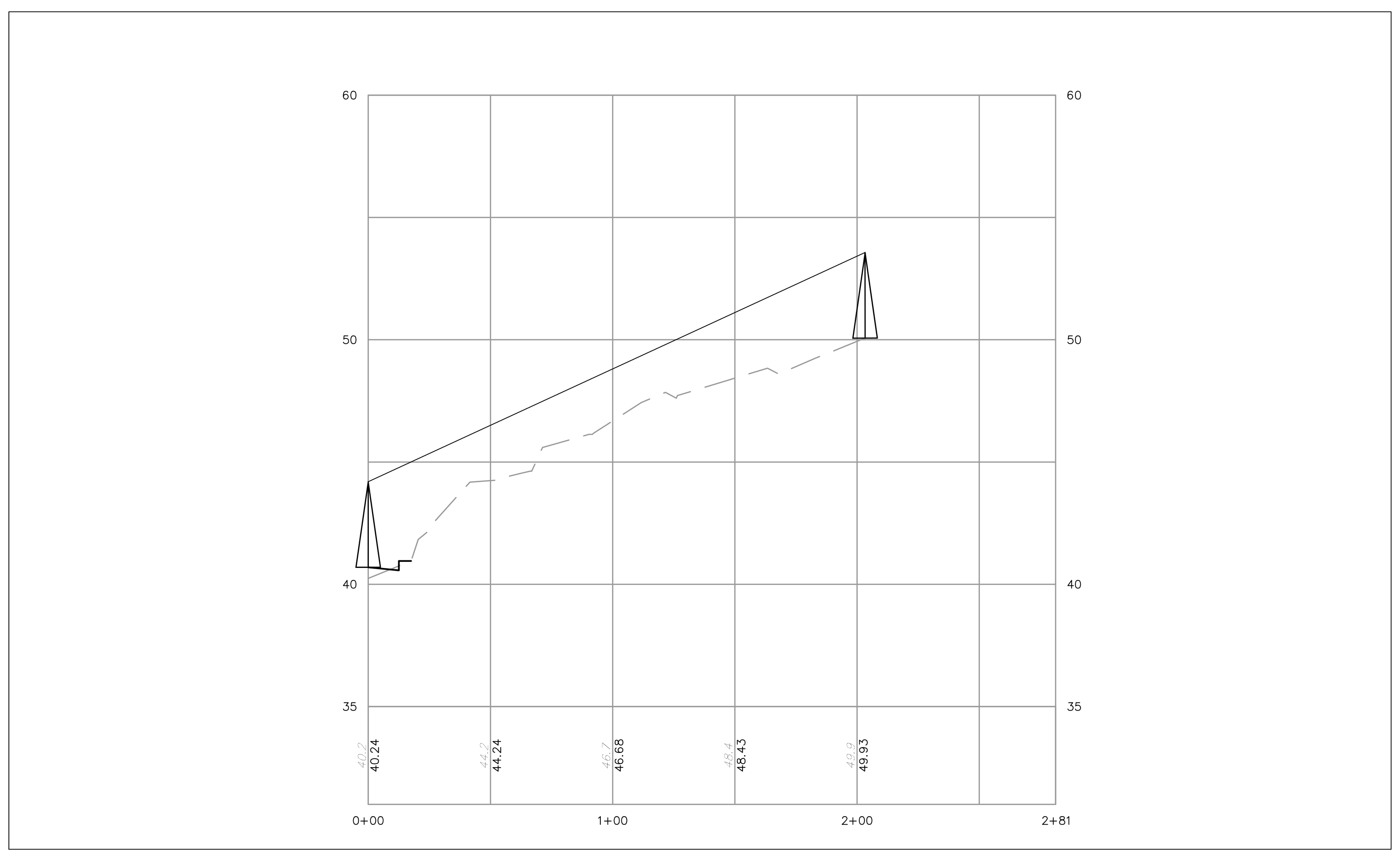
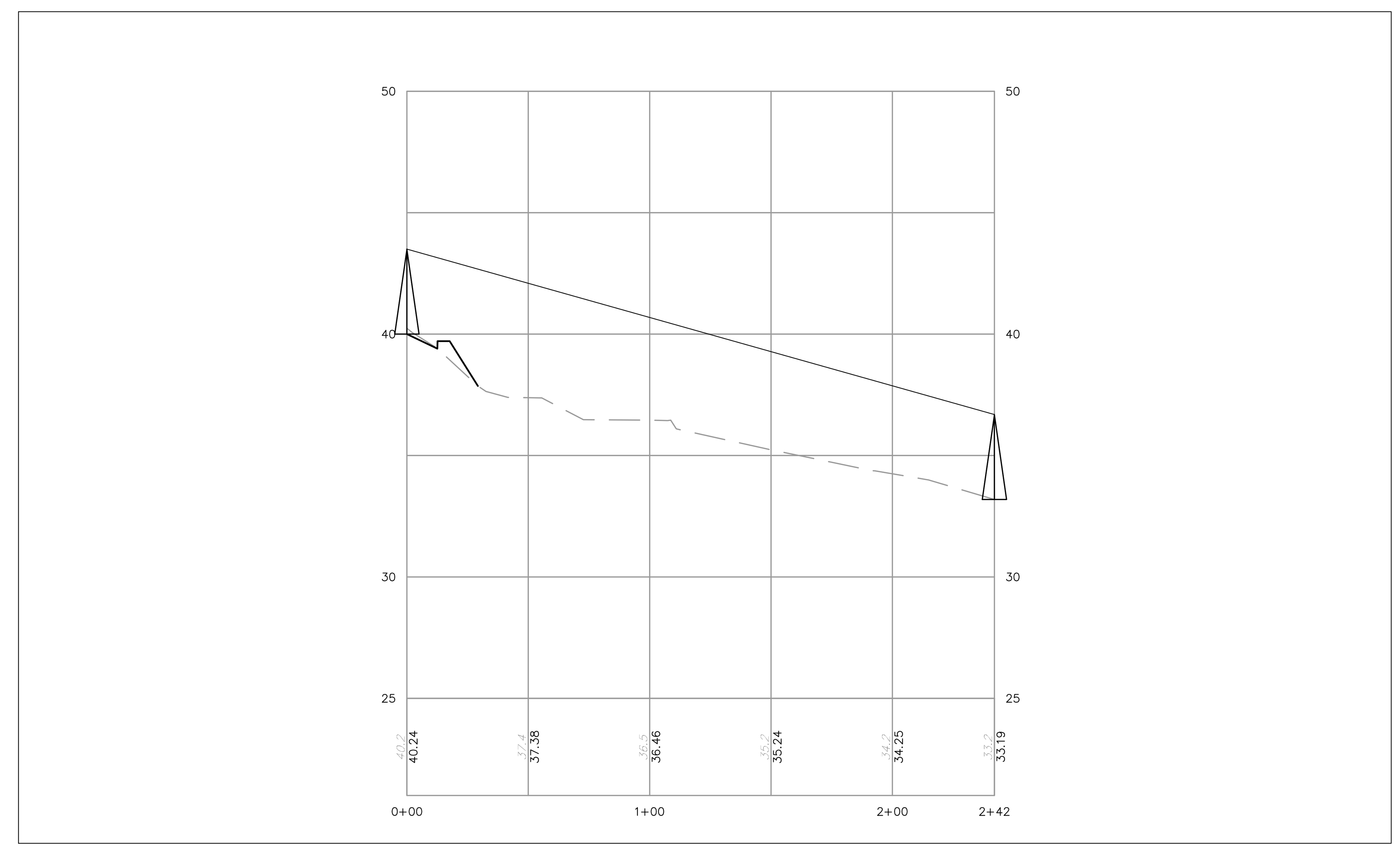
SITE DISTANCE



LOOKING LEFT (NORTH) ONTO PEVERLY HILL ROAD



LOOKING RIGHT (SOUTH) ONTO PEVERLY HILL ROAD

HORIZONTAL SCALE 1"=50'
50 25 0 50

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

SITE DISTANCE PLAN & PROFILE

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

(11"X17")

SCALE: AS SHOWN (22"X34") APRIL 19, 2021

REV.	DATE	DESCRIPTION	DR	CK

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FILE	47388.11	DR JSM	FB	–		C-75
		CK JJM	CADFILE	47388-11_SITEDISTANCE		

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Apr 19, 2021 - 9:21am
F:\MSC Projects\47388 - Peverly Hill Rd - Portsmouth\47388-11 Green and Co - 83 Peverly Rd_Condo Project\Design\Production Drawings\47388-11_SiteDistance.dwg

EASEMENTS AND RESTRICTIONS (E&R)

1. THE RIGHT TO USE SAID DRIVEWAY IN COMMON WITH PETER STOKEL AND HIS HEIRS FROM SAID GREENLAND ROAD, ALONG BY SAID CEMETERY, AND ALONG THE BOUNDARY BETWEEN THE LANDS OF SAID PETER AND STELLA TO SAID RAILROAD, AND SUBJECT TO SAID PETER'S RIGHT TO USE THE SAME IN COMMON. (SEE RCRD BK.#5066 PG.#1603).

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

PEDESTRIAN & BIKE PATH

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=100'(11"X17")

SCALE: 1"=50' (22"X34") **APRIL 19, 2021**

DIG SAFE
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HORIZONTAL SCALE 1"=50'
50 25 0 50

REV.	DATE	DESCRIPTION	DR	CK

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FILE	DR	JSM	FB	–	
47388.11	CK	JJM	CADFILE	47388-11_PATH	C-76

Apr 19, 2021 - 1:58pm
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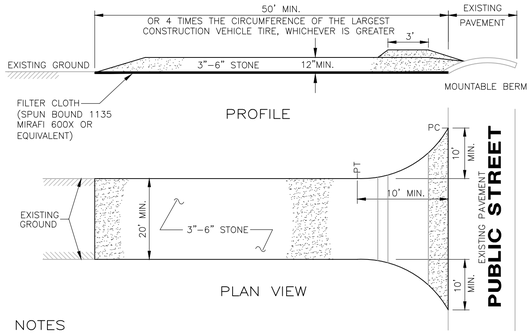
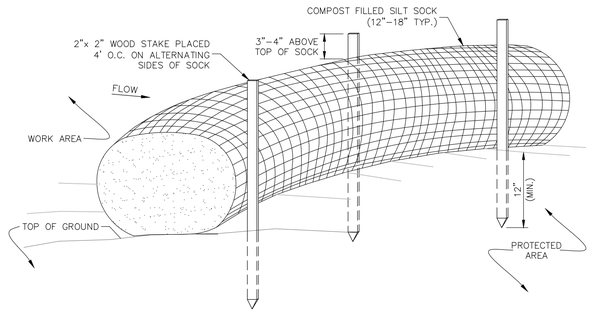


NOTES

1. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE SURFACE.
2. WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
3. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
4. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
5. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN STORM EVENT.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

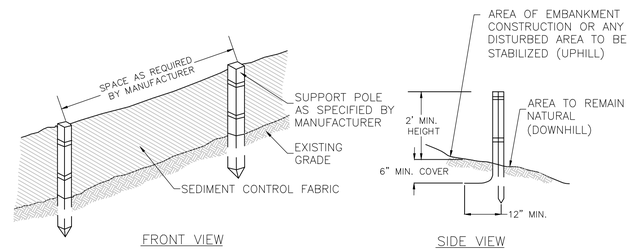


NOTES

1. SILT SOCK SHALL BE FILTREXX™ SILTSOXX™ OR APPROVED EQUIVALENT.
2. SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

SILT FENCE

NOT TO SCALE



NOTES

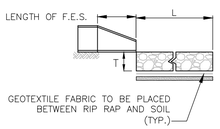
1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR BEST MANAGEMENT PRACTICE FOR SILT FENCES, OF THE NEW HAMPSHIRE STORMWATER MANUAL, DECEMBER 2008.
2. THE HEIGHT OF THE BARRIER SHALL NOT EXCEED 36 INCHES.
3. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6–INCH OVERLAP, AND SECURELY SEALED. SEE MANUFACTURER'S RECOMMENDATIONS.
4. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 16 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL BE AS MANUFACTURER RECOMMENDS.
5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 6 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER IN ACCORDANCE WITH RECOMMENDATIONS.
6. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE, AND WILL EXTEND TO A MINIMUM OF 8 INCHES INTO THE TRENCH. FILTER FABRIC SHALL NOT BE STAPLED INTO EXISTING TREES.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. FILTER BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
9. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL; ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
10. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
11. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE–THIRD THE HEIGHT OF THE BARRIER.
12. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

SILT FENCE

NOT TO SCALE

MAINTENANCE:

THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

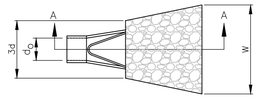


SECTION A–A

CONSTRUCTION SPECIFICATIONS:

1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OR RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12".
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. ADD ANIMAL SCREEN TO FLARED END SECTION OUTLET.

% OF WEIGHT SMALLER THAN THE GIVEN SIZE (INCHES)	SIZE OF STONE
100	4.50 TO 6.00
85	3.90 TO 5.40
50	3.00 TO 4.50
15	0.90 TO 1.50

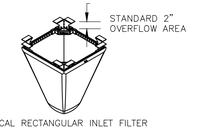


RIPRAP DIMENSIONS

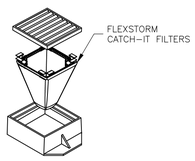
LOCATION	FES01	FES02	FES03	FES04	FES05	FES06	FES07	FES08
d50 STONE SIZE (IN)								
L– LENGTH OF APRON (FT)								
W–WIDTH OF APRON (FT)								
T–DEPTH OF APRON (IN)								

RIP RAP AND FLARED END SECTION WITH OUTLET PROTECTION

NOT TO SCALE



TYPICAL RECTANGULAR INLET FILTER



NOTES:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. INSPECTION SHOULD OCCUR FOLLOWING ANY RAIN EVENT > ½".
3. EMPTY THE SEDIMENT BAG PER MANUFACTURER'S SPECIFICATIONS.
4. REMOVED CAKED ON SILT FROM SEDIMENT BAG AND FLUSH WITH MEDIUM SPRAY WITH OPTIMAL FILTRATION.
5. REPLACE BAG IF TORN OR PUNCTURED TO > ½" DIAMETER ON LOWER HALF OF BAG.

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC. A DIVISION OF ADS, INC. WWW.INLETFILTERS.COM (866) 287–8655 INFO@INLETFILTERS.COM

INLET PROTECTION

NOT TO SCALE

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

DETAILS

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

SCALE: AS SHOWN **APRIL 19, 2021**

REV.	DATE	DESCRIPTION	DR	CK

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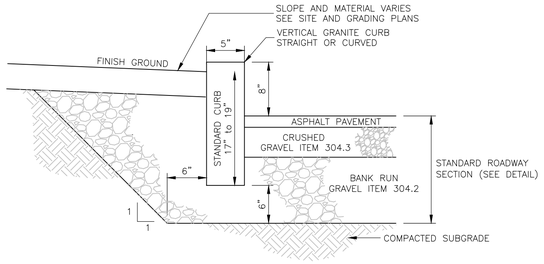
FILE	DR	JSM	FB	–	C–78
47388.11	CK	JJM	CADFILE	47388–11_DETAILS	

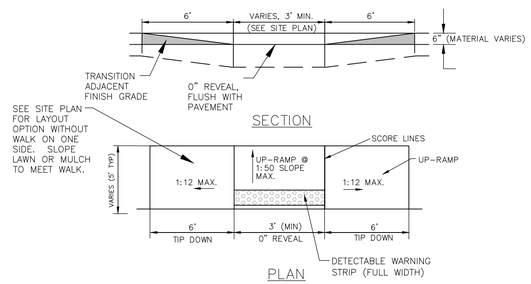


NOTES

1. MORTAR JOINTS AND OTHER INSTALLATION TO BE AS SPECIFIED IN NHDOT SECTION 609.
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. PROVIDE TRANSITIONS & RAMPS PER A.D.A.

VERTICAL GRANITE CURB

NOT TO SCALE

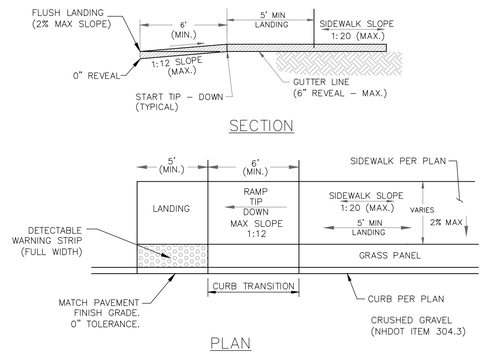


NOTE

1. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, LATEST EDITION.

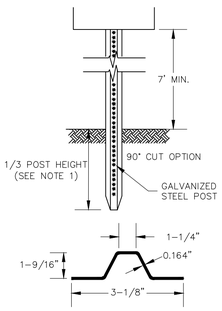
SIDEWALK TIP DOWN RAMP (TYPE D)

NOT TO SCALE



SIDEWALK TIP DOWN RAMP (TYPE E)

NOT TO SCALE

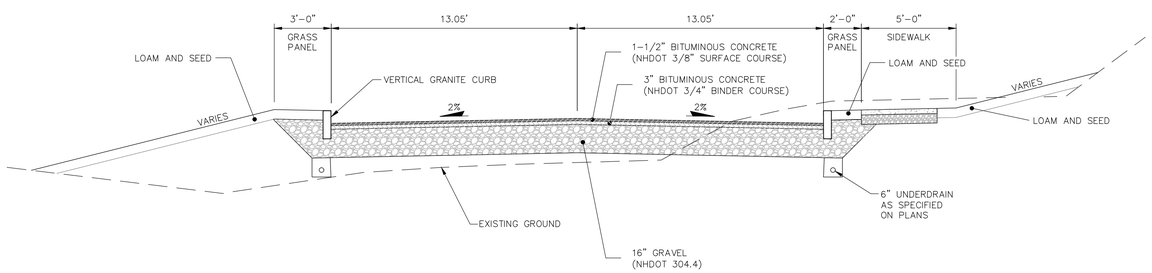


LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)
FINISH: SHALL BE PAINTED WITH 2 COATS OF AN APPROVED MEDIUM GREEN BAKED-ON OR AIR-DRIED PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

NOTE:
1. WHERE LEDGE APPLICATION EXISTS, DRILL & GROUT TO A MINIMUM OF 2'.
2. ALL SIGNAGE SHALL FOLLOW THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES STANDARDS AND NHDOT STANDARDS.
3. SIGN, HARDWARE, AND INSTALLATION SHALL CONFORM TO THE LATEST NHDOT STANDARD SPECIFICATIONS.

SIGN POST

NOT TO SCALE



ROADWAY TYPCIAL SECTION

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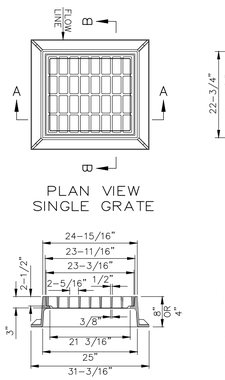
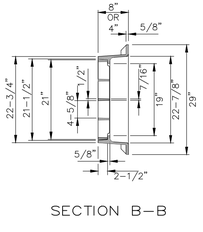
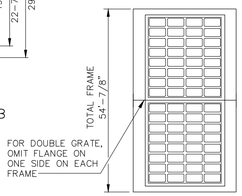






NOTES

1. FRAME AVAILABLE IN 8" OR 4" HEIGHTS.
2. FREE OPEN AREA = 2.55 S.F.
3. USE 3-FLANGE FRAME IF INSTALLED ADJACENT TO GRANITE CURB.
4. USE NEENAH FOUNDRY R-3570-A GRATE & FRAME OR APPROVED EQUAL.

FRAME & GRATE (TYPE B)

NOT TO SCALE

NOTES

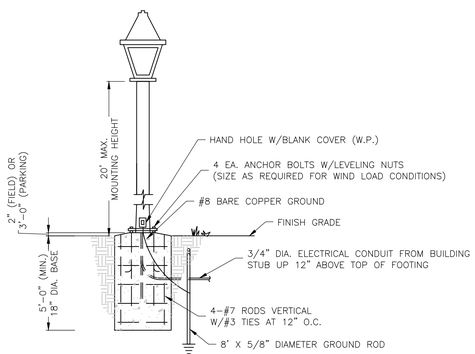
1. TRAFFIC PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER AND SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F". APPLY TWO COATS.
2. SYMBOLS AND PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT, LATEST EDITION.

STOP BAR & LEGEND

NOT TO SCALE

NOTES:

1. SEE GRADING & DRAINAGE PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
2. PROVIDE CLEAN BUTT TO EXISTING PAVEMENT- USE TACK COAT. SPECIFICALLY, A TACK COAT SHALL BE PLACED ATOP THE BINDER COURSE PAVEMENT PRIOR TO PLACING THE WEARING COURSE.
3. REMOVE ALL LOAM AND/OR YIELDING MATERIAL BELOW PAVEMENT.
4. ALL ROADWAY TO CONFORM TO THE STREET DESIGN AND CONSTRUCTION REQUIREMENTS IN THE TOWN OF PORTSMOUTH, NH SUBDIVISION REGULATIONS.
5. BITUMINOUS CONCRETE SHALL BE COMPACTED TO AT LEAST 92.5% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D2041 OR AASHTO T209. PLACEMENT TEMPERATURES OF BITUMINOUS CONCRETE MIXES, IN GENERAL, RANGE BETWEEN 270 AND 310 DEGREES FAHRENHEIT.
6. PAVEMENT BASE COURSE AGGREGATE SHALL CONFORM TO NHDOT SPECIFICATION SECTION 304, ITEM 304.4 AND COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.
7. PAVEMENT SUBBASE COURSE AGGREGATE AND AGGREGATE FOR SUBGRADE REPAIR AREAS SHALL BE SUITABLE FOR USE AS STRUCTURAL FILL AND BE PROOF ROLLED AND COMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY.
8. THE EXPOSED SOIL SUBGRADE SHOULD BE PROOF ROLLED PRIOR TO THE PLACEMENT OF SUBBASE GRAVEL, AND SOFT AREAS SHOULD BE REPAIRED AND REPLACED.

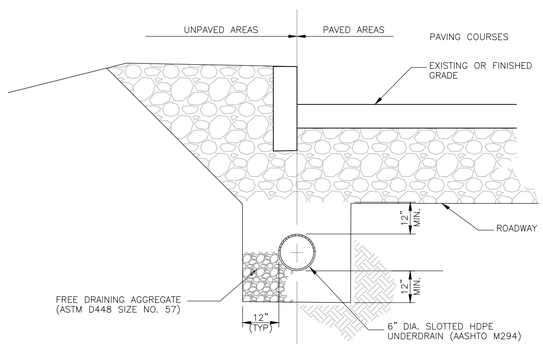


NOTES

1. BASE SHOWN IS PROTOTYPICAL. VERIFY THAT LIGHT POLE BASE INSTALLED MEETS LIGHT POLE MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH ELECTRICAL CONTRACTOR.
2. WHERE LIGHT POLE BASES ARE PLACED IN AREAS NOT PROTECTED BY CURBING, A 3'-0" REVEAL OF BASE IS REQUIRED WITH REVEAL TO BE PAINTED SAFETY YELLOW. WHERE LIGHT POLE BASES ARE PLACED IN FIELD APPLICATIONS OR PROTECTED BY CURBING, THE BASE IS TO BE PLACED 2" ABOVE FINISHED GRADE.
3. BASE CONCRETE TO BE 4,000 PSI, SMOOTH FINISH.
4. POLES SHALL BE FACTORY CUT TO PROVIDE REQUIRED MOUNTING HEIGHTS.
5. PROPOSED ROADWAY LIGHTING SHALL BE DARK SKY FRIENDLY.

LIGHT POLE BASE

NOT TO SCALE



UNDERDRAIN TRENCH DETAIL

NOT TO SCALE

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

DETAILS

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

SCALE: AS SHOWN **APRIL 19, 2021**

REV.	DATE	DESCRIPTION	DR	CK

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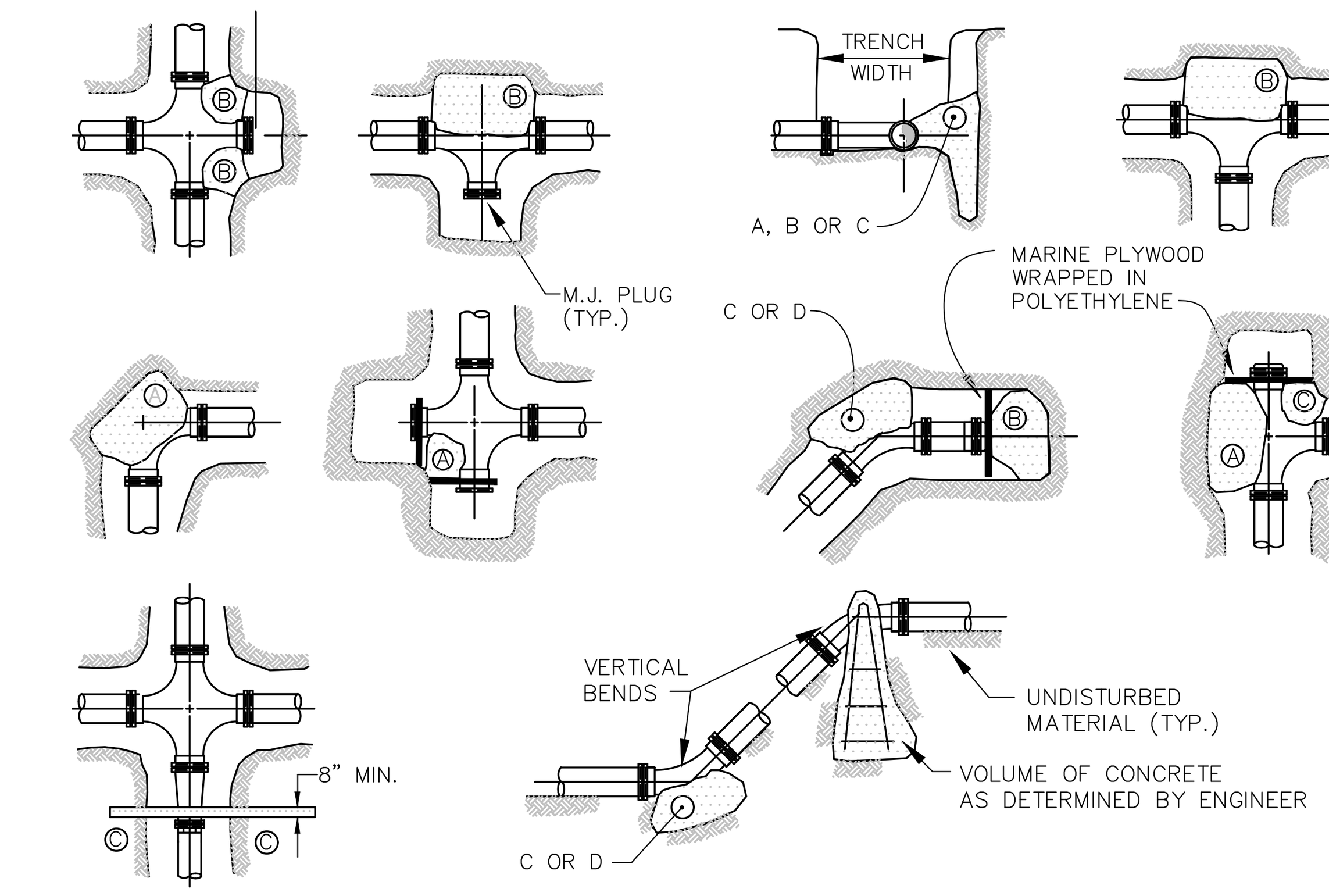


NOTES

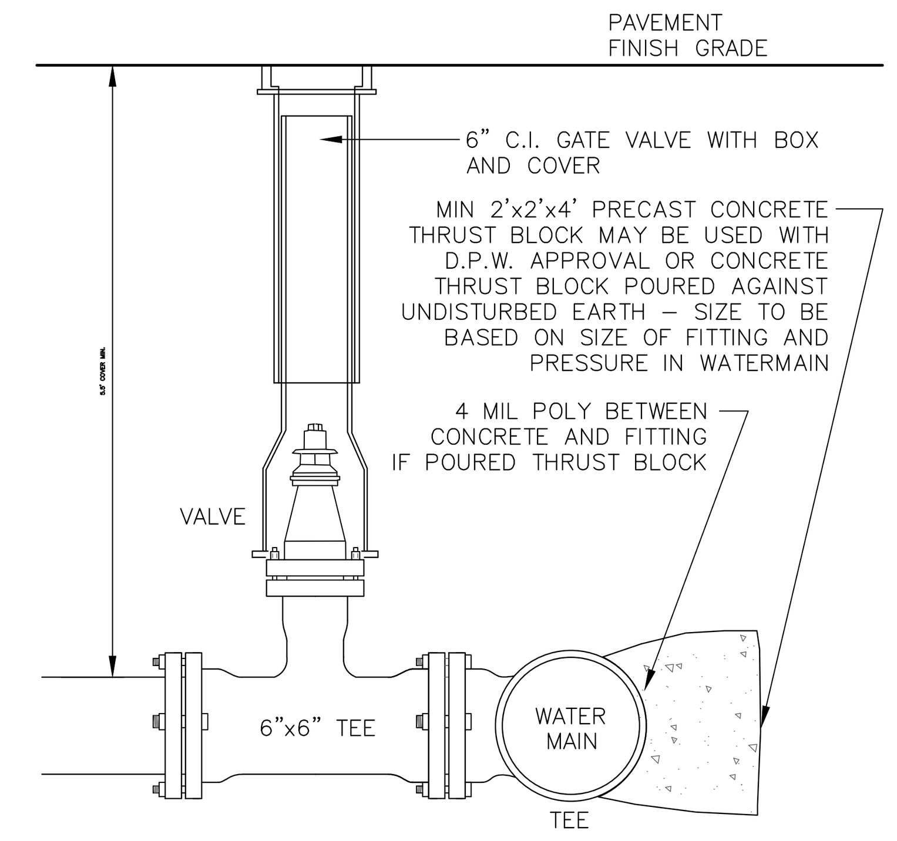
1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL, WHERE TRENCH WALL HAS BEEN DISTURBED. EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO PIPE JOINTS SHALL BE COVERED WITH CONCRETE.
2. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
3. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
4. WHERE MECHANICAL JOINT PIPE IS USED, MECHANICAL JOINT PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.
5. INSTALLATION AND STANDARD DIMENSIONAL REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY/TOWN ESTABLISHED RULES AND PROCEDURES.

SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL (TEST PRESSURE = 200psi)

REACTION TYPE		PIPE SIZE 4"	6"	8"	10"	12"
A	90°	0.89	2.19	3.82	11.14	17.24
B	180°	0.65	1.55	2.78	8.38	12.00
C	45°	0.48	1.19	2.12	6.02	9.32
D	22-1/2°	0.25	0.60	1.06	3.08	4.74
E	11-1/4°	0.13	0.30	0.54	1.54	2.38

THRUST BLOCKS

NOT TO SCALE

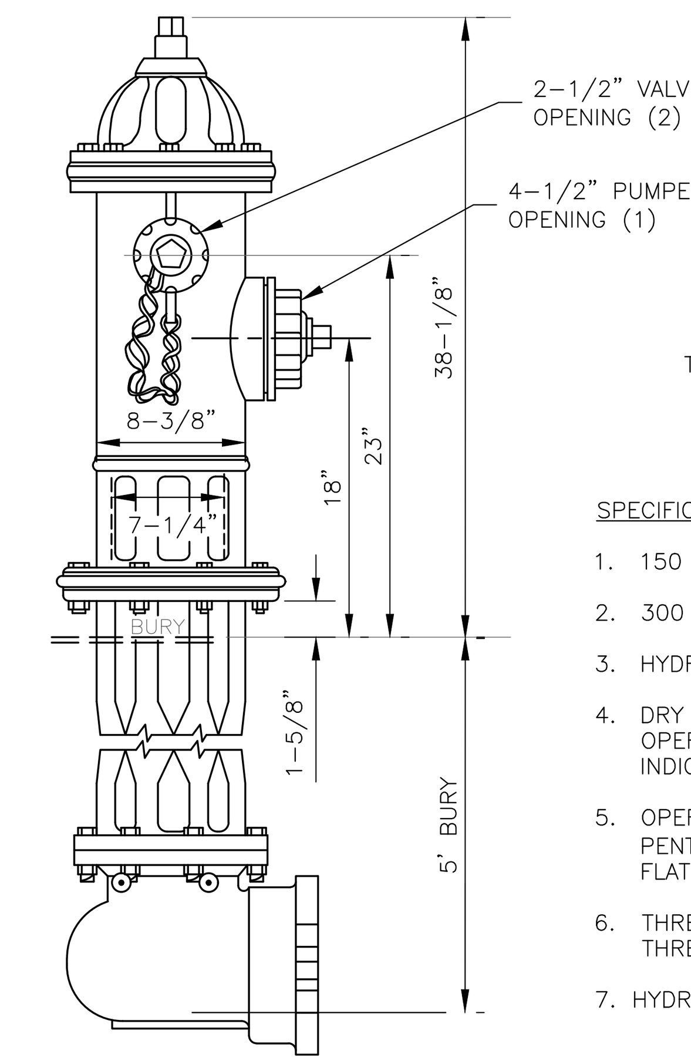


NOTES:

1. VALVE TO OPEN RIGHT.

BURIED GATE VALVE

NOT TO SCALE



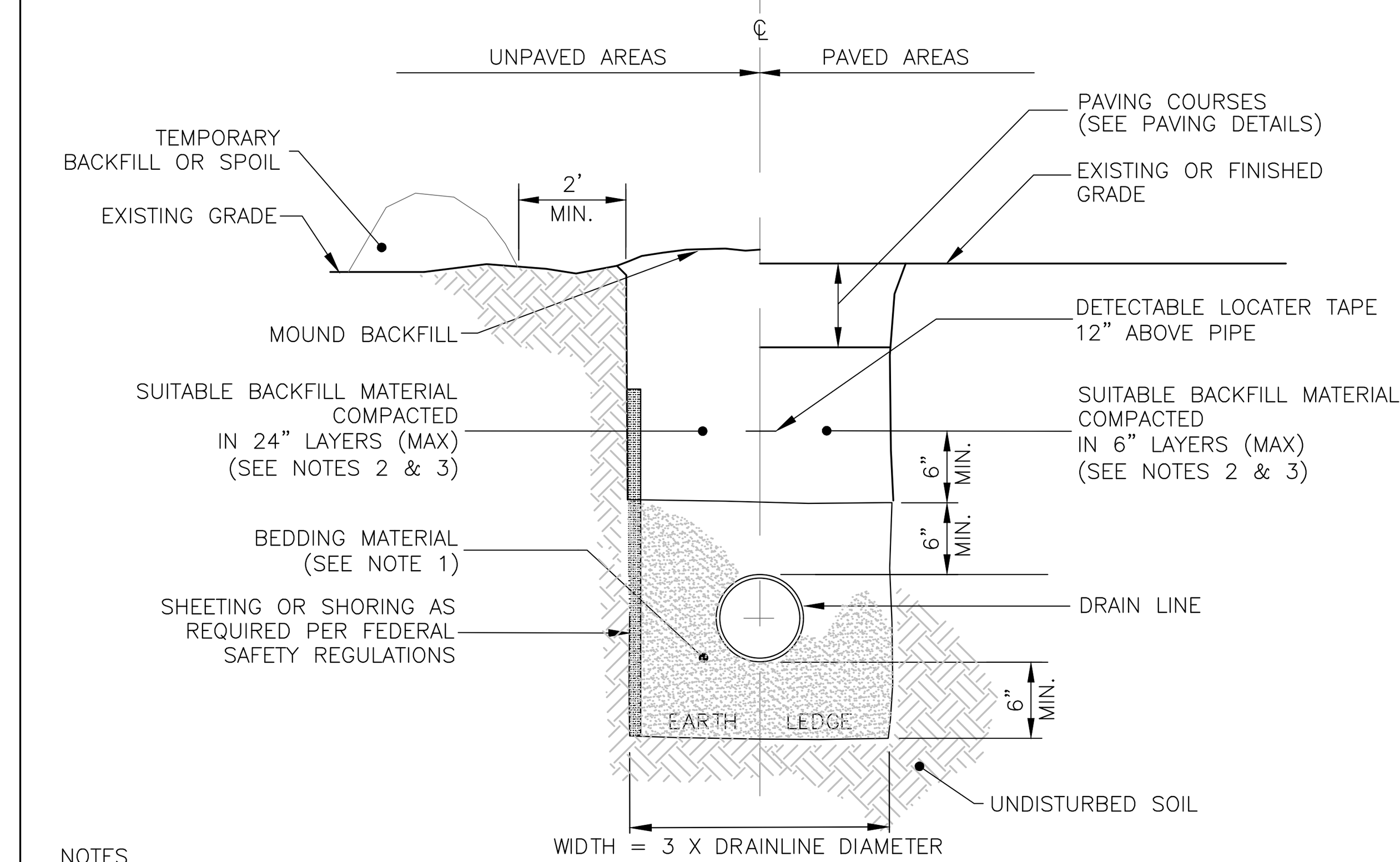
THREE-WAY HYDRANT KENNEDY K-81A GUARDIAN ELMIRA, N.Y.

SPECIFICATIONS

1. 150 PSI WORKING PRESSURE
2. 300 PSI TEST PRESSURE
3. HYDRANT DRAIN SHALL BE PLUGGED
4. DRY TOP DESIGN VALVE SHALL OPEN WHEN OPERATING NUT IS TURNED CLOCKWISE AND BE SO INDICATED ON HYDRANT
5. OPERATING NUT SHALL BE STANDARD AWWA PENTAGON OPERATING NUT WITH 1 1/2" POINT TO FLAT DIMENSION
6. THREADS SHALL BE NATIONAL STANDARD HOSE THREAD NOZZLES
7. HYDRANT TO OPEN RIGHT.

PORTSMOUTH FIRE HYDRANT

NOT TO SCALE

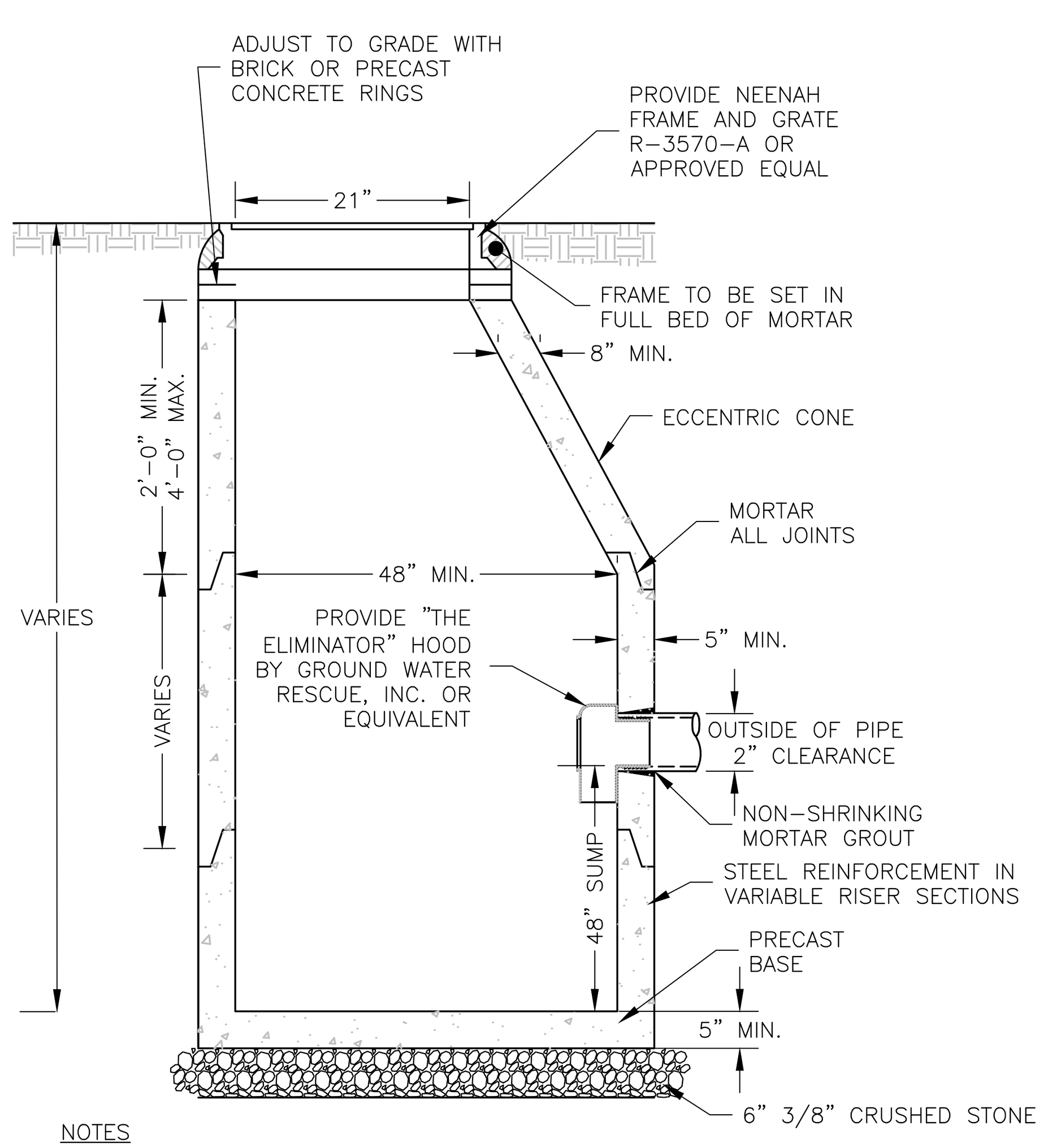


NOTES

1. BEDDING – BEDDING FOR PIPES SHALL CONSIST OF PREPARING THE BOTTOM OF THE TRENCH TO SUPPORT THE ENTIRE LENGTH OF THE PIPE AT A UNIFORM SLOPE AND ALIGNMENT. CRUSHED STONE SHALL BE USED TO BED THE PIPE TO THE ELEVATION SHOWN ON THE DRAWINGS. NORMAL PIPE BEDDING IS CRUSHED STONE TO THE HAUNCH OF THE PIPE AND SAND BEDDING 6" ABOVE THE CROWN. IF THE TOP OF THE PIPE IS LESS THAN 30" FROM FINISH GRADE, BED PIPE COMPLETELY IN STONE UP TO 6" ABOVE PIPE CROWN. UNDERDRAIN TO HAVE 4" MINIMUM OF STONE OVER PIPE OR AS NECESSARY TO BE IN CONTACT WITH GRAVEL LAYER OF SELECTS ABOVE.
2. COMPACTION – ALL BACKFILL SHALL BE COMPACTED AT OR NEAR OPTIMUM MOISTURE CONTENT BY PNEUMATIC TAMPERS, VIBRATORY COMPACTORS OR OTHER APPROVED MEANS. BACKFILL BENEATH PAVED SURFACES SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T99, METHOD C.
3. SUITABLE MATERIAL – IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS; PIECES OF PAVEMENT; ORGANIC MATTER; TOP SOIL; ALL WET OR SOFT MUCK, PEAT, OR CLAY; ALL EXCAVATED LEDGE MATERIAL; ROCKS OVER 6" IN LARGEST DIMENSION; FROZEN EARTH AND ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.
4. BASE COURSE AND PAVEMENT – SHALL MEET THE REQUIREMENT OF THE NHDOT LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES DIVISION 300 AND 400 RESPECTIVELY.

TRENCH FOR DRAIN LINE

NOT TO SCALE

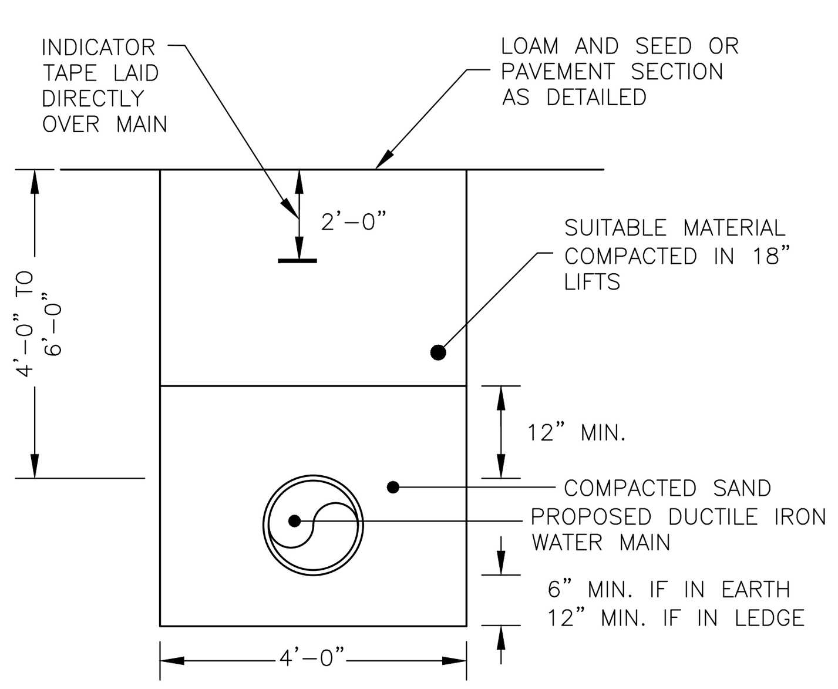


NOTES

1. ALL SECTIONS SHALL BE PRECAST CONCRETE NHDOT CLASS AA, 4,000 PSI.
2. ALL COMPONENTS OF CATCH BASINS SHALL MEET NHDOT SPECIFICATIONS.
3. ALL COMPONENTS SHALL BE DESIGNED FOR HS-20 LOADING.
4. LARGER DIAMETER STRUCTURES SHALL BE USED AS REQUIRED DUE TO NUMBER, ANGLE OR SIZE OF PIPES AT THE STRUCTURE.
5. ALL CASTINGS SHALL BE MADE IN THE USA.

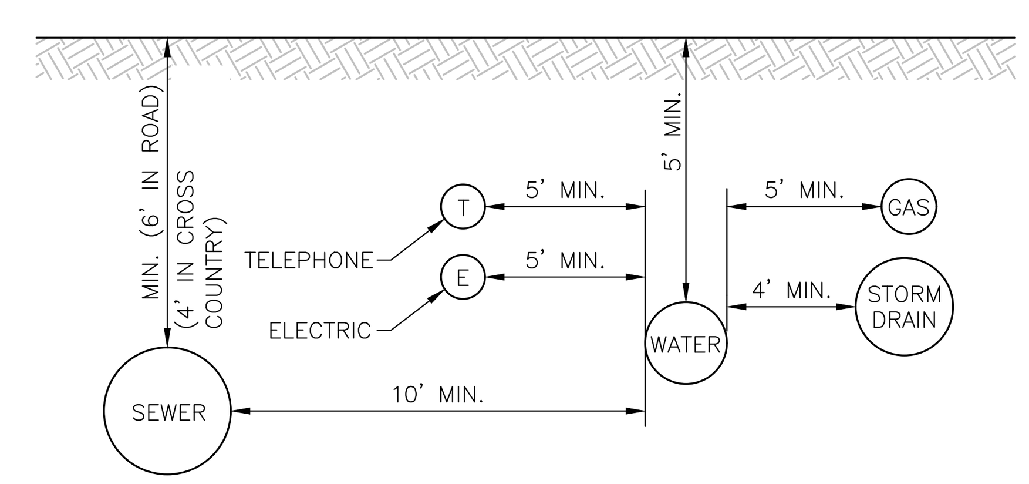
ECCENTRIC CATCH BASIN WITH HOODED OUTLET

NOT TO SCALE



WATER MAIN TRENCH

NOT TO SCALE

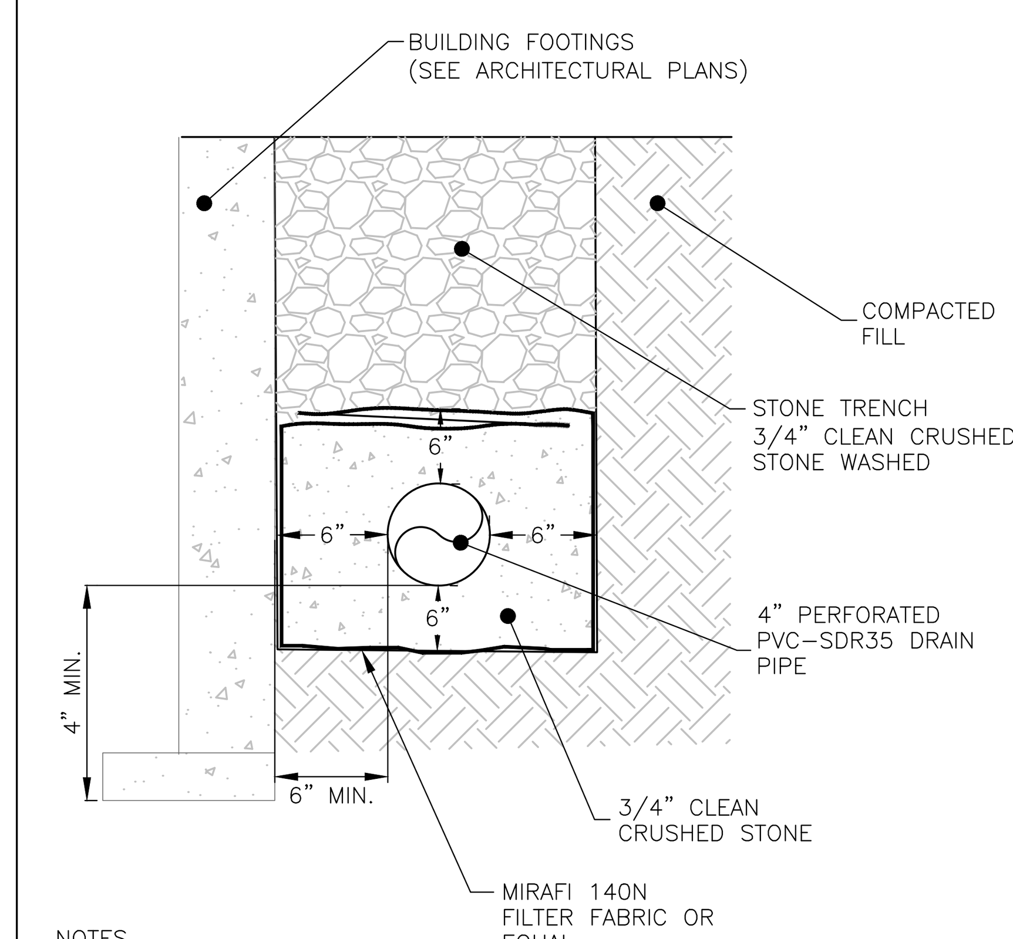


NOTES:

1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO EXETER DPW TECHNICAL SPECIFICATIONS.
2. ALL WATER MAIN SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. GAS MAIN SHALL HAVE A TYPICAL DEPTH OF 3' FROM THE TOP OF PIPE TO FINISH GRADE.
4. DETAIL REPRESENTS LATERAL SEPARATION ONLY UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY FOR DEPTHS FOR GAS, TELEPHONE, AND ELECTRIC.

TYPICAL UTILITY LATERAL SEPARATION

NOT TO SCALE

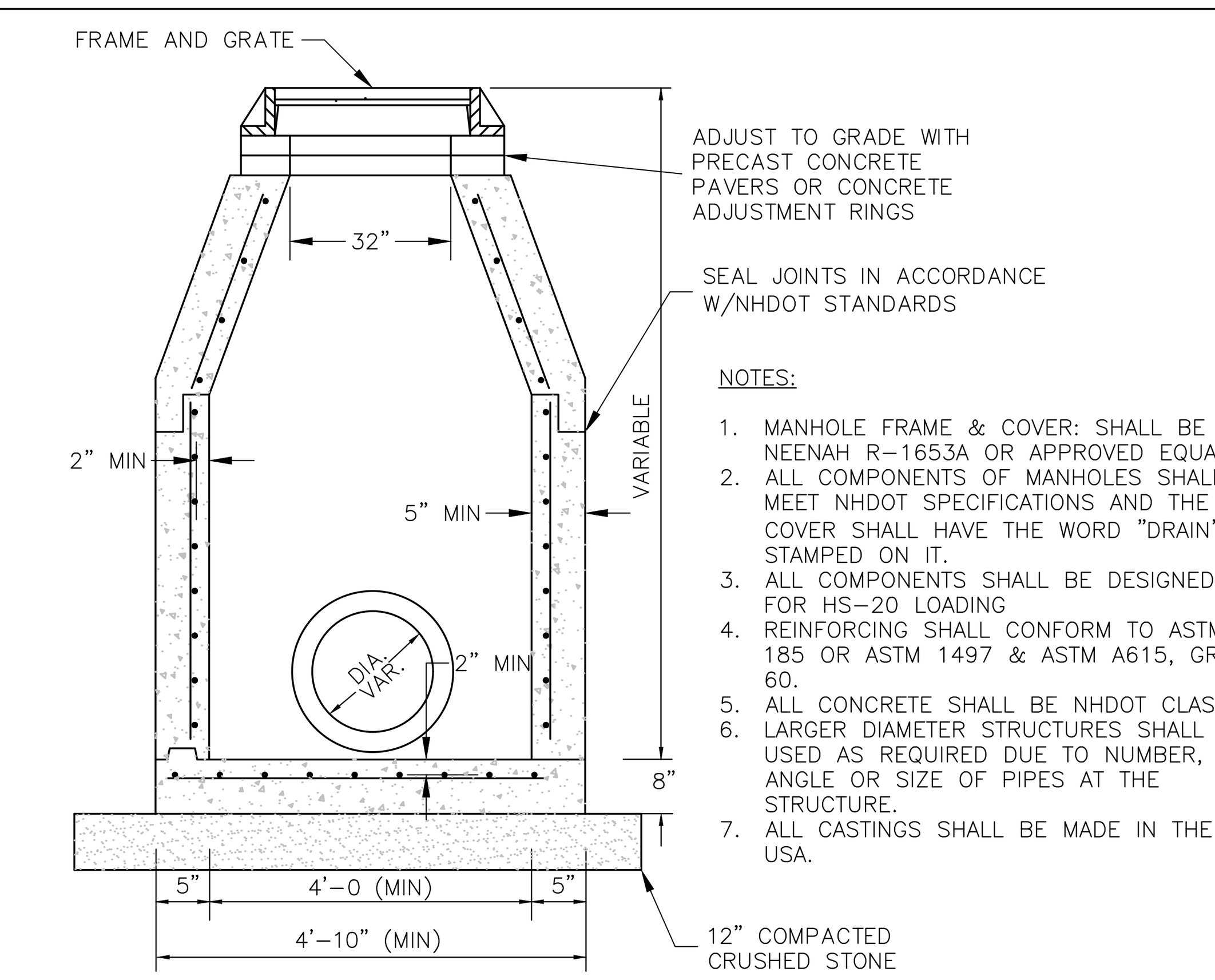


NOTES

1. FOR MINIMUM DIMENSIONAL REQUIREMENT REFER TO THE GEOTECHNICAL REPORT PREPARED BY JOHN TURNER COUNSULTING, INC. ON JULY 3, 2013.

FOUNDATION DRAIN LINES

NOT TO SCALE

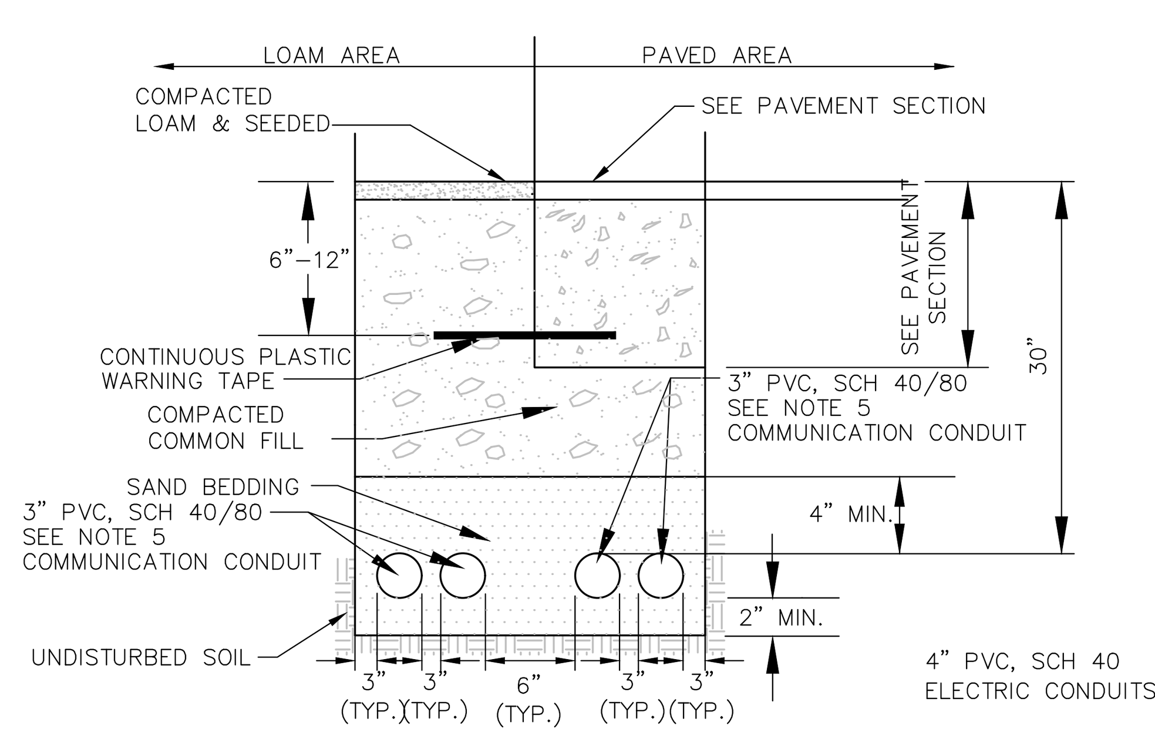


NOTES:

1. MANHOLE FRAME & COVER: SHALL BE NEENAH R-1653A OR APPROVED EQUAL.
2. ALL COMPONENTS OF MANHOLES SHALL MEET NHDOT SPECIFICATIONS AND THE COVER SHALL HAVE THE WORD "DRAIN" STAMPED ON IT.
3. ALL COMPONENTS SHALL BE DESIGNED FOR HS-20 LOADING
4. REINFORCING SHALL CONFORM TO ASTM 185 OR ASTM 1497 & ASTM A615, GRADE 60.
5. ALL CONCRETE SHALL BE NHDOT CLASS A.
6. LARGER DIAMETER STRUCTURES SHALL BE USED AS REQUIRED DUE TO NUMBER, ANGLE OR SIZE OF PIPES AT THE STRUCTURE.
7. ALL CASTINGS SHALL BE MADE IN THE USA.

DRAIN MANHOLE

NOT TO SCALE

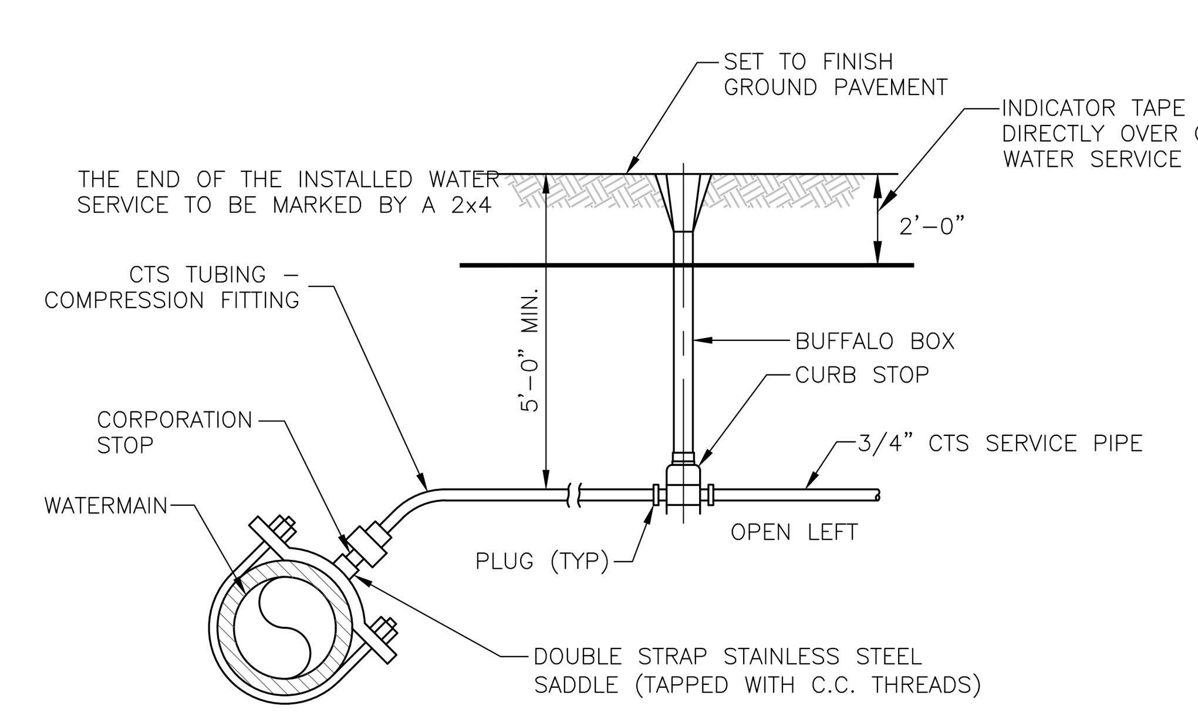


NOTES

1. ELECTRIC SERVICE INSTALLATION AND STANDARD DIMENSIONAL REQUIREMENTS SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES.
2. COMMUNICATION SERVICE INSTALLATION SHALL MEET ALL CONSTRUCTION REQUIREMENTS.
3. ACTUAL NUMBER OF CONDUITS TO BE DETERMINED BY RESPECTIVE COMPANIES.
4. VERIFY INSTALLATION REQUIREMENTS WITH RESPECTIVE COMPANIES.
5. SCHEDULE 80 CONDUIT TO BE USED UNDER TRAFFIC SITUATIONS (PRIMARY AND SECONDARY LINES).
6. ALL 90 DEGREE SWEEPS MUST BE STEEL AND THE FIRST 10' STICK OUT OF THE 90 MUST BE STEEL ON ALL PRIMARY CONDUIT RUNS

ELECTRIC/COMMUNICATIONS CONDUIT

NOT TO SCALE



WATER SERVICE CONNECTION

NOT TO SCALE

REV.	DATE	DESCRIPTION	DR	CK

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

DETAILS

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

SCALE: AS SHOWN **APRIL 19, 2021**

Seacoast Division
TFM
Civil Engineers, Structural Engineers, Traffic Engineers, Land Surveyors, Landscape Architects, Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

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		CK JJM	CADFILE	47388-11_DETAILS	

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SEWER SERVICE NOTES

1. MINIMUM SIZE PIPE FOR SEWER SERVICE SHALL BE FOUR INCHES.

2. PIPE AND JOINT MATERIALS:
   A. PLASTIC SEWER PIPE
      1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	*PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 18" (T-1 TO T-3)
F794	PVC (RIBBED WALL)	8" THROUGH 36"
D2680	*ABS (COMPOSITES WALL)	8" THROUGH 15"

      *PVC: POLY VINYL CHLORIDE
      *ABS: ACRYLONITRILE-BUTADIENE-STYRENE

      2. JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.

      ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2680, POLYMER COMPOUNDING SHALL BE TO ASTM D-1788 (CLASS 322).

      JOINTS FOR ABS TRUSS PIPE SHALL BE CHEMICAL WELDED COUPLINGS TYPE SC IN ACCORDANCE WITH ASTM D-2680, FORMING A CHEMICAL WELDED JOINT.

   B. DUCTILE-IRON PIPE, FITTINGS AND JOINTS.

      1. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:
         A21.50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS.
         A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.
      2. JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO:
         A21.11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS

3. DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.

4. JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER-TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.

5. TEES AND WYES: WHERE A TEE OR WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE, FOLLOWING MANUFACTURERS' INSTRUCTIONS USING A BOLTED, CLAMPED OR EPOXY-CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING IN THE SEWER. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH OR OTHER SUCH MATERIAL AROUND THE JOINT, OR APPLYING MORTAR TO HOLD THE CONNECTION, AND ANY OTHER SIMILAR CRUDE PRACTICES OR INEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED AS SHOWN IN THE DETAIL UP TO AND INCLUDING 15" DIAMETER.

6. SEWER SERVICE INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 6 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AS SPECIFIED IN NOTE 10. BEDDING AND RE-FILL FOR DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES.

   THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4" INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.

7. TESTING: THE COMPLETED SEWER SERVICE SHALL BE SUBJECTED TO A THIRD PARTY LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS: (PRIOR TO BACKFILLING)

   A. AN OBSERVATION TEE SHALL BE INSTALLED AS SHOWN AND WHEN READY FOR TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE TEE. AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.

   B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER, TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS OR, IF TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.

   C. DRY FLUORESCENE DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER, OR IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST DOWN-STREAM MANHOLE.

   LEAKAGE OBSERVED IN ANY ONE OF THE ABOVE ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG-UP IF NECESSARY AND RE-LAID SO AS TO ASSURE WATER TIGHTNESS.

8. ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FLOW FROM TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR OTHER SIMILAR CONNECTIONS CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.

9. WATER SERVICE SHALL NOT BE LAID IN SAME TRENCH AS SEWER SERVICE.

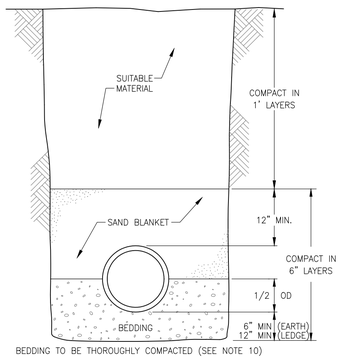
10. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33-67.

100% PASSING	1 INCH SCREEN
90%-100% PASSING	3/4 INCH SCREEN
20%-55% PASSING	3/8 INCH SCREEN
0%-10% PASSING	#4 SIEVE
0%-5% PASSING	#8 SIEVE

   WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1 1/2 INCH SHALL BE USED.

11. LOCATION: THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.

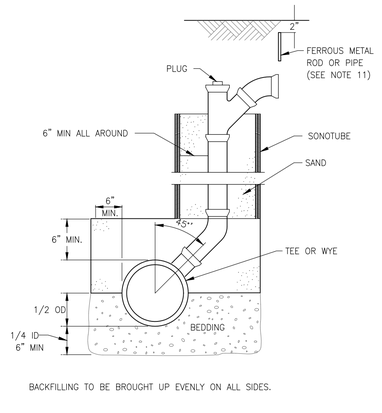
12. CHIMNEYS: IF VERTICAL DROP INTO SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE SEWER CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.



BEDDING TO BE THOROUGHLY COMPACTED (SEE NOTE 10)

TRENCH CROSS-SECTION

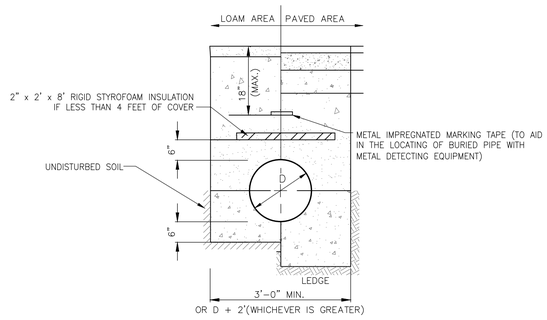
NOT TO SCALE



BACKFILLING TO BE BROUGHT UP EVENLY ON ALL SIDES.

CHIMNEY (SEE NOTE 12)

NOT TO SCALE

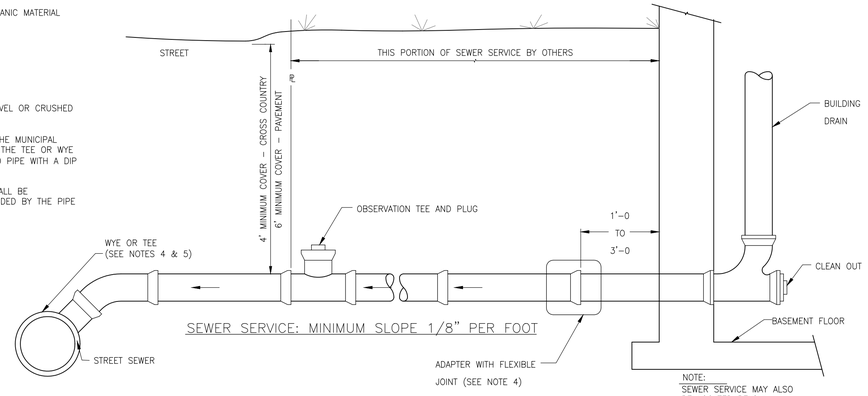


NOTES

1. GAPS BETWEEN SECTIONS OF INSULATION TO BE COVERED WITH 2" x 2' x 2' PIECE OF INSULATION CENTERED OVER GAP.

SEWER TRENCH WITH INSULATION

NOT TO SCALE



SEWER SERVICE DETAILS

NOT TO SCALE

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

GRAVITY SEWER NOTES

1. MINIMUM SIZE PIPE FOR GRAVITY SEWER SHALL BE 8-INCHES.

2. PIPE AND JOINT MATERIALS FOR PLASTIC SEWER PIPE SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034-04a	* PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679-03	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F794-03	PVC (RIBBED WALL)	8" THROUGH 36"
F1760-01(2005)e1	PVC, RECYCLED	ALL DIAMETERS

   *PVC: POLY VINYL CHLORIDE

3. PLASTIC SEWER PIPE SHALL HAVE A PIPE STIFFNESS RATING OF AT LEAST 46 POUNDS PER SQUARE INCH AT 5 PERCENT PIPE DIAMETER DEFLECTION, AS MEASURED IN ACCORDANCE WITH ASTM D2412-02 DURING MANUFACTURE.

4. JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212-96(a)(2003)e1 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.

5. DUCTILE-IRON PIPE, FITTINGS AND JOINTS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE AMERICAN WATER WORKS ASSOCIATION (AWWA).

   AWWA C151/A21.51-02 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536-84 (2004) DUCTILE IRON CASTINGS.

   AWWA C151/A21.51-02 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.

   JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO AWWA C151/A21.11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS.

6. CONCRETE PIPE SHALL CONFORM TO AWWA C302-04.

7. PRESTRESSED CONCRETE CYLINDER PIPE AND FITTINGS SHALL CONFORM TO AWWA C301-99.

   JOINTS SEALS FOR CONCRETE CYLINDER PIPE SHALL BE OIL RESISTANT ELASTOMERIC MATERIAL CONFORMING TO ASWWA C301-99 SPECIFICATIONS.

8. DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.

9. GRAVITY SEWER PIPE TESTING SHALL BE AS FOLLOWS:

   ALL NEW GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY THE USE OF LOW-PRESSURE AIR TESTS.

   LOW PRESSURE AIR TESTING SHALL BE IN CONFORMANCE WITH:

   ASTM F1417-92(2005) "STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW PRESSURE AIR".

   UNI-BELL PVC PIPE ASSOCIATION UNI-B-6, "LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE".

10. ALL NEW GRAVITY SEWERS SHALL BE CLEANED AND VISUALLY INSPECTED AND SHALL BE TRUE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO USE AND VISUALLY INSPECT USING LAMP TEST.

11. ALL PLASTIC SEWER PIPE SHALL BE DEFLECTION TESTED NOT LESS THAN 30 DAYS AND NO MORE THAN 90 DAYS FOLLOWING INSTALLATION.

12. THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5 PERCENT OF THE AVERAGE INSIDE DIAMETER.

13. TRENCH CONSTUCTION SHALL CONFORM TO THE FOLLOWING:

   SEWERS SHALL BE BURIED TO A MINIMUM DEPTH OF 6' BELOW GRADE IN ALL ROADWAY LOCATIONS AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS COUNTRY LOCATIONS.

   WHERE SEWER LINES CROSS WATER PIPES, A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. AT SEWER/WATER INTERSECTIONS, A MINIMUM OF 6 FEET SHALL BE PROVIDED FROM THE WATER LINE TO THE SEWER PIPE JOINT. 12" SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE REQUIRED BETWEEN SEWER LINES AND ALL OTHER PIPES.

   TRENCH DIMENSIONS FOR SEWER PIPE LESS THAN 15 INCHES IN DIAMETER, THE ALLOWABLE TRENCH WIDTH AT A PLANE 12 INCHES ABOVE THE PIPE SHALL BE NO MORE THAN 36 INCHES AND FOR PIPE 15 INCHES AND LARGER, THE ALLOWABLE WIDTH SHALL BE EQUAL TO THE PIPES OUTSIDE DIAMETER PLUS 24 INCHES.

   PIPE TRENCH BEDDING MATERIAL AND FILL MATERIAL FOR EXCAVATION BELOW GRADE SHALL BE SCREENED GRAVEL OR CRUSHED STONE TO ASTM C33-03 STONE SIZE NO. 67. THE PIPE SAND BLANKET MATERIAL SHALL BE GRADED SAND FREE FROM ANY ORGANIC MATERIALS, GRADED SUCH THAT 100 PERCENT PASSED THE 1/2-INCH SIEVE AND A MAXIMUM OF 15 PERCENT PASSES A #200 SIEVE. IN LIEU OF A SAND BLANKET, A STONE ENVELOPE 6 INCHES THICK COMPLETELY AROUND THE PIPE USING 3/4-INCH STONE MAY BE USED.

   PIPE BEDDING MATERIAL SHALL EXTEND FROM A HORIZONTAL PLANE THROUGH THE PIPE AXIS TO 6-INCHES BELOW THE BOTTOM OF THE OUTSIDE SURFACE OF THE PIPE.

   PIPE SAND BLANKET MATERIAL SHALL COVER THE PIPE A MINIMUM OF 12 INCHES ABOVE THE CROWN OF THE OUTSIDE SURFACE.

   COMPACTION SHALL BE IN 12-INCH LAYERS FOR BEDDING AND BLANKET MATERIALS.

   BACKFILL MATERIAL SHALL BE IN 3-FOOT LAYERS TO THE GROUND SURFACE EXCEPT FOR ROAD CONSTRUCTION WHERE THE FINAL 3-FEET SHALL BE COMPACTED IN 12-INCH LAYERS TO THE ROAD BASE SURFACE.

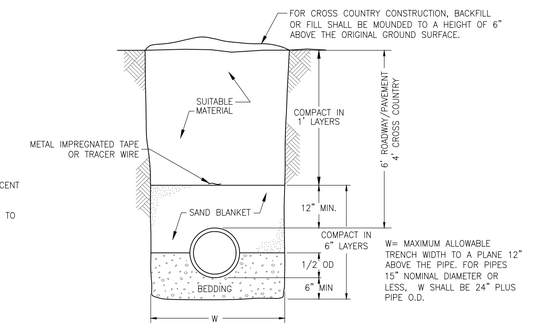
   TRENCH BACKFILL MATERIAL IN ROADWAY LOCATIONS SHALL BE NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION, EXCLUDING DEBRIS, PAVEMENT PIECES, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT, CLAY, EXCAVATED LEDGE, ROCKS OVER 6 INCHES IN THE LARGEST DIMENSION, OR ANY OTHER UNSUITABLE MATERIAL NOT APPROVED BY THE ENGINEER.

   TRENCH BACKFILL AT CROSS-COUNTRY LOCATIONS SHALL BE AS DESCRIBED ABOVE EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLE RECONSTRUCTION, WHEN NECESSARY WILL BE PRESERVED. BACKFILL SHALL BE MOUNDED 6-INCHES ABOVE ORIGINAL GROUND.

   BASE COURSE MATERIALS FOR TRENCH REPAIRS SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.

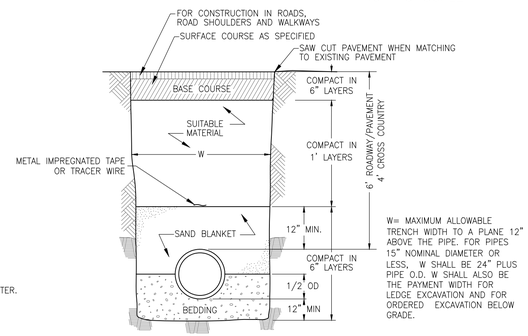
   WHERE SHEETING IS PLACED ALONG SIDE OF THE PIPE AND EXTENDS BELOW MID-DIAMETER, THE SHEETING SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN ONE FOOT ABOVE THE TOP OF THE PIPE AND AT LEAST 3 FEET BELOW FINISH GRADE.

   TRENCHES FOR SEWER PIPES WITH SLOPES OVER 0.08 FEET PER FOOT AND TRENCHES FOR SEWER PIPES BELOW THE SEASONAL HIGH GROUND WATER LEVEL SHALL HAVE IMPERVIOUS TRENCH DAMS CONSTRUCTED EVERY 300 FEET TO PREVENT POTENTIAL DISTURBANCE TO PIPE BEDDING AND BLANKET MATERIALS.



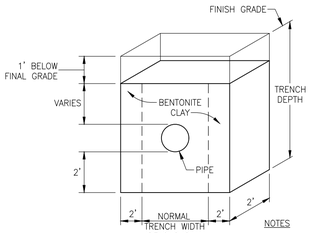
EARTH CONSTRUCTION

NOT TO SCALE



LEDGE CONSTRUCTION

NOT TO SCALE



INSTALL AT CENTER OF EACH GRAVITY PIPE RUN

NOTES

1. DAM SHALL BE LOCATED EVERY 300' OF SEWER PIPE RUN.
2. NO FITTING SHALL BE LOCATED WITHIN 4' OF DAM.

SEWER TRENCH DAM

NOT TO SCALE

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

DETAILS

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=40' (11"X17")

SCALE: 1"=20' (22"X34") **APRIL 19, 2021**

REV.	DATE	DESCRIPTION	DR	CK

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE				
47388.11	DR JSM	FB		C-80
	CK JJM	CADFILE	Sewer Details.dwg	

GENERAL NOTES

1. IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.

2. BARRELS, CONE SECTIONS AND CONCRETE GRADE RINGS SHALL BE PRECAST REINFORCED CONCRETE AND SHALL CONFORM ENV-WQ 704.12 & 704.13.

3. PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478-06.

4. BASE SECTIONS SHALL BE OF MONOLITHIC CONSTRUCTION TO A POINT AT LEAST 6 INCHES ABOVE THE CROWN OF THE INCOMING PIPE.

5. MANHOLE CONE SECTIONS SHALL BE ECCENTRIC IN SHAPE.

6. ALL PRECAST SECTIONS AND BASES SHALL HAVE THE DATE OF MANUFACTURE AND THE NAME OR TRADEMARK OF THE MANUFACTURER IMPRESSED OR INDELIBLY MARKED ON THE INSIDE WALL.

7. ALL PRECAST SECTIONS AND BASES SHALL BE COATED ON THE EXTERIOR WITH A BITUMINOUS DAMP-PROOFING COATING.

8. SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.

9. HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF AN OVERLAPPING TYPE, SEALED FOR WATERTIGHTNESS USING A DOUBLE ROW OF AN ELASTOMERIC OR MASTIC-LIKE SEALANT. APPROVED ELASTOMERIC SEALANTS ARE:

   SIKAFLEX-12-SL

   SONNEBORN BUILING PRODUCTS-SONOLASTIC SL-1

10. THE MINIMUM INTERNAL DIAMETER OF MANHOLES SHALL BE 48 INCHES. FOR SEWERS LARGER THAN 24-INCH DIAMETER. MANHOLE DIAMETERS SHALL BE INCREASED SO AS TO PROVIDE AT LEAST 12-INCHES OF SHELF ON EACH SIDE OF THE SEWER.

11. LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE TO ENV-WQ 704.17.

    (a) ALL MANHOLES SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST IN ACCORDANCE WITH THE ASTM C1244 STARNDARD IN EFFECT WHEN THE TESTING IS PERFORMED.

    (b) THE MANHOLE VACUUM TEST SHALL CONFORM TO THE FOLLOWING:

        1. THE INITIAL VACUUM GUAGE TEST PRESSURE SHALL BE 10 INCHES Hg.

        2. THE MINIMUM ACCEPTABLE TEST HOLD TIME FOR 1-INCH Hg PRESSURE DROP TO 9 INCHES SHALL BE:

           A. NOT LESS THAN 2 MINUTES FOR MANHOLES LESS THAN 10 FEET DEEP.

           B. NOT LESS THAN 2.5 MINUTES FOR MANHOLES 10 TO 15 FEET DEEP.

           C. NOT LESS THAN 3 MINUTES FOR MANHOLES MORE THAN 15 FEET DEEP.

    (c) THE MANHOLE SHALL BE REPAIRED AND RETESTED IF THE TEST HOLD TIMES FAIL TO ACHIEVE THE ACCEPTANCE LIMITS SPECIFIED IN (b) ABOVE.

    (d) INVERTS AND SHELVES SHALL NOT BE INSTALLED UNTIL AFTER SUCCESSFUL TESTING IS COMPLETE.

    (e) FOLLOWING COMPLETION OF THE LEAKAGE TEST, THE FRAME AND COVER SHALL BE PLACED ON TOP OF THE MANHOLE OR SOME OTHER MEANS USED TO PREVENT ACCIDENTAL ENTRY BY UNAUTHORIZED PERSONS, CHILDREN OR ANIMALS, UNTIL THE CONTRACTOR IS READY TO MAKE FINAL ADJUSTMENT TO GRADE.

12. BRICK MASONRY FOR SHELF, INVERT AND GRADE ADJUSTMENT SHALL COMPLY WITH ASTM C32-05, CLAY OR SHALE, FOR GRADE SS HARD BRICK.

13. MORTAR SHALL BE COMPOSED OF PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION. PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE:
    (a) 4.5 PARTS SAND AND 1.5 PARTS CEMENT; OR
    (b) 4.5 PARTS SAND, 1 PART CEMENT AND 0.5 PART HYDRATED LIME

    CEMENT SHALL BE TYPE II PORTLAND CEMENT CONFORMING TO ASTM C150-05. HYDRATED LIME SHALL BE TYPE S CONFORMING TO ASTM C207-06 "STANDARD SPECIFICATIONS FOR HYDRATED LIME FOR MASONRY PURPOSES". SAND SHALL CONSIST OF INERT NATURAL SAND CONFORMING TO ASTM C33-03 "STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES".

14. INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED OR PRECAST CONCRETE SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. AT CHANGES IN DIRECTIONS, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.

15. FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN, CLASS 30, CONFORMING TO ASTM A48/48M AND PROVIDE A 30-INCH CLEAR OPENING. 3-INCH WORD (MINIMUM HEIGHT) LETTERS "SEWER" SHALL BE PLAINLY CAST INTO THE TOP SURFACE. THE CASTING SHALL BE OF EVEN GRAINED CAST IRON, SMOOTH, AND FREE FROM SCALE, LUMPS, BLISTERS, SAND HOLES AND DEFECTS. CONTACT SURFACES OF COVERS AND FRAMES SHALL BE MACHINED AT THE FOUNDRY TO PREVENT ROCKING OF COVERS IN ANY ORIENTATION.

16. BEDDING: PRECAST BASES SHALL BE PLACED ON A 6-INCH LAYER OF COMPACTED BEDDING MATERIAL THAT CONFORMS TO ASTM C33-03 NO. 67 STONE AND FREE FROM CLAY, LOAM AND ORGANNIC MATTER. THE EXCAVATION SHALL BE PROPERLY DEWATERED WHILE PLACING BEDDING MATERIAL AND SETTING OF THE BASE OR POURING CONCRETE. WATER-STOPS SHALL BE USED AT THE HORIZONTAL JOINT OF THE CAST-IN-PLACE MANHOLES.

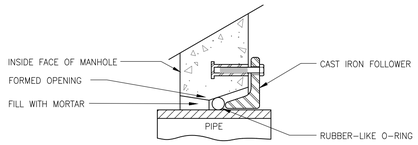
100% PASSING	1" SCREEN
90-100% PASSING	3/4" SCREEN
20-55% PASSING	3/8" SCREEN
0-10% PASSING	#4 SIEVE
0-5% PASSING	#8 SIEVE

17. FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WIbHIN THE FOLLOWING DISTANCES FROM ANY MANHOLE CONNECTION: (a) WITHIN 48 INCHES FOR REINFORCED CONCRETE PIPE (RCP). (b) WITHIN 60 INCHES FOR PVC PIPE LARGER THAN 15" DIAMETER.

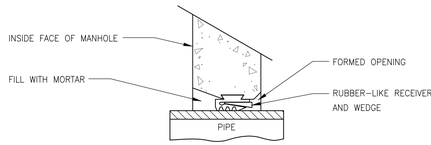
18. NO FLEXIBLE JOINT SHALL BE REQUIRED FOR DUCTILE IRON PIPE OR PVC PIPE UP THROUGH 15-INCH DIAMETER.

19. INTERNAL STEPS ARE PROHIBITED PER EXETER DPW STANDARDS.

20. REFERENCE NHDES ENV-WQ 700 IN PLACE OF ASTM STANDARDS.



RES-SEAL
(OR ACCEPTABLE SUBSTITUTE)



PRESS-WEDGE II
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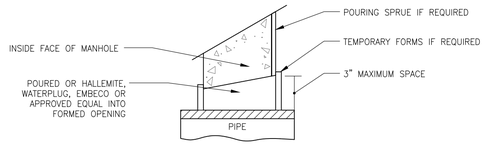
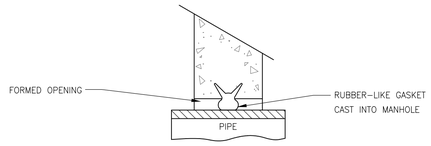
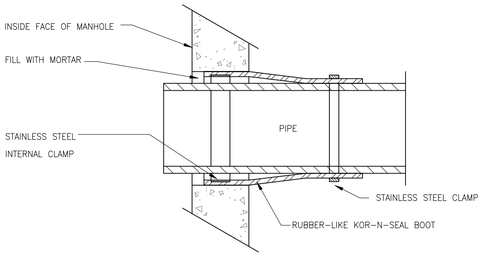


MORTARED JOINT
(OR ACCEPTABLE SUBSTITUTE)



A-LOK
(OR ACCEPTABLE SUBSTITUTE)



KOR-N-SEAL JOINT SLEEVE
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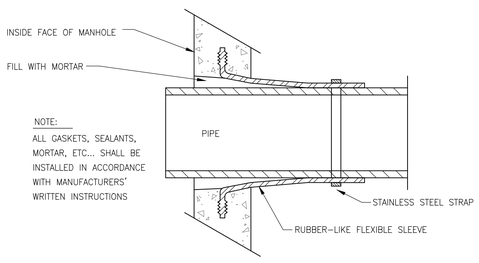
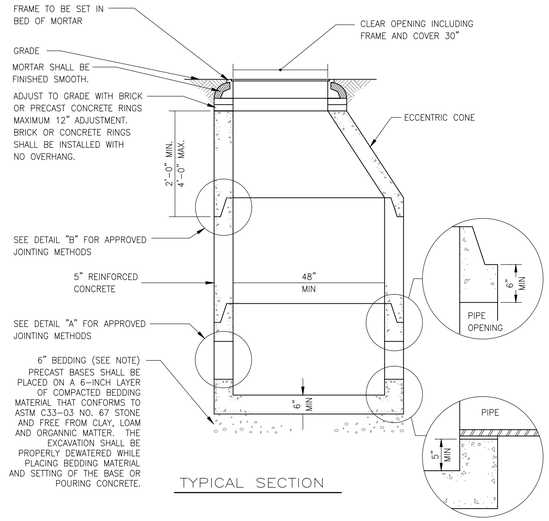


NOTE:
ALL GASKETS, SEALANTS, MORTAR, ETC... SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS

LOCK-JOINT FLEXIBLE MANHOLE SLEEVE
(OR ACCEPTABLE SUBSTITUTE)

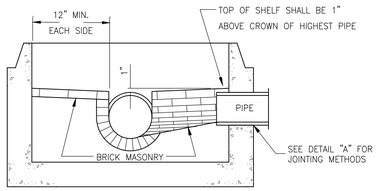
DETAIL "A" - PIPE TO MANHOLE JOINTS



TYPICAL SECTION

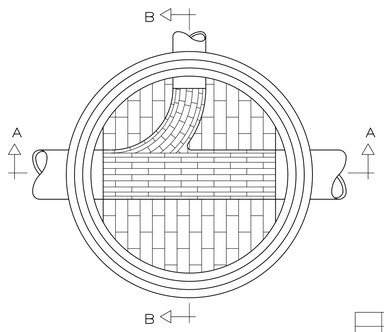
NOTES:

1. INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST.
2. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE.
3. BASE SECTION TO BE FULL WALL THICKNESS AND MONOLITHIC TO A POINT 6" ABOVE THE PIPE CROWN.
4. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.
5. NO STEPS ARE ALLOWED PER EXETER DPW STANDARDS.
6. BITUMINOUS COATING.



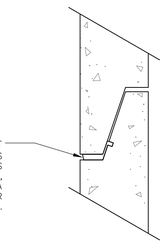
SECTION "B-B"

SECTION "A-A"



TYPICAL MANHOLE - PLAN VIEW

STANDARD MANHOLE

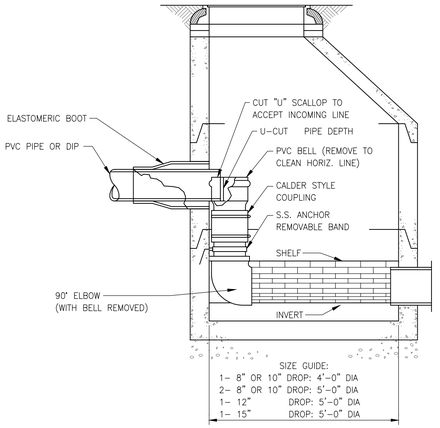


ELASTOMERIC SEALANT

NOTES:
ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

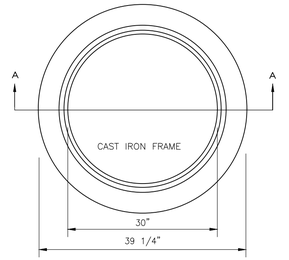
STATE OF NEW HAMPSHIRE APPROVED PRODUCTS
A) SIKAFLEX-12-SL
B) SONNEBORN BUILDING PRODUCTS SONOLASTIC SL-1

DETAIL "B" - HORIZONTAL JOINTS

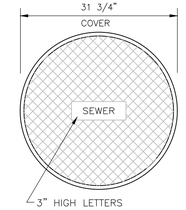


SIZE GUIDE:
1- 8" OR 10" DROP: 4'-0" DIA
2- 8" OR 10" DROP: 5'-0" DIA
1- 12" DROP: 5'-0" DIA
1- 15" DROP: 5'-0" DIA

INSIDE DROP MANHOLE

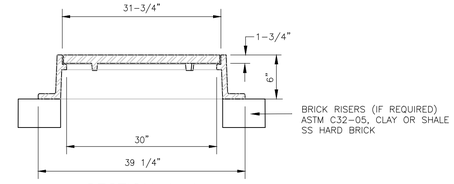


PLAN VIEW



CAST IRON COVER
MIN. WEIGHT 265 LBS.
NEENAH R-1743 OR EQUAL

COVER



SECTION A-A

MANHOLE FRAME & COVER

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

DETAILS

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

STOKEL SB & NA TRUST, PHILIP J 25% INT

PREPARED FOR

GREEN & COMPANY REAL ESTATE

1"=40' (11"X17")

SCALE: 1"=20' (22"X34") **APRIL 19, 2021**

REV.	DATE	DESCRIPTION	DR	CK

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

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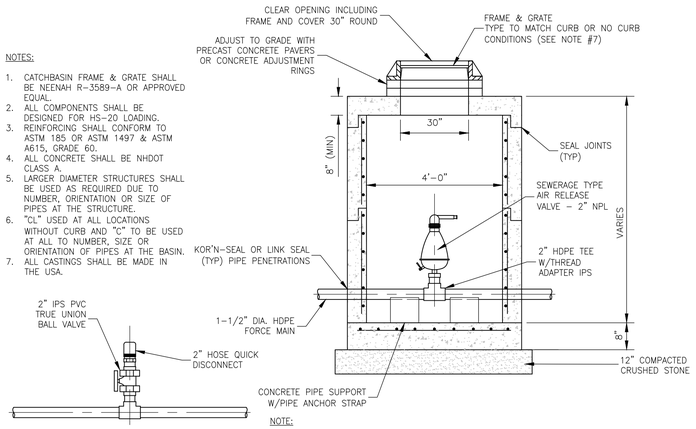
47388.11		CK	JJM	CADFILE	Sewer Details.dwg	C-81



NOTES:

1. CATCHBASIN FRAME & GRATE SHALL BE NEENAH R-3589-A OR APPROVED EQUAL.
2. ALL COMPONENTS SHALL BE DESIGNED FOR HS-20 LOADING.
3. REINFORCING SHALL CONFORM TO ASTM 185 OR ASTM 1497 & ASTM A615, GRADE 60.
4. ALL CONCRETE SHALL BE NHDOT CLASS A.
5. LARGER DIAMETER STRUCTURES SHALL BE USED AS REQUIRED DUE TO NUMBER, ORIENTATION OR SIZE OF PIPES AT THE STRUCTURE.
6. "CL" USED AT ALL LOCATIONS WITHOUT CURB AND "C" TO BE USED AT ALL TO NUMBER, SIZE OR ORIENTATION OF PIPES AT THE BASIN.
7. ALL CASTINGS SHALL BE MADE IN THE USA.

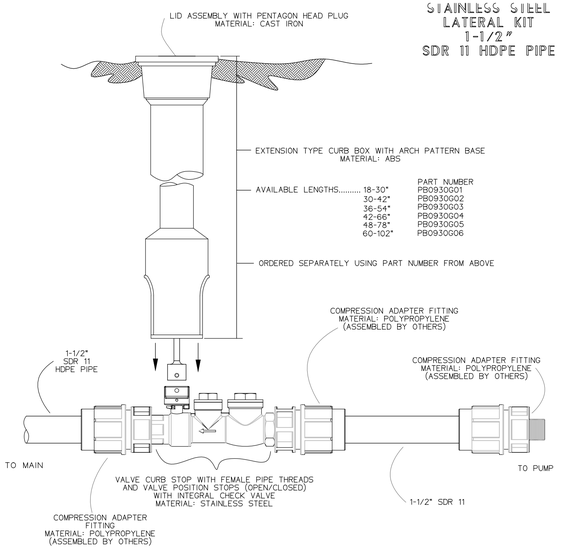
CLEANOUT

NOTE:

1. 2" TRUE UNION BALL VALVE TO BE USED IN PLACE OF 2" AIR/VACUUM VALVE FOR CLEANOUT MANHOLE.

E-ONE CLEANOUT AND AIR VACUUM DETAIL

NOT TO SCALE



STAINLESS STEEL LATERAL KIT 1-1/2" SDR 11 HDPE PIPE

NOTES:

1. SS CURB STOP/CHECK VALVE AND FITTINGS ARE PROVIDED SEPARATELY, TO BE ASSEMBLED BY OTHERS
2. TO ASSEMBLE, APPLY A DOUBLE LAYER OF TEFLON TAPE, AND A LAYER OF PIPE DOPE (SUPPLIED BY OTHERS) TO THE THREADS ON THE PLASTIC FITTINGS AND INSTALL PER THE MANUFACTURER'S INSTRUCTIONS
   *FOR SS FITTING INTO SS THREAD, USE EITHER PIPE DOPE OR TEFLON TAPE, NOT BOTH
3. ASSEMBLY IS TO BE PRESSURE TESTED (BY OTHERS)
4. ASSEMBLY IS TO BE USED WITH SDR11 HDPE PIPE
5. TO ORDER SS LATERAL KIT, USE PART NUMBER NC0193G02
6. CURB BOX IS TO BE ORDERED SEPARATELY, SEE ABOVE

KIT PARTS ARE NOT ASSEMBLED

SGS	DN	11/02/11	B	3/16
DR BY	CHK'D	DATE	ISSUE	SCALE

e/one SEWER SYSTEMS

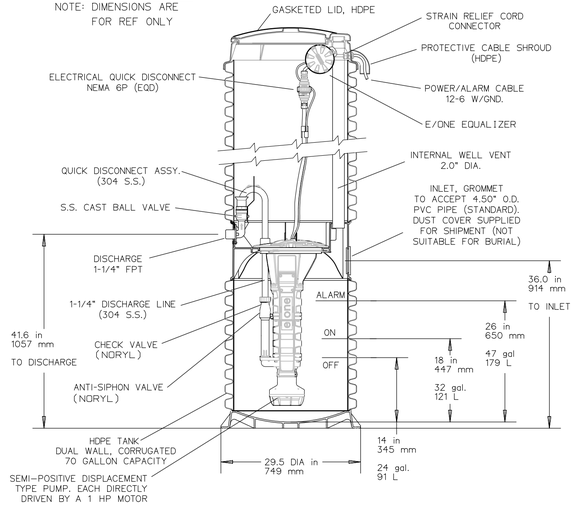
STAINLESS STEEL LATERAL KIT 1-1/2" SDR 11 HDPE PIPE

NA0330P03

OPTIONS : ☐ DH071 (HARD WIRED LEVEL CONTROLS) ☐ DR071 (WIRELESS LEVEL CONTROLS)

FIELD JOINT REQUIRED FOR MODELS DH071-129 / DR071-129 & DH071-160 / DR071-160

NOTE: DIMENSIONS ARE FOR REF ONLY



CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTION FOR DETAILS

E-ONE GRINDER PUMP

NOT TO SCALE

NOTES:

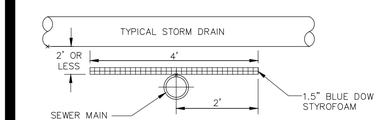
1. THE PUMP CORE CONTAINS BUILT IN CHECK AND ANTI-SIPHON VALVES. IN ADDITION, THERE IS A REDUNDANT UNILATERAL CHECK AND ISOLATION VALVE AT THE LOT LINE WITH THE STAINLESS STEEL ASSEMBLY.
2. THE STATION MONITOR CONTAINS A HIGH LEVEL ALARM. THE HIGH LEVEL ALARM IS RUN OFF A REDUNDANT RUN SWITCH THAT OVERRIDES THE RUN SWITCH IF IT SHOULD SEE A POWER FAILURE.
3. THE ALARM PANEL HAS THE OPTION TO CONNECT A PORTABLE GENERATOR WITH A 20 AMP, 240 VOLT SUPPLY. POWER TRANSFERS AUTOMATICALLY IF THE PUMP IS CALLING TO RUN.
4. THE PUMP IS RATED TO CONTINUOUS DUTY HEADS OF 185-FEET. THE SYSTEM AS DESIGNED WILL OPERATE AT 14.92 GPM AT 5.64-FEET TDH.
5. THE PUMP RATED TO 700 GPD.
6. THE TANK HAS A 70-GAL VOLUME AND ALLOWS FOR 43 GALLONS ABOVE THE "ON" LEVEL.
7. A BACKUP GENERATOR WILL BE PROVIDED THAT SHALL BE AMPLE ENOUGH TO SUPPLY POWER TO RUN THE GRINDER PUMP AND ALARM SYSTEM. THERE SHALL BE ENOUGH FUEL ON SITE TO RUN THE GENERATOR FOR A MINIMUM OF 6 HRS.
8. IN CASE OF A POWER FAILURE, A BATTERY BACKUP REMOTE SENTRY ALARM PANEL SHALL BE USED IN CONJUCTION WITH THE E-ONE PUMP SYSTEM.

AD	CH	10/20/10	D	
DR BY	CHK'D	DATE	ISSUE	SCALE

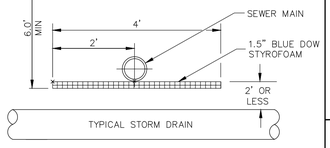
e/one SEWER SYSTEMS

MODEL DH071 / DR071 DETAIL SHEET

NA0050P02



CONDITION I



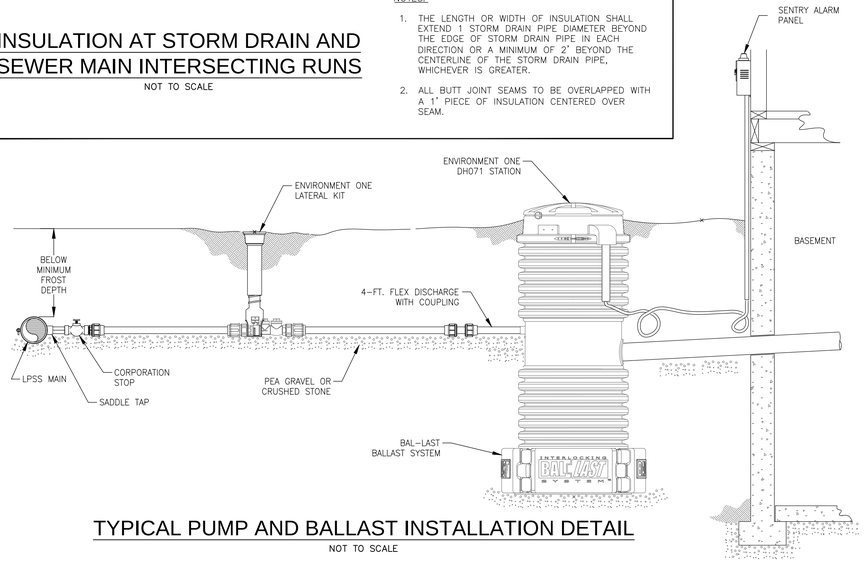
CONDITION II

NOTES:

1. THE LENGTH OR WIDTH OF INSULATION SHALL EXTEND 1 STORM DRAIN PIPE DIAMETER BEYOND THE EDGE OF STORM DRAIN PIPE IN EACH DIRECTION OR A MINIMUM OF 2' BEYOND THE CENTERLINE OF THE STORM DRAIN PIPE, WHICHEVER IS GREATER.
2. ALL BUTT JOINT SEAMS TO BE OVERLAPPED WITH A 1" PIECE OF INSULATION CENTERED OVER SEAM.

INSULATION AT STORM DRAIN AND SEWER MAIN INTERSECTING RUNS

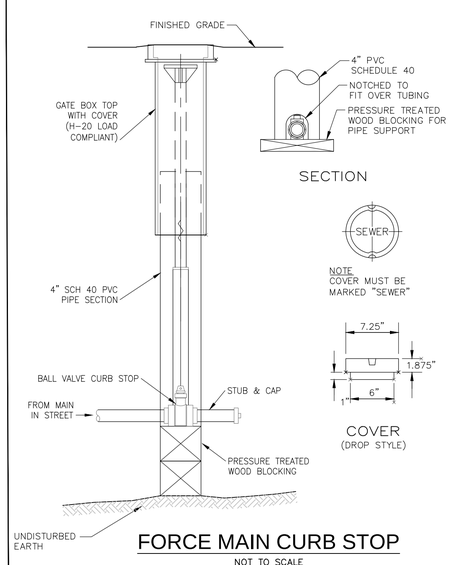
NOT TO SCALE



TYPICAL PUMP AND BALLAST INSTALLATION DETAIL

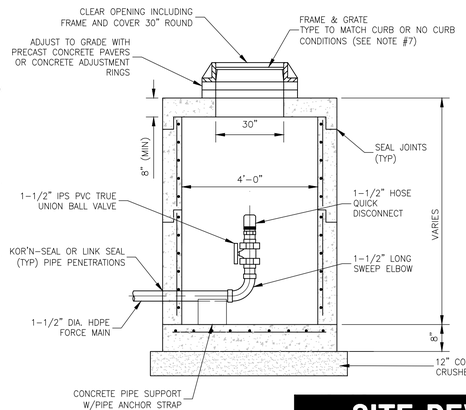
NOT TO SCALE

BAL-LAST 114C



FORCE MAIN CURB STOP

NOT TO SCALE



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7. ALL CASTINGS SHALL BE MADE IN THE USA.
8. INSTALL PIPE SUPPORTS ON THE SWEEP ELBOW.
9. ALL PIPE FITTINGS ARE TO BE RESTRAINED JOINT STYLE.
   A. HDPE TO BE FUSION, ELECTROFUSION OR MECHANICAL JOINT.
   B. PVC WOULD BE SOLVENT GLUE,
   C. ALL JOINTS TO BE THREADED AND PRESSURE RATED TO 200 PSI

E-ONE TERMINAL FLUSHING MANHOLE

NOT TO SCALE

PRESSURE SEWER TESTING NOTES

1. FORCE MAINS AND PRESSURE SEWERS SHALL BE TESTED IN ACCORDANCE WITH SECTION 5 OF THE AWWA C600, "INSTALLATION OF CAST IRON WATER MAINS AND THEIR APPURTENANCES" STANDARD IN EFFECT WHEN THE TEST IS CONDUCTED, AVAILABLE AS NOTED IN APPENDIX D, AT A PRESSURE EQUAL TO THE GREATER OF 150 PERCENT OF THE DESIGN OPERATING TOTAL DYNAMIC HEAD OR AT LEAST 100 PSI.

SITE DEVELOPMENT PLANS

TAX MAP 242 LOT 4

DETAILS

PEVERLY HILL ROAD CONDOMINIUMS

83 PEVERLY HILL ROAD, PORTSMOUTH, NH

OWNED BY

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1"=40' (11"X17")

SCALE: 1"=20' (22"X34")

APRIL 19, 2021

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