



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

28 January 2019

Dexter Legg, Chair
City of Portsmouth Planning Board
1 Junkins Avenue
Portsmouth, NH 03801

**Re: City of Portsmouth Application for Conditional Use Permit
Tax Map 207, Lot 11
50 Pleasant Point Drive
Portsmouth, New Hampshire**

Dear Mr. Legg:

This letter transmits a City of Portsmouth Conditional Use Permit Application request to permit a total of 1,737 square feet of disturbance within the 100' City of Portsmouth Wetland Buffer for improvements on the residential lot including construction of an attached garage, construction of a breezeway, remodel of the existing home, relocation of the driveway utilizing porous pavement, an addition onto the existing deck, and associated landscaping. The project also includes a stone drip apron around the proposed garage and breezeway, a porous pavement driveway, and a buffer planting area for stormwater management.

The property currently contains a single family residential structure, and a paved driveway.

Attached to this application please find an Inspection & Maintenance Plan for the proposed stormwater structures, a photo log, architectural plans, a Buffer Planting Exhibit, a NH DES Impact Exhibit, and a plan set depicting existing and proposed conditions.

According to the City of Portsmouth Zoning Ordinance, *Article 10.1017.50 Criteria for Approval*, the proposal shall comply with the following criteria:

1. The land is reasonably suited to the use, activity or alteration.

The proposal is to construct improvements on the residential lot including construction of an attached garage, construction of a breezeway, remodel of the existing home, relocation of the driveway utilizing porous pavement, an addition onto the existing deck, and associated landscaping. The project also includes a stone drip apron around the proposed garage and breezeway, and a buffer planting area for stormwater management. The existing home is located entirely within the 100' City of Portsmouth Wetland Buffer, however, the entire proposed garage has been located outside of the wetland buffer, and a portion of the breezeway is also located outside of the buffer. Given the configuration of the lot, and the adjacent wetland resource, the proposed project also relocates the driveway entirely outside of the wetland buffer. The project decreases the impervious surface within the wetland buffer from 26.6% to 23.2%, and also decreases the impervious surface on the lot from 19.6% to 18.7%. The areas where new structures are proposed consist of maintained lawn, and also avoid a large ledge outcrop on the lot. Given that similar structures already exist on the lot, and the proposed garage, breezeway and relocated

driveway will be located outside of the wetland buffer, the land is reasonably suited to the use, activity, or alteration.

2. There is no alternative location outside of the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.

The proposal greatly utilizes areas outside of 100' City of Portsmouth Wetland Buffer for the garage, breezeway, and relocated driveway. The other improvements, located within the wetland buffer, include replacement of the existing patio surfaces with peastone, an addition onto the existing deck, and a remodel of the existing home in the current footprint, are activities or alterations proposed to structures that currently exist on the lot. There is no location entirely outside the buffer area that is feasible for the patios and the deck.

3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.

The proposal will not impact the existing wetland resource located adjacent to the site and its current functions and values. The proposed stone drip apron, the porous pavement driveway, and the buffer planting area will provide stormwater treatment and infiltration on site, a function that does not currently exist. The project also decreases the impervious surface within the 100' City of Portsmouth Wetland Buffer. Given the reduction of impervious surface coverage, the addition of stormwater structures that do not exist under current conditions, it is our belief that the above project will improve water quality entering the Piscataqua River/Sagamore Creek, and therefore have no adverse impact on the wetland functional values and the surrounding properties.

4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.

The proposal locates the proposed garage, a portion of the breezeway, and porous pavement driveway outside of the wetland buffer. The areas within the 100' City of Portsmouth Wetland Buffer that are proposed to be impacted would be characterized as existing structures (patios/walkways) or maintained lawn. The project does not propose to alter any natural vegetative state or managed woodland. The NH DES Impact Exhibit details areas that exist as Natural Woodland (some areas outside of the 100' City of Portsmouth Wetland Buffer), and these areas will remain unaltered, per NH DES rules.

5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Section.

The project represents the alternative with the least adverse impacts to areas and environments while allowing reasonable use of the property. The proposal includes locating the proposed garage, a portion of the breezeway, and the porous pavement driveway outside of the wetland buffer. The proposal allows for remodeling of the home within the existing footprint. The only grading on the lot is to accompany a slight pitch to the proposed driveway.

The project decreases the amount of impervious surface in the wetland buffer, and also includes stormwater structures that will provide treatment of stormwater in the post-construction condition, a function that does not currently exist, resulting in the least impacting alternative while allowing reasonable use of the property.

6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.

The project proposes no alterations within the vegetated buffer strip, however, the proposed buffer planting area provides a planting schedule consisting of native species that will provide an improved vegetated buffer strip directly adjacent to the tidal resource area. This buffer planting area will provide excellent stabilization and coverage for the underlying soils, eliminating the potential for erosion. The buffer planting area will not be mowed to provide maximum function, and fertilizers will also not be used in the area.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'S. Riker', is written over a circular stamp or mark.

Steven D. Riker
NH Certified Wetland Scientist/Environmental Permitting Specialist
Ambit Engineering, Inc.

Cc: Craig & Diane Alie-Applicants

12 December, 2018

To Whom It May Concern

RE: New Hampshire Department of Environmental Services Applications and City of Portsmouth Conditional Use Permit Application for residential site re-development for Craig & Diane Alie, 50 Pleasant Point Drive, Portsmouth, NH.

This letter is to inform the New Hampshire Department of Environmental Services and the City of Portsmouth, in accordance with State Law that Ambit Engineering is authorized to represent me as my agent in the approval process.

Please feel free to call me if there is any question regarding this authorization.

Sincerely,

Handwritten signature of Craig & Diane Alie in cursive script.

Craig & Diane Alie
142 Longfellow Road
Sudbury, MA 01776

**STORMWATER MANAGEMENT
INSPECTION & MAINTENANCE PLAN**
FOR
Craig & Diane Alie
PROPERTY LOCATED AT
50 Pleasant Point Drive, Portsmouth, NH
January 15, 2019

Introduction

The intent of this plan is to provide Craig & Diane Alie, owners of property located at 50 Pleasant Point Drive, Portsmouth, NH, with a list of procedures that cover the inspection and maintenance requirements of the stormwater management system for the proposed construction at the site.

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

Stormwater Management System Components

The Stormwater Management System design components are Stone Drip Aprons, Porous Pavement, and Buffer Planting Areas.

The proposed construction includes improvements to existing home within the existing footprint, construction of an attached garage, construction of a breezeway, and relocation of the existing asphalt driveway with a porous pavement driveway. Since a portion of the construction is within the City of Portsmouth's 100 foot wetland buffer, the proposed stormwater structures will provide treatment for the proposed improvements under this application.

The Stone Drip Aprons will capture runoff from the proposed garage and breezeway, the Porous Pavement Driveway will capture runoff and provide percolation into the soil, and the Buffer Planting Area will serve as a natural vegetative filtration component that will improve stormwater quality leaving the site and entering the adjacent wetland resource.

Inspection & Maintenance Checklist/Log

The following pages contain maintenance specifications, a Stormwater Management System Inspection & Maintenance Checklist, and a blank copy of the Stormwater Management System Inspection & Maintenance Log. The forms are provided to Craig & Diane Alie, and should be transferred to future homeowners and will serve as a guideline for performing the inspection and maintenance of the Stormwater Management System. This is a guideline and should be periodically reviewed for conformance with current practice and standards.

Stone Drip Apron Design

The intent of the stone drip edge is to provide for storage and percolation of roof runoff from the proposed garage and breezeway. Stone Drip Aprons are meant to provide a porous medium (stone, 6" depth) that can withstand water velocity from the roof above, eliminating erosion at the point of contact. The base (24"-36" depth) of the drip edge is backfilled with coarse sand or gravel which allows the stormwater to quickly infiltrate into the ground where it is stored and slowly percolated into the surrounding subsoil. Stone Drip Aprons typically extend 2 feet from the edge of the building foundation to effectively capture runoff from the roof edge above.

Stone Drip Apron Maintenance

In order to keep the Stone Drip Aprons functioning properly, it is important to keep the filter surface porous and unplugged by debris.

Remove any debris that may clog the stone surface.

After leaf fall (i.e. in November), remove large accumulations of leaves. It is not necessary to remove every leaf but at the same time it is not desirable to have the stone surface completely covered with leaves to the point of plugging the stone surface.

Replace the stone surface with new stone as needed.

Porous Pavement Design

The intent of the porous pavement is to provide for storage and percolation of the stormwater that falls upon the driveway surface. The base (gravel, 15" depth) allows the stormwater to move through the pavement section where it is stored as it percolates into the surrounding subsoil.

Porous Pavement Maintenance

In order to keep the pervious pavers functioning properly, it is important to keep the surface porous and unplugged by debris. After acceptance of the pervious pavers, perform the following inspections on a semi-annual basis:

Monitor for excessive or concentrated accumulations of debris, or excessive erosion. Remove debris as required.

Vacuum the surface once annually. This will remove organic buildup within the void space and restore/maintain permeability.

Repair any damages to original condition.

Buffer Planting Area Design

The intent of the buffer planting area is to provide a vegetative matrix that will aid in the filtering of nutrients, sediments, and toxicants before they enter an adjacent wetland resource. Root structures of the native plants not only provide excellent stabilization for the surrounding soils, but also provide a natural filtration mechanism for stormwater as it passes through the buffer planting area. The buffer planting area will be planted with native shrubs, herbs, and also includes an invasive species removal component.

Buffer Planting Area Maintenance

Planting and landscaping (shrubs, herbs) shall be monitored bi-monthly during the first year to insure viability and vigorous growth. Replace dead or dying vegetation with new stock and make adjustments to the conditions that caused the dead or dying vegetation. Make the necessary adjustments to ensure long-term health of the vegetated covers, i.e. provide more permanent mulch or compost or other means of protection. Also monitor the buffer planting area for signs of invasive species growth. If caught early enough, their eradication is much easier. The most likely places where invasions start are in wetter, disturbed soils. Species such as phragmites and purple loose-strife are common invaders in the wetter areas. Young shoots of invasive species can physically be pulled by hand as a method of control. The buffer planting area should be inspected monthly during the growing season for the presence of invasive species. The buffer planting area should not be mowed and allowed to grow naturally, increasing its function.

Invasive Species

Monitor the Buffer Planting Area and any other associated site grading for signs of invasive species growth. If caught early enough, their eradication is much easier. The most likely places where invasions start are in wetter, disturbed soils. Species such as phragmites and purple loose-strife are common invaders in the wetter areas. Young shoots of invasive species can physically be pulled by hand as a method of control. The vegetated swale and rain garden should be inspected monthly during the growing season for the presence of invasive species.

Stormwater Management System
Jon & Joan Dickinson

Inspection & Maintenance Checklist

BMP/System Component	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance/Cleanout Threshold
Stone Drip Aprons	Twice Yearly	Remove leaves / debris from surface	Clean and/or replace stone as needed
Buffer Planting Area	Routinely after heavy rain	Inspect for damage and erosion	Replace top soil and seed as needed
Buffer Planting Area	Bi-Monthly during first growing season (Apr-Oct)	Inspect for viability and growth	Replace dead or dying plants with new stock. Make adjustments to conditions to promote plant growth
Buffer Planting Area	Monthly during growing season (Apr-Oct)	Inspect for invasive species	Pull young shoots by hand and dispose in household trash bags
Porous Pavement	Semi-Annual	Inspect for debris or sediment accumulation Inspect for damage to original condition	Vacuum once a year Repair surface as needed

Stormwater Management System

Jon & Joan Dickinson

BMP/System Component	Date Inspected	Inspector	Cleaning/Repair Needed <i>(List Items/Comments)</i>	Date of Cleaning/Repair	Performed By



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

28 January 2019

Wetland Inspector
New Hampshire Department of Environmental Services
Wetlands Bureau
29 Hazen Drive / P.O. Box 95
Concord, New Hampshire 03302

**Re: NHDES Minimum Impact Expedited Wetland Application
Tax Map 207, Lot 11
50 Pleasant Point Drive
Portsmouth, New Hampshire**

Dear Wetland Inspector:

This letter transmits a New Hampshire Department of Environmental Services (NHDES) Minimum Impact Expedited Wetland Application request to permit 1,096 sq. ft. of temporary impact, and 641 sq. ft. of permanent impact for construction of an attached garage, construction of a breezeway, remodel of the existing home, relocation of the driveway utilizing porous pavement, an addition onto the existing deck, and associated landscaping. The project also includes a stone drip apron around the proposed garage and breezeway, a porous pavement driveway, and a buffer planting area for stormwater management.

The project also includes a stone drip apron around the proposed attached garage/breezeway and a buffer planting area for stormwater management within the 50' Waterfront Buffer, where under existing conditions, no natural vegetation or groundcover exists.

The project design incorporates numerous components to perform the improvements on the lot. The existing house will undergo various improvements within the existing footprint. The existing wood deck will be expanded and a new set of stairs will be added. The proposed attached garage is located entirely outside of the 100' previously developed Tidal Buffer Zone, and only a portion of the proposed breezeway is located within the 100' previously developed Tidal Buffer Zone. The project also relocates the driveway entirely outside of the 100' previously developed Tidal Buffer Zone. The result is a decrease in impervious surface on the lot from 19.6% to 18.7% and a reduction in impervious surface within the 100' previously developed Tidal Buffer Zone from 26.6% to 23.2%.

The areas where new structures are proposed consist of either existing structures or maintained lawn, and there is no disturbance of any existing unaltered areas within the Natural Woodland Buffer or natural vegetation within the 50' Waterfront Buffer. The project does require the removal of one (1) Norway maple, and two (2) cedar trees to achieve construction goals.

The project represents the least impacting alternative while allowing reasonable use of the property. Due to the configuration of the lot, applicable side yard and front yard setbacks, there does not exist an area to propose the site improvements while entirely avoiding the 100' Tidal Buffer Zone. As a result, there is no location entirely outside the buffer area that is feasible for the proposed activity. The proposed project relocates the driveway (constructed of porous pavement) and the garage to a location entirely outside the 100' previously developed Tidal Buffer Zone.

Attached to this application you will find a plan set which depicts the existing lot, jurisdictional areas, abutting parcels, existing structures, proposed structures, and temporary impact areas.

In order to complete the application package for this project, the DES Wetlands Bureau rules in Chapter Env-Wt 300 have been thoroughly reviewed, specifically Env-Wt 302.04 (b) and Env-Wt 302.04(c). Items listed in rule Env-Wt 302.04 (b) are addressed below.

1. Type of wetlands impacted;

The project proposes no wetland impacts. The impacts are to the previously developed 100' Tidal Buffer Zone. The wetlands located adjacent to the property are part of a larger tidal wetland system (Sagamore Creek/Piscataqua River). The tidal wetlands associated with the site are classified as an estuarine intertidal emergent persistent wetland system that is irregularly flooded by the tides (E2EM1P).

2. The surface area of the wetlands that will be impacted;

The project proposes no wetland impacts. The impacts are to the previously developed 100' Tidal Buffer Zone.

3. The relationship of the proposed wetlands to be impacted relative to nearby wetlands and surface waters;

The project proposes no wetland impacts. The impacts are to the previously developed 100' Tidal Buffer Zone. The wetlands located adjacent to the property are part of a larger tidal wetland system.

4. The impact to abutting owners pursuant to RSA 482-A:11, II;

There are no impacts to the abutters interests.

5. Lack of alternatives with lesser wetlands and surface water impacts.

The project proposes no wetland impacts or surface water impacts. The impacts are to the previously developed 100' Tidal Buffer Zone.

Items listed in rule Env-Wt 302.04 (c) are addressed below.

1. The extent to which a project impacts beach or tidal flat sediment replenishment and movement of sediments along a shore;

The project proposes no impact to a beach or tidal flat. There will be no impacts to sediment replenishment or the movement of sediments along a shore.

2. The impact on a tidal wetlands ability to dissipate wave energy and storm surge;

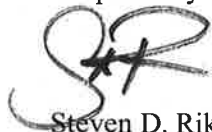
There will be no impacts to the tidal wetland that exists on site which functions to dissipate wave energy and/or storm surge.

3. The impact of project runoff on salinity levels in tidal environments.

The project will have no impact on the lots ability to contain stormwater or runoff and provide treatment before it enters adjacent resource areas.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,



Steven D. Riker, CWS
NH Certified Wetland Scientist/Permitting Specialist
Ambit Engineering, Inc.

12 December, 2018

To Whom It May Concern

RE: New Hampshire Department of Environmental Services Applications and City of Portsmouth Conditional Use Permit Application for residential site re-development for Craig & Diane Alie, 50 Pleasant Point Drive, Portsmouth, NH.

This letter is to inform the New Hampshire Department of Environmental Services and the City of Portsmouth, in accordance with State Law that Ambit Engineering is authorized to represent me as my agent in the approval process.

Please feel free to call me if there is any question regarding this authorization.

Sincerely,

Handwritten signature of Craig & Diane Alie in cursive script.

Craig & Diane Alie
142 Longfellow Road
Sudbury, MA 01776



WETLANDS PERMIT APPLICATION

Water Division/ Wetlands Bureau Land Resources Management



Check the status of your application: www.des.nh.gov/onestop

RSA/Rule: [RSA 482-A/ Env-Wt 100-900](#)

<i>Administrative Use Only</i>	<i>Administrative Use Only</i>	<i>Administrative Use Only</i>	File No.:
			Check No.:
			Amount:
			Initials:

1. REVIEW TIME: Indicate your Review Time below. To determine review time, refer to [Guidance Document A](#) for instructions.

Standard Review (Minimum, Minor or Major Impact)
 Expedited Review (Minimum Impact only)

2. MITIGATION REQUIREMENT:

If mitigation is required a Mitigation-Pre Application meeting must occur prior to submitting this Wetlands Permit Application. To determine if Mitigation is Required, please refer to the [Determine if Mitigation is Required Frequently Asked Question](#).

Mitigation Pre-Application Meeting Date: Month: ___ Day: ___ Year: ____

N/A - Mitigation is not required

3. PROJECT LOCATION:

Separate wetland permit applications must be submitted for each municipality that wetland impacts occur within.

ADDRESS: 50 Pleasant Point Drive		TOWN/CITY: Portsmouth	
TAX MAP: 207	BLOCK:	LOT: 11	UNIT:
USGS TOPO MAP WATERBODY NAME: Piscataqua River	<input type="checkbox"/> NA	STREAM WATERSHED SIZE:	<input checked="" type="checkbox"/> NA
LOCATION COORDINATES (If known): X:1,230,837.8729 Y:208,815.6124	<input type="checkbox"/> Latitude/Longitude <input type="checkbox"/> UTM <input checked="" type="checkbox"/> State Plane		

4. PROJECT DESCRIPTION:

Provide a brief description of the project outlining the scope of work. Attach additional sheets as needed to provide a detailed explanation of your project. DO NOT reply "See Attached" in the space provided below.

The project proposes 1,096 sq. ft. of temporary impact, and 641 sq. ft. of permanent impact for construction of an attached garage, re-location of the existing driveway, addition onto the existing deck and associated landscaping.

5. SHORELINE FRONTAGE:

NA This does not have shoreline frontage. SHORELINE FRONTAGE: **62 feet**

Shoreline frontage is calculated by determining the average of the distances of the actual natural navigable shoreline frontage and a straight line drawn between the property lines, both of which are measured at the normal high water line.

6. RELATED NHDES LAND RESOURCES MANAGEMENT PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT:

Please indicate if any of the following permit applications are required and, if required, the status of the application. To determine if other Land Resources Management Permits are required, refer to the [Land Resources Management Web Page](#).

Permit Type	Permit Required	File Number	Permit Application Status
Alteration of Terrain Permit Per RSA 485-A:17	<input type="checkbox"/> YES <input type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Individual Sewerage Disposal per RSA 485-A:2	<input type="checkbox"/> YES <input type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Subdivision Approval Per RSA 485-A	<input type="checkbox"/> YES <input type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Shoreland Permit Per RSA 483-B	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input checked="" type="checkbox"/> PENDING <input type="checkbox"/> DENIED

7. NATURAL HERITAGE BUREAU & DESIGNATED RIVERS:

See the Instructions & Required Attachments document for instructions to complete a & b below.

a. Natural Heritage Bureau File ID: NHB **18** ___ - **2940** ___.

b. [Designated River](#) the project is in ¼ miles of: _____; and
 date a copy of the application was sent to the [Local River Management Advisory Committee](#): Month: ___ Day: ___ Year: ____

N/A

8. APPLICANT INFORMATION (Desired permit holder)

LAST NAME, FIRST NAME, M.I.: Alie, Craig & Diane			
TRUST / COMPANY NAME:		MAILING ADDRESS: 142 Longfellow Road	
TOWN/CITY: Sudbury		STATE: MA	ZIP CODE: 01776
EMAIL or FAX: craig.alie@computershare.com		PHONE: 781-856-2991	
ELECTRONIC COMMUNICATION: By initialing here: _____, I hereby authorize NHDES to communicate all matters relative to this application electronically.			

9. PROPERTY OWNER INFORMATION (If different than applicant)

LAST NAME, FIRST NAME, M.I.:			
TRUST / COMPANY NAME: Vaughn Family Revocable Trust		MAILING ADDRESS: 50 Pleasant Point Drive	
TOWN/CITY: Portsmouth		STATE: NH	ZIP CODE: 03801
EMAIL or FAX:		PHONE:	
ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize NHDES to communicate all matters relative to this application electronically.			

10. AUTHORIZED AGENT INFORMATION

LAST NAME, FIRST NAME, M.I.: Riker, Steven, D.		COMPANY NAME: Ambit Engineering, Inc.	
MAILING ADDRESS: 200 Griffin Road, Unit 3			
TOWN/CITY: Portsmouth		STATE: NH	ZIP CODE: 03801
EMAIL or FAX: sdr@ambitengineering.com		PHONE: 603-430-9282	
ELECTRONIC COMMUNICATION: By initialing here <u>SR</u> , I hereby authorize NHDES to communicate all matters relative to this application electronically.			

11. PROPERTY OWNER SIGNATURE:

See the Instructions & Required Attachments document for clarification of the below statements

By signing the application, I am certifying that:

- I authorize the applicant and/or agent indicated on this form to act in my behalf in the processing of this application, and to furnish upon request, supplemental information in support of this permit application.
- I have reviewed and submitted information & attachments outlined in the Instructions and Required Attachment document.
- All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900.
- I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type.
- I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.
- Any structure that I am proposing to repair/replace was either previously permitted by the Wetlands Bureau or would be considered grandfathered per Env-Wt 101.47.
- I have submitted a Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) to the NH State Historic Preservation Officer (SHPO) at the NH Division of Historical Resources to identify the presence of historical/ archeological resources while coordinating with the lead federal agency for NHPA 106 compliance.
- I authorize NHDES and the municipal conservation commission to inspect the site of the proposed project.
- I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate.
- I understand that the willful submission of falsified or misrepresented information to the New Hampshire Department of Environmental Services is a criminal act, which may result in legal action.
- I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining.
- The mailing addresses I have provided are up to date and appropriate for receipt of NHDES correspondence. NHDES will not forward returned mail.

	Agent-See Authorization	Steven D. Riker	1 / 28 / 2019
Property Owner Signature		Print name legibly	Date

MUNICIPAL SIGNATURES

12. CONSERVATION COMMISSION SIGNATURE

The signature below certifies that the municipal conservation commission has reviewed this application, and:

1. Waives its right to intervene per RSA 482-A:11;
2. Believes that the application and submitted plans accurately represent the proposed project; and
3. Has no objection to permitting the proposed work.

	Print name legibly	Date
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DIRECTIONS FOR CONSERVATION COMMISSION

1. Expedited review ONLY requires that the conservation commission's signature is obtained in the space above.
2. Expedited review requires the Conservation Commission signature be obtained **prior** to the submittal of the original application to the Town/City Clerk for signature.
3. The Conservation Commission may refuse to sign. If the Conservation Commission does not sign this statement for any reason, the application is not eligible for expedited review and the application will be reviewed in the standard review time frame.

13. TOWN / CITY CLERK SIGNATURE

As required by Chapter 482-A:3 (amended 2014), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

	Print name legibly	Town/City	Date
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DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3,I

1. For applications where "Expedited Review" is checked on page 1, if the Conservation Commission signature is not present, NHDES will accept the permit application, but it will NOT receive the expedited review time.
2. IMMEDIATELY sign the original application form and four copies in the signature space provided above;
3. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
4. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board; and
5. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

1. Submit the single, original permit application form bearing the signature of the Town/ City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery.

14. IMPACT AREA:

For each jurisdictional area that will be/has been impacted, provide square feet and, if applicable, linear feet of impact

Permanent: impacts that will remain after the project is complete.

Temporary: impacts not intended to remain (and will be restored to pre-construction conditions) after the project is complete.

JURISDICTIONAL AREA	PERMANENT Sq. Ft. / Lin. Ft.	TEMPORARY Sq. Ft. / Lin. Ft.
Forested wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Scrub-shrub wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Emergent wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Wet meadow	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Intermittent stream	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Perennial Stream / River	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Lake / Pond	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Bank - Intermittent stream	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Bank - Perennial stream / River	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Bank - Lake / Pond	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Tidal water	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Salt marsh	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Sand dune	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Prime wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Prime wetland buffer	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Undeveloped Tidal Buffer Zone (TBZ)	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Previously-developed upland in TBZ	641 <input type="checkbox"/> ATF	1,096 <input type="checkbox"/> ATF
Docking - Lake / Pond	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Docking - River	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Docking - Tidal Water	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Vernal Pool	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
TOTAL	641 /	1,096 /

15. APPLICATION FEE: See the Instructions & Required Attachments document for further instruction

Minimum Impact Fee: Flat fee of \$ 200

Minor or Major Impact Fee: Calculate using the below table below

Permanent and Temporary (non-docking) _____ sq. ft. X \$0.20 = \$ _____

Temporary (seasonal) docking structure: _____ sq. ft. X \$1.00 = \$ _____

Permanent docking structure: _____ sq. ft. X \$2.00 = \$ _____

Projects proposing shoreline structures (including docks) add \$200 = \$ _____

Total = **\$ 200.00**

The Application Fee is the above calculated Total or \$200, whichever is greater = \$ _____

lrn@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

Stormwater Management Requirements

The Impervious Area Thresholds	
<input type="checkbox"/>	A net <i>decrease</i> in impervious area is proposed (If Calculation E is less than Calculation D).
<input checked="" type="checkbox"/>	The percentage of post-construction impervious area (Calculation E) is less than or equal to 20%. This project does not require a stormwater management plan and does not require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.
<input type="checkbox"/>	A net increase in impervious area is proposed and the percentage of post-construction impervious area (Calculation E) is greater than 20%, but less than 30%. This project requires a stormwater management but, does not require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score. <i>See details on the Checklist of Required Items on page 6</i>
<input type="checkbox"/>	A net increase in impervious area is proposed and the percentage of post-construction impervious area (Calculation E) is greater than 30%. This project requires a stormwater management plan designed and certified by a professional engineer and requires plans demonstrating that each waterfront buffer grid segment meets at least the minimum required tree and sapling point score. <i>See details on the Checklist of Required Items on page 6</i>

Natural Woodland Area Requirement

DETERMINING THE AREA TO REMAIN AS NATURAL WOODLAND	
Total area of the lot between 50 feet and 150 feet of the reference line within which the vegetation currently exists as natural woodland ³ (see definition below).	(F) <u>3,268 sq.ft.</u>
Total area of the lot between 50 feet and 150 feet from the reference line .	(G) <u>12,052 sq. ft.</u>
At least 25% of area (G) must remain in as natural woodland. [.25 x G]	(H) <u>3,013 sq. ft.</u>
Place the lesser of area (F) and calculation (H) on this line. In order to remain compliant with the natural woodland area requirement , this is the minimum area that must remain as natural woodland between 50 feet and 150 feet from the reference line . This area must be represented on all plans and this area, exclusive of existing lawn, must remain in an unaltered state ⁴ .	(I) <u>3,013 sq. ft.</u>
Name of person who prepared this worksheet: <u>Steven D. Riker, CWS</u>	
Name and date of the plan this worksheet is based upon: <u>Impact Exhibit 1/15/19</u>	
SIGNATURE:	DATE: <u>1/29/19</u>

³ **“Natural Woodland”** means a forested area consisting of various species of trees, saplings, shrubs and ground covers in any combination and at any stage of growth.

⁴ **“Unaltered State”** means native vegetation allowed to grow without cutting, limbing, trimming, pruning, mowing, or other similar activities except as needed for renewal or to maintain or improve plant health.

Map by NH GRANIT



Legend

- State
- County
- City/Town

Map Scale

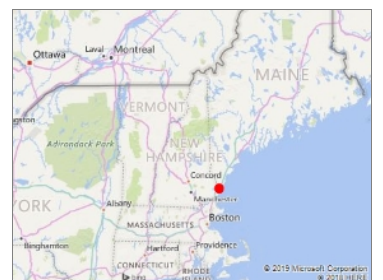
1: 12,988

© NH GRANIT, www.granit.unh.edu

Map Generated: 1/15/2019



Notes





Property Information

Property ID 0207-0011-0000
Location 50 PLEASANT POINT DR
Owner VAUGHN FAMILY REVO TRUST



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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

Parcels updated 01/04/2018
Properties updated 08/24/2018

ABUTTER'S LIST

JN 2942.01

Client: Maggie Goodlander

Project Address: 50 Pleasant Point Drive, Portsmouth, NH.

MAP	LOT	NAME(S)	PO BOX	STREET ADDRESS	CITY/STATE/ZIP
207	10	Straus-Bowers and Bowers Family Trust Brian L. Bowers & Elise Straus Bowers Trustees		23 Old Stage Road	Woolwich, ME 04579
207	12	James M. McSharry Rev. Trust James. M. McSharry Trustee		58 Pleasant Point Drive	Portsmouth, NH 03801



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

28 January, 2019

Straus-Bowers and Bowers Family Trust
Brian L. Bowers & Elise Straus Bowers Trustees
23 Old Stage Road
Woolwich, ME 04579

RE: New Hampshire Wetland & Shoreland Application for site improvements for Craig & Diane Alie, 50 Pleasant Point Drive, Portsmouth, NH.

Dear Property Owner,

Under NH RSA 482-A & RSA 483-B, this letter is to inform you in accordance with State Law that a Wetlands and Shoreland Permit will be filed with the New Hampshire Department of Environmental Services (DES) Wetlands Bureau for a permit to **impact the previously developed 100' Tidal Buffer Zone and the 250' Protected Shoreland for site improvements**, on behalf of **Craig & Diane Alie**.

This letter is sent to inform you as an abutter to the above-referenced property (according to local Municipal records) that **Craig & Diane Alie** proposes a project that requires construction in the previously developed 100' tidal buffer zone, and the 250' Protected Shoreland.

Plans are on file at this office, and once the application is filed, plans that show the proposed project and jurisdictional impacts will be available for viewing during normal business hours at the office of the **Portsmouth** clerk, **Portsmouth City offices**, or once received by DES, at the offices of the DES Wetlands Bureau, (8 a.m. to 4 p.m.) (603) 271-2147. It is suggested that you call ahead to the appropriate office to ensure the application is available for review.

Please feel free to call if you have any questions or comments.

Sincerely,

Steven D. Riker
NH Certified Wetland Scientist/Permitting Specialist

CERTIFIED MAIL/Return Receipt Requested



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

28 January, 2019

James M. McSharry Rev. Trust
James M. McSharry, Trustee
58 Pleasant Point Drive
Portsmouth, NH 03801

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Sincerely,

Steven D. Riker
NH Certified Wetland Scientist/Permitting Specialist

CERTIFIED MAIL/Return Receipt Requested

701A 0680 0000 2510 0630

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Total P
 \$ _____

Sent To
 James M. McSharry Rev. Trust
 James M. McSharry Trustee

Street
 58 Pleasant Point Dr

City, St
 Portsmouth, NH 03801

PS Form 3800, September 2007 See reverse for instructions

JW 2943.03

USPS 03801
Postmark Here
JAN 29 2008
CEU PORTSMOUTH NH

701A 0680 0000 2510 0622

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Total P
 \$ _____

Sent To
 Straus-Bowers and Bowers Family Trust
 Brian L. & Elise Straus Bowers Trustees

Street
 23 Old Stage Rd

City, St
 Woolwich, ME 04579

PS Form 3800, September 2007 See reverse for instructions

JW 2943.03

USPS 03801
Postmark Here
JAN 29 2008
CEU PORTSMOUTH NH

NH DES Permit Application
Alie Residence
Site Re-development

SITE PHOTOGRAPHS
Portsmouth, NH

Site Photograph #1

August 2018



Site Photograph #2

August 2018



Site Photograph #3

August 2018



Site Photograph #4

August 2018



Site Photograph #5

August 2018



Site Photograph #6

August 2018



Site Photograph #7

May 2018



Site Photograph #8

August 2018



Site Photograph #9

May 2018



Site Photograph #10

May 2018



Site Photograph #11

May 2018



CONFIDENTIAL – NH Dept. of Environmental Services review

Memo



NH NATURAL HERITAGE BUREAU
NHB DATACHECK RESULTS LETTER

To: John Chagnon, Ambit Engineering, Inc.
200 Griffin Road
Unit 3
Portsmouth, NH 03801

From: Amy Lamb, NH Natural Heritage Bureau

Date: 9/25/2018 (valid for one year from this date)

Re: Review by NH Natural Heritage Bureau

NHB File ID: NHB18-2940

Town: Portsmouth

Location: Tax Maps: Tax Map 207, Lot 11

Description: The project proposes re-development of the lot including replacement of the existing residential structure, relocation of the existing driveway, storm water management structures, and associated grading.

cc: Kim Tuttle

As requested, I have searched our database for records of rare species and exemplary natural communities, with the following results.

Comments: Please send NHB more information about any work that will occur near the shoreline.

Plant species

Plant species	State ¹	Federal	Notes
marsh elder (<i>Iva frutescens</i>)	T	--	Threats are primarily alterations to the hydrology of the wetland, such as ditching or tidal restrictions that might affect the sheet flow of tidal waters across the intertidal flat, activities that eliminate plants, and increased input of nutrients and pollutants in storm runoff.

¹Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list. An asterisk (*) indicates that the most recent report for that occurrence was more than 20 years ago.

Contact for all animal reviews: Kim Tuttle, NH F&G, (603) 271-6544.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

CONFIDENTIAL – NH Dept. of Environmental Services review

NHB18-2940



New Hampshire Natural Heritage Bureau - Plant Record

marsh elder (*Iva frutescens*)

Legal Status

Federal: Not listed
State: Listed Threatened

Conservation Status

Global: Demonstrably widespread, abundant, and secure
State: Imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Excellent quality, condition and landscape context ('A' on a scale of A-D).
Comments on Rank: This rank may be for the state rather than relative to others in the region.

Detailed Description: 2017: Leachs Island: Several thousand plants spread along 800+ feet of shoreline. 10-20% dieback, 10-15% yellowing, 65-80% normal to vigorous. Aphids observed on 80% of clumps.
2016: Peirce Island: Additional subpopulations located, raising total number of plants to over 600. Plants appear to be in much better health than 2014, with all individuals in fruit and in good vigor. Shaws Hill: Several clumps over an area approximately 30 x 15 feet. Estimated at over 200 individuals. Tidal Pool: Plants in 3 areas along shoreline near tidal pool.
2014 Peirce Island: Over 500 plants were observed, all stunted, with approximately 50-60% dead stems, mostly confined to the upper portions of the plants.
1996: Constant observation since 1953 reported, including all stages of phenology and age structure.
1982: Good clump observed.

General Area: 2017: Leachs Island: Upper edge of brackish marsh/rocky shore. Plants absent from areas with broader expanse of marsh. Rocks present in most areas where the plants are growing. Associated species include black oak (*Quercus velutina*), saltmarsh rush (*Juncus gerardii*), sea-blite (*Suaeda* sp.), hastate-leaved orache (*Atriplex* cf. *prostrata*), smooth cordgrass (*Spartina alterniflora*), Carolina sea-lavender (*Limonium carolinianum*), and seaside plantain (*Plantago maritima* ssp. *juncooides*).

2016: Peirce Island: Population forms a narrow band immediately above the highest observed wrack line along the shore. Associated upland species include staghorn sumac (*Rhus hirta*), autumn-olive (*Elaeagnus umbellata* var. *parvifolia*), Asian bittersweet (*Celastrus orbiculatus*), and speckled alder (*Alnus incana* ssp. *rugosa*). The saline areas downslope of the marsh elder contained over 50% unvegetated substrate, as well as a mixture of cordgrass (*Spartina* sp.) and saltgrass (*Distichlis spicata*). Shaws Hill: Surrounding land use is developed. All plants below highest observable tide line in **high salt marsh**, located among saltmeadow cordgrass (*Spartina patens*), smooth cordgrass (*Spartina alterniflora*), and seaside goldenrod (*Solidago sempervirens*). Tidal Pool: Sagamore Creek/Great Bay shoreline, with smooth cordgrass (*Spartina alterniflora*), saltmarsh rush (*Juncus gerardii*), saltmeadow cordgrass (*Spartina patens*), seaside goldenrod (*Solidago sempervirens*), and sea-blite (*Suaeda* spp.).
1996: On shores of several islands and peninsulas in the more or less enclosed bay system. Associated plant species: *Solidago sempervirens* (seaside goldenrod), *Juncus gerardii* (salt marsh rush), *Spartina patens* (salt-meadow cord-grass), *Triglochin maritimum* (arrow-grass), *Elymus virginicus* (Virginia wild rye), *Atriplex patula* (narrow-leaved orach), and *Artemisia vulgaris* (common mugwort). Substrate: gravel and marsh peat and muck. 1982: On shore at Pleasant Point.

General Comments: 2016: Peirce Island: "The population currently appears to be in good health, although the results of the June 2014 surveys indicated that there may be some intermittent pressure on this population. The propensity of this species to grow in a very narrow band along the tide line does not allow for rapid adaptation to changing sea levels, storm events, or polluted runoff that a larger, robust population may resist. If sea levels gradually rise as expected, the marsh elder will be unable to move inland due to a small but steep cut bank that forms the upland break adjacent to the marsh elder population. The remaining subpopulations may also be getting shaded by the adjacent upland vegetation, which appears to be encroaching on the shoreline. This vegetation is comprised of large shrub species and the invasive Oriental bittersweet that is capable of overtaking the native plants in the area."

Management
Comments:

Location

Survey Site Name: Little Harbor, back channel

Managed By: Little Harbor Trust

County: Rockingham

Town(s): Portsmouth

Size: 59.9 acres

Elevation:

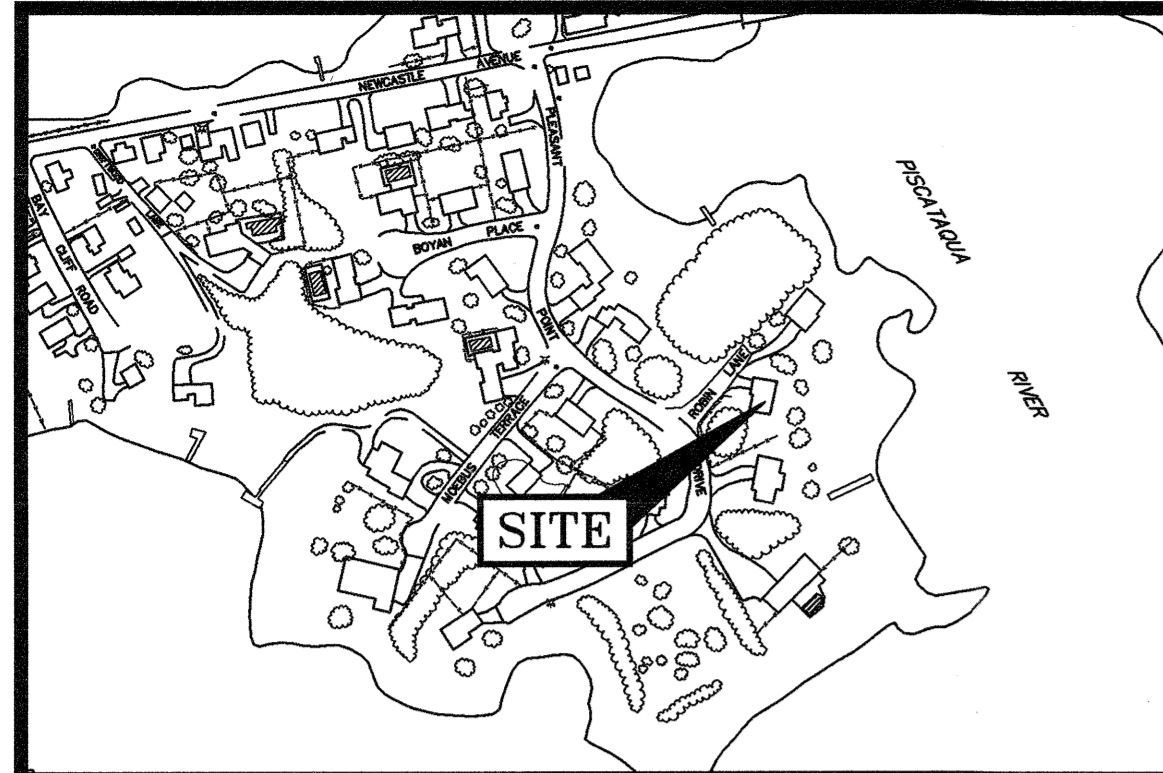
Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 2017: Leachs Island: Island in New Castle only accessible by boat. Plants observed on south shore of island
2016: Peirce Island: Along the southern shore of Peirce Island, along the edge of a small cove west of the wastewater treatment facility. Shaws Hill: Take Laurel Lane off New Castle Avenue, bear left onto driveway right-of-way servicing 51A & 51B Laurel Lane. At end of right-of-way, 51B will be located on the right.
Tidal Pool: Along Sagamore Creek shoreline on Creek Farm Reservation property in Portsmouth.
In the vicinity of Rte. 1B which encircles the Little Harbor back channel from Portsmouth to New Castle and Rye. Many of the sites are visible only by boat.

Dates documented

First reported: 1953

Last reported: 2017-09-05



LOCATION MAP SCALE 1"=300'

LEGEND:

- N/F NOW OR FORMERLY
 - RP RECORD OF PROBATE
 - RCRD ROCKINGHAM COUNTY
 - 21 REGISTRY OF DEEDS
 - 11 MAP 11 / LOT 21
- BOUNDARY
- RR SPK FND BUILDING SETBACK
 - OR FND RAILROAD SPIKE FOUND/SET
 - IP FND IRON ROD FOUND/SET
 - DH FND DRILL HOLE FOUND/SET
 - NHHB FND NHDOT BOUND FOUND
 - TB FND TOWN BOUND FOUND
 - BND w/DH BOUND w/ DRILL HOLE
 - ST BND w/DH STONE BOUND w/DRILL HOLE
- HOTL HIGHEST OBSERVABLE TIDE LINE
- MHW MEAN HIGH WATER LINE
- PSS NH DES 50' PRIMARY STRUCTURE SETBACK
- FHZ FEMA FLOOD HAZARD ZONE LINE
- WATER LINE WATER LINE
- OVERHEAD ELECTRIC/WIRES
- CONTOUR CONTOUR
- SPOT ELEVATION SPOT ELEVATION
- EDGE OF PAVEMENT (EP)
- WOODS / TREE LINE WOODS / TREE LINE
- UTILITY POLE (w/ GUY)
- WATER SHUT OFF/CURB STOP
- GATE VALVE
- SWAMP / MARSH
- ELEVATION
- EP EDGE OF PAVEMENT
- F.F. FINISHED FLOOR
- INV. INVERT
- TBM TEMPORARY BENCHMARK
- TYP. TYPICAL
- CL CENTERLINE
- LSA LANDSCAPED AREA
- PHOTO LOCATION

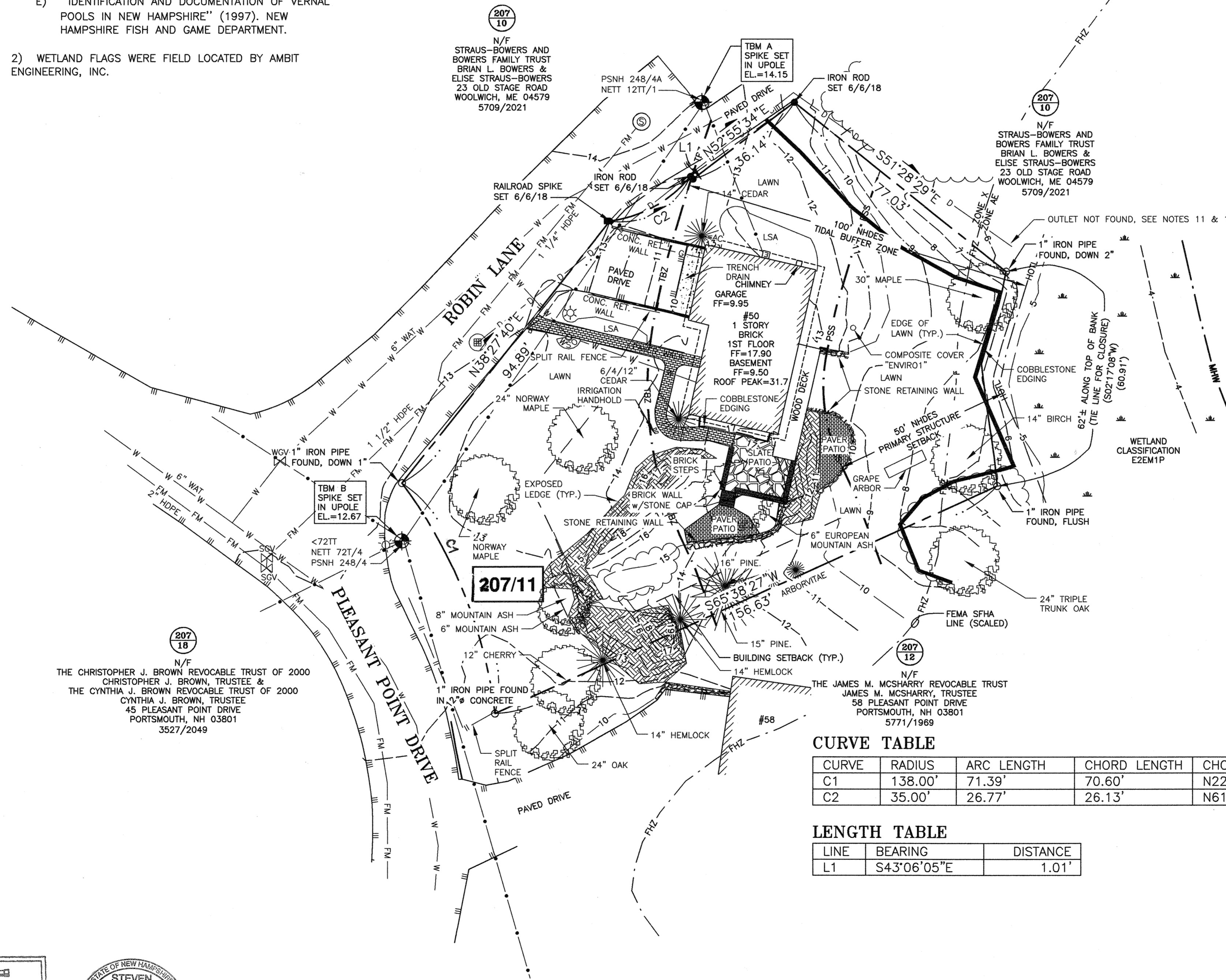
WETLAND NOTES:

- 1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 8/22/2018 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2017).
 - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
 - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
 - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

PLAN REFERENCES:

- 1) PLAN OF LOTS NEWCASTLE AVENUE PORTSMOUTH, N.H. FOR ROBERT A. MOEBUS & HENRY C. SIVIK. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS. DATED OCTOBER 1952. R.C.R.D. PLAN #02160-B.
- 2) LAND IN PORTSMOUTH, N.H. JOHN C. SULLIVAN TO DAVID A. & CLOTILDE STRAUS. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS. DATED JUNE 1958. R.C.R.D. 1480/80.
- 3) PLEASANT POINT AREA SEWER EXTENSION, PORTSMOUTH WATER AND SEWER DEPARTMENT, SITE PLAN, PORTSMOUTH, NEW HAMPSHIRE. PREPARED BY STANTEC CONSULTING SERVICES, INC. DATED JULY 2006. NOT RECORDED.



NORTH
NAD83(2011)
GRID
NHPSC

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

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 207 AS LOT 11.
 - 2) OWNER OF RECORD:
VAUGHN FAMILY REVOCABLE TRUST
50 PLEASANT POINT DRIVE
PORTSMOUTH, NH 03801
3263/2861

APPLICANT:
CRAIG AND DIANE ALIE
142 LONGFELLOW ROAD
SUDBURY, MA 01776
 - 3) PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA, ZONE AE (EL. 9) AS SHOWN ON FIRM PANEL 33015C0278E, MAY 17, 2005.
 - 4) EXISTING LOT AREA:
17,046± S.F. (TO TOP OF BANK-SEE NOTE 9)
0.3913± ACRES (TO TOP OF BANK-SEE NOTE 9)
 - 5) PARCEL IS LOCATED IN THE SINGLE RESIDENCE B (SRB) ZONING DISTRICT.
 - 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 15,000 S.F.
FRONTAGE: 100 FEET
SETBACKS: FRONT: 30 FEET
SIDE: 10 FEET
REAR: 30 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 20%
MINIMUM OPEN SPACE: 40%
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF TAX MAP 207 LOT 11 IN THE CITY OF PORTSMOUTH.
 - 8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').
 - 9) SUBDIVISION PLAN WHICH CREATED THE PARCEL (R.C.R.D. PLAN #02160-B) DESIGNATES THE LIMIT OF OWNERSHIP AS THE "LINE OF HIGH GROUND". THE TOP OF BANK HAS BEEN HELD AS THE LIMIT OF OWNERSHIP FOR THE PURPOSES OF THIS PLAN.
 - 10) PARCEL IS SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN 1427/367.
 - 11) WATER, SEWER, AND DRAIN LINES AS SHOWN ARE BASED ON OBSERVED SURFACE EVIDENCE AND PLAN REFERENCE 3. LOCATIONS SHOULD BE CONSIDERED APPROXIMATE.
 - 12) NO EASEMENT FOR THE DRAIN LINE RUNNING ACROSS THE PARCEL, PER PLAN REFERENCE 3, WAS FOUND.

ALIE RESIDENCE
50 PLEASANT
POINT DRIVE
PORTSMOUTH, N.H.

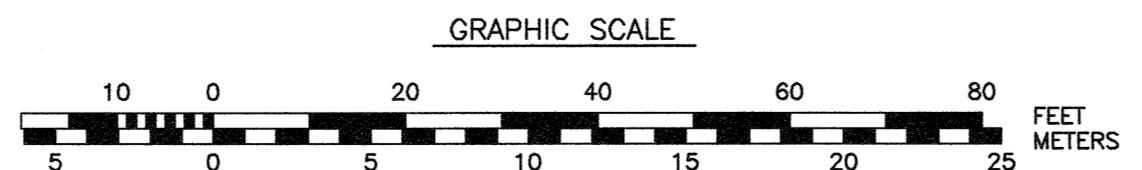
NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	01/21/19
REVISIONS		

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	138.00'	71.39'	70.60'	N22°05'18"W	29°38'30"
C2	35.00'	26.77'	26.13'	N61°00'03"E	43°49'44"

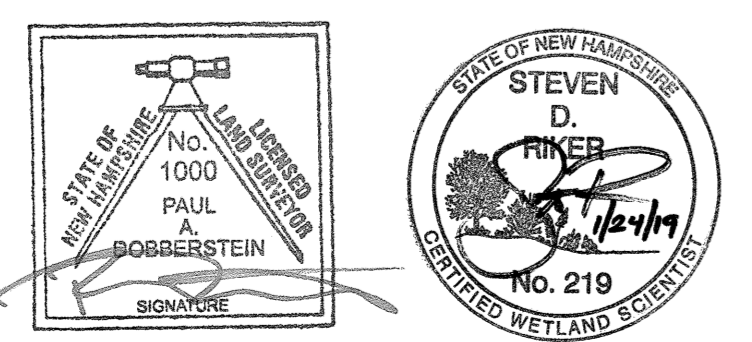
LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S43°06'05"E	1.01'



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

Paul A. Dobberstein
PAUL A. DOBBERSTEIN
DATE: 1/21/2019



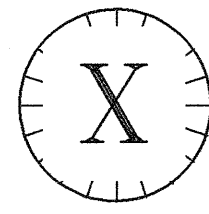
SCALE 1"=20' DECEMBER 2018

EXISTING CONDITIONS
SITE PLAN
C1

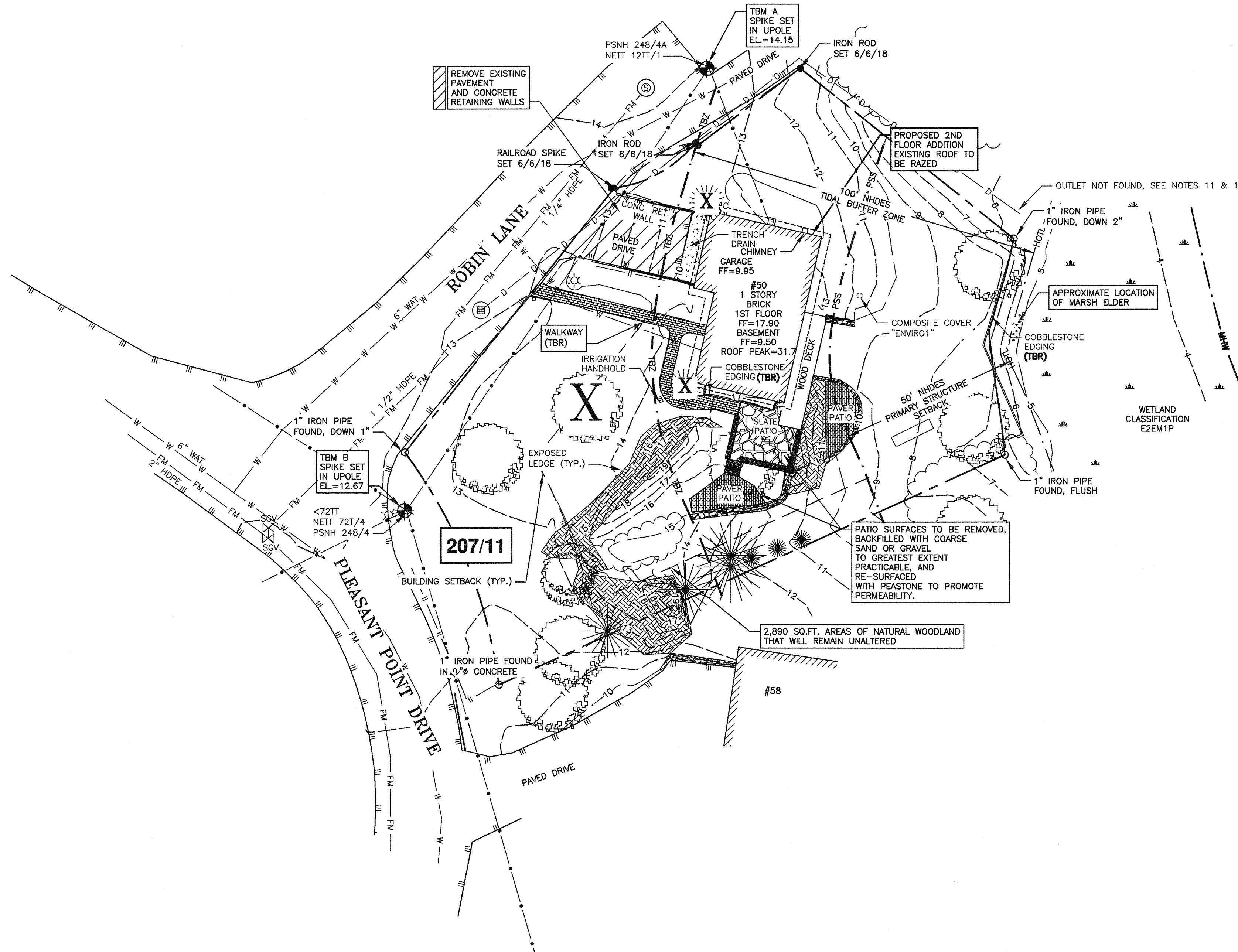
DEMOLITION NOTES

- a) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- b) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- c) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- d) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- e) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
- f) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- g) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- h) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE. ANY EXISTING MONITORING WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER TO COORDINATE MONITORING WELL REMOVAL AND/OR RELOCATION WITH NHDES AND OTHER AUTHORITY WITH JURISDICTION PRIOR TO CONSTRUCTION.
- i) ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).
- j) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- k) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.
- l) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- m) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- n) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS

LEGEND:



STRUCTURES TO BE REMOVED



NORTH
 NAD83(2011)
 NHSPC
 GRID



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

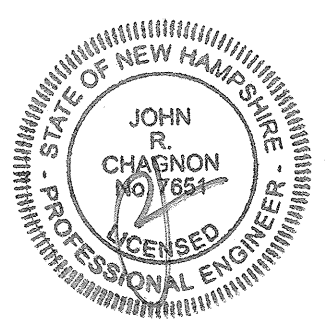
NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 4) EXISTING UTILITY CONNECTIONS SHALL BE ABANDONED IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS. UTILITIES THAT ARE TO BE REUSED SHALL BE CUT & CAPPED.
- 5) CONTRACTOR WILL COORDINATE STREET CLOSINGS, IF ANY, WITH CITY OF PORTSMOUTH.
- 6) COORDINATE DEMOLITION WITH CITY OF PORTSMOUTH, PERMITS REQUIRED. PROVIDE TEMPORARY EROSION CONTROL, AS REQUIRED, TO KEEP SITE FROM ERODING DURING DEMOLITION.
- 7) EXISTING SEWER CONNECTION (ENVIRO 1 SYSTEM) TO REMAIN IN PLACE.

ALIE RESIDENCE
 50 PLEASANT
 POINT DRIVE
 PORTSMOUTH, N.H.

0	ISSUED FOR APPROVAL	01/21/19
NO.	DESCRIPTION	DATE

REVISIONS



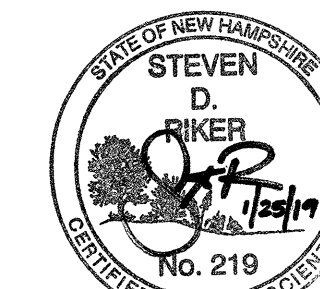
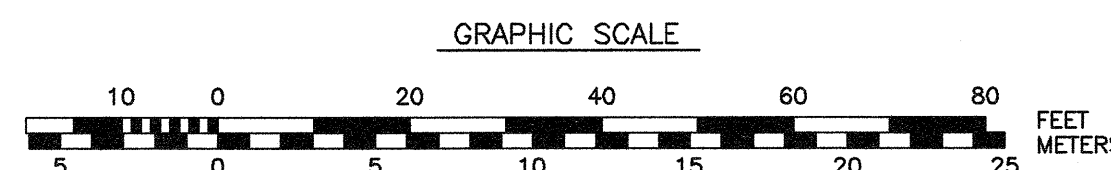
SCALE 1"=20' DECEMBER 2018

DEMOLITION PLAN

C2

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

IF REQUIRED THE CONTRACTOR SHALL OBTAIN AN NPDES PHASE II STORMWATER PERMIT AND SUBMIT A NOTICE OF INTENT (N.O.I.) BEFORE BEGINNING CONSTRUCTION AND SHALL HAVE ON SITE A STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) AVAILABLE FOR INSPECTION BY THE PERMITTING AUTHORITY DURING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE S.W.P.P.P. AND INSPECTING AND MAINTAINING ALL BMP'S CALLED FOR BY THE PLAN. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (N.O.T.) FORM TO THE REGIONAL EPA OFFICE WITHIN 30 DAYS OF FINAL STABILIZATION OF THE ENTIRE SITE OR TURNING OVER CONTROL OF THE SITE TO ANOTHER OPERATOR.

INSTALL PERIMETER CONTROLS, i.e., SILT FENCING OR SILT/SOXX AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.

PERFORM DEMOLITION OF DRIVEWAY BUILDING AND CONCRETE RETAINING WALLS. CUT TREES AS DEPICTED ON DEMOLITION PLAN.

BULLDOZE TOPSOIL INTO STOCKPILES, AND CIRCLE WITH SILT FENCING OR SILT/SOXX. IF EROSION IS EXCESSIVE, THEN COVER WITH MULCH.

REMOVE PATIO SURFACE AND FILL WITH NEW SURFACE ACCORDING TO PLAN.

INSTALL FOUNDATION AND CONSTRUCT GARAGE AND BREEZEWAY.

LAYOUT AND INSTALL ALL BURIED UTILITIES AND SERVICES UP TO 10' OF THE PROPOSED BUILDING FOUNDATIONS. CAP AND MARK TERMINATIONS OR LOG SWING TIES.

ROUGH GRADE SITE, CONSTRUCT DRIVEWAY PER DETAIL. PROVIDE TEMPORARY EROSION PROTECTION TO DITCHES AND SWALES IN THE FORM OF MULCHING, JUTE MESH OR DITCH DAMS.

CONSTRUCT WALKWAYS

PLANT LANDSCAPING IN AREAS OUT OF WAY OF BUILDING CONSTRUCTION. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER. PER CITY OF PORTSMOUTH ZONING ORDINANCE, ARTICLE 10.1018.24 FERTILIZERS: THE USE OF ANY FERTILIZER IS PROHIBITED IN A WETLAND, VEGETATED BUFFER STRIP OR LIMITED CUT AREA; AND THE USE OF FERTILIZERS OTHER THAN LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZERS IS PROHIBITED IN ANY PART OF A WETLAND BUFFER.

AFTER BUILDING IS COMPLETED, FINISH ALL REMAINING LANDSCAPE WORK.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

DUST CONTROL: IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

SILT FENCES AND SILT/SOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES AND SILT/SOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL BE PERIODICALLY REMOVED AND DISPOSED IN A SECURED LOCATION.

AVOID THE USE OF FUTURE OPEN SPACES (LOAM AND SEED AREAS) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ACCESS DRIVES AND PARKING AREAS.

ADDITIONAL TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS—CONSTRUCT SILT FENCE OR SILT/SOXX AROUND TOPSOIL STOCKPILE.

AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. STUMPS SHALL BE DISPOSED OF IN AN APPROVED FACILITY.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.

THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.

ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOADED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
 - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
 - EROSION CONTROL BLANKETS HAVE BEEN INSTALLED

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS:

LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE.

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. PER CITY OF PORTSMOUTH ZONING ORDINANCE, ARTICLE 10.1018.24 FERTILIZERS: THE USE OF ANY FERTILIZER IS PROHIBITED IN A WETLAND, VEGETATED BUFFER STRIP OR LIMITED CUT AREA; AND THE USE OF FERTILIZERS OTHER THAN LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZERS IS PROHIBITED IN ANY PART OF A WETLAND BUFFER.

SEED SHALL BE SOWN AT THE RATES SHOWN IN THE TABLE BELOW. 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 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE, AND SHALL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

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 SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

GENERAL COVER	PROPORTION	SEEDING RATE
CREEPING RED FESCUE	50%	100 LBS/ACRE
KENTUCKY BLUEGRASS	50%	

GENERAL COVER	PROPORTION	SEEDING RATE
CREEPING RED FESCUE	42%	48 LBS/ACRE
TALL FESCUE	42%	
BIRDSFOOT TREFLOIL	16%	

SLOPE SEED (USED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1)

GENERAL COVER	PROPORTION	SEEDING RATE
CREEPING RED FESCUE	42%	48 LBS/ACRE
TALL FESCUE	42%	
BIRDSFOOT TREFLOIL	16%	

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH APPLICABLE STATE AND FEDERAL SEED LAWS.

FOR TEMPORARY PROTECTION OF DISTURBED AREAS:
 MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:
 PERENNIAL RYE: 0.7 LBS/1,000 S.F.
 MULCH: 1.5 TONS/ACRE

MAINTENANCE AND PROTECTION

THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THEN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH. ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEEDED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE. PER CITY OF PORTSMOUTH ZONING ORDINANCE, ARTICLE 10.1018.24 FERTILIZERS: THE USE OF ANY FERTILIZER IS PROHIBITED IN A WETLAND, VEGETATED BUFFER STRIP OR LIMITED CUT AREA; AND THE USE OF FERTILIZERS OTHER THAN LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZERS IS PROHIBITED IN ANY PART OF A WETLAND BUFFER.

THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT IS DEVELOPING.

TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.

SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT. PER CITY OF PORTSMOUTH ZONING ORDINANCE, ARTICLE 10.1018.24 FERTILIZERS: THE USE OF ANY FERTILIZER IS PROHIBITED IN A WETLAND, VEGETATED BUFFER STRIP OR LIMITED CUT AREA; AND THE USE OF FERTILIZERS OTHER THAN LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZERS IS PROHIBITED IN ANY PART OF A WETLAND BUFFER.

THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.

THE SILT FENCE OR SILT/SOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

SILT FENCING AND SILT/SOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILT/SOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

WINTER NOTES

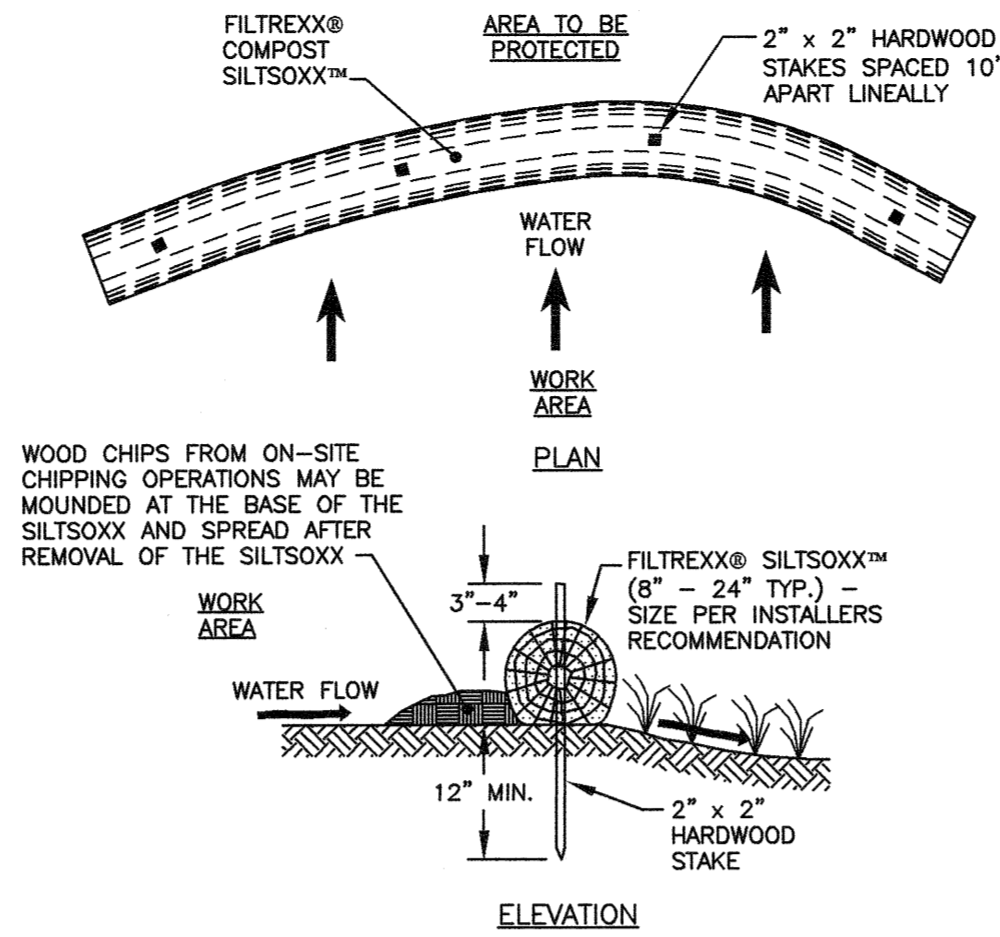
ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

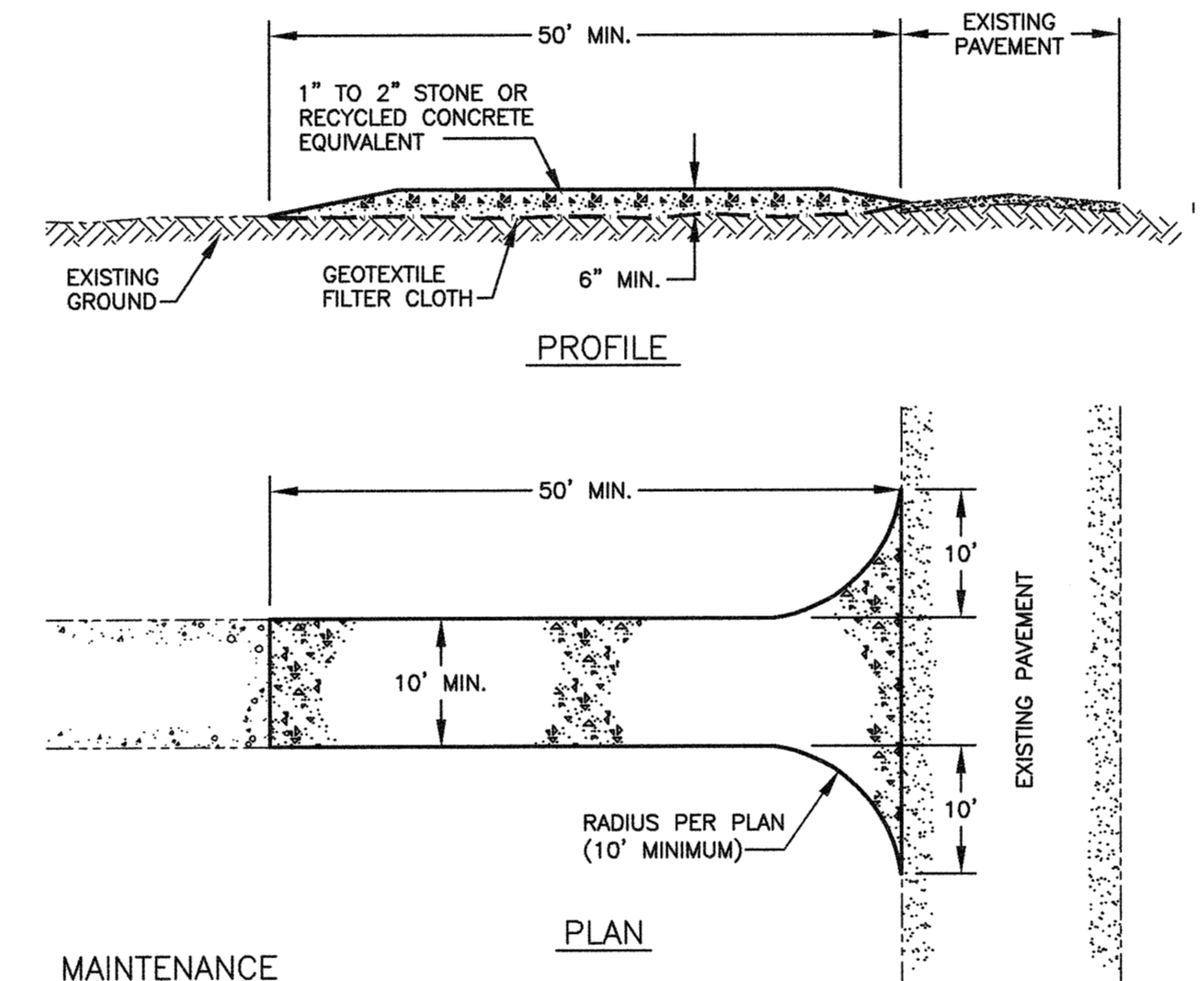
FERTILIZER USE

PER CITY OF PORTSMOUTH ZONING ORDINANCE, ARTICLE 10.1018.24 FERTILIZERS: THE USE OF ANY FERTILIZER IS PROHIBITED IN A WETLAND, VEGETATED BUFFER STRIP OR LIMITED CUT AREA; AND THE USE OF FERTILIZERS OTHER THAN LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZERS IS PROHIBITED IN ANY PART OF A WETLAND BUFFER.



- NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 2. FILTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
 3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
 4. SILT/SOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
 5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

A FILTREXX® SILT/SOXX™ FILTRATION SYSTEM NTS



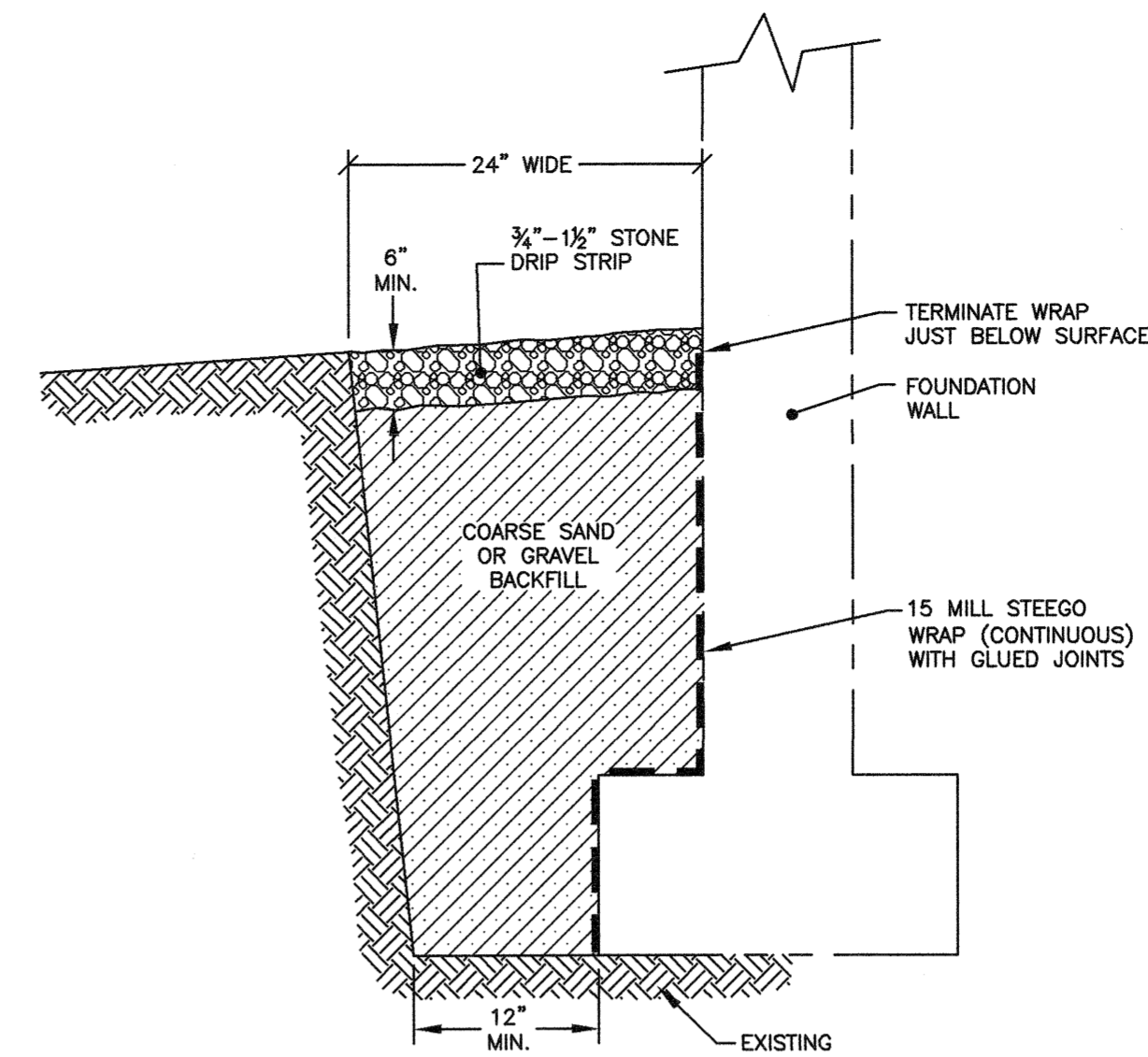
MAINTENANCE

- 1) MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE GRAVEL AND THE EFFECTIVENESS OF THE GRAVEL PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOP DRESSED WITH NEW STONE. COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.
- 2) IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATIONS

- 1) STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- 2) THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- 3) THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- 4) THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
- 5) GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
- 6) ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- 7) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT 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, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
- 8) WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY, WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

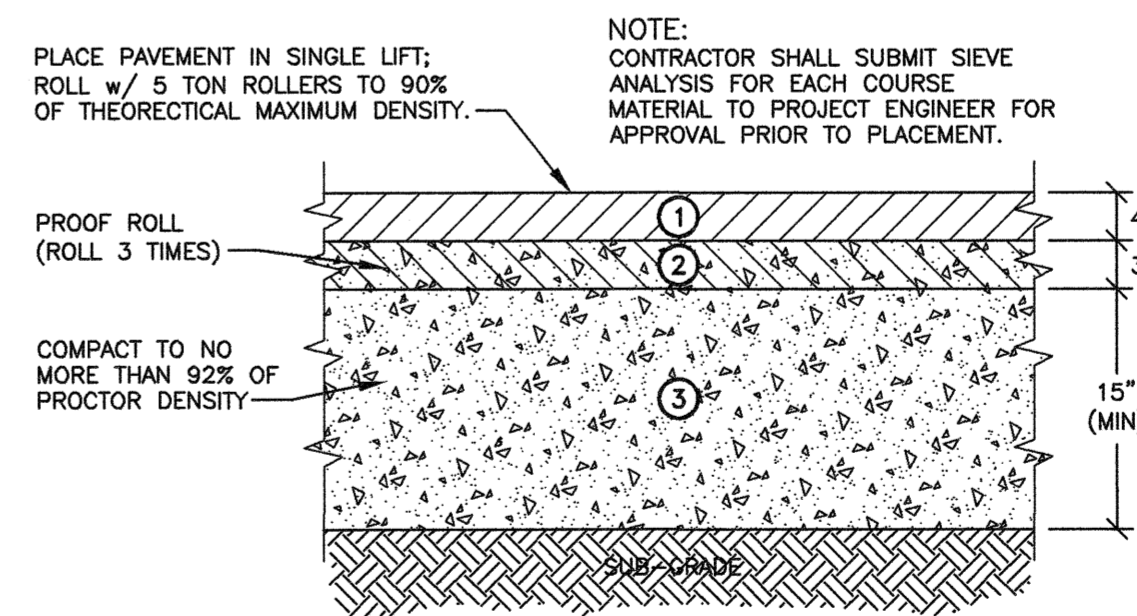
B STABILIZED CONSTRUCTION ENTRANCE NTS



C STONE DRIP APRON (UNDER BUILDING DRIP LINE) NTS

POROUS PAVEMENT SPECIFICATIONS					
①		②		③	
POROUS PAVEMENT w/ THE FOLLOWING GRADATIONS*		CHOKER/RESERVOIR COURSE w/ THE FOLLOWING GRADATIONS**		FILTER COURSE (Item 304.3, Processed Gravel)	
SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)
3/4" (19mm)	100	1" (25mm)	100	3" (75mm)	100
1/2" (12.5mm)	85-100	3/4" (19mm)	45-55	2.0" (51mm)	95-100
3/8" (9.5mm)	55-75	1/2" (12.5mm)	40-50	1" (25mm)	55-85
No. 4 (4.75mm)	10-25	3/8" (9.5mm)	35-45	No. 4 (4.75mm)	27-52
No. 8 (2.36mm)	5-10	No. 4 (4.75mm)	---	---	---
No. 200 (0.075mm)	2-4	No. 8 (2.36mm)	0-5	No. 200 (0.075 mm)	0-12 (in sand portion)

* WITH 6% PERFORMANCE GRADED ASPHALT BINDER CONTENT BY VOLUME. AIR VOIDS TO BE 20%
 ** CRUSHED QUARRY STONE SHALL CONTAIN AT LEAST 2 FRACTURED FACES, & SHALL BE WASHED WITH LESS THAN 1% BY WEIGHT PASSING No. 200 SIEVE.



D PAVEMENT SECTION NTS

D PAVEMENT SECTION NTS



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315

NOTES:

1) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

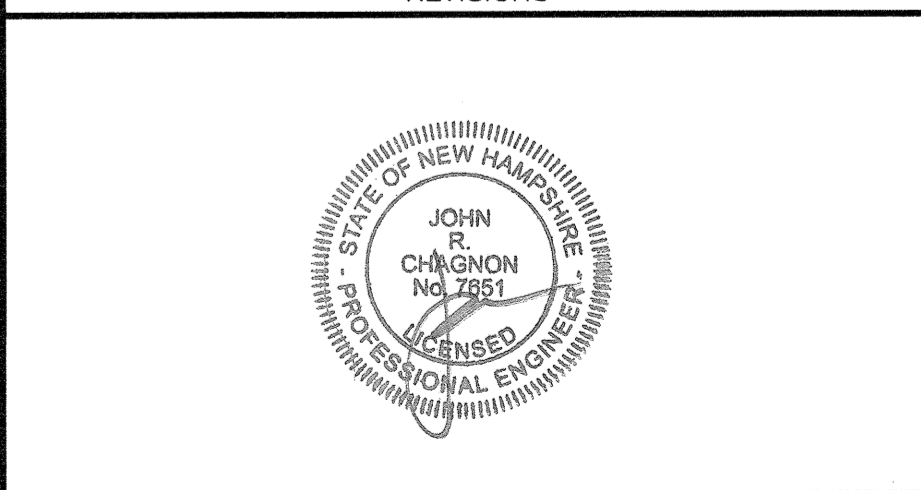
2) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

ALIE RESIDENCE 50 PLEASANT POINT DRIVE PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	REVISED DETAIL C AND D	01/16/19
0	ISSUED FOR COMMENT	12/19/18

REVISIONS

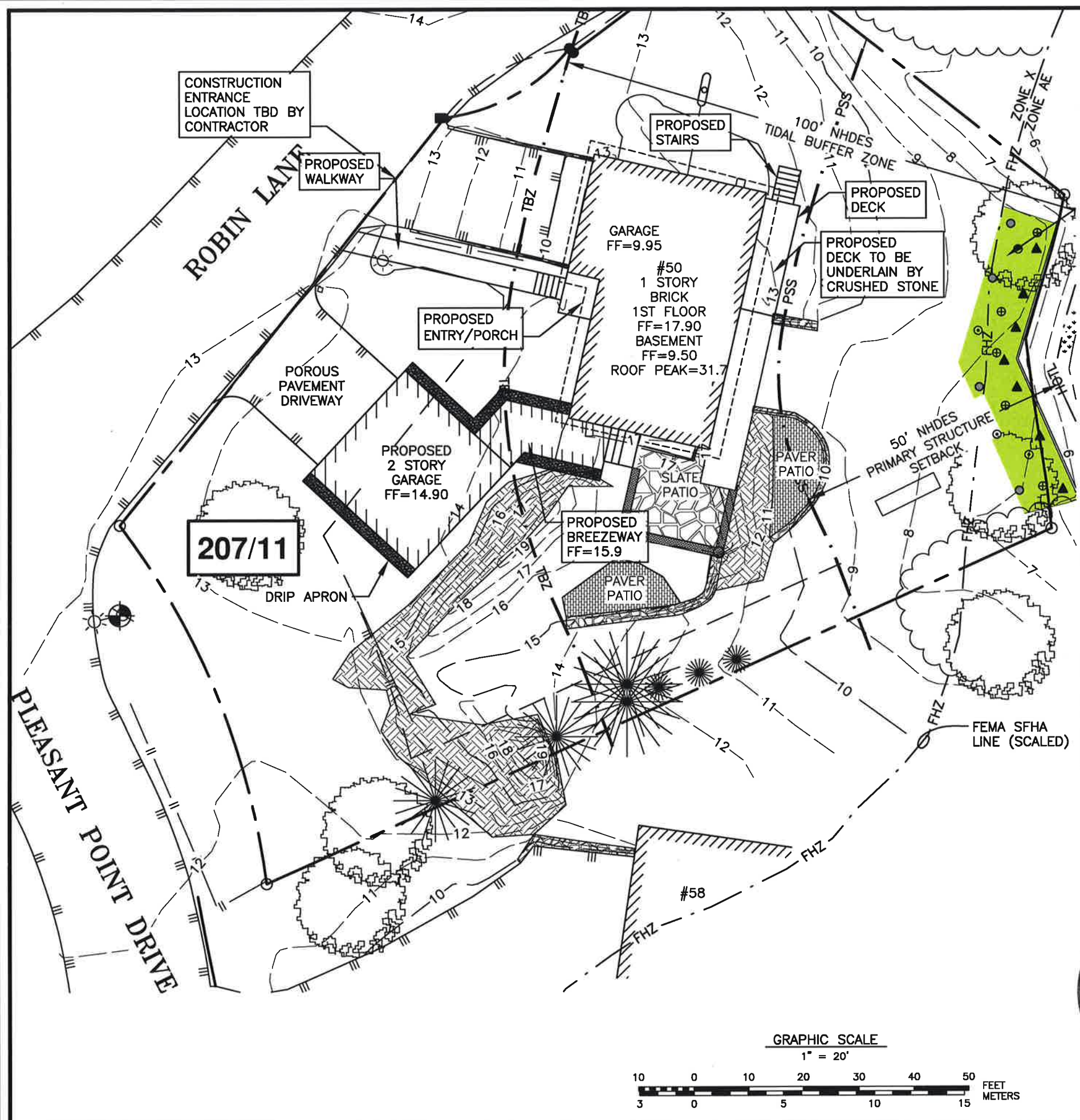


SCALE: DECEMBER 2018

DETAILS D1

CITY OF PORTSMOUTH BUFFER PLANTING EXHIBIT

CRAIG AND DIANE ALIE
50 PLEASANT POINT DRIVE
CITY OF PORTSMOUTH
STATE OF NEW HAMPSHIRE



BUFFER PLANTING SCHEDULE			
SYMBOL	ITEM	SIZE	QTY
●	CLETHRA ALNIFOLIA	3-4 GALLON	4
	SWEET PEPPERBUSH		
⊙	MYRICA PENSYLVANICA	3-4 GALLON	4
	NORTHERN BAYBERRY		
⊕	SPIRAEA TOMENTOSA	1 GALLON	5
	STEEPLEBUSH		
▲	ASTER NOVAE-ANGLIAE	1 GALLON	7
	NEW ENGLAND ASTER		

*NO MOWING OF BUFFER PLANTING AREA.

DEED REFERENCE: 3263/2861
1

SCALE: 1"=20'

15 JAN 2019



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors






200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (803) 430-9282
Fax (803) 436-2315

GRAPHIC SCALE
1" = 20'



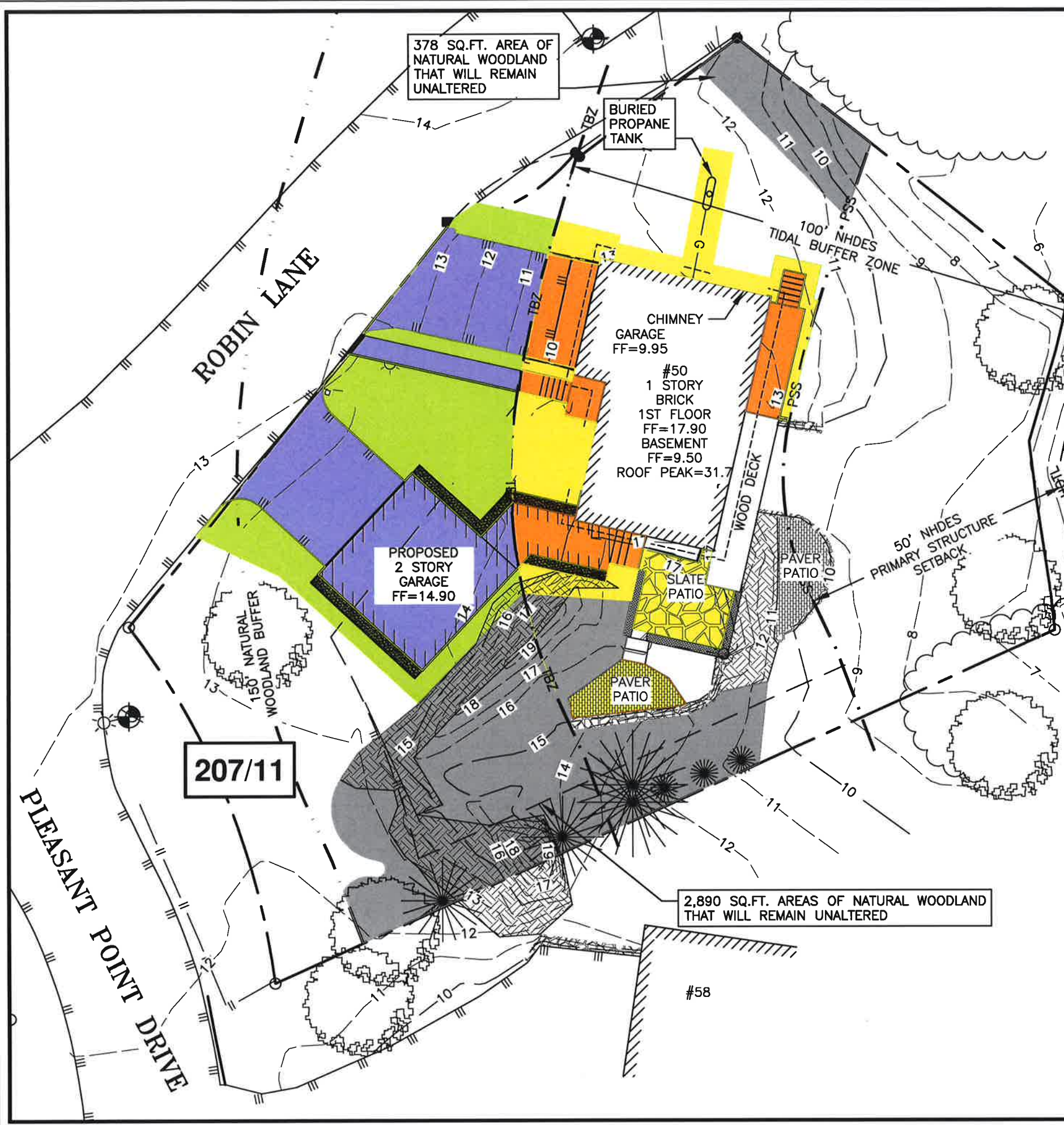
NHDES IMPACT EXHIBIT

CRAIG AND DIANE ALIE
50 PLEASANT POINT DRIVE
CITY OF PORTSMOUTH
STATE OF NEW HAMPSHIRE

KEY	
	PERMANENT IMPACT (SHORELAND)
	TEMPORARY IMPACT (SHORELAND)
	PERMANENT IMPACT (WETLAND)
	TEMPORARY IMPACT (WETLAND)
	NATURAL WOODLAND TO REMAIN UNALTERED

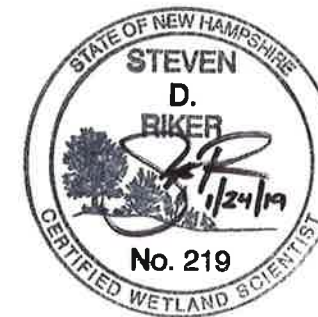
NHDES IMPACT AREAS IN S.F.

	PERMANENT IMPACT AREAS	TEMPORARY IMPACT AREAS
250' PROTECTED SHORELAND ZONE	1,766	1,220
100' TIDAL BUFFER ZONE	641	1,096



DEED REFERENCE: 3263/2861

SCALE: 1"=20' 15 JANUARY 2019



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J:\JOBS\2\UN2900\UN 2940\UN 2942\2018 Site Permits\Plans & Specs\Site\2942.03 SITE 2019.dwg, NHDES IMPACT EX. 1/24/2019 2:06:06 PM

1/23/2019

HC - Alie Residence

50 Pleasant Point,
Portsmouth, NH



Dear Builders and Home Buyers,

In addition to our Terms and Conditions (the "Terms", available on ArtformHomePlans.com), please be aware of the following:

As defined in the Terms, this is a Design Drawing and may not yet have Construction Drawings (CDs) or the CDs may not reflect design changes. During the conversion of a Design Drawing to Construction Drawings, changes may be necessary including, but not limited to, dimensional changes or changes to the framing and structural supports.

We require that our designs be built substantially as shown in the Drawings. Markups agreed to by Builder and Home Buyer must still be approved by Artform, and may require additional changes, such as structural updates. While we attempt to accommodate requested changes where possible and reasonable, including considerations of design integrity, any and all changes to Drawings must be approved in writing by Artform. It is recommended that you have your Design Drawings 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.

- 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 or decreasing ceiling heights requires adjustments to window sizes and other exterior elements.

We are not responsible for typographical errors. Home Buyer shall give thoughtful consideration to all drawings and documents provided to them and shall be solely responsible for ensuring that they understand features in the home that are important to them.

1/23/2019

HC - Alie Residence

50 Pleasant Point,
Portsmouth, NH



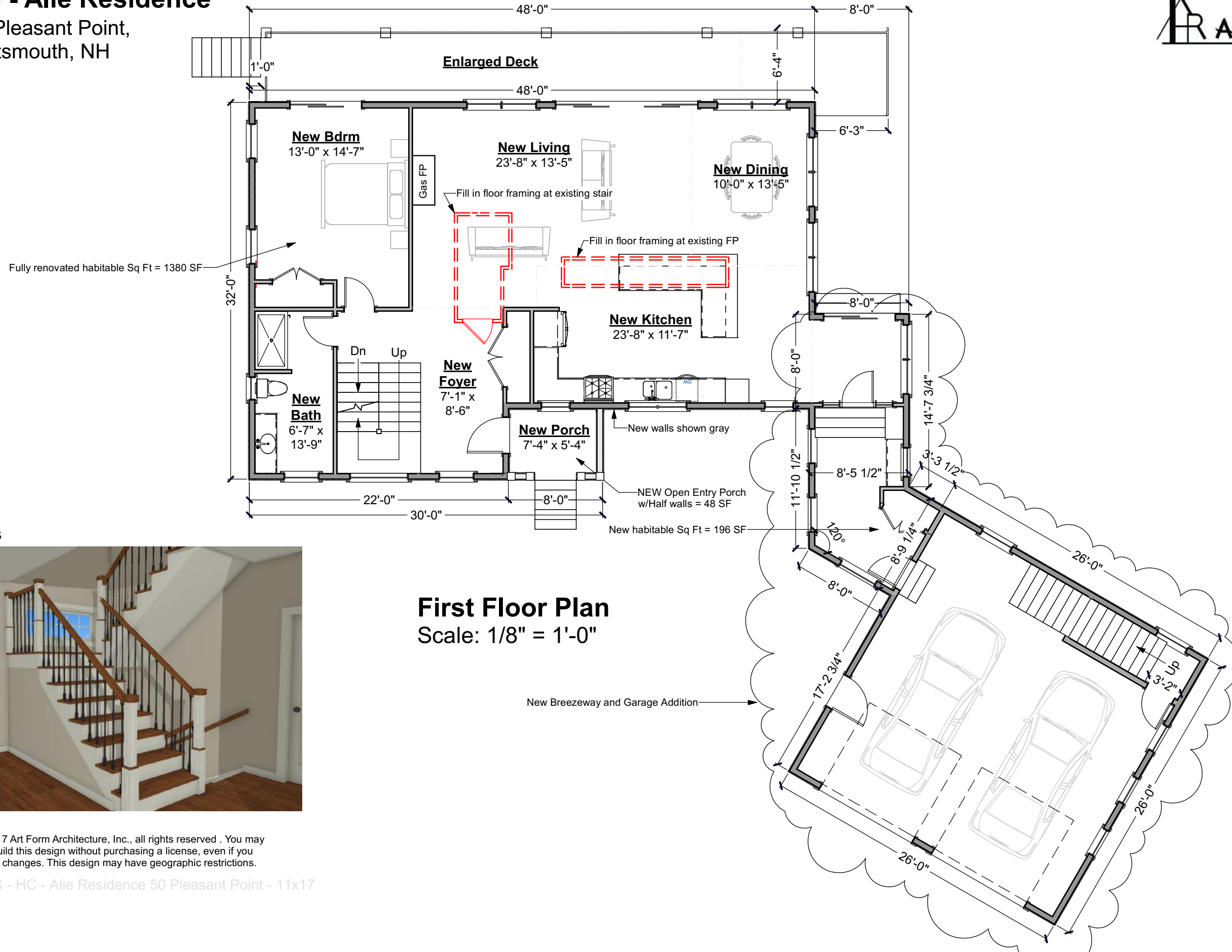
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CRS - HC - Alie Residence 50 Pleasant Point - 11x17

1/23/2019

HC - Alie Residence

50 Pleasant Point,
Portsmouth, NH



Stairs

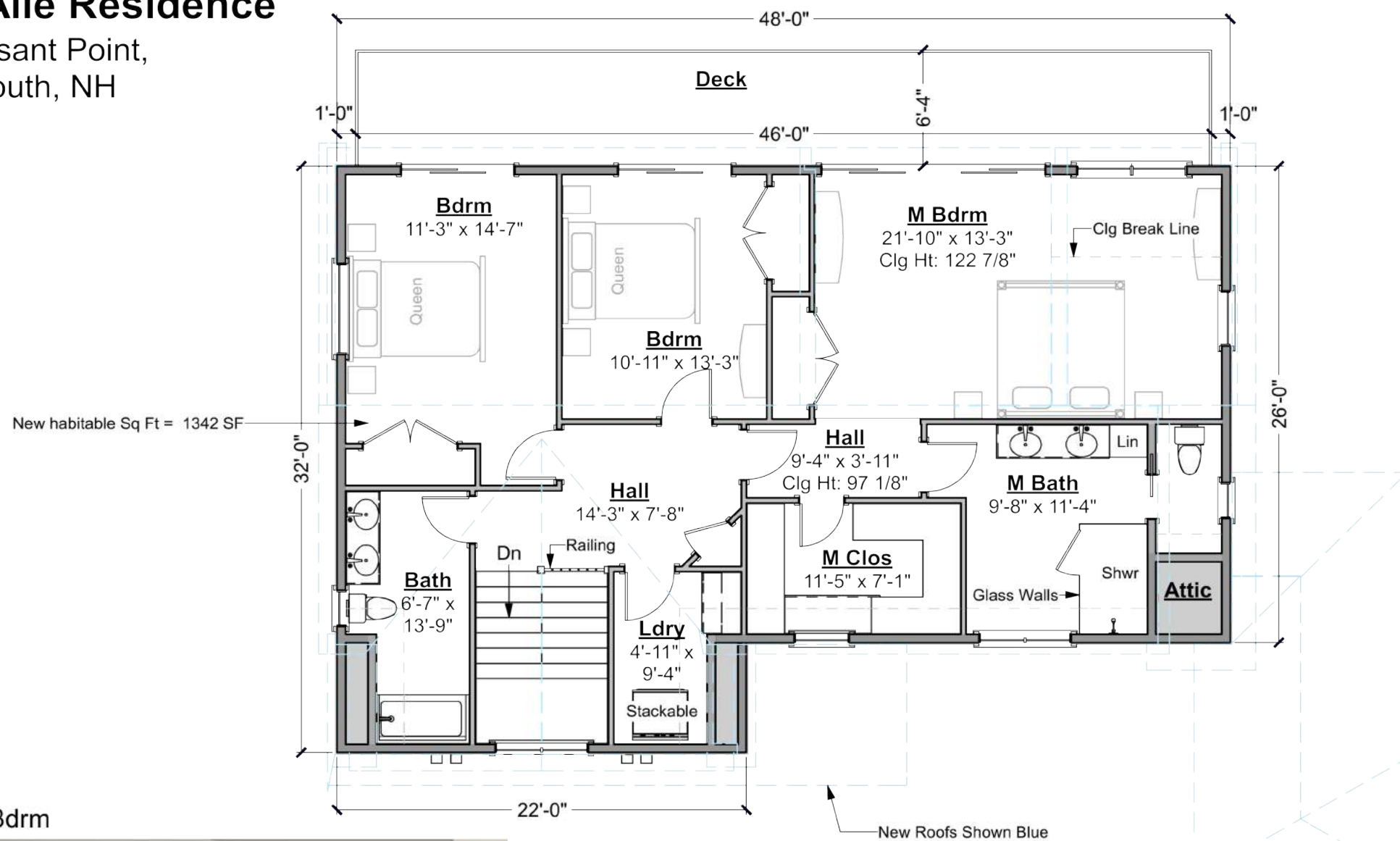


First Floor Plan Scale: 1/8" = 1'-0"

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HC - Alie Residence

50 Pleasant Point,
Portsmouth, NH



Office

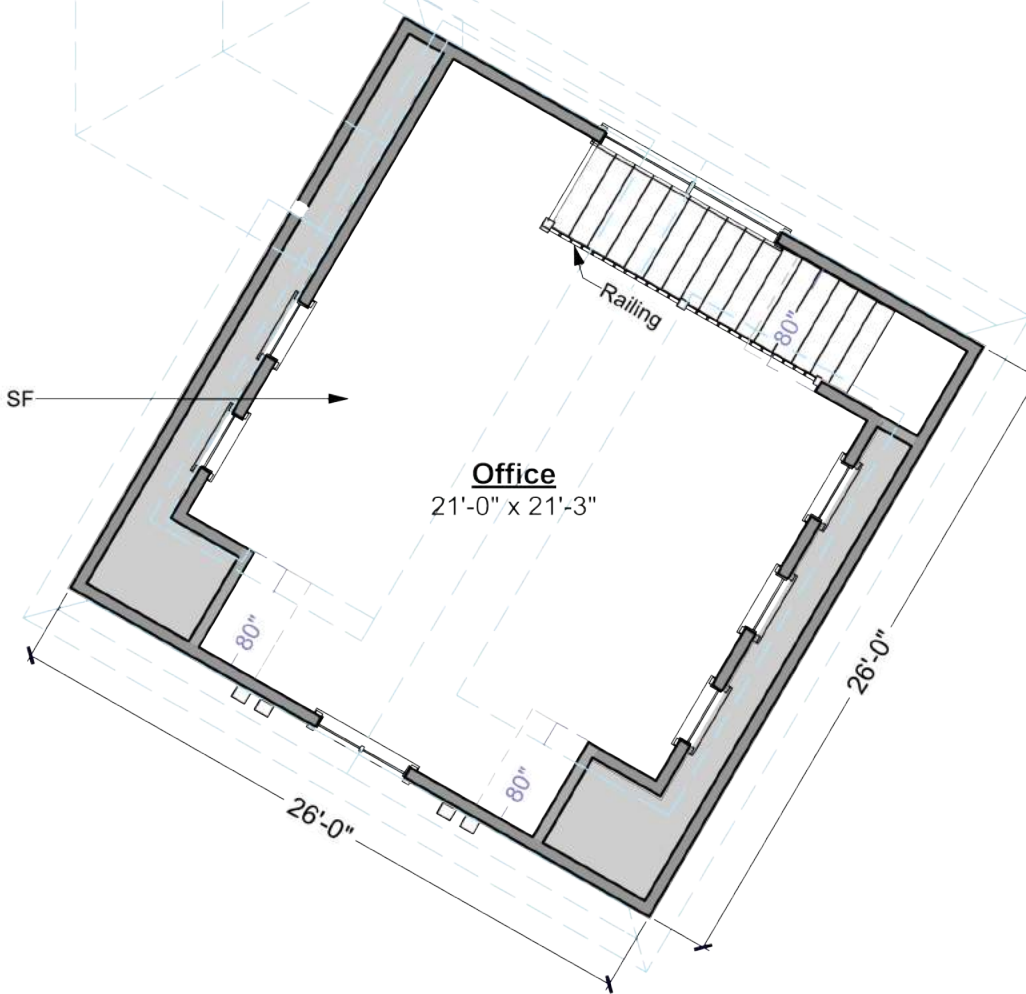
Master Bdrm



New Second Floor Plan

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

New habitable Sq Ft = 546 SF



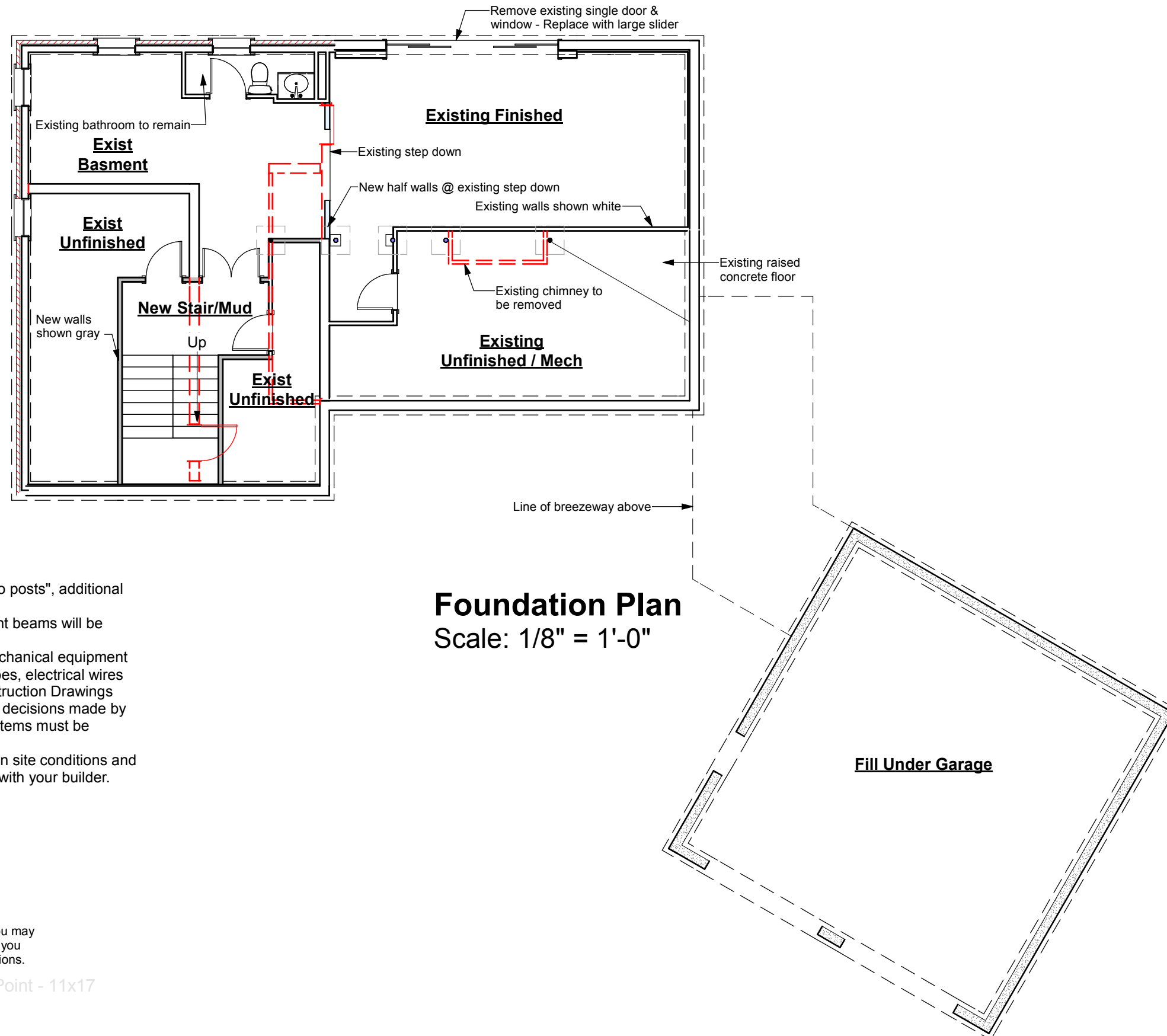
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Portsmouth, NH

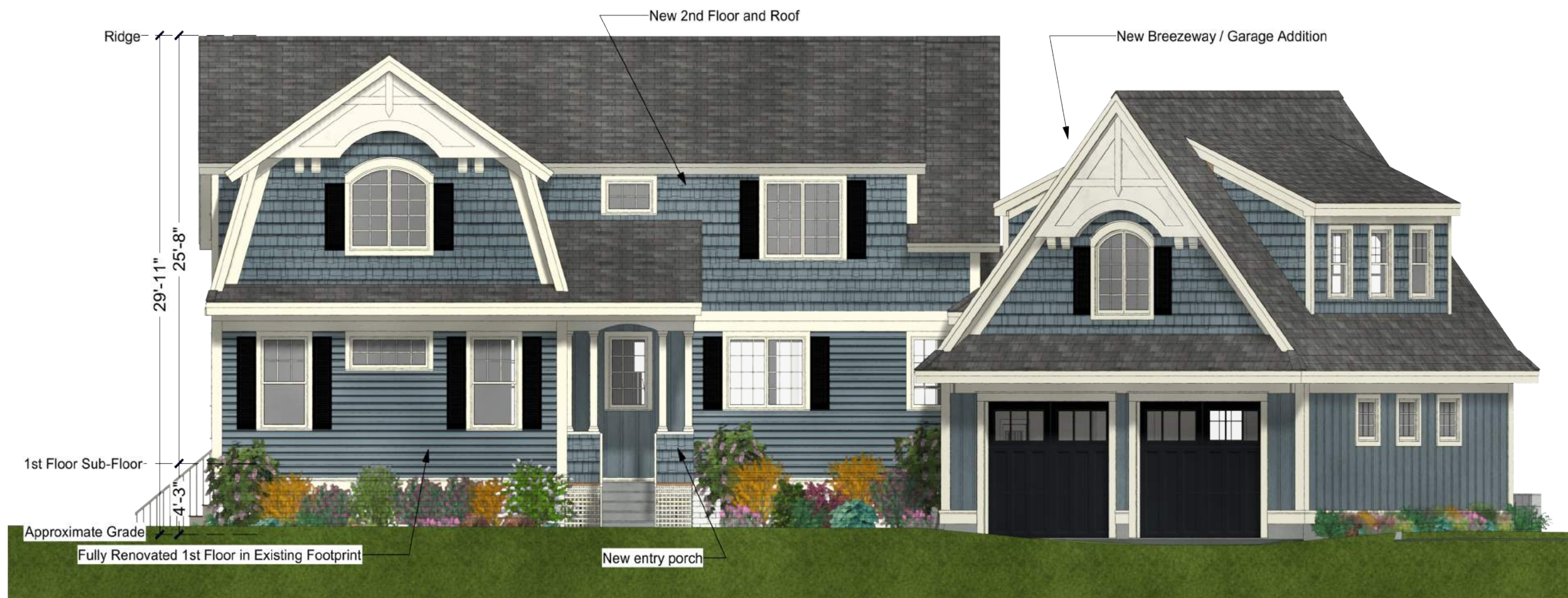


IMPORTANT:

- Unless an area is specifically designed as "no posts", additional posts may be required.
- Unless specifically noted otherwise, basement beams will be framed below the floor joists.
- Basement spaces accommodate utilities, mechanical equipment and the horizontal movement of plumbing pipes, electrical wires and heating ducts. Both as part of any Construction Drawings produced based on this design and as future decisions made by the builder, changes to accommodate these items must be expected.
- Basement window locations are dependent on site conditions and utility locations. Clarify number and location with your builder.

HC - Alie Residence

1/23/2019
50 Pleasant Point,
Portsmouth, NH



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

HC - Alie Residence

1/23/2019
50 Pleasant Point,
Portsmouth, NH



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

HC - Alie Residence

1/23/2019
50 Pleasant Point,
Portsmouth, NH



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

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Portsmouth, NH



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

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