

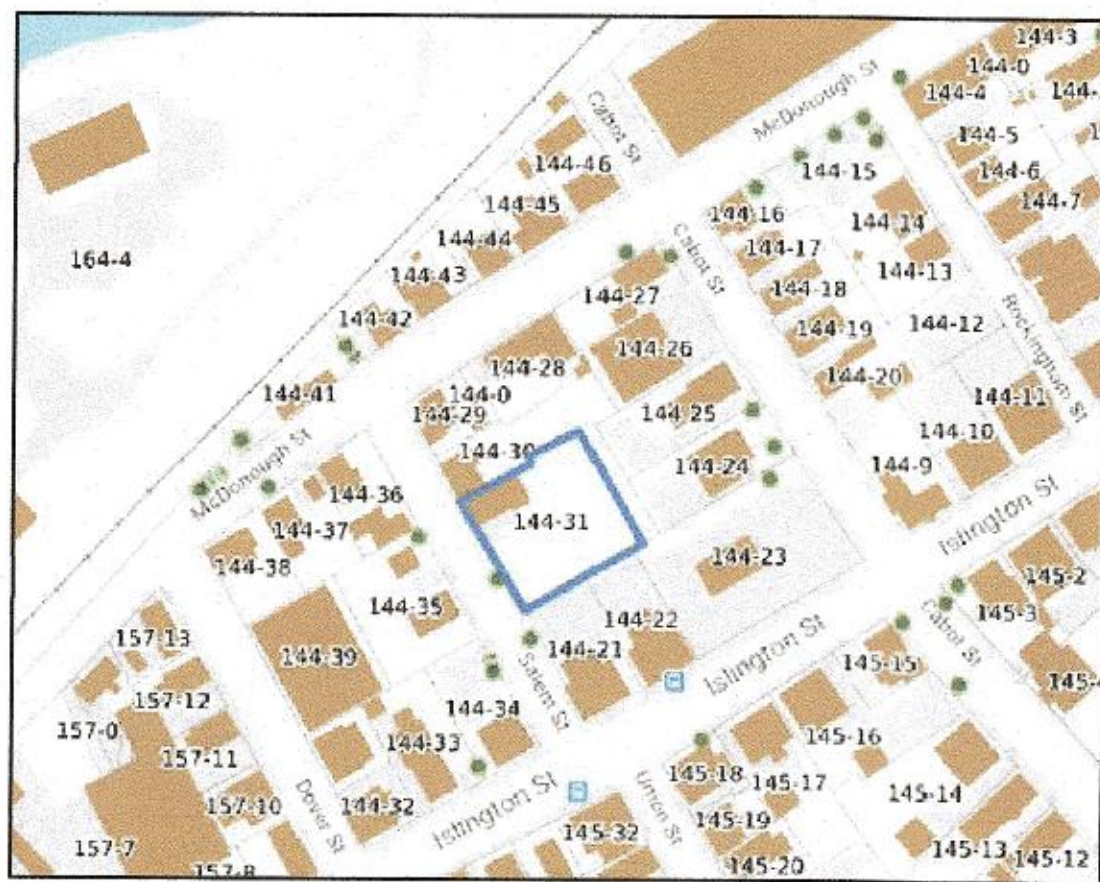
PROPOSED RESIDENTIAL DEVELOPMENT 41 SALEM STREET

PORTSMOUTH, NEW HAMPSHIRE
PERMIT PLANS

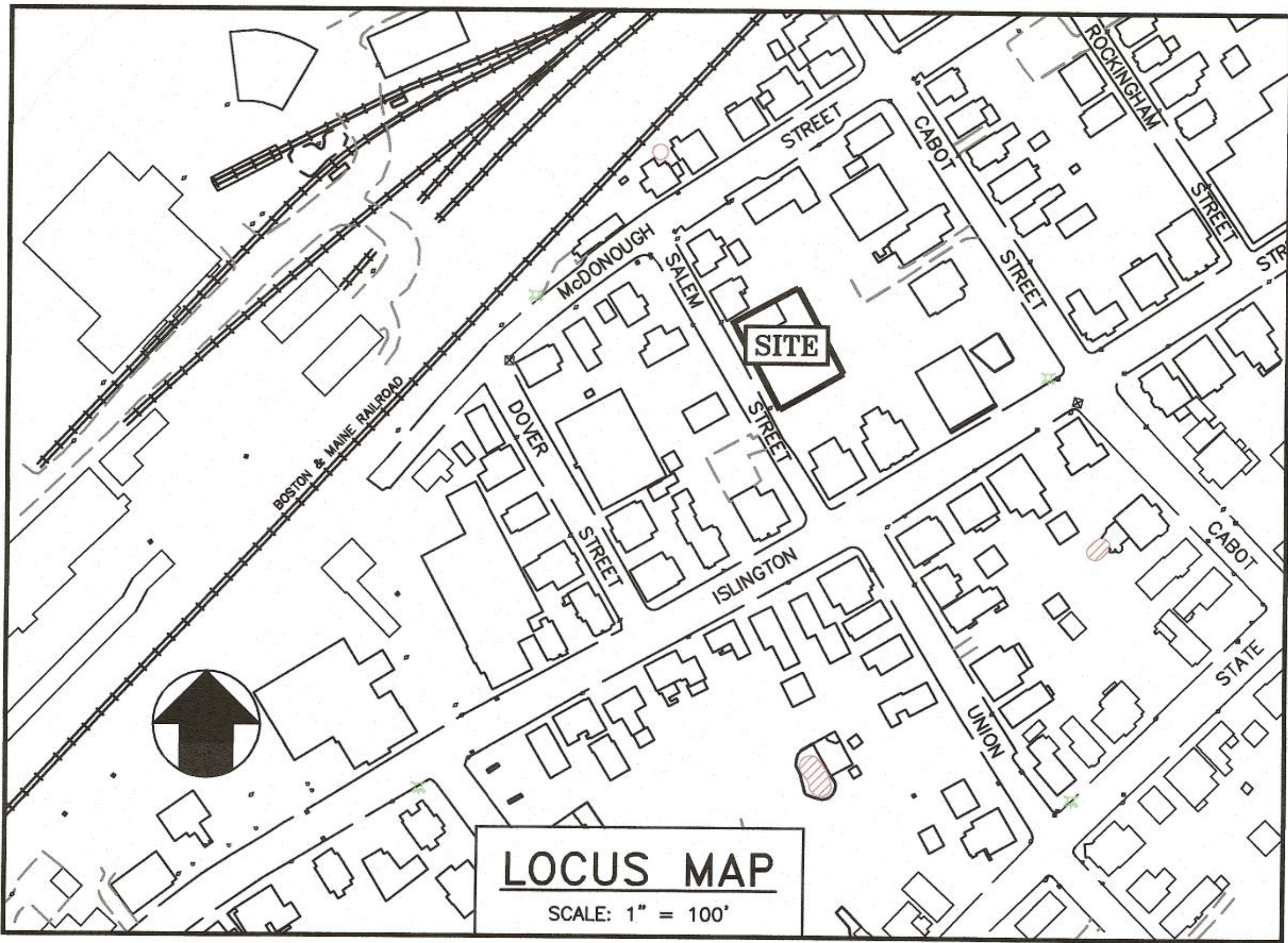
OWNER:
BONZA BUILDERS, LLC
79 EXETER ROAD
NORTH HAMPTON, N.H. 03862
TEL. (603) 770-5630

CIVIL ENGINEER & LAND SURVEYOR:
AMBIT ENGINEERING, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801
TEL. (603) 430-9282
FAX (603) 436-2315

ARCHITECT:
ART FORM ARCHITURE
44 LAFAYETTE ROAD
NORTH HAMPTON NH, 03862
Tel. (603) 431-9559



Legend	
Character Districts	
Character-Based Zoning Area (Refer to Zoning Map Sheet 2 of 2 Character Districts Regulating Plan)	
Residential Districts	
R	Rural
SRA	Single Residence A
SRB	Single Residence B
GRA	General Residence A
GRB	General Residence B
GRC	General Residence C
GAMH	Garden Apartment/Mobile Home Park
Mixed Residential Districts	
MRO	Mixed Residential Office
MRB	Mixed Residential Business



LEGEND:

EXISTING

PROPOSED

PROPERTY LINE

SETBACK

SEWER PIPE

SEWER LATERAL

GAS LINE

STORM DRAIN

WATER LINE

WATER SERVICE

UNDERGROUND ELECTRIC

OVERHEAD ELECTRIC/WIRES

FOUNDATION DRAIN

EDGE OF PAVEMENT (EP)

CONTOUR

SPOT ELEVATION

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS

WALL MOUNTED EXTERIOR LIGHTS



INDEX OF SHEETS

DWG No.	
-	STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY
C1	DEMOLITION PLAN
C2	SITE LAYOUT PLAN
C3	UTILITY PLAN
C4	GRADING, DRAINAGE & EROSION CONTROL PLAN

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436-7708, Ext. 555.5678
ATTN: MICHAEL BUSBY, P.E. (MANAGER)

NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 294-5144
ATTN: DAVE BEAULIEU

CABLE:
COMCAST
155 COMMERCE WAY
PORTSMOUTH, N.H. 03801
Tel. (603) 679-5695 (X1037)
ATTN: MIKE COLLINS

SEWER & WATER:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 427-1530
ATTN: JIM TOW

COMMUNICATIONS:
CONSOLIDATED
COMMUNICATIONS
JOE CONSIDINE
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525

PORTSMOUTH APPROVAL CONDITIONS NOTE:
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN
PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF
PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

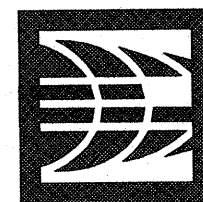
CHAIRMAN

DATE

PROPOSED RESIDENTIAL DEVELOPMENT
41 SALEM STREET
PORTSMOUTH, N.H.

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

PLAN SET SUBMITTAL DATE: 2 DECEMBER 2019



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 144 AS LOT 31.
- 2) OWNER OF RECORD:
BONZA BUILDERS, LLC
79 EXETER ROAD
NORTH HAMPTON, NH 03862
6056/205
R.C.R.D. PLAN #0889
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING LOT AREA:
10,903 S.F.
0.2503 ACRES
- 5) PARCEL IS LOCATED IN THE GENERAL RESIDENCE C (GRC) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 3,500 S.F.
FRONTAGE: 70 FEET
DEPTH: 50 FEET
SETBACKS: FRONT 5 FEET
SIDE 10 FEET
REAR 20 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 35%
MINIMUM OPEN SPACE: 20%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF TAX MAP 144 LOT 31 IN THE CITY OF PORTSMOUTH.
- 8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS.
- 9) PARCEL BENEFITS FROM A RIGHT-OF-WAY OVER ASSESSOR'S MAP 144 LOT 30 FROM McDONOUGH STREET TO "THE GARAGES ON THE PREMISES HEREIN CONVEYED". SAID GARAGES ARE NO LONGER PRESENT ON THE SUBJECT PARCEL.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	12/2/19

REVISIONS

STANDARD BOUNDARY & TOPOGRAPHIC SURVEY TAX MAP 144 - LOT 31

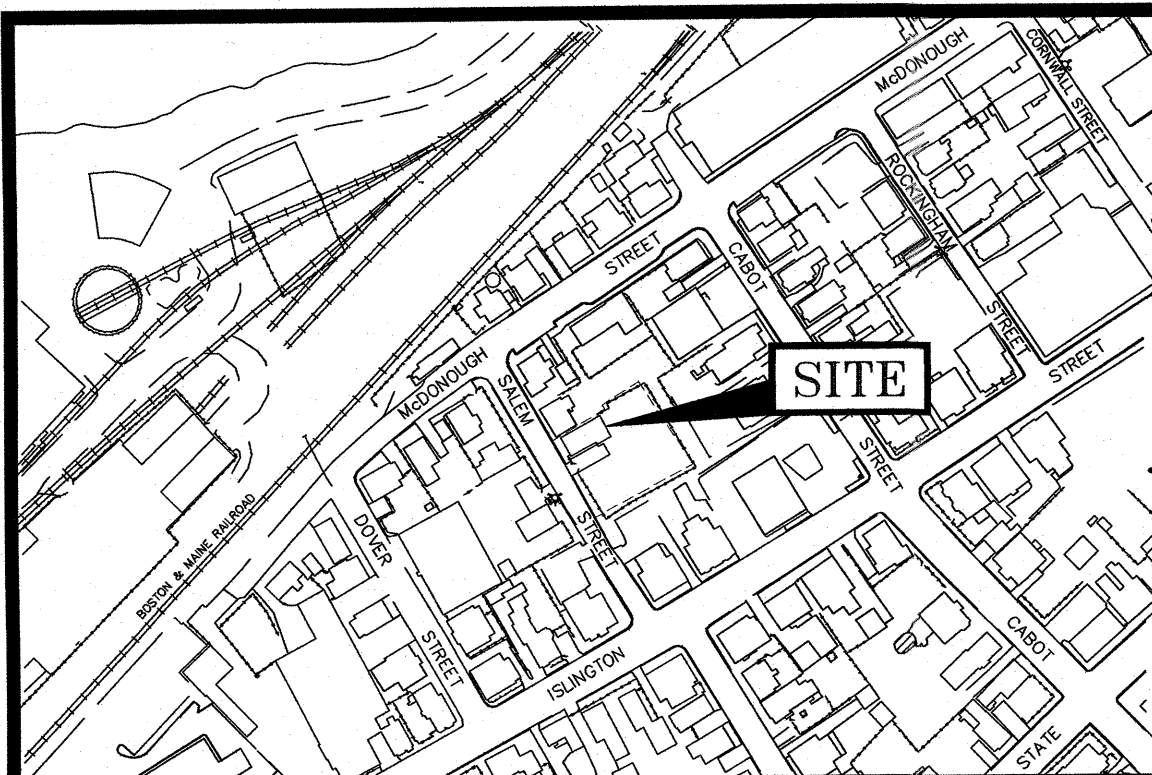
OWNER
BONZA BUILDERS, LLC
41 SALEM STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE 1"=10'

DECEMBER 2019

FB 330 PG 41

3082.01



LOCATION MAP

SCALE 1"=200'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
RR SPK	RAILROAD SPIKE
11/21	MAP 11/LOT 21
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
IR SET	IRON ROD SET
DH FND	DRILL HOLE FOUND
DH SET	DRILL HOLE SET
NHHD	NHDOT BOUND FOUND
TB	TOWN BOUND
BND w/DH	BOUND WITH DRILL HOLE
ST BND w/DH	STONE BOUND WITH DRILL HOLE
LSA	LANDSCAPED AREA

PLAN REFERENCES:

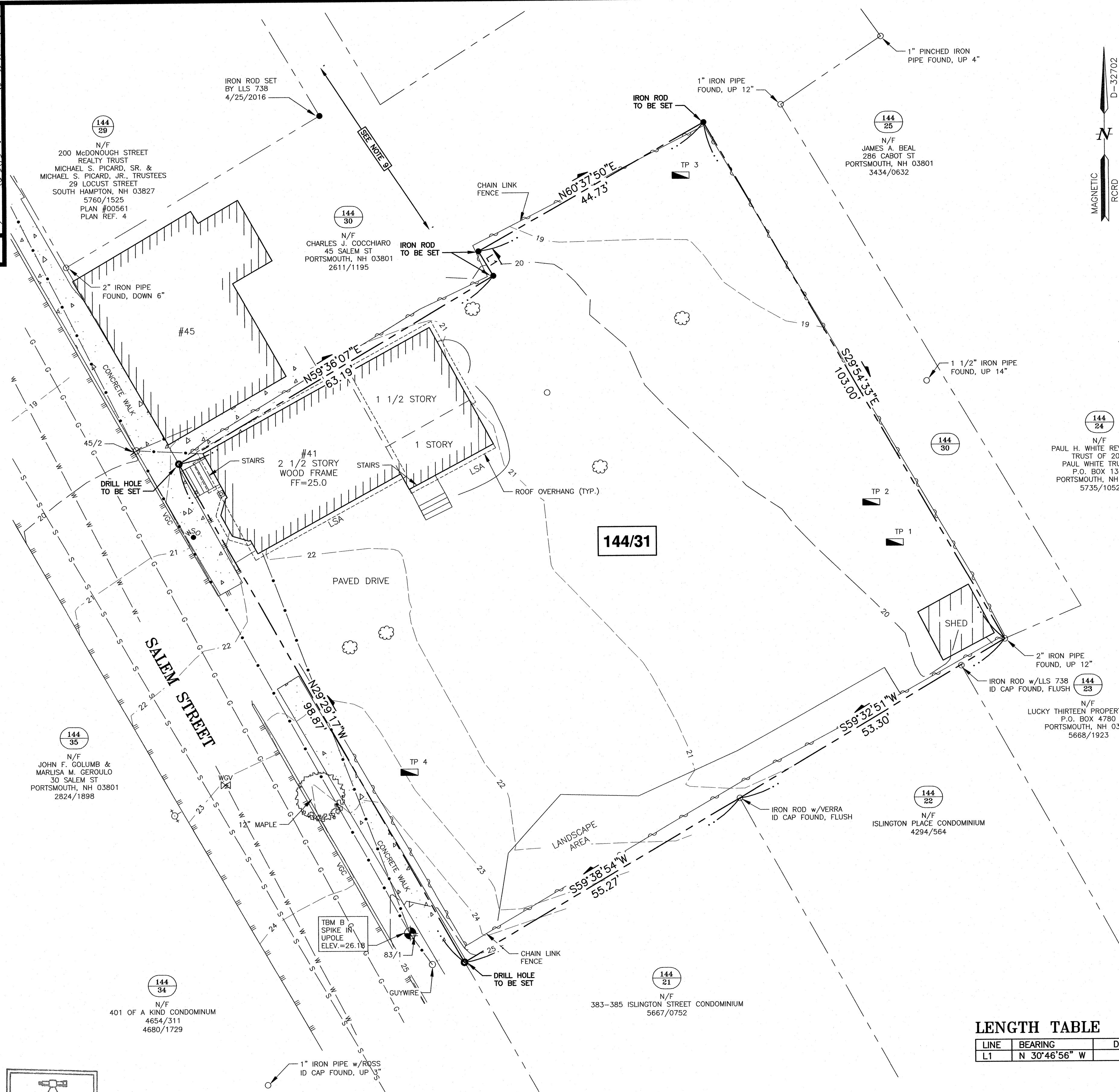
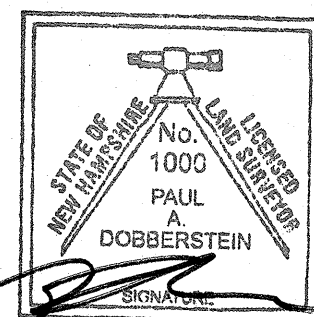
- 1) PLAN OF TRACT OF LAND IN THE TOWN OF PORTSMOUTH; BELONGING TO A.W. HAVEN G.W. HAVEN & BENJ. CHEEVER ESQ.S AS LAID OUT INTO HOUSE LOTS. PREPARED BY BENJAMIN AKERMAN. DATED JULY 1846. R.C.R.D. PLAN #00561.
- 2) PLAN OF LAND CONVEYED TO ALFRED W. HAVEN AND GEORGE W. HAVEN BY SAMUEL HALE JUNE 1, 1846. R.C.R.D. 323/81.
- 3) AMENDED CONDOMINIUM SITE PLAN 383-385 ISLINGTON STREET CONDOMINIUM TAX SHEET & LOT 141-021-000 PORTSMOUTH, NH OWNER: GREENWAY MANAGEMENT NORTH, LLC. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. DATED NOVEMBER 30, 2005. R.C.R.D. PLAN D-33370.
- 4) VARIANCE APPLICATION PLAN 200 McDONOUGH STREET PORTSMOUTH, N.H. PREPARED BY AMBIT ENGINEERING, INC. DATED APRIL 2016, FINAL REVISION DATE JUNE 1, 2016. NOT RECORDED.
- 5) LOT 45 SALEM ST. PORTSMOUTH, N.H. PREPARED BY JOHN W. DURGIN. DATED DECEMBER 1938. R.C.R.D. PLAN #0889.

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.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

PAUL A. DOBERSTEIN, LLS #1000

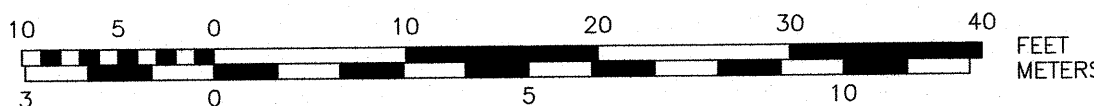
12/2/2019
DATE



LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N 30°46'56" W	4.94'

GRAPHIC SCALE



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).

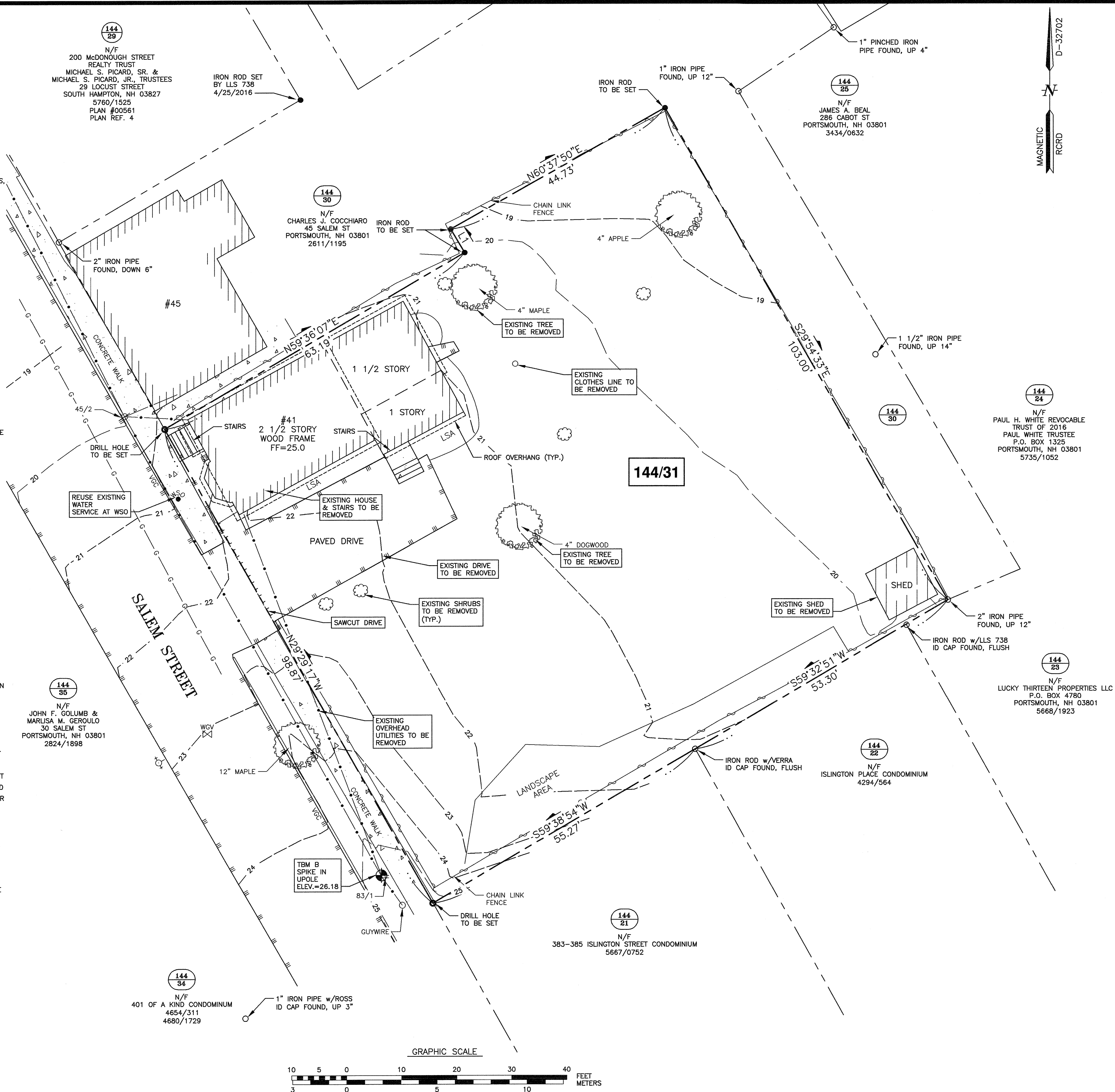
j) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

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 SAFELY 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



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

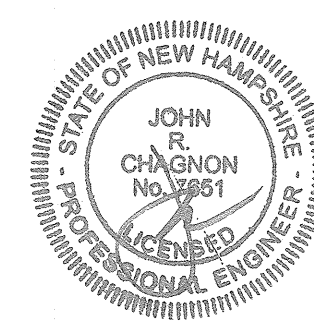
NOTES:

- 1) 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) DURING CONSTRUCTION, TEMPORARY FENCING SHALL BE INSTALLED, AS REQUIRED, TO PROTECT THE SITE FROM THE PUBLIC.
- 7) COORDINATE DEMOLITION WITH CITY OF PORTSMOUTH, PERMITS REQUIRED. PROVIDE TEMPORARY DRAINAGE STRUCTURES, AS REQUIRED, TO KEEP SITE FROM FLOODING DURING CONSTRUCTION.

SITE DEVELOPMENT 41 SALEM STREET PORTSMOUTH, N.H.

1	TAC WORKSHOP	12/2/19
0	ISSUED FOR COMMENT	11/18/19
NO.	DESCRIPTION	DATE

REVISIONS



SCALE: 1"=10'

NOVEMBER 2019

**DEMOLITION
PLAN**

C1

IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)			
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)	
MAIN STRUCTURE	1,134	2,893	
CONCRETE/COBBLE	14	42	
STAIRS	47	79	
PAVEMENT	650	1,781	
TOTAL	1,845	4,795	
LOT SIZE	10,903	10,903	
% LOT COVERAGE	16.9%	44.0%	

GROSS FLOOR AREA AND FOOTPRINT (SQ. FT.)						
UNIT NUMBER	BASEMENT	* 1ST FLOOR	* 2ND FLOOR	* 3RD FLOOR	GROSS FLOOR AREA	FOOTPRINT
UNIT 1	0	437	922	887	2246	923
UNIT 2	0	437	922	887	2246	923
UNIT 3	0	460	1024	986	2470	1047
TOTAL						2893

- APPROVAL NOTES:**
- THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
 - ALL IMPROVEMENTS SHOWN ON THIS 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 THE SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
 - THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS.
 - 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.
 - 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.

PORTSMOUTH APPROVAL CONDITIONS NOTE:
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

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.

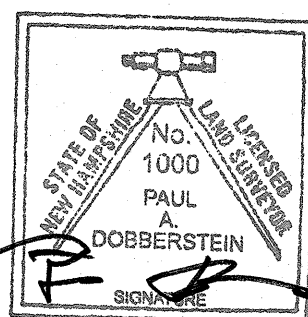
PAUL A. DOBBERSTEIN, LLS #1000

DATE 12/2/2019

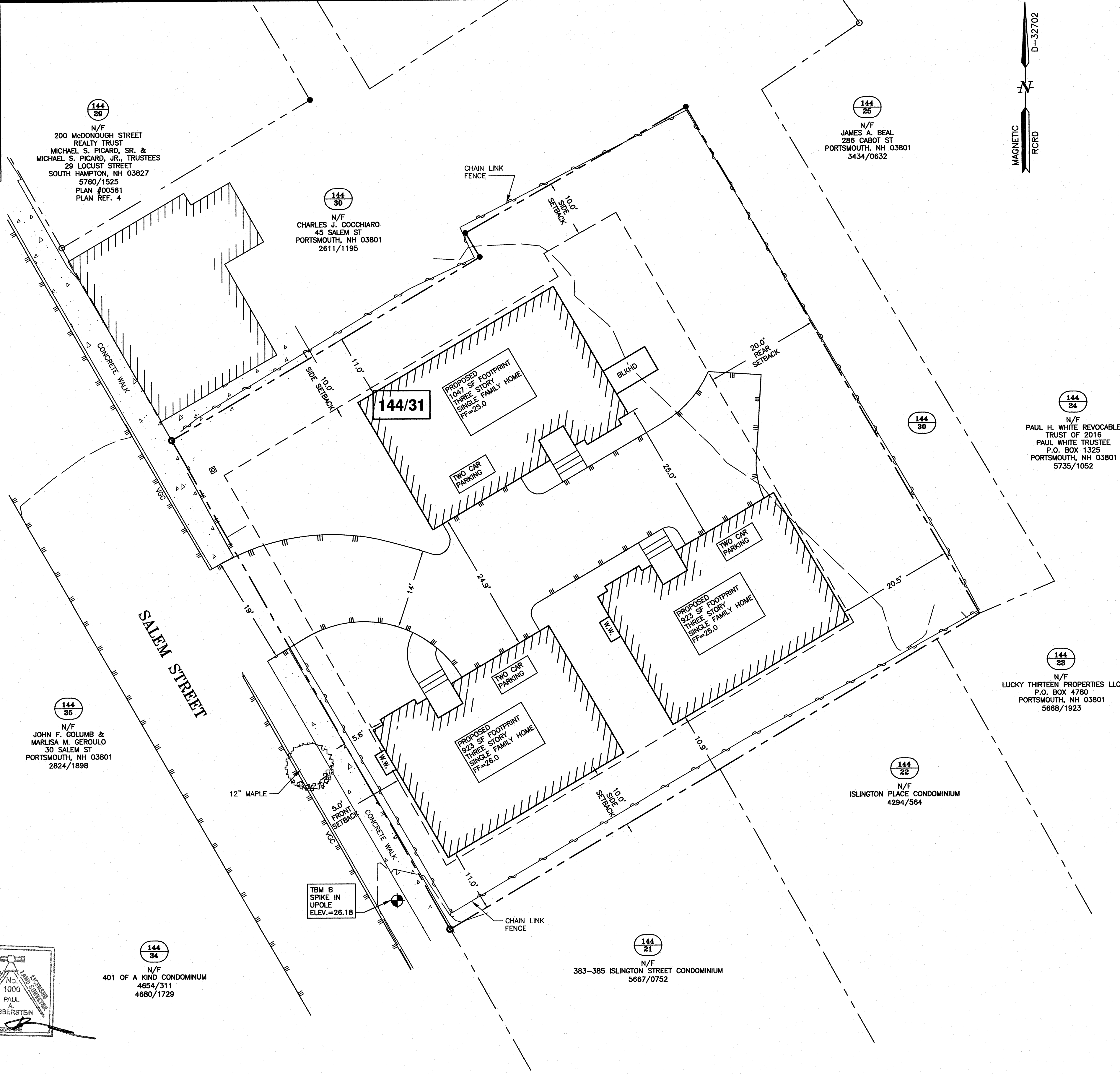
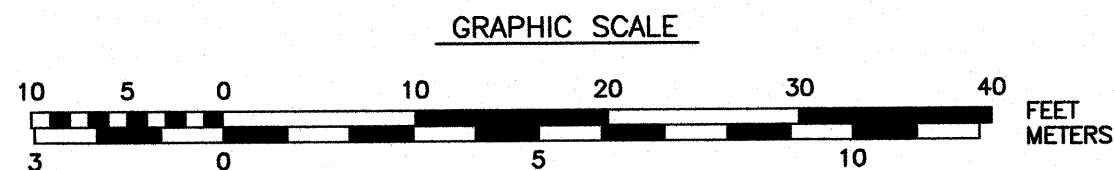
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE



144 34
N/F
401 OF A KIND CONDOMINIUM
4654/311
4680/1729



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-8282
Fax (603) 436-2815

- NOTES:**
- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 144 AS LOT 31.
 - OWNER OF RECORD:
BONZA BUILDERS, LLC
79 EXETER ROAD
NORTH HAMPTON, NH 03862
6056/205
 - PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
 - EXISTING LOT AREA:
10,903 S.F.
0.2503 ACRES
 - PARCEL IS LOCATED IN THE GENERAL RESIDENCE C (GRC) DISTRICT.
 - DIMENSIONAL REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	3,500 SF	10,903 SF	10,903 SF
MIN. LOT AREA PER DWELLING:	3,500 SF	10,903 SF	3,634 SF
FRONTAGE:	70 FT	98.87 FT	98.87 FT
SETBACKS:			
FRONT	5 FT	1.9 FT	5.6 FT
SIDE	10 FT	0.61 FT	10.9 FT
REAR	20 FT	58.9 FT	20.5 FT
MAX. BUILDING COVERAGE:	35%	10.4%	27.6%
MIN. OPEN SPACE:	20%	83.3%	56.0%
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LAYOUT OF 3 DWELLING UNITS ON TAX MAP 144 LOT 31 IN THE CITY OF PORTSMOUTH.
 - PROPERTY OWNERS SHALL BE RESPONSIBLE FOR STORMWATER MAINTENANCE.
 - A WATER UTILITY ACCESS EASEMENT SHALL BE PROVIDED TO THE CITY OF PORTSMOUTH FOR ACCESS TO WATER METERS, SHUT OFF VALVES & PIPING.

**SITE DEVELOPMENT
41 SALEM STREET
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	TAC WORKSHOP	12/2/19
0	ISSUED FOR COMMENT	11/18/19

REVISIONS

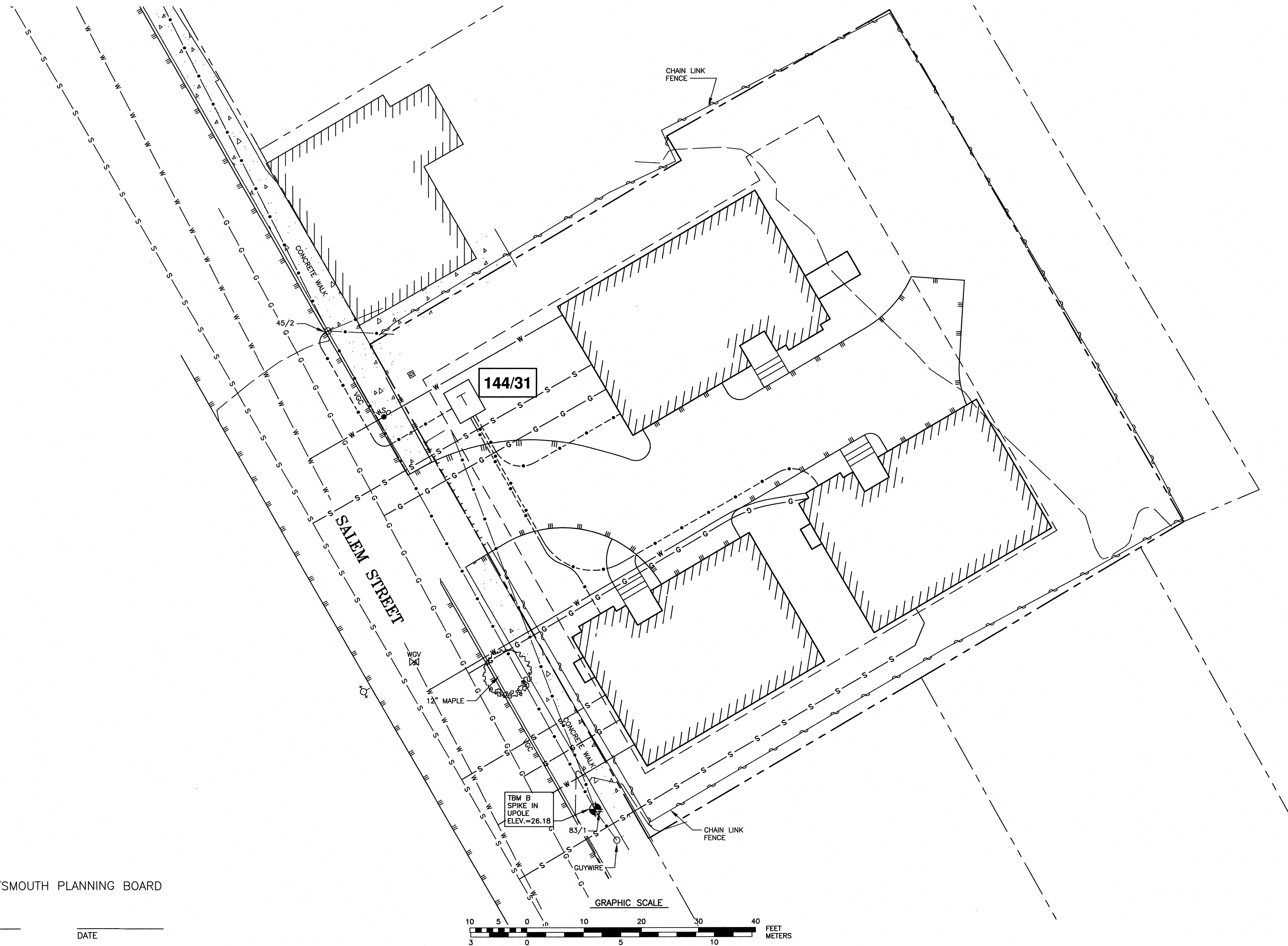
SCALE: 1"=10' NOVEMBER 2019

SITE LAYOUT PLAN

C2

- 1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
- 2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
- 3) SEE GRADING AND DRAINAGE PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
- 4) ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, POLYWRAPPED, CEMENT LINED DUCTILE IRON PIPE.
- 5) ALL WATERMAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTSMOUTH.
- 6) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
- 7) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH
- 8) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
- 9) ANY CONNECTION TO EXISTING WATERMAIN SHALL BE CONSTRUCTED BY THE CITY OF PORTSMOUTH.
- 10) EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
- 11) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- 12) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
- 13) ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14) ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES. | 24) CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH UTILITY COMPANY AND AFFECTED ABUTTER. |
| 15) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT. | 25) SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER IN COORDINATION WITH THE SITE CIVIL ENGINEER. |
| 16) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL. | 26) CONTRACTOR SHALL CONSTRUCT ALL UTILITIES AND DRAINS TO WITHIN 10' OF THE FOUNDATION WALLS AND CONNECT THESE TO SERVICE STUBS FROM THE BUILDING. |
| 17) CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES. | 27) THE CONTRACTOR SHALL INSTALL THE SEWER LINE AND MANHOLE IN CONSULTATION AND COORDINATION WITH DEPARTMENT OF PUBLIC WORKS. |
| 18) A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER. | 28) ALL WORK PERFORMED IN THE PUBLIC RIGHT-OF-WAY SHALL BE BUILD TO DEPARTMENT OF PUBLIC WATER WORKS STANDARDS. |
| 19) SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN. | 29) WATER, SEWER, AND DRAIN LINES SHALL BE PRIVATE. CONDOMINIUM DOCUMENTS SHALL REFLECT MAINTENANCE OF PRIVATE UTILITIES. |
| 20) GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH. | 30) THIRD PARTY UTILITY INSTALLATION INSPECTIONS SHALL BE REQUIRED ON WATER MAIN, SEWER, AND DRAINAGE SYSTEM. |
| 21) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH. | 31) A WATER UTILITY ACCESS EASEMENT SHALL BE PROVIDED TO THE CITY OF PORTSMOUTH FOR ACCESS TO WATER METERS, SHUT OFF VALVES & PIPING. |
| 22) ALL SEWER PIPES WITH LESS THAN 6' COVER SHALL BE INSULATED. | |
| 23) CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY. | |



CHAIRMAN _____ DATE _____



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

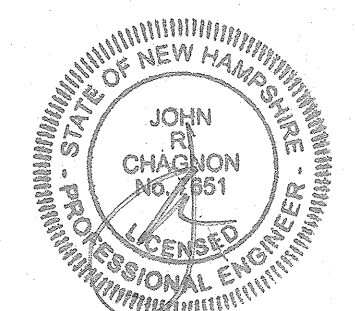
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

- 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) INSTALL CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED CATCH BASINS UNTIL CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED.
- 5) ALL WATER MAIN AND SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE NEW HAMPSHIRE STATE PLUMBING CODE AND CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.
- 6) UTILITY AS-BUILTS SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF THE PROJECT.
- 7) PROPOSED SEWER FLOW
3 UNITS X 2.33 RESIDENTS/UNIT = 7 RESIDENTS
7 RESIDENTS X 70 GPD/RESIDENT = 490 GPD
TOTAL PROPOSED FLOW = 490 GPD
NHDES SEWER DISCHARGE PERMIT NOT REQUIRED.

**SITE DEVELOPMENT
41 SALEM STREET
PORTSMOUTH, N.H.**

1	TAC WORKSHOP	12/2/19
0	ISSUED FOR COMMENT	11/18/19
NO.	DESCRIPTION	DATE

REVISIONS



SCALE: 1" = 10' NOVEMBER 2019

UTILITY PLAN

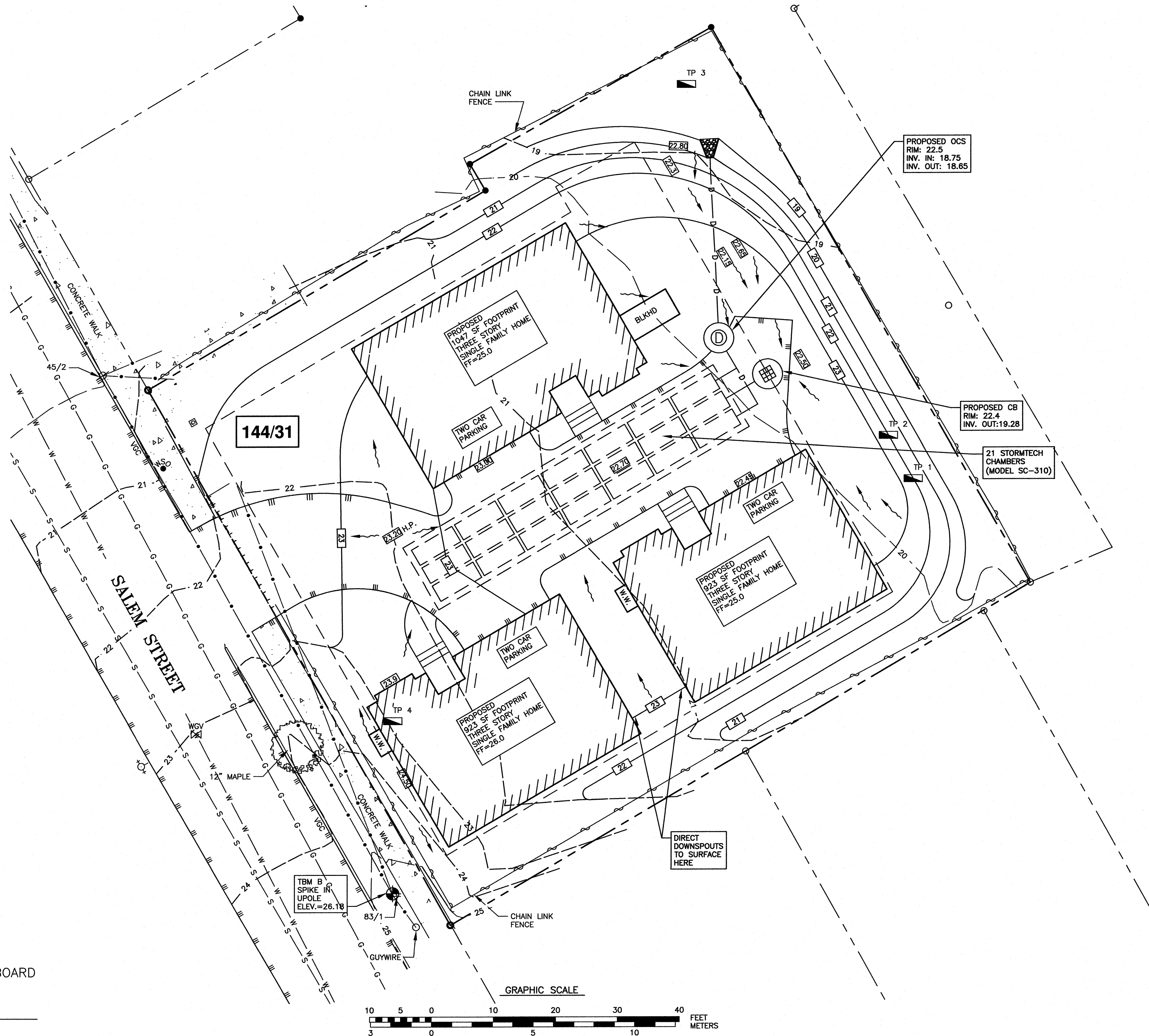
C3

TEST PIT #1, ELEV.
Date: 11/7/19
Logged by: JOE MULLEDY
ESHW: -
Observed Water: 64"
REFUSAL: NONE
Roots: 12"
DEPTH DESCRIPTION
0" - 12" 10YR 3/3 DARK BROWN, FINE SANDY LOAM
12" - 18" 10YR 4/3 BROWN, LOAMY FINE SAND
18" - 64" 2.5Y 6/4 GRAY, SILTY FINE SAND

TEST PIT #2, ELEV.
Date: 11/7/19
Logged by: JOE MULLEDY
ESHW: -
Observed Water: 66"
REFUSAL: NONE
Roots: 14" MANY FINE
DEPTH DESCRIPTION
0" - 14" 10YR 3/3 DARK BROWN, FINE SANDY LOAM
14" - 20" 10YR 4/3 BROWN, LOAMY FINE SAND
20" - 66" 2.5Y 5/2 GRAY, SILTY FINE SAND

TEST PIT #3, ELEV.
Date: 11/7/19
Logged by: JOE MULLEDY
ESHW: -
Observed Water: 62"
REFUSAL: NONE
Roots: 16"
DEPTH DESCRIPTION
0" - 16" 10YR 3/3 DARK BROWN, FINE SANDY LOAM
16" - 40" 10YR 4/3 BROWN, LOAMY FINE SAND
40" - 62" 2.5Y 4/2 GRAY, CLAYEY FINE SAND

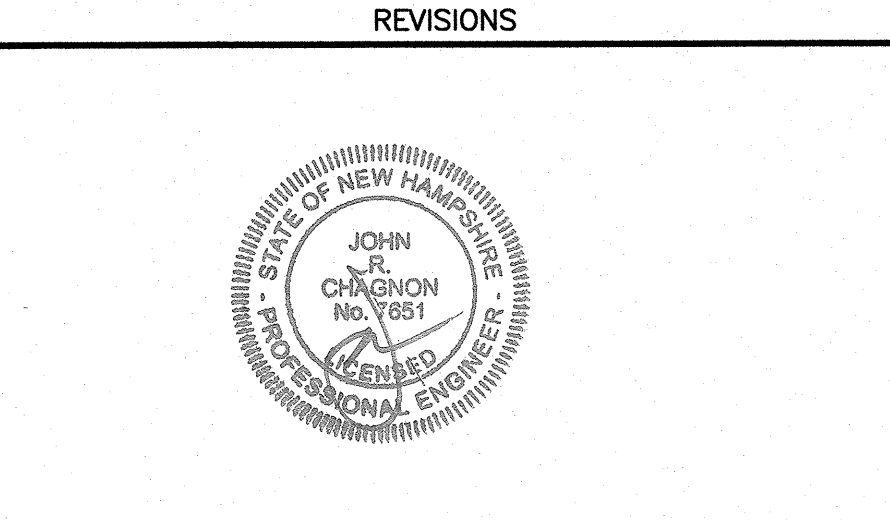
TEST PIT #4, ELEV.
Date: 11/7/19
Logged by: JOE MULLEDY
ESHW: -
Observed Water: 62"
REFUSAL: NONE
Roots: 6"
DEPTH DESCRIPTION
0" - 8" 10YR 3/3 DARK BROWN, FINE SANDY LOAM
8" - 24" 10YR 4/3 BROWN, LOAMY FINE SAND
24" - 34" 2.5Y 4/4 GRAY, LOAMY FINE SAND



- 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).

SITE DEVELOPMENT
41 SALEM STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	TAC WORKSHOP	12/2/19
0	ISSUED FOR COMMENT	11/18/19



SCALE: 1" = 10' NOVEMBER 2019

GRADING, DRAINAGE AND
EROSION CONTROL PLAN

C4



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

2 December, 2019

Trip Generation Calculation
Site Redevelopment
41 Salem Street
Portsmouth, NH

The purpose of this calculation is to identify the net change in vehicle trips expected to be generated by the site development at 41 Salem Street. Currently the lot has a single family dwelling. The plan is to remove the existing structure and construct three residential units.

In developing the expected trips Ambit Engineering considered the standard trip generation rates and equations published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition (2012). The land use category that best correlates with the existing use is Single Family Home (ITE Land Use Code 220). The land use category that best correlates with the proposed use is "Residential Condominium / Townhouse" (ITE Land Use Code 230). The trip rates, based upon the number of dwelling units of the buildings are summarized below for the **Weekday AM and PM Peak Hour**:

Trip Generation Summary

Existing – AM Peak Hour

Single Family Home (0.75 trips per dwelling unit)	<u>$0.75 \times 1 \text{ units} = 1 \text{ trip}$</u>
Total	1 trip

Proposed – AM Peak Hour

Condominium/Townhouse (0.44 trips per dwelling unit)	<u>$0.44 \times 3 \text{ units} = 2 \text{ trips}$</u>
Total	2 trips

Existing – PM Peak Hour

Single Family Home (0.75 trips per dwelling unit)

$$\underline{1.0 \times 1 \text{ units} = 1 \text{ trip}}$$

Total

1 trip

Proposed – PM Peak Hour

Condominium/Townhouse (0.52trips per dwelling unit)

$$\underline{0.52 \times 3 \text{ units} = 2 \text{ trips}}$$

Total

2 trips

Trip Generation Impact

The increase anticipated with this project is 1 additional trip in the PM peak hour and 1 additional trip in the AM peak hour. The anticipated increase in traffic is negligible and does not substantially alter the traffic conditions.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Chagnon', with a long horizontal line extending to the right.

John Chagnon, PE
Project Manager

Clara

1011.500 - 41 Salem St

© 2019 Art Form Architecture, Inc., all rights reserved .
You may not build this design without purchasing a
license, even if you make changes. This design may
have geographic restrictions.

Art Form Architecture, Inc.

Prelim / Work in Progress 603-431-9559



Clara

1011.500 - 41 Salem St

© 2019 Art Form Architecture, Inc., all rights reserved .
You may not build this design without purchasing a
license, even if you make changes. This design may
have geographic restrictions.

Art Form Architecture, Inc.

Prelim / Work in Progress 603-431-9559



© 2019 Art Form Architecture, Inc.
26x36 - 41 Salem St

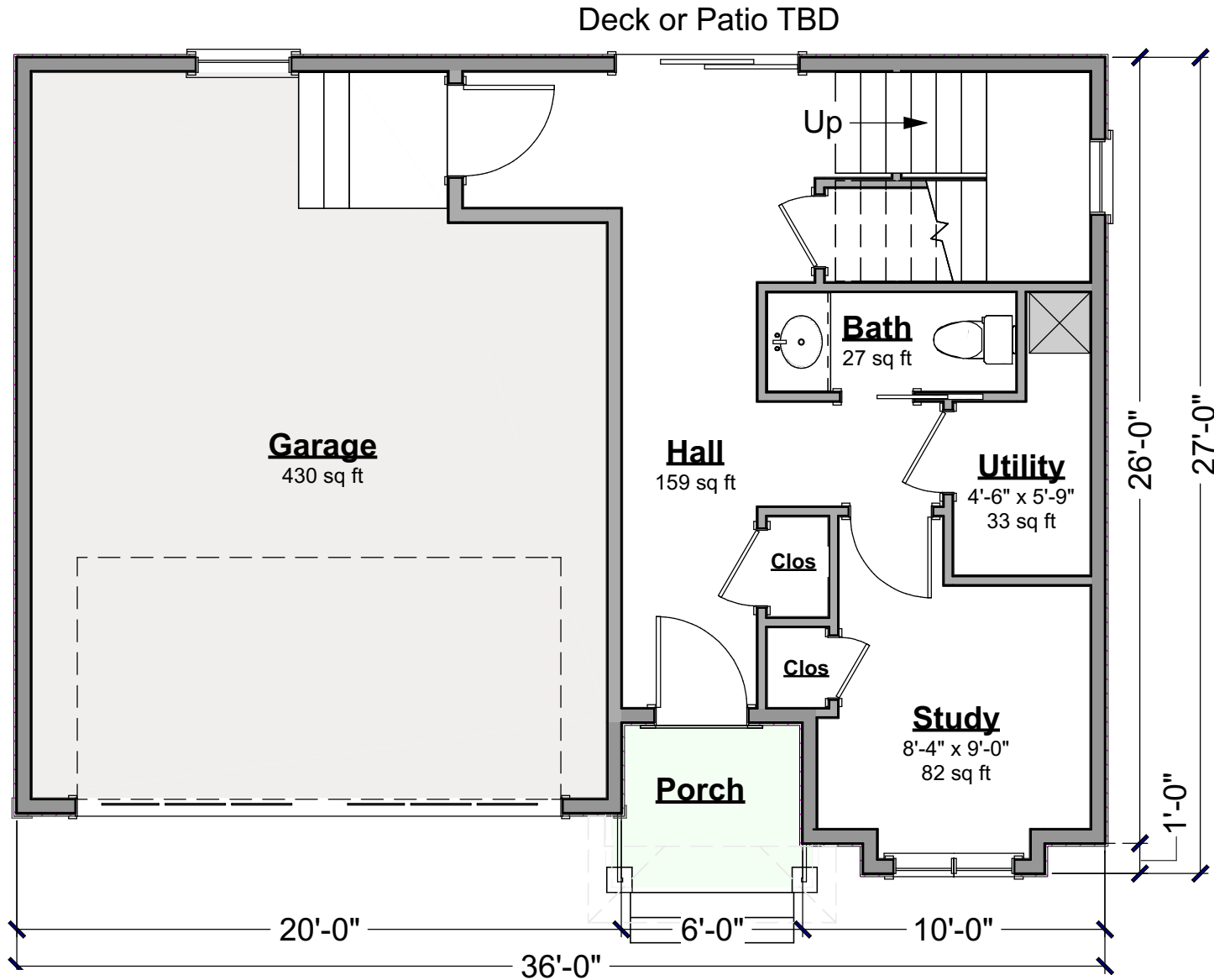
Clara

1011.500 - 41 Salem St

© 2019 Art Form Architecture, Inc., all rights reserved .
 You may not build this design without purchasing a
 license, even if you make changes. This design may
 have geographic restrictions.

Art Form Architecture, Inc.

Prelim / Work in Progress 603-431-9559



First Floor Plan

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

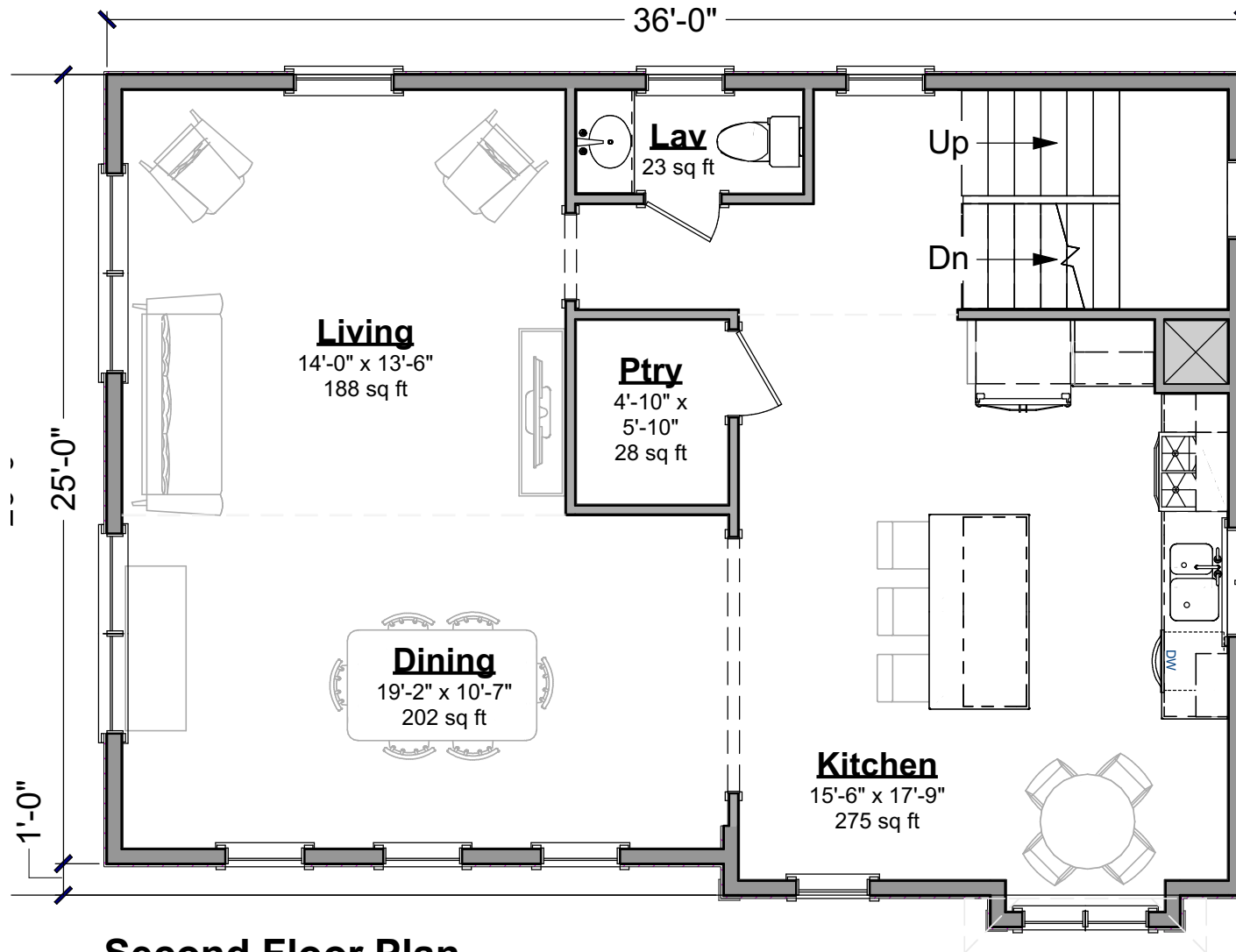
Living Area this Floor: 437 sq ft
 8ft Finished Ceiling Height

Clara

1011.500 - 41 Salem St

© 2019 Art Form Architecture, Inc., all rights reserved .
 You may not build this design without purchasing a
 license, even if you make changes. This design may
 have geographic restrictions.

Art Form Architecture, Inc.

Prelim / Work in Progress 603-431-9559

Second Floor Plan

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

Living Area this Floor: 922 sq ft
 8ft Finished Ceiling Height

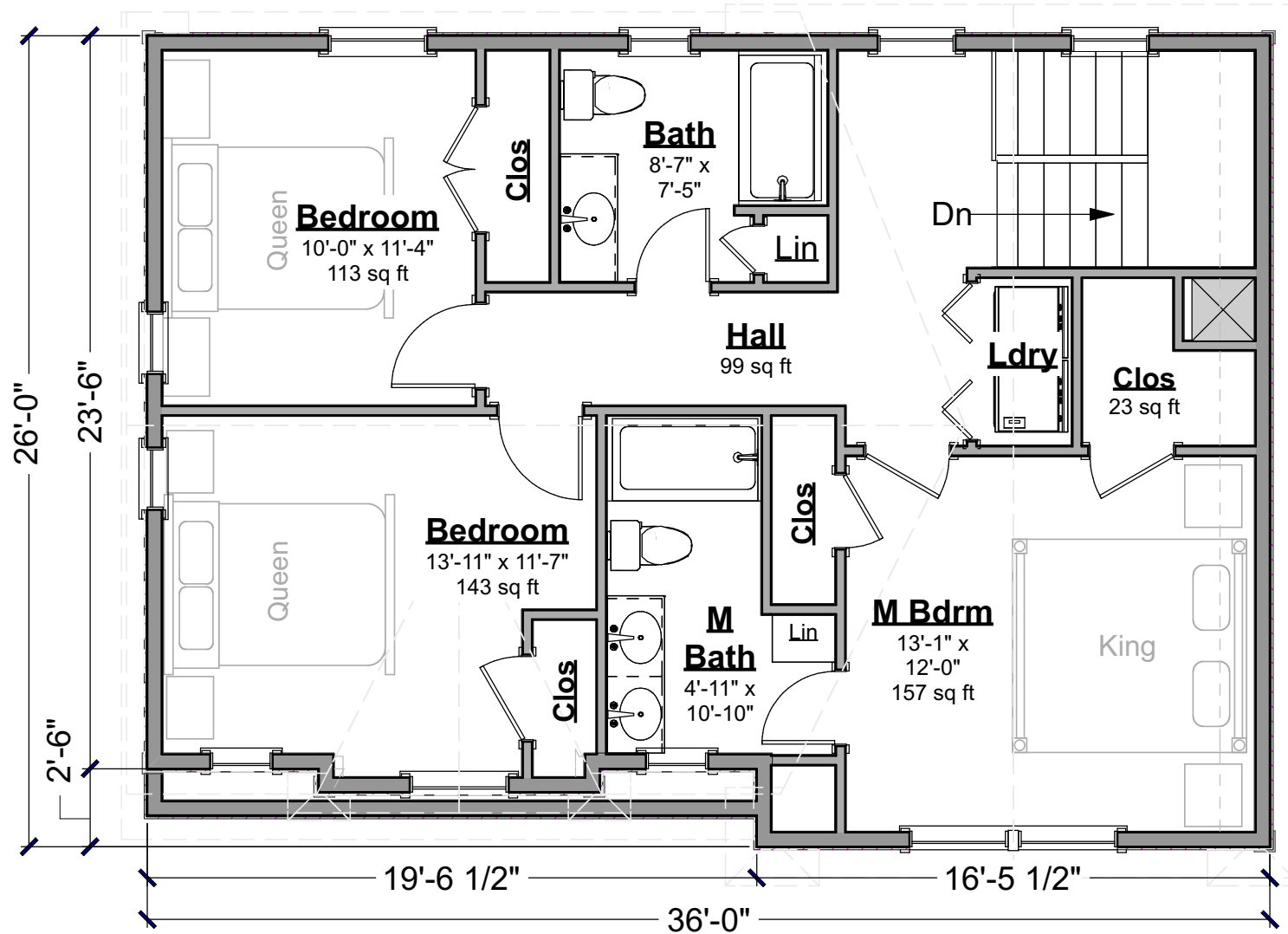
Clara

1011.500 - 41 Salem St

© 2019 Art Form Architecture, Inc., all rights reserved .
 You may not build this design without purchasing a
 license, even if you make changes. This design may
 have geographic restrictions.

Art Form Architecture, Inc.

Prelim / Work in Progress 603-431-9559



Third Floor Plan

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

Living Area this Floor: 887 sq ft
 8ft Finished Ceiling Height

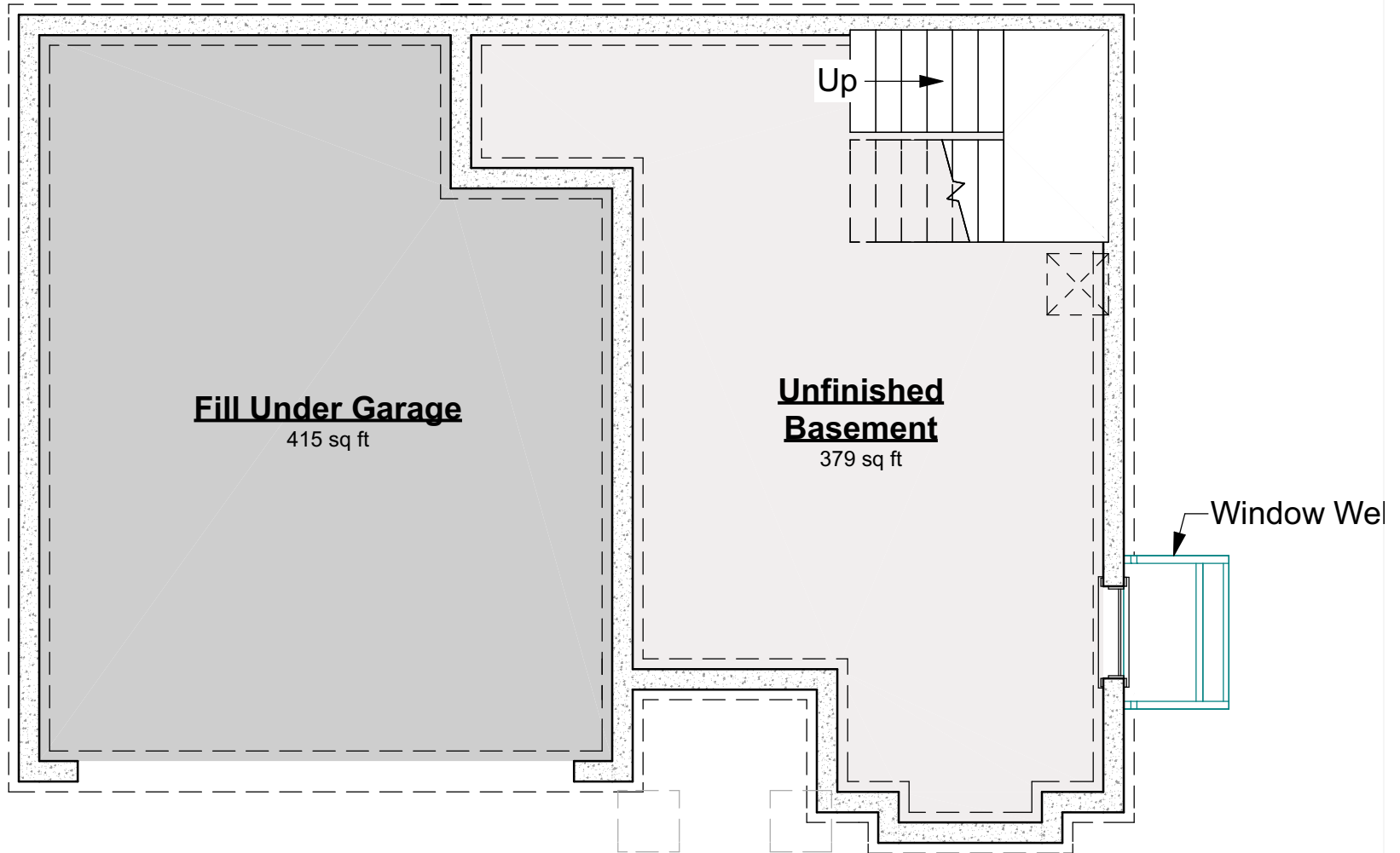
Clara

1011.500 - 41 Salem St

© 2019 Art Form Architecture, Inc., all rights reserved .
You may not build this design without purchasing a
license, even if you make changes. This design may
have geographic restrictions.

Art Form Architecture, Inc.

Prelim / Work in Progress 603-431-9559



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.

Clara

1011.500 - 41 Salem St

© 2019 Art Form Architecture, Inc., all rights reserved .
You may not build this design without purchasing a
license, even if you make changes. This design may
have geographic restrictions.

Art Form Architecture, Inc.

Prelim / Work in Progress 603-431-9559



Front Elevation

Clara

1011.500 - 41 Salem St

© 2019 Art Form Architecture, Inc., all rights reserved .
You may not build this design without purchasing a
license, even if you make changes. This design may
have geographic restrictions.

Art Form Architecture, Inc.

Prelim / Work in Progress 603-431-9559



Rear Elevation

Deck or
Patio TBD

Clara

1011.500 - 41 Salem St

© 2019 Art Form Architecture, Inc., all rights reserved .
You may not build this design without purchasing a
license, even if you make changes. This design may
have geographic restrictions.

Art Form Architecture, Inc.

Prelim / Work in Progress 603-431-9559



Right Elevation



Left Elevation