

# MULTI-FAMILY RESIDENTIAL SITE PLAN

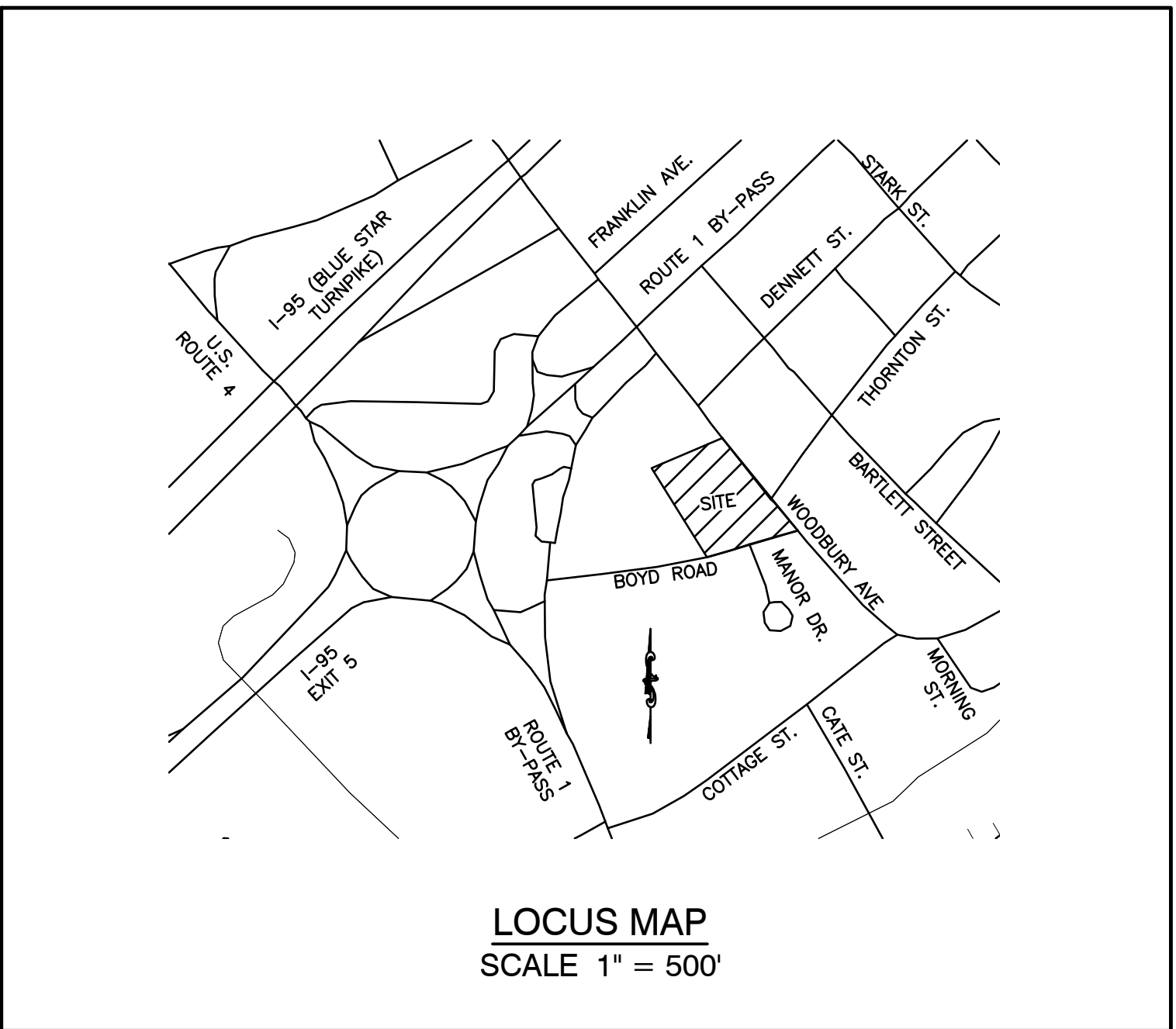
## "GRAPEVINE RUN"

### TAX MAP 175, LOTS 1, 2, & 3

### 212, 214, & 216 WOODBURY AVE., PORTSMOUTH, NH

#### GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
~ ~ ~	~ ~ ~	TREE LINE
~ ~ ~	~ ~ ~	STONEWALL
---	---	FENCE
---	---	SOIL BOUNDARY
---	---	ZONELINE
---	---	EASEMENT
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	EDGE OF PAVEMENT
---	---	VERTICAL GRANITE CURB
---	---	SLOPE GRANITE CURB
---	---	SILT FENCE
---	---	DRAINAGE LINE
---	---	SEWER LINE
---	---	SEWER FORCE MAIN
---	---	GAS LINE
---	---	WATER LINE
---	---	WATER SERVICE
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND ELECTRIC
---	---	FIRE PROTECTION LINE
---	---	THRUST BLOCK
---	---	IRON PIPE/IRON ROD
---	---	DRILL HOLE
---	---	IRON ROD/DRILL HOLE
---	---	STONE/GRANITE BOUND
---	---	SPOT GRADE
---	---	PAVEMENT SPOT GRADE
---	---	CURB SPOT GRADE
---	---	BENCHMARK (TBM)
---	---	DOUBLE POST SIGN
---	---	SINGLE POST SIGN
---	---	TEST PIT
---	---	FAILED TEST PIT
---	---	TREES AND BUSHES
---	---	UTILITY POLE
---	---	LIGHT POLES
---	---	SEWER MANHOLE
---	---	HYDRANT
---	---	WATER GATE
---	---	WATER SHUT OFF
---	---	REDUCER
---	---	SINGLE GRATE CATCH BASIN
---	---	DOUBLE GRATE CATCH BASIN
---	---	TRANSFORMER
---	---	CULVERT W/WINGWALLS
---	---	CULVERT W/FLARED END SECTION
---	---	CULVERT W/STRAIGHT HEADWALL
---	---	DRAINAGE FLOW DIRECTION
---	---	RIPRAP
---	---	STABILIZED CONSTRUCTION
---	---	ENTRANCE
---	---	CONCRETE
---	---	SNOW STORAGE
---	---	RETAINING WALL



#### SHEET INDEX

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E1	EROSION AND SEDIMENT CONTROL DETAILS
X1	SLOPE CROSS SECTIONS
T1-T2	TRUCK TURNING PLAN
H1	HIGHWAY ACCESS PLAN
DR1	OFFSITE DRAINAGE PLAN

#### CIVIL ENGINEER / SURVEYOR

JONES & BEACH ENGINEERS, INC.  
85 PORTSMOUTH AVENUE  
PO BOX 219  
STRATHAM, NH 03885  
(603) 772-4746  
CONTACT: JOSEPH CORONATI  
EMAIL: JCORONATI@JONESANDBEACH.COM

#### LIGHTING CONSULTANT

CHARRON, INC.  
P.O BOX 4550  
MANCHESTER, NH 03108  
(603) 945-3500  
CONTACT: DANIEL HEBERT  
EMAIL: DHEBERT@CHARRONINC.COM

#### SOILS CONSULTANT

GOVE ENVIRONMENTAL SERVICES, INC.  
8 CONTINENTAL DR., BLDG 2, UNIT H  
EXETER, NH 03833-7507  
(603) 418-7260  
CONTACT: JAMES GOVE  
EMAIL: JGOVE@GESINC.BIZ

#### LANDSCAPE DESIGNER

LM LAND DESIGN, LLC  
11 SOUTH ROAD  
BRENTWOOD, NH 03833  
(603) 770-7728  
CONTACT: LISE MCNAUGHTON

#### WATER

CITY OF PORTSMOUTH  
DEPARTMENT OF PUBLIC WORKS  
WATER DIVISION  
680 PEVERLY HILL ROAD  
PORTSMOUTH, NH 03801  
CONTACT: BRIAN GOETZ, P.E.  
(603) 427-1530

#### SEWER

CITY OF PORTSMOUTH  
DEPARTMENT OF PUBLIC WORKS  
SEWER DIVISION  
680 PEVERLY HILL ROAD  
PORTSMOUTH, NH 03801  
CONTACT: ZACHARY CRONIN  
(603) 766-1421

#### ELECTRIC

EVERSOURCE  
1700 LAFAYETTE ROAD  
PORTSMOUTH, NH 03801  
(603) 634-3029  
CONTACT: CASEY MACDONALD  
TELEPHONE  
FAIRPOINT COMMUNICATIONS  
1575 GREENLAND ROAD  
GREENLAND, NH 03840  
(800) 427-5525  
CONTACT: JOE CONSIDINE

#### CABLE TV

COMCAST COMMUNICATION CORPORATION  
334-B CALEF HIGHWAY  
EPPING, NH 03042-2325  
(603) 679-5695

PROJECT PARCEL  
CITY OF PORTSMOUTH  
TAX MAP 175, LOTS 1, 2, & 3

APPLICANT  
TUCK REALTY CORP.  
ATTN: TURNER PORTER  
149 EPPING RD., SUITE 2A  
EXETER, NH 03833

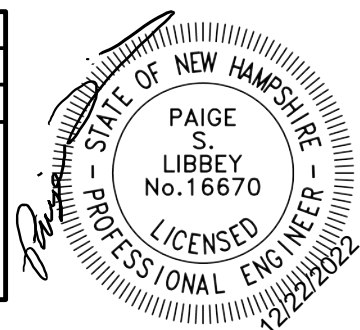
TOTAL LOT AREA  
80,484 SQ. FT.  
1.85 ACRES

APPROVED - PORTSMOUTH, NH  
PLANNING BOARD

DATE:

Design: JAC Draft: DJM Date: 01/05/22  
Checked: JAC Scale: AS NOTED Project No.: 21254  
Drawing Name: 21254-PLAN.dwg

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7	12/20/22	REVISED PER REVIEW ENGINEER AND CITY COMMENTS	DJM
6	10/18/22	REVISED PER REVIEW ENGINEER AND TAC COMMENTS	DJM
5	9/23/22	REVISED PER UTILITY COMPANY	DJM
4	9/20/22	REVISED PER REVIEW ENGINEER COMMENTS	DJM
3	9/14/22	ISSUED TO DEPARTMENT OF PUBLIC WORKS	DJM
REV.	DATE	REVISION	BY

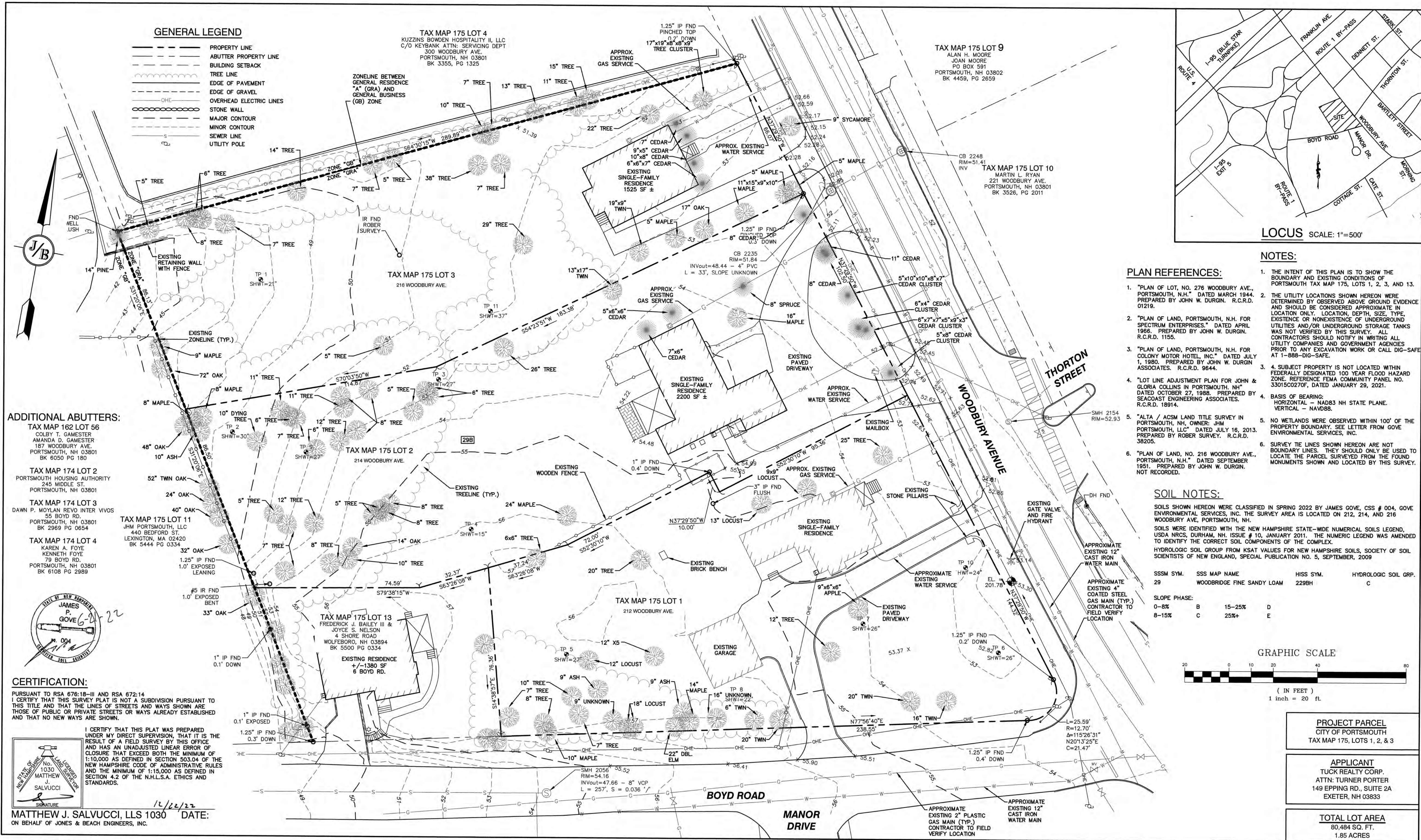
J/B Jones & Beach Engineers, Inc.  
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
Civil Engineering Services  
603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	COVER SHEET
Project:	"GRAPEVINE RUN" 212, 214, & 216 WOODBURY AVE. PORTSMOUTH, NH 03801
Owner of Record:	FREDERICK J. BAILEY III & JOYCE S. NELSON 4 SHORE RD., WOLFEBORO, NH 03894 LOT 1: BK 4708 PG 979 LOT 2: BK 4582 PG 888 LOT 3: BK 3919 PG 1345

DRAWING No.  
**CS**  
SHEET 1 OF 23  
JBE PROJECT NO. 21254

GRAPEVINE RUN, PORTSMOUTH, NH  
JBE # 21254 REVISION 7, 12/20/22





Design: JAC	Draft: DJM	Date: 01/05/22
Checked: JAC	Scale: 1"=20'	Project No.: 21254
Drawing Name: 21254-PLAN.dwg		
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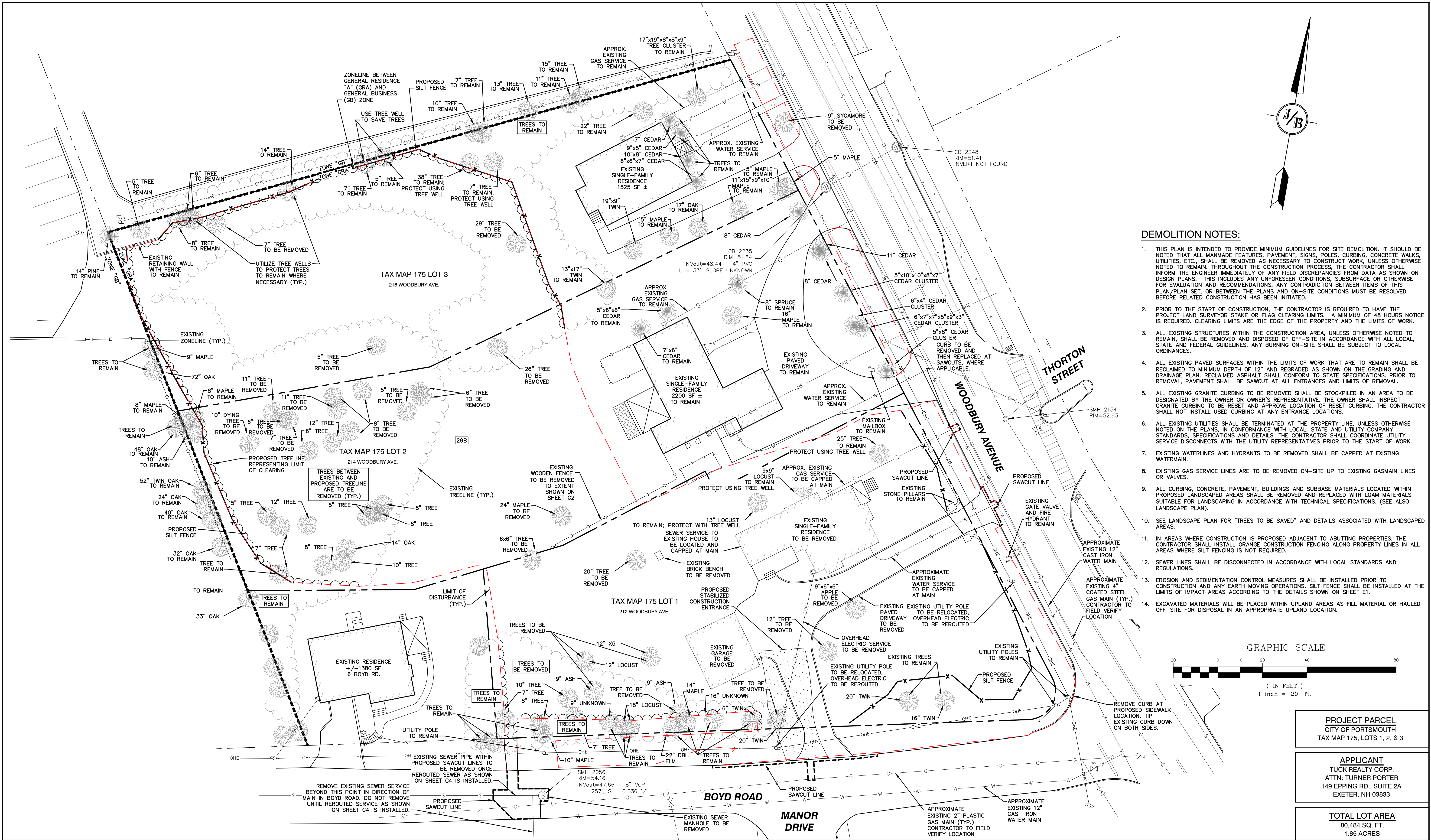
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E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>EXISTING CONDITIONS PLAN</b>	
Project:	"GRAPEVINE RUN" 212, 214, & 216 WOODBURY AVE. PORTSMOUTH, NH 03801	
Owner of Record:	FREDERICK J. BAILEY III & JOYCE S. NELSON 4 SHORE RD., WOLFEBORO, NH 03894	LOT 1: BK 4708 PG 979 LOT 2: BK 4582 PG 888 LOT 3: BK 3919 PG 1345

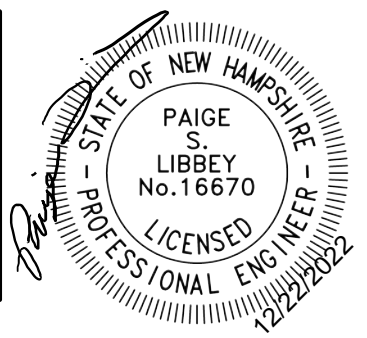
DRAWING No.  
**C1**  
SHEET 2 OF 23  
JBE PROJECT NO. 21254





Design: JAC    Draft: DJM    Date: 01/05/22  
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REV.	DATE	REVISION	BY

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85 Portsmouth Ave.    PO Box 219    Stratham, NH 03885  
Civil Engineering Services  
603-772-4746    FAX: 603-772-0227    E-MAIL: JBE@JONESANDBEACH.COM

Designed and Produced in NH

Plan Name:	DEMOLITION PLAN
Project:	"GRAPEVINE RUN" 212, 214, & 216 WOODBURY AVE. PORTSMOUTH, NH 03801
Owner of Record:	FREDERICK J. BAILEY III & JOYCE S. NELSON 4 SHORE RD., WOLFEBORO, NH 03894

DRAWING No.

DM-1

SHEET 3 OF 23  
JBE PROJECT NO. 21254



# PLAN REFERENCES:

- "PLAN OF LOT, NO. 276 WOODBURY AVE., PORTSMOUTH, N.H." DATED MARCH 1944. PREPARED BY JOHN W. DURGIN. R.C.R.D. 01219.
- "PLAN OF LAND, PORTSMOUTH, N.H. FOR SPECTRUM ENTERPRISES." DATED APRIL 1966. PREPARED BY JOHN W. DURGIN. R.C.R.D. 1155.
- "PLAN OF LAND, PORTSMOUTH, N.H. FOR COLONY MOTOR HOTEL, INC." DATED JULY 1, 1980. PREPARED BY JOHN W. DURGIN ASSOCIATES. R.C.R.D. 9644.
- "LOT LINE ADJUSTMENT PLAN FOR JOHN & GLORIA COLLINS IN PORTSMOUTH, NH" DATED OCTOBER 27, 1988. PREPARED BY SEACOAST ENGINEERING ASSOCIATES. R.C.R.D. 18914.
- "ALTA / ACSM LAND TITLE SURVEY IN PORTSMOUTH, NH, OWNER: JHM PORTSMOUTH, LLC" DATED JULY 16, 2013. PREPARED BY ROBER SURVEY. R.C.R.D. 38205.
- "PLAN OF LAND, NO. 216 WOODBURY AVE., PORTSMOUTH, N.H." DATED SEPTEMBER 1951. PREPARED BY JOHN W. DURGIN. NOT RECORDED.

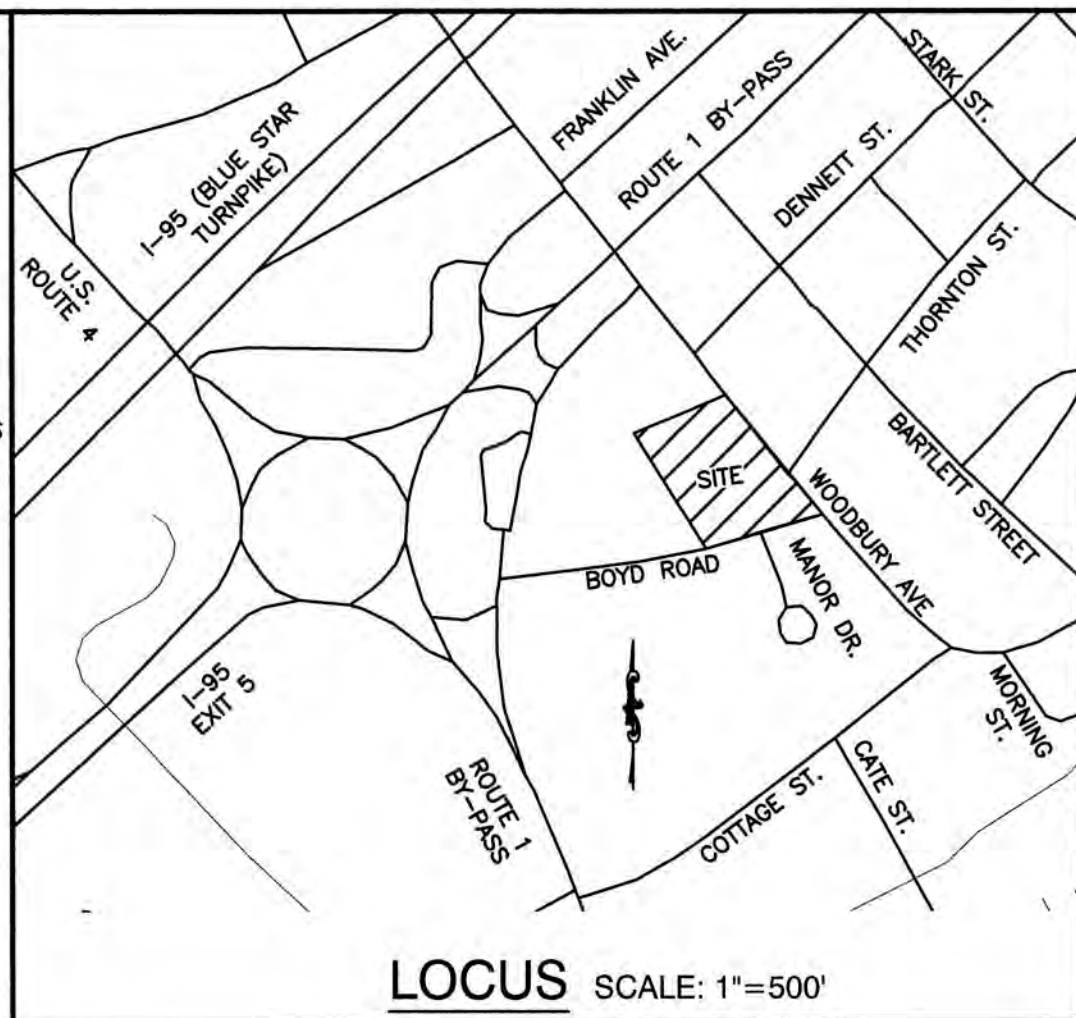
TAX MAP 175 LOT 4  
KUZINS BOWDEN HOSPITALITY II, LLC  
C/O KEYBANK ATTN: SERVICING DEPT  
300 WOODBURY AVE.  
PORTSMOUTH, NH 03801  
BK 3355, PG 1325

TAX MAP 175 LOT 9  
ALAN H. MOORE  
JOAN MOORE  
PO BOX 591  
PORTSMOUTH, NH 03802  
BK 4459, PG 2659

TAX MAP 175 LOT 10  
MARTIN L. RYAN  
221 WOODBURY AVE.  
PORTSMOUTH, NH 03801  
BK 3526, PG 2011

## GENERAL LEGEND

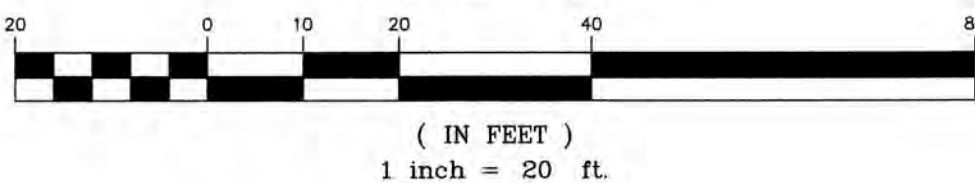
- PROPERTY LINE
- ABUTTER PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- TREE LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- OVERHEAD ELECTRIC LINES
- STONE WALL
- MAJOR CONTOUR
- MINOR CONTOUR
- SEWER LINE
- UTILITY POLE



## SUBDIVISION NOTES:

- THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN TAX MAP 175, LOTS 1, 2, AND 3.
- ZONING DISTRICT: GENERAL RESIDENTIAL A (GRA)  
LOT AREA MINIMUM = 7,500 S.F.  
MAX DENSITY = 1 DWELLING UNIT PER 7,500 S.F. LOT AREA  
LOT FRONTAGE MINIMUM = 100'  
LOT DEPTH MINIMUM = 70'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 15'  
SIDE SETBACK = 10'  
REAR SETBACK = 20'  
MAX. BUILDING HEIGHT = 35' WITH SLOPED ROOF, 30' WITH FLAT ROOF  
MAX. BUILDING COVERAGE = 25%  
MIN. OPEN SPACE = 30%
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0270F, DATED JANUARY 29, 2021.
- IRON RODS WITH SURVEY CAPS TO BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE INDICATED. ALL MONUMENTS SET ARE 5/8" IRON RODS WITH ALUMINUM CAPS MARKED "JONES & BEACH ENGINEERS BOUNDARY, DO NOT DISTURB, STRATHAM, N.H." AS SHOWN.
- NO WETLANDS WERE OBSERVED ON THE SUBJECT PREMISES.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS AND ABUTTING OWNERS ARE BASED ON THE CITY OF PORTSMOUTH TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE CITY OF PORTSMOUTH ASSESSORS OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.

## GRAPHIC SCALE



## ADDITIONAL ABUTTERS:

TAX MAP 162 LOT 56  
COLBY T. GAMESTER  
AMANDA D. GAMESTER  
187 WOODBURY AVE.  
PORTSMOUTH, NH 03801  
BK 6050 PG 180

TAX MAP 174 LOT 2  
PORTSMOUTH HOUSING AUTHORITY  
245 MIDDLE ST.  
PORTSMOUTH, NH 03801

TAX MAP 174 LOT 3  
DAWN P. MOYLAN REVO INTER VIVOS  
55 BOYD RD.  
PORTSMOUTH, NH 03801  
BK 2969 PG 0654

TAX MAP 174 LOT 4  
KAREN A. FOYE  
KENNETH FOYE  
79 BOYD RD.  
PORTSMOUTH, NH 03801  
BK 6108 PG 2989

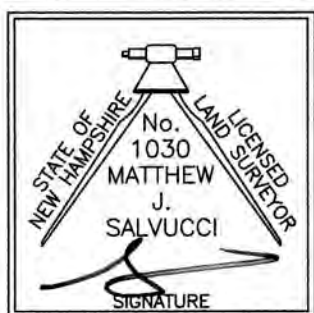
TAX MAP 175 LOT 11  
JHM PORTSMOUTH, LLC  
440 BEDFORD ST.  
LEXINGTON, MA 02420  
BK 5444 PG 0334

TAX MAP 175 LOT 13  
FREDERICK J. BAILEY III &  
JOYCE S. NELSON  
4 SHORE ROAD  
WOLFEBORO, NH 03894  
BK 5500 PG 0334

## CERTIFICATION:

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 UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



MATTHEW J. SALVUCCI, LLS 1030  
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

12/12/22

DATE:

Design: JAC Draft: DJM Date: 01/05/22  
Checked: JAC Scale: 1"=20' Project No.: 21254  
Drawing Name: 21254-PLAN.dwg

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Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>LOT LINE ADJUSTMENT PLAN</b> TAX MAP 175, LOTS 1, 2, & 3
Project:	"GRAPEVINE RUN" 212, 214, & 216 WOODBURY AVE. PORTSMOUTH, NH 03801
Owner of Record:	FREDERICK J. BAILEY III & JOYCE S. NELSON 4 SHORE RD., WOLFEBORO, NH 03894
	LOT 1: BK 4708 PG 979 LOT 2: BK 4582 PG 888 LOT 3: BK 3919 PG 1345

DRAWING No.	A1
SHEET 4 OF 23	JBE PROJECT NO. 21254

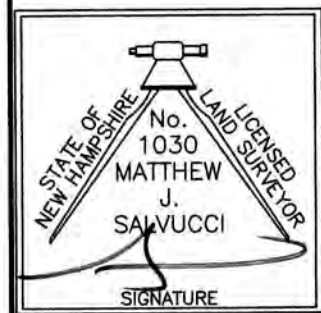


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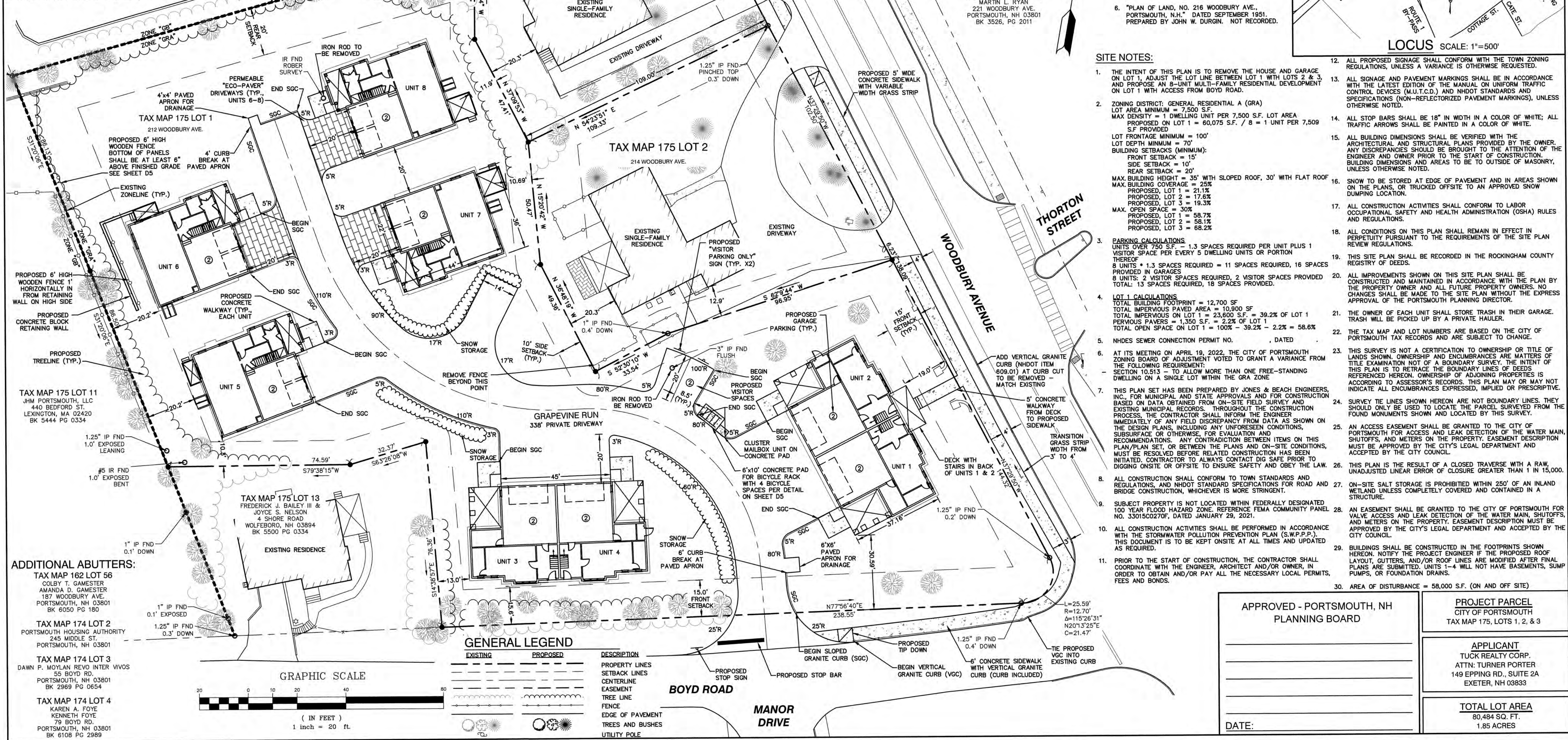
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THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

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KUZINS BOWEN HOSPITALITY II, LLC  
C/O KEYBANK ATTN: SERVICING DEPT  
300 WOODBURY AVE.  
PORTSMOUTH, NH 03801  
BK 3355, PG 1325



MATTHEW J. SALVUCCI, LLS 1030 DATE: 12/12/22  
ON BEHALF OF JONES & BEACH ENGINEERS, INC.



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- "PLAN OF LAND, NO. 216 WOODBURY AVE., PORTSMOUTH, N.H." DATED SEPTEMBER 1951. PREPARED BY JOHN W. DURGIN. NOT RECORDED.

SITE NOTES:

- THE INTENT OF THIS PLAN IS TO REMOVE THE HOUSE AND GARAGE ON LOT 1, ADJUST THE LOT LINE BETWEEN LOT 1 WITH LOTS 2 & 3, AND PROPOSE AN 8-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON LOT 1 WITH ACCESS FROM BOYD ROAD.
- ZONING DISTRICT: GENERAL RESIDENTIAL A (GRA)  
LOT AREA MINIMUM = 7,500 S.F.  
MAX DENSITY = 1 DWELLING UNIT PER 7,500 S.F. LOT AREA  
PROPOSED ON LOT 1 = 60,075 S.F. / 8 = 1 UNIT PER 7,509 S.F. PROVIDED  
LOT FRONTAGE MINIMUM = 100'  
LOT DEPTH MINIMUM = 70'  
ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION.  
BUILDING DIMENSIONS AND AREAS TO BE TOLERANCES OF MASONRY, UNLESS OTHERWISE NOTED.  
MAX. BUILDING HEIGHT = 35' WITH SLOPED ROOF, 30' WITH FLAT ROOF  
MAX. BUILDING COVERAGE = 25%  
PROPOSED, LOT 1 = 21.1%  
PROPOSED, LOT 2 = 17.6%  
PROPOSED, LOT 3 = 19.3%  
MAX. OPEN SPACE = 30%  
PROPOSED, LOT 1 = 58.7%  
PROPOSED, LOT 2 = 58.1%  
PROPOSED, LOT 3 = 68.2%
- PARKING CALCULATIONS  
UNITS OVER 750 S.F. - 1.3 SPACES REQUIRED PER UNIT PLUS 1 VISITOR SPACE PER EVERY 5 DWELLING UNITS OR PORTION THEREOF  
8 UNITS \* 1.3 SPACES REQUIRED = 11 SPACES REQUIRED, 16 SPACES PROVIDED IN GARAGES  
8 UNITS: 2 VISITOR SPACES REQUIRED, 2 VISITOR SPACES PROVIDED  
TOTAL: 13 SPACES REQUIRED, 18 SPACES PROVIDED.
- LOT 1 CALCULATIONS  
TOTAL BUILDING FOOTPRINT = 12,700 SF  
TOTAL IMPERVIOUS PAVED AREA = 10,900 SF  
TOTAL IMPERVIOUS ON LOT 1 = 23,600 S.F. = 39.2% OF LOT 1  
PERVIOUS PAVERS = 1,350 S.F. = 2.2% OF LOT 1  
TOTAL OPEN SPACE ON LOT 1 = 100% - 39.2% - 2.2% = 58.6%  
NHDES SEWER CONNECTION PERMIT NO. , DATED
- AT ITS MEETING ON APRIL 19, 2022, THE CITY OF PORTSMOUTH ZONING BOARD OF ADJUSTMENT VOTED TO GRANT A VARIANCE FROM THE FOLLOWING REQUIREMENT:  
SECTION 10.513 - TO ALLOW MORE THAN ONE FREE-STANDING DWELLING ON A SINGLE LOT WITHIN THE GRA ZONE
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE, REFERENCE FEMA COMMUNITY PANEL NO. 33015C00270F, DATED JANUARY 29, 2021.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ON-SITE AT ALL TIMES AND UPDATED AS REQUIRED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TOLERANCES OF MASONRY, UNLESS OTHERWISE NOTED.
- SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THE SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
- THE OWNER OF EACH UNIT SHALL STORE TRASH IN THEIR GARAGE. TRASH WILL BE PICKED UP BY A PRIVATE HAULER.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE CITY OF PORTSMOUTH TAX RECORDS AND ARE SUBJECT TO CHANGE.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO REPAIR THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
- AN ACCESS EASEMENT SHALL BE GRANTED TO THE CITY OF PORTSMOUTH FOR ACCESS AND LEAK DETECTION OF THE WATER MAIN, SHUTOFFS, AND METERS ON THE PROPERTY. EASEMENT DESCRIPTION MUST BE APPROVED BY THE CITY'S LEGAL DEPARTMENT AND ACCEPTED BY THE CITY COUNCIL.
- THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 15,000.
- ON-SITE SALT STORAGE IS PROHIBITED WITHIN 250' OF AN INLAND WETLAND UNLESS COMPLETELY COVERED AND CONTAINED IN A STRUCTURE.
- AN EASEMENT SHALL BE GRANTED TO THE CITY OF PORTSMOUTH FOR VALVE ACCESS AND LEAK DETECTION OF THE WATER MAIN, SHUTOFFS, AND METERS ON THE PROPERTY. EASEMENT DESCRIPTION MUST BE APPROVED BY THE CITY'S LEGAL DEPARTMENT AND ACCEPTED BY THE CITY COUNCIL.
- BUILDINGS SHALL BE CONSTRUCTED IN THE FOOTPRINTS SHOWN HEREON. NOTIFY THE PROJECT ENGINEER IF THE PROPOSED ROOF LAYOUT, GUTTERS, AND/OR ROOF LINES ARE MODIFIED AFTER FINAL PLANS ARE SUBMITTED. UNITS 1-4 WILL NOT HAVE BASEMENTS, SUMP PUMPS, OR FOUNDATION DRAINS.
- AREA OF DISTURBANCE = 58,000 S.F. (ON AND OFF SITE)

APPROVED - PORTSMOUTH, NH  
PLANNING BOARD

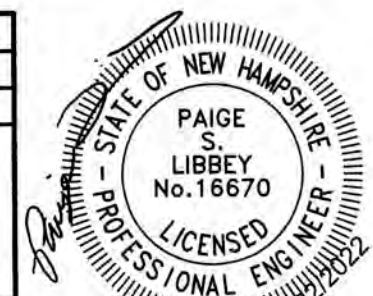
PROJECT PARCEL  
CITY OF PORTSMOUTH  
TAX MAP 175, LOTS 1, 2, & 3

APPLICANT  
TUCK REALTY CORP.  
ATTN: TURNER PORTER  
149 EPPING RD., SUITE 2A  
EXETER, NH 03833

TOTAL LOT AREA  
80,484 SQ. FT.  
1.85 ACRES

DATE:

Design: JAC	Draft: DJM	Date: 01/05/22
Checked: JAC	Scale: 1"=20'	Project No.: 21254
Drawing Name: 21254-PLAN.dwg		
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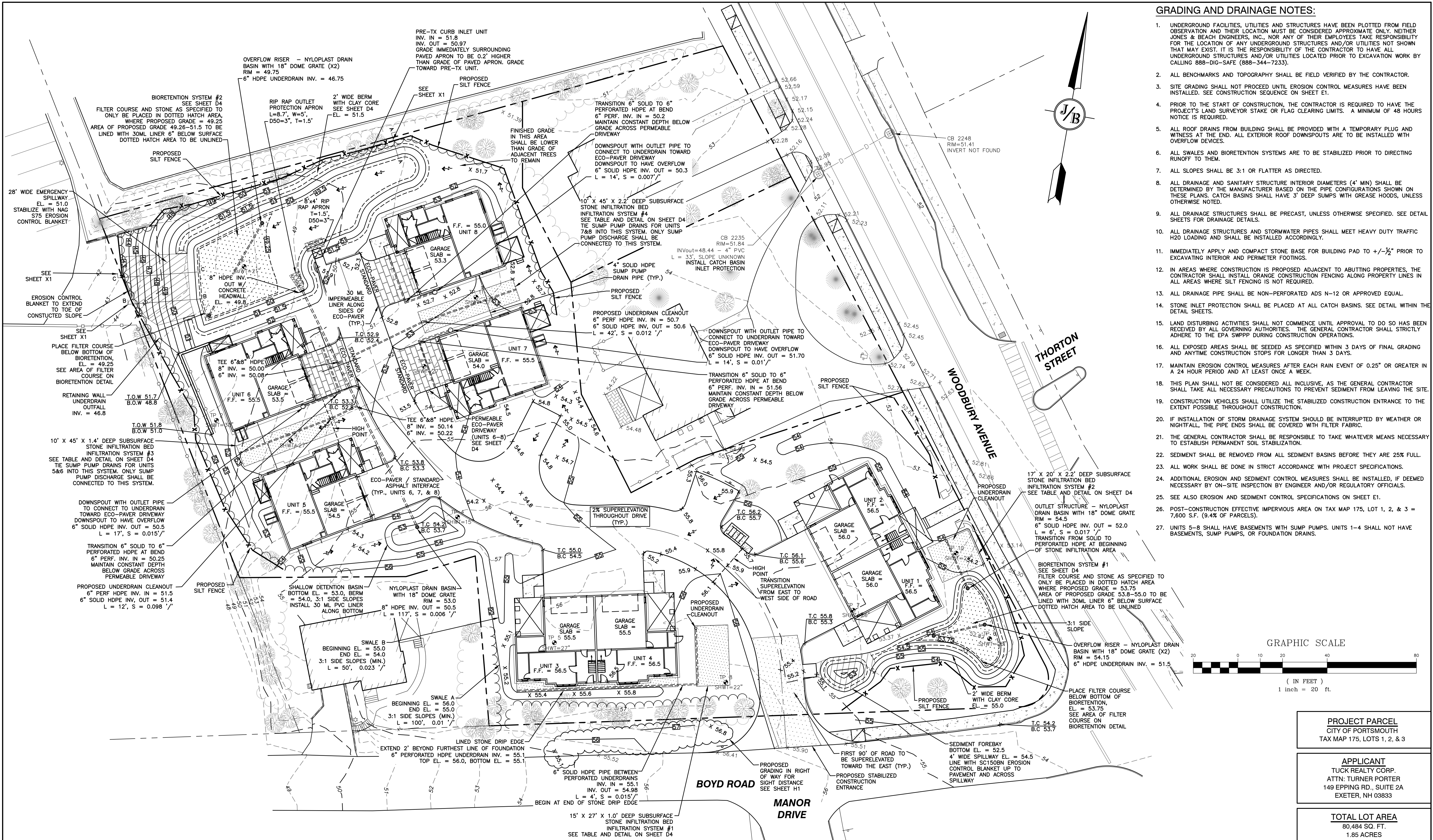
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3	9/14/22	ISSUED TO DEPARTMENT OF PUBLIC WORKS	DJM
REV.	DATE	REVISION	BY

**J/B Jones & Beach Engineers, Inc.**  
Civil Engineering Services  
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN
Project:	"GRAPEVINE RUN" 212, 214, & 216 WOODBURY AVE. PORTSMOUTH, NH 03801
Owners of Record:	FREDERICK J. BAILEY III & JOYCE S. NELSON 4 SHORE RD., WOLFEBORO, NH 03894 LOT 1: BK 4708 PG 979 LOT 2: BK 4582 PG 888 LOT 3: BK 3919 PG 1345

DRAWING No.  
**C2**  
SHEET 5 OF 23  
JBE PROJECT NO. 21254

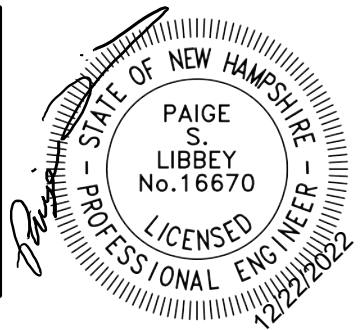




GRADING AND DRAINAGE NOTES:

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
2. ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
5. ALL ROOF DRAINS FROM BUILDING SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT THE END. ALL EXTERIOR ROOF DOWNSPOUTS ARE TO BE INSTALLED WITH OVERFLOW DEVICES.
6. ALL SWALES AND BIORETENTION SYSTEMS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
7. ALL SLOPES SHALL BE 3:1 OR FLATTER AS DIRECTED.
8. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 3' DEEP SUMPS WITH GREASE HOODS, UNLESS OTHERWISE NOTED.
9. ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED. SEE DETAIL SHEETS FOR DRAINAGE DETAILS.
10. ALL DRAINAGE STRUCTURES AND STORMWATER PIPES SHALL MEET HEAVY DUTY TRAFFIC H2O LOADING AND SHALL BE INSTALLED ACCORDINGLY.
11. IMMEDIATELY APPLY AND COMPACT STONE BASE FOR BUILDING PAD TO +/- 1/2" PRIOR TO EXCAVATING INTERIOR AND PERIMETER FOOTINGS.
12. IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
13. ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
14. STONE INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS. SEE DETAIL WITHIN THE DETAIL SHEETS.
15. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
16. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING AND ANYTIME CONSTRUCTION STOPS FOR LONGER THAN 3 DAYS.
17. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.25" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
18. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
19. CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
20. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
21. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
22. SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
23. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
24. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
25. SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.
26. POST-CONSTRUCTION EFFECTIVE IMPERVIOUS AREA ON TAX MAP 175, LOT 1, 2, & 3 = 7,600 S.F. (9.4% OF PARCELS).
27. UNITS 5-8 SHALL HAVE BASEMENTS WITH SUMP PUMPS. UNITS 1-4 SHALL NOT HAVE BASEMENTS, SUMP PUMPS, OR FOUNDATION DRAINS.

Design: JAC	Draft: DJM	Date: 01/05/22
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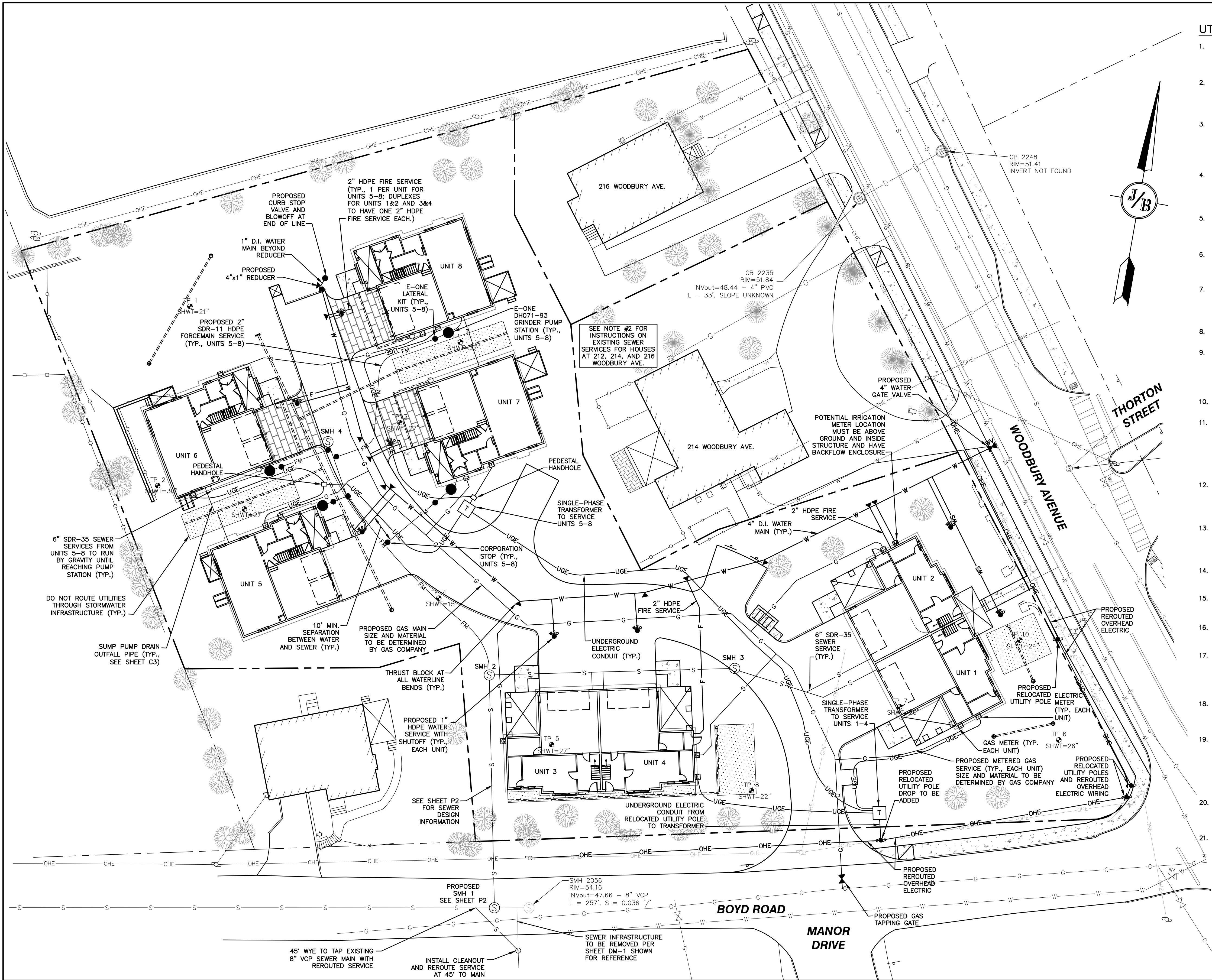
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PO Box 219  
Stratham, NH 03885

Designed and Produced in NH  
Civil Engineering Services  
603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	GRADING AND DRAINAGE PLAN
Project:	"GRAPEVINE RUN" 212, 214, & 216 WOODBURY AVE. PORTSMOUTH, NH 03801
Owner of Record:	FREDERICK J. BAILEY III & JOYCE S. NELSON 4 SHORE RD., WOLFEBORO, NH 03894

DRAWING No.  
**C3**  
SHEET 6 OF 23  
JBE PROJECT NO. 21254

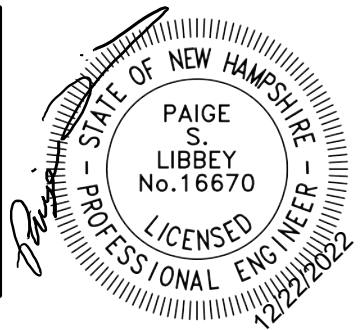




UTILITY NOTES:

- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, CONNECTION FEES AND BONDS.
- CUT & CAP SEWER SERVICE FOR 212 WOODBURY AVENUE TO PROPERTY LINE. SEWER SERVICES FOR 214 AND 216 WOODBURY AVENUE ARE TO REMAIN. NOTIFY PROJECT ENGINEER IF EITHER OF THE TWO SEWER SERVICES TO REMAIN CONFLICT WITH THE PROPOSED DEVELOPMENT.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
- THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).
- A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL PROJECT-RELATED UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM TO THE TOWN STANDARDS AND REGULATIONS, AND NHDES STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT, UNLESS A WAIVER IS OTHERWISE OBTAINED.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- BUILDING TO BE SERVICED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED.
- AS-BUILT PLANS SHALL BE SUBMITTED TO DEPARTMENT OF PUBLIC WORKS.
- INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW AT CHANGES IN DIRECTION. THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE THROUGH CHANNEL UNDERLAYMENT OF INVERT, AND SHELF SHALL CONSIST OF BRICK MASONRY.
- FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30 INCH DIA. CLEAR OPENING. THE WORD "SEWER" OR "DRAIN" SHALL BE CAST INTO THE CENTER OF THE UPPER FACE OF EACH COVER WITH RAISED, 3" LETTERS.
- SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H2O LOADS.
- CONTRACTOR SHALL PLACE 2" WIDE METAL WIRE IMPREGNATED RED PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.
- SANITARY SEWER FLOW CALCULATIONS:  
8 THREE BEDROOM UNITS @ 150 GPD/BEDROOM = 3,600 GPD
- ALL SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS.
- PROPOSED RIM ELEVATIONS OF DRAINAGE AND SANITARY MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE AS SHOWN ON THE GRADING AND DRAINAGE PLAN.
- ALL WATER MAINS AND SERVICE PIPES SHALL HAVE A MINIMUM 12" VERTICAL AND 24" HORIZONTAL SEPARATION TO MANHOLES, OR CONTRACTOR SHALL INSTALL BOARD INSULATION FOR FREEZING PROTECTION.
- WATER MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED FOR LEAKAGE PRIOR TO ACCEPTANCE. WATERMANS SHALL BE TESTED AT 1.5 TIMES THE WORKING PRESSURE OR 150 PSI, WHICHEVER IS GREATER. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 4 OF AWWA STANDARD C 600. WATERMANS SHALL BE DISINFECTED AFTER THE ACCEPTANCE OF THE PRESSURE AND LEAKAGE TESTS ACCORDING TO AWWA STANDARD C 651.
- ALL WATER AND SANITARY LEADS TO BUILDING(S) SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, MECHANICAL JOINTS AND FIRE HYDRANTS.
- DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
- THE CONTRACTOR SHALL HAVE THE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER FIRE PROTECTION SYSTEM PRIOR TO INSTALLATION.
- CONTRACTOR TO FURNISH SHOP DRAWINGS FOR UTILITY RELATED ITEMS TO ENSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SHALL BE SENT IN TRIPLICATE TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- EXISTING UTILITIES SHALL BE DIGSAFED BEFORE CONSTRUCTION.
- ALL WATER LINES SHOULD HAVE TESTABLE BACKFLOW PREVENTERS AT THE ENTRANCE TO EACH BUILDING.
- ALL GRAVITY SEWER PIPE, MANHOLES, AND FORCE MAINS SHALL BE TESTED ACCORDING TO NHDES STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWAGE AND WASTEWATER TREATMENT FACILITIES, CHAPTER ENV-WQ 700. ADOPTED ON 10-15-14.
- ENV-WQ 704.06 GRAVITY SEWER PIPE TESTING: GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY USE OF LOW-PRESSURE AIR TESTS CONFORMING WITH ASTM F1417-92(2008) OR UNI-BELL PVC PIPE ASSOCIATION UNI-B-6. LINES SHALL BE CLEANED AND VISUALLY INSPECTED AND TRUE TO LINE AND GRADE. DEFLECTION TESTS SHALL TAKE PLACE AFTER 30 DAYS FOLLOWING INSTALLATION AND THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANDREL WITH A DIAMETER OF AT LEAST 95% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.
- ENV-WQ 704.17 SEWER MANHOLE TESTING: SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST PRIOR TO BACKFILLING AND PLACEMENT OF SHELVES AND INVERTS.
- SANITARY SEWER LINES SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM AN EXISTING OR PROPOSED WATER LINE. WHEN A SEWER LINE CROSSES UNDER A WATER LINE, THE SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATERMAIN. THE SEWER LINE SHALL ALSO MAINTAIN A VERTICAL SEPARATION OF NOT LESS THAN 18 INCHES.
- SEWERS SHALL BE BURIED TO A MINIMUM DEPTH OF 6 FEET BELOW GRADE IN ALL ROADWAY LOCATIONS, AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS-COUNTRY LOCATIONS. PROVIDE TWO-INCHES OF R-10 FOAM BOARD INSULATION 2-FOOT WIDE TO BE INSTALLED 6-INCHES OVER SEWER PIPE IN AREAS WHERE DEPTH IS NOT ACHIEVED. A WAIVER FROM THE DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER ENGINEERING BUREAU IS REQUIRED PRIOR TO INSTALLING SEWER AT LESS THAN MINIMUM COVER.
- THE CONTRACTOR SHALL MINIMIZE THE DISRUPTIONS TO THE EXISTING SEWER FLOWS AND THOSE INTERRUPTIONS SHALL BE LIMITED TO FOUR (4) HOURS OR LESS AS DESIGNATED BY THE DEPARTMENT OF PUBLIC WORKS.
- LIGHTING CONDUIT SHALL BE SCHEDULE 40 PVC, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRIC CODE. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL.
- AN AS-BUILT PLAN OF THE WATER LINE IS TO BE PREPARED AND SUBMITTED TO THE CITY OF PORTSMOUTH WATER DEPARTMENT.
- WATER LINE TO BE CONSTRUCTED PER CITY OF PORTSMOUTH SPECIFICATIONS.
- SHOP DRAWINGS TO BE SUBMITTED TO CITY OF PORTSMOUTH FOR REVIEW AND APPROVAL.
- NEW DUCTILE IRON WATER LINE SHALL BE WRAPPED WITH A WATER TIGHT POLYETHYLENE WRAPPING FOR THE FULL LENGTH. ALL WATER LINE JOINTS SHALL HAVE THREE (3) BRASS WEDGES PER JOINT. CONTRACTOR SHALL CONTACT CITY OF PORTSMOUTH WATER DEPARTMENT (JIM TOW AT 603-766-1439) PRIOR TO WATER LINE INSTALLATION.
- IF IRRIGATION IS TO BE USED, THE PIPING SYSTEM SHALL BE REVIEWED AND APPROVED BY THE PORTSMOUTH CITY PLANNER, CITY ENGINEER, AND THE WATER DEPARTMENT PRIOR TO INSTALLATION.
- DISINFECTION OF WATER MAINS SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH AWWA STANDARD C651, LATEST EDITION. THE BASIC PROCEDURE TO BE FOLLOWED FOR DISINFECTING WATER MAINS IS AS FOLLOWS:
  - PREVENT CONTAMINATING MATERIALS FROM ENTERING THE WATER MAIN DURING STORAGE, CONSTRUCTION, OR REPAIR.
  - REMOVE, BY FLUSHING OR OTHER MEANS, THOSE MATERIALS THAT MAY HAVE ENTERED THE WATER MAINS.
  - CHLORINATE ANY RESIDUAL CONTAMINATION THAT MAY REMAIN, AND FLUSH THE CHLORINATED WATER FROM THE MAIN.
  - PROTECT THE EXISTING DISTRIBUTION SYSTEM FROM BACKFLOW DUE TO HYDROSTATIC PRESSURE TEST AND DISINFECTION PROCEDURES.
  - DETERMINE THE BACTERIOLOGICAL QUALITY BY LABORATORY TEST AFTER DISINFECTION.
  - MAKE FINAL CONNECTION OF THE APPROVED NEW WATER MAIN TO THE ACTIVE DISTRIBUTION SYSTEM

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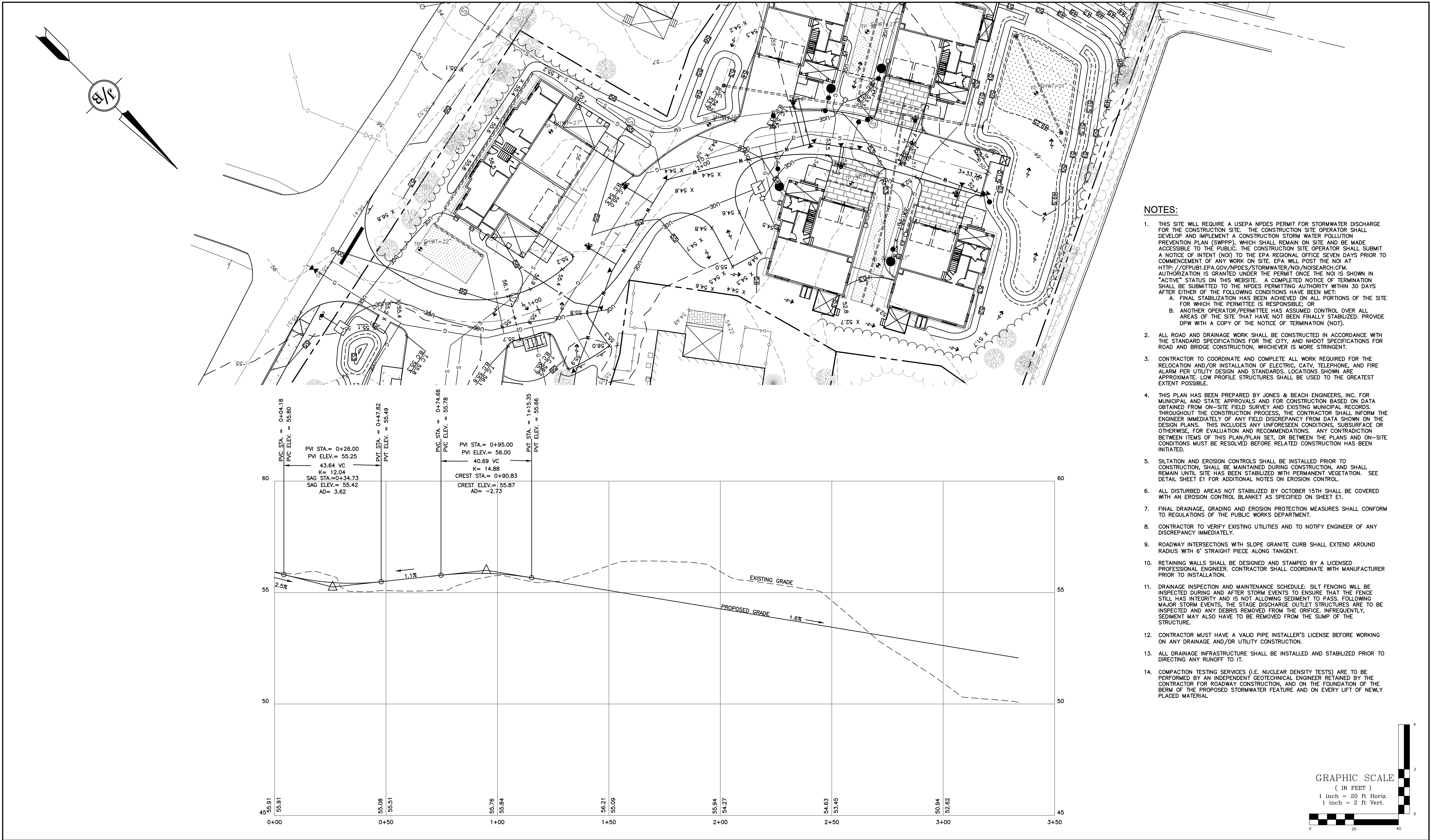
603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	UTILITY PLAN
Project:	"GRAPEVINE RUN" 212, 214, & 216 WOODBURY AVE. PORTSMOUTH, NH 03801
Owner of Record:	FREDERICK J. BAILEY III & JOYCE S. NELSON 4 SHORE RD., WOLFEBORO, NH 03894

DRAWING No.  
**C4**

SHEET 7 OF 23  
JBE PROJECT NO. 21254





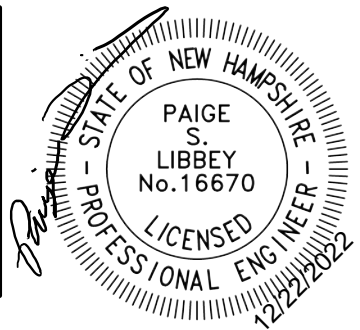
NOTES:

- THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE CONSTRUCTION SITE. THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH SHALL REMAIN ON SITE AND BE MADE ACCESSIBLE TO THE PUBLIC. THE CONSTRUCTION SITE OPERATOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA REGIONAL OFFICE SEVEN DAYS PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. EPA WILL POST THE NOI AT [HTTP://CFPUB1.EPA.GOV/NPDES/STORMWATER/NOI/NOISEARCH.CFM](http://cfpub1.epa.gov/npdes/stormwater/noi/noisearch.cfm). AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE" STATUS ON THIS WEBSITE. A COMPLETED NOTICE OF TERMINATION SHALL BE SUBMITTED TO THE NPDES PERMITTING AUTHORITY WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
  - FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE; OR
  - ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED. PROVIDE DPW WITH A COPY OF THE NOTICE OF TERMINATION (NOT).
- ALL ROAD AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE CITY, AND NHDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- CONTRACTOR TO COORDINATE AND COMPLETE ALL WORK REQUIRED FOR THE RELOCATION AND/OR INSTALLATION OF ELECTRIC, CATV, TELEPHONE, AND FIRE ALARM PER UTILITY DESIGN AND STANDARDS. LOCATIONS SHOWN ARE APPROXIMATE. LOW PROFILE STRUCTURES SHALL BE USED TO THE GREATEST EXTENT POSSIBLE.
- THIS PLAN HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- SILTATION AND EROSION CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN UNTIL SITE HAS BEEN STABILIZED WITH PERMANENT VEGETATION. SEE DETAIL SHEET E1 FOR ADDITIONAL NOTES ON EROSION CONTROL.
- ALL DISTURBED AREAS NOT STABILIZED BY OCTOBER 15TH SHALL BE COVERED WITH AN EROSION CONTROL BLANKET AS SPECIFIED ON SHEET E1.
- FINAL DRAINAGE, GRADING AND EROSION PROTECTION MEASURES SHALL CONFORM TO REGULATIONS OF THE PUBLIC WORKS DEPARTMENT.
- CONTRACTOR TO VERIFY EXISTING UTILITIES AND TO NOTIFY ENGINEER OF ANY DISCREPANCY IMMEDIATELY.
- ROADWAY INTERSECTIONS WITH SLOPE GRANITE CURB SHALL EXTEND AROUND RADIUS WITH 6' STRAIGHT PIECE ALONG TANGENT.
- RETAINING WALLS SHALL BE DESIGNED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER. CONTRACTOR SHALL COORDINATE WITH MANUFACTURER PRIOR TO INSTALLATION.
- DRAINAGE INSPECTION AND MAINTENANCE SCHEDULE: SILT FENCING WILL BE INSPECTED DURING AND AFTER STORM EVENTS TO ENSURE THAT THE FENCE STILL HAS INTEGRITY AND IS NOT ALLOWING SEDIMENT TO PASS. FOLLOWING MAJOR STORM EVENTS, THE STAGE DISCHARGE OUTLET STRUCTURES ARE TO BE INSPECTED AND ANY DEBRIS REMOVED FROM THE ORIFICE. INFREQUENTLY, SEDIMENT MAY ALSO HAVE TO BE REMOVED FROM THE SUMP OF THE STRUCTURE.
- CONTRACTOR MUST HAVE A VALID PIPE INSTALLER'S LICENSE BEFORE WORKING ON ANY DRAINAGE AND/OR UTILITY CONSTRUCTION.
- ALL DRAINAGE INFRASTRUCTURE SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING ANY RUNOFF TO IT.
- COMPACTION TESTING SERVICES (I.E. NUCLEAR DENSITY TESTS) ARE TO BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER RETAINED BY THE CONTRACTOR FOR ROADWAY CONSTRUCTION, AND ON THE FOUNDATION OF THE BERM OF THE PROPOSED STORMWATER FEATURE AND ON EVERY LIFT OF NEWLY PLACED MATERIAL.

GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft Horiz.  
1 inch = 2 ft Vert.

Design: JAC	Draft: DJM	Date: 01/05/22
Checked: JAC	Scale: 1"=20'	Project No.: 21254
Drawing Name: 21254-PLAN.dwg		
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7	12/20/22	REVISED PER REVIEW ENGINEER AND CITY COMMENTS	DJM
6	10/18/22	REVISED PER REVIEW ENGINEER AND TAC COMMENTS	DJM
5	9/23/22	REVISED PER UTILITY COMPANY	DJM
4	9/20/22	REVISED PER REVIEW ENGINEER COMMENTS	DJM
3	9/14/22	ISSUED TO DEPARTMENT OF PUBLIC WORKS	DJM
REV.	DATE	REVISION	BY

J/B

Jones & Beach Engineers, Inc.

Designed and Produced in NH

85 Portsmouth Ave.  
PO Box 219  
Stratham, NH 03885

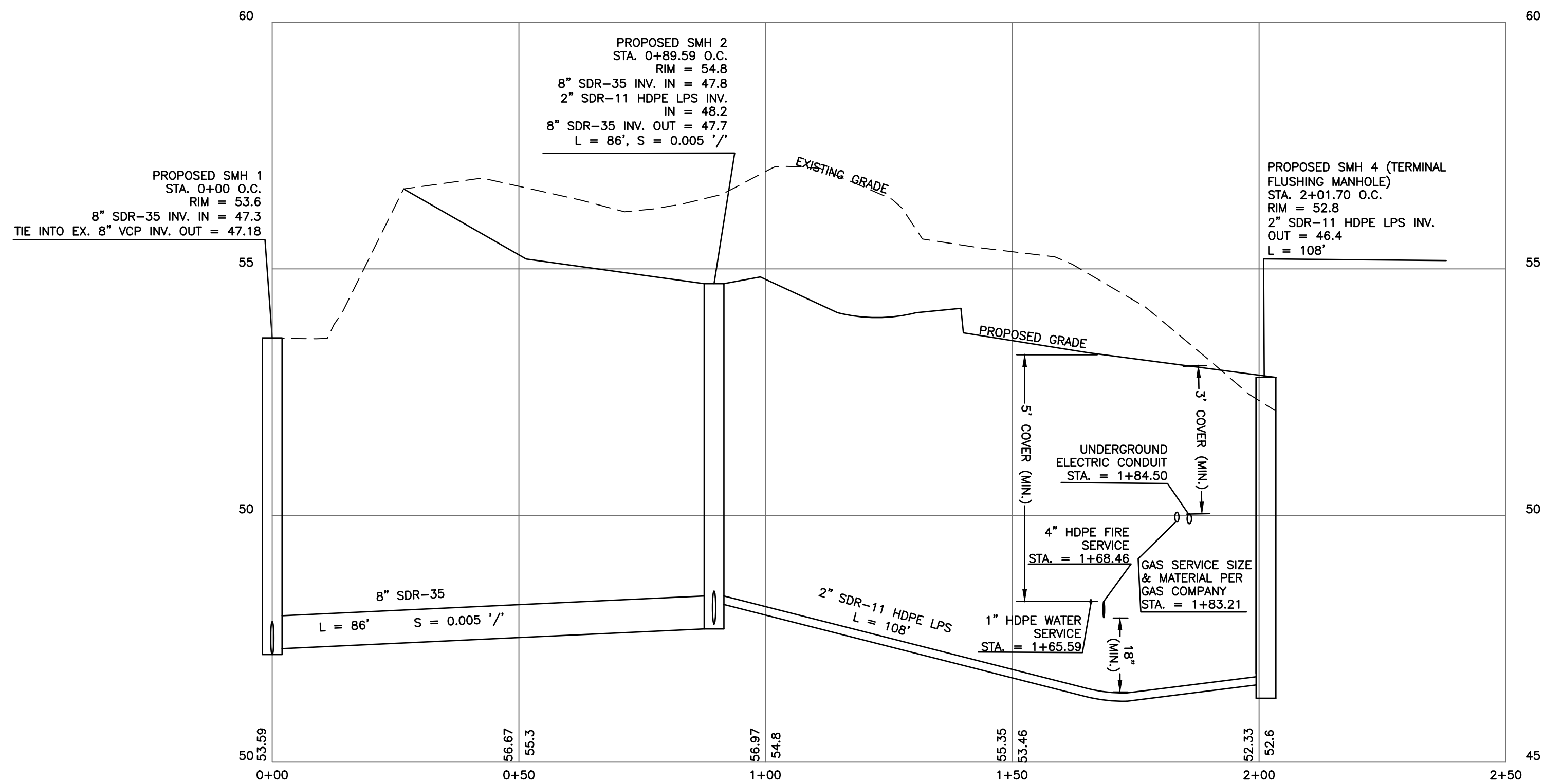
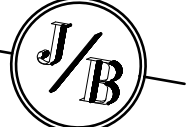
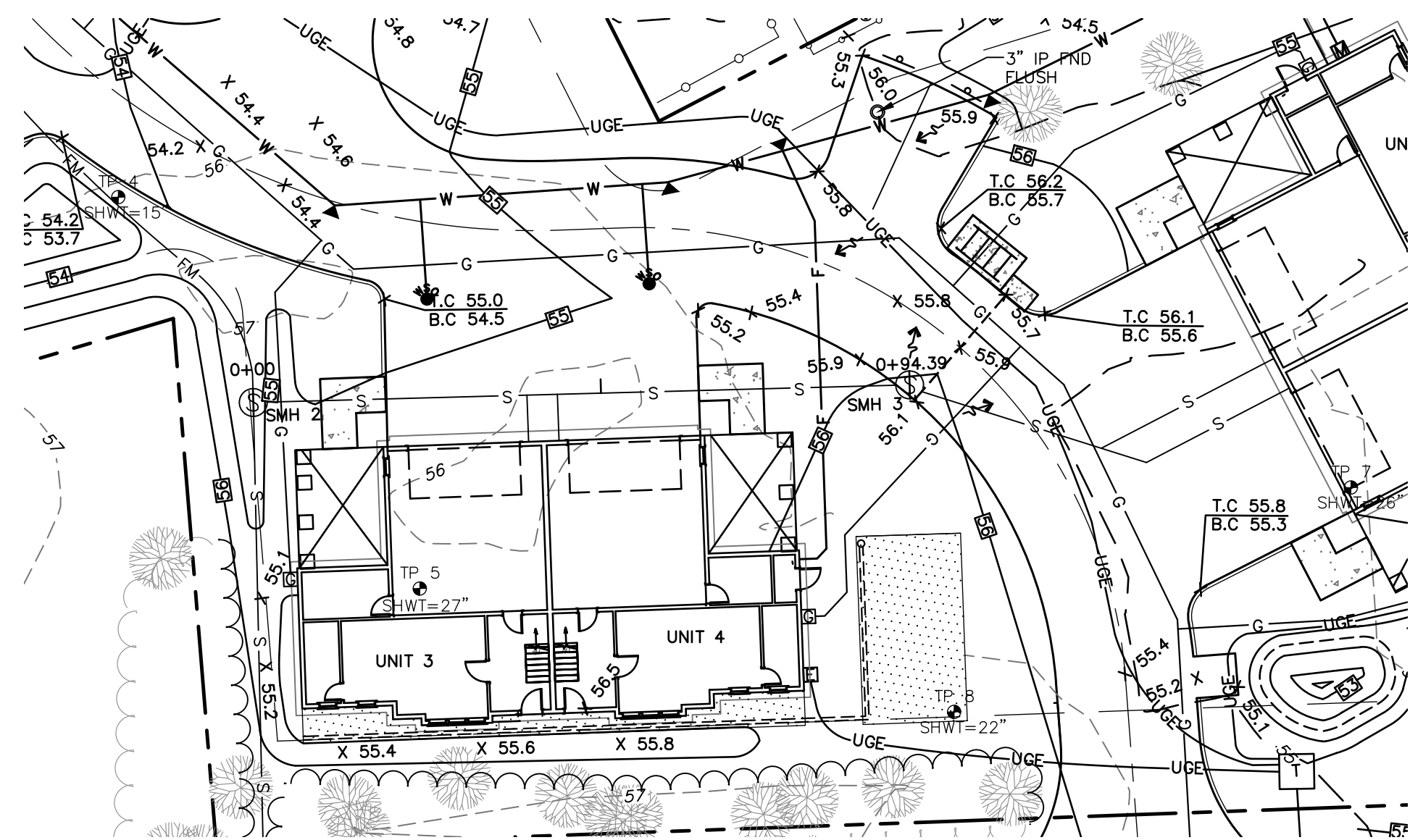
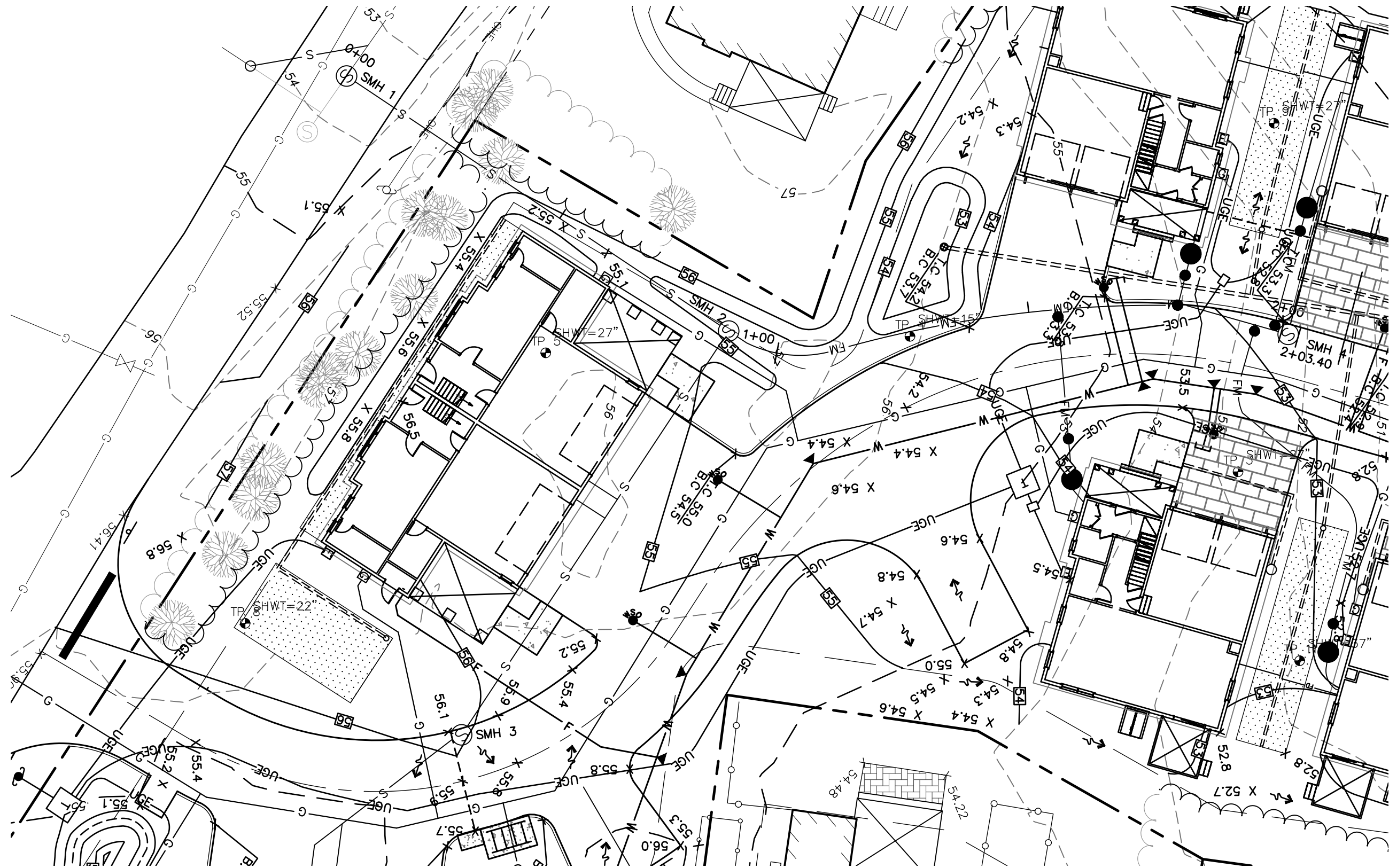
Civil Engineering Services

603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

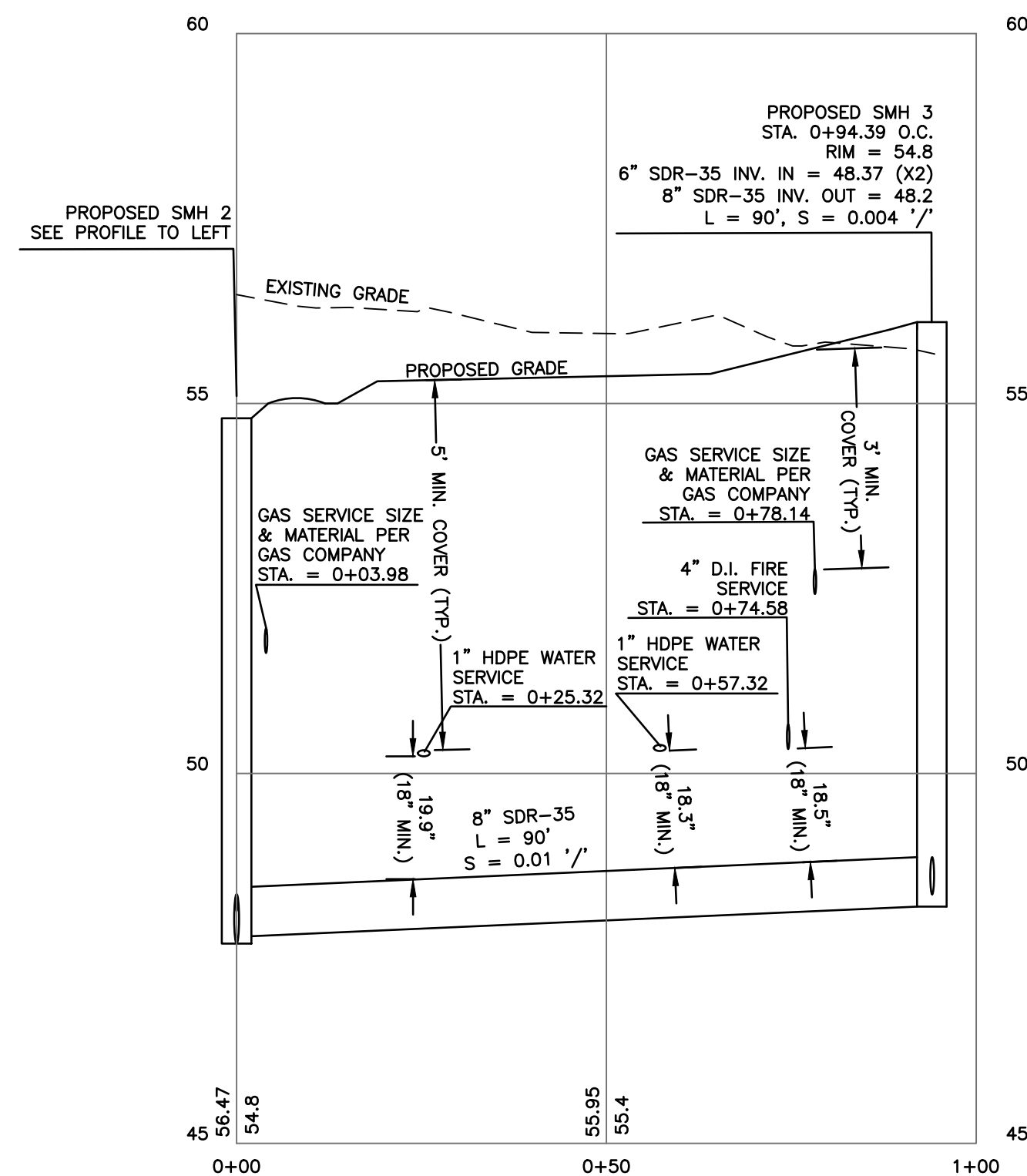
Plan Name:	PLAN AND ROAD PROFILE
Project:	"GRAPEVINE RUN" 212, 214, & 216 WOODBURY AVE. PORTSMOUTH, NH 03801
Owner of Record:	FREDERICK J. BAILEY III & JOYCE S. NELSON 4 SHORE RD., WOLFEBORO, NH 03894

DRAWING No.
P1
SHEET 8 OF 23 JBE PROJECT NO. 21254





MAIN SEWER THROUGH SITE

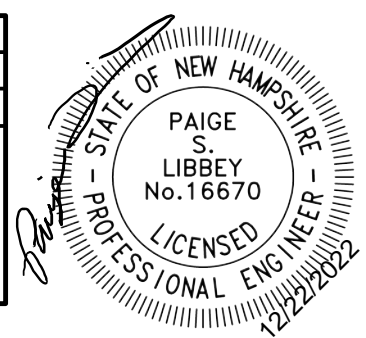


SEWER MAIN SERVICING UNITS 1-2

GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft Horiz.  
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Design: JAC Draft: DJM Date: 01/05/22  
Checked: JAC Scale: 1"=20' Project No.: 21254  
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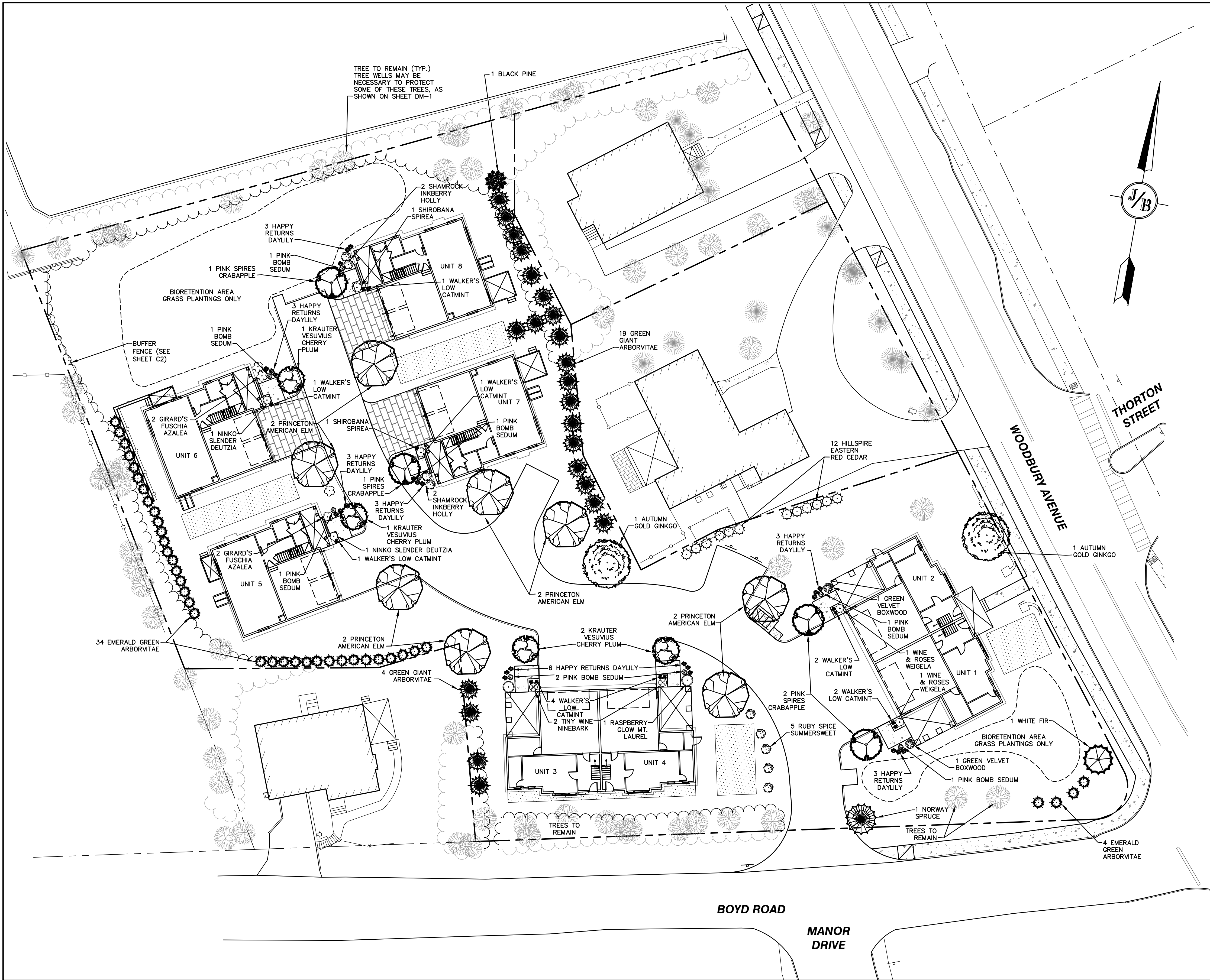
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REV.	DATE	REVISION	BY

**J/B Jones & Beach Engineers, Inc.**  
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
Civil Engineering Services  
603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	PLAN AND SEWER PROFILE
Project:	"GRAPEVINE RUN" 212, 214, & 216 WOODBURY AVE. PORTSMOUTH, NH 03801
Owner of Record:	FREDERICK J. BAILEY III & JOYCE S. NELSON 4 SHORE RD., WOLFEBORO, NH 03894

DRAWING No.  
**P2**  
SHEET 9 OF 23  
JBE PROJECT NO. 21254



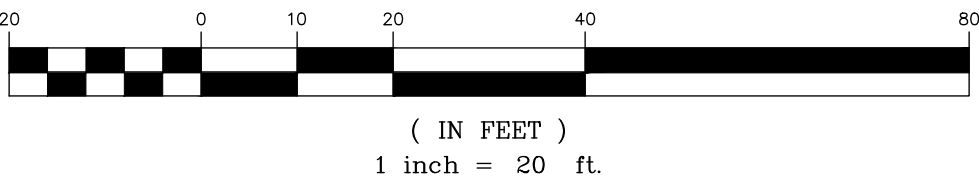


**LANDSCAPE NOTES:**

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING FOR CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
5. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
6. ALL WORK AND PLANTS SHALL BE DONE, INSTALLED AND DETAILED IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
7. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
8. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION, EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS SPECIFIED.
9. ALL TREES AND SHRUBS SHALL BE PLANTED IN MULCH BEDS WITH EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
10. THE CONTRACTOR SHALL REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC. FROM ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE. GRASS SEED OR PINE BARK MULCH SHALL BE APPLIED AS DEPICTED ON PLANS.
11. FINISHED GRADES IN LANDSCAPED ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" HIGHER THAN THE TOP OF THE SURROUNDING CURB.
12. ALL LANDSCAPING SHALL MEET THE CITY OF PORTSMOUTH STANDARDS AND REGULATIONS.
13. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE DRIPLINE OF THE TREE. THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. ALL MULCH AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH OVER A 10 MIL WEED MAT EQUAL TO "WEEDBLOCK" BY EASY GARDENER OR DEWITT WEED BARRIER.
15. ALL LANDSCAPED AREAS SHALL HAVE SELECT MATERIALS REMOVED TO A DEPTH OF AT LEAST 12" BELOW FINISH GRADE. THE RESULTING VOID IS TO BE FILLED WITH A MINIMUM OF 9" HIGH-QUALITY SCREENED LOAM AMENDED WITH 3" OF AGED ORGANIC COMPOST.
16. THIS PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO CIVIL/SITE DRAWINGS FOR OTHER SITE CONSTRUCTION INFORMATION.
17. IRRIGATION PIPING SYSTEM SHALL BE REVIEWED AND APPROVED BY OWNER AND ENGINEER PRIOR TO INSTALLATION.
18. THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS.
19. 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.
20. 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.
21. SEE TYPICAL PLANTING DETAILS ON SHEET D5.
22. IF TREES SCHEDULED TO REMAIN NEED TO BE REMOVED OR BECOME UNHEALTHY, ADDITIONAL TREES WILL NEED TO BE PLANTED TO THE SATISFACTION OF THE PLANNING DEPARTMENT.
23. NO LOAM OR OTHER TOPSOIL SHALL BE REMOVED FROM THE SITE AS PART OF SITE DEVELOPMENT. TOPSOIL SHALL BE APPROPRIATELY STOCKPILED AND STABILIZED FOR REDISTRIBUTION WITHIN NEW PLANTING AREAS.

Quantity	Botanical Name	Common Name	Size
<b>TREES</b>			
1	Abies concolor	WHITE FIR	7-8 FT. HT.
2	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	3" CALIPER
12	Juniperus virginiana 'Hillspire'	HILLSPIRE EASTERN RED CEDAR	7-8 FT. HT.
4	Malus x 'Pink Spires'	PINK SPIRES CRABAPPLE	2" CALIPER
1	Picea abies	NORWAY SPRUCE	8-9 FT. HT.
1	Pinus nigra	BLACK PINE	7-8 FT. HT.
4	Prunus cerasifera 'Krauter Vesuvius'	KRAUTER VESUVIUS CHERRY PLUM	2" CALIPER
38	Thuja occidentalis 'Smaragd Emerald'	EMERALD GREEN ARBORVITAE	5-6 FT. HT.
23	Thuja plicata 'Green Giant'	GREEN GIANT ARBORVITAE	7-8 FT. HT.
8	Ulmus americana 'Princeton'	PRINCETON AMERICAN ELM	3" CALIPER
<b>SHRUBS</b>			
4	Azalea 'Girard's Fuchsia'	GIRARD'S FUCHSIA AZALEA	5 GALLON
2	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	5 GALLON
2	Deutzia gracilis 'Nikko'	NIKKO SLENDER DEUTZIA	3 GALLON
4	Ilex glabra 'Shamrock'	SHAMROCK INKERRY HOLLY	5 GALLON
2	Kalmia latifolia 'Raspberry Glow'	RASPBERRY GLOW MT LAUREL	5 GALLON
2	Physocarpus opulifolius 'SMNPOTW'	TINY WINE NINEBARK	3 GALLON
2	Spiraea japonica 'Shirobana'	SHIROBANA SPIREA	3 GALLON
5	Clethra alnifolia 'Ruby Spice'	RUBY SPICE SUMMERSWEET	3 GALLON
2	Weigela florida 'Alexandra'	WINE & ROSES WEIGELA	3 GALLON
<b>PERENNIALS</b>			
24	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	1 GALLON
12	Nepeta x faassenii 'Walker's Low'	WALKER'S LOW CATMINT	1 GALLON
8	Sedum 'Pink Bomb'	PINK BOMB SEDUM	1 GALLON

**GRAPHIC SCALE**



Design: JAC	Draft: DJM	Date: 01/05/22
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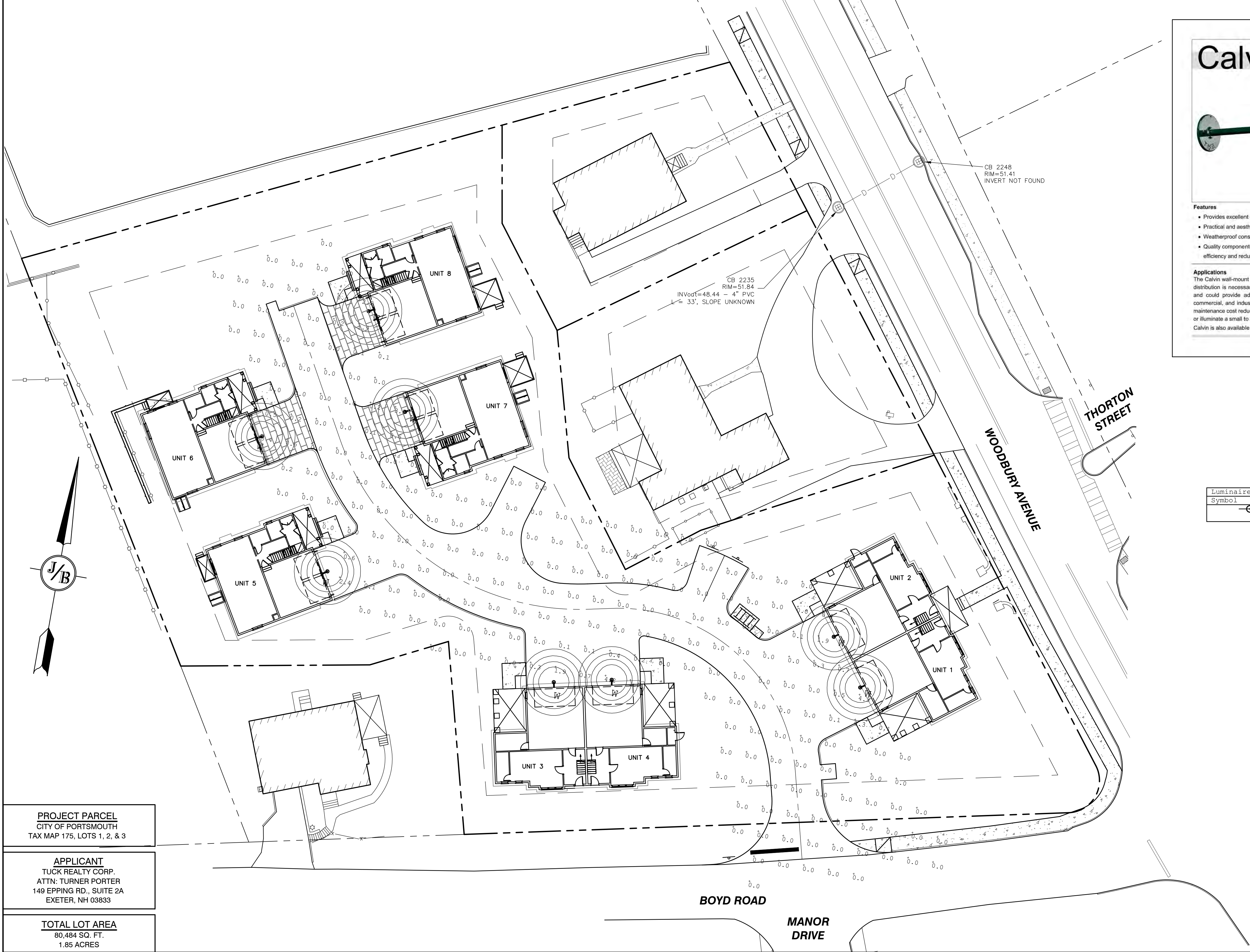
**J/B**  
85 Portsmouth Ave.  
PO Box 219  
Stratham, NH 03885

Designed and Produced in NH  
**Jones & Beach Engineers, Inc.**  
*Civil Engineering Services*  
603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>LANDSCAPE PLAN</b>
Project:	"GRAPEVINE RUN" 212, 214, & 216 WOODBURY AVE. PORTSMOUTH, NH 03801
Owner of Record:	FREDERICK J. BAILEY III & JOYCE S. NELSON 4 SHORE RD., WOLFEBORO, NH 03894 LOT 1: BK 4708 PG 979 LOT 2: BK 4582 PG 888 LOT 3: BK 3919 PG 1345

DRAWING No.
<b>L1</b>
SHEET 10 OF 23 JBE PROJECT NO. 21254





- Features**
- Provides excellent coverage and uniformity with cut-off
  - Practical and aesthetic options for application and design flexibility
  - Weatherproof construction to withstand the elements
  - Quality components combined with the most current technology for high efficiency and reduced lighting costs

**Applications**  
The Calvin wall-mount luminaire is ideal for illuminating areas where localized distribution is necessary, such as doorways and entrances, laneways, patios and could provide adequate night time security lighting. It lends itself to commercial, and industrial applications that could benefit from materials and maintenance cost reductions. Calvin could either augment the existing lighting, or illuminate a small to medium-sized area.  
Calvin is also available as a pendant-style model.

**TMSLIGHTING**  
ESTABLISHED 1922

**Construction**  
High grade spun aluminum, brushed solid copper, or brushed 316L stainless steel reflector, with stainless steel mounting hardware, for indoor and outdoor applications.

**Lamp**  
Operates with Cree™ LED (19W max.), compact fluorescent (42W max.), metal halide (100W max.), or incandescent (150W max.). Specify 3000K, 3500K or 4000K CCT for LED systems. A dimmable, screw-type, 17W LED lamp is also available (PAR 38, E26 base, 120V, 4000K CCT).

Note: LED systems are available with 120-277V supply voltage only.  
LED modules do not require a socket, and are wired directly to the integral driver.  
Incandescent and metal halide systems, and those using the 17W LED PAR 38 lamp, use a medium base socket (E26).

**Diffuser**  
Globe: clear and prismatic, elongated, glass globes are available.  
Lens: the clear, flat lens provides slight diffusion, and protects any components located in the reflector.

Note: G3 is used with 100W, 32CF, and 15LED max.  
Only prismatic globes are compatible with LED systems.  
Globes are not available with the 17W LED PAR 38 lamps.

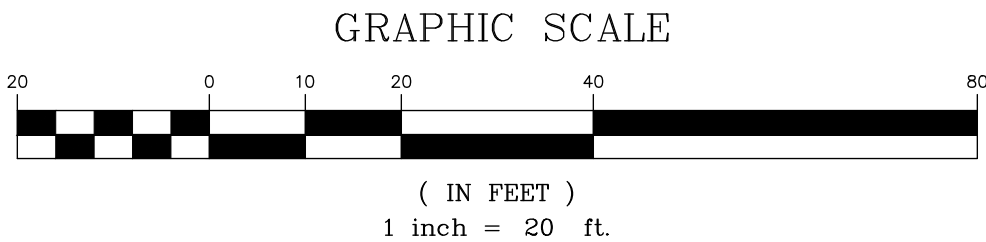
**Option**  
Wire Guard: a steel, chrome-plated wire guard is available for lamp protection against light projectiles, wildlife, and serves as a vandal deterrent.

**Ballast/LED Driver**  
Ballasts are efficient with a high power factor greater than 90%, and quiet with an "A" sound rating.  
The LED source is controlled by an advanced electronic driver that delivers consistent power.

Ballast and LED drivers are electronic, and available for integral and remote mounting, indoor or outdoor.



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
⊙	8	W	Single	2W-O-15LED-30K-120-WM-CXX / WALL MTD 9" AFG



**LIGHTING AND ELECTRICAL NOTES:**

1. ALL OUTDOOR LIGHTING SYSTEMS SHALL BE EQUIPPED WITH TIMERS TO REDUCE ILLUMINATION LEVELS TO NON-OPERATIONAL VALUES PER CITY REGULATIONS.
2. LIGHTING CONDUIT SHALL BE SCHEDULE 40 PVC, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL.
3. ILLUMINATION READINGS SHOWN ARE BASED ON A TOTAL LLF OF 0.75 AT GRADE. ILLUMINATION READINGS SHOWN ARE IN UNITS OF FOOT-CANDLES.
4. LIGHTING CALCULATIONS SHOWN ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM AND SAFETY.
5. ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF DARK-SKY COMPLIANT, UNLESS OTHERWISE NOTED.
6. THE PROPOSED LIGHTING CALCULATIONS AND DESIGN WAS PERFORMED BY CHARRON, INC., P.O. BOX 4550, MANCHESTER, NH 03108. ALL LIGHTS SHOULD BE PURCHASED FROM THIS COMPANY, OR AN EQUAL LIGHTING DESIGN SHOULD BE SUBMITTED FOR REVIEW IF EQUAL SUBSTITUTIONS ARE PROPOSED BY THE CONTRACTOR OR OWNER.

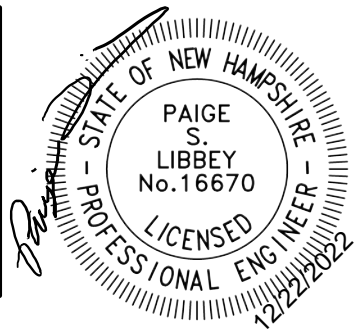
**PROJECT PARCEL**  
CITY OF PORTSMOUTH  
TAX MAP 175, LOTS 1, 2, & 3

**APPLICANT**  
TUCK REALTY CORP.  
ATTN: TURNER PORTER  
149 EPPING RD., SUITE 2A  
EXETER, NH 03833

**TOTAL LOT AREA**  
80,484 SQ. FT.  
1.85 ACRES

Design: JAC    Draft: DJM    Date: 01/05/22  
Checked: JAC    Scale: 1"=20'    Project No.: 21254  
Drawing Name: 21254-PLAN.dwg

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**J/B Jones & Beach Engineers, Inc.**  
85 Portsmouth Ave.    PO Box 219    Stratham, NH 03885

Designed and Produced in NH  
*Civil Engineering Services*  
603-772-4746    FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **LIGHTING PLAN**

Project: **"GRAPEVINE RUN"**  
212, 214, & 216 WOODBURY AVE. PORTSMOUTH, NH 03801

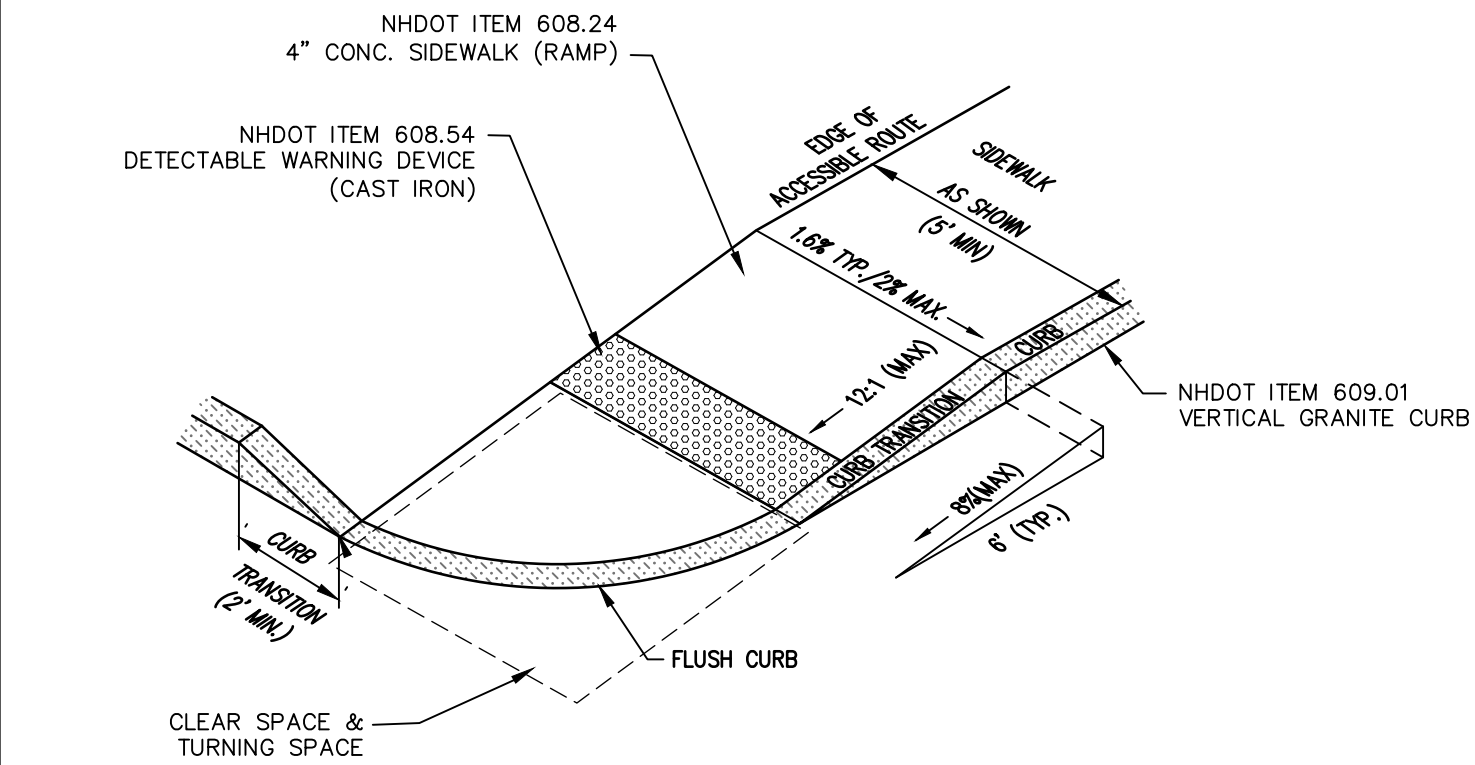
Owner of Record: **FREDERICK J. BAILEY III & JOYCE S. NELSON**  
4 SHORE RD., WOLFEBORO, NH 03894

DRAWING No.

**L2**

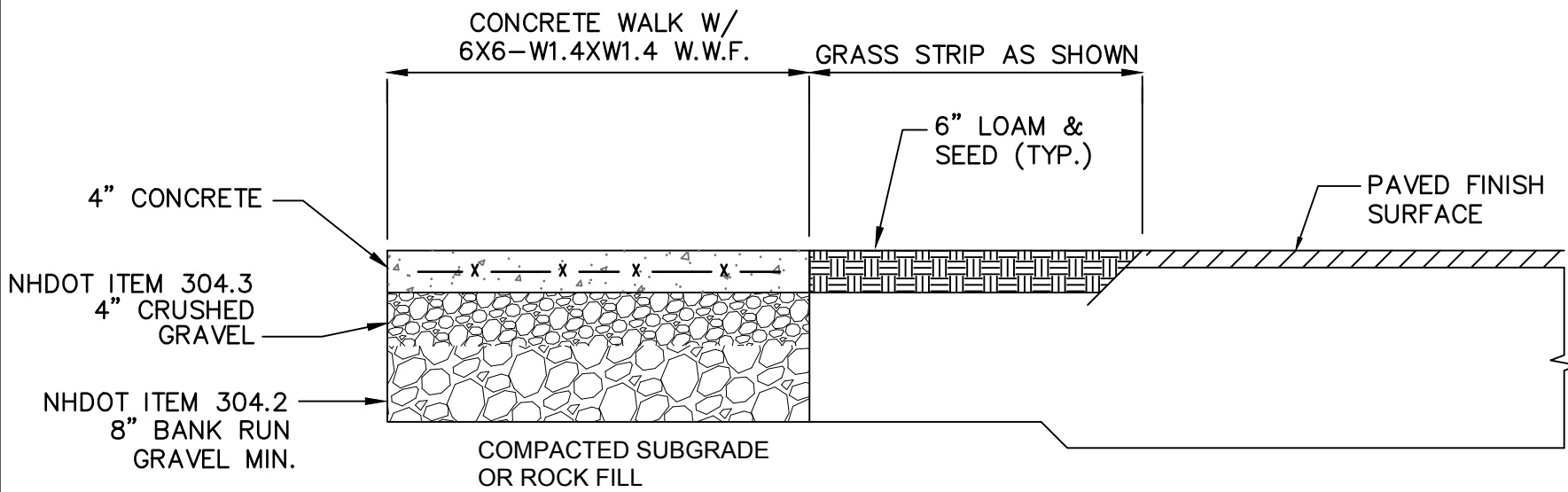
SHEET 11 OF 23  
JBE PROJECT NO. 21254





ACCESSIBLE CURB RAMP (NHDOT TYPE 1)

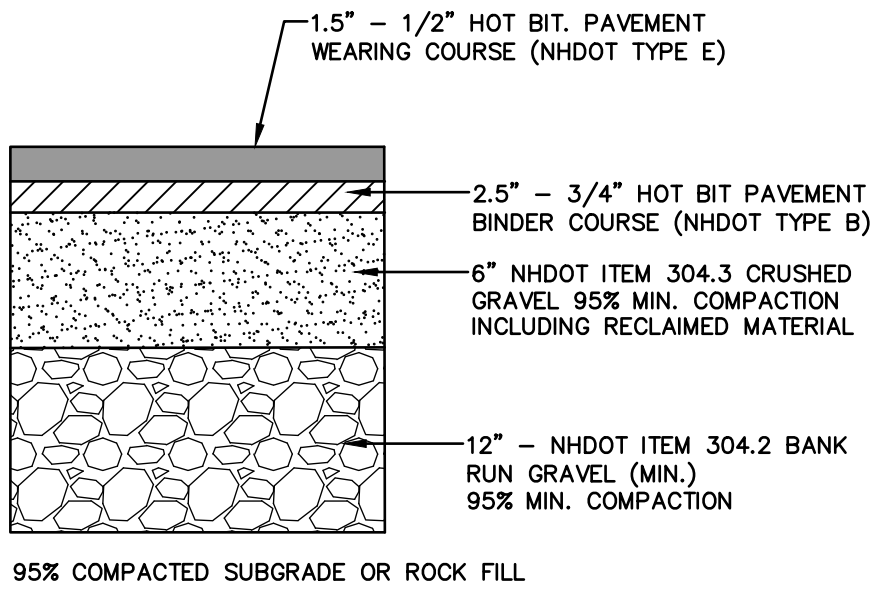
NOT TO SCALE



- NOTES:
1. CONCRETE TO BE 4000 PSI.
  2. CONTRACTION JOINTS SPACE TO BE EQUAL TO SIDEWALK WIDTH.
  3. ALL JOINTS SEALED PER SPECIFICATIONS.
  4. PROVIDE A 1/2" NON-EXTRUDING EXPANSION JOINT EVERY 16' ALONG SIDEWALK.

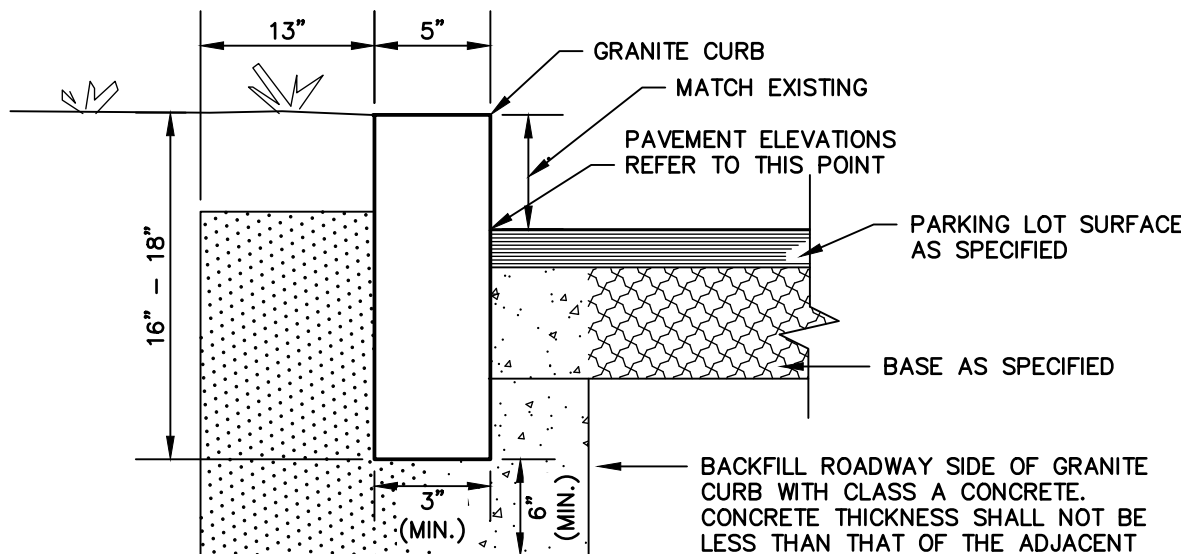
CONCRETE SIDEWALK WITH GRASS STRIP

NOT TO SCALE



TYPICAL BITUMINOUS PAVEMENT

NOT TO SCALE

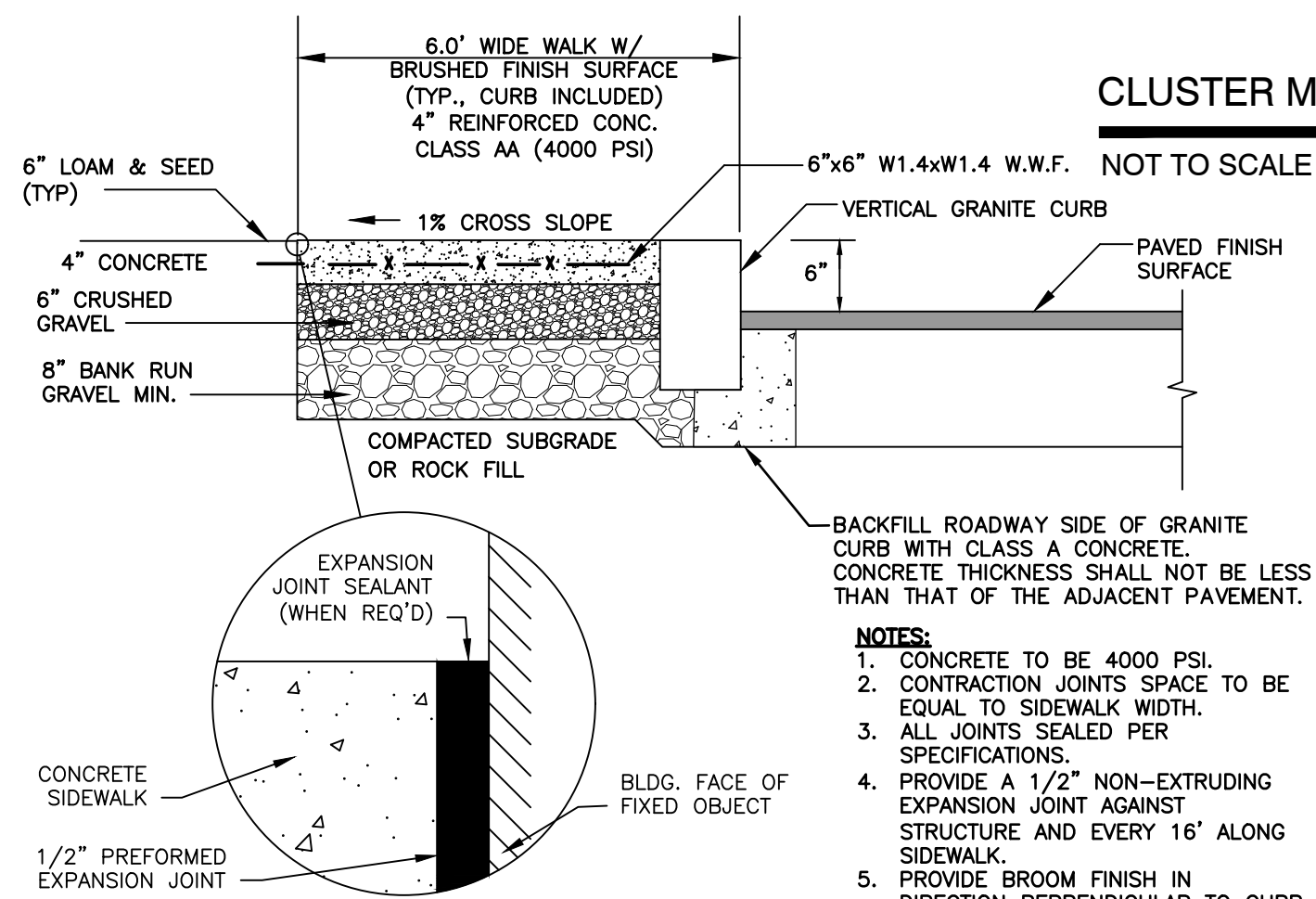


- NOTES:
1. EDGING TO BE PLACED PRIOR TO PLACING TOP SURFACE COURSE.
  2. JOINTS BETWEEN STONES SHALL BE MORTARED.
  3. PROPOSED VERTICAL GRANITE CURB ALONG WOODBURY AVE. AT CURB CUT TO BE REMOVED SHALL MEET THE REQUIREMENTS OF NHDOT STANDARD SPECIFICATIONS SECTION 609.

VERTICAL GRANITE CURB

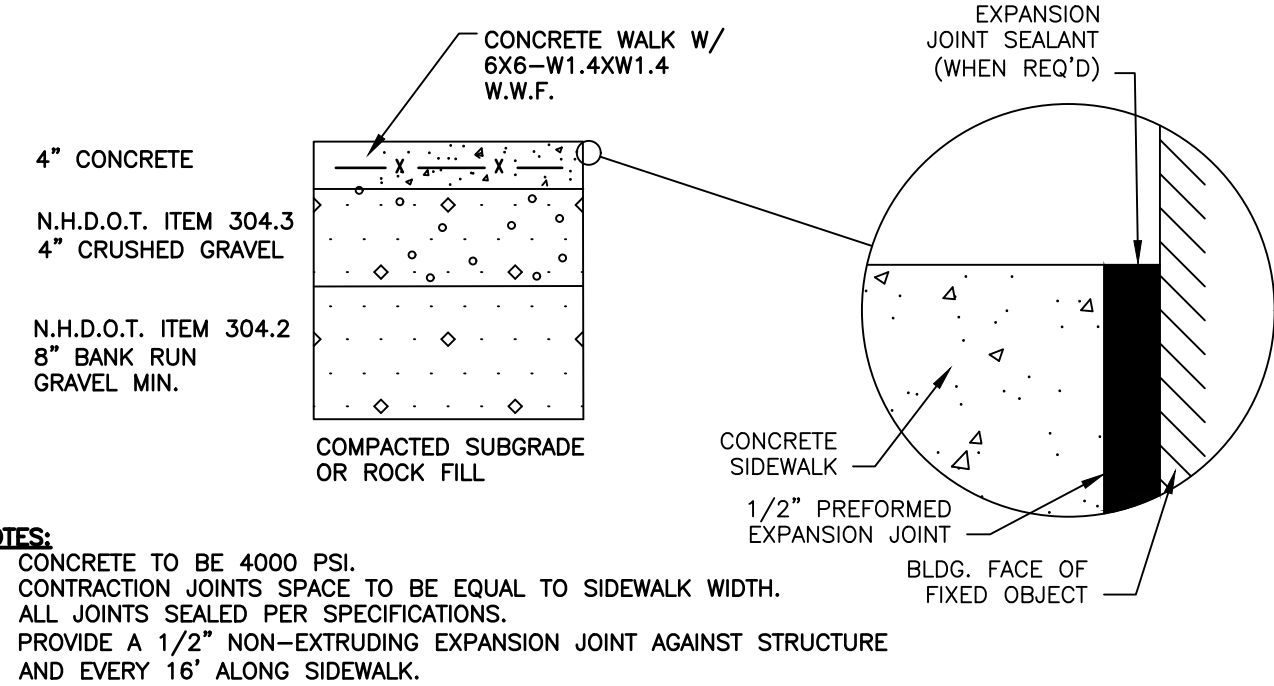
NOT TO SCALE

- NOTES:
1. THE MAXIMUM ALLOWABLE CROSS SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) AND CURB SHALL BE 1.5%.
  2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
  3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) CURB RAMPS SHALL BE 8.3%.
  4. A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (i.e., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
  5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
  6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
  7. SEE TYPICAL SECTION FOR RAMP CONSTRUCTION.
  8. WHERE A CHANGE IN DIRECTION IS REQUIRED TO UTILIZE A CURB RAMP, A TURNING SPACE SHALL BE PROVIDED AT THE BASE AND/OR THE TOP OF THE CURB RAMP. TURNING SPACES SHALL BE PERMITTED TO OVERLAP CLEAR SPACES.
  9. BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE OF 4'x4' MINIMUM SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN CROSSWALK, AND OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE. THE CLEAR SPACE MAY OVERLAP TURNING SPACES, DETECTABLE WARNING SURFACES AND DROP CURBS.



CONCRETE SIDEWALK W/ VERTICAL GRANITE CURB

NOT TO SCALE



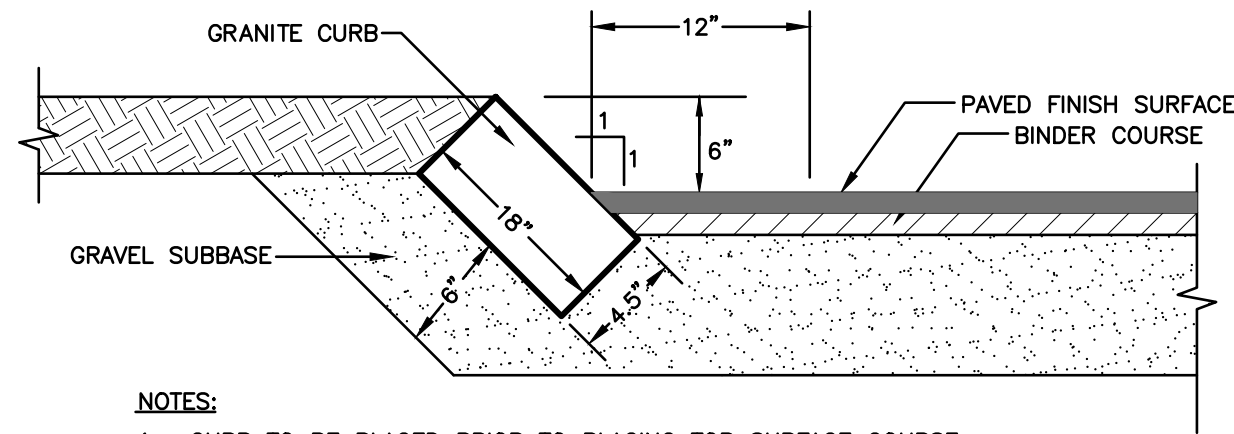
- NOTES:
1. CONCRETE TO BE 4000 PSI.
  2. CONTRACTION JOINTS SPACE TO BE EQUAL TO SIDEWALK WIDTH.
  3. ALL JOINTS SEALED PER SPECIFICATIONS.
  4. PROVIDE A 1/2" NON-EXTRUDING EXPANSION JOINT AGAINST STRUCTURE AND EVERY 16' ALONG SIDEWALK.

CONCRETE SIDEWALK

NOT TO SCALE

CLUSTER MAILBOX UNIT DETAIL

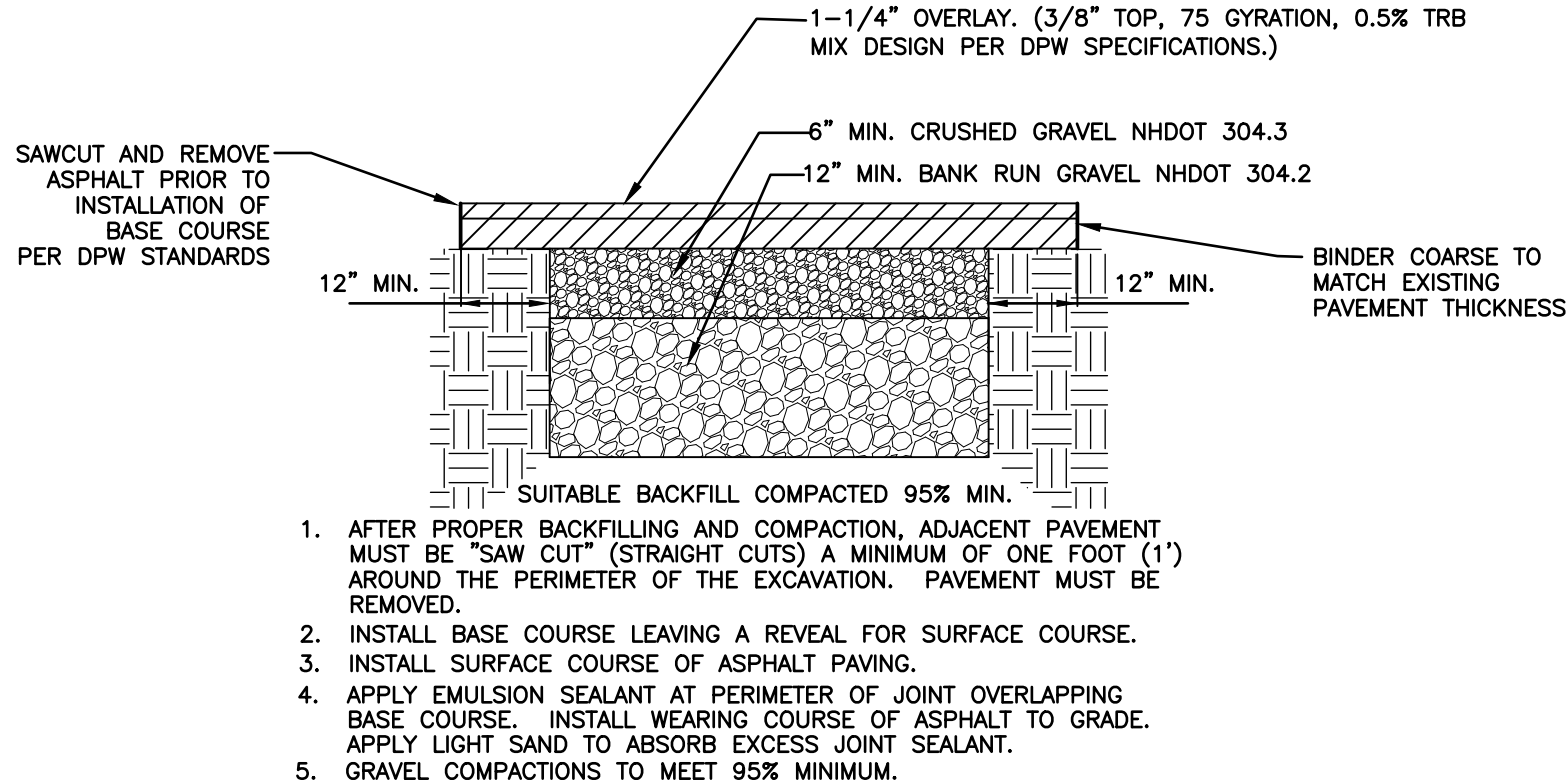
NOT TO SCALE



- NOTES:
1. CURB TO BE PLACED PRIOR TO PLACING TOP SURFACE COURSE.
  2. JOINTS BETWEEN STONES SHALL BE MORTARED.

SLOPED GRANITE CURB

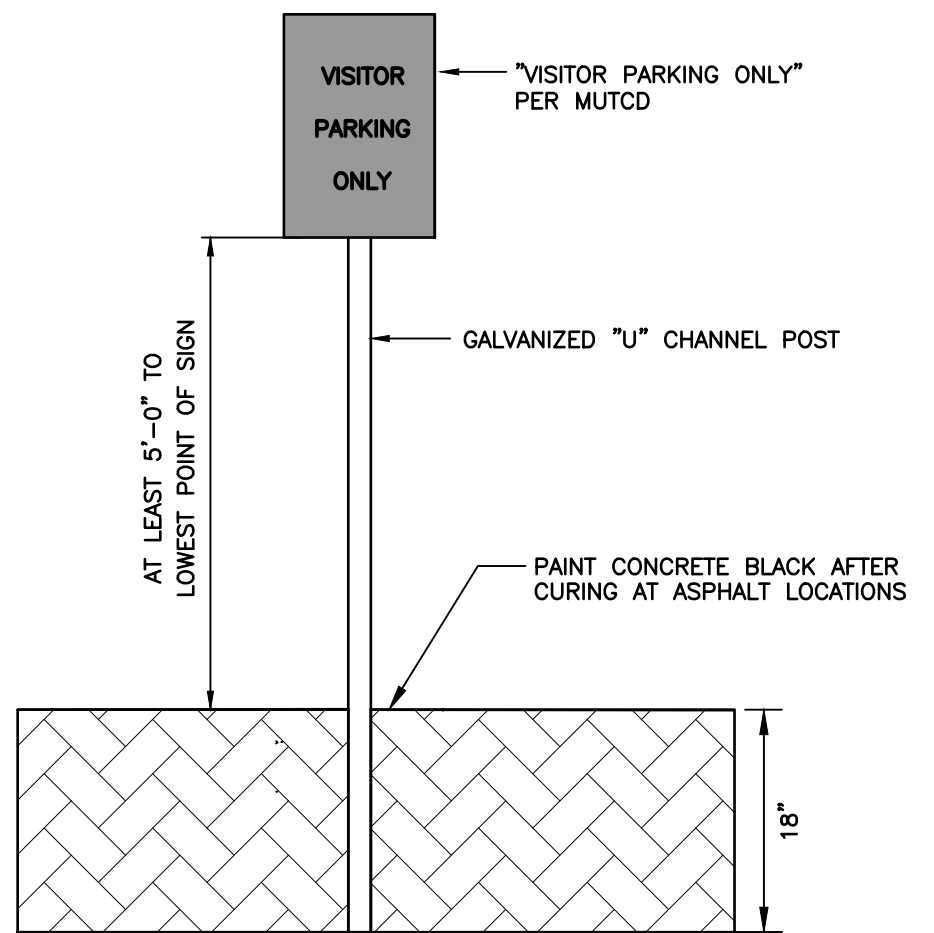
NOT TO SCALE



1. AFTER PROPER BACKFILLING AND COMPACTION, ADJACENT PAVEMENT MUST BE "SAW CUT" (STRAIGHT CUTS) A MINIMUM OF ONE FOOT (1') AROUND THE PERIMETER OF THE EXCAVATION. PAVEMENT MUST BE REMOVED.
2. INSTALL BASE COURSE LEAVING A REVEAL FOR SURFACE COURSE.
3. INSTALL SURFACE COURSE OF ASPHALT PAVING.
4. APPLY EMULSION SEALANT AT PERIMETER OF JOINT OVERLAPPING BASE COURSE. INSTALL WEARING COURSE OF ASPHALT TO GRADE. APPLY LIGHT SAND TO ABSORB EXCESS JOINT SEALANT.
5. GRAVEL COMPACTIONS TO MEET 95% MINIMUM.

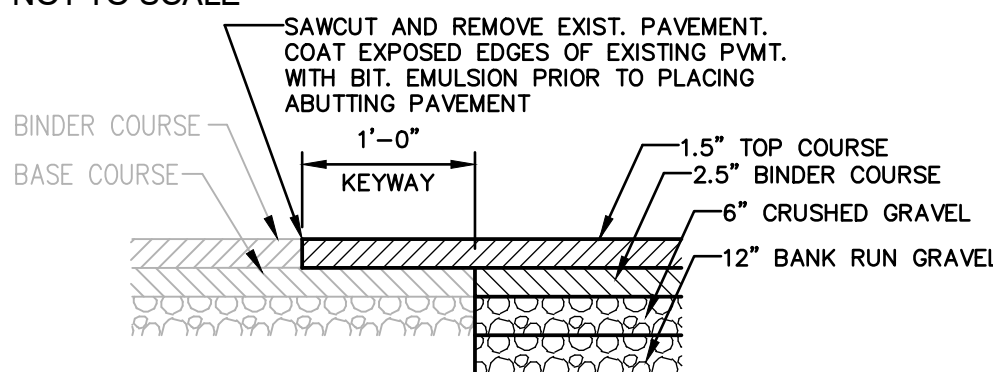
TYPICAL PAVEMENT REPAIR DETAIL

NOT TO SCALE



VISITOR PARKING SIGN

NOT TO SCALE



KEYWAY DETAIL FOR CONNECTION TO EXISTING PAVEMENT

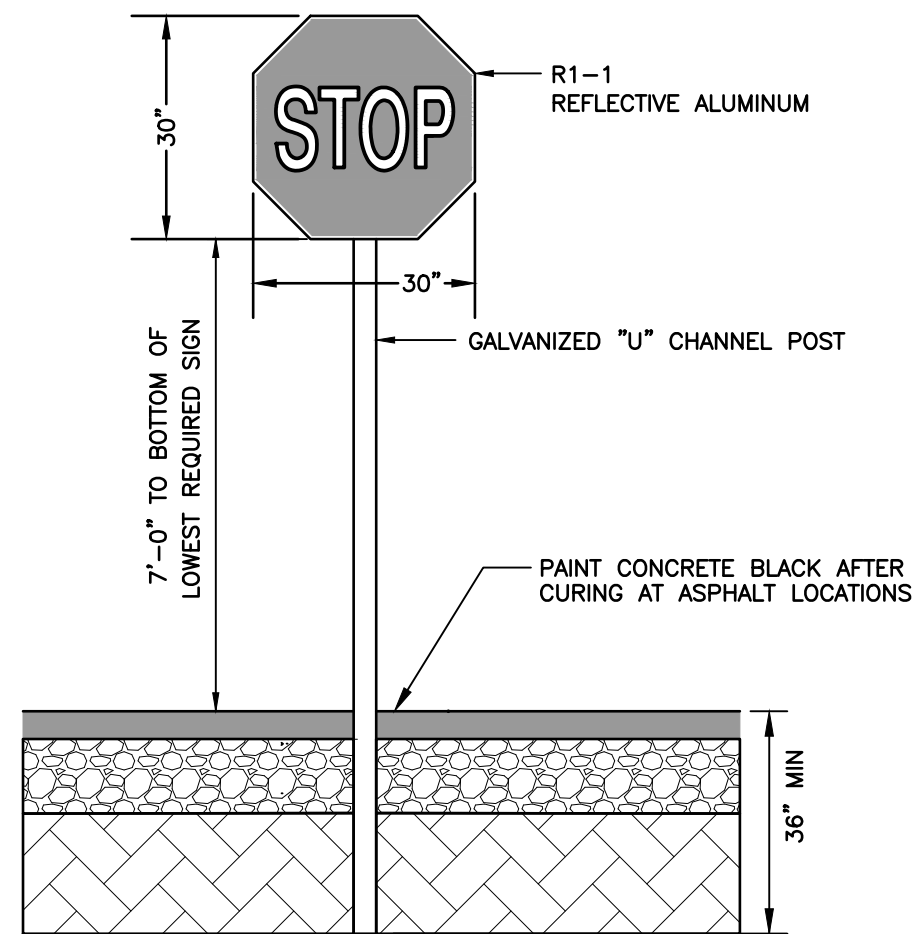
NOT TO SCALE



- NOTES:
1. ALL STOP BARS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS ABOVE.

STOP BAR

NOT TO SCALE



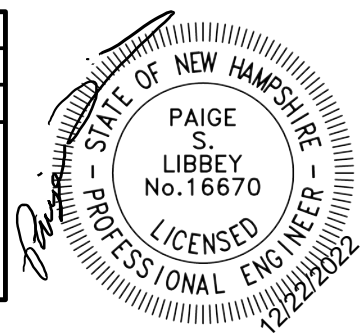
NOTES:

1. ALL SIGNAGE SHALL BE TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND NHDOT STANDARDS.
2. SIGN, HARDWARE, AND INSTALLATION TO CONFORM TO 2016 NHDOT STANDARD SPECIFICATION, SECTION 615 - TRAFFIC SIGNS.
3. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS/CATALOG CUTS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ERECTING SIGNS.
4. THE LOCATION OF THE SIGNS SHALL BE AS INDICATED ON THE DRAWINGS AND/OR AS DIRECTED BY THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.

STOP SIGN (R1-1)

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Design: JAC	Draft: DJM	Date: 01/05/22
Checked: JAC	Scale: AS NOTED	Project No.: 21254
Drawing Name: 21254-PLAN.dwg		
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3	9/14/22	ISSUED TO DEPARTMENT OF PUBLIC WORKS	DJM
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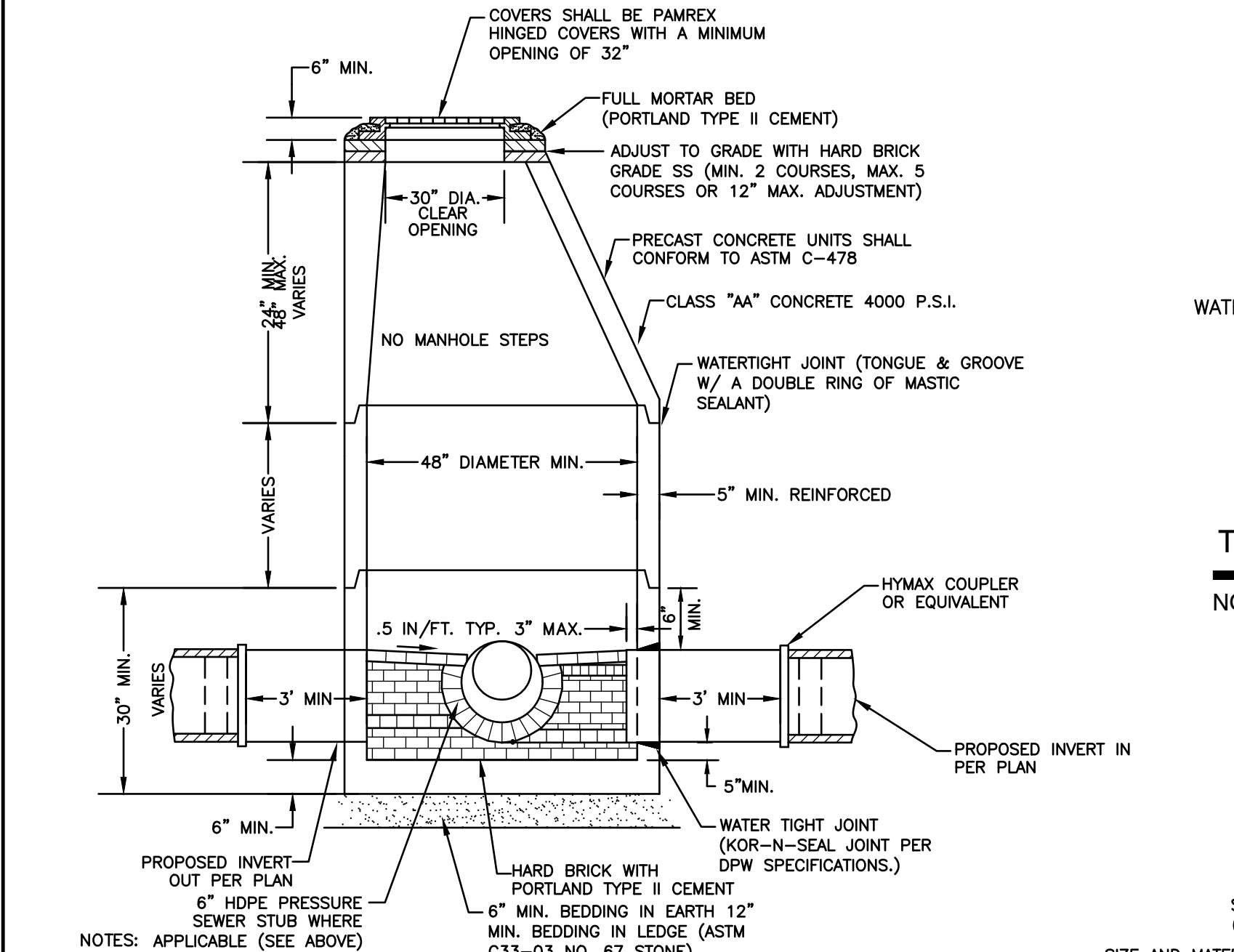
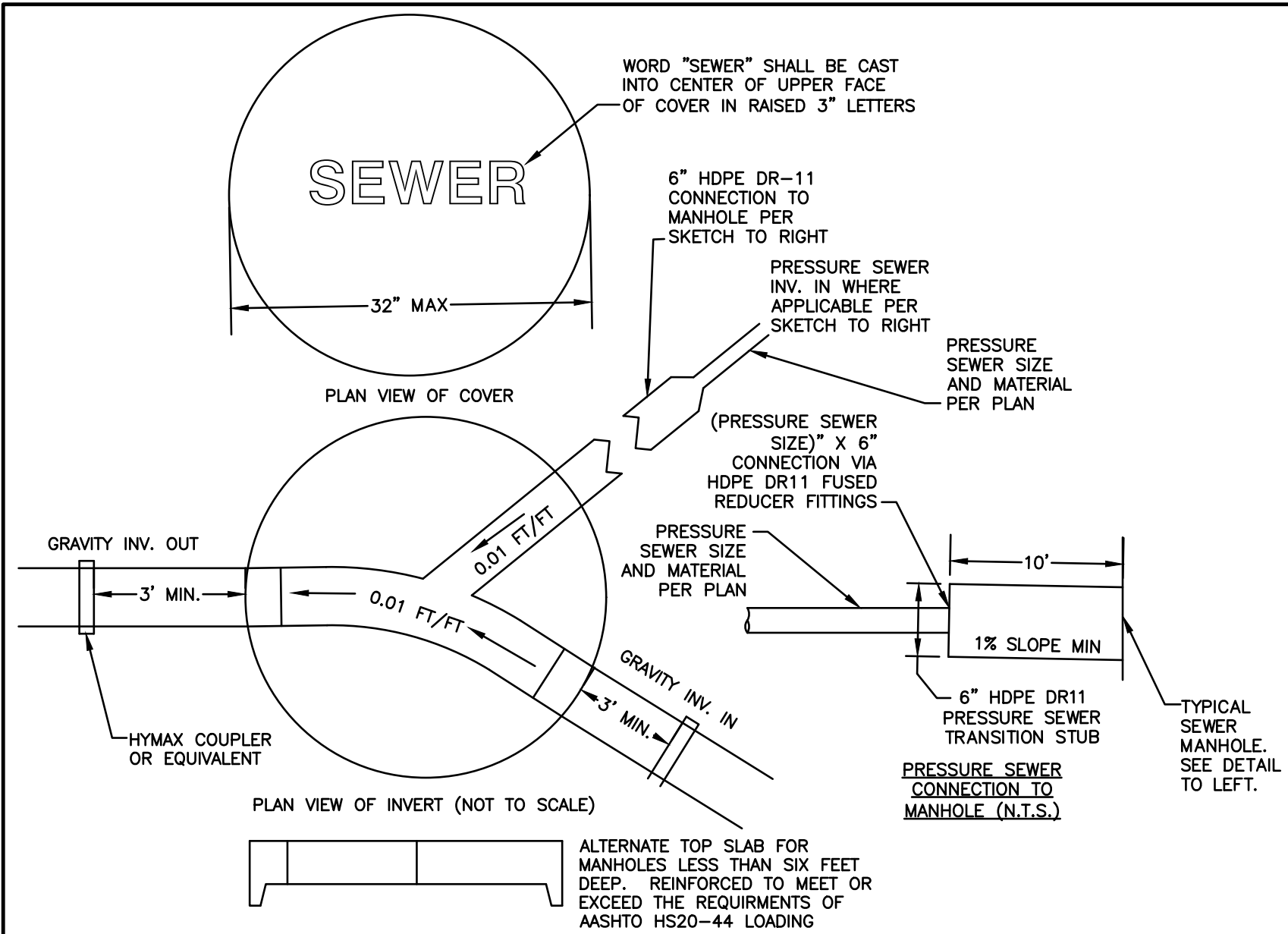
*Civil Engineering Services*

603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	"GRAPEVINE RUN" 212, 214, & 216 WOODBURY AVE. PORTSMOUTH, NH 03801
Owner of Record:	FREDERICK J. BAILEY III & JOYCE S. NELSON 4 SHORE RD., WOLFEBORO, NH 03894
	LOT 1: BK 4708 PG 979 LOT 2: BK 4582 PG 888 LOT 3: BK 3919 PG 1345

DRAWING No.
<b>D1</b>
SHEET 12 OF 23 JBE PROJECT NO. 21254





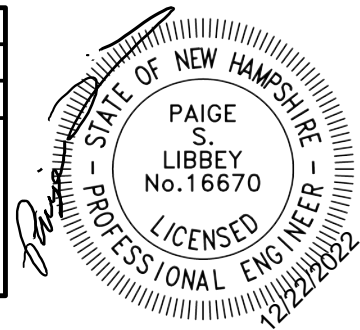
- PER NHDES ENV-WQ 704.13(c), THE MORTAR SPECIFICATION SHALL BE AS FOLLOWS:
  - MORTAR SHALL BE COMPOSED OF PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION; PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE:
    - 4.5 PARTS SAND AND 1.5 PARTS CEMENT; OR
    - 4.5 PARTS SAND, ONE PART CEMENT AND 0.5 PART HYDRATED LIME;
  - CEMENT SHALL BE TYPE II PORTLAND CEMENT CONFORMING TO ASTM C150-05;
  - HYDRATED LIME SHALL BE TYPE S CONFORMING TO THE ASTM C207-06 STANDARD SPECIFICATIONS FOR HYDRATED LIME FOR MASONRY PURPOSES;
  - SAND SHALL CONSIST OF INERT NATURAL SAND CONFORMING TO THE ASTM C33-03 STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES;
- SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPED TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL IN ACCORDANCE WITH ENV-WQ 704.12 (K).
- ALL MANHOLES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH ENV-WQ 704.17 (a) THROUGH (e).
- SEWER MANHOLE COVERS SHALL CONFORM TO ASTM A48 WITH A CASTING EQUAL TO CLASS 30 IN ACCORDANCE WITH ENV-WQ 704.13 (a).
- ALL ASBESTOS CONTAINING WASTE MATERIALS MUST BE PROPERLY IDENTIFIED, PACKAGED AND DELIVERED TO A LANDFILL LICENCED BY THE NHDES SOLID WASTE MANAGEMENT PROGRAM FOR DISPOSAL. CALL (603) 271-2925 FOR MORE INFORMATION.
- PORTSMOUTH STANDARD SEWER MANHOLE SHALL BE USED.
- CONTRACTOR TO PURCHASE SEWER MANHOLE COVERS FROM THE CITY OF PORTSMOUTH DIRECTLY.
- MANHOLE BASE SECTIONS SHALL BE MONOLITHIC TO A POINT AT LEAST 6" ABOVE THE HIGHEST INCOMING SEWER PIPE PER ENV-WQ 704.12 (e).
- MANHOLE CASTINGS SHALL CONFORM TO ASTM A48 PER ENV-WQ 704.13 (a) (8).
- ON-SITE SEWER MANHOLE COVERS WILL NEED TO BE PURCHASED BY THE APPLICANT. THE CITY OF PORTSMOUTH WILL NOT BE PROVIDING THESE.

## PORTSMOUTH SEWER MANHOLE

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Checked: JAC	Scale: AS NOTED	Project No.: 21254
Drawing Name: 21254-PLAN.dwg		

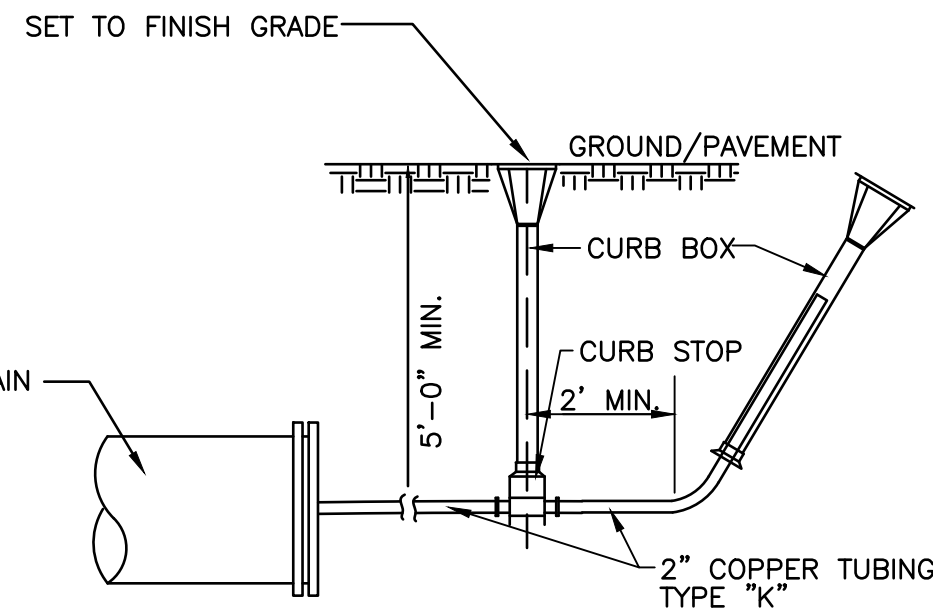
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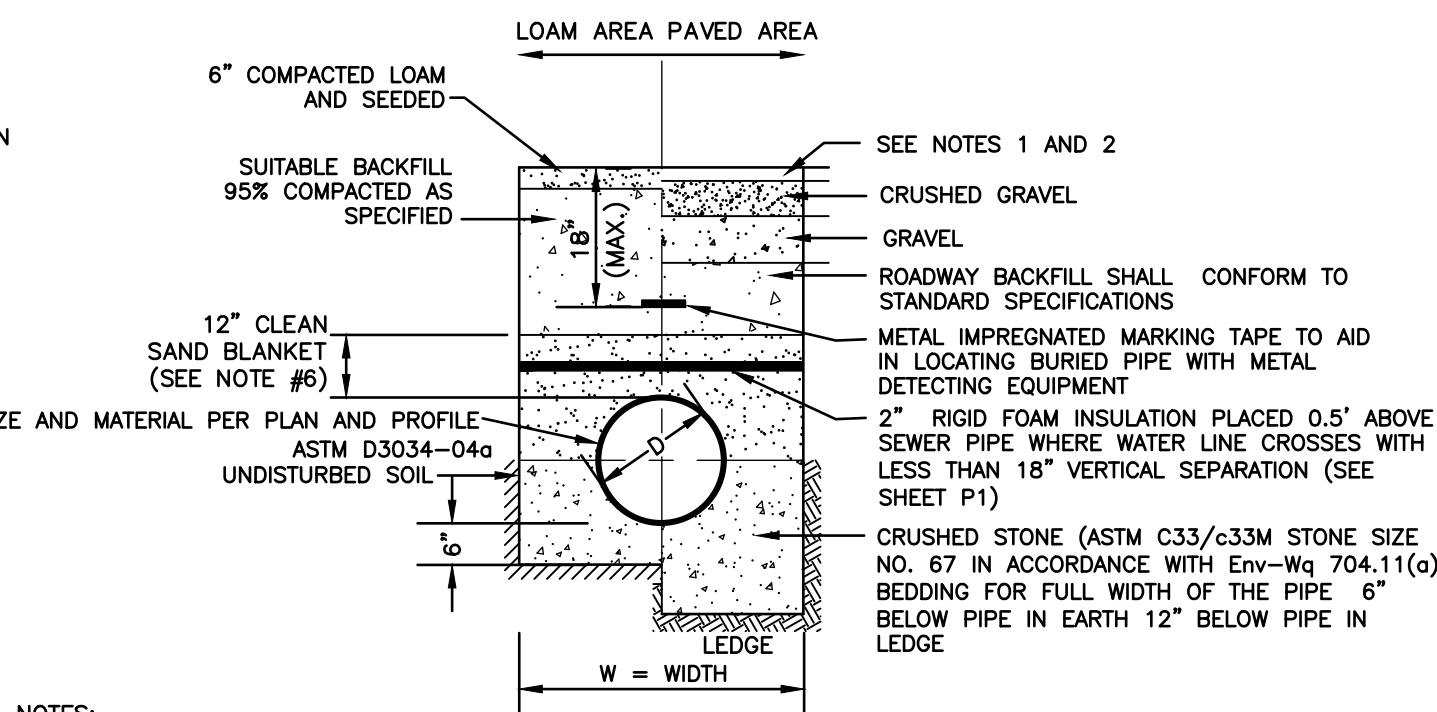
## SEWER TRENCH

NOT TO SCALE

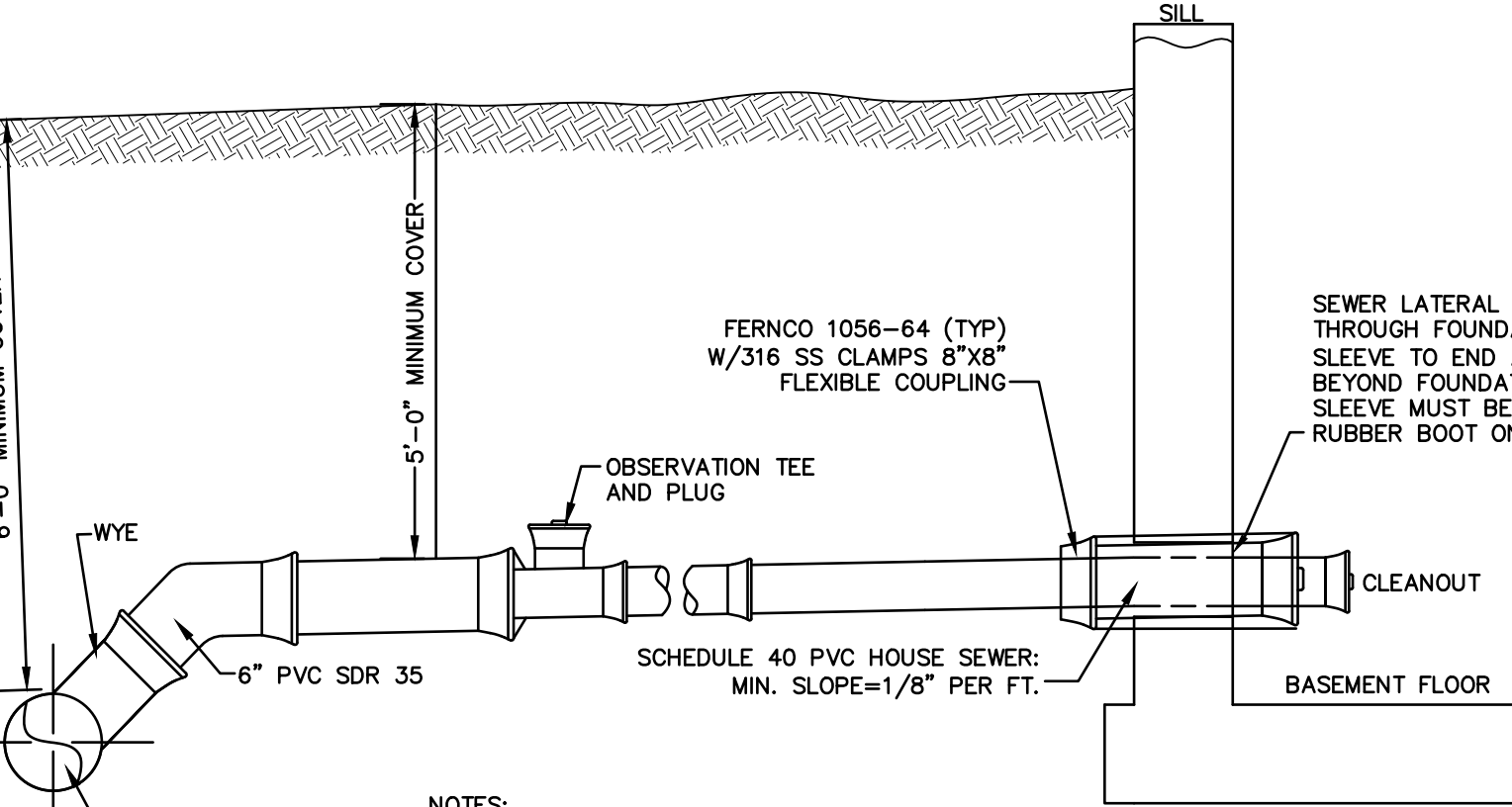


## TYPICAL WATER MAIN BLOW OFF DETAIL

NOT TO SCALE

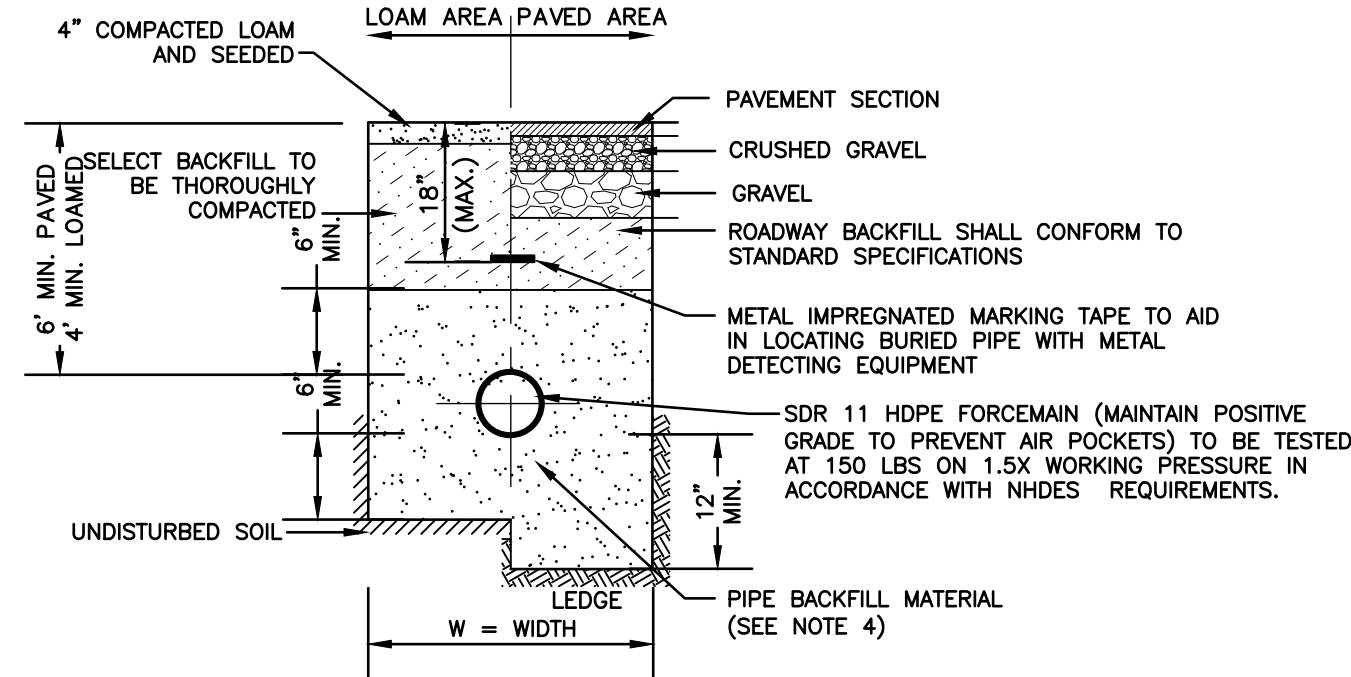


- NOTES:
- PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO PAVEMENT DETAILS.
  - NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPECIFICATIONS.
  - TRENCH BACKFILL SHALL CONFORM WITH ENV. Wq 704.11(h) AND BE FREE OF DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT OR CLAY, EXCAVATED LEDGE OR ROCKS OVER SIX INCHES.
  - W= MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12" INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, WIDTH SHALL BE NO MORE THAN 36"; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, WIDTH SHALL BE 24 INCHES PLUS PIPE O.D. WIDTH SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
  - RIGID FOAM INSULATION TO BE PROVIDED WHERE COVER IN THE ROADWAY IS LESS THAN 6" AND CROSS COUNTRY IS LESS THAN 4', PURSUANT TO DES WAIVER BEING ISSUED.
  - PIPE SAND BLANKET MATERIAL SHALL BE GRADED SAND, FREE FROM ORGANIC MATERIALS, GRADED SUCH THAT 100% PASSES A 1/2 " SIEVE AND A MAXIMUM OF 15% PASSES A #200 SIEVE IN ACCORDANCE WITH Env-Wq 704.11(b).
  - JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL AND CERTIFIED BY THE MANUFACTURER AS CONFORMING TO THE ASTM D3212 STANDARD IN EFFECT WHEN THE JOINT SEALS WERE MANUFACTURED, AND SHALL BE PUSH-ON, BELL-AND-SPIGOT TYPE PER Env-Wq 704.05 (e).



## HOUSE SEWER SERVICE

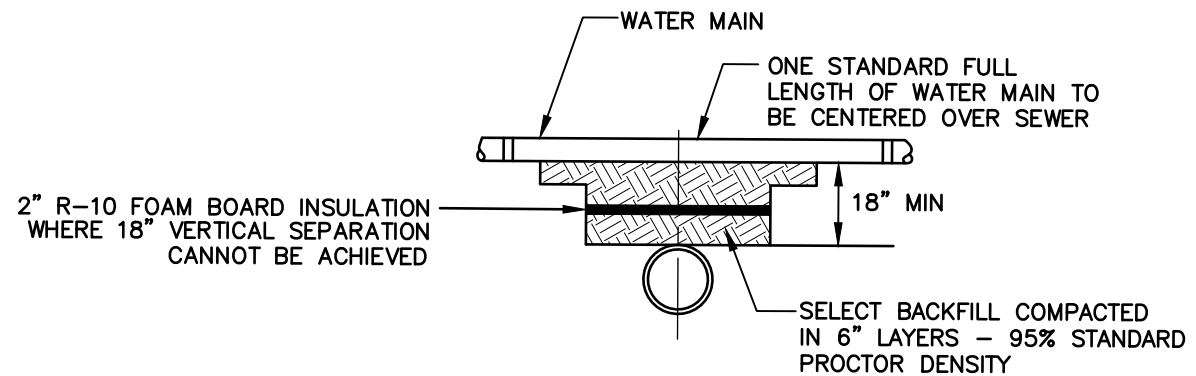
NOT TO SCALE



- NOTES:
- ALL JOINTS TO BE MECHANICALLY RESTRAINED.
  - W=MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12" INCHES ABOVE THE PIPE. W SHALL BE NO MORE THAN 36"
  - SAND BEDDING AND BLANKET SHALL BE CLEAN SAND FREE FROM ORGANIC MATTER, SO GRADED THAT 90-100% PASSES A 1/2 INCH SIEVE AND NO MORE THAN 15% WILL PASS A #200 SIEVE.

## FORCE MAIN SEWER TRENCH

NOT TO SCALE

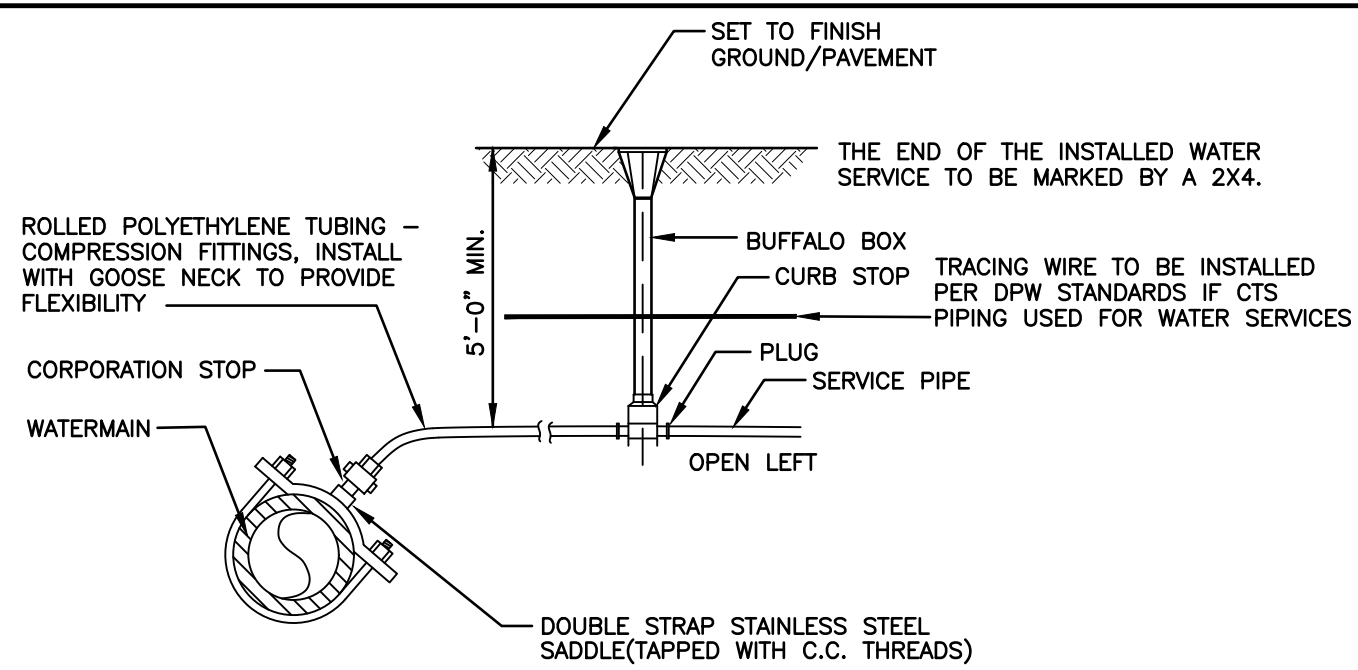


## SEPARATION NOTES:

- WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWERS. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.
- WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN PIPES. SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATER MAIN.

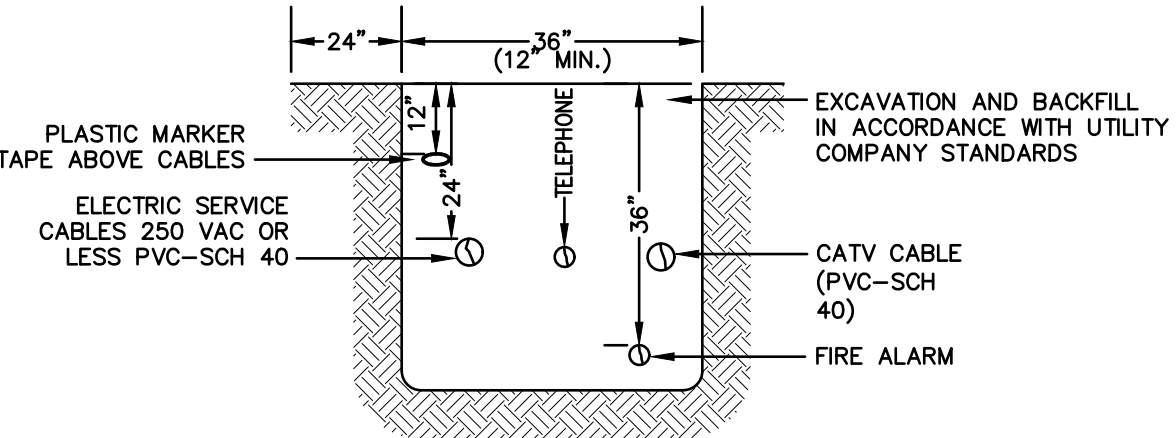
## TYPICAL WATER / SEWER SEPARATION

NOT TO SCALE



## WATER SERVICE CONNECTION-POLYETHYLENE

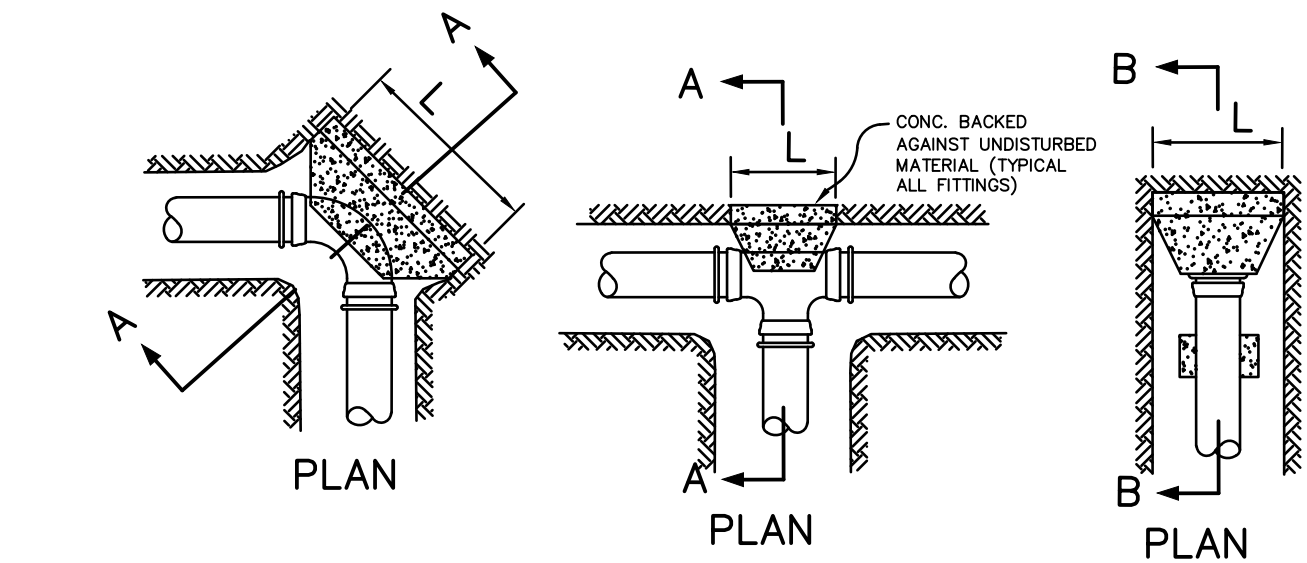
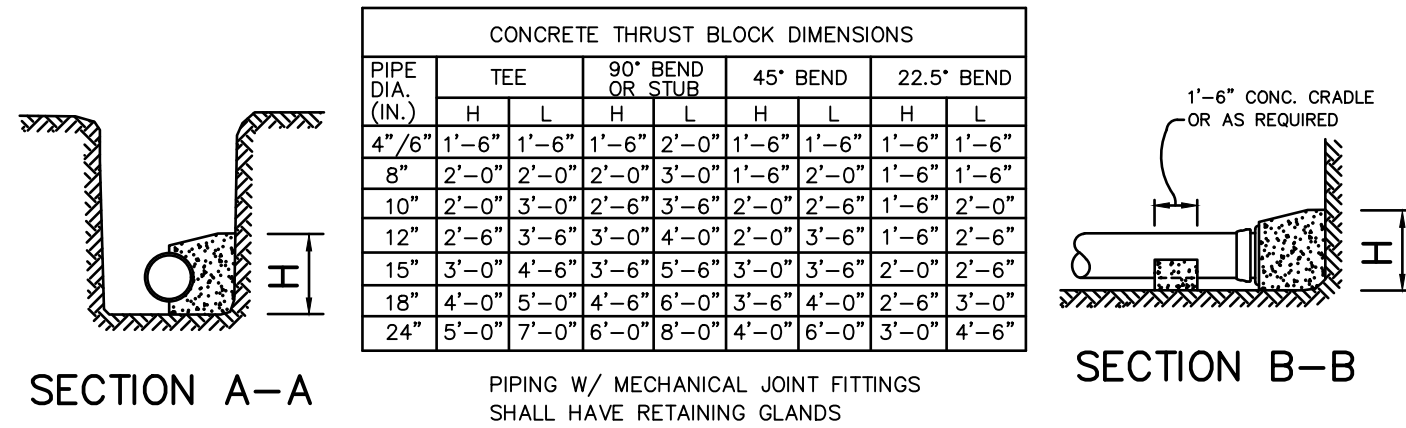
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NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.

## UTILITY TRENCH

NOT TO SCALE



## THRUST BLOCK DETAILS

NOT TO SCALE

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*Civil Engineering Services*

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Plan Name:	DETAIL SHEET
Project:	"GRAPEVINE RUN" 212, 214, & 216 WOODBURY AVE. PORTSMOUTH, NH 03801
Owner of Record:	FREDERICK J. BAILEY III & JOYCE S. NELSON 4 SHORE RD., WOLFEBORO, NH 03894
	LOT 1: BK 4708 PG 979 LOT 2: BK 4582 PG 888 LOT 3: BK 3919 PG 1345

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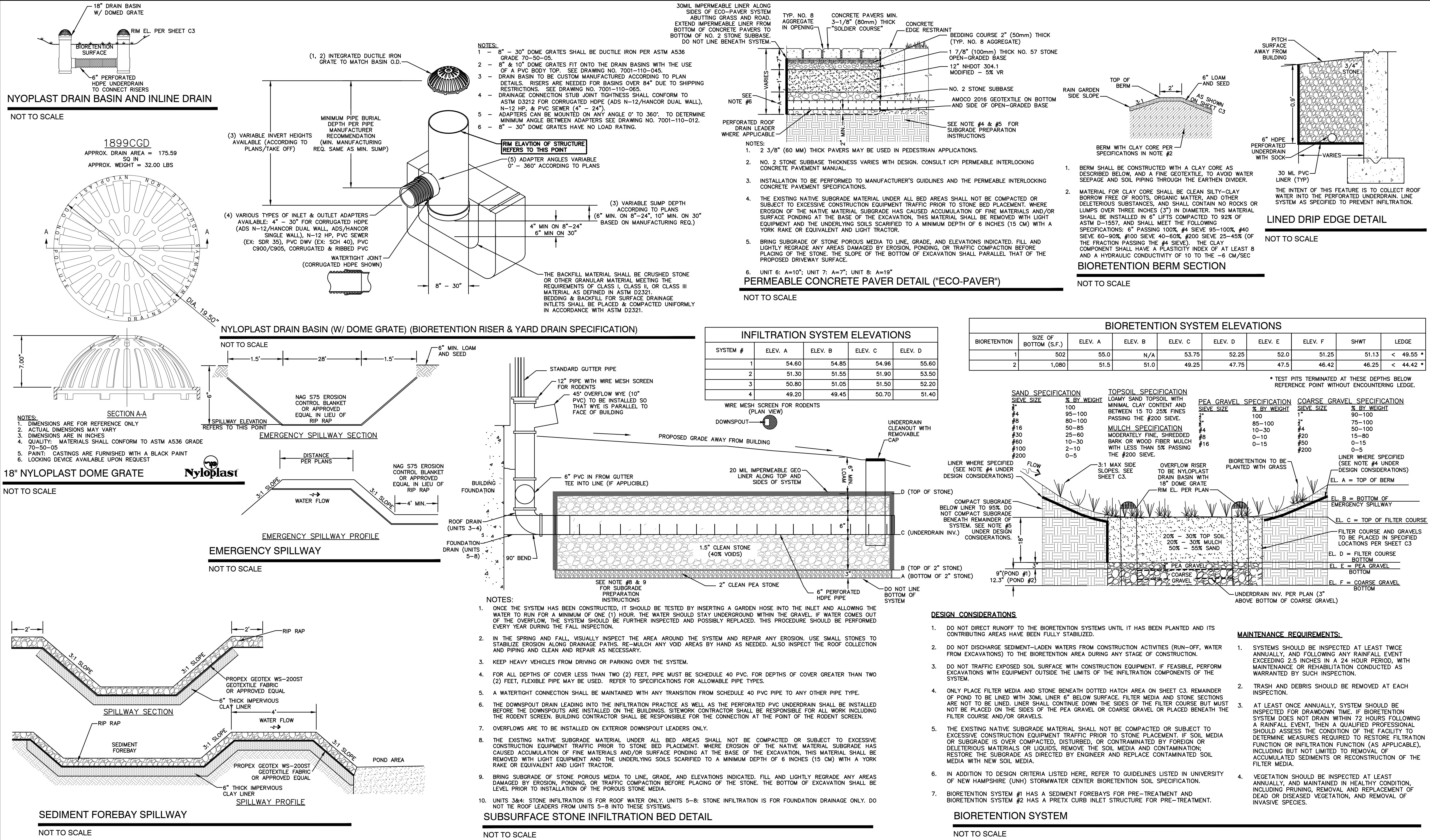


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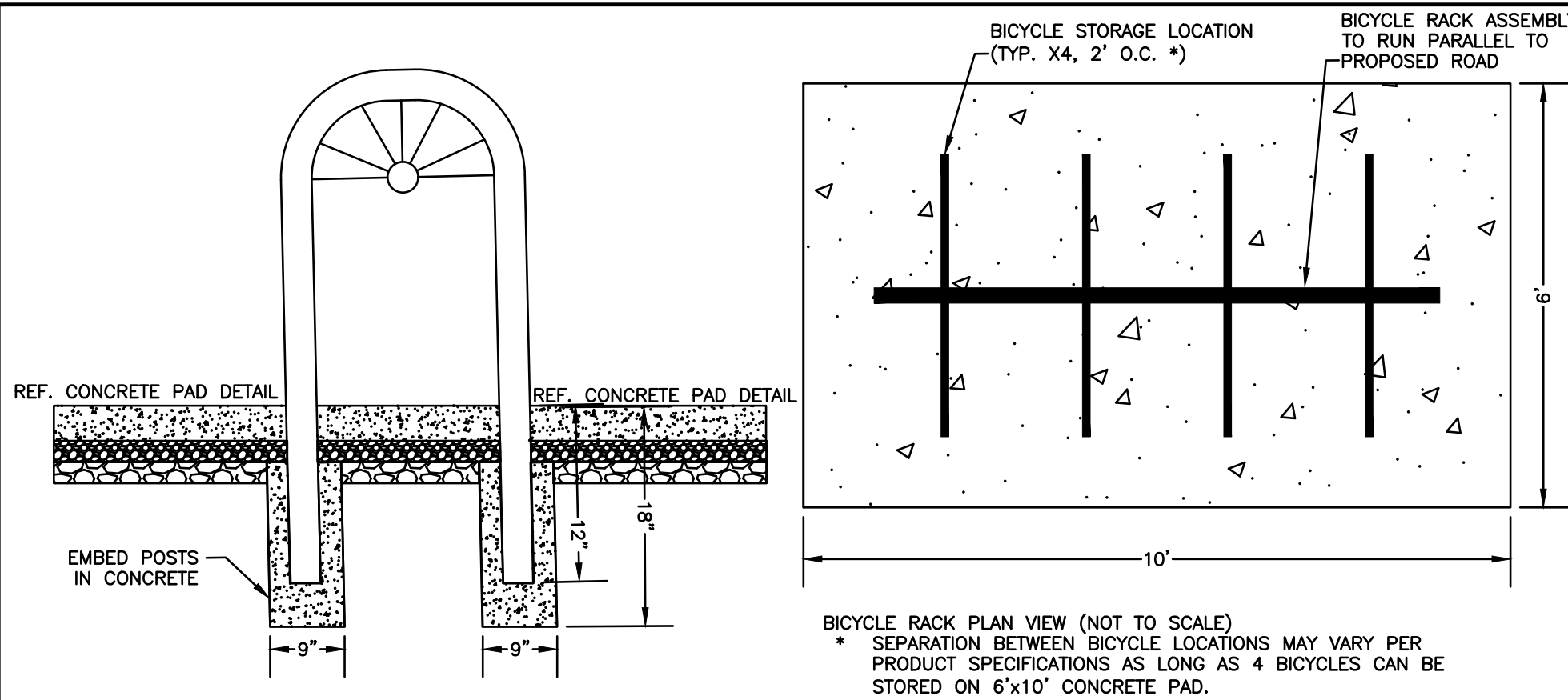
**D3**

SHEET 14 OF 23  
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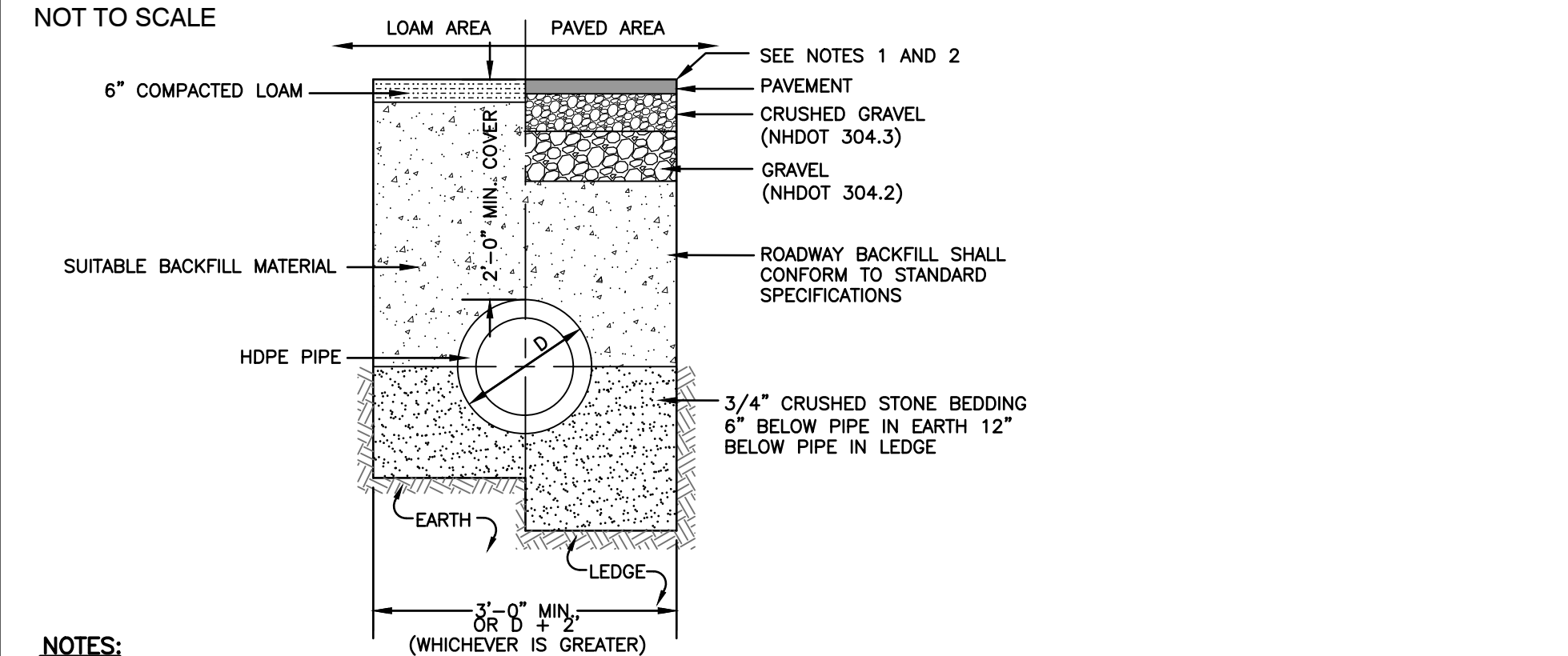






### BICYCLE RACK

NOT TO SCALE

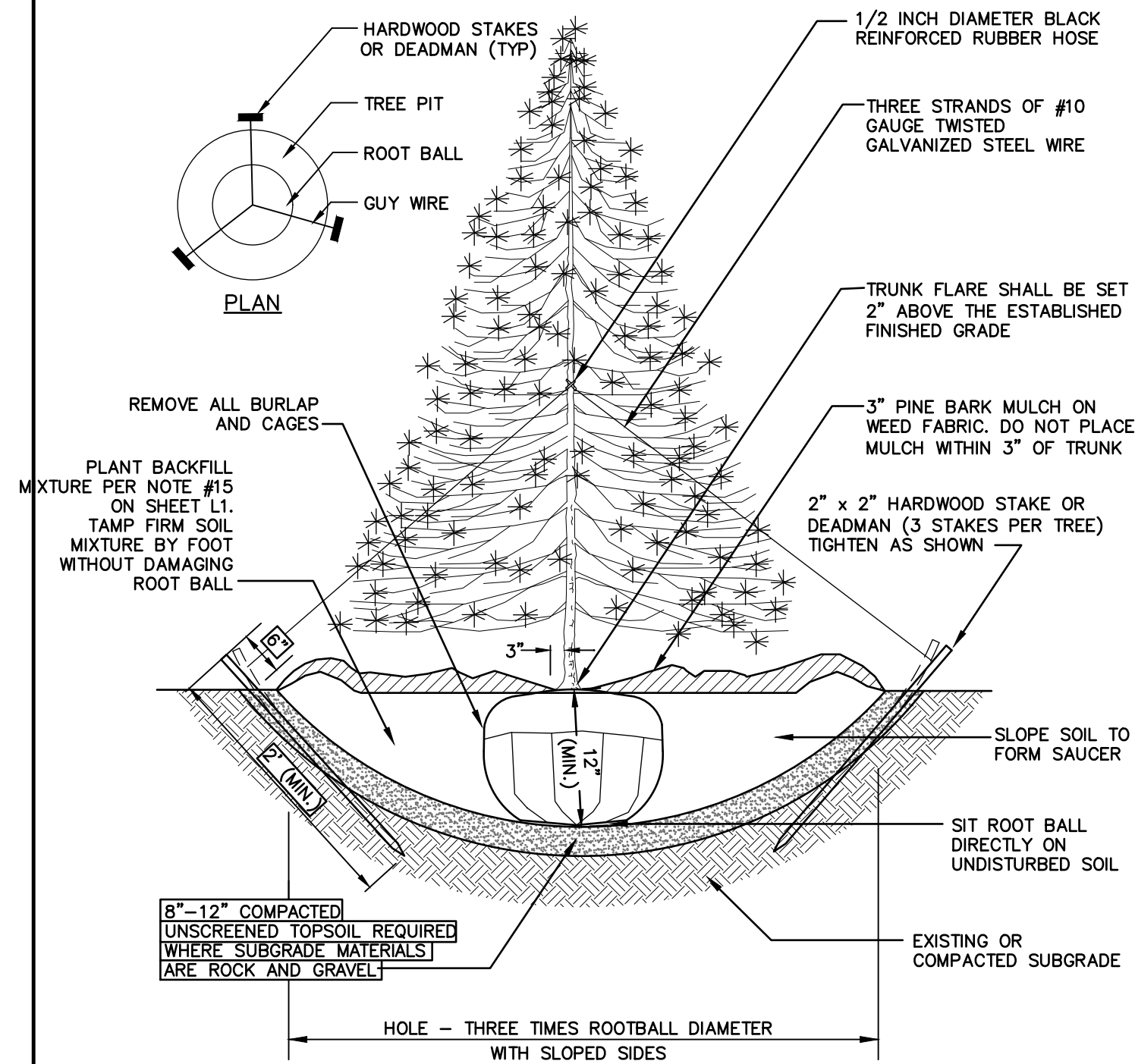


#### NOTES:

- PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
- NEW ROADWAY CONSTRUCTION SHALL CONFORM WITH PROJECT AND TOWN SPECIFICATIONS.
- ALL MATERIALS ARE TO BE COMPACTED TO 95% OF ASTM D-1557.

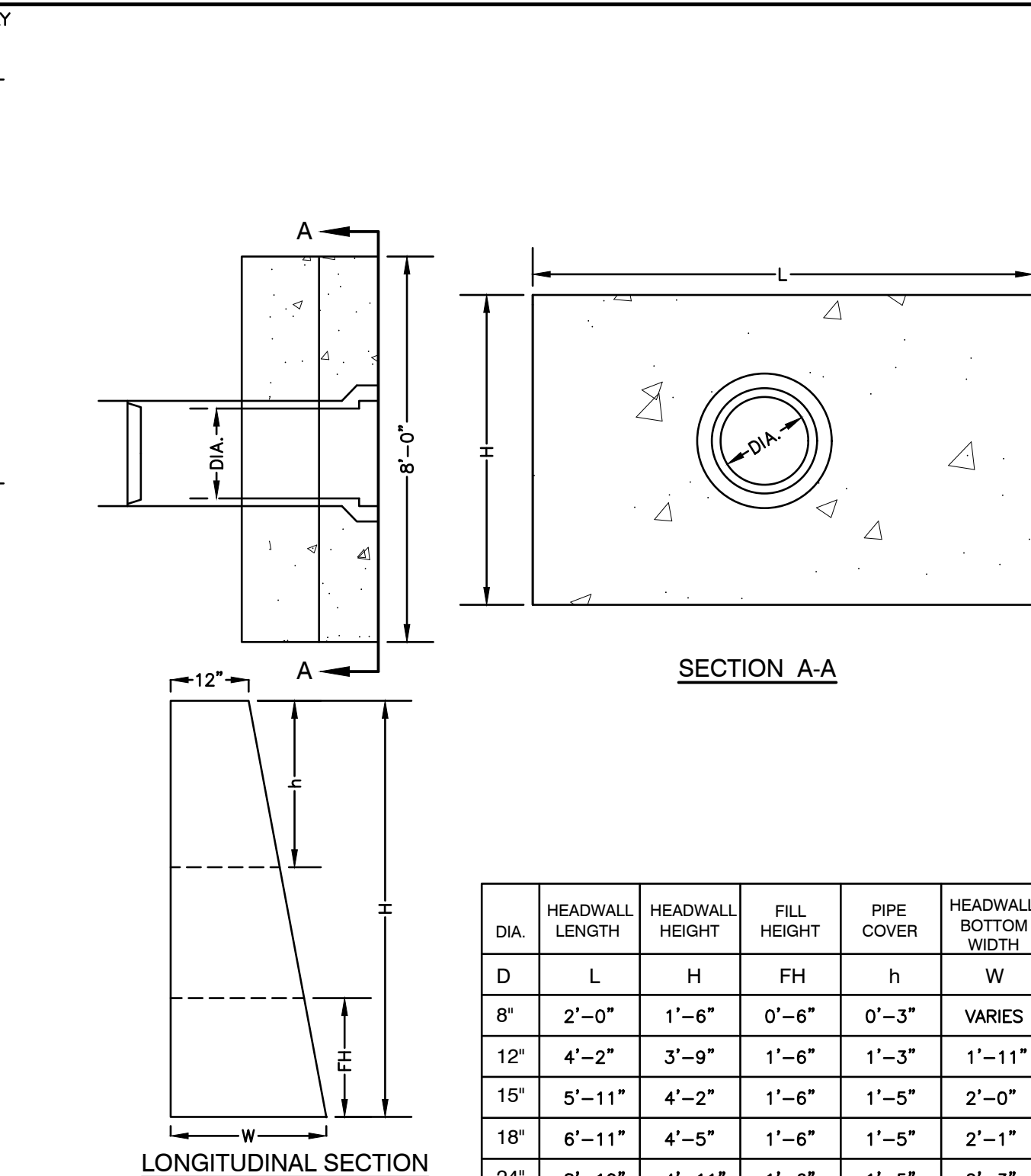
### DRAINAGE TRENCH

NOT TO SCALE



### EVERGREEN PLANTING

NOT TO SCALE



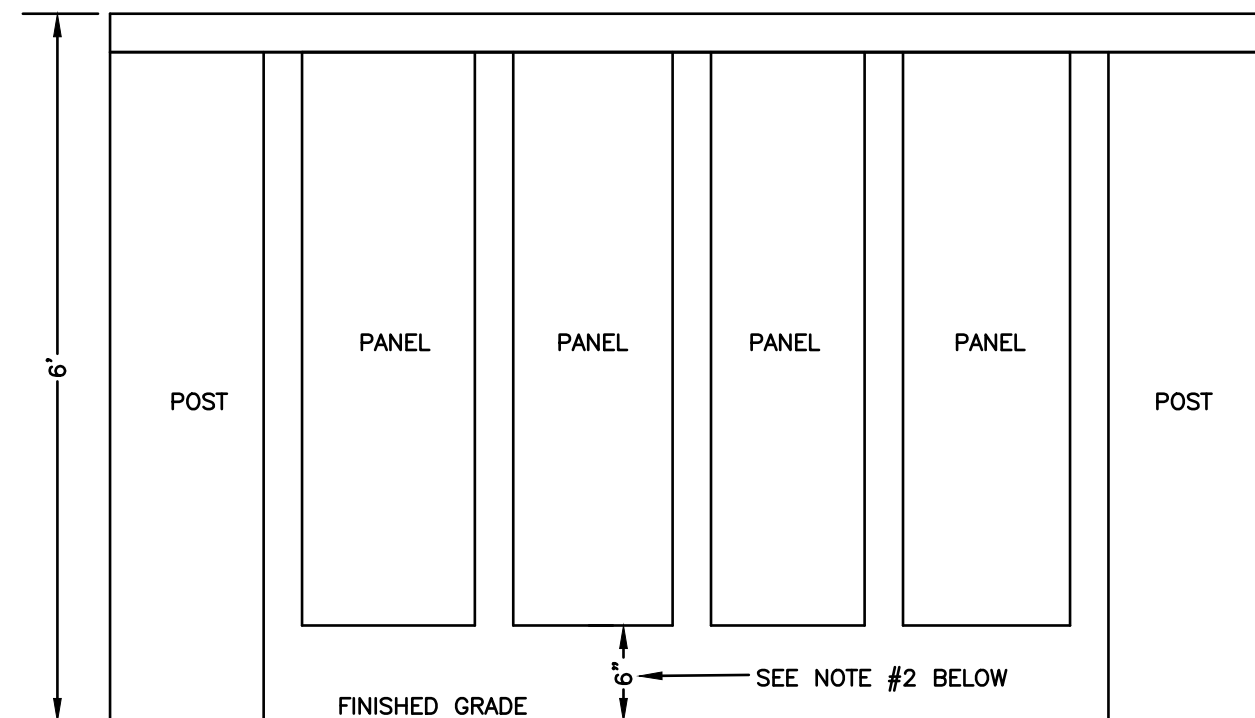
#### NOTES:

- ALL DIMENSIONS GIVEN IN FEET & INCHES.
- PROVIDE BELL END AT INLET HEADWALL, AND SPIGOT END AT OUTLET END HEADWALL.
- CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS. CEMENT TO BE TYPE III PER ASTM C-150. REINFORCING TO MEET OR EXCEED ASTM A-615 GRADE 60 DEFORMED BARS.
- 1" THREADED INSERTS PROVIDED FOR FINAL ATTACHMENT IN FIELD BY OTHERS.

### PRECAST CONCRETE HEADWALL

NOT TO SCALE

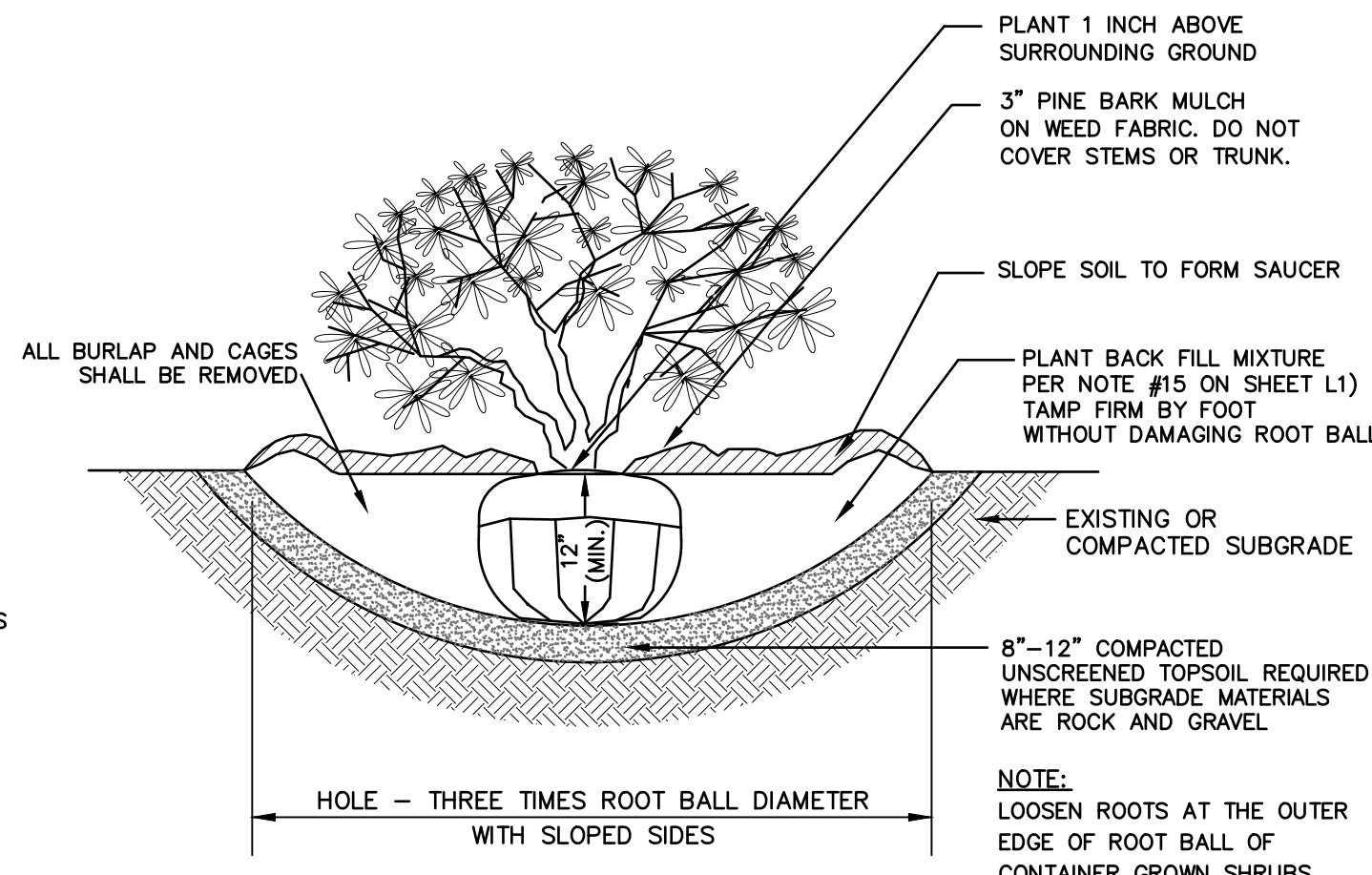
DIA.	HEADWALL LENGTH	HEADWALL HEIGHT	FILL HEIGHT	PIPE COVER	HEADWALL BOTTOM WIDTH
D	L	H	FH	h	W
8"	2'-0"	1'-6"	0'-6"	0'-3"	VARIES
12"	4'-2"	3'-9"	1'-6"	1'-3"	1'-11"
15"	5'-11"	4'-2"	1'-6"	1'-5"	2'-0"
18"	6'-11"	4'-5"	1'-6"	1'-5"	2'-1"
24"	8'-10"	4'-11"	1'-6"	1'-5"	2'-3"



- THE INTENT OF THIS DETAIL IS TO SHOW THE REQUIRED CLEARANCE FROM FINISHED GRADE TO THE BOTTOM OF THE WOODEN PANELS ON THE PROPOSED FENCE. THIS DETAIL SHALL NOT CONSTITUTE A REQUIREMENT WITH REGARDS TO POST OR PANEL PLACEMENT ALONG THE LENGTH OF THE FENCE.
- A 6" CLEARANCE MUST BE PROVIDED BETWEEN FINISHED GRADE AND THE BOTTOM OF WOODEN PANELS ON THE FENCE BEHIND BIORETENTION #2 EMERGENCY SPILLWAY. HOWEVER, 6" CLEARANCE IS NOT NECESSARY FOR THE FENCE ATOP THE RETAINING WALL BEHIND UNIT 6.

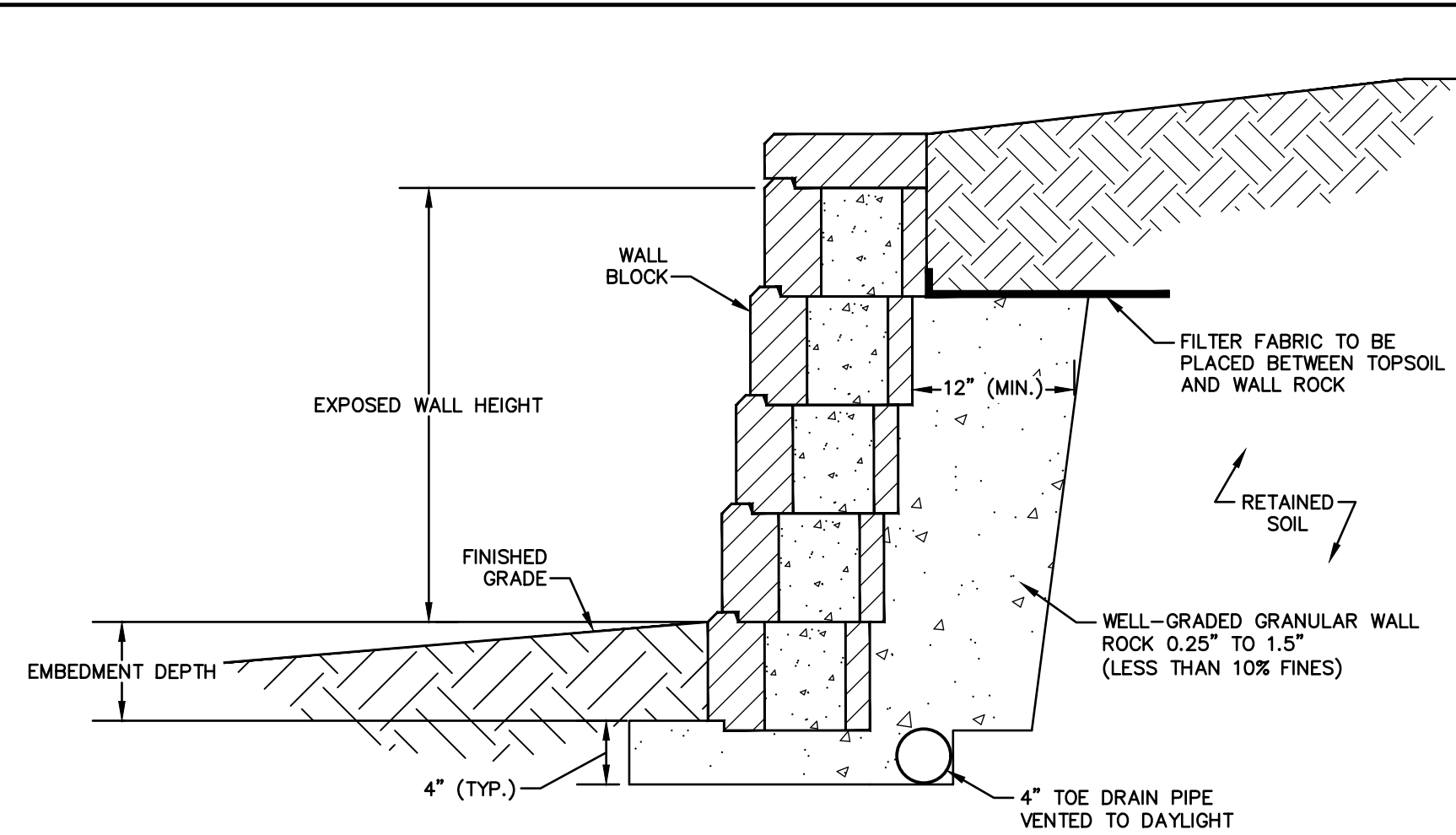
### 4' HIGH WOODEN FENCE DETAIL

NOT TO SCALE



### SHRUB PLANTING

NOT TO SCALE



THE CONTRACTOR IS RESPONSIBLE FOR RETAINING THE SERVICES OF A STRUCTURAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE TO DESIGN THE PROPOSED RETAINING WALL. JONES & BEACH ENGINEERS, INC. DOES NOT ACCEPT ANY LIABILITY FOR THE STRUCTURAL DESIGN AND/OR INSTALLATION OF THE WALL. THIS DETAIL IS INTENDED TO PROVIDE AN EXAMPLE OF THE RETAINING WALL FOR PLANNING PURPOSES ONLY AND IS SPECIFICALLY NOT INTENDED FOR USE BY THE CONTRACTOR IN ANY CONSTRUCTION-RELATED ACTIVITY.

### TYPICAL GRAVITY WALL DETAIL

NOT TO SCALE

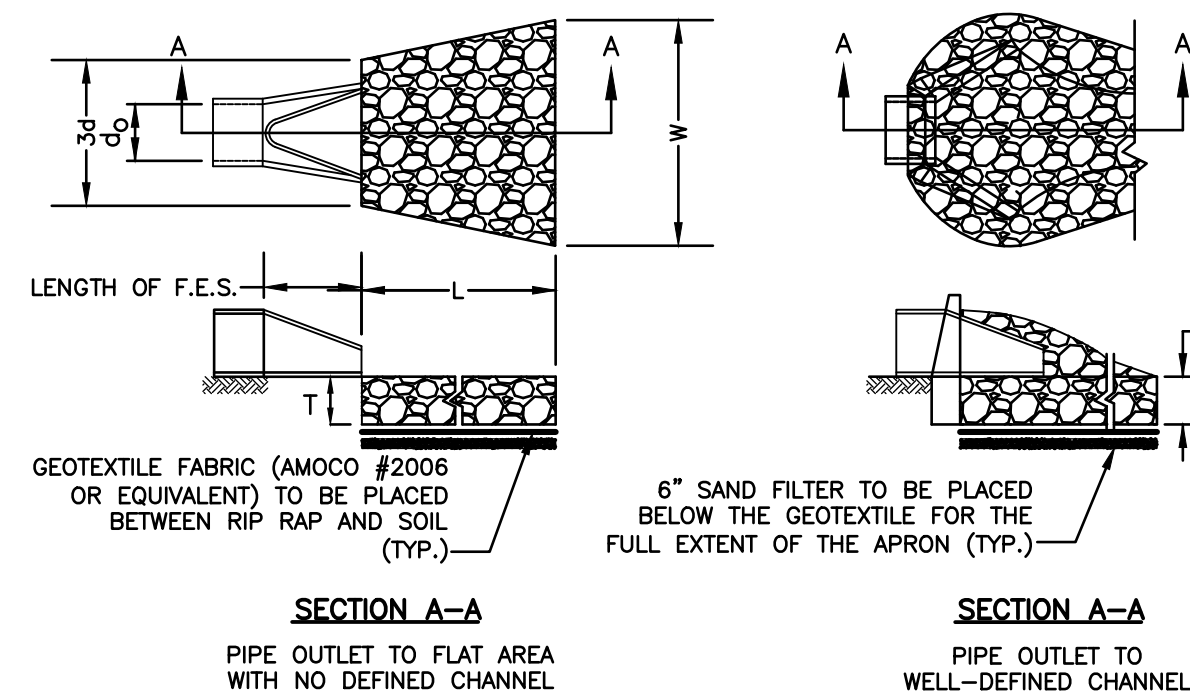


TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES			
THICKNESS OF RIP RAP = 1.5 FEET			
d50 SIZE=	0.25	FEET	3 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM TO		
100%	5	6	
85%	4	5	
50%	3	5	
15%	1	2	

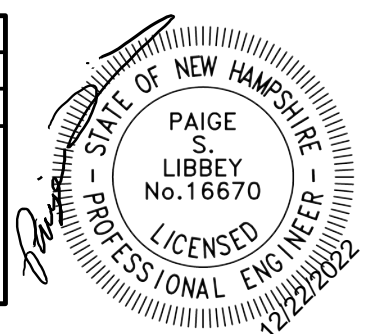
#### NOTES:

- THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
- THE RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
- STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
- OUTLETS TO A DEFINED CHANNEL SHALL HAVE 2:1 OR FLATTER SIDE SLOPES AND SHOULD BEGIN AT THE TOP OF THE CULVERT AND TAPER DOWN TO THE CHANNEL BOTTOM THROUGH THE LENGTH OF THE APRON.
- MAINTENANCE: THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO OUTLET PROTECTION.

### RIP RAP OUTLET PROTECTION APRON

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Plan Name:	DETAIL SHEET
Project:	"GRAPEVINE RUN" 212, 214, & 216 WOODBURY AVE. PORTSMOUTH, NH 03801
Owner of Record:	FREDERICK J. BAILEY III & JOYCE S. NELSON 4 SHORE RD., WOLFEBORO, NH 03894

DRAWING No.	D5
SHEET 16 OF 23	JBE PROJECT NO. 21254

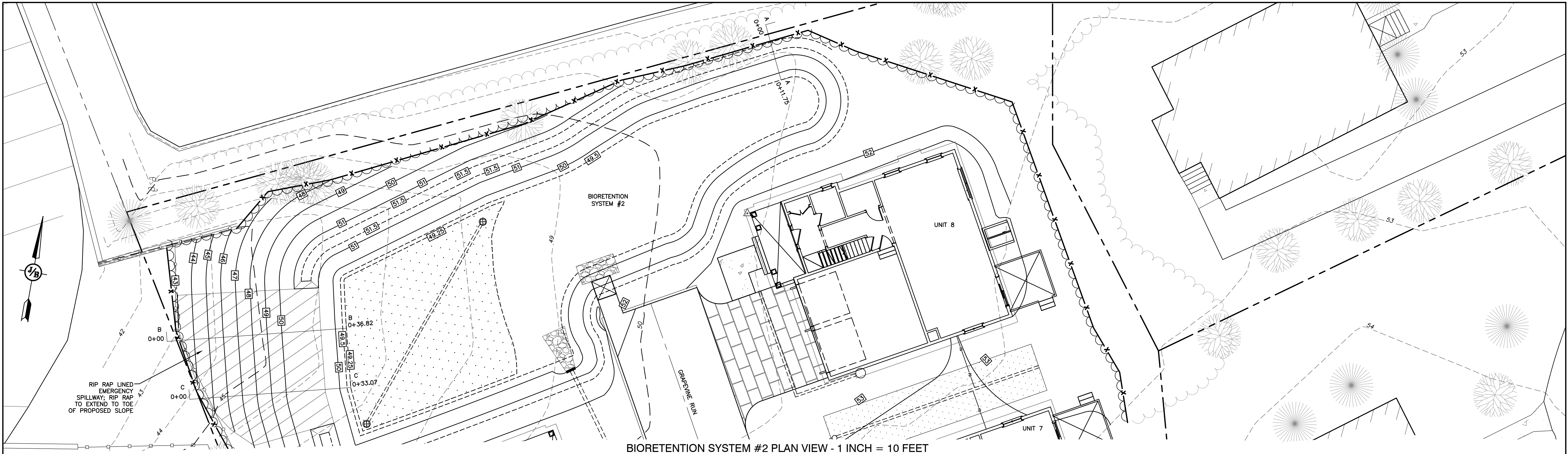


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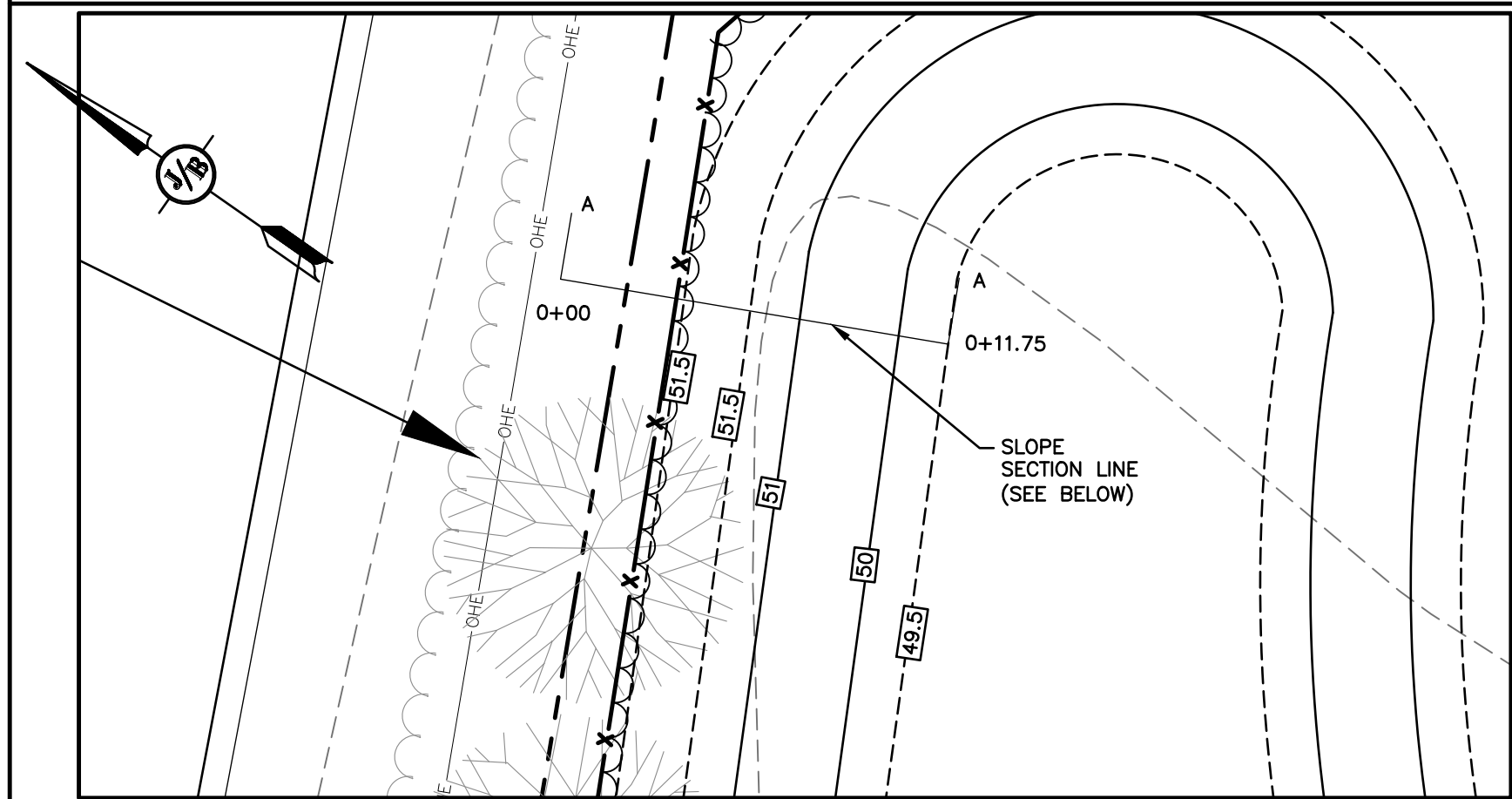
**D6**

SHEET 17 OF 23  
JBE PROJECT NO. 21254



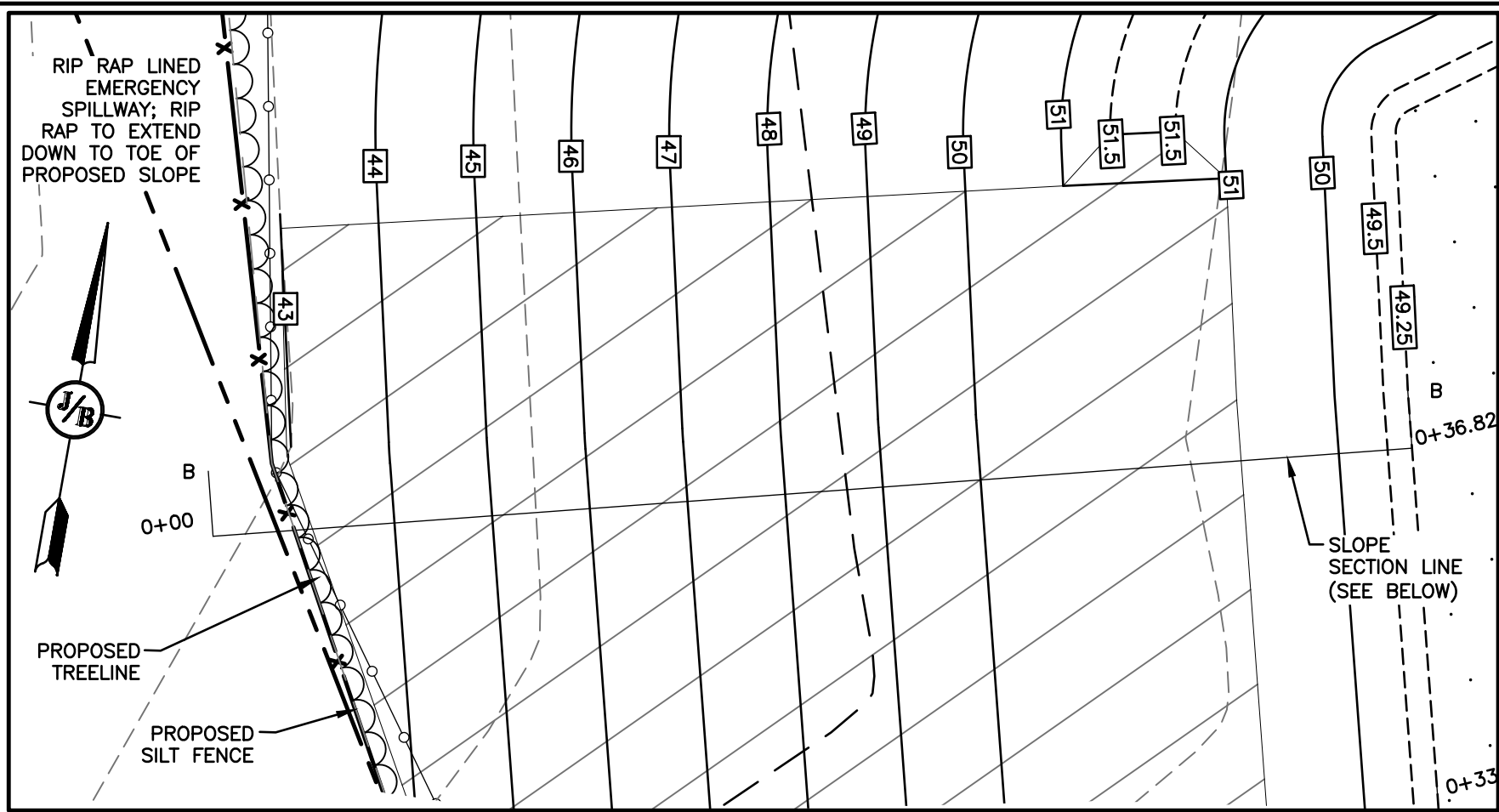


BIORETENTION SYSTEM #2 PLAN VIEW - 1 INCH = 10 FEET



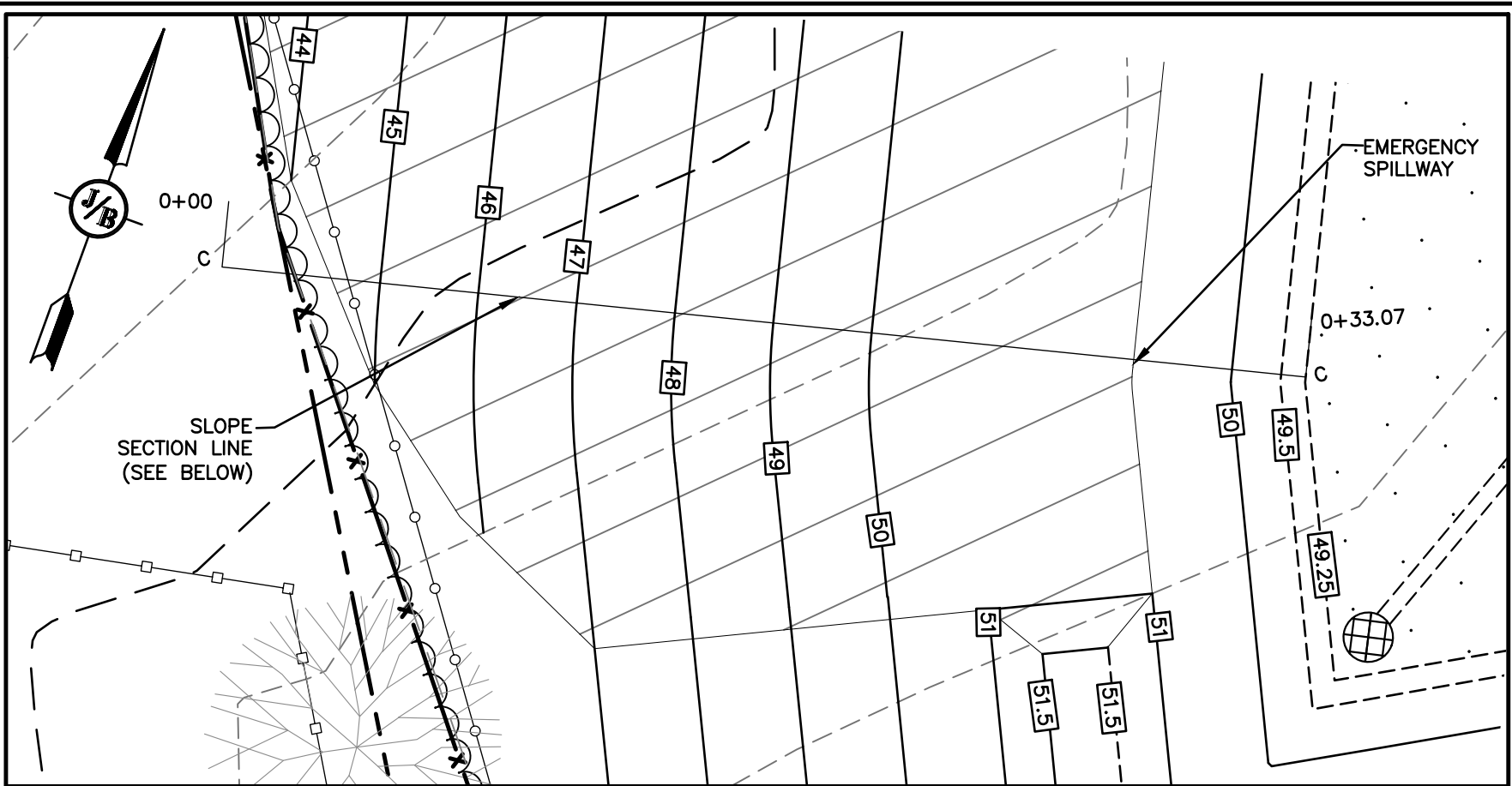
CROSS SECTION A-A - NORTHERN SIDE OF BIORETENTION #2

1 INCH = 5 FEET



CROSS SECTION B-B - SECTION THROUGH EMERGENCY SPILLWAY

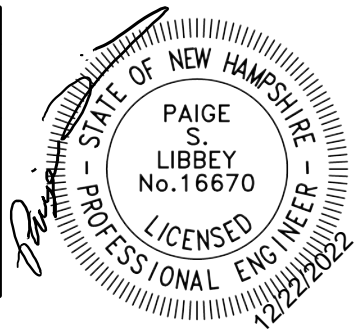
1 INCH = 5 FEET



CROSS SECTION C-C - SECTION THROUGH EMERGENCY SPILLWAY

1 INCH = 5 FEET

Design: JAC	Draft: DJM	Date: 01/05/22
Checked: JAC	Scale: AS NOTED	Project No.: 21254
Drawing Name: 21254-PLAN.dwg		
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7	12/20/22	REVISED PER REVIEW ENGINEER AND CITY COMMENTS	DJM
6	10/18/22	REVISED PER REVIEW ENGINEER AND TAC COMMENTS	DJM
5	9/23/22	REVISED PER UTILITY COMPANY	DJM
4	9/20/22	REVISED PER REVIEW ENGINEER COMMENTS	DJM
3	9/14/22	ISSUED TO DEPARTMENT OF PUBLIC WORKS	DJM
REV.	DATE	REVISION	BY

J/B Jones & Beach Engineers, Inc.

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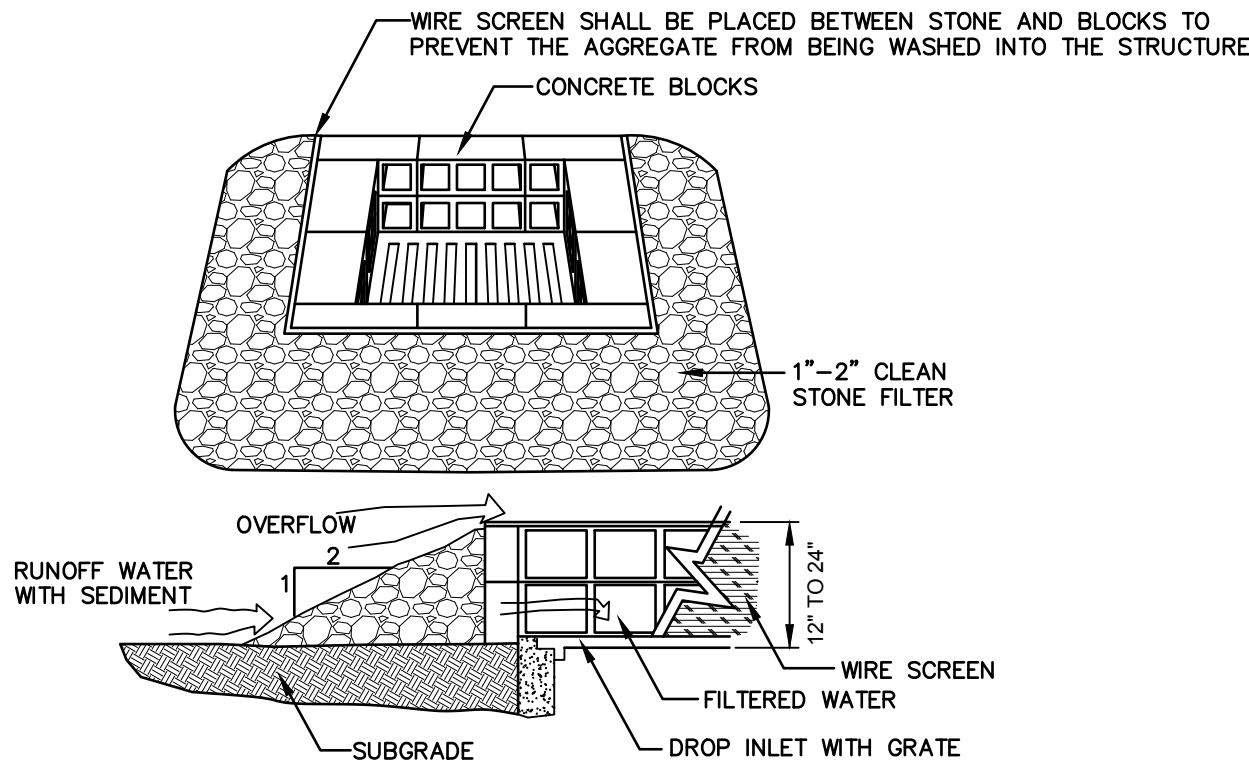
Plan Name:	SLOPE CROSS SECTIONS
Project:	212, 214, & 216 WOODBURY AVE. PORTSMOUTH, NH 03801
Owner of Record:	FREDERICK J. BAILEY III & JOYCE S. NELSON 4 SHORE RD., WOLFEBORO, NH 03894
	LOT 1: BK 4708 PG 979 LOT 2: BK 4582 PG 888 LOT 3: BK 3919 PG 1345

DRAWING No.  
**X1**  
SHEET 18 OF 23  
JBE PROJECT NO. 21254



TEMPORARY EROSION CONTROL NOTES

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED OR DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE 'C' AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
4. SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
5. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
6. AREAS MUST BE SEEDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
7. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S150 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) 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.
8. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
9. AFTER OCTOBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
10. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- a. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
  - b. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
  - c. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
  - d. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
11. FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.

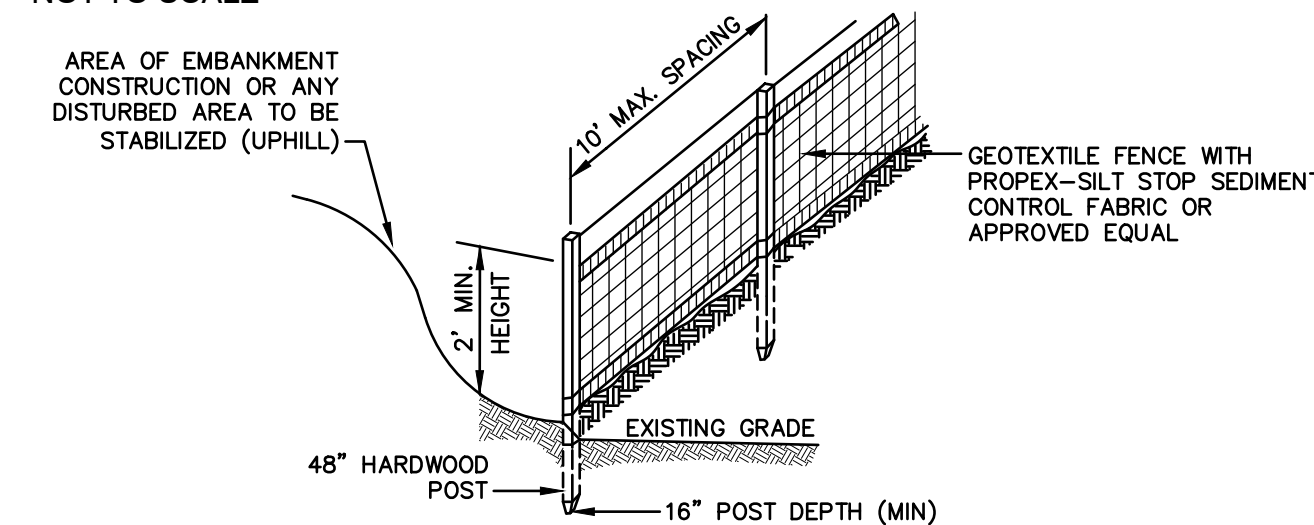


MAINTENANCE NOTE:

1. ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAINFALL AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED IN A SUITABLE UPLAND AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURE OR VEGETATIVE MEANS. THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.

TEMPORARY CATCH BASIN INLET PROTECTION  
(Block and Gravel Drop Inlet Sediment Filter)

NOT TO SCALE

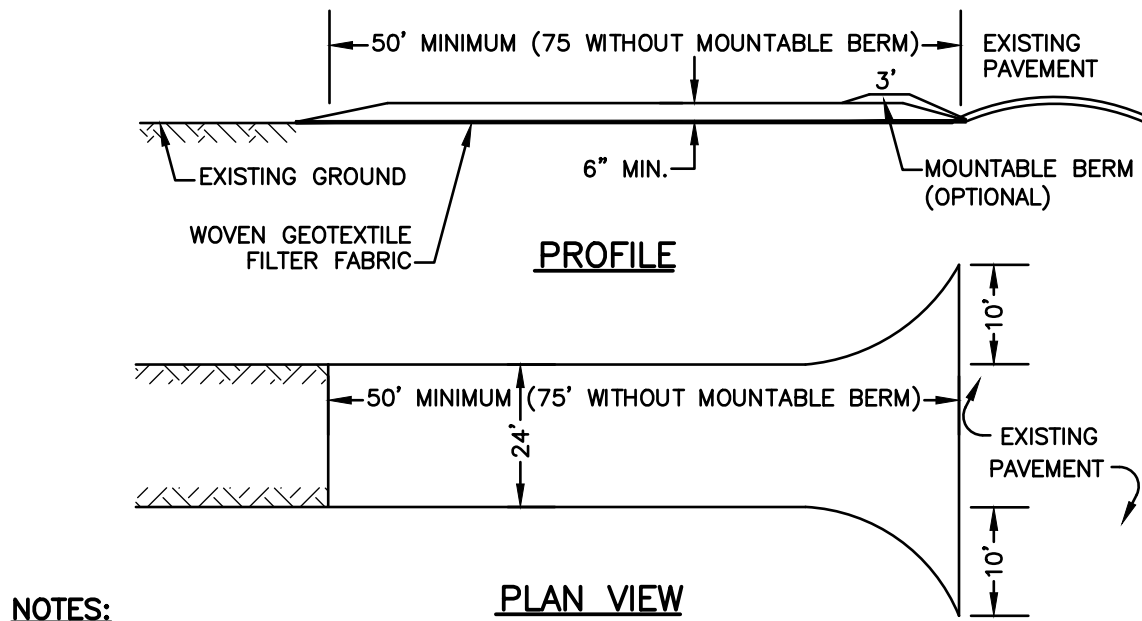


CONSTRUCTION SPECIFICATIONS:

1. WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 8" AND THEN COVERED WITH SOIL.
2. THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE 'BULGES' DEVELOP IN THE SILT FENCE.
5. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
6. SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.

SILT FENCE

NOT TO SCALE

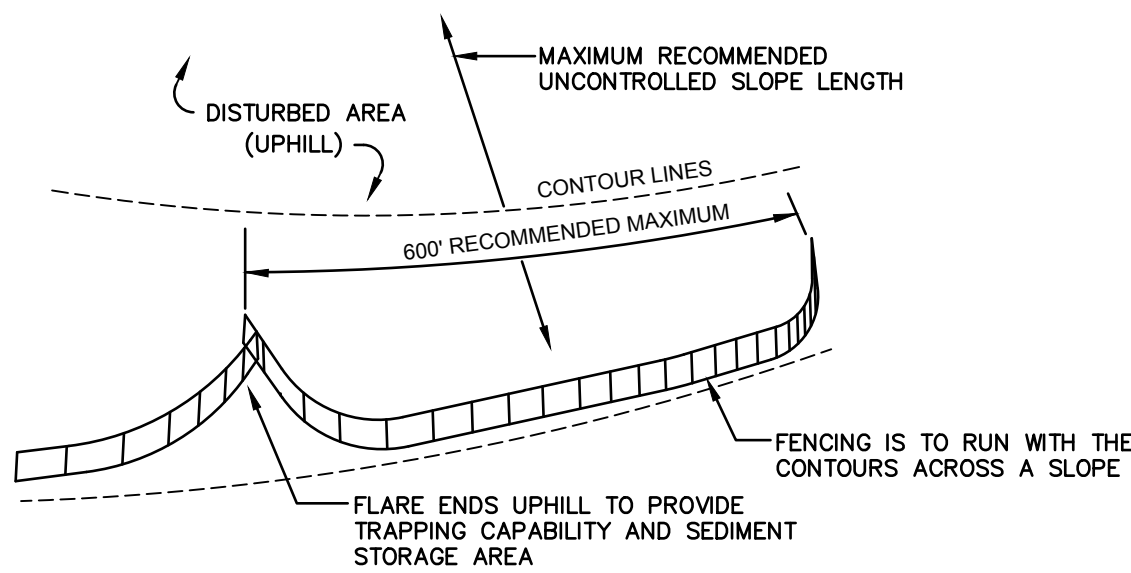


NOTES:

1. STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, 75' WITHOUT A MOUNTABLE BERM, AND EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. 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 FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER FABRIC IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL 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 STONE 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 THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



7. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.

MAINTENANCE:

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

SEEDING SPECIFICATIONS

1. **GRADING AND SHAPING**
- A. SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
  - B. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. **SEEDBED PREPARATION**
- A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
  - B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. **ESTABLISHING A STAND**
- A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:  
AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.  
NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.  
PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.  
POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.  
(NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
  - B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
  - C. REFER TO THE 'SEEDING GUIDE' AND 'SEEDING RATES' TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BIRDSFOOT, TREFOIL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
  - D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.
4. **MULCH**
- A. LIME, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
  - B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.
5. **MAINTENANCE TO ESTABLISH A STAND**
- A. PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
  - B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
  - C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	EXCELLENT	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2/
	F	FAIR	EXCELLENT	EXCELLENT	2/
GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.					
1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.					
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.					

NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR QATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

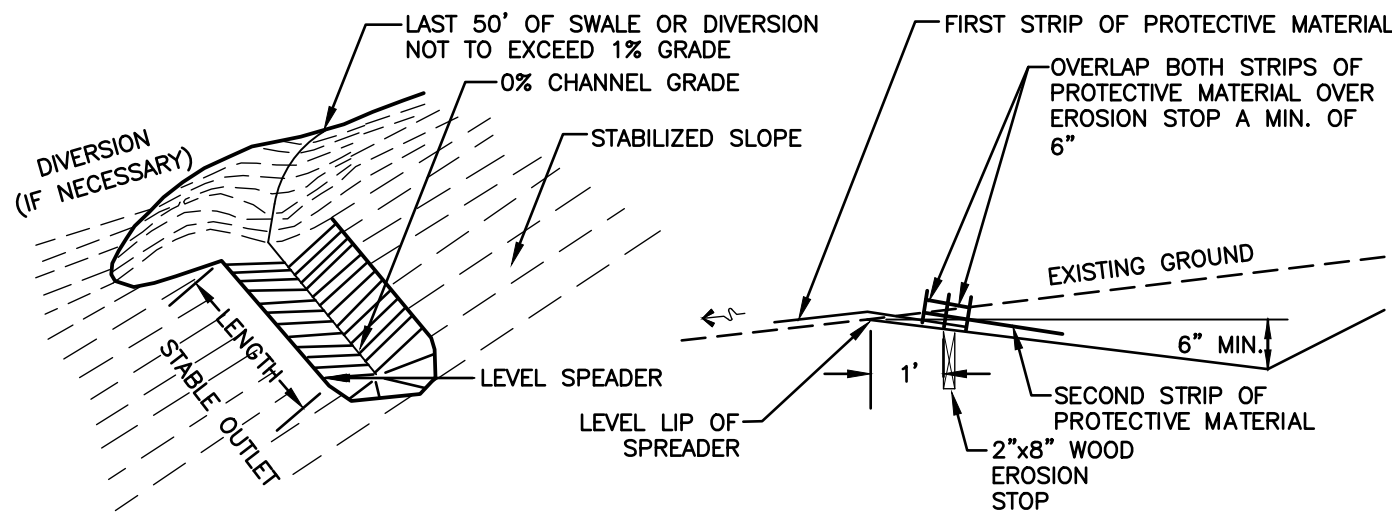
SEEDING GUIDE

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE CREEPING RED FESCUE RED TOP TOTAL	20	0.45
	20	0.45
	2	0.05
	42	0.95
B. TALL FESCUE CREEPING RED FESCUE CROWN VETCH OR FLAT PEA TOTAL	15	0.35
	10	0.25
	15	0.35
	30	0.75
	40 OR 55	0.95 OR 1.35
C. TALL FESCUE CREEPING RED FESCUE BIRDS FOOT TREFOIL TOTAL	20	0.45
	20	0.45
	8	0.20
	48	1.10
D. TALL FESCUE FLAT PEA TOTAL	20	0.45
	30	0.75
	50	1.20
E. CREEPING RED FESCUE 1/ KENTUCKY BLUEGRASS 1/ TOTAL	50	1.15
	50	1.15
	100	2.30
F. TALL FESCUE 1	150	3.60

\*

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

SEEDING RATES



NOTES:

1. CONSTRUCT THE LEVEL SPREADER LIP ON A ZERO PERCENT GRADE TO ENSURE UNIFORM SPREADING OF RUNOFF.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
3. AN EROSION STOP SHALL BE PLACED VERTICALLY A MINIMUM OF SIX INCHES DEEP IN A SLIT TRENCH ONE FOOT BACK OF THE LEVEL LIP AND PARALLEL TO THE LIP. THE EROSION STOP SHALL EXTEND THE ENTIRE LENGTH OF THE LEVEL LIP.
4. ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING TWO STRIPS OF JUTE OR EXCELSIOR MATTING ALONG THE LIP. EACH STRIP SHALL OVERLAP THE EROSION STOP BY AT LEAST SIX INCHES.
5. ENTRANCE CHANNEL TO THE LEVEL SPREADER SHALL NOT EXCEED A 1 PERCENT GRADE FOR AT LEAST 50 FEET BEFORE ENTERING THE SPREADER.
6. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER MUST NOT RECONCENTRATE IMMEDIATELY BELOW THE SPREADER.
7. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PERFORMED.
8. MAINTENANCE: THE LEVEL SPREADER SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE SPREADER HAS BEEN DAMAGED. SEDIMENT DEEPER THAN 4" ACCUMULATION SHOULD BE REMOVED. IF RILLING HAS TAKEN PLACE ON THE LIP, THEN THE DAMAGE SHOULD BE REPAIRED AND REVEGETATED. THE VEGETATION SHOULD BE MOWED OCCASIONALLY TO CONTROL WEEDS AND THE ENCROACHMENT OF WOODY VEGETATION. CLIPPINGS SHOULD BE REMOVED AND DISPOSED OF OUTSIDE THE SPREADER AND AWAY FROM OUTLET AREA. FERTILIZATION SHOULD BE DONE AS NECESSARY TO KEEP THE VEGETATION HEALTHY AND DENSE.

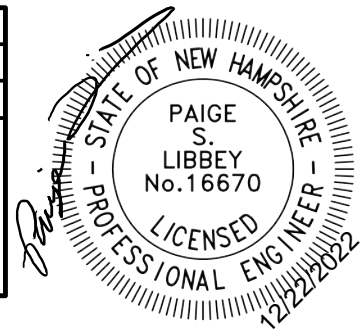
LEVEL SPREADER

NOT TO SCALE

CONSTRUCTION SEQUENCE

1. PRIOR TO THE START OF ANY ACTIVITY, IT IS THE RESPONSIBILITY OF THE SITE'S SITE DEVELOPER (OR OWNER) TO FILE A NOTICE OF INTENT (NOI) FORM WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) IN ORDER TO GAIN COVERAGE UNDER THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. A PRE CONSTRUCTION MEETING IS TO BE HELD WITH ALL DEPARTMENT HEADS PRIOR TO THE START OF CONSTRUCTION.
2. CUT AND REMOVE TREES IN CONSTRUCTION AREA AS REQUIRED OR DIRECTED.
3. INSTALL SILT FENCING, HAY BALES AND CONSTRUCTION ENTRANCES PRIOR TO THE START OF CONSTRUCTION. THESE ARE TO BE MAINTAINED UNTIL THE FINAL PAVEMENT SURFACING AND LANDSCAPING AREAS ARE ESTABLISHED.
4. CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. THIS INCLUDES ANY REQUIRED DEMOLITION OF EXISTING STRUCTURES, UTILITIES, ETC.
5. CONSTRUCT AND/OR INSTALL TEMPORARY OR PERMANENT SEDIMENT AND/OR DETENTION BASIN(S) AS REQUIRED. THESE FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING RUN-OFF TO THEM.
6. STRIP LOAM AND PAVEMENT, OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK PER THE RECOMMENDATIONS OF THE PROJECT ENGINEER AND STOCKPILE EXCESS MATERIAL. STABILIZE STOCKPILE AS NECESSARY.
7. PERFORM PRELIMINARY SITE GRADING IN ACCORDANCE WITH THE PLANS.
8. PREPARE BUILDING PAD(S) TO ENABLE BUILDING CONSTRUCTION TO BEGIN.
9. INSTALL THE SEWER AND DRAINAGE SYSTEMS FIRST, THEN ANY OTHER UTILITIES IN ACCORDANCE WITH THE PLAN AND DETAILS. ANY CONFLICTS BETWEEN UTILITIES ARE TO BE RESOLVED WITH THE INVOLVEMENT AND APPROVAL OF THE ENGINEER.
10. INSTALL INLET PROTECTION AT ALL CATCH BASINS AS THEY ARE CONSTRUCTED IN ACCORDANCE WITH DETAILS.
11. ALL SWALES AND DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
12. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, CHECK DAMS, SEDIMENT TRAPS, ETC., TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ADJUTING WATERS AND/OR PROPERTY.
13. PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF 'SELECT' SUBGRADE MATERIALS.
14. PAVE ROADWAY AND DRIVEWAYS WITH INITIAL 'BASE COURSE'.
15. PERFORM ALL REMAINING SITE CONSTRUCTION (i.e. BUILDING, CURBING, UTILITY CONNECTIONS, ETC.).
16. LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES (i.e. RIP RAP, EROSION CONTROL BLANKETS, ETC.).
17. FINISH PAVING ROADWAY AND DRIVEWAYS WITH 'FINISH' COURSE.
18. ROADWAY AND DRIVEWAYS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
19. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
20. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
21. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BEEN 75%-85% ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
22. CLEAN SITE AND ALL DRAINAGE STRUCTURES, PIPES AND SUMPS OF ALL SILT AND DEBRIS.
23. INSTALL ALL PAINTED PAVEMENT MARKINGS AND SIGNAGE PER THE PLANS AND DETAILS.
24. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
25. UPON COMPLETION OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ANY RELEVANT PERMITTING AGENCIES THAT THE CONSTRUCTION HAS BEEN FINISHED IN A SATISFACTORY MANNER.

Design: JAC	Draft: DJM	Date: 01/05/22
Checked: JAC	Scale: AS NOTED	Project No.: 21254
Drawing Name: 21254-PLAN.dwg		
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7	12/20/22	REVISED PER REVIEW ENGINEER AND CITY COMMENTS	DJM
6	10/18/22	REVISED PER REVIEW ENGINEER AND TAC COMMENTS	DJM
5	9/23/22	REVISED PER UTILITY COMPANY	DJM
4	9/20/22	REVISED PER REVIEW ENGINEER COMMENTS	DJM
3	9/14/22	ISSUED TO DEPARTMENT OF PUBLIC WORKS	DJM
REV.	DATE	REVISION	BY

J/B

Designed and Produced in NH

Jones & Beach Engineers, Inc.

85 Portsmouth Ave.  
PO Box 219  
Stratham, NH 03885

Civil Engineering Services

603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

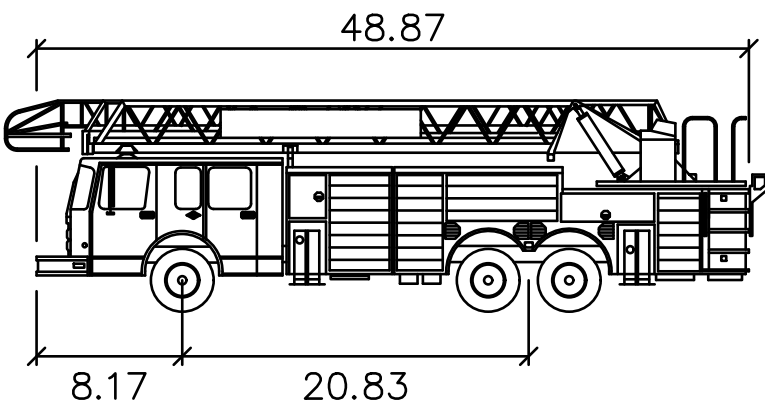
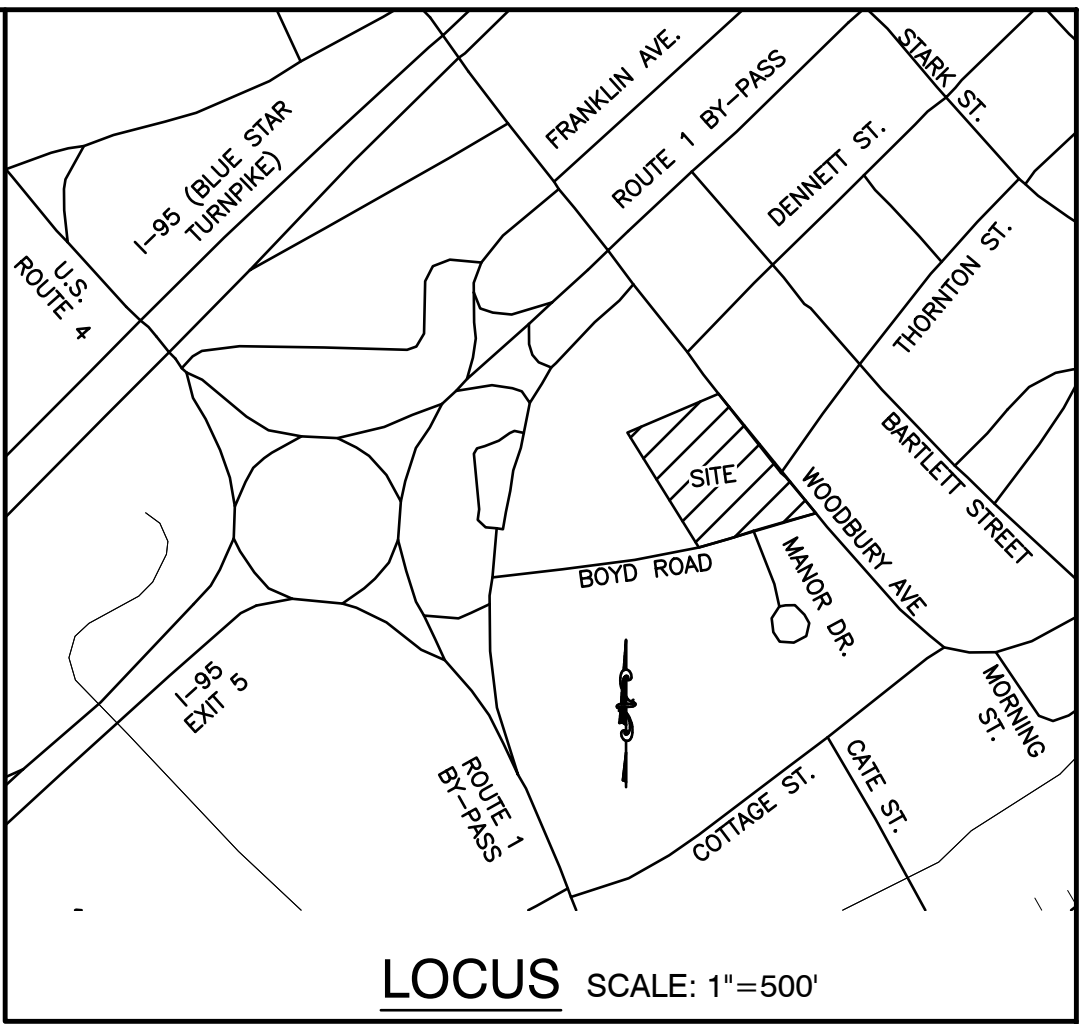
Plan Name:	EROSION AND SEDIMENT CONTROL DETAILS		
Project:	"GRAPEVINE RUN" 212, 214, & 216 WOODBURY AVE. PORTSMOUTH, NH 03801		
Owner of Record:	FREDERICK J. BAILEY III & JOYCE S. NELSON 4 SHORE RD., WOLFEBORO, NH 03894	LOT 1: BK 4708 PG 979 LOT 2: BK 4582 PG 888 LOT 3: BK 3919 PG 1345	

DRAWING No.

E1

SHEET 19 OF 23  
JBE PROJECT NO. 21254





Portsmouth Fire Truck

	feet
Width	: 8.50
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 38.7

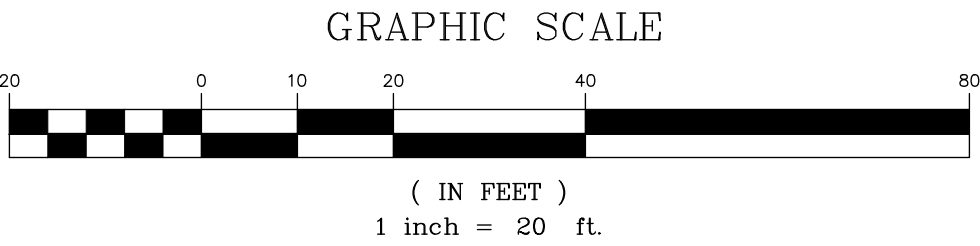
LEGEND:

	=	VEHICLE BODY
	=	FRONT WHEELS
	=	REAR WHEELS

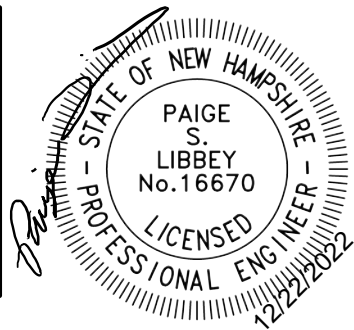
PROJECT PARCEL  
CITY OF PORTSMOUTH  
TAX MAP 175, LOTS 1, 2, & 3

APPLICANT  
TUCK REALTY CORP.  
ATTN: TURNER PORTER  
149 EPPING RD., SUITE 2A  
EXETER, NH 03833

TOTAL LOT AREA  
80,484 SQ. FT.  
1.85 ACRES



Design: JAC	Draft: DJM	Date: 01/05/22
Checked: JAC	Scale: 1"=20'	Project No.: 21254
Drawing Name: 21254-PLAN.dwg		
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REV.	DATE	REVISION	BY

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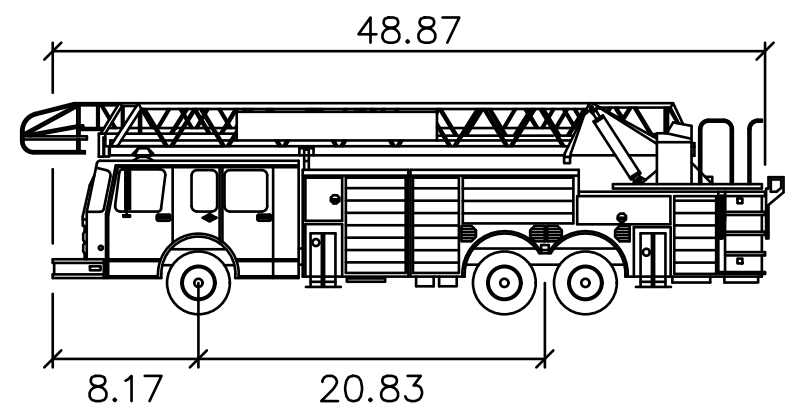
Plan Name:	TRUCK TURNING PLAN
Project:	"GRAPEVINE RUN" 212, 214, & 216 WOODBURY AVE. PORTSMOUTH, NH 03801
Owners of Record:	FREDERICK J. BAILEY III & JOYCE S. NELSON 4 SHORE RD., WOLFEBORO, NH 03894
	LOT 1: BK 4708 PG 979 LOT 2: BK 4582 PG 888 LOT 3: BK 3919 PG 1345

DRAWING No.

T1

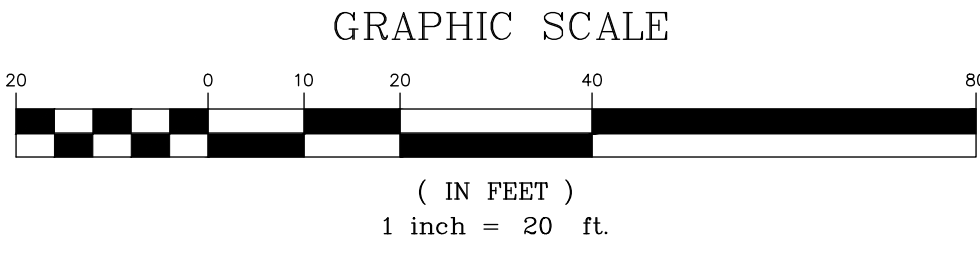
SHEET 20 OF 23  
JBE PROJECT NO. 21254





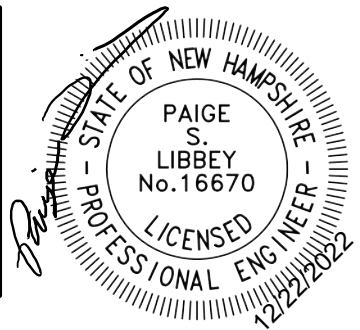
Portsmouth Fire Truck	
	feet
Width	: 8.50
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 38.7

LEGEND:	
	= VEHICLE BODY
	= FRONT WHEELS
	= REAR WHEELS



PROJECT PARCEL CITY OF PORTSMOUTH TAX MAP 175, LOTS 1, 2, & 3
APPLICANT TUCK REALTY CORP. ATTN: TURNER PORTER 149 EPPING RD., SUITE 2A EXETER, NH 03833
TOTAL LOT AREA 80,484 SQ. FT. 1.85 ACRES

Design: JAC	Draft: DJM	Date: 01/05/22
Checked: JAC	Scale: 1"=20'	Project No.: 21254
Drawing Name: 21254-PLAN.dwg		
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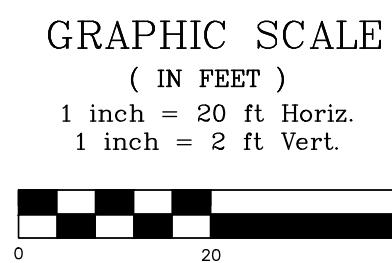
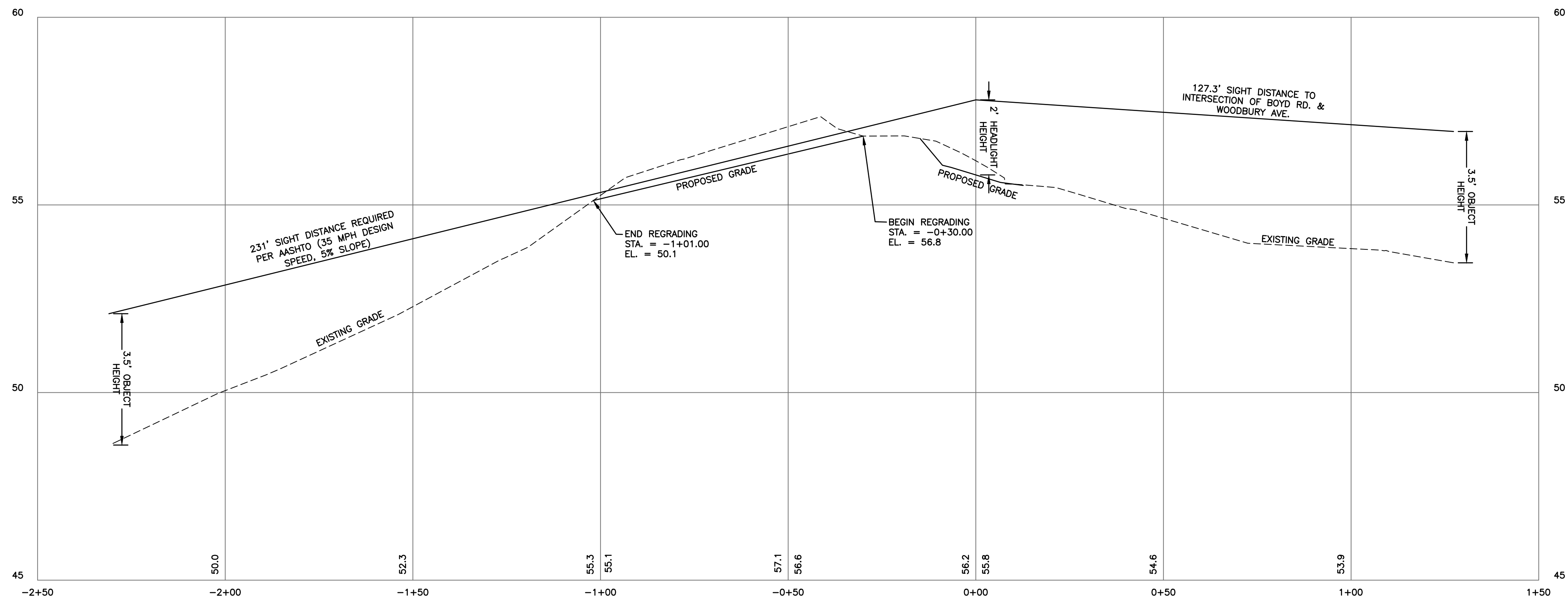
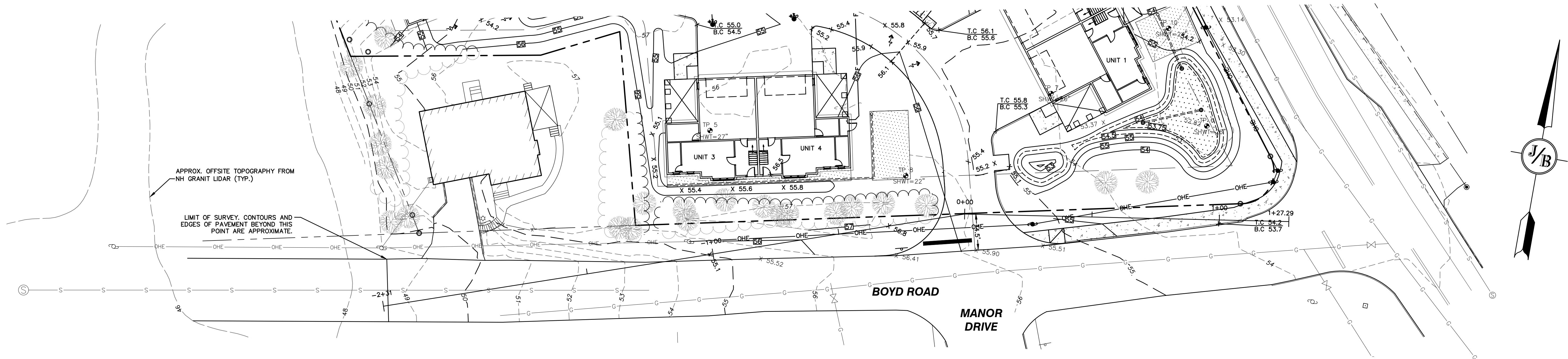
7	12/20/22	REVISED PER REVIEW ENGINEER AND CITY COMMENTS	DJM
6	10/18/22	REVISED PER REVIEW ENGINEER AND TAC COMMENTS	DJM
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REV.	DATE	REVISION	BY

J/B Jones & Beach Engineers, Inc.  
Civil Engineering Services  
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
603-772-4746  
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E-MAIL: JBE@JONESANDBEACH.COM

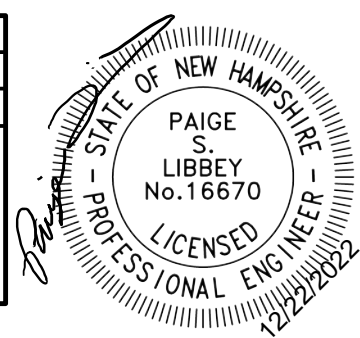
Plan Name:	TRUCK TURNING PLAN
Project:	"GRAPEVINE RUN" 212, 214, & 216 WOODBURY AVE. PORTSMOUTH, NH 03801
Owners of Record:	FREDERICK J. BAILEY III & JOYCE S. NELSON 4 SHORE RD., WOLFEBORO, NH 03894 LOT 1: BK 4708 PG 979 LOT 2: BK 4582 PG 888 LOT 3: BK 3919 PG 1345

DRAWING No.  
**T2**  
SHEET 21 OF 23  
JBE PROJECT NO. 21254





Design: JAC    Draft: DJM    Date: 01/05/22  
Checked: JAC    Scale: 1"=20'    Project No.: 21254  
Drawing Name: 21254-PLAN.dwg  
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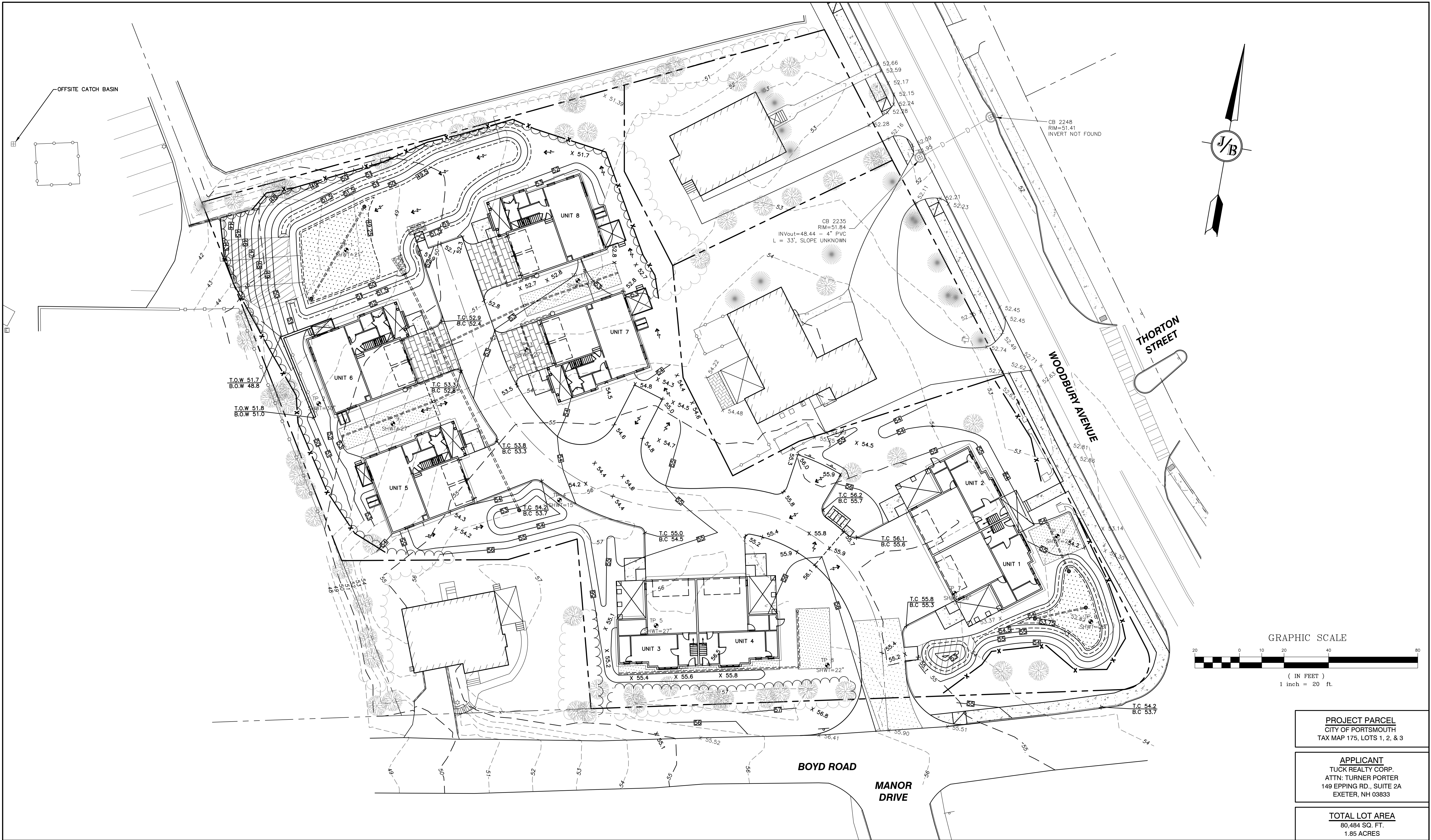
7	12/20/22	REVISED PER REVIEW ENGINEER AND CITY COMMENTS	DJM
6	10/18/22	REVISED PER REVIEW ENGINEER AND TAC COMMENTS	DJM
5	9/23/22	REVISED PER UTILITY COMPANY	DJM
4	9/20/22	REVISED PER REVIEW ENGINEER COMMENTS	DJM
3	9/14/22	ISSUED TO DEPARTMENT OF PUBLIC WORKS	DJM
REV.	DATE	REVISION	BY

**J/B Jones & Beach Engineers, Inc.**  
85 Portsmouth Ave.    Civil Engineering Services    603-772-4746  
PO Box 219    Stratham, NH 03885    FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	HIGHWAY ACCESS PLAN
Project:	"GRAPEVINE RUN" 212, 214, & 216 WOODBURY AVE. PORTSMOUTH, NH 03801
Owners of Record:	FREDERICK J. BAILEY III & JOYCE S. NELSON 4 SHORE RD., WOLFEBORO, NH 03894 LOT 1: BK 4708 PG 979 LOT 2: BK 4582 PG 888 LOT 3: BK 3919 PG 1345

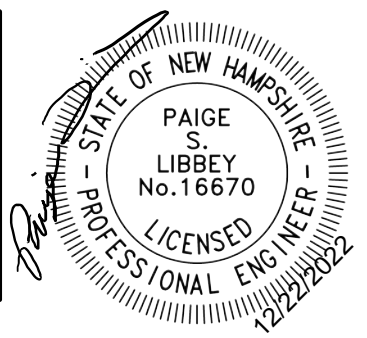
DRAWING No.  
**H1**  
SHEET 22 OF 23  
JBE PROJECT NO. 21254





Design: JAC    Draft: DJM    Date: 01/05/22  
Checked: JAC    Scale: 1"=20'    Project No.: 21254  
Drawing Name: 21254-PLAN.dwg

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REV.	DATE	REVISION	BY

**J/B Jones & Beach Engineers, Inc.**  
Civil Engineering Services

85 Portsmouth Ave.  
PO Box 219  
Stratham, NH 03885

Designed and Produced in NH  
603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	OFFSITE DRAINAGE PLAN
Project:	"GRAPEVINE RUN" 212, 214, & 216 WOODBURY AVE. PORTSMOUTH, NH 03801
Owner of Record:	FREDERICK J. BAILEY III & JOYCE S. NELSON 4 SHORE RD., WOLFEBORO, NH 03894

DRAWING No.

**DR1**

SHEET 23 OF 23  
JBE PROJECT NO. 21254

**PROJECT PARCEL**  
CITY OF PORTSMOUTH  
TAX MAP 175, LOTS 1, 2, & 3

**APPLICANT**  
TUCK REALTY CORP.  
ATTN: TURNER PORTER  
149 EPPING RD., SUITE 2A  
EXETER, NH 03833

**TOTAL LOT AREA**  
80,484 SQ. FT.  
1.85 ACRES