

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

December 22, 2021

Portsmouth Planning Board  
Attn: Chairman of the Planning Board  
1 Junkins Ave, Suite 3<sup>rd</sup> Floor  
Portsmouth, NH 03801

**RE: Planning Board Submission  
27 Shaw Road, Portsmouth, NH  
Tax Map 223, Lot 18  
JBE Project No. 21222**

Dear Chairman of the Planning Board,

We received TAC Approval with comments and are submitting revised plans to address those items. Review comments are listed below with our responses in bold.

## **GENERAL COMMENTS:**

1. *Maintain front yard setbacks subject to zoning review.*  
**RESPONSE: Front yard setbacks are shown on the plan from the property lines as required.**
2. *Show detail of rain garden on lower lot (parent lot) including flowage rights and drainage easement.*  
**RESPONSE: A detail of rain garden on lower lot has been added to sheet C2 and Note 15 on Sheet A1 addresses the flowage rights and drainage easement.**
3. *Show how proposed lot 2 will get power and show pole if needed.*  
**RESPONSE: In coordination with Eversource, a proposed utility pole is shown on Sheet C2 in the northeasterly most corner of the proposed Lot 18-1.**
4. *Show septic design/holding tank approval by DES.*  
**RESPONSE: A holding tank application has been submitted to NHDES and their review is pending.**

Included with this response letter are the following:

1. One (1) Full Size Plan Set.

Thank you very much for your time.

Very truly yours,

**JONES & BEACH ENGINEERS, INC.**

*Joseph Coronati*

Joseph A. Coronati  
Vice President

cc: Clyde Logue (via email)

# JONES & BEACH ENGINEERS INC.

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December 22, 2021

Portsmouth Planning Board  
Attn: Chairman of the Planning Board  
1 Junkins Avenue, Suite 3<sup>rd</sup> Floor  
Portsmouth, NH 03801

**RE: Waiver Request  
27 Shaw Road, Portsmouth, NH  
Tax Map 223, Lot 18  
JBE Project No. 21222**

Dear Chairman of the Planning Board,

Jones & Beach Engineers, Inc. respectfully submits a waiver request for the above-referenced parcel on behalf of our client, Clyde Logue.

## **Portsmouth Subdivision Regulations – Section VI.11 – Onsite Sewage Disposal Systems**

We are asking for a waiver from the onsite sewage disposal systems requirement as the city has approved a sewer main to be constructed in Walker Bungalow Road. This proposed sewer main will provide the proposed Map 223 Lot 18-1 with a sewer service. In the interim while the sewer is being constructed, we are proposing to utilize a holding tank on site.

Thank you very much for your consideration. If you have any questions, or need further assistance, please contact our office.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**



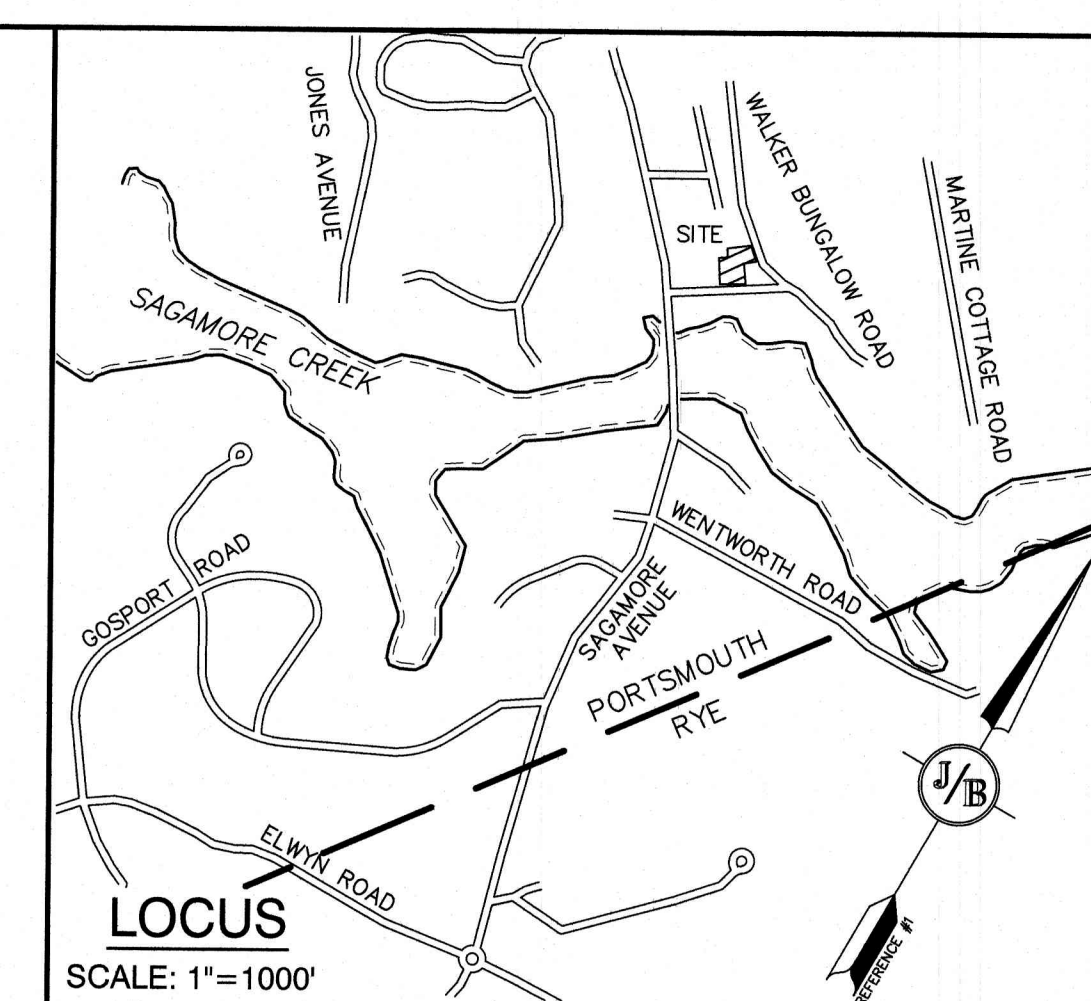
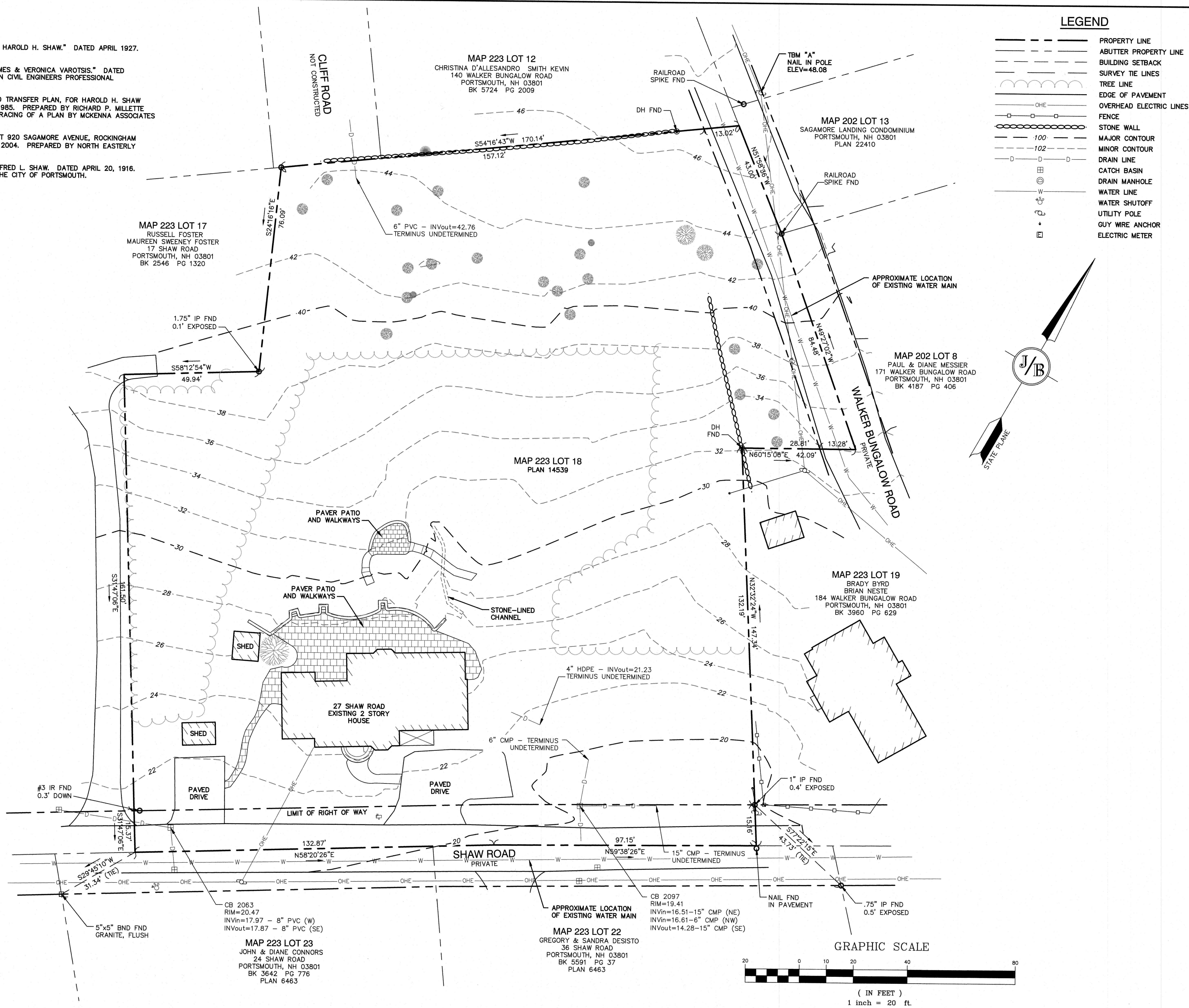
Andrew Butler, EIT  
Project Engineer

cc: Clyde Logue (via email)



# PLAN REFERENCES:

- "LAND IN PORTSMOUTH, N.H., ALICE B. SHAW TO HAROLD H. SHAW." DATED APRIL 1927. PREPARED BY JOHN W. DURGIN. R.C.R.D. 0299.
- "LOT LINE REVISION, PORTSMOUTH, N.H., FOR JAMES & VERONICA VAROTIS." DATED NOVEMBER 1976. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS PROFESSIONAL ASSOCIATION. R.C.R.D. 6463.
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- "STANDARD PROPERTY SURVEY FOR PROPERTY AT 920 SAGAMORE AVENUE, ROCKINGHAM COUNTY, PORTSMOUTH N.H." DATED MARCH 19, 2004. PREPARED BY NORTH EASTERLY SURVEYING, INC. R.C.R.D. 32504.
- "PLAN OF LOT IN PORTSMOUTH, N.H. OWNED BY FRED L. SHAW. DATED APRIL 20, 1916. PREPARED BY WILLIAM GROVER. ON FILE WITH THE CITY OF PORTSMOUTH.



## NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF LOT 18 DEPICTED ON PORTSMOUTH TAX MAP 223.
- ZONING DISTRICT: SINGLE RESIDENCE B  
LOT AREA MINIMUM = 15,000 SF  
LOT FRONTAGE MINIMUM = 100'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 30'  
SIDE SETBACK = 10'  
REAR SETBACK = 30'  
WETLAND SETBACK = 100', LIMITED CUT 50'. (NO WETLANDS OBSERVED)  
MAX. BUILDING HEIGHT = 35'
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33015C0286F, WITH EFFECTIVE DATE OF JANUARY 29, 2021.
- BASIS OF BEARING: HORIZONTAL - NAD83 NH STATE PLANE.  
VERTICAL - VNAV88.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE CITY OF PORTSMOUTH TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE CITY OF PORTSMOUTH ASSESSOR'S OFFICE AND PLANNING 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.
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- NO WETLANDS WERE OBSERVED ON THE SUBJECT PREMISES.
- 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.
- SHAW ROAD AND WALKER BUNGALOW ROAD ARE PRIVATE WAYS. RECORD DEEDS AND PLANS INDICATE A RIGHT OF WAY WIDTH OF THIRTY FEET FOR SHAW ROAD. NO WIDTH IS INDICATED FOR WALKER BUNGALOW ROAD. THE BOUNDARY LINE OF THE SUBJECT PARCEL HAS BEEN HELD AS THE CENTER OF SAID WAYS.

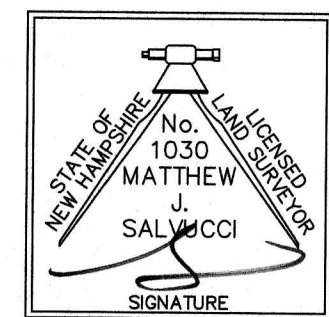
## CERTIFICATION:

PURSUANT TO RSA 676:18-III AND RSA 672:14

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

I CERTIFY THAT THIS PLAT 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.

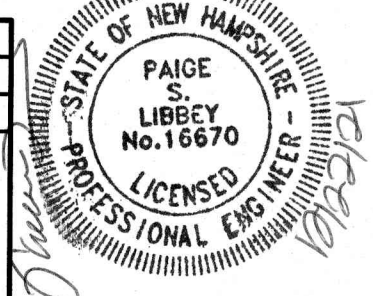
THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



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

12/22/21  
DATE:

Design: JAC	Draft: MJS	Date: 11/18/21
Checked: JAC	Scale: 1"=20'	Project No.: 21222
Drawing Name: 21222-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



REV.	DATE	REVISION	BY
1	12/22/21	REVISED BASED ON CITY COMMENTS	AJB
0	11/22/21	ISSUED FOR REVIEW	MJS

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

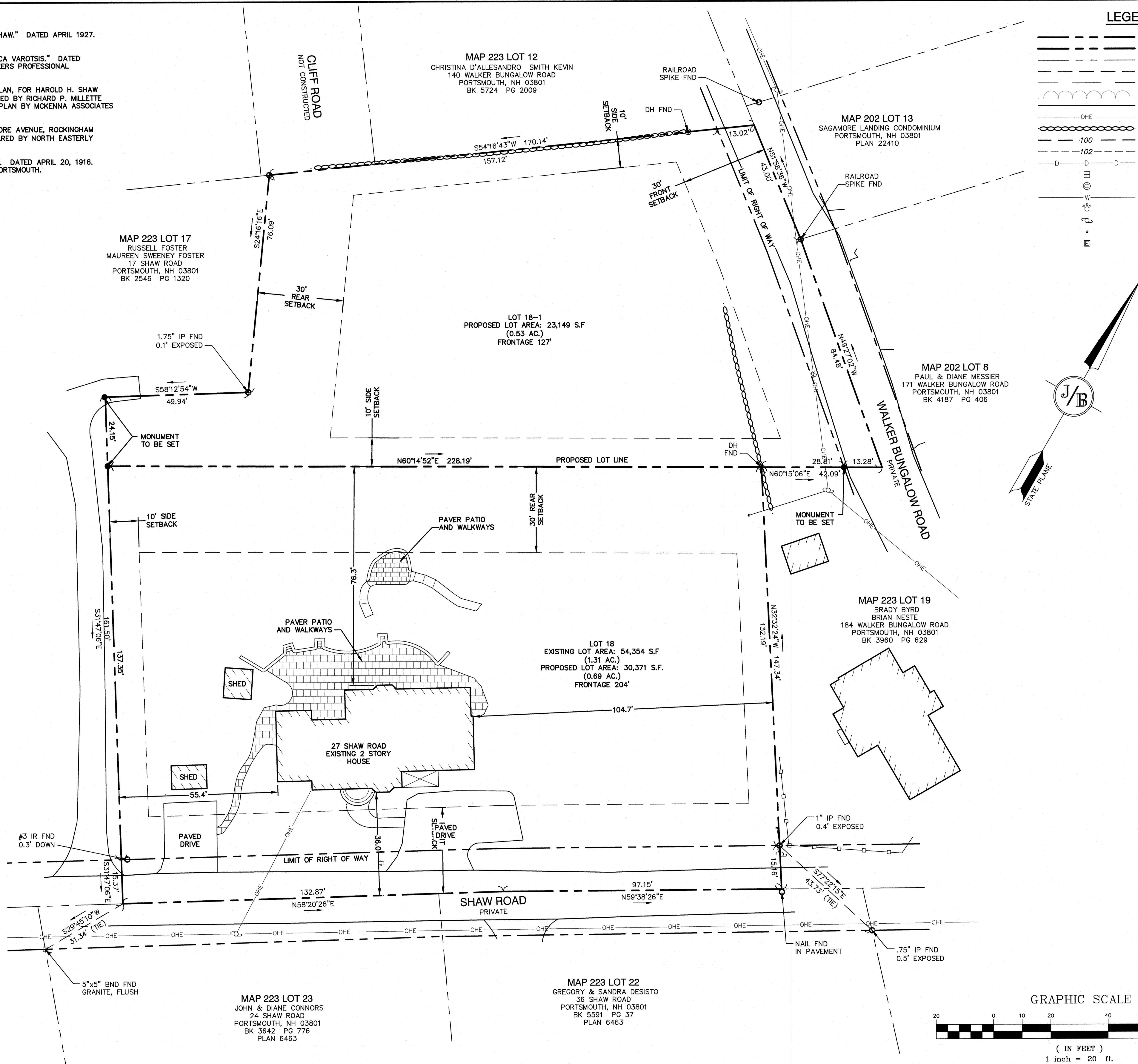
Plan Name:	EXISTING CONDITIONS PLAN
Project:	PROPOSED SUBDIVISION 27 SHAW ROAD, PORTSMOUTH, NH
Owner of Record:	AUSTIN REPAIR & RENOVATION LLC BK 6349, PG 2486 4609 RIDGE OAK DRIVE, AUSTIN, TX 78731

DRAWING No.	C1
SHEET 1 OF 3	JBE PROJECT NO. 21222



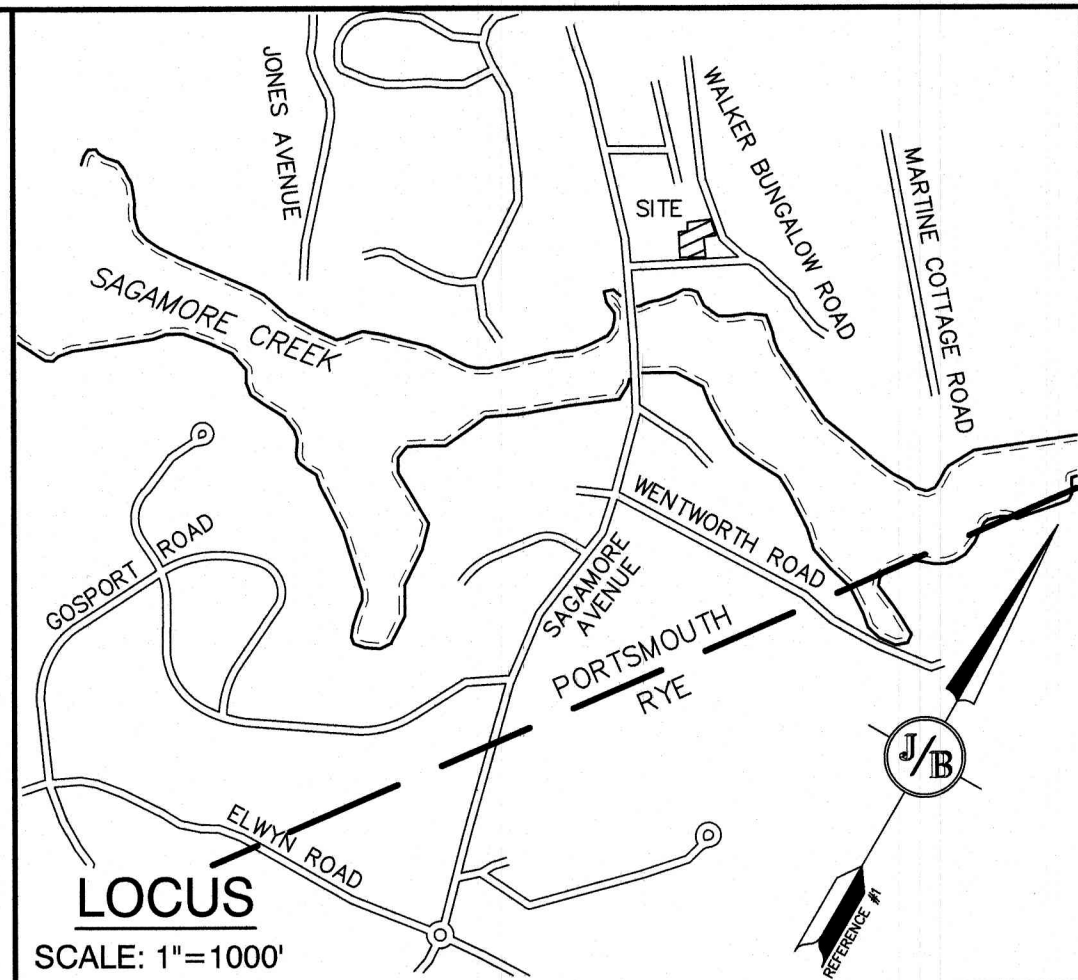
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## LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ABUTTER PROPERTY LINE
- BUILDING SETBACK
- SURVEY TIE LINES
- TREE LINE
- EDGE OF PAVEMENT
- OVERHEAD ELECTRIC LINES
- STONE WALL
- MAJOR CONTOUR
- MINOR CONTOUR
- DRAIN LINE
- CATCH BASIN
- DRAIN MANHOLE
- WATER LINE
- WATER SHUTOFF
- UTILITY POLE
- GUY WIRE ANCHOR
- ELECTRIC METER

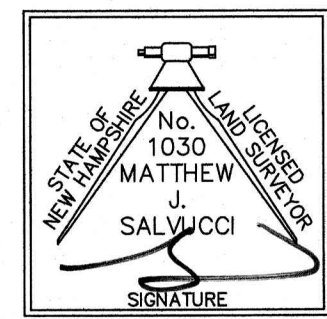


## NOTES:

- THE INTENT OF THIS PLAN IS TO SUBDIVIDE LOT 18 DEPICTED ON PORTSMOUTH TAX MAP 223 INTO TWO RESIDENTIAL LOTS. EACH WILL BE SERVICED BY CITY WATER. AT THIS TIME, CITY SEWER SERVICE HAS BEEN PROPOSED, BUT NOT YET CONSTRUCTED.
- ZONING DISTRICT: SINGLE RESIDENCE B  
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LOT FRONTAGE MINIMUM = 100'  
BUILDING SETBACKS (MINIMUM):  
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REAR SETBACK = 30'  
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- EXISTING LOT 18 SHALL PROVIDED A FLOWAGE RIGHTS DRAINAGE EASEMENT TO BENEFIT PROPOSED LOT 18-1 IN ORDER TO MANAGE RUN-OFF THAT NATURALLY FLOWS FROM PROPOSED LOT 18-1 ONTO EXISTING LOT 18.

## CERTIFICATION:

PURSUANT TO RSA 676:18-III AND RSA 672:14  
I CERTIFY THAT THIS PLAT 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 EXCEED 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.  
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MATTHEW J. SALVUCCI, LLS 1030  
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 12/22/21

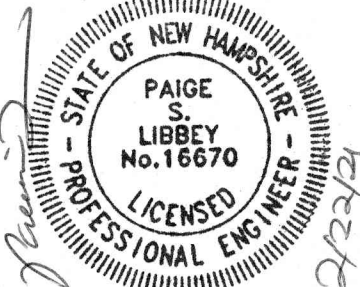
APPLICANT  
CLYDE LOGUE  
10 NEWCASTLE AVENUE  
PORTSMOUTH, NH 03801

TOTAL LOT AREA  
57,854 SQ. FT.  
1.32 ACRES

APPROVED - PORTSMOUTH, NH  
PLANNING BOARD

DATE:

Design: JAC	Draft: MJS	Date: 11/18/21
Checked: JAC	Scale: 1"=20'	Project No.: 21222
Drawing Name: 21222-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



REV.	DATE	REVISION	BY
1	12/22/21	REVISED BASED ON CITY COMMENTS	AJB
0	11/22/21	ISSUED FOR REVIEW	MJS
			BY

Designed and Produced in NH

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

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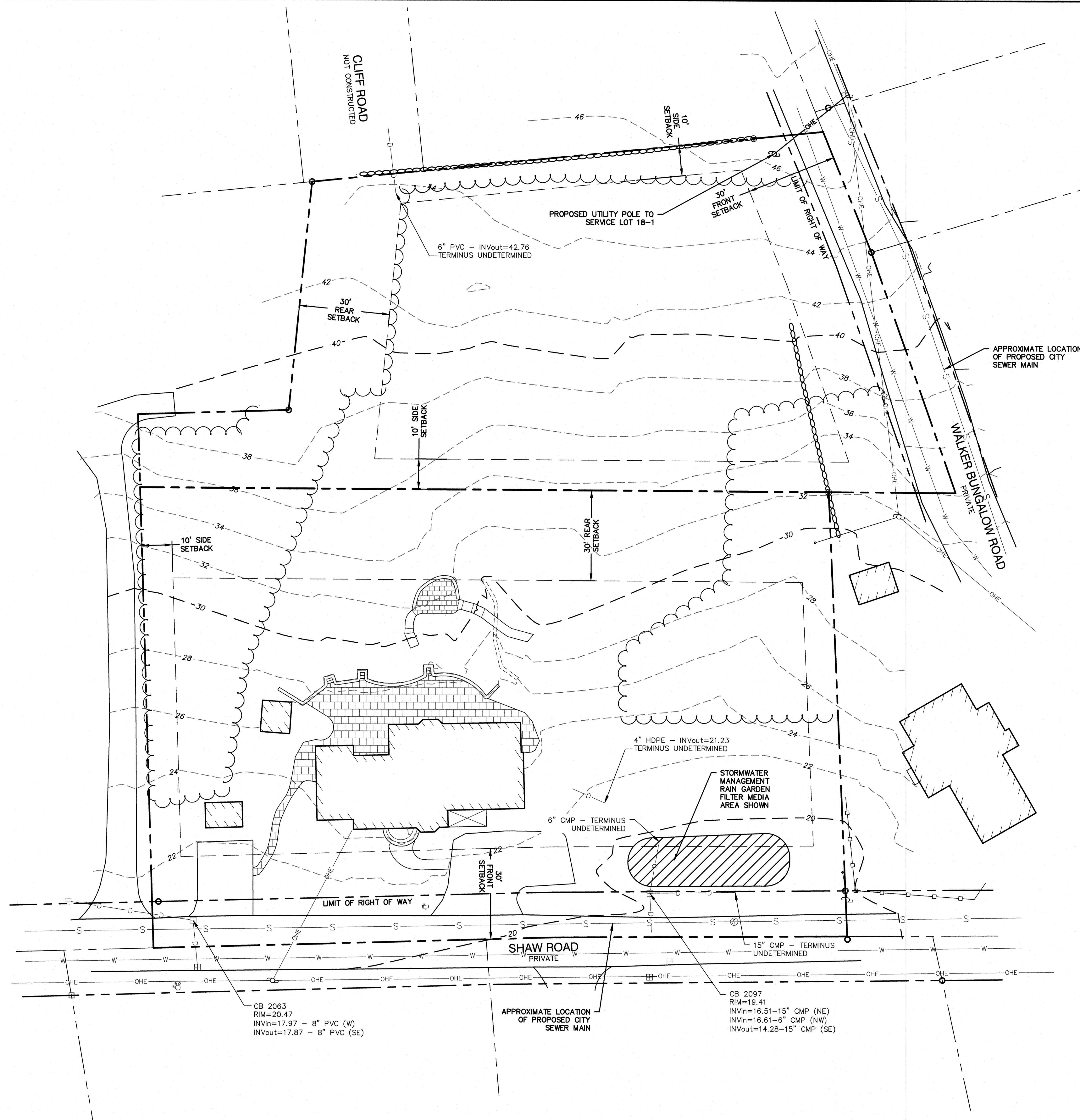
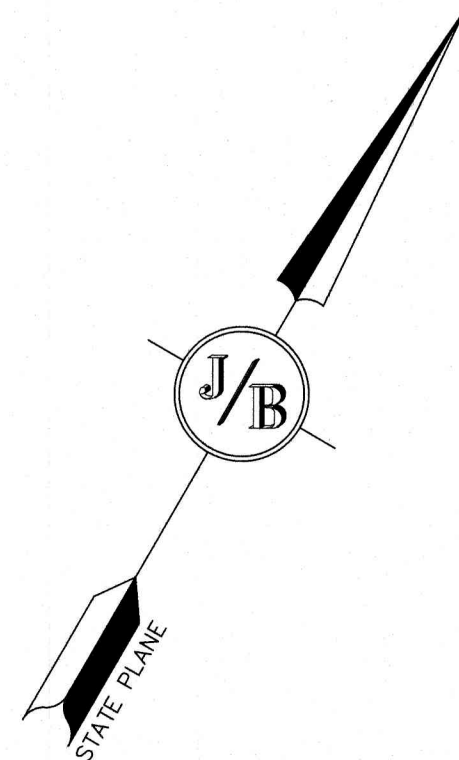
*Civil Engineering Services*

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

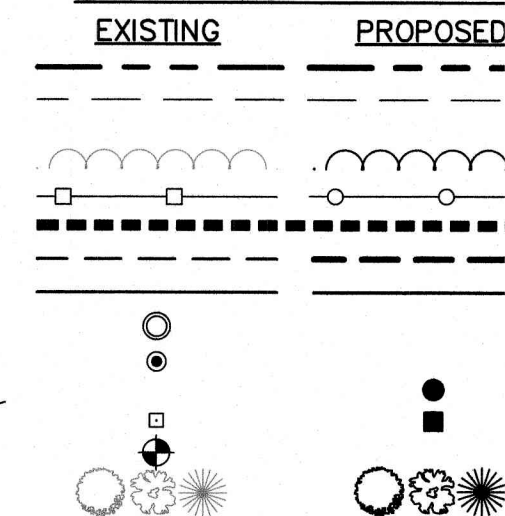
Plan Name:	SUBDIVISION PLAN
Project:	PROPOSED SUBDIVISION 27 SHAW ROAD, PORTSMOUTH, NH
Owner of Record:	AUSTIN REPAIR & RENOVATION LLC BK 6349, PG 2486 4609 RIDGE OAK DRIVE, AUSTIN, TX 78731

DRAWING No.	A1
SHEET 2 OF 3	JBE PROJECT NO. 21222





#### GENERAL LEGEND



#### DESCRIPTION

PROPERTY LINES  
ZONE LINE  
FENCE  
EASEMENT  
EDGE OF PAVEMENT  
IRON PIPE/IRON ROD  
DRILL HOLE  
IRON ROD/DRILL HOLE  
STONE/GRANITE BOUND  
BENCHMARK (TBM)  
TREES AND BUSHES

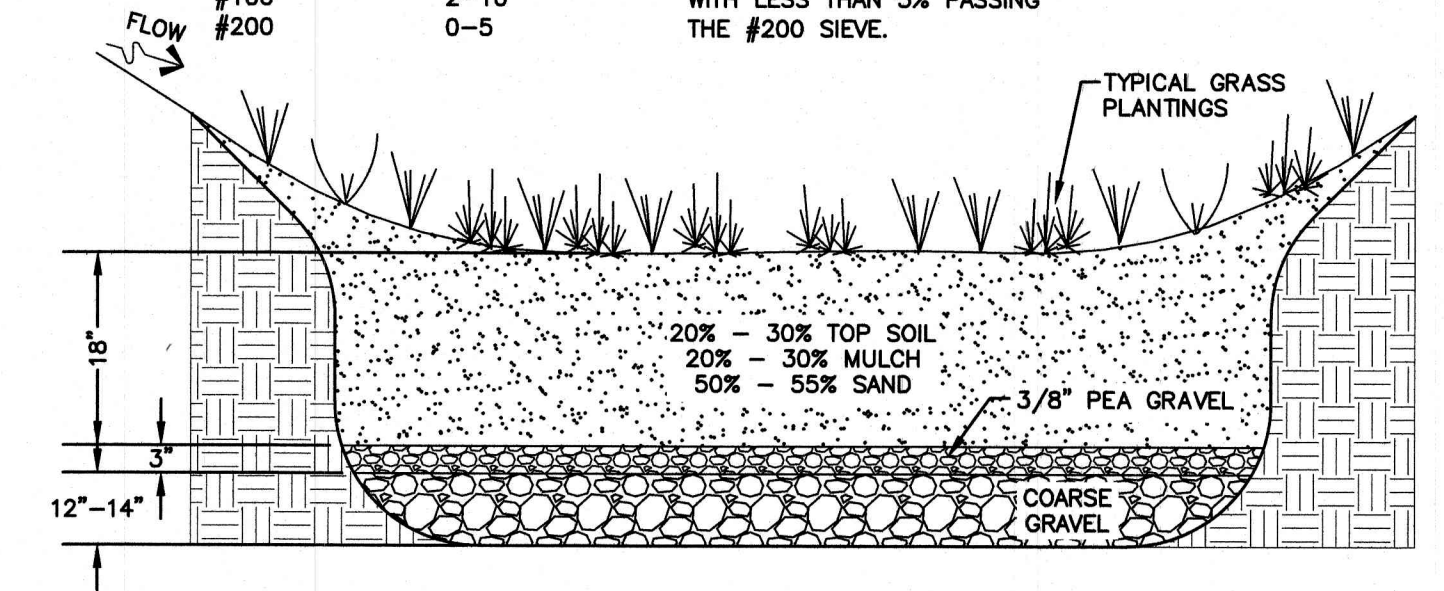
#### GRADING AND DRAINAGE NOTES:

- 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).
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- 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.

SAND SPECIFICATION	
SIEVE SIZE	% BY WEIGHT
#4	100
#8	95-100
#16	80-100
#30	50-85
#60	25-60
#100	10-30
#200	2-10
	0-5

**TOPSOIL SPECIFICATION**  
LOAMY SAND TOPSOIL WITH MINIMAL CLAY CONTENT AND BETWEEN 15 TO 25% FINES PASSING THE #200 SIEVE.

**MULCH SPECIFICATION**  
MODERATELY FINE, SHREDDED BARK OR WOOD FIBER MULCH WITH LESS THAN 5% PASSING THE #200 SIEVE.



#### DESIGN CONSIDERATIONS

- DO NOT DIRECT RUNOFF TO THE BIORETENTION SYSTEMS UNTIL IT HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUN-OFF, WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

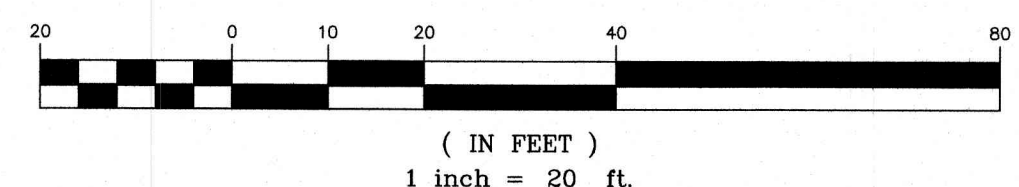
#### MAINTENANCE REQUIREMENTS:

- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EVENT EXCEEDING 2.5 INCHES IN A 24 HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
- PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
- TRASH AND DEBRIS SHOULD BE REMOVED AT EACH INSPECTION.
- AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72 HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
- VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

#### RAIN GARDEN (GRASSED)

NOT TO SCALE

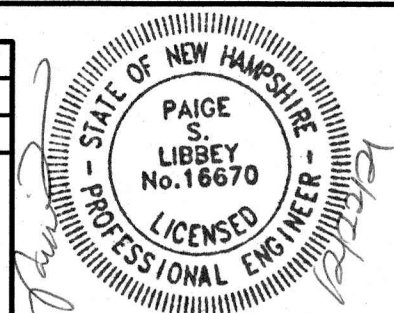
#### GRAPHIC SCALE



APPLICANT  
CLYDE LOGUE  
10 NEWCASTLE AVENUE  
PORTSMOUTH, NH 03801

TOTAL LOT AREA  
57,354 SQ. FT.  
1.32 ACRES

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

Plan Name:	<b>TOPOGRAPHY PLAN</b>
Project:	<b>PROPOSED SUBDIVISION 27 SHAW ROAD, PORTSMOUTH, NH</b>
Owner of Record:	<b>AUSTIN REPAIR &amp; RENOVATION LLC BK 6349, PG 2486 4609 RIDGE OAK DRIVE, AUSTIN, TX 78731</b>

DRAWING No.  
**C2**  
SHEET 3 OF 3  
JBE PROJECT NO. 21222