

**SPRINGBROOK CONDOMINIUM ASSOCIATION**  
**2000 Springbrook Circle**  
**Portsmouth, NH 03801**  
**603.610.0165**  
**[www.springbrookcondos.com](http://www.springbrookcondos.com)**

September 26, 2023

Samantha Collins, Chair  
Conservation Commission  
1 Junkins Avenue  
Portsmouth, NH 03801

RE: O Springbrook Circle, LU-23-157

Dear Samantha Collins,

I wish to explain the background for the proposed new walkway by the Springbrook Condominium Association and our understanding of conservation impacts. Springbrook is situated on 84.6 acres, less than half of which is developed. Behind the pond there are 32.7 acres of designated conservation area which includes a portion of Berry's Brook watershed. The back of our property abuts property on Wallis Road in Rye. There are approximately 3300 feet of pond bank, much of which provide a natural habitat for wildlife.

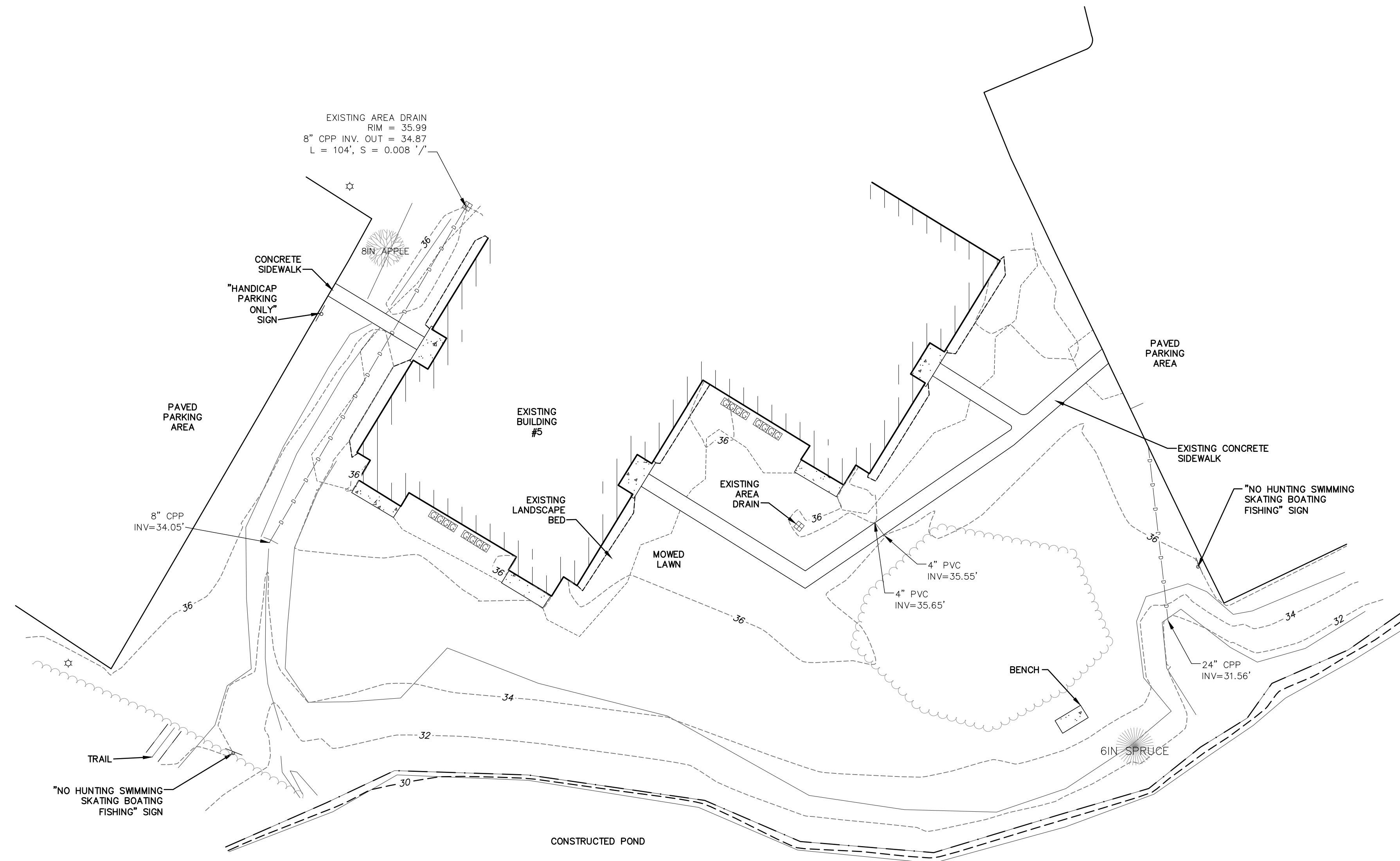
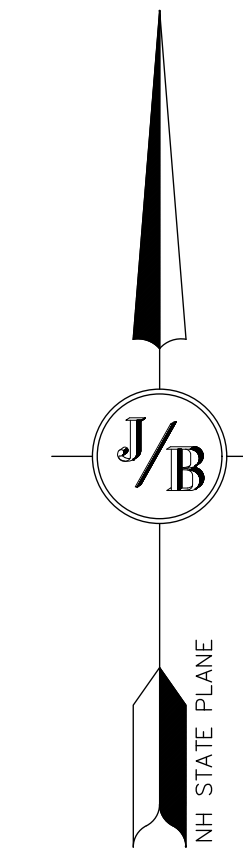
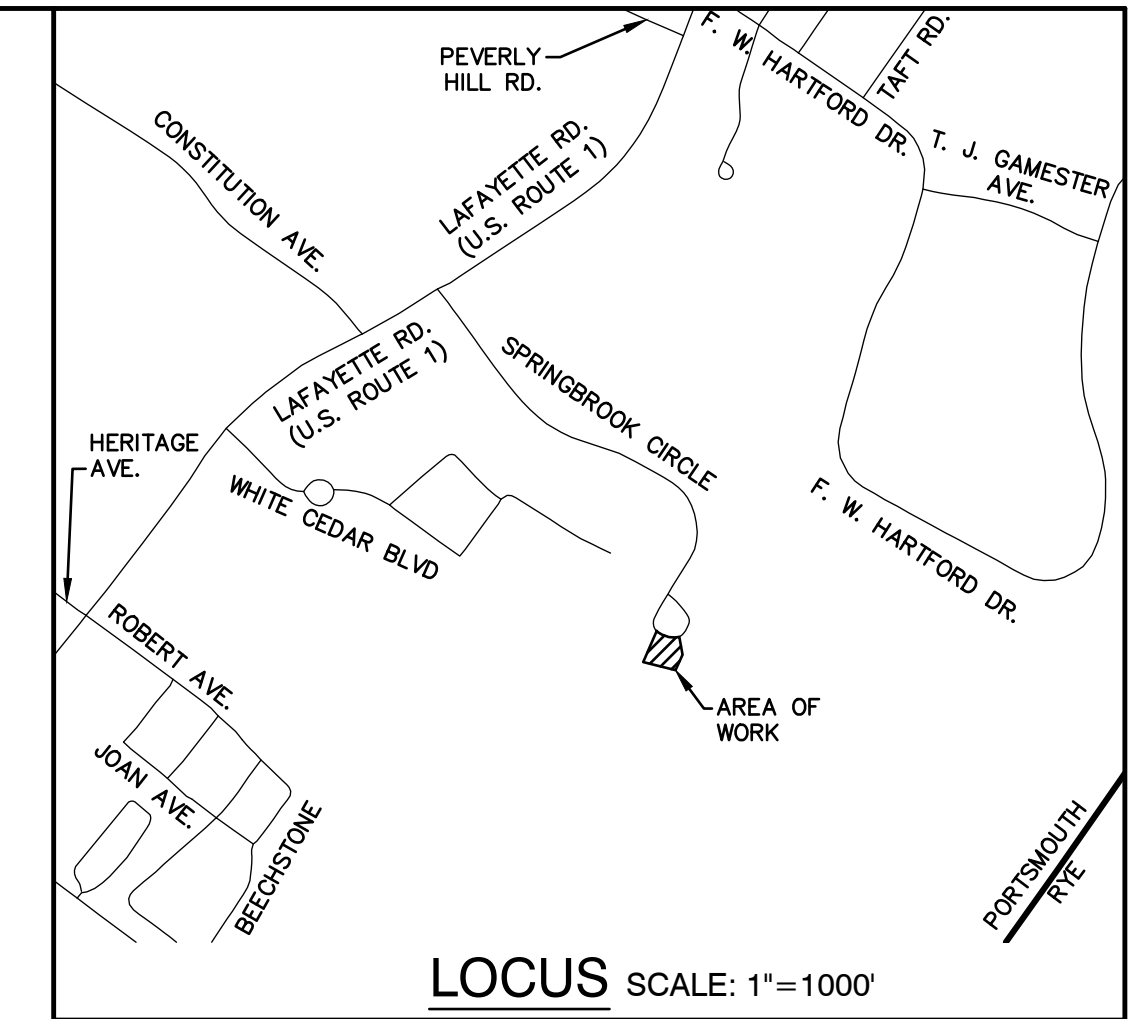
Springbrook has a parking issue with lot #6 that is located between buildings 5 and 6. It is one of the smaller lots when it was designed in the mid 1980's. There are 20 units (building 5 and building 6) that utilize this lot, and that represents a possibility of 40 cars (2 per unit). This parking lot can only accommodate about 70% of this demand. In the past, not all unit owners or tenants had 2 cars so there were no major issues regarding parking. There is no way to expand this parking lot as it also abuts the pond and is in the Inland Wetland Buffer as well.

The Board of Directors has proposed the current plan that is less evasive to the Inland Wetland Buffer. The area that will be impacted is 870 square feet – a 5' wide walkway 174' long. The walkway begins at the back of parking lot number 5 (designated an overflow lot) and runs along the side of units 508 and 516 then curves to the left and connects with the existing walkway that serves units 513 to 516. This will allow those units, as well as others, access to available parking in lot #5 and lessen the impact of lot #6.

Once the project is approved and completed, the Board of Directors intends to install some new plantings around Building 5 as well as some additional plantings adjacent to the walkway to offset possible impacts from the impervious surface created by the new walkway.

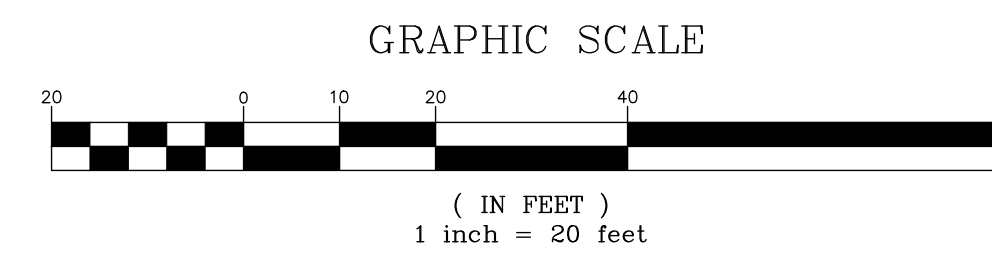
Sincerely,

David S. Wajda, President



**NOTES:**

1. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR SOME OF THE AREA AROUND BUILDING #5 OF SPRINGBROOK CONDOMINIUMS.
2. 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.
3. BASIS OF BEARING: HORIZONTAL - NH STATE PLANE. VERTICAL - NAVD88.
4. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
5. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE CITY OF PORTSMOUTH TAX RECORDS AND ARE SUBJECT TO CHANGE.
6. RESEARCH WAS PERFORMED AT THE CITY OF PORTSMOUTH ASSESSOR'S OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
7. THIS PLAN IS NOT A BOUNDARY SURVEY.
8. NO WETLAND DELINEATION WAS PERFORMED AS A PART OF THIS SURVEY.
9. THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 82,000.



**PROJECT PARCEL**  
TOWN OF PORTSMOUTH  
TAX MAP 272, LOT 6

Design: DJM	Draft: DJM	Date: 10/19/22
Checked: BAJ	Scale: AS SHOWN	Project No.: 11046
Drawing Name: 11046-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	2/27/23	REVISED PER CLIENT	DJM
0	10/19/22	ISSUED FOR REVIEW	DJM

Designed and Produced in NH

**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:	<b>EXISTING CONDITIONS PLAN</b>
Project:	<b>SIDEWALK CONSTRUCTION PLAN SPRINGBROOK CIRCLE, PORTSMOUTH, NH</b>
Owner of Record:	<b>SPRINGBROOK CONDOMINIUM ASSOCIATION 2000 SPRINGBROOK CIRCLE, PORTSMOUTH, NH 03801</b>

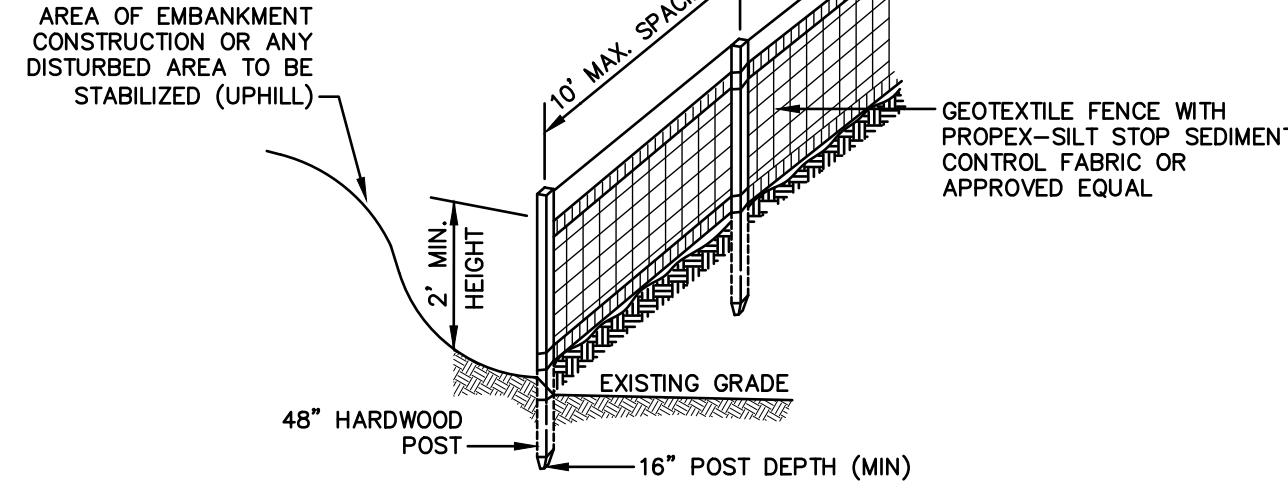
DRAWING No.	<b>C1</b>
SHEET 1 OF 2	JBE PROJECT NO. 11046

**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).
- VERTICAL DATUM: NAVD88. HORIZONTAL DATUM: NH STATE PLANE.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- 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.
- PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
- 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.
- ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED.
- ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
- STONE INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS. SEE DETAIL WITHIN THE DETAIL SHEETS.
- ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING AND ANYTIME CONSTRUCTION STOPS FOR LONGER THAN 3 DAYS.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
- LOAM AND SEED ALL DISTURBED AREAS.

**SITE NOTES:**

- THE INTENT OF THIS PLAN IS TO CONSTRUCT A CONCRETE SIDEWALK ON THE SUBJECT PARCEL.
- 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 ONSITE OR OFFSITE 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.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- 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 CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- ALL PRECAST CONCRETE PRODUCTS WILL BE SOURCED FROM MANUFACTURING FACILITIES IN COMPLIANCE WITH THE NATIONAL PRECAST CONCRETE ASSOCIATION (NPCA) PLANT CERTIFICATION PROGRAM. EVIDENCE OF COMPLIANCE WILL BE PROVIDED FOR THE CURRENT CALENDAR YEAR THE PRODUCTS WERE MANUFACTURED WITHIN.

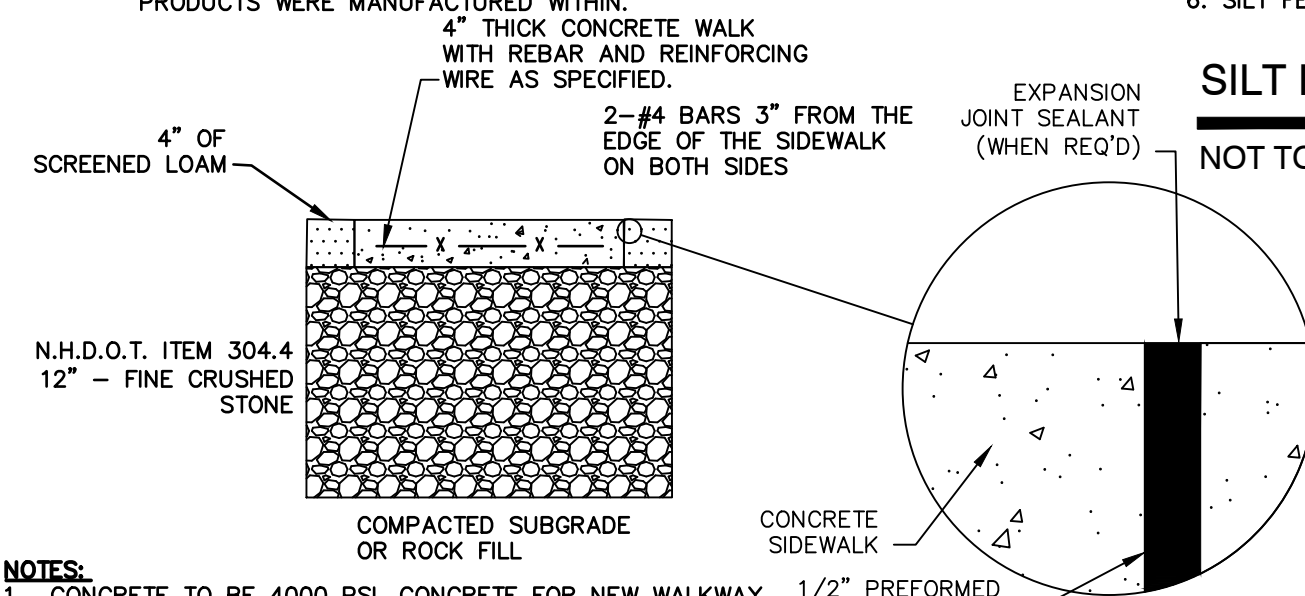


**CONSTRUCTION SPECIFICATIONS:**

- 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.
- THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
- 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.
- 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.
- PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
- SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.

**SILT FENCE**

NOT TO SCALE

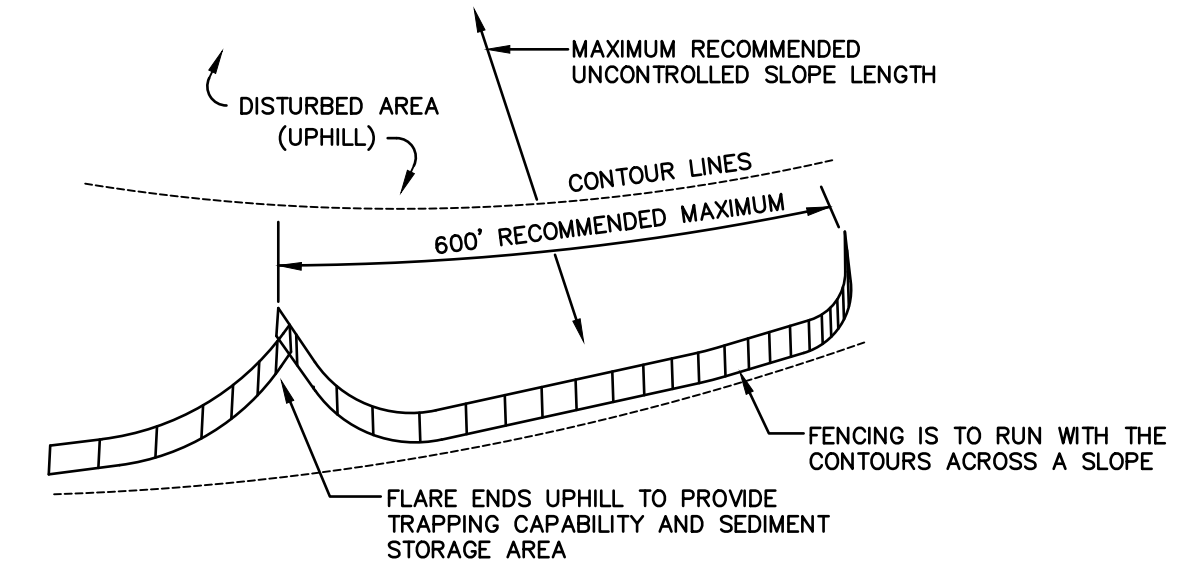
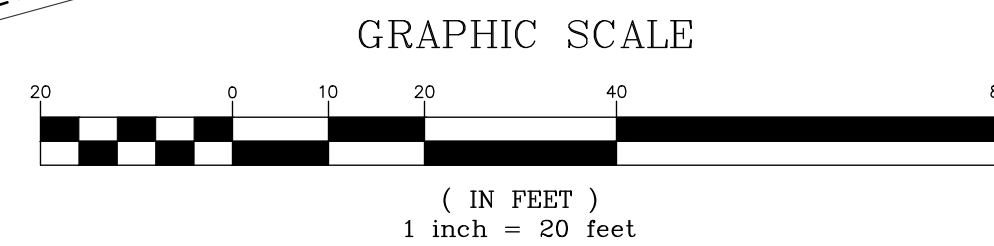
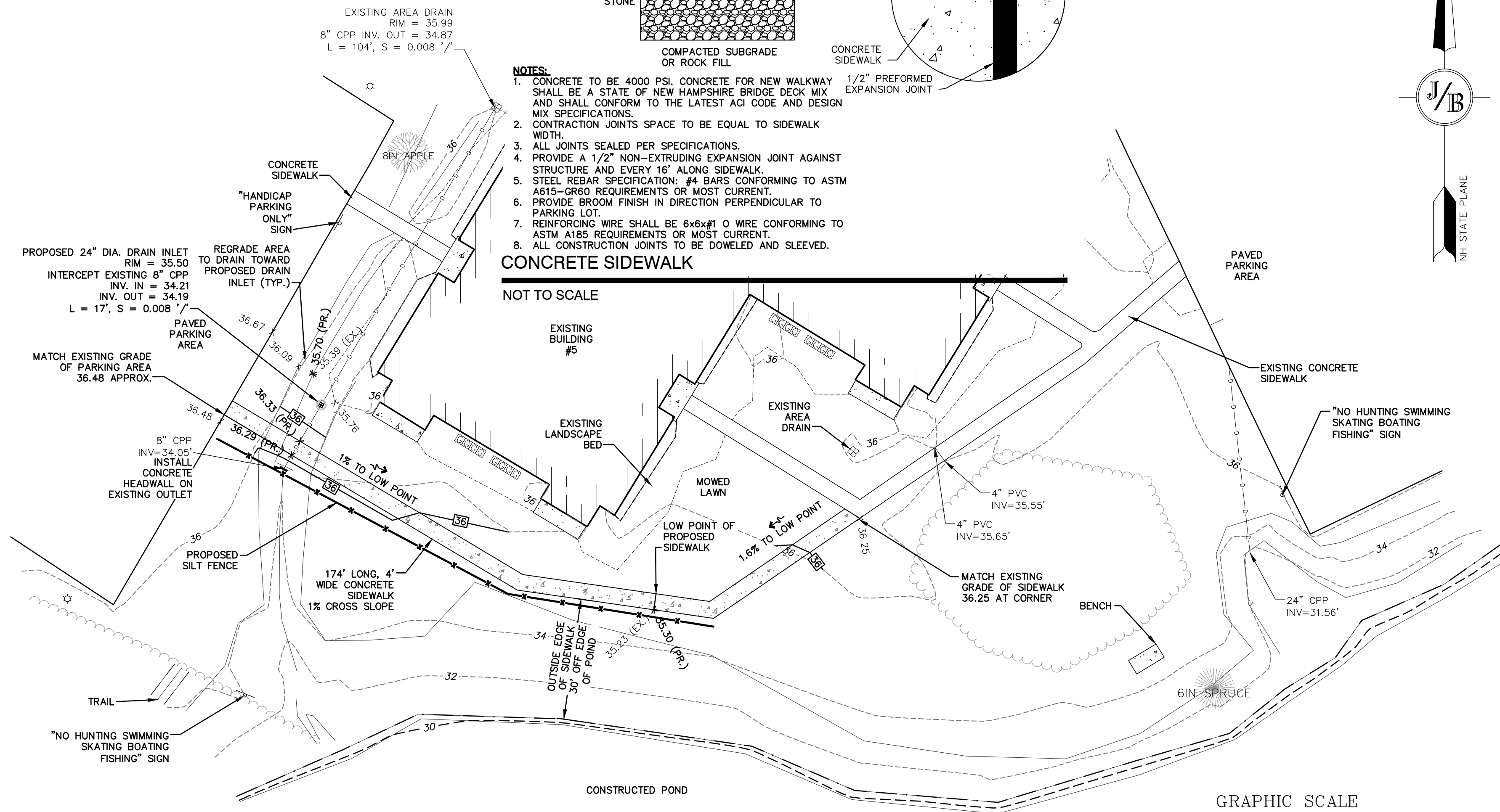


**NOTES:**

- CONCRETE TO BE 4000 PSI. CONCRETE FOR NEW WALKWAY 1/2" PREFORMED SHALL BE A STATE OF NEW HAMPSHIRE BRIDGE DECK MIX AND SHALL CONFORM TO THE LATEST ACI CODE AND DESIGN MIX SPECIFICATIONS.
- CONTRACTION JOINTS SPACE TO BE EQUAL TO SIDEWALK WIDTH.
- ALL JOINTS SEALED PER SPECIFICATIONS.
- PROVIDE A 1/2" NON-EXTRUDING EXPANSION JOINT AGAINST STRUCTURE AND EVERY 16' ALONG SIDEWALK.
- STEEL REBAR SPECIFICATION: #4 BARS CONFORMING TO ASTM A615-GR60 REQUIREMENTS OR MOST CURRENT.
- PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO PARKING LOT.
- REINFORCING WIRE SHALL BE 6x6x#10 WIRE CONFORMING TO ASTM A185 REQUIREMENTS OR MOST CURRENT.
- ALL CONSTRUCTION JOINTS TO BE DOWELED AND SLEEVED.

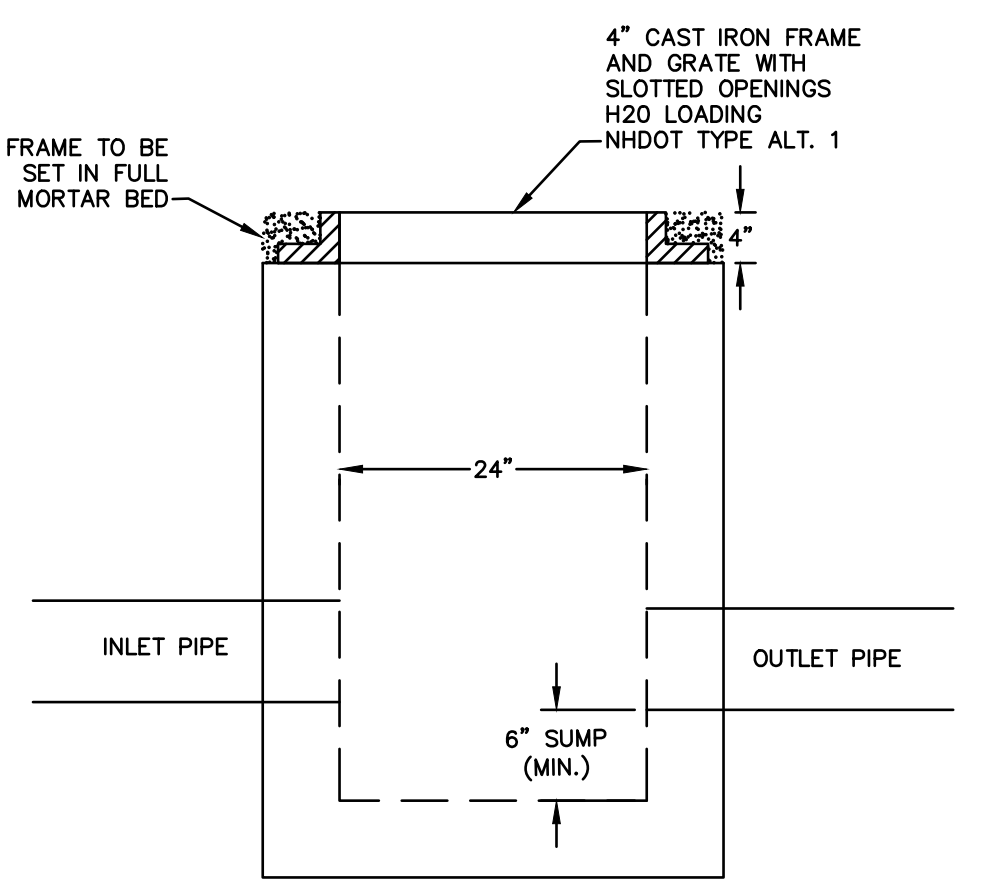
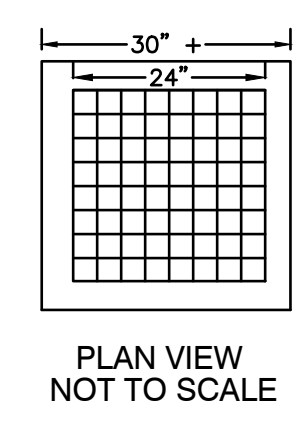
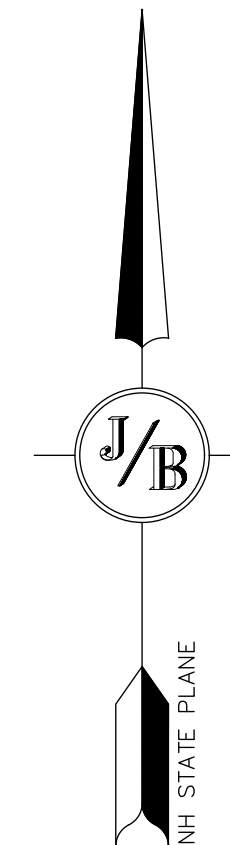
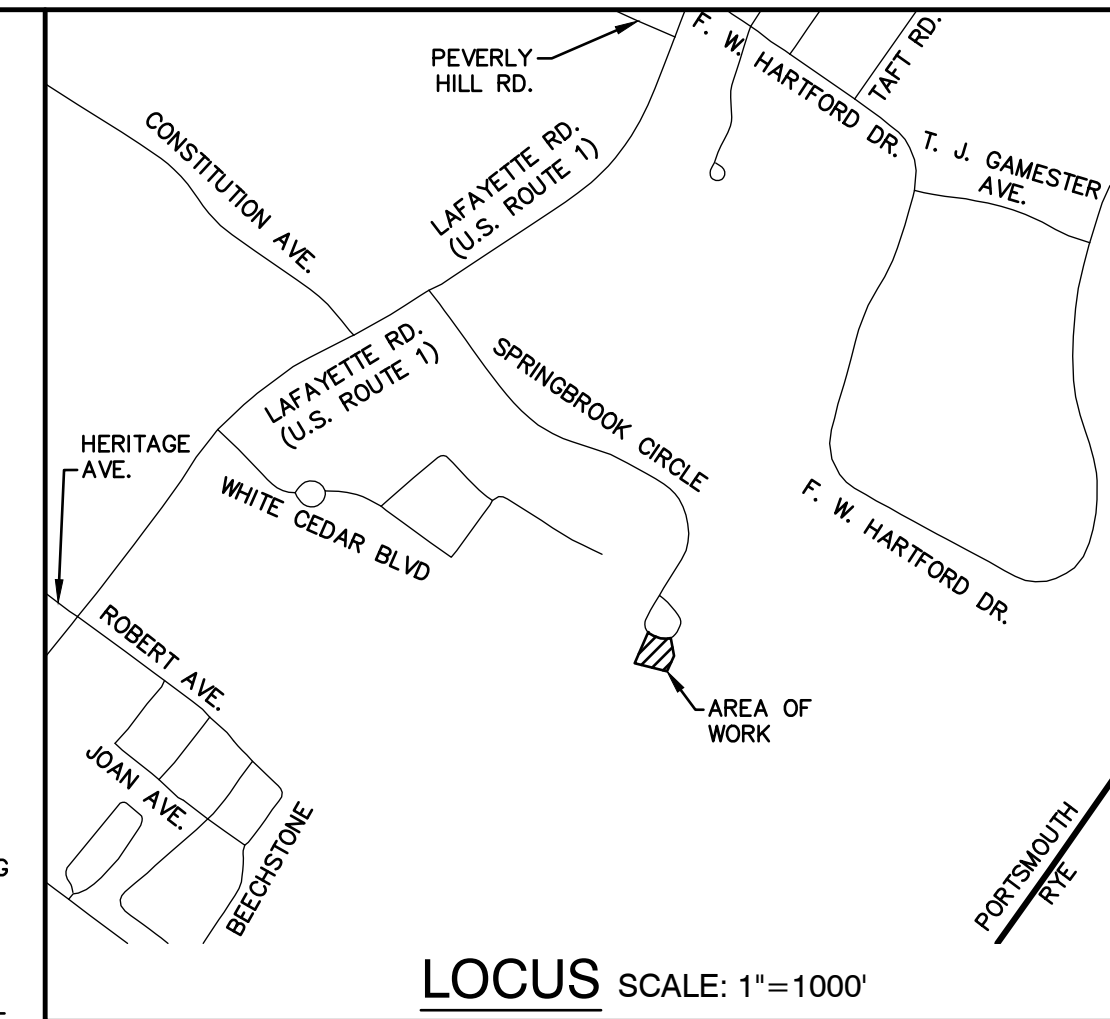
**CONCRETE SIDEWALK**

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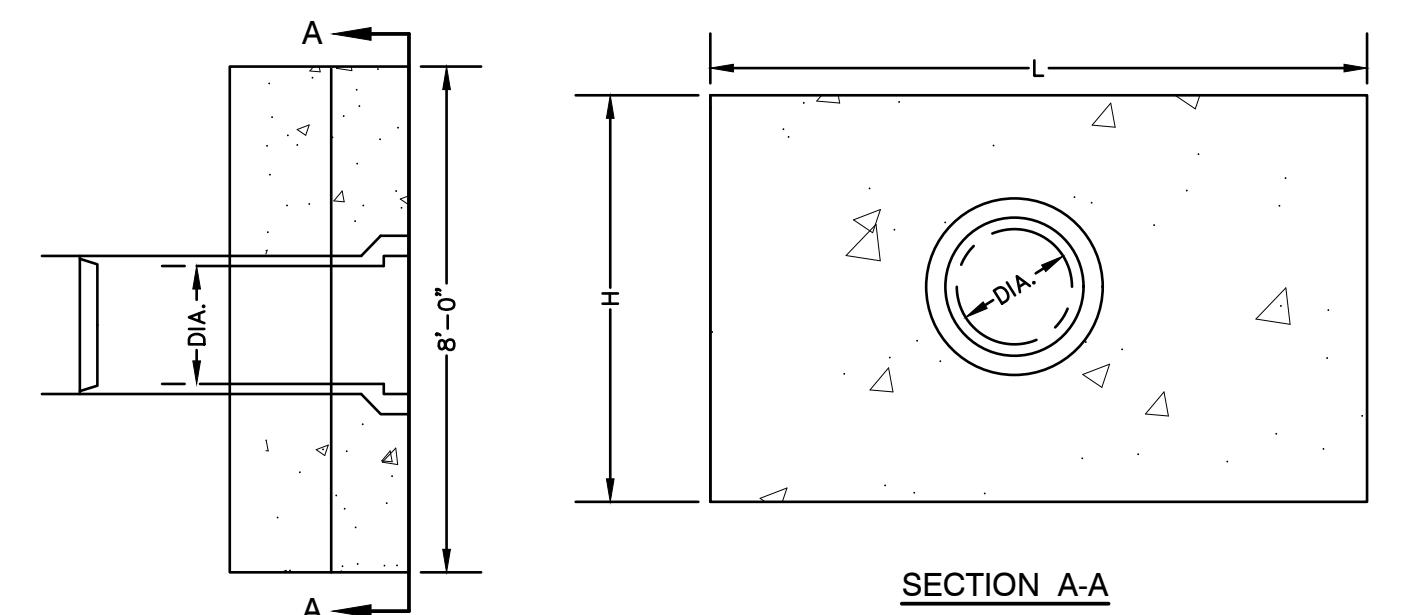
**MAINTENANCE:**

- 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.
- 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.
- 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.
- 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.



**SQUARE DRAIN INLET**

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"	0'-6"
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"

\* = PER MANUFACTURER

**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

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Owner of Record:	<b>SPRINGBROOK CONDOMINIUM ASSOCIATION 2000 SPRINGBROOK CIRCLE, PORTSMOUTH, NH 03801</b>

DRAWING No. **C2**

SHEET 2 OF 2  
JBE PROJECT NO. 11046

**PROJECT PARCEL**  
TOWN OF PORTSMOUTH  
TAX MAP 272, LOT 6