

**CITY OF PORTSMOUTH, NEW HAMPSHIRE
TREES & PUBLIC GREENERY COMMITTEE**



WED. OCTOBER 14, 2026, 8 am

City Hall Conference Room A

1 Junkins Avenue, Portsmouth NH

Please register in advance to participate via Zoom:

https://us06web.zoom.us/webinar/register/WN_TMCatXR1S7izFYtC5lqmDw

"There is not a village in America, however badly planned at first, or ill-built afterwards, that may not be redeemed, in a great measure, by the aid of shade trees in the streets ... and it is never too late or too early to project improvements of this kind."

Andrew Jackson Downing (1815-1852)

AGENDA

1. Acceptance of Minutes for September 9, 2026 meeting
2. Tree Removal Requests -- Reminder: interacting with the listed address on a computer or smart device will open Google Maps to the location of the tree(s) marked for removal.
 - [Ledgewood Dr](#): all trees in the right of way will be removed to develop the lot. Species will include pine, maple, cherry, beech, birch, and oak. See plans in packet for additional context.
 - [86 Thornton St](#): 1 spruce, good condition, removal requested by resident. The resident is concerned about windthrow and the tree is close to the house. There is a slope with surface-level roots that may impact the trees stability.
 - [213 South St](#): 2 hemlock, poor condition, removal requested by the resident, removal recommended by the City. Both trees are exhibiting low vigor with thinning canopies and large dead sections.
 - [99 Boyd Rd \(on paper road near Garden St\)](#): 1 Norway maple, poor condition, on paper road, removal requested by resident, removal recommended by the City. There is a large torsion wound wrapping around the trunk, and large dead branches through the center of the crown.
 - [400 Colonial Dr](#): 1 little leaf linden, fair condition, removal requested by the resident, removal recommended by the City. This large linden has a cavity at the base, but there is a great amount of reaction wood forming to seal the defect, though the heartwood is significantly rotten. A column of decay appears to descend from the union of the two major leaders.
 - [15 Woodworth Ave](#): 1 silver maple, fair condition, removal requested by the resident. A recent storm failure has prompted this request. This tree has been pruned by Eversource, and it has a codominant stem with half of the canopy weight toward the house.
 - [122 Thaxter Rd](#): 1 red oak, removal requested by resident. A new driveway proposed on Sewall Rd will require the removal of this tree.
 - [17 Thaxter Rd](#): 2 silver maple, fair condition, removal requested and recommended by the City. Eastern jack-o-lantern mushroom is growing in a low, decaying union as well as around the base of the tree. At the base of the other tree there are several instances of hen of the woods growing in the root zone,

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suggesting decaying buttress roots.

- [Langdon Park \(behind 19 Kent St\)](#): 1 oak, fair condition, removal requested and recommended by the City. The tree is declining with uniform deadwood throughout the canopy. There are many instances of shelf fungus in the root zone of the tree, which suggests decaying buttress roots and potential instability.
- [Langdon Park \(behind 55 Kent St\)](#): 1 sugar maple, fair condition, removal requested and recommended by the City. This tree has a large crack at the base and significant shelf fungi in a basal wound and along the trunk near the crack.

3. Old Business

- Sylvester St removals update: Eversource removed all trees approved in September with exception given to the large pine near the end of the street.
- Tree planting 2027: letters have gone out and residents have two months to respond with preferences.

4. New Business—

- Holiday tree: This year's holiday tree is being donated by a resident in Eliot, ME. The tree will be moved on November 17th.
- Urban Forestry Ordinance: inclusion and definition of “exigent circumstances”:

Section 8.309:

G.

The Tree Warden shall order the issuance of permits for tree removal only after a public hearing is held by the Trees & Public Greenery Committee and after the Committee finds that the desired action is necessary and the proposed methods and workmanship are satisfactory. Except for exigent circumstances, the decisions of the Tree Warden shall be subject to prior review and approval by the Trees & Public Greenery Committee, which will consider the following: (1) the reason for the request; (2) the health of the tree; and (3) the importance of the tree to the streetscape and/or neighborhood.

5. Public Comment

6. Adjournment

Respectfully submitted, Patricia Bagley, Chair

**Minutes of the City of Portsmouth's
Trees and Public Greenery Committee Meeting
September 9, 2026**

Present: Chair Patricia Bagley; Vice-Chair Michael Griffin; Public Works Director Peter Rice; City Tree Supervisor/Arborist Maxwell Wiater; A. J. Dupere, Deborah Chag, Dennis Souto, and Ian Hanley.

Members Excused: Assistant Mayor Joanna Kelley-Adams; Scott McDermott

Chair Bagley called the meeting to order at 8:00 a.m.

1. Acceptance of the August 12 Meeting Minutes

Mr. Hanley moved to approve the July 8 minutes as submitted, seconded by Vice-Chair Griffin. The motion passed unanimously, 7-0.

2. Tree Removal Requests

Note: the 238 Austin Tree request was heard first.

- **105 Essex Ave:** 1 white ash, poor condition, removal requested by resident, removal recommended by the City. This large ash tree is declining and exhibiting signs of Emerald ash borer infestation.

Mr. Wiater said the tree was showing signs of Emerald ash borer infestation.

Chair Bagley asked for a motion. *Mr. Rice moved to recommend removal of the tree, seconded by Mr. Souter. The motion passed unanimously, 7-0.*

- **238 Austin St:** 1 corkscrew willow, fair condition, removal requested by resident, removal recommended by the City. This tree will conflict with the renovation of the new building and there is a metal band at the base of the tree that may girdle it.

Property owner Matt Boyer was present. He said the current one-story home was unsound and would be replaced with a two-story home that would meet the setbacks, so the dwelling would be farther from the tree than it currently was. He said someone put a barrel around the base of the tree and the iron rings remained, so the tree was girdled. He said he was concerned about the girdling and the tree's long-term health, so he asked that it be removed and replaced by another tree. He said the other willow also had to be removed because the new driveway would be in that location. It was further discussed.

Chair Bagley asked for a motion. *Mr. Souto moved to recommend removal of the tree, seconded by Mr. Dupere. The motion passed unanimously, 7-0.*

- **Sylvester St (end of pavement/on paper road):** 1 sugar maple, 1 black cherry, 2 red oak, and 5 white pine, fair conditions, removals requested by Eversource, removals recommended by the City. The removal of these trees will allow Eversource to upgrade all current dated utility infrastructure. This span has never been maintained properly, and additional small and dead trees will need to be removed to effectively manage the utility clearances.

Mr. Wiater said the proposal was to remove the trees and upgrade the infrastructure to service a home off Marjorie Street. He said the marked trees would be removed and other trees would be pruned, and Eversource would upgrade everything for the house and the corridor to make it safer. Ms. Chag explained why she was concerned about cutting big trees down and the replacing them with small caliper trees like other utility projects. She asked if there was a way to work around a large white pine at the end of Sylvester Street. Mr. Wiater said the vegetation management foreman told him that cutting down the tree was the path of least resistance, but he would discuss it further with the foreman.

Chair Bagley asked for a motion. *Ms. Chag moved to recommend removal of 8 trees. The removal of an additional large white pine will be decided in the field by Mr. Wiater, who will work with Eversource in an effort to save this tree. Mr. Wiater will report back to the Committee in October. Mr. Souto seconded. The motion passed unanimously, 7-0.*

- **361 Hanover St (on Rock St):** 1 black locust, fair condition, removal requested by resident, removal recommended by the City. This tree established next to the building that is slated for significant renovation. The constructed wall will be replaced and there is no meaningful way to protect this tree.

Mr. Wiater said the building and site would be reworked to make it residential. He said part of the project would be façade work and rebuilding the large retaining wall, and the black locust was in the way. Ms. Chag asked if the tree had to come down. Mr. Rice said an electrical line would run up to a new transformer that would service the neighborhood and improve reliability and security to the area. Mr. Wiater said two ash trees were already removed but the oak behind the utility pole would have a tree protection barrier.

Chair Bagley asked for a motion. *Mr. Souto moved to recommend removal of the locust, seconded by Vice-Chair Griffin. The motion passed by a vote of 5-2, with Ms. Chag and Chair Bagley voting against.*

3. New Business [Timestamp 18:50]

- **Review of DPW 2027 Tree Selections and Planting Program Adjustments moving forward.**

Mr. Wiater reviewed the 2027 tree selections and planting program adjustments. He said he was excited about getting more Spaeth's alder in the mix because they had great foliage and grew quickly. He said the columnar tulip trees and chestnut oaks were back. He said some trees that were lost during the June storm, like in Langdon Park, would be replaced. Ms. Chag asked Mr. Wiater to explain the process further. Mr. Wiater said he usually looked at tree removal sites over the past years but generally looked at the right-

of-way boundary as the primary location for most of the trees. It was further discussed. He said the Sensation Box Elder was a fruitless cultivar unlike the species, so when it was planted it should stay as one tree and not spread. He said he would put that tree in locations where it was hard to grow trees. Ball and burlap trees were discussed. Mr. Wiater said 100 trees were ordered and that two years of care was the standard but it could go up to three years. The success rate of the trees was discussed.

- **Capital Improvement Plan (CIP) Citizen Request from Japan-America Society of NH for Cherry Trees** [Timestamp 40:16]

Stephanie Seacord, a member of the Board of Japan-America Society of NH for Cherry Trees, was present. She said the Portsmouth Peace Treaty Living Memorial Cherry Tree project grew out of the two rows of cherry trees on the back of South Mill Pond by the municipal complex. She said the older trees were purchased by the city with funds from Japan when Nichinan became Portsmouth's sister city and had been in that location since 1985. She said they were subject to South Mill Pond flooding and were looking stressed but 10 of the trees in the back row had done very well. She said in 2013 the government of Japan decided to give cherry trees to the country on the 100th anniversary of the Washington, DC cherry trees. She said the CIP request from the Japan-American Society was to work with Mr. Wiater and his team to make the cherry tree area on the bank more accessible and that it would be implemented once the municipal building project was completed. She also noted that there could be a cherry blossom event in the spring. She said the idea was to eventually align the crosswalk from the playground parking lot with the area of the cherry trees to make it more accessible to wheelchairs and so on but that the ground level would have to be raised. She said they would perhaps take cuttings from the older and new trees and graft them onto saplings that could replace other trees when necessary. She noted that the newer trees were direct descendants of the Washington Yoshino cherry trees. She said the memorial project was created to plant cherry trees at all the public schools in Portsmouth as well as other locations. Chair Bagley asked who would do the grafting. Ms. Seacord said they were still in discussions but said the historical landscape curator at Strawberry Banke expressed an interest.

Ms. Chag said she thought it was a great idea. Chair Bagley asked how the trees would be impacted by raising the ground. Mr. Rice explained that the municipal building project would need a laydown area and to widen the roadway, so the cherry tree project would fit in nicely at the end for restoration. He said he also envisioned a retaining wall and some stormwater treatment and perhaps a stone terrace. Chair Bagley asked how much time the project would take. Mr. Rice said there would be 1-1/2 years of design after getting approval and 3-5 years of construction. It was further discussed.

4. Public Comment

There was no public comment.

5. Adjournment

The meeting **adjourned** at 8:58 a.m.

Next meeting: Wednesday, October 14, 2026

Respectfully submitted,

Joann Breault

Trees and Greenery Committee Meeting Minutes Taker

DRAFT

Portsmouth Trees and Public Greenery Committee October 14, 2026

Prepared by Max Wiater
Public Works Arborist Foreman

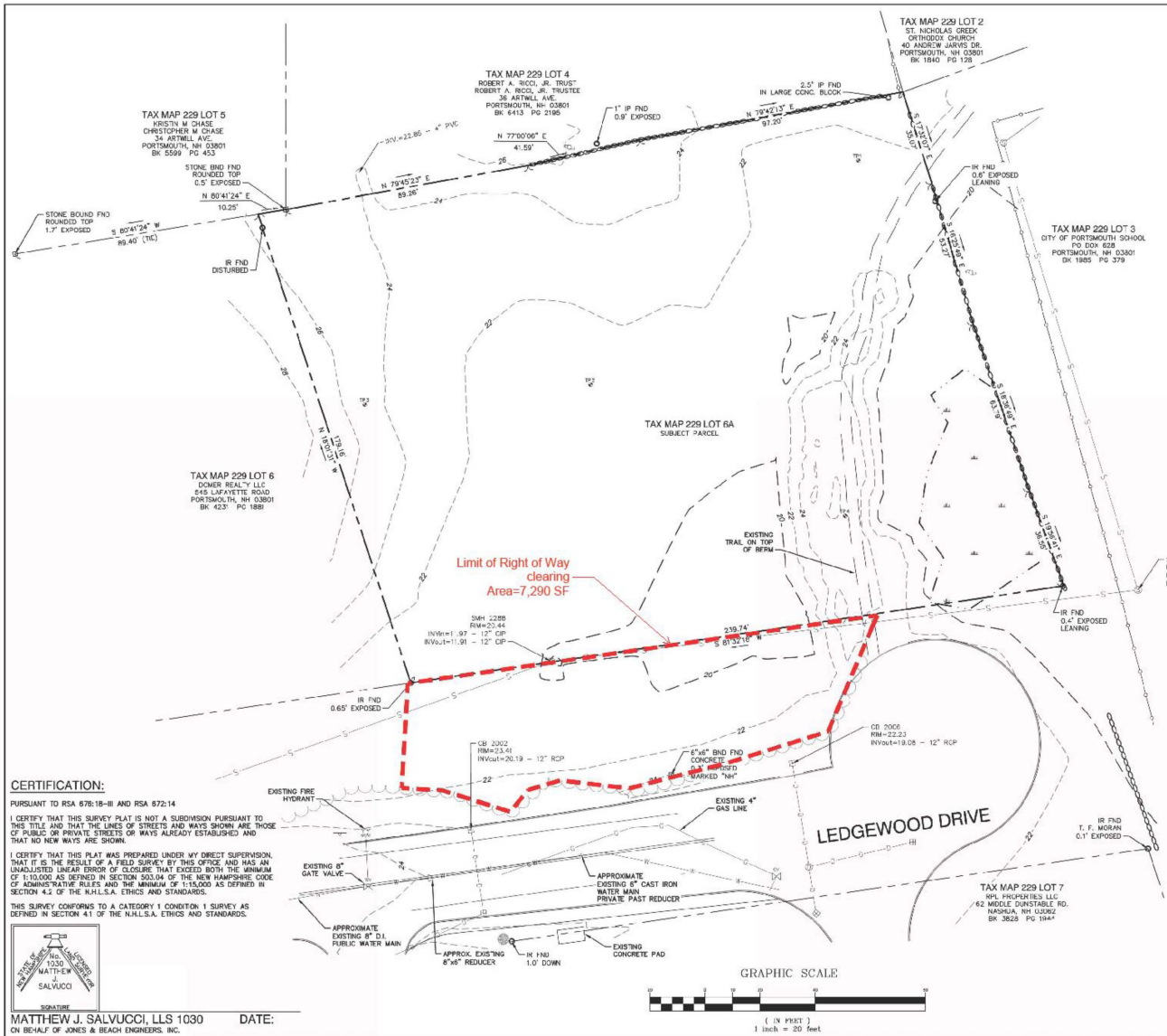


Trees removal request: Ledgewood Dr



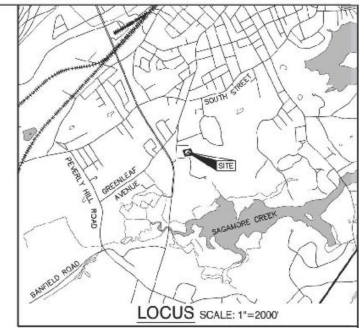
All trees in the right of way will be removed to develop the lot. Species included are pine, maple, cherry, beech, birch, and oak.

See plan on next slide, and other pertinent documentation in the agenda packet.



PLAN REFERENCES:

- "PLAN OF THE HOMESTEAD FARM OF THE LATE SAMUEL LANGDON, PORTSMOUTH, NH. (DRAWN BY A.C. HENT), DATED MAY 23, 1852, COPIED BY JOHN W. DURGIN, NOVEMBER 7, 1927, R.C.R.D. 0384.
- "EXISTING CONDITIONS PLAN, COMMERCIAL DEVELOPMENT, 581 LAFAYETTE ROAD, PORTSMOUTH, NH. BY AMBT ENGINEERING, INC., DATED JANUARY 3, 2025.
- "LAND IN PORTSMOUTH, NH, SAMUEL S. LANGDON TO J.J. BOWEN" BY JOHN W. DURGIN, DATED DECEMBER 1937, R.C.R.D. 0968.
- "LAND IN PORTSMOUTH, NH, SAMUEL S. LANGDON TO JOHN L. PHELPS" BY JOHN W. DURGIN, DATED SEPTEMBER 1935, R.C.R.D. 01017.
- "PLAN OF LOTS OWNED BY BEATRICE L. HOPLEY, LAFAYETTE ROAD, PORTSMOUTH, NH. BY JOHN W. DURGIN, DATED DECEMBER 1, 1937, R.C.R.D. 02632.
- "PLAN OF LOTS OWNED BY BEATRICE L. HOPLEY, LAFAYETTE ROAD, PORTSMOUTH, NH. BY JOHN W. DURGIN, DATED NOVEMBER 12, 1938, R.C.R.D. 02637.
- "PLAN OF LAND IN PORTSMOUTH, NH. SURVEYED FORT THOMAS B. KEMP" PREPARED BY TPE ASSOCIATES, DATED FEBRUARY 19, 1982, R.C.R.D. 10640.
- "EASEMENT PLAN, TAX MAP 229 - LOT 5, KRISTEN M. CHASE TO THE CITY OF PORTSMOUTH" BY GREENMAN-PEDERSON, INC., DATED JANUARY 24, 2018, R.C.R.D. 43937.
- "CORRECTIVE SEWER EASEMENT PLAN OVER LAND OF KARONA, LLC, 36 ARTILL AVENUE, PORTSMOUTH, NH, ASSESSOR'S PARCEL 229-4, FOR PARCELS 1227 BY JAMES KUNA AND ASSOCIATES, INC., DATED FEBRUARY 9, 2021, R.C.R.D. 42611.



NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS OF PORTSMOUTH TAX MAP 229 LOT 6A.
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN SKETCHED IN PER UTILITY LAYOUT PROVIDED BY PORTSMOUTH DEPARTMENT OF PUBLIC WORKS AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC. ANY OF THEIR EMPLOYEES, NOR PORTSMOUTH DEPARTMENT OF PUBLIC WORKS TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES 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 1-800-550-SAFE (1-800-554-7233).
- BASES OF BEARING: HORIZONTAL - NH STATE PLANE, VERTICAL - NAVD83.
- 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 TOWN OF PORTSMOUTH TAX RECORDS AND ARE SUBJECT TO CHANGE.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND DISBURSANCE 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 PRESUMPTIVE.
- ANY USE OF THIS PLAN AND/OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT THE LINES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED FLOOD HAZARD ZONE, REFERENCE FEMA COMMUNITY PANEL NO. 330150270F, DATED JANUARY 29, 2021.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY BRENDEN WALDEN DURING SUMMER, 2025 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - a. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - b. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 - c. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - d. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- 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.

LEGEND

- PROPERTY LINE
- ADJUTER PROPERTY LINE
- SURVEY TIE LINES
- WETLANDS
- TREE LINE
- EDGE OF PAVEMENT
- STONE WALL
- REMANENT STONE WALL
- MAJOR CONTOUR
- MINOR CONTOUR
- DRAIN LINE
- CATCH BASIN
- DRAIN MANHOLE
- WATER LINE
- HYDRANT
- WATER GATE VALVE
- WATER SHUTOFF
- SEWER LINE
- SEWER MANHOLE
- UTILITY POLE
- GAS LINE
- GAS GATE VALVE

CERTIFICATION:
PURSUANT TO RSA 676:16-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 FIRM AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.A.S.S.A. ETHICS AND STANDARDS.

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

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

Design: DJM	Draft: TCH	Date: 01/09/26
Checked: DJM	Scale: AS NOTED	Project No.: 25071.2
Drawing Name: 25071.2-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
2	09/22/26	REVISED PER TAC COMMENTS	DJM
1	09/01/26	UPDATED TITLE BLOCK	DJM
0	06/17/26	ISSUED FOR REVIEW	DJM
		REVISION	BY

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
100 Domain Dr., Suite 201
Exeter, NH 03833
E-MAIL: JBE@JONESANDBEACH.COM
603-772-4746

Plan Name:	EXISTING CONDITIONS PLAN
Project:	LEDGEWOOD DRIVE LLC LEDGEWOOD DRIVE, PORTSMOUTH, NH 03801
Owner of Record:	ST NICHOLAS GREEK ORTHODOX CHURCH 40 ANDREW JARVIS DRIVE, PORTSMOUTH, NH 03801

Drawing No.	C1
Sheet 2 of 15	JBE PROJECT NO. 25071.2

ZONING SUMMARY		
ZONE	GATEWAY CORRIDOR (G1)	PROPOSED
FRONT SETBACK	10' MIN., 30' MAX	15'
MINIMUM SIDE SETBACK	15'	28.7'
MINIMUM REAR SETBACK	25'	41.3'
MINIMUM WETLAND BUFFER	0 (WETLAND < 10,000 S.F.)	
MINIMUM OPEN SPACE	20% OF LOT	47.8%
MAXIMUM BUILDING COVERAGE	50%	29.3%
MINIMUM STREET FRONTAGE	50'	239.74'
MAXIMUM BUILDING HEIGHT	4 STORIES OR 50'	26'

PROJECT PARCEL TOWN OF PORTSMOUTH TAX MAP 229, LOT 6A
APPLICANT LEDGEWOOD DRIVE LLC ATTN: BEN MIDDLETON 10 MAIN STREET NEWFIELDS, NH 03856
TOTAL LOT AREA 43,255 SQ. FT. 0.99 ACRES

Tree removal request: 86 Thornton St



1 spruce, good condition, removal requested by the resident.

The resident is concerned about windthrow and the tree is close to the house. There is a slope with surface-level roots that may impact the trees stability.

Tree removal request: 213 South St



2 hemlock, poor condition, removal requested by the resident, removal recommended by the City.

Both trees are exhibiting low vigor with thinning canopies and large dead sections.

Tree removal request: 99 Boyd Rd (on paper road off Garden St)



1 Norway maple, poor condition, removal requested by the resident, removal recommended by the City.

There is a large torsion crack wrapping around the trunk, and large dead branches through the center of the crown.

Tree removal request: 400 Colonial Dr



1 little leaf linden, fair condition, removal requested by the resident, removal recommended by the City.

Tree removal request: 400 Colonial Dr continued



This large linden has a significant cavity at the base, but there is a great amount of reaction wood forming to seal the defect, though the heartwood is entirely rotten.

Tree removal request: 400 Colonial Dr continued



A column of decay appears to descend from the union of the two major leaders.

Tree removal request: 15 Woodworth Ave



1 silver maple, fair condition, removal requested by the resident.

A recent storm failure has prompted this request. The tree has been pruned by Eversource, and it has a codominant stem with half of the canopy weight toward the house.

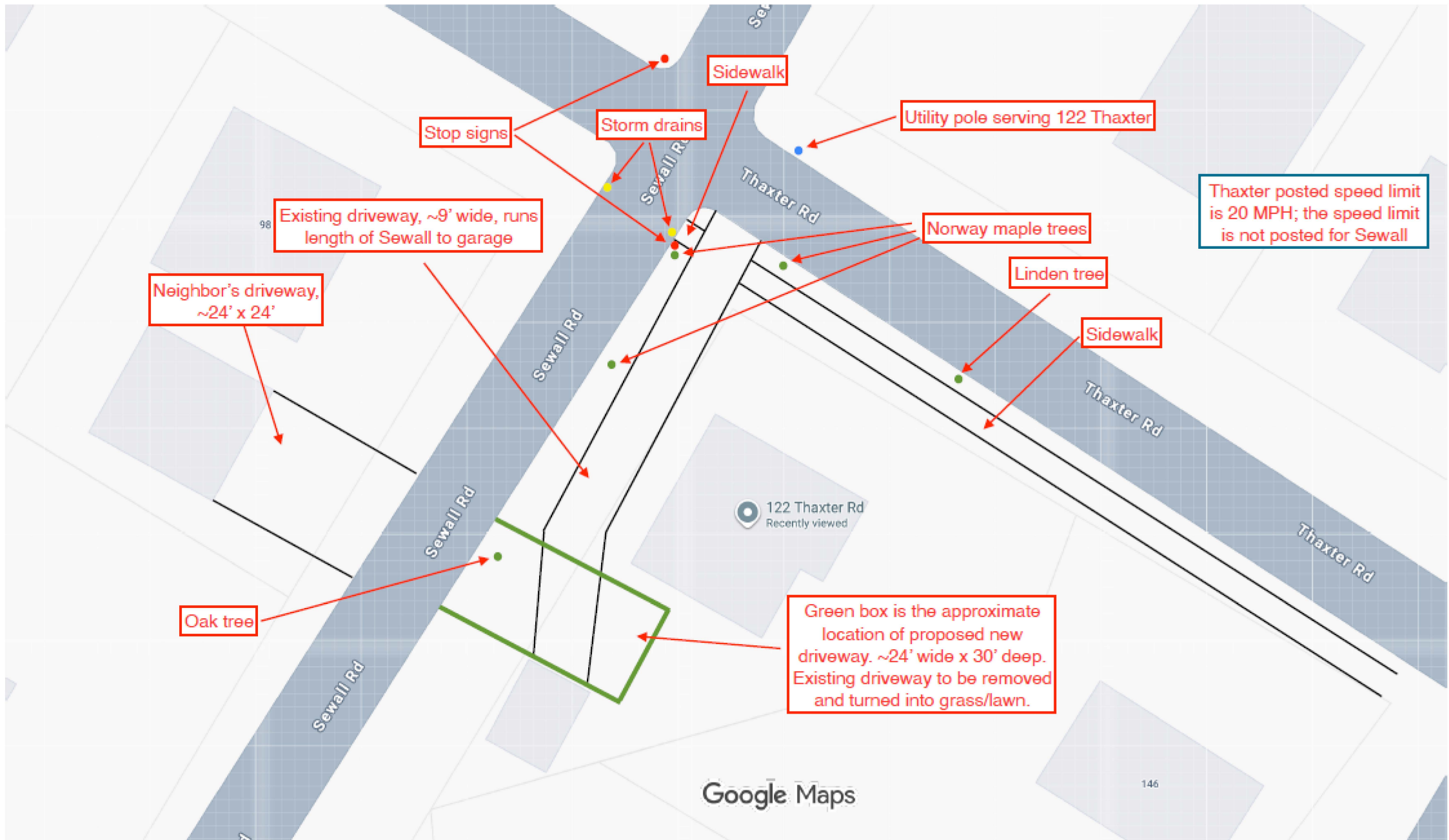
Tree removal request: 122 Thaxter Rd



1 red oak, good condition, removal requested by resident.

A new driveway proposed on Sewall Rd will require the removal of this tree.

See plan on next slide.



Trees removal request: 17 Thaxter Dr



2 silver maple, fair condition, removal requested and recommended by the City.

At the base of this tree there are several instances of hen of the woods growing in the root zone, suggesting decaying buttress roots.

Trees removal request: 17 Thaxter Dr continued



Trees removal request: 17 Thaxter Rd continued



Eastern jack-o-lantern mushroom is growing in a low, decaying union as well as around the base of the tree, suggesting decaying roots.

Trees removal request: 17 Thaxter Dr continued



Trees removal request: Langdon Park (behind 19 Kent St)



1 oak, fair condition, removal requested and recommended by the City.

The tree is declining with uniform deadwood throughout the canopy.

Trees removal request: Langdon Park (behind 19 Kent St) continued



There are many instances of shelf fungus in the root zone of the tree, which suggests decaying buttress roots and potential instability.

Trees removal request: Langdon Park (behind 55 Kent St)



1 sugar maple, fair condition, removal requested and recommended by the City.

This tree has a large crack at the base with significant fungi growing in the base and along the trunk above the crack.

Trees removal request: Langdon Park (behind 55 Kent St) continued



Photo showing crack and fungi growing above and below it



Know what's below
811 before you dig

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

"LEDGEWOOD DRIVE LLC"

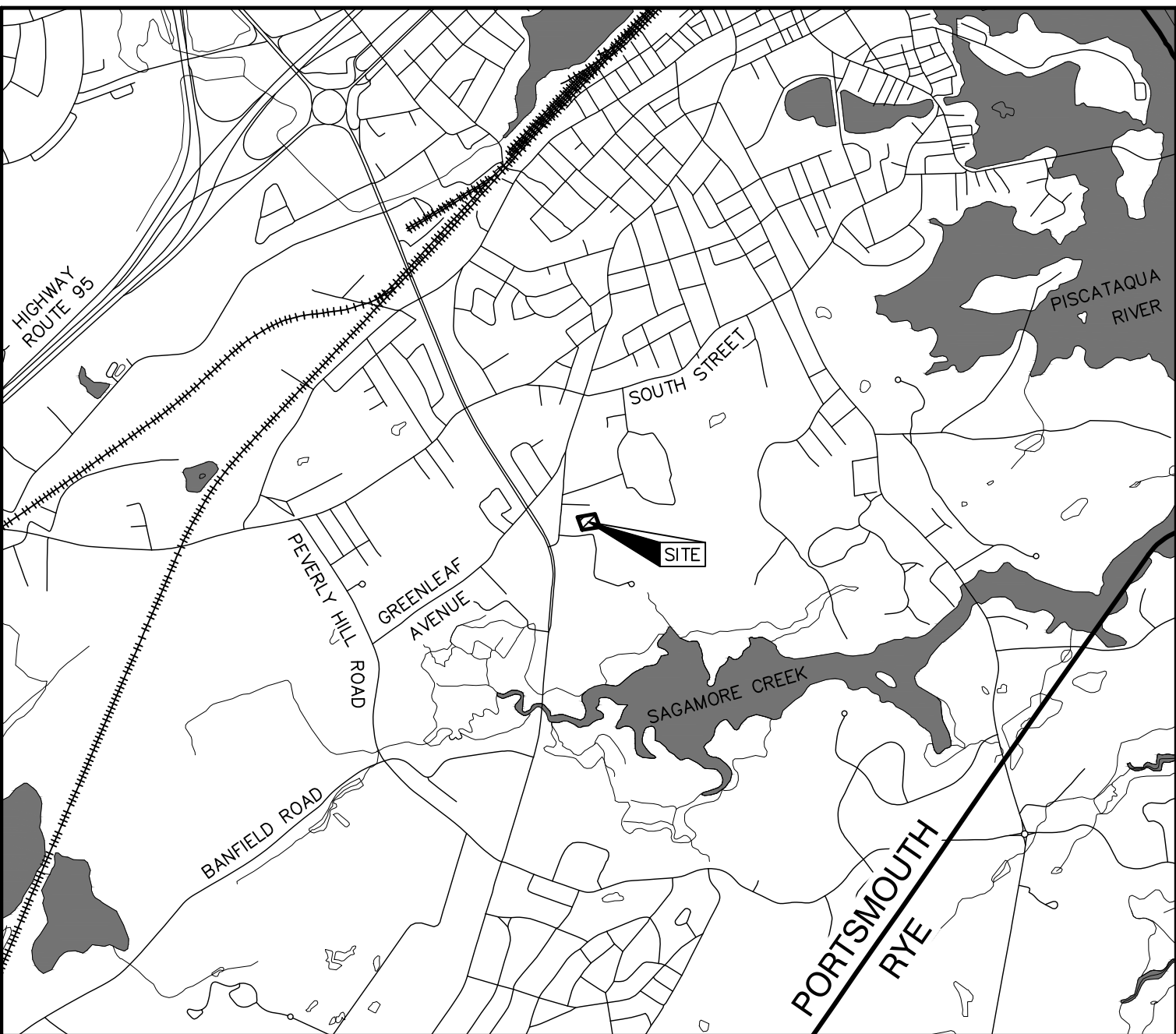
TAX MAP 229, LOT 6A

LEDGEWOOD DRIVE, PORTSMOUTH, NH 03801

GENERAL LEGEND

EXISTING	PROPOSED

DESCRIPTION
PROPERTY LINES
SETBACK LINES
CENTERLINE
FRESHWATER WETLANDS LINE
TIDAL WETLANDS LINE
STREAM CHANNEL
TREE LINE
STONEWALL
BARBED WIRE
FENCE
STOCKADE FENCE
SOIL BOUNDARY
AQUIFER PROTECTION LINE
FLOOD PLAIN LINE
ZONELINE
EASEMENT
MAJOR CONTOUR
MINOR CONTOUR
EDGE OF PAVEMENT
VERTICAL GRANITE CURB
SLOPE GRANITE CURB
CAPE COD BERM
POURED CONCRETE CURB
SILT FENCE
DRAINAGE LINE
SEWER LINE
SEWER FORCE MAIN
GAS LINE
WATER LINE
WATER SERVICE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
GUARDRAIL
UNDERDRAIN
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
WELL
TEST PIT
FAILED TEST PIT
MONITORING WELL
PERC TEST
PHOTO LOCATION
TREES AND BUSHES
UTILITY POLE
LIGHT POLES
DRAIN MANHOLE
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
STONE CHECK DAM
DRAINAGE FLOW DIRECTION
4K SEPTIC AREA
WETLAND IMPACT
VEGETATED FILTER STRIP
RIPRAP
PAVEMENT HATCH
OPEN WATER
FRESHWATER WETLANDS
TIDAL WETLANDS
STABILIZED CONSTRUCTION ENTRANCE
CONCRETE
GRAVEL
SNOW STORAGE
RETAINING WALL



LOCUS MAP

SCALE 1" = 2000'

SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	SITE PLAN
C3	GRADING AND DRAINAGE PLAN
C4	UTILITY PLAN
L1	LIGHTING PLAN
L2	LANDSCAPING PLAN
T1	TRUCK TURNING PLAN
D1-D5	DETAIL SHEETS
E1-E2	EROSION AND SEDIMENT CONTROL DETAILS

CIVIL ENGINEER / SURVEYOR

JONES & BEACH ENGINEERS, INC.
100 DOMAIN DRIVE, SUITE 201
EXETER, NH 03833
(603) 772-4746
CONTACT: ERIK POULIN, P.E.
E-MAIL: EPOULIN@JONESANDBEACH.COM

WETLAND CONSULTANT

GOVE ENVIRONMENTAL SERVICES
8 CONTINENTAL DRIVE, UNIT H
EXETER, NH 03833-7507
(603) 778-0644
CONTACT: BRENDEN WALDEN

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
(603) 427-1530

SEWER

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

LIGHTING DESIGN

EXPOSURE LIGHTING
501 ISLINGTON STREET, UNIT 1A
PORTSMOUTH, NH 03801
CONTACT: KEN SWEENEY

ELECTRIC

EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, NH 03801
(800) 662-7764

TELEPHONE

CONSOLIDATED COMMUNICATIONS
1575 GREENLAND ROAD
GREENLAND, NH 03840
(800) 427-5525

CABLE TV

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

PROJECT PARCEL
TOWN OF PORTSMOUTH
TAX MAP 229, LOT 6A

APPLICANT
LEDGEWOOD DRIVE LLC
ATTN. BEN MIDDLETON
10 MAIN STREET
NEWFIELDS, NH 03856

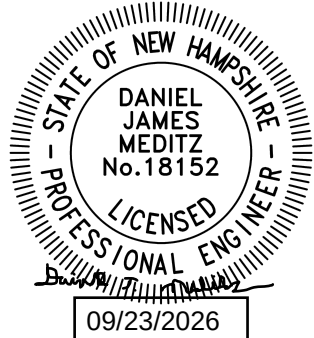
TOTAL LOT AREA
43,255 SQ. FT.
0.99 ACRES

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON

DATE

Design: DJM	Draft: TCR	Date: 01/08/26
Checked: EMP	Scale: AS NOTED	Project No.: 25071.2
Drawing Name: 25071.2-PLAN.dwg		
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2	09/22/26	REVISED PER TAC COMMENTS	DJM
1	09/01/26	UPDATED TITLE BLOCK	DJM
0	08/17/26	ISSUED FOR REVIEW	DJM

J/B

Designed and Produced in NH

Jones & Beach Engineers, Inc.

100 Domain Dr.
Suite 201
Exeter, NH 03833

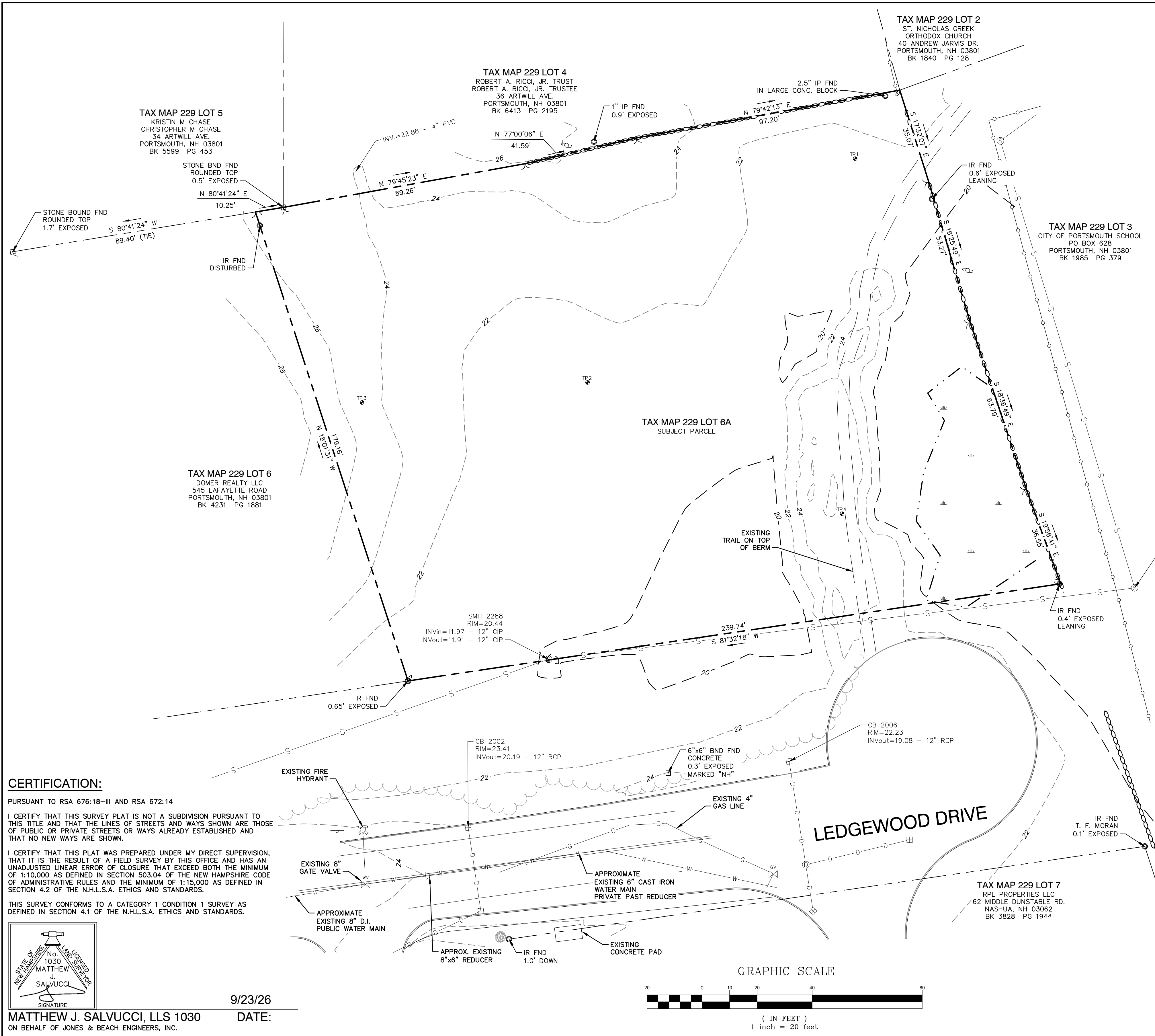
Civil Engineering Services

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

Plan Name:	COVER SHEET
Project:	LEDGEWOOD DRIVE LLC LEDGEWOOD DRIVE, PORTSMOUTH, NH 03801
Owner of Record:	ST NICHOLAS GREEK ORTHODOX CHURCH 40 ANDREW JARVIS DRIVE, PORTSMOUTH, NH 03801

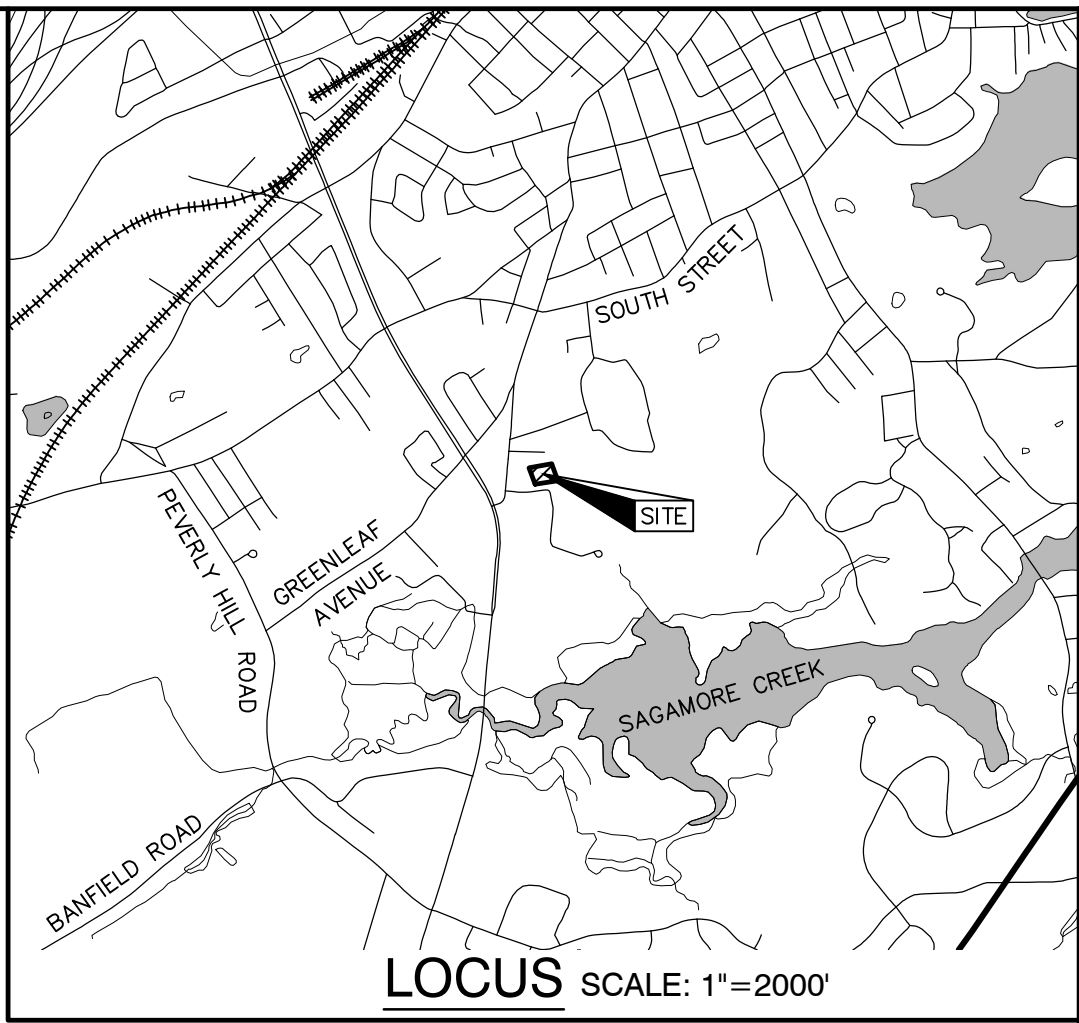
DRAWING No.
CS
SHEET 1 OF 15 JBE PROJECT NO. 25071.2

LEDGEWOOD DRIVE, PORTSMOUTH, NH 03801
JBE # 25071.2 REVISION 0, 09/18/26



PLAN REFERENCES:

- "PLAN OF THE HOMESTEAD FARM OF THE LATE SAMUEL LANGDON, PORTSMOUTH, NH" DRAWN BY A.C. HOYT, DATED MAY 23, 1882, COPIED BY JOHN W. DURGIN, NOVEMBER 7, 1927. R.C.R.D. 0364.
- "EXISTING CONDITIONS PLAN, COMMERCIAL DEVELOPMENT, 581 LAFAYETTE ROAD, PORTSMOUTH, NH" BY AMBIT ENGINEERING, INC., DATED JANUARY 3, 2025.
- "LAND IN PORTSMOUTH, NH, SAMUEL S. LANGDON TO T.J. DOWNS" BY JOHN W. DURGIN, DATED DECEMBER 1937. R.C.R.D. 0998.
- "LAND IN PORTSMOUTH, NH, SAMUEL S. LANGDON TO JOHN L. PHELPS" BY JOHN W. DURGIN, DATED SEPTEMBER 1935. R.C.R.D. 01017.
- "PLAN OF LOTS OWNED BY BEATRICE L. HOPLEY, LAFAYETTE ROAD, PORTSMOUTH, NH" BY JOHN W. DURGIN, DATED DECEMBER 1, 1957. R.C.R.D. 02632.
- "PLAN OF LOTS OWNED BY BEATRICE L. HOPLEY, LAFAYETTE ROAD, PORTSMOUTH, NH" BY JOHN W. DURGIN, DATED NOVEMBER 12, 1958. R.C.R.D. 02637.
- "PLAN OF LAND IN PORTSMOUTH, NH" SURVEYED FORY THOMAS B. KREMP," PREPARED BY TPE ASSOCIATES. DATED FEBRUARY 19, 1982. R.C.R.D. 10640.
- "EASEMENT PLAN, TAX MAP 229 - LOT 5, KRISTEN M. CHASE TO THE CITY OF PORTSMOUTH" BY GREENMAN-PEDERSON, INC., DATED JANUARY 24, 2018. R.C.R.D. 40627.
- "CORRECTIVE SEWER EASEMENT PLAN OVER LAND OF KARONA, LLC, 36 ARTWILL AVENUE, PORTSMOUTH, NH, ASSESSOR'S PARCEL 229-4, FOR KARONA, LLC" BY JAMES VERRA AND ASSOCIATES, INC., DATED FEBRUARY 9, 2021. R.C.R.D. 42611.

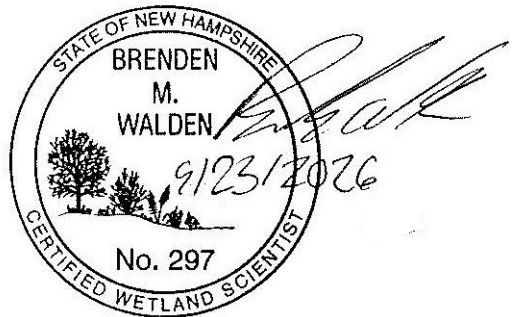


NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS OF PORTSMOUTH TAX MAP 229 LOT 6A.
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN SKETCHED IN PER UTILITY LAYOUT PROVIDED BY PORTSMOUTH DEPARTMENT OF PUBLIC WORKS AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., ANY OF THEIR EMPLOYEES, NOR PORTSMOUTH DEPARTMENT OF PUBLIC WORKS TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES 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 1-888-DIG-SAFE (1-888-344-7233).
- BASIS OF BEARING: HORIZONTAL - NH STATE PLANE. VERTICAL - NAVD88.
- 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 TOWN 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 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.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0270F, DATED JANUARY 29, 2021.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY BRENDEN WALDEN DURING SUMMER, 2025 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 - THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- 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.

LEGEND

---	PROPERTY LINE
---	ABUTTER PROPERTY LINE
---	SURVEY TIE LINES
---	WETLANDS
---	TREE LINE
---	EDGE OF PAVEMENT
---	STONE WALL
---	REMNANT STONE WALL
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	DRAIN LINE
---	CATCH BASIN
---	DRAIN MANHOLE
---	WATER LINE
---	HYDRANT
---	WATER GATE VALVE
---	WATER SHUTOFF
---	SEWER LINE
---	SEWER MANHOLE
---	UTILITY POLE
---	GAS LINE
---	GAS GATE VALVE



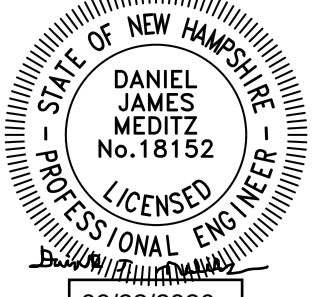
ZONING SUMMARY		
ZONE	GATEWAY CORRIDOR (G1)	
	REQUIRED	PROPOSED
FRONT SETBACK	10' MIN., 30' MAX	15'
MINIMUM SIDE SETBACK	15'	28.7'
MINIMUM REAR SETBACK	20'	41.3'
MINIMUM WETLAND BUFFER	0 (WETLAND < 10,000 S.F.)	
MINIMUM OPEN SPACE	20% OF LOT	47.8%
MAXIMUM BUILDING COVERAGE	50%	29.3%
MINIMUM STREET FRONTAGE	50'	239.74'
MAXIMUM BUILDING HEIGHT	4 STORIES OR 50'	36'

PROJECT PARCEL
TOWN OF PORTSMOUTH
TAX MAP 229, LOT 6A

APPLICANT
LEDGEWOOD DRIVE LLC
ATTN. BEN MIDDLETON
10 MAIN STREET
NEWFIELDS, NH 03856

TOTAL LOT AREA
43,255 SQ. FT.
0.99 ACRES

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Civil Engineering Services

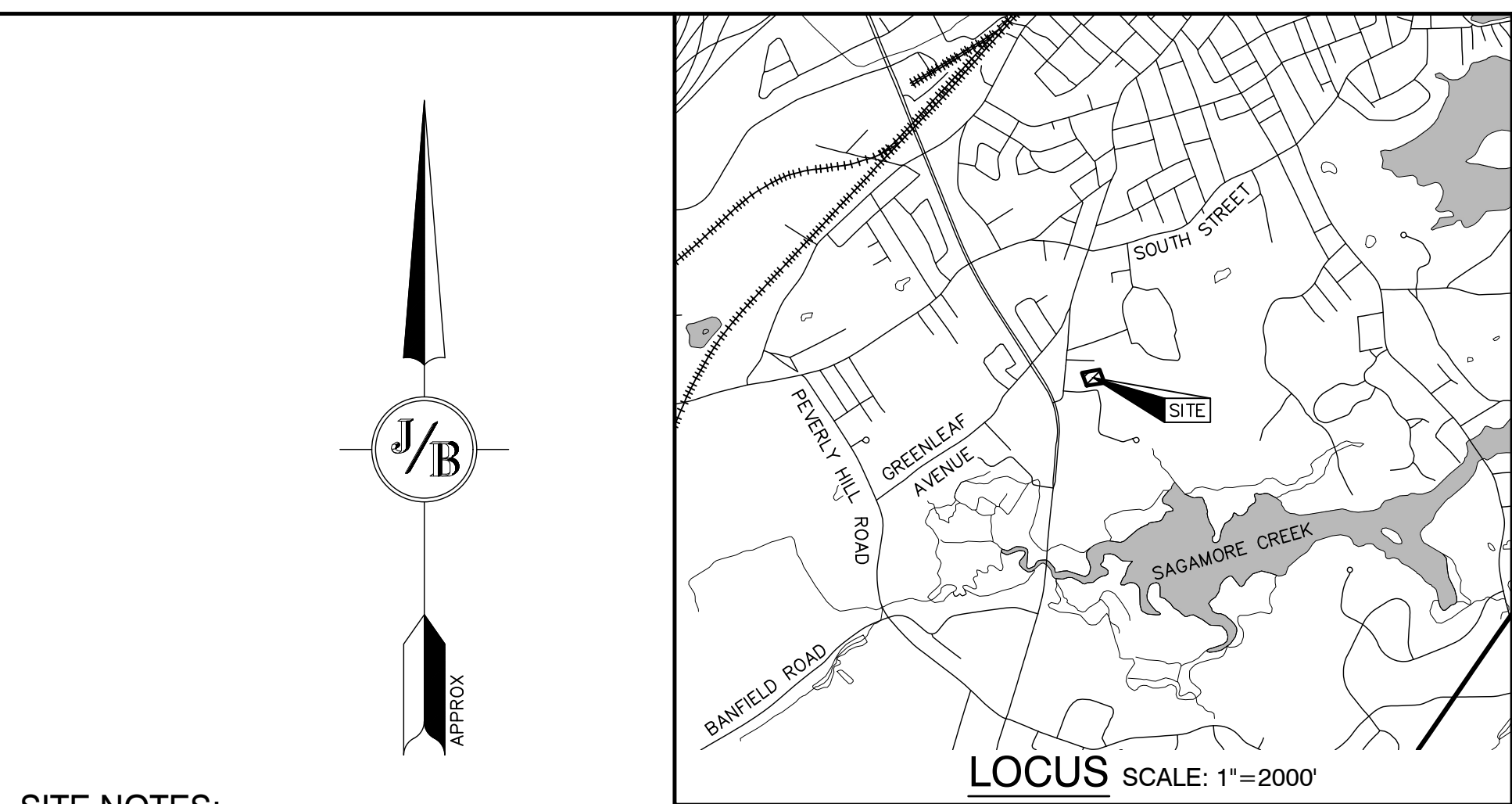
603-772-4746
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	LEDGEWOOD DRIVE LLC LEDGEWOOD DRIVE, PORTSMOUTH, NH 03801
Owner of Record:	ST NICHOLAS GREEK ORTHODOX CHURCH 40 ANDREW JARVIS DRIVE, PORTSMOUTH, NH 03801

DRAWING No.

C1

SHEET 2 OF 15
JBE PROJECT NO. 25071.2



- THE INTENT OF THIS PLAN IS TO CONSTRUCT A 15-UNIT APARTMENT BUILDING WITH ASSOCIATED PARKING.
2. PARKING CALCULATIONS:
5 SPACES PER UNIT FOR UNITS < 500 S.F.
1 SPACE PER UNIT FOR UNITS 500-750 S.F.
1.3 SPACES PER UNIT FOR UNITS > 750 S.F.
15 UNITS > 750 S.F.
15 UNITS * 1.3 SPACES PER UNIT = 20 SPACES
20 PARKING SPACES REQUIRED
29 PARKING SPACES PROPOSED
3. 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.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
5. SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0270F, DATED JANUARY 29, 2021.
6. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
7. 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 ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.
8. 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.
9. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE CITY ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
10. 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.
11. ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL BE 100% ACRYLIC TYPE, LOW VOC, FAST DRYING, IN A COLOR OF WHITE.
12. ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
13. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
14. SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS.
15. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
16. 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.
17. 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.
18. 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.
19. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
20. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA OR GROUNDWATER PROTECTION ZONE PER NHDES ONESTOP DATA.

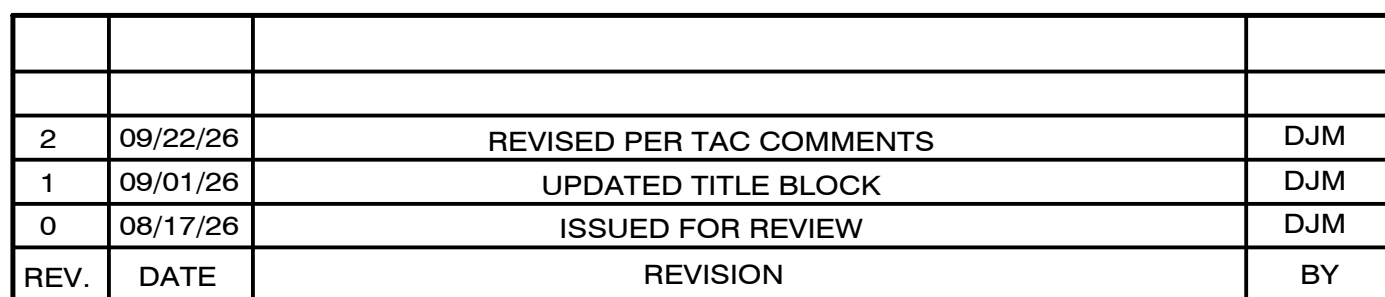
PROJECT PARCEL
TOWN OF PORTSMOUTH
TAX MAP 229, LOT 6A

TOTAL LOT AREA
43,255 SQ. FT.
0.99 ACRES

Plan Name:	SITE PLAN MAP 229, LOT 6A
Project:	LEDGEWOOD DRIVE LLC LEDGEWOOD DRIVE, PORTSMOUTH, NH 03801
Owner of Record:	ST NICHOLAS GREEK ORTHODOX CHURCH 40 ANDREW JARVIS DRIVE, PORTSMOUTH, NH 03801

SHEET 3 OF 15
JBE PROJECT NO. 25071.2

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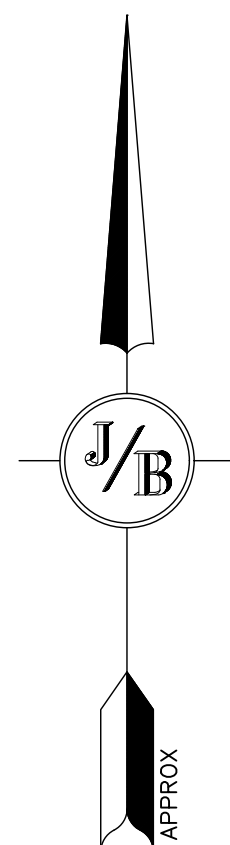
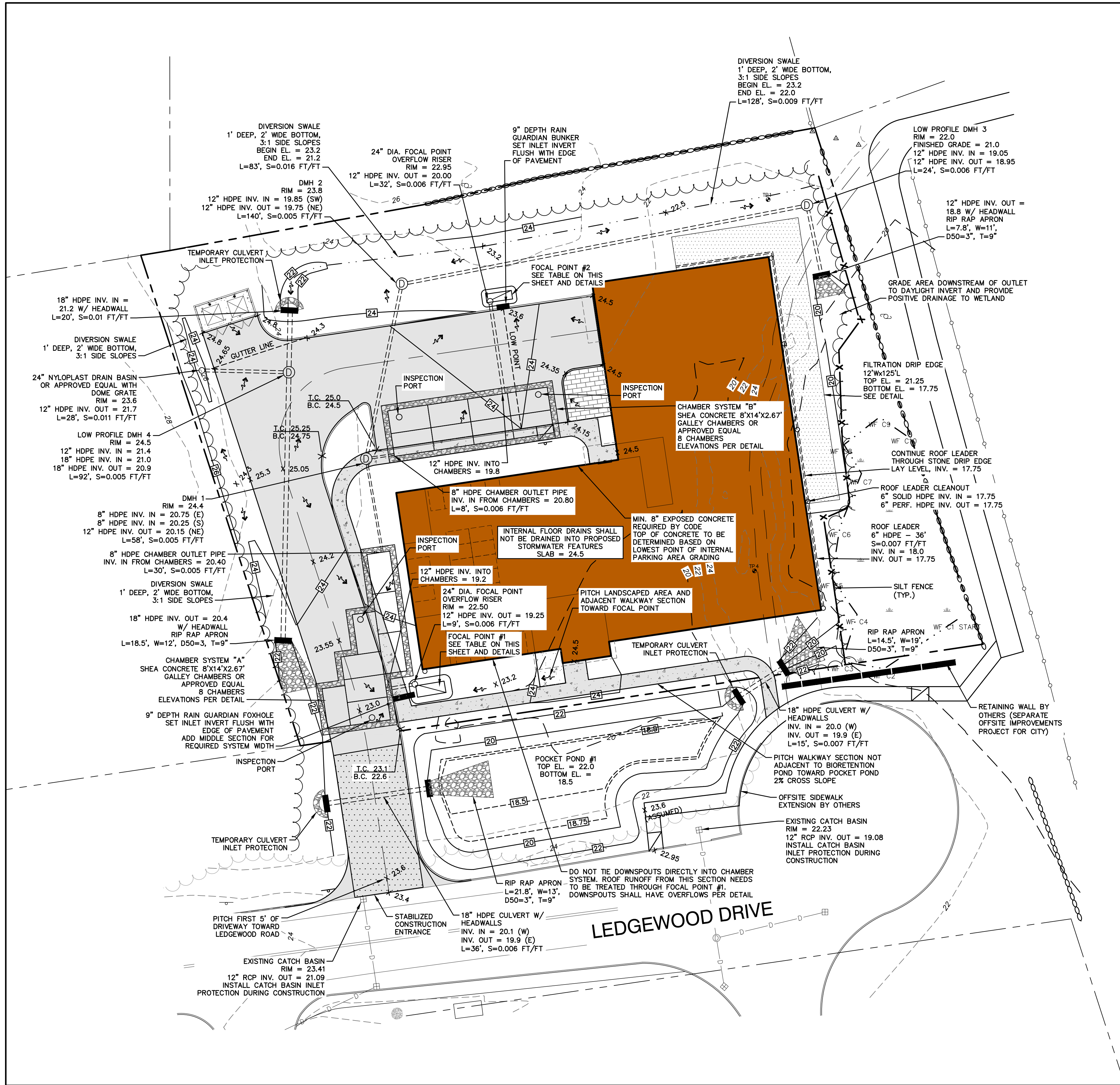
100 Domain Dr.
Suite 201
Exeter, NH 03833

Civil Engineering Services

603-772-4746

E-MAIL: JBE@JONESANDBEACH.COM

Owner of Record: ST NICHOLAS GREEK ORTHODOX CHURCH
40 ANDREW JARVIS DRIVE, PORTSMOUTH, NH 03801

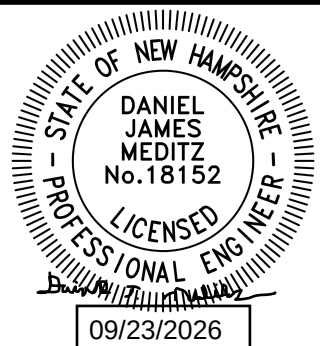


GRADING AND DRAINAGE NOTES:

- 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 SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
- 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.
- ALL ROOF DRAINS FROM BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT THE END. ALL EXTERIOR ROOF DOWNSPOUTS ARE TO BE INSTALLED WITH OVERFLOW DEVICES.
- ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
- ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S150 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
- 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. SEE DETAIL SHEETS FOR DRAINAGE DETAILS.
- ALL DRAINAGE STRUCTURES AND STORMWATER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
- IMMEDIATELY APPLY AND COMPACT STONE BASE FOR BUILDING PAD TO +/- 1/2" PRIOR TO EXCAVATING INTERIOR AND PERIMETER FOOTINGS.
- 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.
- ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL, UNLESS OTHERWISE SPECIFIED.
- STONE INLET PROTECTION SHALL BE PLACED AT EXISTING CATCH BASINS. SEE DETAIL WITHIN THE DETAIL SHEETS.
- 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.
- ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING AND ANYTIME CONSTRUCTION STOPS FOR LONGER THAN 3 DAYS.
- MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.25" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
- 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.
- SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEETS E1-E2.

FOCAL POINT SCHEDULE						
FOCAL POINT	BOTTOM SIZE	SIDE SLOPES	BERM EL.	BOTTOM OF SURFACE PONDING	BOTTOM OF FILTER COURSE	R-TANK UNDERDRAIN INVERT
1	4' x 10'	3:1	22.75	22.00	20.25	19.25
2	3' x 9'	3:1	23.25	22.75	21.00	20.00

Design: DJM Draft: TCR Date: 01/08/26
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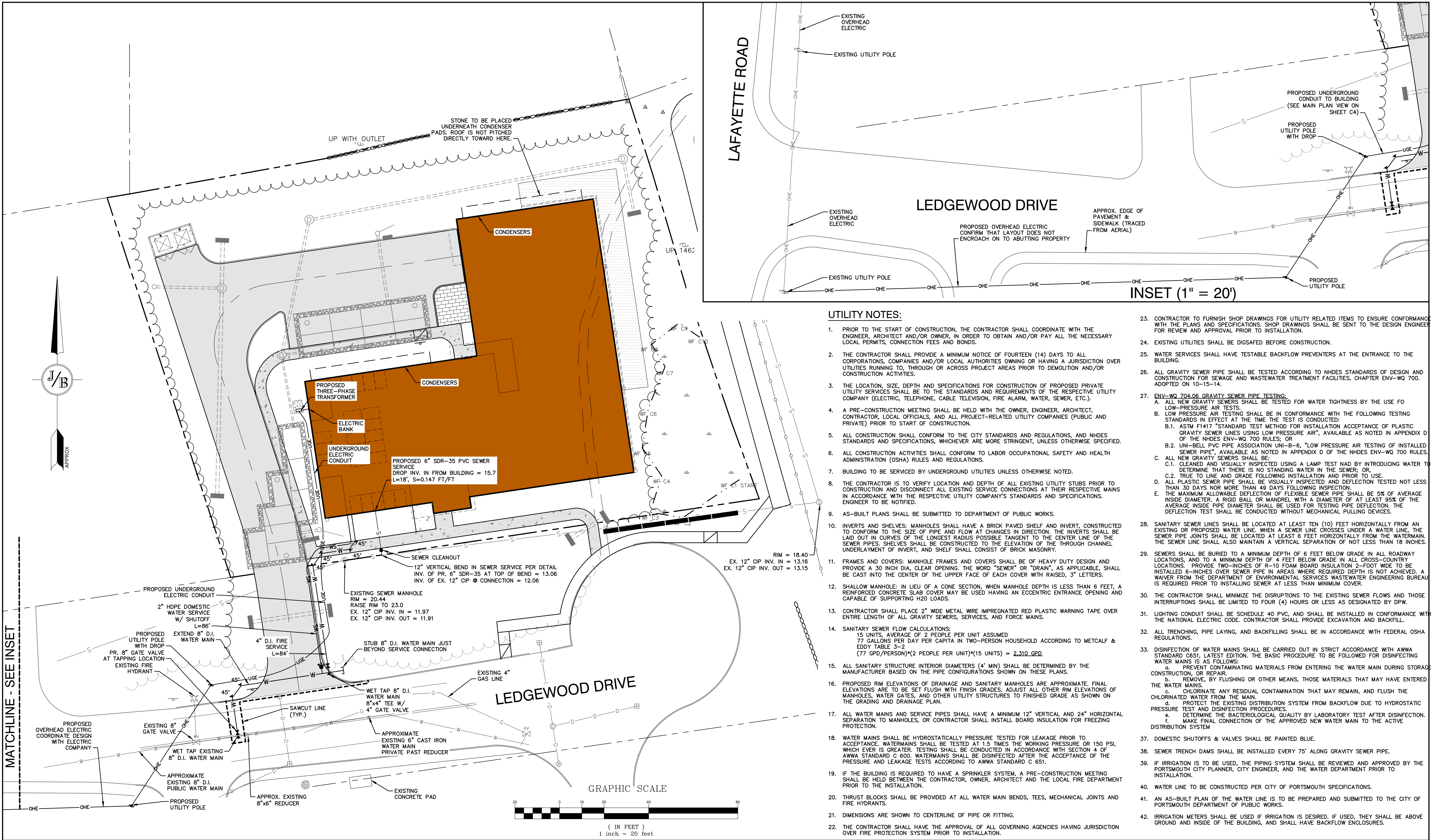


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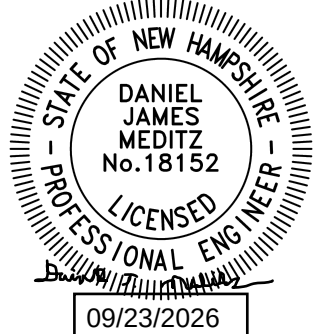
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Designed and Produced in NH
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E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	GRADING AND DRAINAGE PLAN
Project:	LEDGEWOOD DRIVE LLC LEDGEWOOD DRIVE, PORTSMOUTH, NH 03801
Owner of Record:	ST NICHOLAS GREEK ORTHODOX CHURCH 40 ANDREW JARVIS DRIVE, PORTSMOUTH, NH 03801

DRAWING No.
C3
SHEET 4 OF 15
JBE PROJECT NO. 25071.2



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Civil Engineering Services

603-772-4746

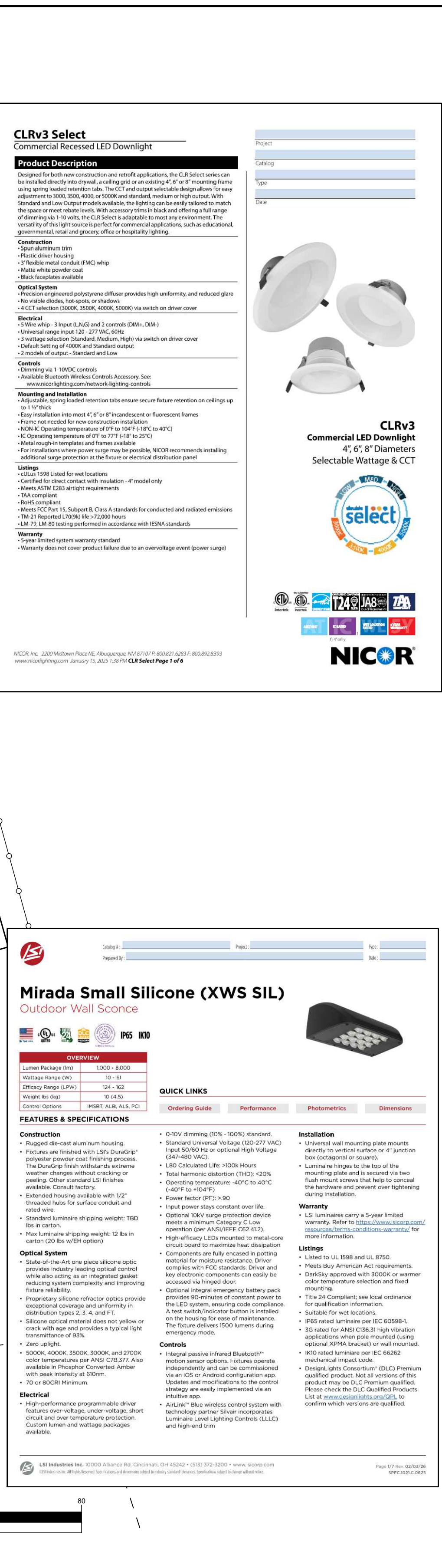
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	UTILITY PLAN
Project:	LEDGEWOOD DRIVE LLC LEDGEWOOD DRIVE, PORTSMOUTH, NH 03801
Owner of Record:	ST NICHOLAS GREEK ORTHODOX CHURCH 40 ANDREW JARVIS DRIVE, PORTSMOUTH, NH 03801

DRAWING No.

C4

SHEET 5 OF 15
JBE PROJECT NO. 25071.2



			
	Category Fireproofing		See Data



SRMA • BA

Mirada Bollard (MRB)

Low Level Lighting






OVERVIEW	
Lumen Package (LMH)	1000 - 1,000
Beam Angle (°)	21 - 38
Efficiency Rating (LPW)	72 - 84
Weight (kg)	<40 CBO

FEATURES & SPECIFICATIONS

- Construction**
 - Precision zinc die-cast aluminum head maintains durability and consistency while providing underfoot resistance, effective shock absorption and superior aesthetic appeal.
 - 5-5/8" OD One piece extruded aluminum housing 32" x 32" x 32" provides structural strength.
 - Mountings starting at 48 inches (maximum height is 62").
 - Aluminum housing allows all four stainless steel base plate side for four stainless steel feet and Accommodates 4.8" - 6" bolt circles.
 - Optional lightweight zinc plated steel base plate (37% lighter weight than shaped disc) with 4" x 4" mounting flange. Stainless steel feet hold up 10,000 lb. shear load.
 - Housing is made from 6061-T6 aluminum.
 - Design complies with Department project components from hard environments.
 - Features are finished with LEIS® Durafinish™ powder coating finish for long life. The Durafinish finish withstands extreme weather changes without cracking or peeling. It's proven! Manufactured in the U.S.
 - Luminaire is properly installed in the U.S., U.S.A. and Canada.
 - Shipping weight: 40 lbs in carton.
- Optical System**
 - Available in two optical beam patterns: symmetrical and asymmetrical.
 - High transmission clear flat acrylic lens uses the laminated optical design to IP66.

QUICK LINKS

Ordering Guide • Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.376. Also available in Phosphor Coated Amber Color (CBO) and other color temperature requirements. • Minimum CRI of 70.	Electrical • High performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection for LED lumens and wastage packages included. • 0-10V dimming (0% - 100%) standard. • Standard Universal Voltage (100-277 Vac) Input DIMMING HO. Optional High Voltage 240-480 Vac 50/60 Hz available. • L91 Connected Line: >100K hours • 10-11 ft. max. cable length • Total harmonic distortion <20%. • Operating Temperature: -40°C to +50°C (-40°F to +122°F). Cold weather emergency battery backup tested for -20°C minimum. • Power Factor >.95. • Inlet power stage constant over-life. • High-efficiency LEDs with integrated circuit built-in fail safe to the housing to minimize degradation and promote long life. • Driver component can easily be replaced in getting long material for moisture resistance. • Electrical and key electronic components can easily be accessed. • Drivers and components are mounted on a removable power tray.	Performance Photometrics Dimensions
---	--	---

Additional Features

- Field replaceable surge protection device meets IEEE 2700V surge protection per ANSI/Electrical C82.42.
- Options 120VAC/240VAC/277VAC/480VAC ballasts provide compliant power to the LED system ensuring code compliance. A safety interlock button is installed on the housing for ease of maintenance.

Installation

- Easy to follow cutout in uniform areas and full 360-degree rotation for precise alignment during installation.
- Base plates installed with heavy-duty-drill 3/8" x 1" galvanized steel anchor bolts.
- Base plate extrusion is welded to ensure housing via four stainless steel pin bolts.

Warranty

LEIS Luminaire carry a Five Year limited warranty. Refer to www.leis.com/resources/warranty.html for more information.

Listings

- Listed UL, UL 1598 and UL 8750.
- RATED Class I.
- Suitable for wet locations.
- IP66 rated Driver compartment and IP66 rated optical chamber per IEC 60598.
- DPA62 Approved with 3000K or warmer warm white temperature selection.
- Buy American Act (BAA) and Build America, Buy America (ABA) Compliant Product.
- Compliance dependent on SKU and Installation. Conform with factory.

Support

For more information visit us at www.leis.com

Contact Us

LEIS Industries Inc. 70000 Alameda Blvd. Concord, OH 44042 | (313) 292-2000 | sales@leis.com
 Phone: 313.292.2000 Fax: 313.292.2001 Email: info@leis.com

**PROGRESS
LIGHTING**

Callahan LED

Project _____
 Fixture Type _____
 Location _____
 Comments _____

Wall Mounted • Wet Location Listed **PROGRESS LED**

Description:

Antique Collection One-Light LED Small Wall Lantern

Specifications:

Articulate Bronze Aluminum Shade
 (Dimmable to 10% brightness [See Dimming Notes])
 Back plate covers a standard 4" recessed outlet box 1 x W, 0.875 in Ht., 5 in depth
 Mounting strap (for cable box included)
 6 in of wire required
 No on/off phenomenon (not registered with DSH)

Performance:

Number of Modules	1
Input Power	9 W
Output Voltage	LEDV
Power Factor	0.91 min
Currents (LPM - Standard)	0.24 A @ 0.9 A @ 82
Currents (LPM - Dimmed)	139 mA @ 1.5 A @ 79
CT	3500 K
IR	No CRI
to Parts	60000 (2.07M-21)
MILPFI	Meets FCC Title 47 Part 15 Class B
Max. Operating Temp.	100°C
Warranty	Three year limited Warranty
Shade	C5Sha Wet location listed
Notes	Notes Callahan File #4 JAB-2016.

Dimensions:

Width: 8 1/2 in
 Depth: 8 7/8 in
 Height: 10 in
 H/FTR: 3/4 in

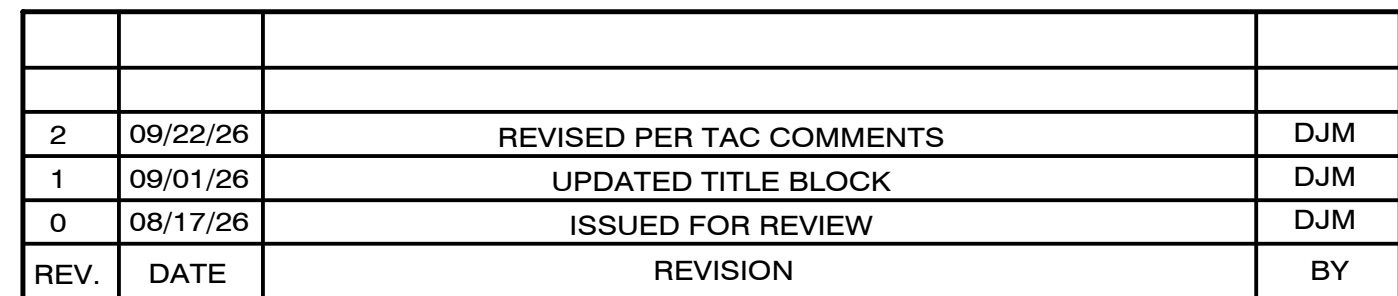
Antique Bronze Aluminum Shade
 Temperature: 8-1/2 in
 Height: 5-1/8 in

© 2017 Millennium Blvd., Greenville, South Carolina 29607

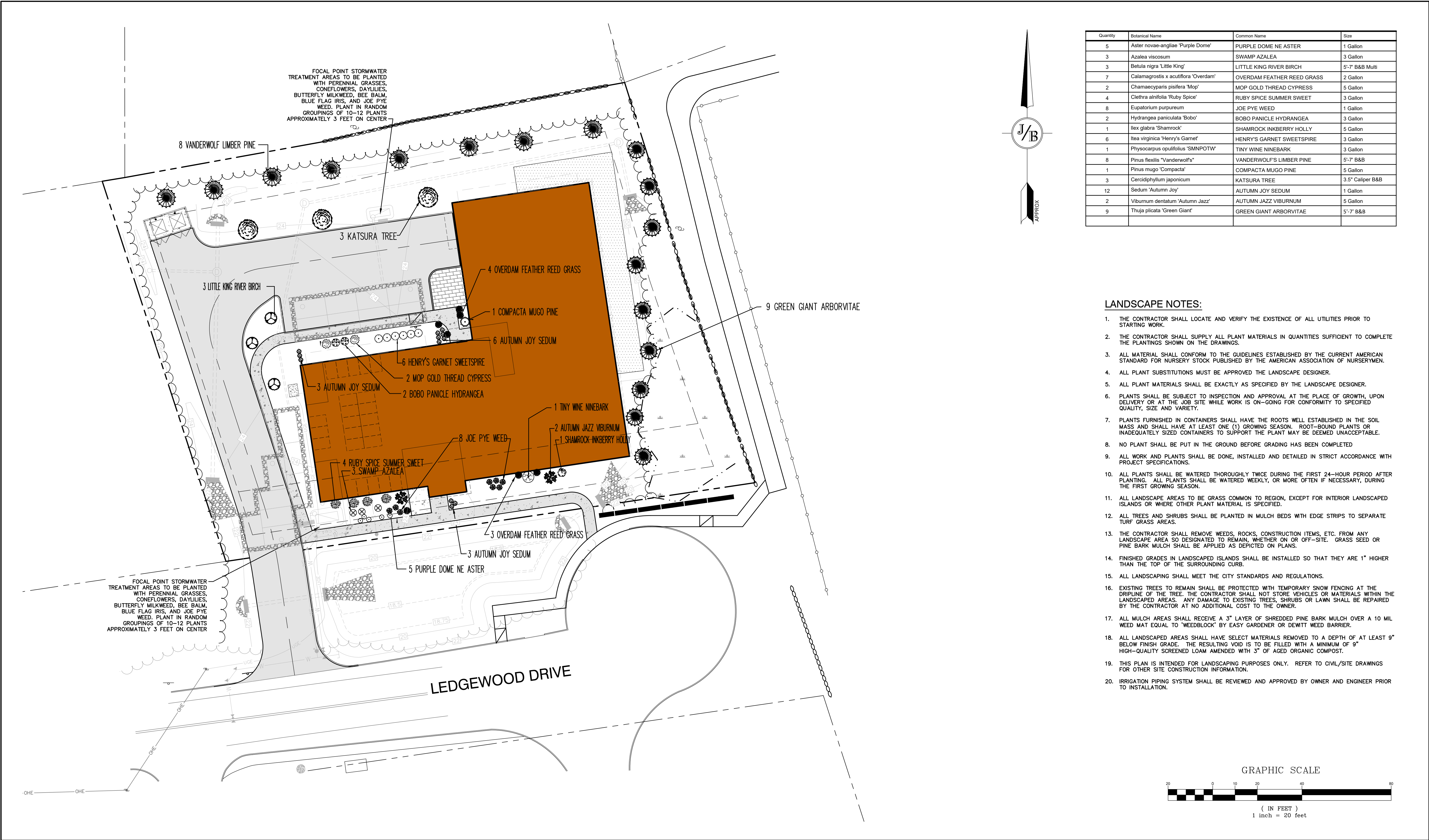
www.progresslighting.com

Rev. 1/24

Design: DJM	Draft: TCR	Date: 01/08/26
Checked: EMP	Scale: AS NOTED	Project No.: 25071.2
Drawing Name: 25071.2-PLAN.dwg		
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Plan Name:	LIGHTING PLAN	DRAWING No. L1 SHEET 6 OF 15 JBE PROJECT NO. 25071.2
Project:	LEDGEWOOD DRIVE LLC LEDGEWOOD DRIVE, PORTSMOUTH, NH 03801	
Owner of Record:	ST NICHOLAS GREEK ORTHODOX CHURCH 40 ANDREW JARVIS DRIVE, PORTSMOUTH, NH 03801	



Design: DJM	Draft: TCR	Date: 01/08/26
Checked: EMP	Scale: AS NOTED	Project No.: 25071.2
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REV.	DATE	REVISION	BY

J/B

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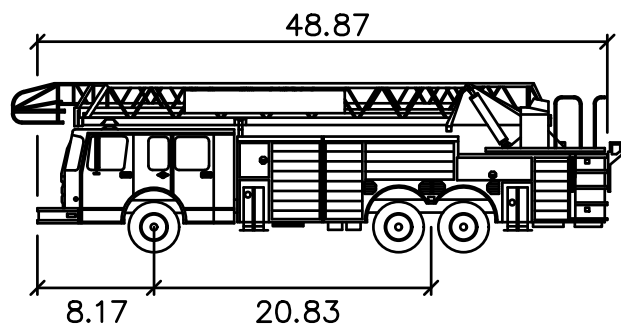
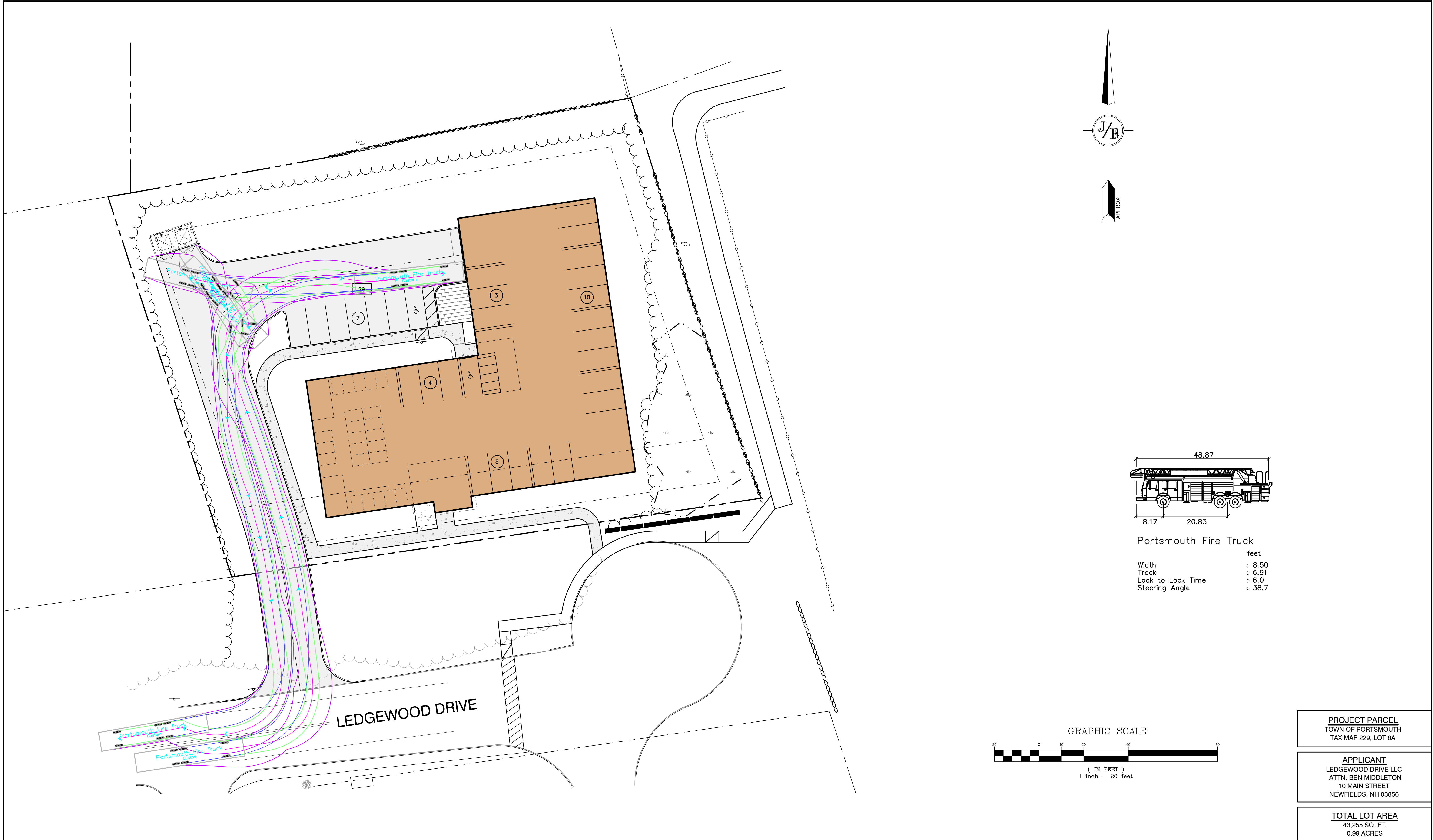
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Civil Engineering Services

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

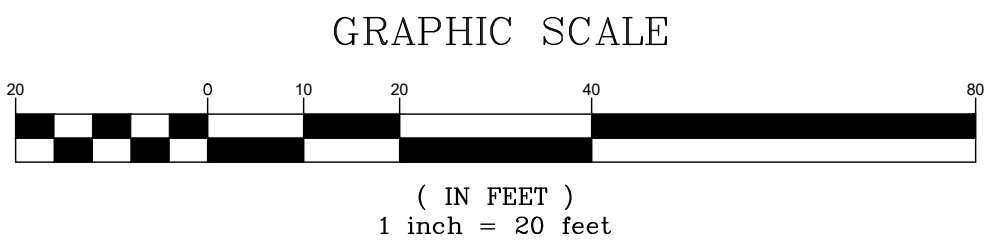
Plan Name:	LANDSCAPE PLAN
Project:	LEDGEWOOD DRIVE LLC LEDGEWOOD DRIVE, PORTSMOUTH, NH 03801
Owner of Record:	ST NICHOLAS GREEK ORTHODOX CHURCH 40 ANDREW JARVIS DRIVE, PORTSMOUTH, NH 03801

DRAWING No.
L2
SHEET 7 OF 15 JBE PROJECT NO. 25071.2



Portsmouth Fire Truck

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



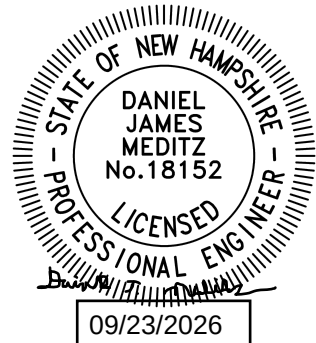
PROJECT PARCEL
TOWN OF PORTSMOUTH
TAX MAP 229, LOT 6A

APPLICANT
LEDGEWOOD DRIVE LLC
ATTN. BEN MIDDLETON
10 MAIN STREET
NEWFIELDS, NH 03856

TOTAL LOT AREA
43,255 SQ. FT.
0.99 ACRES

Design: DJM	Draft: TCR	Date: 01/08/26
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Drawing Name: 25071.2-PLAN.dwg		

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Suite 201
Exeter, NH 03833

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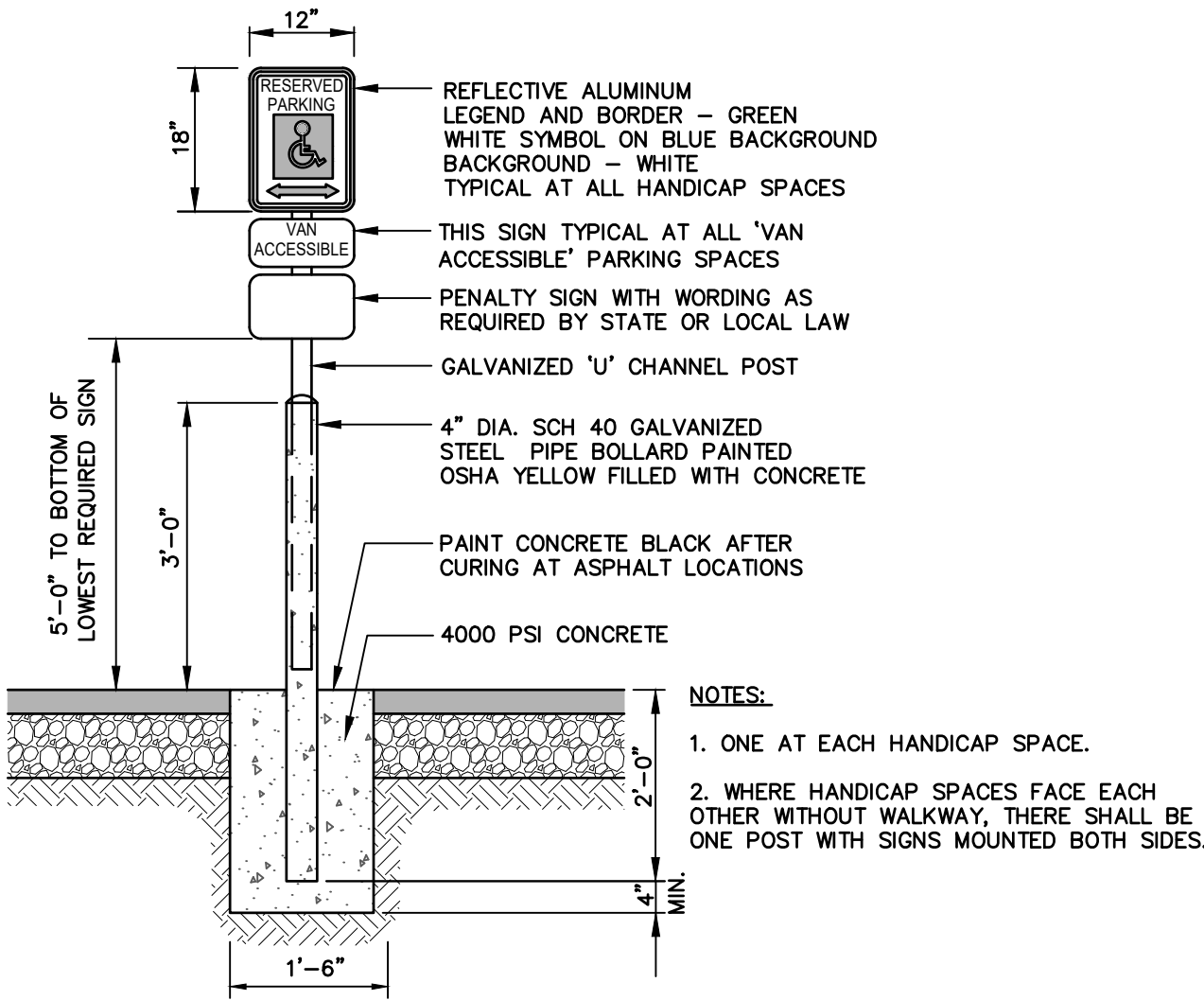
603-772-4746
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	TRUCK TURNING PLAN
Project:	LEDGEWOOD DRIVE LLC LEDGEWOOD DRIVE, PORTSMOUTH, NH 03801
Owner of Record:	ST NICHOLAS GREEK ORTHODOX CHURCH 40 ANDREW JARVIS DRIVE, PORTSMOUTH, NH 03801

DRAWING No.

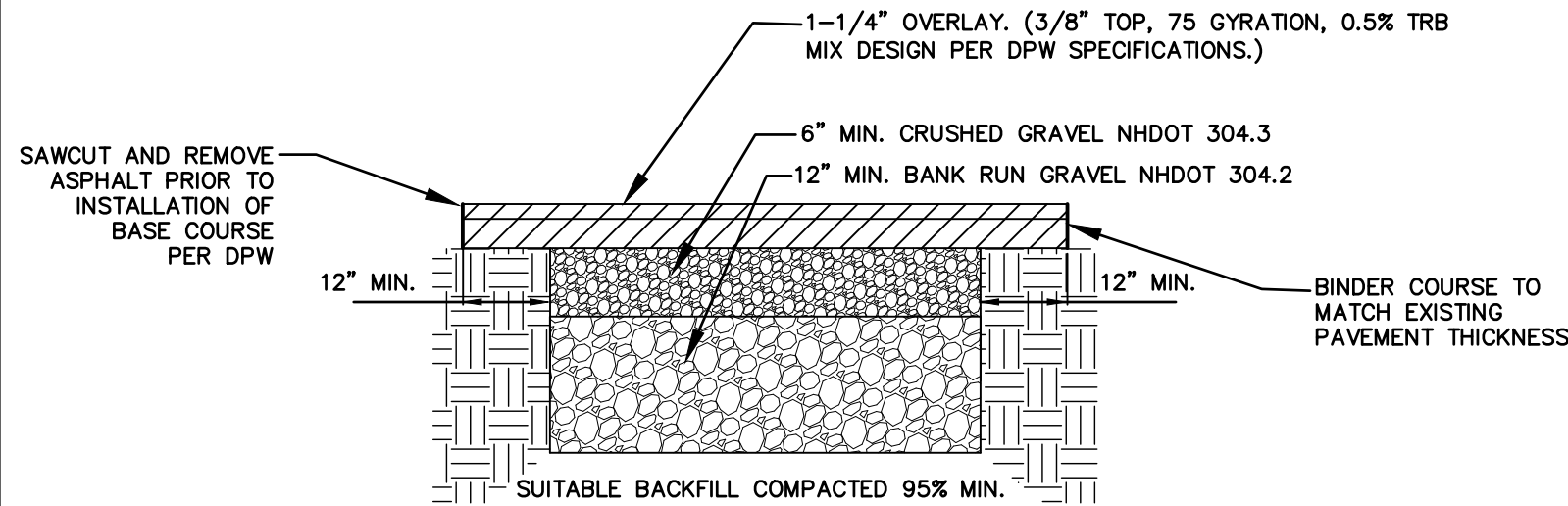
T1

SHEET 8 OF 15
JBE PROJECT NO. 25071.2



HANDICAP PARKING SIGN (R7-8)

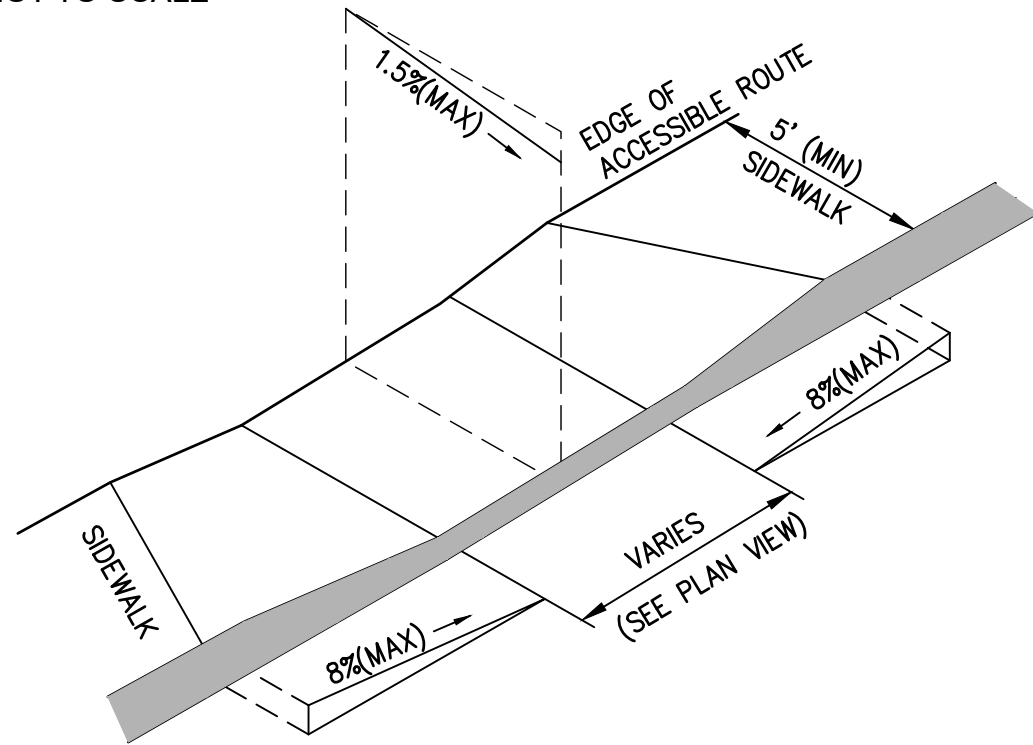
NOT TO SCALE



- 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.
- INSTALL BASE COURSE LEAVING A REVEAL FOR SURFACE COURSE.
- INSTALL SURFACE COURSE OF ASPHALT PAVING.
- 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.
- GRAVEL COMPACTIONS TO MEET 95% MINIMUM.

TYPICAL PAVEMENT REPAIR DETAIL

NOT TO SCALE

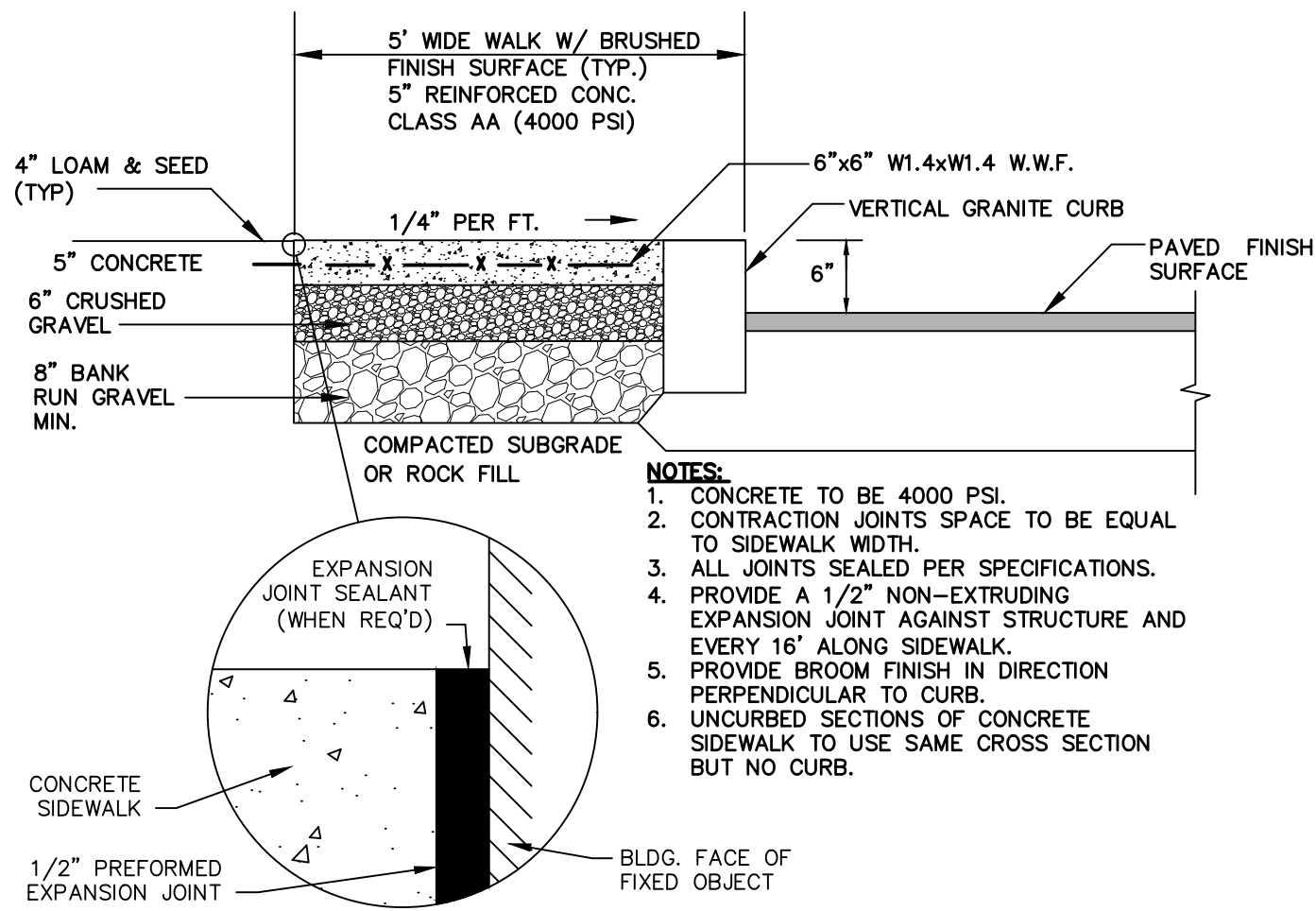


NOTES:

- THE MAXIMUM ALLOWABLE CROSS SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) AND CURB SHALL BE 1.5%.
- THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
- THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) CURB RAMPS SHALL BE 8%.
- 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.).
- CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
- BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
- SEE TYPICAL SECTION FOR RAMP CONSTRUCTION.

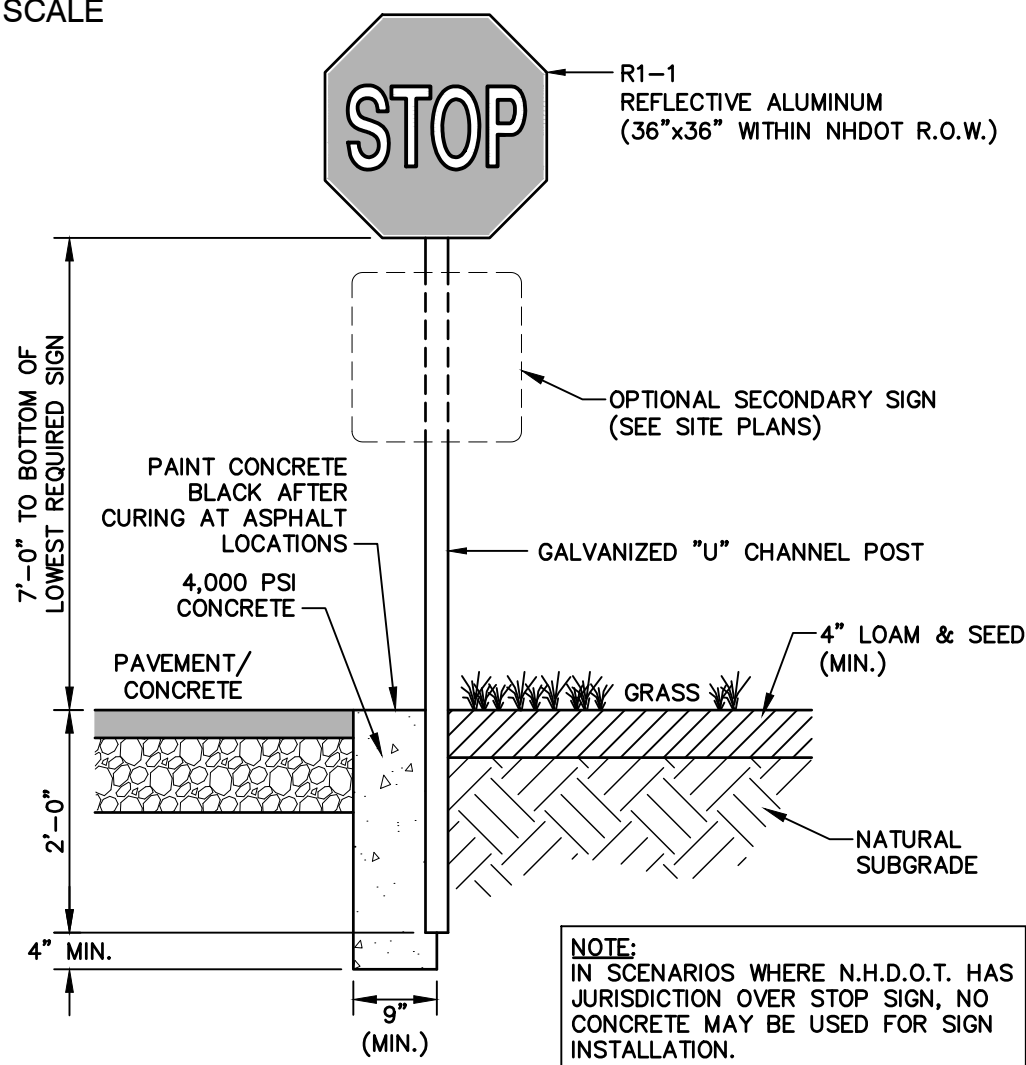
ACCESSIBLE CURB RAMP (TYPE 'A')

NOT TO SCALE



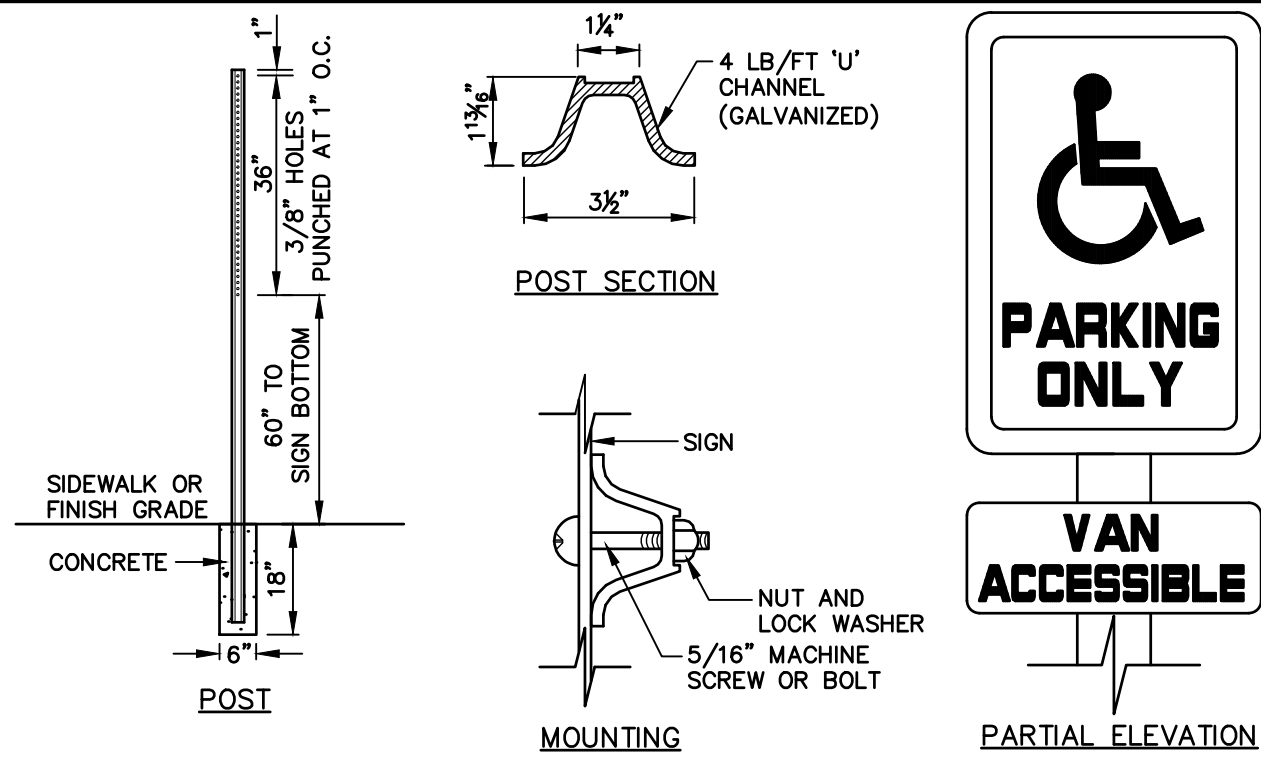
CONCRETE SIDEWALK W/ VERTICAL GRANITE CURB

NOT TO SCALE



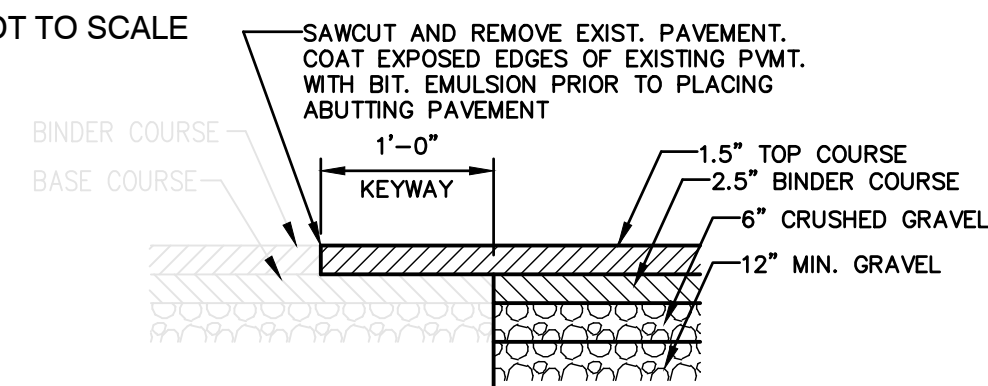
STOP SIGN (R1-1)

NOT TO SCALE



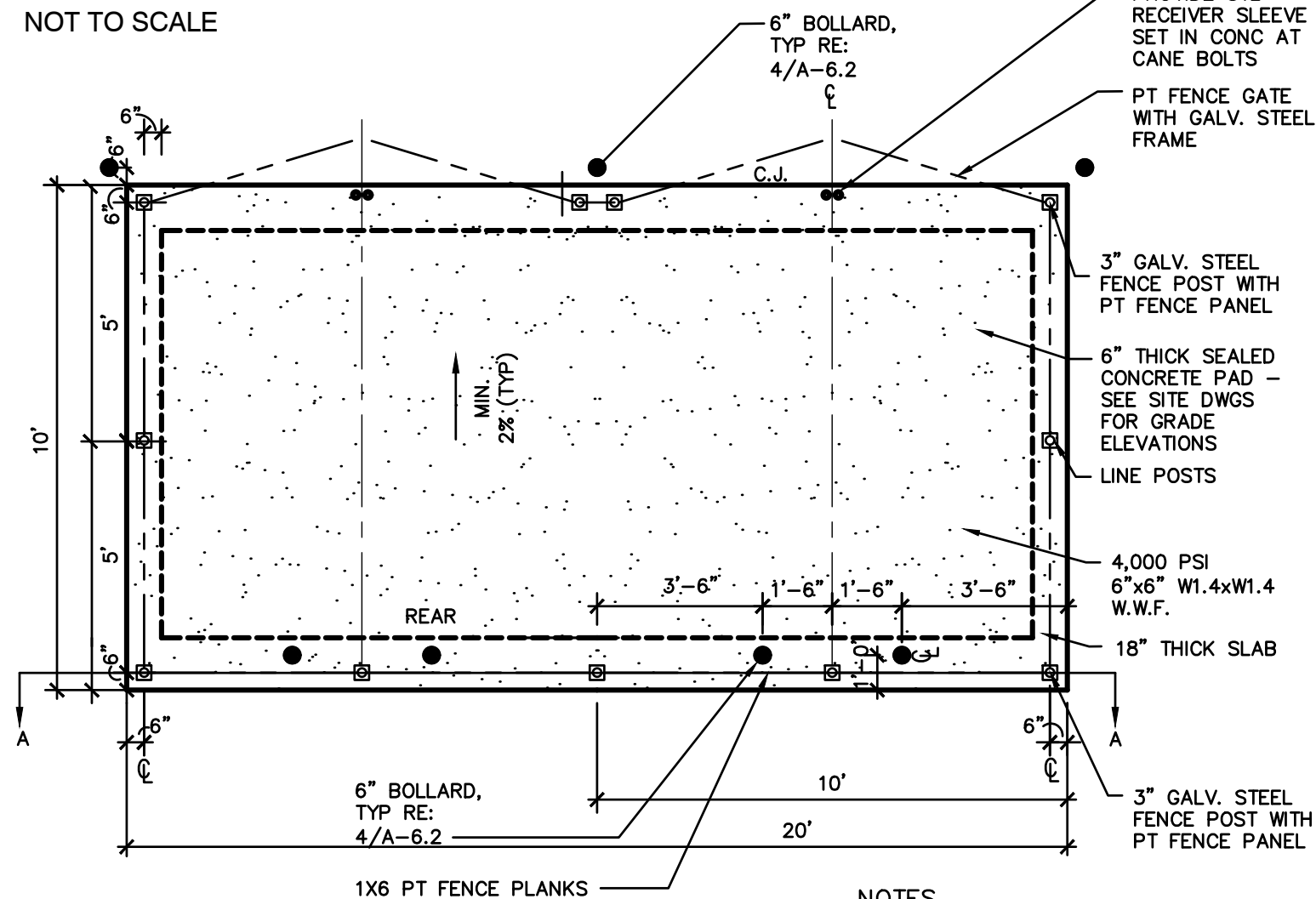
HANDICAP SIGN DETAILS

NOT TO SCALE

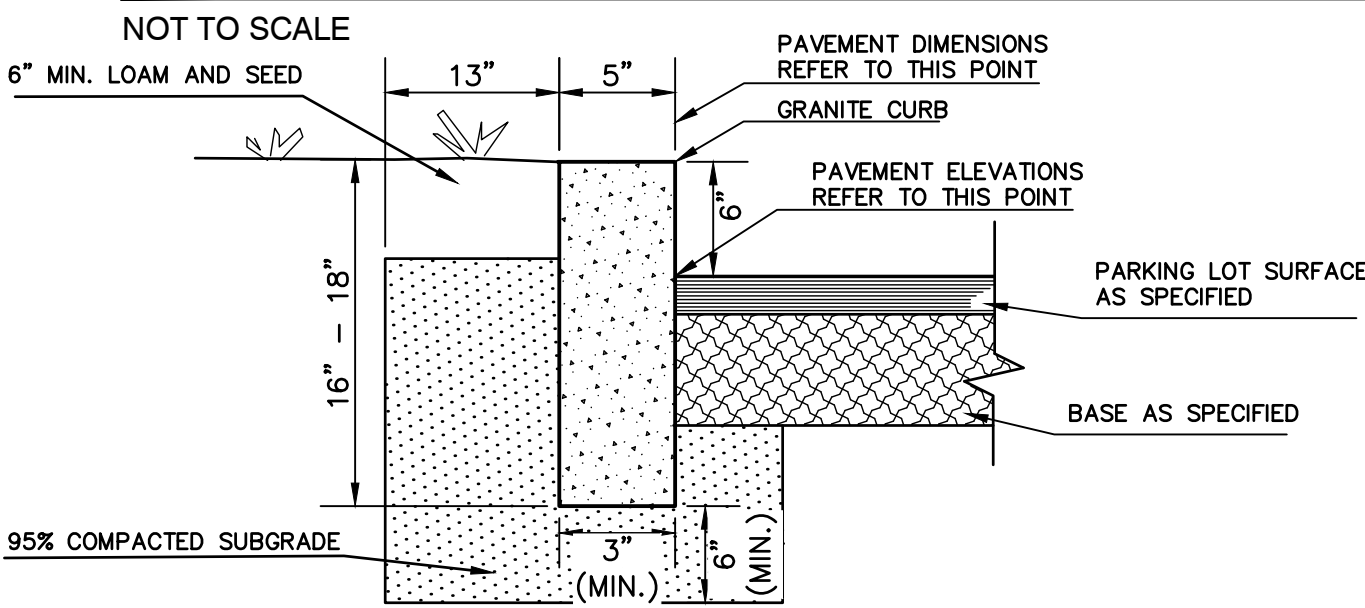


KEYWAY DETAIL FOR CONNECTION TO EXISTING PAVEMENT

NOT TO SCALE



DUMPSTER ENCLOSURE PLAN

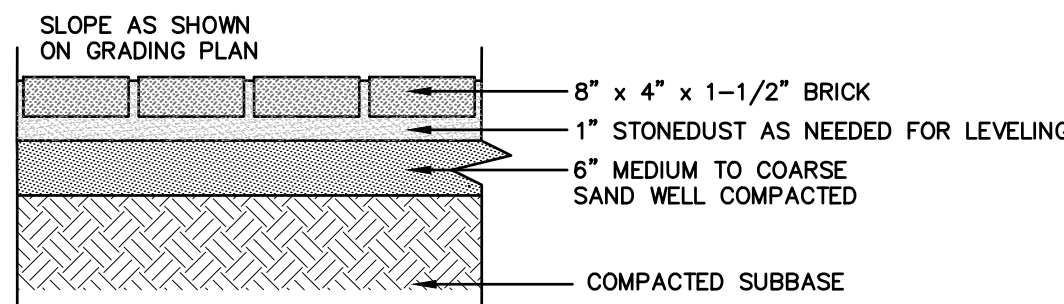


NOTES:

- EDGING TO BE PLACED PRIOR TO PLACING TOP SURFACE COURSE.
- JOINTS BETWEEN STONES SHALL BE MORTARED.

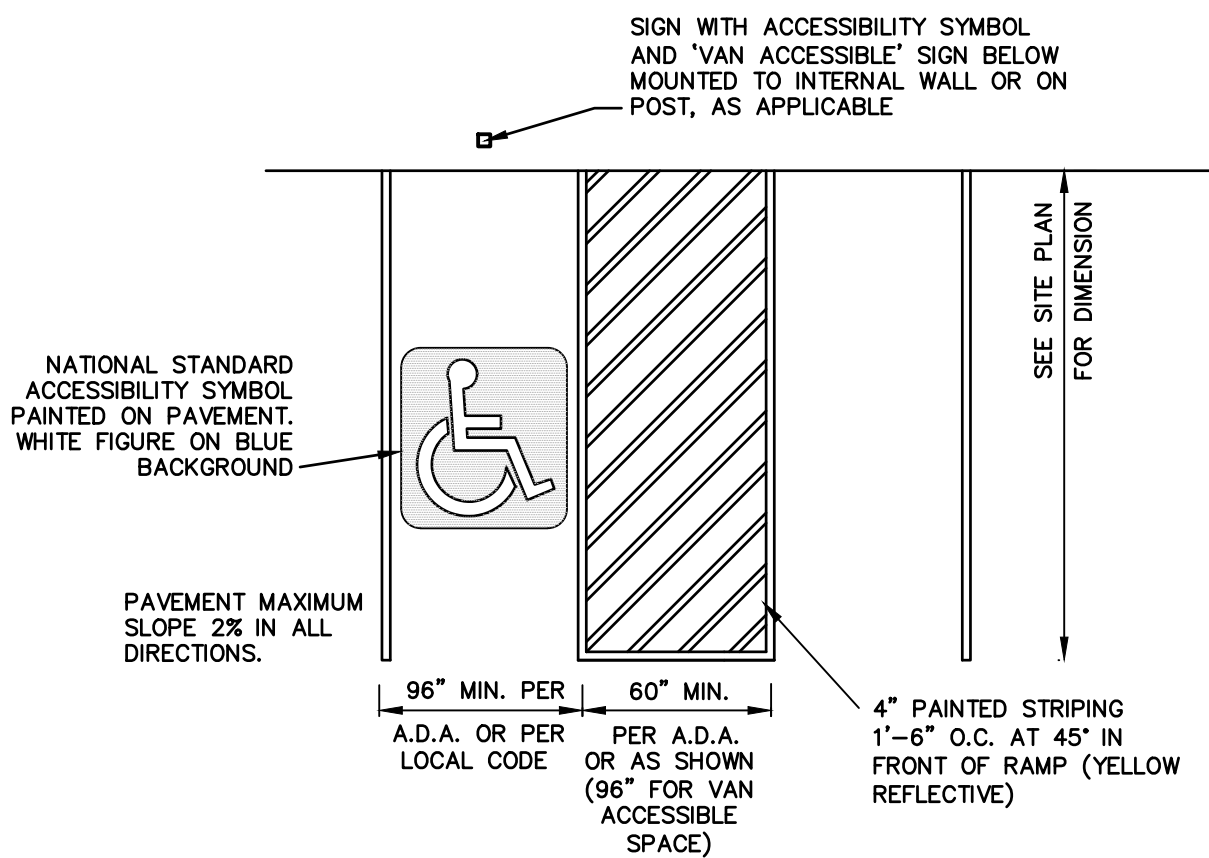
VERTICAL GRANITE CURB

NOT TO SCALE



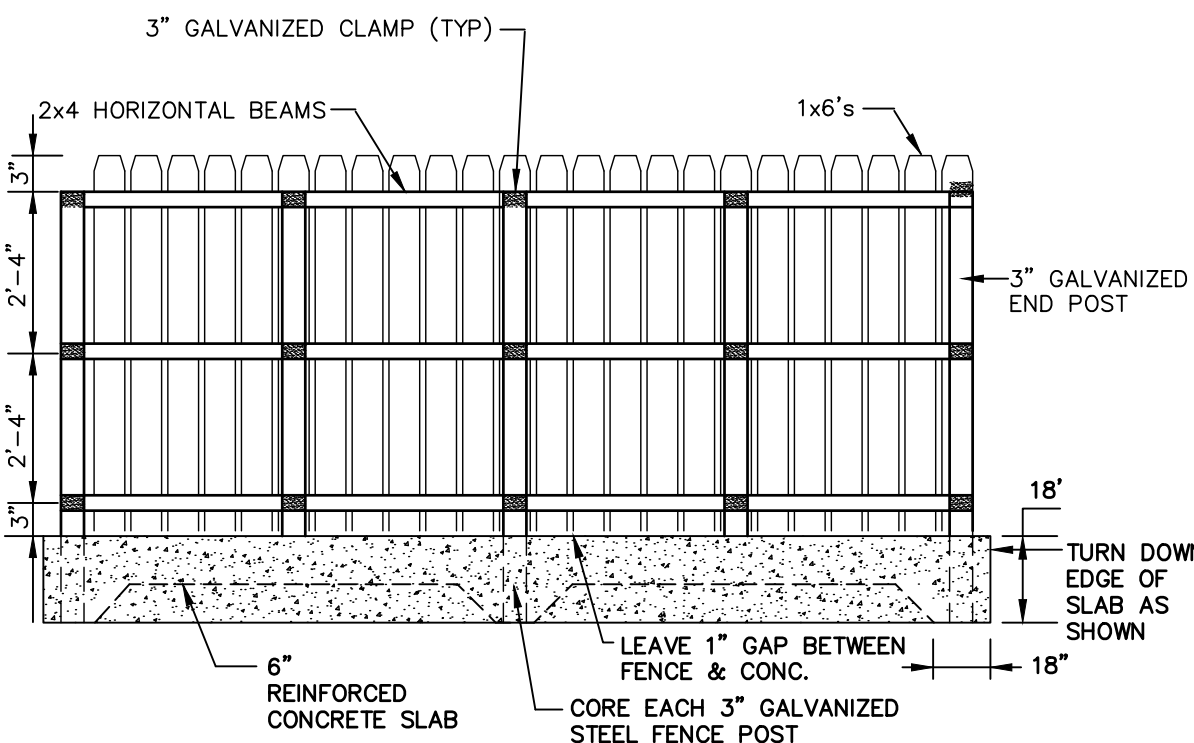
STANDARD BRICK PAVER

NOT TO SCALE

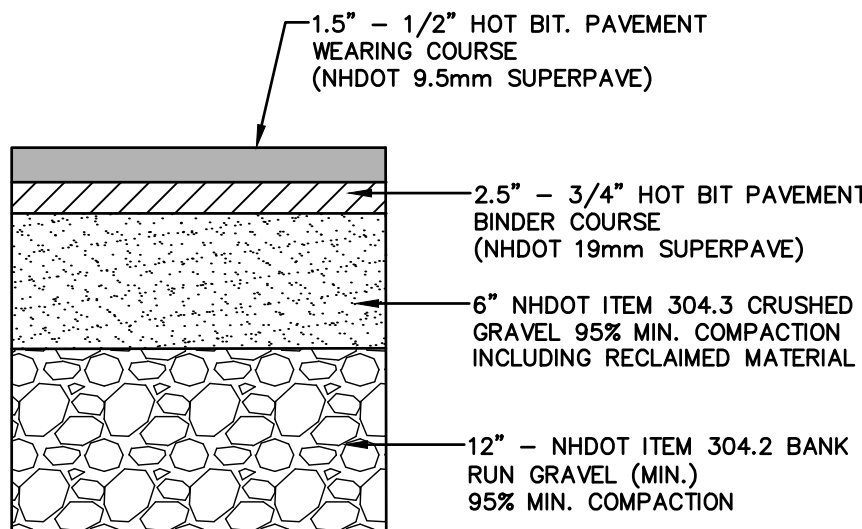


HANDICAP PARKING LAYOUT

NOT TO SCALE



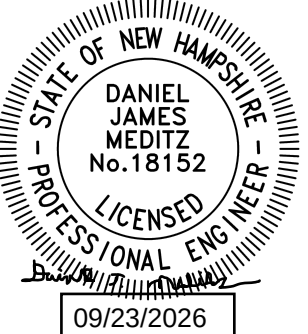
SECTION A-A



TYPICAL BITUMINOUS PAVEMENT

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Drawing Name: 25071.2-PLAN.dwg		
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J/B Jones & Beach Engineers, Inc.

100 Domain Dr.
Suite 201
Exeter, NH 03833

Civil Engineering Services

603-772-4746

E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	LEDGEWOOD DRIVE LLC LEDGEWOOD DRIVE, PORTSMOUTH, NH 03801
Owner of Record:	ST NICHOLAS GREEK ORTHODOX CHURCH 40 ANDREW JARVIS DRIVE, PORTSMOUTH, NH 03801

DRAWING No.
D1
SHEET 9 OF 15 JBE PROJECT NO. 25071.2

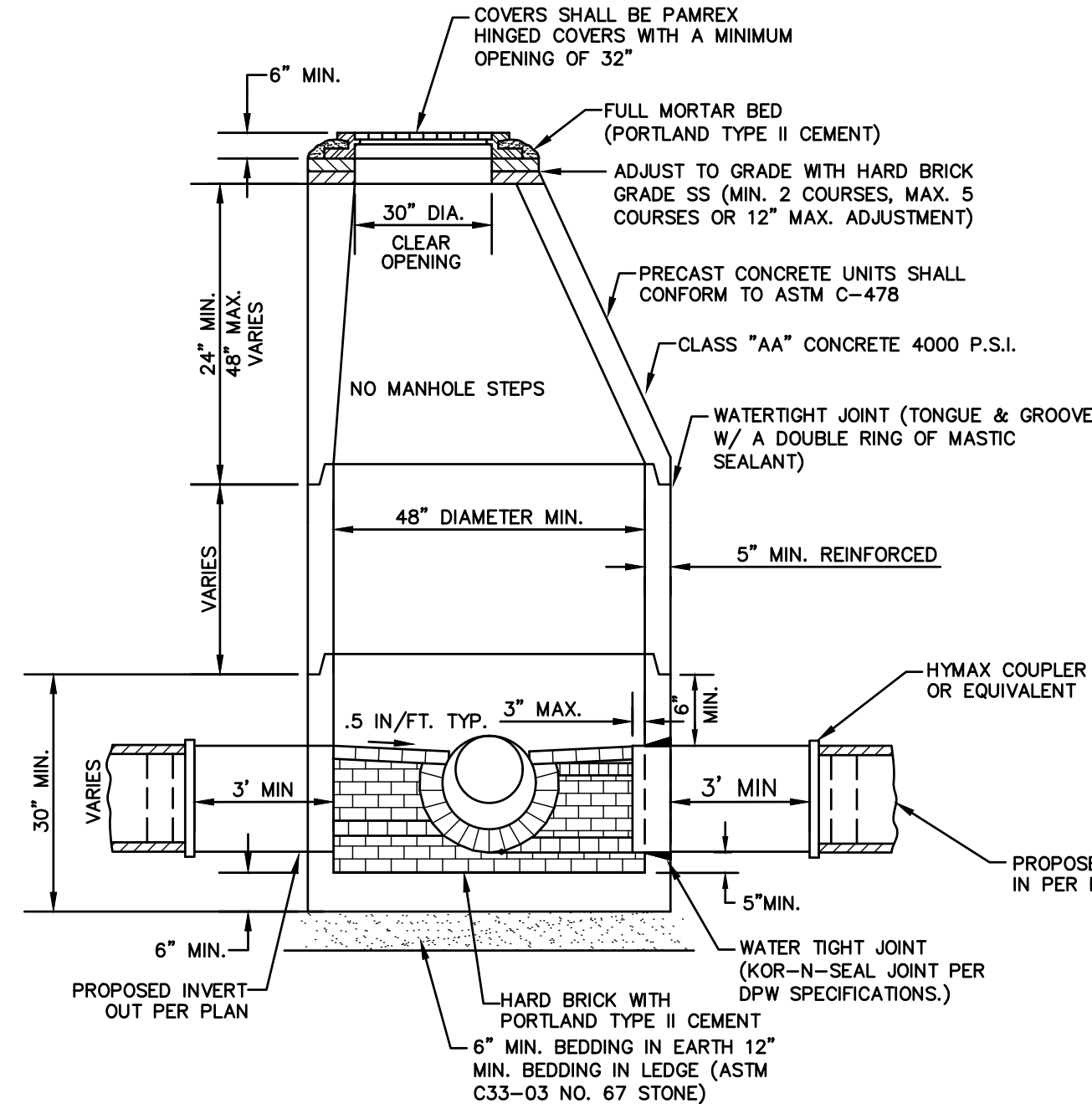


NOT TO SCALE



1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO PAVEMENT DETAILS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPECIFICATIONS.
3. 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.
4. W= MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12" DEEP 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.
5. 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.
6. 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).
7. 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).
8. PVC PIPE SHALL CONFORM WITH ASTM D3034 AND ASTM D2412.

NOT TO SCALE



NOTES:

1. PER NHDES ENV-WQ 704.13(c), THE MORTAR SPECIFICATION SHALL BE AS FOLLOWS:
 1. MORTAR SHALL BE COMPOSED OF PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION;
 2. PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE:
 - A. 4.5 PARTS SAND AND 1.5 PARTS CEMENT; OR
 - B. 4.5 PARTS SAND, ONE PART CEMENT AND 0.5 PART HYDRATED LIME;
 3. CEMENT SHALL BE TYPE II PORTLAND CEMENT CONFORMING TO ASTM C150-05;
 4. HYDRATED LIME SHALL BE TYPE S CONFORMING TO THE ASTM C207-06 'STANDARD SPECIFICATIONS FOR HYDRATED LIME FOR MASONRY PURPOSES';
 5. SAND SHALL CONSIST OF INERT NATURAL SAND CONFORMING TO THE ASTM C33-03 'STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES';
2. 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).
3. ALL MANHOLES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH ENV-WQ 704.17 (a) THROUGH (e).
4. SEWER MANHOLE COVERS SHALL CONFORM TO ASTM A48 WITH A CASTING EVIDENCE TO CLASS 30 IN ACCORDANCE WITH ENV-WQ 704.13 (a).
5. 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.
6. PORTSMOUTH STANDARD SEWER MANHOLE SHALL BE USED.
7. CONTRACTOR TO PURCHASE SEWER MANHOLE COVERS FROM THE CITY OF PORTSMOUTH DIRECTLY.
8. MANHOLE BASE SECTIONS SHALL BE MONOLITHIC TO A POINT AT LEAST 6" ABOVE THE HIGHEST INCOMING SEWER PIPE PER ENV-WQ 704.12 (e).
9. MANHOLE CASTINGS SHALL CONFORM TO ASTM A48 PER ENV-WQ 704.13 (a) (b).

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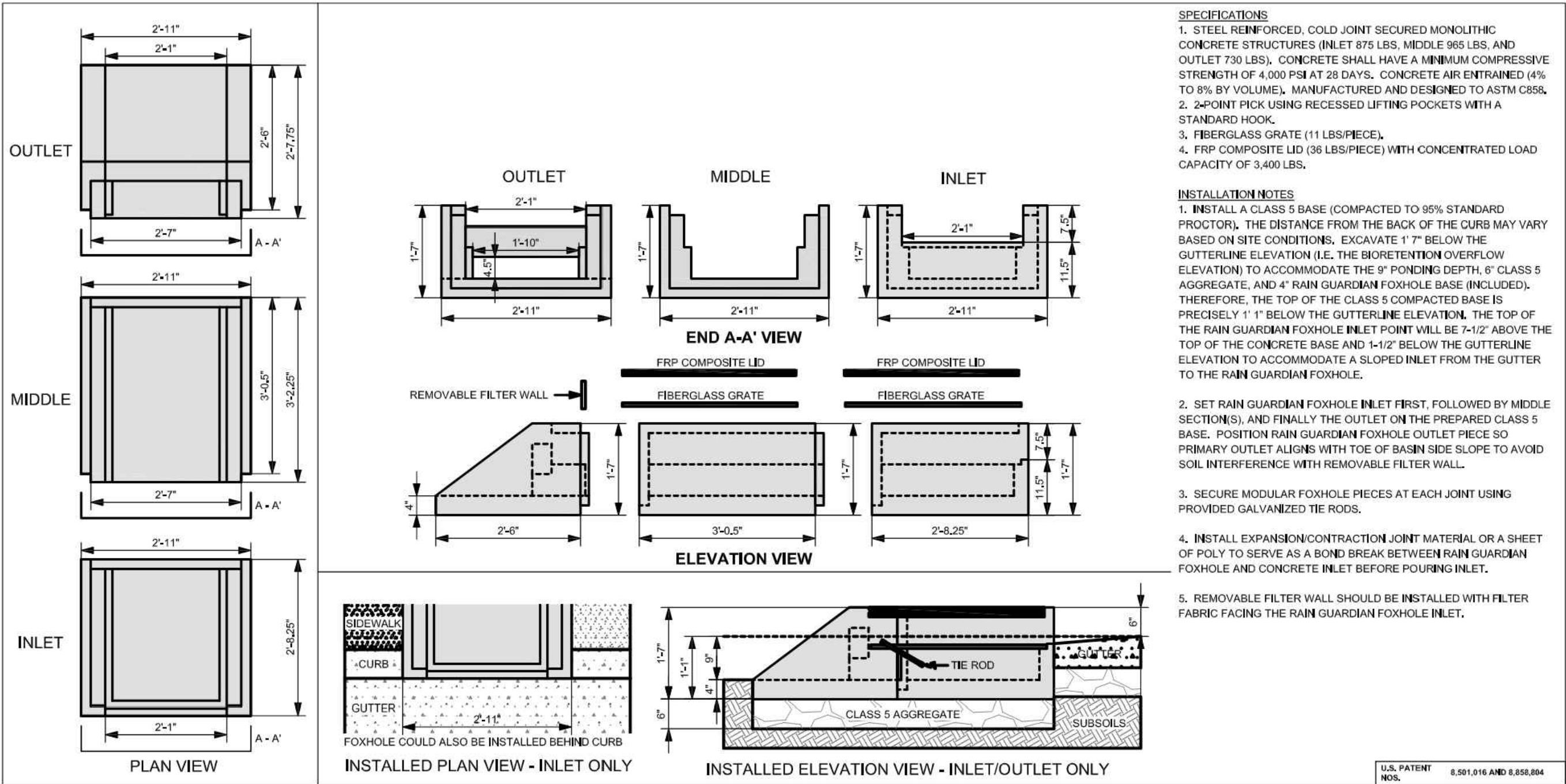
D2

SHEET 10 OF 15
JBE PROJECT NO. 25071.2

DRAWING No.

D3

SHEET 11 OF 15
JBE PROJECT NO. 25071.2

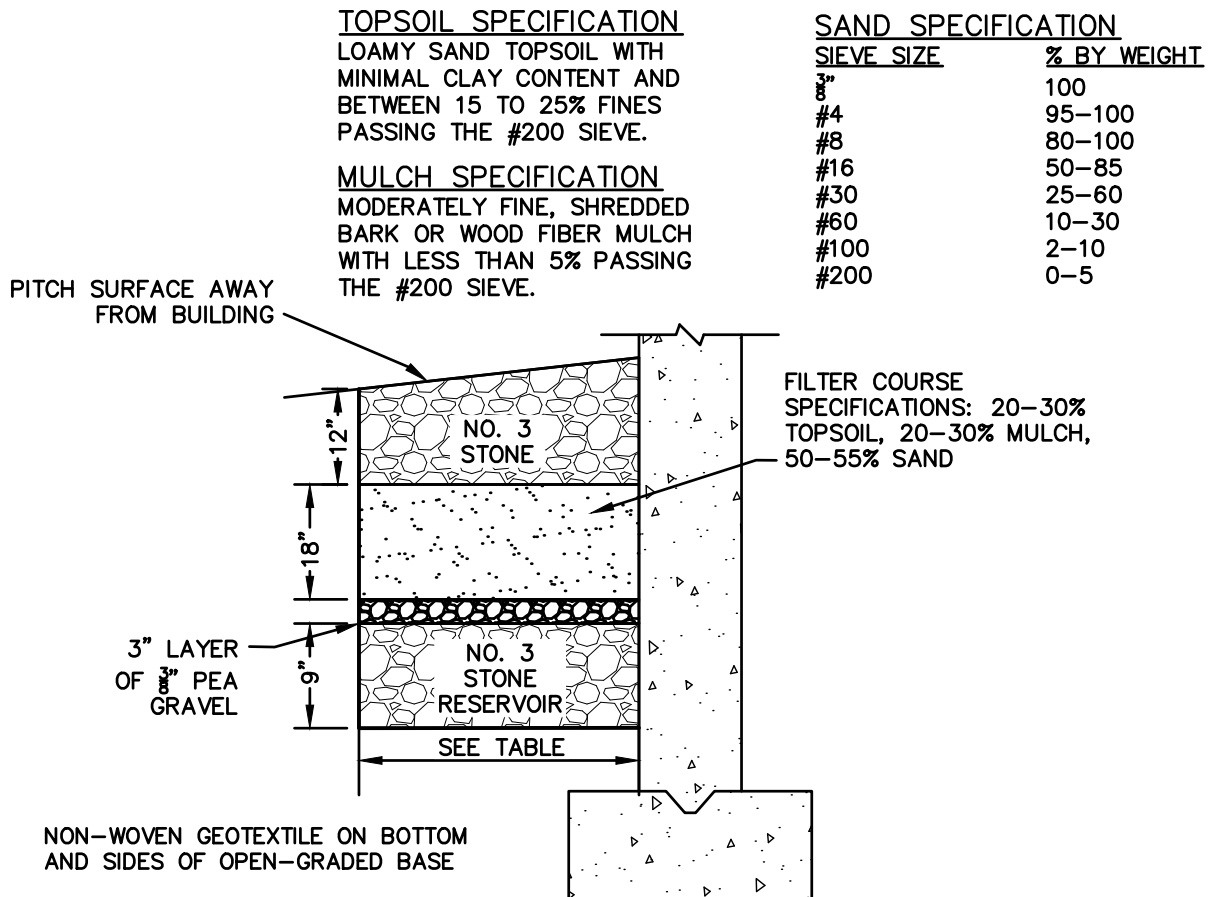


RAIN GARDIAN FOXHOLE MODULAR PRETREATMENT CHAMBER

NOT TO SCALE

- SPECIFICATIONS**
1. STEEL REINFORCED, COLD JOINT SECURED MONOLITHIC CONCRETE STRUCTURES (INLET 875 LBS, MIDDLE 965 LBS, AND OUTLET 730 LBS). CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. CONCRETE AIR ENTRAINMENT (4% TO 8% BY VOLUME), MANUFACTURED AND DESIGNED TO ASTM C896.
 2. 2-POINT PICK USING RECESSED LIFTING POCKETS WITH A STANDARD HOOK.
 3. FIBERGLASS GRATE (11 LBS/PIECE).
 4. FRP COMPOSITE LID (36 LBS/PIECE) WITH CONCENTRATED LOAD CAPACITY OF 3,400 LBS.
- INSTALLATION NOTES**
1. INSTALL A CLASS 5 BASE (COMPACTED TO 95% STANDARD PROCTOR). THE DISTANCE FROM THE BACK OF THE CURB MAY VARY BASED ON SITE CONDITIONS. EXCAVATE 1" BELOW THE GUTTERLINE ELEVATION (I.E. THE BIORETENTION OVERFLOW ELEVATION) TO ACCOMMODATE THE 9" PONDING DEPTH, 6" CLASS 5 AGGREGATE, AND 4" RAIN GUARDIAN FOXHOLE BASE (INCLUDED). THEREFORE, THE TOP OF THE CLASS 5 COMPACTED BASE IS PRECISELY 1" BELOW THE GUTTERLINE ELEVATION. THE TOP OF THE RAIN GUARDIAN FOXHOLE INLET POINT WILL BE 7-1/2" ABOVE THE TOP OF THE CONCRETE BASE AND 1-1/2" BELOW THE GUTTERLINE ELEVATION TO ACCOMMODATE A SLOPED INLET FROM THE GUTTER TO THE RAIN GUARDIAN FOXHOLE.
 2. SET RAIN GUARDIAN FOXHOLE INLET FIRST, FOLLOWED BY MIDDLE SECTION(S), AND FINALLY THE OUTLET ON THE PREPARED CLASS 5 BASE. POSITION RAIN GUARDIAN FOXHOLE OUTLET PIECE SO PRIMARY OUTLET ALIGNS WITH TOE OF BASIN SIDE SLOPE TO AVOID SOIL INTERFERENCE WITH REMOVABLE FILTER WALL.
 3. SECURE MODULAR FOXHOLE PIECES AT EACH JOINT USING PROVIDED GALVANIZED TIE RODS.
 4. INSTALL EXPANSION/CONTRACTION JOINT MATERIAL OR A SHEET OF POLY TO SERVE AS A BOND BREAK BETWEEN RAIN GUARDIAN FOXHOLE AND CONCRETE INLET BEFORE POURING INLET.
 5. REMOVABLE FILTER WALL SHOULD BE INSTALLED WITH FILTER FABRIC FACING THE RAIN GUARDIAN FOXHOLE INLET.

U.S. PATENT NO. 8,591,016 AND 8,558,804

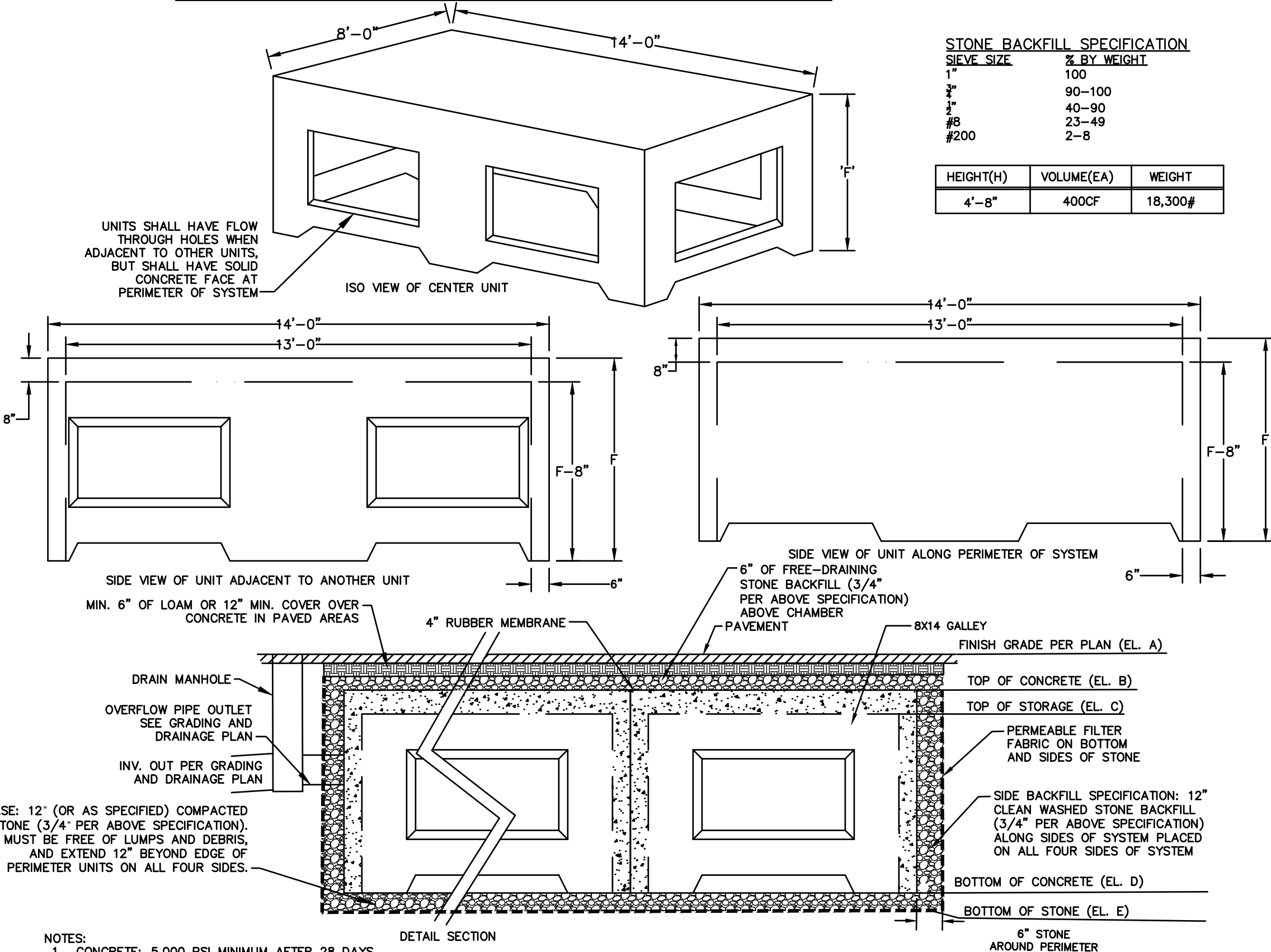


FILTRATION DRIFT EDGE DETAIL

NOT TO SCALE

CONTRACTOR ORDER SCHEDULE						
	FLOW-THROUGH HOLES ON ALL SIDES	NO FLOW-THROUGH HOLES ON ONE 8' SIDE	NO FLOW-THROUGH HOLES ON TWO 14' SIDES	NO FLOW-THROUGH HOLES ON TWO 8' AND ONE 14' SIDE	NO FLOW-THROUGH HOLES ON ONE 14' AND ONE 8' SIDE	NO FLOW-THROUGH HOLES ON ONE 14' SIDE
SYSTEM A	0	2	0	2	2	3
SYSTEM B	0	0	4	0	4	0

ELEVATION SCHEDULE						
	EL. A	EL. B	EL. C	EL. D	EL. E	F (HEIGHT)
SYSTEM A	>22.87	21.87	21.20	19.20	18.20	2.67'
SYSTEM B	>23.27	22.27	21.60	19.60	18.60	2.67'

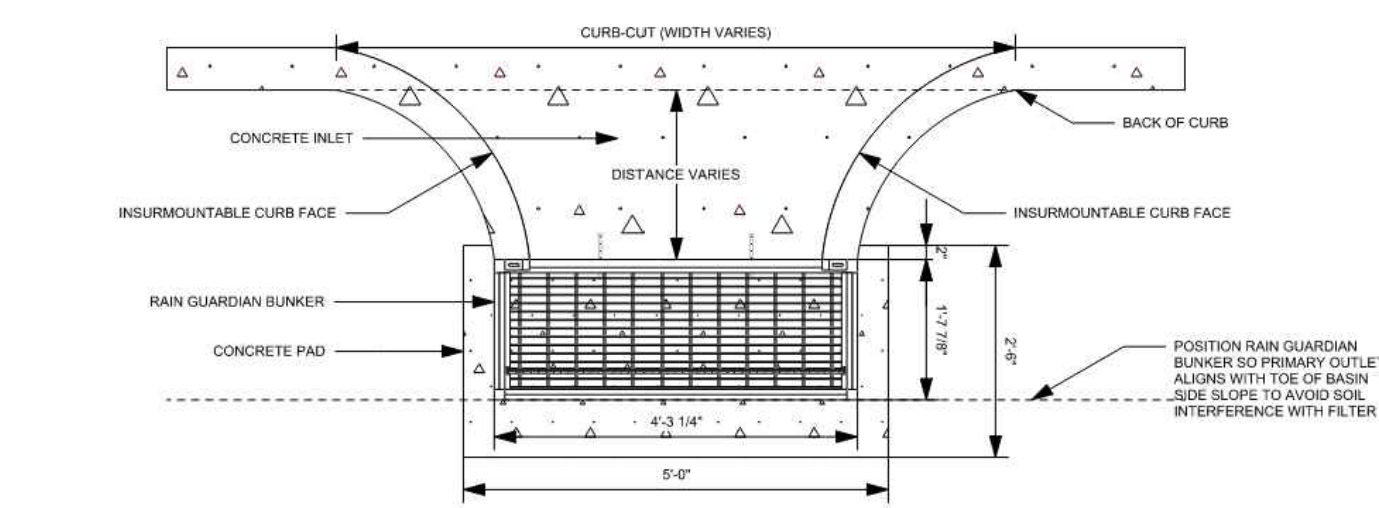


- NOTES:**
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
 2. DESIGNED FOR AASHTO HS-20 LOAD, 0 TO 5 FT COVER. CAN BE DESIGNED FOR ADDITIONAL COVER IF REQUIRED.
 3. STANDARD SLAB DESIGN WITHSTANDS 40KIP OUTRIGGER LOAD ON A 24" SQUARE PAD WITH 24" COVER OVER SLAB.
 4. CORE HOLE FOR MORTAR JOINT AT INVERT IN LOCATION(S). PROVIDE 1/4" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS SO AS TO BE WATERTIGHT.
 5. COMPACT SUBGRADE TO A BEARING CAPACITY OF AT LEAST 2000 PSF PRIOR TO PLACEMENT OF SYSTEM.
 6. GALLEY 8X14 UNITS THAT ARE ADJACENT TO OTHER UNITS ON ALL SIDES SHALL HAVE FLOW THROUGH HOLES ON ALL SIDES. UNITS THAT ARE NOT ADJACENT TO OTHER UNITS ON AT LEAST ONE SIDE SHALL HAVE A SOLID CONCRETE FACE ON THE SIDES ON THE UNIT THAT ARE NOT ADJACENT TO OTHER UNITS (ALONG PERIMETER OF SYSTEM).
 7. SEE OUTLET PIPE SIZES, INVERTS, AND MATERIALS ON GRADING AND DRAINAGE PLAN.

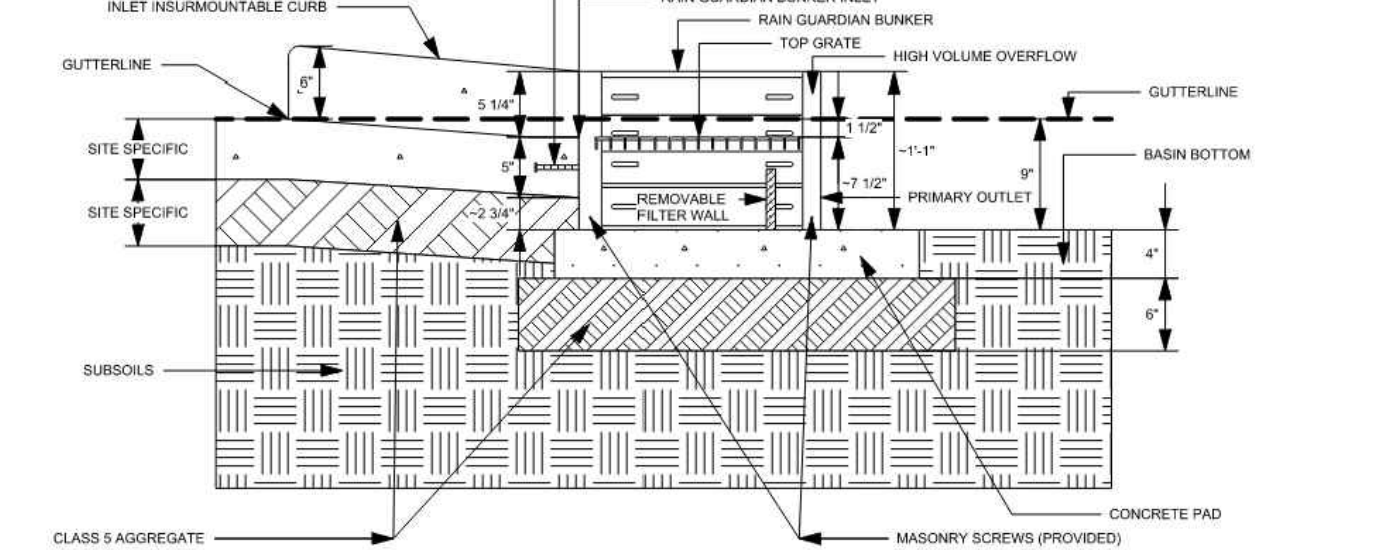
SHEA CONCRETE PRODUCTS "GALLEY 8x14"

NOT TO SCALE

PLAN VIEW



ELEVATION VIEW



PLAN VIEW NOTES

1. INLET WIDTH AND DISTANCE BETWEEN BACK OF CURB AND RAIN GUARDIAN BUNKER MAY VARY WITH SITE CONDITIONS. INSTALLATION FLUSH WITH THE BACK OF THE CURB CAN ALSO BE COMPLETED WITH THE RAIN GUARDIAN BUNKER.
2. CONCRETE PAD EXTENDS BEYOND THE FILTER WALL OF THE RAIN GUARDIAN BUNKER TO SERVE AS A SPLASH DISSIPATOR.

3D VIEWS



ELEVATION VIEW NOTES

1. THE TOP OF THE CLASS 5 BASE (COMPACTED TO 95% STANDARD PROCTOR) IS PRECISELY 1" BELOW THE GUTTERLINE ELEVATION.
2. THE TOP OF THE CONCRETE PAD IS PRECISELY 9" BELOW THE GUTTERLINE.

SPECIFICATIONS

1. CHAMBER CONSTRUCTED OF RECYCLED PLASTIC LUMBER (95%+) MANUFACTURED AND DESIGNED TO ASTM C1028, D6108, D6109, D6111, D6117, AND D6341 (54 LBS).
2. TOP GALVANIZED METAL GRATE (35 LBS, 1" THICK) - 316 LB CONCENTRATED LOAD OR 159 LB/SQ-FT UNIFORM LOAD.

INSTALLATION NOTES

1. INSTALL THE CONCRETE PAD WITH A 1" 10" OFFSET FROM THE BACK OF THE CURB TO ACCOMMODATE THE CONCRETE INLET. THIS DISTANCE MAY VARY BASED ON SITE CONDITIONS, BUT CONSIDERATIONS SHOULD INCLUDE SLOPE OF THE INLET AND BASIN SIDE SLOPES ADJACENT TO THE RAIN GUARDIAN BUNKER. POSITION RAIN GUARDIAN BUNKER SO PRIMARY OUTLET ALIGNS WITH TOE OF BASIN SIDE SLOPE TO AVOID SOIL INTERFERENCE WITH REMOVABLE FILTER WALL. THE CONCRETE PAD SHOULD BE REINFORCED WITH REBAR.
2. EXCAVATE 1" 7" BELOW THE GUTTERLINE ELEVATION (I.E. THE BIORETENTION OVERFLOW ELEVATION) TO ACCOMMODATE THE 9" PONDING DEPTH, 6" CLASS 5 AGGREGATE, AND 4" CONCRETE PAD TO WHICH THE RAIN GUARDIAN BUNKER WILL BE SECURED. THEREFORE, THE TOP OF THE FINISHED CONCRETE PAD IS PRECISELY 9" BELOW THE GUTTERLINE ELEVATION. THE TOP OF THE RAIN GUARDIAN BUNKER METAL GRATE WILL BE 7-1/2" ABOVE THE TOP OF THE CONCRETE PAD AND 1-1/2" BELOW THE GUTTERLINE ELEVATION TO ACCOMMODATE A SLOPED INLET FROM THE GUTTER TO THE RAIN GUARDIAN BUNKER.
3. THE RAIN GUARDIAN BUNKER SHOULD BE POSITIONED 2" FROM THE EDGE OF THE CONCRETE PAD CLOSEST TO THE BACK OF THE CURB. THEREFORE, THE RAIN GUARDIAN BUNKER WILL BE 2" FROM THE BACK OF THE CURB.
4. USING THE PILOT HOLE IN EACH OF THE FOUR CORNER POSTS, PREDRILL 5/32" HOLES INTO THE CONCRETE PAD WITH A 4-1/2" MASONRY BIT AND HAMMER DRILL.
5. SECURE RAIN GUARDIAN BUNKER TO CONCRETE PAD WITH FOUR 3/16" X 2-3/4" MASONRY SCREWS (PROVIDED).
6. INSTALL FRAMING FOR INLET BETWEEN RAIN GUARDIAN BUNKER AND BACK OF CURB. TOP ELEVATIONS OF THE FRAMING SHOULD MATCH THE TOP OF THE CURB ON THE STREET SIDE AND THE TOP OF THE RAIN GUARDIAN BUNKER ON THE BIORETENTION SIDE.
7. WHEN POURING THE CONCRETE INLET, ENSURE THE CARRIAGE BOLTS ON THE RAIN GUARDIAN BUNKER ARE SURROUNDED BY AT LEAST 2" OF CONCRETE ON ALL SIDES.
8. SIDE CURBS OF THE POURED INLET MUST HAVE AN INSURMOUNTABLE PROFILE TO PREVENT WATER FLOW FROM OVERTOPPING THE DOWNSTREAM SIDE OF THE INLET.
9. WRAP CABLE THROUGH TOP METAL GRATE AND SECURE WITH PROVIDED CLAMP. ENSURE SUFFICIENT SLACK EXISTS IN CABLE TO ALLOW FOR GRATE REMOVAL AND PLACEMENT IN CONCRETE INLET DURING CLEANING. REMOVABLE FILTER WALL SHOULD BE INSTALLED WITH FILTER FABRIC FACING THE RAIN GUARDIAN BUNKER INLET.

DEVELOPED/MANUFACTURED BY:



REVISION HISTORY

REV	BY	DATE	DESCRIPTION
A	MDH	02/22/2022	BUNKER - 9"

SCALAR VARIABLE
U.S. PATENT NO. 8,591,016 AND 8,558,804

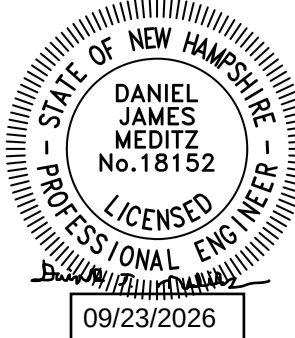


NOTE: THE 9" RAIN GUARDIAN BUNKER IS A NON-STANDARD PRODUCT AND REQUIRES ADVANCED NOTICE WHEN ORDERING.

RAIN GUARDIAN BUNKER PRETREATMENT CHAMBER BIORETENTION PONDING DEPTH: 9" TYPICAL DETAIL

Design: DJM	Draft: TCR	Date: 01/08/26
Checked: EMP	Scale: AS NOTED	Project No.: 25071.2
Drawing Name: 25071.2-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
2	09/22/26	REVISED PER TAC COMMENTS	DJM
1	09/01/26	UPDATED TITLE BLOCK	DJM
0	08/17/26	ISSUED FOR REVIEW	DJM

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

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Exeter, NH 03833

Civil Engineering Services

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

Plan Name:	DETAIL SHEET
Project:	LEDGEWOOD DRIVE LLC LEDGEWOOD DRIVE, PORTSMOUTH, NH 03801
Owner of Record:	ST NICHOLAS GREEK ORTHODOX CHURCH 40 ANDREW JARVIS DRIVE, PORTSMOUTH, NH 03801

DRAWING No.

D4

SHEET 12 OF 15
JBE PROJECT NO. 25071.2

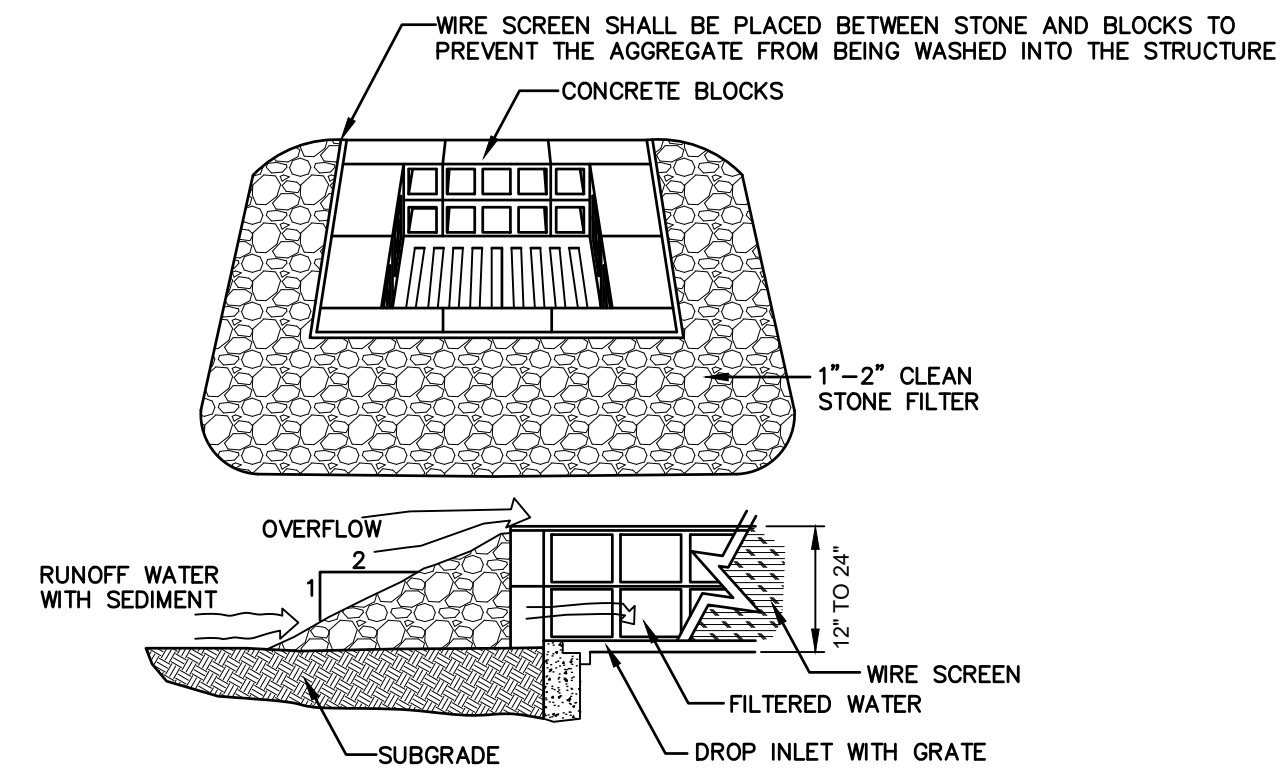
TEMPORARY EROSION CONTROL NOTES

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, 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. IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.

IN AREAS THAT WILL NOT BE PAVED, "STABLE MEANS THAT:

- a. A MINIMUM OF 85% VEGETATIVE COVER HAS BEEN ESTABLISHED IN A MANNER THAT IS EVENLY DISTRIBUTED OVER THE SITE, WITH NO LARGE AREAS OF BARE SOIL;
- b. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
- c. EROSION CONTROL BLANKETS HAVE BEEN INSTALLED IN ACCORDANCE WITH ENV-WQ 1506.03.

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.

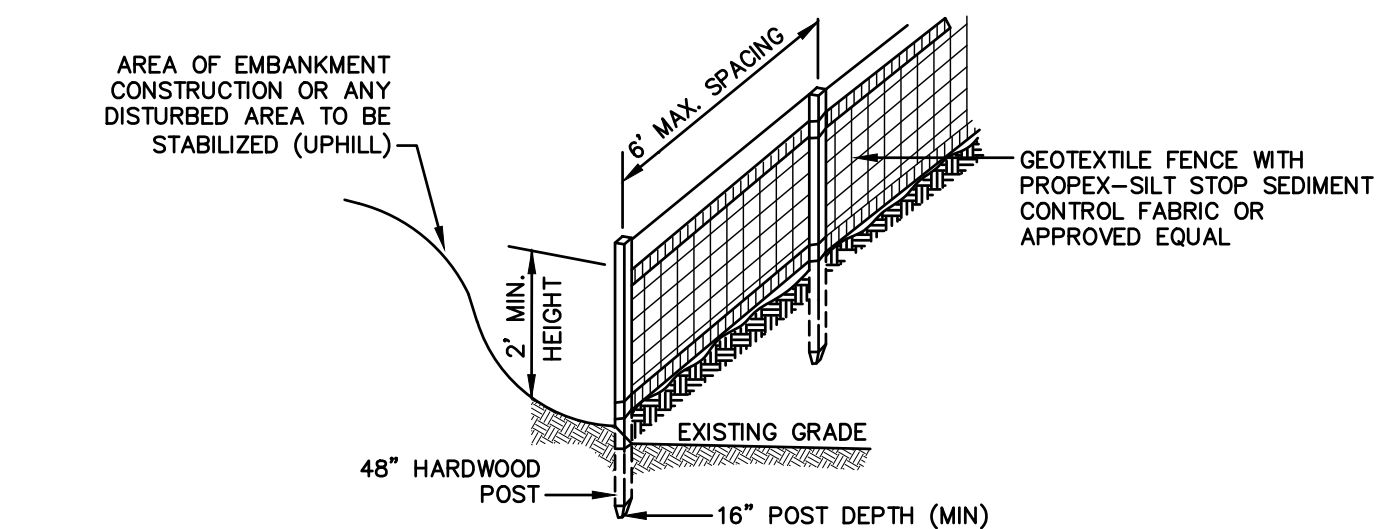


MAINTENANCE NOTE:

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 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

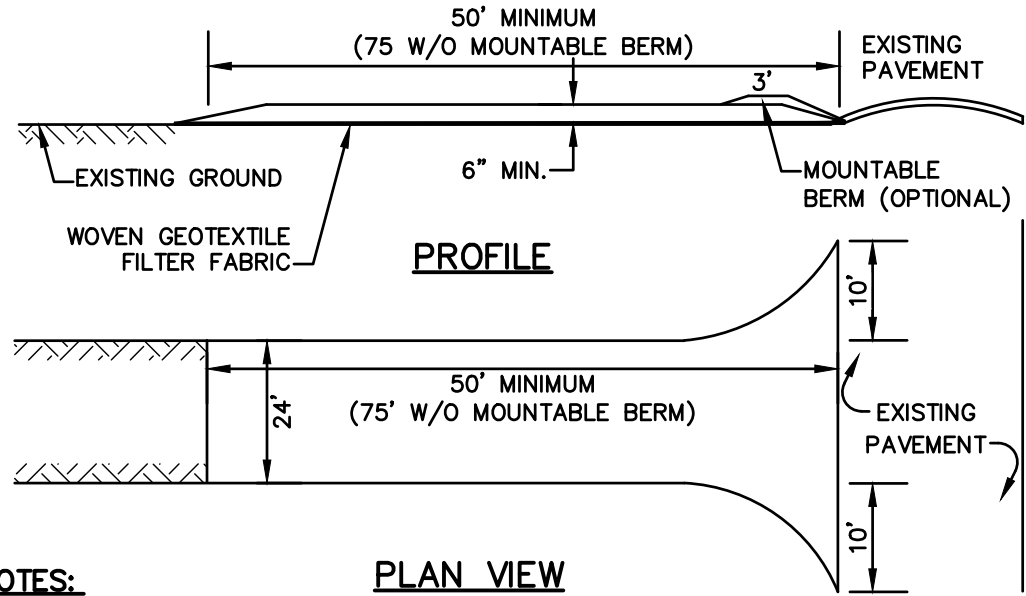


CONSTRUCTION SPECIFICATIONS:

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 6' 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

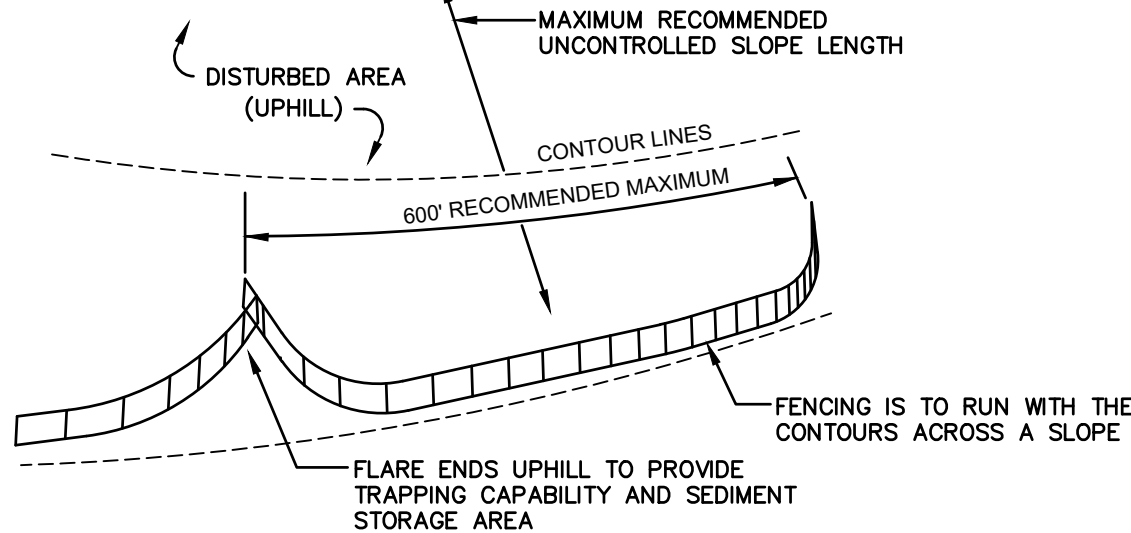


NOTES:

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 (CROWNVEITCH, BIRDSFOOT, TREFLOIL 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. HAY, 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
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	B	GOOD	GOOD	FAIR	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
	D	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/
	G	FAIR	EXCELLENT	EXCELLENT	2/
	H	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.					

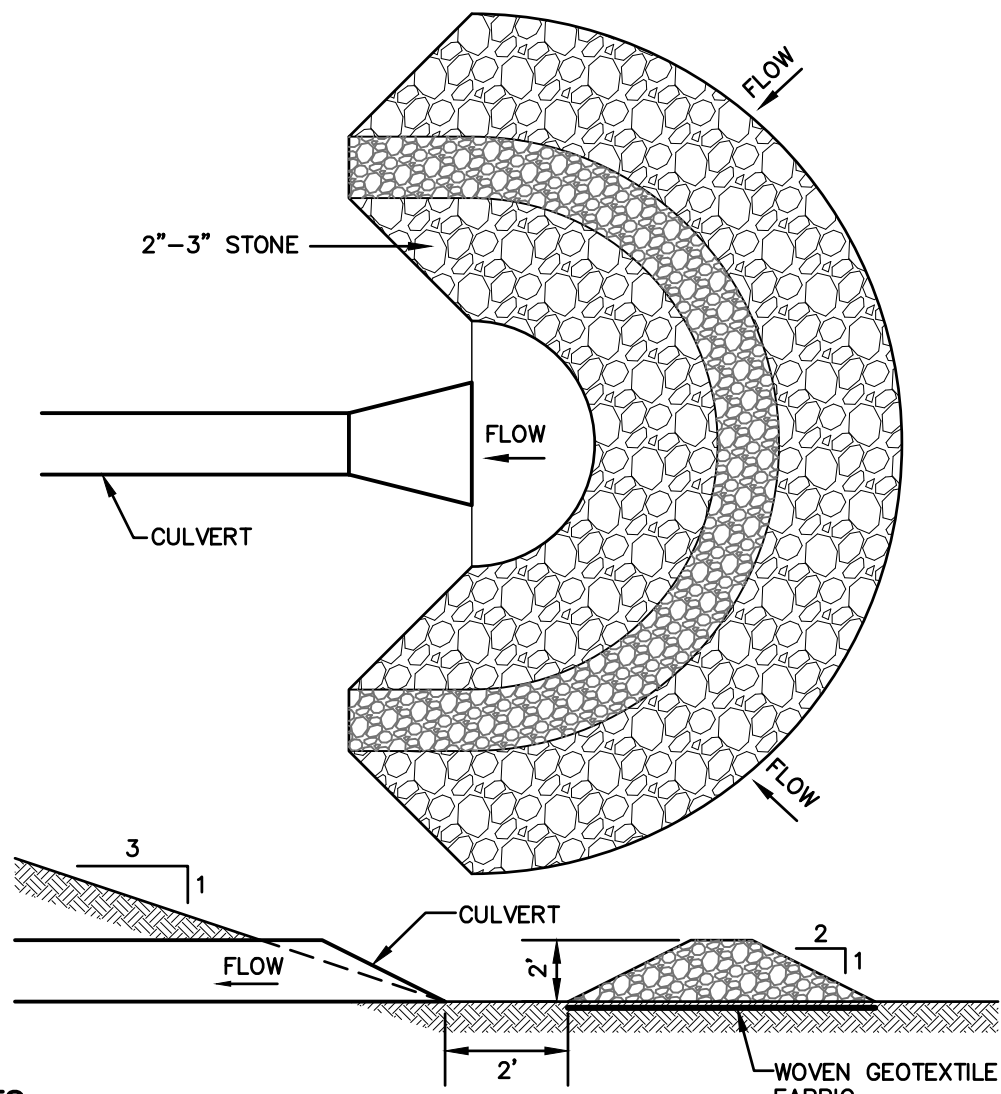
NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

SEEDING GUIDE

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE CREEPING RED FESCUE RED TOP TOTAL	20 20 2 42	0.45 0.45 0.05 0.95
	15 10 15 40	0.35 0.25 0.35 0.95
	30 40 OR 55	0.75 0.95 OR 1.35
	20 20 8 48	0.45 0.45 0.20 1.10
B. TALL FESCUE CREEPING RED FESCUE CROWN VETCH OR FLAT PEA TOTAL	20 20 50 90	0.45 0.45 1.15 2.05
	20 20 50 90	0.45 0.45 1.15 2.05
	20 20 50 90	0.45 0.45 1.15 2.05
	20 20 50 90	0.45 0.45 1.15 2.05
C. TALL FESCUE CREEPING RED FESCUE BIRDS FOOT TREFLOIL TOTAL	20 20 8 48	0.45 0.45 0.20 1.10
	20 20 8 48	0.45 0.45 0.20 1.10
	20 20 8 48	0.45 0.45 0.20 1.10
	20 20 8 48	0.45 0.45 0.20 1.10
D. TALL FESCUE FLAT PEA TOTAL	20 30 50	0.45 0.75 1.20
	20 30 50	0.45 0.75 1.20
	20 30 50	0.45 0.75 1.20
	20 30 50	0.45 0.75 1.20
E. CREEPING RED FESCUE 1/ KENTUCKY BLUEGRASS 1/ TOTAL	50 50 100	1.15 1.15 2.30
	50 50 100	1.15 1.15 2.30
	50 50 100	1.15 1.15 2.30
	50 50 100	1.15 1.15 2.30
F. TALL FESCUE 1	150	3.60
	150	3.60
	150	3.60
	150	3.60

*

SEEDING RATES



NOTES:

1. TEMPORARY CULVERT INLET PROTECTION CHECK DAMS SHALL BE CONSTRUCTED OF 2-3" STONE OVER WOVEN GEOTEXTILE FABRIC.
2. INLET PROTECTION MEASURES SHALL BE INSTALLED AT THE OPENINGS OF ALL EXISTING AND PROPOSED CULVERTS LOCATED BELOW (DOWNSTREAM) FROM AND WITHIN 100' OF THE PROJECT SITE.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURE WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE STRUCTURE.
4. STRUCTURES SHALL BE REMOVED WHEN THE SITE IS STABILIZED WITH VEGETATION AND THE CHANNEL SHALL BE SMOOTHED AND REVEGETATED.

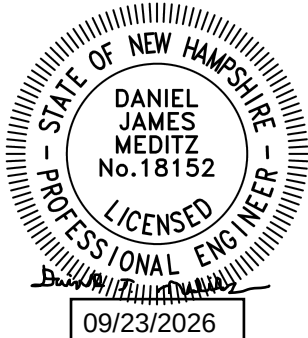
TEMPORARY CULVERT INLET PROTECTION CHECK DAM

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. WETLAND BOUNDARIES ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION.
3. CUT AND REMOVE TREES IN CONSTRUCTION AREA AS REQUIRED OR DIRECTED.
4. 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.
5. CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. THIS INCLUDES ANY REQUIRED DEMOLITION OF EXISTING STRUCTURES, UTILITIES, ETC.
6. 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.
7. STRIP LOAM PER THE RECOMMENDATIONS OF THE PROJECT ENGINEER AND STOCKPILE EXCESS MATERIAL. STABILIZE STOCKPILE AS NECESSARY.
8. PERFORM PRELIMINARY SITE GRADING IN ACCORDANCE WITH THE PLANS, INCLUDING THE CONSTRUCTION OF ANY RETAINING WALLS AND SOUND WALLS.
9. PREPARE BUILDING PAD(S) TO ENABLE BUILDING CONSTRUCTION TO BEGIN.
10. 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.
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 ABUTTING SUBGRADES AND/OR PROPERTY.
13. PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF 'SELECT' SUBGRADE MATERIALS.
14. PAVE ALL PARKING LOT 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 PARKING LOT AND DRIVEWAYS WITH 'FINISH' COURSE.
18. PARKING LOT AND DRIVEWAYS SHALL BE STABILIZED (PER REQUIREMENTS OF NHDES ENV-WQ 1502.61) 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 QUARTER-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: DJM	Draft: TCR	Date: 01/08/26
Checked: EMP	Scale: AS NOTED	Project No.: 25071.2
Drawing Name: 25071.2-PLAN.dwg		
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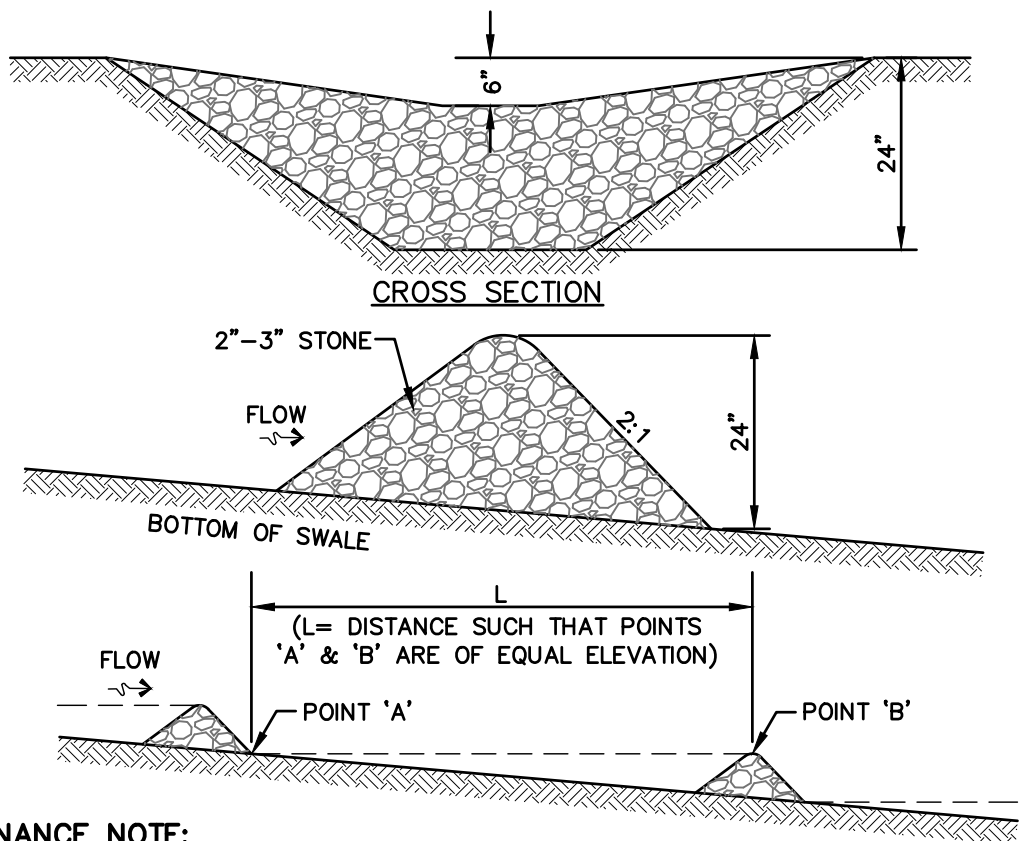


REV.	DATE	REVISION	BY
2	09/22/26	REVISED PER TAC COMMENTS	DJM
1	09/01/26	UPDATED TITLE BLOCK	DJM
0	08/17/26	ISSUED FOR REVIEW	DJM

Designed and Produced in NH	
J/B Jones & Beach Engineers, Inc.	
100 Domain Dr. Suite 201 Exeter, NH 03833	Civil Engineering Services 603-772-4746 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EROSION AND SEDIMENT CONTROL DETAILS
Project:	LEDGEWOOD DRIVE LLC LEDGEWOOD DRIVE, PORTSMOUTH, NH 03801
Owner of Record:	ST NICHOLAS GREEK ORTHODOX CHURCH 40 ANDREW JARVIS DRIVE, PORTSMOUTH, NH 03801

DRAWING No.
E1
SHEET 14 OF 15 JBE PROJECT NO. 25071.2

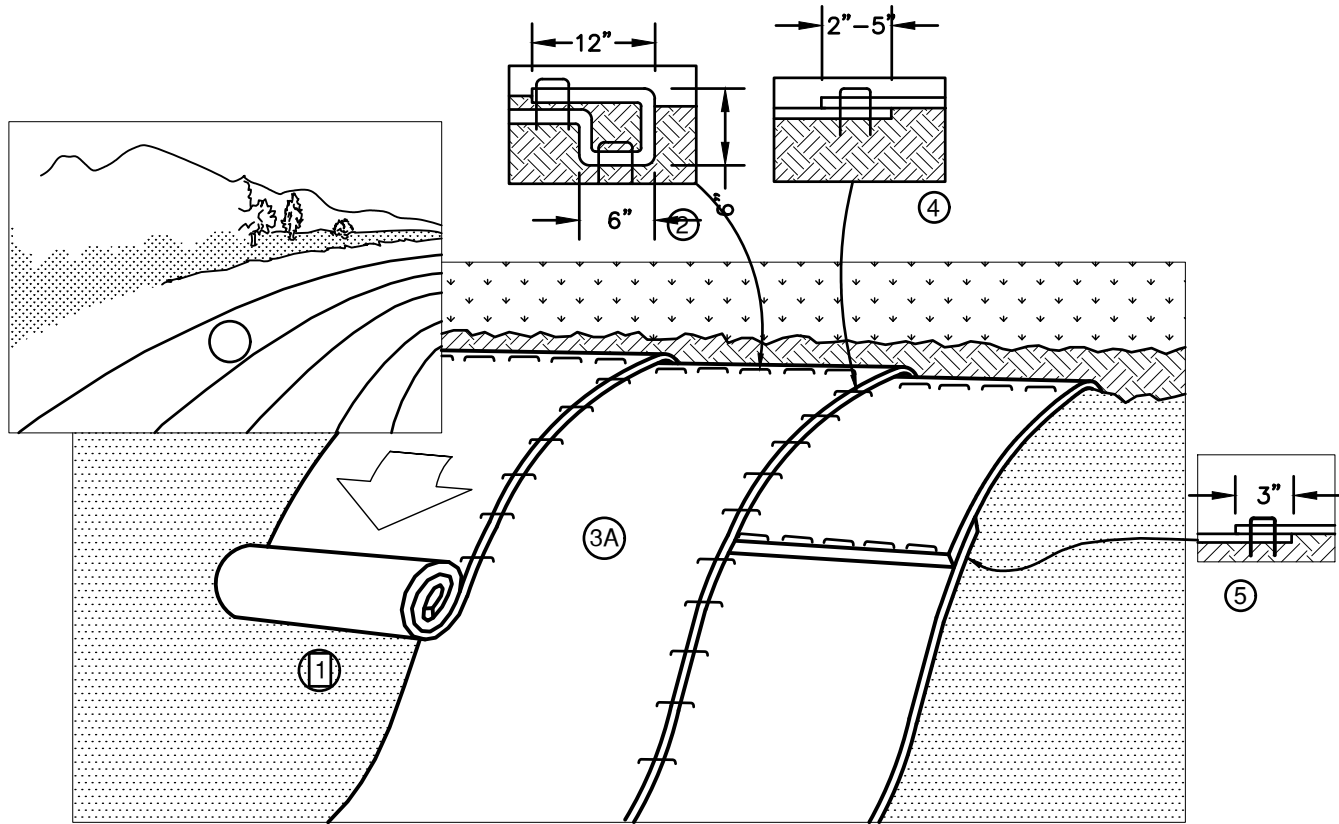


MAINTENANCE NOTE:

1. STONE CHECK DAMS SHOULD BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY NECESSARY REPAIRS SHOULD BE MADE IMMEDIATELY. PARTICULAR ATTENTION SHOULD BE GIVEN TO END RUN AND EROSION AT THE DOWNSTREAM TOE OF THE STRUCTURE. WHEN THE STRUCTURES ARE REMOVED, THE DISTURBED PORTION SHOULD BE BROUGHT TO THE EXISTING CHANNEL GRADE AND THE AREAS PREPARED, SEEDED AND MULCHED. WHILE THIS PRACTICE IS NOT INTENDED TO BE USED PRIMARILY FOR SEDIMENT TRAPPING, SOME SEDIMENT WILL ACCUMULATE BEHIND THE STRUCTURES. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURES WHEN IT HAS ACCUMULATED TO ONE HALF OF THE ORIGINAL HEIGHT OF THE STRUCTURE.

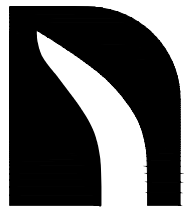
STONE CHECK DAM

NOT TO SCALE



NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM™, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP. DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

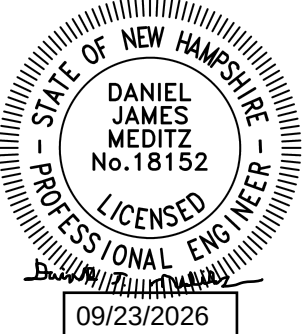


NORTH AMERICAN GREEN
14649 HIGHWAY 41 NORTH
EVANSVILLE, INDIANA 47725
1-800-772-2040

EROSION CONTROL BLANKET SLOPE INSTALLATION
(North American Green SC150BN)

NOT TO SCALE

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J/B

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Civil Engineering Services
E-MAIL: JBE@JONESANDBEACH.COM

603-772-4746

Plan Name:	EROSION AND SEDIMENT CONTROL DETAILS
Project:	LEDGEWOOD DRIVE LLC LEDGEWOOD DRIVE, PORTSMOUTH, NH 03801
Owner of Record:	ST NICHOLAS GREEK ORTHODOX CHURCH 40 ANDREW JARVIS DRIVE, PORTSMOUTH, NH 03801

DRAWING No.
E2
SHEET 15 OF 15 JBE PROJECT NO. 25071.2

JONES & BEACH ENGINEERS INC.

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

Tree Picture Log

Image #1



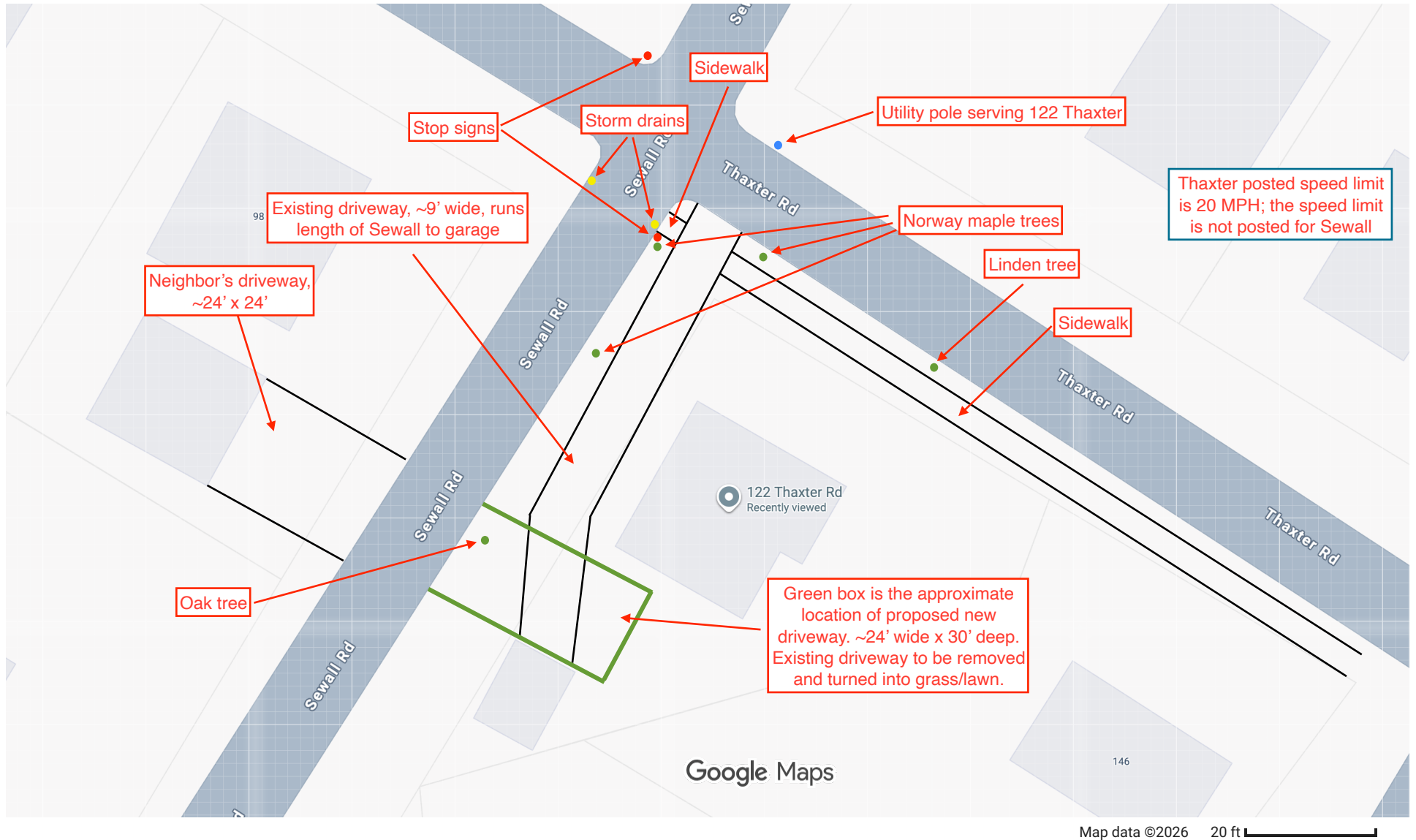
Image #2



Image #3



Google Maps



JONES & BEACH ENGINEERS INC.

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

October 06, 2026

Portsmouth Department of Public Works
Attn: Zach Cronin
680 Peverly Hill Road
Portsmouth, NH 03801

**RE: Tree Removal Letter
Ledgewood Drive, Portsmouth, NH
Tax Map 229, Lot 6A
JBE Project No. 25071.2**

Dear Mr. Cronin,

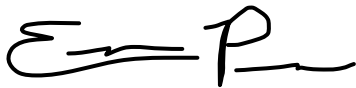
Jones & Beach Engineers, Inc., respectfully submits a Right of Way tree removal request for review on behalf of the applicant, Martini Northern LLC. We request to be heard by the Trees & Public Greenery Committee in order to remove the existing trees along our frontage on Ledgewood Drive for the installation of a sidewalk, utility work, driveway, and grading for stormwater flow.

Please contact me if you have any questions. Thank you very much for your time.

Included with this submission are the following:

1. One copy of the Plan set.
2. One copy of Photo Log.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Erik Poulin
Project Manager

cc:

Maxwell Wiater, Certified Arborist (via email)
Zach Cronin, Assistant City Engineer (via email)