

JONES & BEACH ENGINEERS INC.

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

January 21, 2020

Portsmouth Planning Board
Attn: Dexter Legg
1 Junkins Avenue, Suite 3rd Floor
Portsmouth, NH 03801

**RE: Response Letter 2 – TAC Comments
3110 Lafayette Road & 65 Ocean Road, Portsmouth, NH
Tax Map 292, Lots 151-1 & 151-2
JBE Project No. 18165**

Dear Mr. Legg,

We are in receipt of comments from Jillian Harris dated January 7, 2020. Review comments are listed below with our responses in bold.

1. *The proposed driveway will not be allowed by NHDOT. How will you be providing access to the site?*
RESPONSE: We are in discussions with NHDOT about upgrading the current access on Ocean Road. We are ultimately removing one curb cut on Lafayette Rad and this parcel & house is the original so we feel strongly that we are allowed one driveway.
2. *Truck turning plan based on should be Portsmouth Fire Department's Tower 5.*
RESPONSE: The attached truck turning plan was designed using the Portsmouth Fire Department's Tower 5 truck.
3. *Support brackets should be considered for the doorway canopies.*
RESPONSE: Support brackets have been added to the doorway canopies.
4. *The lot line adjustment and consolidation plan has already been approved by Planning Board.*
RESPONSE: No response necessary.
5. *It would be preferable to the City that the sewerage leaving the site get routed to Ocean Road. If sewer is routed to Lafayette Road as shown, it needs to flow by gravity all the way to Rye only to get pumped back to the manhole at Ocean and Lafayette.*
RESPONSE: The sewer was analyzed to flow gravity to Ocean but unfortunately does have adequate cover. We have included exhibits for your review and have kept the design the same as previously submitted.

6. *We are still not convinced that the stormwater management area will not increase the groundwater elevation on the adjacent property causing them permanent impact. While the adjacent monument "store" has no basement, the home 50' away from the system does. A groundwater mounding analysis must be performed and reviewed by third party. Third party should also review the stormwater design for the parcel.*

RESPONSE: A groundwater mounding analysis has been performed and is included with this submission.

7. *Sewer laterals entering the common private sewer need to be spread out a bit so that they are constructible.*

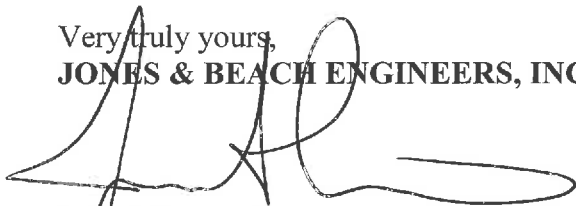
RESPONSE: Sewer laterals entering the common private sewer have been spread out so they are in separate trenches instead of one trench.

Included with this response letter are the following:

1. Three (3) Revised Full Size Plan Set Folded.
2. Seven (7) Revised Half Size Plan Set Folded.
3. Truck Turning Plan.
4. Groundwater Mounding Analysis.
5. Sewer Exhibits.

Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Joseph Coronati
Vice President

cc: Tuck Realty Corp., Applicant (letter and plans via email)
Tim Phoenix (letter and plans via email)
Mike Keane (letter and plans via email)

CONDOMINIUM SITE PLAN

OCEAN ROAD CONDOS

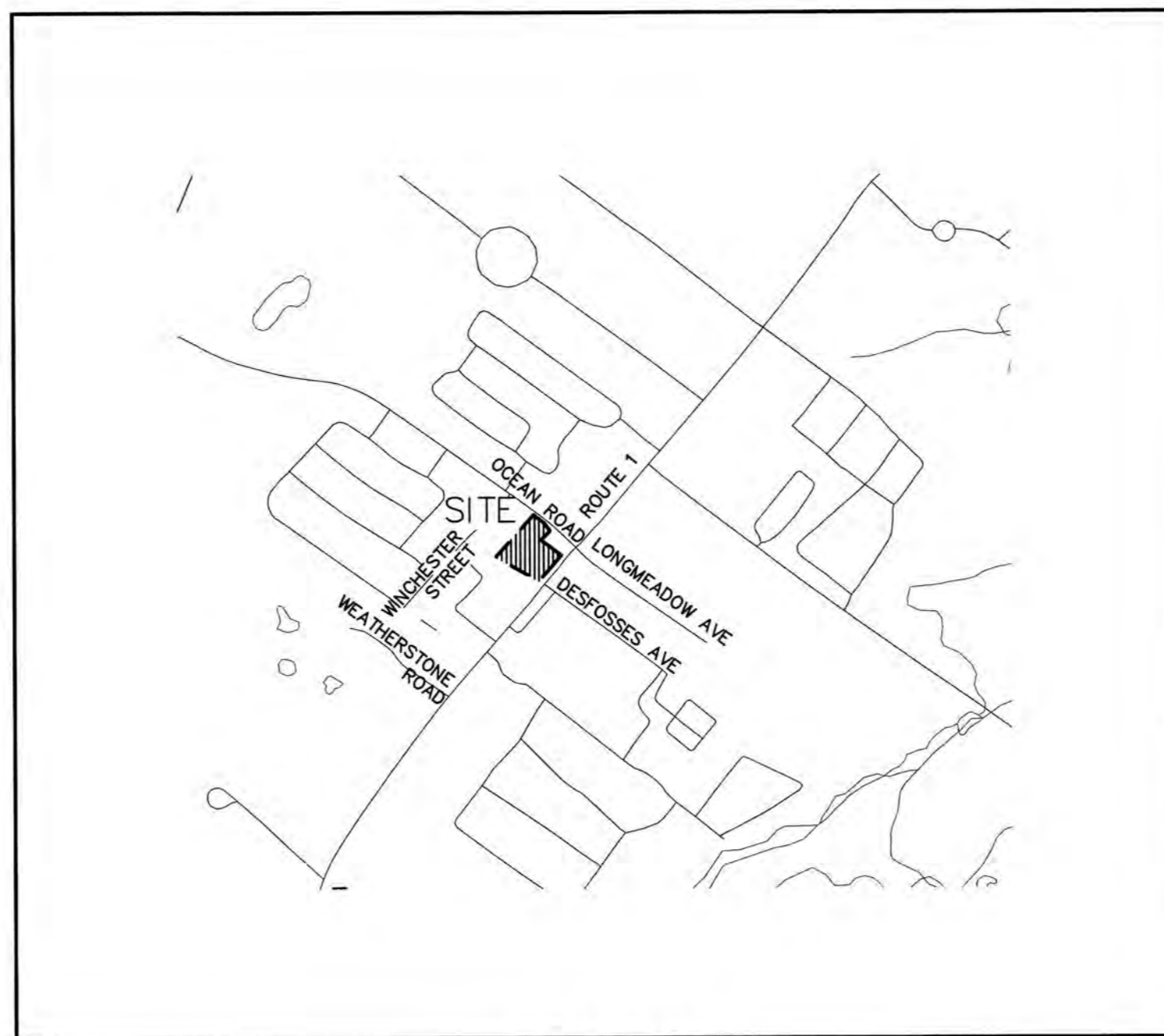
TAX MAP 292, LOTS 151-1, 151-2 & 153

65 OCEAN ROAD & 3110 LAFAYETTE ROAD

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
---	---	OPEN WATER
---	---	FRESHWATER WETLANDS
---	---	TIDAL WETLANDS
---	---	STABILIZED CONSTRUCTION ENTRANCE
---	---	CONCRETE
---	---	GRAVEL
---	---	SNOW STORAGE
---	---	RETAINING WALL



LOCUS MAP
SCALE 1" = 1000'

SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
DM1	DEMOLITION PLAN
C2	SITE PLAN
C3	GRADING AND DRAINAGE PLAN
C4	UTILITY PLAN
P1	PLAN AND ROAD PROFILE
P2	PLAN AND SEWER PROFILE
L1	LANDSCAPE PLAN
L2	LIGHTING PLAN
D1-D4	DETAIL SHEETS
E1	EROSION AND SEDIMENT CONTROL DETAILS

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

TRAFFIC ENGINEER
STEPHEN G. PERNAW AND COMPANY, INC.
 P.O. BOX 1721
 CONCORD, NH 03302
 CONTACT: STEPHEN G. PERNAW

LANDSCAPE DESIGNER
LM LAND DESIGN, LLC
 11 SOUTH ROAD
 BRENTWOOD, NH 03833
 603-770-7728
 CONTACT: LISE McNAUGHTON

ARCHITECT:
MICHAEL J. KEANE ARCHITECTS, PLLC
 101 KENT PLACE
 NEWMARKET, NH 03857
 (603) 292-1400 EXT. 102
 CONTACT: MICHAEL KEANE

ELECTRIC
EVERSOURCE ENERGY
 74 OLD DOVER ROAD
 ROCHESTER, NH 03867
 (603) 555-5334
 CONTACT: NICHOLAI KOSKO

TELEPHONE
FAIRPOINT COMMUNICATIONS
 1575 GREENLAND ROAD
 GREENLAND, NH 03840
 (603) 427-5525
 CONTACT: JOE CONSIDINE

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

APPLICANT
TUCK REALTY CORP.
 149 EPPING ROAD, SUITE 2A
 EXETER, NH 03833

TOTAL LOT AREA
 80,266 SQ. FT.
 1.84 ACRES

APPROVED - PORTSMOUTH, NH
 PLANNING BOARD

DATE: _____

Design: JAC Draft: LAZ Date: 9/17/19
 Checked: JAC Scale: AS NOTED Project No.: 18165
 Drawing Name: 18165-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	01/22/20	REVISED PER TOWN COMMENTS	LAZ
1	12/20/19	REVISED PER TOWN COMMENTS	LAZ
0	10/29/19	ISSUED FOR REVIEW	LAZ

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

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

Plan Name: **COVER SHEET**
 Project: **3110 LAFAYETTE ROAD AND 65 OCEAN ROAD PORTSMOUTH, NH 03801**
 Owner of Record: CARTER CHAD WEEKS REALTY TRUST, WEEKS KALEY E. TRUSTEE
 65 OCEAN ROAD SUITE 21 PORTSMOUTH, NH 03801 PO BOX 100, HAMPTON FALLS, NH 03844

DRAWING No.
CS
 SHEET 1 OF 15
 JBE PROJECT NO. 18165

DRAINAGE INVERTS: SEWER INVERTS:

CB #2180
RIM ELEV.=99.34'
15" CMP
INV.OUT 94.65'

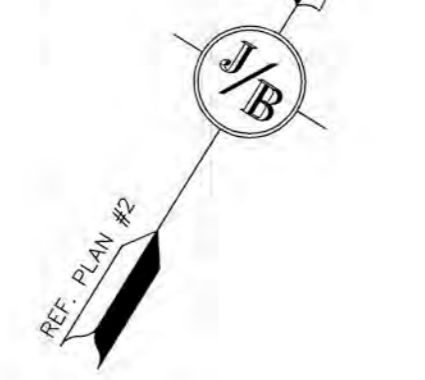
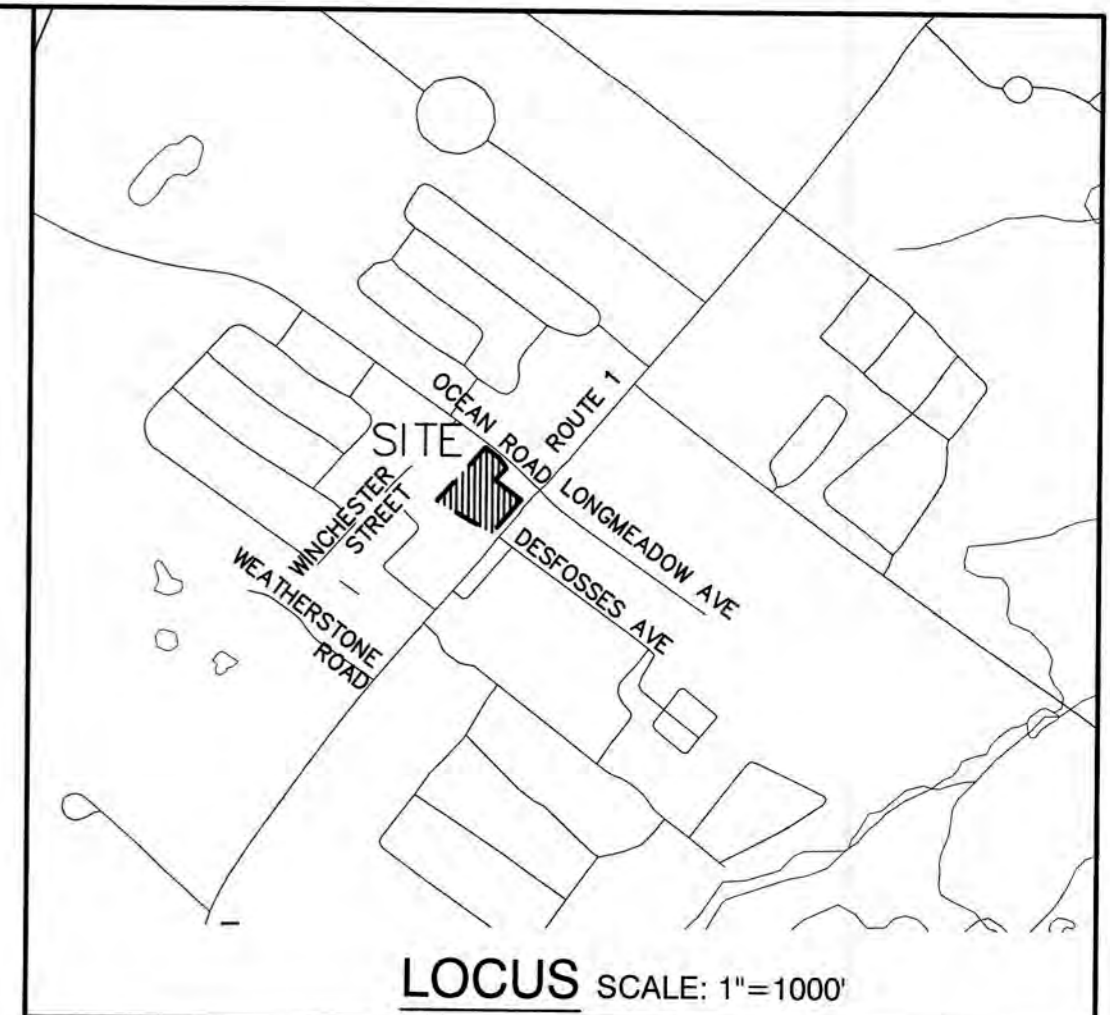
CB #2308
RIM ELEV.=102.46'
18" CMP
INV.OUT 93.45'
18" CMP
INV.OUT 93.31"

SMH #2351
RIM ELEV.=102.30'
8" CLAY
INV.OUT 95.92'
12" CLAY
INV.OUT 95.84'
8" CLAY
INV.OUT 95.88'
8" CLAY
INV.OUT 95.73'

SMH #2177
RIM ELEV.=101.34'
PIPE SEALED SHUT
INV.OUT
8" CLAY
INV.OUT 94.77'

ZONE: SRB
TAX MAP 292 LOT 154
DARYL K. & MARIA A. GREGORY
85 OCEAN ROAD
PORTSMOUTH, NH 03801
BK 2426 PG 1831

ZONE: SRB
TAX MAP 292 LOT 11
ERIN M. & STEPHEN R TYLER
68 OCEAN ROAD
PORTSMOUTH, NH 03801
BK 5845 PG 1339



PLAN REFERENCES:

- "PLAN OF LAND FOR NICHOLAS SAMONAS 3020 LAFAYETTE ROAD PORTSMOUTH, NH"; PREPARED BY RICHARD P/ MILLETTE AND ASSOCIATES; DATED OCTOBER 1987; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-17996.
- "SUBDIVISION OF LAND FOR WEEKS REALTY TRUST IN PORTSMOUTH, NH"; PREPARED BY PARKER SURVEY ASSOC.; DATED NOVEMBER 1988; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT C-18879.
- "PLAT OF LAND FOR WEEKS FAMILY TRUST IN PORTSMOUTH, NH"; PREPARED BY PARKER SURVEY ASSOC.; DATED JANUARY, 1988; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT C-17923.
- "PLAN OF LOTS PORTSMOUTH, NH FOR FRANK & JOAN G. ELLIS"; PREPARED BY JOHN W. DURGIN; DATED MAY, 1975; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT C-5347.
- "PLANS OF LOTS PORTSMOUTH, NH FOR HARVEY MOULTON"; PREPARED BY JOHN W. DURGIN; DATED MAY, 1955; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT C-2531.
- "RIGHT-OF-WAY PLANS PROPOSED FEDERAL AID PRIMARY PROJECT PG-F-001-(15) NH PROJECT NO. P-3844 INTERSECTION US 1 / OCEAN ROAD"; DATED JANUARY, 1985; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-17184.

NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF LOTS 151-1, 151-2 & 153 DEPICTED HEREON TAX MAP 292.
- ZONING DISTRICT: SINGLE RESIDENCE B
LOT AREA MINIMUM = 15,000 SF
LOT FRONTAGE MINIMUM = 100'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 30' OR 80' FROM CENTERLINE OF US RT. 1 WHICHEVER IS GREATER
SIDE SETBACK = 10'
REAR SETBACK = 30'
WETLAND SETBACK = 100', LIMITED CUT 50'. (NO WETLANDS OBSERVED)
MAX. BUILDING HEIGHT = 35'
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 3301500270E, WITH EFFECTIVE DATE OF MAY 17, 2005, FOR COMMUNITY PANEL NO. 270 OF 681, IN ROCKINGHAM COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- BASIS OF BEARING: HORIZONTAL - PER PLAN REFERENCE #1. VERTICAL - ASSUMED AT ELEVATION 100'.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE CITY OF PORTSMOUTH TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE CITY OF PORTSMOUTH ASSESSOR'S OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PREScriptive.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- NO WETLANDS WERE OBSERVED ON THE SUBJECT PREMISES.
- SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.

CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

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

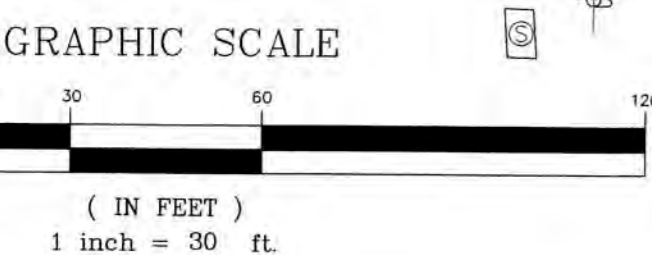
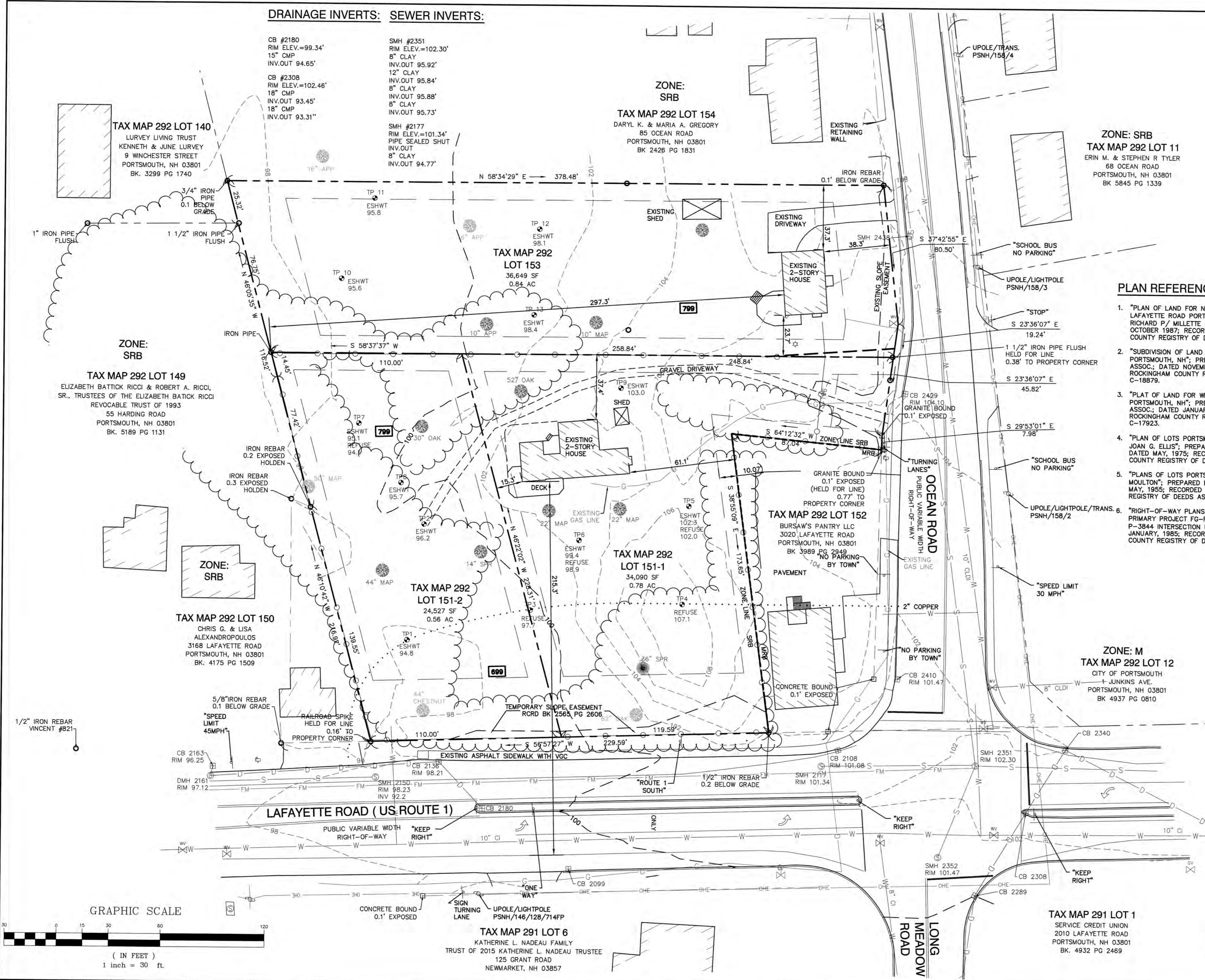
DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE:

APPLICANT
TUCK REALTY CORP.
149 EPPING ROAD, SUITE 2A
EXETER, NH 03833

TOTAL LOT AREA
80,266 SQ. FT.
1.84 ACRES

DRAWING No.
C1
SHEET 2 OF 15
JBE PROJECT NO. 18165



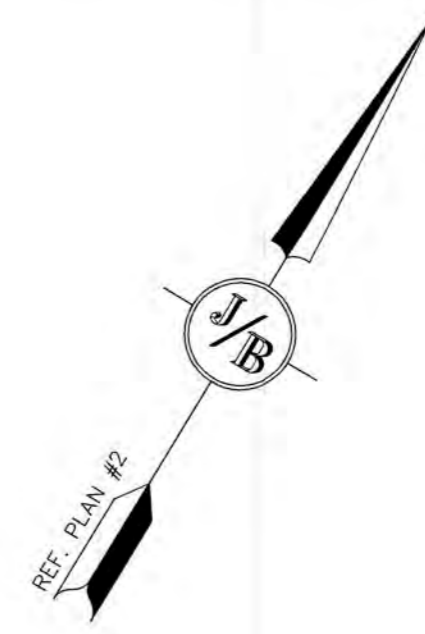
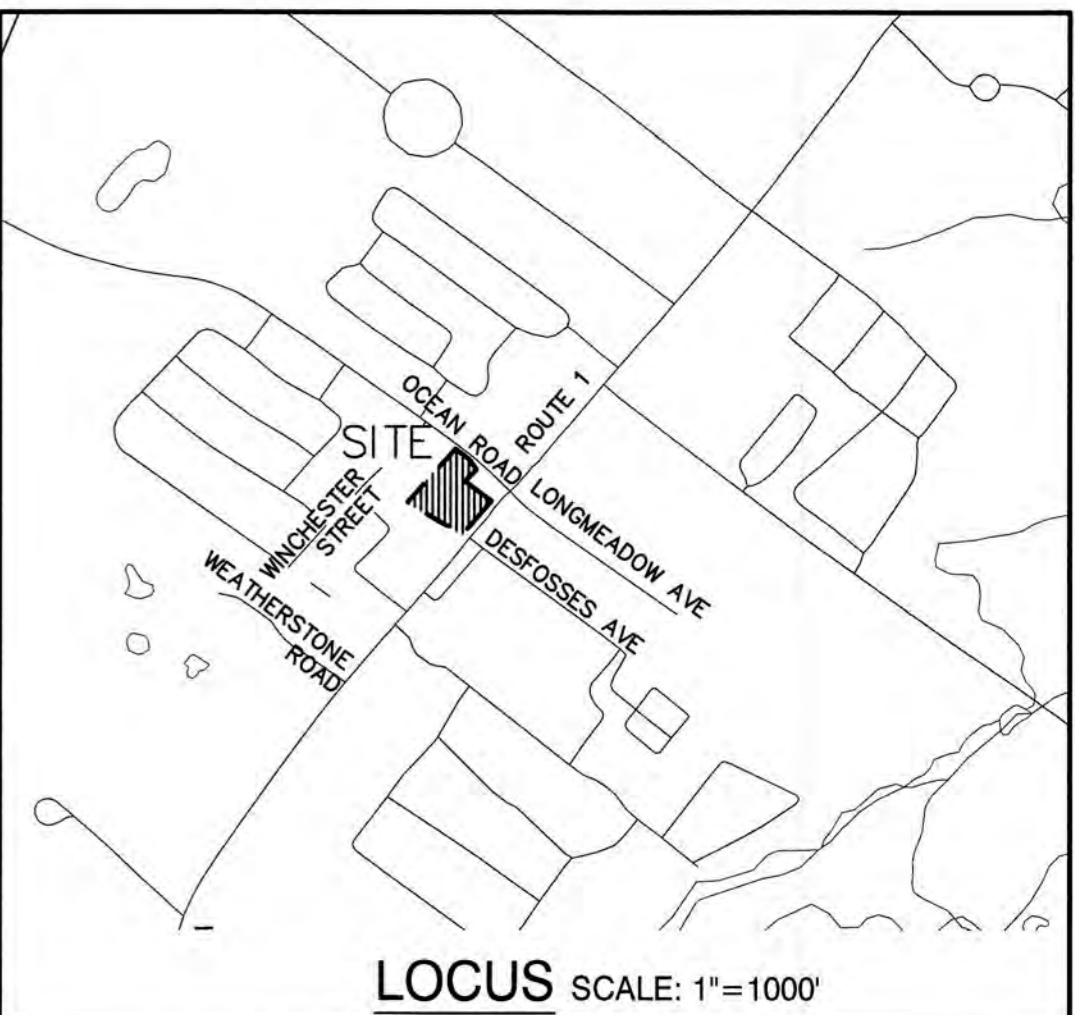
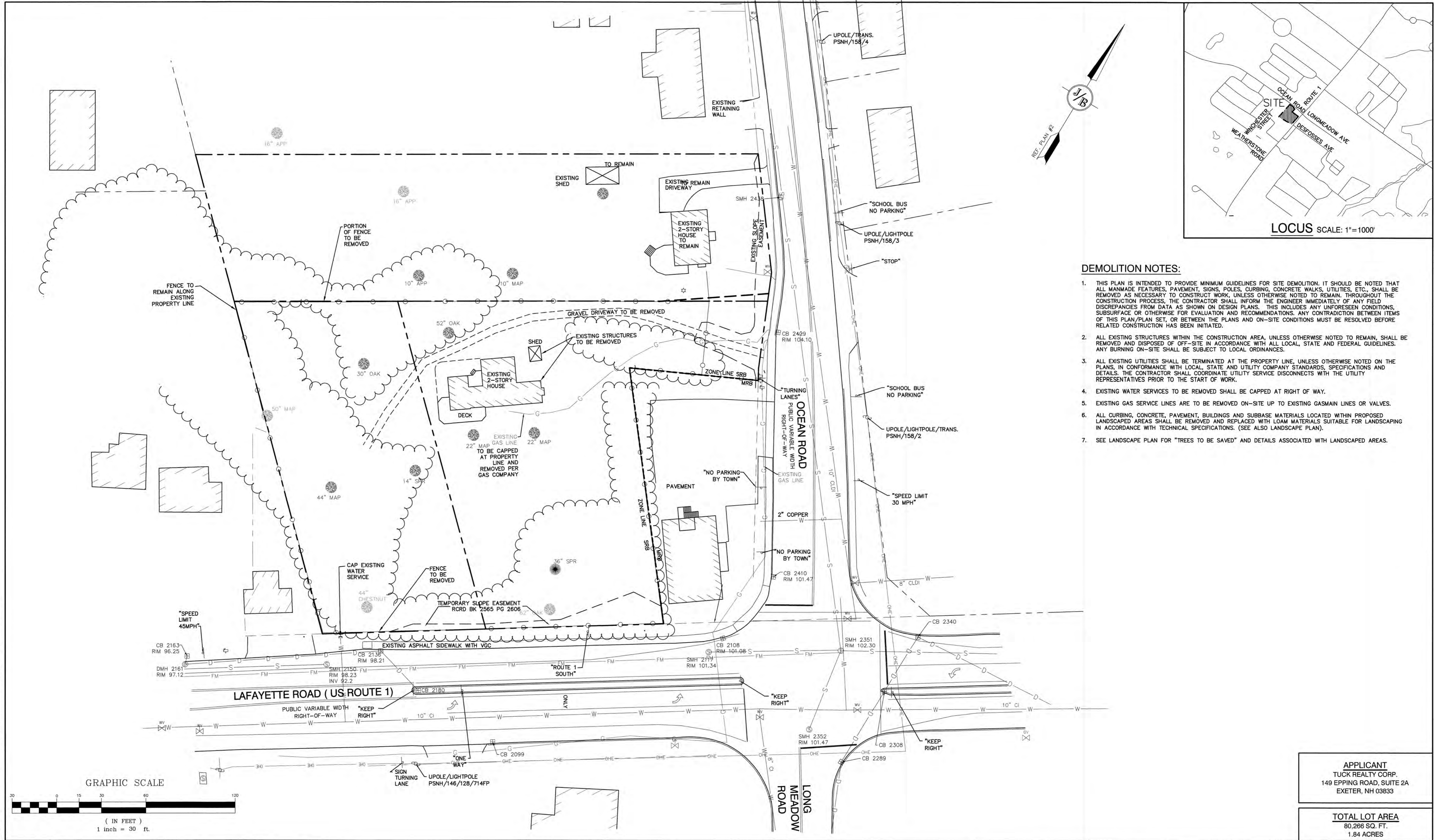
Design: JAC	Draft: LAZ	Date: 9/17/19
Checked: JAC	Scale: 1" = 30'	Project No.: 18165
Drawing Name: 18165-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



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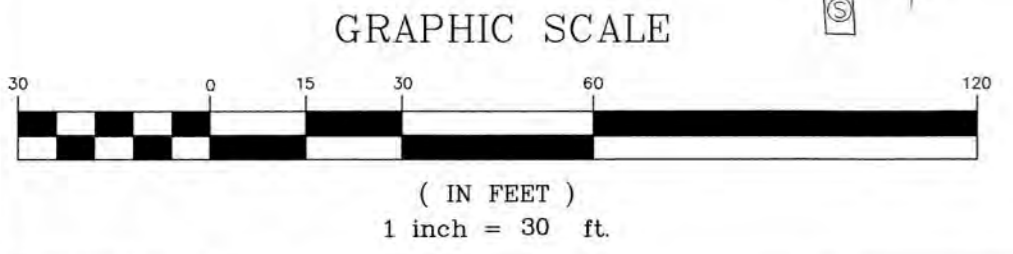
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	3110 LAFAYETTE ROAD AND 65 OCEAN ROAD PORTSMOUTH, NH 03801
Owner of Record:	CARTER CHAD WEEKS REALTY TRUST, WEEKS KALEY E. TRUSTEE 65 OCEAN ROAD SUITE 21 PORTSMOUTH, NH 03801 PO BOX 100, HAMPTON FALLS, NH 03844



DEMOLITION NOTES:

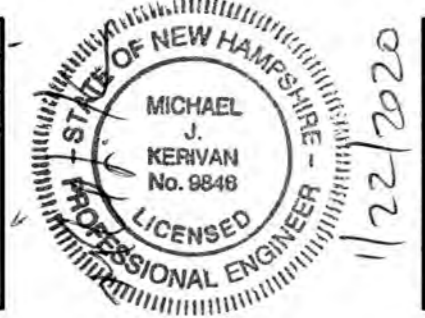
1. THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR SITE DEMOLITION. IT SHOULD BE NOTED THAT ALL MANMADE FEATURES, PAVEMENT, SIGNS, POLES, CURBING, CONCRETE WALKS, UTILITIES, ETC., SHALL BE REMOVED AS NECESSARY TO CONSTRUCT WORK, UNLESS OTHERWISE NOTED TO REMAIN. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCIES FROM DATA AS SHOWN ON DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
2. ALL EXISTING STRUCTURES WITHIN THE CONSTRUCTION AREA, UNLESS OTHERWISE NOTED TO REMAIN, SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL GUIDELINES. ANY BURNING ON-SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
3. ALL EXISTING UTILITIES SHALL BE TERMINATED AT THE PROPERTY LINE, UNLESS OTHERWISE NOTED ON THE PLANS, IN CONFORMANCE WITH LOCAL, STATE AND UTILITY COMPANY STANDARDS, SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES PRIOR TO THE START OF WORK.
4. EXISTING WATER SERVICES TO BE REMOVED SHALL BE CAPPED AT RIGHT OF WAY.
5. EXISTING GAS SERVICE LINES ARE TO BE REMOVED ON-SITE UP TO EXISTING GASMAIN LINES OR VALVES.
6. ALL CURBING, CONCRETE, PAVEMENT, BUILDINGS AND SUBBASE MATERIALS LOCATED WITHIN PROPOSED LANDSCAPED AREAS SHALL BE REMOVED AND REPLACED WITH LOAM MATERIALS SUITABLE FOR LANDSCAPING IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS. (SEE ALSO LANDSCAPE PLAN).
7. SEE LANDSCAPE PLAN FOR "TREES TO BE SAVED" AND DETAILS ASSOCIATED WITH LANDSCAPED AREAS.



APPLICANT
TUCK REALTY CORP.
149 EPPING ROAD, SUITE 2A
EXETER, NH 03833

TOTAL LOT AREA
80,266 SQ. FT.
1.84 ACRES

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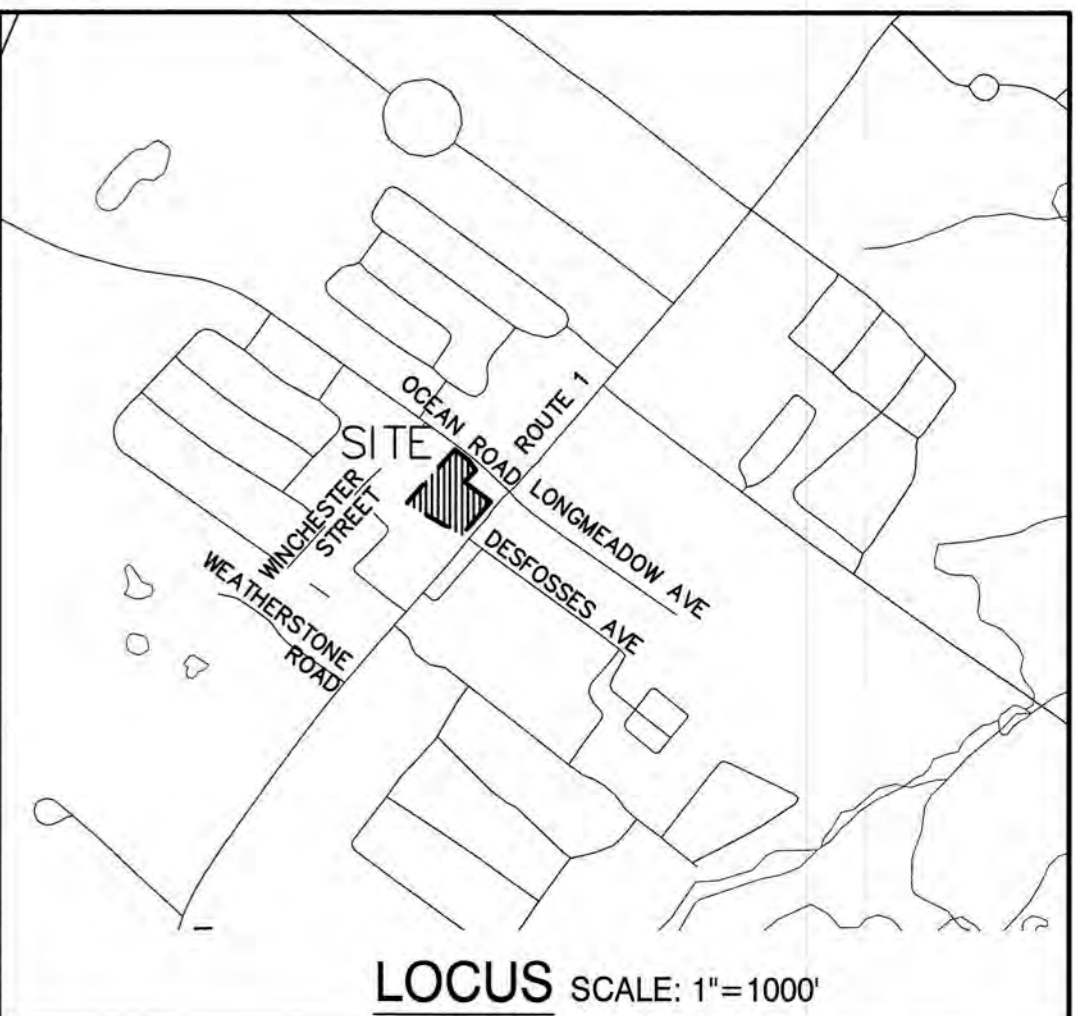
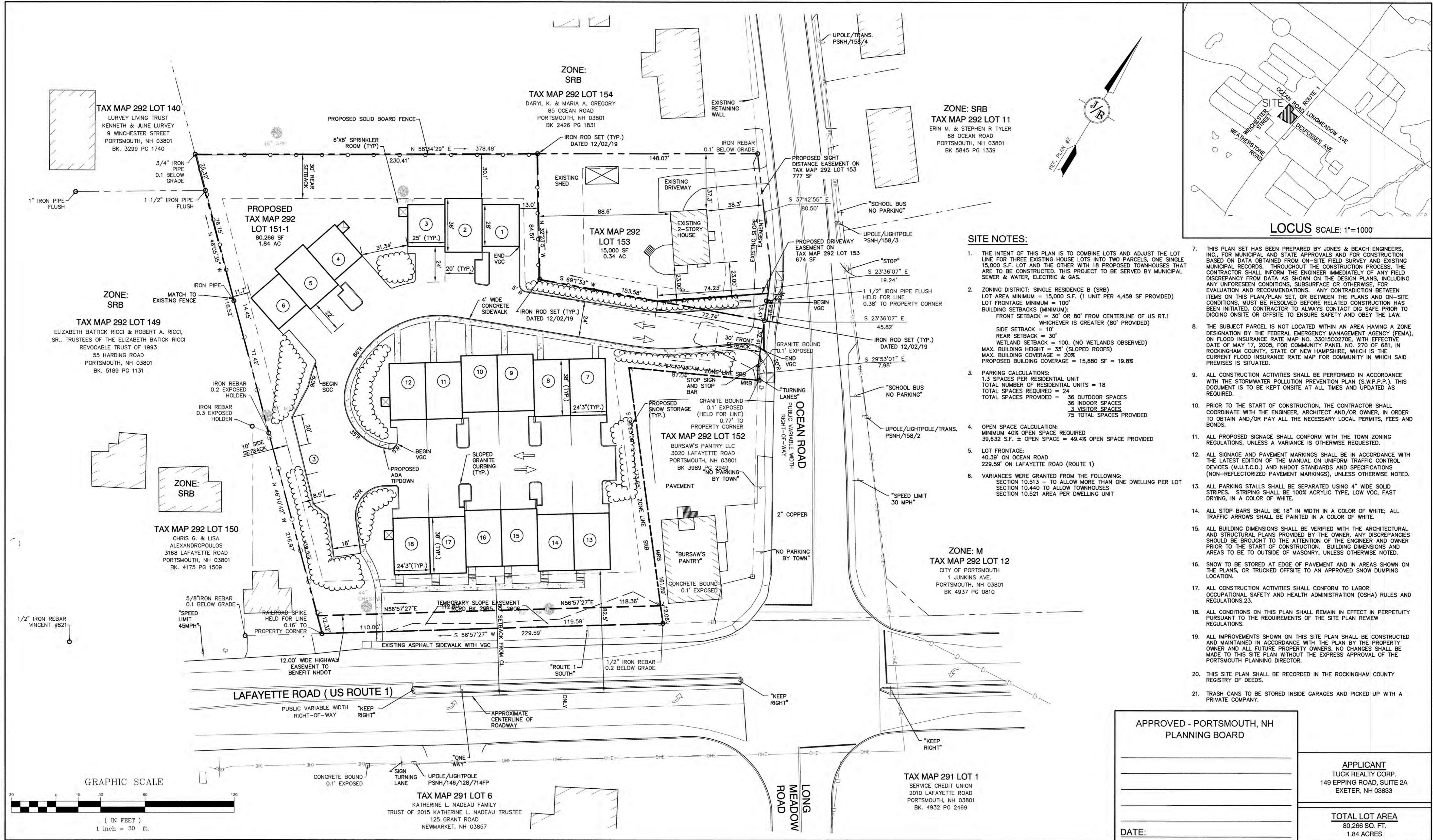
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Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DEMOLITION PLAN
Project:	3110 LAFAYETTE ROAD AND 65 OCEAN ROAD PORTSMOUTH, NH 03801
Owner of Record:	CARTER CHAD WEEKS REALTY TRUST, WEEKS KALEY E. TRUSTEE 65 OCEAN ROAD SUITE 21 PORTSMOUTH, NH 03801 PO BOX 100, HAMPTON FALLS, NH 03844

DRAWING No.
DM-1
SHEET 3 OF 15
JBE PROJECT NO. 18165

W:\18165 PORTSMOUTH-3110 LAFAYETTE RD-FORTIER\DWG\18165-PLAN.dwg, Tue Jan 21 18:42:35 2020



SITE NOTES:

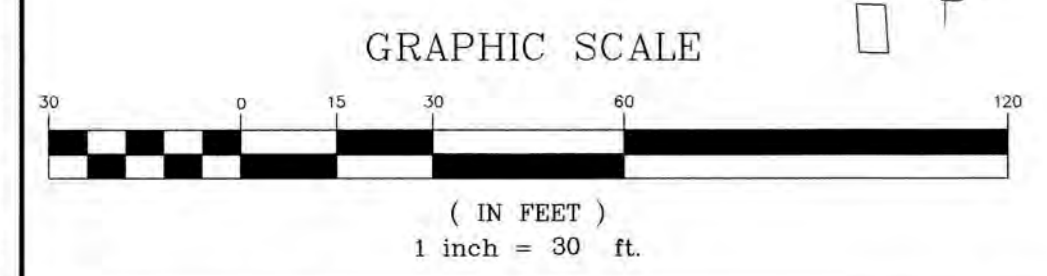
- THE INTENT OF THIS PLAN IS TO COMBINE LOTS AND ADJUST THE LOT LINE FOR THREE EXISTING HOUSE LOTS INTO TWO PARCELS, ONE SINGLE 15,000 S.F. LOT AND THE OTHER WITH 18 PROPOSED TOWNHOUSES THAT ARE TO BE CONSTRUCTED. THIS PROJECT TO BE SERVED BY MUNICIPAL SEWER & WATER, ELECTRIC & GAS.
- ZONING DISTRICT: SINGLE RESIDENCE B (SRB)
 LOT AREA MINIMUM = 15,000 S.F. (1 UNIT PER 4,459 SF PROVIDED)
 LOT FRONTAGE MINIMUM = 100'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 30' OR 80' FROM CENTERLINE OF US RT.1 WHICHEVER IS GREATER (80' PROVIDED)
 SIDE SETBACK = 10'
 REAR SETBACK = 30'
 WETLAND SETBACK = 100. (NO WETLANDS OBSERVED)
 MAX. BUILDING HEIGHT = 35' (SLOPED ROOFS)
 MAX. BUILDING COVERAGE = 20%
 PROPOSED BUILDING COVERAGE = 15,880 SF = 19.8%
- PARKING CALCULATIONS:
 1.3 SPACES PER RESIDENTIAL UNIT
 TOTAL NUMBER OF RESIDENTIAL UNITS = 18
 TOTAL SPACES REQUIRED = 24
 TOTAL SPACES PROVIDED = 36 OUTDOOR SPACES
 36 INDOOR SPACES
 3 VISITOR SPACES
 75 TOTAL SPACES PROVIDED
- OPEN SPACE CALCULATION:
 MINIMUM 40% OPEN SPACE REQUIRED
 39,632 S.F. ± OPEN SPACE = 49.4% OPEN SPACE PROVIDED
- LOT FRONTAGE:
 40.39' ON OCEAN ROAD
 229.59' ON LAFAYETTE ROAD (ROUTE 1)
- VARIANCES WERE GRANTED FROM THE FOLLOWING:
 SECTION 10.513 - TO ALLOW MORE THAN ONE DWELLING PER LOT
 SECTION 10.440 TO ALLOW TOWNHOUSES
 SECTION 10.521 AREA PER DWELLING UNIT
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33015C0270E, WITH EFFECTIVE DATE OF MAY 17, 2005, FOR COMMUNITY PANEL NO. 270 OF 681, IN ROCKINGHAM COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.). THIS DOCUMENT IS TO BE KEPT ON-SITE AT ALL TIMES AND UPDATED AS REQUIRED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
- ALL 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.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
- SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.23.
- ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- 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 THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
- THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- TRASH CANS TO BE STORED INSIDE GARAGES AND PICKED UP WITH A PRIVATE COMPANY.

APPROVED - PORTSMOUTH, NH
PLANNING BOARD

APPLICANT
TUCK REALTY CORP.
149 EPPING ROAD, SUITE 2A
EXETER, NH 03833

TOTAL LOT AREA
80,266 SQ. FT.
1.84 ACRES

DATE:



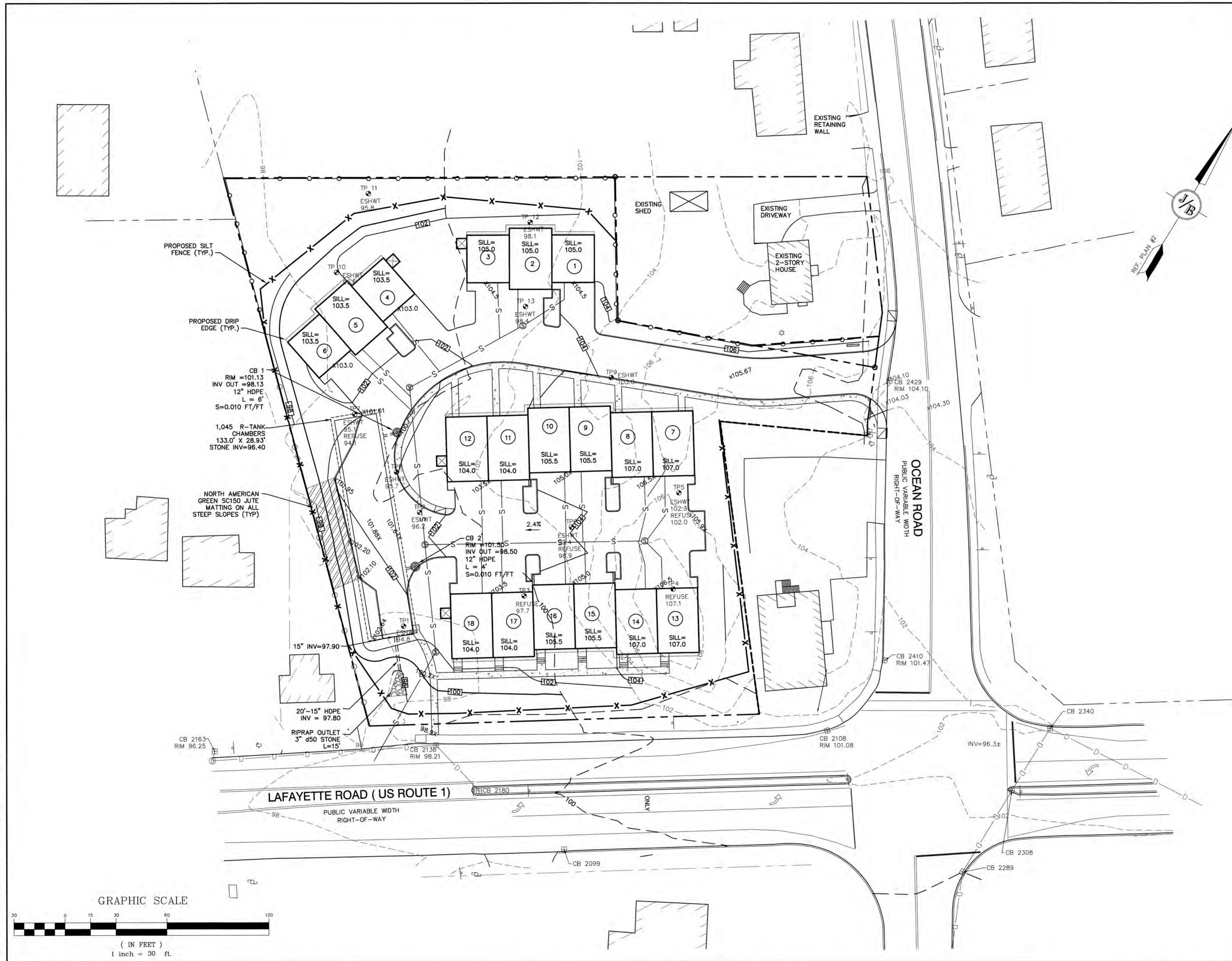
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Plan Name:	SITE PLAN TAX MAP 292, LOT 151-1, 151-2 & 153	
Project:	3110 LAFAYETTE ROAD AND 65 OCEAN ROAD PORTSMOUTH, NH 03801	
Owner of Record:	CARTER CHAD 65 OCEAN ROAD SUITE 21 PORTSMOUTH, NH 03801	WEEKS REALTY TRUST, WEEKS KALEY E. TRUSTEE PO BOX 100, HAMPTON FALLS, NH 03844
DRAWING No.	C2	
	SHEET 4 OF 15 JBE PROJECT NO. 18165	



- GRADING AND DRAINAGE NOTES:**
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
 - ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
 - SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
 - 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 S75 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. 10. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H2O LOADING AND SHALL BE INSTALLED ACCORDINGLY.
 - 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. 14. STONE INLET PROTECTION SHALL BE PLACED AT ALL 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.
 - SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
 - MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" 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 SHEET E1.
 - THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE CONSTRUCTION SITE. THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH SHALL REMAIN ON SITE AND BE MADE ACCESSIBLE TO THE PUBLIC. THE CONSTRUCTION SITE OPERATOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA REGIONAL OFFICE SEVEN DAYS PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. EPA WILL POST THE NOI AT [HTTP://EPA.GOV/EPANPDES/STORMWATER/NOI/NOI-SEARCH.CFM](http://epa.gov/epa/npdes/stormwater/noi/noi-search.cfm). AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE" STATUS ON THIS WEBSITE. A COMPLETED NOTICE OF TERMINATION SHALL BE SUBMITTED TO THE NPDES PERMITTING AUTHORITY WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
 - FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE; OR
 - ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED. PROVIDE DPW WITH A COPY OF THE NOTICE OF TERMINATION (NOT).
 - ALL ROAD AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE TOWN, AND NHDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
 - DEVELOPER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
 - CONTRACTOR TO COORDINATE AND COMPLETE ALL WORK REQUIRED FOR THE RELOCATION AND/OR INSTALLATION OF ELECTRIC, CATV, TELEPHONE, AND FIRE ALARM PER UTILITY DESIGN AND STANDARDS. LOCATIONS SHOWN ARE APPROXIMATE. LOW PROFILE STRUCTURES SHALL BE USED TO THE GREATEST EXTENT POSSIBLE.
 - THIS PLAN HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESSEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
 - SILTATION AND EROSION CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN UNTIL SITE HAS BEEN STABILIZED WITH PERMANENT VEGETATION. SEE DETAIL SHEET E1 FOR ADDITIONAL NOTES ON EROSION CONTROL.
 - FINAL DRAINAGE, GRADING AND EROSION PROTECTION MEASURES SHALL CONFORM TO REGULATIONS OF THE PUBLIC WORKS DEPARTMENT.
 - CONTRACTOR TO VERIFY EXISTING UTILITIES AND TO NOTIFY ENGINEER OF ANY DISCREPANCY IMMEDIATELY.
 - ROADWAY INTERSECTIONS WITH SLOPE GRANITE CURB SHALL EXTEND AROUND RADIUS WITH 6' STRAIGHT PIECE ALONG TANGENT.
 - COMPACTION TESTING SERVICES (I.E. NUCLEAR DENSITY TESTS) ARE TO BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER RETAINED BY THE CONTRACTOR FOR ROADWAY CONSTRUCTION, AND ON THE FOUNDATION OF THE BERM AND ON EVERY LIFT OF NEWLY PLACED MATERIAL.
 - SEE P1 FOR DRAINAGE DESIGN INFORMATION

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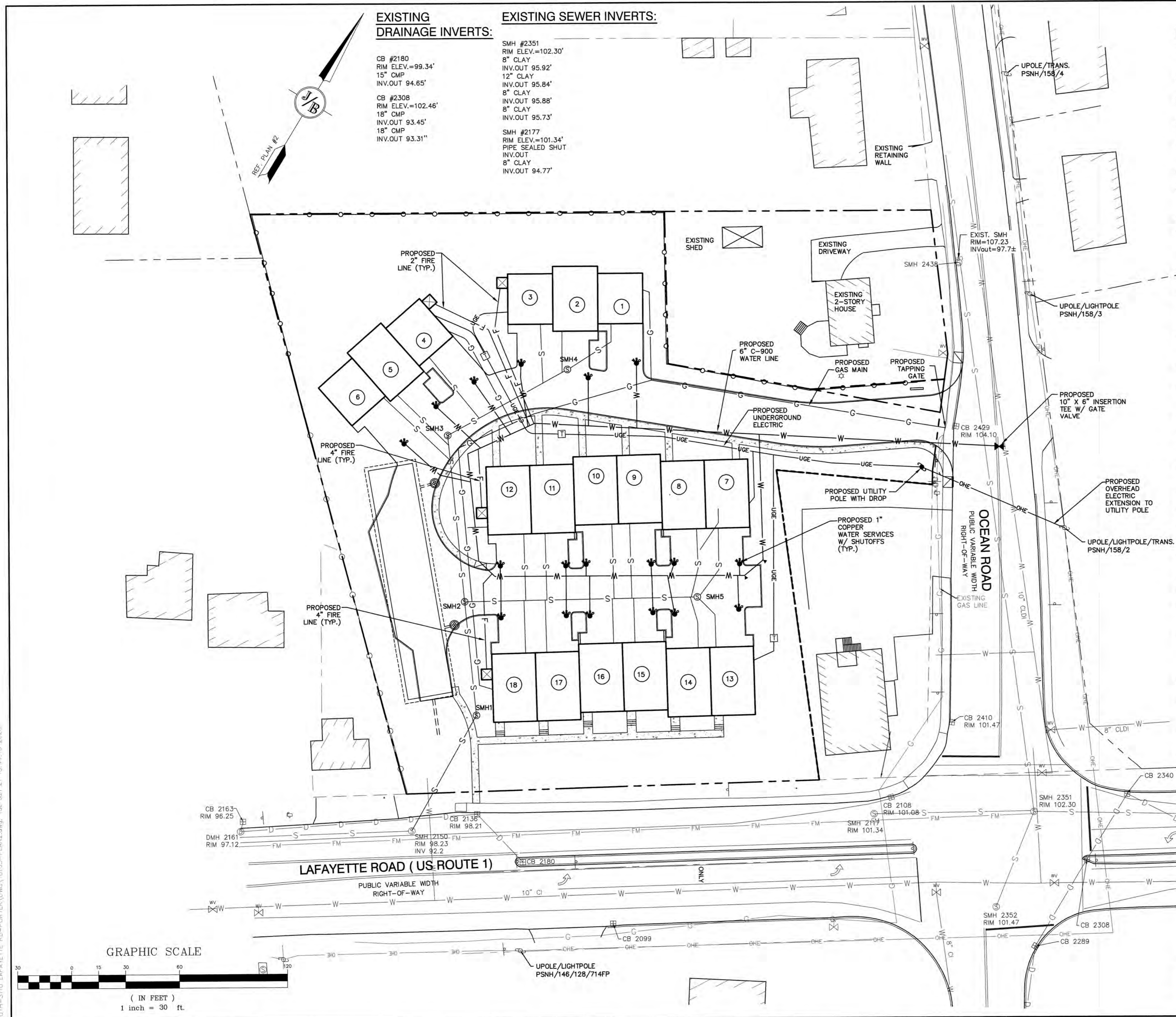


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Plan Name: **GRADING AND DRAINAGE PLAN**
 Project: **3110 LAFAYETTE ROAD AND 65 OCEAN ROAD PORTSMOUTH, NH 03801**
 Owner of Record: CARTER CHAD 65 OCEAN ROAD SUITE 21 PORTSMOUTH, NH 03801
 WEEKS REALTY TRUST, WEEKS KALEY E. TRUSTEE PO BOX 100, HAMPTON FALLS, NH 03844

DRAWING No. **C3**
 SHEET 5 OF 15
 JBE PROJECT NO. 18165



UTILITY NOTES:

- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, CONNECTION FEES AND BONDS.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
- THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).
- A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL PROJECT-RELATED UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY STANDARDS AND REGULATIONS, AND NHDES STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT, UNLESS OTHERWISE SPECIFIED. 6. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- BUILDING TO BE SERVICED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED.
- AS-BUILT PLANS SHALL BE SUBMITTED TO DEPARTMENT OF PUBLIC WORKS.
- INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW AT CHANGES IN DIRECTION. THE INVERTS SHALL BE: 8" CLAY, INV.OUT 95.92'; 12" CLAY, INV.OUT 95.84'; 8" CLAY, INV.OUT 95.88'; 8" CLAY, INV.OUT 95.73'; SMH #2177, RIM ELEV.=101.34', PIPE SEALED SHUT, INV.OUT 8" CLAY, INV.OUT 94.77'
- FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30 INCH DIA. CLEAR OPENING. THE WORD "SEWER" OR "DRAIN" SHALL BE CAST INTO THE CENTER OF THE UPPER FACE OF EACH COVER WITH RAISED, 3" LETTERS.
- SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H2O LOADS.
- CONTRACTOR SHALL PLACE 2" WIDE METAL WIRE IMPREGNATED RED PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.
- SANITARY SEWER FLOW CALCULATIONS:
18 - TWO BEDROOM UNITS @ 150 GPD/BEDROOM =
TOTAL FLOW = 5,400 GPD
- ALL SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS.
- PROPOSED RIM ELEVATIONS OF DRAINAGE AND SANITARY MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE AS SHOWN ON THE GRADING AND DRAINAGE PLAN.
- ALL WATER MAINS AND SERVICE PIPES SHALL HAVE A MINIMUM 12" VERTICAL AND 24" HORIZONTAL SEPARATION TO MANHOLES, OR CONTRACTOR SHALL INSTALL BOARD INSULATION FOR FREEZING PROTECTION.
- WATER MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED FOR LEAKAGE PRIOR TO ACCEPTANCE. WATERMANS SHALL BE TESTED AT 1.5 TIMES THE WORKING PRESSURE OR 150 PSI, WHICHEVER IS GREATER. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 4 OF AWWA STANDARD C 600. WATERMANS SHALL BE DISINFECTED AFTER THE ACCEPTANCE OF THE PRESSURE AND LEAKAGE TESTS ACCORDING TO AWWA STANDARD C 651.
- ALL WATER AND SANITARY LEADS TO BUILDING(S) SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
- IF THE BUILDING IS REQUIRED TO HAVE A SPRINKLER SYSTEM, A PRECONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CONTRACTOR, OWNER, ARCHITECT AND THE LOCAL FIRE DEPARTMENT PRIOR TO THE INSTALLATION.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, MECHANICAL JOINTS AND FIRE HYDRANTS.
- DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
- THE CONTRACTOR SHALL HAVE THE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER FIRE PROTECTION SYSTEM PRIOR TO INSTALLATION.
- CONTRACTOR TO FURNISH SHOP DRAWINGS FOR UTILITY RELATED ITEMS TO ENSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SHOULD BE SENT IN TRIPLICATE TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- EXISTING UTILITIES SHALL BE DIGSAFED BEFORE CONSTRUCTION.
- ALL WATER LINES SHOULD HAVE TESTABLE BACKFLOW PREVENTERS AT THE ENTRANCE TO EACH BUILDING IF REQUIRED BY THE PUBLIC WORKS.
- ALL GRAVITY SEWER PIPE, MANHOLES, AND FORCE MAINS SHALL BE TESTED ACCORDING TO NHDES STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWAGE AND WASTEWATER TREATMENT FACILITIES, CHAPTER ENV-WQ 700. ADOPTED ON 10-15-14. ALL TESTING SHALL BE WITNESSED IN COORDINATION WITH PORTSMOUTH CITY STAFF.
- ENV-WQ 704.06 GRAVITY SEWER PIPE TESTING: GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY USE OF LOW-PRESSURE AIR TESTS CONFORMING WITH ASTM F1417-92(2005) OR UNI-BELL PVC PIPE ASSOCIATION UNI-B-6. LINES SHALL BE CLEANED AND VISUALLY INSPECTED AND TRUE TO LINE AND GRADE. DEFLECTION TESTS SHALL TAKE PLACE AFTER 30 DAYS FOLLOWING INSTALLATION AND THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANDREL WITH A DIAMETER OF AT LEAST 95% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.
- ENV-WQ 704.17 SEWER MANHOLE TESTING: SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST PRIOR TO BACKFILLING AND PLACEMENT OF SHELVES AND INVERTS.
- SANITARY SEWER LINES SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM AN EXISTING OR PROPOSED WATER LINE. WHEN A SEWER LINE CROSSES UNDER A WATER LINE, THE SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATERMAIN. THE SEWER LINE SHALL ALSO MAINTAIN A VERTICAL SEPARATION OF NOT LESS THAN 18 INCHES.
- ALL WATER MAINS AND SERVICE PIPES SHALL HAVE A MINIMUM 12" VERTICAL AND 24" HORIZONTAL SEPARATION TO MANHOLES, OR CONTRACTOR SHALL INSTALL 4" RIGID FOAM INSULATION IN 2" LIFTS FOR FREEZING PROTECTION.
- SEWERS SHALL BE BURIED TO A MINIMUM DEPTH OF 6 FEET BELOW GRADE IN ALL ROADWAY LOCATIONS, AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS-COUNTRY LOCATIONS. PROVIDE TWO-INCHES OF R-10 FOAM BOARD INSULATION 2-FOOT WIDE TO BE INSTALLED 6-INCHES OVER SEWER PIPE IN AREAS WHERE DEPTH IS NOT ACHIEVED. A WAIVER FROM THE DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER ENGINEERING BUREAU IS REQUIRED PRIOR TO INSTALLING SEWER AT LESS THAN MINIMUM COVER.
- SHOP DRAWINGS TO BE SUBMITTED TO CITY OF PORTSMOUTH FOR REVIEW AND APPROVAL.
- FINAL DESIGN OF WATER MAIN SHALL BE REVIEWED AND APPROVED BY DPW.
- ALL WATER AND SANITARY LEADS TO BUILDING(S) SHALL END AT RIGHT OF WAY AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
- THE CONTRACTOR SHALL MINIMIZE THE DISRUPTIONS TO THE EXISTING SEWER FLOWS AND THOSE INTERRUPTIONS SHALL BE LIMITED TO FOUR (4) HOURS OR LESS AS DESIGNATED BY THE TOWN SEWER DEPARTMENT.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- SEE SHEET P2 FOR SEWER DESIGN DETAILS
- DISINFECTION OF WATER MAINS SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH AWWA STANDARD C651, LATEST EDITION. THE BASIC PROCEDURE TO BE FOLLOWED FOR DISINFECTING WATER MAINS IS AS FOLLOWS:
a. PREVENT CONTAMINATING MATERIALS FROM ENTERING THE WATER MAIN DURING STORAGE, CONSTRUCTION, OR REPAIR.
b. REMOVE, BY FLUSHING OR OTHER MEANS, THOSE MATERIALS THAT MAY HAVE ENTERED THE WATER MAINS.
c. CHLORINATE ANY RESIDUAL CONTAMINATION THAT MAY REMAIN, AND FLUSH THE CHLORINATED WATER FROM THE MAIN.
d. PROTECT THE EXISTING DISTRIBUTION SYSTEM FROM BACKFLOW DUE TO HYDROSTATIC PRESSURE TEST AND DISINFECTION PROCEDURES.
e. DETERMINE THE BACTERIOLOGICAL QUALITY BY LABORATORY TEST AFTER DISINFECTION.
f. MAKE FINAL CONNECTION OF THE APPROVED NEW WATER MAIN TO THE ACTIVE DISTRIBUTION SYSTEM
- SEWER SERVICES AND WATER SERVICES UNDER SLAB TO BE SLEEVED WITH PVC PIPE.
- FIRE SERVICE LINE SIZE TO BE DETERMINED BY MECHANICAL, SPRINKLER OR FIRE ENGINEER AND SIZES SHOWN TO BE CONSIDERED APPROXIMATE FOR PRICING PURPOSES.
- ALL UTILITIES TO BE SLEEVED UNDER BUILDING SLABS.

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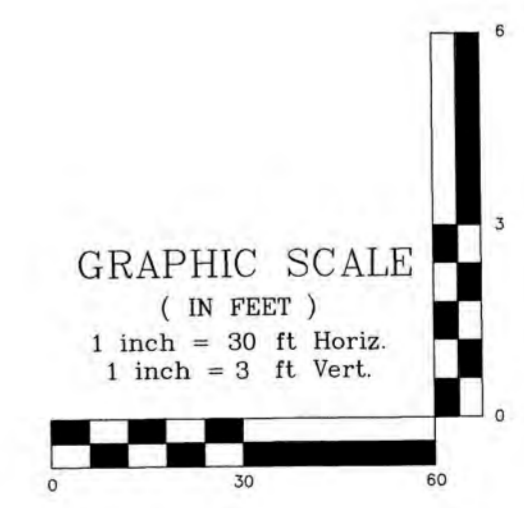
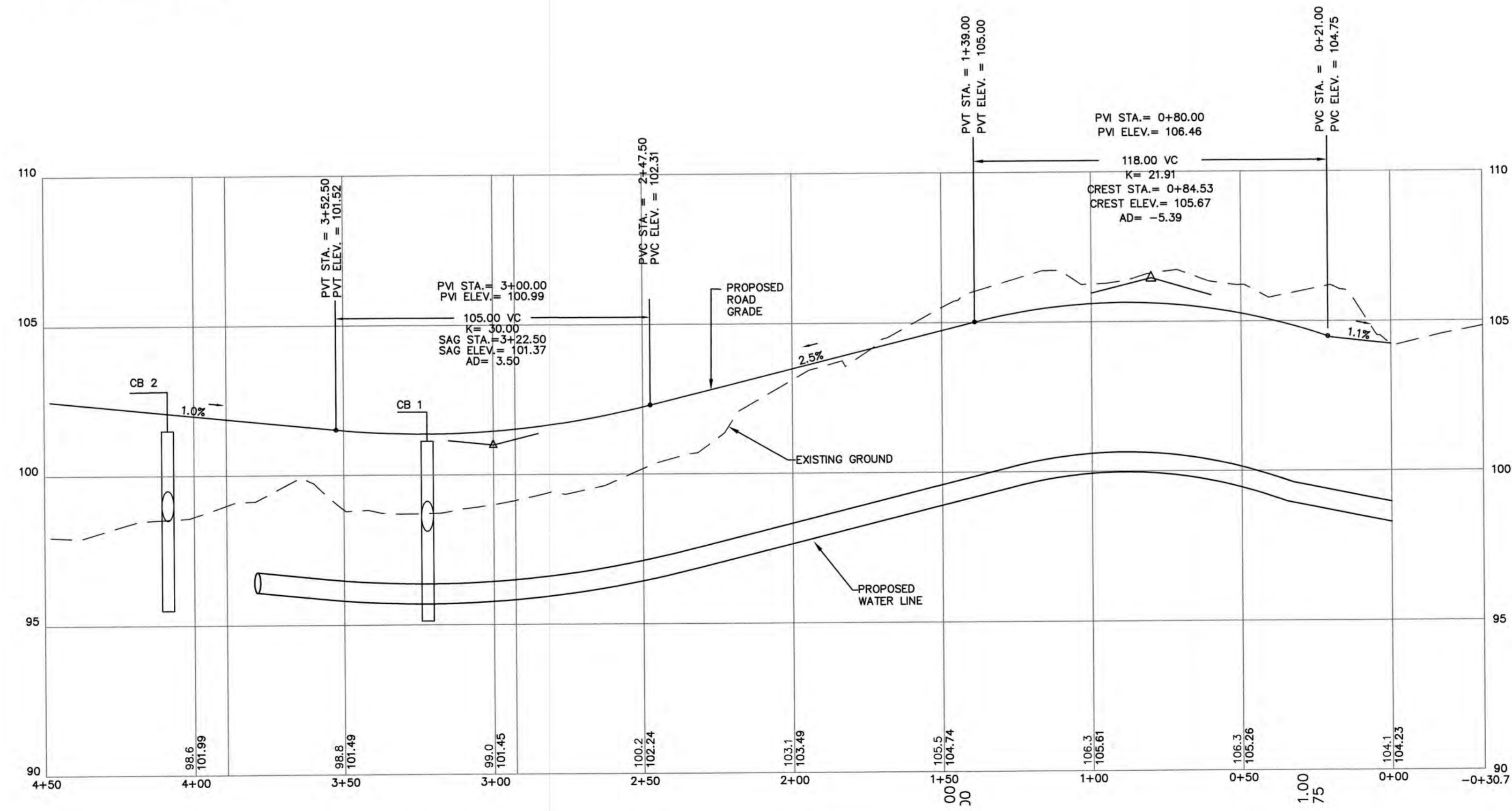
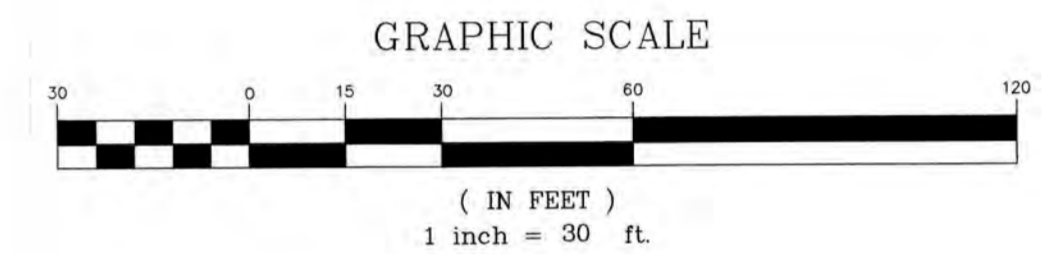
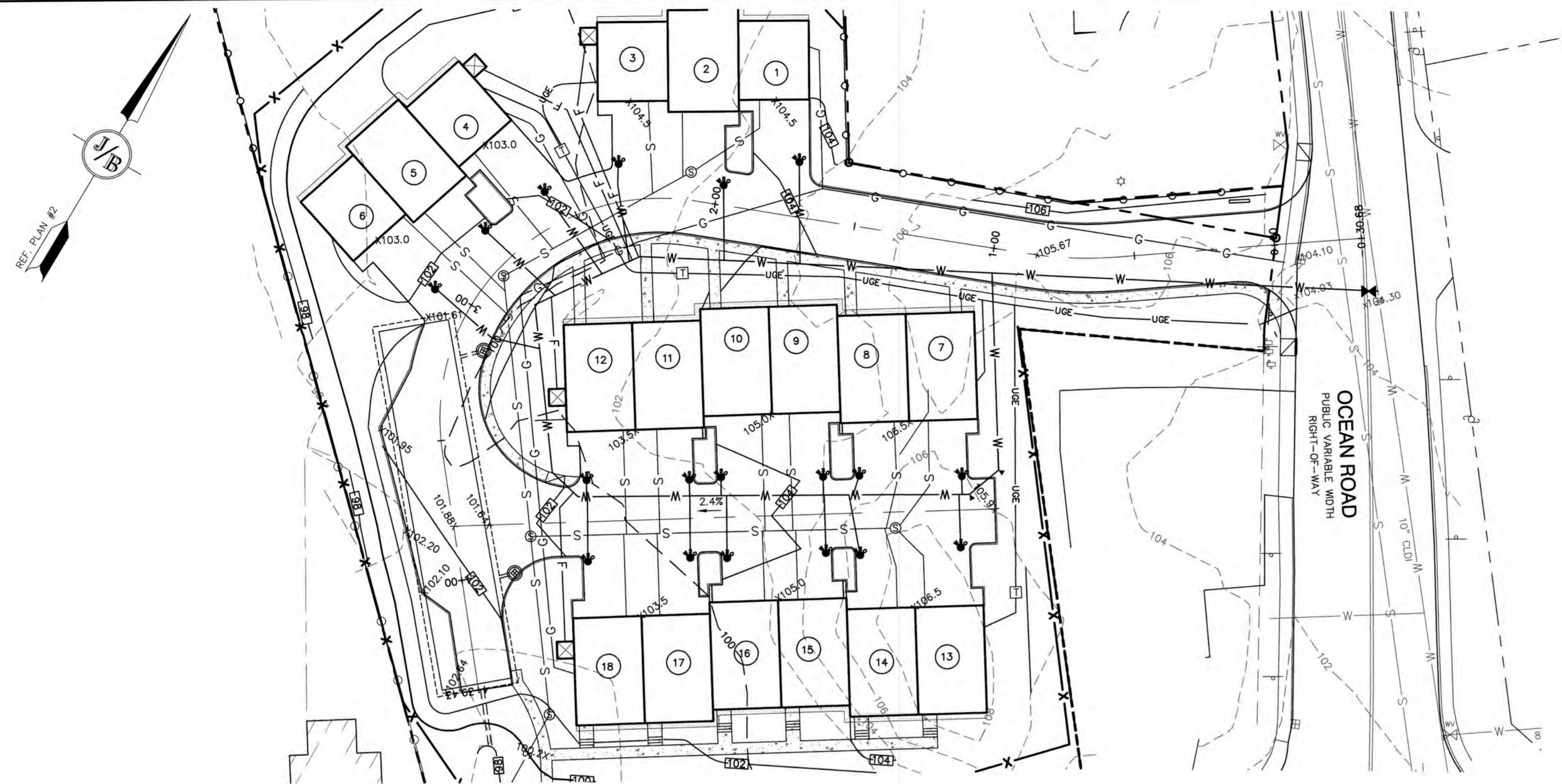


REV.	DATE	REVISION	BY
2	01/22/20	REVISED PER TOWN COMMENTS	LAZ
1	12/20/19	REVISED PER TOWN COMMENTS	LAZ
0	10/29/19	ISSUED FOR REVIEW	LAZ

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

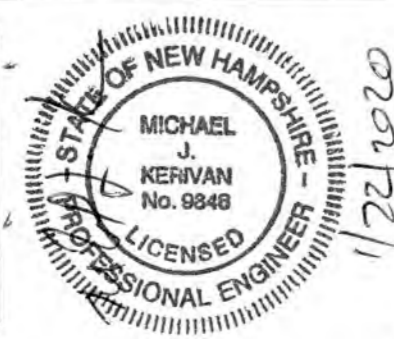
Plan Name:	UTILITY PLAN
Project:	3110 LAFAYETTE ROAD AND 65 OCEAN ROAD PORTSMOUTH, NH 03801
Owner of Record:	CARTER CHAD 65 OCEAN ROAD SUITE 21 PORTSMOUTH, NH 03801
	WEEKS REALTY TRUST, WEEKS KALEY E. TRUSTEE PO BOX 100, HAMPTON FALLS, NH 03844

DRAWING No.
C4
 SHEET 6 OF 15
 JBE PROJECT NO. 18165



N:\18165-PORTSMOUTH-3110 LAFAYETTE RD-PORTSMOUTH\18165-PLAN2.dwg, Tue Jun 21 18:44:28 2020

Design: JAC Draft: LAZ Date: 9/17/19
 Checked: JAC Scale: 1" = 30' Project No.: 18165
 Drawing Name: 18165-PLAN.dwg
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REV.	DATE	REVISION	BY
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0	10/29/19	ISSUED FOR REVIEW	LAZ

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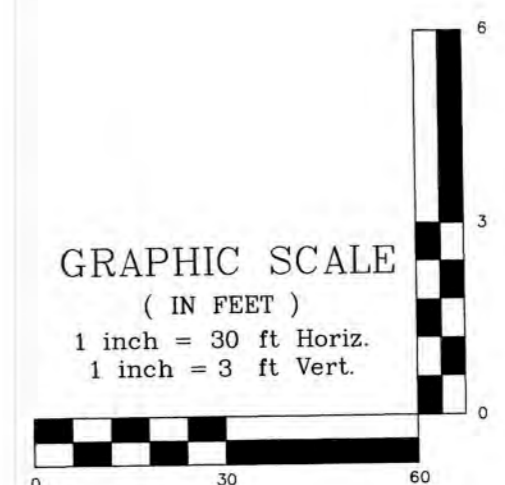
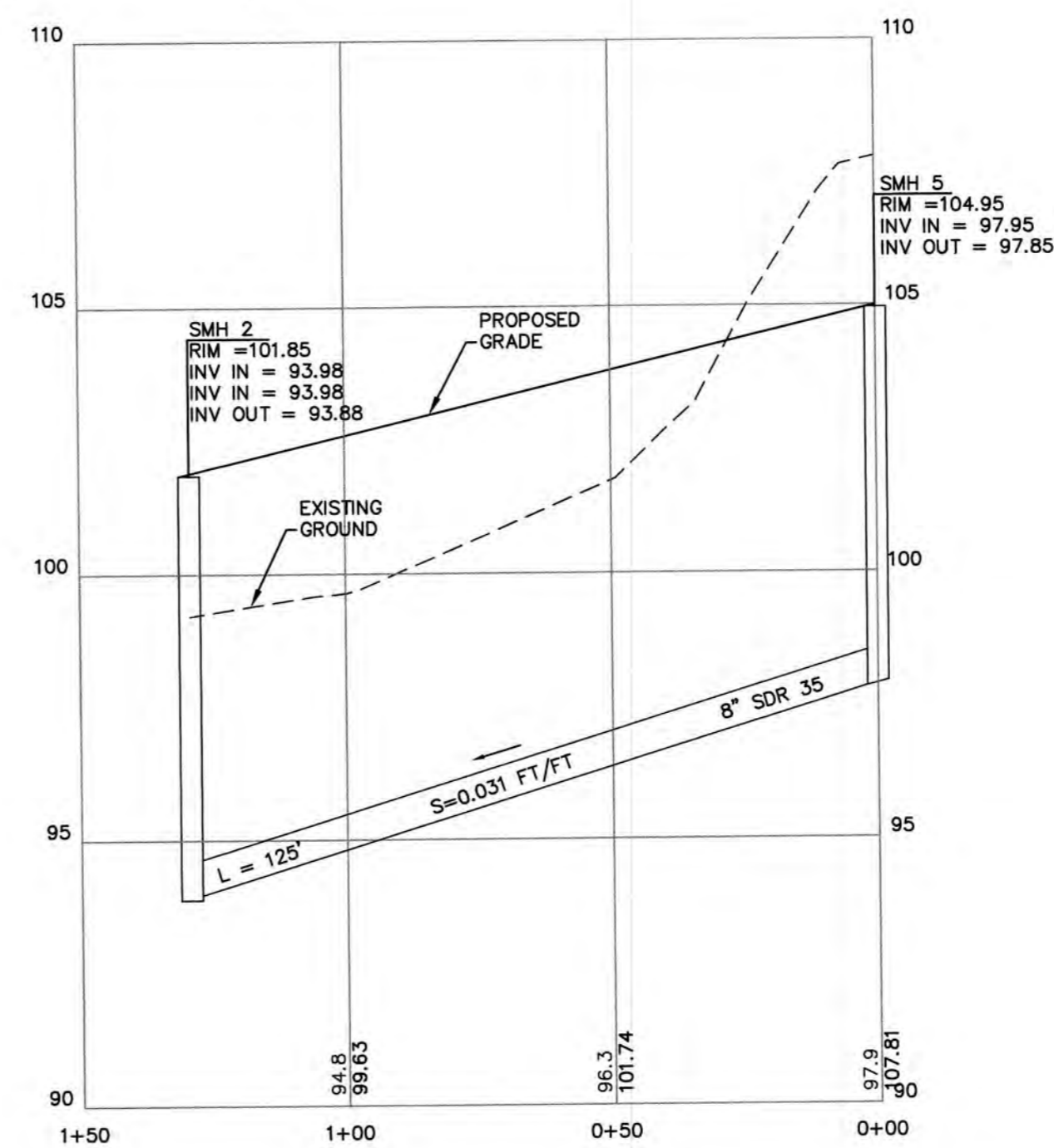
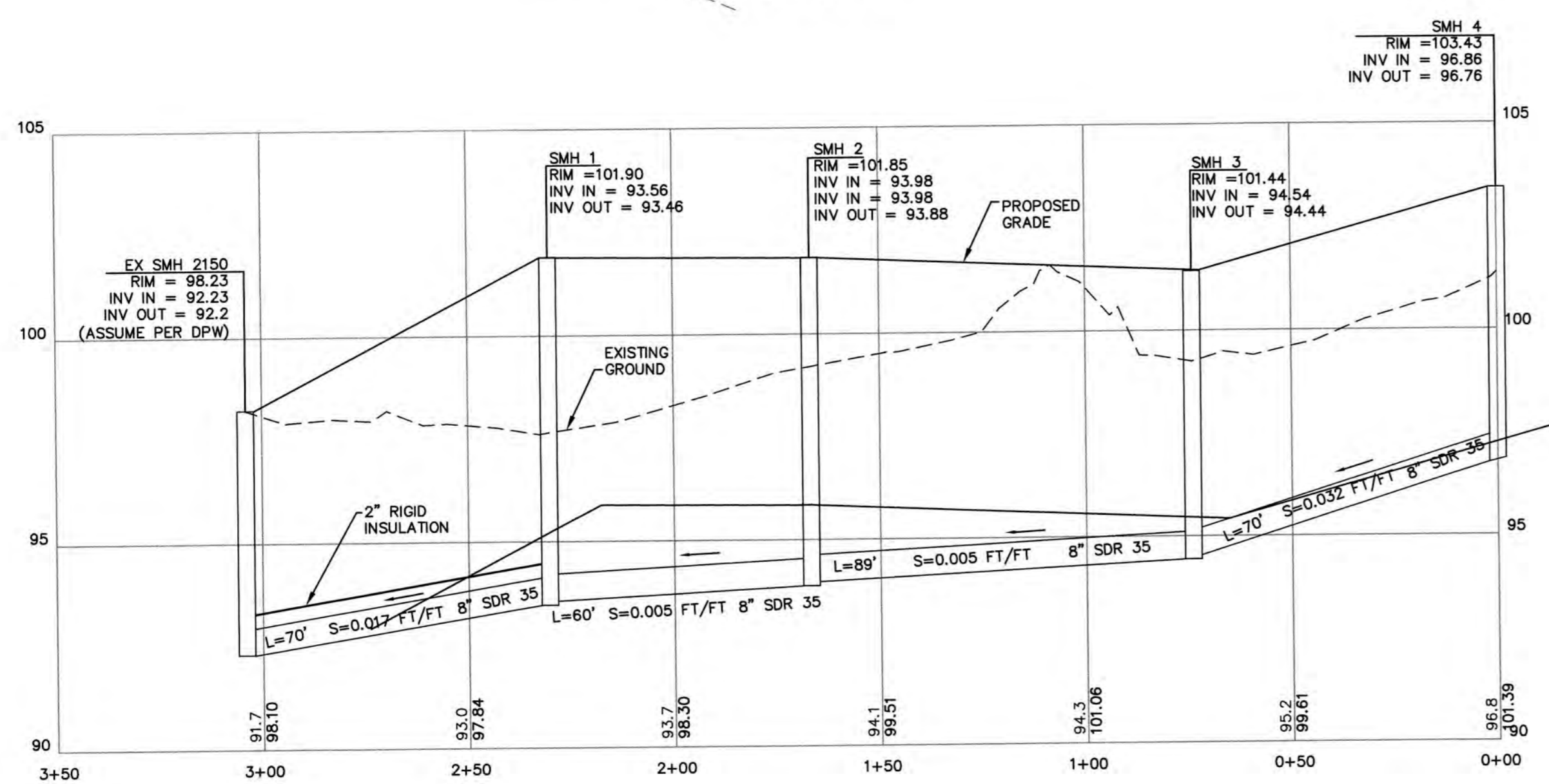
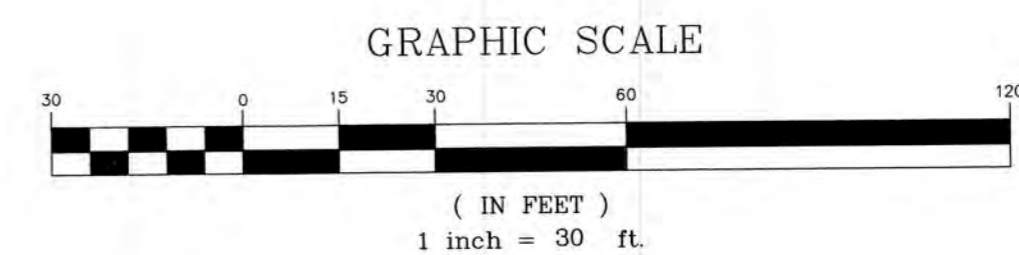
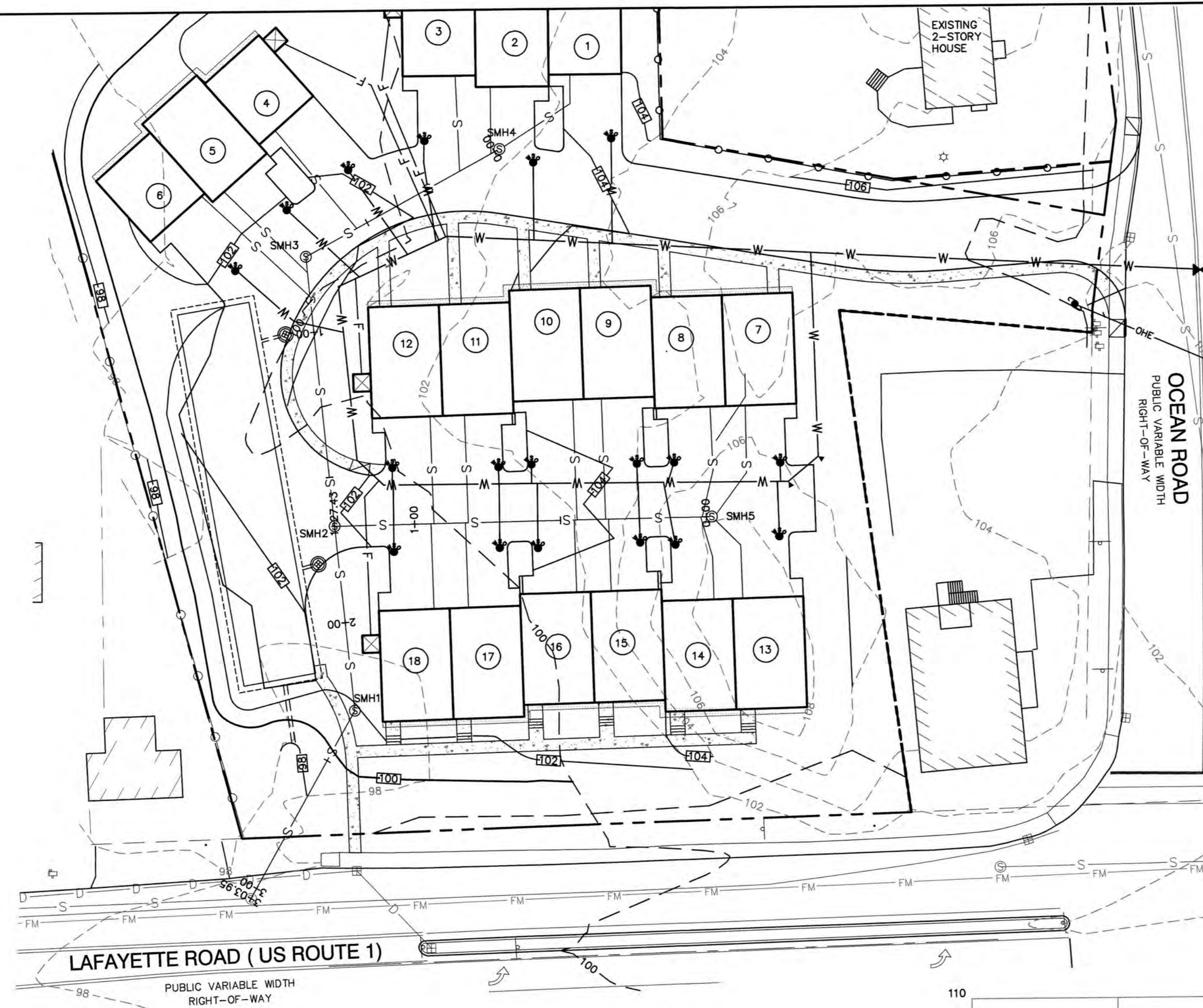
Plan Name: **PLAN AND ROAD PROFILE**

Project: **3110 LAFAYETTE ROAD AND 65 OCEAN ROAD PORTSMOUTH, NH 03801**

Owner of Record: CARTER CHAD WEEKS REALTY TRUST, WEEKS KALEY E. TRUSTEE
 65 OCEAN ROAD SUITE 21 PORTSMOUTH, NH 03801 PO BOX 100, HAMPTON FALLS, NH 03844

DRAWING No. **P1**

SHEET 7 OF 15
 JBE PROJECT NO. 18165



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Design: JAC	Draft: LAZ	Date: 9/17/19
Checked: JAC	Scale: 1" = 30'	Project No.: 18165
Drawing Name: 18165-PLAN.dwg		
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1	12/20/19	REVISED PER TOWN COMMENTS	LAZ
0	10/29/19	ISSUED FOR REVIEW	LAZ

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J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

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

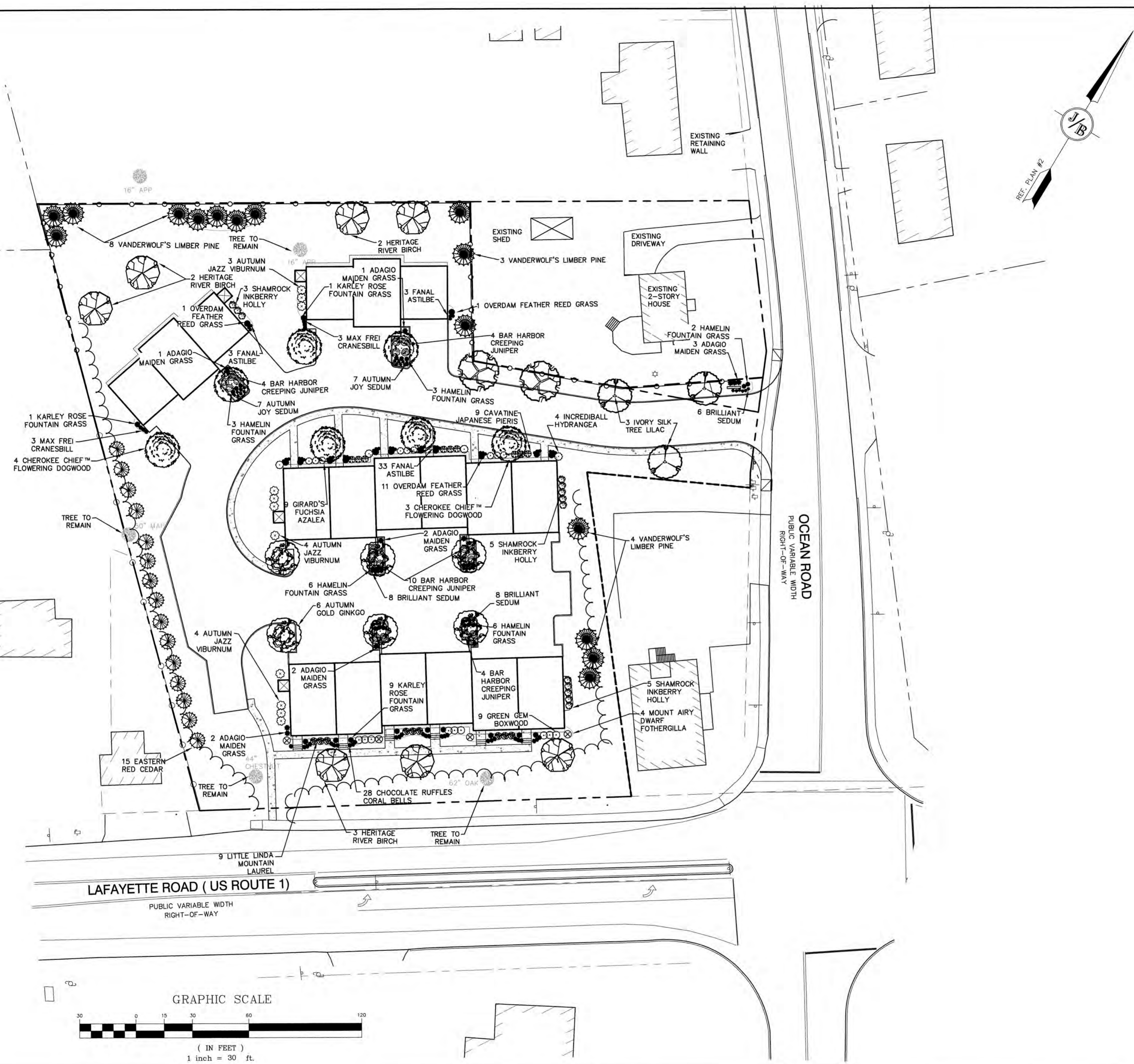
Plan Name:	PLAN AND SEWER PROFILE
Project:	3110 LAFAYETTE ROAD AND 65 OCEAN ROAD PORTSMOUTH, NH 03801
Owner of Record:	CARTER CHAD 65 OCEAN ROAD SUITE 21 PORTSMOUTH, NH 03801
	WEEKS REALTY TRUST, WEEKS KALEY E. TRUSTEE PO BOX 100, HAMPTON FALLS, NH 03844

DRAWING No.

P2

SHEET 8 OF 15
JBE PROJECT NO. 18165

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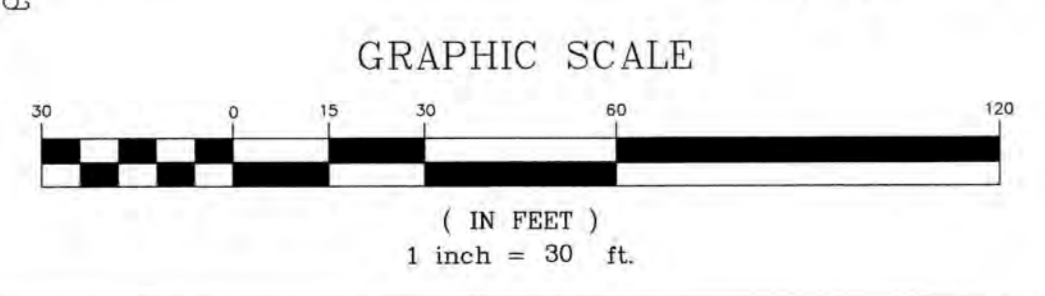


LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING FOR CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
5. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
6. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
7. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE.
8. BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT IS, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN UNHEALTHY OR UNSIGHTLY CONDITION.
9. THE CONTRACTOR SHALL REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC. FROM ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE. GRASS SEED OR PINE BARK MULCH SHALL BE APPLIED AS DEPICTED ON PLANS.
10. FINISHED GRADES IN LANDSCAPED ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" HIGHER THAN THE TOP OF THE SURROUNDING CURB.
11. ALL LANDSCAPING SHALL MEET THE CITY STANDARDS AND REGULATIONS.
12. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE DRIPLINE OF THE TREE. THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
13. ALL MULCH AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH OVER A 10 MIL WEED MAT EQUAL TO WEEDBLOCK BY EASY GARDENER OR DEWITT WEED BARRIER.
14. ALL LANDSCAPED AREAS SHALL HAVE SELECT MATERIALS REMOVED TO A DEPTH OF AT LEAST 9" BELOW FINISH GRADE. THE RESULTING VOID IS TO BE FILLED WITH A MINIMUM OF 9" HIGH-QUALITY SCREENED LOAM AMENDED WITH 3" OF AGED ORGANIC COMPOST.
15. THIS PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO CIVIL/SITE DRAWINGS FOR OTHER SITE CONSTRUCTION INFORMATION.
16. IRRIGATION PIPING SYSTEM SHALL BE REVIEWED AND APPROVED BY OWNER AND ENGINEER PRIOR TO INSTALLATION.
17. THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS.
18. ALL REQUIRED PLANT MATERIAL SHALL BE TENDED AND MAINTAINED IN A HEALTHY GROWING CONDITIONS, REPLACED WHEN NECESSARY, AND KEPT FREE OF REFUSE AND DEBRIS. ALL REQUIRED FENCES AND WALLS SHALL BE MAINTAINED IN GOOD REPAIR.
19. THE PROPERTY OWNER SHALL BE RESPONSIBLE TO REMOVE AND REPLACE DEAD OR DISEASED PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE AND QUANTITY OF PLANT MATERIALS AS ORIGINALLY INSTALLED, UNLESS ALTERNATIVE PLANTINGS ARE REQUESTED, JUSTIFIED AND APPROVED BY THE PLANNING BOARD OR PLANNING DIRECTOR.

APPLICANT
TUCK REALTY CORP.
149 EPPING ROAD, SUITE 2A
EXETER, NH 03833

TOTAL LOT AREA
80,266 SQ. FT.
1.84 ACRES



Design: JAC	Draft: LAZ	Date: 9/17/19
Checked: JAC	Scale: 1" = 30'	Project No.: 18165
Drawing Name: 18165-PLAN.dwg		
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1	12/20/19	REVISED PER TOWN COMMENTS	LAZ
0	10/29/19	ISSUED FOR REVIEW	LAZ

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

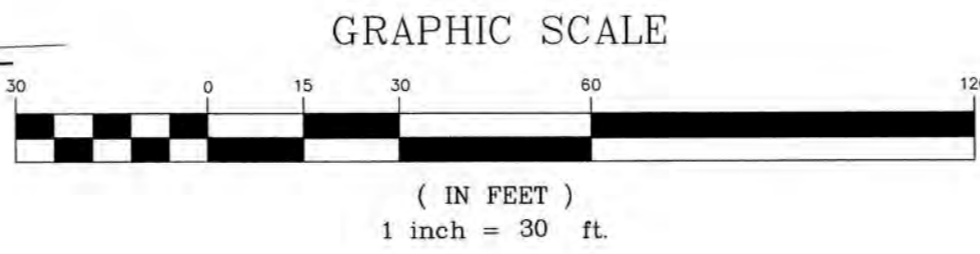
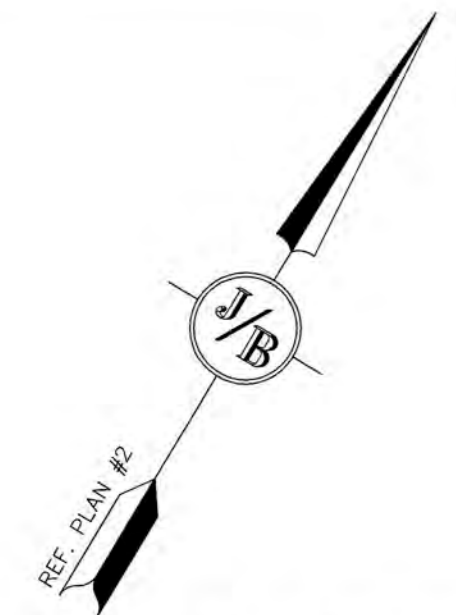
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	LANDSCAPE PLAN
Project:	3110 LAFAYETTE ROAD AND 65 OCEAN ROAD PORTSMOUTH, NH 03801
Owner of Record:	CARTER CHAD WEEKS REALTY TRUST, WEEKS KALEY E. TRUSTEE 65 OCEAN ROAD SUITE 21 PORTSMOUTH, NH 03801 PO BOX 100, HAMPTON FALLS, NH 03844

DRAWING No.
L1
SHEET 9 OF 15
JBE PROJECT NO. 18165

LIGHTING AND ELECTRICAL NOTES:

1. SITE ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
2. CONTRACTOR SHALL INSTALL PROPOSED LIGHT POLES ACCORDING TO TOWN REGULATIONS.
3. ALL OUTDOOR LIGHTING SYSTEMS SHALL BE EQUIPPED WITH TIMERS TO REDUCE ILLUMINATION LEVELS TO NON-OPERATIONAL VALUES PER TOWN REGULATIONS.
4. LIGHTING CONDUIT SHALL BE SCHEDULE 40 PVC, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL.
5. ILLUMINATION READINGS SHOWN ARE BASED ON A TOTAL LLF OF 0.75 AT GRADE. ILLUMINATION READINGS SHOWN ARE IN UNITS OF FOOT-CANDELES.
6. LIGHTING CALCULATIONS SHOWN ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM AND SAFETY.
7. ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF DARK-SKY COMPLIANT, UNLESS OTHERWISE NOTED.
8. NL INDICATES THAT THIS LUMINAIRE SHALL BE ON A NIGHT LIGHT CIRCUIT. FL INDICATES THAT THIS LUMINAIRE SHALL BE A FLOOD LIGHT FIXTURE. MOUNTING BRACKET FOR THIS FL FIXTURE SHALL BE MOUNTED 25' ABOVE BOTTOM OF POLE BASE FOR ALL LIGHT POLES CLOSEST TO STOREFRONT. THESE DESIGNATIONS INDICATE WHAT PHASE LIGHTS ARE WIRED TO (TYP).
9. EXTEND A 480/277V, 3" DIAMETER SERVICE TO ROAD SIGN. INSTALL A 30A 3P NEMA 3R DISC. SWITCH (EACH LEG FUSED @ 20A). SIGN REQUIRES (3) 20A 277V CIRCUITS.
10. THE PROPOSED LIGHTING CALCULATIONS AND DESIGN WAS PERFORMED BY CHARRON, INC., P.O. BOX 4550, MANCHESTER, NH 03108, ATTENTION KEN SWEENEY. ALL LIGHTS SHOULD BE PURCHASED FROM THIS COMPANY, OR AN EQUAL LIGHTING DESIGN SHOULD BE SUBMITTED FOR REVIEW IF EQUAL SUBSTITUTIONS ARE PROPOSED BY THE CONTRACTOR OR OWNER.



Type: _____
 Project: _____
 Options: _____
 Modified: _____
 Luminaire: _____
 Fixture EPA: _____
 Optional Tension: 2 3/4" x 3/2" H
 OGC:
 GF:

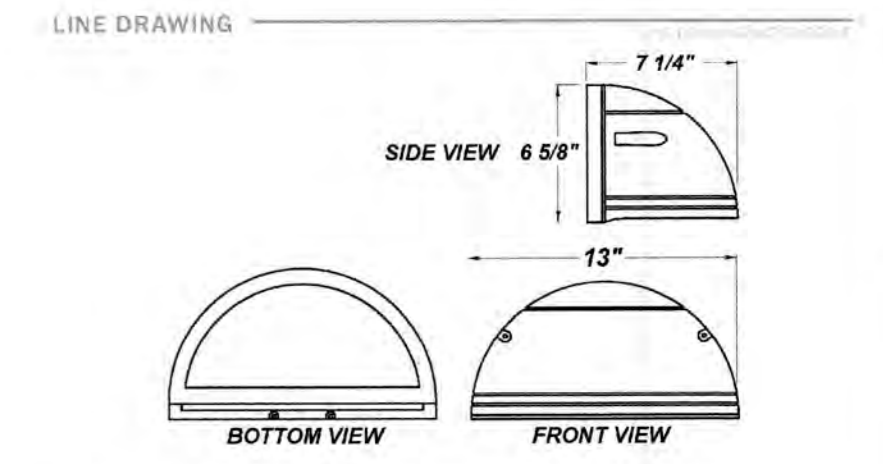
Approval: _____

STADLER M LED
 Architectural Outdoor



PROJECT:	
TYPE:	
DATE:	
COMMENTS:	

- FEATURES**
- Die-Cast Aluminum Housing w/ Textured Bronze Polyester Powder Coat Finish
 - Clear Tempered Glass Diffuser
 - Aluminum Heat-Sink Plate
 - Mounts Over 4" Junction Box w/ Easy-Hang Wall Mounting Plate (Included)
 - Thermal Compensation Technology Ensures Longer LED Lifetime, Which is Ideal For Fixtures Being Placed in Area w/ Fluctuating or Higher Ambient Temperatures
 - 100V - 277V
 - 40W Driver
 - Surge Protector
 - CSA Approved Wet Location For Wall Mounting
 - Dark Sky Compliant
 - LED Light Fixture



FINISHES

Antique Copper	Antique Silver	Bronze Mist	Matte Silver	Metallic Black	Sand
Swedish Steel	Textured Black	Textured Bronze	Textured White		

For RAL Colors & Custom Match - Contact Teron Lighting Inc.

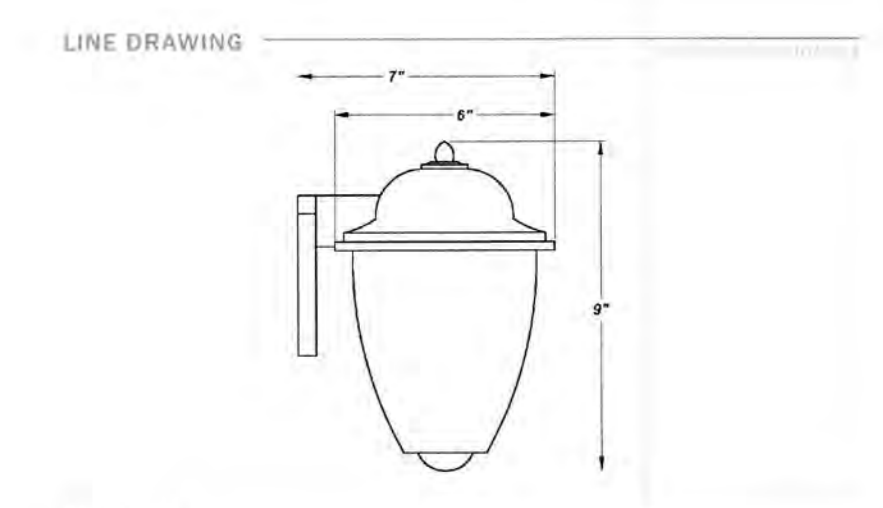
TERON LIGHTING
 33 DONALD DR. FAIRFIELD, OH 45014
 P: 513.858.8004 F: 513.858.8038
 E: SALES@TERONLIGHT.COM

GINTY LED
 Architectural Outdoor



PROJECT:	
TYPE:	
DATE:	
COMMENTS:	

- FEATURES**
- Black or White Polycarbonate Housing
 - Frosted White Polycarbonate Lens
 - Ambient Operating Temperature -40° C (-40° F) to 40° C (105° F)
 - Thermal Protected LED Array
 - Constant Current at 700 Milliamperes
 - UL Class 2 Driver - Power Factor > 90
 - Estimated 50,000 Hours Life (L70)
 - Mounts Directly to 4" Junction Box (By Others)
 - LED Light Fixture
 - Mounting Hardware Included
 - UL Listed Wet Location



FINISHES

Black	White
-------	-------

For RAL Colors & Custom Match - Contact Teron Lighting Inc.

TERON LIGHTING
 33 DONALD DR. FAIRFIELD, OH 45014
 P: 513.858.8004 F: 513.858.8038
 E: SALES@TERONLIGHT.COM

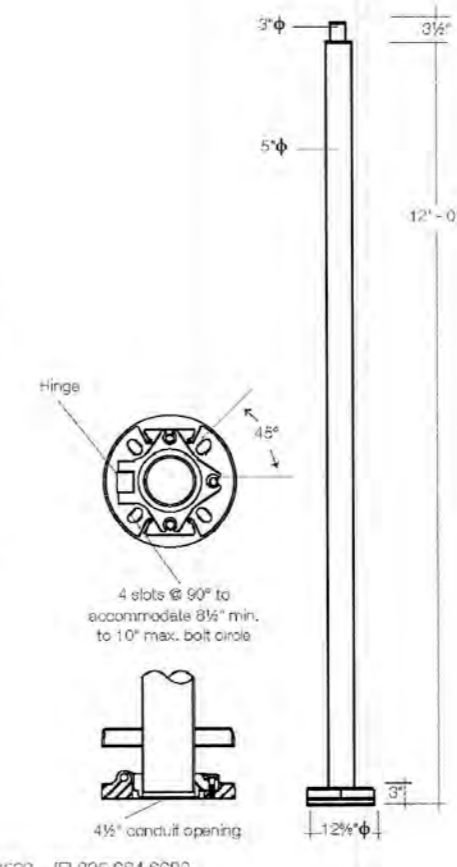
906HR 5" Straight round hinged pole

Shaft: Extruded from all new stainless 304 aluminum alloy tubing, heat treated to a T6 condition.
 Anchor base: Round cast aluminum A356 alloy, heat treated to a T6 condition. Anchor base and shaft continuously welded at the outside top and inside bottom of the anchor base casting. Pole base to be mounted on a 4" diameter hole in concrete. Hinge: Pole shaft to be welded to upper base casting which is required to lower base casting by three (3) stainless steel bolts. Bolts to be fastened to cast-in stainless threaded inserts in lower casting. Cast round two piece base cover supplied with pole.
 Anchor bolts: Four (4) 1/2" x 1 1/2" galvanized steel anchor bolts supplied with double nuts and flat washers. Minimum bolt projection 3/4".
 GOC/GFR: Standard location is opposite the hinge. Height above base for best in luminaires is 10'. For single luminaires with a pole base mounted (PBA) select the minimum height a 24" and 42" minimum for double PBA luminaires.
 Weight: 52.0 lbs.

Disclaimer
 BEGA-US warrants the specific anchor bolts and pole combination according to the product number and description(s) indicated on this submission sheet. Structural changes to the pole requested by the customer, including changes to pole length, may affect the compatibility of the anchor bolts and corresponding poles. BEGA-US is not responsible for the incompatibility of the anchor bolts and poles resulting from such structural changes without review by the BEGA-US engineering department. This includes, but is not limited to, any repair charges, changes for replacement materials and shipping.

Pole wind load rating:
 MPH: 70 - 80 - 90 - 100 - 120
 EPR: 14.4 - 16.5 - 18.2 - 21.5 - 24
 Note: Data shows minimum grade-wind resistance and a maximum luminaire weight of 50 lbs.

BEGA-US 1000 BEGA Way, Carpinteria, CA 90013 P: 805-684-0533 F: 805-684-6882
 Copyright BEGA-US 2015 Updated 12/16



LED pole-top luminaires with asymmetrical light distribution

Housing/Lens: Die-cast aluminum construction. The luminaire slip fits a 3" O.D. pole top or tenon and is secured by six (6) socket head stainless steel screws threaded into stainless steel inserts. Use castings are marine grade, copper free (0.3% copper content) A356.0 aluminum alloy.
Enclosure: Clear acrylic diffuser held in place by die cast aluminum frame. Fully gasketed for weather tight operation using a molded silicone gasket.
Electrical: 23.6W LED Luminaire, 28 total system watts, -30°C start temperature. Ingress: IP67 through 277V electronic LED driver, 0-10V dimming. LED modules are available from factory for easy replacement. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI) add suffix K3 to order.
Note: LED's supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BK), White (WT), Bronze (BR), Silver (SL). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.
 CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65.
 Weight: 21.4 lbs
 EPA (Effective projection area): 0.73 sq. ft.
 Luminaire Lumens: 2297



1" Pole-top Luminaire
 84121 23.6W 20V 12' 18'
 *Recommended for use with 12' to 18' poles
BEGA 1000 BEGA Way, Carpinteria, CA 90013 1805-684-0533 FAX: (805) 556-8478 www.bega-us.com
 Copyright BEGA 2019 Updated 01/19/2019

APPLICANT
 TUCK REALTY CORP.
 149 EPPING ROAD, SUITE 2A
 EXETER, NH 03833

TOTAL LOT AREA
 80,266 SQ. FT.
 1.84 ACRES

Symbol	Qty	Label	Arrangement	Description
⊙	6	P	SINGLE	84121 / 906HR (12' POLE)
⊙	12	S	SINGLE	GY-L10.0-BK-40K
⊙	18	W	SINGLE	SDM-L12.0-LT350-BZ-30K-CGL

Design: JAC	Draft: LAZ	Date: 9/17/19
Checked: JAC	Scale: 1" = 30'	Project No.: 18165
Drawing Name: 18165-PLAN.dwg		
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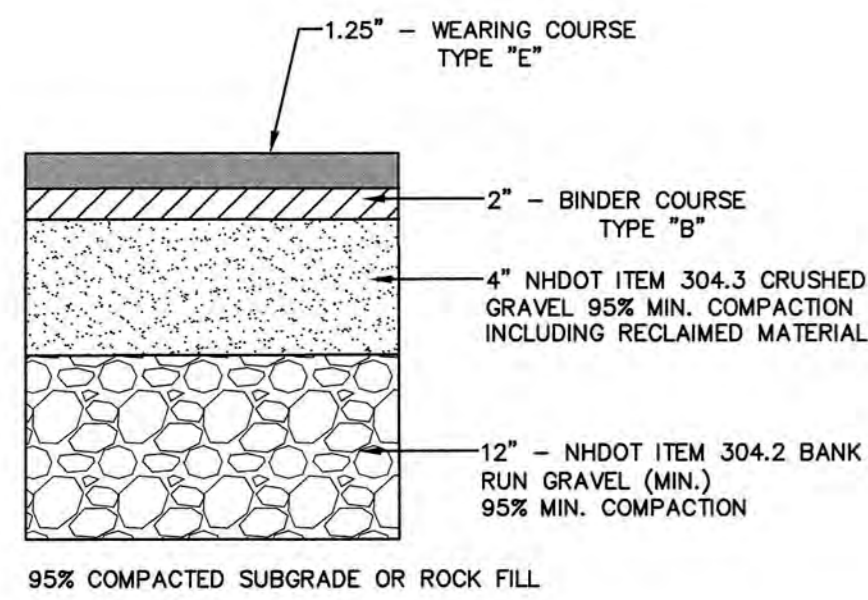
REV.	DATE	REVISION	BY
2	01/22/20	REVISED PER TOWN COMMENTS	LAZ
1	12/20/19	REVISED PER TOWN COMMENTS	LAZ
0	10/29/19	ISSUED FOR REVIEW	LAZ

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

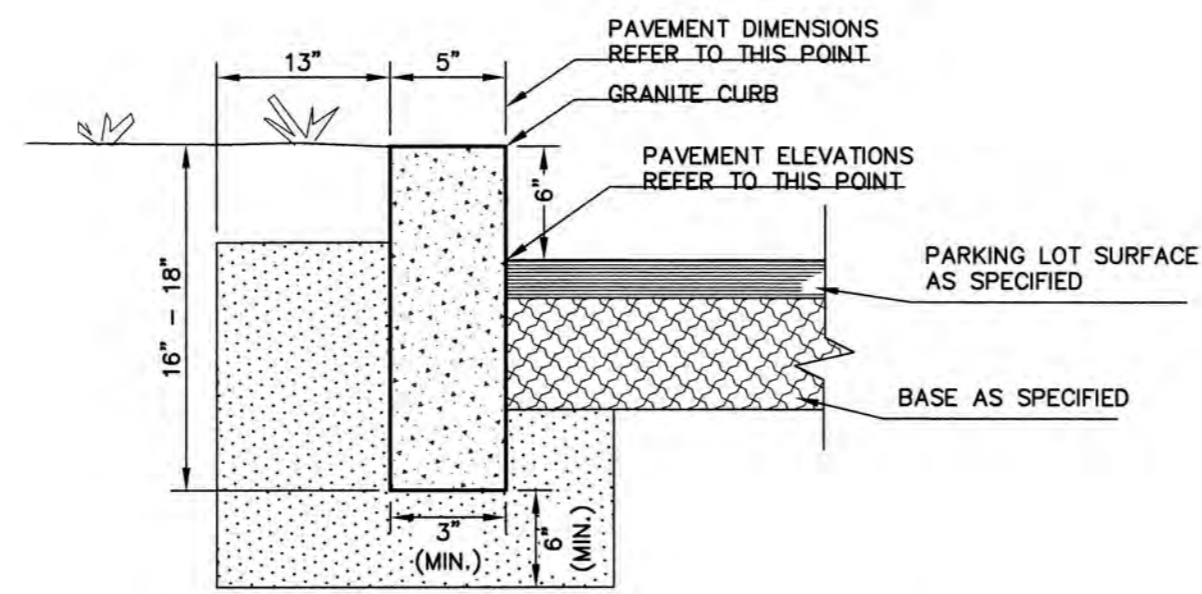
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	LANDSCAPE AND LIGHTING PLAN
Project:	3110 LAFAYETTE ROAD AND 65 OCEAN ROAD PORTSMOUTH, NH 03801
Owner of Record:	CARTER CHAD WEEKS REALTY TRUST, WEEKS KALEY E. TRUSTEE 65 OCEAN ROAD SUITE 21 PORTSMOUTH, NH 03801 PO BOX 100, HAMPTON FALLS, NH 03844
Drawing No.	L2
	SHEET 10 OF 15 JBE PROJECT NO. 18165



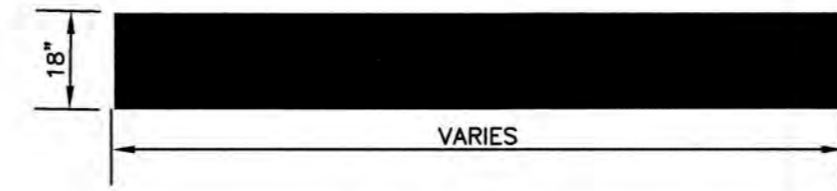
TYPICAL BITUMINOUS PAVEMENT

NOT TO SCALE



VERTICAL GRANITE CURB

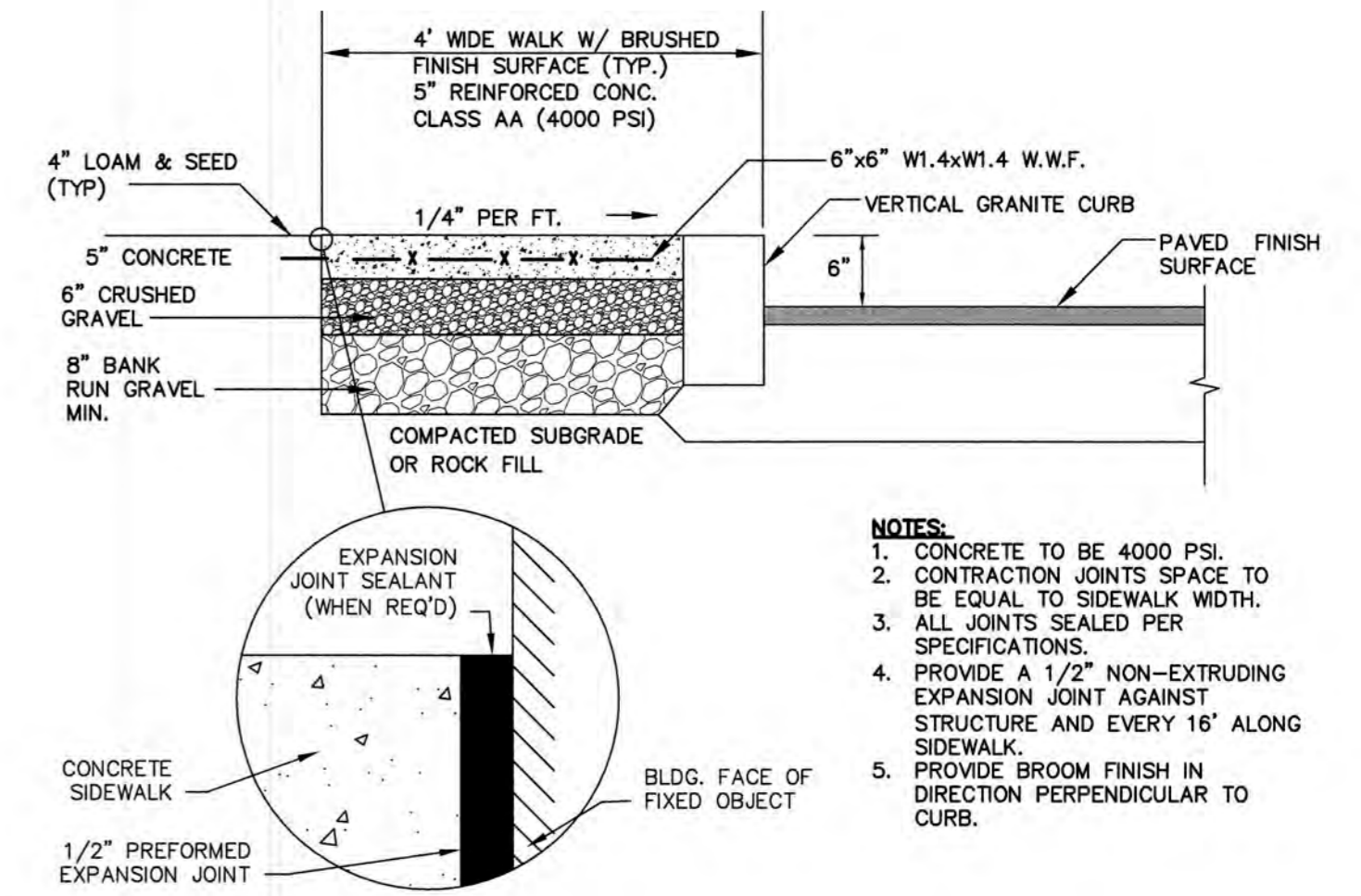
NOT TO SCALE



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

STOP BAR

NOT TO SCALE

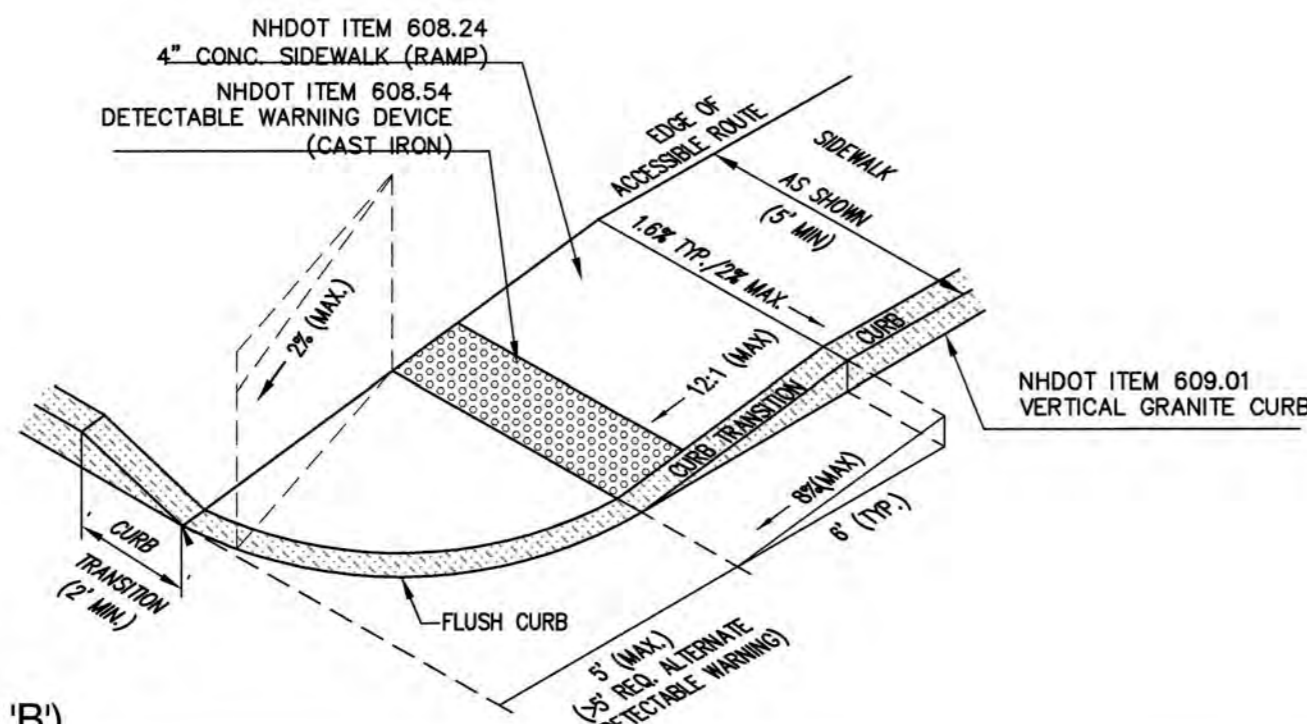


NOTES:
1. CONCRETE TO BE 4000 PSI.
2. CONTRACTION JOINTS SPACE TO BE EQUAL TO SIDEWALK WIDTH.
3. ALL JOINTS SEALED PER SPECIFICATIONS.
4. PROVIDE A 1/2\"/>

CONCRETE SIDEWALK W/ VERTICAL GRANITE CURB

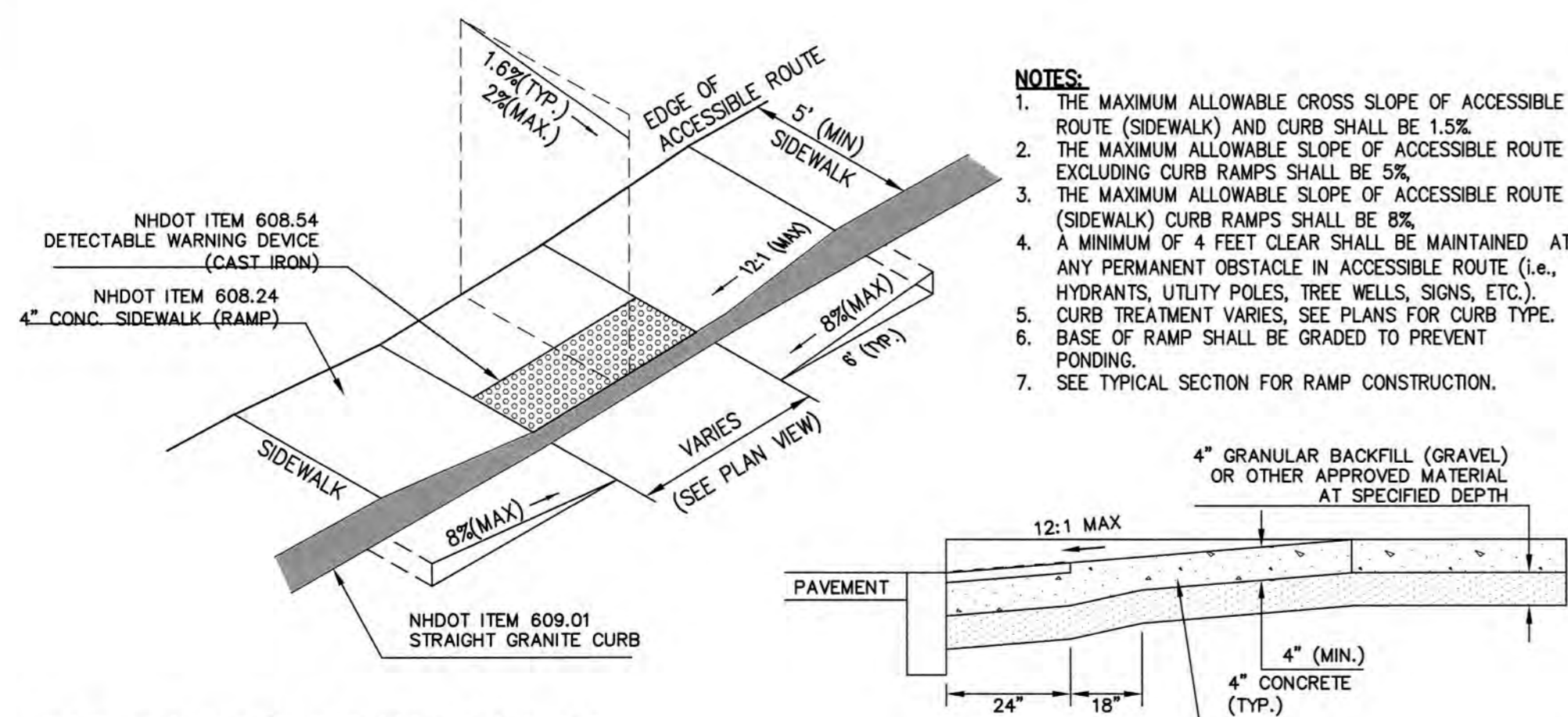
NOT TO SCALE

NOTES:
1. THE MAXIMUM ALLOWABLE CROSS SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) AND CURB SHALL BE 1.5%.
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) CURB RAMPS SHALL BE 8%.
4. A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (i.e., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE.
6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SECTION FOR RAMP CONSTRUCTION.



ACCESSIBLE CURB RAMP (TYPE 'B')

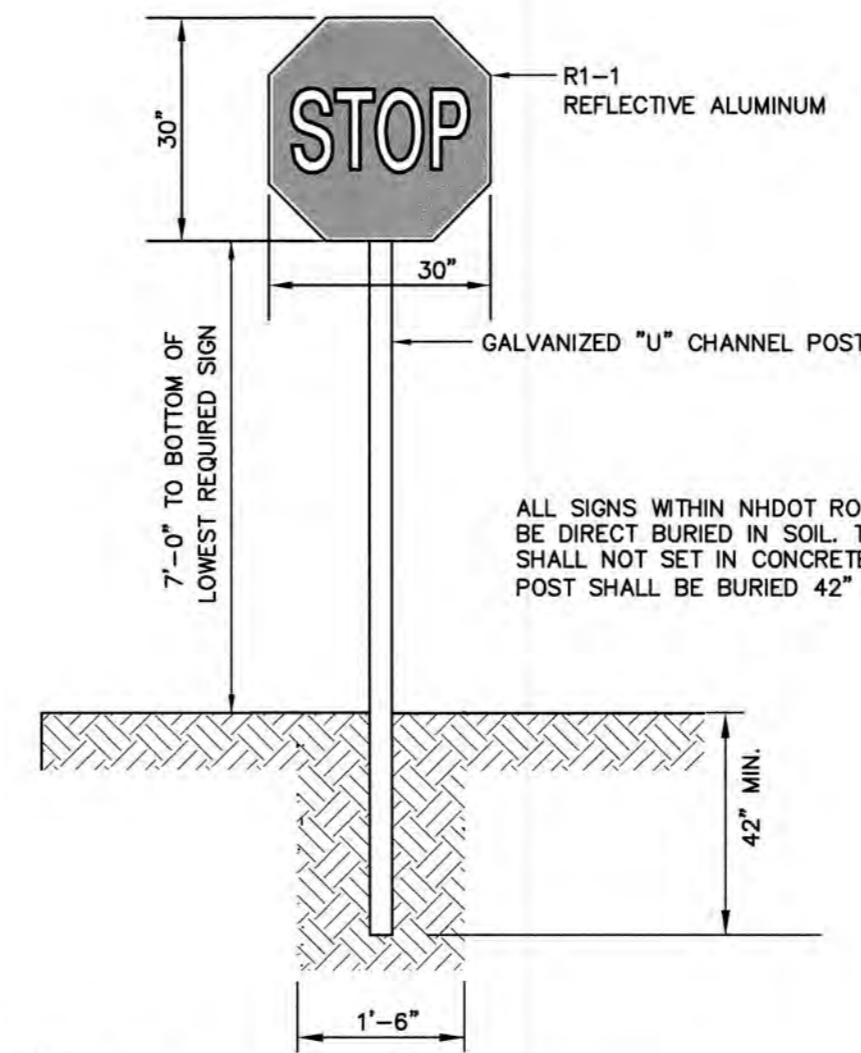
NOT TO SCALE



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

ACCESSIBLE CURB RAMP (TYPE 'A')

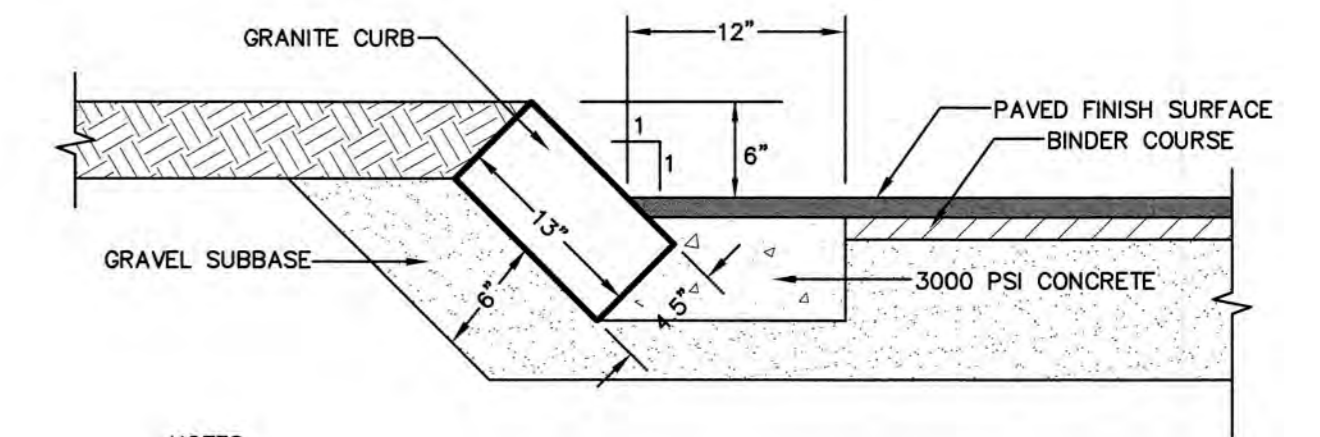
NOT TO SCALE



STOP SIGN (R1-1)

NOT TO SCALE

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



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

SLOPED GRANITE CURB

NOT TO SCALE

W:\18165 PORTSMOUTH-3110 LAFAYETTE RD-PORTER\DWG\18165-PLAN.dwg, Tue Jan 21 10:45:24 2020

Design: JAC	Draft: LAZ	Date: 9/17/19
Checked: JAC	Scale: AS NOTED	Project No.: 18165
Drawing Name: 18165-PLAN.dwg		
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1	12/20/19	REVISED PER TOWN COMMENTS	LAZ
0	10/29/19	ISSUED FOR REVIEW	LAZ

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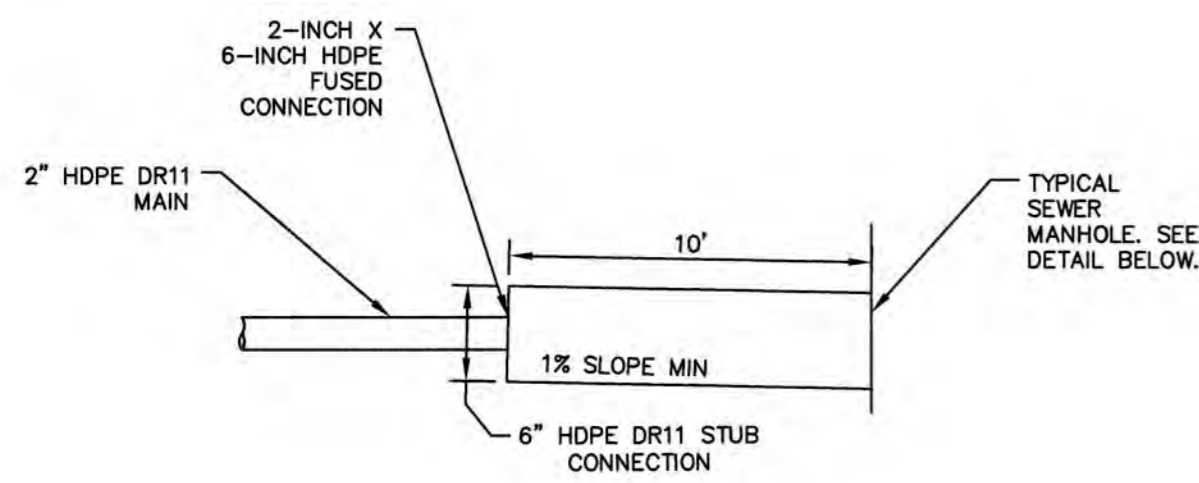
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Civil Engineering Services

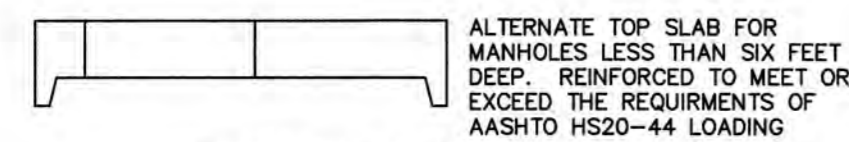
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	3110 LAFAYETTE ROAD AND 65 OCEAN ROAD PORTSMOUTH, NH 03801
Owner of Record:	CARTER CHAD 65 OCEAN ROAD SUITE 21 PORTSMOUTH, NH 03801
	WEEKS REALTY TRUST, WEEKS KALEY E. TRUSTEE PO BOX 100, HAMPTON FALLS, NH 03844

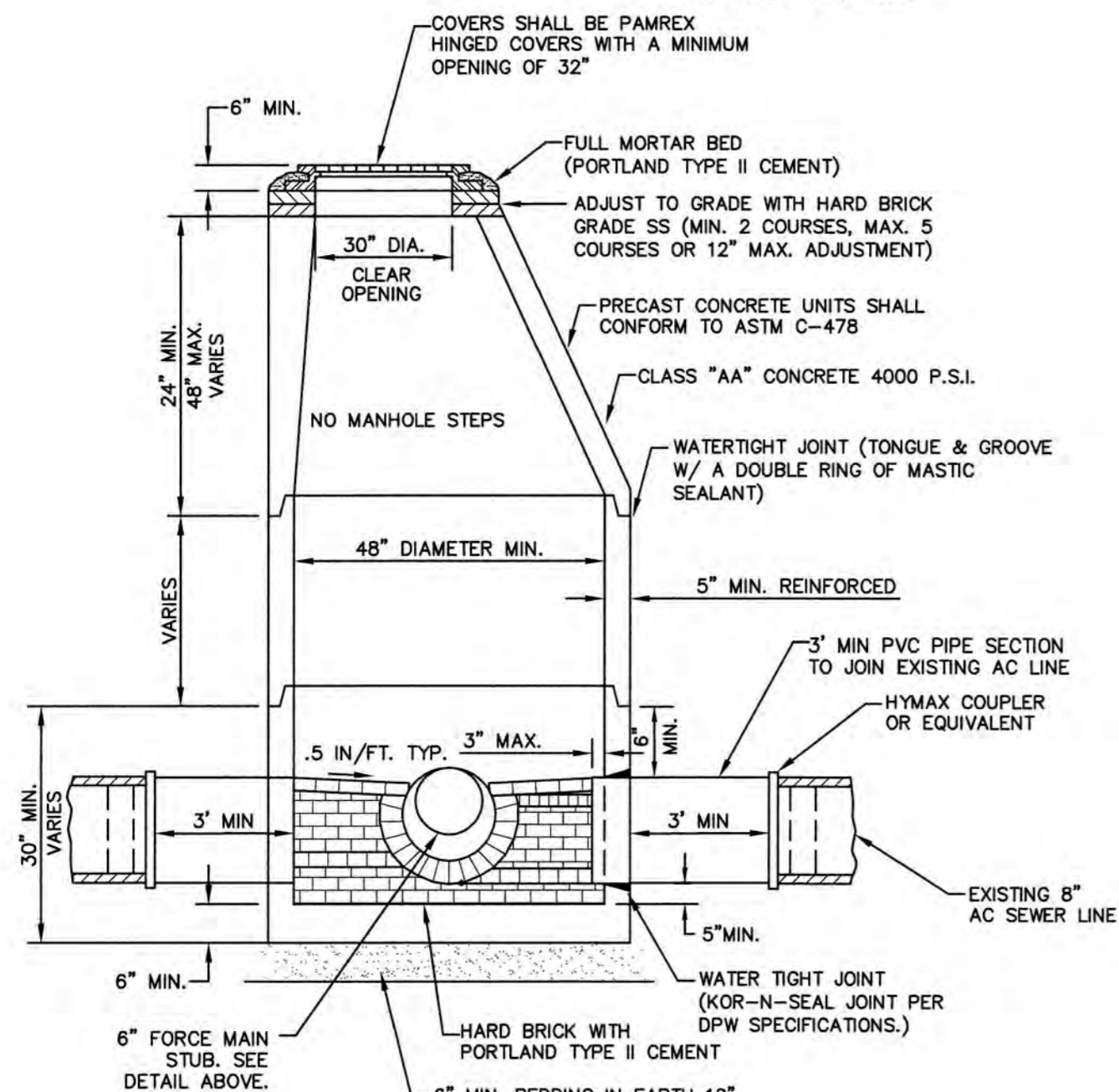
DRAWING No.	D1
SHEET 11 OF 15	JBE PROJECT NO. 18165



TYPICAL SEWER MANHOLE. SEE DETAIL BELOW.



ALTERNATE TOP SLAB FOR MANHOLES LESS THAN SIX FEET DEEP. REINFORCED TO MEET OR EXCEED THE REQUIREMENTS OF AASHTO HS20-44 LOADING

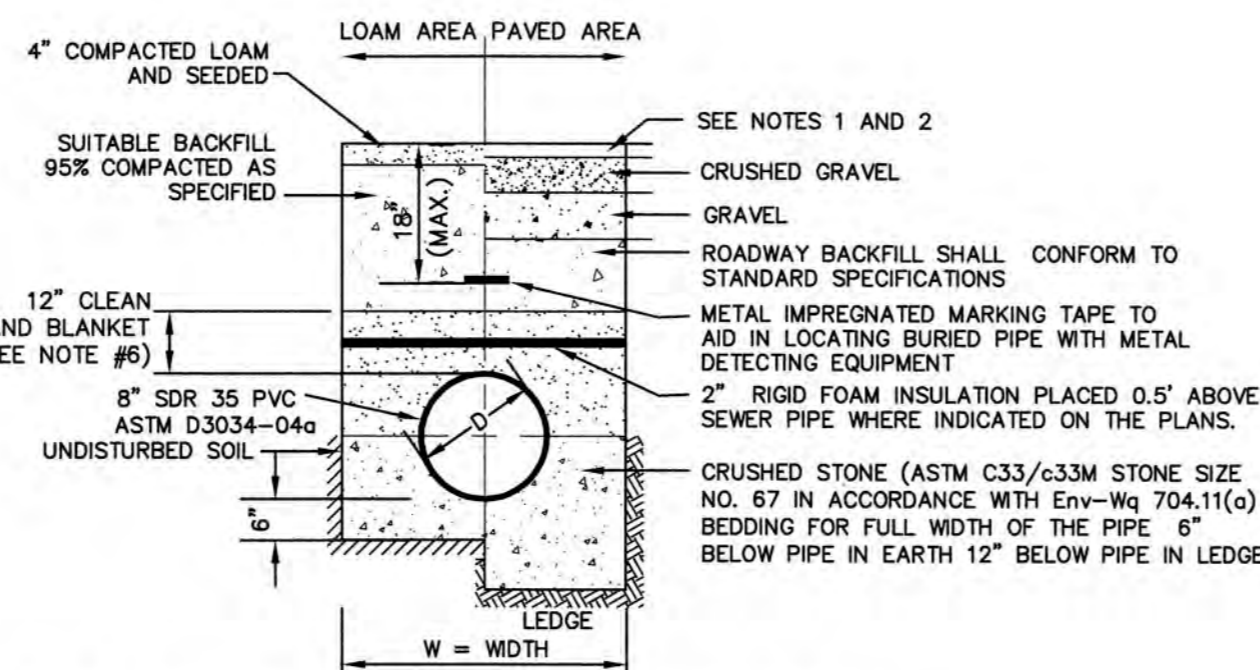


NOTES:

- 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;
- SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPED TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL IN ACCORDANCE WITH ENV-WQ 704.12 (K).
- ALL MANHOLES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH ENV-WQ 704.17 (a) THROUGH (e).
- SEWER MANHOLE COVERS SHALL CONFORM TO ASTM A48 WITH A CASTING EQUAL TO CLASS 30 IN ACCORDANCE WITH ENV-WQ 704.13 (a).
- ALL ASBESTOS CONTAINING WASTE MATERIALS MUST BE PROPERLY IDENTIFIED, PACKAGED AND DELIVERED TO A LANDFILL LICENSED BY THE NHDES SOLID WASTE MANAGEMENT PROGRAM FOR DISPOSAL. CALL (603) 271-2925 FOR MORE INFORMATION.
- PORTSMOUTH STANDARD SEWER MANHOLE SHALL BE USED.
- CONTRACTOR TO PURCHASE SEWER MANHOLE COVERS FROM THE CITY OF PORTSMOUTH DIRECTLY.
- MANHOLE BASE SECTIONS SHALL BE MONOLITHIC TO A POINT AT LEAST 6" ABOVE THE HIGHEST INCOMING SEWER PIPE PER ENV-WQ 704.12 (e).
- MANHOLE CASTINGS SHALL CONFORM TO ASTM A48 PER ENV-WQ 704.13 (a) (8).

PORTSMOUTH SEWER MANHOLE

NOT TO SCALE

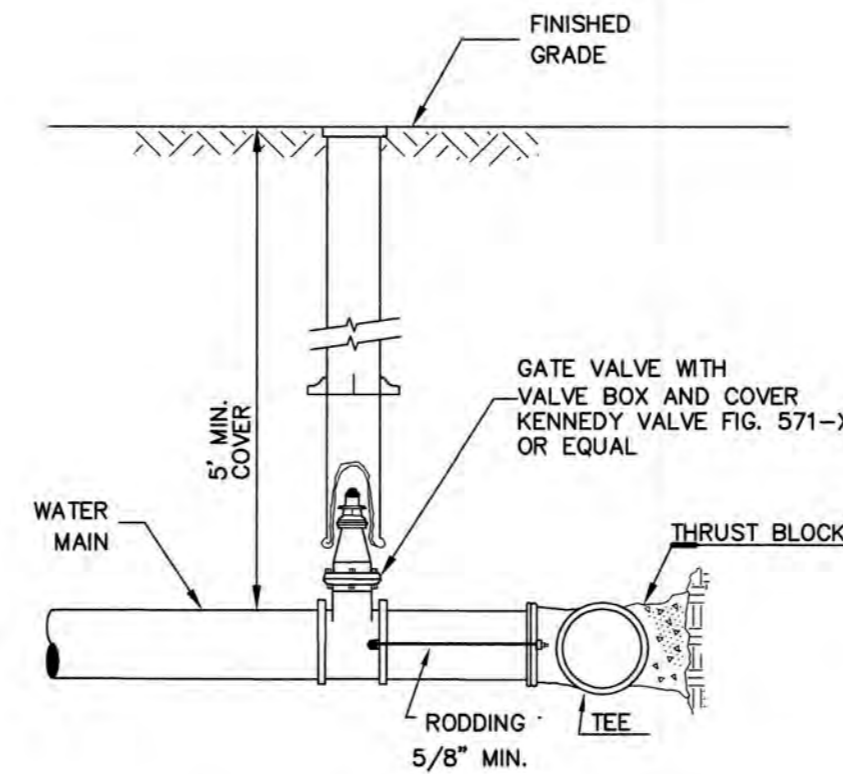


NOTES:

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

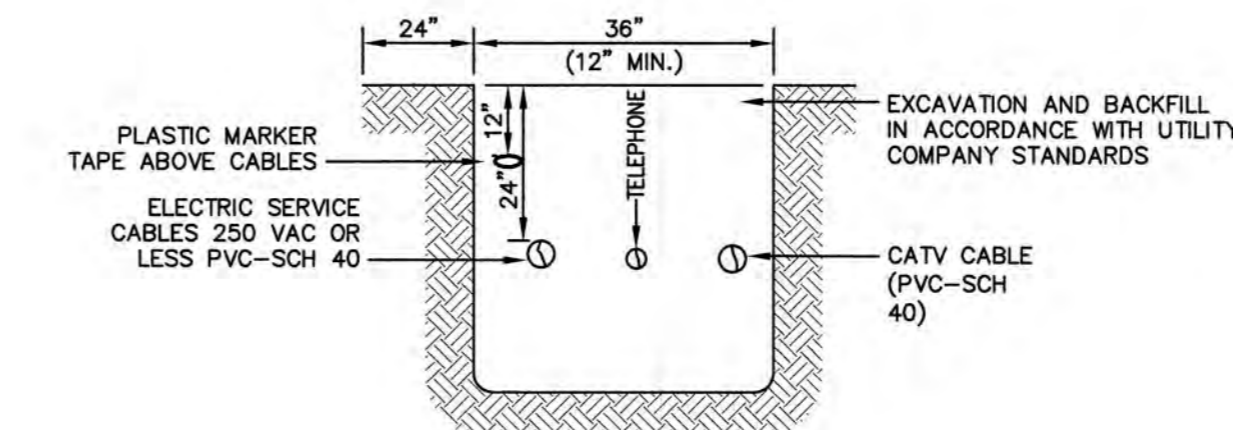
SEWER TRENCH

NOT TO SCALE



BURIED GATE VALVE DETAIL

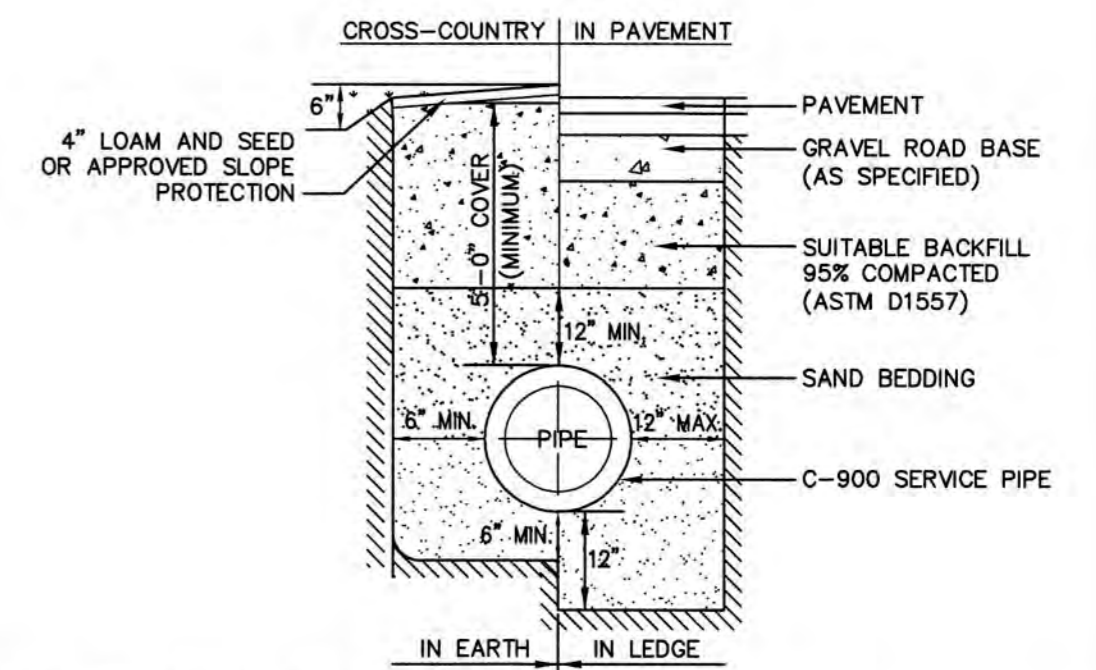
NOT TO SCALE



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

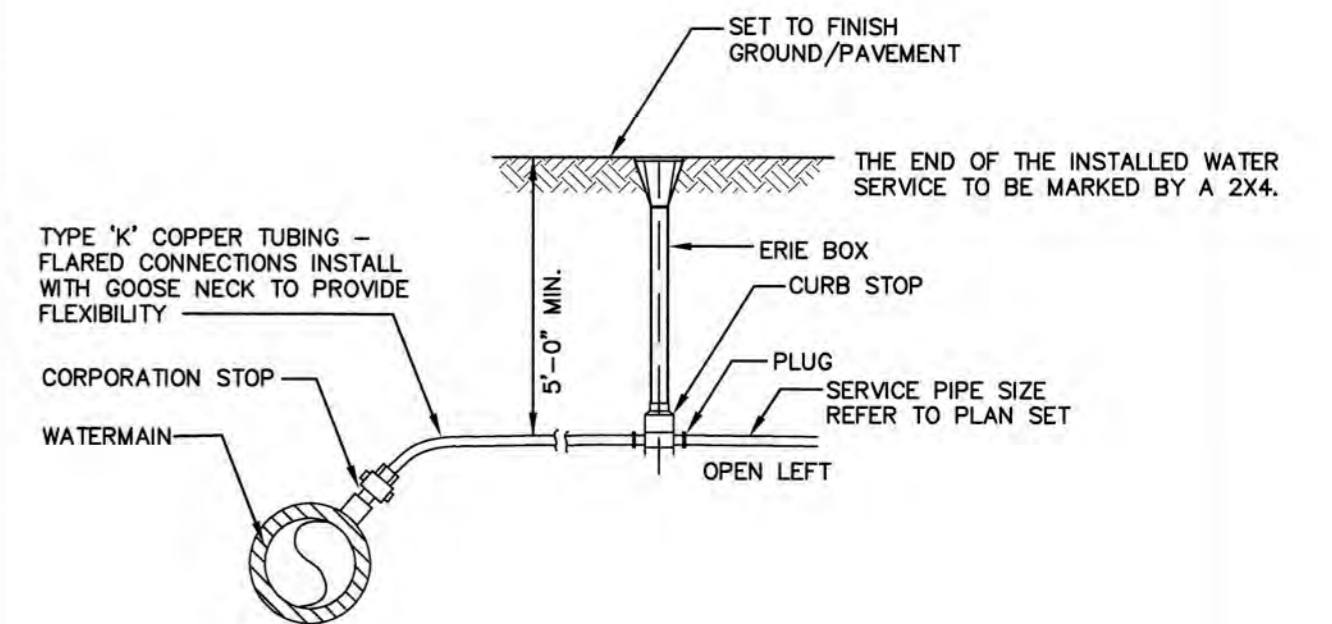
UTILITY TRENCH

NOT TO SCALE



WATER SYSTEM TRENCH

NOT TO SCALE



WATER SERVICE CONNECTION-COPPER PIPE

NOT TO SCALE

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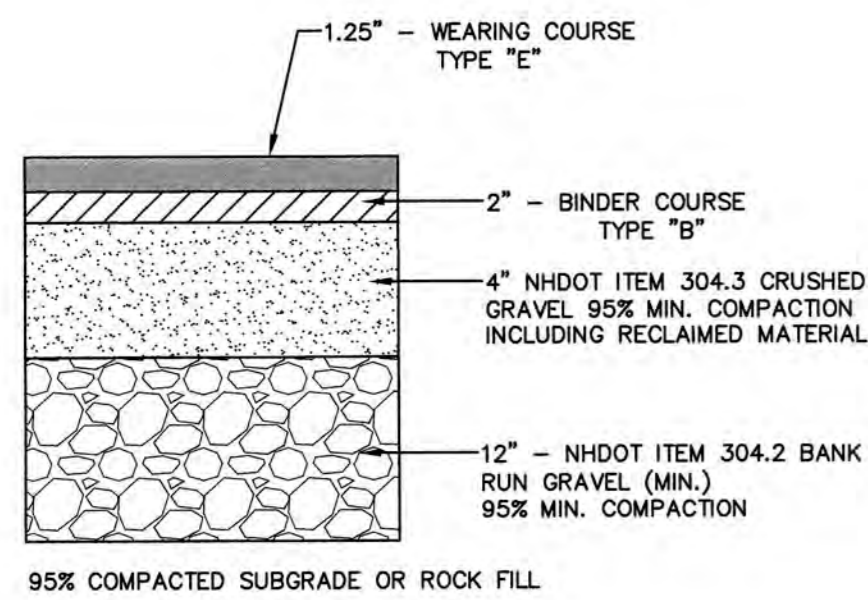
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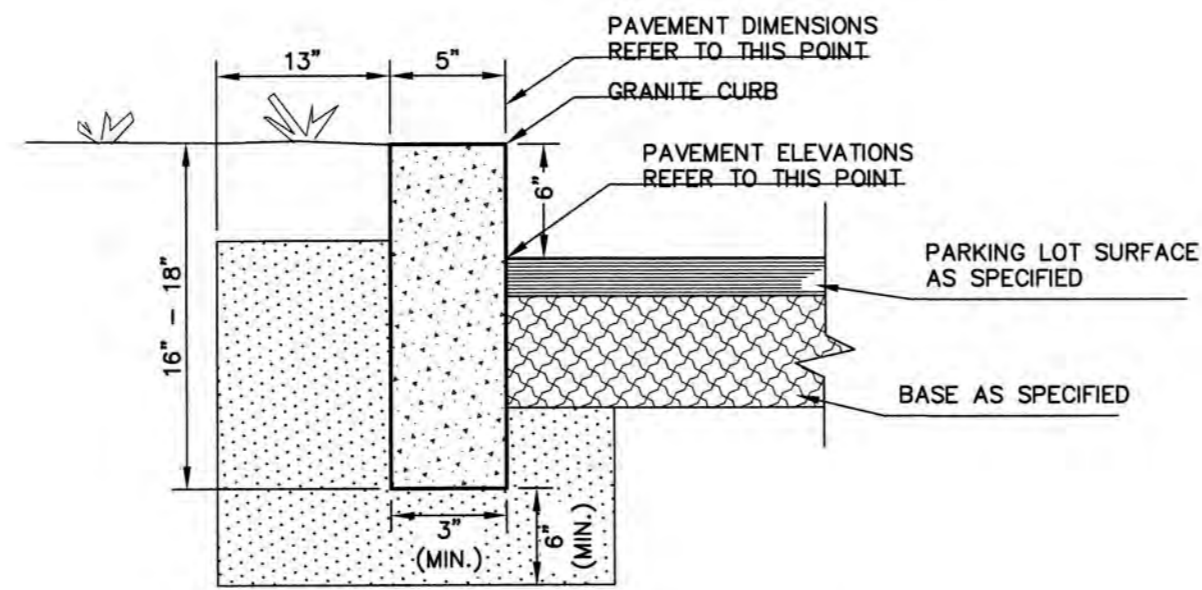
Plan Name:	DETAIL SHEET
Project:	3110 LAFAYETTE ROAD AND 65 OCEAN ROAD PORTSMOUTH, NH 03801
Owner of Record:	CARTER CHAD WEEKS REALTY TRUST, WEEKS KALEY E. TRUSTEE 65 OCEAN ROAD SUITE 21 PORTSMOUTH, NH 03801 PO BOX 100, HAMPTON FALLS, NH 03844

DRAWING No.	D2
SHEET 12 OF 15	JBE PROJECT NO. 18165



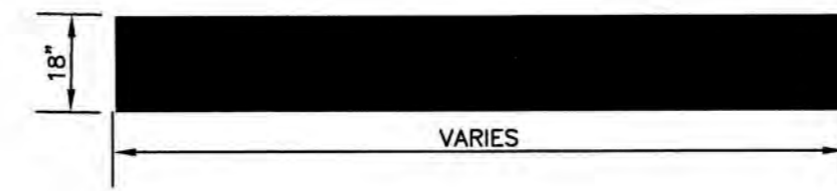
TYPICAL BITUMINOUS PAVEMENT

NOT TO SCALE



VERTICAL GRANITE CURB

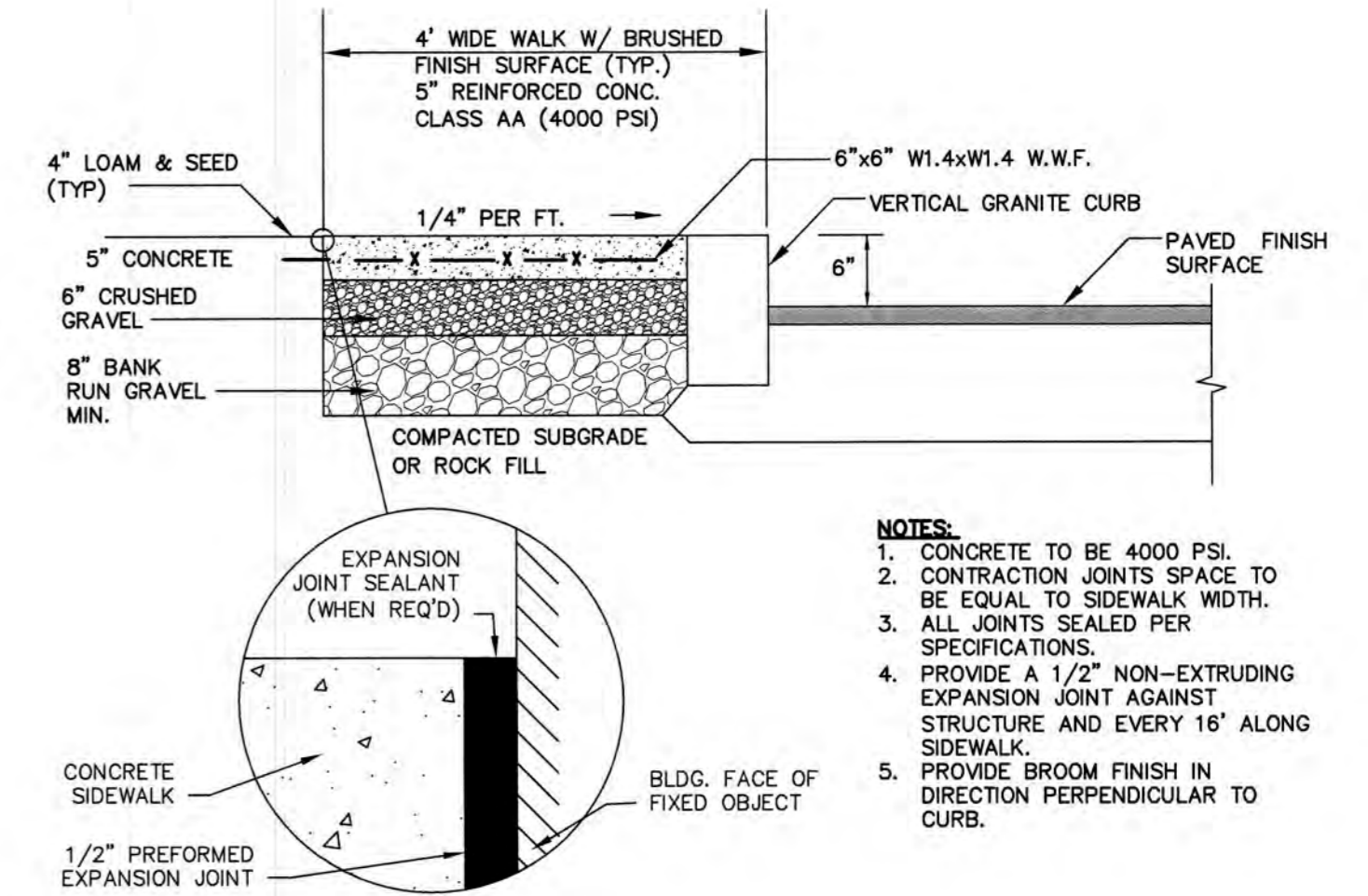
NOT TO SCALE



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

STOP BAR

NOT TO SCALE

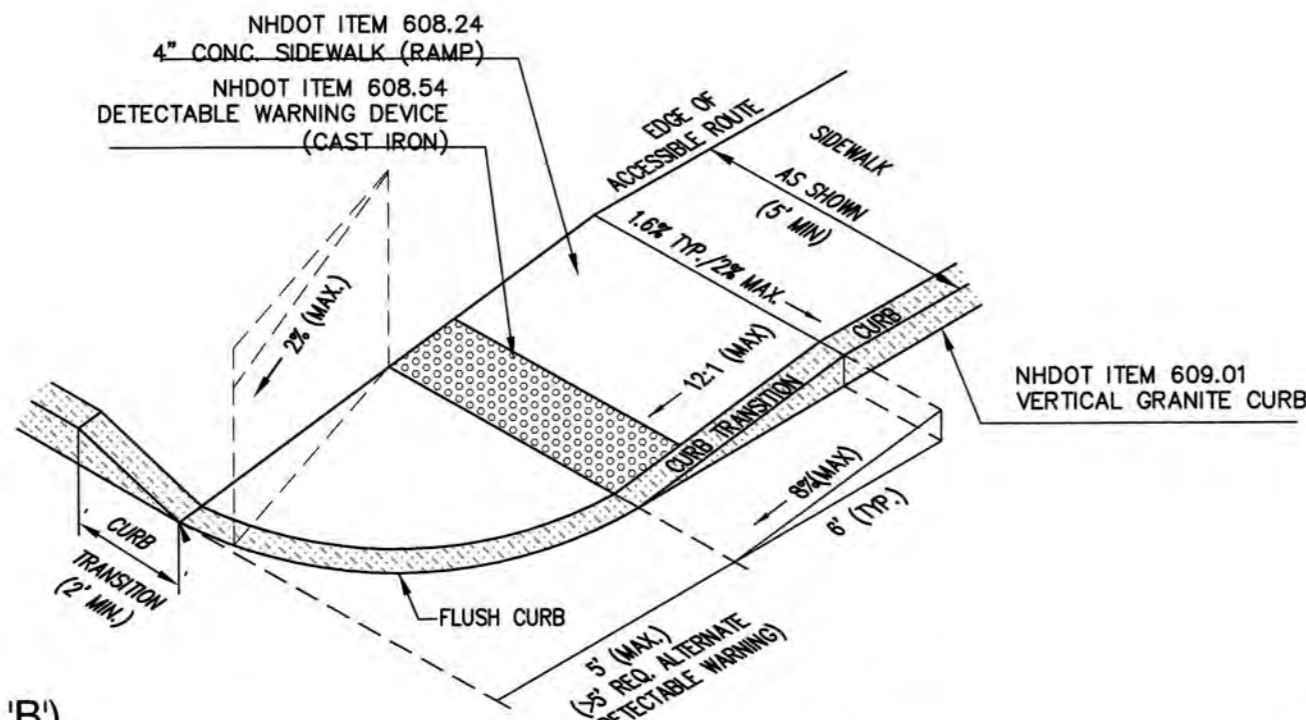


NOTES:
1. CONCRETE TO BE 4000 PSI.
2. CONTRACTION JOINTS SPACE TO BE EQUAL TO SIDEWALK WIDTH.
3. ALL JOINTS SEALED PER SPECIFICATIONS.
4. PROVIDE A 1/2\"/>

CONCRETE SIDEWALK W/ VERTICAL GRANITE CURB

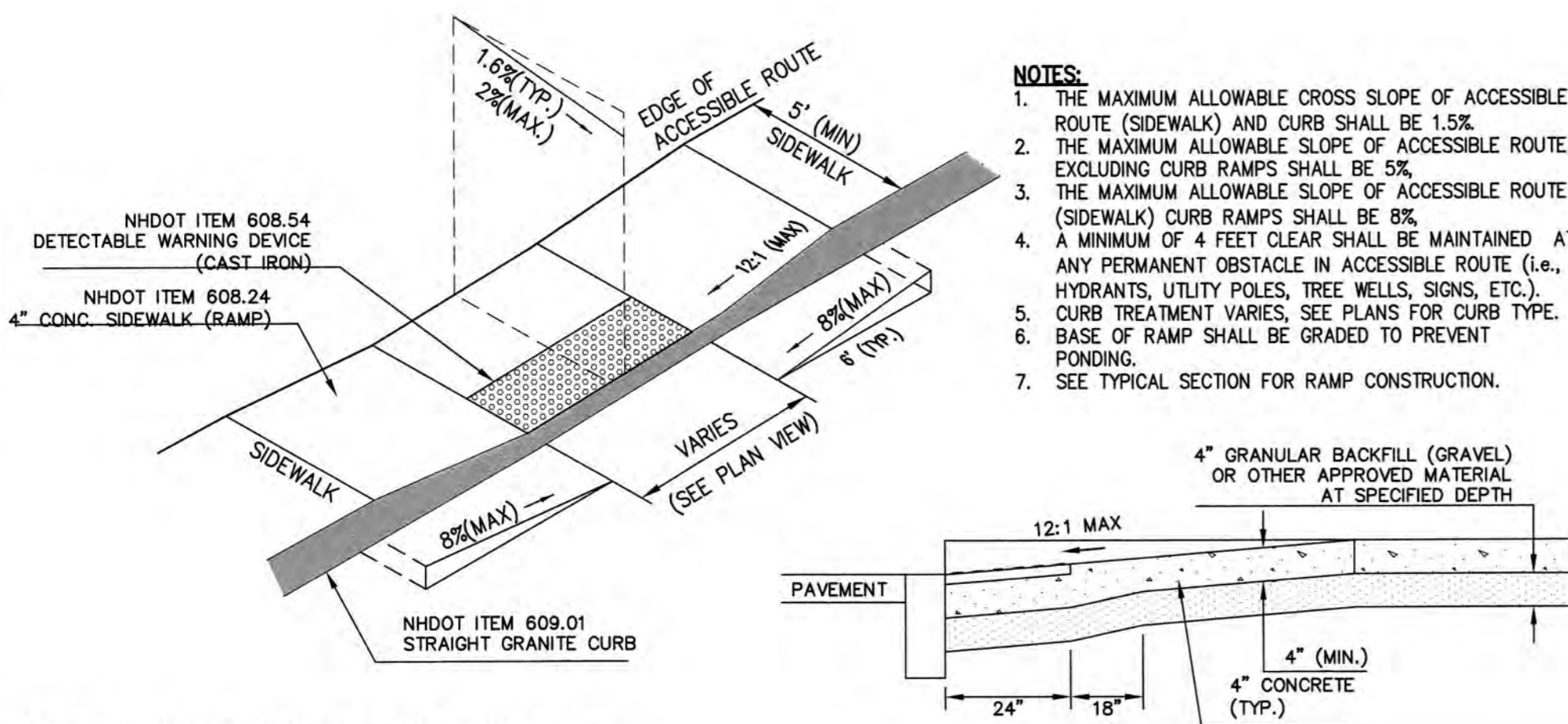
NOT TO SCALE

NOTES:
1. THE MAXIMUM ALLOWABLE CROSS SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) AND CURB SHALL BE 1.5%.
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) CURB RAMPS SHALL BE 8%.
4. A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (i.e., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES; SEE PLANS FOR CURB TYPE.
6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SECTION FOR RAMP CONSTRUCTION.



ACCESSIBLE CURB RAMP (TYPE 'B')

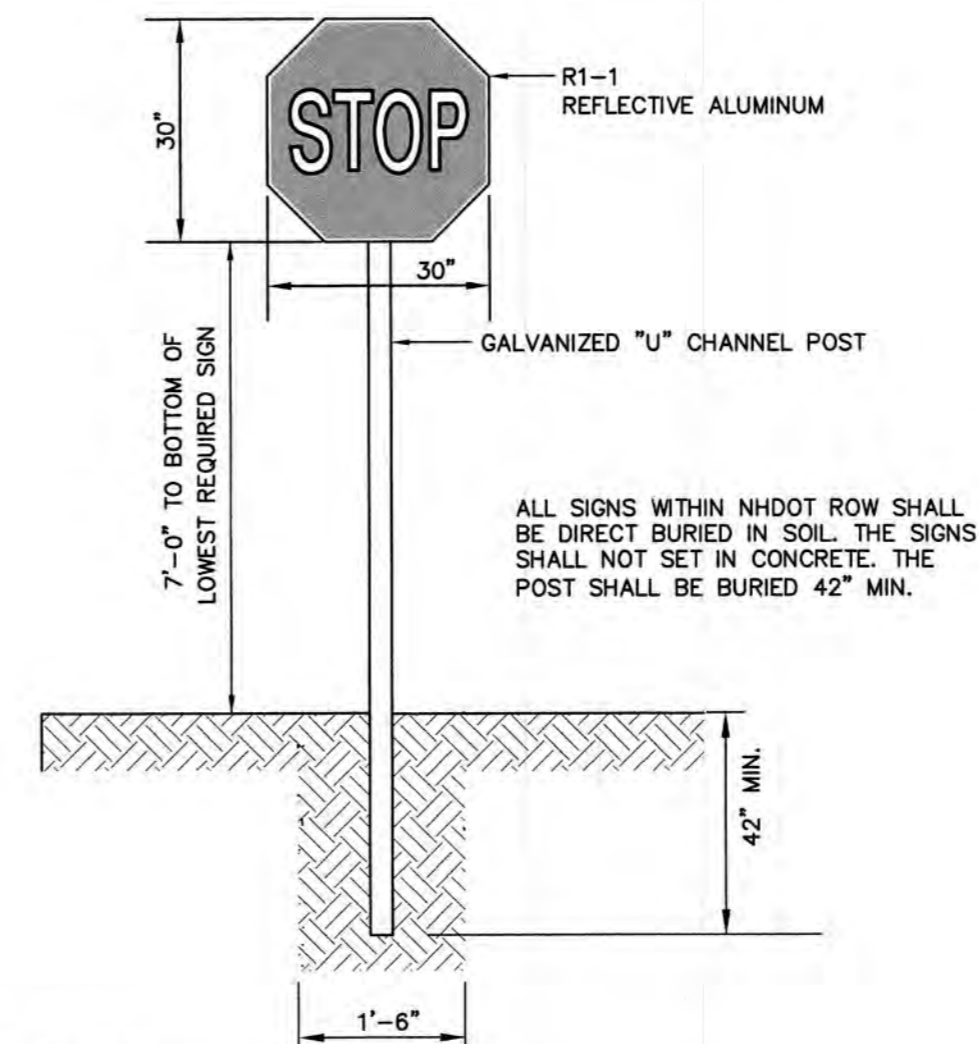
NOT TO SCALE



NOTES:
1. THE MAXIMUM ALLOWABLE CROSS SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) AND CURB SHALL BE 1.5%.
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) CURB RAMPS SHALL BE 8%.
4. A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (i.e., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES; SEE PLANS FOR CURB TYPE.
6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SECTION FOR RAMP CONSTRUCTION.

ACCESSIBLE CURB RAMP (TYPE 'A')

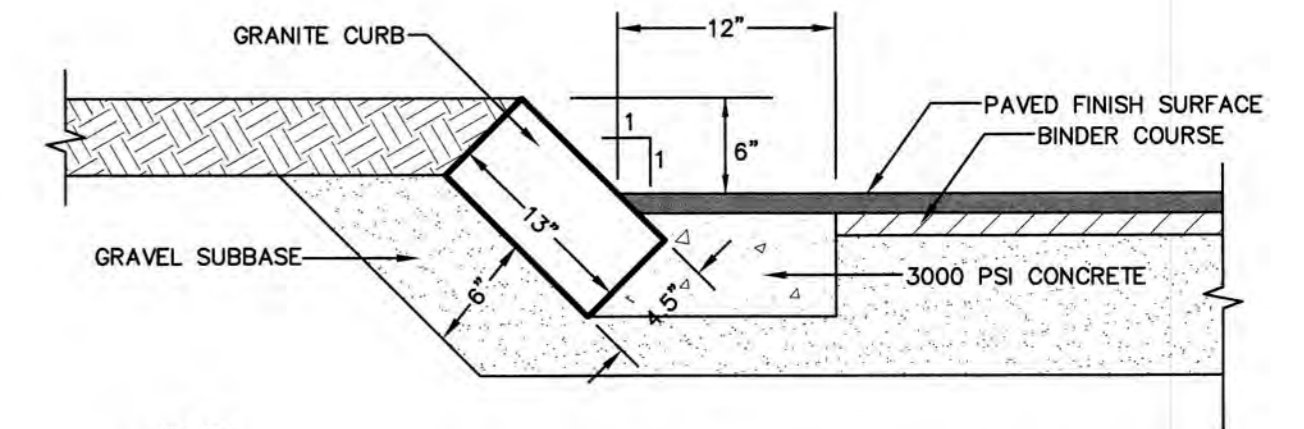
NOT TO SCALE



STOP SIGN (R1-1)

NOT TO SCALE

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



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

SLOPED GRANITE CURB

NOT TO SCALE

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Drawing Name: 18165-PLAN.dwg		
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REV.	DATE	REVISION	BY

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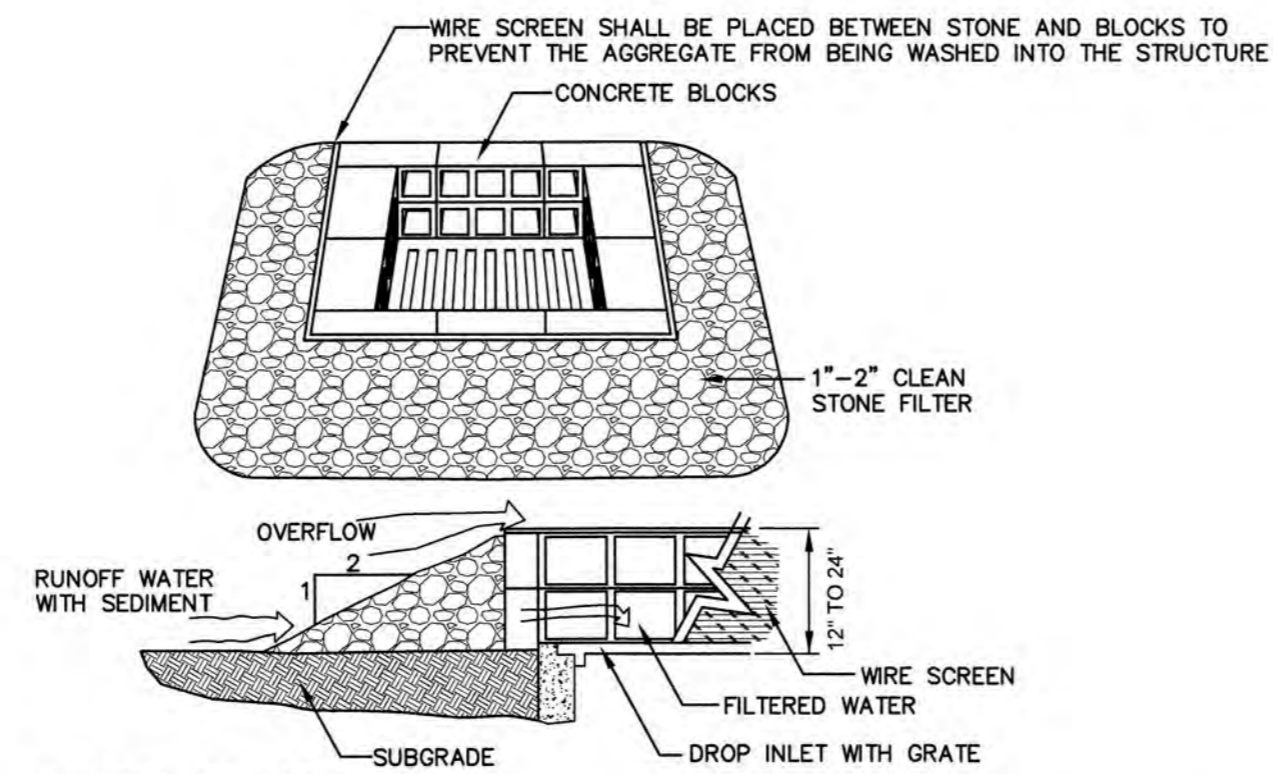
J/B Jones & Beach Engineers, Inc.

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

Plan Name:	DETAIL SHEET
Project:	3110 LAFAYETTE ROAD AND 65 OCEAN ROAD PORTSMOUTH, NH 03801
Owner of Record:	CARTER CHAD WEEKS REALTY TRUST, WEEKS KALEY E. TRUSTEE 65 OCEAN ROAD SUITE 21 PORTSMOUTH, NH 03801 PO BOX 100, HAMPTON FALLS, NH 03844

DRAWING No.	D1
SHEET 11 OF 15	JBE PROJECT NO. 18165

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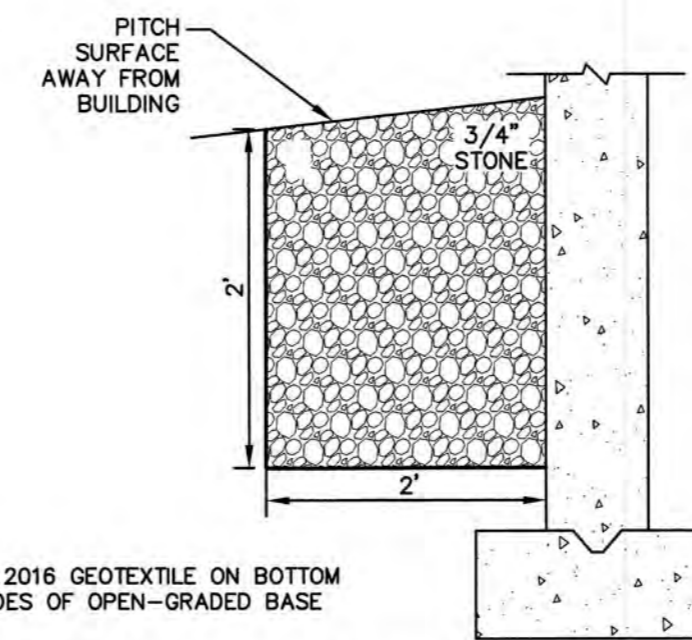


MAINTENANCE NOTE:

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

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

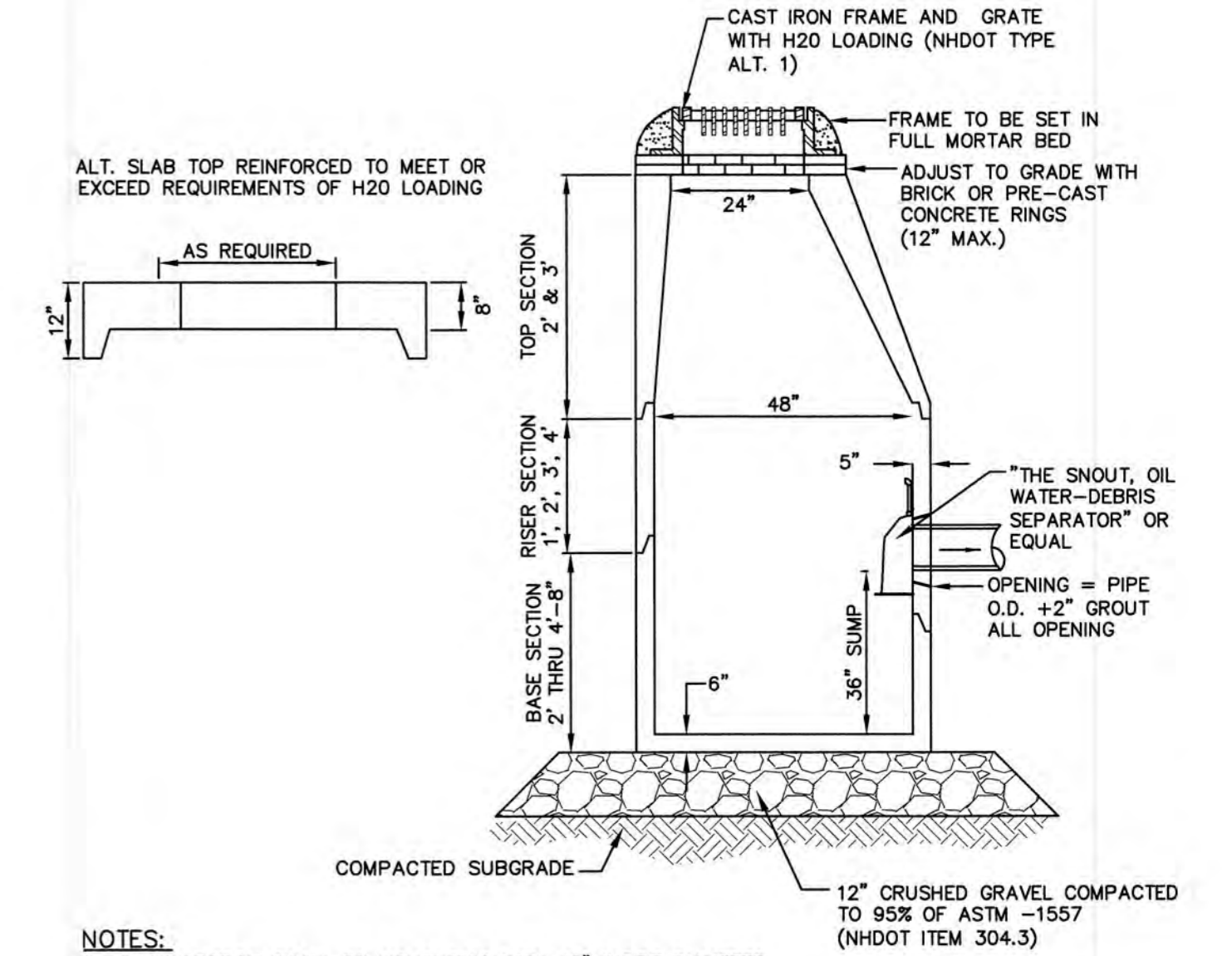
NOT TO SCALE



AMOCO 2016 GEOTEXTILE ON BOTTOM AND SIDES OF OPEN-GRADED BASE

DRIP EDGE INFILTRATION DETAIL

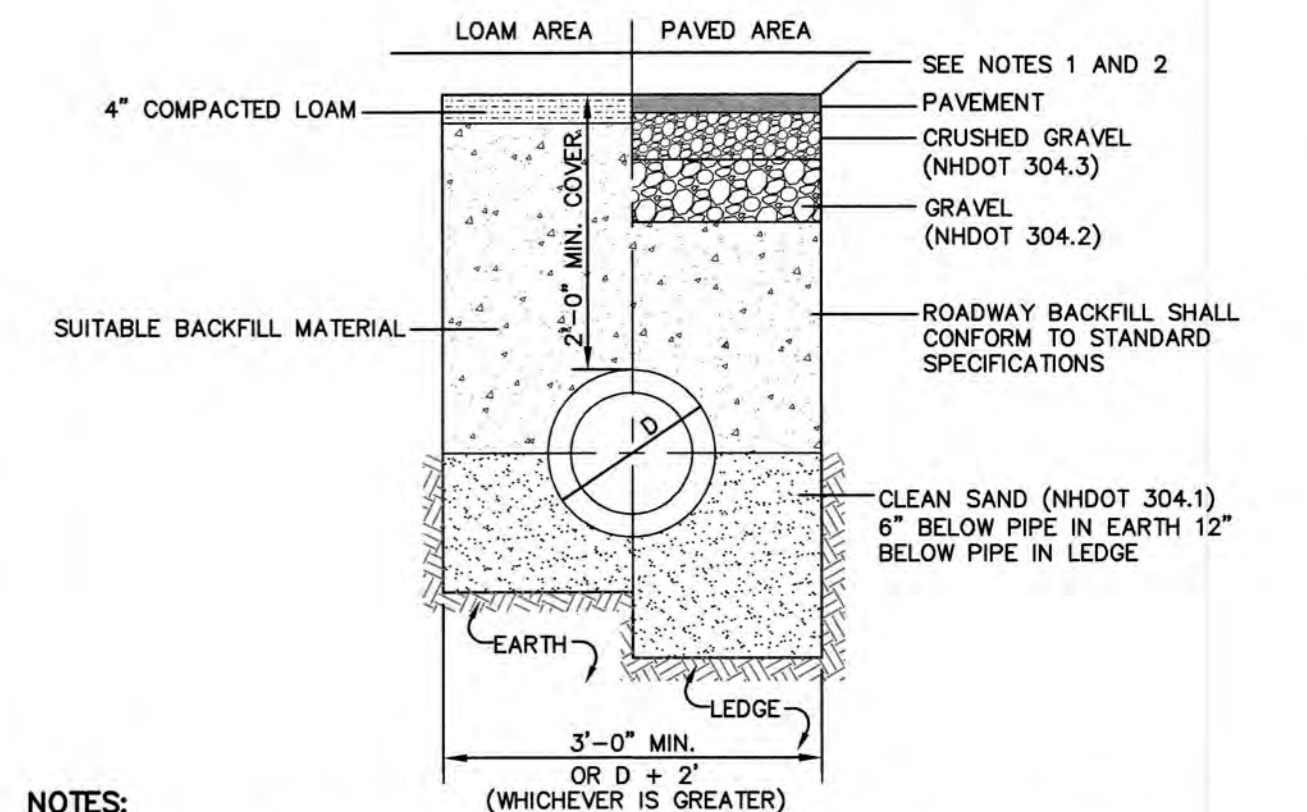
NOT TO SCALE



- NOTES:**
1. BASE SECTION SHALL BE MONOLITHIC WITH 48" INSIDE DIAMETER.
 2. ALL SECTIONS SHALL BE DESIGNED FOR H2O LOADING.
 3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
 4. FRAMES AND GRATES SHALL BE HEAVY DUTY AND DESIGNED FOR H2O LOADING
 5. PROVIDE "Y" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS SO AS TO BE WATERTIGHT.
 6. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
 7. ALL CATCH BASIN FRAMES AND GRATES SHALL BE NHDOT CATCH BASIN TYPE ALTERNATE 1 OR NEENAH R-3570 OR APPROVED EQUAL (24"x24" TYPICAL).
 8. STANDARD CATCH BASIN FRAME AND GRATE(S) SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM, BUT NO MORE THAN 12"), OR PRECAST CONCRETE "DONUTS".
 9. ALL CATCH BASINS ARE TO BE FITTED WITH GREASE HOODS.

CATCH BASIN WITH GREASE HOOD

NOT TO SCALE

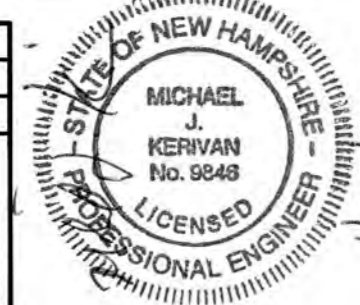


- NOTES:**
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
 2. NEW ROADWAY CONSTRUCTION SHALL CONFORM WITH PROJECT AND TOWN SPECIFICATIONS.
 3. ALL MATERIALS ARE TO BE COMPACTED TO 95% OF ASTM D-1557.

DRAINAGE TRENCH

NOT TO SCALE

Design: JAC	Draft: LAZ	Date: 9/17/19
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Drawing Name: 18165-PLAN.dwg		
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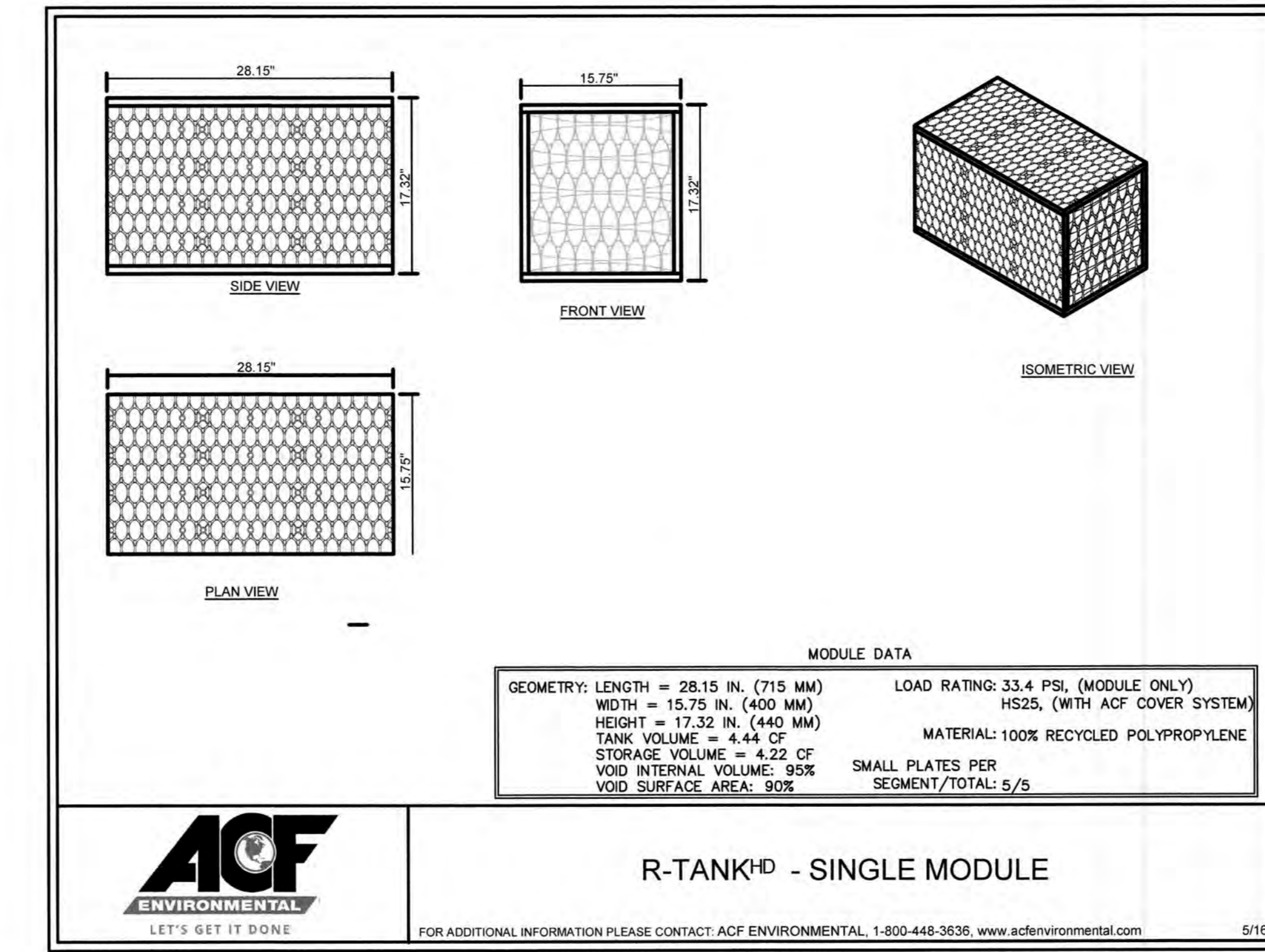
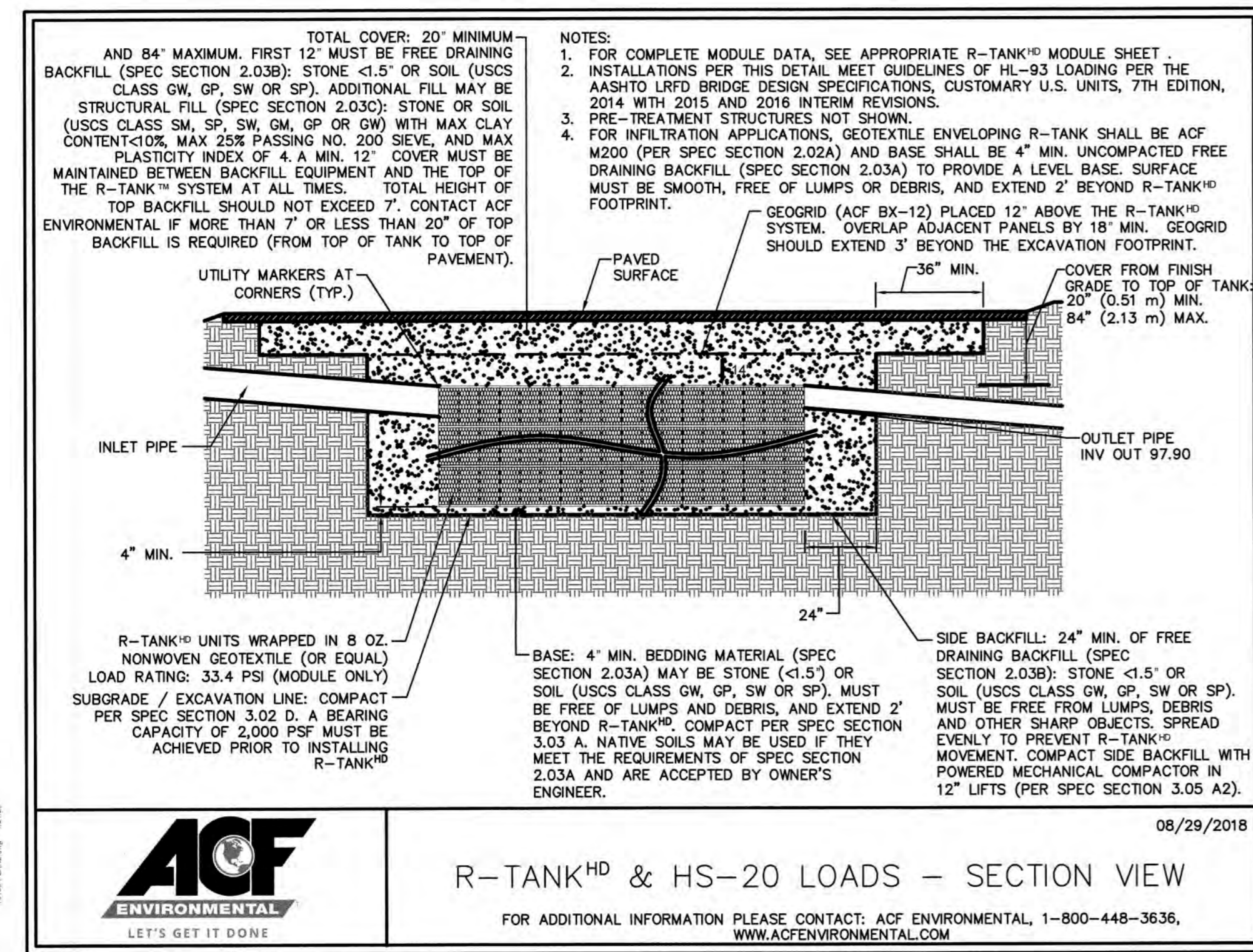
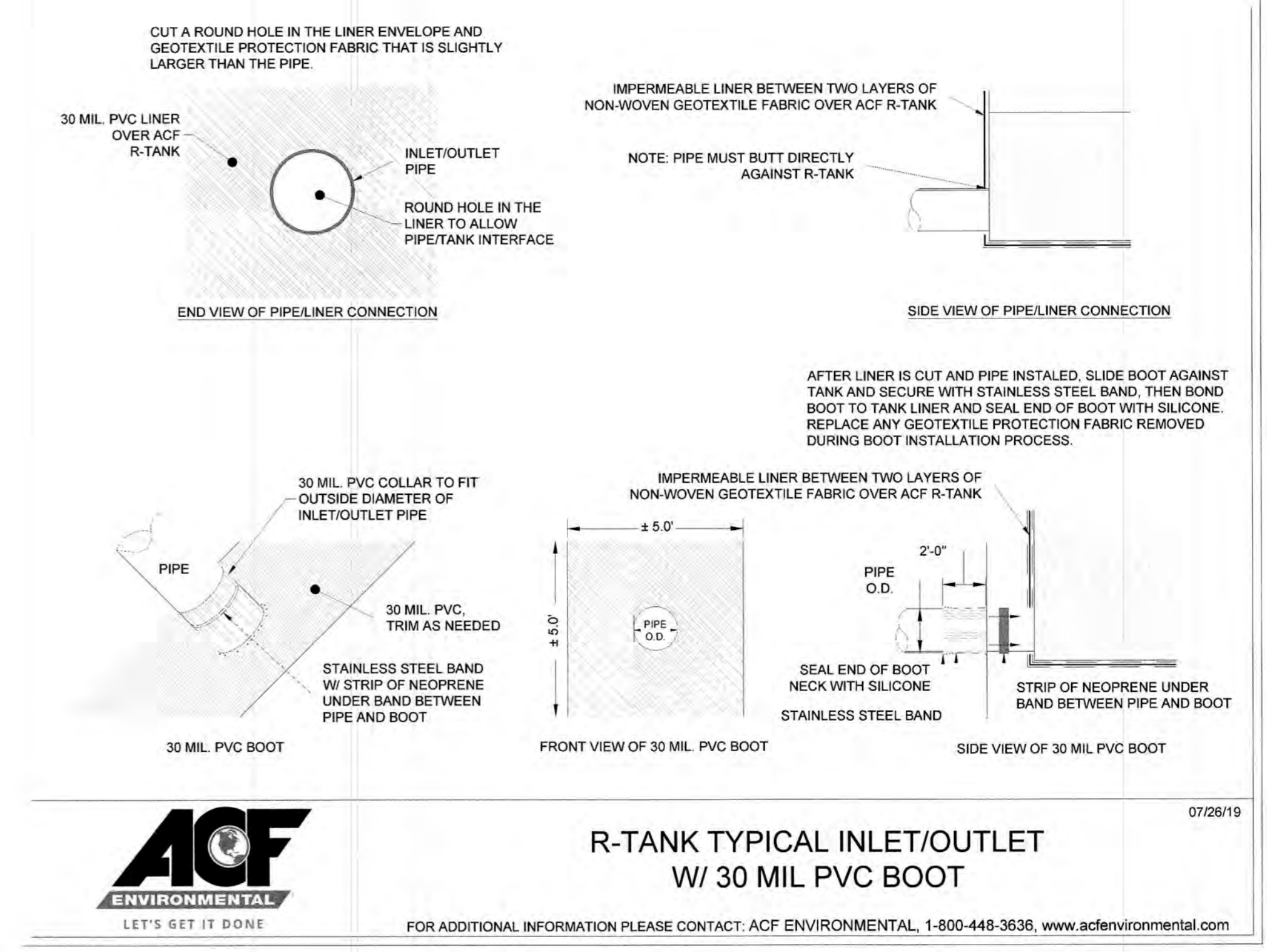
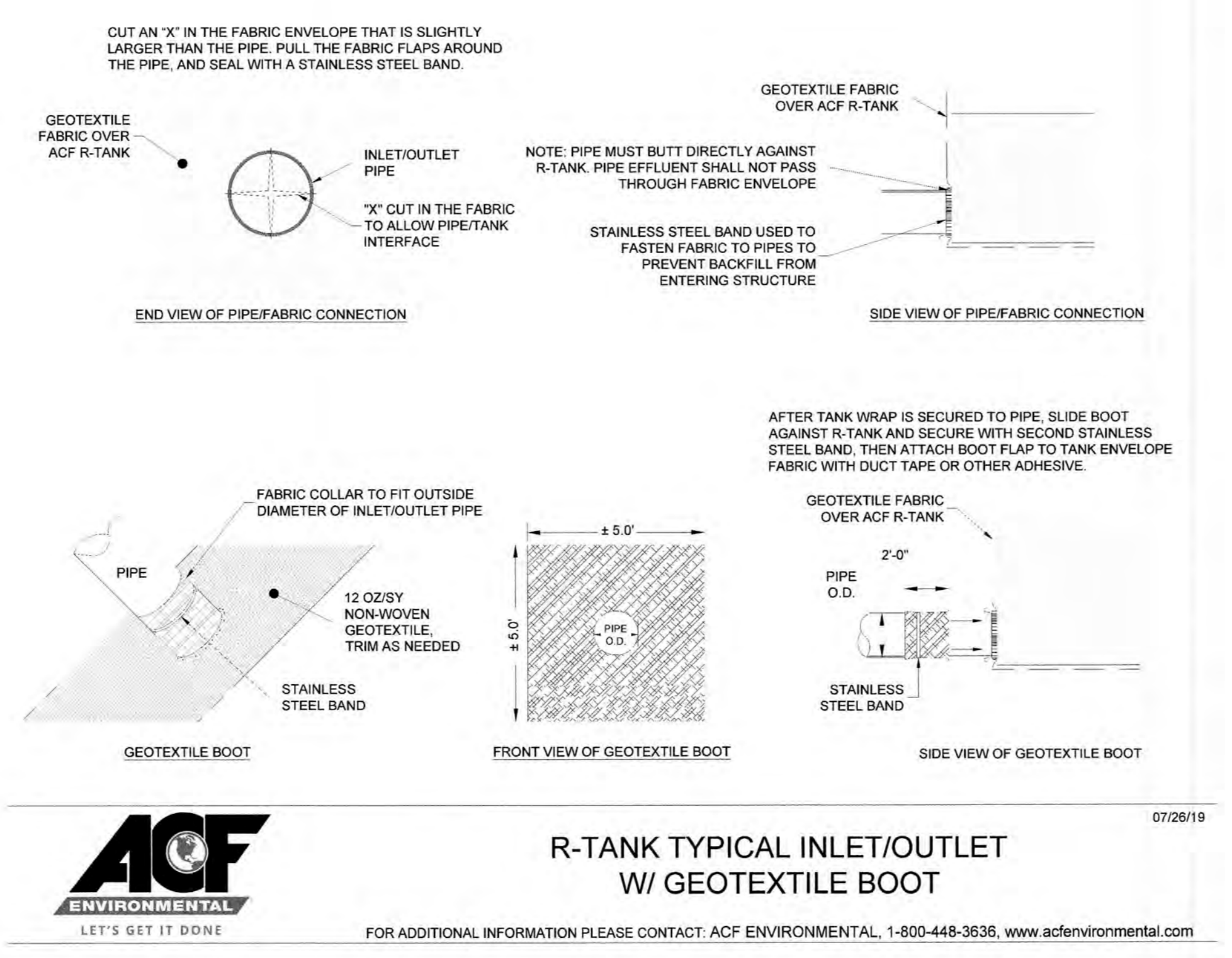
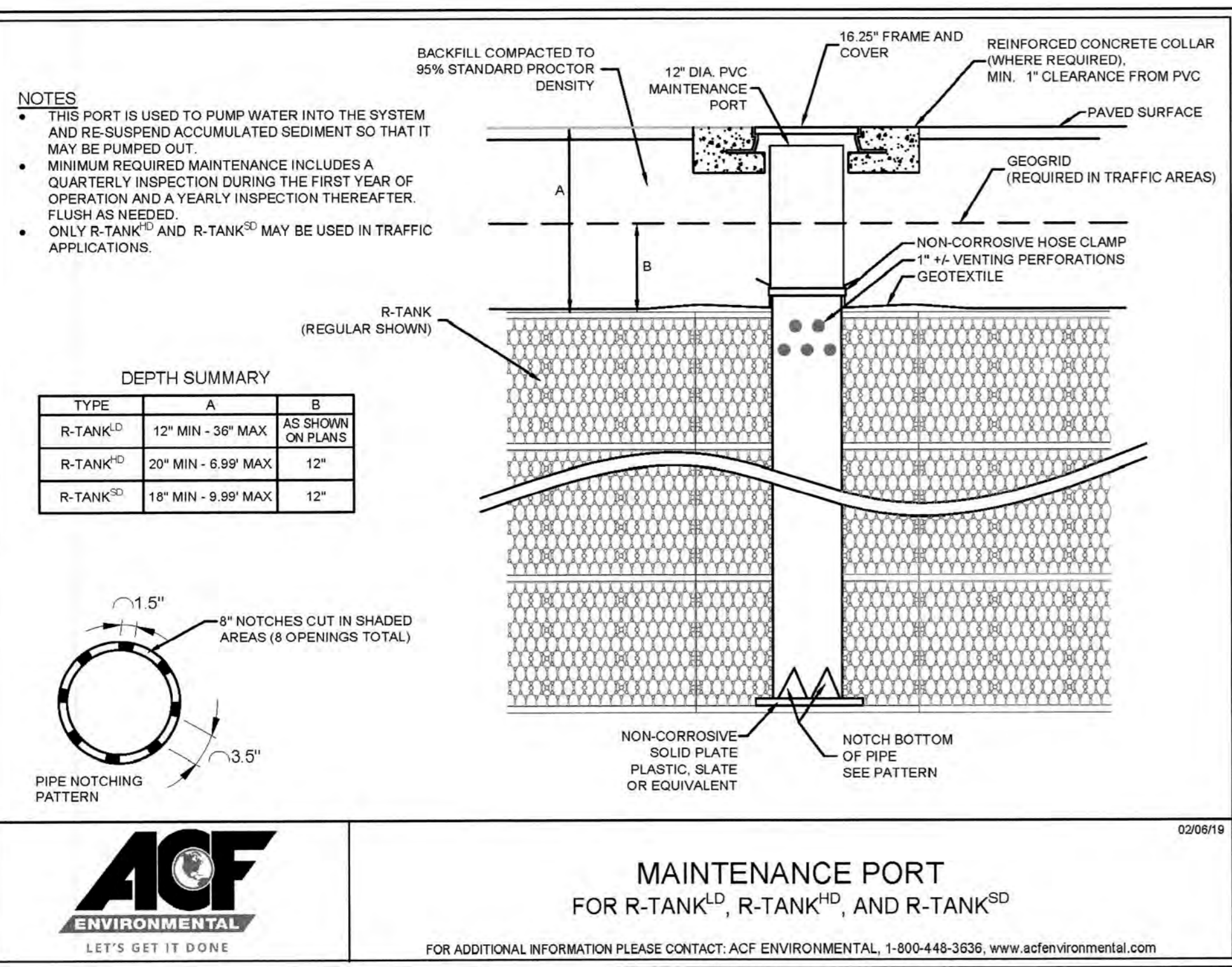
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Plan Name:	DETAIL SHEET
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Owner of Record:	CARTER CHAD WEEKS REALTY TRUST, WEEKS KALEY E. TRUSTEE 65 OCEAN ROAD SUITE 21 PORTSMOUTH, NH 03801 PO BOX 100, HAMPTON FALLS, NH 03844

DRAWING No.

D3

SHEET 13 OF 15
JBE PROJECT NO. 18165



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Design: JAC	Draft: LAZ	Date: 9/17/19
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Drawing Name: 18165-PLAN.dwg		
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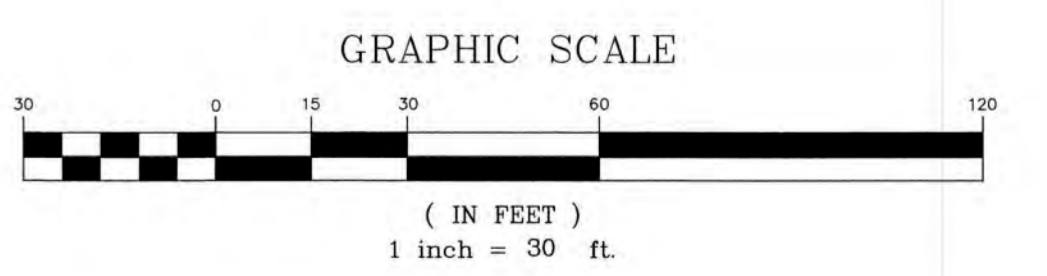
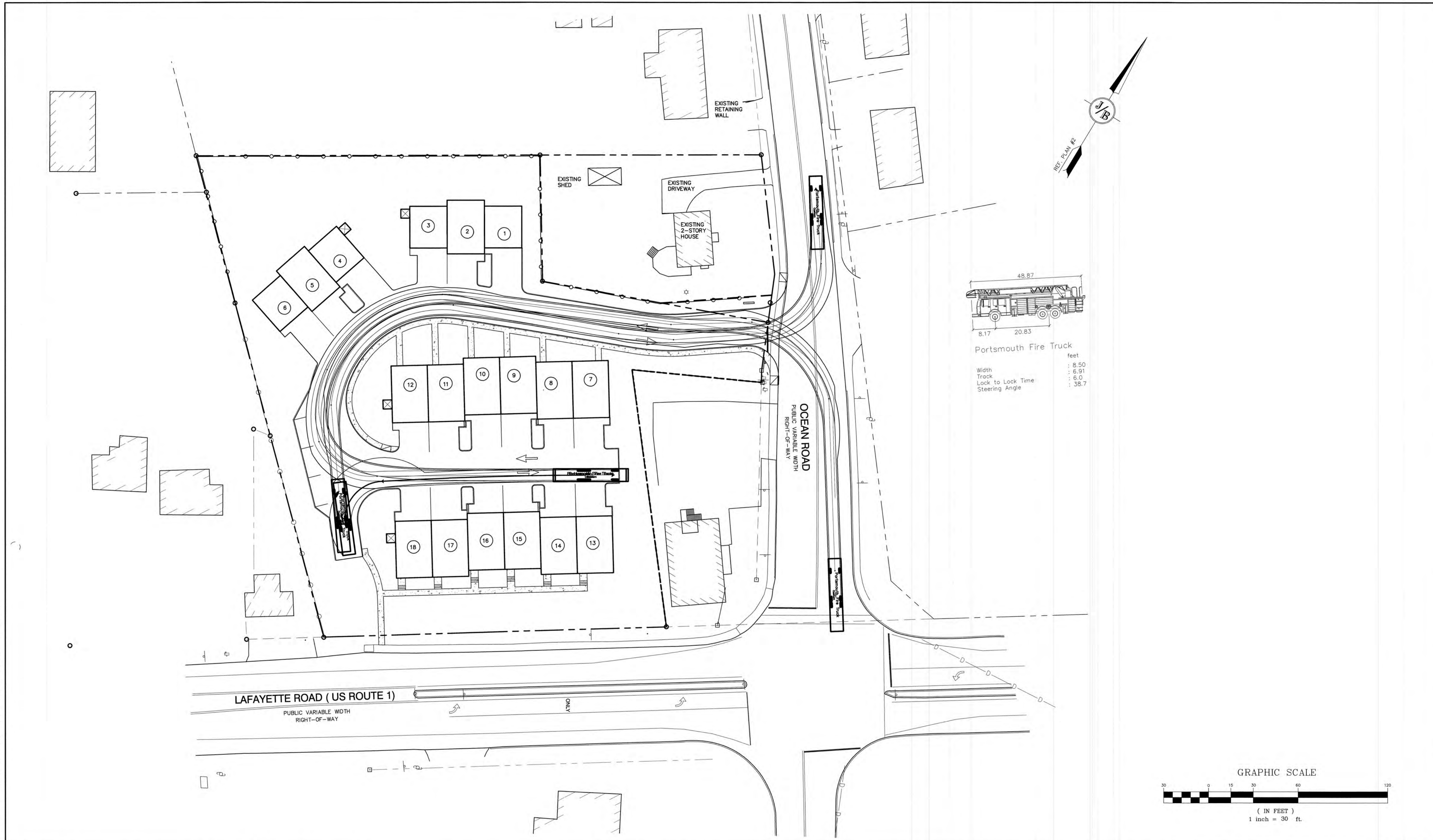
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DRAWING No.

D4

SHEET 14 OF 15
JBE PROJECT NO. 18165

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Design: JAC	Draft: LAZ	Date: 9/17/19
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Drawing Name: 18165-PLAN.dwg		

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85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

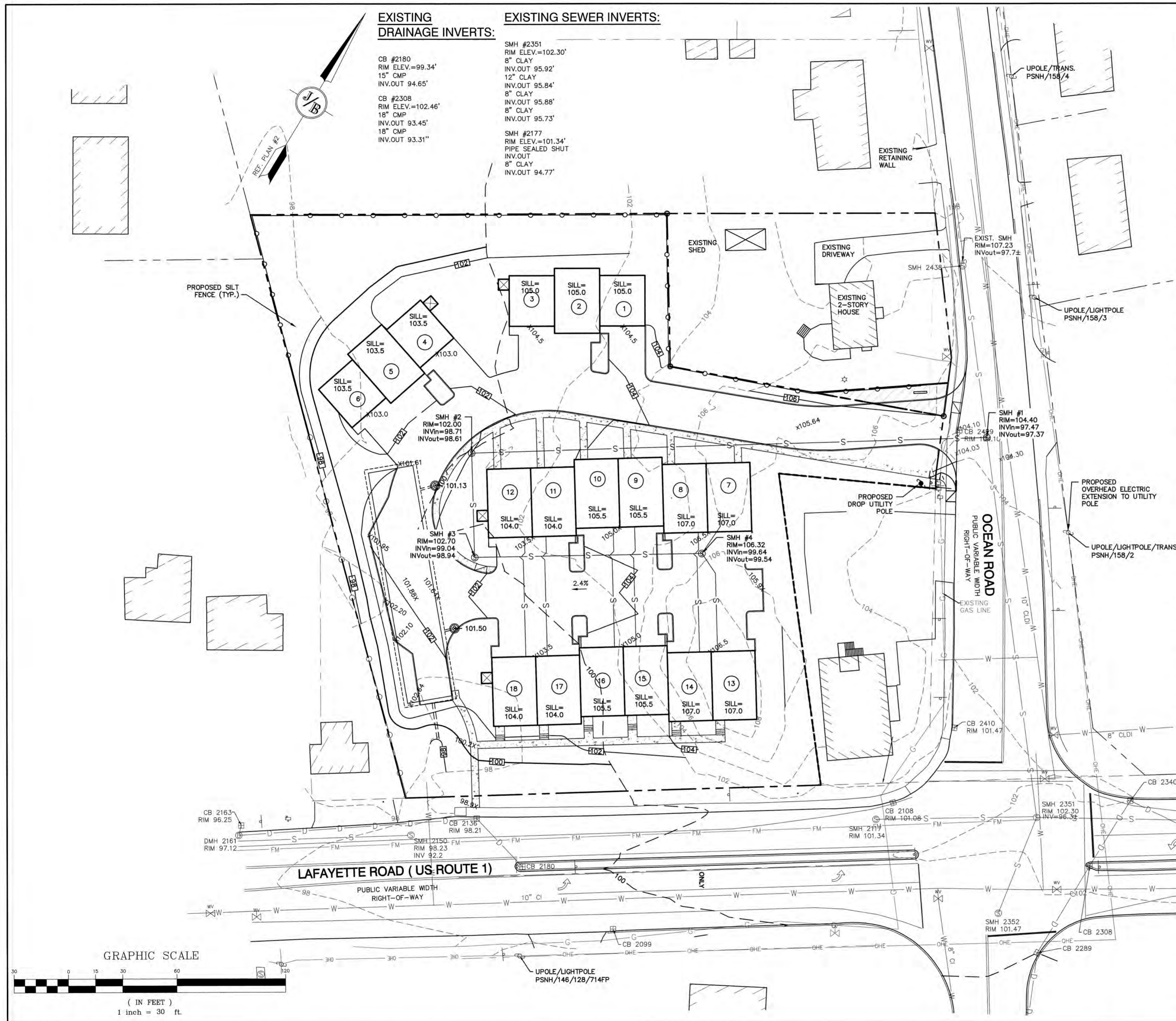
603-772-4746
603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	TRUCK TURNING PLAN
	TAX MAP 292, LOT 151-1, 151-2 & 153
Project:	3110 LAFAYETTE ROAD AND 65 OCEAN ROAD
	PORTSMOUTH, NH 03801
Owner of Record:	CARTER CHAD 65 OCEAN ROAD SUITE 21 PORTSMOUTH, NH 03801
	WEEKS REALTY TRUST, WEEKS KALEY E. TRUSTEE PO BOX 100, HAMPTON FALLS, NH 03844

DRAWING No.

T1

SHEET 1 OF 1
JBE PROJECT NO. 18165



UTILITY NOTES:

- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, CONNECTION FEES AND BONDS.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
- THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).
- A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL PROJECT-RELATED UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY STANDARDS AND REGULATIONS, AND NHDES STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT, UNLESS OTHERWISE SPECIFIED. 6. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- BUILDING TO BE SERVICED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED.
- AS-BUILT PLANS SHALL BE SUBMITTED TO DEPARTMENT OF PUBLIC WORKS.
- INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW AT CHANGES IN DIRECTION. THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE THROUGH CHANNEL UNDERLAYMENT OF INVERT, AND SHELF SHALL CONSIST OF BRICK MASONRY.
- FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30 INCH DIA. CLEAR OPENING. THE WORD "SEWER" OR "DRAIN" SHALL BE CAST INTO THE CENTER OF THE UPPER FACE OF EACH COVER WITH RAISED, 3" LETTERS.
- SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H20 LOADS.
- CONTRACTOR SHALL PLACE 2" WIDE METAL WIRE IMPREGNATED RED PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.
- SANITARY SEWER FLOW CALCULATIONS:
18 - TWO BEDROOM UNITS @ 150 GPD/BEDROOM =
TOTAL FLOW = 5,400 GPD
- ALL SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS.
- PROPOSED RIM ELEVATIONS OF DRAINAGE AND SANITARY MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADE. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE AS SHOWN ON THE DRAINAGE AND DRAINAGE PLAN.
- ALL WATER MAINS AND SERVICE PIPES SHALL HAVE A MINIMUM 12" VERTICAL AND 24" HORIZONTAL SEPARATION TO MANHOLES, OR CONTRACTOR SHALL INSTALL BOARD INSULATION FOR FREEZING PROTECTION.
- WATER MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED FOR LEAKAGE PRIOR TO ACCEPTANCE. WATERMANS SHALL BE TESTED AT 1.5 TIMES THE WORKING PRESSURE OR 150 PSI, WHICHEVER IS GREATER. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 4 OF AWWA STANDARD C 600. WATERMANS SHALL BE DISINFECTED AFTER THE ACCEPTANCE OF THE PRESSURE AND LEAKAGE TESTS ACCORDING TO AWWA STANDARD C 651.
- ALL WATER AND SANITARY LEADS TO BUILDING(S) SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
- IF THE BUILDING IS REQUIRED TO HAVE A SPRINKLER SYSTEM, A PRECONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CONTRACTOR, OWNER, ARCHITECT AND THE LOCAL FIRE DEPARTMENT PRIOR TO THE INSTALLATION.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, MECHANICAL JOINTS AND FIRE HYDRANTS.
- DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
- THE CONTRACTOR SHALL HAVE THE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER FIRE PROTECTION SYSTEM PRIOR TO INSTALLATION.
- CONTRACTOR TO FURNISH SHOP DRAWINGS FOR UTILITY RELATED ITEMS TO ENSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SHOULD BE SENT IN TRIPLICATE TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- EXISTING UTILITIES SHALL BE DISINFECTED BEFORE CONSTRUCTION.
- ALL WATER LINES SHOULD HAVE TESTABLE BACKFLOW PREVENTERS AT THE ENTRANCE TO EACH BUILDING IF REQUIRED BY THE PUBLIC WORKS.
- ALL GRAVITY SEWER PIPE, MANHOLES, AND FORCE MAINS SHALL BE TESTED ACCORDING TO NHDES STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWAGE AND WASTEWATER TREATMENT FACILITIES, CHAPTER ENV-WQ 700, ADOPTED ON 10-15-14. ALL TESTING SHALL BE WITNESSED IN COORDINATION WITH PORTSMOUTH CITY STAFF.
- ENV-WQ 704.06 GRAVITY SEWER PIPE TESTING: GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY USE OF LOW-PRESSURE AIR TESTS CONFORMING WITH ASTM F1417-92(2005) OR UNI-BELL PVC PIPE ASSOCIATION UNI-B-6. LINES SHALL BE CLEANED AND VISUALLY INSPECTED AND TRUE TO LINE AND GRADE. DEFLECTION TESTS SHALL TAKE PLACE AFTER 30 DAYS FOLLOWING INSTALLATION AND THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANDREL WITH A DIAMETER OF AT LEAST 95% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.
- ENV-WQ 704.17 SEWER MANHOLE TESTING: SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST PRIOR TO BACKFILLING AND PLACEMENT OF SHELVES AND INVERTS.
- SANITARY SEWER LINES SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM AN EXISTING OR PROPOSED WATER LINE. WHEN A SEWER LINE CROSSES UNDER A WATER LINE, THE SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATERMAIN. THE SEWER LINE SHALL ALSO MAINTAIN A VERTICAL SEPARATION OF NOT LESS THAN 18 INCHES.
- ALL WATER MAINS AND SERVICE PIPES SHALL HAVE A MINIMUM 12" VERTICAL AND 24" HORIZONTAL SEPARATION TO MANHOLES, OR CONTRACTOR SHALL INSTALL 4" RIGID FOAM INSULATION IN 2" LIFTS FOR FREEZING PROTECTION.
- SEWERS SHALL BE BURIED TO A MINIMUM DEPTH OF 6 FEET BELOW GRADE IN ALL ROADWAY LOCATIONS, AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS-COUNTRY LOCATIONS. PROVIDE TWO-INCHES OF R-10 FOAM BOARD INSULATION 2-FOOT WIDE TO BE INSTALLED 6-INCHES OVER SEWER PIPE IN AREAS WHERE DEPTH IS NOT ACHIEVED. A WAIVER FROM THE DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER ENGINEERING BUREAU IS REQUIRED PRIOR TO INSTALLING CITY AT LESS THAN MINIMUM COVER.
- SHOP DRAWINGS TO BE SUBMITTED TO CITY OF PORTSMOUTH FOR REVIEW AND APPROVAL.
- FINAL DESIGN OF WATER MAIN SHALL BE REVIEWED AND APPROVED BY DPW.
- ALL WATER AND SANITARY LEADS TO BUILDING(S) SHALL END AT RIGHT OF WAY AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
- THE CONTRACTOR SHALL MINIMIZE THE DISRUPTIONS TO THE EXISTING SEWER FLOWS AND THOSE INTERRUPTIONS SHALL BE LIMITED TO FOUR (4) HOURS OR LESS AS DESIGNATED BY THE TOWN SEWER DEPARTMENT.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- SEE SHEET P2 FOR SEWER DESIGN DETAILS
- DISINFECTING OF WATER MAINS SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH AWWA STANDARD C651, LATEST EDITION. THE BASIC PROCEDURE TO BE FOLLOWED FOR DISINFECTING WATER MAINS IS AS FOLLOWS:
a. PREVENT CONTAMINATING MATERIALS FROM ENTERING THE WATER MAIN DURING STORAGE, CONSTRUCTION, OR REPAIR.
b. REMOVE, BY FLUSHING OR OTHER MEANS, THOSE MATERIALS THAT MAY HAVE ENTERED THE WATER MAINS.
c. CHLORINATE ANY RESIDUAL CONTAMINATION THAT MAY REMAIN, AND FLUSH THE CHLORINATED WATER FROM THE MAIN.
d. PROTECT THE EXISTING DISTRIBUTION SYSTEM FROM BACKFLOW DUE TO HYDROSTATIC PRESSURE TEST AND DISINFECTION PROCEDURES.
e. DETERMINE THE BACTERIOLOGICAL QUALITY BY LABORATORY TEST AFTER DISINFECTION.
f. MAKE FINAL CONNECTION OF THE APPROVED NEW WATER MAIN TO THE ACTIVE DISTRIBUTION SYSTEM
- SEWER SERVICES AND WATER SERVICES UNDER SLAB TO BE SLEEVED WITH PVC PIPE.
- FIRE SERVICE LINE SIZE TO BE DETERMINED BY MECHANICAL, SPRINKLER OR FIRE ENGINEER AND SIZES SHOWN TO BE CONSIDERED APPROXIMATE FOR PRICING PURPOSES.
- ALL UTILITIES TO BE SLEEVED UNDER BUILDING SLABS.

OPTION 1

Design: JAC | Draft: LAZ | Date: 9/17/19
 Checked: JAC | Scale: 1" = 30' | Project No.: 18165
 Drawing Name: 18165-PLAN.dwg
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
1	12/20/19	REVISED PER TOWN COMMENTS	LAZ
0	10/29/19	ISSUED FOR REVIEW	LAZ

Designed and Produced in NH

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

Plan Name: **UTILITY PLAN**
 Project: **3110 LAFAYETTE ROAD AND 65 OCEAN ROAD PORTSMOUTH, NH 03801**
 Owner of Record: CARTER CHAD WEEKS REALTY TRUST, WEEKS KALEY E. TRUSTEE
 65 OCEAN ROAD SUITE 21 PORTSMOUTH, NH 03801 PO BOX 100, HAMPTON FALLS, NH 03844

DRAWING No. **C4**
 SHEET 6 OF 15
 JBE PROJECT NO. 18165



UNITS 7-12 NORTH ELEVATION

BUILDING A UNITS 7-12	3 STORIES	GROSS FLOOR AREA 16,486 +/- S.F. RESIDENTIAL
BUILDING A UNITS 13-18	3 STORIES	GROSS FLOOR AREA 16,486 +/- S.F. RESIDENTIAL
BUILDING B UNITS 1-3	3 STORIES	GROSS FLOOR AREA 7,140 +/- S.F. RESIDENTIAL
BUILDING B UNITS 3-6	3 STORIES	GROSS FLOOR AREA 7,140 +/- S.F. RESIDENTIAL
PROJECT TOTAL GROSS FLOOR AREA		47,252 +/- S.F. RESIDENTIAL USE



UNITS 13-21 SOUTH ELEVATION



TYPICAL EAST AND WEST ELEVATIONS



UNITS 13-21 NORTH ELEVATION



UNITS 7-12 SOUTH ELEVATION



TYPICAL EAST AND WEST ELEVATIONS

mjk

Michael J. Keane
Architects, PLLC

ARCHITECTURE
PLANNING
DESIGN

101 Kent Place
Newmarket, NH
03857

603-292-1400
mjkarchitects.com

All drawings and written materials appearing herein constitute original unpublished works of Michael J. Keane Architects PLLC and may not be duplicated, used or disclosed without the written consent of Michael J. Keane Architects PLLC, Newmarket, NH.

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CONSULTANTS

REVISIONS

01.18.2023 AWNING ROOF SHEETS ADDED
12.19.19 REAR ELEVATION FINISHING

APPROVALS

PLANNING BOARD
APPLICATION
12/19/2019

Accept: only original stamp and signature
copies may contain unauthorized modifications

PROJECT

3110 LAFAYETTE ROAD AND
65 OCEAN ROAD
PORTSMOUTH, NH
FOR TUCK REALTY CORP

1149 EPPING ROAD, SUITE 2A
EXETER NH 03833

TITLE

CONCEPT ELEVATIONS A

DRAWN BY: MJK

CHECKED BY: MJK

DATE: 1/13/2020

SCALE:

DRAWING NO.

DO NOT SCALE PRINTS

A-1

JONES & BEACH ENGINEERS INC.

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

January 21, 2020

Portsmouth Planning Board
Attn: Dexter Legg
1 Junkins Avenue, Suite 3rd Floor
Portsmouth, NH 03801

**RE: Groundwater Mounding Analysis
3110 Lafayette Road & 65 Ocean Road, Portsmouth, NH
Tax Map 292, Lots 151-1 & 151-2
JBE Project No. 18165**

Dear Mr. Legg,

Jones & Beach Engineers, Inc., has performed a Groundwater Mounding Analysis for the subject site utilizing the Hantush Equation.

The parameters used in the Hantush Analysis utilize on-site testing and published values. Groundwater mounding calculations were derived using a Microsoft Excel document supplied by the USGS that acts as a supplement to the USGS report titled "Simulation of Groundwater Mounding Beneath Hypothetical Stormwater Infiltration Basins". This document can be found at the following web address:

<http://pubs.usgs.gov/sir/2010/5102/support/sir2010-5102.pdf>

The results of the groundwater mounding calculations for the proposed subsurface infiltration system consisting of R-Tanks is included with this document.

The input values were gathered from testing results and assumed values taken from published documents.

The infiltration rate, or saturated hydraulic conductivity (Ksat) value was determined using the 'Ksat Values for New Hampshire Soils', SSSNNE Special Publication No. 5, September, 2009. The in-situ soil in the area of infiltration is Urban Land-Canton Complex which has a minimum Ksat value of 6.0 inches/hour. A factor of safety of 2 was applied and a Ksat value of 3.0 inches/hour (6.0 ft/day) was used in the analysis. A 10:1 ratio of horizontal to vertical hydraulic conductivity is used per the USGS Report.

The time used for the groundwater mounding calculations is the drawdown time calculated for the infiltration system using the NH DES BMP Worksheet for Infiltration Practice Criteria (attached).

The Saturated Thickness value used for the mounding calculations was chosen using the USGS Document and a more conservative value of 10' is used (as opposed to 20' or 40' which yield lesser mounding values).

The specific yield for the groundwater calculations was chosen at 17% using the USGS Report and the test pit logs which show a sandy material.

These calculations show that a groundwater mound of 2.4' will occur underneath the center of the system. The closest foundation to the center of system is 72' away. Interpolating the Groundwater Mounding Table within the Groundwater Mounding Analysis, at a distance of 72' from the center of the basin there will be a 0.048' mound. This relates to 0.6", basically one-half an inch. This slight increase in groundwater elevation should not cause any problems with the adjacent foundation.

This proposed site development will have minimal adverse effect on abutting infrastructures or properties by way of stormwater infiltration if properly constructed in accordance with the Drainage Analysis and approved project plan set.

JONES & BEACH ENGINEERS INC.

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

GROUNDWATER MOUNDING ANALYSIS

Project: **Ocean Road Condominiums**
 Location: **3110 LaFayette Road/ 65 Ocean Raod**
 By: **Jones and Beach Engineers, Inc.**
 Date: **01/22/2020**
 Project #: **18165**

Input Values

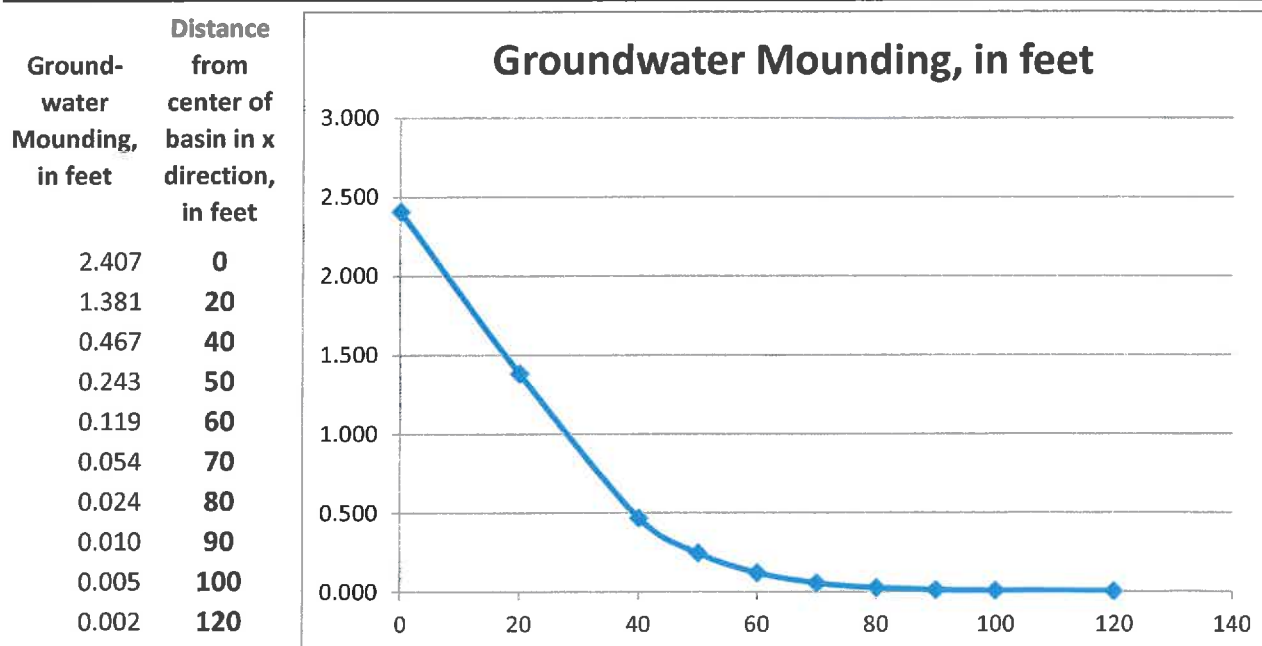
6.0000	R	Recharge (infiltration) rate (feet/day)
0.170	Sy	Specific yield, Sy (dimensionless, between 0 and 1)
60.00	K	Horizontal hydraulic conductivity, Kh (feet/day)
12.500	x	1/2 length of basin (x direction, in feet)
64.500	y	1/2 width of basin (y direction, in feet)
0.150	t	duration of infiltration period (days)
10.000	hi(0)	initial thickness of saturated zone (feet)

Solution

12.407	h(max)	maximum thickness of saturated zone*
2.407	Δh(max)	maximum groundwater mounding*

* Beneath center of basin at end of infiltration period

Table & Chart



JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
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GROUNDWATER MOUNDING ANALYSIS

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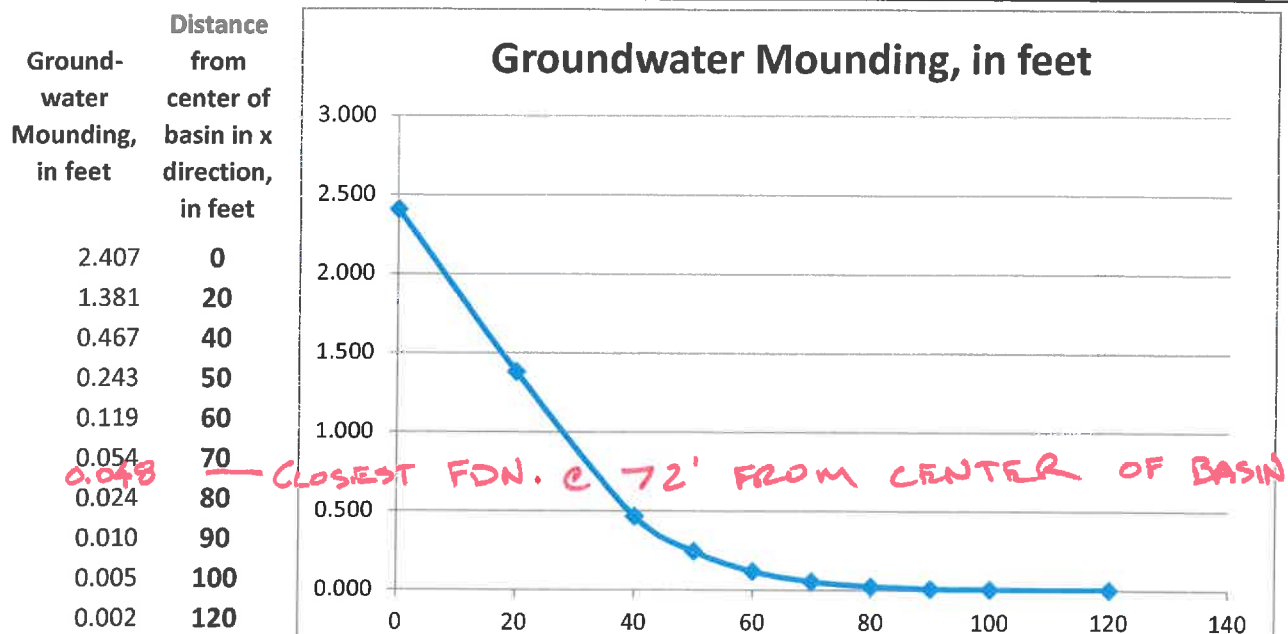
6.0000	R	Recharge (infiltration) rate (feet/day)
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Solution

12.407	h(max)	maximum thickness of saturated zone*
2.407	Δh(max)	maximum groundwater mounding*

* Beneath center of basin at end of infiltration period

Table & Chart



0.048' mounding @ 72' = 0.6"



INFILTRATION PRACTICE CRITERIA (Env-Wq 1508.06)

Type/Node Name: _____

Enter the type of infiltration practice (e.g., basin, trench) and the node name in the drainage analysis, if applicable

	Have you reviewed Env-Wq 1508.06(a) to ensure that infiltration is allowed?	
0.93 ac	A = Area draining to the practice	
0.80 ac	A _I = Impervious area draining to the practice	
0.86 decimal	I = percent impervious area draining to the practice, in decimal form	
0.82 unitless	R _v = Runoff coefficient = 0.05 + (0.9 x I)	
0.77 ac-in	WQV = 1" x R _v x A	
2,796 cf	WQV conversion (ac-in x 43,560 sf/ac x 1ft/12")	
699 cf	25% x WQV (check calc for sediment forebay volume)	
	Method of pretreatment? (not required for clean or roof runoff)	
cf	V _{SED} = sediment forebay volume, if used for pretreatment	← ≥ 25%WQV
4,356 cf	V = volume ¹ (attach a stage-storage table)	← ≥ WQV
3,225 sf	A _{SA} = surface area of the bottom of the pond	
3.00 iph	K _{sat,DESIGN} = design infiltration rate ² = R	
3.5 hours	T _{DRAIN} = drain time = V / (A _{SA} * I _{DESIGN}) = t = 0.15 days	← ≤ 72-hrs
feet	E _{BTM} = elevation of the bottom of the basin	
feet	E _{SHWT} = elevation of SHWT (if none found, enter the lowest elevation of the test pit)	
feet	E _{ROCK} = elevation of bedrock (if none found, enter the lowest elevation of the test pit)	
- feet	D _{SHWT} = separation from SHWT	← ≥ * ⁵
- feet	D _{ROCK} = separation from bedrock	← ≥ * ³
ft	D _{amend} = Depth of amended soil, if applicable due high infiltration rate	← ≥ 24"
ft	D _T = depth of trench, if trench proposed	← 4 - 10 ft
Yes/No	If a trench or underground system is proposed, observation well provided ⁴	
	If a trench is proposed, material in trench	
	If a basin is proposed, basin floor material	
Yes/No	If a basin is proposed, the perimeter should be curvilinear, basin floor shall be flat.	
:1	If a basin is proposed, pond side slopes	← ≥ 3:1
ft	Peak elevation of the 10-year storm event (infiltration can be used in analysis)	
ft	Peak elevation of the 50-year storm event (infiltration can be used in analysis)	
ft	Elevation of the top of the practice (if a basin, this is the elevation of the berm)	
-	10 peak elevation ≤ Elevation of the top of the trench? ⁵	← yes
-	If a basin is proposed, 50-year peak elevation ≤ Elevation of berm?	← yes

1. Volume below the lowest invert of the outlet structure and excludes forebay volume
2. K_{sat,DESIGN} includes a factor of safety. See Env-Wq 1504.14 for requirements for determining the infiltr. rate
3. 1' separation if treatment not required; 4' for treatment in GPAs & WSIPAs; & 3' in all other areas.
4. Clean, washed well graded diameter of 1.5 to 3 inches above the in-situ soil.
5. If 50-year peak elevation exceeds top of trench, the overflow must be routed in HydroCAD as secondary discharge.

Designer's Notes: _____

Stage-Area-Storage for Pond 3P: R-TANKS

Elevation (feet)	Surface (acres)	Storage (acre-feet)	Elevation (feet)	Surface (acres)	Storage (acre-feet)
96.40	0.088	0.000	99.00	0.088	0.151
96.45	0.088	0.002	99.05	0.088	0.152
96.50	0.088	0.004	99.10	0.088	0.154
96.55	0.088	0.005	99.15	0.088	0.156
96.60	0.088	0.007	99.20	0.088	0.158
96.65	0.088	0.009	99.25	0.088	0.159
96.70	0.088	0.011	99.30	0.088	0.161
96.75	0.088	0.013			
96.80	0.088	0.017			
96.85	0.088	0.021			
96.90	0.088	0.024			
96.95	0.088	0.028			
97.00	0.088	0.032			
97.05	0.088	0.036			
97.10	0.088	0.040			
97.15	0.088	0.043			
97.20	0.088	0.047			
97.25	0.088	0.051			
97.30	0.088	0.055			
97.35	0.088	0.059			
97.40	0.088	0.062			
97.45	0.088	0.066			
97.50	0.088	0.070			
97.55	0.088	0.074			
97.60	0.088	0.078			
97.65	0.088	0.081			
97.70	0.088	0.085			
97.75	0.088	0.089			
97.80	0.088	0.093			
97.85	0.088	0.097			
<u>97.90</u>	0.088	<u>0.100</u>			
97.95	0.088	0.104			
98.00	0.088	0.108			
98.05	0.088	0.112			
98.10	0.088	0.116			
98.15	0.088	0.119			
98.20	0.088	0.122			
98.25	0.088	0.124			
98.30	0.088	0.126			
98.35	0.088	0.128			
98.40	0.088	0.129			
98.45	0.088	0.131			
98.50	0.088	0.133			
98.55	0.088	0.135			
98.60	0.088	0.136			
98.65	0.088	0.138			
98.70	0.088	0.140			
98.75	0.088	0.142			
98.80	0.088	0.143			
98.85	0.088	0.145			
98.90	0.088	0.147			
98.95	0.088	0.149			

15" INV. = 97.90
 $0.100 \text{ Ac. ft} \times \frac{43,560 \text{ SF}}{\text{Ac}}$
 = 4356 CF AVAILABLE STORAGE

18165-PROPOSED

Type III 24-hr 50-YR STORM Rainfall=7.48"

Prepared by Microsoft

Printed 1/22/2020

HydroCAD® 10.00-20 s/n 03433 © 2017 HydroCAD Software Solutions LLC

Summary for Pond 3P: R-TANKS

Inflow Area = 0.934 ac, 86.08% Impervious, Inflow Depth > 6.13" for 50-YR STORM event
 Inflow = 6.08 cfs @ 12.08 hrs, Volume= 0.477 af
 Outflow = 2.52 cfs @ 12.31 hrs, Volume= 0.477 af, Atten= 59%, Lag= 13.7 min
 Discarded = 0.66 cfs @ 12.31 hrs, Volume= 0.403 af
 Primary = 1.86 cfs @ 12.31 hrs, Volume= 0.074 af

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 98.76' @ 12.31 hrs Surf.Area= 0.088 ac Storage= 0.142 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 65.9 min (833.0 - 767.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	96.40'	0.061 af	28.93'W x 133.02'L x 2.94'H Field A 0.260 af Overall - 0.107 af Embedded = 0.153 af x 40.0% Voids
#2A	96.73'	0.101 af	ACF R-Tank HD 1 x 1045 Inside #1 Inside= 15.7"W x 17.3"H => 1.80 sf x 2.35'L = 4.2 cf Outside= 15.7"W x 17.3"H => 1.89 sf x 2.35'L = 4.4 cf 19 Rows of 55 Chambers
		0.163 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	96.40'	3.000 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 94.80'
#2	Primary	97.90'	15.0" Round Culvert L= 20.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 97.90' / 97.80' S= 0.0050 ' / ' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Discarded OutFlow Max=0.66 cfs @ 12.31 hrs HW=98.76' (Free Discharge)
 ↗1=Exfiltration (Controls 0.66 cfs)

Primary OutFlow Max=1.86 cfs @ 12.31 hrs HW=98.76' TW=0.00' (Dynamic Tailwater)
 ↗2=Culvert (Barrel Controls 1.86 cfs @ 2.93 fps)