

Q-5004-0001 May 6, 2025

Mr. Peter Britz, Director of Planning & Sustainability City of Portsmouth Planning & Sustainability Department 1 Junkins Avenue Portsmouth, New Hampshire 03801

Re: Request for TAC Work Session
1465 Woodbury Avenue - Proposed Bank Pad

Dear Peter:

On behalf of Bromley-Portsmouth LLC & RCQ-Portsmouth LLC c/o Quincy & Company, Inc. (owner/applicant) we are pleased to submit one (1) set of hard copies and one electronic file (.pdf) of the following information to support a request to meet with the Technical Advisory Committee (TAC) at their next scheduled Work Session for the above referenced project:

- Site Plan Set, dated May 6, 2025;
- Conceptual Landscaping Exhibit
- Owners Authorization, dated May 6, 2025

The proposed project is located at 1465 Woodbury Avenue which is identified as Map 216 Lot 3 on the City of Portsmouth Tax Maps. The lot is currently home to various grocery & shopping stores. The property is a 19.3-acre parcel of land that is located in the Gateway District (G1). The property is bound to the south & west by Woodbury Avenue, and to the north and east by Commerce Way and the office developments on Commerce Way.

The proposed project consists of developing a bank pad on an undeveloped portion of the lot with frontage along Woodbury Avenue. This will include a roughly $\pm 2,800$ square foot bank. The project will also include associated site improvements such as parking, pedestrian access, utilities, stormwater management, lighting, and landscaping. The site will be accessed via the existing internal driveway.

The proposed project will require the following site related approvals from the Planning Board:

- Site Plan Review Permit
- Conditional Use Permit for a Drive-Through Facility

The applicant respectfully requests to meet with TAC at their next scheduled Work Session on May 13, 2025. If you have any questions or need any additional information, please contact me by phone at (603) 433-8818 or by email at NAHansen@tighebond.com.

Sincerely,

TIGHE & BOND, INC.

Neil A. Hansen, PE Project Manager

Copy: Bromley Portsmouth, LLC

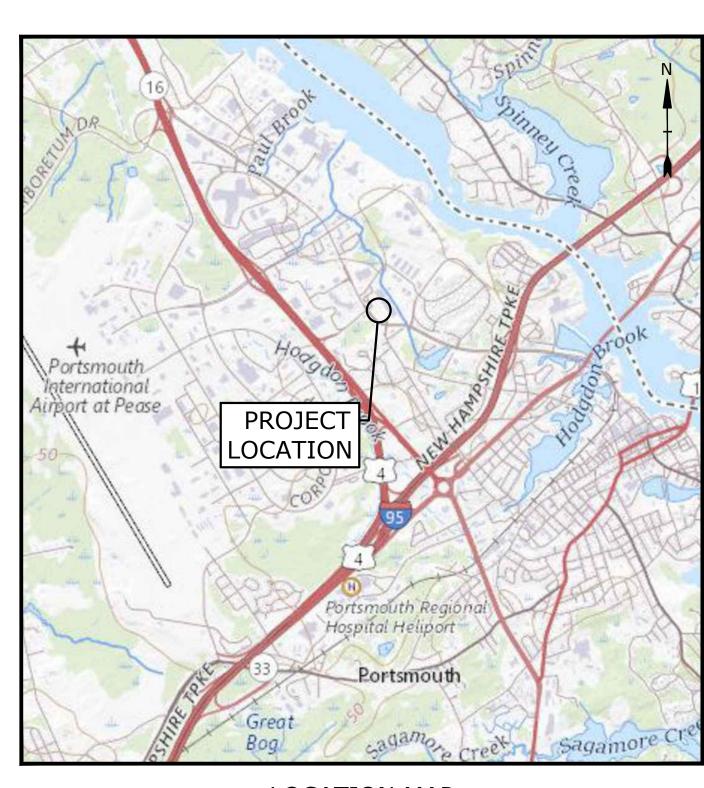
Owner Letter of Authorization

This letter is to authorize <u>Tighe & Bond, Inc.</u> (Civil Engineer), to represent and submit on behalf of <u>Bromley-Portsmouth LLC & RCO-Portsmouth LLC c/o Quincy & Company, Inc.</u> (Owner/Applicant), applications and materials in all site design and permitting matters for the proposed development project located at 1465 Woodbury Avenue in Portsmouth, New Hampshire on parcel of land identified as Map 216 Lot 3. This project includes the construction of a bank pad and associated on-site improvements. This authorization shall relate to those activities that are required for local, state and federal permitting for the above project and include any required signatures for those applications.

1465 WOODBURY AVENUE PROPOSED BANK PAD

PORTSMOUTH, NEW HAMPSHIRE MAY 6, 2025

LIST OF DRAWINGS					
SHEET NO.	. SHEET TITLE LAST R				
	COVER SHEET	5/6/2025			
1 OF 1	EXISTING CONDITIONS PLAN	4/16/2025			
C-101	EXISTING CONDITIONS & DEMOLITION PLAN	5/6/2025			
C-102	SITE PLAN	5/6/2025			
C-103	GRADING, DRAINAGE, AND EROSION CONTROL PLAN	5/6/2025			
C-104	UTILITY PLAN	5/6/2025			
C-501	EROSION CONTROL NOTES AND DETAILS SHEET	5/6/2025			
C-502	DETAILS SHEET	5/6/2025			
C-503	DETAILS SHEET	5/6/2025			
C-504	DETAILS SHEET	5/6/2025			
C-505	DETAILS SHEET	5/6/2025			
C-506	DETAILS SHEET	5/6/2025			



LOCATION MAP

SCALE: 1" = 3000'

PREPARED BY:

Tighe&Bond

177 CORPORATE DRIVE PORTSMOUTH, NH 03801 603-433-8818

OWNER:

BROMLEY-PORTSMOUTH LLC & RCQ-PORTSMOUTH LLC c/o QUINCY & COMPANY, INC. 57 Dedham Avenue Needham, MA 02492

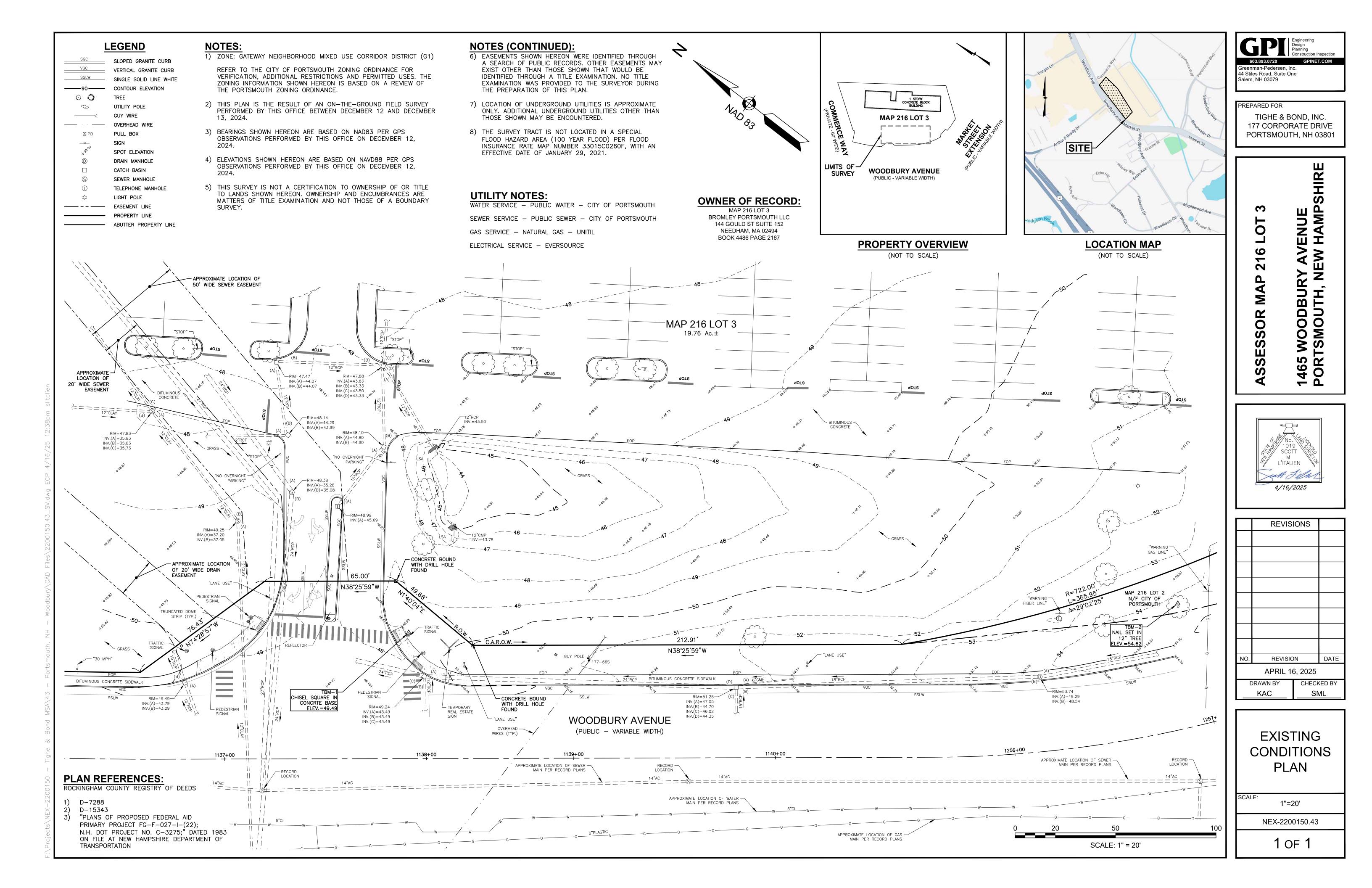
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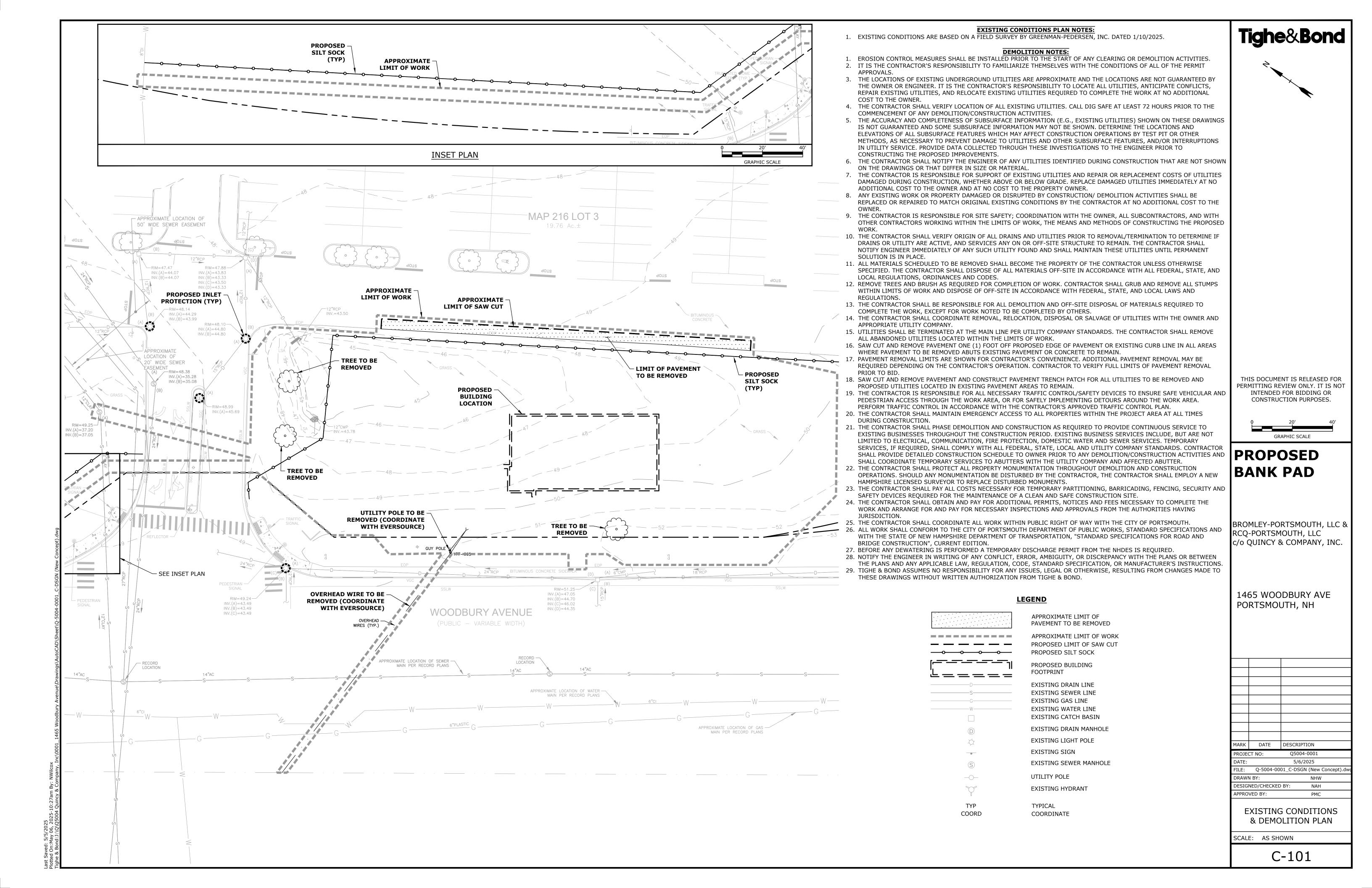
GREENMAN-PEDERSEN, INC. 44 Stiles Road, Suite One Salem, NH 03079

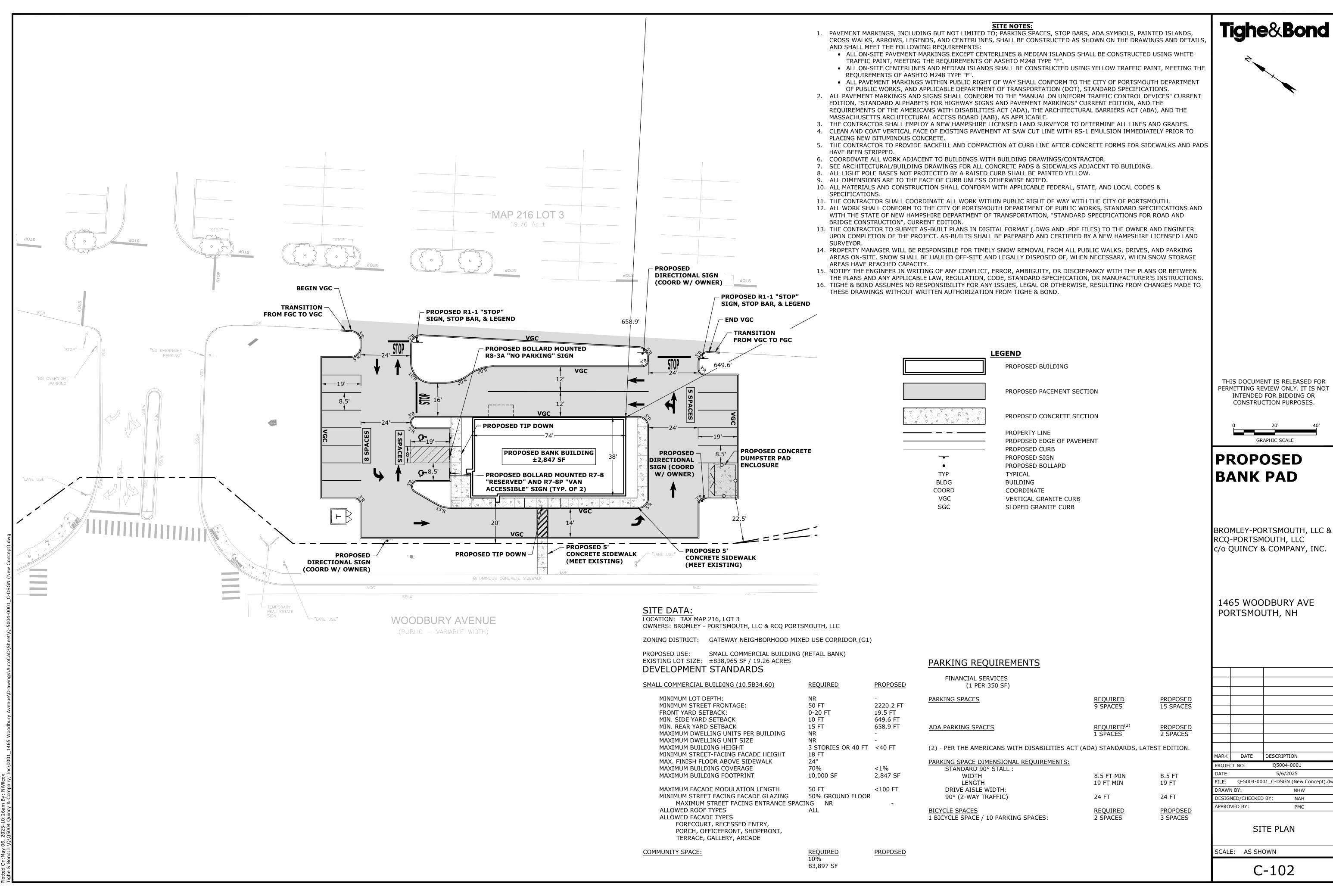
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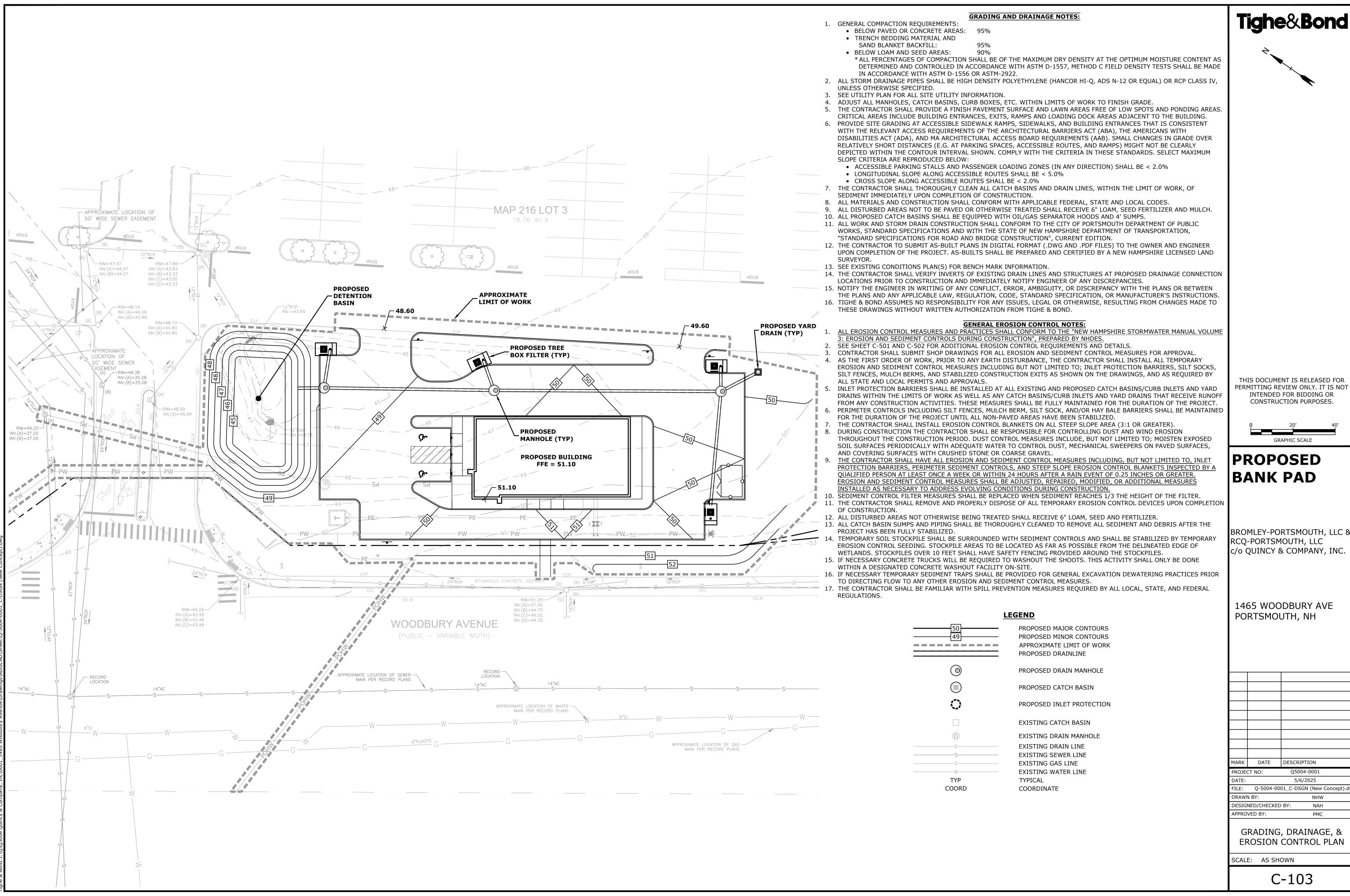
BISBANO + ASSOCIATES, INC. 188 Valley Street, Suite 100 Providence, RI 02909



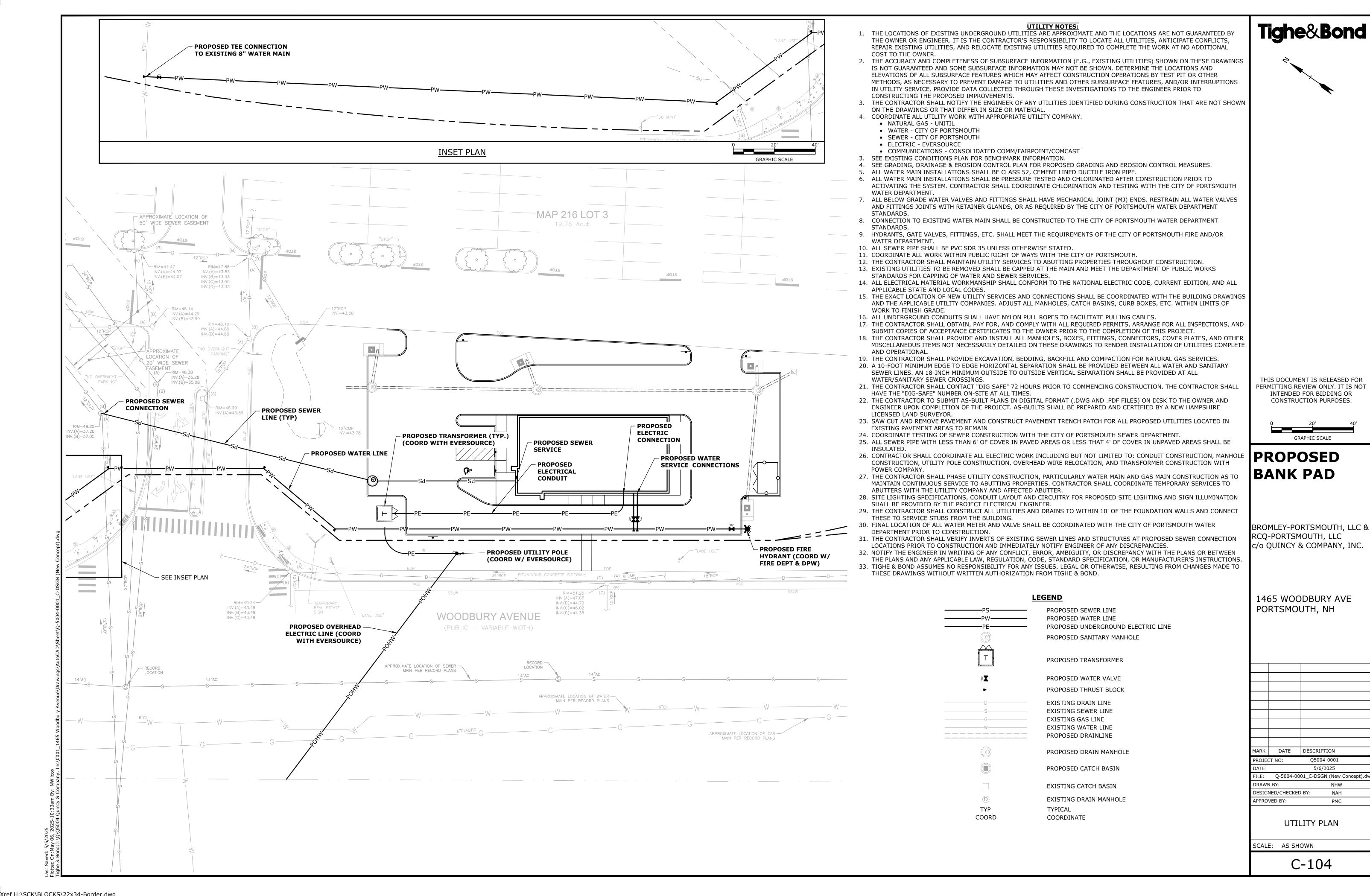








BROMLEY-PORTSMOUTH, LLC & c/o QUINCY & COMPANY, INC.



FILE: Q-5004-0001_C-DSGN (New Concept).d

PROPOSED BANK PAD

PROJECT APPLICANT: BROMLEY-PORTSMOUTH, LLC

PROJECT ADDRESS: 1465 WOODNURY AVENUE

PORTSMOUTH, NH 03801 PROJECT LATITUDE: 43°-05'-15" N PROJECT LONGITUDE: 70°-47'-20" W

PROJECT MAP / LOT: MAP 216 / LOT 3

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A BANK PAD ALONG THE PARCEL FRONTAGE THAT CONSISTS OF A 2,500 SF BANK WITH A DRIVE-THROUGH AND ASSOCIATED SITE IMPROVEMENTS.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.78 ACRES.

BASED ON THE NRCS WEB SOIL SURVEY FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE, THE SOILS ON SITE PRIMARILY CONSIST OF URBAN LAND SOILS.

NAME OF RECEIVING WATERS

THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA A CLOSED DRAINAGE SYSTEM TO A DETENTION BASIN ON SITE, THAT WILL ULTIMATELY DISCHARGE INTO THE EXISTING CLOSED DRAINAGE SYSTEM WITHIN THE PROPERTY.

CONSTRUCTION SEQUENCE OF MAJOR ACTIVITIES:

- CUT AND CLEAR TREES ACROSS SITE.
- CONSTRUCT TEMPORARY AND PERMANENT SEDIMENT, EROSION AND DETENTION CONTROL FACILITIES. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS THAT WILL INFLUENCE STORMWATER RUNOFF SUCH AS:
- 2.1. DISPOSAL OF SEDIMENT SPOIL, STUMP, AND OTHER SOLID WASTE
- 2.2. CONSTRUCTION OF PARKING AREAS
- 2.3. CONTROL OF DUST
- 2.4. INSTALLATION OF UTILITIES AND BUILDING CONSTRUCTION
- 2.5. CONSTRUCTION DURING LATE WINTER AND EARLY SPRING
- INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE ENTIRETY OF CONSTRUCTION. REMOVE TRAPPED SEDIMENTS FROM COLLECTOR DEVICES AS NEEDED IN ACCORDANCE WITH THE PROJECT SWPPP AND DIRECTION OF THE ENVIRONMENTAL
- NOTE THAT ALL PERMANENT DITCHES, SWALES, DETENTION, RETENTION AND SEDIMENTATION BASINS SHALL BE STABILIZED USING THE VEGETATIVE AND NON-STRUCTURAL BMPS PRIOR TO DIRECTING RUNOFF TO THEM
- DEMOLISH ALL SITE FEATURES AS DIRECTED ON THE DRAWINGS. CLEAR AND DISPOSE OF DEBRIS IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.
- CONSTRUCT TEMPORARY CULVERTS, DIVERSION CHANNELS, AND/OR BASINS AS REQUIRED SEDIMENT TRAPS AND/OR BASINS SHALL BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL STOCKPILES SOILS ARE STABILIZED.
- COMPLETE MASS GRADING AND EARTHWORK IN ORDER TO ESTABLISH SITE SUBGRADE ELEVATIONS, AS WELL AS EXCAVATION NECESSARY TO CONSTRUCT FOUNDATIONS FOR PROPOSED STRUCTURES.
- CONSTRUCT UNDERGROUND DRAINAGE, UTILITY AND LIGHTING INFRASTRUCTURE NECESSARY TO SUPPORT TEMPORARY AND PERMANENT CONDITIONS. ALL TRENCHES TO BE BACKFILLED IN ACCORDANCE WITH PROJECT DRAWINGS AND SPECIFICATIONS
- ALL AREAS OF UNSTABILIZED SOIL SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICABLE, BUT IN ALL CASES WITHIN 45 DAYS OF INITIAL DISTURBANCE, UNLESS A SHORTER TIME IS SPECIFIED BY LOCAL AUTHORITIES, THE CONSTRUCTION SEQUENCE APPROVED AS PART OF THE ISSUED PERMIT, OR AN INDEPENDENT MONITOR. ALL AREAS OF TEMPORARILY STABILIZED SOIL SHALL PERMANENTLY STABILIZED AS SOON AS PRACTICABLE BUT IN ALL CASES WITHIN 3 DAYS OF FINAL GRADING.
- D. CONSTRUCT BASE COURSE GRAVELS FOR ALL ROADWAYS AND PARKING AREAS. ALL ROADS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED
- 1. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES THAT HAVE NOT BEEN OTHERWISE STABILIZED BY GRAVELS SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, PERIMETER EROSION CONTROL MEASURES, SEDIMENT TRAPS, ETC., MULCH AND SEED AS REQUIRED.
- 13. FINISH PAVING ALL ROADWAYS AND PARKING LOTS. CONSTRUCT ALL HARDSCAPE AND SITE AMENITIES/FEATURES.
- 14. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- .5. REMOVE TRAPPED SEDIMENTS FROM ALL EROSION CONTROL MEASURES AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

SPECIAL CONSTRUCTION NOTES:

THE CONSTRUCTION SEQUENCE MUST LIMIT THE DURATION AND AREA OF DISTURBANCE. THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REOUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

EROSION CONTROL NOTES:

- ALL EROSION CONTROL MEASURES AND PRACTICES SHALL CONFORM TO THE "NEW HAMPSHIRE STORMWATER MANUAL VOLUME 3: EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" PREPARED BY THE NHDES.
- PRIOR TO ANY WORK OR SOIL DISTURBANCE, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR EROSION CONTROL MEASURES AS REQUIRED IN THE PROJECT MANUAL.
- CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL BARRIERS, INCLUDING HAY BALES, SILT FENCES, MULCH BERMS, SILT SACKS AND SILT SOCKS AS SHOWN IN THESE DRAWINGS AS THE FIRST ORDER OF WORK.
- SILT SACK INLET PROTECTION SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASIN INLETS WITHIN THE WORK LIMITS AND BE MAINTAINED FOR THE DURATION OF THE
- PROJECT. TEMPORARY WATER DIVERSION AND PERIMETER CONTROLS INCLUDING SILT FENCES, MULCH BERM, SILT SOCK, AND/OR HAY BALE BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF
- THE PROJECT UNTIL NON-PAVED AREAS HAVE BEEN STABILIZED. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
- ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED AND FERTILIZER.
- INSPECT ALL INLET PROTECTION AND PERIMETER CONTROLS WEEKLY AND AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.
- CONSTRUCT EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1.

- AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
- BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED; B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
- EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.;
- E. IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.

- 2. WINTER STABILIZATION PRACTICES:
- A. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
- B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;
- C. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH
- 3. STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE USED INCLUDE:
- TEMPORARY SEEDING;
- B. MULCHING.
- 4. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- 5. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN THESE AREAS, SILT FENCES, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
- 6. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT FENCES, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

DUST CONTROL:

- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD.
- DUST CONTROL METHODS SHALL INCLUDE, BUT BE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY
- 3. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.

- 1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND
- 2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
- 3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
- 4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

OFF SITE VEHICLE TRACKING:

THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO ANY EXCAVATION ACTIVITIES.

.. TEMPORARY GRASS COVER:

- a. APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE;
- B. SEEDING:
 - a. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;
 - b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED;
 - c. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING;

C. MAINTENANCE:

TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK

DAMS, ETC.). 2. VEGETATIVE PRACTICE

A. FOR PERMANENT MEASURES AND PLANTINGS:

- a. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5;
- b. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20 FERTILIZER;
- c. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4-1/2 POUNDS AND 5-1/2 POUNDS PER INCH OF WIDTH;
- SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH;
- e. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE; f. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED;
- g. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED;
- h. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:

SEED MIX APPLICATION RATE CREEPING RED FESCUE 20 LBS/ACRE TALL FESCUE 20 LBS/ACRE REDTOP 2 LBS/ACRE

- IN NO CASE SHALL THE WEED CONTENT EXCEED ONE (1) PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. SEEDING SHALL BE DONE NO LATER THAN SEPTEMBER 15. IN NO CASE SHALL SEEDING TAKE PLACE OVER
- DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL):
- A. FOLLOW PERMANENT MEASURES SLOPE, LIME, FERTILIZER AND GRADING REQUIREMENTS. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE. APPLY MULCH AS INDICATED FOR PERMANENT MEASURES.

CONCRETE WASHOUT AREA:

- A. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT
- FACILITIES AT THEIR OWN PLANT OR DISPATCH FACILITY; B. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
- C. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
- D. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY
- **ALLOWABLE NON-STORMWATER DISCHARGES:**

WHEN MATERIALS NEED TO BE REMOVED.

- THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:
- 1.1. FIRE-FIGHTING ACTIVITIES;
- 1.2. FIRE HYDRANT FLUSHING;
- 1.3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
- 1.4. WATER USED TO CONTROL DUST;
- POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
- ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED; 1.7. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED
- 1.8. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
- 1.9. UNCONTAMINATED GROUND WATER OR SPRING WATER;
- 1.10. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
- 1.11. UNCONTAMINATED EXCAVATION DEWATERING; 1.12. LANDSCAPE IRRIGATION.

- A. ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
- B. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
- C. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR

WASTE DISPOSAL BY THE SUPERINTENDENT. 2. HAZARDOUS WASTE:

- A. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
- B. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT. SANITARY WASTE
- A. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

SPILL PREVENTION:

- 1. CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE BEST MANAGEMENT SPILL PREVENTION PRACTICES OUTLINED BELOW.
- 2. THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
 - A. GOOD HOUSEKEEPING THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE FOLLOWED ON SITE DURING CONSTRUCTION:
 - a. ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON
 - b. ALL REGULATED MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE, ON AN IMPERVIOUS SURFACE;
 - c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED; d. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND
 - DISPOSAL OF MATERIALS; e. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
 - f. WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER. q. THE TRAINING OF ON-SITE EMPLOYEES AND THE ON-SITE POSTING OF RELEASE
- RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF **REGULATED SUBSTANCES** B. HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE
- RISKS ASSOCIATED WITH HAZARDOUS MATERIALS: a. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
- b. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION;

c. SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING

- TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL. C. PRODUCT SPECIFIC PRACTICES - THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL
- BE FOLLOWED ON SITE: a. PETROLEUM PRODUCTS:
- i. ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
- ii. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- v. WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE MORE THAN 50 FEET FROM SURFACE WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS;

iv. INSPECT FUEL STORAGE AREAS WEEKLY;

iii. SECURE FUEL STORAGE AREAS AGAINST UNAUTHORIZED ENTRY;

vi. COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS; vii. SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS,

OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS OTHERWISE REGULATED.

- viii. THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE: (1) EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED;
 - (2) PLACE DRIP PANS UNDER SPIGOTS, VALVES, AND PUMPS;
 - (3) HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS;
 - SUBSTANCES; (5) PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.

(4) USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED

- ix. FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER CONSTRUCTION RELATED EQUIPMENT SHALL COMPLY WITH THE REGULATIONS OF TH NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES THESE REQUIREMENTS ARE SUMMARIZED IN WD-DWGB-22-6 BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT, OR ITS SUCCESSOR DOCUMENT.
- HTTPS://WWW.DES.NH.GOV/ORGANIZATION/COMMISSIONER/PIP/FACTSHEETS/DWGB/DOCUMENTS/DWGB-22-6.PDF
- i. FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
- ii. ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO
- iii. STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
- c. PAINTS:
- i. ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR
- iii. EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

D. SPILL CONTROL PRACTICES - IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL

EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;

- MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP: a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY
- LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES; b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY

POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE

c. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY;

FOR THIS PURPOSE;

CATCH BASIN GRATE-

(DIMENSIONS VARY)

CURB-

PLAN VIEW

SPECIFICATIONS.

- d. THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE;
- e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED;
- f. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
- a. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPMENT/VEHICLE FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY;
- b. CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;
- IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED; d. CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;
- e. CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE; f. CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

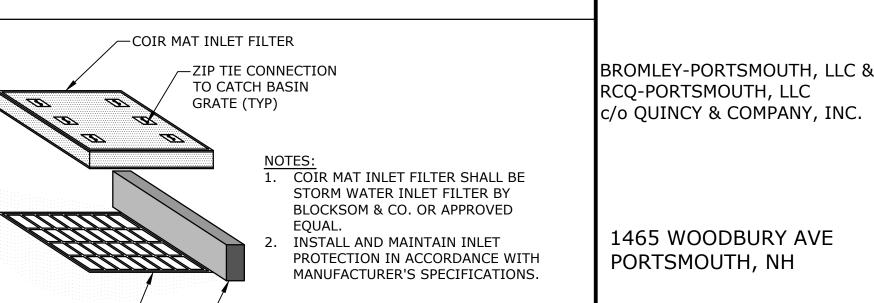
EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES

E. VEHICLE FUELING AND MAINTENANCE PRACTICE:

A. THIS PROJECT DOES NOT EXCEED ONE (1) ACRE OF DISTURBANCE AND THUS DOES NOT REQUIRES A SWPPP.

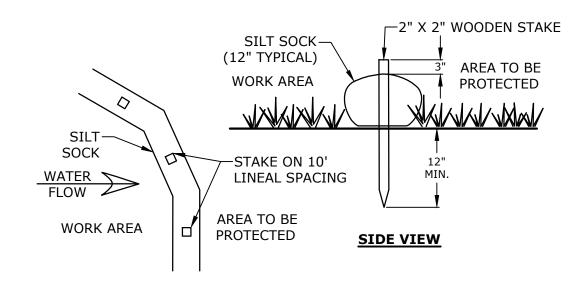
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|PROPOSED BANK PAD



1465 WOODBURY AVE PORTSMOUTH, NH

INLET PROTECTION BARRIER NO SCALE



SILT SOCK SHALL BE SILT SOXX BY FILTREXX OR APPROVED EQUAL. INSTALL SILT SOCK IN ACCORDANCE WITH MANUFACTURER'S

> **SILT SOCK** NO SCALE

EROSION CONTROL NOTES AND DETAILS SHEET

Q5004-0001

5/6/2025

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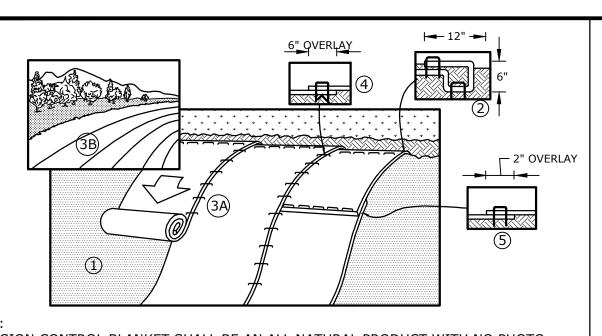
PROJECT NO:

DRAWN BY

APPROVED BY:

DESIGNED/CHECKED BY:

SCALE: AS SHOWN



- . EROSION CONTROL BLANKET SHALL BE AN ALL NATURAL PRODUCT WITH NO PHOTO DEGRADABLE COMPONENTS, NORTH AMERICAN GREEN SC150BN OR APPROVED EQUAL. . STAKES SHALL BE BIODEGRADABLE BIOSTAKES OR ALL NATURAL WOOD ECOSTAKES
- OR APPROVED EQUAL. THE LENGTH OF STAKES SHALL BE BASED OFF OF THE MANUFACTURERS RECOMMENDATION.
- . PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, COMPOST AND SEED.
- I. BEGIN AT THE TOP OF THE SLOPE, 36" OVER THE GRADE BREAK, BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UPSLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAKES IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAKES ACROSS THE WIDTH OF THE
- . ROLL THE BLANKETS DOWN THE SLOPE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAKES IN APPROPRIATE LOCATIONS AS SHOWN ON THE MANUFACTURERS PATTERN GUIDE.
- 5. THERE SHALL BE NO PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES MATERIAL UTILIZED.

FLOW —

DIKE, IF

NECESSARY,

TO DIVERT

FLOW INTO

3:1 MAX. SLOPE

SIDE SLOPES TO

BE STABILIZED

FOR EACH ACRE OF DRAINAGE AREA.

STABILIZED.

ARE STABILIZED.

TRAP SHALL DISCHARGE TO A STABILIZED AREA.

EROSION CONTROL BLANKET

NO SCALE

PLAN VIEW

EMBANKMENT IF

USING STONE

OUTLET OR PIPE

SECTION VIEW

THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA AS POSSIBLE.

THE MAXIMUM CONTRIBUTING AREA TO A SINGLE TRAP SHALL BE LESS THAN 5

THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE

TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS

SEDIMENT TRAP

NO SCALE

MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND

SEDIMENT TRAPS MUST BE USED AS NEEDED TO CONTAIN RUNOFF UNTIL SOILS

TRAP OUTLET SHALL BE MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP.

WEIR OR

OUTLET

−FLOW

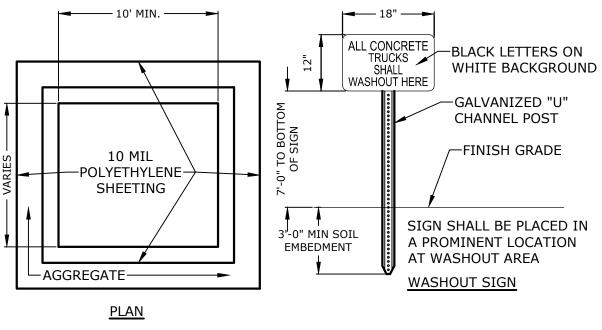
PERFORATED RISER

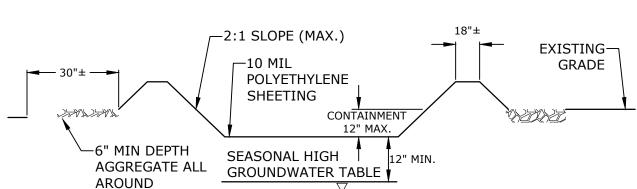
⊢EXCAVATION FOR

REQUIRED STORAGE

IF USING PIPE

OUTLET





VERTICAL GRANITE CURB-

BITUMINOUS WEARING COURSE-

(SEE PAVEMENT DETAIL)

BITUMINOUS BINDER COURSE-

PAVEMENT SUBBASE—

(SEE PAVEMENT DETAIL)

PAVEMENT BASE-

(SEE PAVEMENT DETAIL)

(SEE PAVEMENT DETAIL)

WITH 6" CURB REVEAL

CONCRETE WASHOUT AREA

NO SCALE

3-1/2" (MIN)

1. SEE SITE PLAN(S) FOR LIMITS OF VERTICAL GRANITE CURB (VGC).

1:1 SLOPE 6<u>"---</u>

3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 3'

4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 10'

└─3000 PSI CONCRETE BACKFILL

FROM BOTTOM OF CURB TO

TOP OF BINDER COURSE

2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.

6. ALL RADII 20 FEET AND SMALLER SHALL BE CONSTRUCTED USING CURVED SECTIONS.

VERTICAL GRANITE CURB

NO SCALE

7. JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.

-FINISHED SURFACE

-COMPACTED

SUBGRADE

(SEE SITE PLANS)

5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).

-FINISHED SURFACE

(SEE SITE PLANS)

-3000 PSI CONCRETE BACKFILL

BOTTOM OF FINISHED SURFACE

FROM BOTTOM OF CURB TO

1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.

2. CONTAINMENT DEVICES MUST BE OF

- SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED. WASHOUT MUST BE CLEANED OR NEW
- FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL. 4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY
- CONCRETE TRUCKS. 5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
- 6. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

CURB RADIUS TABLE

MAX. LENGTH

USE CURVED CURB

4'

5'

6'

7'

8'

9'

10'

CURB RADIUS TABLE

<2' USE CURVED CURB

MAX LENGTH

RADIUS

<20'

21'

22'-28'

29'-35'

36'-42'

43'-49'

50'-56'

57'-60'

>60'

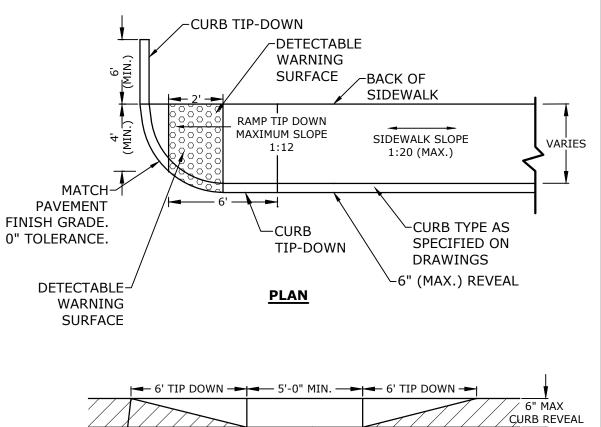
75' (MIN) (W/O BERM) 50' (MIN) WITH 3"-6" DIVERSION BERM PROVIDED DRIVE WIDTH SLOPE (10' MIN) PAVEMENT GROUND > DIVERSION BERM-(OPTIONAL) 75' (MIN) (W/O BERM) 50' (MIN) WITH 3"-6" 3" CRUSHED DIVERSION BERM PROVIDED STONE-MIN) PAVEMENT **FXISTING** ⊊6" (MIN) 🦫 GROUNI. – MIRAFI FW-700 **SIDE VIEW** OR EQUAL

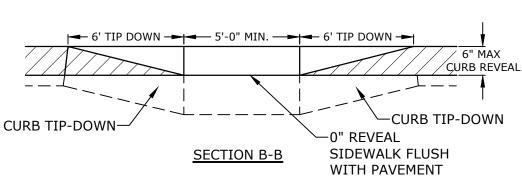
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT FROM THE SITE. WHEN WASHING IS REQUIRED, IT SHALL BE DONE SO RUNOFF DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS

STABILIZED CONSTRUCTION EXIT

1:12 SLOPE

(MAX.)





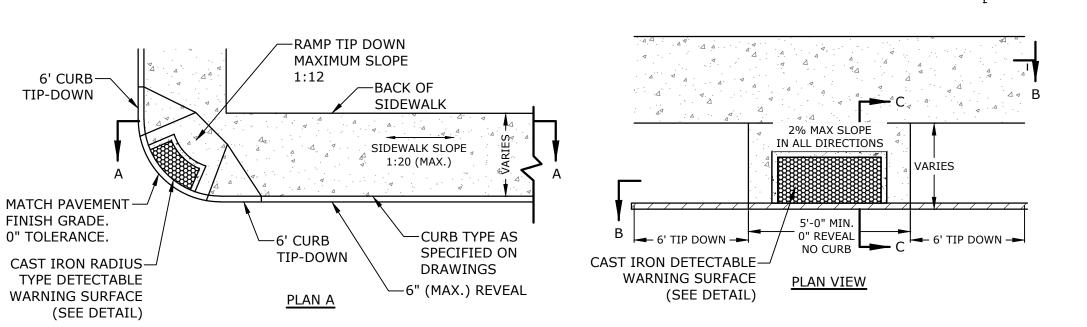
5" THICK -CONCRETE 12:1 MAX. 6" COMPACTED CRUSHED GRAVEL, PAVEMENT OR OTHER APPROVED MATERIAL

SECTION C-C

AT SPECIFIED DEPTH

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BROMLEY-PORTSMOUTH, LLC & RCQ-PORTSMOUTH, LLC c/o QUINCY & COMPANY, INC.

1465 WOODBURY AVE

PORTSMOUTH, NH

0" TOLERANCE.

PAVED ROADWAY —

0" REVEAL

(TYPICAL)

- 1. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
- 2. A 6" COMPACTED CRUSHED GRAVEL BASE (NHDOT ITEM No. 304.3) SHALL BE PROVIDED BENEATH RAMPS.
- 3. DETECTABLE WARNING PANEL SHALL BE CAST IRON SET IN CONCRETE (SEE DETAIL.) 4. LOCATE THE DETECTABLE WARNING SURFACES AT THE BACK OF THE CURB ALONG THE EDGE OF THE LANDING.

SIDEWALK SLOPE

1:20 (MAX.)

-GUTTER LINE

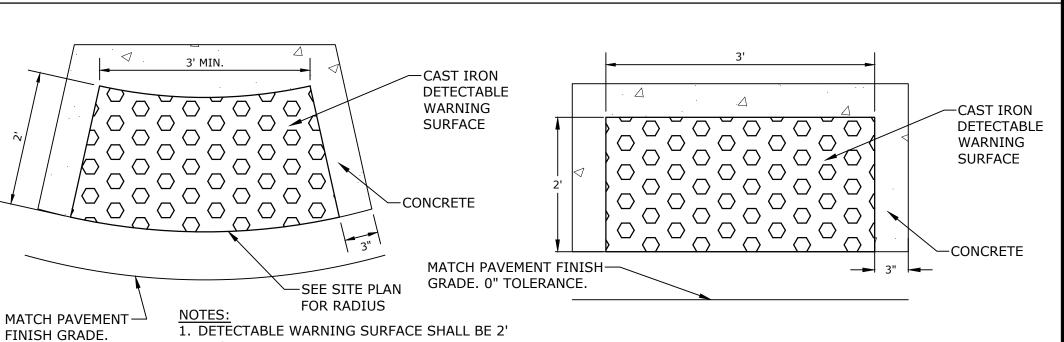
-START TIP-DOWN

SECTION A-A (TYPICAL)

(6" REVEAL MAX.)

- 5. THE MAXIMUM RUNNING SLOPE OF ANY SIDEWALK CURB RAMP IS 12:1, THE MAXIMUM CROSS SLOPE IS 2%. THE SLOPE OF THE LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION.
- 6. TRANSITIONS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. ROADWAY SHOULDER SLOPES ADJOINING SIDEWALK CURB RAMPS SHALL BE A MAXIMUM OF 5% (FULL WIDTH) FOR A DISTANCE OF 2 FT. FROM THE ROADWAY CURBLINE
- THE BOTTOM OF THE SIDEWALK CURB RAMP OR LANDING, EXCLUSIVE OF THE FLARED SIDES, SHALL BE WHOLLY CONTAINED WITHIN THE CROSSWALK MARKINGS.
- DETECTABLE WARNING PANELS SHALL BE A MINIMUM OF 2 FEET IN DEPTH. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP, BLENDED TRANSITION, OR LANDING AND THE STREET.
- 9. THE TEXTURE OF THE DETECTABLE WARNING FEATURE MUST CONTRAST VISUALLY WITH THE SURROUNDING SURFACES (EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT)





X 3' CAST IRON PANEL SET IN CONCRETE. 2. DETECTABLE WARNING SURFACE SHALL BE **CAST IRON DETECTABLE WARNING SURFACE** INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. NO SCALE

TOP VIEW **END SECTION**

MOUNTABLE VERTICAL GRANITE CURB TO VERTICAL GRANITE CURB

END SECTION

1. THE INTENT OF THIS ITEM IS TO PROVIDE A SMOOTH TRANSITION BETWEEN VERTICAL GRANITE CURB AND MOUNTABLE VERTICAL GRANITE CURB WITHOUT REQUIRING FIELD CHIPPING DURING INSTALLATION. THE MOUNTABLE VERTICAL GRANITE CURB MAY REQUIRE ADJUSTMENTS TO MEET THE TRANSITION PIECE HEIGHT. TRANSITION SLOPE CURB TO STANDARD REVEAL AS QUICKLY AS POSSIBLE TO PROVIDE FOR THIS SMOOTH TRANSITION.

CURB TRANSITION

NO SCALE

2'-15' USE RADIAL JOINTS 16'-28' 1'-6" 29'-41 -12" MIN 3000 PSI CONCRETE 56'-68' BACKFILL FROM BOTTOM O 69'-82' CURB TO BOTTOM OF 83'-96' FINISHED SURFACE 97'-110' **SECTION VIEW** >110'

OF BINDER COURSE

3000 PSI CONCRETE BACKFILL-

FROM BOTTOM OF CURB TO TOP

PAVEMENT BASE-

(SEE PAVEMENT DETAIL)

- 1. SEE SITE PLAN(S) FOR LIMITS OF SLOPED GRANITE CURB (SGC)
- 2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
- 3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 18" 4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8'
- 5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
- 6. JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.

SLOPED GRANITE CURB NO SCALE

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SCALE: AS SHOWN

C-502

DETAILS SHEET

5/6/2025

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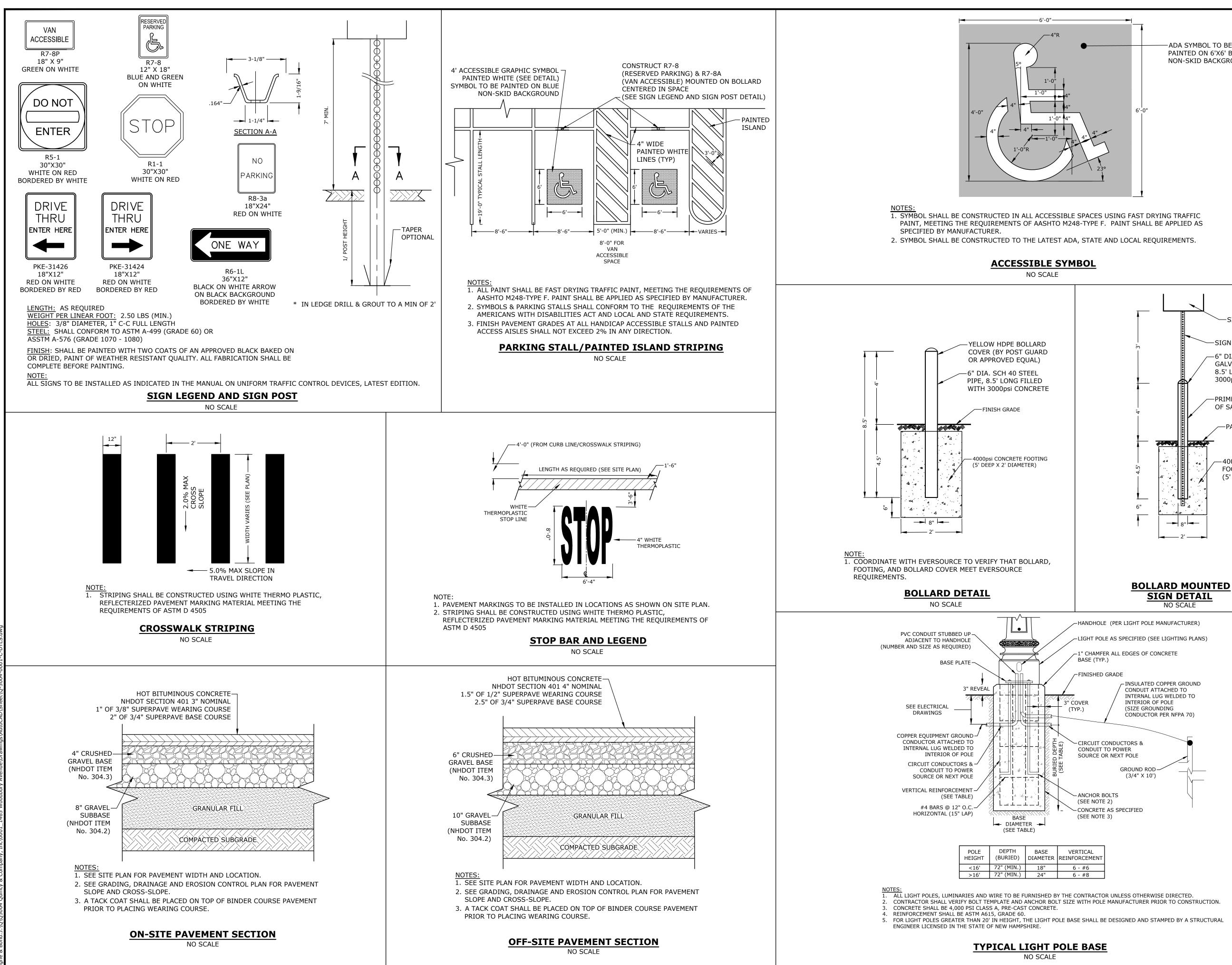
NHW

NAH

PMC

ELEVATION

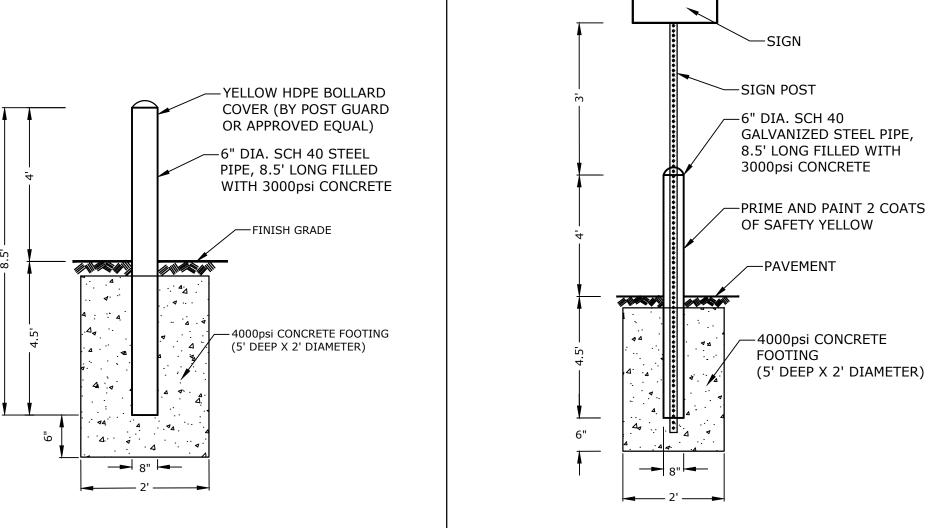
TRANSITION SECTION



Tighe&Bond

ADA SYMBOL TO BE PAINTED ON 6'X6' BLUE NON-SKID BACKGROUND

- 1. SYMBOL SHALL BE CONSTRUCTED IN ALL ACCESSIBLE SPACES USING FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS



BANK PAD

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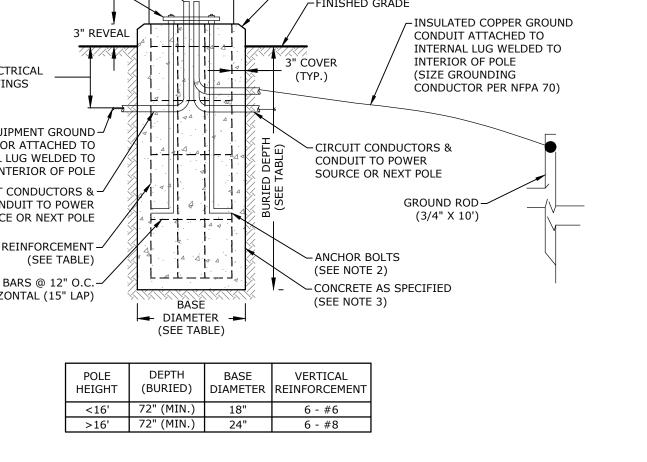
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NO SCALE



ALL LIGHT POLES, LUMINARIES AND WIRE TO BE FURNISHED BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED. CONTRACTOR SHALL VERIFY BOLT TEMPLATE AND ANCHOR BOLT SIZE WITH POLE MANUFACTURER PRIOR TO CONSTRUCTION.

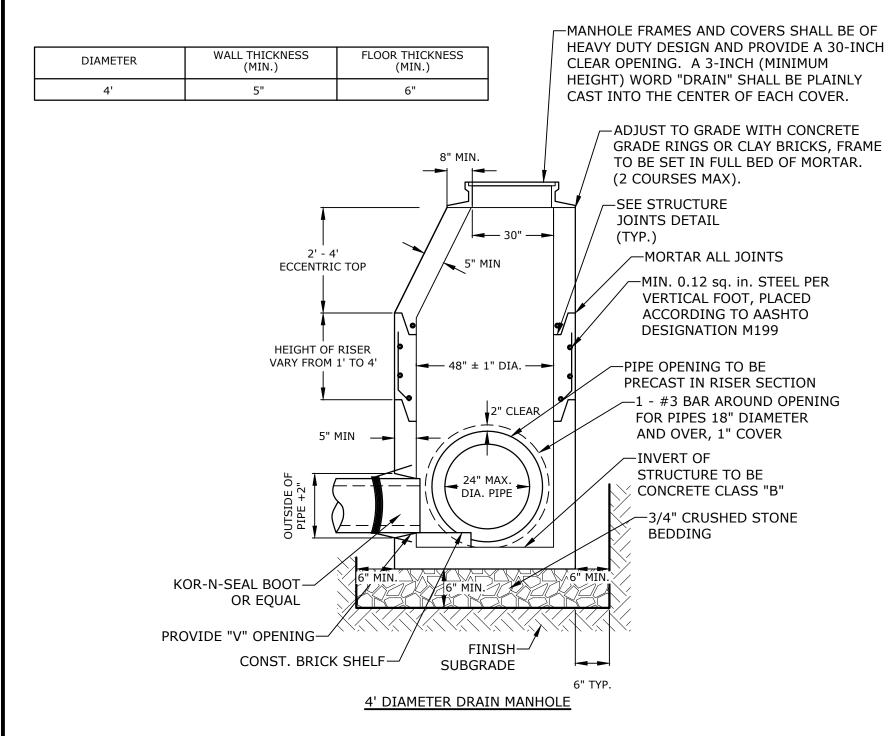
5. FOR LIGHT POLES GREATER THAN 20' IN HEIGHT, THE LIGHT POLE BASE SHALL BE DESIGNED AND STAMPED BY A STRUCTURAL

MARK DATE DESCRIPTION PROJECT NO: 5/6/2025 Q-5004-0001-C-DTLS.dwg DRAWN BY: NHW DESIGNED/CHECKED BY: NAH APPROVED BY: PMC

DETAILS SHEET

SCALE: AS SHOWN

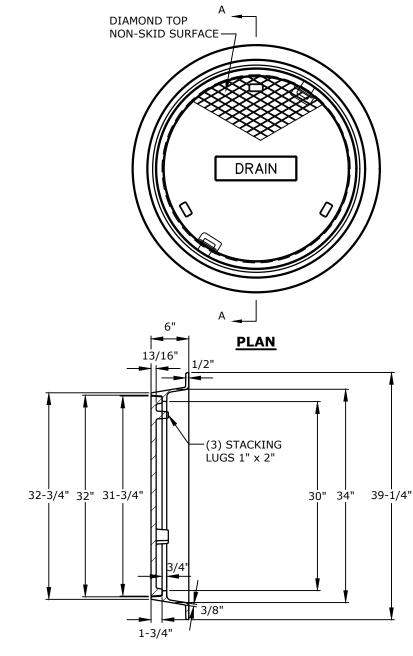
C-503



- 1. ALL SECTIONS SHALL BE 4,000 PSI CONCRETE.
- CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCHES PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
- THE TONGUE AND THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCHES PER LINEAR FOOT.
- 4. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
- CONSTRUCT CRUSHED STONE BEDDING AND BACKFILL UNDER (6" MINIMUM THICKNESS)
- 6. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
- PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING 8. OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
- 9. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
- 10. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES, NO MORE THAN 75% OF A HORIZNTAL CROSS SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.

DRAIN MANHOLES

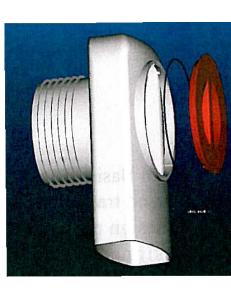
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SECTION A-A

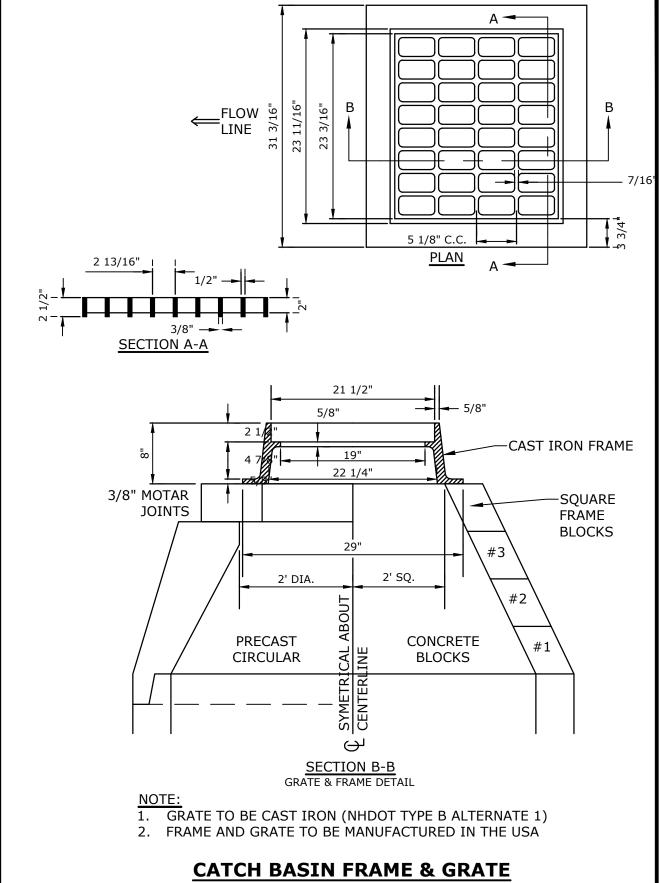
- 1. ALL DIMENSIONS ARE NOMINAL.
- FRAMES USING NARROWER DIMENSIONS FOR THICKNESS ARE ALLOWED PROVIDED:
- A. THE FRAMES MEET OR EXCEED THE SPECIFIED LOAD RATING. B. THE INTERIOR PERIMETER (SEAT AREA) DIMENSIONS OF THE FRAMES REMAIN THE SAME TO ALLOW CONTINUED USE OF EXISTING GRATES/COVERS AS THE EXISTING FRAMES ALLOW, WITHOUT SHIMS OR OTHER MODIFICATIONS OR ACCOMMODATIONS.
- C. ALL OTHER PERTINENT REQUIREMENTS OF THE SPECIFICATIONS ARE MET. 3. LABEL TYPE OF MANHOLE WITH 3" HIGH LETTERS IN THE CENTER OF THE COVER.

DRAIN MANHOLE FRAME & COVER



- 1. ALL CATCH BASIN OUTLETS TO HAVE
- "ELIMINATOR" OIL AND FLOATING DEBRIS TRAP MANUFACTURED BY KLEANSTREAM (NO EQUAL) 2. INSTALL DEBRIS TRAP TIGHT TO INSIDE OF
- STRUCTURE. 3. 1/4" HOLE SHALL BE DRILLED IN TOP OF DEBRIS

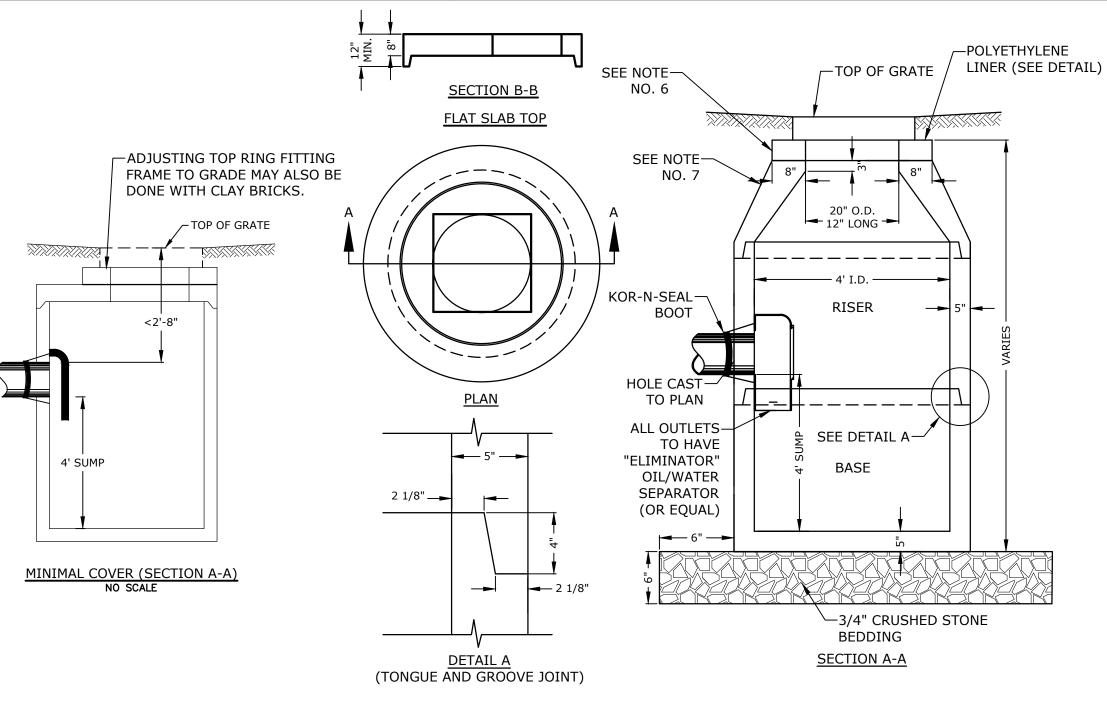
"ELIMINATOR" OIL **FLOATING DEBRIS TRAP**



NO SCALE

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- 1. ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 psi).
- 2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL. 3. THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
- 4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
- 5. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
- 6. FITTING FRAME TO GRADE MAY BE DONE WITH PREFABRICATED ADJUSTMENT RINGS OR CLAY BRICKS (2 COURSES MAX.).
- 7. CONE SECTIONS MAY BE EITHER CONCENTRIC OR ECCENTRIC, OR FLAT SLAB TOPS MAY BE USED WHERE PIPE WOULD OTHERWISE ENTER INTO THE CONE
- SECTION OF THE STRUCTURE AND WHERE PERMITTED. 8. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
- 9. OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
- 10. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED APPROVED BY: USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
- 11. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
- 12. "ELIMINATOR" OIL/WATER SEPARATOR SHALL BE INSTALLED TIGHT TO INSIDE OF CATCHBASIN.

4' DIAMETER CATCHBASIN

PROPOSED BANK PAD

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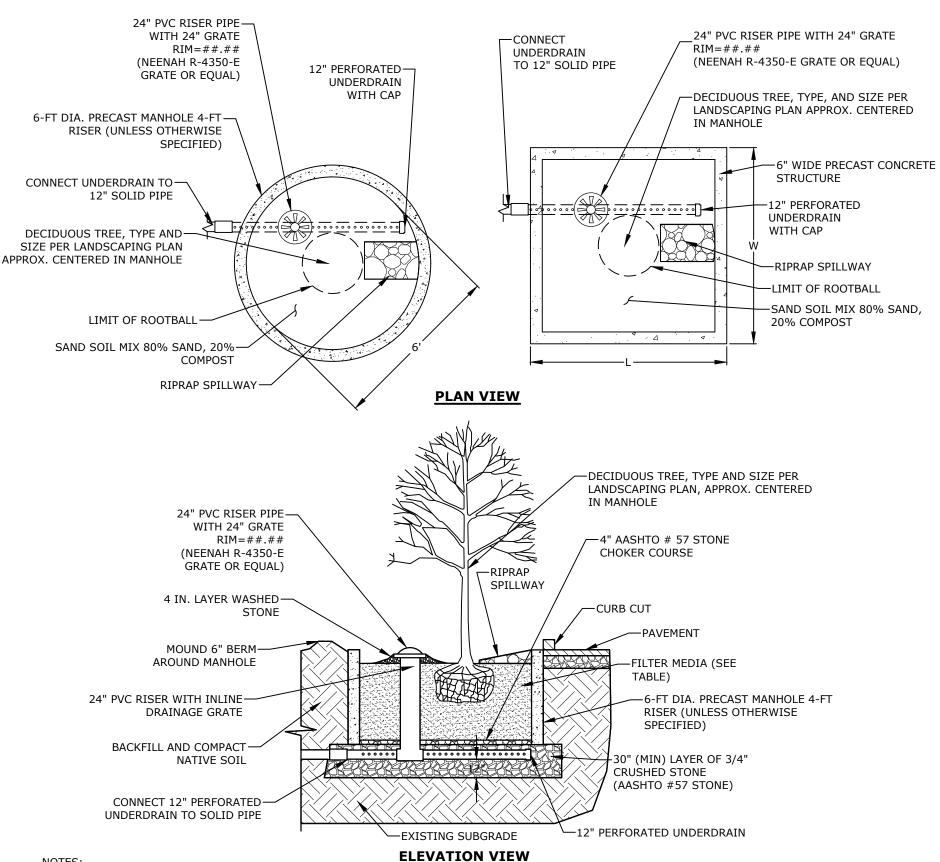
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PMC

DETAILS SHEET

SCALE: AS SHOWN

C-504



1. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE TREE BOX FILTER DURING ANY STAGE OF CONSTRUCTION.

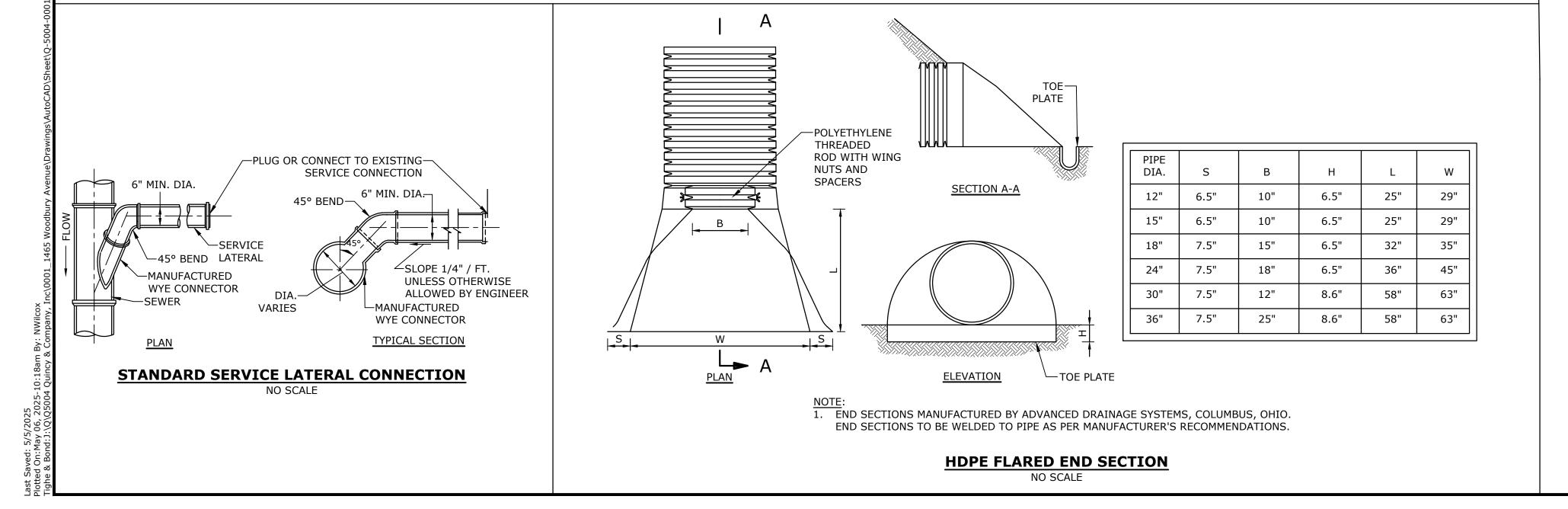
2. DO NOT TRAFFIC OR COMPACT EXPOSED SOIL SURFACE WITHIN THE AREA OF THE FILTER WITH CONSTRUCTION EQUIPMENT. PERFORM EXCAVATION FOR

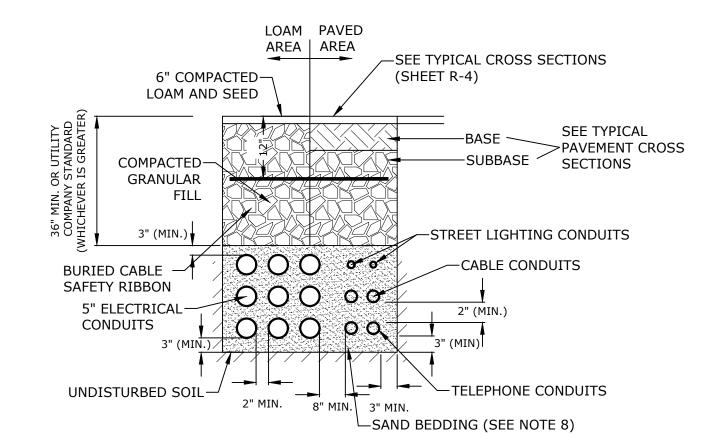
THE CONSTRUCTION OF THIS BMP WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE SYSTEM.

TREE BOX FILTER MEDIA						
COMPONENT MATERIAL SAND	PERCENT OF MIXTURE BY VOLUME 80	REQUIRED MATERIAL CHARACTERISTICS ASTM C-33 CONCRETE SAND				
ORGANIC MATERIAL, COMPOSTED BARK MULCH RECOMMENDED	20	< 5% PASSING #200 SIEVE				
GENERAL REQUIREMENTS	1. SOIL MIX SHOULD BE UNIFORM, FREE OF	STONES, STUMPS, ROOTS, OR SILILAR				
PPLICABLE TO THE MIXTURE	MATERIALS LARGER THAN 2 INC 2. SOIL pH SHOULD BE BETWEEN 5.5 AND 6	· · ·				

TREE BOX FILTER

NO SCALE





NOTES:

- 1. NUMBER, MATERIAL, AND SIZE OF UTILITY CONDUITS TO BE DETERMINED BY LOCAL UTILITY OR AS SHOWN ON ELECTRICAL DRAWINGS. CONTRACTOR TO PROVIDE ONE SPARE CONDUIT FOR EACH UTILITY TO BUILDING.
- 2. DIMENSIONS SHOWN REPRESENT OWNERS MINIMUM REQUIREMENTS. ACTUAL DIMENSIONS MAY BE GREATER BASED ON UTILITY COMPANY STANDARDS, BUT SHALL NOT BE LESS THAN THOSE SHOWN.
- 3. NO CONDUIT RUN SHALL EXCEED 360 DEGREES IN TOTAL BENDS.
- 4. A SUITABLE PULLING STRING, CAPABLE OF 200 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE UTILITY COMPANY IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT.
- UTILITY COMPANY MUST BE GIVEN THE OPPORTUNITY TO INSPECT THE CONDUIT PRIOR TO BACKFILL.
 THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD THE UTILITY COMPANY BE UNABLE TO
 INSTALL ITS CABLE IN A SUITABLE MANNER.
- 6. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND, WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE.
- 7. ALL 90° SWEEPS WILL BE MADE USING RIGID GALVANIZED STEEL. SWEEPS WITH A 36 TO 48 INCH RADIUS.
- 8. SAND BEDDING TO BE REPLACED WITH CONCRETE ENCASEMENT WHERE COVER IS LESS THAN 3 FEET, WHEN LOCATED BELOW PAVEMENT, OR WHERE SHOWN ON THE UTILITIES PLAN.

ELECTRICAL AND COMMUNICATION CONDUIT

NO SCALE

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LOAM | PAVED → AREA AREA 6" LOAM-& SEED SEE PAVEMENT DETAIL BASE ->—PAVEMENT COMPACTED-DETAIL GRANULAR BACKFILL -WARNING/ TRACER TAPE CENTERED OVER CONDUIT **BEDDING AND-**─2 - 2" PVC CONDUIT **BACKFILL MATERIAL** 6" 3" MIN. (SEE NOTE 8) UNDISTURBED-

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- 5. UTILITY COMPANY MUST BE GIVEN THE OPPORTUNITY TO INSPECT THE CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD THE UTILITY COMPANY BE
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- FEET, WHEN LOCATED BELOW PAVEMENT, OR WHERE SHOWN ON THE UTILITIES PLAN.

 9. SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW CONDUIT UP TO
- 6" ABOVE TOP OF CONDUIT.

LIGHTING CONDUIT TRENCH NO SCALE

PROPOSED BANK PAD

BROMLEY-PORTSMOUTH, LLC & RCQ-PORTSMOUTH, LLC c/o QUINCY & COMPANY, INC.

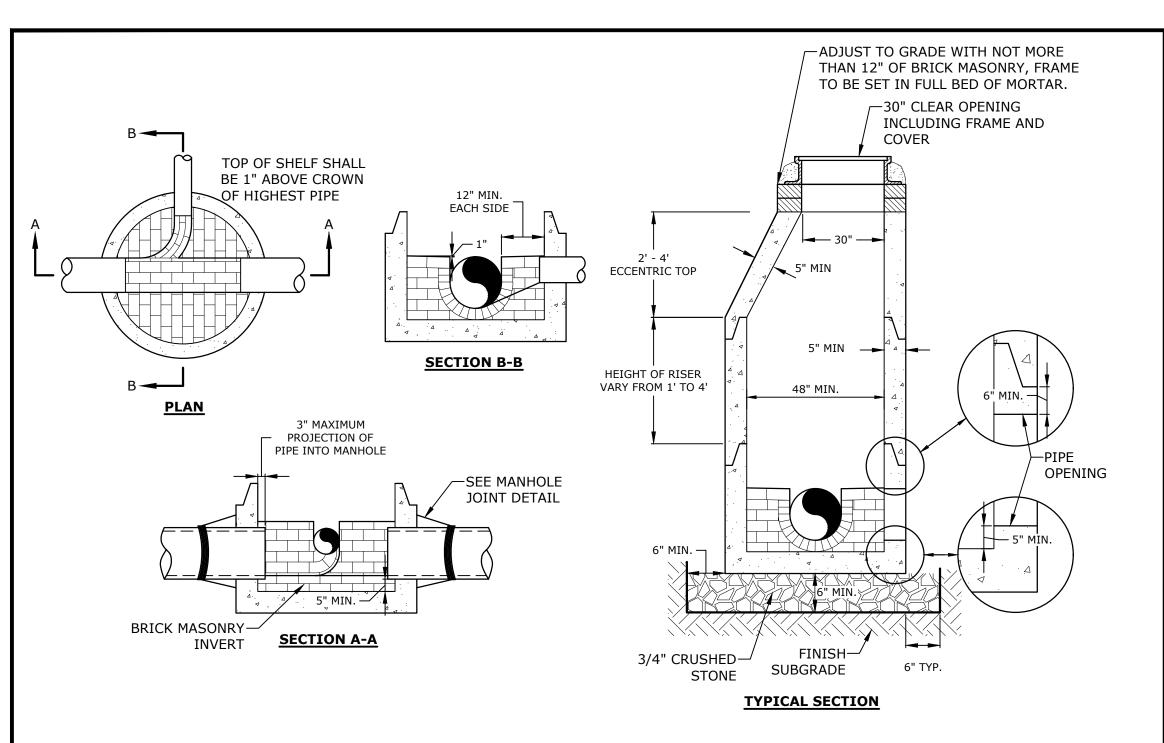
1465 WOODBURY AVE PORTSMOUTH, NH

1ARK	DATE	DESCRIPTION	
ROJE	CT NO:	Q5004-0001	
DATE:		5/6/2025	
ILE:	Q-!	5004-0001-C-DTLS.dwg	
RAWI	N BY: NHW		
ESIG	IGNED/CHECKED BY: NAH		
PPRO	VED BY:	PMC	
	-	·	

DETAILS SHEET

SCALE: AS SHOWN

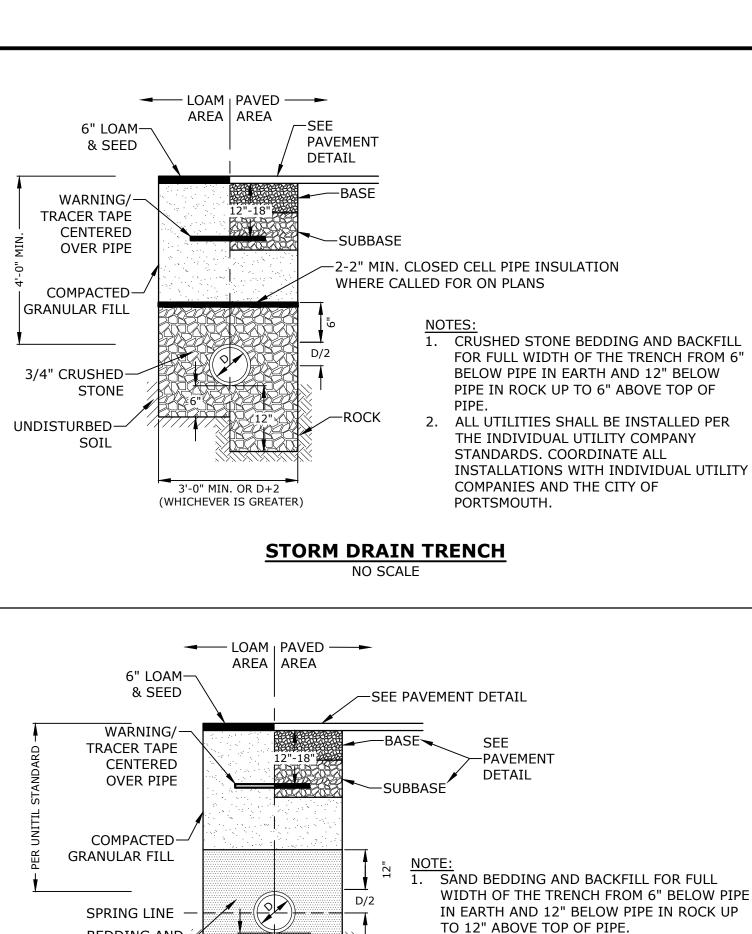
C-505



C478-06.

- ALL SEWER MANHOLES SHALL BE CONSTRUCTED TO CITY AND STATE STANDARDS.
- 2. INVERT AND SHELF TO BE PLACED AFTER EACH LEAKAGE TEST.
- 3. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT.
- 4. INVERT BRICKS SHALL BE LAID ON EDGE.
- 5. TWO (2) COATS OF BITUMINOUS WATERPROOF COATING SHALL BE APPLIED TO ENTIRE EXTERIOR OF MANHOLE.
- 6. FRAMES AND COVERS: MANHOLE FRAMES AND COVERS WITHIN CITY RIGHT OF WAY SHALL BE CITY STANDARD HINGE COVERS MANUFACTURED BY EJ. FRAMES AND COVERS WILL BE PURCHASED FROM THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS. ALL OTHER MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH
- (MINIMUM HEIGHT) WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER. 7. HORIZONTAL JOINTS SHALL BE SEALED FOR WATER TIGHTNESS USING A DOUBLE ROW OF ELASTOMERIC OR MASTIC-LIKE SEALANT. 8. BARREL AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE DESIGNED FOR H20 LOADING, AND CONFORMING TO ASTM

SEWER MANHOLE



GAS SHALL BE INSTALLED PER UNITIL

⊢RUBBER-LIKE

ROLL-N-LOK

(OR EQUAL)

GASKET ROLLS

OUT OF RECESS

—APPROVED PREFORMED

NOTE 3)

BITUMASTIC O-RING

HORIZONTAL JOINTS

BITUMASTIC SEALANT (SEE

-RUBBER-LIKE

O-RING SET

IN RECESS

INSTALLATIONS WITH UNITIL AND THE CITY

STANDARDS. COORDINATE ALL

OF PORTSMOUTH.

GAS TRENCH

NO SCALE

POLYTITE

(OR EQUAL)

BEDDING AND-

SOIL

ROCK—

-INSIDE FACE OF MANHOLE

-KOR-N-SEAL BOOT

KOR-N-SEAL JOINT

SLEEVE OR EQUAL

3'-0" MIN. OR D+2

(WHICHEVER IS GREATER)

-ANODIZED ALUMINUM INTERNAL CLAMP

-STAINLESS

STEEL CLAMP

ASPHALT IMPREGNATED—

POLYURETHANE

GASKET 1-/2" x 2"

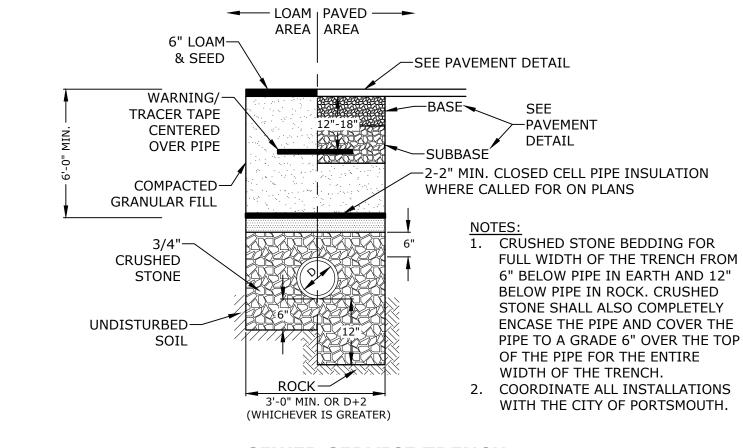
BACKFILL MATERIAL

UNDISTURBED-

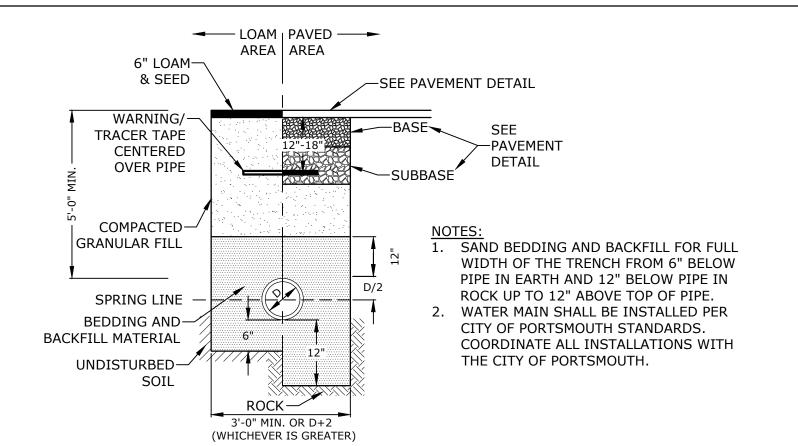
PIPE

PIPE TO MANHOLE JOINTS

W/MORTAR



SEWER SERVICE TRENCH



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Tighe&Bond

WATER TRENCH

NO SCALE

PROPOSED BANK PAD

BROMLEY-PORTSMOUTH, LLC & RCQ-PORTSMOUTH, LLC c/o QUINCY & COMPANY, INC.

3. FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY. 4. ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

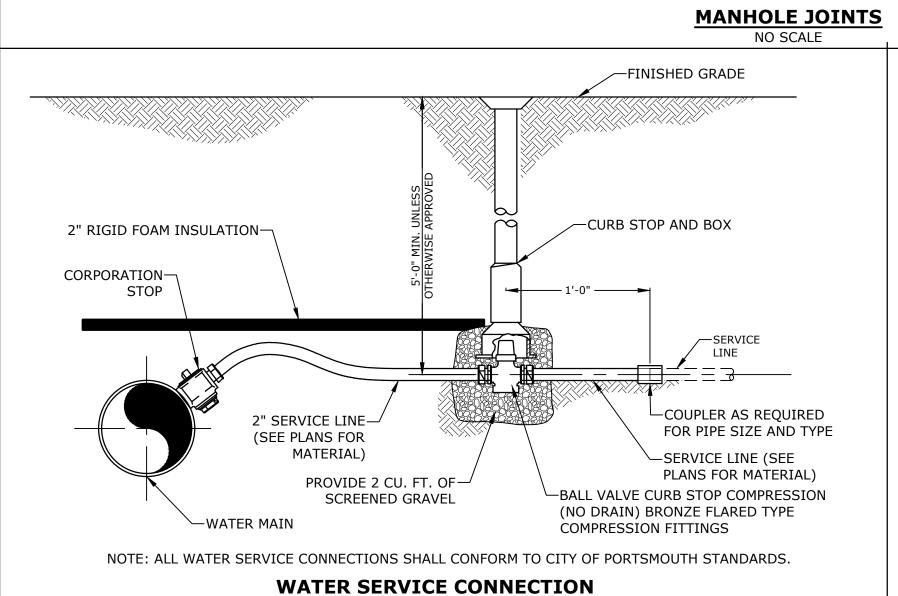
PIPE TO MANHOLE JOINTS SHALL BE PER CITY OF PORTSMOUTH STANDARD.

1. HORIZONTAL JOINTS BETWEEN THE SECTIONS OF PRECAST CONCRETE BARRELS

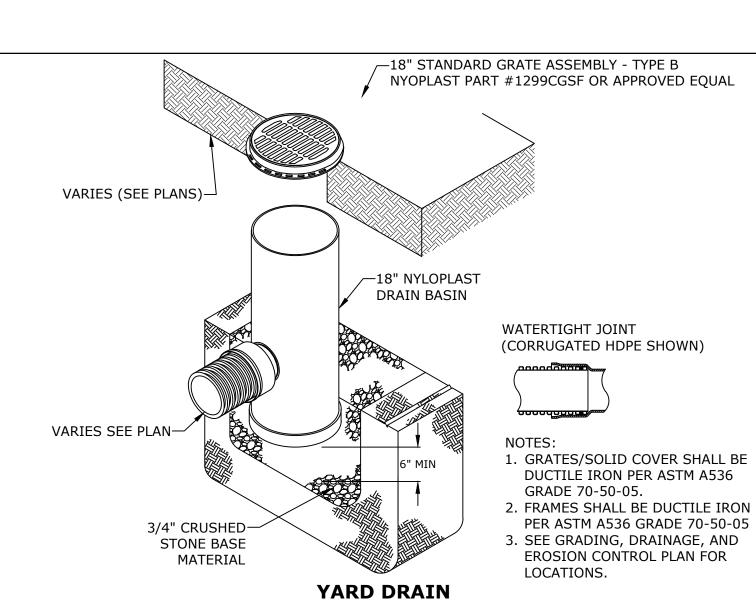
SHALL BE PER CITY OF PORTSMOUTH DPW STANDARD AND SHALL BE SEALED FOR

WATERTIGHTNESS USING A DOUBLE ROW ELASTOMERIC OR MASTIC-LIKE GASKET.

1465 WOODBURY AVE PORTSMOUTH, NH



NO SCALE



NO SCALE

MARK DATE DESCRIPTION ROJECT NO: 5/6/2025 Q-5004-0001-C-DTLS.dwg DRAWN BY: NHW DESIGNED/CHECKED BY: NAH

PMC

DETAILS SHEET

SCALE: AS SHOWN

PPROVED BY:

C-506

-3/4" CRUSHED STONE (TYP) ·WATER MAIN, SIZE VARIES (TYP.) CONCRETE-THRUST BLOCK (TYP.) UNDISTURBED-EARTH (TYP.)

SQUARE FEET OF MINIMUM BEARING AREA							
NOMINAL DIA. (in)			PIPE SIZE				
	4"	6"	8"	10"	12"	16"	
PIPE FITTINGS	*	*	5.18	7.96	11.43	20.29	
A 90°	*	4.11	7.33	11.26	16.17	28.69	
C 45°	*	*	*	6.10	8.75	15.53	
D 22-1/2°	*	*	*	*	4.46	7.92	
E 11-1/4°	*	*	*	*	*	*	
*SEE NOTE 2 SAFETY FACTOR: 1.5						si	

- 1. ALL THRUST BLOCKS SHALL BE PRE-CAST CONCRETE UNLESS APPROVED BY THE CITY ENGINEER.
- 2. 2'X2'X2' MINIMUM THRUST BLOCK REQUIRED, ANY BEARING AREA OVER 4 SF REQUIRES THRUST BLOCKS, RESTRAINED JOINTS AND CALCULATIONS ASSOCIATED WITH THE JOINT.

SOIL BEARING CAPACITY: 2,000 psf

- 4. FOR MINIMUM BEARING AREAS OVER 4 SF, THE LENGTH (L) OF THE BLOCK IS APPROXIMATELY TWICE AS LONG AS THE HEIGHT (H). 5. THE MINIMUM BEARING AREAS SHOWN IN THE THRUST BLOCK SCHEDULE ARE BASED ON A SYSTEM PRESSURE OF 125 PSI. IF THE SYSTEM PRESSURE IS ABOVE 125 PSI, INCREASE THE NOTED AREAS PROPORTIONALLY TO THE ACTUAL SYSTEM PRESSURE.
- 6. PLACE CRUSHED STONE BEHIND THRUST BLOCK AGAINST UNDISTURBED SOIL.
- 7. PLACE THRUST BLOCK ALONG MAXIMUM LENGTH OF THE FITTING TO MAXIMIZE BEARING AREA.
- CONCRETE COMPRESSIVE STRENGTH: 2,000 PSI MINIMUM.
- WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.
- 10. INSTALLATION AND STANDARD DIMENSIONAL REQUIREMENTS SHALL BE WITH CITY OF PORTSMOUTH WATER DEPARTMENT STANDARDS.

THRUST BLOCKING DETAIL

NO SCALE

