

July 20, 2022

Town of Portsmouth
Planning Department and Conservation Commission
1 Junkins Avenue, 3rd Floor
Portsmouth, NH 03801

Attention: Rick Chellman, Planning Board Chair
Barbara McMillan, Conservation Commission Chair

**RE: Proposed Site Demolition
Wetland Conditional Use Permit and Amended Site Plan Review Applications
1465 Woodbury Avenue, Portsmouth, NH 03801**

Dear Mr. Chellman and Ms. McMillan:

Please find the following enclosed documents for the Wetland Conditional Use Permit and Amended Site Plan Review applications for the above listed project:

- One (1) full size (24"x36") set of the Proposed Site Plan Documents prepared by Bohler and dated July 20, 2022;
- One (1) copy of the owner's authorization letter

The subject site is located at 1465 Woodbury Avenue (Assessors Map 216, Lot 3). The proposed project involves the demolition of the existing former schoolhouse restaurant building and it's associated parking and utilities. The entirety of the disturbed area will be replaced with lawn. The proposed project will include erosion controls to help prevent the migration of soil erosion and sedimentation outside of the project area.

We look forward to discussing this project with you. Please do not hesitate to contact us at (508) 480-9900 should you have any questions or wish to discuss further.

Sincerely,

BOHLER



Nick Dewhurst



Randy Miron

CC: Tom Godfrey, Granite Development, LLC (via email)

FOR

PNHP REALTY, LLC

PROPOSED SITE DEMOLITION

REFERENCES

EXISTING CONDITIONS PLAN:
MSC
1465 WOODBURY AVENUE
PORTSMOUTH, NH 03801
DATE: 01/17/2018
REVISED: 04/26/2018

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

REVISIONS

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MAA220245
DRAWN BY:	CFD
CHECKED BY:	NPD/RMM
DATE:	07/20/2022
CAD I.D.:	MAA220245.00-SPPD-0A

PROJECT:

**PROPOSED SITE
PLAN DOCUMENTS**

— FOR —

**PNHP
REALTY, LLC**

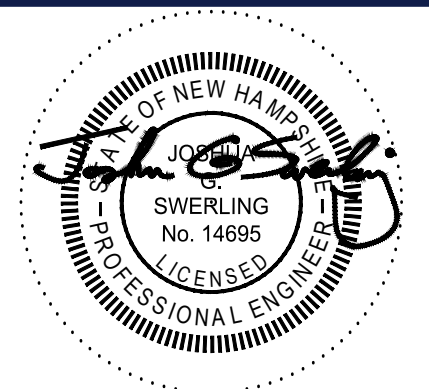
PROPOSED SITE DEMOLITION

MAP: 216 LOT: 3
1465 WOODBURY AVENUE,
CITY OF PORTSMOUTH,
ROCKINGHAM COUNTY,
NEW HAMPSHIRE

BOHLER //

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

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SHEET TITLE:

COVER SHEET

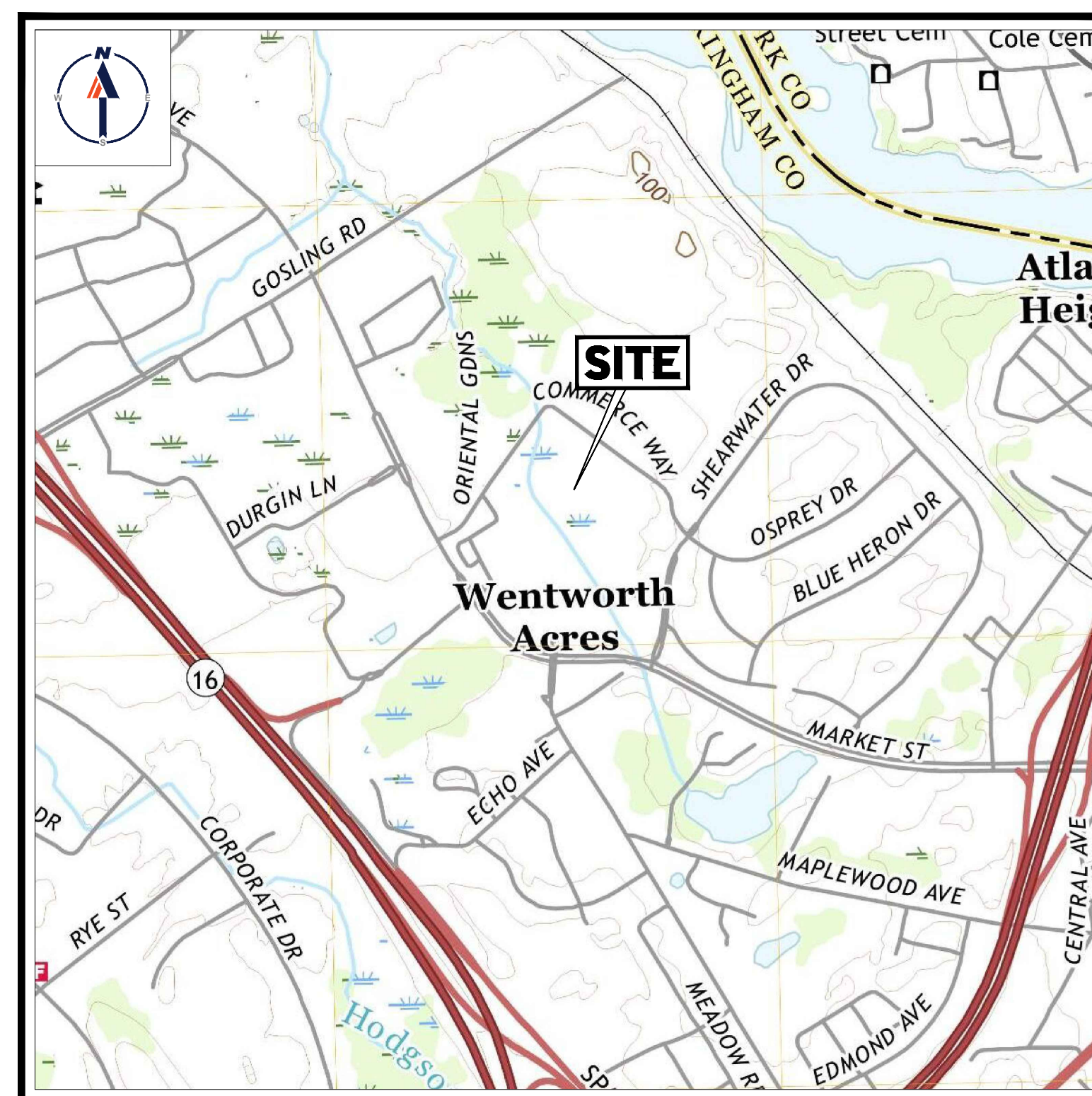
SHEET NUMBER:

C-101

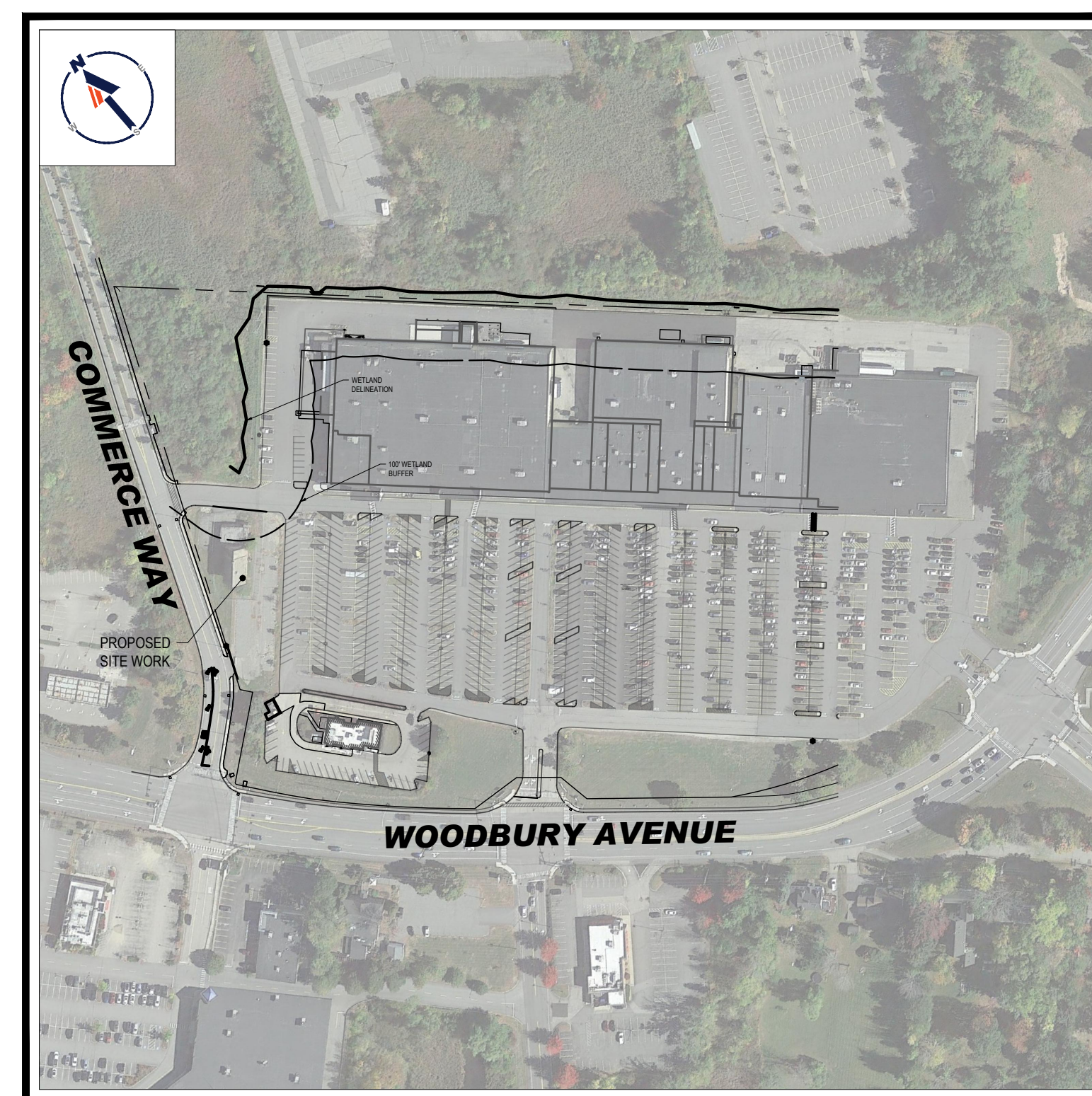
ORG. DATE - 07/20/2022

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION AND EROSION CONTROL PLAN	C-201
SITE LAYOUT AND DETAILS PLAN	C-301
EROSION AND SEDIMENT CONTROL NOTES & DETAILS	C-601
EXISTING CONDITIONS PLAN (BY OTHERS)	2 SHEETS

**USGS MAP**

SCALE: 1" = 1,000'
SOURCE: PORTSMOUTH NEW HAMPSHIRE USGS QUADRANGLE

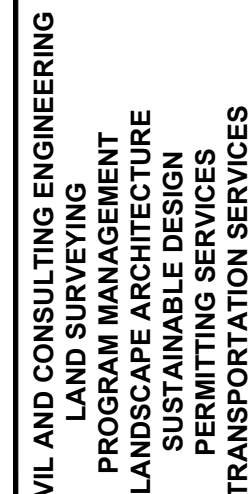
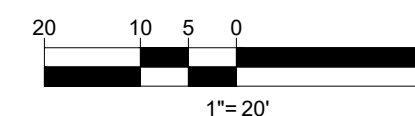
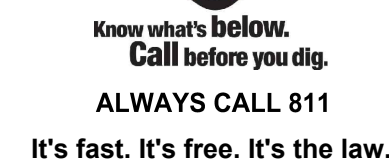


SITE MAP

SCALE: 1" = 200'
SOURCE: GOOGLE AERIAL

PREPARED BY

BOHLER//

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PROJECT No.:	MAA22024
DRAWN BY:	CFI
CHECKED BY:	NPD/RMM
DATE:	07/20/202
CAD I.D.:	MAA220245.00-SPPD-0

PROJECT:

— FOR —

**PNHP
REALTY, LLC**

PROPOSED SITE DEMOLITION

**MAP: 216 LOT: 3
1465 WOODBURY AVENUE,
CITY OF PORTSMOUTH,
ROCKINGHAM COUNTY,
NEW HAMPSHIRE**

**352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772**
Phone: (508) 480-9900

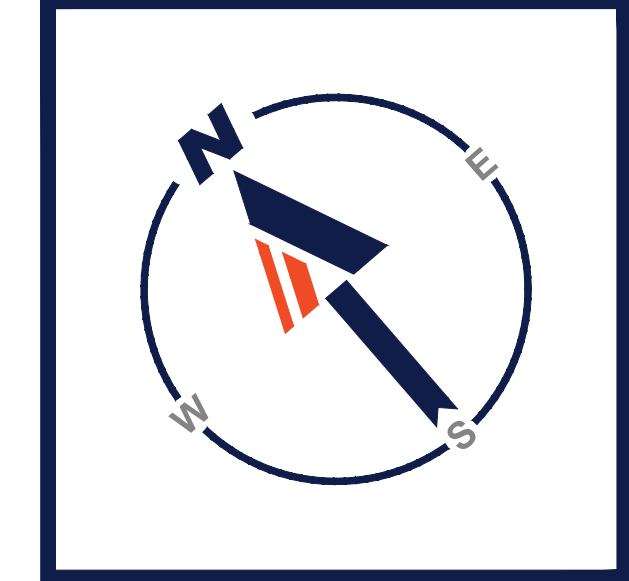
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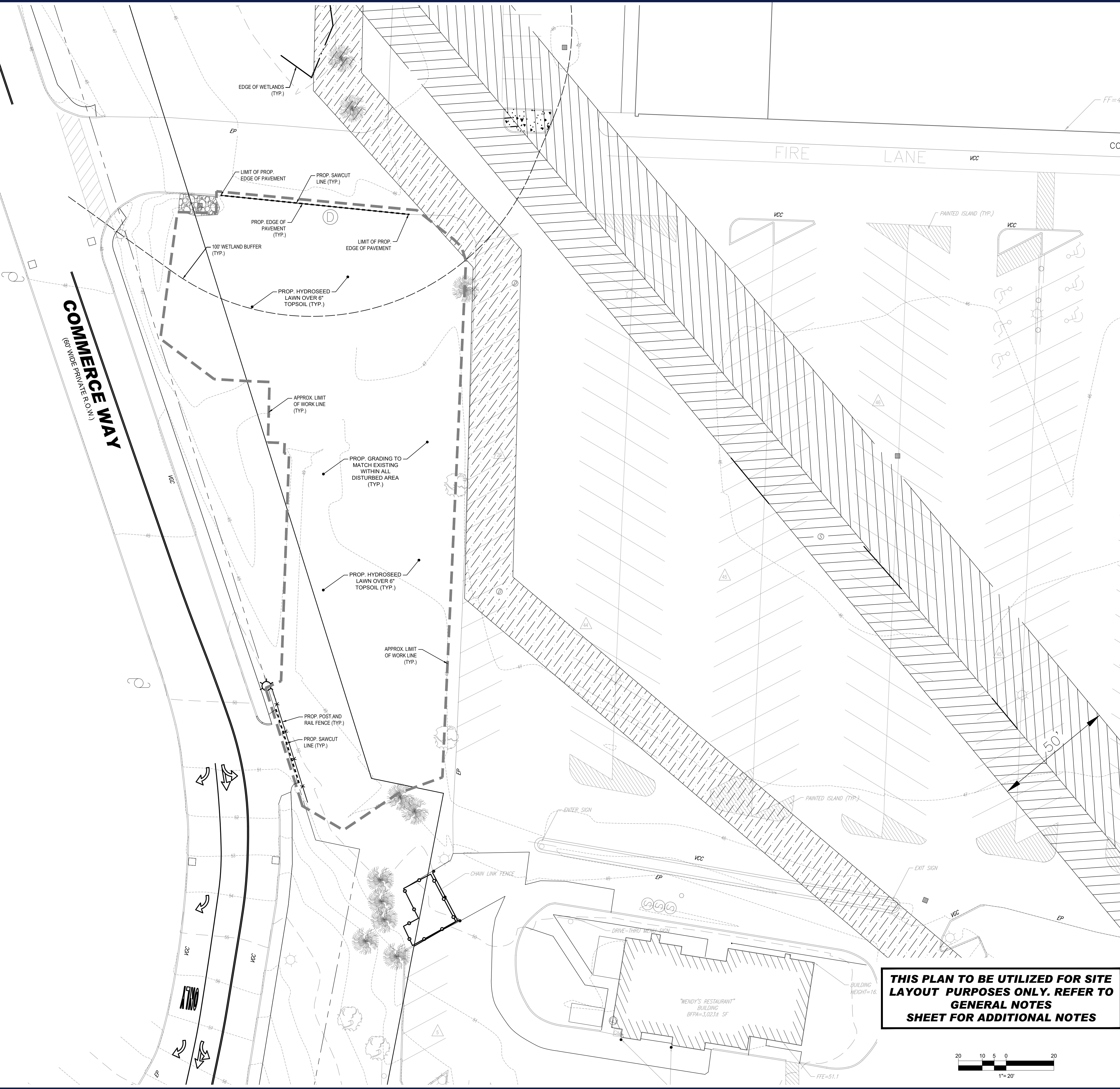
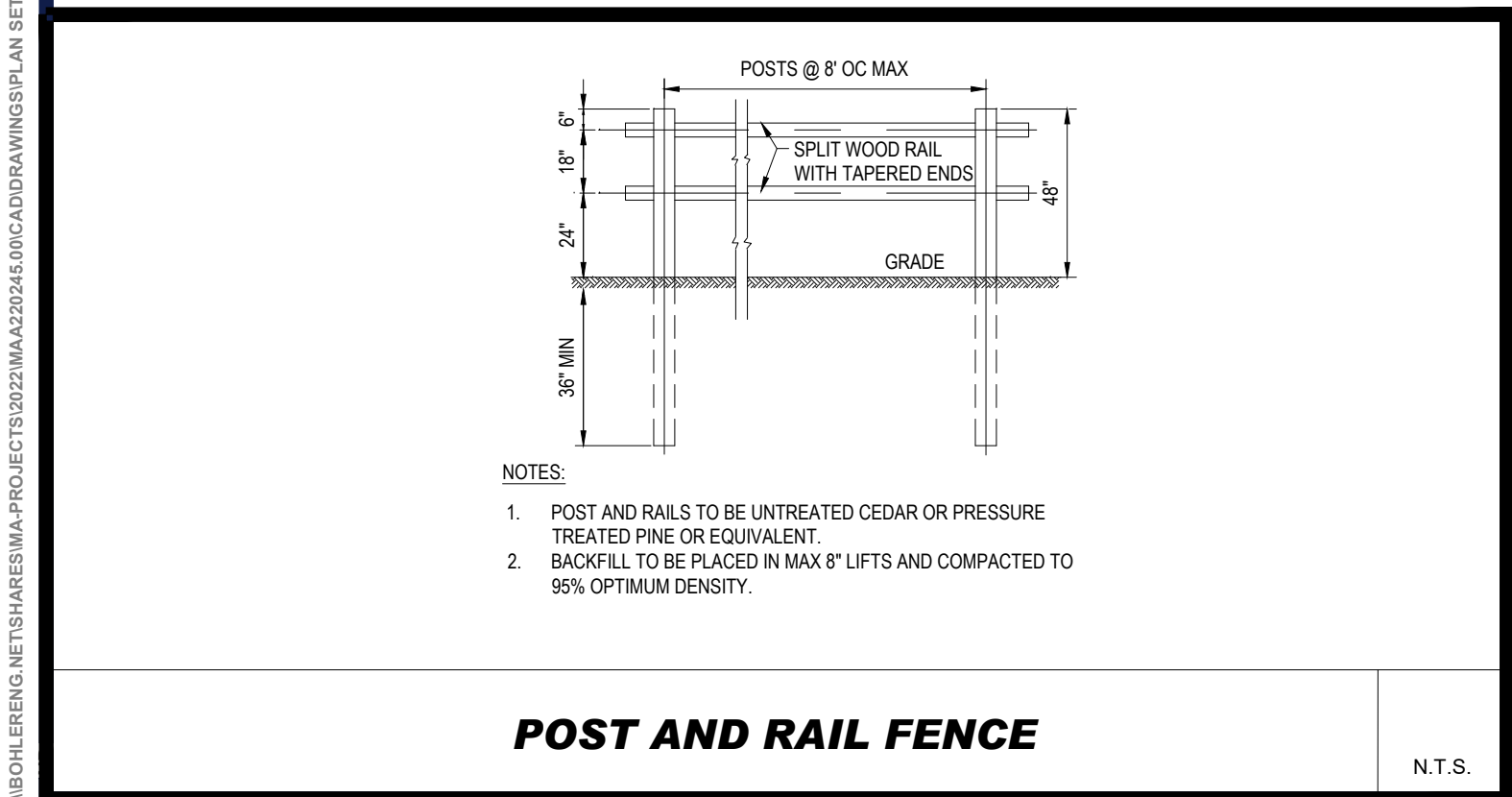
SHEET NUMBER

C-201

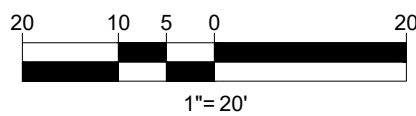
ORG. DATE - 07/20/2022



\\BOHLER\ENG\NET\SHARES\MAA\PROJECTS\2022\MAA220245.00\CADD\DRAWINGS\PLAN SETS\CIVIL SITE PLAN\MAA220245.00-SPPD-0A-1-LAYOUT-1-C-301-SITE



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



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DRAWN BY: CFD
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PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

PNHP REALTY, LLC

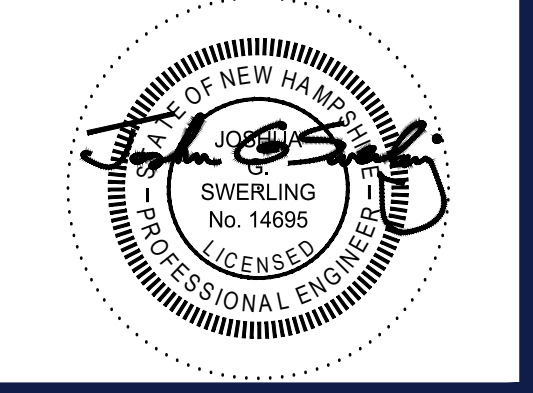
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SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

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SHEET TITLE:

SITE LAYOUT AND DETAILS PLAN

SHEET NUMBER:

C-301

ORG. DATE - 07/20/2022

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. IN THOSE AREAS THAT ARE PERMANENTLY STABILIZED ACCORDING TO THE CURRENT EDITION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), OR IN THE ABSENCE OF A SWPPP, THEY SHALL BE PERMANENTLY STABILIZED WITHIN 14 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE STORM EVENT (THIS WOULD INCLUDE WETLANDS). MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 8%.
4. INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE DISTURBER. SEDIMENT CONTROL DEVICES WITH SLOPES GREATER THAN 8% SHALL BE PERMANENTLY STABILIZED. DEVICES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE DEVICES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE INDICATED ON THE PLANS. SLOPE PROTECTION FOR SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER.
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 1. SIX INCHES, OR DEPTH SPECIFIED ON THE LANDSCAPE PLAN, OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND COMPACTED TO A UNIFORM SURFACE.
 2. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF (20-20-20 OR 10-20-20) AT THE RATE OF 100 LBS PER ACRE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 3. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING REED, 5% REED, 10% BERM, AND 48%t. APPRI. PERGRASS AND LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE GRASS, 44% CREEPING REED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN. QUALITY SOY MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1. SOON TO SLOPES STEEPER THAN 2:1 SHOULD BE RESEED.
 4. STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER WILL BE USED ON STRAW MULCH FOR WIND CONTROL.

LOCATION	MULCH	MULCH RATE (1000 SF)
PROTECTED AREA	STRAW	100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)*	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

* A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER SHALL BE USED TO ADDITIONAL WIND CONTROL.

* MULCH ANCHORING: ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK, WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

15. PROPOSED LOCATIONS OF SURFACE STORMWATER MANAGEMENT BASINS CAN BE UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. SEDIMENT TRAPS SHALL BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.

15.1. TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER THE CURRENT EDITION OF THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" AND PROVIDE A MINIMUM OF 1,800 CUBIC FEET OF TRIBUTARY AREA WITH A MAXIMUM TRIBUTARY AREA OF 5 ACRES, MAINTAIN A 2:1 LENGTH TO WIDTH RATIO, AND NOT EXCEED 5 FT IN HEIGHT. UPON SITE STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE TEMPORARY SEDIMENT TRAP EXCAVATED TO 1 FOOT BELOW THE TRAP. THE AREA SHALL THEN BE SCARIFIED TO PREVENT COMPACTION AND PROMOTE INFILTRATION, AND GRADED AND STABILIZED IN ACCORDANCE WITH THE GRADING AND LANDSCAPE PLANS.

16. STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.

17. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

18. THE CONTRACTOR MUST PERFORM DEWATERING (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.

19. THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION AND RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION AND RESPONSE PROCEDURES.

20. EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

21. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.

22. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT THE AMOUNT OF AREA OPEN AT ONE TIME IS MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND IN CONFORMANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN SUCH THAT ADEQUATE PROVISIONS ARE EMPLOYED TO CONTROL STORMWATER RUNOFF.

23. CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.

24. AN AREA SHALL BE CONSIDERED TO HAVE BEEN TEMPORARILY STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDS, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.

25. FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEED. IF THE EXPOSED AREA HAS BEEN LOAMED, FINE GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEED. AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED AS APPLICABLE. SLOPES SHALL NOT BE LEFT UNSTABILIZED OVER THE WINTER OR IN AREAS WHERE WORK HAS CEASED FOR MORE THAN 14 DAYS UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF SEDIMENT BARRIERS OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.

26. MULCHING REQUIREMENTS:

- 26.1. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
- 26.2. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
- 26.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.

27. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.

28. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES AND SPECIFICATIONS SHALL BE CONSIDERED TO HAVE BEEN REVIEWED BY THE CONTRACTOR TO THIS FULLY COMEY TO THE CONTRACTOR. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. EROSION CONTROL MEASURES MUST CONFORM TO THE STATE, LOCAL, AND FEDERAL GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL UNLESS OTHERWISE NOTED; OR UNLESS EROSION CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL, CONSTRUCTION NOTES.
3. THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY XX,XXX ACRES.
4. THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
 - 4.1. STABILIZE CONSTRUCTION ENTRANCE (S) TO THE CONSTRUCTION ENTRANCE (S) TO THE SITE. THE CONSTRUCTION ENTRANCE (S) TO THE SITE SHALL BE LOCATED ON THE PLANT. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
 - 4.2. SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND EXCAVATION AREAS.
 - 4.3. INSTALL FILL FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF THE DISTURBED AREA.
5. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6" OR HALF THE OF THE EROSION CONTROL BARRIERS HEIGHT COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
7. THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC MAINTAIN SAME IN THE LANDSCAPE WITH THE BEST MAINTENANCE PRACTICES.
8. THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF ENGINEER SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
9. THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURFLANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
10. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
11. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHERWISE INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
12. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
13. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLANS (S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
14. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
15. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
16. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE EROSION CONTROL MEASURES.
17. THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
 1. INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)
 2. DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
 3. DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
 4. GRUBBING AND GRUBBING
 5. BACKFILL AND EXCAVATION/FILLING AS NECESSARY
 6. SEED PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
 7. APPLY 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED
 8. MULCH TO BE INSTALLED AS REQUIRED.
 9. EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR
 10. AFTER

The drawing includes an isometric view of a filter sack on the left and a section view on the right. The isometric view shows a sack with a top handle, a bottom inlet grate, and a collection location. Dimensions include a length of 1' and a width of 1'. The section view shows the sack's internal structure, including a 2'x2'x1/4" rubber block (TYP) and a 1/4" brightly colored nylon rope expansion restraint. It also shows the finished grade and secure lifting loops to or under the surface.

ISOMETRIC VIEW

SECTION VIEW

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4833	120 LBS
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING SIZE	ASTM D-4751	40 US SEIVE
FLOW RATE	ASTM D-4941	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4941	0.55 SEC ⁻¹

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	20 US SEIVE
FLOW RATE	ASTM D-4941	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4941	1.5 SEC ⁻¹

- REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
- GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
- PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
- INSPECT PER REGULATORY REQUIREMENTS.
- THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
- THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
- THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

NOTE:
DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

	N.T.S.
--	--------

WOOD OR PLASTIC SLAT STAPLED THROUGH FABRIC TO POST

1-1/2" x 1-1/2" POST

FABRIC

DETAIL OF POST ATTACHMENT (PRE-ASSEMBLED PRIOR TO INSTALLATION)

POST

SILT FENCE (3' WIDE) FABRIC

TOE-IN METHODS

PERSPECTIVE OF FENCE

24" MIN.

POST

FILTER FABRIC

SLAT

BACKFILL

12" MIN. (12" MAX. IN ROCKY SOIL)

6" MIN. LAP

NATIVE SOIL

BACKFILL FLOW

	N.T.S.
--	--------

[illegible]

20' SEWER EASEMENT SEE
RCRD 2092-225 &
2051-291.
(SEE PLAN REFERENCE #4)

50' SEWER EASEMENT
SEE RCRD 1313-244
(SEE PLAN REFERENCE
#4)

MAP 216 LOT 1-1
N/F 150 COMMERCE WAY LLC
210 COMMERCE WAY SUITE 100
PORTSMOUTH, NH 03801
RCRD BK. 5725 PG. 2775

MAP 216 LOT 1-2
N/F COMMERCE CENTER AT PORTSMOUTH
273 CORPORATE DR SUITE 150
PORTSMOUTH, NH 03801
RCRD BK. 5707 PG. 2405

MAP 216 LOT 1-4
N/F 210 COMMERCE WAY LLC
210 COMMERCE WAY SUITE 300
PORTSMOUTH, NH 03801
RCRD BK. 5418 PG. 1360

MAP 216 LOT 1-5
230 COMMERCE WAY LLC
210 COMMERCE WAY SUITE 300
PORTSMOUTH, NH 03801
RCRD BK. 5418 PG. 1364

MAP 214 LOT 2
N/F PUBLIC SERVICE
COMPANY OF NH
P.O. BOX 270
HARTFORD, CT. 06141
RCRD BK. 1066 PG.414



MAP 215 LOT 14
N/F COLE BJ PORTFOLIO II, LLC
C/O BJ'S WHOLESALE
PROP TAX DPT C2
25 RESEARCH DRIVE
WESTBOROUGH, MA 01581
RCRD BK. 5250 PG. 808

ABUTTER ACROSS WOODBURY AVE.
MAP 238 LOT 17
N/F RICHARD P. FUSEGNI
201 KEARSARGE WAY
PORTSMOUTH, NH 03801
RCRD BK. 5476 PG. 2661

ABUTTER ACROSS WOODBURY AVE.
MAP 238 LOT 16
N/F DPF 1600 WOODBURY AVENUE LLC
C/O DPF ACQUISITIONS LLC
518 17TH ST, 17TH FLOOR
DENVER, CO 80202
RCRD BK. 5534 PG.1681

(BK. 4486 PG. 2167
PARCEL II: PARCEL 1)
(SEE BK. 2306 PG. 1433)
(SEE PLAN REFERENCE #1)

ABUTTER ACROSS WOODBURY AVE.
MAP 238 LOT 15
N/F EAMES & SIMPSON REAL ESTATE LLC
64 BREAKFAST HILL RD
GREENLAND, NH 03840
RCRD BK. 5276 PG. 2194

ABUTTER ACROSS WOODBURY AVE.
MAP 238 LOT 10-2
N/F BUCEPHALUS LLC
C/O MAXINE KENNY MGR
1 HAVEN CT
PORTSMOUTH, NH 03801
RCRD BK. 5724 PG. 0050

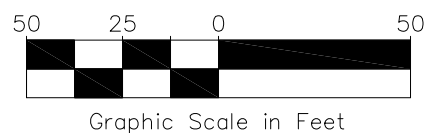
ABUTTER ACROSS WOODBURY AVE.
MAP 238 LOT 7
N/F JAMES P & PATRICIA KATKIN
1400 WOODBURY AVE
PORTSMOUTH, NH 03801
RCRD BK. 4486 PG. 1229

ABUTTER ACROSS WOODBURY AVE.
MAP 238 LOT 6
N/F PREM RAJ & ANITA KUMARI
1465 WOODBURY AVENUE #348
PORTSMOUTH, NH 03801
RCRD BK. 3252 PG. 1571

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Thomas F. Moran, Inc.



WOODBURY AVENUE
(VARIABLE WIDTH PUBLIC R.O.W.)

TAX MAP 216 LOT 3
19.76 ACRES
(860,909 S.F.)
(PARCEL I)

NOTES:

- THE PARCEL IS LOCATED IN THE GENERAL BUSINESS (GB) ZONE.
- THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH TAX MAP 216 AS LOT 3.
- THE PARCEL IS LOCATED IN FLOOD ZONE X (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 260 OF 681, MAP NUMBER 33015C0260E WITH AN EFFECTIVE DATE OF MAY 17, 2005.
- OWNER OF RECORD: BROMLEY-PORTSMOUTH LLC & RCQ-PORTSMOUTH LLC
C/O QUINCY & Q, INC.
144 GOULD ST. SUITE 152
NEEDHAM, MA 02494
RCRD. BK.4486 PG.2167
- UTILITIES SHOWN HEREON ARE A COMPILATION OF FIELD LOCATION AND RECORD PLANS. THEY ARE APPROXIMATE LOCATIONS ONLY. CONTACT DIGSAFE @ 1-888-DIG-SAFE TO VERIFY UTILITIES.
- FIELD SURVEY WAS COMPLETED BY MSC IN NOVEMBER 2017, WITH A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- ZONING REQUIREMENTS: (GB)

MINIMUM LOT AREA:	43,560 S.F.
MINIMUM CONTINUOUS STREET FRONTAGE:	200'
MINIMUM DEPTH:	100'
MINIMUM SETBACKS:	
FRONT YARD:	30'
SIDE YARD:	30'
REAR YARD:	50'
MAXIMUM STRUCTURE HEIGHT:	60'
MAXIMUM ALLOWABLE ROOF APPURTENANCE HEIGHT:	10'
MAXIMUM BUILDING COVERAGE:	30%
MINIMUM OPEN SPACE:	20%

PER THE CITY OF PORTSMOUTH ZONING ORDINANCE SECTION 10.531.
- TOTAL PARCEL AREA: 860,909 S.F.
19.76 ACRES
- THIS PARCEL HAS BEEN GRANTED A VARIANCE BY THE PORTSMOUTH ZONING BOARD OF ADJUSTMENT ON DECEMBER 18, 1990 PURSUANT TO SECTION 10-301 (9) (b) TO ALLOW A BUILDING ZONED GENERAL BUSINESS TO BE 70' FROM A RESIDENTIAL ZONE WHERE 100' IS REQUIRED.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE CURRENT SITE FEATURES OF TAX MAP 216 LOT 3.
- PARKING:
TOTAL REGULAR SPACES PROVIDED ON LOT=885
TOTAL HANDICAP SPACES PROVIDED ON LOT=32
PAVED PARKING AREA= 480,485 S.F.
- BUILDING AREA:
1. SHOPPING CENTER= 189,464 S.F.±
2. WENDY'S RESTAURANT= 3,023 S.F.±
3. FORMER SCHOOLHOUSE RESTAURANT= 2,606 S.F.±
TOTAL BUILDING AREA ON SITE= 195,093 S.F.±
- JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED ON NOVEMBER 15, 2017 BY CHRISTOPHER K. DANFORTH CWS #077 OF TFMORAN, INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH CENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING EITHER FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, (VERSION 3), NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION (NEWPCC), APRIL 2004 OR FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS, 2010. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTH CENTRAL AND NORTHEAST 2013 REGIONAL WETLAND PLANT LIST, US ARMY CORPS OF ENGINEERS, 2013, (VER. 3.1).
- THERE ARE NO OBSERVED ENCROACHMENTS OF IMPROVEMENTS ONTO ADJUTING PROPERTIES, NOR OBSERVED ENCROACHMENTS FROM ADJUTING PROPERTIES ONTO THIS SITE.
- THIS PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER AND PRIVATE ELECTRIC AND GAS SERVICES.
- SEE SHEET S-2 FOR DRAINAGE AND SEWER INVERT TABLES, LINE TABLES, PLAN REFERENCES AND DETAIL.
- FOR OVERALL BOUNDARY SEE PLAN REFERENCE #8. (SHEET S-2)

FOR REVIEW

TAX MAP 216 LOT 3
EXISTING CONDITIONS PLAN
BROMLEY-PORTSMOUTH LLC & RCQ-PORTSMOUTH LLC
1465 WOODBURY AVENUE
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
BROMLEY PORTSMOUTH LLC
RCQ PORTSMOUTH LLC

SCALE: 1" = 50'
1" = 100' (11x17)

JANUARY 17, 2018



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.mscengineers.com

A division of TFMoran, Inc.

REV	DATE	DESCRIPTION	DR	CK
1	4/26/18	UPDATED DRAINAGE FEATURES AND INVERTS		

Apr/26/2018 - 11:29am
F:\MSC Projects\46077 - Woodbury Ave - Portsmouth\46077-70-Existing\Features.dwg

46077-70-Existing\Features.dwg

LEGEND

- AC AIR CONDITIONING UNIT
- CONC. CONCRETE
- EP EDGE OF PAVEMENT
- L.A.R.O.W. LIMITED ACCESS RIGHT OF WAY
- LS LANDSCAPED AREA
- R.O.W. RIGHT OF WAY
- VGC VERTICAL GRANITE CURB
- VCC VERTICAL CONCRETE CURB
- D.I. DUCTILE IRON
- TCB TRAFFIC CONTROL BOX
- TSP TRAFFIC SIGNAL POLE
- EM ELECTRIC METER
- I.R.S. IRON ROD W/CAP SET 11/29/17
- SGC SLOPED GRANITE CURB
- RCP REINFORCED CONCRETE PIPE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS

- PSP PEDESTRIAN SIGNAL POLE
- INV. INVERT
- CB CATCH BASIN
- DMH DRAIN MANHOLE
- SMH SEWER MANHOLE
- PVC POLY VINYL CHLORIDE
- FF FINISHED FLOOR
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- HYDRANT
- WATER VALVE
- WATER SHUTOFF
- CATCH BASIN
- DECIDUOUS TREE
- CONIFEROUS TREE
- SIGN

- CHAIN LINK FENCE
- SEWER LINE
- DRAIN LINE
- EDGE OF WETLANDS
- PROPERTY LINE
- SEWER MANHOLE
- DRAIN MANHOLE
- CONCRETE BOUND
- GROUND LIGHT
- HANDICAP PARKING SYMBOL
- SEE LINE TABLE
- C1 SEE CURVE TABLE
- MANHOLE
- BELL MANHOLE
- BOLLARD
- TRENCH DRAIN (BURIED)
- TEMPORARY BENCHMARK

- CONCRETE
- DRAINAGE EASEMENT
- SEWER EASEMENT
- SEWER EASEMENT
- PSNH EASEMENT
- SLOPE EASEMENT

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N09°22'14"W	18.86'
L2	N06°40'07"E	25.87'
L3	S62°37'11"W	21.45'
L4	N18°24'01"E	49.69'
L5	N08°55'45"W	19.90'
L6	N36°22'48"E	2.62'

CURVE TABLE			
NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH
C1	06°31'33"	722.00'	82.23'
C2	29°02'25"	722.00'	365.95'
C3	07°23'57"	1866.86'	241.08'
C4	02°52'14"	1860.00'	93.18'

DRAINAGE INVERT TABLE

CB1
RIM=47.70
INV. IN 4"PVC=45.26
INV. OUT 12"RCP=42.14

CB2
RIM=48.19
12"RCP INV. IN=43.97
12"RCP INV. OUT=44.19

CB3
RIM=47.51
12" RCP INV. IN=44.06
12" RCP INV. OUT=43.41

CB4
RIM=47.89
12" RCP INV. IN=43.19 FROM CB3
12" RCP INV. IN=43.55 FROM CB5
12" RCP INV. IN=43.15 FROM HEADWALL
18" RCP INV. OUT=42.89 TO CB7

CB5
RIM=48.09
12" RCP INV. IN=44.76 FROM CB6
12" RCP INV. OUT=44.63 TO CB4

CB6
RIM=48.99
12" RCP INV. OUT=45.62 TO CB5

CB7
RIM=45.04
18" RCP INV. IN=41.72 FROM CB4
6" PVC INV. IN=42.08 FROM CB8
24" RCP INV. OUT=41.57 TO CB9

CB8
RIM=45.40
6" PVC INV. OUT=43.73 TO CB7

CB9
RIM=45.29
24" RCP INV. IN=40.65 FROM CB7
30" RCP INV. OUT=40.43 TO CB10

CB10
RIM=45.86
30" RCP INV. IN=40.28 FROM CB9
36" RCP INV. OUT=40.40 TO DMH1

CB11
RIM=46.55
INV. OUT=43.0± BASIN FULL OF DEBRIS.
UNKNOWN SIZE & TYPE OF PIPE INV.
MEASUREMENT IS APPROXIMATE ONLY.

CB12
RIM=47.38
4"PVC INV.=45.90

DMH1
RIM=46.02
36" RCP INV. IN=39.62 FROM CB10
22" RCP INV. IN=40.67 FROM DMH2
36" RCP INV. OUT=39.51 TO HEADWALL

DMH2
RIM=46.62
12" PVC INV. IN=43.12
12" RCP INV. IN=43.12
22" RCP INV. OUT=43.02

DMH3
RIM=47.51
12" RCP INV. IN=42.71 SW
18" RCP INV. IN=42.68 SE
18" RCP INV. OUT=42.60 TO HEADWALL

DMH4
RIM=49.56
12" RCP INV. IN=42.96
18" RCP INV. IN=42.62
30" RCP INV. OUT=43.02 TO DMH5

DMH5
RIM=46.87
30" RCP INV. IN=41.67 FROM DMH4
30" RCP INV. OUT=41.62 TO DMH6

DMH6
RIM=46.57
30" RCP INV. IN=41.41 FROM DMH5
30" RCP INV. OUT=41.22

DMH7
RIM=46.17
12" CMP INV. IN=42.47 FROM(SE)
12" RCP INV. OUT=42.01 TO(NE)

SEWER INVERT TABLE

SMH1
RIM=49.26
8" INV. IN=36.25
8" INV. OUT=36.16

SMH2
RIM=47.84
8" INV. IN=36.00 FROM SMH1
6" D.I. INV. IN=44.34 SW
INV. IN=35.93 NW
8" INV. OUT=35.77 TO SMH3

SMH3
RIM=45.80
8" INV. IN=35.21 FROM SMH2
8" CLAY INV. OUT=35.14

SMH4
RIM=46.08
8" CLAY INV. IN=34.08
8" CLAY INV. IN=34.40
8" CLAY INV. OUT=33.98

SMH5
RIM=46.75
8" INV. IN=41.15 SW
8" INV. IN=41.15 SE
8" INV. OUT=40.79 TO SMH6

SMH6
RIM=46.19
8" INV. IN=39.88 FROM SMH5
8" CLAY INV. OUT=39.61 TO SMH7

SMH7
RIM=46.22
8" CLAY INV. IN=38.68 FROM SMH6
8" CLAY INV. OUT=38.65 TO SMH8

SMH8
RIM=46.57
8" CLAY INV. IN=38.06 FROM SMH7
4" D.I. INV. IN=43.17 SE
8" CLAY INV. OUT=37.74 TO SMH4

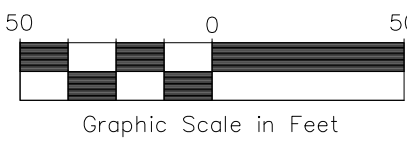
SMH9
RIM=48.40
24" RCP INV. IN=35.56 (NE)
24" RCP INV. OUT=35.52 (SW)

SMH10 (POSSIBLE HOLDING TANK)
RIM=46.69
TOP OF CHAMBER=43.99



CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

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REV.	DATE	DESCRIPTION	DR	CK
1	4/26/18	UPDATED DRAINAGE FEATURES AND INVERTS		



PLAN REFERENCES:

- "SUBDIVISION PLAN OF LAND ON WOODBURY AVENUE FOR MARION D. FRINK, WOODBURY AVENUE, PORTSMOUTH, N.H., COUNTY OF ROCKINGHAM" BY TOWN PLANNING AND ENGINEERING ASSOCIATES, INC. DATED JAN. 1977, REV.1 DATED 05/27/77 RCRD PLAN #D-7288.
- "AMENDED SUBDIVISION PLAN OF LAND ON WOODBURY AVE. FOR MARION D. FRINK, WOODBURY AVENUE, PORTSMOUTH, N.H., COUNTY OF ROCKINGHAM" BY TOWN PLANNING AND ENGINEERING ASSOCIATES, INC. DATED JAN. 1977, REV.2 DATED 5-10-78 RCRD PLAN #D-7817.
- "PROPERTY ACQUIRED BY STATE OF NEW HAMPSHIRE FROM PORTSMOUTH PARTNERS IN PORTSMOUTH, N.H. ROCKINGHAM COUNTY, PROJECT: PORTSMOUTH-NEWINGTON, C-3275" DATED AUG. 16, 1983 RCRD PLAN #D-11798.
- "AS-BUILT PLAN FOR K-MART PLAZA, PORTSMOUTH PARTNERS, WOODBURY AVE. PORTSMOUTH, N.H." BY RICHARD P. MILLETTE AND ASSOCIATES DATED NOV. 28, 1985, REV DATE JUNE 19, 1986 RCRD PLAN #D-15343.
- "SUBDIVISION PLAN OF LAND FOR MAGNA CORP. WOODBURY AVE, PORTSMOUTH N.H. COUNTY OF ROCKINGHAM" BY RICHARD P. MILLETTE AND ASSOCIATES DATED 8/1/84, REV 3 DATED 01/09/85 RCRD PLAN #D-13251.
- "ALTA/ACSM LAND TITLE SURVEY FOR PORTSMOUTH ASSOCIATES, L.L.C. 1465 WOODBURY AVENUE COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H." BY: MILLETTE, SPRAGUE & COLWELL, INC. DATED AUG 18, 1998, REV 1 DATED 02/04/99.
- "ALTA/ACSM LAND TITLE SURVEY OF TAX MAP 216 LOT 3 FOR EDF PORTSMOUTH, L.L.C. 1465 WOODBURY AVENUE COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H." BY: MILLETTE, SPRAGUE & COLWELL, INC. DATED FEBRUARY 24, 2004, REV 1 DATED 03/14/05.
- "TAX MAP 216 LOT 3 ALTA/NSPS LAND TITLE SURVEY, BROMLEY-PORTSMOUTH LLC & RCQ-PORTSMOUTH LLC, 1465 WOODBURY AVENUE PORTSMOUTH, N.H. COUNTY OF ROCKINGHAM OWNED BY BROMLEY PORTSMOUTH LLC & RCQ PORTSMOUTH LLC" BY: MSC, A DIVISION OF TFMORAN, INC. DATED NOVEMBER 30, 2017.

FOR REVIEW

TAX MAP 216 LOT 3
EXISTING CONDITIONS PLAN
BROMLEY-PORTSMOUTH LLC & RCQ-PORTSMOUTH LLC
1465 WOODBURY AVENUE
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
BROMLEY PORTSMOUTH LLC
RCQ PORTSMOUTH LLC

SCALE: 1" = 50'
1" = 100' (11x17)

JANUARY 17, 2018

TFM

MSC

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Traffic Engineers
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46077.70

DR
CK

FB
CADFILE

S-2