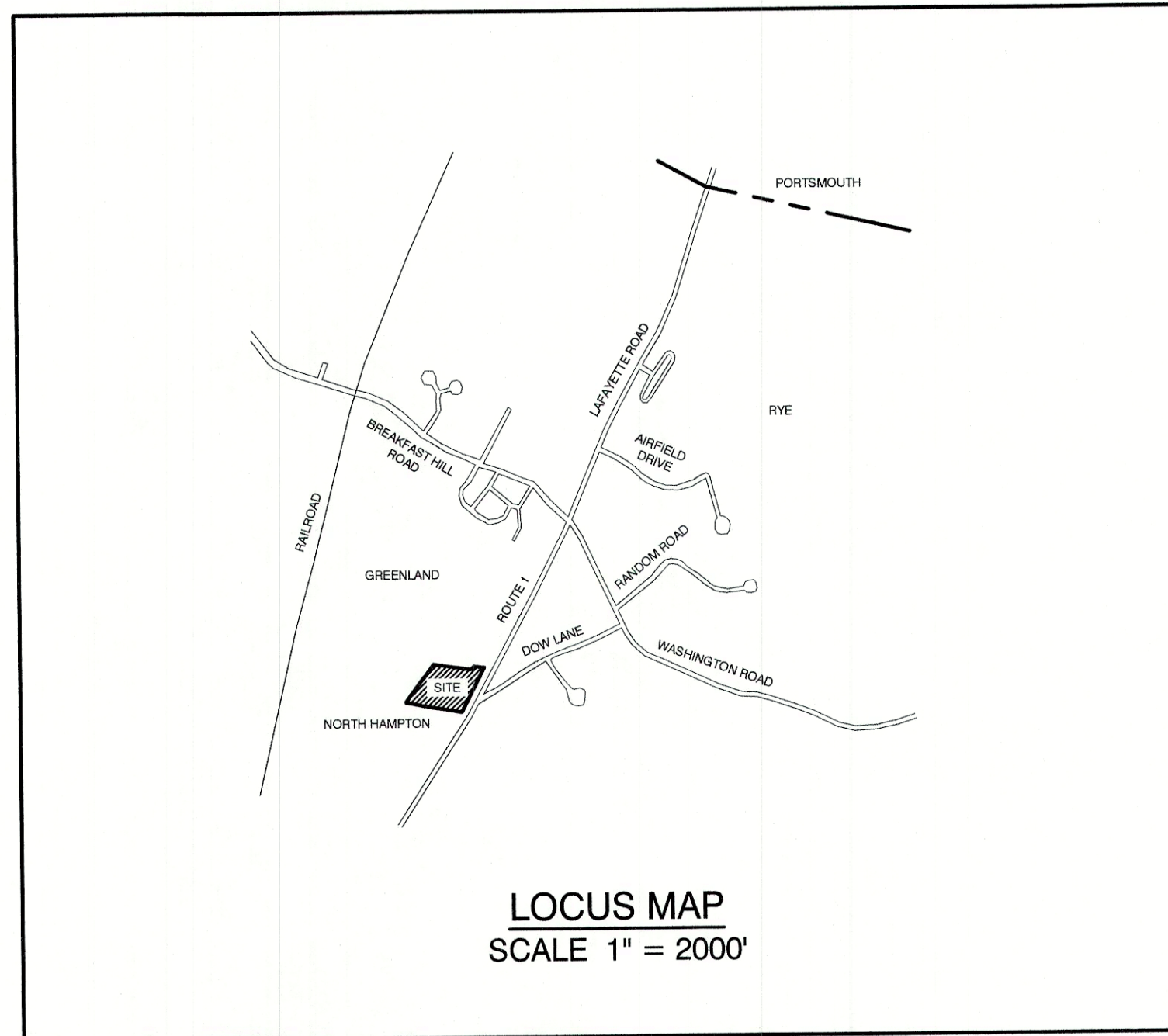


MULTI-FAMILY DEVELOPMENT "HECTOR'S SITE" TAX MAP 10, LOT 1 LAFAYETTE ROAD, RYE, NH 03870

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



SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	SITE PLAN
C3	GRADING AND DRAINAGE PLAN
C4	UTILITY PLAN
P1	PLAN AND PROFILE
H1	HIGHWAY ACCESS PLAN
D1-D2	DETAIL SHEETS
E1	EROSION AND SEDIMENT CONTROL DETAILS
L1-L2	LANDSCAPE PLANS

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

WATER
 RYE WATER DISTRICT
 60 SAGAMORE ROAD
 RYE, NH 03870
 CONTACT: KEN ASPEN
 (603) 436-2596

LANDSCAPE ARCHITECT
 IRONWOOD DESIGN GROUP, LLC
 PO BOX 873
 34 FRONT STREET
 EXETER, NH 03833
 CONTACT: JEFFREY HYLAND, PLA
 (603) 772-0590

ELECTRIC
 EVERSOURCE
 265 CALEF HIGHWAY
 EPPING, NH 03042
 (603) 436-7708

PROJECT PARCEL
 TOWN OF RYE
 TAX MAP 10, LOT 1

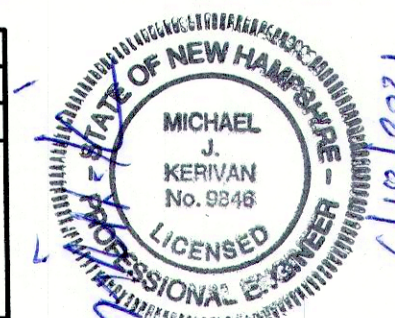
APPLICANT
 TUCK REALTY CORP.
 ATTN: MIKE GARREPY
 149 EPPING ROAD, SUITE 2A
 EXETER, NH 03833

TOTAL LOT AREA
 220,145 SQ. FT.
 5.05 ACRES

**APPROVED - RYE, NH
 PLANNING BOARD**

DATE: _____

Design: JAC	Draft: PSL	Date: 12/17/19
Checked: JAC	Scale: AS NOTED	Project No.: 18062.1
Drawing Name: 18062-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
8	6/17/21	REVISED FOR PLANNING BOARD SUBMITTAL	LAZ
7	4/20/21	REVISED LOT LINE, OTHER MINOR REVISIONS	DJM
6	4/20/21	REVISED LOT LINE	DJM
5	4/19/21	REVISED LAYOUT	DJM
4	3/19/21	ISSUED FOR CONCEPTUAL REVIEW	DJM
REV.	DATE	REVISION	BY

Designed and Produced in NH

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:	COVER SHEET
Project:	HECTOR'S SITE LAFAYETTE ROAD, RYE, NH
Owner of Record:	MALCOLM E. SMITH III PO BOX 1020, HAMPTON, NH 03842, BK 5079 PG 0262

DRAWING No.	CS
SHEET 1 OF 12	JBE PROJECT NO. 18062.1

PROJECT NAME AND LOCATION: JBE # 18062.1 REVISION 6/17/21

**NORTH HAMPTON
TAX MAP 21 LOT 32**
COAKLEY LANDFILL, INC.
PO BOX 190
GREENLAND, NH 03840
BK 2336 PG 200
PLAN 22088

**GREENLAND
TAX MAP R1 LOT 9**
TOWN OF GREENLAND
PO BOX 100
GREENLAND, NH 03840-0100
BK 3454 PG 1131
PLAN 10435

SOIL NOTE:

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.

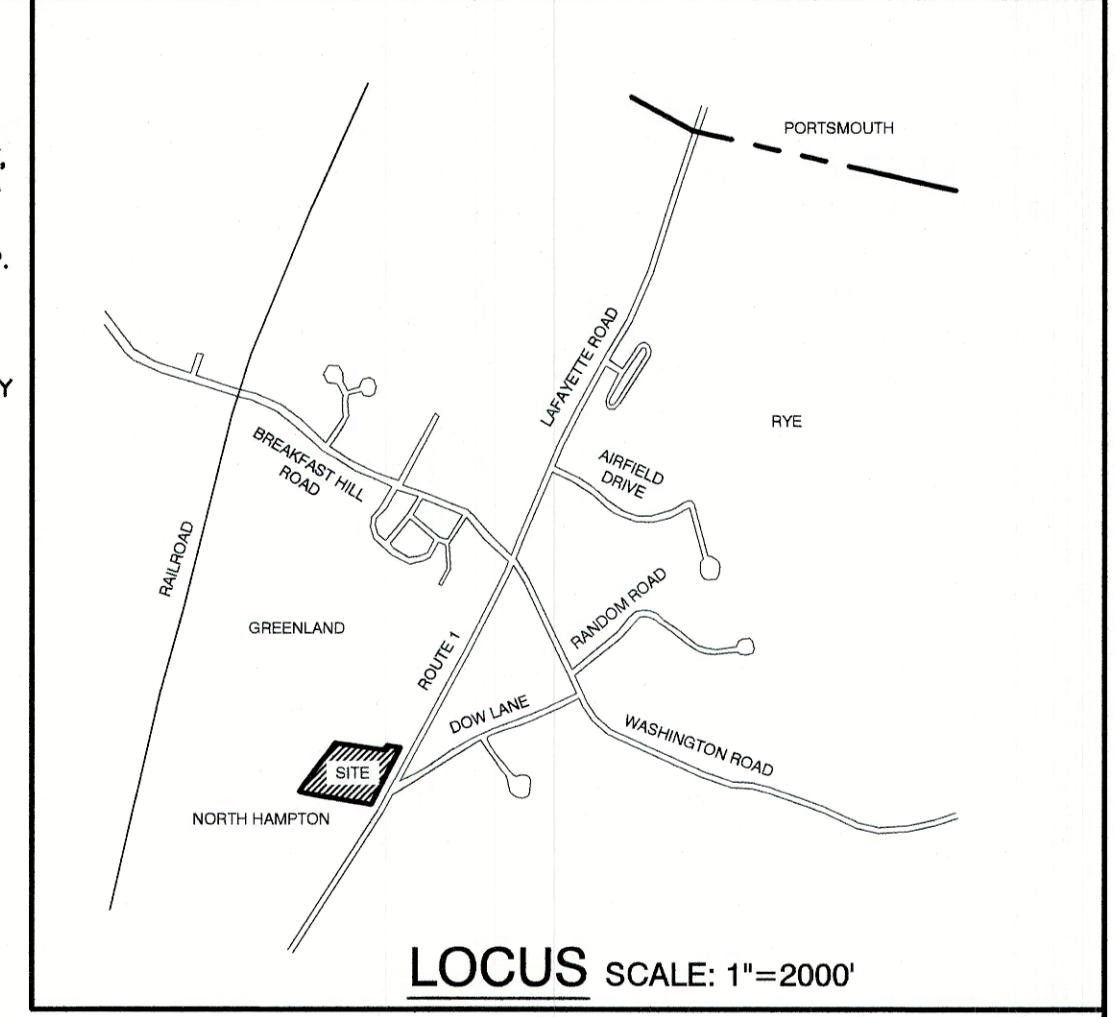
THE SITE SPECIFIC SOIL SURVEY WAS PRODUCED 13 JULY 2020, AND WAS PREPARED BY JAMES P. GOVE, CSS # 004, GOVE ENVIRONMENTAL SERVICES, INC. THE SURVEY AREA IS LOCATED ON THE WEST SIDE OF LAFAYETTE ROAD, RYE, NH.

SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH, ISSUE # 10, JANUARY 2011. THE NUMERIC LEGEND WAS AMENDED TO IDENTIFY THE CORRECT SOIL COMPONENTS OF THE COMPLEX.

HYDROLOGIC SOIL GROUP FROM KSAT VALUES FOR NEW HAMPSHIRE SOILS, SOCIETY OF SOIL SCIENTISTS OF NEW ENGLAND, SPECIAL PUBLICATION NO. 5, SEPTEMBER, 2009.

SSSM SYM.	SSS MAP NAME	HISS SYM.	HYDROLOGIC SOIL GRP.
10	MERRIMAC FINE SANDY LOAM	211	A
599	URBAN LAND - HOOSIC COMPLEX	261	A

SLOPE PHASE:
0-8% B 8-15% C 15-25% D 25%+ E



NOTES:

- THE INTENT OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR TAX MAP 10, LOT 001 RYE, N.H.
- ZONING DISTRICT:
LOT AREA MINIMUM = 44,000 SF
LOT FRONTAGE MINIMUM = 150'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 60'
SIDE SETBACK = 20'
REAR SETBACK = 24'
WETLAND SETBACK = 75'
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 SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP NOS. 33015C0285F AND 33015C0270F, BOTH WITH EFFECTIVE DATE OF JANUARY 29, 2021.
- BASIS OF BEARING: HORIZONTAL=MAGNETIC, VERTICAL=NGVD 29, RYE GPS DISK 10.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF RYE TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF RYE 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. OFFSITE WETLANDS WERE DELINEATED BY CHRIS ALBERT, CWS, IN SPRING, 2020 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
A) THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
B) THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
C) THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
D) THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 62557.
- 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.

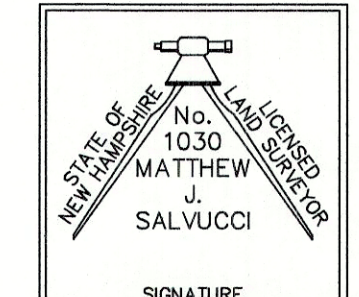
CERTIFICATION:

PURSUANT TO RSA 676:18-III AND RSA 672:14
I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS 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.

PER RSA 676:18 PAR. IV, A COPY OF THIS PLAN HAS BEEN FILED WITH THE PLANNING BOARD FOR THE TOWN OF RYE.



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

DATE:

GENERAL LEGEND

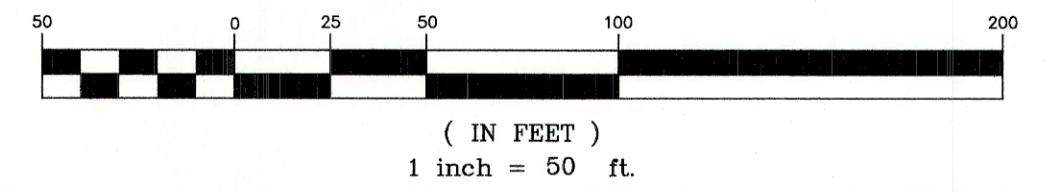
---	PROPERTY LINES
---	ABUTTER LINES
---	BUILDING SETBACK
---	WETLANDS
---	EDGE OF PAVEMENT
---	EDGE OF GRAVEL
---	TREE LINE
---	STONE WALL
---	UTILITY POLE
---	GUY WIRE ANCHOR
---	MONITORING WELL

PROJECT PARCEL
TOWN OF RYE
TAX MAP 10, LOT 1

APPLICANT
TUCK REALTY CORP.
ATTN: MIKE GARREPY
149 EPPING ROAD, SUITE 2A
EXETER, NH 03833

TOTAL LOT AREA
220,145 SQ. FT.
5.05 ACRES

GRAPHIC SCALE



LINE TABLE:

LINE	BEARING	DISTANCE
L1	N85°17'38"W	9.01'
L2	N64°37'32"W	14.82'
L3	N68°08'42"W	28.32'
L4	N68°00'29"W	26.86'

**NORTH HAMPTON
TAX MAP 21 LOT 1**
J&S GREYSTONE VILLAGE LLC
PO BOX 1827
NO HAMPTON, NH 03862
BK 5665 PG 2352
PLAN 32499

**NORTH HAMPTON
TAX MAP 20 LOT 12**
MAC PROPERTIES LAFAYETTE LLC
209 GOSPORT RD
PORTSMOUTH, NH 03801
BK 5834 PG 176

MAP 6 LOT 36
STATE OF NEW HAMPSHIRE
JENNESS STATE BEACH
P.O. BOX 1856
CONCORD, NH 03302-1856

MAP 10 LOT 69
NORTH HILL LEASING CO & GROUP
530 MAMMOTH ROAD, UNIT 4
DRACUT, MA

REV.	DATE	REVISION	BY
8	6/17/21	REVISED FOR PLANNING BOARD SUBMITTAL	LAZ
7	4/20/21	REVISED LOT LINE, OTHER MINOR REVISIONS	DJM
6	4/20/21	REVISED LOT LINE	DJM
5	4/19/21	REVISED LAYOUT	DJM
4	3/19/21	ISSUED FOR CONCEPTUAL REVIEW	DJM

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

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

Plan Name: **EXISTING CONDITIONS PLAN**

Project: **HECTOR'S SITE
LAFAYETTE ROAD, RYE, NH**

Owner of Record: **MALCOLM E. SMITH III
PO BOX 1020, HAMPTON, NH 03842, BK 5079 PG 0262**

DRAWING No.

C1

SHEET 2 OF 12
JBE PROJECT NO. 18062.1

Design: JAC Draft: PSL Date: 12/17/19
Checked: JAC Scale: 1"=50' Project No.: 18062.1
Drawing Name: 18062-PLAN.dwg

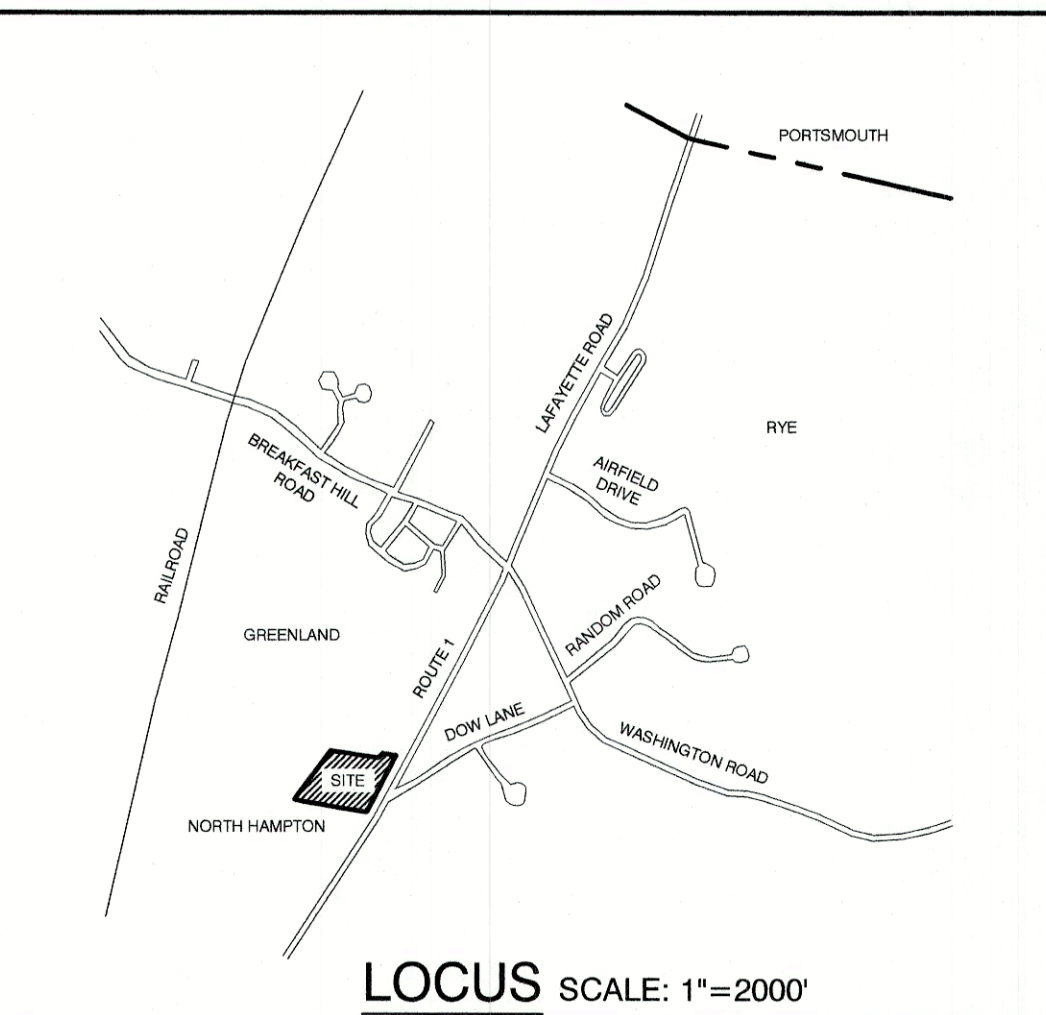
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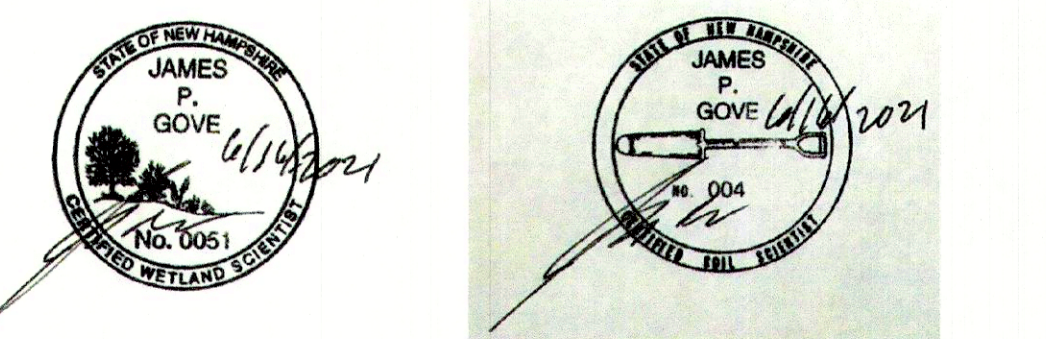
SITE NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW A 30-UNIT TWO-BEDROOM RESIDENTIAL CONDOMINIUM DEVELOPMENT. PROJECT TO BE SERVED BY ON SITE SEPTIC & AQUARIUM WATER.
- ZONING DISTRICT: COMMERCIAL
 LOT AREA MINIMUM = 44,000 SF
 LOT FRONTAGE MINIMUM = 150'
 LOT DEPTH MINIMUM = 150'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 30' OR 60' ON LAFAYETTE ROAD
 SIDE SETBACK = 20'
 REAR SETBACK = 24'
 MAX. BUILDING HEIGHT = 35'
 MAX. BUILDING COVERAGE = 75%
 BUILDING COVERAGE PROVIDED = 28,300 S.F. = 12.9%
 MULTI-FAMILY OVERLAY
 LOT AREA MINIMUM = 2 ACRES
 LOT FRONTAGE MINIMUM = 150'
 MAXIMUM LOT DENSITY = 6 UNITS/ACRE, MAX 40 UNITS
 DENSITY PROVIDED = 5.9 UNITS/ACRE
 MINIMUM BUILDING SEPARATION = 25'
- PARKING CALCULATIONS:
 MULTI FAMILY - "ONE-CAR GARAGE ATTACHED OR IN CLOSE PROXIMITY TO THE UNIT AND ONE OTHER PARKING SPACE" (REF. SECTION 190-4.2(C)(9) OF TOWN OF RYE ZONING ORDINANCE)
 TOTAL NUMBER OF UNITS = 30
 8 OVERHEAD SPACES, PLUS EACH UNIT HAS 1 SPACE IN GARAGE AND 1 SPACE IN DRIVEWAY.
 TOTAL SPACES REQUIRED = 60
 TOTAL SPACES PROVIDED = 68
- 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 SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP NOS. 33015C0285F AND 33015C0270F, BOTH WITH EFFECTIVE DATE OF JANUARY 29, 2021.
- BASIS OF BEARING: HORIZONTAL=MAGNETIC, VERTICAL=NGVD 29, RYE GPS DISK 10.
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- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF RYE TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF RYE 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. OFFSITE WETLANDS WERE DELINEATED BY CHRIS ALBERT, CWS, IN SPRING, 2020 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 A) THE CORPUS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 B) THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 C) THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
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- 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.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL 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.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- SNOW TO BE TRUCKED OFFSITE WHEN AREAS INDICATED ON THE PLAN ARE FULL.
- TRASH TO BE COLLECTED WITH TOTES AT EACH HOUSE. PRIVATE TRASH PICKUP TO BE ARRANGED BY THE HOME OWNER'S ASSOCIATION.



PLAN REFERENCES:

- "BOUNDARY LINE ADJUSTMENT AND MERGER PLAN FOR RYE SANCTUARY," BY DOUCET SURVEY DATED 1-12-2010 AND RECORDED AT R.C.R.D. AS PLAN #36366
- "SUBDIVISION OF LAND, NORTH HAMPTON N.H. FOR JACOB CIBROWSKI & L.A.B. REALTY CORP." DATED 12-11-1979 AND RECORDED AT R.C.R.D. AS PLAN #9584.
- "PLAN OF LAND IN GREENLAND N.H., A SUBDIVISION FOR THE ESTATE OF PATRICK COAKLEY" BY KIMBALL CHASE DATED 10-14-1981 AND RECORDED AT R.C.R.D. AS PLAN #10435.
- "PLAN OF THE RYE-GREENLAND TOWN LINE" DATED MAY, 1978 AND RECORDED AT THE R.C.R.D. AS PLAN #8745.
- "BOUNDARY PLAN OF LAND, COAKLEY LANDFILL SUPERFUND SITE, GREENLAND AND NORTH HAMPTON N.H." DATED 9-11-1992 AND RECORDED AT THE R.C.R.D. AS PLAN #22088
- "STATE OF NH, STATE HIGHWAY DEPARTMENT PLAN & PROFILE OF PROPOSED FEDERAL AID PROJECT #37 LAFAYETTE ROAD". ON RECORD AT THE NHDOT DISTRICT 6 OFFICE.
- "LOT LINE ADJUSTMENT PLAN, ASSISTED LIVING SITE PLAN, 295 LAFAYETTE ROAD, RYE, NH." DATED 3-29-2021 BY JONES & BEACH ENGINEERS, INC., NOT YET RECORDED.



PROJECT PARCEL
TOWN OF RYE
TAX MAP 10, LOT 1

APPLICANT
TUCK REALTY CORP.
ATTN: MIKE GARREPY
149 EPPING ROAD, SUITE 2A
EXETER, NH 03833

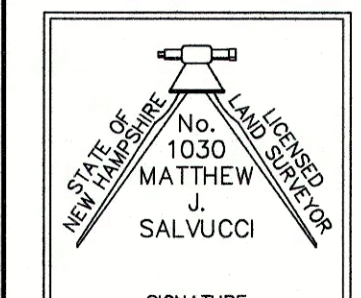
TOTAL LOT AREA
220,145 SQ. FT.
5.05 ACRES

APPROVED - RYE, NH
PLANNING BOARD

DATE: _____

CONDOMINIUM SITE PLAN CERTIFICATION:

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND EXISTING IMPROVEMENTS SHOWN THEREON AND TO THE EXTENT FEASIBLE, ALL EASEMENTS APPURTENANT THERETO, THAT THIS BUILDING DEPICTED HEREON HAS NOT YET BEGUN AND THIS PLAN COMPLIES WITH NH RSA 356-B:02 (1).



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

Design: JAC	Draft: PSL	Date: 12/17/19
Checked: JAC	Scale: 1"=50'	Project No.: 18062.1
Drawing Name: 18062-PLAN.dwg		
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REV.	DATE	REVISION	BY
8	6/17/21	REVISED FOR PLANNING BOARD SUBMITTAL	LAZ
7	4/20/21	REVISED LOT LINE, OTHER MINOR REVISIONS	DJM
6	4/20/21	REVISED LOT LINE	DJM
5	4/19/21	REVISED LAYOUT	DJM
4	3/19/21	ISSUED FOR CONCEPTUAL REVIEW	DJM

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

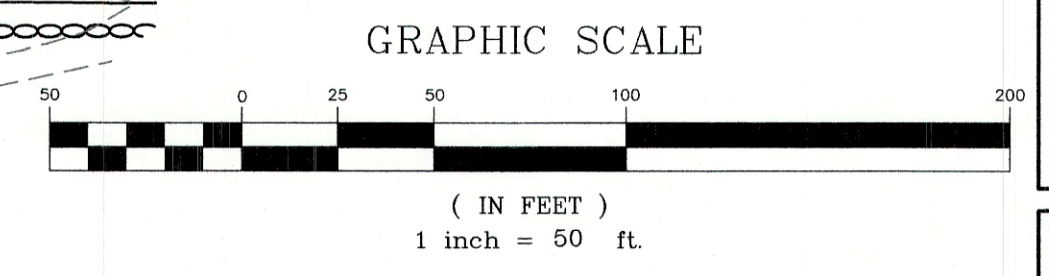
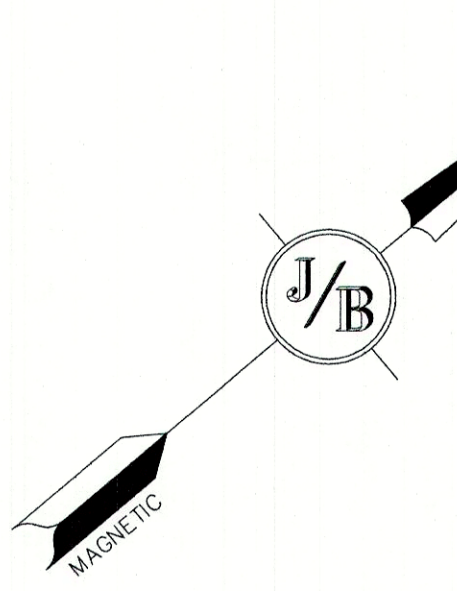
Plan Name:	SITE PLAN
Project:	HECTOR'S SITE LAFAYETTE ROAD, RYE, NH
Owner of Record:	MALCOLM E. SMITH III PO BOX 1020, HAMPTON, NH 03842, BK 5079 PG 0262

DRAWING No. **C2**

SHEET 3 OF 12
JBE PROJECT NO. 18062.1

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).
- BASIS OF BEARING: HORIZONTAL=MAGNETIC, VERTICAL=NGVD 29, RYE GPS DISK 10.
- 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.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
- ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- 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 STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
- ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
- 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.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- 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.
- 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.



PROJECT PARCEL
TOWN OF RYE
TAX MAP 10, LOT 1

APPLICANT
TUCK REALTY CORP.
ATTN: MIKE GARREPY
149 EPPING ROAD, SUITE 2A
EXETER, NH 03833

TOTAL LOT AREA
220,145 SQ. FT.
5.05 ACRES

Design: JAC | Draft: PSL | Date: 12/17/19
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Drawing Name: 18062-PLAN.dwg
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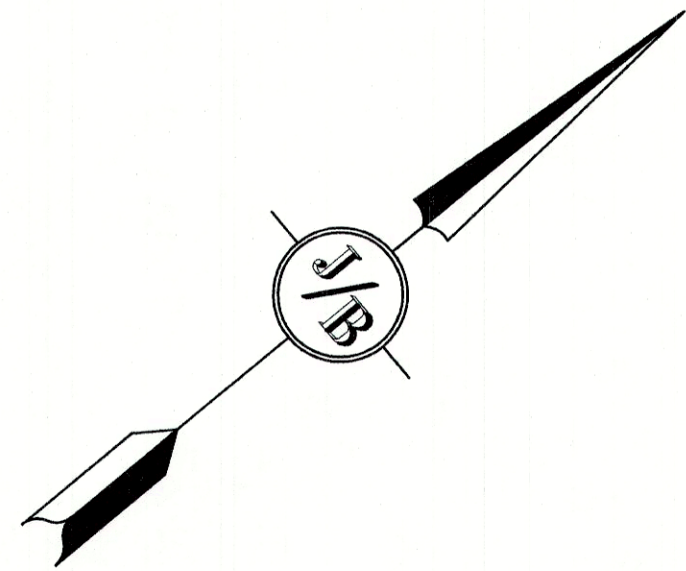
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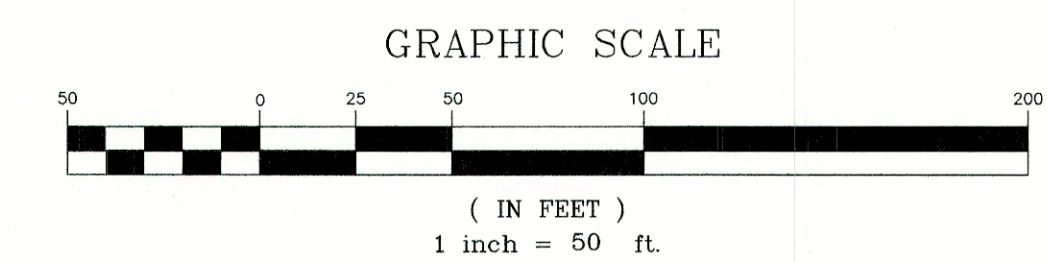
Plan Name:	GRADING AND DRAINAGE PLAN
Project:	HECTOR'S SITE LAFAYETTE ROAD, RYE, NH
Owner of Record:	MALCOLM E. SMITH III PO BOX 1020, HAMPTON, NH 03842, BK 5079 PG 0262

DRAWING No.
C3
SHEET 4 OF 12
JBE PROJECT NO. 18062.1

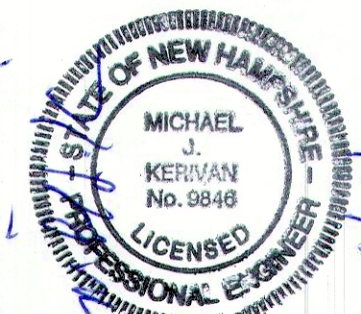


UTILITY NOTES:

1. 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.
2. 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.
3. 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.
4. A PRE-CONSTRUCTION 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.
5. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN 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.
7. BUILDING TO BE SERVICED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
8. 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.
9. AS-BUILT PLANS SHALL BE SUBMITTED TO DEPARTMENT OF PUBLIC WORKS.
10. CONTRACTOR SHALL PLACE 2" WIDE METAL WIRE IMPREGNATED RED PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.
11. 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.
12. 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.
13. 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.
14. 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.
15. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, MECHANICAL JOINTS AND FIRE HYDRANTS.
16. DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
17. REFER TO FIRE PROTECTION SHEETS FOR LOCATION AND DETAIL OF FIRE LINE LEAD IN TO BUILDING.
18. FIRE LINE SHALL BE STUBBED UP 1' ABOVE FINISH FLOOR ELEVATION IN SPRINKLER ROOM.
19. THE CONTRACTOR SHALL HAVE THE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER FIRE PROTECTION SYSTEM PRIOR TO INSTALLATION.
20. 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.
21. EXISTING UTILITIES SHALL BE DIGSAFE BEFORE CONSTRUCTION.
22. ALL WATER LINES SHOULD HAVE TESTABLE BACKFLOW PREVENTERS AT THE ENTRANCE TO EACH BUILDING.
23. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.



Design: JAC Draft: PSL Date: 12/17/19
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5	4/19/21	REVISED LAYOUT	DJM
4	3/19/21	ISSUED FOR CONCEPTUAL REVIEW	DJM

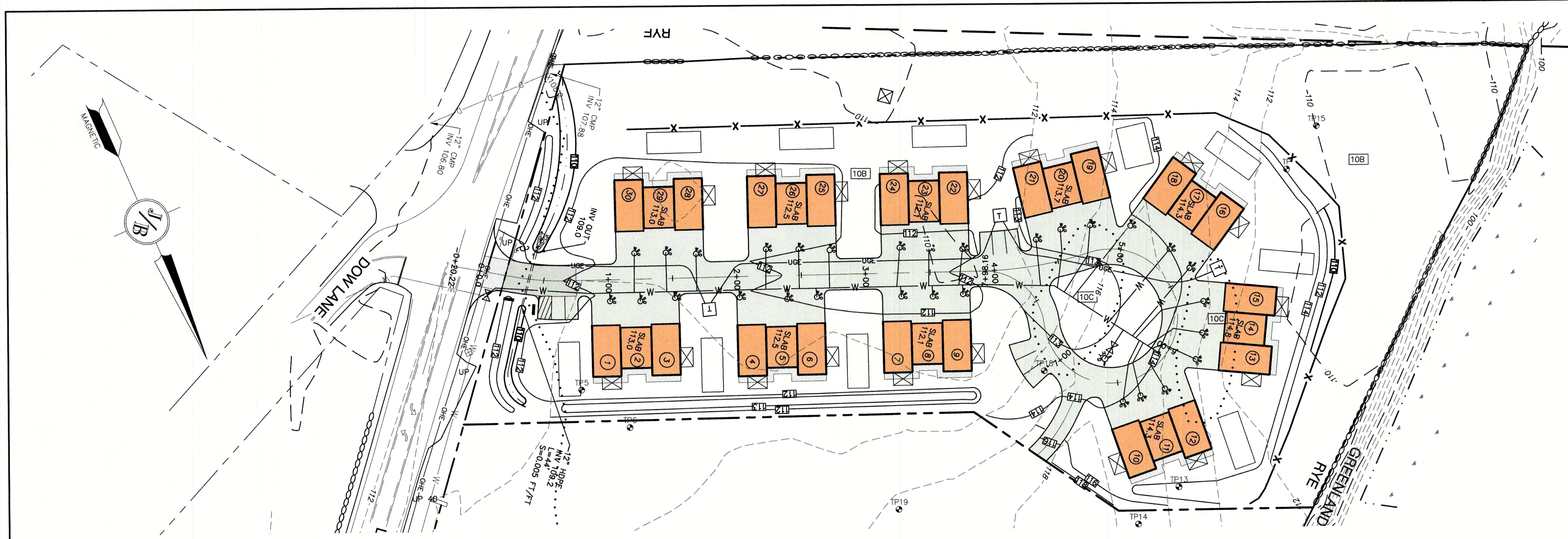
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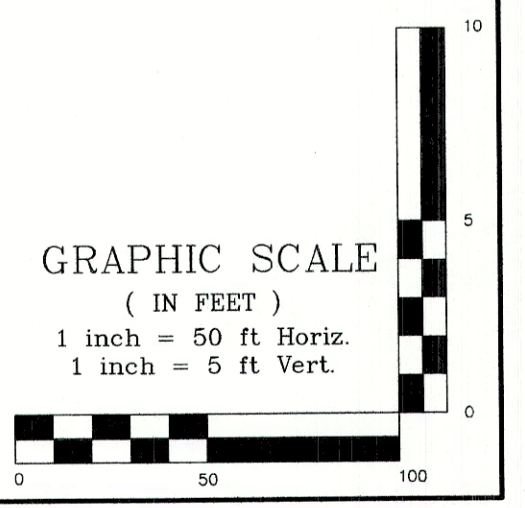
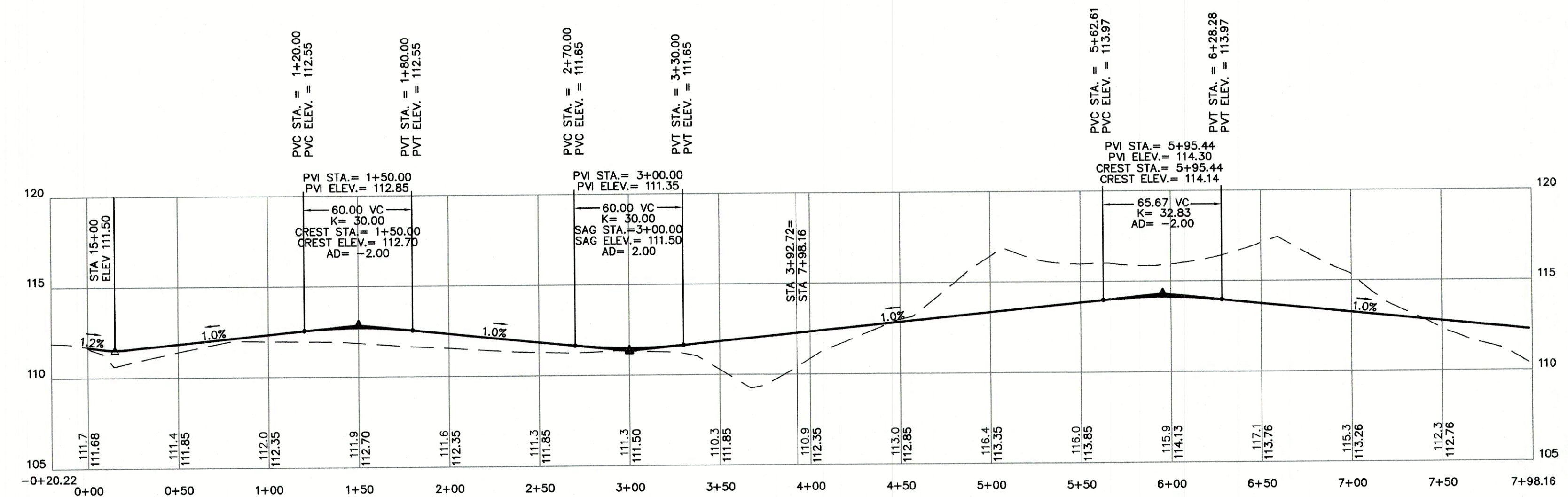
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	UTILITY PLAN
Project:	HECTOR'S SITE LAFAYETTE ROAD, RYE, NH
Owner of Record:	MALCOLM E. SMITH III PO BOX 1020, HAMPTON, NH 03842, BK 5079 PG 0262

DRAWING No.
C4
 SHEET 5 OF 12
 JBE PROJECT NO. 18062.1



- NOTES:**
- 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://CFPUB1.EPA.GOV/NPDES/STORMWATER/NOI/NOISEARCH.CFM](http://cfpub1.epa.gov/npdes/stormwater/noi/noisearch.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.
 - AS-BUILT PLANS TO BE SUBMITTED TO THE TOWN PRIOR TO ACCEPTANCE OF THE ROADWAY.
 - 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 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.
 - 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.
 - ALL DISTURBED AREAS NOT STABILIZED BY NOVEMBER 1ST SHALL BE COVERED WITH AN EROSION CONTROL BLANKET. PRODUCT TO BE SPECIFIED BY THE ENGINEER.
 - 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.
 - ENGINEER TO INSTALL PERMANENT BENCHMARK (REINFORCED GRANITE MARKER) AT LOCATIONS SHOWN ON PLANS. BENCH MARKS TO BE TIED TO STATE PLANE COORDINATE SYSTEM.
 - ALL DRAINAGE INFRASTRUCTURE SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING ANY RUNOFF TO IT.
 - 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.



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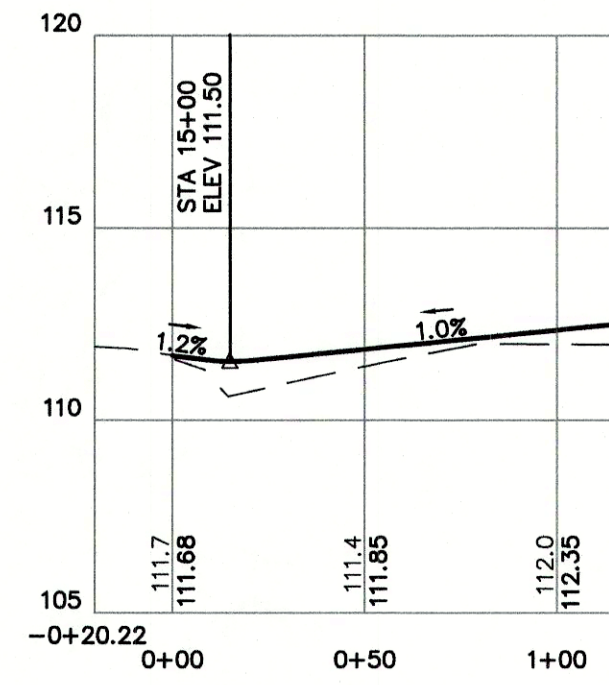
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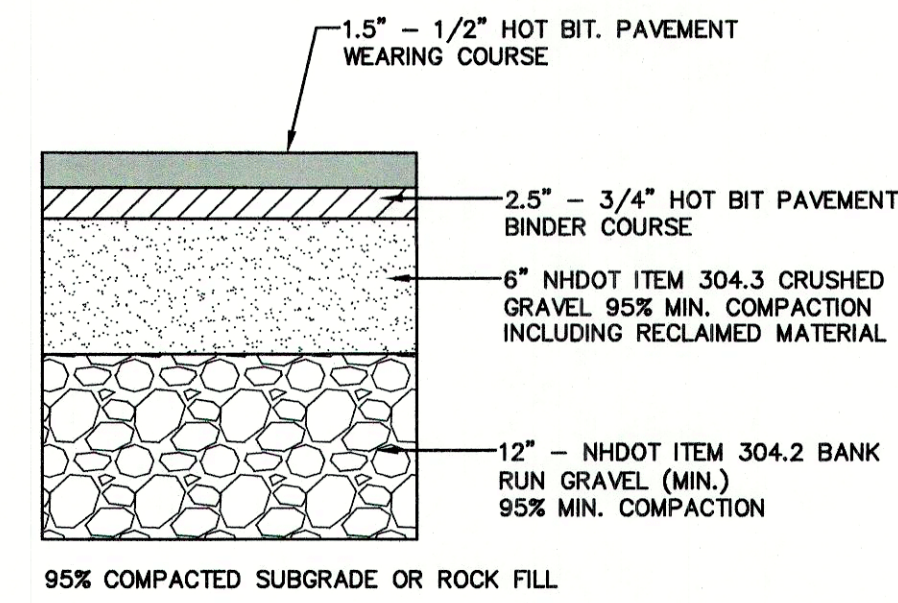
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	PLAN AND PROFILE
Project:	HECTOR'S SITE LAFAYETTE ROAD, RYE, NH
Owner of Record:	MALCOLM E. SMITH III PO BOX 1020, HAMPTON, NH 03842, BK 5079 PG 0262

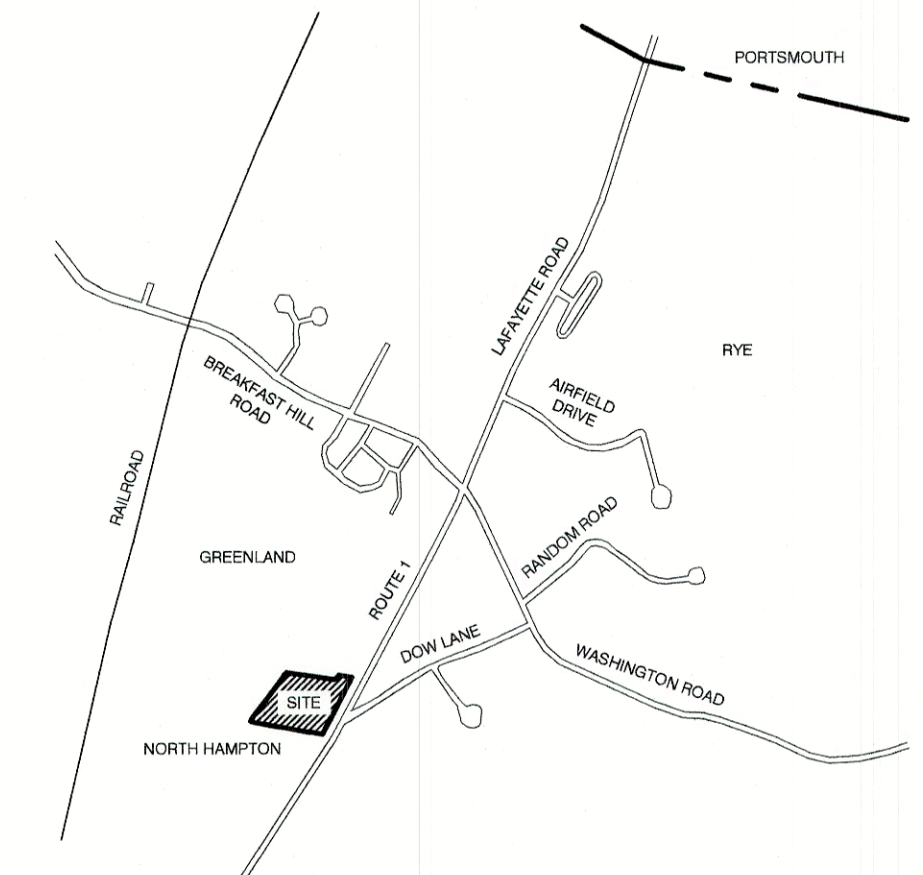
DRAWING No.
P1
 SHEET 6 OF 12
 JBE PROJECT NO. 18062.1



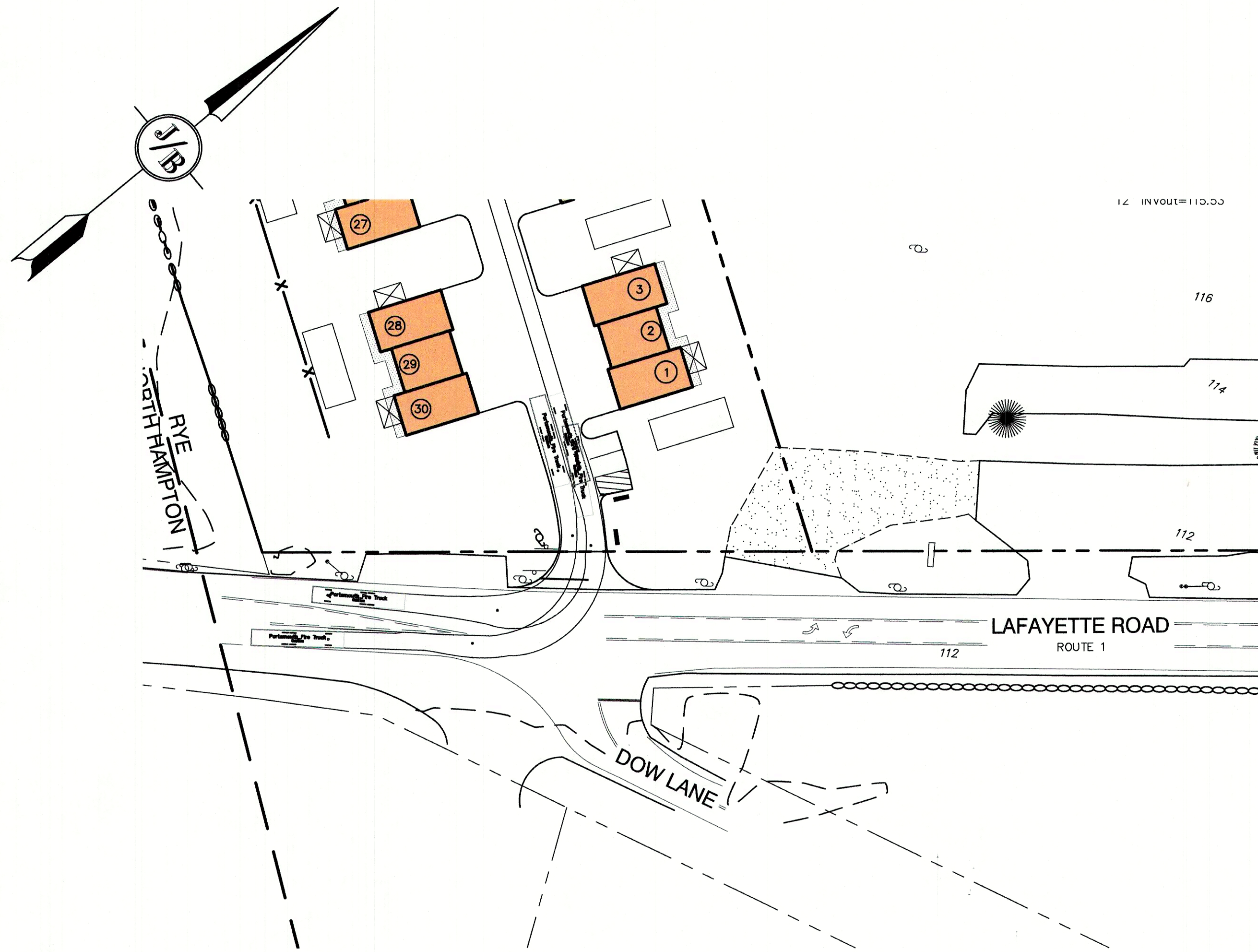
ROAD PROFILE AT ENTRY



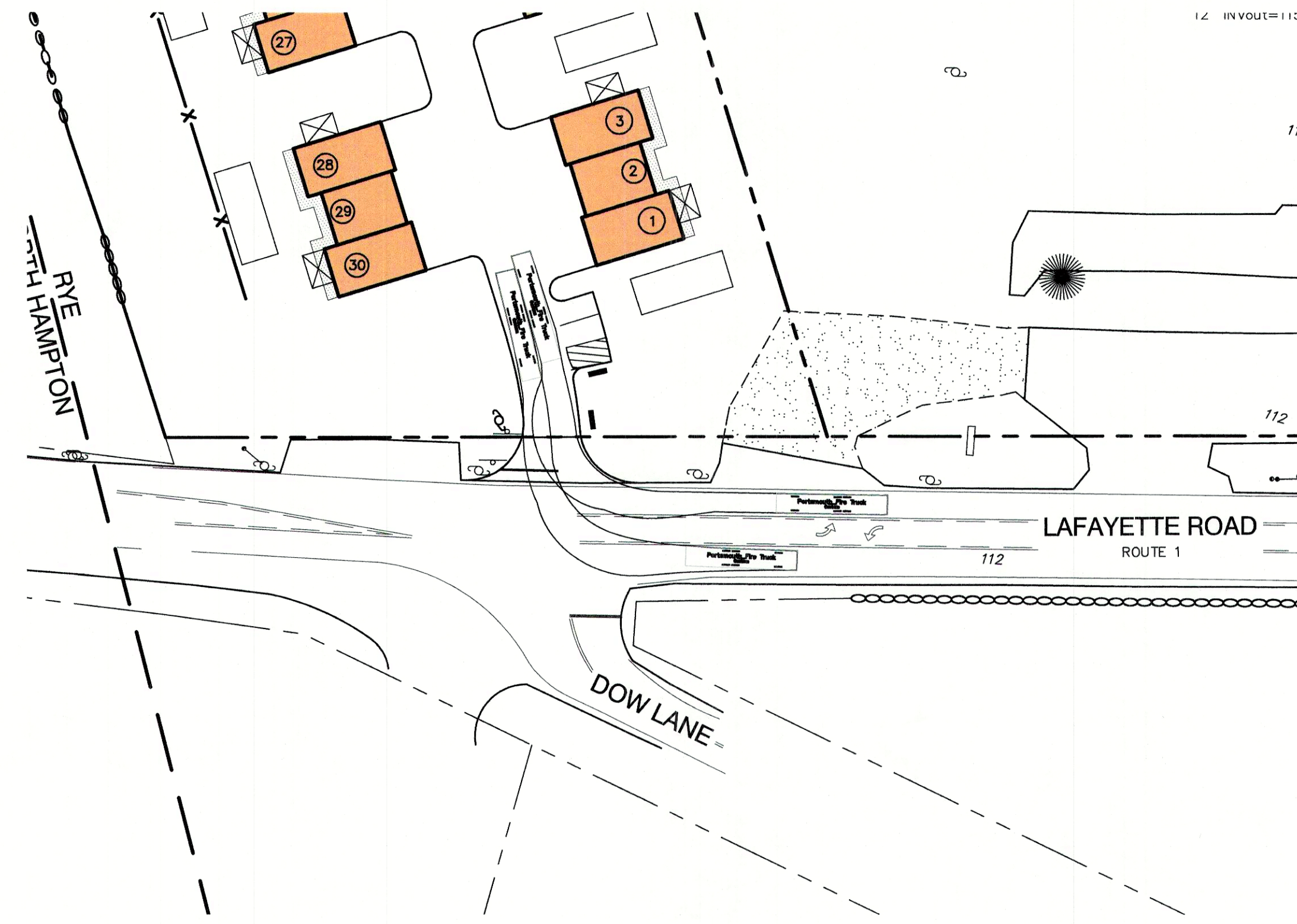
TYPICAL BITUMINOUS PAVEMENT
NOT TO SCALE



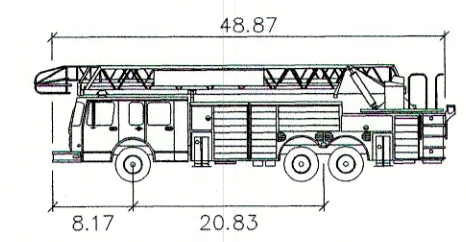
LOCUS SCALE: 1"=2000'



TRUCK TURNING EAST

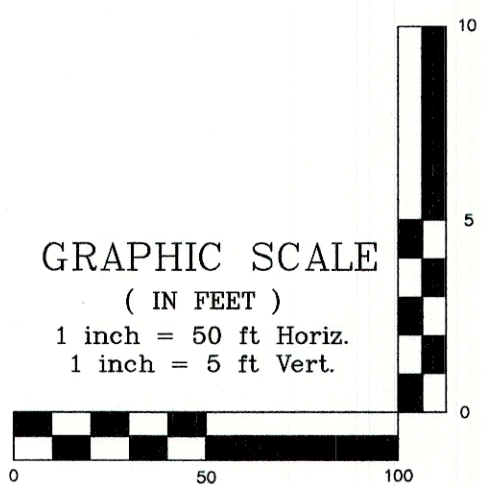


TRUCK TURNING WEST



Portsmouth Fire Truck

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



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

Plan Name:	HIGHWAY ACCESS PLAN
Project:	HECTOR'S SITE LAFAYETTE ROAD, RYE, NH
Owner of Record:	MALCOLM E. SMITH III PO BOX 1020, HAMPTON, NH 03842, BK 5079 PG 0262

DRAWING No.
H1
 SHEET 7 OF 12
 JBE PROJECT NO. 18062.1

CONSTRUCTION SPECIFICATIONS FOR POROUS ASPHALT

REFERENCE DOCUMENT: THE UNH STORMWATER CENTER
REVISED OCTOBER, 2009

INSTALLATION RECOMMENDATIONS

- THE FOLLOWING RECOMMENDATIONS WILL HELP ASSURE THAT THE POROUS ASPHALT PAVEMENT IS PROPERLY INSTALLED.
1. THE FULL PAVEMENT SPECIFICATION MUST BE FOLLOWED CONSCIENTIOUSLY DURING CONSTRUCTION. IT IS BASED ON UNHSC DESIGN SPECIFICATIONS FOR POROUS ASPHALT PAVEMENT AND INFILTRATION BEDS. THE UNH SPECIFICATIONS INCLUDE NUMEROUS VITAL PROVISIONS FOR AGGREGATE AND BITUMINOUS MATERIALS, THEIR PLACEMENT, AND QUALITY CONTROL. AMONG ITS NOTABLE PROVISIONS ARE THE FOLLOWING EXAMPLES:
- OPEN-GRADED AGGREGATE TO MAKE ALL PAVEMENT LAYERS POROUS AND PERMEABLE;
- STIFF ASPHALT BINDER TO ADHERE TO THE AGGREGATE PARTICLES AND RESIST "DRAINDOWN" THROUGH THE PAVEMENT'S PORES, ENHANCING THE MATERIAL'S PERFORMANCE AND DURABILITY;
- A SPECIFIC LIMIT ON ALLOWABLE DRANDOWN AND ADDITION OF A STYRENE-BUTADIENE-STYRENE (SBS) POLYMER ADDITIVE TO HELP MEET THAT REQUIREMENT;
- THE POROUS PAVEMENT IS TO BE INSTALLED ONLY AFTER MAJOR CONSTRUCTION IS COMPLETED, SO THAT CONSTRUCTION TRAFFIC WILL NOT TRACK POTENTIALLY CLOGGING SEDIMENT ONTO THE PAVEMENT SURFACE. FOR CONSTRUCTION ACCESS, A TEMPORARY SURFACE WILL BE INSTALLED, SIMILAR IN CONSTRUCTION TO A STANDARD STABILIZED CONSTRUCTION ENTRANCE. THIS TYPE OF SURFACE CAN BEAR CONSTRUCTION TRAFFIC WITHOUT ERODING.
- PROMINENT AND REPEATED STATEMENTS OF THE SPECIAL NATURE AND PURPOSE OF POROUS PAVEMENT, AND THE NECESSITY OF COMPLYING STRICTLY WITH THESE DISTINCTIVE SPECIFICATIONS.
- PROTECTION OF THE FINISHED POROUS ASPHALT SURFACE FROM TRACKING OF CONSTRUCTION SEDIMENT.
2. THOROUGH COMMUNICATION WITH THE CONTRACTORS IN PERSON TO REVIEW THE SPECIFICATIONS AND MAKE SURE THEY UNDERSTAND THE POROUS PAVEMENT'S SPECIAL OBJECTIVES, THE SPECIAL MATERIALS AND PROCEDURES NECESSARY TO MAKE IT EFFECTIVE, AND WHY COMPLIANCE WITH SPECIFICATIONS IS ESSENTIAL. TO THIS END, THE SPECIFICATIONS STATE PROMINENTLY AND REPEATEDLY THE SPECIAL NATURE AND PURPOSE OF THE POROUS MATERIALS. IN ADDITION, THE PROJECT ENGINEER SHOULD MEET WITH THE CONTRACTORS IN PERSON TO REVIEW THE SPECIFICATIONS AND MAKE SURE THE CONTRACTORS UNDERSTAND THE OBJECTIVES. HE SHOULD OBSERVE THE CONTRACTORS ON-SITE FREQUENTLY, TO MAKE SURE THE OBJECTIVES ARE CARRIED OUT. HE SHOULD MAINTAIN A WRITTEN RECORD DOCUMENTING REVIEW AND APPROVAL AT CRITICAL PROJECT STAGES SUCH AS EXCAVATION OF THE SUB GRADE AND QUALITY CHECKS OF BASE AND SURFACE MATERIALS. HE SHOULD INSPECT THE SITE TO MAKE SURE CONSTRUCTION TRAFFIC IS NOT ALLOWED TO TRACK ONTO THE EXCAVATED SUB GRADE OR THE PAVEMENT STRUCTURE AT AN INAPPROPRIATE STAGE. HE SHOULD FORBID CONSTRUCTION TRAFFIC FROM TRACKING SOIL ONTO THE FINISHED PAVEMENT SURFACE.

INSTALLATION

- A. PERCOLATION BEDS
1. OWNER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO ALL PERCOLATION BED AND POROUS PAVING WORK.
2. SUB GRADE PREPARATION
- EXISTING SUB GRADE UNDER BED AREAS SHALL NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO STONE BED PLACEMENT.
- WHERE EROSION OF SUB GRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL SHALL BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE OR EQUIVALENT AND LIGHT TRACTOR.
- BRING SUB GRADE OF STONE PERCOLATION BED TO LINE, GRADE, AND ELEVATIONS INDICATED. FILL AND LIGHTLY REGRADE ANY AREAS DAMAGED BY EROSION, PONDING, OR TRAFFIC COMPACTION BEFORE THE PLACING OF STONE. ALL BED BOTTOMS ARE LEVEL GRADES.
- WHERE PARKING LOT BASE IS NOT LEVEL, INTERNAL DAMS ARE TO BE INSTALLED EVERY 100 YARDS ALONG CONTOUR LINES IN THE COARSE SUBBASE MATERIALS (CRUSHED STONE). A SUBDRAIN SHOULD BE LOCATED IMMEDIATELY UPSTREAM OF INTERNAL DAMS. DAMS ARE TO BE MADE OF OVERLYING FILTER COARSE OR MEDIUM TO FINE SAND EQUIVALENT.
3. RECHARGE BED INSTALLATION
- UPON COMPLETION OF SUB GRADE WORK, THE ENGINEER SHALL BE NOTIFIED AND SHALL INSPECT AT HIS DISCRETION BEFORE PROCEEDING WITH PERCOLATION BED INSTALLATION.
- PERCOLATION BED AGGREGATE SHALL BE PLACED IMMEDIATELY AFTER APPROVAL OF SUB GRADE PREPARATION. ANY ACCUMULATION OF DEBRIS OR SEDIMENT WHICH HAS TAKEN PLACE AFTER APPROVAL OF SUB GRADE SHALL BE REMOVED PRIOR TO INSTALLATION OF AGGREGATE AT NO EXTRA COST TO THE OWNER.
- INSTALL COARSE AGGREGATE (CRUSHED STONE) IN 8-INCH MAXIMUM LIFTS, TO A MAXIMUM OF 95% STANDARD PROCTOR COMPACTION, KEEPING EQUIPMENT MOVEMENT OVER STORAGE BED SUBGRADES TO A MINIMUM. INSTALL AGGREGATE TO GRADES INDICATED ON THE DRAWINGS.
- INSTALL FILTER COARSE (BANK RUN GRAVEL) IN 8-INCH MAXIMUM LIFTS, TO A MAXIMUM OF 95% STANDARD PROCTOR COMPACTION, KEEPING EQUIPMENT MOVEMENT OVER STORAGE BED SUBGRADES TO A MINIMUM. INSTALL AGGREGATE TO GRADES INDICATED ON THE DRAWINGS.
- INSTALL CHOKER BASE COURSE (SEE MATERIALS SECTION) AGGREGATE EVENLY OVER SURFACE OF STONE BED, SUFFICIENT TO ALLOW PLACEMENT OF PAVEMENT. CHOKER BASE COURSE SHALL BE SUFFICIENT TO ALLOW FOR EVEN PLACEMENT OF ASPHALT BUT NO LESS THAN 4-INCH IN DEPTH.
4. SURROUNDING AREAS
- BEFORE THE POROUS PAVEMENT IS INSTALLED, ADJACENT SOIL AREAS SHOULD BE SLOPED AWAY FROM ALL PAVEMENT EDGES, TO PREVENT POTENTIAL SEDIMENT FROM WASHING ONTO THE PAVEMENT SURFACE.
- TO ACCOMPLISH THIS, A SEQUENCE OF SWALES SHOULD BE EXCAVATED INTO ALL EARTHEN (UNPAVED) AREAS AT LEAST ON THE UPHILL SIDES OF THE PAVEMENT, AND WHERE NECESSARY, TO BELOW THE CURB OR PAVEMENT ELEVATION. ITS SHAPE AND PLANTINGS CAN BE INTEGRATED WITH THE PROJECT'S ARCHITECTURE AND LANDSCAPE, AND DESIGNED TO MAXIMIZE INFILTRATION. SWALE OVERFLOW, WHEN IT OCCURS, CAN BE DISCHARGED FROM ONE SWALE TO ANOTHER BY CONNECTING PIPES UNDER DRIVEWAYS.
- BUILDING BASEMENTS AND FOUNDATIONS SHOULD BE WATERPROOFED AS NECESSARY, WHERE THE POROUS PAVEMENT ABUTS BUILDINGS.

- B. POROUS ASPHALT
1. TRANSPORTING MATERIAL
- TRANSPORTING MIX TO THE SITE SHALL BE IN VEHICLES WITH SMOOTH, CLEAN DUMP BEDS THAT HAVE BEEN SPRAYED WITH A NON-PETROLEUM RELEASE AGENT.
- THE MIX SHALL BE COVERED DURING TRANSPORT TO CONTROL COOLING.
2. POROUS BITUMINOUS ASPHALT SHALL NOT BE STORED IN EXCESS OF 90 MINUTES BEFORE PLACEMENT.
3. ASPHALT PLACEMENT
- THE POROUS BITUMINOUS SURFACE COURSE SHALL BE LAID IN ONE OR TWO LIFTS DIRECTLY OVER THE CHOKER COARSE, FILTER COARSE, AND CRUSHED STONE BASE COURSE TO A 4-INCH FINISHED THICKNESS. IF LAID IN TWO LIFTS THE PAVEMENT SHALL BE CLEANED AND INSPECTED BY THE ENGINEER BEFORE PLACEMENT OF THE SECOND LIFT.
- THE LAYING TEMPERATURE OF THE BITUMINOUS MIX SHALL BE BETWEEN 275 DEGREES FAHRENHEIT AND 325 DEGREES FAHRENHEIT (BASED ON THE RECOMMENDATIONS OF THE ASPHALT SUPPLIER).
- INSTALLATION SHALL TAKE PLACE WHEN AMBIENT TEMPERATURES ARE 55 DEGREES FAHRENHEIT OR ABOVE, WHEN MEASURED IN THE SHADE AWAY FROM ARTIFICIAL HEAT.
- THE USE OF A REMAINING MATERIAL TRANSFER DEVICE BETWEEN THE TRUCKS AND THE PAVER IS HIGHLY RECOMMENDED TO ELIMINATE COLD LUMPS IN THE MIX.
- THE POLYMER-MODIFIED ASPHALT IS VERY DIFFICULT TO RAKE, A WELL-HEATED SCREED SHOULD BE USED TO MINIMIZE THE NEED FOR RAKING.
- COMPACTION OF THE SURFACE COURSE SHALL TAKE PLACE WHEN THE SURFACE IS COOL ENOUGH TO RESIST AN 8-12-TON ROLLER. BREAKDOWN ROLLING SHALL OCCUR WHEN THE MIX TEMPERATURE IS BETWEEN 275 DEGREES FAHRENHEIT AND 325 DEGREES FAHRENHEIT. INTERMEDIATE ROLLING SHALL OCCUR WHEN THE MIX TEMPERATURE IS BETWEEN 150 DEGREES FAHRENHEIT AND 200 DEGREES FAHRENHEIT. THE CESSATION TEMPERATURE OCCURS AT APPROXIMATELY 175 DEGREES FAHRENHEIT AT WHICH POINT THE MIX BECOMES RESISTANT TO COMPACTION. IF COMPACTION HAS NOT BEEN DONE AT TEMPERATURES GREATER THAN THE CESSATION TEMPERATURE, THE PAVEMENT WILL NOT ACHIEVE ADEQUATE DURABILITY.
4. IN THE EVENT CONSTRUCTION SEDIMENT IS INADVERTENTLY DEPOSITED ON THE FINISHED POROUS SURFACE, IT MUST BE IMMEDIATELY REMOVED BY VACUUMING.
5. AFTER FINAL ROLLING, NO VEHICULAR TRAFFIC OF ANY KIND SHALL BE PERMITTED ON THE SURFACE UNTIL COOLING AND HARDENING HAS TAKEN PLACE, AND IN NO CASE WITHIN THE FIRST 48 HOURS. PROVIDE BARRIERS AS NECESSARY AT NO EXTRA COST TO THE OWNER TO PREVENT VEHICULAR USE; REMOVE AT THE DISCRETION OF THE ENGINEER.
6. STRIPING PAINT FOR TRAFFIC LANES AND PARKING BAYS SHALL BE CHLORINATED RUBBER BASE, FACTORY MIXED, NON-BLEEDING, FAST DRYING, BEST QUALITY, WHITE TRAFFIC PAINT WITH A LIFE EXPECTANCY OF TWO YEARS UNDER NORMAL TRAFFIC USE.
- PAVEMENT-MARKING PAINT; LATEX, WATER-BASE EMULSION, READY-MIXED, COMPLYING WITH PS TT-P-1952.
- SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL AND DUST.
- PAINT 4 INCH WIDE PAVEMENT STRIPING IN ACCORDANCE WITH LAYOUTS OF PLAN.
- APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. APPLY IN TWO COATS AT MANUFACTURER'S RECOMMENDED RATES. PROVIDE CLEAR, SHARP LINES USING WHITE TRAFFIC PAINT, INSTALLED IN ACCORDANCE WITH NHDOT SPECIFICATIONS.
7. PAVEMENT SHALL BE DONE EXPERTLY THROUGHOUT, WITHOUT STAINING OR INJURY TO OTHER WORK. TRANSITION TO ADJACENT IMPERVIOUS BITUMINOUS PAVING SHALL BE MERGED NEATLY WITH FLUSH, CLEAN LINE. FINISHED PAVING SHALL BE EVEN, WITHOUT POCKETS, AND GRADED TO ELEVATIONS SHOWN ON DRAWING.
8. POROUS PAVEMENT BEDS SHALL NOT BE USED FOR EQUIPMENT OR MATERIALS STORAGE DURING CONSTRUCTION, AND UNDER NO CIRCUMSTANCES SHALL VEHICLES BE ALLOWED TO DEPOSIT SOIL ON PAVED POROUS SURFACES.
9. REPAIR OF DAMAGED PAVING
- ANY EXISTING PAVING ON OR ADJACENT TO THE SITE THAT HAS BEEN DAMAGED AS A RESULT OF CONSTRUCTION WORK SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER WITHOUT ADDITIONAL COST TO THE OWNER.
10. FIELD QUALITY CONTROL
- THE FULL PERMEABILITY OF THE PAVEMENT SURFACE SHALL BE TESTED BY APPLICATION OF CLEAN WATER AT THE RATE OF AT LEAST 5 GPM OVER THE SURFACE, USING A HOSE OR OTHER DISTRIBUTION DEVICE. WATER USED FOR THE TEST SHALL BE CLEAN, FREE OF SUSPENDED SOLIDS AND DELETERIOUS LIQUIDS AND WILL BE PROVIDED AT NO EXTRA COST TO THE OWNER. ALL APPLIED WATER SHALL INFILTRATE DIRECTLY WITHOUT PUDDLE FORMATION OR SURFACE RUNOFF, AND SHALL BE OBSERVED BY THE ENGINEER AND OWNER.
- TEST IN-PLACE BASE AND SURFACE COURSE FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS. REPAIR OR REMOVE AND REPLACE UNACCEPTABLE WORK AS DIRECTED BY THE OWNER.
- SURFACE SMOOTHNESS: TEST FINISHED SURFACE FOR SMOOTHNESS AND EVEN DRAINAGE, USING A TEN-FOOT TO CENTERLINE OF PAVED AREA. SURFACE WILL NOT BE ACCEPTED IF GAPS OR RIDGES EXCEED 3/16 OF AN INCH.

MAINTENANCE SPECIFICATIONS FOR POROUS ASPHALT

THE FOLLOWING RECOMMENDATIONS WILL HELP ASSURE THAT THE PAVEMENT IS MAINTAINED TO PRESERVE ITS HYDROLOGIC EFFECTIVENESS.

WINTER MAINTENANCE:

- 1. STANDING FOR WINTER TRACTION IS PROHIBITED. DEICING IS PERMITTED (NaCl, MgCl2, OR EQUIVALENT), REDUCED SALT APPLICATION OF 50% OVER TRADITIONAL PAVEMENT APPLICATION RATES. NONTOXIC, ORGANIC DEICERS, APPLIED EITHER AS BLENDED, MAGNESIUM CHLORIDE-BASED LIQUID PRODUCTS OR AS PRETREATED SALT, ARE PREFERABLE.
2. PLOWING IS ALLOWED, BLADE SHOULD BE SLIGHTLY RAISED (ALTHOUGH NOT NECESSARY, THIS WILL PREVENT PAVEMENT SCARING). ICE AND LIGHT SNOW ACCUMULATION ARE GENERALLY NOT AS PROBLEMATIC AS FOR STANDARD ASPHALT. SNOW WILL ACCUMULATE DURING HEAVIER STORMS AND SHOULD BE PLOWED AFTER 2 TO 4 INCHES OF SNOW ACCUMULATION.

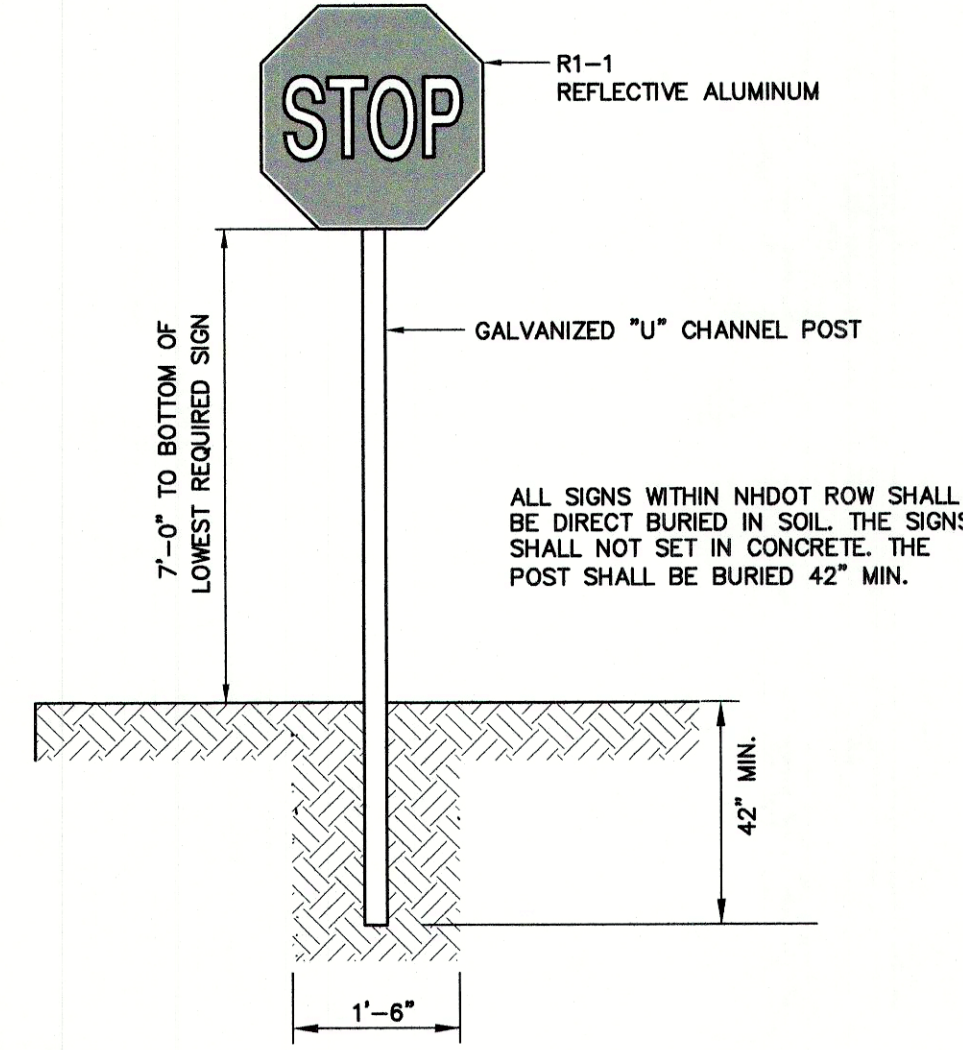
ROUTINE MAINTENANCE:

- 1. ASPHALT SEAL COATING MUST BE ABSOLUTELY FORBIDDEN. SURFACE SEAL COATING IS NOT REVERSIBLE.
2. THE PAVEMENT SURFACE SHOULD BE VACUUMED 2 TO 4 TIMES PER YEAR, ESPECIALLY AFTER WINTER AND FALL SEASONS, AND AT ANY ADDITIONAL TIMES SEDIMENT IS SPILLED, ERODED, OR TRACKED ONTO THE SURFACE.
3. PLANTED AREAS ADJACENT TO PEROUS PAVEMENT SHOULD BE WELL MAINTAINED TO PREVENT SOIL WASHOUT ONTO THE PAVEMENT. IF ANY BARE SPOTS OR ERODED AREAS ARE OBSERVED WITHIN THE PLANTED AREAS, THEY SHOULD BE REPLANTED AND/OR STABILIZED AT ONCE.
4. IMMEDIATELY CLEAN ANY SOIL DEPOSITED ON PAVEMENT. SUPERFICIAL DIRT DOES NOT NECESSARILY CLOG THE PAVEMENT VOIDS. HOWEVER, DIRT THAT IS GROUND IN REPEATEDLY BY TIRES CAN LEAD TO CLOGGING. THEREFORE, TRUCKS OR OTHER HEAVY VEHICLES SHOULD BE PREVENTED FROM TRACKING OR SPILLING DIRT ONTO THE PAVEMENT.
5. DO NOT ALLOW CONSTRUCTION STAGING, SOIL/MULCH STORAGE, ETC. ON UNPROTECTED PAVEMENT SURFACE.
6. REPAIRS: POTHOLES OF LESS THAN 50 SQUARE FEET CAN BE PATCHED BY ANY MEANS SUITABLE WITH STANDARD PAVEMENT OR A PERVIOUS MIX IS PREFERRED. FOR AREAS GREATER THAN 50 SQ. FT. IS IN NEED OF REPAIR, APPROVAL OF PATCH TYPE SHOULD BE SOUGHT FROM A QUALIFIED ENGINEER. ANY REQUIRED REPAIR OF DRAINAGE STRUCTURES SHOULD BE DONE PROMPTLY TO ENSURE CONTINUED PROPER FUNCTIONING OF THE SYSTEM.
7. WRITTEN AND VERBAL COMMUNICATION TO THE POROUS PAVEMENT'S FUTURE OWNER SHOULD MAKE CLEAR THE PAVEMENT'S SPECIAL PURPOSE AND SPECIAL MAINTENANCE REQUIREMENTS SUCH AS THOSE LISTED HERE.
8. A PERMANENT SIGN SHOULD BE ADDED AT THE ENTRANCE AND END OF THE POROUS ASPHALT AREA TO INFORM RESIDENTS AND MAINTENANCE STAFF OF THE SPECIAL NATURE AND PURPOSE OF THE PAVEMENT, AND ITS SPECIAL MAINTENANCE REQUIREMENTS.

MIX SUMMARY

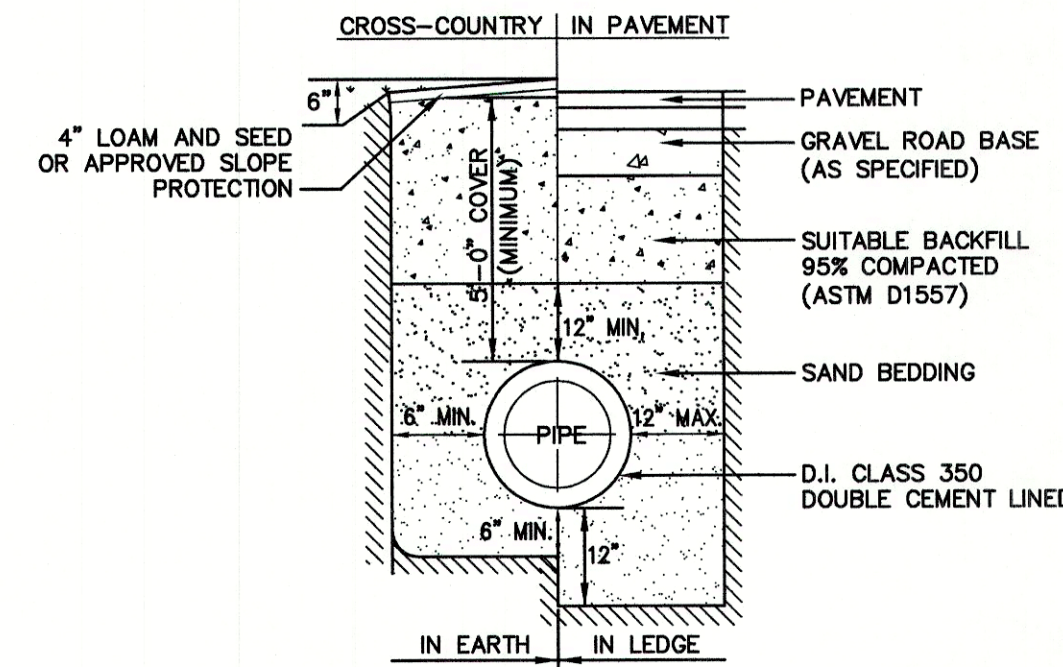
- 1. POROUS ASPHALT PAVEMENT MIX PER THE CURRENT UNH STORM WATER CENTER DESIGN SPECIFICATIONS FOR POROUS ASPHALT PAVEMENT AND INFILTRATION BEDS MANUAL.
2. NO WORK SHALL BE STARTED UNTIL THE CONTRACTOR HAS SUBMITTED AND THE ENGINEER HAS APPROVED A MIX DESIGN INCLUDING THE PERCENTAGE OF EACH INGREDIENT INCLUDING BINDER, POLYMER, AND THE JOB-MIX FORMULA FROM SUCH A COMBINATION. THE JOB-MIX FORMULA SHALL ESTABLISH A SINGLE PERCENTAGE OF AGGREGATE PASSING SIEVE AND A SINGLE PERCENTAGE OF BITUMINOUS MATERIAL TO BE ADDED TO THE AGGREGATE. NO CHANGE IN THE JOB-MIX FORMULA MAY BE MADE WITHOUT WRITTEN APPROVAL OF THE ENGINEER. THE JOB-MIX FORMULA MUST FALL WITH THE MASTER RANGE SPECIFIED IN COMPOSITION OF MIXTURE TABLE.

TRANSPORTING MATERIAL: SEE CONSTRUCTION AND INSTALL SPECIFICATIONS



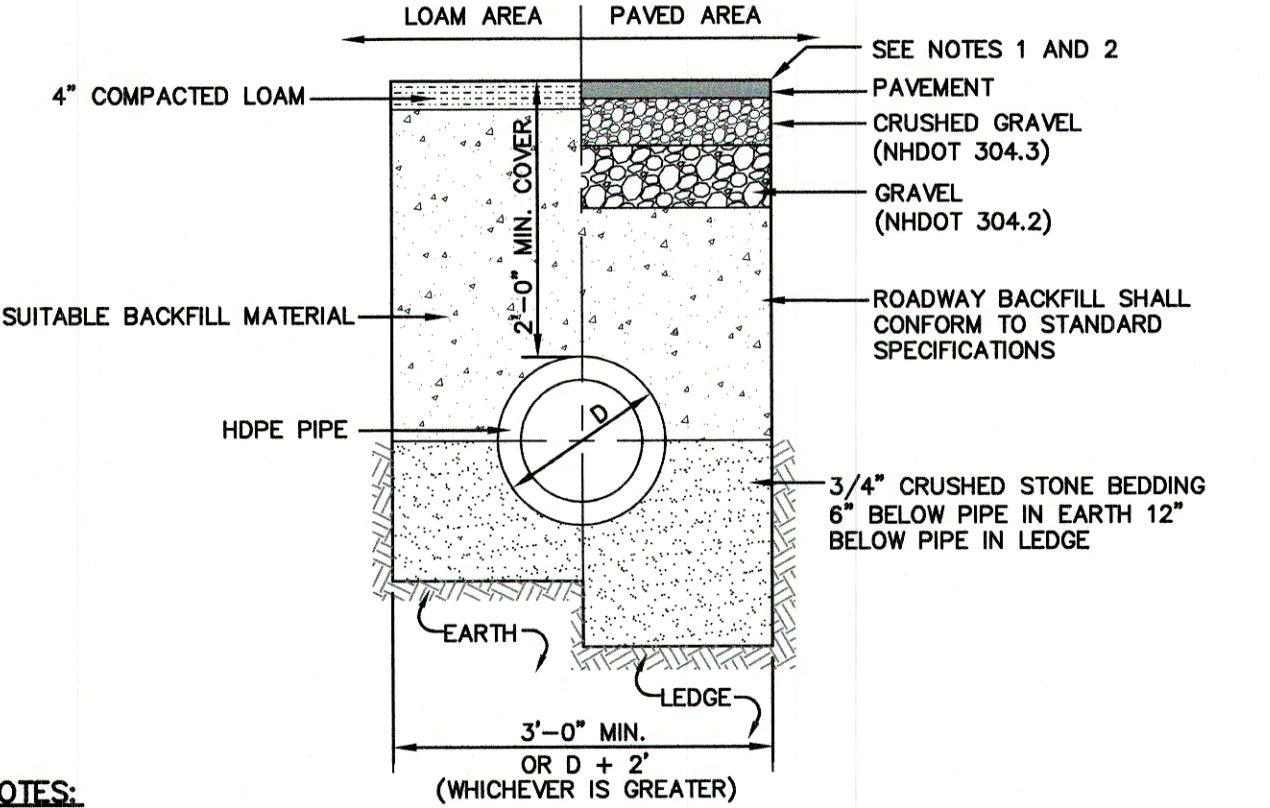
STOP SIGN (R1-1)

NOT TO SCALE



WATER SYSTEM TRENCH

NOT TO SCALE

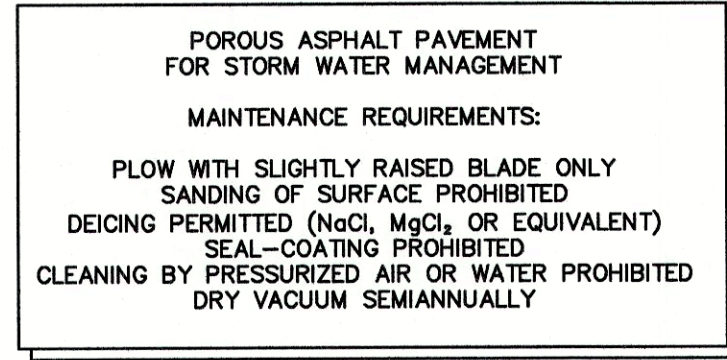


NOTES:

- 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.

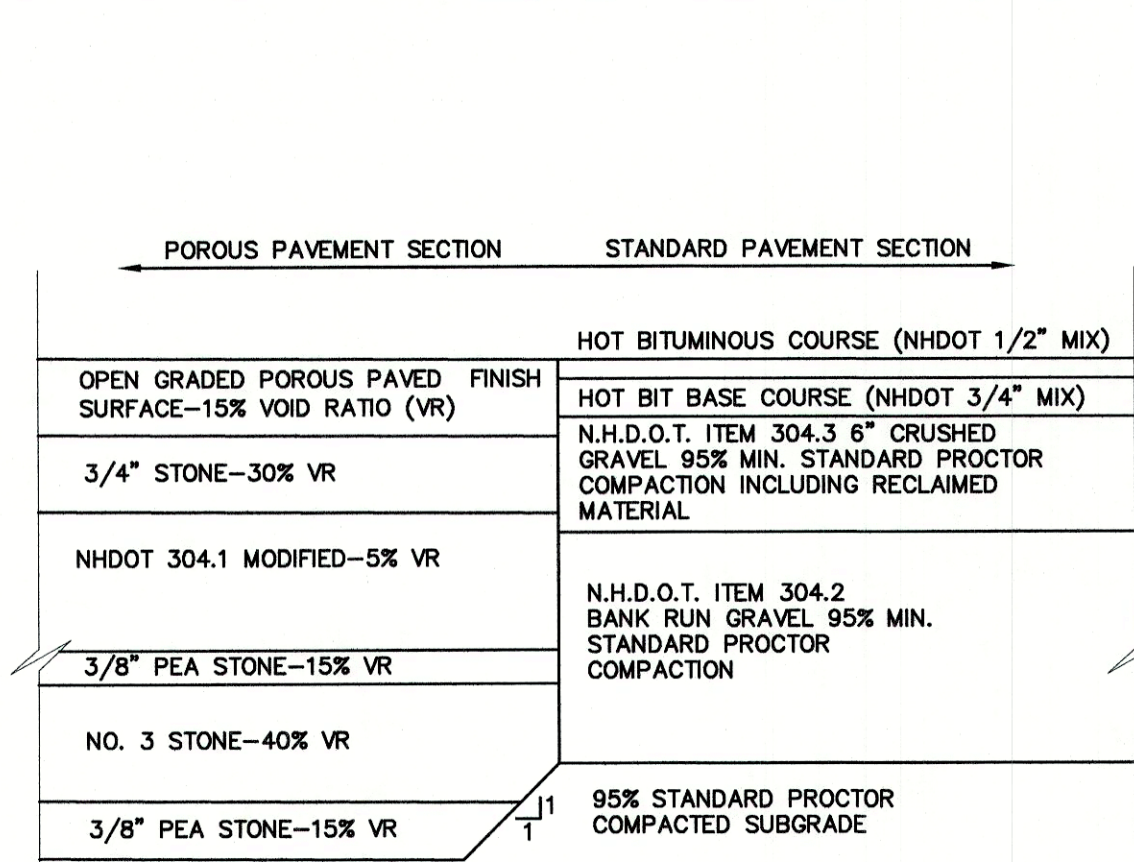
DRAINAGE TRENCH

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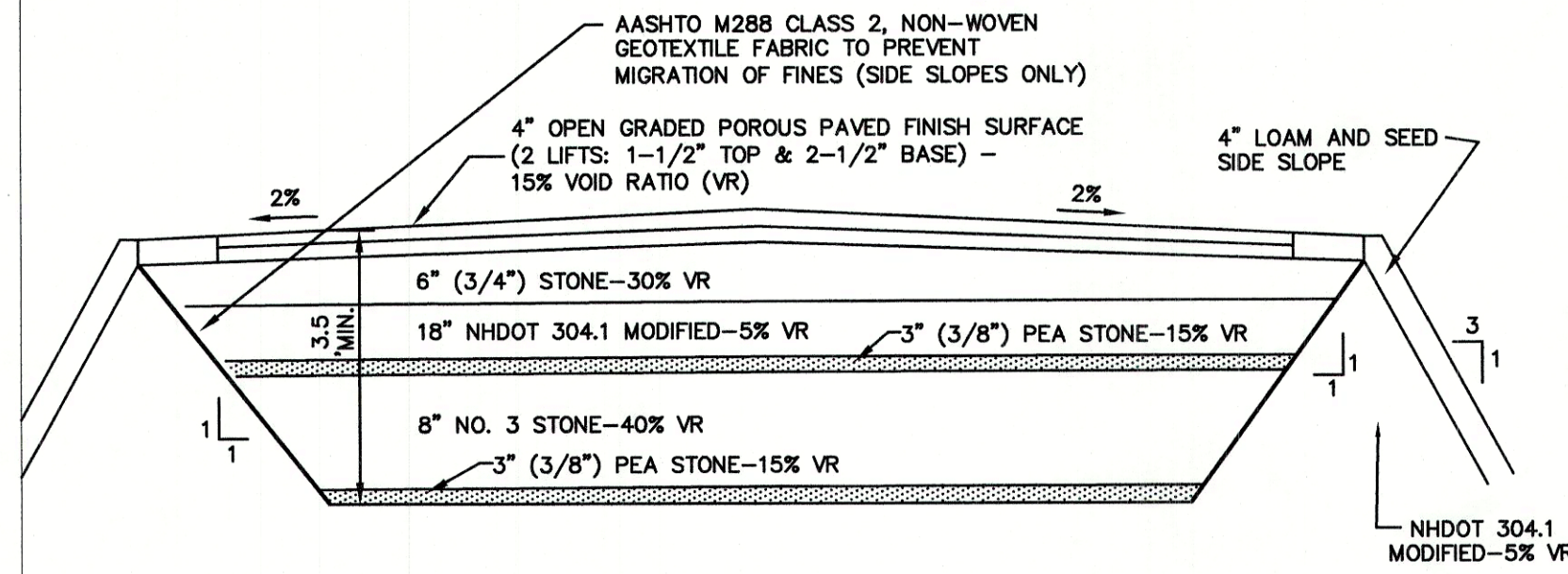
TYPICAL POROUS ASPHALT PAVEMENT MAINTENANCE SIGN

NOT TO SCALE



POROUS TO STANDARD PAVEMENT INTERFACE DETAIL

NOT TO SCALE

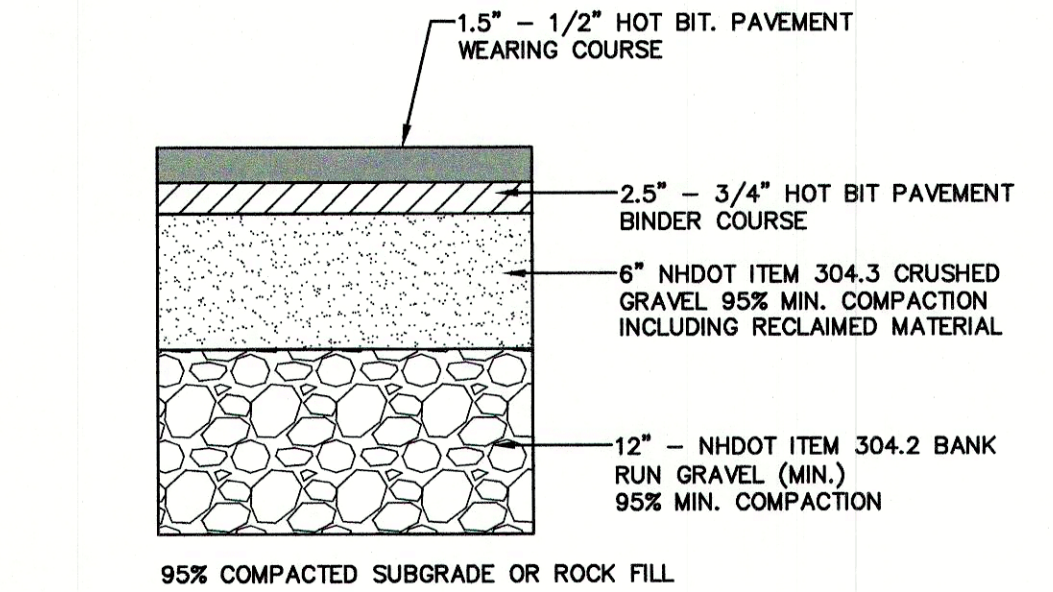


NOTES:

- 1. CONTRACTOR IS TO REMOVE THE EXISTING BURIED LAYER OF ORIGINAL LOAM DURING THE EXCAVATION OF THE GRAVELS FOR THE ROADWAY AND WHENEVER ENCOUNTERED IN TRENCHES.
2. DESIGN ENGINEER TO INSPECT SITE PREPARATION AND INSTALLATION OF POROUS PAVEMENT.
3. IN AREAS WHERE THE ESTIMATED SEASONAL HIGH WATER TABLE IS ENCOUNTERED WITHIN THE CONSTRUCTION OF THE SECTION, AN IMPERMEABLE LINER SHALL BE PLACED ALONG THE BOTTOM AND UP THE SIDES TO AN ELEVATION 1' ABOVE THE WATER TABLE.
4. THE TOP LAYER (WEARING COURSE) SHOULD BE PRE-BLENDED PG 76-28 MODIFIED WITH SBS. THE BASE COURSE SHOULD BE, AT A MINIMUM, PG 64-28 WITH 5 POUNDS OF FIBER PER TON OF ASPHALT MIX. IF SUFFICIENT STAGING OR USE OF THE BASE COURSE SECTION WILL BE REQUIRED PRIOR TO THE APPLICATION OF THE WEARING COURSE, THE ENGINEER MAY DECIDE TO USE PRE-BLENDED PG 76-28 MODIFIED WITH SBS ON BOTH COURSES.
5. THE POROUS PAVEMENT SYSTEM SHALL BE LOCATED ONE FOOT ABOVE LEDGE AND THE SHWT

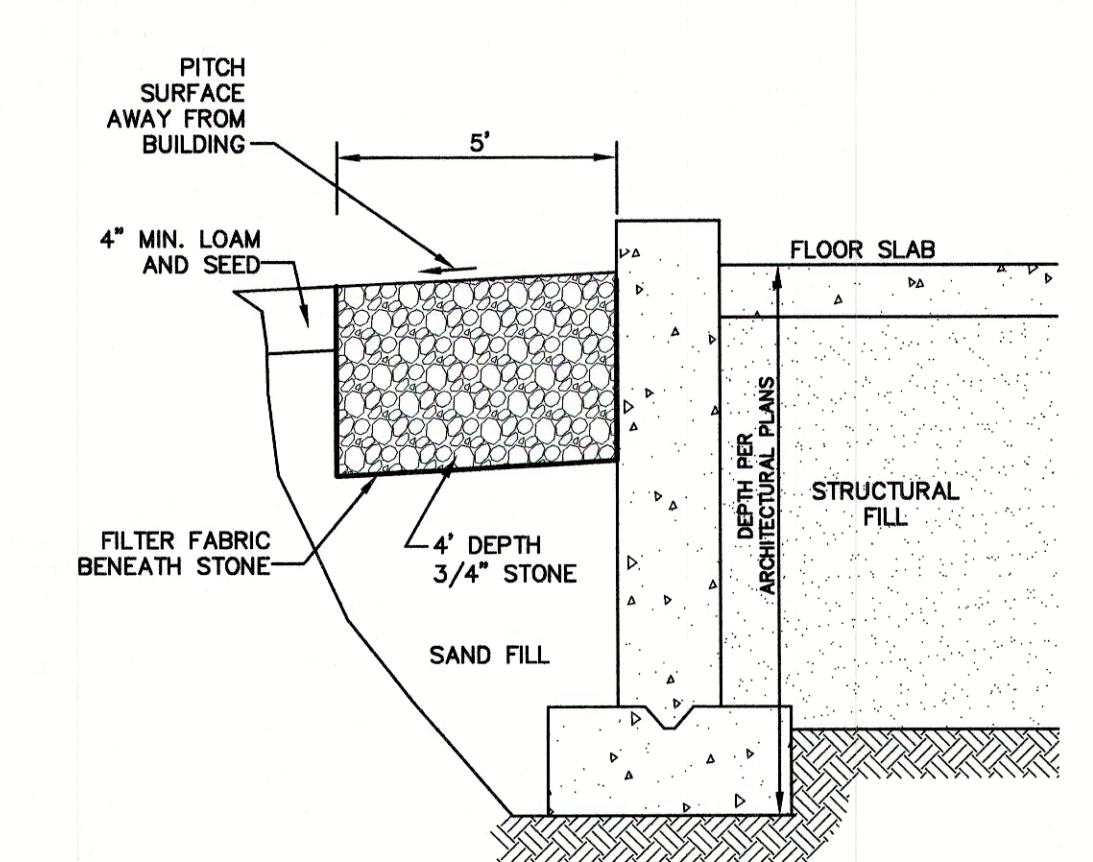
TYPICAL POROUS ASPHALT PAVEMENT SECTION

NOT TO SCALE



TYPICAL BITUMINOUS PAVEMENT

NOT TO SCALE



DRIP EDGE DETAIL

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Design: JAC Date: 12/17/19
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8	6/17/21	REVISED FOR PLANNING BOARD SUBMITTAL	LAZ
7	4/20/21	REVISED LOT LINE, OTHER MINOR REVISIONS	DJM
6	4/20/21	REVISED LOT LINE	DJM
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4	3/19/21	ISSUED FOR CONCEPTUAL REVIEW	DJM
		REVISION	BY

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Plan Name: DETAIL SHEET
Project: HECTOR'S SITE LAFAYETTE ROAD, RYE, NH
Owner of Record: MALCOLM E. SMITH III
PO BOX 1020, HAMPTON, NH 03842, BK 5079 PG 0262

DRAWING No. D1
SHEET 8 OF 12
JBE PROJECT NO. 18062.1

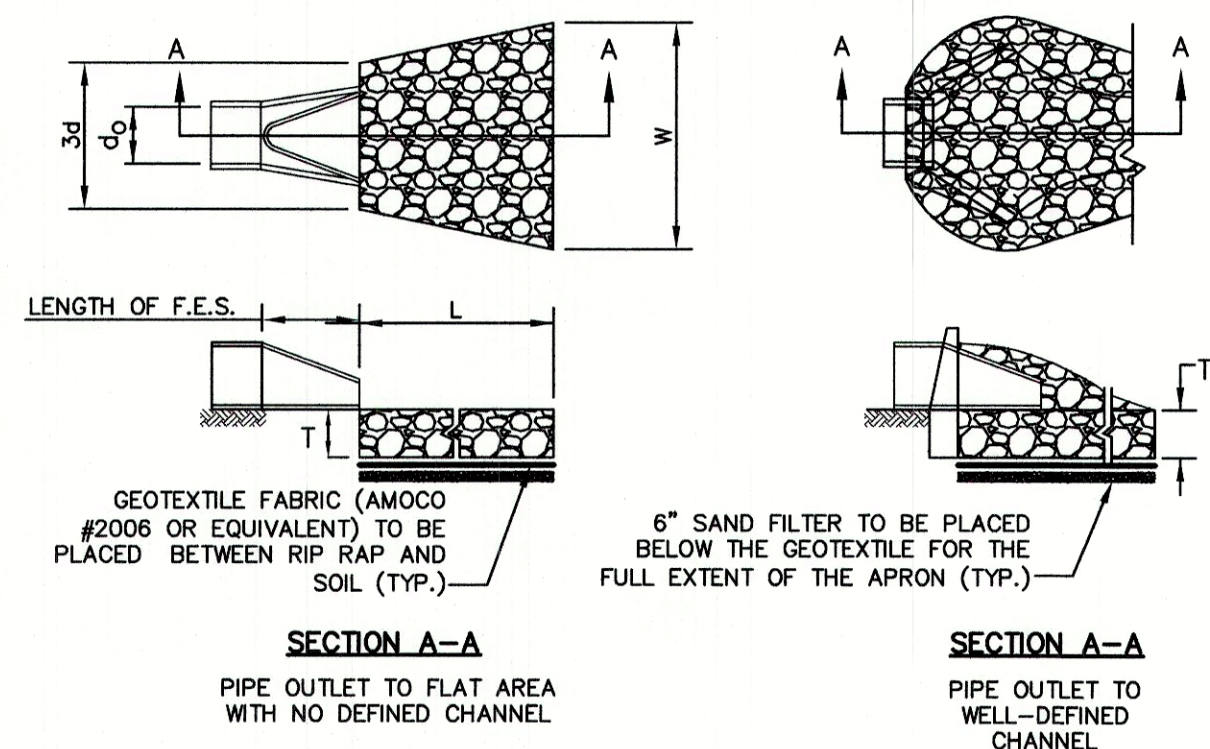
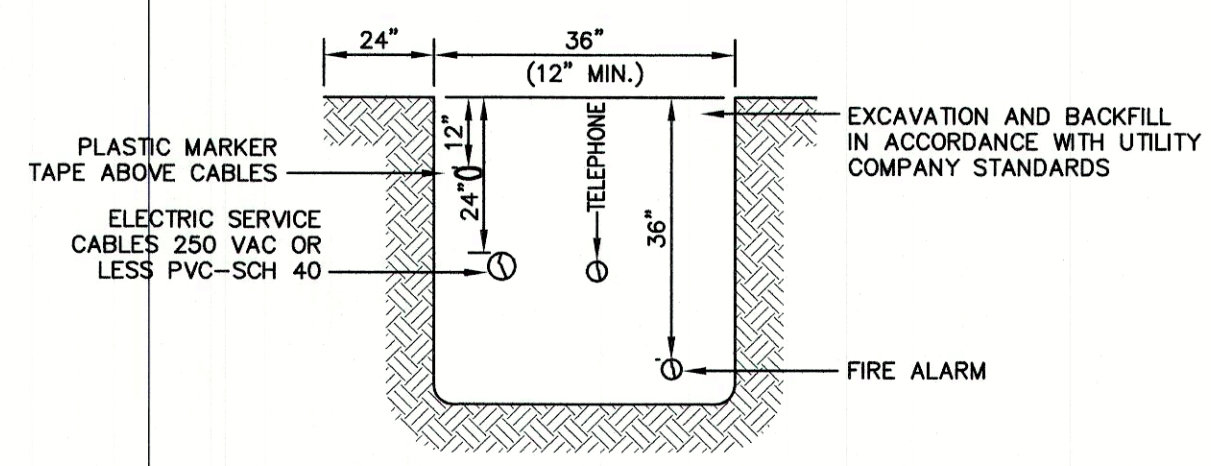


TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES
THICKNESS OF RIP RAP = 1.5 FEET

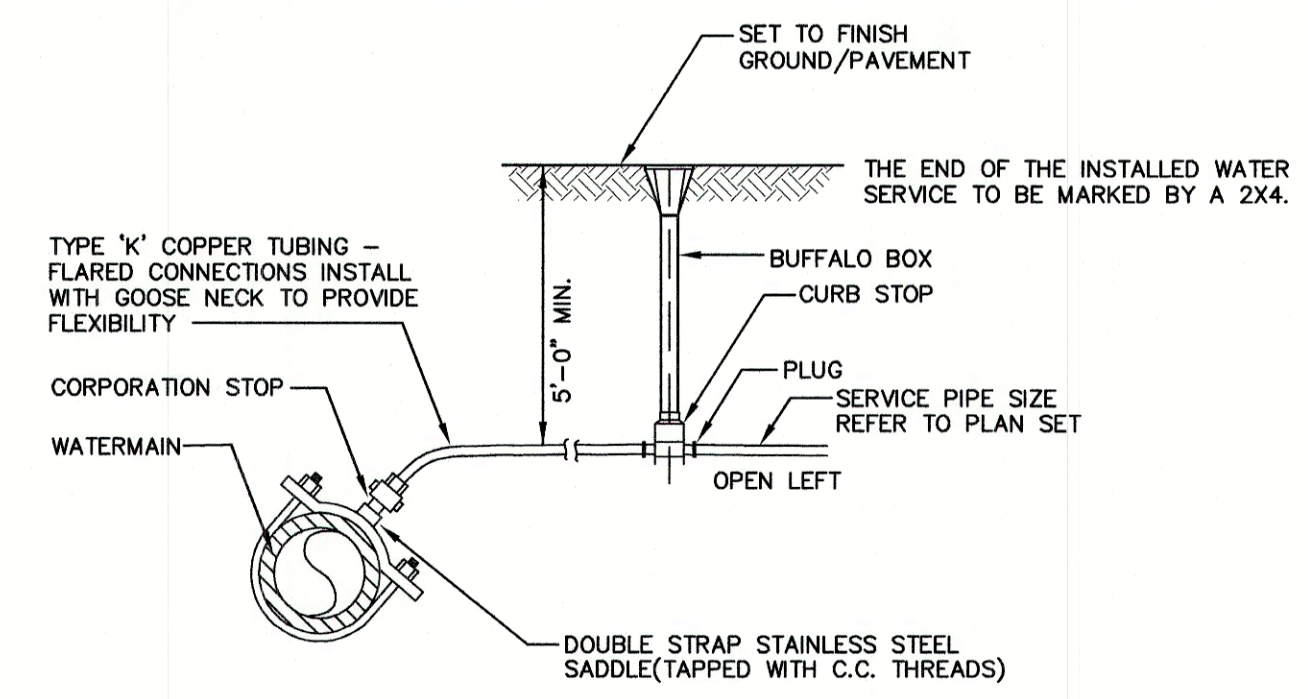
d50 SIZE=	0.50 FEET	6 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO
100%	9	12
85%	8	11
50%	6	9
15%	2	3

- NOTES:**
- THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
 - THE RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
 - GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE RIP RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
 - STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
 - OUTLETS TO A DEFINED CHANNEL SHALL HAVE 2:1 OR FLATTER SIDE SLOPES AND SHOULD BEGIN AT THE TOP OF THE CULVERT AND TAPER DOWN TO THE CHANNEL BOTTOM THROUGH THE LENGTH OF THE APRON.
 - MAINTENANCE:** THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO OUTLET PROTECTION.

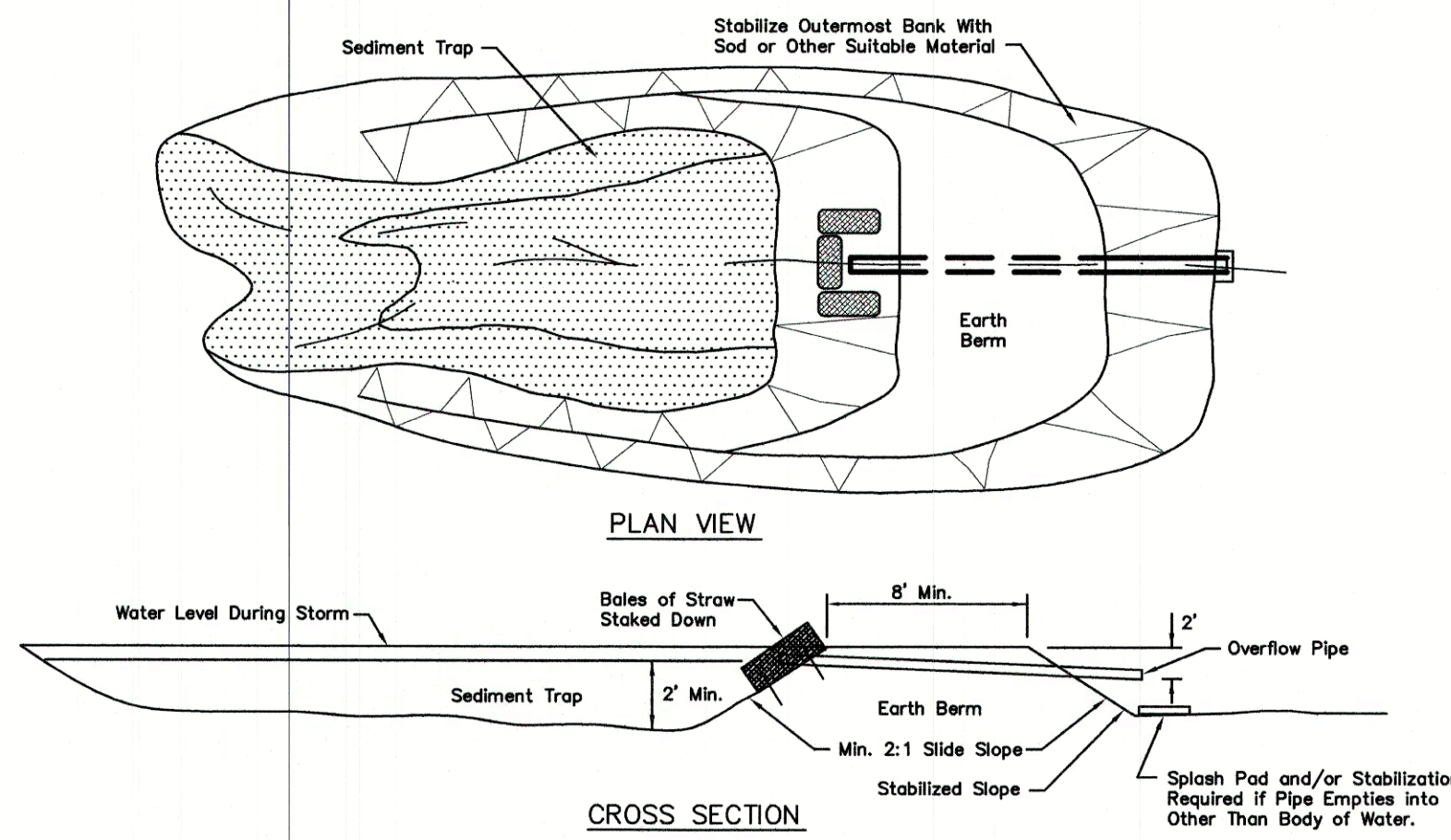
RIP RAP OUTLET PROTECTION APRON
NOT TO SCALE



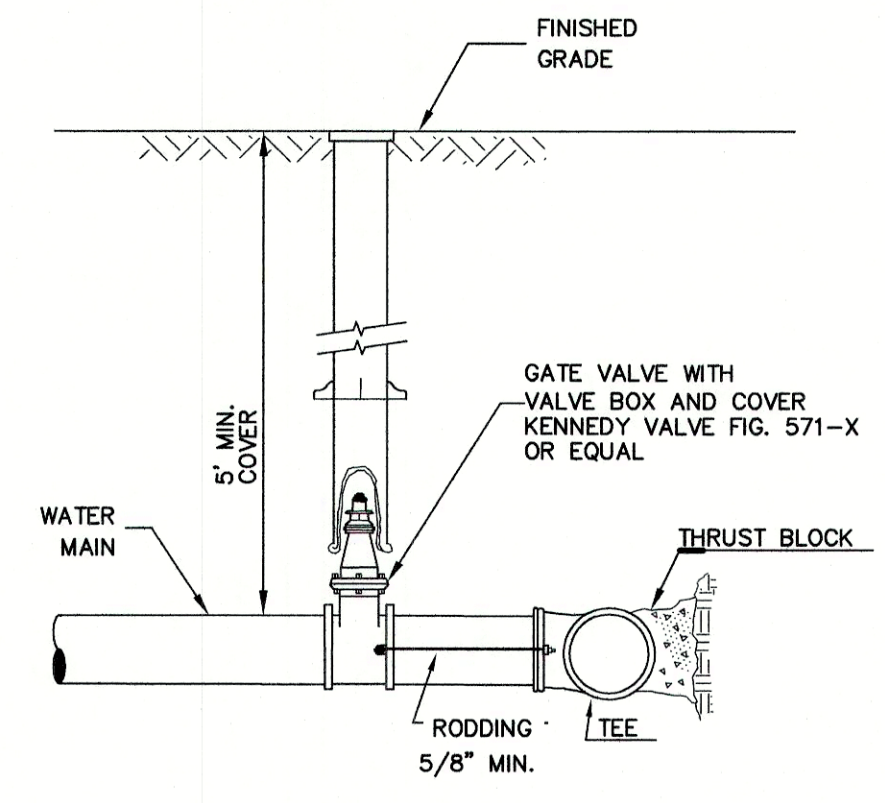
UTILITY TRENCH
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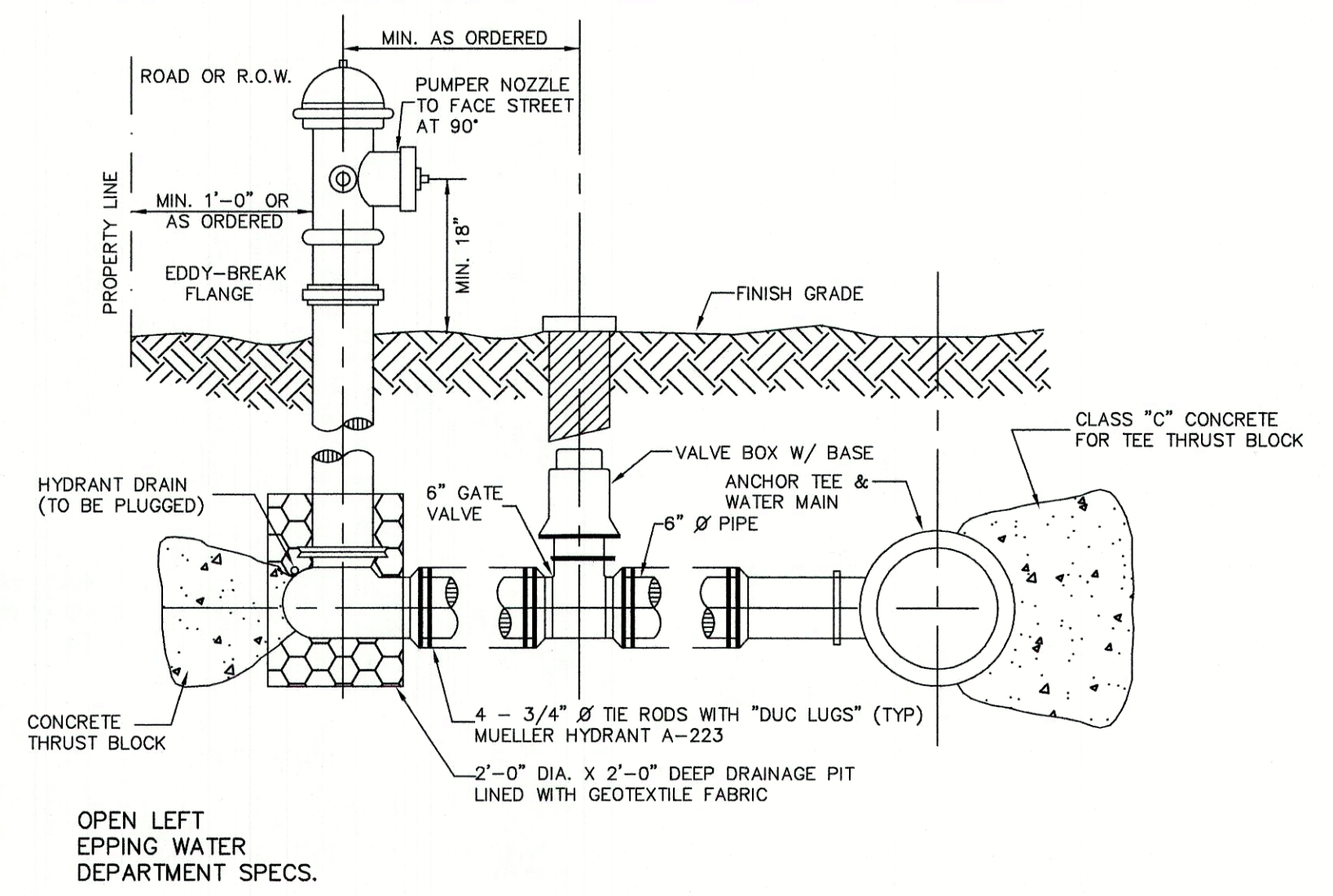
WATER SERVICE CONNECTION-COPPER PIPE
NOT TO SCALE



TEMPORARY SEDIMENT BASIN
NOT TO SCALE

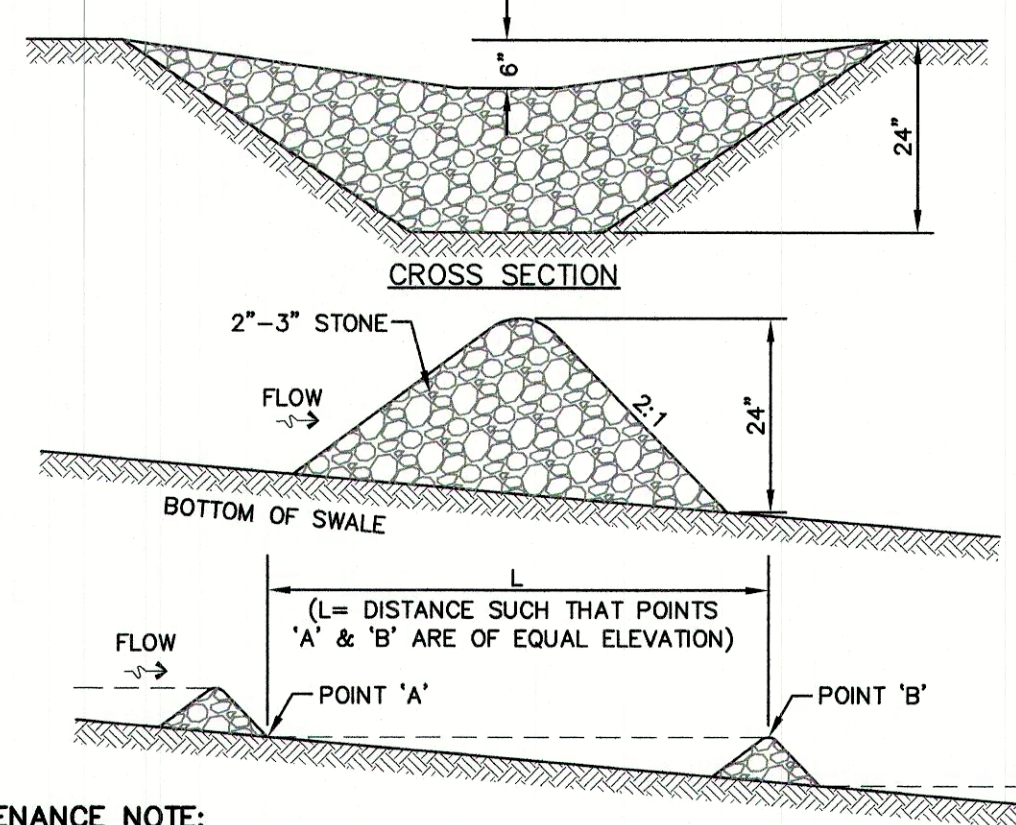


BURIED GATE VALVE DETAIL
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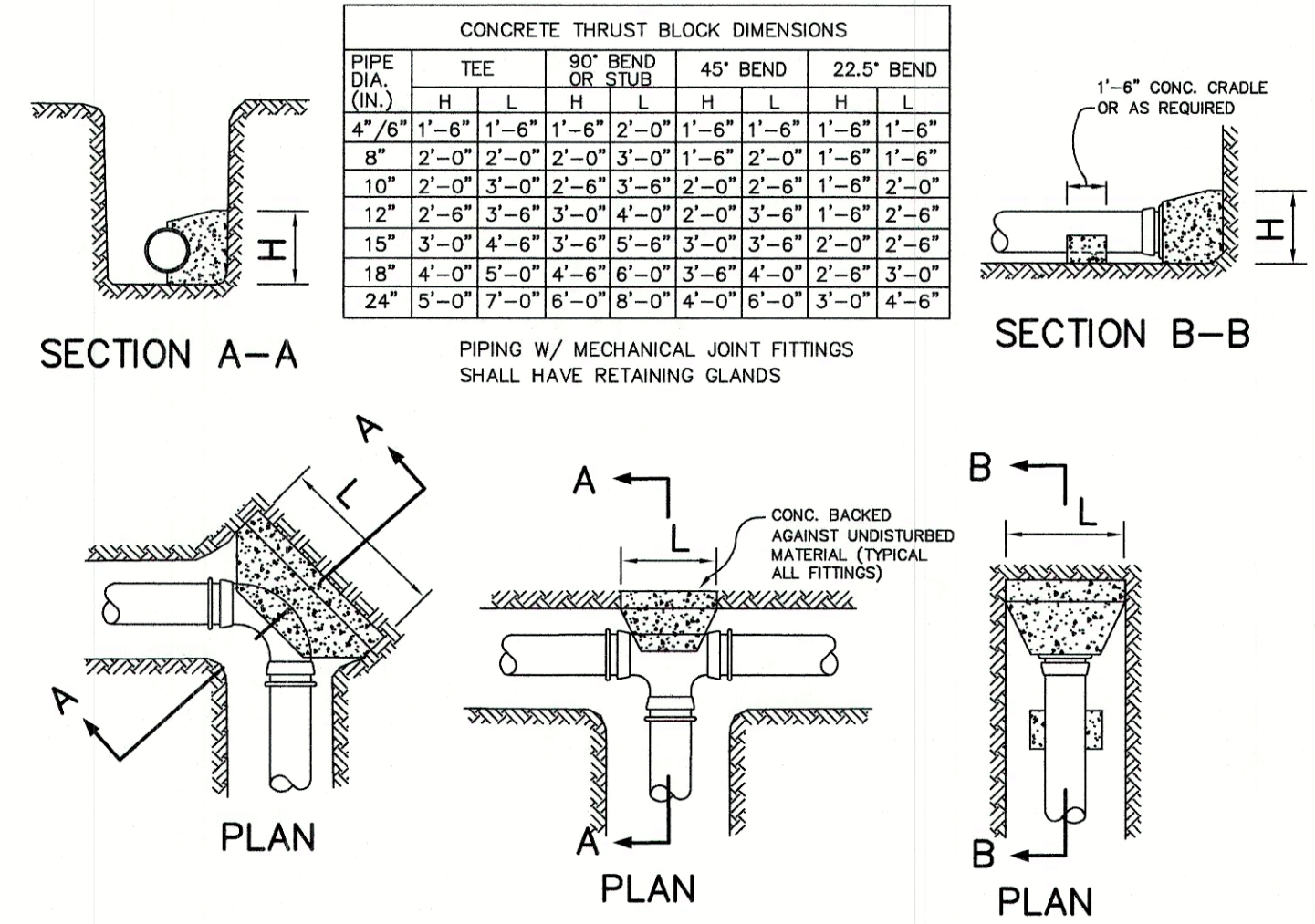
- NOTES:**
- ALL PIPE FITTINGS TO BE D.I. PRESSURE CLASS 350, THICKNESS CLASS 52.
 - HYDRANT TO BE PAINTED RED WITH WHITE "REFLECTOR" PAINT ON BONNET.
 - MECHANICAL JOINTS SHALL HAVE MEGALUG RETAINING GLANDS AS MADE BY EBBA OR APPROVED EQUAL.
 - STEAMER NOZZLE TO BE "STORCH" TYPE.
 - NATIONAL STANDARD THREAD.

HYDRANT INSTALLATION
NOT TO SCALE



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

STONE CHECK DAM
NOT TO SCALE



THRUST BLOCK DETAILS
NOT TO SCALE

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Designed and Produced in NH

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Plan Name: **DETAIL SHEET**
 Project: **HECTOR'S SITE LAFAYETTE ROAD, RYE, NH**
 Owner of Record: **MALCOLM E. SMITH III PO BOX 1020, HAMPTON, NH 03842, BK 5079 PG 0262**

DRAWING No. **D2**
 SHEET 9 OF 12
 JBE PROJECT NO. 18062.1

TEMPORARY EROSION CONTROL NOTES

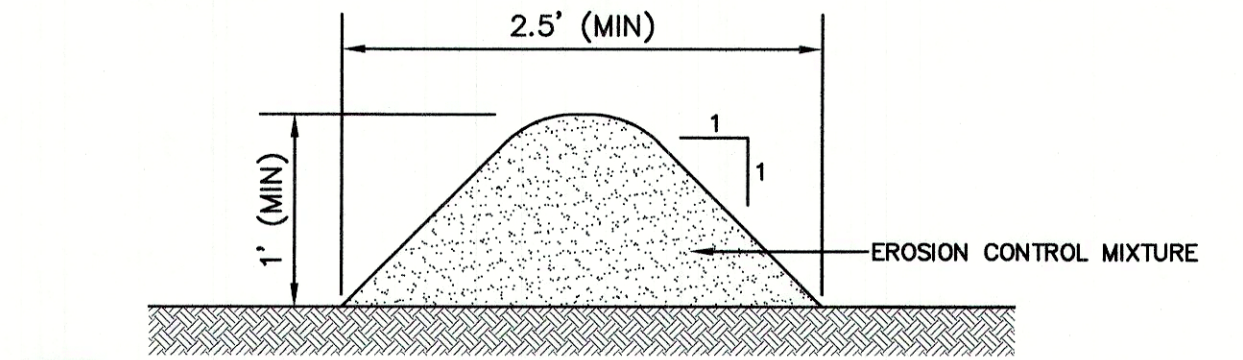
- 1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME... 2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS... 3. ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS... 4. SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS... 5. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED... 6. AREAS MUST BE SEEDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING... 7. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH... 8. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH... 9. AFTER OCTOBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON... 10. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED: a. BASE COURSE GRAVELS HAVE BEEN INSTALLED... 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... d. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED... 11. FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000... 12. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR'S NAME, ADDRESS, AND PHONE NUMBER SHALL BE SUBMITTED TO DES VIA EMAIL... 13. PRIOR TO CONSTRUCTION, A PHASING PLAN THAT DELINEATES EACH PHASE OF THE PROJECT SHALL BE SUBMITTED... 14. IN ORDER TO ENSURE THE STABILITY OF THE SITE AND EFFECTIVE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES SPECIFIED IN THE PLANS... a. A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL OR A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE ("MONITOR") SHALL BE EMPLOYED TO INSPECT THE SITE... b. DURING THIS PERIOD, THE MONITOR SHALL INSPECT THE SUBJECT SITE AT LEAST ONCE A WEEK... c. THE MONITOR SHALL PROVIDE TECHNICAL ASSISTANCE AND RECOMMENDATIONS TO THE CONTRACTOR... d. WITHIN 24 HOURS OF EACH INSPECTION, THE MONITOR SHALL SUBMIT A REPORT TO DES VIA EMAIL... e. THE MONITOR SHALL MEET WITH DES TO DECIDE UPON A REPORT FORMAT...

CONSTRUCTION SEQUENCE

- 1. PRIOR TO THE START OF ANY ACTIVITY, IT IS THE RESPONSIBILITY OF THE SITE'S SITE DEVELOPER (OR OWNER) TO FILE A NOTICE OF INTENT (NOI) FORM WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) IN ORDER TO OBTAIN COVERAGE UNDER THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES... 2. WETLAND BOUNDARIES ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION... 3. CUT AND REMOVE TREES IN CONSTRUCTION AREA AS REQUIRED OR DIRECTED... 4. INSTALL SILT FENCING, HAY BALES AND CONSTRUCTION ENTRANCES PRIOR TO THE START OF CONSTRUCTION... 5. CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES... 6. CONSTRUCT AND/OR INSTALL TEMPORARY OR PERMANENT SEDIMENT AND/OR DETENTION BASIN(S) AS REQUIRED... 7. STRIP LOAM AND PAVEMENT, OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK PER THE RECOMMENDATIONS OF THE PROJECT ENGINEER AND STOCKPILE EXCESS MATERIAL... 8. PERFORM PRELIMINARY SITE GRADING IN ACCORDANCE WITH THE PLAN... 9. PREPARE BUILDING PAD(S) TO ENABLE BUILDING CONSTRUCTION TO BEGIN... 10. INSTALL THE DRAINAGE SYSTEM FIRST, THEN ANY OTHER UTILITIES... 11. ALL SWALES AND DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM... 12. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, CHECK DAMS, SEDIMENT TRAPS, ETC... 13. PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF 'SELECT' SUBGRADE MATERIALS... 14. PAVE ALL PARKING LOTS AND ROADWAYS WITH INITIAL 'BASE COURSE'... 15. PERFORM ALL REMAINING SITE CONSTRUCTION... 16. LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES... 17. FINISH PAVING ALL ROADWAYS AND PARKING AREAS... 18. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE... 19. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE... 20. COMPLETE PERMANENT SEEDING AND LANDSCAPING... 21. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BEEN 75%-85% ESTABLISHED... 22. CLEAN SITE AND ALL DRAINAGE STRUCTURES, PIPES AND SUMPS OF ALL SILT AND DEBRIS... 23. INSTALL ALL PAINTED PAVEMENT MARKINGS AND SIGNAGE... 24. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL... 25. UPON COMPLETION OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ANY RELEVANT PERMITTING AGENCIES...

SEEDING SPECIFICATIONS

- 1. GRADING AND SHAPING a. SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS... b. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED... 2. SEEDED PREPARATION a. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE... b. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED... c. SEED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION... 3. ESTABLISHING A STAND a. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING... b. SEED SHOULD BE SPREAD UNIFORMLY... c. REFER TO THE 'SEEDING GUIDE' AND 'SEEDING RATES' TABLES... d. WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER... 4. MULCH a. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING... b. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES... 5. MAINTENANCE TO ESTABLISH A STAND a. PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH... b. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS... c. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED...

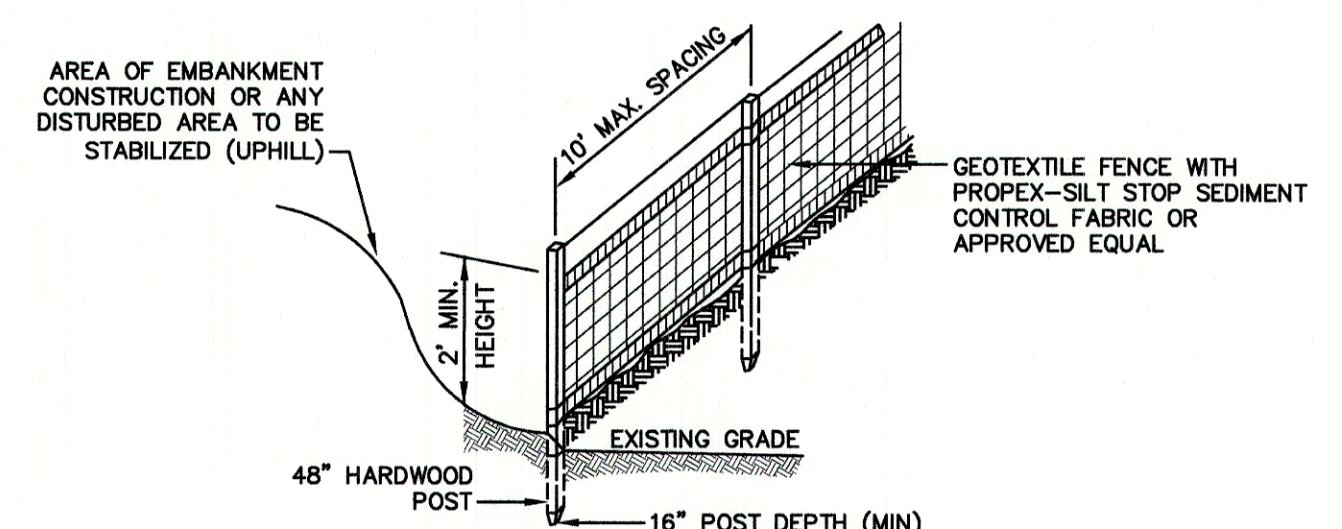


NOTES:

- 1. ORGANIC FILTER BERMS MAY BE UTILIZED IN LIEU OF SILT FENCE, UNLESS OTHERWISE SPECIFIED... 2. THE EROSION CONTROL MIX USED IN THE FILTER BERMS SHALL BE A WELL-GRADED MIXTURE OF PARTICLE SIZES, MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER... c) THE ORGANIC CONTENT SHALL BE 80-100% OF DRY WEIGHT... d) PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN, AND 70-85% PASSING A 0.75" SCREEN... e) THE ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED... f) LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS SHALL NOT BE INCLUDED... g) SOLUBLE SALTS CONTENT SHALL BE >4.0mmhos/cm... h) THE PH SHALL BE BETWEEN 5.0 AND 8.0... 3. ORGANIC FILTER BERMS SHALL BE INSTALLED ALONG A RELATIVELY LEVEL CONTOUR... 4. ON SLOPES LESS THAN 5% OR AT THE BOTTOM OF SLOPES STEEPER THAN 3:1... 5. FROZEN GROUND, OUTCROPS OF BEDROCK, AND VERY ROOTED FORESTED AREAS PRESENT THE MOST PRACTICAL AND EFFECTIVE LOCATIONS FOR ORGANIC FILTER BERMS... 6. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURES WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE STRUCTURE... 7. STRUCTURES MAY BE LEFT IN PLACE ONCE THE SITE IS STABILIZED.

ORGANIC FILTER BERM

NOT TO SCALE

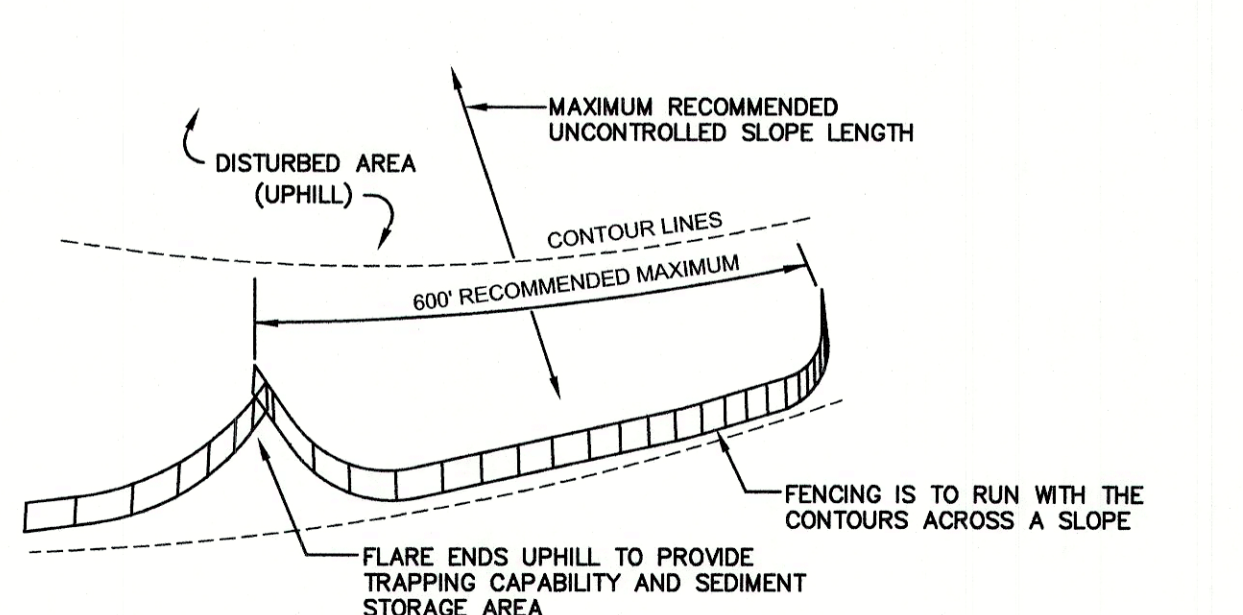


CONSTRUCTION SPECIFICATIONS:

- 1. WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES... 2. THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART... 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING... 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED... 5. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE... 6. SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.

SILT FENCE

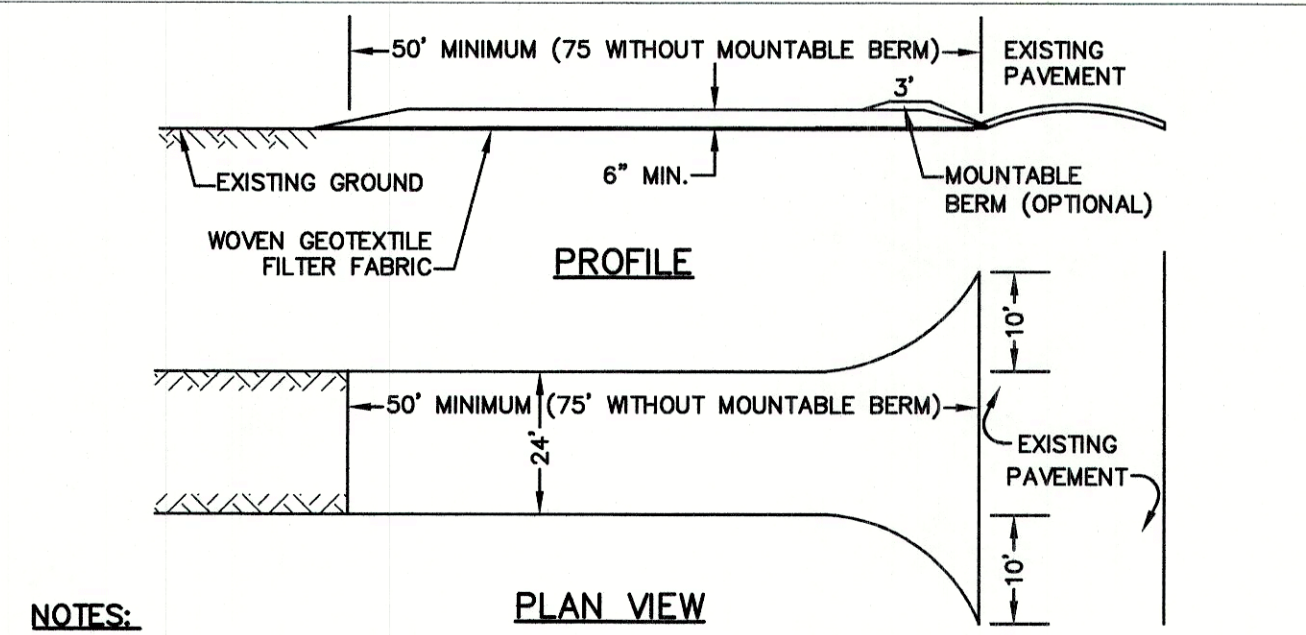
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- 7. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER...

MAINTENANCE:

- 1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL... 2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE... 3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT... 4. SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.



NOTES:

- 1. STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT... 2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, 75' WITHOUT A MOUNTABLE BERM... 3. THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES... 4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS... 5. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE... 6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE... 7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY...

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

Table with 5 columns: USE, SEEDING MIXTURE 1/, DROUGHTY, WELL DRAINED, MODERATELY WELL DRAINED, POORLY DRAINED. Rows include STEEP CUTS AND FILLS, BORROW AREAS, WATERWAYS, EMERGENCY SPILLWAYS, LIGHTLY USED PARKING LOTS, PLAY AREAS AND ATHLETIC FIELDS.

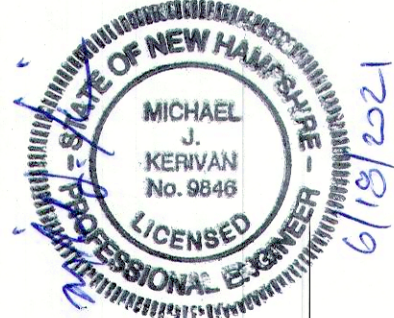
NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th...

SEEDING GUIDE

Table with 3 columns: MIXTURE, POUNDS PER ACRE, POUNDS PER 1,000 Sq. Ft. Includes mixtures A through F with various seed types like Tall Fescue, Creeping Red Fescue, and Kentucky Bluegrass.

SEEDING RATES

Design: JAC, Draft: PSL, Date: 12/17/19, Checked: JAC, Scale: AS NOTED, Project No.: 18062.1, Drawing Name: 18062-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.



Revision table with columns: REV., DATE, REVISION, BY. Includes revisions for Planning Board Submittal, Lot Line, Revised Lot Line, Revised Layout, and Conceptual Review.

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

Plan Name: EROSION AND SEDIMENT CONTROL DETAILS, Project: HECTOR'S SITE LAFAYETTE ROAD, RYE, NH, Owner of Record: MALCOLM E. SMITH III, PO BOX 1020, HAMPTON, NH 03842, BK 5079 PG 0262

DRAWING No. E1, SHEET 10 OF 12, JBE PROJECT NO. 18062.1

PLANTING NOTES:

- PLEASE REVIEW AND BECOME FULLY ACQUAINTED WITH THESE NOTES, CONSTRUCTION DETAILS, AND THE PLANTING PLAN.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LINE LOCATIONS PRIOR TO PLANTING, AND SHALL REPORT ANY CONFLICT TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN SOCIETY OF NURSERY MEN, INC. LATEST EDITION.
- THE CONTRACTOR SHALL STAKE THE LOCATION OF ALL THE PROPOSED PLANT MATERIAL FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. NO PLANTS SHALL BE PLANTED BEFORE THE ACCEPTANCE OF ROUGH GRADING. THE BASE OF THE FLARE OF THE TREE TRUNK SHALL BE EXPOSED, IF NECESSARY, AND PLACED 2" ABOVE FINISH GRADE.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES WILL BE PLANTS WITH EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER COLOR, LEAF COLOR, FRUIT COLOR, AND TIME OF BLOOM, AS APPROVED BY THE LANDSCAPE ARCHITECT.
- EXISTING LOAM: STOCKPILING OF EXISTING LOAM IS SPECIFIED ELSEWHERE. REMOVE CLAY LUMPS, BRUSH, LITTER, ROOTS, STONES 1" AND LARGER, AND OTHER FOREIGN MATERIALS.
- ADDITIONAL LOAM: IF STOCKPILED LOAM QUANTITY IS INSUFFICIENT, PROVIDE LOAM, WHICH IS A "FINE SANDY LOAM", OR A "SANDY LOAM" DETERMINED BY MECHANICAL ANALYSIS AND BASED ON THE "U.S.D.A. CLASSIFICATION SYSTEM." IT SHALL BE OF UNIFORM COMPOSITION, WITHOUT ADMIXTURE OF SUBSOIL, LOAM SHALL HAVE AN ACIDITY RANGE OF PH 5.8 TO PH 7.0 AND SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 10% ORGANIC MATTER AS DETERMINED BY THE LOSS OF IGNITION OF OVEN-DRIED SAMPLES. PROVIDE LOAM WHICH IS FERTILE, FRIABLE, NATURAL LOAM FREE FROM SUBSOIL, CLAY LUMPS, BRUSH, LITTER, ROOTS, STONES 1" AND LARGER, AND ANY FOREIGN MATERIALS.
- PINE MULCH: PROVIDE PARTIALLY DECOMPOSED MINIMUM SIX MONTH AGED FINELY SHREDDED PINE BARK MULCH WITH DARK BROWN COLOR AND FREE OF WEEDS, EXCESSIVE FINE PARTICLES, STRINGY MATERIAL, AND CHUNKS OF WOOD THICKER THAN 1/2". PROVIDE BARK MULCH APPROVED BY THE LANDSCAPE ARCHITECT. APPLY TACKIFIED MULCH TO ALL SEEDED AREAS.
- ALL PLANTS SHALL BE PLUM VERTICALLY AFTER SETTLING.
- ALL PLANT MATERIAL SHALL BE MULCHED AFTER PLANTING.
- LESS OTHERWISE INDICATED, DICTATED BY CONDITIONS AT THE SITE, AND DIRECTED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE, BACKFILL SHALL CONSIST OF UNAMENDED SOIL EXCAVATED FROM THE PLANTING PIT. BACKFILL IN 3-4" LAYERS AND CONSOLIDATE EACH LAYER WITH WATER TO ELIMINATE VOIDS AND ARE POCKETS BEFORE PLACING SUBSEQUENT LAYERS. CONTINUE UNTIL BACKFILL HAS REACHED FINISHED GRADE. WATER THOROUGHLY WHEN EXCAVATION IS BACK FILLED AND CONTINUE WATERING UNTIL SATURATED. IF EXISTING UNAMENDED SOIL IS NOT ACCEPTED, PROVIDE PLANTING SOIL MIXTURE CONSISTING OF 7 PARTS LOAM AND 1 PART HUMUS. MIX QUANTITY OF FERTILIZER AND SOIL AMENDMENTS AS RECOMMENDED BY SOIL ANALYSIS AND APPROVED BY THE LANDSCAPE ARCHITECT.
- WATERING: FLOOD ALL PLANTS WITH WATER TWICE WITHIN THE FIRST 24 HOURS AFTER PLANTING.
- LOAMING: LOOSEN SUBGRADE AND EXISTING LOAM AREAS BY DISCING OR ROTOTILLING TO MINIMUM DEPTH OF 6". REMOVE STONES GREATER THAN 2" AND ALL RUBBISH AND DEBRIS. PLACE LOAM IN TWO EQUAL LIFTS MIXING FIRST APPLICATION INTO LOOSENED SUBGRADE THEN PLACE SECOND LIFT TO BRING LOAM AFTER SETTLING AND COMPACTING TO THE LINES AND GRADES SHOWN IN THE CONTRACT DOCUMENTS, 6" DEEP MINIMUM. DO NOT HANDLE LOAM OR SUBSOIL IF IT IS WET OR FROZEN.
- AFTER LAWN HAS BEEN SPREAD, IT SHALL BE CAREFULLY PREPARED BY SCARIFYING AND HAND RAKING. ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, STUMPS, LITTER AND FOREIGN MATTER, AND STONES OVER ONE INCH IN DIAMETER SHALL BE REMOVED FROM THE LOAM. LOAM SHALL ALSO BE FREE OF SMALLER STONES IN EXCESSIVE QUANTITIES AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- FINE GRADING: SET SUFFICIENT GRADE STAKES FOR CHECKING THE FINISHED GRADES. STAKES MUST BE SET AT THE BOTTOM AND TOP OF SLOPES. GRADES SHALL BE ESTABLISHED THAT ARE ACCURATE TO 1/10TH OF A FOOT EITHER WAY. CONNECT CONTOURS AND SPOT ELEVATIONS WITH AN EVEN SLOPE. ALL GRADING WILL INSURE DRAINAGE AWAY FROM STRUCTURES.
- FINE GRADE LAWN AREAS TO SMOOTH, FREE DRAINING, EVEN SURFACES WITH FINE TEXTURE. ROLL, RAKE AND DRAW LAWN AREAS TO FLATTEN RIDGES AND FILL DEPRESSIONS, EXCEPT AT SELECT AREAS SHOW ON THE DRAWINGS. CONTROL MOISTURE CONTENT TO MAINTAIN OPTIMUM CONDITIONS, BUT DO NOT CREATE A MUDDY CONDITION.
- ROLLING - TYPICAL: ROLL THE ENTIRE AREA WITH A HAND ROLLER WEIGHTING NOT MORE THAN 100 POUNDS. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM AND THE SURFACE SHALL BE REGARDED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE OR TO THE SHAPES AND CONFIGURATIONS AS SHOWN ON THE DETAILS.
- THE SILT FENCE SHALL BE LIMIT OF SEEDING UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ALL AREAS DISTURBED OUTSIDE THE LIMIT OF WORK SHALL BE SEED AS INDICATED ON THE DRAWINGS.
- IN CASE OF DISCREPANCIES BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THE QUANTITIES SHOWN ON THE PLANTING PLAN, THE QUANTITIES ON THE PLANTING PLAN SHALL BE PROVIDED BY THE CONTRACTOR.

Plant Schedule

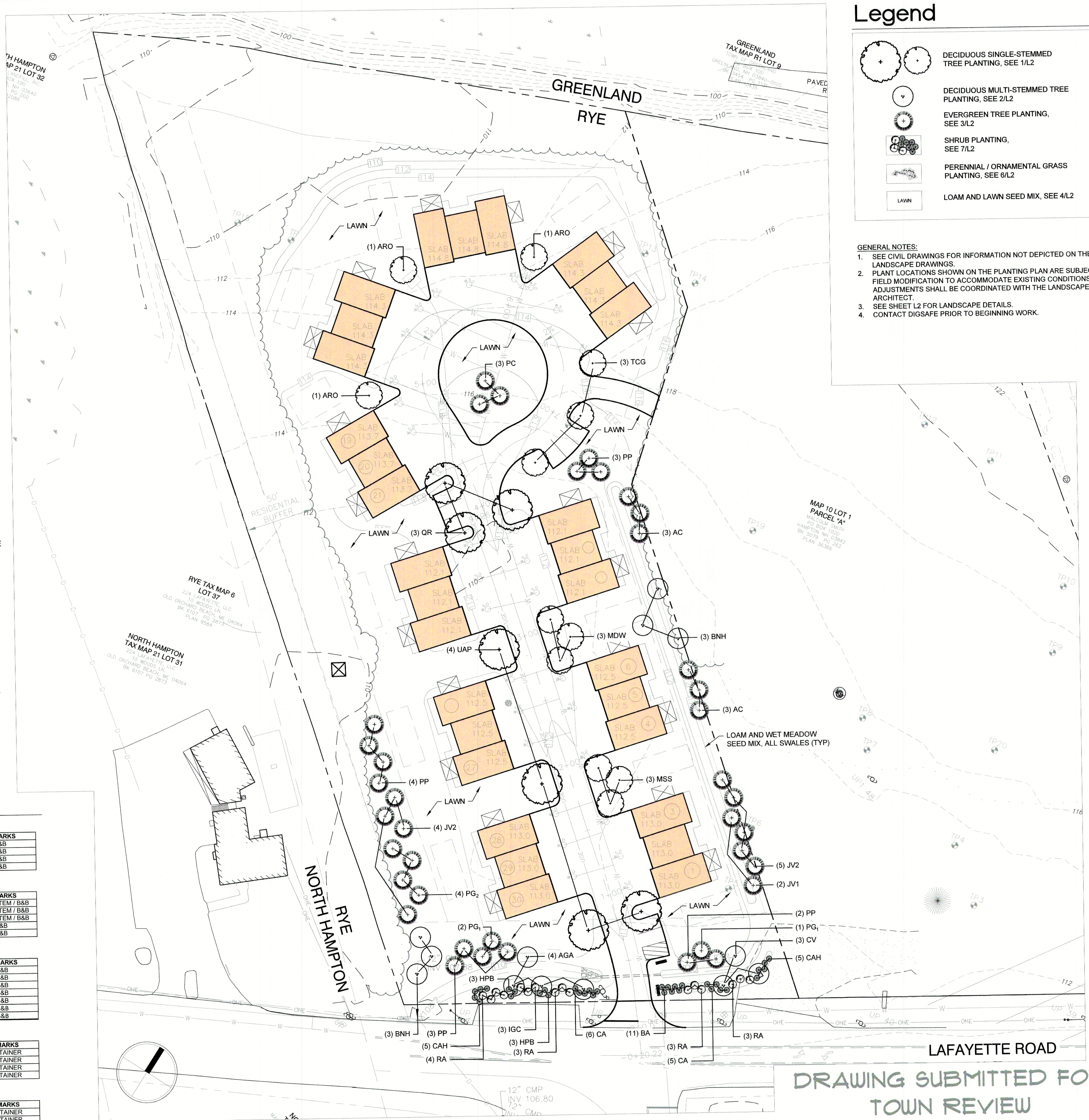
DECIDUOUS SHADE OR STREET TREES					
QTY.	ABRV.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
3	ARO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3'-3 1/2" CAL.	B&B
3	TCG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE-LEAF LINDEN	3'-3 1/2" CAL.	B&B
4	UAP	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	3'-3 1/2" CAL.	B&B
3	QR	QUERCUS RUBRA	RED OAK	3'-3 1/2" CAL.	B&B
13					

DECIDUOUS UNDERSTORY OR FLOWERING FREES					
QTY.	ABRV.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
4	AGA	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6'-8" HT.	MULTI-STEM / B&B
6	BNH	BETULA NIGRA 'HERITAGE' CLUMP	CLUMP 'HERITAGE' BIRCH	6'-8" HT.	MULTI-STEM / B&B
3	CV	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	6'-8" HT.	MULTI-STEM / B&B
3	MDW	MALUS 'DONALD WYMAN'	DONALD WYMAN CRABAPPLE	2'-2 1/2" CAL.	B&B
3	MSS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2'-2 1/2" CAL.	B&B
19					

EVERGREEN TREES					
QTY.	ABRV.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
6	AC	ABIES CONCOLOR	WHITE FIR	7'-8" HT.	B&B
2	JV1	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8'-10" HT.	B&B
9	JV2	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8'-10" HT.	B&B
3	PG1	PICEA GLAUCA	WHITE SPRUCE	7'-8" HT.	B&B
4	PG2	PICEA GLAUCA	WHITE SPRUCE	7'-8" HT.	B&B
9	PP	PICEA PLUNGENS	COLORADO BLUE SPRUCE	7'-8" HT.	B&B
3	PC	PINUS CEMBRA	SWISS STONE PINE	6'-7" HT.	B&B
36					

SHRUBS					
QTY.	ABRV.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
10	CAH	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	WHITE COMPACT SUMMERSWEET	2'-2 1/2" HT.	#3 CONTAINER
6	HPB	HYDRANGEA PANICULATA 'BOBO'	DWARF HYDRANGEA	#3	CONTAINER
3	IGC	ILEX GLABRA COMPACTA	COMPACT INKBERRY	2 1/2'-3" HT.	CONTAINER
13	RA	RHUS AROMATICA 'GRO LOW'	GROUNDCOVER SUMAC	#3	CONTAINER
32					

PERENNIALS AND GRASSES					
QTY.	ABRV.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
11	BA	BAPTISIA AUSTRALIS	FALSE INDIGO	#3	CONTAINER
11	CA	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#2	CONTAINER
22					



Legend

- DECIDUOUS SINGLE-STEMMED TREE PLANTING, SEE 1/L2
- DECIDUOUS MULTI-STEMMED TREE PLANTING, SEE 2/L2
- EVERGREEN TREE PLANTING, SEE 3/L2
- SHRUB PLANTING, SEE 7/L2
- PERENNIAL / ORNAMENTAL GRASS PLANTING, SEE 6/L2
- LAWN
- LOAM AND LAWN SEED MIX, SEE 4/L2

- GENERAL NOTES:**
- SEE CIVIL DRAWINGS FOR INFORMATION NOT DEPICTED ON THE LANDSCAPE DRAWINGS.
 - PLANT LOCATIONS SHOWN ON THE PLANTING PLAN ARE SUBJECT TO FIELD MODIFICATION TO ACCOMMODATE EXISTING CONDITIONS. FIELD ADJUSTMENTS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.
 - SEE SHEET L2 FOR LANDSCAPE DETAILS.
 - CONTACT DIGSAFE PRIOR TO BEGINNING WORK.



MULTI-FAMILY DEVELOPMENT
"HECTOR'S SITE"
TAX MAP 10, LOT 1
LAFAYETTE RD. RYE, NH 038720

SHEET TITLE
LANDSCAPE PLAN

REVISION LOG

REV#	DATE	DESCRIPTION
1		
2		
3		
4		

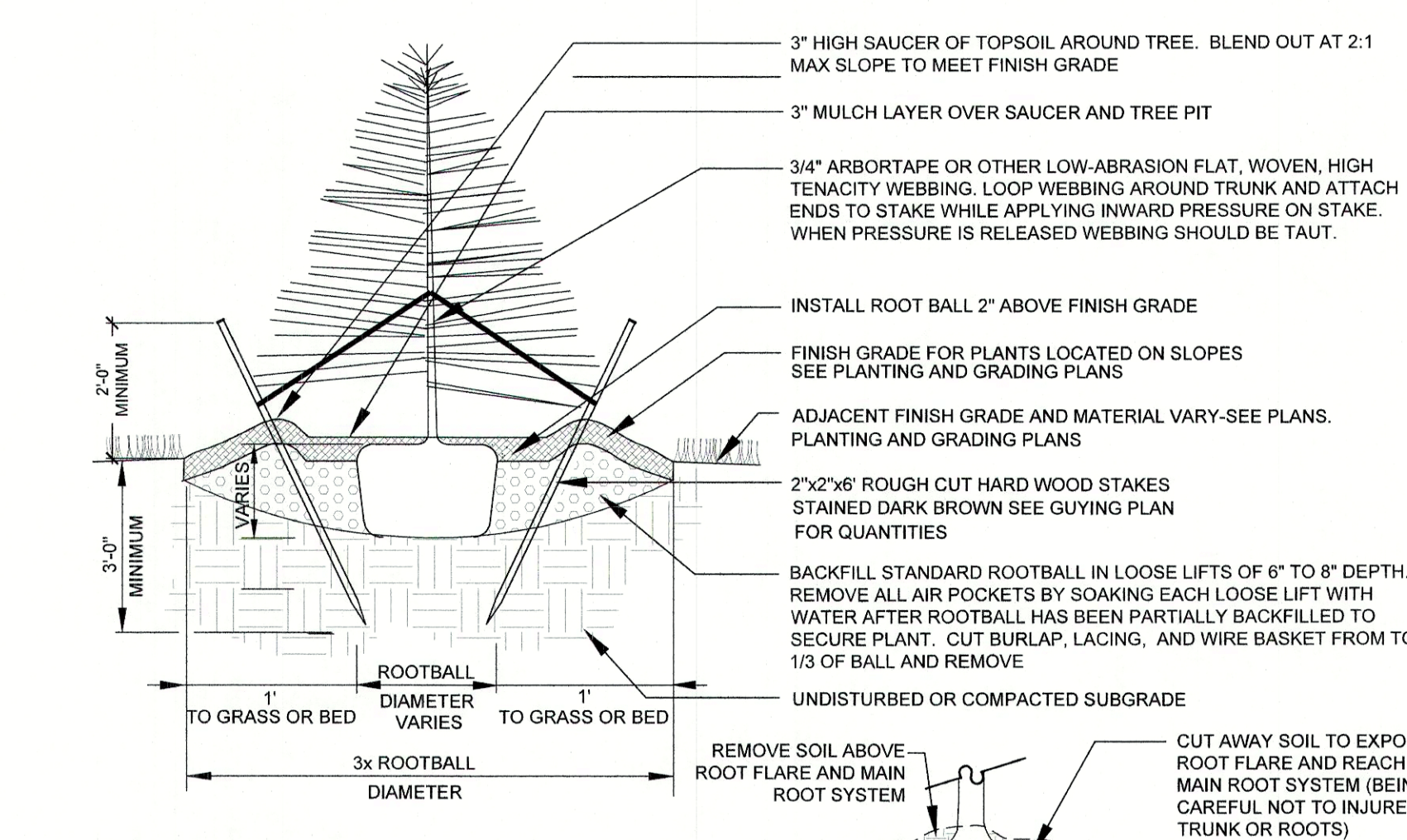
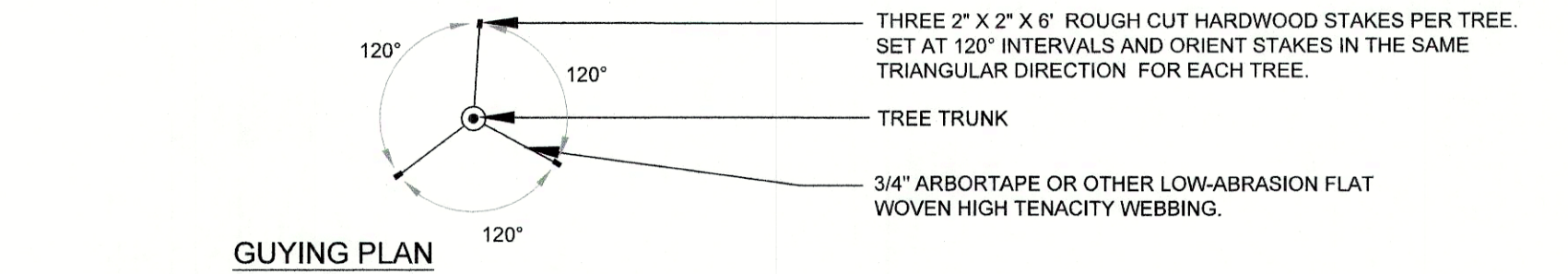
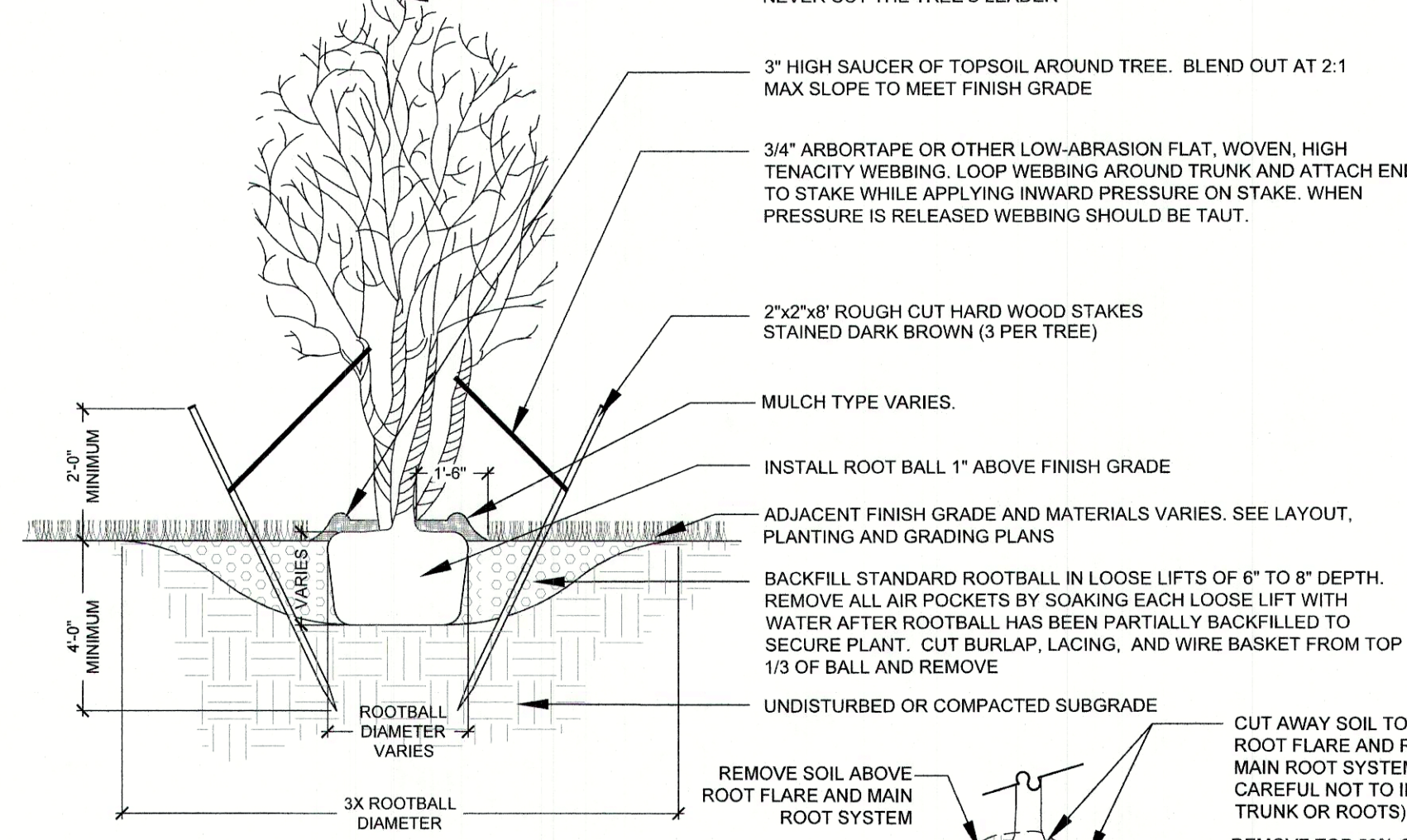
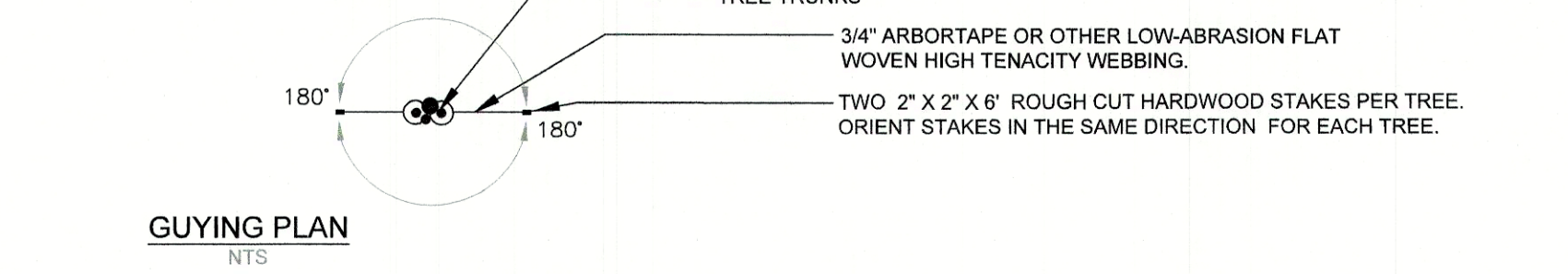
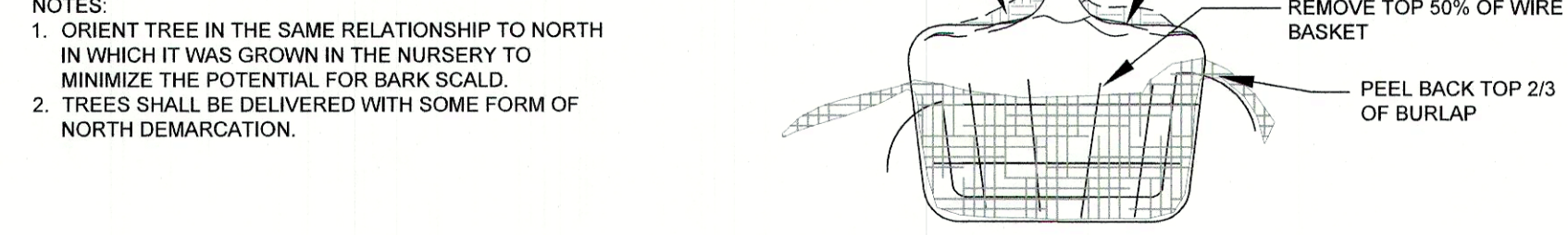
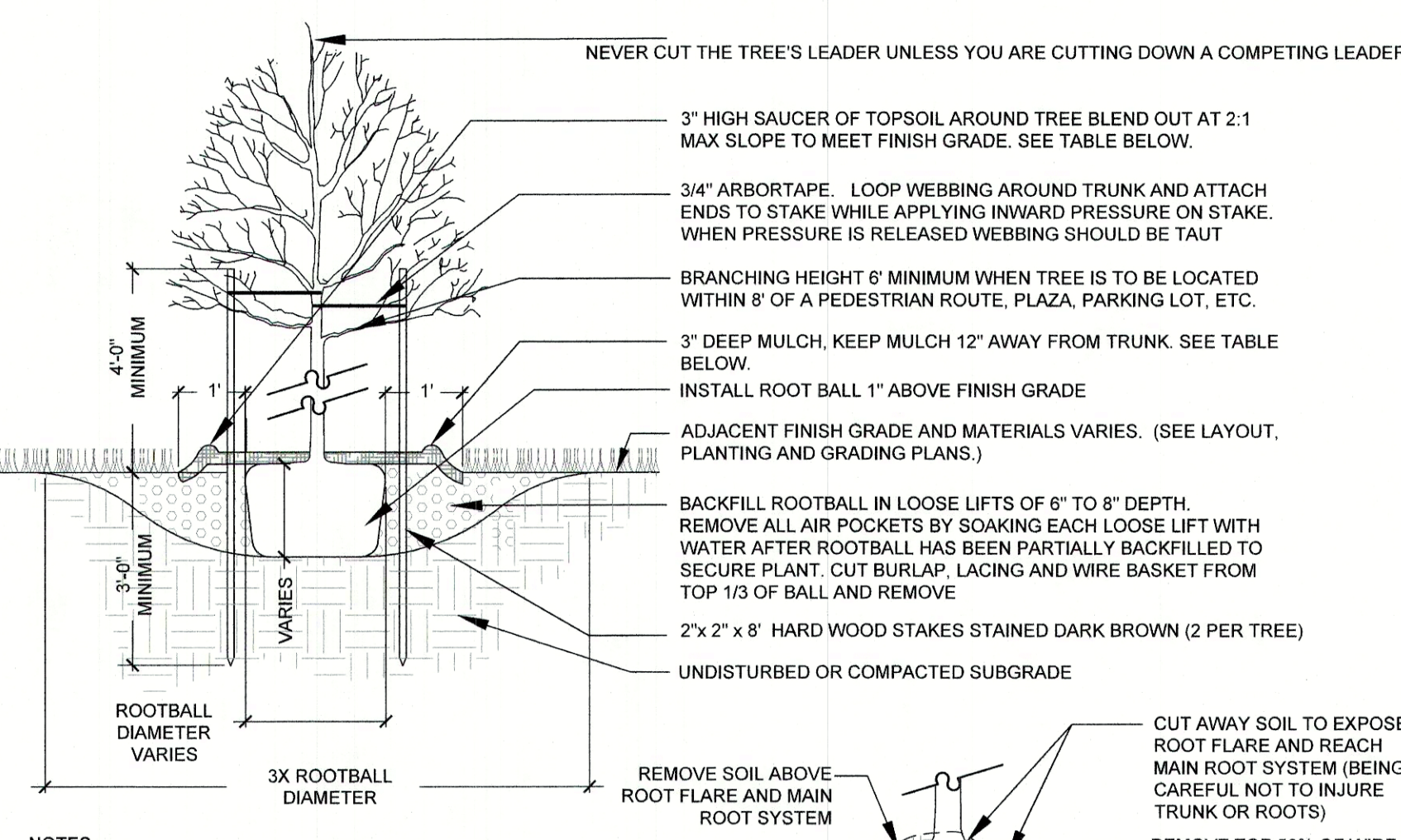
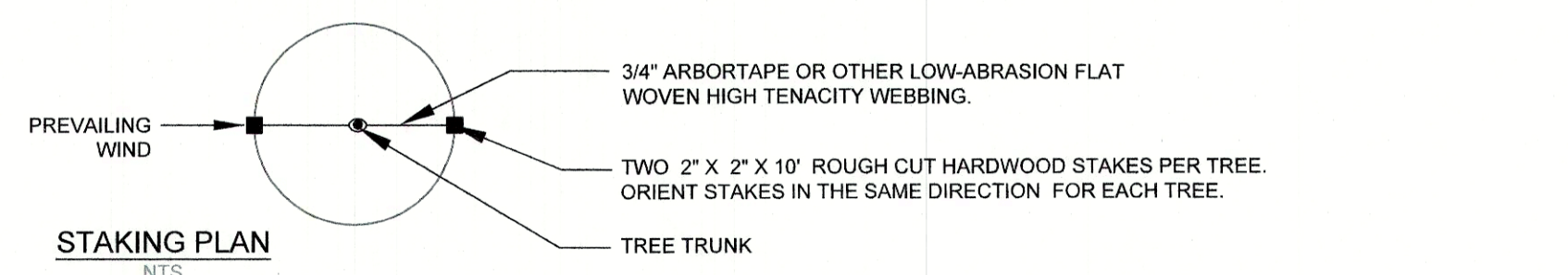
REV# DATE DESCRIPTION
 PROJECT NO. 21031.0
 DESIGN BY J. HYLAND
 DRAWN BY J. HYLAND / K.OSGOOD
 CHECKED BY J. HYLAND
 DATE JUNE 17, 2021

SCALE
 20' 0' 40' 80'
 SCALE: 1"=40'-0"

SEAL

DRAWING SUBMITTED FOR TOWN REVIEW

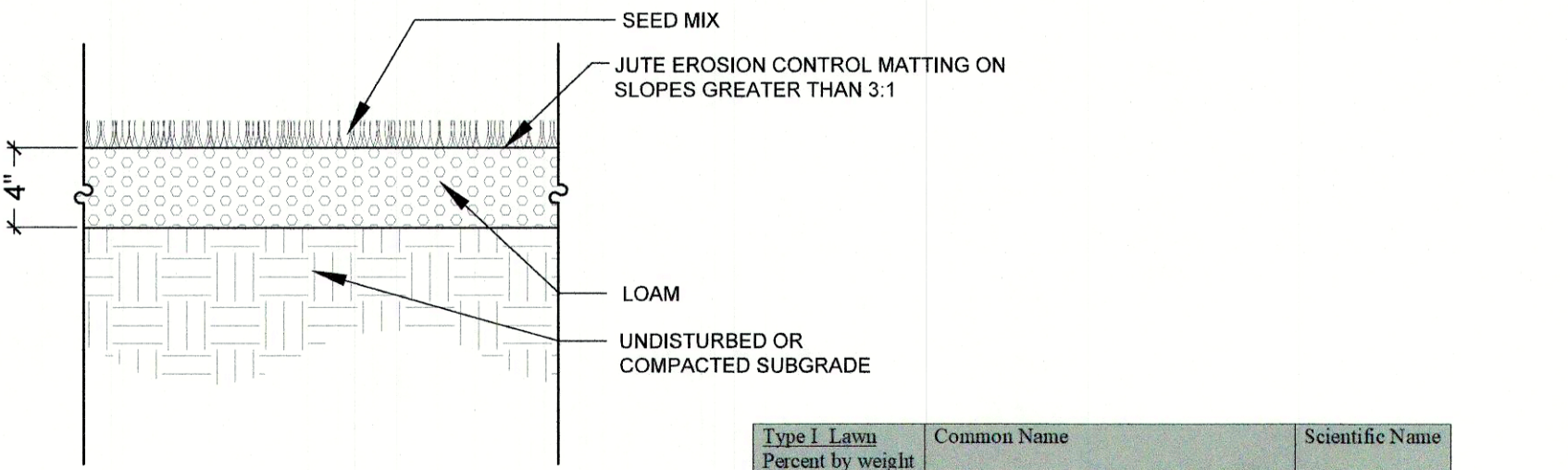
L1



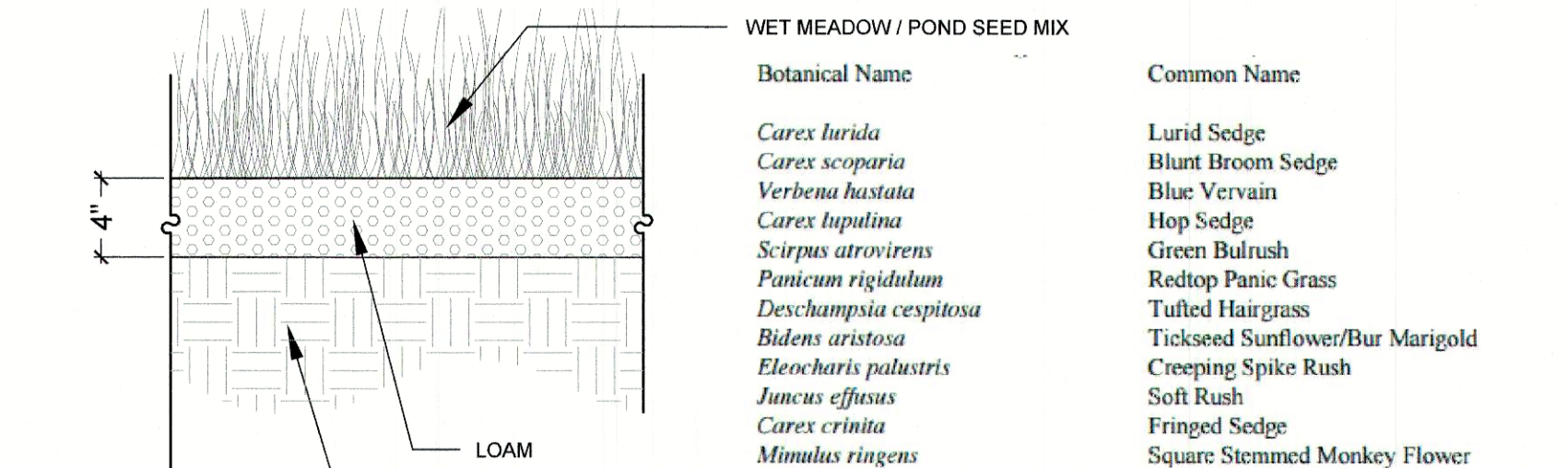
Deciduous Single-Stemmed Tree Planting 1 L2

Deciduous Multi-Stemmed Tree Planting 2 L2

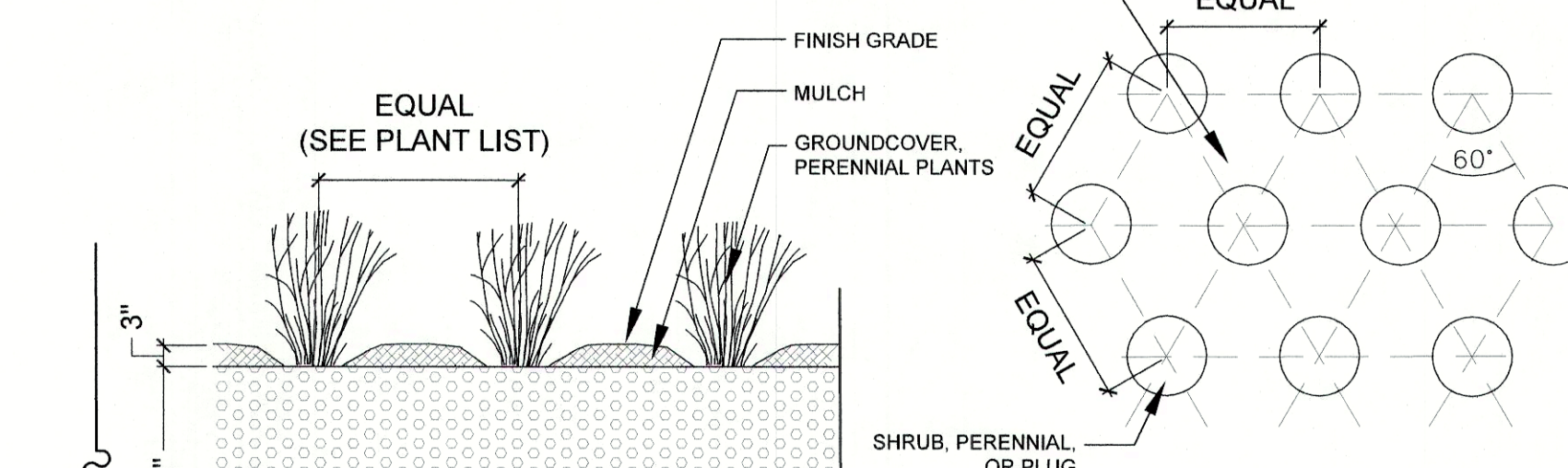
Evergreen Tree Planting 3 L2



Type I Lawn Percent by weight	Common Name	Scientific Name
40%	Celmafine, Rebel II or Tribute Tall Fescue	
15%	Palmer II Perennial Ryegrass	
10%	Jamesonia Cleverly's Fescue	
10%	Reliant Hard Fescue	
10%	Bridsfoot Trefoil	<i>Arvensis</i> variety
5%	Switchgrass	
5%	White Clover	
5%	Redtop	<i>Streaker</i> variety



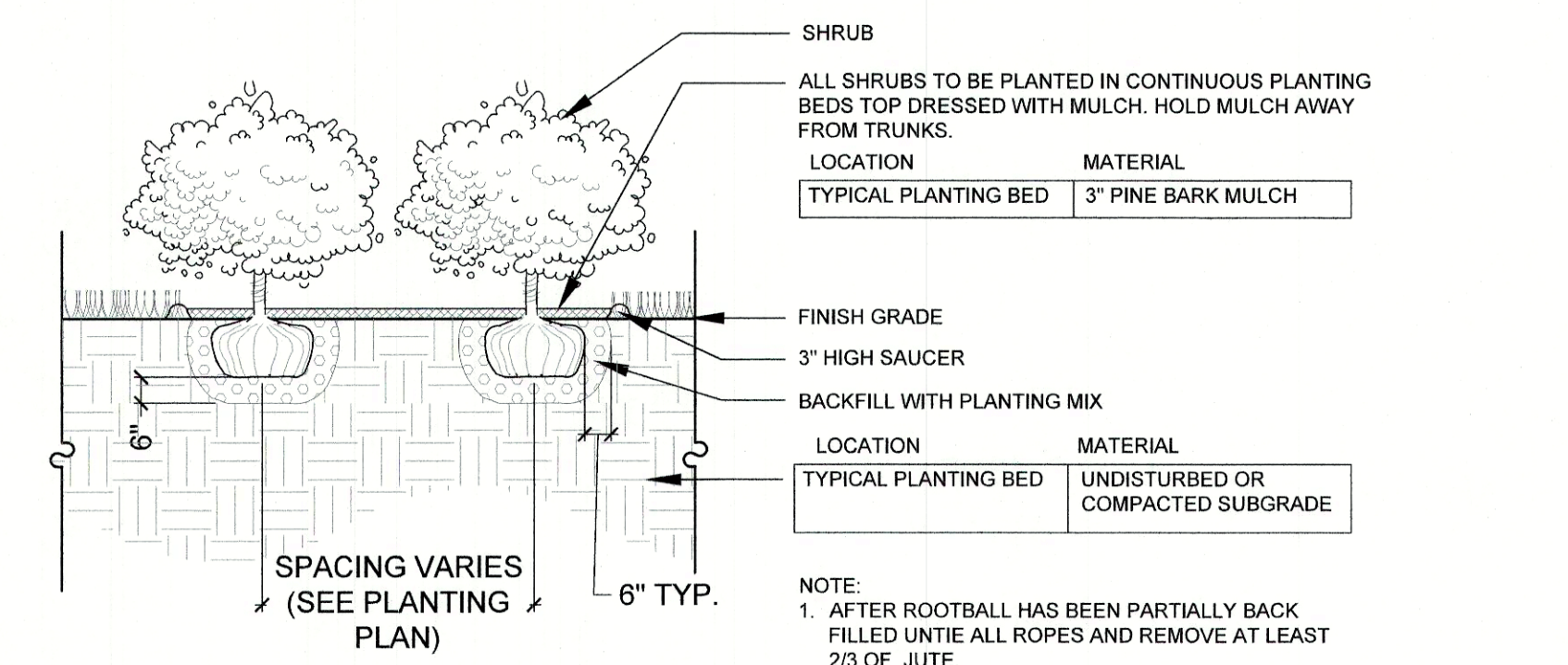
Botanical Name	Common Name
<i>Carex lurida</i>	Lurid Sedge
<i>Carex scoparia</i>	Blunt Broom Sedge
<i>Verbeena hastata</i>	Blue Vervain
<i>Carex lupulina</i>	Hop Sedge
<i>Scirpus atrovirens</i>	Green Bulrush
<i>Panicum rigidulum</i>	Redtop Panic Grass
<i>Deschampsia cespitosa</i>	Tufted Hairgrass
<i>Bidens aristosa</i>	Tickseed Sunflower/Bur Marigold
<i>Eleocharis palustris</i>	Creeping Spike Rush
<i>Juncus effusus</i>	Soft Rush
<i>Carex crinita</i>	Fringed Sedge
<i>Mimulus ringens</i>	Square Stemmed Monkey Flower
<i>Aster puniceus</i>	Swamp Aster
<i>Eupatorium perfoliatum</i>	Boneset
<i>Glyceria canadensis</i>	Rattlesnake Grass
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Helenium autumnale</i>	Common Sneezeweed
<i>Penthorum sedoides</i>	Ditch Stonewort



Loam and Lawn Seed Mix 4 L2

Loam and Wet Meadow Seed Mix 5 L2

Perennial / Ornamental Grass Planting 6 L2



Shrub Planting 7 L2

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SHEET TITLE
LANDSCAPE DETAILS

REVISION LOG

REV#	DATE	DESCRIPTION

PROJECT NO. 21031.0
DESIGN BY J. HYLAND
DRAWN BY J. HYLAND / K. OSGOOD
CHECKED BY J. HYLAND
DATE JUNE 17, 2021
SCALE

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