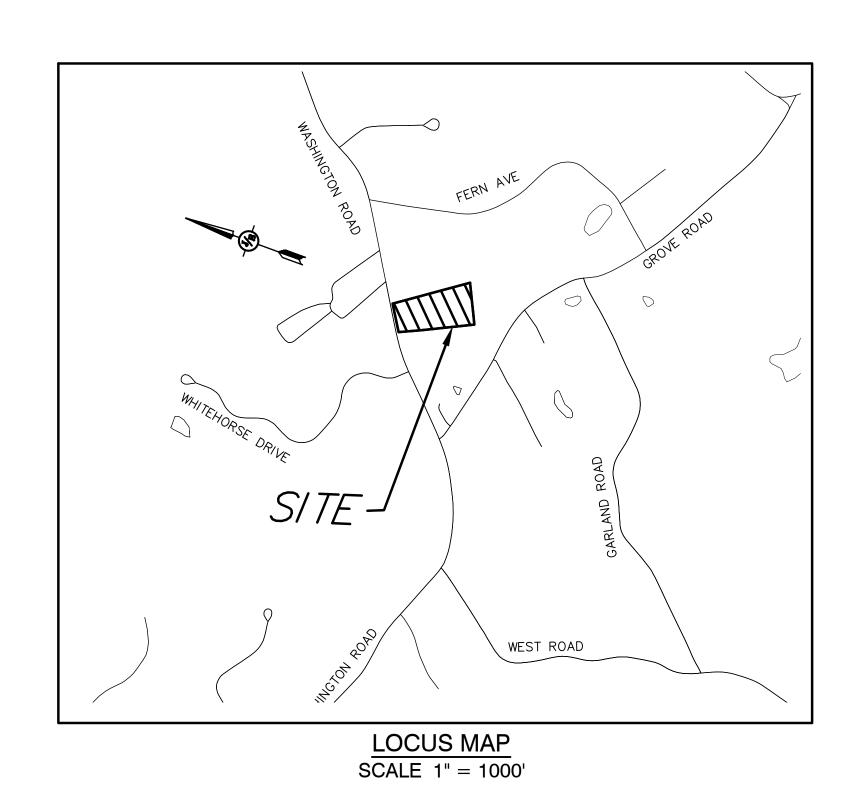
SUBDIVISION PLAN TAX MAP 11, LOT 130 850 WASHINGTON ROAD, RYE, NH 03870

CENERAL LECEND

GENERAL	LEGEND	
EXISTING	PROPOSED	<u>DESCRIPTION</u>
		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
— — 100— — — — — 98— — —	<u>100</u> 98	MAJOR CONTOUR
		MINOR CONTOUR EDGE OF PAVEMENT
VGC	VGC SGC	VERTICAL GRANITE CURB
SGC CCB	CCB	SLOPE GRANITE CURB
PCC	PCC	CAPE COD BERM POURED CONCRETE CURB
X	x	SILT FENCE
D	= = = = S	DRAINAGE LINE SEWER LINE
FM	——— FM———	SEWER FORCE MAIN
G	G	GAS LINE
W	W	WATER LINE WATER SERVICE
OHE	OHE	OVERHEAD ELECTRIC
UGE	———UGE———	UNDERGROUND ELECTRIC
UD	UD	GUARDRAIL UNDERDRAIN
——— F———	——F——	FIRE PROTECTION LINE
	√ —w—	THRUST BLOCK IRON PIPE/IRON ROD
•		DRILL HOLE
⊡	•	IRON ROD/DRILL HOLE
100×0	100x0	STONE/GRANITE BOUND SPOT GRADE
× 100.00	× 100.00	PAVEMENT SPOT GRADE
× 100.00	× 100.00	CURB SPOT GRADE
99.50	99.50	
•		BENCHMARK (TBM)
		DOUBLE POST SIGN SINGLE POST SIGN
		WELL
TP1		TEST PIT FAILED TEST PIT
lacksquare		MONITORING WELL
Server of Server	~ } & ~ * * * * * * * * * * * * * * * * * *	TREES AND BUSHES
C. C	Color Million	UTILITY POLE
\$ □-0	≉ૂ□⊷	LIGHT POLES
(S)	Ð S	DRAIN MANHOLE SEWER MANHOLE
		HYDRANT
>	4\$0	WATER GATE
—Ď—	—	WATER SHUT OFF REDUCER
	H	SINGLE GRATE CATCH BASIN
	— —	TRANSFORMER CULVERT W/WINGWALLS
D		CULVERT W/FLARED END SECTION
— D—		CULVERT W/STRAIGHT HEADWALL
	48439 -√- >	STONE CHECK DAM DRAINAGE FLOW DIRECTION
		4K SEPTIC AREA
जीए जीए जीए		FRESHWATER WETLANDS
		STABILIZED CONSTRUCTION ENTRANCE
	4	CONCRETE
		GRAVEL
	<u> </u>	SNOW STORAGE
	mm	SNOW STORAGE



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

WETLAND CONSULTANT GOVE ENVIRONMENTAL SERVICES, INC. 8 CONTINENTIAL DRIVE UNIT H EXETER, NH 03833 (603) 778-0644

WATER

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

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

SHEET INDEX

COVER SHEET

EXISTING CONDITIONS PLAN

SUBDIVISION PLAN

TOPOGRAPHIC SUBDIVISION PLAN

EROSION AND SEDIMENT CONTROL DETAILS

SIGHT DISTANCE PLAN AND PROFILE

TRUCK TURNING PLAN

CONTACT: JIM GOVE

Stratham, NH 03885

APPROVED - RYE, NH PLANNING BOARD	
	APPLICANT MARLENE VELOSO 850 WASHINGTON ROAD RYE, NH 03870
DATE:	TOTAL LOT AREA 296,544 SQ. FT. 6.81 ACRES

Checked: PSL	Scale:	AS NOTED	Project No.: 20641.2		
Drawing Name: 20641-PLAN.dwg					
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN					
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AT THE USER'S S	OLE RISK	AND WITHOUT	LIABILITY TO JBE.		

Date: 5/19/22

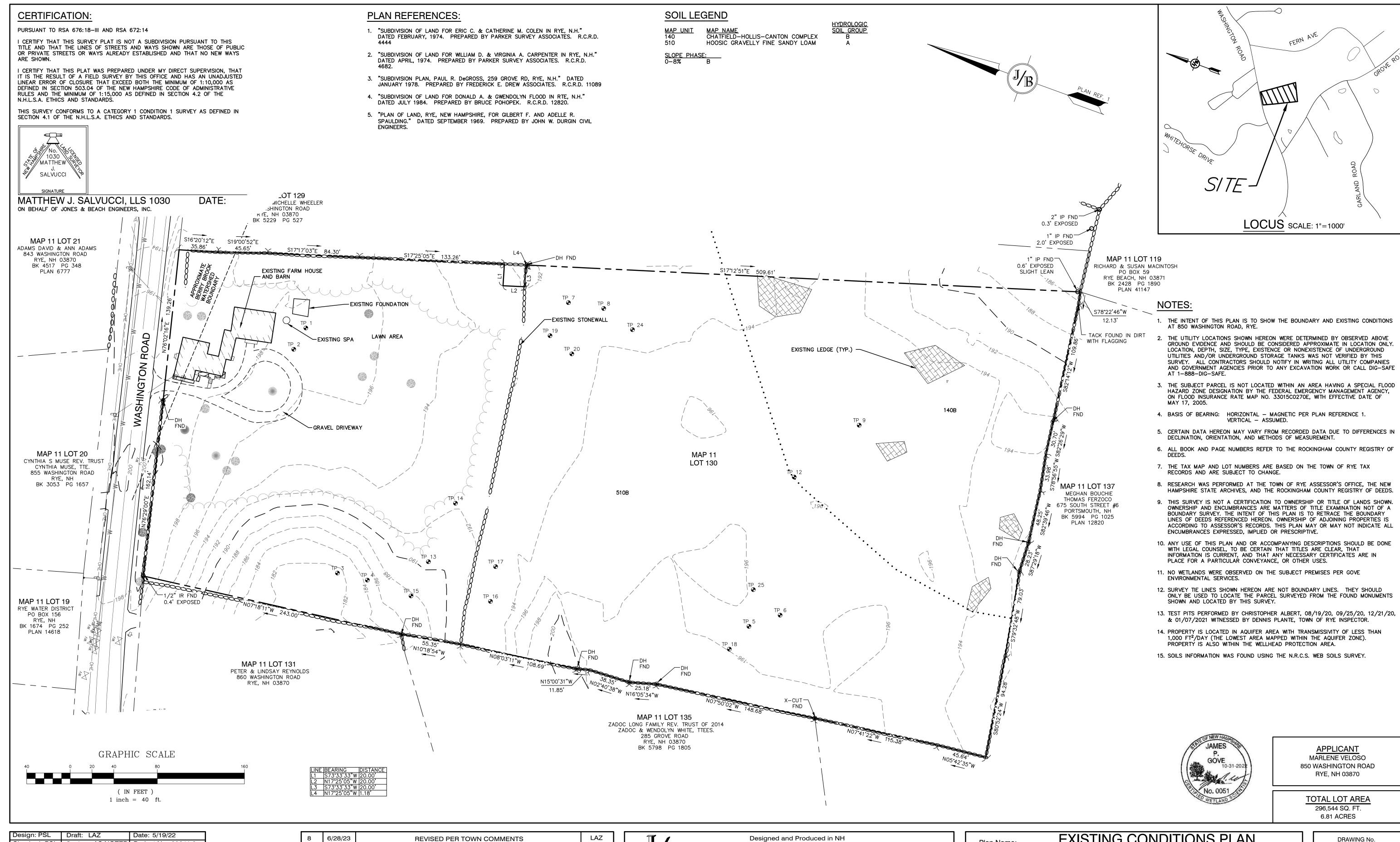
Design: PSL Draft: LAZ

8	6/28/23	REVISED PER TOWN COMMENTS	LAZ
7	5/18/23	ISSUED TWO LOT SUBDIVISION FOR REVIEW	AMJ
6	4/12/23	REVISED SETBACKS AND BUFFERS	LAZ
5	3/9/23	REVISED TWO LOT SUBDIVISION	LAZ
4	3/6/23	CREATED TWO LOT SUBDIVISION	LAZ
REV.	DATE	REVISION	BY

1/		Designed a	and Produ	ced in NH		
B Jo	nes	& Be	ach	Engine	ers,	Inc.
85 Portsmouth Ave.		Engineer			603	-772-4746 -772-0227
Stratham, NH 03885			1	E-MAIL: JBE@JON		

Plan Name:	COVER SHEET	
Project:	MINOR SUBDIVISION 850 WASHINGTON ROAD, RYE, NH	
Owner of Record	MARLENE VELOSO 155 FLEET STREET, PORTSMOUTH, NH 03801 BK 4856, PG168	J

DRAWING No. SHEET 1 OF 7 JBE PROJECT NO. 20641.2



	Design: PSL	Draft:	LAZ	Date: 5/19/22		
	Checked: PSL	Scale:	AS NOTED	Project No.: 20641.2		
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7	5/18/23	ISSUED TWO LOT SUBDIVISION FOR REVIEW	AMJ
6	4/12/23	REVISED SETBACKS AND BUFFERS	LAZ
5	3/9/23	REVISED TWO LOT SUBDIVISION	LAZ
4	3/6/23	CREATED TWO LOT SUBDIVISION	LAZ
REV.	DATE	REVISION	BY

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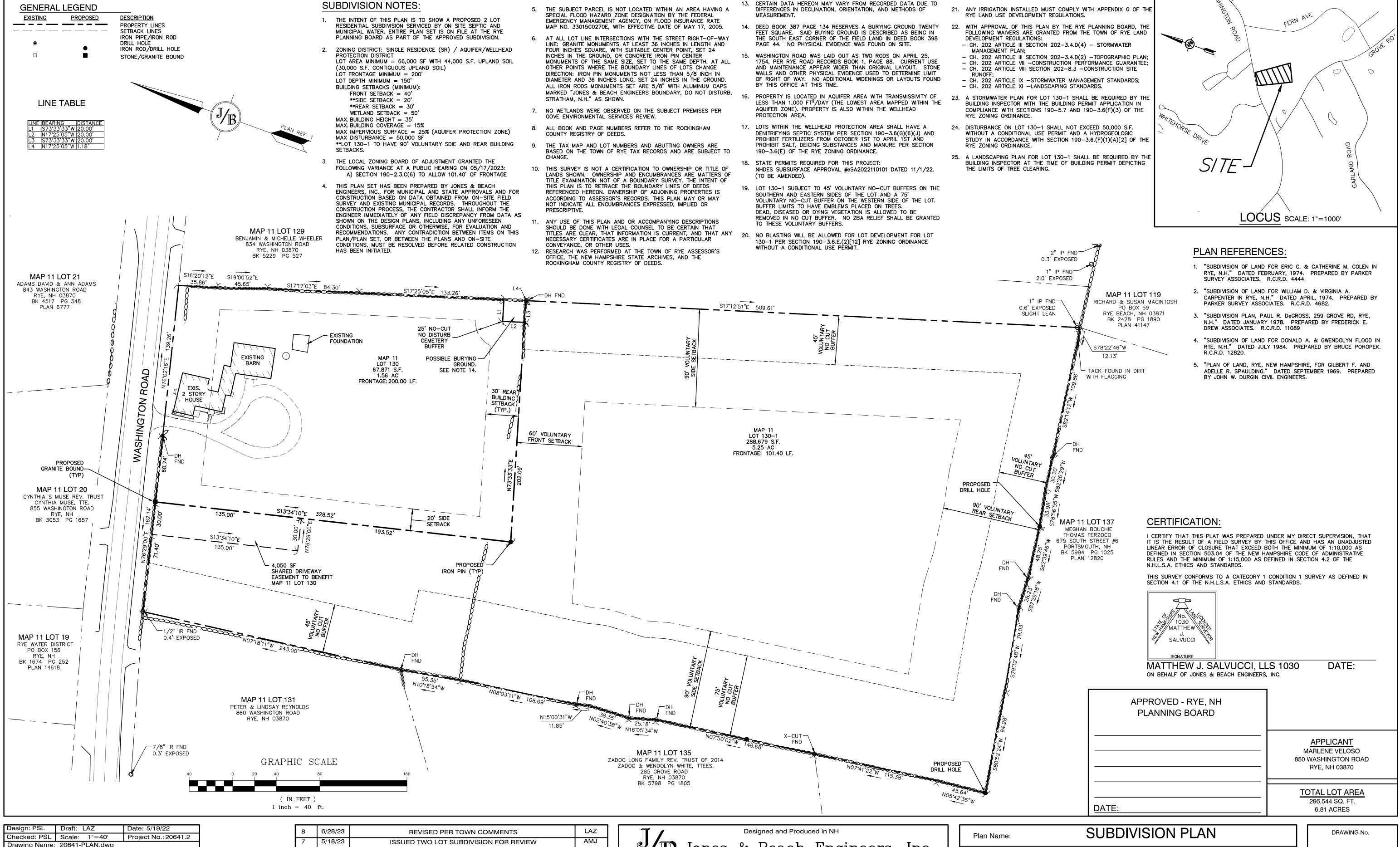
Plan Name:	EXISTING CONDITIONS PLAN	\
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Owner of Record: 155 FLEET STREET, PORTSMOUTH, NH 03801 BK 4856, PG168

MARLENE VELOSO

MINOR SUBDIVISION 850 WASHINGTON ROAD, RYE, NH Project:

JBE PROJECT NO. 20641.2



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8	6/28/23	REVISED PER TOWN COMMENTS	LAZ
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REV.	DATE	REVISION	BY

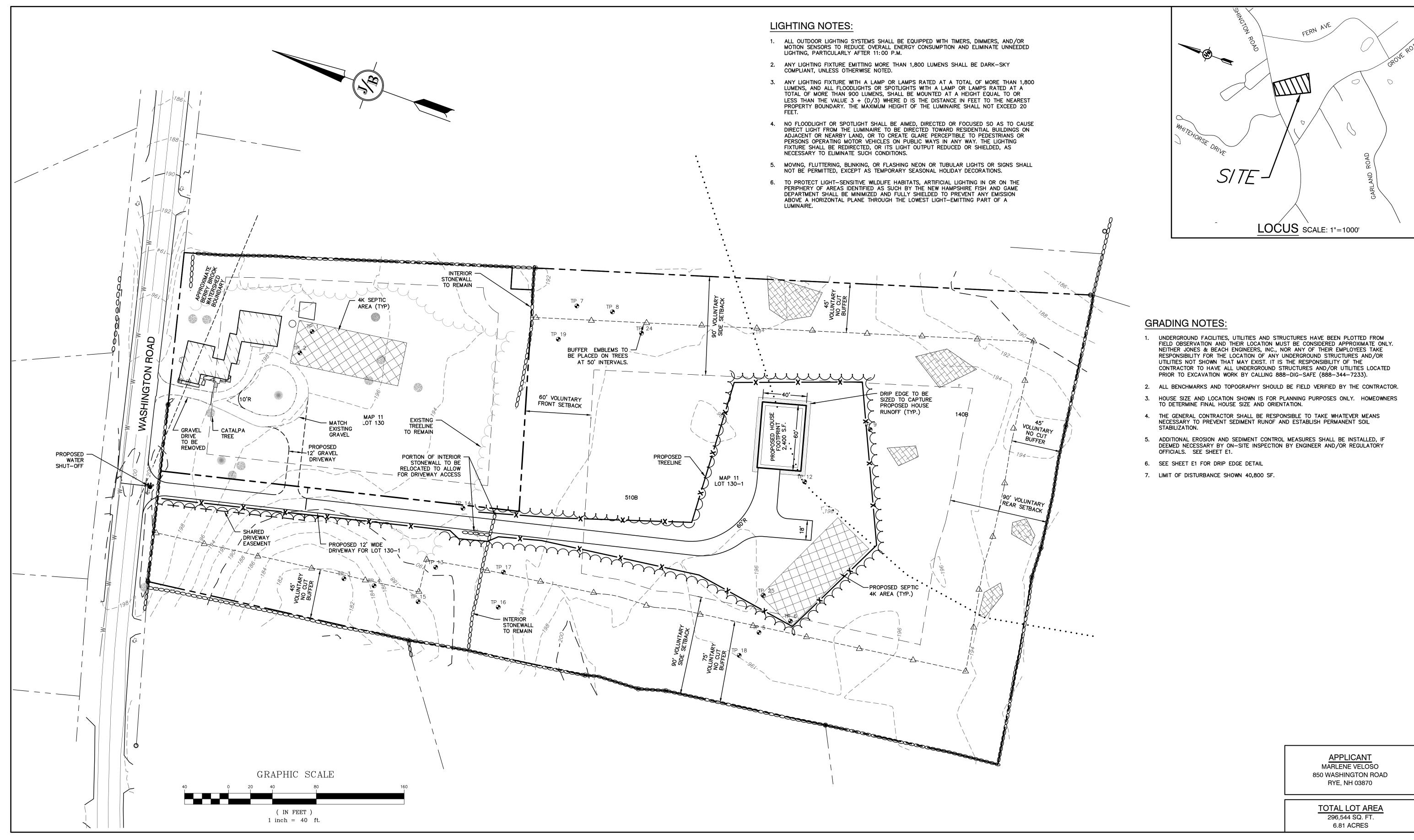


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Project:

MINOR SUBDIVISION 850 WASHINGTON ROAD, RYE, NH MARLENE VELOSO Owner of Record: 155 FLEET STREET, PORTSMOUTH, NH 03801 BK 4856, PG168

SHEET 3 OF 7 JBE PROJECT NO. 20641.2



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	Checked: PSL	Scale:	AS NOTED	Project No.: 20641.2	
Drawing Name: 20641-PLAN.dwg					
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	AT THE USER'S S	OLE RISK	AND WITHOUT	LIABILITY TO JBE.	

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	8	6/28/23	REVISED PER TOWN COMMENTS	LAZ
	7	5/18/23	ISSUED TWO LOT SUBDIVISION FOR REVIEW	AMJ
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	5	3/9/23	REVISED TWO LOT SUBDIVISION	LAZ
	4	3/6/23	CREATED TWO LOT SUBDIVISION	LAZ
	REV.	DATE	REVISION	BY

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ın Name:	TOPOGRAPHIC SUBDIVISION PLAN

MINOR SUBDIVISION 850 WASHINGTON ROAD, RYE, NH

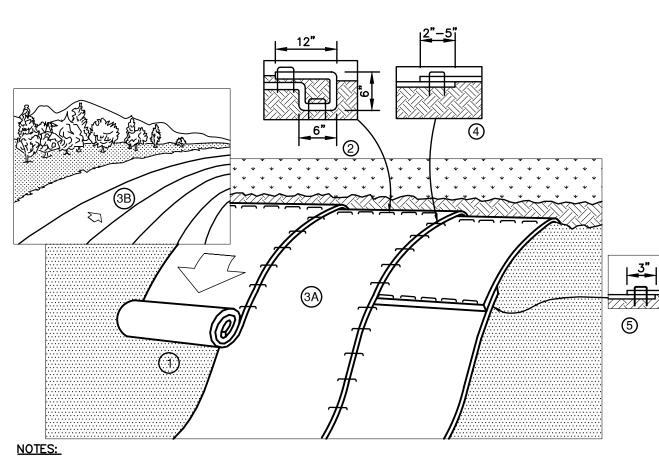
Owner of Record: MARLENE VELOSO
155 FLEET STREET, PORTSMOUTH, NH 03801 BK 4856, PG168

DRAWING No.

C2

SHEET 4 OF 7

JBE PROJECT NO. 20641.2



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



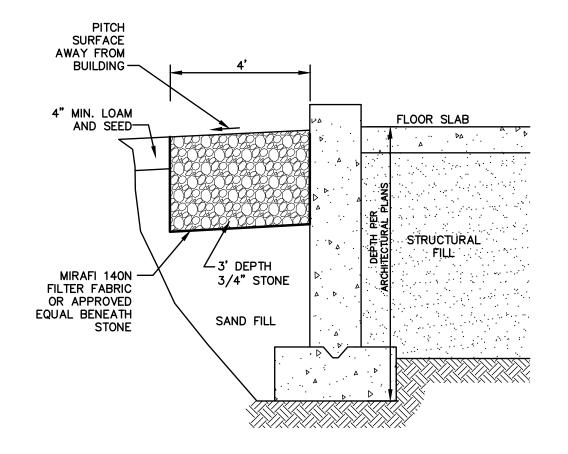
NORTH AMERICAN GREEN 14649 HIGHWAY 41 NORTH EVANSVILLE, INDIANA 47725 1-800-772-2040

EROSION CONTROL BLANKET SLOPE INSTALLATION NORTH AMERICAN GREEN (800) 772-2040

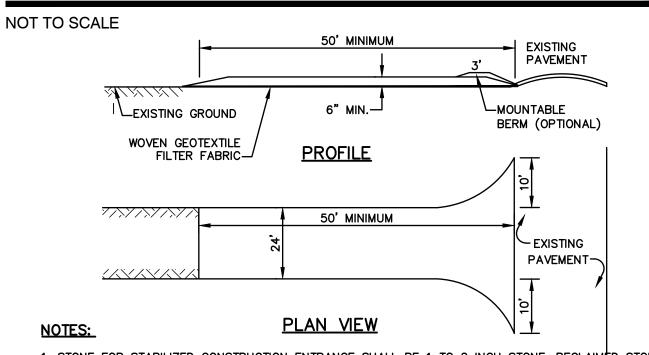
NOT TO SCALE

TEMPORARY EROSION CONTROL NOTES

- 1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
- 3. ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE 'C' AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
- 4. ORGANIC FILTER BERMS AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
- AREAS MUST BE SEEDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING. OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL, ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN SC150BN EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- 9. AFTER OCTOBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
- 10. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - a. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - b. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED:
 - c. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - d. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- 11. FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.



DRIP EDGE DETAIL



- 1. STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- 2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY. 3. THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- 4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS, OR 10 FEET, WHICHEVER IS GREATER.
- 5. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER FABRIC IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
- 6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A STONE BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- . THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

SEEDING SPECIFICATIONS

GRADING AND SHAPING

- A. SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS
- SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED) B. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.

SEEDBED PREPARATION

- A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
- B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

3. ESTABLISHING A STAND

- A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
- AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT. NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.
- PHOSPHATE(P205), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT. POTASH(K20), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
- (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
- B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
- C. REFER TO THE 'SEEDING GUIDE' AND 'SEEDING RATES' TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWNVETCH, BIRDSFOOT, TREFOIL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
- D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.

4. MULCH

- A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING. B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.
- 5. MAINTENANCE TO ESTABLISH A STAND
- A. PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED
- B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
- C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A B C	FAIR POOR POOR	GOOD GOOD GOOD	GOOD FAIR EXCELLENT	FAIR FAIR GOOD
TITLETIO	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENC' SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	Y A C	GOOD GOOD	GOOD EXCELLENT	GOOD EXCELLENT	FAIR FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A B C	GOOD GOOD GOOD	GOOD GOOD EXCELLENT	GOOD FAIR EXCELLENT	FAIR POOR FAIR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E F	FAIR FAIR	EXCELLENT EXCELLENT	EXCELLENT EXCELLENT	<u>2/</u> <u>2/</u>

GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.

2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

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

SEEDING GUIDE

	MIXTURE	POUNDS PER ACRE	POUNDS PER 1.000 Sq. Ft
*	A. TALL FESCUE CREEPING RED FESCUE RED TOP TOTAL	20 20 <u>2</u> 42	0.45 0.45 <u>0.05</u> 0.95
	B. TALL FESCUE CREEPING RED FESCUE CROWN VETCH OR	15 10 15	0.35 0.25 0.35
	FLAT PEA TOTAL	30 40 OR 55	0.75 0.95 OR 1.35
	C. TALL FESCUE CREEPING RED FESCUE BIRDS FOOT TREFOIL TOTAL	20 20 <u>8</u> 48	0.45 0.45 <u>0.20</u> 1.10
	D. TALL FESCUE FLAT PEA TOTAL	20 <u>30</u> 50	0.45 <u>0.75</u> 1.20
	E. CREEPING RED FESCUE 1/ KENTUCKY BLUEGRASS 1/ TOTAL	50 <u>50</u> 100	1.15 1.15 2.30
	F. TALL FESCUE 1	150	3.60
	1/FOR HEAVY USE ATHLETIC FIELDS NEW HAMPSHIRE COOPERATIVE EXTEN CURRENT VARIETIES AND SEEDING RA	SION TURF SPE	

SEEDING RATES

FAX: 603-772-0227

E-MAIL: JBE@JONESANDBEACH.COM

CONSTRUCTION SEQUENCE

- 1. PRIOR TO THE START OF ANY ACTIVITY, IT IS THE RESPONSIBILITY OF THE SITE'S SITE DEVELOPER (OR OWNER) TO FILE A NOTICE OF INTENT (NOI) FORM WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) IN ORDER TO GAIN COVERAGE UNDER THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. A PRE CONSTRUCTION MEETING IS TO BE HELD WITH ALL DEPARTMENT HEADS PRIOR TO THE START OF CONSTRUCTION.
- 2. CUT AND REMOVE TREES IN CONSTRUCTION AREA AS REQUIRED OR DIRECTED.
- 3. INSTALL ORGANIC FILTER BERM, HAY BALES AND CONSTRUCTION ENTRANCES PRIOR TO THE START OF CONSTRUCTION. THESE ARE TO BE MAINTAINED UNTIL THE FINAL PAVEMENT SURFACING AND LANDSCAPING
- 4. CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. THIS INCLUDES ANY REQUIRED DEMOLITION OF EXISTING STRUCTURES, UTILITIES, ETC.
- 5. CONSTRUCT AND/OR INSTALL TEMPORARY OR PERMANENT SEDIMENT AND/OR DETENTION BASIN(S) AS REQUIRED. THESE FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING RUN-OFF TO THEM.
- 6. STRIP LOAM WITHIN LIMITS OF WORK PER THE RECOMMENDATIONS OF THE PROJECT ENGINEER AND STOCKPILE EXCESS MATERIAL. STABILIZE STOCKPILE AS NECESSARY.
- 7. INSTALL THE DRAINAGE SYSTEMS FIRST, THEN ANY OTHER UTILITIES IN ACCORDANCE WITH THE PLAN AND DETAILS. ANY CONFLICTS BETWEEN UTILITIES ARE TO BE RESOLVED WITH THE INVOLVEMENT AND APPROVAL
- 8. INSTALL INLET PROTECTION AT ALL CATCH BASINS AS THEY ARE CONSTRUCTED IN ACCORDANCE WITH
- 9. ALL SWALES AND DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
- 10. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, CHECK DAMS, SEDIMENT TRAPS, ETC., TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ABUTTING WATERS AND/OR
- 11. PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF 'SELECT' SUBGRADE MATERIALS.
- 12. PAVE ROADWAY WITH INITIAL 'BASE COURSE'.
- 13. PERFORM ALL REMAINING SITE CONSTRUCTION (i.e. BUILDING, CURBING, UTILITY CONNECTIONS, ETC.).
- 14. LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES (i.e. RIP RAP, EROSION CONTROL BLANKETS, ETC.).
- 15. FINISH PAVING ALL ROADWAY AREAS WITH 'FINISH' COURSE.
- 16. ROADWAY SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- 17. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- 18. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- 19. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BEEN 75%-85% ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
- 20. CLEAN SITE AND ALL DRAINAGE STRUCTURES, PIPES AND SUMPS OF ALL SILT AND DEBRIS.
- 21. INSTALL ALL PAINTED PAVEMENT MARKINGS AND SIGNAGE PER THE PLANS AND DETAILS.
- 23. UPON COMPLETION OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ANY RELEVANT PERMITTING AGENCIES THAT THE CONSTRUCTION HAS BEEN FINISHED IN A SATISFACTORY MANNER.

22. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.

2.5' (MIN) -EROSION CONTROL MIXTURE

- 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. STUMP GRINDINGS. SHREDDED OR COMPOSTED BARK, OR ACCEPTABEL MANUFACTURED PRODUCTS, AND SHALL BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH, AND SHALL MEET THE FOLLOWING STANDARDS:
- a) THE ORGANIC CONTENT SHALL BE 80-100% OF DRY WEIGHT.
- b) PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN, AND 70-85% PASSING A 0.75" SCREEN.
- c) THE ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED.
- d) LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS SHALL NOT BE INCLUDED IN THE
- e) SOLUBLE SALTS CONTENT SHALL BE >4.0mmhos/cm. f) THE pH SHALL BE BETWEEN 5.0 AND 8.0.
- 3. ORGANIC FILTER BERMS SHALL BE INSTALLED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BERM.
- 4. ON SLOPES LESS THAN 5%, OR AT THE BOTTOM OF SLOPES STEEPER THAN 3:1, UP TO 20' LONG, THE BERM SHALL BE A MINIMUM OF 12" HIGH (AS MEASURED ON THE UPHILL SIDE), AND A MINIMUM OF 36" WIDE. ON LONGER OR STEEPER SLOPES, THE BERM SHALL BE WIDER TO ACCOMMODATE THE POTENTIAL ADDITIONAL RUNOFF.
- 5. FROZEN GROUND, OUTCROPS OF BEDROCK, AND VERY ROOTED FORESTED AREAS PRESENT THE MOST PRACTICAL AND EFFECTIVE LOCATIONS FOR ORGANIC FILTER BERMS. OTHER BMP'S SHOULD BE USED AT LOW POINTS OF CONCENTRATED RUNOFF, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT HAVE A LARGE CONTRIBUTING AREA.
- 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.

MARLENE VELOSO

ORGANIC FILTER BERM

NOT TO SCALE

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7	5/18/23	ISSUED TWO LOT SUBDIVISION FOR REVIEW	AMJ
6	4/12/23	REVISED SETBACKS AND BUFFERS	LAZ
5	3/9/23	REVISED TWO LOT SUBDIVISION	LAZ
4	3/6/23	CREATED TWO LOT SUBDIVISION	LAZ
REV.	DATE	REVISION	BY

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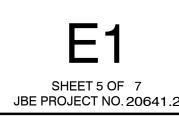
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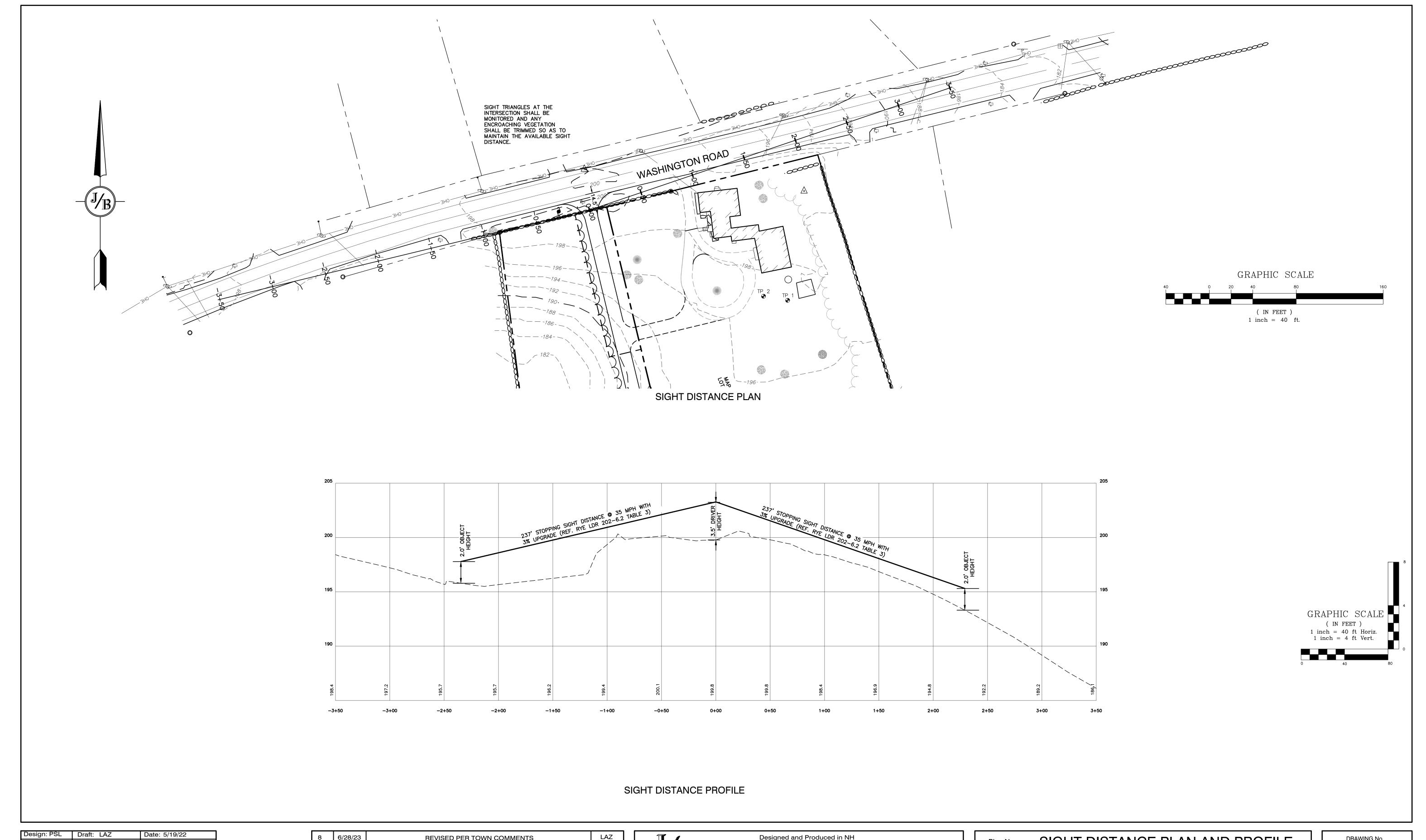
Plan Name: EROSION AND SEDIMENT CONTROL DETAILS

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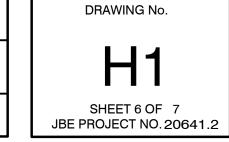
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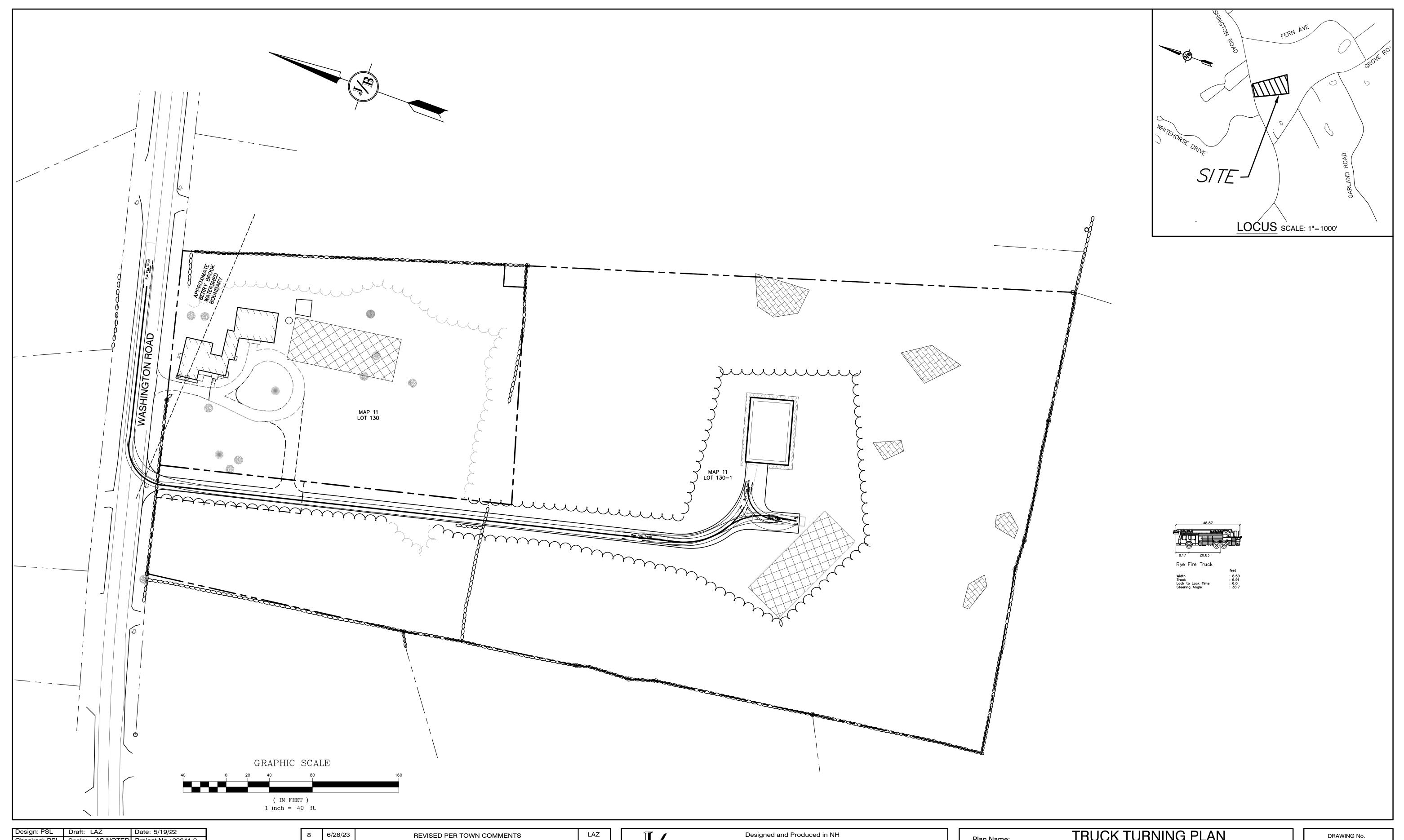
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Plan Name:	SIGHT DISTANCE PLAN AND PROFILE
Project:	MINOR SUBDIVISION 850 WASHINGTON ROAD, RYE, NH
Owner of Reco	MARLENE VELOSO 155 FLEET STREET, PORTSMOUTH, NH 03801 BK 4856, PG168





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6	4/12/23	REVISED SETBACKS AND BUFFERS	LAZ
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4	3/6/23	CREATED TWO LOT SUBDIVISION	LAZ
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Plan Name:	THOOK TOTHING LAIN
Project:	MINOR SUBDIVISION 850 WASHINGTON ROAD, RYE, NH
Owner of Record	MARLENE VELOSO 155 FLEET STREET, PORTSMOUTH, NH 03801 BK 4856, PG168

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