

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED TO MEET THE REQUIREMENTS OF THE NH ALTERATION OF TERRAIN RULES. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THE SOIL REPORT IS BELOW:

THE SOIL MAP WAS ORIGINALLY PRODUCED IN JULY 2016. THE SOIL MAP HAS BEEN REVISED BASED UPON ADDITIONAL TEST PITS BEING RECORDED. THE CURRENT REVISION DATE IS FEBRUARY 2017. THE RESPONSIBLE SOIL SCIENTIST IS JAMES P. GOVE, CSS # 004, GOVE ENVIRONMENTAL SERVICES, INC.

NRCS MAP UNIT	MAP UNIT NAME	HISS CONVERSION	HSG
445 (SLOPE)	NEWFIELDS, VERY STONY	321 (SLOPE) H	B
547 (SLOPE)	WALPOLE, VERY STONY	521 (SLOPE) H	C
125 (SLOPE)	SCARBORD, VERY STONY	621 (SLOPE) H	D
141 (SLOPE)	HOLLIS, ROCK OUTCROP, CHATFIELD COMPLEX	124 (SLOPE) H	C/D, B

SLOPE PHASES: B= 0 TO 8%, C= 8 TO 15%, D= 15 TO 25%+

DRAINAGE CLASSES: ED = EXCESSIVELY DRAINED, WD = WELL DRAINED, MWD = MODERATELY WELL DRAINED, SWPD = SOMEWHAT POORLY DRAINED, PD = POORLY DRAINED, VPD = VERY POORLY DRAINED

MAP UNIT NAME	DRAINAGE PARENT MATERIAL	INCLUSIONS
NEWFIELDS, VERY STONY	MWD	GLACIAL TILL SCITUATE, WOODBRIDGE, CHATFIELD GREATER THAN 24 INCHES DEPTH, ELDRIDGE, SWPD VARIANTS
WALPOLE, VERY STONY	PD	GLACIAL TILL SCARBORD, NEWFIELDS RIDGEBURY, SWPD VARIANTS
SCARBORD, VERY STONY	VPD	GLACIAL TILL WALPOLE, RIDGEBURY
HOLLIS, ROCK OUTCROP, CHATFIELD COMPLEX	ED	GLACIAL TILL CHATFIELD VARIANT, CANTON, NEWFIELDS

SIMILAR INCLUSIONS MAKE UP 25% OF THE MAP UNIT. DISSIMILAR INCLUSIONS MAKE UP 10%.

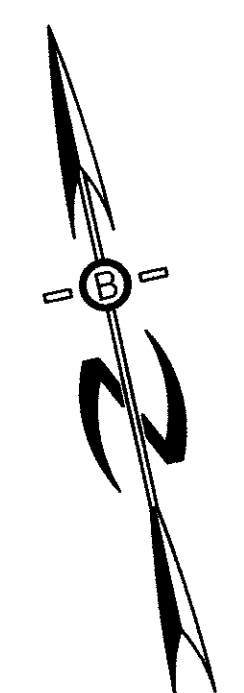
OTHER DISTINGUISHING FEATURES: NUMEROUS SURFACE BOULDERS.

PREPARED FOR:  
**WNRV LLC**  
7B EMERY LANE  
STRATHAM N.H. 03885

**BEALS ASSOCIATES PLLC**  
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885  
PHONE: 603-583-4860, FAX: 603-583-4863

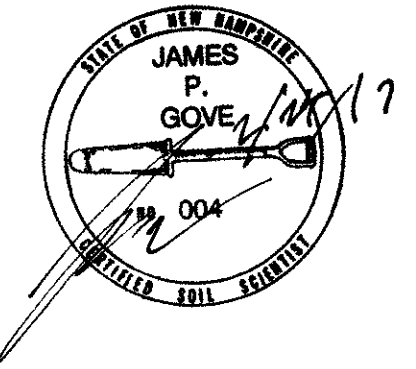
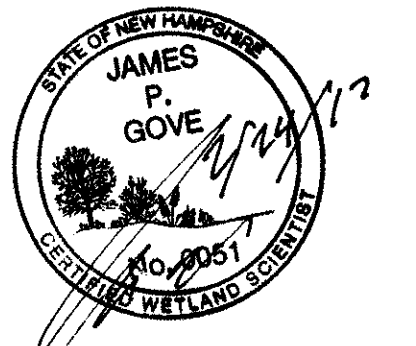
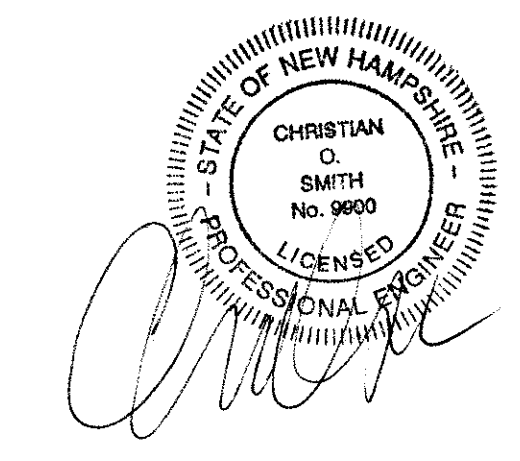
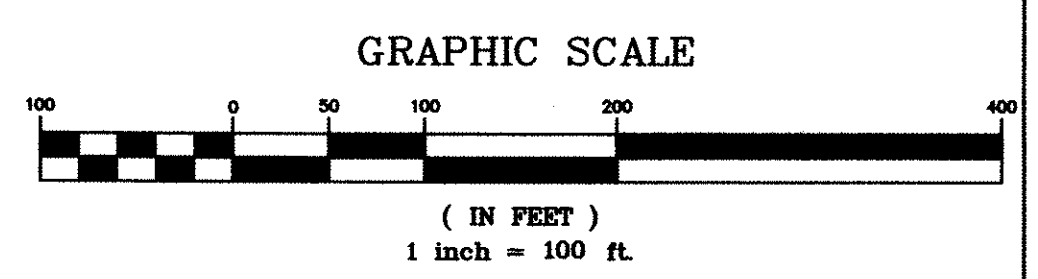
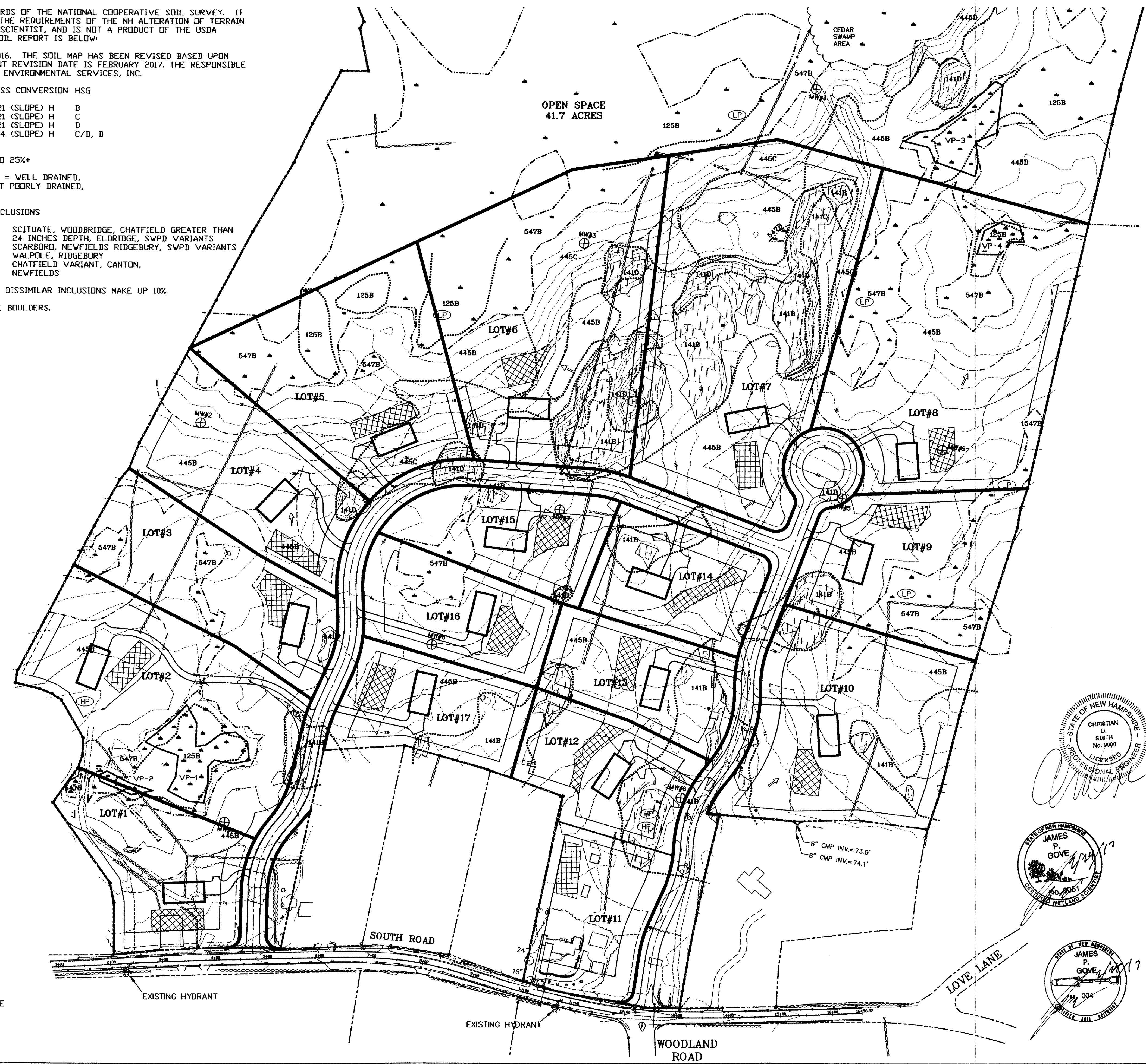
ZONE REQUIREMENTS:	SINGLE RESIDENCE
MIN. LOT AREA	66,000 sq.ft.
MIN. FRONTAGE	200 ft.
MIN. FRONT SETBACK	40 ft.
MIN. SIDE SETBACK	20 ft.
MIN. REAR SETBACK	30 ft.
MAX. BUILDING HEIGHT	35 ft.

- NOTES**
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE
  - THIS PLAN HAS BEEN PREPARED 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. 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.
  - ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
  - ALL ROAD AND DRAINAGE WORK TO CONFORM TO TOWN STANDARD SPECIFICATIONS FOR CONSTRUCTION. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
  - ALL PROPOSED SIGNS SHALL CONFORM TO THE TOWN ZONING REGULATIONS.
  - PROPOSED DISTURBANCE IS OVER 100,000 S.F. MIN., ALTERATION TERRAIN RSA 485-A-17 IS REQUIRED.
  - THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
  - SEE DETAIL SHEET FOR STANDARD CONSTRUCTION NOTES AND DETAILS.
  - THE CONSTRUCTION SITE OPERATOR AND OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO USEPA, WASHINGTON, DC, STORMWATER NOTICE PROCESSING CENTER AT LEAST 14 DAYS PRIOR TO COMMENCEMENT OF WORK ON SITE. EPA WILL POST THE NOI AT <http://cfpubl.epa.gov/npdes/stormwater/noi/noisearch.cfm>.



**LEGEND**

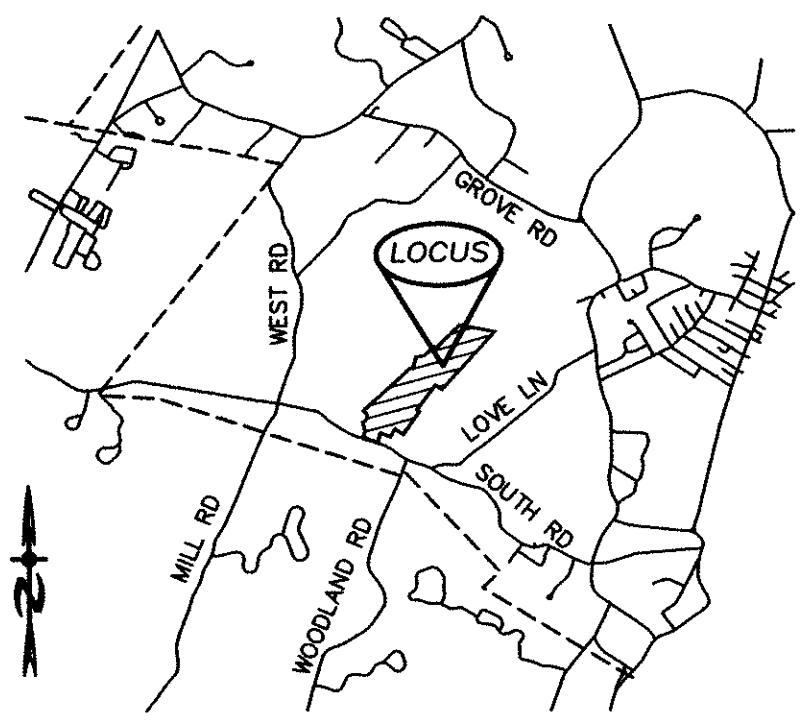
- UTILITY POLE
- LIGHT POLE
- TEST PIT W/ NO.
- HIGH POINT
- LOW POINT
- DRAINAGE VECTOR
- STONE WALL
- TREE LINE
- EXISTING CONTOUR - 10'
- EXISTING CONTOUR - 2'
- WETLAND BOUNDARY
- WETLAND SETBACK
- SOILS BOUNDARY LINE
- ABUTTER PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE



APPROVED TOWN OF RYE PLANNING BOARD	
CHAIRPERSON	DATE
	2/23/17
PLAN AND SOILS REVISIONS AND ADDED HISS NOTES	1/24/17
REVISED DESIGN REVISIONS	1/4/17
REVISED DESIGN UPDATES	12/29/16
REVISED DESIGN PER COMMENTS	DATE:
REVISIONS:	

**SUBDIVISION SITE PLAN**

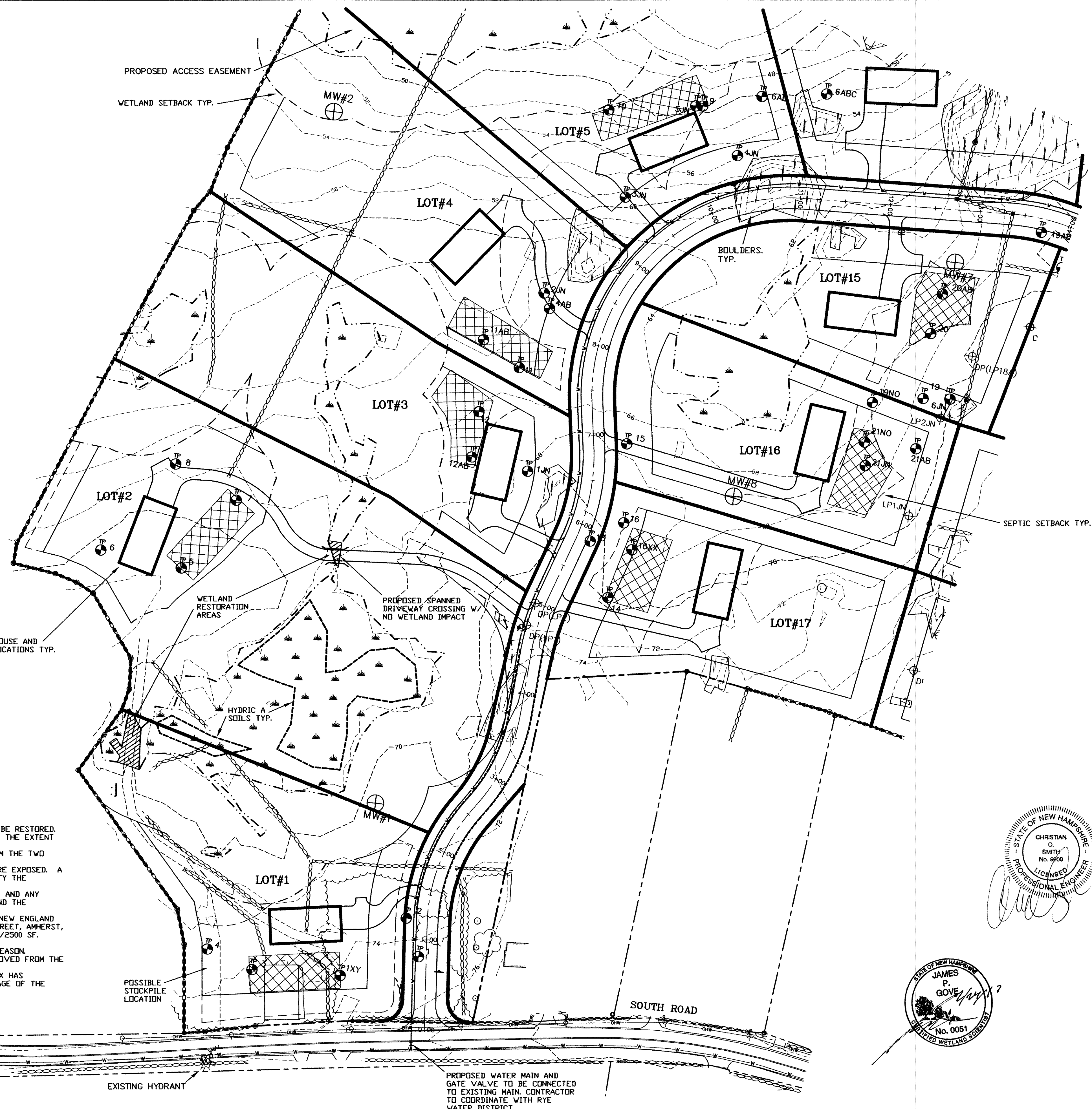
PLAN FOR: RESIDENTIAL DEVELOPMENT SOUTH ROAD RYE, NH	
DATE: JUNE, 2016	SCALE: 1"=100'
PROJ. NO: NH-881	SHEET NO. 5 OF 23



**LOCATION MAP  
NTS**

ZONE:  
REQUIREMENTS: **SINGLE RESIDENCE**

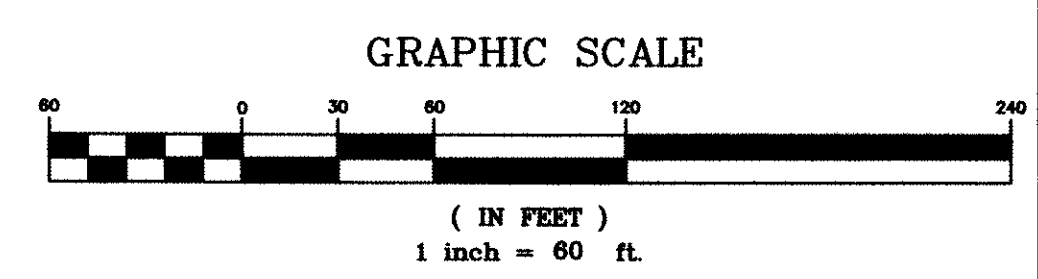
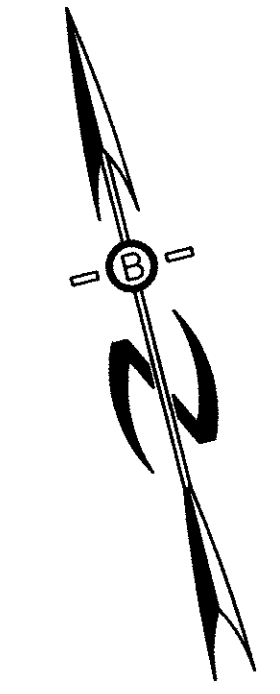
MIN. LOT AREA	66,000 sq.ft.
MIN. FRONTAGE	200 ft.
MIN. FRONT SETBACK	40 ft.
MIN. SIDE SETBACK	20 ft.
MIN. REAR SETBACK	30 ft.
MAX. BUILDING HEIGHT	35 ft.



- WETLAND RESTORATION PLAN:**
- 1- IDENTIFY THE EXTENT OF THE TWO AREAS IN THE FIELD TO BE RESTORED. A CERTIFIED WETLAND SCIENTIST MAY BE REQUIRED TO FLAG THE EXTENT OF THE RESTORATION AREAS.
  - 2- REMOVE THE STONES, LOGS, GRAVEL AND OTHER DEBRIS FROM THE TWO AREAS.
  - 3- REMOVAL IS COMPLETE WHEN THE ORIGINAL HYDRIC SOILS ARE EXPOSED. A CERTIFIED WETLAND SCIENTIST MAY BE REQUIRED TO IDENTIFY THE ORIGINAL HYDRIC SOILS.
  - 4- STOCKPILE THE REMOVED DEBRIS OUTSIDE OF ANY WETLANDS AND ANY WETLAND BUFFER. PLACE EROSION CONTROL BARRIERS AROUND THE STOCKPILE.
  - 5- SEED THE TWO AREAS WITH A WETLAND RESTORATION MIX. NEW ENGLAND WETMIX (NEW ENGLAND WETLAND PLANTS, INC., 820 WEST STREET, AMHERST, MA 01002) OR EQUIVALENT TO BE SEEDED AT A RATE OF 1LB/2500 SF. MULCH WITH STRAW.
  - 7- OPTIMUM TIME FOR SEEDING WOULD BE SPRING, AFTER MUD SEASON.
  - 8- REMOVED DEBRIS TO BE EITHER PROCESSED ON SITE OR REMOVED FROM THE SITE.
  - 9- MONITOR THE RESTORATION AREAS TO DETERMINE IF SEED MIX HAS GERMINATED. RESEED AS NEEDED TO ESTABLISH 90% COVERAGE OF THE RESTORED AREAS.

PREPARED FOR:  
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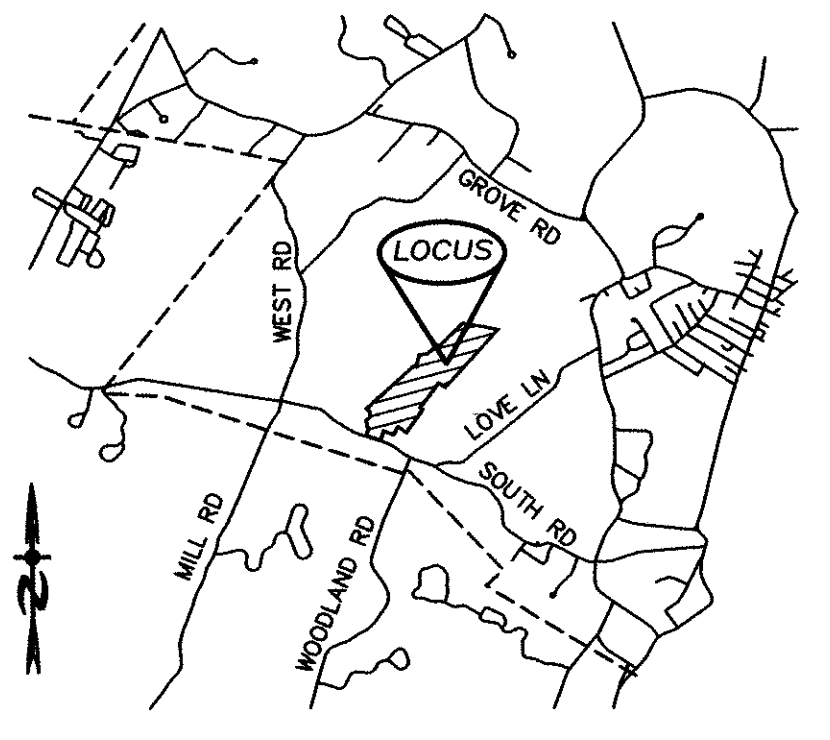
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PHONE: 603-583-4860, FAX: 603-583-4863



STATE OF NEW HAMPSHIRE  
CHRISTIAN G. SMITH  
No. 9900  
LICENSED PROFESSIONAL ENGINEER

STATE OF NEW HAMPSHIRE  
JAMES P. GOVE  
No. 0051  
LICENSED WETLAND SCIENTIST

APPROVED TOWN OF RYE PLANNING BOARD	
CHAIRPERSON	DATE
PLAN AND SOILS REVISIONS AND ADDED HISS NOTES	2/23/17
REVISED DESIGN REVISIONS	1/24/17
REVISED DESIGN UPDATES	1/4/17
REVISED DESIGN PER COMMENTS	12/29/16
REVISIONS:	DATE:
<b>SUBDIVISION SITE PLAN</b>	
PLAN FOR: RESIDENTIAL DEVELOPMENT SOUTH ROAD RYE, NH	
DATE: JUNE, 2016	SCALE: 1"=60'
PROJ. NO: NH-881	SHEET NO. 6 OF 23

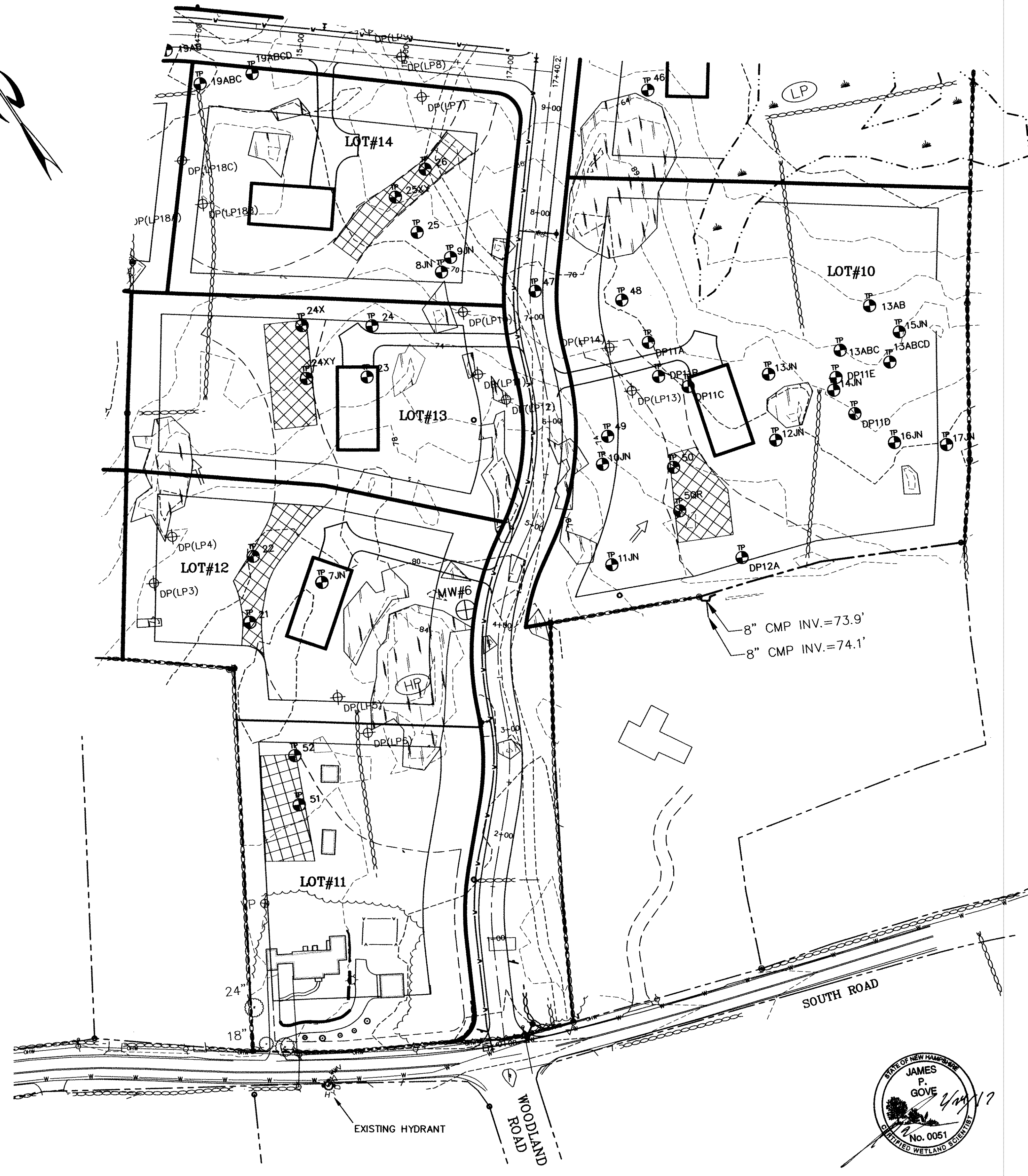
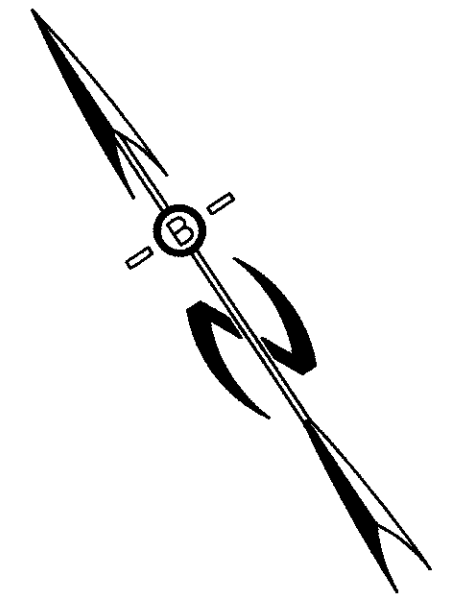


**LOCATION MAP**  
NTS

ZONE: **SINGLE RESIDENCE**

REQUIREMENTS:

MIN. LOT AREA	66,000 sq. ft.
MIN. FRONTAGE	200 ft.
MIN. FRONT SETBACK	40 ft.
MIN. SIDE SETBACK	20 ft.
MIN. REAR SETBACK	30 ft.
MAX. BUILDING HEIGHT	35 ft.



**LEGEND**

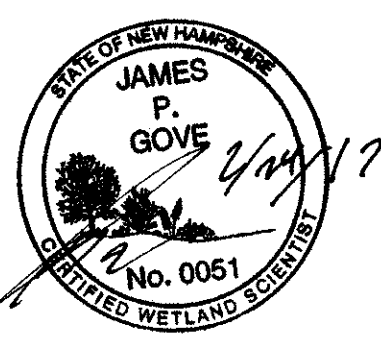
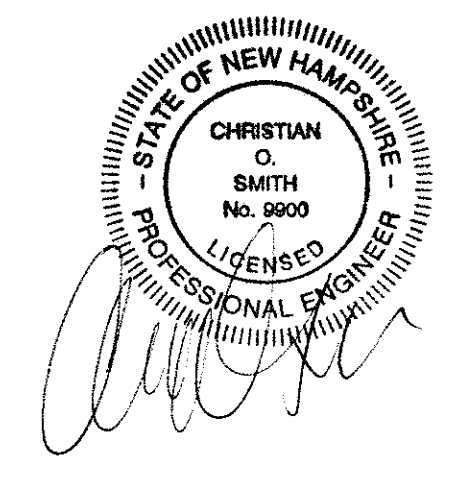
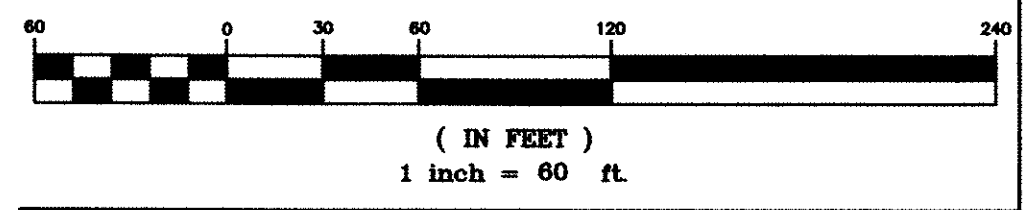
- UTILITY POLE
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- TREE LINE
- EXISTING CONTOUR - 10'
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- WETLAND BOUNDARY
- WETLAND SETBACK
- SOILS BOUNDARY LINE
- SEPTIC SETBACK
- BUILDING SETBACK
- ABUTTER PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- 4,000 SF SEPTIC RESERVE AREA

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**GRAPHIC SCALE**



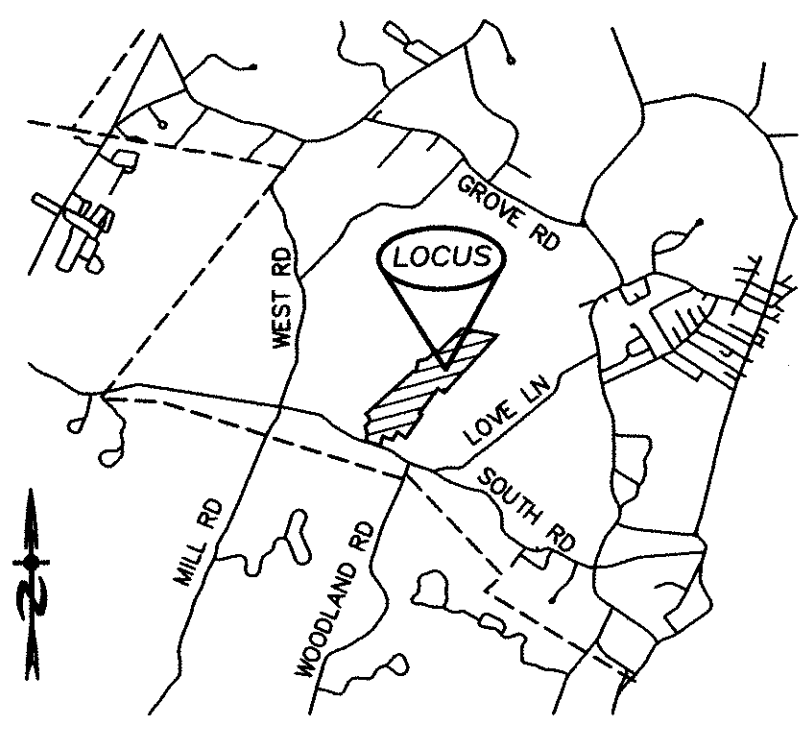
APPROVED TOWN OF RYE PLANNING BOARD

CHAIRPERSON	DATE
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**SUBDIVISION SITE PLAN**

PLAN FOR:  
RESIDENTIAL DEVELOPMENT  
SOUTH ROAD  
RYE, NH

DATE: JUNE, 2016	SCALE: 1"=60'
PROJ. NO: NH-881	SHEET NO. 7 OF 23



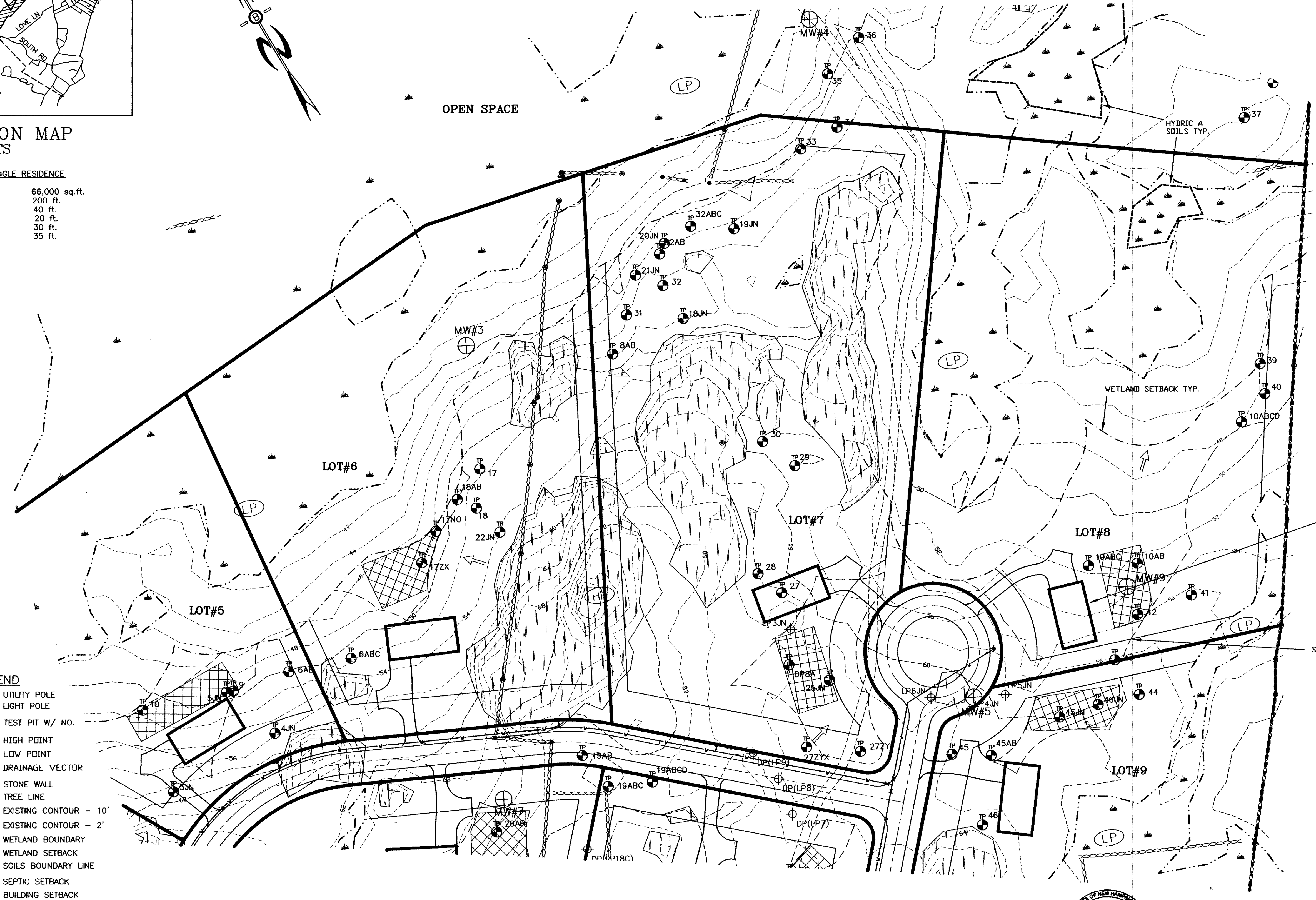
**LOCATION MAP  
NTS**

ZONE:  
REQUIREMENTS: **SINGLE RESIDENCE**

MIN. LOT AREA 66,000 sq.ft.  
 MIN. FRONTAGE 200 ft.  
 MIN. FRONT SETBACK 40 ft.  
 MIN. SIDE SETBACK 20 ft.  
 MIN. REAR SETBACK 30 ft.  
 MAX. BUILDING HEIGHT 35 ft.

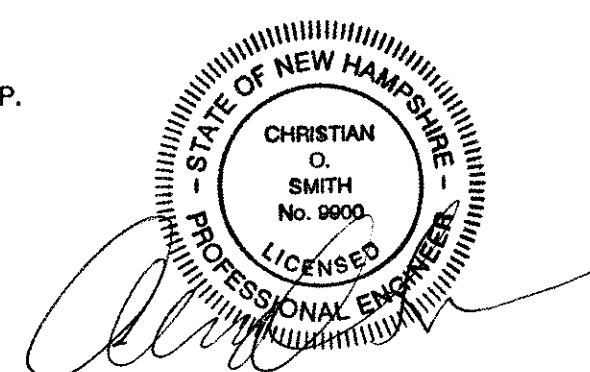
PREPARED FOR:  
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POTENTIAL HOUSE AND DRIVEWAY LOCATIONS TYP.

SEPTIC SETBACK TYP.



APPROVED TOWN OF RYE PLANNING BOARD

CHAIRPERSON	DATE
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**SUBDIVISION SITE PLAN**

PLAN FOR:  
 RESIDENTIAL DEVELOPMENT  
 SOUTH ROAD  
 RYE, NH

DATE: JUNE, 2016 SCALE: 1"=60'  
 PROJ. NO: NH-881 SHEET NO. 8 OF 23

- LEGEND**
- UTILITY POLE
  - LIGHT POLE
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  - BUILDING SETBACK
  - ABUTTER PROPERTY LINE
  - EXISTING PROPERTY LINE
  - PROPOSED PROPERTY LINE
  - 4,000 SF SEPTIC RESERVE AREA

