

# SITE REDEVELOPMENT PLANS DRIFTWOOD TOWNHOUSES

1215 Ocean Boulevard  
Rye, New Hampshire

Assessor's Parcel 17.3-06

APPROVED FOR THE RECORD:

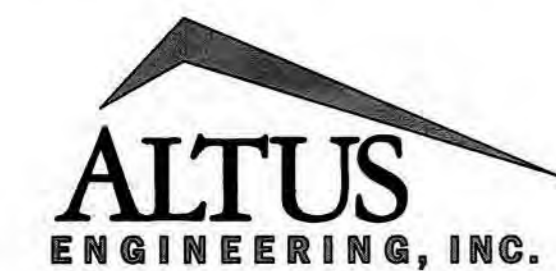
RYE PLANNING BOARD DATE

March 26, 2019 Planning Board Resubmittal  
January 24, 2019 Planning Board Submittal  
(December 14, 2018 Original Submittal)

Owner/Applicant:

SAMONAS REALTY TRUST  
111 BOW STREET  
PORTSMOUTH, NH  
03801

Civil Engineer:

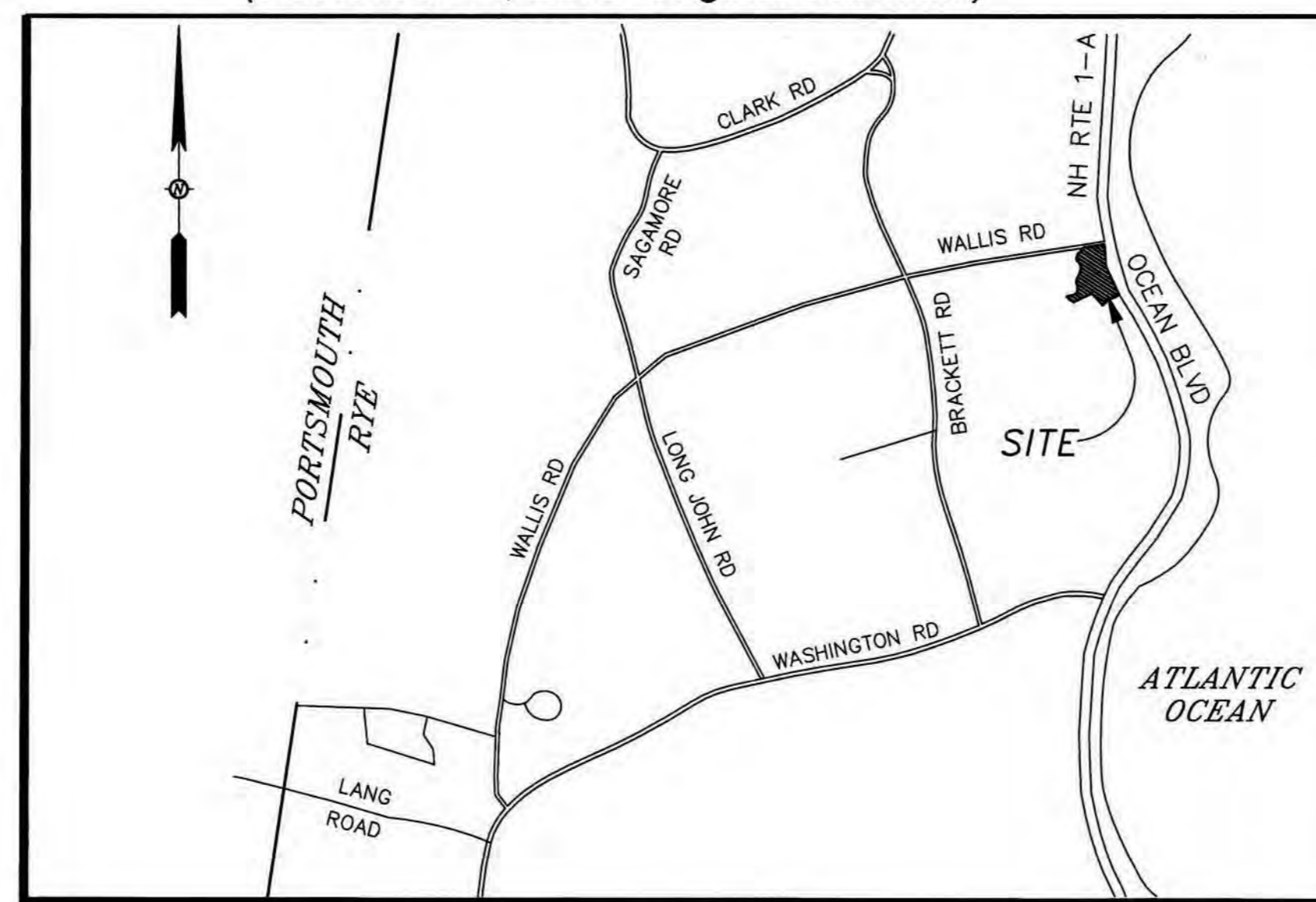


133 COURT STREET PORTSMOUTH, NH 03801  
(603) 433-2335 www.ALTUS-ENG.com

Architect:



233 Vaughan Street, Suite 101 Portsmouth New Hampshire 03801  
PHONE 603-431-2808 FAX 603-431-2809 WWW.CJARCHITECTS.NET



Locus Map

Scale: Not to Scale

Sheet Index  
Title

Title	Sheet No.:	Rev.	Date
Existing Conditions Plan (by James Verra and Associates, Inc.)	C-1	0	12/14/18
Site Specific Soils Plan	S-1	1	03/14/19
Demolition Plan	C-2	4	03/26/19
Site Plan	C-3	5	03/26/19
Grading & Erosion Control Plan	C-4	4	03/26/19
Utilities Plan	C-5	4	03/26/19
Erosion Control Notes and Details	D-1	0	11/30/18
Detail Sheet	D-2	0	11/30/18
Detail Sheet	D-3	2	03/26/19
Detail Sheet	D-4	2	03/26/19
Lighting Layout	1 of 1	0	03/25/19
First Floor Plan (by CJ Architects)	A1.0	0	03/25/19
Elevations (by CJ Architects)	A2.0	0	03/20/19
Elevations (by CJ Architects)	A2.1	0	03/20/19
Landscape Rendering (by CJ Architects)	A2.3	0	03/20/19
Landscape Plan (by Walter Lang's Landscape Service)	L-1	2	03/26/19
NHDES-SSB Site Plan	SS-1	0	03/26/19
Subsurface Disposal System Details	SS-2	0	03/26/19
Subsurface Disposal System Details	SS-3	0	03/26/19
Subsurface Disposal System Details	SS-4	0	03/26/19
Cross-sections	CS-1	0	03/26/19
Plan for Sections	CS-2	0	03/26/19

Permit Summary

Zoning Relief - The following Variances were Granted on October 3, 2018:  
 - Section 304.4 for height of 36.3' for proposed building #1; 36.5' for proposed building #2, 36.3' for proposed building #3; and 36.0' for proposed building #4.  
 - Section 204.3 C for dwellings 9.5' from the Ocean Blvd., property line;  
 - Section 301.5 A for removal of vegetation and, if required or recommended by NHDES, removal of the septic system in the tidal marsh;  
 - Section 301.8 B (1) for approximately 4000 cubic yards of fill within the wetlands buffer; and  
 - Section 301.8 B (2) and (7) for removal of existing structures and for Building (#1) 64' from the marsh; Building (#2) 80' from the marsh; Building (#3) 82' from the marsh; Building (#4) 84' from the marsh; and Driveway 24' from the marsh.

NHDOT Driveway Permit - Not Required, Driveway/Parking in R.O.W. to be eliminated  
 NHDOT Excavation Permit - Pending  
 NHDES-SSB Subsurface Disposal Permits - To Be Submitted  
 NHDES-Alteration of Terrain Bureau Permit - #AoT-1553 approved 02/03/19  
 NHDES-Wetlands Bureau / Shoreland Impact Permit - #2019-00027 approved 02/13/19  
 NHDES-Wetlands Bureau / Dredge & Fill Permit - File #2019-00032 - Pending  
 US-EPA Notice of Intent - To be submitted a minimum of 14-days prior to Construction

Wetland Scientist:

Joseph W. Noel, CPSS/CS  
P.O. Box 174  
South Berwick, ME 03908

Surveyor:

James Verra and  
Associates, Inc.  
LAND SURVEYORS

101 SHATTUCK WAY - SUITE 8  
NEWINGTON, N.H. 03801- 7876  
603-436-3557

LINE BEARING	DISTANCE
L1 S 22°48'28" W	166.60
L2 S 00°52'15" W	238.01
L3 N 88°03'59" E	188.52
L4 S 75°00'33" W	160.93
L5 N 16°14'35" W	120.35
L6 N 89°09'40" W	151.53±
L7 N 25°02'06" W	165.83±(TIE)
L8 N 57°30'17" E	134.31±(TIE)
L9 N 27°50'29" E	156.66±(TIE)
L10 N 32°07'10" E	145.60±(TIE)
L11 N 69°35'42" E	172.30±(TIE)
L12 S 72°24'32" E	1157.46±
L13 S 00°52'15" W	584.54(TIE)
L14 S 22°48'28" W	1860.02(TIE)

**17-51**  
TOWN OF RYE  
RYE CONSERVATION COMMISSION  
10 CENTRAL ROAD  
RYE, NH 03870  
4395/1873

**17.3-05**  
PETER J. JR & MISTY A. AIKENS  
1233 OCEAN BLVD.  
RYE, NH 03870  
4781/641

**17.3-07**  
TOWN OF RYE  
RYE CONSERVATION COMMISSION  
10 CENTRAL ROAD  
RYE, NH 03870  
3162/1564

**17.3-6-1**  
TOWN OF RYE  
RYE CONSERVATION COMMISSION  
10 CENTRAL ROAD  
RYE, NH 03870  
3866/114



**17.3-27**  
TOWN OF RYE  
10 CENTRAL ROAD  
RYE, NH 03870  
3406/882

**17.3-28**  
RYE DAE REALTY, LLC  
PO BOX 131  
RYE, NH 03870  
4304/1678

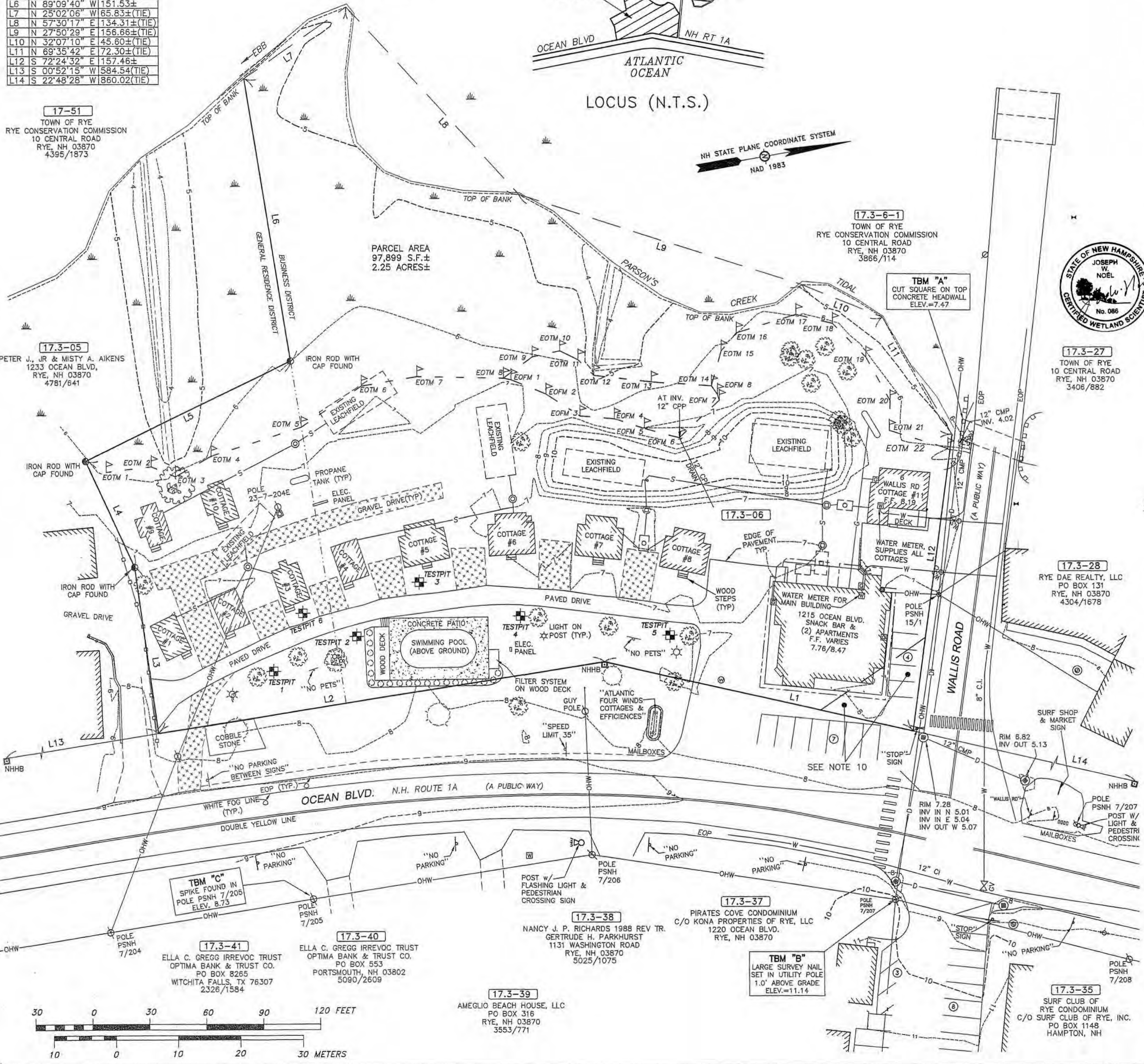
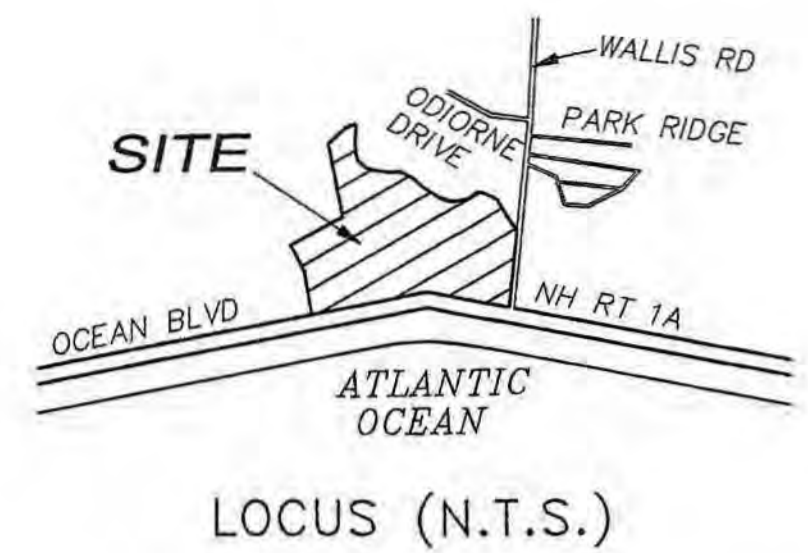
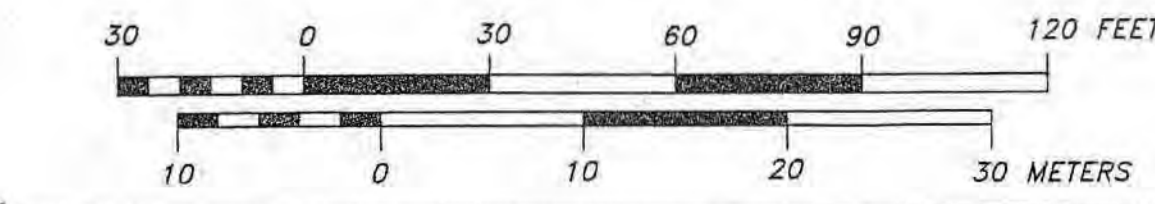
**17.3-37**  
PIRATES COVE CONDOMINIUM  
C/O KONA PROPERTIES OF RYE, LLC  
1220 OCEAN BLVD.  
RYE, NH 03870

**17.3-38**  
NANCY J. P. RICHARDS 1988 REV TR.  
GERTRUDE H. PARKHURST  
1131 WASHINGTON ROAD  
RYE, NH 03870  
5025/1075

**17.3-40**  
ELLA C. GREGG IRREVOC TRUST  
OPTIMA BANK & TRUST CO.  
PO BOX 553  
PORTSMOUTH, NH 03802  
5090/2609

**17.3-41**  
ELLA C. GREGG IRREVOC TRUST  
OPTIMA BANK & TRUST CO.  
PO BOX 8265  
WITCHITA FALLS, TX 76307  
2326/1584

**17.3-39**  
AMEGLIO BEACH HOUSE, LLC  
PO BOX 316  
RYE, NH 03870  
3553/771



**NOTES:**

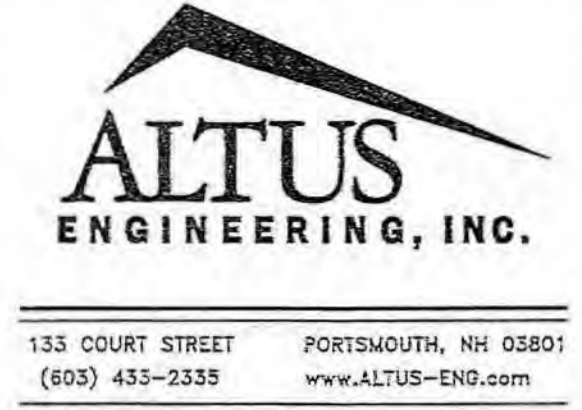
- OWNER OF RECORD.....JOHN SAMONAS, TRUSTEE OF THE SAMONAS REALTY TRUST  
ADDRESS.....111 BOW STREET, PORTSMOUTH, NH 03801  
DEED REFERENCE.....15807/2338  
TAX SHEET / LOT.....17.3-06
- ZONED:.....GENERAL RESIDENCE & BUSINESS DISTRICTS  
MINIMUM LOT AREA..44,000 S.F. FRONT YARD SETBACK.....30'  
FRONTAGE.....150' SIDE YARD SETBACK.....20'  
REAR YARD SETBACK.....30'
- COASTAL AREA OVERLAY DISTRICT
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- HORIZONTAL DATUM: NAD 1983 (2011)(EPOCH: 2010.0000)  
NGS "CORS STATIONS USED: NHUN, NHCO, P776" WES2 & ZBW1  
VERTICAL DATUM: NGVD 1929  
PRIMARY VERTICAL BENCHMARK: RYE GPS 4.
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE AE (ELEVATION=9.2') AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0288E, EFFECTIVE DATE MAY 17, 2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THE TEST PIT INSPECTIONS AND WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WERE DELINEATED/FLAGGED BY JOSEPH W. NOEL, NH CERTIFIED SOIL SCIENTIST #17 AND NH CERTIFIED WETLAND SCIENTIST #86, ON FEBRUARY 6, 2018. THE FLAGS WERE SURVEY LOCATED BY JAMES VERRA AND ASSOCIATES, INC. USING A TRIMBLE S6 TOTAL STATION & TRIMBLE SURVEY CONTROLLER. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, (1987)" ALONG WITH THE REQUIRED "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2, JANUARY 2012)".
- HYDRIC SOIL DETERMINATIONS WERE CONDUCTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE DOCUMENT "FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1" (2017) ALONG WITH THE MANUAL "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND" (VERSION 4, MAY 2017).
- PLANT SPECIES INDICATOR STATUS WAS BASED ON THE U.S. ARMY CORPS OF ENGINEERS 2016. "NATIONAL WETLAND PLANT LIST," (VERSION 3.3, 2016).
- PLANIMETRICS SHOWN HEREON ARE TAKEN FROM REFERENCE PLAN 2.
- 50' CORNER CLEARANCE, SEE SECTION 210.3.D TOWN OF RYE ZONING REGULATIONS.

**REFERENCE PLANS:**

- PLAN OF LAND, CARL S. & PHYLLIS M. GALLINES, RYE, NH DATED JAN. 8, 1974 RCRD PLAN #D-4212.
- EXISTING CONDITIONS, WBTSCC, LP, 1215 OCEAN BLVD. RYE, NEW HAMPSHIRE DATED 12/9/11 BY AMBIT ENGINEERING, INC., SHEET C1, NOT RECORDED.
- LOT LINE ADJUSTMENT & LOT RECONFIGURATION, PROPERTY OF GEORGE & JEAN KATSONIS AND PETER J. AIKENS, JR. REVISED TO 7/11/1997 RCRD PLAN #C-25626.
- WALLIS ROAD WIDTH & LOCATION AGREEMENT, PREPARED FOR DONALD D. & JOAN E. DEFAZIO DATED 8-23-88. RCRD PLAN #D-18756

**LEGEND:**

- NETT.....NEW ENGLAND TELEPHONE AND TELEGRAPH CO.
- LAPN.....TAX SHEET - LOT NUMBER
- RCRD.....ROCKINGHAM COUNTY REGISTRY OF DEEDS
- EOP.....EDGE OF PAVEMENT
- VGC.....VERTICAL FACED GRANITE CURB
- SIGN.....SIGN
- .....HANDICAP SPACE
- .....UTILITY POLE
- .....UTILITY POLE W/TRANSFORMER(TUP)
- .....LIGHT POLE
- .....UTILITY POLE WITH ARM & LIGHT(UPLPA)
- .....UTILITY POLE WITH TRANSFORMER, ARM & LIGHT(TUPLPA)
- .....ELECTRICAL CONDUIT
- .....GUY
- .....GAS SHUT OFF
- .....GAS VALVE
- .....WATER GATE VALVE
- .....WATER SHUT OFF VALVE
- .....HYDRANT
- .....CATCH BASIN
- .....SEWER MANHOLE
- .....WATER LINE
- .....SEWER LINE
- .....DRAIN LINE
- .....GAS LINE
- .....OVERHEAD WIRES
- .....OVERHEAD ELECTRIC
- .....OVERHEAD TELEPHONE
- .....DOWNSPOUT
- .....VINYL FENCE
- EOTM.....EDGE OF TIDAL MARSH
- EOPM.....EDGE OF FRESHWATER MARSH
- NHHB.....NEW HAMPSHIRE HIGHWAY BOUND
- .....TEST PIT



**JAMES VERRA & ASSOCIATES, INC.**  
LAND SURVEYORS

101 SHATTUCK WAY - SUITE 8  
NEWINGTON, N.H. 03801-7876  
603-436-3557

JOB NO: 23748

ISSUED FOR:  
**PLANNING BOARD SUBMITTAL**

ISSUE DATE:  
**12-14-2018**

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	JV	PRELIMINARY

DRAWN BY:.....GTD  
APPROVED BY:.....JV  
DRAWING FILE:.....

SCALE:  
22" x 34" - 1" = 30'  
11" x 17" - 1" = 15'

APPLICANT:  
SAMONAS REALTY TRUST-  
111 BOW STREET  
PORTSMOUTH, NH 03801

OWNER:  
SAMONAS REALTY TRUST  
111 BOW STREET  
PORTSMOUTH, NH 03801

PROJECT:  
**DRIFTWOOD REDEVELOPMENT**  
**TAX MAP 17.3, LOT 06**  
**1215 OCEAN BLVD.**  
**RYE, NH**

TITLE:  
**EXISTING CONDITIONS PLAN**

SHEET NUMBER:  
**C-1**

P4869

**LEGEND**

- PROPERTY LINE
- WETLAND/SOILS BOUNDARY
- 60 — EXISTING CONTOUR
- EXISTING PAVEMENT/CURB
- EXISTING TREELINE
- SOIL MAP UNIT BOUNDARY
- 999A / abcde SOIL NUMERIC & SLOPE SYMBOL/  
DISTURBED SOIL UNIT SUPPLEMENT

**HISS (HIGH INTENSITY SOIL MAP) CONVERSION FROM SITE-SPECIFIC SOILS MAP**

SOILS CLASSIFICATION		BEST FIT HISS CONVERSION	
NUMERICAL SYMBOL	SOIL MAP UNIT NAME	DRAINAGE CLASS	TO CONNOTATIVE LEGEND
299	UDORTHERTS, SMOOTHED	SOMEWHAT POORLY DRAINED	461BH
299	UDORTHERTS, SMOOTHED	MODERATELY WELL DRAINED	361CH
397	IPSWICH, FREQUENTLY FLOODED	VERY POORLY DRAINED	695BH
997	IPSWICH, LOW SALT, FREQUENTLY FLOODED	VERY POORLY DRAINED	695BH

ALPHA SLOPE SYMBOL RANGE	
ALPHA	RANGE
A	0-3%
B	3-8%
C	8-15%
D	15-25%

PARCEL AREA  
97,899 S.F.±  
2.25 ACRES± 17.3-06

**DISTURBED SOIL MAPPING UNIT SUPPLEMENT**

THE FIVE COMPONENTS OF THE DISTURBED SOIL MAPPING UNIT SUPPLEMENT ON THIS MAP ARE AS FOLLOWS:

- SYMBOL 1: DRAINAGE CLASS**  
d-MODERATELY WELL DRAINED  
e-SOMEWHAT POORLY DRAINED
- SYMBOL 2: PARENT MATERIAL (OF NATURALLY FORMED SOIL ONLY, IF PRESENT)**  
b-GLACIOFLUVIAL DEPOSITS (OUTWASH/TERRACES OF SAND OR SAND AND GRAVEL)
- SYMBOL 3: RESTRICTIVE/IMPERVIOUS LAYERS**  
a-NONE
- SYMBOL 4: ESTIMATED KSAT\* (MOST LIMITING LAYER EXCLUDING SYMBOL 3H ABOVE)**  
d-NOT DETERMINED
- SYMBOL 5: HYDROLOGIC SOIL GROUP\***  
b-GROUP B  
d-GROUP D

\*EXCLUDING MAN-MADE SURFACE IMPERVIOUS/RESTRICTIVE LAYERS

*Joseph W. Noel*  
JOSEPH W. NOEL  
NH CERTIFIED SOIL SCIENTIST #017

**SITE-SPECIFIC SOIL MAP NOTES**

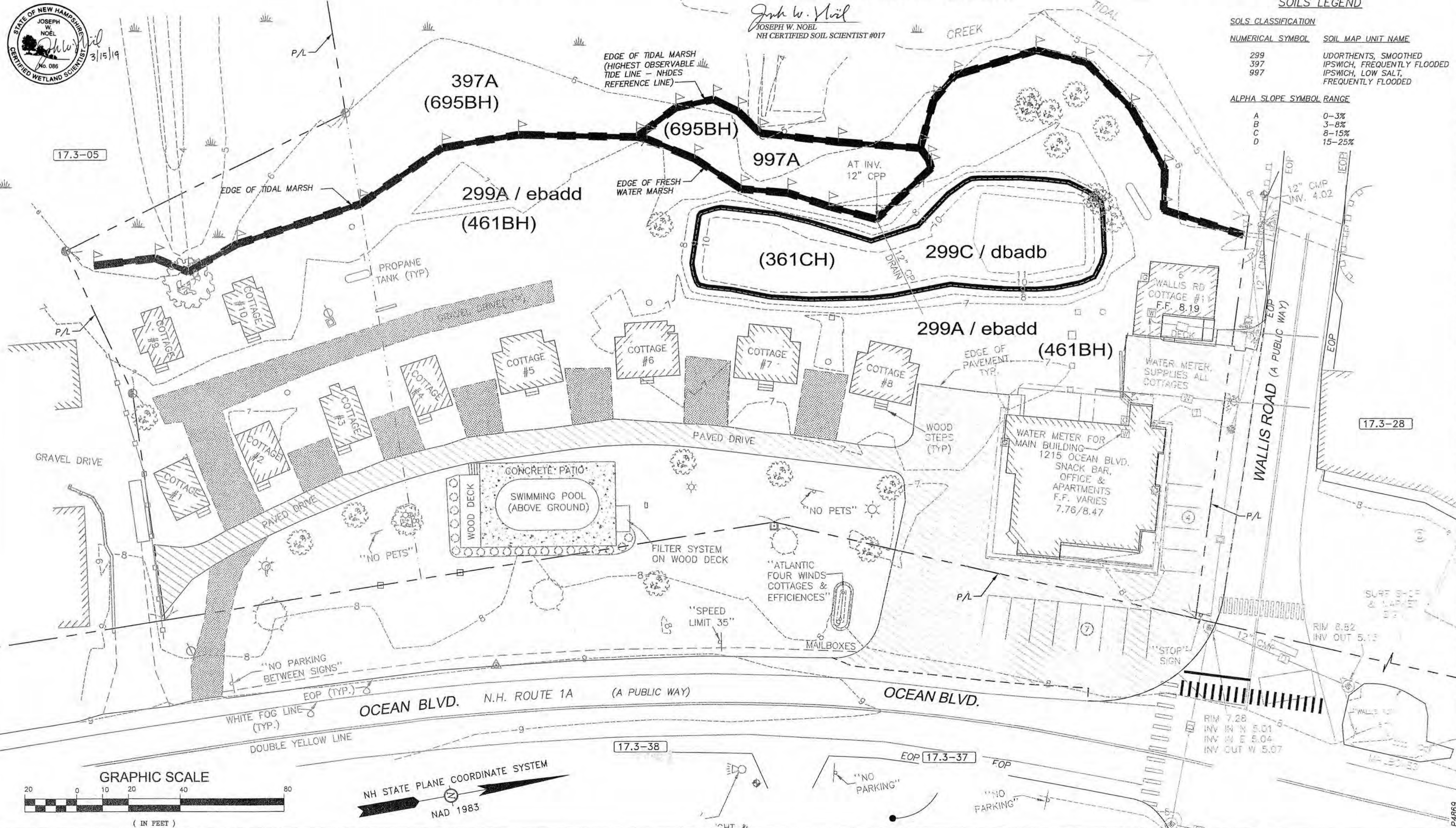
- 1) THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR USE BY ALTUS ENGINEERING, INC. FOR DRIFTWOOD REDEVELOPMENT AND ALTERATION OF TERRAIN REQUIREMENTS. IT WAS PRODUCED BY A CERTIFIED SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A NARRATIVE REPORT THAT ACCOMPANIES THIS MAP.
- 2) THIS DETAILED SITE-SPECIFIC SOIL MAP CONFORMS TO THE STANDARDS OF SSSNNE PUBLICATION NO. 3, AS AMENDED, "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NH AND VT".
- 3) THIS MAP HAS BEEN PREPARED TO COMPLY WITH SOIL MAPPING REQUIREMENTS OF RSA 485-A:17 AND NH DES ENV-WQ 1500, ALTERATION OF TERRAIN.
- 4) THE BASE MAP WAS PRODUCED BY JAMES VERRA AND ASSOCIATES, INC. AND ALTUS ENGINEERING, INC. IT CONTAINS THE EXISTING CONDITIONS, WETLAND DELINEATION AND TEST PITS 1 THRU 12. TEST PITS WERE CONDUCTED BY THE UNDERSIGNED ON FEBRUARY 6, 2018 AND OCTOBER 24, 2018. SOIL MAPPING FIELDWORK WAS CONDUCTED ON NOVEMBER 2, 2018.

**SOILS LEGEND**

SOILS CLASSIFICATION	
NUMERICAL SYMBOL	SOIL MAP UNIT NAME
299	UDORTHERTS, SMOOTHED
397	IPSWICH, FREQUENTLY FLOODED
997	IPSWICH, LOW SALT, FREQUENTLY FLOODED

ALPHA SLOPE SYMBOL RANGE	
ALPHA	RANGE
A	0-3%
B	3-8%
C	8-15%
D	15-25%



133 COURT STREET PORTSMOUTH, NH 03801  
(603) 433-2335 www.ALTUS-ENG.com



ISSUED FOR:  
**ENGINEERING DESIGN**

ISSUE DATE:  
**MARCH 14, 2019**

REVISIONS	NO. DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	11/29/18
1	ADD HISS INFO.	EDW	03/14/19

DRAWN BY: \_\_\_\_\_ CDB  
APPROVED BY: \_\_\_\_\_ EDW  
DRAWING FILE: \_\_\_\_\_

SCALE:  
22" x 34" - 1" = 20'  
11" x 17" - 1" = 40'

APPLICANT:  
SAMONAS REALTY TRUST  
111 BOW STREET  
PORTSMOUTH, NH 03801

OWNER:  
SAMONAS REALTY TRUST  
111 BOW STREET  
PORTSMOUTH, NH 03801

PROJECT:  
**DRIFTWOOD TOWNHOUSES**  
TAX MAP 17.3,  
LOT 06  
  
1215 OCEAN BLVD.  
RYE, NH

TITLE:  
**SITE SPECIFIC SOILS PLAN**

SHEET NUMBER:  
**S-1**

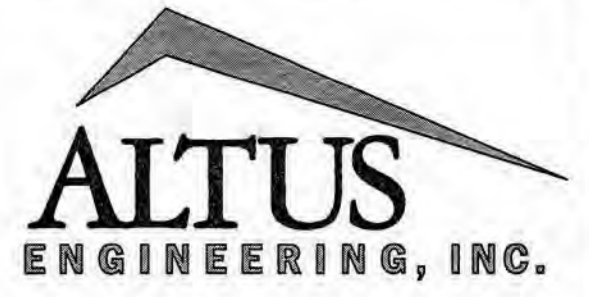
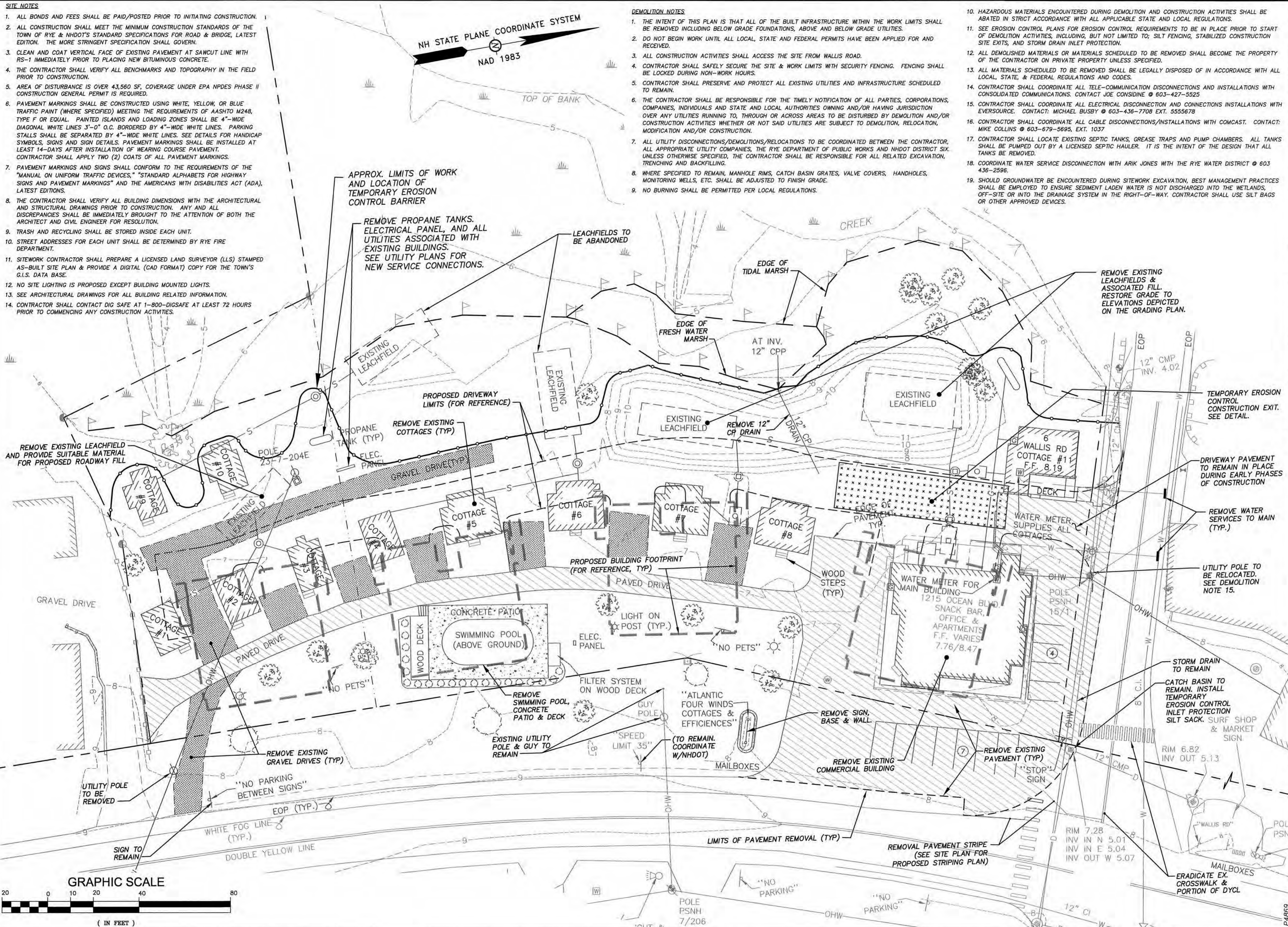
**SITE NOTES**

- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF RYE & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- AREA OF DISTURBANCE IS OVER 43,560 SF. COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT IS REQUIRED.
- PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW, OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OR EQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4'-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4'-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4'-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS. PAVEMENT MARKINGS SHALL BE INSTALLED AT LEAST 14-DAYS AFTER INSTALLATION OF WEARING COURSE PAVEMENT. CONTRACTOR SHALL APPLY TWO (2) COATS OF ALL PAVEMENT MARKINGS.
- PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY AND ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF BOTH THE ARCHITECT AND CIVIL ENGINEER FOR RESOLUTION.
- TRASH AND RECYCLING SHALL BE STORED INSIDE EACH UNIT.
- STREET ADDRESSES FOR EACH UNIT SHALL BE DETERMINED BY RYE FIRE DEPARTMENT.
- SITING CONTRACTOR SHALL PREPARE A LICENSED LAND SURVEYOR (LLS) STAMPED AS-BUILT SITE PLAN & PROVIDE A DIGITAL (CAD FORMAT) COPY FOR THE TOWN'S G.I.S. DATA BASE.
- NO SITE LIGHTING IS PROPOSED EXCEPT BUILDING MOUNTED LIGHTS.
- SEE ARCHITECTURAL DRAWINGS FOR ALL BUILDING RELATED INFORMATION.
- CONTRACTOR SHALL CONTACT DIG SAFE AT 1-800-DIGSAFE AT LEAST 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.

**DEMOLITION NOTES**

- THE INTENT OF THIS PLAN IS THAT ALL OF THE BUILT INFRASTRUCTURE WITHIN THE WORK LIMITS SHALL BE REMOVED INCLUDING BELOW GRADE FOUNDATIONS, ABOVE AND BELOW GRADE UTILITIES.
- DO NOT BEGIN WORK UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- ALL CONSTRUCTION ACTIVITIES SHALL ACCESS THE SITE FROM WALLIS ROAD.
- CONTRACTOR SHALL SAFELY SECURE THE SITE & WORK LIMITS WITH SECURITY FENCING. FENCING SHALL BE LOCKED DURING NON-WORK HOURS.
- CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES AND INFRASTRUCTURE SCHEDULED TO REMAIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY NOTIFICATION OF ALL PARTIES, CORPORATIONS, COMPANIES, INDIVIDUALS AND STATE AND LOCAL AUTHORITIES OWNING AND/OR HAVING JURISDICTION OVER ANY UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES WHETHER OR NOT SAID UTILITIES ARE SUBJECT TO DEMOLITION, RELOCATION, MODIFICATION AND/OR CONSTRUCTION.
- ALL UTILITY DISCONNECTIONS/DEMOLITIONS/RELOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES, THE RYE DEPARTMENT OF PUBLIC WORKS AND NHDOT DISTRICT SIX. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED EXCAVATION, TRENCHING AND BACKFILLING.
- WHERE SPECIFIED TO REMAIN, MANHOLE RIMS, CATCH BASIN GRATES, VALVE COVERS, HANDHOLES, MONITORING WELLS, ETC. SHALL BE ADJUSTED TO FINISH GRADE.
- NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.

- HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
- SEE EROSION CONTROL PLANS FOR EROSION CONTROL REQUIREMENTS TO BE IN PLACE PRIOR TO START OF DEMOLITION ACTIVITIES, INCLUDING, BUT NOT LIMITED TO; SILT FENCING, STABILIZED CONSTRUCTION SITE EXITS, AND STORM DRAIN INLET PROTECTION.
- ALL DEMOLISHED MATERIALS OR MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR ON PRIVATE PROPERTY UNLESS SPECIFIED.
- ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS AND CODES.
- CONTRACTOR SHALL COORDINATE ALL TELE-COMMUNICATION DISCONNECTIONS AND INSTALLATIONS WITH CONSOLIDATED COMMUNICATIONS. CONTACT JOE CONSIDINE @ 603-427-5525
- CONTRACTOR SHALL COORDINATE ALL ELECTRICAL DISCONNECTION AND CONNECTIONS INSTALLATIONS WITH EVERSOURCE. CONTACT: MICHAEL BUSBY @ 603-436-7708 EXT. 5555678
- CONTRACTOR SHALL COORDINATE ALL CABLE DISCONNECTIONS/INSTALLATIONS WITH COMCAST. CONTACT: MIKE COLLINS @ 603-679-5695, EXT. 1037
- CONTRACTOR SHALL LOCATE EXISTING SEPTIC TANKS, GREASE TRAPS AND PUMP CHAMBERS. ALL TANKS SHALL BE PUMPED OUT BY A LICENSED SEPTIC HAULER. IT IS THE INTENT OF THE DESIGN THAT ALL TANKS BE REMOVED.
- COORDINATE WATER SERVICE DISCONNECTION WITH ARIK JONES WITH THE RYE WATER DISTRICT @ 603-436-2596.
- SHOULD GROUNDWATER BE ENCOUNTERED DURING SITEWORK EXCAVATION, BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO ENSURE SEDIMENT LADEN WATER IS NOT DISCHARGED INTO THE WETLANDS, OFF-SITE OR INTO THE DRAINAGE SYSTEM IN THE RIGHT-OF-WAY. CONTRACTOR SHALL USE SILT BAGS OR OTHER APPROVED DEVICES.



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4	PB RESUBMITAL	EDW	03/26/19

DRAWN BY: RLH  
APPROVED BY: EDW  
DRAWING FILE: 4869-EDW.DWG

SCALE:  
22" x 34" - 1" = 20'  
11" x 17" - 1" = 40'

APPLICANT:  
SAMONAS REALTY TRUST  
111 BOW STREET  
PORTSMOUTH, NH 03801

OWNER:  
SAMONAS REALTY TRUST  
111 BOW STREET  
PORTSMOUTH, NH 03801

PROJECT:  
DRIFTWOOD TOWNHOUSES  
TAX MAP 17.3, LOT 06  
1215 OCEAN BLVD.  
RYE, NH

TITLE:  
DEMOLITION PLAN

SHEET NUMBER:  
C - 2

APPROVED FOR THE RECORD:

ZONING RELIEF:

THE ZONING BOARD OF ADJUSTMENT VOTED TO GRANT VARIANCES FROM THE FOLLOWING SECTIONS OF THE ZONING ORDINANCE ON OCTOBER 3, 2018 (CASES# 36-2018 AND 37-2018):

- SECTION 304.4 FOR HEIGHT OF 36.3' FOR PROPOSED BUILDING #1; 36.5' FOR PROPOSED BUILDING #2; 36.3' FOR PROPOSED BUILDING #3; AND 36.0' FOR PROPOSED BUILDING #4;
- SECTION 204.3 C FOR DWELLINGS 9.5' FROM THE OCEAN BLVD PROPERTY LINE;
- SECTION 301.5 A FOR REMOVAL OF VEGETATION AND, IF REQUIRED OR RECOMMENDED BY NHDES, REMOVAL OF THE SEPTIC SYSTEM IN THE TIDAL MARSH;
- SECTION 301.8 B (1) FOR APPROXIMATELY 4000 CUBIC YARDS OF FILL WITHIN THE WETLANDS BUFFER; AND
- SECTION 301.8 B (2) AND (7) FOR REMOVAL OF EXISTING STRUCTURES AND FOR
  - BUILDING (#1) 64' FROM THE MARSH;
  - BUILDING (#2) 80' FROM THE MARSH;
  - BUILDING (#3) 82' FROM THE MARSH;
  - BUILDING (#4) 84' FROM THE MARSH; AND
  - DRIVEWAY 24' FROM THE MARSH.

ZONING SUMMARY (INCLUDES PENDING ZONING AMENDMENTS):

GENERAL RESIDENCE & BUSINESS DISTRICTED COASTAL AREA OVERLAY DISTRICT

PERMITTED USE: ANY USE PERMITTED IN ANY RESIDENTIAL DISTRICT, INCLUDING ACCESSORY USES SO AUTHORIZED, AND SUBJECT TO ALL LIMITATIONS THERE APPLICABLE.

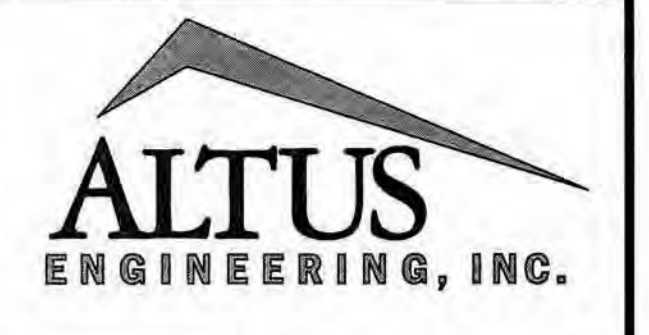
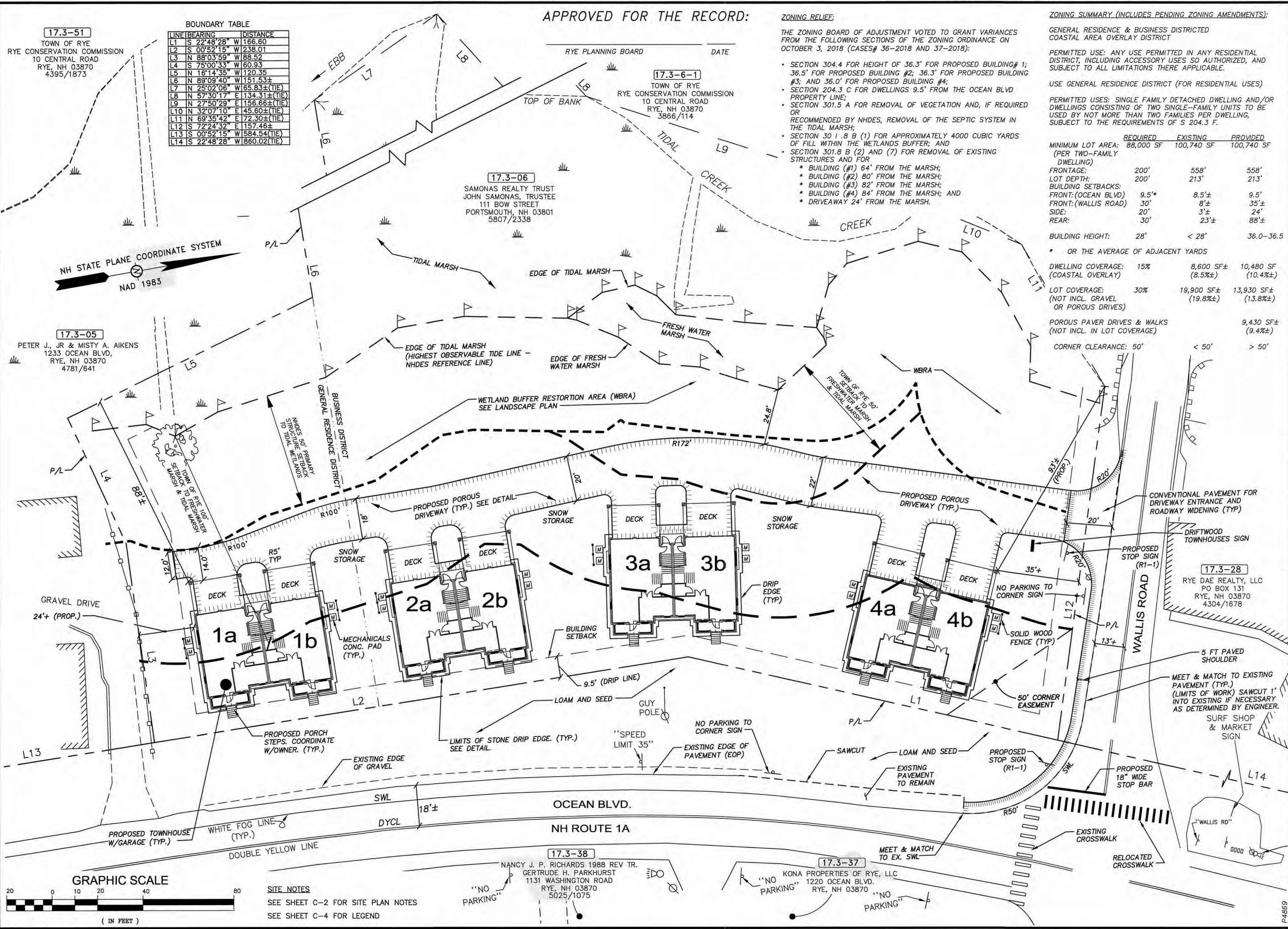
USE GENERAL RESIDENCE DISTRICT (FOR RESIDENTIAL USES)

PERMITTED USES: SINGLE FAMILY DETACHED DWELLING AND/OR DWELLINGS CONSISTING OF TWO SINGLE-FAMILY UNITS TO BE USED BY NOT MORE THAN TWO FAMILIES PER DWELLING, SUBJECT TO THE REQUIREMENTS OF S 204.3 F.

	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA: (PER TWO-FAMILY DWELLING)	88,000 SF	100,740 SF	100,740 SF
FRONTAGE:	200'	558'	558'
LOT DEPTH:	200'	213'	213'
BUILDING SETBACKS:			
FRONT: (OCEAN BLVD)	9.5'	8.5'±	9.5'
FRONT: (WALLIS ROAD)	30'	8'±	35'±
SIDE:	20'	3'±	24'
REAR:	30'	23'±	88'±
BUILDING HEIGHT:	28'	< 28'	36.0-36.5
* OR THE AVERAGE OF ADJACENT YARDS			
DWELLING COVERAGE: (COASTAL OVERLAY)	15%	8,600 SF± (8.5%±)	10,480 SF (10.4%±)
LOT COVERAGE: (NOT INCL. GRAVEL OR POROUS DRIVES)	30%	19,900 SF± (19.8%±)	13,930 SF± (13.8%±)
POROUS PAVEMENT DRIVES & WALKS (NOT INCL. IN LOT COVERAGE)			9,430 SF± (9.4%±)
CORNER CLEARANCE: 50'		< 50'	> 50'

BOUNDARY TABLE

LINE	BEARING	DISTANCE
L1	S 22°48'28" W	1166.60
L2	S 00°52'15" W	1238.01
L3	N 88°03'59" W	88.52
L4	S 75°00'33" W	80.93
L5	N 18°14'35" W	120.35
L6	N 89°09'40" W	151.53±
L7	N 25°02'06" W	65.83±(TIE)
L8	N 57°30'17" E	134.31±(TIE)
L9	N 27°50'29" E	156.66±(TIE)
L10	N 32°07'10" E	45.60±(TIE)
L11	N 69°35'42" E	72.30±(TIE)
L12	S 72°24'32" E	157.46±
L13	S 00°52'15" W	1584.54(TIE)
L14	S 22°48'28" W	1860.02(TIE)



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4	LOWER BUILDINGS, REMOVE STAIRS, MISC.	EDW	03/11/19
5	PB RESUBMITTAL	EDW	03/26/19

DRAWN BY: RLH  
APPROVED BY: EDW  
DRAWING FILE: 4869-EDW.DWG

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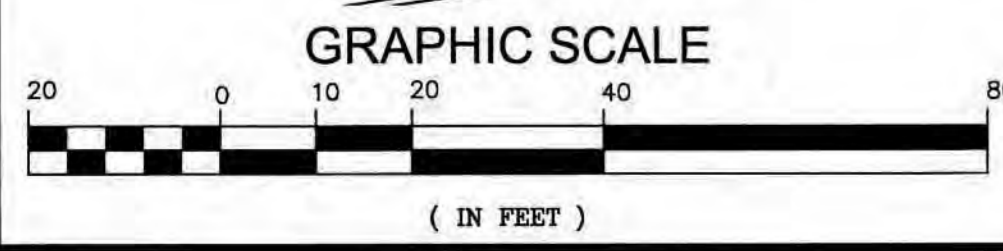
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PROJECT:  
DRIFTWOOD TOWNHOUSES  
TAX MAP 17.3, LOT 06  
1215 OCEAN BLVD.  
RYE, NH

TITLE:  
SITE PLAN

SHEET NUMBER:  
C - 3



SITE NOTES  
SEE SHEET C-2 FOR SITE PLAN NOTES  
SEE SHEET C-4 FOR LEGEND

17.3-38 NANCY J. P. RICHARDS 1988 REV TR.  
GERTRUDE H. PARKHURST  
1131 WASHINGTON ROAD  
RYE, NH 03870  
5025/1075

17.3-37 KONA PROPERTIES OF RYE, LLC  
1220 OCEAN BLVD.  
RYE, NH 03870

P4869

NH STATE PLANE COORDINATE SYSTEM  
NAD 1983

**LEGEND**  
SEE SHEET C-1 FOR EXISTING SITE FEATURES

	PROP. EDGE OF PAVEMENT (POROUS PAVERS)
	PROP. EDGE OF PAVEMENT (HOT BITUMINOUS ASPHALT)
	PROP. RET. WALL
	PROP. EROSION CONTROL BARRIER (SILT SOXX)
	FINISH GRADE CONTOUR
	PROP. SPOT GRADE
	TEMPORARY CONSTRUCTION EXIT
	TEMPORARY STORM DRAIN INLET PROTECTION
	50 FT SETBACK TO TIDAL WETLANDS
	50 FT SETBACK TO FRESH WATER WETLANDS
	100 FT SETBACK TO TIDAL MARSH (TOWN OF RYE)
	FLOW VECTOR

**GRADING & DRAINAGE NOTES**

- UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBMS) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
- DEWATERING ACTIVITIES SHALL BE DONE IN ACCORDANCE WITH EPA AND NHDDES REGULATIONS.
- PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- IF SUITABLE, EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN WETLANDS. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
- ALL DRAINAGE PIPE SHALL BE ADS N-12 OR EQUAL APPROVED BY THE ENGINEER.
- ALL CATCH BASIN AND MANHOLE RIMS IN PAVED AREAS SHALL BE SET FLUSH WITH OR NO LESS THAN 0.1' BELOW FINISH GRADE. UNLESS OTHERWISE SPECIFIED, ANY RIM ABOVE SURROUNDING FINISH GRADE SHALL NOT BE ACCEPTED.
- ALL SPOT GRADES ARE AT FINISH GRADE AND BOTTOM OF CURB WHERE APPLICABLE.
- UNLESS OTHERWISE SPECIFIED, ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE A MINIMUM OF SIX (6") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, AND HAY MULCH USING APPROPRIATE SOIL STABILIZATION TECHNIQUES. SEE DETAILS FOR ADDITIONAL INFORMATION.
- IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS, DRAINAGE AND OTHER UTILITY STRUCTURES MAY NOT BE DRAWN TO SCALE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZING AND LOCATION OF ALL STRUCTURES AND IS DIRECTED TO RESOLVE ANY POTENTIAL DISCREPANCY WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- FOR CLARITY, PROPOSED CONTOURS ARE DRAWN AT 1' INTERVALS.

**ALTUS**  
ENGINEERING, INC.

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APPROVED BY: \_\_\_\_\_ EDW  
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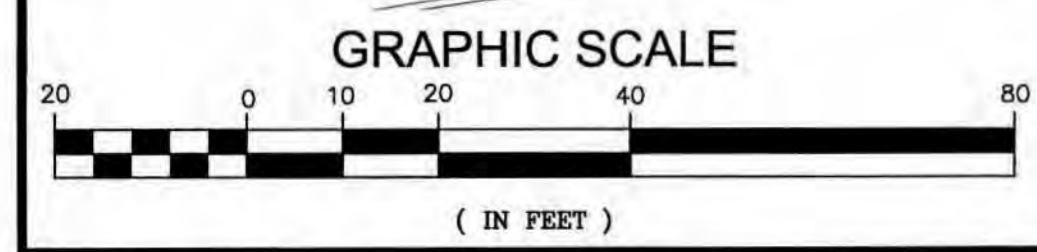
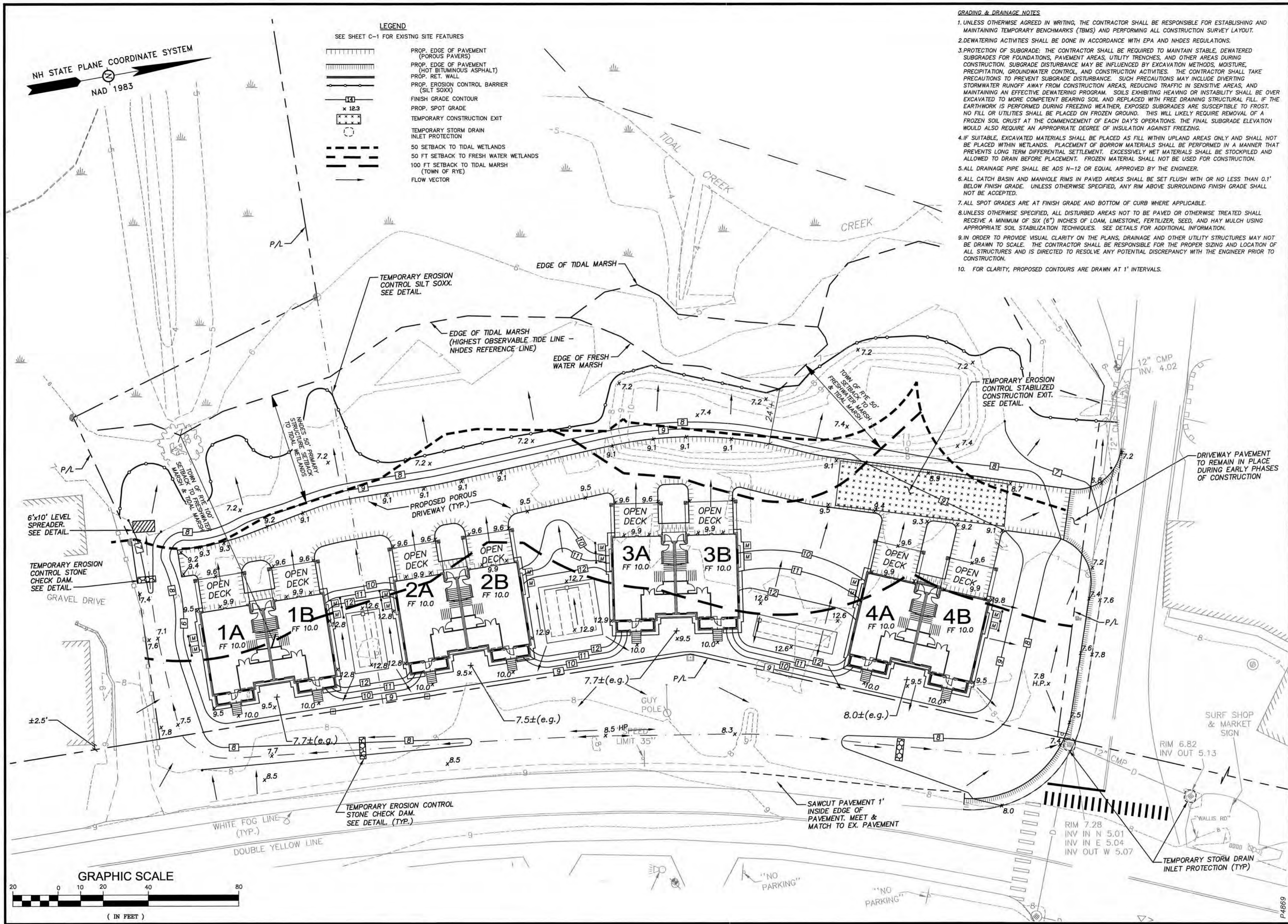
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PORTSMOUTH, NH 03801

PROJECT:  
**DRIFTWOOD TOWNHOUSES**  
TAX MAP 17.3,  
LOT 06  
1215 OCEAN BLVD.  
RYE, NH

TITLE:  
**GRADING & EROSION CONTROL PLAN**


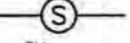
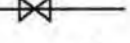
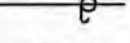
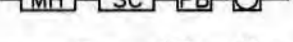







SHEET NUMBER:  
**C - 4**



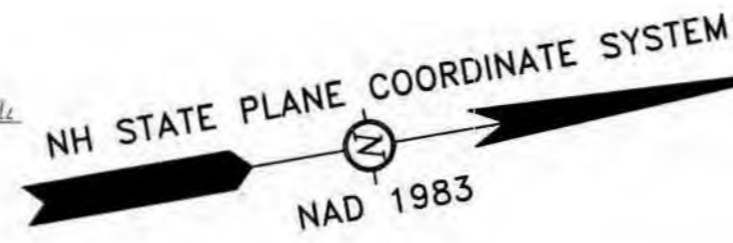
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**LEGEND**

(REFERENCE EXISTING CONDITIONS PLAN FOR EXISTING FEATURES)

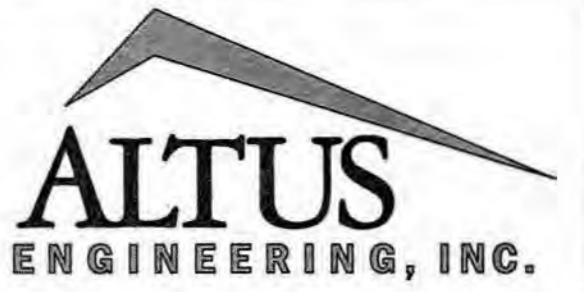
-  EXISTING WATER/CURB STOP/VALVE/HYDRANT
-  EXISTING SEWER/MANHOLE
-  EXISTING GAS/VALVE
-  EXIST. OVER/UNDERGROUND UTILITIES/POLE
-  ELEC MANHOLE/SECTOR CABINET/PULL BOX/TRANSFORMER
-  EXISTING DRAINAGE/CB/DMH
-  PROPOSED THRUST BLOCK/WATER/CURB STOP/VALVE
-  PROPOSED SEWER/MANHOLE/CLEANOUT
-  PROPOSED NATURAL GAS
-  PROPOSED UTILITY POLE
-  PROPOSED UNDERGROUND ELECTRIC/PHONE/TV
-  PROPOSED DRAINAGE (HARD PIPE)/CB/DMH/HEADWALL

PARCEL AREA  
97,899 S.F.±  
2.25 ACRES±



**UTILITY NOTES**

1. ALL ROAD/LANE CLOSURES OR OTHER TRAFFIC INTERRUPTIONS ON CITY ROADS OR STATE HIGHWAYS SHALL BE COORDINATED WITH THE RYE POLICE DEPARTMENT, NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, AND RYE DEPARTMENT OF PUBLIC WORKS.
2. THE PROPOSED DEVELOPMENT IS TO BE SERVICED WITH A SINGLE 6" WATER MAIN FROM THE EXISTING WATER MAIN IN WALLIS ROAD TO BUILDING #4. OUTSIDE BUILDING #4, THE SERVICES SHALL SPLIT TO PROVIDE A 4" FIRE SUPPRESSION AND 2" DOMESTIC SERVICE INSIDE BUILDING #4. RPZ BACKFLOW PREVENTERS FOR BOTH THE DOMESTIC AND FIRE SUPPRESSION SERVICES SHALL BE PROVIDED. ALL WATER MAIN, FIRE SUPPRESSION, AND DOMESTIC SERVICE CONNECTIONS SHALL CONFORM TO RYE WATER DISTRICT (RWD) STANDARDS. RWD SHALL INSPECT ALL INSTALLATIONS PRIOR TO BACKFILL. MECHANICAL ENGINEER TO CONFIRM WATER MAIN SIZES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING OF ALL BONDS AND PAYMENT OF ALL TAP, TIE-IN AND CONNECTION FEES.
4. THE LOCATIONS OF THE EXISTING UTILITIES AND THEIR ELEVATIONS ARE NOT KNOWN. IT IS INCUMBENT UPON THE CONTRACTOR TO TEST EXCAVATE TO LOCATE THE EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO THE SEWER FORCE MAIN, STORM DRAINS AND WATERLINES. THE CONTRACTOR SHALL REPORT DISCREPANCIES TO THE ENGINEER A MINIMUM OF 7-DAYS IN ADVANCE OF SCHEDULE TO INSTALL UTILITIES TO ALLOW ENGINEER TIME TO DEVELOP VIABLE ALTERNATIVES AND TO ALLOW DPW TIME TO REVIEW DESIGN MODIFICATIONS.
5. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL EXISTING UTILITIES INCLUDING SEWER, ELECTRICAL LINES, COMMUNICATION LINES, AND WATER MAIN PRIOR TO COMMENCING CONSTRUCTION. PRESERVE AND PROTECT UTILITY LINES TO BE RETAINED. ANY DISCREPANCIES BETWEEN FIELD AND PLAN SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE ENGINEER, SURVEYOR, OR OWNER. ADDITIONAL UNDOCUMENTED EXISTING ABANDONED OR LIVE UTILITIES MAY EXIST. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR DAMAGE TO EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES AT NO EXTRA COST TO THE OWNER.
6. FINAL SIZES OF PROPANE TANKS TO BE DETERMINED BASED ON FINAL DESIGN AND BASE LOADING REQUIREMENTS. TANK SIZE TO BE REVIEWED & APPROVED BY BUILDING INSPECTOR PRIOR TO INSTALLATION.
7. 2" DOMESTIC WATER SERVICES SHALL BE SLEEVED IN A 6" PVC SDR 26 PPE FROM BUILDING TO BUILDING. FIRE PROTECTION SERVICES ARE NOT REQUIRED TO BE SLEEVED AS MAIN HAS A BACKFLOW PREVENTER. SEE NOTE 2.
8. RYE WATER DISTRICT METER TO BE INSTALLED IN BUILDING #4.
9. SEE SEPTIC SYSTEM DESIGN DRAWINGS FOR ADDITIONAL DESIGN AND PERMITTING INFORMATION, INCLUDING CONFIRMATION THAT THE TANKS WILL BE DESIGNED WITH ANTI-FLOTATION DEVICES AND RECEIVING AREAS WILL BE ABOVE THE BASE FLOOD ELEVATION, AS REQUIRED IN THE TOWN OF RYE FLOOD PLAIN ORDINANCE.



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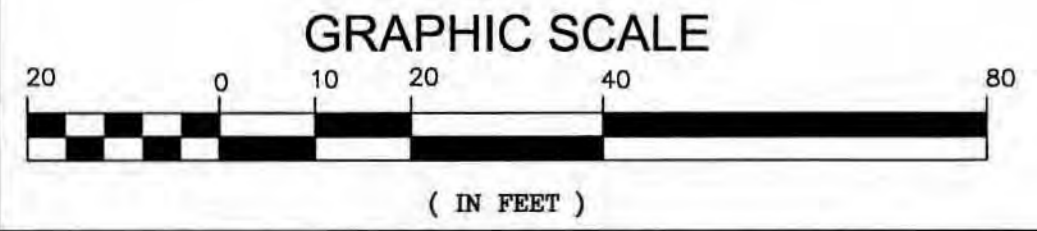
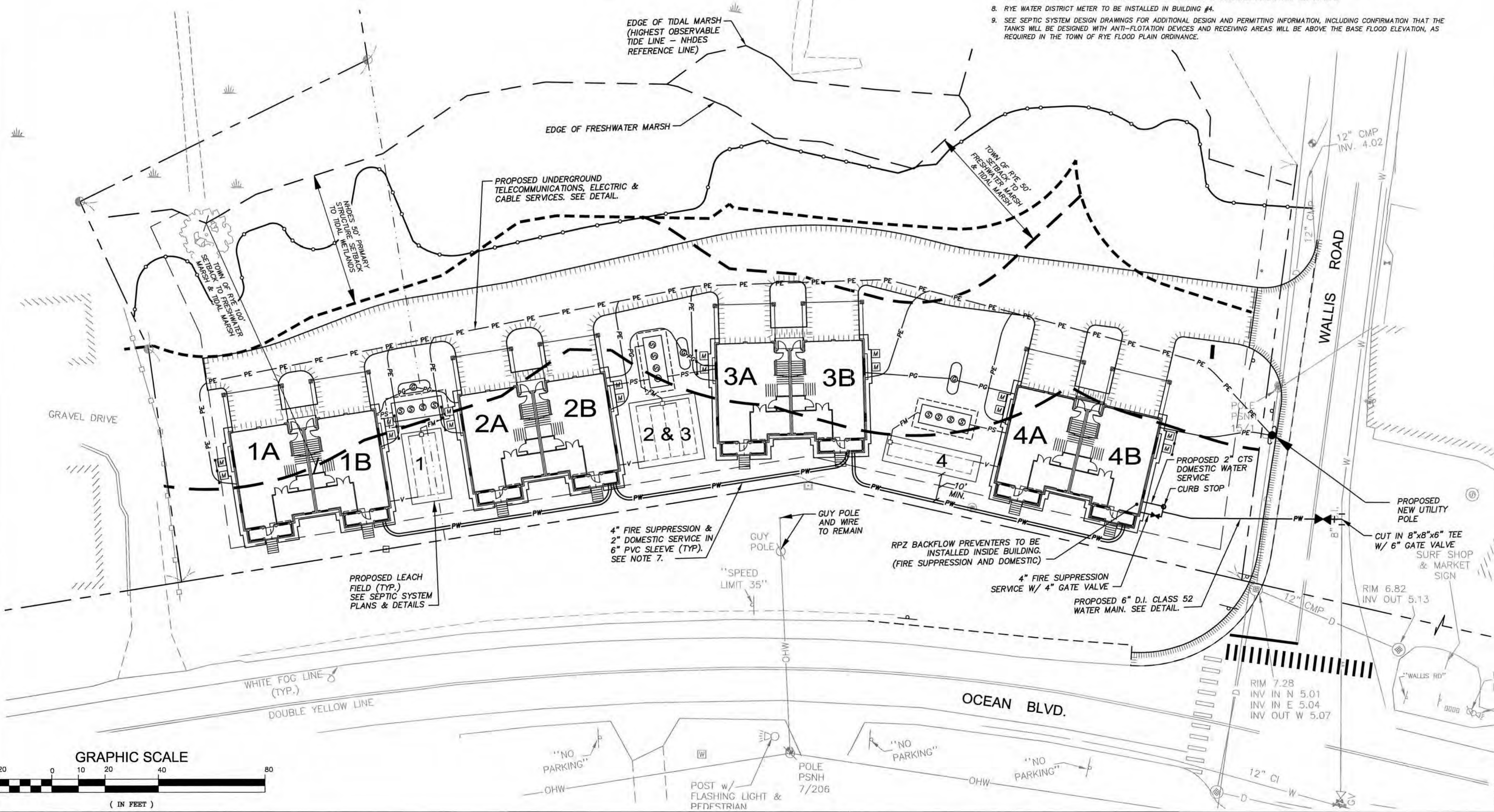
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PROJECT:  
**DRIFTWOOD TOWNHOUSES**  
TAX MAP 17.3,  
LOT 06  
1215 OCEAN BLVD.  
RYE, NH

TITLE:  
**UTILITIES PLAN**

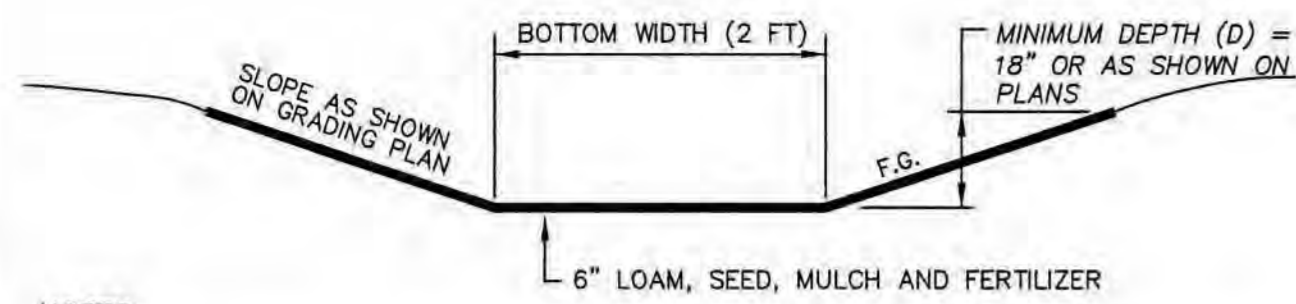
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**C - 5**



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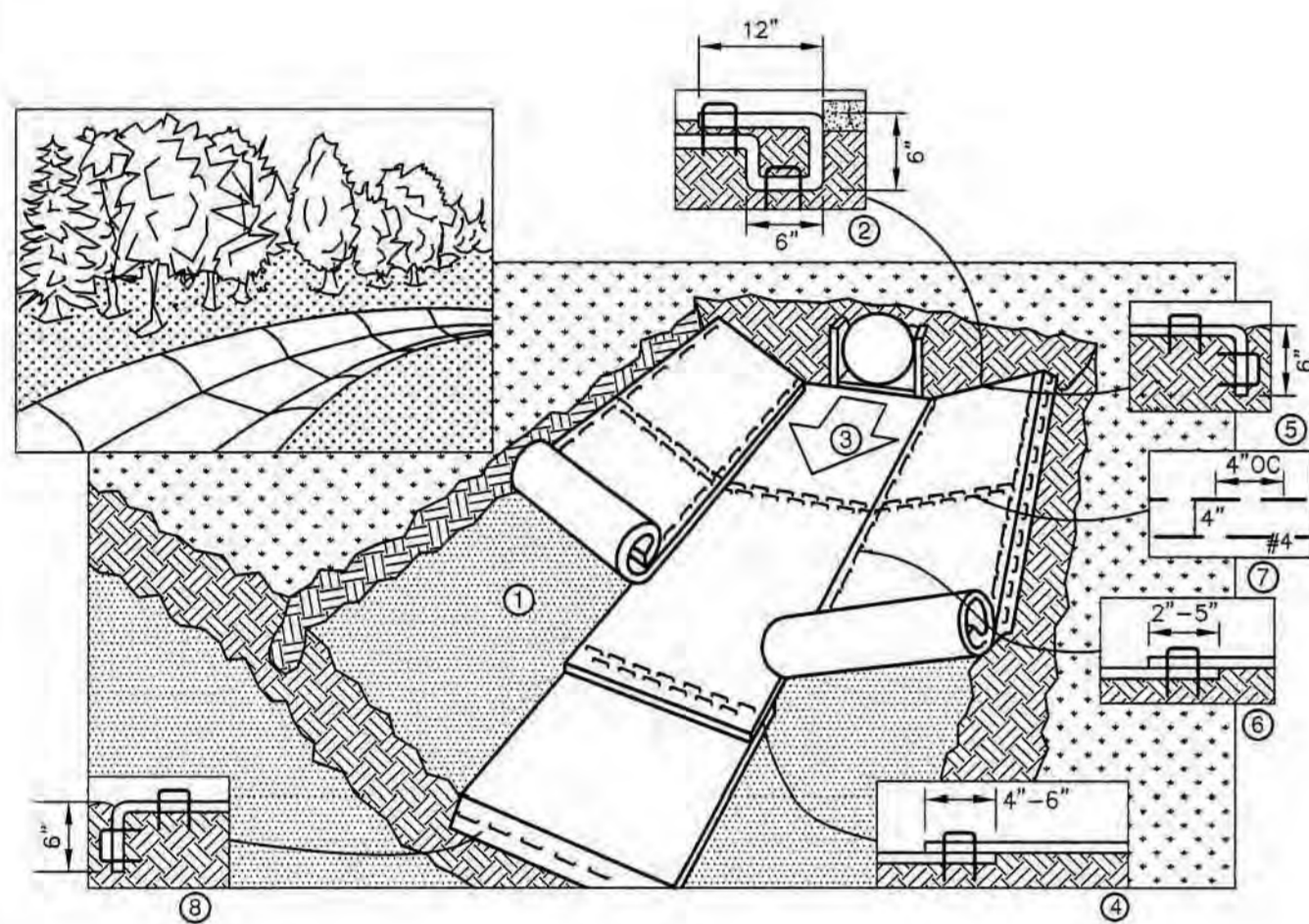




**NOTES**

1. THE FOUNDATION AREA OF THE SWALE SHALL BE CLEARED AND GRUBBED OF ALL TREES, BRUSH, STUMPS, AND OTHER OBJECTIONABLE MATERIAL.
2. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE DESIGN CRITERIA AND BE FREE OF IRREGULARITIES.
3. EARTH FILLS REQUIRED TO MEET SUBGRADE REQUIREMENTS BECAUSE OF OVER EXCAVATION OR TOPOGRAPHY SHALL BE COMPACTED TO THE SAME DENSITY AS THE SURROUNDING SOIL TO PREVENT UNEQUAL SETTLEMENT THAT COULD CAUSE DAMAGE TO THE COMPLETED SWALE.
4. VEGETATION SHALL BE ESTABLISHED IN THE SWALE OR AN EROSION CONTROL MATTING INSTALLED PRIOR TO DIRECTING STORMWATER TO IT.
5. MAINTENANCE OF THE VEGETATION IS EXTREMELY IMPORTANT IN ORDER TO PREVENT RILLING, EROSION, AND FAILURE OF THE SWALE. MOWING SHALL BE DONE FREQUENTLY ENOUGH TO CONTROL ENROACHMENT OF WEEDS AND WOODY VEGETATION AND TO KEEP GRASSES IN A VIGOROUS CONDITION. THE VEGETATION SHALL NOT BE MOWED TOO CLOSELY SO AS TO REDUCE THE EROSION RESISTANCE IN THE SWALE.
6. THE SWALE SHOULD BE INSPECTED PERIODICALLY AND AFTER ANY STORM GREATER THAN 0.5" OF RAINFALL IN 24 HOURS TO DETERMINE ITS CONDITION. RILLS AND DAMAGED AREAS SHOULD BE PROMPTLY REPAIRED AND REVEGETATED AS NECESSARY TO PREVENT FURTHER DETERIORATION.

**VEGETATED SWALE NOT TO SCALE**



**NOTES**

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL 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 CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. 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.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2"-5" (DEPENDING ON BLANKET TYPE) AND STAPLED. TO INSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

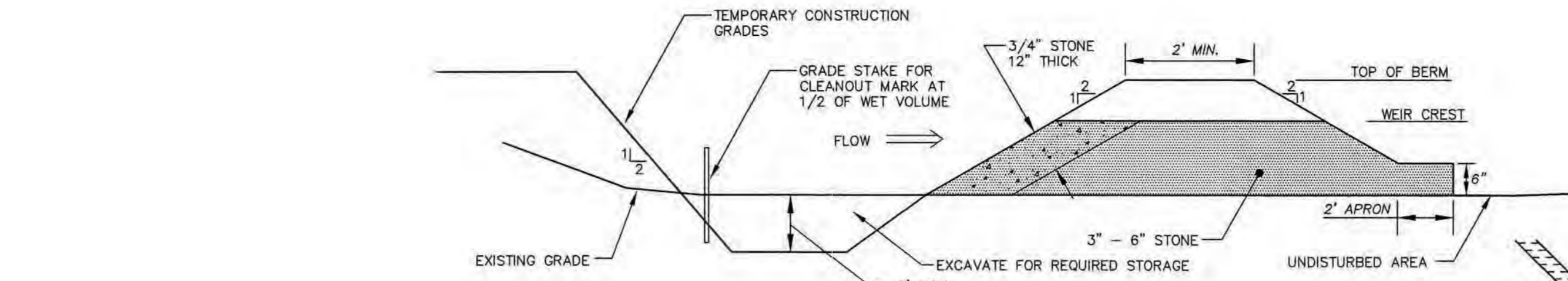
**CRITICAL POINTS:**

- A. OVERLAPS AND SEAMS
- B. PROJECTED WATER LINE
- C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

**NOTES:**

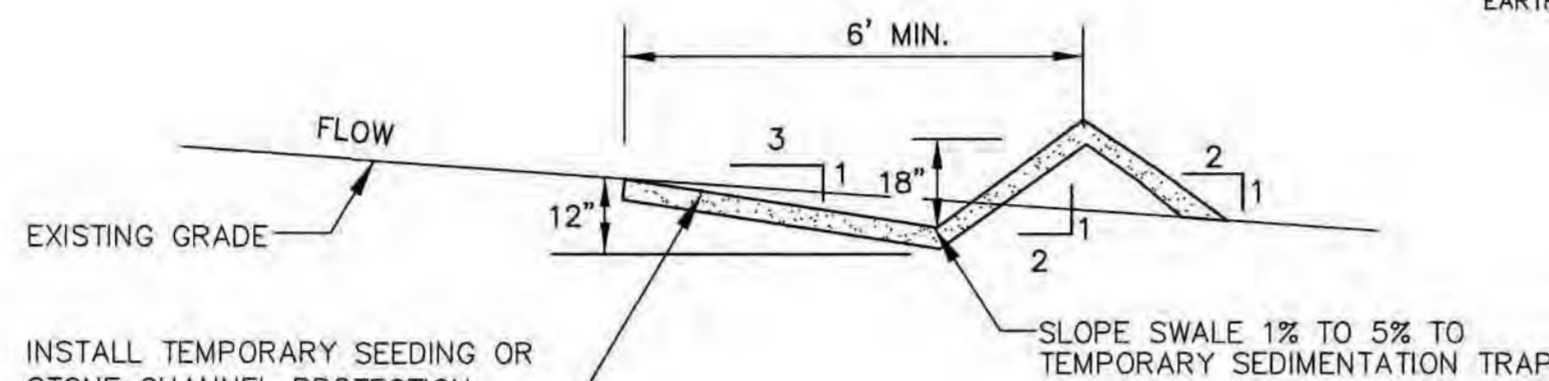
- \* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
- \*\* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

**EROSION CONTROL BLANKET - SWALE NOT TO SCALE**

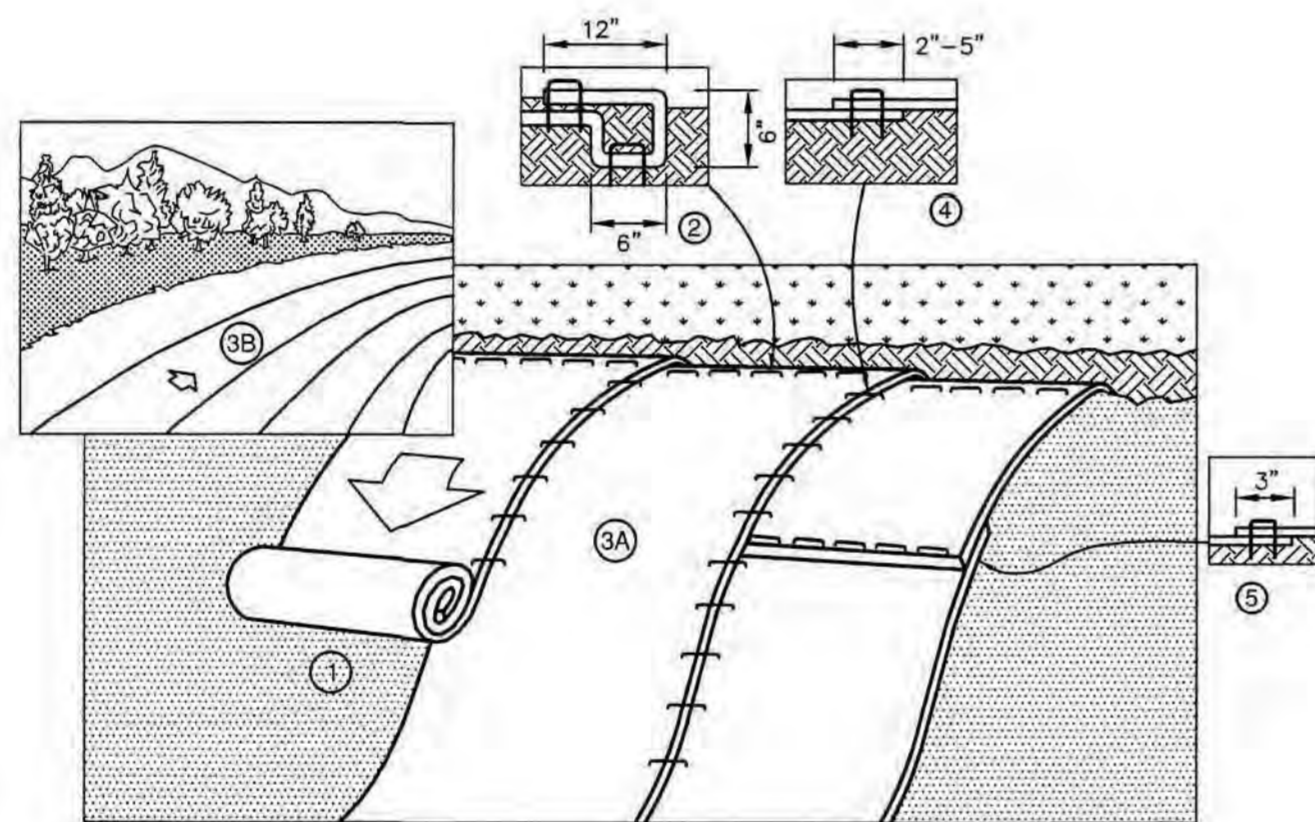


**CROSS SECTION**

SWALE SHALL BE FREE OF IRREGULARITIES WHICH MAY CAUSE PONDING. COMPACT FILLS AS NECESSARY TO STABILIZE MATERIAL.



**TEMPORARY DIVERSION SWALE NOT TO SCALE**

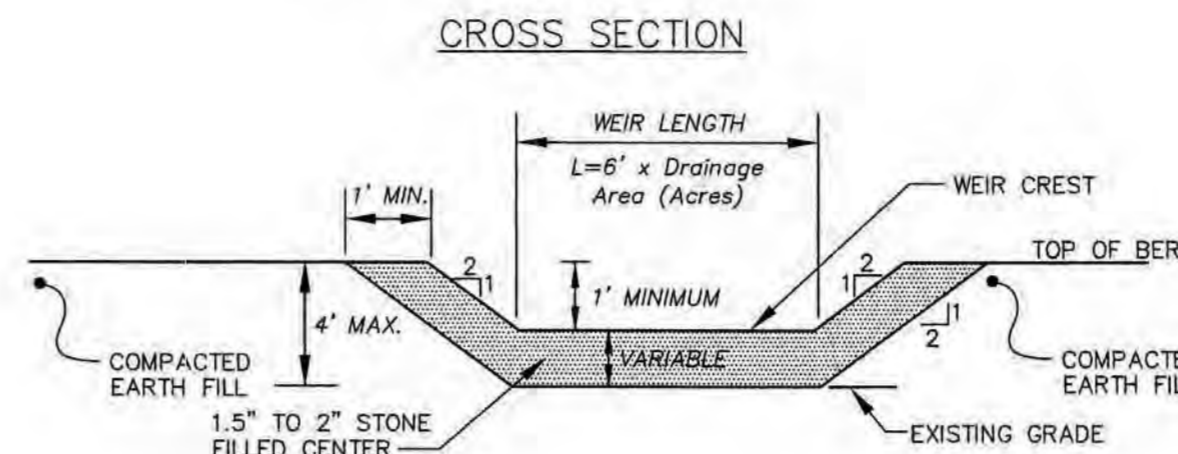


**NOTES**

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
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.
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 SPICED 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.

NOTE: EROSION CONTROL BLANKET SHALL BE MADE OF STRAW, JUTE, OR COCONUT FIBER AND SHALL NOT CONTAIN WELDED PLASTIC OR BIO-DEGRADABLE PLASTIC NETTING.

**EROSION CONTROL BLANKET - SLOPE NOT TO SCALE**

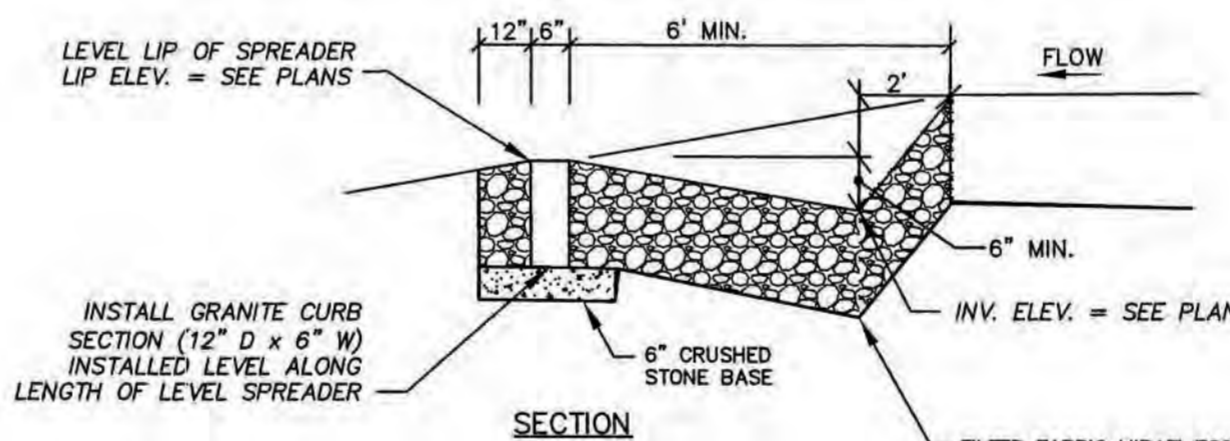


**PROFILE**

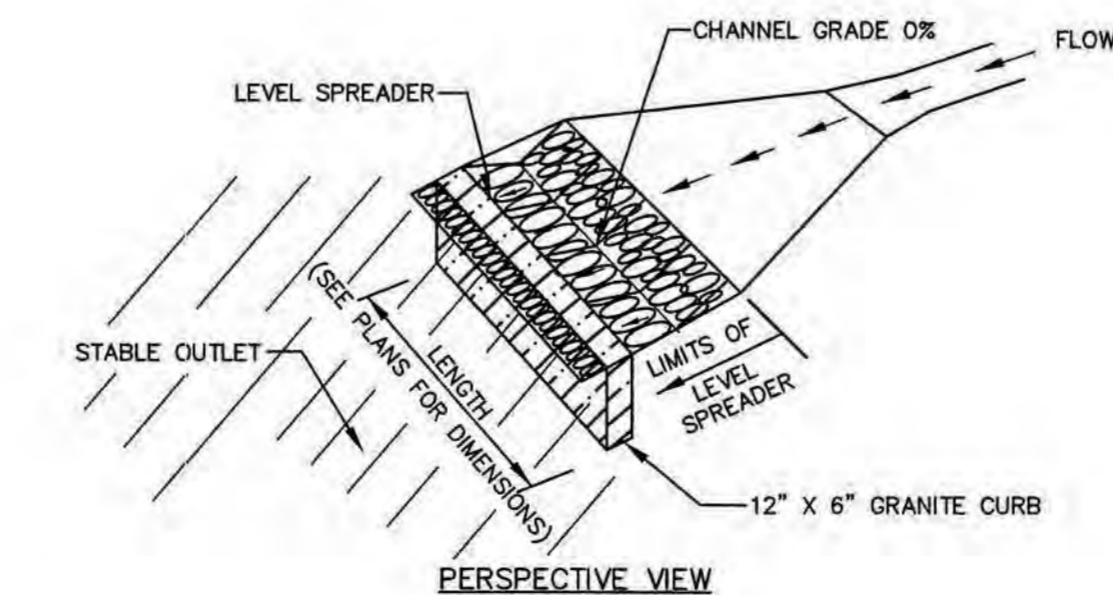
**MAINTENANCE**

1. SEDIMENT SHALL BE REMOVED AND THE TRAP SHALL BE RESTORED TO ITS ORIGINAL CAPACITY WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN STORAGE VOLUME. SEDIMENT REMOVED SHALL BE DISPOSED OF SO THAT IT DOES NOT CAUSE A SEDIMENT PROBLEM AT ANOTHER LOCATION.
2. THE STRUCTURE SHALL BE CHECKED BI-WEEKLY AND AFTER EVERY MAJOR STORM TO INSURE THAT IT IS WORKING PROPERLY AND IS NOT DAMAGED. DAMAGE TO THE STRUCTURE SHALL BE REPAIRED IMMEDIATELY.
3. 3/4" STONE SHALL BE CHECKED DURING INSPECTION AND REPLACED WHEN THE OPENINGS IN THE STONE HAVE BECOME CLOGGED.
4. WHEN THE DRAINAGE AREA FLOWING INTO THE BASIN HAS BEEN FULLY STABILIZED, THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA VEGETATED USING LOAM AND SEED WITH MULCH (OR SOD IF NECESSARY) WITHIN 72 HOURS OF THE REMOVAL OF THE BASIN.

**TEMPORARY SEDIMENT TRAP (TST) OUTLET NOT TO SCALE**



**SECTION**

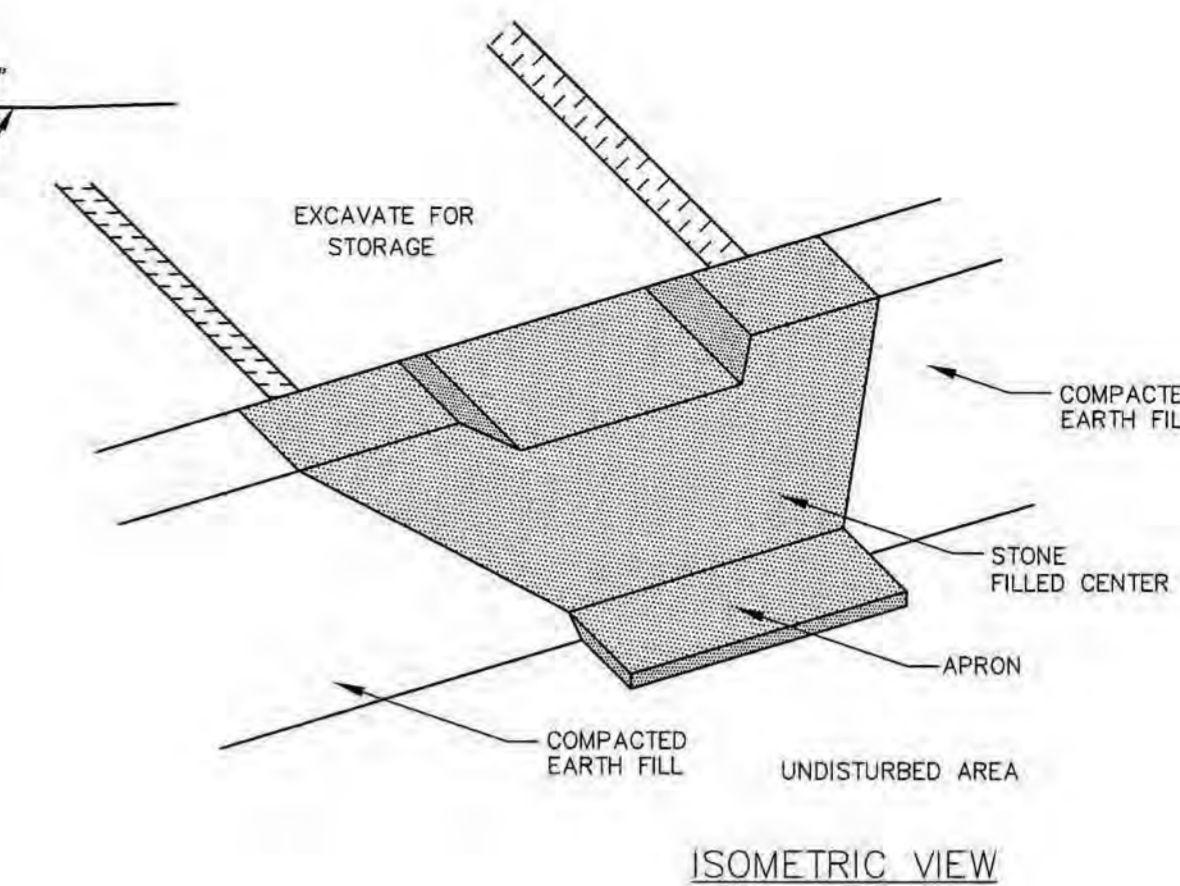


**PERSPECTIVE VIEW**

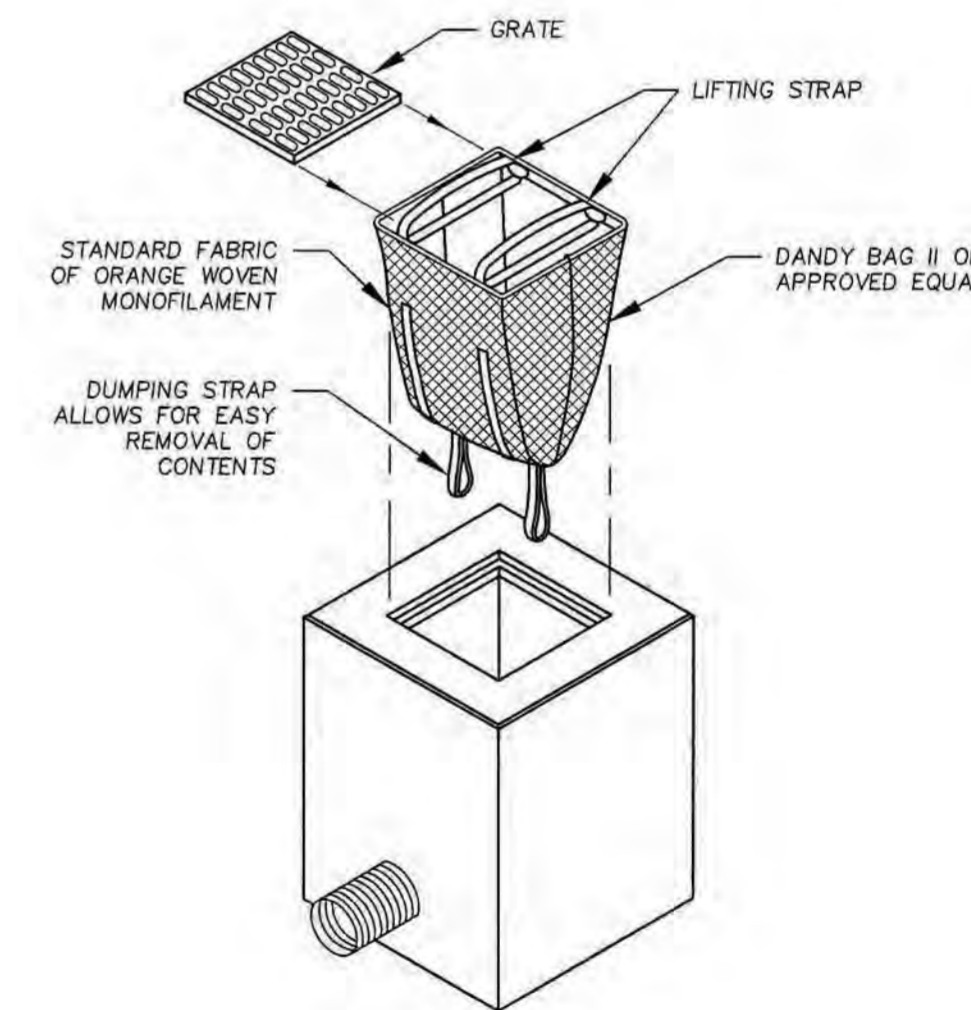
**NOTES**

1. LEVEL SPREADERS SHALL BE CONSTRUCTED PER CITY OF DOVER STANDARD DETAILS AND SPECIFICATIONS.
2. FOR STAPLE REQUIREMENTS SEE MANUFACTURER'S STANDARDS & SPECIFICATIONS FOR PROTECTIVE MATERIALS.
3. AREAS BELOW LEVEL SPREADERS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

**LEVEL SPREADER NOT TO SCALE**



**ISOMETRIC VIEW**



**INSTALLATION AND MAINTENANCE:**

- INSTALLATION:** REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS, PLACE ABSORBENT PILLOW IN UNIT. STAND GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO CATCH BASIN. INSERT SO THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.
- MAINTENANCE:** REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF THE UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE CATCH BASIN. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY THE UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL ABSORBENTS, REPLACE ABSORBENT WHEN NEAR SATURATION.

**STORM DRAIN INLET PROTECTION NOT TO SCALE**

133 COURT STREET PORTSMOUTH, NH 03801  
(603) 433-2335 www.ALTUS-ENG.com



ISSUED FOR: **PERMITTING**

ISSUE DATE: **NOVEMBER 30, 2018**

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	11/30/18

DRAWN BY: \_\_\_\_\_ RLH  
APPROVED BY: \_\_\_\_\_ EDW  
DRAWING FILE: 4869-DETAILS.DWG

SCALE: **22" x 34" - N.T.S.**  
**11" x 17" - N.T.S.**

APPLICANT: **SAMONAS REALTY TRUST**  
**111 BOW STREET**  
**PORTSMOUTH, NH 03801**

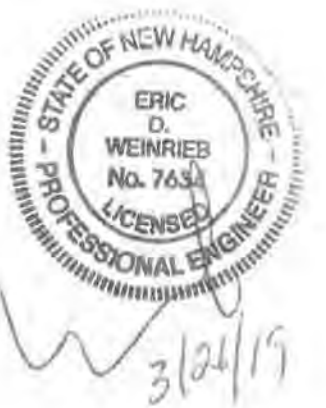
OWNER: **SAMONAS REALTY TRUST**  
**111 BOW STREET**  
**PORTSMOUTH, NH 03801**

PROJECT: **DRIFTWOOD TOWNHOUSES**  
**TAX MAP 17.3,**  
**LOT 06**  
**1215 OCEAN BLVD.**  
**RYE, NH**

**TITLE:**

**DETAIL SHEET**

SHEET NUMBER: **D-2**



ISSUED FOR: \_\_\_\_\_ PERMITTING

ISSUE DATE: **MARCH 26, 2019**

REVISIONS		
NO.	DESCRIPTION	BY DATE
0	INITIAL SUBMISSION	EDW 11/30/18
1	PER DEPT. HEAD REVIEW COMMENTS	EDW 01/24/19
2	PB RESUBMITTAL	EDW 03/26/19

DRAWN BY: \_\_\_\_\_ RLH  
APPROVED BY: \_\_\_\_\_ EDW  
DRAWING FILE: 4869-DETAILS.DWG

SCALE:  
22" x 34" - N.T.S.  
11" x 17" - N.T.S.

APPLICANT:  
SAMONAS REALTY TRUST  
111 BOW STREET  
PORTSMOUTH, NH 03801

OWNER:  
SAMONAS REALTY TRUST  
111 BOW STREET  
PORTSMOUTH, NH 03801

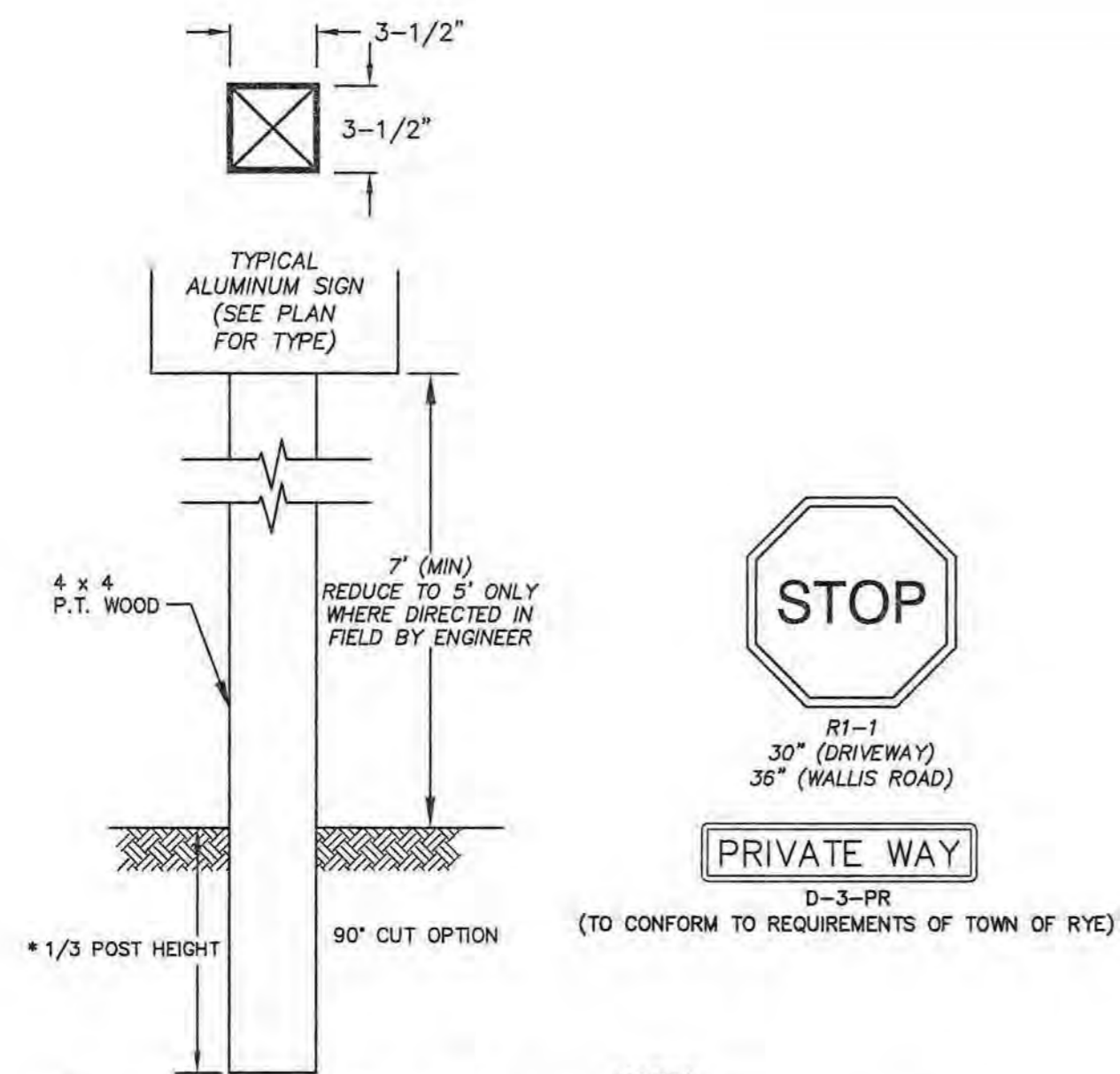
PROJECT:  
**DRIFTWOOD TOWNHOUSES**  
TAX MAP 17.3,  
LOT 06  
1215 OCEAN BLVD.  
RYE, NH

TITLE:

**DETAIL SHEET**

SHEET NUMBER:

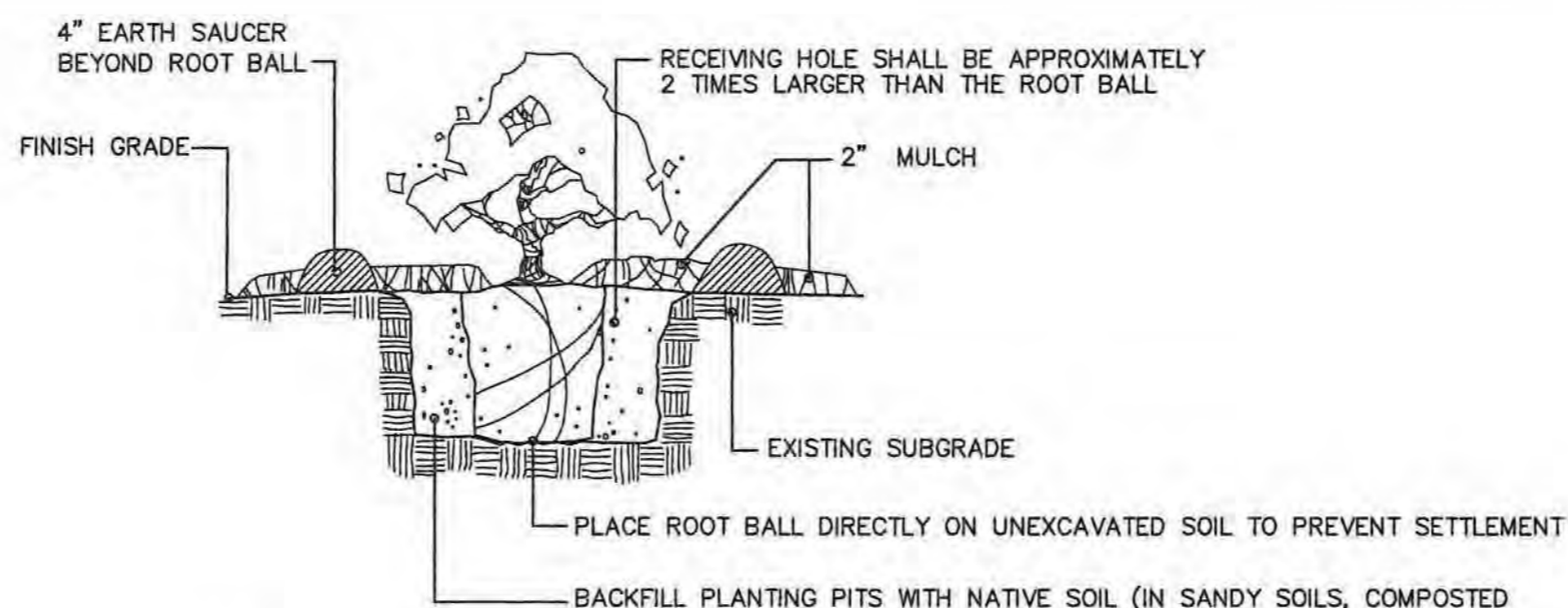
**D-3**



**NOTES**

- ALL SIGNS SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

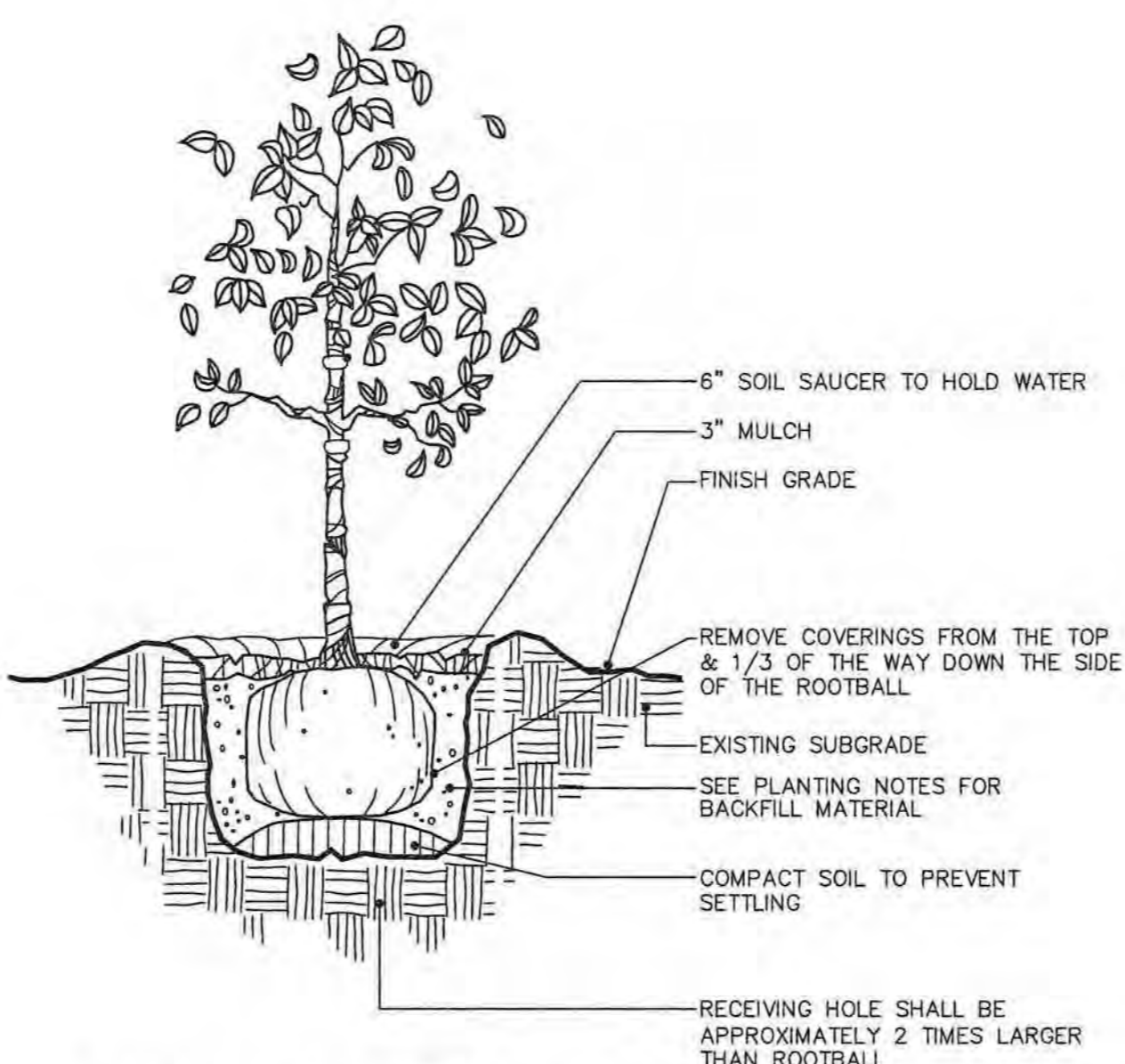
**SIGN DETAILS NOT TO SCALE**



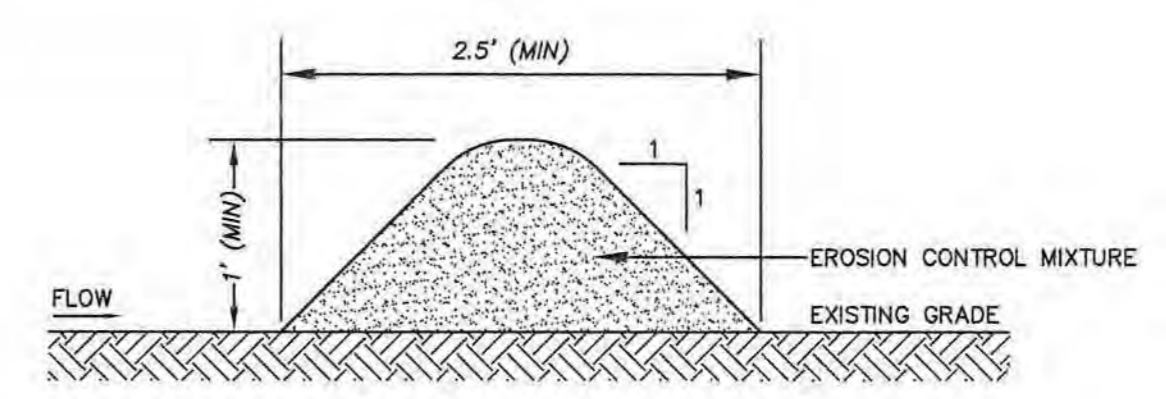
**NOTES**

- SHRUBS SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS A MINIMUM OF 1" & NO MORE THAN 2" ABOVE FINISH GRADE, DEPENDING UPON SITE CONDITIONS.
- ALL ROPE, TWINE, WIRE OR OTHER MATERIAL SHALL BE REMOVED FROM ROOT BALL. BURLAP SHALL BE REMOVED FROM THE TOP HALF OF THE ROOT BALL.

**SHRUB PLANTING NOT TO SCALE**



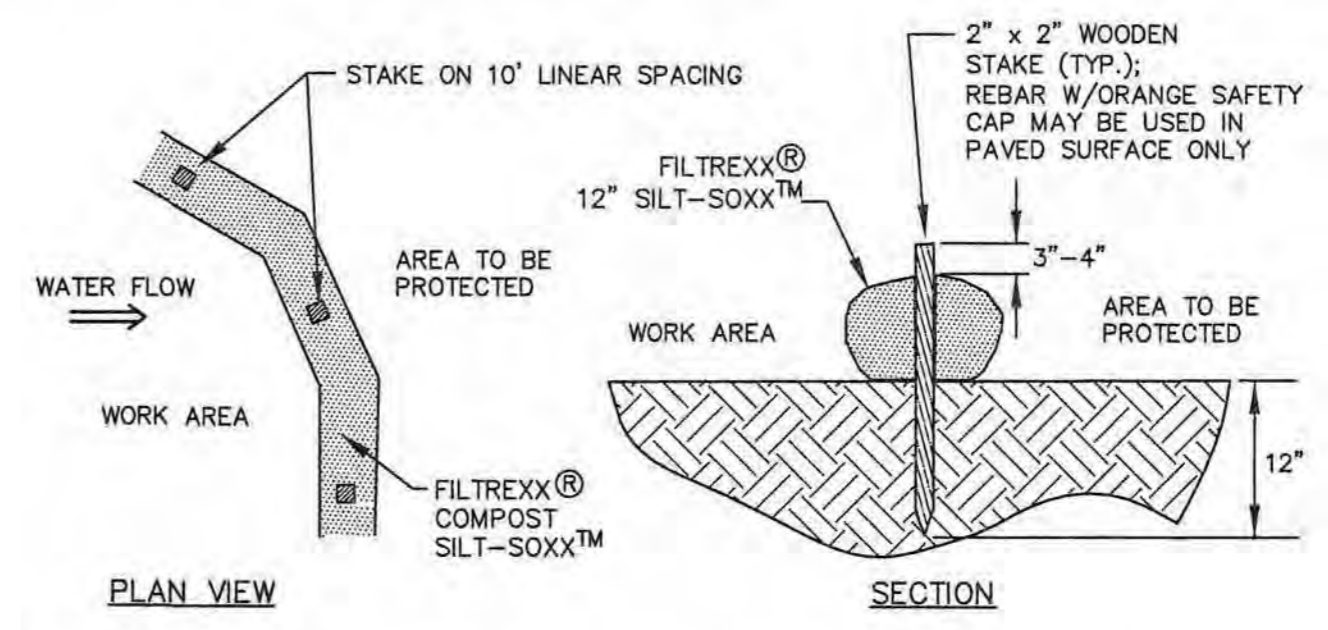
**SMALL TREE PLANTING DETAIL NOT TO SCALE**



**NOTES**

- ORGANIC FILTER BERMS MAY BE UTILIZED IN LIEU OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
- THE EROSION CONTROL MIXTURE USED IN FILTER BERMS SHALL BE A WELL-GRADED MIX OF PARTICLE SIZES THAT MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER, STUMP GRINDINGS, SHREDDED OR COMPOSTED BARK, AND/OR ACCEPTABLE MANUFACTURED PRODUCTS AND SHALL BE FREE OF REFUSE, PHYSICAL CONTAMINANTS AND MATERIAL TOXIC TO PLANT GROWTH. EROSION CONTROL MIXTURE SHALL MEET THE FOLLOWING STANDARDS:
  - c) 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 MIXTURE.
  - e) SOLUBLE SALTS CONTENT SHALL BE <math>24.0\text{mg}/\text{cm}</math>.
  - f) THE PH SHALL BE BETWEEN 5.0 AND 8.0.
- 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.
- ON SLOPES LESS THAN 5%, OR AT THE BOTTOM OF SLOPES NO STEEPER THAN 3:1 AND 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 AND/OR STEEPER SLOPES, THE BERM SHALL BE TALLER AND WIDER TO ACCOMMODATE THE POTENTIAL FOR ADDITIONAL RUNOFF (MAXIMUM HEIGHT SHALL NOT EXCEED 2').
- 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.
- SEDIMENT SHALL BE REMOVED FROM BEHIND THE FILTER BERMS WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE BERM.
- ORGANIC FILTER BERMS MAY BE LEFT IN PLACE ONCE THE SITE IS STABILIZED PROVIDED ANY SEDIMENT DEPOSITS TRAPPED BY THEM ARE REMOVED AND DISPOSED OF PROPERLY.

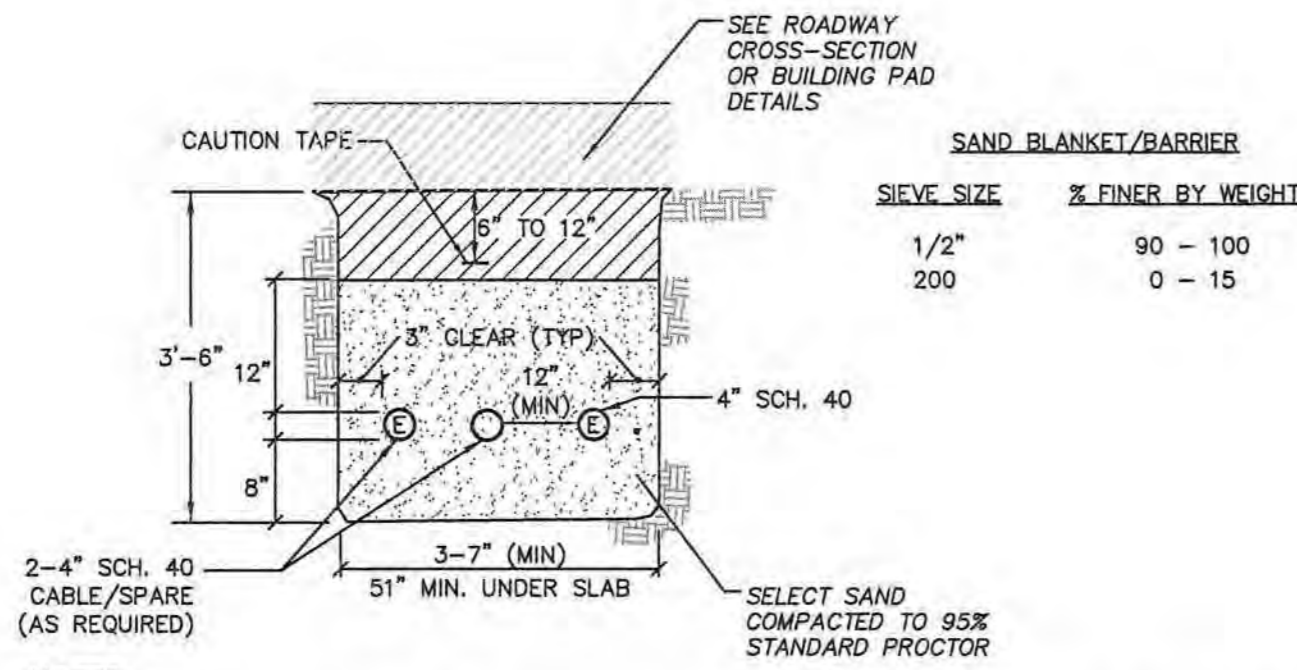
**ORGANIC FILTER BERM NOT TO SCALE**



**NOTES**

- SILT-SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
- ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
- SILT-SOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
- ALL SEDIMENT TRAPPED BY SILT-SOXX SHALL BE DISPOSED OF PROPERLY.

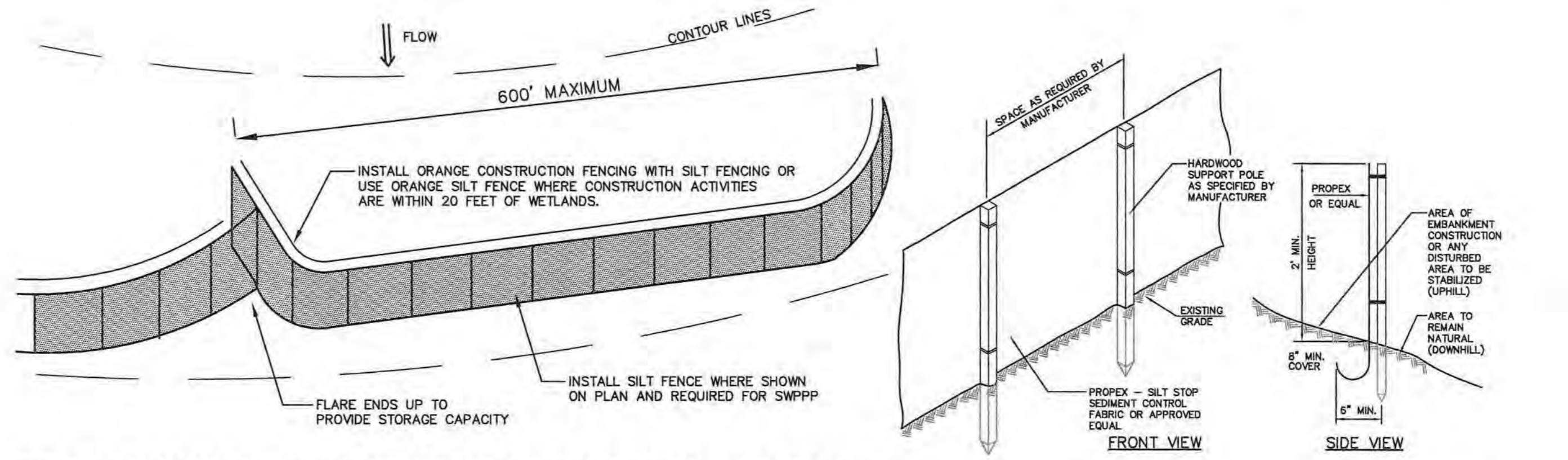
**FILTREXX SILT-SOXX DETAIL NOT TO SCALE**



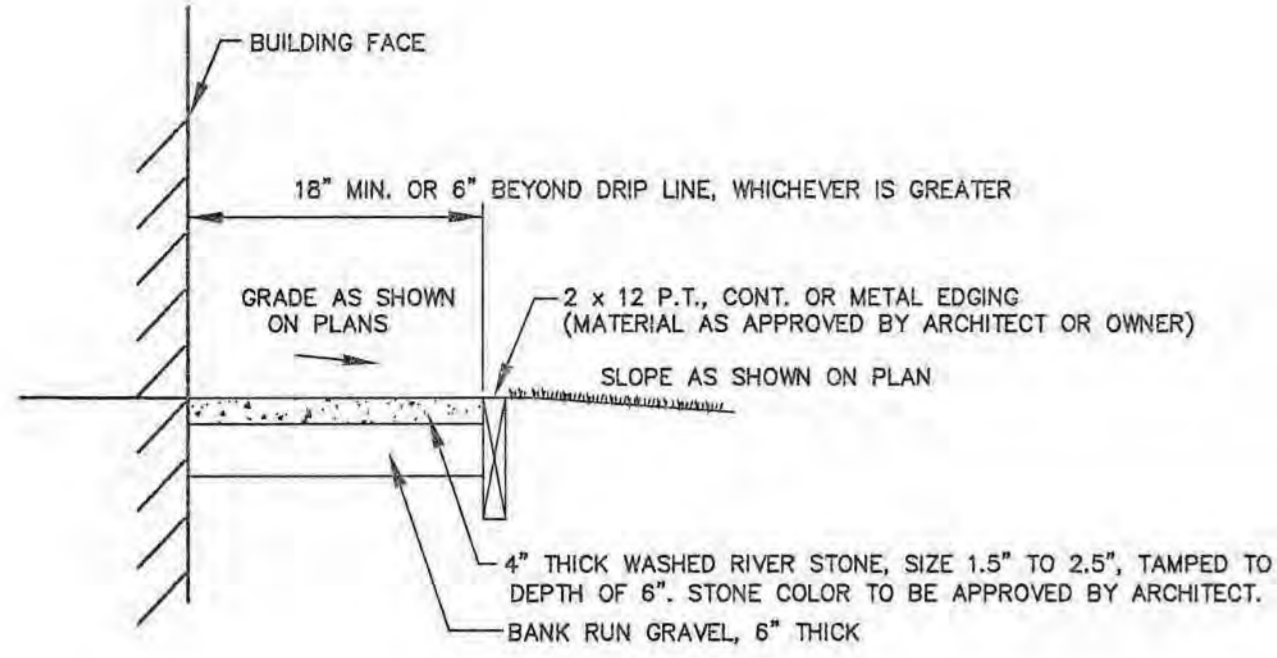
**NOTES**

- ALL CONDUIT IS TO BE SCHEDULE 40 PVC, ELECTRICAL GRADE, GRAY IN COLOR AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. A 10-FOOT HORIZONTAL SECTION OF RIGID GALVANIZED STEEL CONDUIT WILL BE REQUIRED AT EACH SWEEP, UNLESS IN THE OPINION OF THE SERVICE PROVIDER DESIGNER, THE SWEEP-PVC JOINT IS NOT SUBJECT TO FAILURE DURING PULLING OF THE CABLE. ALL JOINTS ARE TO BE WATERTIGHT.
- ALL 90 DEGREE SWEEPS WILL BE MADE WITH RIGID GALVANIZED STEEL WITH A MINIMUM RADIUS OF 36 INCHES FOR PRIMARY CABLES AND 24 INCHES FOR SECONDARY CABLES.
- BACKFILL MAY BE MADE WITH EXCAVATED MATERIAL OR COMPARABLE, UNLESS MATERIAL IS DEEMED UNSUITABLE BY SERVICE PROVIDER. BACKFILL SHALL BE FREE OF FROZEN LUMPS, ROCKS, DEBRIS, AND RUBBISH. ORGANIC MATERIAL SHALL NOT BE USED AS BACKFILL. BACKFILL SHALL BE IN 6-INCH LAYERS AND THOROUGHLY COMPACTED.
- A SUITABLE PULLING STRING, CAPABLE OF 300 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE SERVICE PROVIDER IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT. A MINIMUM OF TWENTY-FOUR (24") INCHES OF ROPE SLACK SHALL REMAIN AT THE END OF EACH DUCT. PULL ROPE SHALL BE INSTALLED IN ALL CONDUIT FOR FUTURE PULLS. PULL ROPE SHALL BE NYLON ROPE HAVING A MINIMUM TENSILE STRENGTH OF THREE HUNDRED (300) LBS.
- SERVICE PROVIDER SHALL BE GIVEN THE OPPORTUNITY TO INSPECT ALL CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD SERVICE PROVIDER BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
- TYPICAL CONDUIT SIZES ARE 3-INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4-INCH FOR THREE PHASE SECONDARY, AND 5-INCH FOR THREE PHASE PRIMARY. HOWEVER, SERVICE PROVIDERS MAY REQUIRE DIFFERENT NUMBERS, TYPES AND SIZES OF CONDUIT THAN THOSE SHOWN HERE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDUIT SIZES, TYPES AND NUMBERS WITH EACH SERVICE PROVIDER PRIOR TO ORDERING THEM.
- ROUTING OF CONDUIT, LOCATION OF MANHOLES, TRANSFORMERS, CABINETS, HANDHOLES, ETC., SHALL BE DETERMINED BY SERVICE PROVIDER DESIGN PERSONNEL. THE CONTRACTOR SHALL COORDINATE WITH ALL SERVICE PROVIDERS PRIOR TO THE INSTALLATION OF ANY CONDUIT.
- ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE. WHERE REQUIRED BY UTILITY PROVIDER, CONDUIT SHALL BE SUPPORTED IN PLACE USING PIPE STANCHIONS PLACED EVERY FIVE (5') FEET ALONG THE CONDUIT RUN.
- UNDER A BUILDING SLAB THE CONDUIT SHALL BE ENCASED IN 8" OF CONCRETE ON ALL SIDES.
- ALL CONDUIT TERMINATIONS SHALL BE CAPPED TO PREVENT DEBRIS FROM ENTERING CONDUIT.

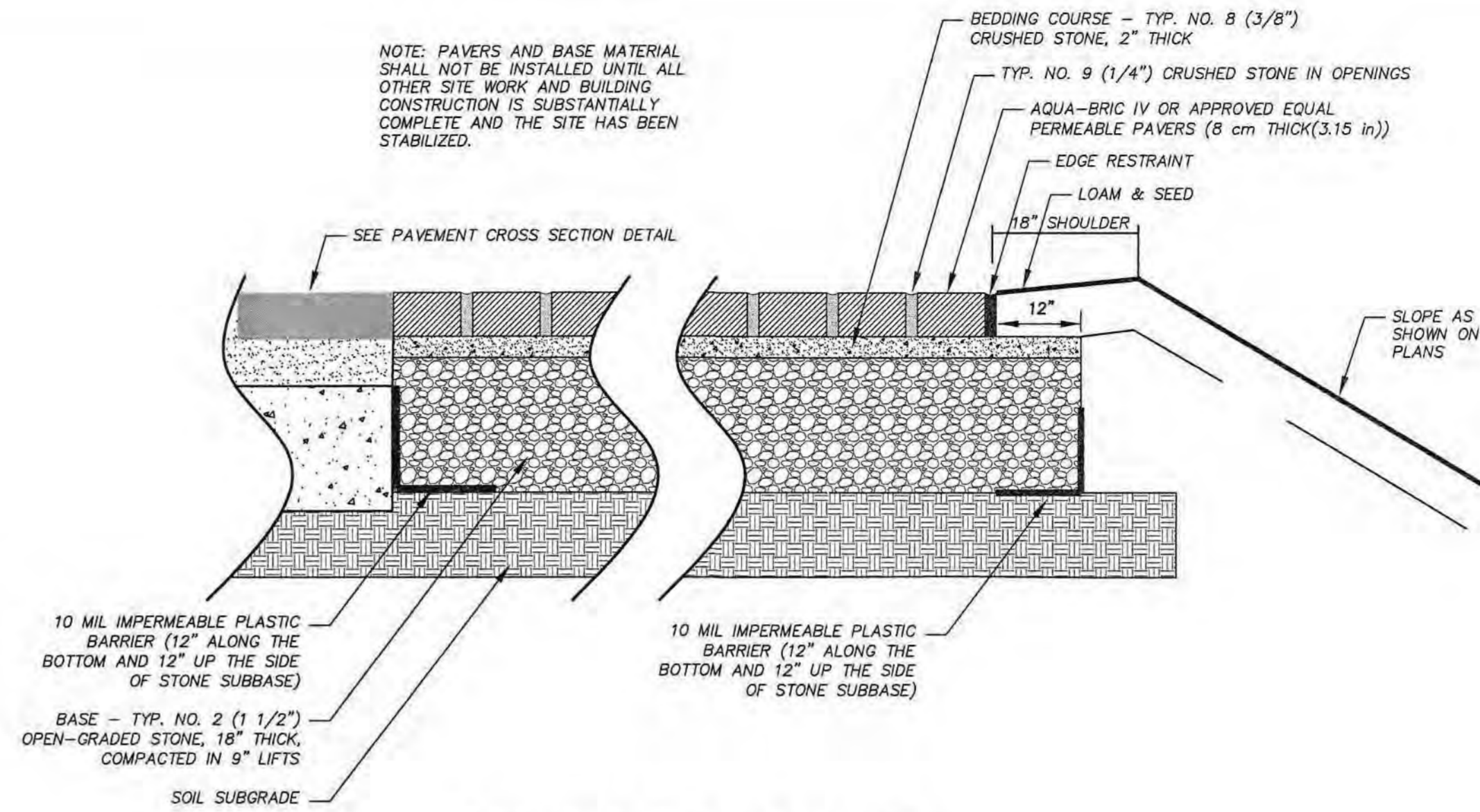
**ELECTRIC / COMMUNICATION TRENCH NOT TO SCALE**



**SILT AND ORANGE CONSTRUCTION FENCE LAYOUT DETAIL NOT TO SCALE**



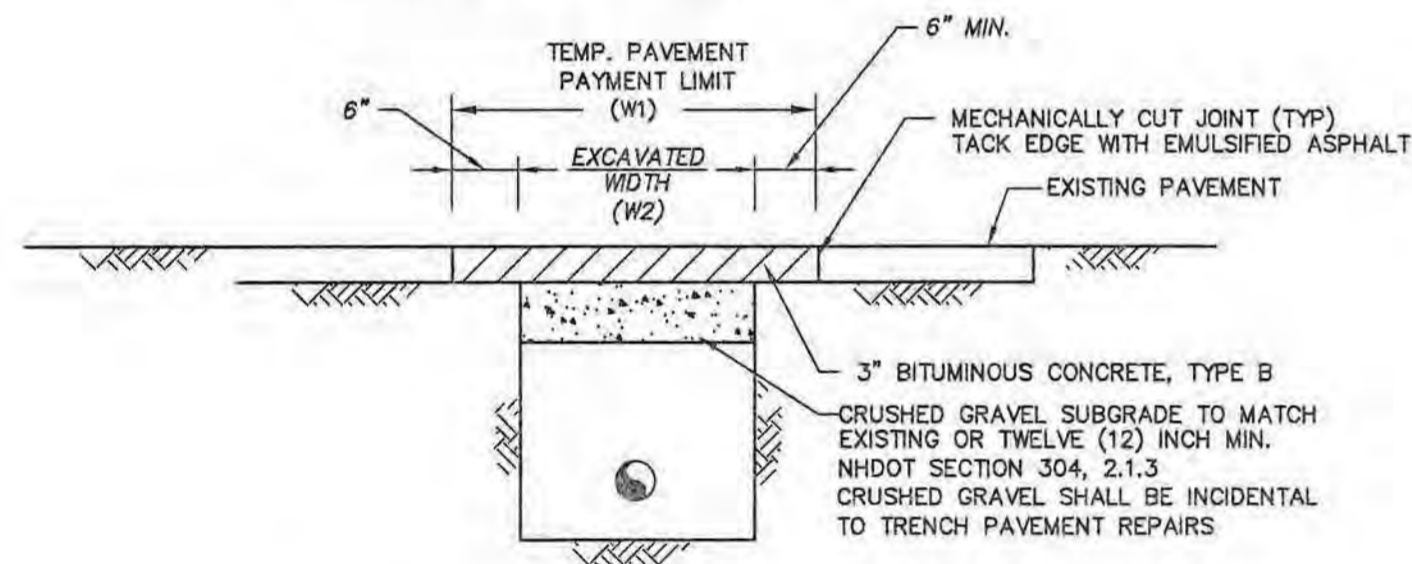
**DRIP EDGE DETAIL** NOT TO SCALE



**PERMEABLE PAVERS DETAIL** NOT TO SCALE

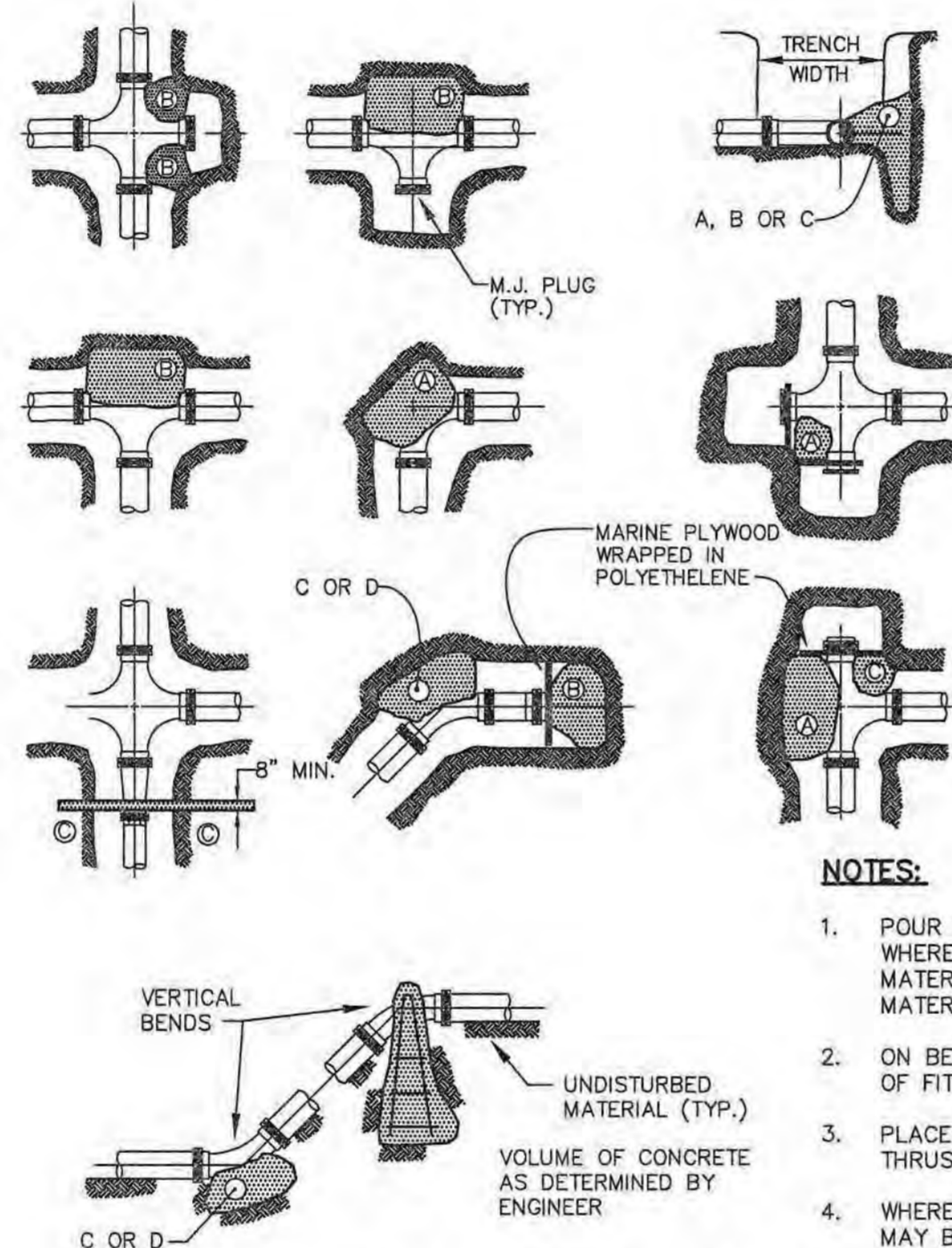
DEPTH TO INVERT	W1 (INCHES)	W2 (INCHES)	W3 (INCHES)
0-10 FT.	48	60	84
10-15 FT.	60	72	96

**MINIMUM TRENCH PAVEMENT WIDTHS**



**TEMPORARY PAVEMENT REPAIRS**

NOT TO SCALE



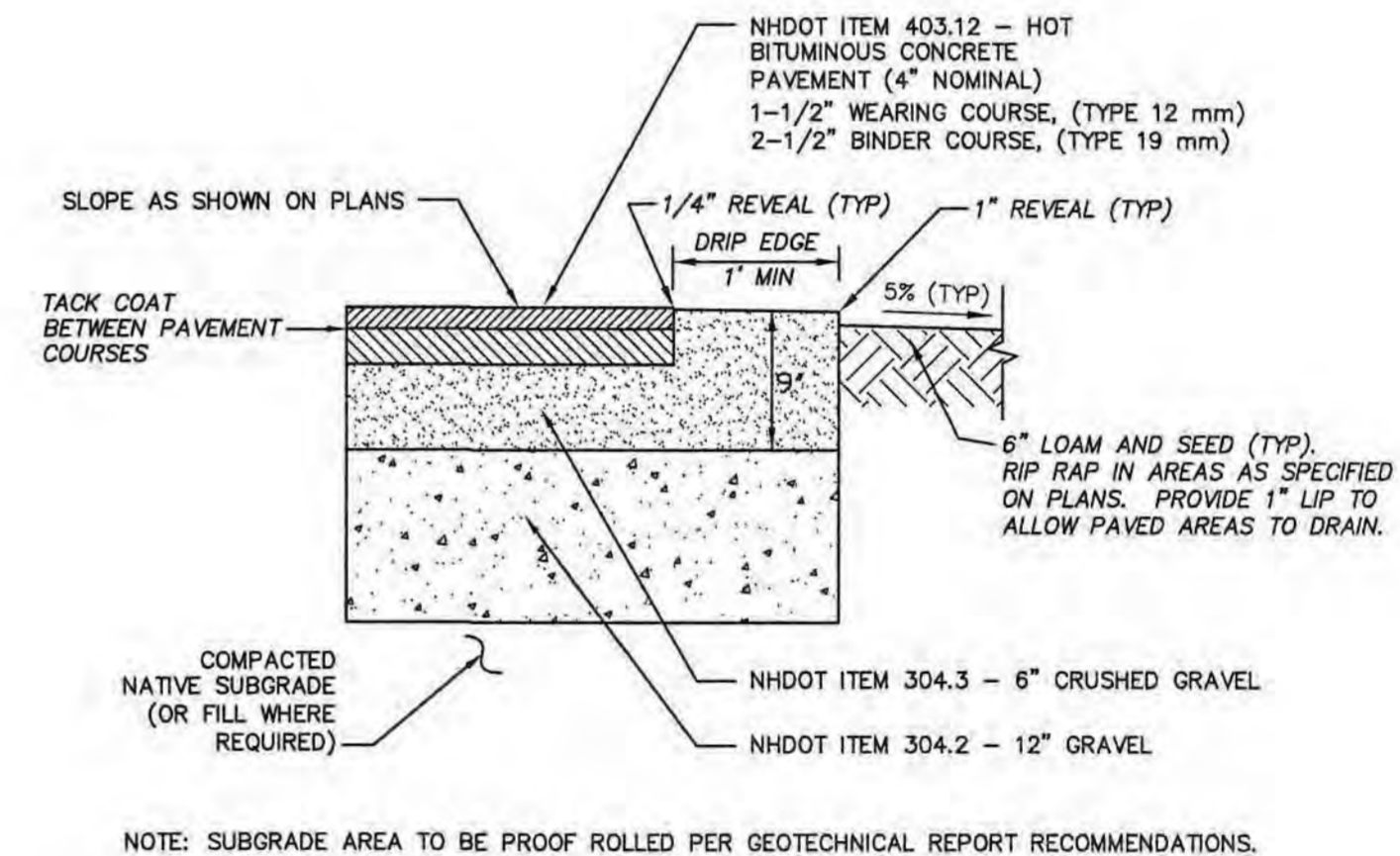
TEST PRESSURE = 200psi	REACTION TYPE	PIPE SIZE			
		4"	6"	8"	12"
A 90°	0.89	2.19	3.82	11.14	17.24
B 180°	0.65	1.55	2.78	8.38	12.00
C 45°	0.48	1.19	2.12	6.02	9.32
D 22-1/2°	0.25	0.60	1.06	3.08	4.74
E 11-1/4°	0.13	0.30	0.54	1.54	2.38

**NOTES:**

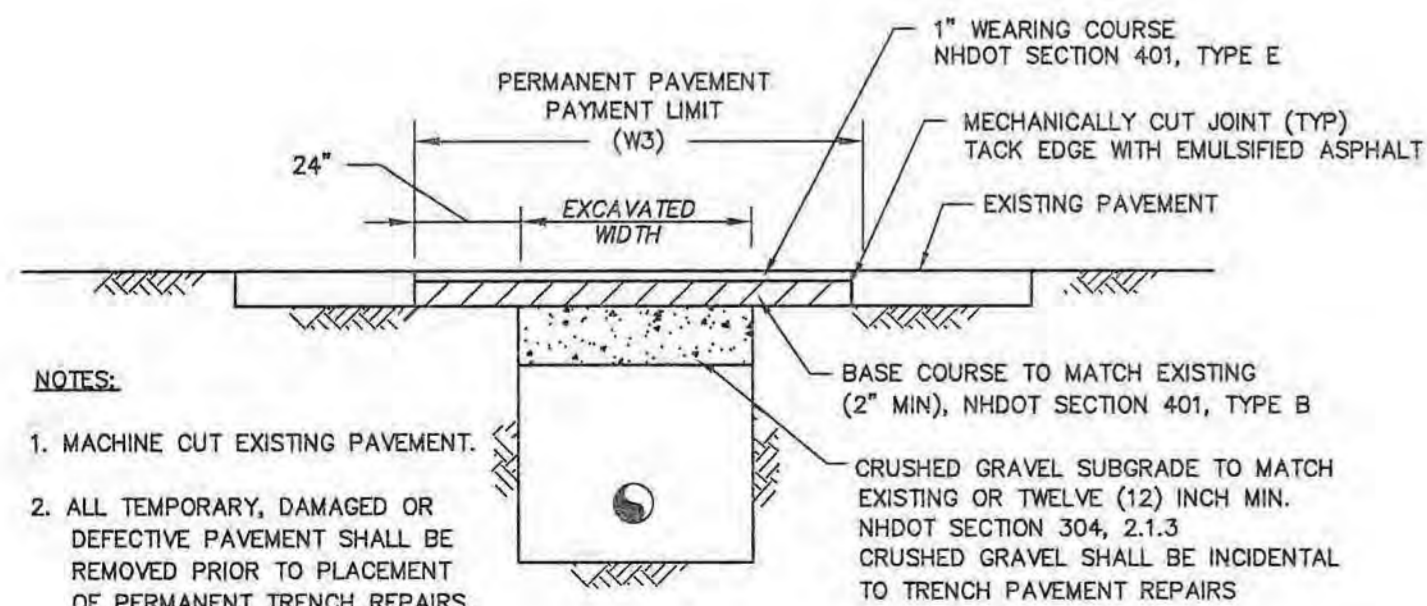
- POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL, WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
- ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
- PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
- WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.

**THRUST BLOCKING DETAIL**

NOT TO SCALE



**PAVEMENT CROSS SECTION** NOT TO SCALE

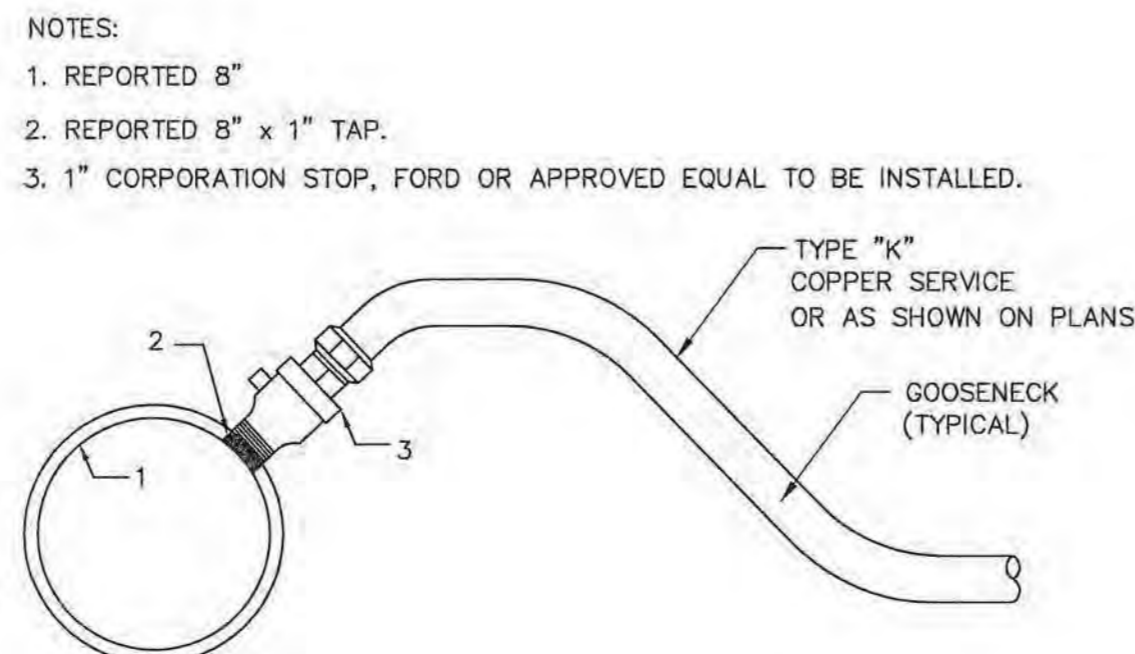


**NOTES:**

- MACHINE CUT EXISTING PAVEMENT.
- ALL TEMPORARY, DAMAGED OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
- DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET NHDOT REQUIREMENTS.

**PERMANENT TRENCH PAVEMENT DETAIL**

NOT TO SCALE

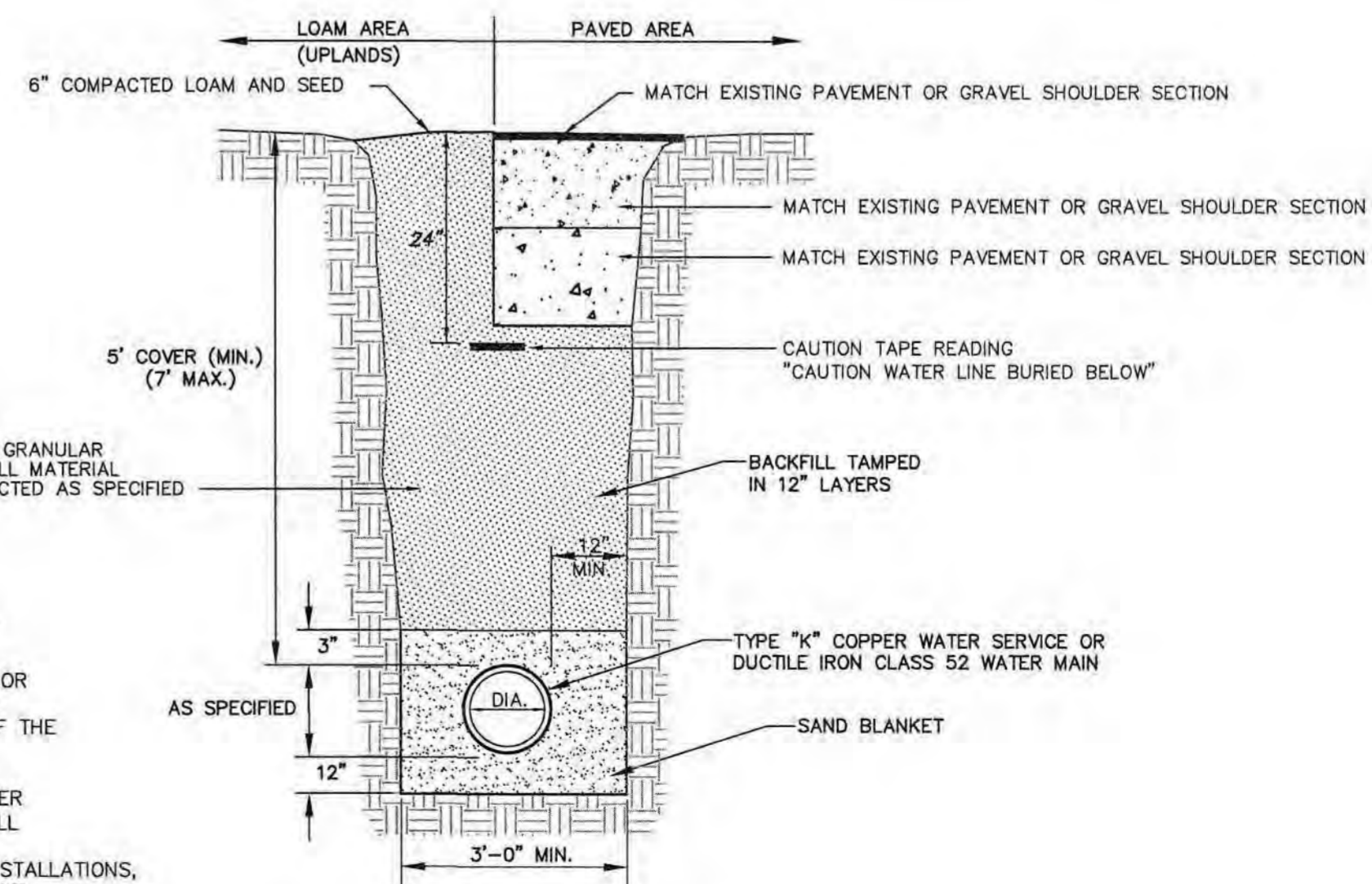


**SERVICE TO MAIN CONNECTION DETAIL**

NOT TO SCALE

**NOTES:**

- CONTRACTOR TO CONTACT RYE WATER DISTRICT A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF THE PROPOSED WATERLINE IMPROVEMENTS.
- ALL WORK INVOLVING WATER MAIN, WATER SERVICE & HYDRANT INSTALLATION SHALL CONFORM TO THE RYE WATER DISTRICT REQUIREMENTS FOR NEW WATER MAIN INSTALLATIONS, LATEST EDITION. CONTRACTOR SHALL HAVE A COPY OF REGULATIONS ON SITE.



**WATER MAIN TRENCH DETAIL**

NOT TO SCALE



ISSUED FOR: PERMITTING

ISSUE DATE: MARCH 26, 2019

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	11/30/18
1	P.B. SUBMISSION	EDW	12/14/18
2	PB RESUBMISSION	EDW	03/26/19

DRAWN BY: RLH  
APPROVED BY: EDW  
DRAWING FILE: 4869-DETAILS.DWG

SCALE: 22" x 34" - N.T.S.  
11" x 17" - N.T.S.

APPLICANT: SAMONAS REALTY TRUST  
111 BOW STREET  
PORTSMOUTH, NH 03801

OWNER: SAMONAS REALTY TRUST  
111 BOW STREET  
PORTSMOUTH, NH 03801

PROJECT: DRIFTWOOD TOWNHOUSES  
TAX MAP 17.3, LOT 06  
1215 OCEAN BLVD.  
RYE, NH

TITLE: **DETAIL SHEET**

SHEET NUMBER: **D-4**



PSNH 7/205

# 1215 OCEAN BLVD RYE, NH Lighting Layout

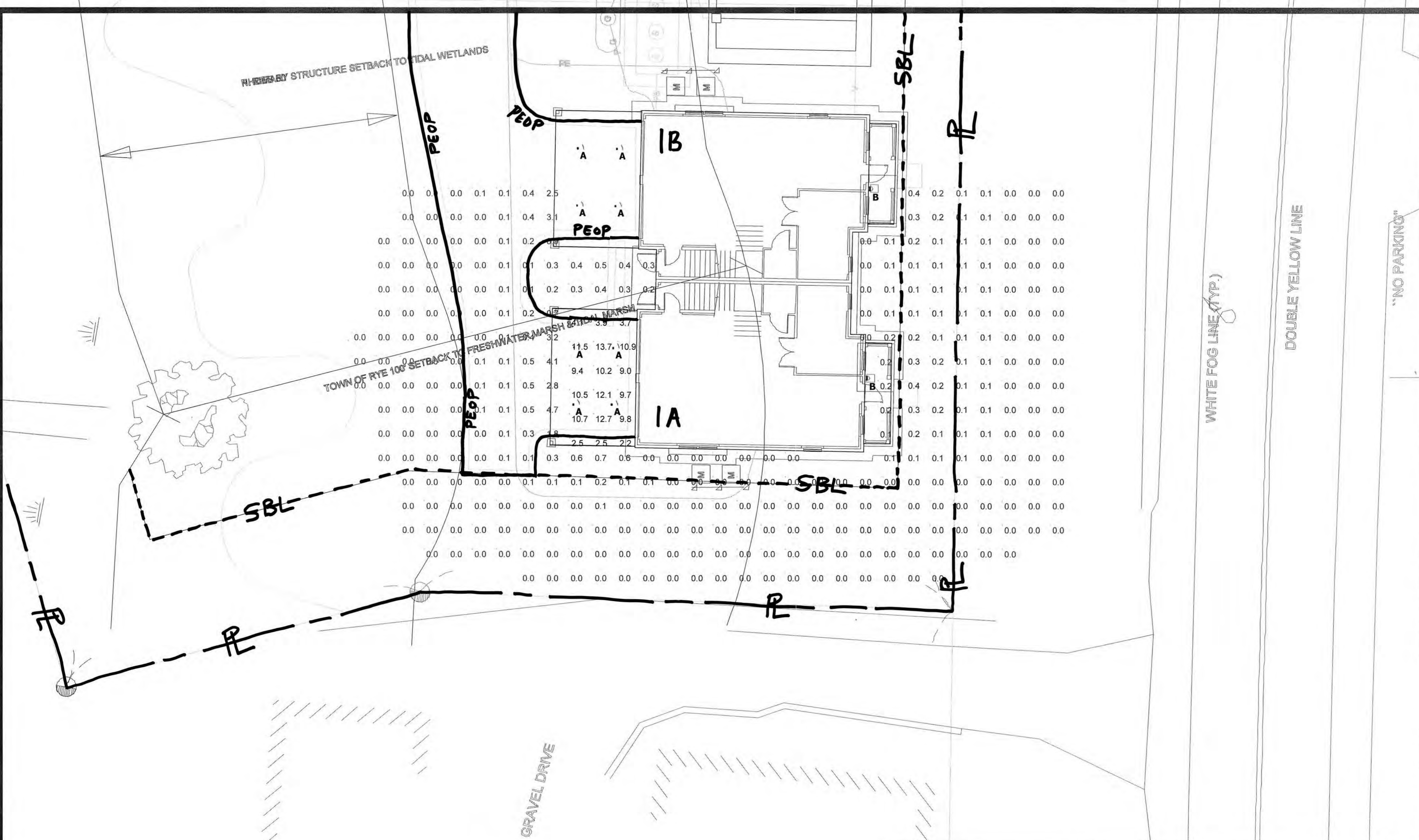
**Designer**  
Heidi G. Connors  
Visible Light, Inc.  
24 Stickney Terrace  
Suite 6  
Hampton, NH 03842

**Date**  
3/25/2019

**Scale**  
1"=16'

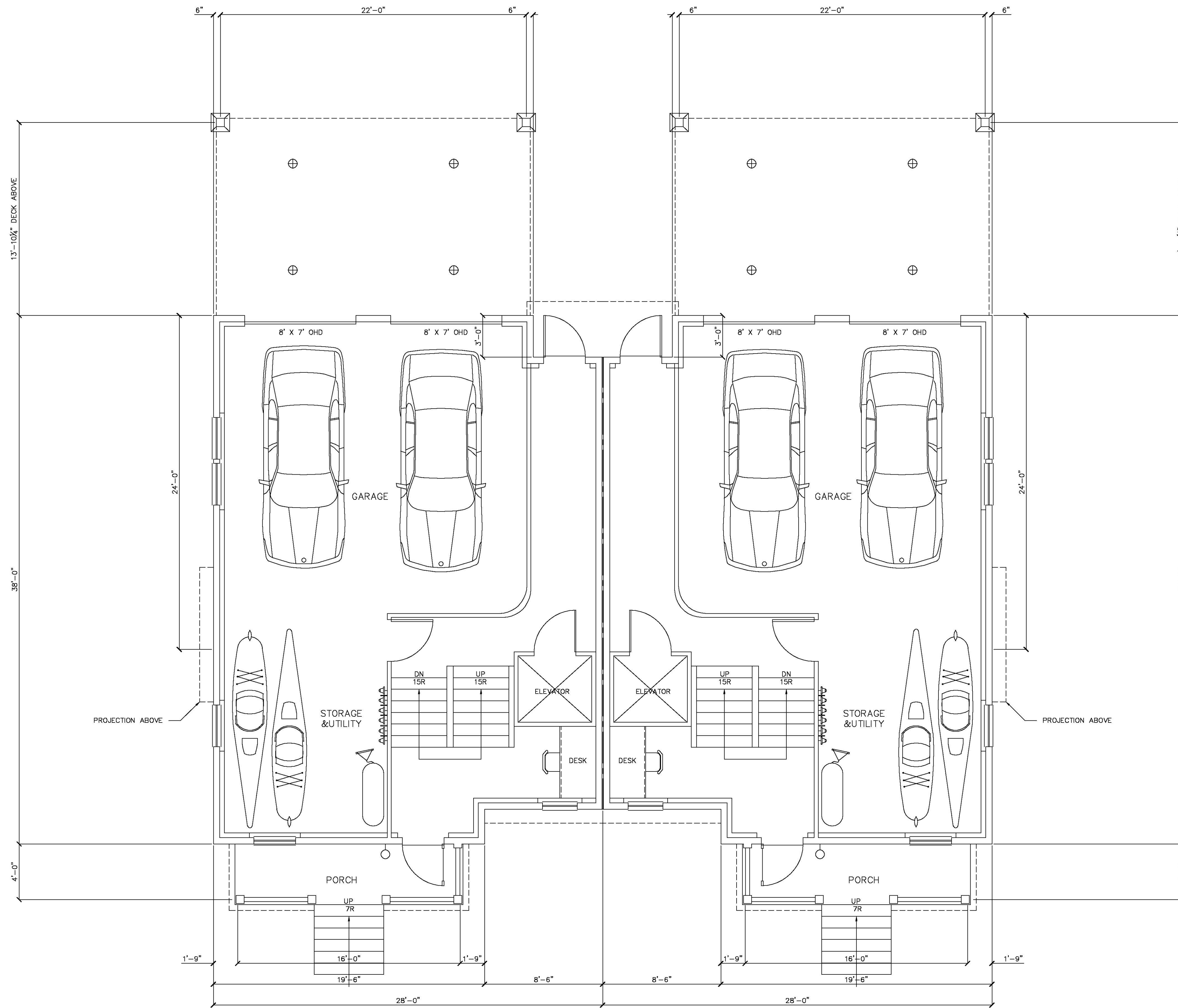
**Drawing No.**

**Summary**



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
○	A	8	DALS LIGHTING	GMB4-3K WH	4" LED Gimbal; mounted at 10ft	LED	1	LEDDOWNG3G4 .ies	600	1.28	11
◡	B	2	Brownlee Lighting	7325 XX B12 27K ES	Decorative LED Wall Sconce; mounted at 7ft	LED	1	7325-B12-35K.ies	549	0.63	11.84

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Front Porch	+	0.2 fc	0.2 fc	0.1 fc	2.0:1	2.0:1
Ground	+	0.1 fc	4.7 fc	0.0 fc	N/A	N/A
Under Back Deck	+	8.3 fc	13.7 fc	2.2 fc	6.2:1	3.8:1



FIRST FLOOR PLAN

1/4" = 1'-0"

NOT FOR CONSTRUCTION

DRIFTWOOD TOWNHOUSES  
1215 OCEAN BOULEVARD  
RYE, NH



DATE: 3/25/19  
DRAWN BY: JAW  
APPROVED BY: CJG  
SCALE: 1/4" = 1'-0"  
JOB NUMBER:

A1.0

REVISIONS:



FRONT ELEVATION - BUILDINGS 1 & 3



LEFT ELEVATION - BUILDINGS 1 & 3



BACK ELEVATION - BUILDINGS 1 & 3



RIGHT ELEVATION - BUILDINGS 1 & 3

REVISIONS:

DRIFTWOOD TOWNHOUSES  
 1215 OCEAN BOULEVARD  
 RYE, NEW HAMPSHIRE



LOT 06  
 TAX MAP 17.3

DATE:	03/20/19
DRAWN BY:	JAW
APPROVED BY:	CJG
SCALE:	N.T.S.

SHEET NUMBER

A2.0



FRONT (STREET) ELEVATION - BUILDINGS 2 & 4



LEFT ELEVATION - BUILDINGS 2 & 4



BACK (MARSH) ELEVATION - BUILDINGS 2 & 4



RIGHT ELEVATION - BUILDINGS 2 & 4

REVISIONS:

DRIFTWOOD TOWNHOUSES  
1215 OCEAN BOULEVARD  
RYE, NEW HAMPSHIRE



LOT 06  
TAX MAP 17.3

DATE: 03/20/19  
DRAWN BY: JAW  
APPROVED BY: CJG  
SCALE: N.T.S.

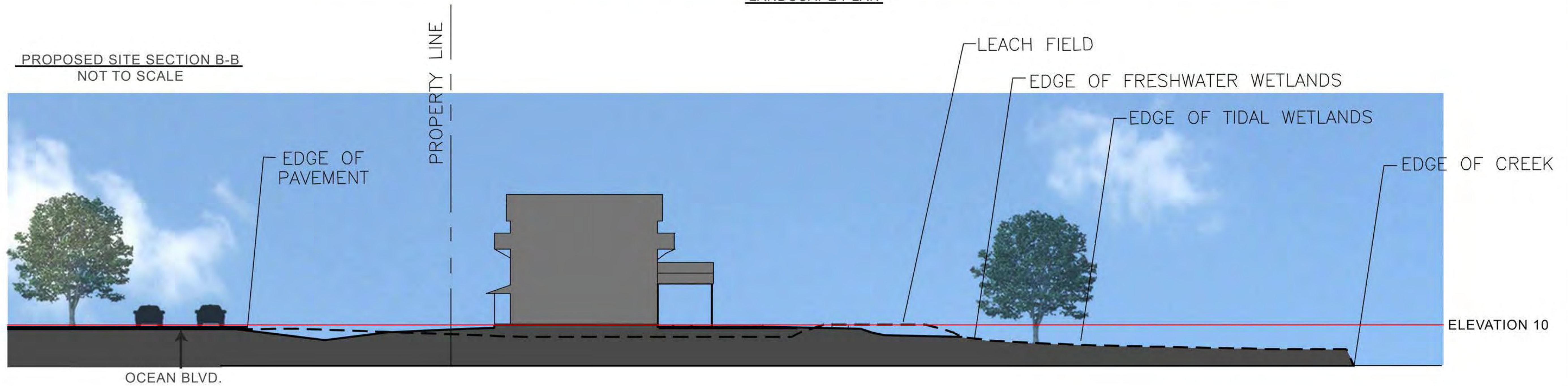
SHEET NUMBER

A2.1



LANDSCAPE PLAN

PROPOSED SITE SECTION B-B  
NOT TO SCALE



REVISIONS:


DRIFTWOOD TOWNHOUSES  
1215 OCEAN BOULEVARD  
RYE, NEW HAMPSHIRE



LOT 06  
TAX MAP 17.3

DATE: 03/20/19  
DRAWN BY: JAW  
APPROVED BY: CJG  
SCALE: N.T.S.

SHEET NUMBER

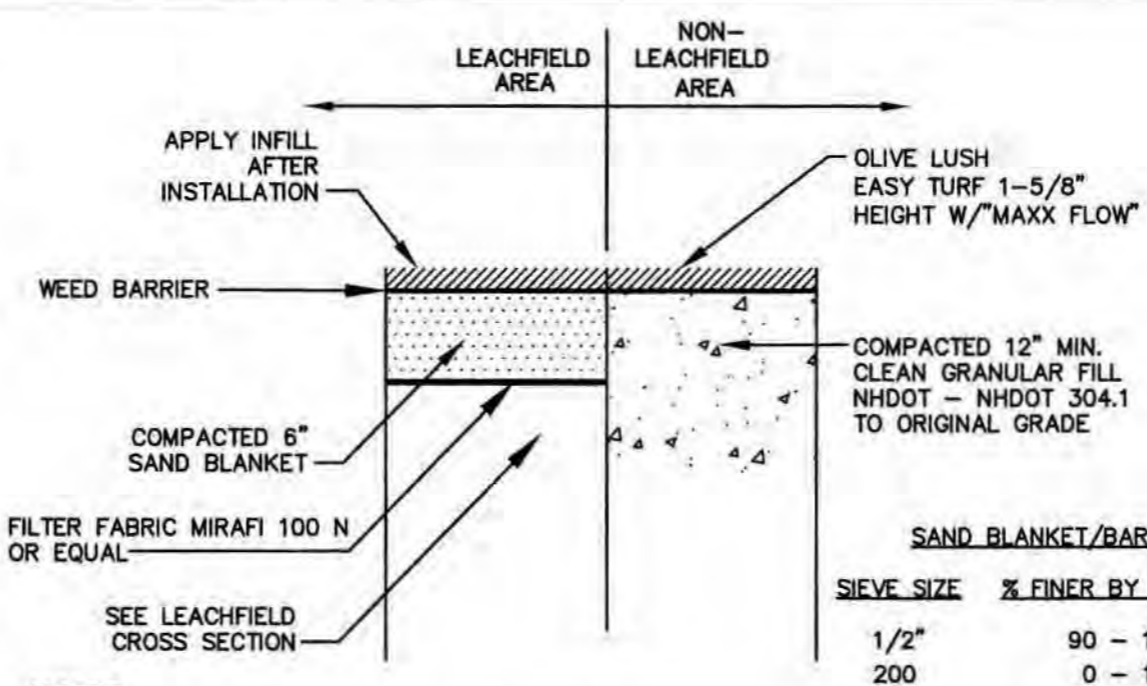
A2.3



**NOTES:**

- All soil in planting beds shall consist of one part screened loam amended with 3" aged compost to a depth of 9" for shrubs and perennials and to 15" for trees.
- Washed round stone "River stone" shall be used for planting bed dressing & areas around artificial turf.
- Trees shall be staked at time of installation and remain so for 1 year.
- Disturbed State property (R.O.W.) to be loamed and seeded as per NHDOT specifications.
- The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
- Erosion control shall be in place prior to construction.
- The Contractor shall verify layout and grades and inform the Engineer of any discrepancies or changes in layout and/or grade relationships prior to construction.
- It is the Contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the Contractor.
- Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Engineer. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portables within the tree protection area.
- The contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
- The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, DC 20005.
- A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

- All plants shall be legibly tagged with proper botanical names.
- The Contractor shall guarantee all plants for not less than two years from time of acceptance.
- Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
- No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
- All landscaping shall be provided with either of the following:
  - An underground sprinkling system.
  - An outside hose attachment within 150 feet.
- If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
- All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds & areas of artificial turf & river stone. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
- Trees, ground cover, and shrub beds shall be mulched with river stone or mulch to a depth of 2" with one-year-old, well composted shredded native bark not longer than 4" in length and 1/2" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
- In no case shall mulch touch the stem of a plant, nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
- Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy.
- Engineer is not responsible for the means and methods of the Contractor.
- The property owner and all future property owners shall be responsible for the maintenance, repair and replacement of all required screening and landscape materials.
- All required plant materials shall be tended and maintained in a healthy growing condition, replaced when necessary, and kept free of refuse and debris. All required fences and walls shall be maintained in good repair.



- NOTES:**
- "MAXX FLOW" TO HAVE BACK DRAINING CAPACITY OF >250 INCHES PER HOUR.
  - INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
  - CONTRACTOR SHALL PROVIDE ENGINEER W/STAMPED SHOP DRAWINGS FROM THE MANUFACTURER.
  - INFILL TO BE SILICA SAND OR ACRYLIC COATED SAND. APPLY PER MANUFACTURER'S RECOMMENDATIONS.
  - SEE OPERATIONS & MAINTENANCE PLAN FOR MAINTENANCE REQUIREMENTS.
  - SEPTIC SYSTEM INSPECTION PORTS, UTILITY VALVE COVERS & OTHER APPURTENANCES SHALL BE SET FLUSH W/GRADE & VISIBLE. ARTIFICIAL TURF SHALL BE TRIMMED TO PROVIDE ACCESS TO UTILITIES.

**Suggested Plant Material**

Trees		Botanical Name / Common Name	Size	Root
3	CV	Cercidiphyllum / Japanese Katsuma	10-12' Ht.	B&B
4	PC	Pyrus / Cleveland Pear, Single Stem	2 1/2" Cal.	B&B
4	FB	Fagus / Columar Beech	2 1/2" Cal.	B&B

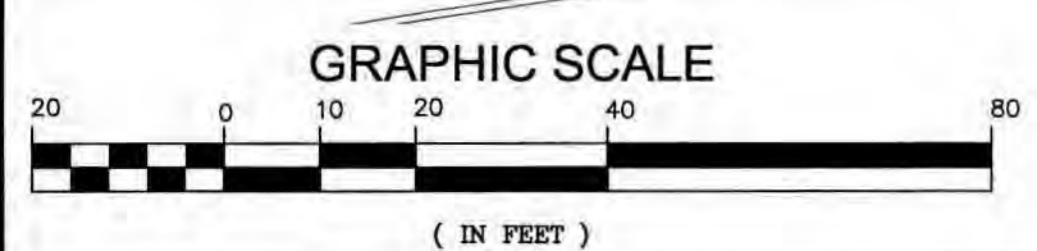
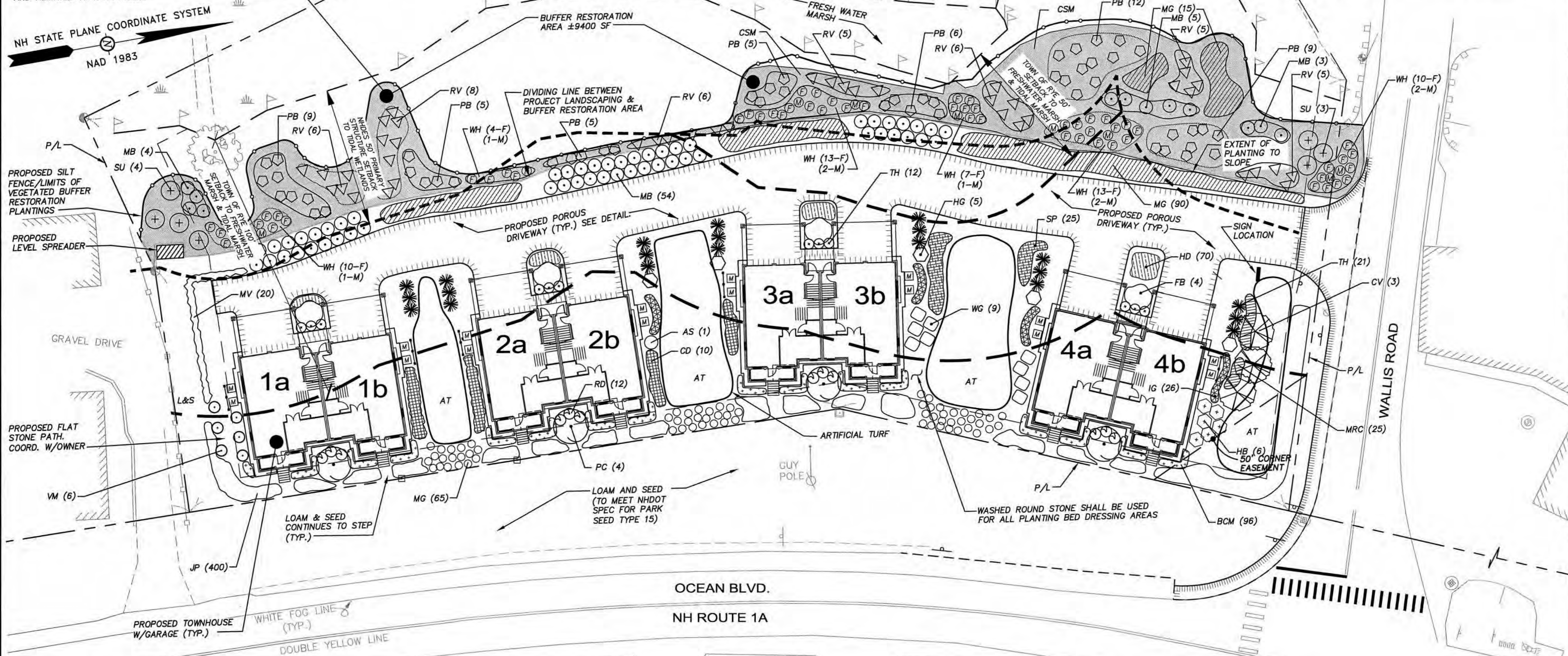
  

Shrubs		Botanical Name / Common Name	Size	Root
1	AS	Picea / Dwarf Alberta Spruce	3' Ht.	5 Gal. Pot
21	TH	Taxus / Hatfield Upright Yew	2' Ht.	B&B
26	IG	Ilex / Shamrock Inkberry	2' Ht.	3 Gal. Pot
96	BCM	Buxus / Green Mountain Boxwood	18"	3 Gal. Pot
6	HB	Hydrangea / Bobo Hydrangea	24"	3 Gal. Pot
25	MRC	Microbiota / Russian Cypress	18"	3 Gal. Pot
25	SP	Spiraea / Gold Carpet Spirea	15"	2 Gal. Pot
5	HG	Hydrangea / Grandiflora Treeform	5' Ht.	B&B
9	WG	Weigela / Wine & Roses Weigelia	2' Ht.	3 Gal. Pot
12	RD	Rhododendron / PIM Rhododendron	2-1/2'	5 Gal. Pot
65	MG	Miscanthus / Maiden Grass	18"	3 Gal. Pot
6	VM	Viburnum / Double File Viburnum	3'	B&B
400	JP	Juniperus / Procombens Juniper	15"	2 Gal. Pot
20	MV	Miscanthus / Zebra Grass	18"	3 Gal. Pot
90	MG	Myrica / Sweet Gale	15"	2 Gal. Pot
54	MB	Myrica / Northern Bayberry	2'	3 Gal. Pot
70	HD	Hemocalis / Stella D'Oro Daylily	12"	2 Gal. Pot
10	CD	Cornus / Ivory Halo Dogwood	24"	5 Gal. Pot
36	RV	Rosa virginiana / Virginia Rose	18"	2 Gal. Pot
51	PB	Clethra / Coastal Sweet Pepperbush	18"	2 Gal. Pot
57-9	WH	Ilex / Winterberry Holly (minimum plant ratio: 10 female : 1 male)	18"	2 Gal. Pot
7	SU	Rhus aromatica / Fragrant Sumac	24"	3 Gal. Pot

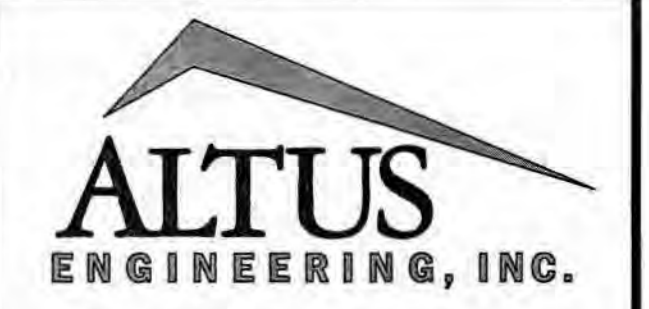
Sym	Qty	Botanical Name / Common Name
CSM	±6,500 sf	Conservation Seed Mix from Dodge's Agway, Hampton Falls, NH 603-926-2253 phone Application rate of 4 lbs. / 1,000 sf

EXISTING LAWN AT FINISH GRADE SHALL BE LEFT TO NATURALIZE. SHRUBS & TREES WILL BE PLANTED AS "PLUGS" INTO THE LAWN. STOCKPILE AND RE-USE LOAM THAT IS FREE OF DEBRIS, CRUSHED STONE OR PAVEMENT TO ALLOW NATIVE SEEDS TO RE-ESTABLISH VEGETATION. ALL OTHER AREAS OF DISTURBANCE WITHIN THE BUFFER RESTORATION AREA SHALL BE SEEDED WITH CONSERVATION SEED MIX AND ALLOWED TO NATURALIZE.



**SITE NOTES**  
 SEE SHEET C-2 FOR SITE PLAN NOTES  
 SEE SHEET C-4 FOR SITE PLAN LEGEND

**LEGEND**  
 AT ARTIFICIAL TURF  
 L&S LOAM & SEED



133 COURT STREET PORTSMOUTH, NH 03801  
 (603) 433-2335 www.ALTUS-ENG.com

DESIGNED BY  
**WALTER LANG'S**  
 LANDSCAPE SERVICE, INC.

680 PORTSMOUTH AVENUE  
 GREENLAND, NH 03840  
 PHONE: (603) 433-3211

ISSUED FOR: \_\_\_\_\_  
 PERMITTING \_\_\_\_\_  
 ISSUE DATE: **MARCH 26, 2019**

**REVISIONS**

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	01/24/19
1	ADD RESTORATION BUFFER PLANTS	EDW	02/06/19
2	PB RESUBMITTAL	EDW	03/26/19

DRAWN BY: \_\_\_\_\_ RLH  
 APPROVED BY: \_\_\_\_\_ EDW  
 DRAWING FILE: 4869-SITE2019.DWG

**SCALE:**  
 22" x 34" - 1" = 20'  
 11" x 17" - 1" = 40'

**APPLICANT:**  
 SAMONAS REALTY TRUST  
 111 BOW STREET  
 PORTSMOUTH, NH 03801

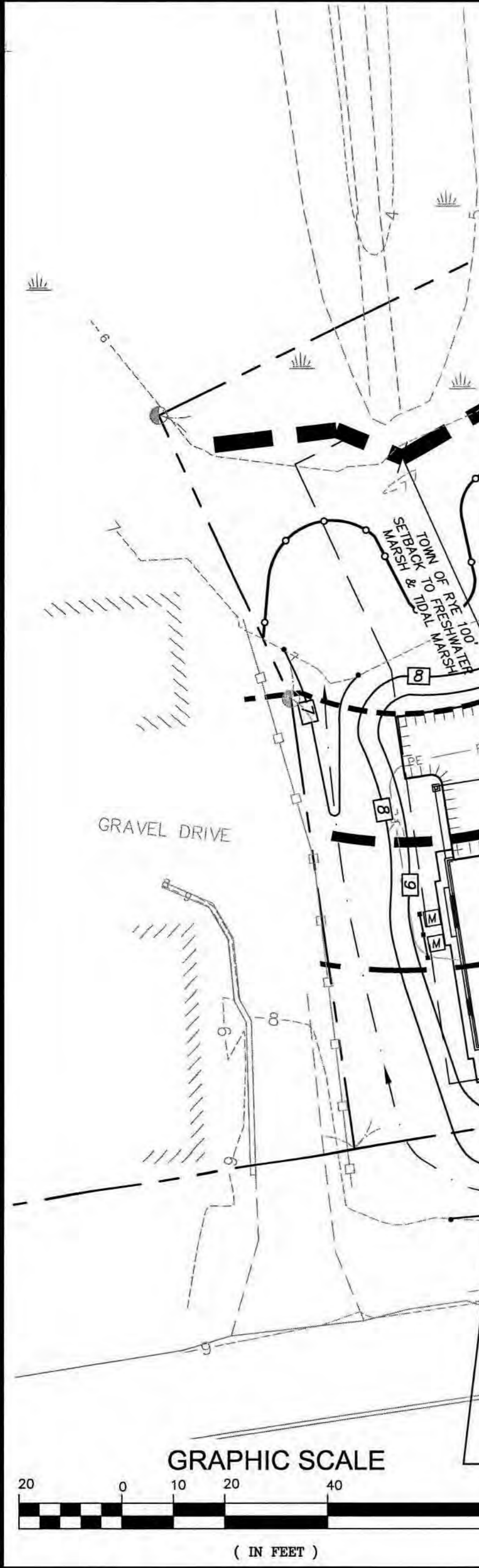
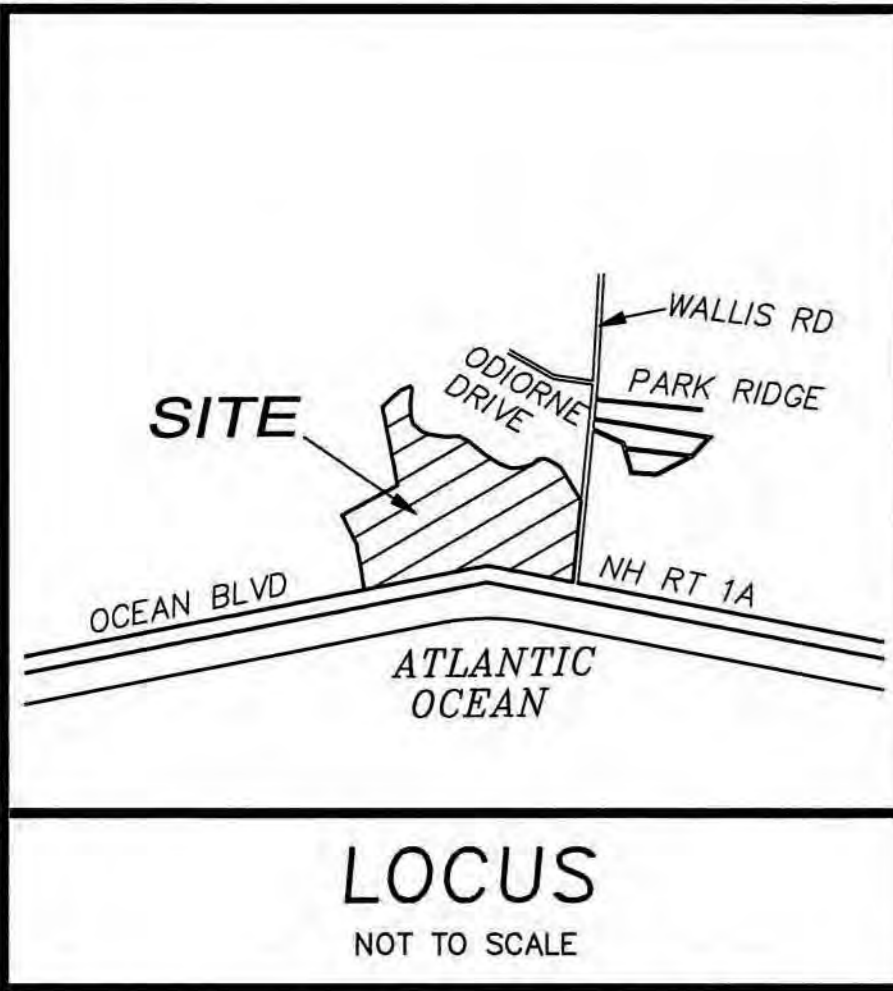
**OWNER:**  
 SAMONAS REALTY TRUST  
 111 BOW STREET  
 PORTSMOUTH, NH 03801

**PROJECT:**  
 DRIFTWOOD TOWNHOUSES  
 TAX MAP 17.3, LOT 06  
 1215 OCEAN BLVD.  
 RYE, NH

**TITLE:**  
 LANDSCAPE PLAN

**SHEET NUMBER:**  
 L-1

P-4869



PARCEL AREA  
97,899 S.F.±  
2.25 ACRES±



**LOT LOADING CAPACITY CALCULATION**

HIGH INTENSITY SOIL SURVEY BY JOSEPH NOEL  
A/B SLOPES - GROUP 3 - 66,140 SF (1.52 AC.)

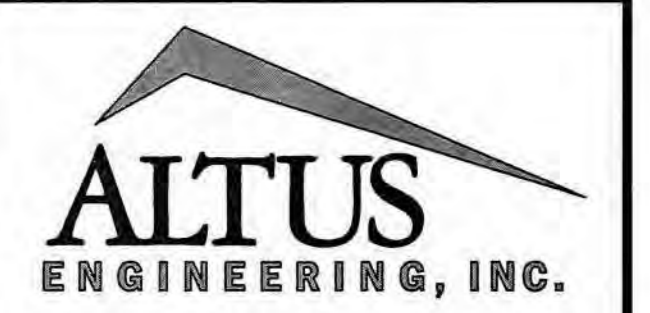
MIN. LOT SIZE =  $(Q(\text{gpd})/2,000 (\text{gpd}/\text{acre})) / \text{FACTOR}$   
 $= (1.52 \text{ acres} \times 2,000 \text{ gpd}/\text{acre}) / 1.6 = 1,900 \text{ GPD}$

MUNICIPAL WATER SUPPLY - 2.0 FACTOR =  $1,900 \text{ GPD} \times 2.0 = 3,800 \text{ GPD MAX. LOADING}$

PROPOSED LOT LOADING: 16 BEDROOMS X 150 GPD/BEDROOM = **2,400 GPD**

WATER SUPPLY: MUNICIPAL SYSTEM (RYE WATER DISTRICT)  
SOIL INFORMATION CONFIRMED BY TEST PITS.  
PARCEL HAS AN AREA OF 2.25 ACRES±

- NOTES:**
1. SEE UTILITIES PLAN FOR ADDITIONAL UTILITY SERVICE INFORMATION, SHEET C-5.
  2. NO KNOWN BURIAL SITES OR CEMETARIES THAT ARE ON OR WITHIN 100' OF THE PROPERTY.
  3. SEE SHEET SS-2 FOR NOTES & KEY ELEVATIONS FOR SEPTIC SYSTEM.
  4. SEE GRADING PLAN FOR ADDITIONAL SPOT GRADES ACROSS SITE.
  5. WAIVER REQUEST FOR TIES & TBMS. PROPOSED ALTERNATIVE: LLS TO LAYOUT BUILDINGS & SEPTIC SYSTEMS.



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ISSUED FOR: \_\_\_\_\_ APPROVAL \_\_\_\_\_  
ISSUE DATE: MARCH 26, 2019

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION		EDW	03/26/19



DRAWN BY: \_\_\_\_\_ RLH  
APPROVED BY: \_\_\_\_\_ EDW  
DRAWING FILE: 4869-EDW.DWG

SCALE:  
22" x 34" - 1" = 20'  
11" x 17" - 1" = 40'

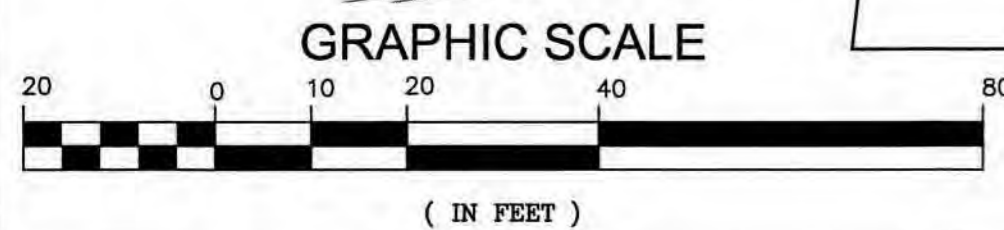
APPLICANT:  
SAMONAS REALTY TRUST  
111 BOW STREET  
PORTSMOUTH, NH 03801

OWNER:  
SAMONAS REALTY TRUST  
111 BOW STREET  
PORTSMOUTH, NH 03801

PROJECT:  
DRIFTWOOD TOWNHOUSES  
TAX MAP 17.3, LOT 06  
1215 OCEAN BLVD.  
RYE, NH

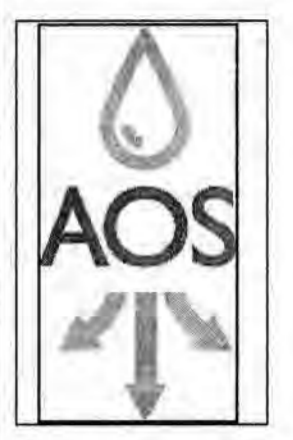
TITLE:  
NHDES-SSB SITE PLAN

SHEET NUMBER:  
SS-1



PROPOSED TOWNHOUSE  
(2 BEDROOM UNITS) W/GARAGE (TYP.)

P4869



THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ADVANCED ONSITE SOLUTIONS LLC. DETAILS AND NOTES PROVIDED HEREIN ARE FOR USE SOLELY WITH THE CLEAN SOLUTION™. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ADVANCED ONSITE SOLUTIONS LLC IS PROHIBITED.

**ADVANCED ONSITE SOLUTIONS LLC.**  
2 Whitney Road - Suite 10  
Concord, NH 03301  
Tel. 1-866-900-2415 Fax. 603-783-4499  
www.thecleansolution.com  
www.aosne.com  
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ISSUED FOR: \_\_\_\_\_ APPROVAL \_\_\_\_\_  
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NO. DESCRIPTION BY DATE  
0 INITIAL SUBMISSION EDW 03/26/19  
DRAWN BY: \_\_\_\_\_ RLH  
APPROVED BY: \_\_\_\_\_ EDW  
DRAWING FILE: 4869-DETAILS.DWG

SCALE:  
22" x 34" - N.T.S.  
11" x 17" - N.T.S.  
APPLICANT:  
SAMONAS REALTY TRUST  
111 BOW STREET  
PORTSMOUTH, NH 03801  
OWNER:  
SAMONAS REALTY TRUST  
111 BOW STREET  
PORTSMOUTH, NH 03801

PROJECT:  
**DRIFTWOOD TOWNHOUSES**  
TAX MAP 17.3, LOT 06  
1215 OCEAN BLVD.  
RYE, NH

TITLE:  
**SUBSURFACE DISPOSAL SYSTEM DETAILS**

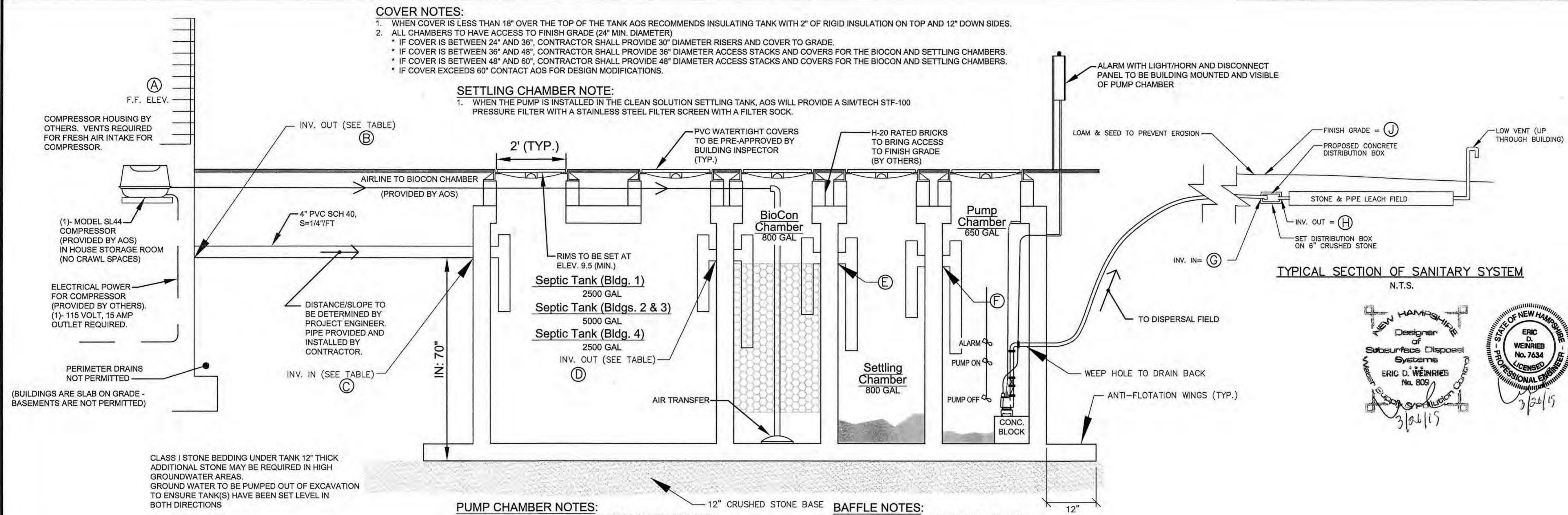
SHEET NUMBER:  
**SS-2**

**COVER NOTES:**

1. WHEN COVER IS LESS THAN 18" OVER THE TOP OF THE TANK AOS RECOMMENDS INSULATING TANK WITH 2" OF RIGID INSULATION ON TOP AND 12" DOWN SIDES.
2. ALL CHAMBERS TO HAVE ACCESS TO FINISH GRADE (24" MIN. DIAMETER)
  - \* IF COVER IS BETWEEN 24" AND 36", CONTRACTOR SHALL PROVIDE 30" DIAMETER RISERS AND COVER TO GRADE.
  - \* IF COVER IS BETWEEN 36" AND 48", CONTRACTOR SHALL PROVIDE 36" DIAMETER ACCESS STACKS AND COVERS FOR THE BIOCON AND SETTLING CHAMBERS.
  - \* IF COVER IS BETWEEN 48" AND 60", CONTRACTOR SHALL PROVIDE 48" DIAMETER ACCESS STACKS AND COVERS FOR THE BIOCON AND SETTLING CHAMBERS.
  - \* IF COVER EXCEEDS 60" CONTACT AOS FOR DESIGN MODIFICATIONS.

**SETTLING CHAMBER NOTE:**

1. WHEN THE PUMP IS INSTALLED IN THE CLEAN SOLUTION SETTLING TANK, AOS WILL PROVIDE A SIM/TECH STF-100 PRESSURE FILTER WITH A STAINLESS STEEL FILTER SOCK.



**KEY ELEVATIONS TABLE**

BLDG. UNIT	F.F. ELEV.	INV. OUT (BLDG)	INV. IN (TANK)	INV. OUT (TANK)	INV. OUT (BIOCON)	INV. OUT (BIOCON)	G	H	I	J
1A	10.0									
1B	10.0	7.0	6.85	6.60	6.50	5.85	11.87	11.7	11.2	12.7 - 12.8
2A	10.0									
2B	10.0	7.0	6.70	6.35	6.25	5.85	11.97	11.8	11.3	12.8 - 12.9
3A	10.0									
3B	10.0									
4A	10.0	7.0	6.70	6.35	6.25	5.85	11.67	11.5	11.0	12.5 - 12.6
4B	10.0									

**PUMP CHAMBER NOTES:**

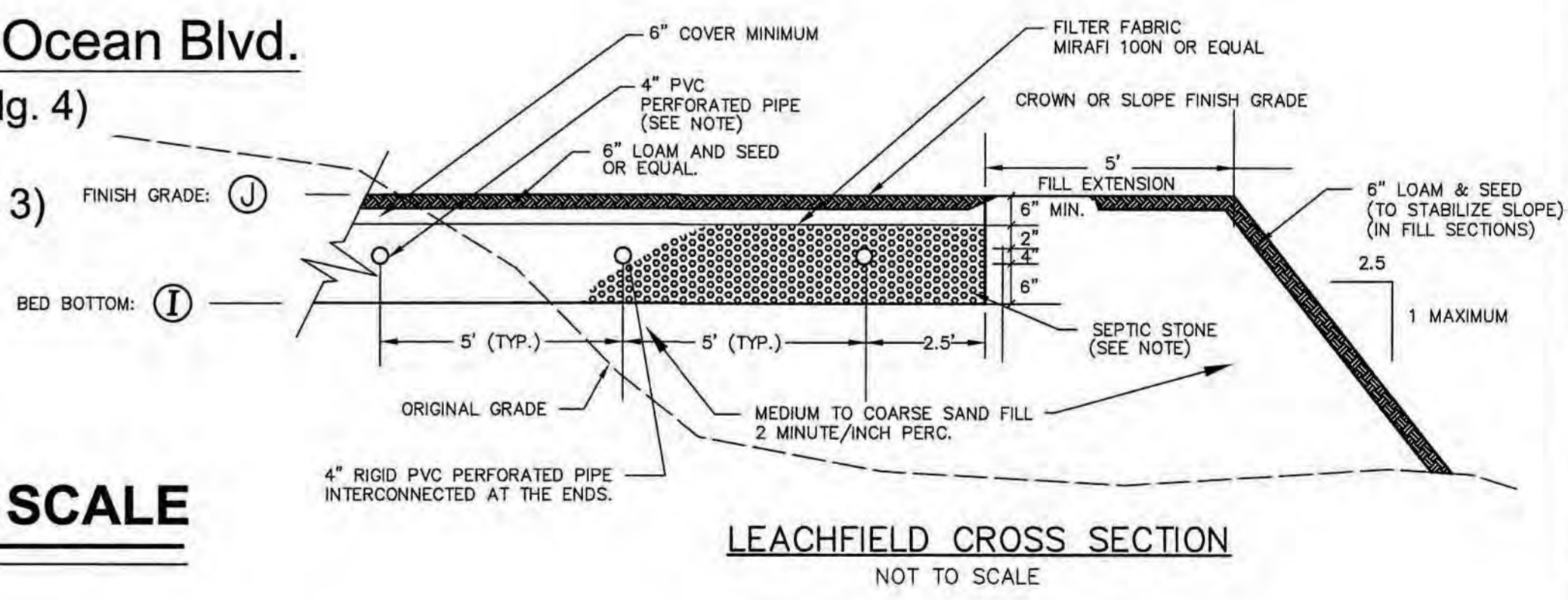
1. PUMP TO BE PROVIDED BY CONTRACTOR TO MEET DESIGNER'S SPECIFICATIONS.
2. PUMP TO BE PLACED ABOVE SLUDGE LEVEL ON AN 8" CONCRETE BLOCK.
3. MAXIMUM DOSE VOLUME IS TO BE 40 TO 45 GALLONS PER DOSE.
4. VOLUME OF PUMP CHAMBER IS 11.2 GAL/INCH

**BAFFLE NOTES:**

1. OUTLET BAFFLES TO EXTEND 40% INTO LIQUID DEPTH UNLESS NOTED OTHERWISE.
2. IF SIDE INLET IS USED, BAFFLE MUST BE EXTENDED TO ACCESS STACK AND PROPERLY SUPPORTED.

**Septic/BioCon/Settling/Pump Chamber Tank for #1215 Ocean Blvd.**

- 2 - 2 Bedroom Residence: 4-Compartment Tank (Bldg. 1 & Bldg. 4)  
(19'0"L x 7'0"W x 7'4"H)
- 4 - 2 Bedroom Residence: 4-Compartment Tank (Bldgs. 2 & 3)  
(19'0"L x 7'0"W x 7'4"H)



**THE CLEAN SOLUTION SYSTEM FOR LOT 17.3-06**

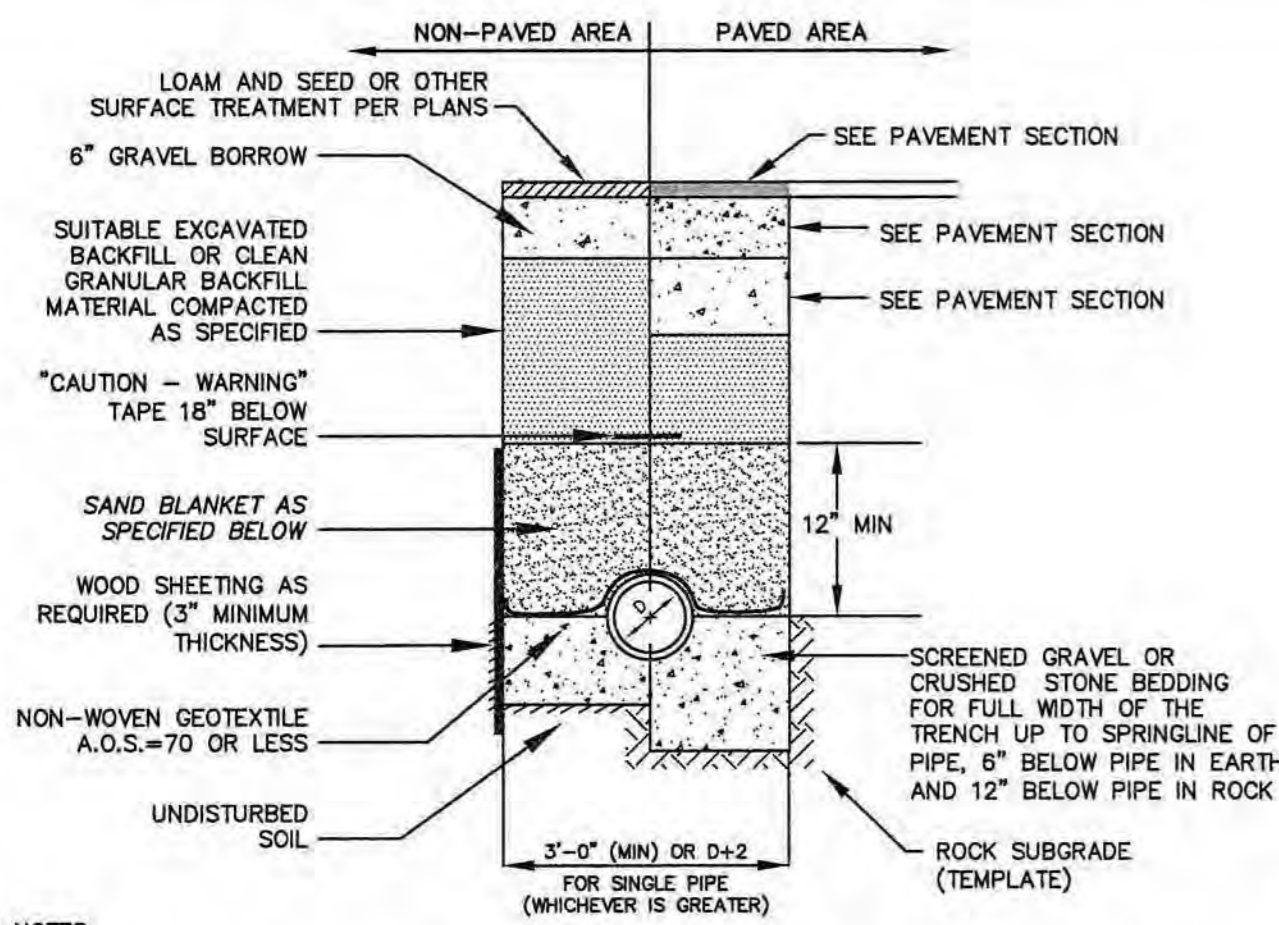
**NOT TO SCALE**

**THE CLEAN SOLUTION DESIGN NOTES**

1. SUBSURFACE DISPOSAL SYSTEM IS BASED ON THE CLEAN SOLUTION™ SYSTEM PROVIDED BY ADVANCED ONSITE SOLUTIONS LLC, CONCORD, NH. (AOS) 1-866-900-2415
2. THIS SUBSURFACE DISPOSAL SYSTEM HAS BEEN DESIGNED UNDER NHDES Env-Ws 1024 INNOVATIVE / ALTERNATIVE TECHNOLOGY RULES.
3. **MINIMUM SIZE DISPERSAL FIELD AREA:**  
FOR THIS PROJECT IS 300 SQ.FT./FIELD, 150 SQ.FT PER DWELLING UNIT HOME)  
DISPERSAL AREA IS ACTUAL FOOTPRINT WITHIN 5 FOOT FILL EXTENSIONS.
4. THE CLEAN SOLUTION PROVIDED BY AOS TO INCLUDE:
  - A.) BIOCON/SETTLING/PUMP TANK.
  - B.) AIR COMPRESSORS.
  - C.) MEDIA.
  - D.) ACCESS COVERS (CONTRACTOR SHALL PROVIDE ALL H-20 LOAD RISERS - OPTIONAL)
  - E.) AOS OR THEIR REPRESENTATIVES SHALL PERFORM ALL INTERNAL PIPING IN THE BIOCON TANK AND SYSTEM STARTUP.
5. INSTALLER SHALL FOLLOW THE CURRENT EDITION OF THE MANUFACTURERS GUIDELINES TO PREPARE SITE FOR INSTALLATION OF THE CLEAN SOLUTION SYSTEM AND SHALL PROVIDE THE FOLLOWING:
  - A.) CONTRACTOR SHALL FOLLOW APPROVED DESIGN PLANS AND NHDES SUBSURFACE SYSTEM RULES.
  - B.) CONTRACTOR TO SUPPLY NECESSARY SEPTIC TANKS AND GREASE TRAPS AS REQUIRED BY DESIGNER.
  - C.) EXCAVATION OF ALL TANKS INCLUDING TANKS SUPPLIED BY AOS TO GRADES ESTABLISHED BY DESIGNER.
  - D.) SETTING AND LEVELING OF ALL TANKS INCLUDING TANKS SUPPLIED BY AOS.
  - E.) SERVICE CONNECTIONS FROM BUILDING TO SEPTIC TANK(S), SEPTIC TANK(S) TO BIOCON TANK(S), BIOCON TANK(S) TO SETTLING TANK(S), SETTLING TANK(S) TO DISPERSAL FIELD(S).
  - F.) CONTRACTOR SHALL EXCAVATE FOR ALL AIR CONDUIT LINES FROM COMPRESSOR HOUSING TO BIOCON TANK(S).
  - G.) CONTRACTOR TO WATER PLUG ALL TANK PENETRATIONS TO PREVENT GROUNDWATER LEAKS.
  - H.) CONTRACTOR TO WATER PLUG ALL INLET AND OUTLETS NOT USED.
  - I.) CONTRACTOR SHALL SET ALL RISERS TO GRADES ESTABLISHED BY DESIGNER. CONTRACTOR TO INSTALL ACCESS STACKS PER THE MANUFACTURERS INSTALLATION GUIDELINES. CONTRACTOR TO ENSURE THAT RUBBER GASKET O-RING IS IN PLACE PRIOR TO SECURING SECTIONS. ALL SCREW HOLES TO BE USED TO SECURE SECTIONS TO EACH OTHER.

- J.) CONTRACTOR TO BUILD / MODIFY DISPERSAL FIELD AS REQUIRED BY DESIGNER.
  - K.) CONTRACTOR SHALL CALL NHDES AND LOCAL BOARD (IF REQUIRED) FOR SYSTEM INSPECTION.
  - L.) CONTRACTOR TO PROVIDE OWNER WITH TIES FROM TWO FIXED POINTS TO ACCESS COVERS.
  - M.) CONTRACTOR SHALL BACKFILL SYSTEM AFTER APPROVAL FOR OPERATION BY NHDES.
  - N.) CONTRACTOR SHALL PROVIDE THE EFFLUENT PUMP AND ALL CONTROLS TO MEET SITE CONDITIONS.
1. THE OWNER/CONTRACTOR SHALL PROVIDE THE FOLLOWING:
    - A.) OWNER/CONTRACTOR SHALL SUPPLY NECESSARY OUTLETS CAPABLE OF 3 AMPS - 115 VOLTS FOR EACH COMPRESSOR. THE CIRCUIT PROVIDED SHALL NOT BE GFI PROTECTED.
    - B.) ALL 24" DIAMETER ACCESS RISERS MUST BE BROUGHT TO FINISH GRADE & SHALL BE WATERTIGHT.
    - C.) COMPRESSOR HOUSING TO BE SUPPLIED BY OWNER / CONTRACTOR.
    - D.) COMPRESSOR(S) LOCATION TO BE MUTUALLY DETERMINED BY OWNER / REPRESENTATIVE AND AOS.
    - E.) MAXIMUM DISTANCE FROM COMPRESSOR(S) TO BIOCON TANK IS 50'. FOR DISTANCES GREATER THAN 50' CONTACT WAI.
  2. REQUIRED MAINTENANCE BY OWNER:
    - A.) SIGN SYSTEM MAINTENANCE AGREEMENT FOR THE CLEAN SOLUTION SYSTEM.
    - B.) SEPTIC TANK(S) AND SETTLING TANK(S) TO BE PUMPED OUT EVERY 2 YEARS OR MORE FREQUENT DEPENDING UPON USE.
    - C.) BIOCON TANK(S) TO BE INSPECTED EVERY 2 YEARS BY APPROVED AOS TECHNICIAN OR MORE FREQUENT DEPENDING UPON USE
    - D.) OWNER SHALL KEEP ALL PUMPING RECORDS.
    - E.) FAILURE TO COMPLY WITH 'A' - 'D' ABOVE WILL VOID WARRANTY OF THE CLEAN SOLUTION SYSTEM.

**NOTE: ANTI-FLOTATION FOR ALL TANKS SHALL BE PROVIDED.**

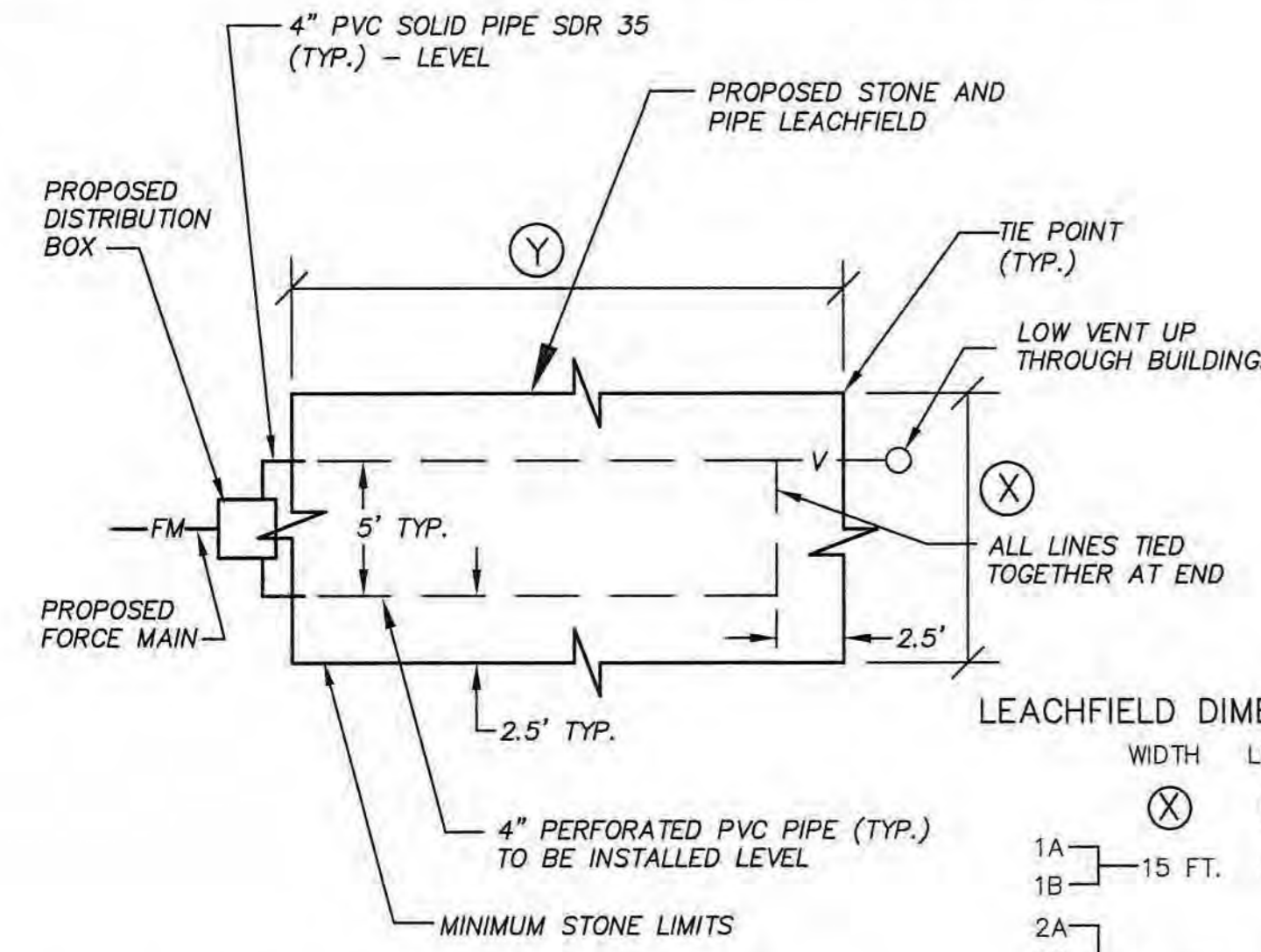


- NOTES**
- BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
  - INSULATE GRAVITY SEWER AND FORCEMAINS WHERE THERE IS LESS THAN 5'-0" OF COVER WITH 2" THICK CLOSED CELL RIGID BOARD INSULATION, 18" ON EACH SIDE OF PIPE.
  - MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION AND WIDEN TRENCH ACCORDINGLY IF MULTIPLE PIPES ARE IN TRENCH.

SAND BLANKET/BARRIER		SCREENED GRAVEL OR CRUSHED STONE BEDDING*	
SIEVE SIZE	% FINER BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
1/2"	90 - 100	1"	100
200	0 - 15	3/4"	90 - 100
		3/8"	20 - 55
		# 4	0 - 10
		# 8	0 - 5

\* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

**GRAVITY SEWER & FORCEMAIN TRENCH NOT TO SCALE**



**LEACHFIELD DIMENSIONS TABLE**

	WIDTH	LENGTH
1A	15 FT.	27 FT.
1B		
2A		
2B		
3A	25 FT.	25 FT.
3B		
4A	10 FT.	36 FT.
4B		

**PROPOSED LEACHFIELD - PLAN VIEW NOT TO SCALE**

**BED SIZE CHART**

BED NO.	BED SIZE REQUIRED	BED SIZE PROVIDED
LF 1	300 S.F.	405 S.F.
LF 2/3	600 S.F.	625 S.F.
LF 4	300 S.F.	360 S.F.

**CONSTRUCTION NOTES:**

- UNLESS OTHERWISE NOTED, ALL CONCRETE PRODUCTS SHALL BE AS MANUFACTURED BY MICHE CORP., HENNIKER, NEW HAMPSHIRE, OR APPROVED EQUAL.
- SEPTIC TANK AND DISTRIBUTION BOX JOINTS, INLETS, OUTLETS AND RISERS SHALL BE SEALED WITH NON-SHRINK GROUT "WATER PLUG", "BOND BLOCK" OR EQUAL. ALL CONCRETE STRUCTURES SHALL BE ASPHALT SEALED.
- APPROVED SEPTIC STONE FOR THE LEACHFIELD SHALL MEET THE SPECIFICATIONS OF NHDES-SSB. THE STONE SHALL BE WASHED CRUSHED STONE MEETING THE FOLLOWING GRADATION:
 

SIEVE SIZE	MAXIMUM PERCENT PASSING (BY WEIGHT)
2"	100
1 1/2"	90-100
3/4"	0-20
No. 4	0-5
No. 200	0-1.5
- LEACH LINES SHALL BE FOUR (4) INCH DIAMETER RIGID PVC PERFORATED PIPE. THE PIPES SHALL BE LAID LEVEL. THE PERFORATIONS SHALL BE POSITIONED AT THE 5 AND 7 O'CLOCK POSITION.
- ALL LEACH LINES WITHIN THE LEACHFIELD SHALL BE INTERCONNECTED AT THE ENDS.
- IF ANY PART OF THIS DESIGN IS ALTERED IN ANY WAY, THE DESIGNER AND APPROVING AUTHORITIES SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION. NEW PLANS MAY BE REQUIRED TO REFLECT THE CHANGES.
- MINIMUM PIPE SLOPES:  
BUILDING TO SEPTIC TANK: 1/4 INCH PER FOOT
- SYSTEM TO BE INSPECTED BY NHDES WSPCD SUBSURFACE SYSTEMS BUREAU & TOWN INSPECTOR PRIOR TO BACKFILLING.
- THE CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE THE TOWN OF RYE, THE ENGINEER AND THE OWNER AS BUILT PLANS, DETAILING LEACHFIELD CORNERS, ELEVATIONS, DISTRIBUTION BOX AND TANK.
- ALL CONCRETE STRUCTURES SHALL BE PLACED ON A COMPACTED SUBSURFACE OF 6" STONE MEETING THE FOLLOWING GRADATION:
 

SIEVE SIZE	MAXIMUM PERCENT PASSING (BY WEIGHT)
1"	100
No. 4	15
- MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES. SEWER BELOW WATER, IF CROSSINGS ARE REQUIRED.
- SEPTIC TANKS MUST BE 5' MIN. FROM FOUNDATION. LEACHFIELD TO BE 5' MIN. FROM FOUNDATION.
- CONTRACTOR SHALL DESIGN AND INSTALL ALL CONCRETE STRUCTURES FOR ANTI-FLOTATION.

**OPERATION AND MAINTENANCE:**

- Systems are not designed to handle garbage disposal units.
- Systems are not designed to handle discharge from a hot tub or similar.
- Every system's design capacity is different. Careful and responsible water use is required to maximize the system's life.
- Do not dispose of grease, chemicals, solvents, etc. via this system.
- Required maintenance by owner:
  - Sign system maintenance agreement for the Clean Solution System.
  - Septic tank(s) and settling tank(s) to be pumped out every two years.
  - Biocon tank(s) to be inspected every two years by approved AOS technician.
  - Owner shall keep all pumping records.
  - Failure to comply with "A" - "D" above will void warranty of the Clean Solution System and AOS.
- Do not allow vehicular traffic over any component of the system unless that structure is designed to withstand an H-20 wheel load.
- Do not flush cigarette butts, cotton swabs, cat litter, sanitary napkins, tampons, disposable diapers, condoms, or other non-biodegradable products into your systems.
- Do not contaminate your system by dumping solvents, oils, paints, thinners, disinfectants, pesticides, or poisons down the drain which can kill bacteria that help purify sewage and can contaminate groundwater.
- Do not dig into your leachfield or build anything over it.
- Do not plant anything over your leachfield except grass or non-edible plants.
- Keep deep rooted trees and bushes away from the leaching area and septic system.
- Do not dispose of floor wax or floor wax stripper into any drain or fixture connected to the septic system.

**SITE PREPARATION AND FILL:**

- Check design intent and verify the elevation of existing ground before disturbing site. The "Design Intent" of the system must be maintained.
- Remove all trees, brush, boulders, and debris from the area to be filled. Coordinate with owner if there are any landscape plants or items to be salvaged.
- Remove topsoil. Leave subsoil in place. Do not compact subsoil with machinery. Scarify, as needed, before filling. This is best done with the teeth of an excavator. Scarify parallel with contours, working from the center outward. Larger excavators can remove topsoil and scarify in the same process. Sites cannot be properly prepared unless the soil is dry.
- Fill under leaching area and for shoulders, to be a medium to coarse textured sand
 

SIEVE SIZE	PERCENT RETAINED
1/4"	0 - 5%
#8	0 - 10%
#12	0 - 10%
#18	5 - 40%
#100	40 - 65%
#200	0 - 0.5%
- Sand fill to be pushed onto prepared surface from the side. Do not allow equipment on the scarified soil surface.
- Fill for backfilling to be clean, permeable fill, free of organics and stones larger than 6". Sand is acceptable.
- Place 6" of topsoil as blanket on sideslopes.
- Entire filled area should be covered with topsoil and seeded as soon as possible after backfilling to prevent erosion.
- Backfill depth over system to be 6" - 12". Crown slightly to provide runoff.
- Place fill in 12" loose layers using a track type tractor with blade. Always keep a minimum of 9" of fill material beneath tracks of tractor to minimize compaction of natural soil. Each layer shall be spread in uniform thickness prior to placing next layer. Continuous grading and shaping shall be carried out to assure uniform density throughout each layer.

NHDES SUBDIVISION - LOT CREATED PRIOR TO 1967, SEE DEEDS  
2 BEDROOMS - 300 GPD ALLOWED

MINIMUM DESIGN: 300 GPD  
PROPERTY IS TO BE RESIDENTIAL  
NO FOUNDATION DRAINS ALLOWED

WATER SUPPLY: MUNICIPAL SYSTEM (SEASONAL FROM RYE WATER DISTRICT)

**DESIGN NOTES:**

- RESIDENTIAL SYSTEM DESIGN: 8 - 2 BEDROOM DUPLEXES SEPTIC SYSTEM  
2 BEDROOMS X 150 GPD/BEDROOM X 8 = 2,400 GPD, USE 2,400 GALLONS PER DAY
- LEACHING AREA REQUIRED: 150 SF - 2 BEDROOM RESIDENCE  
W/"THE CLEAN SOLUTION" DESIGN  
LEACHING AREA PROVIDED: LEACH FIELD PROVIDED (150 SF - MIN. - SEE CHART THIS SHEET)

**2. SEPTIC TANKS:**

SEE DETAIL & PLAN  
NO GARBAGE DISPOSALS ARE ALLOWED.

**3. DESIGN INTENT (BED 1):**

- THE BOTTOM OF THE BED SHALL BE CONSTRUCTED AT 11.2 ELEVATION AND
- THE ELEVATION OF THE HIGH CONTOUR 8.0 [ORIGINAL GRADE] OF THE DESIGNED BED IS APPROXIMATELY 3.2 FEET ABOVE EXISTING GROUND LEVEL. (ESHWT @ 15" - TEST PIT #7)  
DESIGN PROVIDES FOR 4.45' SEPARATION BETWEEN ESHWT AND BED BOTTOM.

**DESIGN INTENT (BED 2-3):**

- THE BOTTOM OF THE BED SHALL BE CONSTRUCTED AT 11.3 ELEVATION AND
- THE ELEVATION OF THE HIGH CONTOUR 7.8 [ORIGINAL GRADE] OF THE DESIGNED BED IS APPROXIMATELY 3.5 FEET ABOVE EXISTING GROUND LEVEL. (ESHWT @ 16" - TEST PIT #11)  
DESIGN PROVIDES FOR 4.83' SEPARATION BETWEEN ESHWT AND BED BOTTOM.

**DESIGN INTENT (BED 4):**

- THE BOTTOM OF THE BED SHALL BE CONSTRUCTED AT 11.0 ELEVATION AND
- THE ELEVATION OF THE HIGH CONTOUR 7.3 [ORIGINAL GRADE] OF THE DESIGNED BED IS APPROXIMATELY 3.7 FEET ABOVE EXISTING GROUND LEVEL. (ESHWT @ 9" - TEST PIT #12)  
DESIGN PROVIDES FOR 4.45' SEPARATION BETWEEN ESHWT AND BED BOTTOM.

SYSTEMS ARE WITHIN 100-YEAR FLOOD ZONE AE (9.2). BEDS & TANK RISERS ARE ABOVE 100-YEAR FLOOD ELEVATION. THE PLANS CONFORM TO THE REQUIREMENTS OF 44 CFR 60.3(a)(6)(ii).

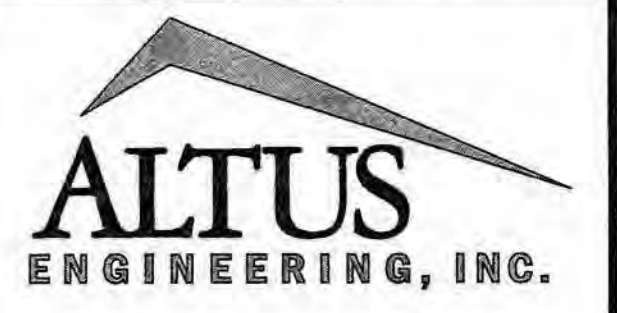
LEACHFIELD 1 - BED BOTTOM IS 2.0' ABOVE 100 YEAR ELEVATION.

LEACHFIELD 2 & 3 - BED BOTTOM IS 2.1' ABOVE 100 YEAR ELEVATION.

LEACHFIELD 4 - BED BOTTOM IS 1.8' ABOVE 100 YEAR ELEVATION.

**GENERAL NOTES:**

- This subsurface disposal system plan does not represent a property boundary survey.
- Any discrepancy between these plans and the apparent field conditions to be reported to the designer prior to construction.
- All work is to comply with the latest NHDES-SSB Regulations and Specifications.
- The residences will be serviced by municipal water supply from the Rye Water District.
- Contractor shall be licensed by the NHDES - Subsurface Systems Bureau to install septic systems.
- Systems to be rebuilt in place should failure occur. A new permit from NHDES is required.
- The buildings will not have foundation drains.
- Written dimensions supersede scaled dimensions. Any discrepancies in dimensions shall be brought to the designers attention.
- There are no ledge outcrops within 75 feet of the leachfield.
- Test pits by Altus Engineering, Inc.
- The entire property is located within the Protected Shoreland Buffer (250 feet).
- The property is not subject to deeded rights of flowage.
- There are no dredge and fill areas. The small freshwater flagged wetlands (EOW 1 - EOW 7) & the tidal wetland marsh (EOT 1 - EOT 22) & tidal ditches shall not be disturbed. Tidal wetland buffer will be impacted requiring an NHDES Dredge/Fill Permit & an NHDES Shoreland Permit.



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ISSUED FOR: APPROVAL

ISSUE DATE: MARCH 26, 2019

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	03/26/19

DRAWN BY: RLH  
APPROVED BY: EDW  
DRAWING FILE: 4869-DETAIL.DWG

SCALE: 22" x 34" - N.T.S.  
11" x 17" - N.T.S.

APPLICANT: SAMONAS REALTY TRUST  
111 BOW STREET  
PORTSMOUTH, NH 03801  
OWNER: SAMONAS REALTY TRUST  
111 BOW STREET  
PORTSMOUTH, NH 03801

PROJECT: DRIFTWOOD TOWNHOUSES  
TAX MAP 17.3, LOT 06  
1215 OCEAN BLVD.  
RYE, NH

TITLE: SUBSURFACE DISPOSAL SYSTEM DETAILS

SHEET NUMBER: SS-3

**TEST PIT LOGS**

Test Pits Conducted: February 6, 2018  
 By: Joseph W. Noel  
 New Hampshire Certified Soil Scientist #017  
 New Hampshire Designer of Subsurface Disposal Systems #1104  
 Witnessed By: Dennis Plante, Town Consultant

**Test Pit 1**  
 B/A 0-11 inches dark yellowish brown (10YR 4/6) gravelly sandy loam fill material, friable, massive  
**Natural Subsurface**  
 C 11-13 inches grayish brown (2.5Y 5/2) sand, very friable, massive, common faint and distinct redox features  
 Cg1 13-26 inches dark gray (5Y 4/1) sand, very friable, massive, common distinct redox features  
 Cg 26-48 inches gray (5Y 5/1) sand, very friable, massive, common distinct redox features

Seasonal High Water Table @ 11"  
 Observed Water Table @ 27"  
 Restrictive Horizon none to 48"  
 Bedrock none to 48"

Note: Due to sandy textures and saturation, test pit was unstable and sloughing in.

**Test Pit 2**  
 B/A 0-14 inches dark yellowish brown (10YR 4/6) gravelly sand fill material, friable, massive  
 B 14-25 inches olive brown (2.5Y 4/3) gravelly sand fill material, friable, massive, common distinct redox features  
**Natural Subsurface**  
 C 25-27 inches grayish brown (2.5Y 5/2) sand, very friable, massive, common faint and distinct redox features  
 Cg 27-48 inches dark gray (5Y 4/1) sand, very friable, massive, common distinct redox features

Seasonal High Water Table @ 14"  
 Observed Water Table @ 25"  
 Restrictive Horizon none to 48"  
 Bedrock none to 48"

Note: Due to sandy textures and saturation, test pit was unstable and sloughing in.

**Test Pit 3**  
 A 0-4 inches dark grayish brown (10YR 4/2) gravelly sand fill material, friable, massive  
**Natural Subsurface**  
 Bw 4-11 inches olive brown (2.5Y 4/3) sand, very friable, massive  
 C 11-25 inches grayish brown (2.5Y 5/2) sand, very friable, massive, common faint and distinct redox features  
 Cg 25-48 inches dark gray (5Y 5/1) sand, very friable, massive, common distinct redox features

Seasonal High Water Table @ 11"  
 Observed Water Table @ 25"  
 Restrictive Horizon none to 48"  
 Bedrock none to 48"

Note: Due to sandy textures and saturation, test pit was unstable and sloughing in.

**Test Pit 4**  
 A/B 0-13 inches brown (10YR 4/3) gravelly sand fill material, friable, massive  
 B 13-18 inches dark grayish brown (10YR 4/2) gravelly sand fill material, friable, massive, common distinct redox features  
**Natural Subsurface**  
 C 18-20 inches dark grayish brown (2.5Y 4/2) sand, very friable, massive, common distinct redox features  
 Cg 20-48 inches dark gray (5Y 4/1) sand, very friable, massive, common distinct redox features

Seasonal High Water Table @ 13"  
 Observed Water Table @ 25"  
 Restrictive Horizon none to 48"  
 Bedrock none to 48"

Note: Due to sandy textures and saturation, test pit was unstable and sloughing in.

**Test Pit 5**  
 B/A 0-7 inches dark yellowish brown (10YR 4/6) gravelly sand fill material, friable, massive  
 B 7-25 inches mixed brown (7.5YR 4/4) and olive (5Y 5/3) gravelly sand fill material, friable, massive, common distinct redox features  
**Natural Subsurface**  
 C 25-29 inches dark grayish brown (2.5Y 4/2) sand, very friable, massive, common faint and distinct redox features  
 Cg 29-48 inches gray (5Y 5/1) sand, very friable, massive, common distinct redox features

Seasonal High Water Table @ 7"  
 Observed Water Table @ 25"  
 Restrictive Horizon none to 48"  
 Bedrock none to 48"

Note: Due to sandy textures and saturation, test pit was unstable and sloughing in.

**Test Pit 6**  
 B/A 0-12 inches dark yellowish brown (10YR 4/6) gravelly sand fill material, friable, massive  
**Natural Soil Surface & Subsurface**  
 C 12-15 inches dark grayish brown (2.5Y 4/2) sand, very friable, massive, common faint and distinct redox features  
 Cg 15-48 inches dark gray (5Y 4/1) sand, very friable, massive, common distinct redox features

Seasonal High Water Table @ 12"  
 Observed Water Table @ 23"  
 Restrictive Horizon none to 48"  
 Bedrock none to 48"

Note: Due to sandy textures and saturation, test pit was unstable and sloughing in.

Test Pits Conducted: October 24, 2018  
 By: Joseph W. Noel  
 New Hampshire Certified Soil Scientist #017  
 New Hampshire Designer of Subsurface Disposal Systems #1104  
 Witnessed By: Dennis Plante, Town Consultant

**Test Pit 7**  
 A 0-5 inches brown (10YR 4/3) gravelly sandy fill material, friable, granular  
 B/A 5-15 inches dark yellowish brown (10YR 4/6) gravelly sandy fill material, friable, massive  
 B 15-21 inches dark yellowish brown (10YR 4/6) gravelly loamy sand fill material, friable, massive, common distinct redox features  
**Natural Subsurface**  
 C 21-23 inches olive gray (5Y 4/2) loamy sand, friable, massive, common distinct redox features  
 Cg 23-48 inches dark gray (5Y 4/1) sand, very friable, massive, common distinct redox features

Seasonal High Water Table @ 15"  
 Observed Water Table @ 26"  
 Restrictive Horizon none to 48"  
 Bedrock none to 48"

Note: Due to sandy textures and saturation, test pit was unstable and sloughing in.

**Test Pit 8**  
 B/A 0-8 inches dark yellowish brown (10YR 4/6) gravelly sand fill material, friable, massive  
**Natural Subsurface**  
 BC 8-13 inches light olive brown (2.5Y 5/3) sand, very friable, massive  
 Cg 13-48 inches dark gray (5Y 4/1) sand, very friable, massive, common distinct redox features

Seasonal High Water Table @ 13"  
 Observed Water Table @ 26"  
 Restrictive Horizon none to 48"  
 Bedrock none to 48"

Note: Due to sandy textures and saturation, test pit was unstable and sloughing in.

**Test Pit 9**  
 A 0-4 inches brown (10YR 4/3) gravelly sand fill material, friable, massive  
 B/A 4-12 inches dark yellowish brown (10YR 4/4) gravelly sand fill material, friable, massive  
 B/A 12-22 inches dark yellowish brown (10YR 4/4) gravelly sand fill material, friable, massive, common distinct redox features  
**Natural Subsurface**  
 C 22-24 inches dark grayish brown (2.5Y 4/2) sand, very friable, massive, common distinct redox features  
 Cg 24-46 inches gray (5Y 5/1) sand, very friable, massive, common distinct redox features

Seasonal High Water Table @ 12"  
 Observed Water Table @ 24"  
 Restrictive Horizon none to 46"  
 Bedrock none to 46"

Note: Due to sandy textures and saturation, test pit was unstable and sloughing in.

**Test Pit 10**  
 A 0-4 inches very dark grayish brown (10YR 3/2) gravelly sandy loam fill material, friable, massive  
 B/A 4-8 inches dark grayish brown (10YR 4/2) gravelly sand fill material, friable, massive  
 B 8-22 inches dark grayish brown (10YR 4/2) gravelly sand fill material, friable, massive, common distinct redox features  
**Natural Subsurface**  
 Cg 22-49 inches dark gray (5Y 4/1) sand, very friable, massive, common distinct redox features

Seasonal High Water Table @ 8"  
 Observed Water Table @ 22"  
 Restrictive Horizon none to 49"  
 Bedrock none to 49"

Note: Due to sandy textures and saturation, test pit was unstable and sloughing in. Observation at very edge of in-ground pool, which may be influencing higher seasonal high water table.

**Test Pit 11**  
 A 0-4 inches dark brown (10YR 3/3) gravelly sandy loam fill material, friable, massive  
 B/A 4-16 inches dark yellowish brown (10YR 4/4) gravelly sand fill material, friable, massive  
**Natural Subsurface**  
 C 16-42 inches dark grayish brown (2.5Y 4/2) sand, very friable, massive, common distinct redox features  
 Oa 42-45 inches dark grayish brown (2.5Y 4/2) mucky peat material (old buried organic material beneath dune system)

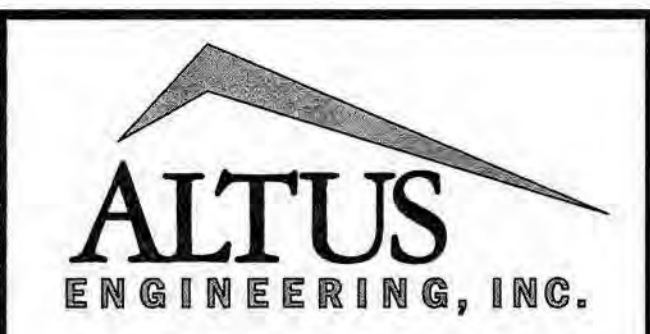
Seasonal High Water Table @ 16"  
 Observed Water Table @ 26"  
 Restrictive Horizon none to 45"  
 Bedrock none to 45"

Note: Due to sandy textures and saturation, test pit was unstable and sloughing in.

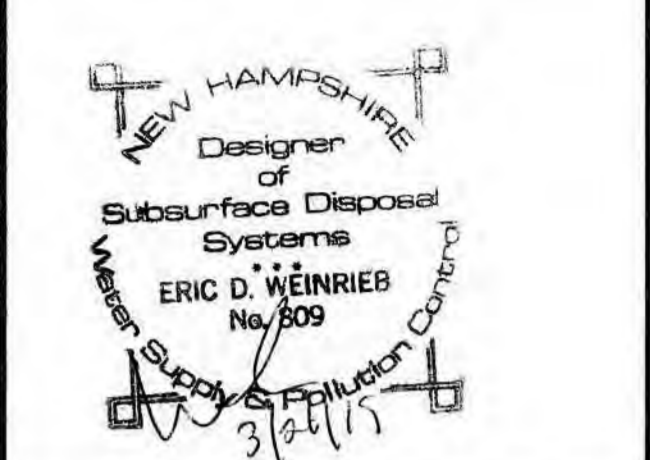
**Test Pit 12**  
 A 0-5 inches very dark grayish brown (10YR 3/2) gravelly loamy sand fill material, friable, massive  
 B/A 5-9 inches dark yellowish brown (10YR 4/4) gravelly coarse sand fill material, very friable, massive  
 B 9-27 inches dark yellowish brown (10YR 4/4) gravelly sand fill material, very friable, massive, common distinct redox features  
**Natural Subsurface**  
 Cg 27-34 inches gray (5Y 5/1) sand, very friable, massive, common distinct redox features

Seasonal High Water Table @ 9"  
 Observed Water Table @ 20" (seeping in)  
 Restrictive Horizon none to 34"  
 Bedrock none to 34"

Note: Due to sandy textures and saturation, test pit was unstable and sloughing in. Adjacent to low spot on paved parking receiving runoff.



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ISSUED FOR: APPROVAL  
 ISSUE DATE: MARCH 26, 2019

REVISIONS  
 NO. DESCRIPTION BY DATE  
 0 INITIAL SUBMISSION EDW 03/26/19

DRAWN BY: RLH  
 APPROVED BY: EDW  
 DRAWING FILE: 4869-DETAILS.DWG

SCALE: 22" x 34" - N.T.S.  
 11" x 17" - N.T.S.

APPLICANT: SAMONAS REALTY TRUST  
 111 BOW STREET  
 PORTSMOUTH, NH 03801

OWNER: SAMONAS REALTY TRUST  
 111 BOW STREET  
 PORTSMOUTH, NH 03801

PROJECT: DRIFTWOOD TOWNHOUSES  
 TAX MAP 17.3, LOT 06  
 1215 OCEAN BLVD.  
 RYE, NH

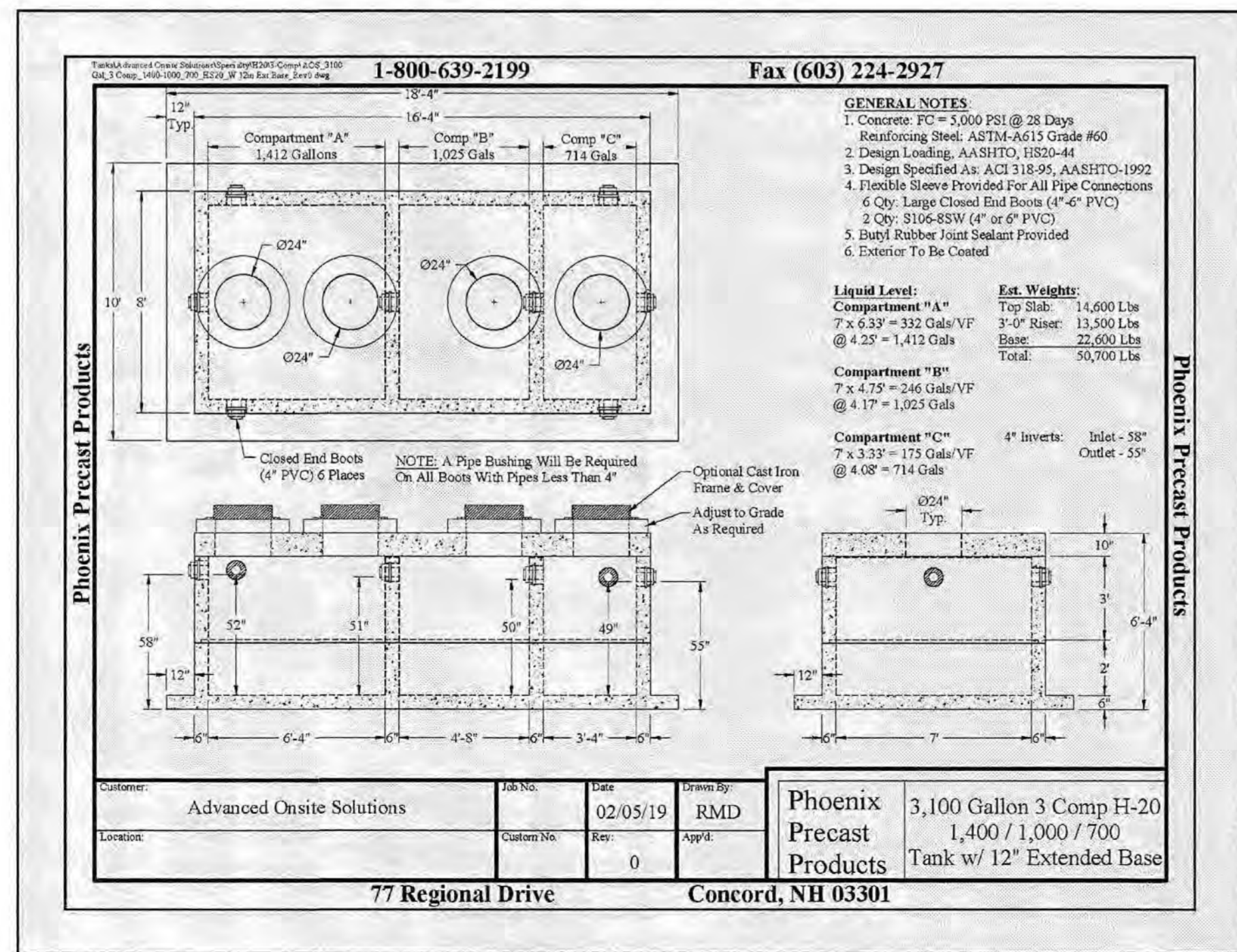
TITLE: SUBSURFACE DISPOSAL SYSTEM DETAILS

SHEET NUMBER: SS-4

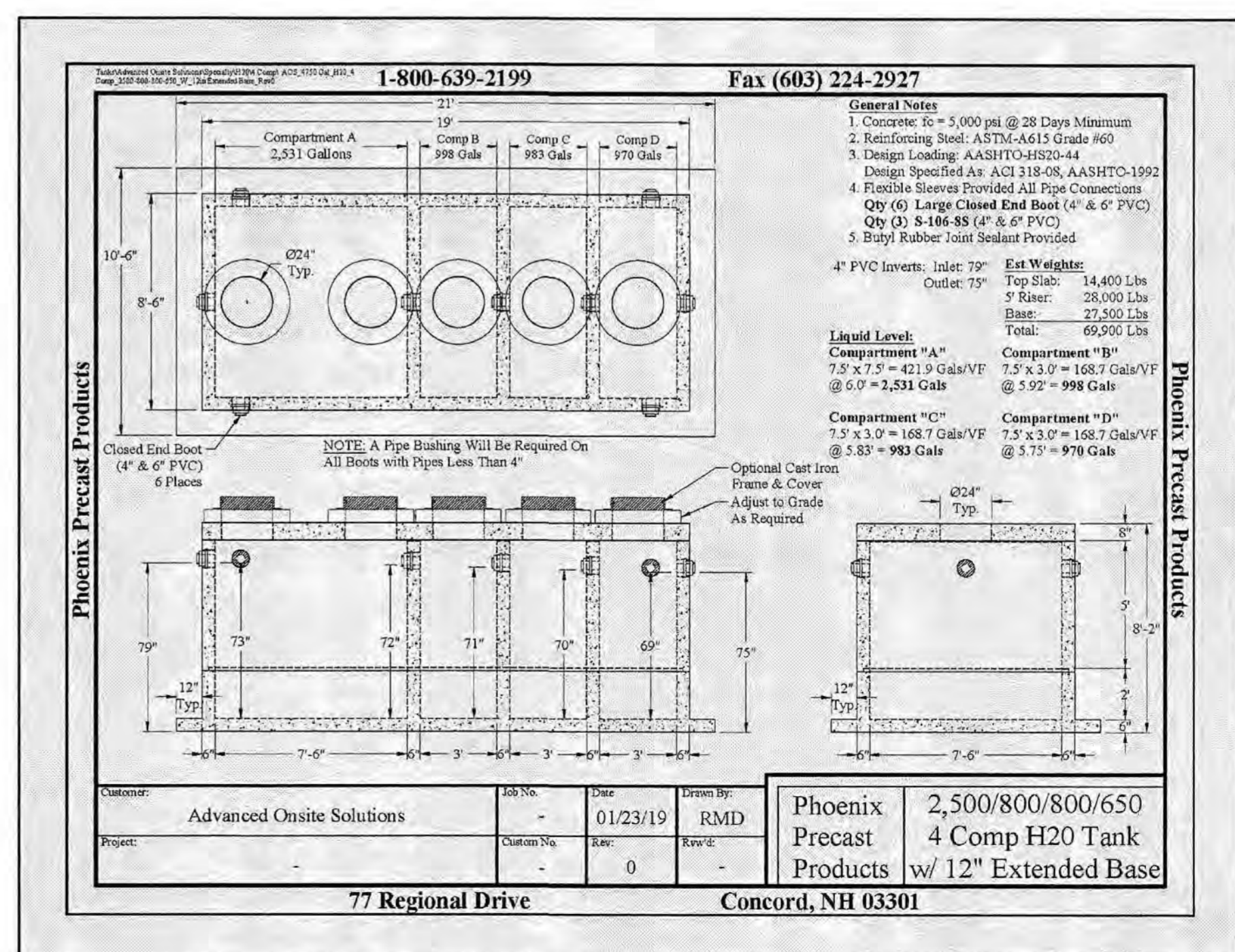
USE (BED 1)

USE (BED 2/3)

USE (BED 4)

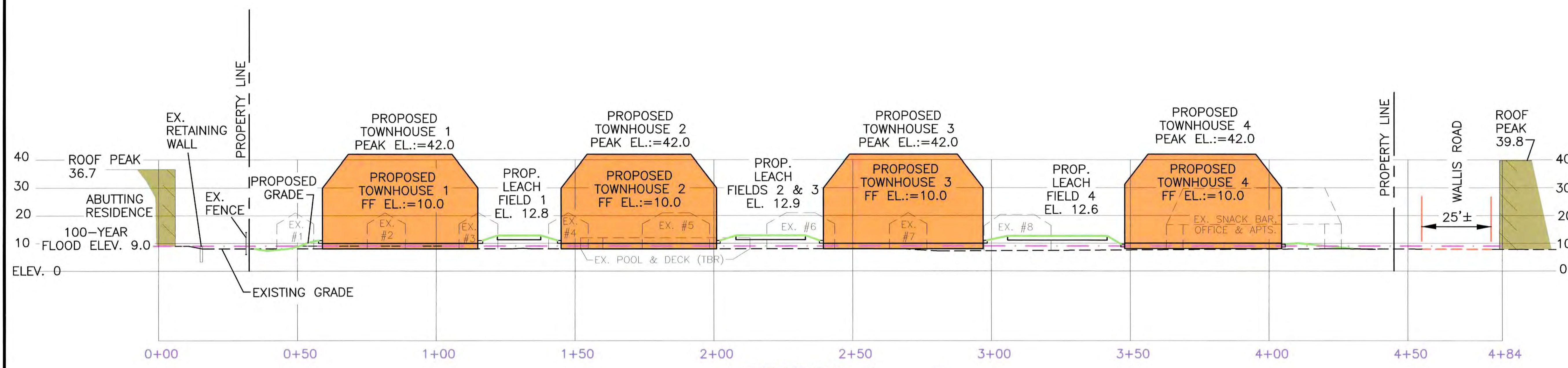
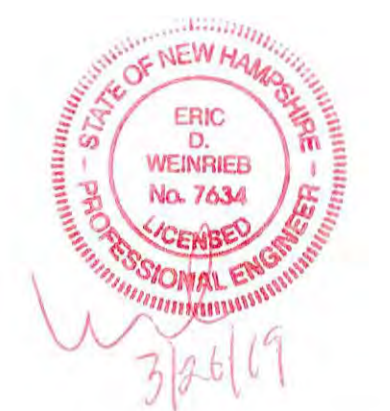


SEPTIC TANK DETAIL (UNITS 2a, 2b, 3a, 3b)  
 NOT TO SCALE

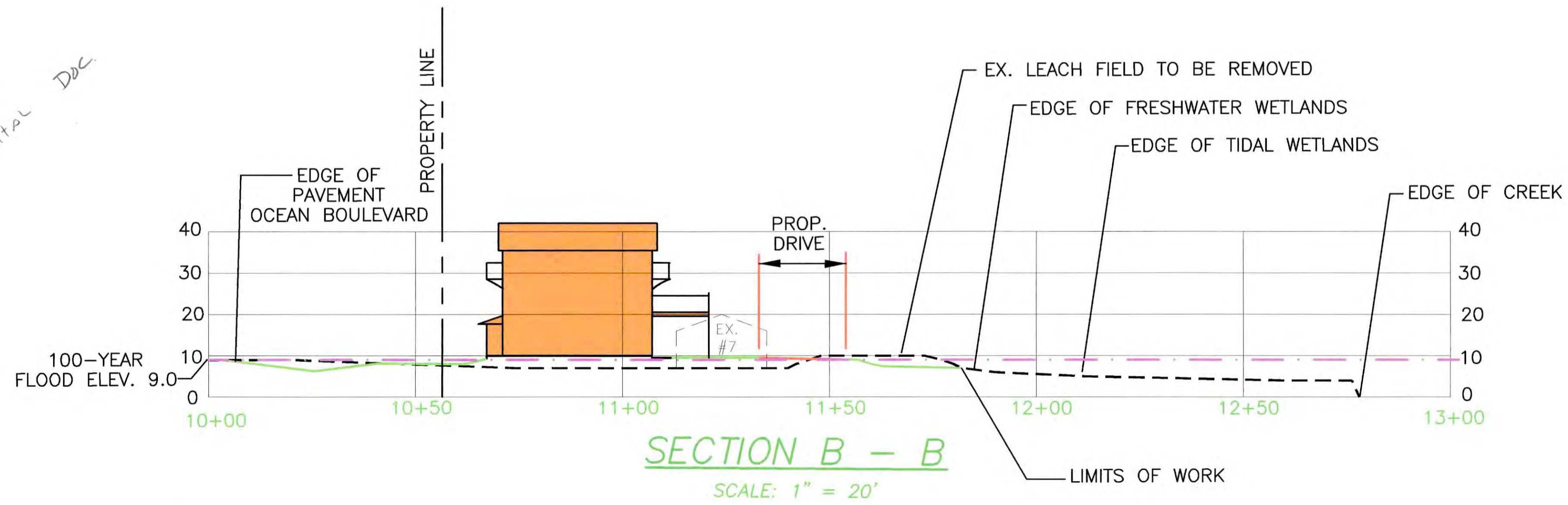


SEPTIC TANK DETAIL (UNITS 1a, 1b, 4a, 4b)  
 NOT TO SCALE

P4869

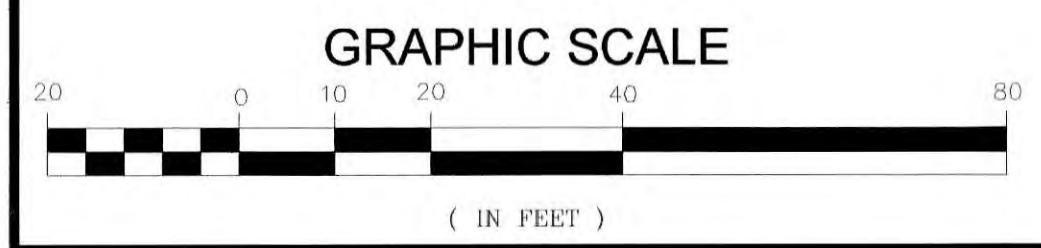


**SECTION A - A**  
SCALE: 1" = 20'



**SECTION B - B**  
SCALE: 1" = 20'

*Board - Not  
Small  
Submittal Doc*



ISSUED FOR: **PERMITTING**  
ISSUE DATE: **MARCH 26, 2019**

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	03/26/19

DRAWN BY: \_\_\_\_\_ RLH  
APPROVED BY: \_\_\_\_\_ EDW  
DRAWING FILE: 4869-SITE-LOWER-2FT

SCALE:  
22" x 34" - 1" = 20'  
11" x 17" - 1" = 40'

APPLICANT:  
SAMONAS REALTY TRUST  
111 BOW STREET  
PORTSMOUTH, NH 03801

OWNER:  
SAMONAS REALTY TRUST  
111 BOW STREET  
PORTSMOUTH, NH 03801

PROJECT:  
DRIFTWOOD TOWNHOUSES  
TAX MAP 17.3,  
LOT 06  
1215 OCEAN BLVD.  
RYE, NH

TITLE:  
**CROSS-SECTIONS**

SHEET NUMBER:  
**CS-1**

P-4869

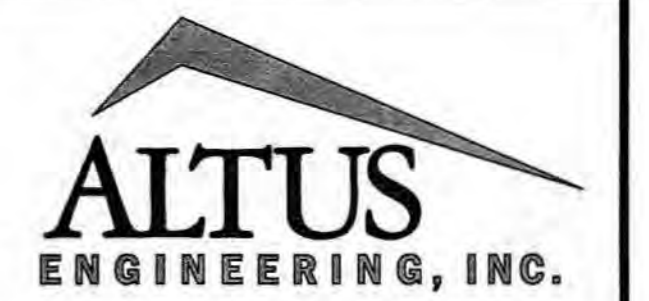
NH STATE PLANE COORDINATE SYSTEM  
NAD 1983

**LEGEND**  
SEE SHEET C-1 FOR EXISTING SITE FEATURES

	PROP. EDGE OF PAVEMENT (POROUS PAVERS)
	PROP. EDGE OF PAVEMENT (HOT BITUMINOUS ASPHALT)
	PROP. RET. WALL
	PROP. EROSION CONTROL BARRIER (SILT SOXX)
	FINISH GRADE CONTOUR
	PROP. SPOT GRADE
	TEMPORARY CONSTRUCTION EXIT
	TEMPORARY STORM DRAIN INLET PROTECTION
	50 FT SETBACK TO TIDAL WETLANDS
	50 FT SETBACK TO FRESH WATER WETLANDS
	100 FT SETBACK TO TIDAL MARSH (TOWN OF RYE)
	FLOW VECTOR

**GRADING & DRAINAGE NOTES**

- UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBMS) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
- DEWATERING ACTIVITIES SHALL BE DONE IN ACCORDANCE WITH EPA AND NHDES REGULATIONS.
- PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- IF SUITABLE, EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN WETLANDS. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
- ALL DRAINAGE PIPE SHALL BE ADS N-12 OR EQUAL APPROVED BY THE ENGINEER.
- ALL CATCH BASIN AND MANHOLE RIMS IN PAVED AREAS SHALL BE SET FLUSH WITH OR NO LESS THAN 0.1' BELOW FINISH GRADE. UNLESS OTHERWISE SPECIFIED, ANY RIM ABOVE SURROUNDING FINISH GRADE SHALL NOT BE ACCEPTED.
- ALL CATCH BASINS SHALL BE PRECAST, H-20 LOADING AND BE EQUIPPED WITH 4' (MIN.) SEDIMENTATION SUMPS AND GREASE HOODS (SEE DETAILS).
- ALL SPOT GRADES ARE AT FINISH GRADE AND BOTTOM OF CURB WHERE APPLICABLE.
- UNLESS OTHERWISE SPECIFIED, ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE A MINIMUM OF SIX (6") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, AND HAY MULCH USING APPROPRIATE SOIL STABILIZATION TECHNIQUES. SEE DETAILS FOR ADDITIONAL INFORMATION.
- IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS, DRAINAGE AND OTHER UTILITY STRUCTURES MAY NOT BE DRAWN TO SCALE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZING AND LOCATION OF ALL STRUCTURES AND IS DIRECTED TO RESOLVE ANY POTENTIAL DISCREPANCY WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- FOR CLARITY, PROPOSED CONTOURS ARE DRAWN AT 1' INTERVALS.



133 COURT STREET PORTSMOUTH, NH 03801  
(603) 433-2335 www.ALTUS-ENG.com



ISSUED FOR: PERMITTING  
ISSUE DATE: MARCH 26, 2019

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION		EDW	03/26/19

DRAWN BY: RLH  
APPROVED BY: EDW  
DRAWING FILE: 4869-SITE-LOWER-2FT

SCALE:  
22" x 34" - 1" = 20'  
11" x 17" - 1" = 40'

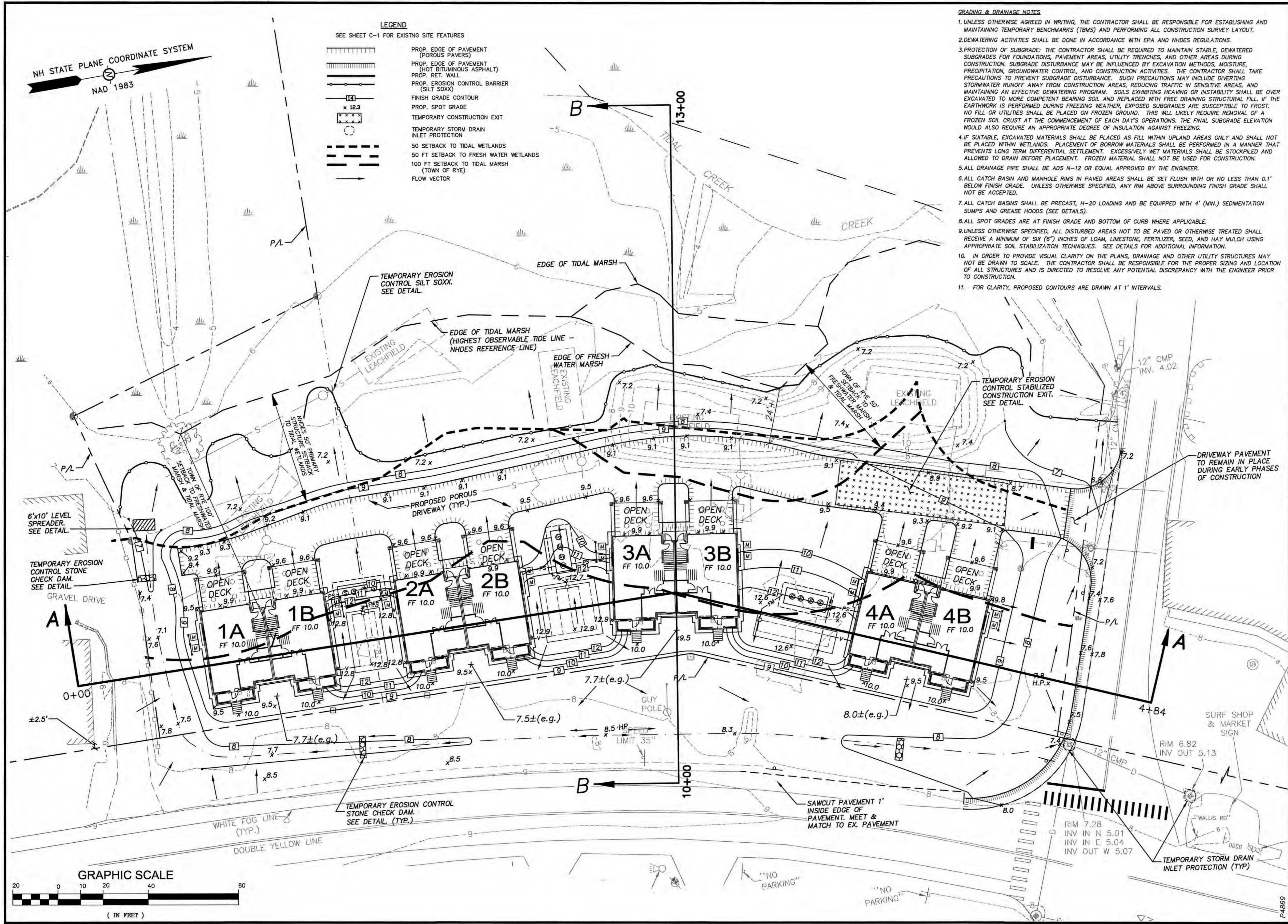
APPLICANT:  
SAMONAS REALTY TRUST  
111 BOW STREET  
PORTSMOUTH, NH 03801

OWNER:  
SAMONAS REALTY TRUST  
111 BOW STREET  
PORTSMOUTH, NH 03801

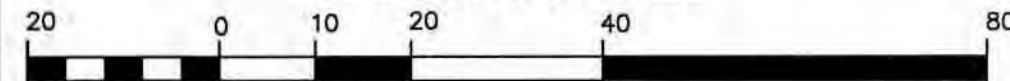
PROJECT:  
DRIFTWOOD TOWNHOUSES  
TAX MAP 17.3,  
LOT 06  
1215 OCEAN BLVD.  
RYE, NH

TITLE:  
PLAN FOR SECTIONS

SHEET NUMBER:  
CS - 2



GRAPHIC SCALE



( IN FEET )

P4869