

AMENDED SITE PLAN

597 & 603 PORTSMOUTH AVE

TAX MAP U6, LOTS 1 & 3

GREENLAND, NH

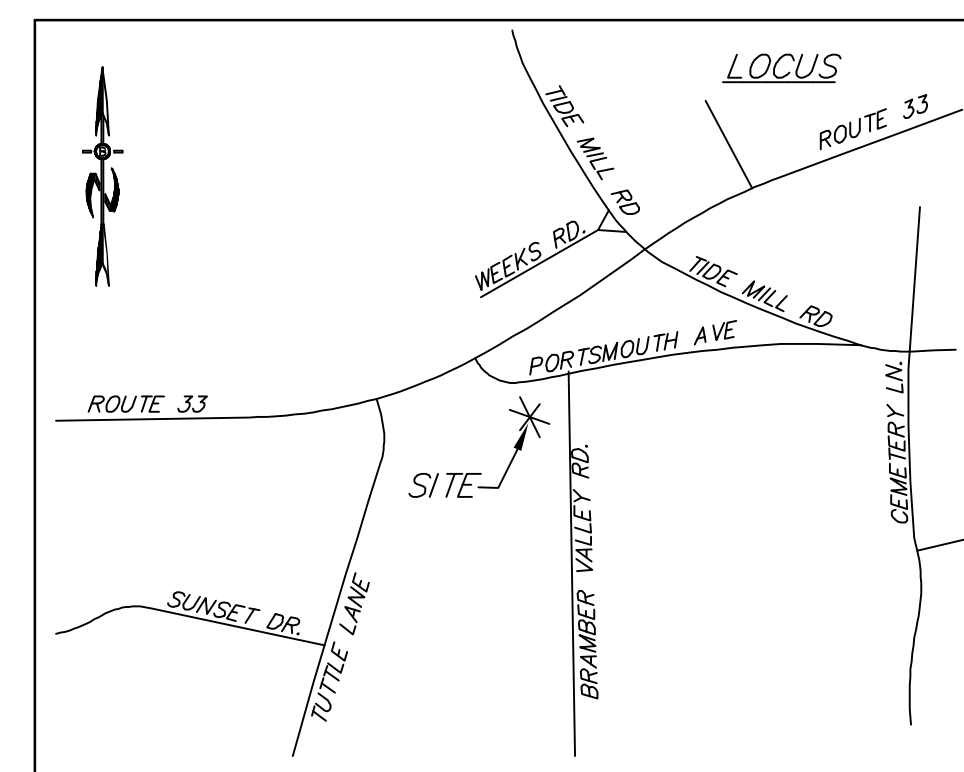
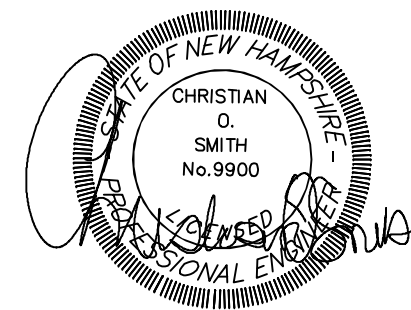
APPLICANT:

ONE HOME BUILDERS II, LLC
P.O. BOX 334
STRATHAM, NH 03885

CIVIL ENGINEERS:



70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863

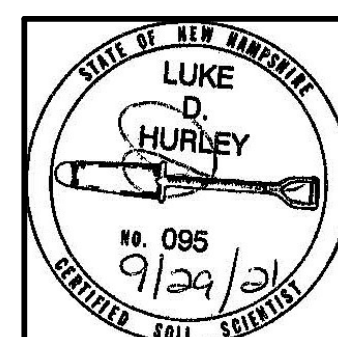


LOCATION MAP

- COVER SHEET
- 1 EXISTING CONDITIONS PLAN
- 2 PARKING & PAVEMENT PLAN
- 3 GRADING, DRAINAGE & UTILITY PLAN
- 4 LIGHTING & LANDSCAPE PLAN
- 5 EFFLUENT DISPOSAL PLAN
- 6 CONSTRUCTION DETAILS
- 7 EROSION CONTROL & PARKING DETAILS

WETLAND / SOIL CONSULTANT:

GOVE ENVIRONMENTAL SERVICES INC.
8 CONTINENTAL DRIVE,
BLDG 2 UNIT H
EXETER, NH 03833
1-603-778-0644



OWNER:
603 SEACOAST RESIDENTIAL
& COMMERCIAL DEV
57 VARDON LANE
GREENLAND, NH 03840

REQUIRED PERMITS

NHDES SUBSURFACE APPROVAL NUMBER: PENDING
US EPA NOTICE OF INTENT

WAIVERS:

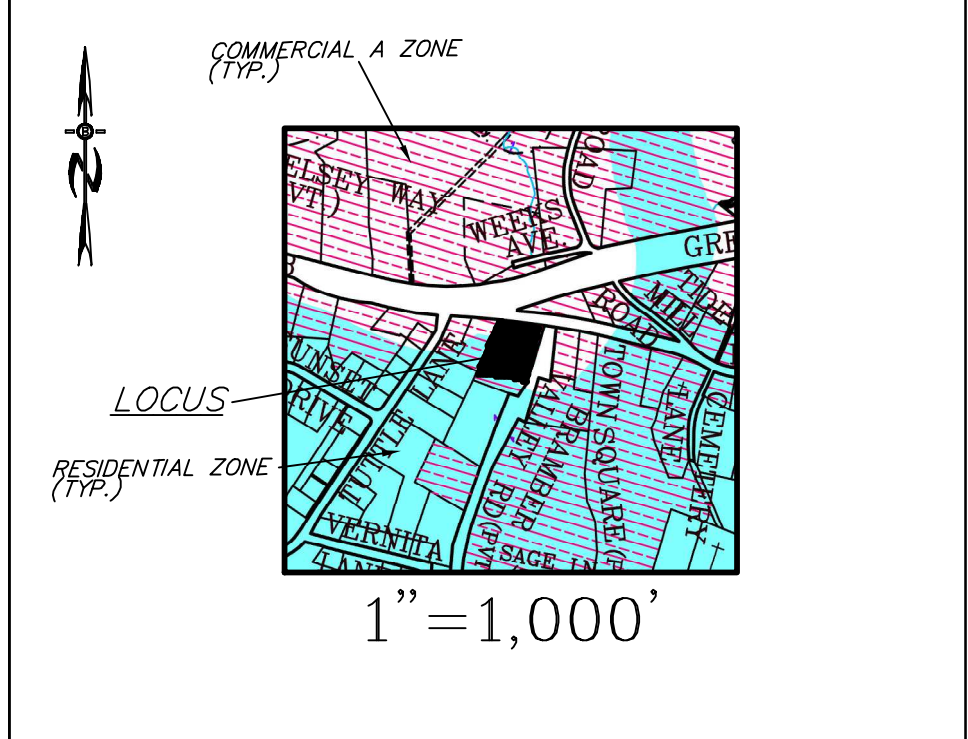
1) ON FEBRUARY 17, 2022 THE GREENLAND PLANNING BOARD VOTED TO APPROVE A WAIVER TO SITE PLAN REVIEW REGULATIONS SECTION 5.10E WHICH REQUIRES A MINIMUM ILLUMINANCE OF 0.4 FOOT-CANDLES AND AN AVERAGE OF 1.6 FOOT-CANDLES WITHIN PARKING LOTS TO ALLOW THE LIGHTING TO BE APPROVED AS PROPOSED.

REVISIONS:	DATE:
REVISED PER ENGINEERING REVIEW	11-9-21
REVISED PER ENGINEERING REVIEW	12-15-21
REVISED PER ENGINEERING REVIEW	2-10-22
REVISED PER ENGINEERING REVIEW	3-15-22
REVISED PER ENGINEERING/PLANNER REVIEW	5-19-22
PROPOSED RESIDENTIAL USE	12-22-22
GRADING REVS AND COND. APPROVAL NOTES	3-22-23
UPDATED SEPTIC SYSTEM DESIGN	6-13-23

PREPARED FOR:
**603 SEACOAST RESIDENTIAL
 & COMMERCIAL DEV**
 57 VARDON LANE
 GREENLAND, NH 03840



70 PORTSMOUTH AVE,
 THIRD FLOOR, SUITE 2
 STRATHAM, N.H. 03885
 PHONE: 603-583-4860,
 FAX: 603-583-4863



VICINITY MAP

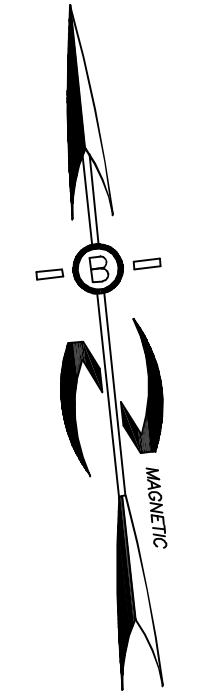
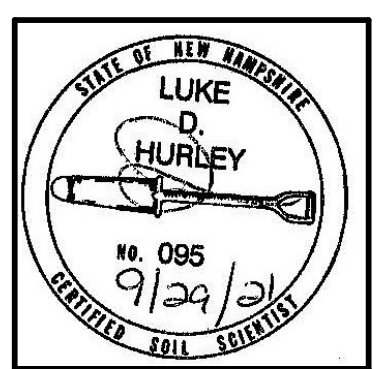
SSS STANDARDS:
 THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.
 THE SITE SPECIFIC SOIL SURVEY WAS PRODUCED ON MAY 13, 2019, AND WAS PREPARED BY LUKE HURLEY, OF GOVE ENVIRONMENTAL SERVICES, INC. SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH, ISSUE # 10, JANUARY 2011.

SOIL LEGEND:

SOIL SERIES	MAP UNIT	HIGH INTENSITY SOIL TYPES	HYDROLOGIC GROUP
ELDRIDGE	38	(343)	C

SLOPE CLASS:
 0-8% = B
 8-15% = C
 15-25% = D
 25-50% = E
 >50% = F

DRAINAGE CLASS:
 /P = POORLY DRAINED SOIL
 /VP = VERY POORLY DRAINED



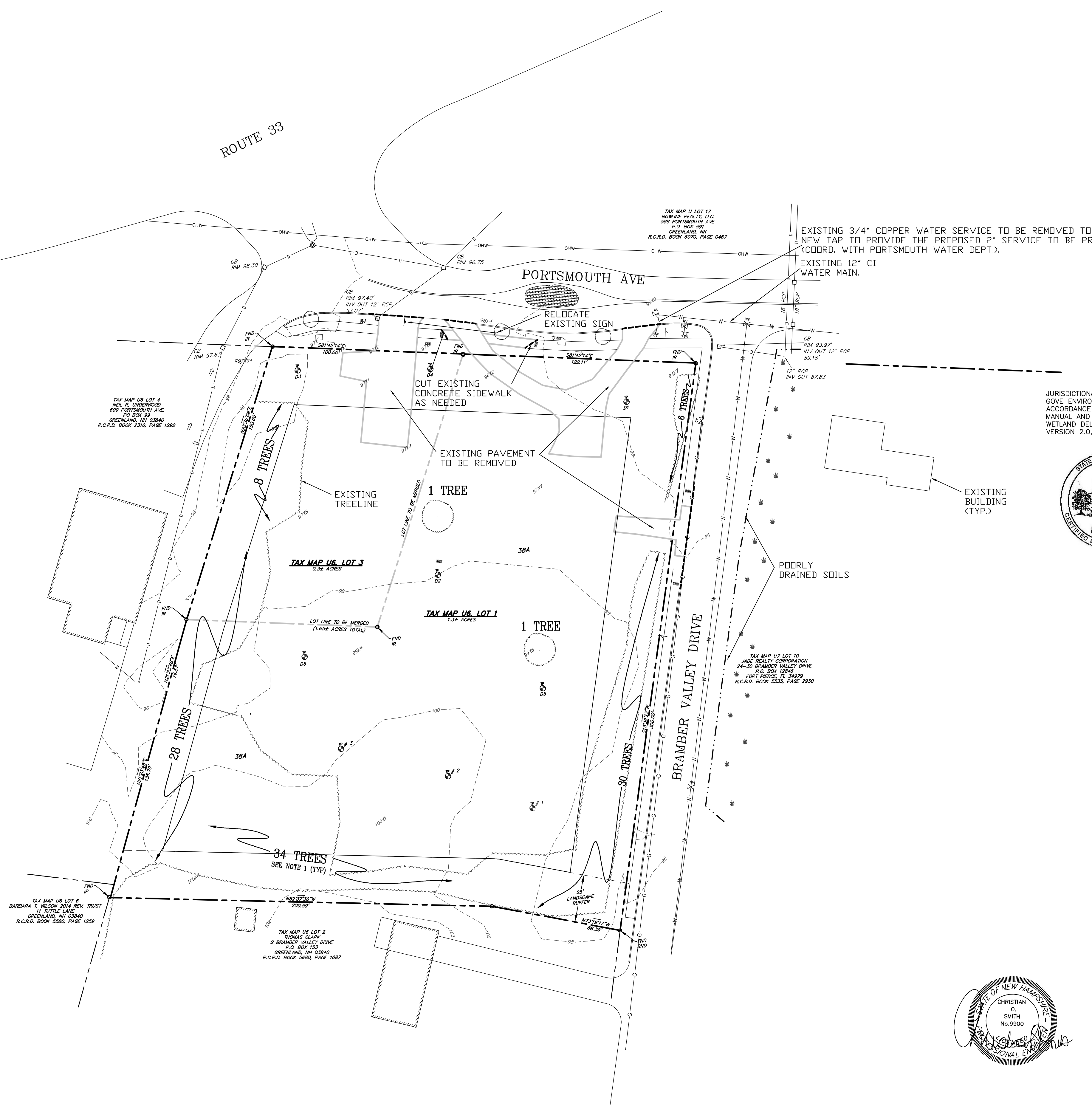
LEGEND

	UTILITY POLE
	TEST PIT W/ NO.
	STONE WALL
	TREE LINE
	EXISTING CONTOUR - 10'
	EXISTING CONTOUR - 2'
	OVERHEAD UTILITIES
	SOILS BOUNDARY LINE
	BUILDING SETBACK LINE
	WETLAND BOUNDARY
	PRIME WETLAND BOUNDARY
	ABUTTING PROPERTY LINE
	EXISTING PROPERTY LINE

APPROVAL BLOCK

APPROVED TOWN OF GREENLAND PLANNING BOARD

CHAIRPERSON _____ DATE _____



EXISTING 3/4" COPPER WATER SERVICE TO BE REMOVED TO THE MAIN. A NEW TAP TO PROVIDE THE PROPOSED 2" SERVICE TO BE PROVIDED (COORD. WITH PORTSMOUTH WATER DEPT.).
 EXISTING 12" CI WATER MAIN.

JURISDICTIONAL WETLANDS DELINEATED BY LUKE HURLEY, CSS, CWS OF GOVE ENVIRONMENTAL SERVICES, INC. ON MAY 13, 2019 IN ACCORDANCE WITH THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.



NOTES

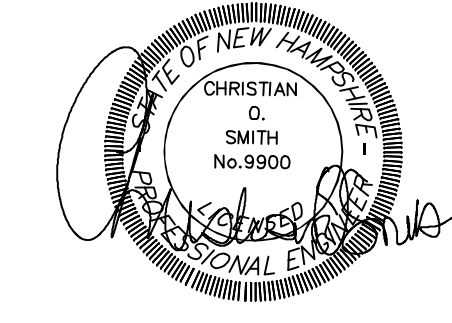
- TREE INVENTORY PERFORMED NOVEMBER 3, 2021. 108 TOTAL SIX INCH DIA TREES COUNTED OF DIFFERENT SPECIES.
- SITE IS DESIGNATED AS ZONE X, MINIMAL FLOOD HAZARD, PER FEMA FLOOD MAP 33015C0265F, EFFECTIVE DATE 1-29-2021.

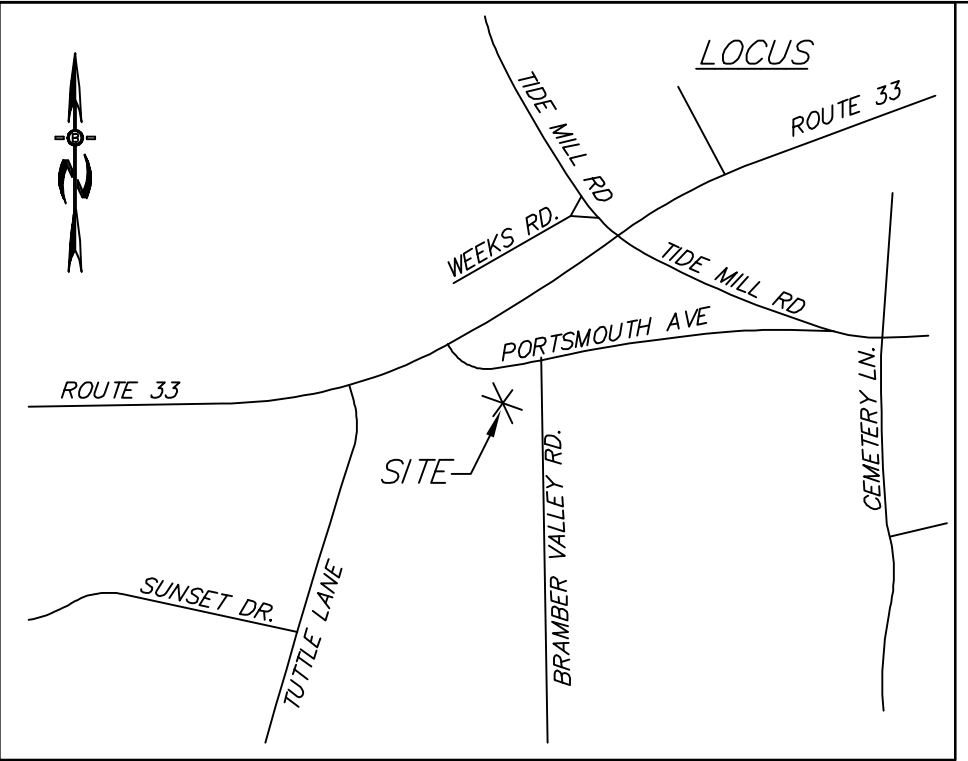
REVISED PER ENGINEERING REVIEW	5-19-22
REVISED PER ENGINEERING REVIEW	3-15-22
REVISED PER ENGINEERING REVIEW	12-15-21
REVISED PER ENGINEERING REVIEW	11-9-21
REVISIONS:	DATE:

EXISTING CONDITIONS PLAN

SITE PLAN
 597 & 603 PORTSMOUTH AVE
 GREENLAND, NH

DATE:	SEPT 2021	SCALE:	1"=30'
PROJ. NO:	NH-772.4	SHEET NO.	1 OF 7





LOCATION MAP

SETBACKS/BUFFERS:
 ZONE: COMMERCIAL DISTRICT A
 MIN. LOT SIZE = 60,000 W/ 45,000 CONTIGUOUS UPLAND
 MIN. FRONTAGE = 200'
 MIN. WIDTH = 80'
 MAX. HEIGHT = 35'
 MIN. OPEN SPACE = 50%
 BUILDING FOOT PRINT MAX = 10,000 S.F.

BUILDING SETBACKS:
 FRONT = 30'
 SIDE = 20'/50' ABUTTING RESIDENTIAL
 REAR = 20'/50' ABUTTING RESIDENTIAL
 TIDAL WETLAND = 100'
 INLAND JURISDICTIONAL WETLANDS = 50'
 INLAND JURISDICTIONAL WETLANDS CONTIGUOUS W/ SURFACE WATER = 75'

PROVIDED:
 71,802 S.F. - 100% UPLAND
 222.11' ON PORTSMOUTH AVE.
 221.81'
 MAX. PROPOSED 35'
 36,906 S.F. = 51.4%
 6,500 S.F.

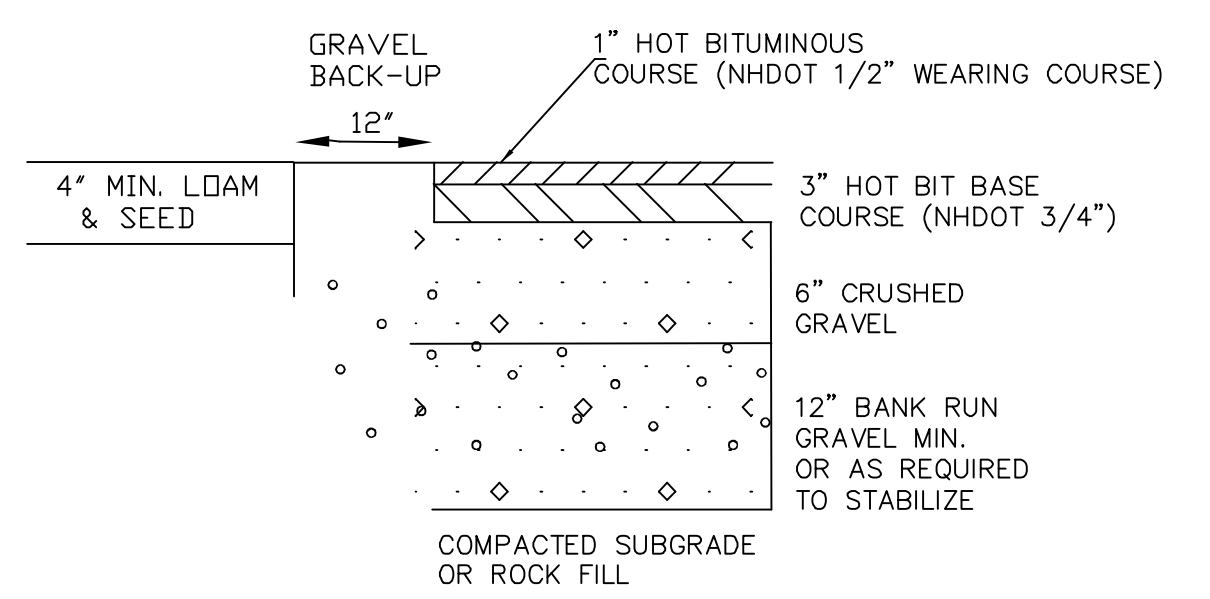
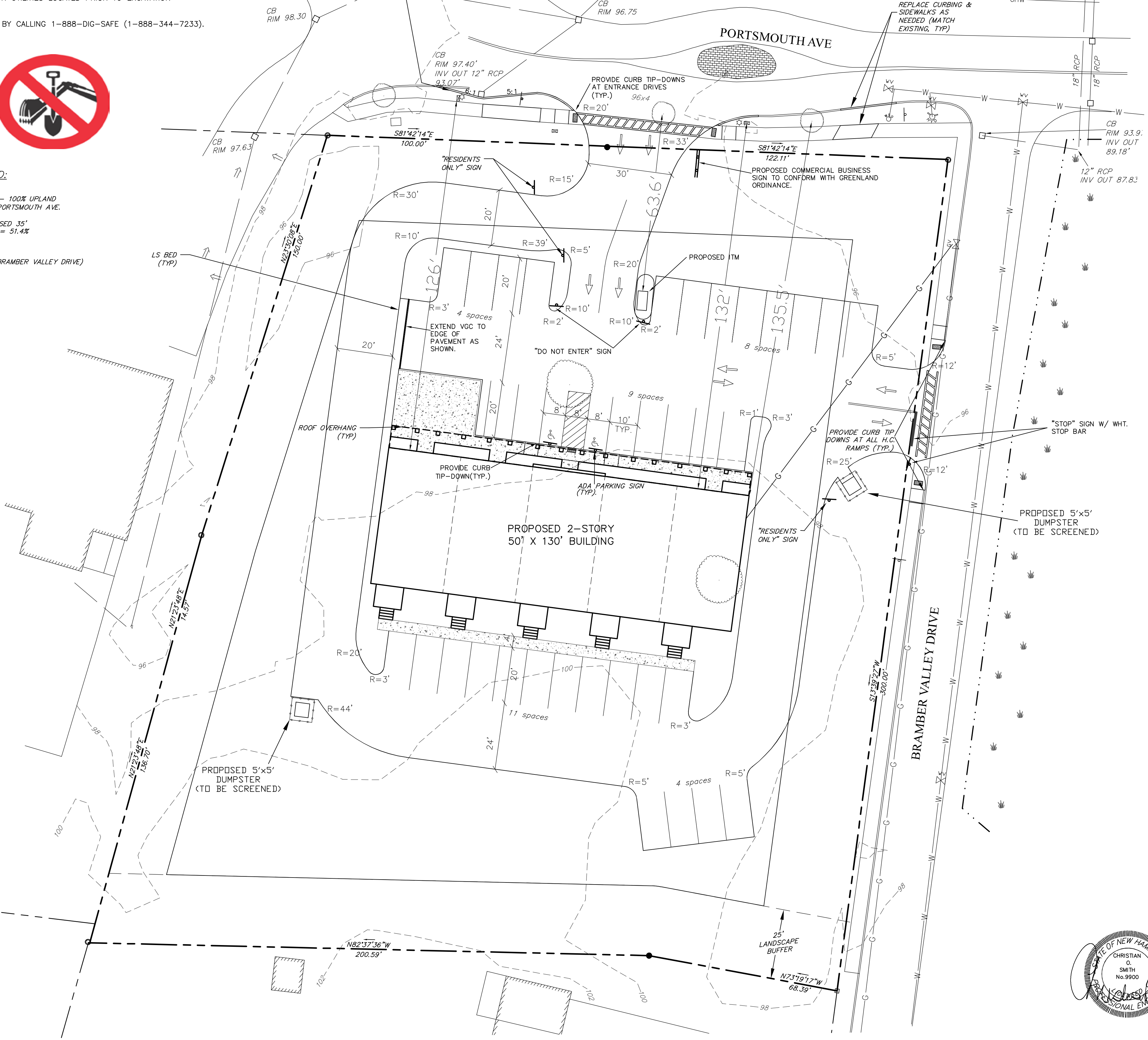
54.58' (TO BRAMBER VALLEY DRIVE)
 54.28'
 118.83'
 N/A
 90.42'
 N/A

UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER BEALS ASSOCIATES, NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION.

WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233).



PARKING REQUIREMENTS:
 BUSINESS & PROFESSIONAL OFFICES - 1 SPACE PER 300 S.F.
 RESTAURANTS - 1 SPACE PER 4 SEATS + 1 PER 2 EMPLOYEES
 REQUIRED - 5,200 S.F. / 300 S.F. (OFFICES AND BANK) = 18 PARKING SPACES
 1,300 S.F. COFFEE SHOP W/NO SEATING, 3 EMPLOYEES = 1.5 SPACES
 5-RESIDENTIAL UNITS (2 PER DWELLING UNIT) = 10 SPACES
 TOTAL = 30 SPACES
 PROVIDED - 33 PARKING SPACES + (2 HANDICAP PARKING SPACES) = 35 TOTAL PARKING SPACES
 (10' x 20' = 200 S.F. PER PARKING SPACE)



NOTE: IN AREAS OF ROCK EXCAVATION, MINIMUM 9\"/>

TYPICAL PAVEMENT SECTION
 NEW ASPHALT - NTS

PROPOSED RESIDENTIAL USE	12-22-22
REVISED PER ENGINEERING/PLANNER REVIEW	5-19-22
REVISED PER ENGINEERING REVIEW	3-15-22
REVISED PER ENGINEERING REVIEW	2-10-22
REVISED PER ENGINEERING REVIEW	12-15-21
REVISIONS:	DATE:

PARKING & PAVEMENT PLAN

SITE PLAN
 597 & 603 PORTSMOUTH AVE
 GREENLAND, NH

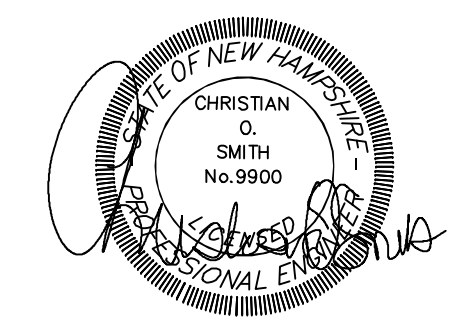
DATE:	DEC., 2022	SCALE:	1"=20'
PROJ. NO.:	NH-772.4	SHEET NO.:	2 OF 7

- LEGEND**
- UTILITY POLE
 - TEST PIT W/ NO.
 - TREE LINE
 - EXISTING CONTOUR - 10'
 - EXISTING CONTOUR - 2'
 - OVERHEAD UTILITIES
 - SOILS BOUNDARY LINE
 - BUILDING SETBACK LINE
 - WETLAND BOUNDARY
 - ABUTTING PROPERTY LINE
 - EXISTING PROPERTY LINE

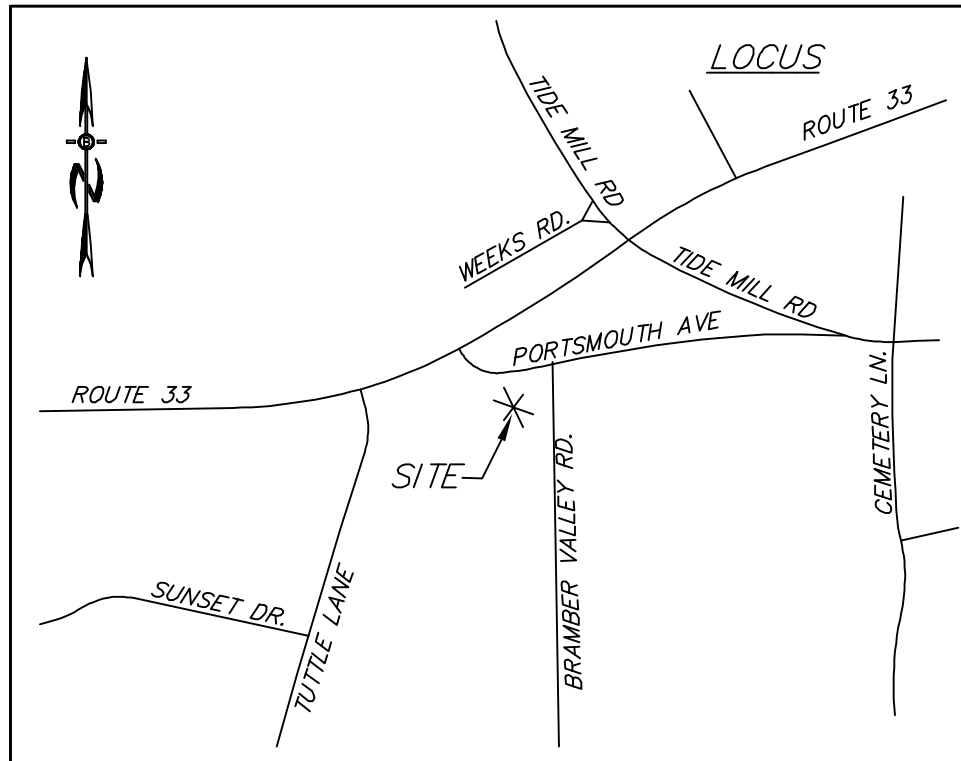
APPROVAL BLOCK

APPROVED TOWN OF GREENLAND PLANNING BOARD

CHAIRPERSON _____ DATE _____



- NOTES**
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN. THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE
 - THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE. FOR EVALUATION AND RECOMMENDATIONS, ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
 - ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
 - ALL CONSTRUCTION AND DRAINAGE WORK TO CONFORM TO TOWN STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - ALL PROPOSED SIGNS SHALL CONFORM TO THE TOWN ZONING REGULATIONS.
 - PROJECT IS BASED ON USGS DATUM NAVD 1988. REFERENCE BENCHMARK:
 - THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
 - SEE DETAIL SHEET FOR STANDARD CONSTRUCTION NOTES AND DETAILS.
 - PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY AN "AS-BUILT" PLAN IS REQUIRED TO BE PREPARED BY A "COMPETENT SURVEYOR OR ENGINEER."
 - BOUNDARY SURVEY PERFORMED BY THOMAS BROUILLETTE, LLS (DECEASED) IN SEPTEMBER OF 2015.
 - BUILDING TO HAVE FIRE ALARM SYSTEM INSTALLED.
 - TOTAL PARKING LOT AREA IS APPROX. 12,028 S.F., 3,726 S.F. OF LANDSCAPE AREA IS PROVIDED WITHIN AND AROUND THE PARKING AREAS.
IMPERVIOUS REDUCTION OF 2072 SF.
 - THE OWNER MAY INSTALL ADDITIONAL WAY FINDING SIGNS TO PROMOTE SAFE ACCESS THROUGH THE SITE.
 - SHOULD THE COFFEE TENANT CHANGE, THE SITE OWNER SHALL RETURN TO THE PLANNING BOARD TO REVIEW, INCLUDING THE ADDITION OF A READER BOARD/INTERCOM SYSTEM.
 - IF THE APPLICANT CHOOSES TO CREATE CONDOMINIUMS OF THE PROPOSED UNITS, A SUBDIVISION PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING BOARD.



LOCATION MAP

SETBACKS/BUFFERS:

ZONE: COMMERCIAL DISTRICT A
 MIN. LOT SIZE = 60,000 W/ 45,000 CONTIGUOUS UPLAND
 MIN. FRONTAGE = 200'
 MIN. WIDTH = 80'
 MAX. HEIGHT = 35'
 MIN. OPEN SPACE = 50%
 BUILDING FOOT PRINT MAX = 10,000 S.F.

BUILDING SETBACKS:

FRONT = 30'
 SIDE = 20'/30' ABUTTING RESIDENTIAL
 REAR = 20'/30' ABUTTING RESIDENTIAL
 TIDAL WETLAND = 100'
 INLAND JURISDICTIONAL WETLANDS = 50'
 INLAND JURISDICTIONAL WETLANDS CONTIGUOUS W/ SURFACE WATER = 75'



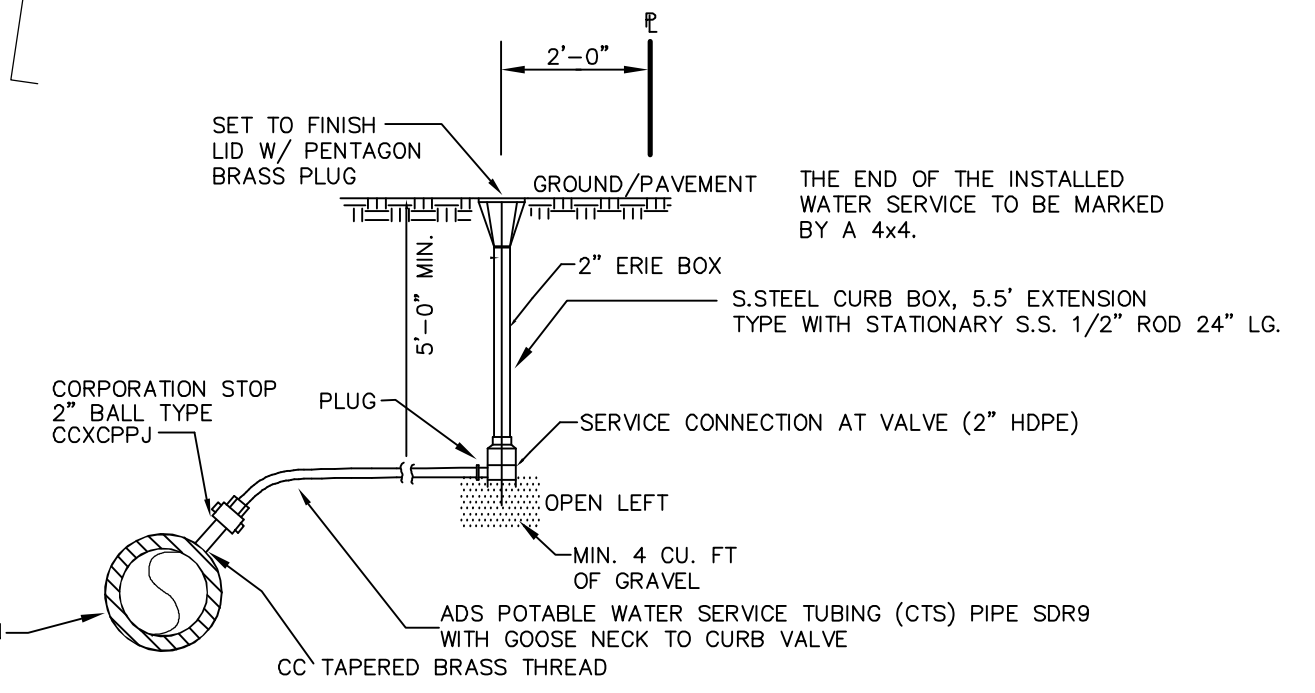
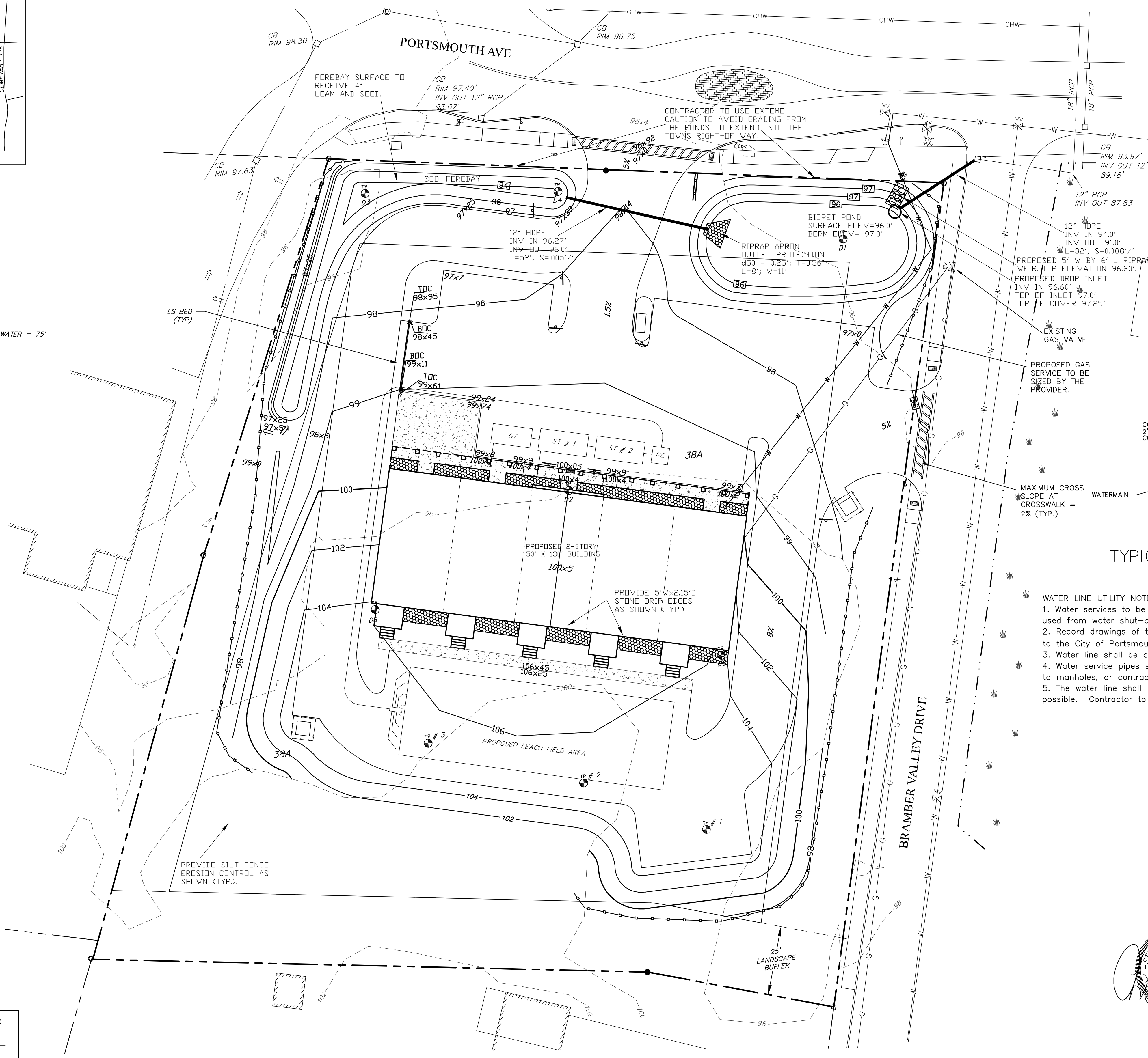
PREPARED FOR:
 603 SEACOAST RESIDENTIAL
 & COMMERCIAL DEV
 57 VARDON LANE
 GREENLAND, NH 03840



70 PORTSMOUTH AVE.
 THIRD FLOOR, SUITE 2
 STRATHAM, N.H. 03885
 PHONE: 603-583-4860,
 FAX: 603-583-4863

NOTES

1. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION AND ALARM LINES TO BE UNDERGROUND. THE SIZE AND LOCATION IS TO BE DETERMINED BY APPROPRIATE UTILITY COMPANY.
2. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR, ENGINEER TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY.
3. ALL CONSTRUCTION METHODS AND MATERIALS WILL CONFORM TO THE TOWN STANDARD SPECIFICATIONS AND TO N.H.D.O.T. STANDARDS AND REGULATIONS.
4. ALL DRAINAGE STRUCTURE AND SWALES WILL BE BUILT AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
5. SEE DETAIL SHEETS FOR STANDARD CONSTRUCTION NOTES AND DETAILS.
6. THE SIDEWALK AND ASPHALT IN BRAMBER VALLEY DR. SHALL BE PATCHED AFTER INSTALLATION OF DRAINAGE AND WATER.
7. SEE ADDITIONAL NOTES ON DETAIL SHEET.

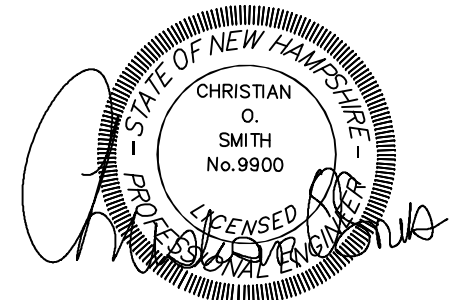


TYPICAL WATER SERVICE CONNECTION

WATER LINE UTILITY NOTES:

1. Water services to be copper from main to water shut-off. Plastic with tracer wire may be used from water shut-off to building.
2. Record drawings of the water line shall be prepared in digital format acceptable to the City and submitted to the City of Portsmouth DPW for approval. Plans need to be stamped by a registered land surveyor/engineer.
3. Water line shall be constructed per City of Portsmouth requirements.
4. Water service pipes shall have a minimum 12" vertical and 24" horizontal separation to manholes, or contractor shall install 4" of rigid insulation in 2' lifts for freezing protection.
5. The water line shall be gradually deepened at drainage crossings without the use of fittings where possible. Contractor to request City of Portsmouth approval for use of fittings on a case by case basis.

PROPOSED RESIDENTIAL USE	12-22-22
REVISED PER ENGINEERING/PLANNER REVIEW	5-19-22
REVISED PER ENGINEERING REVIEW	3-15-22
REVISED PER ENGINEERING REVIEW	2-10-22
REVISED PER ENGINEERING REVIEW	12-15-21
REVISIONS:	DATE:



GRADING, DRAINAGE & UTILITY PLAN

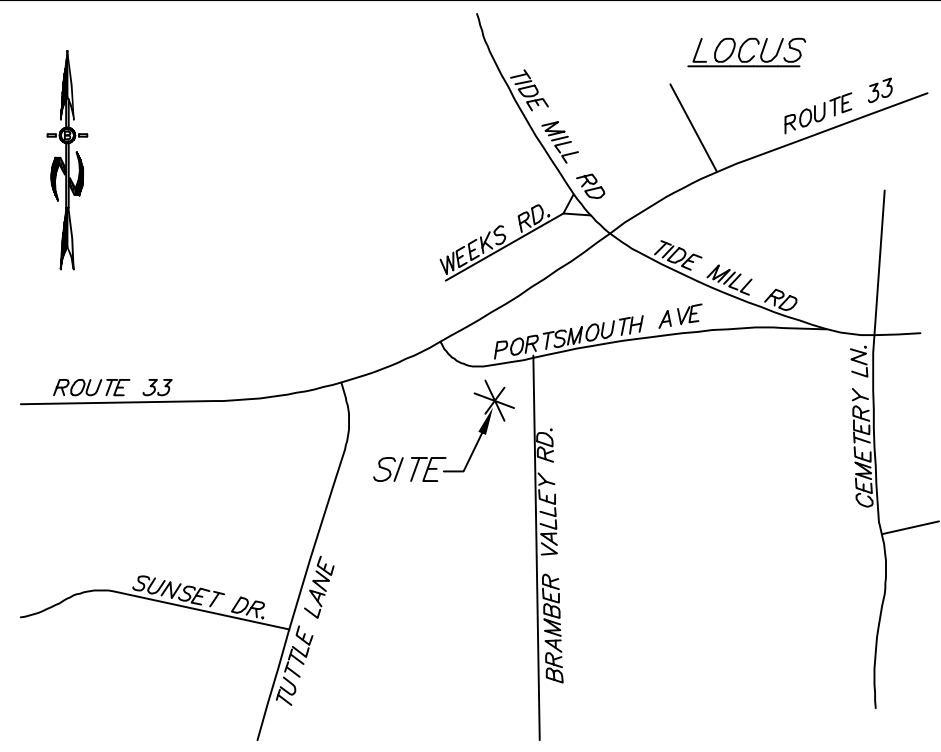
SITE PLAN
 597 & 603 PORTSMOUTH AVE
 GREENLAND, NH

DATE:	SEPT 2021	SCALE:	1"=20'
PROJ. NO:	NH-772.4	SHEET NO.	3 OF 7

APPROVAL BLOCK

APPROVED TOWN OF GREENLAND PLANNING BOARD

CHAIRPERSON _____ DATE _____



LOCATION MAP

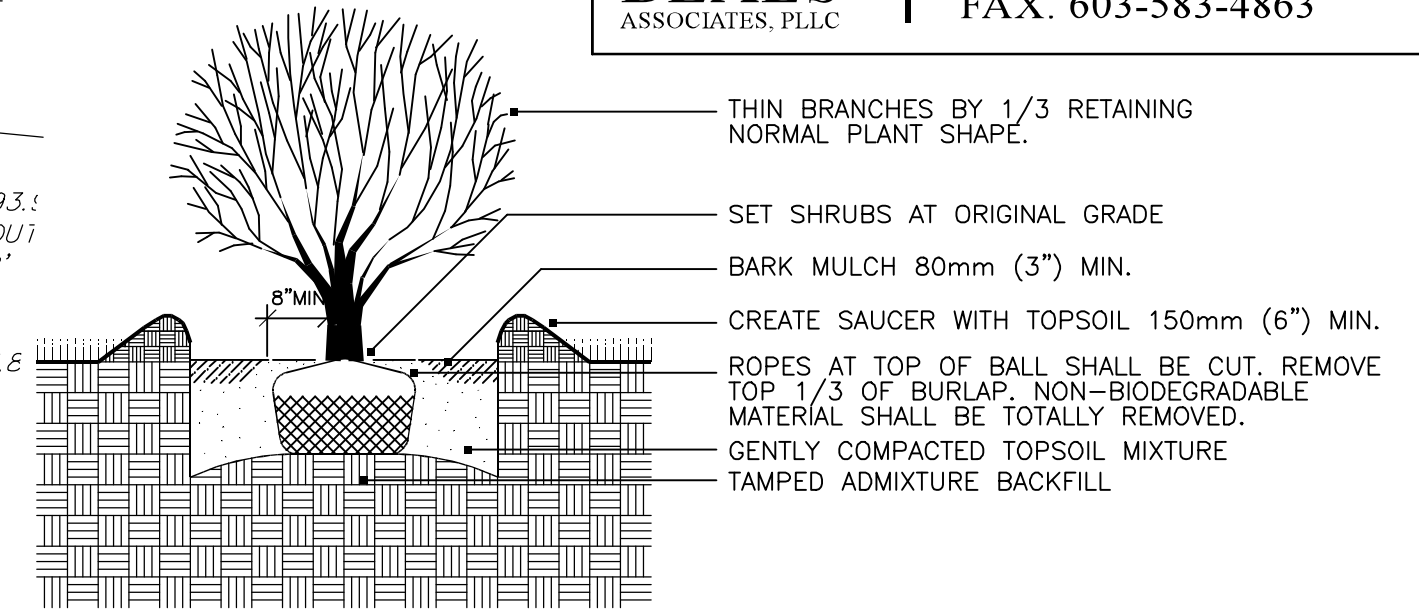
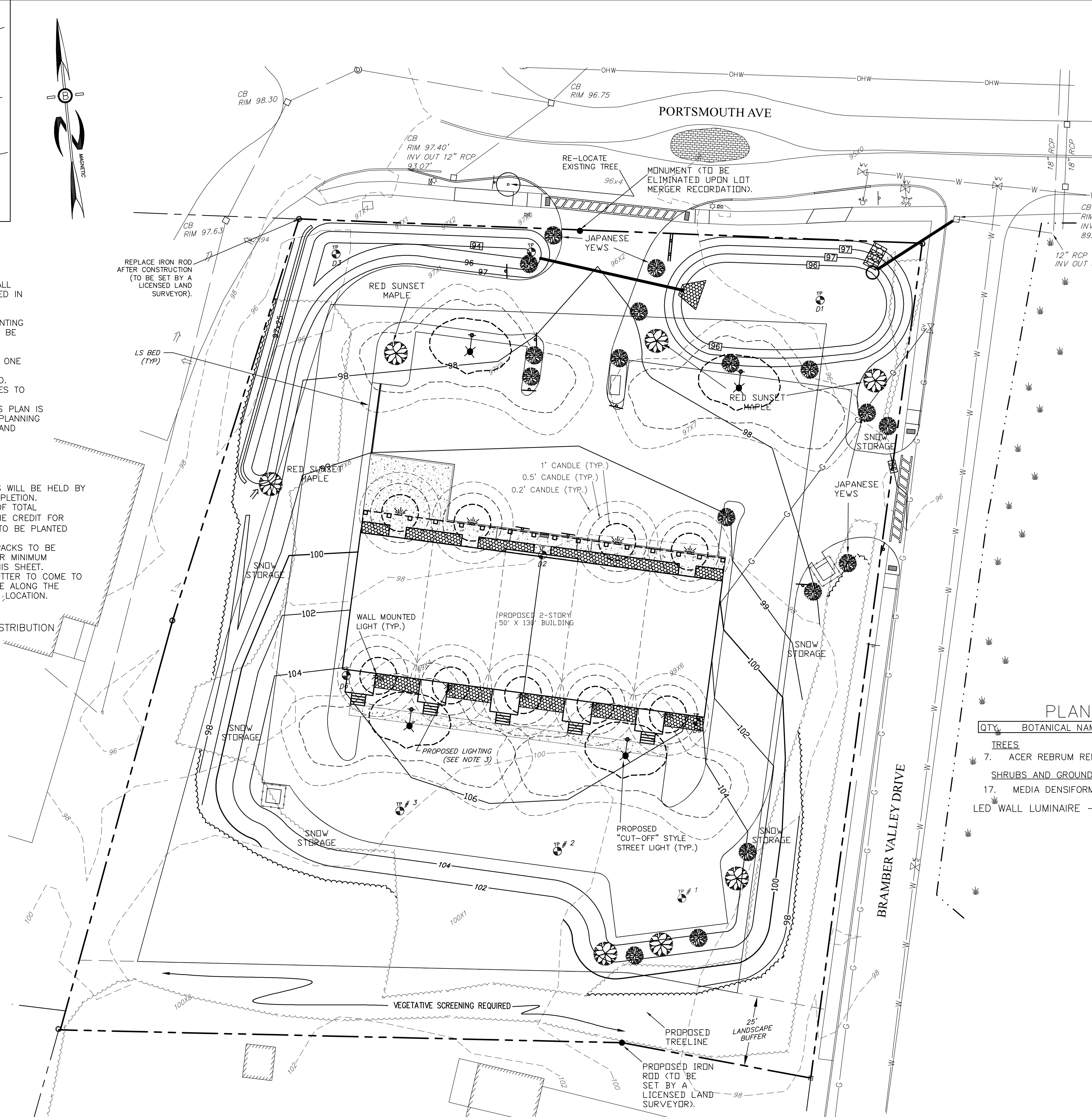
PLANTING NOTES:

1. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. A 4-INCH DEEP SHREDDED PINE BARK SHALL BE INSTALLED UNDER ALL SHRUBS, AND IN ALL PLANTING BEDS, AS DIRECTED BY OWNER. ALL TREES SHALL BE BAILED AND BURLAPPED, UNLESS OTHERWISE NOTED, OR APPROVED BY THE OWNER.
3. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
4. LOAM AND SEED ALL AREAS NOT OTHERWISE NOTED.
5. DO NOT INSTALL LOAM IN AREAS OF EXISTING TREES TO REMAIN.
6. THE LANDSCAPING OF THE SITE DEPICTED ON THIS PLAN IS INTEGRAL TO THE APPROVAL BY THE GREENLAND PLANNING BOARD AND SHALL BE REASONABLY MAINTAINED AND WHEN DEAD OR REMOVED, MUST BE REASONABLY REPLACED.

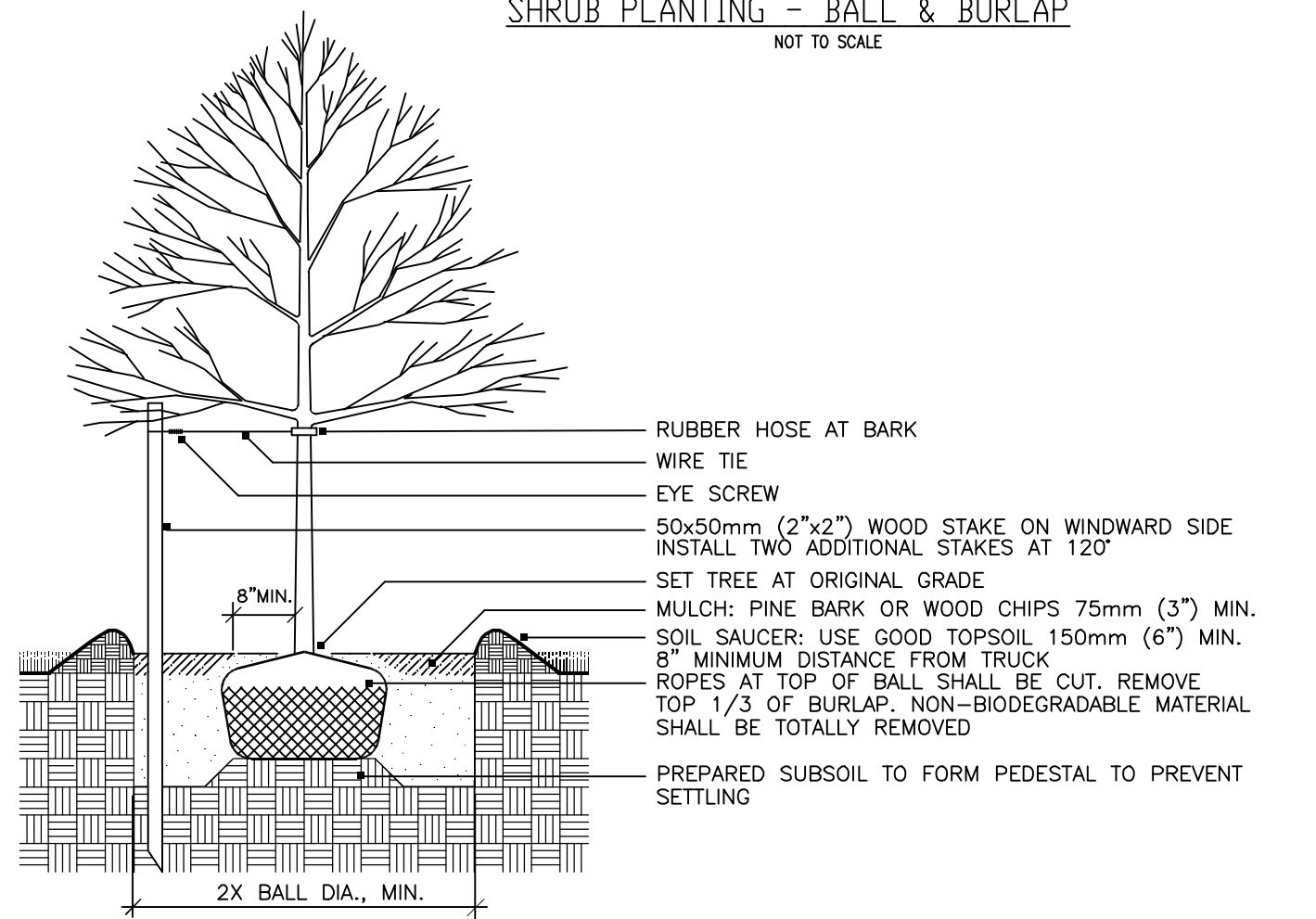
GENERAL NOTES:

1. A BOND FOR 20% OF THE SITE LANDSCAPE COSTS WILL BE HELD BY THE TOWN FOR 2-GROWING SEASONS AFTER COMPLETION.
2. LANDSCAPING REQUIRED BASED ON 57,523 S.F. OF TOTAL DISTURBANCE = 57523/500=115 TREES. WITH THE CREDIT FOR EXISTING TREES (108) PLUS THE PROPOSED 24 TO BE PLANTED RESULTS IN 132 TREES PROVIDED.
3. BUILDING MOUNTED DARK SKY COMPLIANT WALL PACKS TO BE INSTALLED TO MEET MUNICIPAL REQUIREMENTS FOR MINIMUM ILLUMINANCE FOR PARKING AREA. SEE DETAIL THIS SHEET.
4. THE APPLICANT SHALL WORK WITH THE REAR ABUTTER TO COME TO AN AGREEMENT ON THE INSTALLATION OF A FENCE ALONG THE COMMON BOUNDARY RELATIVE TO TYPE, SIZE AND LOCATION.

POLE TOP LUMINAIRE W/ ASYMMETRICAL LIGHT DISTRIBUTION



SHRUB PLANTING - BALL & BURLAP
NOT TO SCALE



DECIDUOUS TREE PLANTING WITH STAKE AND WIRE TIE - HEAVY DUTY

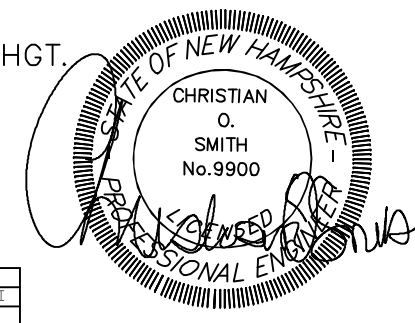
NOTE: STAKING TO BE USED IN PARKING ISLANDS AND OTHER CONFINED AREAS AS NECESSARY TO AVOID CONFLICTS WITH PEDESTRIANS

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE AND SPECIFICATION
TREES			
7.	ACER REBRUM RED SUNSET	RED SUNSET MAPLE	3" CAL. B&B
SHRUBS AND GROUNDCOVERS			
17.	MEDIA DENSIFORMIS	JAPANESE YEW	18" HGT.
LED WALL LUMINAIRE - PARTIALLY SHIELDED			

Symbol	Schedule	Acronym	Description	Notes
⊙	1	PLANT	PLANTING	SEE PLAN
⊙	2	PLANT	PLANTING	SEE PLAN
⊙	3	PLANT	PLANTING	SEE PLAN

NOTES:
ALL PROPOSED LIGHTING TO BE DOWN CAST.
LIGHTS SHALL BE BLACK LIGHT HEADS WITH METAL POLES

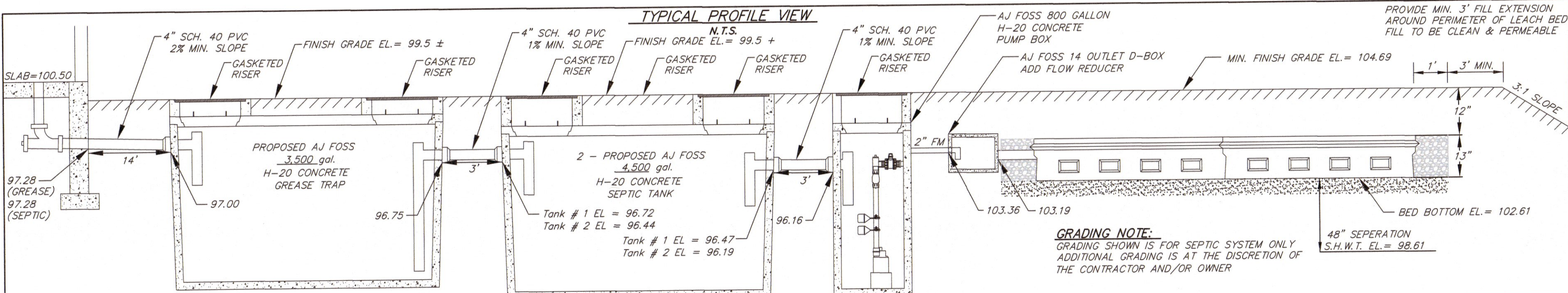


REVISIONS:	DATE:
PROPOSED RESIDENTIAL USE	12-22-22
REVISED PER ENGINEERING/PLANNER REVIEW	5-19-22
REVISED PER ENGINEERING REVIEW	3-15-22
REVISED PER ENGINEERING REVIEW	2-10-22
REVISED PER ENGINEERING REVIEW	12-15-21

LIGHTING/LANDSCAPE PLAN

SITE PLAN
597 & 603 PORTSMOUTH AVE
GREENLAND, NH

DATE:	SEPT. 2021	SCALE:	1"=20'
PROJ. NO:	NH-772.4	SHEET NO.	4 OF 7



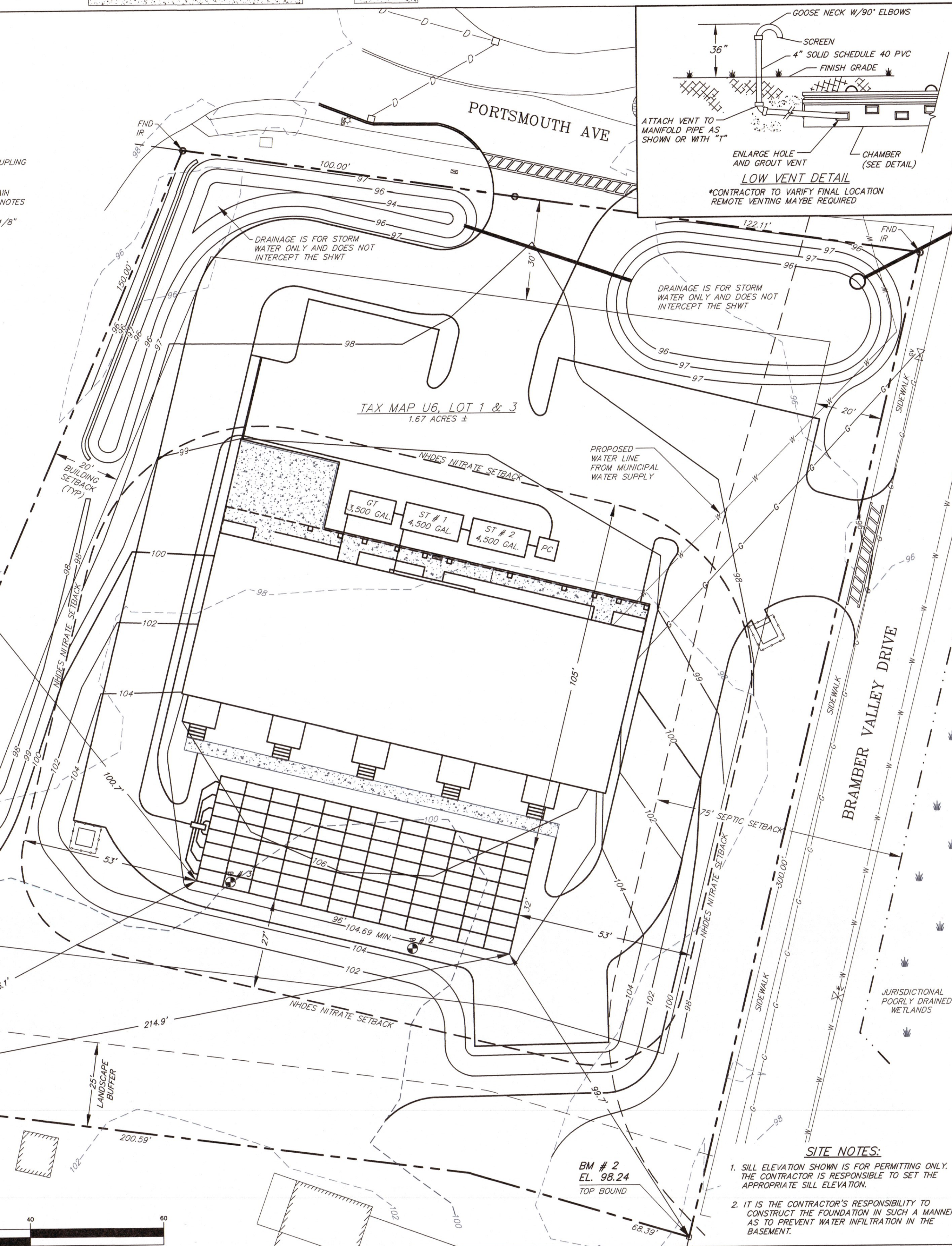
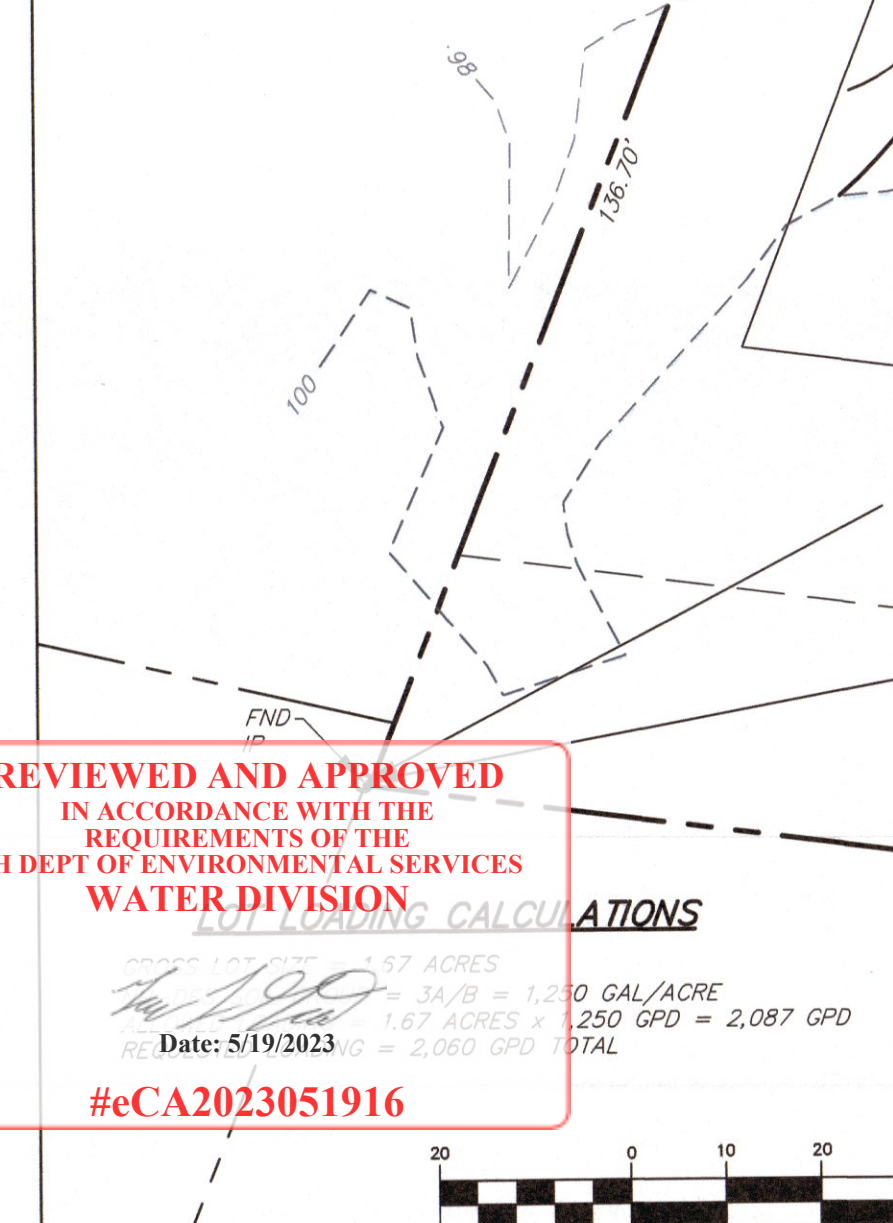
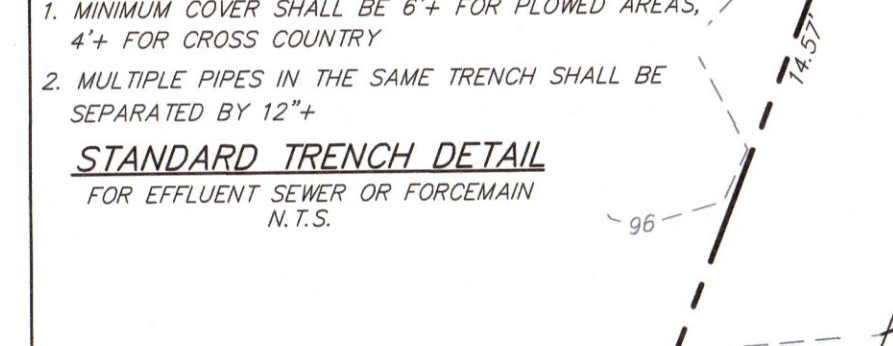
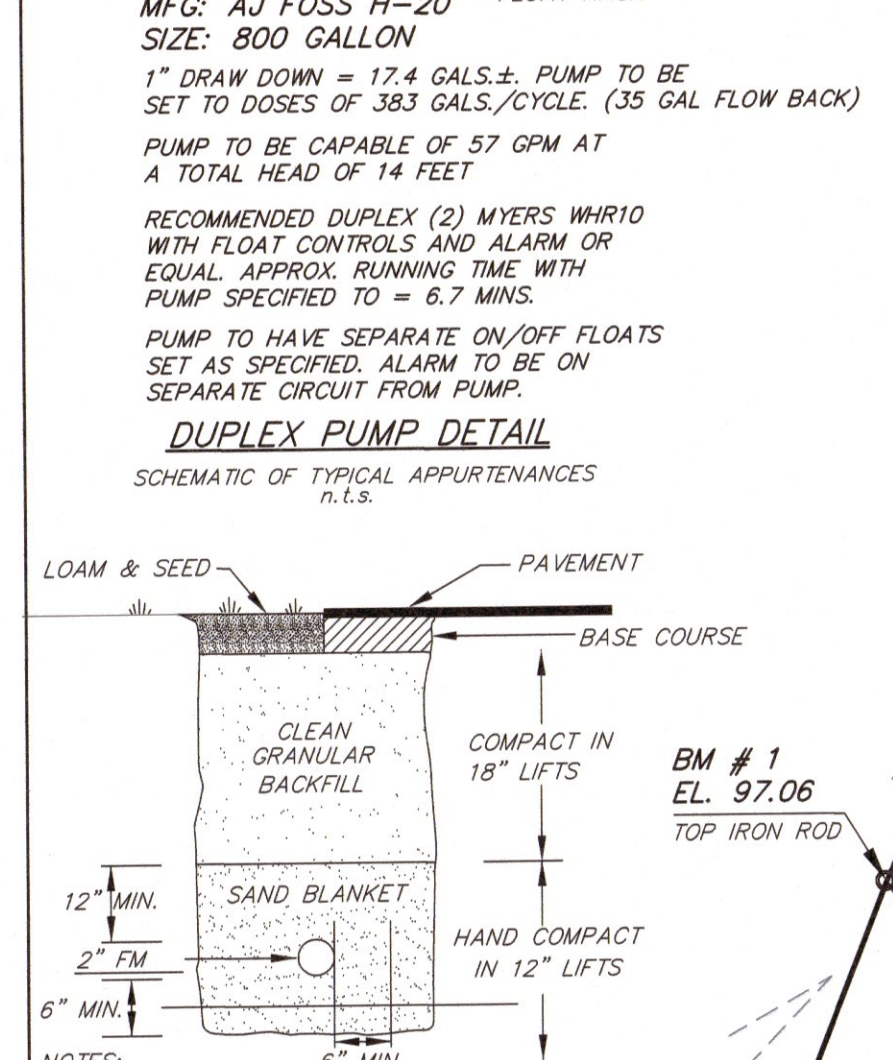
SEPTIC TANK SIZE
2,060 GAL. X 70% = 1,442 GAL. + 2,000 GAL. = 3,442 GAL.

GREASE TRAP SIZE
1.5 (36 HR DETENTION) X 2,060 GAL. = 3,090 GAL.

2" PVC VENT - MAY BE RUN TO BUILDING
RETRIEVAL CHAIN
PROVIDE RISER TO GRADE FOR EASY ACCESS
CLEAN BACKFILL QUICK DISCONNECT COUPLING
CHECK VALVE
2" FOREMAIN SEE GENERAL NOTES
CAST IN BOOT
WEEP HOLE - 1/8"
ELECTRICAL TO CONDUIT FROM DWELLING
ALARM EL. 95.65
ON EL. 95.32
OFF EL. 93.49
BOTTOM EL. 91.99

MFG: AJ FOSS H-20
SIZE: 800 GALLON
1" DRAW DOWN = 17.4 GALS. ± PUMP TO BE SET TO DOSES OF 383 GALS./CYCLE (35 GAL FLOW BACK)
PUMP TO BE CAPABLE OF 57 GPM AT A TOTAL HEAD OF 14 FEET
RECOMMENDED DUPLEX (2) MYERS WHIRLO WITH FLOAT CONTROLS AND ALARM OR EQUAL APPROX. RUNNING TIME WITH PUMP SPECIFIED TO = 6.7 MINS.
PUMP TO HAVE SEPARATE ON/OFF FLOATS SET AS SPECIFIED. ALARM TO BE ON SEPARATE CIRCUIT FROM PUMP.

DUPLEX PUMP DETAIL
SCHEMATIC OF TYPICAL APPURTENANCES N.T.S.



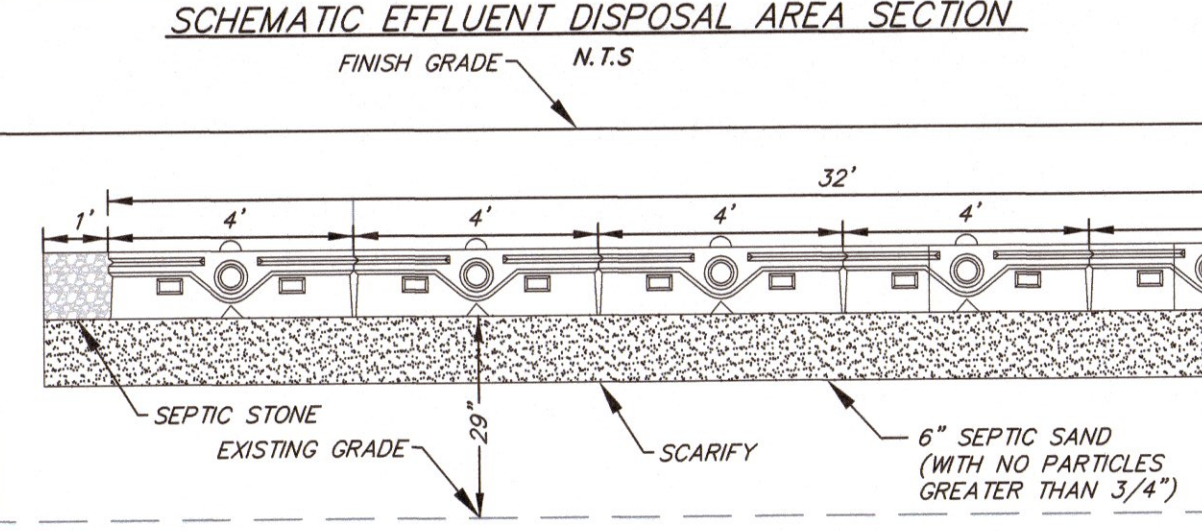
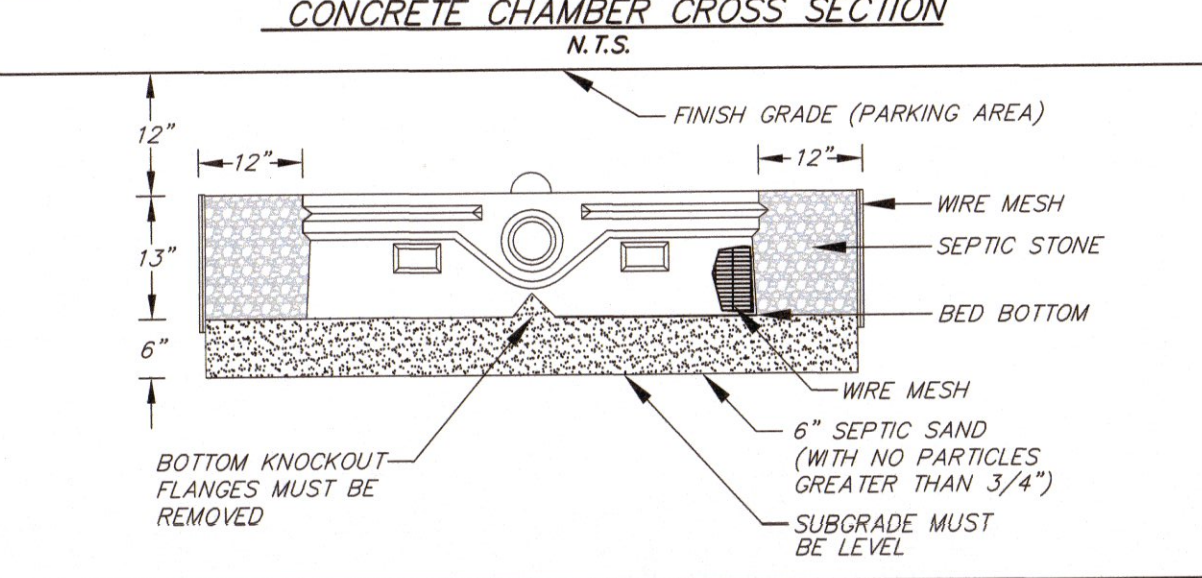
TEST PIT LOGS:
TEST PITS CONDUCTED ON 1/16/2014 BY JOSEPH P. NICHOLS, DESIGNER #1451 WITNESSED BY THE TOWN OF GREENLAND BUILDING HEALTH OFFICER

Test Pit # 2
0"-19" 10YR 3/3 Dark Brown, Fine Sandy Loam, Granular, Friable
19"-24" 2.5Y 5/4 Light Olive Brown, Fine Sandy Loam, Granular, Friable W/ Redox
24"-72" 2.5Y 6/3 Light Yellowish Brown Very Fine Silty Loam, Blocky, Firm W/ Redox

Test Pit # 3
0"-8" 10YR 3/3 Dark Brown, Fine Sandy Loam, Granular, Friable
8"-21" 10YR 4/6 Dark Yellowish Brown, Fine Sandy Loam, Granular, Friable
21"-28" 2.5Y 5/3 Light Olive Brown, Fine Sandy Loam, Granular, Friable W/ Redox
28"-72" 2.5Y 6/3 Light Yellowish Brown Very Fine Silty Loam, Blocky, Firm W/ Redox

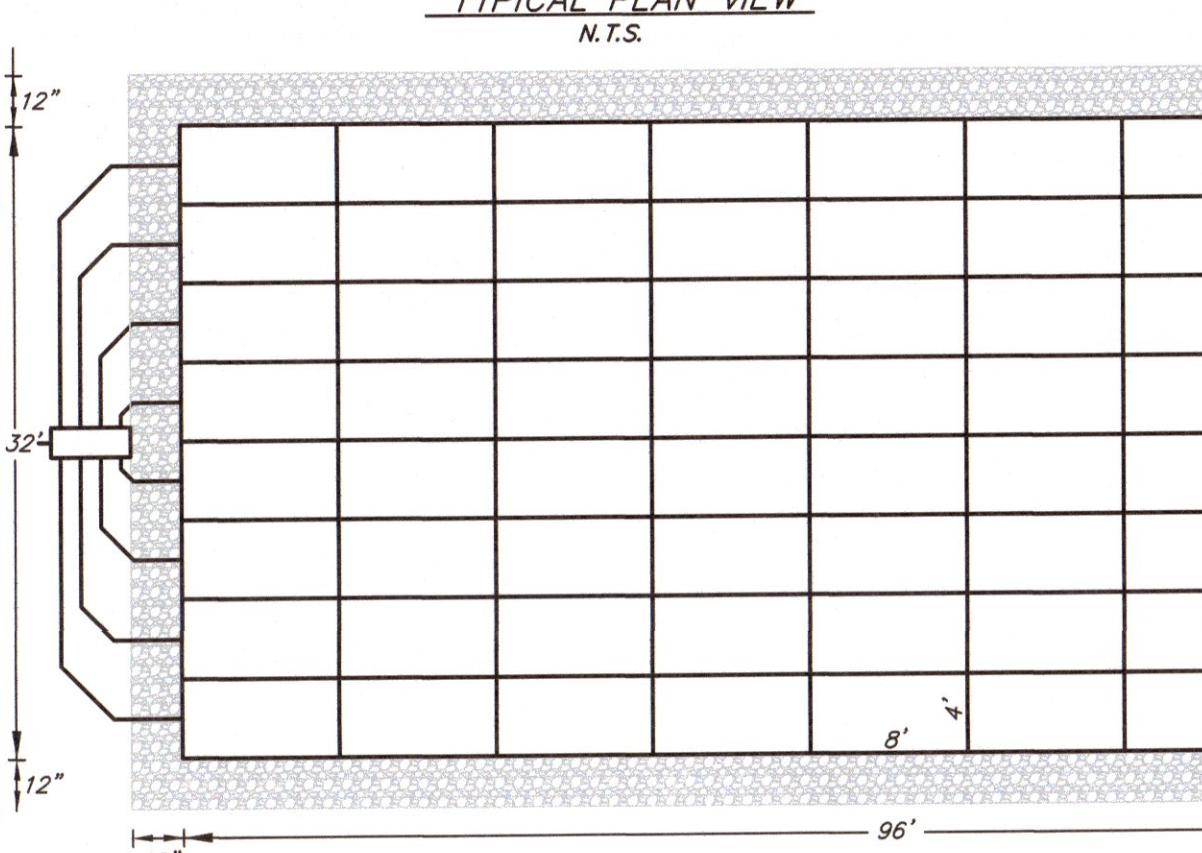
ESHWT = 19 inches Observed Ground Water - None Restrictive @ 24 inches Refusal - None

ESHWT = 21 inches Observed Ground Water @ 42 inches Restrictive @ 28 inches Refusal - None



DESIGN INTENT
BOTTOM OF EFFLUENT DISPOSAL AREA TO BE NO LESS THAN 29" (2.42') ABOVE THE ORIGINAL GRADE ON THE HIGH SIDE.

NOTES:
1. SEE SITE PREPARATION AND FILL NOTES
2. ORIGINAL GRADE, HIGH SIDE ASSUMED TO BE 100.19
3. MINIMUM FILL EXTENSION WHERE APPLICABLE IS 3'
4. ALL FILL UNDER RAISED SYSTEMS INCLUDING SHOULDERS TO BE MEDIUM TO COARSE SEPTIC SAND.



DESIGN NOTES:
TEST PIT PERC RATE: 18 MIN/IN DEPTH: 20 INCHES
DESIGN PERC RATE: 18 MIN/IN
HYDRAULIC LOADING: 2,060 GPD
5 - 2 BEDROOM APARTMENT @ 300 GPD PER UNIT
5 UNITS X 300 GPD = 1,500 GPD
OFFICE - UNSPECIFIED 5 GPD / 100 S.F.
4,816 S.F. = 240 GPD
COFFEE SHOP - PAPER SERVICE WITH 4 EMPLOYEES, 12 SEATS
EMPLOYEES = 80 GPD, SEATS = 240 GPD TOTAL = 320 GPD
EFFLUENT DISPOSAL AREA:
REQUIRED: 4,883 S.F. X 60% = 2,930 S.F.
PROVIDED: 32' X 96' = 3,072 S.F. (96 - 4'x8' H-20 CHAMBERS)
NEAREST ABUTTING WELL: 75' +
NEAREST SURFACE WATER: 75' +
NEAREST POORLY DRAINED WETLAND: 75' +
NEAREST VERY POORLY DRAINED WETLAND: 75' +
USDCS SOIL CLASSIFICATION:
388 ELDRIIDGE
WEB SOIL SURVEY
DESIGN INTENT:
THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM SHALL BE CONSTRUCTED AT EL. 102.61
THIS IS APPROXIMATELY 29 INCHES (2.42') ABOVE THE ORIGINAL GROUND ON THE HIGH CONTOUR OF THE EFFLUENT DISPOSAL SYSTEM, EL. 100.19
DIMENSIONS - EFFLUENT DISPOSAL AREA:
WIDTH = 32.0'
LENGTH = 96.0'
DIAGONAL = 101.2'

****THIS PLAN IS NOT A SURVEY****

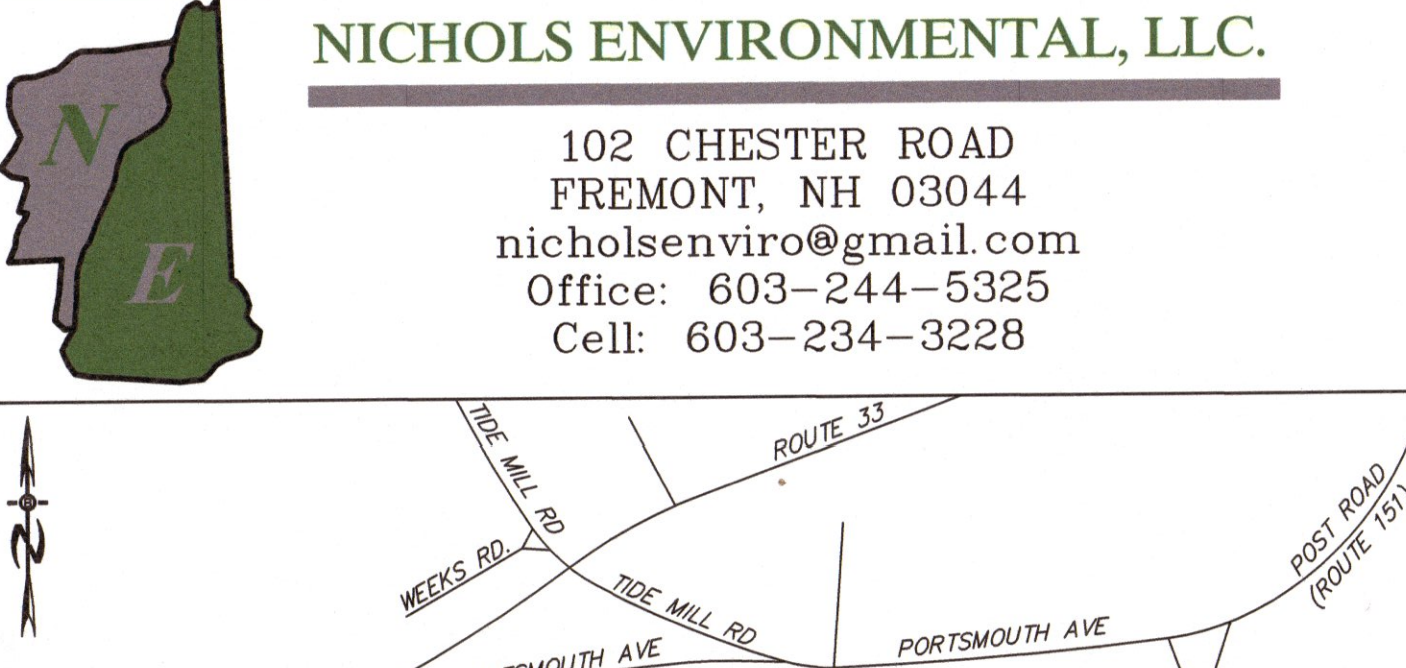
GENERAL NOTES:
1. THE BUILDER/SITE CONTRACTOR IS RESPONSIBLE TO CONFIRM THE ZONING DIMENSIONAL REQUIREMENTS, PROPERTY LINES AND SETBACK LINES REQUIREMENTS PRIOR TO INITIATING CONSTRUCTION OF THE PROPOSED HOUSE AND SEPTIC SYSTEM. THE ZONING ORDINANCE OF THE MUNICIPALITY ARE TO BE COMPLIED WITH. THE BUILDER/SITE CONTRACTOR IS ALSO RESPONSIBLE TO CONTACT THE MUNICIPALITY REGARDING INSPECTIONS PRIOR TO AND DURING CONSTRUCTION, I.E. LOCATION AND BED-BOTTOM INSPECTIONS. THIS PLAN IS NOT INTENDED TO BE USED AS A BOUNDARY PLAN. ANY DISCREPANCIES BETWEEN THIS PLAN AND THE APPARENT FIELD CONDITIONS TO BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION.
2. PROPOSED SEPTIC TANKS AND D-BOX TO BE SUPPLIED BY: AJ FOSS OF FARMINGTON OR EQUAL
3. NO VEHICULAR TRAFFIC (UNLESS H-20 RATED), LIVESTOCK, OR IRRIGATION ALLOWED IN AREA OF SYSTEM.
4. RECOMMENDED CLEANING SEPTIC TANK AT LEAST EVERY 2 YEARS.
5. CONCRETE STRUCTURE TO BE WATER TIGHT. ALL CONNECTIONS BETWEEN THE SEPTIC TANK AND THE PIPES LEADING TO AND EXITING FROM THE SEPTIC TANK SHALL BE SEALED WITH A WATER TIGHT, FLEXIBLE JOINT.
6. 4 INCH GRAVITY SEWER TO BE SDR 35 OR SCHEDULE 40 PVC, WHERE WELL IS <75' FROM SEPTIC TANK, 4" GRAVITY SEWER TO BE SDR 26, SCHEDULE 40 PVC, OR POLYETHYLENE PIPE ("POLY PIPE") 100-150 PSI RATING.
7. EFFLUENT DISPOSAL AREA MAY BE REBUILT IN PLACE, SHOULD FAILURE OCCUR, PROVIDED THAT THE REQUIREMENTS OF ADMINISTRATIVE RULES FOR ENV-WO 1000 ARE MET.

PREPARATION AND FILL NOTES:
1. CHECK DESIGN INTENT AND VERIFY THE ELEVATION OF EXISTING GROUND (UPSLOPE SIDE) BEFORE DISTURBING SITE. THE "DESIGN INTENT" MUST BE MAINTAINED. THE BUILDER/SITE CONTRACTOR IS RESPONSIBLE TO CONFIRM THE ZONING DIMENSIONAL REQUIREMENTS AND SETBACK LINE REQUIREMENTS PRIOR TO INITIATING CONSTRUCTION OF THE PROPOSED HOUSE AND SEPTIC SYSTEM. THE ZONING ORDINANCE OF THE MUNICIPALITY IS TO BE COMPLIED WITH. THE BUILDER/SITE CONTRACTOR IS ALSO RESPONSIBLE TO CONTACT THE MUNICIPALITY REGARDING INSPECTIONS PRIOR TO AND DURING CONSTRUCTION, I.E. LOCATION AND BED-BOTTOM INSPECTIONS. THIS PLAN IS NOT INTENDED TO BE USED AS A SITE PLAN.
2. REMOVE ALL TREES, BRUSH, BOULDERS, AND DEBRIS FROM THE AREA TO BE FILLED AND 10' AROUND. STUMPS NOT TO BE BURIED WITHIN 75' OF EFFLUENT DISPOSAL AREA, UNLESS UPSLOPE (35' MIN.).
3. REMOVE TOPSOIL, LEAVE SUBSOIL IN PLACE. DO NOT COMPACT SUBSOIL WITH MACHINERY. SCARIFY WITH TEETH OF EXCAVATOR BEFORE PLACING FILL. SCARIFY PARALLEL WITH CONTOURS, WORKING FROM THE CENTER OUTWARD. SOIL MUST BE DRY PRIOR TO PREPARATION.

MATERIAL SPECIFICATIONS:
TOPSOIL: 4" TO 6" OF CLEAN LOAM TO BE PLACED AS BLANKET ON TOP AND SIDE SLOPES.
SEPTIC FILL MATERIAL: FILL REQUIRED TO RAISE THE EDA TO THE APPROVED DISTANCE ABOVE THE SEASONAL HIGH GROUND WATER TABLE OR IMPERVIOUS SUBSTRATUM SHALL BE CLEAN BANK RUN SAND, FREE OF TOPSOIL OR HUMUS, DREDGED MATERIAL, OR STONES MORE THAN 6 INCHES IN ANY DIMENSION.
(B) THE FIRST 6 INCHES DIRECTLY BENEATH THE BED AND EXTENDING LATERALLY ACROSS THE FILL EXTENSION SHALL CONSIST OF:
(1) MEDIUM TO COARSE TEXTURED SAND, WITH AN EFFECTIVE SIZE OF 0.25 TO 2.0 MM, NO GREATER THAN 5% PASSING THE NUMBER 200 SIEVE, AND NO PARTICLE SIZE LARGER THAN 3/4 INCH;
(2) MATERIALS MEETING THE ASTM C-33 SPECIFICATION.
SEPTIC STONE: USE CLEAN 1.5" STONE WITH A RANGE OF 0.75" TO 2.5" AND FREE OF FINES, IN ACCORDANCE WITH ENV-WO TABLE 1014-2. CRUSHED GRANITE MUST BE THOROUGHLY WASHED TO MINIMIZE THE POTENTIAL CLOGGING EFFECT OF STONE DUST.
4. SEPTIC STONE TO BE PLACED ONTO PREPARED SURFACE FROM THE SIDE. DO NOT ALLOW EQUIPMENT ON THE SCARIFIED SOIL SURFACE. FILL BETWEEN PIPES TO BE CAREFULLY PLACED WITH EXCAVATOR.
5. WHEN FILL IS REQUIRED TO EXTEND BED BOTTOM BEYOND ORIGINAL GRADE, 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 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. ENTIRE FILLED AREA SHOULD BE COVERED WITH TOPSOIL, SEEDED, AND MULCHED IMMEDIATELY AFTER BACKFILLING TO PREVENT EROSION.
6. BACKFILL DEPTH OVER SYSTEM TO BE 12"-24". CROWN 2% MIN. TO PROVIDE RUNOFF. SYSTEM BACKFILLED WITH MORE THAN 18" MUST BE VENTED.

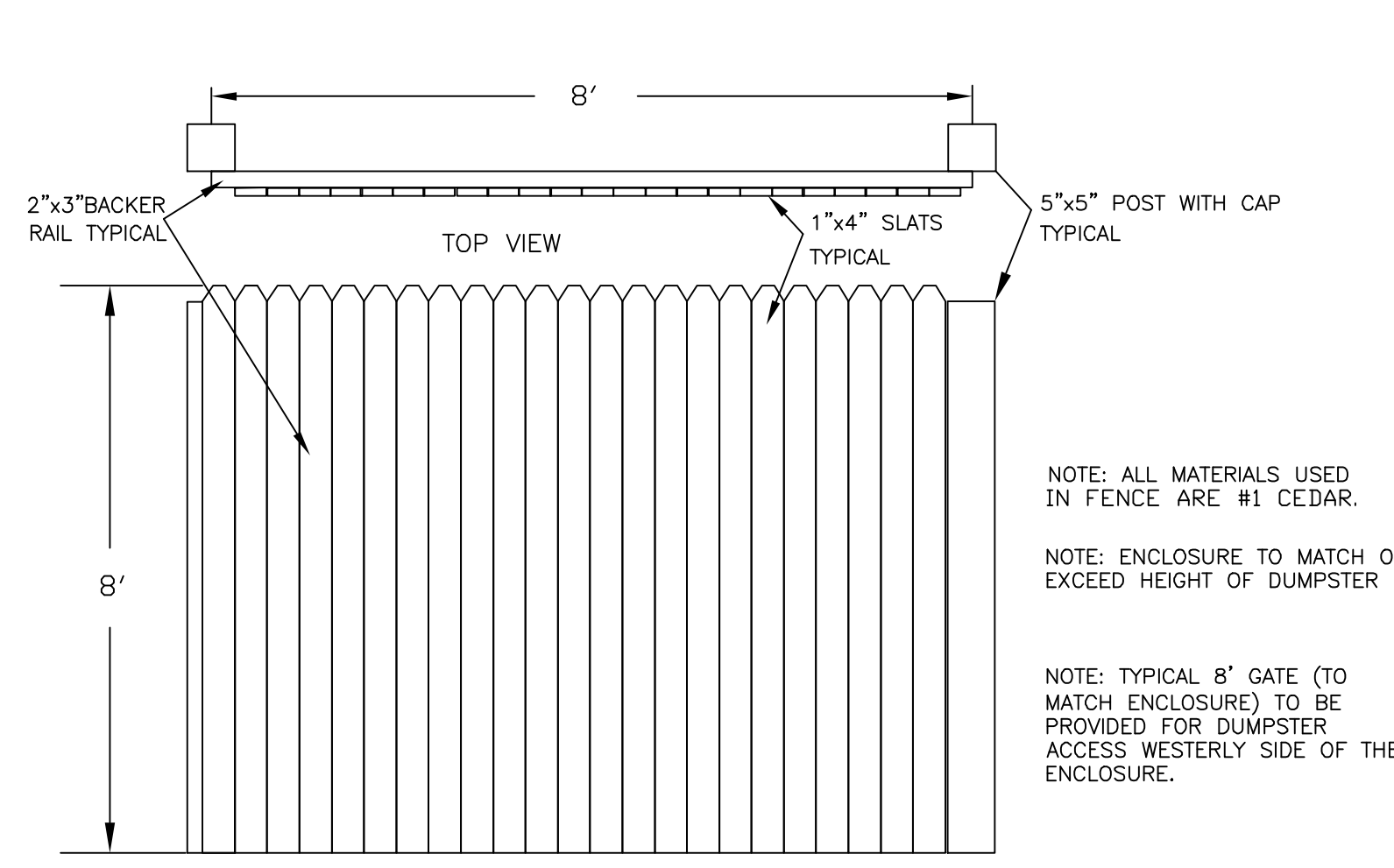
SITE NOTES:
1. GRADING SHOWN IS FOR PERMITTING ONLY. ADDITIONAL GRADING IS AT THE DISCRETION OF THE CONTRACTOR AND/OR OWNER.
2. BEST MANAGEMENT PRACTICES ARE TO BE FOLLOWED DURING ALL CONSTRUCTION TO PREVENT SITE ALTERATION THAT MAY CAUSE EROSION AND/OR DRAINAGE ISSUES.
3. PER ENV-WO 1003.13 (A)(3) THERE ARE NO KNOWN CEMETERIES LOCATED WITHIN 100' OF ANY PART OF THE EFFLUENT DISPOSAL SYSTEM.

WETLAND NOTES:
4. WETLANDS INVESTIGATION HAS BEEN PERFORMED IN ACCORDANCE WITH ENV-WO 1014.06, NO WETLANDS FOUND WITHIN 75' OF THE PROPOSED SYSTEM.

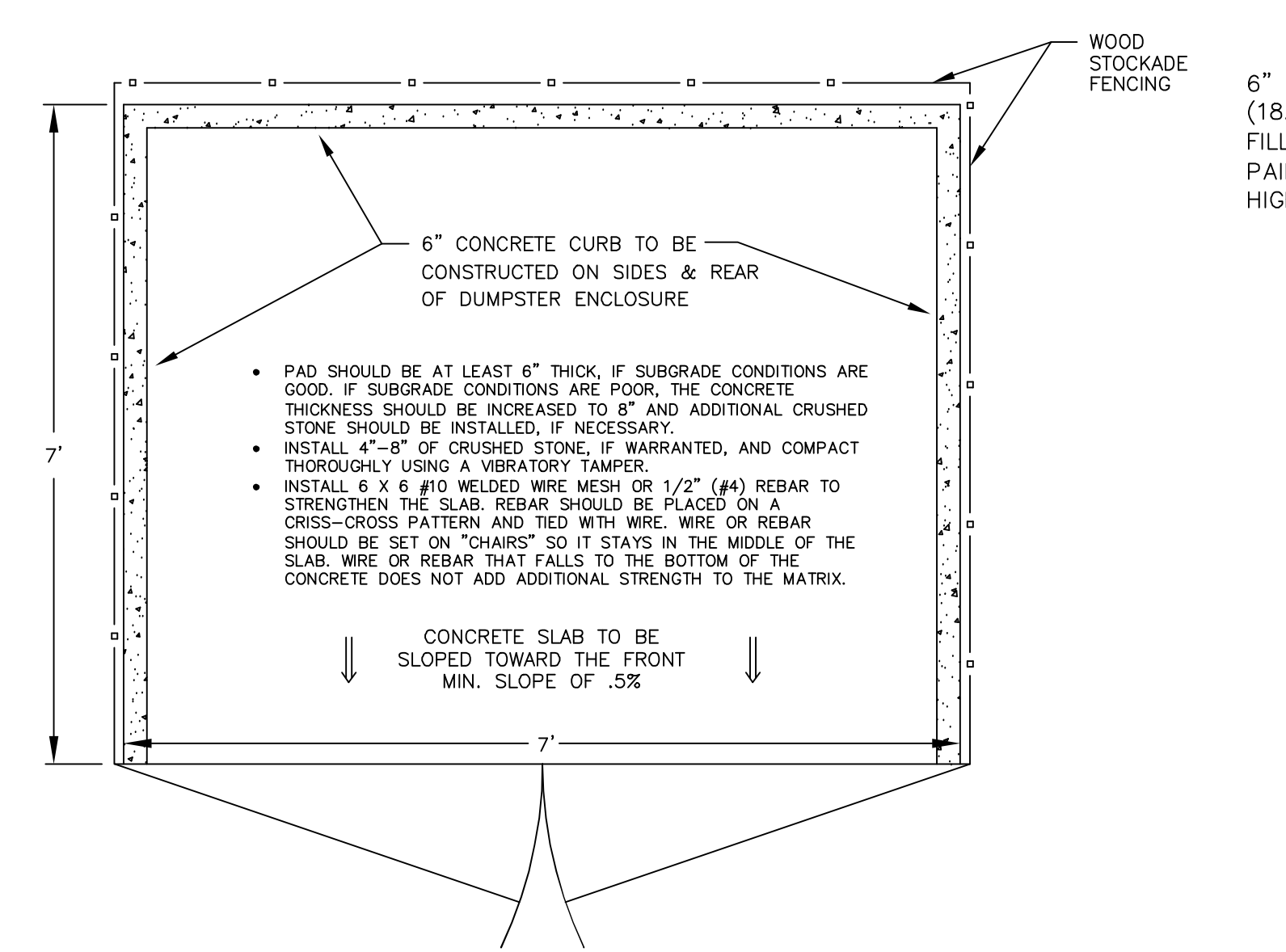


REVISIONS:	DATE:
REVISED TANK SIZE	5/18/2023
OWNER OF RECORD	
603 SEACOAST RESIDENTIAL & COMM DEV 57 VARDON LANE GREENLAND, NH 03840 BK 5519, PG 1056	
SITE LOCATION	
597 & 603 PORTSMOUTH AVE TAX MAP U6, LOTS 1 & 3 GREENLAND, NH	
NHDES SUBDIVISION APPROVAL #PRE-RSA 149-E NHDES SUBDIVISION NAME: N/A DATE: 4/17/2023 JOB NUMBER: 21-017	

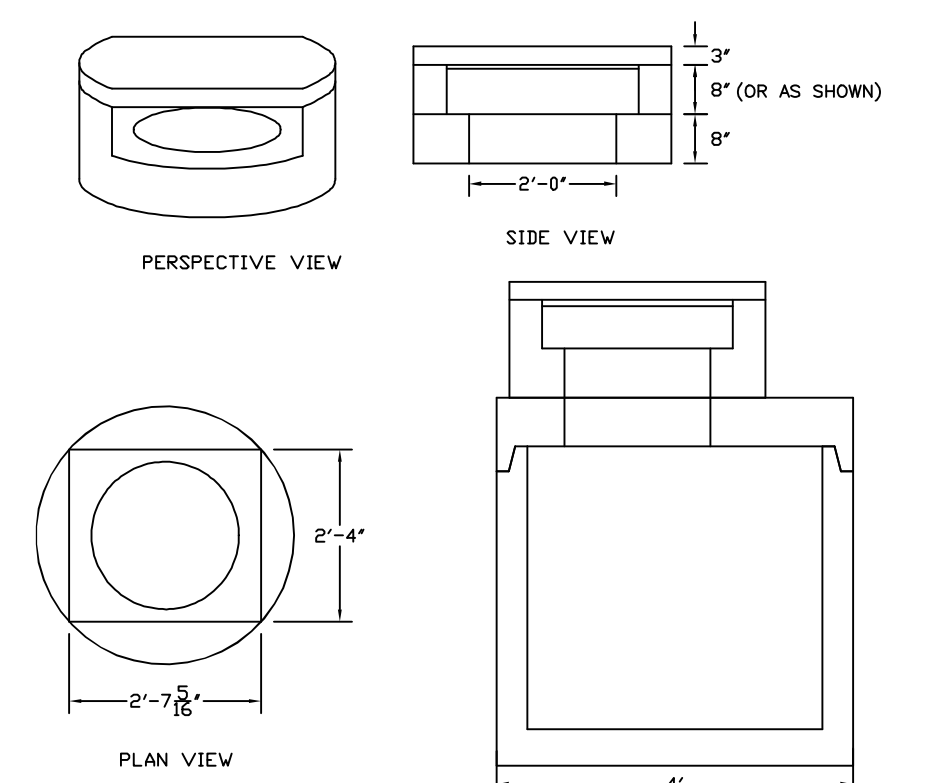
REVIEWED AND APPROVED
IN ACCORDANCE WITH THE REQUIREMENTS OF THE NH DEPT OF ENVIRONMENTAL SERVICES WATER DIVISION
Date: 5/19/2023
#CA2023051916



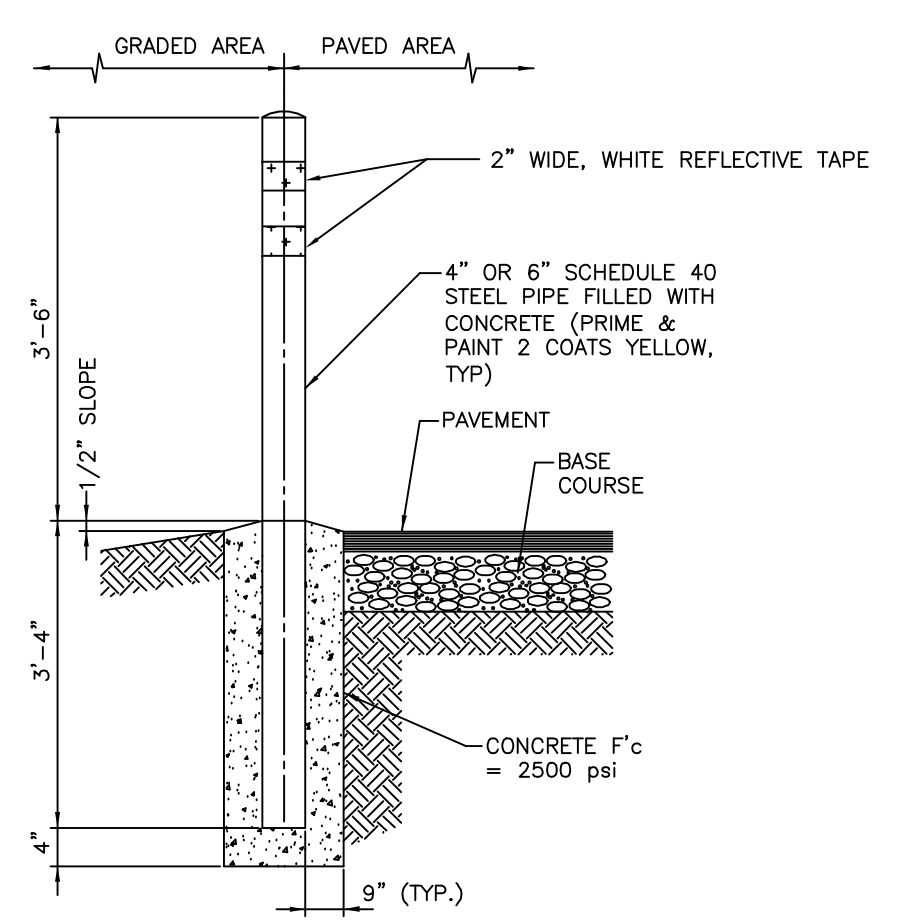
STOCKADE FENCE DETAIL
N.T.S.



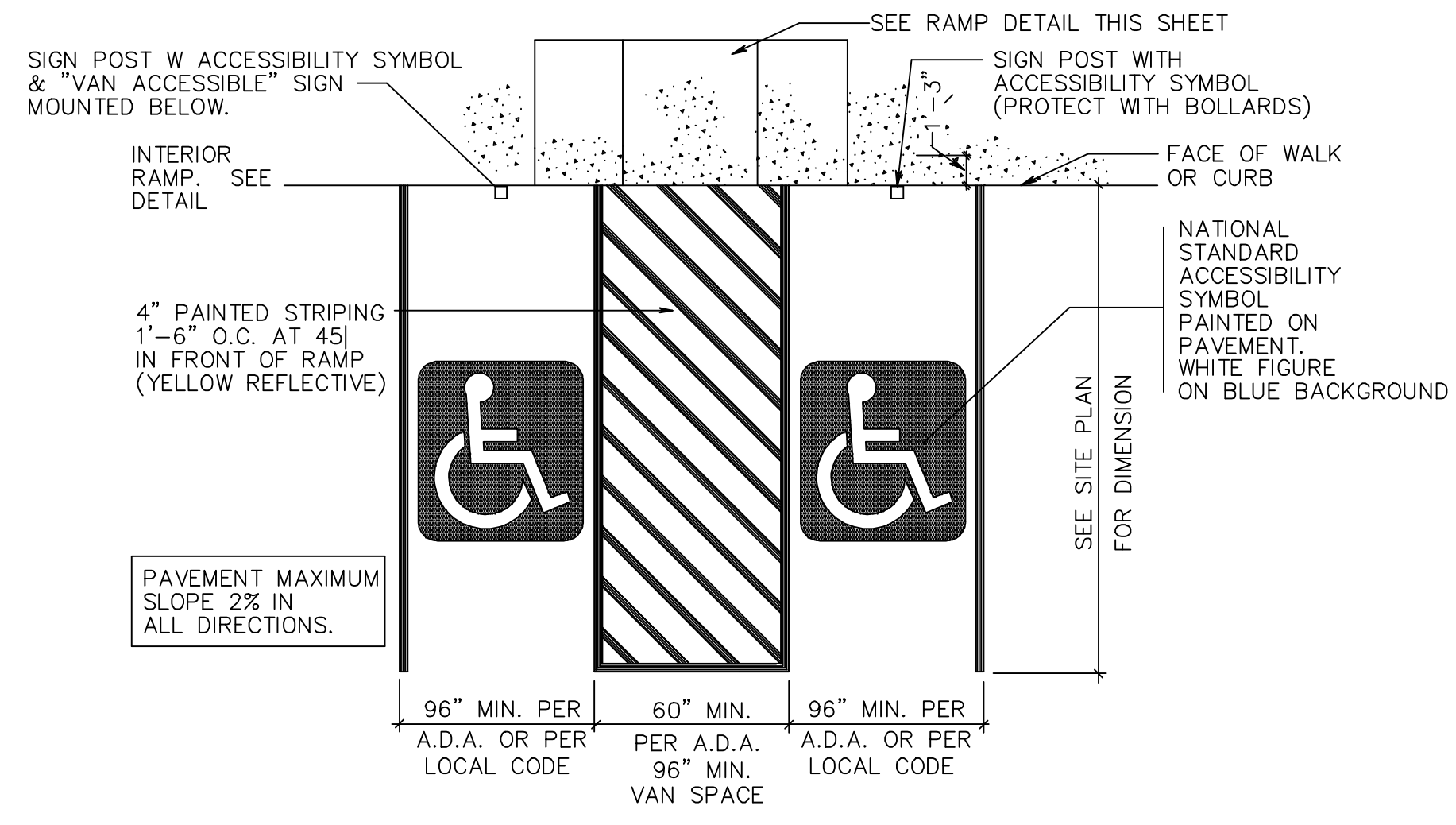
DUMPSTER SLAB DETAILS
N.T.S.



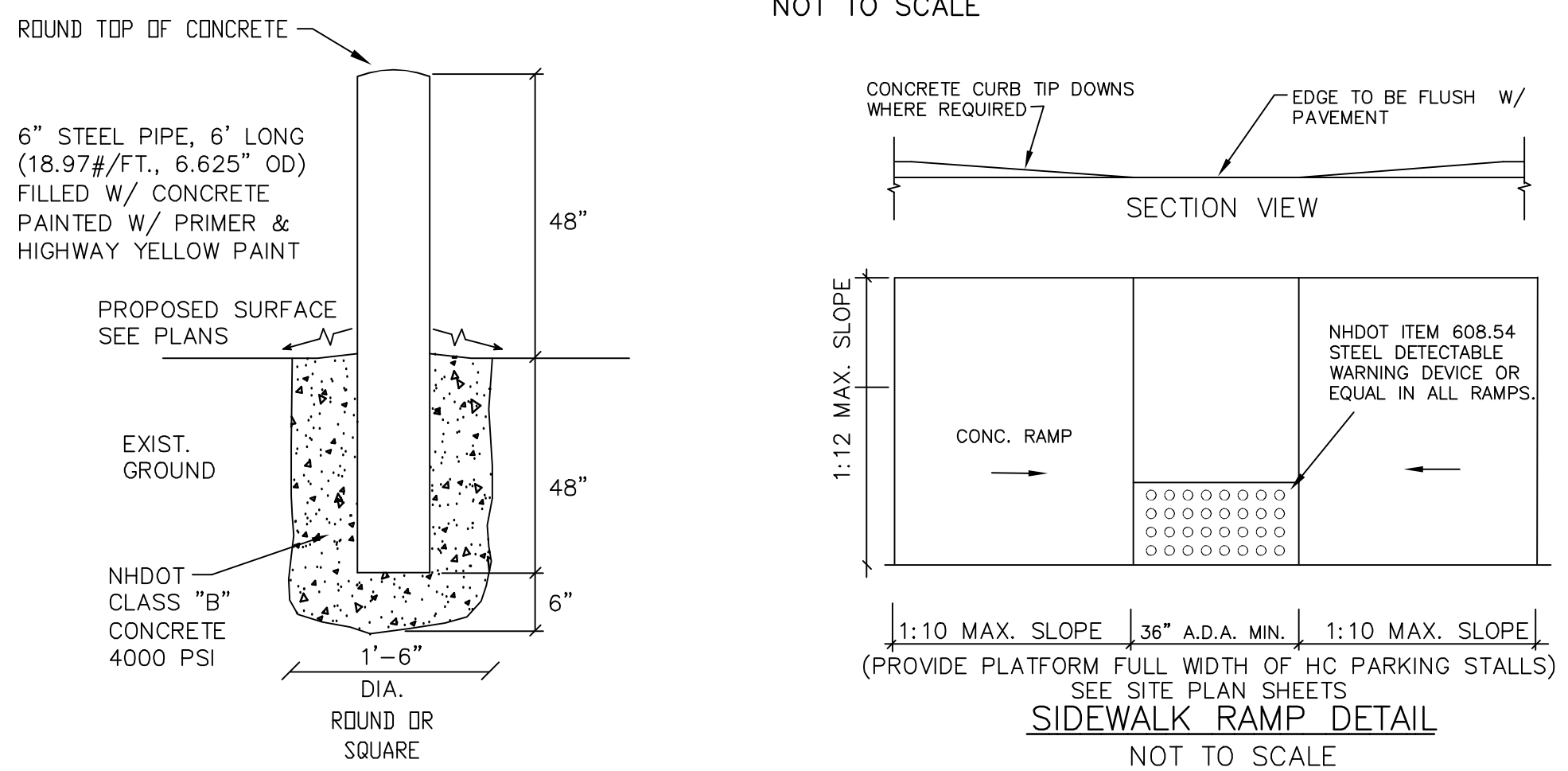
DROP INLET DETAIL
N.T.S.



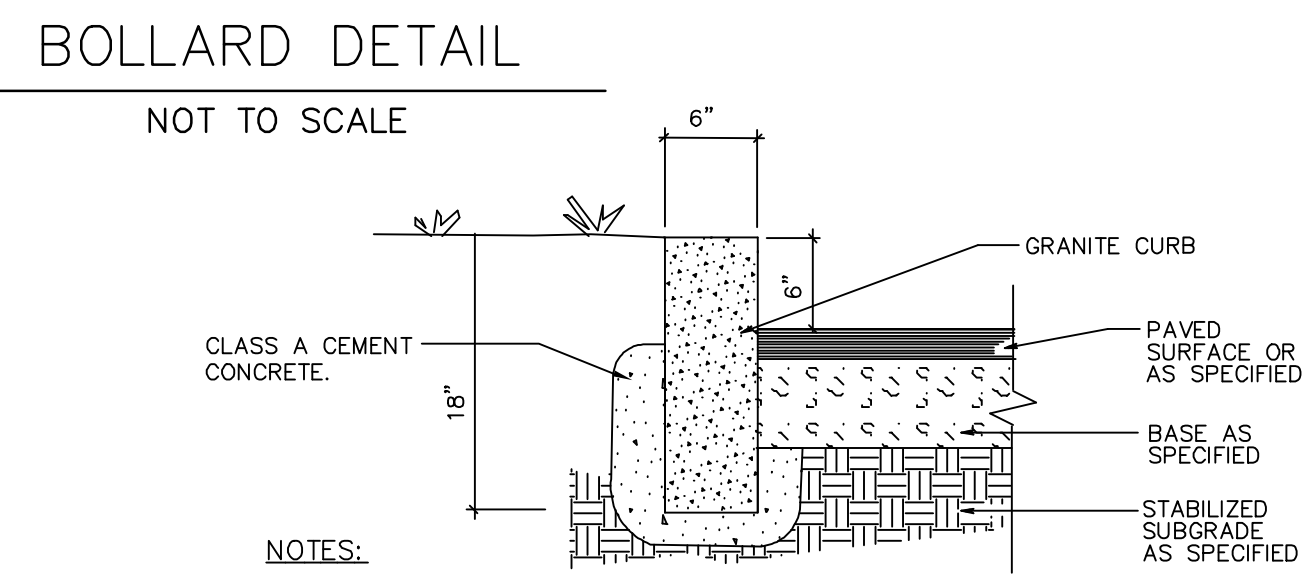
TYPICAL BOLLARD DETAIL
N.T.S.



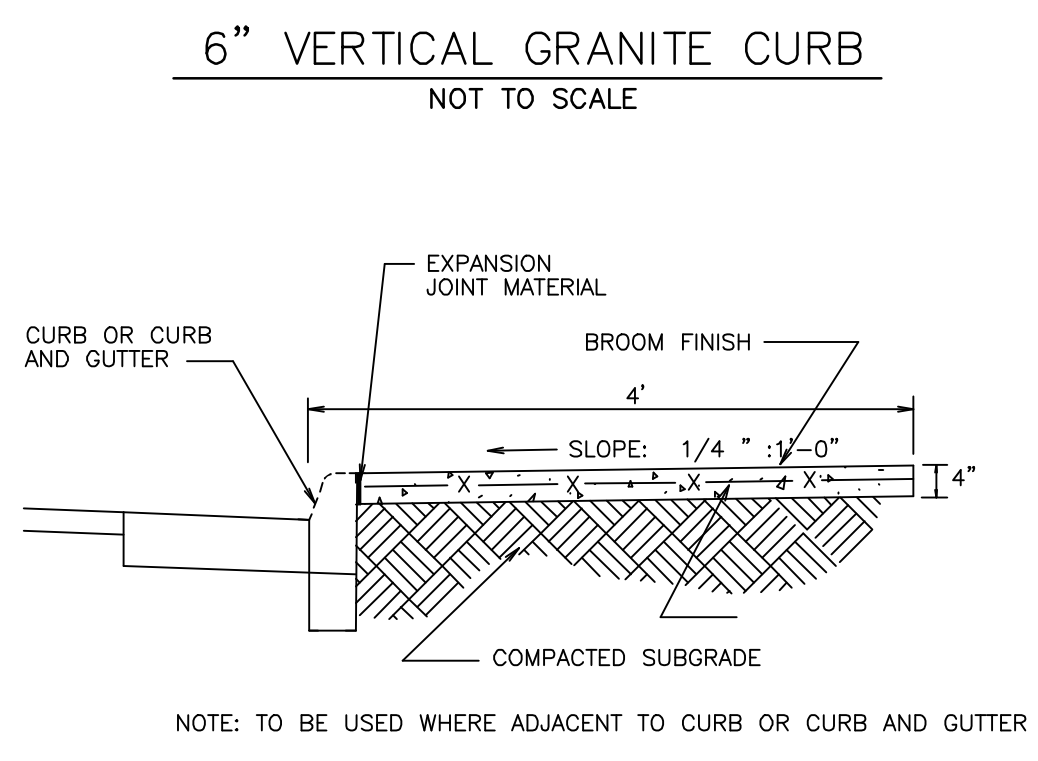
PARKING STALL FOR THE PHYSICALLY CHALLENGED
NOT TO SCALE



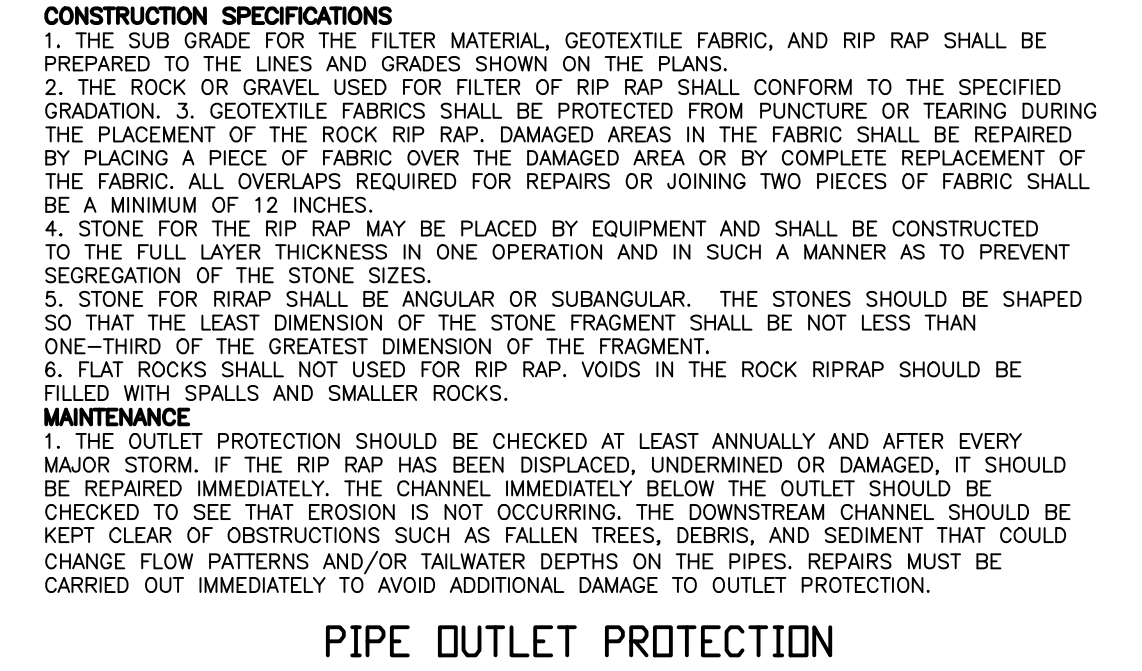
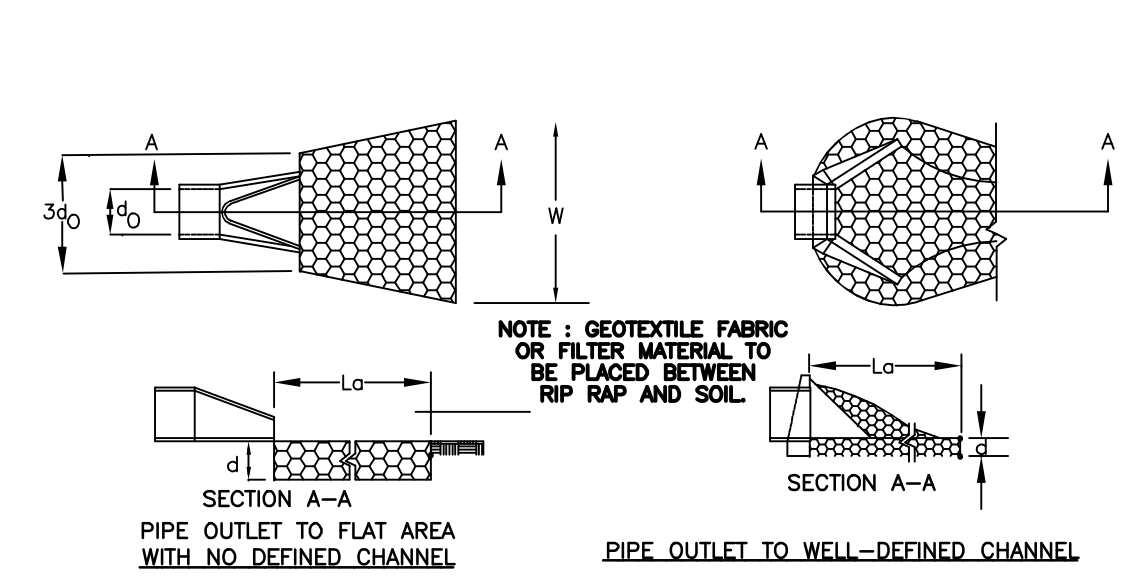
SIDEWALK RAMP DETAIL
NOT TO SCALE



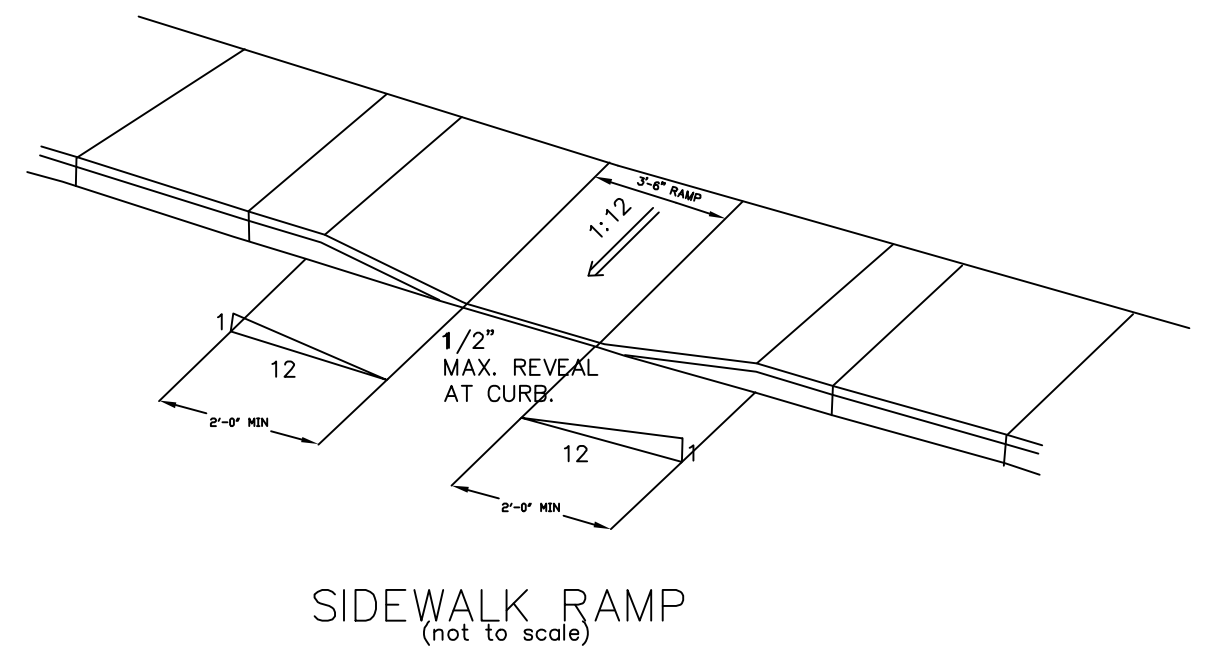
BOLLARD DETAIL
NOT TO SCALE



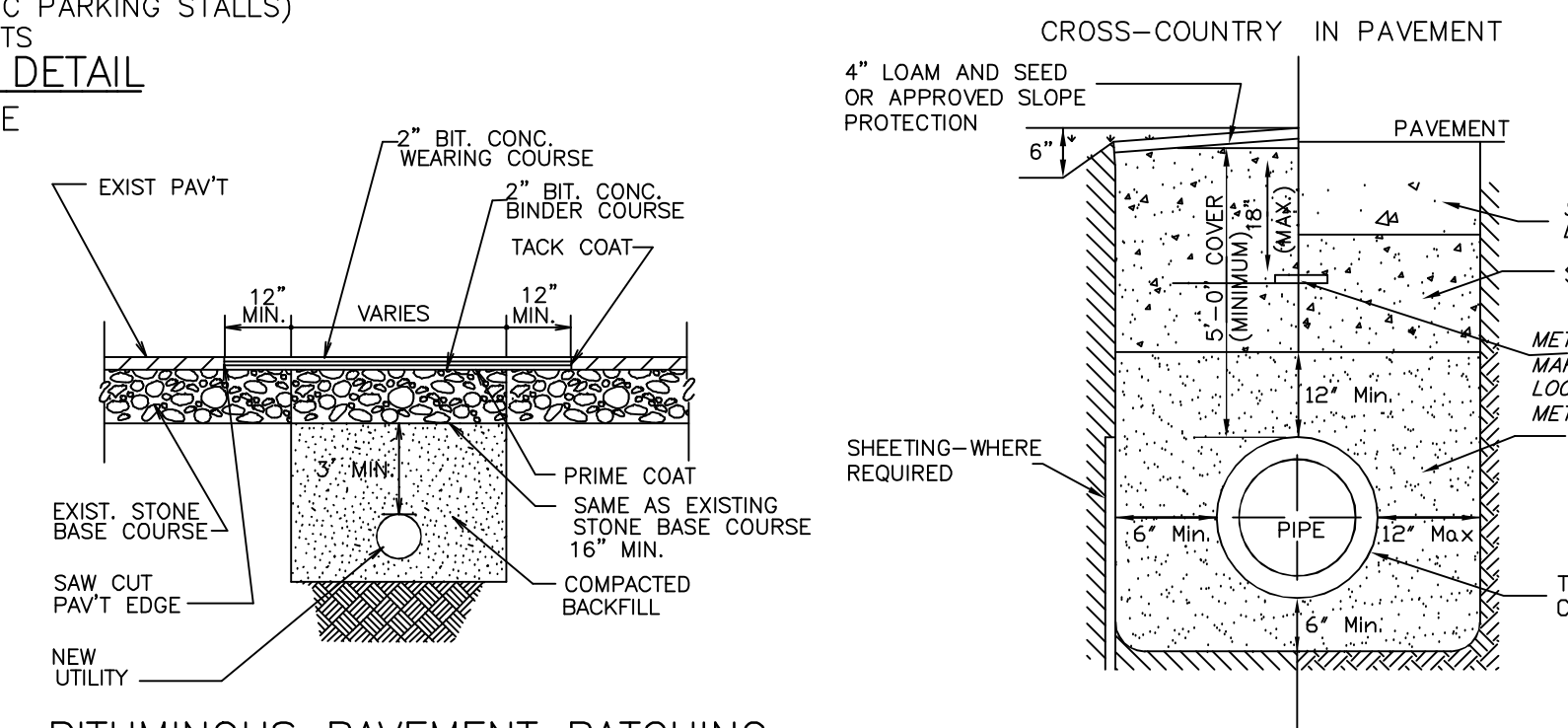
CONCRETE SIDEWALK
N.T.S.



PIPE OUTLET PROTECTION

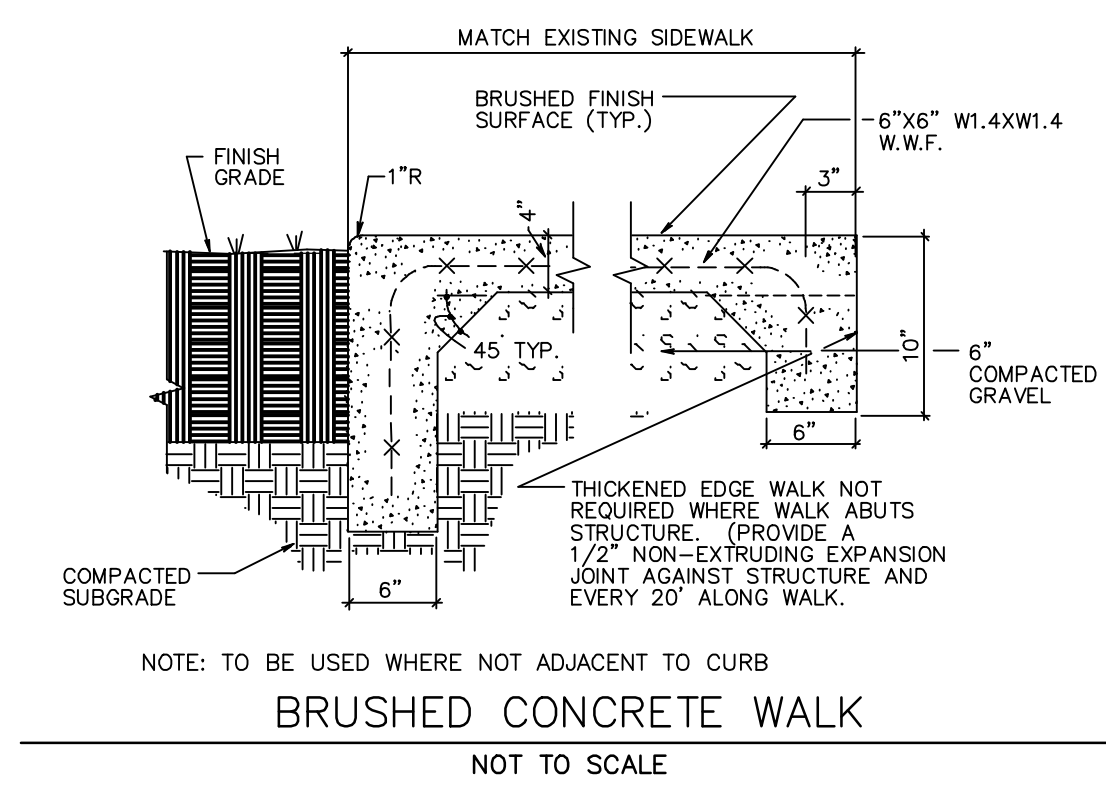


SIDEWALK RAMP
(not to scale)



BITUMINOUS PAVEMENT PATCHING
N.T.S.

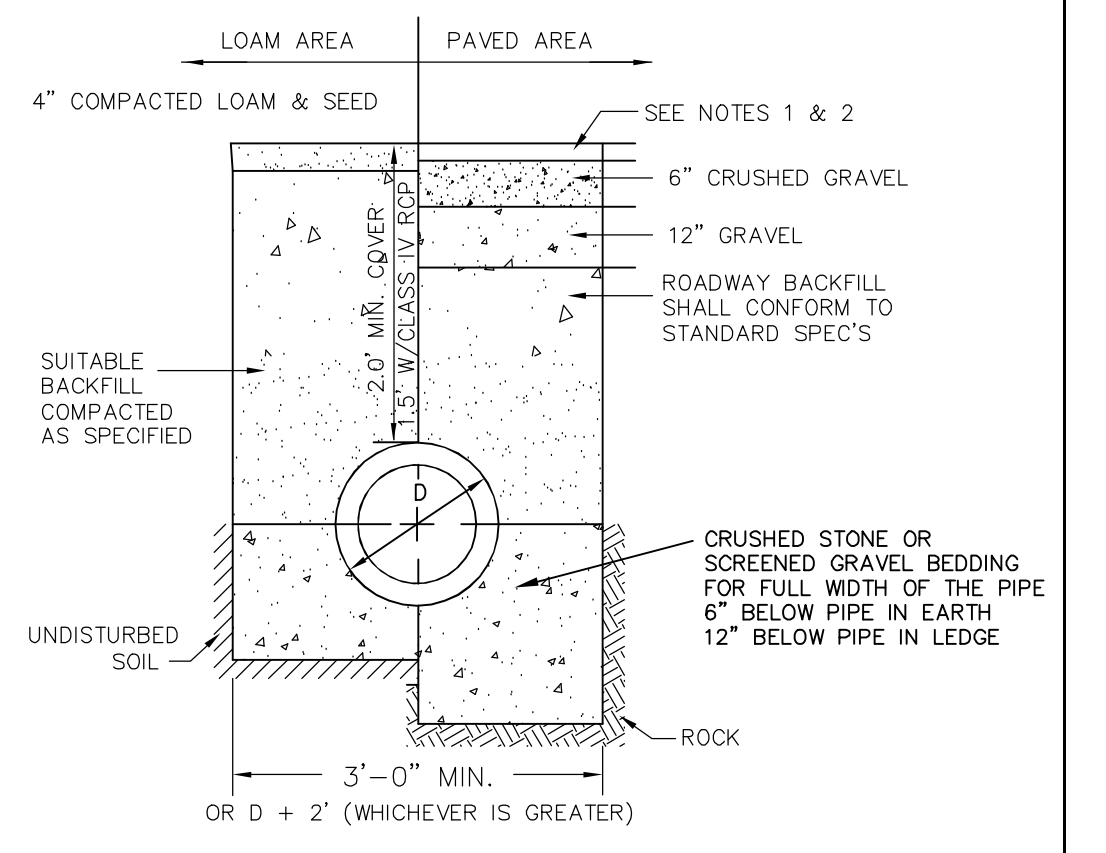
TYPICAL TRENCH DETAIL FOR WATER SYSTEM
N.T.S.



BRUSHED CONCRETE WALK
NOT TO SCALE

PREPARED FOR:
603 SEACOAST RESIDENTIAL & COMMERCIAL DEV
57 VARDON LANE
GREENLAND, NH 03840

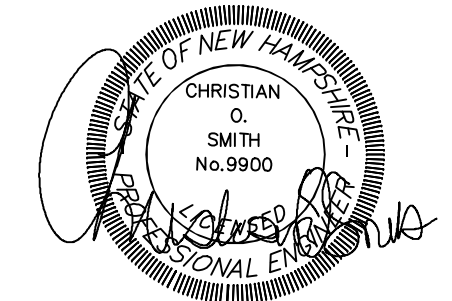
BA BEALS ASSOCIATES, PLLC
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863



TYPICAL DRAINAGE TRENCH
NOT TO SCALE

PIPE OUTLET PROTECTION

TABLE 7-24-RECOMMENDED RIP RAP GRADATION RANGES			
d50 SIZE=	0.25 FEET	3 INCHES	
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE(INCHES)	FROM	TO
100%	5	6	
85%	4	5	
50%	3	5	
15%	1	2	



REVISED PER ENGINEERING REVIEW	2-10-22
REVISED PER ENGINEERING REVIEW	12-16-21
REVISED PER ENGINEERING REVIEW	11-9-21
REVISIONS:	DATE:

CONSTRUCTION DETAILS

SITE PLAN
597 & 603 PORTSMOUTH AVE
GREENLAND, NH

DATE:	SEPT 2021	SCALE:	1"=20'
PROJ. NO:	NH-772.4	SHEET NO.	6 OF 7

