AMENDED SITE PLAN FOR 41 PORTSMOUTH AVE LLC

41 PORTSMOUTH AVENUE - STRATHAM TAX MAP 9 LOT 4

APPLICANT/OWNER:
41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833

SOIL/WETLAND CONSULTANT:
GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DRIVE, BUILDING 2 UNIT H
EXETER, NH 03833

ARCHITECT:
PRAXIS3
100 PEACHTREE STREET NW #1450
ATLANTA, GA 30303

LANDSCAPE ARCHITECT:
WOODBURN & COMPANY
LANDSCAPE ARCHITECTURE, LLC
103 KENT PLACE
NEWMARKET, NH 03857

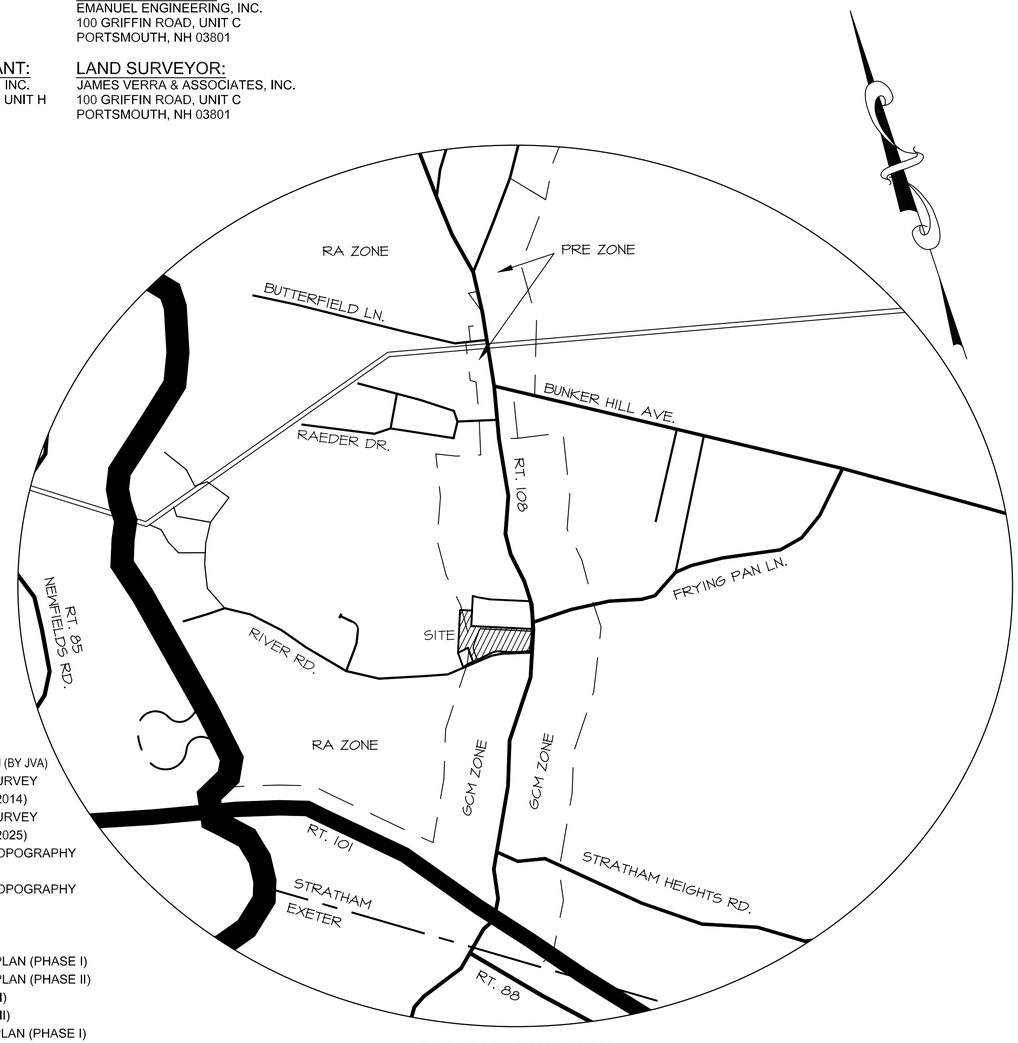
LIGHTING DESIGNER:
VISIBLE LIGHT, INC.
24 STICKNEY TERRACE, SUITE 6
HAMPTON, NH 03842

ATTORNEY:
ORR & RENO
45 SOUTH MAIN STREET
P.O. BOX 3550
CONCORD, NH 03302

TRAFFIC ENGINEER:
VANASSE & ASSOCIATES, INC.
35 NEW ENGLAND BUSINESS
CENTER DRIVE, SUITE 140
ANDOVER, MA 01810

CIVIL ENGINEER:
EMANUEL ENGINEERING, INC.
100 GRIFFIN ROAD, UNIT C
PORTSMOUTH, NH 03801

LAND SURVEYOR:
JAMES VERRA & ASSOCIATES, INC.
100 GRIFFIN ROAD, UNIT C
PORTSMOUTH, NH 03801



PROJECT LOCUS PLAN

1" = 1,000 '

PROJECT DRAWING SET:

COVER	COVER SHEET
B1 & B2	ALTA BOUNDARY PLAN
E1	EASEMENT PLAN
V1	EXISTING CONDITIONS PLAN (BY JVA)
C2a	HIGH INTENSITY SOIL SURVEY & TOPOGRAPHY PLAN (2014)
C2b	HIGH INTENSITY SOIL SURVEY & TOPOGRAPHY PLAN (2025)
C2.1a	SITE-SPECIFIC SOIL & TOPOGRAPHY PLAN (2014)
C2.1b	SITE-SPECIFIC SOIL & TOPOGRAPHY PLAN (2025)
C3	SITE PLAN (PHASE I)
C3.1	SITE PLAN (PHASE II)
C4	GRADING & DRAINAGE PLAN (PHASE I)
C4.1	GRADING & DRAINAGE PLAN (PHASE II)
C5	UTILITIES PLAN (PHASE I)
C5.1	UTILITIES PLAN (PHASE II)
C6	PAVING AND CURBING PLAN (PHASE I)
C6.1	PAVING AND CURBING PLAN (PHASE II)
C7	ROAD ALIGNMENT & PROFILE PLAN
C8	PHASING PLAN
C9	EROSION & SEDIMENT CONTROL PLAN (PHASE I)
SD1 & SD2	SUBSURFACE DISPOSAL SYSTEM
D1	NOTES
D1A	POROUS PAVEMENT NOTES
D2 & D3	SITE DETAILS
D4	UTILITY DETAILS
D5	EROSION CONTROL DETAILS
D6-D9	DRAINAGE DETAILS
L1 & L2	LANDSCAPING PLANS
G001-A601	ARCHITECTURAL PLANS
1 OF 2	SITE LIGHTING LAYOUT (BY VISIBLE LIGHT, INC.)
2 OF 2	SITE LIGHTING LAYOUT (BY VISIBLE LIGHT, INC.)

APPROVED BY THE TOWN OF STRATHAM PLANNING BOARD

CHAIRPERSON DATE

PROJECT GENERAL NOTES:

1. OWNER OF RECORD - STRATHAM TAX MAP 9 LOT 4: 41 PORTSMOUTH AVE LLC 151 PORTSMOUTH AVENUE EXETER, NH 03833 RCRD BK6613 PG1241
2. THE INTENT OF THIS PLAN IS TO SHOW SITE PLAN IMPROVEMENTS FOR TAX MAP 9 LOT 4, THE SITE PLAN IS FOR AN AUTOMOTIVE DEALERSHIP.
3. THIS IS NOT A BOUNDARY PLAN. SEE REFERENCE PLANS PREPARED BY EMANUEL ENGINEERING, INC. FOR BOUNDARY.
4. THESE PARCELS ARE NOT IN A FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP 33015C0245F EFFECTIVE DATE JANUARY 29, 2021.
5. SUBJECT PARCEL IS ZONED GATEWAY "COMMERCIAL BUSINESS DISTRICT- CENTRAL ZONE" AND "RESIDENTIAL - AGRICTULTURAL" AND IS NOT LOCATED IN THE STRATHAM AQUIFER PROTECTION DISTRICT PER THE TOWN OF STRATHAM OFFICIAL ZONING MAP 2022.
6. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
7. RIVER ROAD IS A TOWN ROAD AND HAS VARYING WIDTHS PER TOWN ROAD AGENT FRED HUTTON, 2004. A 1-1/2 ROD WIDTH WAS MAINTAINED TO THE CENTERLINE OF ROAD EXCEPT AT INTERSECTION ON TO ROUTE 108. AT THE INTERSECTION 3 RODS WERE MAINTAINED TO THE SIDE LINE OF MAP 9 LOT 3. DUE TO PAST ROAD IMPROVEMENTS PER SITE PLAN OF MAP 9 LOT 3 THE ROAD IS NOT CENTERED IN THE RIGHT OF WAY.
8. REFERENCE BEARING AND ELEVATION FROM REFERENCE PLAN #1. HORIZONTAL DATUM: NAD83/96, PROJECTION: NH STATE PLANE. VERTICAL DATUM: NGVD29 (FROM NHDOT DISK 153-380) A STANDARD NHDOT DISK SET IN THE SOUTHEAST ABUTMENT OF ROUTE 101 OVERPASS.
9. EXISTING SITE CONDITIONS AND FIELD WORK BY JAMES VERRA & ASSOCIATES IN FEBRUARY 2025. SEE SHEET V1 FOR ADDITIONAL SURVEY INFORMATION.
10. 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. BEFORE ANY EXCAVATION, DIG SAFE AND ALL UTILITY COMPANIES SHOULD BE CONTACTED 72 HOURS BEFORE COMMENCING WORK BY THE CONTRACTOR. CALL DIG SAFE @ 1-888-344-7233.
11. THIS PLAN WAS PREPARED WITH ON-SITE FIELD SURVEY AND EXISTING PLANS. THE CONTRACTOR SHOULD NOTIFY EMANUEL ENGINEERING, INC. DURING CONSTRUCTION OF ANY DISCREPANCY TO THE PLAN FOUND ON SITE.
12. WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC., 8 CONTINENTAL DRIVE, BUILDING 2 UNIT H, EXETER, NH 03833, ON APRIL 1, 2014, ARTIFICIAL DETENTION IN WETLANDS IS PROHIBITED. WETLANDS WER RE-EVALUATED ON MAY 22, 2025.
13. SOILS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC., 8 CONTINENTAL DRIVE, BUILDING 2 UNIT H, EXETER, NH 03833, ON AUGUST 8, 2013, IN ACCORDANCE WITH HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE STANDARDS, PUBLICATION NO. 1, APRIL 2008. SOILS WERE REVISED ON APRIL 1, 2014 AND AGAIN ON MAY 22, 2025.
14. ALL CONSTRUCTION SHOULD COMPLY WITH FEDERAL, STATE AND LOCAL ZONING ORDINANCES, REGULATIONS, AND STANDARDS.
15. STRATHAM ZONING ORDINANCE (AMENDED MARCH 2024) - DIMENSIONAL REGULATIONS ("CGED" ZONE):
    - MINIMUM LOT SIZE REQUIRED: 1 AC (8.27 AC PROVIDED)
    - MINIMUM FRONTAGE FOOTPRINT: 200' (1072.63' PROVIDED)
    - MAXIMUM BUILDING: 75,000 SF (29,600 PROPOSED)
    - MAXIMUM BUILDING HEIGHT: 3 STORIES OR 40' (39'-0" PROPOSED)
    - MINIMUM FRONT YARD SETBACK: GREATER OF 15' FROM STATE R.O.W. (PORTSMOUTH AVENUE) OR 40' FROM EDGE OF PAVEMENT (PORTSMOUTH AVE.)
    - MAXIMUM FRONT YARD SETBACK: 40'
    - REAR AND SIDE YARD SETBACK: 10' MINIMUM (0' IF SECONDARY FRONTAGE)
    - ABUTTING RESIDENTIAL USE VEGETATED BUFFER: 30'
    - MINIMUM PUBLIC SPACE AND OPEN SPACE REQUIREMENT: 15% OR 1 ACRE CONTIGUOUS AREA (LESSER OF)
    - PUBLIC SPACE AND OPEN SPACE PROVIDED: 1.42 ACRES (CONTIGUOUS) AND 39.44% OF SITE

15. (CONTINUED)
    FOR THE "R/A" ZONE:
    - REAR AND SIDE YARD SETBACK: 20' MINIMUM

NOTE: APPLICANT ASSERTS THAT THE PROJECT IS VESTED UNDER THE ZONING REGULATIONS IN EFFECT AT THE TIME OF ORIGINAL APPROVAL IN 2014.

16. STRATHAM PARKING REGULATIONS - OCTOBER 2023 SITE PLAN PARKING AREAS & ACCESS DRIVES:
    - PARKING SPACE DIMENSIONS: 9' WIDE 18' LONG.
    - MINIMUM AISLE WIDTHS SHALL BE 24' FOR TWO-WAY AISLES (WITH 90° PARKING ANGLE).

    REQUIRED PARKING:
    - MOTOR VEHICLE SALES AND SERVICE: 2.5 SPACE FOR EACH 1,000 SF GFA INTERIOR SALES AREA, PLUS 1.5 SPACE PER 1,000 SF GFA INTERIOR OR STORAGE/DISPLAY AREA, PLUS 2 PER SERVICE BAY

    PROPOSED PARKING:
    - SALES: 6,000 SF X 2.5 SPACE/1,000 SF=15 SPACES
    - BUILDING: 36,340 SF X 1.5 SPACES/1,000 SF=55 SPACES
    - SERVICE BAYS: 20 SERVICE BAYS X 2 SPACES/BAY = 40 SPACES
    - TOTAL SPACES REQUIRED = 110 SPACES
    - TOTAL SPACES PROVIDED (PHASE 1) = 110 SPACES (INCLUDES 6 EV SPACES)
    - TOTAL SPACES PROVIDED (PHASE 2) = 110 SPACES (INCLUDES 6 EV SPACES)

    ADDITIONAL VEHICLE DISPLAY & STORAGE PARKING:
    - 500+ SPACES. THE NUMBER OF VEHICLES WILL DEPEND ON THE SIZE OF THE VEHICLES.
    - DISPLAY VEHICLES SHALL BE ARRANGED TO ALLOW SAFE PEDESTRIAN ACCESS BETWEEN AISLES.
    - STORAGE VEHICLES SHALL BE KEPT SEPARATE FROM DISPLAY AREAS AND CONFINED TO DESIGNATED STORAGE ZONES.
    - ALL VEHICLES SHALL REMAIN WITHIN THEIR RESPECTIVE AREAS EXCEPT DURING ROUTINE MAINTENANCE, SNOW REMOVAL, AND WHEN SNOWSTORMS ARE IMMINENT.
17. UPON APPROVAL, THIS PLAN IS INTENDED TO BE RECORDED AT THE RCRD. SEE DESIGN PLAN SET AT TOWN OF STRATHAM OR EEI FOR ADDITIONAL INFORMATION AND DESIGN.
18. BEST MANAGEMENT PRACTICES ARE TO BE USED FOR ALL EROSION AND SEDIMENT MEASURES PRIOR TO AND DURING CONSTRUCTION. COMPLIANCE TO THE STORM WATER MANAGEMENT PLAN IS A CONDITION OF SITE PLAN APPROVAL.
19. SITE WILL BE SERVICED BY ON SITE WATER AND SEPTIC SYSTEMS. THE PROPOSED WASTE WATER SYSTEM DESIGN INTENT SUPPORTS 1,600 GPD.
20. FIRE SUPPRESSION SYSTEM, FIRE ALARM, AND KNOX BOX WILL BE PROVIDED PER FIRE DEPT. SPECIFICATIONS. PROPOSED BUILDING SHALL BE SERVICED BY CISTERN FROM MAP 9 LOT 5.
21. TOWN & STATE APPROVALS:
    TOWN OF STRATHAM NOTICE OF DECISION: DATE: 08/20/2025
    NHDOT DRIVEWAY PERMIT: (APPLICATION SUBMITTED - PENDING)
    NHDES PUBLIC WATER SYSTEM: PWS ID: 2239040, STARTUP DATE: 10/2012
    NHDES APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS): #eCA2026052130, 05/21/2026
    NHDES HOLDING TANK REGISTRATION: SITE # 201407017, 03/02/2026 RSN # 44592, 03/02/2026 ACTIVITY # 348075, 03/02/2026
    NHDES ALTERATION OF TERRAIN: AOT-3056 05/06/2026
22. AS A CONDITION OF THE PLANNING BOARD'S APPROVAL, THE APPLICANT MUST EXECUTE A LEGAL AGREEMENT, WHICH SPECIFIES THE TERMS AND CONDITIONS, AND THE UNDERSTANDINGS BETWEEN THE PARTIES WITH RESPECT TO TOWN REGULATIONS.
23. WAIVERS GRANTED BY THE PLANNING BOARD MARCH 19, 2014:
    - SECTION 5.2.C.13 - PLANT MATERIAL LOCATED WITHIN 20 FEET OF PAVED AREAS
    - SECTION 5.2.E.2 - LANDSCAPE SCREENING OF BUILDINGS AND PARKING AREAS
    - SECTION 5.2.H.4 - PARKING AREA / DIVIDER ISLANDS
    - SECTION 5.2.H.5 - PARKING AREA / TERMINAL ISLANDS
    - SECTION 5.9.10 - MITIGATING THE IMPACTS OF PARKING LOTS
    - SECTION 5.15.I - VEHICLE ENTRY DOORS

THE FOLLOWING WAIVERS WERE GRANTED BY THE PLANNING BOARD ON APRIL 16, 2025:
- ADDENDUM B - DIGITAL SUBMISSION

24. THE FOLLOWING VARIANCE WAS GRANTED BY THE ZONING BOARD OF ADJUSTMENT ON JULY 1, 2025:
    - SECTION 3.6 TABLE OF USES - USE VARIANCE TO PERMIT A MOTOR VEHICLE DEALERSHIP IN THE RESIDENTIAL/ AGRICULTURAL DISTRICT
25. ALL NEW LIGHTING SHALL BE "DARK SKY" COMPLIANT AND MEET THE REQUIREMENTS OF SECTION 5.8 OF THE SITE PLAN REGULATIONS.
26. ALL UTILITIES SHALL BE LOCATED UNDERGROUND EXCEPT AS NOTED ON PLAN APPROVED BY THE PLANNING BOARD.

REFERENCE PLANS:

1. "STRATHAM FIRE PROTECTION DISTRICT WATER LINE" DRAWING SET 8 SHEETS, BY EMANUEL ENGINEERING, INC., DATED 2-18-08, NOT RECORDED.
2. "LOT LINE ADJUSTMENT PLAN" BY EMANUEL ENGINEERING, INC., DATED JAN. 5, 2007, RCRD D-34505.
3. "ALTA / ACSM LAND TITLE SURVEY PROJECT COVER SHEET FOR AUTOFAIR REALTY II, LLC 45 PORTSMOUTH AVENUE (SITE) STRATHAM, NH 03885" DRAWING SET 5 SHEETS, BY EMANUEL ENGINEERING. INC., DATED 10-14-11, NOT RECORDED.
4. "SUBDIVISION PLAN & LOT LINE REVISION PLAN OF LAND OF W. DOUGLAS SCAMMAN JR. REVOCABLE TRUST SHEILA A SCAMMAN REVOCABLE TRUST ROLAND & MONICA SCHELLER ROUTE 108 & RIVER ROAD STRATHAM, NEW HAMPSHIRE" BY DOUCET SURVEY, INC., DATED 2-12-10, NOT RECORDED, SHEETS 1 OF 4.
5. "AMENDED SITE PLAN FOR AUTOFAIR REALTY II, LLC. d/b/a NISSAN OF STRATHAM 45 PORTSMOUTH AVENUE STRATHAM, NH 03885", BY EMANUEL ENGINEERING. INC., DATED 1-4-12, RCRD D-37086.
6. "SITE PLAN FOR AUTOFAIR REALTY II, LLC" (25 SHEETS) BY EMANUEL ENGINEERING, INC., DATED NOVEMBER 24, 2014, NOT RECORDED.

THREATENED OR ENDANGERED SPECIES:

1. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV EMAIL SUBJECT LINE: DCT25-2482, MCFARLAND KIA 41 PORTSMOUTH AVENUE, WILDLIFE SPECIES OBSERVATION.
2. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION AS FEASIBLE.
3. IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&G, IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04.
4. THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.
5. IPAC REVIEW (PROJECT CODE 2026-0073860, APRIL 8, 2026) IDENTIFIED THE TRICOLORED BAT AS A PROPOSED SPECIES THAT MAY OCCUR IN THE PROJECT AREA. NO CRITICAL HABITAT IS PRESENT. AS A VOLUNTARY BEST MANAGEMENT PRACTICE, TREE CLEARING IS RECOMMENDED TO OCCUR OUTSIDE THE APRIL 1 – OCTOBER 31 BAT ROOSTING SEASON WHERE PRACTICABLE.

LEGEND

- NEW HAMPSHIRE HIGHWAY
- BOUND FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- (TYP) TYPICAL
- PROPERTY LINE
- WETLAND DELINEATION
- WETLAND SYMBOL
- SOIL DELINEATION
- XXX EXISTING CONTOUR
- XXX PROPOSED CONTOUR
- XXXX PROPOSED SPOT GRADE
- EDGE OF PAVEMENT (EOP)
- UG UNDERGROUND UTILITIES
- OHE OVERHEAD UTILITIES
- UTILITY POLE
- GUY WIRE
- DRAIN MANHOLE
- SERVICE CLEANOUT
- S SEPTIC LINE
- D DRAIN LINE
- PROPANE TANK
- W WATER LINE
- WELL
- GAS GAS LINE
- SIGN
- (XX) # OF PARKING SPACES
- TREE LINE
- TREE

ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.
9	JUN 17, 2026	FOR APPROVAL	
8	APR 27, 2026	AoT REVISIONS	
1	JAN 22, 2025	FOR APPROVAL	

DRAWN: JJM DESIGN: JJM
CHECKED: BDS CHECKED: BDS

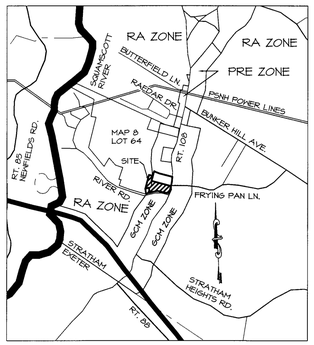
CIVIL & STRUCTURAL CONSULTANTS, LAND PLANNERS
100 GRIFFIN ROAD, UNIT C, PORTSMOUTH, NH 03801
603-772-4400 | EMANUELENGINEERING.COM ©2025

CLIENT:
41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833

SEAL:
STATE OF NEW HAMPSHIRE BRUCE D. SCAMMAN No. 11236 LICENSED PROFESSIONAL ENGINEER 6/17/26
NEW HAMPSHIRE Designer of Subsurface Disposal Systems Bruce D. Scamman No. 1426 Water Supply & Pollution Control 6/17/26

TITLE:
COVER SHEET
FOR
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
25-1001	AS NOTED	COVER



LOCUS
SCALE 1"=3000'

LEGEND:
- DRILL HOLE
- (350') REF. PLAN DISTANCE
- POWER/UTILITY POLE
- STONE WALL
- EXISTING WELL
- ANGLE IRON FOUND 2"
- GRANITE BOUND FOUND 4"X4"
- TEST PIT (TYP)
- BARB WIRE FENCE
- ZONING DISTRICT
- ABUTTER LINE
- EASEMENT LINE
- REBAR 5/8"
- GUY WIRE
- GAS RISER

ABUTTERS:

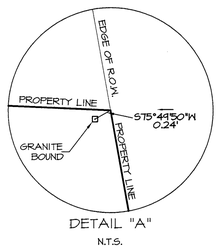
9/17 — N/F WILMA K. GUILFOYLE REVOC. TRUST
PO BOX 213
STRATHAM, NH 03885
3446-1098, 3446-1096
2061-0235, 3409-1899

9/114 — N/F HARALAMPOS SIDIROPOULOS
365 MAIN ST.
TEWKSBURY, MA. 01876
3952-0466

9/115 — N/F LIONHEART INVESTMENTS PROP.
210 COMMERCE WAY
PORTSMOUTH, NH 03801
3093-1624
C/O THE KANE CO.

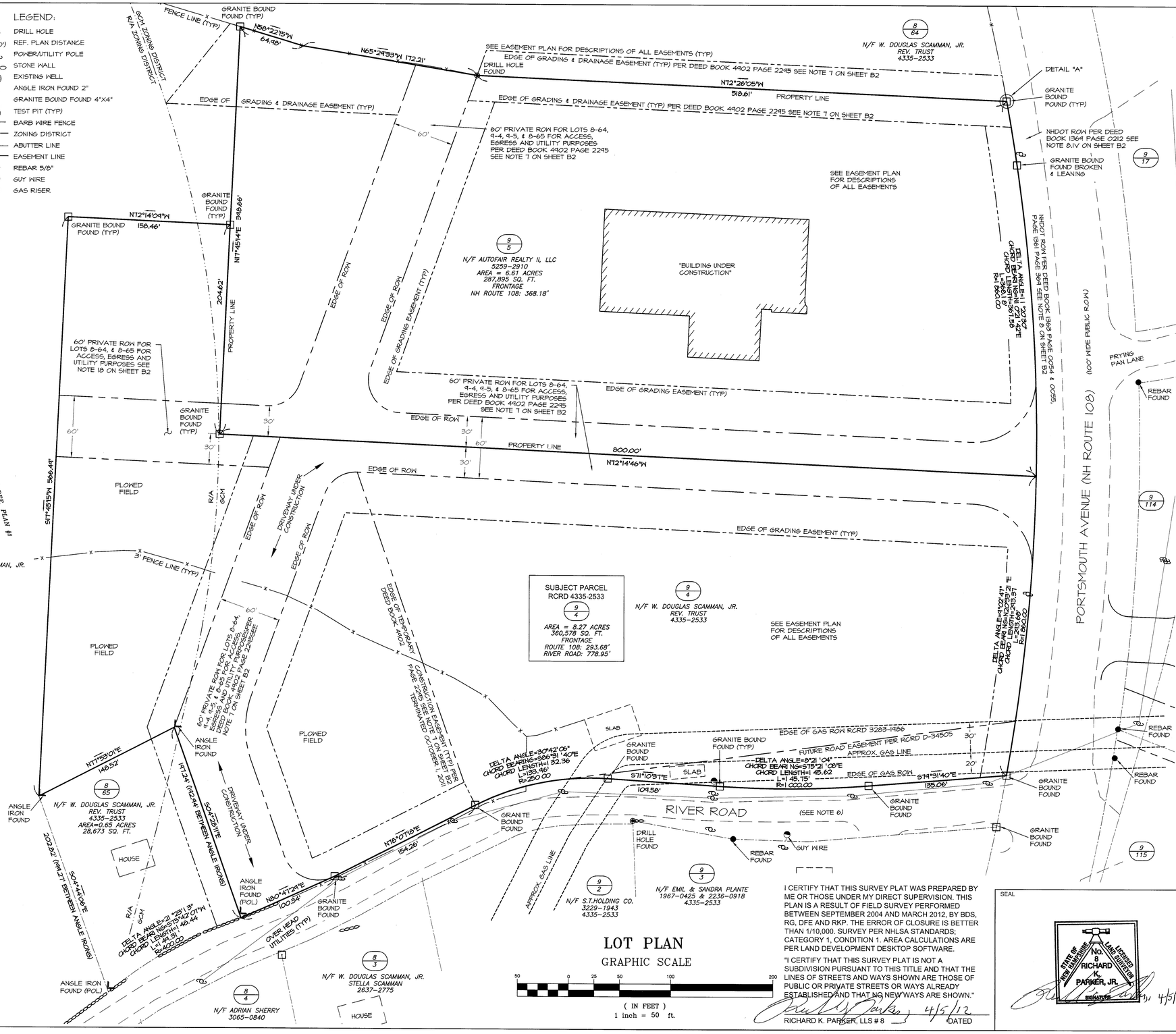
GAS R.O.W. — N/F PORTLAND NATURAL GAS
N/F MARITIMES & NORTHEAST PIPELINE, LLC
3283-1986

8/64 — N/F W. DOUGLAS SCAMMAN, JR.
REV. TRUST
4335-2533



DETAIL "A"
N.T.S.

REFERENCE PLANS:
1. "STRATHAM FIRE PROTECTION DISTRICT WATER LINE" DRAWING SET 8 SHEETS, BY EMANUEL ENGINEERING, INC., DATED 2-18-08, NOT RECORDED.
2. "LOT LINE ADJUSTMENT PLAN" BY EMANUEL ENGINEERING, INC., DATED JAN. 5, 2007, RCRD D-34505.
3. "ALTA / ACSM LAND TITLE SURVEY PROJECT COVER SHEET FOR AUTOFAIR REALTY II, LLC 45 PORTSMOUTH AVENUE (SITE) STRATHAM, NH 03885" DRAWING SET 5 SHEETS, BY EMANUEL ENGINEERING, INC., DATED 10-14-11, NOT RECORDED.
4. "SUBDIVISION PLAN & LOT LINE REVISION PLAN OF LANF OF W. DOUGLAS SCAMMAN JR. REVOCABLE TRUST SHEILA A SCAMMAN REVOCABLE TRUST ROLAND & MONICA SCHELLER ROUTE 108 & RIVER ROAD STRATHAM, NEW HAMPSHIRE" BY DOUCET SURVEY, INC., DATED 2-12-10, NOT RECORDED, SHEETS 1 OF 4.
5. "AMENDED SITE PLAN FOR AUTOFAIR REALTY II, LLC. d/b/a NISSAN OF STRATHAM 45 PORTSMOUTH AVENUE STRATHAM, NH 03885", BY EMANUEL ENGINEERING, INC., DATED 1-4-12, RCRD D-37086.



LOT PLAN
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

GENERAL NOTES:

1. OWNER OF RECORD TAX MAP 8 LOTS 64 & 65 AND TAX MAP 9 LOT 4 N. DOUGLAS SCAMMAN JR. REVOCABLE TRUST 64 PORTSMOUTH AVE, STRATHAM, NH 03885, RCRD BOOK 4335 PAGE 2533.

OWNER OF RECORD TAX MAP 9 LOT 5 AUTOFAIR REALTY II, LLC 1477 SOUTH WILLOW STREET MANCHESTER, NH 03103, BOOK 5259 PAGE 2910

2. THE INTENT OF THIS PLAN IS TO SHOW LOT LINES FOR TAX MAP 9 LOTS 4 & 5.

3. ALL PARTIES ACKNOWLEDGE THAT THE SUBJECT PROPERTY ABUTS OR IS IN PROXIMITY TO AGRICULTURAL OPERATIONS AS DEFINED IN NEW HAMPSHIRE RSA 21:34a. ALL PARTIES FURTHER ACKNOWLEDGE THAT THEIR RIGHTS, IF ANY TO CLAIM SUCH AGRICULTURAL OPERATIONS ARE A PUBLIC OR PRIVATE NUISANCE MAY BE LIMITED BY STATUTE AND OR COMMON LAW, INCLUDING BUT NOT LIMITED TO THE PROVISIONS OF NEW HAMPSHIRE RSA 432.

4. THESE PARCELS ARE NOT IN A FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP 33015C0245E EFFECTIVE DATE MAY 17, 2005.

5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

6. RIVER ROAD IS A TOWN ROAD AND HAS VARYING WIDTHS PER TOWN ROAD AGENT. A 1-1/2 ROD WIDTH WAS MAINTAINED TO THE CENTERLINE OF ROAD EXCEPT AT INTERSECTION ON TO ROUTE 108. AT THE INTERSECTION 3 RODS WERE MAINTAINED TO THE SIDE LINE OF MAP 9 LOT 3. DUE TO PAST ROAD IMPROVEMENTS PER SITE PLAN OF MAP 9 LOT 3 THE ROAD IS NOT CENTERED IN THE RIGHT OF WAY.

7. SEE TOPOGRAPHY & SOILS PLAN FOR DOUGLAS SCAMMAN, STRATHAM, NH BY EMANUEL ENGINEERING, INC. FOR SOILS AND TEST PIT INFORMATION.

8. BEFORE ANY EXCAVATION, DIG SAFE AND ALL UTILITY COMPANIES SHOULD BE CONTACTED 72 HOURS BEFORE COMMENCING WORK BY THE CONTRACTOR. CALL DIG SAFE @ 1-888-344-7233.

9. REFERENCE BEARING AND ELEVATION FROM REFERENCE PLAN #1. HORIZONTAL DATUM: NAD83/96, PROJECTION: NH STATE PLANE. VERTICAL DATUM: NGVD29 (FROM NHDOT DISK 153-380) A STANDARD NHDOT DISK SET IN THE SOUTHEAST ABUTMENT OF ROUTE 101 OVERPASS.

10. STRATHAM TAX MAPS AND LOTS WERE REVISED AND RENUMBERED IN 2010. NUMBERS ON THIS PLAN REFLECT THE NEW CURRENT NUMBERING SYSTEM.

11. SEE SHEET AB1, AS-BUILT PLAN, FOR ZONING SETBACKS.

ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.
1	APR. 5, 2012	FOR TITLE INSURANCE PURPOSES ONLY	

DRAWN: BDS | DESIGN: BDS
CHECKED: DFE | CHECKED: RKP

EMANUEL ENGINEERING, INC.
CIVIL & STRUCTURAL CONSULTANTS
118 PORTSMOUTH AVE.
STRATHAM, NH 03885
Tel: (603) 772-4400 Fax: (603) 772-4487
WWW.EMANUELENGINEERING.COM

CLIENT:
AUTOFAIR REALTY II, LLC
1477 SOUTH WILLOW STREET
MANCHESTER, NH 03103

I CERTIFY THAT THIS SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS PLAN IS A RESULT OF FIELD SURVEY PERFORMED BETWEEN SEPTEMBER 2004 AND MARCH 2012, BY BDS, RG, DFE AND RKP. THE ERROR OF CLOSURE IS BETTER THAN 1/10,000. SURVEY PER NHLSA STANDARDS; CATEGORY 1, CONDITION 1. AREA CALCULATIONS ARE PER LAND DEVELOPMENT DESKTOP SOFTWARE.

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

RICHARD K. PARKER, LLS # 8 — DATED 4/5/12

SEAL
STATE OF NEW HAMPSHIRE — No. 8 — RICHARD K. PARKER, JR. — LAND SURVEYOR — SIGNATURE
4/5/12

TITLE:
ALTA / ACSM LAND TITLE SURVEY BOUNDARY PLAN
FOR
AUTOFAIR REALTY II, LLC
41 PORTSMOUTH AVENUE (SITE)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
12-037	1"=50'	B1

SELECTED SECTIONS OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS REQUIRING COMMENTS BY EMANUEL ENGINEERING, INC (EEI) (EFFECTIVE FEBRUARY 23, 2011) (EEI NOTES & COMMENTS ARE IN ITALICS)

2. REQUEST FOR SURVEY -
   - *AUTOFAIR REALTY II, LLC. HAS REQUESTED AN "ALTA/ACSM LAND TITLE SURVEY" TO BE PERFORMED BY EMANUEL ENGINEERING, INC.*

4. RECORDS RESEARCH - IT IS RECOGNIZED THAT FOR THE PERFORMANCE OF AN ALTA/ACSM LAND TITLE SURVEY, THE SURVEYOR WILL BE PROVIDED WITH APPROPRIATE DATA WHICH CAN BE RELIED UPON IN THE PREPARATION OF THE SURVEY. THE REQUEST FOR AN ALTA/ACSM LAND TITLE SURVEY SHALL SET FORTH THE CURRENT RECORD DESCRIPTION OF THE PROPERTY TO BE SURVEYED OR, IN THE CASE OF AN ORIGINAL SURVEY, THE CURRENT RECORD DESCRIPTION OF THE PARENT PARCEL THAT CONTAINS THE PROPERTY TO BE SURVEYED. COMPLETE COPIES OF THE MOST RECENT TITLE COMMITMENT, THE CURRENT RECORD DESCRIPTION OF THE PROPERTY TO BE SURVEYED (OR, IN THE CASE OF AN ORIGINAL SURVEY, THE PARENT PARCEL), THE CURRENT RECORD DESCRIPTIONS OF ADJOINERS, ANY RECORD EASEMENTS BENEFITING THE PROPERTY, THE RECORD EASEMENTS OR SERVITUDES AND COVENANTS BURDENING THE PROPERTY (ALL HEREINAFTER REFERRED TO COLLECTIVELY AS "RECORD DOCUMENTS"), DOCUMENTS OF RECORD REFERRED TO IN THE RECORD DOCUMENTS, DOCUMENTS NECESSARY TO ASCERTAIN, IF POSSIBLE, THE JUNIOR/SENIOR RELATIONSHIP PURSUANT TO SECTION 6.B.VII. BELOW, AND ANY OTHER DOCUMENTS CONTAINING DESIRED APPROPRIATE INFORMATION AFFECTING THE PROPERTY BEING SURVEYED, AND TO WHICH THE ALTA/ACSM LAND TITLE SURVEY SHALL MAKE REFERENCE, SHALL BE PROVIDED TO THE SURVEYOR FOR USE IN CONDUCTING THE SURVEY. REFERENCE IS MADE TO SECTION 3.B. ABOVE.
   - *NOT ALL RECORD DOCUMENTS WERE PROVIDED.*

5. FIELD WORK -
   - *EMANUEL ENGINEERING, INC HAS PERFORMED SURVEY FIELD WORK ON THE GROUND ON OR BETWEEN SEPTEMBER 2004 AND MARCH 2012.*

(EXCEPT AS OTHERWISE NEGOTIATED PURSUANT TO TABLE A, ITEM 15 BELOW, IF SELECTED BY THE CLIENT), AND THE FIELD WORK INCLUDES THE FOLLOWING:

A. MONUMENTS

I. THE LOCATION AND DESCRIPTION OF ANY MONUMENTS OR LINES THAT CONTROL THE BOUNDARIES OF THE SURVEYED PROPERTY.
   - *SEE BOUNDARY PLAN FOR LOCATIONS AND DESCRIPTIONS.*

II. THE LOCATION, SIZE AND TYPE OF ANY MONUMENTS FOUND (OR SET, IF TABLE A, ITEM 1 IS REQUESTED BY THE CLIENT, OR IF OTHERWISE REQUIRED - SEE SECTION 3.B. ABOVE) ON THE BOUNDARY OF THE SURVEYED PROPERTY.
   - *SEE BOUNDARY PLAN FOR LOCATIONS AND DESCRIPTIONS.*

B. RIGHTS OF WAY AND ACCESS

I. THE DISTANCE FROM THE APPROPRIATE CORNER OR CORNERS OF THE SURVEYED PROPERTY TO THE NEAREST RIGHT OF WAY LINE, IF THE SURVEYED PROPERTY DOES NOT ABUT A RIGHT OF WAY.
   - *ALL KNOWN RIGHTS OF WAY AND ACCESS HAVE BEEN SHOWN ON THE PLAN SHEETS AT THE TIME OF THE SURVEY.*

II. THE NAME OF ANY STREET, HIGHWAY OR OTHER PUBLIC OR PRIVATE WAY ABUTTING THE SURVEYED PROPERTY, AND THE WIDTH AND LOCATION OF THE TRAVELED WAY RELATIVE TO THE NEAREST BOUNDARY LINE OF THE SURVEYED PROPERTY.
   - *STREET NAMES HAVE BEEN PROVIDED ON THE PLAN SHEETS .*

III. VISIBLE EVIDENCE OF PHYSICAL ACCESS (SUCH AS, BUT NOT LIMITED TO, CURB CUTS AND DRIVEWAYS) TO ANY ABUTTING STREETS, HIGHWAYS OR OTHER PUBLIC WAYS.
   - *VISIBLE EVIDENCE OF PHYSICAL ACCESS HAS BEEN SHOWN ON THE PLAN SET SHEETS.*

IV. THE LOCATION AND CHARACTER OF VEHICULAR, PEDESTRIAN OR OTHER FORMS OF ACCESS BY OTHER THAN THE APPARENT OCCUPANTS OF THE SURVEYED PROPERTY TO OR ACROSS THE SURVEYED PROPERTY, INCLUDING, BUT NOT LIMITED TO DRIVEWAYS, ALLEYS, PRIVATE ROADS, SIDEWALKS AND FOOTPATHS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
   - *VISIBLE EVIDENCE OF PHYSICAL ACCESS HAS BEEN SHOWN ON THE PLAN SET SHEETS.*

V. WITHOUT EXPRESSING A LEGAL OPINION AS TO OWNERSHIP OR NATURE, THE LOCATION AND EXTENT OF ANY POTENTIALLY ENCROACHING DRIVEWAYS, ALLEYS, AND OTHER WAYS OF ACCESS FROM ADJOINING PROPERTIES ONTO THE SURVEYED PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
   - *VISIBLE EVIDENCE OF PHYSICAL ACCESS HAS BEEN SHOWN ON THE PLAN SET SHEETS.*

VI. WHERE DOCUMENTATION OF THE WIDTH OR LOCATION OF ANY ABUTTING STREET, ROAD OR HIGHWAY RIGHT OF WAY WAS NOT DISCLOSED IN RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR WAS NOT OTHERWISE AVAILABLE FROM THE CONTROLLING JURISDICTION (SEE SECTION 6.C.IV. BELOW), THE EVIDENCE AND LOCATION OF PARCEL CORNERS RECOVERED WHICH MIGHT INDICATE THE WIDTH OR LOCATION OF SUCH RIGHT OF WAY LINES.
   - *SEE PLAN SET SHEETS FOR WIDTH AND LOCATION INFORMATION FOR ABUTTING STREET.*

VII. EVIDENCE OF ACCESS TO AND FROM WATERS ADJOINING THE SURVEYED PROPERTY, SUCH AS PATHS, BOAT SLIPS, LAUNCHES, PIERS AND DOCKS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
   - *NO VISIBLE EVIDENCE OF PHYSICAL ACCESS HAS BEEN OBSERVED AT THE TIME OF THE SURVEY.*

C. LINES OF POSSESSION, AND IMPROVEMENTS ALONG THE BOUNDARIES

I. THE CHARACTER AND LOCATION OF EVIDENCE OF POSSESSION OR OCCUPATION ALONG THE PERIMETER OF THE SURVEYED PROPERTY, BOTH BY THE OCCUPANTS OF THE SURVEYED PROPERTY AND BY ADJOINERS, OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
   - *NO EVIDENCE OF POSSESSION OR OCCUPATION OF THE SURVEY PROPERTY HAS BEEN OBSERVED AT THE TIME OF THE SURVEY.*

II. THE CHARACTER AND LOCATION OF ALL WALLS, BUILDINGS, FENCES, AND OTHER IMPROVEMENTS WITHIN FIVE FEET OF EACH SIDE OF THE BOUNDARY LINES, OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
   - *NO EVIDENCE OF IMPROVEMENTS OF THE SURVEY PROPERTY OR WITHIN FIVE FEET OF BOUNDARY LINES HAVE BEEN OBSERVED AT THE TIME OF THE SURVEY, EXCEPT AS NOTED ON THE PLAN SHEETS.*

III. WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENT, THE EVIDENCE, LOCATION AND EXTENT OF POTENTIALLY ENCROACHING STRUCTURAL APPURTENANCES AND PROJECTIONS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY, SUCH AS FIRE ESCAPES, BAY WINDOWS, WINDOWS AND DOORS THAT OPEN OUT, FLUE PIPES, STOOPS, EAVES, CORNICES, AREAWAYS, STEPS, TRIM, ETC., BY OR ONTO ADJOINING PROPERTY, OR ONTO RIGHTS OF WAY, EASEMENTS OR SETBACK LINES DISCLOSED IN RECORD DOCUMENTS PROVIDED TO THE SURVEYOR.
   - *NO EVIDENCE OF ENCROACHMENT WAS OBSERVED ON THE PROPERTY AT THE TIME OF THE SURVEY.*

D. BUILDINGS

BASED ON THE NORMAL STANDARD OF CARE, THE LOCATION OF ALL BUILDINGS ON THE SURVEYED PROPERTY SHOWN PERPENDICULAR TO THE NEAREST PERIMETER BOUNDARY LINE(S) AND EXPRESSED TO THE APPROPRIATE DEGREE OF PRECISION.
   - *THERE ARE NO BUILDINGS LOCATED ON THE SURVEYED PROPERTY AT THE TIME OF THE SURVEY.*

E. EASEMENTS AND SERVITUDES

I. EVIDENCE OF ANY EASEMENTS OR SERVITUDES BURDENING THE SURVEYED PROPERTY, DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
   - *ALL KNOWN EASEMENTS OR SERVITUDES BURDENING THE SURVEYED PROPERTY HAVE BEEN SHOWN ON THE PLAN SHEETS OR DISCLOSED AS RECORD DOCUMENTS. REFERENCE IS HEREBY MADE TO SITE PLANS DESCRIBED IN COMMITMENT FOR TITLE INSURANCE SCHEDULE B SECTION 2 PARAGRAPHS 7, 10, 16, 17, & 18 REGARDING STORMWATER MANAGEMENT IMPROVEMENTS*

II. EVIDENCE OF EASEMENTS OR SERVITUDES NOT DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR, BUT OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY, SUCH AS THOSE CREATED BY ROADS; RIGHTS OF WAY; WATER COURSES; DITCHES; DRAINS; TELEPHONE, FIBER OPTIC LINES, OR ELECTRIC LINES; WATER, SEWER, OIL OR GAS PIPELINES ON OR ACROSS THE SURVEYED PROPERTY AND ON ADJOINING PROPERTIES IF THEY APPEAR TO AFFECT THE SURVEYED PROPERTY.
   - *ALL KNOWN EASEMENTS OR SERVITUDES BURDENING THE SURVEYED PROPERTY HAVE BEEN SHOWN ON THE PLAN SHEETS OR DISCLOSED AS RECORD DOCUMENTS AT THE TIME OF THE SURVEY.*

III. SURFACE INDICATIONS OF UNDERGROUND EASEMENTS OR SERVITUDES ON OR ACROSS THE SURVEYED PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
   - *NO SURFACE INDICATIONS OF UNDERGROUND EASEMENTS ON THE SUBJECT PARCEL WERE OBSERVED AT THE TIME OF THE SURVEY, EXCEPT AS NOTED ON THE PLAN SET SHEETS. THERE WERE GAS RISER MARKING THE HIGH PRESSURE BURIED GAS LINE ALONG SOUTHERN PROPERTY LINE.*

IV. EVIDENCE OF USE OF THE SURVEYED PROPERTY BY OTHER THAN THE APPARENT OCCUPANTS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
   - *THERE WERE NO APPARENT OCCUPANTS OBSERVED AT THE TIME OF THE SURVEY.*

F. CEMETERIES

AS ACCURATELY AS THE EVIDENCE PERMITS, THE LOCATION OF CEMETERIES, GRAVE SITES, AND BURIAL GROUNDS (I) DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR, OR (II) OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
   - *THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES OBSERVED OR DOCUMENTS PRODUCED REGARDING CEMETERIES AT THE TIME OF THE SURVEY.*

G. WATER FEATURES

I. THE LOCATION OF SPRINGS, TOGETHER WITH THE LOCATION OF PONDS, LAKES, STREAMS, AND RIVERS BORDERING ON OR RUNNING THROUGH THE SURVEYED PROPERTY, OBSERVED DURING THE PROCESS OF CONDUCTING THE SURVEY. SEE TABLE A, ITEM 19 FOR WETLANDS LOCATIONS.
   - *WETLANDS HAVE BEEN DELINEATED, NOTED, AND SHOWN ON THE PLAN SHEETS.*

II. THE LOCATION OF ANY WATER BOUNDARY ON THE SURVEYED PROPERTY. THE ATTRIBUTE(S) OF THE WATER FEATURE LOCATED (E.G. TOP OF BANK, EDGE OF WATER, HIGH WATER MARK, ETC.) SHOULD BE CONGRUENT WITH THE BOUNDARY AS DESCRIBED IN THE RECORD DESCRIPTION OR, IN THE CASE OF AN ORIGINAL SURVEY, IN THE NEW DESCRIPTION. (SEE SECTION 6.B.VI. BELOW).
   - *THERE ARE NOT ANY WATER BOUNDARIES ON THE PROPERTY.*

COMMITMENT FOR TITLE INSURANCE - SCHEDULE B, SECTION 2 EXCEPTIONS (EEI NOTES & COMMENTS ARE IN ITALICS)

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAINS EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN IN THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND.
   - *SEE COMMITMENT FOR TITLE INSURANCE ISSUE BY FIRST AMERICAN TITLE INSURANCE COMPANY PREPARED BY STEBBINS, LAZOS, & VAN DER BEKEN, P.A. DATED FEBRUARY 7, 2012.*

2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS.
   - *SEE COMMITMENT FOR TITLE INSURANCE ISSUE BY FIRST AMERICAN TITLE INSURANCE COMPANY PREPARED BY STEBBINS, LAZOS, & VAN DER BEKEN, P.A. DATED FEBRUARY 7, 2012.*

3. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
   - *SEE COMMITMENT FOR TITLE INSURANCE ISSUE BY FIRST AMERICAN TITLE INSURANCE COMPANY PREPARED BY STEBBINS, LAZOS, & VAN DER BEKEN, P.A. DATED FEBRUARY 7, 2012.*

4. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
   - *SEE COMMITMENT FOR TITLE INSURANCE ISSUE BY FIRST AMERICAN TITLE INSURANCE COMPANY PREPARED BY STEBBINS, LAZOS, & VAN DER BEKEN, P.A. DATED FEBRUARY 7, 2012.*

5. REAL ESTATE TAXES AND MUNICIPAL CHARGES AS FOLLOWS: PAID THROUGH DECEMBER 31, 2011.
   - *SEE COMMITMENT FOR TITLE INSURANCE ISSUE BY FIRST AMERICAN TITLE INSURANCE COMPANY PREPARED BY STEBBINS, LAZOS, & VAN DER BEKEN, P.A. DATED FEBRUARY 7, 2012.*

6. IF THE INSURED PREMISES IS A CONDOMINIUM UNIT: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWERS OF ATTORNEY, AND LIMITATIONS ON TITLE, CREATED BY THE LAWS OF THE STATE OF THE INSURED PREMISES OR SET FORTH IN THE MASTER DEED OR DECLARATION OF CONDOMINIUM, IN THE RELATED BY-LAWS, IN THE DECLARATION OF TRUST, OR SITE PLANS AND FLOOR PLANS AS DULY RECORDED IN THE APPROPRIATE LAND RECORDS OFFICE AND AS THE SAME MAY HAVE BEEN LAWFULLY AMENDED, AND IN ANY INSTRUMENT CREATING THE ESTATE OR INTEREST INSURED BY THIS POLICY.
   - *SEE COMMITMENT FOR TITLE INSURANCE ISSUE BY FIRST AMERICAN TITLE INSURANCE COMPANY PREPARED BY STEBBINS, LAZOS, & VAN DER BEKEN, P.A. DATED FEBRUARY 7, 2012.*

7. SUBJECT TO THE TERMS OF, AND TOGETHER WITH THE RIGHTS AND EASEMENTS APPURTENANT TO SAID LOT 1-13-11 UNDER, THE DECLARATION OF EASEMENTS MADE BY W. DOUGLAS SCAMMAN, JR., TRUSTEE DATED APRIL 1, 2008, RECORDED AT BOOK 4902, PAGE 2295 AND AS SHOWN ON A PLAN ENTITLED: EASEMENT PLAN FOR DOUGLAS SCAMMAN PORTSMOUTH AVE. & RIVER RD., STRATHAM, NH 03885 RECORDED FEBRUARY 7, 2007 AS PLAN D-34506.
   - *SEE SHEET E1 OF THIS SURVEY FOR THESE DEEDS & PLAN.*

8. SUBJECT TO THE RIGHTS OF THE STATE OF NEW HAMPSHIRE TO EXTEND AND MAINTAIN SLOPES AND EMBANKMENTS, AND TO CONSTRUCT AND MAINTAIN DRAINAGE UNDER THE FOLLOWING INSTRUMENTS, TO THE EXTENT THE SAME AFFECT THE WITHIN CONVEYED PREMISES:
   - *SHOWN AS PORTSMOUTH AVENUE A.K.A. NH ROUTE 108 ON PLANS.*

I. DEED OF WARRANTY OF W. DOUGLAS SCAMMON (SIC) TO STATE OF NEW HAMPSHIRE DATED JUNE 22,1955, RECORDED AT BOOK 1361, PAGE 369;

II. DEED OF W. DOUGLAS SCAMMON (SIC), GUARDIAN OF FRANCES G. SCAMMON (SIC) TO STATE OF NEW HAMPSHIRE DATED JUNE 22, 1955, RECORDED AT BOOK 1363, PAGE 54;

III. DEED OF W. DOUGLAS SCAMMON (SIC) TO STATE OF NEW HAMPSHIRE DATED JULY 22, 1955, RECORDED AT BOOK 1363, PAGE 55.

IV. DEED OF WILLIAM E. SIMS AND RUBY L. SIMS TO THE STATE OF NEW HAMPSHIR DATED SEPTEMBER 9, 1955 AND RECORDED AT BOOK 1369, PAGE 212.

9. SUBJECT TO ALL MATTERS AS NOTED ON SUBDIVISION PLAN RECORDED AUGUST 3,2005 AS PLAN D-32903.
   - *SUPERSEDED BY LOT LINE ADJUSTMENT PLANS D-34505 & D-36673.*

10. RIGHT OF WAY AGREEMENT EASEMENT DEED OF W. DOUGLAS SCAMMAN JR. TO PORTLAND NATURAL GAS TRANSMISSION SYSTEMS AND MARITIMES & NORTHEAST PIPELINE, L.L.C. RECORDED APRIL 13, 1998, AT BOOK 3283, PAGE 1986 (IF APPLICABLE).
   - *SEE SHEET E1 OF THIS SURVEY FOR THESE DEEDS.*

11. SUBJECT TO ALL MATTERS AS NOTED ON LOT LINE ADJUSTMENT PLAN FOR DOUGLAS SCAMMAN, PORTSMOUTH AVE. & RIVER RD., STRATHAM, NH 03885 RECORDED FEBRUARY 7, 2007 AS PLAN D-34505.
   - *SEE PLANS B1 AND E1 OF THIS PLAN SET.*

12. SUBJECT TO MATTERS AS NOTED ON THE SUBDIVISION PLAN AND LOT LINE REVISION PLAN DATED SEPTEMBER 22, 2009 AND RECORDED ON PLAN #D-36673

13. NOTICE OF RIGHT OF FIRST REFUSAL DATED APRIL 1, 2008 BETWEEN ROGER C. GROUX AND W. DOUGLAS SCAMMAN JR., TRUSTEE OF THE W. DOUGLAS SCAMMAN JR. REVOCABLE TRUST u/t/a DATED JUNE 3, 2004 AND RECORDED IN BOOK 4902, PAGE 2305

14. EASEMENT TO TOWN OF STRATHAM-WARRANTY ACCESS AND PUBLIC UTILITY EASEMENT DEED (IF APPLICABLE) DATED JANUARY 30, 2010 IN BOOK 5182, PAGE 412.
   - *THIS EASEMENT IS LOCATED TO THE NORTH OF TAX MAP 9 LOT 5 AND RUNS NORTH OVER TAX MAP 8 LOT 64 TO TAX MAP 9 LOT 6. ADDITIONAL EASEMENTS GRANTED TO TOWN ON TAX MAP 8 LOT 64 ARE RCRD BOOK AND PAGES 5182-0394, 5182-0403, 5182-0421, AND 5182-0451.*

15. CURRENT USE APPLICATION DATED APRIL 15, 1994 AND RECORDED IN BOOK 3066, PAGE 1675.

16. SUBJECT TO ALL MATTERS NOTED ON A SITE PLAN OF SITE PLAN OF NISSAN OF STRATHAM, 45 PORTSMOUTH AVENUE, STRATHAM, NH RECORDED ON FEBRUARY 7, 2007 AS PLAN 34504.

ADDITIONAL EASEMENT & CONDITIONS FOUND BY EMANUEL ENGINEERING, INC. IN ADDITION TO THE SCHEDULE B, SECTION 2 EXCEPTIONS:

17. SUBJECT SITE AND TAX MAP 9 LOT 5 ARE SUBJECT TO AMENDED SITE PLAN APPROVAL BY THE TOWN OF STRATHAM PLANNING BOARD DATED JANUARY 4, 2012. RECORDED PLAN # D-37086. SAID APPROVAL SUPERSEDES APPROVED SITE PLAN DESCRIBED IN PARAGRAPH 16, ABOVE.

18. SUBJECT TO ALL MATTERS NOTED ON SUBDIVISION PLAN & LOT LINE REVISION PLAN OF LAND OF W. DOUGLAS SCAMMAN JR. REVOCABLE TRUST SHEILA A SCAMMAN REVOCABLE TRUST ROLAND & MONICA SCHELLER ROUTE 108 & RIVER ROAD STRATHAM, NEW HAMPSHIRE" BY DOUCET SURVEY, INC., DATED 2-12-10, NOT RECORDED, SHEETS 1 OF 4.

LAND BOUNDARY DESCRIPTION OF SURVEYED PREMISES

CERTAIN REAL PROPERTY LOCATED ON THE WESTERLY SIDE OF PORTSMOUTH AVENUE A/K/A NEW HAMPSHIRE ROUTE 108 AND THE CORNER OF RIVER ROAD SHOWN AS TAX MAP 9 LOT 4 ON A CERTAIN PLAN TITLED "ALTA / ACSM LAND TITLE SURVEY BOUNDARY PLAN FOR AUTOFAIR REALTY II, LLC 41 PORTSMOUTH AVENUE (SITE) STRATHAM, NH 03885" TO BE RECORDED, AND SHOWN AS MAP 1, LOT 13-11 ON THE PLAN TITLED "SUBDIVISION PLAN AND LOT LINE REVISION PLAN FOR W. DOUGLAS SCAMMAN JR. REVOCABLE TRUST ET AL." DATED SEPTEMBER 22, 2009 BY DOUCET SURVEY INC. AND FILED AS PLAN #D-36673 IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS, AND THE APPURTENANT EASEMENTS THEREWITH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY SIDE OF PORTSMOUTH AVENUE MARKED BY A GRANITE BOUND, WHICH IS THE SOUTHEAST CORNER OF THE WITHIN DESCRIBED LOT; THENCE

1. CONTINUING ALONG THE WESTERLY SIDE OF PORTSMOUTH AVENUE ALONG THE ARC OF A CURVE HAVING A DELTA ANGLE = 09° 02' 47", CHORD BEARING = N 20° 33' 21" E CHORD LENGTH = 293.37, L = 293.68" R = 1860.00 TO A POINT ON THE WESTERLY SIDE OF PORTSMOUTH AVENUE; THENCE TURNING AND RUNNING
2. NORTH 72° 14' 46" WEST A DISTANCE OF 800.00 FEET ALONG OTHER LAND OF AUTOFAIR REALTY II, LLC, TO A GRANITE BOUND FOUND; THENCE TURNING AND RUNNING
3. NORTH 17° 45' 14" EAST A DISTANCE OF 204.62 FEET ALONG OTHER LAND OF AUTOFAIR REALTY II, LLC, TO A GRANITE BOUND FOUND; THENCE TURNING AND RUNNING
4. NORTH 72° 14' 09" WEST A DISTANCE OF 158.46 FEET ALONG OTHER LAND OF THE SCAMMAN TRUST TO A GRANITE BOUND FOUND; THENCE TURNING AND RUNNING
5. SOUTH 17° 45' 15" WEST A DISTANCE OF 566.49 FEET ALONG OTHER LAND OF THE SCAMMAN TRUST TO AN ANGLE IRON FOUND; THENCE TURNING AND RUNNING
6. NORTH 77° 53' 01" EAST A DISTANCE OF 148.52 FEET ALONG OTHER LAND OF THE SCAMMAN TRUST TO AN ANGLE IRON FOUND; THENCE TURNING AND RUNNING
7. SOUTH 04° 28' 11" EAST A DISTANCE OF 197.24 FEET ALONG OTHER LAND OF THE SCAMMAN TRUST TO AN ANGLE IRON FOUND; THENCE TURNING AND RUNNING
8. NORTH 80° 47' 29" EAST A DISTANCE OF 100.34 FEET ALONG THE NORTHERLY SIDE OF RIVER ROAD TO A GRANITE BOUND FOUND; THENCE
9. NORTH 78° 07' 18" EAST A DISTANCE OF 154.26 FEET ALONG THE NORTHERLY SIDE OF RIVER ROAD TO A GRANITE BOUND FOUND; THENCE
10. CONTINUING ALONG THE NORTHERLY SIDE OF RIVER ROAD ALONG THE ARC OF A CURVE HAVING A DELTA ANGLE = 30° 42' 06", CHORD BEARING = S 86° 31' 40" E CHORD LENGTH = 132.36, L = 133.96" R = 250.00 TO A GRANITE BOUND FOUND; THENCE
11. SOUTH 71°10' 37" EAST A DISTANCE OF 109.58 FEET ALONG THE NORTHERLY SIDE OF RIVER ROAD TO A GRANITE BOUND FOUND; THENCE
12. CONTINUING ALONG THE NORTHERLY SIDE OF RIVER ROAD ALONG THE ARC OF A CURVE HAVING A DELTA ANGLE = 8° 21' 04", CHORD BEARING = S 75° 21' 08" E CHORD LENGTH = 145.62, L = 145.75" R = 1000.00 TO A GRANITE BOUND FOUND; THENCE
13. SOUTH 79° 31' 40" EAST A DISTANCE OF 135.06 FEET ALONG THE NORTHERLY SIDE OF RIVER ROAD TO A GRANITE BOUND FOUND; AND THE POINT OF BEGINNING.

SHOWN TO CONTAIN 8.27 ACRES, MORE OR LESS.

I CERTIFY THAT THIS SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS PLAN IS A RESULT OF FIELD SURVEY PERFORMED BETWEEN SEPTEMBER 2004 AND MARCH 2012, BY BDS, RG, DFE AND RKP. THE ERROR OF CLOSURE IS BETTER THAN 1/10,000. SURVEY PER NHLSA STANDARDS; CATEGORY 1, CONDITION 1. AREA CALCULATIONS ARE PER LAND DEVELOPMENT DESKTOP SOFTWARE.

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

RICHARD K. PARKER, LLS # 8 — DATED 4/5/12

CERTIFICATION - THE PLAT OR MAP OF AN ALTA/ACSM LAND TITLE SURVEY SHALL BEAR ONLY THE FOLLOWING CERTIFICATION, UNALTERED, EXCEPT AS MAY BE REQUIRED PURSUANT TO SECTION 3.B. IN THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS:

TO JP MORGAN CHASE BANK N.A., THE SUCCESSORS AND ASSIGNS OF JP MORGAN CHASE BANK N.A., FIRST AMERICAN TITLE INSURANCE COMPANY, STEBBINS, LAZOS & VAN DER BEKEN PROFESSIONAL ASSOCIATION, & AUTOFAIR REALTY II, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED MARCH 2012.

DATE OF PLAT OR MAP: APRIL 5, 2012

RICHARD K. PARKER, LLS # 8 — DATED 4/5/12

SEAL: STATE OF NEW HAMPSHIRE — NO. 8 — RICHARD K. PARKER, JR. — LICENSED LAND SURVEYOR — SIGNATURE — 4/5/12

1	APR. 5, 2012	FOR TITLE INSURANCE PURPOSES ONLY	
ISS.	DATE:	DESCRIPTION OF ISSUE:	ERK.
DRAWN: DFE		DESIGN: BDS	
CHECKED: BDS		CHECKED: RKP	

EMANUEL ENGINEERING, INC.
CIVIL & STRUCTURAL CONSULTANTS
118 PORTSMOUTH AVE.
STRATHAM, NH 03885
Tel: (603) 772-4400 Fax: (603) 772-4487
WWW.EMANUELENGINEERING.COM

CLIENT:

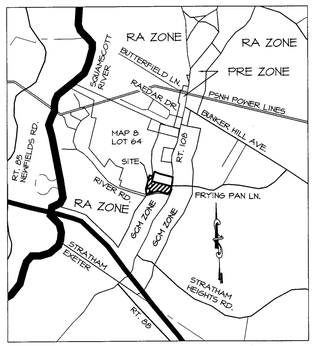
AUTOFAIR REALTY II, LLC
1477 SOUTH WILLOW STREET
MANCHESTER, NH 03103

TITLE:

ALTA / ACSM LAND TITLE SURVEY NOTES

FOR
AUTOFAIR REALTY II, LLC
41 PORTSMOUTH AVENUE (SITE)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
12-037	1"=50'	B2



LOCUS

SCALE 1"=3000'

LEGEND:

- DRILL HOLE
- (350') REF. PLAN DISTANCE
- POWER/UTILITY POLE
- STONE WALL
- EXISTING WELL
- ANGLE IRON FOUND 2"
- GRANITE BOUND FOUND 4"X4"
- TP1 TEST PIT (TYP)
- BARB WIRE FENCE
- ZONING DISTRICT
- ABUTTER LINE
- EASEMENT LINE
- REBAR 5/8"
- GUY WIRE
- GAS RISER

8/64 N/F W. DOUGLAS SCAMMAN, JR. REV. TRUST 4335-2533

9/17 N/F WILMA K. GUILFOYLE REVOC. TRUST PO BOX 213 STRATHAM, NH 03885 3446-1098, 3446-1096 2061-0235, 3409-1899

9/114 N/F HARALAMPOS SIDIROPOULOS 365 MAIN ST. TEWKSBURY, MA. 01876 3952-0466

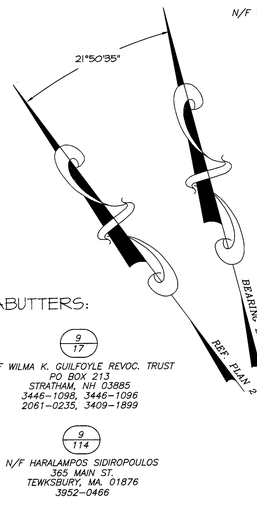
9/115 N/F LIONHEART INVESTMENTS PROP. 210 COMMERCE WAY PORTSMOUTH, NH 03801 3093-1624 C/O THE KANE CO.

GAS R.O.W. N/F PORTLAND NATURAL GAS N/F MARITIMES & NORTHEAST PIPELINE, LLC 3283-1986

REFERENCE PLANS:

1. "STRATHAM FIRE PROTECTION DISTRICT WATER LINE" DRAWING SET 8 SHEETS, BY EMANUEL ENGINEERING, INC., DATED 2-18-08, NOT RECORDED.
2. "LOT LINE ADJUSTMENT PLAN" BY EMANUEL ENGINEERING, INC., DATED JAN. 5, 2007, RCRD D-34505.
3. "ALTA / ACSM LAND TITLE SURVEY" PROJECT COVER SHEET FOR AUTOFAIR REALTY II, LLC 45 PORTSMOUTH AVENUE (SITE) STRATHAM, NH 03885" DRAWING SET 5 SHEETS, BY EMANUEL ENGINEERING, INC., DATED 10-14-11, NOT RECORDED.
4. "SUBDIVISION PLAN & LOT LINE REVISION PLAN OF LANF OF W. DOUGLAS SCAMMAN JR. REVOCABLE TRUST SHEILA A SCAMMAN REVOCABLE TRUST ROLAND & MONICA SCHELLER ROUTE 108 & RIVER ROAD STRATHAM, NEW HAMPSHIRE" BY DOUCET SURVEY, INC., DATED 2-12-10, NOT RECORDED, SHEETS 1 OF 4.
5. "AMENDED SITE PLAN FOR AUTOFAIR REALTY II, LLC. d/b/a NISSAN OF STRATHAM 45 PORTSMOUTH AVENUE STRATHAM, NH 03885", BY EMANUEL ENGINEERING, INC., DATED 1-4-12, RCRD D-31086.

EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
EC1	95.39	60.00	91°05'11"	N26°42'10"W	85.65
EC2	94.12	60.00	94°38'54"	N60°25'47"E	88.22
EC3	54.85	32.00	107°04'55"	S18°34'44"E	51.50
EC4	40.68	32.00	72°50'05"	N71°20'10"E	37.99
EC5	40.68	32.00	72°50'05"	S71°20'11"W	37.99
EC6	65.31	95.00	39°23'20"	S15°13'24"W	64.03
EC7	60.24	35.43	97°24'48"	S53°10'21"E	53.24



ABUTTERS:

GENERAL NOTES:

1. OWNER OF RECORD TAX MAP 8 LOTS 64 & 65 AND TAX MAP 9 LOT 4 IN. DOUGLAS SCAMMAN JR. REVOCABLE TRUST 69 PORTSMOUTH AVE., STRATHAM, NH 03885, RCRD BOOK 4335 PAGE 2533.

OWNER OF RECORD TAX MAP 9 LOT 5 AUTOFAIR REALTY II, LLC 1471 SOUTH WILLOW STREET MANCHESTER, NH 03103, BOOK 5259 PAGE 2910

2. THE INTENT OF THIS PLAN IS TO LOCATE EASEMENTS ASSOCIATED WITH THESE LOTS AND THEIR ABUTTING LOTS. THE EASEMENTS ARE SHOWN ON RECORDED PLAN RCRD D-34506 AND IN EASEMENT DEED RECORDED AT ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 4902 PAGE 2245. ALSO TO SHOW EASEMENTS REFERENCED ON SHEET B2 OF THIS SET LIST UNDER "COMMITMENT FOR TITLE INSURANCE - SCHEDULE B, SECTION 2 EXCEPTIONS".

3. THESE PARCELS ARE NOT IN A FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP 33015C0245E EFFECTIVE DATE MAY 17, 2005.

4. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

5. RIVER ROAD IS A TOWN ROAD AND HAS VARYING WIDTHS PER TOWN ROAD AGENT. A 1-1/2 ROD WIDTH WAS MAINTAINED TO THE CENTERLINE OF ROAD EXCEPT AT INTERSECTION ON TO ROUTE 108. AT THE INTERSECTION 3 RODS WERE MAINTAINED TO THE SIDE LINE OF MAP 9 LOT 3. DUE TO PAST ROAD IMPROVEMENTS PER SITE PLAN OF MAP 9 LOT 3 THE ROAD IS NOT CENTERED IN THE RIGHT OF WAY.

6. REFERENCE BEARING AND ELEVATION FROM REFERENCE PLAN #1. HORIZONTAL DATUM: NAD83/86, PROJECTION: NH STATE PLANE. VERTICAL DATUM: NGVD29 (FROM NHDOT DISK 153-380) A STANDARD NHDOT DISK SET IN THE SOUTHEAST ABUTMENT OF ROUTE 101 OVERPASS.

7. STRATHAM TAX MAPS AND LOTS WERE REVISED AND RENUMBERED IN 2010. NUMBERS ON THIS PLAN REFLECT THE NEW CURRENT NUMBERING SYSTEM.

SUBJECT PARCEL
RCRD 4335-2533
9/4
AREA = 8.27 ACRES
360,578 SQ. FT.
FRONTAGE
ROUTE 108: 293.68'
RIVER ROAD: 778.95'

9/5 N/F AUTOFAIR REALTY II, LLC 5259-2910 AREA = 6.61 ACRES 287,895 SQ. FT. FRONTAGE NH ROUTE 108: 368.18'

8/65 N/F W. DOUGLAS SCAMMAN, JR. REV. TRUST 4335-2533 AREA=0.65 ACRES 28,673 SQ. FT.

9/4 N/F W. DOUGLAS SCAMMAN, JR. REV. TRUST 4335-2533

8/3 N/F W. DOUGLAS SCAMMAN, JR. STELLA SCAMMAN 2637-2775

8/4 N/F ADRIAN SHERRY 3065-0840

9/2 N/F S.T.HOLDING CO. 3229-1943 4335-2533

9/3 N/F EMIL & SANDRA PLANTE 1967-0425 & 2236-0918 4335-2533

LOT PLAN
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

I CERTIFY THAT THIS SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS PLAN IS A RESULT OF FIELD SURVEY PERFORMED BETWEEN SEPTEMBER 2004 AND MARCH 2012, BY BDS, RG, DFE AND RKP. THE ERROR OF CLOSURE IS BETTER THAN 1/10,000. SURVEY PER NHLSA STANDARDS; CATEGORY 1, CONDITION 1. AREA CALCULATIONS ARE PER LAND DEVELOPMENT DESKTOP SOFTWARE.

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

RICHARD K. PARKER, LLS # 8 — DATED 4/5/12

SEAL

STATE OF NEW HAMPSHIRE — No. 8 — RICHARD K. PARKER, JR. — LICENSED LAND SURVEYOR — SIGNATURE — 4/5/12

ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.
1	APR. 5, 2012	FOR TITLE INSURANCE PURPOSES ONLY	

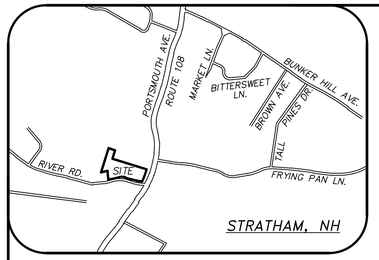
DRAWN: BDS — DESIGN: BDS
CHECKED: DFE — CHECKED: RKP

EMANUEL ENGINEERING, INC.
CIVIL & STRUCTURAL CONSULTANTS
118 PORTSMOUTH AVE.
STRATHAM, NH 03885
Tel: (603) 772-4400 Fax: (603) 772-4487
WWW.EMANUELENGINEERING.COM

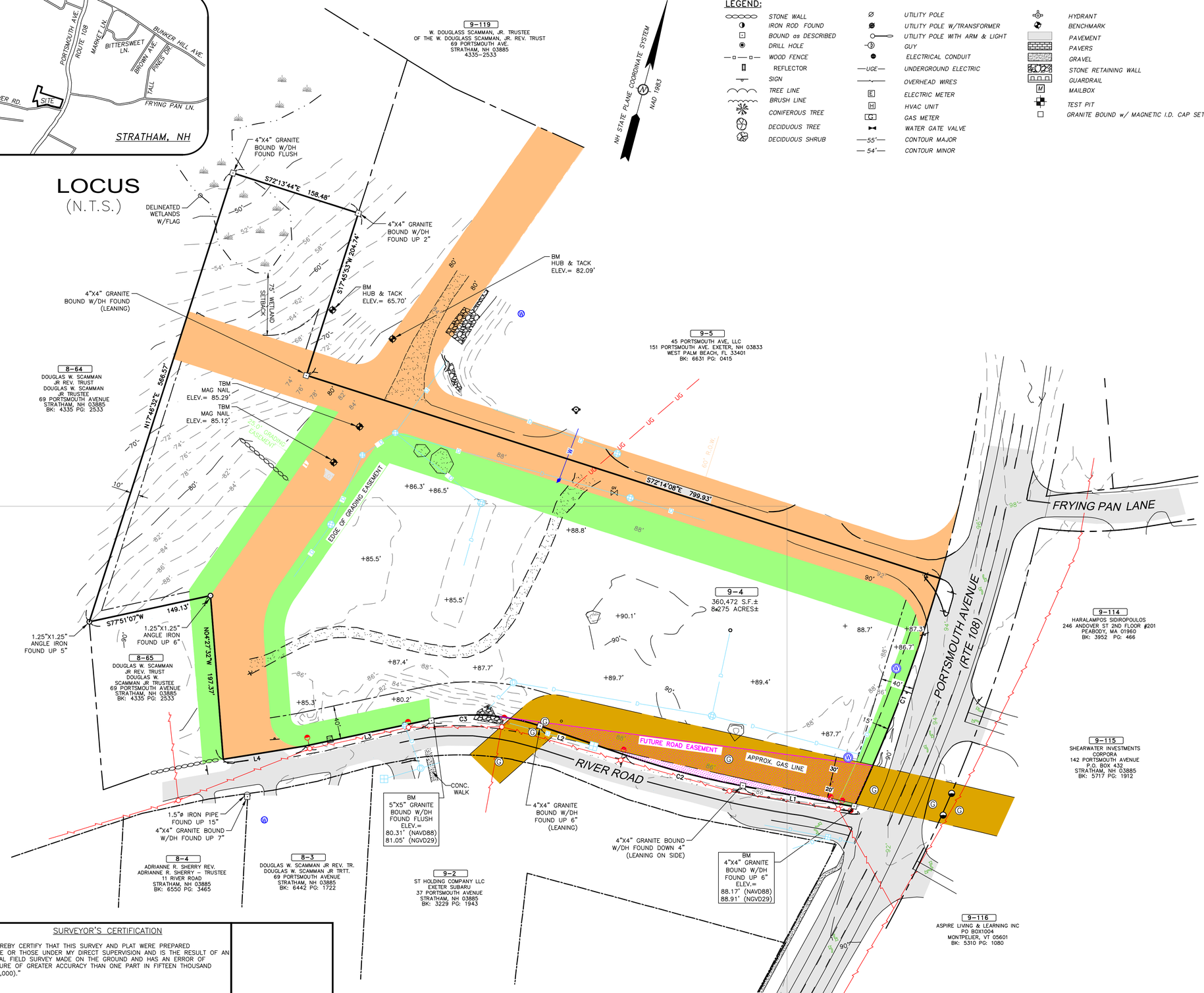
CLIENT:
AUTOFAIR REALTY II, LLC
1477 SOUTH WILLOW STREET
MANCHESTER, NH 03103

TITLE:
ALTA / ACSM LAND TITLE SURVEY EXISTING EASEMENT PLAN
FOR
AUTOFAIR REALTY II, LLC
41 PORTSMOUTH AVENUE (SITE)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
12-037	1"=50'	E1



LOCUS
(N.T.S.)



LEGEND:

- STONE WALL
- IRON ROD FOUND
- BOUND as DESCRIBED
- DRILL HOLE
- WOOD FENCE
- REFLECTOR
- SIGN
- TREE LINE
- BRUSH LINE
- CONIFEROUS TREE
- DECIDUOUS TREE
- DECIDUOUS SHRUB
- UTILITY POLE
- UTILITY POLE W/TRANSFORMER
- UTILITY POLE WITH ARM & LIGHT
- GUY
- ELECTRICAL CONDUIT
- UGE — UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- ELECTRIC METER
- HVAC UNIT
- GAS METER
- WATER GATE VALVE
- 55' — CONTOUR MAJOR
- 54' — CONTOUR MINOR
- HYDRANT
- BENCHMARK
- PAVEMENT
- PAVERS
- GRAVEL
- STONE RETAINING WALL
- GUARDRAIL
- MAILBOX
- TEST PIT
- GRANITE BOUND w/ MAGNETIC I.D. CAP SET

NOTES:

1. OWNER OF RECORD: 41 PORTSMOUTH AVENUE REALTY LLC.
   ADDRESS: 123 BEDFORD CENTER ROAD SUITE D BEDFORD, NH 03110
   DEED REFERENCE: BK: 6613 PG: 1241
   TAX MAP: 9 / LOT: 4
2. ZONED: GATEWAY COMMERCIAL BUSINESS DISTRICT (GCBD) – CENTRAL ZONE

   FRONT YARD SETBACK: 15' FROM STATE R.O.W. OR 40' FROM EDGE OF PAVEMENT WHICHEVER IS GREATER.
   SIDE & REAR YARD SETBACK: 10' MIN
   BUILDING HEIGHT: 3 STORIES – 40' MAX.
   WETLAND: 50'
3. THE INTENT OF THIS PLAN IS TO SHOW THE LIMITED EXISTING CONDITIONS OF THE SUBJECT PARCELS AND THE IMPROVEMENTS THEREON FOR FUTURE SHORELAND PERMITTING.
4. 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 OF RECORD, AND 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.
5. HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD88. ESTABLISHED BY SURVEY GRADE GPS OBSERVATIONS. UNITS: US SURVEY FOOT. DESIGN INFORMATION WAS PERFORMED ON NGVD29 BASED ON PRIOR APPROVED PLANS. TO CONVERT FROM THIS EXISTING CONDITIONS PLAN TO THE DESIGN DATUM SUBTRACT ' FROM 88 TO 29.
6. THE PLAN IS BASED UPON A FIELD SURVEY COMPLETED IN TBD-FEBRUARY-TBD OF 2025 WITH TRIMBLE S5 ROBOTIC TOTAL STATION, CARLSON BRX7 RTK GPS UNITS, PANASONIC FZ-M1/TRIMBLE TSC7 DATA COLLECTORS.
7. THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0245F, EFFECTIVE DATE 1/29/2021 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. 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.

PLAN REFERENCES:

1. "SITE PLAN FOR NISSAN OF STRATHAM 45 PORTSMOUTH AVE. STRATHAM, NH 03885 PREPARED FOR SEACOAST IMPORTED AUTOS, INC." DATED FEBRUARY 7, 2007 AND PREPARED BY EMANUEL ENGINEERING, INC. CIVIL & STRUCTURAL CONSULTANTS RCRD D-34504.
2. "LOT LINE ADJUSTMENTPLAN FOR DOUGLAS SCAMMAN PORTSMOUTH AVE & RIVER RD. STRATHAM, NH 03885" DATED FEBRUARY 7, 2007 AND PREPARED BY EMANUEL ENGINEERING, INC. CIVIL & STRUCTURAL CONSULTANTS RCRD D-34505.
3. "EASEMENT PLAN FOR DOUGLASS SCAMMAN PORTSMOUTH AVE & RIVER RD. STRATHAM, NH 03885" DATED FEBRUARY 7, 2007 AND PREPARED BY EMANUEL ENGINEERING, INC. CIVIL & STRUCTURAL CONSULTANTS RCRD D-34506.
4. "ALTA / ACSM LAND TITLE SURVEY BOUNDARY PLAN FOR W. DOUGLAS SCAMMAN JR. REV. TRUST & AUTOFAIR REALTY II, LLC TAX MAP 9 LOT 4" DATED APRIL 5, 2012 AND PREPARED BY EMANUEL ENGINEERING, INC. CIVIL & STRUCTURAL CONSULTANTS NOT RECORDED PROJECT #12-037.

LINE	BEARING	DISTANCE
L1	S79°31'02"E	134.98'
L2	S71°09'59"E	109.58'
L3	N78°07'56"E	154.26'
L4	N80°48'07"E	99.80'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1860.00'	293.59'	293.38'	N20°34'59"E	9°02'49"
C2	1000.00'	145.75'	145.62'	S75°20'31"E	8°21'03"
C3	250.00'	133.96'	132.36'	N86°31'02"W	30°42'05"

GRAPHIC SCALE

60' 0' 30' 60' 120' 240'

(IN FEET)
1 inch = 60' ft.

LIMITED EXISTING CONDITIONS PLAN

41 PORTSMOUTH AVENUE

STRATHAM, NEW HAMPSHIRE

TAX MAP 9 LOT 4

PREPARED FOR: CHRIS LANE

LAND OF: 41 PORTSMOUTH AVENUE REALTY LLC.

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR _____ DATE _____

JVA
JAMES VERRA & ASSOCIATES, INC.
100 GRIFFIN ROAD, UNIT C
PORTSMOUTH, N.H., 03801
603-436-3557 - © 2026
www.jvasurveyors.com

DATE: 6/11/2026	JOB NO. 25-2006
DRWN BY: CWW / NSS	CHK'D BY: RMF
DWG NAME: OUT-25-2006_EEI-DATUM.DWG	SCALE: 1"=60'

SHEET: V1

J:\2025 PROJECTS\25-2006 MCFARLAND 41 PORTSMOUTH AVE STRATHAM NH\COMMUNICATIONS\OUTGOING\2026_0616 TO EEI EXISTING CONDITIONS\OUT-25-2006_EEI-DATUM.dwg
2026 06 16

TEST PIT LOGS & SOIL DATA

AUTOFAIR REALTY II, LLC 41 PORTSMOUTH AVENUE, STRATHAM, NH
EEI PROJECT 13-041

PERFORMED ON SEPTEMBER 22 2004 BY JAMES SHEPHARD OF NH SOIL CONSULTANTS, INC. AND BRUCE SCAMMAN OF EMANUEL ENGINEERING, INC., WITNESSED BY MIKE CUOMO OF RCCD.

TEST PIT #1
ESHWT 22", TERMINATED 48", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-6" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 6-22" 10YR4/3, FINE SANDY LOAM, GRANULAR, FRIABLE, 22-48" 10YR4/2 , FINE SANDY LOAM, MASSIVE, FRIABLE, MOTTLES COMMON.

TEST PIT #2
ESHWT NONE TERMINATED 45", REFUSAL 40", NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-8" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 8-40" 10YR4/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 40-45" RIPPABLE BEDROCK.

TEST PIT #3
ESHWT NONE, TERMINATED 40", REFUSAL 36", NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-10" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 10-36" 10YR4/6, SANDY LOAM, GRANULAR, FRIABLE, 36-40" RIPPABLE BEDROCK.

TEST PIT #4
ESHWT 28", TERMINATED 64", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-8" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 8-28" 10YR4/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 28-64" 10YR5/3 , FINE SANDY LOAM, MASSIVE, FRIABLE, MOTTLES COMMON.

TEST PIT #5
ESHWT 40", TERMINATED 64", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-40" MIXED, 40-64" 10YR5/3, FINE SANDY LOAM, MOTTLES COMMON.

TEST PIT #6
ESHWT 36", TERMINATED 65", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-20" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 20-36" 10YR4/6, SANDY LOAM, GRANULAR, FRIABLE, 36-42" 10YR5/3 , VERY FINE SANDY LOAM, MASSIVE, FRIABLE, MOTTLES COMMON, 42-65" 10YR5/3 , VERY FINE SANDY LOAM, MASSIVE, FIRM, MOTTLES COMMON.

TEST PIT #7
ESHWT 36", TERMINATED 60", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-12" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 12-36" 10YR4/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 36-60" 10YR5/3 , FINE SANDY LOAM, MASSIVE, FIRM, MOTTLES COMMON.

TEST PIT #8
ESHWT 40", TERMINATED 64", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-22" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 22-40" 10YR4/6, SANDY LOAM, GRANULAR, FRIABLE, 40-64" 10YR5/3 , FINE SANDY LOAM, PLATY, FIRM, MOTTLES COMMON.

TEST PIT #9
ESHWT 30", TERMINATED 65", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-12" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 12-30" 10YR4/6, SANDY LOAM, GRANULAR, FRIABLE, 30-65" 10YR5/3 , FINE SANDY LOAM, MASSIVE, FIRM, MOTTLES COMMON.

TEST PIT #10
ESHWT NONE", TERMINATED 24", REFUSAL 24", NO OBSERVED WATER, ROOTS NONE OBSERVED, BEDROCK AT 24"

PERFORMED ON JANUARY 4, 2012 BY BRUCE SCAMMAN OF EMANUEL ENGINEERING, INC., WITNESSED BY MIKE CUOMO OF RCCD.

TEST PIT #12-5
ESHWT 28", TERMINATED 64", NO REFUSAL, NO OBSERVED WATER, 0-18" 10YR3/2, LOAM, GRANULAR, FRIABLE, 18-40" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 40-64" 2.5Y5/4, SILTY LOAM, BLOCKY, FIRM, MOTTLES COMMON.

TEST PIT #12-6
ESHWT 40", TERMINATED 72", NO REFUSAL, NO OBSERVED WATER, 0-14" 10YR3/2, LOAM, GRANULAR, FRIABLE, 14-28" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 28-36" 2.5Y5/4 , GRAVELLY SANDY LOAM, BLOCKY, FIRM, MOTTLES COMMON, 36-72" 2.5Y5/4, SILTY LOAM, BLOCKY, FIRM, MOTTLES COMMON.

PERFORMED ON JULY 3, 2013 BY LINDSAY BYBOTH OF GOVE ENVIRONMENTAL SERVICES AND BRUCE SCAMMAN OF EMANUEL ENGINEERING, INC., WITNESSED BY MIKE CUOMO OF RCCD.

TEST PIT #13-1
ESHWT 44", TERMINATED 62", NO REFUSAL, NO OBSERVED WATER, ROOTS 24", 0-7" 10YR3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, 7-30" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 30-44" 10YR5/6 , VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 44-62" 10YR5/3, FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON.

TEST PIT #13-2
ESHWT 44", TERMINATED 66", NO REFUSAL, NO OBSERVED WATER, ROOTS 7", 0-7" 10YR3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, 7-26" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 26-44" 2.5Y5/3 , VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 44-62" 2.5Y5/3, STONY FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON.

TEST PIT #13-3
ESHWT 44", TERMINATED 70", NO REFUSAL, NO OBSERVED WATER, ROOTS 12", 0-12" 10YR3/2, FINE SANDY LOAM, GRANULAR, FRIABLE,12-26" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 26-44" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 44-70" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON.

TEST PIT #13-4 FAILED
ESHWT 22", TERMINATED 67", NO REFUSAL, NO OBSERVED WATER, NO OBSERVED ROOTS, 0-7", FINE SANDY LOAM, GRANULAR, 7-22", FINE SANDY LOAM, GRANULAR, 22-34", SILT, BLOCKY, FRIABLE, MOTTLES COMMON, 34-67" , SILT CLAY, MASSIVE, FIRM.

TEST PIT #13-5
ESHWT 41", TERMINATED 60", NO REFUSAL, NO OBSERVED WATER, NO OBSERVED ROOTS, 0-20" 10YR3/2, LOAM, GRANULAR, FRIABLE, 20-30" 10YR3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, 30-41" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 41-60" , 2.5Y5/3, SILT CLAY, MASSIVE, FIRM, MOTTLES COMMON.

TEST PIT #13-6
ESHWT 41", TERMINATED 62", NO REFUSAL, NO OBSERVED WATER, NO OBSERVED ROOTS, 0-11" 10YR3/2, FINE SANDY LOAM, GRANULAR, FRIABLE, 11-26" 10YR3/2, SAND, GRANULAR, FRIABLE, 26-41" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 41-62" , FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON.

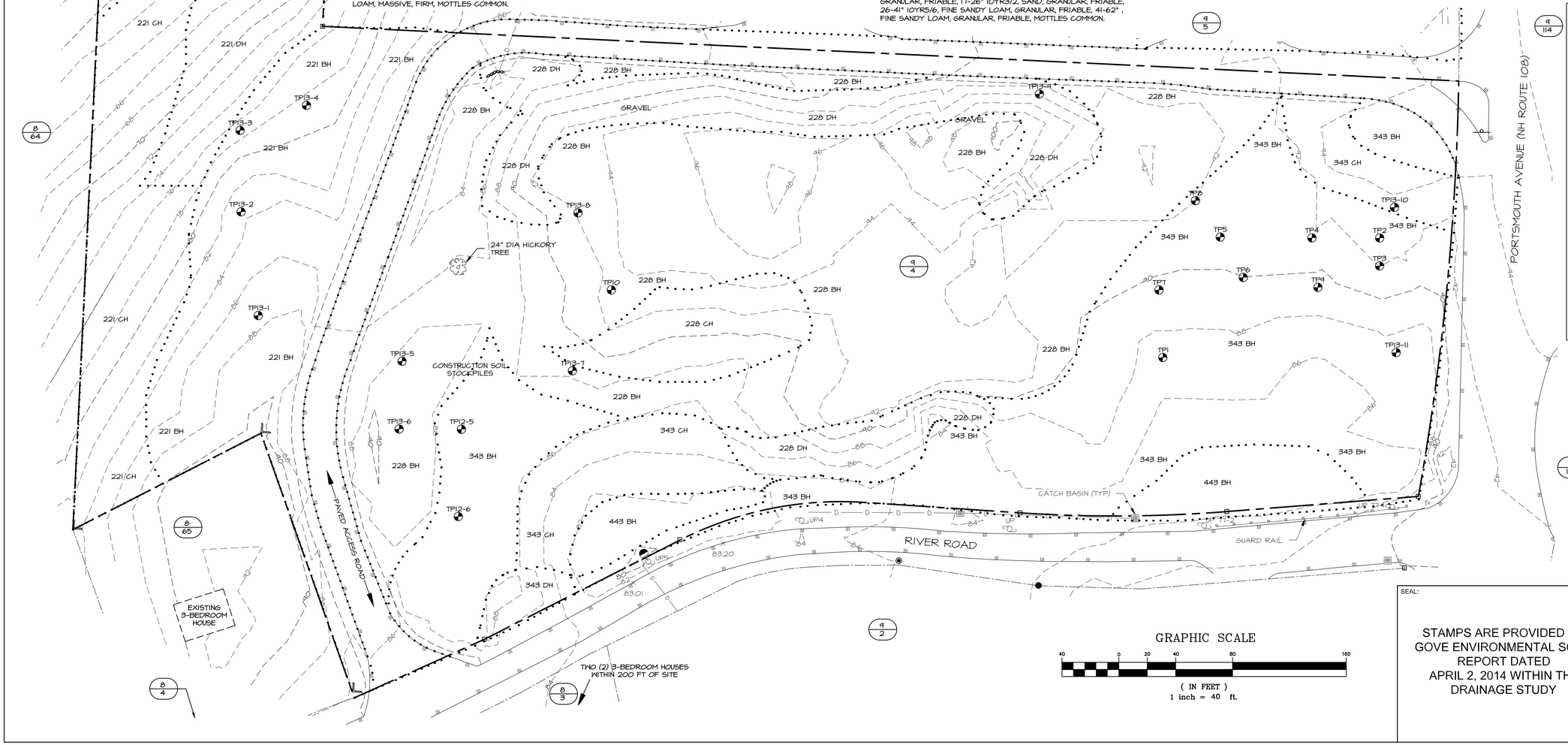
TEST PIT #13-7
ESHWT 32", TERMINATED 60", NO REFUSAL, NO OBSERVED WATER, ROOTS 32", 0-16" 10YR3/2, SAND, GRANULAR, FRIABLE, 16-24" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 24-32" 10YR5/4, FINE SANDY LOAM, GRANULAR, FRIABLE, 32-60" , FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON.

TEST PIT #13-8
NO ESHWT, TERMINATED 32", REFUSAL 32", NO OBSERVED WATER, NO OBSERVED ROOTS, 0-6" 10YR3/3, LOAM, GRANULAR, FRIABLE, 6-32" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE.

TEST PIT #13-9
NO ESHWT, TERMINATED 32", REFUSAL 32", NO OBSERVED WATER, NO OBSERVED ROOTS, 0-3" 10YR3/3, LOAM, GRANULAR, FRIABLE, 3-32" 10YR5/6, SILTY CLAY, BLOCKY, FRIABLE.

TEST PIT #13-10
ESHWT 27", TERMINATED 42", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-17" 10YR5/5, FINE SANDY LOAM, GRANULAR, FRIABLE,17-27" 10YR5/3, SILT CLAY, BLOCKY, FIRM, 27-40" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON, 40-42" 10YR5/3, VERY STONY SILTY CLAY, BLOCKY, FIRM, MOTTLES COMMON.

TEST PIT #13-11
ESHWT 26", TERMINATED 40", NO REFUSAL, NO OBSERVED WATER, ROOTS 22", 0-11" 10YR3/3, LOAM, GRANULAR, FRIABLE,11-22" 10YR3/2, FINE SANDY LOAM, GRANULAR, FRIABLE, 22-26" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 26-35" 10YR5/2, SILTY CLAY, BLOCKY, FIRM, MOTTLES COMMON, 35-40" 2.5Y5/2, SILTY CLAY, MASSIVE, FIRM, MOTTLES COMMON.



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NOTES:

1. OWNER OF RECORD:
   TAX MAP 9, LOT 4
   41 PORTSMOUTH AVE LLC
   151 PORTSMOUTH AVENUE
   EXETER, NH 03833
   RCRD BK6613 PG1241
2. THE INTENT OF THIS PLAN IS TO DELINEATE SOIL TYPES AND SHOW TOPOGRAPHY FOR STRATHAM TAX MAP 9 LOT 4.
3. SEE EEI DRAWING SET COVER SHEET FOR PROJECT GENERAL NOTES.
4. SOILS WERE INITIALLY DELINEATED BY LINDSAY BYBOTH, SOIL SCIENTIST APPRENTICE OF GOVE ENVIRONMENTAL SERVICES, INC., 8 CONTINENTAL DRIVE, BUILDING 2 UNIT H, EXETER, NH 03833, ON AUGUST 8, 2013, IN ACCORDANCE WITH HIGH INTENSITY SOIL SURVEY MAPS FOR NEW HAMPSHIRE STANDARDS, PUBLICATION NO. 1, APRIL 2008. SOILS REVISED AND WETLANDS DELINEATED BY JAMES GOVE, CSS #4 ON APRIL 1, 2014.
5. THIS SOIL MAP WAS PREPARED BY A PROFESSIONAL SOIL SCIENTIST AND MEETS THE TECHNICAL STANDARDS OF THE SSSNNE PUBLICATION NO. 1, HIGH INTENSITY SOIL MAPS FOR NH, APRIL 2008. SOILS WERE IDENTIFIED USING THE KEY TO SOIL TYPES.
6. DRAINAGE CALCULATIONS ARE BASED OFF OF PRE-ALTERATION CONDITIONS AND REFLECTS THE SOIL DELINEATION AND TOPOGRAPHY FROM 2014 AS SEEN ON THIS SHEET.

WETLAND MAPPING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 4.2. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2004).
4. CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1979).

HIGH INTENSITY MAP SYMBOL: 523BH

DRAINAGE CLASS 5
1. Excessively drained
2. Well drained
3. Moderately well drained
4. Somewhat poorly drained
5. Poorly drained
6. Very Poorly drained
7. Not determined

PARENT MATERIAL 2
1. Glaciofluvial
2. Glacial Till
3. Marine or glaciolacustrine very fine sand and silt
4. Marine or glaciolacustrine loamy/sandy over silt/clay
5. Marine or glaciolacustrine silt and clay
6. excavated, regraded or filled
7. Alluvial deposits
8. Organic materials fresh water
9. Organic materials tidal marsh

IDENTIFIER H
H. Indicates high intensity soil map
P. Indicates preliminary map

SLOPE CLASS B
B. 0 to 8%
C. 8 to 15%
D. 15 to 25%
E. More than 25%

RESTRICTIVE FEATURE 3
1. None
2. Bouldery, with more than 15% of surface covered
3. Mineral restrictive layer(s) are present at less than 40 in. depth.
4. Bedrock 0 in. to 40 in. depth
5. Subject to flooding
6. Does not meet fill standards
x. Depth to bedrock variable, complex of soil types

High Intensity Map Symbol 523BH indicates a poorly drained glacial till soil with a restrictive features, on a slope of 0 to 8%.

Developed from Society of Soil Scientists of Northern New England. " Special Publication No. 1, High Intensity Soil Maps For New Hampshire, Standards and Origins"

ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.
5	JUN 17, 2026	FOR APPROVAL	
4	MAR 24, 2026	AoT REVISIONS	
1	JAN 22, 2025	FOR APPROVAL	

DRAWN: JJM | DESIGN: JJM
CHECKED: BDS | CHECKED: BDS

CIVIL & STRUCTURAL CONSULTANTS, LAND PLANNERS
100 GRIFFIN ROAD, UNIT C, PORTSMOUTH, NH 03801
603-772-4400 | EMANUELENGINEERING.COM ©2025

CLIENT:
41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833

SEAL:
STAMPS ARE PROVIDED ON GOVE ENVIRONMENTAL SOILS REPORT DATED APRIL 2, 2014 WITHIN THE DRAINAGE STUDY

TITLE:
HIGH INTENSITY SOIL SURVEY & TOPOGRAPHY PLAN (2014)
FOR
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
25-1001	1"=40'	C2a

TEST PIT LOGS & SOIL DATA

AUTOFAIR REALTY II, LLC 41 PORTSMOUTH AVENUE, STRATHAM, NH
EEI PROJECT 13-041

PERFORMED ON SEPTEMBER 22 2004 BY JAMES SHEPHARD OF NH SOIL CONSULTANTS, INC. AND BRUCE SCAMMAN OF EMANUEL ENGINEERING, INC., WITNESSED BY MIKE CUOMO OF RCGD.

TEST PIT #1
ESHWT 22", TERMINATED 48", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-6" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 6-22" 10YR4/3, FINE SANDY LOAM, GRANULAR, FRIABLE, 22-48" 10YR4/2 , FINE SANDY LOAM, MASSIVE, FRIABLE, MOTTLES COMMON.

TEST PIT #2
ESHWT NONE TERMINATED 45", REFUSAL 40", NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-8" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 8-40" 10YR4/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 40-45" RIPPABLE BEDROCK.

TEST PIT #3
ESHWT NONE, TERMINATED 40", REFUSAL 36", NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-10" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 10-36" 10YR4/6, SANDY LOAM, GRANULAR, FRIABLE, 36-40" RIPPABLE BEDROCK.

TEST PIT #4
ESHWT 28", TERMINATED 64", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-8" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 8-28" 10YR4/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 28-64" 10YR5/3 , FINE SANDY LOAM, MASSIVE, FRIABLE, MOTTLES COMMON.

TEST PIT #5
ESHWT 40", TERMINATED 64", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-40" MIXED, 40-64" 10YR5/3, FINE SANDY LOAM, MOTTLES COMMON.

TEST PIT #6
ESHWT 36", TERMINATED 65", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-20" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 20-36" 10YR4/6, SANDY LOAM, GRANULAR, FRIABLE, 36-42" 10YR5/3 , VERY FINE SANDY LOAM, MASSIVE, FRIABLE, MOTTLES COMMON, 42-65" 10YR5/3 , VERY FINE SANDY LOAM, MASSIVE, FIRM, MOTTLES COMMON.

TEST PIT #7
ESHWT 36", TERMINATED 60", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-12" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 12-36" 10YR4/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 36-60" 10YR5/3 , FINE SANDY LOAM, MASSIVE, FIRM, MOTTLES COMMON.

TEST PIT #8
ESHWT 40", TERMINATED 64", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-22" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 22-40" 10YR4/6, SANDY LOAM, GRANULAR, FRIABLE, 40-64" 10YR5/3 , FINE SANDY LOAM, PLATY, FIRM, MOTTLES COMMON.

TEST PIT #9
ESHWT 30", TERMINATED 65", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-12" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 12-30" 10YR4/6, SANDY LOAM, GRANULAR, FRIABLE, 30-65" 10YR5/3 , FINE SANDY LOAM, MASSIVE, FIRM, MOTTLES COMMON.

TEST PIT #10
ESHWT NONE", TERMINATED 24", REFUSAL 24", NO OBSERVED WATER, ROOTS NONE OBSERVED, BEDROCK AT 24"

PERFORMED ON JANUARY 4, 2012 BY BRUCE SCAMMAN OF EMANUEL ENGINEERING, INC., WITNESSED BY MIKE CUOMO OF RCGD.

TEST PIT #12-5
ESHWT 28", TERMINATED 64", NO REFUSAL, NO OBSERVED WATER, 0-18" 10YR3/2, LOAM, GRANULAR, FRIABLE, 18-40" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 40-64" 2.5Y5/4, SILTY LOAM, BLOCKY, FIRM, MOTTLES COMMON.

TEST PIT #12-6
ESHWT 40", TERMINATED 72", NO REFUSAL, NO OBSERVED WATER, 0-14" 10YR3/2, LOAM, GRANULAR, FRIABLE, 14-28" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 28-36" 2.5Y5/4 , GRAVELLY SANDY LOAM, BLOCKY, FIRM, MOTTLES COMMON, 36-72" 2.5Y5/4, SILTY LOAM, BLOCKY, FIRM, MOTTLES COMMON.

PERFORMED ON JULY 3, 2013 BY LINDSAY BYBOTH OF GOVE ENVIRONMENTAL SERVICES AND BRUCE SCAMMAN OF EMANUEL ENGINEERING, INC., WITNESSED BY MIKE CUOMO OF RCGD.

TEST PIT #13-1
ESHWT 44", TERMINATED 62", NO REFUSAL, NO OBSERVED WATER, ROOTS 24", 0-7" 10YR3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, 7-30" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 30-44" 10YR5/6 , VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 44-62" 10YR5/3, FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON.

TEST PIT #13-2
ESHWT 44", TERMINATED 66", NO REFUSAL, NO OBSERVED WATER, ROOTS 7", 0-7" 10YR3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, 7-26" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 26-44" 2.5Y5/3 , VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 44-62" 2.5Y5/3, STONY FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON.

TEST PIT #13-3
ESHWT 44", TERMINATED 70", NO REFUSAL, NO OBSERVED WATER, ROOTS 12", 0-12" 10YR3/2, FINE SANDY LOAM, GRANULAR, FRIABLE,12-26" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 26-44" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 44-70" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON.

TEST PIT #13-4 FAILED
ESHWT 22", TERMINATED 67", NO REFUSAL, NO OBSERVED WATER, NO OBSERVED ROOTS, 0-7", FINE SANDY LOAM, GRANULAR, 7-22", FINE SANDY LOAM, GRANULAR, 22-34", SILT, BLOCKY, FRIABLE, MOTTLES COMMON, 34-67" , SILT CLAY, MASSIVE, FIRM.

TEST PIT #13-5
ESHWT 41", TERMINATED 60", NO REFUSAL, NO OBSERVED WATER, NO OBSERVED ROOTS, 0-20" 10YR3/2, LOAM, GRANULAR, FRIABLE, 20-30" 10YR3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, 30-41" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 41-60" , 2.5Y5/3, SILT CLAY, MASSIVE, FIRM, MOTTLES COMMON.

TEST PIT #13-6
ESHWT 41", TERMINATED 62", NO REFUSAL, NO OBSERVED WATER, NO OBSERVED ROOTS, 0-11" 10YR3/2, FINE SANDY LOAM, GRANULAR, FRIABLE, 11-26" 10YR3/2, SAND, GRANULAR, FRIABLE, 26-41" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 41-62" , FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON.

TEST PIT #13-7
ESHWT 32", TERMINATED 60", NO REFUSAL, NO OBSERVED WATER, ROOTS 32", 0-16" 10YR3/2, SAND, GRANULAR, FRIABLE, 16-24" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 24-32" 10YR5/4, FINE SANDY LOAM, GRANULAR, FRIABLE, 32-60" , FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON.

TEST PIT #13-9
NO ESHWT, TERMINATED 32", REFUSAL 32", NO OBSERVED WATER, NO OBSERVED ROOTS, 0-6" 10YR3/3, LOAM, GRANULAR, FRIABLE, 6-32" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE.

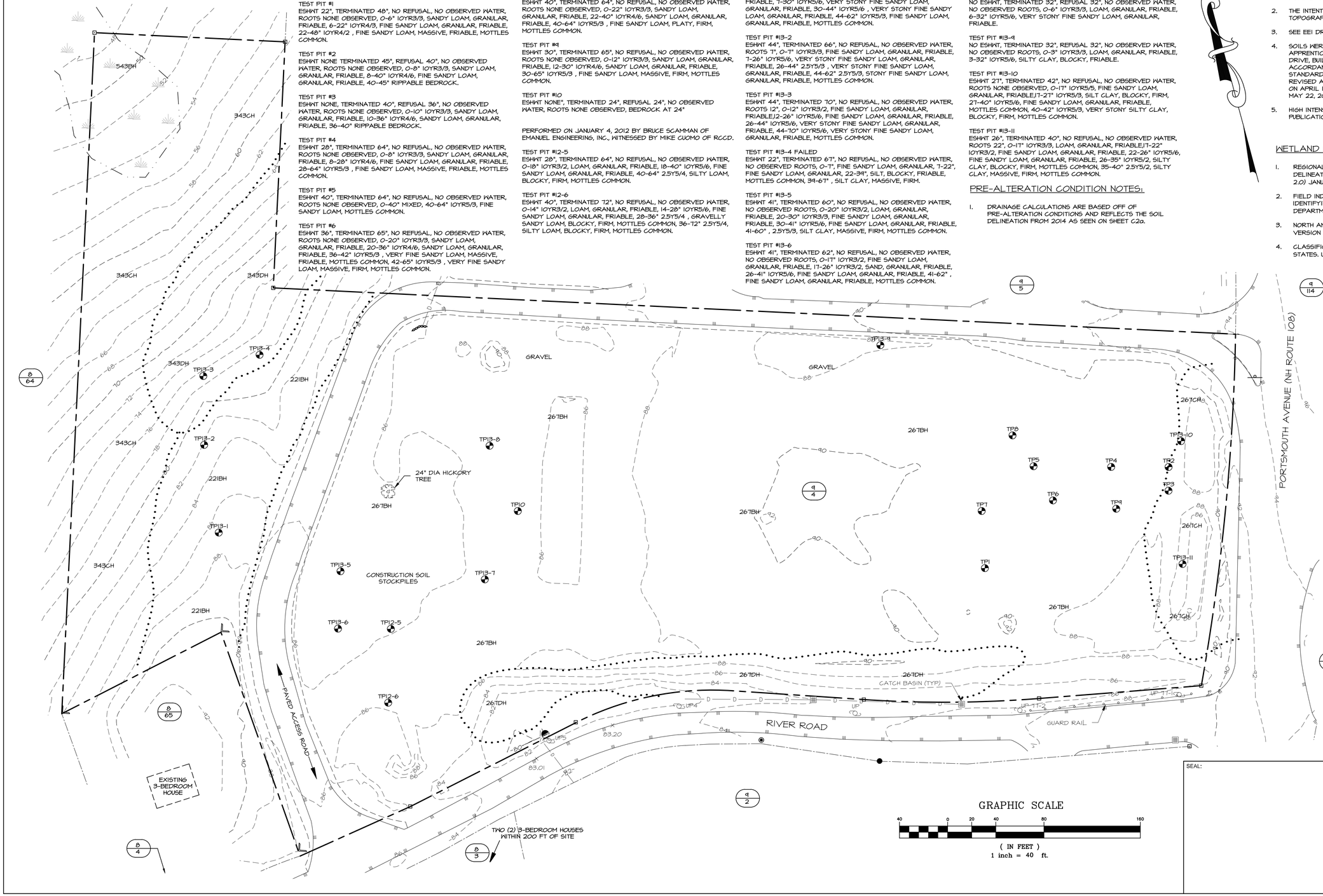
TEST PIT #13-9
NO ESHWT, TERMINATED 32", REFUSAL 32", NO OBSERVED WATER, NO OBSERVED ROOTS, 0-3" 10YR3/3, LOAM, GRANULAR, FRIABLE, 3-32" 10YR5/6, SILTY CLAY, BLOCKY, FRIABLE.

TEST PIT #13-10
ESHWT 27", TERMINATED 42", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-17" 10YR5/5, FINE SANDY LOAM, GRANULAR, FRIABLE,17-27" 10YR5/3, SILT CLAY, BLOCKY, FIRM, 27-40" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON, 40-42" 10YR5/3, VERY STONY SILTY CLAY, BLOCKY, FIRM, MOTTLES COMMON.

TEST PIT #13-11
ESHWT 26", TERMINATED 40", NO REFUSAL, NO OBSERVED WATER, ROOTS 22", 0-11" 10YR3/3, LOAM, GRANULAR, FRIABLE,11-22" 10YR3/2, FINE SANDY LOAM, GRANULAR, FRIABLE, 22-26" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 26-35" 10YR5/2, SILTY CLAY, BLOCKY, FIRM, MOTTLES COMMON, 35-40" 2.5Y5/2, SILTY CLAY, MASSIVE, FIRM, MOTTLES COMMON.

PRE-ALTERATION CONDITION NOTES:

1. DRAINAGE CALCULATIONS ARE BASED OFF OF PRE-ALTERATION CONDITIONS AND REFLECTS THE SOIL DELINEATION FROM 2014 AS SEEN ON SHEET C2a.



NOTES:

1. OWNER OF RECORD:
   TAX MAP 9, LOT 4
   41 PORTSMOUTH AVE LLC
   151 PORTSMOUTH AVENUE
   EXETER, NH 03833
   RCRD BK6613 PG1241
2. THE INTENT OF THIS PLAN IS TO DELINEATE SOIL TYPES AND SHOW TOPOGRAPHY FOR STRATHAM TAX MAP 9 LOT 4.
3. SEE EEI DRAWING SET COVER SHEET FOR PROJECT GENERAL NOTES.
4. SOILS WERE INITIALLY DELINEATED BY LINDSAY BYBOTH, SOIL SCIENTIST APPRENTICE OF GOVE ENVIRONMENTAL SERVICES, INC., 8 CONTINENTAL DRIVE, BUILDING 2 UNIT H, EXETER, NH 03833, ON AUGUST 8, 2013, IN ACCORDANCE WITH HIGH INTENSITY SOIL SURVEY MAPS FOR NEW HAMPSHIRE STANDARDS, PUBLICATION NO. 1, APRIL 2008. SOILS DELINEATION HAS BEEN REVISED AND WETLANDS HAVE BEEN DELINEATED BY JAMES GOVE, CSS # 4 ON APRIL 1, 2014. SOILS WERE LATER REVISED AGAIN BY JAMES GOVE ON MAY 22, 2025.
5. HIGH INTENSITY SOIL MAP SYMBOLS BASED UPON SSSNNE SPECIAL PUBLICATION 1, DECEMBER 2017, WERE ADDED TO THE SOIL LEGEND.

WETLAND MAPPING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2009).
4. CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1979).

HIGH INTENSITY MAP SYMBOL: **523BH**

DRAINAGE CLASS
5
1. Excessively drained
2. Well drained
3. Moderately well drained
4. Somewhat poorly drained
5. Poorly drained
6. Very Poorly drained
7. Not determined

PARENT MATERIAL
2
1. Glaciofluvial
2. Glacial Till
3. Marine or glaciolacustrine very fine sand and silt
4. Marine or glaciolacustrine loamy/sandy over silt/clay
5. Marine or glaciolacustrine silt and clay
6. excavated, regraded or filled
7. Alluvial deposits
8. Organic materials fresh water
9. Organic materials tidal marsh

IDENTIFIER
H
H. Indicates high intensity soil map
P. Indicates preliminary map

SLOPE CLASS
B
B. 0 to 8%
C. 8 to 15%
D. 15 to 25%
E. More than 25%

RESTRICTIVE FEATURE
3
1. None
2. Bouldery, with more than 15% of surface covered
3. Mineral restrictive layer(s) are present at less than 40 in. depth.
4. Bedrock 0 in. to 40 in. depth
5. Subject to flooding
6. Does not meet fill standards
x. Depth to bedrock variable, complex of soil types

High Intensity Map Symbol 523BH indicates a poorly drained glacial till soil with a restrictive features, on a slope of 0 to 8%.

Developed from Society of Soil Scientists of Northern New England, " Special Publication No. 1, High Intensity Soil Maps For New Hampshire, Standards and Origins"

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.
5	JUN 17, 2026	FOR APPROVAL	
4	MAR 24, 2026	AoT REVISIONS	
1	JAN 22, 2025	FOR APPROVAL	

DRAWN: JJM | DESIGN: JJM
CHECKED: BDS | CHECKED: BDS

CIVIL & STRUCTURAL CONSULTANTS, LAND PLANNERS
100 GRIFFIN ROAD, UNIT C, PORTSMOUTH, NH 03801
603-772-4400 | EMANUELENGINEERING.COM ©2025

CLIENT:
41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833

SEAL:

TITLE:
HIGH INTENSITY SOIL SURVEY & TOPOGRAPHY PLAN (2025)
FOR
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
25-1001	1"=40'	C2b

TEST PIT LOGS & SOIL DATA

AUTOFAIR REALTY II, LLC 41 PORTSMOUTH AVENUE, STRATHAM, NH
EEI PROJECT 13-041

PERFORMED ON SEPTEMBER 22 2004 BY JAMES SHEPHARD OF NH SOIL CONSULTANTS, INC. AND BRUCE SCAMMAN OF EMANUEL ENGINEERING, INC., WITNESSED BY MIKE CUOMO OF RCCD.

TEST PIT #1
ESHMT 22", TERMINATED 48", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-6" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 6-22" 10YR4/3, FINE SANDY LOAM, GRANULAR, FRIABLE, 22-48" 10YR4/2 , FINE SANDY LOAM, MASSIVE, FRIABLE, MOTTLES COMMON.

TEST PIT #2
ESHMT NONE TERMINATED 45", REFUSAL 40", NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-8" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 8-40" 10YR4/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 40-45" RIPPABLE BEDROCK.

TEST PIT #3
ESHMT NONE, TERMINATED 40", REFUSAL 36", NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-10" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 10-36" 10YR4/6, SANDY LOAM, GRANULAR, FRIABLE, 36-40" RIPPABLE BEDROCK.

TEST PIT #4
ESHMT 28", TERMINATED 64", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-8" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 8-28" 10YR4/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 28-64" 10YR5/3 , FINE SANDY LOAM, MASSIVE, FRIABLE, MOTTLES COMMON.

TEST PIT #5
ESHMT 40", TERMINATED 64", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-40" MIXED, 40-64" 10YR5/3, FINE SANDY LOAM, MOTTLES COMMON.

TEST PIT #6
ESHMT 36", TERMINATED 65", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-20" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 20-36" 10YR4/6, SANDY LOAM, GRANULAR, FRIABLE, 36-42" 10YR5/3 , VERY FINE SANDY LOAM, MASSIVE, FRIABLE, MOTTLES COMMON, 42-65" 10YR5/3 , VERY FINE SANDY LOAM, MASSIVE, FIRM, MOTTLES COMMON.

TEST PIT #7
ESHMT 36", TERMINATED 60", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-12" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 12-36" 10YR4/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 36-60" 10YR5/3 , FINE SANDY LOAM, MASSIVE, FIRM, MOTTLES COMMON.

TEST PIT #8
ESHMT 40", TERMINATED 64", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-22" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 22-40" 10YR4/6, SANDY LOAM, GRANULAR, FRIABLE, 40-64" 10YR5/3 , FINE SANDY LOAM, PLATY, FIRM, MOTTLES COMMON.

TEST PIT #9
ESHMT 30", TERMINATED 65", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-12" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 12-30" 10YR4/6, SANDY LOAM, GRANULAR, FRIABLE, 30-65" 10YR5/3 , FINE SANDY LOAM, MASSIVE, FIRM, MOTTLES COMMON.

TEST PIT #10
ESHMT NONE", TERMINATED 24", REFUSAL 24", NO OBSERVED WATER, ROOTS NONE OBSERVED, BEDROCK AT 24"

PERFORMED ON JANUARY 4, 2012 BY BRUCE SCAMMAN OF EMANUEL ENGINEERING, INC., WITNESSED BY MIKE CUOMO OF RCCD.

TEST PIT #12-5
ESHMT 28", TERMINATED 64", NO REFUSAL, NO OBSERVED WATER, 0-18" 10YR3/2, LOAM, GRANULAR, FRIABLE, 18-40" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 40-64" 2.5Y5/4, SILTY LOAM, BLOCKY, FIRM, MOTTLES COMMON.

TEST PIT #12-6
ESHMT 40", TERMINATED 72", NO REFUSAL, NO OBSERVED WATER, 0-14" 10YR3/2, LOAM, GRANULAR, FRIABLE, 14-28" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 28-36" 2.5Y5/4 , GRAVELLY SANDY LOAM, BLOCKY, FIRM, MOTTLES COMMON, 36-72" 2.5Y5/4, SILTY LOAM, BLOCKY, FIRM, MOTTLES COMMON.

PERFORMED ON JULY 3, 2013 BY LINDSAY BYBOTH OF GOVE ENVIRONMENTAL SERVICES AND BRUCE SCAMMAN OF EMANUEL ENGINEERING, INC., WITNESSED BY MIKE CUOMO OF RCCD.

TEST PIT #13-1
ESHMT 44", TERMINATED 62", NO REFUSAL, NO OBSERVED WATER, ROOTS 24", 0-7" 10YR3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, 7-30" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 30-44" 10YR5/6 , VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 44-62" 10YR5/3, FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON.

TEST PIT #13-2
ESHMT 44", TERMINATED 66", NO REFUSAL, NO OBSERVED WATER, ROOTS 7", 0-7" 10YR3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, 7-26" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 26-44" 2.5Y5/3 , VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 44-62" 2.5Y5/3, STONY FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON.

TEST PIT #13-3
ESHMT 44", TERMINATED 70", NO REFUSAL, NO OBSERVED WATER, ROOTS 12", 0-12" 10YR3/2, FINE SANDY LOAM, GRANULAR, FRIABLE,12-26" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 26-44" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 44-70" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON.

TEST PIT #13-4 FAILED
ESHMT 22", TERMINATED 67", NO REFUSAL, NO OBSERVED WATER, NO OBSERVED ROOTS, 0-7", FINE SANDY LOAM, GRANULAR, 7-22", FINE SANDY LOAM, GRANULAR, 22-34", SILT, BLOCKY, FRIABLE, MOTTLES COMMON, 34-67" , SILT CLAY, MASSIVE, FIRM.

TEST PIT #13-5
ESHMT 41", TERMINATED 60", NO REFUSAL, NO OBSERVED WATER, NO OBSERVED ROOTS, 0-20" 10YR3/2, LOAM, GRANULAR, FRIABLE, 20-30" 10YR3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, 30-41" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 41-60" , 2.5Y5/3, SILT CLAY, MASSIVE, FIRM, MOTTLES COMMON.

TEST PIT #13-6
ESHMT 41", TERMINATED 62", NO REFUSAL, NO OBSERVED WATER, NO OBSERVED ROOTS, 0-11" 10YR3/2, FINE SANDY LOAM, GRANULAR, FRIABLE, 11-26" 10YR3/2, SAND, GRANULAR, FRIABLE, 26-41" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 41-62" , FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON.

TEST PIT #13-7
ESHMT 32", TERMINATED 60", NO REFUSAL, NO OBSERVED WATER, ROOTS 32", 0-16" 10YR3/2, SAND, GRANULAR, FRIABLE, 16-24" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 24-32" 10YR5/4, FINE SANDY LOAM, GRANULAR, FRIABLE, 32-60" , FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON.

TEST PIT #13-9
NO ESHMT, TERMINATED 32", REFUSAL 32", NO OBSERVED WATER, NO OBSERVED ROOTS, 0-6" 10YR3/3, LOAM, GRANULAR, FRIABLE, 6-32" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE.

TEST PIT #13-9
NO ESHMT, TERMINATED 32", REFUSAL 32", NO OBSERVED WATER, NO OBSERVED ROOTS, 0-3" 10YR3/3, LOAM, GRANULAR, FRIABLE, 3-32" 10YR5/6, SILTY CLAY, BLOCKY, FRIABLE.

TEST PIT #13-10
ESHMT 27", TERMINATED 42", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-17" 10YR5/5, FINE SANDY LOAM, GRANULAR, FRIABLE,17-27" 10YR5/3, SILT CLAY, BLOCKY, FIRM, 27-40" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON, 40-42" 10YR5/3, VERY STONY SILTY CLAY, BLOCKY, FIRM, MOTTLES COMMON.

TEST PIT #13-11
ESHMT 26", TERMINATED 40", NO REFUSAL, NO OBSERVED WATER, ROOTS 22", 0-11" 10YR3/3, LOAM, GRANULAR, FRIABLE,11-22" 10YR3/2, FINE SANDY LOAM, GRANULAR, FRIABLE, 22-26" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 26-35" 10YR5/2, SILTY CLAY, BLOCKY, FIRM, MOTTLES COMMON, 35-40" 2.5Y5/2, SILTY CLAY, MASSIVE, FIRM, MOTTLES COMMON.

SITE IDENTIFICATION LEGEND

SYMBOL	MAP UNIT	HYDROLOGIC SOIL GROUP
38	ELDRIDGE	C
42	CANTON	B
460	PENNICHUCK	C

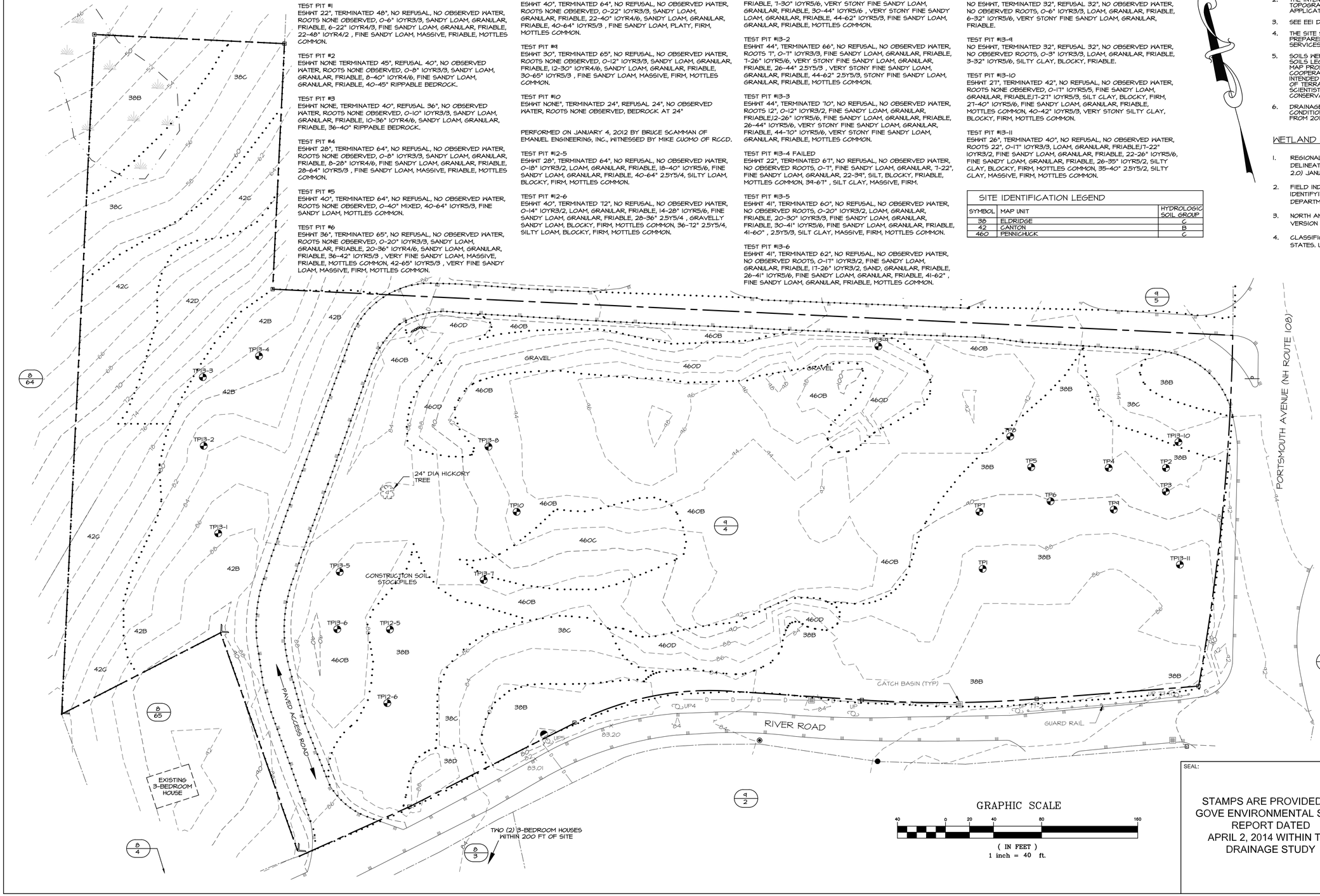


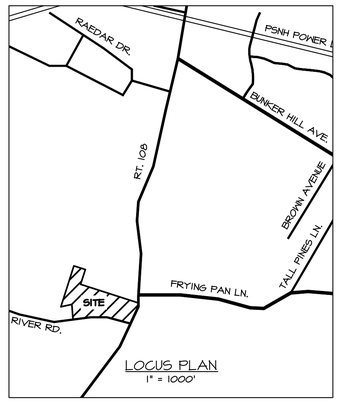
NOTES:

1. OWNER OF RECORD:
   TAX MAP 9, LOT 4
   41 PORTSMOUTH AVE LLC
   151 PORTSMOUTH AVENUE
   EXETER, NH 03833
   RCRD BK6613 PG1241
2. THE INTENT OF THIS PLAN IS TO DELINEATE SOIL TYPES AND SHOW TOPOGRAPHY OF STRATHAM TAX MAP 4 LOT 4 FOR A NHDES AOT PERMIT APPLICATION.
3. SEE EEI DRAWING SET COVER SHEET FOR PROJECT GENERAL NOTES.
4. THE SITE SPECIFIC SOIL SURVEY WAS PRODUCED APRIL 1, 2014, AND WAS PREPARED BY JAMES P. GOVE, CSS # 004, GOVE ENVIRONMENTAL SERVICES, INC.
5. SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH. ISSUE # 10, JANUARY 2011. 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.
6. DRAINAGE CALCULATIONS ARE BASED OFF OF PRE-ALTERATION CONDITIONS AND REFLECTS THE SOIL DELINEATION AND TOPOGRAPHY FROM 2014 AS SEEN ON THIS SHEET.

WETLAND MAPPING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 9.2. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2009).
4. CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1979).





LOCUS PLAN
1" = 1000'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.
5	JUN 17, 2026	FOR APPROVAL	
4	MAR 24, 2026	AoT REVISIONS	
1	JAN 22, 2025	FOR APPROVAL	

DRAWN: JJM | DESIGN: JJM
CHECKED: BDS | CHECKED: BDS

CIVIL & STRUCTURAL CONSULTANTS, LAND PLANNERS
100 GRIFFIN ROAD, UNIT C, PORTSMOUTH, NH 03801
603-772-4400 | EMANUELENGINEERING.COM ©2025

CLIENT:
41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833

SEAL:
STAMPS ARE PROVIDED ON GOVE ENVIRONMENTAL SOILS REPORT DATED APRIL 2, 2014 WITHIN THE DRAINAGE STUDY

TITLE:
SITE-SPECIFIC SOIL & TOPOGRAPHY PLAN (2014)
FOR
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
25-1001	1"=40'	C2.1a

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.

TEST PIT LOGS & SOIL DATA

AUTOFAIR REALTY II, LLC 41 PORTSMOUTH AVENUE, STRATHAM, NH
EEI PROJECT 13-041

PERFORMED ON SEPTEMBER 22 2004 BY JAMES SHEPHARD OF NH SOIL CONSULTANTS, INC. AND BRUCE SCAMMAN OF EMANUEL ENGINEERING, INC., WITNESSED BY MIKE CUOMO OF RCCD.

TEST PIT #1
ESHWT 22", TERMINATED 48", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-6" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 6-22" 10YR4/3, FINE SANDY LOAM, GRANULAR, FRIABLE, 22-48" 10YR4/2 , FINE SANDY LOAM, MASSIVE, FRIABLE, MOTTLES COMMON.

TEST PIT #2
ESHWT NONE TERMINATED 45", REFUSAL 40", NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-8" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 8-40" 10YR4/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 40-45" RIPPABLE BEDROCK.

TEST PIT #3
ESHWT NONE, TERMINATED 40", REFUSAL 36", NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-10" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 10-36" 10YR4/6, SANDY LOAM, GRANULAR, FRIABLE, 36-40" RIPPABLE BEDROCK.

TEST PIT #4
ESHWT 28", TERMINATED 64", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-8" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 8-28" 10YR4/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 28-64" 10YR5/3 , FINE SANDY LOAM, MASSIVE, FRIABLE, MOTTLES COMMON.

TEST PIT #5
ESHWT 40", TERMINATED 64", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-40" MIXED, 40-64" 10YR5/3, FINE SANDY LOAM, MOTTLES COMMON.

TEST PIT #6
ESHWT 36", TERMINATED 65", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-20" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 20-36" 10YR4/6, SANDY LOAM, GRANULAR, FRIABLE, 36-42" 10YR5/3 , VERY FINE SANDY LOAM, MASSIVE, FRIABLE, MOTTLES COMMON, 42-65" 10YR5/3 , VERY FINE SANDY LOAM, MASSIVE, FIRM, MOTTLES COMMON.

TEST PIT #7
ESHWT 36", TERMINATED 60", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-12" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 12-36" 10YR4/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 36-60" 10YR5/3 , FINE SANDY LOAM, MASSIVE, FIRM, MOTTLES COMMON.

TEST PIT #8
ESHWT 40", TERMINATED 64", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-22" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 22-40" 10YR4/6, SANDY LOAM, GRANULAR, FRIABLE, 40-64" 10YR5/3 , FINE SANDY LOAM, PLATY, FIRM, MOTTLES COMMON.

TEST PIT #9
ESHWT 30", TERMINATED 65", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-12" 10YR3/3, SANDY LOAM, GRANULAR, FRIABLE, 12-30" 10YR4/6, SANDY LOAM, GRANULAR, FRIABLE, 30-65" 10YR5/3 , FINE SANDY LOAM, MASSIVE, FIRM, MOTTLES COMMON.

TEST PIT #10
ESHWT NONE", TERMINATED 24", REFUSAL 24", NO OBSERVED WATER, ROOTS NONE OBSERVED, BEDROCK AT 24"

PERFORMED ON JANUARY 4, 2012 BY BRUCE SCAMMAN OF EMANUEL ENGINEERING, INC., WITNESSED BY MIKE CUOMO OF RCCD.

TEST PIT #12-5
ESHWT 28", TERMINATED 64", NO REFUSAL, NO OBSERVED WATER, 0-18" 10YR3/2, LOAM, GRANULAR, FRIABLE, 18-40" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 40-64" 2.5Y5/4, SILTY LOAM, BLOCKY, FIRM, MOTTLES COMMON.

TEST PIT #12-6
ESHWT 40", TERMINATED 72", NO REFUSAL, NO OBSERVED WATER, 0-14" 10YR3/2, LOAM, GRANULAR, FRIABLE, 14-28" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 28-36" 2.5Y5/4 , GRAVELLY SANDY LOAM, BLOCKY, FIRM, MOTTLES COMMON, 36-72" 2.5Y5/4, SILTY LOAM, BLOCKY, FIRM, MOTTLES COMMON.

PERFORMED ON JULY 3, 2013 BY LINDSAY BYBOTH OF GOVE ENVIRONMENTAL SERVICES AND BRUCE SCAMMAN OF EMANUEL ENGINEERING, INC., WITNESSED BY MIKE CUOMO OF RCCD.

TEST PIT #13-1
ESHWT 44", TERMINATED 62", NO REFUSAL, NO OBSERVED WATER, ROOTS 24", 0-7" 10YR3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, 7-30" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 30-44" 10YR5/6 , VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 44-62" 10YR5/3, FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON.

TEST PIT #13-2
ESHWT 44", TERMINATED 66", NO REFUSAL, NO OBSERVED WATER, ROOTS 7", 0-7" 10YR3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, 7-26" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 26-44" 2.5Y5/3 , VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 44-62" 2.5Y5/3, STONY FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON.

TEST PIT #13-3
ESHWT 44", TERMINATED 70", NO REFUSAL, NO OBSERVED WATER, ROOTS 12", 0-12" 10YR3/2, FINE SANDY LOAM, GRANULAR, FRIABLE,12-26" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 26-44" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 44-70" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON.

TEST PIT #13-4 FAILED
ESHWT 22", TERMINATED 67", NO REFUSAL, NO OBSERVED WATER, NO OBSERVED ROOTS, 0-7", FINE SANDY LOAM, GRANULAR, 7-22", FINE SANDY LOAM, GRANULAR, 22-34", SILT, BLOCKY, FRIABLE, MOTTLES COMMON, 34-67" , SILT CLAY, MASSIVE, FIRM.

TEST PIT #13-5
ESHWT 41", TERMINATED 60", NO REFUSAL, NO OBSERVED WATER, NO OBSERVED ROOTS, 0-20" 10YR3/2, LOAM, GRANULAR, FRIABLE, 20-30" 10YR3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, 30-41" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 41-60" , 2.5Y5/3, SILT CLAY, MASSIVE, FIRM, MOTTLES COMMON.

TEST PIT #13-6
ESHWT 41", TERMINATED 62", NO REFUSAL, NO OBSERVED WATER, NO OBSERVED ROOTS, 0-11" 10YR3/2, FINE SANDY LOAM, GRANULAR, FRIABLE, 11-26" 10YR3/2, SAND, GRANULAR, FRIABLE, 26-41" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 41-62" , FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON.

TEST PIT #13-7
ESHWT 32", TERMINATED 60", NO REFUSAL, NO OBSERVED WATER, ROOTS 32", 0-16" 10YR3/2, SAND, GRANULAR, FRIABLE, 16-24" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 24-32" 10YR5/4, FINE SANDY LOAM, GRANULAR, FRIABLE, 32-60" , FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON.

TEST PIT #13-8
NO ESHWT, TERMINATED 32", REFUSAL 32", NO OBSERVED WATER, NO OBSERVED ROOTS, 0-6" 10YR3/3, LOAM, GRANULAR, FRIABLE, 6-32" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE.

TEST PIT #13-9
NO ESHWT, TERMINATED 32", REFUSAL 32", NO OBSERVED WATER, NO OBSERVED ROOTS, 0-3" 10YR3/3, LOAM, GRANULAR, FRIABLE, 3-32" 10YR5/6, SILTY CLAY, BLOCKY, FRIABLE.

TEST PIT #13-10
ESHWT 27", TERMINATED 42", NO REFUSAL, NO OBSERVED WATER, ROOTS NONE OBSERVED, 0-17" 10YR5/5, FINE SANDY LOAM, GRANULAR, FRIABLE,17-27" 10YR5/3, SILT CLAY, BLOCKY, FIRM, 27-40" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON, 40-42" 10YR5/3, VERY STONY SILTY CLAY, BLOCKY, FIRM, MOTTLES COMMON.

TEST PIT #13-11
ESHWT 26", TERMINATED 40", NO REFUSAL, NO OBSERVED WATER, ROOTS 22", 0-11" 10YR3/3, LOAM, GRANULAR, FRIABLE,11-22" 10YR3/2, FINE SANDY LOAM, GRANULAR, FRIABLE, 22-26" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 26-35" 10YR5/2, SILTY CLAY, BLOCKY, FIRM, MOTTLES COMMON, 35-40" 2.5Y5/2, SILTY CLAY, MASSIVE, FIRM, MOTTLES COMMON.

SITE IDENTIFICATION LEGEND

SYMBOL	MAP UNIT	HYDROLOGIC SOIL GROUP	HISS SYMBOL
62	CHARLTON FINE SANDY LOAM	B	221
38	ELDRIDGE FINE SANDY LOAM	C	343
538	SQUAMSCOTT FINE SANDY LOAM	C	543
550/ccebb	UDORTHENTS, BEDROCK SUBSTRATUM	B	267

SUPPLEMENTAL SYMBOLS: c=WELL DRAINED, c=TILL, e=BEDROCK 20 TO 60", b = MODERATE KSAT, b=HSG B

SLOPE PHASE:
0-8% = B 8-15% = C 15-25% = D
25%-50% = E 50%+ = F

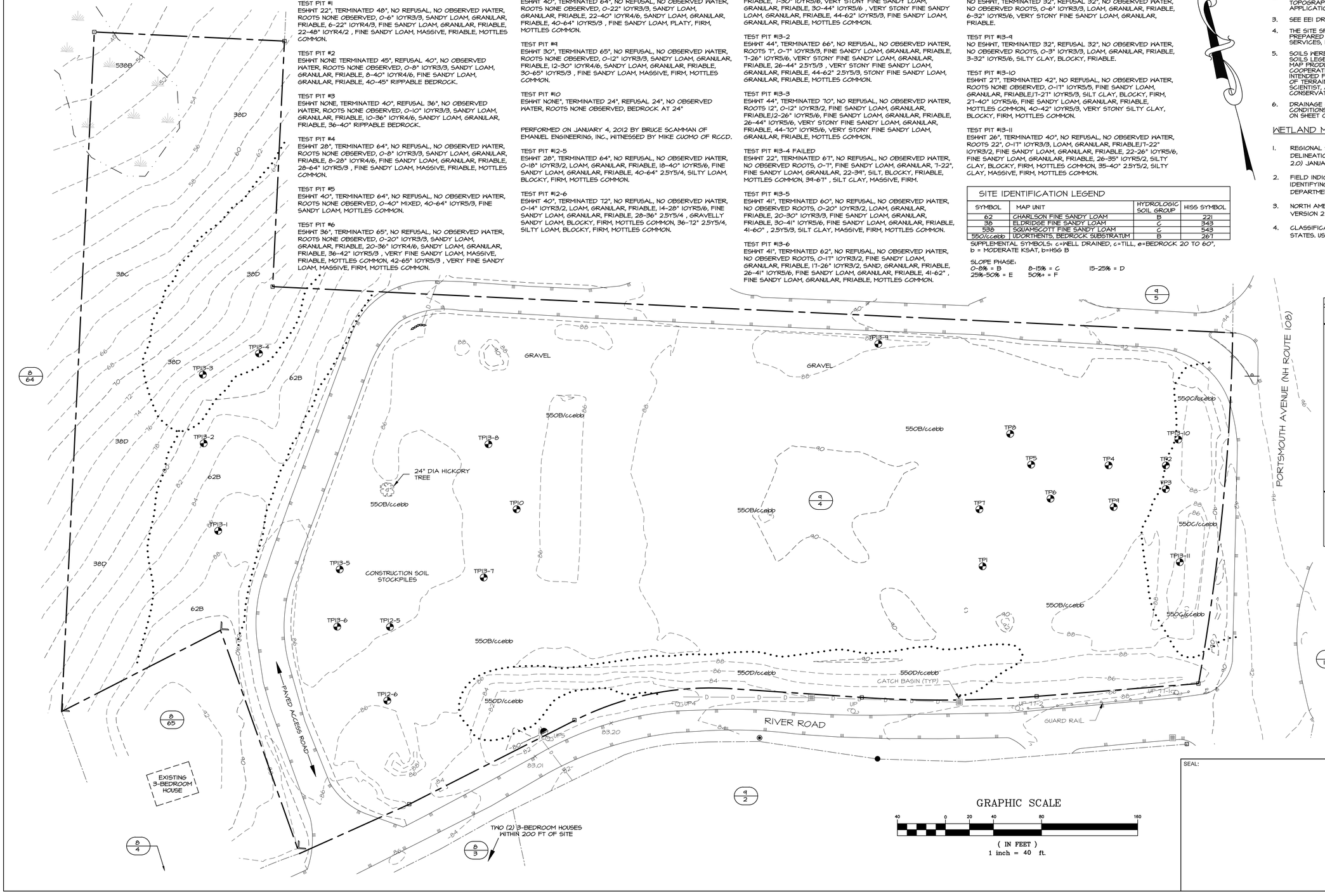


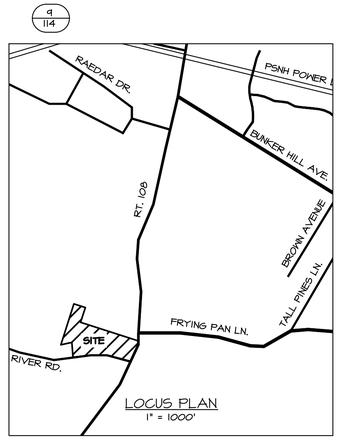
NOTES:

1. OWNER OF RECORD:
   TAX MAP 9, LOT 4
   41 PORTSMOUTH AVE LLC
   151 PORTSMOUTH AVENUE
   EXETER, NH 03833
   RCRD BK6613 PG1241
2. THE INTENT OF THIS PLAN IS TO DELINEATE SOIL TYPES AND SHOW TOPOGRAPHY OF STRATHAM TAX MAP 4 LOT 4 FOR A NHDES AOT PERMIT APPLICATION.
3. SEE EEI DRAWING SET COVER SHEET FOR PROJECT GENERAL NOTES.
4. THE SITE SPECIFIC SOIL MAP WAS PRODUCED 05-22-2025, AND WAS PREPARED BY JAMES P. GOVE, CSS #004, GOVE ENVIRONMENTAL SERVICES, INC.
5. SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH. ISSUE # 10, JANUARY 2011. 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.
6. DRAINAGE CALCULATIONS ARE BASED OFF OF PRE-ALTERATION CONDITIONS AND REFLECTS THE SOIL DELINEATION FROM 2014 AS SEEN ON SHEET C2.1a.

WETLAND MAPPING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2009).
4. CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1979).





GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.
5	JUN 17, 2026	FOR APPROVAL	
4	MAR 24, 2026	AoT REVISIONS	
1	JAN 22, 2025	FOR APPROVAL	

DRAWN: JJM | DESIGN: JJM
CHECKED: BDS | CHECKED: BDS

CIVIL & STRUCTURAL CONSULTANTS, LAND PLANNERS
100 GRIFFIN ROAD, UNIT C, PORTSMOUTH, NH 03801
603-772-4400 | EMANUELENGINEERING.COM ©2025

CLIENT:
41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833

SEAL:

TITLE:
SITE-SPECIFIC SOIL & TOPOGRAPHY PLAN (2025)
FOR
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
25-1001	1"=40'	C2.1b

ADDITIONAL ABUTTERS:

8/3
N/F DOUGLAS W. SCAMMAN, JR REVOCABLE TRUST
69 PORTSMOUTH AVENUE
STRATHAM, NH 03885
RCRD BK 6442 PG 1122

8/4
N/F ADRIANNE R. SHERRY REVOCABLE TRUST
11 RIVER ROAD
STRATHAM, NH 03885
RCRD BK 6550 PG 2465

8/64
N/F DOUGLAS W. SCAMMAN, JR REVOCABLE TRUST
69 PORTSMOUTH AVENUE
STRATHAM, NH 03885
RCRD BK 4335 PG 2533

9/115
N/F SHEARWATER INVESTMENTS CORPORATION
P.O. BOX 432
STRATHAM, NH 03885
RCRD BK 5717 PG 1912

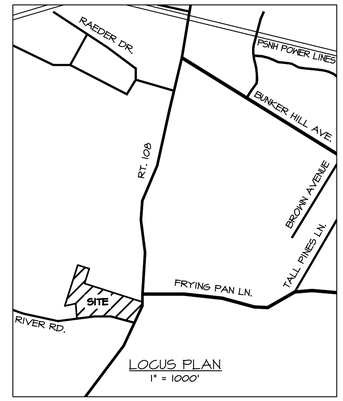
LEGEND

- NEW HAMPSHIRE HIGHWAY
- BOUND FOUND
- IRON PIPE FOUND
- IRON ROD FOUND (TYP)
- TYPICAL
- PROPERTY LINE
- WETLAND DELINEATION
- WETLAND SYMBOL
- SOIL DELINEATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- EDGE OF PAVEMENT (EOP)
- UNDERGROUND UTILITIES
- OVERHEAD UTILITIES
- UTILITY POLE
- GUY WIRE
- DRAIN MANHOLE
- SERVICE CLEANOUT
- SEPTIC LINE
- DRAIN LINE
- PROPANE TANK
- WATER LINE
- WELL
- GAS LINE
- SIGN
- # OF PARKING SPACES
- TREE LINE
- TREE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



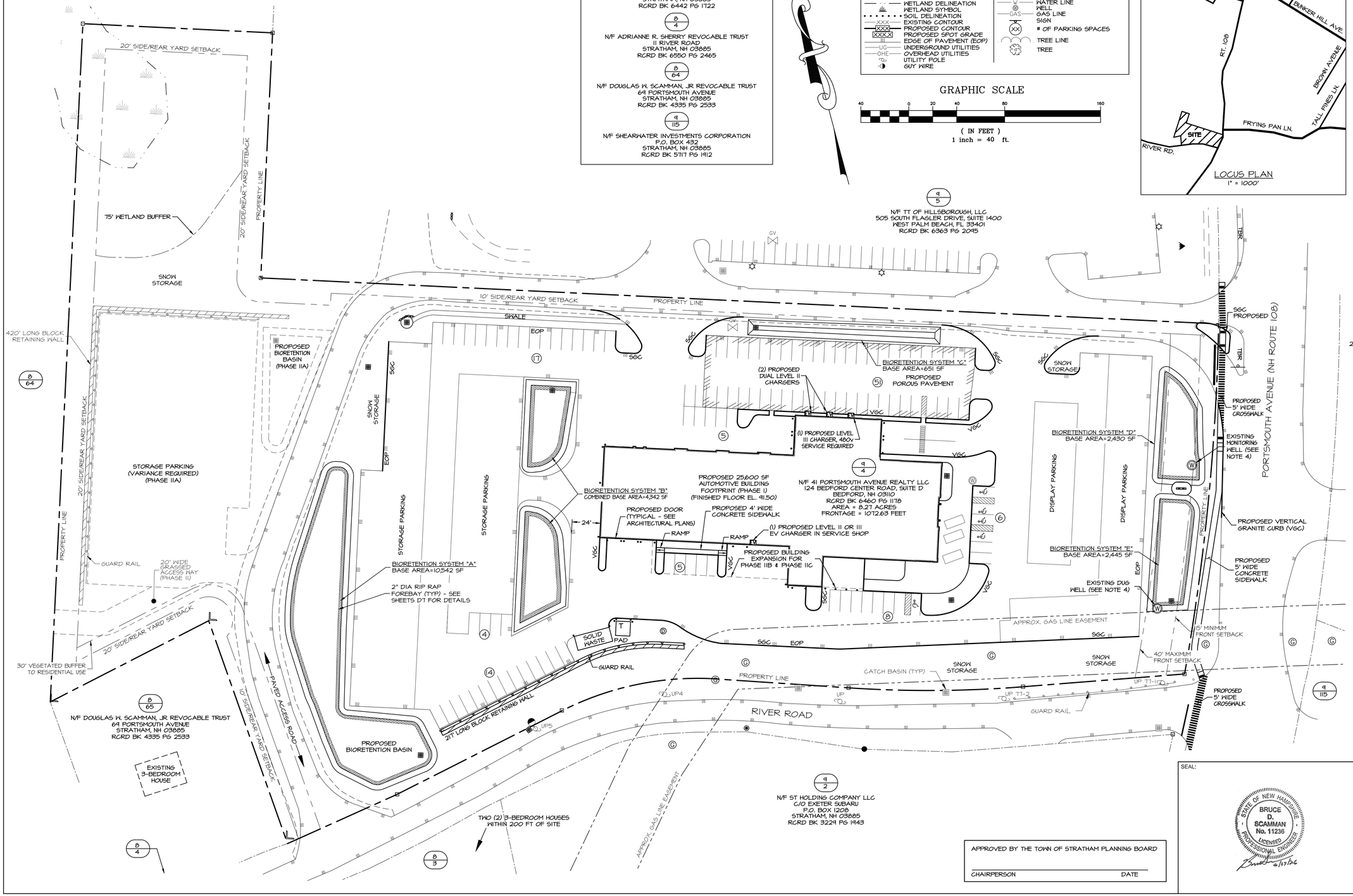
LOCUS PLAN
1" = 1000'

NOTES:

1. OWNER OF RECORD:
   TAX MAP 9, LOT 4
   41 PORTSMOUTH AVE LLC
   151 PORTSMOUTH AVENUE
   EXETER, NH 03833
   RCRD BK6613 P61241
2. THE INTENT OF THIS PLAN IS TO SHOW THE CONSTRUCTION OF A 25,600 SF AUTOMOTIVE DEALERSHIP BUILDING AND ASSOCIATED IMPROVEMENTS FOR PHASE I OF STRATHAM TAX MAP 9, LOT 4.
3. SEE EEI DRAWING SET COVER SHEET FOR PROJECT GENERAL NOTES.
4. DECOMMISSION ALL EXISTING WELLS AND MONITORING WELLS ON SITE PER NHDES REGULATIONS.

9/5
N/F TT OF HILLSBOROUGH, LLC
505 SOUTH FLAGLER DRIVE, SUITE 1400
WEST PALM BEACH, FL 33401
RCRD BK 6363 PG 2095

9/114
N/F HARALAMPOS SIDIROPOULOS
245 ANDOVER STREET, 2ND FLOOR #201
PEABODY, MA 01960
RCRD BK 3452 PG 0466



APPROVED BY THE TOWN OF STRATHAM PLANNING BOARD

CHAIRPERSON DATE

SEAL:

STATE OF NEW HAMPSHIRE
BRUCE D. SCAMMAN
No. 11236
LICENSED
PROFESSIONAL ENGINEER
3/17/26

ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.
8	JUN 17, 2026	FOR APPROVAL	
7	MAR 24, 2026	AoT REVISIONS	
1	JAN 22, 2025	FOR APPROVAL	

DRAWN: JJM | DESIGN: JJM
CHECKED: BDS | CHECKED: BDS

CIVIL & STRUCTURAL CONSULTANTS, LAND PLANNERS
100 GRIFFIN ROAD, UNIT C, PORTSMOUTH, NH 03801
603-772-4400 | EMANUELENGINEERING.COM ©2025

CLIENT:
41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833

TITLE:
SITE PLAN (PHASE I)
FOR
AUTOFAIR REALTY II, LLC
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
25-1001	1"=40'	C3

PHASE II LEGEND:

- PHASE IIA (WESTERN PARKING LOT)
- PHASE IIB (3,130 SF BUILDING ADDITION)
- PHASE IIC (870 SF BUILDING ADDITION)

ADDITIONAL ABUTTERS:

(8/3)
N/F DOUGLAS W. SCAMMAN, JR REVOCABLE TRUST
69 PORTSMOUTH AVENUE
STRATHAM, NH 03885
RCRD BK 6442 PG 1122

(8/4)
N/F ADRIANNE R. SHERRY REVOCABLE TRUST
11 RIVER ROAD
STRATHAM, NH 03885
RCRD BK 6550 PG 2465

(8/64)
N/F DOUGLAS W. SCAMMAN, JR REVOCABLE TRUST
69 PORTSMOUTH AVENUE
STRATHAM, NH 03885
RCRD BK 4335 PG 2533

(9/115)
N/F SHEARWATER INVESTMENTS CORPORATION
P.O. BOX 432
STRATHAM, NH 03885
RCRD BK 5717 PG 1912

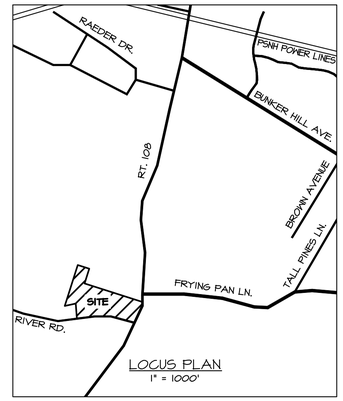
LEGEND

- NEW HAMPSHIRE HIGHWAY
- BOUND FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- (TYP) TYPICAL
- PROPERTY LINE
- WETLAND DELINEATION
- WETLAND SYMBOL
- SOIL DELINEATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- EDGE OF PAVEMENT (EOP)
- UNDERGROUND UTILITIES
- OVERHEAD UTILITIES
- UTILITY POLE
- GUY WIRE
- DRAIN MANHOLE
- SERVICE CLEANOUT
- SEPTIC LINE
- DRAIN LINE
- PROPANE TANK
- WATER LINE
- WELL
- GAS LINE
- SIGN
- # OF PARKING SPACES
- TREE LINE
- TREE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



LOCUS PLAN
1" = 1000'

NOTES:

1. OWNER OF RECORD:
   TAX MAP 9, LOT 4
   41 PORTSMOUTH AVE LLC
   151 PORTSMOUTH AVENUE
   EXETER, NH 03833
   RCRD BK6613 P61241
2. THE INTENT OF THIS PLAN IS TO SHOW ADDITIONS TO THE AUTOMOTIVE DEALERSHIP BUILDING RESULTING IN A 29,600 SF FOOTPRINT (PHASE IIB AND PHASE IIC) AND CONSTRUCTION OF THE WESTERN STORAGE PARKING LOT (PHASE IIA) FOR STRATHAM TAX MAP 9, LOT 4. PHASE IIA, PHASE IIB, AND PHASE IIC MAY BE CONSTRUCTED INDEPENDENTLY AND IN ANY ORDER.
3. SEE EEI DRAWING SET COVER SHEET FOR PROJECT GENERAL NOTES.
4. DECOMMISSION ALL EXISTING WELLS AND MONITORING WELLS ON SITE PER NHDES REGULATIONS.

(9/5)
N/F TT OF HILLSBOROUGH, LLC
505 SOUTH FLAGLER DRIVE, SUITE 1400
WEST PALM BEACH, FL 33401
RCRD BK 6363 PG 2095

(9/114)
N/F HARALAMPOS SIDIROPOULOS
245 ANDOVER STREET, 2ND FLOOR #201
PEABODY, MA 01960
RCRD BK 3452 PG 0466

(9/2)
N/F ST HOLDING COMPANY LLC
C/O EXETER SUBARU
P.O. BOX 1208
STRATHAM, NH 03885
RCRD BK 3224 PG 1143

(8/65)
N/F DOUGLAS W. SCAMMAN, JR REVOCABLE TRUST
69 PORTSMOUTH AVENUE
STRATHAM, NH 03885
RCRD BK 4335 PG 2533

20' SIDE/REAR YARD SETBACK
75' WETLAND BUFFER
PROPERTY LINE
SNOW STORAGE
420' LONG BLOCK RETAINING WALL
BIORETENTION SYSTEM "F"
BASE AREA=2,450 SF
PROPOSED BIORETENTION BASIN (PHASE II)
2" DIA RIP RAP FOREBAY (TYP) - SEE SHEET D9 FOR DETAILS
STORAGE PARKING (VARIANCE REQUIRED) (PHASE IIA)
24'
GUARD RAIL
20' WIDE GRASSED ACCESS WAY (PHASE II)
20'
30' VEGETATED BUFFER TO RESIDENTIAL USE
EXISTING 3-BEDROOM HOUSE
10' SIDE/REAR YARD SETBACK
SWALE
EOP
SGC
BIORETENTION SYSTEM "A"
BASE AREA=10,542 SF
2" DIA RIP RAP FOREBAY (TYP) - SEE SHEETS D7 FOR DETAILS
STORAGE PARKING
PROPOSED BIORETENTION BASIN
PAVED ACCESS ROAD
217' LONG BLOCK RETAINING WALL
TWO (2) 3-BEDROOM HOUSES WITHIN 200 FT OF SITE
APPROX. GAS LINE EASEMENT
GV
BIORETENTION SYSTEM "C"
BASE AREA=651 SF
(2) PROPOSED DUAL LEVEL II CHARGERS
PROPOSED POROUS PAVEMENT
VGC
(1) PROPOSED LEVEL III CHARGER, 480V SERVICE REQUIRED
PROPOSED DOOR (TYPICAL - SEE ARCHITECTURAL PLANS)
BIORETENTION SYSTEM "B"
COMBINED BASE AREA=4,342 SF
PROPOSED 29,600 SF AUTOMOTIVE BUILDING FOOTPRINT (PHASE I, IIB, & IIC) (FINISHED FLOOR EL. 91.50)
N/F 41 PORTSMOUTH AVENUE REALTY LLC
124 BEDFORD CENTER ROAD, SUITE D
BEDFORD, NH 03110
RCRD BK 6460 PG 1178
AREA = 8.27 ACRES
FRONTAGE = 1072.63 FEET
PROPOSED 4' WIDE CONCRETE SIDEWALK
PHASE I BUILDING FOOTPRINT
(1) PROPOSED LEVEL II OR III EV CHARGER IN SERVICE SHOP
3,130 SF PHASE IIB FOOTPRINT
870 SF PHASE IIC FOOTPRINT
SOLID WASTE PAD
GUARD RAIL
PROPERTY LINE
CATCH BASIN (TYP)
SNOW STORAGE
RIVER ROAD
UP
UP4
UP5
UP 77-2
UP 77-1
APPROX. GAS LINE EASEMENT
SGC PROPOSED
PROPOSED 5' WIDE CROSSWALK
EXISTING MONITORING WELL (SEE NOTE 4)
PORTSMOUTH AVENUE (NH ROUTE 108)
BIORETENTION SYSTEM "D"
BASE AREA=2,430 SF
DISPLAY PARKING
PROPOSED VERTICAL GRANITE CURB (VGC)
BIORETENTION SYSTEM "E"
BASE AREA=2,445 SF
EXISTING DUG WELL (SEE NOTE 4)
PROPOSED 5' WIDE CONCRETE SIDEWALK
15' MINIMUM FRONT SETBACK
40' MAXIMUM FRONT SETBACK

APPROVED BY THE TOWN OF STRATHAM PLANNING BOARD

CHAIRPERSON DATE

1	JUN 17, 2026	FOR APPROVAL	
ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.
DRAWN:	JJM	DESIGN:	JJM
CHECKED:	BDS	CHECKED:	BDS

CIVIL & STRUCTURAL CONSULTANTS, LAND PLANNERS
100 GRIFFIN ROAD, UNIT C, PORTSMOUTH, NH 03801
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CLIENT:
41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833

SEAL:
BRUCE D. SCAMMAN No. 11236 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
6/17/26

TITLE:
SITE PLAN (PHASE II)
FOR
AUTOFAIR REALTY II, LLC
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
25-1001	1"=40'	C3.1

LEGEND

- NEW HAMPSHIRE HIGHWAY BOUND FOUND
- IRON PIPE FOUND
- IRON ROD FOUND (TYP)
- TYPICAL
- PROPERTY LINE
- WETLAND DELINEATION
- WETLAND SYMBOL
- SOIL DELINEATION
- XXX EXISTING CONTOUR
- XXX PROPOSED CONTOUR
- XXX PROPOSED SPOT GRADE
- EDGE OF PAVEMENT (EOP)
- UG UNDERGROUND UTILITIES
- OHE OVERHEAD UTILITIES
- UTILITY POLE
- GUY WIRE
- DRAIN MANHOLE
- SERVICE CLEANOUT
- S SEPTIC LINE
- D DRAIN LINE
- P PROPANE TANK
- W WATER LINE
- WELL
- GAS GAS LINE
- SIGN
- XX # OF PARKING SPACES
- TREE LINE
- TREE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Drainage Structure Chart

Structure #	Structure	Diameter	Lid/Rim	Rim Elevation	Sump	Inlet	Inlet Elevation
CB 104P	Concrete Catch Basin	10'	NEENAH # R-3570	85.50	3'	See Lid/Rim	See Lid/Rim
CB 250P	Nyloplast Basin	30"	30" Domed Grate	84.75	3'	See Lid/Rim	See Lid/Rim
CB 251P	Nyloplast Basin	30"	30" Domed Grate	85.00	3'	See Lid/Rim	See Lid/Rim
CB 252P	Nyloplast Basin	30"	30" Domed Grate	83.50	3'	See Lid/Rim	See Lid/Rim
CB 253P	Nyloplast Basin	30"	30" Domed Grate	88.50	3'	See Lid/Rim	See Lid/Rim
CB 255P	Nyloplast Basin	30"	30" Domed Grate	87.50	3'	See Lid/Rim	See Lid/Rim
CB 258P	Nyloplast Basin	30"	30" Domed Grate	82.00	3'	See Sheet D6	See Sheet D6
CB 259P	Nyloplast Basin	30"	30" Domed Grate	87.50	3'	See Lid/Rim	See Lid/Rim
CB 261P	Nyloplast Basin	30"	30" Domed Grate	90.50	3'	See Lid/Rim	See Lid/Rim
CB 262P	Nyloplast Basin	30"	30" Domed Grate	90.75	3'	See Lid/Rim	See Lid/Rim
CB 263P	Concrete Manhole	6'	NEENAH # R-1557	89.00	None	See Lid/Rim	See Lid/Rim

Notes:
1. Proposed concrete catch basins and drywells to be by Shea Concrete, ADS Pipe, or equal.
2. Catch basins 104P, 252, 258P, 261P, 262P, and 263P, to have pipe snouts installed on outlet pipes from the catch basin. See detail on Sheet D6.
4. Silk Sack - Type C by ACF Environmental or equal, to be installed within all catch basins on site with a grate. See Sheet D5.
5. All concrete structures must be installed in accordance with New Hampshire Department of Transportation Standards and specifications for Road and Bridge Construction.
6. CB 250P to be installed during Phase IIA; all other drainage structures listed to be installed during Phase I.

Drainage Pipe Listing

Pipe #	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	Material	Diameter (inches)	Pipe Type
104P	81.77	81.14	100	0.006	HDPE	30	Solid
250P	80.25	79.75	20	0.025	HDPE	12	Solid
250(UD)	80.25	80.25	80	0.000	SDR-35	6	Perforated
251P	81.00	80.75	50	0.005	HDPE	12	Solid
251(UD)	81.00	81.00	295	0.000	SDR-35	6	Perforated
252P	82.18	81.96	45	0.005	HDPE	18	Solid
253P-B	82.55	81.80	285	0.003	HDPE	12	Solid
253B(UD)	85.50	84.50	145	0.007	SDR-35	6	Perforated
253C(UD)	See Note 6	See Note 6	605	See Note 6	SDR-35	6	Perforated
254(UD)	84.50	83.50	90	0.011	SDR-35	6	Perforated
255P	83.50	83.06	178	0.002	HDPE	18	Solid
255(UD)	83.50	83.50	80	0.000	SDR-35	6	Perforated
256P	81.40	80.90	120	0.004	Concrete	12	Solid
257P	80.65	80.40	130	0.002	Concrete	12	Solid
258P	79.60	78.86	50	0.015	HDPE	24	Solid
259P-A	83.40	81.78	125	0.013	HDPE	18	Solid
259P-B	86.50	86.50	42	0.000	HDPE	12	Solid
259(UD)	83.50	83.50	175	0.000	SDR-35	6	Perforated
260P-A	88.00	87.90	35	0.003	HDPE	12	Solid
260P-B	84.60	84.50	5	0.020	HDPE	12	Solid
261P	84.00	83.47	105	0.005	HDPE	12	Solid
262P	82.96	82.34	250	0.002	HDPE	24	Solid
263P	82.00	81.75	40	0.006	HDPE	24	Solid

Notes:
1. "UD" denotes perforated underdrains for bioretention systems.
2. See bioretention basin details on Sheets D7, D8, and D9 for additional information.
3. Pipes 104P, 250P, 251P, 257P, 258P, 259P, 260P-A, and 263P to have animal guard grates and flared exit where they daylight. See Sheet D6 for details.
4. Cleanouts to be provided at ends of pipe or changes in direction, unless drainage structures are already provided. See detail on Sheet D4.
5. Perforated pipes shall have two rows of holes ½" in diameter, 5 inches on center, and spaced 120° apart. Perforations shall be mirrored about the y-axis, and both shall be located on the bottom half of the pipe.
6. See Porous Pavement details on Sheet D9 for Pipe P253C(UD) elevations.
7. Install Pipes 250(UD) and 250P in Phase IIA; all other listed drain pipes in Phase I.

NOTES:

1. OWNER OF RECORD:
   TAX MAP 9, LOT 4
   41 PORTSMOUTH AVE LLC
   151 PORTSMOUTH AVENUE
   EXETER, NH 03833
   RCRD BK6613 PG1241
2. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED GRADING AND DRAINAGE STRUCTURES FOR PHASE I OF STRATHAM TAX MAP 9, LOT 4, INCLUDING SITE GRADING AND DRAINAGE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A 25,800 SF AUTOMOTIVE DEALERSHIP BUILDING AND ASSOCIATED IMPROVEMENTS.
3. SEE EEI DRAWING SET COVER SHEET FOR PROJECT GENERAL NOTES.
4. SEE DETAIL SHEETS FOR THE CONSTRUCTION DETAILS AND SPECIFICATIONS FOR EACH BIORETENTION SYSTEM AND COMPONENTS.

7	JUN 17, 2026	FOR APPROVAL	
6	MAR 24, 2026	AoT REVISIONS	
1	JAN 22, 2025	FOR APPROVAL	
ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.

DRAWN: JJM | DESIGN: JJM
CHECKED: BDS | CHECKED: BDS

CIVIL & STRUCTURAL CONSULTANTS, LAND PLANNERS
100 GRIFFIN ROAD, UNIT C, PORTSMOUTH, NH 03801
603-772-4400 | EMANUELENGINEERING.COM ©2025

CLIENT:
41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833

SEAL:
STATE OF NEW HAMPSHIRE
BRUCE D. SCAMMAN No. 11238
LICENSED PROFESSIONAL ENGINEER
5/07/26

TITLE:
GRADING & DRAINAGE PLAN (PHASE I)
FOR
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
25-1001	1"=40'	C4

LEGEND

- NEW HAMPSHIRE HIGHWAY BOUND FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- (TYP) TYPICAL
- PROPERTY LINE
- WETLAND DELINEATION
- WETLAND SYMBOL
- SOIL DELINEATION
- XXX EXISTING CONTOUR
- XXX PROPOSED CONTOUR
- XXX PROPOSED SPOT GRADE
- EDGE OF PAVEMENT (EOP)
- UG UNDERGROUND UTILITIES
- OHE OVERHEAD UTILITIES
- UTILITY POLE
- GUY WIRE
- DRAIN MANHOLE
- SERVICE CLEANOUT
- S SEPTIC LINE
- D DRAIN LINE
- P PROPANE TANK
- W WATER LINE
- WELL
- GAS GAS LINE
- SIGN
- XX # OF PARKING SPACES
- TREE LINE
- TREE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Drainage Structure Chart

Structure #	Structure	Diameter	Lid/Rim	Rim Elevation	Sump	Inlet	Inlet Elevation
CB 104P	Concrete Catch Basin	10'	NEENAH # R-3570	85.50	3'	See Lid/Rim	See Lid/Rim
CB 250P	Nyloplast Basin	30"	30" Domed Grate	84.75	3'	See Lid/Rim	See Lid/Rim
CB 251P	Nyloplast Basin	30"	30" Domed Grate	85.00	3'	See Lid/Rim	See Lid/Rim
CB 252P	Nyloplast Basin	30"	30" Domed Grate	83.50	3'	See Lid/Rim	See Lid/Rim
CB 253P	Nyloplast Basin	30"	30" Domed Grate	88.50	3'	See Lid/Rim	See Lid/Rim
CB 255P	Nyloplast Basin	30"	30" Domed Grate	87.50	3'	See Lid/Rim	See Lid/Rim
CB 258P	Nyloplast Basin	30"	30" Domed Grate	82.00	3'	See Sheet D6	See Sheet D6
CB 259P	Nyloplast Basin	30"	30" Domed Grate	87.50	3'	See Lid/Rim	See Lid/Rim
CB 261P	Nyloplast Basin	30"	30" Domed Grate	90.50	3'	See Lid/Rim	See Lid/Rim
CB 262P	Nyloplast Basin	30"	30" Domed Grate	90.75	3'	See Lid/Rim	See Lid/Rim
CB 263P	Concrete Manhole	6'	NEENAH # R-1557	89.00	None	See Lid/Rim	See Lid/Rim

Notes:
1. Proposed concrete catch basins and drywells to be by Shea Concrete, ADS Pipe, or equal.
2. Catch basins 104P, 252, 258P, 261P, 262P, and 263P, to have pipe snouts installed on outlet pipes from the catch basin. See detail on Sheet D6.
4. Silk Sack - Type C by ACF Environmental or equal, to be installed within all catch basins on site with a grate. See Sheet D5.
5. All concrete structures must be installed in accordance with New Hampshire Department of Transportation Standards and specifications for Road and Bridge Construction.
6. CB 250P to be installed during Phase IIA; all other drainage structures listed to be installed during Phase I.

Drainage Pipe Listing

Pipe #	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	Material	Diameter (inches)	Pipe Type
104P	81.77	81.14	100	0.006	HDPE	30	Solid
250P	80.25	79.75	20	0.025	HDPE	12	Solid
250(UD)	80.25	80.25	80	0.000	SDR-35	6	Perforated
251P	81.00	80.75	50	0.005	HDPE	12	Solid
251(UD)	81.00	81.00	295	0.000	SDR-35	6	Perforated
252P	82.18	81.96	45	0.005	HDPE	18	Solid
253P-B	82.55	81.80	285	0.003	HDPE	12	Solid
253B(UD)	85.50	84.50	145	0.007	SDR-35	6	Perforated
253C(UD)	See Note 6	See Note 6	605	See Note 6	SDR-35	6	Perforated
254(UD)	84.50	83.50	90	0.011	SDR-35	6	Perforated
255P	83.50	83.06	178	0.002	HDPE	18	Solid
255(UD)	83.50	83.50	80	0.000	SDR-35	6	Perforated
256P	81.40	80.90	120	0.004	Concrete	12	Solid
257P	80.65	80.40	130	0.002	Concrete	12	Solid
258P	79.60	78.86	50	0.015	HDPE	24	Solid
259P-A	83.40	81.78	125	0.013	HDPE	18	Solid
259P-B	86.50	86.50	42	0.000	HDPE	12	Solid
259(UD)	83.50	83.50	175	0.000	SDR-35	6	Perforated
260P-A	88.00	87.90	35	0.003	HDPE	12	Solid
260P-B	84.60	84.50	5	0.020	HDPE	12	Solid
261P	84.00	83.47	105	0.005	HDPE	12	Solid
262P	82.96	82.34	250	0.002	HDPE	24	Solid
263P	82.00	81.75	40	0.006	HDPE	24	Solid

Notes:
1. "UD" denotes perforated underdrains for bioretention systems.
2. See bioretention basin details on Sheets D7, D8, and D9 for additional information.
3. Pipes 104P, 250P, 251P, 257P, 258P, 259P, 260P-A, and 263P to have animal guard grates and flared exit where they daylight. See Sheet D6 for details.
4. Cleanouts to be provided at ends of pipe or changes in direction, unless drainage structures are already provided. See detail on Sheet D4.
5. Perforated pipes shall have two rows of holes ½" in diameter, 5 inches on center, and spaced 120° apart. Perforations shall be mirrored about the y-axis, and both shall be located on the bottom half of the pipe.
6. See Porous Pavement details on Sheet D9 for Pipe P253C(UD) elevations.
7. Install Pipes 250(UD) and 250P in Phase IIA; all other listed drain pipes in Phase I.

NOTES:

1. OWNER OF RECORD:
   TAX MAP 9, LOT 4
   41 PORTSMOUTH AVE LLC
   151 PORTSMOUTH AVENUE
   EXETER, NH 03833
   RCRD BK6613 PG124I
2. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED GRADING AND DRAINAGE STRUCTURES FOR PHASE II OF STRATHAM TAX MAP 9, LOT 4, INCLUDING GRADING AND DRAINAGE IMPROVEMENTS ASSOCIATED WITH ADDITIONS TO THE AUTOMOTIVE DEALERSHIP BUILDING (PHASE IIB AND PHASE IIC) AND CONSTRUCTION OF THE WESTERN STORAGE PARKING LOT (PHASE IIA). PHASE IIA, PHASE IIB, AND PHASE IIC MAY BE CONSTRUCTED INDEPENDENTLY AND IN ANY ORDER.
3. SEE EEI DRAWING SET COVER SHEET FOR PROJECT GENERAL NOTES.
4. SEE DETAIL SHEETS FOR THE CONSTRUCTION DETAILS AND SPECIFICATIONS FOR EACH BIORETENTION SYSTEM AND COMPONENTS.

1	JUN 17, 2026	FOR APPROVAL	
ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.
DRAWN: JJM		DESIGN: JJM	
CHECKED: BDS		CHECKED: BDS	

CIVIL & STRUCTURAL CONSULTANTS, LAND PLANNERS
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CLIENT:
41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833

SEAL:
BRUCE D. SCAMMAN No. 11236 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
6/17/26

TITLE:
GRADING & DRAINAGE PLAN (PHASE II)
FOR
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
25-1001	1"=40'	C4.1

LEGEND

- NEW HAMPSHIRE HIGHWAY BOUND FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- (TYP) TYPICAL
- PROPERTY LINE
- WETLAND DELINEATION
- WETLAND SYMBOL
- SOIL DELINEATION
- XXX EXISTING CONTOUR
- XXX PROPOSED CONTOUR
- XXX PROPOSED SPOT GRADE
- EOP EDGE OF PAVEMENT (EOP)
- UG UNDERGROUND UTILITIES
- OHE OVERHEAD UTILITIES
- UTILITY POLE
- GUY WIRE
- DRAIN MANHOLE
- SERVICE CLEANOUT
- S SEPTIC LINE
- D DRAIN LINE
- P PROPANE TANK
- W WATER LINE
- WELL
- GAS GAS LINE
- SIGN
- XX # OF PARKING SPACES
- TREE LINE
- TREE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Drainage Structure Chart

Structure #	Structure	Diameter	Lid/Rim	Rim Elevation	Sump	Inlet	Inlet Elevation
CB 104P	Concrete Catch Basin	10'	NEENAH # R-3570	85.50	3'	See Lid/Rim	See Lid/Rim
CB 250P	Nyloplast Basin	30"	30" Domed Grate	84.75	3'	See Lid/Rim	See Lid/Rim
CB 251P	Nyloplast Basin	30"	30" Domed Grate	85.00	3'	See Lid/Rim	See Lid/Rim
CB 252P	Nyloplast Basin	30"	30" Domed Grate	83.50	3'	See Lid/Rim	See Lid/Rim
CB 253P	Nyloplast Basin	30"	30" Domed Grate	88.50	3'	See Lid/Rim	See Lid/Rim
CB 255P	Nyloplast Basin	30"	30" Domed Grate	87.50	3'	See Lid/Rim	See Lid/Rim
CB 258P	Nyloplast Basin	30"	30" Domed Grate	82.00	3'	See Sheet D6	See Sheet D6
CB 259P	Nyloplast Basin	30"	30" Domed Grate	87.50	3'	See Lid/Rim	See Lid/Rim
CB 261P	Nyloplast Basin	30"	30" Domed Grate	90.50	3'	See Lid/Rim	See Lid/Rim
CB 262P	Nyloplast Basin	30"	30" Domed Grate	90.75	3'	See Lid/Rim	See Lid/Rim
CB 263P	Concrete Manhole	6'	NEENAH # R-1557	89.00	None	See Lid/Rim	See Lid/Rim

Notes:
1. Proposed concrete catch basins and drywells to be by Shea Concrete, ADS Pipe, or equal.
2. Catch basins 104P, 252, 258P, 261P, 262P, and 263P, to have pipe snouts installed on outlet pipes from the catch basin. See detail on Sheet D6.
4. Silk Sack - Type C by ACF Environmental or equal, to be installed within all catch basins on site with a grate. See Sheet D5.
5. All concrete structures must be installed in accordance with New Hampshire Department of Transportation Standards and specifications for Road and Bridge Construction.
6. CB 250P to be installed during Phase IIA; all other drainage structures listed to be installed during Phase I.

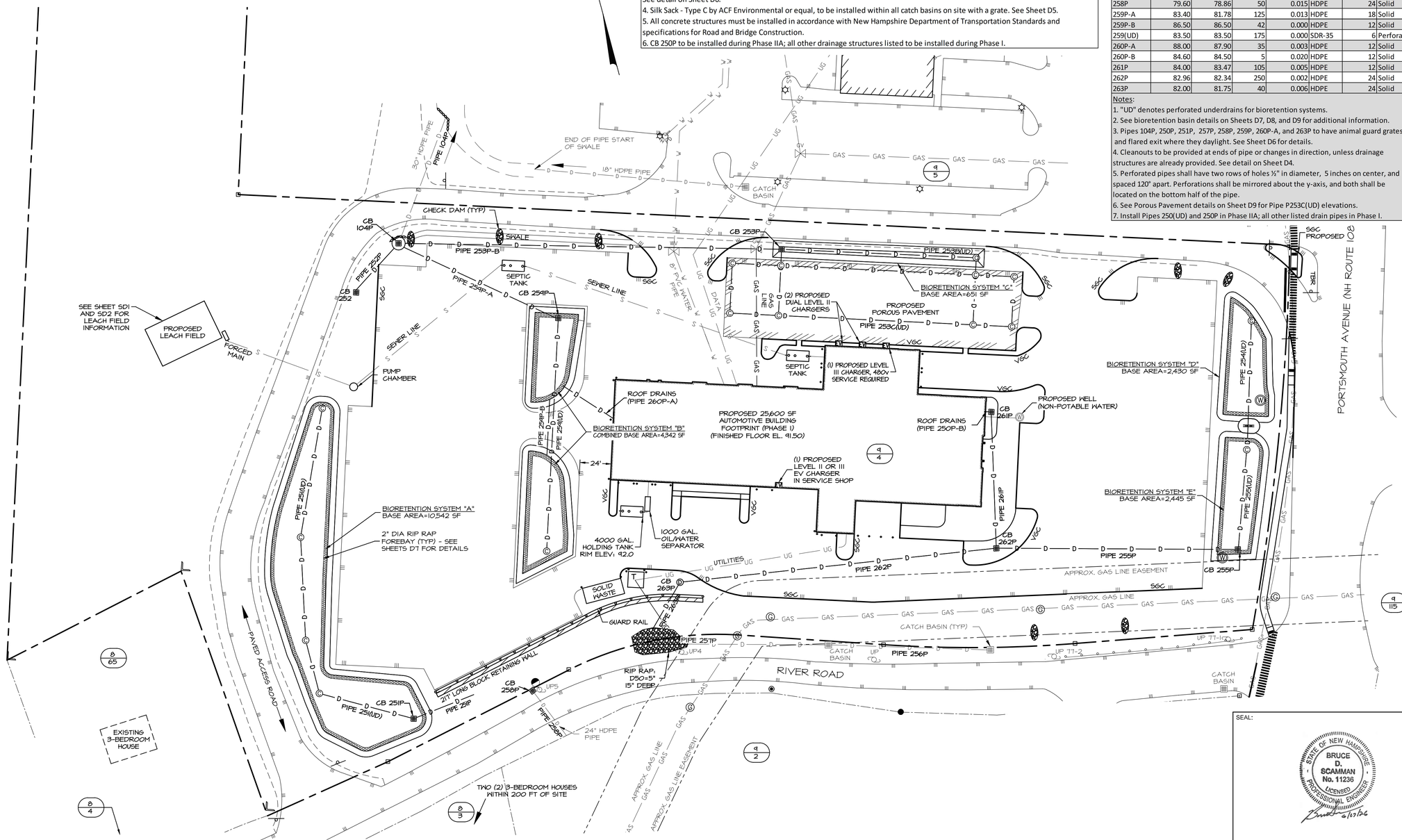
Drainage Pipe Listing

Pipe #	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	Material	Diameter (inches)	Pipe Type
104P	81.77	81.14	100	0.006	HDPE	30	Solid
250P	80.25	79.75	20	0.025	HDPE	12	Solid
250(UD)	80.25	80.25	80	0.000	SDR-35	6	Perforated
251P	81.00	80.75	50	0.005	HDPE	12	Solid
251(UD)	81.00	81.00	295	0.000	SDR-35	6	Perforated
252P	82.18	81.96	45	0.005	HDPE	18	Solid
253P-B	82.55	81.80	285	0.003	HDPE	12	Solid
253B(UD)	85.50	84.50	145	0.007	SDR-35	6	Perforated
253C(UD)	See Note 6	See Note 6	605	See Note 6	SDR-35	6	Perforated
254(UD)	84.50	83.50	90	0.011	SDR-35	6	Perforated
255P	83.50	83.06	178	0.002	HDPE	18	Solid
255(UD)	83.50	83.50	80	0.000	SDR-35	6	Perforated
256P	81.40	80.90	120	0.004	Concrete	12	Solid
257P	80.65	80.40	130	0.002	Concrete	12	Solid
258P	79.60	78.86	50	0.015	HDPE	24	Solid
259P-A	83.40	81.78	125	0.013	HDPE	18	Solid
259P-B	86.50	86.50	42	0.000	HDPE	12	Solid
259(UD)	83.50	83.50	175	0.000	SDR-35	6	Perforated
260P-A	88.00	87.90	35	0.003	HDPE	12	Solid
260P-B	84.60	84.50	5	0.020	HDPE	12	Solid
261P	84.00	83.47	105	0.005	HDPE	12	Solid
262P	82.96	82.34	250	0.002	HDPE	24	Solid
263P	82.00	81.75	40	0.006	HDPE	24	Solid

Notes:
1. "UD" denotes perforated underdrains for bioretention systems.
2. See bioretention basin details on Sheets D7, D8, and D9 for additional information.
3. Pipes 104P, 250P, 251P, 257P, 258P, 259P, 260P-A, and 263P to have animal guard grates and flared exit where they daylight. See Sheet D6 for details.
4. Cleanouts to be provided at ends of pipe or changes in direction, unless drainage structures are already provided. See detail on Sheet D4.
5. Perforated pipes shall have two rows of holes ½" in diameter, 5 inches on center, and spaced 120° apart. Perforations shall be mirrored about the y-axis, and both shall be located on the bottom half of the pipe.
6. See Porous Pavement details on Sheet D9 for Pipe P253C(UD) elevations.
7. Install Pipes 250(UD) and 250P in Phase IIA; all other listed drain pipes in Phase I.

NOTES:

1. OWNER OF RECORD:
   TAX MAP 9, LOT 4
   41 PORTSMOUTH AVE LLC
   151 PORTSMOUTH AVENUE
   EXETER, NH 03833
   RCRD BK6613 PG124
2. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED UTILITY IMPROVEMENTS FOR PHASE I OF STRATHAM TAX MAP 9, LOT 4, INCLUDING WATER, SEWER, GAS, STORMWATER, AND ASSOCIATED UTILITY INFRASTRUCTURE TO SERVE THE 25,800 SF AUTOMOTIVE DEALERSHIP BUILDING AND ASSOCIATED SITE IMPROVEMENTS.
3. SEE EEI DRAWING SET COVER SHEET FOR PROJECT GENERAL NOTES.
4. SEE DETAIL SHEETS FOR THE CONSTRUCTION DETAILS AND SPECIFICATIONS FOR EACH BIORETENTION SYSTEM AND COMPONENTS.



8	JUN 17, 2026	FOR APPROVAL	
7	MAR 24, 2026	AoT REVISIONS	
1	JAN 22, 2025	FOR APPROVAL	
ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.

DRAWN: JJM | DESIGN: JJM
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CLIENT:
41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833

SEAL:
STATE OF NEW HAMPSHIRE
BRUCE D. SCAMMAN No. 11236 LICENSED PROFESSIONAL ENGINEER
8/17/26

TITLE:
UTILITIES PLAN (PHASE I)
FOR
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
25-1001	1"=40'	C5

LEGEND

- NEW HAMPSHIRE HIGHWAY BOUND FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- (TYP) TYPICAL
- PROPERTY LINE
- WETLAND DELINEATION
- WETLAND SYMBOL
- SOIL DELINEATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- EDGE OF PAVEMENT (EOP)
- UNDERGROUND UTILITIES
- OVERHEAD UTILITIES
- UTILITY POLE
- GUY WIRE
- DRAIN MANHOLE
- SERVICE CLEANOUT
- SEPTIC LINE
- DRAIN LINE
- PROPANE TANK
- WATER LINE
- WELL
- GAS LINE
- SIGN
- # OF PARKING SPACES
- TREE LINE
- TREE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Drainage Structure Chart

Structure #	Structure	Diameter	Lid/Rim	Rim Elevation	Sump	Inlet	Inlet Elevation
CB 104P	Concrete Catch Basin	10'	NEENAH # R-3570	85.50	3'	See Lid/Rim	See Lid/Rim
CB 250P	Nyloplast Basin	30"	30" Domed Grate	84.75	3'	See Lid/Rim	See Lid/Rim
CB 251P	Nyloplast Basin	30"	30" Domed Grate	85.00	3'	See Lid/Rim	See Lid/Rim
CB 252P	Nyloplast Basin	30"	30" Domed Grate	83.50	3'	See Lid/Rim	See Lid/Rim
CB 253P	Nyloplast Basin	30"	30" Domed Grate	88.50	3'	See Lid/Rim	See Lid/Rim
CB 255P	Nyloplast Basin	30"	30" Domed Grate	87.50	3'	See Lid/Rim	See Lid/Rim
CB 258P	Nyloplast Basin	30"	30" Domed Grate	82.00	3'	See Sheet D6	See Sheet D6
CB 259P	Nyloplast Basin	30"	30" Domed Grate	87.50	3'	See Lid/Rim	See Lid/Rim
CB 261P	Nyloplast Basin	30"	30" Domed Grate	90.50	3'	See Lid/Rim	See Lid/Rim
CB 262P	Nyloplast Basin	30"	30" Domed Grate	90.75	3'	See Lid/Rim	See Lid/Rim
CB 263P	Concrete Manhole	6'	NEENAH # R-1557	89.00	None	See Lid/Rim	See Lid/Rim

Notes:
1. Proposed concrete catch basins and drywells to be by Shea Concrete, ADS Pipe, or equal.
2. Catch basins 104P, 252, 258P, 261P, 262P, and 263P, to have pipe snouts installed on outlet pipes from the catch basin. See detail on Sheet D6.
4. Silk Sack - Type C by ACF Environmental or equal, to be installed within all catch basins on site with a grate. See Sheet D5.
5. All concrete structures must be installed in accordance with New Hampshire Department of Transportation Standards and specifications for Road and Bridge Construction.
6. CB 250P to be installed during Phase IIA; all other drainage structures listed to be installed during Phase I.

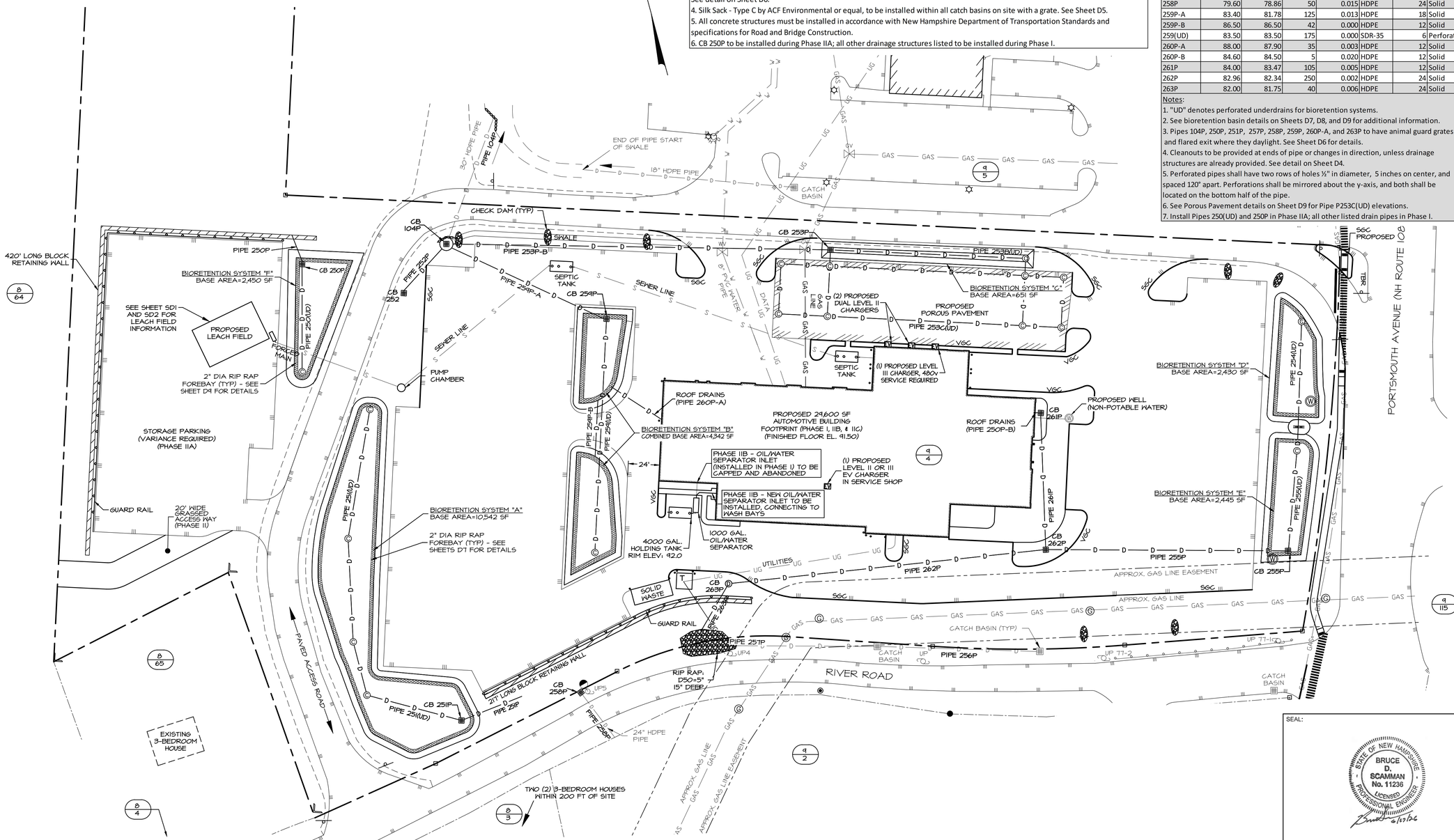
Drainage Pipe Listing

Pipe #	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	Material	Diameter (inches)	Pipe Type
104P	81.77	81.14	100	0.006	HDPE	30	Solid
250P	80.25	79.75	20	0.025	HDPE	12	Solid
250(UD)	80.25	80.25	80	0.000	SDR-35	6	Perforated
251P	81.00	80.75	50	0.005	HDPE	12	Solid
251(UD)	81.00	81.00	295	0.000	SDR-35	6	Perforated
252P	82.18	81.96	45	0.005	HDPE	18	Solid
253P-B	82.55	81.80	285	0.003	HDPE	12	Solid
253B(UD)	85.50	84.50	145	0.007	SDR-35	6	Perforated
253C(UD)	See Note 6	See Note 6	605	See Note 6	SDR-35	6	Perforated
254(UD)	84.50	83.50	90	0.011	SDR-35	6	Perforated
255P	83.50	83.06	178	0.002	HDPE	18	Solid
255(UD)	83.50	83.50	80	0.000	SDR-35	6	Perforated
256P	81.40	80.90	120	0.004	Concrete	12	Solid
257P	80.65	80.40	130	0.002	Concrete	12	Solid
258P	79.60	78.86	50	0.015	HDPE	24	Solid
259P-A	83.40	81.78	125	0.013	HDPE	18	Solid
259P-B	86.50	86.50	42	0.000	HDPE	12	Solid
259(UD)	83.50	83.50	175	0.000	SDR-35	6	Perforated
260P-A	88.00	87.90	35	0.003	HDPE	12	Solid
260P-B	84.60	84.50	5	0.020	HDPE	12	Solid
261P	84.00	83.47	105	0.005	HDPE	12	Solid
262P	82.96	82.34	250	0.002	HDPE	24	Solid
263P	82.00	81.75	40	0.006	HDPE	24	Solid

Notes:
1. "UD" denotes perforated underdrains for bioretention systems.
2. See bioretention basin details on Sheets D7, D8, and D9 for additional information.
3. Pipes 104P, 250P, 251P, 257P, 258P, 259P, 260P-A, and 263P to have animal guard grates and flared exit where they daylight. See Sheet D6 for details.
4. Cleanouts to be provided at ends of pipe or changes in direction, unless drainage structures are already provided. See detail on Sheet D4.
5. Perforated pipes shall have two rows of holes ½" in diameter, 5 inches on center, and spaced 120° apart. Perforations shall be mirrored about the y-axis, and both shall be located on the bottom half of the pipe.
6. See Porous Pavement details on Sheet D9 for Pipe P253C(UD) elevations.
7. Install Pipes 250(UD) and 250P in Phase IIA; all other listed drain pipes in Phase I.

NOTES:

1. OWNER OF RECORD:
   TAX MAP 9, LOT 4
   41 PORTSMOUTH AVE LLC
   151 PORTSMOUTH AVENUE
   EXETER, NH 03833
   RCRD BK6613 PG124
2. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED UTILITY IMPROVEMENTS FOR PHASE II OF STRATHAM TAX MAP 9, LOT 4, INCLUDING DRAINAGE IMPROVEMENTS FOR BIORETENTION BASIN "F" WEST OF THE EXISTING ACCESS ROAD (PHASE IIA) AND OIL/WATER SEPARATOR CONNECTION ASSOCIATED WITH THE BUILDING ADDITIONS (PHASE IIB). PHASE IIA AND PHASE IIB MAY BE CONSTRUCTED INDEPENDENTLY AND IN ANY ORDER.
3. SEE EEI DRAWING SET COVER SHEET FOR PROJECT GENERAL NOTES.
4. SEE DETAIL SHEETS FOR THE CONSTRUCTION DETAILS AND SPECIFICATIONS FOR EACH BIORETENTION SYSTEM AND COMPONENTS.



1	JUN 17, 2026	FOR APPROVAL	
ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.
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CLIENT:
41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833

SEAL:
STATE OF NEW HAMPSHIRE
BRUCE D. SCAMMAN No. 11236
LICENSED PROFESSIONAL ENGINEER
5/7/26

TITLE:
UTILITIES PLAN (PHASE II)
FOR
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
25-1001	1"=40'	C5.1

TRAFFIC CONTROL SIGN SCHEDULE

MANUFACTURE	SIGN NUMBER	SIGN (N.T.S.)	SIZE OF SIGN WIDTH	SIZE OF SIGN HEIGHT	DESCRIP.	MOUNT TYPE	MOUNT HEIGHT	REMARKS
GRIMCO INC. OR EQUAL	R1-1 (TWO LOCATIONS)	STOP	30"	30"	WHITE ON RED	ULTI-MATE OR EQUAL	7'-0"	REFLECTORIZED
GRIMCO INC. OR EQUAL	CUSTOM (TWO LOCATIONS)	RT 108N	24"	18"	GREEN ON WHITE	ULTI-MATE OR EQUAL	7'-0"	REFLECTORIZED
GRIMCO INC. OR EQUAL	CUSTOM (TWO LOCATIONS)	RT 108S / RT 108N	24"	18"	GREEN ON WHITE	ULTI-MATE OR EQUAL	7'-0"	REFLECTORIZED
GRIMCO INC. OR EQUAL	R3-2 (ONE LOCATION)		24"	24"	RED AND BLACK ON WHITE	ULTI-MATE OR EQUAL	5'-0"	REFLECTORIZED
GRIMCO INC. OR EQUAL	R4-7 (ONE LOCATION)		24"	30"	BLACK ON WHITE	ULTI-MATE OR EQUAL	7'-0"	REFLECTORIZED
USA TRAFFIC SIGNS OR EQUAL	M4-5 (ONE LOCATION)	TO	24"	12"	BLACK ON WHITE	ULTI-MATE OR EQUAL	9'-0"	REFLECTORIZED
USA TRAFFIC SIGNS OR EQUAL	M1-5-NH (ONE LOCATION)	108	24"	24"	BLACK ON WHITE	ULTI-MATE OR EQUAL	7'-0"	REFLECTORIZED
GRIMCO INC. OR EQUAL	M6-1 (ONE LOCATION)		21"	15"	BLACK ON WHITE	ULTI-MATE OR EQUAL	5'-9"	REFLECTORIZED

NOTES: 1. ALL SIGNS AND SIGN POSTS IN THE NHDOT RIGHT OF WAY TO MEET 2009 MUTCD STANDARDS WITH REVISION NUMBERS 1 AND 2 INCORPORATED, DATED MAY 2012.
2. ALL MOUNTING HEIGHTS ARE MEASURED FROM THE GROUND TO THE BOTTOM OF THE SIGN.

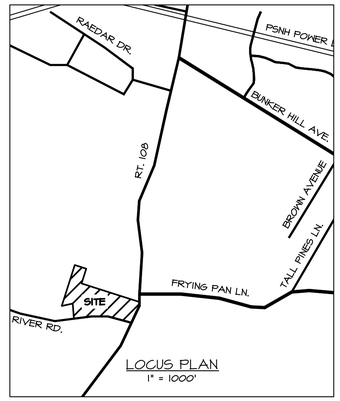
LEGEND

- NEW HAMPSHIRE HIGHWAY BOUND FOUND
- IRON PIPE FOUND
- IRON ROD FOUND (TYP)
- TYPICAL
- PROPERTY LINE
- WETLAND DELINEATION
- WETLAND SYMBOL
- SOIL DELINEATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- EDGE OF PAVEMENT (EOP)
- UNDERGROUND UTILITIES
- OVERHEAD UTILITIES
- UTILITY POLE
- GUY WIRE
- DRAIN MANHOLE
- SERVICE CLEANOUT
- SEPTIC LINE
- DRAIN LINE
- PROPANE TANK
- WATER LINE
- WELL
- GAS LINE
- SIGN
- # OF PARKING SPACES
- TREE LINE
- TREE
- LIMIT OF DISTURBANCE

GRAPHIC SCALE

40 0 20 40 80 160

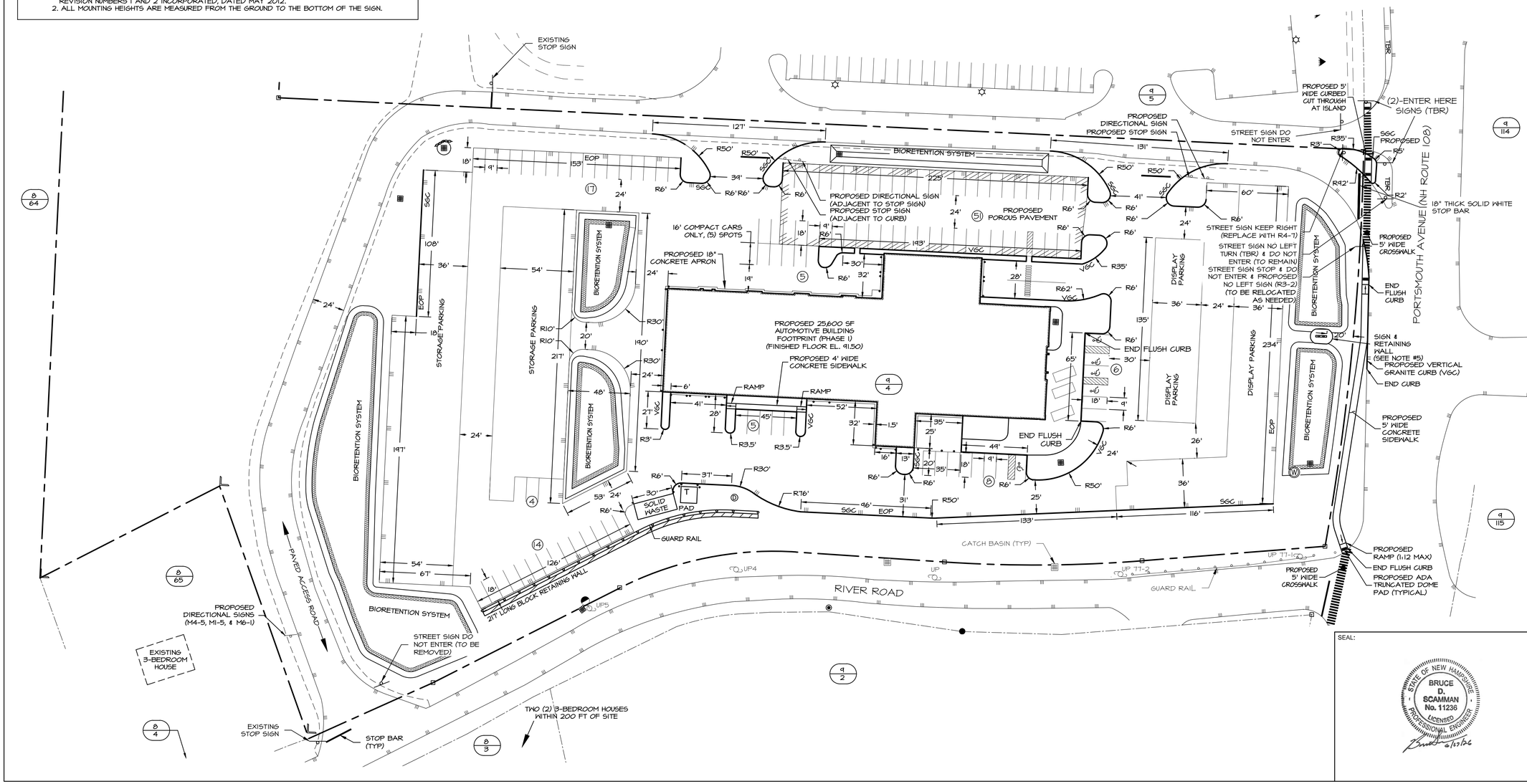
(IN FEET)
1 inch = 40 ft.



LOCUS PLAN
1" = 1000'

NOTES:

1. OWNER OF RECORD:
   TAX MAP 9, LOT 4
   41 PORTSMOUTH AVE LLC
   151 PORTSMOUTH AVENUE
   EXETER, NH 03833
   RCRD BK6613 P61241
2. THE INTENT OF THIS PLAN IS TO SHOW THE PAVING AND CURBING RELATED SPECIFICATIONS FOR PHASE 1 OF THE PROPOSED AUTOMOTIVE DEALERSHIP ON STRATHAM TAX MAP 9, LOT 4.
3. ALL SIGNS AND SIGN POSTS IN THE NHDOT RIGHT OF WAY TO MEET 2009 MUTCD STANDARDS WITH REVISION NUMBERS 1 AND 2 INCORPORATED, DATED MAY 2012.
4. SEE EEI DRAWING SET COVER SHEET FOR PROJECT GENERAL NOTES.
5. ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION VII OF THE TOWN OF STRATHAM, NH ZONING ORDINANCE, AS AMENDED IN MARCH 2024. THE TOP OF THE PROPOSED RETAINING WALL SHALL BE SET AT ELEVATION 83.00' TO MATCH THE EXISTING GRADE OF PORTSMOUTH AVENUE AT THAT LOCATION. THE BASE OF THE PROPOSED SIGN SHALL BE LOCATED AT THE TOP OF THE RETAINING WALL. REFER TO THE SIGN DETAIL ON SHEET D3.
6. PAVING AND CURBING DETAILS ARE SHOWN ON THIS PLAN FOR THE PORTSMOUTH AVENUE (ROUTE 108) ACCESS ROAD ENTRANCE AND EXIT, THE CROSSWALK AND STOP BAR AT THE RIVER ROAD/PORTSMOUTH AVENUE INTERSECTION, AND THE PROPOSED SIDEWALK ALONG PORTSMOUTH AVENUE. FOR ADDITIONAL DETAIL ON THESE IMPROVEMENTS, REFER TO THE NHDOT ROADWAY IMPROVEMENT PLANS PREPARED BY VANASSE AND ASSOCIATES, INC.



9	JUN 17, 2026	FOR APPROVAL	
8	MAR 24, 2026	AoT REVISIONS	
1	JAN 22, 2025	FOR APPROVAL	
ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.

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CLIENT:
41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833

SEAL:
STATE OF NEW HAMPSHIRE
BRUCE D. SCAMMAN No. 11236 LICENSED PROFESSIONAL ENGINEER
6/17/26

TITLE:
PAVING AND CURBING PLAN (PHASE I)
FOR
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
25-1001	1"=40'	C6

TRAFFIC CONTROL SIGN SCHEDULE

MANUFACTURE	SIGN NUMBER	SIGN (N.T.S.)	SIZE OF SIGN WIDTH	SIZE OF SIGN HEIGHT	DESCRIP.	MOUNT TYPE	MOUNT HEIGHT	REMARKS
GRIMCO INC. OR EQUAL	R1-1 (TWO LOCATIONS)	STOP	30"	30"	WHITE ON RED	ULTI-MATE OR EQUAL	7'-0"	REFLECTORIZED
GRIMCO INC. OR EQUAL	CUSTOM (TWO LOCATIONS)	RT 108N / RT 108S	24"	18"	GREEN ON WHITE	ULTI-MATE OR EQUAL	7'-0"	REFLECTORIZED
GRIMCO INC. OR EQUAL	CUSTOM (TWO LOCATIONS)	RT 108S / RT 108N	24"	18"	GREEN ON WHITE	ULTI-MATE OR EQUAL	7'-0"	REFLECTORIZED
GRIMCO INC. OR EQUAL	R3-2 (ONE LOCATION)		24"	24"	RED AND BLACK ON WHITE	ULTI-MATE OR EQUAL	5'-0"	REFLECTORIZED
GRIMCO INC. OR EQUAL	R4-7 (ONE LOCATION)		24"	30"	BLACK ON WHITE	ULTI-MATE OR EQUAL	7'-0"	REFLECTORIZED
USA TRAFFIC SIGNS OR EQUAL	M4-5 (ONE LOCATION)	TO	24"	12"	BLACK ON WHITE	ULTI-MATE OR EQUAL	9'-0"	REFLECTORIZED
USA TRAFFIC SIGNS OR EQUAL	M1-5-NH (ONE LOCATION)	108	24"	24"	BLACK ON WHITE	ULTI-MATE OR EQUAL	7'-0"	REFLECTORIZED
GRIMCO INC. OR EQUAL	M6-1 (ONE LOCATION)		21"	15"	BLACK ON WHITE	ULTI-MATE OR EQUAL	5'-9"	REFLECTORIZED

NOTES: 1. ALL SIGNS AND SIGN POSTS IN THE NHDOT RIGHT OF WAY TO MEET 2009 MUTCD STANDARDS WITH REVISION NUMBERS 1 AND 2 INCORPORATED, DATED MAY 2012.
2. ALL MOUNTING HEIGHTS ARE MEASURED FROM THE GROUND TO THE BOTTOM OF THE SIGN.

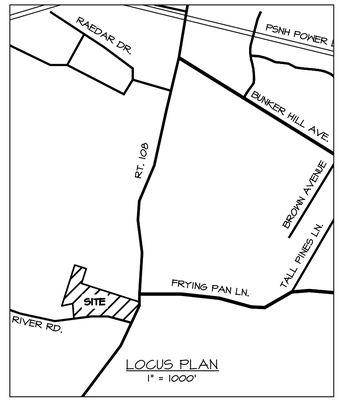
LEGEND

- NEW HAMPSHIRE HIGHWAY BOUND FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- (TYP) TYPICAL
- PROPERTY LINE
- WETLAND DELINEATION
- WETLAND SYMBOL
- SOIL DELINEATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- EDGE OF PAVEMENT (EOP)
- UG UNDERGROUND UTILITIES
- OHE OVERHEAD UTILITIES
- UTILITY POLE
- GUY WIRE
- DRAIN MANHOLE
- SERVICE CLEANOUT
- SEPTIC LINE
- DRAIN LINE
- PROPANE TANK
- WATER LINE
- WELL
- GAS GAS LINE
- SIGN
- XX # OF PARKING SPACES
- TREE LINE
- TREE
- LIMIT OF DISTURBANCE

GRAPHIC SCALE

40 0 20 40 80 160

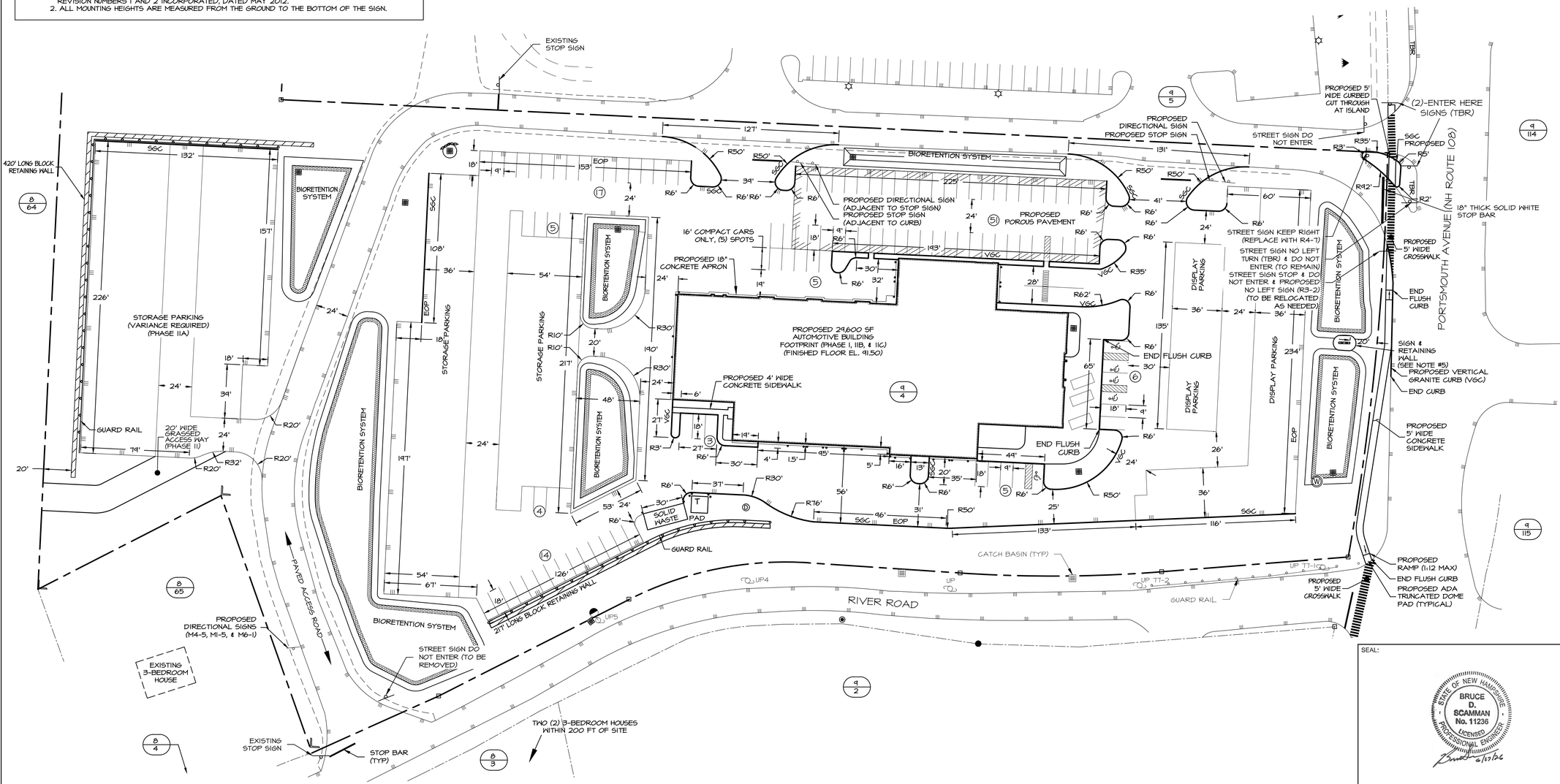
(IN FEET)
1 inch = 40 ft.



LOCUS PLAN
1" = 1000'

NOTES:

1. OWNER OF RECORD:
   TAX MAP 9, LOT 4
   41 PORTSMOUTH AVE LLC
   151 PORTSMOUTH AVENUE
   EXETER, NH 03833
   RCRD BK6613 PG1241
2. THE INTENT OF THIS PLAN IS TO SHOW THE PAVING AND CURBING RELATED SPECIFICATIONS FOR PHASE II OF THE PROPOSED AUTOMOTIVE DEALERSHIP ON STRATHAM TAX MAP 9, LOT 4, INCLUDING PAVING AND DIMENSIONING FOR THE WESTERN STORAGE PARKING LOT (PHASE IIA) AND REVISED CURBING, DIMENSIONING, AND PROPOSED SIDEWALK ASSOCIATED WITH THE BUILDING ADDITIONS (PHASE IIB AND PHASE IIC). PHASE IIA, PHASE IIB, AND PHASE IIC MAY BE CONSTRUCTED INDEPENDENTLY AND IN ANY ORDER.
3. ALL SIGNS AND SIGN POSTS IN THE NHDOT RIGHT OF WAY TO MEET 2009 MUTCD STANDARDS WITH REVISION NUMBERS 1 AND 2 INCORPORATED, DATED MAY 2012.
4. SEE EEI DRAWING SET COVER SHEET FOR PROJECT GENERAL NOTES.
5. ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION VII OF THE TOWN OF STRATHAM, NH ZONING ORDINANCE, AS AMENDED IN MARCH 2024. THE TOP OF THE PROPOSED RETAINING WALL SHALL BE SET AT ELEVATION 93.00' TO MATCH THE EXISTING GRADE OF PORTSMOUTH AVENUE AT THAT LOCATION. THE BASE OF THE PROPOSED SIGN SHALL BE LOCATED AT THE TOP OF THE RETAINING WALL. REFER TO THE SIGN DETAIL ON SHEET D3.
6. PAVING AND CURBING DETAILS ARE SHOWN ON THIS PLAN FOR THE PORTSMOUTH AVENUE (ROUTE 108) ACCESS ROAD ENTRANCE AND EXIT, THE CROSSWALK AND STOP BAR AT THE RIVER ROAD/PORTSMOUTH AVENUE INTERSECTION, AND THE PROPOSED SIDEWALK ALONG PORTSMOUTH AVENUE. FOR ADDITIONAL DETAIL ON THESE IMPROVEMENTS, REFER TO THE NHDOT ROADWAY IMPROVEMENT PLANS PREPARED BY VANASSE AND ASSOCIATES, INC.



ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.
1	JUN 17, 2026	FOR APPROVAL	

DRAWN: JJM | DESIGN: JJM
CHECKED: BDS | CHECKED: BDS

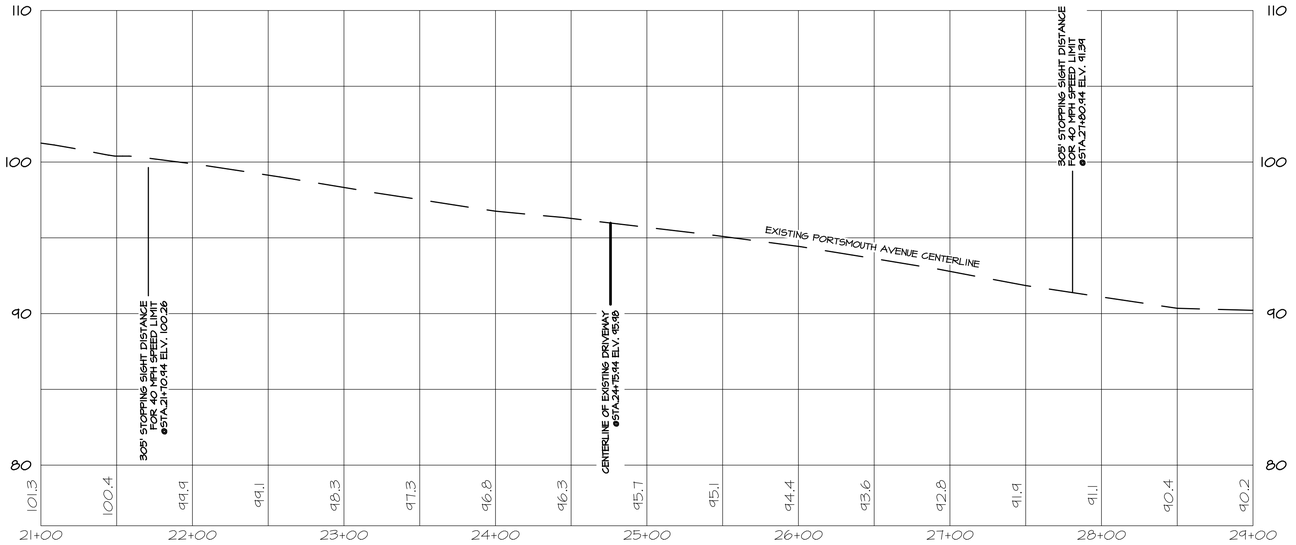
CIVIL & STRUCTURAL CONSULTANTS, LAND PLANNERS
100 GRIFFIN ROAD, UNIT C, PORTSMOUTH, NH 03801
603-772-4400 | EMANUELENGINEERING.COM ©2025

CLIENT:
41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833

SEAL:
STATE OF NEW HAMPSHIRE
BRUCE D. SCAMMAN No. 11236 LICENSED PROFESSIONAL ENGINEER
4/07/26

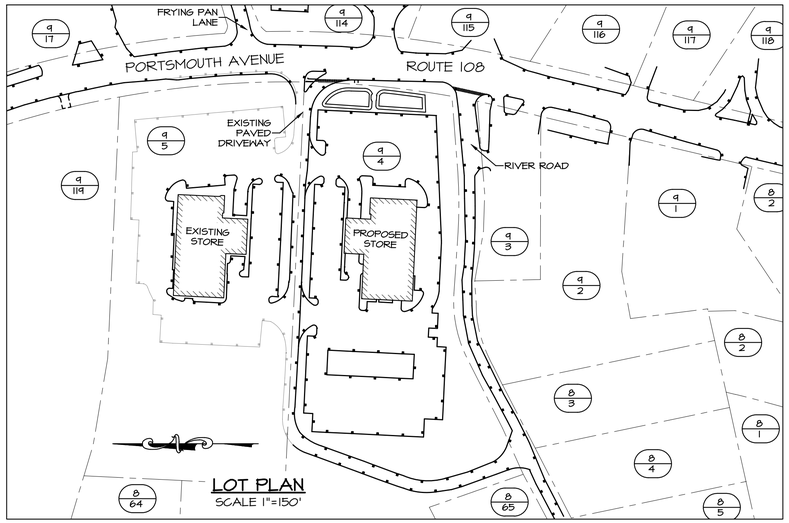
TITLE:
PAVING AND CURBING PLAN (PHASE II)
FOR
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
25-1001	1"=40'	C6.1



PORTSMOUTH AVENUE ROAD PROFILE

HORIZONTAL SCALE 1"=50' - VERTICAL SCALE 1"=5'



REFERENCES:

1. SUBDIVISION PLAN & LOT LINE REVISION PLAN FOR W. DOUGLAS SCAMMAN JR., ROUTE 108 & RIVER ROAD, STRATHAM, NH, PREPARED BY DOUCET SURVEY, INC., DATED SEPTEMBER 22, 2009, RCRD #D-36673.

2. SUBDIVISION PLAN FOR W. DOUGLAS SCAMMAN JR., STRATHAM, NH, PREPARED BY EMANUEL COMPANIES, INC., DATED FEBRUARY 24, 1993, RCRD #D22283.

3. LOT LINE ADJUSTMENT PLAN FOR DOUGLAS SCAMMAN, PORTSMOUTH AVE & RIVER RD., STRATHAM, NH 03885, REVISION #3 DATED JAN 5, 2007 BY EMANUEL ENGINEERING, INC., RCRD PLAN #D-34505.

4. DRIVEWAY PLAN AND DRIVEWAY PROFILE FOR NISSAN OF STRATHAM, 45 PORTSMOUTH AVENUE, STRATHAM, NH 03885, DATED JAN 5, 2007 BY EMANUEL ENGINEERING, INC.

NOTES:

1. OWNER OF RECORD:
   TAX MAP 9, LOT 4
   41 PORTSMOUTH AVE LLC
   151 PORTSMOUTH AVENUE
   EXETER, NH 03833
   RCRD BK6613 P61241

2. THE INTENT OF THIS PLAN IS TO SHOW THE PROFILE OF PORTSMOUTH AVENUE (NH ROUTE 108) NEAR THE ENTRANCE OF THE EXISTING SHARED ACCESS DRIVEWAY.

3. A PREVIOUSLY APPROVED NHDOT DRIVEWAY PERMIT WAS GRANTED AS PERMIT # 06-431-436, DATED JULY 22, 2014.

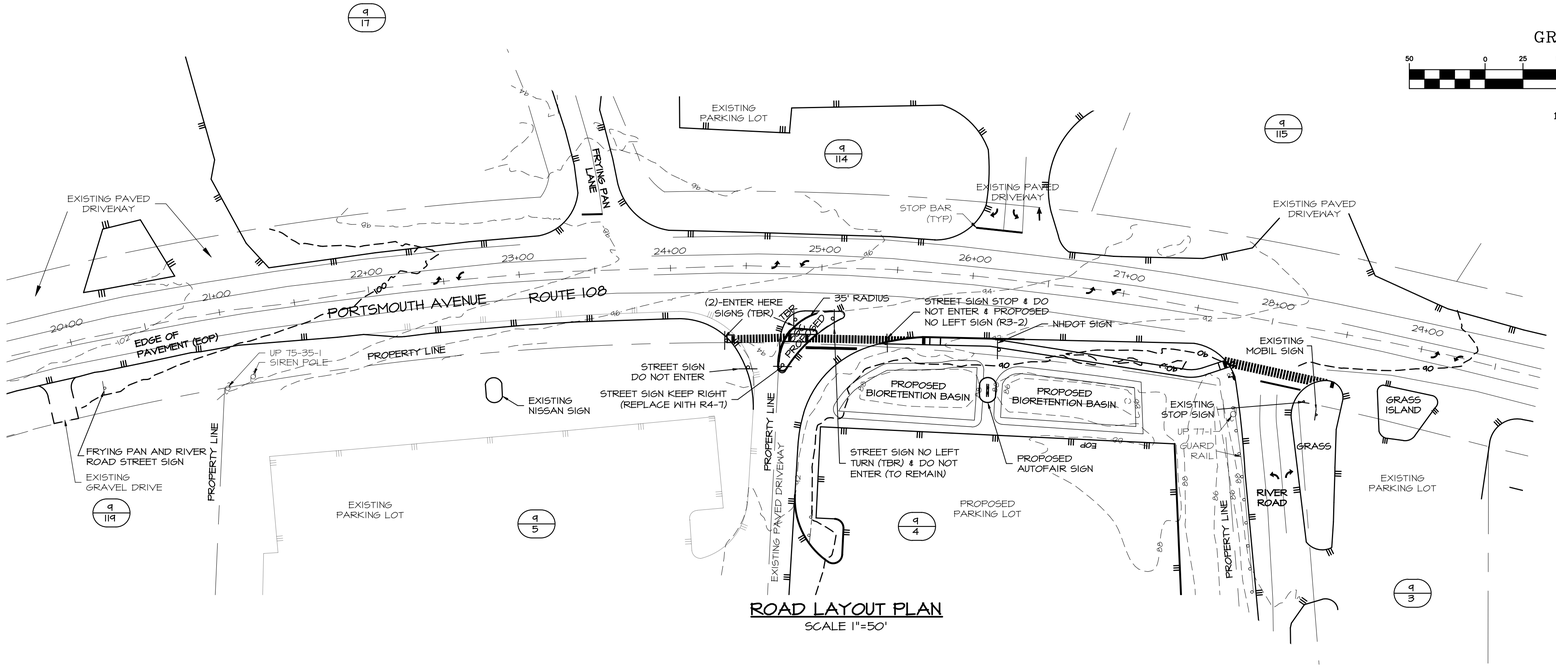
4. PORTSMOUTH AVENUE IS A 40 MPH ROAD. THE DESIGN STOPPING SIGHT DISTANCE FOR A 40 MPH ROAD IS 305 FEET (AASHTO GREEN BOOK 2001).

5. ALL SIGNS AND SIGN POSTS IN THE NHDOT RIGHT OF WAY TO MEET MUTCD STANDARDS.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



ROAD LAYOUT PLAN

SCALE 1"=50'

LEGEND

- NEW HAMPSHIRE HIGHWAY BOUND FOUND
- IRON PIPE FOUND
- IRON ROD FOUND (TYP)
- TYPICAL
- PROPERTY LINE
- WETLAND DELINEATION
- WETLAND SYMBOL
- SOIL DELINEATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- EDGE OF PAVEMENT (EOP)
- UNDERGROUND UTILITIES
- OVERHEAD UTILITIES
- UTILITY POLE
- GUY WIRE
- DRAIN MANHOLE
- SERVICE CLEANOUT
- SEPTIC LINE
- DRAIN LINE
- PROPANE TANK
- WATER LINE
- WELL
- GAS LINE
- SIGN
- # OF PARKING SPACES
- TREE LINE
- TREE

7	JUN 17, 2026	FOR APPROVAL	
6	MAR 24, 2026	AoT REVISIONS	
1	JAN 22, 2025	FOR APPROVAL	
ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.

DRAWN: JJM | DESIGN: JJM
CHECKED: BDS | CHECKED: BDS

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CLIENT:
41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833

SEAL

STATE OF NEW HAMPSHIRE
BRUCE D. SCAMMAN No. 11236 LICENSED PROFESSIONAL ENGINEER
6/17/26

TITLE:
ROAD ALIGNMENT & PROFILE PLAN
FOR
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
25-1001	AS SHOWN	C7

PHASE 1:

1. PREPARE SITE FOR PHASE 1 CONSTRUCTION; MOW GRASSED AREAS INCLUDING BIORETENTION BASINS THROUGHOUT THE PROPERTY AND REMOVE TOP LAYER OF GRAVEL FROM SITE FOR EASE OF CONSTRUCTION. DISTURBANCE AREA: ± 3.81 ACRES
2. PERFORM UTILITY AND GRAVEL WORK ACROSS PHASE 1 AREA. DISTURBANCE AREA: ± 3.81 ACRES
3. CONSTRUCT RETAINING WALL TO STABILIZE PROPOSED PARKING LOT. DISTURBANCE AREA: ±0.07 ACRES
4. CONSTRUCT 25,600 SF AUTOMOTIVE DEALERSHIP BUILDING WITH SERVICE AND PERFORM UTILITY HOOKUP. DISTURBANCE AREA: ±0.78 ACRES
5. PAVE PHASE 1 PARKING AREAS AND DRIVEWAYS. DISTURBANCE AREA: ± 3.81 ACRES
6. CONSTRUCT POROUS PAVEMENT SYSTEM INCLUDING UNDERDRAINS. DISTURBANCE AREA: ±0.31 ACRES
7. CONSTRUCT BIORETENTION BASINS "A" THROUGH "E" AND ADD 6" OF FILTER MEDIA LAYER TO BOTTOM OF EXISTING BIORETENTION PONDS. DISTURBANCE AREA: ±0.82 ACRES

PHASE IIA (INDEPENDENT OF PHASES IIB AND IIC:

8. CONSTRUCT WESTERN VEHICLE STORAGE PARKING LOT AND ASSOCIATED RETAINING WALL. DISTURBANCE AREA: ± 1.03 ACRES
9. CONSTRUCT BIORETENTION BASIN "F". DISTURBANCE AREA: ± 0.11 ACRES

PHASE IIB (INDEPENDENT OF PHASES IIA AND IIC):

10. CONSTRUCT 3,130 SF ADDITION TO AUTOMOTIVE DEALERSHIP BUILDING FOR SERVICE AREA EXPANSION. MODIFY ACCESS DOORS TO SERVICE AREA AS SHOWN. DISTURBANCE AREA: ± 0.07 ACRES
11. RECONSTRUCT PARKING, CURBING, AND SIDEWALKS AFFECTED BY PHASE IIB BUILDING ADDITION AS SHOWN. DISTURBANCE AREA: ± 0.02 ACRES

PHASE IIC (INDEPENDENT OF PHASES IIA AND IIB):

12. CONSTRUCT 870 SF ADDITION TO AUTOMOTIVE DEALERSHIP BUILDING FOR VEHICLE DELIVERY AND CUSTOMER ORIENTATION AREA. MODIFY ASSOCIATED DOOR LOCATIONS AS SHOWN. DISTURBANCE AREA: ± 0.02 ACRES
13. RECONSTRUCT PARKING AND DOOR AREAS AFFECTED BY PHASE IIC BUILDING ADDITION AS SHOWN. DISTURBANCE AREA: ± 0.00 ACRES

PHASE II LEGEND:

- PHASE IIA (WESTERN PARKING LOT)
- PHASE IIB (3,130 SF BUILDING ADDITION)
- PHASE IIC (870 SF BUILDING ADDITION)

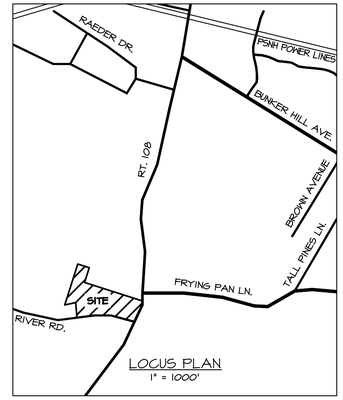
LEGEND

- NEW HAMPSHIRE HIGHWAY BOUND FOUND
- IRON PIPE FOUND
- IRON ROD FOUND (TYP)
- TYPICAL
- PROPERTY LINE
- WETLAND DELINEATION
- WETLAND SYMBOL
- SOIL DELINEATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- EDGE OF PAVEMENT (EOP)
- UNDERGROUND UTILITIES
- OVERHEAD UTILITIES
- UTILITY POLE
- GUY WIRE
- DRAIN MANHOLE
- SERVICE CLEANOUT
- SEPTIC LINE
- DRAIN LINE
- PROPANE TANK
- WATER LINE
- WELL
- GAS LINE
- SIGN
- # OF PARKING SPACES
- TREE LINE
- TREE
- LIMIT OF DISTURBANCE

GRAPHIC SCALE

40 0 20 40 80 160

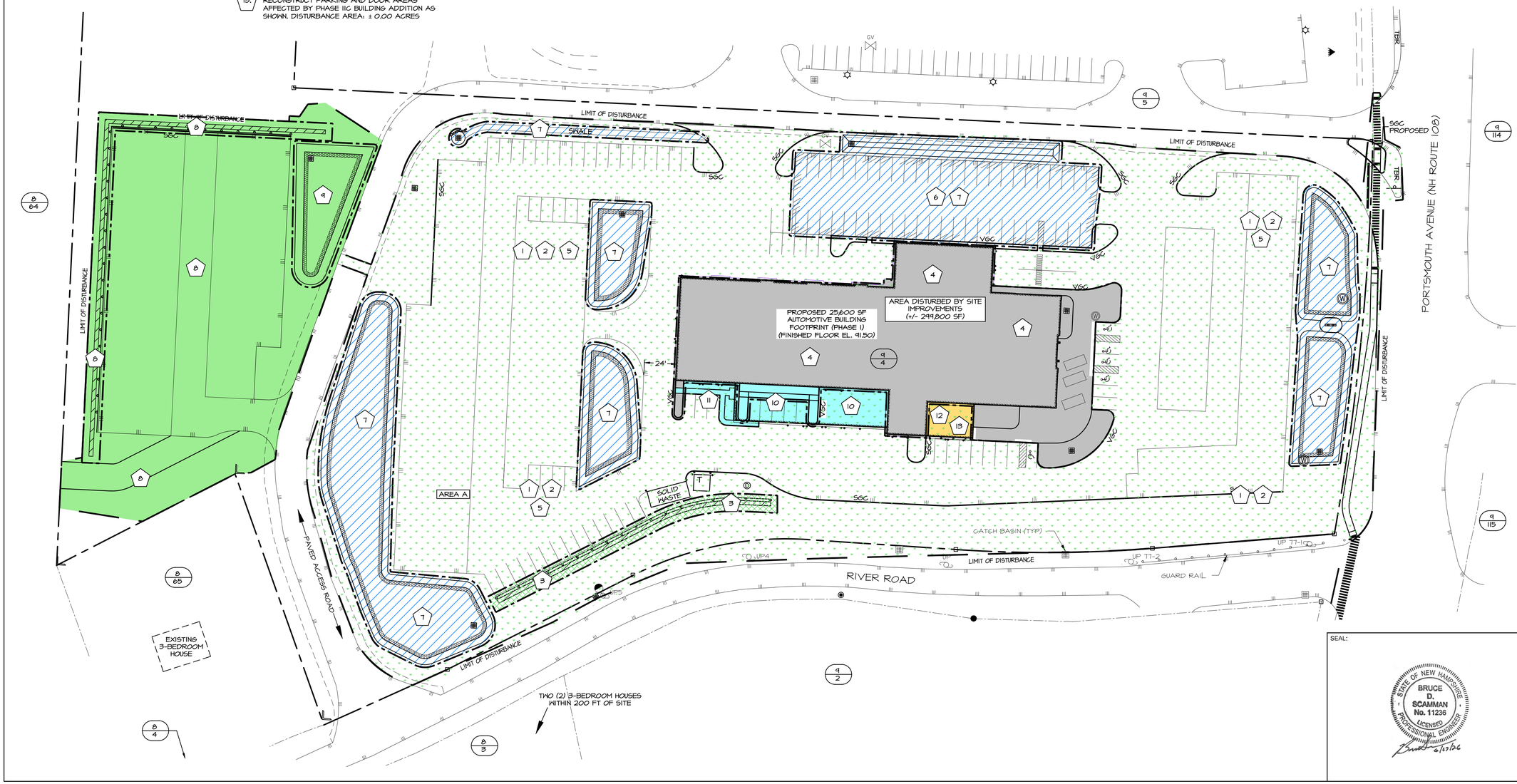
(IN FEET)
1 inch = 40 ft.



LOCUS PLAN
1" = 1000'

NOTES:

1. OWNER OF RECORD:
   TAX MAP 9, LOT 4
   41 PORTSMOUTH AVE LLC
   151 PORTSMOUTH AVENUE
   EXETER, NH 03833
   RCRD BK6613 P61241
2. THE INTENT OF THIS PLAN IS TO OUTLINE THE SEQUENCE OF CONSTRUCTION ACTIVITIES FOR STRATHAM TAX MAP 9, LOT 4 VIA PHASING, WHICH IS REQUIRED BECAUSE THE PROJECT WILL DISTURB MORE THAN 5 ACRES OF OPEN AREA. THE PROJECT IS DIVIDED INTO PHASE I AND PHASE II. PHASE II CONSISTS OF THREE INDEPENDENT SUB-PHASES (PHASE IIA, PHASE IIB, AND PHASE IIC) THAT MAY BE CONSTRUCTED IN ANY ORDER.
3. SEE EEI DRAWING SET COVER SHEET FOR PROJECT GENERAL NOTES.
4. DECOMMISSION ALL EXISTING WELLS AND MONITORING WELLS ON SITE PER NHDES REGULATIONS.
5. EACH PHASING AREA SHALL BE STABILIZED BEFORE ADVANCING TO A SUCCESSIVE PHASE.



2	JUN 17, 2026	FOR APPROVAL	
1	MAR 24, 2026	NHDES AoT REVISIONS	
ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.

DRAWN: JJM | DESIGN: JJM
CHECKED: BDS | CHECKED: BDS

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CLIENT:
41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833

SEAL:
STATE OF NEW HAMPSHIRE
BRUCE D. SCAMMAN No. 11236 LICENSED PROFESSIONAL ENGINEER
5/27/26

TITLE:
PHASING PLAN
FOR
AUTOFAIR REALTY II, LLC
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
25-1001	1"=40'	C8

LEGEND

- NEW HAMPSHIRE HIGHWAY BOUND FOUND
- IRON PIPE FOUND
- IRON ROD FOUND (TYP)
- TYPICAL
- PROPERTY LINE
- WETLAND DELINEATION
- WETLAND SYMBOL
- SOIL DELINEATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- EDGE OF PAVEMENT (EOP)
- UNDERGROUND UTILITIES
- OVERHEAD UTILITIES
- UTILITY POLE
- GUY WIRE
- DRAIN MANHOLE
- SERVICE CLEANOUT
- SEPTIC LINE
- DRAIN LINE
- PROPANE TANK
- WATER LINE
- WELL
- GAS LINE
- SIGN
- # OF PARKING SPACES
- TREE LINE
- TREE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOTES:

1. OWNER OF RECORD:
   TAX MAP 9, LOT 4
   41 PORTSMOUTH AVE LLC
   151 PORTSMOUTH AVENUE
   EXETER, NH 03833
   RCRD BK6613 P61241
2. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED EROSION & SEDIMENTATION CONTROL DEVICES AND BEST MANAGEMENT PRACTICES (BMP'S) USED TO PROTECT DOWNSTREAM AREAS FROM EROSION AND SEDIMENT BUILDUP DURING PHASE I CONSTRUCTION TO THE MAXIMUM EXTENT PRACTICABLE.
3. SEE EEI DRAWING SET COVER SHEET FOR PROJECT GENERAL NOTES.
4. SEE DETAIL SHEET D1 & D5 FOR ALL EROSION AND SEDIMENTATION CONTROL NOTES & DETAILS.

PROPOSED TEMPORARY CONSTRUCTION ENTRANCE/EXIT (SEE DETAIL ON SHEET D5)

EXTEND CONSTRUCTION ENTRANCE WIDTH AS NEEDED

EROSION PROTECTION FILTREXX SILT SOXX OR EQUAL (SEE DETAIL ON SHEET D5)

EROSION PROTECTION FILTREXX SILT SOXX OR EQUAL (SEE DETAIL ON SHEET D5)

EROSION PROTECTION FILTREXX SILT SOXX OR EQUAL (SEE DETAIL ON SHEET D5)

SOIL STOCKPILE

MATERIAL LAYDOWN

SOIL STOCKPILE

MATERIAL LAYDOWN

PROPOSED POROUS PAVEMENT

SWALE

SOLID WASTE

GUARD RAIL

211' LONG BLOCK RETAINING WALL

CATCH BASIN (TYP)

GUARD RAIL

UP-1

UP-2

UP-3

UP-4

1	JUN 17, 2026	FOR APPROVAL	
ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.

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CLIENT:
41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833

SEAL:
STATE OF NEW HAMPSHIRE · BRUCE D. SCAMMAN No. 11236 LICENSED PROFESSIONAL ENGINEER · 3/10/26

TITLE:
EROSION & SEDIMENT CONTROL PLAN (PHASE I)
FOR
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
25-1001	1"=40'	C9

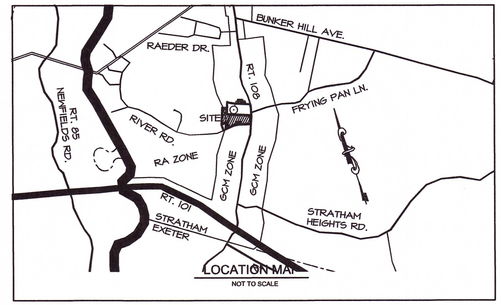
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

WETLANDS DELINEATED IN BY:

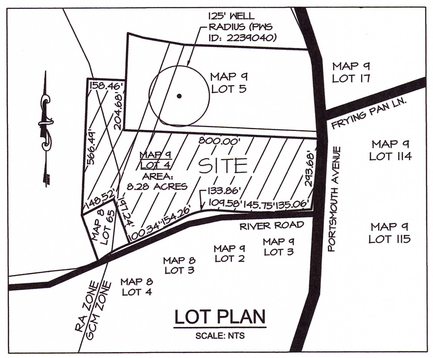
JAMES GOVE, CSS #4 (GOVE ENVIRONMENTAL SERVICES, INC.)
8 CONTINENTAL DRIVE, BUILDING 2, UNIT H
EXETER, NH 03833
(603) 778-0644
IN ACCORDANCE WITH ENV-WQ 1014.06



GRANITE BOUND (LEANING)
PROPERTY LINE
SHARED ACCESS
EXISTING WATER LINE
EXISTING WATER VALVE
PROPOSED RETAINING WALL
MAG NAIL IN PAVEMENT EL. 85.24
EOP
2000 GALLON H2O SEPTIC TANK & MANHOLE CLEANOUT
211' SEWER LINE
DRIVE
STORAGE PARKING
PROPOSED BIORETENTION BASIN BASE ELV. = 83.25
TP13-4
TP13-3
TP13-2
TP13-1
48.4'
109.0'
110.4'
111.6'
85.4'
72.4'
13.3'
84.4'
PROPOSED ENVIRO-SEPTIC LEACH FIELD
VENT TO BE REMOTE 50'
VENT TO BE REMOTE
31'
HIGH POINT 83.66
BENCHMARK MAG NAIL IN PAVEMENT EL. 85.12
1.5" PVC FORCED MAIN TO BE SLEEVED IN 4" SCH 80 PVC & INSULATED (SEE SD2 DETAIL)
6' Ø PUMP CHAMBER & MANHOLE CLEANOUT
14" SEWER LINE
BIORETENTION SYSTEM
PROPOSED EDGE OF PAVEMENT (EOP)
TRADITIONAL PAVEMENT
POROUS PAVEMENT
POROUS PAVEMENT AREA "A" SURFACE AREA=13,450 SF
PROPOSED DOMESTIC & FIRE PROTECTION WATER LINES SUPPLIED BY WELL ON STRATHAM TAX MAP 9 LOT 5 (NHDES PWS ID: 2239040)
2500 GALLON H2O SEPTIC TANK & MANHOLE CLEANOUT
PROPOSED AUTOMOTIVE BUILDING FINISHED FLOOR ELEVATION 91.5
1000 GAL. OIL/WATER SEPARATOR
4000 GAL. HOLDING TANK (NHDES SITE# 201407017 / RSN# 44542 / ACTIVITY# 348075)
100% SEPTIC RESERVE AREA
EDGE OF R.O.W.
EDGE OF R.O.W.
BIORETENTION / SYSTEM
DRIVE
STORAGE PARKING
NORTH

APPROVED for Stratham.
Basal area inspection required.
Call CEO 48 hours in advance to Schedule. 19 May 2026
Michael Cuomo

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE REQUIREMENTS OF THE NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION
Date: 5/21/2026
#eCA2026052130



LOT LOADING:

TOTAL FLOW (Q) = 1,600 GPD (SEE SHEET SD2)
TOTAL LOT AREA = 360,578 SF (8.278 ACRES)
PROTECTIVE WELL RADIUS (125 FOOT RADIUS) = 44,087 SF (NOT INCLUDED AREAS)

LOT SIZE = (Q(GPD) / 2,000 (GPD/ACRE)) X FACTOR

SOIL GROUP:
276,416 SF OR 6.346 ACRES*** SOIL GROUP 3 (0-8% SLOPE) --> SEWAGE LOADING FACTOR = 1.60
30,155 SF OR 0.692 ACRES*** SOIL GROUP 3 (8-15% SLOPE) --> SEWAGE LOADING FACTOR = 1.76
4,920 SF OR 0.113 ACRES*** SOIL GROUP 5 (8-15%) SLOPE --> SEWAGE LOADING FACTOR = N/A

*** AREAS DO NOT INCLUDE ANY LAND WITHIN PROTECTIVE WELL RADIUS OR LAND CONTAINING VERY POORLY DRAINED SOILS

MAXIMUM FLOW = (2,000 X ACRE) / SEWAGE LOADING FACTOR
(2,000 X 6.346 ACRES) / 1.60 = 7,932 GPD
+ (2,000 X 0.692 ACRES) / 1.76 = 786 GPD
= 8,718 GPD >> 1,600 GPD PROPOSED

PERMITS/APPROVALS:

NHDES PWS ID (MAP 9 LOT 5) - 2239040
NHDES SUBDIVISION - N/A > 5 ACRES
NHDES AOT PERMIT: AOT-3056
NHDES HOLDING TANK REGISTRATION - SITE# 201407017 / RSN# 44542 / ACTIVITY# 348075
PREVIOUS NHDES ISDS - #CA20141143T4

DESIGN INTENT:

THE ENVIRO-SEPTIC PIPE BOTTOM SHALL BE CONSTRUCTED AT ELEVATION 82.50 FEET. THIS ELEVATION IS 1.16 FEET BELOW EXISTING GRADE ON THE HIGH SIDE OF THE PROPOSED BED.

"I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND PROFESSIONAL JUDGMENT, THAT THE SEPTIC SYSTEM DEPICTED HEREIN HAS BEEN DESIGNED IN CONFORMANCE WITH ALL APPLICABLE LOCAL REGULATIONS AND ORDINANCES GOVERNING SEPTIC SYSTEMS."

THIS PLAN IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. FOR NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE BUREAU PURPOSES ONLY. INFORMATION SHOWN ON THIS PLAN IS FROM THE TOWN ASSESSORS TAX MAP, BOUNDARY PLANS, AND DEEDS.

MAINTENANCE REQUIRED: RECOMMEND CLEANING SEPTIC TANK AT LEAST ONCE EVERY 2 YEARS

PLOT PLAN

SCALE: 1" = 20'
ELEVATION OF BENCHMARK IS ASSUMED

REVISION 10	REVISION 9	REVISION 8
REVISIONS PER NHDES COMMENTS 05/11/26 JJM	ADD LOT LOADING & WETLAND NOTES 04/08/26 JJM	REVISE SITE LAYOUT 03/24/26 JJM

NEW HAMPSHIRE
Designer
of
Subsurface Disposal
Systems
* * *
Bruce D. Scamman
No. 1426
Water Supply & Pollution Control
5/11/26

CIVIL & STRUCTURAL CONSULTANTS, LAND PLANNERS
100 GRIFFIN ROAD, UNIT C, PORTSMOUTH, NH 03801
603-772-4400 | EMANUELENGINEERING.COM ©2025

DESIGNED: BDS 1-30-14
DRAWN: BDS 1-30-14
CHECKED: DFE 1-30-14
SCALE: 1" = 20'
DWG: SD1
JOB: 25-1001

SUBSURFACE DISPOSAL SYSTEM

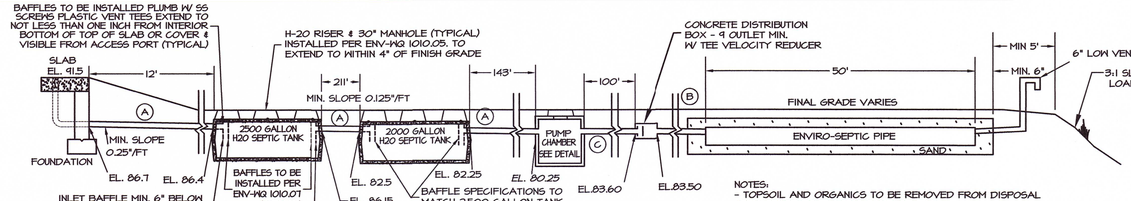
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVENUE (SITE)
STRATHAM, NH 03885

PREVIOUS APPROVAL #CA20141119379

ENVIRO-SEPTIC PIPE ELEVATIONS

LINE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
TOP OF ENVIRO PIPE	83.50'	83.50'	83.50'	83.50'	83.50'	83.50'	83.50'	83.50'	83.50'	83.50'	83.50'	83.50'	83.50'	83.50'	83.50'	83.50'	83.50'	83.50'	83.50'	83.50'	83.50'
4" PVC PIPE INVERT	83.08'	83.08'	83.08'	83.08'	83.08'	83.08'	83.08'	83.08'	83.08'	83.08'	83.08'	83.08'	83.08'	83.08'	83.08'	83.08'	83.08'	83.08'	83.08'	83.08'	83.08'
BOTTOM OF ENVIRO PIPE	82.50'	82.50'	82.50'	82.50'	82.50'	82.50'	82.50'	82.50'	82.50'	82.50'	82.50'	82.50'	82.50'	82.50'	82.50'	82.50'	82.50'	82.50'	82.50'	82.50'	82.50'

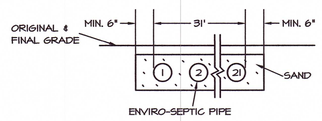
PIPE INDEX
- (A) 4" SCH 40 PVC
- (B) 4" SOLID SCH PVC
- (C) 1.5" SCH 80 PVC SLEEVED IN 4" SCH 80 PVC & INSULATED (SEE DETAIL)

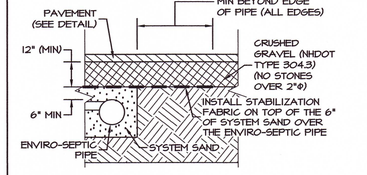


EFFLUENT DISPOSAL SYSTEM CROSS SECTION
NOT TO SCALE

NOTES:
- TOPSOIL AND ORGANICS TO BE REMOVED FROM DISPOSAL AREA PRIOR TO PLACING SAND OR FILL.
- FINAL GRADING TO SHED SURFACE WATER AWAY FROM SYSTEM COMPONENTS.

EFFLUENT DISPOSAL AREA CROSS SECTION
NOT TO SCALE
(LEVEL DISPOSAL AREA)
NUMBER OF ENVIRO-SEPTIC LINES: 21
CENTER-TO-CENTER PIPE SPACING: 1.5'





NOTES:
1. FABRIC TO HAVE A "GRAB TENSILE STRENGTH OF 315 LBS PER ASTM 4632".
2. SYSTEM SAND 6" MIN ABOVE AND BELOW ENVIRO-SEPTIC PIPES. NO SAND VOIDS ALLOWED. WALK BETWEEN ROWS TO ENSURE SAND FILLS ALL VOIDS AROUND ENVIRO-SEPTIC PIPES (REPEAT IF NECESSARY).
3. VENTING REQUIRED FOR ALL H-20 SYSTEMS.

H-20 WHEEL LOADING OVER LEACH FIELD
NOT TO SCALE

LOCATION:

COUNTY: ROCKINGHAM TOWN: STRATHAM
SUBDIVISION TITLE: SUBDIVISION PLAN FOR DOUGLAS SCAMMAN PORTSMOUTH AVE. & RIVER RD. STRATHAM, NH 03885" RCRD # D-32403 AND "LOT LINE ADJUSTMENT PLAN FOR DOUGLAS SCAMMAN PORTSMOUTH AVE. & RIVER RD. STRATHAM, NH 03885" RCRD # D-34505
NH SUBDIVISION APPROVAL NO. : N/A > 5 ACRES
TAX MAP: 9 LOT NO. 4 DEED: BK 6613 PG 1241

OWNER:
41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833
(978) 474-3594

DESIGN INTENT:

THE ENVIRO-SEPTIC PIPE BOTTOM SHALL BE CONSTRUCTED AT ELEVATION 82.50 FEET. THIS ELEVATION IS 1.16 FEET BELOW EXISTING GRADE ON THE HIGH SIDE OF THE PROPOSED BED.

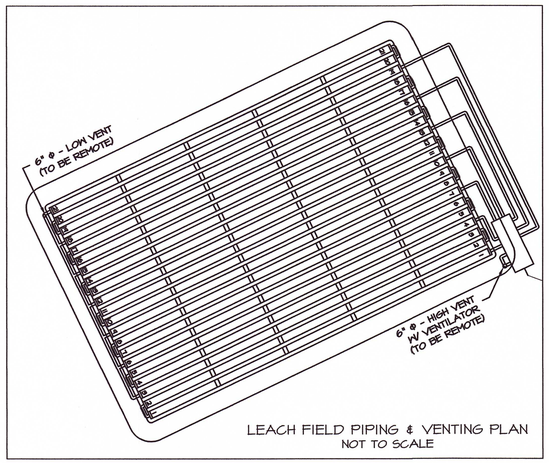
SYSTEM DESIGN DATA:

BUILDING TYPE: 36,340 S.F. NEW CAR DEALERSHIP W/ MOTOR VEHICLE SERVICE
SEWAGE LOAD: 1,600 GPD
- OFFICE: 40 OFFICE STAFF X 15 GPD/PERSON = 600 GPD
- GARAGE BAYS (20 BAYS): 20 EMPLOYEES X 15 GPD/BAY = 300 GPD
- SHOWROOM: 14,000 SF X 5 GPD/100 SF = 700 GPD
- TOTAL = 600 + 300 + 700 = 1,600 GPD

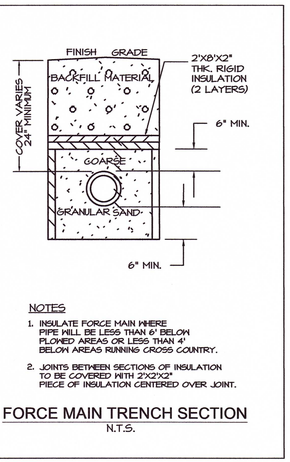
GARBAGE DISPOSAL: NONE
TYPE OF CELLAR: SLAB ON GRADE
FOUNDATION DRAINS: NONE
SEPTIC TANK SIZE: 2,500 GAL. H-20 & 2,000 GAL. H-20
DISTRIBUTION BOX: 9 OUTLET MINIMUM
LEACH BED REQUIREMENTS:
ENVIRO-SEPTIC PIPE REQUIRED:
1,600 GPD * 60 LF / 100 GPD = 960 LF
ENVIRO-SEPTIC PIPE PROVIDED: 1050 LINEAR FEET
SEWAGE PUMP: YES
DRINKING WATER: WELL LOCATION APPROVAL ON AUGUST 26, 2014 (APPROVAL #DR-999992)
WELL INSTALLED PRIOR TO 1984: NO
NEAREST ABUTTING WELL: >> 75 FT AWAY
HYDRIC SOILS: >> 50 FT AWAY TO HYDRIC B SOIL
NEAREST SURFACE WATER: >> 75 FT AWAY
BURIAL SITES/CEMETERY: >> 75 FT AWAY
PROTECTED SHORELAND: >> 125 AWAY

TEST PIT LOGS & SOIL DATA

41 PORTSMOUTH AVENUE REALTY LLC, 41 PORTSMOUTH AVENUE, STRATHAM, NH
EEI PROJECT 25-1001
PERFORMED ON JULY 3, 2013 BY LINDSAY BYBOTH OF GOVE ENVIRONMENTAL SERVICES BRUCE SCAMMAN OF EMANUEL ENGINEERING, INC., WITNESSED BY MIKE CUOMO OF RCCD.
SOIL CLASSIFICATION: 140B/140C CHATFIELD HOLLIS CANTON COMPLEX
PERC TEST 2: DEPTH 24" RATE 12 MINUTES/INCH
TEST PIT #13-1
ESHWT 44", TERMINATED 62", NO REFUSAL, NO OBSERVED WATER, ROOTS 24", 0-7" 10YR3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, 7-30" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 30-44" 10YR5/6 , VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 44-62" 10YR5/3, FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON.
TEST PIT #13-2
ESHWT 44", TERMINATED 66", NO REFUSAL, NO OBSERVED WATER, ROOTS 7", 0-7" 10YR3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, 7-26" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 26-44" 2.5Y5/3 , VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 44-62" 2.5Y5/3, STONY FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON.
TEST PIT #13-3
ESHWT 44", TERMINATED 70", NO REFUSAL, NO OBSERVED WATER, ROOTS 12", 0-12" 10YR3/2, FINE SANDY LOAM, GRANULAR, FRIABLE,12-26" 10YR5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, 26-44" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, 44-70" 10YR5/6, VERY STONY FINE SANDY LOAM, GRANULAR, FRIABLE, MOTTLES COMMON.
TEST PIT #13-4 FAILED
ESHWT 22", TERMINATED 67", NO REFUSAL, NO OBSERVED WATER, NO OBSERVED ROOTS, 0-7", FINE SANDY LOAM, GRANULAR, 7-22", FINE SANDY LOAM, GRANULAR, 22-34", SILT, BLOCKY, FRIABLE, MOTTLES COMMON, 34-67" , SILT CLAY, MASSIVE, FIRM.

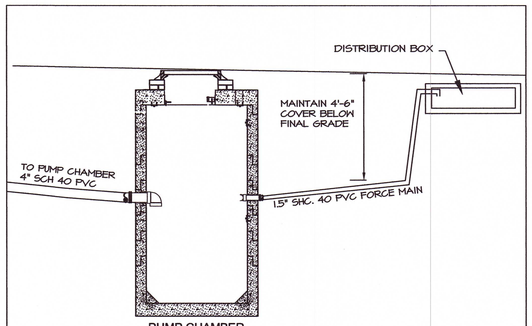


LEACH FIELD PIPING & VENTING PLAN
NOT TO SCALE



NOTES
1. INSULATE FORCE MAIN WHERE PIPE WILL BE LESS THAN 6' BELOW PLOWED AREAS OR LESS THAN 4' BELOW AREAS RUNNING CROSS COUNTRY.
2. JOINTS BETWEEN SECTIONS OF INSULATION TO BE COVERED WITH 2'X2'X2" PIECE OF INSULATION CENTERED OVER JOINT.

FORCE MAIN TRENCH SECTION
N.T.S.



PUMP CHAMBER
N.T.S.

GENERAL NOTES:

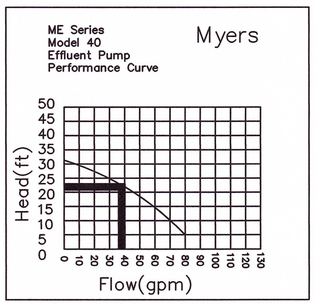
1. SYSTEM TO BE INSTALLED IN ACCORDANCE WITH PRODUCT DESIGN AND INSTALLATION MANUAL, STATE AND LOCAL REGULATIONS. FOR PRODUCT INFORMATION OR THE NEAREST DEALER CONTACT INFILTRATOR WATER TECHNOLOGIES, 4 BUSINESS PARK RD, P.O. BOX 768, OLD SAYBROOK, CT, 06475 - PHONE:1-800-221-4436 - WWW.INFILTRATORWATER.COM; SEE DETAIL FOR ARRANGEMENT OF ENVIRO-SEPTIC PIPES.
2. PIPES SHALL BE DESIGNED TO SUPPORT H-20 LIVE LOADING. REFER TO THE DETAIL FOR SPECIFIC DESIGN MEASURES REQUIRED TO ACHIEVE H-20 LOADING CAPACITY.
3. ALL 4 INCH PVC PIPE SHALL BE SCHEDULE 40. PIPE OUTSIDE LEACHING AREA SHALL BE WATERTIGHT. ALL PRECAST JOINTS, INLETS, OUTLETS, ETC. TO BE SEALED WITH A NON-SHRINK GROUT, BUTYL SEAL, "WATER-PLUG" OR EQUAL. ADDITIONALLY, THE EXTERIOR OF THE PRECAST SHOULD BE COATED WITH SEALANT OR COVERED WITH A MEMBRANE.
4. IN EVENT OF FUTURE SYSTEM FAILURE, REPLACEMENT SYSTEM SHALL BE BUILT IN THE SAME LOCATION AS THE ORIGINAL SYSTEM AFTER CONTAMINATED MATERIALS HAVE BEEN REMOVED.
5. ALL PRECAST UNITS, (TANKS, D-BOXES) SHALL BE MANUFACTURED BY SHEA CONCRETE PRODUCTS OR EQUAL.
6. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY.
7. THE DESIGN AND INSTALLATION GUIDELINES FOR THE ENVIRO-SEPTIC LEACHING SYSTEMS (FOR USE IN THE STATE OF NEW HAMPSHIRE) SHALL BECOME A PART OF THIS DESIGN.
8. EQUALIZER FLOW INSERTS SHALL BE INSTALLED IN DISTRIBUTION BOX OUTLETS.
9. INSTALLER ADVISED TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION.
10. DO NOT INSTALL SYSTEM ON FROZEN GROUND OR LEAVE SYSTEM UNCOVERED FOR EXTENDED PERIODS OF TIME.
11. THIS DOCUMENT IS FOR THE CONSTRUCTION OF THE EFFLUENT DISPOSAL SYSTEM SHOWN. ANYONE USING INFORMATION FROM THIS DOCUMENT FOR ANY OTHER PURPOSE DOES SO AT THEIR OWN RISK.
12. SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH ENV-WQ 1000.
"APPROVAL FOR CONSTRUCTION" IS VALID FOR 4 YEARS FROM DATE OF ISSUE.

SITE PREPARATION:

1. CHECK DESIGN INTENT AND VERIFY THE ELEVATION OF EXISTING GROUND-UPSLOPE SIDE BEFORE DISTURBING SITE. CONTACT THE DESIGNER SHOULD ANY DISCREPANCY OCCUR.
2. REMOVE ALL TREES, BRUSH, BOULDERS, AND DEBRIS FROM THE LEACH FIELD SITE.
3. REMOVE TOPSOIL. LEAVE SUBSOIL IN PLACE. DO NOT COMPACT SUBSOIL WITH MACHINERY; SCARIFY AS NEEDED BEFORE FILLING.
4. FILL 6" UNDER LEACHING AREA, AROUND THE CIRCUMFERENCE OF ENVIRO-SEPTIC PIPES, AND FILL EXTENSION WITH MEDIUM TO COARSE TEXTURED SAND (LESS THAN 2% PASSING A #200 SIEVE).
5. SAND FILL TO BE PUSHED ONTO PREPARED SURFACE FROM THE SIDE.
6. FILL FOR BACKFILLING SHALL BE CLEAN, PERMEABLE FILL, FREE OF STONES LARGER THAN 6 INCHES.
7. SIDE SLOPE OF FILL 3:1, (3' HORIZONTAL FOR EVERY 1' VERTICAL).
8. PLACE 6 INCHES OF LOAM AS A BLANKET ON SIDE SLOPES WHERE REQUIRED.
9. ENTIRE DISTURBED AREA SHALL BE LOAMED AND SEEDED AS SOON AS POSSIBLE AFTER BACKFILLING TO PREVENT EROSION.
10. BACKFILL DEPTH OVER SYSTEM TO BE 6 TO 12 INCHES.
11. FINAL GRADING SHALL PROVIDE FOR DRAINAGE OF SURFACE RUNOFF AWAY FROM LEACHING AREA.

OPERATION AND MAINTENANCE:

1. SYSTEM IS NOT DESIGNED TO HANDLE A GARBAGE DISPOSAL UNIT OR DISCHARGE FROM A HOT TUB OR SIMILAR LARGE VOLUME WATER USES.
2. EVERY SYSTEM'S DESIGN CAPACITY IS LIMITED. CAREFUL AND REASONABLE WATER USE IS REQUIRED TO MAXIMIZE THE SYSTEM'S LIFE.
3. DO NOT DISPOSE OF GREASE, CHEMICALS, SOLVENTS, ETC. VIA THIS SYSTEM.
4. SEPTIC TANK MUST BE PUMPED BY A LICENSED HAULER AT LEAST EVERY TWO YEARS. KEEP PUMPING RECEIPTS AS PROOF OF MAINTENANCE. CHECK TANK YEARLY. IF SLUDGE AND SURFACE SCUM EXCEED 1/3 OF LIQUID DEPTH, HAVE THE TANK PUMPED.
5. DO NOT ALLOW VEHICULAR TRAFFIC OVER ANY COMPONENT OF THE SYSTEM UNLESS THAT STRUCTURE IS DESIGNED TO WITHSTAND AN H-20 WHEEL LOAD.
6. NO FOOD PREPARATION OCCURS ON SITE. BREAK ROOM CONTAINS SINK AND REFRIGERATOR ONLY - NO COOKING EQUIPMENT IS PRESENT. GREASE INTERCEPTOR IS NOT REQUIRED PER ENV-WQ 1012.01.



PUMP CALCULATIONS:

MEYERS ME40 EFFLUENT PUMP @ 38 GPM
TOTAL HEAD LOSS=STATIC+FRICTION
STATIC=83.6-73.5=10.10 FT
FRICTION=(100+25)*(9.78/100)=12.23

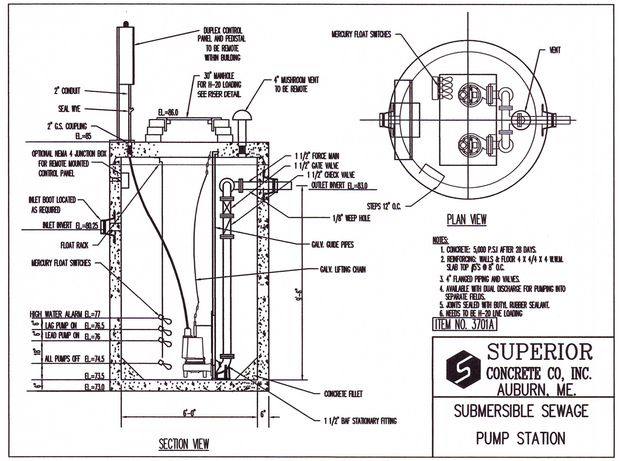
TOTAL HEAD LOSS=10.10+12.23=22.33
SEE PERFORMANCE CURVE @ 38 GPM

DOSING CALCULATIONS:

6' DIAM. PUMP CHAMBER=211 GAL/FT
DAILY FLOW=1600 GPD
1.5 FT/DOSE*211 GAL/FT=317.24 GAL/DOSE
1600 GPD/317.24 GAL=5.04 DOSES/DAY
317.24 GAL/38 GPM PUMP= 8.35 MIN CYCLE

TANK & CHAMBER RESERVE CAPACITY:

DEPTH = 80.25-71 = 3.25'
PUMP CHAMBER = 211.44 GAL/FT
CAPACITY=211*3.25=685.75 GAL.
685.75 GAL./ 1600 GAL/DAY= 0.43 DAYS



NOTES:
1. CONCRETE: 5,000 P.S.I AFTER 28 DAYS.
2. REINFORCING: WALLS & FLOOR 4 X 4/4 X 4 WIRE. SLAB TOP #5 @ 8" O.C.
3. 4" FLANGED PIPING AND VALVES.
4. AVAILABLE WITH DUAL DISCHARGE FOR PUMPING INTO SEPARATE FIELDS.
5. JOINTS SEALED WITH BUTYL RUBBER SEALANT.
6. NEEDS TO BE H-20 LIVE LOADING

ITEM NO. 3701A

SUPERIOR CONCRETE CO, INC.
AUBURN, ME.
SUBMERSIBLE SEWAGE PUMP STATION

NOTES
1. EFFLUENT CONDUITS AND THE BOTTOM OF THE BED ARE LEVEL, AS REQUIRED BY ENV-WQ 1017.05(h).
2. EFFLUENT CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH ENV-WQ 1017.01.

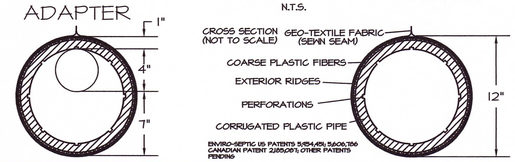
"I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND PROFESSIONAL JUDGMENT, THAT THE SEPTIC SYSTEM DEPICTED HEREIN HAS BEEN DESIGNED IN CONFORMANCE WITH ALL APPLICABLE LOCAL REGULATIONS AND ORDINANCES GOVERNING SEPTIC SYSTEMS."

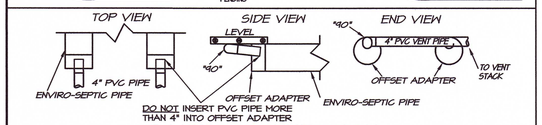
THIS PLAN IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. FOR NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE BUREAU PURPOSES ONLY. INFORMATION SHOWN ON THIS PLAN IS FROM THE TOWN ASSESSORS TAX MAP, BOUNDARY PLANS, AND DEEDS.

MAINTENANCE REQUIRED:
RECOMMEND CLEANING SEPTIC TANK AT LEAST ONCE EVERY 2 YEARS

REVISION 9	REVISION 8	REVISION 7
REVISIONS PER NHDES COMMENTS 05/11/26 JJM	ADD PROJECT NOTES 04/08/26 JJM	REVISE INVERTS & PUMP CALCS 03/24/26 JJM

NEW HAMPSHIRE
Designer of Subsurface Disposal Systems
Bruce D. Scamman
No. 1426
Water Supply & Pollution Control
5/11/26





DO NOT INSERT PVC PIPE MORE THAN 4" INTO OFFSET ADAPTER

RAISED CONNECTION
N.T.S.

CIVIL & STRUCTURAL CONSULTANTS, LAND PLANNERS
100 GRIFFIN ROAD, UNIT C, PORTSMOUTH, NH 03801
603-772-4400 | EMANUELENGINEERING.COM ©2025

DESIGNED:	BDS 1-30-14
DRAWN:	BDS 1-30-14
CHECKED:	DFE 1-30-14
SCALE:	1" = 20'
DWG:	SD2
JOB:	13-041

SUBSURFACE DISPOSAL SYSTEM

41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVENUE (SITE)
STRATHAM, NH 03885

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE REQUIREMENTS OF THE NH DEPT OF ENVIRONMENTAL SERVICES WATER DIVISION
Date: 5/21/2026
#eCA2026052130

APPROVED for Stratham.
Basal area inspection required.
Call CEO 48 hours in advance to Schedule. 19 May 2026
Michael Cuomo

EROSION AND SEDIMENTATION CONTROL - CONSTRUCTION PHASING AND SEQUENCING:

1. SEE "EROSION AND SEDIMENTATION CONTROL GENERAL NOTES" WHICH ARE TO BE AN INTEGRAL PART OF THIS PROCESS.
2. INSTALL SILT FENCING AND/OR HAY BALE BARRIERS AS PER DETAILS AND AT SEDIMENT MIGRATION.
3. CONSTRUCT TREATMENT SWALES , LEVEL SPREADERS AND DETENTION STRUCTURES AS DEPICTED ON DRAWINGS.
4. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE(S) AS PER DETAIL AND AT LOCATIONS SHOWN ON THE DRAWINGS. MAINTAIN (TOP DRESS) REGULARLY TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS.
5. STRIP AND STOCKPILE TOPSOIL. STABILIZE PILES OF SOIL CONSTRUCTION MATERIAL.
6. ROUGH GRADE SITE. INSTALL CULVERTS AND ROAD DITCHES.
7. FINISH GRADE AND COMPACT SITE.
8. RE-SPREAD AND ADD TOPSOIL TO ALL ROADSIDE SLOPES. TOTAL TOPSOIL THICKNESS TO BE A MINIMUM OF FOUR TO SIX INCHES.
9. STABILIZE ALL AREAS OF BARE SOIL WITH MULCH AND SEEDING.
10. RE-SEED PER EROSION AND SEDIMENTATION CONTROL GENERAL NOTES.
11. SILT FENCING AND HAY BALES TO REMAIN AND BE MAINTAINED FOR TWENTY FOUR MONTHS AFTER CONSTRUCTION TO INSURE ESTABLISHMENT OF ADEQUATE SOIL STABILIZATION AND VEGETATIVE COVER. ALL SILT FENCING, HAY BALES AND TRAPPED SILT ARE THEN TO BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
12. PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
13. PONDS AND SWALES SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE - BEFORE ROUGH GRADING THE SITE.
14. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
15. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
16. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
17. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
18. BUOYANCY CALCULATIONS HAVE NOT BEEN PERFORMED. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANCHORAGE FOR ALL TANKS WHERE REQUIRED.

WINTER CONSTRUCTION NOTES (OCTOBER 15 TO MAY 1):

1. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPETED IN ADVANCE OF THAW OR SPRING MELT EVENT.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

EROSION AND SEDIMENTATION CONTROL - GENERAL NOTES:

1. CONDUCT ALL CONSTRUCTION IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE PHYSICAL ENVIRONMENT, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. SEE ENV-WQ 1505.03.
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES IN THE PLAN SHALL MEET THE DESIGN BASED ON NEW HAMPSHIRE STORMWATER MANUAL, VOLUMES 1-3; DATED DECEMBER 2008, PREPARED BY NHDES.
3. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
   - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
   - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
   - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED.
   - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
4. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
5. SEE WINTER CONSTRUCTION NOTES IF SCHEDULE AND DATES ARE APPLICABLE.
6. ALL DITCHES, SWALES AND PONDS MUST BE STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
7. ALL GROUND AREAS OPENED UP FOR CONSTRUCTION WILL BE STABILIZED IN THE SHORTEST PRACTICAL TIME. ALL SOILS FINISH GRADED MUST BE STABILIZED WITHIN SEVENTY TWO HOURS OF DISTURBANCE.
8. EMPLOY TEMPORARY EROSION AND SEDIMENTATION CONTROL DEVICES AS DETAILED ON THIS PLAN AS NECESSARY UNTIL ADEQUATE STABILIZATION HAS BEEN ASSURED.
9. TEMPORARY & LONG TERM SEEDING: USE SEED MIXTURES, FERTILIZER, LIME AND MULCHING AS RECOMMENDED (SEE SEEDING AND STABILIZATION NOTES).
10. STRAW OR HAY BALE BARRIERS AND SILTATION FENCING TO BE SECURELY EMBEDDED AND STAKED AS DETAILED, HOWEVER POSSIBLE A VEGETATED STRIP OF AT LEAST TWENTY FIVE FEET IS TO BE KEPT BETWEEN SILT FENCE AND ANY EDGE OF WET AREA.
11. SEEDED AREAS WILL BE FERTILIZED AND RE-SEEDED AS NECESSARY TO ENSURE VEGETATIVE ESTABLISHMENT.
12. SEDIMENT BASIN(S), IF REQUIRED, TO BE CHECKED AFTER EACH SIGNIFICANT RAINFALL AND CLEANED AS NEEDED TO RETAIN DESIGN CAPACITY.
13. STRAW BALE AND/OR SILT FENCE BARRIERS WILL BE CHECKED REGULARLY AND AFTER EACH SIGNIFICANT RAINFALL. NECESSARY REPAIRS WILL BE MADE TO CORRECT UNDERMINING OR DETERIORATION OF THE BARRIER AS WELL AS CLEANING, REMOVAL AND PROPER DISPOSAL OF TRAPPED SEDIMENT.
14. TREATMENT SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATIVE COVER HAS BEEN ESTABLISHED.
15. THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430.53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
16. TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.

SEEDING AND STABILIZATION FOR LOAMED SITE:

1. FOR TEMPORARY & LONG TERM SEEDINGS (BY SEPTEMBER 15 OF THE SAME YEAR OF DISTURBANCE) USE ASHAY'S SOIL CONSERVATION GRASS SEED OR EQUAL.
2. COMPONENTS: ANNUAL RYE GRASS, PERENNIAL RYE GRASS, WHITE CLOVER, 2 FESCUES, SEED AT A RATE OF 100 POUNDS PER ACRE.
3. FERTILIZER & LIME:
   NITROGEN (N) 50 LBS/ACRE, PHOSPHATE (P205) 100 LBS/ACRE, POTASH (K20) 100 LBS/ACRE, LIME 2000 LBS/ACRE.
4. MULCH: HAY OR STRAW 1.5-2 TONS/ACRE.
5. GRADING AND SHAPING:
   SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
6. SEED BED PREPARATION
   - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
   - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

STABILIZATION CONSTRUCTION ENTRANCE SPECIFICATIONS:

1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE (MINIMUM), RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET (OR 50 FEET WITH A 3 TO 6 INCH MOUNTABLE BERM).
3. THE THICKNESS OF THE STONE FOR THE STABILIZATION ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED PROMPTLY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

FILTREXX LAND IMPROVEMENT SYSTEMS INSPECTION & MAINTENANCE:

1. CONSULT FILTREXX SNIPP CUT SHEETS FOR ALL FILTREXX PRODUCTS PRIOR TO INSTALLATION AND FOR MAINTENANCE GUIDELINES. HTTP://WWW.FILTREXX.COM/DESIGN_CUT_SHEETS.HTM
2. ROUTINE INSPECTION SHOULD BE CONDUCTED WITHIN 24 HRS OF A RUNOFF EVENT OR AS DESIGNATED BY THE REGULATING AUTHORITY. UNITS SHOULD BE REGULARLY INSPECTED TO MAKE SURE THEY MAINTAIN THEIR SHAPE AND ARE PRODUCING ADEQUATE HYDRAULIC FLOW-THROUGH, DITCH/CHANNEL EROSION CONTROL, AND SEDIMENT REMOVAL.
3. IF PONDING BECOMES EXCESSIVE, ADDITIONAL CHECK DAMS, LEVEL SPREADERS, OR SEDIMENT CONTROL UNITS FOR SEDIMENT REMOVAL MAY BE REQUIRED.
4. SEDIMENT ACCUMULATION SHOULD BE REMOVED ONCE IT REACHES THE HEIGHT OF THE CHECK DAM OR UNIT. ALTERNATIVELY, ANOTHER UNIT MAY BE INSTALLED SLIGHTLY UPSLOPE, ON TOP OF THE EXISTING UNIT. THIS PROCESS IS NOT CONSIDERED A SOIL DISTURBING ACTIVITY.
5. STORM DEBRIS ACCUMULATION BEHIND CHECK DAMS, LEVEL SPREADER, SEDIMENT CONTROL UNIT, ETC. SHOULD NEVER BE HIGHER THAN THE SIDES OF THE CHECK DAM/UNIT. STORM RUNOFF OVERFLOW SHALL MAINTAIN THE UNITS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
6. IF A UNIT HAS BEEN DAMAGED, IT SHALL BE REPAIRED, OR REPLACED IF BEYOND REPAIR.
7. THE CONTRACTOR SHALL REMOVE SEDIMENT AT THE BASE OF THE UPSLOPE SIDE OF UNITS WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE SOXX, OR AS DIRECTED BY THE ENGINEER.
8. AS AN ALTERNATIVE, ANOTHER SOXX UNIT MAY BE INSTALLED ADJACENT AND PARALLEL TO THE UPSLOPE SIDE OF THE ORIGINAL TO INCREASE SEDIMENT STORAGE CAPACITY. SOXX SEDIMENT BACKUP IN CENTER OF THE DITCH/CHANNEL SHALL REMAIN LOWER THAN THE SIDES.
9. IF SOXX UNIT BECOMES CLOGGED WITH DEBRIS AND SEDIMENT, IMMEDIATE REMOVAL OF DEBRIS AND SEDIMENT SHOULD BE CONDUCTED TO ASSURE PROPER DRAINAGE AND WATER FLOW THROUGH THE DITCH OR CHANNEL. STORM RUNOFF OVERFLOW OF THE SOXX UNIT IS ACCEPTABLE.
10. SOXX UNITS SHALL BE MAINTAINED UNTIL DISTURBED AREA AROUND THE DEVICE HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS CEASED.
11. THE FILTERMEDIATM MAY BE DISPERSED ON SITE ONCE DISTURBED AREA HAS PERMANENTLY STABILIZED, CONSTRUCTION ACTIVITY CEASED, OR DETERMINED BY THE ENGINEER.
12. PERMANENT VEGETATED FILTER STRIPS WILL BE LEFT INTACT.

RIP RAP SWALE MAINTENANCE

1. THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED, OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY.
2. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS; FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAIL WATER DEPTHS ON THE PIPES.
3. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

GRASS SWALE MAINTENANCE

1. TIMELY MAINTENANCE IS IMPORTANT TO KEEP THE VEGETATION IN THE SWALE IN GOOD CONDITION. MOWING SHOULD BE DONE FREQUENTLY ENOUGH TO KEEP THE VEGETATION IN VIGOROUS CONDITION AND TO CONTROL ENCROACHMENT OF WEEDS AND WOODY VEGETATION, HOWEVER, IT SHOULD NOT BE MOWED TOO CLOSELY SO AS TO REDUCE THE FILTERING EFFECT. FERTILIZE ON AN "AS NEEDED" BASIS TO KEEP THE GRASS HEALTHY. OVER FERTILIZATION CAN RESULT IN THE SWALE BECOMING A SOURCE OF POLLUTION.
2. THE SWALE SHOULD BE INSPECTED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE THE CONDITION OF THE SWALE. RILLS AND DAMAGED AREAS SHOULD BE PROMPTLY REPAIRED AND RE-VEGETATED AS NECESSARY TO PREVENT FURTHER DETERIORATION.

POND MAINTENANCE

1. EMBANKMENT - THE EMBANKMENT SHOULD BE INSPECTED ANNUALLY TO DETERMINE IF RODENT BURROWS, WET AREAS, OR EROSION OF THE FILL IS TAKING PLACE.
2. VEGETATION - THE VEGETATED AREAS OF THE STRUCTURE SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH. LIME AND FERTILIZER SHOULD BE APPLIED AS NECESSARY AS DETERMINED BY SOIL TESTS. TREES AND SHRUBS SHOULD BE KEPT OFF THE EMBANKMENT AND EMERGENCY SPILLWAY AREAS.
3. INLETS - PIPE INLETS AND SPILLWAY STRUCTURES SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. ACCUMULATED DEBRIS AND SEDIMENT SHOULD BE REMOVED. IF PIPES ARE COATED, THE COATING SHOULD BE CHECKED AND REPAIRED AS NECESSARY.
4. OUTLETS - PIPE OUTLETS SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. THE CONDITION OF THE PIPES SHOULD BE NOTED AND REPAIRS MADE AS NECESSARY. IF EROSION IS TAKING PLACE, THEN MEASURES SHOULD BE TAKEN TO STABILIZE AND PROTECT THE AFFECTED AREA OF THE OUTLET.
5. SEDIMENT - SEDIMENT SHOULD BE CONTINUALLY CHECKED IN THE BASIN. WHEN SEDIMENT ACCUMULATIONS REACH THE PREDETERMINED DESIGN ELEVATION, THEN THE SEDIMENT SHOULD BE REMOVED AND PROPERLY DISPOSED OF.
6. SAFETY INSPECTIONS - A QUALIFIED PROFESSIONAL ENGINEER ON A PERIODIC BASIS SHOULD INSPECT ALL PERMANENT IMPOUNDMENTS. IF THERE IS POTENTIAL FOR SIGNIFICANT DAMAGE OR LOSS OF LIFE DOWNSTREAM, THEN THE INSPECTION SHOULD BE CARRIED OUT ANNUALLY. THE DESIGNATED INDIVIDUAL OR GROUP SHOULD ALSO MAKE INSPECTIONS AFTER EVERY MAJOR STORM EVENT.

SECTION I- GENERAL (POROUS ASPHALT PAVEMENTS)

1.01 SUBMITTALS
- A. THE CONTRACTOR SHALL SUBMIT TO THE SUPERVISORY ENGINEER THE PROPOSED SOURCE AND QUALIFICATIONS OF THE PROPOSED SOURCE(S) OF THE HOT MIX ASPHALT AT LEAST 14 DAYS IN ADVANCE OF ANTICIPATED PAVING DATE.
- B. THE CONTRACTOR SHALL SUBMIT TO THE SUPERVISORY ENGINEER THE PROPOSED INSTALLER QUALIFICATIONS AT LEAST 14 DAYS IN ADVANCE OF ANTICIPATED PAVING DATE.
- C. THE CONTRACTOR SHALL SUBMIT TO THE SUPERVISORY ENGINEER THE CONTRACTOR'S PROPOSED CONSTRUCTION PHASING PLAN AT LEAST 14 DAYS IN ADVANCE OF MOBILIZING TO THE SITE FOR CONSTRUCTION. UPDATES TO THE CONSTRUCTION PHASING PLAN SHALL BE PROVIDED TO THE SUPERVISORY ENGINEER AT LEAST 48 HOURS IN ADVANCE OF THE PROPOSED. THE CONSTRUCTION PHASING PLAN SHALL CONTAIN THE ELEMENTS AS DETAILED WITHIN THIS SECTION AND PARAGRAPH 3.01.
- D. THE CONTRACTOR SHALL SUBMIT TO THE SUPERVISORY ENGINEER THE PROPOSED THIRD PARTY QUALITY CONTROL FIRM TO CONDUCT THIRD PARTY QUALITY CONTROL OF THE ASPHALT HOT MIX PLANT PRODUCTION AT LEAST 14 DAYS IN ADVANCE OF ANTICIPATED PAVING DATE.
- E. THE CONTRACTOR SHALL SUBMIT TO THE SUPERVISORY ENGINEER THE QUALITY CONTROL RESULTS AND JOB MIX FORMULA FOR THE POROUS ASPHALT MATERIAL AT LEAST 14 DAYS IN ADVANCE OF THE ANTICIPATED PAVING DATE.

1.02 QUALIFICATIONS
- A. POROUS ASPHALT SHALL BE SUPPLIED FROM A HOT MIX MATERIAL PROVIDER THAT HAS THE FOLLOWING MINIMUM QUALIFICATIONS:
  1. SHALL HAVE SUCCESSFULLY PRODUCED A MINIMUM OF THREE (3) POROUS ASPHALT PAVING JOBS IN THE PAST FIVE (5) YEARS.
  2. CAPABLE OF PRODUCING POROUS ASPHALT WITH A PG76-28 BINDER; UNDER NO CIRCUMSTANCES IS A PG64-28 BINDER ACCEPTABLE IN REPLACE OF PG 76-28.
  3. CAPABLE OF CONDUCTING THE MATERIALS TESTING FOR QUALITY CONTROL AS DOCUMENTED IN SECTION IV PART 4, TABLE 3, TABLE 4, TABLE 5;
  4. CAPABLE OF PROVIDING MATERIAL CERTIFICATES SIGNED BY THE PLANT'S AUTHORIZED REPRESENTATIVE; AND
  5. CAPABLE OF PROVIDING THE MOST RECENT ANNUAL PLANT SCALE TESTING DOCUMENTATION.
- B. THE POROUS ASPHALT INSTALLER SHALL HAVE THE FOLLOWING MINIMUM QUALIFICATIONS:
  1. SHALL HAVE SUCCESSFULLY COMPLETED A MINIMUM OF THREE (3) POROUS ASPHALT PAVING JOBS IN THE PAST FIVE (5) YEARS.
  2. PROVIDE A SITE SUPERINTENDENT THAT WILL BE ON-SITE DURING THE PROJECT AND HAS SUCCESSFULLY COMPLETED A MINIMUM OF THREE (3) POROUS ASPHALT PAVING JOBS IN THE PAST FIVE (5) YEARS.

1.03 TRANSPORTATION AND SHIPPING
- A. POROUS ASPHALT MATERIALS SHALL BE TRANSPORTED TO THE SITE SUCH THAT THE TEMPERATURE OF THE ASPHALT AT THE TIME OF DISCHARGE FROM THE HAUL VEHICLE SHALL BE AS PER SECTION IV - 3.05 E TEMPERATURE REQUIREMENTS, UNLESS OTHERWISE SPECIFIED BY THE HOT MIX PLANT AND APPROVED BY THE SUPERVISORY ENGINEER.

1.04 ENVIRONMENTAL CONDITIONS
- A. THE ASPHALT PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY EROSION AND SEDIMENT CONTROLS THAT ARE DAMAGED FROM PAVING ACTIVITIES.
- B. WASTE GENERATED DURING ASPHALT PAVING SHALL BE PROPERLY DISPOSED OF ACCORDING TO THE PROJECT SPECIFICATIONS AND LOCAL, STATE, AND FEDERAL REGULATIONS.
- C. ASPHALT HAUL TRUCKS SHALL EXIT THE SITE THROUGH THE DESIGNATED STABILIZED CONSTRUCTION ENTRANCE TO PREVENT TRACK OUT.

1.05 SCHEDULE FOR CONSTRUCTION DATES
- A. AFTER MAY 15 EXCAVATED MATERIAL OR FINISH WORKS SHALL BE PLACED OUTSIDE OF POROUS PAVEMENT AREAS.
- J. VACUUMING THROUGHOUT CONSTRUCTION MAY BE NECESSARY FOR SURROUNDING PAVED AREAS TO PREVENT RUN-ON OR TRACKING ONTO POROUS PAVEMENTS. FREQUENCY SHALL BE ADJUSTED AS NEEDED.
- K. REPEAT PHASE 1 AND 2 INCREMENTALLY UNTIL FULL PAVING IS COMPLETED.

1.06 REQUIREMENTS FOR CONSTRUCTION PHASING
- A. CONSTRUCTION PHASING, SEQUENCING AND ENGINEERING OVERSIGHT IS REQUIRED TO ENSURE THE SUCCESSFUL PRODUCTION, INSTALLATION, AND LONG-TERM PERFORMANCE OF POROUS PAVEMENT SYSTEMS. PROPER COORDINATION OF THESE PROCEDURES WITH THE CONTRACTOR AND INSPECTION OF THE PAVEMENT SUBGRADE DURING CONSTRUCTION IS CRITICAL TO PROVIDE ACCESS AND PREVENT DAMAGE TO POROUS PAVEMENT SYSTEM COMPONENTS. TEMPORARY CONSTRUCTION METHODS AND PHASING CONSIDERATIONS ACCOUNT FOR THE NECESSARY USE OF LARGE CONSTRUCTION EQUIPMENT OVER THE POROUS PAVEMENT LAYERS WHILE MAINTAINING ITS STRUCTURAL INTEGRITY AND INFILTRATIVE CAPACITY. THE CONTRACTOR'S CONSTRUCTION PHASING SEQUENCE PLAN SHALL INCLUDE PROTECTIVE AND CORRECTIVE ACTIONS DETAILED BELOW FOR EXPECTED IMPACTS FROM CONSTRUCTION ACTIVITIES.
- B. THE FOLLOWING CONSTRUCTION PHASING IS INTENDED AS A GUIDE. PHASING MUST BE PLANNED SUCH THAT NO CONSTRUCTION TRAFFIC IS PERMITTED ON A COMPLETED POROUS ASPHALT WEARING COURSE SURFACE AREA. CONSTRUCTION TRAFFIC IS PERMITTED ON THE TEMPORARY CONSTRUCTION ROAD, SUBGRADE AND ON THE SUBBASE DURING PREPARATION. THE USE OF A TEMPORARY POROUS ASPHALT CONSTRUCTION ROAD SHOULD ENABLE CONSTRUCTION TRAFFIC TO PROCEED WITH PHASED COMPLETION AND CLOSURE OF AREAS. INFILTRATION BEDS WILL NEED TO BE PROTECTED FROM EROSION AND SEDIMENTATION RUN-ON. IT IS RECOMMENDED THAT AREAS ARE COMPLETED INCREMENTALLY UNTIL PAVING IS COMPLETED. THE PHASING PLAN WILL BE ADAPTED BASED ON FEEDBACK WITH THE CLIENT, THE SUPERVISORY ENGINEER, AND THE CONTRACTOR.
- C. THE CONTRACTOR SHALL INCLUDE THE ELEMENTS OF THIS PHASING IN THE CONTRACTOR'S CONSTRUCTION PHASING PLAN.
  1. CONTRACTOR SUBMITTALS AND APPROVALS
  2. HOST A PRE-CONSTRUCTION MEETING AT THE SITE
  3. EROSION AND SEDIMENTATION CONTROL BMPS ESTABLISHED INCLUDING SEDIMENTATION POND AT DOWNHILL END OF SITE. POROUS PAVEMENT RESERVOIRS MAY BE USED FOR TEMPORARY SEDIMENTATION PONDS. ACCUMULATED FINES SHALL BE REMOVED PRIOR TO PLACEMENT OF AGGREGATE AND APPROVED BY THE SUPERVISING ENGINEER.
  4. ROUGH GRADE SITE (CUT/FILL)
  5. FINE GRADE SUBGRADE
  6. PERFORM TOPOGRAPHICAL SURVEY OF SUBGRADE
  7. SUPERVISORY ENGINEER TO INSPECT SUBGRADE AND PERFORM INFILTRATION TESTS TO VERIFY SUITABILITY OF SUBGRADE FROM COMPACTION DURING CONSTRUCTION OR WHERE EROSION HAS CAUSED ACCUMULATION OF FINE MATERIALS. REWORK MATERIALS THAT DO NOT MEET INFILTRATION REQUIREMENTS PER THE DRAWINGS AND SPECIFICATIONS. THESE MATERIALS SHALL BE REMOVED AND SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES, AND RETESTED FOR COMPACTION AND INFILTRATION AS PER SPECIFICATIONS.
  8. INSTALL GEOTEXTILE VERTICAL BARRIERS PLACED ALONG PERIMETER OF POROUS PAVEMENT PARKING AREA PER THE DRAWINGS.
  9. INSTALL CAPILLARY BARRIER AND GEOTEXTILE INTERNAL GRADE CONTROLS
  10. PLACE UTILITIES LINES UNDER THE GRADED CAPILLARY BARRIER LAYER
  11. PLACE AND COMPACT FILTER COURSE PER THIS SECTION
  12. SUPERVISORY ENGINEER TO INSPECT FILTER COURSE AND PERFORM INFILTRATION TESTS TO VERIFY SUITABILITY OF COMPACTION AND INFILTRATION PER THIS SECTION.
  13. PLACE AND GRADE COARSER COARSE
  14. PLACE AND COMPACT POROUS ASPHALT BINDER COURSE.

1.07 PLACEMENT OF TEMPORARY ROAD OF POROUS ASPHALT BINDER COURSE (OPTIONAL)
- A. INSTALL AT THICKNESS INDICATED ON DRAWINGS (IN PLACE) LAYER OF BINDER COURSE PER THIS SECTION.
- B. INSTALL FRAME, GRATES, AND LANDSCAPING. SPECIAL CARE IS TO BE TAKEN TO PROTECT FRESH BINDER COURSE.
- C. ALL TRUCKS (INCLUDING CONCRETE TRUCKS) WILL BE STOPPED PRIOR TO ENTERING THE SITE AND INSTRUCTED AS TO SPECIAL CONCERNS FOR PAVEMENT DURABILITY.
- D. A WASHOUT AREA FOR ALL CONCRETE TRUCKS SHALL BE DESIGNATED OUTSIDE OF POROUS PAVEMENT AREA ON THE CONTRACTOR'S EROSION AND SEDIMENT CONTROL PLAN.
- E. POROUS PAVEMENT SURFACE SHALL BE PROTECTED ON HOT DAYS DURING THE PAVEMENT CURE PERIOD (2-3 DAYS). SURFACE TEMPERATURES CAN QUICKLY REACH OVER 145°F IN DIRECT SUN.
- F. A TEMPERATURE GUN SHALL BE AVAILABLE ONSITE TO ASSESS PAVEMENT SURFACE TEMPERATURES. PAVEMENT TEMPERATURES GREATER THAN 100°F SHOULD BE OBSERVED CAREFULLY FOR PAVEMENT DURABILITY. AS NEEDED, COOLING OF PAVEMENT SURFACE BY APPLICATION OF WATER FROM A WATER TRUCK SHOULD OCCUR WHEN HEAVY VEHICULAR TRAFFIC IS EXPECTED SUCH AS CONCRETE TRUCKS FOR DRY WELL FRAME AND GRATE INSTALLATION. IN THE EVENT THIS IS INEFFECTIVE FOR COOLING AND PAVEMENT DEFORMATION IS STILL OBSERVED, THE USE OF 3/4" PLYWOOD UNDER LARGE VEHICLE WHEELS MAY BE REQUIRED.
- G. TRUCKS AND OTHER CONSTRUCTION TRAFFIC WILL NOT BE ALLOWED TO ACCESS THE SITE WHILE THE PAVEMENT IS EXCESSIVELY HOT >130°F OR IF UNACCEPTABLE DAMAGE IS OBSERVED. COSMETIC DAMAGE TO BINDER COURSE IS ACCEPTABLE NOT INCLUDING LOSS OF INFILTRATION CAPACITY.
- H. NO STOCKPILING OF MATERIALS (E.G. SOIL, STONE, LANDSCAPING MATERIALS) WILL BE ALLOWED ON POROUS PAVEMENTS.
- I. MATERIALS SPILLED AT THE FINISH WORKS SHALL BE PLACED OUTSIDE OF POROUS PAVEMENT AREAS.
- J. VACUUMING THROUGHOUT CONSTRUCTION MAY BE NECESSARY FOR SURROUNDING PAVED AREAS TO PREVENT RUN-ON OR TRACKING ONTO POROUS PAVEMENTS. FREQUENCY SHALL BE ADJUSTED AS NEEDED.
- K. REPEAT PHASE 1 AND 2 INCREMENTALLY UNTIL FULL PAVING IS COMPLETED.

SECTION II-PAVEMENT SUBGRADE (POROUS ASPHALT PAVEMENTS)

PART 1 EXECUTION

1.01 EXAMINATION
- A. EXAMINE SPACES TO BE FILLED BEFOREHAND AND REMOVE ALL UNSUITABLE MATERIALS AND DEBRIS INCLUDING SHEETING, FORMS, TRASH, STUMPS, PLANT LIFE, ETC.
- B. INSPECT BACKFILL AND FILL MATERIALS BEFOREHAND AND REMOVE ALL ROOTS, VEGETATION, ORGANIC MATTER, OR OTHER FOREIGN DEBRIS. STONES LARGER THAN 12 INCHES IN ANY DIMENSION SHALL ALSO BE REMOVED OR BROKEN INTO SMALLER PIECES.
- C. NO BACKFILL OR FILL MATERIAL SHALL BE PLACED ON FROZEN GROUND NOR SHALL THE MATERIAL ITSELF BE FROZEN OR CONTAIN FROZEN SOIL FRAGMENTS.
- D. SPACES TO BE FILLED SHALL BE FREE FROM STANDING WATER SO THAT PLACEMENT AND COMPACTION OF THE FILL MATERIALS CAN BE ACCOMPLISHED IN "DRY" CONDITIONS.
- E. ALL UNDERGROUND UTILITY INSTALLATIONS, INCLUDING CULVERTS, SHALL BE COMPLETED, BACKFILLED AND COMPACTED PRIOR TO COMPLETION OF SUBGRADE.
- F. VERIFY THAT TRAFFIC CONTROLS AND EROSION AND SEDIMENT CONTROLS ARE IN PLACE.

1.02 PREPARATION
- A. TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF SUBGRADE.
- B. TAKE ANY OTHER NECESSARY STEPS TO PREVENT SEDIMENT FROM WASHING INTO INFILTRATION BEDS DURING CONSTRUCTION. WHEN THE SITE IS FULLY STABILIZED, TEMPORARY SEDIMENT CONTROL DEVICES SHALL BE REMOVED.
- C. TEMPORARY DRAINS AND DITCHES SHALL BE CONSTRUCTED AS NECESSARY TO REMOVE WATER FROM THE SUBGRADE AREA.
  1. TEMPORARY DRAINAGE OPENINGS IN EXISTING CATCH BASINS MAY BE MADE IN A MANNER ACCEPTABLE TO THE ENGINEER. SUCH OPENINGS TO BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.
  2. CONTRACTOR TO PREVENT THE ENTRANCE OF DEBRIS, STONES AND SILT F

SECTION IV- POROUS ASPHALT PAVING (POROUS ASPHALT PAVEMENTS)

DR. ROBERT ROSEEN OF WATERSTONE ENGINEERING, INC. (OR EQUAL) SHALL REVIEW ALL ASPECTS OF PREPARATION, INSTALLATION, AND TESTING FOR THE POROUS PAVEMENT SECTIONS. PHONE: (603) 686-2488

PART I
1.01 SCHEDULING
A. SCHEDULE THE PAVING OPERATIONS SUCH THAT ALL PAVING NECESSARY TO PROVIDE SAFE AND ADEQUATE MAINTENANCE AND PROTECTION OF TRAFFIC OR FOR PROTECTION OF PREVIOUSLY LAID COURSES IS COMPLETED WITHIN THE WEATHER AND SEASONAL LIMITATIONS.
   I. SUCH SCHEDULING SHALL INCLUDE EXPEDITING CONSTRUCTION OPERATIONS TO PERMIT PAVING BEFORE THE SEASONAL LIMITATIONS OR BY LIMITING THE LENGTH OF WORK TO THAT WHICH CAN BE COMPLETED BEFORE THE SEASONAL SHUTDOWN.
   2. THE COST OF SCHEDULING AND SEQUENCING OF WORK TO CONFORM TO THE SEASONAL LIMITATIONS SHALL BE REFLECTED IN THE BID PRICES FOR THE RELATED CONTRACT ITEMS.

PART 2 PRODUCTS
2.01 ASPHALT CONCRETE
A. BINDER COURSE - THE PAVEMENT BINDER COURSE SHALL BE CONSTRUCTED OF THE FOLLOWING TYPE AND TO THE WIDTHS AND DEPTHS AS SHOWN ON THE DRAWINGS.
   I. THIS BINDER COURSE SHALL BE IN ACCORDANCE WITH NHDOT SPECIFICATION FOR BITUMINOUS CONCRETE.
B. PAVEMENT WEARING COURSE (SURFACE COURSE) - PAVEMENT WEARING COURSE SHALL BE CONSTRUCTED OF THE FOLLOWING TYPE AND TO THE WIDTH AND DEPTH AS SHOWN ON THE DRAWINGS.
   I. THIS WEARING COURSE SHALL BE IN ACCORDANCE WITH NHDOT SPECIFICATION FOR BITUMINOUS CONCRETE.
C. PAINTED TRAFFIC MARKINGS - CONTRACTOR SHALL REPLACE ALL MARKINGS IN ACCORDANCE WITH LOCAL, COUNTY, OR STATE SPECIFICATIONS (DEPENDING ON JURISDICTION).

2.02 POROUS ASPHALT
A. THIS IS A PERFORMANCE SPECIFICATION; ALTERNATIVES CAN BE SUBSTITUTED IF THE MIX DESIGN MEETS THE MINIMUM QC PERFORMANCE CRITERIA FOR GRADATION, ASPHALT CONCRETE (AC) CONTENT, PERCENT (%) VOID SPACE, % DRAIN DOWN, RETAINED TENSILE STRENGTH (TSR), AND CANTABRO WEAR TEST AND ACCEPTED IN WRITING BY THE ENGINEER.
B. POLYMER MODIFIED PERFORMANCE GRADED ASPHALT BINDER AND MIX DESIGNS
   I. POROUS ASPHALT WEARING COURSE: GRADATION, AC CONTENT, % VOID SPACE, % DRAIN DOWN, TSR, CANTABRO AS INDICATED IN TABLE 3. THE ASPHALT BINDER SHALL BE A TERMINAL BLENDED PG76-28 MODIFIED WITH A STYRENE BUTADIENE STYRENE.
   2. POROUS ASPHALT BINDER COURSE: GRADATION, AC CONTENT, % VOID SPACE, % DRAIN DOWN, TSR, CANTABRO AS INDICATED IN TABLE 3. THE ASPHALT BINDER SHALL BE A TERMINAL BLENDED PG76-28 MODIFIED WITH A STYRENE BUTADIENE STYRENE.
   3. POROUS ASPHALT MIX DESIGNS: THE CONTRACTOR SHALL SIZE, UNIFORMLY GRADE, AND COMBINE THE AGGREGATE FRACTIONS IN PROPORTIONS THAT PROVIDE A MIXTURE MEETING THE REQUIREMENTS SPECIFIED.

PART 3 EXECUTION
3.01 PREPARATION - RESET MANHOLE FRAMES
A. PRIOR TO PLACING WEARING (TOP) COURSE, MAKE FINAL ADJUSTMENTS OF MANHOLE FRAMES, CATCH BASIN FRAMES, VALVE BOXES AND ANY OTHER UTILITY STRUCTURES LOCATED IN THE PAVEMENT IN RELATION TO FINISHED GRADE.
   I. MANHOLE FRAMES, VALVE BOXES, ETC. TO SET 1/2 INCH BELOW FINISHED GRADE AND PARALLEL TO FINISHED CROWN.
   2. CATCH BASIN FRAMES TO SET 1 INCH BELOW FINISHED GRADE AND PARALLEL TO FINISHED CROWN.
      a. BEVEL SLOPE OF WEARING COURSE (FOR 6-INCH WIDTH) AROUND CATCH BASIN FRAME.

3.02 POROUS ASPHALT BINDER COURSE INSTALLATION
A. TEST STRIP (OPTIONAL)
   I. AN OPTIONAL TEST STRIP SHALL BE CONDUCTED TO DETERMINE OPTIMAL COMPACTION PROCEDURES FOR THE BINDER COURSE AT A THICKNESS AS INDICATED IN THE DRAWINGS. THE TEST STRIP WILL BE CONSTRUCTED IN A PORTION OF THE SITE TO ESTABLISH AND ENSURE THE PROPER MIX DESIGN, PRODUCTION AND PLACEMENT.
   2. THE TEST STRIP SHALL BE OVERSEEN BY THE ENGINEER.
   3. TWO MIX SAMPLES SHALL BE COLLECTED AT THE ASPHALT PLANT BY A 3RD PARTY QC TECHNICIAN DURING BINDER COURSE PRODUCTION FROM EACH TEST STRIP FOR ASPHALT CONTENT, AND GRADATION.
   4. FIELD TESTING OF INFILTRATION CAPACITY SHALL BE PERFORMED ON THE TEST STRIP FOR INFILTRATION BY THE ENGINEER.
   5. TWO CORES SHALL BE COLLECTED FROM EACH TEST STRIP AND EVALUATED FOR COMPACTION, DENSITY, AND POROSITY.
   6. THESE CRITERIA ONCE ESTABLISHED WILL BE APPLIED TO ALL POROUS ASPHALT INSTALLATIONS.
B. CONDITIONING OF EXISTING SURFACE
   I. THE CONTRACTOR SHALL THOROUGHLY CLEAN THE SURFACE UPON WHICH THE BINDER COURSE IS TO BE PLACED OF ALL OBJECTIONABLE MATERIAL.
C. PREPARATION OF AGGREGATES
   I. THE CONTRACTOR SHALL DRY AND HEAT THE AGGREGATES FOR THE BINDER COURSE TO THE REQUIRED TEMPERATURE.
D. MIXING
   I. THE CONTRACTOR SHALL COMBINE THE DRIED AGGREGATE IN THE MIXER IN THE AMOUNT OF EACH FRACTION OF AGGREGATE REQUIRED TO MEET THE SPECIFICATIONS. ONCE MIXED THE BINDER COURSE SHALL BE PLACED AS SOON AS POSSIBLE.
E. SPREADING AND FINISHING
   I. ON AREAS WHERE IRREGULARITIES OR UNAVOIDABLE OBSTACLES MAKE THE USE OF MECHANICAL SPREADING AND FINISHING IMPRACTICABLE, THE CONTRACTOR SHALL SPREAD AND RAKE THE BINDER COURSE WITH HAND TOOLS TO PROVIDE THE REQUIRED COMPACTED THICKNESS.
   2. SOLVENT BASED AGENTS DEVELOPED TO STRIP ASPHALTS FROM AGGREGATES WILL NOT BE ALLOWED AS A RELEASE AGENT.
   3. JOINTS SHALL BE FULLY COATED WITH PGAB 16-28 JUST PRIOR TO THE PLACEMENT OF THE ADJOINING COURSE. AREAS THAT BECOME CONTAMINATED OR STRIPPED OF ASPHALT COATING WILL BE RETREATED WITH ASPHALT PRIOR TO PLACING THE ADJOINING COARSE.
F. COMPACTION
   I. THE ACTUAL METHODS AND EQUIPMENT USED TO COMPACT THE BINDER COURSE WILL BE DETERMINED DURING THE PLACEMENT AND COMPACTION OF THE TEST STRIP AND AS TABLE 2.
   2. IMMEDIATELY AFTER THE ASPHALT TREATED PERMEABLE BASE HAS BEEN SPREAD, STRUCK OFF, AND ANY SURFACE IRREGULARITIES ADJUSTED, THE CONTRACTOR SHALL THOROUGHLY AND UNIFORMLY COMPACT THE BINDER COURSE BY ROLLING.
   3. THE BINDER COURSE SHALL BE COMPACTED BY A MAXIMUM OF THREE COMPLETE PASSES OF A STEEL ROLLER HAVING A MINIMUM WEIGHT OF 12 TONS OPERATED IN STATIC MODE, OR 10 TONS IF EQUIPPED WITH OSCILLATORY COMPACTION AND OPERATED IN LOW FREQUENCY, LOW AMPLITUDE MODE, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. PNEUMATIC ROLLERS WILL NOT BE USED TO COMPACT THE BINDER COURSE.
   4. THE CONTRACTOR SHALL ROLL THE SURFACE WHEN THE MIXTURE IS IN THE PROPER CONDITION AND WHEN THE ROLLING DOES NOT CAUSE UNDUE DISPLACEMENT, CRACKING, OR SHOVING. THE CONTRACTOR SHALL PREVENT ADHESION OF THE BINDER COURSE TO THE ROLLERS OR VIBRATING COMPACTORS WITHOUT THE USE OF FUEL OIL OR OTHER PETROLEUM, OR SOLVENT BASED RELEASE AGENTS. SOLVENTS DESIGNED TO STRIP ASPHALT BINDERS FROM AGGREGATES WILL NOT BE PERMITTED AS RELEASE AGENTS ON EQUIPMENT, TOOLS OR BINDER COURSE SURFACES.
   5. THE CONTRACTOR SHALL IMMEDIATELY CORRECT ANY DISPLACEMENT OCCURRING AS A RESULT OF THE REVERSING OF THE DIRECTION OF A ROLLER OR FROM OTHER CAUSES TO THE SATISFACTION OF THE ENGINEER.
   6. ANY OPERATION THAT RESULTS IN BREAKDOWN OF THE AGGREGATE SHALL BE DISCONTINUED.
G. TRAFFIC
   I. AFTER A 24 HOUR CURING PERIOD OF THE BINDER COURSE, LIMITED TRAFFIC MAY BE ROUTED OVER THE BINDER COURSE SURFACE. UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER, CONSTRUCTION EQUIPMENT, AND TRAFFIC SHALL BE PROHIBITED FROM TRAVELING OVER THE BINDER COURSE SURFACE UNTIL THE ENTIRE PAVEMENT STRUCTURE IS IN PLACE.
   2. DAMAGE TO THE BINDER COURSE LAYER CAUSED BY CONSTRUCTION EQUIPMENT OR TRAFFIC SHALL BE REMEDIED BY COMPLETE REMOVAL AND REPLACEMENT OF THE DAMAGED AREA TO THE LIMITS DETERMINED BY THE ENGINEER. THERE WILL BE NO ADDITIONAL PAYMENT FOR REPAIRS, OR ASSOCIATED WORK.

3.03 PLACEMENT OF POROUS ASPHALT BINDER COURSE
A. INSTALL AS INDICATED IN DRAWINGS.
B. INSTALL FRAME, GRATES, AND LANDSCAPING, SPECIAL CARE IS TO BE TAKEN TO PROTECT FRESH BINDER COURSE.
C. ALL TRUCKS (INCLUDING CONCRETE TRUCKS) WILL BE STOPPED PRIOR TO ENTERING THE SITE AND INSTRUCTED AS TO SPECIAL CONCERNS FOR PAVEMENT DURABILITY.
D. A WASHOUT AREA FOR ALL CONCRETE TRUCKS SHALL BE DESIGNATED OUTSIDE OF POROUS PAVEMENT AREA ON THE CONTRACTOR'S EROSION AND SEDIMENT CONTROL PLAN OR ON DETAIL SHEET.
E. POROUS PAVEMENT SURFACE SHALL BE PROTECTED ON HOT DAYS DURING THE PAVEMENT CURE PERIOD (2-3 DAYS). SURFACE TEMPERATURES CAN QUICKLY REACH OVER 145°F IN DIRECT SUN.
F. A TEMPERATURE GUN SHALL BE AVAILABLE ONSITE TO ASSESS PAVEMENT SURFACE TEMPERATURES. PAVEMENT TEMPERATURES GREATER THAN 100°F SHOULD BE OBSERVED CAREFULLY FOR PAVEMENT DURABILITY. AS NEEDED, COOLING OF PAVEMENT SURFACE BY APPLICATION OF WATER FROM A WATER TRUCK SHOULD OCCUR WHEN HEAVY VEHICULAR TRAFFIC IS EXPECTED SUCH AS CONCRETE TRUCKS FOR DRY WELL FRAME AND GRATE INSTALLATION. IN THE EVENT THIS IS INEFFECTIVE FOR COOLING AND PAVEMENT DEFORMATION IS STILL OBSERVED, THE USE OF 3/4" PLYWOOD UNDER LARGE VEHICLE WHEELS MAY BE REQUIRED.
G. TRUCKS AND OTHER CONSTRUCTION TRAFFIC WILL NOT BE ALLOWED TO ACCESS THE SITE WHILE THE PAVEMENT IS EXCESSIVELY HOT >130°F.
H. NO STOCKPILING OF MATERIALS (E.G. SOIL, STONE, LANDSCAPING MATERIALS) WILL BE ALLOWED ON POROUS PAVEMENTS.
I. MATERIALS EXCAVATED FOR FINISH WORKS SHALL BE PLACED OUTSIDE OF POROUS PAVEMENT AREAS.
J. VACUUMING THROUGHOUT CONSTRUCTION MAY BE NECESSARY FOR SURROUNDING PAVED AREAS TO PREVENT RUN-ON OR TRACKING ONTO POROUS PAVEMENTS. FREQUENCY SHALL BE ADJUSTED AS NEEDED.

3.04 INSPECTION, CORRECTIVE ACTION, REMOVAL AND REPLACEMENT OF BINDER COURSE
A. PRIOR TO INSTALLATION OF THE POROUS ASPHALT WEARING COURSE, THE BINDER COURSE WILL BE INSPECTED FOR DAMAGE AND REDUCED INFILTRATION CAPACITY.
B. BINDER COURSE CLOGGING WILL BE CORRECTED BY VACUUM AND PRESSURE WASHING TO THE SATISFACTION OF THE ENGINEER.
C. BINDER COURSE AREAS WILL BE REMOVED AND REPLACED IN AREAS WHERE STRUCTURAL DAMAGE OR INFILTRATION CAPACITY IS SUBSTANTIALLY COMPROMISED AT THE DISCRETION OF THE ENGINEER.
D. THE CHOKER COURSE SHALL BE INSPECTED FOR VOIDS AND FINES PRIOR TO REPLACEMENT OF THE BINDER COURSE. IF VOID SPACE IS COMPROMISED, STONE WILL BE ADDED AND/OR REPLACED FOR CORRECTIVE ACTION.
E. THERE WILL BE NO ADDITIONAL PAYMENT FOR BINDER COURSE REPAIRS, CLEANING, REPLACEMENT, OR ASSOCIATED WORK.

3.05 POROUS ASPHALT WEARING COURSE INSTALLATION
A. GENERAL REQUIREMENTS
   I. VERIFY BINDER COURSE CONDITION AND PREPARATION FOLLOWING CONSTRUCTION PRIOR TO PAVING THE POROUS ASPHALT WEARING COURSE AS DESCRIBED IN SECTION 3.07.
   2. THE ENGINEER SHALL BE NOTIFIED AND INSPECT THE BINDER COURSE AT THEIR DISCRETION PRIOR TO PAVING THE POROUS ASPHALT WEARING COURSE.
   3. TEMPORARY CONSTRUCTION FENCING WILL BE USED TO CLOSE POROUS PAVEMENT AREAS TO CONSTRUCTION TRAFFIC AFTER PAVING DURING PROJECT COMPLETION.
B. TEST STRIP
   I. A TEST STRIP SHALL BE CONDUCTED TO DETERMINE OPTIMAL COMPACTION PROCEDURES OF THE POROUS ASPHALT AT A THICKNESS AS INDICATED IN THE DRAWINGS. THE TEST STRIP WILL BE CONSTRUCTED IN A PORTION OF THE SITE TO ESTABLISH AND ENSURE THE PROPER MIX DESIGN, PRODUCTION AND PLACEMENT.
   2. THE TEST STRIP SHALL BE OVERSEEN BY THE ENGINEER.
   3. TWO MIX SAMPLES SHALL BE COLLECTED AT THE ASPHALT PLANT BY A 3RD PARTY QC TECHNICIAN DURING PRODUCTION FROM EACH TEST STRIP FOR ASPHALT CONTENT, GRADATION AND QUANTITY OF BINDER.
   4. FIELD TESTING OF INFILTRATION CAPACITY SHALL BE PERFORMED ON THE TEST STRIP FOR INFILTRATION BY THE ENGINEER.
   5. TWO CORES SHALL BE COLLECTED FROM EACH TEST STRIP AND EVALUATED FOR COMPACTION, DENSITY, AND POROSITY.
   6. THESE CRITERIA ONCE ESTABLISHED WILL BE APPLIED TO ALL POROUS ASPHALT INSTALLATIONS.
C. ROLLERS
   I. ROLLERS OR OSCILLATING VIBRATORY ROLLERS, RANGING FROM 8-12 TONS, SHALL BE USED FOR COMPACTION, AND 1-2 TONS ROLLER FOR FINISHING. THE NUMBER, MASS (WEIGHT), AND TYPE OF ROLLERS FURNISHED SHALL BE SUFFICIENT TO OBTAIN THE REQUIRED COMPACTION WHILE THE MIXTURE IS IN A WORKABLE CONDITION. GENERALLY, ONE BREAKDOWN ROLLER WILL BE NEEDED FOR EACH PAVER USED IN THE SPREADING OPERATION.
   2. ADDITIONAL ROLLING MAY BE EXCESSIVE, CAUSING A BREAK IN THE BOND OF ASPHALT BETWEEN AGGREGATE PARTICLES, PARTICULARLY AFTER THE MIX HAS COOLED.
   3. TO PREVENT ADHESION OF THE MIXTURE TO THE ROLLS, ROLLS SHALL BE KEPT MOIST WITH WATER OR WATER MIXED WITH VERY SMALL QUANTITIES OF DETERGENT OR OTHER APPROVED MATERIAL. EXCESS LIQUID WILL NOT BE PERMITTED.
   4. OTHER COMBINATIONS OF ROLLERS AND/OR METHODS OF COMPACTING MAY BE USED IF APPROVED IN WRITING BY THE ENGINEER, PROVIDED THE COMPACTION REQUIREMENTS ARE MET, THE SPEED OF THE ROLLER SHALL BE SLOW AND UNIFORM TO AVOID DISPLACEMENT OF THE MIXTURE AND THE ROLLER SHOULD BE KEPT IN AS CONTINUOUS OPERATION AS PRACTICAL. ROLLING SHALL CONTINUE UNTIL ALL ROLLER MARKS AND RIDGES HAVE BEEN ELIMINATED.
   5. ROLLERS WILL NOT BE STOPPED OR PARKED ON THE FRESHLY PLACED MAT. THE SPEED OF THE ROLLER SHALL BE SLOW AND UNIFORM TO AVOID DISPLACEMENT OF THE MIXTURE, AND THE ROLLER SHOULD BE KEPT IN AS CONTINUOUS OPERATION AS FRACTICAL. ROLLING SHALL CONTINUE UNTIL ALL ROLLER MARKS AND RIDGES HAVE BEEN ELIMINATED.
   6. ROLLERS WILL NOT BE STOPPED OR PARKED ON THE FRESHLY PLACED MAT.
D. CONDITIONING OF EXISTING SURFACE
   I. CONTACT SURFACES SUCH AS CURBING, GUTTERS, AND MANHOLES SHALL BE PAINTED WITH A THIN, UNIFORM COAT OF TYPE RS-1 EMULSIFIED ASPHALT IMMEDIATELY BEFORE THE ASPHALT MIXTURE IS PLACED AGAINST THEM.
E. TEMPERATURE REQUIREMENTS
   I. THE TEMPERATURE OF THE ASPHALT MIXTURE, AT THE TIME OF DISCHARGE FROM THE HAUL VEHICLE AND AT THE PAVER, SHALL BE BETWEEN 135-163°C (275 TO 325°F), WITHIN 6 °C (10 °F) OF THE COMPACTION TEMPERATURE FOR THE APPROVED MIX DESIGN.
   2. THE TEMPERATURE OF THE ASPHALT MIXTURE, AT THE TIME OF DISCHARGE FROM THE HAUL VEHICLE AND AT THE PAVER, SHALL BE BETWEEN 135-163°C (275 TO 325°F), WITHIN 6 °C (10 °F) OF THE COMPACTION TEMPERATURE FOR THE APPROVED MIX DESIGN.
   3. BREAKDOWN ROLLING SHALL OCCUR WHEN THE MIX TEMPERATURE IS BETWEEN 135-163°C (275 TO 325°F).
   4. INTERMEDIATE ROLLING SHALL OCCUR WHEN THE MIX TEMPERATURE IS BETWEEN 93-135°C (200 TO 275°F).
   5. FINISH ROLLING SHALL OCCUR WHEN THE MIX TEMPERATURE IS BETWEEN 66-93°C (150 TO 200°F)

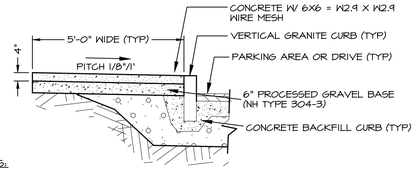
F. SPREADING AND FINISHING
   I. THE POROUS ASPHALT WEARING COURSE SHALL BE PLACED IN ONE APPLICATION TO A THICKNESS AS INDICATED ON THE DRAWINGS.
   2. THE CONTRACTOR SHALL PROTECT ALL EXPOSED SURFACES THAT ARE NOT TO BE TREATED FROM DAMAGE DURING ALL PHASES OF THE PAVEMENT OPERATION.
   3. NO TRAFFIC WILL BE PERMITTED ON MATERIAL PLACED UNTIL THE MATERIAL HAS BEEN THOROUGHLY COMPACTED AND HAS BEEN PERMITTED TO COOL TO BELOW 38 °C (100 °F). THE ENGINEER RESERVES THE RIGHT TO REQUIRE THAT ALL WORK ADJACENT TO THE PAVEMENT, SUCH AS GUARDRAIL, CLEANUP, AND TURF ESTABLISHMENT, IS COMPLETED PRIOR TO PLACING THE WEARING COURSE WHEN THIS WORK COULD CAUSE DAMAGE TO THE PAVEMENT.
G. COMPACTION
   I. PLACING MIX IN AN APPROPRIATE AMBIENT TEMPERATURE AND ON A SURFACE SUFFICIENTLY WARM TO MINIMIZE THE RISK OF EXCESSIVE COOLING BEFORE COMPLETION OF ROLLING IS OF PARAMOUNT IMPORTANCE. HOLDING THE AGGREGATE PARTICLES IN PLACE IS SOLELY THE FUNCTION OF THE FILM OF ASPHALT. THE ASPHALT CANNOT PERFORM THIS FUNCTION PROPERLY IF THE MIX IS TOO COOL WHEN ROLLED.
   2. IT IS IMPORTANT TO KEEP THE TIME BETWEEN THE POROUS ASPHALT AND WEARING COURSE AND BINDER COURSE PLACEMENTS SHALL BE MINIMAL AND KEEP THE FIRST LAYER CLEAR FROM DUST AND MOISTURE, AND MINIMIZE TRAFFIC ON THE FIRST LAYER.
   3. A THIN COURSE COMPRESSES VERY LITTLE UNDER THE ROLLER AND, AS IT COOLS QUICKLY, IT MUST BE ROLLED AS SOON AS POSSIBLE.
   4. A HIGH DEGREE OF COMPACTION IS NOT THE GOAL WITH THIS TYPE OF MIX; THE AIM IS FIRM SEATING AND CONTACT OF THE AGGREGATE PARTICLES.
   5. WHEN OVERTAKEN BY SUDDEN STORMS, THE ENGINEER MAY PERMIT WORK TO CONTINUE UP TO THE AMOUNT WHICH MAY BE IN TRANSIT FROM THE PLANT AT THE TIME, PROVIDED THE MIXTURE IS WITHIN TEMPERATURE LIMITS SPECIFIED.
   6. IMMEDIATELY AFTER THE ASPHALT MIXTURE HAS BEEN SPREAD, STRUCK OFF, AND SURFACE IRREGULARITIES ADJUSTED, IT SHALL BE THOROUGHLY AND UNIFORMLY COMPACTED BY ROLLING. THE COMPACTION OBJECTIVE IS 18% - 22% IN PLACE VOID CONTENT. TO AVOID OVER-COMPACTION.
   7. IF THE ENGINEER DETERMINES THAT UNSATISFACTORY COMPACTION OR SURFACE DISTORTION IS BEING OBTAINED OR DAMAGE TO HIGHWAY COMPONENTS AND/OR ADJACENT PROPERTIES IS OCCURRING USING VIBRATORY COMPACTION EQUIPMENT, THE CONTRACTOR SHALL IMMEDIATELY CEASE USING THIS EQUIPMENT AND PROCEED WITH COMPACTION IN ACCORDANCE WITH THE FIFTH PARAGRAPH OF THIS SUBSECTION.
   8. ALONG FORMS, CURBS, HEADERS, WALLS, AND OTHER PLACES NOT ACCESSIBLE TO THE ROLLERS, THE MIXTURE SHALL BE THOROUGHLY COMPACTED WITH HOT OR LIGHTLY OILED HAND TAMPERS, SMOOTHING IRONS OR WITH MECHANICAL TAMPERS. ON DEPRESSED AREAS, EITHER A TRENCH ROLLER OR CLEATED COMPRESSION STRIPS MAY BE USED UNDER THE ROLLER TO TRANSMIT COMPRESSION TO THE DEPRESSED AREA.
H. JOINTS
   I. UNLESS OTHERWISE SPECIFIED, THE LONGITUDINAL JOINTS SHALL BE ROLLED FIRST, NEXT, THE CONTRACTOR SHALL BEGIN ROLLING AT THE LOW SIDE OF THE PAVEMENT AND SHALL PROCEED TOWARDS THE CENTER OR HIGH SIDE WITH LAPPED ROLLINGS PARALLEL TO THE CENTERLINE.
   2. PLACEMENT OF THE SURFACE COURSE SHALL BE CAREFULLY PLANNED TO ASSURE THAT THE LONGITUDINAL JOINTS IN THE SURFACE COURSE WILL CORRESPOND WITH THE EDGES OF THE PROPOSED TRAFFIC LANES. THEY SHALL NOT BE LOCATED UNDER THE NORMAL WHEELPATH OF VEHICULAR TRAFFIC.
   3. WHEN PAVING ADJOINING LANES, THE ASPHALT CONCRETE SHALL BE LAID SUCH THAT IT UNIFORMLY OVERLAPS THE ADJACENT LANE 2 INCHES TO 3 INCHES. THE THICKNESS OF THE OVERLAP MATERIAL SHALL BE APPROXIMATELY 1/4 THE COMPACTED THICKNESS OF THE COURSE, SO AS TO RESULT IN A SMOOTH AND WELL COMPACTED JOINT AFTER ROLLING. THE OVERLAPPED MATERIAL SHALL BE BROOMED OR RAKED BACK ONTO THE ADJACENT HOT LANE SO THAT THE ROLLER OPERATOR WILL HAVE SUFFICIENT ACCESS INTO THE HOT SIDE OF THE JOINT. IF THE OVERLAP IS EXCESSIVE, THE EXCESS MATERIAL SHALL BE TRIMMED OFF SO THAT THE MATERIAL ALONG THE JOINT IS UNIFORM.
   4. THE COARSE PARTICLES OF AGGREGATE IN THE OVERLAP MATERIAL SHALL BE REMOVED AND WASTED IF DEEMED NECESSARY BY THE ENGINEER.
   5. TRANSVERSE JOINTS SHALL BE STAGGERED A MINIMUM OF 10 FEET FROM ADJACENT LANES.
I. TRAFFIC
   I. ALL TRUCKS (INCLUDING CONCRETE TRUCKS) WILL BE STOPPED PRIOR TO ENTERING THE SITE AND INSTRUCTED AS TO SPECIAL CONCERNS FOR PAVEMENT DURABILITY.
   2. TRUCKS AND OTHER CONSTRUCTION TRAFFIC WILL NOT BE ALLOWED TO ACCESS THE SITE WHILE THE PAVEMENT IS EXCESSIVELY HOT.
   3. POROUS PAVEMENT SURFACE SHALL BE PROTECTED ON HOT DAYS DURING THE PAVEMENT CURE PERIOD (1-2 WEEKS).
   4. A TEMPERATURE GUN SHALL BE AVAILABLE ONSITE TO ASSESS PAVEMENT SURFACE TEMPERATURES. PAVEMENT TEMPERATURES IN EXCESS OF 100OF SHOULD BE OBSERVED CAREFULLY FOR PAVEMENT DURABILITY.
   5. COOLING OF PAVEMENT SURFACE BY APPLICATION OF WATER FROM A WATER TRUCK SHOULD OCCUR WHEN HEAVY VEHICULAR TRAFFIC IS EXPECTED, SUCH AS CONCRETE TRUCKS FOR CURB INSTALLATION. IN THE EVENT THIS IS INEFFECTIVE FOR COOLING AND PAVEMENT DEFORMATION IS STILL OBSERVED, 3/4" PLYWOOD SHALL BE PLACED ON TOP OF THE PAVEMENT.
   6. AFTER A 24 HOUR CURING PERIOD OF THE POROUS ASPHALT WEARING COURSE, LIMITED TRAFFIC MAY BE ROUTED OVER THE FINISHED SURFACE.
   7. TRAVEL OF CONSTRUCTION EQUIPMENT, AND TRAFFIC IS ALLOWED OVER THE BINDER COURSE ROAD.
   8. TRACKING OF DEBRIS SHALL BE MINIMIZED TO A FEASIBLE EXTENT DURING CONSTRUCTION THROUGH THE USE OF STONE ENTRANCES AND ROUTINE PAVEMENT VACUUMING.
   9. UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER, CONSTRUCTION EQUIPMENT, AND TRAFFIC SHALL BE PROHIBITED FROM TRAVELING OVER THE COMPLETED POROUS ASPHALT SURFACE UNTIL THE ENTIRE PAVEMENT STRUCTURE IS IN PLACE.
   10. DAMAGE TO THE BINDER COURSE LAYER CAUSED BY CONSTRUCTION EQUIPMENT OR TRAFFIC SHALL BE REMEDIED BY COMPLETE REMOVAL AND REPLACEMENT OF THE DAMAGED AREA TO THE LIMITS DETERMINED BY THE ENGINEER.
J. OTHER
   I. OTHER COMBINATIONS OF ROLLERS AND/OR METHODS OF COMPACTING MAY BE USED IF APPROVED IN WRITING BY THE ENGINEER, PROVIDED THE COMPACTION REQUIREMENTS ARE MET.
   2. A WASHOUT AREA FOR ALL CONCRETE TRUCKS SHALL BE DESIGNATED OUTSIDE OF POROUS PAVEMENT AREA ON EROSION CONTROL PLAN.
   3. NO STOCKPILING OF MATERIALS (SOIL, STONE, LANDSCAPING MATERIALS, ETC.) WILL BE ALLOWED ON POROUS PAVEMENTS.
   4. MATERIALS EXCAVATED FOR CURB INSTALLATION AND LANDSCAPING STOCKPILED MATERIALS SHALL BE PLACED OUTSIDE OF POROUS PAVEMENT AREA.
   5. WEEKLY VACUUMING OF THE POROUS PAVEMENT AND SURROUNDING AREAS (20-FEET BEYOND LIMITS OF POROUS PAVEMENT) SHALL BE PERFORMED BY THE CONTRACTOR AS NECESSARY. FREQUENCY SHALL BE INCREASED IF REQUIRED BY CONSTRUCTION ACTIVITIES.

3.06 DRIVEWAYS AND PARKING AREAS
A. PAVING MATERIALS, TYPE OF PAVING, DEPTH OF VARIOUS COURSES, ETC., SHALL BE AS SHOWN ON THE DRAWINGS.
   I. THE DRIVEWAYS AND PARKING AREAS SHALL BE CUT BACK 12 INCHES FROM OUTSIDE DISTURBED OR DAMAGED AREAS AS DESCRIBED ABOVE.
   2. THE MINIMUM DEPTH OF SUBBASE SHALL BE AS INDICATED ON THE DRAWINGS AND NHDOT AGGREGATE SPECIFICATIONS.
   3. THE WORK SHALL INCLUDE PROPER COMPACTION OF ANY NECESSARY SUBBASE, BASE COURSE AND PAVING COURSES.
B. BITUMINOUS SURFACES SHALL BE RESTORED WITH ASPHALT CONCRETE MATCHING EXISTING, BUT IN NO CASE SHALL BE LESS THAN 2 INCHES OF BINDER AND 1 INCH OF TOP COURSE AS SPECIFIED IN THE APPLICABLE ARTICLES OF THIS SECTION.
C. NON-BITUMINOUS SURFACES - WHERE SHOWN ON THE DRAWINGS, CONSTRUCT NEW DRIVEWAYS AND PARKING AREAS OR RESTORE EXISTING DRIVEWAYS AND PARKING AREAS AS FOLLOWS:
   I. GRAVEL SURFACES SHALL BE RESTORED USING SCREENED GRAVEL, MATCHING EXISTING, BUT IN NO CASE SHALL BE LESS THAN 6 INCHES THICK. THE GRAVEL SHALL BE GRADED, SHAPED AND COMPACTED. LOOSE STONES SHALL BE REMOVED.
   2. CRUSHED STONE SURFACES SHALL BE RESTORED MATCHING EXISTING STONE, BUT IN NO CASE SHALL BE LESS THAN 1 INCH THICKNESS OF STONE. STONE SHALL BE COMPACTED WITH A ROLLER.

3.07 SEAL AND TACK COAT
A. APPLY SEAL COAT TO DENSE MIX ASPHALT AND ASPHALT CURBS ONLY AND IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS.
B. SEAL COAT APPLICATION TO POROUS PAVEMENTS IS PROHIBITED.
C. BITUMINOUS MATERIAL FOR THE TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-1 CONFORMING TO NHDOT SPECIFICATION.

3.08 TOLERANCES
A. SURFACE TOLERANCE - THE PAVEMENT SURFACE SHALL BE CONSTRUCTED TO A 1/4-INCH TOLERANCE. IF, IN THE OPINION OF THE ENGINEER, THE PAVEMENT SURFACE IS NOT BEING CONSTRUCTED OR HAS NOT BEEN CONSTRUCTED TO THIS TOLERANCE BASED UPON VISUAL OBSERVATION OR UPON RIDING QUALITY, HE MAY TEST THE SURFACE WITH A 16-FOOT STRAIGHT EDGE (FURNISHED BY THE CONTRACTOR) OR STRING LINE PLACED PARALLEL TO THE CENTERLINE OF THE PAVEMENT AND WITH A 10-FOOT STRAIGHT EDGE OR STRING LINE PLACED TRANSVERSELY TO THE CENTERLINE OF THE PAVEMENT ON ANY PORTION OF THE PAVEMENT.
   I. VARIATIONS EXCEEDING 1/4-INCH SHALL BE SATISFACTORILY CORRECTED BY THE PAVEMENT RELAYED AT NO ADDITIONAL COST AS ORDERED BY THE ENGINEER.
B. THICKNESS TOLERANCE - THE THICKNESS INDICATED FOR EACH OF THE VARIOUS COURSES OF BITUMINOUS PAVEMENT IS THE NOMINAL THICKNESS. THE PAVEMENT SHALL BE SO CONSTRUCTED THAT THE FINAL COMPACTED THICKNESS IS AS NEAR TO THE NOMINAL THICKNESS AS IS PRACTICAL, AND WITHIN THE TOLERANCES SPECIFIED BELOW.
   I. MATERIAL WHICH IS PART OF A TRUING OR LEVELING COURSE OR SHIM COURSE WILL NOT BE CONSIDERED IN PAVEMENT THICKNESS DETERMINATIONS.
   2. A TOLERANCE NOT TO EXCEED 1/4-INCH FROM THE NOMINAL THICKNESS REQUIRED FOR THE COURSE SPECIFIED UNDER ONE PAY ITEM WILL BE ACCEPTABLE WHERE THE REQUIRED NOMINAL THICKNESS IS 4 INCHES OR LESS. A TOLERANCE NOT TO EXCEED 1/2-INCH FROM THE NOMINAL THICKNESS REQUIRED FOR THE COURSE OR COURSES SPECIFIED UNDER ONE PAY ITEM WILL BE ACCEPTABLE WHERE THE REQUIRED NOMINAL THICKNESS IS OVER 4 INCHES. IN ADDITION, THE SUM TOTAL THICKNESS OF ALL BITUMINOUS MIXTURE COURSES SHALL NOT VARY FROM THE TOTAL OF THE NOMINAL THICKNESS INDICATED ON THE PLANS BY MORE THAN 1/4-INCH WHERE THE TOTAL NOMINAL THICKNESS IS 4 INCHES OR LESS; OR MORE THAN 1/2-INCH WHERE THE TOTAL NOMINAL THICKNESS IS OVER 4 INCHES BUT NOT MORE THAN 8 INCHES; AND BY NOT MORE THAN 5/8-INCH WHERE THE TOTAL NOMINAL THICKNESS IS MORE THAN 8 INCHES.

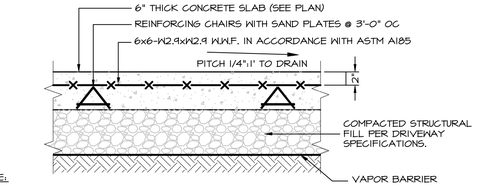
3.09 PROTECTION
A. ANY PAVEMENT, CONSTRUCTED OR RECONSTRUCTED, WHICH IS SUBSEQUENTLY DAMAGED DUE TO ACTIVITY OF WORK UNDER THIS CONTRACT, SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
B. PROTECT PAVEMENT FROM VEHICULAR TRAFFIC UNTIL COMPAC



CONCRETE NOTES:

1. CONCRETE WORK SHALL CONFORM TO THE FOLLOWING NOTES AND SPECIFICATIONS.
   - "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" - ACI 301-05.
   - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" - ACI 318-05.
2. COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 4000 PSI AFTER 28 DAYS WITH 5 - 7% AIR ENTRAINMENT, W.R. GRACE "ECLIPSE PLUS" SHRINKAGE ADMIXTURE, AND W.R. GRACE "DCI-S" CORROSION INHIBITOR, AND A MIDRANGE WATER REDUCER.
3. FINISH CONCRETE W/ BROOM FINISH, TOOLED CONTROL JOINTS @ 5'-0" MAX SPACING, AND TOOLED JOINT ALONG ALL EDGES OF SIDEWALK.
4. SLAB SHALL BE WATER CURED FOR A MINIMUM OF 5 DAYS USING WET BURLAP.

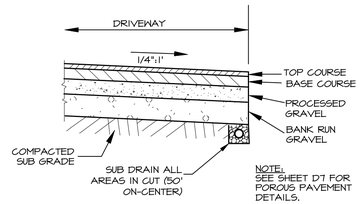
TYPICAL CONCRETE SIDEWALK DETAIL
N.T.S.



CONCRETE:

1. CONCRETE WORK SHALL CONFORM TO THE FOLLOWING NOTES AND SPECIFICATIONS.
   - "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" - ACI 301-05.
   - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" - ACI 318-08.
2. COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 4000 PSI AFTER 28 DAYS WITH 5 TO 7% AIR ENTRAINMENT FOR EXTERIOR SLABS, W.R. GRACE "ECLIPSE PLUS" SHRINKAGE ADMIXTURE, AND W.R. GRACE "DCI-S" CORROSION INHIBITOR, AND A MIDRANGE WATER REDUCER.
3. FINISH SLAB W/ BROOM FINISH AND TOOLED JOINT ALONG ALL EDGES OF SLAB.
4. SLAB SHALL BE WATER CURED FOR A MINIMUM OF 5 DAYS USING WET BURLAP.
5. W.W.F. SHALL BE SHEETS ONLY, LAP TWO SQUARES AT ALL JOINTS AND TIE @ 3'-0" ON CENTER.

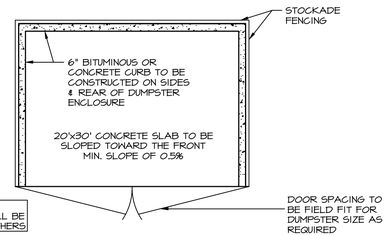
TYPICAL EXTERIOR CONCRETE PAD DETAIL
N.T.S.



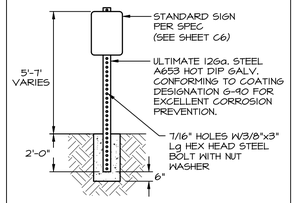
PAVEMENT COMPONENTS:
MATERIALS AND PLACEMENT METHODS SHOULD MEET CURRENT NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) REQUIREMENTS.

DRIVEWAY & PARKING AREA:
1-1/2" ASPHALT WEARING SURFACE, NHDOT ½" NOMINAL MAXIMUM AGGREGATE SIZE
2-1/2" ASPHALT BASE, NHDOT ¾" NOMINAL MAXIMUM AGGREGATE SIZE
6" CRUSHED GRAVEL BASE, NHDOT TYPE 304.3
12" GRAVEL SUB BASE, NHDOT TYPE 304.2

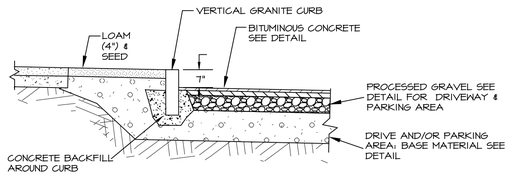
PAVED DRIVEWAY SECTION
N.T.S.



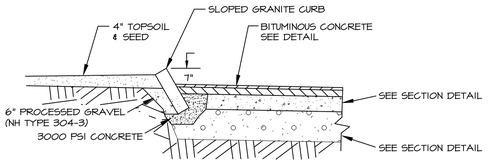
DUMPSTER SLAB DETAIL



STANDARD SIGN MOUNTING DETAIL
N.T.S.

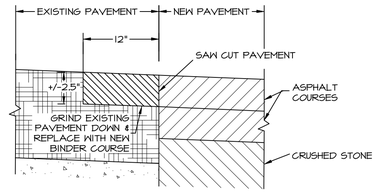


VERTICAL CURB DETAIL
N.T.S.

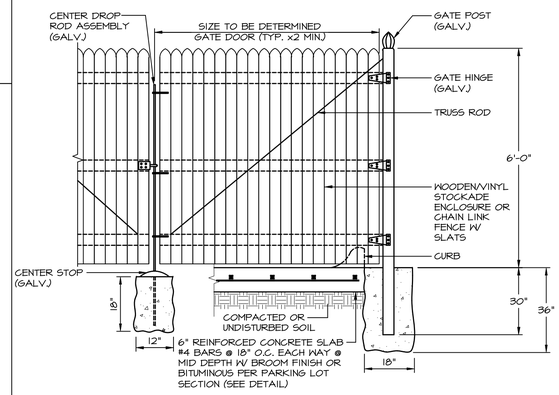


SLOPED CURB DETAIL
N.T.S.

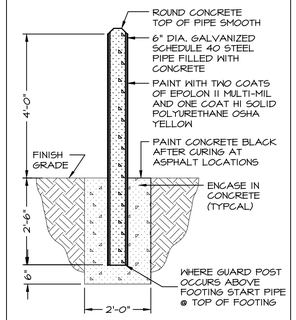
NOTES:
1. ALL GRAVEL AND SUBGRADE TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D1557 WITHIN 3% OF OPTIMUM MOISTURE CONTENT.
2. MATERIALS MAY VARY UNDERNEATH EXISTING SECTION.



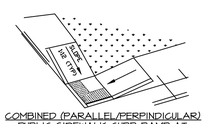
SAW CUT & GRIND DOWN DETAIL
NOT TO SCALE



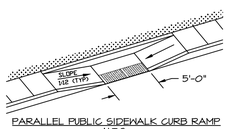
STOCKADE DUMPSTER ENCLOSURE DETAIL
N.T.S.



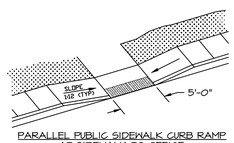
BOLLARD DETAIL
N.T.S.



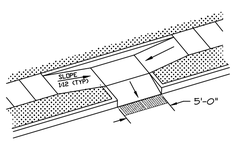
COMBINED (PARALLEL/PERPINDICULAR) PUBLIC SIDEWALK CURB RAMP AT SIDEWALK CORNER
N.T.S.



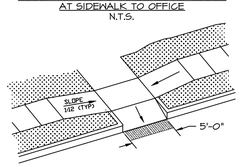
PARALLEL PUBLIC SIDEWALK CURB RAMP
N.T.S.



PARALLEL PUBLIC SIDEWALK CURB RAMP AT SIDEWALK TO OFFICE
N.T.S.



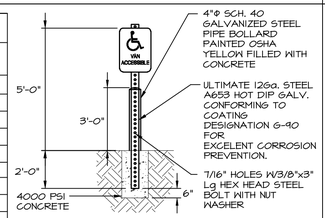
COMBINED (PARALLEL/PERPENDICULAR) PUBLIC SIDEWALK CURB RAMP
N.T.S.



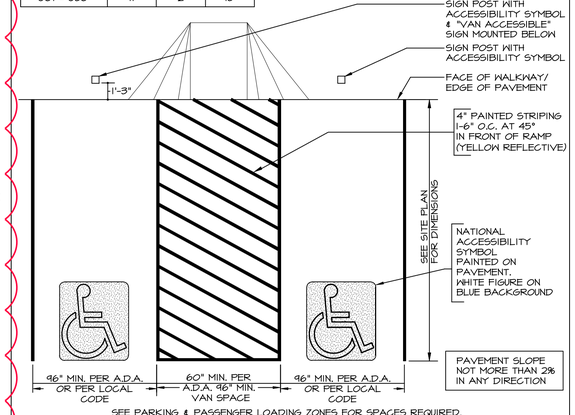
COMBINED (PARALLEL/PERPENDICULAR) PUBLIC SIDEWALK CURB RAMP AT SIDEWALK TO OFFICE
N.T.S.

ACCESSIBILITY RAMP DETAILS
N.T.S.

PARKING & PASSENGER LOADING ZONES			
TOTAL # PARKING SPACES	MINIMUM ACCESSIBLE SPACES		
	STAND.	VAN	TOTAL
1 - 25	0	1	1
26 - 50	1	1	2
51 -75	2	1	3
76 - 100	3	1	4
101 - 150	4	1	5
151 - 200	5	1	6
201 - 300	6	1	7
301 - 400	7	1	8
401 - 500	7	2	9
501 - 550	9	2	11
551 - 600	10	2	12
601 - 650	11	2	13

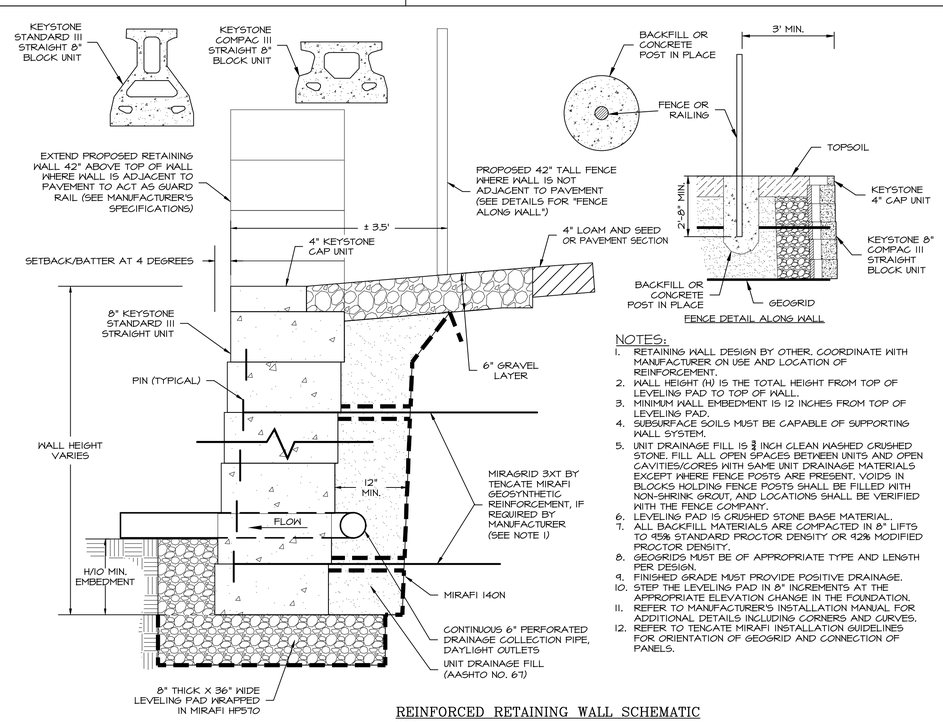


ACCESSIBILITY SIGN MOUNTING DETAIL



SEE PARKING & PASSENGER LOADING ZONES FOR SPACES REQUIRED.

PARKING STALL FOR THE PHYSICALLY CHALLENGED
N.T.S.



FENCE DETAIL ALONG WALL

NOTES:
1. RETAINING WALL DESIGN BY OTHER. COORDINATE WITH MANUFACTURER ON USE AND LOCATION OF REINFORCEMENT.
2. WALL HEIGHT (H) IS THE TOTAL HEIGHT FROM TOP OF LEVELING PAD TO TOP OF WALL.
3. MINIMUM WALL EMBEDMENT IS 12 INCHES FROM TOP OF LEVELING PAD.
4. SUBSURFACE SOILS MUST BE CAPABLE OF SUPPORTING WALL SYSTEM.
5. UNIT DRAINAGE FILL IS ¾ INCH CLEAN WASHED CRUSHED STONE. FILL ALL OPEN SPACES BETWEEN UNITS AND OPEN CAVITIES/CORES WITH SAME UNIT DRAINAGE MATERIALS EXCEPT WHERE FENCE POSTS ARE PRESENT. VOIDS IN BLOCKS HOLDING FENCE POSTS SHALL BE FILLED WITH NON-SHRINK GROUT, AND LOCATIONS SHALL BE VERIFIED WITH THE FENCE COMPANY.
6. LEVELING PAD IS CRUSHED STONE BASE MATERIAL.
7. ALL BACKFILL MATERIALS ARE COMPACTED IN 8" LIFTS TO 95% STANDARD PROCTOR DENSITY OR 92% MODIFIED PROCTOR DENSITY.
8. GEOGRIDS MUST BE OF APPROPRIATE TYPE AND LENGTH PER DESIGN.
9. FINISHED GRADE MUST PROVIDE POSITIVE DRAINAGE.
10. STEP THE LEVELING PAD IN 8" INCREMENTS AT THE APPROPRIATE ELEVATION CHANGE IN THE FOUNDATION.
11. REFER TO MANUFACTURER'S INSTALLATION MANUAL FOR ADDITIONAL DETAILS INCLUDING CORNERS AND CURVES.
12. REFER TO TENCATE MIRAFI INSTALLATION GUIDELINES FOR ORIENTATION OF GEOGRID AND CONNECTION OF PANELS.

REINFORCED RETAINING WALL SCHEMATIC
N.T.S.

SEAL

ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.
4	MAR 24, 2026	AoT REVISIONS	
3	AUG 8, 2025	FOR APPROVAL	
1	JAN 22, 2025	FOR APPROVAL	

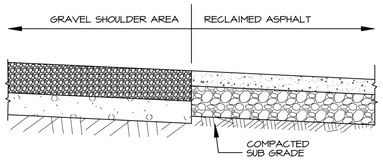
DRAWN: JJM | DESIGN: JJM
CHECKED: BDS | CHECKED: BDS

CIVIL & STRUCTURAL CONSULTANTS, LAND PLANNERS
100 GRIFFIN ROAD, UNIT C, PORTSMOUTH, NH 03801
603-772-4400 | EMANUELENGINEERING.COM ©2025

CLIENT:
41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833

TITLE:
SITE DETAILS
FOR
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
25-1001	AS SHOWN	D2

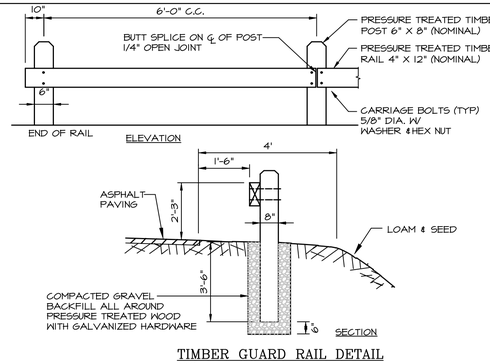


COMPONENTS:
MATERIALS AND PLACEMENT METHODS SHOULD MEET CURRENT NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) REQUIREMENTS.

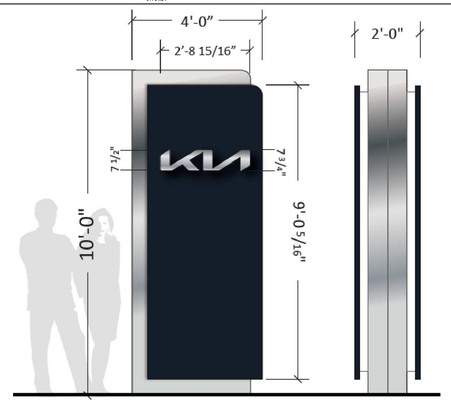
RECLAIMED ASPHALT:
6" RECLAIMED STABILIZED BASE, COMPACTED, NHDOT TYPE 306.206
12" CRUSHED STONE (VERY COURSE), NHDOT TYPE 304.6
MIRAF 500X, OR EQUAL, WOVEN FABRIC TO BE PLACED ON COMPACTED SUBGRADE

GRAVEL SHOULDER AREA:
10" CRUSHED GRAVEL BASE, NHDOT TYPE 304.3
12" GRAVEL SUB BASE, NHDOT TYPE 304.2

GRAVEL SHOULDER & RECLAIMED PAVEMENT SECTION
NTS



TIMBER GUARD RAIL DETAIL
N.T.S.



Logo: 1.77 Sq. Ft.
Total: 40 Sq. Ft.

Colors

- Black KIA ACM – TBD
- Metallic Silver KIA ACM – Alfrex Exotic Mica
- Accent Lighting Lens – 7328 White
- LED – 7100K White Illumination

Specifications

Cladding – 4MM KIA Black and Metallic Silver ACM
Accent Lighting – 7100K LED illumination with 7328 White Polycarbonate Lens
KIA Wordmark – Milled Aluminum and Plastic "Sandwich" Design with 7100K LED illumination thru edge of filler

SIGN DETAIL
N.T.S.

GENERAL SPECIFICATIONS

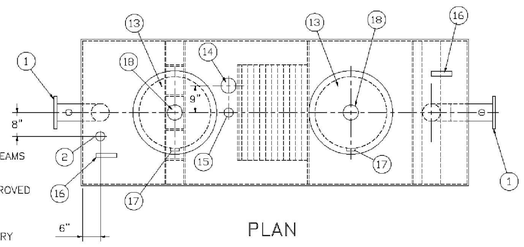
NO. REQ'D: (1)
CAPACITY: 1000 GALLON
TYPE: HTC, HIGHGUARD, DOUBLE WALL
MATERIAL: MILD CARBON STEEL
FLOW RATE: 100 GPM

GAUGE:	INNER	OUTER
SHELL–	7 GA.	10 GA.
HEADS–	7 GA.	10 GA.

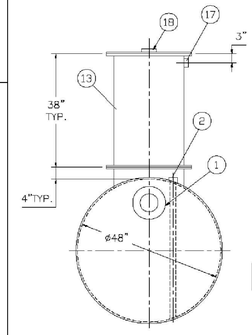
SURFACE PREP:
SSPC NO.6 BLAST ALL EXTERIOR SURFACES

COATING:	MATERIAL	THICKNESS
EXTERIOR–	POLYURETHANE	(75 MILS)
INTERIOR–	NONE	

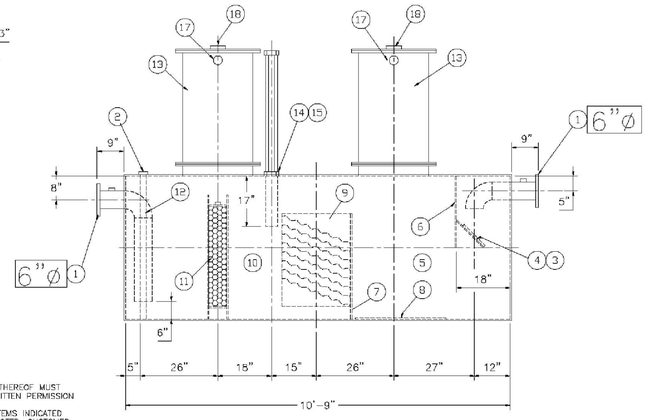
CONSTRUCTION : LAP FIT & WELD ALL EXTERIOR SEAMS
OPERATING PRESSURE : ATMOSPHERIC
NOTES:
1. POLYURETHANE HIGHGUARD TANK IS NOT APPROVED FOR THE STORAGE OF HEATED PRODUCTS
2. ALL VENT PIPING BY INSTALLER
3. 15000 VOLT SPARK TEST PROVIDED AT FACTORY



PLAN



END VIEW



ELEVATION

PROVIDED EQUIPMENT

1. 150# R.F.S.O. FLANGE W/ 2" NPT FOR VENT
2. 2"ø FTG. FOR LEAK DETECTION
3. VELOCITY HEAD DIFFUSION BAFFLE
4. WEAR PLATE
5. SEDIMENT CHAMBER
6. UNDERFLOW BAFFLE
7. SLUDGE BAFFLE
8. STRIKER PLATES
9. PARALLEL CORRUGATED PLATE COALESCER. CORELLA PVC PLATES
10. OIL/WATER SEPARATOR CHAMBER
11. 6" THICK PETROSCREEN COALESCER MATERIAL INSTALLED WITH PULL ROD SHIPPED LOOSE
12. OUTLET DOWNCOMER
13. 24"ø MANWAY WITH BOLT-ON EXTENSION SHIPPED LOOSE
14. 4"ø FTG. FOR OIL PUMPOUT W/ INTERNAL PIPE INSTALLED & RISER PIPE SHIPPED LOOSE
15. 2"ø FTG. FOR LEVEL SENSOR W/ RISER PIPE SHIPPED LOOSE
16. LIFTING LUG
17. 2"ø FTG. FOR VENT TYP. BOTH MANWAYS
18. 4"ø FTG. FOR GAUGE WITH PLUG TYP. BOTH MANWAYS

NOTE :
ALL RIGHTS RESERVED. THIS DRAWING OR ANY PART THEREOF MUST NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF HIGHLAND TANK.
HIGHLAND TANK SHALL BE RESPONSIBLE ONLY FOR ITEMS INDICATED ON THIS FABRICATION DRAWING UNLESS OTHERWISE NOTED. CUSTOMER IS RESPONSIBLE FOR VERIFYING CORRECTNESS OF SIZE / LOCATION OF FITTINGS , ACCESSORIES & COATINGS SHOWN ON THIS DRAWING

REVISIONS

Highland Tank

U.S. Patent #6,722,500 #6,666,224 Canadian Patent # 1,296,263 + 2,309,065

1000 GALLON OIL WATER SEPARATOR
HTC, HIGHGUARD, DOUBLE WALL

CUSTOMER:
PROJECT:
QUOTE NO:
CHK'D BY:

SCALE:	DATE:	DWG. BY:	DWG. NO.:
1/2"=1'-0"	7-30-07		01000HGDWHTCHDS

SEAL

STATE OF NEW HAMPSHIRE
BRUCE D. SCAMMAN No. 11236 LICENSED PROFESSIONAL ENGINEER
3/25/25

ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.
4	AUG 8, 2025	FOR APPROVAL	
3	JUN 20, 2025	FOR APPROVAL	
1	JAN 22, 2025	FOR APPROVAL	

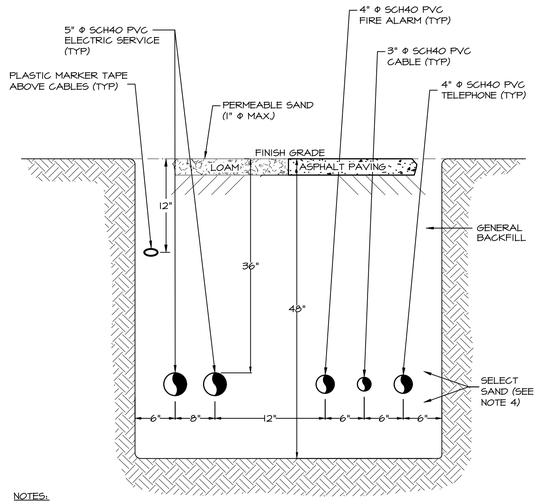
DRAWN:	DESIGN:
JJM	JJM
CHECKED: BDS	CHECKED: BDS

EEI
CIVIL & STRUCTURAL CONSULTANTS, LAND PLANNERS
100 GRIFFIN ROAD, UNIT C, PORTSMOUTH, NH 03801
603-772-4400 | EMANUELENGINEERING.COM ©2025

CLIENT:
41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833

TITLE:
SITE DETAILS
FOR
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
25-1001	AS SHOWN	D3

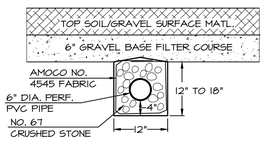


NOTES:

VERIFY NUMBER OF CONDUIT RUNS AND TYPES OF CONDUITS REQUIRED WITH ELECTRICAL AND MECHANICAL DESIGNERS BEFORE INSTALLATION

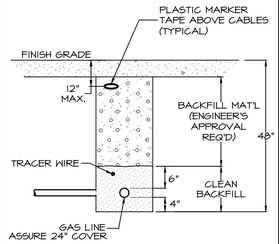
1. ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.
2. SERVICE BOX CONNECTIONS SHALL BE "FLUSH MOUNT" TO GREATEST EXTENT POSSIBLE AND LOCATED AT PROPERTY LINE CORNERS.
3. PIPE SIZES ARE MINIMUM SIZES TO BE INSTALLED.
4. BACKFILL: SHALL BE SELECTED SAND, 100% SHALL PASS THROUGH 1/4" SCREEN, UP TO 1% MAY BE ROUNDED PEBBLES UP TO 3/8" IN SIZE.
5. TRENCH WIDTH IS TO BE 12" MINIMUM, DEPENDING ON NUMBER OF UTILITIES IN TRENCH, UNLESS CABLE IS PLOWED IN.
6. UTILITIES ARE TO BE LOCATED IN ROAD SHOULDERS AND ROW'S AS DETERMINED BY PLANS. ALL WORK TO BE COORDINATED WITH UTILITY COMPANIES.
7. THERE MAY BE MORE OR LESS SERVICES TO BE INSTALLED IN TRENCH VERIFY WITH UTILITIES PLAN.
8. VERIFY & REFER TO PROJECT ELECTRICAL DRAWINGS AND DETAILS FOR SPECIFICS.

TYPICAL UTILITY TRENCH DETAIL
N.T.S.

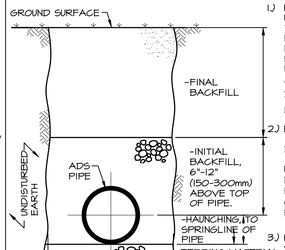


NOTE:
1. SUB DRAINS SHALL DRAIN TO DRAINAGE STRUCTURE OR TO DAYLIGHT PER SHEET C4.

SUBSOIL DRAIN DETAIL
N.T.S.



GAS LINE INSTALLATION
N.T.S.



TYPICAL TRENCH CROSS-SECTION
N.T.S.

NOTES:

1.) FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS," LATEST EDITION; AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.

2.) BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100-600mm) CORRUGATED POLYETHYLENE PIPE (CPEP); 6" (150mm) FOR 30"-60" (750-1500mm) CPEP.

3.) HAUNCHING AND INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

4.) UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

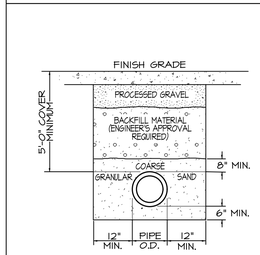
NOMINAL Ø in (mm)	MIN. RECOMMENDED TRENCH WIDTH, in (mm)
4 (100)	21 (530)
6 (150)	23 (580)
8 (200)	25 (630)
10 (250)	28 (710)
12 (300)	31 (790)
15 (375)	34 (860)
18 (450)	39 (990)
24 (600)	48 (1220)
30 (750)	66 (1680)
36 (900)	78 (1980)
42 (1050)	83 (2110)
48 (1200)	84 (2280)
60 (1500)	102 (2540)

5.) MINIMUM COVER: MINIMUM RECOMMENDED DEPTHS OF COVER FOR VARIOUS LIVE LOADING CONDITIONS ARE SUMMARIZED IN THE FOLLOWING TABLE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM THE TOP OF PIPE TO THE GROUND SURFACE.

SURFACE LIVE LOADING CONDITION	MINIMUM RECOMMENDED COVER, in (mm)
H25 (FLEXIBLE PAVEMENT)	12 (300), 24 (600) FOR 60" (1500) PIPE*
H25 (RIGID PAVEMENT)	12 (300), 24 (600) FOR 60" (1500) PIPE
E80 RAILWAY	24 (600)
HEAVY CONSTRUCTION	48 (1200)

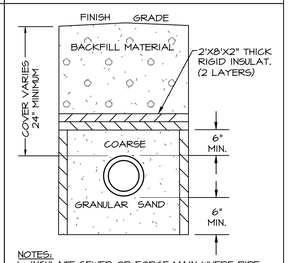
* TOP OF PIPE TO BOTTOM OF BITUMINOUS PAVEMENT SECTION

EXCAVATED TRENCH INSTALLATION DETAIL
N.T.S.



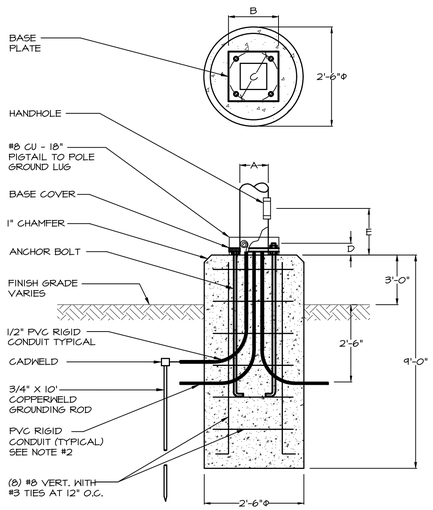
NOTE:
1. SEE SITE PLAN FOR PIPE SIZES AND SERVICES.

WATERLINE INSTALLATION
N.T.S.



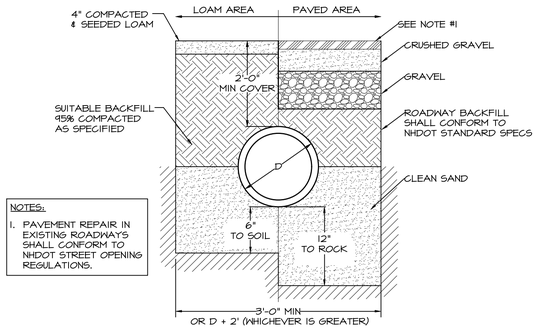
NOTES:
1. INSULATE SEWER OR FORCE MAIN WHERE PIPE WILL BE LESS THAN 6' BELOW PLOWED AREAS OR LESS THAN 4'-6" BELOW AREAS RUNNING CROSS COUNTRY.
2. GAPS BETWEEN SECTIONS OF INSULATION TO BE COVERED WITH 2'x2'x2" PIECE OF INSULATION CENTERED OVER GAP.

SEWER PIPE INSTALLATION DETAIL
N.T.S.



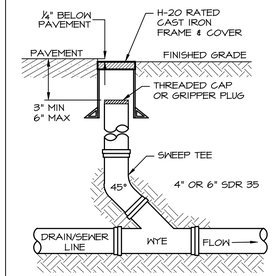
NOTES:
1. REFER TO MANUFACTURER FOR A, B, C, D AND E DIMENSIONS.
2. FIELD COORDINATE QUANTITY AND SIZE OF CONDUITS AT EACH LOCATION.
3. CONCRETE BASE BY THE GENERAL CONTRACTOR.

LIGHT POLE CONCRETE BASE DETAIL
N.T.S.

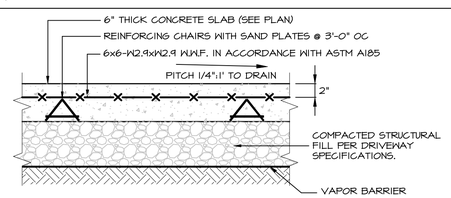


NOTES:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO NHDOT STREET OPENING REGULATIONS.

DRIVEWAY & PARKING LOT TYPICAL PIPE-RUN SECTION
N.T.S.



SERVICE CLEANOUT DETAIL
N.T.S.



CONCRETE:

1. CONCRETE WORK SHALL CONFORM TO THE FOLLOWING NOTES AND SPECIFICATIONS.
   * "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" - ACI 301-05.
   * "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" - ACI 318-08.
2. COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 4000 PSI AFTER 28 DAYS WITH 5 TO 7% AIR ENTRAINMENT FOR EXTERIOR SLABS, W.R. GRACE "ECLIPSE PLUS" SHRINKAGE ADMIXTURE, AND W.R. GRACE "DCI-S" CORROSION INHIBITOR, AND A MIDRANGE WATER REDUCER.
3. FINISH SLAB W/ BROOM FINISH AND TOOLED JOINT ALONG ALL EDGES OF SLAB.
4. SLAB SHALL BE WATER CURED FOR A MINIMUM OF 5 DAYS USING WET BURLAP.
5. W.W.F. SHALL BE SHEETS ONLY, LAP TWO SQUARES AT ALL JOINTS AND TIE @ 3'-0" ON CENTER.

TYPICAL EXTERIOR CONCRETE PAD FOR TRANSFORMER DETAIL
N.T.S.

ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.
3	AUG 8, 2025	FOR APPROVAL	
2	JUN 20, 2025	FOR APPROVAL	
1	JAN 22, 2025	FOR APPROVAL	

DRAWN: JJM | DESIGN: JJM
CHECKED: BDS | CHECKED: BDS

CIVIL & STRUCTURAL CONSULTANTS, LAND PLANNERS
100 GRIFFIN ROAD, UNIT C, PORTSMOUTH, NH 03801
603-772-4400 | EMANUELENGINEERING.COM ©2025

CLIENT:

41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833

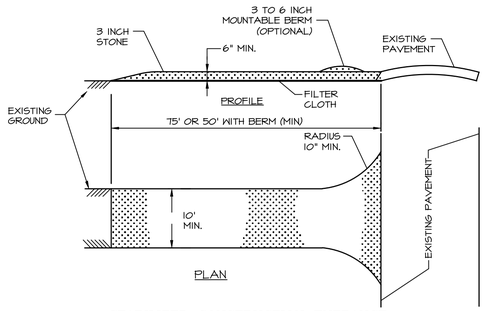
SEAL

STATE OF NEW HAMPSHIRE - BRUCE D. SCAMMAN No. 11236 LICENSED PROFESSIONAL ENGINEER
3/25/26

TITLE:

UTILITY DETAILS
FOR
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
25-1001	AS SHOWN	D4

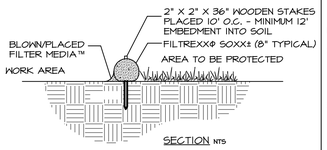


STABILIZED CONSTRUCTION ENTRANCE

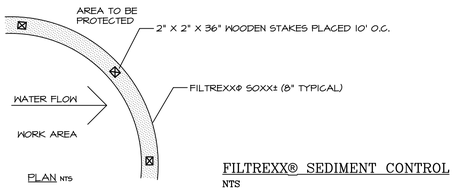
N.T.S

NOTES:

1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. ADDITIONAL INFO AVAILABLE AT HTTP://WWW.FILTREXX.COM



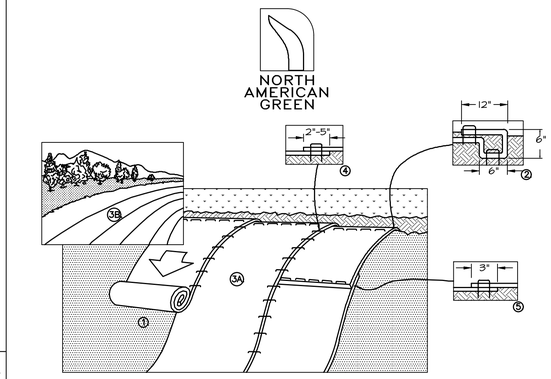
SECTION NTS



PLAN NTS

FILTREXX® SEDIMENT CONTROL

NTS



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

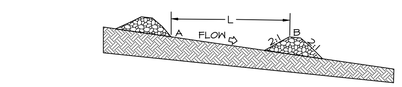
CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

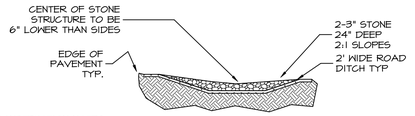
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENTHS IN EXCESS OF 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47725
USA 1-800-772-2040 CANADA 1-800-448-2040
www.nagreen.com

SPACING BETWEEN STRUCTURES

L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION.



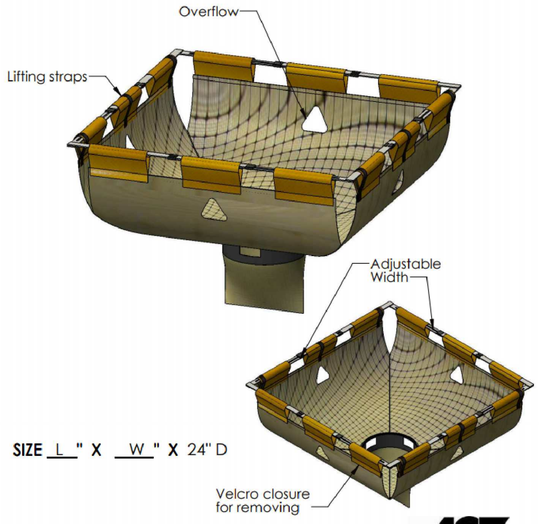


CONSTRUCTION NOTES:
STONE STRUCTURES SHOULD BE CONSTRUCTED OF 2-3" STONE. THE STONE SHOULD BE PLACED ACCORDING TO ABOVE DETAIL. CAREFUL PLACEMENT WILL BE NECESSARY TO ACHIEVE COMPLETE COVERAGE OF THE DITCH OR SWALE AND TO INSURE THAT THE CENTER OF THE STRUCTURE IS LOWER THAN THE EDGES.

TEMPORARY GRADE STABILIZATION STRUCTURE

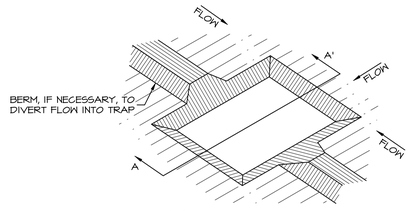
NTS

Silt Sack - Type C



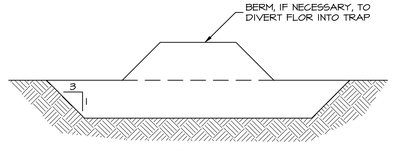
SIZE L" X W" X 24" D

ACF ENVIRONMENTAL
2831 Cardwell Road
Richmond, VA 23234
WWW.ACFENVIRONMENTAL.COM



CREST LENGTH (FT)
= 6 x DRAINAGE AREA

ISOMETRIC VIEW



SECTION A-A'

NOTES:
1. SEDIMENT TRAPS SHOULD BE LOCATED SO THAT THEY CAN BE INSTALLED PRIOR TO DISTURBING THE AREA THEY ARE TO PROTECT.
2. THE TRAP SHOULD BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
3. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHOULD BE LESS THAN 5 ACRES.
4. THE MINIMUM VOLUME OF THE TRAP SHOULD BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
5. THE SIDE SLOPES OF THE TRAP SHOULD BE 3:1 OR FLATTER, AND SHOULD BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
6. AN EARTH OUTLET SEDIMENT TRAP HAS A DISCHARGE POINT THAT IS EITHER OVER NATURAL GROUND OR CUT INTO NATURAL GROUND.
7. THE OUTLET WIDTH SHOULD BE EQUAL TO 6 TIMES THE DRAINAGE AREA IN ACRES.
8. THE EMBANKMENT AND OUTLET SHOULD BE VEGETATED WITHIN 3 DAYS OF CONSTRUCTION.

EARTH OUTLET SEDIMENT TRAP DETAIL

NOT TO SCALE

ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.
4	MAR 24, 2026	AoT REVISIONS	
3	AUG 8, 2025	FOR APPROVAL	
1	JAN 22, 2025	FOR APPROVAL	

DRAWN: JJM | DESIGN: JJM
CHECKED: BDS | CHECKED: BDS

CIVIL & STRUCTURAL CONSULTANTS, LAND PLANNERS
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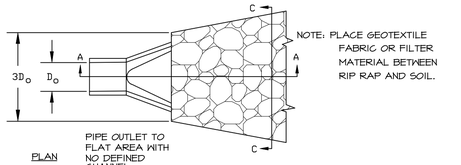
CLIENT:
41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833

SEAL

STATE OF NEW HAMPSHIRE
BRUCE D. SCAMMAN
No. 11236
LICENSED PROFESSIONAL ENGINEER
3/05/26

TITLE:
EROSION CONTROL DETAILS
FOR
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

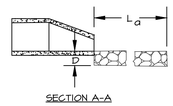
PROJECT:	SCALE:	SHEET:
25-1001	AS SHOWN	D5



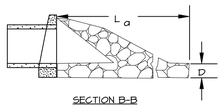
NOTE: PLACE GEOTEXTILE FABRIC OR FILTER MATERIAL BETWEEN RIP RAP AND SOIL.

PLAN

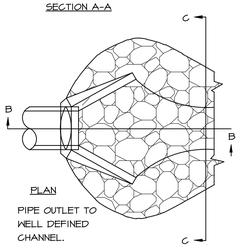
PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL.



SECTION A-A

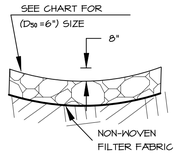


SECTION B-B



PLAN

PIPE OUTLET TO WELL DEFINED CHANNEL.



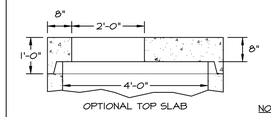
SECTION C-C

RIP RAP (D50) SIZE CHART

% OF WT. SMALLER THAN GIVEN SIZE	SIZE INCHES
100	9.0-12.0
85	7.8-10.8
50	6.0-9.0
15	1.8-3.0

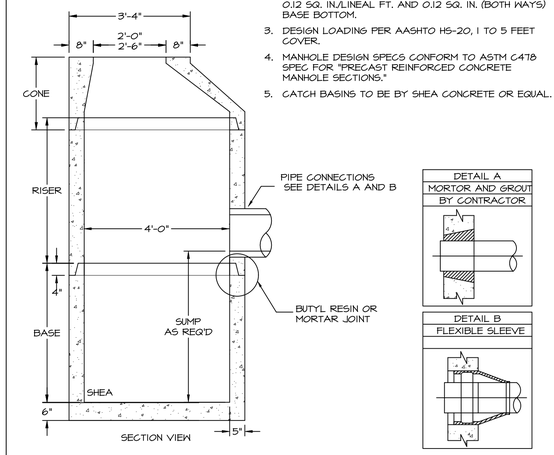
CONSTRUCTION SPECIFICATIONS:
1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIPRAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OF GRAVEL USED FOR FILTER OR RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIPRAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING G A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIPRAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

PIPE OUTLET PROTECTION
N.T.S.



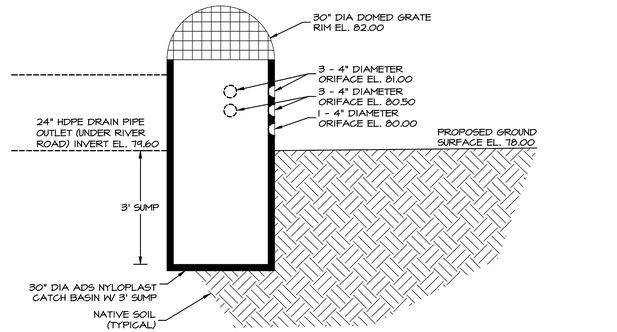
OPTIONAL TOP SLAB

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. DESIGN LOADING PER AASHTO HS-20, 1 TO 5 FEET COVER.
4. MANHOLE DESIGN SPECS CONFORM TO ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
5. CATCH BASINS TO BE BY SHEA CONCRETE OR EQUAL.



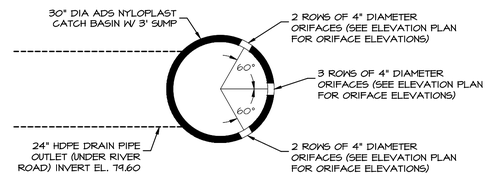
SECTION VIEW

TYPICAL CATCH BASIN/MANHOLE DETAIL
N.T.S.

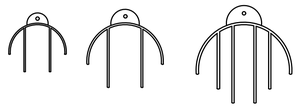


STAGED ORIFACE POND OUTLET (UNDER RIVER ROAD)
– ELEVATION VIEW
SCALE 1"=2'

NOTES:
1. ORIFACES ARE TO BE FIELD FABRICATED



STAGED ORIFACE POND OUTLET (UNDER RIVER ROAD)
– PLAN VIEW
SCALE 1"=2'



ANIMAL GUARD GRATE
(FINGER STYLE)

STANDARD SIZES:
4", 6", 8", 10", 12", 15", 18", 24", 30", 36" & 42"

NOTES:

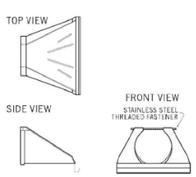
1.) PRODUCTS SHOWN MANUFACTURED BY ADVANCE DRAINAGE SYSTEM INC. MMMLADS-PIPE.COM

2.) USE ADVANCE DRAINAGE SYSTEM INC. OR EQUAL

3.) FOLLOW MANUFACTURER INSTALLATION INSTRUCTIONS

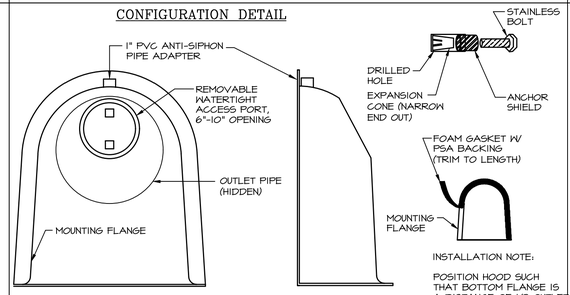
FLARED END SECTIONS

SIZE	PRODUCT CODE
10" (250mm)	1015NP
12" (300mm) / 15" (375mm)	1215NP
18" (450mm)	1810NP
24" (600mm)	2410NP
30" (750mm)	3015NP
36" (900mm)	3615NP



FLARED END SECTION

CONFIGURATION DETAIL



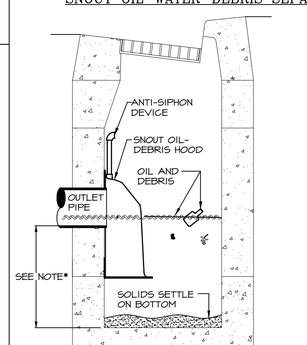
FRONT VIEW SIDE VIEW

INSTALLATION NOTE:

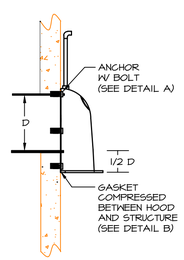
POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".

SNOUT OIL-WATER-DEBRIS SEPARATOR

DETAIL A



*NOTE- SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIAM. OUTLET. FOR OUTLETS >OR= 15", DEPTH = 2.5-3X DIAM.



DETAIL B

SNOUT INSTALLATION DETAIL
N.T.S.

SNOUT NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE SNOUT OR EQUAL
AS MANUFACTURED BY:
BEST MANAGEMENT PRODUCTS, INC.
53 MT. ARCHER RD.
LYME, CT 06371
(860) 434-0271, (860) 434-3195 FAX
TOLL FREE: (800) 504-8008 OR (888) 354-7585
WEB SITE: www.bestmp.com
OR PRE-APPROVED EQUAL

2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.

3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)

4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.

5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.

6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.

7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.

8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)

9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE:
A. INSTALLATION INSTRUCTIONS
B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
D. 3/8" STAINLESS STEEL BOLTS
E. ANCHOR SHIELDS

ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.
4	AUG 8, 2025	FOR APPROVAL	
3	JUN 20, 2025	FOR APPROVAL	
1	JAN 22, 2025	FOR APPROVAL	

DRAWN: JJM | DESIGN: JJM
CHECKED: BDS | CHECKED: BDS

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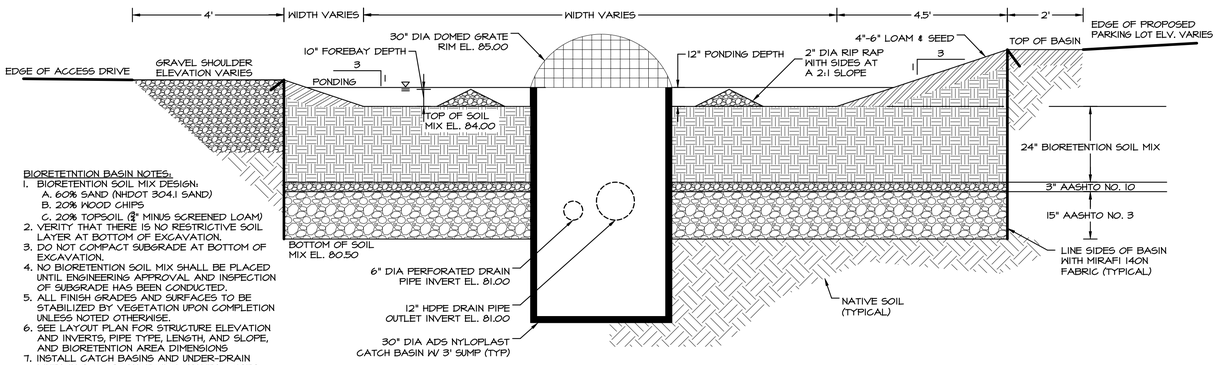
CLIENT:
41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833

SEAL



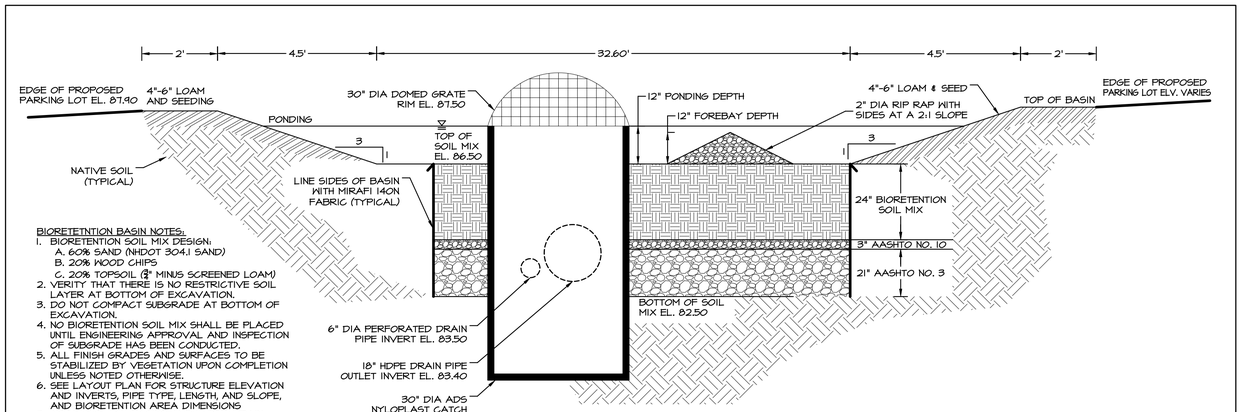
TITLE:
DRAINAGE DETAILS
FOR
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
25-1001	AS SHOWN	D6



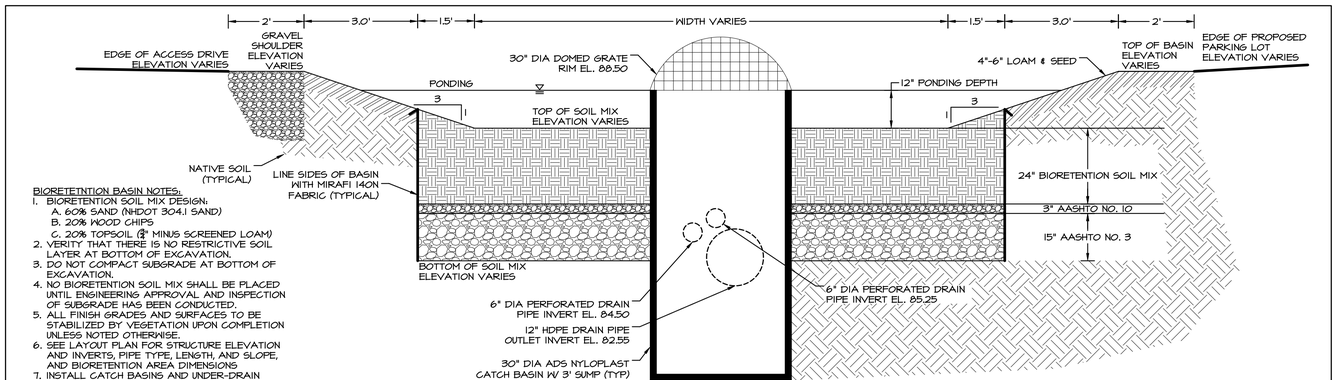
BIORETENTION BASIN NOTES:
1. BIORETENTION SOIL MIX DESIGN:
   A. 60% SAND (NHDOT 304.1 SAND)
   B. 20% WOOD CHIPS
   C. 20% TOPSOIL (¼" MINUS SCREENED LOAM)
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3. DO NOT COMPACT SUBGRADE AT BOTTOM OF EXCAVATION.
4. NO BIORETENTION SOIL MIX SHALL BE PLACED UNTIL ENGINEERING APPROVAL AND INSPECTION OF SUBGRADE HAS BEEN CONDUCTED.
5. ALL FINISH GRADES AND SURFACES TO BE STABILIZED BY VEGETATION UPON COMPLETION UNLESS NOTED OTHERWISE.
6. SEE LAYOUT PLAN FOR STRUCTURE ELEVATION AND INVERTS, PIPE TYPE, LENGTH, AND SLOPE, AND BIORETENTION AREA DIMENSIONS
7. INSTALL CATCH BASINS AND UNDER-DRAIN LINES IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND WITH ANTI-FLOTATION DEVICES AS REQUIRED.
8. FOLLOW STORM WATER POLLUTION PREVENTION PLAN (SWPPP), MAINTENANCE, AND SOURCE CONTROL PLAN BY EEI, LATEST VERSION.

BIORETENTION SYSTEM A SECTION
SCALE 1"=2'



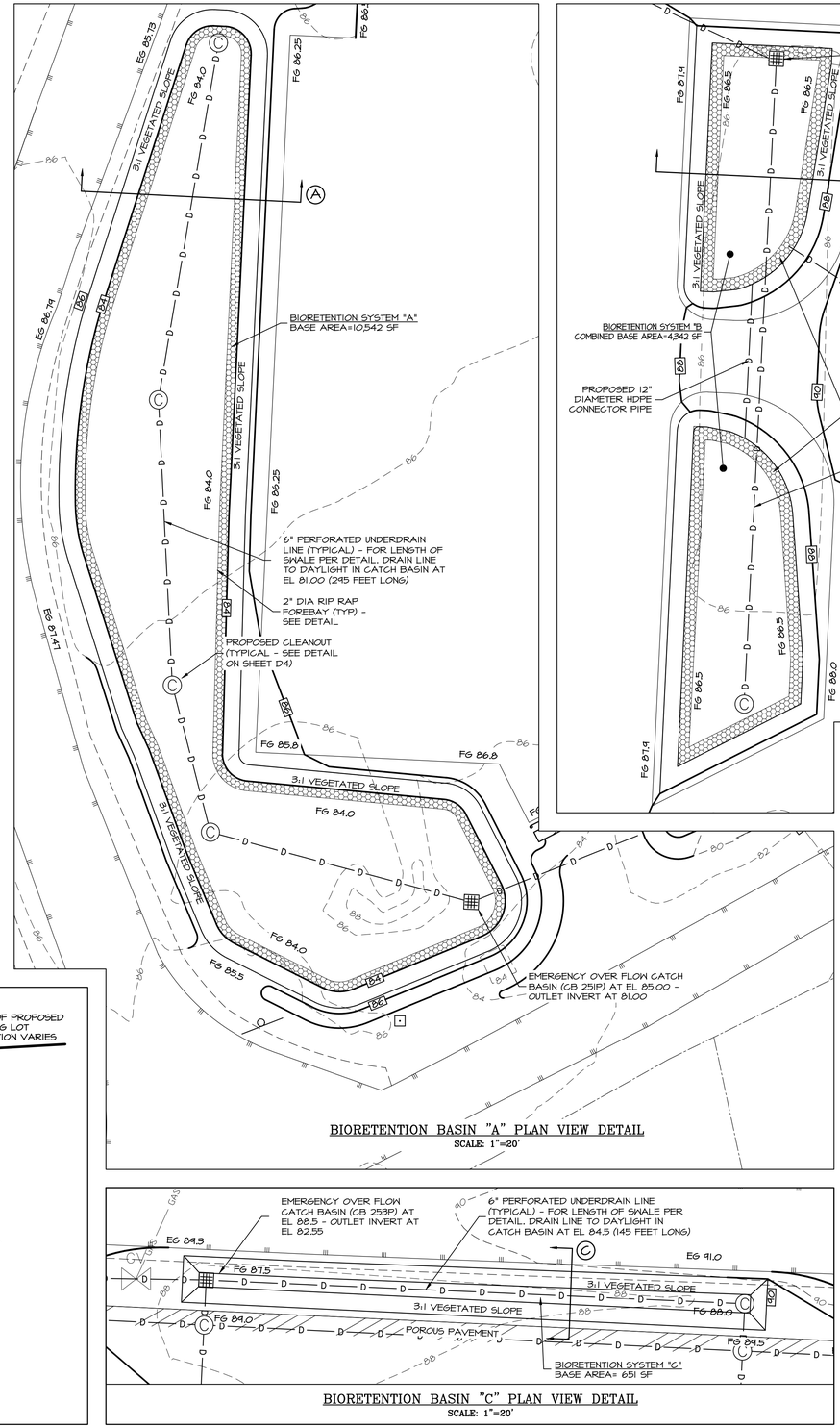
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BIORETENTION SYSTEM B SECTION
SCALE 1"=2'

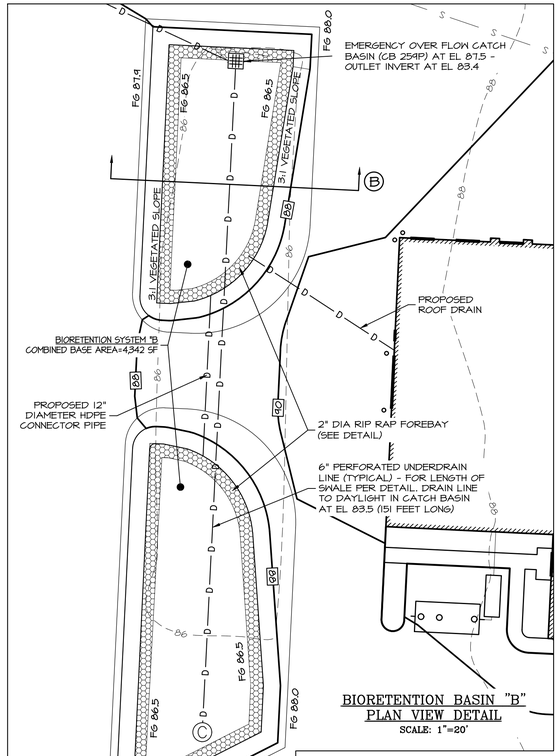


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BIORETENTION SYSTEM C SECTION
SCALE 1"=2'



BIORETENTION BASIN "A" PLAN VIEW DETAIL
SCALE: 1"=20'



BIORETENTION BASIN "C" PLAN VIEW DETAIL
SCALE: 1"=20'

BIORETENTION BASIN "B" PLAN VIEW DETAIL
SCALE: 1"=20'

SEAL

STATE OF NEW HAMPSHIRE
BRUCE D. SCAMMAN No. 11230 LICENSED PROFESSIONAL ENGINEER
3/27/26

ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.
7	JUN 17, 2026	FOR APPROVAL	
6	MAR 24, 2026	AoT REVISIONS	
1	JAN 22, 2025	FOR APPROVAL	

DRAWN: JJM	DESIGN: JJM
CHECKED: BDS	CHECKED: BDS

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100 GRIFFIN ROAD, UNIT C, PORTSMOUTH, NH 03801
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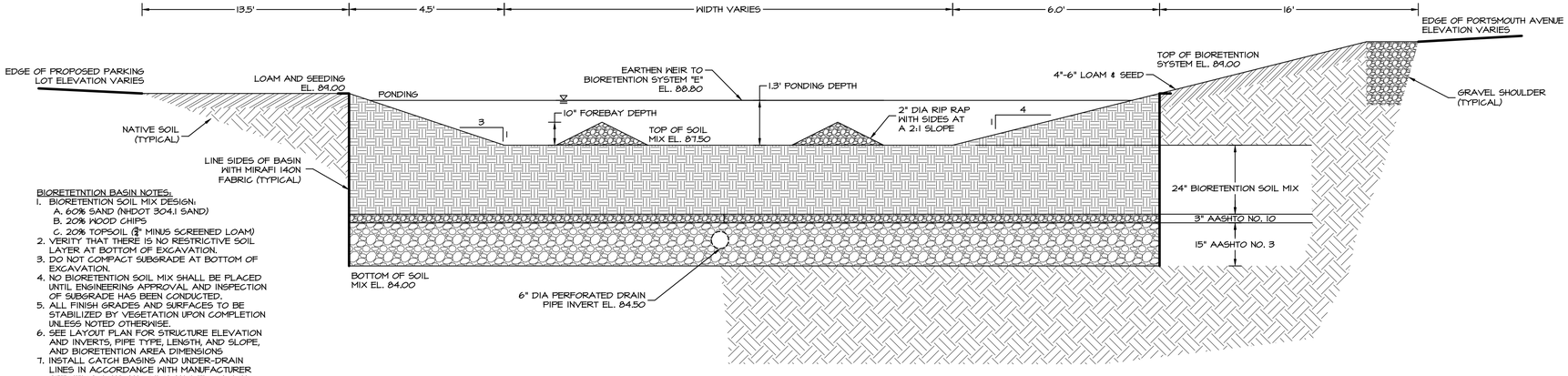
CLIENT:

41 PORTSMOUTH AVE LLC
151 PORTSMOUTH AVENUE
EXETER, NH 03833

TITLE:

DRAINAGE DETAILS
FOR
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
25-1001	AS NOTED	D7

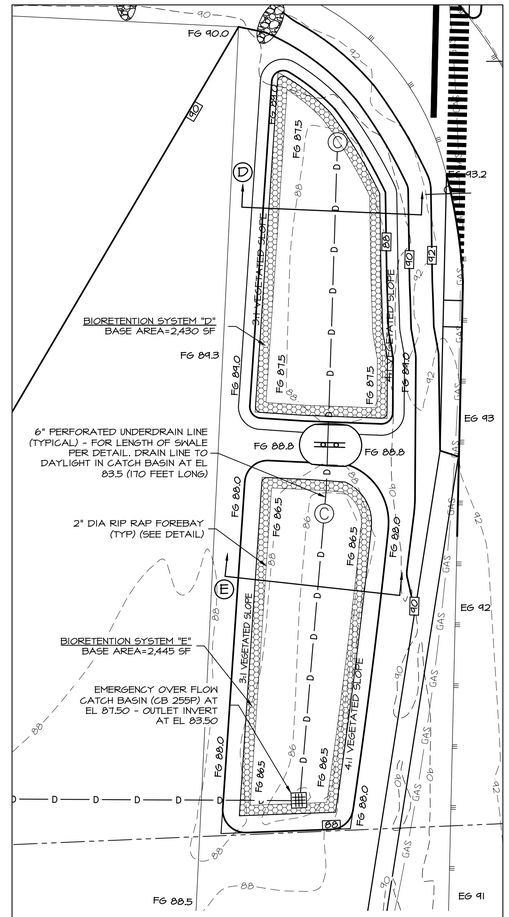


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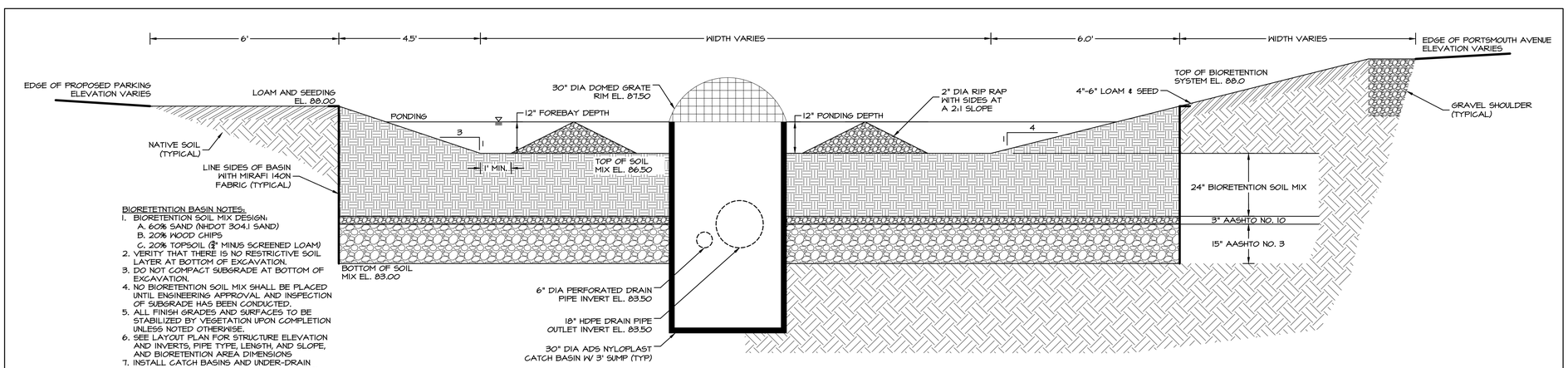
BIORETENTION SYSTEM D SECTION

SCALE 1"=2'



BIORETENTION BASINS "D" & "E" PLAN VIEW DETAIL

SCALE: 1"=20'



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BIORETENTION SYSTEM E SECTION

SCALE 1"=2'

ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.
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DRAWN: JJM | DESIGN: JJM
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100 GRIFFIN ROAD, UNIT C, PORTSMOUTH, NH 03801
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CLIENT:

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151 PORTSMOUTH AVENUE
EXETER, NH 03833

SEAL

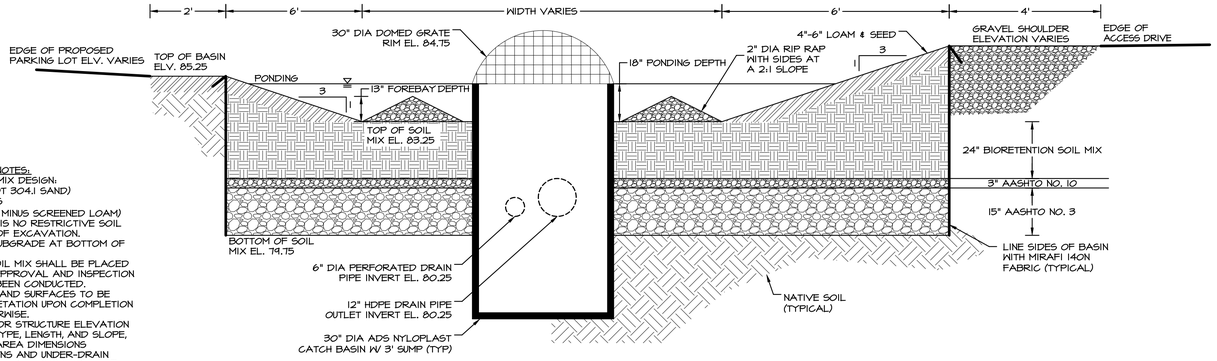
STATE OF NEW HAMPSHIRE
BRUCE D. SCAMMAN No. 11236
LICENSED PROFESSIONAL ENGINEER
4/17/26

TITLE:

DRAINAGE DETAILS

FOR
41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
25-1001	AS NOTED	D8

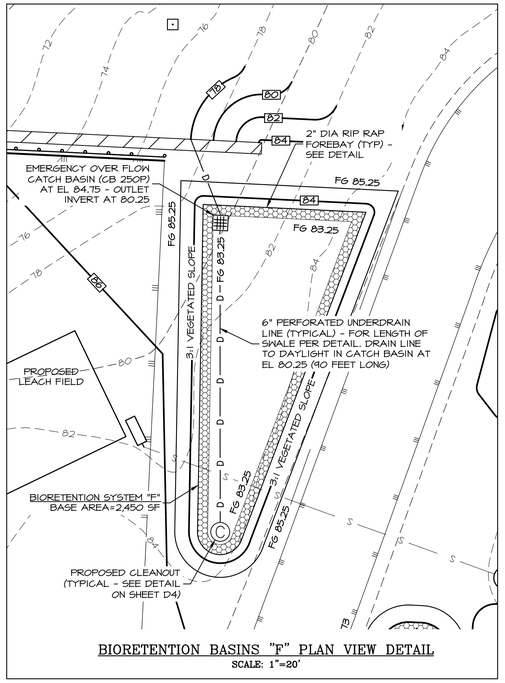


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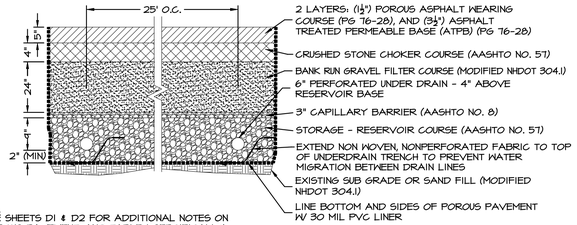
BIORETENTION SYSTEM F SECTION

SCALE 1"=2'



BIORETENTION BASINS "F" PLAN VIEW DETAIL

SCALE: 1"=20'

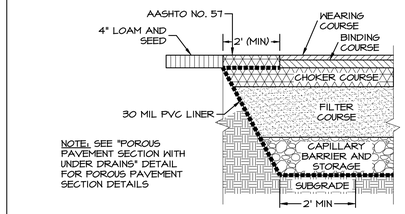


NOTE:

1. SEE SHEETS D1 & D2 FOR ADDITIONAL NOTES ON POROUS PAVEMENT, AND TABLE 1 SEPCIFICALLY FOR MODIFIED NHDOT 304.1 GRADATION.

POROUS PAVEMENT SECTION WITH UNDERDRAINS

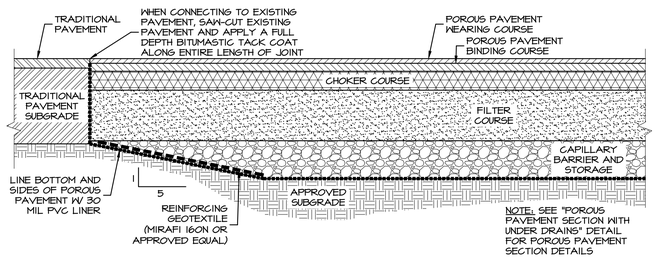
N.T.S.



NOTE: SEE "POROUS PAVEMENT SECTION WITH UNDER DRAINS" DETAIL FOR POROUS PAVEMENT SECTION DETAILS

POROUS PAVEMENT EDGE DETAIL

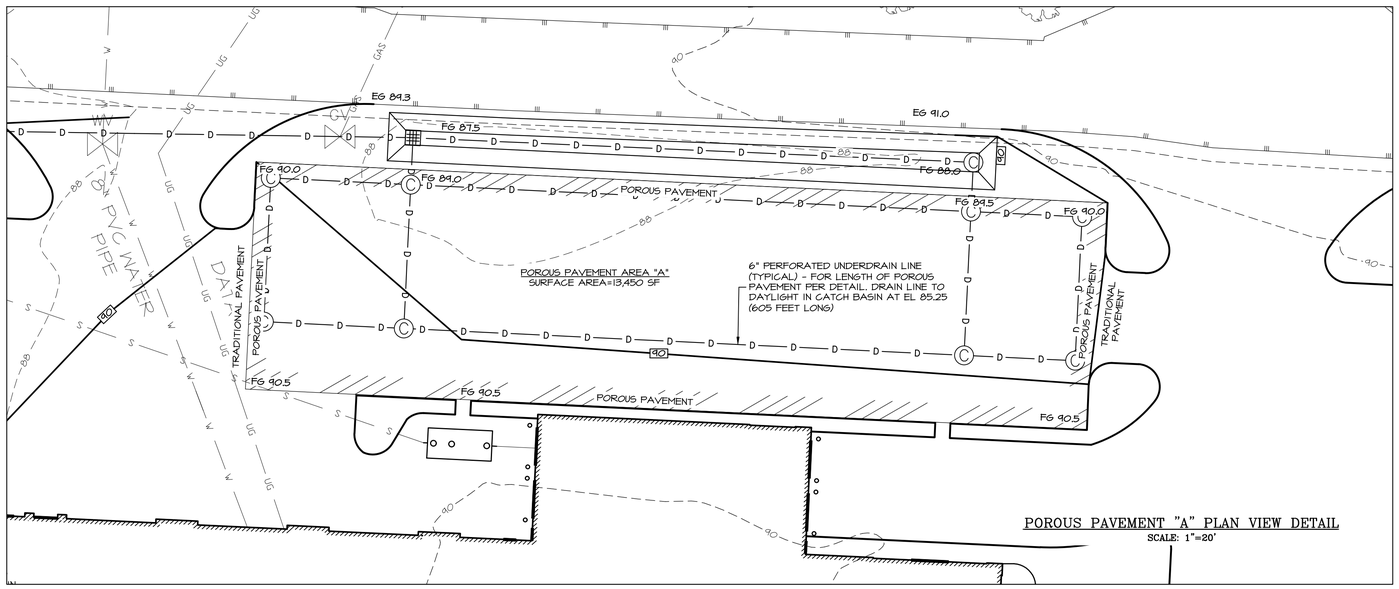
N.T.S.



NOTE: SEE "POROUS PAVEMENT SECTION WITH UNDER DRAINS" DETAIL FOR POROUS PAVEMENT SECTION DETAILS

POROUS PAVEMENT TRANSITION TO TRADITIONAL PAVEMENT DETAIL

N.T.S.



POROUS PAVEMENT "A" PLAN VIEW DETAIL

SCALE: 1"=20'

SEAL

STATE OF NEW HAMPSHIRE
BRUCE D. SCAMMAN No. 11236 LICENSED PROFESSIONAL ENGINEER
6/17/26

ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.
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CLIENT:

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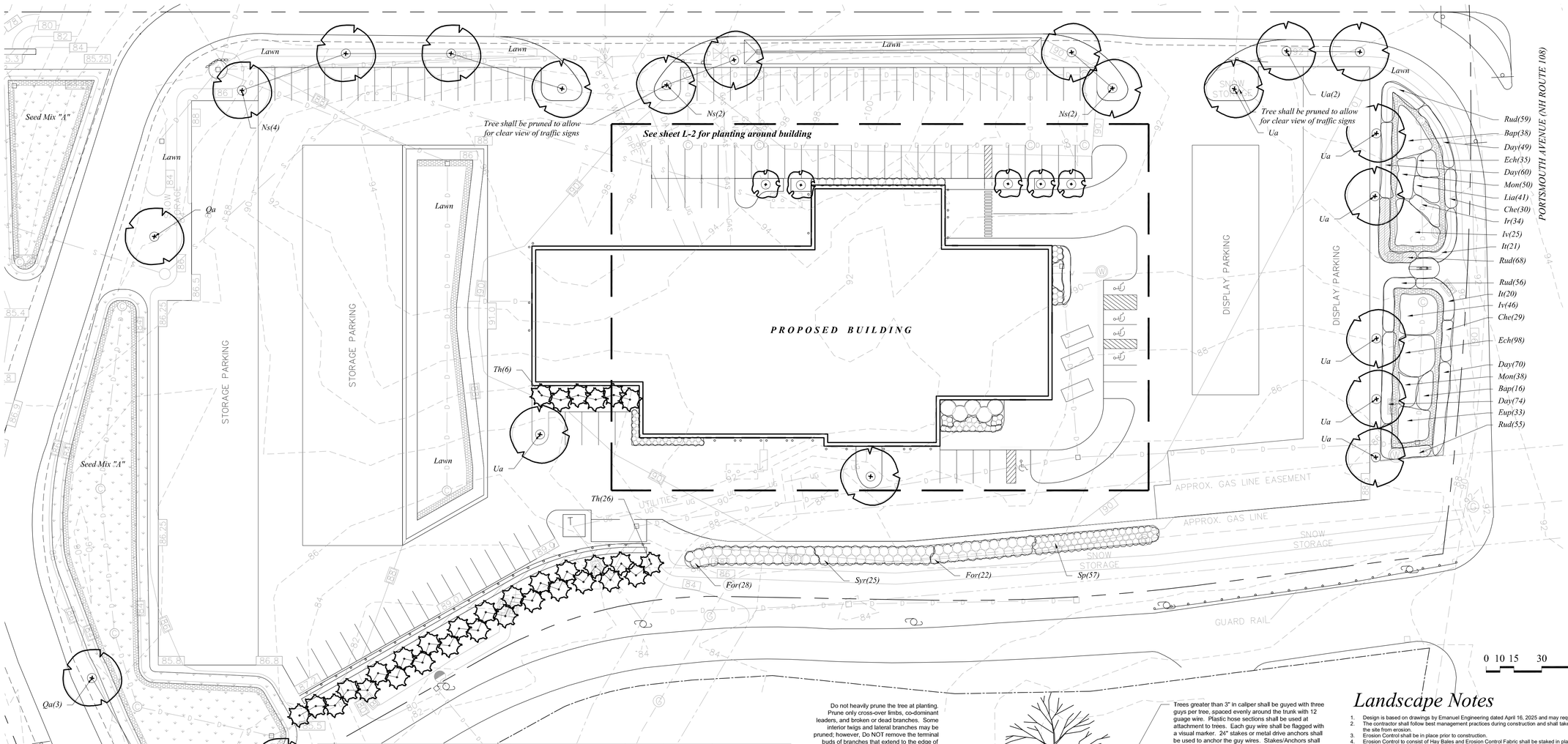
TITLE:

DRAINAGE DETAILS

FOR

41 PORTSMOUTH AVE LLC
41 PORTSMOUTH AVE (SITE)
(STRATHAM TAX MAP 9 LOT 4)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
25-1001	AS NOTED	D9



Plant List

TREES

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Cc	*Crataegus crusgalli inermis 'Crusader'*	Thornless Cockspur Hawthorn	5	3.5" Cal	17' Ht. min. B&B
Ns	*Nyssa Sylvatica*	Black Tupelo	8	3.5" Cal	17' Ht. min. B&B
Qa	*Quercus alba*	White Oak	4	3.5" Cal	17' Ht. min. B&B
Th	*Thuja plicata 'Green Giant'*	Green Giant Arborvitae	32	10' Ht	B&B
Ua	*Ulmus americana 'Princeton'*	Princeton American Elm	10	3.5" Cal	17' Ht. min. B&B

SHRUBS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
ThDS	*Thuja occidentalis 'Degroots Spire'*	Degroots Spire Arborvitae	18	7'-8' Ht	B&B
For	*Forsythia 'New Hampshire Gold'*	New Hampshire Gold Forsythia	50	3'-4' Ht	
It	*Itea virginica 'Little Henry'*	Little Henry Sweetspire	41	3 gal	
Iv	*Ilex verticillata 'Red Sprite'*	Red Sprite Winterberry	71	3 gal	
Jv	*Juniperus virginiana 'Emerald Sentinel'*	Emerald Sentinel Red Cedar	5	5-6'	B&B
Ros	*Rosa 'Sunny Knockout'*	Sunny Knockout Rose	17	2 gal	
Sp	*Spiraea x bumalda 'Anthony Waterer'*	Anthony Waterer Spirea	57	5 gal	
Syr	*Syringa meyeri 'Palibin'*	Dwarf Korean Lilac	25	3-4' Ht	

PERENNIALS, GROUNDCOVERS, VINES and ANNUALS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Bap	*Baptisia australis*	False Blue Indigo	54	1 gal	
Cal	*Calamagrostis acutifolia 'Karl Foerster'*	Feather Reed Grass	30	1 gal	
Che	*Chelone glabra*	Turtlhead	59	1 gal	
Day	*Hemerocallis 'Big Time Happy'*	Big Time Happy Daylily	286	1 gal	
Ech	*Echinacia 'Kim's Knee High'*	Kim's Knee High	133	1 gal	
Eup	*Eupatorium maculatum 'Gateway'*	Joe-pye Weed	33	1 gal	
Fes	*Festuca glauca 'Elijah Blue'*	Blue Fescue Grass	120	1 gal	
Ir	*Iris versicolor*	Blue Flag Iris	34	1 gal	
Lia	*Liatris spicata*	Gayfeather	41	1 gal	
Mis	*Miscanthus sinensis 'Morning Light'*	Morning Light Maiden Grass	18	1 gal	
Mon	*Monarda 'Jacob Cline'*	Red Bee Balm	88	1 gal	
Rud	*Rudbeckia fulgida 'Goldsturm'*	Black-Eyed Susan	238	1 gal	

I certify that the landscape design as depicted hereon is compatible with and complementary to the building and hardscape design for the site.

Signed _____
Project Landscape Architect

I Roberta Woodburn, hereby certify that I prepared or have sufficiently reviewed this plan and am confident that the design meets the requirements of the Town of Stratham Landscape design Standards. I am a Landscape Architect licensed by the State of NH # 002.

Seed Mixes:

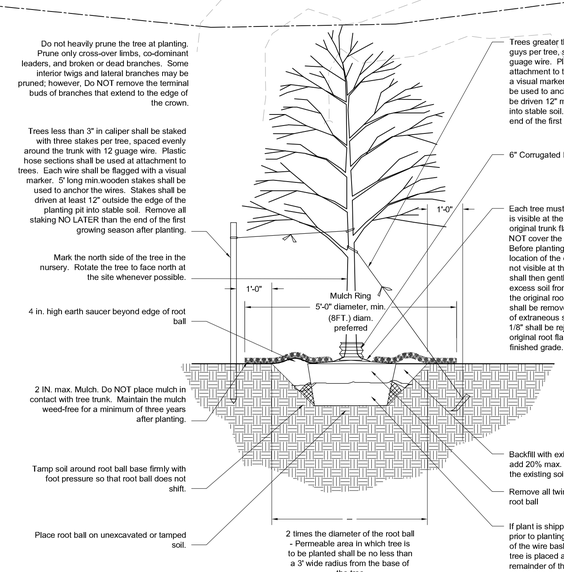
Seed Mix A — 50% New England Wetland Plants – New England Wetland Mix; 50% New England Wetland Plants – New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites

Lawn — Tall fescue bluegrass mix, such as Pennington Smartseed Tall Fescue Bluegrass Mix – or Approved equal

Application Rates:

Seed Mix A — 50% @ 22lbs/acre New England Wetland Mix; 50% @ 50lbs/acre New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites

Lawn — As recommended by seed provider



Tree Planting Detail, Typ.

Landscape Notes

1. Design is based on drawings by Emanuel Engineering dated April 16, 2025 and may require adjustment due to actual field conditions.
2. The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
3. Erosion Control shall be in place prior to construction.
4. Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
5. The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
6. 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.
7. 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 Landscape Architect or Client's Representative. 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 portalets within the tree protection area.
8. Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
9. 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.
10. The Contractor shall procure any required permits prior to construction.
11. Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
12. Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
13. 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, D.C. 20005.
14. 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.
15. All plants shall be legibly tagged with proper botanical name.
16. The Contractor shall guarantee all plants for not less than one year from time of acceptance.
17. 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.
18. No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
19. All landscaping shall be provided with the following:
    a. Outside hose attachments spaced a maximum of 150 feet apart, and
    b. An underground irrigation system, or
    c. A temporary irrigation system designed for a two-year period of plant establishment.
20. If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
21. The contractor is responsible for all plant material from the time their work commences until final acceptance. This includes but is not limited to maintaining all plants in good condition, the security of the plant material once delivered to the site, and watering of plants. Plants shall be appropriately watered prior to, during and after planting. It is the contractor's responsibility to provide clean water suitable for plant health from off site, should it not be available on site.
22. All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
23. Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and ½" 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.
24. Drip strip shall extend to 6" beyond roof overhang and shall be edged with 3/16" thick metal edger.
25. 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.
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27. Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
28. Landscape Architect is not responsible for the means and methods of the contractor.

woodburn & company
LANDSCAPE ARCHITECTURE
103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

41 Portsmouth Avenue

SITE LANDSCAPE PLAN

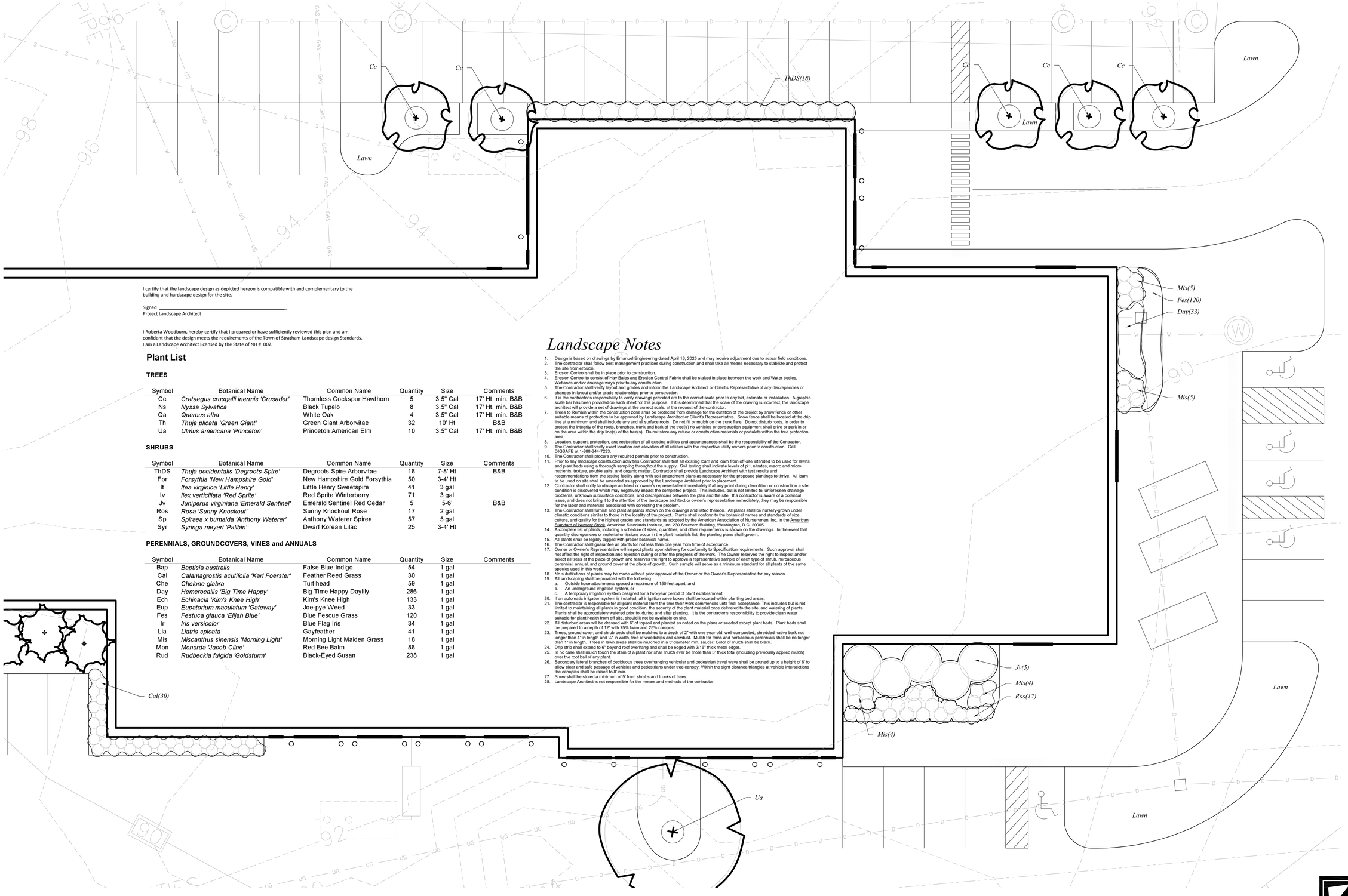
Stratham, New Hampshire

Drawn By:	VM
Checked By:	RW
Scale:	1" = 30' - 0"
Date:	April 16, 2025
Revisions:	

L-1

Sheet 1 of 2

© 2025 Woodburn & Company Landscape Architecture, LLC



I certify that the landscape design as depicted hereon is compatible with and complementary to the building and hardscape design for the site.

Signed _____
Project Landscape Architect

I Roberta Woodburn, hereby certify that I prepared or have sufficiently reviewed this plan and am confident that the design meets the requirements of the Town of Stratham Landscape design Standards. I am a Landscape Architect licensed by the State of NH # 002.

Plant List

TREES

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Cc	*Crataegus crusgalli inermis 'Crusader'*	Thornless Cockspur Hawthorn	5	3.5" Cal	17' Ht. min. B&B
Ns	*Nyssa Sylvatica*	Black Tupelo	8	3.5" Cal	17' Ht. min. B&B
Qa	*Quercus alba*	White Oak	4	3.5" Cal	17' Ht. min. B&B
Th	*Thuja plicata 'Green Giant'*	Green Giant Arborvitae	32	10' Ht	B&B
Ua	*Ulmus americana 'Princeton'*	Princeton American Elm	10	3.5" Cal	17' Ht. min. B&B

SHRUBS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
ThDS	*Thuja occidentalis 'Degroots Spire'*	Degroots Spire Arborvitae	18	7-8' Ht	B&B
For	*Forsythia 'New Hampshire Gold'*	New Hampshire Gold Forsythia	50	3-4' Ht	
It	*Itea virginica 'Little Henry'*	Little Henry Sweetspire	41	3 gal	
Iv	*Ilex verticillata 'Red Sprite'*	Red Sprite Winterberry	71	3 gal	
Jv	*Juniperus virginiana 'Emerald Sentinel'*	Emerald Sentinel Red Cedar	5	5-6'	B&B
Ros	*Rosa 'Sunny Knockout'*	Sunny Knockout Rose	17	2 gal	
Sp	*Spiraea x bumalda 'Anthony Waterer'*	Anthony Waterer Spirea	57	5 gal	
Syr	*Syringa meyeri 'Palibin'*	Dwarf Korean Lilac	25	3-4' Ht	

PERENNIALS, GROUNDCOVERS, VINES and ANNUALS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Bap	*Baptisia australis*	False Blue Indigo	54	1 gal	
Cal	*Calamagrostis acutifolia 'Karl Foerster'*	Feather Reed Grass	30	1 gal	
Che	*Chelone glabra*	Turtlhead	59	1 gal	
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woodburn & company
LANDSCAPE ARCHITECTURE
103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

41 Portsmouth Avenue

BUILDING LANDSCAPE PLAN

Stratham, New Hampshire

Drawn By:	VM
Checked By:	RW
Scale:	1" = 10' - 0"
Date:	April 16, 2025
Revisions:	

L-2

Sheet 2 of 2

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CLIENT	McFarland Chris Lane clane@mcfarlandford.com
ARCHITECT	Praxis3 LLC 100 Peachtree St NW, Suite 1450 Atlanta, GA 30303 404.875.4500 - Dunja Suljicic, Project Manager 404.474.9931 dsuljicic@praxis3.com - Brian Tanner, Principal Registration No. 05166
CIVIL ENGINEER	Emanuel Engineering 118 Portsmouth Avenue, A202, Stratham, NH 03885 603.772.4400 603.772.4487 - JJ MacBride jmacbride@emanuelengineering.com 1426
STRUCTURAL ENGINEER	Jamie L Davis 3282 Windgate Dr. Buford GA 30519 530.941.2481 - 18247
ELECTRICAL ENGINEER	Westside Engineering LLC 200 Galleria Parkway # 1150, Atlanta, GA 30339 404.965.1287 - Charles Esslinger Chris@westside-engineering.com
M&P ENGINEER	Westside Engineering LLC 200 Galleria Parkway # 1150, Atlanta, GA 30339 404.965.1287 - Daniel Hubbart Daniel@westside-engineering.com
CONTRACTOR	Construction Management & Builders, INC. 85 Sam Fonzo Drive Beverly, MA 01915 781-246-9400 - Salvatore Amato Samato@cmbteam.com



McFarland Kia

Stratham, NH

SHEET INDEX

SHEET #	SHEET NAME	05.29.26 - BRAND REVIEW SET
General		
G001	Cover, Project Directory, Sheet Index	O
Architectural		
A100	Architectural Site Plan	O
A201	Overall Floor Plan - Level 1	O
A201a	Floor Plans - Level 1 and 2 - Showroom	O
A241a	Finish Plans - Level 1 and 2 - Showroom	O
A241b	Finish Plan - Level 1 - Service Shop	O
A251a	FFE Plans - Level 1 and 2 - Showroom	O
A301a	RCP - Level 1 & 2 - Showroom	O
A400	Exterior Elevations	O
A500	Interior Finish Schedule	O
A600	Building Sections	O
A601	Building Sections	O

DEFERRED PERMIT SUBMITTALS

	GC	OWNER
FIRE ALARM SYSTEM	X	
FIRE SPRINKLERS	X	
CFMF WALLS AND TRUSSES	X	
FIBER CEMENT ZEE GIRT SUB STRUCTURE SUPPORT	X	
EXTERIOR SIGNAGE		X

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A FULLY SPRINKLERED 2-STORY AUTOMOTIVE RETAIL SHOWROOM, SERVICE REPAIR SHOP, AND PARTS STORAGE.

May 29, 2026 - Brand Review Set

5/29/2026 12:49:07 PM

PRAXIS3

100 Peachtree St NW
Suite 1450
Atlanta, GA 30303

404-875-4500 tel
www.praxis3.com

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Rev	Date	Comments
	2026-05-29	Brand Review Set

Client:
McFarland

151 Portsmouth Ave. Stratham. NH 03833

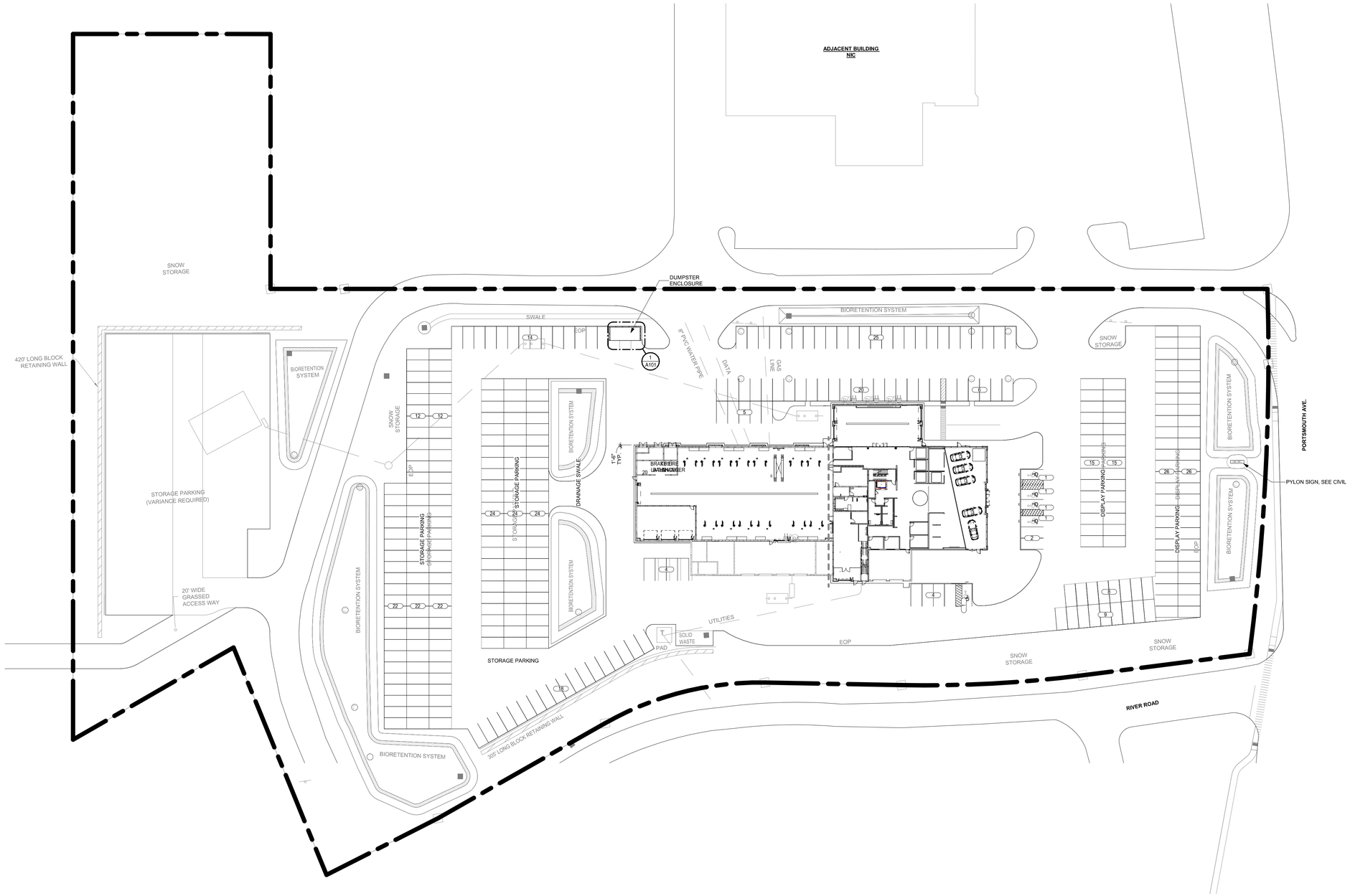
Project Number: 25004
Project Name:
McFarland Kia

41 Portsmouth Ave.
Stratham, NH 03885

Key Plan:

Sheet Title:
Cover, Project Directory, Sheet Index

Sheet Number:
G001



1 A100 ARCHITECTURAL SITE PLAN
1/32" = 1'-0"

TRUE NORTH

5/29/2026 12:49:09 PM

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Rev	Date	Comments
	2026-05-29	Brand Review Set

Client:
McFarland

151 Portsmouth Ave. Stratham. NH 03833

Project Number: 25004
Project Name:
McFarland Kia

41 Portsmouth Ave.
Stratham, NH 03885

Key Plan:



Sheet Title:
Architectural Site Plan

Sheet Number:
A100

FLOOR PLAN - GENERAL NOTES

1. ALL EXTERIOR STUD WALLS ARE ALIGNED FACE OF SHEATHING TO EDGE OF SLAB, UNO.
2. TYPICAL EOS IS 1'-4" UNO.
3. ALL INTERIOR STUD WALLS ARE CENTERED ON GRIDLINES, UNO.

SOUND ATTENUATION KEYNOTES

ALL STUD WALLS SURROUNDING AND WITHIN THE ROOM ARE TO RECEIVE SOUND ATTENUATION INSULATION THE FULL DEPTH AND HEIGHT OF THE STUD CAVITY. SEAL ALL WALL PENETRATIONS.

PARTITION LEGEND

SEE A550 FOR PARTITION TYPES.
UNTAGGED STUD PARTITIONS ARE W030 (TYP).
UNTAGGED MASONRY PARTITIONS ARE W180 (TYP).
DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNO.

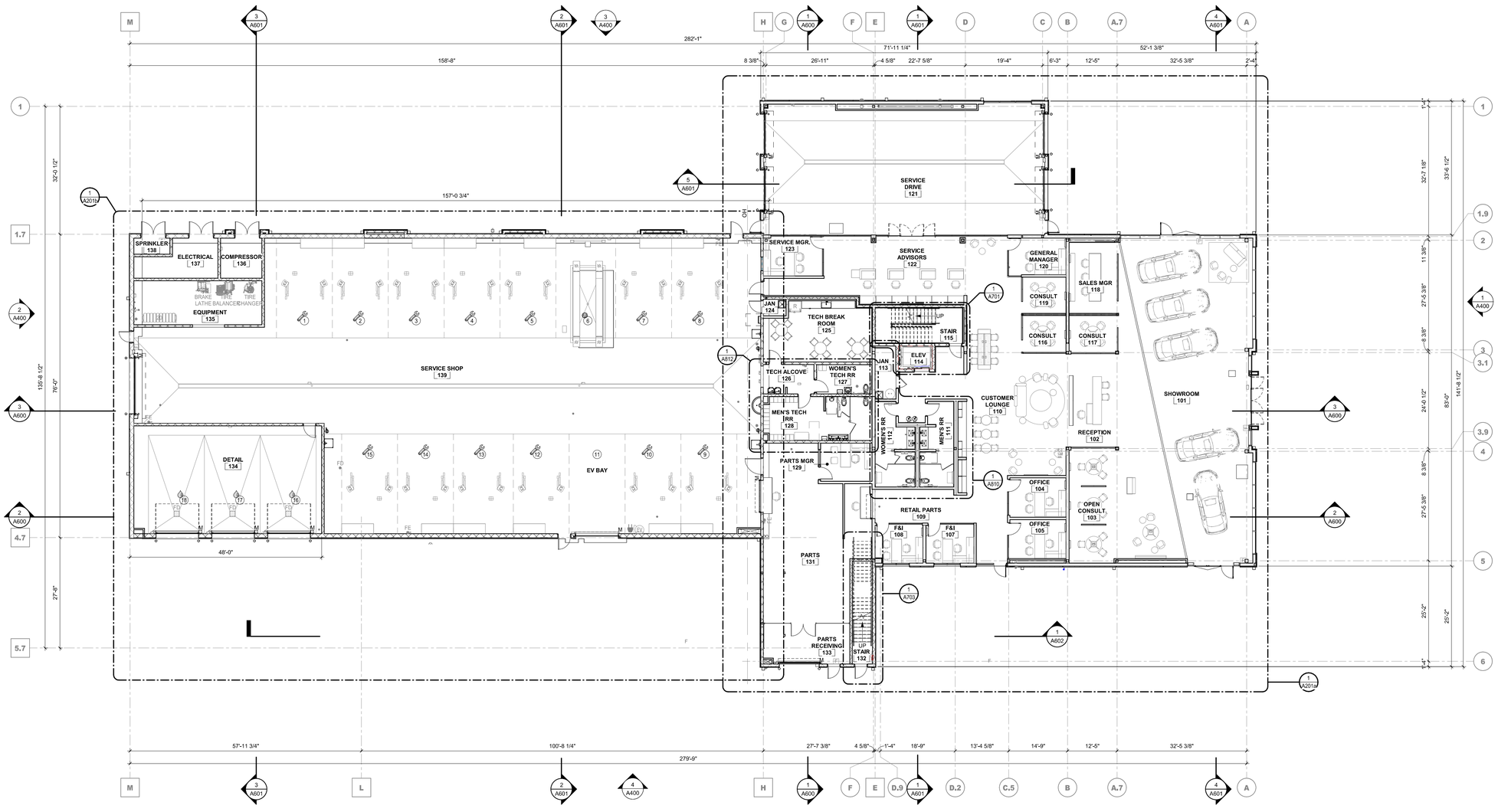
GWB & STUD PARTITION

CMU PARTITION

GRID LEGEND

STEEL GRIDLINE - COLUMN CL

MASONRY GRIDLINE - F/MASONRY



PROJECT NORTH / TRUE NORTH

1 A201 FLOOR PLAN - LEVEL 1 - OVERALL
3/32" = 1'-0"

5/29/2026 12:49:11 PM

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Suite 1450
Atlanta, GA 30303

404-875-4500 tel
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Rev	Date	Comments
	2026-05-29	Brand Review Set

Client:
McFarland

151 Portsmouth Ave. Stratham. NH 03833

Project Number: 25004
Project Name:
McFarland Kia

41 Portsmouth Ave.
Stratham, NH 03885

Key Plan:



Sheet Title:
Overall Floor Plan - Level 1

Sheet Number:
A201

FLOOR PLAN - GENERAL NOTES

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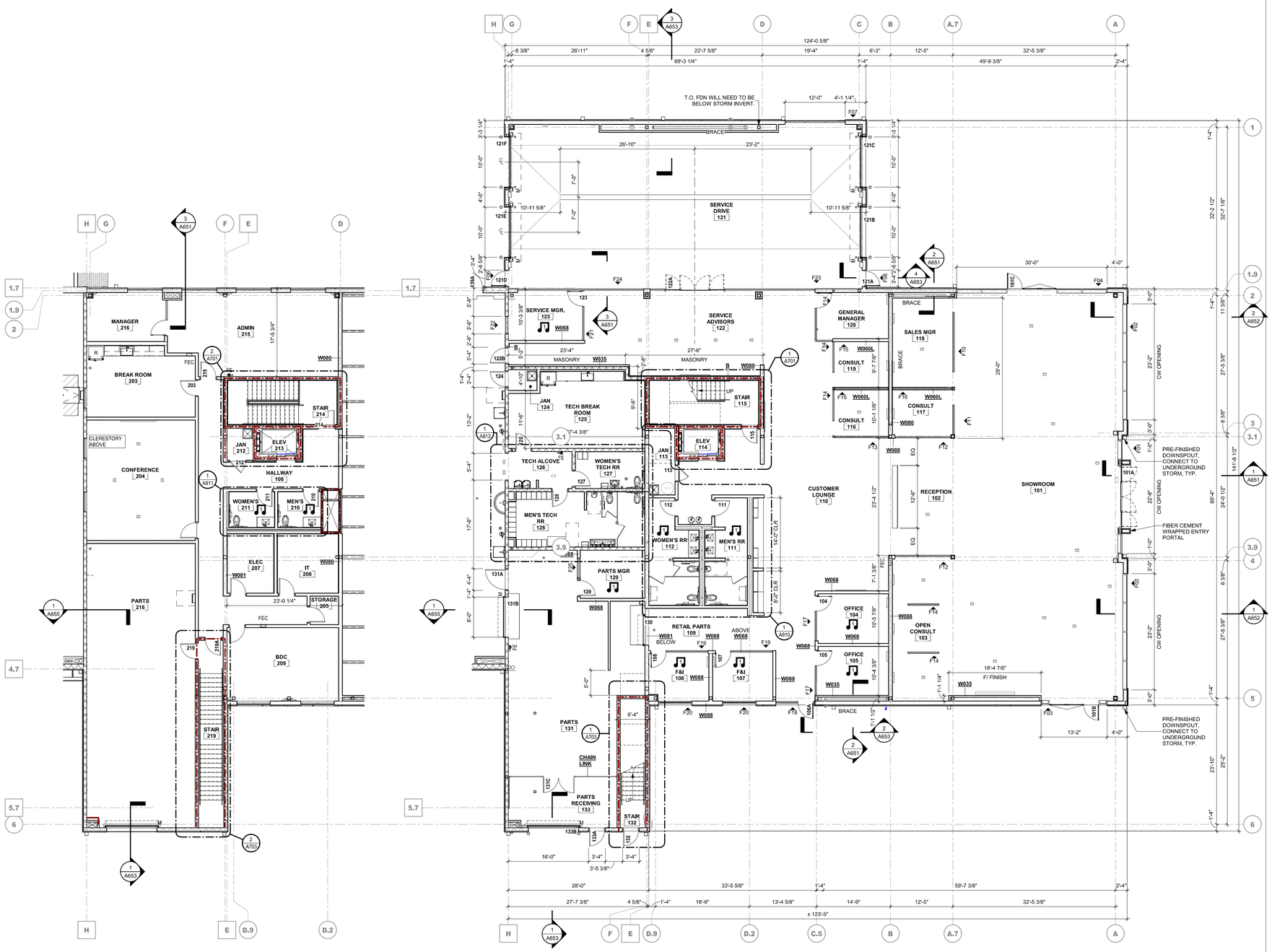
GWB & STUD PARTITION

CMU PARTITION

GRID LEGEND

STEEL GRIDLINE - COLUMN CL

MASONRY GRIDLINE - F/MASONRY



2 / A201a FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

1 / A201a FLOOR PLAN - LEVEL 1 - SHOWROOM
1/8" = 1'-0"

PROJECT NORTH

5/29/2026 12:49:15 PM

PRAXIS3
100 Peachtree St NW
Suite 1450
Atlanta, GA 30303
404-875-4500 tel
www.praxis3.com

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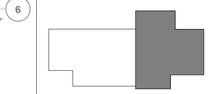
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151 Portsmouth Ave. Stratham. NH 03833

Project Number: 25004
Project Name:
McFarland Kia

41 Portsmouth Ave.
Stratham, NH 03885

Key Plan:



Sheet Title:
Floor Plans - Level 1 and 2 - Showroom

Sheet Number:
A201a

FINISH NOTES

HATCH PATTERNS FOR TILE REPRESENT INTENDED SIZE AND DIRECTIONAL LAYOUT. NOTIFY ARCHITECT IF DESIGNED LAYOUT IS NOT ACHIEVABLE.

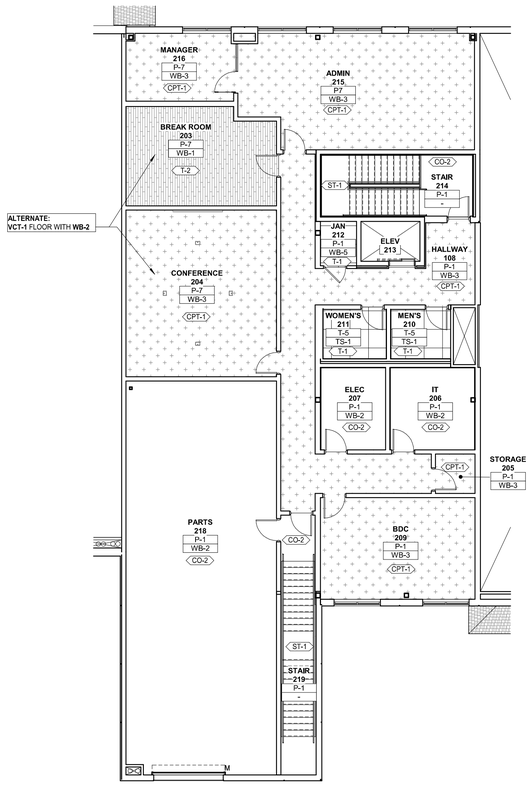
ALL GROUT LINES ARE TO BE 1/8".

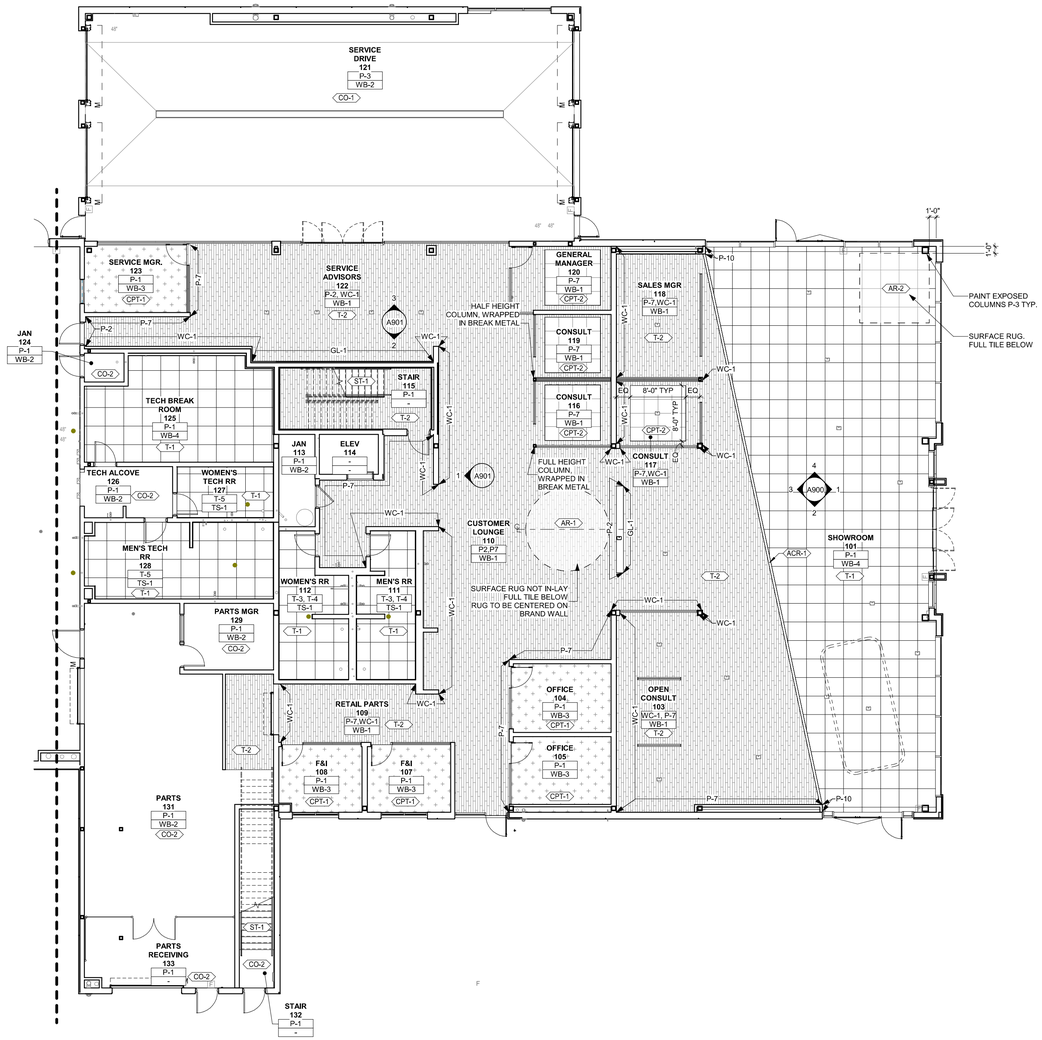
SEE X### FOR COMPLETE INTERIOR FINISH SCHEDULE

FINISH LEGEND

ROOM NAME
101
WF-1
BF-1

- ROOM NAME & NUMBER
- WALL/BASE FINISH
- FL-# — FLOOR FINISH
- MT-# — ACCENT FINISH INDICATOR
- X/X### — FLOOR FINISH TRANSITION
- FINISH PATTERN DIRECTION





2 A241a FINISH PLAN - LEVEL 2
1/8" = 1'-0"

1 A241a FINISH PLAN - LEVEL 1 - SHOWROOM
1/8" = 1'-0"

PROJECT NORTH

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Rev	Date	Comments
	2026-05-29	Brand Review Set

Client:

McFarland

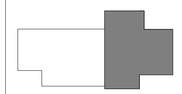
151 Portsmouth Ave. Stratham. NH 03833

Project Number: 25004
Project Name:

McFarland Kia

41 Portsmouth Ave.
Stratham, NH 03885

Key Plan:



Sheet Title:

Finish Plans - Level 1 and 2 - Showroom

Sheet Number:

A241a

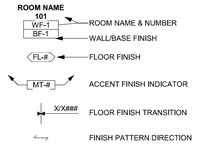
FINISH NOTES

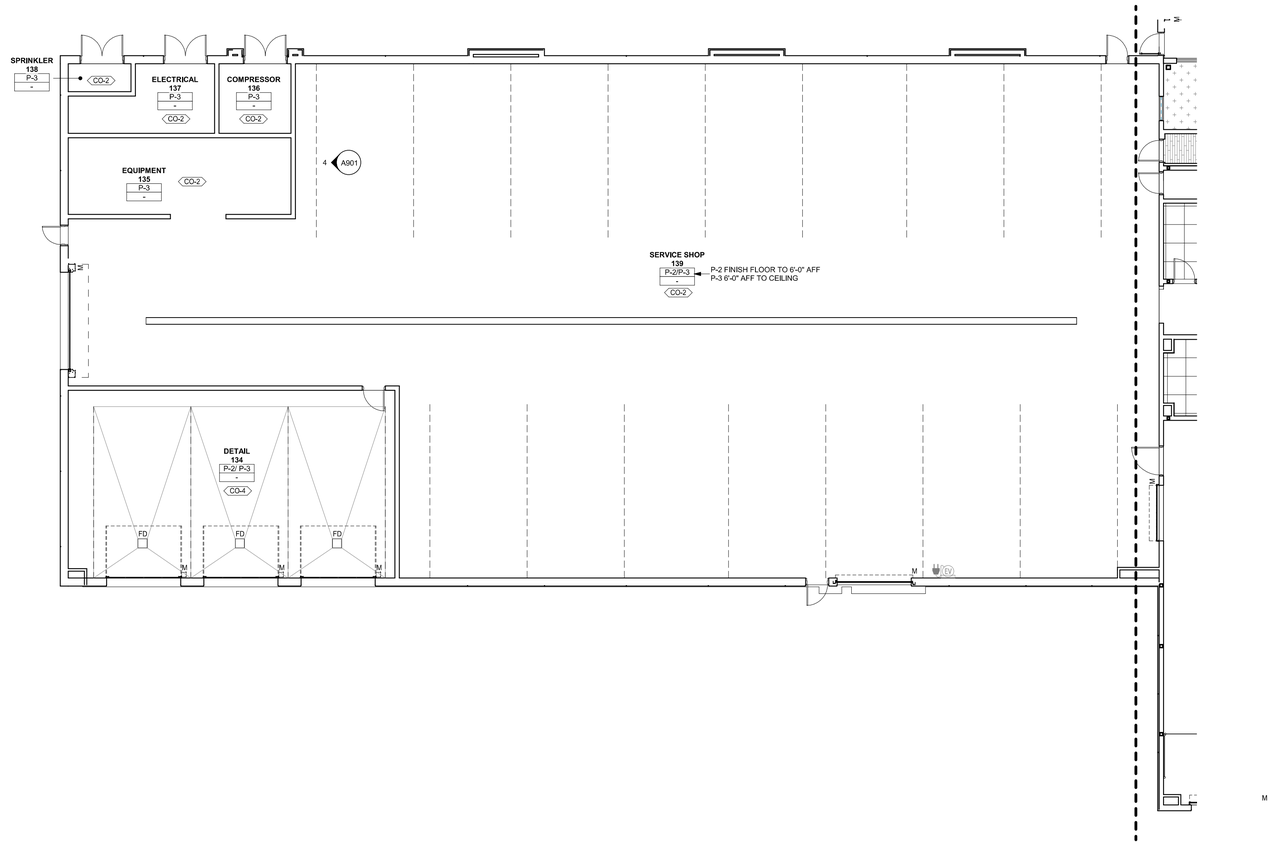
HATCH PATTERNS FOR TILE REPRESENT INTENDED SIZE AND DIRECTIONAL LAYOUT. NOTIFY ARCHITECT IF DESIGNED LAYOUT IS NOT ACHIEVABLE.

ALL GROUT LINES ARE TO BE 1/8".

SEE X### FOR COMPLETE INTERIOR FINISH SCHEDULE

FINISH LEGEND





1 A241b PROJECT NORTH — FINISH PLAN - SERVICE SHOP
1/8" = 1'-0"

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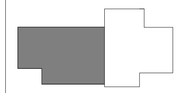
Client:
McFarland

151 Portsmouth Ave. Stratham. NH 03833

Project Number: 25004
Project Name:
McFarland Kia

41 Portsmouth Ave.
Stratham, NH 03885

Key Plan:



Sheet Title:
Finish Plan - Level 1 - Service Shop

Sheet Number:
A241b

FURNITURE SCHEDULE

CODE	DESCRIPTION	MANUFACTURER	NOTES
FN-1	POPPY LOUNGE CHAIR	HAWORTH	
FN-2	OPENEST CHICK POUF, W/ UPHOLSTERED BACK	HAWORTH	
FN-4	OPENEST CHICK POUF, BACKLESS	HAWORTH	
FN-5	OPENEST CHICK POUF, ROUND	HAWORTH	
FN-7	HOBA SOFA 2-SEAT, RIGHT ARM CONFIGURATION	HAWORTH	
FN-8	HOBA SOFA	HAWORTH	
FN-10	MAARI DINING CHAIR	HAWORTH	
FN-11	MAARI DINING CHAIR	HAWORTH	
FN-12	MAARI LOW BACK STOOL BAR HEIGHT	HAWORTH	
FN-13	MAARI LOW BACK STOOL BAR HEIGHT	HAWORTH	
FN-14	POPPY GUEST CHAIR	HAWORTH	
FN-15	VEDA CONFERENCE CHAIR	HAWORTH	
FN-16	LOTUS CHAIR HIGH FULL BACK, FIXED ARMS	HAWORTH	
FN-17	PIP PERSONAL LAPTOP TABLE	HAWORTH	
FN-18	GONG SIDE TABLE	HAWORTH	
FN-19	JIVE TABLE	HAWORTH	
FN-20	IMMERSE SINGLE TABLE, NO POWER	HAWORTH	
FN-21	PLANES TABLE KNIFE EDGE DISC BASE	HAWORTH	
FN-22	MANGAS NATURAL RUG	HAWORTH	10' X 10' - NATURAL PLAN, GREY WITH YELLOW TRIM
FN-24	VERY TASK CHAIR	HAWORTH	
FN-25	JIVE TRAINING TABLE	HAWORTH	
FN-29	X SERIES DESK SHELLS STANDARD RECTANGULAR DESK SHELL	HAWORTH	
FN-29A	X SERIES MOBILE PEDESTAL	HAWORTH	
FN-30	X SERIES CONVERGENTS - CURVED WRAP AROUND D-TOP	HAWORTH	
FN-30A	X SERIES RETURN	HAWORTH	
FN-30B	X SERIES VERTICAL STORAGE UNITS	HAWORTH	
FN-31	X SERIES FREESTANDING 2H LATERAL FILE	HAWORTH	
FN-31A	X SERIES LATERAL FILE	HAWORTH	
FN-32	VERY TASK STOOL	HAWORTH	

FIXTURE/GRAPHIC SCHEDULE

CODE	DESCRIPTION	NOTES
F-16	POSTER FRAME	BY DCI
FX-1	WELCOME KIOSK	BY DCI
FX-2	SERVICE BAR	BY DCI
FX-3	RECEPTION DESK	BY DCI
FX-5	INTERACTIVE SHOWROOM SCREEN	BY DCI
FX-6a	BRAND WALL	BY DCI 13' OPTION
FX-7	INTERNET BAR	BY DCI
FX-8	ACCESSORY WALL	BY DCI *INDICATES BOTTOM PORTION OF FIXTURE
FX-9	HOSPITALITY BAR	BY DCI 12' OPTION
FX-10	SERVICE WRITE-UP COUNTER	BY DCI
FX-10c	SERVICE WRITE-UP COUNTER W/ ADA SHELF	BY DCI
FX-11	SERVICE WRITE-UP BACK COUNTER	BY DCI
FX-11*	SERVICE WRITE-UP BACK COUNTER	BY DCI *INDICATES 2' WIDE OPTION
FX-20	SALES MANAGER DESK	BY DCI 12' OPTION
G-1.0	4' KIA LOGO	BY DCI
G-1.2	6' KIA LOGO	BY DCI
G-2.1	SMALL 12 PANEL MURAL	BY DCI
G-3.0	PARTS	BY DCI
G-3.1	CASHIER	BY DCI

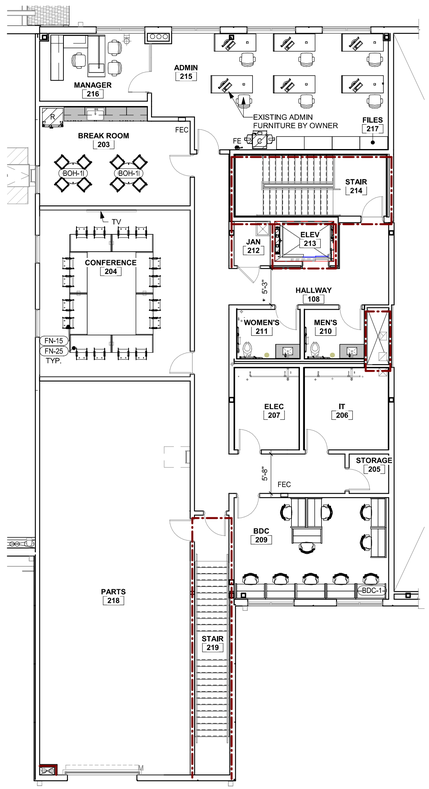
FFE & CASEWORK LEGEND

FURNITURE OR FIXTURE BY OWNER

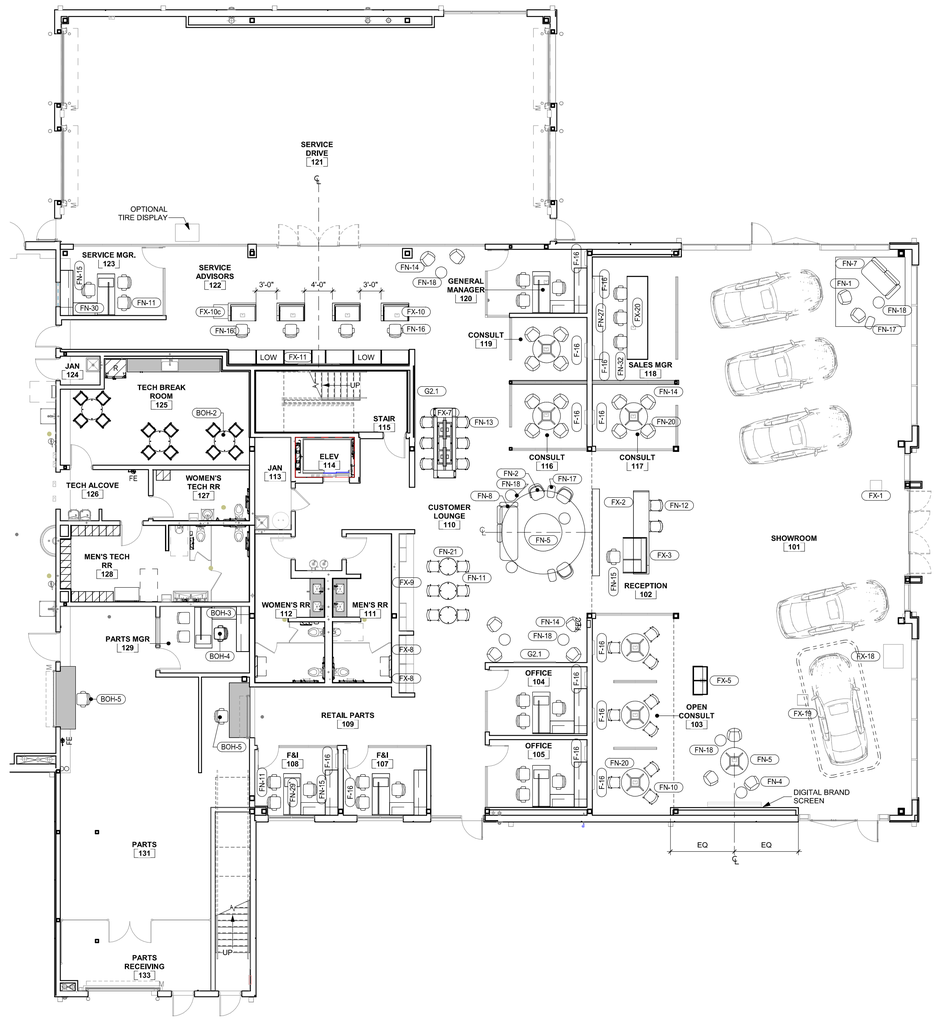
EQUIPMENT BY OWNER

CASEWORK PROVIDED BY CONTRACTOR.
SEE ELEVATIONS AND DETAILS

ALL PROGRAM FIXTURES AND INTERIOR GRAPHICS
REQUIRED VENDOR: DCI MARKETING



2 A251a FLOOR PLAN - LEVEL 2
1/8" = 1'-0"



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1 A251a FFE PLAN - LEVEL 1 - SHOWROOM
1/8" = 1'-0"

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Stratham, NH 03885

Key Plan:



Sheet Title:

FFE Plans - Level 1 and 2 - Showroom

Sheet Number:

A251a

RCP LEGEND

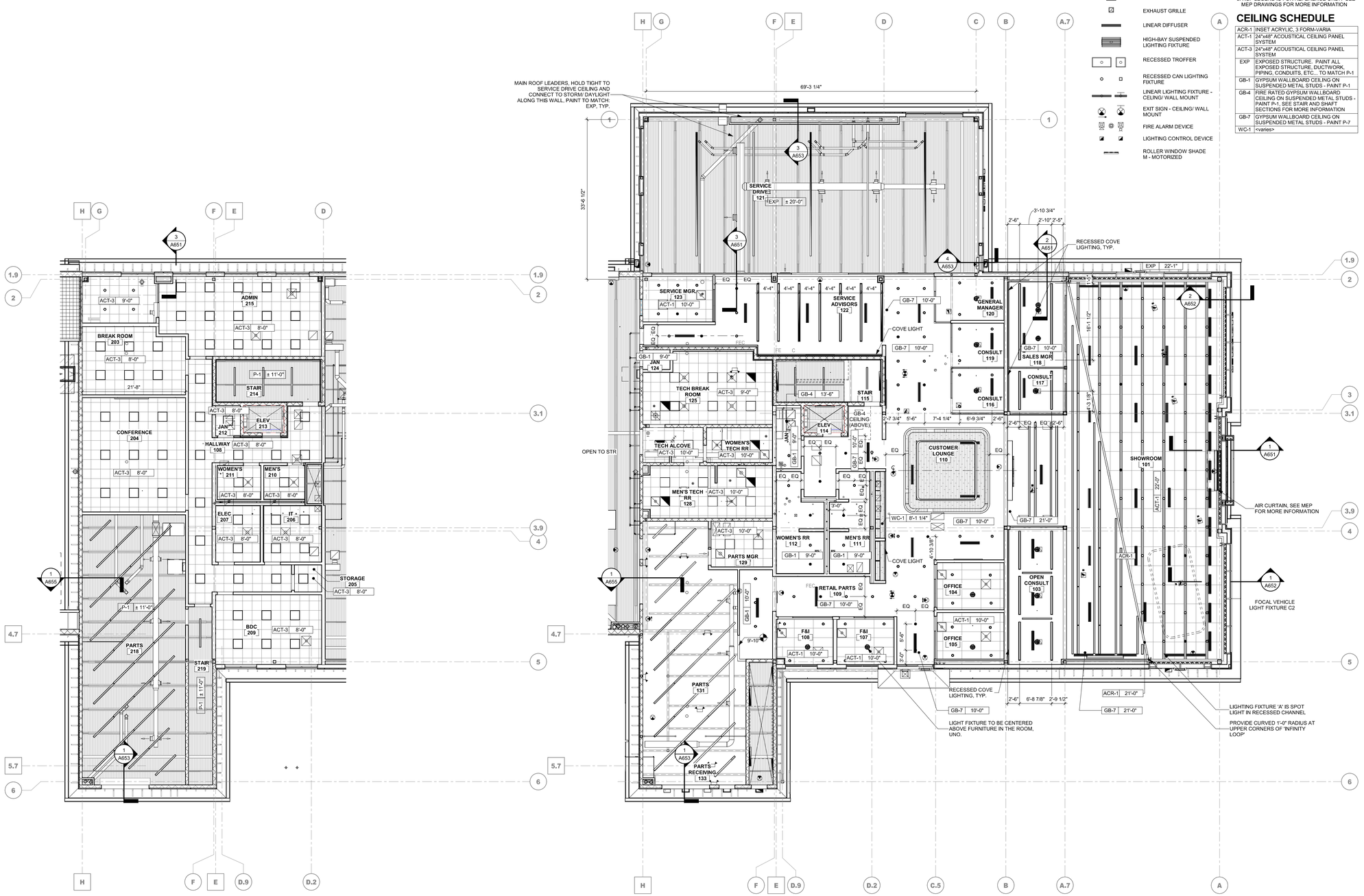
- CEILING FINISH MATERIAL
- ACP-1 10'-0" — CEILING ELEVATION
- CEILING CONTROL JOINT
- RETURN GRILLE
- SUPPLY DIFFUSER
- EXHAUST GRILLE
- LINEAR DIFFUSER
- HIGH-BAY SUSPENDED LIGHTING FIXTURE
- RECESSED TROFFER
- RECESSED CAN LIGHTING FIXTURE
- LINEAR LIGHTING FIXTURE - CEILING/ WALL MOUNT
- EXIT SIGN - CEILING/ WALL MOUNT
- FIRE ALARM DEVICE
- LIGHTING CONTROL DEVICE
- ROLLER WINDOW SHADE M - MOTORIZED

RCP GENERAL NOTES

1. ALL CEILING GRIDS TO BE CENTERED IN THE ROOM OR BAY, UNO.
2. ALL LIGHTING FIXTURES TO BE CENTERED IN THE ROOM OR BAY, UNO.
3. ALL EXIT SIGNS TO BE CENTERED OVER DOORS, UNO.
4. CEILING HEIGHTS ARE RELATIVE TO THE FLOOR LEVEL BELOW, UNO.
5. ALL GYP. BD. CEILINGS TO RECEIVE CONTROL JOINTS @ 30'-0" O.C. IN BOTH DIRECTIONS, UNO
6. RCP LEGEND IS FOR REFERENCE ONLY. SEE MEP DRAWINGS FOR MORE INFORMATION

CEILING SCHEDULE

ACR-1	INSET ACRYLIC, 3 FORM-VARIA
ACT-1	24"x48" ACOUSTICAL CEILING PANEL SYSTEM
ACT-3	24"x48" ACOUSTICAL CEILING PANEL SYSTEM
EXP	EXPOSED STRUCTURE. PAINT ALL EXPOSED STRUCTURE, DUCTWORK, PIPING, CONDUITS, ETC., TO MATCH P-1
GB-1	GYPSUM WALLBOARD CEILING ON SUSPENDED METAL STUDS - PAINT P-1
GB-4	FIRE RATED GYPSUM WALLBOARD CEILING ON SUSPENDED METAL STUDS - PAINT P-1, SEE STAIR AND SHAFT SECTIONS FOR MORE INFORMATION
GB-7	GYPSUM WALLBOARD CEILING ON SUSPENDED METAL STUDS - PAINT P-7
WC-1	<varies>



2 A301a REFLECTED CEILING PLAN - LEVEL 2
1/8" = 1'-0"

1 A301a REFLECTED CEILING PLAN - LEVEL 1
1/8" = 1'-0"

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Key Plan:



Sheet Title:

RCP - Level 1 & 2 - Showroom

Sheet Number:

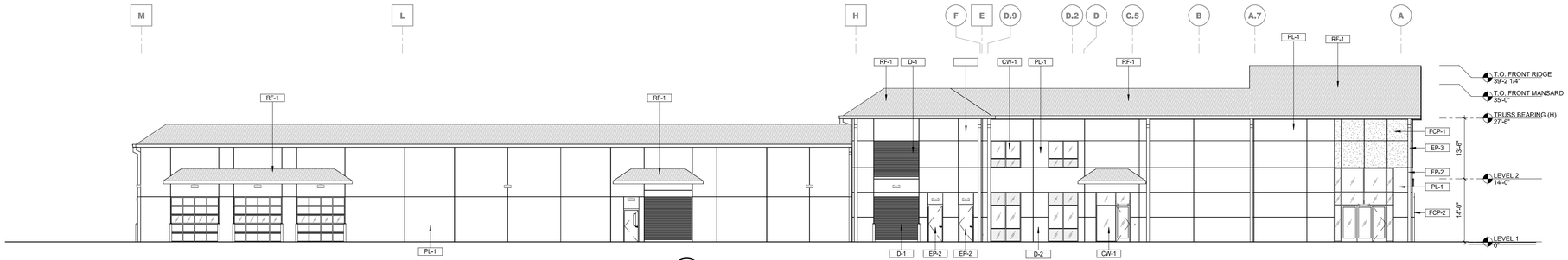
A301a

FACADE GLAZING BREAKDOWN

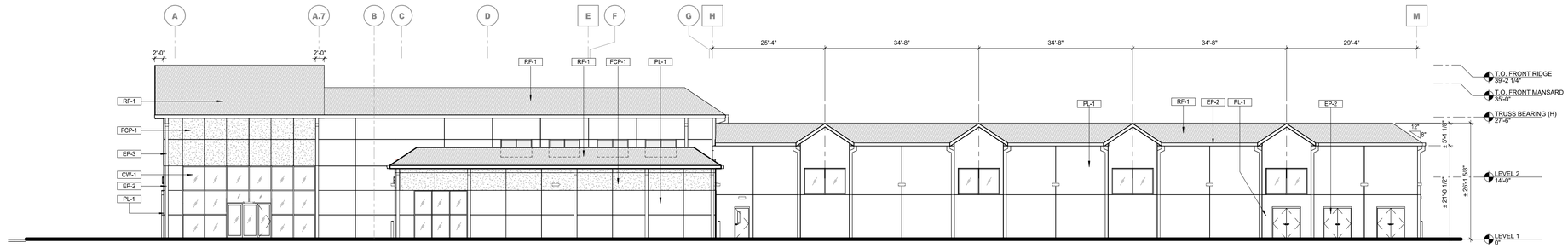
FACADE:	EAST ELEVATION - FRONT
TOTAL FACADE SF	4,455 SF
TOTAL GLAZING SF	1,573 SF
GLAZING PERCENTAGE OF WHOLE	± 35%

EXTERIOR FINISH SCHEDULE

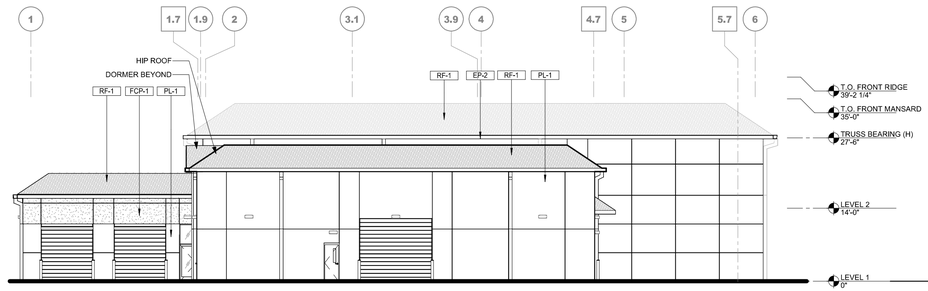
	CODE	MATERIAL	MANUFACTURER	COLOR	NOTES
PAINT	EP-1	PAINT		KIA METALLIC SILVER	EXTERIOR PAINTED LOGO SIGN
	EP-2	PAINT	BENJAMIN MOORE	BM HC-169 COVENTRY GRAY - EGGSHELL	REGAL SELECT EXTERIOR LATEX PAINT
	EP-3	PAINT		TO MATCH FCP-1	EXTERIOR LATEX PAINT
CLADDING	FCP-1	FIBER CEMENT PANEL	TRESPA	MATEON - GRAPHITE GREY, SATIN	
	FCP-2	FIBER CEMENT PANEL	TRESPA	MATEON - URMAN GREY, METALLIC	ENTRY FRAME MATERIAL
	PL-1	EXTERIOR PLASTER MATERIAL		TO MATCH: EP-2	PRIMARY FACADE MATERIAL, MATCH TEXTURE OPTION 2 'EXTRA SMOOTH'
	PL-2	EXTERIOR PLASTER MATERIAL		TO MATCH: BM AF-700 STORM - EGGSHELL	MATCH TEXTURE OPTION 2 'EXTRA SMOOTH'
	PL-3	EXTERIOR PLASTER MATERIAL	TBD	WHITE	BACK-SIDE OF MANSARD ROOF (NOT VISIBLE FROM ROAD) SEE BUILDING SECTIONS
FRAME SYSTEM	CW-1	CURTAIN WALL & STOREFRONT SYSTEMS		CLEAR ANODIZED ALUMINUM AND GLASS	CURTAINWALL AND STOREFRONT SYSTEMS
MISC	D-1	METAL COILING DOOR		PREFINISHED CLEAR ANODIZED	-
	D-2	ALUMINUM & GLASS OVERHEAD DOOR		PREFINISHED CLEAR ANODIZED ALUMINUM AND GLASS	-
ROOFING	RF-1	ROOFING SHINGLES		GAF ROOFING SHINGLES - "CHARCOAL"	-
	MC-1	METAL COPING	SEE SPECS	TO MATCH ADJACENT WALL	DUMPSTER ENCLOSURE



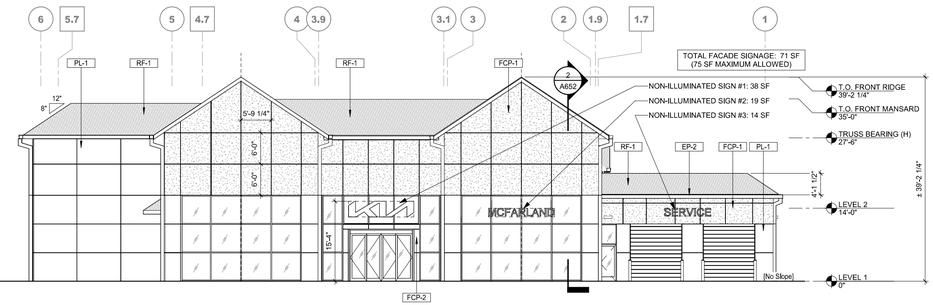
4 A400 SOUTH ELEVATION - LEFT
3/32" = 1'-0"



3 A400 NORTH ELEVATION - RIGHT
3/32" = 1'-0"



2 A400 WEST ELEVATION - REAR
3/32" = 1'-0"



1 A400 EAST ELEVATION - FRONT
3/32" = 1'-0"

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Key Plan:

Sheet Title:

Exterior Elevations

Sheet Number:

A400

Interior Finish Schedule

	CODE	MATERIAL	MANUFACTURER	PATTERN	COLOR	SIZE/DESCRIPTION	LOCATION AND NOTES
WALL FINISHES	P-1	PAINT	BENJAMIN MOORE	AURA WATERBORNE INTERIOR ACRYLIC LATEX PAINT	COLOR: BM OC-61 WHITE DIAMOND; FINISH: FLAT FOR CEILINGS/SOFFITS AND EGGSHELL FOR WALLS		PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS. GENERAL WALLS.
	P-2	PAINT	BENJAMIN MOORE	AURA WATERBORNE INTERIOR ACRYLIC LATEX PAINT	COLOR: BM 2129-10 MIDNIGHT DREAM; FINISH: FLAT FOR SOFFITS AND EGGSHELL FOR WALLS		PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS. SHOWROOM SOFFIT, LOUNGE, DELIVERY ACCENT WALLS
	P-3	PAINT	BENJAMIN MOORE	AURA WATERBORNE INTERIOR ACRYLIC LATEX PAINT	COLOR: BM HC-169 COVENTRY GRAY; FINISH: EGGSHELL		PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS. SERVICE DRIVE.
	P-6	PAINT	BENJAMIN MOORE	COROTECH COMMAND WATERBORNE ACRYLIC URETHANE GLOSS V390	COLOR: BM 1117 GUESTHOUSE; FINISH: EGGSHELL		PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS.
	P-7	PAINT	BENJAMIN MOORE	AURA WATERBORNE INTERIOR ACRYLIC LATEX PAINT	COLOR: BM 0C-10 WHITE SAND; FINISH: EGGSHELL		PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS. SHOWROOM WALLS, TRIM-1.
	P-8	PAINT	WOLF GORDON	SCUFFMASTER	COLOR: KIA GOLD FINISH: SOLID METAL STAIN SMS251450 PRODUCT NUMBER: GOH 34772996 APPLICATION: SPRAY		PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS.
	P-10	PAINT	WOLF GORDON	SCUFFMASTER	COLOR: KIA INFINITY LOOP BLACK FINISH: SMOOTH PEARS SP9501 PRODUCT NUMBER: GOH 34807598 APPLICATION: SPRAY		PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS.
	T-3	WALL TILE	CREATIVE MATERIALS CORP.	COLLECTION: URBAN SUBWAY	COLOR: WHITE FINISH: MATTE GROUT COLOR: MAPEI 77 FROST	3" X 10"	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS. INSTALLED IN VERTICAL STACK BOND, 4'-0" TO UNDERSIDE OF CEILING.
			ALT 1: AUTOSTONE	ALT 1 COLLECTION: STATION AMERICA-A	ALT 1 COLOR: WHITE ALT 1 FINISH: MATTE ALT 1 GROUT: MAPEI 77 FROST	4" X 16"	
			ALT 2: DALTILE	ALT 2 COLLECTION: STENCIL, FLAT FLOOR TILE	ALT 2 COLOR: WHITE SC32 ALT FINISH: MATTE ALT 2 GROUT: MAPEI 77 FORST	4" X 12"	
	T-4	WALL TILE	CREATIVE MATERIALS CORP.	COLLECTION: URBAN SUBWAY	COLOR: WHITE LINEAR DECO FINISH: MATTE GROUT COLOR: MAPEI 77 FROST	3" X 10"	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS. INSTALLLED IN HORIZONTAL STACK BOND, FINISH FLOOR TO 4'-0". START FLOOR TILE AT FLOOR.
			ALT 1: AUTOSTONE	ALT 1 COLLECTION: STATION AMERICA-B	ALT 1 COLOR: WHITE ALT 1 FINISH: MATTE ALT 1 GROUT COLOR: MAPEI 77 FROST	4" X 16"	
			ALT 2: DALTILE	ALT 2 COLLECTION: STENCIL, LINEAR WALL TILE	ALT 2 COLOR: WHITE SC32 ALT 2 FINISH: MATTE ALT 2 GROUT COLOR: MAPEI 77 FROST	4" X 12"	
	T-5	WALL TILE	ROYAL MOSA	-	COLOR: GLOBAL FINISH: MOUSE GRAY 16880 GROUT COLOR: MAPEI 27 SILVER	4" X 12"	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS. INSTALLED IN HORIZONTAL STACK BOND. TECH RESTROOMS.
	T-8	WALL TILE	AUTOSTONE	COLLECTION: DRIVE SERIES	COLOR: CARBON BLACK SURFACE: R-12 TEXTURED GROUT COLOR: MAPEI 27 SILVER	8" X 8"	
	WC-1	WALL COVERING	MOMENTUM	ELOWEN WALLCOVERING	COLOR: A213-441 CEDAR SKU: NA-19-KIA41	54" W	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS. NLV MUST BE ADHERED TO A SUITABLE SUBSTRATE WITH A BALANCING BACKER, SUITABLE SUBSTRATES ARE PARTICLEBOARD, MDF, AND HDF. STRAIGHT HANG, RANDOM MATCH. SHOWROOM/ DELIVERY.
FLOOR FINISHES	CPT-1	CARPET TILE	SHAW CONTRACT	COLLECTION: COLLECTIVE STYLE:5T438 COLLECTIVE 1 TILE CONSTRUCTION: MULTI-LEVEL PATTERN LOOP FIBER: 100% SOLUTION DYED ECO SOLUTION Q NYLON BACKING: ECOWORX TILE	COLOR: BLACK 38505	9" X 36"	CONTRACTOR TO PREP SUBSTRATE AS RECOMMENDED BY THE MANUFACTURER. INSTALLATION: ASHLAR PATTERN PERPENDICULAR TO MAIN ROOM ENTRY, TYP.
	CPT-2	CARPET TILE	SHAW CONTRACT	COLLECTION: WEST ELM + SHAW CONTRACT STYLE: 5T489 SPARK TILE CONSTRUCTION: MULTI-LEVEL PATTERN CUT/LOOP FIBER: 100% SOLUTION DYED ECO SOLUTION Q NYLON BACKING: ECOWORX TILE	COLOR: BRIO-COLOR 87485	24" X 24"	CONTRACTOR TO PREP SUBSTRATE AS RECOMMENDED BY THE MANUFACTURER. INSTALLATION: 8'-0" X 8'-0" CARPET INSET IN TILE, CENTER IN THE ROOM. INSTALL MONOLITHIC
	ACR-1	NON ILLUMINATED INFINITY LOOP	3 FORM	PRODUCT: VARIA	COLOR: SO-572792.01 / LID: 1065373 CLEAR SURFACE FINISH: STUCCO COLOR SURFACE FINISH: STUCCO	1/2" THICKNESS	
	AR-1	AREA RUG	SHAW CONTRACT	STYLE #: INHERIT #5A229 CONSTRUCTION: MULTI-LEVEL PATTERN CUT/ LOOP WEIGHT: 32 OZ BACKING: NON SKID RUBBER BACKING EDGE: RUBBER REDUCER; COLOR: 0114 LUNAR DUST	COLOR: GREY SLATE 64535 MANUFACTURING LAYOUT: #749588_RUG A STYLE: R873A-12" ROUND	12" DIAMETER	LOOSE RUG. CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUFACTURER TO COMPLETE INSTALL
	AR-2	SQUARE RUG	SHAW CONTRACT	INHERIT#5A229 CONSTRUCTION: MULTI-LEVEL PATTERN CUT/ LOOP WEIGHT: 32 OZ BACKING: NON SKID RUBBER BACKING EDGE: RUBBER REDUCER; COLOR: 0114 LUNAR DUST	COLOR: GREY SLATE 64535 MANUFACTURING LAYOUT: #749588_RUG A STYLE: R031B	10' X 10' SQUARE	LOOSE RUG CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUFACTURER TO COMPLETE INSTALL
	T-1	CERAMIC FLOOR TILE	AUTOSTONE	COLLECTION: CONCRETE	COLOR: SMOKE FINISH: NATURAL, HONED GROUT COLOR: MAPEI 27 SILVER	32" X 32"	CUSTOMER RESTROOMS, SHOWROOM, NVD
			ALT 2: DALTILE	ALT 2 COLLECTION: MARAZZI	ALT 2 COLOR: GERIGE ALT 2 FINISH: MATTE ALT 2 GROUT COLOR: MAPEI 27 SILVER	32" X 32"	CUSTOMER RESTROOMS, SHOWRROM, NVD
	T-2	CERAMIC FLOOR TILE	CREATIVE MATERIALS CORP	COLLECTION: INYO	COLOR: GOLD FINISH: MATTE GROUT COLOR: MAPEI 05 CHAMOIS...	8" X 48"	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS. INSTALL TILE PARALLEL TO MAIN ENTRY WITH 1/3 OFFSET.
			ALT 2: DALTILE	ALT 2 COLLECTION: FOREST PARK	ALT: SUMMERTREE FP9995 ALT GROUT COLOR: MAPEI OS CHAMOIS	ALT 2: 9" X 36"	
	T-6	CERAMIC FLOOR TILE	AUTOSTONE	COLLECTION: DRIVE SERIES	COLOR: ALLOY GREY SURFACE: R-12 TEXTURED GROUT COLOR: MAPEI 27 SILVER	8" X 8"	NEW VEHICLE DELIVERY
	VCT-1	VINYL COMPOSITE TILE	ARMSTRONG	STANDARD EXCELON IMPERIAL TEXTURE	COLOR: TO BE DETERMINED USE WITH WB-2		LEVEL 2 - BREAKROOM
TRANSITION STRIP	TS-1	TRANSITION STRIP	SCHLUTER	DILEX-AHK	SATIN ANODIZED	-	WALL BASE AT RESTROOMS. CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUFACTURER TO COMPLETE INSTALL
	TS-2	TRANSITION STRIP	SCHLUTER	SCHIENE	SATIN ANODIZED	-	BETWEEN T-3 AND T-4 IN RESTROOMS
	TS-3	TRANSITION STRIP	SCHLUTER	RENO-T	SATIN ANODIZED	1"	NVD
WALL BASES	WB-1	TILE BASE	CREATIVE MATERIALS CORP	COLLECTION: INYO (WOOD GRAIN TILE)	COLOR: GOLD FINISH: MATTE GROUT COLOR: MAPEI 108 BAMBOO	4" X 48"	CUT TILE TO 4" HEIGHT WITH SCHLUTER SCHIENE CAP (CLEAR ANODIZED). ENSURE HEIGHT OF TILE IS UNIFORM THROUGHOUT. FOR ROOMS WITH T-2
	WB-2	VINYL BASE	TARKETT	TRADITIONAL VINYL 4 1/8" TOELESS (TYPE TV)	COLOR: TA5 COLONIAL GRAY CG	1/8" X 4" X 48"	FIRST FLOOR ROOMS WITH CO-1, CO-2
	WB-3	VINYL BASE	TARKETT	TRADITIONAL VINYL 4 1/8" TOELESS (TYPE TV)	COLOR: 40 BLACK	1/8" X 4" X 48"	ALL ROOMS WITH CPT-1
	WB-4	TILE BASE	AUTOSTONE	COLLECTION: CONCRETE	COLOR: SMOKE FINISH: NATUAL, HONED GROUT COLOR: MAPEI 27 SILVER	4" X 32"	CUT DOWN TO 4" H; ALL ROOMS WITH T-1
			ALT 2: DALTILE	ALT 2 COLLECTION: MARAZZI	ALT 2 COLOR: GREIGE ALT 2 FINISH: MATTE ALT 2 GROUT COLOR: MAPEI 27 SILVER	4" X 32"	CUT DOWN TO 4" H; ALL ROOMS WITH T-1
	WB-5	TILE BASE	CREATIVE MATERIALS CORP	COLLECTION: DRIVE SERIES	COLOR: ALLOY GREY SURFACE: NON TEXTURED GROUT COLOR: MAPEI 27 SILVER	4" X 8"	NEW VEHICLE DELIVERY
CEILINGS	ACT-1	ACOUSTIC CEILING PANELS (OPTION1)	ARMSTRONG	LYRA PB CONCEALED ITEM #8433PB 2x4 WITH 15/16" GRID	COLOR: WHITE (WH) EDGE: SQUARE TEGULAR 15/16 SUSPENSION SYSTEM: WHITE	24" X 48"	CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUFACTURER TO COMPLETE INSTALL
		ACOUSTIC CEILING PANELS (OPTION 2)		LYRA PB CONCEALED ITEM #8357PB 2x4 WITH 9/16" GRID	COLOR: WHITE (WH) EDGE: SQUARE TEGULAR 9/16 SUSPENSION SYSTEM: WHITE		
	ACT-3	ACOUSTIC CEILING PANELS	ARMSTRONG	ULTIMA 1912 TEGULAR	WHITE	24"X24"	CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY MANF TO COMPLETE INSTALL.
	GB-1	GYPSUM CEILING	SEE SPEC	SEE SPEC	WHITE		
	GB-2	GYPSUM CEILING	SEE SPEC	SEE SPEC	COLOR: P-7		INFINITY LOOP AT SHOWROOM.
	EXP	EXPOSED DECK AND STRUCTURE	BENJAMIN MOORE	AURA WATERBORNE INTERIOR ACRYLIC LATEX PAINT	PAINT TO MATCH P-3 COVENTRY GRAY FINISH FLAT		ALL EXPOSED DECKING, CEILING STRUCTURE, DUCTWORK, CONDUITS, PIPES, ETC.
CASEWORK, MILLWORK, & FURNITURE FINISHES	PL-1	PLASTIC LAMINATE	WILSONART	STANDARD HIGH PRESSURE LAMINATE	COLOR: NATURAL RECON 7996-38; FINISH: FINE VELVET		FIXTURES, CUSTOMER FACING CABINETS
	PL-3	PLASTIC LAMINATE	WILSONART	STANDARD HIGH PRESSURE LAMINATE	COLOR: BLACK 1595; FINISH: 60 MATTE		BATHROOM CABINETS
	PL-4	PLASTIC LAMINATE	WILSONART	STANDARD HIGH PRESSURE LAMINATE	COLOR: CARBON MESH 4880-38; FINISH: FINE VELVET		BREAKROOM CABINETS
	SS-1	SOLID SURFACE MATERIAL	LX HAUSY...	HI-MACS SOLID SURFACE...	COLOR: KAMET L017...		FIXTURES, RESTROOMS, CUSTOMER FACING COUNTERS
			ALT: WILSONART	ALT: ACRYLIC RESIN BASED SOLID SURFACE	ALT: COLOR: WHITE STONE 9208CS		
	GL-1	GLASS	SKYLINE GLASS	VITRACOLOR BACK-PAINTED LOW-IRON TEMPERED SAFETY GLASS	COLOR: MATCH PMS 7547C	MAX PANEL SIZE: 46" X 144", 1/4" THICK	BRAND WALL
CONCRETE	CO-1	CONCRETE	-	HARD TROWEL FINISH	COLOR: G388 SOFT GRAY	MANUFACTURER: SIKA PRODUCT: SCOFIELD FORMULA ONE-LIQUID DYE FINISHING GRADE: GRADE 1 FINISHING CLASS: 2	SERVICE DRIVE FINISHING GRADE 1 = EXPOSES THE SAND PARTICLES IN THE CONCRETE. THE GRADE 1 FINISH SHOULD RESULT IN A "CREAMY LOOKING" SURFACE AND HAS THE MOST CONSISTENT APPEARANCE. FINISH CLASS 2: (SPECIFIED AS 800 GRIT) RESULTS IN A SURFACE THAT EXHIBITS A MODERATE LEVEL OF SPECULAR REFLECTIVITY. THIS FLOOR WITH BE REFLECTIVE, BUT WILL NOT BE "MIRROR-LIKE"
	CO-2	CONCRETE	-	HARD TROWEL FINISH	NATURAL CONCRETE	ASHFORD FORMULA	INTERIOR, PARTS, JANITOR CLOSET, SERVICE SHOP
	CO-4	CONCRETE	-	LIGHT BROOM FINISH	NATURAL CONCRETE	ASHFORD FORMULA	INTERIOR, WASH BAYS
	CO-5	EXTERIOR CONCRETE	-	LIGHT BROOM FINISH	NATURAL CONCRETE		EXTERIOR, APRONS, SIDEWALKS, STAIRS, RAMPS
	CO-7	CONCRETE	-	FLOAT/TROWEL FINISH	NATURAL CONCRETE		INTERIOR, BELOW FINAL FLOOR FINISH
MISC	GF-1	GLASS FILM	3M	FASARA GLASS FINISHES	CENTER GRADATION SH2FGCN CLOUD NARROW WHITE	60" WIDE ROLL	CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUFACTURER TO COMPLETE INSTALL. ALL SHOWROOM AND LOUNGE AREA GLASS.
	PC-1	POWDERCOAT	PRISMATIC POWDERS	INTERIOR GRADE POWDERCOAT	COLOR: RAL 3020 FINISH: GLOSS		INFINITY LOOP
	PC-2	POWDERCOAT	TIGER DRYLAC	INTERIOR GRADE POWDERCOAT	COLOR: RAL 9005 49/82830 FINISH: MATTE		BRAND WALL BASE
	PC-3	POWDERCOAT	PRISMATIC POWDERS	INTERIOR GRADE POWDERCOAT COLLECTION: ARCHITECTURAL METALLICS	COLOR: EMB-4448, TOMIC GOLD II FINISH: SATIN		PART-1
	ST-1	STAIR TREAD	JOHNSONITE	ANGLEFIT RUBBER STAIR TREADS, NO RISER	COLOR: TA5 COLONIAL GRAY TEXTURE: RAISED ROUND		STAIR LANDING TO BE TA5 COLONIAL GRAY WITH SMOOTH TEXTURE
	AC-1	AIR CURTAIN PANELS	ZEN MG AIR CURTAIN	SEE MEP FOR SERIES AND MODEL INFORMATION	ANODIZED ALUMINUM FINISH		AIR CURTAIN REQUIRED BY ENERGY CODE ABOVE SHOWROOM MAIN ENTRY DOORS

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Rev	Date	Comments
	2026-05-29	Brand Review Set

Client:

McFarland

151 Portsmouth Ave. Stratham. NH 03833

Project Number: 25004
Project Name:

McFarland Kia

41 Portsmouth Ave.
Stratham, NH 03885

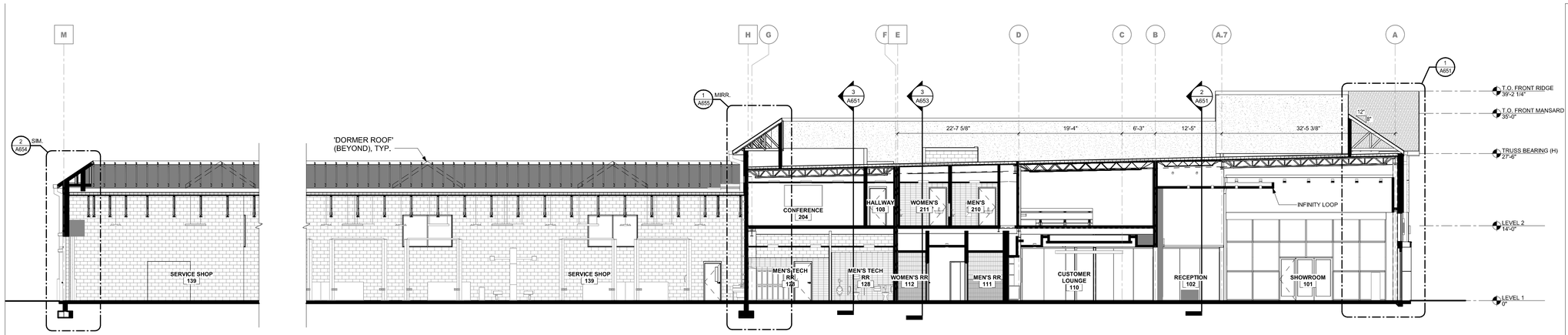
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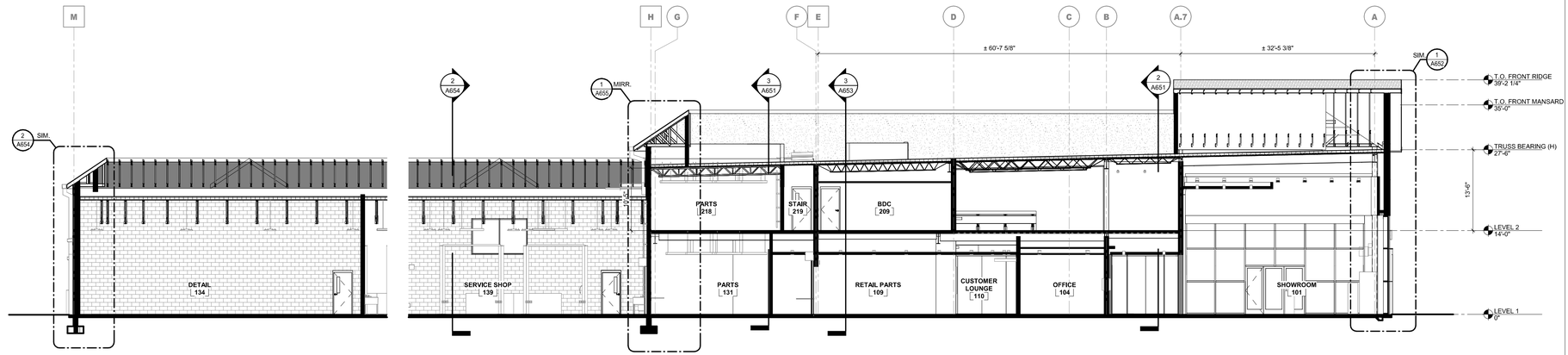
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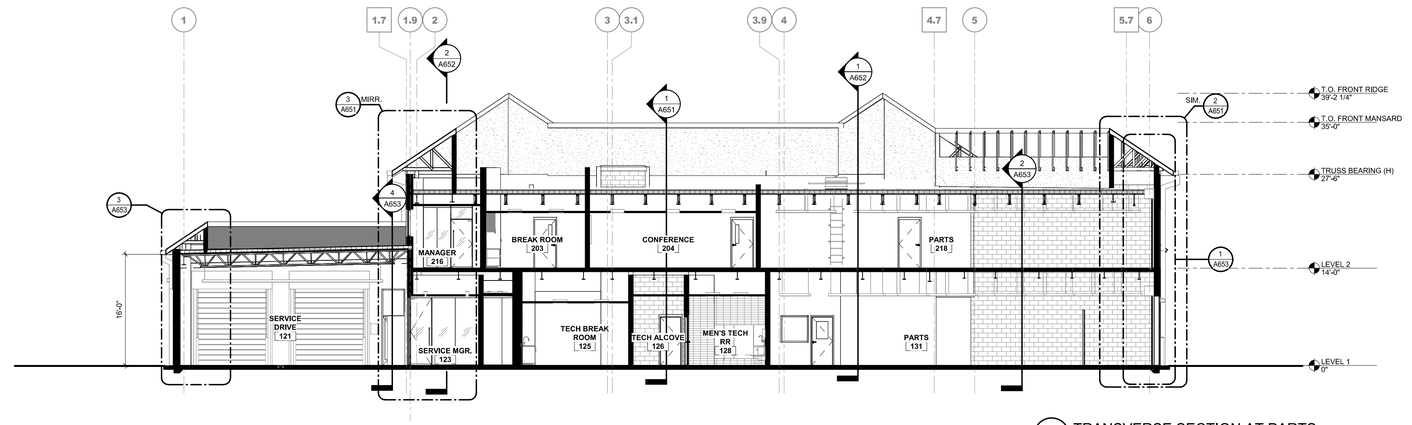
A500



3 A600 LONG SECTION THRU MANSARD
1/8" = 1'-0"



2 A600 LONG SECTION THRU GABLE
1/8" = 1'-0"



1 A600 TRANSVERSE SECTION AT PARTS
1/8" = 1'-0"

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Rev	Date	Comments
	2026-05-29	Brand Review Set

Client:
McFarland

151 Portsmouth Ave. Stratham. NH 03833

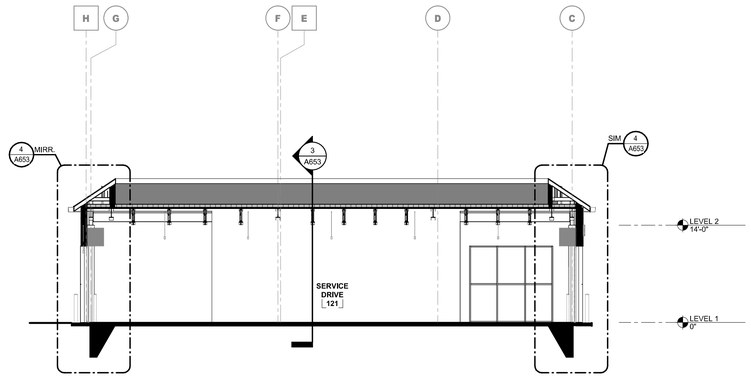
Project Number: 25004
Project Name:
McFarland Kia

41 Portsmouth Ave.
Stratham, NH 03885

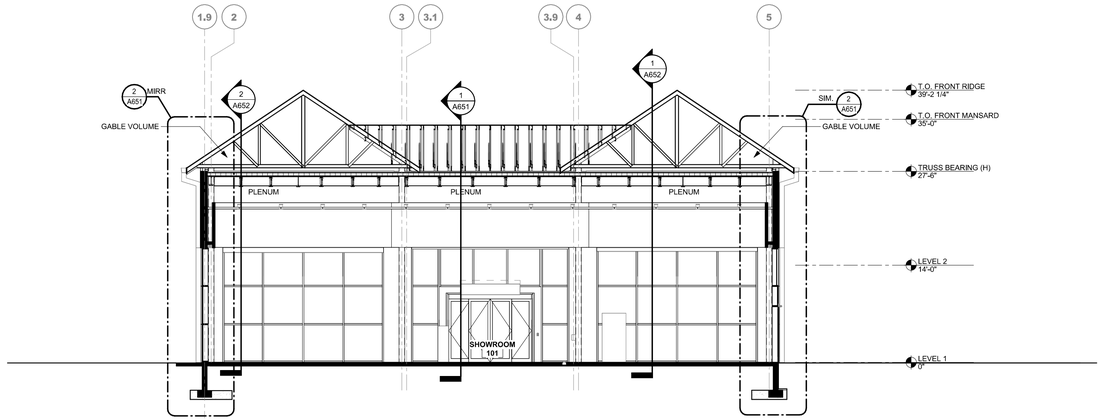
Key Plan:

Sheet Title:
Building Sections

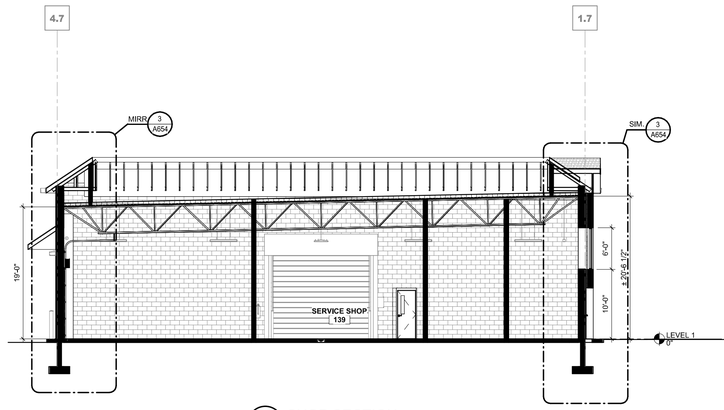
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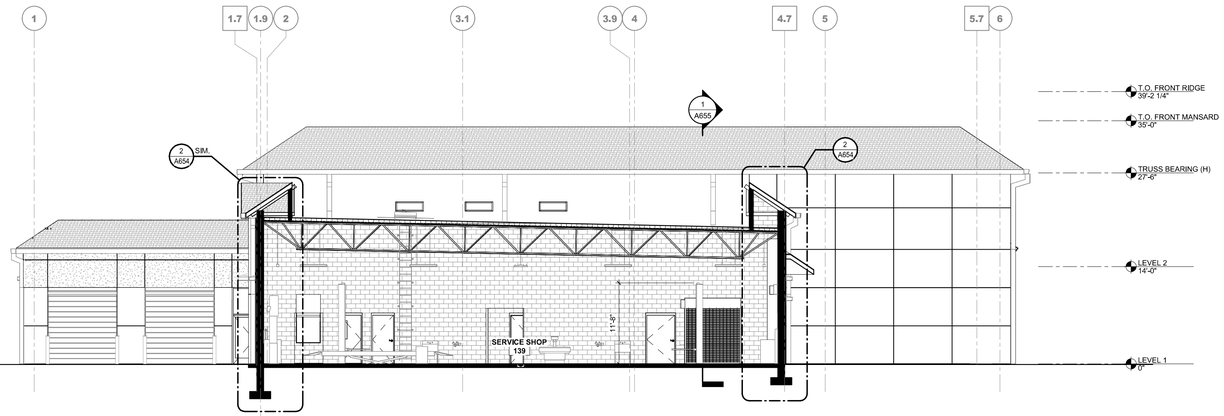
5 A601 SECTION THRU SERVICE DRIVE
1/8" = 1'-0"



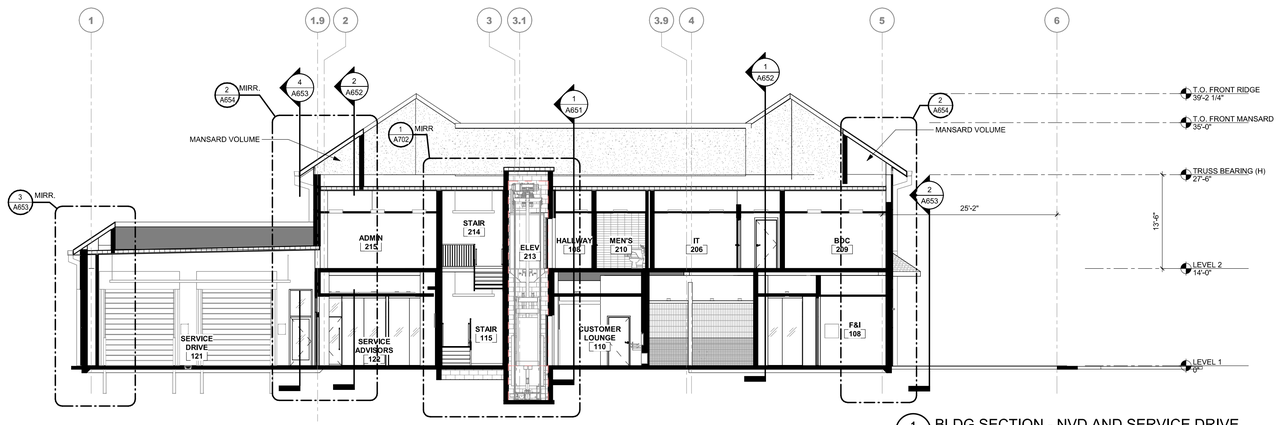
4 A601 CROSS SECTION AT FRONT GABLES
1/8" = 1'-0"



3 A601 SHOP SECTION
1/8" = 1'-0"



2 A601 DETAIL AND SHOP SECTION
1/8" = 1'-0"



1 A601 BLDG SECTION - NVD AND SERVICE DRIVE
1/8" = 1'-0"

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Rev	Date	Comments
	2026-05-29	Brand Review Set

Client:
McFarland

151 Portsmouth Ave. Stratham. NH 03833

Project Number: 25004
Project Name:
McFarland Kia

41 Portsmouth Ave.
Stratham, NH 03885

Key Plan:

Sheet Title:
Building Sections

Sheet Number:
A601

N/F DOUGLAS H. SCAMMAN, JR REVOCABLE TRUST
69 PORTSMOUTH AVENUE
STRATHAM, NH 03885
RCRD BK 6442 PG 1722

8/4

N/F ADRIANNE R. SHERRY REVOCABLE TRUST
11 RIVER ROAD
STRATHAM, NH 03885
RCRD BK 6550 PG 2465

8/64

N/F DOUGLAS H. SCAMMAN, JR REVOCABLE TRUST
69 PORTSMOUTH AVENUE
STRATHAM, NH 03885
RCRD BK 4335 PG 2533

9/115

N/F SHEARWATER INVESTMENTS CORPORATION
P.O. BOX 432
STRATHAM, NH 03885
RCRD BK 5717 PG 1412

IRON ROD FOUND (TYP) TYPICAL
WETLAND DELINEATION
WETLAND SYMBOL
SOIL DELINEATION
EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED SPOT GRADE
EDGE OF PAVEMENT (EOP)
UNDERGROUND UTILITIES
OVERHEAD UTILITIES
UTILITY POLE
GUY WIRE
SEPTIC LINE
DRAIN LINE
PROPANE TANK
WATER LINE
WELL
GAS LINE
SIGN
OF PARKING SPACES
TREE LINE
TREE

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

LOCUS PLAN
1" = 1000'
BUNKER HILL AVE.
RT. 108
BROWN AVENUE
TALL PINES LN.
FRYING PAN LN.
SITE
RIVER RD.

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONSTRUCTION OF AN AUTOMOTIVE DEALERSHIP BUILDING, ASSOCIATED SITE IMPROVEMENTS FOR SUBJECT LOT 4.
2. SEE EEI DRAWING SET FOR PROJECT GENERAL NOTES.
3. DECOMMISSION ALL EXISTING MONITORING WELLS ON SITE PER REGULATIONS.

9/5
N/F TT OF HILLSBOROUGH, LLC
505 SOUTH FLAGLER DRIVE, SUITE 1400
WEST PALM BEACH, FL 33401
RCRD BK 6363 PG 2045

9/114
N/F HARALAMPOS SIDIROPOULOS
245 ANDOVER STREET, 2ND FLOOR
PEABODY, MA 01960
RCRD BK 3452 PG 0404

20' SIDE/REAR YARD SETBACK
50' LONG BLOCK RETAINING WALL
SNOW STORAGE
PROPOSED BIORETENTION BASIN
BIORETENTION SYSTEM "E" BASE AREA=2,885 SF
350' LONG BLOCK RETAINING WALL
FOREBAY (TYP) - SEE SHEET D1 FOR DETAILS
STORAGE PARKING (VARIANCE REQUIRED)
25' DIA RIP RAP APRON
GUARD RAIL
10' VEGETATED BUFFER TO RESIDENTIAL USE
30' SIDE/REAR YARD SETBACK
N/F DOUGLAS H. SCAMMAN, JR REVOCABLE TRUST
69 PORTSMOUTH AVENUE
STRATHAM, NH 03885
RCRD BK 4335 PG 2533
EXISTING 3-BEDROOM HOUSE
PROPOSED BIORETENTION BASIN
10' SIDE/REAR YARD SETBACK
PAVED ACCESS ROAD
STORAGE PARKING
BIORETENTION SYSTEM "A" BASE AREA=4,855 SF
25' DIA RIP RAP APRON
FOREBAY (TYP) - SEE SHEETS D1 FOR DETAILS
SOLID WASTE PAD
300' LONG BLOCK RETAINING WALL
TWO (2) 3-BEDROOM HOUSES WITHIN 200' OF SITE
BIORETENTION SYSTEM "B" BASE AREA=4,810 SF
PROPOSED AUTOMOTIVE BUILDING 28,190 SF FOOTPRINT - FINISHED FLOOR EL. 91.50
N/F 41 PORTSMOUTH AVENUE REALTY LLC
124 BEDFORD CENTER ROAD, SUITE D
BEDFORD, NH 03110
RCRD BK 6460 PG 1178
AREA = 8.27 ACRES
FRONTAGE = 1072.63 FEET
BIORETENTION SYSTEM "C" BASE AREA=2,200 SF
PROPOSED POROUS PAVEMENT
SNOW STORAGE
BIORETENTION SYSTEM "D" BASE AREA=2,050 SF
EXISTING MONITORING WELL (SEE NOTE 4)
EXISTING DUG WELL (SEE NOTE 4)
APPROX 6343 LINE EASEMENT
SNOW STORAGE
CATCH BASIN (TYP)
RIVER ROAD
GUARD RAIL
N/F ST HOLDING COMPANY, LLC
C/O EXETER SUBARU
P.O. BOX 1208
STRATHAM, NH 03885
RCRD BK 3224 PG 1443
APPROX BASE LINE EASEMENT
FOR (SOUTH) AVENUE (NH ROUTE 108)

APPROVED BY THE TOWN OF STRATHAM PLANNING BOARD
CHAIRPERSON DATE

Plan View
Scale - 1" = 40ft

SURVEYOR'S CERTI
"I HEREBY CERTIFY THAT TH
WERE PREPARED BY ME OR
DIRECT SUPERVISION AND IS
ACTUAL FIELD SURVEY MADE
HAS AN ERROR OF CLOSURE
NON-EASEMENT AREA) OF G
THAN ONE PART IN FIFTEEN
LICENSED LAND SURVEYOR

2	MAR 19, 2025	FOR A
1	JAN 22, 2025	FOR A
ISS.	DATE:	DESCR

DRAWN: JJM
CHECKED: BDS

EM ENG
118 PORT
P: 603-772-4
WWW.EM

CLIENT:
41 PORTSMO
151 PORTSMO
EXETER,

SEAL:

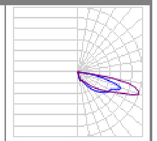
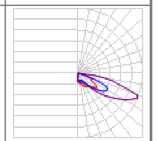
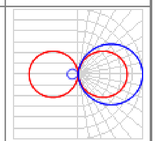
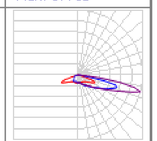
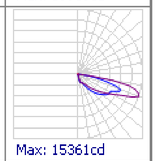
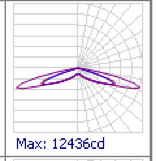
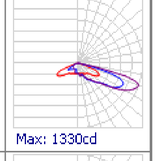
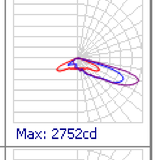
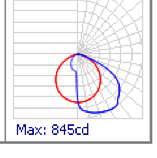
TITLE:
SITE
FO
AUTOFAIR R
41 PORTSMOUTH A
41 PORTSMOU
(STRATHAM TA
STRATHAM

PROJECT: 25-1001
SCALE: 1"=

41 PORTSMOUTH AVE STRATHAM, NH
Site Lighting Layout

Designer
Heidi G. Connors
Visible Light, Inc.
24 Stickney Terrace
Suite 6
Hampton, NH 03842
Date
3/4/2026
Scale
1"=40'
Drawing No.
Summary

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage	Polar Plot
	D-BLC	4	Acuity	DSX2 LED P8 30K 80CRI BLC4 MVOLT SPA NLTAIR2 PIRHN DBLXD with SSS 20 4G DM19AS DBLXD	D-Series Size 2 Area Fixture with Type 4 Extreme Backlight Control Optics; mounted at 22ft (20ft pole on 2ft base)	LED	36851	0.9	462.45	 Max: 34708cd
	DR	1	Acuity	DSX2 LED P8 30K 80CRI RCCO MVOLT SPA NLTAIR2 PIRHN DBLXD with SSS 20 4G DM19AS DBLXD	D-Series Size 2 Area Luminaire P8 Performance Package 3000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control	LED	36002	0.9	462.45	 Max: 55738cd
	F	2	Brownlee	7178 56 GM H41 30K	Beam V2 Sconce; mounted at 3ft	LED	3793	0.9	41.11	 Max: 577cd
	S4	3	Acuity	DSX2 LED P2 30K 80CRI TFTM MVOLT SPA NLTAIR2 PIRHN DBLXD with SSS 20 4G DM19AS DBLXD	D-Series Size 2 Area Fixture with Forward Throw Optics; mounted at 22ft (20ft pole on 2ft base)	LED	22186	0.9	179.22	 Max: 19989cd
	S4-BLC	14	Acuity	DSX2 LED P2 30K 80CRI BLC4 MVOLT SPA NLTAIR2 PIRHN DBLXD with SSS 20 4G DM19AS DBLXD	D-Series Size 2 Area Fixture with Type 4 Extreme Backlight Control; mounted at 22ft (20ft pole on 2ft base)	LED	16310	0.9	179.22	 Max: 15361cd
	S5	1	Acuity	DSX2 LED P2 30K 80CRI T5M MVOLT SPA NLTAIR2 PIRHN DBLXD with SSS 20 4G DM19AS DBLXD	D-Series Size 2 Area Fixture with Type 5 Medium Optics; mounted at 22ft (20ft pole on 2ft base)	LED	22670	0.9	179.22	 Max: 12436cd
	W1	10	Acuity	WDGE2 LED P2 30K 80CRI TFTM MVOLT SRM NLTAIR2 PIR DBLXD	WDGE2 LED P2 Wallpack; mounted at 10ft/12ft (see elevations)	LED	1934	0.9	18.9815	 Max: 1330cd
	W2	16	Acuity	WDGE2 LED P4 30K 80CRI TFTM MVOLT SRM NLTAIR2 PIRH DBLXD	WDGE2 LED P4 Wallpack; mounted at 12ft/16ft (see elevations)	LED	4002	0.9	46.6589	 Max: 2752cd
	W-M	2		AEL 36IN MIN1 15W 30K MVOLT DP BKH	AEL 3ft Mullion-Mount; mounted at 8ft	LED	1652	0.9	15	 Max: 845cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Balance of Main Parking Lot	+	2.1 fc	9.2 fc	0.0 fc	N/A	N/A
Display Parking	+	8 fc	17 fc	1 fc	17.0:1	8.0:1
Outside of Parking Lot	+	0.1 fc	16.9 fc	0.0 fc	N/A	N/A
Remote Parking	+	1.7 fc	4.5 fc	0.1 fc	45.0:1	17.0:1
Total Parking Area	+	2.8 fc	17.0 fc	0.0 fc	N/A	N/A

41 PORTSMOUTH AVE STRATHAM, NH
Site Lighting

Designer
Heidi G. Connors
Visible Light, Inc.
24 Stickney Terrace
Suite 6
Hampton, NH 03842
Date
8/8/2025
Scale
1"=40'
Drawing No.

Summary