RED BARN PROPERTY LLC
210 PORTSMOUTH AVENUE
STRATHAM, NH
TAX MAP 21 LOT 81

NOT FOR CONSTRUCTION

CIVIL ENGINEERS:

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

STATE OF NEW HAMPSHIRE
CHRISTIAN O. SMITH
No. 9900
PROFESSIONAL ENGINEER

LAND SURVEYORS:

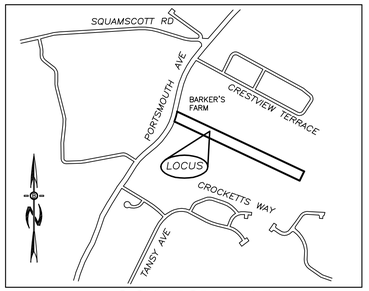
NORTHAM SURVEY LLC
686 Central Ave, Ste 100, Dover NH 03820 (603) 953-3164 www.northamsurvey.com

WETLAND CONSULTANT:

SERGIO BONILLA, CWS #261
MISSION WETLAND & ECOLOGICAL SERVICES
PO BOX 4028
PORTSMOUTH, NH 03802
603-361-3204

SOIL CONSULTANT:

LUKE HURLEY, CSS
HURLEY ENVIRONMENTAL AND LAND PLANNING, LLC
PO BOX 356
EPSOM, NH 03234
603-583-1745



LOCATION MAP
NTS

OWNER/APPLICANT
RED BARN PROPERTY LLC
BRENDAN SHEEHAN
6 SHORE DRIVE
GREENLAND, NH 03840
RCRD BOOK 6543, PAGE 1271

PLAN SET LEGEND

5/8" REBAR	●	DRAINAGE LINE	D D
DRILL HOLE	◉	OVERHEAD ELEC. LINE	OHE
CONC. BOUND	▫	STONE WALL	
UTILITY POLE		TREE LINE	
DRAIN MANHOLE		SOIL LINES	
EXISTING LIGHT POLE	☼	WETLAND SETBACK	
EXISTING CATCH BASIN	□	BUILDING SETBACK LINES	
PROPOSED CATCH BASIN	⊞	EXIST. CONTOUR	100
PINES, ETC.		PROP. CONTOUR	100
MAPLES, ETC.		ABUT. PROPERTY LINES	
EXIST. SPOT GRADE	96x69	EXIST. PROPERTY LINES	
SINGLE POST SIGN		PROP. PROPERTY LINES	
4000 SF SEPTIC RESERVE AREA		PROP. WELL W/ 75' PROTECTIVE RAD.	

INDEX

TITLE SHEET
EXISTING CONDITION PLANS (BY NORTHAM) 1
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REQUIRED STATE & FEDERAL PERMITS

NHDES - INDIVIDUAL SEWAGE DISPOSAL SYSTEM	PENDING SUBMITTAL
NHDES - WETLANDS BUREAU DREDGE & FILL	PENDING SUBMITTAL
NHDOT - DRIVEWAY PERMIT	DOT-DRI-004361
CONSTRUCTION GENERAL PERMIT	PENDING SUBMITTAL

APPROVAL BLOCK

APPROVED TOWN OF STRATHAM PLANNING BOARD

CHAIRPERSON DATE

REVISIONS:	DATE:
ISSUED	MAR 11, 2026
REVISED PER REVIEW COMMENTS	MAY 5, 2026
REVISED SITE LAYOUT	JUNE 2, 2026
REVISED PER REVIEW COMMENTS	SEPT 1, 2026
REVISED PER REVIEW COMMENTS	NOV 3, 2026

NH-1566 210 PORTSMOUTH AVENUE, STRATHAM, NH

NOTES:

1. SUBJECT PARCEL: TAX MAP 21 LOT 81
   210 PORTSMOUTH AVE
   STRATHAM, NH
   NS PROJECT #1019

2. OWNER OF RECORD: RED BARN PROPERTY LLC
   6 SHORE DRIVE
   GREENLAND, NH 03840
   R.C.R.D. BOOK 6543, PAGE 1271

3. PARCEL AREA: 484,172 S.F. OR 11.12 AC

4. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS OF THE SUBJECT PARCEL.

5. DIMENSIONAL REQUIREMENTS: ZONE: ROUTE 33 LEGACY HIGHWAY HERITAGE

MIN LOT AREA:	1 ACRE
MIN LOT FRONTAGE:	200'
MAX LOT FRONTAGE:	30'
MIN FRONT SETBACK:	WITHIN 10' OF AVERAGE OF EXISTING SETBACKS/ MAX 35'
MIN SIDE/REAR SETBACK	20'
MAX BUILDING HEIGHT:	35'
MAX BUILDING FOOTPRINT:	10,000 S.F.
MAX BUILDING COVERAGE:	20%
MIN OPEN SPACE/LOT:	60%
WETLAND SETBACKS: POORLY DRAINED SOILS	
NO-DISTURBANCE BUFFER	25'
BUILDING ACTIVITY BUFFER	50'
SEPTIC BUFFER	75'
SPECIAL CARE BUFFER	100'

OVERLAY DISTRICTS: WETLANDS CONSERVATION DISTRICT

NOTES CONTINUED:

ZONING INFORMATION SHOWN HEREON IS PER THE TOWN OF STRATHAM ZONING ORDINANCE DATED MARCH 1987 LAST REVISED MARCH 2025. ADDITIONAL REGULATIONS APPLY, THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE TOWN, STATE, AND FEDERAL REGULATIONS.

6. FLOOD HAZARD ZONE: "X" WITH NO BASE FLOOD ELEVATION , PER FIRM MAP #33015C0245F, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.

7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.

8. FIELD SURVEY COMPLETED BY NORTHAM SURVEY IN JANUARY AND FEBRUARY 2025 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE R12 GPS RECEIVER AND A SOKKIA B31 AUTO LEVEL.

9. HORIZONTAL DATUM IS NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.

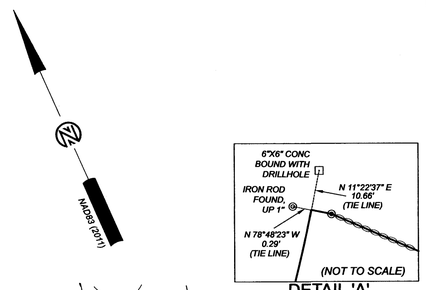
10. THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2'. CONTOUR INFORMATION SHOWN HEREON IS PER PUBLIC LIDAR DATA 2019-2020 USGS LIDAR: NH COASTAL (QL1) PROCESSED AND DOWNLOADED FROM THE NOAA OFFICE FOR COASTAL MANAGEMENT.

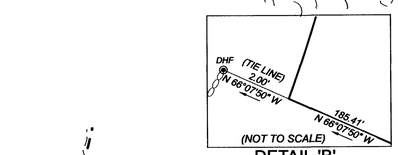
NOTES CONTINUED:

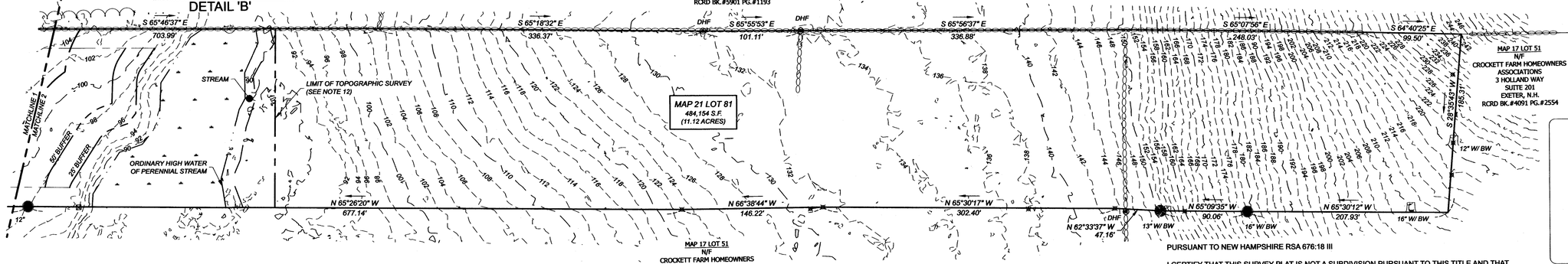
11. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.

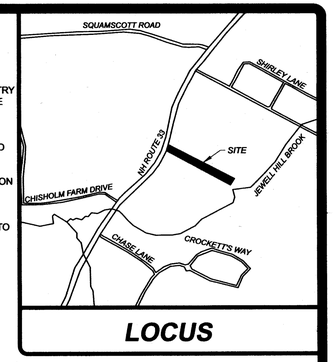
12. WETLAND DELINEATION CONDUCTED BY SERGIO BONILLA, NEW HAMPSHIRE STATE CERTIFIED WETLAND SCIENTIST (#261) ON 1/14/2025 IN ACCORDANCE WITH THE UNITED STATES ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY 1987), AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2-TR-12-1, JANUARY 2012).

13. THIS SURVEY WAS CONDUCTED IN WINTER CONDITIONS. SOME SITE FEATURES MAY HAVE BEEN OBSCURED DUE TO SNOW. A SPRING TIME SITE WALK IS RECOMMENDED TO VERIFY EXISTING CONDITIONS.









STATE OF NEW HAMPSHIRE
SERGIO BONILLA
CERTIFIED WETLAND SCIENTIST
No. 261
10/30/25

LEGEND:

MAP 137 LOT 11	ASSESSORS MAP AND LOT NUMBER
BK. PG.	BOOK / PAGE
CONC.	CONCRETE
DHF	DRILL HOLE FOUND
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
EG	EDGE OF GRAVEL
N/F	NOW OR FORMERLY
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
TBM	TEMPORARY BENCHMARK
BW	BARBED WIRE
	DRILL HOLE FOUND/SET
	IRON PIPE/ROD FOUND
	BOUND FOUND
	SPIKE/NAIL FOUND
	BARBED WIRE ON GROUND
AC	AIR CONDITIONER
	GUY WIRE
	UTILITY POLE
E	ELECTRIC BOX
	MAILBOX
	VENT PIPE
	POST
	STUMP
	CONIFEROUS TREE
	DECIDUOUS TREE
	TEMPORARY BENCHMARK
	SIGN
OHW	OVERHEAD WIRE
	BOX WIRE FENCE
	BOUNDARY LINE
	SETBACK LINE
	EXISTING CONTOUR
	STONEWALL
	EDGE OF WETLAND
	WETLAND SETBACK
	SPECIAL CARE BUFFER
	CONCRETE
	WETLANDS
	BRICK
	WOODEN DECK
	TEST PITS

PLAN REFERENCES:

1. "SUBDIVISION OF LAND FOR WENDELL E. SWEETSER IN STRATHAM, N.H.". PREPARED BY PARKER SURVEY ASSOC., INC. DATED MARCH, 1985. RECORDED IN THE R.C.R.D. AS PLAN D-13677.
2. "SUBDIVISION MASTER PLAN JEWETT HILL STRATHAM, NH". PREPARED BY ON-SITE DESIGN & ENGINEERING. DATED APRIL 7, 1987, LAST REVISED JUNE 17, 1987. RECORDED IN THE R.C.R.D. AS PLAN D-17840.
3. "SUBDIVISION PLAT BARKER'S FARM PROPERTY OF CARL WARREN & GRACE BARKER ROUTE 101, STRATHAM, N.H.". PREPARED BY JOHN C. KELLER, LLS. DATED NOVEMBER 1992. RECORDED IN THE R.C.R.D. AS PLAN D-22025.
4. "PLAN OF LAND FOR WENDELL E. SWEETSER PORTSMOUTH AVENUE STRATHAM, NH". PREPARED BY O'NEIL SURVEY AND ASSOCIATES. DATED JULY 25, 1999. RECORDED IN THE R.C.R.D AS PLAN D-27363.
5. "LOT CONSOLIDATION PLANS THE HILLS AT CROCKETT FARM". PREPARED BY CAMMETT ENGINEERING. DATED JANUARY 03, 2003. RECORDED IN THE R.C.R.D AS PLAN D-30627.
6. "SUBDIVISION PLANS THE HILLS AT CROCKETT FARM". PREPARED BY CAMMETT ENGINEERING. DATED SEPTEMBER 20, 2002, LAST REVISED APRIL 14, 2003. RECORDED IN THE R.C.R.D AS PLAN D-30685.

60 30 0 60
Graphic Scale in Feet

EXISTING CONDITIONS
FOR
RED BARN PROPERTY LLC
OF
TAX MAP 21 LOT 81
210 PORTSMOUTH AVE
STRATHAM, NH
COUNTY OF ROCKINGHAM

SCALE: 1"=60' (22x34) 1"=120' (11x17)

PURSUANT TO NEW HAMPSHIRE RSA 676:18 III

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.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.

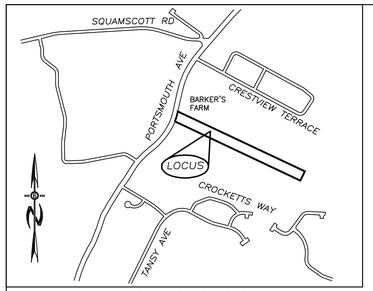
STATE OF NEW HAMPSHIRE No. 1052 ERIC J. SALOVITCH LICENSED LAND SURVEYOR
SIGNATURE
LICENSED LAND SURVEYOR

OCTOBER 30, 2025
DATE

JOB NO.	1019	DATE:	2025-04-25
DRAWN BY:	EEC JIR TJD TJR	DRAWING:	1019 SURVEY.DWG
CHECKED BY:	EJS	SHEET:	1 OF 1

NO.	DATE	DESCRIPTION	BY
1	2025/10/30	UPDATED ZONING INFORMATION	TJR

NORTHAM SURVEY LLC
750 Central Ave, Ste N, Dover, NH 03820 | (603) 953-3164 | www.northamsurvey.com

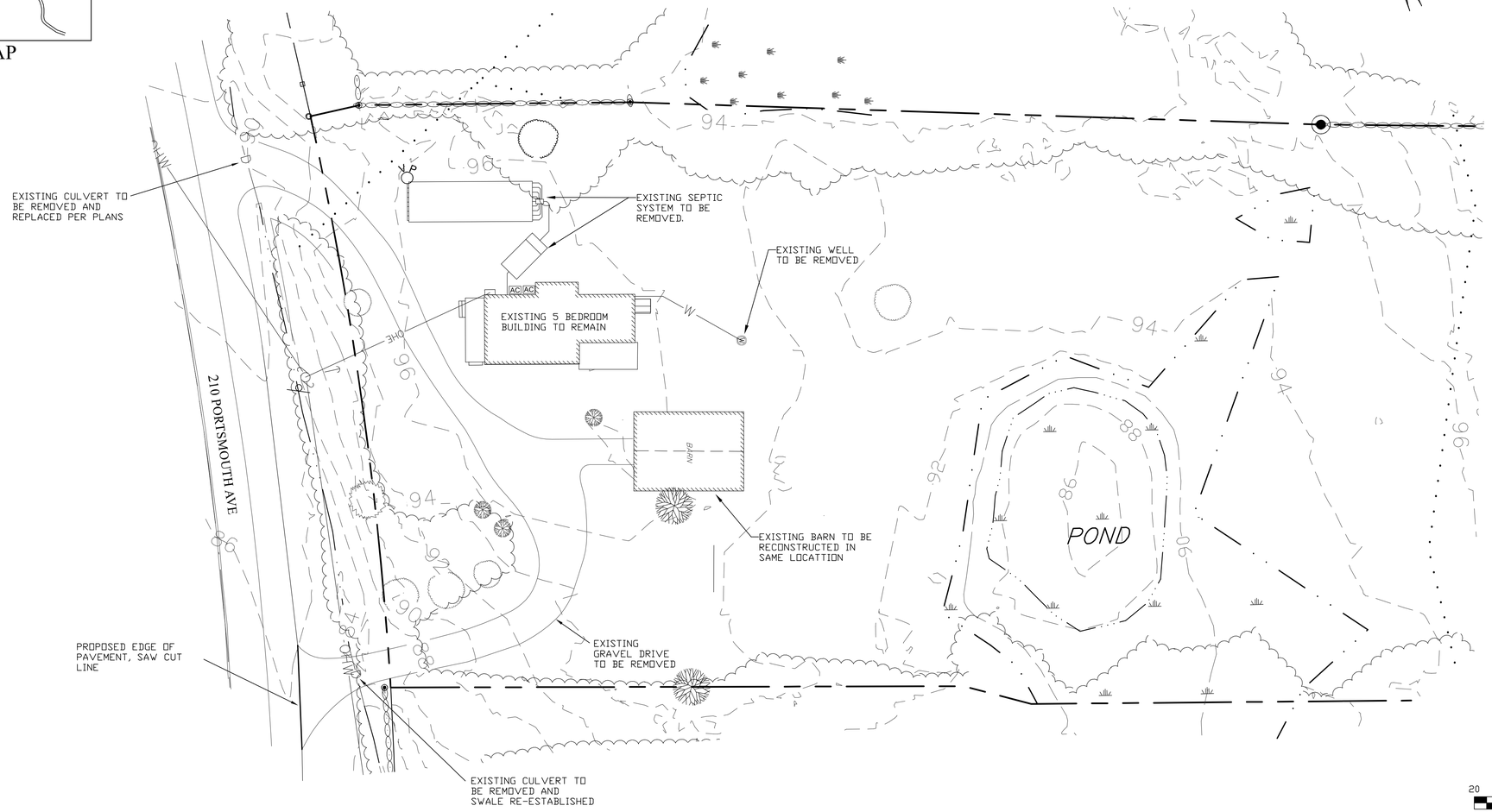


LOCATION MAP
NTS

PREPARED FOR:

RED BARN PROPERTY LLC
6 SHORE DRIVE
GREENLAND, NH 03840

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





UNDERGROUND FACILITIES, UTILITIES.
1-888-DIG-SAFE (1-888-344-7233).

DEMOLITION NOTES

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
2. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
3. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
4. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
5. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
6. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
8. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
10. REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
11. CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED SURVEYOR TO REPLACE DISTURBED MONUMENTS.
12. THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
13. SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.



20 0 10 20 40 80

REVISED PER REVIEW COMMENTS	09/01/26
REVISED PER REVIEW COMMENTS	05/05/26
REVISIONS:	DATE:

DEMOLITION PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
210 PORTSMOUTH AVE
STRATHAM, NH

DATE:	MAR 11, 2026	SCALE:	1"=20'
PROJ. N0:	NH-1566	SHEET NO.	2

ZONING REQUIREMENTS

ZONE:	ROUTE 33 LEGACY HIGHWAY HERITAGE DISTRICT
FRONT YARD SETBACK:	35 FEET
SIDE YARD SETBACK:	20 FEET
REAR YARD SETBACK:	20 FEET
BUILDING HEIGHT:	35 FEET
WETLAND BUFFER:	0-25 FEET NO DISTURBANCE 25-75 FEET WETLAND SETBACK 75 FEET SEPTIC

NOTES:

1. SUBJECT PARCEL: TAX MAP 21 LOT 81
   210 PORTSMOUTH AVE
   STRATHAM, NH
2. OWNER OF RECORD: RED BARN PROPERTY LLC
   6 SHORE DRIVE
   GREENLAND, NH 03840
   R.C.R.D. BOOK 6543, PAGE 1271
3. PARCEL AREA: 484,172 S.F. OR 11.12 AC
4. ZONE: ROUTE 33 LEGACY HIGHWAY HERITAGE

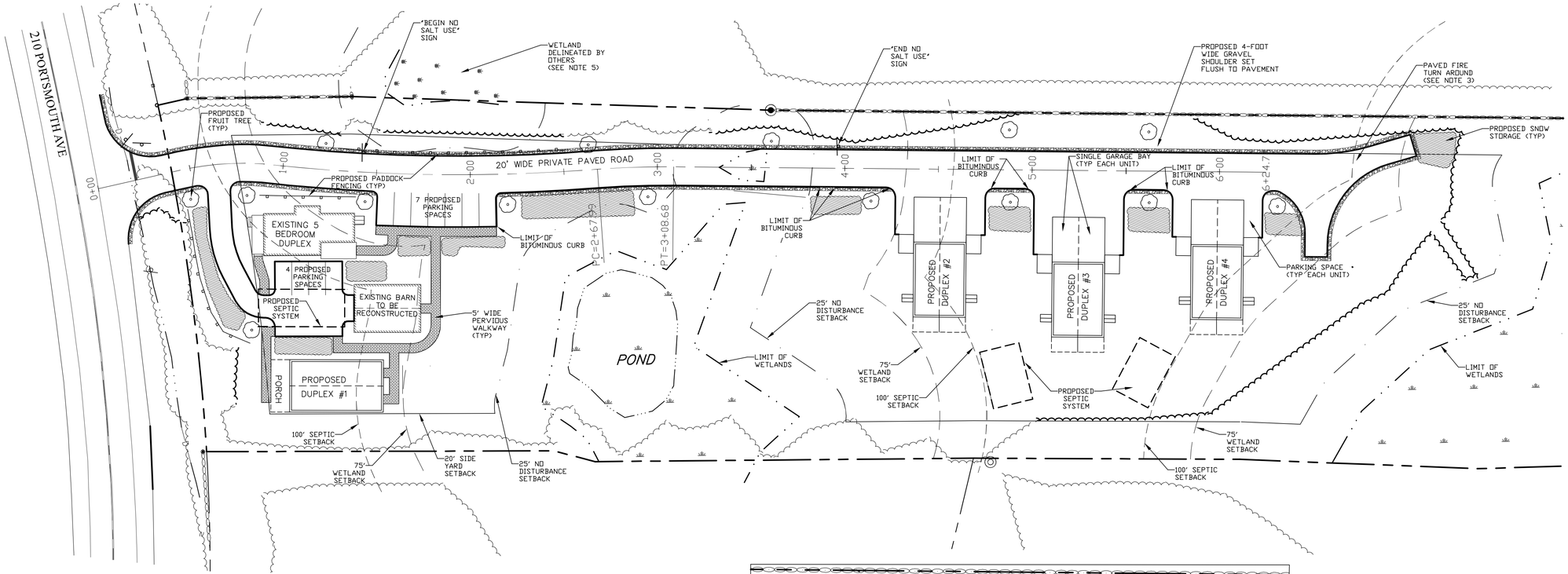
   OVERLAY DISTRICTS: WETLANDS CONSERVATION DISTRICT
5. WETLAND DELINEATION CONDUCTED BY SERGIO BONILLA, NEW HAMPSHIRE STATE CERTIFIED WETLAND SCIENTIST (#261) ON 1/14/2025 IN ACCORDANCE WITH THE UNITED STATES ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY 1987), AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2-TR-12-1, JANUARY 2012).

SUMMARY OF PROPOSED RESIDENTIAL DUPLEXES

EACH PROPOSED DUPLEX IS 2-STORIES WITH SIDE-BY-SIDE UNITS.

EXISTING DUPLEX:	1 3BR & 1 2BR UNIT
PROPOSED DUPLEX #1:	1 1BR & 1 2BR UNIT
PROPOSED DUPLEX #2:	2 2BR UNITS
PROPOSED DUPLEX #3:	2 2BR UNITS
PROPOSED DUPLEX #4:	2 2BR UNITS

THE PURPOSE OF THE PROJECT IS TO CONSTRUCT 4 NEW DUPLEXES IN A CONDOMINIUM OWNERSHIP.



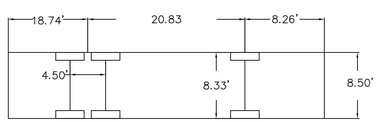
SITE NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES & SPECIFICATIONS. COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAY WITH THE TOWN OF STRATHAM.
2. ALL WORK SHALL CONFORM TO THE TOWN OF STRATHAM DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
3. FIRE TRUCK TURNAROUND AREA SHALL BE KEEP CLEAR OF SNOW, VEHICLES, AND ANY OTHER OBSTACLES.
4. LANDSCAPING AND FENCING LOCATIONS SHOWN MAY VARY AND WILL BE FINALIZED AFTER UNITS ARE CONSTRUCTED. MEADOW PLANTINGS SHALL BE INCLUDED WHERE LAWN AREAS ARE NOT CONSTRUCTED.
5. ALL SNOW SHALL BE STORED IN THE AREAS DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. IN THE EVENT THAT THESE AREAS BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE.

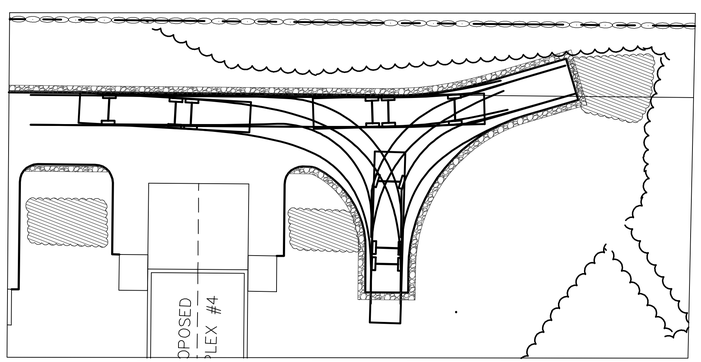
LEGEND:

- NATIVE NEW ENGLAND FRUIT TREES
- POST AND RAIL FENCE

Portsmouth Aerial Ladder Truck



Tire Diameter: 3.6 FEET



FIRE TRUCK MANUEVERING INSET

SCALE: 1" = 20'

PREPARED FOR:

RED BARN PROPERTY LLC
6 SHORE DRIVE
GREENLAND, NH 03840

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

STATE OF NEW HAMPSHIRE
CHRISTIAN O. SMITH No.9900
PROFESSIONAL ENGINEER

30 0 15 30 60 120

REVISIONS:	DATE:
REVISED PER REVIEW COMMENTS	11/03/26
REVISED PER REVIEW COMMENTS	09/01/26
REVISED SITE LAYOUT	06/02/26
REVISED PER REVIEW COMMENTS	05/05/26

SUBDIVISION PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
210 PORTSMOUTH AVE
STRATHAM, NH

DATE:	MAR 11, 2026	SCALE:	1"=30'
PROJ. NO:	NH-1566	SHEET NO.	3

GRADING AND DRAINAGE NOTES

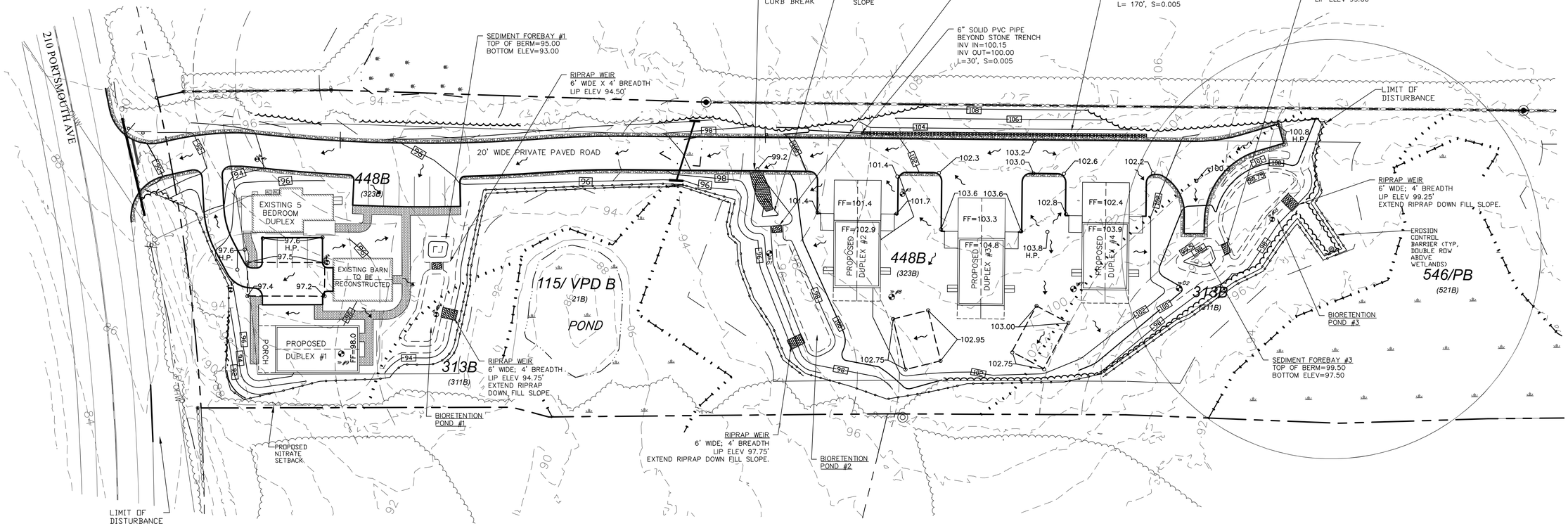
1. COMPACTION REQUIREMENTS:
   BELOW PAVED OR CONCRETE AREAS 95%
   TRENCH BEDDING MATERIAL AND
   SAND BLANKET BACKFILL 95%
   BELOW LOAM AND SEED AREAS 90%
   * ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
2. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS.
3. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
4. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" LOAM, SEED FERTILIZER AND MULCH.
5. ALL WORK SHALL CONFORM TO THE TOWN OF STRATHAM DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
6. APPROXIMATE DISTURBANCE = 81,250 SF.

EROSION CONTROL NOTES

1. INSTALL EROSION CONTROL BARRIERS AS SHOWN AS FIRST ORDER OF WORK.
2. SEE GENERAL EROSION CONTROL NOTES ON "EROSION CONTROL NOTES & DETAILS SHEET".
3. INSTALL STABILIZED CONSTRUCTION EXIT.
4. INSPECT INLET PROTECTION AND PERIMETER EROSION CONTROL MEASURES DAILY AND AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.
5. CONSTRUCT EROSION CONTROL BLANKET ON ALL SLOPES STEEPER THAN 3:1.
6. PRIOR TO ANY WORK OR SOIL DISTURBANCE COMMENCING ON THE SUBJECT PROPERTY, INCLUDING MOVING OF EARTH, THE APPLICANT SHALL INSTALL ALL EROSION AND SILTATION MITIGATION AND CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL PERMITS AND APPROVALS.
7. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, SPRINKLING WATER ON UNSTABLE SOILS SUBJECT TO ARID CONDITIONS.
8. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
9. TEMPORARY SOIL STOCKPILE SHALL BE SURROUNDED WITH PERIMETER CONTROLS AND SHALL BE STABILIZED BY TEMPORARY EROSION CONTROL SEEDING. STOCKPILE AREAS TO BE LOCATED AS FAR AS POSSIBLE FROM THE DELINEATED EDGE OF WETLANDS.
10. SAFETY FENCING SHALL BE PROVIDED AROUND STOCKPILES OVER 10 FT.

= STORMWATER FLOW ARROW

----- = LIMIT OF DISTURBANCE



SOIL NOTES

THE SITE SPECIFIC SOIL SURVEY (SSSS) WAS PRODUCED 11/24/25, AND WAS PREPARED BY LUKE HURLEY, CSS # 095, HURLEY ENVIRONMENTAL AND LAND PLANNING, LLC.

SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH, ISSUE #10, JANUARY 2011. THE NUMERIC LEGEND WAS AMENDED TO IDENTIFY THE CORRECT SOILS COMPONENTS OF THE COMPLEX.

HYDROLOGIC SOIL GROUP FROM KSAT VALUES FOR NEW HAMPSHIRE SOILS, SOCIETY OF SOIL SCIENTISTS OF NEW ENGLAND, SPECIAL PUBLICATION NO. 5, SEPTEMBER, 2009.

SSSM SYMBOL	SSS MAP NAME	HISS SYMBOL	HYDROLOGIC SOIL GROUP
313	DEERFIELD	311	B
448	SCITUATE	323	C
546	WALPOLE	521	C
115	SCARBORO	621	D

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

313 B (311B)
- SITE SPECIFIC SOIL MAPPING (SSSM) SYMBOL
- HIGH INTENSITY SOIL SURVEY (HISS) SYMBOL

BIORETENTION POND SUMMARY

BIORETENTION POND #	KSAT (IN/HR)	ESHWT	BOTTOM OF STONE	BOTTOM OF FILTER MEDIA	BOTTOM OF POND	TOP OF BERM
1	2.36	91.02	92.05	93.05	94.05	95.00
2	0.30	94.15	95.15	96.15	97.15	98.00
3	3.00	95.72	96.75	97.75	98.75	99.00

UNDERGROUND FACILITIES, UTILITIES.
1-888-DIG-SAFE (1-888-344-7233).

30 0 15 30 60 120

REVISIONS:	DATE:
REVISED PER REVIEW COMMENTS	11/03/26
REVISED PER REVIEW COMMENTS	09/01/26
REVISED SITE LAYOUT	06/02/26
REVISED PER REVIEW COMMENTS	05/05/26

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

PREPARED FOR:

RED BARN PROPERTY LLC
6 SHORE DRIVE
GREENLAND, NH 03840

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

GRADING, DRAINAGE, & EROSION CONTROL PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
210 PORTSMOUTH AVE
STRATHAM, NH

DATE:	MAR 11, 2026	SCALE:	1"=30'
PROJ. N0:	NH-1566	SHEET NO.	4



PREPARED FOR:

RED BARN PROPERTY LLC
6 SHORE DRIVE
GREENLAND, NH 03840

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

100 0 50 100 200 400

REVISED PER REVIEW COMMENTS	09/01/26
REVISED SITE LAYOUT	06/02/26
REVISED PER REVIEW COMMENTS	05/05/26
REVISIONS:	DATE:

AERIAL OVERLAY PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
210 PORTSMOUTH AVE
STRATHAM, NH

DATE:	MAR 11, 2026	SCALE:	1"=100'
PROJ. N0:	NH-1566	SHEET NO.	5

LEGEND

AREA OF UPLAND BEYOND BUFFERS
= 38,355 SF = 0.8805 AC

AREA OF IMPACT OF WETLANDS AND NO-DISTURBANCE BUFFERS = 0.0824 AC

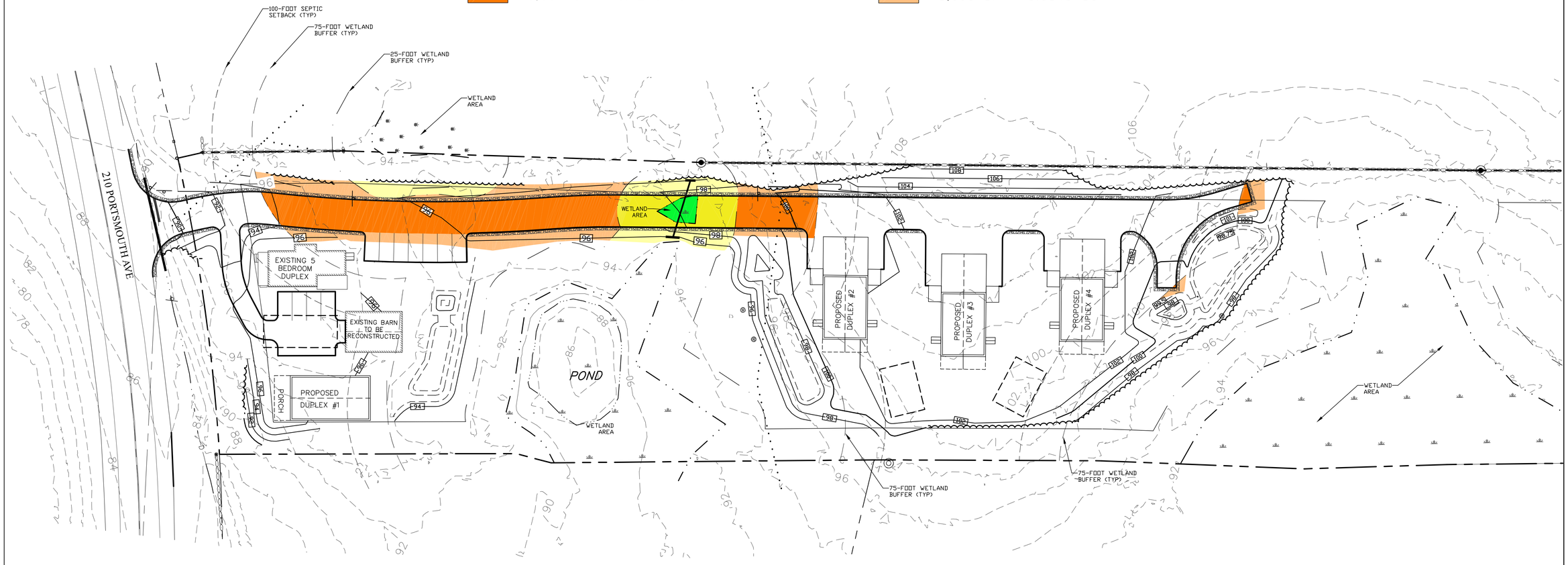
DIRECT WETLAND IMPACT
287 SF = 0.0066 AC

0-25' PERMANENT WETLAND BUFFER IMPACT
1,194 SF = 0.0274 AC

0-25' TEMPORARY WETLAND BUFFER IMPACT
2,110 SF = 0.0484 AC

25-75' PERMANENT WETLAND BUFFER IMPACT
5,534 SF = 0.1270 AC

25-75' TEMPORARY WETLAND BUFFER IMPACT
3,660 SF = 0.0840 SC



30 0 15 30 60 120

PREPARED FOR:

RED BARN PROPERTY LLC
6 SHORE DRIVE
GREENLAND, NH 03840

BEALS ASSOCIATES, PLLC
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THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,

REVISED PER REVIEW COMMENTS	11/03/26
REVISED PER REVIEW COMMENTS	09/01/26
REVISIONS:	DATE:

WETLAND IMPACT PLAN DRIVEWAY

PLAN FOR:
RESIDENTIAL DEVELOPMENT
210 PORTSMOUTH AVE
STRATHAM, NH

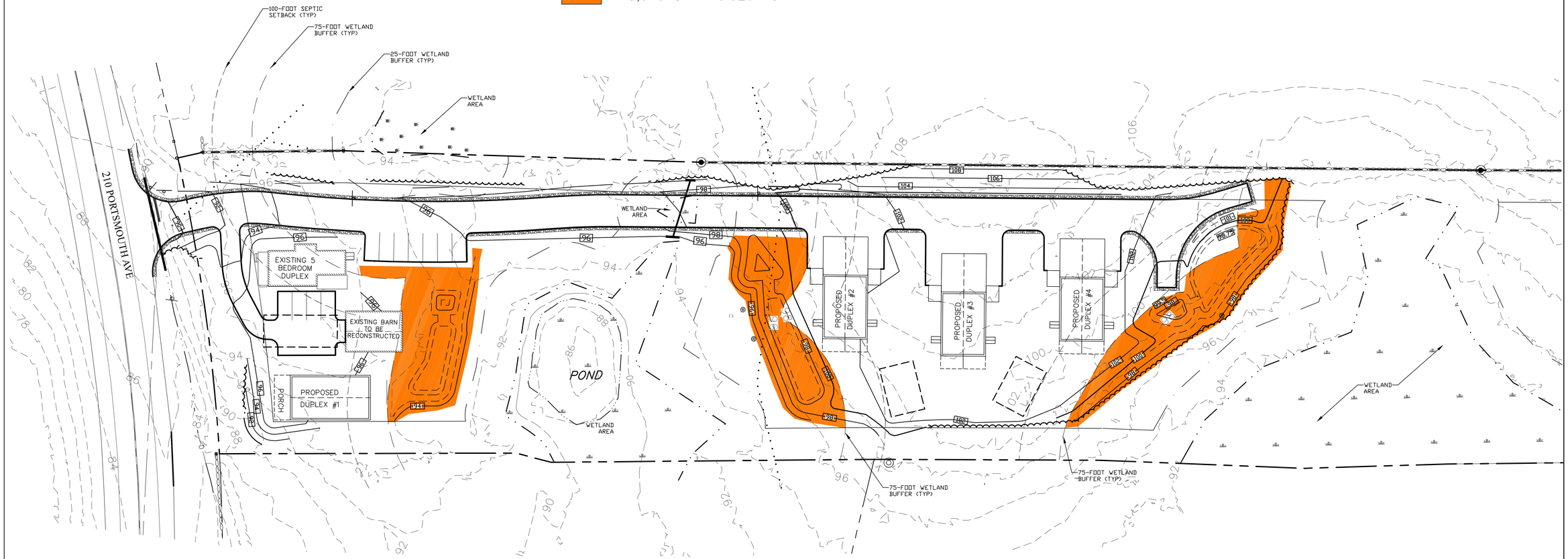
DATE:	JUN 17, 2026	SCALE:	1"=30'
PROJ. N0:	NH-1566	SHEET NO.	6A

LEGEND

DIRECT WETLAND IMPACT
0 SF = 0.0 AC

0–25' WETLAND BUFFER IMPACT
0 SF = 0.0 AC

25–75' WETLAND BUFFER IMPACT
13,940 SF = 0.320 AC



30 0 15 30 60 120

PREPARED FOR:

RED BARN PROPERTY LLC
6 SHORE DRIVE
GREENLAND, NH 03840

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

REVISED PER REVIEW COMMENTS	11/03/26
REVISED PER REVIEW COMMENTS	09/01/26
REVISIONS:	DATE:

WETLAND IMPACT PLAN DRAINAGE

PLAN FOR:
RESIDENTIAL DEVELOPMENT
210 PORTSMOUTH AVE
STRATHAM, NH

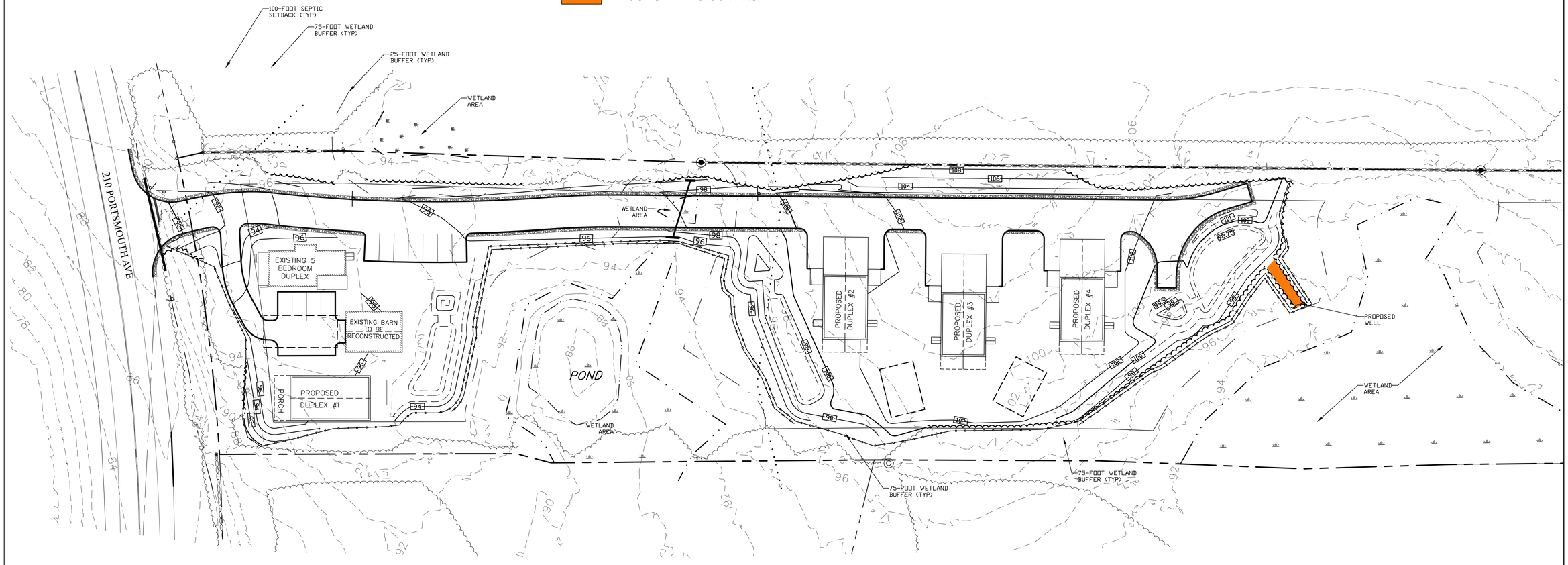
DATE:	JUN 17, 2026	SCALE:	1"=30'
PROJ. N0:	NH-1566	SHEET NO.	6B

LEGEND

DIRECT WETLAND IMPACT
0 SF = 0.0 AC

0–25' WETLAND BUFFER IMPACT
0 SF = 0.0 AC

25–75' WETLAND BUFFER IMPACT
193 SF = 0.004 AC



30 0 15 30 60 120

REVISED PER REVIEW COMMENTS	11/03/26
REVISED PER REVIEW COMMENTS	09/01/26
REVISIONS:	DATE:

WETLAND IMPACT PLAN WELLS

PLAN FOR:
RESIDENTIAL DEVELOPMENT
210 PORTSMOUTH AVE
STRATHAM, NH

DATE:	JUN 17, 2026	SCALE:	1"=30'
PROJ. N0:	NH-1566	SHEET NO.	6C

PREPARED FOR:

RED BARN PROPERTY LLC
6 SHORE DRIVE
GREENLAND, NH 03840

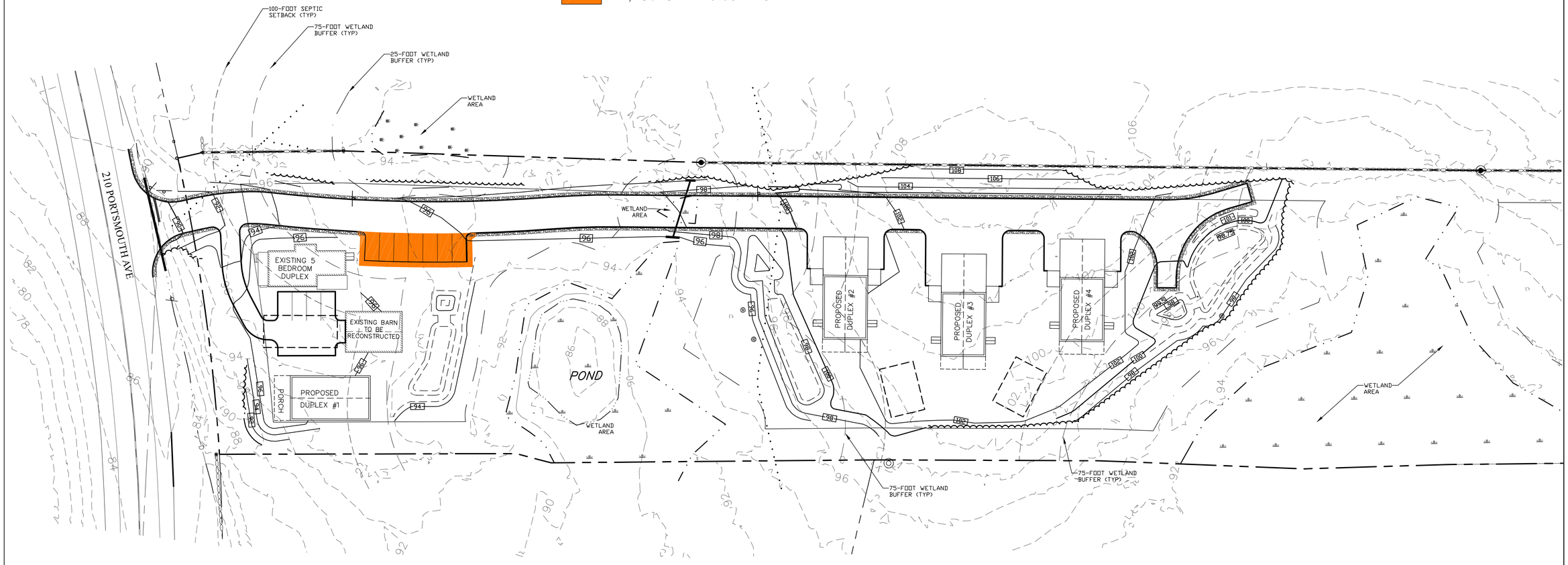
BA BEALS ASSOCIATES, PLLC
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,

LEGEND

DIRECT WETLAND IMPACT
0 SF = 0.0 AC

0–25' WETLAND BUFFER IMPACT
0 SF = 0.0 AC

25–75' WETLAND BUFFER IMPACT
1,486 SF = 0.034 AC



30 0 15 30 60 120

PREPARED FOR:

RED BARN PROPERTY LLC
6 SHORE DRIVE
GREENLAND, NH 03840

BA BEALS ASSOCIATES, PLLC

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

REVISED PER REVIEW COMMENTS	11/03/26
REVISED PER REVIEW COMMENTS	09/01/26
REVISIONS:	DATE:

WETLAND IMPACT PLAN PARKING

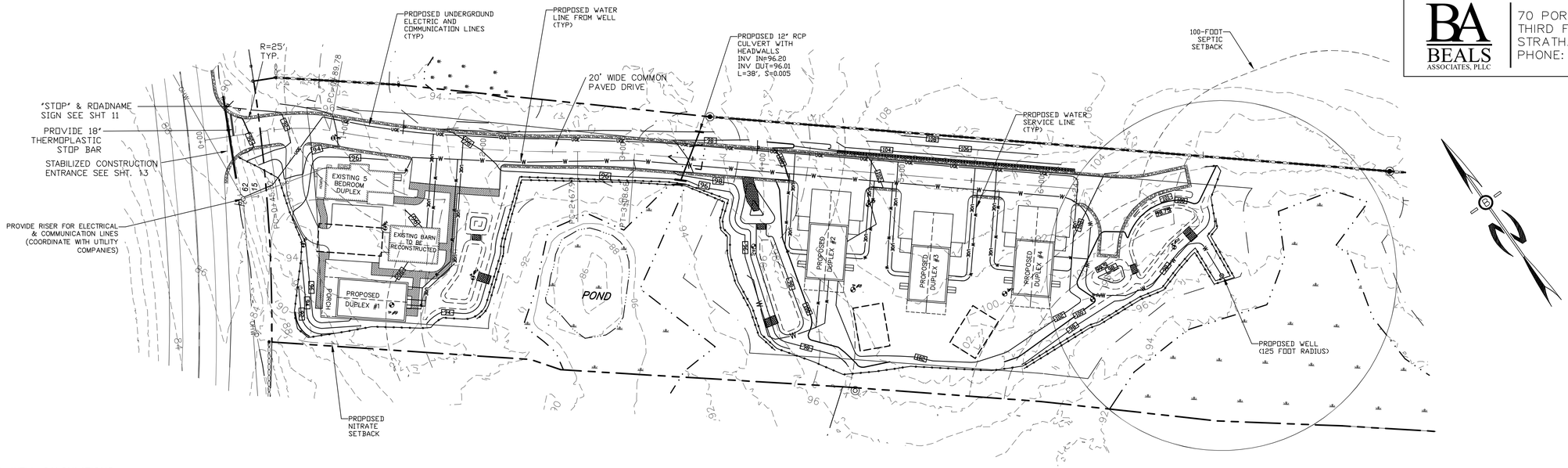
PLAN FOR:
RESIDENTIAL DEVELOPMENT
210 PORTSMOUTH AVE
STRATHAM, NH

DATE:	JUN 17, 2026	SCALE:	1"=30'
PROJ. N0:	NH-1566	SHEET NO.	6D

PREPARED FOR:

RED BARN PROPERTY LLC
6 SHORE DRIVE
GREENLAND, NH 03840

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



SEPTIC & WELL CALCULATIONS

REQUIRED FLOW:
300 GPD FOR EACH 2BR UNIT + 150 GPD FOR EACH ADDITION BR
225 GPD FOR EACH 1 BR UNIT

EXISTING 5 BR DUPLEX = 300 + 450 = 750 GPD

PROPOSED 2-2 BR DUPLEX = 300 + 300 = 600 GPD

PROPOSED 1-1 BR & 1-2 BR DUPLEX= 225 + 300 = 525 GPD

FRONT AREA:		
- EXISTING 5BR DUPLEX:	5 PEOPLE &	750 GPD
- PROPOSED 3BR DUPLEX #1:	3.5 PEOPLE &	525 GPD
- BARN:	0 PEOPLE &	0 GPD
- TOTAL:	8.5 PEOPLE &	1,275 GPD
BACK AREA:		
- PROPOSED 4BR DUPLEX #2:	5 PEOPLE &	600 GPD
- PROPOSED 4BR DUPLEX #3:	5 PEOPLE &	600 GPD
- PROPOSED 4BR DUPLEX #4:	5 PEOPLE &	600 GPD
- TOTAL:	15 PEOPLE &	1,800 GPD
SUMMARY TOTAL	23.5 PEOPLE &	3,075 GPD

WELL SUMMARY:

20 BEDROOMS — PROPOSED WELL = 3,075 GPD

WELL RADII:

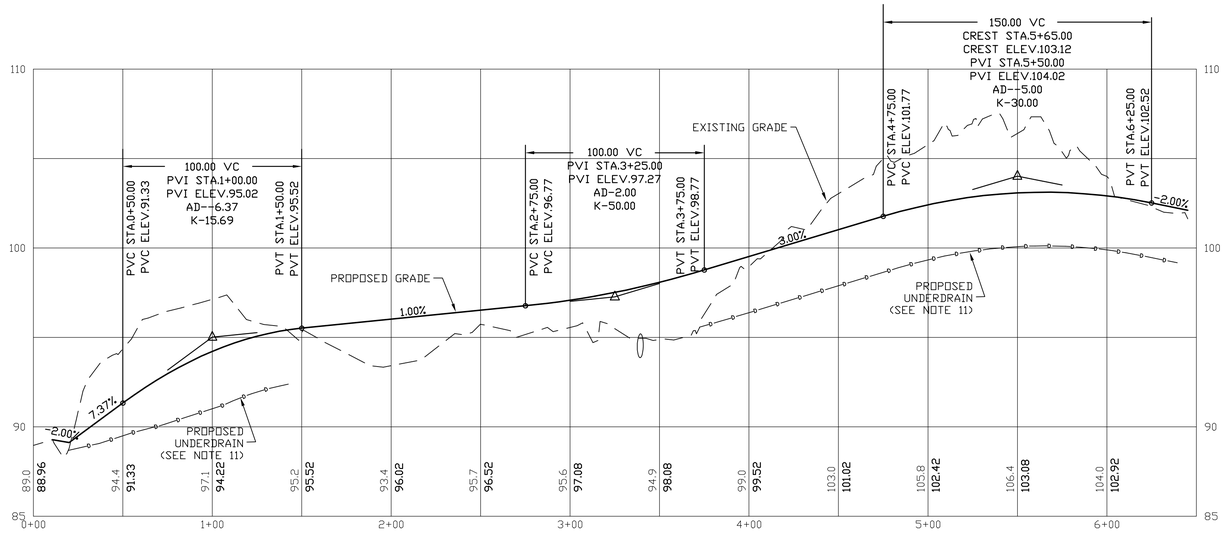
0- 750 GPD	75'
751-1,440 GPD	100'
1,441-4,320 GPD	125'

SEPTIC SUMMARY:

EXISTING DUPLEX (5BR) &
PROPOSED DUPLEX #1 (3BR) — PROPOSED SEPTIC #1 = 1,275 GPD
PROPOSED DUPLEX #2 (4BR) &
1/2 OF DUPLEX #3 (2BR) — PROPOSED SEPTIC #2 = 900 GPD
PROPOSED DUPLEX #4 (4BR) &
1/2 OF DUPLEX #3 (2BR) — PROPOSED SEPTIC #3 = 900 GPD

NITRATE SETBACKS:

FLOW	SETBACKS
< 1,000 GPD	PROPERTY LINE = 10'
1,201 - 1,300 GPD	HYDRAULICALLY DOWN-GRADIENT = 65'
	HYDRAULICALLY SIDE-GRADIENT = 33'
	HYDRAULICALLY UP-GRADIENT = 17'



UTILITY NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
2. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
3. ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
4. COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAYS WITH THE TOWN OF STRATHAM AND NHDOT.
5. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
6. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
7. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
8. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
9. THE CONTRACTOR SHALL CONTACT "DIG-SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON SITE AT ALL TIMES.
10. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK WITH POWER COMPANY.
11. UNDERDRAINS SHALL BE INSTALLED WHERE REQUIRED BY PUBLIC WORKS.
12. A DUG WELL FOR WATER SERVICE SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE WATER WELL BOARD RULES AND SHALL INCLUDE A MINIMUM OF 80 FEET OF GROUTED CASING OR EXTENDING GROUTED CASING AT LEAST 20 FEET INTO COMPETENT BEDROCK, WHICHEVER IS DEEPER.

PROFILE SCALES:
HORIZONTAL: 1"=40' VERTICAL: 1"=4'

40 0 20 40 80 160

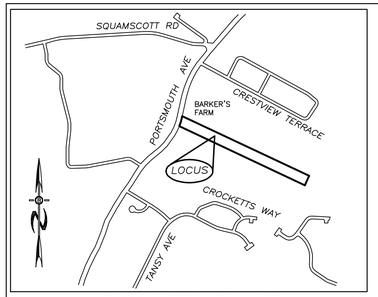
REVISED PER REVIEW COMMENTS	09/01/26
REVISED SITE LAYOUT	06/02/26
REVISED PER REVIEW COMMENTS	05/05/26
REVISIONS:	DATE:

DRIVEWAY PLAN AND PROFILE WITH UTILITIES

PLAN FOR:
RESIDENTIAL DEVELOPMENT
210 PORTSMOUTH AVE
STRATHAM, NH

DATE:	MARCH , 2026	SCALE:	1" = 40'
PROJ. N0:	NH-1566	SHEET NO.	7

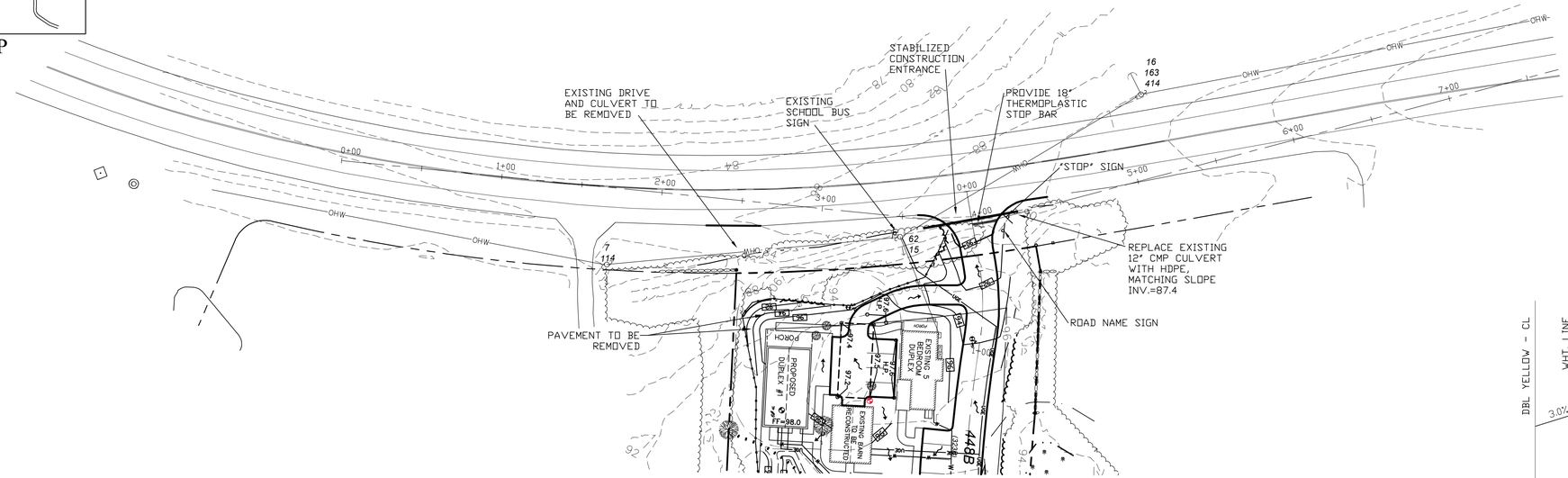
STATE OF NEW HAMPSHIRE
CHRISTIAN O. SMITH
No.9900
PROFESSIONAL ENGINEER

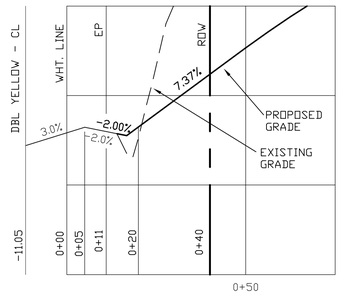


LOCATION MAP

NOTES

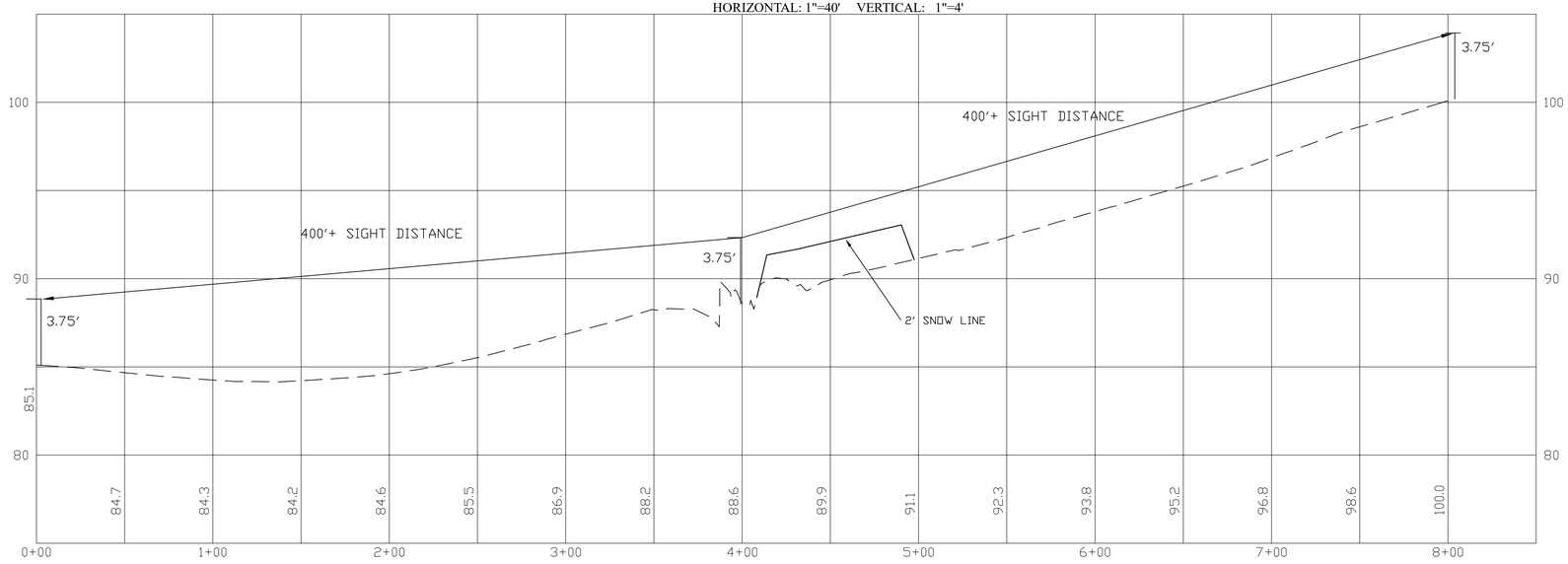
1. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION AND ALARM LINES TO BE UNDERGROUND. LOW PROFILE UTILITY BOX STRUCTURES SHALL BE USED TO THE GREATEST EXTENT.
2. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR, ENGINEER TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY.
3. ALL CONSTRUCTION METHODS AND MATERIALS WILL CONFORM TO THE TOWN STANDARD SPECIFICATIONS AND TO N.H.D.O.T. STANDARDS AND REGULATIONS.





DRIVEWAY PROFILE:
HORIZONTAL: 1"=20' VERTICAL: 1"=2'

PROFILE SCALES:
HORIZONTAL: 1"=40' VERTICAL: 1"=4'



PREPARED FOR:

RED BARN PROPERTY LLC
6 SHORE DRIVE
GREENLAND, NH 03840

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

STATE OF NEW HAMPSHIRE
CHRISTIAN O. SMITH
No. 9900
PROFESSIONAL ENGINEER

REVISED PER REVIEW COMMENTS	09/01/26
REVISED PER NHDOT REVIEW	5-12-26
REVISIONS:	DATE:

HIGHWAY ACCESS PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
210 PORTSMOUTH AVE
STRATHAM, NH

DATE:	NOV 20 2025	SCALE:	1" = 40'
PROJ. N0:	NH-1566	SHEET NO.	8

WINTER MAINTENANCE

1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH, SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3–4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3–4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.

2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.

3. PRIOR TO OCT. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15–25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.

4. AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEEDED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3–4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

TEMPORARY EROSION CONTROL MEASURES

1. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT NO MORE THAN 5 ACRES OF LAND SHALL BE EXPOSED BEFORE DISTURBED AREAS ARE STABILIZED*.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED OR DIRECTED BY THE ENGINEER ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS.
3. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN 1.10 POUNDS OF SEED PER 1000 SQUARE FEET OF AREA, (48 POUNDS PER ACRE) SEE SEED SPECIFICATIONS THIS SHEET.
4. SILT FENCES AND OTHER EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAIN EVENT GREATER THAN 0.5" DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
5. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE–VEGETATED.
6. AREAS MUST BE SEEDED AND MULCHED WITHIN 3 DAYS OF FINAL GRADING, PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL.

* 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 INCHES OF NON–EROSIVE MATERIAL SUCH AS RIPRAP HAS BEEN INSTALLED.
- EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

CONSTRUCTION SPECIFICATIONS

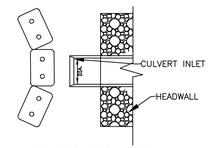
1. STRUCTURES SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
3. WHEN TIMBER STRUCTURES ARE USED, THE TIMBER SHALL EXTEND AT LEAST 18" INTO THE SOIL.
4. STRAW BALES SHALL BE ANCHORED INTO THE SOIL USING 2" X 2" STAKES DRIVEN THROUGH THE BALES AND AT LEAST 18 INCHES IN TO THE SOIL.
5. SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATED VEGETATIVE BMP.
6. STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.
7. THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL TAKE PRECAUTIONS AND INSTRUCTIONS FROM THE PLANNING DEPARTMENT IN ORDER TO PREVENT, ABATE AND CONTROL THE EMISSION OF FUGITIVE DUST INCLUDING BUT NOT LIMITED TO WETTING, COVERING, SHIELDING, OR VACUUMING.
8. THE NH COMMISSIONER OF AGRICULTURE PROHIBITS THE COLLECTION, POSSESSION, IMPORTATION, TRANSPORTATION, SALE, PROPAGATION, TRANSPLANTATION, OR CULTIVATION OF PLANTS BANNED BY NH LAW RSA 430:53 AND NH CODE ADMINISTRATIVE RULES AGR 3800. THE PROJECT SHALL MEET ALL REQUIREMENTS AND THE INTENT OF . RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES
9. THE CONSTRUCTION SITE OPERATOR AND OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO USEPA, WASHINGTON, DC, STORMWATER NOTICE PROCESSING CENTER AT LEAST FORTEEN DAYS PRIOR TO COMMENCEMENT OF WORK ON SITE. EPA WILL POST THE NOI AT http://cfpubl.epa.gov/npdes/stormwater/noi/noisearch.cfm. AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE STATUS".

CONSTRUCTION SEQUENCE

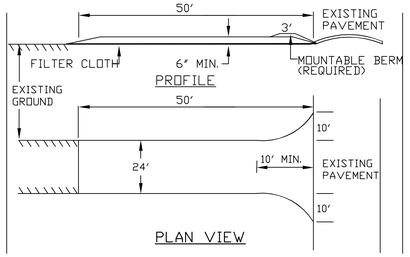
1. CUT AND REMOVE TREES IN CONSTRUCTION AREAS AS REQUIRED OR DIRECTED.
2. CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS REQUIRED. EROSION, SEDIMENT AND DETENTION CONTROL FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO ANY EARTH MOVING OPERATION AND PRIOR TO DIRECTING RUNOFF TO THEM. RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMP'S ARE STABILIZED.
3. CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. STUMPS AND DEBRIS ARE TO BE REMOVED FROM SITE AND DISPOSED OF PER STATE AND LOCAL REGULATIONS.
4. EXCAVATE AND STOCKPILE TOPSOIL /LOAM. ALL AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
5. CONSTRUCT TEMPORARY CULVERTS AS REQUIRED OR DIRECTED.
6. CONSTRUCT THE ROADWAY/DRIVEWAYS AND ITS ASSOCIATED DRAINAGE STRUCTURES. ALL ROADWAYS, PARKING AREAS, AND CUT/FILL SLOPES SHALL BE STABILIZED AND/OR LOAMED AND SEEDED WITHIN 72–HOURS OF ACHIEVING FINISH GRADE AS APPLICABLE.
7. INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.
8. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED.
9. DAILY OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE CHECK DAMS, DITCHES, SEDIMENT TRAPS, ETC. TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ABUTTING WATERS OR PROPERTY.
10. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION
11. COMPLETE PERMANENT SEEDING AND LANDSCAPING
12. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND REVEGETATE ALL DISTURBED AREAS.
13. ALL SWALES AND DRAINAGE STRUCTURES WILL BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
14. FINISH PAVING ALL ROADWAYS/DRIVEWAYS.
15. LOT DISTURBANCE OTHER THAN THAT SHOWN ON THE APPROVED PLANS SHALL NOT COMMENCE UNTIL THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

CONSTRUCTION SPECIFICATIONS
FOR STRAW OR HAY BALE BARRIERS

1. STRUCTURES SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
3. WHEN HAY BALES ARE USED, THE BALES SHALL BE EMBEDDED AT LEAST 4 INCHES INTO THE SOIL. WHEN TIMBER STRUCTURES ARE USED, THE TIMBER SHALL EXTEND AT LEAST 18 INCHES INTO THE SOIL.
4. HAY OR STRAW BALES SHALL BE ANCHORED INTO THE SOIL USING 2" X 2" STAKES DRIVEN THROUGH THE BALES AND AT LEAST 18 INCHES INTO THE SOIL.
5. SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATE VEGETATIVE BMP.
6. STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.



INLET PROTECTION
NORMAL USE AT CULVERT INLETS
NOT TO SCALE

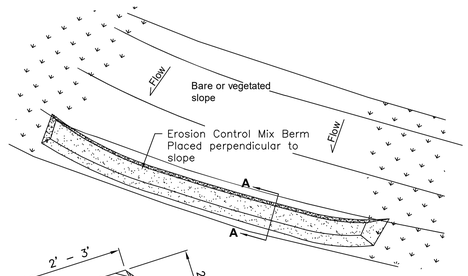


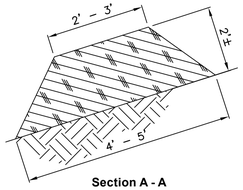
1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER. 5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A 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 WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT–OF–WAY MUST BE REMOVED PROMPTLY.

STABILIZED CONSTRUCTION ENTRANCE

SEEDING SPECIFICATIONS

1. GRADING AND SHAPING
   A. 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.
2. SEEDBED PREPARATION
   A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
   B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
   A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
      AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS PER 1,000 SQ. FT..
      NITROGEN(N), 50 LBS PER ACRE OR 1. 1 LBS PER 1,000 SQ.FT.
      PHOSPHATE(P2O5), 100 LBS PER ACRE OR 2. 2 LBS PER 1,000 SQ.FT.
      POTASH(K2O), 100 LBS PER ACRE OR 2. 2 LBS PER 1,000 SQ.FT.
      (NOTE: THIS IS THE EQUIVALENT OF 500 LBS PER ACRE OF 10–20–20 FERTILIZER OR 1,000 LBS PER ACRE OF 5–10–10.)
   B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
   C. REFER TO TABLE(G–E1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H–E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BIRDS FOOT TREFOIL, AND FLAT PEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
   D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
4. MULCH
   A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
   B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 SQ. FT.
5. MAINTENANCE TO ESTABLISH A STAND
   A. PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
   B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
   C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.





Mix material should consist of 30–50% large (1–3") particles. The organic matter content should be 25%–65%, dry weight basis. The organic matter may originate from a variety of vegetative sources, but needs to be fibrous and elongated. The mix shall be free of silt, clay, fine sand, refuse and contaminants or any material toxic to plant growth.

Erosion Control Mix berms are effective filters for overland flow conditions and should not be used to filter concentrated flow such as that found in drainage ditchs, streams, etc.

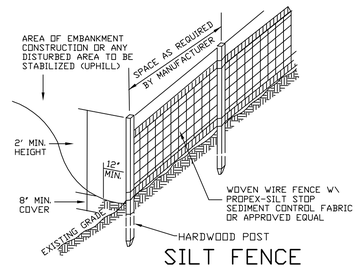
Erosion Control Mix Berm

CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8". 2. THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY–PASSING.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF.
5. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
6. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE–VEGETATED

MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.



SILT FENCE

SEEDING GUIDE

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

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

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7–36.
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

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

SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREEPING RED FESCUE	10	0.25
CROWN VETCH OR	15	0.35
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
BIRDS FOOT TREFOIL	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREEPING RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

PREPARED FOR:

RED BARN PROPERTY LLC
6 SHORE DRIVE
GREENLAND, NH 03840

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

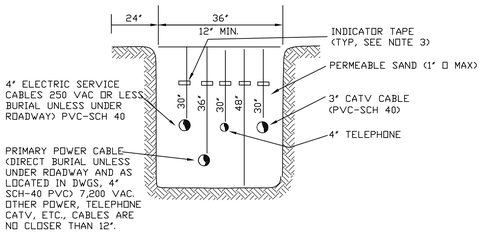
STATE OF NEW HAMPSHIRE
CHRISTIAN O. SMITH
No.9900
PROFESSIONAL ENGINEER

REVISED PER REVIEW COMMENTS	05/05/26
REVISIONS:	DATE:

EROSION & SEDIMENTATION

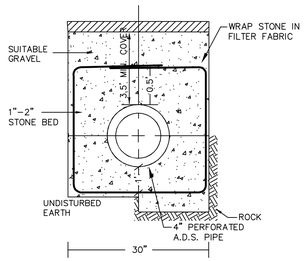
PLAN FOR:
RESIDENTIAL DEVELOPMENT
210 PORTSMOUTH AVE
STRATHAM, NH

DATE:	MAR 11, 2026	SCALE	NTS
PROJ. NO:	NH–1566	SHEET NO.	9



NOTES:
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. INDICATOR TAPE SHALL BE PLACED 12" to 18" DEEP AND SHALL BE METAL IMPREGNATED TO AID IN LOCATING WITH METAIL DETECTING EQUIPMENT.

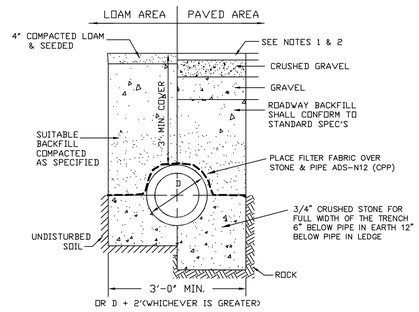
UTILITY TRENCH DETAIL



AASHTO #3 STONE (1"-2") OR SIMILAR	
SIEVE SIZE	% PASSING
3" (75MM)	100
2.5" (63MM)	90-100
2" (50MM)	35-70
1.5" (37.5MM)	0-15
0.75" (19MM)	0-5

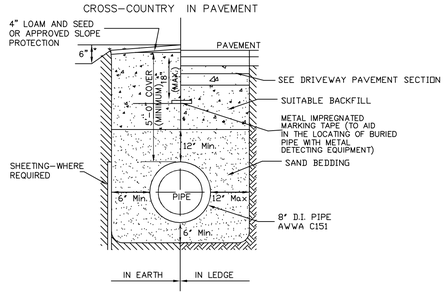
UNDERDRAIN TRENCH DETAIL

NOT TO SCALE

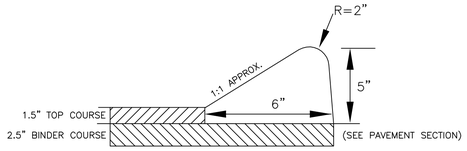


NOTE:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPEC'S.

TYPICAL DRAINAGE TRENCH DETAIL



TYPICAL TRENCH DETAIL FOR WATER SYSTEM



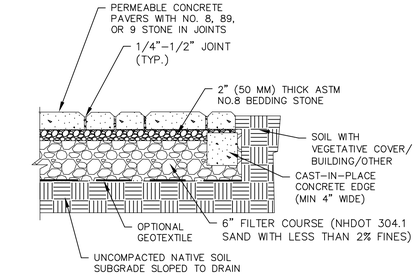
THE BIT. CURBING IS TO BE CONSTRUCTED OF A POLYFIBER CURB MIX CONTAINING 59.2% SAND, 27.6% 3/8" STONE, 9.2% 1/2" STONE, 0.3% FIBERS, AND 3.0% ASPHALT.

CAPE COD BERM DETAIL

NOT TO SCALE

TRAFFIC CONTROL SCHEDULE

SIGN NUMBER	SIGN	SIZE OF SIGN WIDTH	SIZE OF SIGN HEIGHT	DESCRIPTION	MOUNT TYPE	MOUNT HEIGHT
R1-1	STOP	30"	30"	WHITE ON RED	CHANNEL	7'-0"
R2-1	SPEED LIMIT 25	18"	24"	BLACK ON WHITE	CHANNEL	7'-0"
W14-2	NO OUTLET	24"	24"	BLACK ON YELLOW	CHANNEL	7'-0"

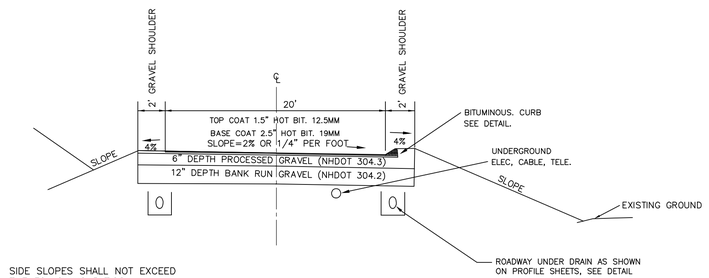


ROUTINE MAINTENANCE: VISUAL INSPECTION OF THE PERVIOUS PAVERS TO ENSURE THAT THEY ARE CLEAN OF DEBRIS AND SEDIMENTS. ROUTINE CLEANING PROCEDURES WOULD INCLUDE BLOWING (WITH LEAF BLOWER OR SIMILAR) IN FALL, TRUCK-SWEEPING AND/OR DRY VACUUMING. ADD STONE TO REFILL JOINT SPACE AFTER SWEEPING/VACUUMING IF NEEDED.

NOTES:
1. SEE MANUFACTURER'S SPECIFICATIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS.
2. PAVERS SHALL BE TERMRON OR APPROVED EQUAL.
3. OWNER TO SELECT FINAL FINISH AND COLOR.

SIDEWALK PERVIOUS PAVER

NOT TO SCALE



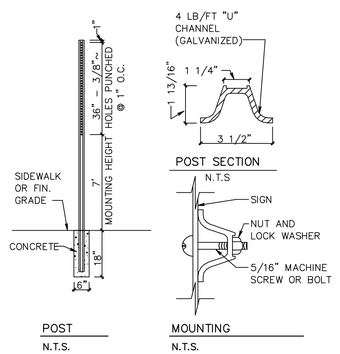
SIDE SLOPES SHALL NOT EXCEED THE FOLLOWING RATIOS:

SLOPE	V:H
4' HIGH	4:1
4'-10'	3:1
10'+	2:1

NOTE:
1. MAXIMUM SUBGRADE COMPACTION SHALL BE 97%.
2. CONTRACTOR SHALL INSTALL 0.35 GALLONS PER SQUARE YARD OF RS-1 TACK COAT EMULSION.
3. 6-INCHES OF LOAM WITH CONSERVATION SEED MIX SHALL INSTALLED WHERE DISTURBANCE IS REQUIRED ALONG ROADWAY.

TYPICAL ROADWAY CROSS SECTION

NOT TO SCALE



STREET SIGN DETAIL

PREPARED FOR:

RED BARN PROPERTY LLC
6 SHORE DRIVE
GREENLAND, NH 03840

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

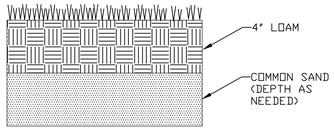


REVISED PER REVIEW COMMENTS	11/03/26
REVISED PER REVIEW COMMENTS	09/01/26
REVISED PER REVIEW COMMENTS	05/05/26
REVISIONS:	DATE:

CONSTRUCTION DETAILS

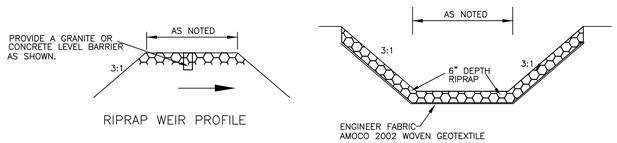
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PROJ. N0:	NH-1566	SHEET NO.	10



NOTES:
1. SEE SEEDING SPECIFICATIONS.

LOAM & SEED
NOT TO SCALE



RIPRAP WEIR
NOT TO SCALE

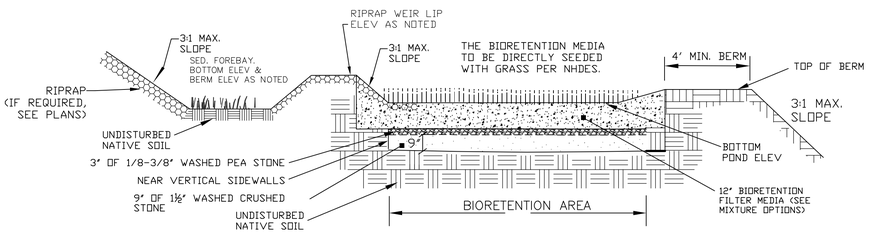
1/8" – 3/8" PEA GRAVEL GRADATION	
SEIVE SIZE	% PASSING BY WEIGHT
3/8"	80–100
#4	10–30
#8	0–10
#200	0–1

FILTER MEDIA MIXTURE VOLUME OPTIONS:

1. 50% TO 55% BY VOLUME SAND THAT IS CERTIFIED BY ITS PRODUCER AS MEETING THE REQUIREMENTS FOR ASTM C–33 CONCRETE SAND, 20% TO 30% BY VOLUME OF LOAMY SAND TOPSOIL WITH 15% TO 25% FINES PASSING THE NUMBER 200 SIEVE, AND 20% TO 30% BY VOLUME MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH WITH LESS THAN 5% PASSING THE NUMBER 200 SIEVE;
2. 20% TO 30% BY VOLUME OF MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH THAT HAS NO MORE THAN 5% FINES PASSING THE NUMBER 200 SIEVE, WITH 70 TO 80% BY VOLUME LOAMY COARSE SAND USED IN THE MIXTURE MEETING THE FOLLOWING SIEVE ANALYSIS SPECIFICATION:
   A. FROM 85% TO 100% BY WEIGHT SHALL PASS THE NUMBER 10 SIEVE;
   B. FROM 70% TO 100% BY WEIGHT SHALL PASS THE NUMBER 20 SIEVE;
   C. FROM 15% TO 40% BY WEIGHT SHALL PASS THE NUMBER 60 SIEVE; AND
   D. FROM 8% TO 15% BY WEIGHT SHALL PASS THE NUMBER 200 SIEVE;
3. 60% TO 85% BY VOLUME OF SAND, 15% TO 25% BY VOLUME OF LOAM OR TOPSOIL, AND 3% TO 8% BY VOLUME OF ORGANIC MATTER USED IN THE MIXTURE MEETING THE FOLLOWING SIEVE ANALYSIS SPECIFICATION:
   A. 100% BY WEIGHT SHALL PASS THE NUMBER 4 SIEVE;
   B. 95% BY WEIGHT SHALL PASS THE NUMBER 10 SIEVE;
   C. FROM 15% TO 40% BY WEIGHT SHALL PASS THE NUMBER 40 SIEVE;
   D. FROM 10% TO 20% BY WEIGHT SHALL PASS THE NUMBER 200 SIEVE; AND
   E. 5. FROM 0% TO 5% BY WEIGHT SHALL PASS A SIEVE THAT IS FINER THAN THE NUMBER 200 SIEVE.

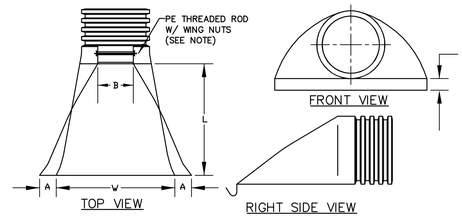
FILTER MEDIA MIXTURES

COMPONENT MATERIAL	PERCENT MIXTURE BY VOLUME	GRADATION OF MATERIAL	
		SIEVE NO.	PERCENT BY WEIGHT PASSING STANDARD SIEVE
FILTER MEDIA OPTION A			
ASTM C–33 CONCRETE SAND	50 TO 55		
LOAMY SAND, TOPSOIL, WITH FINES AS INDICATED	20 TO 30	200	15 TO 25
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH WITH FINES AS INDICATED	20 TO 30	200	< 5
FILTER MEDIA OPTION B			
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH WITH FINES AS INDICATED	20 TO 30	200	< 5
LOAMY COARSE SAND	70 TO 80	10	85 TO 100
		20	70 TO 100
		60	15 TO 40
		200	8 TO 15



NOTE:
1. SCARIFY SIDES AND BOTTOM OF BIORETENTION AREA TO FACILITATE NATURAL INFILTRATION RATES.
2. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATION WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
3. DO NOT PLACE SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
4. DO NOT DISCHARGE SEDIMENT–LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOF, WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
5. AREAS WITHIN THE BIORETENTION POND ARE TO BE SEEDED WITH NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES BY NEW ENGLAND WETLAND PLANTS OR EQUAL.

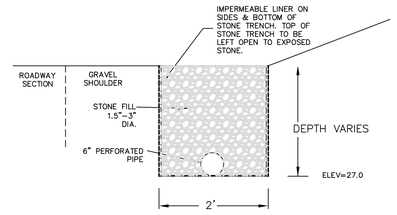
BIORETENTION POND PROFILE
NOT TO SCALE



PART No.	PIPE SIZE	A	B(MAX)	H	L	W
1510–NP	15" 375 mm	6.5" 165 mm	10" 254 mm	6.5" 165 mm	25" 635 mm	29" 735 mm
1810–NP	18" 450 mm	7.5" 190 mm	15" 380 mm	6.5" 165 mm	32" 812 mm	35" 890 mm
2410–NP	24" 600 mm	7.5" 190 mm	18" 450 mm	6.5" 165 mm	36" 900 mm	45" 1140 mm
3010–NP	30" 750 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm
3610–NP	36" 900 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm

NOTE: PE THREADED ROD W/ WING NUTS PROVIDED FOR END SECTIONS 15"–24". 30" & 36" END SECTIONS TO BE WELDED PER MANUFACTURER'S RECOMMENDATIONS.

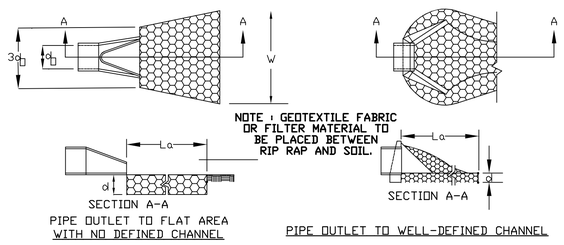
ADS N–12 FLARED END SECTIONS
NOT TO SCALE (ALL DIMENSIONS ARE NOMINAL)



NOTES:

1. STONE SHALL BE CLEAN AND WASHED.
2. DEPTH OF STONE TRENCH SHALL BE AS REQUIRED TO PLACE PIPE ON BOTTOM OF TRENCH WITH SLOPE PROVIDED.

STONE TRENCH
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. THE SUB GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION. 3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING 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 RIP RAP 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.
5. STONE FOR RIRAP SHALL BE ANGULAR OR SUBANGULAR. THE STONES SHOULD BE SHAPED SO THAT THE LEAST DIMENSION OF THE STONE FRAGMENT SHALL BE NOT LESS THAN ONE–THIRD OF THE GREATEST DIMENSION OF THE FRAGMENT.
6. FLAT ROCKS SHALL NOT USED FOR RIP RAP. VOIDS IN THE ROCK RIPRAP SHOULD BE FILLED WITH SPALLS AND SMALLER ROCKS.

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. 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 TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO OUTLET PROTECTION.

PIPE OUTLET PROTECTION

PREPARED FOR:

RED BARN PROPERTY LLC
6 SHORE DRIVE
GREENLAND, NH 03840

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



REVISIONS:	DATE:
REVISED PER REVIEW COMMENTS	11/03/26
REVISED PER REVIEW COMMENTS	09/01/26
REVISED PER REVIEW COMMENTS	05/05/26

CONSTRUCTION DETAILS

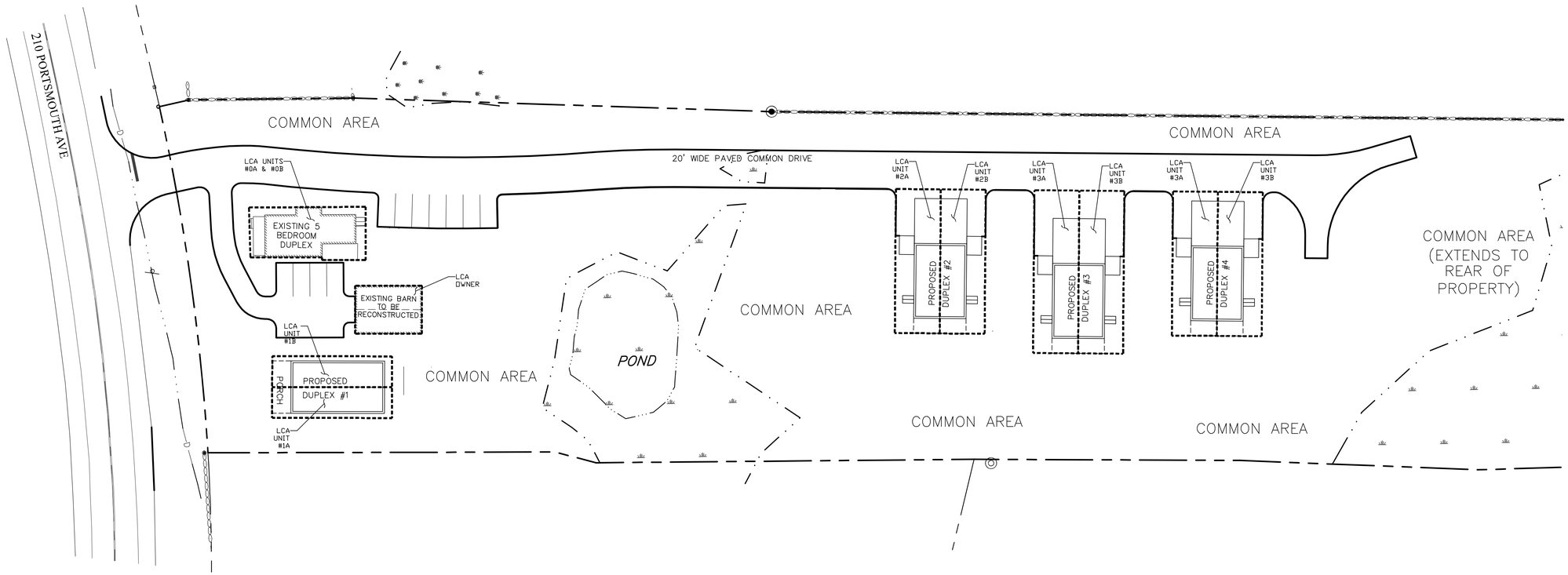
PLAN FOR:
RESIDENTIAL DEVELOPMENT
210 PORTSMOUTH AVE
STRATHAM, NH

DATE:	MAR 11, 2026	SCALE	NTS
PROJ. N0:	NH-1566	SHEET NO.	10A

NOTES

1. THE LOCATIONS OF LIMITED COMMON AREAS ARE APPROXIMATE AND WILL BE FINALIZED AFTER CONSTRUCTION BY NORTHAM SURVEY LLC TO BE RECORDED AT THE REGISTRY OF DEEDS.
2. UNIT NUMBERING IS FOR CONVENIENCE AND CLARITY ONLY. ACTUAL UNIT NUMBERS WILL BE DECIDED BY THE TOWN OF STRATHAM.
3. ALL AREA NOT NOTED AS LIMITED COMMON AREA SHALL BE COMMON AREA.

LCA = LIMITED COMMON AREA



PREPARED FOR:

RED BARN PROPERTY LLC
6 SHORE DRIVE
GREENLAND, NH 03840

BA BEALS ASSOCIATES, PLLC

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

STATE OF NEW HAMPSHIRE
CHRISTIAN O. SMITH
No. 9900
PROFESSIONAL ENGINEER

30 0 15 30 60 120

REVISED PER REVIEW COMMENTS	09/01/26
REVISED SITE LAYOUT	06/02/26
REVISIONS:	DATE:

DRAFT CONDOMINIUM SITE PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
210 PORTSMOUTH AVE
STRATHAM, NH

DATE:	MAR 23, 2026	SCALE:	1"=30'
PROJ. N0:	NH-1566	SHEET NO.	11

LEGEND

0–25' NO DISTURBANCE ZONE ENHANCEMENTS

25–75' WETLAND SETBACK ENHANCEMENT PLANTINGS (APPROXIMATELY 8–FEET ON CENTER)

BOULDER PILES

NEST BOXES (APPROXIMATELY EVERY 40 FEET)



30 0 15 30 60 120

PREPARED FOR:

RED BARN PROPERTY LLC
6 SHORE DRIVE
GREENLAND, NH 03840

BA BEALS ASSOCIATES, PLLC

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

REVISED PER REVIEW COMMENTS	11/03/26
REVISED PER REVIEW COMMENTS	09/01/26
REVISED SITE LAYOUT	06/02/26
REVISIONS:	DATE:

BUFFER ENHANCEMENT PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
210 PORTSMOUTH AVE
STRATHAM, NH

DATE:	MAR 23, 2026	SCALE:	1"=30'
PROJ. N0:	NH-1566	SHEET NO.	12