



**Town of Stratham, NH  
Site Plan Review Application**

Map# 17 Lot# 39 & 40

Project Name: Perlowski Properties, LLC.

Location: 149 & 151 Portsmouth Ave.

Project Description: Proposed residential/commercial buildings with private well  
and on site septic.

Zone:            New Industrial / Commercial Square Footage:           

or Number of Residential Units:           

**Applicant:**

Name: Mark Perlowski Phone: 1-603-490-9516

Company: Perlowski Properties, LLC. Fax:           

Address: P.O. Box 1137, Stratham, NH 03885

**Owner:**

Name: Mark Perlowski Phone: 1-603-490-9516

Company: Perlowski Properties, LLC. Fax:           

Address: P.O. Box 1137, Stratham, NH 03885

**Agent:**

Contact Name: Joseph Nichols Phone: 1-603-583-4860

Company: Beals Associates, PLLC. Fax: 1-603-583-4863

Address: 70 Portsmouth Ave. Stratham, NH 03885

Email Address: jnichols@bealsassociates.com

By signing this application, you are agreeing to all rules and regulations of the Town of Stratham, and are agreeing to allow agents of the Town of Stratham to conduct inspections, during normal business hours, of your property, to ensure compliance with all Stratham Zoning and Site Review regulations while your application is under consideration and during any construction and operational phases after approval is granted.

**The Signor shall be the owner or the signor shall provide a letter signed by all the property owners giving the signor permission to represent the owner in presentation of this application.**

Signed: *Mark Perlowski* Date: 1/23/18

**Fees:**

Notification Fee: \$150.00 plus Abutters Fee: 14 Abutters X \$8.00 = \$ 112.00

Site Review Fee\*: \$ 840.00 One-Hundred (\$100) dollars for each 1,000 square feet of building  
construction – with a minimum of one-hundred (\$100) dollars.

Preliminary Consultation as provided for under Section 4.1, a filling fee of \$75.00.

**Total Fees: \$ 1102.00**

See Section 4.2.7 of the Site Review Regulations for fee schedule.  
\*Additional fees may be charged to cover inspection and review cost.

**For Office Use Only**

Date Application Received:            Total Fees Collected with Application: \$           .00

Abutters List Received:            Check List Received:           

PB Hearing Date:            Notice Date:            PB Jurisdiction Acceptance Date:           

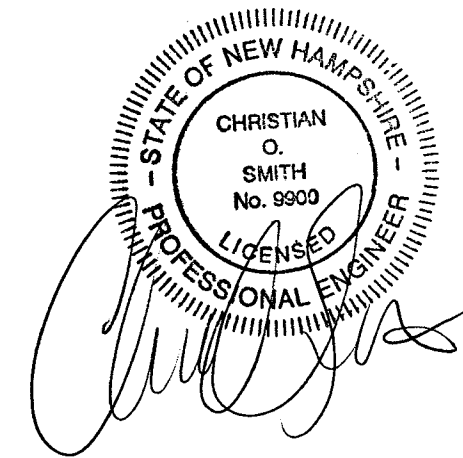
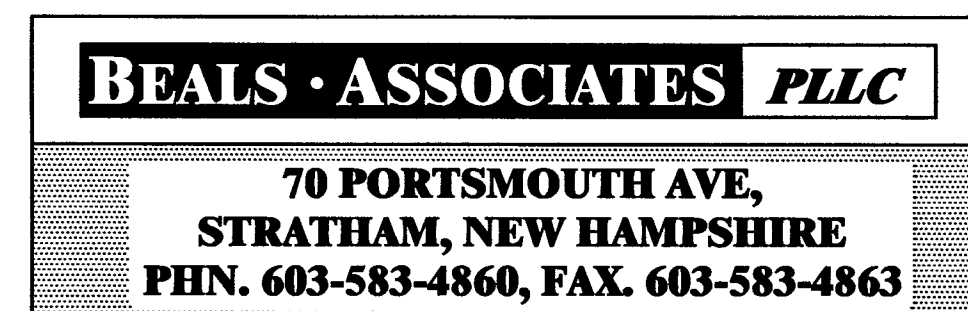
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# PROPOSED SITE PLAN

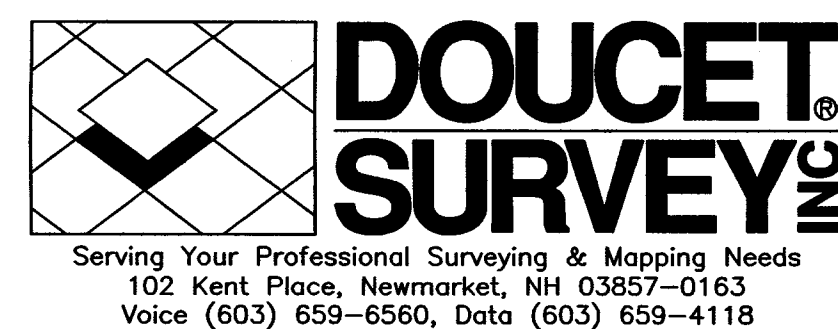
## 149 & 151 PORTSMOUTH AVE

### STRATHAM, NH

CIVIL ENGINEERS:

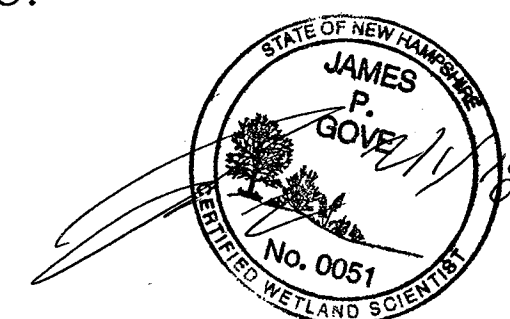
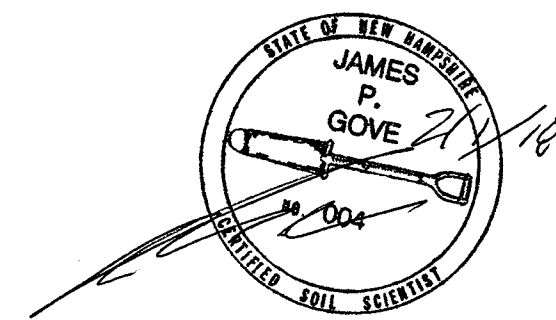


LAND SURVEYORS:

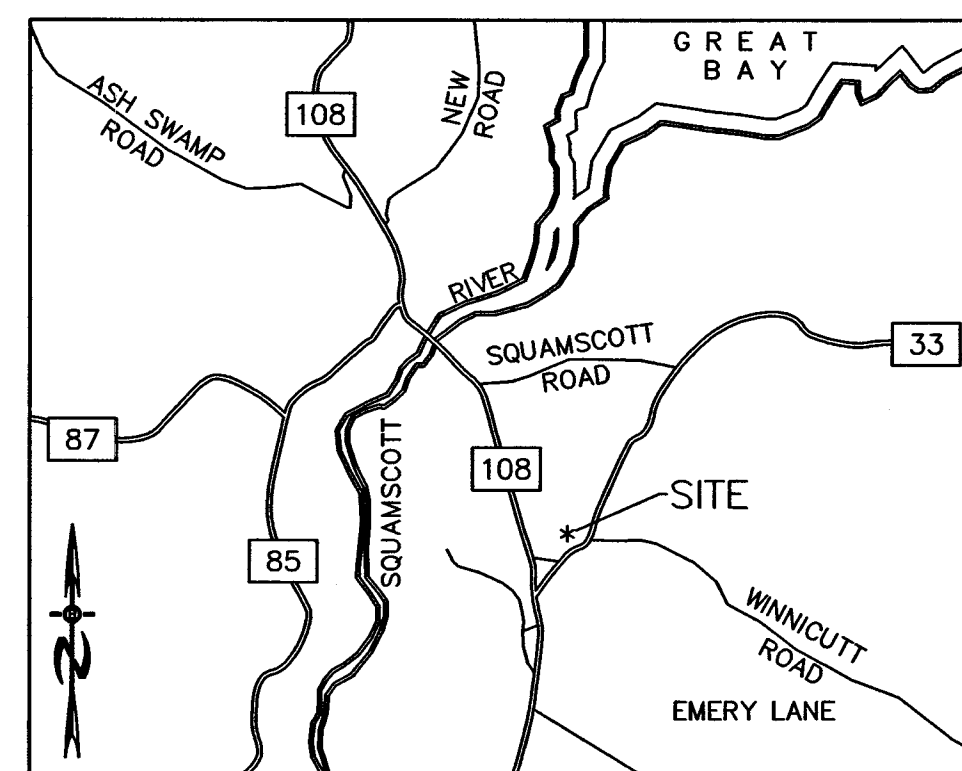


WETLAND / SOIL  
CONSULTANT:

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



LOCATION MAP



#### INDEX

- TITLE SHEET  
1-2 EXISTING CONDITONS PLAN2  
3 DEMOLITION / EROSION CONTROL PLAN  
4 PARKING & PAVEMENT PLAN  
5 GRADING, DRAINAGE & UTILITY PLAN  
6 HIGHWAY ACCESS PLAN  
7 CONSTRUCTION DETAILS  
8 EROSION CONTROL DETAILS

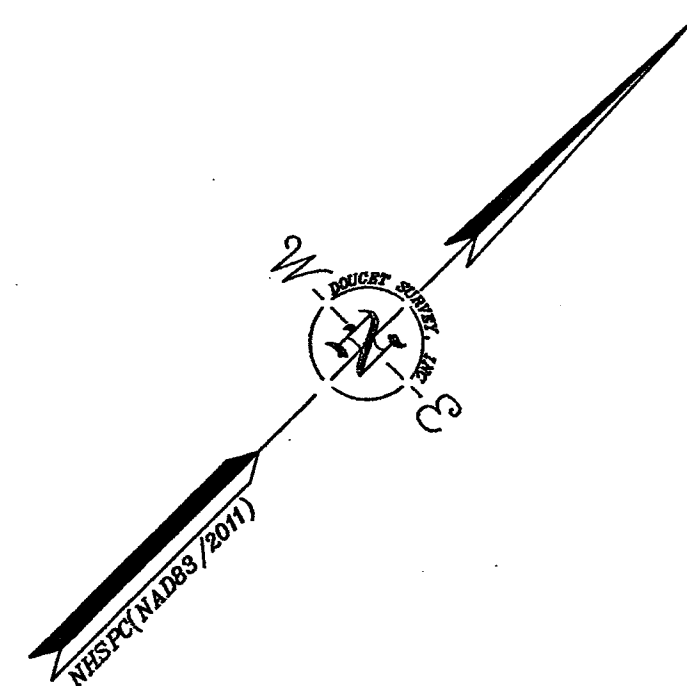
#### RECORD OWNER/APPLICANT

PERLOWSKI PROPERTIES, LLC.  
PO BOX 1137  
STRATHAM, NH 03885

PLAN SET LEGEND

5/8" REBAR	●	PROPOSED LIGHT POLE	⦿
DRILL HOLE	○	PROPOSED WALL LIGHT	⦿
CONC. BOUND	□	PROPOSED PARKING COUNT	③
UTILITY POLE	⊕	OVERHEAD ELEC. LINE	—x—
DRAIN MANHOLE	⊗	FENCING	—D—D—
EXISTING LIGHT POLE	⊙	DRAINAGE LINE	—D—D—
EXISTING CATCH BASIN	⊕	TREE LINE	—wavy—
PROPOSED CATCH BASIN	⊕	ABUT. PROPERTY LINES	—dashed—
MAPLES, ETC.	⊕	EXIST. PROPERTY LINES	—dashed—
EXIST. SPOT GRADE	⊕	BUILDING SETBACK LINES	—dashed—
PROP. SPOT GRADE	⊕	EXIST. CONTOUR	—100—
DOUBLE POST SIGN	⊕	PROP. CONTOUR	—100—
SINGLE POST SIGN	⊕	SOIL LINES	—dotted—

	REVISIONS:	DATE:
1		
2		
3		
4		
5		



SOILS LEGEND			
SOIL MAP	UNIT	DESCRIPTION	HSG
(SSS)	(HSS)		
299	361	Udorthents, smoothed, MWD	B
448	323	Siltuats, MWD	C
943	443	Eldridge Variant, SWPD	C
38	343	Eldridge, MWD	C
538	543	Squamscott, PD	C
134	643	Maybid, VPD	D

**NOTE:**  
ALL ELECTRIC, GAS, TEL. WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

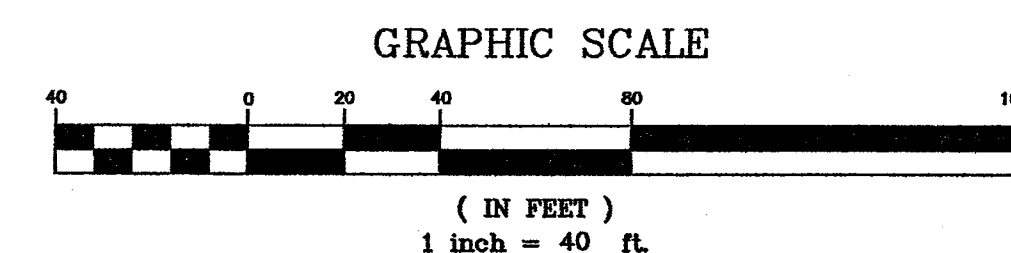
NO.	DATE	DESCRIPTION	BY
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TAX MAP 17, LOT 31  
STRATHAM GREEN CONDO ASSOCIATION  
PO BOX 69  
STRATHAM, NH 03885



John F. Kaiser L.L.S. #937  
1/30/18 DATE

STATE OF  
NEW HAMPSHIRE  
No.  
937  
JOHN  
F.  
KAISER  
LAND SURVEYOR  
SIGNATURE



EXISTING CONDITIONS PLAN  
FOR  
PERLOWSKI PROPERTIES, LLC  
149 & 151 PORTSMOUTH AVENUE  
STRATHAM, NEW HAMPSHIRE

DRAWN BY: <i>E.J.S.</i>	DATE: <i>JAN. 30, 2018</i>
CHECKED BY: <i>J.F.K.</i>	DRAWING NO.: <i>3681B</i>
JOB NO. <i>3681</i>	SHEET <i>1</i> OF <i>2</i>





MONUMENT TABLE
M1-STEEL STAKE FOUND, DOWN 4" W/ALUM. CAP LLS #309
M2-6"x6" CONC. NHHB FOUND, FLUSH W/D.H.
M3-3/4" IRON PIPE FOUND, DOWN 2"
M4-1-1/4" SMOOTH IRON ROD FOUND, DOWN 1"
M5-5/8" REBAR FOUND, DOWN 1"
M6-1/2" REBAR FOUND, DOWN 4"
M7-5/8" REBAR FOUND, DOWN 1" W/BROKEN CAP
M8-5/8" REBAR FOUND, DOWN 3" W/BROKEN CAP
M9-1" IRON PIPE FOUND, DOWN 4" (N 77°55'58" W, 2.03' FROM CORNER)
M10-1-1/2" IRON PIPE FOUND, UP 23" (LOOSE)
M11-1-1/4" IRON PIPE FOUND, UP 2"
M12-1/2" REBAR FOUND, UP 6"
M13-1" IRON PIPE FOUND, LAID OVER (S 78°38'32" E, 2.79' FROM CORNER)
M14-1" IRON PIPE FOUND, UP 8"
M15-2" IRON PIPE FOUND, FLUSH
M16-1-1/4" IRON PIPE FOUND, DOWN 2"
M17-6"x6" CONC. NHHB FOUND, UP 21" W/D.H.
M18-STEEL STAKE FOUND, FLUSH W/CAP LLS #309
M19-1" IRON PIPE FOUND, FLUSH
M20-1" IRON ROD FOUND, DOWN 2"
M21-5/8" REBAR FOUND, DOWN 4"
M22-REBAR FOUND, FLUSH W/CAP "KNIGHT HILL"
M23-6"x6" GRANITE BOUND, FOUND UP 14" W/IRON PLUG
M24-6"x6" CONC. NHHB FOUND, UP 8" W/D.H.

SIGN TABLE
S1-DIRECTIONAL ARROW
S2-NO LEFT TURN
S3-DO NOT ENTER
S4-KEEP RIGHT
S5-EXIT ONLY
S6-ENTER ONLY
S7-OLDE TOWNE HALL ANTIQUES
S8-STRATHAM VILLAGE MARKET
S9-NO PARKING
S10-HANDICAP PARKING
S11-DIRECTORY SIGN
S12-FORMICHELL'S PIZZA
S13-SCHOOL BUS STOP AHEAD
S14-STOP HERE ON RED
S15-TRAFFIC CIRCLE AHEAD

FINISHED FLOOR TABLE
FF1=53.4' (ON WOODEN THRESHOLD)
FF2=56.2' (ON WOODEN THRESHOLD)
FF3=56.4' (ON WOOD)
FF4=55.5' (ON CONCRETE)
FF5=56.4' (ON TILE)
FF6=52.0' (ON METAL THRESHOLD)

DRAINAGE STRUCTURES
CB #1023
RIM ELEV.=41.9'
(A) 15" RCP INV.=37.4'
(B) 12" RCP INV.=38.1'
(C) 15" RCP INV.=37.7'
CB #1131
RIM ELEV.=42.9'
12" RCP INV.=38.9'
CB #1204
RIM ELEV.=50.5'
(A) 18" RCP INV.=44.5'
(B) 12" RCP INV.=44.6'
(C) 6" CMP INV.=45.6'
CB #1280
RIM ELEV.=51.1'
(A) 12" RCP INV.=45.7'
(B) 12" RCP INV.=46.1'
CB #1450
RIM ELEV.=53.5'
12" RCP INV.=48.0'
CB #1594
RIM ELEV.=56.7'
(A) 15" RCP INV.=52.1'
(B) 15" HDPE INV.=52.2'
(C) 6" PVC INV.=53.9'
(D) 12" CMP INV.=53.3'
CB #1606
RIM ELEV.=57.8'
12" CMP INV.=55.8'
CB #2891
RIM ELEV.=48.8'
6" HDPE INV.=47.8'
CB #3014
RIM ELEV.=51.4'
(A) 15" RCP INV.=48.2'
(B) 15" RCP INV.=48.8'

SEWER STRUCTURES
SMH #2667
RIM ELEV.=48.1'
SEPTIC TANK
SMH #2828
RIM ELEV.=49.6'
SEPTIC TANK
SMH #3070
RIM ELEV.=53.7'
SEPTIC TANK

#### NOTES:

- REFERENCE: TAX MAP 17, LOTS 39 & 40
- TOTAL PARCEL AREAS:  
LOT 39: 62,016 SQ. FT. OR 1.424 AC.  
LOT 40: 64,567 SQ. FT. OR 1.482 AC.
- OWNER OF RECORD: LOT 39 PERLOWSKI PROPERTIES, LLC  
PO BOX 1137  
STRATHAM, NH 03885  
R.C.R.D. BOOK 5875, PAGE 2367  
LOT 40 PERLOWSKI PROPERTIES, LLC  
PO BOX 1137  
STRATHAM, NH 03885  
R.C.R.D. BOOK 5875, PAGE 2368
- ZONE: TOWN CENTER DISTRICT
- FIELD SURVEY PERFORMED BY E.J.S. & J.P.E. DURING 10/13 USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE 5700 SURVEY GRADE GPS UNIT. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS. NO UPDATED SURVEY HAS BEEN PERFORMED ON THIS SITE BY DOUCET SURVEY, INC.
- JURISDICTIONAL WETLANDS DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING JANUARY 2018 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y-87-1. FIELD LOCATION OF WETLAND FLAGS PERFORMED BY BEALS ASSOCIATES.
- FLOOD HAZARD ZONE: "X", PER FIRM MAP #3301500245E, DATED 9/30/2002.
- HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM STATIC GPS OBSERVATIONS PROCESSED BY THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS).
- VERTICAL DATUM BASED ON NAVD88(GEOD12A) DERIVED FROM STATIC GPS OBSERVATIONS PROCESSED BY THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS).
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING: THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
- EASEMENT NOTES:  
A. EASEMENT TO NET&T PER R.C.R.D. BOOK 2494, PAGE 923. DESCRIPTION IN DEED SPECIFIES AN AREA 35'X35' BUT DOES NOT APPEAR TO ENCOMPASS THE UTILITY BUILDING SHOWN HEREON. THE PRESUMPTION IS THAT THE EASEMENT WAS INTENDED TO ENCOMPASS SAID BUILDING.  
B. REFER TO DECLARATION OF CONDOMINIUM FOR LOT 41. R.C.R.D. BOOK 2468, PAGE 1279.  
C. EASEMENT TO NET&T PER R.C.R.D. BOOK 2742, PAGE 1372 FOR RIGHTS TO LAY, CONSTRUCT & RECONSTRUCT TELEPHONE CABLES AND APPURTENANCES. EASEMENT IS 10' IN WIDTH AS SHOWN HEREON.

#### REFERENCE PLANS:

- "SUBDIVISION PLAN FOR KERIN INDUSTRIES, INC. STRATHAM, N.H.", PREPARED BY EMERY ENGINEERING, DATED JUNE 13, 1977. R.C.R.D. PLAN D-7027.
- "PLAN OF LAND IN STRATHAM, NH FOR STRATHAM POST OFFICE", PREPARED BY KIMBALL CHASE COMPANY, DATED 1/28/83. R.C.R.D. PLAN D-11968.
- "PLAN OF LAND OF THE STRATHAM TOWN HALL, PORTSMOUTH AVENUE, STRATHAM, NEW HAMPSHIRE", PREPARED BY O'NEIL SURVEY ASSOCIATES, INC., DATED 5/18/89. R.C.R.D. PLAN D-19724.
- "SUBDIVISION OF LAND FOR WINNICUT INVESTMENT PROP. IN STRATHAM, N.H.", PREPARED BY BRUCE L. POHOPEK, LAND SURVEYOR, DATED JULY 7, 1985. R.C.R.D. PLAN D-14080.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT F018-2(1), N.H. NO. P-2428, SOUTH SIDE ROAD, TOWNS OF EXETER AND STRATHAM, COUNTY OF ROCKINGHAM", DATED JULY 1, 1954. ON FILE AT THE NHDOT RIGHT OF WAY BUREAU, CONCORD, NH.

#### ADDITIONAL ABUTTERS

TAX MAP 17, LOT 41-1, 41-2 & 41-3  
FORMA REALTY II, LLC  
18 CONGRESS ST.  
PORTSMOUTH, NH 03801

TAX MAP 17, LOT 41-4  
JEDI REALTY, LLC  
157 PORTSMOUTH AVE. SUITE 4  
STRATHAM, NH 03885  
R.C.R.D. BOOK 5612, PAGE 941

TAX MAP 17, LOT 115  
COLLEEN LAKE  
158 PORTSMOUTH AVENUE  
STRATHAM, NH 03885  
R.C.R.D. BOOK 3564, PAGE 1580

TAX MAP 17, LOT 116  
JOHN & SUZANNE SCHEEL  
4 TALL PINES DR.  
STRATHAM, NH 03885  
R.C.R.D. BOOK 4425, PAGE 2909

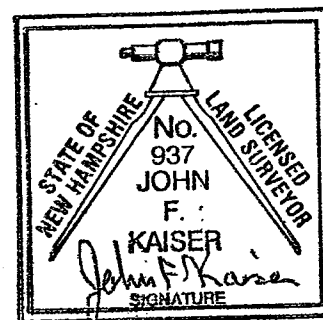
TAX MAP 17, LOT 117  
LESHAS, LLC  
24 PINEWOOD DRIVE  
STRATHAM, NH 03885  
R.C.R.D. BOOK 3370, PAGE 1652

TAX MAP 17, LOT 118  
BRADLEY JONES  
PO BOX 175  
STRATHAM, NH 03885  
R.C.R.D. BOOK 3102, PAGE 1292

I certify that this survey plot is not a subdivision pursuant to this title (NHRSA Title LXIV) 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 by those under my direct supervision and falls under the Urban Survey Classification of the NH Code of Administrative Rules of the Board of Licensure for Land Surveyors. I certify that this survey was made on the ground and is correct to the best of my knowledge and belief. Random traverse survey by Total Station, with a precision greater than 1:15,000.

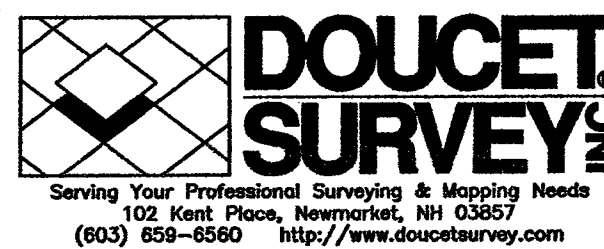
*John F. Kaiser* L.L.S. #937  
1/30/18 DATE

The certifications shown hereon are intended to meet registry of deed requirements and are not a certification to title or ownership of property shown. Owners of adjoining properties are according to current town assessors records.



## EXISTING CONDITIONS PLAN FOR PERLOWSKI PROPERTIES, LLC 149 & 151 PORTSMOUTH AVENUE STRATHAM, NEW HAMPSHIRE

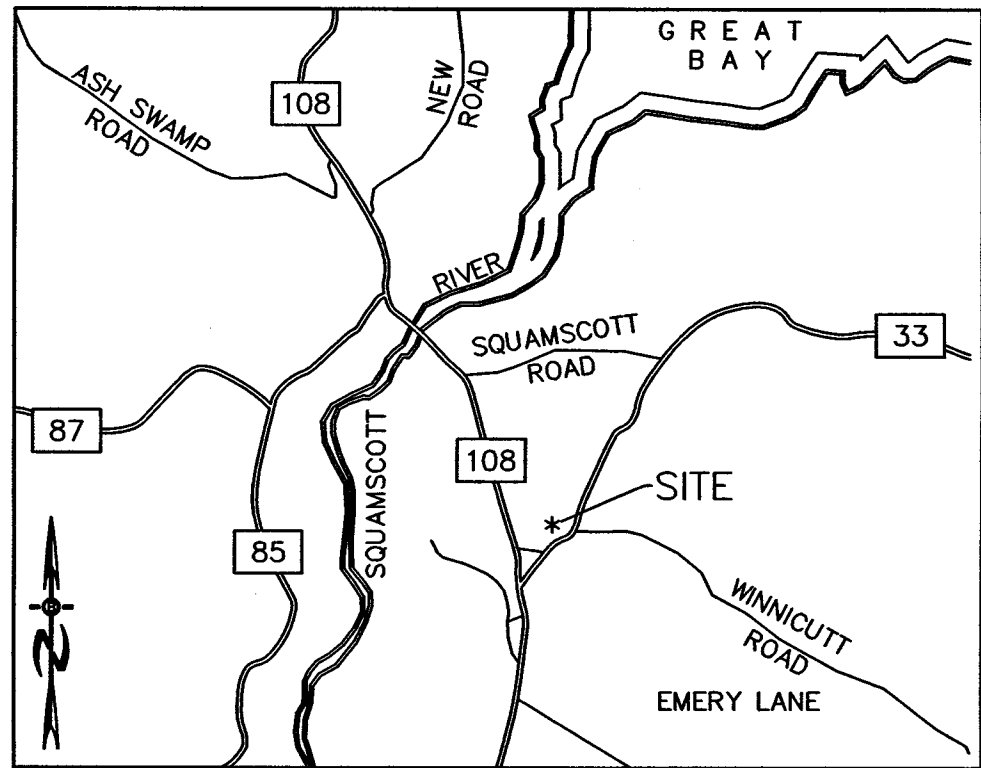
DRAWN BY: E.J.S.	DATE: JAN. 30, 2018
CHECKED BY: J.F.K.	DRAWING NO.: 3681B
JOB NO.: 3681	SHEET 2 OF 2



NO.	DATE	DESCRIPTION	BY

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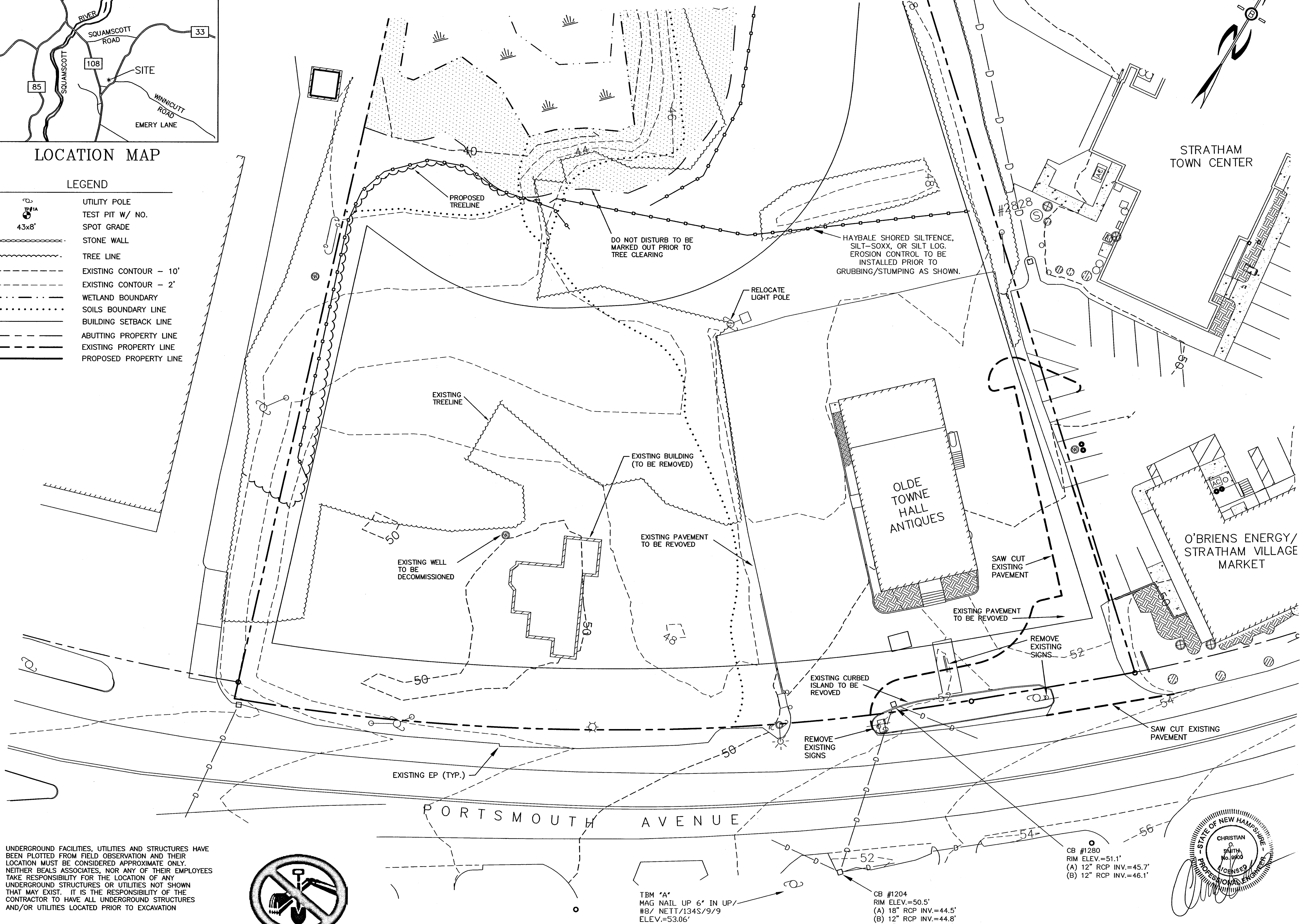




## LOCATION MAP

### LEGEND

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



PREPARED FOR:

PERLOWSKI PROPERTIES, LLC.  
PO BOX 1137  
STRATHAM, NH 03885

**BEALS ASSOCIATES PLLC**

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

### NOTES

- THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR SITE DEMOLITION. IT SHOULD BE NOTED THAT ALL MANMADE FEATURES SHALL BE REMOVED AS NECESSARY TO FACILITATE CONSTRUCTION UNLESS OTHERWISE NOTED. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCIES COMPARED TO DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE FOR REVIEW AND RESOLUTION. ANY CONTRADICTION BETWEEN ITEMS ON THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- ALL EXISTING STRUCTURES IN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS, UNLESS NOTED TO REMAIN ON THE SITE PLANS. ANY BURNING ON-SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
- ALL EXISTING UTILITIES SHALL BE TERMINATED AT THE PROPERTY LINE, OR AS SHOWN ON THE DESIGN PLANS, IN CONFORMANCE WITH LOCAL, STATE AND UTILITY COMPANY STANDARDS, SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES PRIOR TO THE START OF WORK.
- EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED PRIOR TO ANY EARTH MOVING ACTIVITIES.
- A TREE CLEARING PERMIT FROM LOCAL AND STATE AUTHORITIES MAY BE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL STUMPS AND DEBRIS ARE TO BE REMOVED FROM SITE.
- THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES.
- EXISTING SEWER SERVICE AND APPURTENANCES TO BE REMOVED AND DISPOSED OF PER TOWN AND STATE REQUIREMENTS. NEW SERVICES FOR EACH UNIT TO BE INSTALLED & CONNECTED PER TOWN SPECIFICATIONS.1. SEQUENCING AND SCHEDULING: (SEE DETAIL SHEETS FOR COMPLETE CONSTRUCTION SEQUENCE AND EROSION CONTROL SPECIFICATION.)
- DEMOLITION REQUIREMENTS: CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH THE ADJACENT AND OCCUPIED BUILDING AREAS, IN COMPLIANCE WITH THE GOVERNING LAWS. PRIME CONSIDERATION SHALL BE GIVEN TO THE SAFETY, PROTECTION AND CONVENIENCE OF THE PUBLIC AND OWNER'S PERSONNEL.
- LEAVE SITE IN CLEAN CONDITION.
- STUMP DISPOSAL TO BE OUTSIDE LIMITS OF PAVEMENT, DRAINAGE STRUCTURES, ETC.
- TEMPORARY EARTH MATERIAL STOCKPILES TO BE IN UPLAND AREAS AND COMPLETELY IMPOUNDED BY SILT FENCE/HAYBALE EROSION CONTROLS.
- THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.

### GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

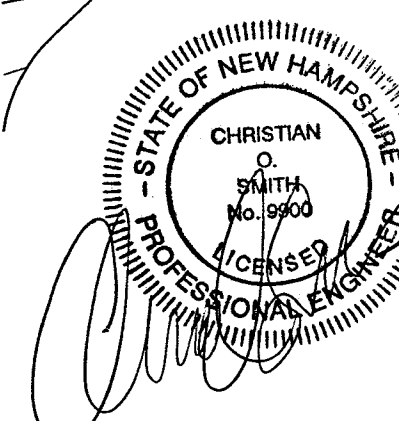
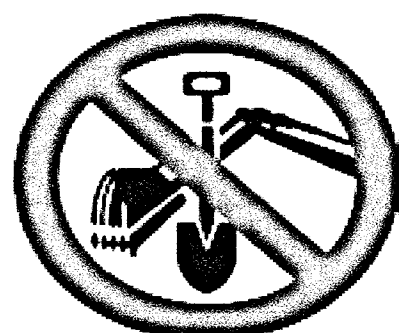
## DEMOLITION PLAN

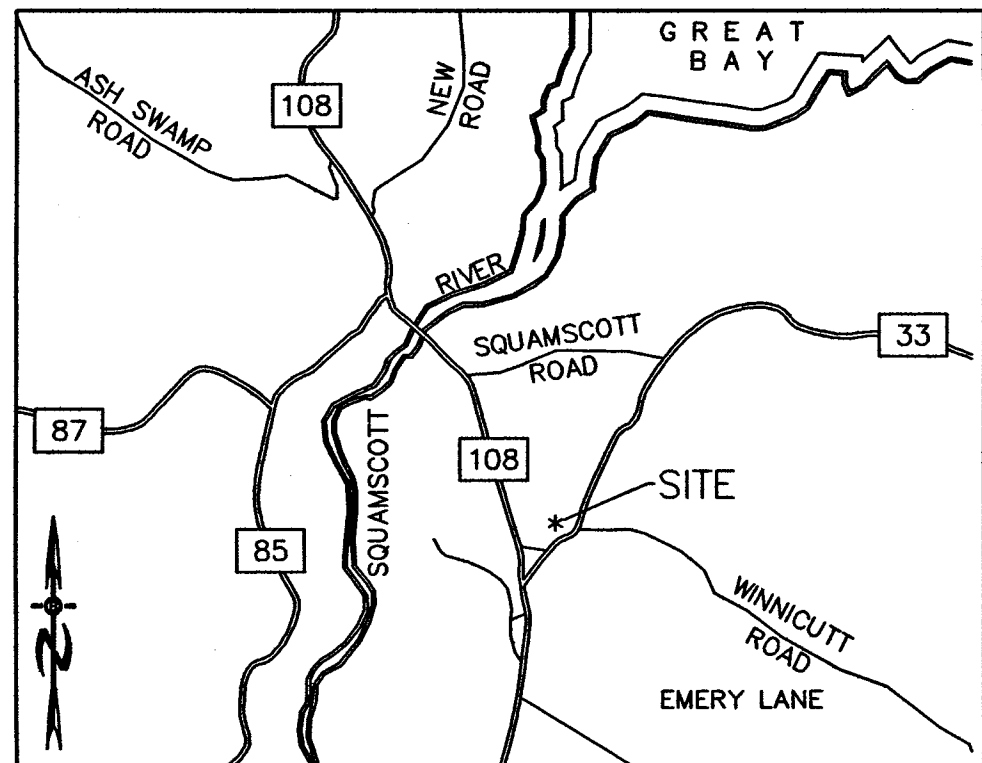
RESIDENTIAL/COMMERCIAL  
DEVELOPMENT  
149 & 151 PORTSMOUTH AVE  
STRATHAM, NH

DATE: FEBRUARY 2018 SCALE: 1"=20'  
PROJ. NO: NH-1066 SHEET NO. 3 OF 8

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

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





LOCATION MAP

PARKING CALCULATIONS:  
TOTAL NUMBER OF UNITS = 32

UNIT # 1  
2 - 2 BEDROOM APARTMENTS = 4 SPACES  
2,496 S.F. (OFFICE SPACE) 3 SPACES/1,000 S.F. = 8

UNIT # 2  
2 - 2 BEDROOM APARTMENTS = 4 SPACES  
2,496 S.F. (OFFICE SPACE) 3 SPACES/1,000 S.F. = 8

UNIT # 3 (OLD TOWN HALL)  
4 - 2 BEDROOM UNITS = 8 SPACES  
4 - VISITOR SPACES  
TOTAL SPACES PROVIDED = 36

ZONING REQUIREMENTS

ZONE	TC
LOT AREA MIN MIXED USE	40000 SF
MIN. FRONTAGE	200 FT.
FRONT YARD	0-25 FT.
SIDE YARD	10 FT.
REAR YARD	10 FT.
WETLANDS:	
BUILDING SETBACK	50 FT. HYDRIC B
SEPTIC SETBACK	100 FT. HYDRIC A
	50 FT. HYDRIC B
	75 FT. HYDRIC A

PREPARED FOR:

PERLOWSKI PROPERTIES, LLC.  
PO BOX 1137  
STRATHAM, NH 03885

**BEALS ASSOCIATES PLLC**

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

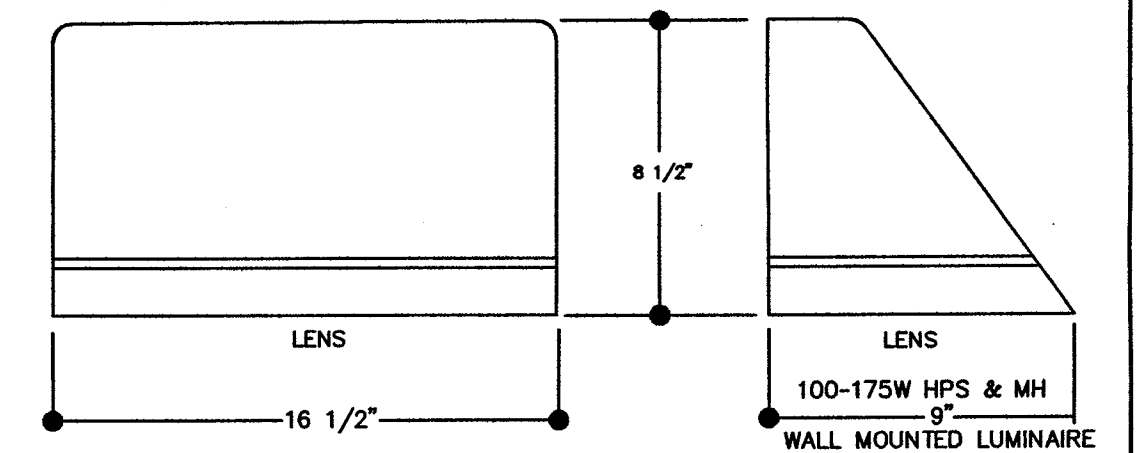
LIGHTING NOTES:

1. ALL OUTDOOR LIGHTING SHALL BE SO DIRECTED & SHIELDED THAT NO GLARE WILL SPILL OUT ONTO RESIDENTIALLY ZONED PROPERTIES.
2. AFTER 10:00 PM ONLY THAT AMOUNT OF LIGHT NECESSARY FOR THE SECURITY OF THE PREMISES SHALL BE PERMITTED.

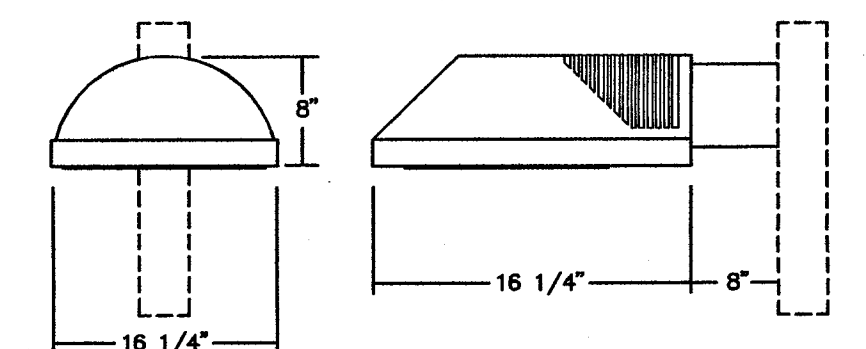
STRATHAM TOWN CENTER

LEGEND

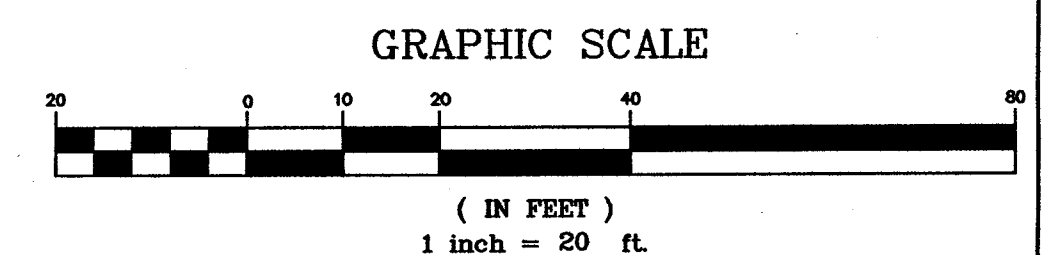
	UTILITY POLE
	TEST PIT W/ NO.
	SPOT GRADE
	STONE WALL
	TREE LINE
	EXISTING CONTOUR - 10'
	EXISTING CONTOUR - 2'
	WETLAND BOUNDARY
	SOILS BOUNDARY LINE
	BUILDING SETBACK LINE
	ABUTTING PROPERTY LINE
	EXISTING PROPERTY LINE



WALLPACK DETAIL



POLE LIGHT DETAIL

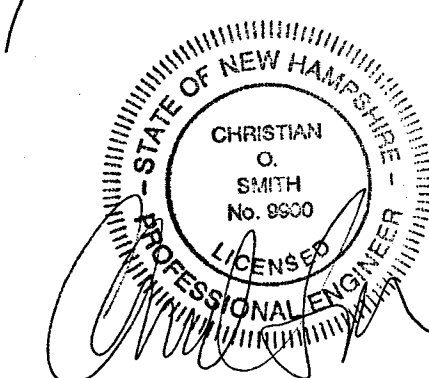


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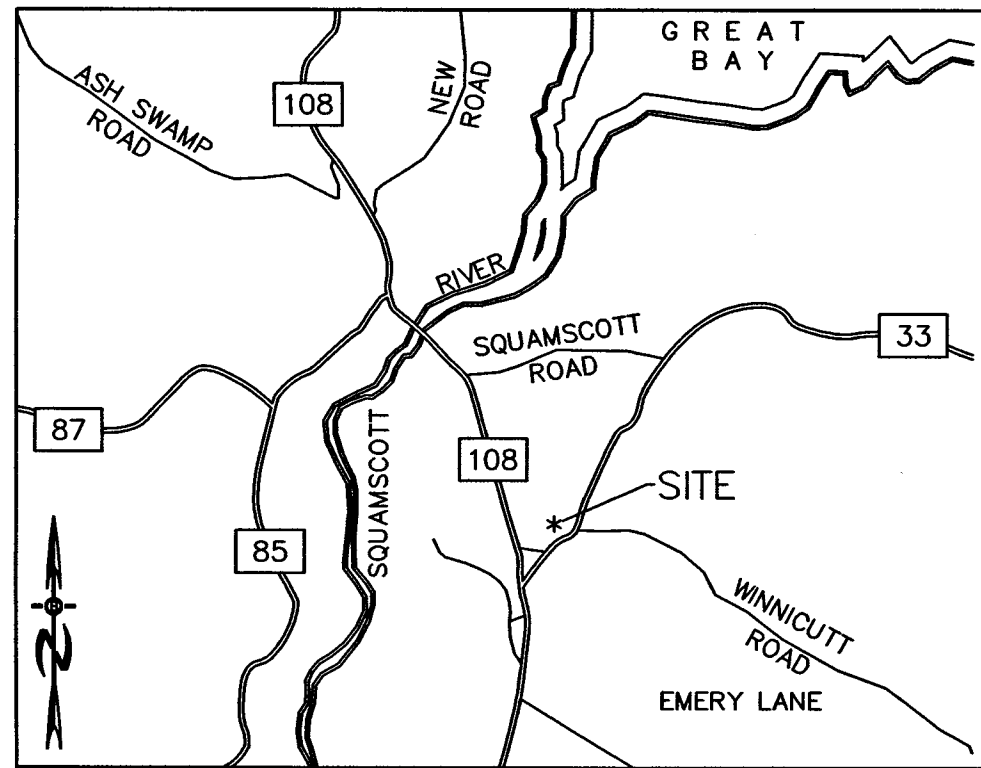
PARKING & LIGHTING PLAN

RESIDENTIAL/COMMERCIAL DEVELOPMENT  
149 & 151 PORTSMOUTH AVE  
STRATHAM, NH

DATE: FEBRUARY 2018	SCALE: 1" = 20'
PROJ. NO: NH-1066	SHEET NO. 4 OF 8







LOCATION MAP

LEGEND

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

BIORETENTION POND  
W/6" UD, SEE SHT. 6

PROPOSED LEACH  
FIELD, REFER TO  
SEPTIC PLAN

PROPOSED 5'x5'  
DUMPSTER  
(TO BE SCREENED)

4'Wx5' DEEP STONE  
DRIP EDGE  
TOP ELEV 49.5'

PROPOSED  
UNIT # 2

4'Wx4.5' DEEP  
STONE DRIP EDGE  
TOP ELEV 53.0'

PROPOSED  
UNIT # 1

DRIVE UNDER  
STORAGE

HAYBALE SHORED SILTFENCE,  
SILT-SOXX, OR SILT LOG.  
EROSION CONTROL TO BE  
INSTALLED PRIOR TO  
GRUBBING/STUMPING AS SHOWN.

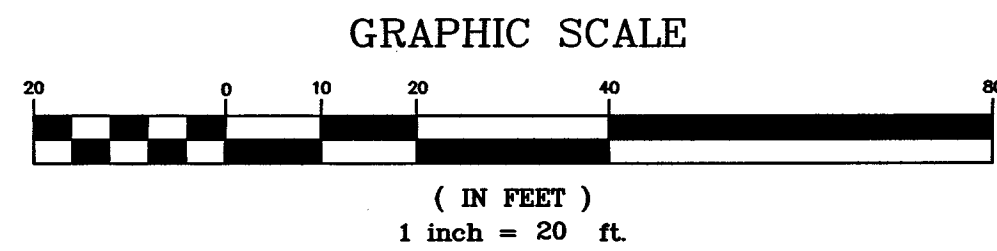
CB 2  
GRATE ELEV=48.5'  
INV OUT 46.5'  
12" HDPE, L=101'  
S = 0.005'/-  
INV OUT 46.0'

CB 1  
GRATE ELEV=49.0'  
INV OUT 46.85'  
12" HDPE, L=85'  
S = 0.01'/-  
INV OUT 46.0'

STRATHAM  
TOWN CENTER

O'BRIENS ENERGY/  
STRATHAM VILLAGE  
MARKET

DRAINAGE NOTES  
1. ALL DRAINAGE STRUCTURE AND SWALES WILL BE BUILT AND  
STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.  
2. SEE DETAIL SHEETS FOR STANDARD CONSTRUCTION NOTES AND  
DETAILS.

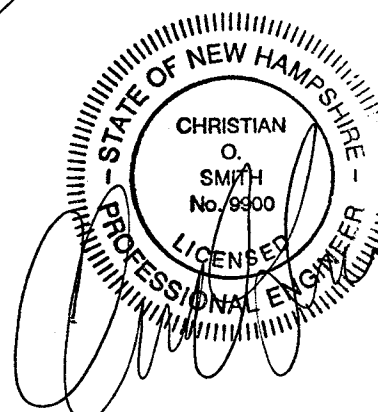


REVISIONS: DATE:

GRADING, DRAINAGE & UTILITY PLAN

RESIDENTIAL/COMMERCIAL  
DEVELOPMENT  
149 & 151 PORTSMOUTH AVE  
STRATHAM, NH

DATE: FEBRUARY 2018 SCALE: 1"=20'  
PROJ. NO: NH-1066 SHEET NO. 5 OF 8





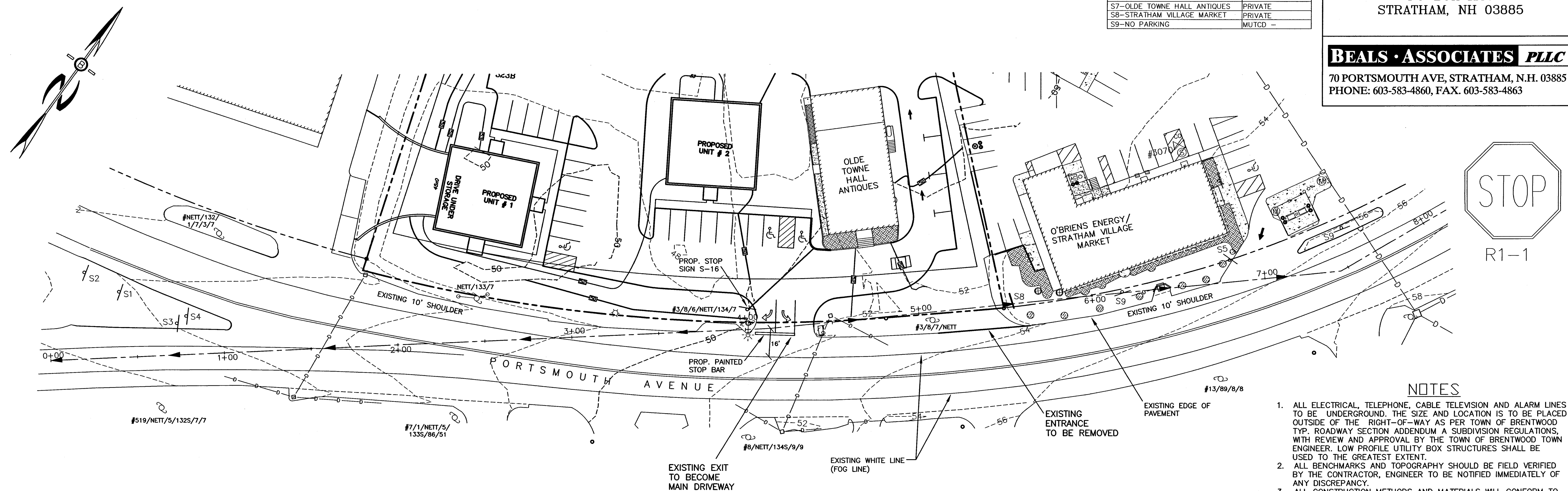
SIGN TABLE	
S1-DIRECTIONAL ARROW	MUTCD -
S2-NO LEFT TURN	MUTCD -
S3-DO NOT ENTER	MUTCD -
S4-KEEP RIGHT	MUTCD -
S7-OLDE TOWNE HALL ANTIQUES	PRIVATE
S8-STRATHAM VILLAGE MARKET	PRIVATE
S9-NO PARKING	MUTCD -

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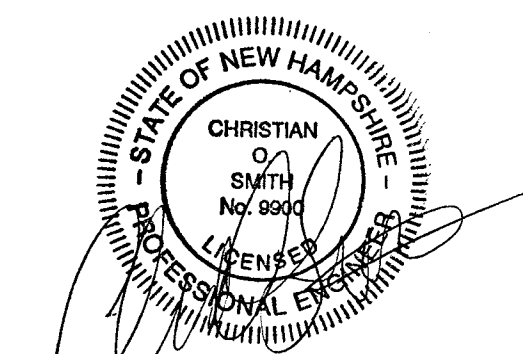
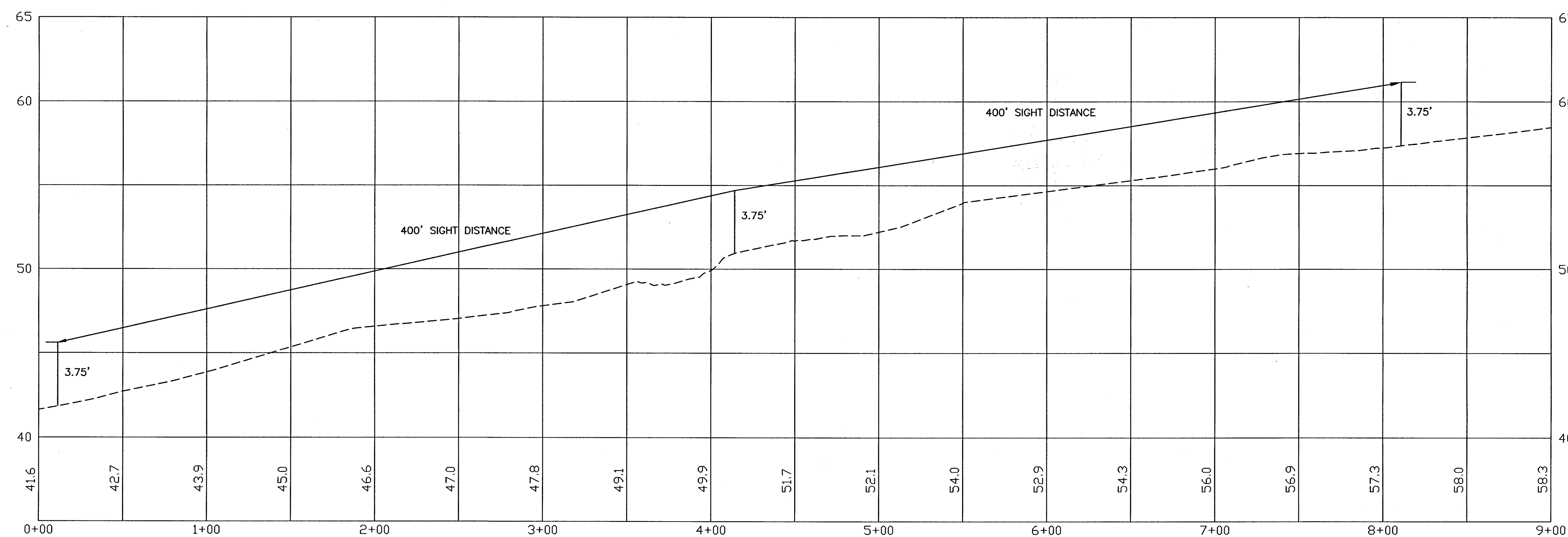
**BEALS ASSOCIATES PLLC**

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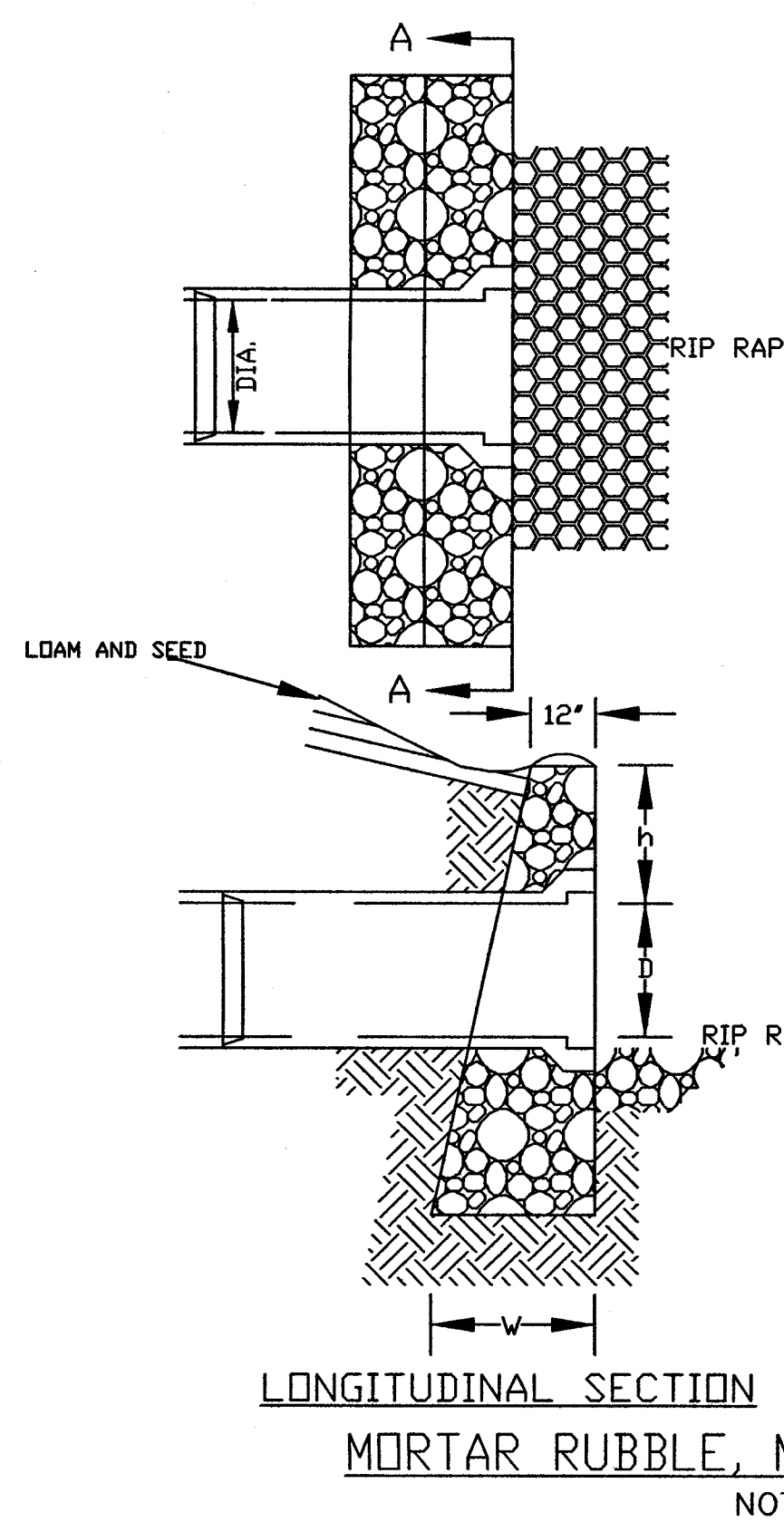
# NOTES

1. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION AND ALARM LINES TO BE UNDERGROUND. THE SIZE AND LOCATION IS TO BE PLACED OUTSIDE OF THE RIGHT-OF-WAY AS PER TOWN OF BRENTWOOD TYP. ROADWAY SECTION ADDENDUM A SUBDIVISION REGULATIONS, WITH REVIEW AND APPROVAL BY THE TOWN OF BRENTWOOD TOWN ENGINEER. 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.
4. ALL DRAINAGE STRUCTURES AND SWALES WILL BE BUILT AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.



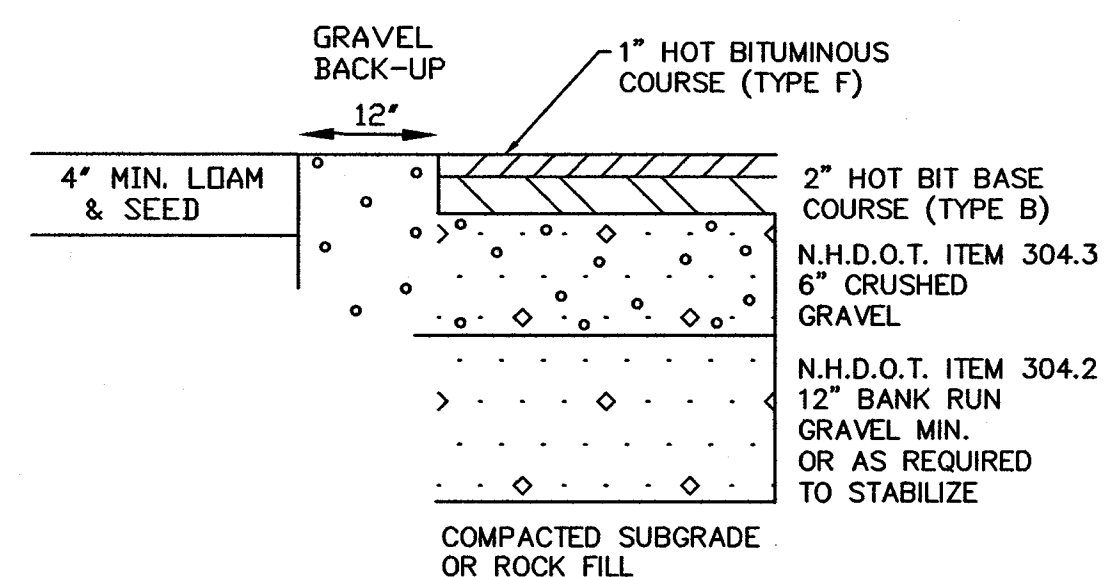
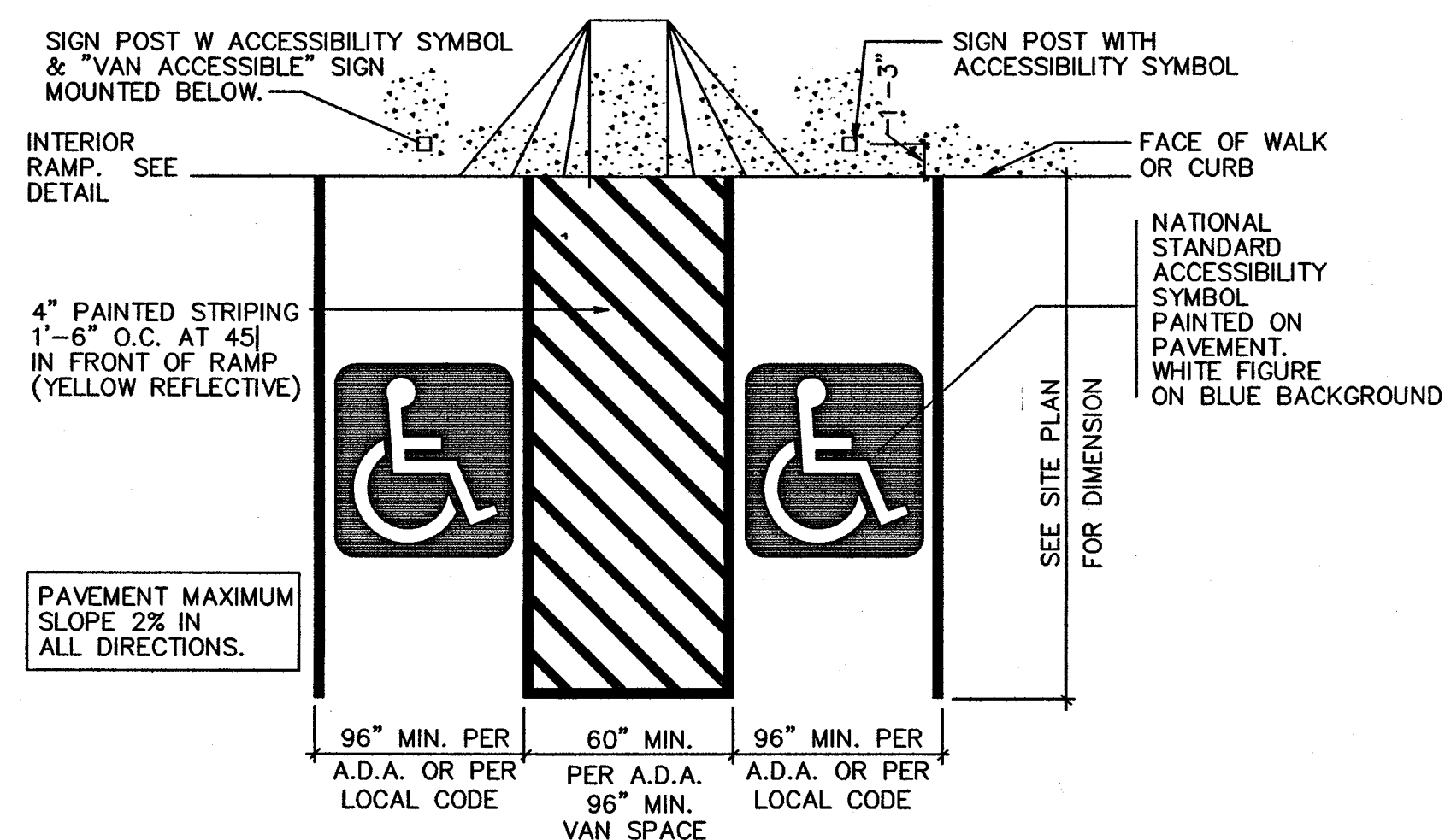
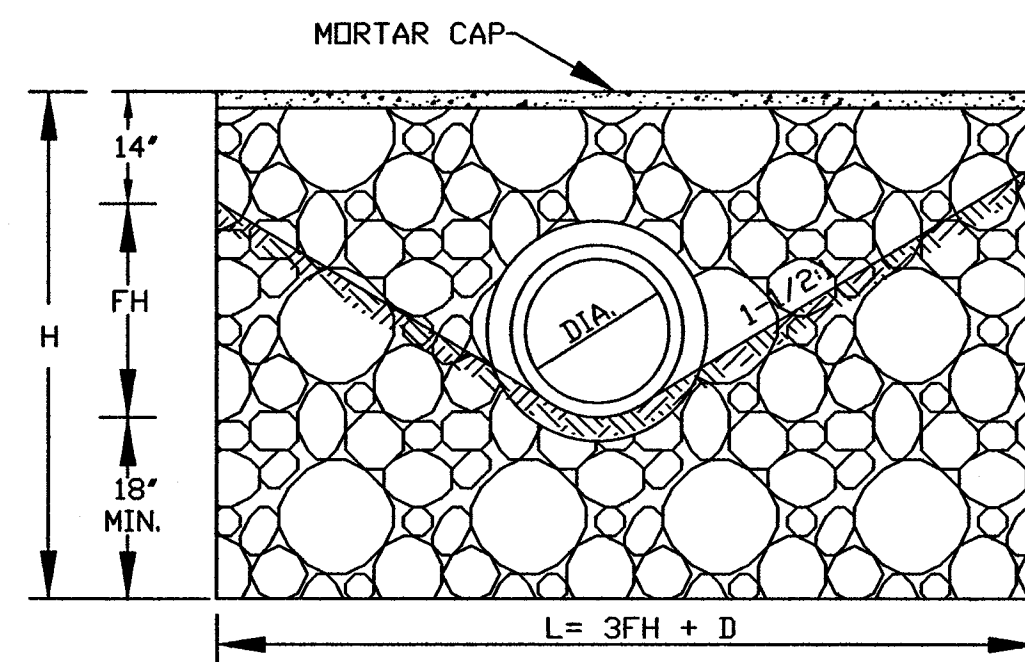
PROFILE SCALES:  
HORIZONTAL: 1"=40' VERTICAL: 1"=4'

REVISIONS:		DATE:	
HIGHWAY ACCESS PLAN-H1			
RESIDENTIAL/COMMERCIAL DEVELOPMENT 149 & 151 PORTSMOUTH AVE STRATHAM, NH			
DATE: FEBRUARY 2018		SCALE: 1"=20'	
PROJ. NO: NH-1066		SHEET NO. 6 OF 8	



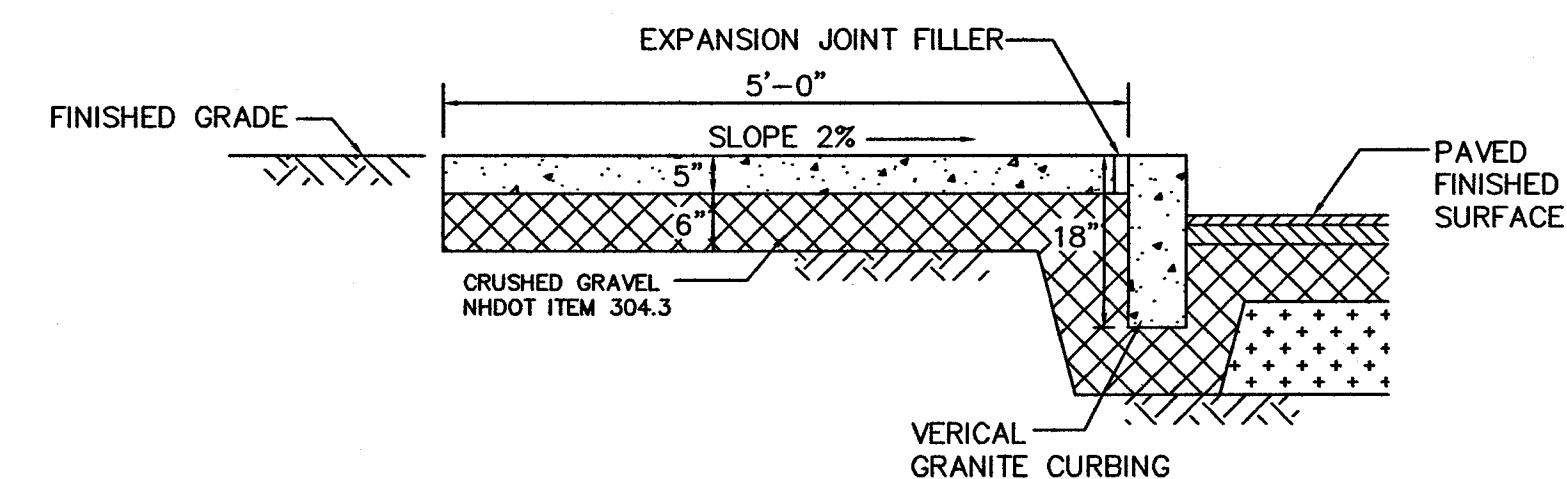
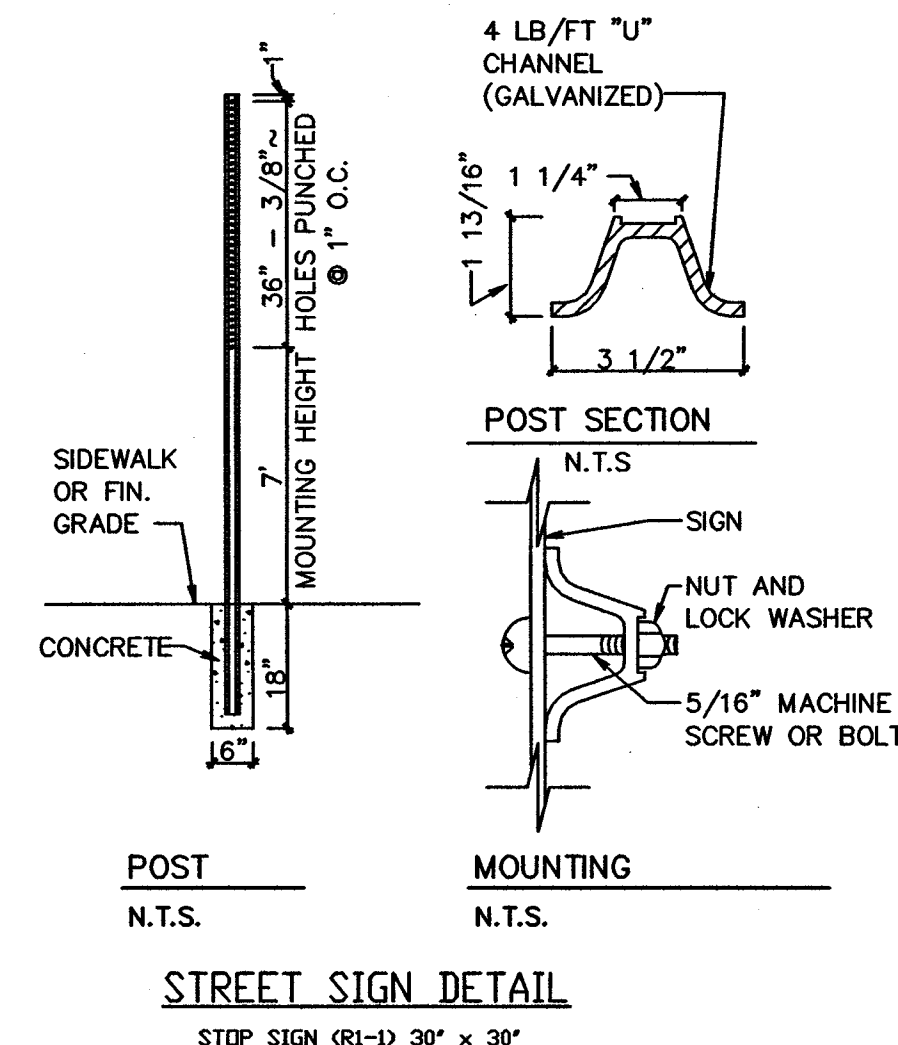
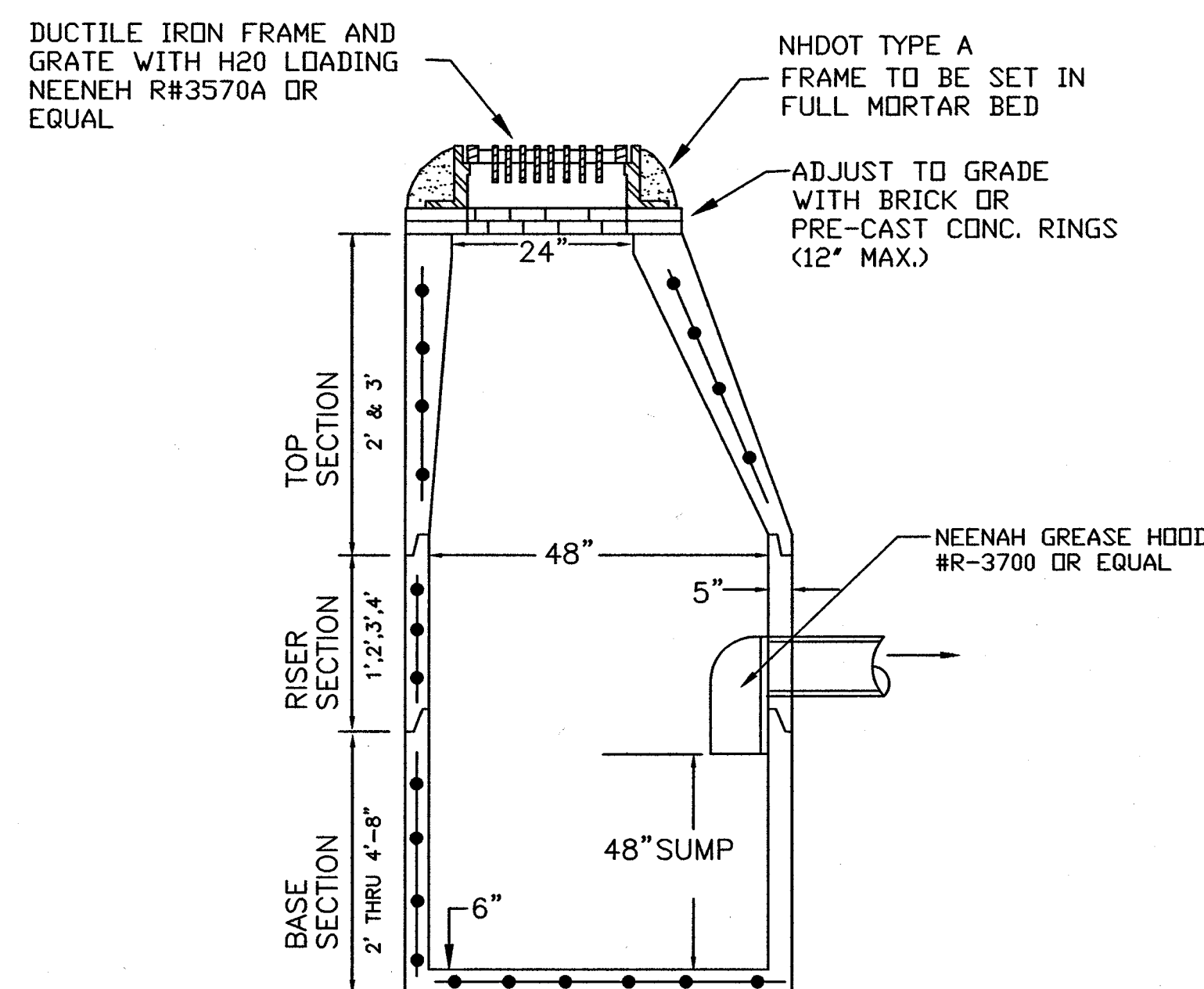
DIA.	HEADWALL LENGTH	HEADWALL HEIGHT	FILL HEIGHT	PIPE COVER	HEADWALL BOTTOM WIDTH
18"	6'-0"	4'-3"	1'-7"	1'-6"	2'-1"
24"	7'-0"	4'-6"	1'-10"	1'-6"	2'-2"
30"	9'-0"	5'-0"	2'-4"	1'-6"	2'-3"
36"	11'-0"	5'-6"	2'-10"	1'-6"	2'-5"
42"	13'-0"	6'-0"	3'-4"	1'-6"	2'-6"
48"	15'-0"	6'-6"	4'-1"	1'-9"	2'-9"
48"	17'-0"	7'-3"	4'-7"	1'-9"	2'-10"

- NOTE: 1. ALL DIMENSIONS GIVEN IN FEET AND INCHES EXCEPT PIPE DIAMETER.  
2. PROVIDE BELL END AT INLET HEADWALL, AND SPIGOT END AT OUTLET END HEADWALL.  
3. RIP-RAP SHALL BE SIZED TO RESIST THE TRACTIVE VELOCITY FORCES.



NOTE: IN AREAS OF ROCK EXCAVATION, MINIMUM 9" BANK RUN GRAVEL SHALL BE PLACED

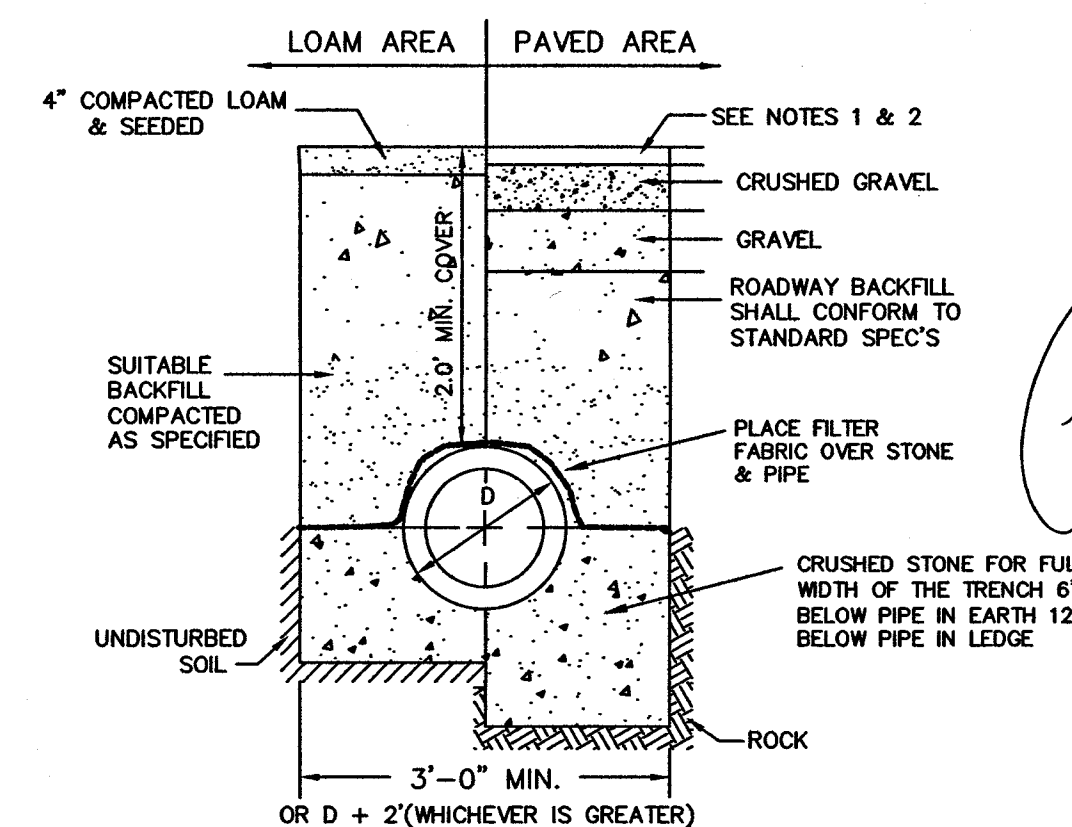
### TYPICAL PAVEMENT SECTION OUTSIDE OF NHDOT R.O.W. NEW ASPHALT - NTS



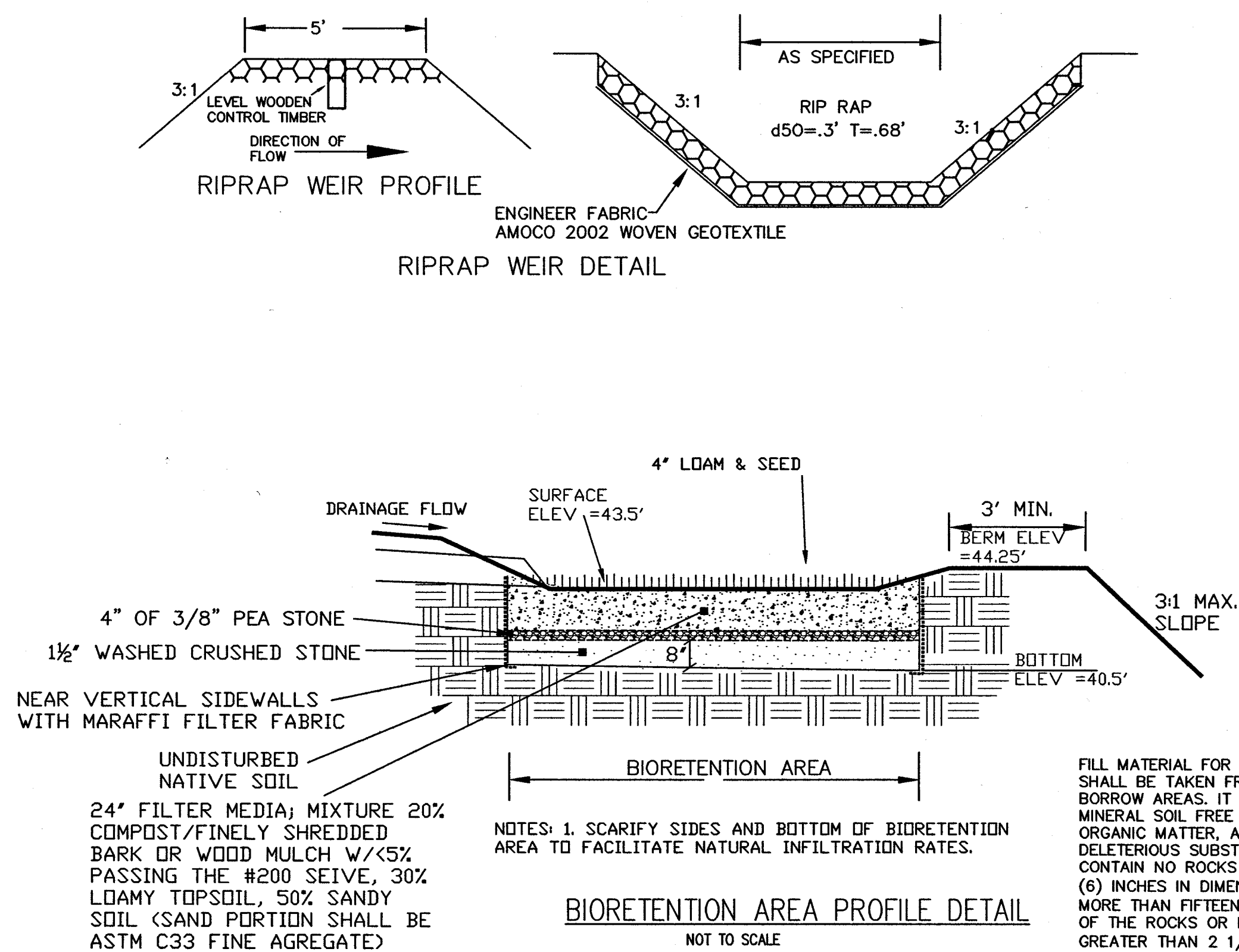
### SIDEWALK NOTES:

1. PLACE A TOOLED JOINT 1/8" WIDE AND AT LEAST 1/3 OF THE DEPTH @ 5'-0" O.C.
2. PLACE AN EXPANSION JOINT WITH FILLER EVERY 20'-0"
3. PROVIDE FINE-GRAINED, NON-SKID TEXTURE
4. APPLY PROTECTIVE COATING AFTER 14 DAYS
5. SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NHDOT STANDARDS, SECTION 608.

### CONCRETE SIDEWALK & GRANITE CURB DETAILS



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



- NOTES: 1. SCARIFY SIDES AND BOTTOM OF BIORETENTION AREA TO FACILITATE NATURAL INFILTRATION RATES.

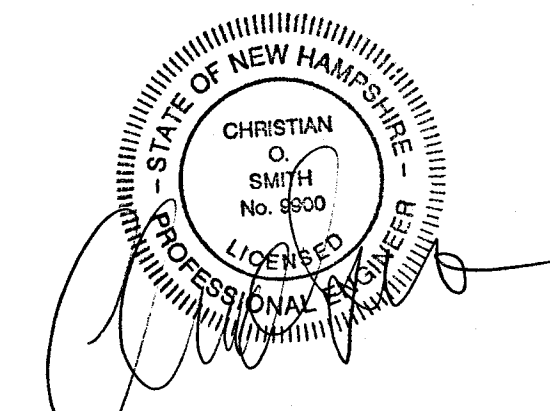
FILL MATERIAL FOR EMBANKMENT SHALL BE TAKEN FROM APPROVED BORROW AREAS. IT SHALL BE CLEAN MINERAL SOIL FREE OF ROOTS, ORGANIC MATTER, AND OTHER DELETERIOUS SUBSTANCES. IT SHALL CONTAIN NO ROCKS OR LUMPS OVER (6) INCHES IN DIMENSION, AND NOT MORE THAN FIFTEEN PERCENT (15%) OF THE ROCKS OR LUMPS SHALL BE GREATER THAN 2 1/2 INCHES OR LESS AND BE COMPACTED TO AT LEAST 90% OF ASTM D-1557. FILL MATERIAL SHALL MEET NHDOT ITEM 304.2: 6" PASSING 100% #4 SIEVE 70-100% #200 SIEVE 0-12%.

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REVISIONS:

DATE:

### CONSTRUCTION DETAILS

RESIDENTIAL/COMMERCIAL  
DEVELOPMENT  
149 & 151 PORTSMOUTH AVE  
STRATHAM, NH

DATE: FEBRUARY 2018

SCALE: AS-NOTED

PROJ. NO: NH-1066

SHEET NO. 7 OF 8

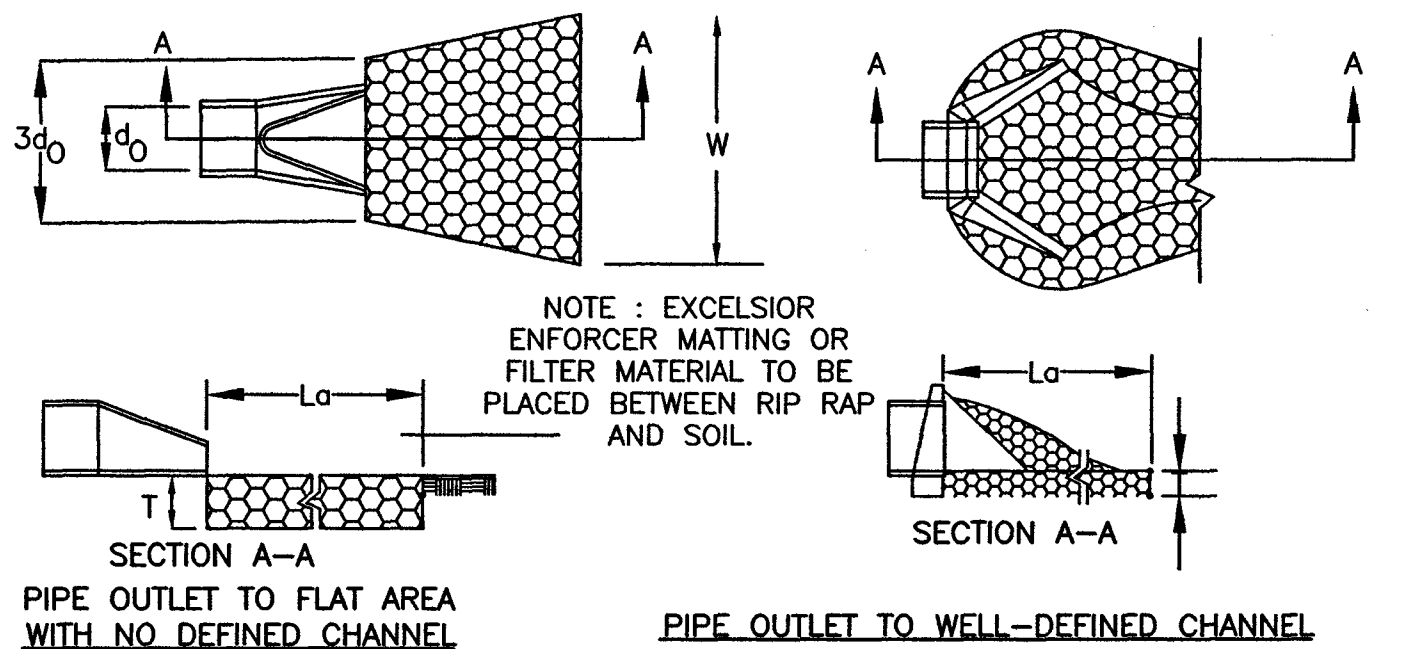
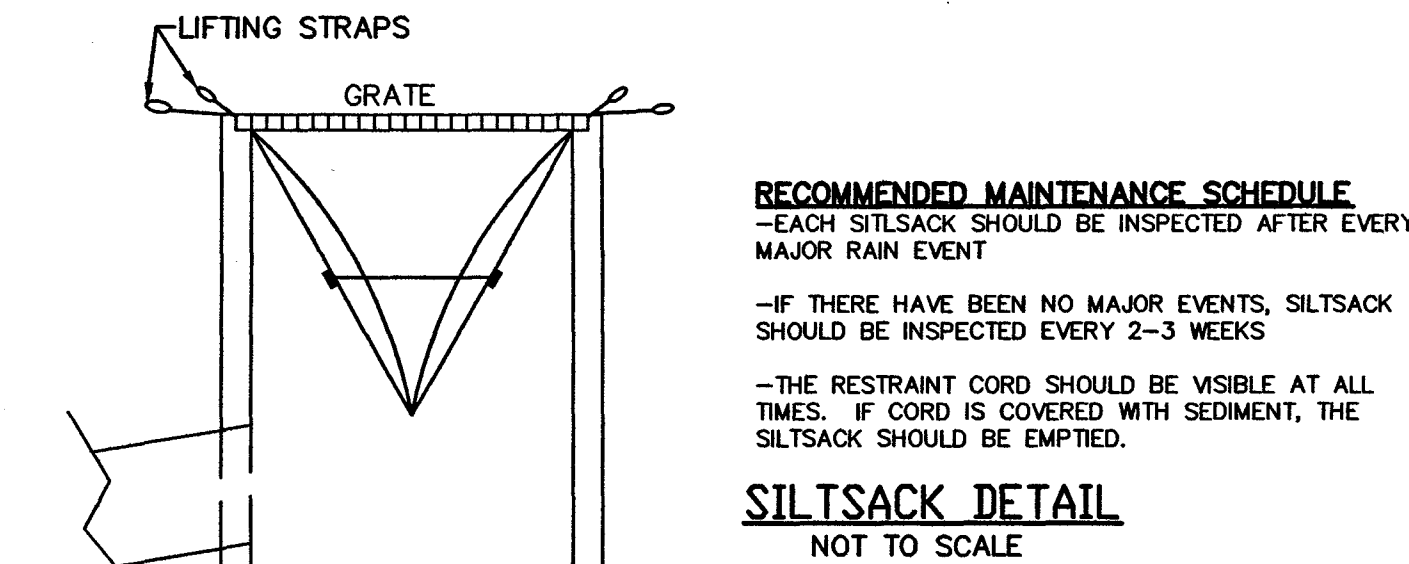


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### PIPE OUTLET PROTECTION

#### CONSTRUCTION SPECIFICATIONS

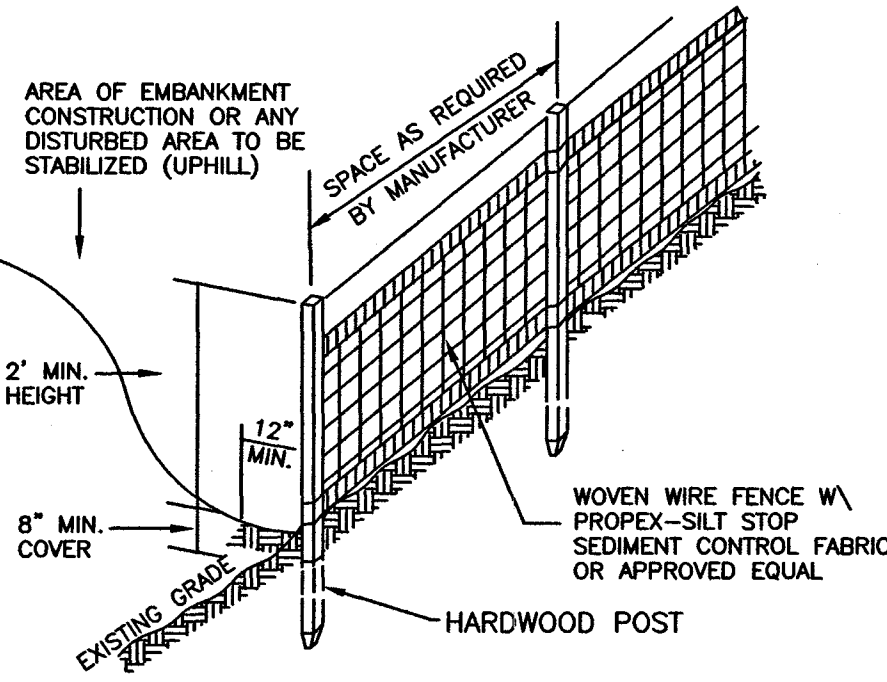
1. THE SUB GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION. 3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE 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 RIPRAP 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.

### 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 NOV. 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.



### SILT FENCE

#### CONSTRUCTION SPECIFICATIONS

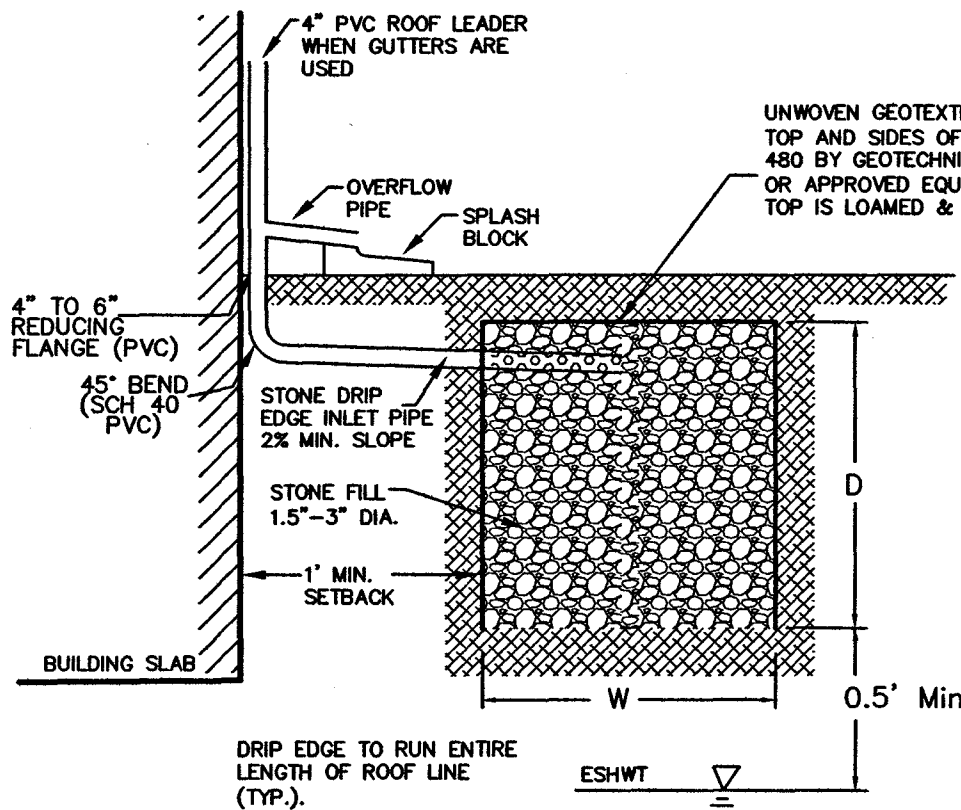
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8". 2. THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN 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.

### 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(P205), 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 TREFLOIL, 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.



### STONE DRIP EDGE SECTION

NOT TO SCALE

#### NOTE

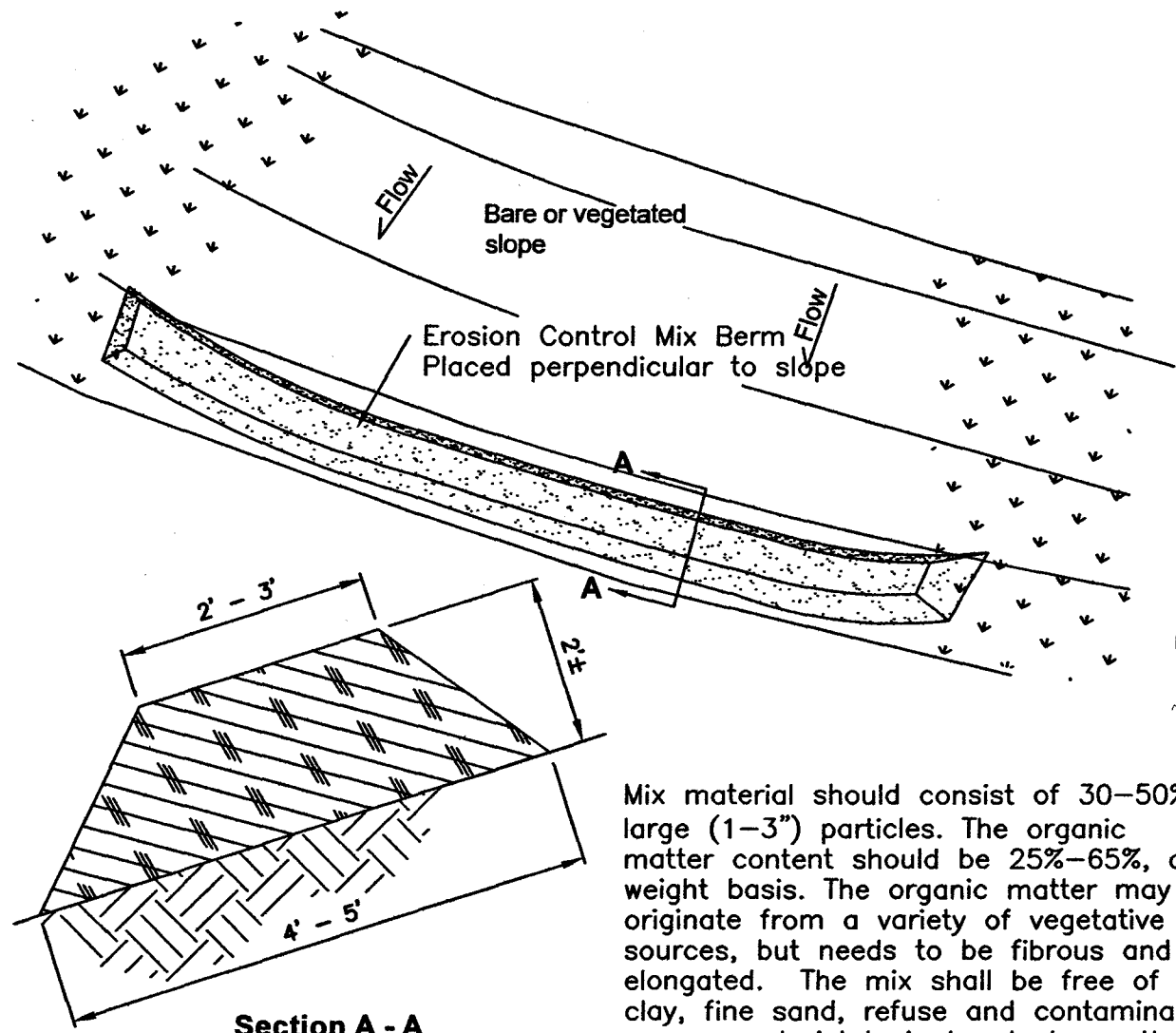
NEW BUILDINGS SHALL HAVE STONE TRENCHES FOR ROOF RUNOFF MITIGATION (SEE DETAIL THIS SHEET). TRENCHES SHALL BE 5' IN WIDTH AND EXTEND THE ENTIRE LENGTH OF THE ROOF EAVES (BOTH SIDES) AS REQUIRED.

#### Stone Drip Edge Maintenance:

The drip edges will be inspected within the first three months after construction; thereafter the drip edges will be inspected 2 times per year to ensure that they are draining within 72 hours of a rain event equivalent to 2.5" or more.

Remove and dispose of sediments or debris as needed

Total rehabilitation of a drip edge should be conducted to maintain storage capacity within 2/3 of the design volume and 72-hour exfiltration rate limit. Trench walls should be excavated to expose clean soil upon failure, and the soil scarified prior to replacement of clean stone.



### Erosion Control Mix Berm

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 ditches, streams, etc.

### SEEDING GUIDE

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A B C D E	FAIR POOR POOR FAIR FAIR	GOOD GOOD GOOD FAIR EXCELLENT	GOOD FAIR EXCELLENT GOOD EXCELLENT	FAIR FAIR GOOD POOR POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A B C D	GOOD GOOD GOOD GOOD	GOOD EXCELLENT EXCELLENT EXCELLENT	GOOD EXCELLENT EXCELLENT EXCELLENT	FAIR FAIR FAIR FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNIMPROVED LANS, AND LOW INTENSITY USE RECREATION SITES.	A B C D	GOOD GOOD GOOD FAIR	GOOD GOOD EXCELLENT GOOD	GOOD FAIR EXCELLENT GOOD	FAIR POOR FAIR EXCELLENT
PLAY AREAS AND ATHLETIC FIELDS (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	F G	FAIR FAIR	EXCELLENT EXCELLENT	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 DATS 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	15	0.35
OR		
FLAT PEA	40	0.75
TOTAL	50 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
BIRDS FOOT TREFLOIL	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	50	1.20
TOTAL	70	1.65
E. CREEPING RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/2	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.

REVISIONS:

DATE:

### EROSION CONTROL DETAILS

RESIDENTIAL/COMMERCIAL  
DEVELOPMENT  
149 & 151 PORTSMOUTH AVE  
STRATHAM, NH

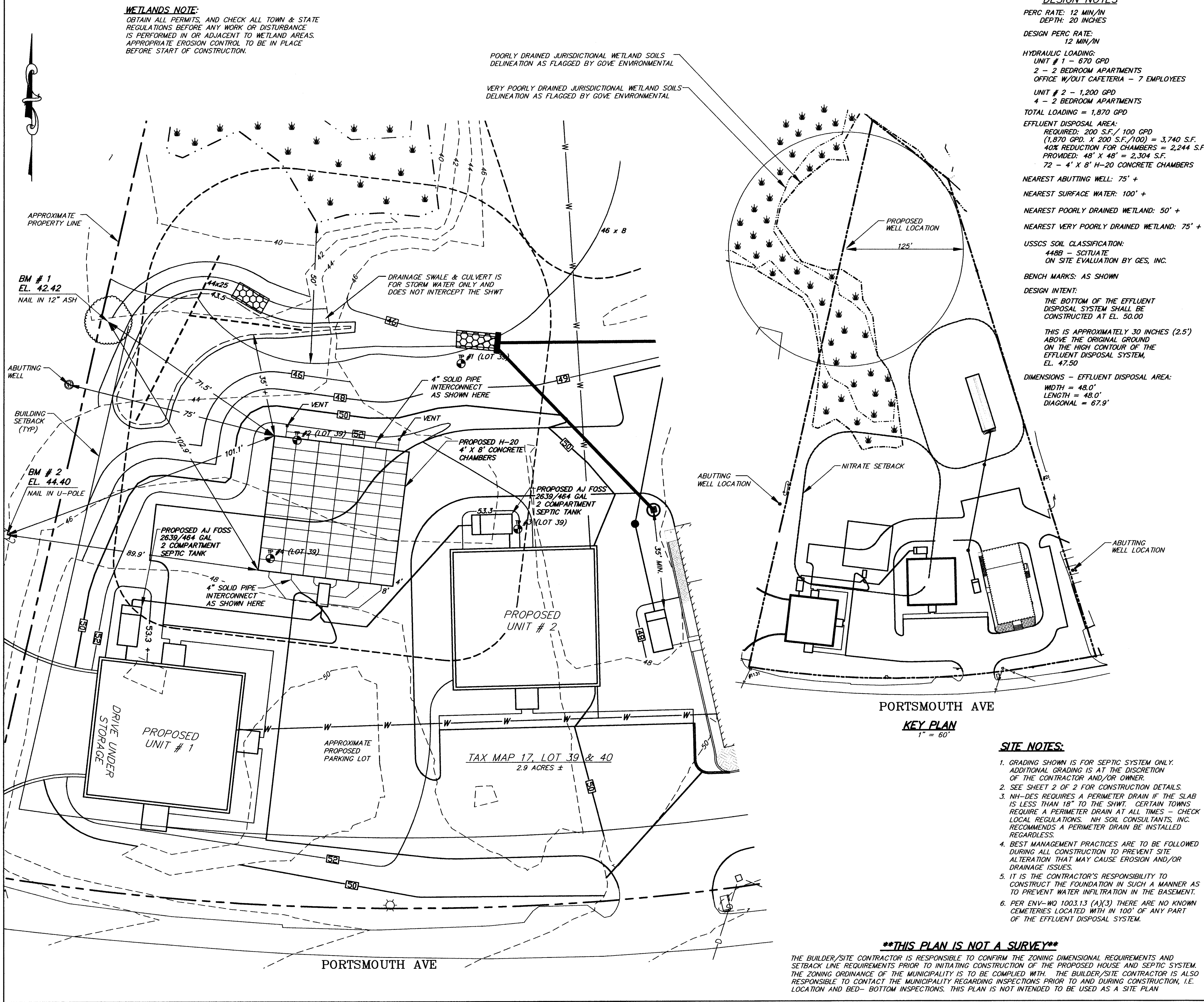
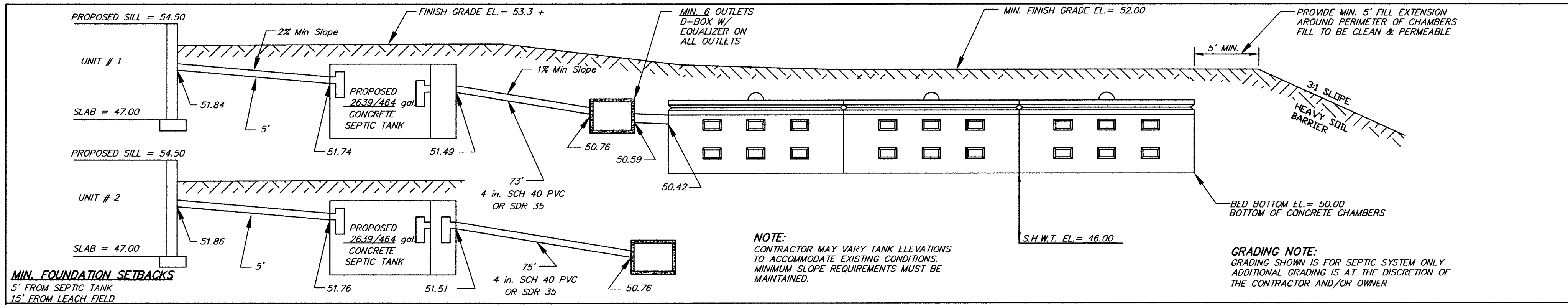
DATE: FEBRUARY 2018

SCALE: AS-NOTED

PROJ. NO: NH-1066

SHEET NO. 8 OF 8





### TEST PIT LOGS

TEST PITS CONDUCTED ON 8/9/1996 BY JAMES SHEPPARD DESIGNER # 777  
WITNESSED BY MIKE CUOMO ROCKINGHAM COUNTY CONSERVATION DISTRICT

**Test Pit # 1 (Lot 39)**

0" - 72" 10YR 3/3 Dark Brown, (Fill)  
Fine Sandy Loam,  
Granular, Friable

72" - 96" 2.5Y 5/2 Grayish Brown,  
Fine Sand  
Massive, Friable, w/ Redox

ESHW = 72 Inches  
Observed Ground Water - None  
Restrictive - None  
Refusal - None  
Per rate - N/A  
(Failed towns min 18" SHWT original grade)

**Test Pit # 2 (Lot 39)**

0" - 13" 10YR 3/3 Dark Brown,  
Fine Sandy Loam,  
Granular, Friable

13" - 18" 10YR 5/4 Yellowish Brown,  
Fine Loamy Sand  
Massive, Friable

18" - 50" 2.5Y 5/3 Light Olive Brown,  
Gravelly, Sandy Loam  
Massive, Firm, w/ Redox

ESHW = 18 Inches  
Observed Ground Water - None  
Restrictive - 18 Inches  
Refusal - None  
Perc Rate 12 Min/Inch @ 18 Inches

**Test Pit # 3 (Lot 39)**

0" - 24" 10YR 3/3 Dark Brown, (Fill)  
Fine Sandy Loam,  
Granular, Friable

24" - 32" 10YR 3/2 Very Dark Grayish Brown,  
(Original top soil)  
Fine Sandy Loam  
Massive, Friable

32" - 35" 10YR 5/4 Yellowish Brown,  
Fine Sand  
Massive, Friable

35" - 62" 2.5Y 5/2 Grayish Brown,  
Fine Sand  
Massive, Friable, w/ Redox

ESHW = 35 Inches  
Observed Ground Water - None  
Restrictive - None  
Refusal - None  
Per rate - N/A  
(Failed towns min 18" SHWT original grade)

**Test Pit # 4 (Lot 39)**

0" - 10" 10YR 3/3 Dark Brown,  
Fine Sandy Loam,  
Granular, Friable

10" - 18" 10YR 5/4 Yellowish Brown,  
Fine Sand  
Massive, Friable

18" - 51" 2.5Y 5/3 Light Olive Brown,  
Gravelly, Sandy Loam  
Massive, Firm, w/ Redox

ESHW = 18 Inches  
Observed Ground Water - None  
Restrictive - 18 Inches  
Refusal - None  
Perc Rate 12 Min/Inch @ 18 Inches

### LOW VENT DETAIL

N.T.S.

### CHAMBER CROSS SECTION

N.T.S.

### SCHEMATIC EFFLUENT DISPOSAL AREA SECTION

N.T.S.

**DESIGNER STAMP**

NEW HAMPSHIRE  
Designer of  
Subsurface Disposal  
Systems  
\*\*\*  
Joseph P. Nichols  
No. 1451  
Department of Environmental Services

**OWNER OF RECORD**

PERLOWSKI PROPERTIES, LLC.  
PO BOX 1137  
STRATHAM, NH 03885

**APPROVALS**

SUBDIVISION APPROVAL # PBE RSA 142-E

### LOCUS MAP

### GENERAL NOTES

CONTRACTOR TO VERIFY ALL ELEVATIONS, INCLUDING TBM'S IN THE FIELD PRIOR TO CONSTRUCTION

REMOVE TOPSOIL BEFORE PLACING FILL

4 INCH THICK LOAM & SEED AROUND PERIMETER OF FILL

SIDE SLOPES OF FILL = 3(HORIZONTAL): 1(VERTICAL)

SEPTIC TANK TO BE SEALED AND GROUTED

50' SETBACK FROM HYDRIC B SOILS

75' SETBACK FROM HYDRIC A SOILS

NO VEHICULAR NOR LIVESTOCK TRAVEL NOR SNOW REMOVAL ALLOWED IN AREA OF SYSTEM.

CONCRETE STRUCTURE TO BE WATER TIGHT. ALL CONNECTIONS BETWEEN THE SEPTIC TANK AND THE PIPES LEADING TO AND EXITING FROM THE SEPTIC TANK SHALL BE SEALED WITH A WATER TIGHT, FLEXIBLE JOINT CONNECTOR.

SYSTEM WILL BE REPLACED IN SAME LOCATION IN EVENT OF FAILURE.

RECOMMENDED CLEANING SEPTIC TANK AT LEAST ONCE EVERY 2 YEARS.

IF GARBAGE GRINDERS ARE DESIRED, SEPTIC TANK 50% LARGER.

CROWN SYSTEM TO SHED RAINWATER.

SLOPE SYSTEM AWAY FROM BUILDINGS.

NO SURFACE WATER OR WELLS WITHIN 75'.

5' FT. FILL EXTENSION.

BED BOTTOM INSPECTION REQUIRED

**MATERIAL SPECIFICATIONS:**

TOPSOIL: 6" OF CLEAN LOAM TO BE PLACED AS BLANKET ON TOP AND SIDE SLOPES.

CLEAN FILL: PERMEABLE SOIL FREE OF ROOTS, DEBRIS, ORGANICS, AND STONES GREATER THAN 3".

SEPTIC SAND: FILL TO EXTEND BED BOTTOM PAST ORIGINAL GRADE AND FOR THE SIDE SLOPES AS SHOWN ON THE SCHEMATIC "FILL SECTION A-A" TO MEET THE FOLLOWING SPECIFICATION:  
MEDIUM TO COARSE TEXTURED SAND, NO GREATER THAN 5% PASSING THE NUMBER 200 SIEVE, AND NO PARTICLES LARGER THAN 3/4".

SEPTIC STONE: USE CLEAN 1.5" STONE WITH A RANGE OF 0.75" TO 2.5" AND FREE OF FINES, IN ACCORDANCE WITH ENV-WQ TABLE 1014-2. CRUSHED GRANITE MUST BE THOROUGHLY WASHED TO MINIMIZE THE POTENTIAL CLOGGING EFFECT OF STONE DUST.

SEPTIC TANKS, CHAMBERS & D-BOX TO BE SUPPLIED BY: AJ FQSS OR EQUAL

### GRAPHIC SCALE

20 0 10 20 40  
( 1 INCH = 20 FEET )

Prepared by: JOSEPH NICHOLS

**BEALS ASSOCIATES PLLC**

70 PORTSMOUTH AVE,  
STRATHAM, NEW HAMPSHIRE  
PHN. 603-583-4860, FAX. 603-583-4863

REVISIONS:	DATE:

DATE: JANUARY 2018 SCALE: 1"=20'

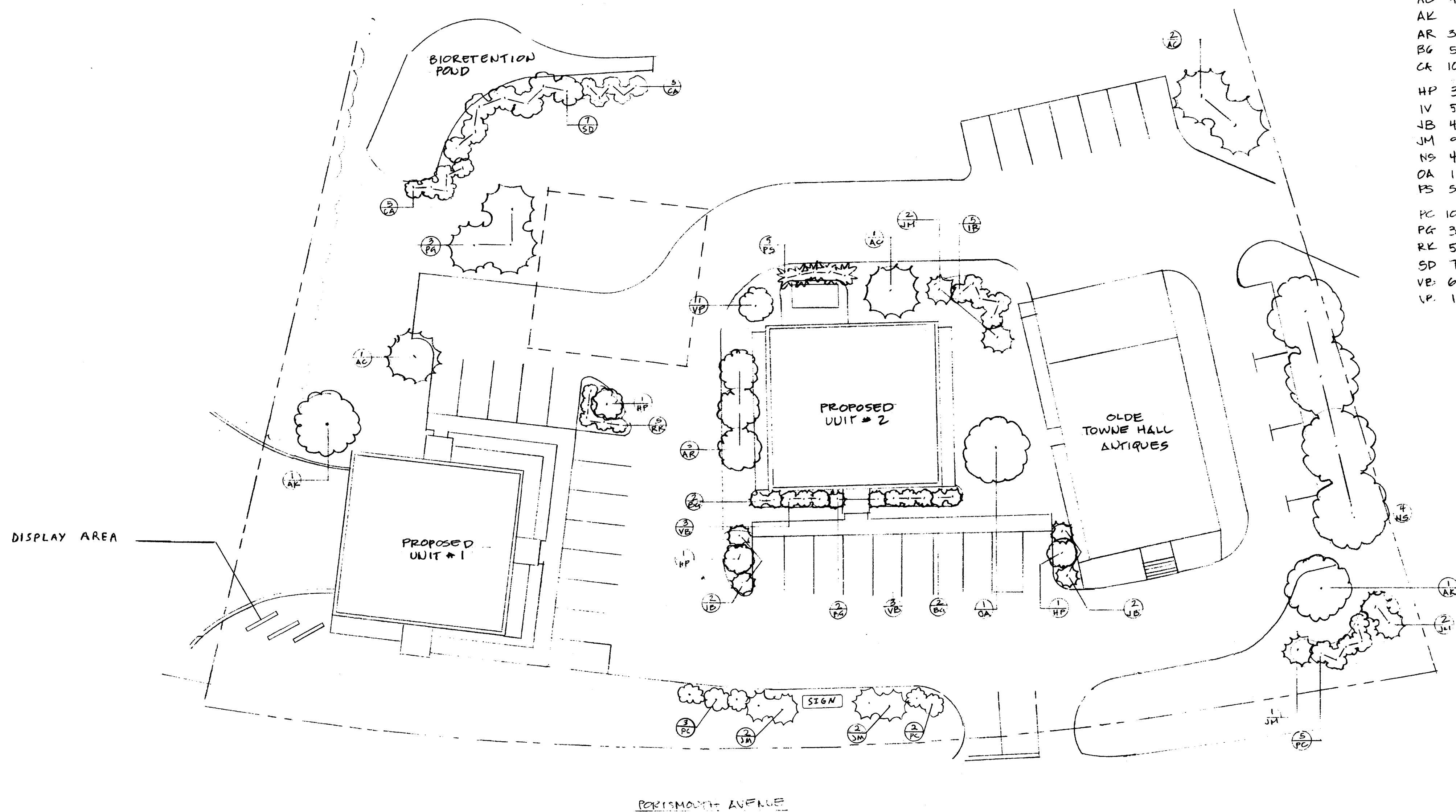
Title: RESIDENTIAL/COMMERCIAL DEVELOPMENT  
149 & 151 PORTSMOUTH AVE  
TAX MAP 17, LOTS 39 & 40  
STRATHAM, NH

### EFFLUENT DISPOSAL PLAN

PROJECT NUMBER: NH-1066 SHEET NUMBER: 1 OF 1







# PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AC	4	ABIES CONCOLOR	WHITE FIR	6-8'
AK		ACER R. 'KARPICK'	KARPICK RED MAPLE	3-3 1/2' CAL.
AR	3	AMELAUCHIER 'ROBIN HILL'	ROBIN HILL SERVICE BERRY	2-2 1/2' CAL.
BG	5	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	5 GAL.
CA	10	CORNUS S. 'ARCTIC FIRE'	ARCTIC FIRE REDTIG DOGWOOD	5 GAL.
HP	3	HYDRANGEA PALICULATA	PG. HYDRANGEA	4-5'
IV	5	ILEX V. 'RED SPRITE'	RED SPRITE WINTERBERRY	2-3'
JB	4	JUNIPERUS 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER	3 GAL.
JM	9	JUNIPERUS 'MOONGLOW'	MOONGLOW JUNIPER	5-6'
NS	4	NYSSA SYLVATICA	TUPELO	3-3 1/2' CAL.
OA	1	OXYDENDRUM ARBOREUM	SOURWOOD	2-2 1/2' CAL.
PS	5	PANICUM 'SHENANDOAH'	SHENANDOAH HEAVY METAL SWITCH GRASS	2 GAL.
PC	10	PHYSCARPUS 'COPPERTINA'	COPPERTINA NINEBARK	3-4'
PG	3	PICEA GLAUCA	WHITE SPRUCE	6-8'
RK	5	ROSA 'KNOCKOUT'	KNOCK OUT ROSE	3 GAL.
SD	7	SAUX DISCOLOR	POSSY WILLOW	5 GAL.
VB	6	VIBURNUM D. 'BLUE HUFFEL'	BLUE HUFFEL VIBURNUM	3-4'
VP	1	VIBURNUM P. 'BLACK HAW'	BLACK HAW VIBURNUM	4-5'

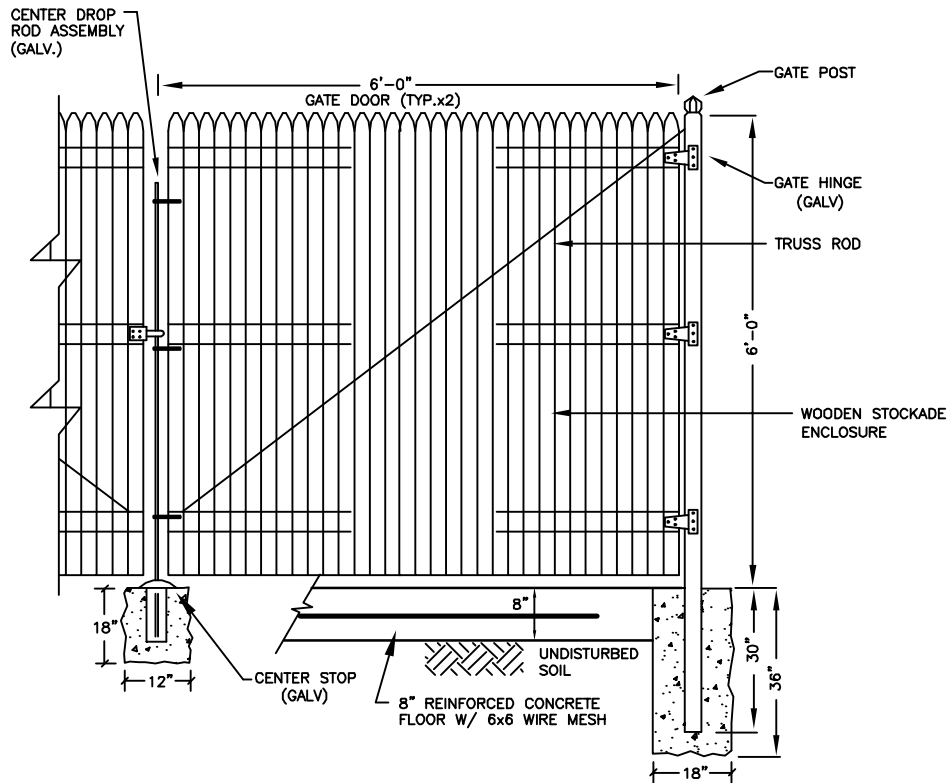
## LANDSCAPE PLAN

RESIDENTIAL / COMMERCIAL  
DEVELOPMENT  
149 - 151 PORTSMOUTH AVE.  
STRATHAM, NH

FEBRUARY 2018

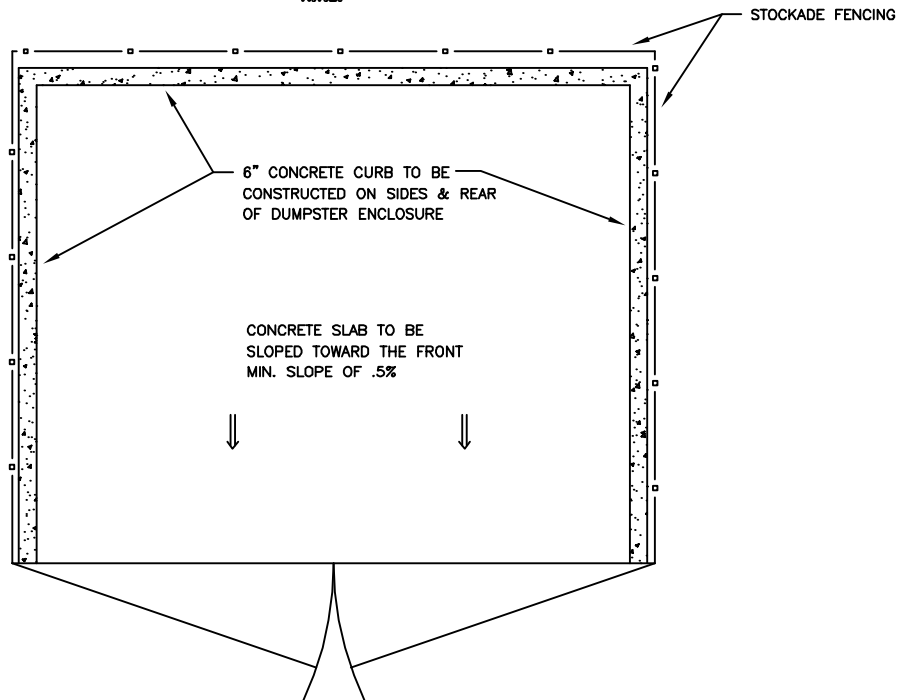
SCALE: 1" = 20'-0"





### STOCKADE DUMPSTER ENCLOSURE DETAIL

N.T.S.



### DUMPSTER SLAB DETAILS

N.T.S.

PREPARED FOR:

PERLOWSKI PROPERTIES, LLC.  
149 & 151 PORTSMOUTH AVE  
TAX MAP 17, LOTS 39 & 40  
STRATHAM, NH

TITLE:

SHOP DETAIL FOR DUMPSTER  
SCREENING

PREPARED BY:

**BEALS ASSOCIATES PLLC**

70 PORTSMOUTH AVE,  
STRATHAM, NEW HAMPSHIRE  
PHN. 603-583-4860, FAX. 603-583-4863

SHT 1 OF 1

**BEALS · ASSOCIATES** *PLLC*

70 Portsmouth Avenue  
3<sup>rd</sup> Floor, Unit #2  
Stratham, NH 03885  
Phone: (603)-583-4860  
Fax: (603)-583-4863

February 7, 2018

Chairman  
Town of Stratham Planning Board  
10 Bunker Hill Ave.  
Stratham, NH 03885

RE: Proposed Commercial Development

Dear Members of the Board:

This is written to formalize a request for waiver specific to the referenced Site Plan Review application.

The petitioner seeks the following relief:

1. We respectfully request a waiver to Site Plan Regulations Section V.5.2 (G) Street Trees. Due to the location of the overhead wires, the required street trees are not feasible. The location of the trees would not be allowed by the utility company as the tree canopy would be located too close to the power lines. Proposed Street Trees located in front of the "Old Town Hall" may also block the required sight distance required by NH-DOT.

Thank you for your consideration.

Very truly yours,  
BEALS ASSOCIATES, PLLC



Joseph Nichols  
Project Manager

70 Portsmouth Avenue  
3<sup>rd</sup> Floor, Unit #2  
Stratham, NH 03885  
Phone: (603)-583-4860  
Fax: (603)-583-4863

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Stratham, NH 03885

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Dear Members of the Board:

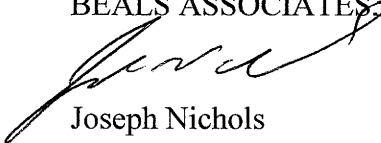
This is written to formalize a request for waiver specific to the referenced Site Plan Review application.

The petitioner seeks the following relief:

1. We respectfully request a waiver to the Zoning Regulations Section 3.9.8 (b) Figure 1 Lighting. The proposed project does not involve a proposed road. The lighting provided meets the site plan regulations for security/safety. In order to install town street lights along Portsmouth Ave. there currently is no way to power/meter the use that the town has required. My client is willing to help aide the future of the central down town project plan by providing a 20' easement and a conduit sleeve. This will allow the town the flexibility to develop this area when it becomes feasible.

Thank you for your consideration.

Very truly yours,  
BEALS ASSOCIATES PLLC



Joseph Nichols  
Project Manager



70 Portsmouth Avenue  
3<sup>rd</sup> Floor, Unit #2  
Stratham, NH 03885  
Phone: (603)-583-4860  
Fax: (603)-583-4863

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Town of Stratham Planning Board  
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Stratham, NH 03885

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Dear Members of the Board:

This is written to formalize a request for waiver specific to the referenced Site Plan Review application.

The petitioner seeks the following relief:

1. We respectfully request a waiver to the Zoning Regulations Section 3.9.8 (b) Figure 1 Sidewalk. The proposed design meets the Site Plan Regulations by providing sidewalks for people that will be walking from the proposed parking areas to the building associated with the parking area. In order to install a side walk along Portsmouth Ave. a retaining wall that would be in close proximity to the entrance is required. This retaining wall that would be close to the entrance may cause a hazard. People utilizing the site would be more inclined to use the internal sidewalks required by the Site Plan Regulations. My client is willing to help aide the future of the central down town project plan by providing a 20' easement. This will allow the town the flexibility to develop this area should the town deem it necessary to install a sidewalk at a future date.

Thank you for your consideration.

Very truly yours,  
BEALS ASSOCIATES, PLLC



Joseph Nichols  
Project Manager

**BEALS · ASSOCIATES** *PLLC*

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3<sup>rd</sup> Floor, Unit #2  
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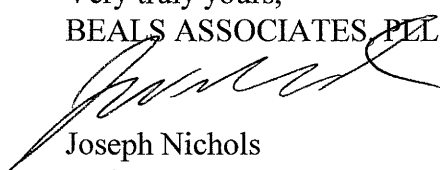
This is written to formalize a request for waiver specific to the referenced Site Plan Review application.

The petitioner seeks the following relief:

1. We respectfully request a waiver to the Zoning Regulations Section 3.9.8 (b) Table 6. The parking area in front of the "old town hall" building which was located in close proximity to Portsmouth Ave was removed and place to the side of the building. The middle proposed building is intended to be a residential apartment building. The parking for this building was located in the front of the building to buffer the residential units from the traffic from Portsmouth Ave. The parking is also located in relation to the entrance of the building in such a way to limit the travel distance, along with dressing up the entranceway which faces Portsmouth Ave. We feel that this keeps in the intent of the surrounding areas as other mixed use and commercial properties along Portsmouth Ave. have parking located in the same manner.

Thank you for your consideration.

Very truly yours,  
BEALS ASSOCIATES, PLLC



Joseph Nichols  
Project Manager

# Mixed Use Building (Mark Perlowski)

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## Dear Builders and Home Buyers,

In addition to our Terms and Conditions (the "Terms", available on [ArtformHomePlans.com](http://ArtformHomePlans.com)), please be aware of the following:

As defined in the Terms, this is a Design Drawing and may not yet have Construction Drawings (CDs) or the CDs may not reflect design changes. During the conversion of a Design Drawing to Construction Drawings, changes may be necessary including, but not limited to, dimensional changes or changes to the framing and structural supports.

We require that our designs be built substantially as shown in the Drawings. Markups agreed to by Builder and Home Buyer must still be approved by Artform, and may require additional changes, such as structural updates. While we attempt to accommodate requested changes where possible and reasonable, including considerations of design integrity, any and all changes to Drawings must be approved in writing by Artform. It is recommended that you have your Design Drawings updated by Artform prior to attaching any Drawing to any builder agreement. Artform shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.

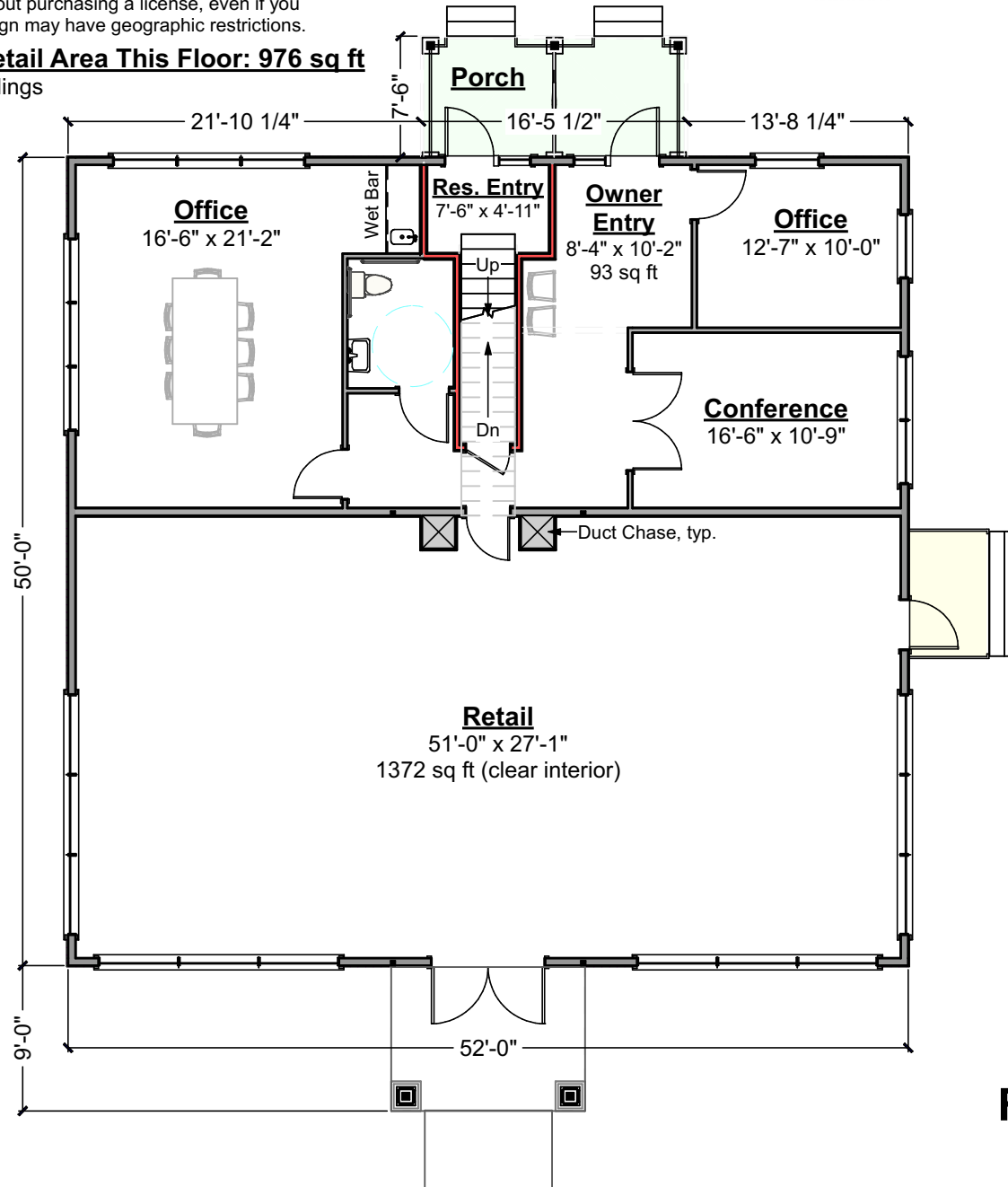
- To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Artform.
- Increasing or decreasing ceiling heights requires adjustments to window sizes and other exterior elements.

We are not responsible for typographical errors. Home Buyer shall give thoughtful consideration to all drawings and documents provided to them and shall be solely responsible for ensuring that they understand features in the home that are important to them.

# Mixed Use Building (Mark Perlowski)

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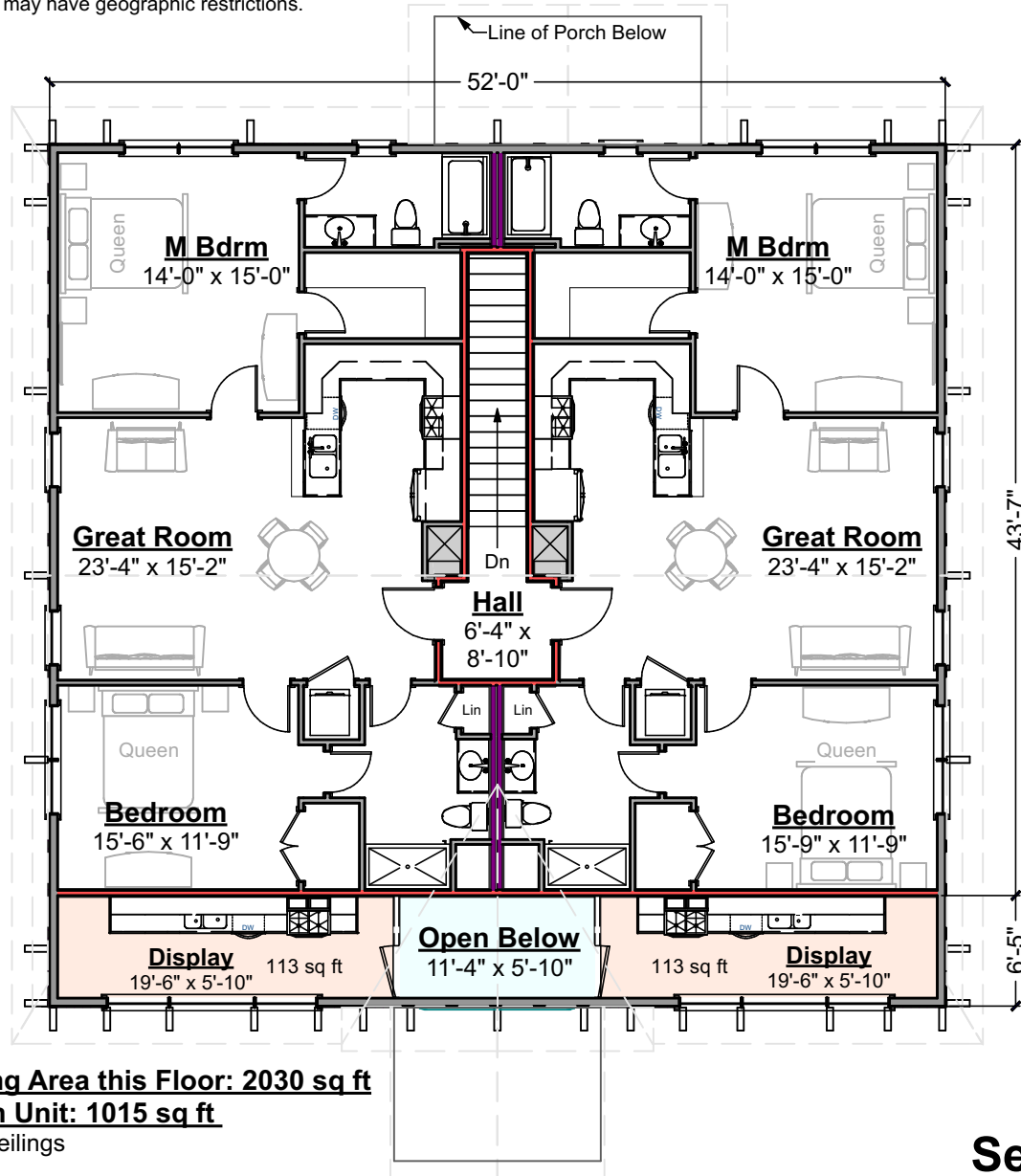
**Non-Retail Area This Floor: 976 sq ft**  
10 ft Ceilings



**First Floor Plan**  
Scale: 3/32" = 1'-0"

# Mixed Use Building (Mark Perlowski)

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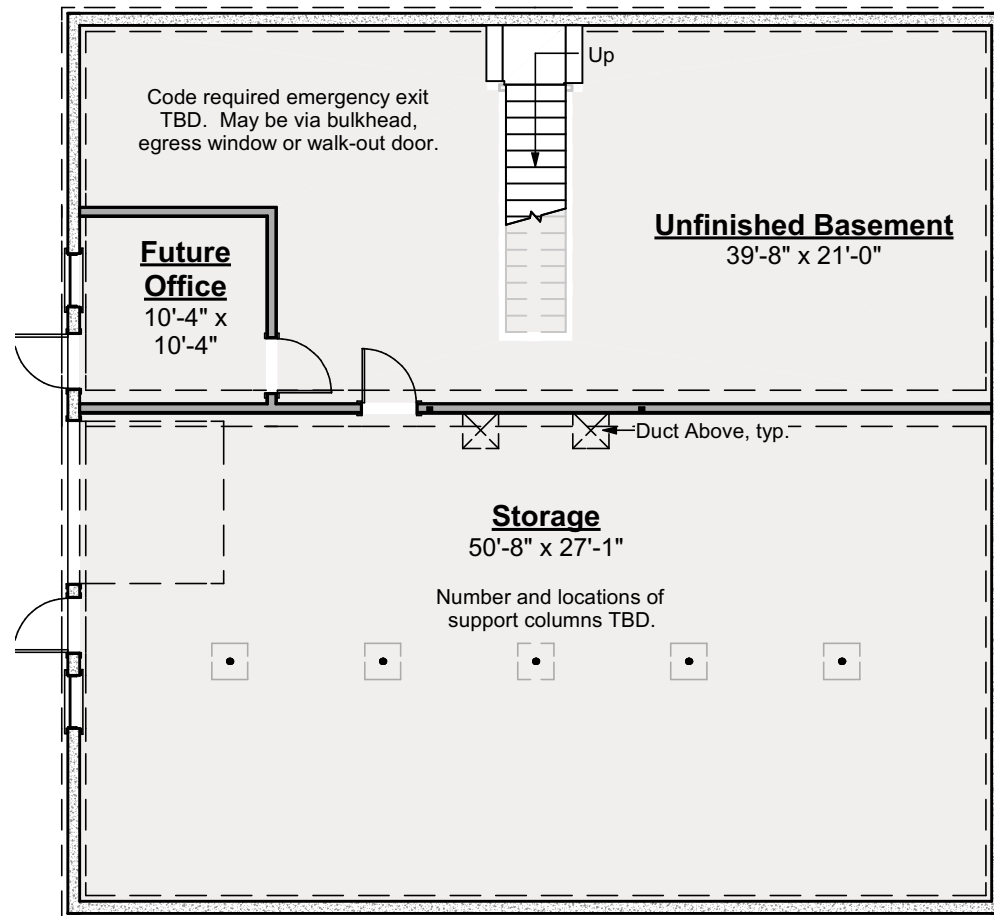
## Second Floor Plan

Scale: 3/32" = 1'-0"



# Mixed Use Building (Mark Perlowski)

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**Foundation Plan**

Scale: 3/32" = 1'-0"

1/29/2018

# Mixed Use Building (Mark Perlowski)

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 **Artform Home Plans**

603-431-9559



**Front Elevation**

Scale: 1/8" = 1'-0"

1/29/2018

# Mixed Use Building (Mark Perlowski)

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 **Artform Home Plans**  
603-431-9559



**Right Elevation**

Scale: 1/8" = 1'-0"

1/29/2018

# Mixed Use Building (Mark Perlowski)

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 **Artform Home Plans**

603-431-9559



**Rear Elevation**

Scale: 1/8" = 1'-0"

1/29/2018

# Mixed Use Building (Mark Perlowski)

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 **Artform Home Plans**  
603-431-9559



**Left Elevation**

Scale: 1/8" = 1'-0"

# Apartments (Mark Perlowski)

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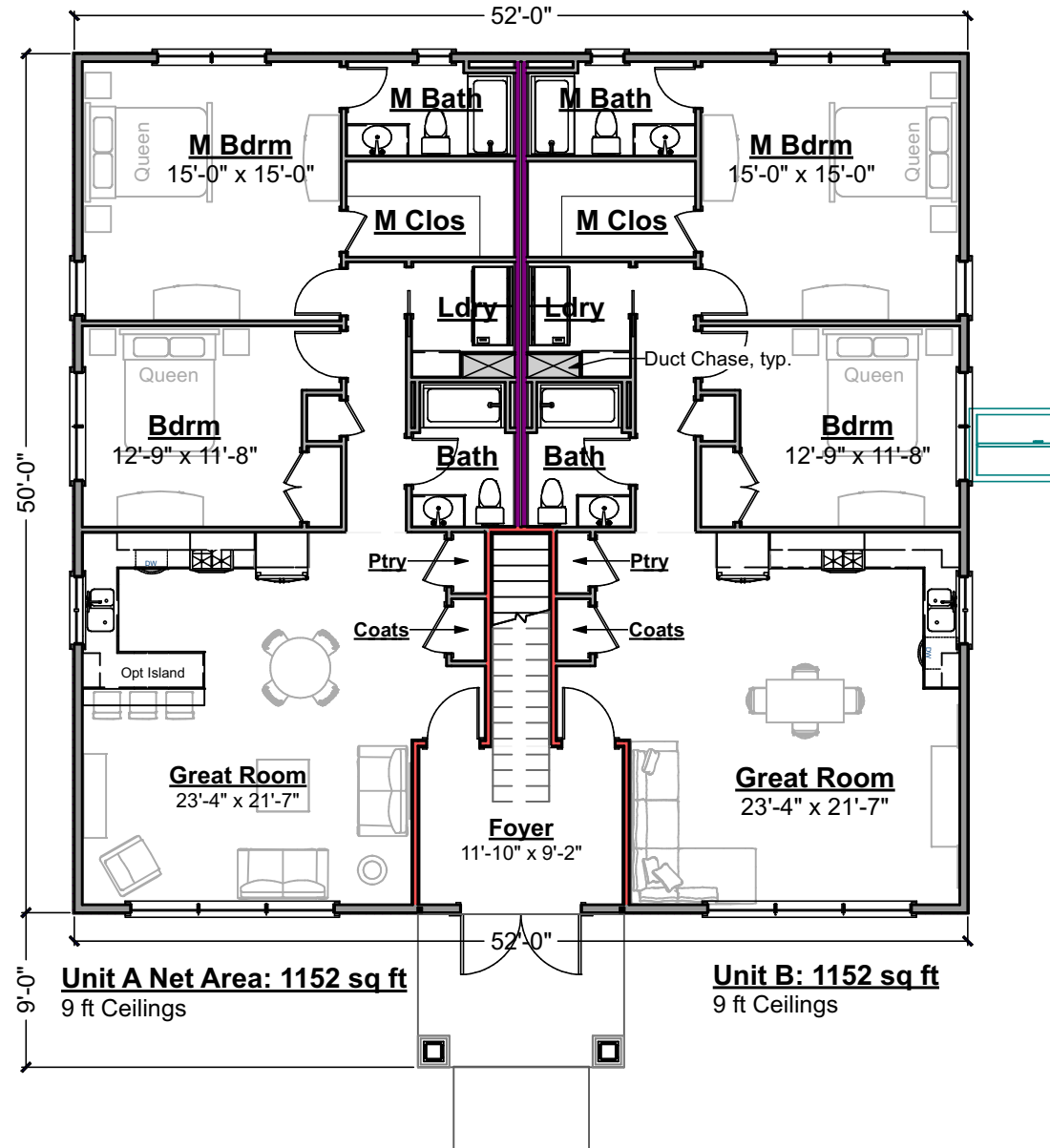
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# Apartments (Mark Perlowski)

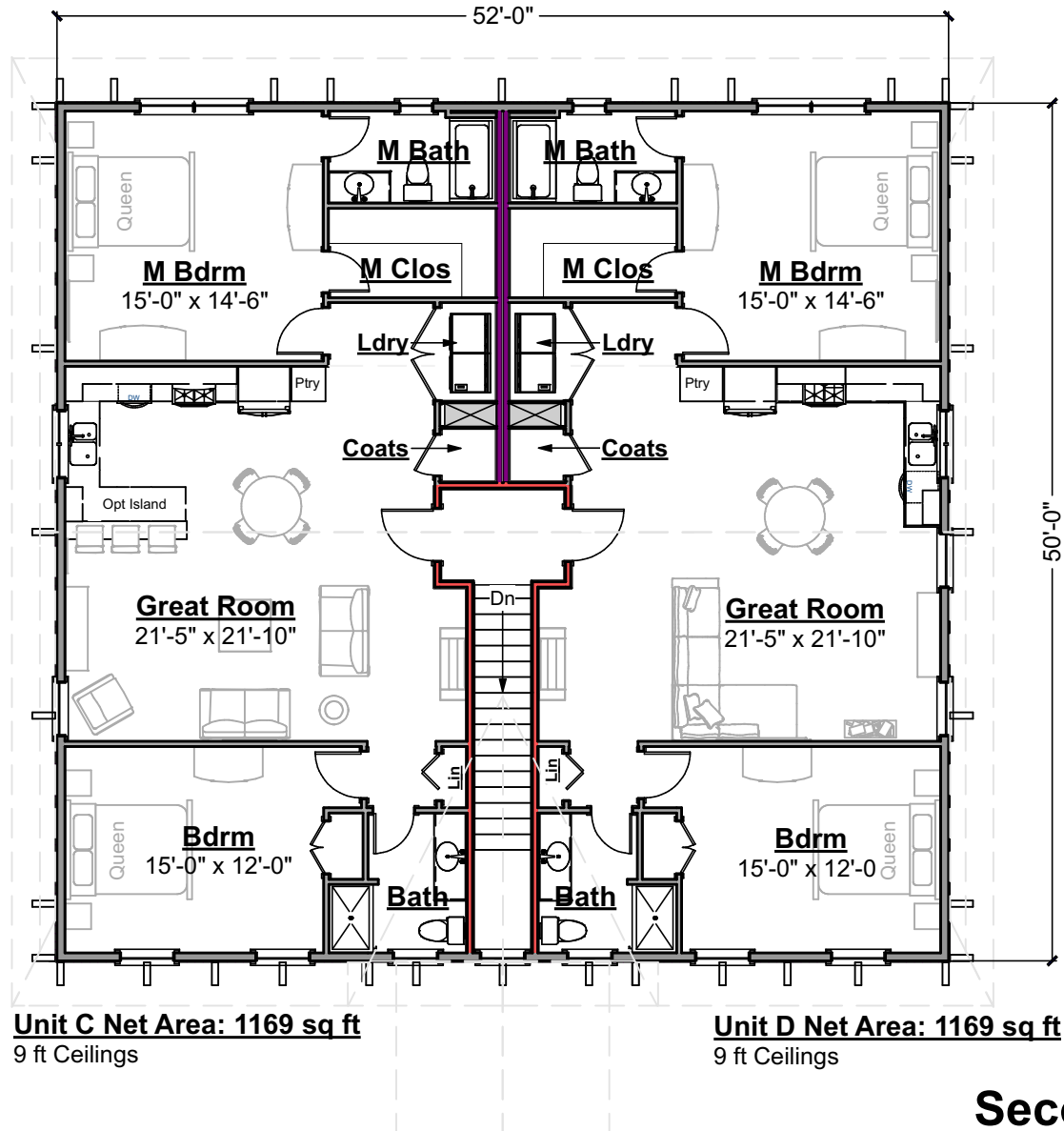
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**First Floor Plan**  
Scale: 3/32" = 1'-0"

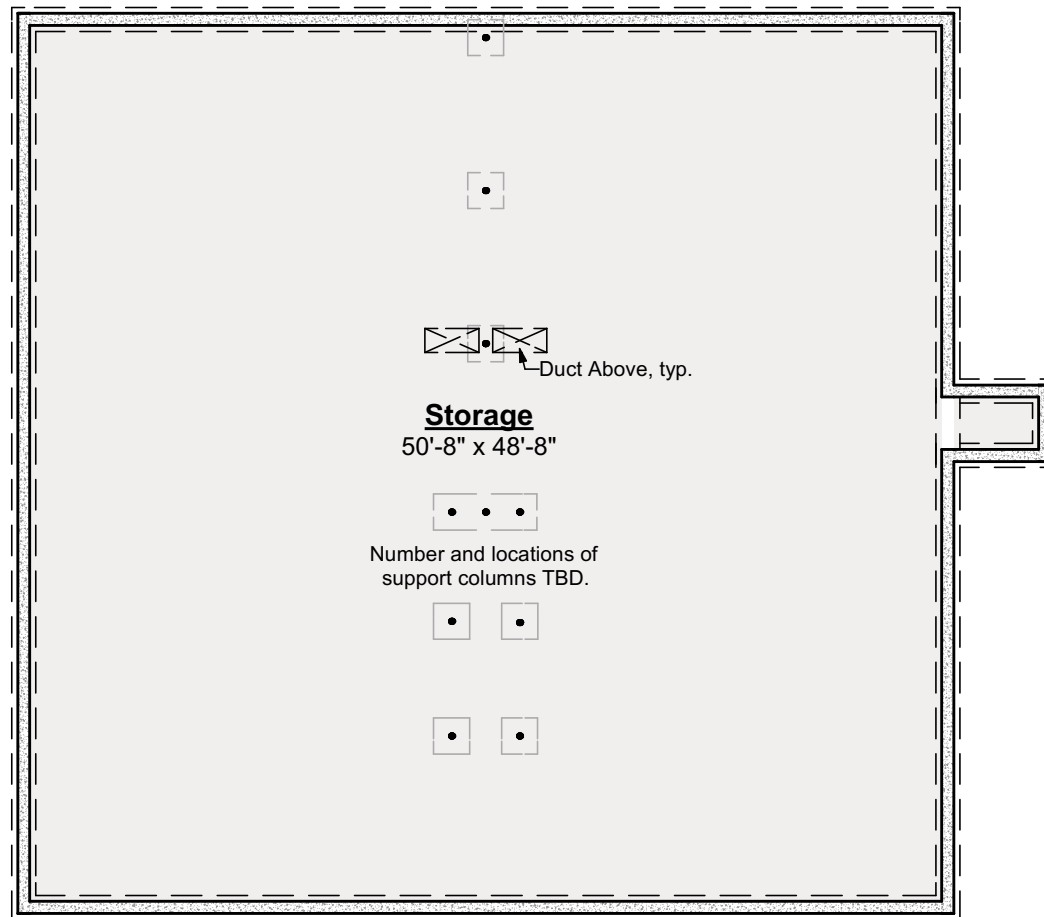
# Apartments (Mark Perlowski)

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# Apartments (Mark Perlowski)

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## Foundation Plan

Scale: 3/32" = 1'-0"

# Apartments (Mark Perlowski)

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**Front Elevation**

Scale: 1/8" = 1'-0"

1/29/2018

# Apartments (Mark Perlowski)

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 **Artform Home Plans**  
603-431-9559



**Right Elevation**

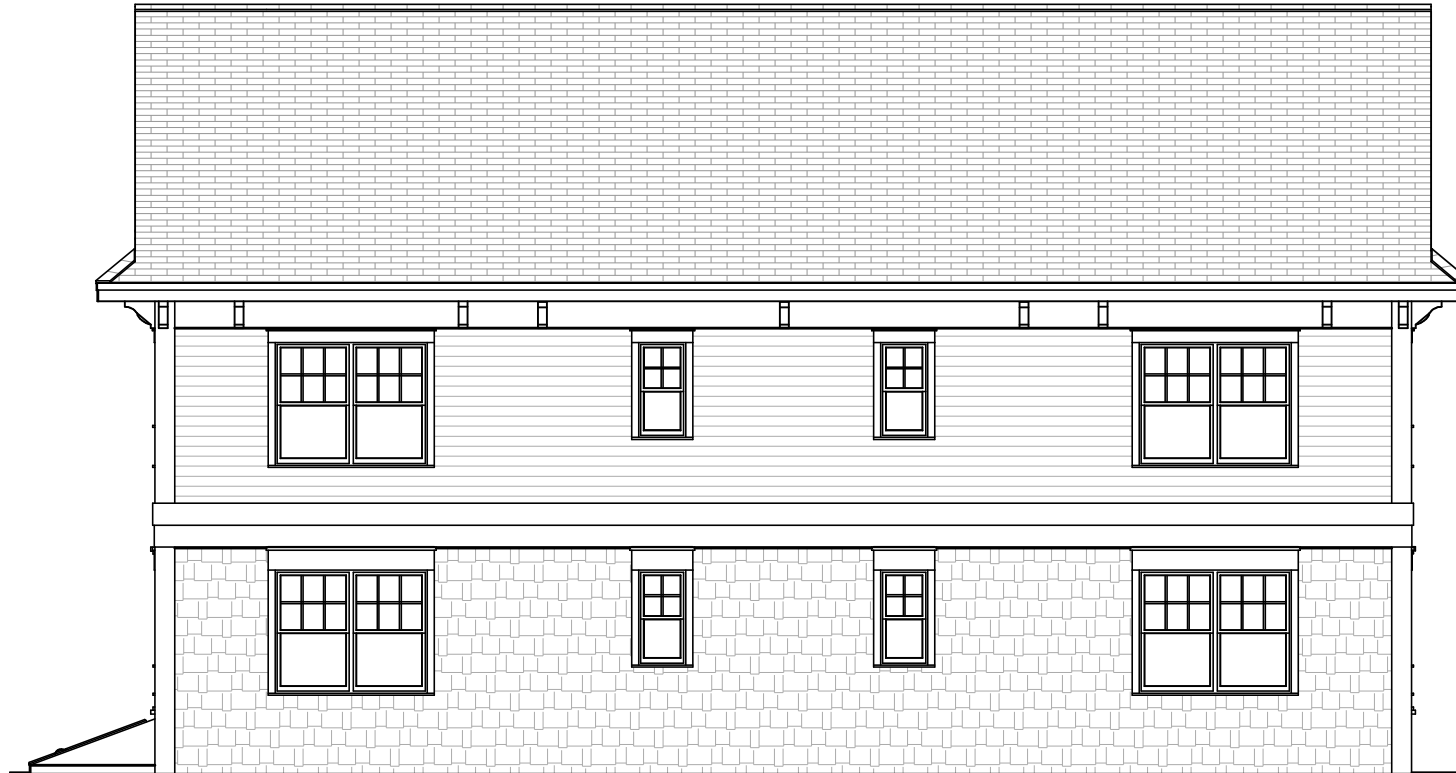
Scale: 1/8" = 1'-0"

1/29/2018

# Apartments (Mark Perlowski)

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 **Artform Home Plans**  
603-431-9559



**Rear Elevation**  
Scale: 1/8" = 1'-0"

1/29/2018

# Apartments (Mark Perlowski)

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 **Artform Home Plans**  
603-431-9559



**Left Elevation**

Scale: 1/8" = 1'-0"



# Apartments (Mark Perlowski)

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**Unit A**



**Unit B**

# Apartments (Mark Perlowski)

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**Unit C**



**Unit D**





C.K.N.

# PERSIMMON HOMES

SPECIALIZING IN  
**CUSTOM HOMES**

**MARK PERLOWSKI**    **603-778-2166**  
[MYPERSIMMON.COM](http://MYPERSIMMON.COM)    [MARK@MYPERSIMMON.COM](mailto:MARK@MYPERSIMMON.COM)





**Town of Stratham  
Site Plan Review Checklist**



Project Name: Perlowski Properties, LLC.

Map # 17 Lot # 39 & 40

Date: 1/23/2018

**Site Plan Review - Information Checklist**

A site plan review application shall contain the following information, where applicable, to be considered complete. However, this checklist is intended only as a guide; the Planning Board may require additional information as deemed necessary. All plans shall conform to the applicable requirements of the Zoning Ordinance, Building Ordinance, Subdivision and Site Plan Review Regulations, and other state, local, and federal requirements. (All data/information sources should be referenced.)

**X – Information Provided**

**O – Information Not Provided**

**W – Waiver Requested**

**I. Preliminary Consultation**

  X   **A. Base map drawn to scale**

- X   1. General description of existing conditions on the site.
- X   2. Any facilities and utilities.
- X   3. Dimensions and sizes of the proposed structure(s).
- X   4. Topographic map showing the proposed layout of the site: parking, driveways(s), sidewalks.

**II. Formal Application**

  X   **A. Completed "Application for Site Plan Review".**

  X   **B. Names and addresses of all abutters.**

  X   **C. Administrative fees (payable to the Town of Stratham).**

  X   **D. High intensity soils information with sewage disposal and lot size calculations.**

  X   **E. Data on test pits and percolation tests:**

  X   Location of test pits.

  X   Percolation test date and rate.

  X   Certification of test witness.

  X   Outline of the area reserved for leach fields.

  X   **F. Six complete sets of prints drawn to scale with the following:**

  X   Sheet size of 22" x 34".

  X   Appropriate scale.

  X   Space for Planning Board signature and date.

  X   **G. Additional submission requirements:**

  X   Nine 11 X 17 copies of proposed plan.

  X   One copy of the plan in a digital format referenced to NH State Plane feet, NAD 83, in a format compatible with the town's ESRI ArcView GIS system.

  X   Three copies of any engineering or impact reports.

**Town of Stratham  
Site Plan Review Checklist**

- ☒ Three sets of printed labels for abutter mailing.
- ☒ 1. Existing data required.
- ☒ a. Site location, current names and addresses of developer, owners of record, abutting landowners.
- ☒ b. Names and addresses of person/firm preparing the map with other information:
- ☒ Stamp by registered architect and/or professional engineer.
- ☒ Map scale.
- ☒ North arrow.
- ☒ Date.
- ☒ Tax map and parcel number.
- ☒ Size of parcel.
- ☒ c. Topographic contours.
- ☒ d. Boundary lines.
- ☒ e. Natural features.
- ☒ f. Drainage systems and roads.
- ☒ g. Structures within 200 feet
- ☒ h. Easements and rights-of-way.
- ☒ i. Location of utilities.
- ☒ j. Vicinity sketch showing surrounding streets, zoning districts, site boundaries, and 100 year flood plain.
- ☒ k. Soils map.
- ☒ 2. Proposed Plans.
- ☒ a. Grades, topographic contours.
- ☒ b. Plan view of proposed structures and/or alterations; rendering of exterior design.
- ☒ c. Data for streets, driveways, etc.: location, size, direction of travel, curbing, paving and curve radii.
- ☒ d. Parking and loading facilities.
- ☒ e. Location of utilities.
- ☒ f. Storm drainage plan with supporting calculations.
- ☒ g. Landscaping and screening.
- ☒ h. Sign location, size, and design.
- ☒ i. Outdoor lighting.
- ☒ j. Surveyed property lines with monument locations.
- ☒ k. Construction details (e.g. walks, curbing, drainage structures, etc.).
- ☒ l. Snow storage area.
- ☒ m. Solid waste disposal receptacles and screening.
- ☒ n. Fire protection (e.g. fire lanes, alarms, etc.).
- ☒ o. Erosion and sedimentation control methods.

**Town of Stratham  
Site Plan Review Checklist**

  X   p. Site Review Agreement.

       q. Other exhibits, if applicable:

       Performance Bond.

       Maintenance Bond.

       Information on pollutants discharge and/or noise generation.

       Traffic impact analysis.


       Natural/Environmental Resources Inventory

       Environmental/Forestry Impact Report

       State and local permits (e.g. state septic system [RSA 149-E:3], site specific [RSA 149:8-a], driveway access [RSA 236:13], dredge and fill [RSA 483-A], etc.).

Note: For more complete information, it is strongly recommended that the applicant read Stratham's "Subdivision and Site Plan Review Regulations" (2004), as well as the Town's Zoning Ordinance (2004) and Building Ordinance. (2002).

I certify that the information provided is complete and correct to the best of my knowledge.

Signed:  Date: 4/23/18

## LETTER OF AUTHORIZATION

I, Mark Perlowski of Perlowski Properties, LLC. owner of property located at 149 & 151 Portsmouth Ave. Stratham, NH, consisting of 2.90 acres  $\pm$ , do hereby authorize Beals Associates, PLLC, 70 Portsmouth Avenue, Stratham, NH, to act on my behalf in all matters to be discussed at the Stratham Planning Board hearings, other Land Use Board approval hearings, or State Permitting Agencies concerning the property previously mentioned.

I hereby appoint Beals Associates, PLLC to act on my behalf in the permitting process.

Sharon Fournier  
Witness

Mark Perlowski (Perlowski Properties) LLC 2/7/18  
Owner Date

**ABUTTERS LIST - TAX MAP 17 Lots 39 & 40**  
NH-1066

OWNER

✓  
PERLOWSKI PROPERTIES, LLC.  
PO BOX 1137  
STRATHAM, NH 03885

7016 0600 0000 5127 4928

SURVEYOR

Doucet Survey  
P.O. Box 163  
Newmarket, NH 03854

7016 0600 0000 5127 4966

ENGINEERS (REPRESENTATIVE)

BEALS ASSOCIATES PLLC  
70 PORTSMOUTH AVE, 3<sup>rd</sup> FLOOR  
STRATHAM, NH 03885

7016 0600 0000 5127 4942

ENVIRONMENTALISTS

GOVE ENVIRONMENTAL SVCS. INC.  
8 CONTINENTAL DRIVE  
BUILDING 2 UNIT H  
EXETER, NH 03833

7016 0600 0000 5127 4959

ABUTTERS

✓ TAX MAP 17, LOT 38  
F & T REALTY PARTNERSHIP CADIEUX  
THOMAS & FRANK  
145 PORTSMOUTH AVE.

PO BOX 155

STRATHAM, NH 03885

7016 0600 0000 5127 4980

✓ TAX MAP 17, LOT 31  
Stratham Green Condo Assoc.  
PO BOX 69

Stratham, NH 03885

7016 0600 0000 5127 4973

✓ TAX MAP 17, LOT 41  
STRATHAM COUNTRY STORE CONDOS  
157 PORTSMOUTH AVE *owner - Forma*  
STRATHAM, NH 03885

7016 0600 0000 5127 4997

✓ TAX MAP 17, LOT 41-1, 41-2, 41-3  
FORMA REALTY II, LLC.  
18 CONGRESS STREET SUITE 302  
PORTSMOUTH, NH 03801

✓ TAX MAP 17, LOT 41-4  
JEDI REALTY, LLC.  
157 PORTSMOUTH AVE – SUITE 4  
STRATHAM, NH 03885

7016 0600 0000 5128 9892

✓ TAX MAP 17, LOT 42  
FORMA, JOHN REVOCABLE TRUST  
FORMA, JOHN J. – TRUSTEE  
18 CONGRESS STREET SUITE 302  
PORTSMOUTH, NH 03801

7016 0600 0000 5127 5000

✓ TAX MAP 17, LOT 115  
COLLEEN LAKE  
156 PORTSMOUTH AVENUE  
STRATHAM, NH 03885

7016 0600 0000 5128 9908

✓ TAX MAP 17, LOT 116  
JOHN B. & SUZANNE H. SCHEEL  
4 TALL PINES DRIVE  
STRATHAM, NH 03885

7016 0600 0000 5128 9915

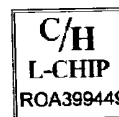
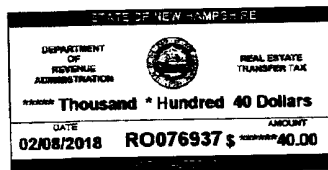
✓ TAX MAP 17, LOT 117  
LESHAS, LLC.  
24 PINWOOD DRIVE  
STRATHAM, NH 03885

7016 0600 0000 5128 9922

✓ TAX MAP 17, LOT 118  
BRADLEY R. JONES  
PO BOX 175  
STRATHAM, NH 03885

7016 0600 0000 5128 9939





### ACCESS, LOT LOADING AND PROTECTIVE WELL READIUS EASEMENT AGREEMENT

This agreement is made this 7 day of February, 2018 by and between **Perlowski Properties, LLC**, a New Hampshire limited liability company with an address of 16R Autumn Lane, Stratham, NH 03885 (hereinafter, "Perlowksi") and **F&T Realty Partnership**, a New Hampshire partnership, with an address of 145Portsmouth Avenue, P.O. Box 155 Stratham, NH 03885 (hereinafter, "F&T");

WHEREAS Perlowski is the owner of real property, including land and buildings located at 149 and 151 Portsmouth Avenue, Stratham, NH which deeds is recorded in the Rockingham County Registry of Deeds at Book 5875, Page 2369 and Book 5875, Page 2367(hereinafter "Perlowski lots");

WHREASE, F&T is the owner of abutting real property, including land and buildings located at 145 Portsmouth Avenue, Stratham, NH which deed is recorded in the Rockingham County Registry of Deeds at Book 3103, Page 1868 (hereinafter, "F&T lot") ;

WHEREAS, F&T wished to grant to Perlowski, its successors and assigns an easement for septic lot loading and for a protective well radius;

WHEREAS, F&T wishes to grant to Perlowski, its successors and assigns, an access easement on and thru the F&T lot to the Perlowski lot;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency which is hereby acknowledged, the parties agree as follows:

**ACCESS EASEMENT RIGHTS:** With Quitclaim covenants, F&T grants to Perlowski the perpetual right of ingress to and egress from F&T lot Unit #1 located on the Perlowski lot

004820

2018 FEB -8 AM 8:06

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS


over the Easement Area as shown on a plan of Beals Associates, PLLC of Stratham, NH dated February 7, 2018 entitled, "Grading, Drainage & Utility Plan". It shall be the responsibility of F&T to maintain the roadways in the Easement Area in reasonably good condition and repair.


**LOT LOADING AND PROTECTIVE WELL RADIUS EASEMENT:** With Quitclaim covenants, F&T grants to Perlowski the perpetual right to maintain a 125' foot Protective Well Easement as shown on a plan of Beals Associates, PLLC of Stratham, NH dated February 7, 2018 entitled, "Effluent Disposal Plan". The said easement which burdens these premises is located on F&T lot and lies within an arc having a radius of 125' from the well head which serves the Perlowski lot. These premises are also conveyed subject to a lot loading easement per the notes on the aforementioned plan.

Consideration for this transaction is \$1.00 (one dollar). Therefore, minimum real estate transfer tax (RSA 78-B:1, I(b)).

In witness whereof, we the undersigned have set our hands and seals on this 7 day of February, 2018.

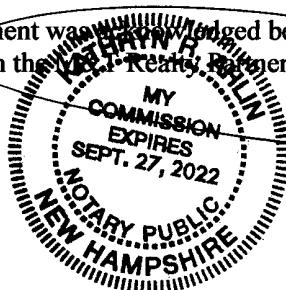
**F&T Realty Partnership**

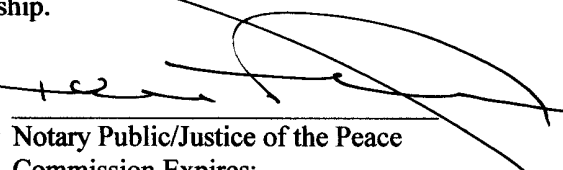
  
\_\_\_\_\_  
Witness

By:   
\_\_\_\_\_  
Thomas C. Cadieux

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM, SS.

The foregoing instrument was acknowledged before me this 7 day of February, 2018, by Thomas C. Cadieux, partner in the F&T Realty Partnership.



  
\_\_\_\_\_  
Notary Public/Justice of the Peace  
Commission Expires:

## Portsmouth Ave. Lot Loading

## Unit # 1

Description	GPD	
2 - 2 bedroom apartmants	600	"Dwellings" Apartment -2 or more 150 gpd/bedroom
Kitchen/Cabnet Store 4 Employees	40	"Office without cafeteria 10 GPD/Employee"
Persimmon Homes office 2 Employees	20	"Office without cafeteria 10 GPD/Employee"
Down Stairs office 1 Employees	10	"Office without cafeteria 10 GPD/Employee"

### Total Loading for unit #1

670

## Unit # 2

Description		
2 - 2 bedroom apartments 1nd floor	600	"Dwellings" Apartment -2 or more 150 gpd/bedroom
2 - 2 bedroom apartments 2nd floor	600	"Dwellings" Apartment -2 or more 150 gpd/bedroom

### Total Loading for Unit # 2

1200

## Unit # 3 - Old Town Hall

Description		
2 - 2 bedroom apartments basement floor	600	"Dwellings" Apartment -2 or more 150 gpd/bedroom
2 - 2 bedroom apartments 1st floor	600	"Dwellings" Apartment -2 or more 150 gpd/bedroom

### Total Loading for Unit # 3

1200

**Calculated GPD for TM 17, Lot 39 & 40**

**3,070**

**NHDES GPD for TM 17, Lot 38**

750

(CA1998009195)

**Total loading for TM 17, Lots 38, 39, & 40**

**3,820**

## Tax Map 17 Lots 39 & 40

**2,532 (see calculation sheet)**

**Tax Map 17 Lot 38**

**2,334 (see calculation sheet)**

**Total calculated Lot Loading Max**

**4,866**

### Remaining lot loading

**1,046**

Stratham Perlowski Project (See Cross Easement for Lot Loading)

Tax Map 17, Lot 38

Lot 38	Soil Name	Soils Group	Acerage	Well Radius	Remaining	GPD/a.c.	GPD
		3 A/B	1.88	0.23	1.65	1,250	2,062.50
		3D	0.22	0.00	0.22	962	211.64
		5A/B	0.09	0.00	0.09	666	59.94
		6A/B	0.79	0.00	0.79	0	-
<b>Total</b>			<b>2.98</b>	<b>0.23</b>	<b>2.75</b>		<b>2,334.08</b>

Lot 39 & 40		Soils Group	Acerage	Well Radius	Remaining	GPD/a.c.	GPD
		3 A/B	2.49	0.66	1.83	1,250	2,287.50
		3C	0.07	0.00	0.07	1,136	79.52
		3D	0.11	0.00	0.11	962	105.82
		5A/B	0.09	0.00	0.09	666	59.94
		6A/B	0.14	0.00	0.14	0	-
<b>Total</b>			<b>2.90</b>	<b>0.66</b>	<b>2.24</b>		<b>2,532.78</b>



Test Pits – NH-1066

Stratham, NH

Lot 39 Conducted by Joseph P. Nichols - Beals Associates, PLLC - #1451 on 11/8/2017

Witnessed by Mike Cuomo RCCD

Lot 40 Conducted by James Sheppard – NHSC, Inc. - #777 on 8/9/1996

Witnessed by Mike Cuomo RCCD

Test Pit # 1 (Lot 39)

0" - 72"	10YR 3/3	Dark Brown, (Fill) Fine Sandy Loam, Granular, Friable
72" – 96"	2.5Y 5/2	Grayish Brown, Fine Sand Massive, Friable, w/ Redox

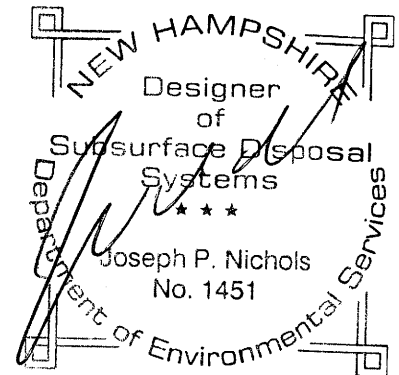
ESHWT = 72 Inches

Observed Ground Water - None

Restrictive - None

Refusal – None

Per rate – N/A (Failed towns min 18" SHWT original grade)



Test pit # 2 (Lot 39)

0" - 13"	10YR 3/3	Dark Brown, Fine Sandy Loam, Granular, Friable
13" – 18"	10YR 5/4	Yellowish Brown, Fine Loamy Sand Massive, Friable
18" – 50"	2.5Y 5/3	Light Olive Brown, Gravelly, Sandy Loam Massive, Firm, w/ Redox

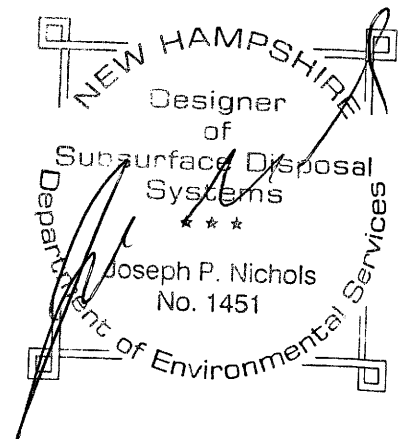
ESHWT = 18 Inches

Observed Ground Water - None

Restrictive – 18 Inches

Refusal – None

Perc Rate 12 Min/Inch @ 18 Inches



Test Pits – NH-1066

Stratham, NH

Lot 39 Conducted by Joseph P. Nichols - Beals Associates, PLLC - #1451 on 11/8/2017

Witnessed by Mike Cuomo RCCD

Lot 40 Conducted by James Sheppard – NHSC, Inc. - #777 on 8/9/1996

Witnessed by Mike Cuomo RCCD

Test pit # 3 (Lot 39)

0" - 24"	10YR 3/3	Dark Brown, (Fill) Fine Sandy Loam, Granular, Friable
24" – 32"	10YR 3/2	Very Dark Grayish Brown, (Original top soil) Fine Sandy Loam Massive, Friable
32" – 35"	10YR 5/4	Yellowish Brown, Fine Sand Massive, Friable
35" – 62"	2.5Y 5/2	Grayish Brown, Fine Sand Massive, Friable, w/ Redox

ESHW = 35 Inches

Observed Ground Water - None

Restrictive – None

Refusal – None

Per rate – N/A (Failed towns min 18" SHWT original grade)

Test pit # 4 (Lot 39)

0" - 10"	10YR 3/3	Dark Brown, Fine Sandy Loam, Granular, Friable
10" – 18"	10YR 5/4	Yellowish Brown, Fine Sand Massive, Friable
18" – 51"	2.5Y 5/3	Light Olive Brown, Gravelly, Sandy Loam Massive, Firm, w/ Redox

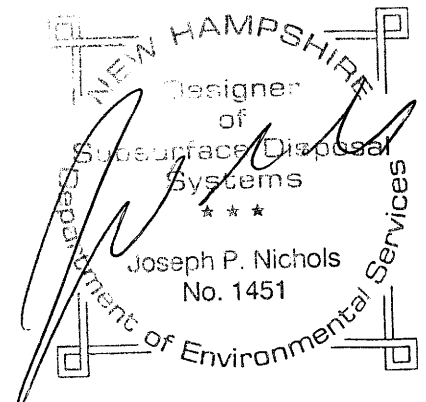
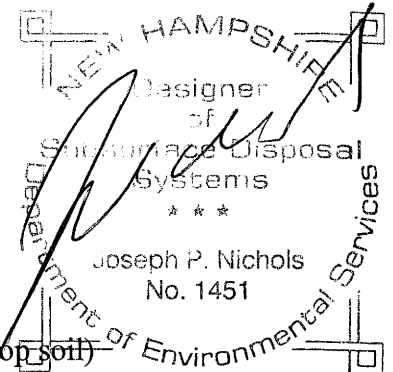
ESHW = 18 Inches

Observed Ground Water - None

Restrictive – 18 Inches

Refusal – None

Perc Rate 12 Min/Inch @ 18 Inches



Test Pits – NH-1066

Stratham, NH

Lot 39 Conducted by Joseph P. Nichols - Beals Associates, PLLC - #1451 on 11/8/2017

Witnessed by Mike Cuomo RCCD

Lot 40 Conducted by James Sheppard – NHSC, Inc. - #777 on 8/9/1996

Witnessed by Mike Cuomo RCCD

Test pit # 1 (Lot 40)

0" - 24"	10YR 4/3	Brown, (Fill) Sandy Loam, Massive, Friable
24" – 66"	10YR 6/6	Brownish Yellow, Fine Sand Single Grain, Loose
66" – 96"	10YR 6/6	Brownish Yellow, Fine Sand Single Grain, Loose W/ Redox

ESHW = 66 Inches

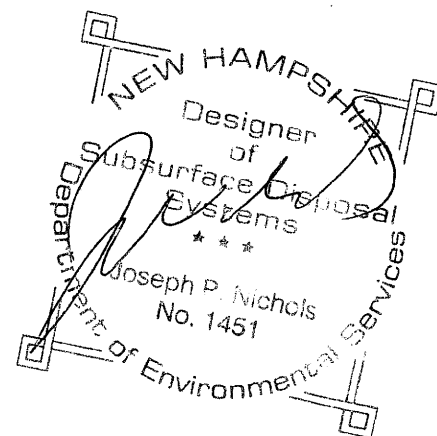
Observed Ground Water - None

Restrictive – None

Refusal – None

Note: Remove Fill – Fill with septic sand

Perc Rate <2 Min/Inch @ 36 Inches



Test pit # 2 (Lot 40)

0" - 38"	10YR 4/3	Brown, (Fill) Sandy Loam, Massive, Friable
38" – 50"	10YR 3/3	Brown, (original top soil) Loamy Sand Granular, Friable
50" – 66"	10YR 6/6	Brownish Yellow, Fine Sand Granular, Friable
66" – 96"	10YR 6/6	Brownish Yellow, Fine Sand Granular, Friable W/ Redox

ESHW = 66 Inches

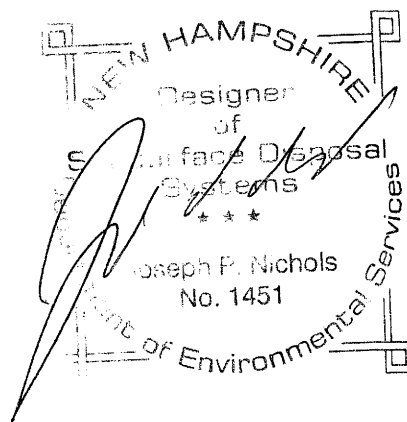
Observed Ground Water - None

Restrictive – None

Refusal – None

Note: Remove fill and original top soil – Fill with septic sand

Perc Rate <2 Min/Inch @ 36 Inches





SITE-SPECIFIC SOIL SURVEY REPORT  
151 PORTSMOUTH AVENUE  
STRATHAM, NH  
GES # 2017178

1. MAPPING STANDARDS

*Site-Specific Soil Mapping Standards for New Hampshire and Vermont*. SSSNNE Special Publication No. 3, Version 4.0, February 2011. This map product is within the technical standards of the National Cooperative Soil Survey. It is a special product, intended for the submission to NH DES Alteration of Terrain. It was produced by a professional soil scientist and is not a product of the USDA Natural Resource Conservation Service.

2. DATE SOIL MAP PRODUCED

January 17, 2018 (other field work, such as test pits, wetlands and soil probes were conducted prior).

3. GEOGRAPHIC LOCATION AND SIZE OF SITE

Approximately 3 acres. The site is located in the Town of Stratham, at 151 Portsmouth Avenue,

4. PURPOSE OF THE SOIL MAP

The preparation of this map was requested by Beals Associates. The purpose was to meet the requirements of NH Alteration of Terrain.

5. SOIL IDENTIFICATION LEGEND

SOILS LEGEND

SOIL MAP UNIT	DESCRIPTION	HSG
299	Udorthents, smoothed, MWD	B
448	Scituate, MWD	C
943	Eldridge Variant, SWPD	C
38	Eldridge, MWD	C
538	Squamscott, PD	C
134	Maybid, VPD	D



Drainage: MWD = moderately well drained, SWPD = somewhat poorly drained, PD = poorly drained, VPD = very poorly drained.

Slopes: B = 0 to 8%, C = 8 to 15%, D = greater than 15%

## 6. SOIL MAP UNIT DESCRIPTIONS

299 – UDORTHENTS, SMOOTHED: A dominantly moderately well drained map unit made up of filled and graded soil material. It includes areas of steep slopes at the edges of the smoothed fill. Inclusions are areas of well drained fill. The fill appears to be dominantly fine sandy loams with no restrictive layers.

448 – SCITUATE: A dominantly moderately well drained glacial till map unit that has a mineral restrictive layer. Inclusions would be areas altered by a surface layer of fill, and areas that do not have the restrictive layers.

943 – ELDRIDGE, VARIANT: A somewhat poorly drained sand/loam over silt/clay soil map unit that has a mineral restrictive layer. Inclusions would be both moderately well drained and somewhat poorly drained Scituate.

38 – ELDRIDGE: A moderately well drained sand/loam over silt/clay soil map unit that has a mineral restrictive layer. Inclusions would be Boxford, where the over layer of sand/loam is very thin.

538 – SQUAMSCOTT: A poorly drained sand/loam over silt/clay soil map unit that has a mineral restrictive layer. Inclusions would be Scitico, where the over layer of sand/loam is very thin.

134 – MAYBID: A very poorly drained silt and clay soil map unit that has a mineral restrictive layer. Inclusions would have a sand/loam over above the silt and silty clay.



7. RESPONSIBLE SOIL SCIENTIST

James P. Gove, C.S.S. #004

8. OTHER DISTINGUISHING FEATURES OF SITE

None

9. MAXIMUM SIZE OF LIMITING INCLUSIONS

15%

10. SPECIAL FEATURE SYMBOLS

No special feature symbols were used.

