

# MIGHTY ROOTS WORLD HEADQUARTERS OFFICE/SHOP

170 PORTSMOUTH AVENUE  
STRATHAM, NH 03885

## Tax Map 17, Lot 86

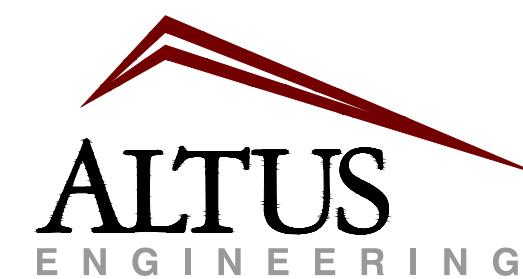
### ISSUED FOR SITE PLAN REVIEW

#### Plan Issue Date:

Site Plan Review January 7, 2026

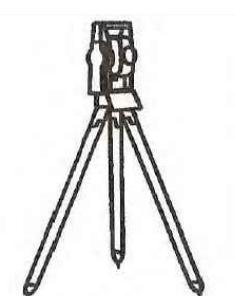
Owner/Applicant:  
Packer Brook Holdings, LLC  
13 Alden Avenue  
Greenland, NH 03840  
(603) 319-8095

Civil Engineer:



133 Court Street Portsmouth, NH 03801  
(603) 433-2335 [www.altus-eng.com](http://www.altus-eng.com)

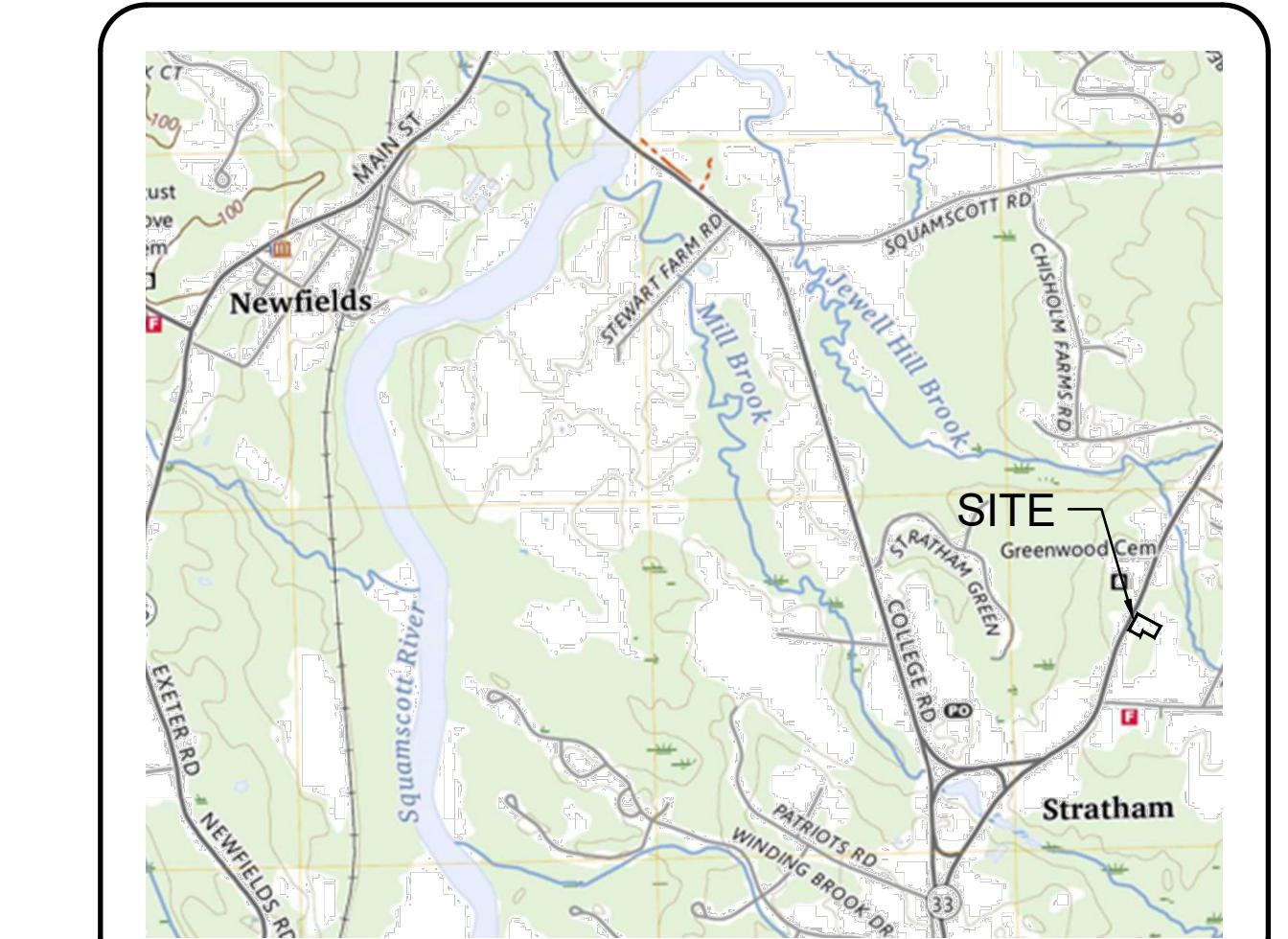
Surveyor:



Stake & Stones Land Surveying, LLC  
229 S Main Street Newmarket, NH 03857  
603.292.5747 [www.sslnh.com](http://www.sslnh.com)

Wetland Scientist:

Marc E. Jacobs  
P.O. Box 417  
Greenland, NH 03840  
(603) 534-7645

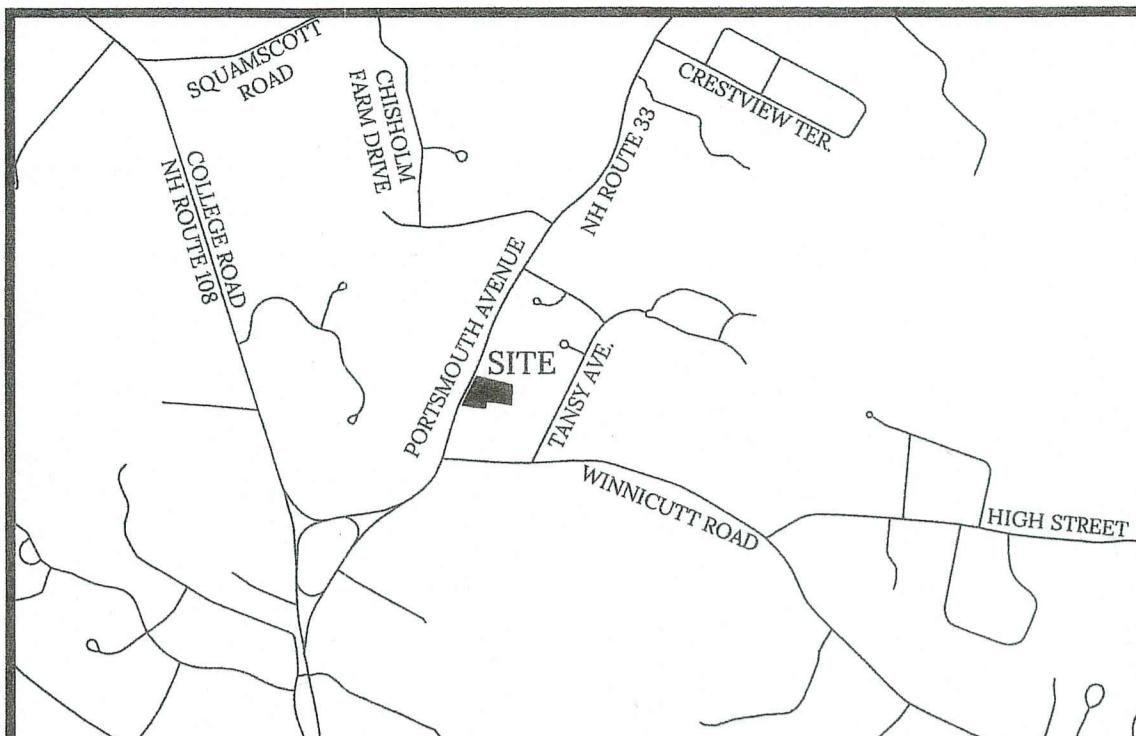


LOCUS

NOT TO SCALE

Sheet Index	Sheet No.:	Rev.	Date
Existing Conditions Plan	S-1	1	08/13/25
Demolition & Site Preparation Plan	C-1	0	01/07/26
Site Plan	C-2	1	01/07/26
Vehicular Access Plan	C-3	0	01/07/26
Grading, Drainage & Conditional Use Plan	C-4	1	01/07/26
Erosion & Sedimentation Control Plan	C-5	0	01/07/26
Septic System & Utility Plan	C-6	0	01/07/26
Septic System Notes & Detail Sheet	C-6A	0	01/07/26
Site Lighting Plan	1 of 1	0	12/17/25
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Detail Sheet II	D-2	0	01/07/26
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Wood Shop – First & Second Floor Plan	A-1	0	01/06/26
Wood Shop – Building Cross Sections	A-2	0	01/06/26
Office Building – First & Second Floor Plan	A-3	0	01/06/26
Office Building – Building Cross Sections	A-4	0	01/06/26

Permit Summary	Submitted	Received
Stratham Site Plan Review	January 7, 2026	—
NHDOT Driveway Permit	To Be Submitted	—
NHDES-SSB Septic System App.	To Be Submitted	—
EPA DEP Notice of Intent	By Contractor 14 days prior to construction	—

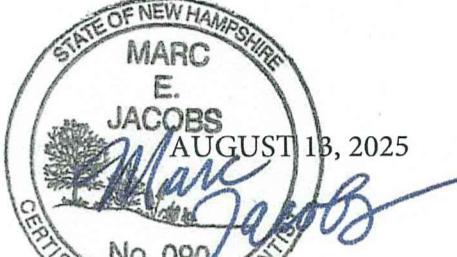


### LOCATION MAP

SCALE 1"=2,000'

### LEGEND:

N/F	NOW OR FORMERLY
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
1	ABUTTER TAX MAP & LOT NUMBER
2	MARK
WB	BOUNDARY LINE
W	SETBACK LINE
W	JURISDICTIONAL WETLAND LINE
W	TOWN OF STRATHAM WETLAND BUFFER LINE
W	IRON ROD/PIPE FOUND
W	STONE BOUND FOUND
W	IRON ROD SET
W	OVERHEAD ELECTRIC/WIRES
W	EDGE OF PAVEMENT
W	CONTOUR
W	WOODS / TREE LINE
W	WETLAND FLAG
W	DECIDUOUS TREE
W	CONIFEROUS TREE
W	UTILITY POLE
W	ELECTRIC METER
W	TEST PIT LOCATION
W	CORRUGATED METAL PIPE
W	ELEVATION
W	FINISHED FLOOR
W	TEMPORARY BENCHMARK
W	TP 1
W	CMP
W	ELEV.
W	FF
W	TBM
W	TYP.



### WETLAND NOTES:

- MAN-MADE, ALTERED AND/OR NATURAL JURISDICTIONAL FRESHWATER WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, IN JULY 2024 ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - 1987 WETLANDS DELINEATION MANUAL, THE 2010 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV WT 100-900 AND §XII OF THE STRATHAM, NH ZONING. PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, JUNE 2020 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTHCENTRAL AND NORTHEAST 2020 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.
- WETLAND FLAGS WERE FIELD LOCATED BY STAKE & STONES LAND SURVEYING, LLC.

### PLAN REFERENCES:

- PLAN OF LOT STRATHAM, NH. FOR CARL W. JR. & GRACE H. BARKER. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS PROFESSIONAL ASSOCIATION, DATED AUGUST 1976. R.C.R.D. PLAN D-6359.
- LOT LINE ADJUSTMENT PLAN TAX MAP 11 LOTS 26, 27A, AND 27-2, PORTSMOUTH AVENUE/ROUTE 101 IN STRATHAM, NH, COUNTY OF ROCKINGHAM. PREPARED BY KIMBALL CHASE. DATED JANUARY 28, 1994. R.C.R.D. PLAN D-22728.
- SUBDIVISION OF LAND, WINNICUTT ROAD STRATHAM, NH FOR RALPH & LILY MARSTON. PREPARED BY EMANUEL COMPANIES, INC & R.G. MOYNIHAN CIVIL ENGINEER AND SURVEYOR. DATED SEPTEMBER 30, 1993, FINAL REVISION DATE NOVEMBER 15, 1993. R.C.R.D. PLAN D-22600.
- SUBDIVISION OF LAND & LOT LINE ADJUSTMENT FOR THE DOLLOFF FAMILY TRUST OF 1997 IN STRATHAM, NH. PREPARED BY PARKER SURVEY ASSOC., INC. DATED FEBRUARY 1999, FINAL REVISION DATE JUNE 1999. R.C.R.D. D-27273.
- STRATHAM, NH. SUBDIVISION PLAN FOR RALPH W. MARSTON. PREPARED BY BARRY W. KIMBALL, LAND SURVEYOR. DATED AUGUST 1978. R.C.R.D. D-818.
- STRATHAM, NH. PLAN OF LOTS FOR RALPH W. MARSTON. PREPARED BY KIMBALL CHASE CO. INC. DATED JULY 15, 1980. R.C.R.D. PLAN C-9624.
- LOT LINE RELOCATION PLAN OF PROPERTY IN THE NAME OF TYLER J. LIBBY & DEBORAH H. LIBBY REVOCABLE TRUST OF 2017 AND LIBBY ANTIQUES LLC SHOWN AS TAX MAP 17/LOTS 44 & 45 LOCATED AT 165 & 169 PORTSMOUTH AVENUE (AKA NH ROUTE 33) COUNTY OF ROCKINGHAM, STRATHAM, NH. PREPARED BY DAVID W. VINCENT, LLS LAND SURVEYING SERVICES. DATED APRIL 24, 2018, FINAL REVISION DATE MAY 29, 2019. R.C.R.D. PLAN D-41583.
- PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT F018-2(I) N.H. NO. P-2428 SOUTH SIDE ROAD. PREPARED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS. DATED MAY 14, 1955. NOT RECORDED.

### NOTES:

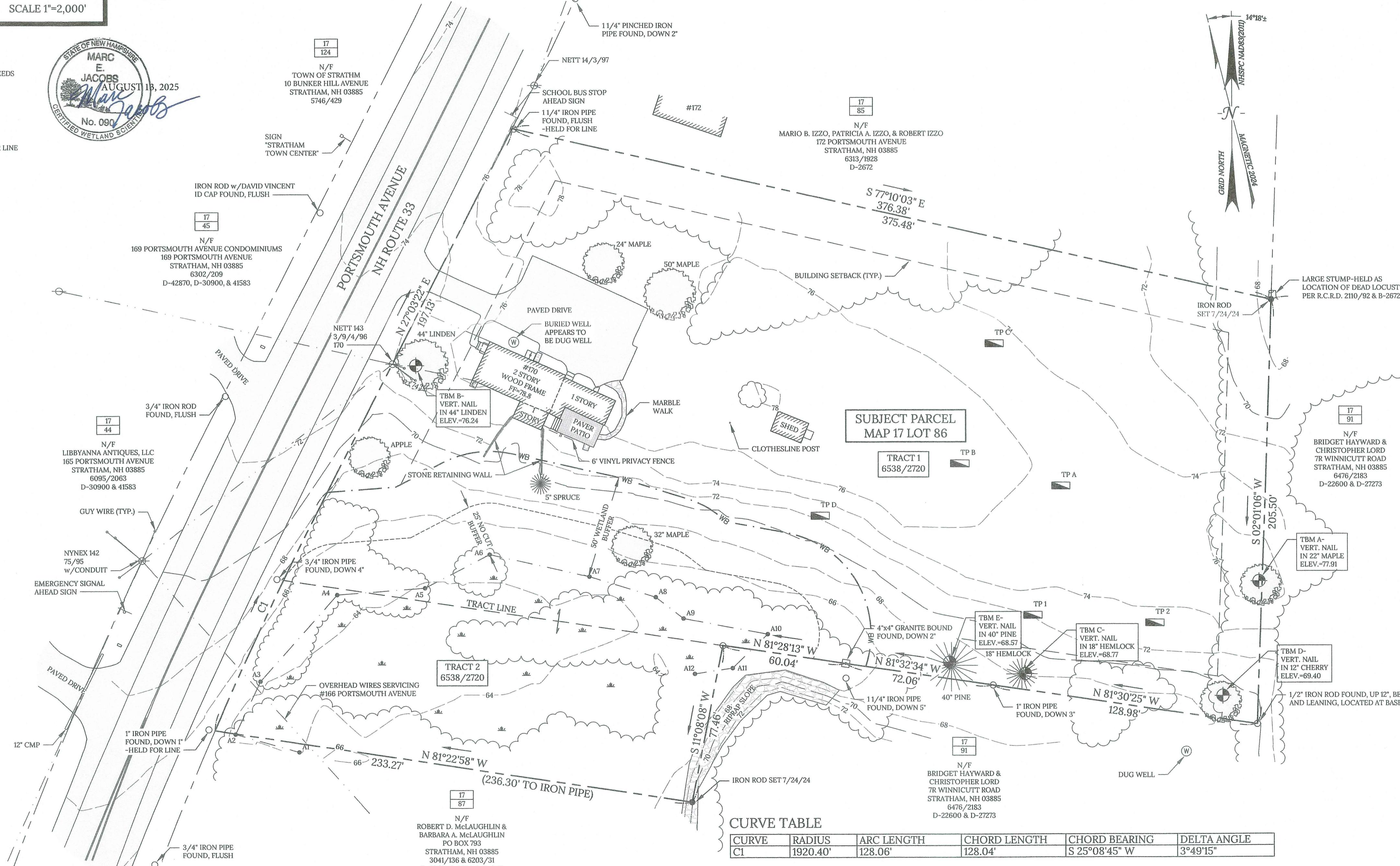
- THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF ASSESSOR'S MAP 17 LOT 86 IN THE TOWN OF STRATHAM.
- SUBJECT PARCEL IS SHOWN ON THE TOWN OF STRATHAM ASSESSOR'S MAP 17 AS LOT 86.
- OWNER OF RECORD:  
PACKER BROOK HOLDINGS, LLC  
13 ALDEN AVENUE  
GREENLAND, NH 03840  
6538/2720
- THE SUBJECT PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL 33015C0245F. PANEL EFFECTIVE DATE JANUARY 29, 2021.
- SUBJECT PARCEL AREA:  
11,735 S.F.  
2.542 ACRES

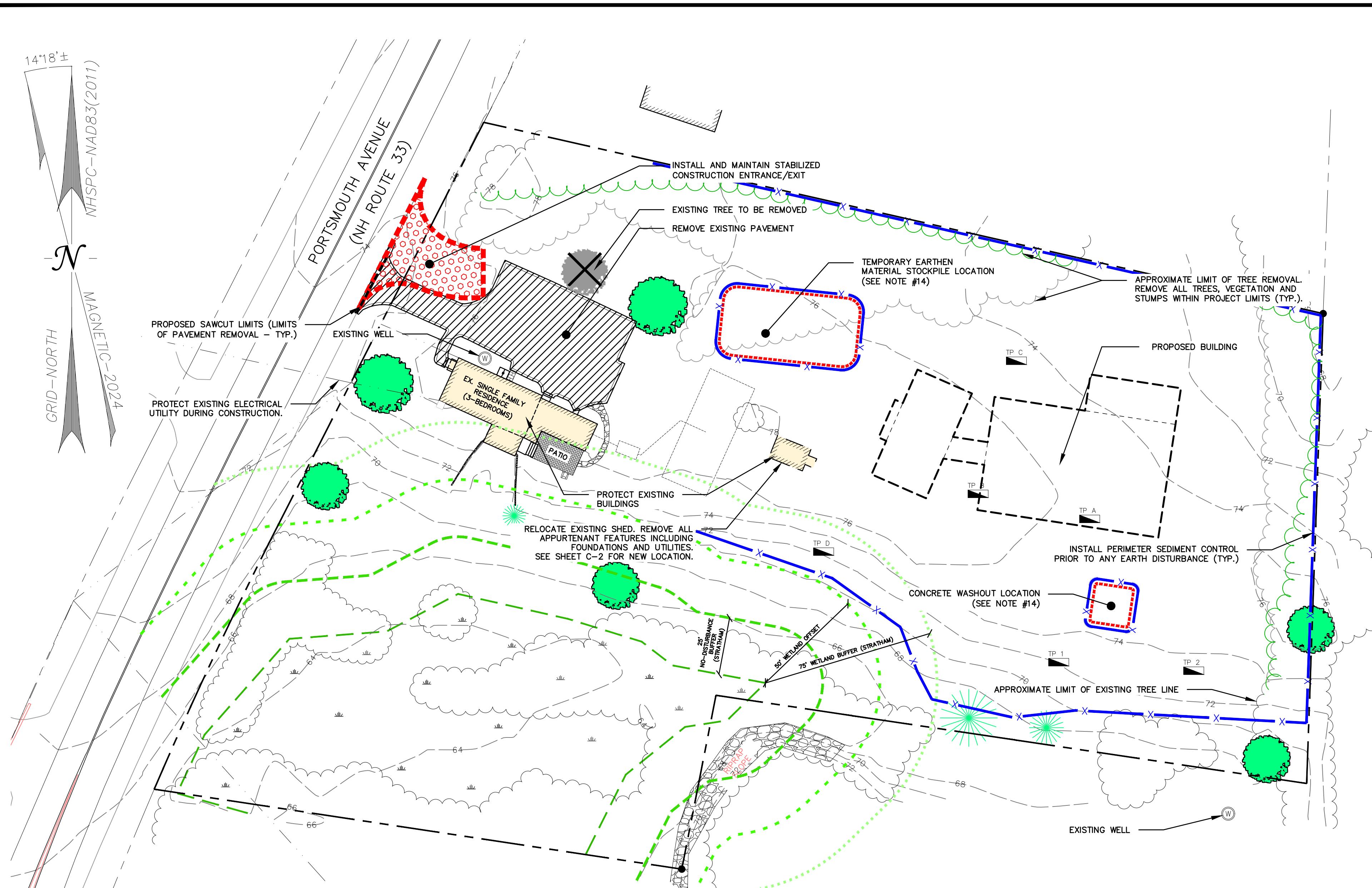
6) SUBJECT PARCEL IS LOCATED IN THE RESIDENTIAL/AGRICULTURAL ZONING DISTRICT, IS SUBJECT TO THE ROUTE 33 LEGACY HIGHWAY HERITAGE DISTRICT, PORTIONS ARE SUBJECT TO THE WETLANDS CONSERVATION OVERLAY DISTRICT, AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	2 ACRES
FRONTAGE	200 FEET
DEPTH	150 FEET
SETBACKS	30 FEET 20 FEET 20 FEET
FRONT SIDE REAR	35 FEET 20 FEET 20 FEET

MAXIMUM BUILDING HEIGHT  
MAXIMUM BUILDING COVERAGE  
MINIMUM OPEN SPACE

7) BASIS OF BEARING & HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD83(2011). VERTICAL DATUM IN NAVD88. BASIS OF HORIZONTAL AND VERTICAL DATUMS IS POST-PROCESSED STATIC GNSS OBSERVATIONS.





## DEMOLITION & SITE PREPARATION NOTES

1. THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR THE DEMOLITION OF EXISTING SITE FEATURES. UNLESS OTHERWISE NOTED TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL BUILDINGS, PAVEMENT, CONCRETE, CURBING, SIGNS, POLES, UTILITIES, FENCES, VEGETATION AND OTHER EXISTING FEATURES AS NECESSARY TO FULLY CONSTRUCT THE PROJECT.
2. ALL MATERIALS SCHEDULED FOR DEMOLITION REMOVAL ON PRIVATE PROPERTY SHALL BECOME PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
3. TOWN DEMOLITION PERMIT REQUIRED PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR IS NOTIFIED THAT THIS PERMIT PROCESS MAY REQUIRE A 30-DAY LEAD TIME.
4. NH DOT EXCAVATION PERMIT SHALL BE OBTAINED PRIOR TO ANY WORK IN THE STATE RIGHT OF WAY.
5. LIMITS OF TREE CLEARING & TREES TO REMAIN SHALL BE CLEARLY MARKED PRIOR TO COMMENCING SITE WORK.
6. NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.
7. PERIMETER SEDIMENT CONTROLS SHALL BE INSTALLED AFTER TREE CLEARING OPERATIONS HAVE CEASED AND BEFORE ANY STUMPING, GRUBBING OR OTHER EARTH DISTURBANCE.
8. GRIND STUMPS AND REUSE GRINDINGS FOR EROSION CONTROL WHERE POSSIBLE OR TRUCK OFFSITE. NO STUMPS SHALL BE BURIED ON THE SITE OR LEFT AT ANY DEPTH BELOW ROADWAY OR PARKING LOT SURFACES.
9. NO EARTHWORK SHALL COMMENCE UNTIL ALL APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER FOR THE DURATION OF CONSTRUCTION AND THE SITE IS STABILIZED.
10. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH BY NEW HAMPSHIRE DEPARTMENT ENVIRONMENTAL SERVICES.
11. EROSION & SEDIMENTATION CONTROL PLAN AND DETAIL SHEETS FOR ADDITIONAL NOTES ON TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
12. THE STORMWATER PONDS SHOWN IN THIS PLAN SET SHALL BE CONSTRUCTED BEFORE EARTHWORK COMMENCES ON THE REMAINDER OF THE SITE. THE CONTRACTOR MAY USE THE POND AS A SEDIMENTATION POND UNTIL THE SITE IS STABILIZED. ALL SWALES, PONDS AND THEIR CONTRIBUTING AREAS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. SILT SOX SHALL BE INSTALLED AROUND THE PERIMETER OF THE PONDS.
13. SHOULD GROUNDWATER BE ENCOUNTERED DURING EXCAVATION, APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO ENSURE SEDIMENT LADEN WATER IS NOT DISCHARGED INTO ADJACENT PROPERTIES, WETLANDS OR RIVERS.
14. MATERIAL STOCKPILE & CONCRETE WASHOUT LOCATIONS SHOWN ARE CONCEPTUAL. THE CONTRACTOR MAY LOCATE STOCKPILES OR WASHOUT WHERE NECESSARY PROVIDED THAT
27. SEE THIS SHEET FOR LEGEND.

## TEST PIT LOGS

LOGGED BY ERIC D. WEINRIEB (PERMIT #809) ON JULY 23, 2025  
WITNESSED BY MICHAEL CUOMO

TEST PIT 1  
0-7" 2.5 YR 3/4 - DARK REDDISH BROWN GRASS MATT AND FINE LOAMY SAND, GRANULAR, FRIABLE, LOOSE  
7-16" 7.5 YR 4/6 - STRONG BROWN FINE SAND, SINGLE GRAIN, LOOSE  
16-34" 7.5 YR 4/3 - BROWN FINE SAND, SINGLE GRAIN, LOOSE  
34-96" 10 YR 5/8 YELLOWISH BROWN FINE SAND, SINGLE GRAIN, LOOSE  
96" STOPPED

>96" - ESTIMATED SEASONAL HIGH WATER TABLE  
0-56" - ROOTS  
NO LEDGE OR WATER OBSERVED  
PERCOLATION RATE: 2 MINUTES PER INCH AT 40-INCH (30 IN/HR)

TEST PIT 2  
0-10" 2.5 YR 3/4 - DARK REDDISH BROWN GRASS MATT AND FINE LOAMY SAND, GRANULAR, FRIABLE  
10-21" 7.5 YR 5/6 - STRONG BROWN FINE SAND, SINGLE GRAIN  
21-31" 10 YR 5/6 - YELLOWISH BROWN LOAMY FINE SAND, FRIABLE, GRANULAR  
31-40" 10 YR 3/3 DARK BROWN LOAMY FINE SAND, FRIABLE, GRANULAR  
40-96" 10 YR 6/6 BROWNISH YELLOW FINE SAND, LOOSE, MASSIVE  
96" STOPPED

>96" - ESTIMATED SEASONAL HIGH WATER TABLE  
0-48" - ROOTS  
NO LEDGE OR WATER OBSERVED  
PERCOLATION RATE: 2 MINUTES PER INCH AT 40-INCH (30 IN/HR)

LOGGED BY ERIC D. WEINRIEB ON JULY 23, 2025  
(FOR STORMWATER MANAGEMENT)

TEST PIT A  
0-84" - SAND  
>84" - ESTIMATED SEASONAL HIGH WATER TABLE  
NO LEDGE OR WATER OBSERVED  
PERCOLATION RATE: 2 MINUTES PER INCH AT 40-INCH (30 IN/HR)

TEST PIT B  
0-92" - SAND  
>92" - ESTIMATED SEASONAL HIGH WATER TABLE  
NO LEDGE OR WATER OBSERVED  
PERCOLATION RATE: 2 MINUTES PER INCH AT 40-INCH (30 IN/HR)

TEST PIT C  
0-76" - SAND  
>76" - ESTIMATED SEASONAL HIGH WATER TABLE  
NO LEDGE OR WATER OBSERVED  
PERCOLATION RATE: 2 MINUTES PER INCH AT 40-INCH (30 IN/HR)

TEST PIT D  
0-80" - SAND  
>80" - ESTIMATED SEASONAL HIGH WATER TABLE  
NO LEDGE OR WATER OBSERVED  
PERCOLATION RATE: 2 MINUTES PER INCH AT 40-INCH (30 IN/HR)

TITLE:  
DEMO & SITE  
PREPARATION PLAN  
SHEET NUMBER:  
C-1

## LEGEND

PROPERTY LINE
BUILDING SETBACK
WETLAND BOUNDARY
25' NO-DISTURBANCE BUFFER (TOWN OF STRATHAM)
75' WETLAND SETBACK (TOWN OF STRATHAM)
68 - EXISTING CONTOUR
68 - PROPOSED CONTOUR/INTERMEDIATE CONTOUR
72.00 - EXISTING SPOT GRADE
72.00 - PROPOSED SPOT GRADE
EXISTING/PROPOSED BUILDING
EXISTING PAVEMENT/CURB
PROP. PAVEMENT/VERTICAL OR SLOPED GRANITE CURB
EXISTING/PROPOSED GRAVEL
EXISTING/PROPOSED CONCRETE
EXIST. OVERHEAD/UNDERGROUND UTILITIES/POLE
OHW - PROPOSED OVERHEAD UTILITIES/UTILITY POLE
UGE - PROPOSED UNDERGROUND ELECTRIC
UGC - PROPOSED UNDERGROUND COMMUNICATION
EXISTING TREE/Drip LINE
PROPOSED TREE CLEARING LIMIT
STABILIZED CONSTRUCTION EXIT
PROPOSED SAWCUT
SILTFENCE/SEDIMENT BARRIER/CONST. FENCE
PROPOSED LIMIT OF DISTURBANCE
226 - PARKING COUNT PER ROW/FOR TOTAL SITE
EXISTING WELL
PROPOSED DRAINAGE (HARD PIPE)/CB/DCB/DMH/FES
PROPOSED CATCH BASIN INLET PROTECTION
CPP - CORRUGATED PLASTIC PIPE/FLARED END SECTION/HEADWALL
FES - HDWL - CORRUGATED PLASTIC PIPE/FLARED END SECTION/HEADWALL
PROPOSED GROUND SLOPE/APPROX. GRADE/STONE CHECK DAM
PW - PROPOSED WATERLINE
S - PROPOSED SEWER/SEPTIC PIPE
PROPOSED BIORETENTION CELL
PROPOSED EROSION CONTROL BLANKET
PROPOSED RIPRAP
TEMPORARY BENCH MARK
TESTPIT

**ALTUS**  
ENGINEERING  
133 Court Street Portsmouth, NH 03801  
(603) 433-2335 [www.altus-eng.com](http://www.altus-eng.com)



NOT FOR CONSTRUCTION  
ISSUED FOR:  
SITE PLAN REVIEW  
ISSUE DATE:  
JANUARY 7, 2026

REVISIONS  
NO. DESCRIPTION  
0 INITIAL SUBMISSION  
BY DATE  
PMJ 01/07/26

DRAWN BY: PMJ  
APPROVED BY: EDW  
DRAWING FILE: 5613-SITE.DWG

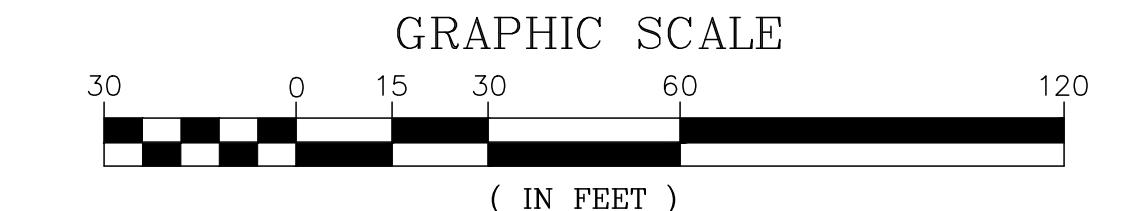
SCALE:  
22" x 34" - 1" = 30'  
11" x 17" - 1" = 60'

OWNER/APPLICANT:  
PACKER BROOK  
HOLDINGS, LLC  
13 ALDEN AVENUE  
GREENLAND, NH 03840

PROJECT:  
TAX MAP 17  
LOT 86

MIGHTY ROOTS  
170 PORTSMOUTH AVENUE  
STRATHAM, NH 03850  
BK 6538, PG 2720

WORLD  
HEADQUARTERS  
OFFICE/SHOP





## SITE NOTES

DESIGN INTENT – THIS PLAN SET IS INTENDED TO DEPICT THE ADDITION OF A NEW OFFICE/SHOP BUILDING AND ASSOCIATED SITE IMPROVEMENTS.

1. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
2. APPROXIMATE LOT AREA: 110,735 S.F. ( $\pm 2.542$  ACRES)

ZONING DISTRICT: ROUTE 33 LEGACY HIGHWAY HERITAGE DISTRICT

3. DIMENSIONAL REQUIREMENTS:	REQUIRED	PROPOSED
FRONT SETBACK: NOTE 1 BELOW	20'	$\pm 37'$ (MIN.)
SIDE SETBACK (BUILDING):	20'	$\pm 46'$ (MIN.)
SIDE SETBACK (PARKING):	20'	$\pm 21'$ (MIN.)
REAR SETBACK (BUILDING):	20'	$\pm 61'$ (MIN.)
REAR SETBACK (PARKING):	20'	$\pm 23'$ (MIN.)
MAX. BUILDING HEIGHT:	35'	10,000 S.F. $\pm 7,700$ S.F.
MAX. GROSS BUILDING FOOTPRINT:	200'	200% $\pm 7.0%$
MIN. GROSS COVERAGE:	60%	60% $\pm 74.3%$
NO-DISTURBANCE BUFFER:	25'	75'
WETLAND BUFFER:		

### DIMENSIONAL REQUIREMENT NOTES:

1. STRUCTURES SHALL BE CONSISTENT WITH STRUCTURES ON ABUTTING PROPERTIES ON THE SAME SIDE OF THE STREET. FRONT SETBACK SHALL BE WITHIN 10' OF THE AVERAGE OF THE EXISTING SETBACKS ON ABUTTING PROPERTIES. IN NO CASE SHALL THE FRONT SETBACK BE REQUIRED TO BE MORE THAN 35'.

2. PARKING MUST MEET SIDE AND REAR SETBACK REQUIREMENTS.

MAXIMUM BUILDING COVERAGE: 20%  
EXISTING BUILDING:  $\pm 1,360$  S.F. ( $\pm 1.2\%$ )  
PROPOSED BUILDING:  $\pm 6,110$  S.F. ( $\pm 5.5\%$ )  
TOTAL: 7,470 S.F. ( $\pm 6.7\%$ )

MINIMUM OPEN SPACE: 60%  
EXISTING:  $\pm 105,667$  S.F. (95.4%)  
PROPOSED:  $\pm 82,385$  S.F. ( $\pm 74.4\%$ )

PARKING REQUIREMENTS:  
SINGLE FAMILY RESIDENCE (EX. BUILDING): 2.0 SPACES PER DWELLING UNIT  
MANUFACTURING/LIGHT INDUSTRIAL (PROP. BUILDING): 1.5 PER 1,000 S.F. OF GROSS FLOOR AREA  
SINGLE-FAMILY RESIDENCE: 1 D.U. X 2 SPACES/D.U. = 2.0 SPACES  
MANUFACTURING: (6,107 S.F. / 1,000 S.F.) X 1.5 SPACES = 9.16 (~10) SPACES  
TOTAL PARKING REQUIRED: 12 SPACES  
MAXIMUM PARKING ALLOWED (115% OF REQUIRED): 13.8 SPACES ~ 14 SPACES  
TOTAL PARKING PROVIDED: 22 SPACES (3 STRIPED, 19 UNSTRIPED)

### 4. WAIVERS REQUESTED:

- 4.1. SECTION 4.3.c.e. (SITE PLAN REVIEW REGULATIONS) – HIGH INTENSITY SOIL SURVEY (HISS).
- 4.2. SECTION 3.10.6.e.i. (ZONING ORDINANCE) TO ALLOW FOR PARKING TO EXCEED 15% MORE THAN THE REQUIRED PARKING SPACES. GRAVEL PARKING SPACES WILL NOT BE STRIPED.
5. PARCEL IS NOT IN A FLOOD HAZARD ZONE.
6. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
7. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
8. ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE TOWN OF STRATHAM & NHDOTS STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
9. OVERALL AREA OF DISTURBANCE UNDER 100,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
10. AREA OF DISTURBANCE OVER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT REQUIRED (NOI TO BE PREPARED AND SUBMITTED BY CONTRACTOR, SWPPP AND INSPECTIONS TO BE PREPARED AND PERFORMED BY CONTRACTOR).
11. NHDOT EXCAVATION PERMIT SHALL BE OBTAINED PRIOR TO ANY WORK IN THE STATE RIGHT OF WAY.
12. WETLANDS WERE DELINEATED BY MARC E. JACOBS (NEW HAMPSHIRE LICENSED SOIL SCIENTIST #90) ON JULY 2024. FLAGS WERE LOCATED BY STAKE & STONES LAND SURVEYING, LLC.
13. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISPARANCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION. VERIFY LATEST ARCHITECTURAL DRAWINGS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
14. BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.
15. ALL PARKING LOT LIGHTS SHALL BE BUILDING MOUNTED & "DARK SKY COMPLIANT". WALKWAYS WILL BE ILLUMINATED WITH BOLLARD LIGHTS.
16. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINES WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
17. PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OR EQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4"-WIDE DIAGONAL WHITE LINES 3"-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS.
18. PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
19. SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN AREAS SHOWN HEREON, AND/OR TRUCKED OFF SITE AS APPROPRIATE. NO SAND SHALL BE USED FOR WINTER PARKING AREA MAINTENANCE. EXTERIOR SALT STORAGE IS PROHIBITED. WINTER MAINTENANCE CONTRACTOR SHALL BE NHDES GREEN SNOWPRO CERTIFIED.
20. "WETLAND BUFFER SIGNS" SHALL BE SET ALONG THE 50' WETLAND BUFFER OFFSET INSTEAD OF THE 75' OFFSET AS THE EXISTING HOME, EXISTING LEACHFIELD AND PROPOSED STORMWATER MANAGEMENT AREA ARE WITHIN THE 75' OFFSET FROM THE DELINEATED WETLAND. IT IS NEITHER PRACTICAL NOR REASONABLE TO INSTALL SIGNAGE IN THOSE AREAS.
21. APPLICATION OF FERTILIZERS, PESTICIDES OR HERBICIDES IN THE 75' WETLAND BUFFER SHALL BE PROHIBITED.
22. SEE SHEET C-1 FOR LEGEND.

NOT FOR CONSTRUCTION

ISSUED FOR:

SITE PLAN REVIEW

ISSUE DATE:

JANUARY 7, 2026

REVISIONS  
NO. DESCRIPTION BY DATE  
0 PRELIMINARY REVIEW RLH 09/03/25  
1 CLIENT REVIEW PMJ 01/07/26

DRAWN BY: RLH/PMJ  
APPROVED BY: EDW  
DRAWING FILE: 5613-SITE.DWG

SCALE:  
22" x 34" - 1" = 30'  
11" x 17" - 1" = 60'

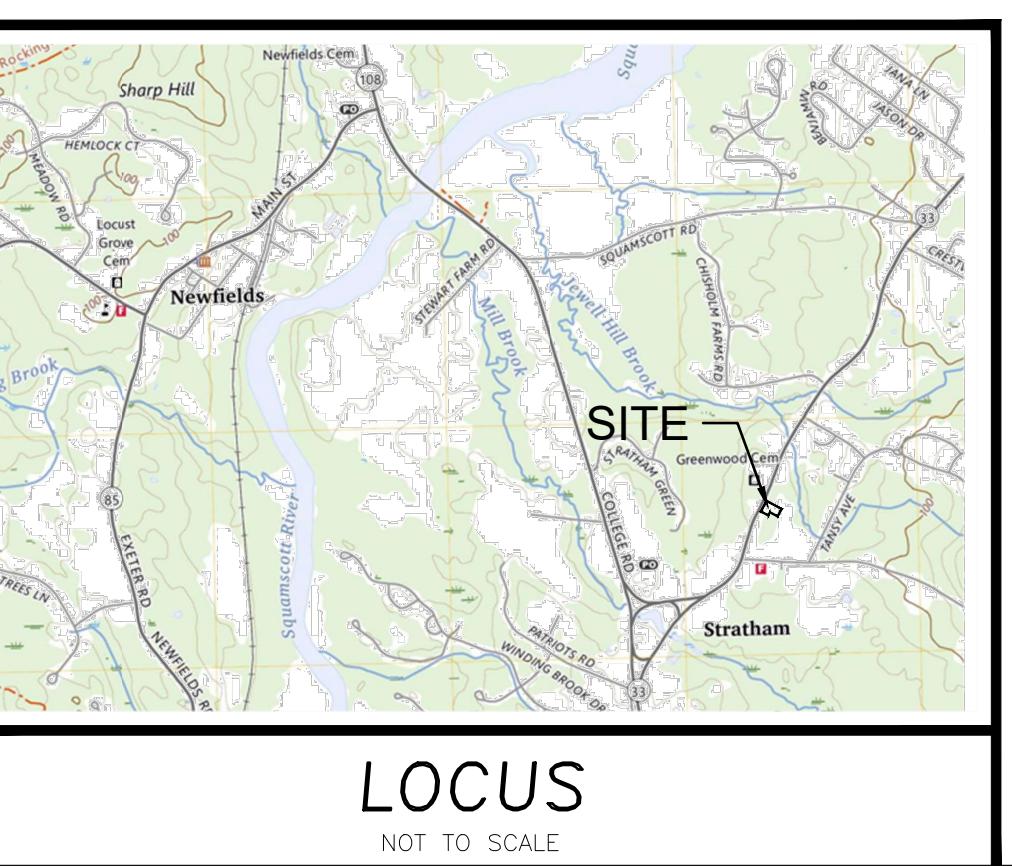
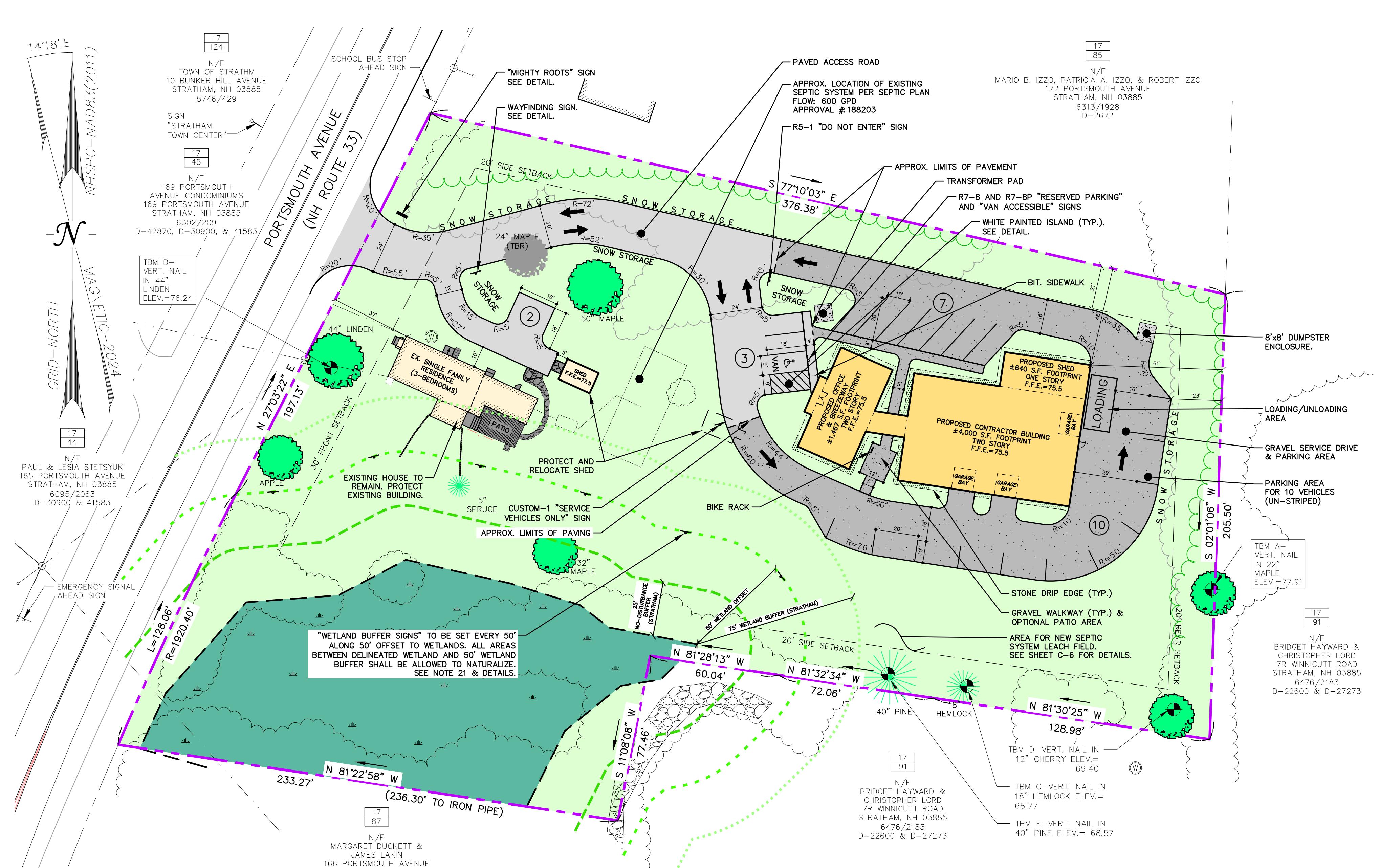
OWNER/APPLICANT:  
PACKER BROOK HOLDINGS, LLC  
13 ALDEN AVENUE  
GREENLAND, NH 03840

PROJECT:  
TAX MAP 17  
LOT 86

MIGHTY ROOTS  
170 PORTSMOUTH AVENUE  
STRATHAM, NH 03850  
BK 6538, PG 2720

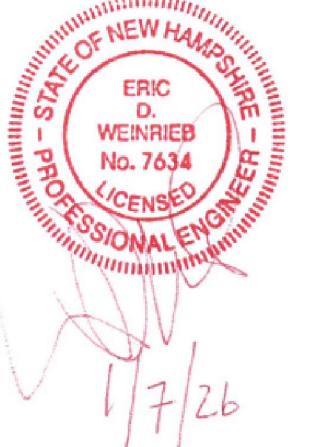
WORLD HEADQUARTERS  
OFFICE/SHOP

TITLE:  
SITE PLAN  
SHEET NUMBER:  
C-2



TOWN OF STRATHAM PLANNING BOARD	
CHAIR	DATE

GRAPHIC SCALE  
30 0 15 30 60 120  
(IN FEET)



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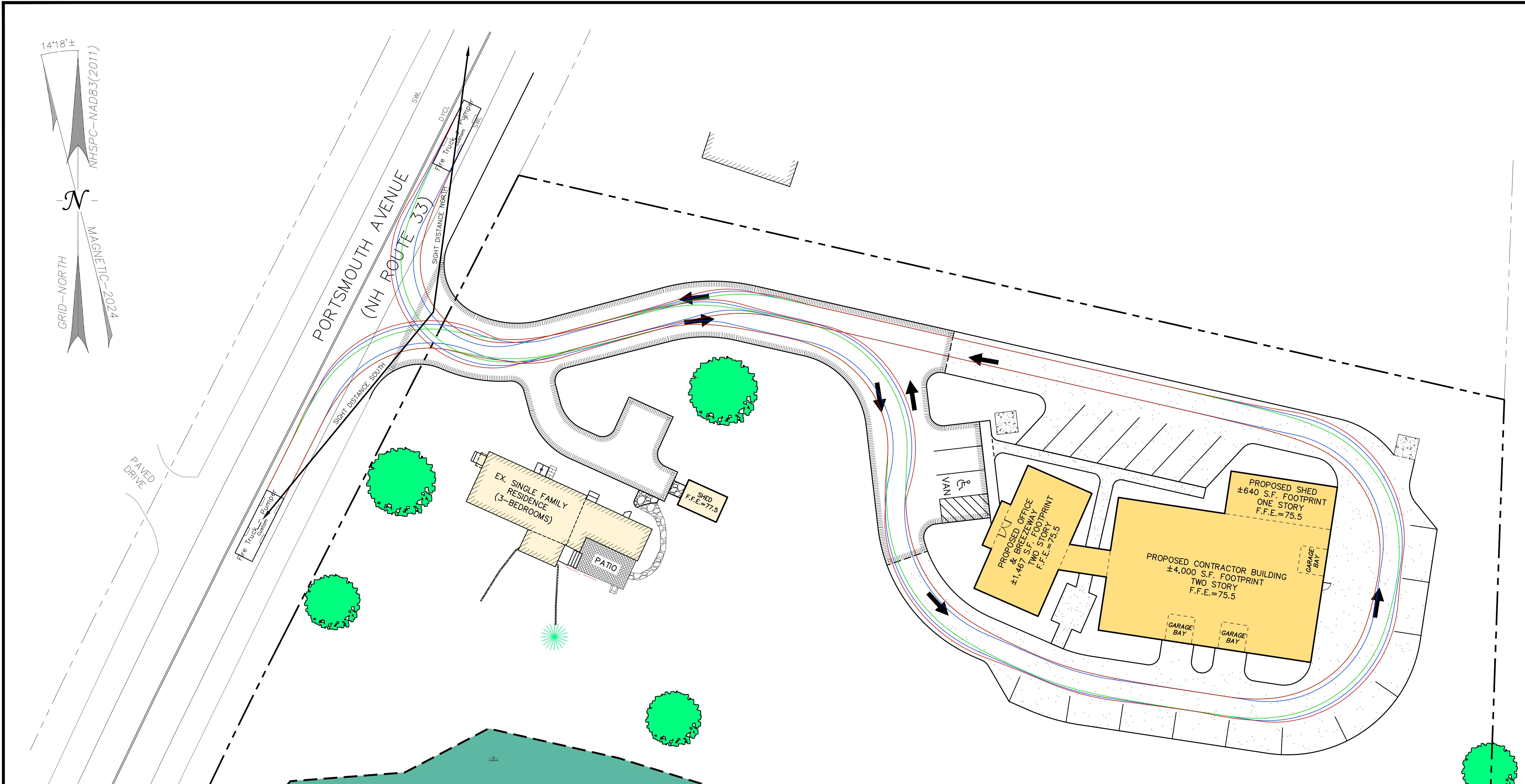
OWNER/APPLICANT:  
PACKER BROOK HOLDINGS, LLC  
13 ALDEN AVENUE  
GREENLAND, NH 03840

PROJECT:  
TAX MAP 17  
LOT 86

MIGHTY ROOTS  
170 PORTSMOUTH AVENUE  
STRATHAM, NH 03850  
BK 6538, PG 2720

WORLD HEADQUARTERS  
OFFICE/SHOP

TITLE:  
VEHICULAR ACCESS PLAN  
SHEET NUMBER:  
C-3



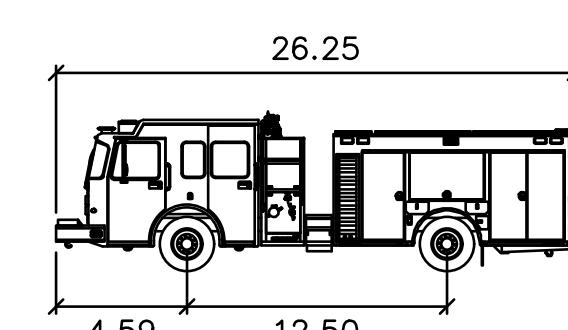
SIGHT DISTANCE-SOUTH



SIGHT DISTANCE-NORTH

#### LEGEND

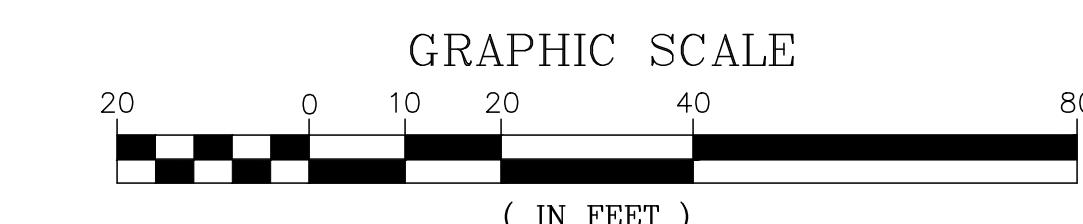
- FRONT TRACK
- REAR TRACK
- VEHICLE BODY/OVERHANG

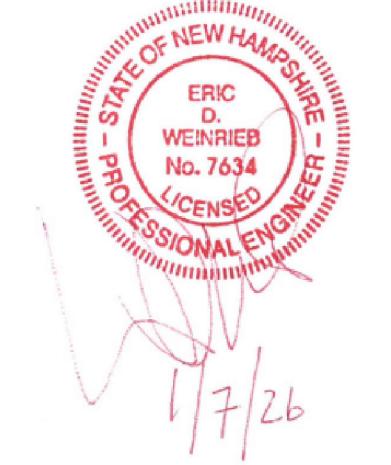


Fire Truck - Pumper  
feet  
Width : 7.15  
Track : 7.15  
Lock to Lock Time : 6.0  
Steering Angle : 33.1

#### TURNING MOVEMENT NOTES

1. THE GRAPHIC VEHICLE PROFILE SHOULD NOT BE CONSIDERED A COMPLETELY ACCURATE VISUAL DEPICTION OF THE DESIGN VEHICLE AND IS ONLY INTENDED TO CONVEY A GENERIC REPRESENTATION OF ITS GENERAL APPEARANCE.
2. THE WB-62 WAS SELECTED AS THE DESIGN VEHICLE DUE TO IT MEETING OR EXCEEDING THE DIMENSIONS OF THE LARGEST VEHICLE EXPECTED TO ACCESS THE PROJECT SITE. THIS IS INTENDED TO DEMONSTRATE THAT THE PROJECT AS DESIGNED SHOULD BE ABLE TO ADEQUATELY ACCOMMODATE ANY VEHICLE UP TO AND INCLUDING THIS DESIGN VEHICLE.
3. TURNING MOTIONS SHOWN WERE GENERATED USING AUTOTURN SOFTWARE BY TRANSFOT SOLUTIONS, INC.
4. DESIGN VEHICLE PROFILE:





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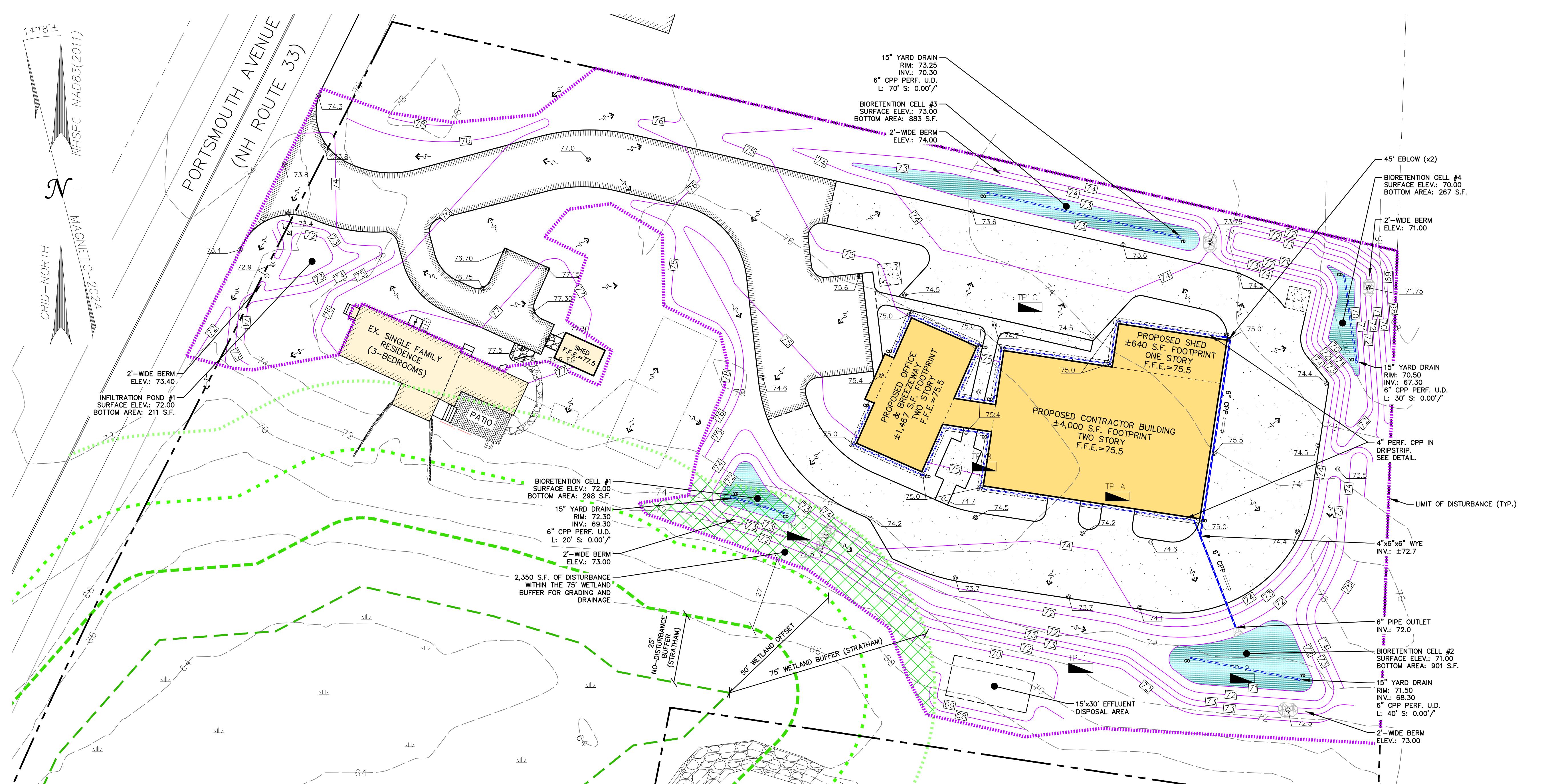
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PROJECT:  
TAX MAP 17  
LOT 86

MIGHTY ROOTS  
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BK 6538, PG 2720

WORLD  
HEADQUARTERS  
OFFICE/SHOP

TITLE:  
GRADING & DRAINAGE  
PLAN AND CONDITIONAL  
USE PLAN  
SHEET NUMBER:  
C-4

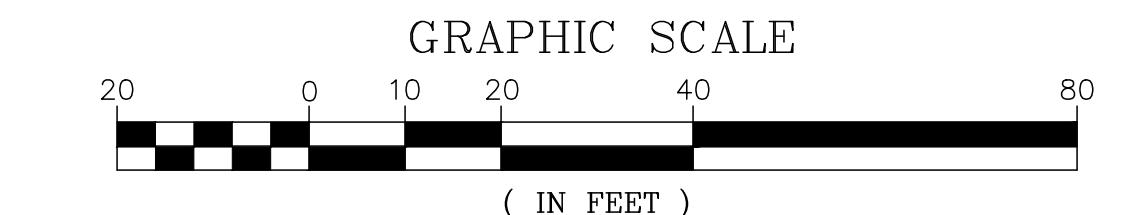


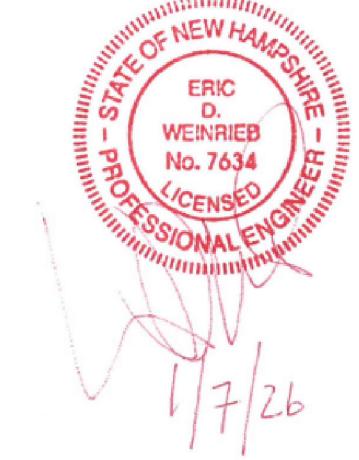
#### GRADING & DRAINAGE NOTES

- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE MUNICIPAL ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION. UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBMS) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
- PRIOR TO CONSTRUCTION, FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING UTILITIES SCHEDULED TO REMAIN. PRESERVE AND PROTECT UTILITIES TO BE RETAINED.
- THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY TREE CLEARING, STUMPING, GRUBBING OR EARTH MOVING OCCURS. WHERE CONSTRUCTION IS TO TAKE PLACE WITHIN 50' OF A PROPERTY LINE, THE PROPERTY LINE SHALL BE STAKED AT 50' MINIMUM INTERVALS.
- PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, Dewatered subgrades for foundations, pavement areas, utility trenches, and other areas during construction. Subgrade disturbance may be influenced by excavation methods, moisture, precipitation, groundwater control, and construction activities. The contractor shall take measures to prevent subgrade disturbance. Such precautions may include diverting stormwater runoff away from construction areas, reducing traffic in sensitive areas, and maintaining an effective dewatering program. Soils exhibiting heaving or instability shall be over excavated to more competent bearing soil and replaced with free draining structural fill. If the earthwork is performed during freezing weather, exposed subgrades are susceptible to frost. No fill or utilities shall be placed on frozen ground. This will likely require removal of
- A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- IF SUITABLE, EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN WETLANDS. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
- DEWATERING ACTIVITIES, IF REQUIRED, SHALL BE DONE IN ACCORDANCE WITH EPA AND NHDES REGULATIONS AND GUIDELINES.
- DRAINAGE PIPE SHALL BE CORRUGATED POLYETHYLENE PIPE (CPP), TYPE ADS N-12 OR HANCOR H1-Q, OR PVC SDR 35 WHERE SPECIFIED. ALL STORMWATER PIPING REDUCERS, WYES AND TEES SHALL BE CONCENTRIC UNLESS OTHERWISE NOTED.
- 2" RIGID INSULATION SHALL BE INSTALLED OVER DRAIN PIPES WHERE COVER IS < 2'.
- ALL CATCH BASIN, MANHOLE AND OTHER DRAINAGE RIMS SHALL BE SET FLUSH WITH OR NO LESS THAN 0.1" BELOW FINISH GRADE. ANY RIM ABOVE SURROUNDING FINISH GRADE SHALL NOT BE ACCEPTED UNLESS OTHERWISE SPECIFIED. ALL DRAINAGE STRUCTURES WITHIN PAVED AREAS SHALL BE H-20 LOADING RATED.
- ALL ROOF DRAIN RISERS SHALL BE LOCATED IN COORDINATION WITH THE ARCHITECTURAL PLANS TO MATCH DOWNSPOUT LOCATIONS. RISERS SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS AND SET TO FINISH GRADE PLUS 6" (MIN.).
- IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS, DRAINAGE AND OTHER UTILITY STRUCTURES MAY NOT BE DRAWN TO SCALE. SYMBOLS MAY NOT BE INDICATIVE OF THE CENTER OF A STRUCTURE, PARTICULARLY WHEN SHOWING ADJACENT TO A CURVE LINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZING AND LOCATION OF ALL STRUCTURES AND IS DIRECTED TO RESOLVE ANY POTENTIAL DISCREPANCY WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ALL RAINGARDENS FROM CONSTRUCTION STORMWATER RUNOFF. TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED DURING CONSTRUCTION. ALL SWALES,

STORMWATER PONDS AND THEIR CONTRIBUTING AREAS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

- ALL SPOT GRADES ARE AT FINISH GRADE AND BOTTOM OF CURB WHERE APPLICABLE. ADJUST GRADING AT EMERGENCY BUILDING EXITS AS NECESSARY TO ENSURE CODE COMPLIANCE. COORDINATE WITH ARCHITECT IF RAILINGS ARE REQUIRED.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR MAY CONNECT BUILDING AND RETAINING WALL FOUNDATION DRAINS TO THE NEAREST DRAINAGE STRUCTURE PROVIDED A MINIMUM 1% SLOPE CAN BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FOUNDATION DRAINS WITH THE BUILDING AND WALL PLANS.
- ANY INTERNAL FLOOR DRAINS SHALL BE EVAPORATIVE AND SHALL NOT TIE INTO THE EXTERNAL STORM DRAIN SYSTEM.
- UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
- NO SNOW SHALL BE STORED IN ANY STORMWATER POND OR ANY OTHER STORMWATER BMP.
- THE APPLICANT SHALL SUBMIT A COPY OF A COMPLETED LAND USE DEVELOPMENT TRACKING FORM USING THE POLLUTANT TRACKING AND ACCOUNTABILITY PROGRAM (PTAP) ONLINE PORTAL CURRENTLY MANAGED BY THE UNH STORMWATER CENTER OR SIMILAR FORM APPROVED BY THE TOWN.
- A STORMWATER INSPECTION AND MAINTENANCE REPORT SHALL BE COMPLETED ANNUALLY.
- "WETLAND BUFFER SIGNS" SHALL BE SET ALONG THE 50' WETLAND BUFFER OFFSET INSTEAD OF THE 75' OFFSET AS THE EXISTING HOME, EXISTING LEACHFIELD AND PROPOSED STORMWATER MANAGEMENT AREA ARE WITHIN THE 75' OFFSET FROM THE DELINEATED WETLAND. IT IS NEITHER PRACTICAL NOR REASONABLE TO INSTALL SIGNAGE IN THOSE AREAS.
- APPLICATION OF FERTILIZERS, PESTICIDES OR HERBICIDES IN THE 75' WETLAND BUFFER SHALL BE PROHIBITED.
- SEE SHEET C-1 FOR LEGEND.





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OWNER/APPLICANT:  
PACKER BROOK  
HOLDINGS, LLC  
13 ALDEN AVENUE  
GREENLAND, NH 03840

PROJECT:  
TAX MAP 17  
LOT 86

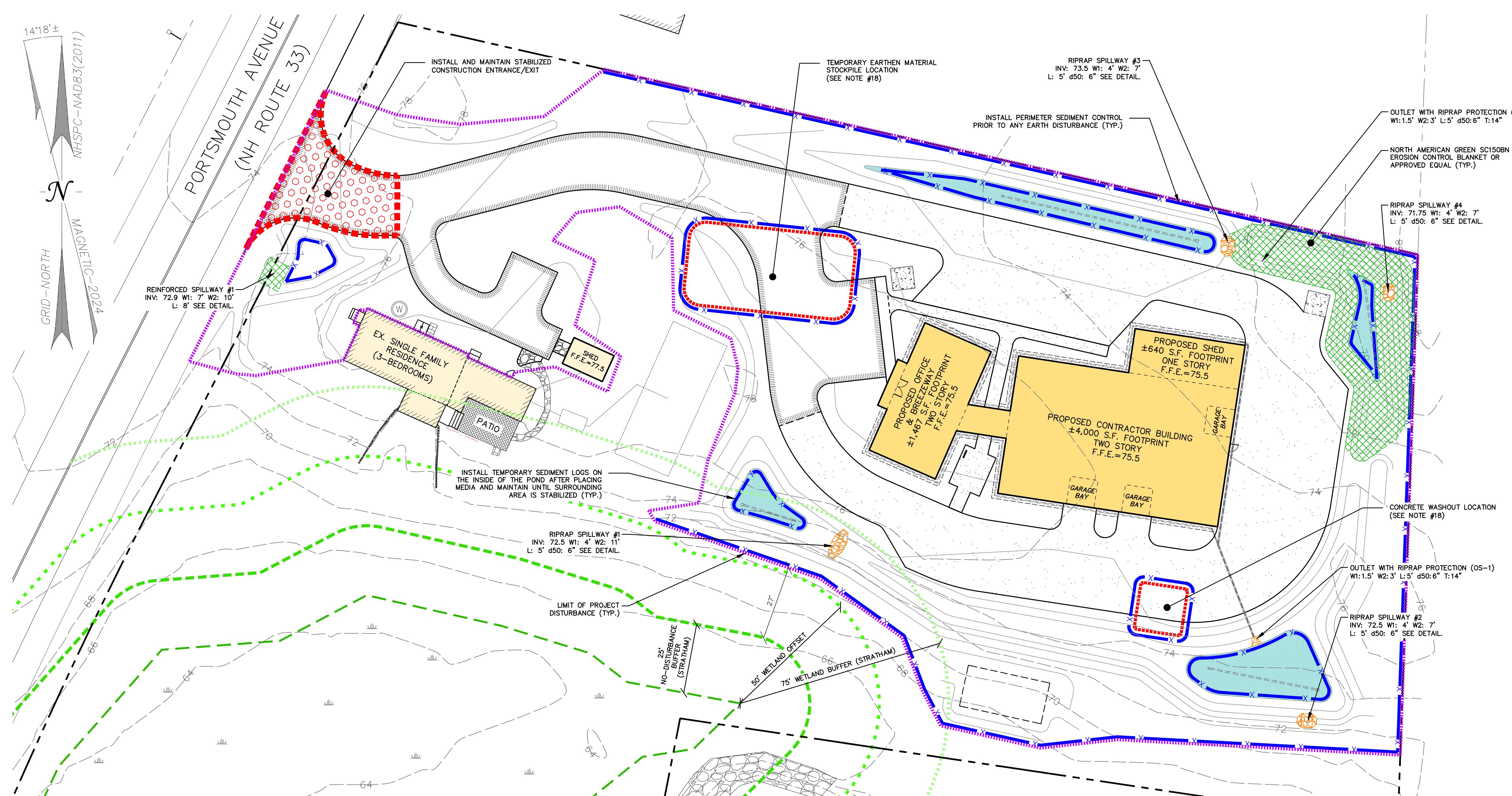
MIGHTY ROOTS  
170 PORTSMOUTH AVENUE  
STRATHAM, NH 03850  
BK 6538, PG 2720

WORLD  
HEADQUARTERS  
OFFICE/SHOP

TITLE:  
EROSION &  
SEDIMENTATION  
CONTROL PLAN  
SHEET NUMBER:

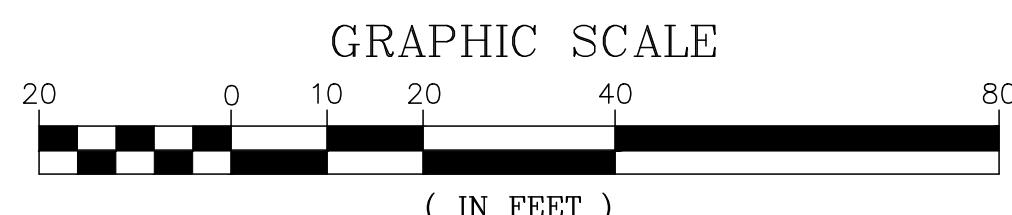
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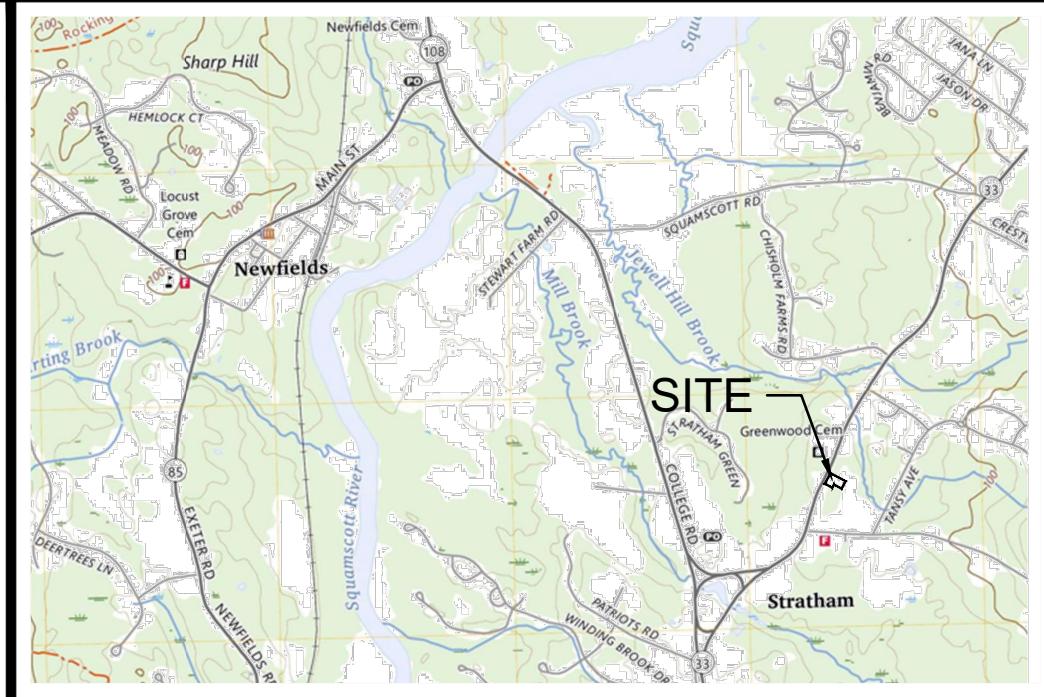
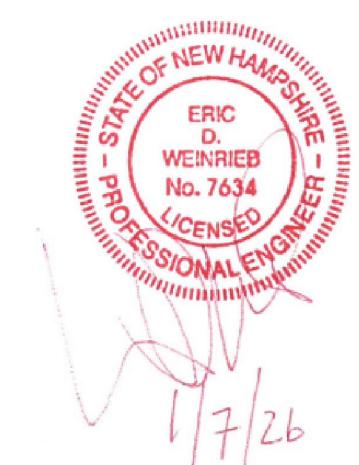
C-5



#### EROSION & SEDIMENTATION CONTROL NOTES

1. AREA OF DISTURBANCE = ±60,600 S.F. NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
2. PROPOSED IMPERVIOUS AREA WITHIN PROJECT LIMITS: 28,420 S.F. (23,350 S.F. INCREASE OVER EXISTING CONDITIONS).
3. PERIMETER SEDIMENT CONTROLS SHALL BE INSTALLED AFTER TREE CLEARING OPERATIONS HAVE CEASED AND BEFORE ANY STUMPING, GRUBBING OR OTHER EARTH DISTURBANCE.
4. GRIND STUMPS AND REUSE GRINDINGS FOR EROSION CONTROL WHERE POSSIBLE OR TRUCK OFFSITE FOR PROPER DISPOSAL IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. NO STUMPS SHALL BE BURIED ON SITE OR LEFT AT ANY DEPTH BELOW ROADWAY OR PARKING LOT SURFACES.
5. NO EARTHWORK SHALL COMMENCE UNTIL ALL APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER FOR THE DURATION OF CONSTRUCTION AND THE SITE IS STABILIZED.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES.
7. THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO PREVENT EROSION, PREVENT SEDIMENT FROM LEAVING THE SITE AND/OR ENTERING WETLANDS AND ENSURE PERMANENT SOIL STABILIZATION.
8. TEMPORARY INLET PROTECTION MEASURES SHALL BE INSTALLED AT ALL CULVERT ENTRANCES AND IN ALL CATCH BASINS WITHIN 100' OF THE PROJECT SITE WHEN SITE WORK WITHIN CONTRIBUTING AREAS IS ACTIVE OR SAID AREAS HAVE NOT BEEN STABILIZED.
9. ALL EROSION CONTROL BLANKETS AND FASTENERS SHALL BE BiodeGRADABLE.
10. ALL EROSION CONTROL BLANKETS SHALL BE BY NORTH AMERICAN GREEN OR EQUAL AS APPROVED IN WRITING BY THE ENGINEER.
11. ALL SWALES WITH SLOPES OF 5% OR GREATER SHALL BE STABILIZED WITH RIPRAP PER THE DETAILS. ALL OTHER SWALES SHALL BE STABILIZED WITH NORTH AMERICAN GREEN SC150BN EROSION CONTROL BLANKET.
12. SHOULD GROUNDWATER BE ENCOUNTERED DURING EXCAVATION, APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO ENSURE SEDIMENT LADEN WATER IS NOT DISCHARGED INTO ABUTTING PROPERTIES, WETLANDS OR RIVERS.
13. THE STORMWATER PONDS SHOWN IN THIS PLAN SET SHALL BE CONSTRUCTED BEFORE EARTHWORK COMMENCES ON THE REMAINDER OF THE SITE. THE CONTRACTOR MAY USE THE PONDS AS A SEDIMENTATION POND UNTIL THE SITE IS STABILIZED. ALL SWALES, STORMWATER PONDS AND THEIR CONTRIBUTING AREAS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. SILT SOXX SHALL BE INSTALLED AROUND THE PERIMETER OF THE STORMWATER BASINS.
14. ALL SWALES, STORMWATER PONDS AND THEIR CONTRIBUTING AREAS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM; WITH THE EXCEPTION OF DETENTION PONDS SHOULD A SEDIMENTATION POND BE REQUIRED.
15. TEMPORARY SEDIMENT LOG (SILTOXX OR EQUAL APPROVED BY THE ENGINEER) SHALL BE INSTALLED AROUND THE INLETS OFF ALL CULVERTS AND THE BOTTOM PERIMETERS OF ALL STORMWATER PONDS. THESE MEASURES ARE TO REMAIN IN PLACE UNTIL ALL CONTRIBUTING AREAS HAVE BEEN STABILIZED.
16. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS.
17. FUGITIVE DUST SHALL BE CONTROLLED DURING CONSTRUCTION IN ACCORDANCE WITH ENV-A 1000. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DUST FROM LEAVING THE SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO THE PROACTIVE MANAGEMENT OF STOCKPILES, MATERIALS PROCESSING ACTIVITIES, VEHICULAR TRAFFIC, THE EXCAVATION AND PLACEMENT OF EARTH MATERIALS, SPRAYING WATER, SWEEPING PAVED SURFACES, PROVIDING TEMPORARY VEGETATION, AND/OR MULCHING EXPOSED AREAS AND STOCKPILES.
18. MATERIAL STOCKPILE & CONCRETE WASHOUT LOCATIONS SHOWN ARE CONCEPTUAL. THE CONTRACTOR MAY LOCATE STOCKPILES OR WASHOUT WHERE NECESSARY PROVIDED THAT PERIMETER SEDIMENT CONTROLS ARE PROPERLY INSTALLED. NO MATERIAL STOCKPILE SHALL BE LOCATED WITHIN 50' OF THE PROPERTY LINE.
19. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE SIX (6") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, AND HAY MULCH OR EROSION CONTROL BLANKET USING APPROPRIATE SOIL STABILIZATION TECHNIQUES. SEE DETAILS FOR ADDITIONAL INFORMATION.
20. UPON COMPLETION OF CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED AND ANY AREAS DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.
21. SEE DETAIL SHEETS FOR ADDITIONAL SEDIMENT AND EROSION CONTROL NOTES AND DETAILS.
22. SEE SHEET C-1 FOR LEGEND.





LOCUS  
NOT TO SCALE

UTILITY NOTES

1. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (I.E. CATCH BASINS, MANHOLES, WATER GATES, ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY PROVIDERS AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOT DESTROY OTHER UTILITIES AND UNDERGROUND STRUCTURES THAT ARE NOT SHOWN ON THE PLANS MAY EXIST. THE ENGINEER, SURVEYOR AND OWNER ACCEPT NO RESPONSIBILITY FOR POTENTIAL INACCURACIES IN THE PLAN AND/OR UNFORESEEN CONDITIONS. THE CONTRACTOR SHALL NOTIFY, IN WRITING, SAID AGENCIES, UTILITY PROVIDERS, LOCAL DPW AND OWNER'S AUTHORIZED REPRESENTATIVE AND CALL DIG-SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION WORK.

2. PRIOR TO CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING AND PROPOSED STORMWATER, WASTEWATER AND UTILITY LINES. CONFLICTS SHALL BE ANTICIPATED AND ALL EXISTING LINES TO BE RETAINED SHALL BE PROTECTED AND DAMAGE DUE TO CONSTRUCTION SHALL BE REPAIRED AND, IF NECESSARY, EXISTING UTILITIES SHALL BE RELOCATED AT NO EXTRA COST TO THE OWNER. ALL CONFLICTS SHALL BE RESOLVED WITH THE INVOLVEMENT OF THE ENGINEER, LOCAL DPW AND APPROPRIATE UTILITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF ALL BONDS AND PAYMENT OF ALL TAP, TIE-IN AND CONNECTION FEES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL ROAD/LANE CLOSURES OR OTHER TRAFFIC INTERRUPTIONS WITH NH DOT, THE TOWN OF STRATHAM POLICE DEPARTMENT AND/OR DPW AT LEAST TWO WEEKS PRIOR TO COMMENCING RELATED CONSTRUCTION.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCHING, BEDDING, BACKFILL & COMPACTION FOR ALL UTILITY TRENCHING IN ADDITION TO ALL CONDUIT INSTALLATION AND COORDINATION OF ALL REQUIRED INSPECTIONS.

6. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF STRATHAM AND NH DOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LASTEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.

7. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND LOCAL REGULATIONS.

8. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL HANDHOLES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS IN ORDER TO RENDER THE FULL INSTALLATION OF COMPLETE AND OPERATIONAL UTILITY AND DRAINAGE SYSTEMS.

9. SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR EXACT LOCATIONS & ELEVATIONS OF UTILITY CONNECTIONS AT BUILDING. COORDINATE ALL WORK WITHIN FIVE (5) FEET OF BUILDINGS WITH BUILDING CONTRACTOR AND ARCHITECTURAL/MECHANICAL DRAWINGS. ALL CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AND PRIOR TO COMMENCING RELATED WORK.

10. THE CONTRACTOR SHALL CONFIRM ALL UTILITY LINE AND CONDUIT SIZES WITH THE MEP PLANS AND SERVICE PROVIDERS PRIOR TO INSTALLATION. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

11. ALL UTILITY FOUNDATION PENETRATIONS SHALL BE SLEVED. COORDINATE WITH THE MEP PLANS.

12. FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE OWNER, ARCHITECT, CONTRACTOR, DPW AND APPROPRIATE UTILITY COMPANIES.

13. UNLESS OTHERWISE DETERMINED BY THE UTILITY PROVIDER, ALL ELECTRICAL TRANSFORMERS AND SWITCHES SHALL REMAIN THE PROPERTY OF THE UTILITY.

14. THE INSTALLATION OF ELECTRIC POWER AND COMMUNICATIONS LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE, COORDINATE WITH UTILITY PROVIDER.

15. THE CONTRACTOR SHALL CONFIRM ALL UTILITY LINE AND CONDUIT SIZES WITH THE MEP PLANS AND SERVICE PROVIDERS PRIOR TO INSTALLATION. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

16. WHERE WATER LINES CROSS, RUN ADJACENT TO OR ARE WITHIN 5' OF STORM DRAINAGE PIPES OR STRUCTURES. 2"-THICK CLOSED CELL RIGID BOARD INSULATION SHALL BE INSTALLED FOR FROST PROTECTION.

17. WATER AND SANITARY SEWER LINES SHALL BE LOCATED AT LEAST 10' HORIZONTALLY FROM EACH OTHER, WHERE CROSSING, 18" MINIMUM VERTICAL CLEARANCE SHALL BE PROVIDED WITH WATER INSTALLED OVER SEWER.

18. DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES. COLORS SHALL MATCH THE RESPECTIVE UTILITY PROVIDERS.

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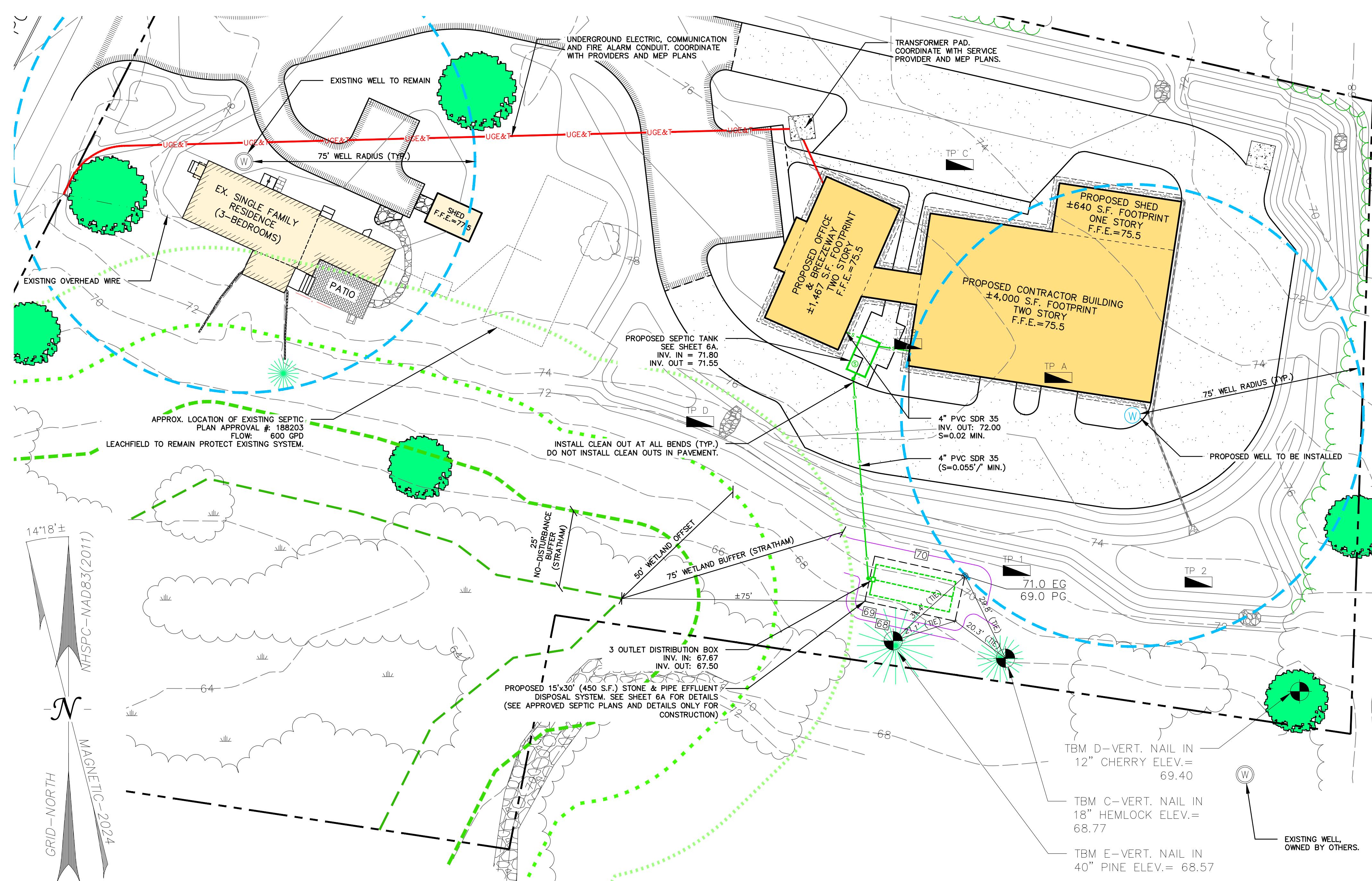
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13 ALDEN AVENUE  
GREENLAND, NH 03840

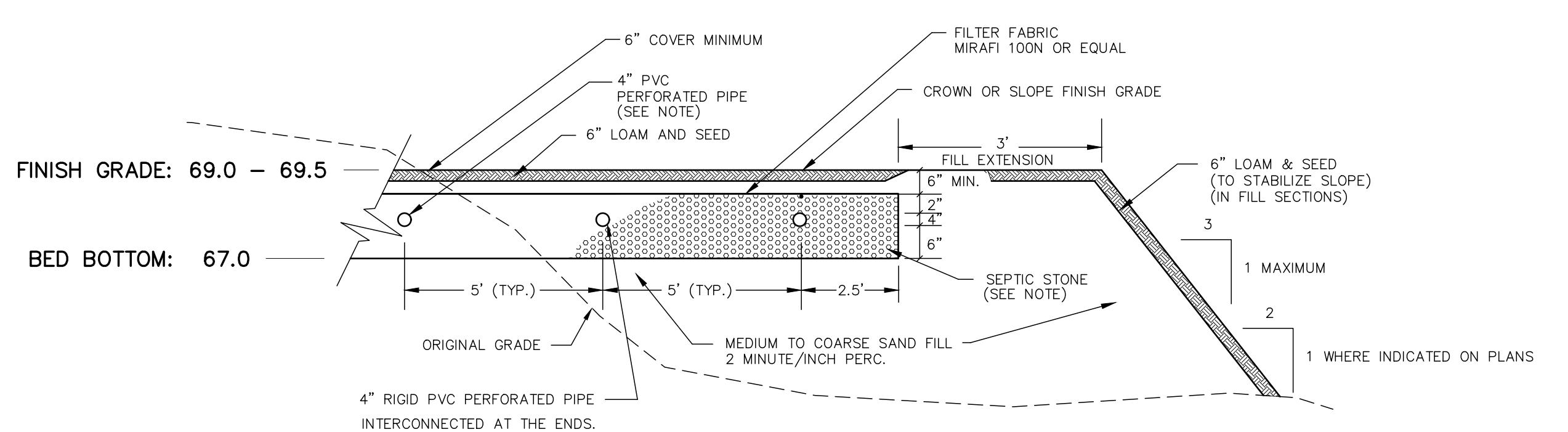
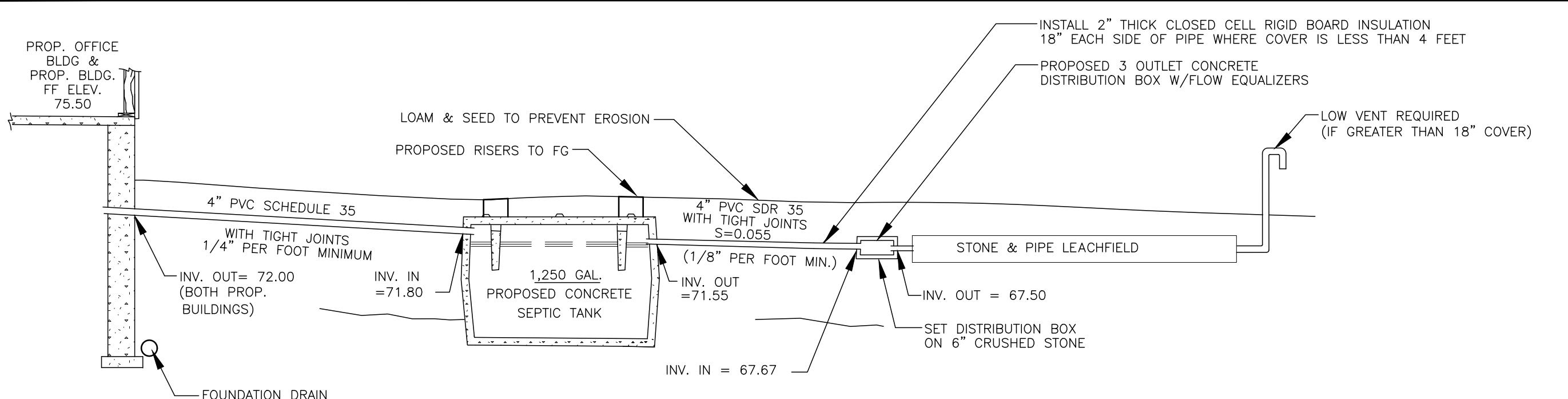
PROJECT:  
TAX MAP 17  
LOT 86

MIGHTY ROOTS  
170 PORTSMOUTH AVENUE  
STRATHAM, NH 03850  
BK 6538, PG 2720

WORLD  
HEADQUARTERS  
OFFICE/SHOP

TITLE:  
SEPTIC SYSTEM &  
UTILITY PLAN  
SHEET NUMBER:  
C-6





## LEACHFIELD CROSS SECTION

### SITE PREPARATION AND FILL:

- CHECK DESIGN INTENT AND VERIFY THE ELEVATION OF EXISTING GROUND BEFORE DISTURBING SITE. THE "DESIGN INTENT" OF THE SYSTEM MUST BE MAINTAINED.
- REMOVE ALL TREES, LOAM, BRUSH, BOULDERS, AND DEBRIS FROM THE AREA TO BE FILLED.
- REMOVE EXISTING EFFLUENT DISPOSAL SYSTEM INCLUDING PIPING & DISTRIBUTION BOX. EXISTING SEPTIC TANK IS TO BE REMOVED. CONTRACTOR SHALL REMOVE EXISTING CONTAMINATED SOIL UNDER EXISTING LEACHFIELD IF FOUND WITHIN WORK LIMITS.
- REMOVE TOPSOIL. LEAVE SUBSOIL IN PLACE. DO NOT COMPACT SUBSOIL WITH MACHINERY. SCARIFY, AS NEEDED, BEFORE FILLING. THIS IS BEST DONE WITH THE TEETH OF AN EXCAVATOR. SCARIFY PARALLEL WITH CONTOURS, WORKING FROM THE CENTER OUTWARD. LARGER EXCAVATORS CAN REMOVE TOPSOIL AND SCARIFY IN THE SAME PROCESS. SITES CANNOT BE PROPERLY PREPARED UNLESS THE SOIL IS DRY.
- SAND FILL SHALL BE PUSHED ONTO PREPARED SURFACE FROM THE SIDE. DO NOT ALLOW EQUIPMENT ON THE SCARIFIED SOIL SURFACE.
- FILL FOR BACKFILLING SHALL BE CLEAN, PERMEABLE FILL, FREE OF ORGANICS AND STONES LARGER THAN 6". SAND IS ACCEPTABLE.
- BACKFILL DEPTH OVER SYSTEM SHALL BE 6"-12". CROWN SLIGHTLY TO PROMOTE RUNOFF.
- PLACE FILL IN 12" LOOSE LAYERS USING A TRACK TYPE TRACTOR WITH BLADE. ALWAYS KEEP A MINIMUM OF 9" OF FILL MATERIAL BENEATH TRACKS OF TRACTOR TO MINIMIZE COMPACTION OF NATURAL SOIL. EACH LAYER SHALL BE SPREAD IN UNIFORM THICKNESS PRIOR TO PLACING NEXT LAYER. CONTINUOUS GRADING AND SHAPING SHALL BE CARRIED OUT TO ASSURE UNIFORM DENSITY THROUGHOUT EACH LAYER.
- ENTIRE DISTURBED AREA INCLUDING FIELD AND SIDESLOPES (IF APPLICABLE) SHALL BE COVERED WITH 6" (MIN.) OF TOPSOIL AND SEEDED AS SOON AS POSSIBLE AFTER BACKFILLING TO PREVENT EROSION.
- FILL UNDER LEACHING AREA AND FOR SHOULDERS, TO BE A MEDIUM TO COARSE TEXTURED SAND.

SIEVE SIZE	PERCENT RETAINED
#3	0%
#10	0 - 35%
#35	40 - 90%

### GENERAL NOTES:

- THE FACILITY WILL BE SERVED WITH AN ON-SITE WELL.
- THIS SUBSURFACE DISPOSAL SYSTEM PLAN DOES NOT REPRESENT A PROPERTY BOUNDARY.
- PROJECT MEETS ALL TOWN OF EPMON ZONING REGULATIONS.
- FOUNDATION/PERIMETER DRAIN OUTFALLS WILL NOT BE CONSTRUCTED WITHIN 25' OF THE LEACHFIELD OR SEPTIC TANK. FOUNDATION/PERIMETER DRAIN PIPE (SOLID) WILL NOT BE CONSTRUCTED WITHIN 5' OF THE LEACHFIELD OR SEPTIC TANK.
- ANY DISCREPANCY BETWEEN THE PLAN AND APPARENT FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION.
- WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS. ANY DISCREPANCY IN DIMENSIONS SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION.
- SHOULD FAILURE OCCUR, SYSTEM SHALL BE REBUILT IN THE SAME LOCATION, A NEW PERMIT FROM NHDES-SSB IS NOT REQUIRED.
- CONTRACTOR SHALL BE LICENSED BY THE NHDES SUBSURFACE SYSTEMS BUREAU TO INSTALL SEPTIC SYSTEMS.
- THERE ARE NOT ANY SURFACE WATERS OR VERY POORLY DRAINED WETLANDS WITHIN 75 FEET OF THE SYSTEM.
- THERE ARE NO POORLY DRAINED WETLANDS WITHIN 70 FEET OF THE SYSTEM.
- THIS SYSTEM IS NOT DESIGNED FOR USE WITH A GARBAGE GRINDER.
- THIS SYSTEM IS NOT DESIGNED FOR USE WITH A WATER SOFTENER.
- THERE ARE NO LEDGE OUTCROPS WITHIN 75' OF THE EFFLUENT DISPOSAL AREAS.
- THE LOT DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA. FIRMETTE MAP 33013C0576 SHOWS THAT THE MAJORITY OF THE PARCEL IS LOCATED IN A FLOODWAY OR A ZONE.
- THE PROPERTY IS LOCATED IN THE PROTECTED SHORELAND BUFFER (250 FEET).
- THE PROPERTY IS NOT SUBJECT TO DEEDED RIGHTS OF FLOWAGE.
- THE LOT IS GREATER THAN 5 ACRES. NHDES-SSB SUBDIVISION APPROVAL IS NOT REQUIRED.
- THE SYSTEM IS NOT DESIGNED TO HANDLE DISCHARGE FROM A HOT TUB OR SIMILAR.
- THERE ARE NO DREDGE AND FILL AREAS.
- ALL WORK IS TO COMPLY WITH THE LATEST NHDES-SSB REGULATIONS AND SPECIFICATIONS.
- THERE ARE NO KNOWN CEMETERIES WITHIN 100-FEET OF THE ISDS COMPONENTS.
- THERE ARE NO KNOWN WELLS WITHIN 75-FEET OF THE ISDS COMPONENTS.

### LOT LOADING CAPACITY CALCULATION

NRCS CUSTOM SOIL RESOURCE REPORT FOR ROCKINGHAM COUNTY

SOIL: 26B - WINDSOR LOAMY SAND, 3 TO 8%

SOIL: GROUP 1 LOT LOADING FACTOR = 1.0 (BASED ON SOIL MAP & TESTPITS)

LOT AREA ±2.542 AC. OF GROUP 1 SOILS LESS 0.82 AC. (0.41 AC./WELL x 2 WELLS)

MAX. LOT FLOW = 1.722 AC x 2,000 GPD/ACRE /1.0 = 3,444 GPD  
300 GPD PROPOSED + 450 GPD EXISTING = 750 GPD PROPOSED

WATER SUPPLY: TWO ON-SITE WELLS (ONE EXISTING, ONE PROPOSED)

### NHDES-SSB APPROVAL BLOCK

## TEST PIT LOGS

LOGGED JULY 23, 2025  
WITNESSED BY MICHAEL CUOMO

TEST PIT 1  
0-7" 2.5 YR 3/4 - DARK REDDISH BROWN GRASS MATT AND FINE LOAMY SAND, GRANULAR, FRIABLE, LOOSE  
7-16" 7.5 YR 4/6 - STRONG BROWN FINE SAND, SINGLE GRAIN, LOOSE  
16-34" 7.5 YR 4/3 - BROWN FINE SAND, SINGLE GRAIN, LOOSE  
34-96" 10 YR 5/8 YELLOWISH BROWN FINE SAND, SINGLE GRAIN, LOOSE  
96" STOPPED

>96" - ESTIMATED SEASONAL HIGH WATER TABLE  
0-56" - ROOTS  
NO LEDGE OR WATER OBSERVED  
PERCOLATION RATE: 2 MINUTES PER INCH AT 40-INCH (30 IN/HR)

TEST PIT 2  
0-10" 2.5 YR 3/4 - DARK REDDISH BROWN GRASS MATT AND FINE LOAMY SAND, GRANULAR, FRIABLE  
10-21" 7.5 YR 5/6 - STRONG BROWN FINE SAND, SINGLE GRAIN  
21-31" 10 YR 5/6 - YELLOWISH BROWN LOAMY FINE SAND, FRIABLE, GRANULAR  
31-40" 10 YR 3/3 DARK BROWN LOAMY FINE SAND, FRIABLE, GRANULAR  
40-96" 10 YR 6/6 BROWNISH YELLOW FINE SAND, LOOSE, MASSIVE  
96" STOPPED

>96" - ESTIMATED SEASONAL HIGH WATER TABLE  
0-48" - ROOTS  
NO LEDGE OR WATER OBSERVED  
PERCOLATION RATE: 2 MINUTES PER INCH AT 40-INCH (30 IN/HR)

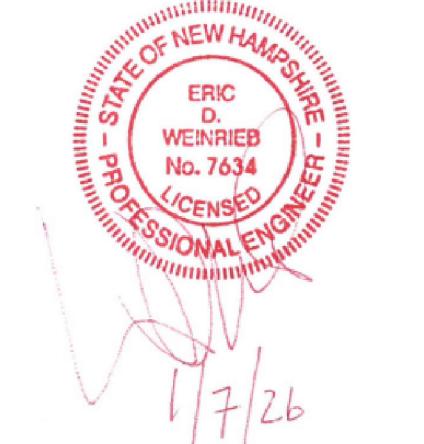
TEST PITS A-D LOGGED FOR STORMWATER MANAGEMENT DESIGN.  
NOT WITNESSED BY MICHAEL CUOMO

TEST PIT A  
0-84" - SAND  
>84" - ESTIMATED SEASONAL HIGH WATER TABLE  
NO LEDGE OR WATER OBSERVED  
PERCOLATION RATE: 2 MINUTES PER INCH AT 40-INCH (30 IN/HR)

TEST PIT B  
0-76" - SAND  
592" - ESTIMATED SEASONAL HIGH WATER TABLE  
NO LEDGE OR WATER OBSERVED  
PERCOLATION RATE: 2 MINUTES PER INCH AT 40-INCH (30 IN/HR)

TEST PIT C  
0-76" - SAND  
>76" - ESTIMATED SEASONAL HIGH WATER TABLE  
NO LEDGE OR WATER OBSERVED  
PERCOLATION RATE: 2 MINUTES PER INCH AT 40-INCH (30 IN/HR)

TEST PIT D  
0-80" - SAND  
>80" - ESTIMATED SEASONAL HIGH WATER TABLE  
NO LEDGE OR WATER OBSERVED  
PERCOLATION RATE: 2 MINUTES PER INCH AT 40-INCH (30 IN/HR)



NOT FOR CONSTRUCTION

ISSUED FOR: SITE PLAN REVIEW

ISSUE DATE: JANUARY 7, 2026

REVISIONS  
NO. DESCRIPTION  
0 INITIAL SUBMISSION  
BY DATE  
RLH 01/07/26

DRAWN BY: RLH/PMJ  
APPROVED BY: EDW  
DRAWING FILE: 5613-SITE.DWG

SCALE: 22" x 34" - 1" = NTS  
11" x 17" - 1" = NTS

OWNER/APPLICANT:  
PACKER BROOK HOLDINGS, LLC  
13 ALDEN AVENUE  
GREENLAND, NH 03840

PROJECT:

TAX MAP 17  
LOT 86

MIGHTY ROOTS  
170 PORTSMOUTH AVENUE  
STRATHAM, NH 03850  
BK 6538, PG 2720

WORLD HEADQUARTERS  
OFFICE/SHOP

TITLE:  
SEPTIC SYSTEM NOTES AND DETAILS  
SHEET NUMBER:  
P5613  
C-6A

- ALL CONCRETE PRODUCTS SHALL BE AS MANUFACTURED BY SHEA CONCRETE OR APPROVED EQUAL.
- SEPTIC TANK AND DISTRIBUTION BOX JOINTS, INLETS, OUTLETS AND RISERS SHALL BE SEALED WITH NON-SHRINK GROUT "WATER PLUG", "BOND BLOCK" OR EQUAL. ALL CONCRETE STRUCTURES SHALL BE ASPHALT SEALED.
- IF ANY PART OF THIS DESIGN IS ALTERED IN ANY WAY, THE DESIGNER AND APPROVING AUTHORITIES SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION. NEW PLANS MAY BE REQUIRED TO REFLECT THE CHANGES.
- SYSTEM SHALL BE INSPECTED PER REQUIREMENTS OF ENV-WQ 1004.07 WHICH STATES "AS REQUIRED BY RSA 485-A:29, I, THE CONSTRUCTED ISDS SHALL NOT BE COVERED OR PLACED IN OPERATION WITHOUT FINAL INSPECTION AND APPROVAL BY THE DEPARTMENT (NHDES-SSB) OR AN AUTHORIZED AGENT OF THE DEPARTMENT. ADDITIONALLY, THE TOWN INSPECTOR & THE DESIGNER SHALL INSPECT THE SYSTEM PRIOR TO BACKFILLING.
- THE CONTRACTOR SHALL OBTAIN A "DIGISAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE THE OWNER, ENGINEER & TOWN OF STRATHAM WITH AS BUILT PLANS IN DIGITAL FORMAT, DETAILING LEACHFIELD CORNERS, DISTRIBUTION BOX AND SEPTIC TANK LOCATION & ELEVATIONS.
- DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL AND STATE PERMITS HAVE BEEN OBTAINED.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES IS APPROXIMATE. 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. THE CONTRACTOR SHALL PERFORM TEST PITS AS NECESSARY TO VERIFY LOCATION AND DEPTH OF UTILITIES.
- SEPTIC TANK MUST BE 5' MIN. FROM FOUNDATION. LEACH FIELD TO BE 15' MINIMUM FROM FOUNDATION.
- ALL CONCRETE STRUCTURES SHALL BE PLACED ON A COMPAKTED SUBSURFACE OF 6" STONE MEETING THE FOLLOWING GRADATION:

SIEVE SIZE	MAXIMUM PERCENT PASSING (BY WEIGHT)
1"	100
NO. 4	15

- AT OWNER'S DISCRETION, CONTRACTOR SHALL INSTALL CREATKE STONE SEPTIC VENT COVER OR APPROVED EQUAL. (VENT IS REQUIRED WITH A PUMP SYSTEM OR IF THERE IS GREATER THAN 18" COVER OVER LEACHFIELD).

- BENCHMARK: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL BENCHMARKS AND ELEVATIONS SHOWN ON THE EXISTING CONDITIONS PLAN AND FOR ACCURATELY ESTABLISHING ANY NEW BENCHMARKS REQUIRED TO COMPLETE THE WORK.

- SEPTIC SYSTEM BED BOTTOM PREPARATION SHALL BE INSPECTED AND APPROVED BY THE TOWN PRIOR TO THE PLACEMENT OF FILL.

- MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES. SEWER BELOW WATER, IF CROSSINGS ARE REQUIRED.

- APPROVED SEPTIC STONE FOR THE LEACHFIELD SHALL MEET THE SPECIFICATIONS OF NHDES-SSB. THE STONE SHALL BE WASHED CRUSHED STONE MEETING THE FOLLOWING GRADATION:

SIEVE SIZE	MAXIMUM PERCENT PASSING (BY WEIGHT)
2"	100
1-1/2"	90-100
3/4"	0-20
NO. 4	0-5
NO. 200	0-1.5

- LEACH LINES SHALL BE FOUR (4) INCH DIAMETER RIGID PVC PERFORATED PIPE. THE PIPES SHALL BE LAID LEVEL. THE PERFORATIONS SHALL BE POSITIONED AT THE 5 AND 7 O'CLOCK POSITIONS.

- ALL LEACH LINES WITHIN THE LEACHFIELD SHALL BE INTERCONNECTED AT THE ENDS.

- MINIMUM PIPE SLOPES:

BUILDING TO SEPTIC TANK: 1/2 INCH PER FOOT

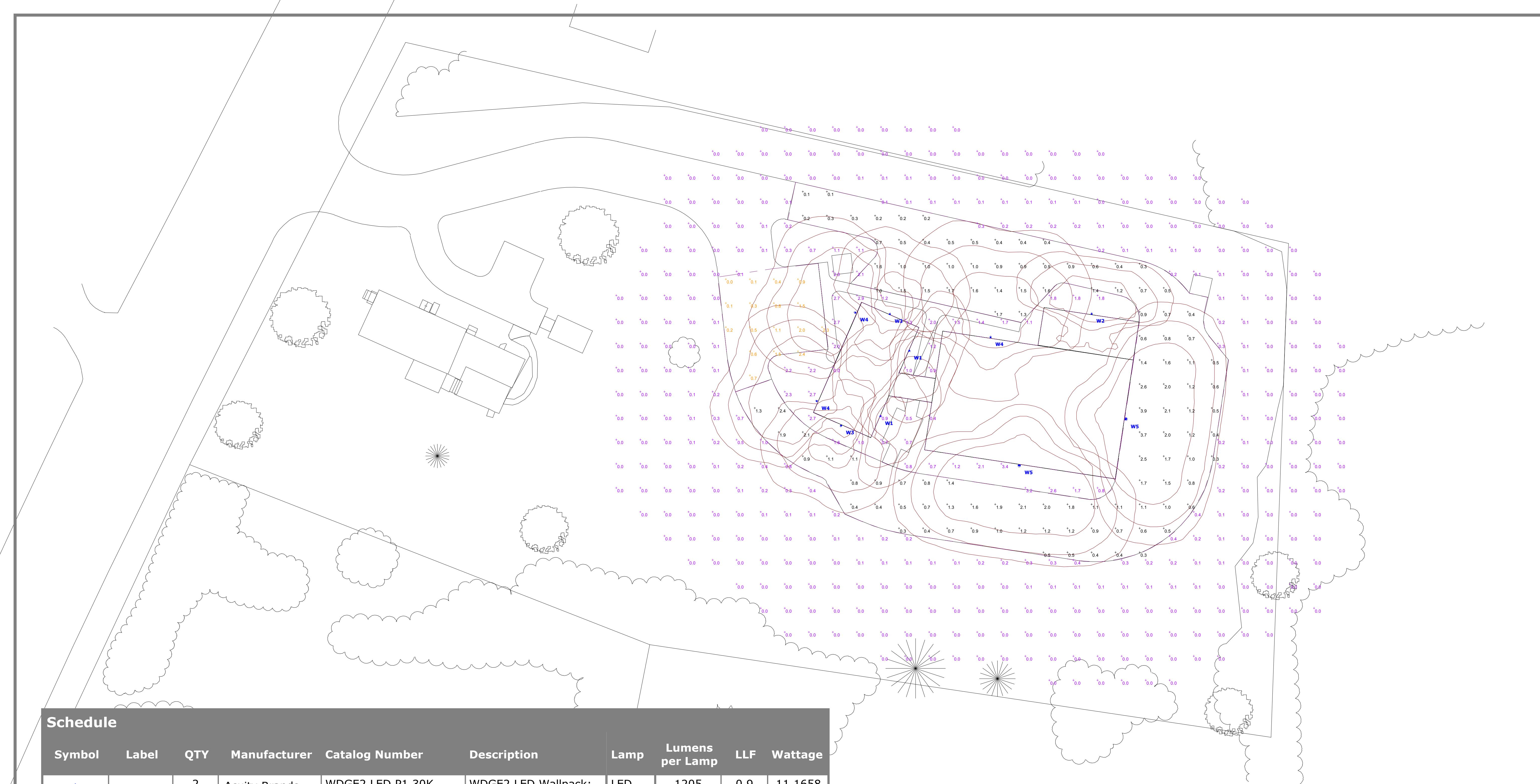
SEPTIC TANK TO D-BOX: 1/4 INCH PER FOOT



# MIGHTY ROOTS

## Stratham, NH

### Site Lighting Layout



#### Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage
	<b>W1</b>	2	Acuity Brands	WDGE2 LED P1 30K 80CRI T3M MVOLT SRM DBLXD	WDGE2 LED Wallpack; mounted at 10ft	LED	1205	0.9	11.1658
	<b>W2</b>	1	Acuity Brands	WDGE2 LED P2 30K 80CRI T3M MVOLT SRM DBLXD	WDGE2 LED Wallpack; mounted at 10ft	LED	1964	0.9	18.9815
	<b>W3</b>	2	Acuity Brands	WDGE2 LED P2 30K 80CRI TFTM MVOLT SRM DBLXD	WDGE2 LED Wallpack; mounted at 10ft	LED	1934	0.9	18.9815
	<b>W4</b>	3	Acuity Brands	WDGE2 LED P4 30K 80CRI TFTM MVOLT SRM DBLXD	WDGE2 LED Wallpack; mounted at 12ft	LED	4002	0.9	46.6589
	<b>W5</b>	2	Acuity Brands	WDGE3 LED P1 80CRI R3 30K MVOLT SRM DBLXD	WDGE3 LED Wallpack; mounted at 16ft	LED	6933	0.9	51.1717

#### Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Gravel, Service Drive, & Parking Are	+	1.0 fc	3.9 fc	0.1 fc	39.0:1	10.0:1
Outside of Parking/Drive	+	0.2 fc	3.4 fc	0.0 fc	N/A	N/A
Reserved Parking	+	0.9 fc	2.4 fc	0.0 fc	N/A	N/A

Designer  
Heidi G. Connors  
Visible Light, Inc.  
24 Stickney Terrace  
Suite 6  
Hampton, NH 03842  
Date  
12/17/2025  
Scale  
1"=20'  
Drawing No.  
Summary

## SEDIMENT AND EROSION CONTROL NOTES

**PROJECT NAME AND LOCATION**  
MIGHTY ROOTS WORLD HEADQUARTERS OFFICE SHOP  
170 PORTSMOUTH AVENUE  
STRATHAM, NH 03855  
TAX MAP 17, LOT 86

LONGITUDE: 71°54'37" W  
LATITUDE: 43°01'39" N

**OWNER / APPLICANT:**  
PACKER BROOK HOLDINGS, LLC  
13 ALDEN AVENUE  
GREENLAND, NH 03840

### DESCRIPTION

The project consists of the construction of a office/storage building with a loading area, a new septic system, and associated site improvements.

### DISTURBED AREA

The total area to be disturbed for the redevelopment improvements is approximately 60,600 S.F. (±1.39 acres).

### PROJECT PHASING

The proposed project will be completed in one phase.

### NAME OF RECEIVING WATER

The site drains overland to wetland areas on and around the property.

### SEQUENCE OF MAJOR ACTIVITIES

1. Prepare SWPPP and file NOI at least two weeks prior to initiating earthwork.
2. Attend a pre-construction meeting with Town and Owner.
3. Cut trees but do not remove stumps.
4. Install temporary erosion control measures including perimeter sediment controls, stabilized construction exit and stockpile area as noted on the plan. All temporary erosion control measures shall be maintained in good working condition for the duration of the project.
5. Relocate existing structures, on plan C-1.
6. Stabilize grub, site, loan and stockpile areas.
7. Begin initial grading of the site including placement of borrow materials. Excavate areas for the proposed concrete foundation, septic system and detention pond.
8. Construct concrete foundation and building.
9. Install new septic system and other applicable utilities.
10. Construct drainage structures and utilities.
11. Construct concrete pads.
12. Fine grade site.
13. Install pavement subgrade and base course paving.
14. Install landscaping.
15. Loom (6" min) and seed all disturbed areas not paved or otherwise stabilized.
16. Install top course paving.
17. Install signage and pavement striping.
18. When all construction activity is complete and site is stabilized, remove all temporary erosion control measures and any sediment that has been trapped by these devices.

### TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "New Hampshire Stormwater Manual, Volumes 1 – 3", issued February 2025, as amended. As indicated in the sequence of Major Activities, the silt fences shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area, silt fences and any earth/dikes shall be removed once permanent measures are established.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through hay bale barriers, stone check dams, and silt fences. All storm drain inlets shall be provided with hay bale filters or stone check dams. Stone rip rap shall be provided at the outlets of drain pipes and culverts where shown on the drawings.

Stabilize all ditches, swales, & level spreaders prior to directing flow to them.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion and sediment control measures shall be maintained until permanent vegetation is established.

### INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

#### A. GENERAL

These are general inspection and maintenance practices that shall be used to implement the plan:

1. The smallest practicable portion of the site shall be denuded at one time.
2. All control measures shall be inspected at least once each week and following any storm event of 0.25 inches or greater.
3. All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
4. Built-in sediment shall be removed from silt fence or other barriers when it has reached one-third the height of the fence or bale, or when "bulges" occur.
5. All diversion dikes shall be inspected and any breaches promptly repaired.
6. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
7. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
8. An area shall be considered stable if one of the following has occurred:
  - a. Base course materials have been installed in areas to be paved;
  - b. A minimum of 85% vegetated growth has been established;
  - c. A minimum of 3 inches of non-erosive material such as stone or riprap has been installed; or
  - d. Erosion control blankets have been properly installed.
9. The length of time of exposure of area disturbed during construction shall not exceed 45 days.

#### B. MULCHING

Mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

10. Timing – In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this:
- a. Apply mulch prior to any storm event. This is applicable when working within 100 feet of wetlands. It will be determined whether this is applicable by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
- b. Required Mulching within a specified time period. The time period can range from 21 to 28 days of inactivity on a area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

### INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (CONT)

#### 2. Guidelines for Winter Mulch Application –

Type	Rate per 1,000 s.f.	Use and Comments
Hay or Straw	70 to 90 lbs.	Must be dry and free from mold. May be used with plantings.
Wood Chips or Bark Mulch	460 to 920 lbs.	Used mostly with trees and shrub plantings.
Jute and Fibrous Matting (Erosion Control Blanket)	As per manufacturer Specifications	Used in slope areas, water courses and other areas
Crushed Stone 1/4" to 1-1/2" dia.	Spread more than 1/2" thick	Effective in controlling wind and water erosion.
Erosion Control Mix	2" thick (min)	<ul style="list-style-type: none"> <li>• The organic matter content is between 80 and 100% dry weight basis.</li> <li>• Particle size by weight is 100% passing a 6" screen and a minimum of 70 %, maximum of 85%, passing a 1" screen.</li> <li>• The organic matter is to be fibrous and elongated.</li> <li>• Large portions of silts, clays or fine sands are not acceptable in the mix.</li> <li>• Soluble salts content is less than 4.0 mmhos/cm.</li> <li>• The pH should fall between 5.0 and 8.0.</li> </ul>

#### 3. Maintenance – All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

#### C. TEMPORARY GRASS COVER

1. Seeded Preparation – Apply fertilizer at the rate of 600 pounds per acre of 10-10-10. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of three (3) tons per acre.

2. Seeding –
  - a. Utilize annual rye grass at a rate of 40 lbs/acre.
  - b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.
  - c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

3. Maintenance – Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

#### D. FILTERS

1. Sequence of Installation – Sediment barriers shall be installed prior to any soil disturbance of the contributing up-slope drainage area.

2. Maintenance –
  - a. Silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water, the sediment barriers shall be replaced with a temporary stone check dam.
  - b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.
  - c. Sediment deposits must be removed when deposits reach approximately one-third (1/3) the height of the barrier.

3. Sediment –
  - a. Any sediment deposits remaining in place after the silt fence or other barrier is no longer required shall be removed. The area shall be prepared and seeded.
  - b. Additional stone may have to be added to the construction entrance, rock barrier and riprap lined swales, etc., periodically to maintain proper function of the erosion control structure.

#### E. PERMANENT SEEDING –

1. Bedding – stones larger than 1 1/2", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 5" to prepare a seedbed and mix fertilizer into the soil.

2. Fertilizer – lime and fertilizer should be applied evenly over the area 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 @ 100 lbs. per 1,000 s.f.  
10-20-20 fertilizer @ 12 lbs. per 1,000 s.f.

#### 3. Seed Mixture (recommended):

Type	Lbs. / Acre	Lbs. / 1,000 sf
Tall Fescue	24	0.55
Creeping Red Fescue	24	0.55
Total	48	1.10

#### Seed Mixture (For slope embankments):

Grass Seed: Provide fresh, clean, new-crop seed complying with tolerance for purity and germination established by Official Seed Analysts of North America. Provide seed mixture composed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified:

Type	Min. Purity (%)	Min. Germination (%)	Kg./Hectare (Lbs/Acre)
Creeping Red Fescue (c)	96	85	45 (40)
Perennial Rye Grass (a)	98	90	35 (30)
Redtop	95	80	5 (5)
Aisike Clover	97	90(e)	5 (5)

Total 90 (80)

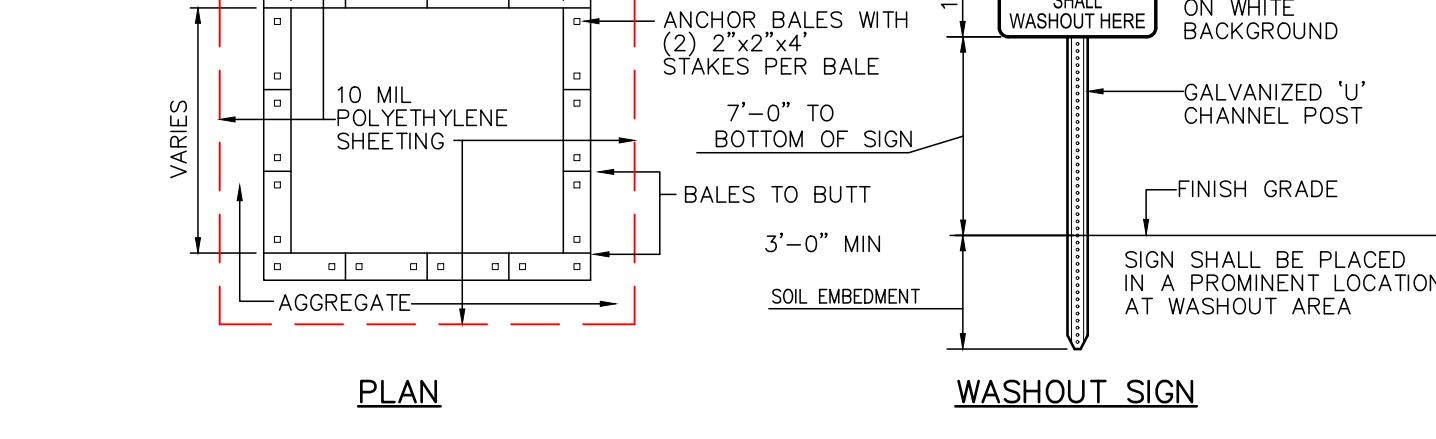
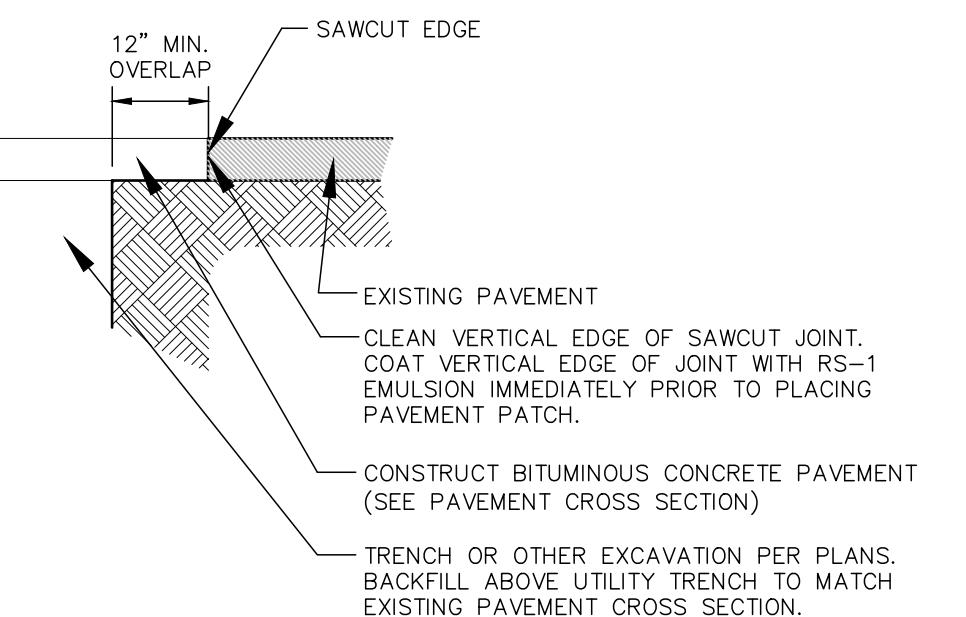
- a. Ryegrass shall be a certified fine-textured variety such as Pennfine, Fiesta, Yorktown, Diplomat, or equal.
- b. Fescue varieties shall include – Creeping Red and/or Hard Ryegrass, Scalds, Karet, or Jamestown.

### INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (CONT)

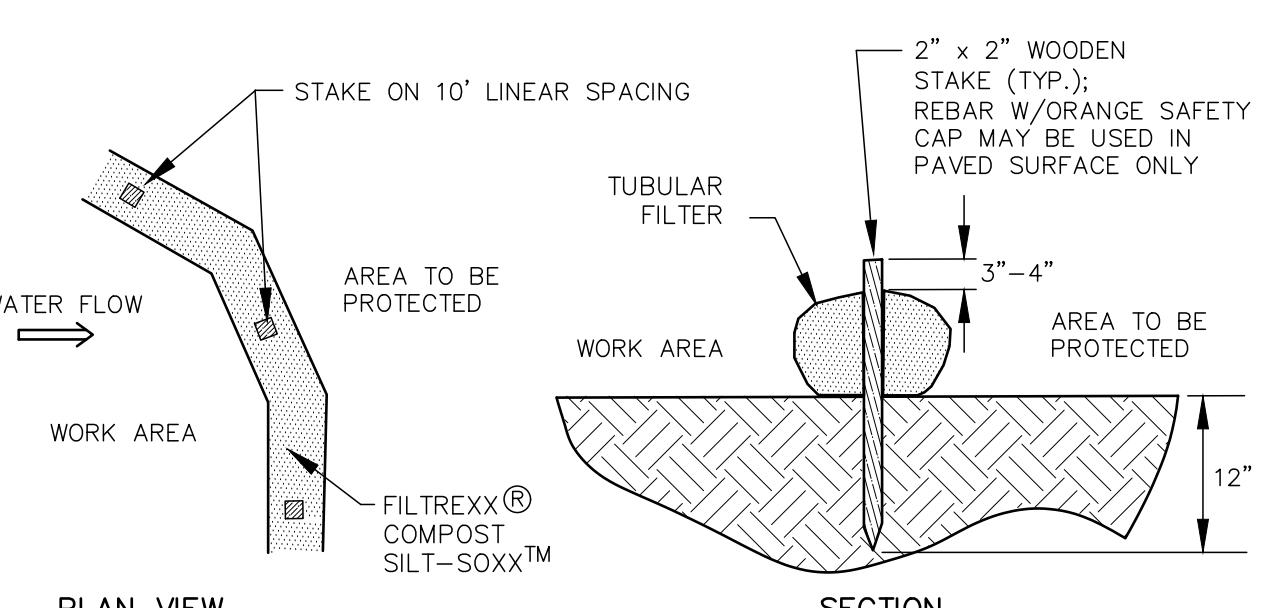
4. Sodding – sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding on areas may be substituted for permanent seed procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt), etc.

#### WINTER CONSTRUCTION NOTES

1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and elsewhere seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt events;
2. All ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions; and
3. After November 15th, incomplete road or parking surfaces where work has stopped for the winter season shall be protected with a minimum of 3 inches of crushed gravel per NHDOT item 304.3.



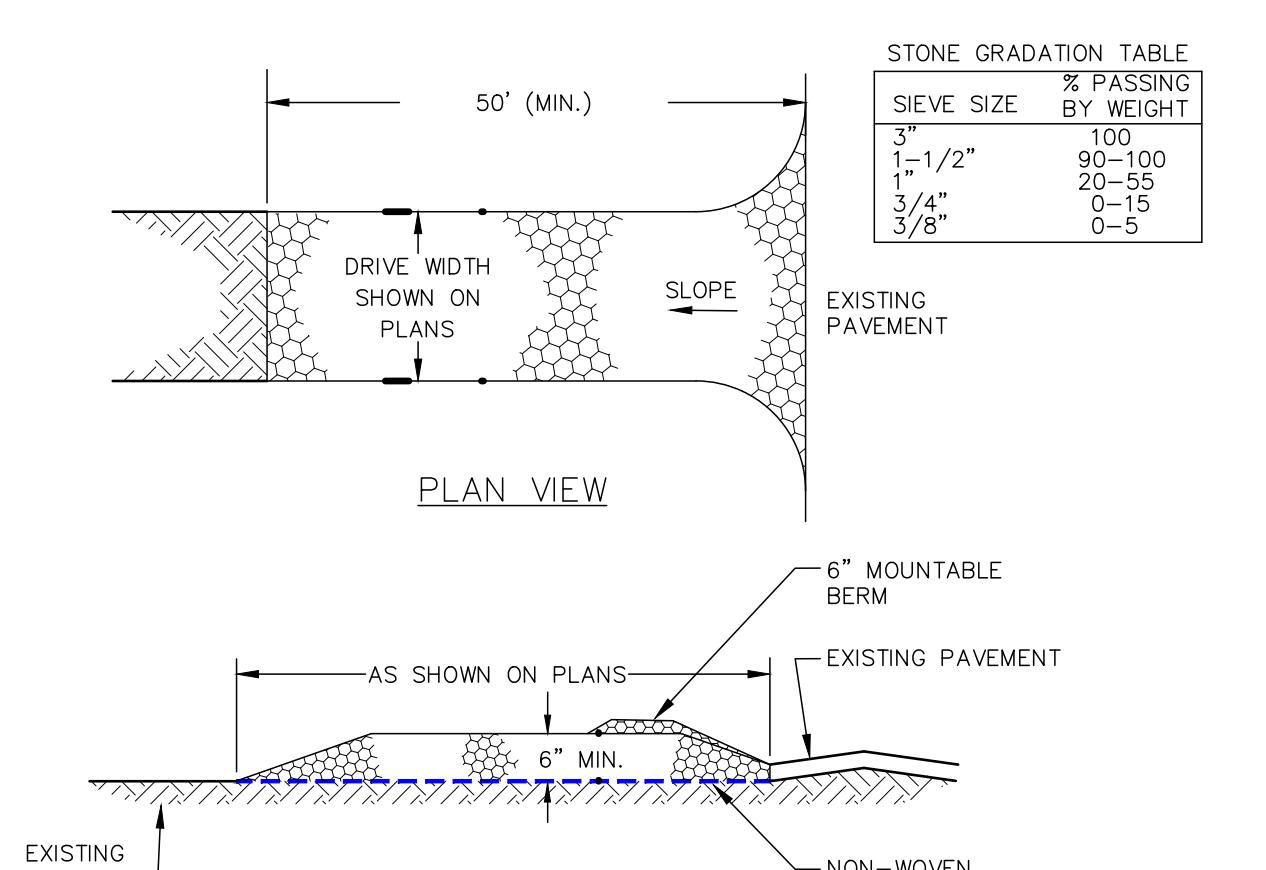
## TYPICAL PAVEMENT SAWCUT NOT TO SCALE



### NOTES:

1. SILTOXX or APPROVED EQUAL SHALL BE USED FOR TUBULAR SEDIMENT BARRIERS.
2. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS.
3. COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
4. ALL SEDIMENT TRAPPED BY BARRIER SHALL BE DISPOSED OF PROPERLY.

## TUBULAR SEDIMENT BARRIER DETAIL NOT TO SCALE



### CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – NHDOT STANDARD STONE SIZE #4 – SECTION 703 OF NHDOT STANDARD.
2. LENGTH – DETAILED ON PLANS (50 FOOT MINIMUM) OR AS SHOWN ON PLANS.
3. THICKNESS – SIX (6) INCHES (MINIMUM).
4. WIDTH – FULL DRIVE WIDTH UNLESS OTHERWISE SPECIFIED.
5. FILTER FABRIC – MIRAFI 600X OR EQUAL APPROVED BY ENGINEER.
6. SURFACE WATER CONTROL – 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. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL ENTRANCES TO PUBLIC RIGHTS-OF-WAY, AT LOCATIONS SHOWN ON THE PLANS, AND/OR WHERE AS DIRECTED BY THE ENGINEER.

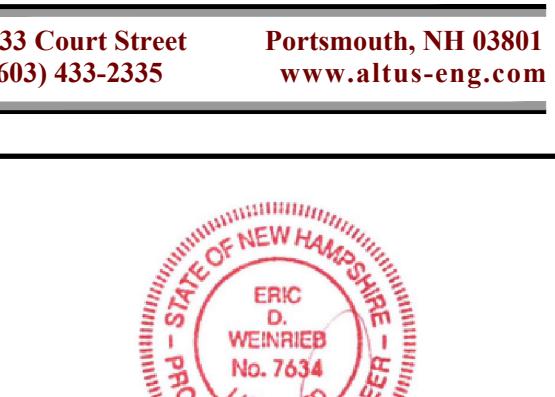
## STABILIZED CONSTRUCTION EXIT NOT TO SCALE

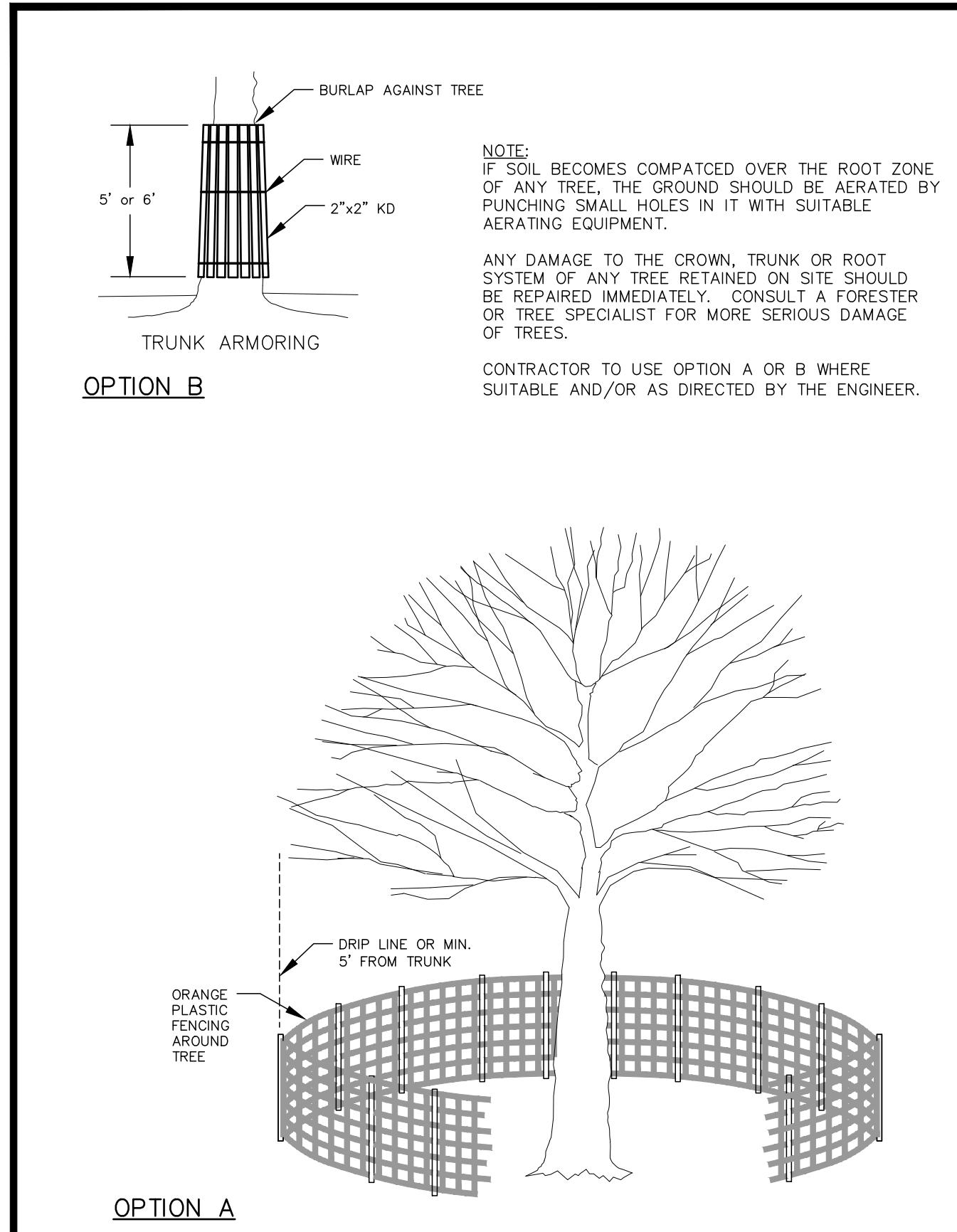
## TREE PROTECTION DETAILS NOT TO SCALE

D-1

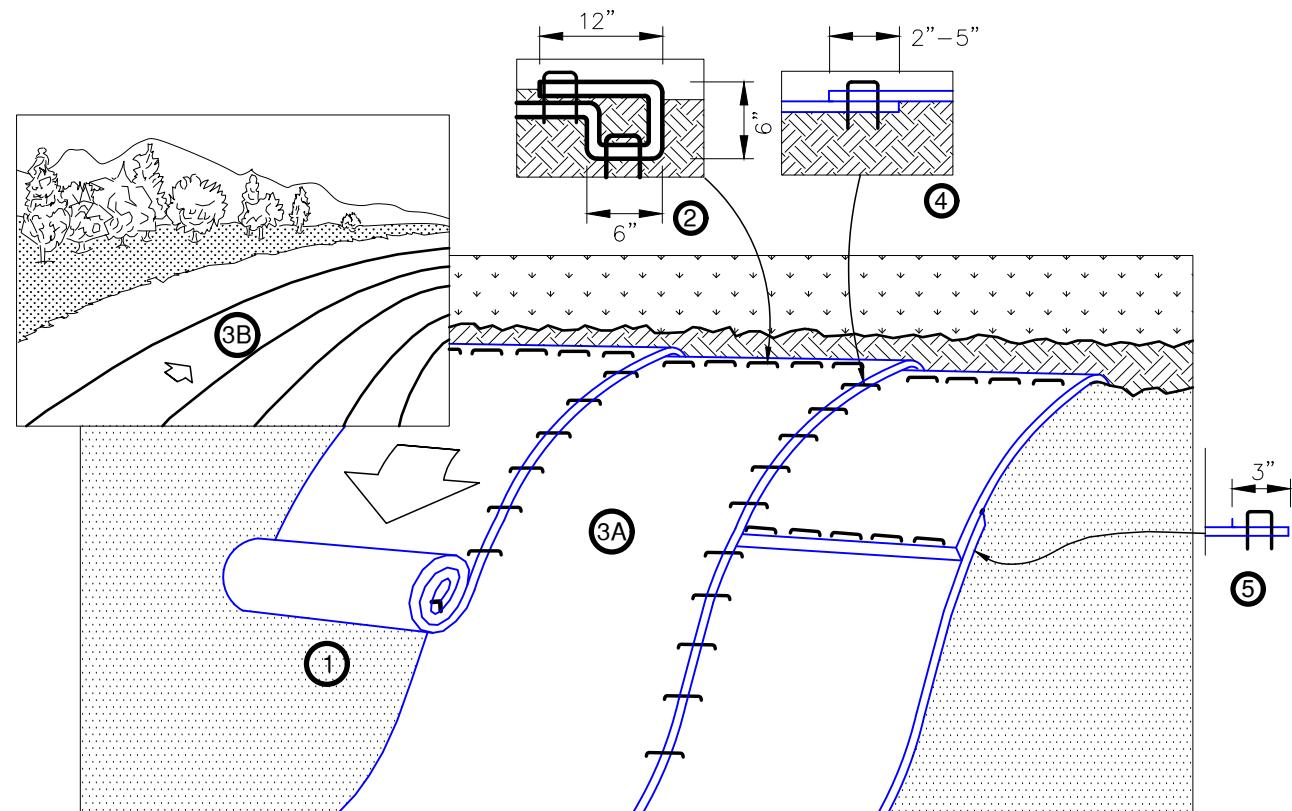


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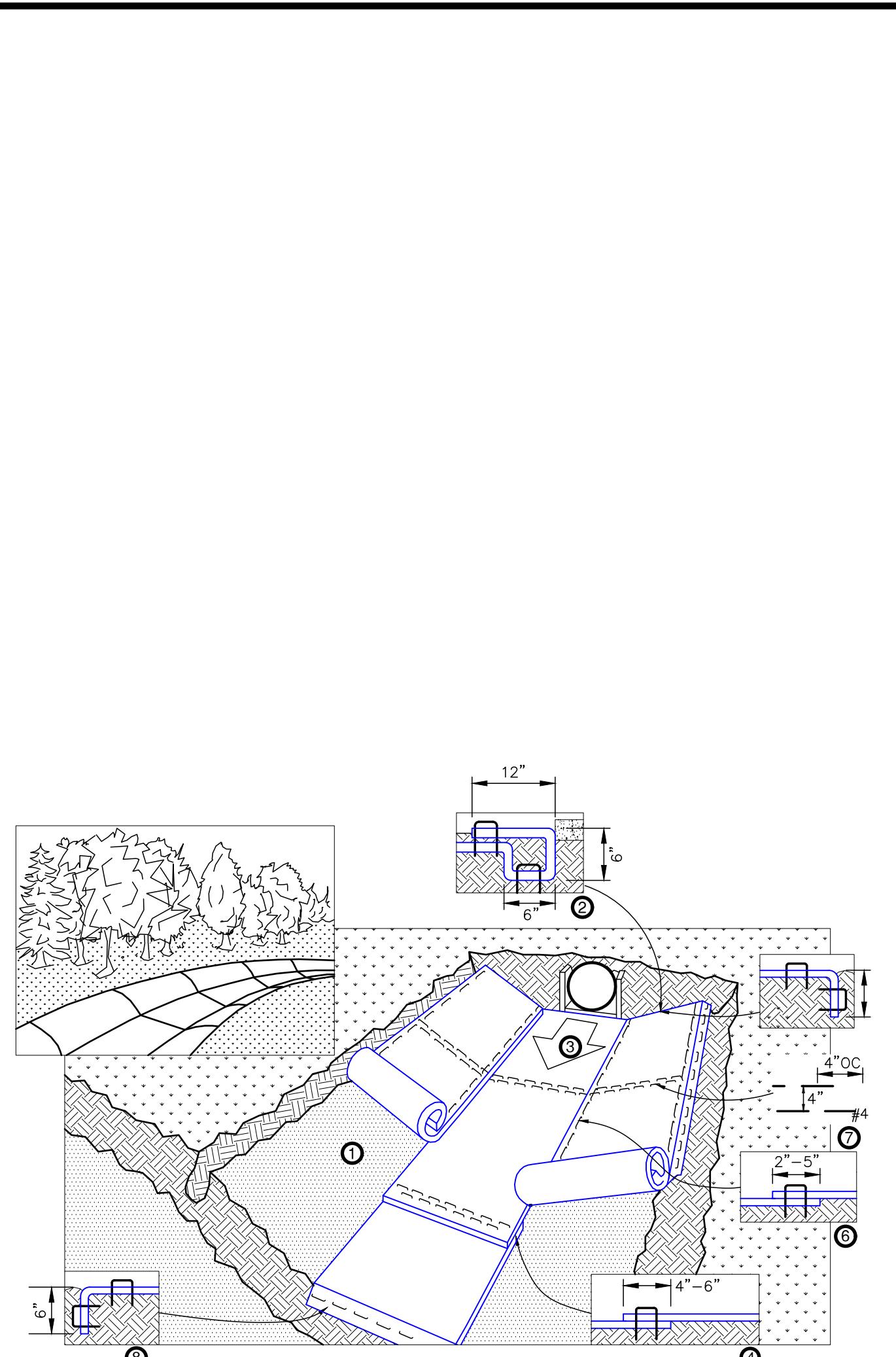
## TREE PROTECTION DETAILS NOT TO SCALE



**NOTES**

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP, STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

## EROSION CONTROL BLANKET - SLOPE NOT TO SCALE



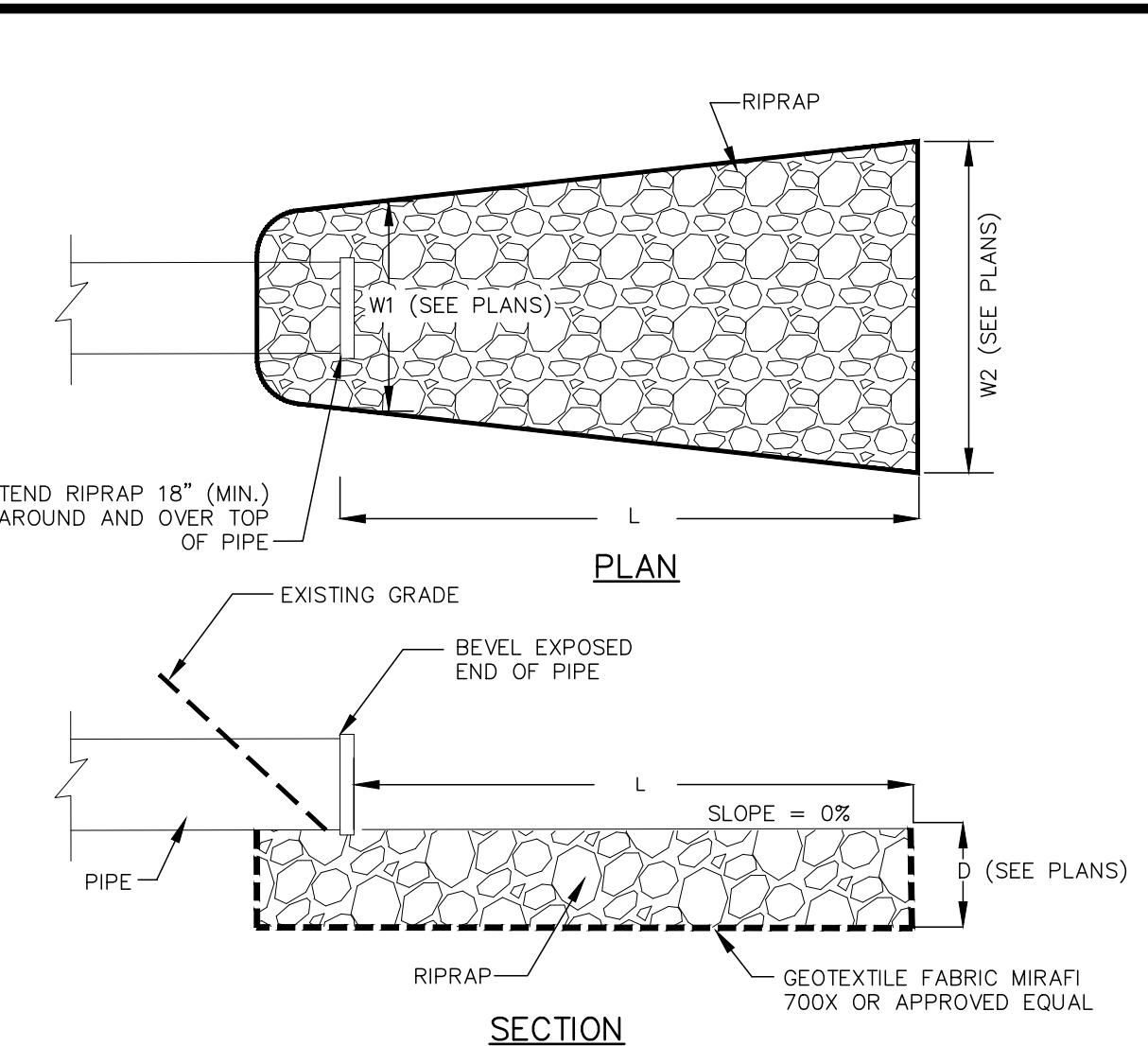
**Critical Points:**

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

**NOTES:**

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

## EROSION CONTROL BLANKET - SWALE NOT TO SCALE



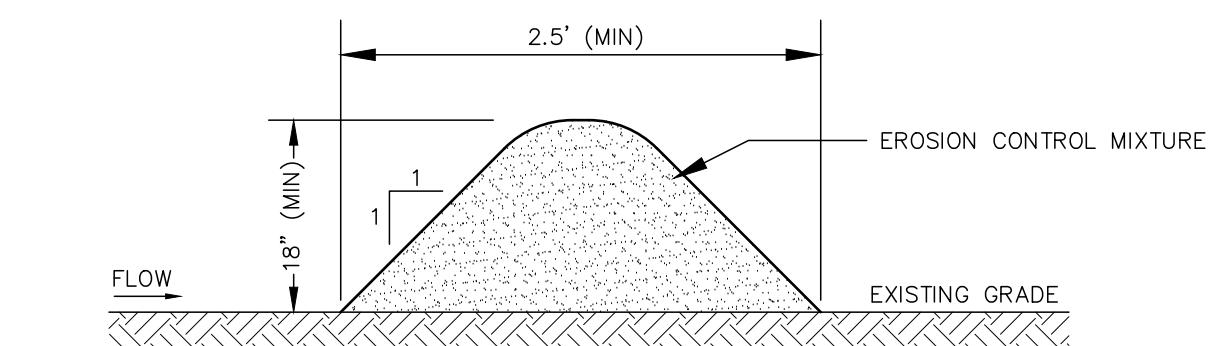
**MAINTENANCE**

THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP 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 THE OUTLET PROTECTION APRON.

**CONSTRUCTION SPECIFICATIONS**

1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIPRAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OR RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIPRAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR 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. THE BEVEL EXPOSED END OF PIPE FLUSH WITH GRADE.

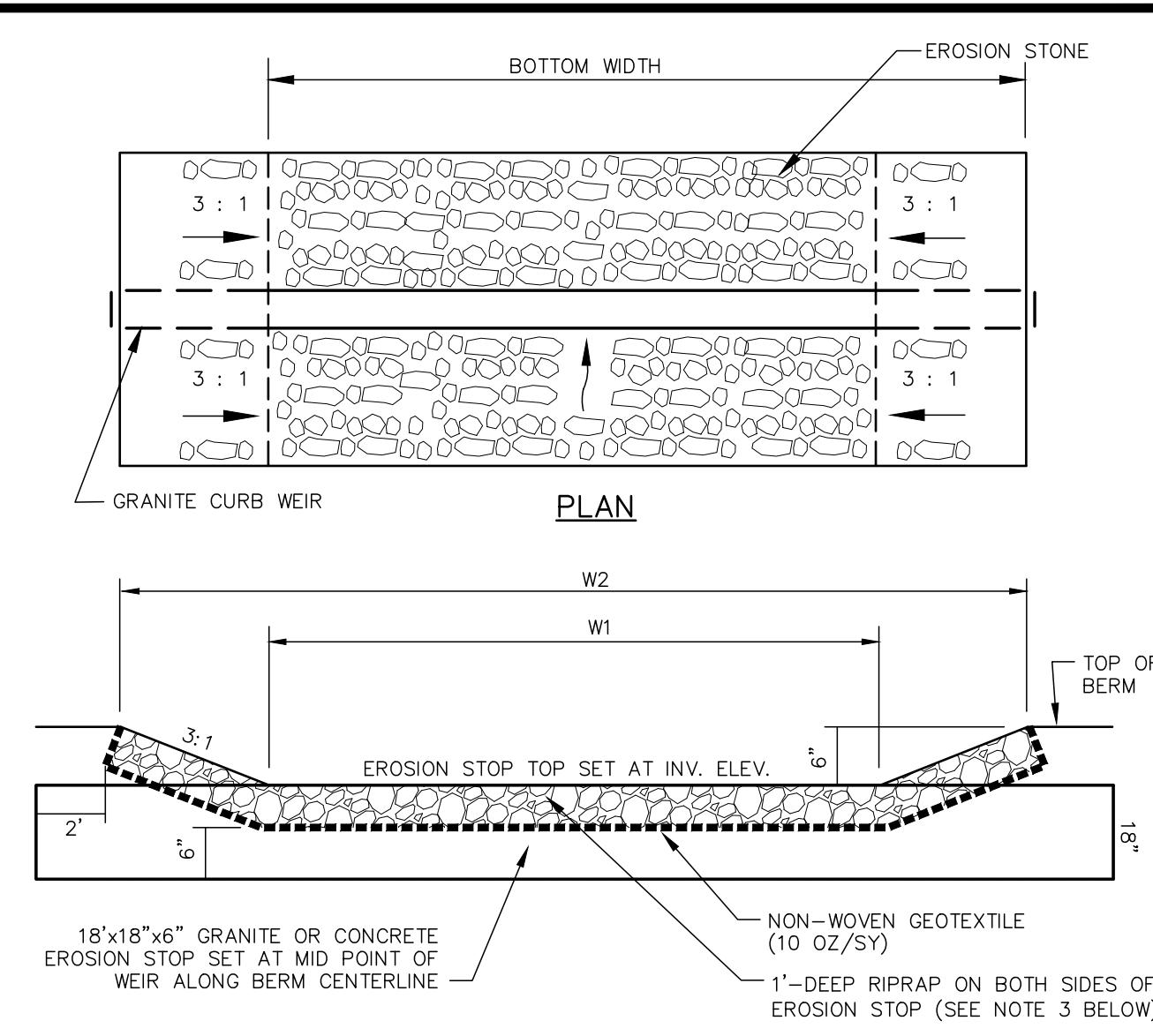
## RIPRAP OUTLET PROTECTION NOT TO SCALE



**NOTES**

1. ORGANIC FILTER BERMS MAY BE UTILIZED IN LIEU OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
2. THE EROSION CONTROL MIXTURE USED IN FILTER BERMS SHALL BE A WELL-GRADED MIX OF PARTICLE SIZES THAT MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER, STUMP GRINDINGS, SHREDDED OR COMPOSTED BARK, AND/OR ACCEPTABLE MANUFACTURED PRODUCTS AND SHALL BE FREE OF REFUSE, PHYSICAL CONTAMINANTS AND MATERIAL TOXIC TO PLANT GROWTH. EROSION CONTROL MIXTURE SHALL MEET THE FOLLOWING STANDARDS:
  - a) THE ORGANIC CONTENT SHALL BE 80-100% OF DRY WEIGHT.
  - b) PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN, AND 70-85% PASSING A 0.75" SCREEN.
  - c) THE ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED.
  - d) LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS SHALL NOT BE INCLUDED IN THE MIXTURE.
  - e) SOLUBLE SALTS CONTENT SHALL BE <4.0mmhos/cm.
  - f) THE pH SHALL BE BETWEEN 5.0 AND 8.0.
3. ORGANIC FILTER BERMS SHALL BE INSTALLED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING Voids AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BERM.
4. ON SLOPES LESS THAN 5%, OR AT THE BOTTOM OF SLOPES NO STEEPER THAN 3:1 AND UP TO 20' LONG, THE BERM SHALL BE A MINIMUM OF 12" HIGH (AS MEASURED ON THE UPHILL SIDE) AND A MINIMUM OF 36" WIDE. ON LONGER AND/OR STEEPER SLOPES, THE BERM SHALL BE TALLER AND WIDER TO ACCOMMODATE THE POTENTIAL FOR ADDITIONAL RUNOFF (MAXIMUM HEIGHT SHALL NOT EXCEED 2').
5. FROZEN GROUND OUTCROPS OF BEDROCK, AND VERY ROOTED FORESTED AREAS PRESENT THE MOST PRACTICAL AND EFFECTIVE LOCATIONS FOR ORGANIC FILTER BERMS. OTHER BMP'S SHOULD BE USED AT LOW POINTS OF CONCENTRATED RUNOFF, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT HAVE A LARGE CONTRIBUTING AREA.
6. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FILTER BERMS WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE BERM.
7. ORGANIC FILTER BERMS MAY BE LEFT IN PLACE ONCE THE SITE IS STABILIZED PROVIDED ANY SEDIMENT DEPOSITS TRAPPED BY THEM ARE REMOVED AND DISPOSED OF PROPERLY.
8. FILTER BERMS ARE PROHIBITED AT THE BASE OF SLOPES STEEPER THAN 8% OR WHERE THERE IS FLOWING WATER WITHOUT THE SUPPORT OF ADDITIONAL MEASURES SUCH AS SILT FENCE.

## ORGANIC FILTER BERM NOT TO SCALE

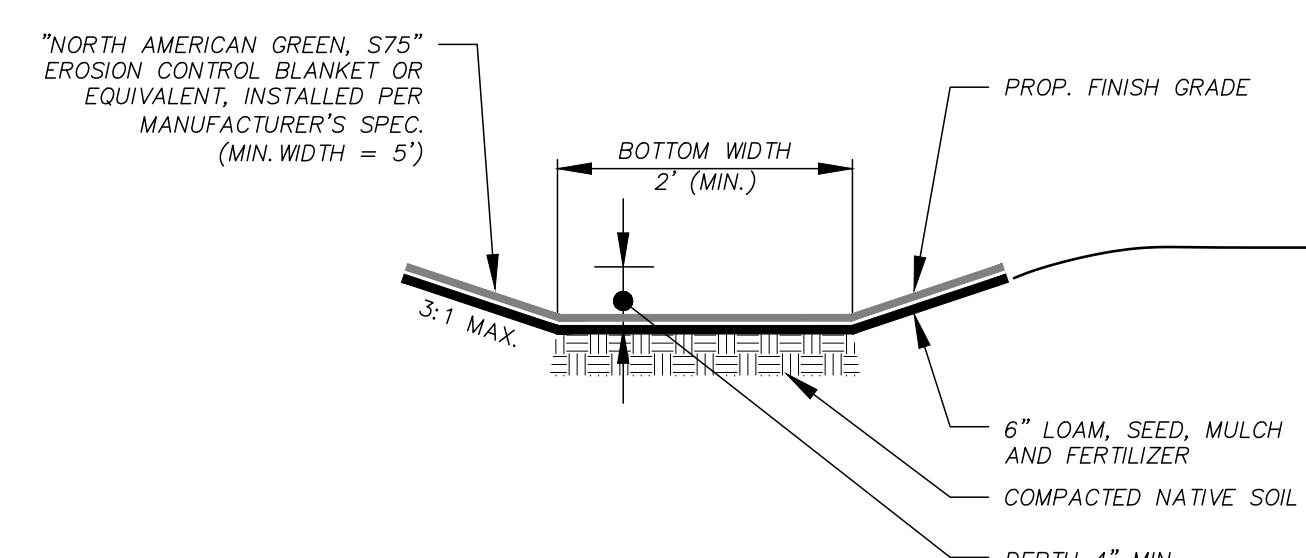


1. CONSTRUCT EMERGENCY OVERFLOW WEIR TO THE WIDTHS AND LENGTHS SHOWN ON THE PLAN.
2. THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIPRAP SHALL BE PREPARED TO LINES AND GRADES SHOWN ON THE PLANS.
3. UNLESS OTHERWISE SPECIFIED OR DIRECTED, RIPRAP USED FOR THE EMERGENCY OVERFLOW WEIR SHALL MEET THE FOLLOWING GRADATION:

SIZE	PERCENT PASSING BY WEIGHT
4"	90-100
2"	0-15

4. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE EROSION STONE. 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 18 INCHES.
5. THE EROSION STONE 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.

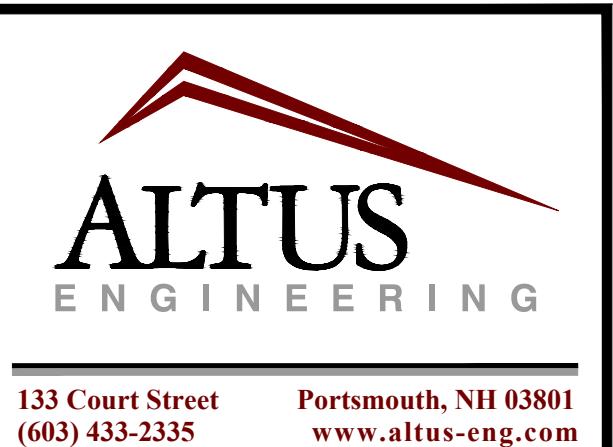
## RIPRAP SPILLWAY / OVERFLOW WEIR NOT TO SCALE



**NOTES:**

1. THE FOUNDATION AREA OF THE WATERWAY SHALL BE CLEARED AND GRUBBED OF ALL TREES, BRUSH, STUMPS, AND OTHER OBJECTIONABLE MATERIAL. MATERIALS REMOVED SHALL BE DISPOSED OF SO THEY WILL NOT INTERFERE WITH THE CONSTRUCTION OR PROPER FUNCTIONING OF THE WATERWAY.
2. THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE DESIGN CRITERIA. THE WATERWAY SHALL BE FREE OF IRRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
3. EARTH FILLS REQUIRED TO MEET SURGRADE REQUIREMENTS BECAUSE OF OVER EXCAVATION OR TOPOGRAPHY SHALL BE COMPACTED TO THE SAME DENSITY AS THE SURROUNDING SOIL TO PREVENT UNEQUAL SETTLEMENT THAT COULD CAUSE DAMAGE TO THE COMPLETED WATERWAY. EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER AS TO MINIMIZE EROSION AND AIR AND WATER POLLUTION. ALL APPROPRIATE STATE AND LOCAL LAWS AND REGULATIONS SHALL BE COMPLIED WITH FOR INSTALLATION.
5. VEGETATION SHALL BE ESTABLISHED IN THE SWALE OR AN EROSION CONTROL MATTING INSTALLED PRIOR TO ALLOWING STORMWATER RUNOFF TO FLOW THROUGH THE SWALE.
6. MAINTENANCE OF THE VEGETATION IN THE GRASSED WATERWAY IS EXTREMELY IMPORTANT IN ORDER TO PREVENT RILLING, EROSION, AND FAILURE OF THE WATERWAY. MOWING SHALL BE DONE FREQUENTLY ENOUGH TO CONTROL ENCROACHMENT OF WEEDS AND WOODY VEGETATION AND TO KEEP THE GRASSES IN A VIGOROUS CONDITION. THE VEGETATION SHALL NOT BE MOVED TOO CLOSELY SO AS TO REDUCE THE EROSION RESISTANCE IN THE WATERWAY.
7. THE WATERWAY SHOULD BE INSPECTED PERIODICALLY AND AFTER ANY STORM GREATER THAN 0.5" OF RAINFALL IN 24 HOURS TO DETERMINE THE CONDITION OF THE WATERWAY. RILLS AND DAMAGED AREAS SHOULD BE PROMPTLY REPAIRED AND REVEGETATED AS NECESSARY TO PREVENT FURTHER DETERIORATION.
8. APPLY LIME AND FERTILIZER AS NEEDED TO MAINTAIN VIGOROUS GROWTH.

## GRASSED SWALE NOT TO SCALE



NOT FOR CONSTRUCTION  
ISSUED FOR:  
SITE PLAN REVIEW  
ISSUE DATE:  
JANUARY 7, 2026  
REVISIONS  
NO. DESCRIPTION  
0 INITIAL SUBMISSION  
BY DATE  
PMJ 01/07/26

DRAWN BY: PMJ  
APPROVED BY: EDW  
DRAWING FILE: 5613-SITE.DWG

SCALE: 22" x 34" - 1" = NTS  
11" x 17" - 1" = NTS

OWNER/APPLICANT:  
PACKER BROOK HOLDINGS, LLC  
13 ALDEN AVENUE  
GREENLAND, NH 03840

PROJECT:  
TAX MAP 17  
LOT 86

MIGHTY ROOTS  
170 PORTSMOUTH AVENUE  
STRATHAM, NH 03850  
BK 6538, PG 2720

WORLD HEADQUARTERS  
OFFICE/SHOP

TITLE:  
DETAILS II  
SHEET NUMBER:  
D-2



NOT FOR CONSTRUCTION  
ISSUED FOR:  
SITE PLAN REVIEW  
ISSUE DATE:  
JANUARY 7, 2026  
REVISIONS  
NO. DESCRIPTION  
0 INITIAL SUBMISSION  
BY DATE  
PMJ 01/07/26

DRAWN BY: PMJ  
APPROVED BY: EDW  
DRAWING FILE: 5613-SITE.DWG

SCALE:  
22" x 34" - 1" = NTS  
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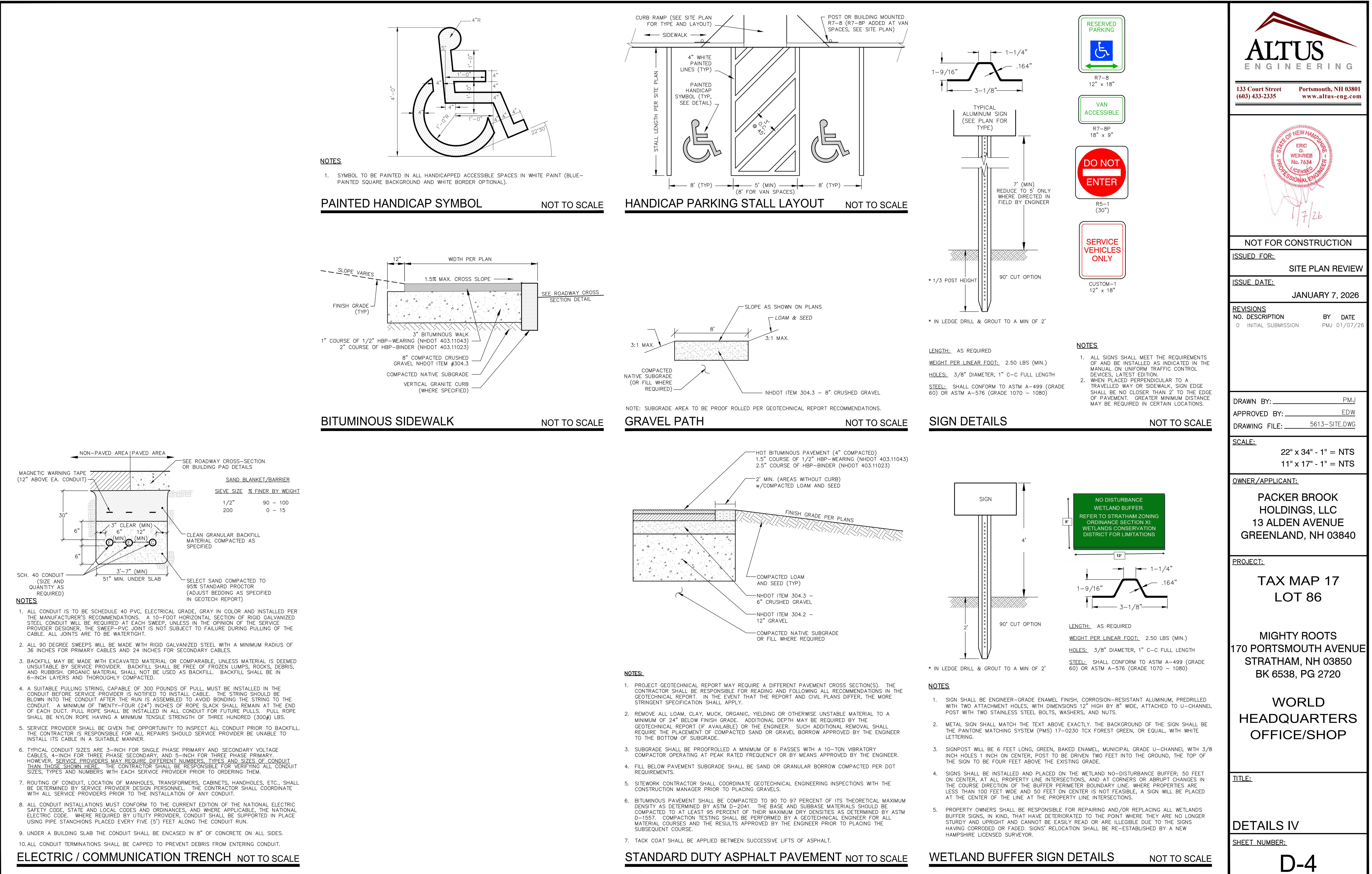
OWNER/APPLICANT:  
PACKER BROOK  
HOLDINGS, LLC  
13 ALDEN AVENUE  
GREENLAND, NH 03840

PROJECT:  
TAX MAP 17  
LOT 86

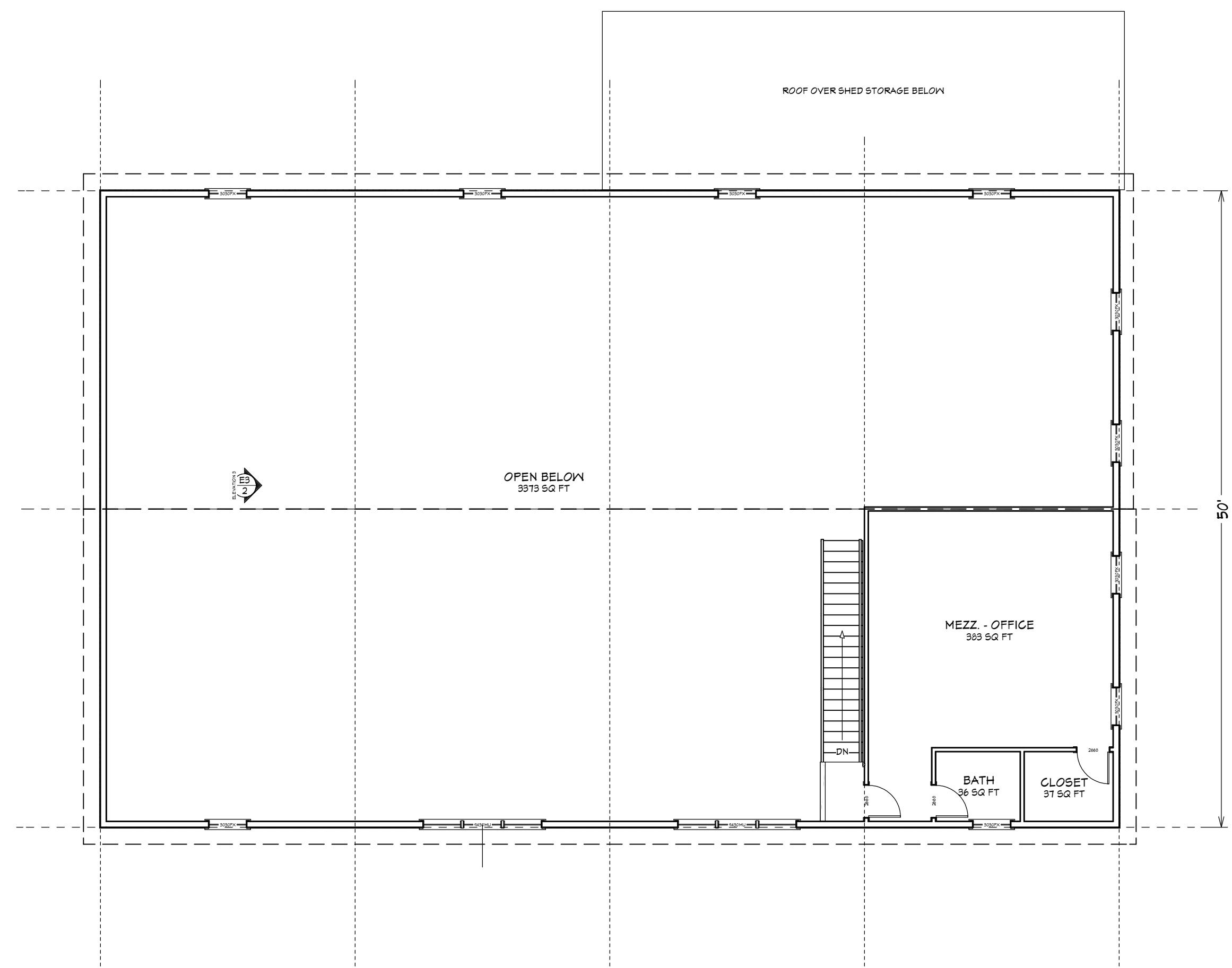
MIGHTY ROOTS  
170 PORTSMOUTH AVENUE  
STRATHAM, NH 03850  
BK 6538, PG 2720

WORLD  
HEADQUARTERS  
OFFICE/SHOP

TITLE:  
DETAILS IV  
SHEET NUMBER:  
D-4



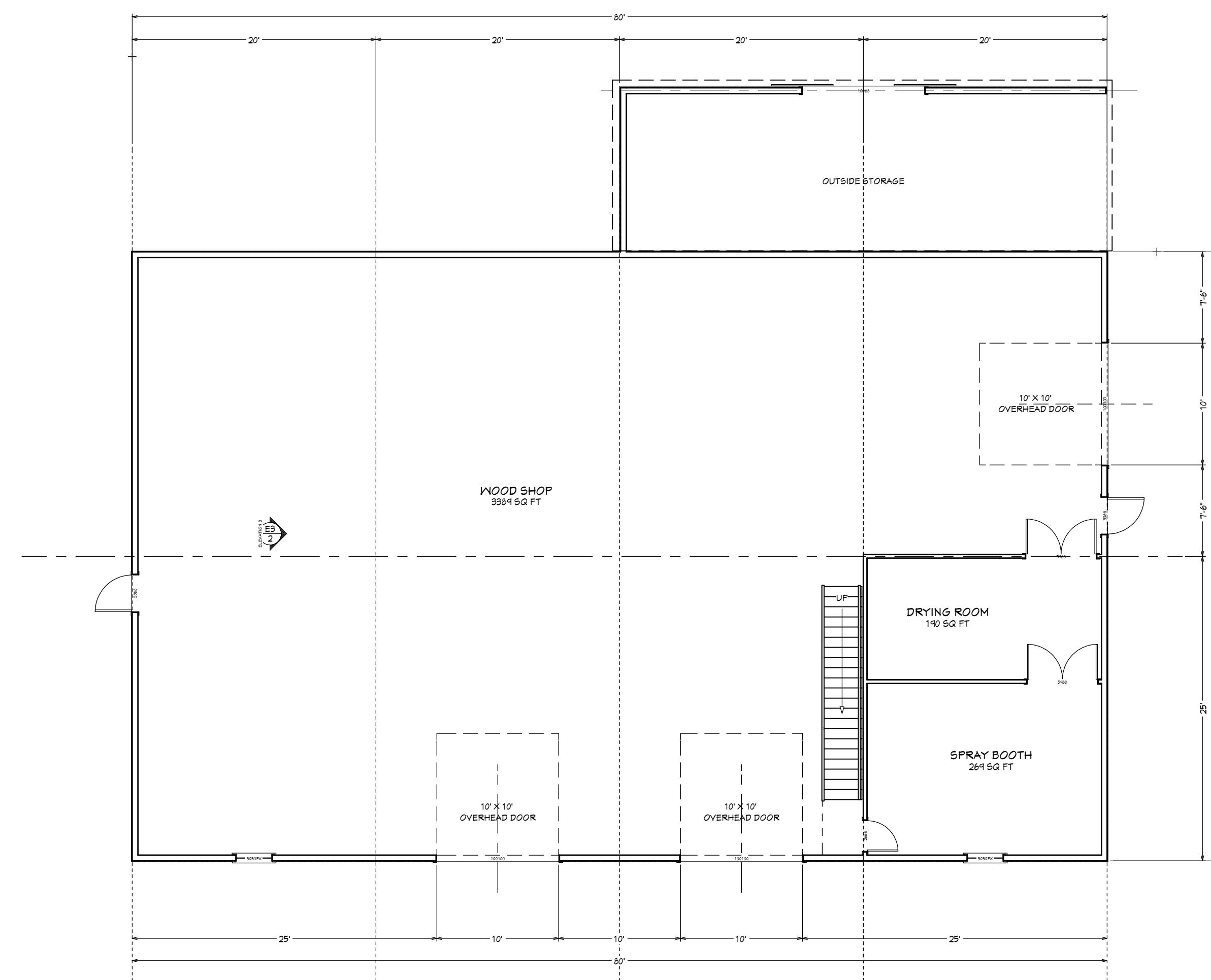




## SECOND FLOOR PLAN

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



# FIRST FLOOR PLAN

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

**MIGHTY ROOTS, LLC**  
World Headquarters  
170 Portsmouth Ave.  
Stratham, NH

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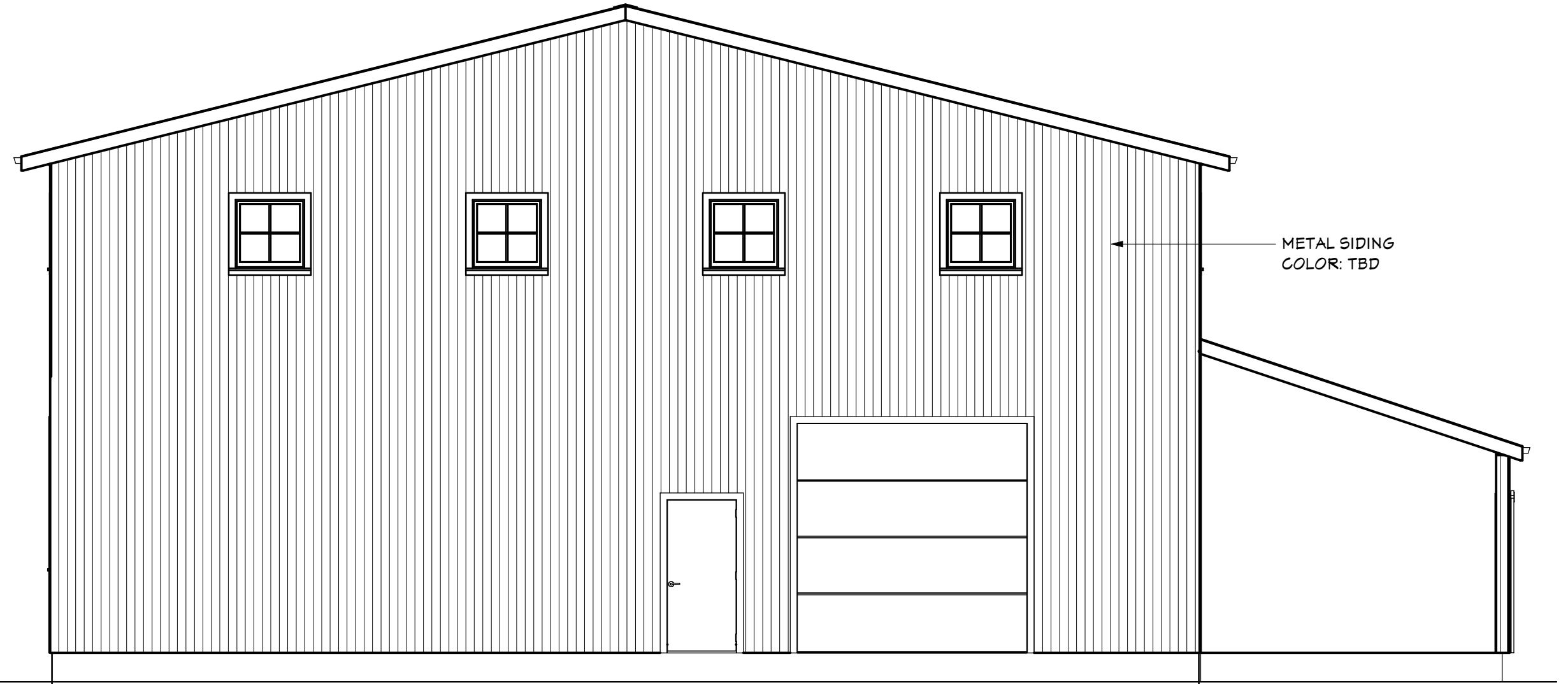
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DATE:

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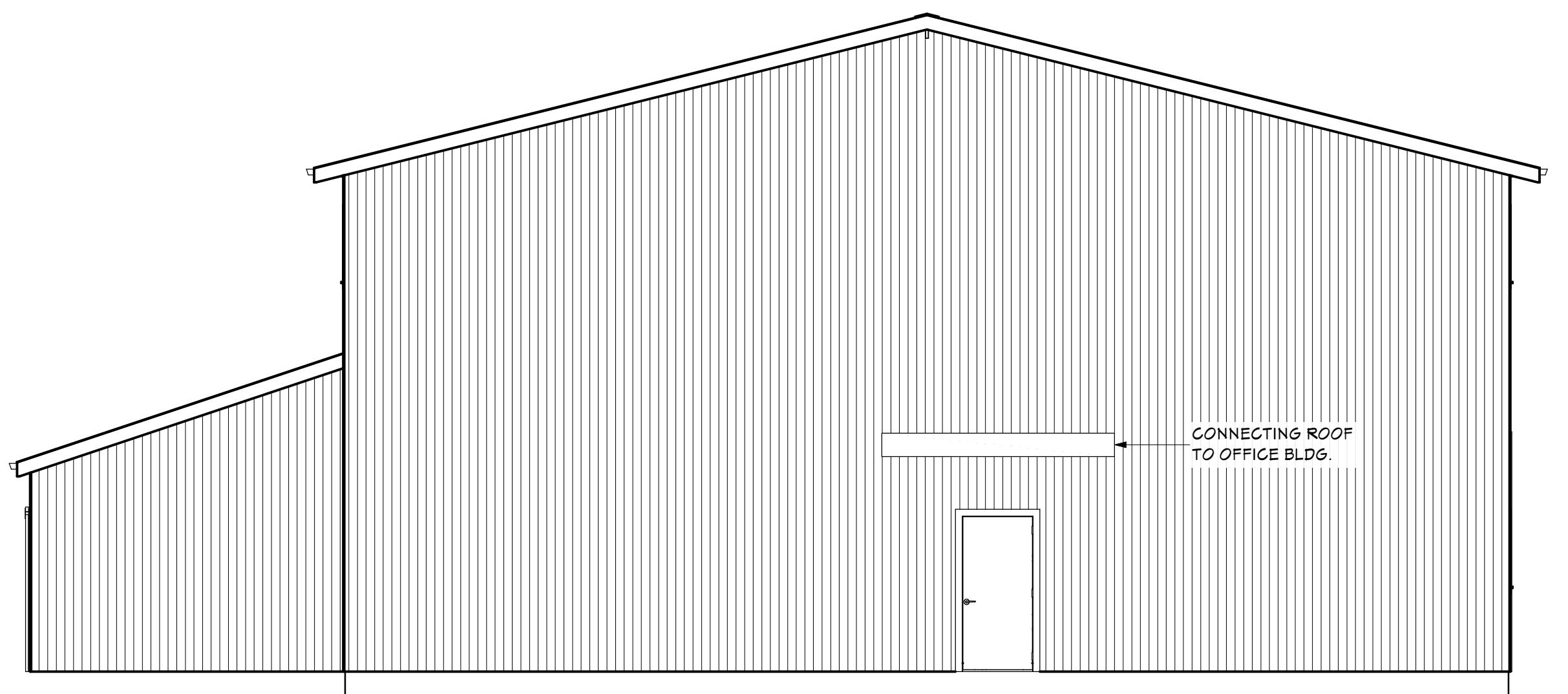
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A-1



# EAST ELEVATION

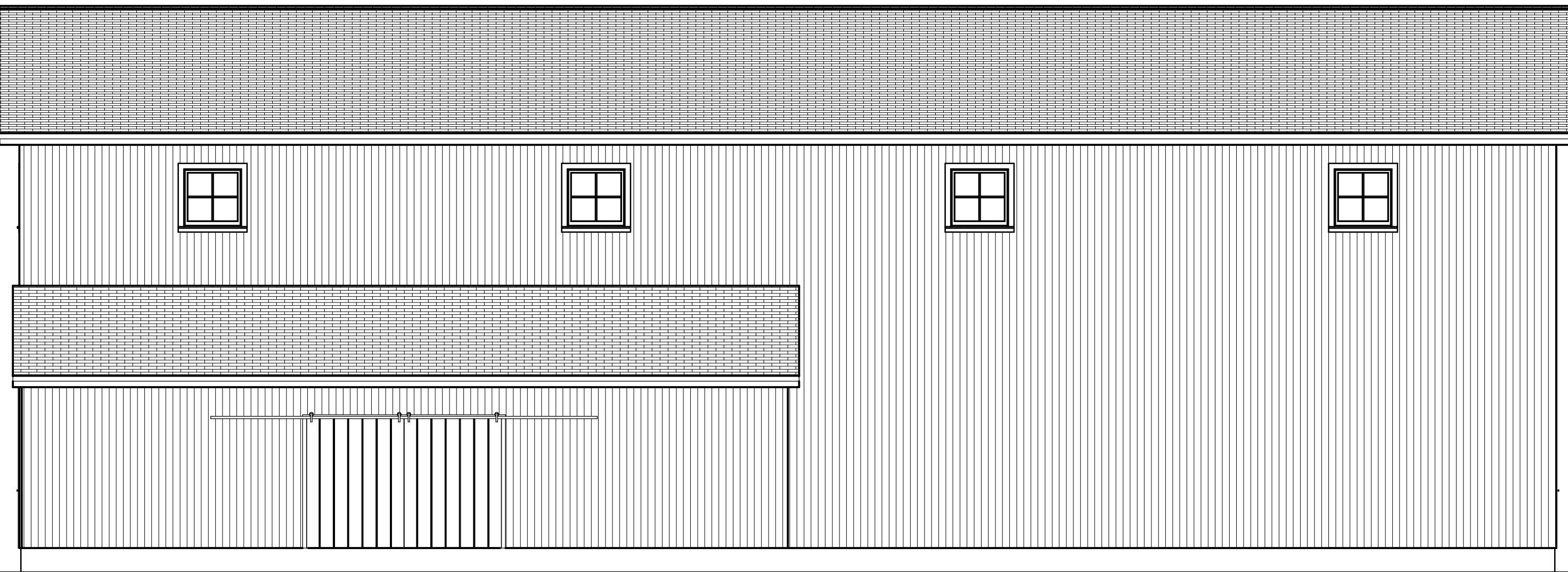
SCALE: 3/16" = 1'-0"



## WEST ELEVATION

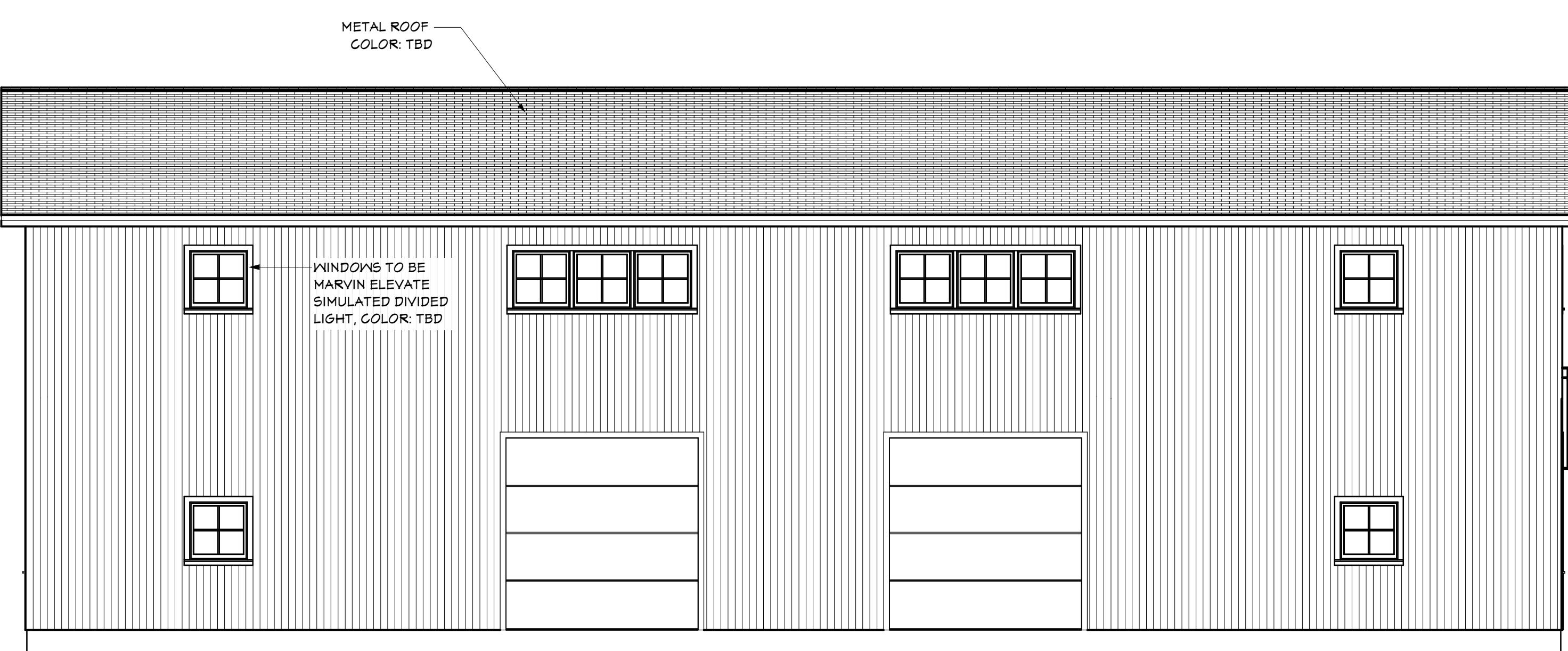
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SCALE: 3/16" = 1'-0"



## NORTH ELEVATION

SCALE: 3/16" = 1'-0"



## SOUTH ELEVATION

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SCALE: 3/16" = 1'-0"

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Stratham, NH

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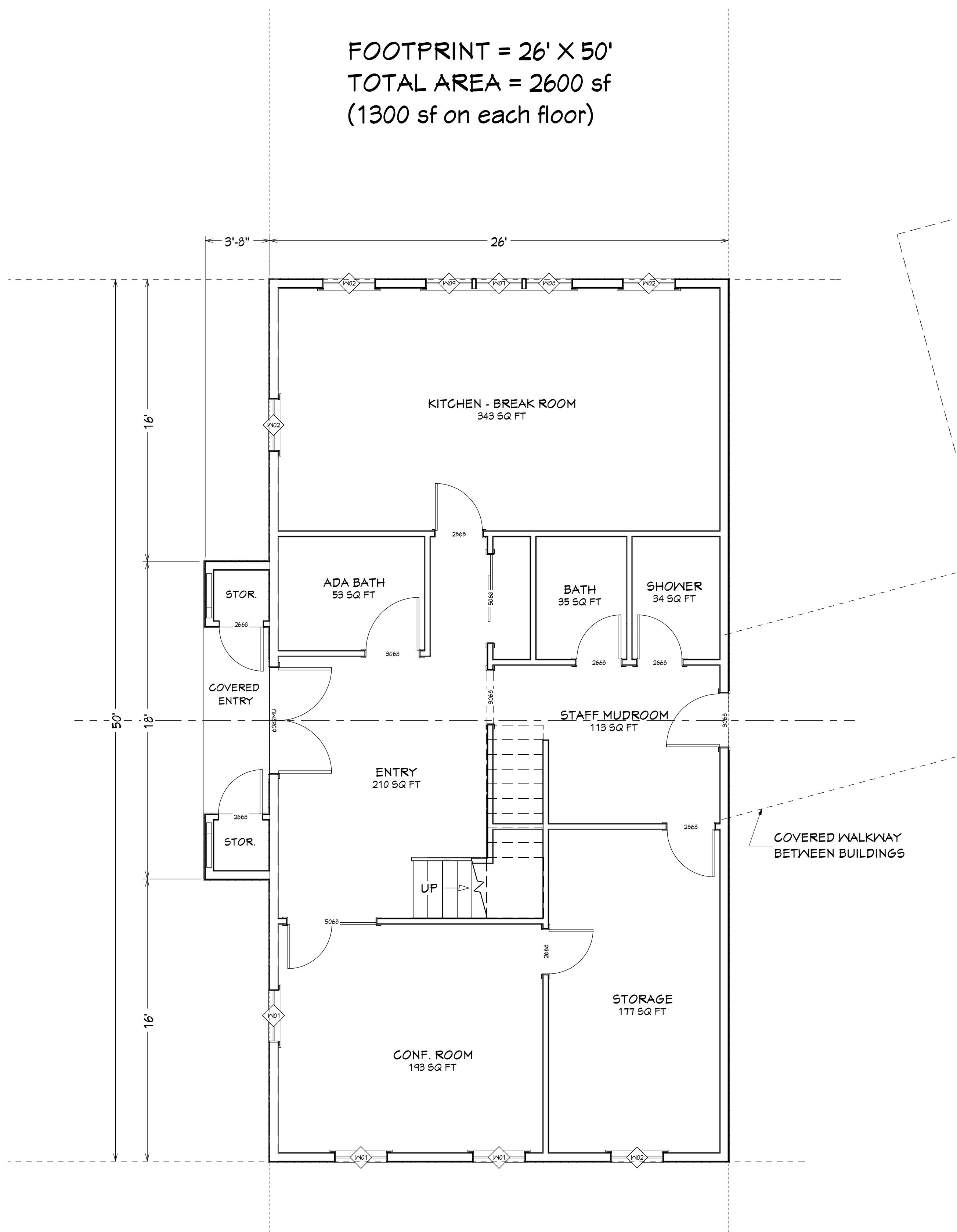
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DATE:

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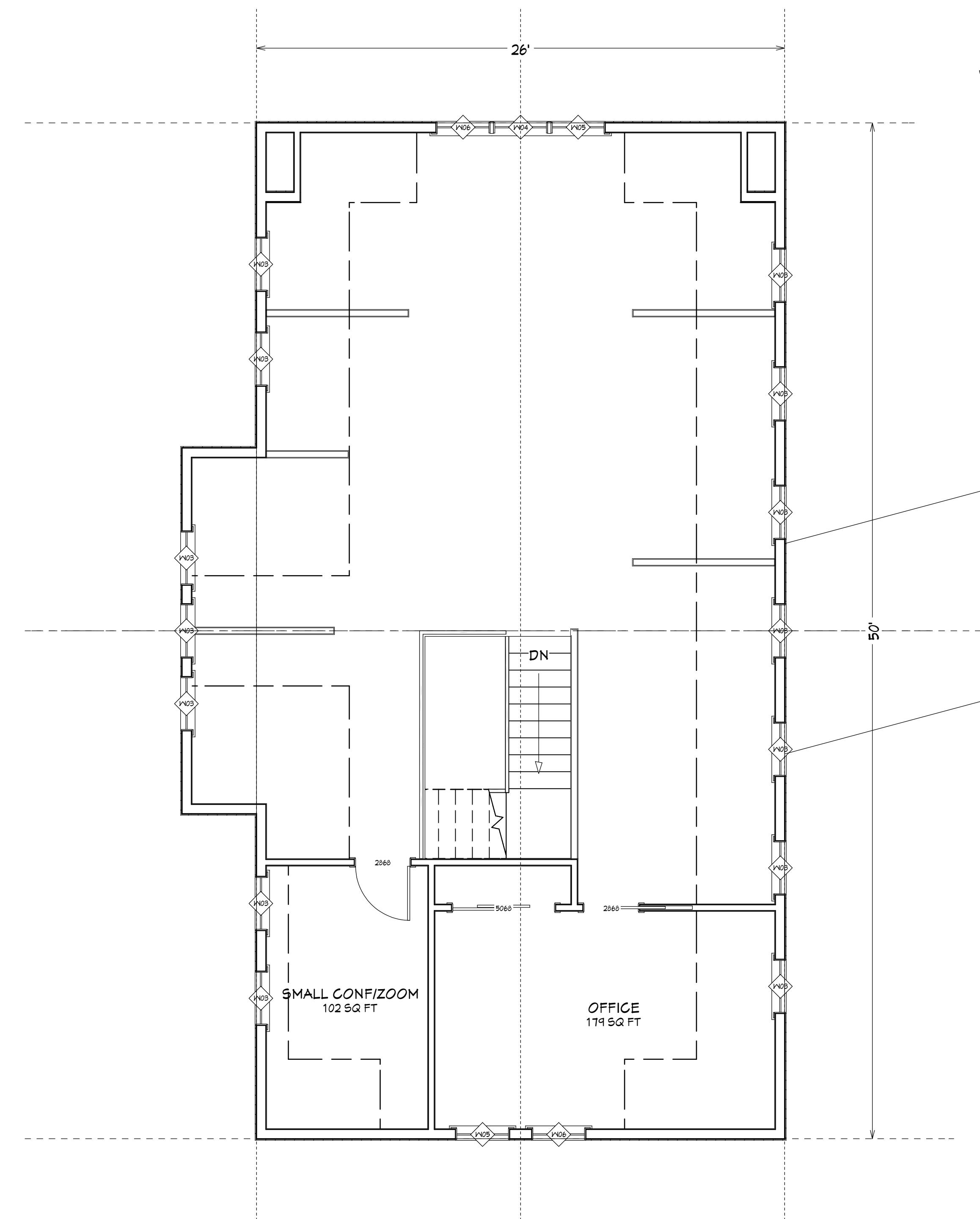
A-2

FOOTPRINT = 26' X 50'  
TOTAL AREA = 2600 sf  
(1300 sf on each floor)



# FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



# SECOND FLOOR PLAN

---

SCALE: 1/4" = 1'-0"

**MIGHTY ROOTS, LLC**  
World Headquarters  
170 Portsmouth Ave.  
Stratham, NH

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DRAWINGS PROVIDED BY:

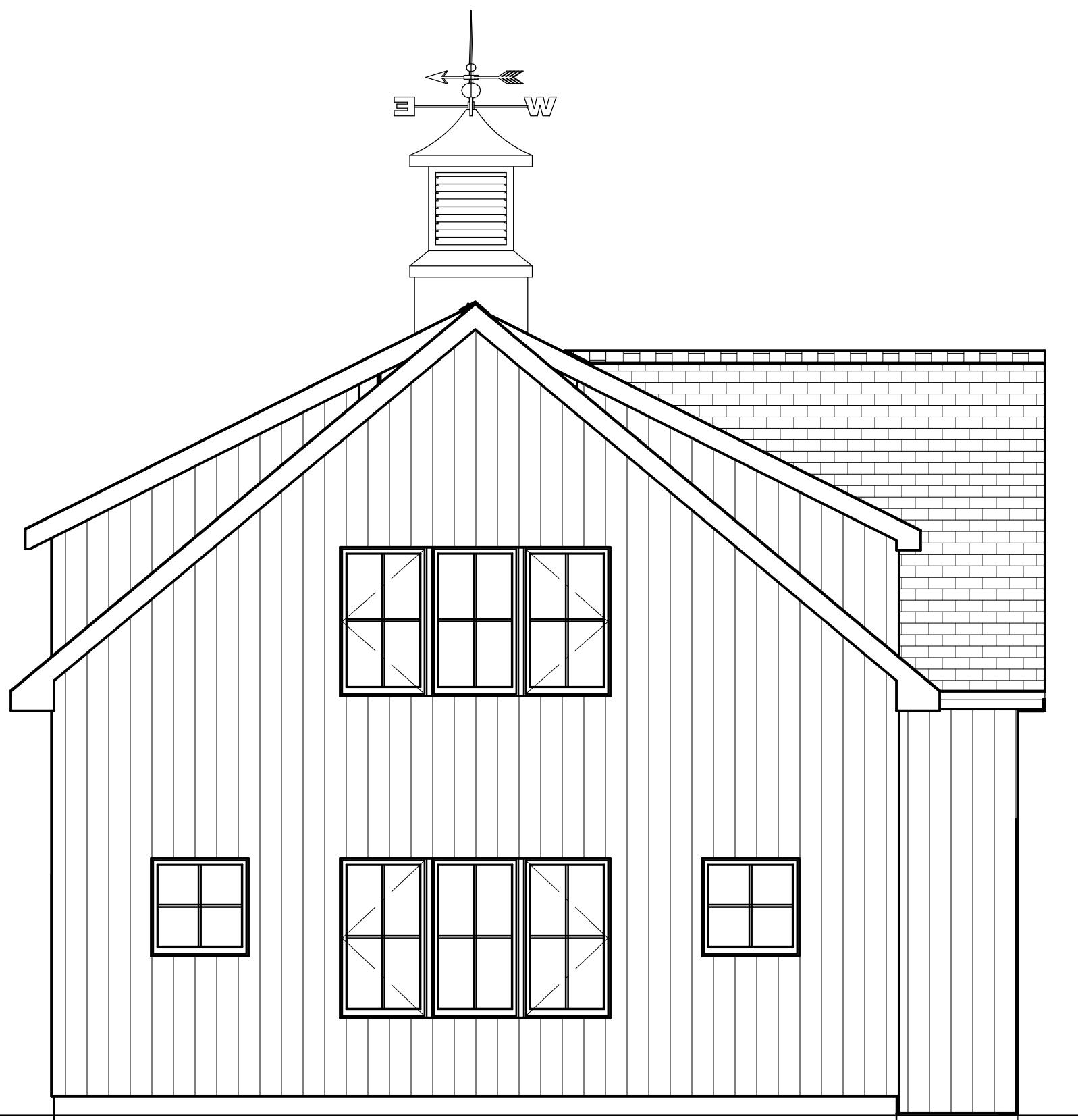
DATE:

1/6/2026

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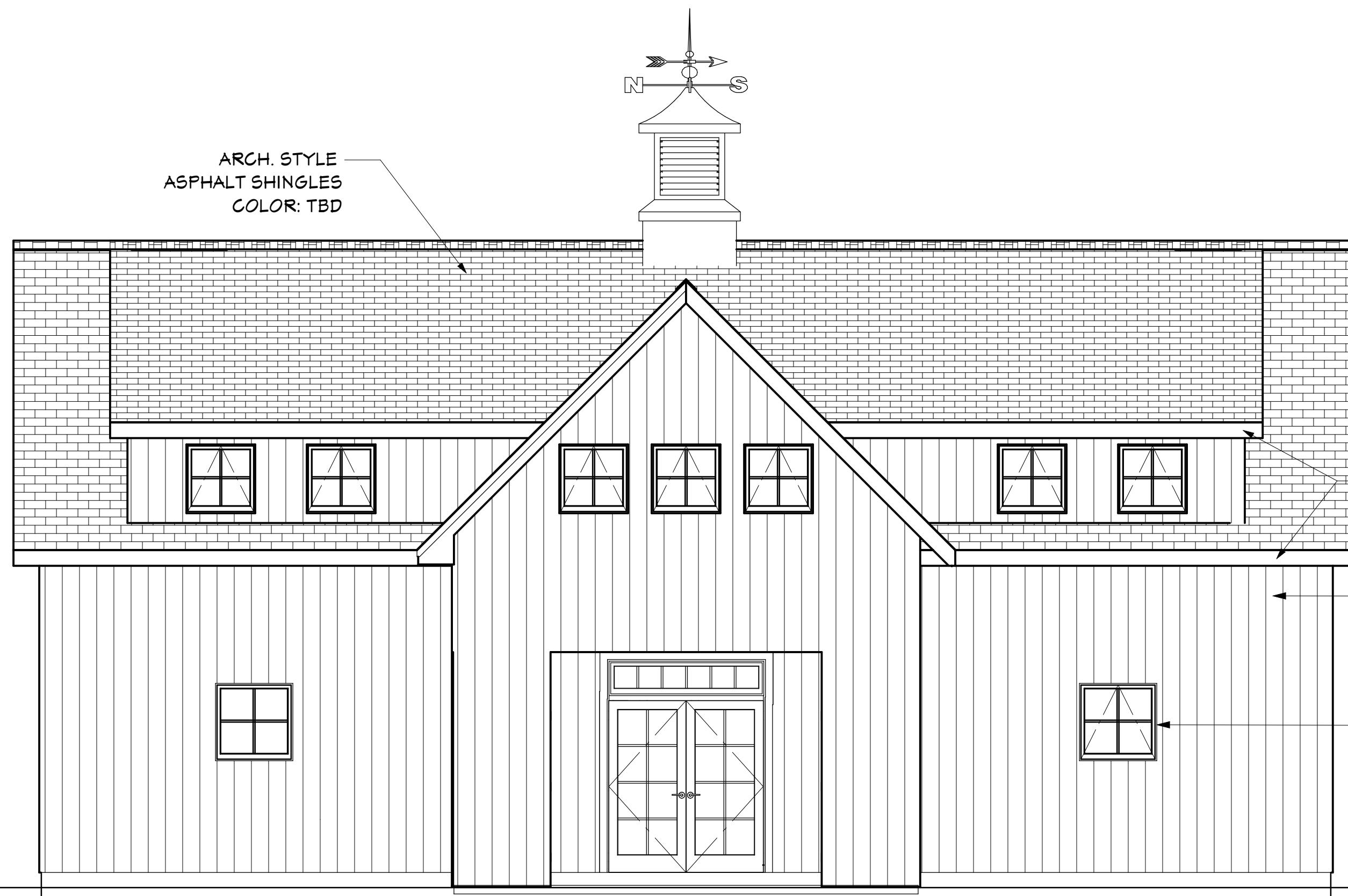
SHEET:

A-3



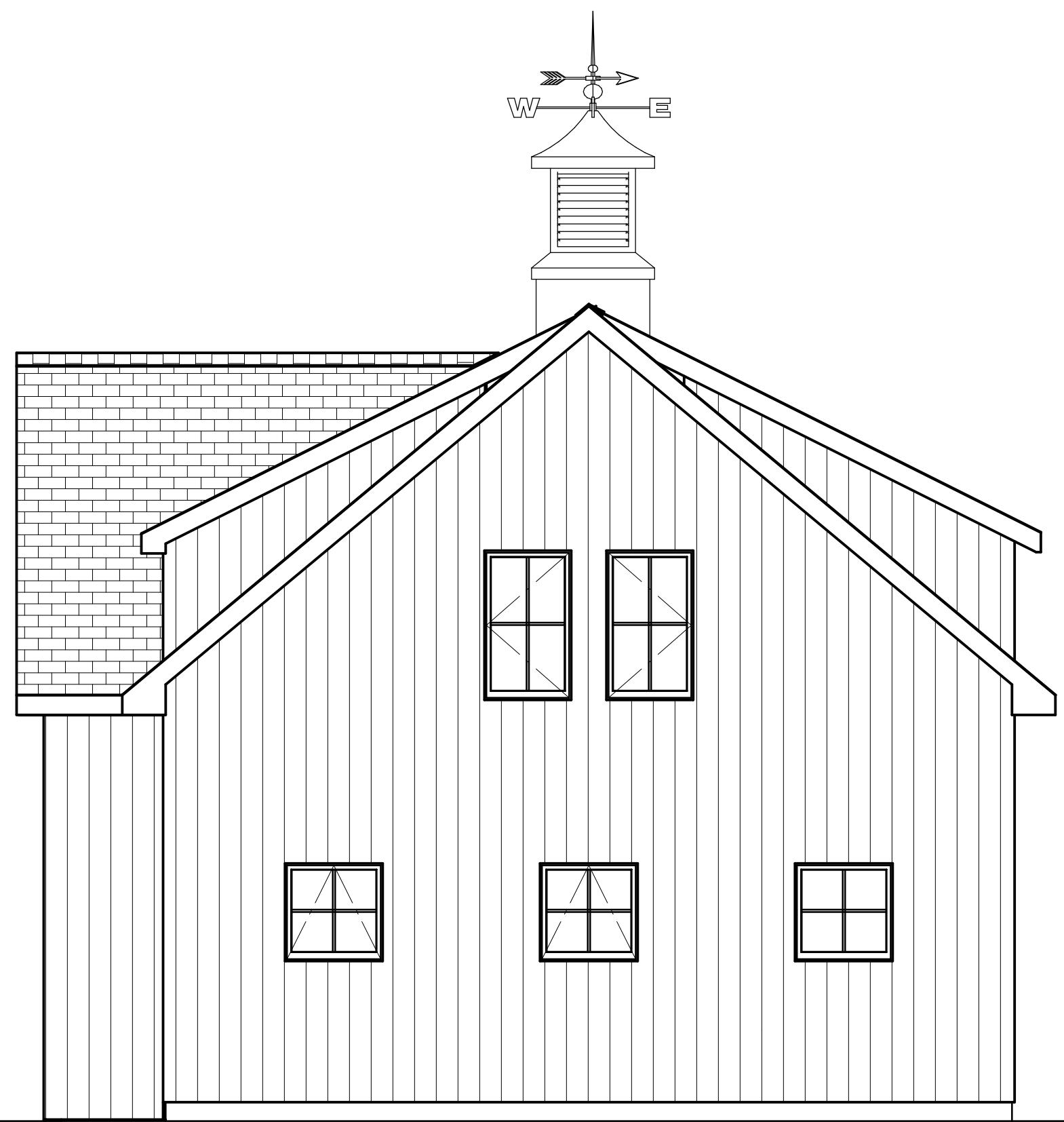
**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"



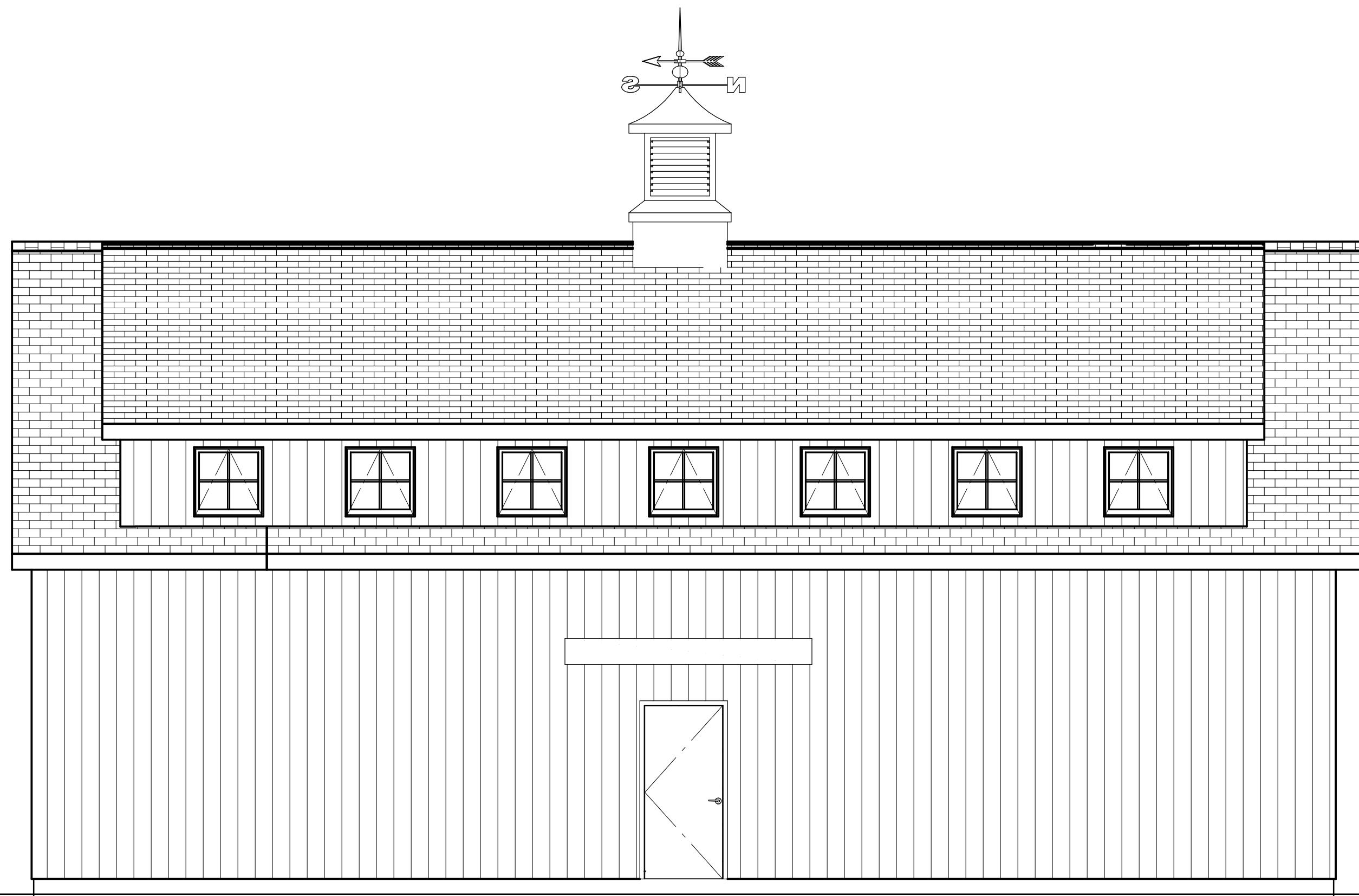
**WEST ELEVATION**

SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



**EAST ELEVATION**

SCALE: 1/4" = 1'-0"

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World Headquarters  
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Stratham, NH

DRAWINGS PROVIDED BY:

DATE:

1/6/2026

SCALE:

SHEET:

**A-4**

NUMBER DATE REVISION TABLE

REVISED BY DESCRIPTION