

MIGHTY ROOTS WORLD HEADQUARTERS OFFICE/SHOP

170 PORTSMOUTH AVENUE
STRATHAM, NH 03885

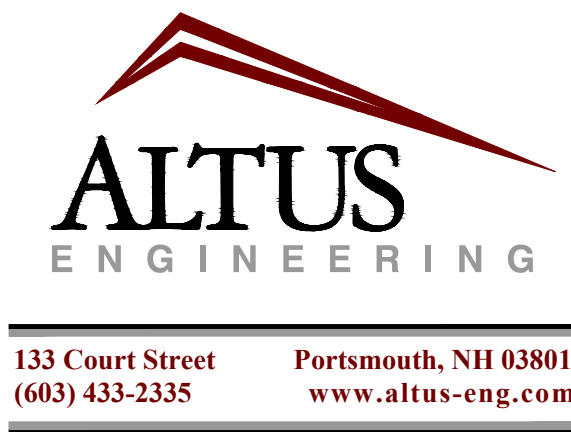
Tax Map 17, Lot 86
ISSUED FOR SITE PLAN REVIEW

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

Plan Issue Date:

Site Plan Review January 7, 2026

Civil Engineer:

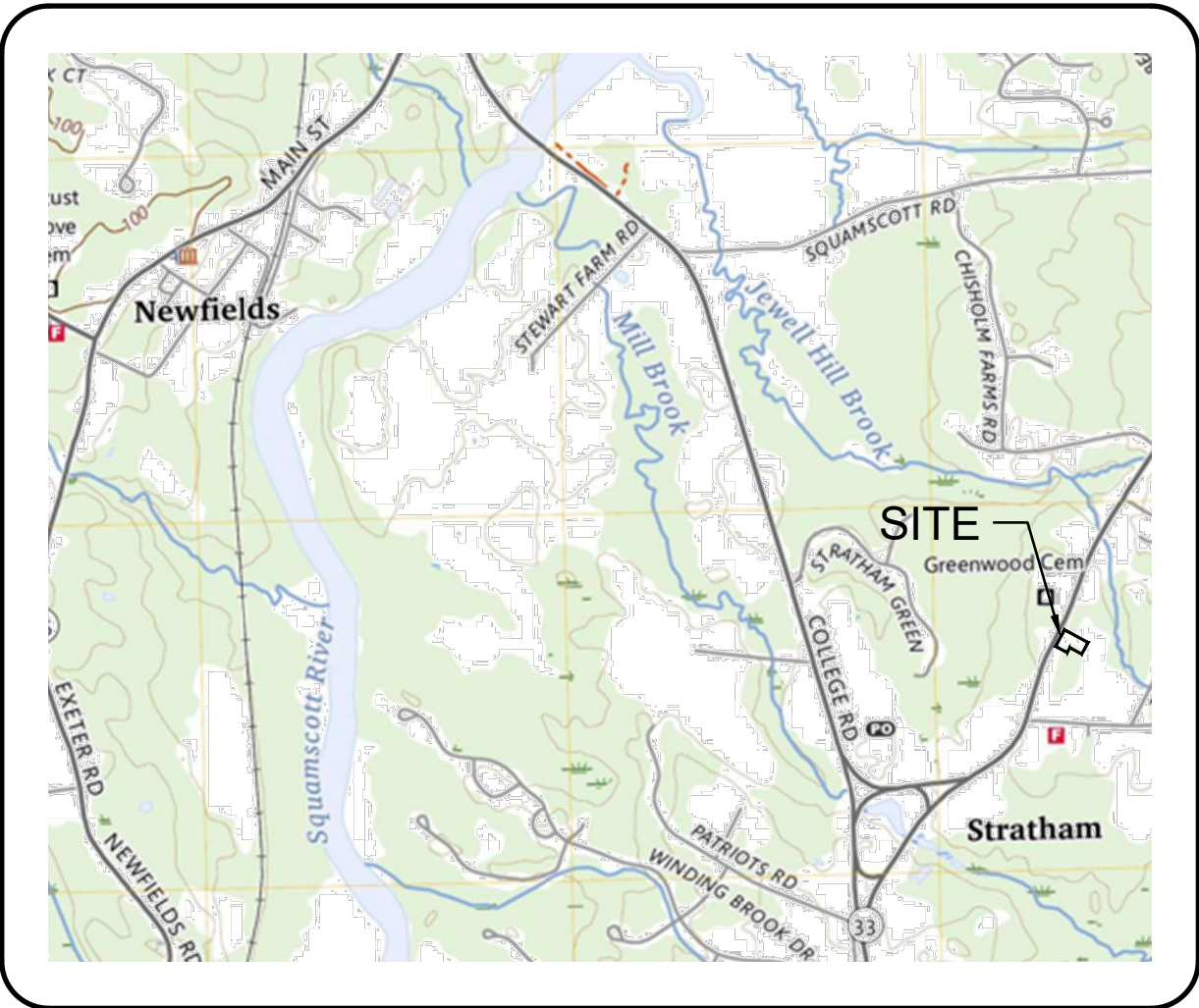


Surveyor:



Wetland Scientist:
Marc E. Jacobs

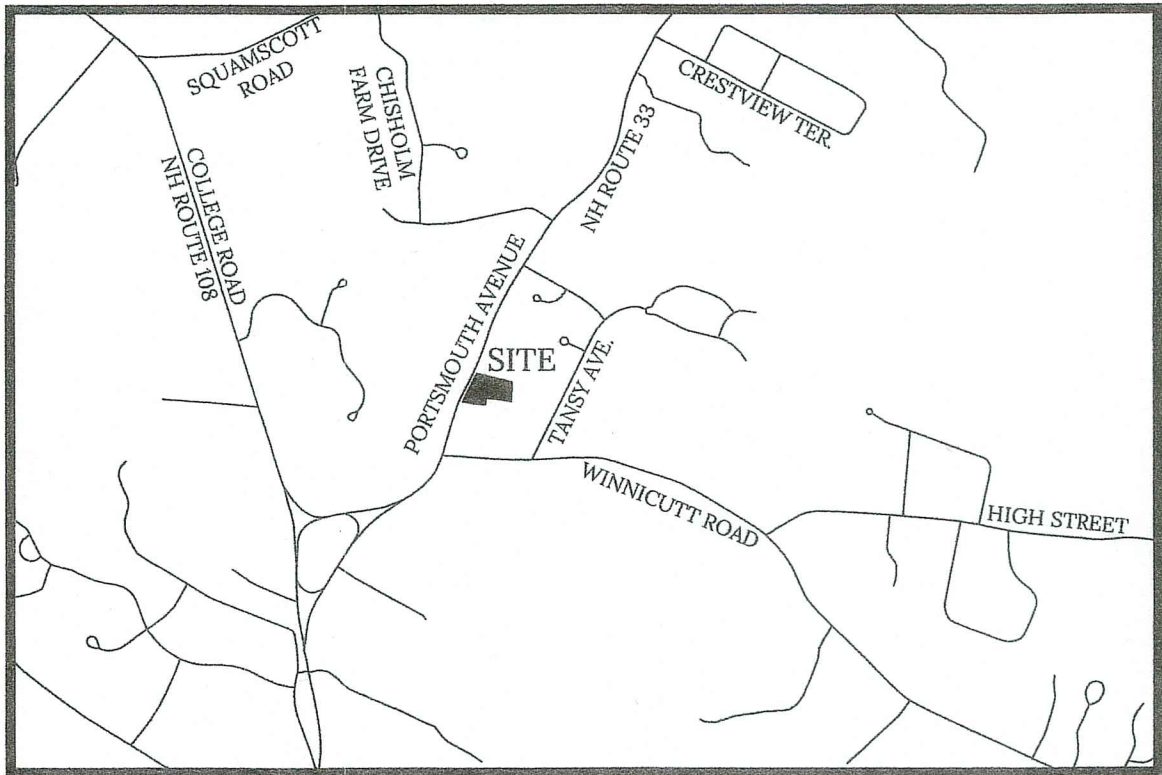
P.O. Box 417
Greenland, NH 03840
(603) 534-7645



LOCUS NOT TO SCALE

Sheet Index			
Title	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
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Office Building – First & Second Floor Plan	A-3	0	01/06/26
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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	

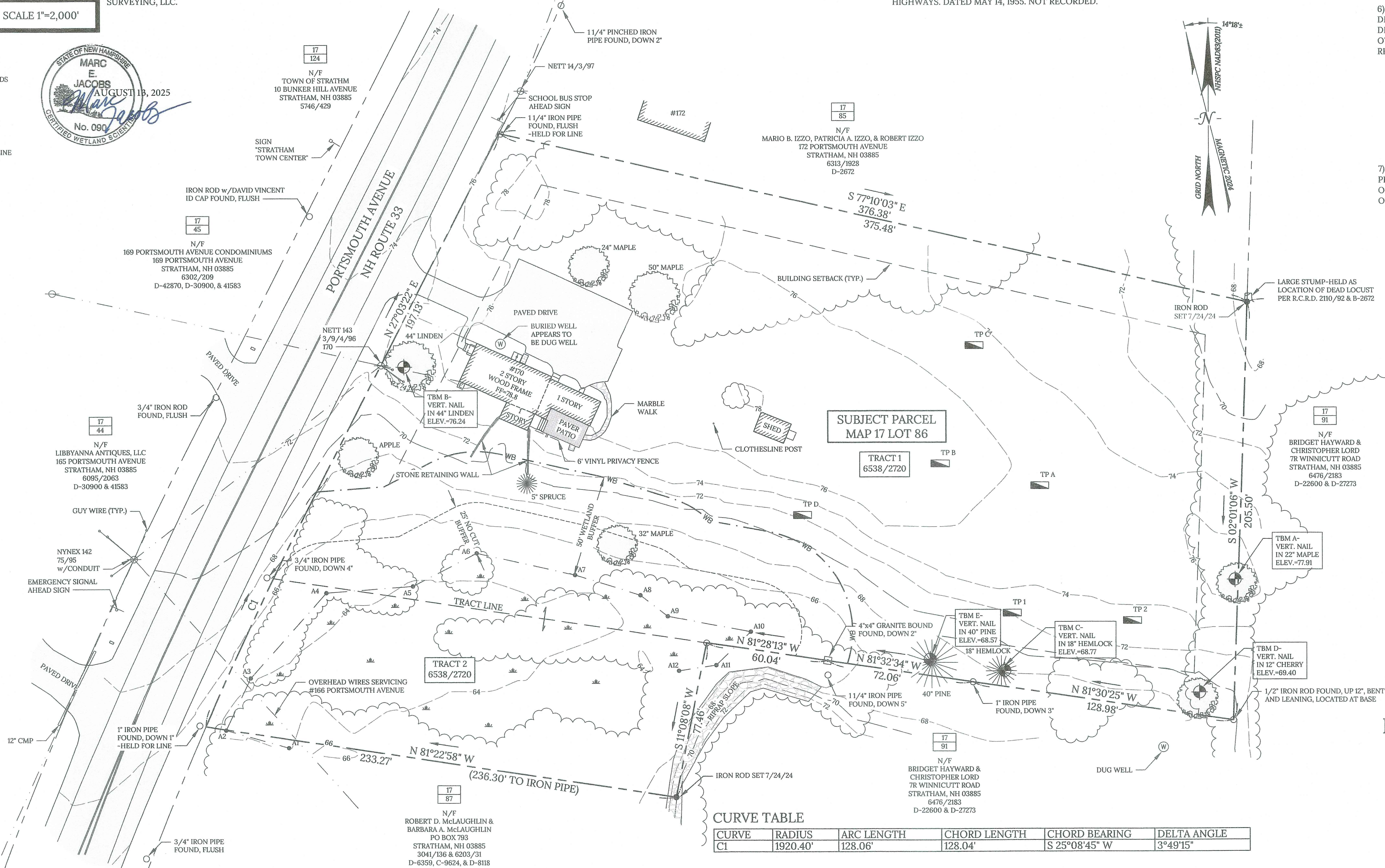
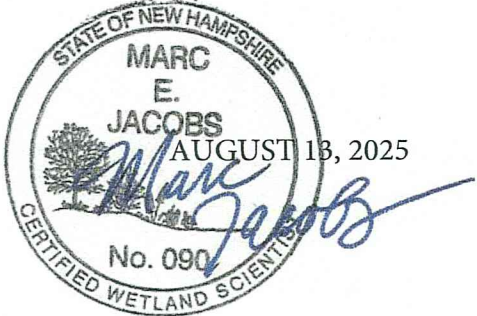


LOCATION MAP

SCALE 1"=2,000'

LEGEND:

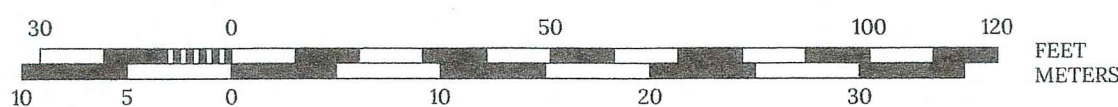
N/F RCRD	NOW OR FORMERLY ROCKINGHAM COUNTY REGISTRY OF DEEDS
<div><div>1</div><div>2</div></div>	ABUTTER TAX MAP & LOT NUMBER
---	BOUNDARY LINE
- - -	SETBACK LINE
- . -	JURISDICTIONAL WETLAND LINE
- - - WB	TOWN OF STRATHAM WETLAND BUFFER LINE
○	IRON ROD/PIPE FOUND
●	STONE BOUND FOUND
—	IRON ROD SET
—	OVERHEAD ELECTRIC/WIRES
—	EDGE OF PAVEMENT
—	CONTOUR
—	WOODS / TREE LINE
—	WETLAND FLAG
—	DECIDUOUS TREE
—	CONIFEROUS TREE
—	UTILITY POLE
—	ELECTRIC METER
—	TEST PIT LOCATION
—	CORRUGATED METAL PIPE
—	ELEVATION
—	FINISHED FLOOR
—	TEMPORARY BENCHMARK
—	TYPICAL



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1920.40'	128.06'	128.04'	S 25°08'45" W	3°49'15"

GRAPHIC SCALE

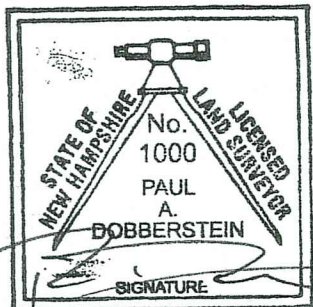


I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:5,000.

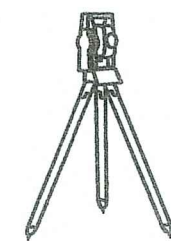
PAUL A DOBBERSTEIN, LLS

DATE

8/13/2025



REVISIONS		
NO.	DESCRIPTION	DATE
1	ADD ADDITIONAL BENCHMARKS, TEST PIT LOCATIONS, & WELL	8/13/25



FB 7 PG 41

EXISTING CONDITIONS PLAN

OWNER OF RECORD
PACKER BROOK
HOLDINGS, LLC
ASSESSOR'S MAP 17 LOT 86
170 PORTSMOUTH AVENUE
TOWN OF STRATHAM
ROCKINGHAM COUNTY
NEW HAMPSHIRE

Stake & Stones Land Surveying, LLC

229 S Main Street Newmarket, NH 03857
603.292.5747 www.sslsnh.com

SCALE 1"=30'

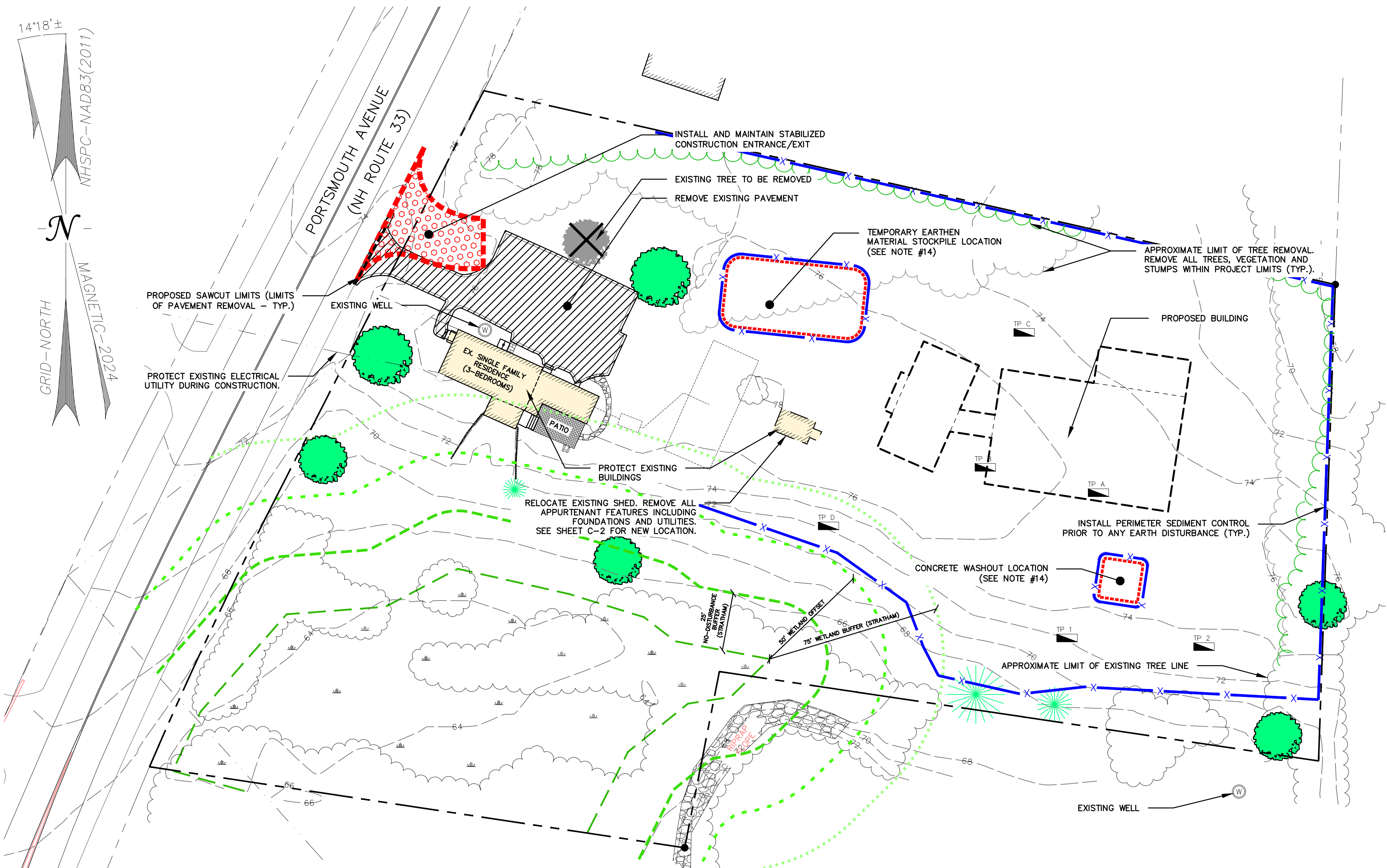
JULY 25, 2024

JOB #168

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:
110,735 S.F.
2.542 ACRES
- 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	FRONT 30 FEET SIDE 20 FEET REAR 20 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM BUILDING COVERAGE	20%
MINIMUM OPEN SPACE	60%
- 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.



LEGEND

	PROPERTY LINE
	BUILDING SETBACK
	WETLAND BOUNDARY
	25' NO-DISTURBANCE BUFFER (TOWN OF STRATHAM)
	75' WETLAND SETBACK (TOWN OF STRATHAM)
	EXISTING CONTOUR
	PROPOSED CONTOUR/INTERMEDIATE CONTOUR
	EXISTING SPOT GRADE
	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
	PROPOSED OVERHEAD UTILITIES/UTILITY POLE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED UNDERGROUND COMMUNICATION
	EXISTING TREE/D RIP LINE
	PROPOSED TREE CLEARING LIMIT
	STABILIZED CONSTRUCTION EXIT
	PROPOSED SAWCUT
	SILTFENCE/SEDIMENT BARRIER/CONST. FENCE
	PROPOSED LIMIT OF DISTURBANCE
	PARKING COUNT PER ROW/FOR TOTAL SITE
	EXISTING WELL
	PROPOSED DRAINAGE (HARD PIPE)/CB/DCB/DMH/FES
	PROPOSED CATCH BASIN INLET PROTECTION
	CORRUGATED PLASTIC PIPE/FLARED END SECTION/HEADWALL
	PROPOSED GROUND SLOPE/APPROX. GRADE/STONE CHECK DAM
	PROPOSED WATERLINE
	PROPOSED SEWER/SEPTIC PIPE
	PROPOSED BIORETENTION CELL
	PROPOSED EROSION CONTROL BLANKET
	PROPOSED RIPRAP
	TEMPORARY BENCH MARK
	TESTPIT

DEMOLITION & SITE PREPARATION NOTES

- 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.
- ALL MATERIALS SCHEDULED FOR DEMOLITION REMOVAL ON PRIVATE PROPERTY SHALL BECOME PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
- TOWN DEMOLITION PERMIT REQUIRED PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR IS NOTIFIED THAT THIS PERMIT PROCESS MAY REQUIRE A 30-DAY LEAD TIME.
- NHDOT EXCAVATION PERMIT SHALL BE OBTAINED PRIOR TO ANY WORK IN THE STATE RIGHT OF WAY.
- LIMITS OF TREE CLEARING & TREES TO REMAIN SHALL BE CLEARLY MARKED PRIOR TO COMMENCING SITE WORK.
- NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.
- PERIMETER SEDIMENT CONTROLS SHALL BE INSTALLED AFTER TREE CLEARING OPERATIONS HAVE CEASED AND BEFORE ANY STUMPING, GRUBBING OR OTHER EARTH DISTURBANCE.
- 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.
- 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.
- 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.
- EROSION & SEDIMENTATION CONTROL PLAN AND DETAIL SHEETS FOR ADDITIONAL NOTES ON TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
- 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 SOXX SHALL BE INSTALLED AROUND THE PERIMETER OF THE PONDS.
- SHOULD GROUNDWATER BE ENCOUNTERED DURING EXCAVATION, APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO ENSURE SEDIMENT LADEN WATER IS NOT DISCHARGED INTO ADJUTING PROPERTIES, WETLANDS OR RIVERS.
- 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.
- 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.
- ALL MATERIAL SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS AND CODES.
- IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES, THEY SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES SCHEDULED TO REMAIN, WHERE SPECIFIED TO REMAIN, MANHOLE RIMS, CATCH BASIN GRATES, VALVE COVERS, HANDHOLES, ETC. SHALL BE ADJUSTED TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- THE LOCATION OF ALL 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 COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE 811-088-DIG-SAFE.
- TELECOMMUNICATIONS: CONSOLIDATED, JOE CONSIDINE, (603) 427-5525.
- CABLE: COMCAST, MIKE COLLINS, (603) 679-5695, EXT. 1037.
- ELECTRICAL: UNITIL, TBD, (888) 301-7700.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY NOTIFICATION OF ALL PARTIES, CORPORATIONS, COMPANIES, INDIVIDUALS AND STATE AND LOCAL AUTHORITIES OWNING AND/OR HAVING JURISDICTION OVER ANY UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES WHETHER OR NOT SAID UTILITIES ARE SUBJECT TO DEMOLITION, RELOCATION, MODIFICATION AND/OR CONSTRUCTION.
- AT NO TIME SHALL ANY UTILITY SERVICE OR VEHICULAR ACCESS TO ADJOINING PROPERTIES BE COMPLETELY INTERRUPTED UNLESS A FULL SHUTDOWN IS COORDINATED WITH ALL AFFECTED PARTIES AND UTILITY PROVIDER(S).
- ALL UTILITY DISCONNECTIONS, DEMOLITIONS AND RELOCATIONS SHALL BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES, STRATHAM DPW AND ADJUTING PROPERTY OWNERS. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED EXCAVATION, TRENCHING AND BACKFILLING.
- CONTRACTOR SHALL SAFELY SECURE THE SITE AND WORK LIMITS DURING NON-WORK HOURS.
- 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
0-48" - 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)

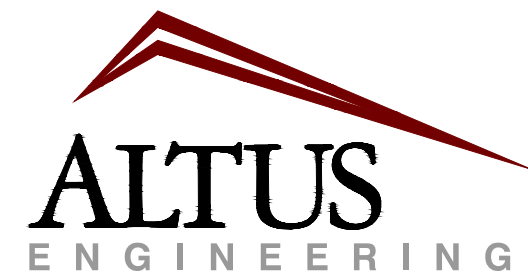
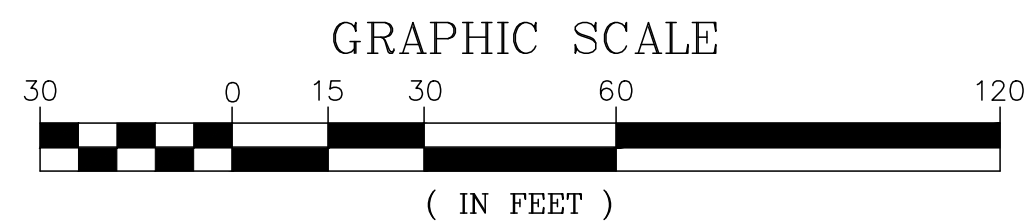
LOGGED BY ERIC D. WEINRIEB (PERMIT #809) ON JULY 23, 2025
(FOR STORMWATER MANAGEMENT)

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)

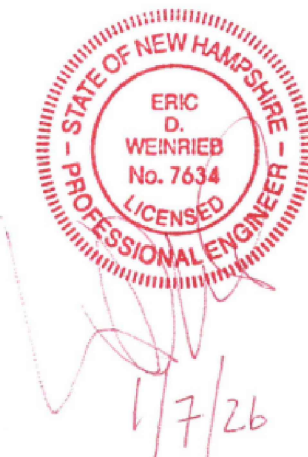
TEST PIT B
0-92" - SAND
>92" - ESTIMATED SEASONAL HIGH WATER TABLE
NO LEDGE OR WATER OBSERVED
PERCOLATION RATE: 2 MINUTES PER INCH AT 40-INCH (30 IN/HR)

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)



133 Court Street
(603) 433-2335
Portsmouth, NH 03801
www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR:

SITE PLAN REVIEW

ISSUE DATE:

JANUARY 7, 2026

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	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

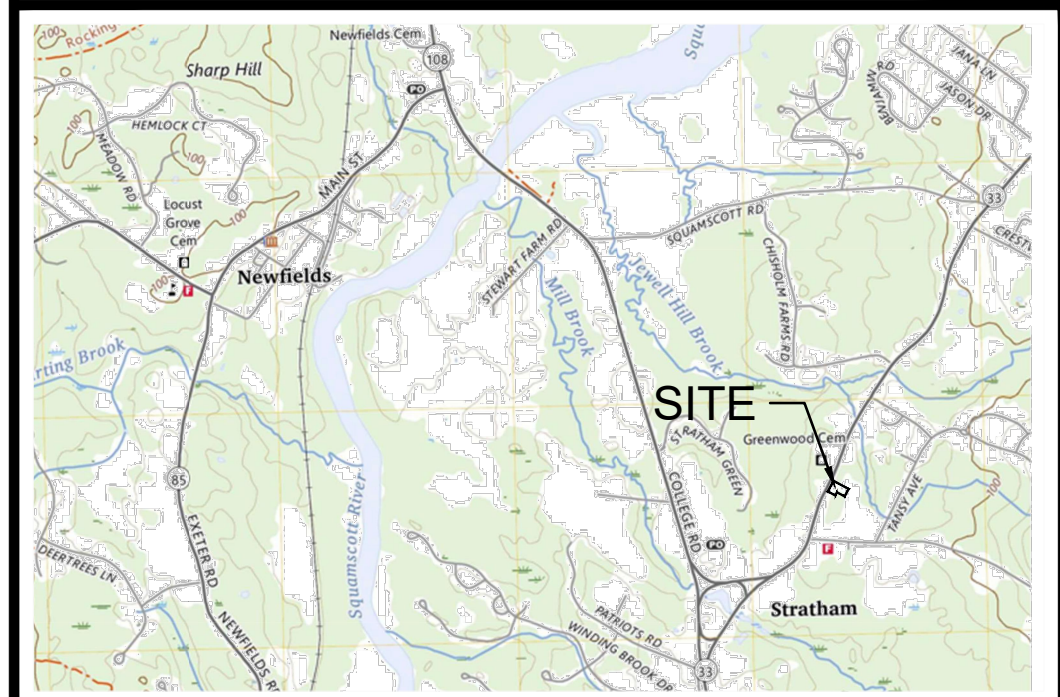
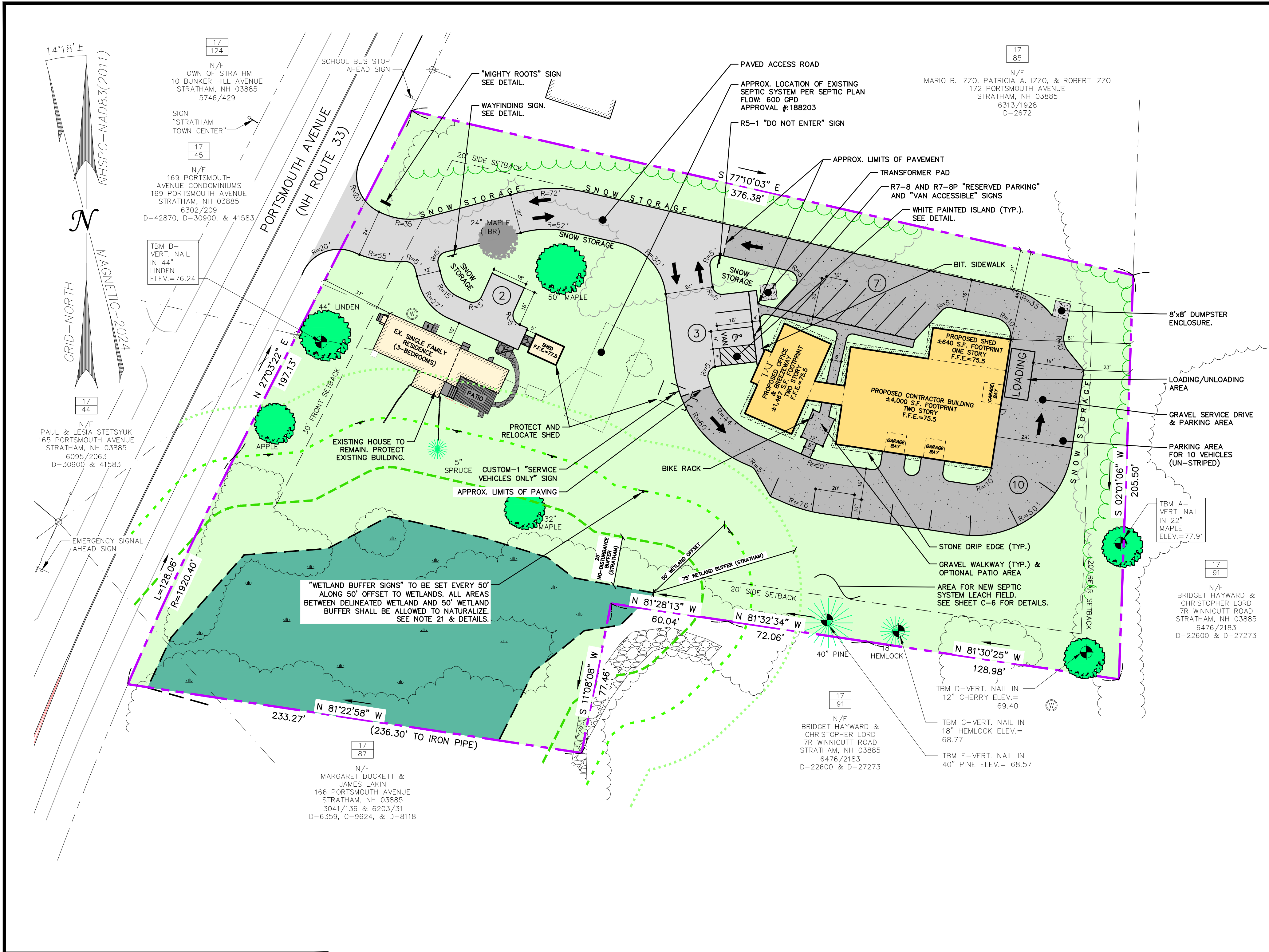
TITLE:

DEMO & SITE
PREPARATION PLAN

SHEET NUMBER:

C-1

P5613



LOCUS
NOT TO SCALE

TOWN OF STRATHAM PLANNING BOARD	
CHAIR	DATE

SITE NOTES

- DESIGN INTENT - THIS PLAN SET IS INTENDED TO DEPICT THE ADDITION OF A NEW OFFICE/SHOP BUILDING AND ASSOCIATED SITE IMPROVEMENTS.
- ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
 - APPROXIMATE LOT AREA: 110,735 S.F. (±2.542 ACRES)
 - DIMENSIONAL REQUIREMENTS:**

	REQUIRED	PROPOSED
FRONT SETBACK:	NOTE 1 BELOW	±37' (MIN.)
SIDE SETBACK (BUILDING):	20'	±46' (MIN.)
SIDE SETBACK (PARKING):	20'	±21' (MIN.)
REAR SETBACK (BUILDING):	20'	±61' (MIN.)
REAR SETBACK (PARKING):	20'	±23' (MIN.)
MAX. BUILDING HEIGHT:	35'	±7,700 S.F.
MAX. GROSS BUILDING FOOTPRINT:	20%	±7.0%
MIN. OPEN SPACE:	60%	±74.3%
NO-DISTURBANCE BUFFER:	25'	
WETLAND BUFFER:	75'	

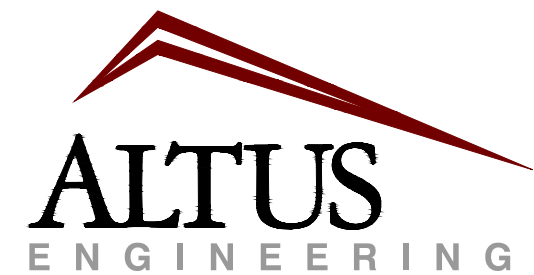
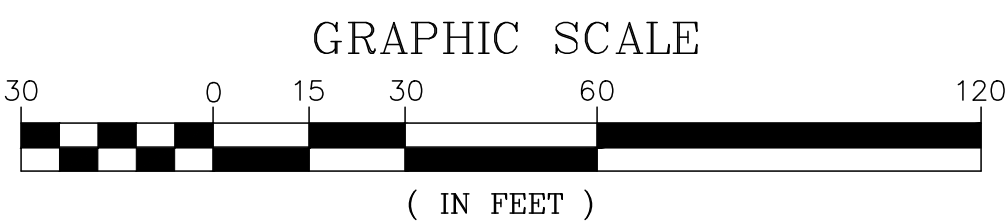
DIMENSIONAL REQUIREMENT NOTES:
1. STRUCTURES SHALL BE CONSISTENT WITH STRUCTURES ON ABUTTING PROPERTIES ON THE SAME SIDE OF THE STREET. FRONT SETBACK SHALL BE WITHIN 10' OF THE AVERAGE OF THE EXISTING SETBACKS ON ABUTTING PROPERTIES. IN NO CASE SHALL THE FRONT SETBACK BE REQUIRED TO BE MORE THAN 35'.
2. PARKING MUST MEET SIDE AND REAR SETBACK REQUIREMENTS.

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

MINIMUM OPEN SPACE: 60%
EXISTING: ±105,667 S.F. (95.4%)
PROPOSED: ±82,385 S.F. (±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)
 - WAIVERS REQUESTED:**
 - SECTION 4.3.2.e. (SITE PLAN REVIEW REGULATIONS) - HIGH INTENSITY SOIL SURVEY (HISS).
 - SECTION 3.10.6.d.i. (ZONING ORDINANCE) TO ALLOW FOR PARKING TO EXCEED 15% MORE THAN THE REQUIRED PARKING SPACES. GRAVEL PARKING SPACES WILL NOT BE STRIPED.
 - PARCEL IS NOT IN A FLOOD HAZARD ZONE
 - ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
 - THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
 - ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE TOWN OF STRATHAM & NHDOT'S STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
 - OVERALL AREA OF DISTURBANCE UNDER 100,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
 - 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).
 - NHDOT EXCAVATION PERMIT SHALL BE OBTAINED PRIOR TO ANY WORK IN THE STATE RIGHT OF WAY.
 - 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.
 - THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION. VERIFY LATEST ARCHITECTURAL DRAWINGS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.
 - ALL PARKING LOT LIGHTS SHALL BE BUILDING MOUNTED & "DARK SKY COMPLIANT". WALKWAYS WILL BE ILLUMINATED WITH BOLLARD LIGHTS.
 - CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINES WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
 - 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.
 - 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.
 - 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.
 - "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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(603) 433-2335

Portsmouth, NH 03801
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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

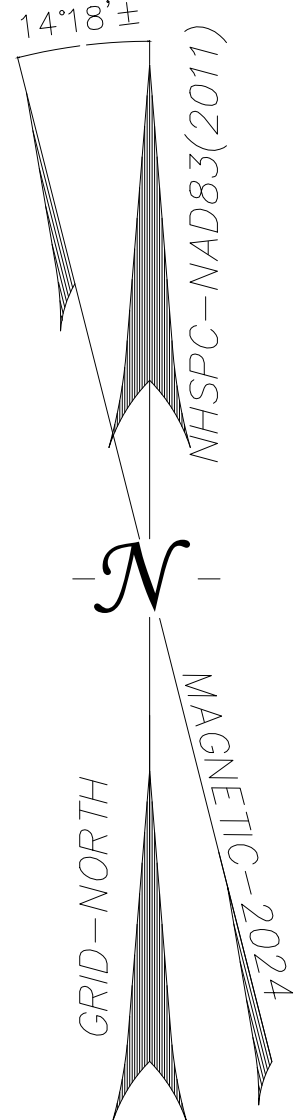
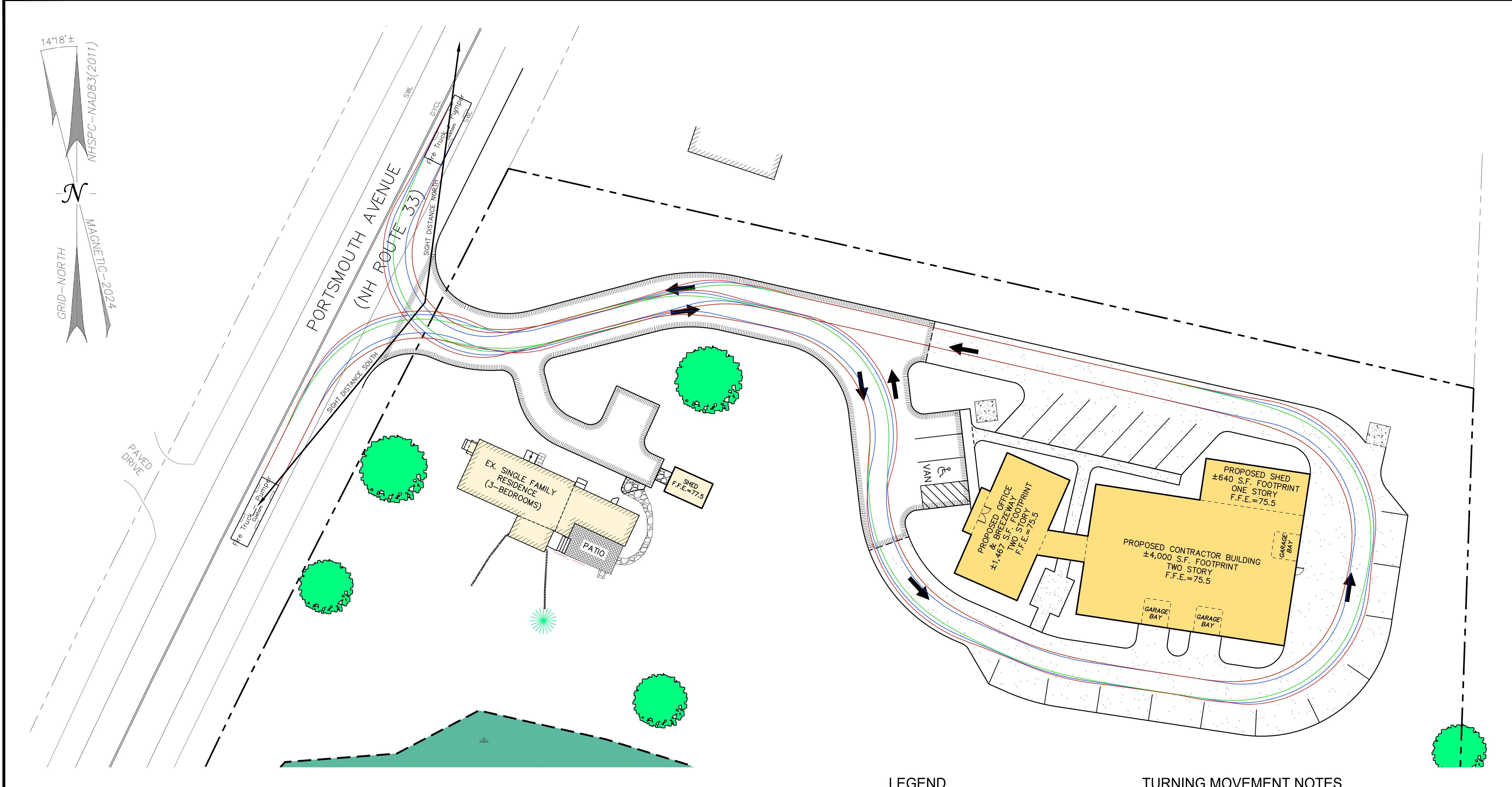
WORLD
HEADQUARTERS
OFFICE/SHOP

TITLE:

SITE PLAN
SHEET NUMBER:

C-2

P5613

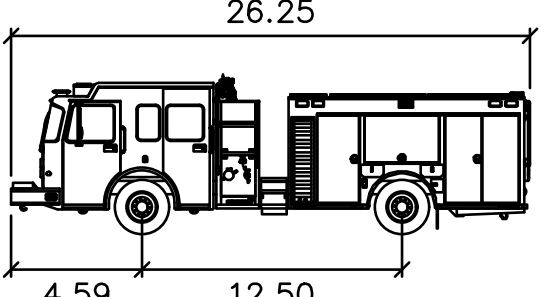


SIGHT DISTANCE-SOUTH

SIGHT DISTANCE-NORTH

LEGEND

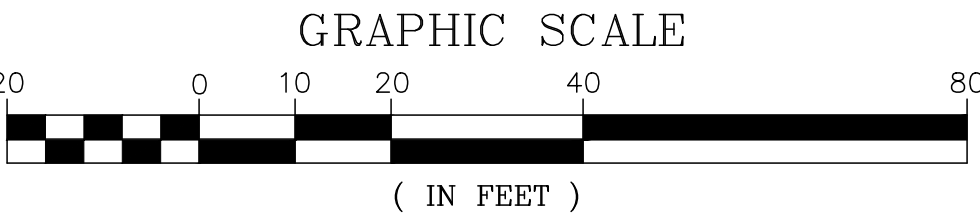
- FRONT TRACK
- REAR TRACK
- VEHICLE BODY/OVERHANG



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

TURNING MOVEMENT NOTES

- 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.
- 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.
- TURNING MOTIONS SHOWN WERE GENERATED USING AUTOTURN SOFTWARE BY TRANSOT SOLUTIONS, INC.
- DESIGN VEHICLE PROFILE:



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

SCALE:
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11" x 17" - 1" = 40'

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

PROJECT:
TAX MAP 17 LOT 86

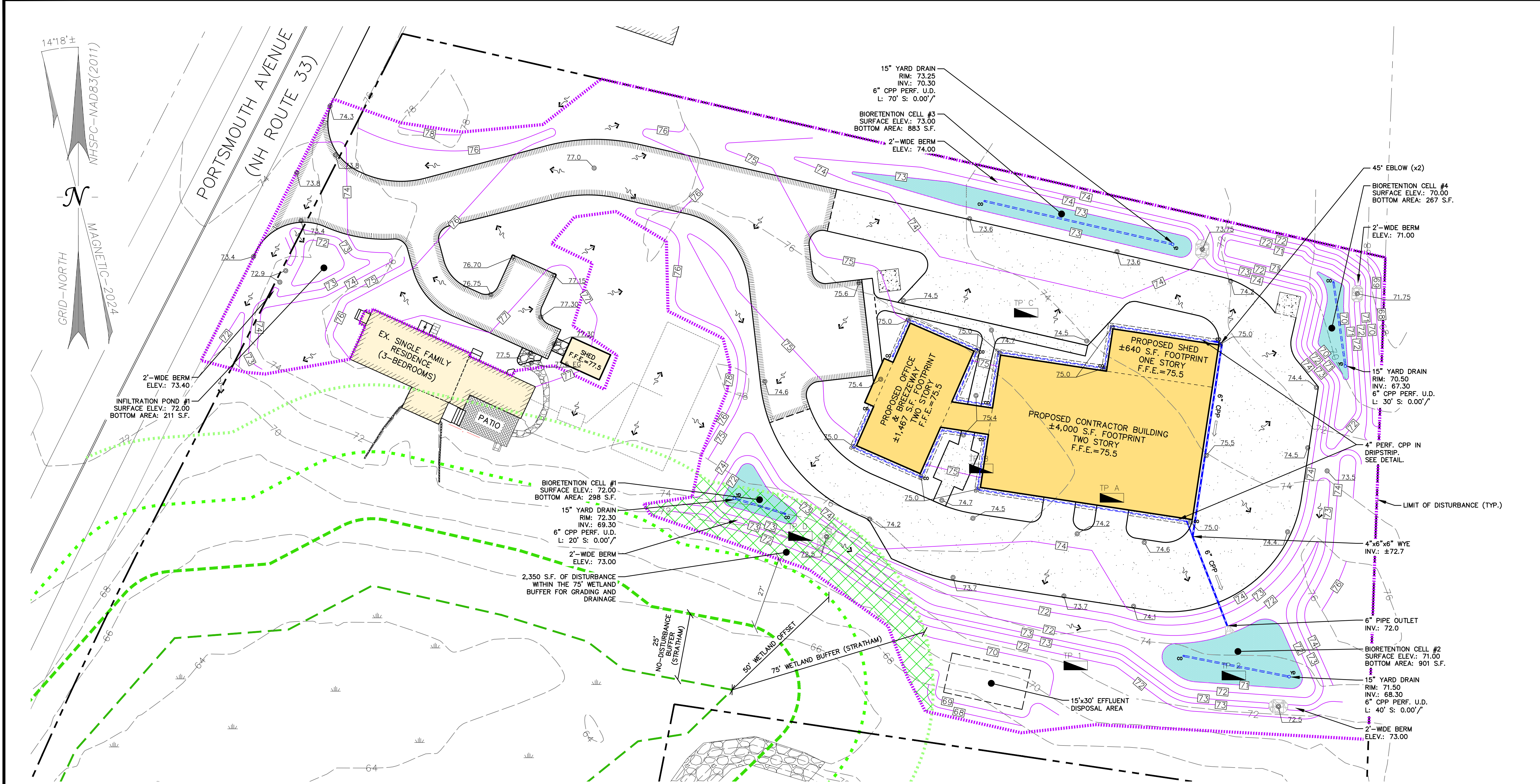
MIGHTY ROOTS
170 PORTSMOUTH AVENUE
STRATHAM, NH 03850
BK 6538, PG 2720

WORLD HEADQUARTERS
OFFICE/SHOP

TITLE:
VEHICULAR ACCESS PLAN

SHEET NUMBER:
C-3

P5613



GRADING & DRAINAGE NOTES

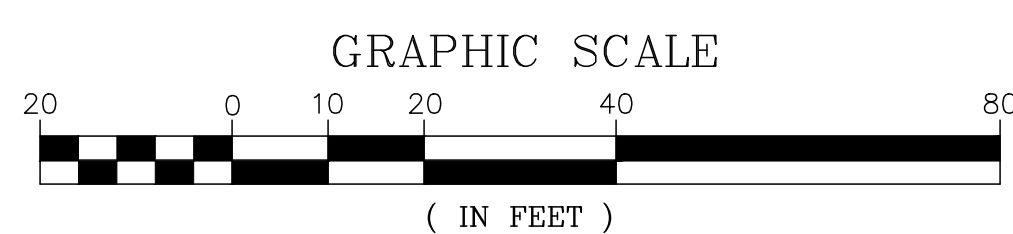
- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE 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 PRECAUTIONS 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 HANCOX HY-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 RISERS 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 SHOWN ADJACENT TO A CURB 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.

WETLAND BUFFER IMPACTS

PROPOSED IMPERVIOUS AREA WITHIN THE 75' WETLAND BUFFER:	0 S.F.
PROPOSED DISTURBANCE WITHIN THE 75' WETLAND BUFFER:	2,350 S.F.
*NO DISTURBANCE IS PROPOSED WITHIN 50' OF THE DELINEATED WETLAND.	



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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

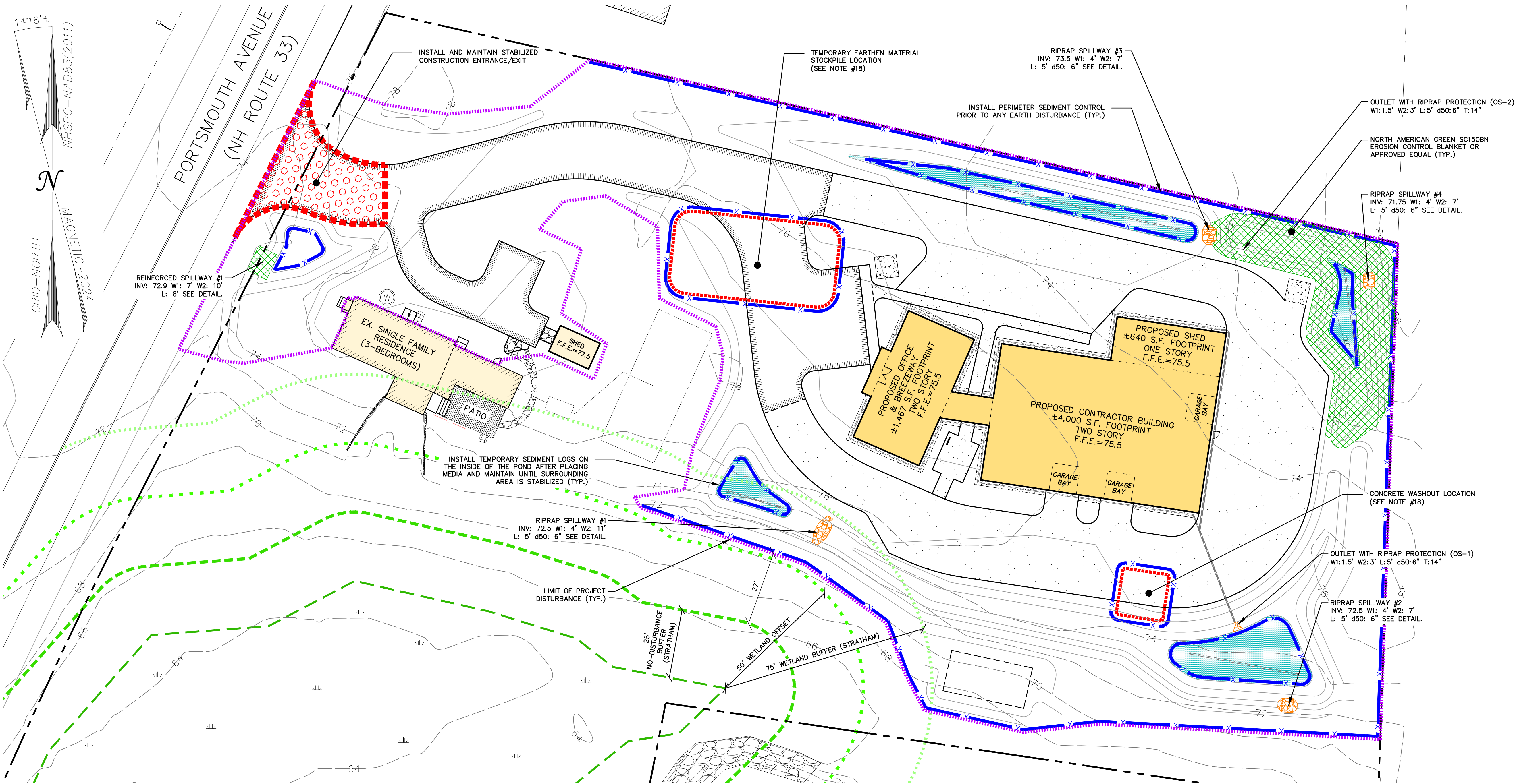
TITLE:

GRADING & DRAINAGE
PLAN AND CONDITIONAL
USE PLAN

SHEET NUMBER:

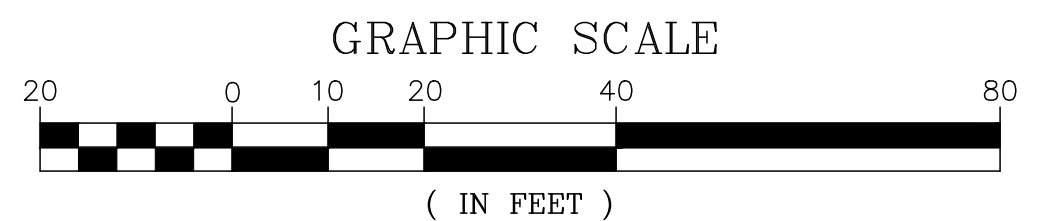
C-4

P5613



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 BIDEGRADEABLE.
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 ADJUTING 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 POND 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 (SILT/SOXX 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.



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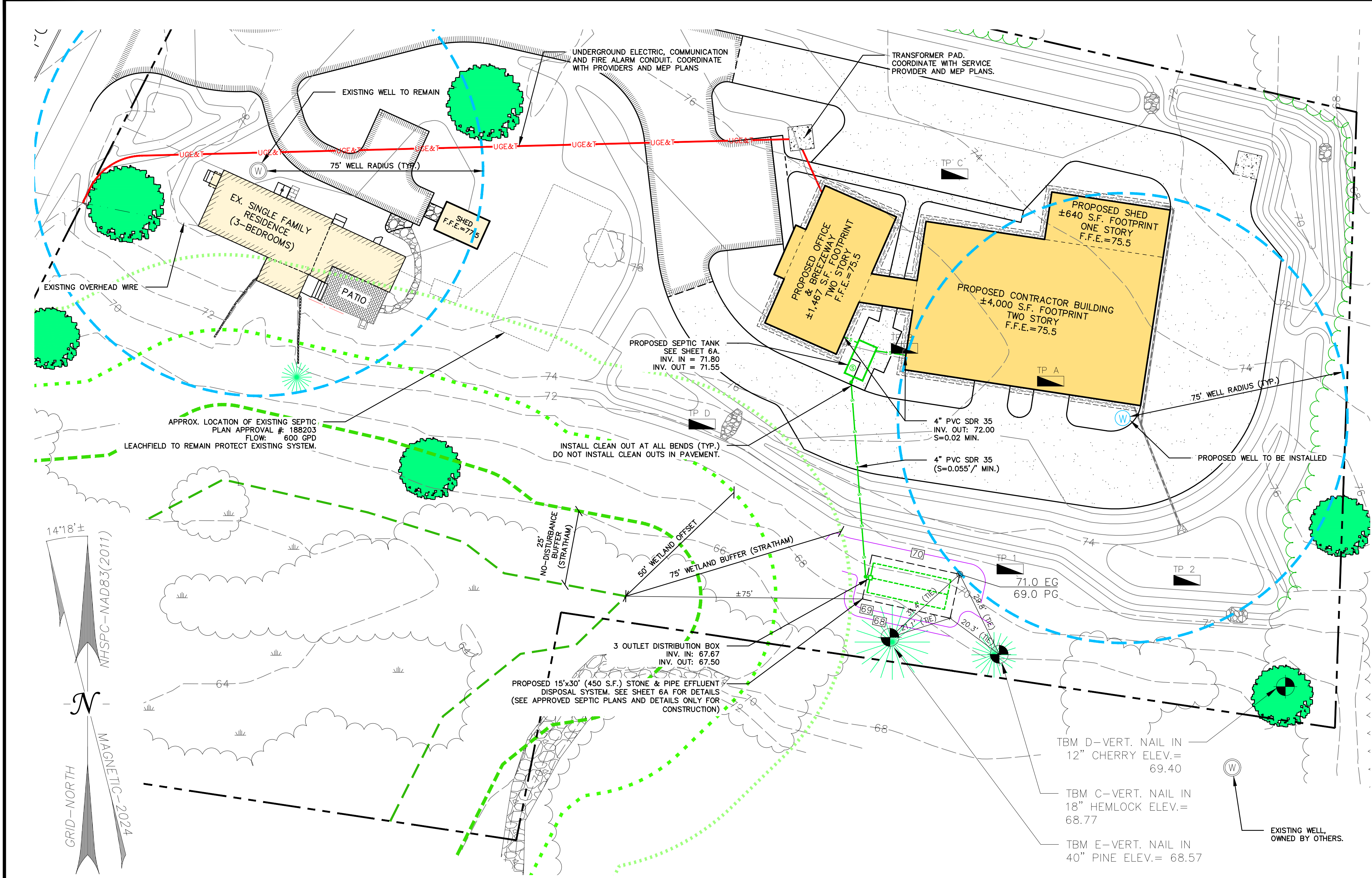
PROJECT:
TAX MAP 17
LOT 86

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

WORLD HEADQUARTERS
OFFICE/SHOP

TITLE:
EROSION & SEDIMENTATION
CONTROL PLAN

SHEET NUMBER:
C-5



SEPTIC SYSTEM NOTES

DESIGN INTENT:
PROVIDE A SEPTIC SYSTEM FOR THE PROPOSED BUILDING EXPANSION.
LOT AREA: ±2,542 AC. (±110,735 S.F.)
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 6538, PAGE 2720, DATED 3/28/2024.

NHDES DESIGN FLOW:
FACTORIES (WAREHOUSE)/OFFICE WITHOUT CAFETERIA OR SHOWERS: 10 GPD/PERSON
MAXIMUM OCCUPANCY: 24 PEOPLE
CALCULATED NHDES DESIGN FLOW: 240 GPD
USE: 300 GPD FOR DESIGN MINIMUM

SEPTIC TANK SIZING:
USE: 300 GPD (COMMERCIAL), PROVIDE 1,250 GALLON TANK SEPTIC

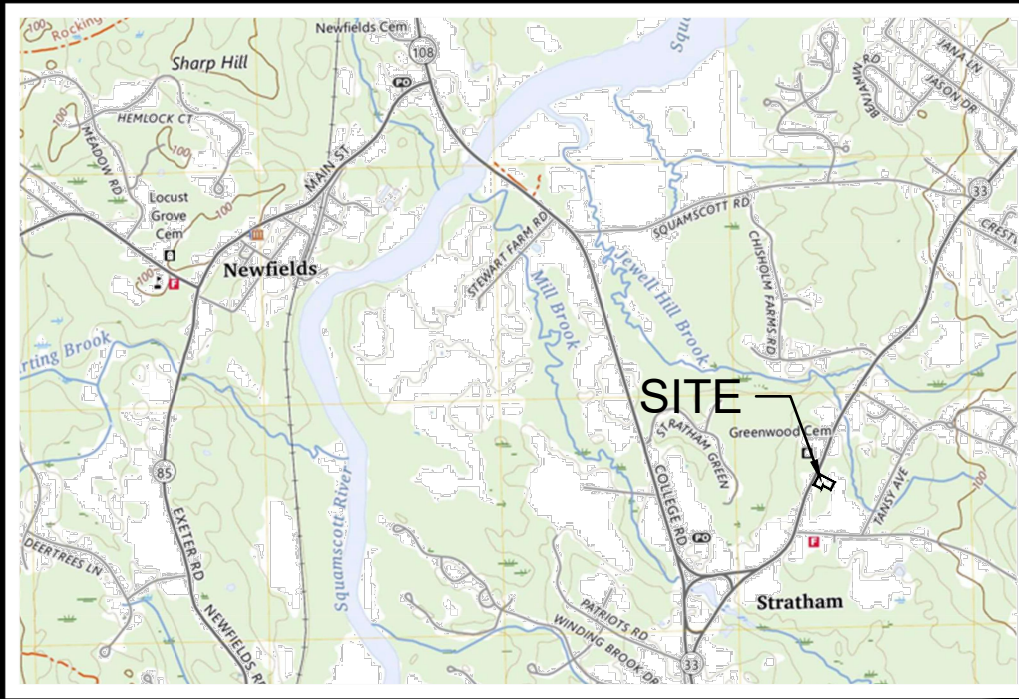
EFFLUENT DISPOSAL AREA:
TP-1 PERCOLATION RATE: 2 MINUTES PER INCH
USE: 2 MINUTES PER INCH - INSTALL SEPTIC TANK & STONE AND PIPE LEACHFIELD
125 S.F. PER 100 GPD x 300 GPD = 375 S.F. EFFLUENT DISPOSAL AREA REQUIRED
PROVIDE: (1) 15'x30' (450 S.F.) LEACHFIELD

LEACHFIELD:
USE: TP-1-ESHW: 96"+, REFUSAL: NONE
USE: SLOPING SITES RULE IS NOT UTILIZED

DESIGN INTENT:
1. THE BOTTOM OF THE BED SHALL BE CONSTRUCTED AT 67.00 ELEVATION.
2. THE ELEVATION OF THE HIGH CONTOUR (71.0) OF THE DESIGNED BED IS APPROXIMATELY 4.00' (48") BELOW EXISTING GROUND LEVEL (EXISTING GRADE 71.00)
3. THIS WILL PROVIDE 48" SEPARATION FROM BED BOTTOM TO ESHWT.

LEGEND

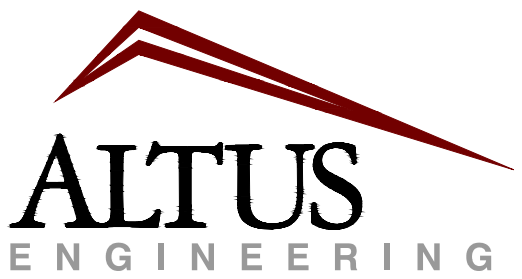
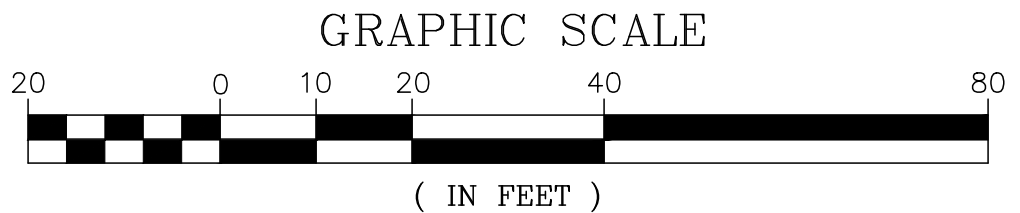
- PROPERTY LINE
- BUILDING SETBACK
- WETLAND BOUNDARY
- 25' NO-DISTURBANCE BUFFER (TOWN OF STRATHAM)
- 75' WETLAND SETBACK (TOWN OF STRATHAM)
- EXISTING CONTOUR
- PROPOSED CONTOUR/INTERMEDIATE CONTOUR
- EXISTING/PROPOSED SPOT GRADE
- EXISTING TREE/DRIP LINE
- PROPOSED TREE CLEARING LIMIT
- SILTFENCE/SEDIMENT BARRIER/CONST. FENCE
- PROPOSED WATERLINE
- TESTPIT



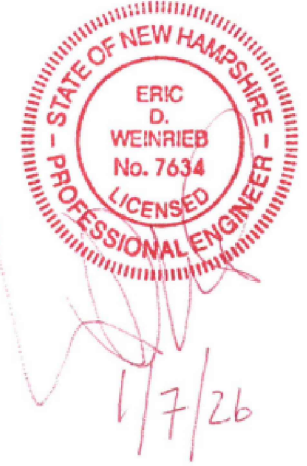
LOCUS
NOT TO SCALE

UTILITY NOTES

- 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 GOVERNMENTAL AGENCIES. AS SUCH, THEY ARE NOT INCLUSIVE AS 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.
- 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. ANY DAMAGE DONE TO EXISTING UTILITIES 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF ALL BONDS AND PAYMENT OF ALL TAP, TIE-IN AND CONNECTION FEES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL ROAD/LANE CLOSURES OR OTHER TRAFFIC INTERRUPTIONS WITH NHDOT, THE TOWN OF STRATHAM POLICE DEPARTMENT AND/OR DPW AT LEAST TWO WEEKS PRIOR TO COMMENCING RELATED CONSTRUCTION.
- 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.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF STRATHAM AND NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND LOCAL REGULATIONS.
- 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.
- 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.
- 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.
- ALL UTILITY FOUNDATION PENETRATIONS SHALL BE SLEEVED. COORDINATE WITH THE MEP PLANS.
- FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE OWNER, ARCHITECT, CONTRACTOR, DPW AND APPROPRIATE UTILITY COMPANIES.
- UNLESS OTHERWISE DETERMINED BY THE UTILITY PROVIDER, ALL ELECTRICAL TRANSFORMERS AND SWITCHES SHALL REMAIN THE PROPERTY OF THE UTILITY.
- THE INSTALLATION OF ELECTRIC POWER AND COMMUNICATIONS LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE, COORDINATE WITH UTILITY PROVIDER.
- 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.
- 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.
- 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.
- DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES. COLORS SHALL MATCH THE RESPECTIVE UTILITY PROVIDERS.



133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR: SITE PLAN REVIEW

ISSUE DATE: JANUARY 7, 2026

REVISIONS	
NO.	DESCRIPTION
0	INITIAL SUBMISSION

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

SCALE:
22" x 34" - 1" = 20'
11" x 17" - 1" = 40'

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

PROJECT:
TAX MAP 17
LOT 86

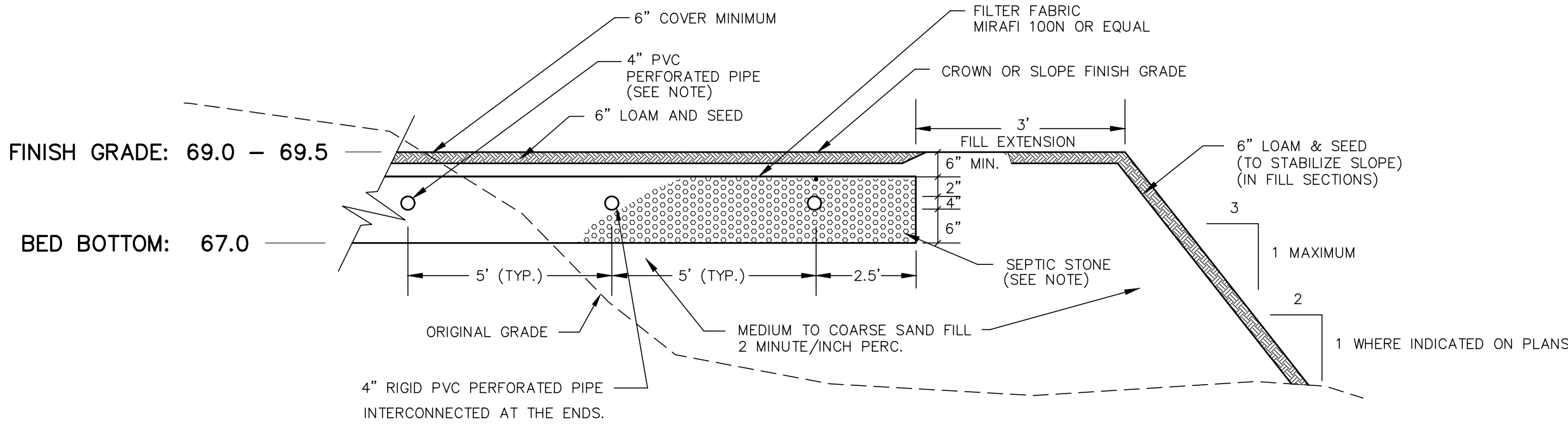
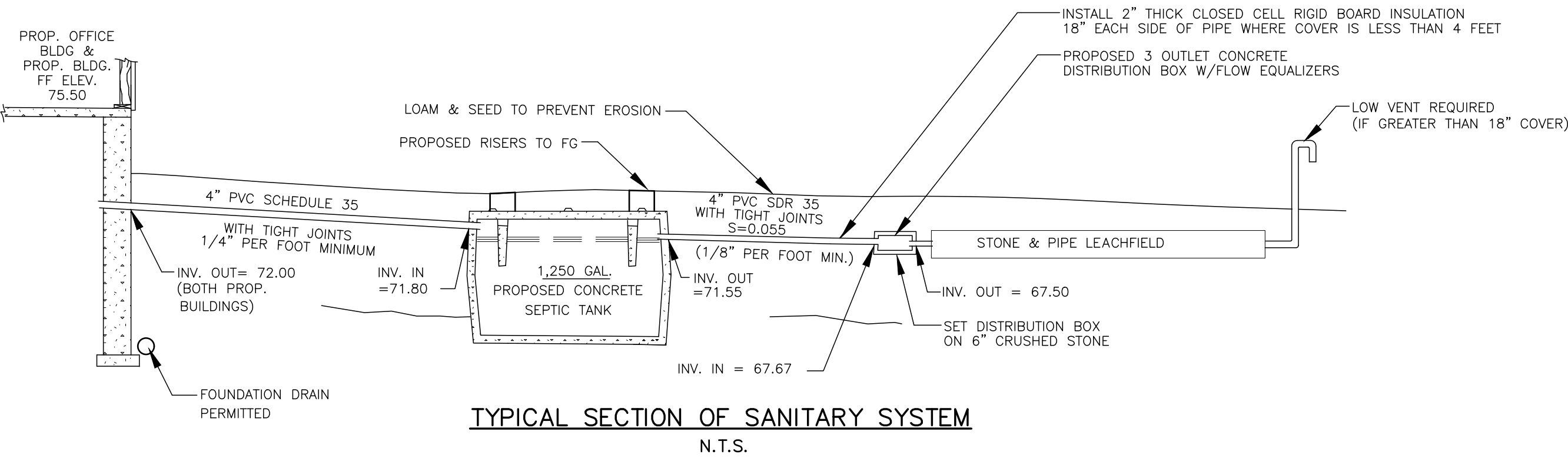
MIGHTY ROOTS
170 PORTSMOUTH AVENUE
STRATHAM, NH 03850
BK 6538, PG 2720

WORLD HEADQUARTERS
OFFICE/SHOP

TITLE:
SEPTIC SYSTEM & UTILITY PLAN

SHEET NUMBER:
C-6

P5613



LEACHFIELD CROSS SECTION NOT TO SCALE

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 COURSE 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 EPSOM 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 33013C0576E SHOWS THAT THE MAJORITY OF THE PARCEL IS LOCATED IN AE FLOODWAY OR AE 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 CEMETARIES 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)

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
0-92" - 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)

OPERATION AND MAINTENANCE:

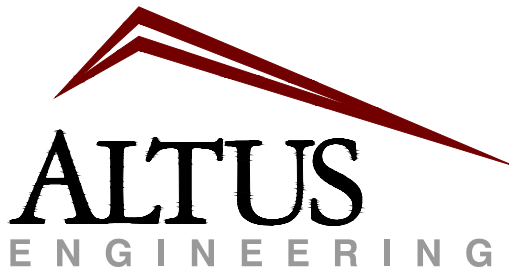
- SEPTIC TANK SHALL BE PUMPED EVERY YEAR OR MORE FREQUENTLY IF THERE IS A SIGNIFICANT BUILDUP OF SLUDGE OR GREASE. KEEP RECEIPTS AS PROOF OF PUMPING.
- EVERY SYSTEM'S DESIGN CAPACITY IS DIFFERENT. CAREFUL AND RESPONSIBLE WATER USE IS REQUIRED TO MAXIMIZE THE SYSTEM'S LIFE.
- DO NOT DISPOSE OF GREASE, FOOD SCRAPS, CHEMICALS, SOLVENTS, ETC. INTO THIS SYSTEM.
- DO NOT ALLOW VEHICULAR TRAFFIC OVER ANY COMPONENT OF THE SYSTEM UNLESS THAT STRUCTURE IS DESIGNED TO WITHSTAND AN H-20 WHEEL LOAD.
- KEEP DEEP ROOTED TREES AND BUSHES AWAY FROM THE LEACHING SYSTEMS.
- DO NOT FLUSH CIGARETTE BUTTS, COTTON SWABS, CAT LITTER, SANITARY NAPKINS, TAMPONS, DISPOSABLE DIAPERS, DISPOSABLE WIPES, CONDOMS, UNUSED MEDICINE AND OTHER NON-BIODEGRADABLE PRODUCTS INTO YOUR SYSTEMS.
- DO NOT CONTAMINATE YOUR SYSTEM BY DUMPING SOLVENTS, OILS, PAINTS, THINNERS, DISINFECTANTS, PESTICIDES OR POISONS DOWN THE DRAIN WHICH CAN KILL BACTERIA THAT HELP PURIFY SEWAGE AND CAN CONTAMINATE GROUNDWATER.
- DO NOT DIG INTO YOUR LEACHFIELD OR BUILD ANYTHING OVER IT.
- DO NOT PLANT ANYTHING OVER YOUR LEACHFIELD EXCEPT GRASS OR NON-EDIBLE CROPS.
- DO NOT DISPOSE OF FLOOR WAX OR FLOOR WAX STRIPPER INTO ANY DRAIN OR FIXTURE CONNECTED TO THE SEPTIC SYSTEM
- SYSTEM IS NOT DESIGNED TO HANDLE DISCHARGE FROM A HOT TUB OR SIMILAR.

CONSTRUCTION NOTES:

- 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 "DIGSAFE" 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 COMPACTED 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 CREATEK® 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



133 Court Street
(603) 433-2335
Portsmouth, NH 03801
www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR:

SITE PLAN REVIEW

ISSUE DATE:

JANUARY 7, 2026

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	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:

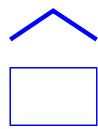
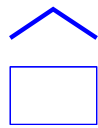
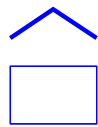
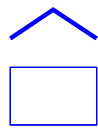
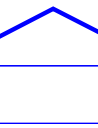
C-6A

NHDES-SSB APPROVAL BLOCK



MIGHTY ROOTS
Stratham, NH
Site Lighting Layout

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage
	W1	2	Acuity Brands	WDGE2 LED P1 30K 80CRI T3M MVOLT SRM DBLXD	WDGE2 LED Wallpack; mounted at 10ft	LED	1205	0.9	11.1658
	W2	1	Acuity Brands	WDGE2 LED P2 30K 80CRI T3M MVOLT SRM DBLXD	WDGE2 LED Wallpack; mounted at 10ft	LED	1964	0.9	18.9815
	W3	2	Acuity Brands	WDGE2 LED P2 30K 80CRI TFTM MVOLT SRM DBLXD	WDGE2 LED Wallpack; mounted at 10ft	LED	1934	0.9	18.9815
	W4	3	Acuity Brands	WDGE2 LED P4 30K 80CRI TFTM MVOLT SRM DBLXD	WDGE2 LED Wallpack; mounted at 12ft	LED	4002	0.9	46.6589
	W5	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 03885
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 overlaid 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 shed as noted on Sheet C-1.
6. Stump, grub, strip loam and stockpile loam.
7. Begin rough 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. Loam (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 will 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 practical 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-up 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 coarse gravels have been installed in areas to be paved;
 - b. A minimum of 85% vegetated growth as been established;
 - c. A minimum of 3 inches of non-erosive material such as stone of 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.

1. 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 necessary to closely monitor weather predictions, usually 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 (CON'T)

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">• The organic matter content is between 80 and 100%, dry weight basis.• Particle size by weight is 100% passing a 6" screen and a minimum of 70 %, maximum of 85%, passing a 0.75" screen.• The organic portion needs to be fibrous and elongated.• Large portions of silt, clay or fine sands are not acceptable in the mix.• Soluble salts content is less than 4.0 mmhos/cm.• The pH should fall between 5.0 and 8.0.

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. Seedbed 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 ryegrass 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.

- a. Sediment deposits must be removed when deposits reach approximately one-third (1/3) the height of the barrier.

- b. 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.

- c. 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.

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./Acres)
Creeping Red Fescue (c)	96	85	45 (40)
Perennial Rye Grass (a)	98	90	35 (30)
Redtop	95	80	5 (5)
Alsike Clover	97	90(e)	5 (5)
			Total 90 (80)

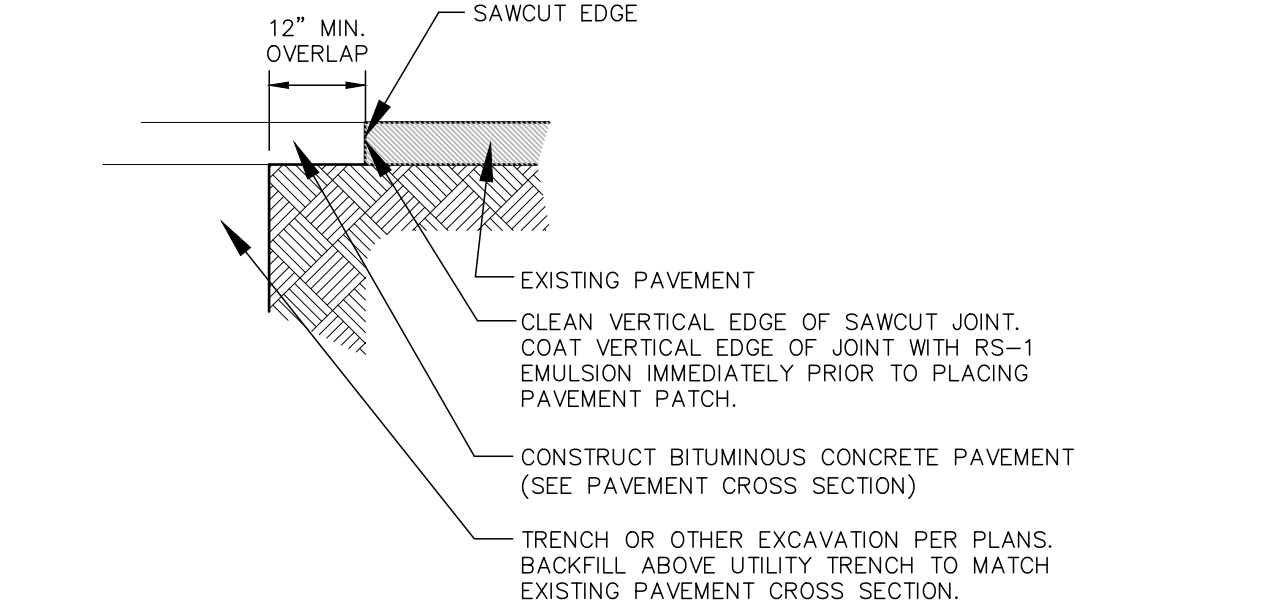
- a. Ryegrass shall be a certified fine-textured variety such as Pennfine, Fiesta, Yorktown, Diplomat, or equal.
- b. Fescue varieties shall include – Creeping Red and/or Hard Reliant, Scaldis, Koket, or Jamestown.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (CON'T)

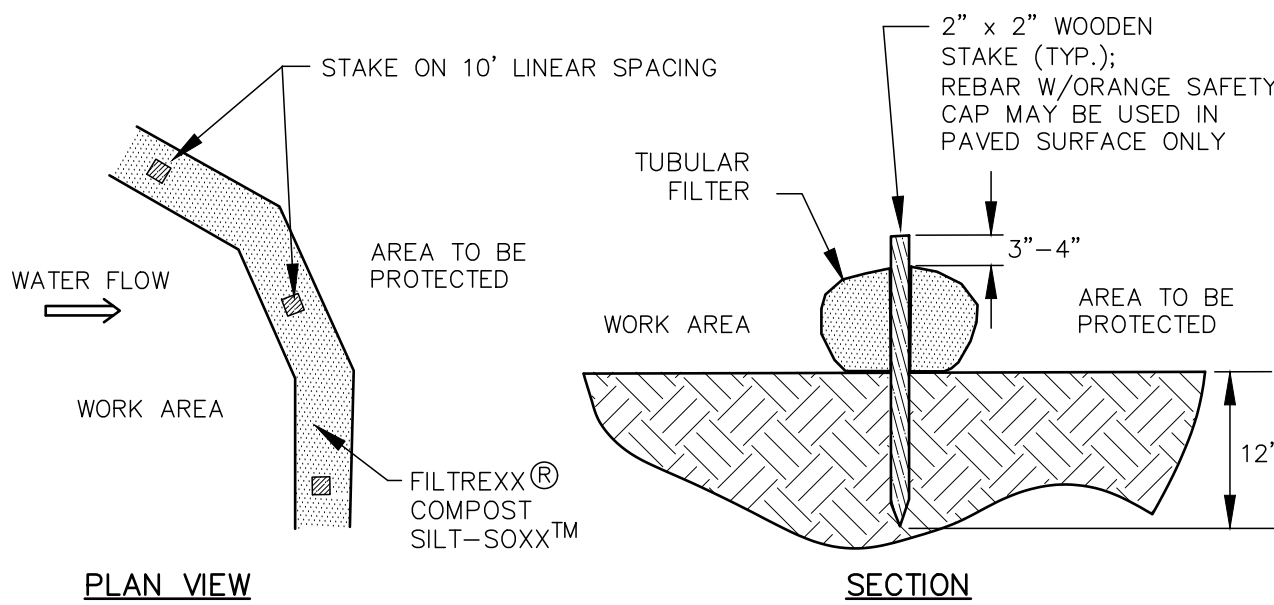
4. Sodding – sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended 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.



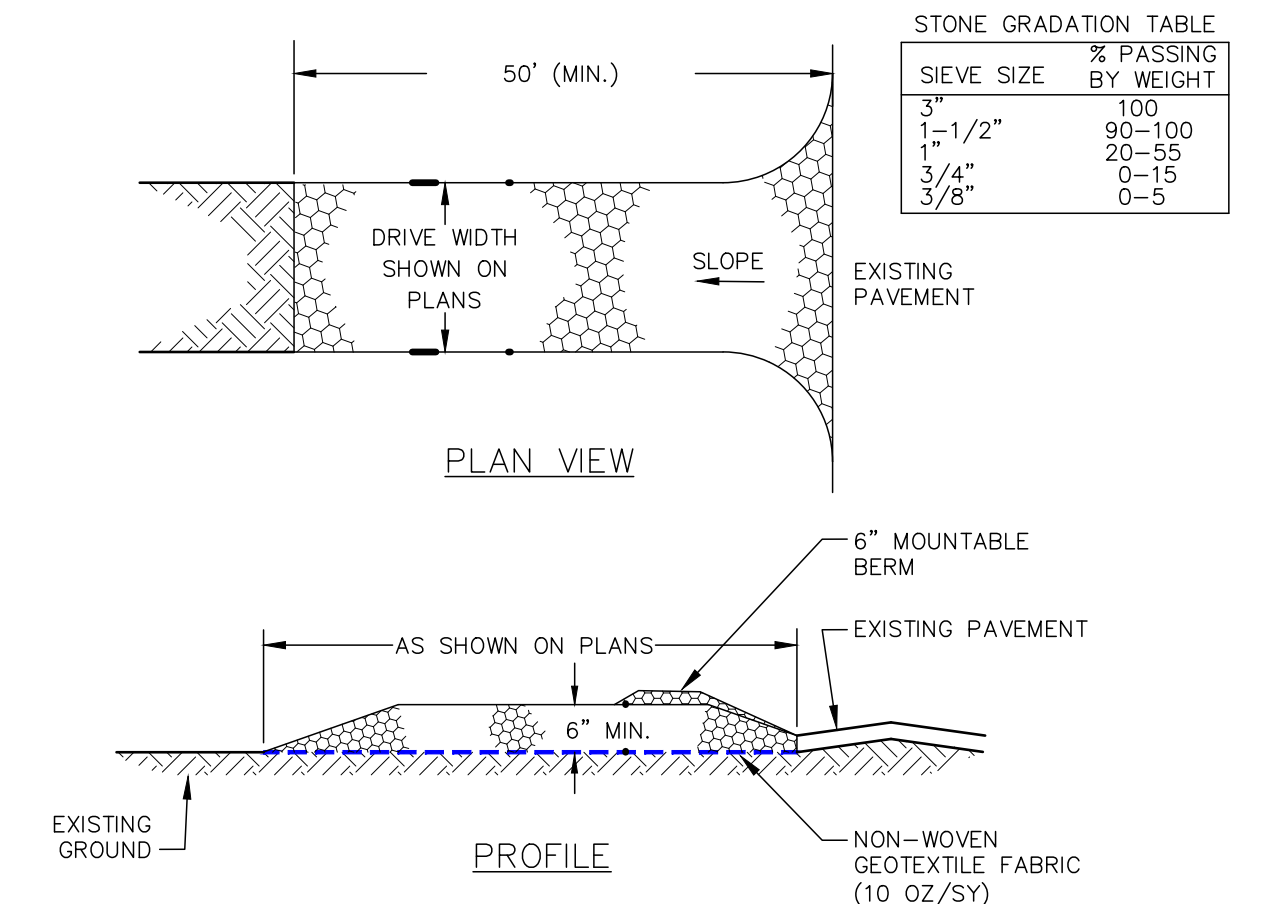
TYPICAL PAVEMENT SAWCUT NOT TO SCALE



NOTES:

1. SILTSOXX 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.

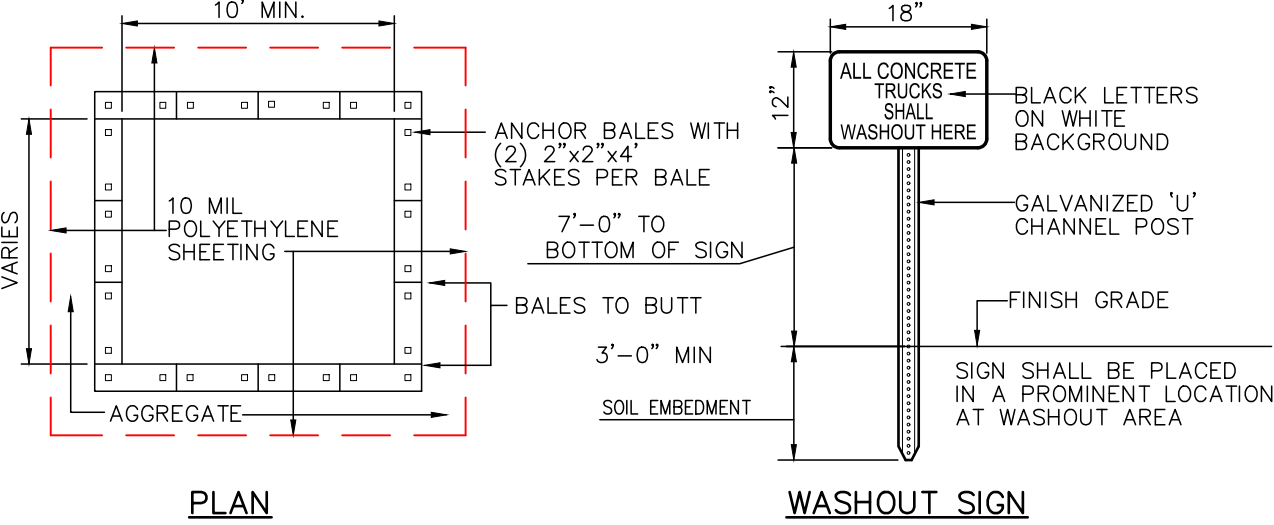
TUBULAR SEDIMENT BARRIER DETAIL NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

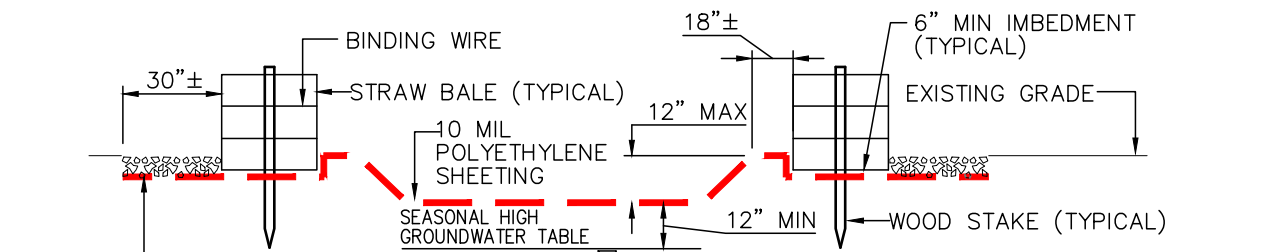
1. **STONE SIZE** – NHDOT STANDARD STONE SIZE #4 – SECTION 703 OF NHDOT STANDARD.
2. **LENGTH** – DETAILED ON PLANS (50 FOOT MINIMUM) OR AS SHOWN ON PLANS.
3. **THICKNESS** – SIX (6) INCHES (MINIMUM).
4. **WIDTH** – FULL DRIVE WIDTH UNLESS OTHERWISE SPECIFIED.
5. **FILTER FABRIC** – MIRAFI 600X OR EQUAL 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 ONTO 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 ONTO 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 EXITS** 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



PLAN

WASHOUT SIGN

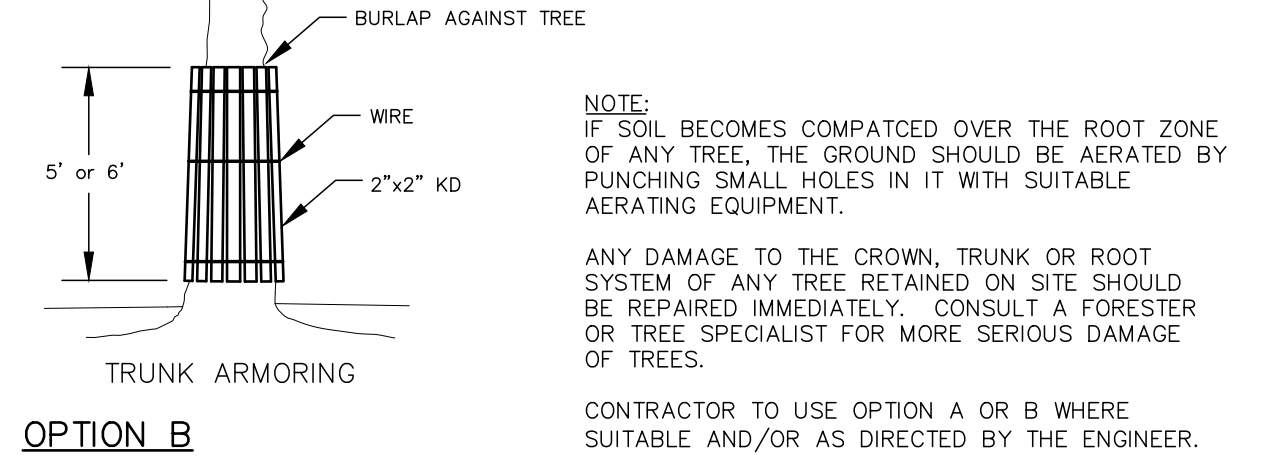


TYPICAL SECTION

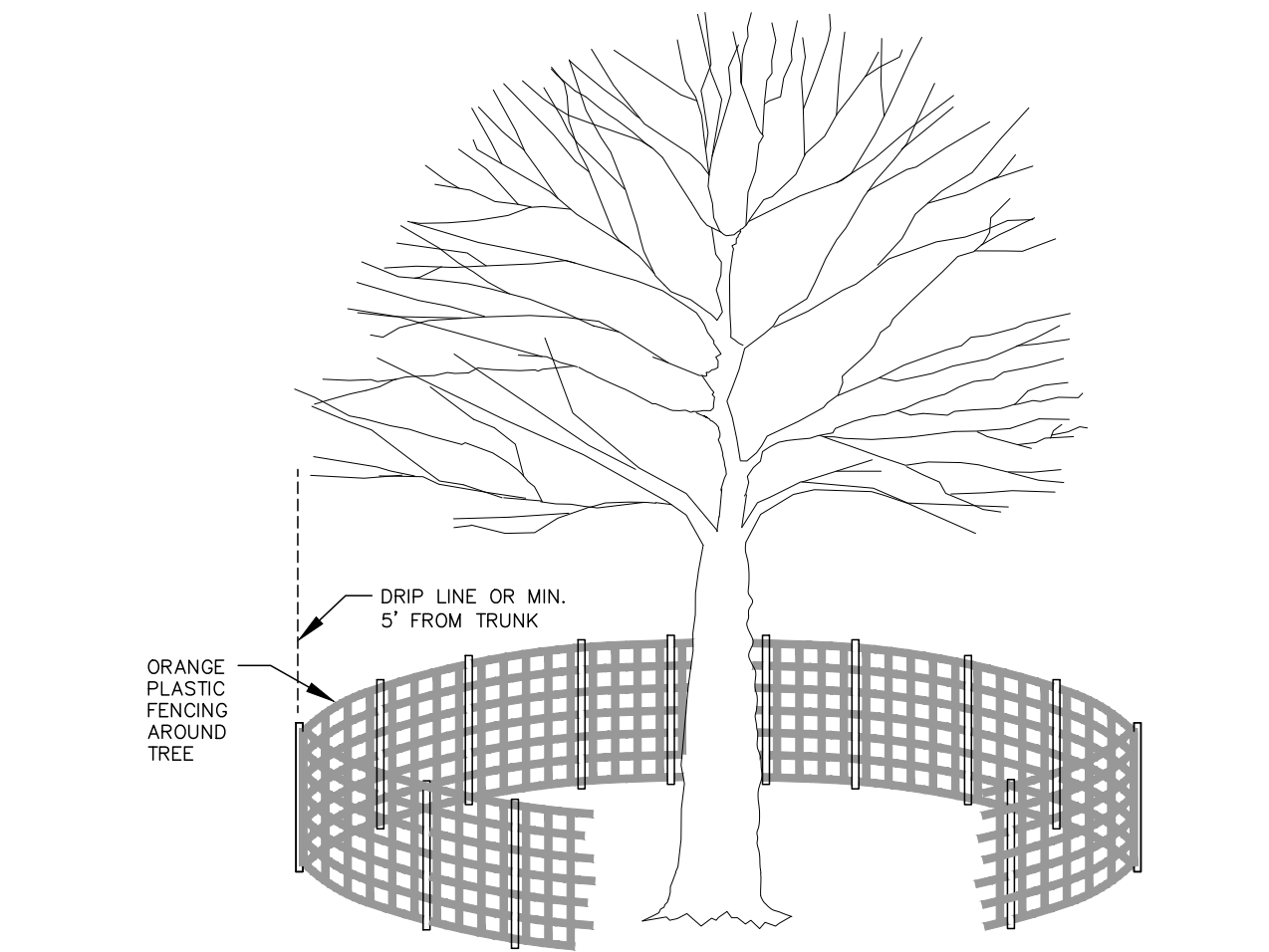
NOTES

1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

CONCRETE WASHOUT NOT TO SCALE



OPTION B



OPTION A

TREE PROTECTION DETAILS NOT TO SCALE

ALTUS
ENGINEERING

133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com

STATE OF NEW HAMPSHIRE
ERIC D. WEINRIEB
No. 7634
LICENSED PROFESSIONAL ENGINEER

1/7/26

NOT FOR CONSTRUCTION

ISSUED FOR:

SITE PLAN REVIEW

ISSUE DATE:

JANUARY 7, 2026

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION		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

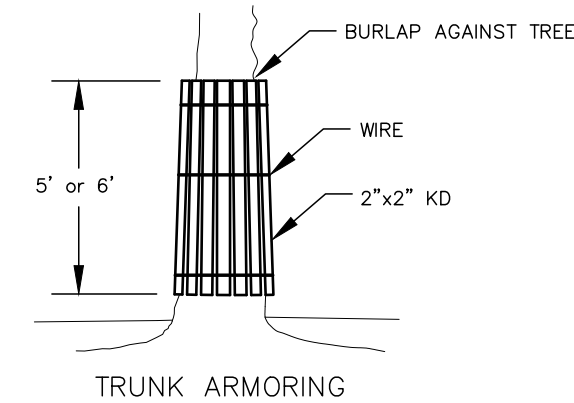
WORLD
HEADQUARTERS
OFFICE/SHOP

TITLE:

DETAILS I & EROSION
CONTROL NOTES

SHEET NUMBER:

D-1

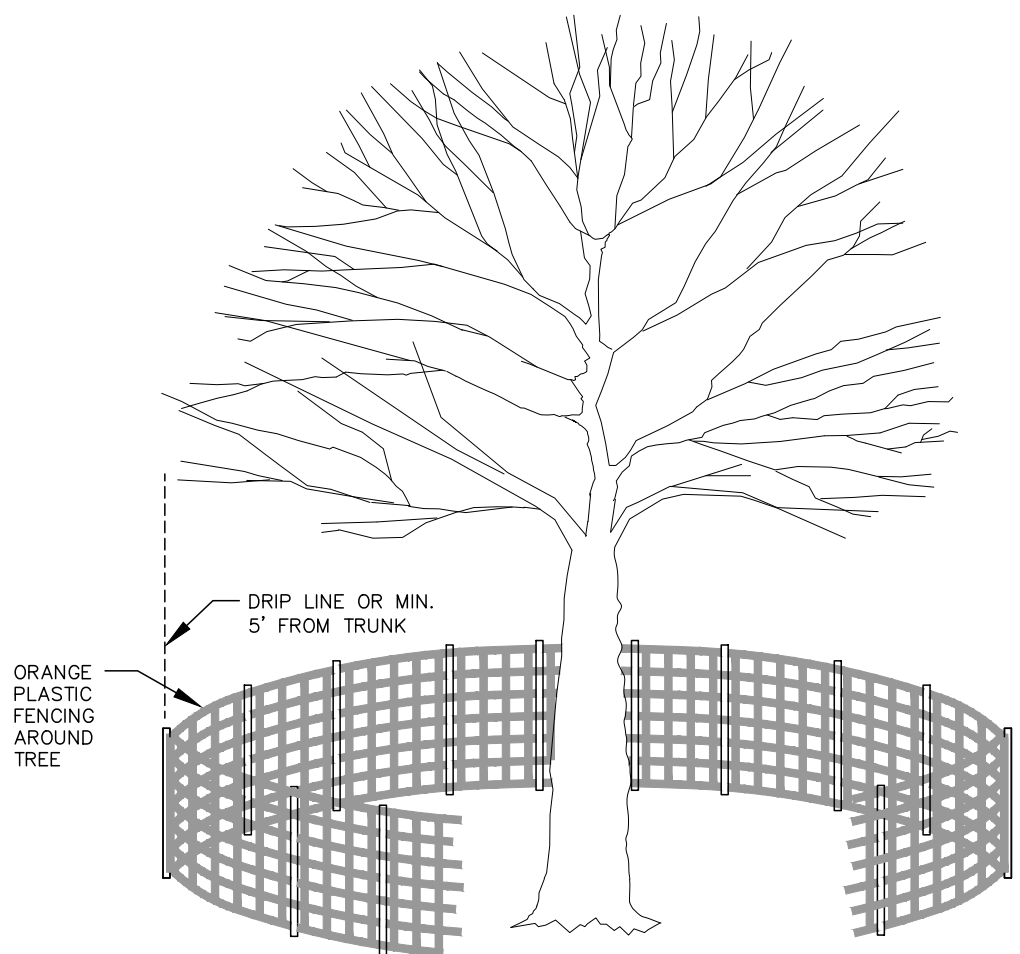


OPTION B

NOTE:
IF SOIL BECOMES COMPACTED OVER THE ROOT ZONE OF ANY TREE, THE GROUND SHOULD BE AERATED BY PUNCHING SMALL HOLES IN IT WITH SUITABLE AERATING EQUIPMENT.

ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM OF ANY TREE RETAINED ON SITE SHOULD BE REPAIRED IMMEDIATELY. CONSULT A FORESTER OR TREE SPECIALIST FOR MORE SERIOUS DAMAGE OF TREES.

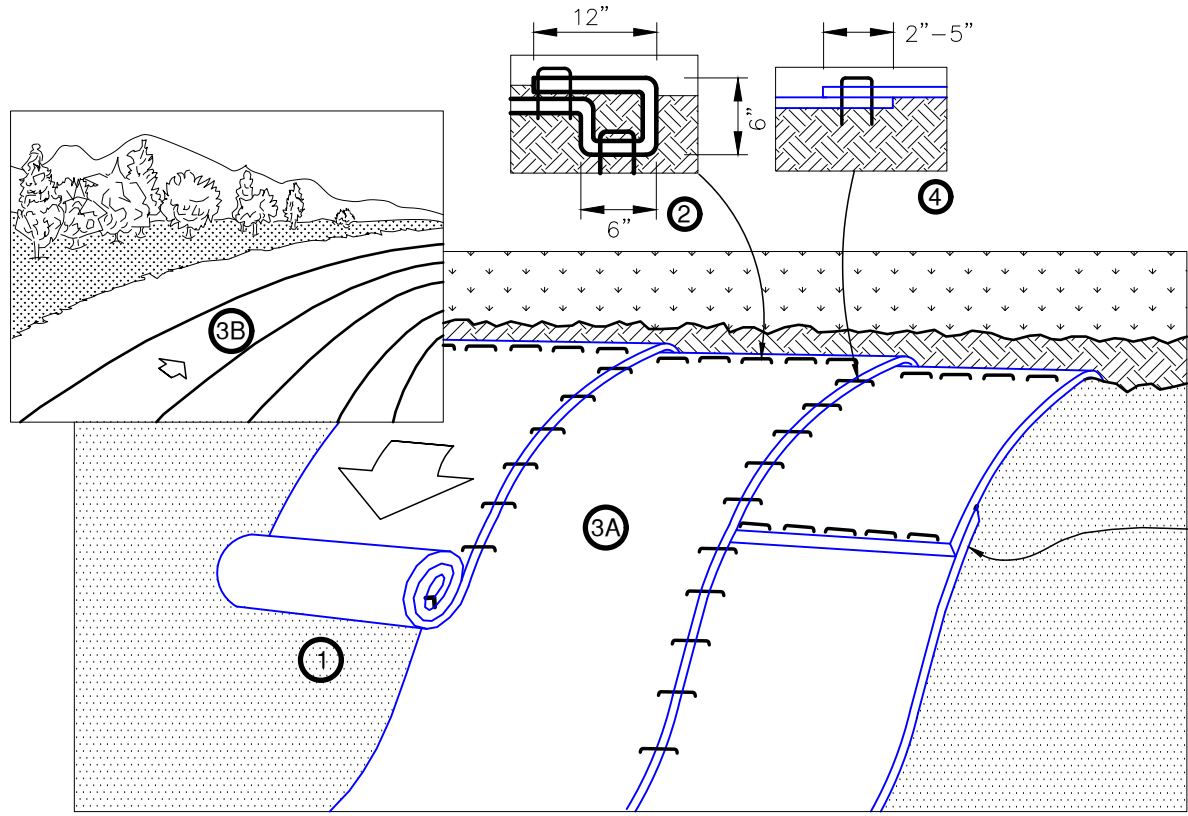
CONTRACTOR TO USE OPTION A OR B WHERE SUITABLE AND/OR AS DIRECTED BY THE ENGINEER.



OPTION A

TREE PROTECTION DETAILS

NOT TO SCALE

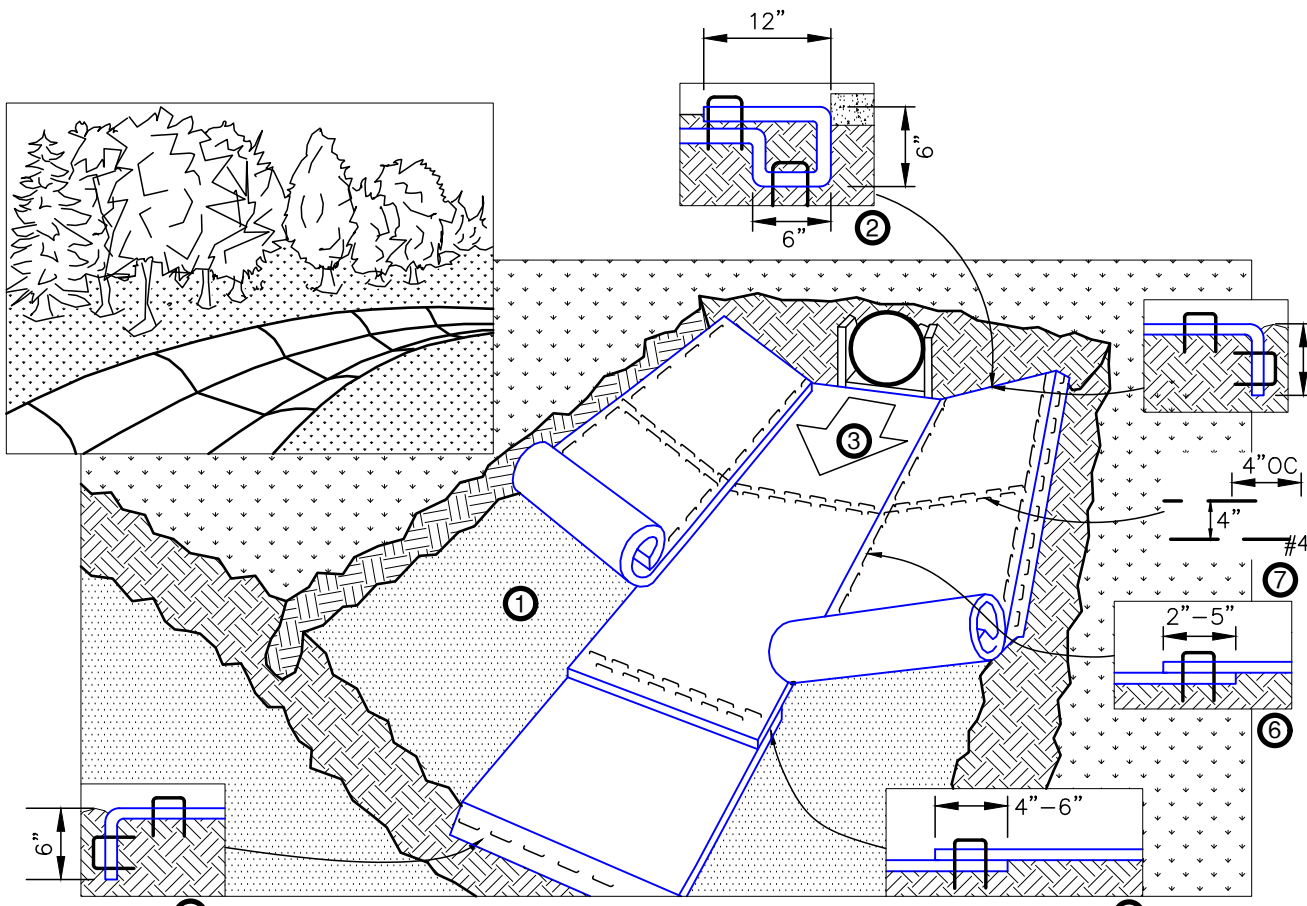


NOTES

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE 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.

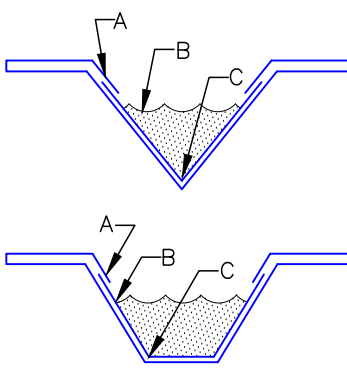
EROSION CONTROL BLANKET - SLOPE

NOT TO SCALE



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 CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. 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. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2"-5" (DEPENDING ON BLANKET TYPE) AND STAPLED. TO INSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.



CRITICAL POINTS:

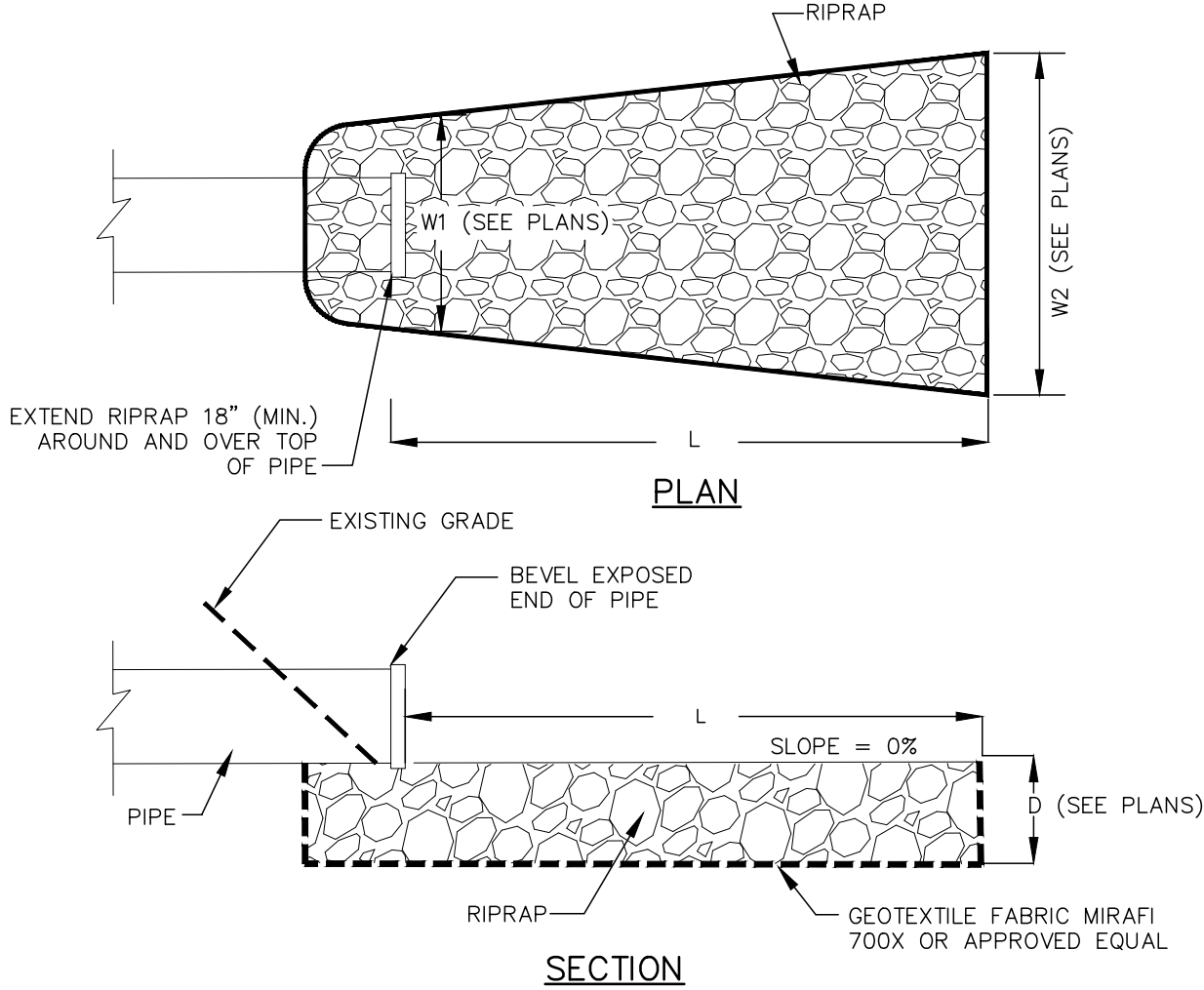
- A. OVERLAPS AND SEAMS
- B. PROJECTED WATER LINE
- C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

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

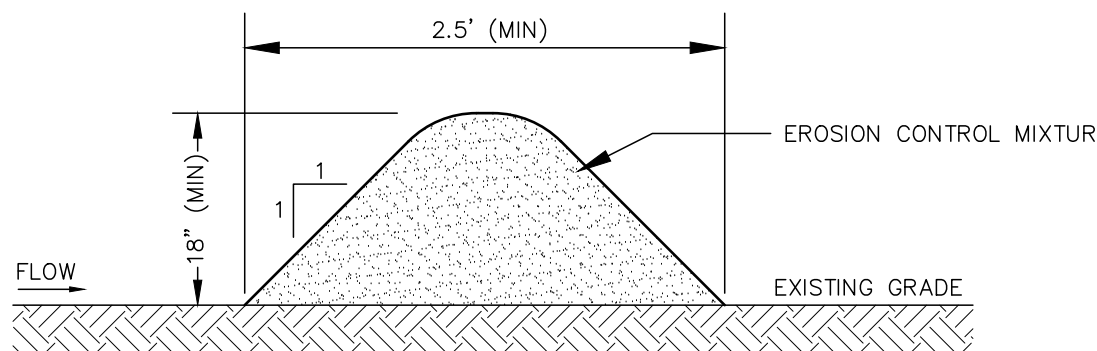
THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD 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. 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.
3. 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.
4. BEVEL EXPOSED END OF PIPE FLUSH WITH GRADE.

RIPRAP OUTLET PROTECTION

NOT TO SCALE

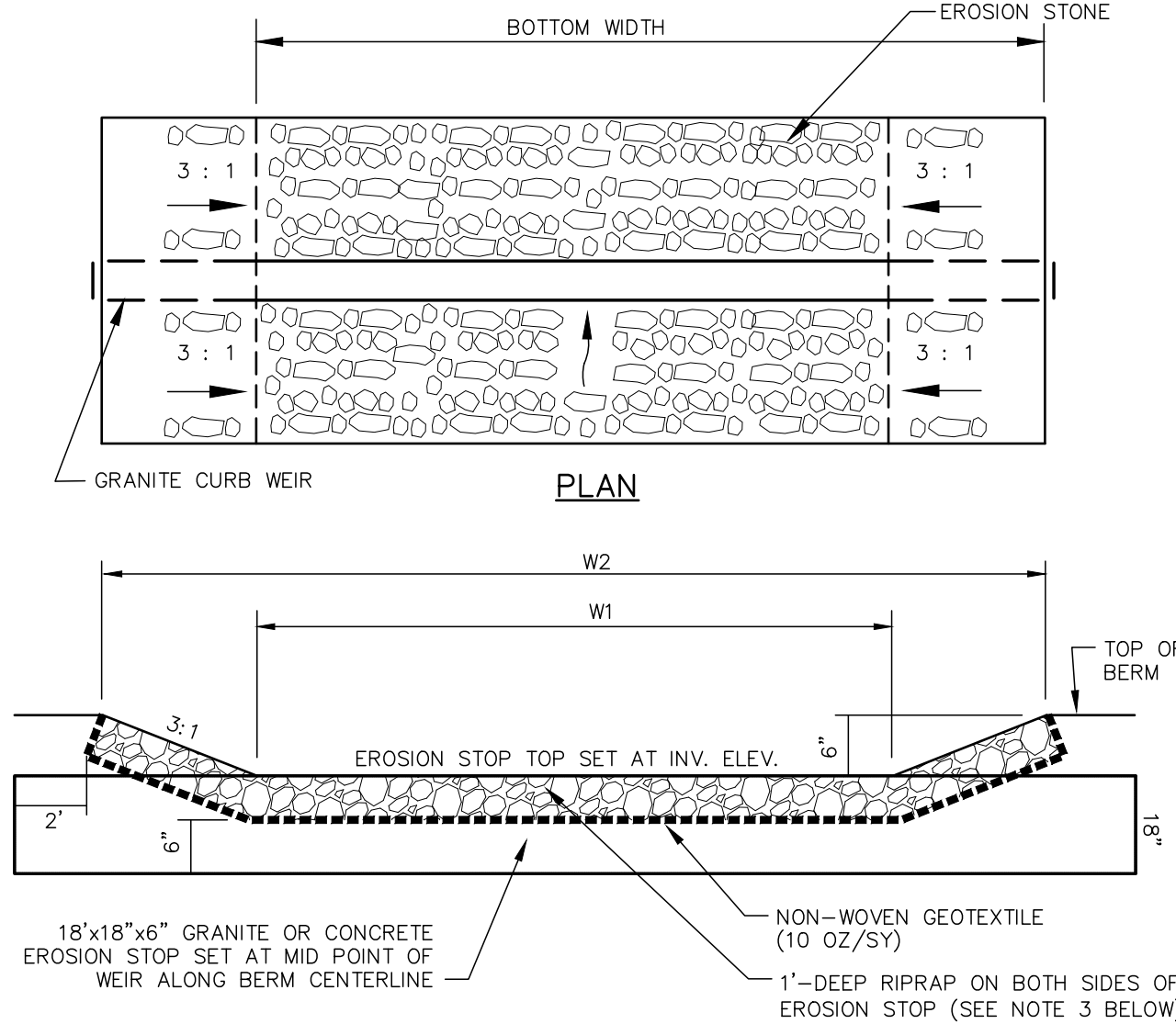


NOTES

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 SILTFENCE.

ORGANIC FILTER BERM

NOT TO SCALE

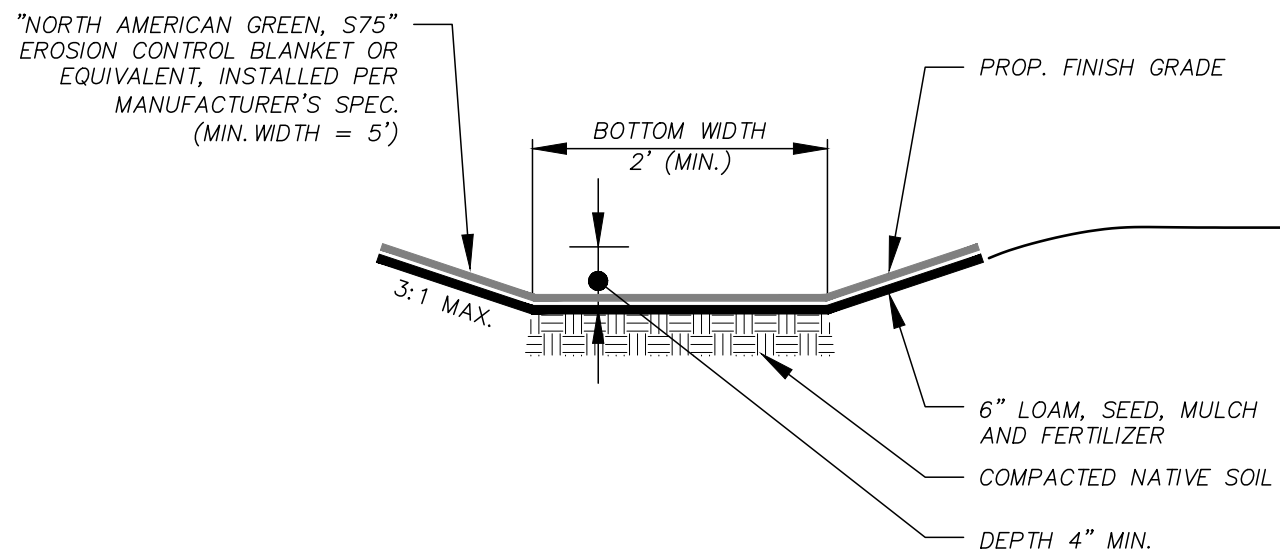


1. CONSTRUCT EMERGENCY OVERFLOW WEIR TO THE WIDTHS AND LENGTHS SHOWN ON THE PLAN.
2. THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIPRAP SHALL BE PREPARED TO LINES AND GRADES SHOWN ON THE PLANS.
3. UNLESS OTHERWISE SPECIFIED OR DIRECTED, RIPRAP USED FOR THE EMERGENCY OVERFLOW WEIR SHALL MEET THE FOLLOWING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

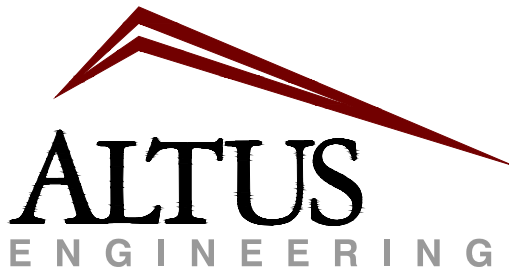


NOTES:

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 IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
3. EARTH FILLS REQUIRED TO MEET SUBGRADE 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 MOWED 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



133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com



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ISSUED FOR:

SITE PLAN REVIEW

ISSUE DATE:

JANUARY 7, 2026

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	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

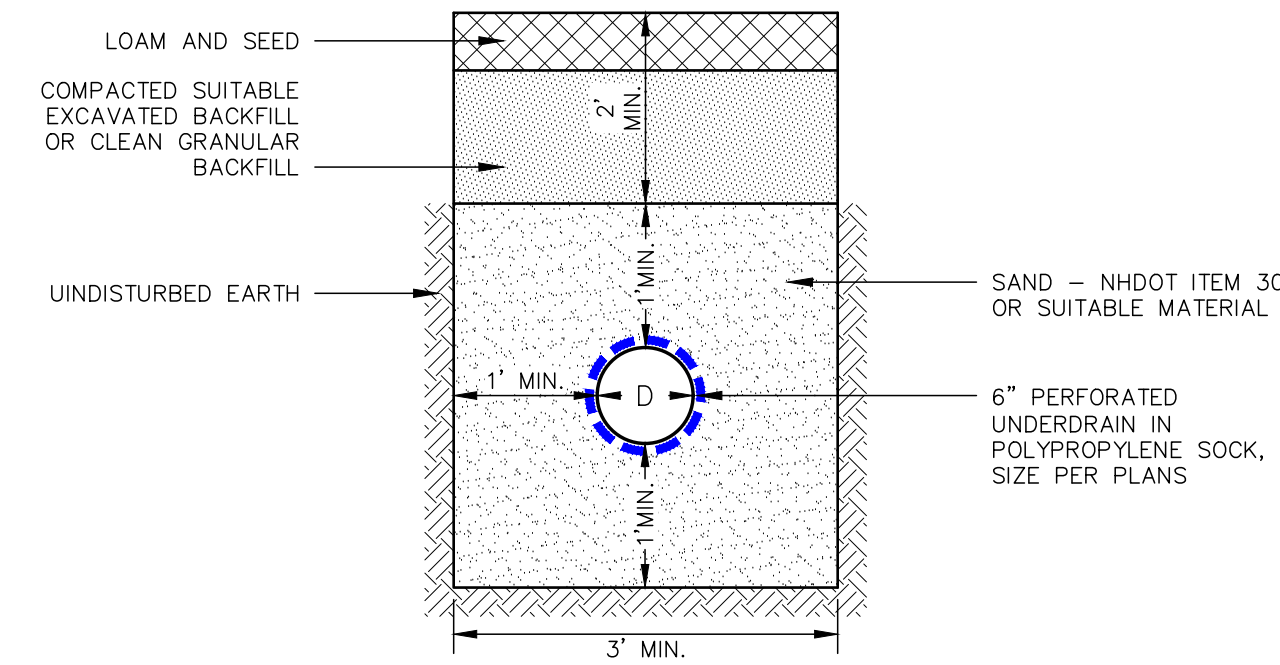
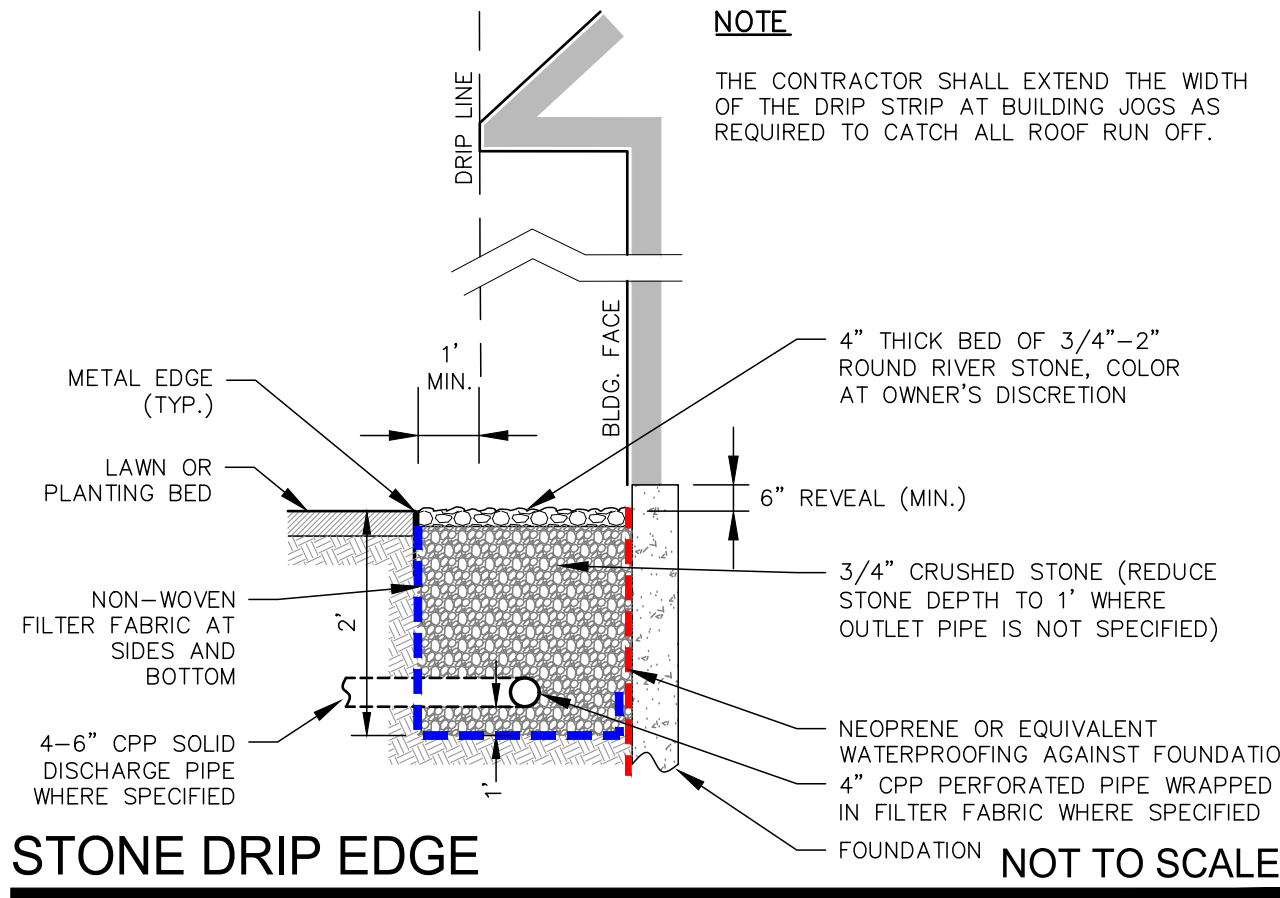
WORLD
HEADQUARTERS
OFFICE/SHOP

TITLE:

DETAILS II

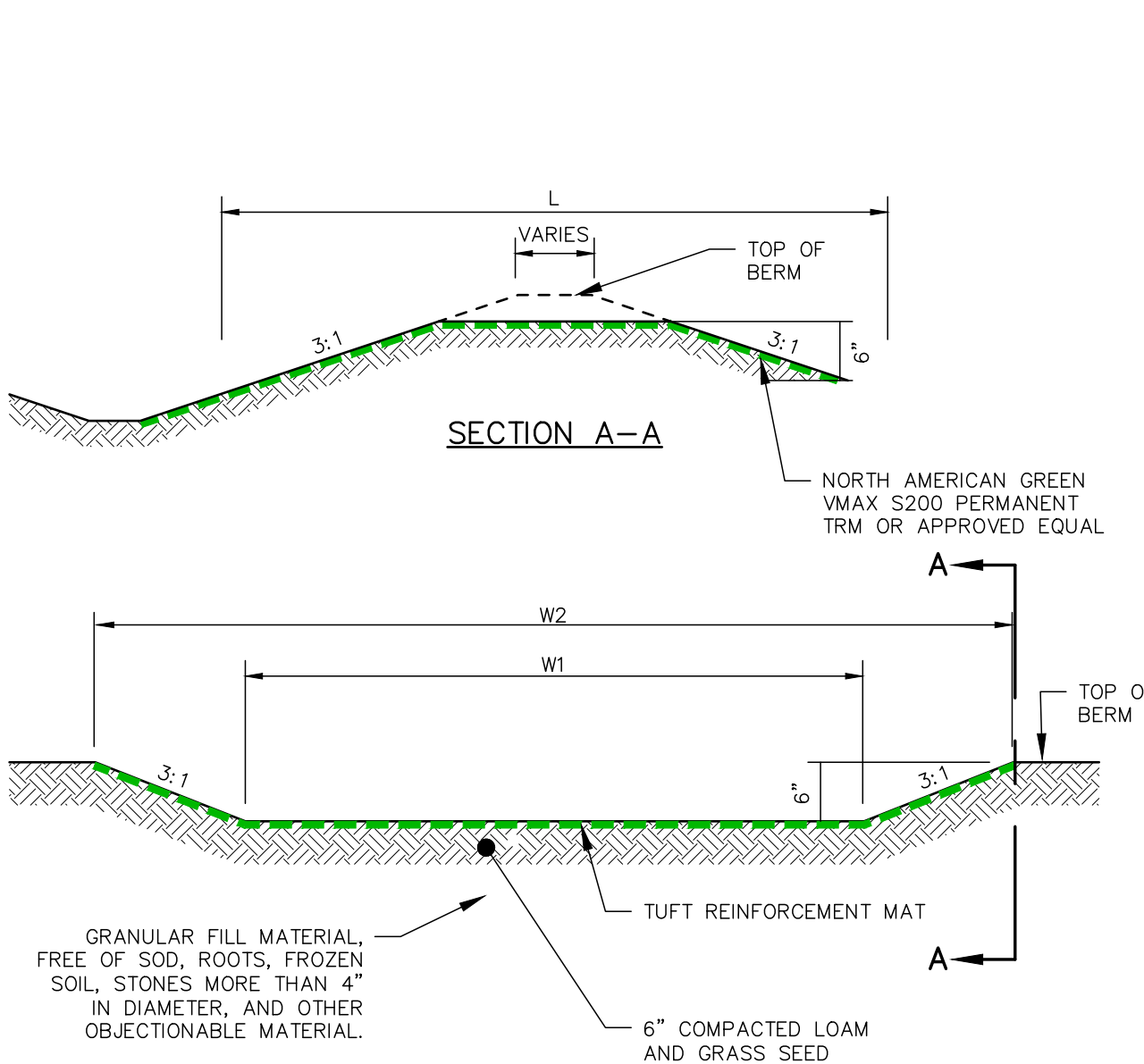
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D-2



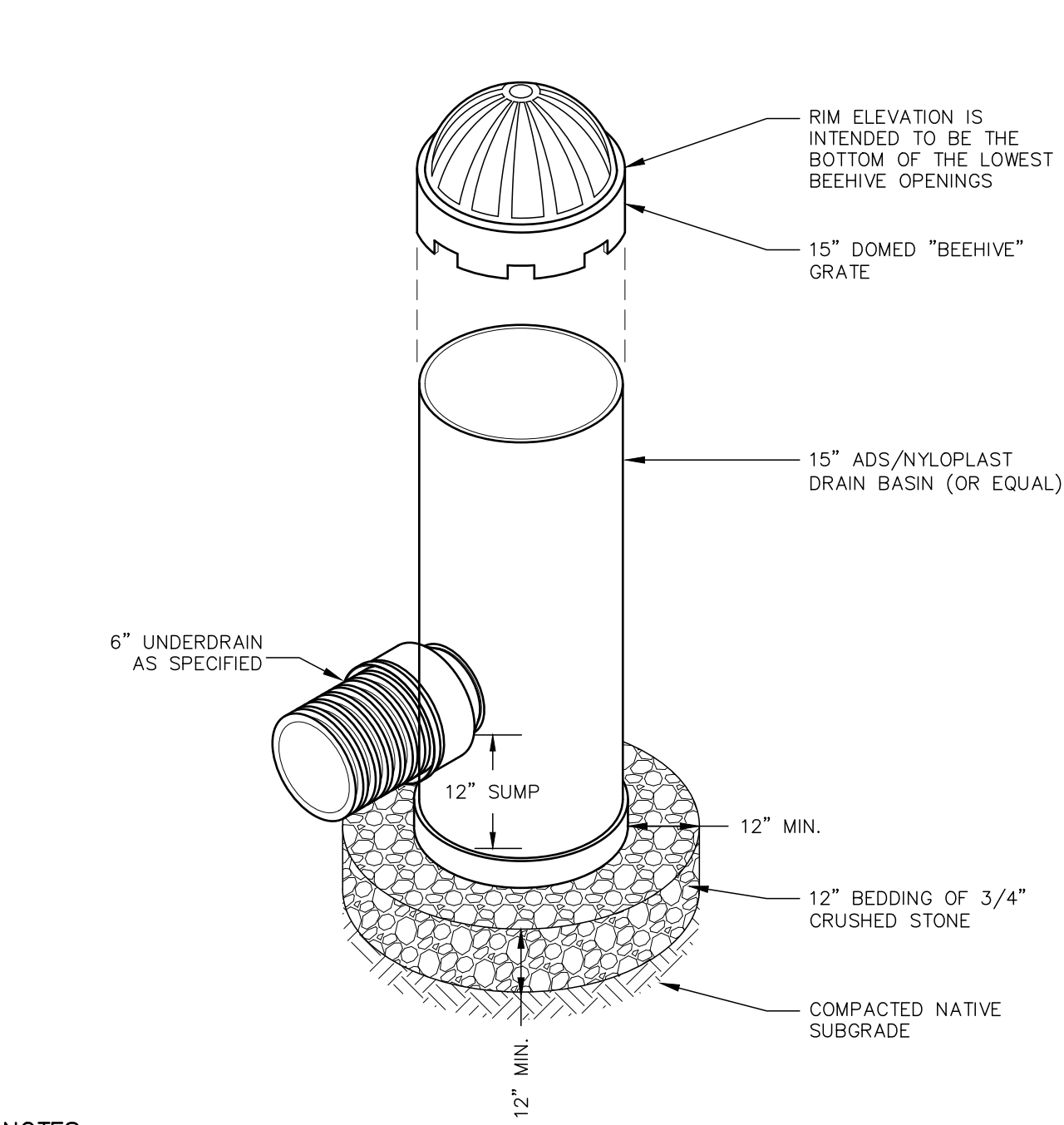
- NOTES:**
1. ALL MATERIALS ARE TO BE COMPACTED TO 95% OF ASTM D-1557.

BIO. CELL UNDERDRAIN TRENCH NOT TO SCALE



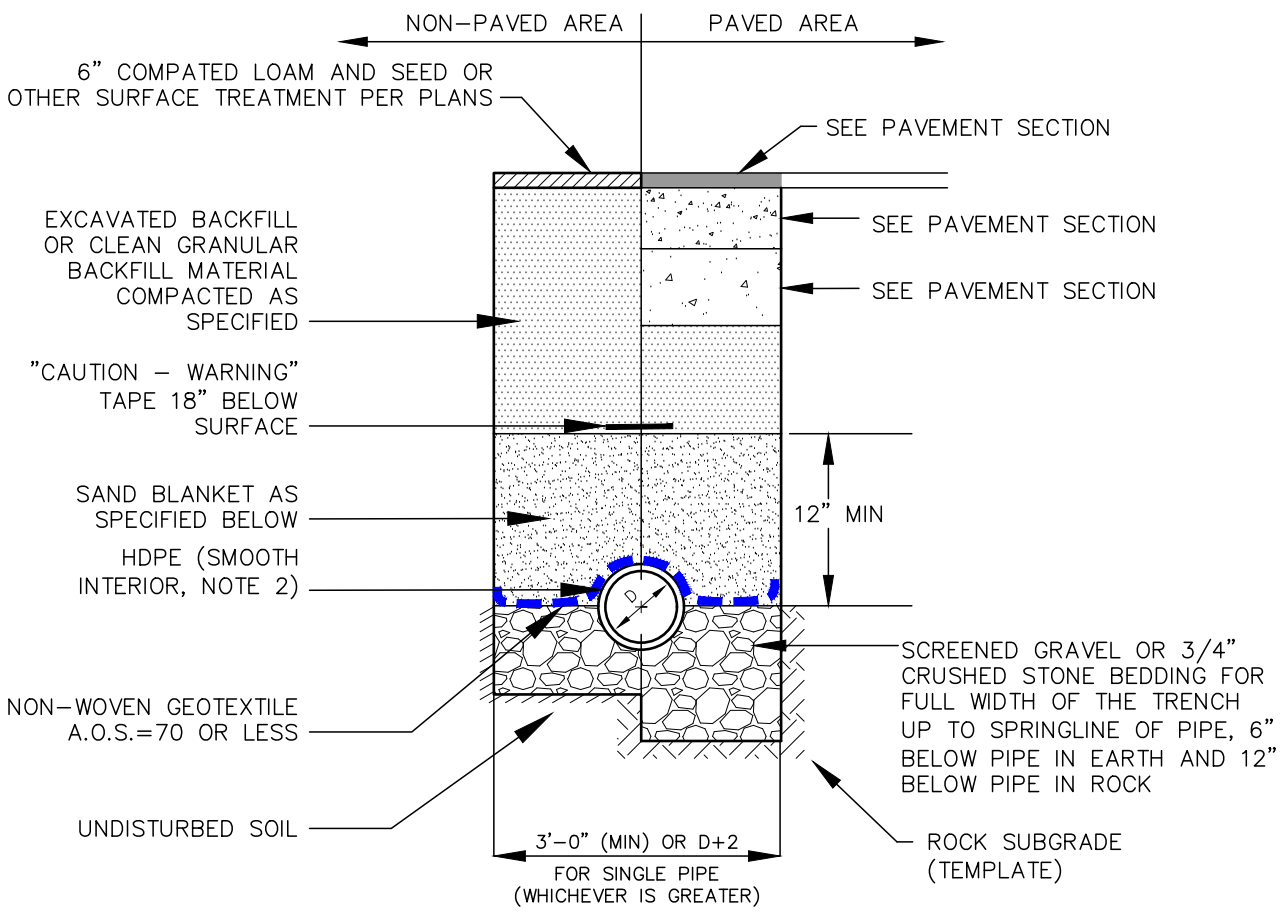
- NOTES:**
1. CONSTRUCT REINFORCED GRASSED SPILLWAY TO THE WIDTHS AND LENGTHS SHOWN ON THE PLAN. THE SUBGRADE FOR THE REINFORCED GRASSED SPILLWAY SHALL BE PREPARED TO LINES AND GRADES SHOWN ON THE PLANS
 2. TURF REINFORCEMENT MATS (TRM'S) SHALL BE NORTH AMERICAN GREEN VMAX S200 PERMANENT TRM OR APPROVED EQUAL.
 3. PREPARE SUBGRADE WITH LIME, FERTILIZER AND SEED AS NEEDED PRIOR TO PLACING THE TRM. GROUND SURFACE MUST BE FREE OF DEBRIS, ROCKS, CLAY CLODS AND RAKED SMOOTH SUFFICIENT TO ALLOW INTIMATE CONTACT OF THE TRM WITH THE SOIL OVER THE ENTIRETY OF THE INSTALLATION.
 4. TURF REINFORCEMENT MATS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT. DAMAGED AREAS IN THE TRM SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE TRM. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 18 INCHES.
 5. SEE EROSION CONTROL BLANKET DETAILS FOR ADDITIONAL INSTALLATION INFORMATION REGARDING PLACEMENT AND STAPLING/STAKING OF TRM.

REINFORCED GRASSED SPILLWAY NOT TO SCALE



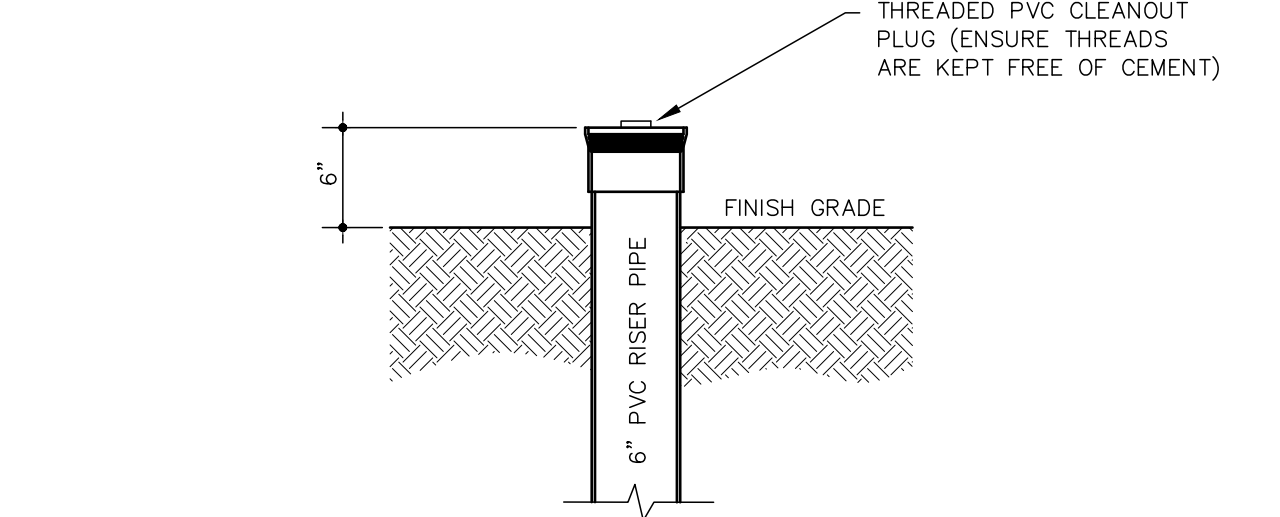
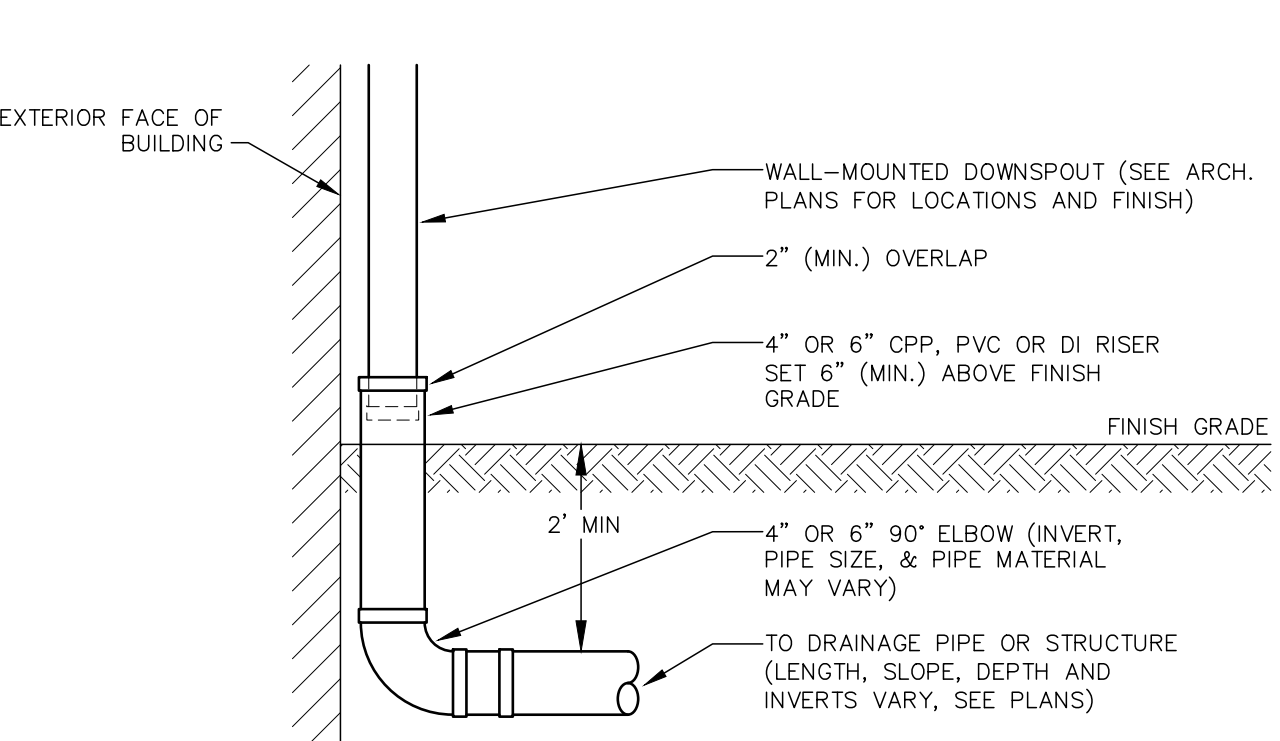
- NOTES:**
1. FRAMES AND GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
 2. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN AND DETAILS.
 3. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE, N-12HP AND PVC SEWER.
 4. INLINE DRAIN TO BE PVC DIAMETER AS SPECIFIED AND AS MANUFACTURED BY ADS OR APPROVED EQUAL.
 5. THE CONTRACTOR SHALL INSTALL THE DRAIN BASIN PER THE MANUFACTURER'S RECOMMENDATIONS AND AS SHOWN ON THE DRAWINGS.
 6. INLET AND OUTLET GEOMETRY MAY NOT BE SYMMETRICAL. ALL INLETS AND OUTLET LOCATIONS SHALL CONFORM TO THE LINES AND ANGLES SHOWN ON THE PLANS.

YARD DRAIN ("YD") NOT TO SCALE



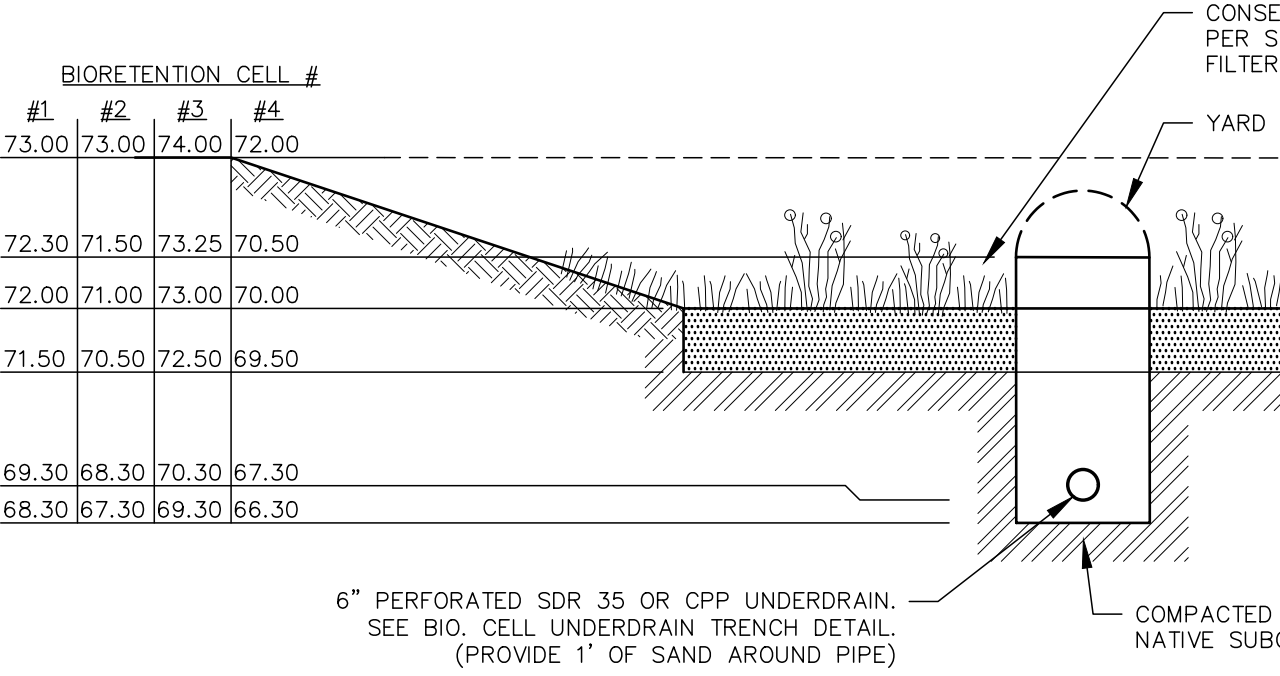
- NOTES:**
1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
 2. INSULATE GRAVITY SEWER AND FORCEMAINS WHERE THERE IS LESS THAN 5'-0" OF COVER WITH 2" THICK CLOSED CELL RIGID BOARD INSULATION, 18" ON EACH SIDE OF PIPE.
 3. MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION AND WIDEN TRENCH ACCORDINGLY IF MULTIPLE PIPES ARE IN TRENCH.
- | SAND BLANKET/BARRIER | | SCREENED GRAVEL OR CRUSHED STONE BEDDING* | |
|----------------------|-------------------|---|---------------------|
| SIZE | % FINER BY WEIGHT | SIZE | % PASSING BY WEIGHT |
| 1/2" | 90 - 100 | 1" | 100 |
| 200 | 0 - 15 | 3/4" | 90 - 100 |
| | | 3/8" | 20 - 55 |
| | | # 4 | 0 - 10 |
| | | # 8 | 0 - 5 |
- * EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

DRAINAGE TRENCH NOT TO SCALE



- NOTES:**
1. THIS DETAIL IS INTENDED FOR USE WITH BIORETENTION POND UNDERDRAINS ONLY. SEE OTHER DETAILS FOR CLEANOUTS IN OTHER AREAS.
 2. CLEANOUT LOCATIONS ARE MARKED "CO" ON STORMWATER MANAGEMENT PLANS.
 3. CLEANOUTS MAY NOT BE SET TO FINISH GRADE WITHOUT APPROVAL FROM THE ENGINEER.

BIORETENTION U.D. CLEANOUT ("CO") NOT TO SCALE



- NOTES:**
1. WHEN CONTRACTOR EXCAVATES BIORETENTION POND AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
 2. SOIL FILTER MEDIA SHALL EITHER OPTION A OR OPTION B AT CONTRACTOR'S DISCRETION.
 3. DO NOT PLACE BIORETENTION POND INTO SERVICE UNTIL ITS SIDE SLOPES AND CONTRIBUTING AREAS HAVE BEEN STABILIZED.
 4. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES TO THE BIORETENTION POND DURING ANY STAGE OF CONSTRUCTION.
 5. DO NOT TRAFFIC EXPOSED SURFACES OF BIORETENTION POND WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATION ACTIVITIES WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE BASIN.
 6. POND BERMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER POND BERM DETAIL.

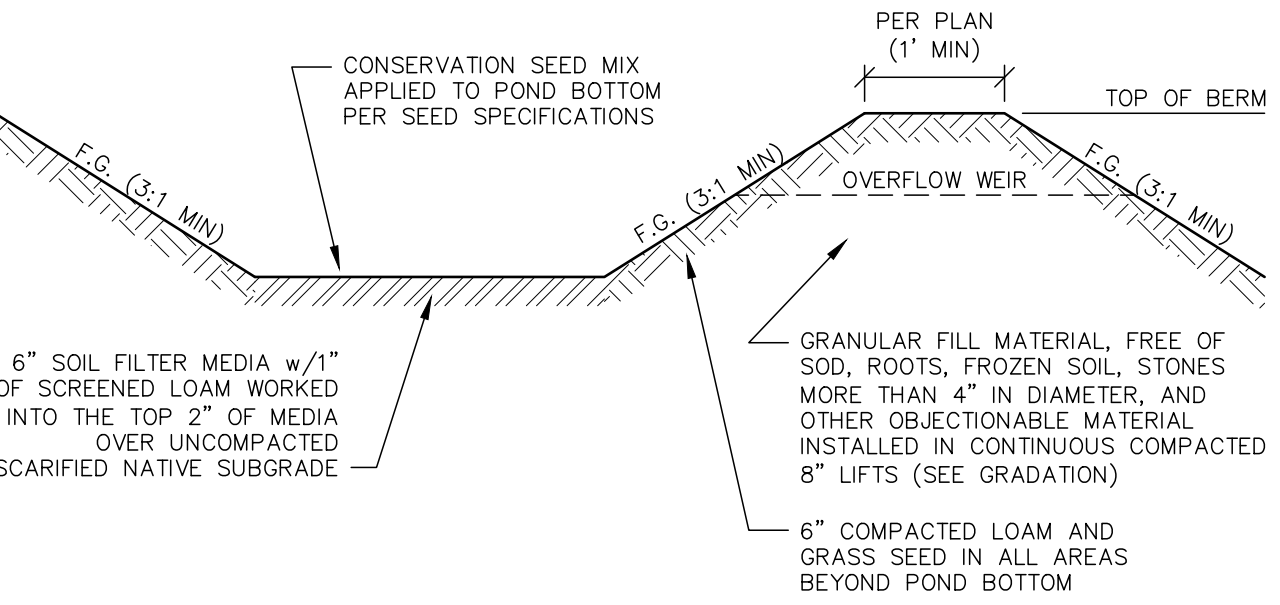
MAINTENANCE REQUIREMENTS

- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.
- PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
- AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
- VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, WEED WHACKING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES. BERM AREAS ARE TO BE MOWED TWICE ANNUALLY.

- DESIGN REFERENCES**
- UNH STORMWATER CENTER
 - EPA (1999A)
 - NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL VOLUME 2, DECEMBER 2008 AS AMENDED.

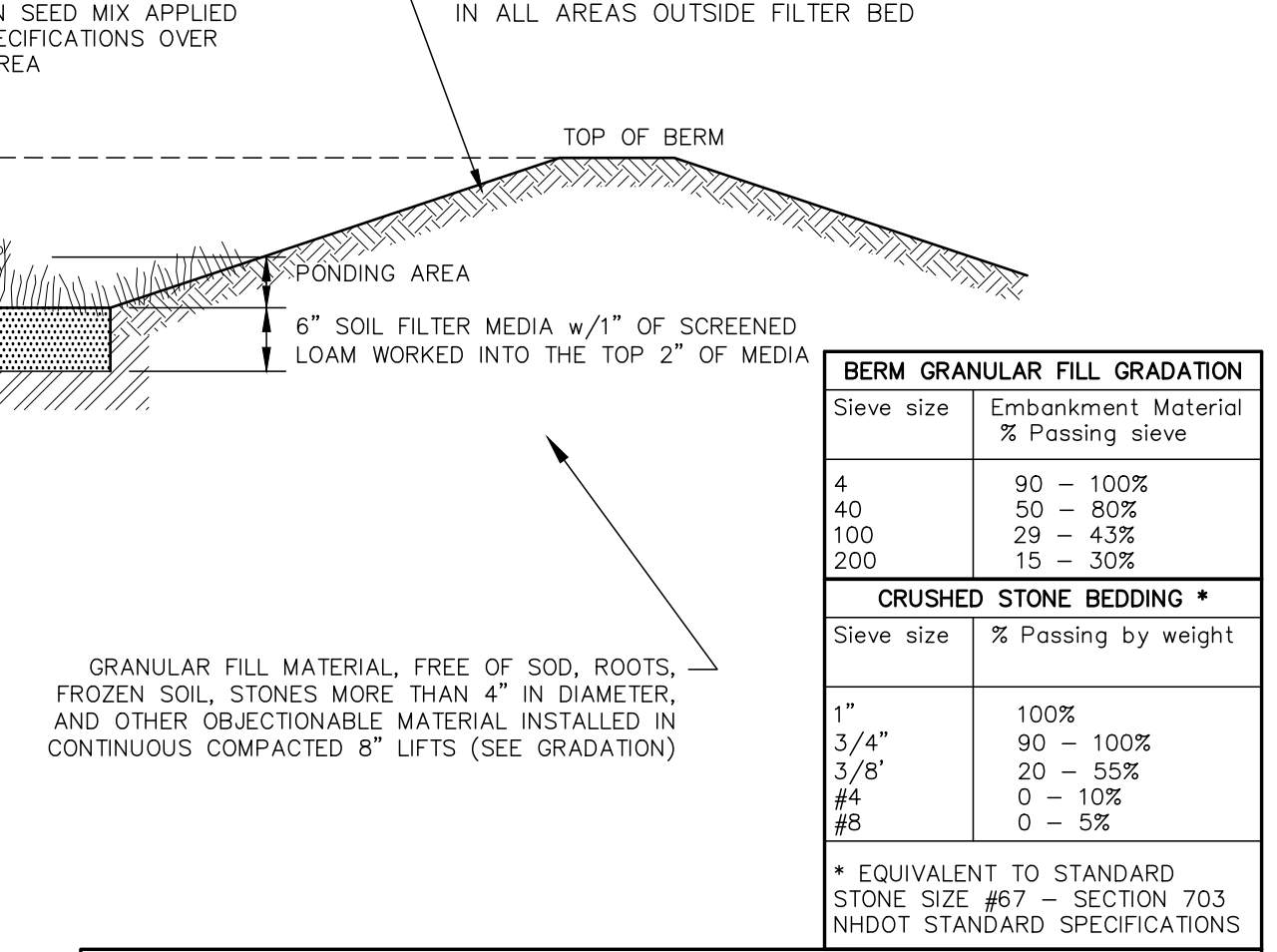
BIORETENTION POND NOT TO SCALE

SOIL FILTER MEDIA		SEEDING (CONSERVATION MIX)	
FILTER MEDIA	MIXTURE BY VOLUME	TYPE	LB/AC
SAND	50-55%	CREeping RED FESCUE	20
		TALL FESCUE	20
		BIRD'S FOOT TREFOIL	8
		ANNUAL RYE	20
		TOTAL	68
TOPSOIL	20-30%	BERM GRANULAR FILL GRADATION	
MULCH	20-30%		
		Sieve size	Embankment Material % Passing sieve
		4	90-100%
		40	50-80%
		100	29-43%
		200	15-30%



- NOTES:**
1. SOIL FILTER MEDIA SHALL BE AS SPECIFIED BY THE NHDES.
 2. DO NOT PLACE INFILTRATION POND INTO SERVICE UNTIL ITS SIDE SLOPES AND CONTRIBUTING AREAS HAVE BEEN STABILIZED.
 3. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES TO THE INFILTRATION POND DURING ANY STAGE OF CONSTRUCTION.
 4. DO NOT TRAFFIC EXPOSED SURFACES OF INFILTRATION POND WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATION ACTIVITIES WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE BASIN.
 5. POND BERMS SHALL BE CONSTRUCTED OF GRANULAR FILL AS SPECIFIED ABOVE. MATERIAL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95 PERCENT OF THEIR MAXIMUM DRY DENSITIES AS DETERMINED BY ASTM D-1557.
 6. FILTER MEDIA SHALL BE COMPACTED TO 90-92% STANDARD PROCTOR.

INFILTRATION POND NOT TO SCALE



FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Filter Media Option A			
ASTM C—33 concrete sand	50 – 55%		
Loamy sand topsoil, with fines as indicated	20 – 30%	200	15 to 25%
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 – 30%	200	< 5%
Filter Media Option B			
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 – 30%	200	< 5%
Loamy coarse sand	70 – 80%	10	85 – 100%
		20	70 – 100%
		60	15 – 40%
		200	8 – 15%

ALTUS ENGINEERING

133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com

STATE OF NEW HAMPSHIRE
ERIC D. WEINRIEB
No. 7634
LICENSED PROFESSIONAL ENGINEER
1/7/26

NOT FOR CONSTRUCTION

ISSUED FOR: SITE PLAN REVIEW

ISSUE DATE: JANUARY 7, 2026

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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

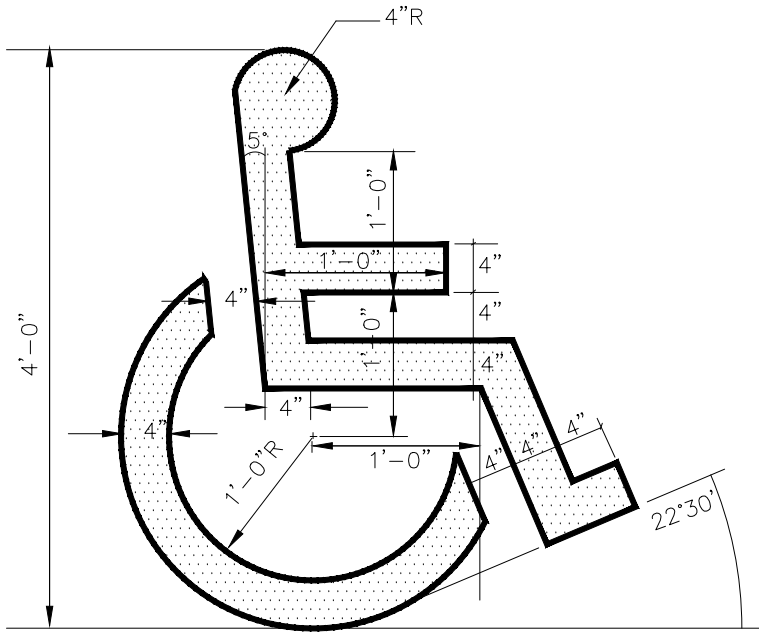
WORLD HEADQUARTERS
OFFICE/SHOP

TITLE:

DETAILS III

SHEET NUMBER:

D-3

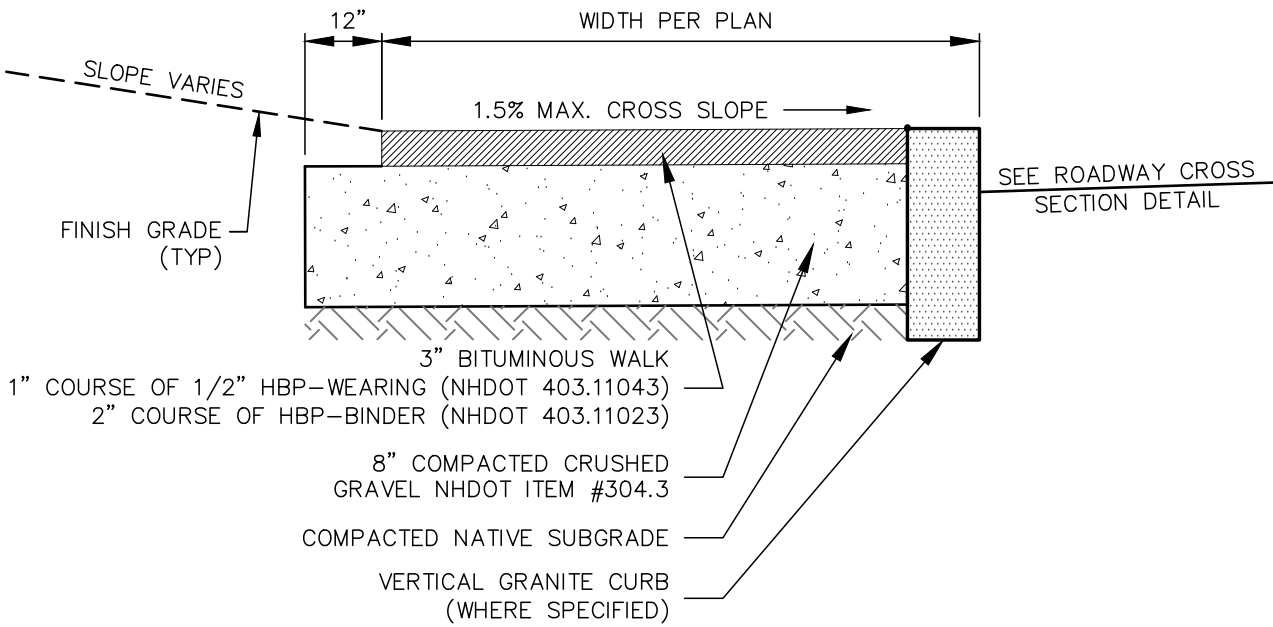


NOTES

1. SYMBOL TO BE PAINTED IN ALL HANDICAPPED ACCESSIBLE SPACES IN WHITE PAINT (BLUE-PAINTED SQUARE BACKGROUND AND WHITE BORDER OPTIONAL).

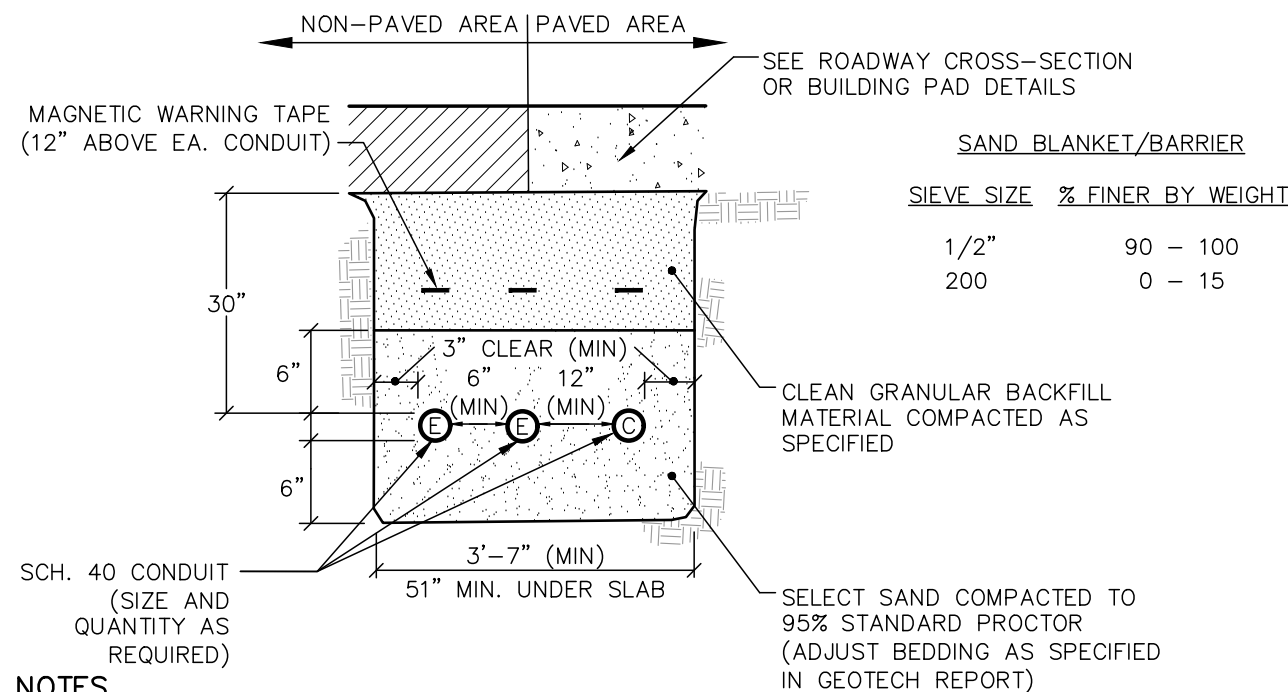
PAINTED HANDICAP SYMBOL

NOT TO SCALE



BITUMINOUS SIDEWALK

NOT TO SCALE

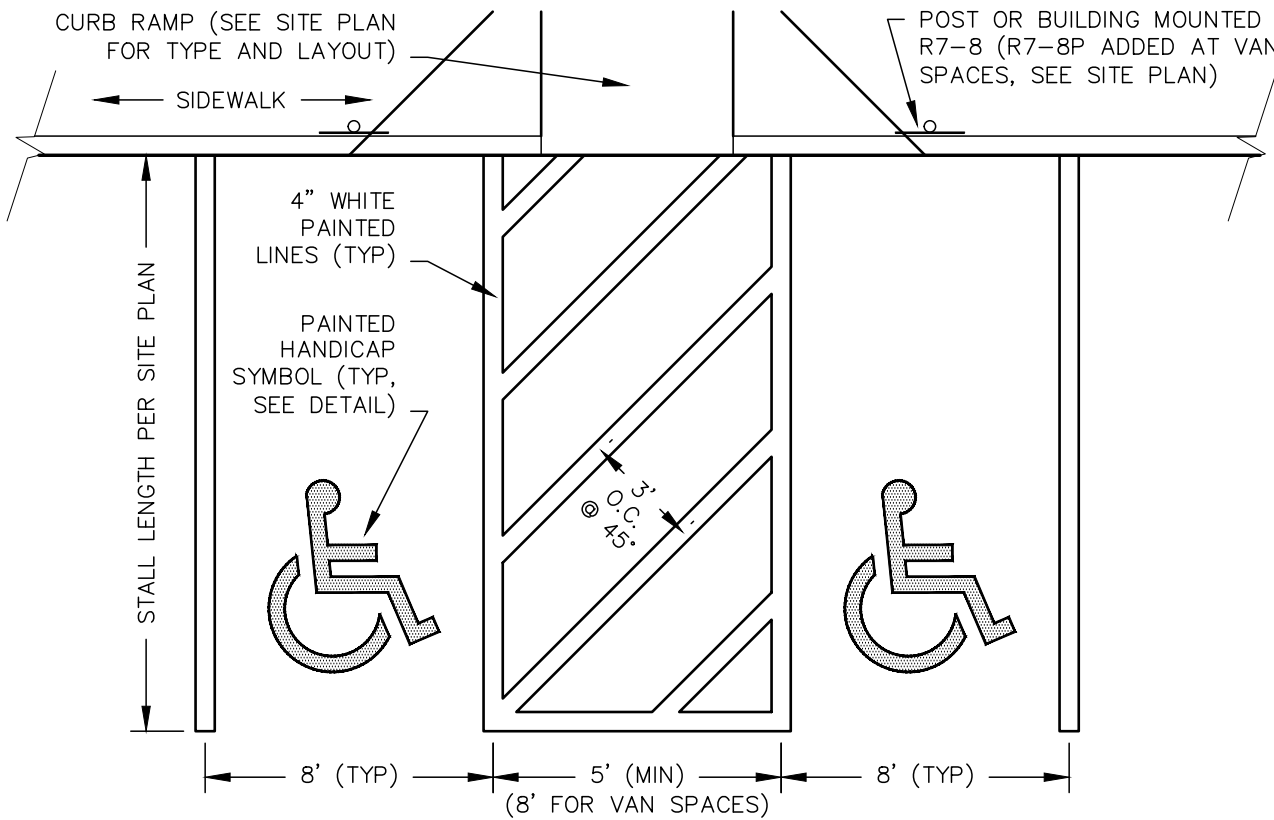


NOTES

1. ALL CONDUIT IS TO BE SCHEDULE 40 PVC, ELECTRICAL GRADE, GRAY IN COLOR AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. A 10-FOOT HORIZONTAL SECTION OF RIGID GALVANIZED STEEL CONDUIT WILL BE REQUIRED AT EACH SWEEP, UNLESS IN THE OPINION OF THE SERVICE PROVIDER DESIGNER, THE SWEEP-PVC JOINT IS NOT SUBJECT TO FAILURE DURING PULLING OF THE CABLE. ALL JOINTS ARE TO BE WATERTIGHT.
2. ALL 90 DEGREE SWEEPS WILL BE MADE WITH RIGID GALVANIZED STEEL WITH A MINIMUM RADIUS OF 36 INCHES FOR PRIMARY CABLES AND 24 INCHES FOR SECONDARY CABLES.
3. BACKFILL MAY BE MADE WITH EXCAVATED MATERIAL OR COMPARABLE, UNLESS MATERIAL IS DEEMED UNSUITABLE BY SERVICE PROVIDER. BACKFILL SHALL BE FREE OF FROZEN LUMPS, ROCKS, DEBRIS, AND RUBBISH. ORGANIC MATERIAL SHALL NOT BE USED AS BACKFILL. BACKFILL SHALL BE IN 6-INCH LAYERS AND THOROUGHLY COMPACTED.
4. A SUITABLE PULLING STRING, CAPABLE OF 300 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE SERVICE PROVIDER IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT. A MINIMUM OF TWENTY-FOUR (24") INCHES OF ROPE SLACK SHALL REMAIN AT THE END OF EACH DUCT. PULL ROPE SHALL BE INSTALLED IN ALL CONDUIT FOR FUTURE PULLS. PULL ROPE SHALL BE NYLON ROPE HAVING A MINIMUM TENSILE STRENGTH OF THREE HUNDRED (300#) LBS.
5. SERVICE PROVIDER SHALL BE GIVEN THE OPPORTUNITY TO INSPECT ALL CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD SERVICE PROVIDER BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
6. TYPICAL CONDUIT SIZES ARE 3-INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4-INCH FOR THREE PHASE SECONDARY, AND 5-INCH FOR THREE PHASE PRIMARY. HOWEVER, SERVICE PROVIDERS MAY REQUIRE DIFFERENT NUMBERS, TYPES AND SIZES OF CONDUIT THAN THOSE SHOWN HERE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDUIT SIZES, TYPES AND NUMBERS WITH EACH SERVICE PROVIDER PRIOR TO ORDERING THEM.
7. ROUTING OF CONDUIT, LOCATION OF MANHOLES, TRANSFORMERS, CABINETS, HANDHOLES, ETC., SHALL BE DETERMINED BY SERVICE PROVIDER DESIGN PERSONNEL. THE CONTRACTOR SHALL COORDINATE WITH ALL SERVICE PROVIDERS PRIOR TO THE INSTALLATION OF ANY CONDUIT.
8. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE. WHERE REQUIRED BY UTILITY PROVIDER, CONDUIT SHALL BE SUPPORTED IN PLACE USING PIPE STANCHIONS PLACED EVERY FIVE (5') FEET ALONG THE CONDUIT RUN.
9. UNDER A BUILDING SLAB THE CONDUIT SHALL BE ENCASED IN 8" OF CONCRETE ON ALL SIDES.
10. ALL CONDUIT TERMINATIONS SHALL BE CAPPED TO PREVENT DEBRIS FROM ENTERING CONDUIT.

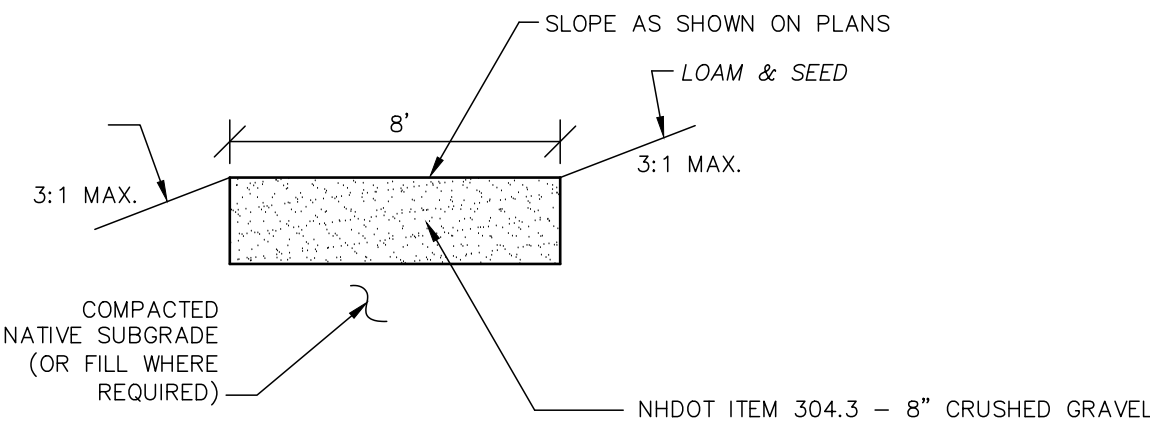
ELECTRIC / COMMUNICATION TRENCH

NOT TO SCALE



HANDICAP PARKING STALL LAYOUT

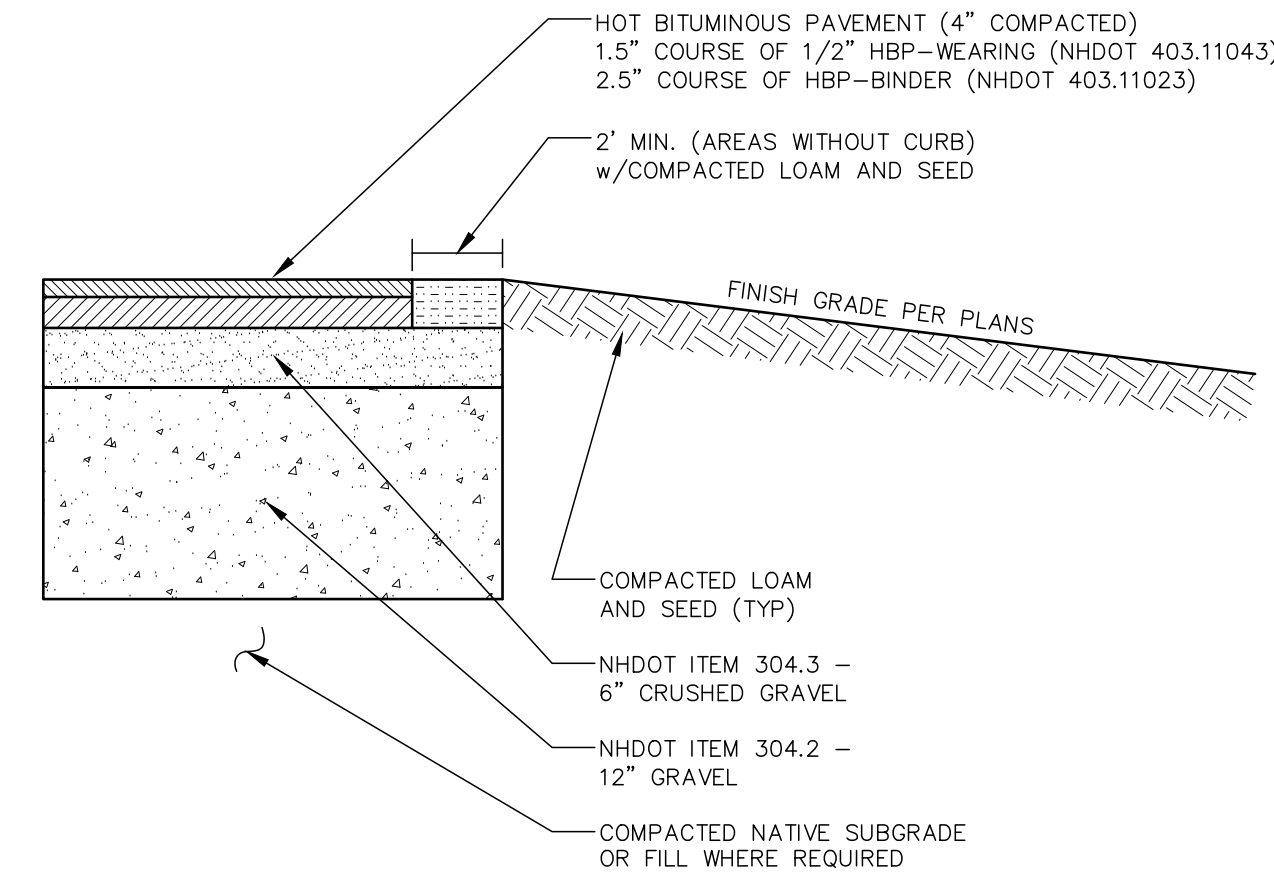
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NOTE: SUBGRADE AREA TO BE PROOF ROLLED PER GEOTECHNICAL REPORT RECOMMENDATIONS.

GRAVEL PATH

NOT TO SCALE

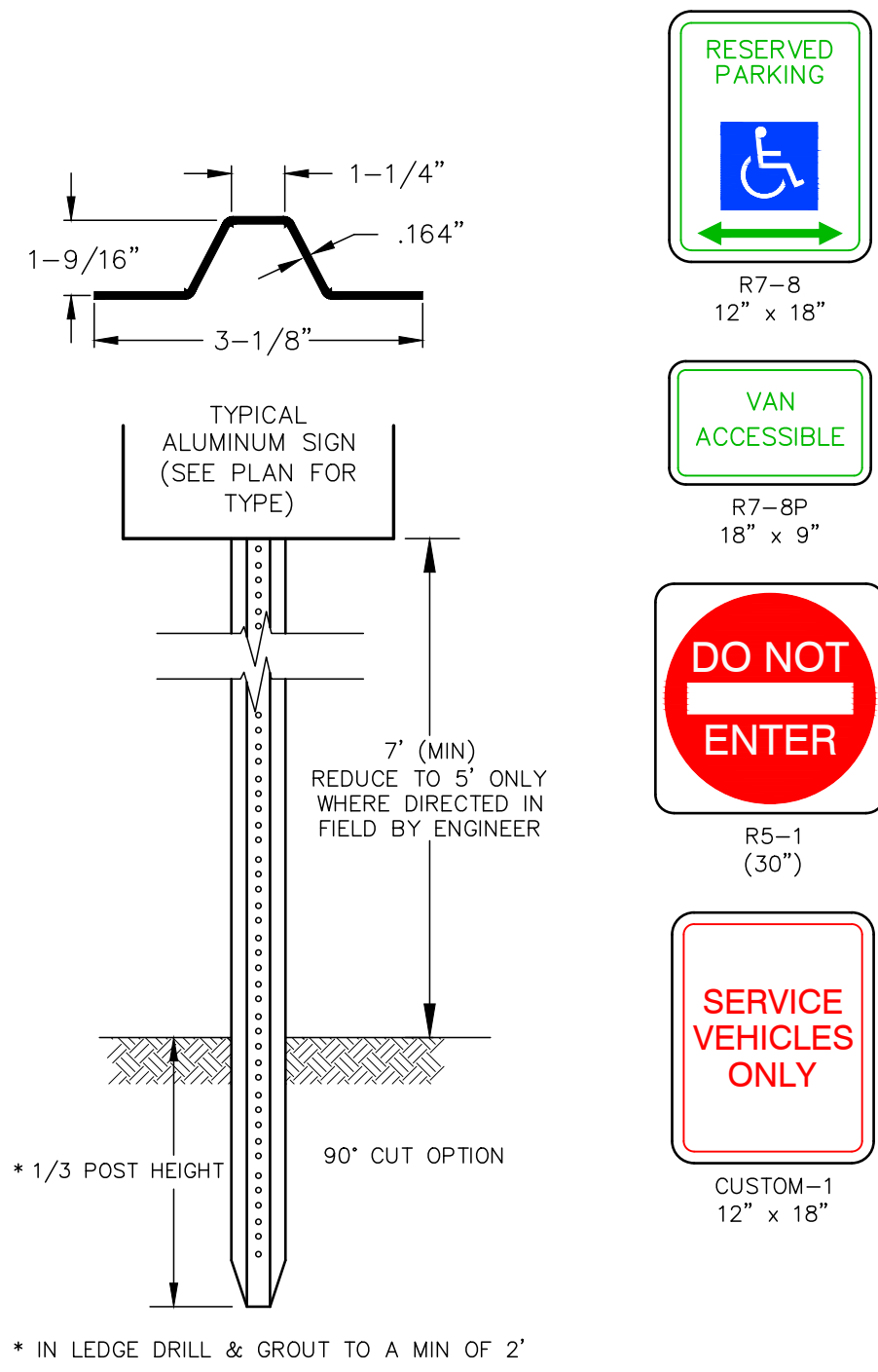


NOTES

1. PROJECT GEOTECHNICAL REPORT MAY REQUIRE A DIFFERENT PAVEMENT CROSS SECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FOLLOWING ALL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THAT THE REPORT AND CIVIL PLANS DIFFER, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. REMOVE ALL LOAM, CLAY, MUCK, ORGANIC, YIELDING OR OTHERWISE UNSTABLE MATERIAL TO A MINIMUM OF 24" BELOW FINISH GRADE. ADDITIONAL DEPTH MAY BE REQUIRED BY THE GEOTECHNICAL REPORT (IF AVAILABLE) OR THE ENGINEER. SUCH ADDITIONAL REMOVAL SHALL REQUIRE THE PLACEMENT OF COMPACTED SAND OR GRAVEL BORROW APPROVED BY THE ENGINEER TO THE BOTTOM OF SUBGRADE.
3. SUBGRADE SHALL BE PROOFROLLED A MINIMUM OF 6 PASSES WITH A 10-TON VIBRATORY COMPACTOR OPERATING AT PEAK RATED FREQUENCY OR BY MEANS APPROVED BY THE ENGINEER.
4. FILL BELOW PAVEMENT SUBGRADE SHALL BE SAND OR GRANULAR BORROW COMPACTED PER DOT REQUIREMENTS.
5. SITEWORK CONTRACTOR SHALL COORDINATE GEOTECHNICAL ENGINEERING INSPECTIONS WITH THE CONSTRUCTION MANAGER PRIOR TO PLACING GRAVELS.
6. BITUMINOUS PAVEMENT SHALL BE COMPACTED TO 90 TO 97 PERCENT OF ITS THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D-2041. THE BASE AND SUBBASE MATERIALS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THEIR MAXIMUM DRY DENSITIES AS DETERMINED BY ASTM D-1557. COMPACTION TESTING SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER FOR ALL MATERIAL COURSES AND THE RESULTS APPROVED BY THE ENGINEER PRIOR TO PLACING THE SUBSEQUENT COURSE.
7. TACK COAT SHALL BE APPLIED BETWEEN SUCCESSIVE LIFTS OF ASPHALT.

STANDARD DUTY ASPHALT PAVEMENT

NOT TO SCALE



LENGTH: AS REQUIRED

WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)

HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH

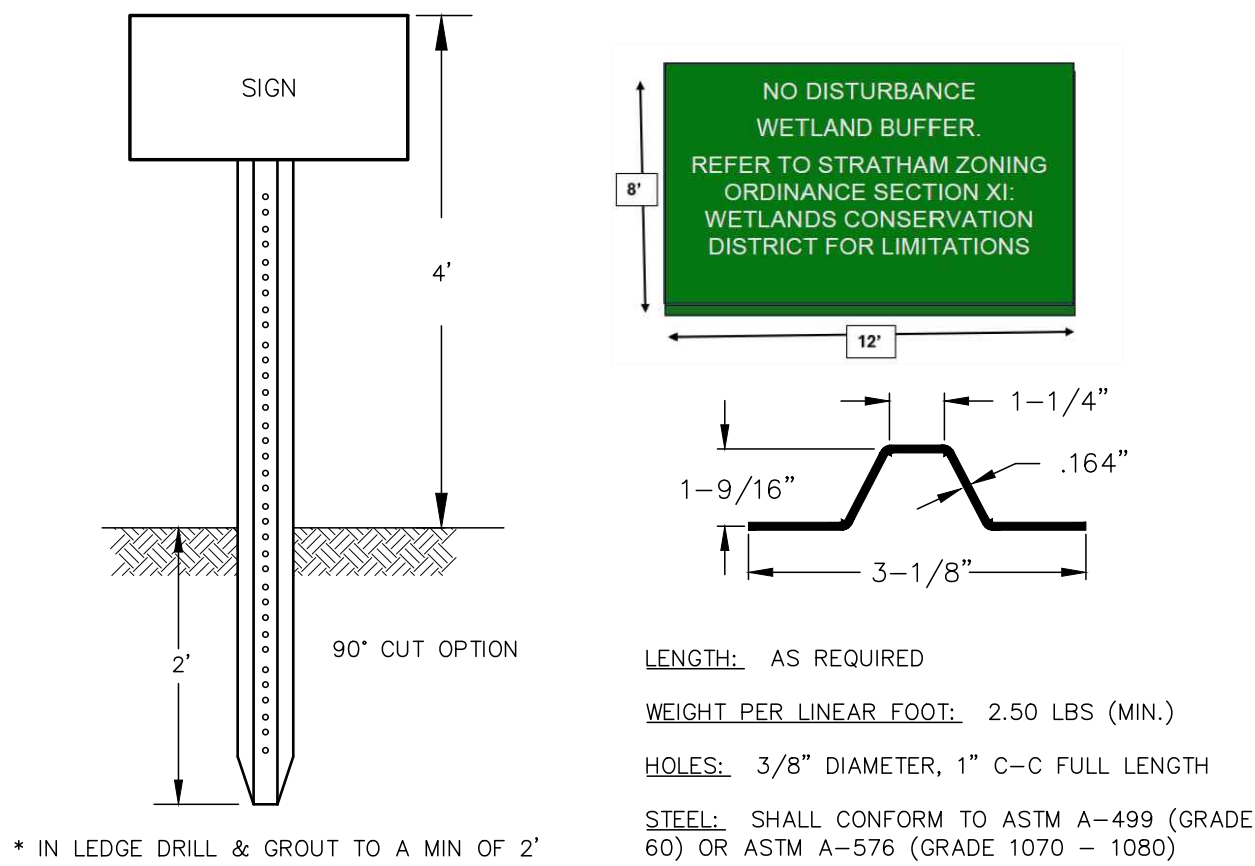
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)

NOTES

1. ALL SIGNS SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
2. WHEN PLACED PERPENDICULAR TO A TRAVELLED WAY OR SIDEWALK, SIGN EDGE SHALL BE NO CLOSER THAN 2' TO THE EDGE OF PAVEMENT. GREATER MINIMUM DISTANCE MAY BE REQUIRED IN CERTAIN LOCATIONS.

SIGN DETAILS

NOT TO SCALE

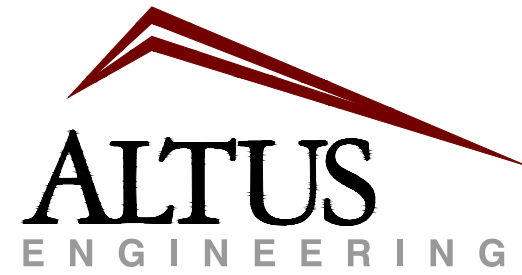


NOTES

1. SIGN SHALL BE ENGINEER-GRADE ENAMEL FINISH, CORROSION-RESISTANT ALUMINUM, PREDRILLED WITH TWO ATTACHMENT HOLES, WITH DIMENSIONS 12" HIGH BY 8" WIDE, ATTACHED TO U-CHANNEL POST WITH TWO STAINLESS STEEL BOLTS, WASHERS, AND NUTS.
2. METAL SIGN SHALL MATCH THE TEXT ABOVE EXACTLY. THE BACKGROUND OF THE SIGN SHALL BE THE PANTONE MATCHING SYSTEM (PMS) 17-0230 TCX FOREST GREEN, OR EQUAL, WITH WHITE LETTERING.
3. SIGNPOST WILL BE 6 FEET LONG, GREEN, BAKED ENAMEL, MUNICIPAL GRADE U-CHANNEL WITH 3/8 INCH HOLES 1 INCH ON CENTER, POST TO BE DRIVEN TWO FEET INTO THE GROUND, THE TOP OF THE SIGN TO BE FOUR FEET ABOVE THE EXISTING GRADE.
4. SIGNS SHALL BE INSTALLED AND PLACED ON THE WETLAND NO-DISTURBANCE BUFFER; 50 FEET ON CENTER, AT ALL PROPERTY LINE INTERSECTIONS, AND AT CORNERS OR ABRUPT CHANGES IN THE COURSE DIRECTION OF THE BUFFER PERIMETER BOUNDARY LINE. WHERE PROPERTIES ARE LESS THAN 100 FEET WIDE AND 50 FEET ON CENTER IS NOT FEASIBLE, A SIGN WILL BE PLACED AT THE CENTER OF THE LINE AT THE PROPERTY LINE INTERSECTIONS.
5. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ALL WETLANDS BUFFER SIGNS, IN KIND, THAT HAVE DETERIORATED TO THE POINT WHERE THEY ARE NO LONGER STURDY AND UPRIGHT AND CANNOT BE EASILY READ OR ARE ILLEGIBLE DUE TO THE SIGNS HAVING CORRODED OR FADED. SIGNS' RELOCATION SHALL BE RE-ESTABLISHED BY A NEW HAMPSHIRE LICENSED SURVEYOR.

WETLAND BUFFER SIGN DETAILS

NOT TO SCALE



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NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	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

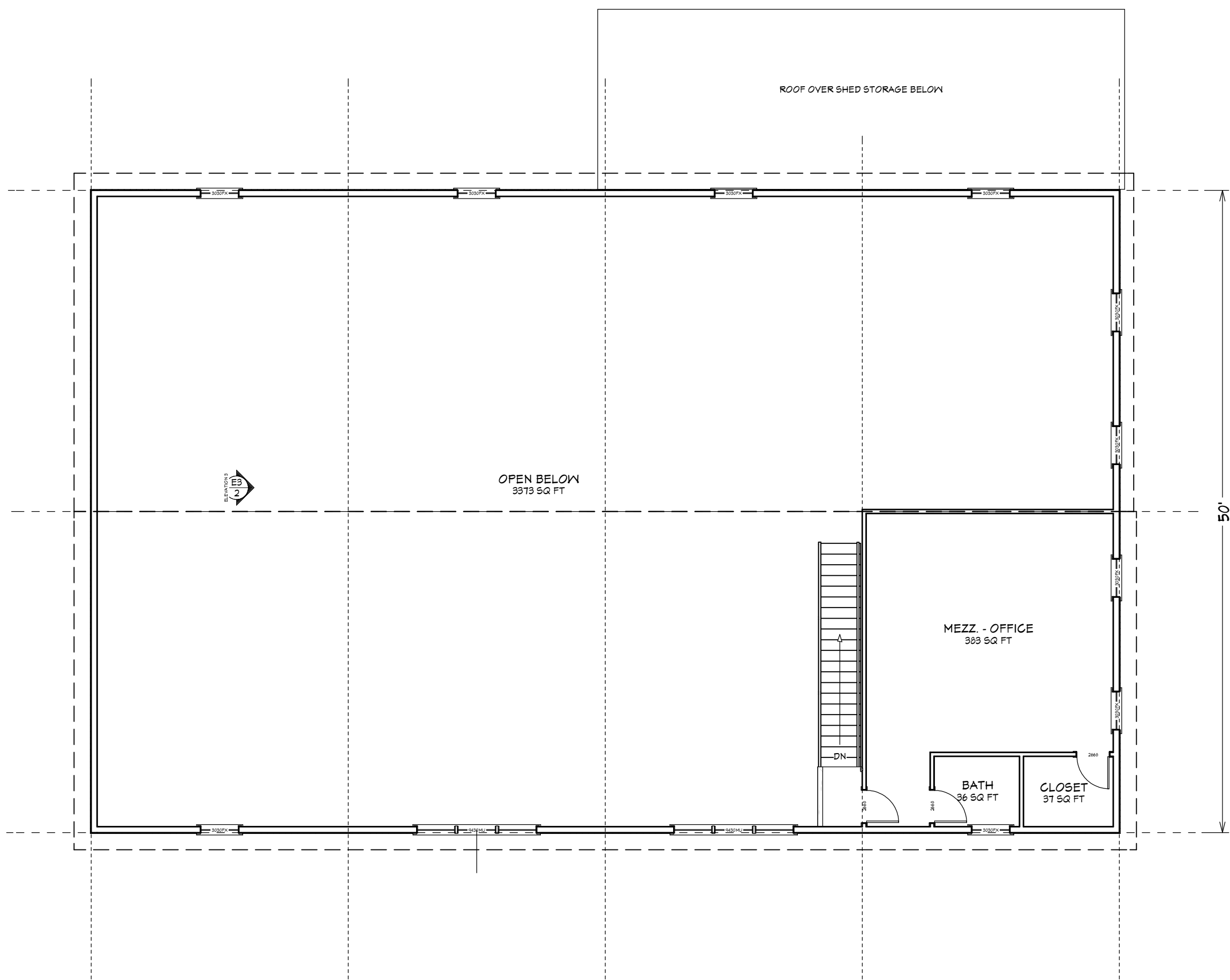
WORLD
HEADQUARTERS
OFFICE/SHOP

TITLE:

DETAILS IV

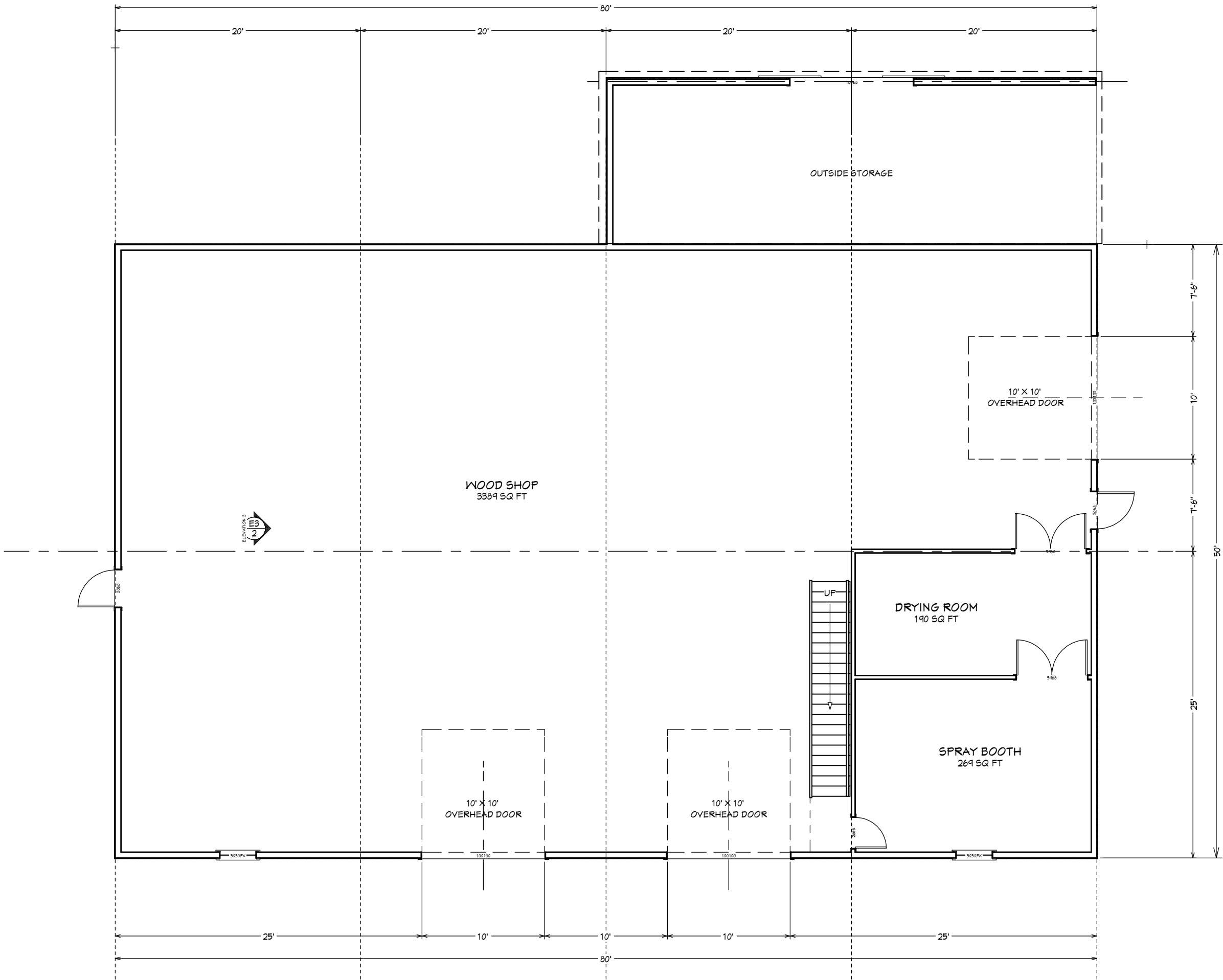
SHEET NUMBER:

D-4



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

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

DRAWINGS PROVIDED BY:

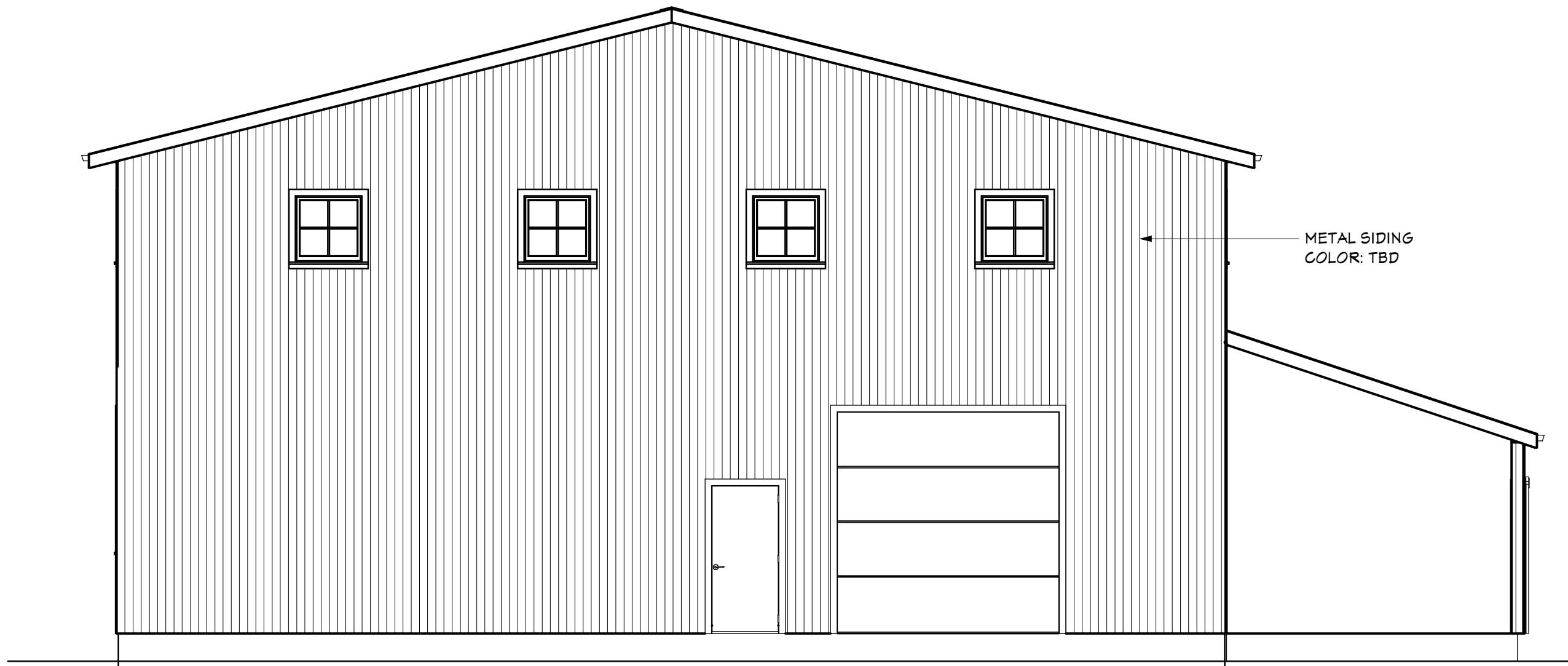
DATE:

1/6/2026

SCALE:

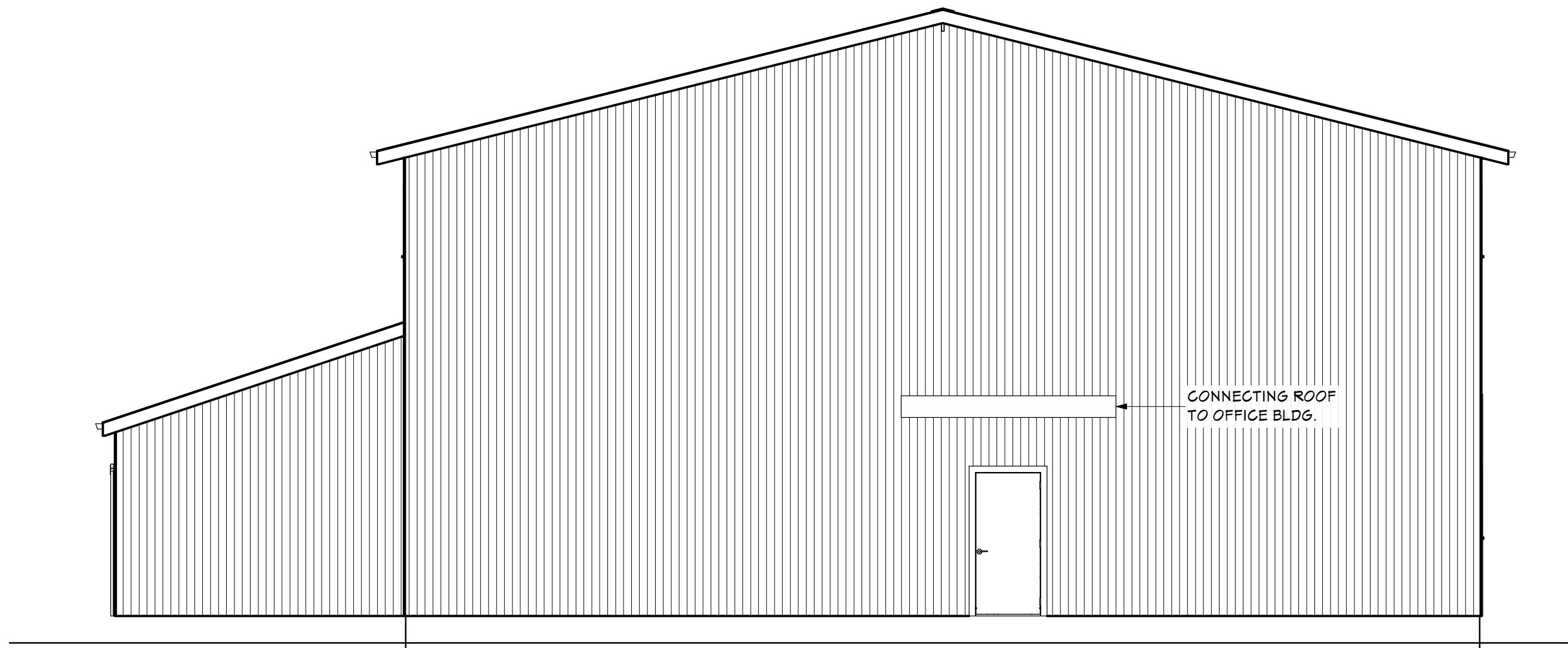
SHEET:

A-1



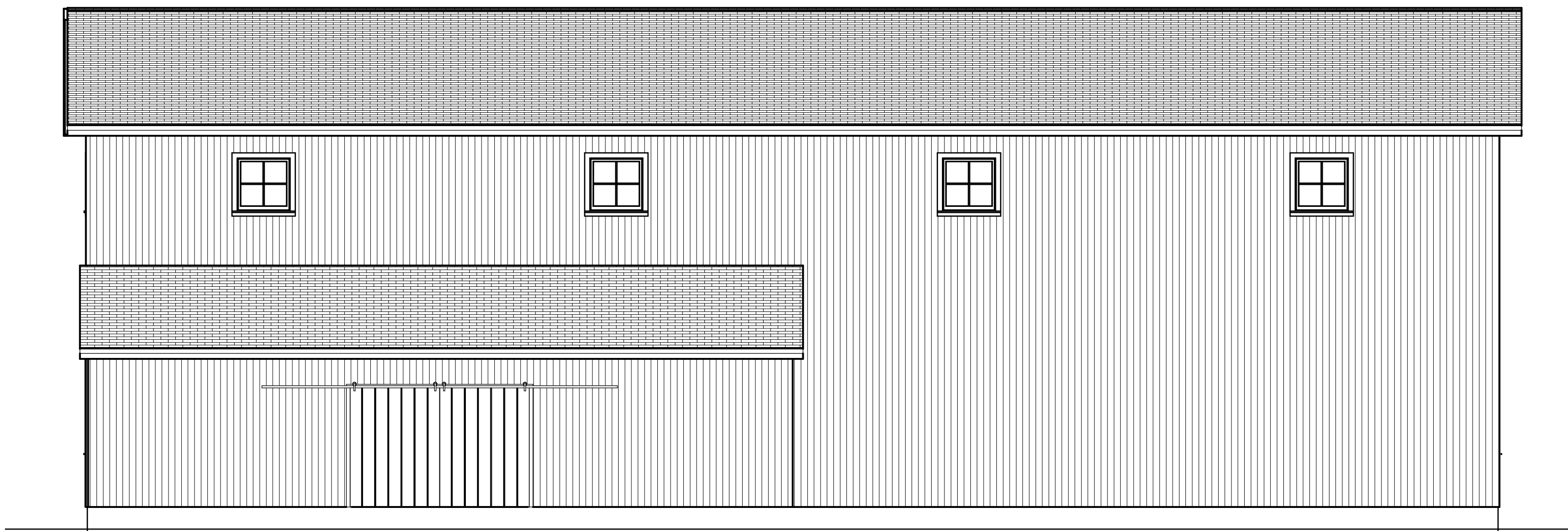
EAST ELEVATION

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



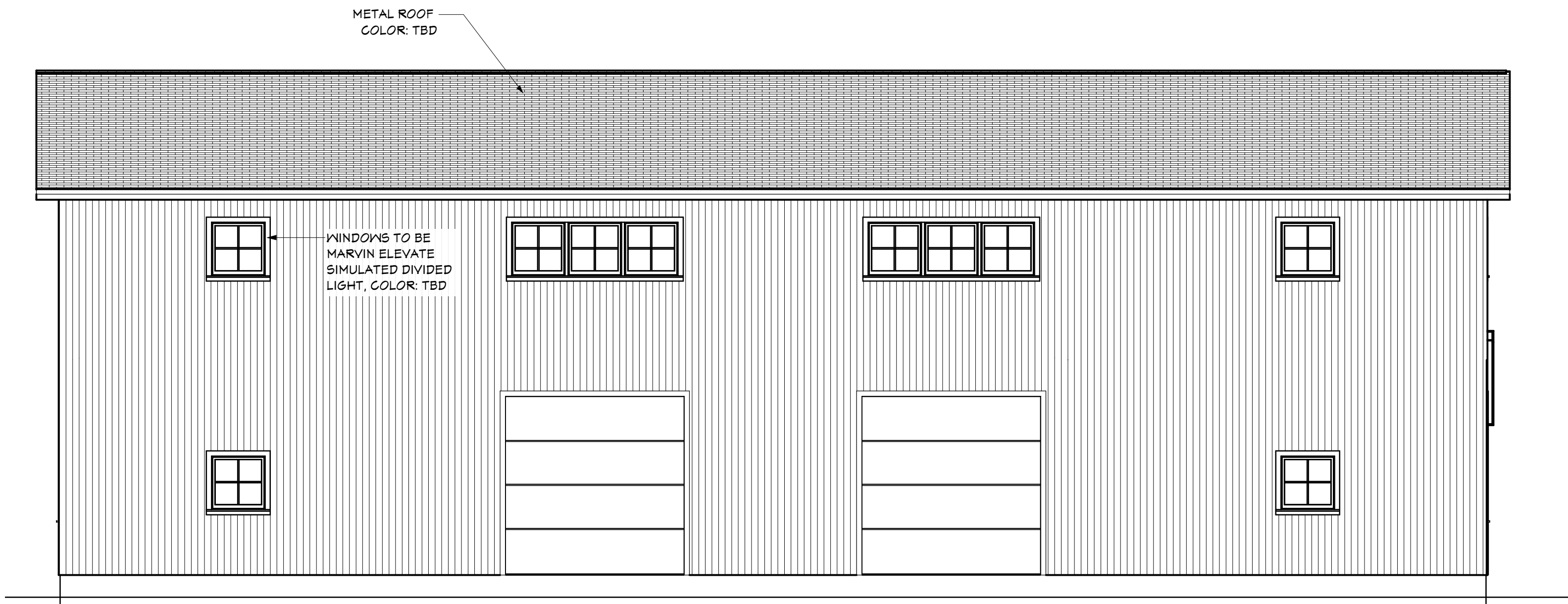
WEST ELEVATION

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



NORTH ELEVATION

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



SOUTH ELEVATION

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

REVISION TABLE		REVISION	DATE	BY
NUMBER	DATE	REVISION	BY	DESCRIPTION

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

DRAWINGS PROVIDED BY:

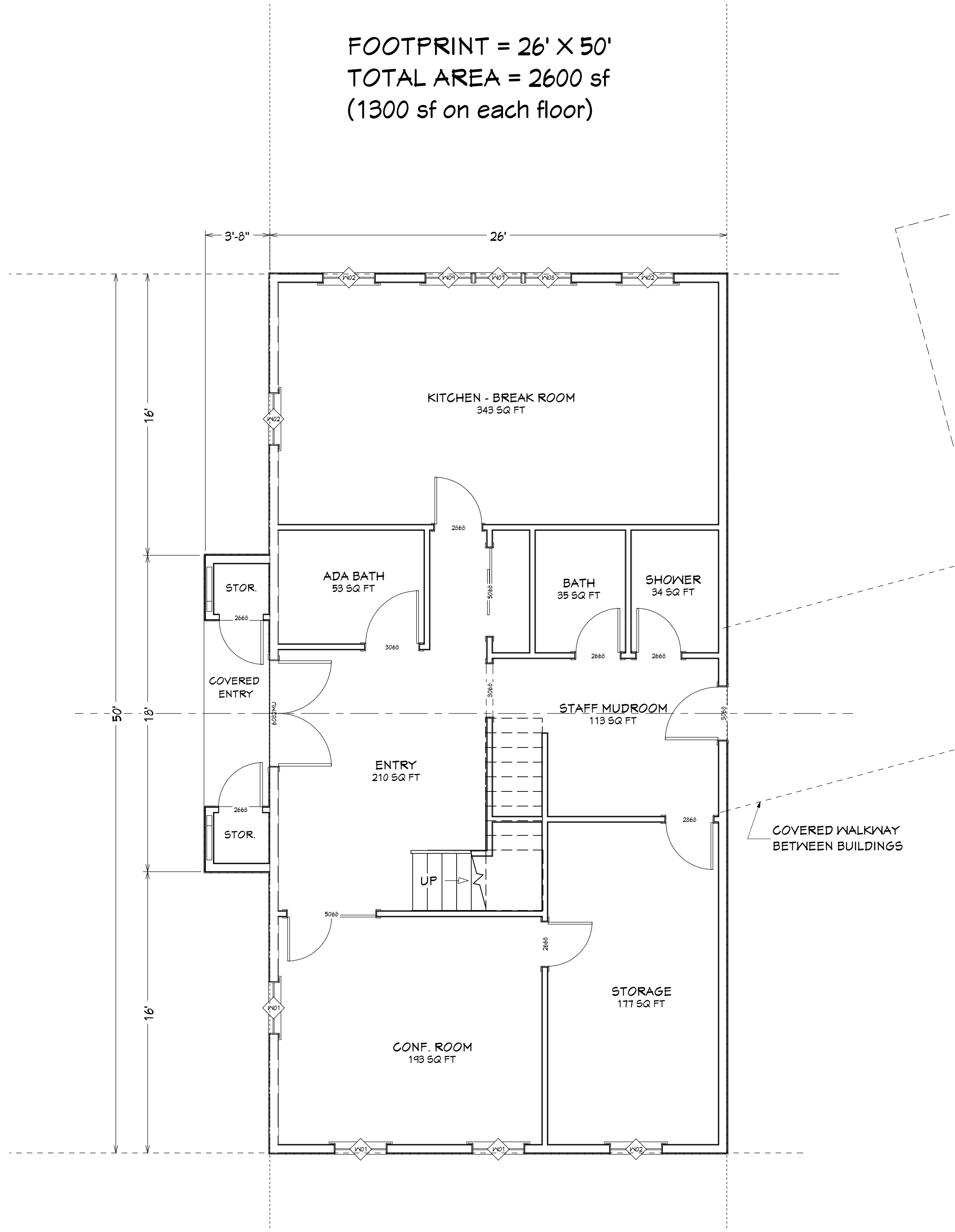
DATE:

1/6/2026

SCALE:

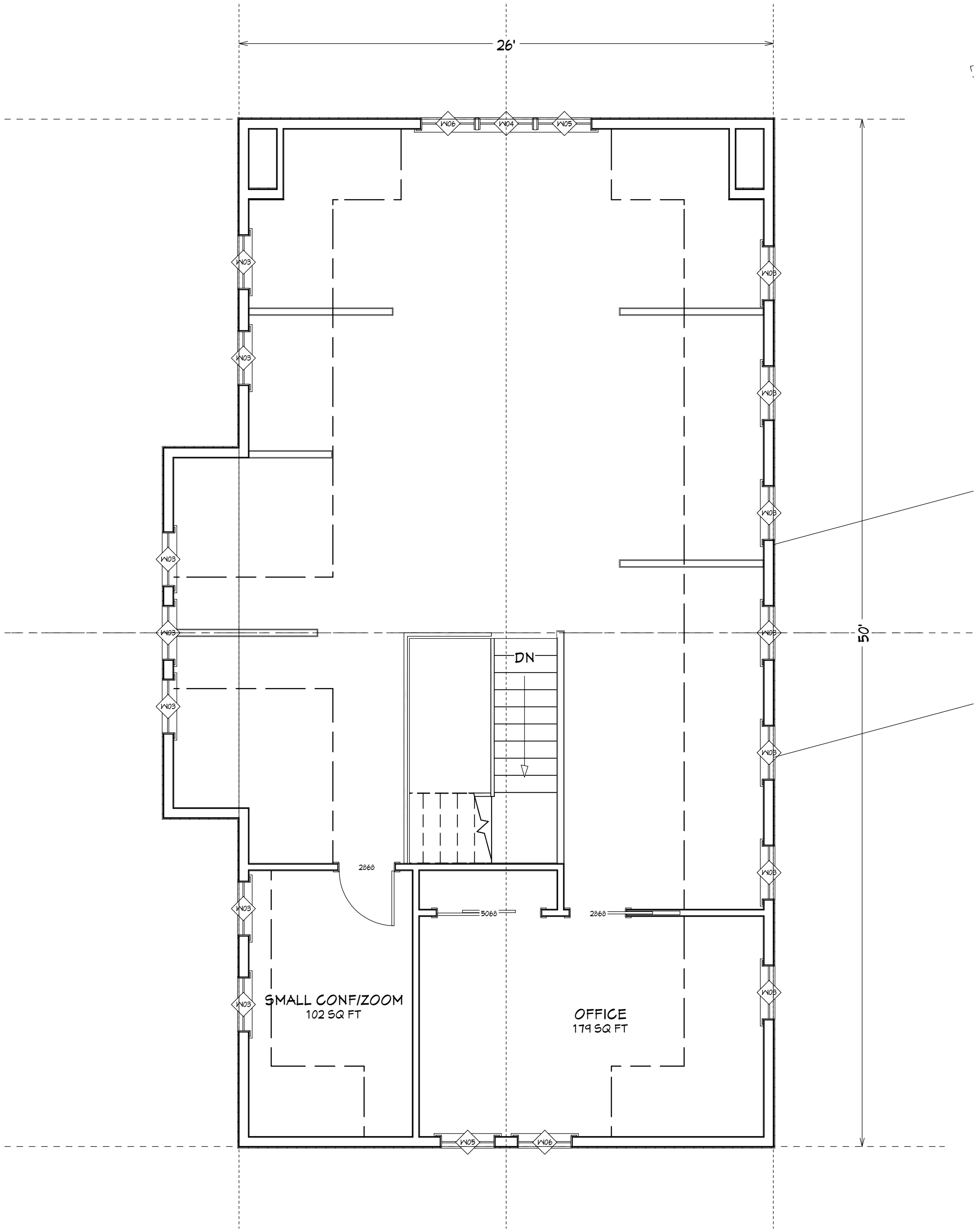
SHEET:

A-2



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

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

DRAWINGS PROVIDED BY:

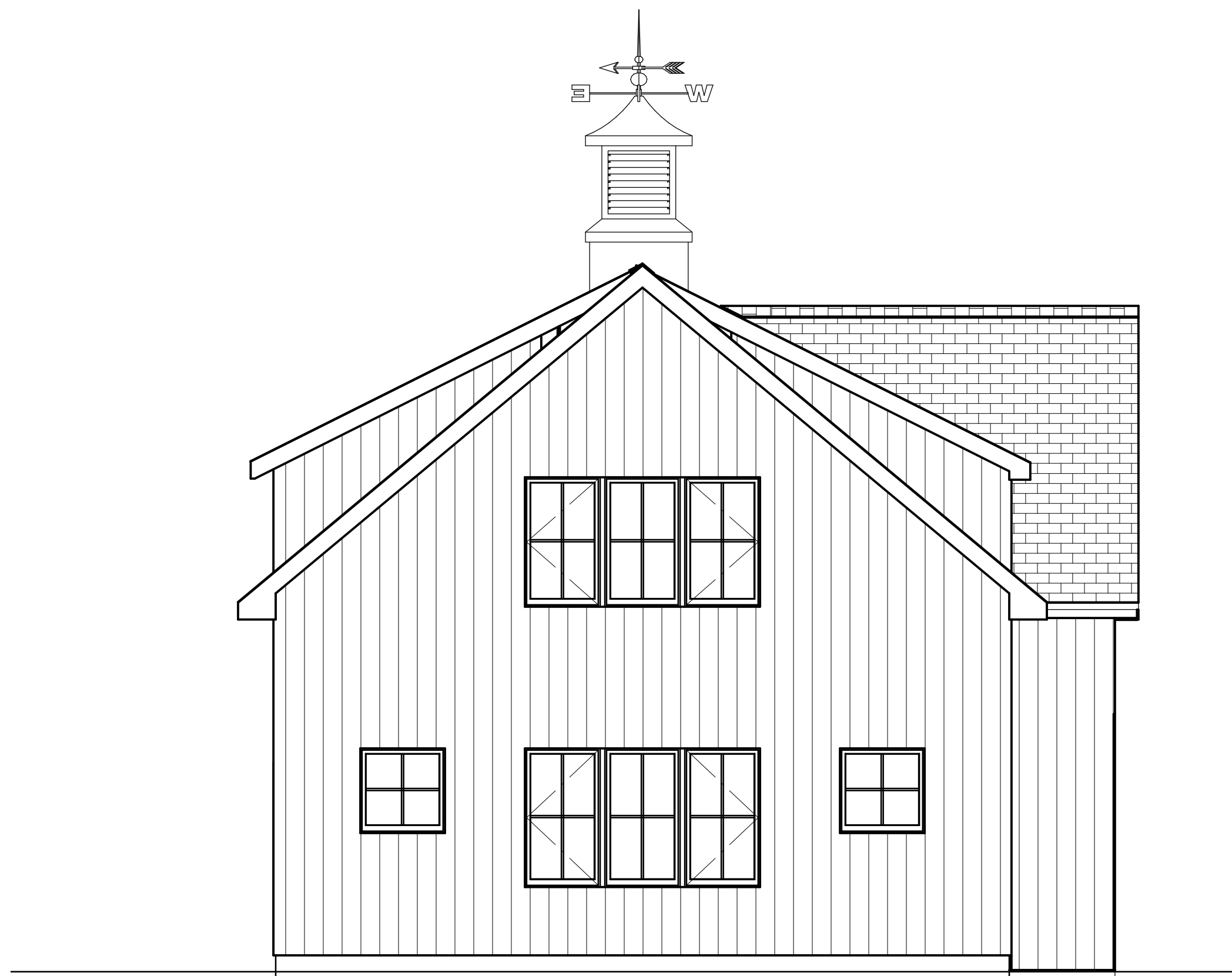
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1/6/2026

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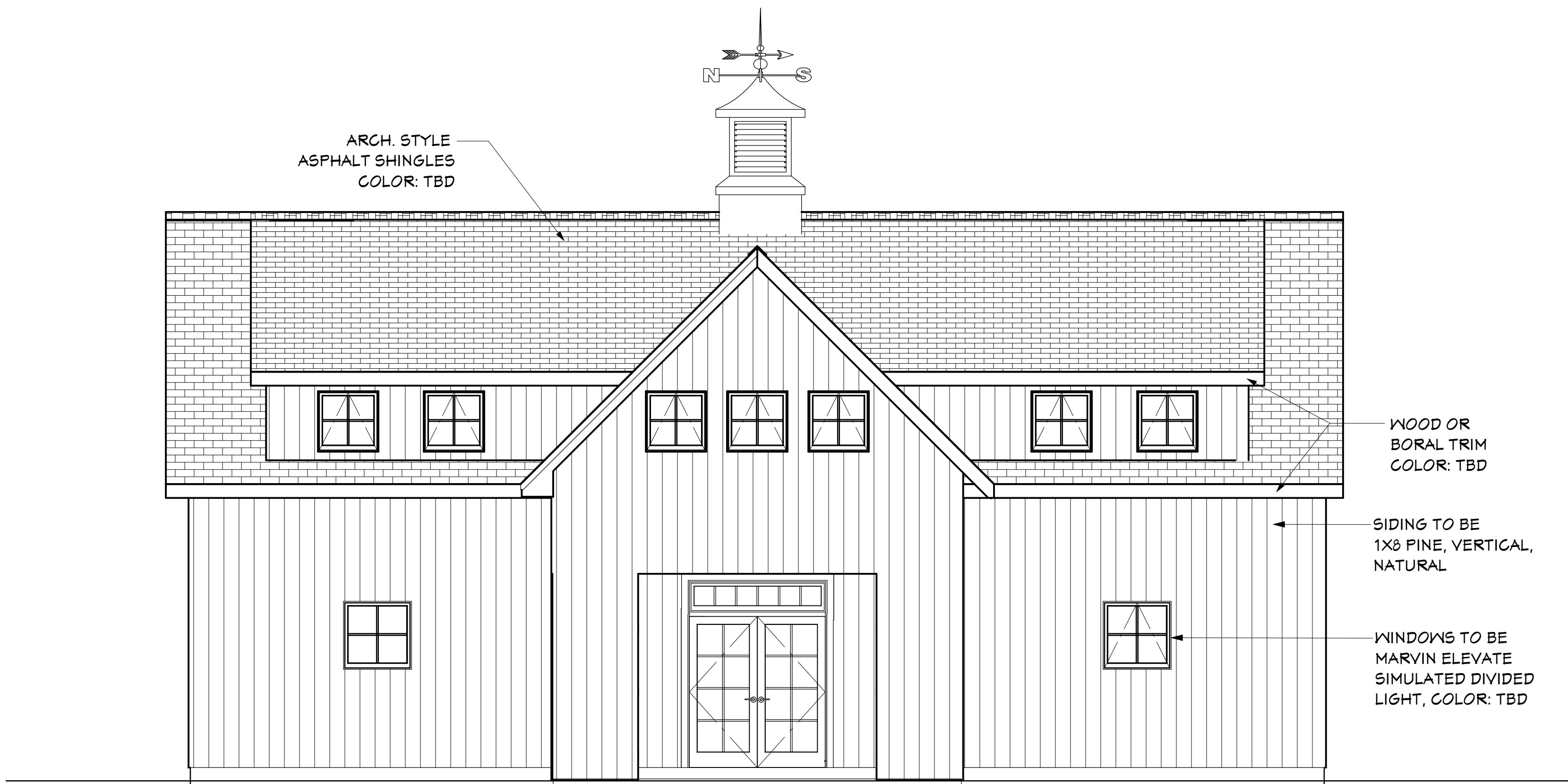
SHEET:

A-3



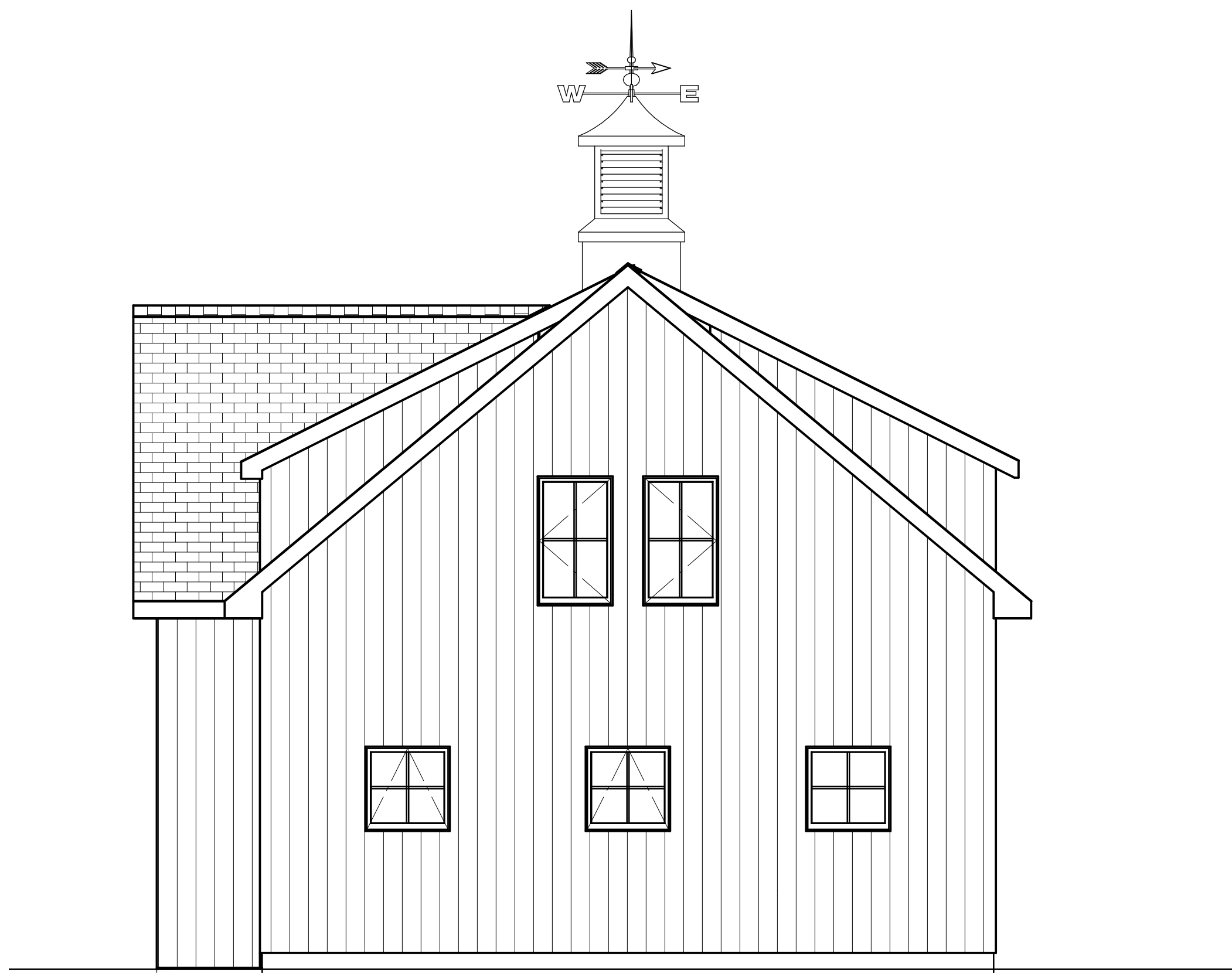
NORTH ELEVATION

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



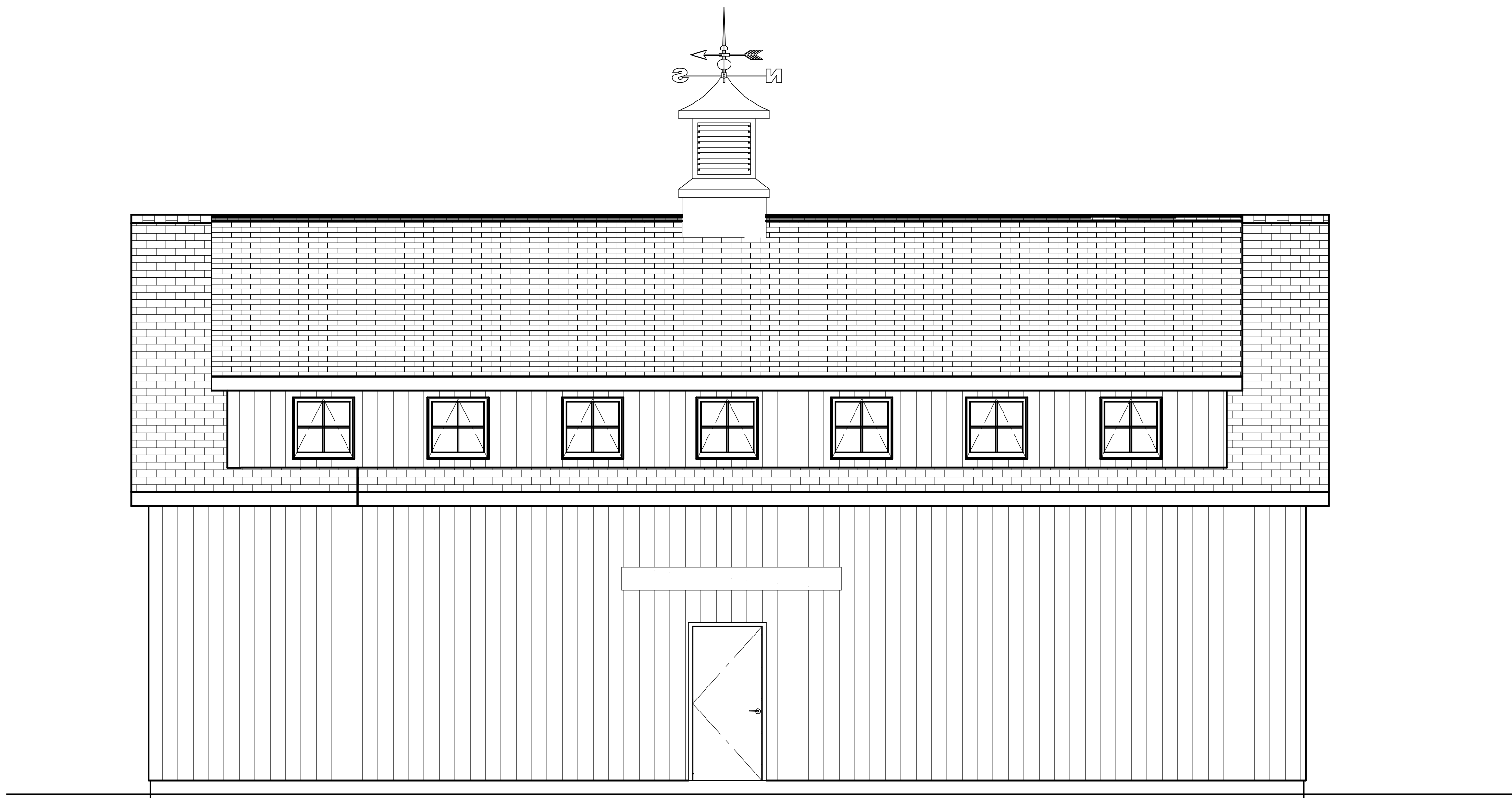
WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR

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

DRAWINGS PROVIDED BY:

DATE:

1/6/2026

SCALE:

SHEET:

A-4