

April 9, 2024

Zoning Board of Adjustment  
Attn: William Dinsmore, Building Inspector  
Town of Stratham  
10 Bunker Hill Avenue  
Stratham, NH 03885

**RE: Variance Application**  
**200 Domain Drive, Stratham (Tax Map 1, Lot 3)**  
**Albany Road – 200 Domain LLC (Owner/Applicant)**

Dear Mr. Dinsmore,

Enclosed, please find the following variance application and related materials for submission to the Zoning Board of Adjustment.

1. Variance Application;
2. Written Narrative with Exhibits;
3. Landowner Authorization;
4. Plan Set;
5. Abutters/Professional Consultants List;
6. Triplicate Mailing Labels;
7. Check for \$310.00 (Application Fee, Notice Fee and Abutter Mailing Fees)

I have enclosed one (1) original and nine (9) copies of the above materials.

Should you have any questions or concerns, please feel free to contact me at the number or email above.

Sincerely,



Derek R. Durbin, Esq.



# TOWN OF STRATHAM

Zoning Board of Adjustment  
 10 Bunker Hill Avenue, Stratham NH 03885  
 Building Department (603) 772-7391  
 www.strathamnh.gov

## VARIANCE APPLICATION

This completed application (including all required application package contents) must be filed with the Zoning Board of Adjustment's Agent no later than 12:00 PM on the deadline day published in the ZBA's Schedule of Regular Board Meetings.

1. PROPERTY OWNER AND APPLICANT INFORMATION:					
PROPERTY OWNER NAME:		Albany Road - 200 Domain LLC			
Phone #:		Email Address:			
Mailing Address:	200 Domain Drive, Stratham, NH 03885				
APPLICANT/PRIMARY CONTACT: (Company and contact name if not Property Owner)		Same as Owner			
Phone #:		Email Address:			
Mailing Address:					
2. PROPERTY/PROJECT INFORMATION:					
Property Address:	200 Domain Drive, Stratham, NH 03885				
Tax Map:	1	Property Deed Information:	Book: 5690	Page: 1565	
Lot(s):	3	Total parcel area (SF):	1,224,907 sf.	Total parcel area (acres):	28.1 ac.
Zoning District(s): Check all that apply.			Overlay District(s): Check all that apply.		
<input checked="" type="checkbox"/> Commercial/Light Industrial/Office <input type="checkbox"/> Flexible/Mixed Use Development <input type="checkbox"/> Gateway Commercial Business <input type="checkbox"/> Industrial <input type="checkbox"/> Manufactured Housing/Mobile Home <input type="checkbox"/> Professional/Residential			<input type="checkbox"/> Residential/Agricultural <input type="checkbox"/> Retirement Planned Community <input type="checkbox"/> Route 33 Legacy Highway Heritage <input type="checkbox"/> Special Commercial <input type="checkbox"/> Town Center		
<input type="checkbox"/> Aquifer Protection <input type="checkbox"/> Floodplain Management <input type="checkbox"/> Shoreline Protection <input checked="" type="checkbox"/> Wetland Conservation					
3. PROFESSIONAL SUPPORT (Include additional sheets if necessary):					
COMPANY NAME:		Tighe & Bond		Contact:	Patrick Crimmins
Phone #:	603-433-8818		Email Address:	pmcrimmins@tighebond.com	
Mailing Address:	177 Corporate Drive, Portsmouth, NH 03801				
COMPANY NAME:		Market Square Architects		Contact:	Sarah Howard
Phone #:	603-501-0202		Email Address:	showard@marketsquarearchitects.com	
Mailing Address:	104 Congress Street, #203, Portsmouth, NH 03801				
COMPANY NAME:		Durbin Law Offices PLLC		Contact:	Derek R. Durbin, Esq.
Phone #:	603-287-4764		Email Address:	derek@durbinlawoffices.com	
Mailing Address:	144 Washington Street, Portsmouth, NH 03801				

**4. PROJECT DESCRIPTION**

Provide a brief description of your project, including your intended use of the property and/or intended improvements to the property, if applicable:

See enclosed Written Narrative, which is hereby incorporated by reference.

**5. VARIANCE REQUEST**

A variance is requested from Section (include subsection, if applicable) \_\_\_\_\_ of the Zoning Ordinance and asks that said terms be waived to permit the following:

See enclosed Written Narrative, which is hereby incorporated by reference.

The applicant bears the burden of presenting evidence sufficient to allow the Zoning Board to reach conclusions and make findings to support the authorization of a variance. To do so, the undersigned alleges that the following legal criteria for granting a variance are satisfied, and submits the accompanying written statement, records, photographs, and other materials to justify the granting of the variance and to explain how each of the criteria for the variance is or will be satisfied. Facts supporting this request:

i. The variance will not be contrary to the public interest because:

See enclosed Written Narrative, which is hereby incorporated by reference.

ii. The spirit of the ordinance is observed because:

See enclosed Written Narrative, which is hereby incorporated by reference.

iii. Substantial justice is done because:

See enclosed Written Narrative, which is hereby incorporated by reference.

iv. The values of surrounding properties are not diminished because:  
See enclosed Written Narrative, which is hereby incorporated by reference.

v. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.  
1. For purposes of this subparagraph, “unnecessary hardship” means that, owing to special conditions of the property that distinguish it from other properties in the area:  
a. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:  
See enclosed Written Narrative, which is hereby incorporated by reference.

And:  
b. The proposed use is a reasonable one because:  
See enclosed Written Narrative, which is hereby incorporated by reference.

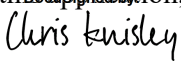

2. Explain how, if the criteria in subparagraph 1. above are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties on the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

**6. APPLICANT’S CERTIFICATION:**

I/We declare under penalty of perjury that all of the submitted information is true and correct to the best of my knowledge and belief. I/We have read and agree to abide by the regulations of the Town of Stratham. I/We understand that any misrepresentations of submitted data may invalidate any approval of this application. If the use is not operated in compliance with these regulations, the permit may be revoked by the Code Enforcement Officer or the Zoning Board of Adjustment.

By signing this application, you are agreeing to all rules and regulations of the Town of Stratham, and are agreeing to allow agents of the Town of Stratham to conduct inspections, during normal town business hours, or your property, to ensure compliance with all Stratham Zoning, Subdivision and/or Site Plan Review regulations while your application is under consideration. The Town accepts electronic signatures on this application. Electronic signatures carry the same validity, enforceability and admissibility, as handwritten signatures.

I/We, the undersigned, authorize Durbin Law Offices PLLC and its agents to act as the professional and primary contact representing this application before the Stratham Planning Board. Communications related to this application, including those from the Stratham Planning Department, will be directed to this representative.

➔	 <small>F3642BF4C6414D3...</small>	Albany Road - 200 Domain LLC	April 2, 2024
	<b>Signature of Applicant</b>	<b>Print Applicant’s Name</b>	<b>Date</b>
➔	 <small>F3642BF4C6414D3...</small>	Albany Road - 200 Domain LLC	April 2, 2024
	<b>Signature of Property Owner*</b>	<b>Print Property Owner’s Name</b>	<b>Date</b>

\*This application must be signed by the owner of the property or other person having the legal right to apply as an agent of the owner. If signed by a person other than the owner of the property, documentation of the legal right to apply as an agent of the owner must be included as part of the application submittal.

**PROPERTY OWNER’S INFORMATION IF APPLICANT IS RENTING/LEASING:**

You must submit a signed letter from the property owner stating that you have their permission to conduct the proposed business project on their property. This letter must include the property owner’s name, current address, and telephone number.

**APPLICATION CHECKLIST:**

- Nine (9) copies of the completed and signed application and supporting materials, including plats or drawings, which provide information in support of the variance.
- Abutters list (downloadable from <https://next.axisgis.com/StrathamNH/>).
- Application Fee and Pubic Notice Costs. All checks are to be made payable to the Town of Stratham.  
 Application Fee = \$100.00 plus notice costs.  
 Public Notice Costs = \$150.00 plus \$5.00 per abutter/applicant/consultant for the costs of all notice requirements including newspaper publication and postage for certified mail and regular mail.
- Three (3) sets of abutter/applicant/consultant mailing labels.

PLEASE DO NOT WRITE BELOW THIS LINE – FOR TOWN USE ONLY

ZBA Case Number: \_\_\_\_\_  
 Application Fee: \_\_\_\_\_  
 Notice and Abutter Fee: \_\_\_\_\_

Check Number: \_\_\_\_\_  
 Check Amount: \_\_\_\_\_  
 Check Payor: \_\_\_\_\_

**TOWN OF STRATHAM**  
**NARRATIVE**  
**TO VARIANCE APPLICATION**

**Albany Road – 200 Domain LLC**  
**(Owner/Applicant)**

**200 Domain Drive**  
**Stratham, NH 03885**  
**Tax Map 1, Lot 3**

**BACKGROUND**

**The Property**

The Property at 200 Domain Drive is a 28.12-acre improved parcel of land located in the Industrial Zoning District of Stratham (the “Property”). There is a an approximately 240,764 square foot building on the Property that houses the Timberland corporate headquarters. This facility is serviced by a 741-space parking lot. Timberland is the only occupant of the Property.

**The Wetland**

In the southwest corner of the Property between the Timberland building and the parking lot and adjacent to a stone walkway and patio area, there is a small, isolated, low functioning wetland. Based on the wetland delineation done on the Property, it has been determined that the wildlife habitat function of the wetland is limited due to its small, fragmented condition in relation to the surrounding developed area. Exhibit A. (NH DES Wetland Application, 1.1 Project Description, Tighe & Bond (Sept. 2023). The wetland does not appear to provide an adequate hydroperiod to support vernal pool habitat; evidenced by its shallow depth, broad extent of herbaceous cover, limited evidence of prolonged inundation and lack of observed vernal pool indicators. Id. The dominant plant community consists of a mix of native and invasive species. Id.

**The Existing Building & Proposed Front Addition and Patio**

As a result of changes that the company has undergone in recent years, Timberland is no longer able to utilize its entire building. To make adaptive reuse of the building, it is proposing an internal partition and renovation that would allow it to bring in other commercial tenants. To do this, however, lobbies and common areas need to be added to the southwest and southeast ends of the building, as depicted on Sheet C-102 of the Applicant’s plans. In conjunction with this, new accessways are also proposed to the building.

### **Proposed Wetland Buffer Encroachment(s)**

The lobby addition (931 sf.) and associated patio (1,128 sf.) proposed for the front of the building will be located within the 50' wetland buffer and partially within the 25' "no-disturbance" buffer zone established by Section 11 of the Stratham Zoning Ordinance (the "Ordinance"). These structures are approximately depicted in the rendering attached hereto as Exhibit B.

No direct impacts are proposed to the wetland itself. The proposed front building addition and patio, which will be constructed with pavers, are structures that require variance(s) from Section 11.5.3 of the Ordinance. All other modifications proposed within the 50' wetland buffer that are shown on the Applicant's plans, such as the walkways and driveway access, require a Conditional Use Permit ("CUP") from the Planning Board. A separate CUP application is being filed contemporaneously with the Planning Board.

### **Mitigation of Wetland Buffer Impacts**

To mitigate any impacts associated with the new structures and impervious areas that are proposed and exist within the 50' wetland buffer, including the front building addition and patio, the Applicant is proposing two raingardens to treat stormwater runoff before it is directed into the wetlands. This constitutes an improvement over the existing condition of the Property, which does not benefit from stormwater treatment within the 50' wetland buffer. In addition to the raingardens, a robust array of native plantings is proposed adjacent to the front building addition and sidewalk, as shown on Sheet L-101 of the Applicant's plans.

### **Conservation Commission Review**

The Conservation Commission performed its review of the wetland buffer impacts on March 27, 2024. The Commission issued a letter of support for the project on March 29, 2024, which has been included with the foregoing application. Exhibit C.

### **SUMMARY OF ZONING RELIEF**

The Applicant seeks a variance from **Section 11.5.3** of the Ordinance to allow for a small building addition and paver patio within the 50' wetland buffer and partially within the 25' non-disturbance buffer on the Property.

### **VARIANCE CRITERIA**

*Granting the variances will not be contrary to the spirit and intent of the Zoning Ordinance or the public interest.*

In the case of Chester Rod & Gun Club, Inc. v. Town of Chester, the Court noted that since the provisions of all ordinances represent a declaration of public interest, any variance will, in some measure, be contrary to the ordinance, but to be contrary to the public interest or injurious to public rights of others, "the variance must 'unduly, and in a marked degree' conflict with the ordinance such that it violates the ordinance's 'basic zoning objectives.'" 152 N.H. 577.

The stated goals and purposes of the Wetlands Conservation Overlay District are set forth in Section 11.1 of the Ordinance, and are as follows:

11.1.1 To control the development of structures and land uses on naturally occurring wetlands, which would contribute to the pollution of surface and ground water by sewage.

11.1.2 To prevent the destruction of natural wetlands which provide flood protection, recharge the ground water supply and the augmentation of stream flow during dry periods.

11.1.3 To prevent unnecessary or excessive expenses to the Town to provide and maintain essential service and utilities which arise because of unwise use of wetlands,

11.1.4 To encourage those uses that can be appropriately and safely located in wetlands.

11.1.5 To preserve wetlands for other ecological reasons such as those cited in RSA 482-A:1.

11.1.6 To preserve and enhance those aesthetic values associated with wetlands of this Town.

The subject wetland is a small, isolated wetland with limited wildlife habitat function and value. Portions of the existing building, walkways and other developed features of the Property presently encroach into the 50' wetland buffer and 25' non-disturbance buffer zone. The proposed lobby addition, patio and associated features have been purposely sited to avoid any direct impact to the wetland. While these structures will encroach into the 50' wetland buffer and partially into the 25' non-disturbance buffer, raingardens and landscaping are being added to the Property to prevent untreated runoff from entering the wetland. Accordingly, the proposed improvements to the Property will observe the spirit and intent of the Wetland Conservation Overlay District buffer protections and will not unduly or to a marked degree conflict with the goals of the Ordinance.

**Substantial Justice will be done in granting the variances.**

To determine whether substantial justice is done, the Board must balance the equities between the rights of a private landowner and the public interest in deciding whether to grant or deny a variance request. The "only guiding rule is that any loss to the individual that is not outweighed by a gain to the general public is an injustice." New Hampshire Office of State Planning, *The Board of Adjustment in New Hampshire, A Handbook for Local Officials* (1997); [\*Malachy Glen Assocs., Inc. v. Town of Chichester, 155 N.H. 102 \(2007\)\*](#).



There would be no public interest served by denying the variance from Section 11.5.3. To the contrary, the Applicant will be improving the environmental conditions of the Property by introducing stormwater management to an area of the Property where it does not presently exist. This will allow runoff to be treated before it enters the wetland. It would constitute an economic hardship and loss to the Applicant if the variance were to be denied. Timberland is no longer able to utilize the entirety of its building yet is responsible for maintaining it. The proposed lobby, patio and related improvements are a necessary part of the Applicant's plans to repurpose the building into a multi-tenant space. For these reasons, it would constitute an injustice to the Applicant to deny the variance requested.

**Surrounding property values will not be diminished by granting the variance.**

Granting the variance will not negatively impact surrounding properties in any sense. The proposed lobby addition, patio and related improvements comply with all dimensional requirements of the Ordinance, including the applicable building setbacks. Thus, these structures will not interfere with the light, air, space, and privacy of abutting properties. If anything, the proposed improvements will enhance the appearance of the Property and add value to surrounding properties.

**Literal enforcement of the provisions of the Ordinance would result in an any unnecessary hardship.**

The Property has special conditions that distinguish it from surrounding properties. The presence of a small, isolated low-functioning wetland between the southwest corner of the existing building and parking lot means that a significant area of the Property, which has already been developed, is encumbered by the 50' wetland buffer and a 25' non-disturbance buffer. This severely restricts what can be done in this area of the Property. With limited exception, Section 11.5.3.b of the Ordinance prohibits "building activity" from occurring within the 50' buffer. Within the 25' non-disturbance buffer zone, Section 11.5.3.d of the Ordinance prohibits any alteration of the land. This means that the Applicant cannot expand upon any portion of the building that is within the 50' wetland buffer or 25' non-disturbance buffer zone or otherwise erect or install any type of structure (with limited exception) in these areas without first obtaining relief from the Zoning Board of Adjustment and/or Planning Board.

The areas around the wetland are already developed and landscaped and it has been determined by the Applicant's wetland scientist that it has limited function as a wildlife habitat and does not contain vernal pool indicators. In the present instance, the most significant threat to the integrity of the subject wetland relates to untreated stormwater runoff from nearby impervious surfaces. As stated above, the Applicant will be improving the buffer by introducing stormwater treatment where it does not presently exist in conjunction with the proposed lobby addition and patio structure. This will allow runoff to be treated before it enters the wetland and offset the impact of the lobby addition and patio structure within the buffer.

For the foregoing reasons, no fair and substantial relationship exists between the general purpose of the Ordinance provision (prohibition of building activity in the buffer(s)) and its application to the Property.

Finally, the proposed use is reasonable. Granting the variance for the lobby addition and patio will allow the Applicant to repurpose the building into a multi-tenant space which is integral to Timberland's continued operations on the Property.

### CONCLUSION

The Applicant has demonstrated that its application meets the five (5) criteria for granting the variance from Section 11.5.3 of the Ordinance and respectfully requests the Board's approval.

Respectfully Submitted

April 9, 2024

**Albany Road – 200 Domain LLC**

By:



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Derek R. Durbin, Esq.  
Durbin Law Offices PLLC  
144 Washington Street  
Portsmouth, NH 03801  
603-287-4764  
derek@durbinlawoffices.com



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## 200 Domain Drive - Info Needed for Zoning Application

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Patrick M. Crimmins <PMCrimmins@tighebond.com>  
To: Derek Durbin <derek@durbinlawoffices.com>  
Cc: "Craig M. Langton" <CMLangton@tighebond.com>

Thu, Apr 4, 2024 at 10:22 AM

I pulled this text from the NHDES application we were preparing for the prior plan that had direct impacts. Below describes the wetland.

### 1.1 Project Description

The proposed project is located at 200 Domain Drive in Stratham, New Hampshire. The parcel is identified as Map 01 / Lot 003 according to the Town of Stratham Tax Maps. The project proposes to construct a new access way to an existing building. The building is being renovated and subdivided into a multi-tenant space and requires the construction of new entries on the east and west sides of the building, with access to nearby parking and site amenities. In addition to the access path, this project includes a planting plan to enhance the native vegetation within and adjacent to the wetland.

The wetland proposed to be impacted is a shallow, isolated, depression located between an existing parking lot, the building, and other developed areas appurtenant to the building (e.g. paved patio, walkways). Wildlife habitat function is limited due to the small, fragmented condition, and the surrounding developed area; The wetland does not appear to provide an adequate hydroperiod to support vernal pool habitat; evidenced by its shallow depth, broad extent of herbaceous cover, limited evidence of prolonged inundation and lack of observed vernal pool indicators. The dominant plant community consists of a mix of native and invasive species.

The wetland boundaries were delineated by Tighe & Bond in June and September of 2023 based on the criteria specified in New Hampshire Administrative Rule Chapter Env-Wt 406.01, including the US Army Corps of Engineers – Wetland Delineation Manual (Technical Report T-87-1, January 1987), the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0, January 2012), the Northcentral and Northeast Region Wetland Plant List (Version 3.3; 2016), Field Indicators for Identifying Hydric Soils in New England (Version 4; 2017), and the Manual for Identification and Documentation of Vernal Pools in New Hampshire (Version 3; 2016).

**Patrick Crimmins, PE**

Vice President

**Tighe&Bond**

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o. 603.294.9237 | m. 603.988.8066

177 Corporate Drive, Portsmouth, NH, 03801  
w: [tighebond.com](http://tighebond.com) | [halvorsondesign.com](http://halvorsondesign.com)

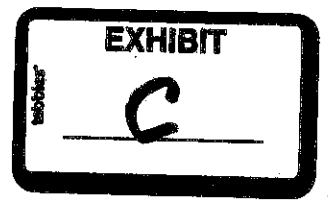


EXHIBIT

B

mbbles





To: Stratham Zoning Board of Adjustment

From: Stratham Conservation Commission

Date: *March 29, 2024*

Subject: 200 Domain Drive

The Stratham Conservation Commission discussed the proposed improvements to the 28.5-acre parcel at 200 Domain Drive at its meeting of March 27, 2024. The proposal includes the construction of a small building addition, a new driveway, a new pedestrian pathway, and a patio. The property includes several pocket wetlands located in landscaped areas between the parking areas and the buildings. The Commission received input from Patrick Crimmins of Tighe & Bond and Town Planner Mark Connors.

A previous application for this project would have impacted nearly 2000 square feet of wetland and had significant impacts in the wetland buffer area. The revised application has attempted to address the concerns previously raised by the Commission. The walkway now goes between the existing wetlands to avoid direct impact and involves landscaping. The drive is now 24 feet wide with less impervious pavement. Rain gardens have been incorporated at lower points to collect runoff. The stormwater management plan is incorporated into the landscaping and native seed mix will be used.

While the Conservation Commission would prefer a plan without substantial buffer impacts, we appreciate the work done by the applicant to make the project more environmentally friendly plan and support the revised plan. This opinion with unanimous within the Commission.

As always, thank you for your consideration of the Conservation Commission input and for including us in the process.

LANDOWNER LETTER OF AUTHORIZATION

**Albany Road – 200 Domain LLC**, record owner of the property located at 200 Domain Drive, Stratham, NH 03885, Tax Map 1, Lot 3 (the “Property”), hereby authorizes **Durbin Law Offices, PLLC** to file any zoning, planning or other municipal permit applications with the Town of Stratham for said Property and to appear before its land use boards. This Letter of Authorization shall be valid until expressly revoked in writing.

**ALBANY ROAD-200 Domain, LLC, a  
Delaware limited liability company**

**By: ALBANY ROAD-F & M PROPERTY  
MANAGER LLC, a Delaware limited liability company, its Manager**

DocuSigned by:  
  
F3642BF4C6414D3...  
Signature: \_\_\_\_\_

April 2, 2024  
Date \_\_\_\_\_

\_\_\_\_\_  
Name: Christopher J. Knisley  
Title: President

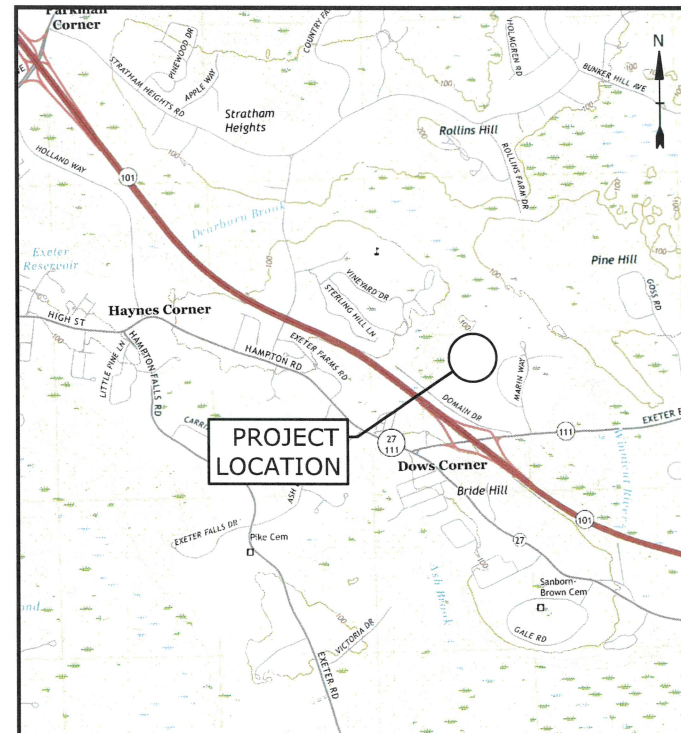
# PROPOSED SITE IMPROVEMENTS

200 DOMAIN DRIVE  
STRATHAM, NEW HAMPSHIRE

NOVEMBER 22, 2023

LAST REVISED: MARCH 19, 2024

LIST OF DRAWINGS		
SHEET NO.	SHEET TITLE	LAST REVISED
	COVER SHEET	03/19/2024
G-100	GENERAL NOTES, LEGEND, & LOCUS MAP	03/19/2024
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN	03/19/2024
C-102	SITE PLAN	03/19/2024
C-103	GRADING, DRAINAGE, & EROSION CONTROL PLAN	03/19/2024
L-101	LANDSCAPE PLAN	03/19/2024
C-501	EROSION CONTROL NOTES AND DETAILS SHEET	03/19/2024
C-502	DETAILS SHEET	03/19/2024
C-503	DETAILS SHEET	03/19/2024

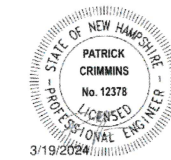


LOCATION MAP  
SCALE: 1" = 2000'

PREPARED BY:

**Tighe & Bond**

177 CORPORATE DRIVE  
PORTSMOUTH, NH 03801  
603-433-8818

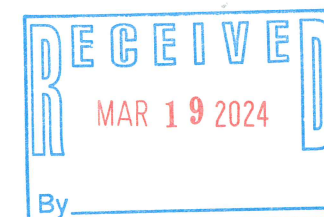


SURVEYOR:

**GREENMAN-PEDERSON, Inc.**  
44 STILES ROAD, SUITE ONE  
SALEM, NH 03079

ARCHITECT:

**MARKET SQUARE ARCHITECTS, PLLC**  
104 CONGRESS STREET #203  
PORTSMOUTH, NH 03801



COMPLETE SET 9 SHEETS

**GENERAL NOTES:**

- 1. THE LOCATIONS OF UNDERGROUND UTILITIES ARE UNKNOWN AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
- 2. COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAYS WITH THE TOWN OF STRATHAM.
- 3. THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
- 4. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- 5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES AND COMPLY WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
- 6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR AND COMPLY WITH ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
- 7. THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES AND SHALL COORDINATE TEMPORARY SERVICES TO AFFECTED ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
- 8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES & SPECIFICATIONS.
- 9. ALL WORK SHALL CONFORM TO THE TOWN OF STRATHAM DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
- 10. CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.
- 11. CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
- 12. PROPERTY BOUNDARY IS APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION TO CONFIRM PROPOSED LOADING DOCK MEETS THE REQUIRED 40 FOOT SIDE SETBACK AS SHOWN.

**DEMOLITION NOTES:**

- 1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- 2. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
- 3. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- 4. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 5. SAW CUT AND REMOVE PAVEMENT ONE (1) FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
- 7. UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY AND TOWN OF STRATHAM STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK UNLESS OTHERWISE NOTED.
- 8. CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY IS ACTIVE, AND SERVICES ANY ON OR OFF-SITE STRUCTURE TO REMAIN. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
- 9. PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
- 10. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE PADS, UTILITIES AND PAVEMENT WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE, PAVEMENT, CURBS, LIGHTING, MANHOLES, CATCH BASINS, UNDER GROUND PIPING, POLES, STAIRS, SIGNS, FENCES, RAMPS, WALLS, BOLLARDS, BUILDING SLABS, FOUNDATION, TREES AND LANDSCAPING.
- 11. REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- 12. CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED SURVEYOR TO REPLACE DISTURBED MONUMENTS.
- 13. PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS/CURB INLETS WITHIN CONSTRUCTION LIMITS AS WELL AS CATCH BASINS/CURB INLETS THAT RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INLET PROTECTION BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE "HIGH FLOW SILT SACK" BY ACF ENVIRONMENTAL OR EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN EVENT OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED OR SEDIMENT HAS ACCUMULATED TO 1/3 THE DESIGN DEPTH OF THE BARRIER.
- 14. SEE ROADWAY IMPROVEMENT PLANS FOR OFF-SITE DEMOLITION.
- 15. THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- 16. SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.

**SITE NOTES:**

- 1. PAVEMENT MARKINGS SHALL BE INSTALLED AS SHOWN, INCLUDING PARKING SPACES, ADA SYMBOLS, AND PAINTED ISLANDS. ALL MARKINGS TO BE CONSTRUCTED USING WHITE PAVEMENT MARKINGS.
- 2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
- 3. SEE DETAILS FOR PAVEMENT MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
- 4. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
- 5. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- 6. SEE ARCHITECTURAL/BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
- 7. CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.

- 8. PROPERTY MANAGER WILL BE RESPONSIBLE FOR TIMELY SNOW REMOVAL FROM ALL PUBLIC WALKS, DRIVES, AND AIRSIDE PAVEMENT AREAS ON-SITE. SNOW SHALL BE HAULED OFF-SITE AND LEGALLY DISPOSED OF, WHEN NECESSARY, WHEN SNOW STORAGE AREAS HAVE REACHED CAPACITY.

**GRADING AND DRAINAGE NOTES:**

- 1. COMPACTION REQUIREMENTS:
  - BELOW PAVED OR CONCRETE AREAS 95%
  - TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL 95%
  - BELOW LOAM AND SEED AREAS 90%
- \* ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
- 2. ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR EQUAL) OR RCP CLASS IV, UNLESS OTHERWISE SPECIFIED.
- 3. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- 4. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
- 5. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
- 6. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NHDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
- 7. ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4' SUMPS.

**EROSION CONTROL NOTES:**

- 1. SEE SHEET C-501 FOR GENERAL EROSION CONTROL NOTES AND DETAILS.
- 1. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
  - NATURAL GAS - UNITIL
  - WATER - TOWN OF STRATHAM
  - SEWER - TOWN OF STRATHAM
  - ELECTRIC - UNITIL
  - COMMUNICATIONS - CONSOLIDATED COMMUNICATIONS
- 2. EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
- 3. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- 4. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
- 5. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
- 6. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER.
- 7. CONTRACTOR SHALL CONSTRUCT ALL UTILITIES AND DRAINS TO WITHIN 10' OF THE FOUNDATION WALLS AND CONNECT THESE TO SERVICE STUBS FROM THE BUILDING.

**LANDSCAPE NOTES:**

- 1. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE PERMITTED UNLESS APPROVED BY OWNER. ALL PLANTS SHALL BE NURSERY GROWN.
- 2. ALL PLANTS SHALL BE NURSERY GROWN AND PLANTS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, INCLUDING BUT NOT LIMITED TO SIZE, HEALTH, SHAPE, ETC., AND SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO ARRIVAL ON-SITE AND AFTER PLANTING.
- 3. PLANT STOCK SHALL BE GROWN WITHIN THE HARDINESS ZONES 4 THRU 7 ESTABLISHED BY THE PLANT HARDINESS ZONE MAP, MISCELLANEOUS PUBLICATIONS NO. 814, AGRICULTURAL RESEARCH SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE, LATEST REVISION.
- 4. PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE PRIOR TO DIGGING.
- 5. THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE PROVIDED IN THE PLANT LIST OR ON THE PLAN IS FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS ON THE LABEL AND THE NUMBER OF SYMBOLS SHOWN ON THE DRAWINGS, THE GREATER NUMBER SHALL APPLY.
- 6. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- 7. THE CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES SHALL IMMEDIATELY BE REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
- 8. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED, SHALL RECEIVE 6" OF LOAM AND SEED. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
- 9. THREE INCHES (3") OF BARK MULCH IS TO BE USED AROUND THE TREE AND SHRUB PLANTING AS SPECIFIED IN THE DETAILS. WHERE BARK MULCH IS TO BE USED IN A CURBED ISLAND THE BARK MULCH SHALL MEET THE TOP INSIDE EDGE OF THE CURB. ALL OTHER AREAS SHALL RECEIVE 6" INCHES OF LOAM AND SEED.
- 10. LANDSCAPING SHALL BE LOCATED WITHIN 150 FT OF EXTERIOR HOSE ATTACHMENT OR SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM.
- 11. SEE PLANTING DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- 12. TREE STAKES SHALL REMAIN IN PLACE FOR NO LESS THAN 6 MONTHS AND NO MORE THAN 1 YEAR.
- 13. PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH OCTOBER 1ST. NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT.
- 14. PARKING AREA PLANTED ISLANDS TO HAVE MINIMUM OF 1'-0" TOPSOIL PLACED TO WITHIN 3 INCHES OF THE TOP OF CURB ELEVATION. REMOVE ALL CONSTRUCTION DEBRIS BEFORE PLACING TOPSOIL.
- 15. TREES SHALL BE PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 'TREES, SHRUBS AND OTHER WOOD PLANT MAINTENANCE STANDARD PRACTICES.
- 16. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON. LANDSCAPE CONTRACTOR SHALL COORDINATE WATERING SCHEDULE WITH OWNER DURING THE ONE (1) YEAR GUARANTEE PERIOD.
- 17. EXISTING TREES AND SHRUBS SHOWN ON THE PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES AND SHRUBS SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4-FOOT SNOW FENCE PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE OR SHRUB SHOWN TO REMAIN, WHICH IS REMOVED DURING CONSTRUCTION, SHALL BE REPLACED BY A TREE OF COMPARABLE SIZE AND SPECIES TREE OR SHRUB.
- 18. THE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS TO BE IN GOOD HEALTHY, FLOURISHING AND ACCEPTABLE CONDITION FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION. ALL GRASSES, TREES AND SHRUBS THAT, IN THE OPINION OF THE LANDSCAPE ARCHITECT, SHOW LESS THAN 80% HEALTHY GROWTH AT THE END OF ONE YEAR PERIOD SHALL BE REPLACED BY THE CONTRACTOR.
- 19. UPON EXPIRATION OF THE CONTRACTOR'S ONE YEAR GUARANTEE PERIOD, THE OWNER SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING WATERING DURING PERIODS OF DROUGHT

- 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTING AND LAWNS AGAINST DAMAGE FROM ONGOING CONSTRUCTION. THIS PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL THE FORMAL ACCEPTANCE OF ALL THE PLANTINGS.
- 21. PRE-PURCHASE PLANT MATERIAL AND ARRANGE FOR DELIVERY TO MEET PROJECT SCHEDULE AS REQUIRED IT MAY BE NECESSARY TO PRE-DIG CERTAIN SPECIES WELL IN ADVANCE OF ACTUAL PLANTING DATES.

**EXISTING CONDITIONS PLAN NOTES:**

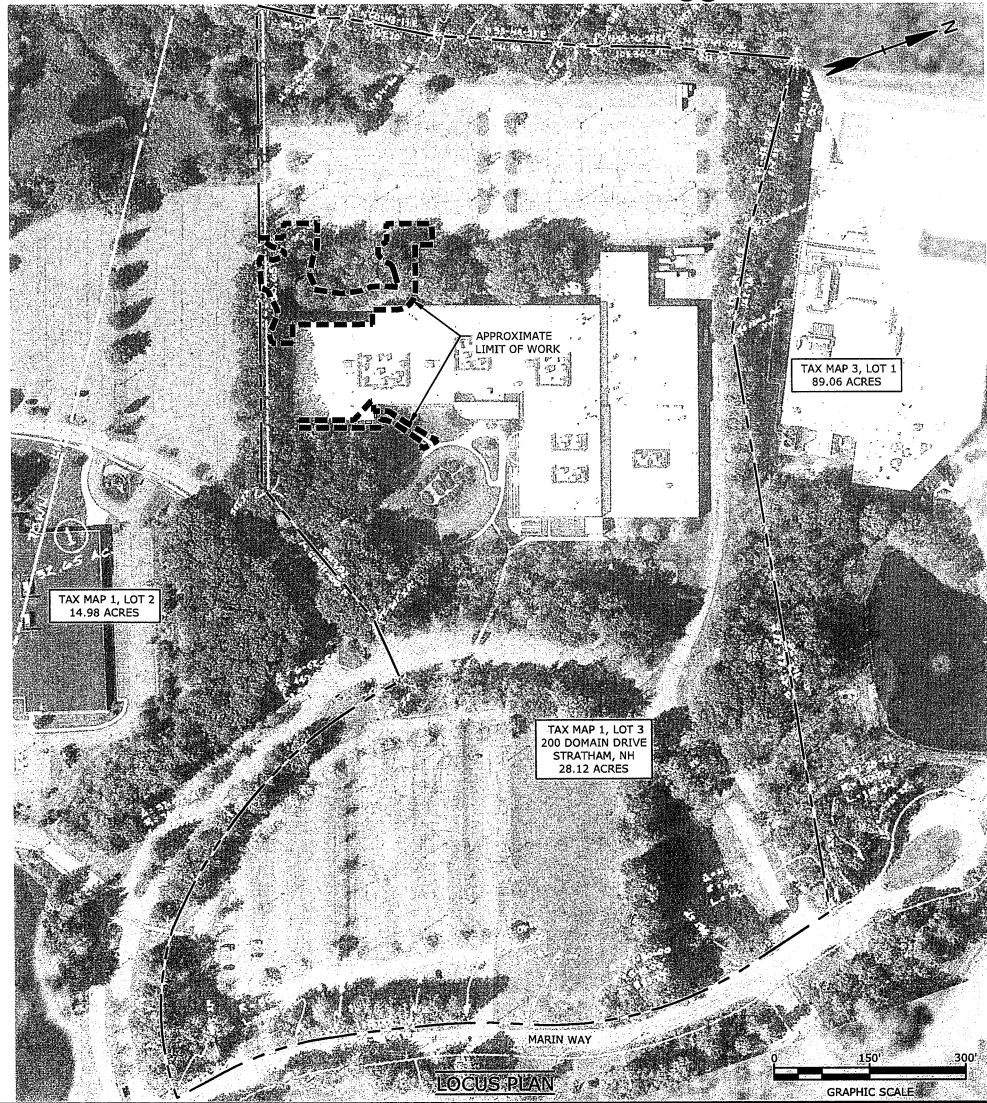
- 1. EXISTING CONDITIONS ARE BASED ON A FIELD SURVEY BY GREENMAN-PEDERSEN, INC. DATED 09/28/2023. WETLAND DELINEATION BY STEFANIE TETREAULT WITH TIGHE & BOND, ON AUGUST OF 2023

**REFERENCE PLANS:**

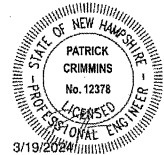
- 1. "EXHIBIT A - 200 DOMAIN DRIVE, STRATHAM, NH, TAX MAP 1, LOTS 2 & 3" PREPARED BY JONES AND BEACH ENGINEERS, INC. DATED 4/18/2011.
- 2. "AERIAL IMAGE" PREPARED BY GOOGLE EARTH PRO, DATED 10/10/2020.
- 3. "UTILITY EASEMENT PLAN" PREPARED BY KIMBALL CHASE COMPANY, INC. DATED 01/10/1985.

**LEGEND**

- PROPOSED SAWCUT
- LIMIT OF WORK
- PROPOSED SILT SOCK
- APPROXIMATE LOCATION OF EXISTING PROPERTY LINE
- EXISTING WETLANDS
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED BUILDING
- PROPOSED PAVEMENT SECTION
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVERS
- PAVEMENT TO BE REMOVED
- WETLAND IMPACT AREA
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED SIGN
- PROPOSED MAJOR CONTOUR LINE
- PROPOSED MINOR CONTOUR LINE
- PROPOSED DRAIN LINE (TYP)
- PROPOSED CATCHBASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED PEDESTRIAN LIGHT
- PROPOSED GROUND COVER
- PROPOSED TREES
- PROPOSED SHRUBS



**Tighe & Bond**



**PROPOSED SITE IMPROVEMENTS**

**BOULOS ASSET MANAGEMENT**

200 DOMAIN DRIVE,  
STRATHAM,  
NEW HAMPSHIRE 03885

MARK	DATE	DESCRIPTION
B	3/19/2024	Rev Con Com Submission
A	11/22/2023	Wetland Permit App

PROJECT NO:	B5157-001
DATE:	11/22/2023
FILE:	B-5157-001_DSGN.dwg
DRAWN BY:	NHW
DESIGNED/CHECKED BY:	GRL
APPROVED BY:	PMC

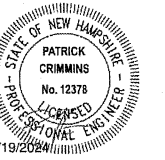
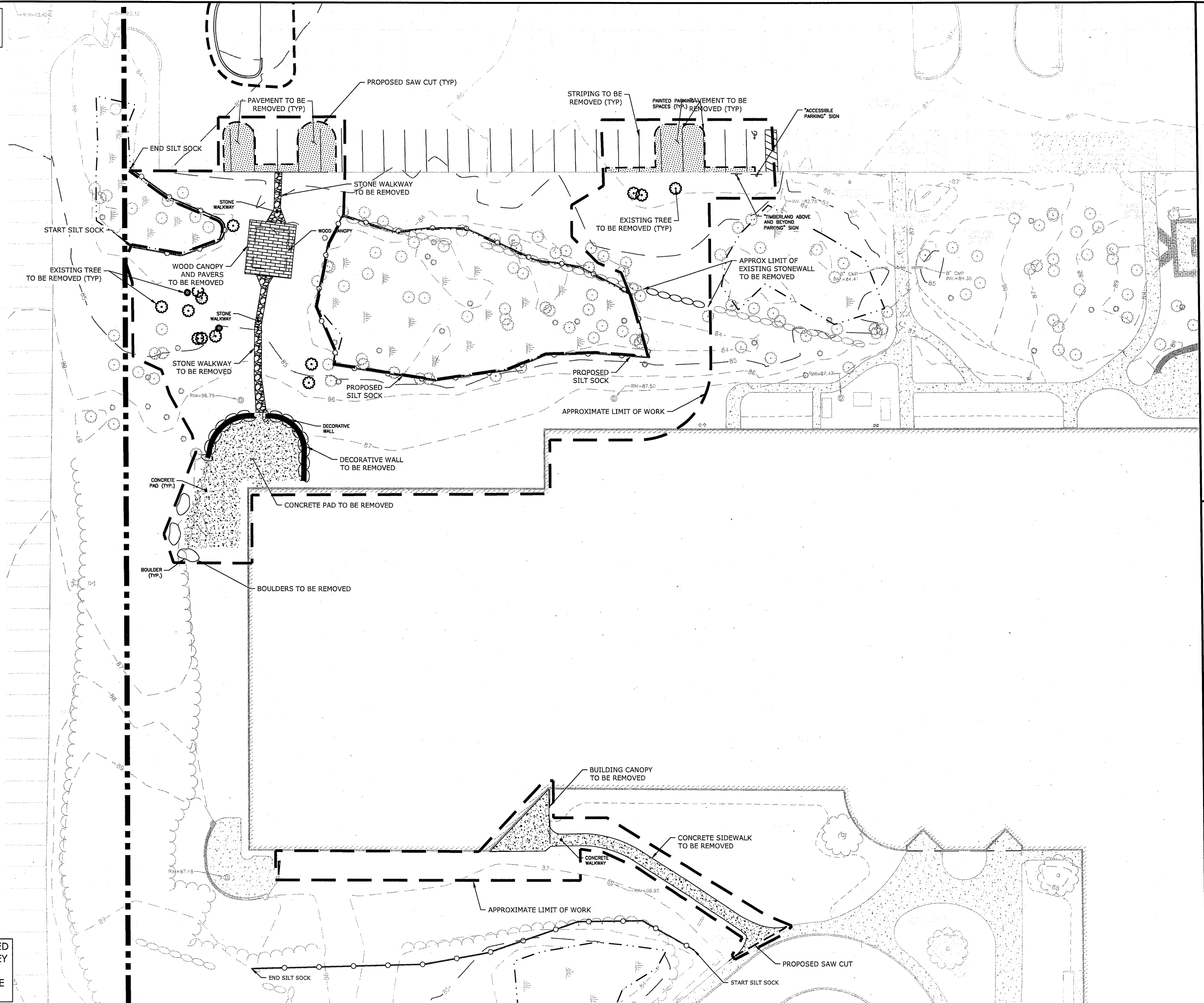
**GENERAL NOTES, LEGEND, AND LOCUS MAP**

SCALE: AS SHOWN

**G-100**



SEE SHEET G-100 FOR EXISTING  
CONDITIONS & DEMOLITION  
NOTES AND LEGEND



**PROPOSED SITE  
IMPROVEMENTS**

**BOULOS ASSET  
MANAGEMENT**

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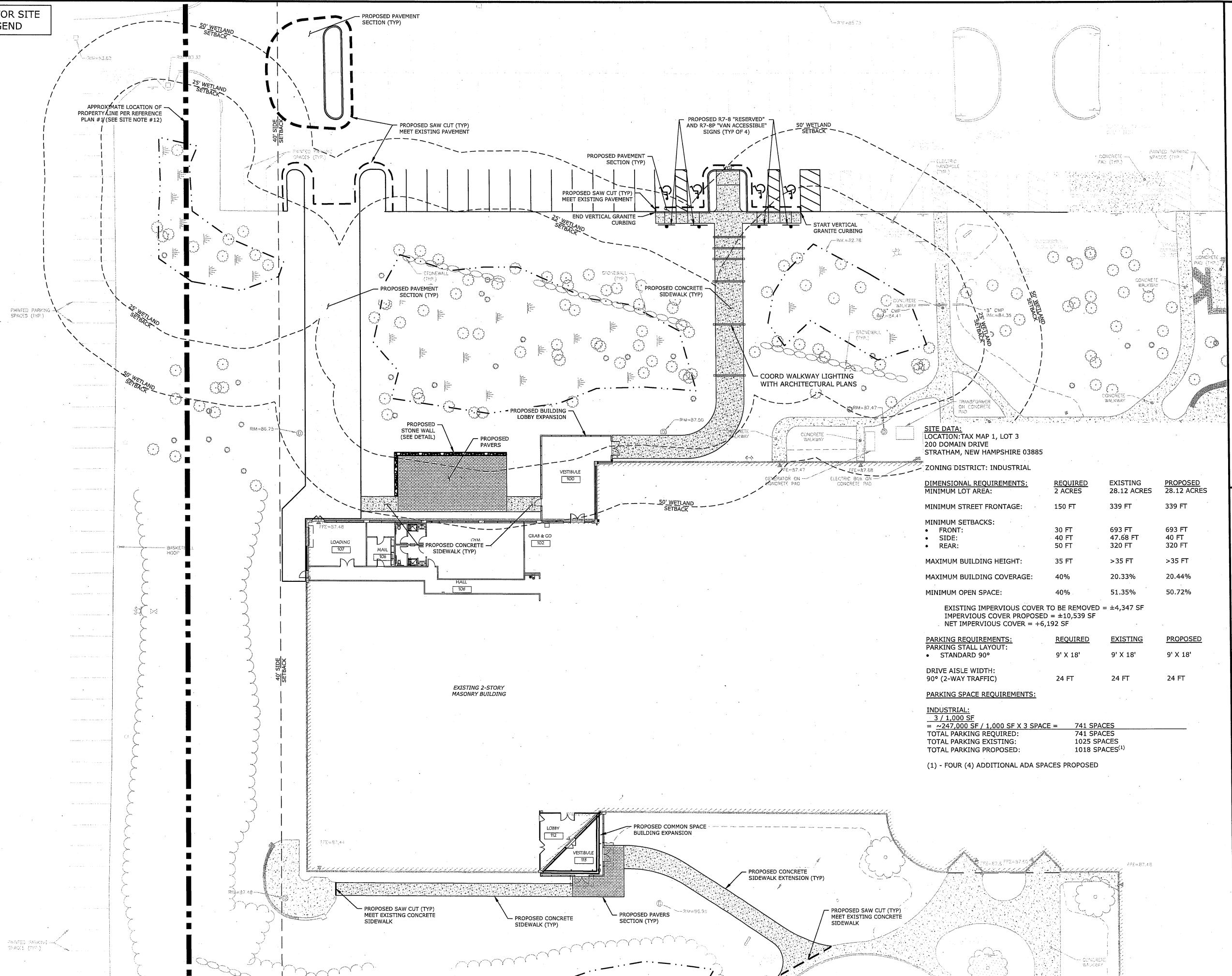
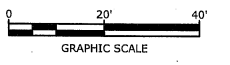
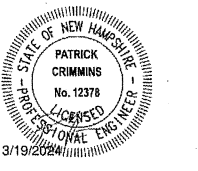
**EXISTING CONDITIONS &  
DEMOLITION  
PLAN**

SCALE: AS SHOWN

Last Saved: 3/18/2024 11:01am By: CNL  
 Plotted On: Mar 18, 2024 2:11pm By: CNL  
 Tighe & Bond \J\B\5157\_Boulos Asset Management\001\Drawings\AutoCAD\B-5157-001\_DSGN.dwg

EXISTING CONDITIONS ARE BASED  
ON AN INCOMPLETE FIELD SURVEY  
BY GREENMAN-PEDERSEN, INC.  
EXISTING CONDITIONS SHALL BE  
VERIFIED IN FIELD

SEE SHEET G-100 FOR SITE NOTES AND LEGEND



**SITE DATA:**  
 LOCATION: TAX MAP 1, LOT 3  
 200 DOMAIN DRIVE  
 STRATHAM, NEW HAMPSHIRE 03885

ZONING DISTRICT: INDUSTRIAL

	REQUIRED	EXISTING	PROPOSED
<b>DIMENSIONAL REQUIREMENTS:</b>			
MINIMUM LOT AREA:	2 ACRES	28.12 ACRES	28.12 ACRES
MINIMUM STREET FRONTAGE:	150 FT	339 FT	339 FT
MINIMUM SETBACKS:			
• FRONT:	30 FT	693 FT	693 FT
• SIDE:	40 FT	47.68 FT	40 FT
• REAR:	50 FT	320 FT	320 FT
MAXIMUM BUILDING HEIGHT:	35 FT	>35 FT	>35 FT
MAXIMUM BUILDING COVERAGE:	40%	20.33%	20.44%
MINIMUM OPEN SPACE:	40%	51.35%	50.72%
EXISTING IMPERVIOUS COVER TO BE REMOVED = ±4,347 SF			
IMPERVIOUS COVER PROPOSED = ±10,539 SF			
NET IMPERVIOUS COVER = +6,192 SF			
<b>PARKING REQUIREMENTS:</b>			
PARKING STALL LAYOUT:			
• STANDARD 90°	9' X 18'	9' X 18'	9' X 18'
DRIVE AISLE WIDTH:			
90° (2-WAY TRAFFIC)	24 FT	24 FT	24 FT
<b>PARKING SPACE REQUIREMENTS:</b>			
<b>INDUSTRIAL:</b>			
3 / 1,000 SF			
= ~247,000 SF / 1,000 SF X 3 SPACE =	741 SPACES		
TOTAL PARKING REQUIRED:	741 SPACES		
TOTAL PARKING EXISTING:	1025 SPACES		
TOTAL PARKING PROPOSED:	1018 SPACES <sup>(1)</sup>		

(1) - FOUR (4) ADDITIONAL ADA SPACES PROPOSED

**PROPOSED SITE IMPROVEMENTS**

**BOULOS ASSET MANAGEMENT**

200 DOMAIN DRIVE,  
 STRATHAM,  
 NEW HAMPSHIRE 03885

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DESIGNED/CHECKED BY:	GRL
APPROVED BY:	PMC

SITE PLAN

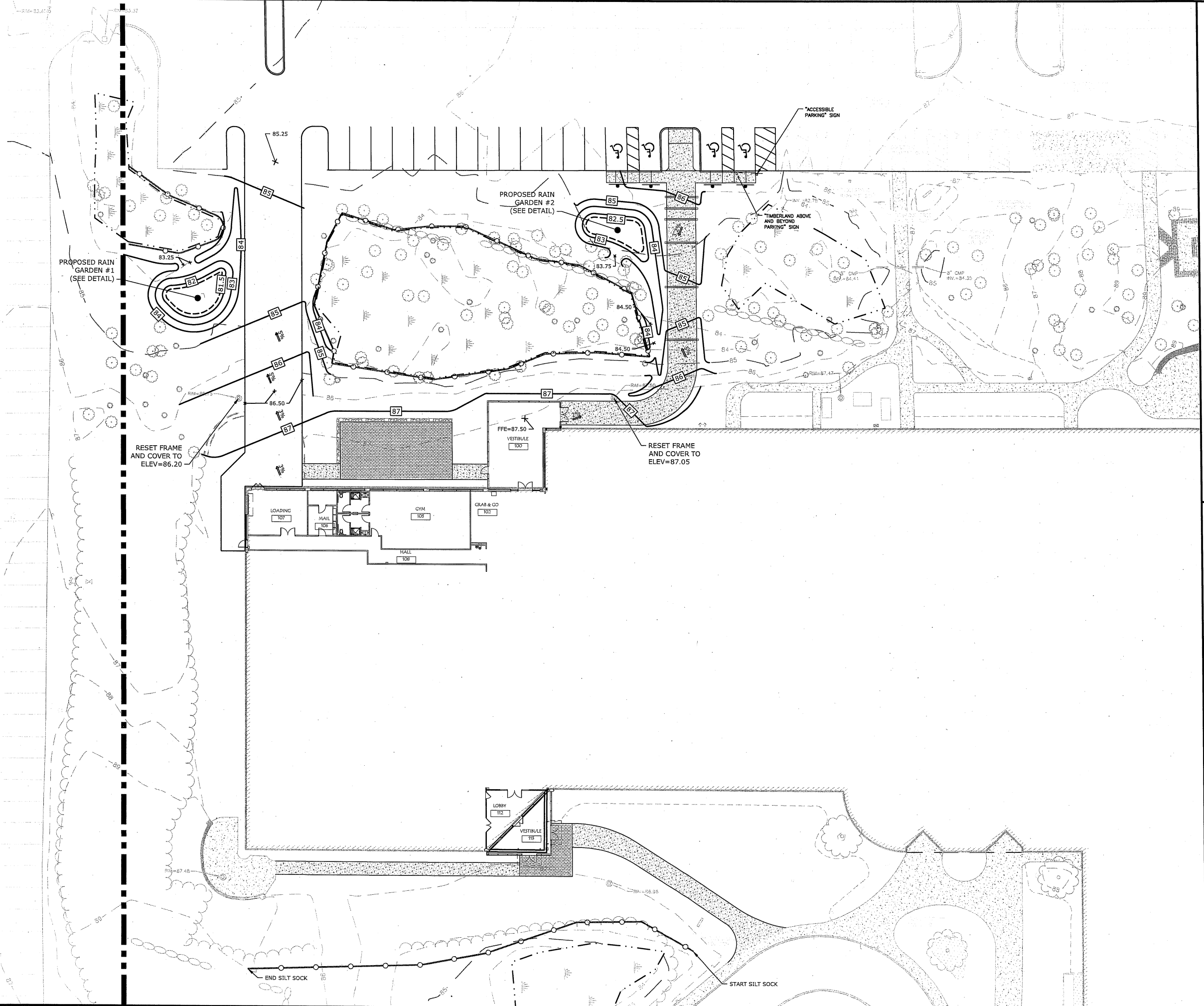
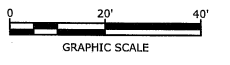
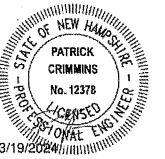
SCALE: AS SHOWN

C-102

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SEE SHEET G-100 FOR SITE NOTES AND LEGEND

**Tighe&Bond**



**PROPOSED SITE IMPROVEMENTS**

**BOULOS ASSET MANAGEMENT**

200 DOMAIN DRIVE,  
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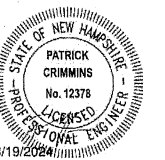
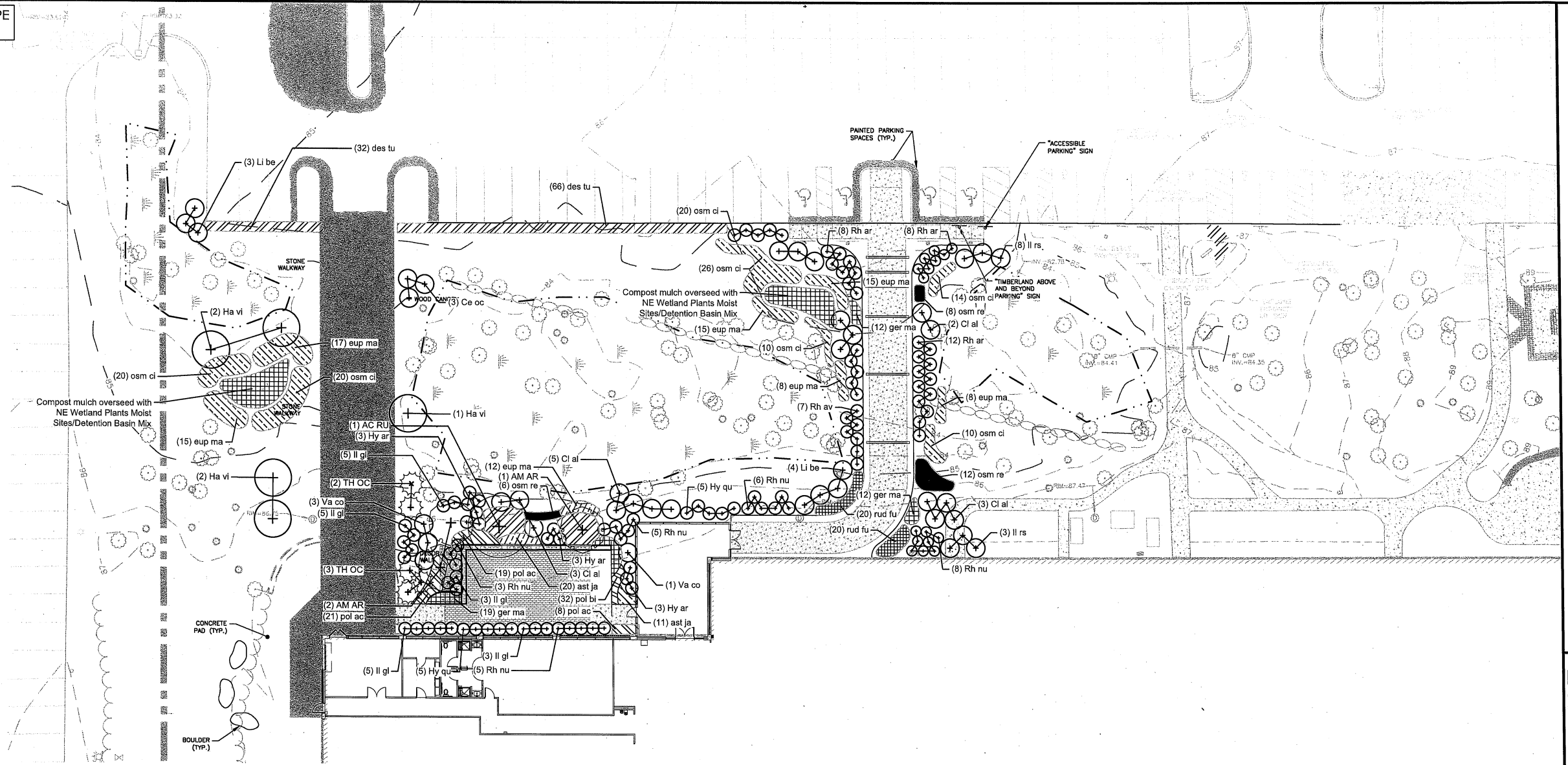
**GRADING, DRAINAGE, & EROSION CONTROL PLAN**

SCALE: AS SHOWN

**C-103**

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SEE SHEET G-100 FOR LANDSCAPE NOTES AND LEGEND



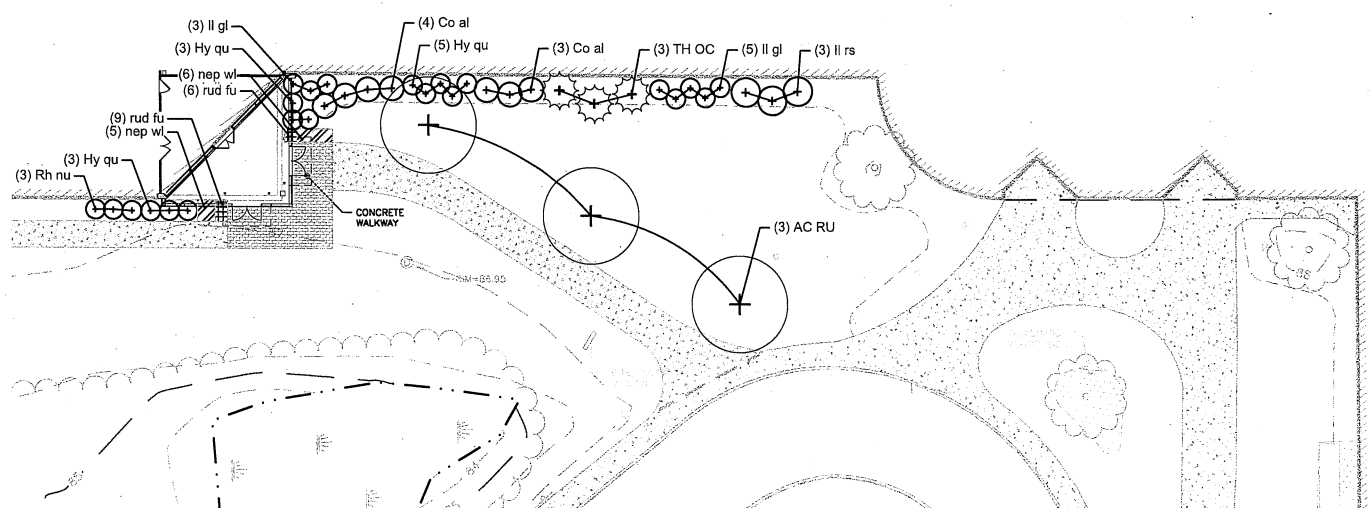
**PROPOSED SITE IMPROVEMENTS**

**BOULOS ASSET MANAGEMENT**

200 DOMAIN DRIVE,  
STRATHAM,  
NEW HAMPSHIRE 03885

**PLANT\_SCHEDULE**

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS	
<b>TREES</b>							
AC RU	Acer rubrum	Red Maple	1.5" Cal.	B&B	4		
AM AR	Amelanchier arborea	Downy Serviceberry	6' Ht.	B&B	3	Multi-stem, matched specimen	
TH OC	Thuja occidentalis 'Brandon'	Brandon Arborvitae	8'-10", B&B		9		
<b>SHRUBS</b>							
Ce oc	Cephalanthus occidentalis	Buttobush	#7	Cont.	4		
Ci al	Clethra alnifolia	Summersweet	#5	Cont.	15		
Co al	Cornus alba 'Bailhalo'	Ivory Halo® Tatarian Dogwood	#5	Cont.	7		
Ha vi	Hamamelis virginiana	Common Witch Hazel	#10	Pot	5		
Hy ar	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5	Cont.	9		
Hy qu	Hydrangea quercifolia 'Munchkin'	Munchkin Oakleaf Hydrangea	#5	Cont.	22		
Il gl	Ilex glabra 'Shamrock'	Inkberry Holly	#5	Cont.	39		
Il rs	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	#7	Cont.	12		
Li be	Lindera benzoin	Spicebush	#5	Cont.	6		
Rh nu	Rhododendron nudiflorum	Pinxterbloom Azalea	#5	Cont.	31		
Rh ar	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#5	Cont.	24		
Va co	Vaccinium corymbosum	Highbush Blueberry	#5	Pot	4		
CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
<b>GROUND COVERS</b>							
asc in	Asclepias incarnata	Swamp Milkweed	#SP4		24" o.c.	45	
ast ja	Astilbe japonica 'Avalanche'	Avalanche Japanese Astilbe	---		18" o.c.	31	
des tu	Deschampsia cespitosa	Tufted Hair Grass	#SP4	Pot	24" o.c.	114	
eup ma	Eupatorium maculatum	Joe Pye Weed	1 gal.	Cont.	24" o.c.	67	
ger ma	Geranium maculatum 'Spessart'	Wild Geranium	1 gal.	Cont.	18" o.c.	65	
nep wl	Nepeta x 'Walker's Low'	Walker's Low Catmint	1 gal.	Cont.	24" o.c.	71	
no se	Oncoclea sensibilis	Sensitive Fern	1 gal.	Cont.	30" o.c.	1	
osm ci	Osmunda cinnamomea	Cinnamon Fern	#SP4	Pot	30" o.c.	27	
osm re	Osmunda regalis	Royal Fern	#SP4	Pot	30" o.c.	6	
pol bi	Polygonatum biflorum	Solomon's Seal	1 gal.	Cont.	12" o.c.	269	
pol ac	Polystichum acrostichoides	Christmas Fern	#SP4	Pot	24" o.c.	48	
rud fu	Rudbeckia fulgida 'Little Goldstar'	Little Goldstar Coneflower	1 gal.		14" o.c.	59	



MARK	DATE	DESCRIPTION
B	3/19/2024	Rev Con Com Submission
A	11/22/2023	Wetland Permit App

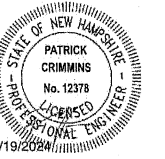
PROJECT NO: B5157-001  
 DATE: 11/22/2023  
 FILE: B-5157-001\_DSGN.dwg  
 DRAWN BY: NHW  
 DESIGNED/CHECKED BY: GRL  
 APPROVED BY: PMC

**LANDSCAPE PLAN**

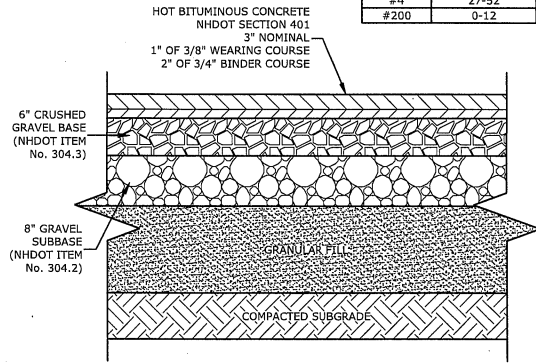
SCALE: AS SHOWN  
**L-101**

Last Saved: 3/18/2024 12:32pm By: CHL  
 Plotted On: Mar 18, 2024 - 12:32pm  
 Tighe & Bond: \\B5157-Boules Asset Management\001\Drawings\AutoCAD\B-5157-001\_DSGN.dwg





NHDOT ITEM No. 304.2 (GRAVEL)		NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)	
SIEVE SIZE	% PASSING	SIEVE SIZE	% PASSING
6"	100	3"	100
#4	25-70	2"	95-100
#200	0-12	1"	55-85
		#4	27-52
		#200	0-12



- NOTES:**
- SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
  - SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
  - A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.

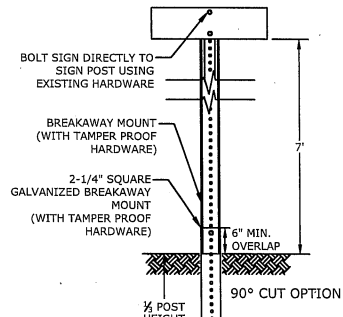
**TYPICAL PAVEMENT SECTION**  
NO SCALE



R7-8  
12"x18"  
BLUE AND GREEN ON WHITE



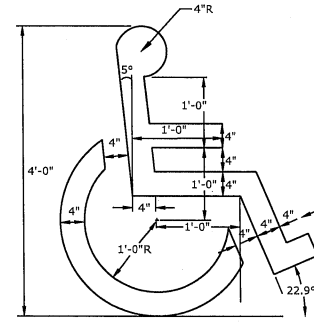
R7-8A  
6"x12"  
BLUE AND GREEN ON WHITE



- \* IN LEDGE DRILL & GROUT TO A MIN OF 2"  
**NOTES:**  
ALL SIGNS TO BE CONSTRUCTED PER THE LATEST EDITION OF THE FHWA STANDARD HIGHWAY SIGNS MANUAL AND INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

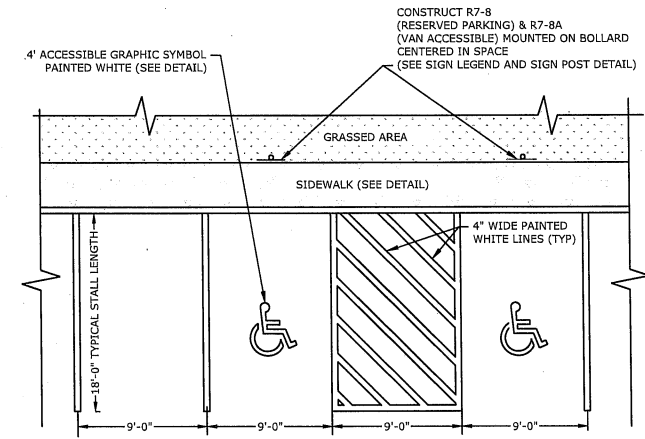
- LENGTH:** AS REQUIRED  
**WEIGHT PER LINEAR FOOT:** 2.50 LBS (MIN.)  
**HOLES:** 7/16" DIAMETER, 1" C-C FULL LENGTH  
**STEEL:** SHALL CONFORM TO ASTM A-99 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)  
**FINISH:** STREET SIGNS - GALVANIZED STEEL  
ALL OTHER - SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN BAKED ON OR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

**SIGN LEGEND & SIGN POST**  
NO SCALE



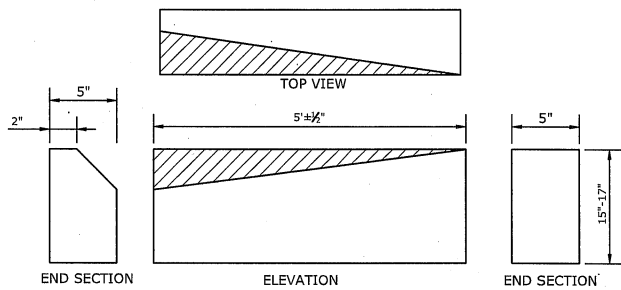
- NOTES:**
- SYMBOL SHALL BE CONSTRUCTED IN ALL ACCESSIBLE SPACES USING FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
  - SYMBOL SHALL BE CONSTRUCTED TO THE LATEST ADA, STATE AND LOCAL REQUIREMENTS.

**ACCESSIBLE SYMBOL**  
NO SCALE



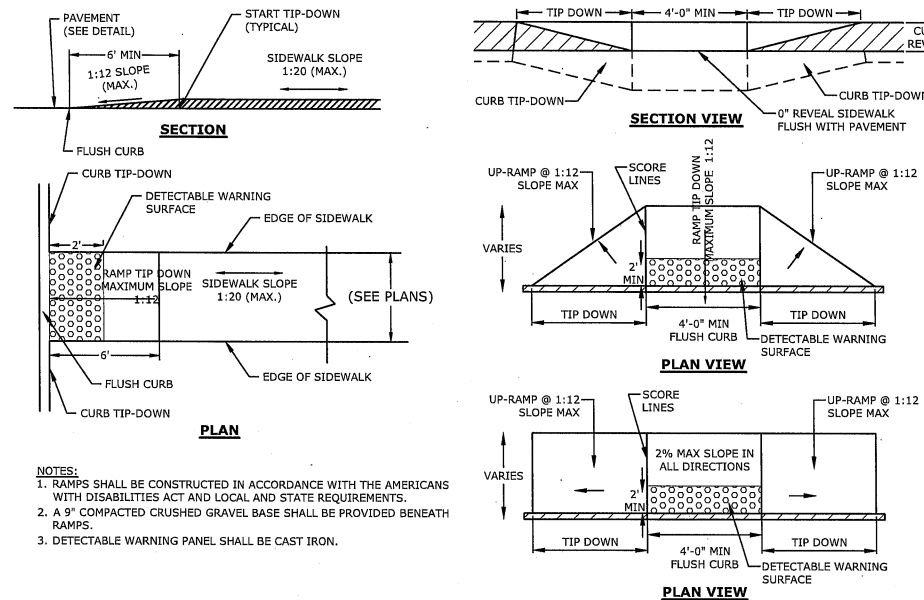
- NOTES:**
- ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
  - SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
  - FINISH PAVEMENT GRADES AT ALL HANDICAP ACCESSIBLE STALLS AND PAINTED ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.

**PARKING STALL/PAINTED ISLAND STRIPING**  
NO SCALE



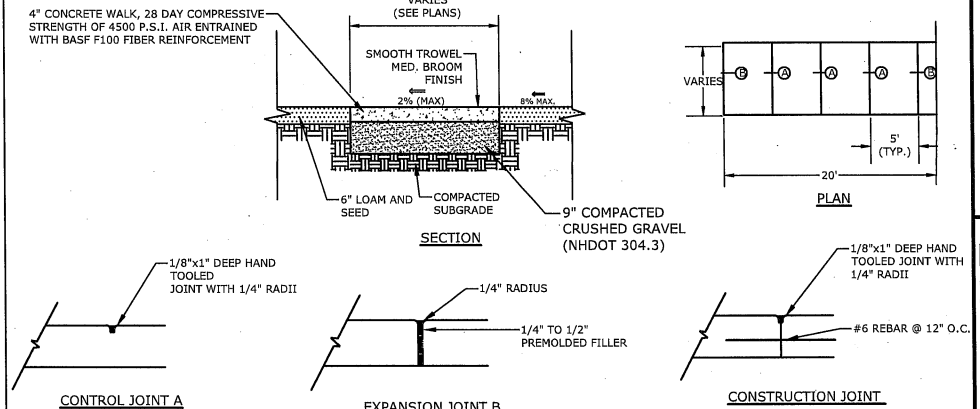
- NOTES:**
- THE INTENT OF THIS ITEM IS TO PROVIDE A SMOOTH TRANSITION BETWEEN VERTICAL GRANITE CURB AND MOUNTABLE VERTICAL GRANITE CURB WITHOUT REQUIRING FIELD CHIPPING DURING INSTALLATION. THE MOUNTABLE VERTICAL GRANITE CURB MAY REQUIRE ADJUSTMENTS TO MEET THE TRANSITION PIECE HEIGHT. TRANSITION SLOPE CURB TO STANDARD REVEAL AS QUICKLY AS POSSIBLE TO PROVIDE FOR THIS SMOOTH TRANSITION.

**CURB TRANSITION**  
NO SCALE



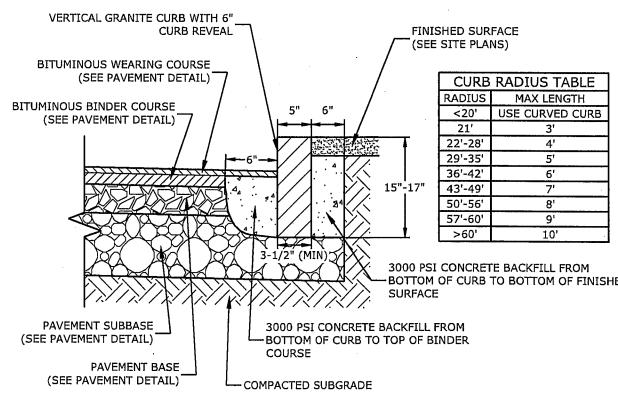
- NOTES:**
- RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
  - A 9" COMPACTED CRUSHED GRAVEL BASE SHALL BE PROVIDED BENEATH RAMPS.
  - DETECTABLE WARNING PANEL SHALL BE CAST IRON.

**RAMPS WITH DETECTABLE WARNING PANEL CONCRETE SIDEWALK TIP-DOWN**  
NO SCALE



- NOTES:**
- SIDEWALK SHALL BE CONSTRUCTED TO THE TOWN OF STRATHAM STANDARDS.

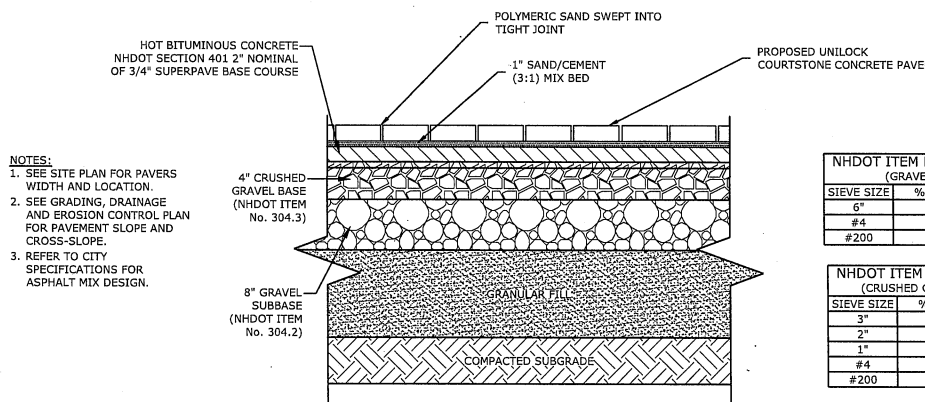
**CONCRETE SIDEWALK**  
NO SCALE



- NOTES:**
- SEE SITE PLAN(S) FOR LIMITS OF VERTICAL GRANITE CURB (VGC).
  - ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
  - MINIMUM LENGTH OF STRAIGHT CURB STONES = 3'
  - MAXIMUM LENGTH OF STRAIGHT CURB STONES = 10'
  - MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
  - ALL RADII 20 FEET AND SMALLER SHALL BE CONSTRUCTED USING CURVED SECTIONS.
  - JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.

**VERTICAL GRANITE CURB**  
NO SCALE

CURB RADIUS TABLE	
RADIUS	MAX LENGTH
<20'	USE CURVED CURB
21'	3'
22'-28'	4'
29'-35'	5'
36'-42'	6'
43'-49'	7'
50'-56'	8'
57'-60'	9'
>60'	10'

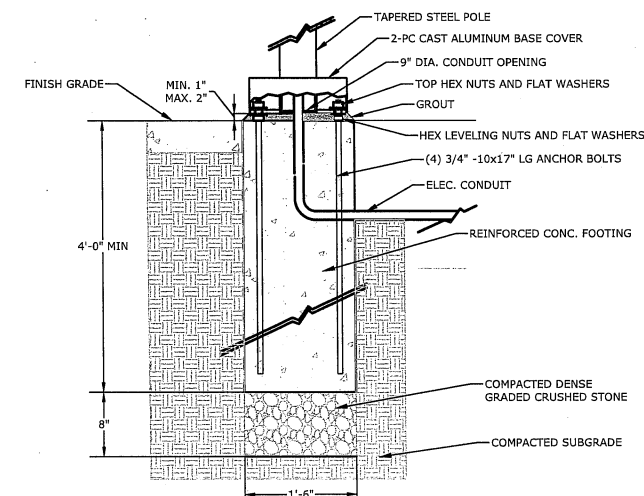


- NOTES:**
- SEE SITE PLAN FOR PAVERS WIDTH AND LOCATION.
  - SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
  - REFER TO CITY SPECIFICATIONS FOR ASPHALT MIX DESIGN.

NHDOT ITEM No. 304.2 (GRAVEL)	
SIEVE SIZE	% PASSING
6"	100
#4	25-70
#200	0-12

NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)	
SIEVE SIZE	% PASSING
3"	100
2"	95-100
1"	55-85
#4	27-52
#200	0-12

**ON-SITE PAVERS SECTION**  
NO SCALE



**STREET LIGHT POLE FOOTING**  
NO SCALE

**PROPOSED SITE IMPROVEMENTS**

**BOULOS ASSET MANAGEMENT**

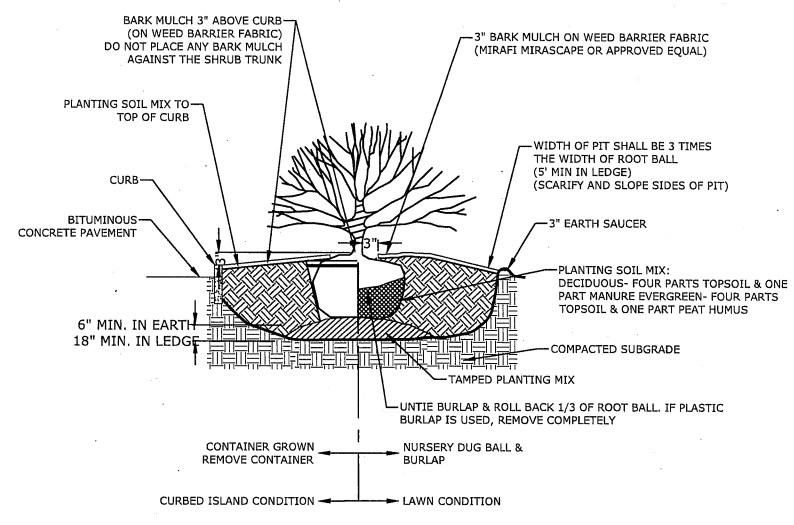
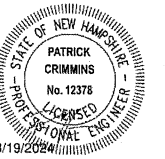
200 DOMAIN DRIVE, STRATHAM, NEW HAMPSHIRE 03885

MARK	DATE	DESCRIPTION
B	3/19/2024	Rev Con Com Submission
A	11/22/2023	Wetland Permit App

PROJECT NO: B5157-001  
DATE: 11/22/2023  
FILE: B-5157-001\_DTLS.dwg  
DRAWN BY: NHW  
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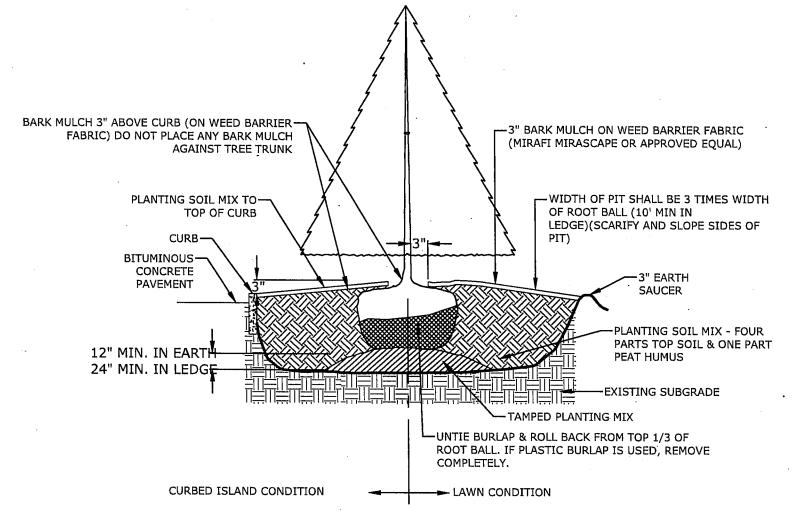
**DETAILS**

SCALE: AS SHOWN



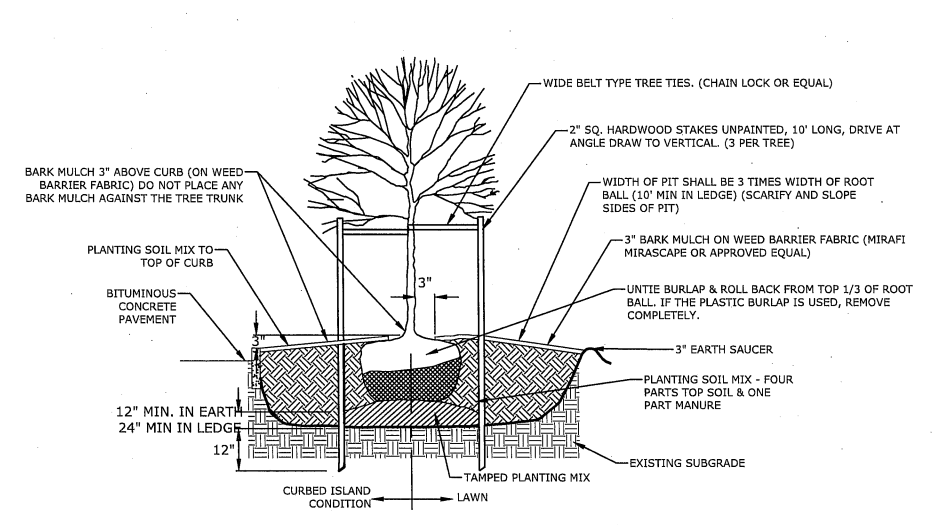
NOTE: PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED, OR WITHIN 2" ABOVE.

**SHRUB PLANTING**  
NO SCALE



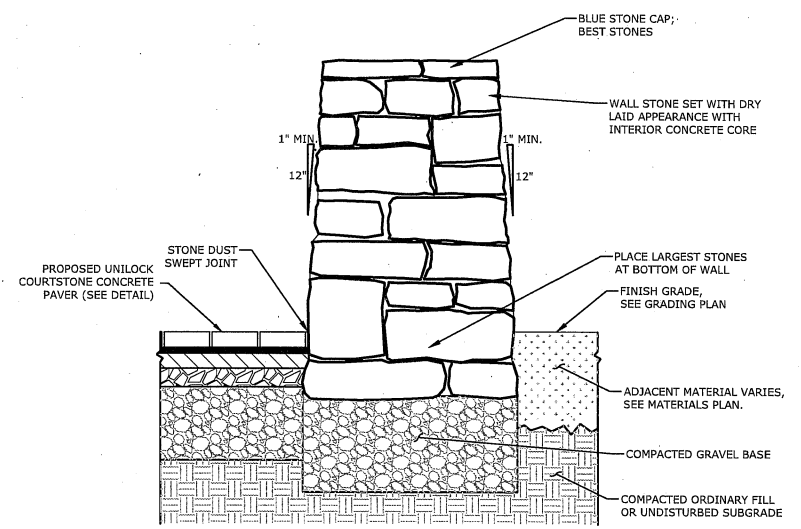
NOTE: PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED IN NURSERY, OR WITHIN 2" ABOVE.

**EVERGREEN TREE PLANTING**  
NO SCALE



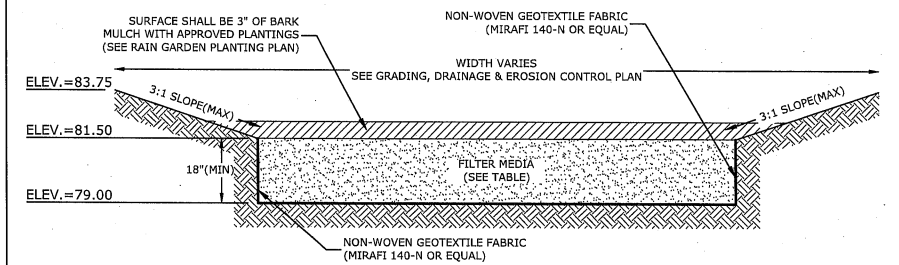
NOTE: PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED OR WITHIN 2" ABOVE.

**DECIDUOUS TREE PLANTING**  
NO SCALE



- NOTES:
- PROVIDE 3 LOOSE STONES FOR ARCH REVIEW. PROVIDE TWO SIZE MOCK UPS EACH 5'0" LENGTH FOR ARCHITECT REVIEW.
  - IN LOCATIONS WHERE WALL RETAINS, EXTEND WALL STONE 20" BELOW LOWEST FINISH GRADE.

**STONE WALL - AT GRADE LEVEL**  
NO SCALE



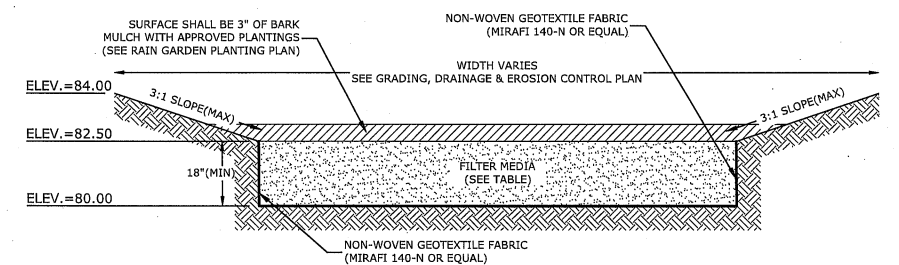
**FILTER MEDIA COMPOSITION:**

COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL	PERCENT PASSING
ASTM C-33 CONCRETE SAND	50-55	SEE NOTE #5	
LOAMY SAND TOPSOIL	20-30	200	15-25
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH	20-30	200	5 MAX

- NOTES:
- BARK MULCH SHALL BE AGED A MINIMUM OF 12 MONTHS AND SHALL NOT FLOAT.
  - RAIN GARDENS SHALL NOT BE PLACED INTO SERVICE UNTIL THE PRACTICE HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
  - DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. CONTRACTOR SHALL KEEP ALL EXCAVATION EQUIPMENT OUTSIDE OF THE LIMIT OF THE RAIN GARDEN.
  - SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR LOCATIONS, LAYOUTS, AND ELEVATIONS.
  - THE SAND PORTION OF THE FILTER MEDIA SHALL MEET THE FOLLOWING GRADATION (ASTM C-33):

SIEVE SIZE	PERCENT PASSING
3/8"	100
#4	95-100
#8	80-100
#16	50-85
#30	25-60
#50	5-30
#100	0-10

**RAIN GARDEN #1**  
NO SCALE



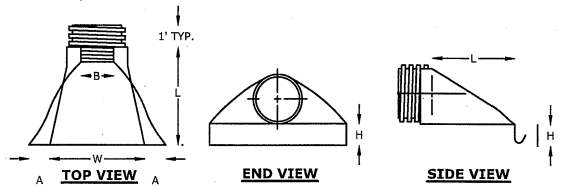
**FILTER MEDIA COMPOSITION:**

COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL	PERCENT PASSING
ASTM C-33 CONCRETE SAND	50-55	SEE NOTE #5	
LOAMY SAND TOPSOIL	20-30	200	15-25
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH	20-30	200	5 MAX

- NOTES:
- BARK MULCH SHALL BE AGED A MINIMUM OF 12 MONTHS AND SHALL NOT FLOAT.
  - RAIN GARDENS SHALL NOT BE PLACED INTO SERVICE UNTIL THE PRACTICE HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
  - DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. CONTRACTOR SHALL KEEP ALL EXCAVATION EQUIPMENT OUTSIDE OF THE LIMIT OF THE RAIN GARDEN.
  - SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR LOCATIONS, LAYOUTS, AND ELEVATIONS.
  - THE SAND PORTION OF THE FILTER MEDIA SHALL MEET THE FOLLOWING GRADATION (ASTM C-33):

SIEVE SIZE	PERCENT PASSING
3/8"	100
#4	95-100
#8	80-100
#16	50-85
#30	25-60
#50	5-30
#100	0-10

**RAIN GARDEN #2**  
NO SCALE



**HDPE END SECTION DIMENSIONS**  
NO SCALE

PIPE Ø	DIMENSION (INCHES)					
	PART NO.	A(1±)	B MAX	H(1±)	L(1/2±)	W(2±)
12" & 15"	1210 NP	6.5	10	6.5	25	29
18"	1810 NP	7.5	15	6.5	32	35
24"	2410 NP	7.5	18	6.5	36	45
36"	3610 NP	10.5	NA	7.0	53	68

**HDPE END SECTION DIMENSIONS**  
NO SCALE

**PROPOSED SITE IMPROVEMENTS**

**BOULOS ASSET MANAGEMENT**

200 DOMAIN DRIVE,  
STRATHAM,  
NEW HAMPSHIRE 03885

MARK	DATE	DESCRIPTION
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PROJECT NO: B5157-001  
DATE: 11/22/2023  
FILE: B-5157-001\_DTLS.dwg  
DRAWN BY: NHW  
DESIGNED/CHECKED BY: GRL  
APPROVED BY: PMC

**DETAILS**

SCALE: AS SHOWN

**APPLICANT/OWNER**

Albany Road – 200 Domain LLC  
200 Domain Drive  
Stratham, NH 03885

**ABUTTERS**

100 Domain, LLC, MVC Domain Dr,  
LLC,160 Dorchester St., LLC  
60 k street suite 302  
Boston, ma 02127

Lindt & Sprungli (USA) in  
c/o accounts payable  
one fine chocolate place  
Stratham, NH 03885

Marin Way Invest. Corp  
P. O. Box 432  
Stratham, NH 03885

Sip-lot 2 LLC  
P. O. Box 432  
Stratham, NH 03885

Sip-lot 3 LLC c/o ups Attn: John Roberts,  
55 Glenlake parkway, NE Atlanta, GA 30328

Sip-lot 5a LLC  
142 Portsmouth Avenue  
P. O. Box 432  
Stratham, NH 03885

Sip-lot 5b LLC  
142 Portsmouth Avenue  
P. O. Box 432  
Stratham, NH 03885

Town of Stratham  
10 bunker hill avenue  
Stratham, NH 03885



**PROFESSIONAL CONSULTANTS**

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**Tighe and Bond  
Attn: Patrick Crimmins  
177 Corporate Drive  
Portsmouth, NH 03801**

**Architect:**

**Market Square Architects  
Attn: Sarah Howard  
104 Congress Street, #203  
Portsmouth, NH 03801**