

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. PROPI	ERTY (OWNER AND A	APPLICAN	T INFORM	MATI	ON:	
PROPERTY	Y OWNI	ER NAME: Alb	any Road	- 200 Doi	main	LLC	
Phone #:		·		Email Addı	ress:		
Mailing Ad	dress:	200 Dom	nain Drive, St	ratham, NH ()3885		
		IARY CONTACT		ame as O	wner		
Phone #:				Email Addı	ress:		
Mailing Ad	dress:						
2. PROPI	ERTY/I	PROJECT INF	ORMATIO	N:			
Property Ac	ddress:	200 Domain	Drive, Stra	tham, NH	038	85	
Tax Map:	1		Property De	ed Informati	on:	Book: 5690	Page: 1565
Lot(s):	3		Total parcel	l area (SF):	1,22	4,907 sf.	Total parcel area (acres): 28.1 ac.
☐ Flexible ☐ Gateway ☐ Industria ☐ Manufac ☐ Professi	/Mixed I y Comma al ctured H onal/Res		☐ Re☐ Ro☐ Spome ☐ To	ecial Comme wn Center	nned Co y High ercial	ommunity nway Heritage	☐ Aquifer Protection ☐ Floodplain Management ☐ Shoreline Protection ☐ Wetland Conservation
		NAL SUPPORT	`	uaitionai si	neets 1	1	
COMPANY		19	ond	<u> </u>		Contact:	Patrick Crimmins
Phone #:		33-8818		Email Add		1:	ns@tighebond.com
Mailing Ad	dress:	177 Corporat	e Drive, P	ortsmouth	n, NH	03801	
COMPANY	NAME	: Market So	quare Arch	itects		Contact:	Sarah Howard
Phone #:	603-5	01-0202		Email Add	ress:	showard@	marketsquarearchitects.com
Mailing Ad	dress:	104 Congres	s Street, #	203, Port	smou	th, NH 038	01
COMPANY	/ NAME	: Durbin La	w Offices	PLLC		Contact:	Derek R. Durbin, Esq.
Phone #:	603-2	87-4764		Email Add	ress:	derek@dı	urbinlawoffices.com
Mailing Ad	dress:	144 Washing	ton Street	, Portsmo	uth, N	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.
The character was a mercely interperated 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.
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
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
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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

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.

Albany Road - 200 Domain LLC

Print Applicant's Name

Albany Road - 200 Domain LLC

April 2, 2024

April 2, 2024

April 2, 2024

Print Property Owner's Name

Date

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 OF	NLY
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ZBA Case Number:	Check Number:
Application Fee:	Check Amount:
Notice and Abutter Fee:	Check Payor:

^{*}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.

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 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 <u>Chester Rod & Gun Club, Inc. v. Town of Chester</u>, 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." <u>152 N.H. 577</u>.

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:

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

derek@durbinlawoffices.com





200 Domain Drive - Info Needed for Zoning Application

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

.....o, 603.294.9237 | m. 603.988.8066

177 Corporate Drive, Portsmouth, NH, 03801 w: tighebond.com | halvorsondesign.com











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

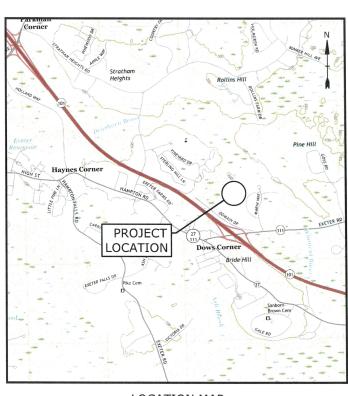
Cliris knisky	_April 2, 2024
Signature:	Date
Nama: Christophar I. Knielay	
Name: Christopher J. Knisley	
Title: President	

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	C-101 EXISTING CONDITIONS AND DEMOLITION PLAN 03/19/2024		
C-102	C-102 SITE PLAN 03/19/2024		
C-103	C-103 GRADING, DRAINAGE, & EROSION CONTROL PLAN 03/19/2024		
L-101	L-101 LANDSCAPE PLAN 03/19/2024		
C-501	C-501 EROSION CONTROL NOTES AND DETAILS SHEET 03/19/2024		
C-502	C-502 DETAILS SHEET 03/19/2024		
C-503 DETAILS SHEET 03/19/2024			



LOCATION MAP

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







Last Save Date: March 18, 2024 11:20 AM By: CML Plot Date: Monday, March 18, 2024 Plotted By: Craig M. Langton

GENERAL NOTES:

- 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.
- COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAYS WITH THE TOWN OF STRATHAM THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO
- DETERMINE ALL LINES AND GRADES THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT
- LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES AND COMPLY WITH
- THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
- THE CONTRACTOR SHALL ORTAIN 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.
- 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 ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES & SPECIFICATIONS.
- 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.
- 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.
- CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
- PROPERTY BOUNDARY IS APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION TO CONFIRM PROPOSED LOADING DOCK MEETS THE REQUIRED 40 FOOT SIDE SETBACK AS

DEMOLITION NOTES:

- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- 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.
- COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- 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.
 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.
- 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.
- 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.
- 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.
- 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
- 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.
- 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.
- 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.
- 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.
- SEE ROADWAY IMPROVEMENT PLANS FOR OFF-SITE DEMOLITION.
- 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.
- SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT

SITE NOTES:

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

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

GRADING AND DRAINAGE NOTES:

COMPACTION REQUIREMENTS: BELOW PAVED OR CONCRETE AREAS

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.
- ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-O, ADS N-12 OR EQUAL) OR RCP CLASS IV, UNLESS OTHERWISE SPECIFIED
- ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO
- 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.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
- ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NHDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
- ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4

EROSION CONTROL NOTES:

1. SEE SHEET C-501 FOR GENERAL EROSION CONTROL NOTES AND DETAILS.

UTILITY NOTES:

- COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
- NATURAL GAS UNITIL
- WATER TOWN OF STRATHAM • SEWER - TOWN OF STRATHAM
- ELECTRIC UNITIL
- COMMUNICATIONS CONSOLIDATED COMMUNICATIONS
- 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.
- ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE
- COORDINATED WITH THE BUILDING DRAWINGS AND THE APPLICABLE UTILITY COMPANIES 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 SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE
- LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICA
- 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:

- 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.
- 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.
 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 AGRICULTURE, LATEST REVISION.
- PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE PRIOR TO DIGGING.
- 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.
- NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
 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
- 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.
- 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
- 13. PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH OCTOBER 1ST. NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGH 14. PARKING AREA PLANTED ISLANDS TO HAVE MINIMUM OF 1'-0" TOPSOIL PLACED TO WITHIN 3
- 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.
- 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
- 19. UPON EXPIRATION OF THE CONTRACTOR'S ONE YEAR GUARANTEE PERIOD, THE OWNER SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING WATERING DURING PERIODS OF

- 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
- 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. WETLAND DELINEATION BY STEFANIE TETREAULT WITH TIGHE & BOND, ON AUGUST OF 2023

REFERENCE PLANS:

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

LIN

1733



Tighe&Bond

PROPOSED SITE **IMPROVEMENTS**

BOULOS ASSET MANAGEMENT

200 DOMAIN DRIVE, STRATHAM, **NEW HAMPSHIRE 03885**

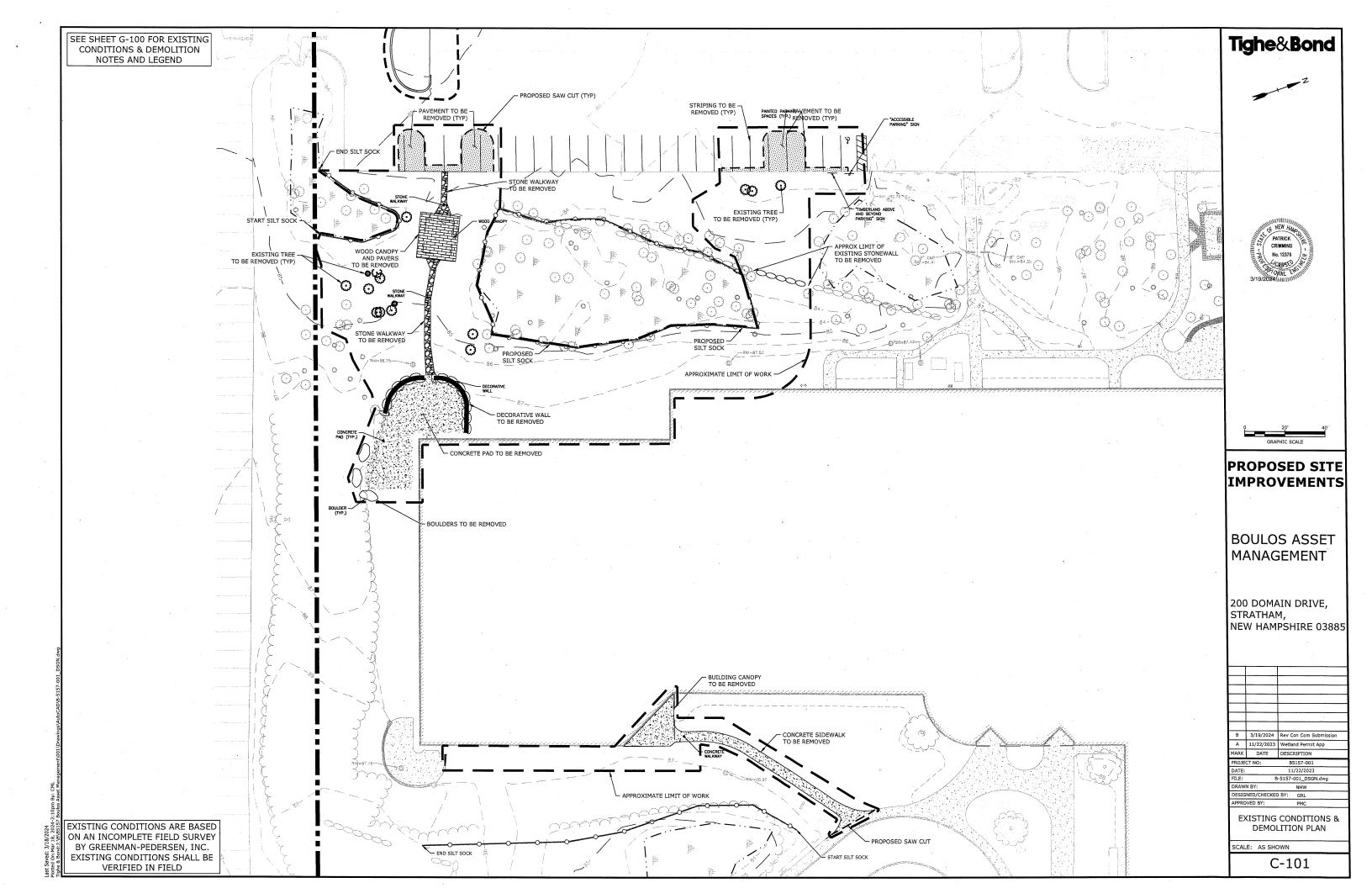
	3/19/2024	Rev Con Com Submission
	11/22/2023	Wetland Permit App
K	DATE	DESCRIPTION
JE	CT NO:	B5157-001
E:		11/22/2023
:	В	-5157-001 DSGN.dwa

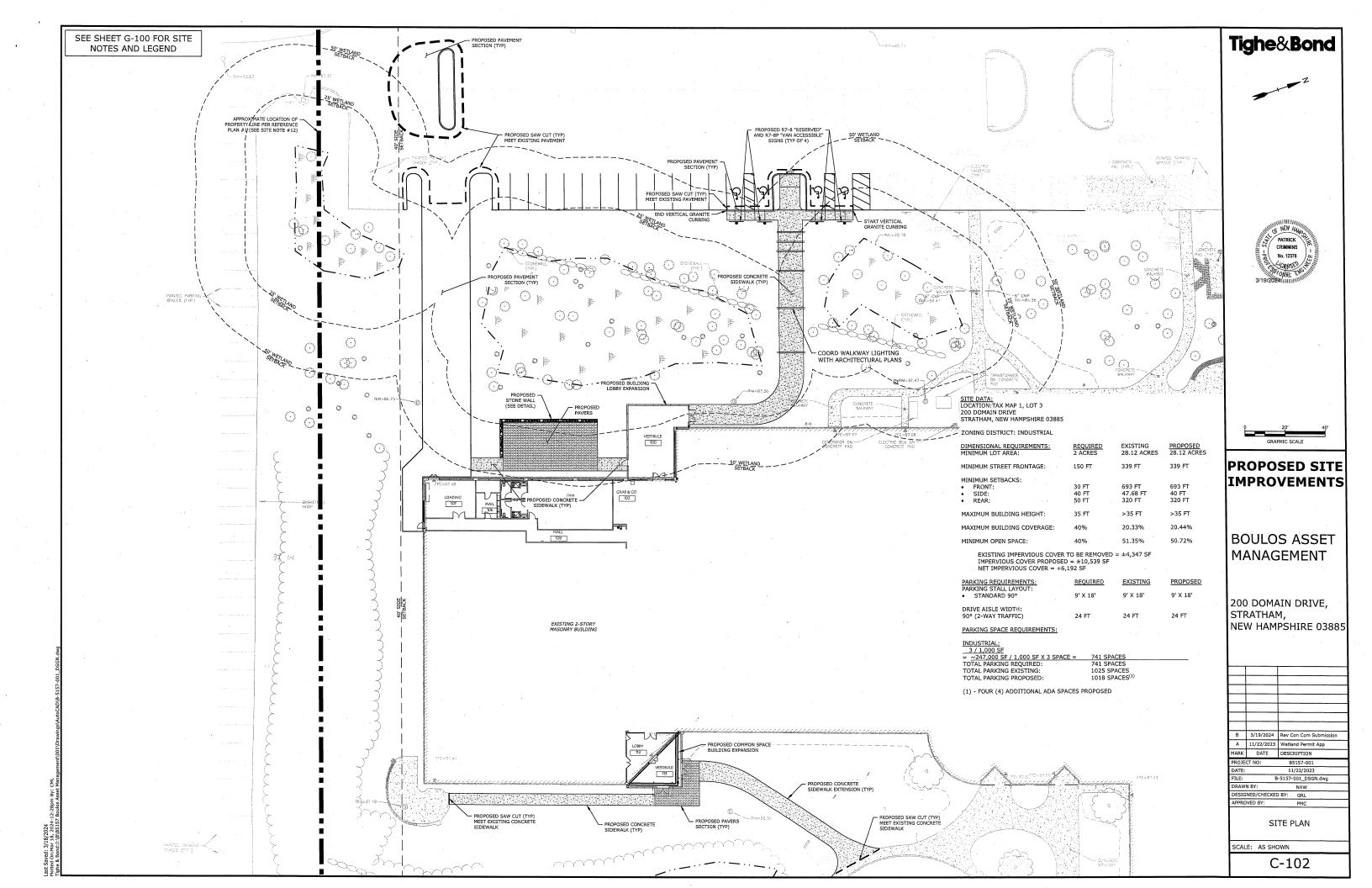
GENERAL NOTES, LEGEND, AND LOCUS MAP

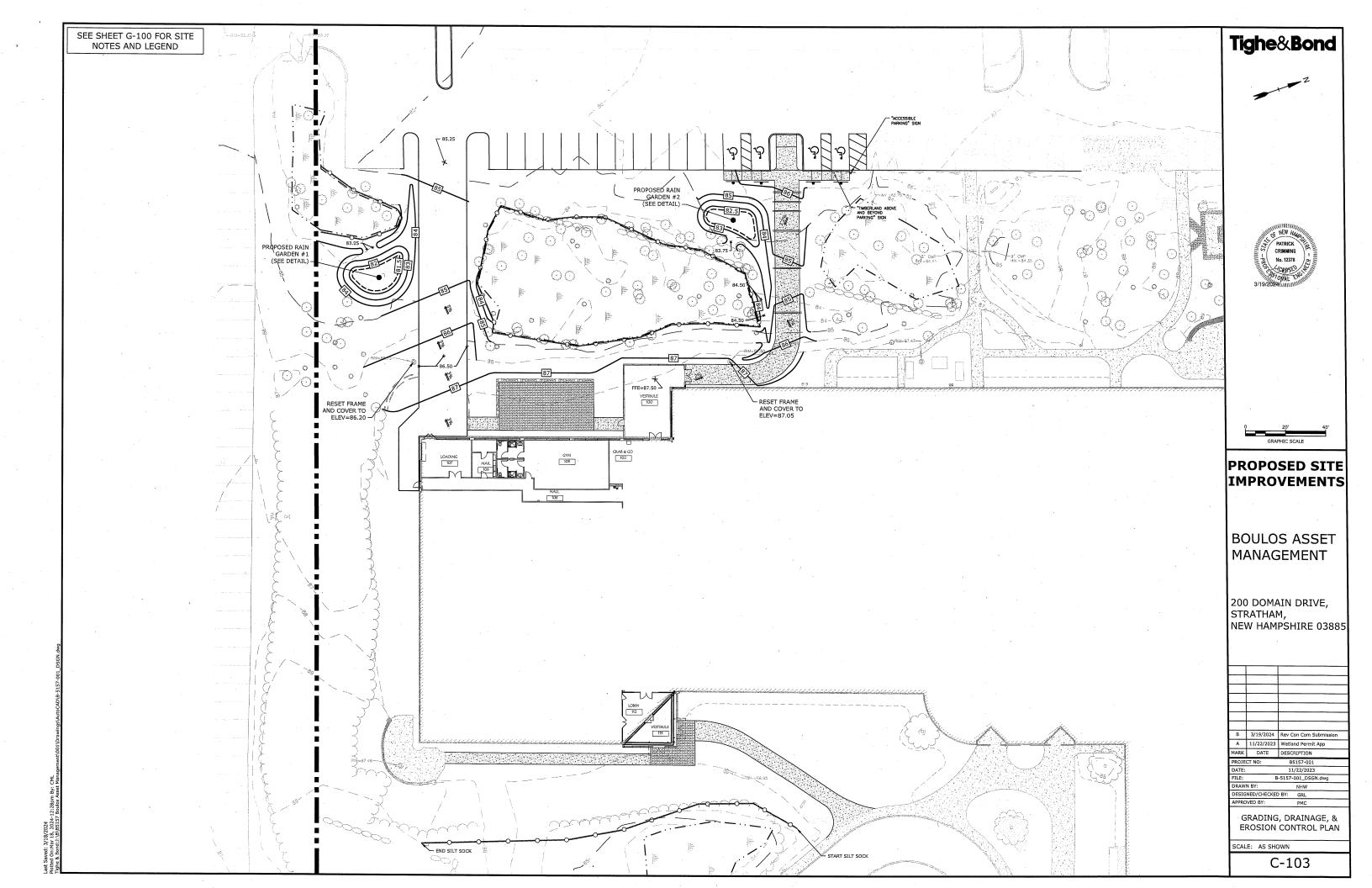
DESIGNED/CHECKED BY: GRI

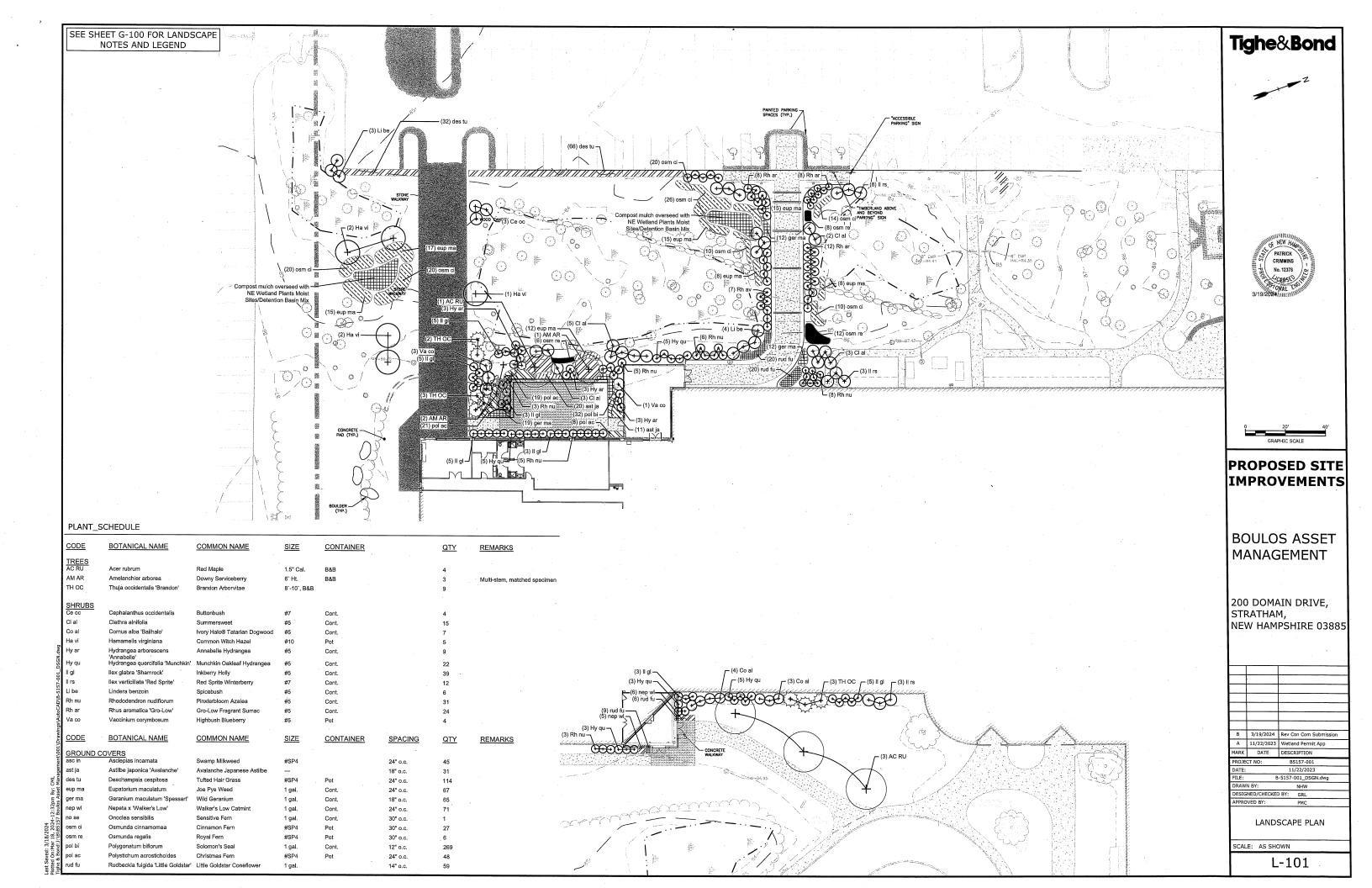
SCALE: AS SHOWN

G-100









ONE CANAL PLAZA PROPOSED SITE IMPROVEMENTS

ROJECT ADDRESS: 200 DOMAIN DRIVE ROJECT MAP / LOT: MAP 1 / LOT 3

PROJECT | ATTITUDE: 429-58'-32 14"N

<u>PROJECT DESCRIPTION</u> THE PROJECT CONSISTS OF BUILDING A NEW ENTRANCE LOBBY, WALKWAYS, PATIO AREAS, & A NEW SERVICE COURT AT AN EXISTING BUILDING LOCATED AT 200 DOMAIN DRIVE IN STRATHAM, H. THE WORK IS ANTICIPATED TO START IN SPRING 2024, AND BE COMPLETED BY FALL 2024.

DISTURBED AREA
THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.55 ACRES. THE EXISTING WETLANDS ON

CONSTRUCTION SEQUENCE OF MAJOR ACTIVITIES: OUT AND CLEAR TREES.

- CONSTRUCT TEMPORARY AND PERMANENT SEDIMENT, EROSION AND DETENTION CONTROL FACILITIES. EROSION, SEDIMENT AND DETENTION MÉASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS THAT WILL INFLUENCE STORMWATER RUNOFF SUCH AS:
 - NEW CONSTRUCTION
 - DISPOSAL OF SEDIMENT SPOIL, STUMP AND OTHER SOLID WASTE
 - CONTROL OF DUST
- NEARNESS OF CONSTRUCTION SITE TO RECEIVING WATERS
 CONSTRUCTION DURING LATE WINTER AND EARLY SPRING
 ALL PERMANENT DITCHES, SWALES, DETENTION, RETENTION AND SEDIMENTATION BASINS TO BE STABILIZED USING THE VEGETATIVE AND NON-STRUCTURAL BMPS PRIOR TO
- CLEAR AND DISPOSE OF DEBRIS.
- CONSTRUCT TEMPORARY CULVERTS AND DIVERSION CHANNELS AS REQUIRED
- GRADE AND GRAVEL ROADWAYS AND PARKING AREAS ALL ROADS AND PARKING AREA SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING, ALL CUT AND FILL SLOPES
- SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

 DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, PERIMETER
 EROSION CONTROL MEASURES, SEDIMENT TRAPS, ETC., MULCH AND SEED AS REQUIRED. SEDIMENT TRAPS AND/OR BASINS SHALL BE USED AS NECESSARY TO CONTAIN RUNOFF
- UNTIL SOILS ARE STABILIZED.
 FINISH PAVING ALL ROADWAYS AND PARKING LOTS.
- . INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
 . COMPLETE PERMANENT SEEDING AND LANDSCAPING.
 . REMOVE TRAPPED SEDIMENTS FROM COLLECTOR DEVICES AS APPROPRIATE AND THEN
- - REMOVE TEMPORARY EROSION CONTROL MEASURES.

SPECIAL CONSTRUCTION NOTES:
.. THE CONSTRUCTION SEQUENCE MUST LIMIT THE DURATION AND AREA OF DISTURBANCE THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT

OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

- ROSION CONTROL NOTES:

 ALL EROSION CONTROL MEASURES AND PRACTICES SHALL CONFORM TO THE "NEW HAMPSHIRE STORMWATER MANUAL VOLUME 3: EROSION AND SEDIMENT CONTROLS DURING
- CONSTRUCTION" PREPARED BY THE NHDES.
 PRIOR TO ANY WORK OR SOIL DISTURBANCE, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR EROSION CONTROL MEASURES AS REQUIRED IN THE PROJECT MANUAL.
 CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL BARRIERS, INCLUDING HAY
- BALES, SILT FENCES, MULCH BERMS, SILT SACKS AND SILT SOCKS AS SHOWN IN THESE DRAWINGS AS THE FIRST ORDER OF WORK.
 SILT SACK INLET PROTECTION SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH
- BASIN INLETS WITHIN THE WORK LIMITS AND BE MAINTAINED FOR THE DURATION OF THE PERIMETER CONTROLS INCLUDING SILT FENCES, MULCH BERM, SILT SOCK, AND/OR HAY BALE
- BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL NON-PAVED AREAS HAVE BEEN STABILIZED
- THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
- ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED AND
- INSPECT ALL INLET PROTECTION AND PERIMETER CONTROLS WEEKLY AND AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER, REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER
- CONSTRUCT EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1.

- STABILIZATION:

 AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:

 AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
- A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
- D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.;
 E. IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHOOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, LATEST
- EDITION, ITEM 304.2 HAVE BEEN INSTALLED. WINTER STABILIZATION PRACTICES:
- A. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1. AND SEEDING AND PLACING 3 TO 4 TONS OF MUI CHIPER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. 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:
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS
- APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;

 C. AFTER OCTOBER 15, 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, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT:
- STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE USED INCLUDE
- A. TEMPORARY SEEDING:
- MULCHING
- WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FFFT
- OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN THESE AREAS, SILT FENCES, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE

DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT FENCES, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

- <u>DUST CONTROL:</u>

 1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD.
- DUST CONTROL METHODS SHALL INCLUDE, BUT BE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY
- DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.

- STOCKPILES:

 1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND
- ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
- PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
- PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

OFF SITE VEHICLE TRACKING:

1. THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO ANY EXCAVATION ACTIVITIES.

VEGETATION: 1. TEMPORARY GRASS COVER:

- A. SEEDBED PREPARATION:
- a. 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;
- B. SEEDING
- UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;
- WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND
- 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:
- C. MAINTENANCE
 - TEMPORARY SEEDING 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
- 2. PERMANENT MEASURES AND PLANTINGS:
 - LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5;
- B. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20
- C. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4-1/2 POUNDS AND 5-1/2 POUNDS PER INCH OF WIDTH;
 SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED
- WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH;
 HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE;
 THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED,
- WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED;
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED; A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:
 - SEED MIX APPLICATION RATE CREEPING RED FESCUE 20 LBS/ACRE
 - TALL FESCUE 20 LBS/ACRE REDTOP 2 LBS/ACRE
- IN NO CASE SHALL THE WEED CONTENT EXCEED ONE (1) PERCENT BY WEIGHT, ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS, SEEDING SHALL BE DONE NO LATER THAN SEPTEMBER 15. IN NO CASE SHALL SEEDING TAKE PLACE OVER SNOW.
- DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL):

 A. FOLLOW PERMANENT MEASURES SLOPE, LIME, FERTILIZER AND GRADING REQUIREMENTS. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE. APPLY MULCH AS INDICATED FOR PERMANENT MEASURES.

- CONCRETE WASHOUT AREA:

 1. THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:

 A. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT
- FACILITIES AT THEIR OWN PLANT OR DISPATCH FACILITY;

 B. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
- C. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM
- DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;

 D. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

ALLOWABLE NON-STORMWATER DISCHARGES: 1. FIRE-FIGHTING ACTIVITIES;

- FIRE HYDRANT FLUSHING
- WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
- WATER USED TO CONTROL DUST:
- POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING; ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED; PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
- UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
- UNCONTAMINATED GROUND WATER OR SPRING WATER;
 FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
- UNCONTAMINATED EXCAVATION DEWATERING; 12. LANDSCAPE IRRIGATION.

- A. ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER
- B. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;

- WASTE DISPOSAL BY THE SUPERINTENDENT
- HAZARDOUS WASTE: A. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
- B. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT SANITARY WASTE
- A. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF

ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

- SPILL PREVENTION:

 1. CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY LOCAL. STATE AND FEDERAL AGENCIES. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE BEST MANAGEMENT SPILL PREVENTION PRACTICES OUTLINED BELOW.
 THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO
- REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:

 A. GOOD HOUSEKEEPING - THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE
- FOLLOWED ON SITE DURING CONSTRUCTION:
- a. ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON
- b. ALL REGULATED MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE, ON AN IMPERVIOUS SURFACE;
- c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED: d. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND
- DISPOSAL OF MATERIALS;
- SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
 WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- THE TRAINING OF ON-SITE EMPLOYEES AND THE ON-SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF
- REGULATED SUBSTANCES.

 B. HAZARDOUS PRODUCTS THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

 a. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT
 - RESEALABLE:
 - ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION:
- c. SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL. PRODUCT SPECIFIC PRACTICES THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL
- BE FOLLOWED ON SITE:
- a. PETROLEUM PRODUCTS ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE:
 - PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
 - SECURE FUEL STORAGE AREAS AGAINST UNAUTHORIZED ENTRY; INSPECT FUEL STORAGE AREAS WEEKLY;
 WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE
 - MORE THAN 50 FEET FROM SURFACE WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS;
 COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS;
 SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING
 - REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS, OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS
- OTHERWISE REGULATED. THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE:

 (1) EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED;
- (2) PLACE DRIP PANS UNDER SPIGOTS, VALVES, AND PUMPS;
 (3) HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS; (4) USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED
- SUBSTANCES;
 (5) PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.
- SURFACE.
 FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER
 CONSTRUCTION RELATED EQUIPMENT SHALL COMPLY WITH THE REGULATIONS OF
 THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES THESE REQUIREMENTS ARE SUMMARIZED IN WD-DWGB-22-6 BEST MANAGEMENT
 PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING
 EQUIPMENT, OR ITS SUCCESSOR DOCUMENT.
- s://www.des.nh.gov/sites/g/files/ehbemt341/files/docu nents/2020-01/dwgb-22-6.pd b. FERTILIZERS:
- FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
- ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A
- SEALABLE PLASTIC BIN TO AVOID SPILLS. ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED
- FOR USE: EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM; EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
- D. SPILL CONTROL PRACTICES IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING
- PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

 a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES:
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE;
- THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE:

ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY

- SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED; THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS SHALL
- E. VEHICLE FUELING AND MAINTENANCE PRACTICE:

 a. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPMENT/VEHICLE FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY:
- CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY: IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED

BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

- CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA; CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE; CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN
- EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES

 1. THIS PROJECT DOES NOT EXCEED ONE (1) ACRE OF DISTURBANCE AND THUS DOES NOT

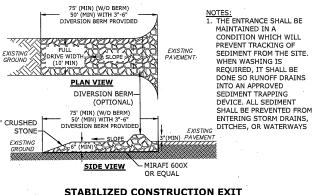
Tighe&Bond



PROPOSED SITE IMPROVEMENTS

BOULOS ASSET MANAGEMENT

200 DOMAIN DRIVE, STRATHAM, NEW HAMPSHIRE 03885



COIR MAT INLET FILTER

(12" TYPICAL)

WORK AREA

CATCH BASIN GRATE

(DIMENSIONS VARY)

WATER FLOW

WORK AREA

PLAN VIEW

GRATE (TYP

ZIP TIE CONNECTION TO CATCH BASIN

NOTES:
1. COIR MAT INLET FILTER SHALL BE STORM WATER INLET FILTER BY BLOCKSOM & CO. OR

INLET PROTECTION

-2" X 2" WOODEN STAKE

ES: SILT SOCK SHALL BE SILT SOXX NATURAL ORIGINAL BY FILTREXX OR APPROVED EQUAL. INSTALL SILT SOCK IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SIDE VIEW

SILT SOCK

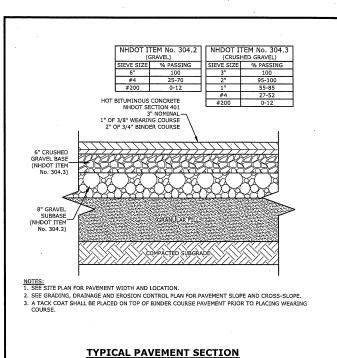
WALER INCL.
APPROVED EQUAL.
INSTALL AND MAINTAIN INLET PROTECTION IN
ACCORDANCE WITH MANUFACTURER'S

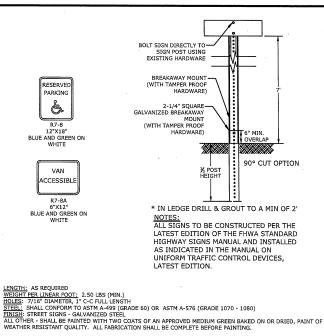
STABILIZED CONSTRUCTION EXIT

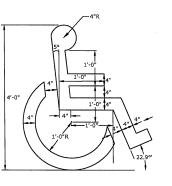
3/19/2024 Rev Con Com Submis 11/22/2023 Wetland Permit App DATE DESCRIPTION B-5157-001_DTLS.dv RAWN BY DESIGNED/CHECKED BY: GRL EROSION CONTROL NOTES

& DETAILS

SCALE: AS SHOWN C-501







NOTES:

1. 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.

2. SYMBOL SHALL BE CONSTRUCTED TO THE LATEST ADA, STATE AND LOCAL REQUIREMENTS.

ACCESSIBLE SYMBOL

NO SCALE

CONSTRUCT RY-8 (RESERVED PARKING) & R7-8A (VAN ACCESSIBLE) MOUNTED ON BOLLARD CENTERED IN SPACE (SEE SIGN LEGEND AND SIGN POST DETAIL) 4' ACCESSIBLE GRAPHIC SYMBOL PAINTED WHITE (SEE DETAIL) GRASSED AREA

CONSTRUCT R7-8

NOTES:

1. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.

2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.

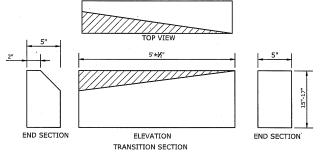
3. FINISH PAVEMENT GRADES AT ALL HANDICAP ACCESSIBLE STALLS AND PAINTED ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.

PARKING STALL/PAINTED ISLAND STRIPING

CRIMMINS No. 12378

Tighe&Bond

SIGN LEGEND & SIGN POST

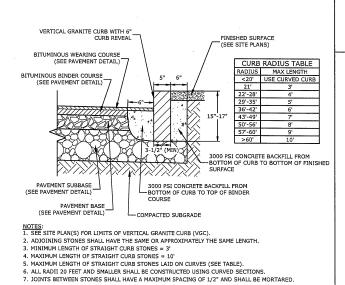


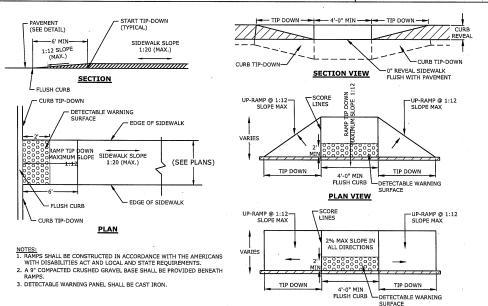
MOUNTABLE VERTICAL GRANITE CURB TO VERTICAL GRANITE CURB

NOTES:

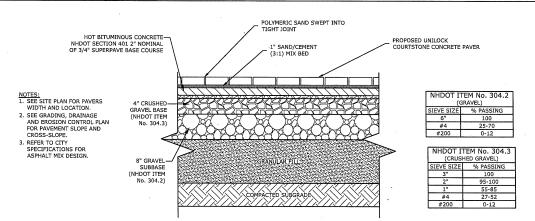
1. THE INTENT OF THIS ITEM IS TO PROVIDE A SMOOTH TRANSITION BETWEEN VERTICAL GRANITE CURB AND MOUNTABLE VERTICAL GRANITE CURB WITHOUT REQUIRING FIELD CHIPPING DURING INSTALLATION. THE MOUNTABLE VERTICAL GRANITE CURB MAY REQUIRE ADJUSTMENTS TO MEET THE TRANSITION PIECE HEIGHT. TRANSITION SLOPE CURB TO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

CURB TRANSITION

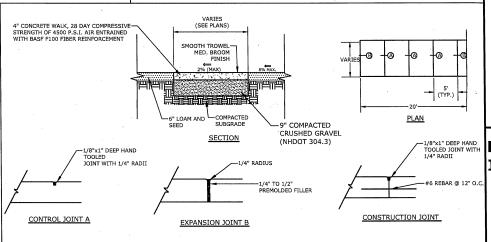




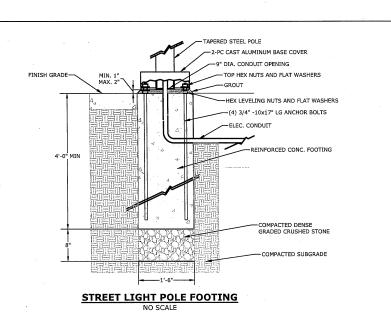
PLAN VIEW RAMPS WITH DETECTABLE WARNING PANEL CONCRETE SIDEWALK TIP-DOWN



ON-SITE PAVERS SECTION



 ${\color{red} {\rm NOTES:}} \ 1.$ SIDEWALK SHALL BE CONSTRUCTED TO THE TOWN OF STRATHAM STANDARDS



PROPOSED SITE IMPROVEMENTS

BOULOS ASSET MANAGEMENT

200 DOMAIN DRIVE,

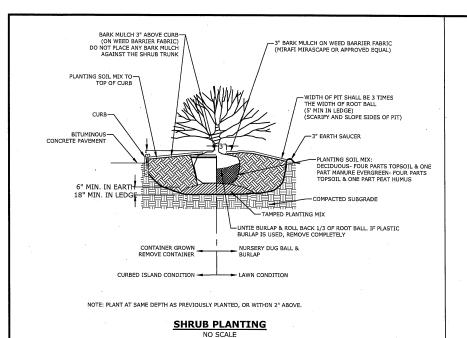
STRATHAM,

SCALE: AS SHOWN

C-502

NEW HAMPSHIRE 03885 3/19/2024 Rev Con Com Submission 11/22/2023 Wetland Permit App DATE DESCRIPTION B-5157-001_DTLS.dwg DRAWN BY DESIGNED/CHECKED BY: GRL **DETAILS**

VERTICAL GRANITE CURB NO SCALE



PROPOSED UNILOCK
COURTSTONE CONCRETE
PAVER (SEE DETAIL)

BLUE STONE CAP; BEST STONES

-WALL STONE SET WITH DRY

LAID APPEARANCE WITH INTERIOR CONCRETE CORE

ADJACENT MATERIAL VARIES, SEE MATERIALS PLAN.

OMPACTED GRAVEL BASE

BARK MULCH 3" ABOVE CURB (ON WEED BARRIER-FABRIC) DO NOT PLACE ANY BARK MULCH AGAINST TREE TRUNK -3" BARK MULCH ON WEED BARRIER FABRIC (MIRAFI MIRASCAPE OR APPROVED EQUAL) PLANTING SOIL MIX TO-TOP OF CURB 24" MIN. IN LEDGE -EXISTING SUBGRADE -UNTIE BURLAP & ROLL BACK FROM TOP 1/3 OF ROOT BALL. IF PLASTIC BURLAP IS USED, REMOVE COMPLETELY. CURBED ISLAND CONDITION

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

WIDE BELT TYPE TREE TIES, (CHAIN LOCK OR EQUAL) 2" SQ. HARDWOOD STAKES UNPAINTED, 10' LONG, DRIVE AT ANGLE DRAW TO VERTICAL. (3 PER TREE) BARK MULCH 3" ABOVE CURB (ON WEED BARRIER FABRIC) DO NOT PLACE ANY BARK MULCH AGAINST THE TREE TRUNK -WIDTH OF PIT SHALL BE 3 TIMES WIDTH OF ROOT BALL (10' MIN IN LEDGE) (SCARIFY AND SLOPE SIDES OF PIT) PLANTING SOIL MIX TO-TOP OF CURB CONCRETE PAVEMENT -3" EARTH SAUCER -PLANTING SOIL MIX - FOUR PARTS TOP SOIL & ONE PART MANURE 12" MIN, IN EART 24" MIN IN LEDGE XISTING SUBGRADE L TAMPED DI ANTING MIY - LAWN

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

DECIDUOUS TREE PLANTING

SURFACE SHALL BE 3" OF BARK MULCH WITH APPROVED PLANTINGS (SEE RAIN GARDEN PLANTING PLAN) (MIRAFI 140-N OR EQUAL) ELEV.=84.00 FILTER MEDIA ELEV.=80.00 NON-WOVEN GEOTEXTILE FABRIC (MIRAFI 140-N OR EQUAL)

SECTION VIEW

	FILTER MEDIA COMPOSIT	TON:	
COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	GRADATIO	ON OF MATERIAL PERCENT PASSING
ASTM C-33 CONCRETE SAND	50-55	SEE N	OTE #5
LOAMY SAND TOPSOIL	20-30	200	15-25
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH	20-30	200	5 MAX

- NOTES:

 1. BARK MULCH SHALL BE AGED A MINIMUM OF 12 MONTHS AND SHALL NOT FLOAT.

 2. RAIN GARDENS SHALL NOT BE PLACED INTO SERVICE UNTIL THE PRACTICE HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN PULLY STABILIZED.

 3. DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. CONTRACTOR SHALL KEEP ALL EXCAVATION EQUIPMENT OUTSIDE OF THE LIMIT OF THE RAIN GARDEN.

 4. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR LOCATIONS, LAYOUTS, AND ELEVATIONS.

 5. THE SAND PORTION OF THE FILTER MEDIA SHALL MEET THE FOLLOWING GRADATION (ASTM C-33):

 SIEVE SIZE PERCENT PASSING

 3.78*

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

RAIN GARDEN #2

CRIMMINS No. 12378

Tighe&Bond

PROPOSED SITE **IMPROVEMENTS**

BOULOS ASSET MANAGEMENT

200 DOMAIN DRIVE, STRATHAM, NEW HAMPSHIRE 03885

В	3/19/2024	Rev Con Com Submission
Α	11/22/2023	Wetland Permit App
ARK	DATE	DESCRIPTION
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RAW	N BY:	NHW
ESIG	NED/CHECKED	BY: GRL

DETAILS

SCALE: AS SHOWN

C-503

EVERGREEN TREE PLANTING

SURFACE SHALL BE 3" OF BARK MULCH WITH APPROVED PLANTINGS NON-WOVEN GEOTEXTILE FABRIC (MIRAFI 140-N OR EQUAL) (SEE RAIN GARDEN PLANTING PLANT WIDTH VARIES SEE GRADING, DRAINAGE & EROSION CONTROL PLAN ELEV.=83.75 ELEV.=81.50 ELEV.=79.00 NON-WOVEN GEOTEXTILE FABRIC (MIRAFI 140-N OR EQUAL)

	FILTER MEDIA COMPOSITION:		
COMPONENT MATERIAL	PERCENT OF MIXTURE		ON OF MATERIAL
	BY VOLUME	SIEVE NO.	PERCENT PASSING
ASTM C-33 CONCRETE SAND	50-55 SEE NOTE #5		
LOAMY SAND TOPSOIL	20-30	200	15-25
MODERATELY FINE SHREDDED	20-30	200	5 MAX
BARK OR WOOD FIBER MULCH			

- NOTES:

 1. BARK MULCH SHALL BE AGED A MINIMUM OF 12 MONTHS AND SHALL NOT FLOAT.

 2. RAIN GARDENS SHALL NOT BE PLACED INTO SERVICE UNTIL THE PRACTICE HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

 3. DO NOT TRAFFIC EXPOSED SOIL SURPACES WITH CONSTRUCTION EQUIPMENT. CONTRACTOR SHALL KEEP ALL EXCAVATION EQUIPMENT OUTSIDE OF THE LIMIT OF THE RAIN GARDEN.

 4. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR LOCATIONS, LAYOUTS, AND ELEVATIONS.

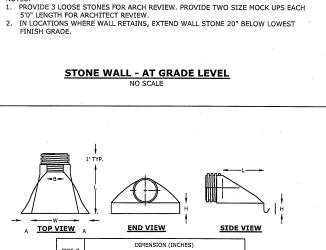
 5. THE SAND PORTION OF THE FILTER MEDIA SHALL MEET THE FOLLOWING GRADATION (ASTM C-33):

 SIEVE SIZE PERCENT PASSING

 3/8" 100

IEVE SIZE	PERCENT PAS
3/8"	100
#4	95-100
#8	80-100
#16	50-85
#30	25-60
#50	5-30

RAIN GARDEN #1



,							
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

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

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