



Town of Stratham, NH
Site Plan Review Application

Map# 13 Lot# 69

Project Name: Millbrook Office Park

Location: 118 Portsmouth Avenue

Project Description: Revise existing site plan from 6 buildings to 4 buildings with associated parking, utilities, and drainage. The proposed 4th building will have a footprint of +/- 20,000 SF.

Zone: PRE & R/A New Industrial / Commercial Square Footage: 73,000 SF - 60,000 SF= 13,000 SF

or Number of Residential Units:

Applicant:

Name: Fred Emanuel Phone: (603) 772-4400

Company: Emanuel Companies, Inc. Fax: (603) 772-4487

Address: 6 Patriots Road, Stratham, NH 03885

Owner:

Name: Same as applicant Phone:

Company: Fax:

Address:

Agent:

Contact Name: Bruce Scamman Phone: (603) 772-4400

Company: Emanuel Engineering, Inc. Fax: (603) 772-4487

Address: 118 Portsmouth Avenue, Stratham, NH 03885

Email Address: bscamman@emanuelengineering.com

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

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

Signed: Fred Emanuel Date: 10/25/17

Fees:

Notification Fee: \$150.00 plus Abutters Fee: 9 Abutters X \$8.00 = \$72.00

Site Review Fee*: \$1,300.00 One-Hundred (\$100) dollars for each 1,000 square feet of building construction - with a minimum of one-hundred (\$100) dollars.

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

Total Fees: \$1,522.00

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

For Office Use Only

Date Application Received: Total Fees Collected with Application: \$
Abutters List Received: Check List Received:
PB Hearing Date: Notice Date: PB Jurisdiction Acceptance Date:

Site Review



October 26, 2017

Stratham Planning Board
Town of Stratham
10 Bunker Hill Avenue
Stratham, NH 03885

RE: Amended Site Plan - Map 13, Lot 69 at 118 Portsmouth Avenue, Stratham

To Stratham Planning Board,

Please be advised that Bruce Scamman of Emanuel Engineering Inc. is authorized to be our agent at the Stratham Planning Board for a site plan review. This will authorize Emanuel Engineering Inc. to apply for local and state development approvals on our behalf. We also authorize Bruce Scamman to speak on our behalf. Should you have any questions, please advise.

Very truly yours,

A handwritten signature in dark ink that reads "Fred Emanuel". The signature is written in a cursive style with a large, prominent "F" and "E".

Fred Emanuel, President
Emanuel Companies, Inc.

**Town of Stratham
Site Plan Review Checklist**



Project Name: Amended Site Plan - Millbrook Office Park

Map # 13 Lot # 69

Date: 10-26-17

Site Plan Review - Information Checklist

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

X – Information Provided O – Information Not Provided W – Waiver Requested

I. Preliminary Consultation

 A. Base map drawn to scale

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

II. Formal Application

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

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

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

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

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

 X Location of test pits.

 X Percolation test date and rate.

 X Certification of test witness.

 X Outline of the area reserved for leach fields.

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

 X Sheet size of 22" x 34".

 X Appropriate scale.

 X Space for Planning Board signature and date.

 X **G. Additional submission requirements:**

 X Nine 11 X 17 copies of proposed plan.

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

 N/A Three copies of any engineering or impact reports.



**Town of Stratham
Site Plan Review Checklist**

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

**Town of Stratham
Site Plan Review Checklist**

p. Site Review Agreement.

q. Other exhibits, if applicable:

_____ Performance Bond.

_____ Maintenance Bond.

_____ Information on pollutants discharge and/or noise generation.

_____ Traffic impact analysis.

_____ Natural/Environmental Resources Inventory

_____ Environmental/Forestry Impact Report

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

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

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

Signed: 

Date: 10/26/17



TOWN OF STRATHAM
10 Bunker Hill Avenue · Stratham, NH 03885
Phone: 603-772-7391 Fax (All Offices) 603-775-0517

SITE PLAN REVIEW / SUBDIVISION WAIVER REQUEST FORM

Name of Subdivision/Site Plan:

Millbrook Office Park Site Plan

Street Address:

118 Portsmouth Avenue, Stratham, NH 03885

I Bruce Scamman hereby request that the Planning Board waive the requirements of item(s) Site Plan Review Regulations section 4.3.2f of the Subdivision/Site Plan Checklist in reference to a plan presented by Bruce Scamman of Emanuel Engineering Inc. (name of surveyor and engineer) dated October 26, 2017 for the property tax map(s) 13 and lot(s) 69 in the Town of Stratham, NH

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n) (For Subdivisions) OR RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, strict conformity would cause an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations, **OR** the specific circumstances relative to the subdivision/site plan or conditions of the land in the subdivision/site plan indicate that the waiver will properly carry out the spirit and intent of the regulations.

Strict conformity would cause an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations:

OR:

Specific circumstances relative to the subdivision or conditions of the land in the subdivision indicate that the waiver will properly carry out the spirit and intent of the regulations:

Waiver of Storm Drainage Plan section 4.3.2f: The proposed use of 1.6 acres of pervious pavement and the 20-year history of exceptional absorption of rainfall due to the high permeability of the on-site sandy soil demonstrates drainage will perform satisfactorily without further study. A drainage plan was prepared in 1997 for the 6 buildings.

Signed:

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____



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SITE PLAN REVIEW / SUBDIVISION WAIVER REQUEST FORM

Name of Subdivision/Site Plan:

Millbrook Office Park Site Plan

Street Address:

118 Portsmouth Avenue, Stratham, NH 03885

I Bruce Scamman hereby request that the Planning Board waive the requirements of item(s) Site Plan Review Regulations section 4.3.2g of the Subdivision/Site Plan Checklist in reference to a plan presented by Bruce Scamman of Emanuel Engineering Inc. (name of surveyor and engineer) dated October 26, 2017 for the property tax map(s) 13 and lot(s) 69 in the Town of Stratham, NH

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n) (For Subdivisions) OR RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, strict conformity would cause an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations, **OR** the specific circumstances relative to the subdivision/site plan or conditions of the land in the subdivision/site plan indicate that the waiver will properly carry out the spirit and intent of the regulations.

Strict conformity would cause an **unnecessary hardship** to the applicant and waiver would not be contrary to the spirit and intent of the regulations:

OR:

Specific circumstances relative to the subdivision or conditions of the land in the subdivision indicate that the waiver will properly **carry out the spirit and intent of the regulations**:

Waiver of Site Plan Review Regulations section 4.3.2g (Location, Type, & Size of Proposed Landscaping):
Emanuel Companies will continue to landscape the proposed rearrangement of the site in the same manner that it has done for Buildings A & B, as well as that along Portsmouth Avenue and Millbrook Drive. Landscape plans were submitted in the original 1997 approval.

Signed:

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____



TOWN OF STRATHAM
10 Bunker Hill Avenue · Stratham, NH 03885
Phone: 603-772-7391 Fax (All Offices) 603-775-0517

SITE PLAN REVIEW / SUBDIVISION WAIVER REQUEST FORM

Name of Subdivision/Site Plan:

Millbrook Office Park Site Plan

Street Address:

118 Portsmouth Avenue, Stratham, NH 03885

I Bruce Scamman hereby request that the Planning Board waive the requirements of item(s) Site Plan Review Regulations section 4.3.2h of the Subdivision/Site Plan Checklist in reference to a plan presented by Bruce Scamman of Emanuel Engineering Inc. (name of surveyor and engineer) dated October 26, 2017 for the property tax map(s) 13 and lot(s) 69 in the Town of Stratham, NH

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Strict conformity would cause an **unnecessary hardship** to the applicant and waiver would not be contrary to the spirit and intent of the regulations:

OR:

Specific circumstances relative to the subdivision or conditions of the land in the subdivision indicate that the waiver will properly **carry out the spirit and intent of the regulations:**

Waiver of Site Plan Review Regulations section 4.3.2h (A statement prepared by landscape architect that landscape design is compatible to the building): The existing landscaping will continue in the same manner for Building C & D. New buildings will have the same architecture.

Signed:

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____



TOWN OF STRATHAM
10 Bunker Hill Avenue · Stratham, NH 03885
Phone: 603-772-7391 Fax (All Offices) 603-775-0517

SITE PLAN REVIEW / SUBDIVISION WAIVER REQUEST FORM

Name of Subdivision/Site Plan:

Millbrook Office Park Site Plan

Street Address:

118 Portsmouth Avenue, Stratham, NH 03885

I Bruce Scamman hereby request that the Planning Board waive the requirements of item(s) Site Plan Review Regulations section 4.3.2j of the Subdivision/Site Plan Checklist in reference to a plan presented by Bruce Scamman of Emanuel Engineering Inc. (name of surveyor and engineer) dated October 26, 2017 for the property tax map(s) 13 and lot(s) 69 in the Town of Stratham, NH

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n) (For Subdivisions) OR RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, strict conformity would cause an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations, **OR** the specific circumstances relative to the subdivision/site plan or conditions of the land in the subdivision/site plan indicate that the waiver will properly carry out the spirit and intent of the regulations.

Strict conformity would cause an **unnecessary hardship** to the applicant and waiver would not be contrary to the spirit and intent of the regulations:

OR:

Specific circumstances relative to the subdivision or conditions of the land in the subdivision indicate that the waiver will properly **carry out the spirit and intent of the regulations:**

Waiver of Site Plan Review Regulations section 4.3.2j (Location, Type, & Design of Outdoor Lighting): Outdoor lighting will continue in the same manner as existing lighting. Existing lighting has been converted to LED lamps for energy conservation.

Signed:

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____



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SITE PLAN REVIEW / SUBDIVISION WAIVER REQUEST FORM

Name of Subdivision/Site Plan:

Millbrook Office Park Site Plan

Street Address:

118 Portsmouth Avenue, Stratham, NH 03885

I Bruce Scamman hereby request that the Planning Board waive the requirements of item(s) Site Plan Review Regulations section 4.3.2n of the Subdivision/Site Plan Checklist in reference to a plan presented by Bruce Scamman of Emanuel Engineering Inc. (name of surveyor and engineer) dated October 26, 2017 for the property tax map(s) 13 and lot(s) 69 in the Town of Stratham, NH

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Strict conformity would cause an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations:

OR:

Specific circumstances relative to the subdivision or conditions of the land in the subdivision indicate that the waiver will properly carry out the spirit and intent of the regulations:

Waiver of Site Plan Review Regulations section 4.3.2n (Traffic Impact Analysis): The original site plan addressed traffic impact. The on-site rearrangement is for the same type of office use. The amended site plan addresses circulation, pedestrian safety, and access.

Signed:

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____

CLIENT

EMANUEL COMPANIES, INC.
6 PATRIOTS ROAD
STRATHAM, NH 03885

CIVIL ENGINEER

EMANUEL ENGINEERING, INC.
118 PORTSMOUTH AVENUE, SUITE A202
STRATHAM, NH 03885

LAND SURVEYOR

JAMES VERRA & ASSOCIATES, INC.
101 SHATTUCK WAY, SUITE 8
NEWINGTON, NH 03801

SOIL & WETLAND CONSULTANT

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

ELECTRICAL ENGINEER

COTE ENGINEERING
46 CAMBRIDGE ROAD
HAMPSTEAD, NH 03841

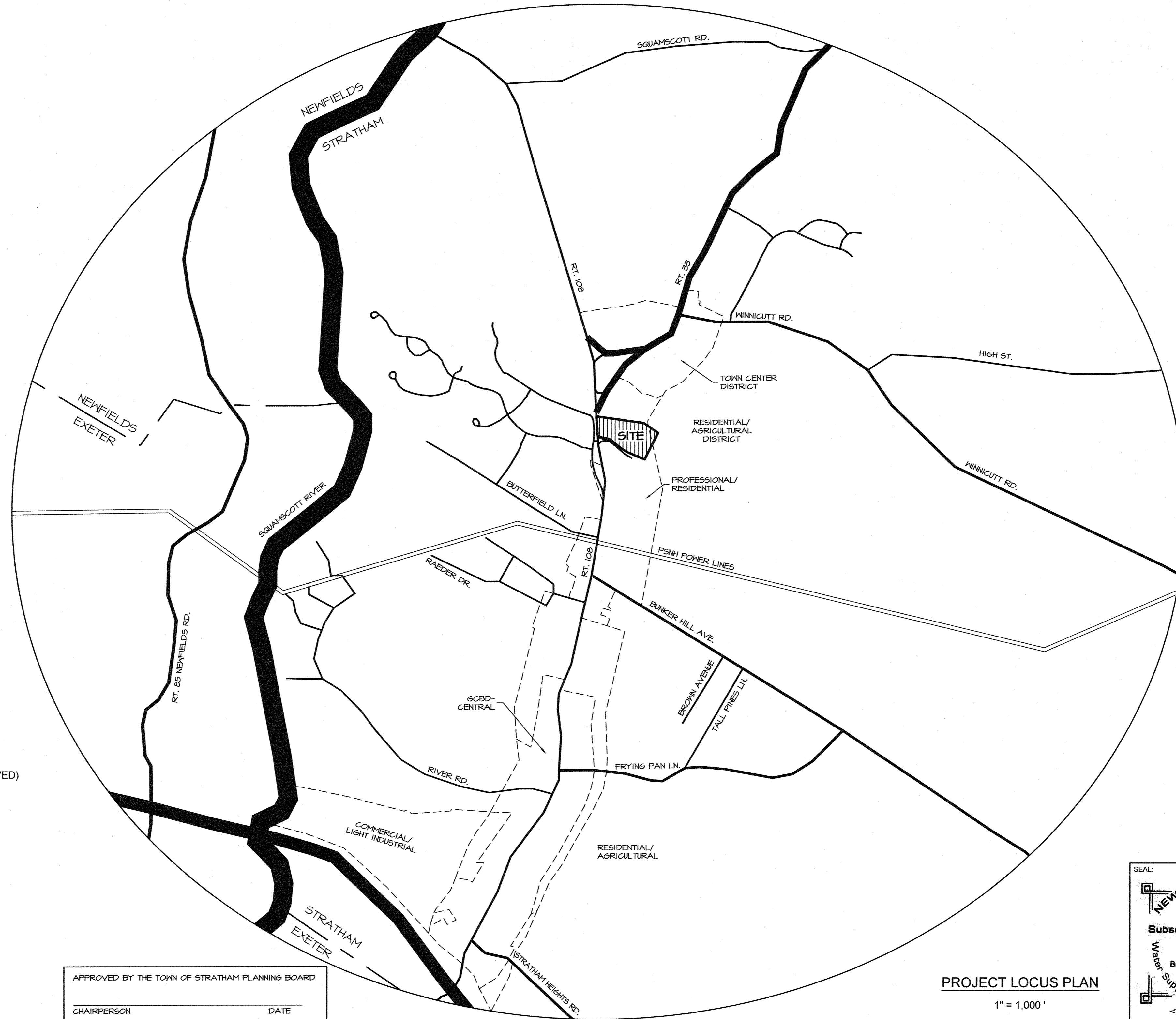
AMENDED SITE PLAN - MILLBROOK OFFICE PARK

FOR EMANUEL COMPANIES, INC.

STRATHAM TAX MAP 13 LOT 69

118 PORTSMOUTH AVENUE (SITE)

STRATHAM, NH 03885



PROJECT DRAWING SET:

- COVER SHEET
- 1 LOT LINE ADJUSTMENT & EASEMENT PLAN (PREVIOUSLY APPROVED)
- 95-2 SITE PLAN (PREVIOUSLY APPROVED)
- 95-3 GRADING & DRAINAGE (PREVIOUSLY APPROVED)
- C1 EXISTING CONDITIONS
- C2 HIGH INTENSITY SOIL SURVEY & TOPOGRAPHY PLAN
- C4 SITE PLAN
- C5 GRADING & DRAINAGE PLAN
- C6 UTILITIES PLAN
- C7 PAVING & CURBING PLAN
- C10 TURNING TEMPLATE (WB-50 CIRCULATING SITE)
- C11 TURNING TEMPLATE (FIRE TRUCK CIRCULATING SITE)
- SD1-SD2 SUBSURFACE DISPOSAL SYSTEM
- D1-D2 NOTES
- D3-D4 DETAILS

APPROVED BY THE TOWN OF STRATHAM PLANNING BOARD
CHAIRPERSON _____ DATE _____

PROJECT LOCUS PLAN

1" = 1,000'

SEAL: Designer of Subsurface Disposal Systems *** Bruce D. Scamman No. 1426 Mean Supply & Pollution Control

Bruce D. Scamman 10/26/17

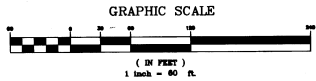
1	OCT 26, 2017	FOR APPROVAL	
ISS. DATE:		DESCRIPTION OF ISSUE:	CHP
DRAWN: JJM		DESIGN: JJM	
CHECKED: BDS		CHECKED: BDS	

EMANUEL ENGINEERING
civil & structural consultants, land planners
118 PORTSMOUTH AVENUE, A202
STRATHAM, NH 03885
P: 603-772-4400 F: 603-772-4487
WWW.EMANUELENGINEERING.COM

CLIENT:
EMANUEL COMPANIES, INC.
6 PATRIOTS ROAD
STRATHAM, NH 03885

TITLE:
COVER SHEET
MILLBROOK OFFICE PARK
FOR
EMANUEL COMPANIES, INC.
118 PORTSMOUTH AVENUE (SITE)
STRATHAM, NH 03885

PROJECT: 16-162	SCALE: AS SHOWN	SHEET: COVER
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No.	Bearing	Radius	Arc Length	Chord Length	Chord Bearing
C1	S1°25'10"	118.00	64.71	63.90	S61°00'41"E
C2	43°24'38"	180.00	136.38	133.14	S55°00'57"E
C3	16°07'47"	666.57	187.65	187.03	S41°22'31"E
C4	18°42'45"	905.00	295.57	294.36	S14°05'34"W
C4	18°43'07"	905.00	295.67	294.35	S14°09'33"W

(PLAN REF. 2)

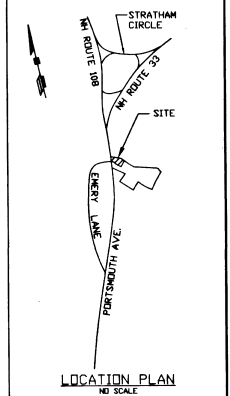
- LEGEND**
- IRON ROD
 - IRON PIPE
 - CONC./GRAN BND
 - ⊙ T-BAR
 - DRILL HOLE
 - UTILITY POLE
 - X-X FENCE
 - ⊔ DEED DISTANCE

No.	Bearing	Distance
L1	S04°48'00"W	35.86'

MILL BROOK OFFICE PARK
OWNER OF RECORD
EMANUEL COMPANIES, INC.
TAX MAP 3 LOT 7-12
RCRD 2341-1826
390,297 S.F.
8.96 AC.

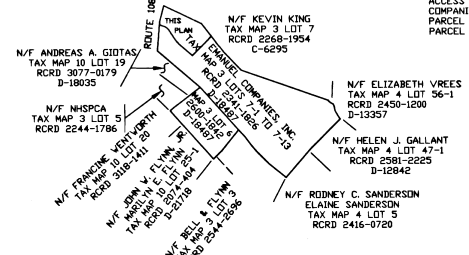
REFERENCE PLANS.

- SUBDIVISION OF LAND--PORTSMOUTH AVENUE, STRATHAM, NH. FOR EMANUEL COMPANIES, INC. BY ERNEST J. COTE--DATED 19 DEC 1989 RCRD D-20325.
- PLAN OF LAND IN STRATHAM, NH--PREPARED FOR THE EMANUEL COMPANIES BY KIMBALL CHASE CO, INC.--DATED 15 JULY 1988--RCRD D-18487.
- SUBDIVISION PLAN FOR KEVIN KING, STRATHAM, NH BY EMERY ENGINEERING DATED 2 JULY 1976--RCRD C-6295.
- PLAN OF LOTS, MILL BROOK PHASE I, STRATHAM, NEW HAMPSHIRE FOR EMANUEL COMPANIES, INC. BY ERNEST J. COTE--DATED 18 JUNE 1979--RCRD D-12245.
- PLAN OF LOTS, MILL BROOK PHASE II, STRATHAM, NEW HAMPSHIRE FOR EMANUEL COMPANIES, INC. BY ERNEST J. COTE--DATED 14 APRIL 1980--RCRD D-12246.
- PLAN OF LAND FOR PETER VREES--VINNICUTT ROAD, STRATHAM, NH BY KIMBALL CHASE CO, INC.--DATED 15 FEB. 1985--RCRD D=13357.
- PLAN OF LAND--RICHARD S. ROBE, SR. TO RICHARD GALLANT--STRATHAM, NH. ROCKINGHAM COUNTY--DATED AUGUST 1972--RCRD D-341.
- SUBDIVISION PLAN FOR ERIC H. JOHNSON AND DONNA R. JOHNSON, STRATHAM, NH. BY EMERY ENGINEERING--2 JULY 1976--RCRD D-7772.
- PLAN OF LAND IN STRATHAM, NH. FOR L. MANSEAU & R.D. ROMAN BY GREAT BAY ENGINEERING--DATED JAN. 1988--RCRD D-18035.
- SUBDIVISION OF LAND FOR JOHN W. JR. & MARILYN E. FLYNN IN STRATHAM, NH. BY PARKER SURVEY ASSOC., INC.--DATED REVISED APRIL 1992--RCRD D-21718.
- LOT LINE EXCHANGE FOR BELL & FLYNN, INC. IN STRATHAM, NH. BY PARKER SURVEY ASSOC., INC.--DATED JAN. 1985--RCRD D-13356.
- N.H.D.P.V. PROJECT NO. F 018-2(1) SHEET 25.
- PLAT OF LAND FOR BELL & FLYNN, INC. IN STRATHAM, NH. BY PARKER SURVEY ASSOC., INC.--DATED AUG. 1985--RCRD C-14072.



NOTES

- THE LOT LINE ADJUSTMENT IS REQUIRED SO AS TO MEET NHDOT REQUIREMENT OF INTERSECTION CONFIGURATION. THE LOT LINE IS ALSO ADJUSTED SO AS NOT TO ENCRUSCH UPON A PREVIOUS SUBDIVISION ROW (PLAN REF. 4 AND 5).
- THE OWNERSHIP OF THE 60' WIDE PARCEL DESIGNATED AS ACCESS EASEMENT SHALL BE RETAINED BY EMANUEL COMPANIES, INC. AND AN EASEMENT FOR ACCESS OVER THIS PARCEL SHALL BE DEEDED TO MILL BROOK OFFICE PARK, PARCEL 7-12.



THIS PLAN IS A RESULT OF FIELD SURVEY IN FEBRUARY AND MARCH 1996. THE ERROR OF CLOSURE IS BETTER THAN 1/10,000. SURVEY PER N.H.S.A. STANDARDS, CATEGORY I, CONDITION 1. AREA CALCULATIONS ARE PER BENCHMARK SOFTWARE.

I CERTIFY THAT THIS SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

R.G. Moynihan
CIVIL ENGINEER AND SURVEYOR
76 Mart. Road
Lebanon, N.H. 03854
603-958-1566



APPROVED BY THE TOWN OF STRATHAM PLANNING BOARD

DATE: 7/16/97
John A. [Signature]

D-25703

Sheet 1 of 2

ISS. DATE	DESCRIPTION OF ISSUE	CHK.
4 15 JULY 1997	FOR APPROVAL	AMC
3 18 SEPT. 1996	FOR APPROVAL	AMC
2 16 JULY 1996	FOR APPROVAL	
1 26 APRIL 1996	FOR APPROVAL	

DESIGN F.E.	DATE	FOR FABRICATION BY

CHECKED F.E.	DATE	FOR CONSTRUCTION BY
CEK MAR. 1996		

EMANUEL COMPANIES, INC.
ENGINEERS - CONSTRUCTORS - DEVELOPERS
43 PORTSMOUTH AVE.
STRATHAM, NH 03885
603-772-4400

CLIENT: **EMANUEL COMPANIES, INC.**
43 PORTSMOUTH AVE.
STRATHAM, NH 03885

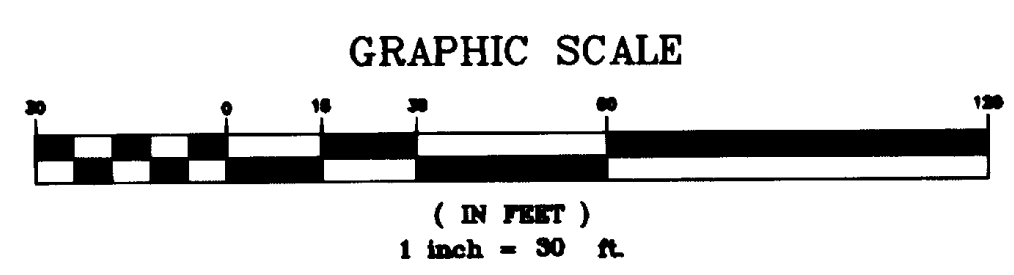
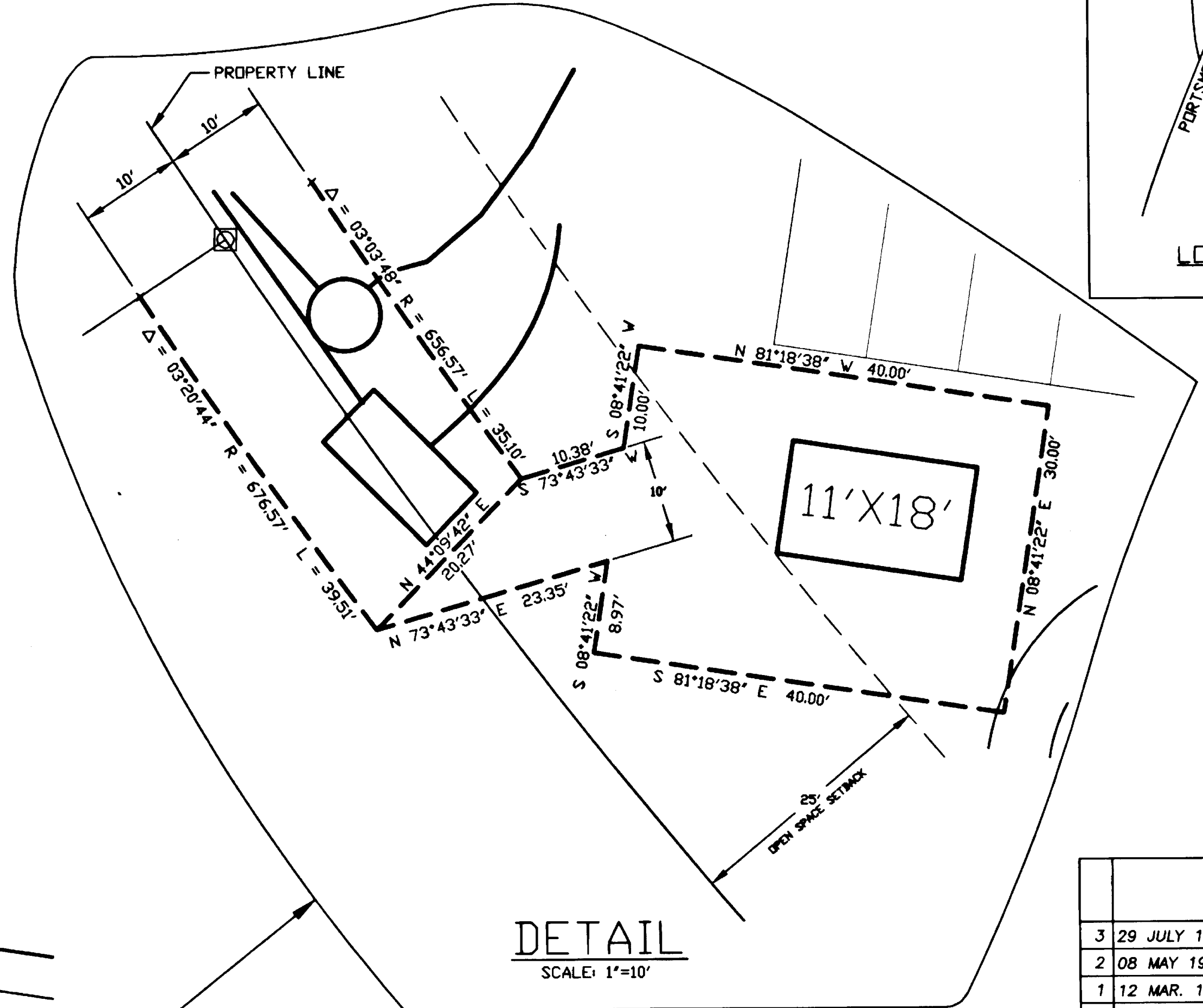
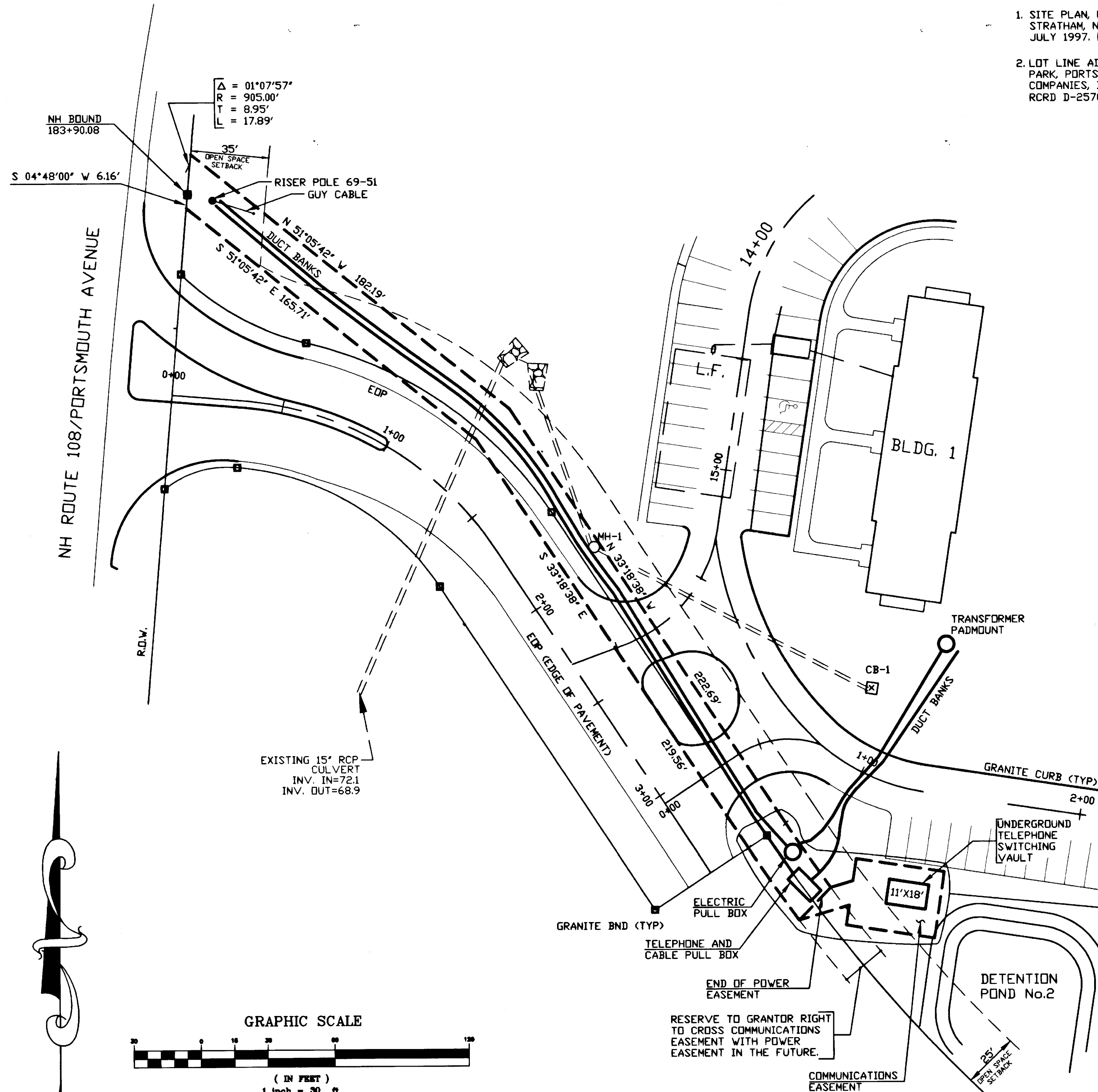
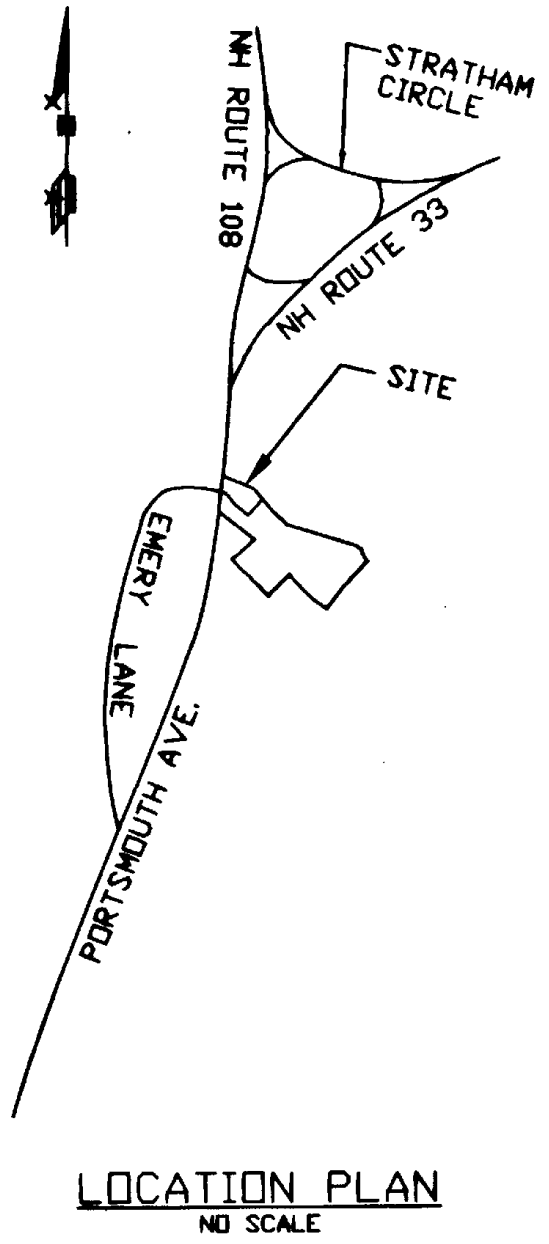
JG. NUMBER	DWG. NO.	ISSUE
95-119	1	4

REFERENCE PLANS

1. SITE PLAN, MILL BROOK OFFICE PARK, PORTSMOUTH AVENUE, STRATHAM, NH, FOR EMANUEL COMPANIES, INC., DATED 15 JULY 1997. RCRD D-25703 SHT. 2/2.
2. LOT LINE ADJUSTMENT & EASEMENT PLAN, MILL BROOK OFFICE PARK, PORTSMOUTH AVENUE, STRATHAM, NH, FOR EMANUEL COMPANIES, INC., DATED 15 JULY 1997 BY R.G. MOYNIHAN, L.L.S. RCRD D-25703 SHT. 1/1.

NOTES

1. OWNER OF RECORD: EMANUEL COMPANIES, INC. TAX MAP 3 LOT 7-12 RCRD BK2341 PG1826

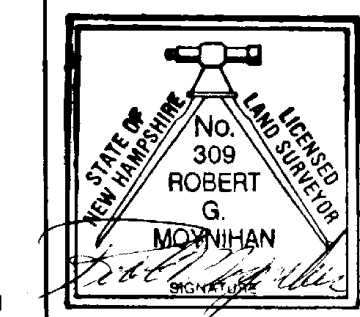


PLAN
(PLAN REF. 1 & 2)
1"=30'

DETAIL
SCALE: 1"=10'

RSA 676:18, III
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
DATE: 7/29/98
R.G. Moynihan
LICENSED LAND SURVEYOR

R.G. Moynihan
CIVIL ENGINEER AND SURVEYOR
75 Mast Road
Lee, N.H. 03824
603-669-2595



ISS. DATE	DESCRIPTION OF ISSUE	CHK.
3 29 JULY 1998	FOR RECORDING	ASE
2 08 MAY 1998	FOR RECORDING	
1 12 MAR. 1998	FOR INFORMATION	

EMANUEL ENGINEERING, INC.
CIVIL AND STRUCTURAL ENGINEERS
43 PORTSMOUTH AVE.
STRATHAM, NH 03885
603-772-4400

CLIENT NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY
d/b/a/ BELL ATLANTIC-NEW ENGLAND
185 FRANKLIN STREET
BOSTON, MA 02110

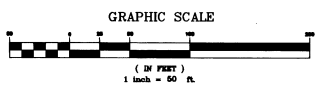
TITLE **EASEMENT FOR COMMUNICATION & POWER FACILITIES AT MILLBROOK OFFICE PARK 118 PORTSMOUTH AVENUE STRATHAM, NH FOR EMANUEL COMPANIES, INC.**

J.D. NUMBER	DWG. NO.	ISSUE
95-119	1	3

APPROVED BY THE STRATHAM PLANNING BOARD
DATE 8/5/98
[Signature] CHAIRMAN

A COPY OF THIS PLAN HAS BEEN SUBMITTED TO THE TOWN OF STRATHAM, N.H. PLANNING BOARD FOR INFORMATION PURPOSES ONLY PER RSA 676:18 IV.

D-26518



No.	Bearing	Distance
L1	S04°48'00"W	33.86'
L6	S85°12'00"E	31.75'
L7	S33°18'38"E	61.69'
L8	S33°18'38"E	74.85'
L9	N05°41'22"E	40.00'
L10	S81°18'38"E	130.79'
L11	S54°33'02"E	154.89'
L12	N08°41'21"E	96.89'
L13	N01°18'38"W	25.51'
L14	S08°41'22"W	97.75'
L15	S69°53'54"W	25.01'
L17	S04°48'00"W	96.37'

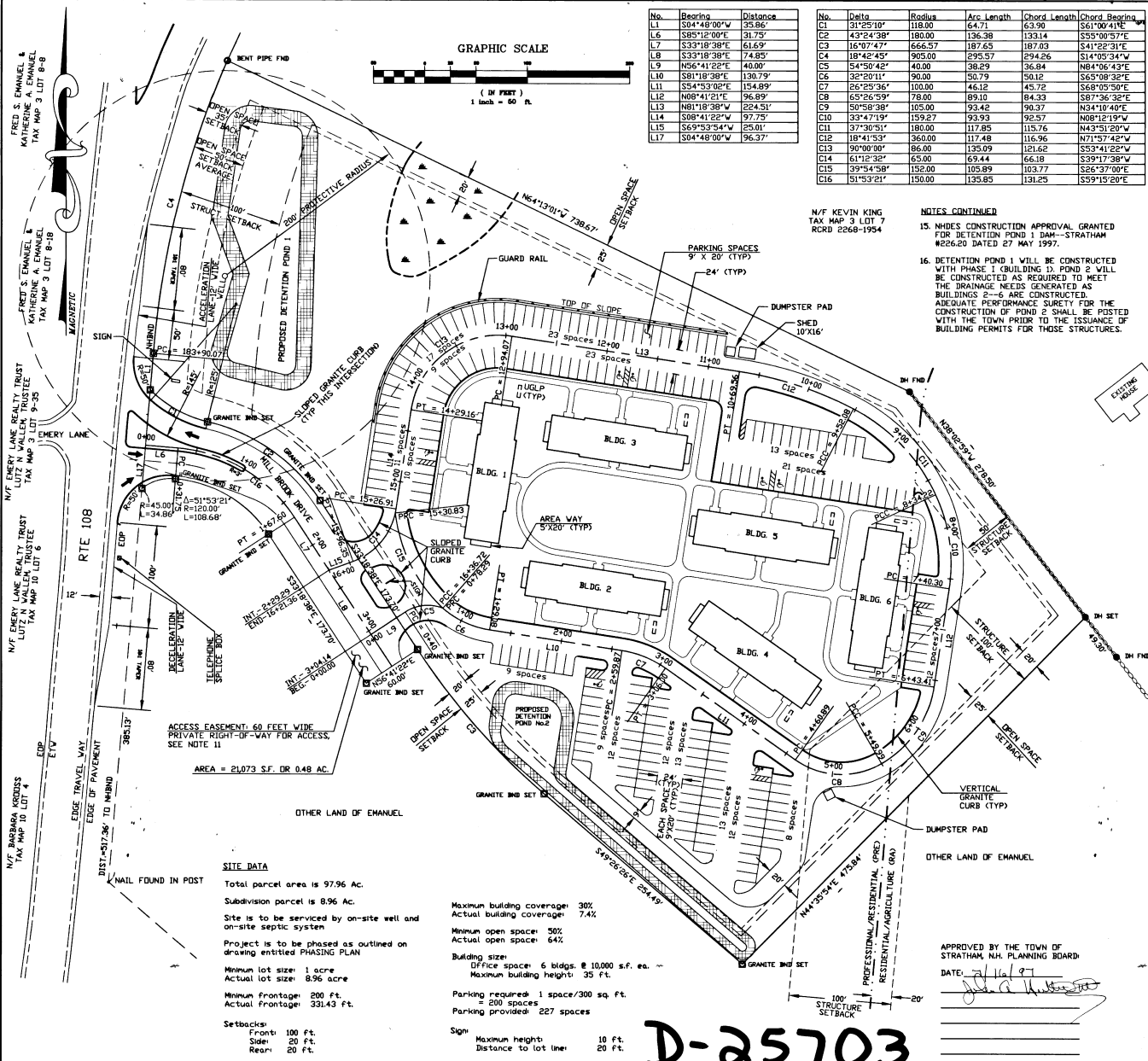
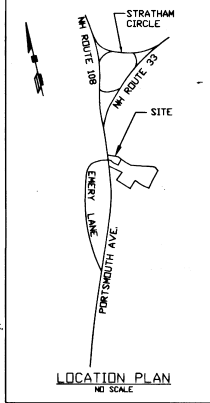
No.	Bearing	Distance	Chord Length	Chord Bearing
C1	S12°00'00"W	116.00'	64.71	S41°00'41"E
C2	43°24'38"	180.00	136.38	S55°00'57"E
C3	16°07'47"	666.57	187.65	S41°22'31"E
C4	18°42'45"	905.00	295.57	S41°05'34"W
C5	54°53'21"	40.00	38.29	S64°05'43"E
C6	32°20'11"	90.00	50.79	S45°08'32"E
C7	26°25'36"	100.00	46.12	S48°05'50"E
C8	65°26'59"	78.00	89.10	S87°36'32"E
C9	50°58'38"	105.00	92.42	N24°10'46"E
C10	33°47'19"	159.27	93.93	N08°12'19"W
C11	37°30'51"	180.00	117.85	N15°7'12"W
C12	18°41'33"	360.00	117.48	N16°36'32"E
C13	50°00'00"	86.00	135.09	S53°41'22"W
C14	61°12'32"	65.00	69.44	S39°17'38"W
C15	39°54'58"	152.00	105.89	S26°37'00"E
C16	51°53'21"	150.00	135.85	S59°15'20"E

REFERENCE PLANS

1. LOT LINE ADJUSTMENT, MILL BROOK OFFICE PARK, PORTSMOUTH AVENUE, STRATHAM, NH FOR EMANUEL COMPANIES, INC. BY R. G. MOYNIHAN DATED 15 JULY 1997.
2. SUBDIVISION OF LAND - PORTSMOUTH AVENUE, STRATHAM, NH. FOR EMANUEL COMPANIES, INC. BY ERNEST J. COTE DATED 19 DEC. 1969 - RCRD D-80265.
3. PLAN OF LAND IN STRATHAM, NH - PREPARED FOR EMANUEL COMPANIES, INC. BY KIMBALL CHASE CO, INC. - DATED 15 JULY 1988 - RCRD D-18487.
4. SUBDIVISION PLAN FOR KEVIN KING, STRATHAM, NH BY EMERY ENGINEERING - DATED 2 JULY 1976 - RCRD C-6295.

NOTES

1. THE OWNER OF RECORD IS - EMANUEL COMPANIES, INC. TAX MAP 3 LOT 7-12 CONTAINING 390,297 S.F. OR 8.96 AC. A PART OF BEED RCRD BK2341 PG826 CONTAINING 7.66 AC. TAX MAP 3 LOTS 7-1 TO 7-11 & 13.
2. THIS PARCEL IS ZONED IN PART PROFESSIONAL/RESIDENTIAL (PRE) (800' DEEP) AND IN PART RESIDENTIAL/AGRICULTURE (RA).
3. DEVELOPER IS EMANUEL COMPANIES, INC.
4. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF STRATHAM AND STATE OF NEW HAMPSHIRE REGULATIONS AND SPECIFICATIONS. IF THERE IS A CONFLICT THE MORE STRINGENT SHALL GOVERN.
5. INSTALLATION OF UNDERGROUND ELECTRIC IS TO BE COORDINATED WITH THE UTILITY COMPANY.
6. SHOULD THE WELL BE MOVED TO AN OFFSITE LOCATION THEN THE PRESENT DEVELOPED AREA SHALL BE INCREASED BY THAT AREA PRESENTLY WITHIN THE PROTECTIVE RADIUS.
7. NHSPSD SUBSURFACE APPROVAL NUMBERS ARE 168R666, 165267, 168318 THRU 168319 DATED 10/01/88 AND 11/01/88. SITE SPECIFIC APPROVAL NUMBER IS VPE-3403 DATED 12-6-89. THE SUBSURFACE DISPOSAL SYSTEMS CONSIST OF 1650 G.P.D. CAPACITY LEACH BED FOR EACH BUILDING. APPROVAL NUMBERS DATED 1997 ARE CA197000558, CA1997000573 CA1997000576, CA1997000560, CA197000575 AND CA197000559 FOR BUILDING 1 THROUGH 6 RESPECTIVELY. SITE SPECIFIC APPROVAL NUMBER IS VPS-4750 DATED 27 FEB. 1997.
9. NHDOT ISSUED DRIVEWAY PERMIT NUMBER 6-431-325 DATED 21 APRIL 1996 AND REISSUED 1 APRIL 1997.
10. A DRAINAGE EASEMENT TO THE NORTH OF THIS PROPERTY HAS BEEN OBTAINED FROM KEVIN AND SANDRA KING DATED JULY 17 1997 AND RECORDED AT RCRD AS BK2659 PG594.
11. THE OWNERSHIP OF THE 60' WIDE PARCEL, DESIGNATED AS ACCESS EASEMENT SHALL BE RETAINED BY EMANUEL COMPANIES, INC. AND AN EASEMENT FOR ACCESS OVER THIS PARCEL SHALL BE DEEDED TO MILL BROOK OFFICE PARK, PARCEL 7-12.



SITE DATA

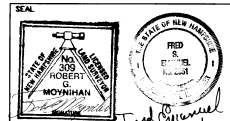
Total parcel area is 97.96 Ac.
 Subdivision parcel is 8.96 Ac.
 Site is to be serviced by on-site well and on-site septic system
 Project is to be phased as outlined on drawing entitled PHASING PLAN
 Minimum lot size: 1 acre
 Actual lot size: 8.96 ac.
 Minimum Frontage: 200 ft.
 Actual Frontage: 331.43 ft.
 Setbacks:
 Front: 100 ft.
 Side: 20 ft.
 Rear: 20 ft.

Maximum building coverage: 30%
 Actual building coverage: 7.4%
 Minimum open space: 50%
 Actual open space: 64%
 Building size:
 Office space: 6 bldgs. @ 10,000 s.f. ea. --
 Maximum building height: 35 ft.
 Parking required: 1 space/300 sq ft.
 Parking provided: 227 spaces
 Sign:
 Maximum height: 10 ft.
 Distance to lot line: 20 ft.

D-25703

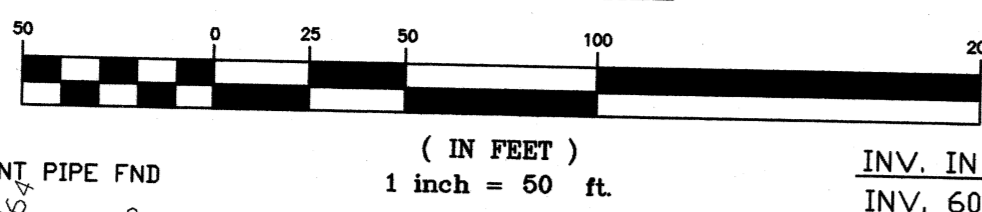
APPROVED BY THE TOWN OF STRATHAM, NH PLANNING BOARD:

DATE: 7/16/97
[Signature]



9 15 JULY 1997	FOR APPROVAL	RC
8 01 APRIL 1997	FOR APPROVAL	
7 20 FEB. 1997	FOR APPROVAL	
6 18 SEPT. 1996	FOR APPROVAL	
5 11 SEPT. 1996	FOR APPROVAL	
4 21 AUG. 1996	FOR APPROVAL	
3 16 JULY 1996	FOR APPROVAL	
2 5 JUNE 1996	FOR APPROVAL	
1 1 MAY 1996	FOR APPROVAL	
ISS. DATE	DESCRIPTION OF ISSUE	CHK.
SCALE 1"=50'	CHECKED FOR FABRICATION	
DESIGNER F.E.	DATE	
CHECKER F.E.	DATE	
DRAWN GEX	APRIL 1996	
CHECKER F.E.	DATE	
EMANUEL COMPANIES, INC. ENGINEERS - CONSTRUCTORS - DEVELOPERS 43 PORTSMOUTH AVE. STRATHAM, NH 03885 603-772-4400		
CLIENT EMANUEL COMPANIES, INC. 43 PORTSMOUTH AVE. STRATHAM, NH 03885		
TITLE SITE PLAN MILL BROOK OFFICE PARK PORTSMOUTH AVENUE STRATHAM, NH FOR EMANUEL COMPANIES, INC.		
JOB NUMBER 95-119	DWG. NO. 95-2	ISSUE 9

GRAPHIC SCALE



LEGEND

- x80 SPOT ELEVATIONS (PROPOSED)
- PROPOSED CONTOUR
- EXISTING CONTOUR
- GRASSED SWALE
- SILT FENCE
- ▣ RIPRAP AT PIPE ENDS SEE DETAIL SHEET
- ▣ WET LAND
- ▣ CATCH BASIN
- ▣ EOP EDGE OF PAVEMENT
- ▣ HAYBALE
- ▣ TYPICAL HAYBALES AROUND CATCH BASINS

REFERENCE PLANS

1. PARK DRIVE PROFILE
2. SITE PLAN
3. CONSTRUCTION DETAILS

EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

- 1) Conduct all construction in a manner and sequence that causes the least practical disturbance of the physical environment. All ditches, swales and ponds must be stabilized prior to directing flow to them.
- 2) All ground areas opened up for construction will be regraded, loamed, seeded and mulched in the shortest practical time. All soils finish graded must be stabilized within seventy two hours of disturbance. All Temporary of Long Term Seeding must be applied prior to this plan as necessary until adequate stabilization has been assured. Temporary seeding use seed mixtures, fertilizer and mulching as recommended and in conformance with the Best Management Practices ; "Seeding for Temporary and Sedimentation Control Handbook for Urban and Developing Areas in New Hampshire (August 1992 or latest) prepared by Rockingham County Conservation District, N.H. DES and NRCS.
- 3) Long term seeding use seed mixtures, fertilizer and mulching as recommended and in conformance with the Best Management Practices ; "Seeding for Long Term Care" Handbook for Urban and Developing Areas in New Hampshire (August 1992 or latest) prepared by Rockingham County Conservation District, N.H. DES and NRCS.
- 4) Straw or hay bale barriers and siltation fencing to be securely embedded and staked as detailed. Wherever possible a vegetated strip of at least twenty five feet is to be kept between silt fence and any edge of wet area.
- 5) Seeded areas will be fertilized and reseeded as necessary to ensure vegetative establishment.
- 6) Sediment basin(s), if required, to be checked after each significant rainfall and cleaned as needed to retain design capacity.
- 7) Straw bale and/or silt fence barriers will be checked regularly and after each significant rainfall. Necessary repairs will be made to correct undermining or deterioration of the barrier as well as cleaning, removal and proper disposal of trapped sediment.
- 8) Treatment swales will be checked weekly and repaired when necessary until adequate vegetative cover has been established.
- 9) All erosion and sedimentation control measures in the plan shall meet the design standards and specifications set forth in the Stormwater Management and Erosion and Sedimentation Control Handbook for Urban and Developing Areas in New Hampshire (August 1992 or latest) prepared by Rockingham County Conservation District, N.H. DES and NRCS.

EROSION AND SEDIMENTATION CONTROL CONSTRUCTION PHASING AND SEQUENCING

- 1- SEE "EROSION AND SEDIMENTATION CONTROL GENERAL NOTES" WHICH ARE TO BE AN INTEGRAL PART OF THIS PROCESS.
- 2- INSTALL SILT FENCING AND/OR HAY BALE BARRIERS AS PER DETAILS AND AT LOCATIONS SHOWN ON THE DRAWINGS. MAINTAIN REGULARLY TO PREVENT SEDIMENT MIGRATION.
- 3- CONSTRUCT TREATMENT SWALES , LEVEL SPREADERS AND DETENTION STRUCTURES AS DEPICTED ON DRAWINGS.
- 4- INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCES(AS PER DETAIL AND AT LOCATIONS SHOWN ON THE DRAWINGS. MAINTAIN (TOP DRESS) REGULARLY TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS.
- 5- STRIP AND STOCKPILE TOPSOIL. STABILIZE PILES OF SOIL CONSTRUCTION MATERIAL.
- 6- ROUGH GRADE SITE. INSTALL CULVERTS AND ROAD DITCHES.
- 7- FINISH GRADE AND COMPACT SITE.
- 8- RE-SPREAD AND ADD TOPSOIL TO ALL ROADSIDE SLOPES. TOTAL TOPSOIL THICKNESS TO BE A MINIMUM OF FOUR TO SIX INCHES.
- 9- STABILIZE ALL AREAS OF BARE SOIL WITH MULCH AND SEEDING.
- 10- RESEED PER EROSION AND SEDIMENTATION CONTROL GENERAL NOTES.
- 11- SILT FENCING AND HAY BALES TO REMAIN AND BE MAINTAINED FOR TWELVE MONTHS AFTER CONSTRUCTION TO INSURE ESTABLISHMENT OF ADEQUATE SOIL STABILIZATION AND VEGETATIVE COVER. ALL SILT FENCING, HAY BALES AND TRAPPED SILT ARE THEN TO BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.

NOTES

1. MINIMUM GRADE IN PARKING AREAS FOR DRAINAGE IS ONE PERCENT (1%).
2. PARCEL TO THE SOUTH AND EAST IS OWNED BY APPLICANT AND PERMISSION IS HEREBY GRANTED FOR CONSTRUCTION ON OR ACROSS PROPERTY LINE AS NECESSARY FOR DRAINAGE PURPOSES ONLY.
3. DRAINAGE POND 2 WILL BE CONSTRUCTED AS REQUIRED TO MEET THE DRAINAGE NEEDS GENERATED AS BUILDINGS 2 THROUGH 6 ARE CONSTRUCTED. ADEQUATE PERFORMANCE SURETY FOR THE CONSTRUCTION SHALL BE POSTED WITH THE TOWN PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THOSE STRUCTURES.

CULVERT, CATCH BASIN AND MAN HOLE DATA--PIPE TO BE RCP

	RIM ELEV.	INV. IN	INV. OUT	PIPE LENGTH	PIPE SIZE	SLOPE
CB 1	77.50	73.50	72.00	140'	15"	0.5%
MH-1	76.40	72.80	72.70	52'	15"	0.5%
CB 2	79.00	76.00	75.35	72'	15"	1.0%
CB 3	79.50	75.50	72.50	54'	15"	5.5%
EXIST. CULVERT	72.10	68.90	68.90	90'	15"	3.5%
PROPOSED	68.90	66.66	66.66	70'	15"	3.2%

14	31 MAR. 1997	FOR APPROVAL	
13	20 FEB. 1997	FOR APPROVAL	
12	17 JAN. 1997	FOR APPROVAL	
11	17 OCT. 1996	FOR APPROVAL	
10	02 OCT. 1996	FOR APPROVAL	
9	18 SEPT. 1996	FOR APPROVAL	
8	11 SEPT. 1996	FOR APPROVAL	
7	21 AUG. 1996	FOR APPROVAL	
6	8 JULY 1996	NEW SHEET	

ISS.	DATE	DESCRIPTION OF ISSUE	CHK.
SCALE	1"=50'	CERTIFIED FOR FABRICATION	
DESIGN	F.E.	DATE	
CHECKED	F.E.	CERTIFIED FOR CONSTRUCTION	
DRAWN	GEK JULY 1996	DATE	
CHECKED	F.E.		

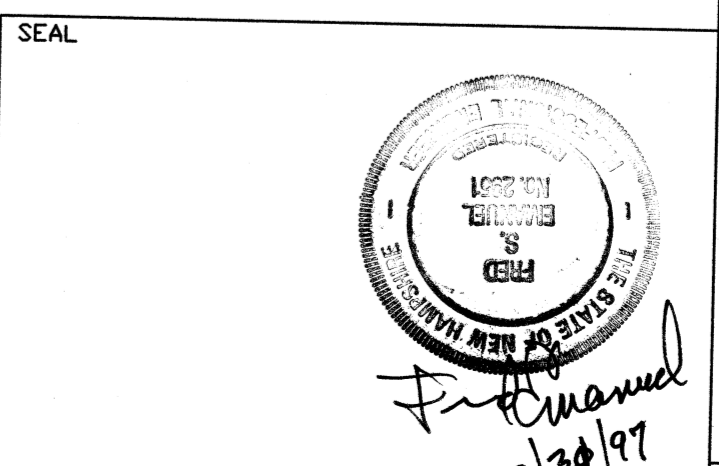
EMANUEL COMPANIES, INC.
ENGINEERS - CONSTRUCTORS - DEVELOPERS

43 PORTSMOUTH AVE.
STRATHAM, NH 03885
603-772-4400

CLIENT
EMANUEL COMPANIES, INC.
43 PORTSMOUTH AVE.
STRATHAM, NH
03885

APPROVED BY THE TOWN OF STRATHAM PLANNING BOARD

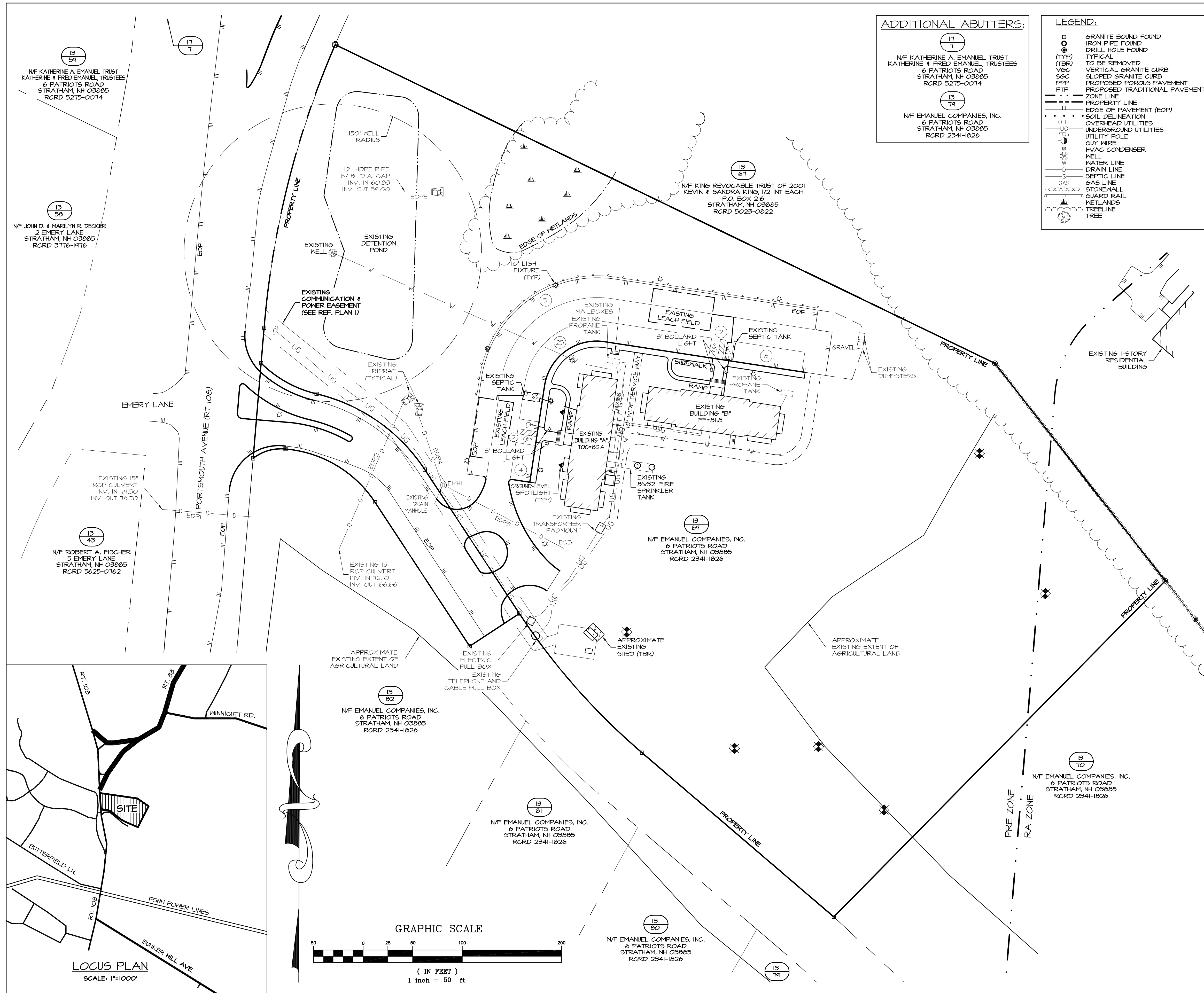
DATE _____



TITLE
GRADING & DRAINAGE
MILL BROOK OFFICE PARK
PORTSMOUTH AVENUE
STRATHAM, NH

FOR
EMANUEL COMPANIES, INC.

J.D. NUMBER	DWG. NO.	ISSUE
95-119	95-3	14



ADDITIONAL ABUTTERS:

17
7
N/F KATHERINE A. EMANUEL TRUST
KATHERINE & FRED EMANUEL, TRUSTEES
6 PATRIOTS ROAD
STRATHAM, NH 03885
RCRD 5275-0074

13
74
N/F EMANUEL COMPANIES, INC.
6 PATRIOTS ROAD
STRATHAM, NH 03885
RCRD 2341-1826

LEGEND:

- GRANITE BOUND FOUND
- IRON PIPE FOUND
- DRILL HOLE FOUND
- (TYP) TYPICAL
- (TBR) TO BE REMOVED
- V6C VERTICAL GRANITE CURB
- S6C SLOPED GRANITE CURB
- PPF PROPOSED POROUS PAVEMENT
- PTP PROPOSED TRADITIONAL PAVEMENT
- ZONE LINE
- PROPERTY LINE
- EDGE OF PAVEMENT (EOP)
- SOIL DELINEATION
- OHE OVERHEAD UTILITIES
- UG UNDERGROUND UTILITIES
- UTILITY POLE
- GUY WIRE
- HVAC CONDENSER
- WELL
- WATER LINE
- DRAIN LINE
- SEPTIC LINE
- GAS
- GAS LINE
- STONEWALL
- GUARD RAIL
- WETLANDS
- TREELINE
- TREE

- REFERENCE PLANS:**
- "EASEMENT FOR COMMUNICATION & POWER FACILITIES" FOR EMANUEL COMPANIES, INC., BY EMANUEL ENGINEERING, INC., DATED JULY 29, 1998, SCALE: 1"=30', RCRD D-26518.
 - "GRADING & DRAINAGE MILL BROOK OFFICE PARK" BY EMANUEL ENGINEERING, INC., DATED MARCH 31, 1997, SCALE: 1"=50'.
 - "LOT LINE ADJUSTMENT & EASEMENT PLAN" AND "SITE PLAN" FOR EMANUEL COMPANIES, INC., BY EMANUEL COMPANIES, INC., DATED JULY 15, 1997, SCALE: 1"=60', RCRD D-25703.
 - "SITE PLAN" AND "SUBDIVISION OF LAND" FOR EMANUEL COMPANIES, INC., BY EMANUEL COMPANIES, INC., DATED DECEMBER 19, 1989, SCALE: 1"=50', RCRD D-20925.
 - "PLAN OF LOTS - MILL BROOK PHASE II" BY ERNEST J. COTE, DATED APRIL 14, 1980, SCALE: 1"=50', RCRD C-12246.
 - "PLAN OF LOTS - MILL BROOK PHASE I" BY ERNEST J. COTE, DATED JUNE 18, 1979, SCALE: 1"=50', RCRD D-12245.

- NOTES:**
- OWNER OF RECORD: TAX MAP 13, LOT 64 EMANUEL COMPANIES, INC. 6 PATRIOTS ROAD STRATHAM, NH 03885 RCRD BK2341 PG1826
 - THE INTENT OF THIS PLAN IS TO SHOW EXISTING FEATURES AND TOPOGRAPHY
 - PARCEL IS ZONED PROFESSIONAL/RESIDENTIAL (PRE) AND RESIDENTIAL/AGRICULTURAL (R/A) PER THE MARCH 2013 STRATHAM ZONING DISTRICT MAP.
 - PARCEL IS NOT IN A FLOOD HAZARD ZONE; REFERENCE FLOOD INSURANCE RATE MAP 33015C0245E, DATED MAY 17, 2005.
 - FIELDWORK CONDUCTED BY EEI IN FEBRUARY AND MARCH 1996, AND JAMES VERRA & ASSOCIATES, INC. AND EEI IN THE FALL OF 2017.
 - SOILS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON AUGUST 2, 2017.
 - SEE REFERENCE PLAN #3 (RCRD D-25703) FOR WETLAND DELINEATION.

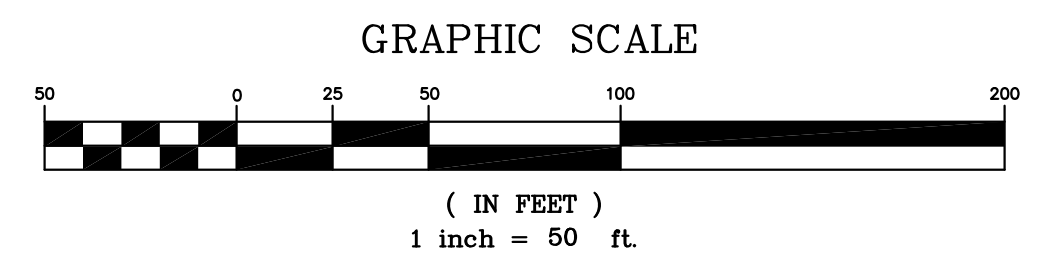
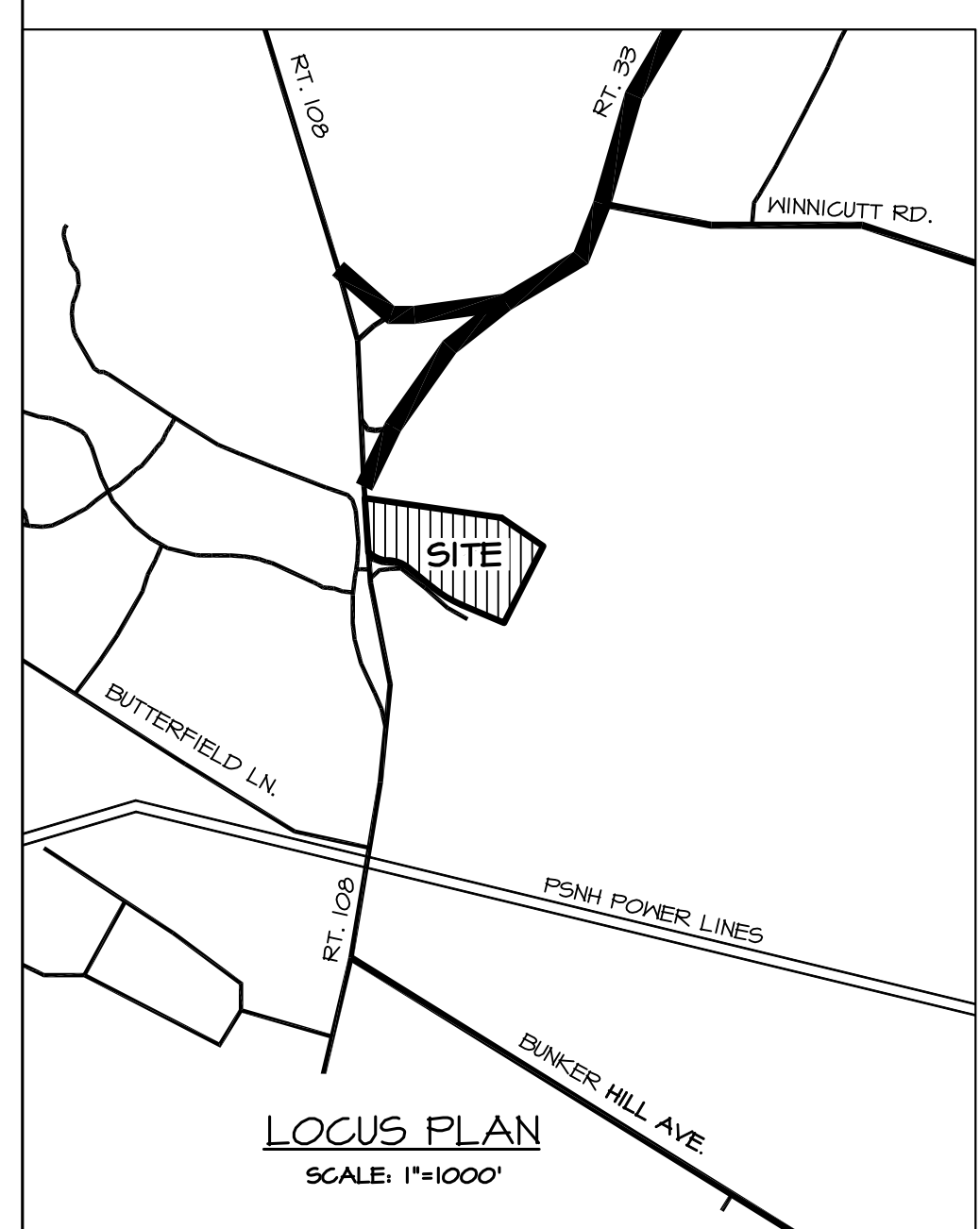
Pipe Listing

Pipe #	Invert-In (feet)	Invert-Out (feet)	Length (feet)	Slope (ft/ft)	Material	Diameter (inches)	Pipe Type
EDP1	79.50	76.70	91	0.031	Concrete	15	Solid
EDP2	72.10	66.66	162	0.034	Concrete	15	Solid
EDP3	73.50	72.80	134	0.005	Concrete	15	Solid
EDP4	72.70	72.45	79	0.003	Concrete	15	Solid
EDP5	60.83	59.00	27	0.068	HDPE	12	Solid

Notes:
1. Pipe EDP5 has 8" diameter ADS end cap at pipe inlet (invert of cap at 61.00).

Drainage Structure Chart

Structure #	Structure	Size	Lid	Sump	Rim/Inlet Elevation
ECB1	Concrete Catch Basin	Existing	Existing	Existing	77.50
EMH1	Concrete Manhole	Existing	Existing	Existing	76.40



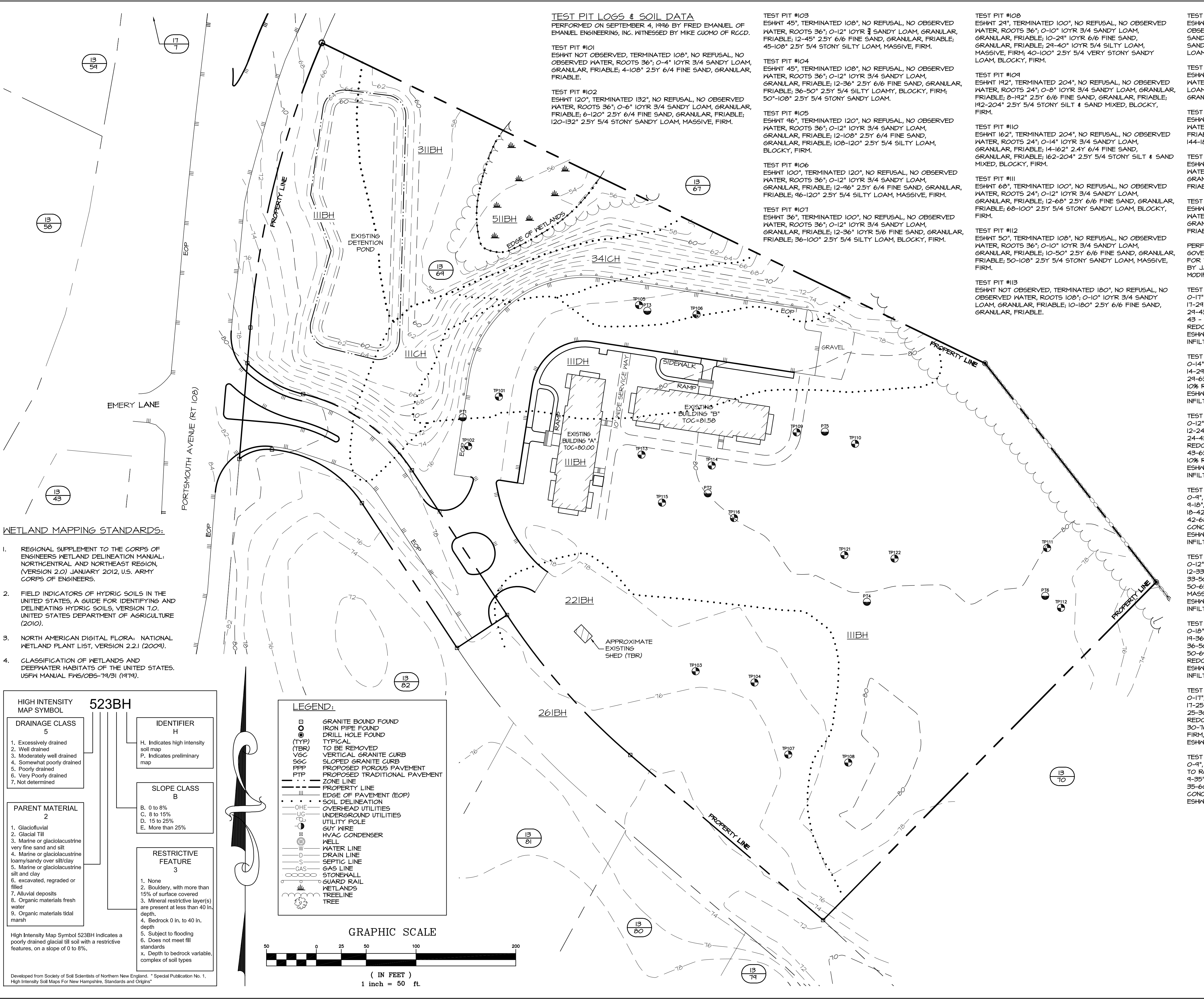
1	OCT 26, 2017	FOR APPROVAL	
ISS. DATE:	DESCRIPTION OF ISSUE:		CHK.
DRAWN: JJM	DESIGN: JJM		
CHECKED: BDS	CHECKED: BDS		

EMANUEL ENGINEERING
civil & structural consultants, land planners
118 PORTSMOUTH AVENUE, A202
STRATHAM, NH 03885
P: 603-772-4400 F: 603-772-4487
WWW.EMANUELENGINEERING.COM

CLIENT:
EMANUEL COMPANIES, INC.
6 PATRIOTS ROAD
STRATHAM, NH 03885

TITLE:
**EXISTING CONDITIONS
MILLBROOK OFFICE PARK
FOR
EMANUEL COMPANIES, INC.
118 PORTSMOUTH AVENUE (SITE)
STRATHAM, NH 03885**

PROJECT:	SCALE:	SHEET:
16-162	1"=50'	C1



WETLAND MAPPING STANDARDS:

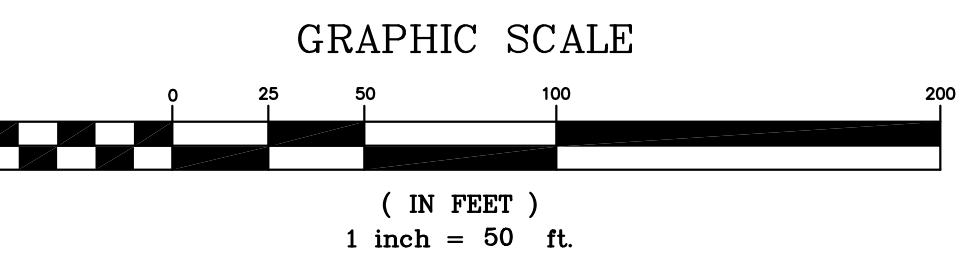
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 1.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
- NORTH AMERICAN DIGITAL FLORA, NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2004).
- CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFWS MANUAL FWS/OBS-74/31 (1974).

HIGH INTENSITY MAP SYMBOL 523BH

DRAINAGE CLASS 5	IDENTIFIER H
1. Excessively drained 2. Well drained 3. Moderately well drained 4. Somewhat poorly drained 5. Poorly drained 6. Very Poorly drained 7. Not determined	H. Indicates high intensity soil map P. Indicates preliminary map
PARENT MATERIAL 2	SLOPE CLASS B
1. Glacioluvial 2. Glacial Till 3. Marine or glaciolacustrine very fine sand and silt 4. Marine or glaciolacustrine loamy/sandy over silt/clay 5. Marine or glaciolacustrine silt and clay 6. excavated, regraded or filled 7. Alluvial deposits 8. Organic materials fresh water 9. Organic materials tidal marsh	B. 0 to 8% C. 8 to 15% D. 15 to 25% E. More than 25%
High Intensity Map Symbol 523BH indicates a poorly drained glacial till soil with a restrictive features, on a slope of 0 to 8%.	RESTRICTIVE FEATURE 3
Developed from Society of Soil Scientists of Northern New England. * Special Publication No. 1, High Intensity Soil Maps For New Hampshire, Standards and Origins*	1. None 2. Bouldery, with more than 15% of surface covered 3. Mineral restrictive layer(s) are present at less than 40 in. depth 4. Bedrock 0 in. to 40 in. depth 5. Subject to flooding 6. Does not meet fill standards x. Depth to bedrock variable, complex of soil types

LEGEND:

- GRANITE BOUND FOUND
- IRON PIPE FOUND
- DRILL HOLE FOUND
- (TYP) TYPICAL
- TO BE REMOVED
- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- PROPOSED POROUS PAVEMENT
- PROPOSED TRADITIONAL PAVEMENT
- ZONE LINE
- PROPERTY LINE
- EDGE OF PAVEMENT (EOP)
- SOIL DELINEATION
- OVERHEAD UTILITIES
- UNDERGROUND UTILITIES
- UTILITY POLE
- GUY WIRE
- HVAC CONDENSER
- WELL
- WATER LINE
- DRAIN LINE
- SEPTIC LINE
- GAS LINE
- STONEWALL
- GUARD RAIL
- WETLANDS
- TREELINE
- TREE



TEST PIT LOGS & SOIL DATA

PERFORMED ON SEPTEMBER 4, 1996 BY FRED EMANUEL OF EMANUEL ENGINEERING, INC. WITNESSED BY MIKE GIOMO OF RCGD.

TEST PIT #101
ESHHT NOT OBSERVED, TERMINATED 108", NO REFUSAL, NO OBSERVED WATER, ROOTS 36", 0-4" 1OYR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 4-108" 2.5Y 6/4 FINE SAND, GRANULAR, FRIABLE.

TEST PIT #102
ESHHT 120", TERMINATED 132", NO REFUSAL, NO OBSERVED WATER, ROOTS 36", 0-6" 1OYR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 6-120" 2.5Y 6/4 FINE SAND, GRANULAR, FRIABLE; 120-132" 2.5Y 5/4 STONY SANDY LOAM, MASSIVE, FIRM.

TEST PIT #103
ESHHT 45", TERMINATED 108", NO REFUSAL, NO OBSERVED WATER, ROOTS 36", 0-12" 1OYR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 12-45" 2.5Y 6/6 FINE SAND, GRANULAR, FRIABLE; 45-108" 2.5Y 5/4 STONY SILTY LOAM, MASSIVE, FIRM.

TEST PIT #104
ESHHT 45", TERMINATED 108", NO REFUSAL, NO OBSERVED WATER, ROOTS 36", 0-12" 1OYR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 12-36" 2.5Y 6/6 FINE SAND, GRANULAR, FRIABLE; 36-50" 2.5Y 5/4 SILTY LOAMY, BLOCKY, FIRM; 50-108" 2.5Y 5/4 STONY SANDY LOAM.

TEST PIT #105
ESHHT 46", TERMINATED 120", NO REFUSAL, NO OBSERVED WATER, ROOTS 36", 0-12" 1OYR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 12-46" 2.5Y 6/4 FINE SAND, GRANULAR, FRIABLE; 46-120" 2.5Y 5/4 SILTY LOAM, BLOCKY, FIRM.

TEST PIT #106
ESHHT 100", TERMINATED 120", NO REFUSAL, NO OBSERVED WATER, ROOTS 36", 0-12" 1OYR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 12-100" 2.5Y 6/4 FINE SAND, GRANULAR, FRIABLE; 100-120" 2.5Y 5/4 SILTY LOAM, MASSIVE, FIRM.

TEST PIT #107
ESHHT 36", TERMINATED 100", NO REFUSAL, NO OBSERVED WATER, ROOTS 36", 0-12" 1OYR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 12-36" 1OYR 5/6 FINE SAND, GRANULAR, FRIABLE; 36-100" 2.5Y 5/4 SILTY LOAM, BLOCKY, FIRM.

TEST PIT #108
ESHHT 24", TERMINATED 100", NO REFUSAL, NO OBSERVED WATER, ROOTS 36", 0-10" 1OYR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 10-24" 1OYR 6/6 FINE SAND, GRANULAR, FRIABLE; 24-40" 1OYR 5/4 SILTY LOAM, MASSIVE, FIRM; 40-100" 2.5Y 5/4 VERY STONY SANDY LOAM, BLOCKY, FIRM.

TEST PIT #109
ESHHT 192", TERMINATED 204", NO REFUSAL, NO OBSERVED WATER, ROOTS 24", 0-8" 1OYR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 8-192" 2.5Y 5/4 STONY SILT & SAND MIXED, BLOCKY, FIRM.

TEST PIT #110
ESHHT 162", TERMINATED 204", NO REFUSAL, NO OBSERVED WATER, ROOTS 24", 0-14" 1OYR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 14-162" 2.4Y 6/4 FINE SAND, GRANULAR, FRIABLE; 162-204" 2.5Y 5/4 STONY SILT & SAND MIXED, BLOCKY, FIRM.

TEST PIT #111
ESHHT 68", TERMINATED 100", NO REFUSAL, NO OBSERVED WATER, ROOTS 24", 0-12" 1OYR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 12-68" 2.5Y 6/6 FINE SAND, GRANULAR, FRIABLE; 68-100" 2.5Y 5/4 STONY SANDY LOAM, BLOCKY, FIRM.

TEST PIT #112
ESHHT 50", TERMINATED 108", NO REFUSAL, NO OBSERVED WATER, ROOTS 36", 0-10" 1OYR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 10-50" 2.5Y 6/6 FINE SAND, GRANULAR, FRIABLE; 50-108" 2.5Y 5/4 STONY SANDY LOAM, MASSIVE, FIRM.

TEST PIT #113
ESHHT NOT OBSERVED, TERMINATED 180", NO REFUSAL, NO OBSERVED WATER, ROOTS 108", 0-10" 1OYR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 10-180" 2.5Y 6/6 FINE SAND, GRANULAR, FRIABLE.

TEST PIT #114
ESHHT NOT OBSERVED, TERMINATED 216", NO REFUSAL, NO OBSERVED WATER, ROOTS NOT OBSERVED; 0-6" 1OYR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 6-180" 2.5Y 6/6 FINE SAND, GRANULAR, FRIABLE; 180-216" 1OYR 5/4 STONY LOAMY SAND, GRANULAR, FRIABLE.

TEST PIT #115
ESHHT 111", TERMINATED 174", NO REFUSAL, NO OBSERVED WATER, ROOTS NOT OBSERVED; 0-41" 1OYR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 41-111" 2.5Y 6/6 FINE SAND, GRANULAR, FRIABLE; 111-174" 2.5Y 4/4 SILTY LOAM, BLOCKY, FIRM.

TEST PIT #116
ESHHT 144", TERMINATED 180", NO REFUSAL, NO OBSERVED WATER, ROOTS 24"; 0-8" 1OYR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 8-144" 2.5Y 6/4 FINE SAND, GRANULAR, FRIABLE; 144-180" 2.5Y 4/3 SILTY LOAM, BLOCKY, FIRM.

TEST PIT #117
ESHHT 82", TERMINATED 106", NO REFUSAL, NO OBSERVED WATER, ROOTS 36"; 0-10" 1OYR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 10-82" 2.5Y 6/4 FINE SAND, GRANULAR, FRIABLE; 82-106" 2.5Y 5/4 STONY SANDY LOAM, MASSIVE, FIRM.

TEST PIT #118
ESHHT 80", TERMINATED 116", NO REFUSAL, NO OBSERVED WATER, ROOTS 36"; 0-12" 1OYR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 12-88" 2.5Y 6/4 FINE SAND, GRANULAR, FRIABLE; 88-116" 2.5Y 5/4 STONY SANDY LOAM, MASSIVE, FIRM.

TEST PIT #119
ESHHT 43", RESTRICTIVE 43", INFILTRATION RATE @ 12" = 6 IN/HR

TEST PIT #120
ESHHT 24", RESTRICTIVE 24", INFILTRATION RATE @ 63" = 23 IN/HR

TEST PIT #121
12-24", 1OYR3/6, FINE SANDY LOAM, FRIABLE, GRANULAR 14-24", 1OYR4/6, FINE SANDY LOAM, FRIABLE, GRANULAR 24-63", 2.5Y5/2, SILTY CLAY LOAM, ANGULAR BLOCKY, FIRM, 10% REDOX CONCENTRATIONS ESHHT 24", RESTRICTIVE 24" INFILTRATION RATE @ 63" = 23 IN/HR

TEST PIT #122
0-12", 1OYR3/3, LOAMY SAND, GRANULAR, FRIABLE 12-24", 1OYR5/6, LOAMY SAND, GRANULAR, FRIABLE 24-43", 2.5Y5/2, SILT LOAM, ANGULAR BLOCKY, FIRM, 5% REDOX CONCENTRATIONS 43-63", 2.5Y5/2, SILTY CLAY LOAM, ANGULAR BLOCKY, FIRM, 10% REDOX CONCENTRATIONS ESHHT 24", RESTRICTIVE 24" INFILTRATION RATE @ 63" = 5.5 IN/HR

TEST PIT #123
0-9", 1OYR3/3, SANDY LOAM, GRANULAR, FRIABLE 9-18", 2.5Y5/4, CHERTY LOAMY SAND, GRANULAR, FRIABLE 18-42", 2.5Y6/3, CHERTY LOAMY SAND, MASSIVE, FRIABLE 42-68", 2.5Y5/2, SILT LOAM, BLOCKY, FIRM, 10% REDOX CONCENTRATIONS ESHHT 42", RESTRICTIVE 42" INFILTRATION RATE @ 68" = 35 IN/HR

TEST PIT #124
0-12", 1OYR3/3, LOAMY SAND, GRANULAR, FRIABLE 12-33", 1OYR5/6, LOAMY SAND, GRANULAR, FRIABLE 33-50", 2.5Y6/4, LOAMY SAND, GRANULAR, FRIABLE 50-61", 2.5Y6/3, CHERTY LOAMY SAND, MASSIVE, FIRM, 5% REDOX CONCENTRATIONS ESHHT 50", RESTRICTIVE 50" INFILTRATION RATE @ 65" = 18 IN/HR

TEST PIT #125
0-18", 1OYR3/3, LOAMY SAND, GRANULAR, FRIABLE 18-36", 1OYR5/6, LOAMY SAND, GRANULAR, FRIABLE 36-50", 2.5Y6/4, SAND, MASSIVE, FRIABLE 50-64", 2.5Y6/4, COARSE SAND, MASSIVE, FRIABLE, 5% REDOX CONCENTRATIONS ESHHT 50" INFILTRATION RATE @ 64" = 73 IN/HR

TEST PIT #126
0-11", 1OYR3/3, FINE SANDY LOAM, GRANULAR, FRIABLE 11-25", 2.5Y4/6, FINE SANDY LOAM, GRANULAR, FRIABLE 25-30", 2.5Y6/2, LOAMY SAND, MASSIVE, FRIABLE, 20% REDOX CONCENTRATIONS 30-76", 2.5Y5/2, SILTY CLAY LOAM, ANGULAR BLOCKY, FIRM, 20% REDOX CONCENTRATIONS ESHHT 25", RESTRICTIVE 30"

TEST PIT #127
0-4", 1OYR3/3, LOAMY SAND, GRANULAR, FRIABLE, ANGULAR TO ROUNDED ROCKS, FILL 4-35", 2.5Y4/6, LOAMY SAND, GRANULAR, FRIABLE 35-60", 2.5Y5/3, SAND, MASSIVE, FRIABLE, 10% REDOX CONCENTRATIONS ESHHT 35"

NOTES:

- OWNER OF RECORD: TAX MAP 13, LOT 64 EMANUEL COMPANIES, INC. 6 PATRIOTS ROAD STRATHAM, NH 03885 RCRD BK2341 PG1826
- THE INTENT OF THIS PLAN IS TO DELINEATE SOIL TYPES AND SHOW TOPOGRAPHY FOR THE SITE.
- PARCEL IS ZONED PROFESSIONAL/RESIDENTIAL (PRE) AND RESIDENTIAL/AGRICULTURAL (R/A) PER THE MARCH 2013 STRATHAM ZONING DISTRICT MAP.
- PARCEL IS NOT IN A FLOOD HAZARD ZONE; REFERENCE FLOOD INSURANCE RATE MAP 53015C0245E, DATED MAY 17, 2005.
- FIELDWORK CONDUCTED BY EEI IN FEBRUARY AND MARCH 1996, AND JAMES VERRA & ASSOCIATES, INC. AND EEI IN THE FALL OF 2017.
- SOILS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON AUGUST 2, 2017.
- SEE REFERENCE PLAN #3 (RCRD D-25103) FOR WETLAND DELINEATION.
- THIS SOIL MAP WAS PREPARED BY A PROFESSIONAL SOIL SCIENTIST AND MEETS THE TECHNICAL STANDARDS OF THE 666ENNE PUBLICATION NO. 1, HIGH INTENSITY SOIL MAPS FOR NH, APRIL 2008. SOILS WERE IDENTIFIED USING THE KEY TO SOIL TYPES.

REFERENCE PLANS:

- "EASEMENT FOR COMMUNICATION & POWER FACILITIES" FOR EMANUEL COMPANIES, INC., BY EMANUEL ENGINEERING, INC., DATED JULY 24, 1988, SCALE: 1"=30", RCRD D-26518.
- "GRADINGS & DRAINAGE MILL BROOK OFFICE PARK" BY EMANUEL ENGINEERING, INC., DATED MARCH 31, 1991, SCALE: 1"=50".
- "LOT LINE ADJUSTMENT & EASEMENT PLAN" AND "SITE PLAN" FOR EMANUEL COMPANIES, INC., BY EMANUEL COMPANIES, INC., DATED JULY 15, 1991, SCALE: 1"=60", RCRD D-25103.
- "SITE PLAN" AND "SUBDIVISION OF LAND" FOR EMANUEL COMPANIES, INC., BY EMANUEL COMPANIES, INC., DATED DECEMBER 14, 1984, SCALE: 1"=50", RCRD D-20325.
- "PLAN OF LOTS - MILL BROOK PHASE 1" BY ERNEST J. COTE, DATED APRIL 14, 1980, SCALE: 1"=50", RCRD D-12246.
- "PLAN OF LOTS - MILL BROOK PHASE 1" BY ERNEST J. COTE, DATED JUNE 18, 1974, SCALE: 1"=50", RCRD D-12245.

PERCOLATION TESTS

PERFORMED ON MAY 25, 1988 BY FRED EMANUEL OF EMANUEL ENGINEERING, INC.

TEST PIT #1	TEST PIT #2
DEPTH OF 24", <2 MIN/INH	DEPTH OF 24", 2 MIN/INH
TEST PIT #3	TEST PIT #4
DEPTH OF 24", <2 MIN/INH	DEPTH OF 24", <2 MIN/INH
TEST PIT #5	TEST PIT #6
DEPTH OF 24", <2 MIN/INH	DEPTH OF 24", 2 MIN/INH

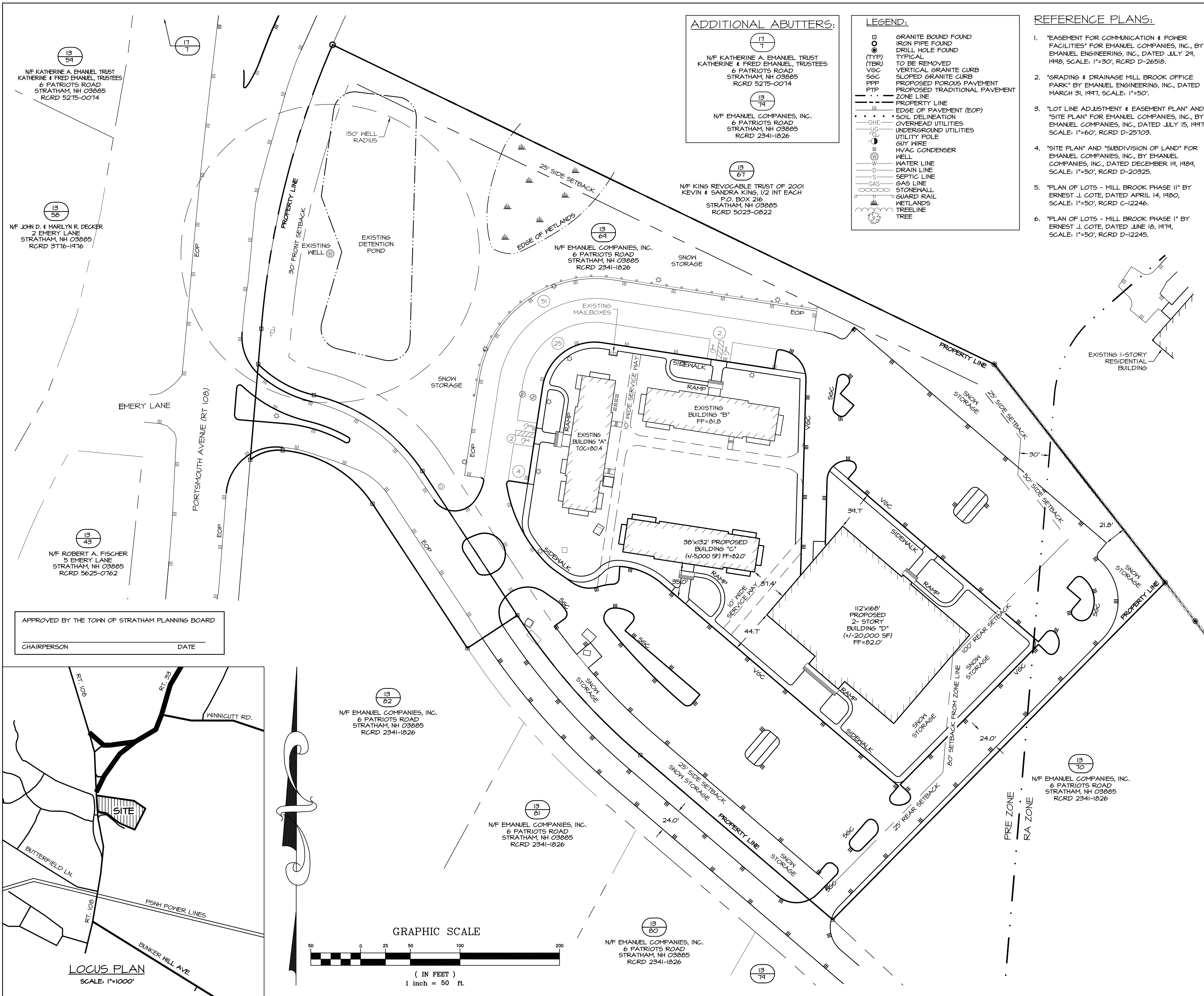
ISS. DATE:	DESCRIPTION OF ISSUE:	CHK.
DRAWN: JJM	DESIGN: JJM	
CHECKED: BDS	CHECKED: BDS	

EMANUEL ENGINEERING
civil & structural consultants, land planners
118 PORTSMOUTH AVENUE, A202
STRATHAM, NH 03885
P: 603-772-4400 F: 603-772-4487
WWW.EMANUELENGINEERING.COM

CLIENT:
EMANUEL COMPANIES, INC.
6 PATRIOTS ROAD
STRATHAM, NH 03885

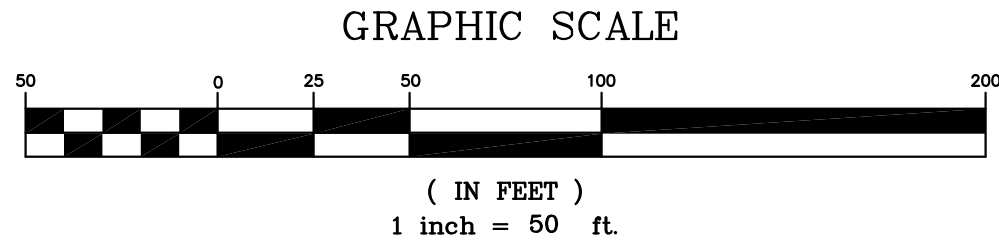
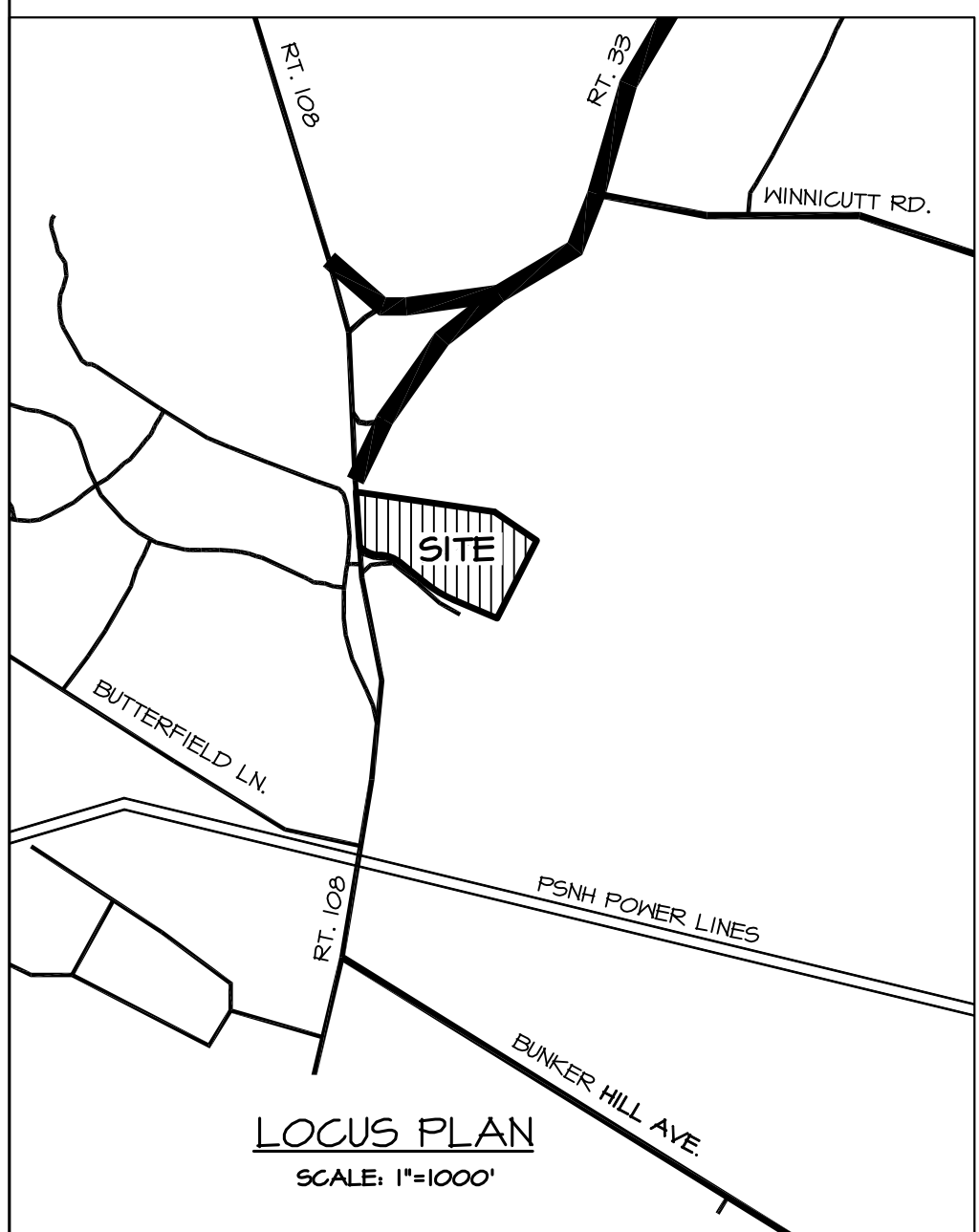
TITLE:
HIGH INTENSITY SOIL SURVEY & TOPOGRAPHY PLAN FOR EMANUEL COMPANIES, INC. 118 PORTSMOUTH AVENUE (SITE) STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
16-162	1"=50'	C2



APPROVED BY THE TOWN OF STRATHAM PLANNING BOARD

CHAIRPERSON _____ DATE _____



1	OCT 26, 2017	FOR APPROVAL	
ISS. DATE:	DESCRIPTION OF ISSUE:		CHK.
DRAWN: JJM	DESIGN: JJM		
CHECKED: BDS	CHECKED: BDS		



CLIENT:
EMANUEL COMPANIES, INC.
6 PATRIOTS ROAD
STRATHAM, NH 03885

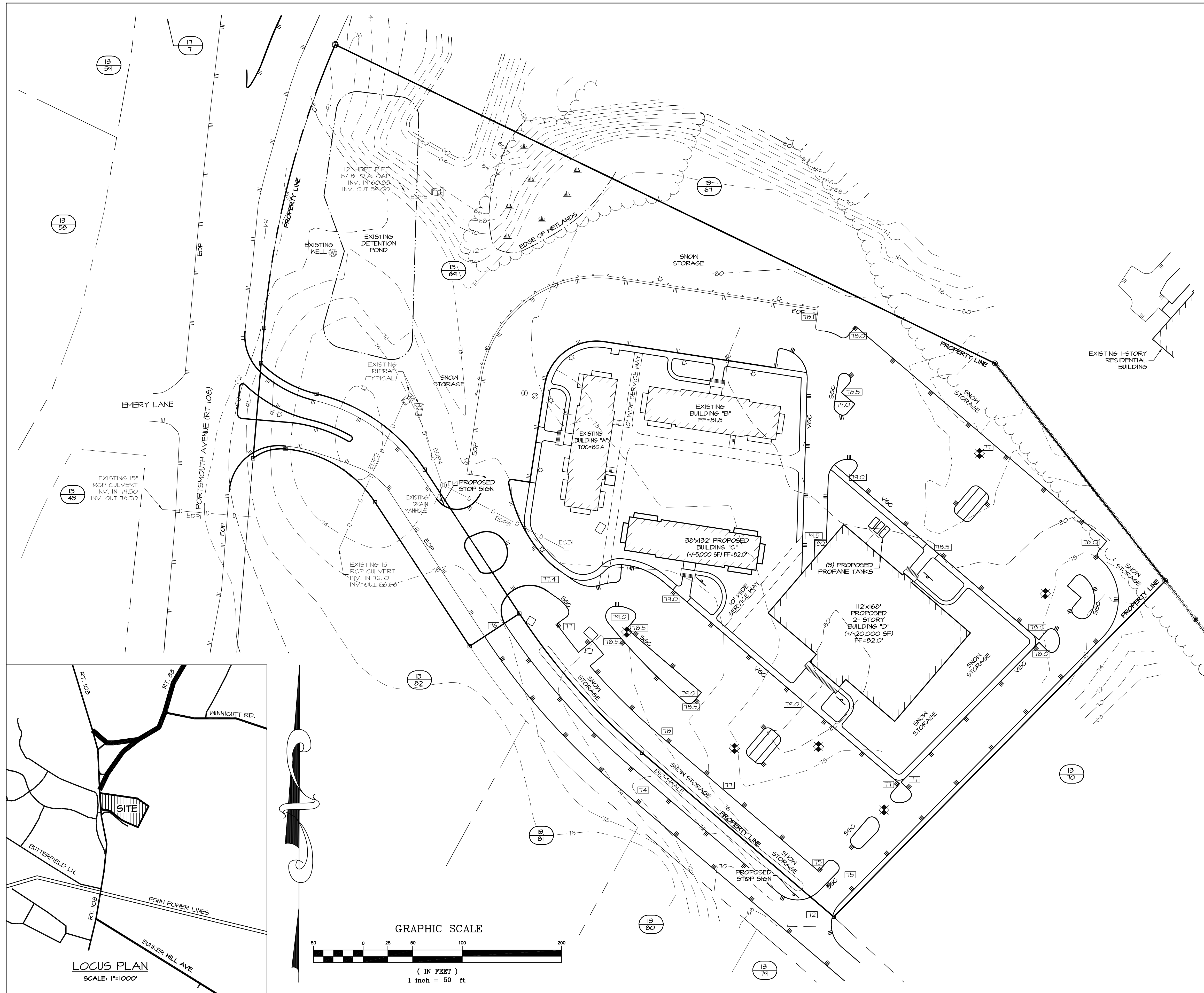
I CERTIFY THAT THIS SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS PLAN IS A RESULT OF FIELD SURVEY PERFORMED DURING THE FALL OF 2017 BY JAMES VERRA & ASSOCIATES, INC. AND EEI. THE ERROR OF CLOSURE IS BETTER THAN 1/10,000. SURVEY PER NHLSA STANDARDS; CATEGORY I, CONDITION I. AREA CALCULATIONS ARE PER LAND DEVELOPMENT DESKTOP SOFTWARE.

LICENSED LAND SURVEYOR, DATE _____

SEAL:

TITLE:
SITE PLAN
MILLBROOK OFFICE PARK
FOR
EMANUEL COMPANIES, INC.
118 PORTSMOUTH AVENUE (SITE)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
16-162	1"=50'	C4

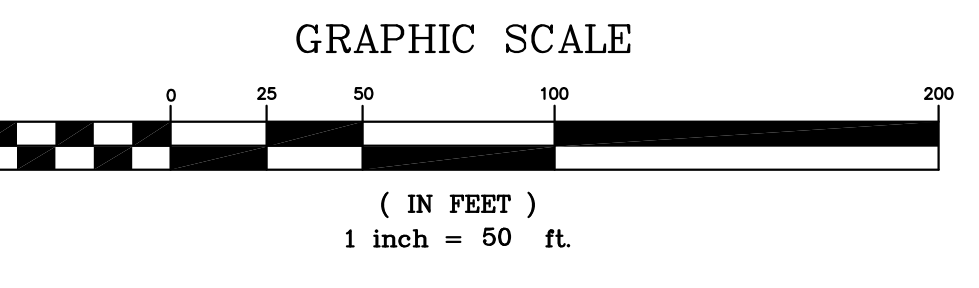
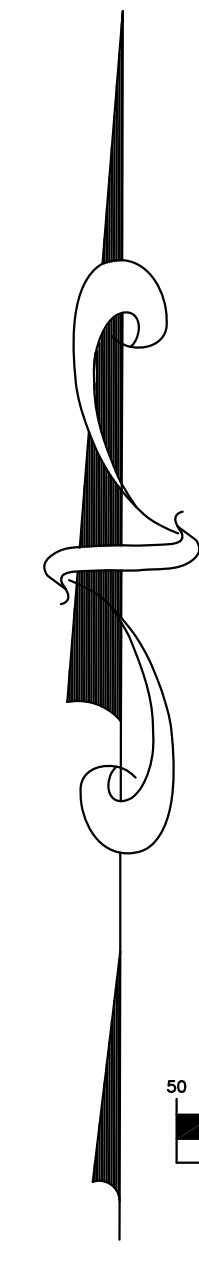
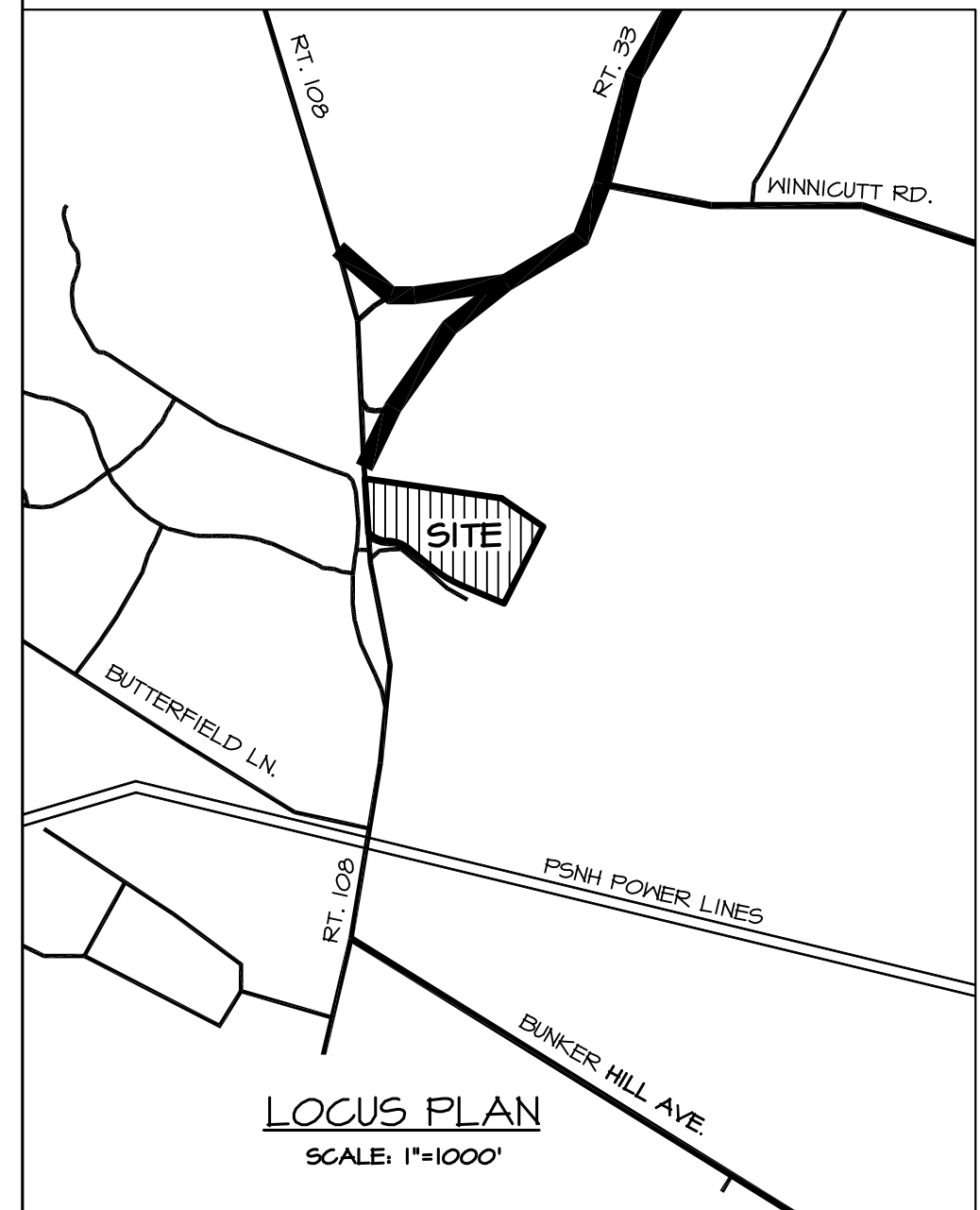


LEGEND:

□	GRANITE BOUND FOUND
○	IRON PIPE FOUND
⊙	DRILL HOLE FOUND
(TYP)	TYPICAL
(TBR)	TO BE REMOVED
VGC	VERTICAL GRANITE CURB
SGC	SLOPED GRANITE CURB
PPP	PROPOSED POROUS PAVEMENT
PTP	PROPOSED TRADITIONAL PAVEMENT
---	ZONE LINE
---	PROPERTY LINE
---	EDGE OF PAVEMENT (EOP)
---	SOIL DELINEATION
---	OVERHEAD UTILITIES
---	UNDERGROUND UTILITIES
---	UTILITY POLE
---	GUY WIRE
---	HVAC CONDENSER
---	WELL
---	MATERIAL LINE
---	DRAIN LINE
---	SEPTIC LINE
---	GAS LINE
---	STONEWALL
---	GUARD RAIL
---	WETLANDS
---	TREE

- NOTES:**
- OWNER OF RECORD:
TAX MAP 13, LOT 64
EMANUEL COMPANIES, INC.
6 PATRIOTS ROAD
STRATHAM, NH 03885
RCRD BK2341 PG1826
 - THE INTENT OF THIS PLAN IS TO SHOW THE DRAINAGE STRUCTURES AND PROPOSED GRADING ASSOCIATED WITH THE SITE IMPROVEMENTS.
 - PARCEL IS ZONED PROFESSIONAL/RESIDENTIAL (PRE) AND RESIDENTIAL/AGRICULTURAL (R/A) PER THE MARCH 2013 STRATHAM ZONING DISTRICT MAP.
 - PARCEL IS NOT IN A FLOOD HAZARD ZONE, REFERENCE FLOOD INSURANCE RATE MAP 33015C0245E, DATED MAY 17, 2005.
 - FIELDWORK CONDUCTED BY EEI IN FEBRUARY AND MARCH 1996, AND JAMES VERRA & ASSOCIATES, INC. AND EEI IN THE FALL OF 2017.
 - SEE REFERENCE PLAN #3 (RCRD D-25103) FOR WETLAND DELINEATION.
 - PROPERTY TO BE SERVICED BY ON-SITE WELL AND SEPTIC.
 - THE TOWN OF STRATHAM REQUIRES THAT ALL NEW CONSTRUCTION HAVE AN "AS BUILT" CERTIFICATION.
 - ALL CONSTRUCTION SHOULD COMPLY WITH FEDERAL, STATE, AND LOCAL STANDARDS AND REGULATIONS.
 - THIS PLAN WAS PREPARED WITH ON-SITE FIELD SURVEY AND EXISTING PLANS. THE CONTRACTOR SHOULD NOTIFY EMANUEL ENGINEERING, INC. DURING CONSTRUCTION IF ANY DISCREPANCY TO THE PLAN IS FOUND ON SITE.
 - BEFORE ANY EXCAVATION, DIG SAFE AND ALL UTILITY COMPANIES SHOULD BE CONTACTED 72 HOURS BEFORE COMMENCING BY THE CONTRACTOR. CALL DIG SAFE @ 1-888-344-1233.

- REFERENCE PLANS:**
- "EASEMENT FOR COMMUNICATION & POWER FACILITIES" FOR EMANUEL COMPANIES, INC., BY EMANUEL ENGINEERING, INC., DATED JULY 24, 1998, SCALE: 1"=30', RCRD D-26518.
 - "GRADING & DRAINAGE MILL BROOK OFFICE PARK" BY EMANUEL ENGINEERING, INC., DATED MARCH 31, 1991, SCALE: 1"=50'.
 - "LOT LINE ADJUSTMENT & EASEMENT PLAN" AND "SITE PLAN" FOR EMANUEL COMPANIES, INC., BY EMANUEL COMPANIES, INC., DATED JULY 15, 1991, SCALE: 1"=60', RCRD D-25103.
 - "SITE PLAN" AND "SUBDIVISION OF LAND" FOR EMANUEL COMPANIES, INC., BY EMANUEL COMPANIES, INC., DATED DECEMBER 19, 1989, SCALE: 1"=50', RCRD D-20325.
 - "PLAN OF LOTS - MILL BROOK PHASE II" BY ERNEST J. COTE, DATED APRIL 14, 1980, SCALE: 1"=50', RCRD G-12246.
 - "PLAN OF LOTS - MILL BROOK PHASE I" BY ERNEST J. COTE, DATED JUNE 18, 1974, SCALE: 1"=50', RCRD D-12245.



1	OCT 26, 2017	FOR APPROVAL	
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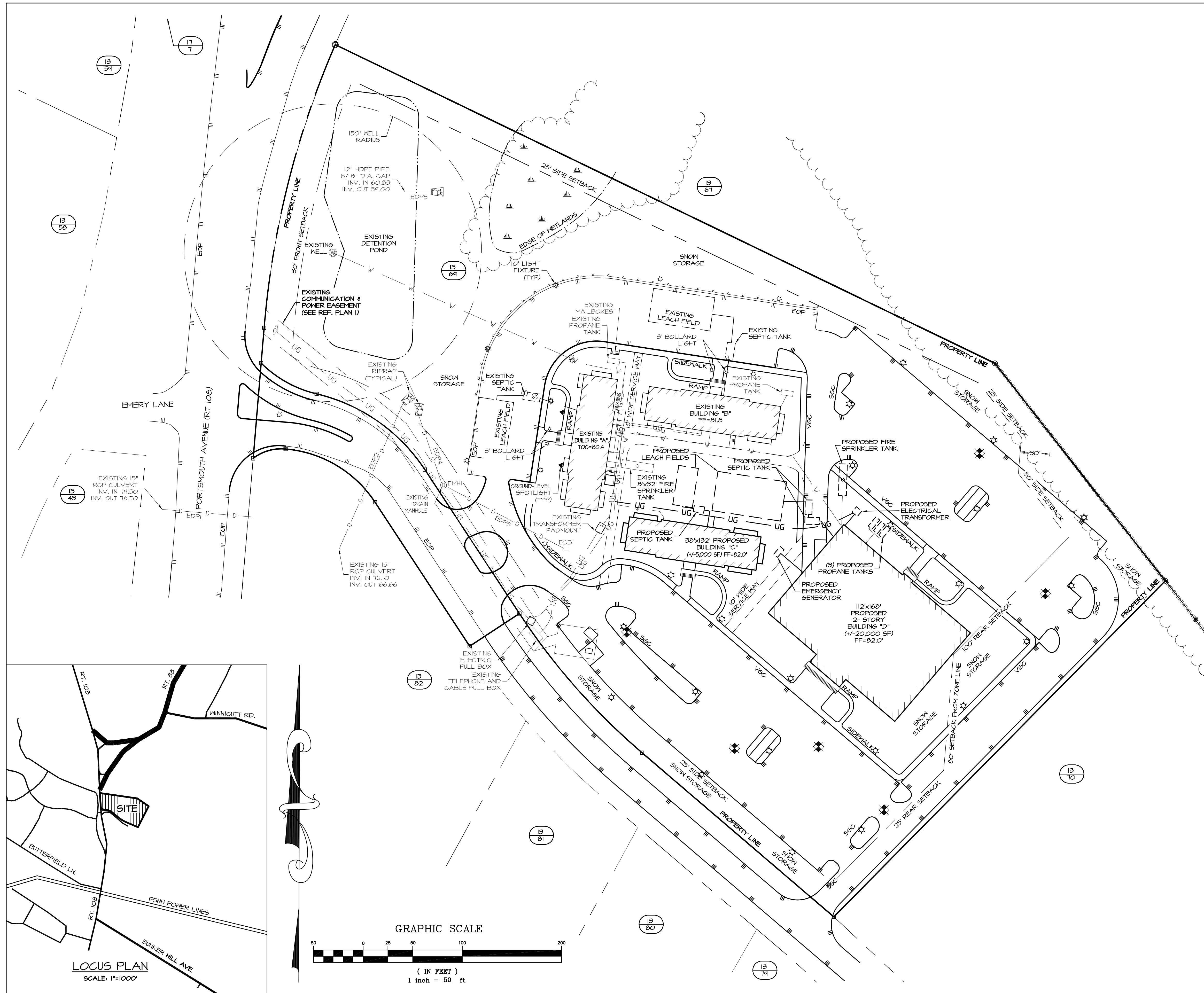
EMANUEL ENGINEERING
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CLIENT:
EMANUEL COMPANIES, INC.
6 PATRIOTS ROAD
STRATHAM, NH 03885

SEAL:

TITLE:
GRADING & DRAINAGE PLAN
MILLBROOK OFFICE PARK
FOR
EMANUEL COMPANIES, INC.
118 PORTSMOUTH AVENUE (SITE)
STRATHAM, NH 03885

PROJECT: 16-162 SCALE: 1"=50' SHEET: C5

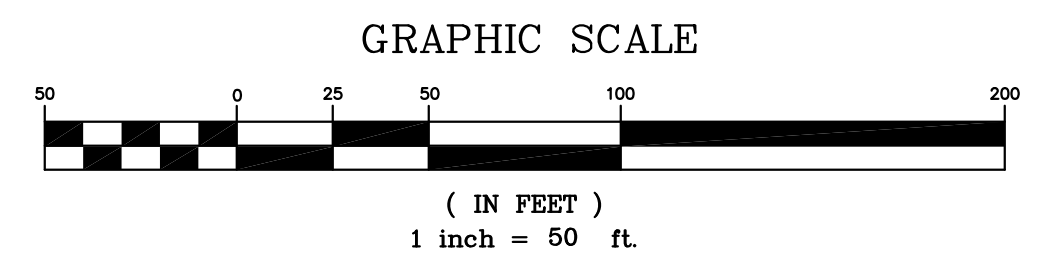
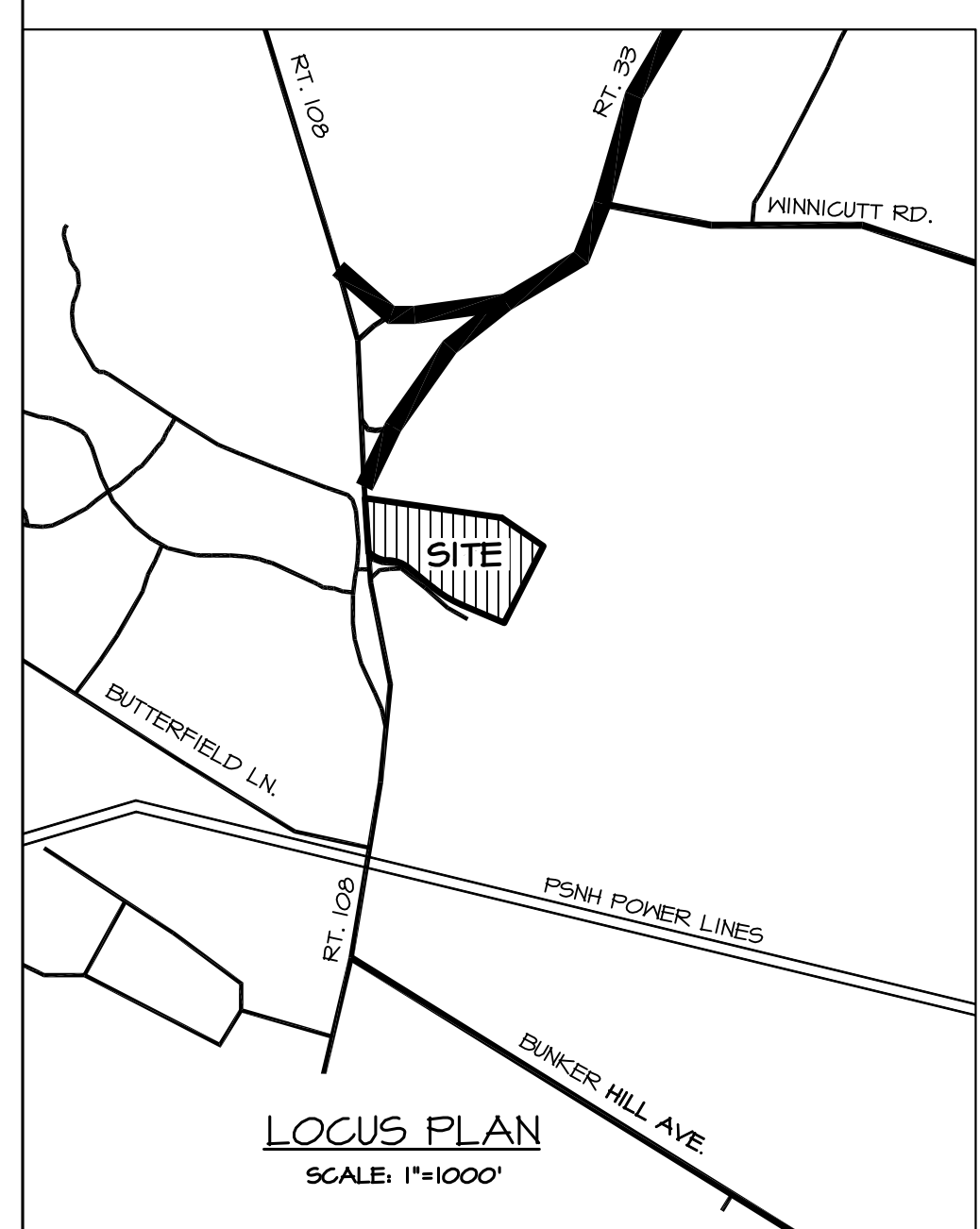


LEGEND:

□	GRANITE BOUND FOUND
○	IRON PIPE FOUND
○	DRILL HOLE FOUND
(TYP)	TYPICAL
(TBR)	TO BE REMOVED
VGC	VERTICAL GRANITE CURB
SGC	SLOPED GRANITE CURB
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---	GUY WIRE
---	HYAC CONDENSER
---	WELL
---	WATER LINE
---	DRAIN LINE
---	SEPTIC LINE
---	GAS LINE
---	STONEWALL
---	GUARD RAIL
---	WETLANDS
---	TREELINE
---	TREE

- NOTES:**
- OWNER OF RECORD: TAX MAP 13, LOT 64 EMANUEL COMPANIES, INC. 6 PATRIOTS ROAD STRATHAM, NH 03885 RCRD BK2341 PG1826
 - THE INTENT OF THIS PLAN IS TO SHOW THE ASSOCIATED UTILITIES REQUIRED FOR THE TWO PROPOSED PROFESSIONAL/COMMERCIAL BUILDINGS.
 - PARCEL IS ZONED PROFESSIONAL/RESIDENTIAL (PRE) AND RESIDENTIAL/AGRICULTURAL (R/A) PER THE MARCH 2013 STRATHAM ZONING DISTRICT MAP.
 - PARCEL IS NOT IN A FLOOD HAZARD ZONE, REFERENCE FLOOD INSURANCE RATE MAP 33015G0245E, DATED MAY 17, 2005.
 - FIELDWORK CONDUCTED BY EEI IN FEBRUARY AND MARCH 1996, AND JAMES VERRA & ASSOCIATES, INC. AND EEI IN THE FALL OF 2017.
 - SEE REFERENCE PLAN #3 (RCRD D-25103) FOR WETLAND DELINEATION.
 - PROPERTY TO BE SERVICED BY ON-SITE WELL AND SEPTIC.
 - ALL CONSTRUCTION SHOULD COMPLY WITH FEDERAL, STATE, AND LOCAL STANDARDS AND REGULATIONS.
 - THIS PLAN WAS PREPARED WITH ON-SITE FIELD SURVEY AND EXISTING PLANS. THE CONTRACTOR SHOULD NOTIFY EMANUEL ENGINEERING, INC. DURING CONSTRUCTION IF ANY DISCREPANCY TO THE PLAN IS FOUND ON SITE.
 - BEFORE ANY EXCAVATION, DIG SAFE AND ALL UTILITY COMPANIES SHOULD BE CONTACTED 72 HOURS BEFORE COMMENCING BY THE CONTRACTOR. CALL DIG SAFE @ 1-888-344-7233.

- REFERENCE PLANS:**
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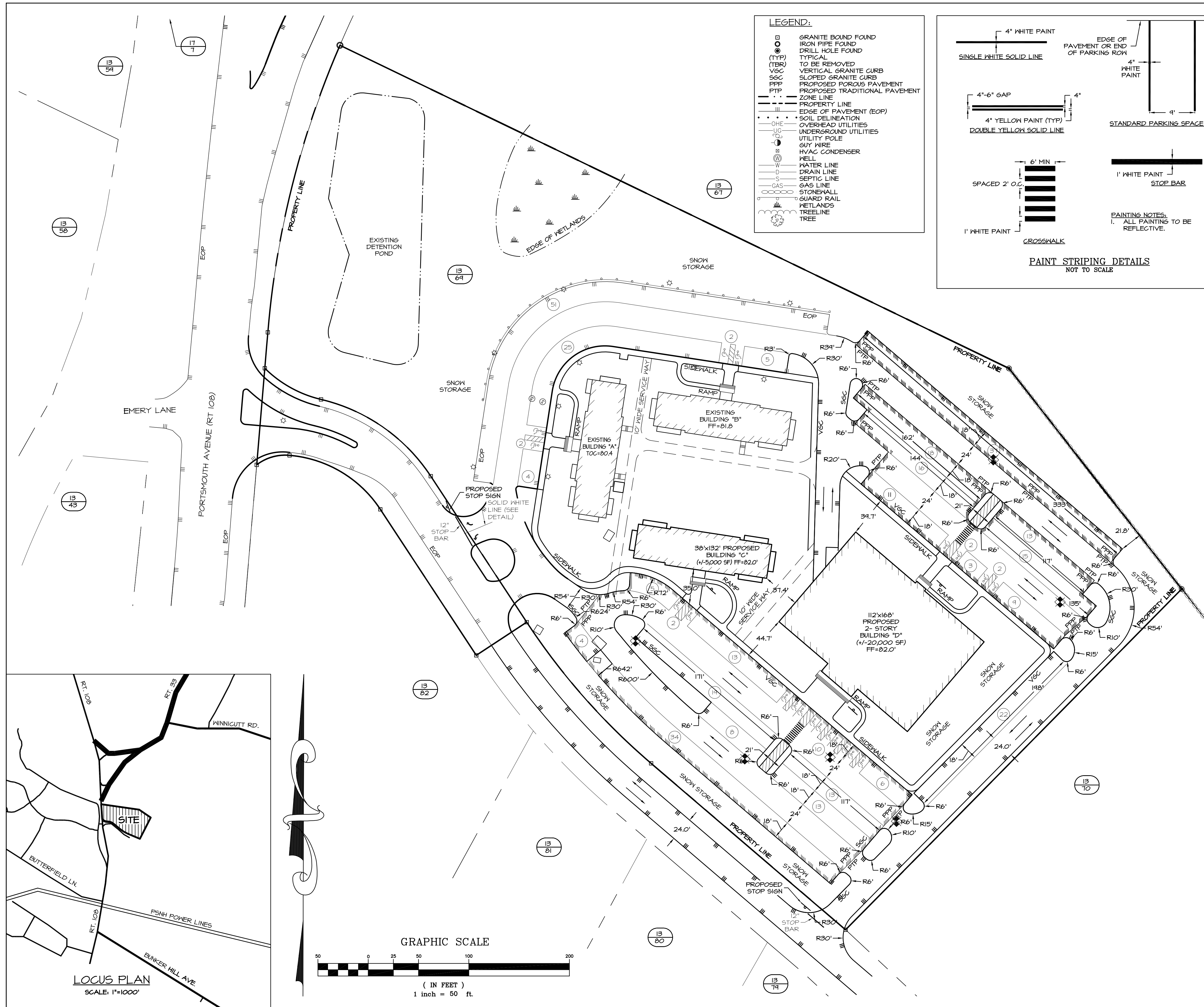


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P: 603-772-4400 F: 603-772-4487
WWW.EMANUELENGINEERING.COM

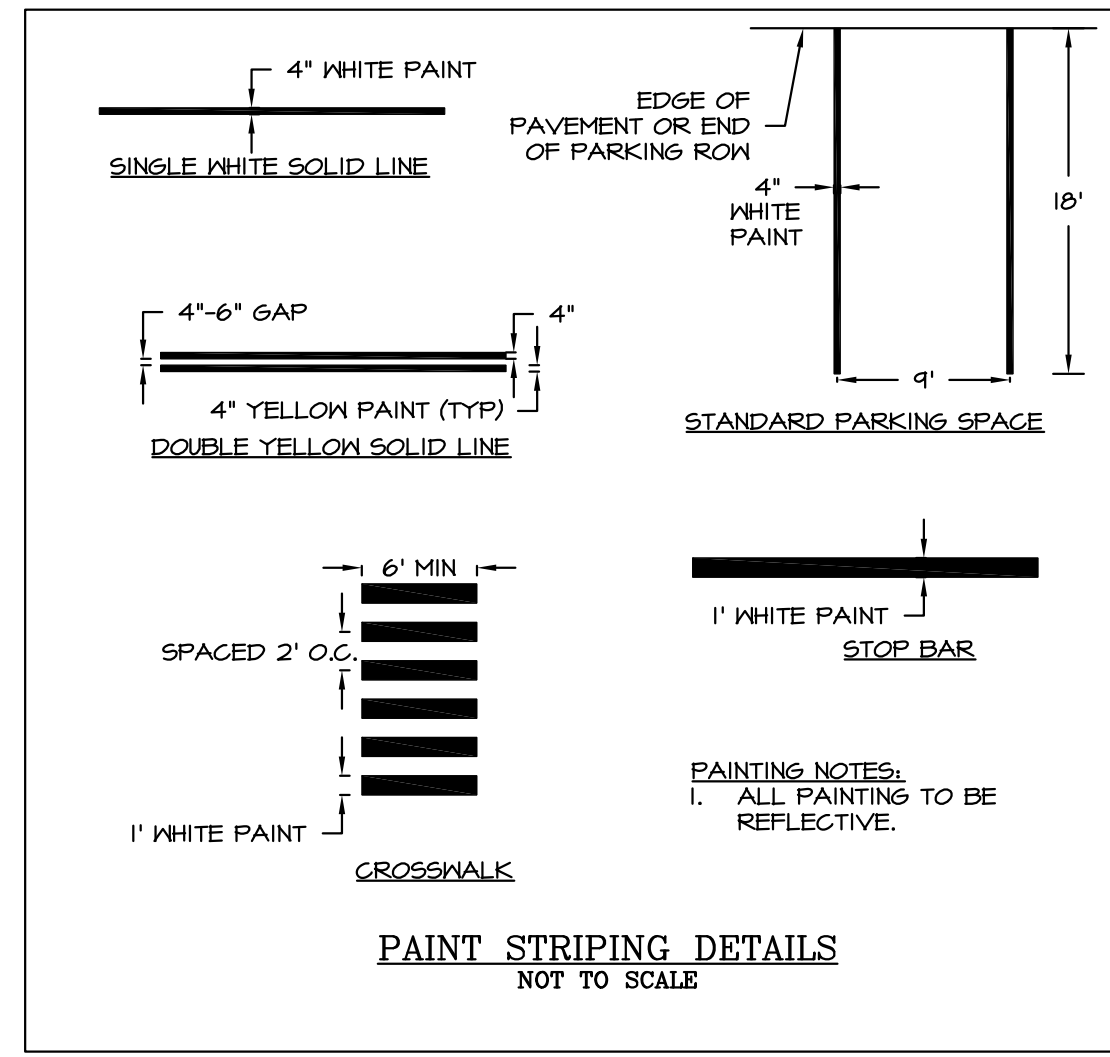
CLIENT:
EMANUEL COMPANIES, INC.
6 PATRIOTS ROAD
STRATHAM, NH 03885

SEAL:	TITLE: UTILITIES PLAN FOR EMANUEL COMPANIES, INC. 118 PORTSMOUTH AVENUE (SITE) STRATHAM, NH 03885	
PROJECT: 16-162	SCALE: 1"=50'	SHEET: C6



LEGEND:

- GRANITE BOUND FOUND
- IRON PIPE FOUND
- (TYP) TYPICAL
- (TBR) TO BE REMOVED
- VGC VERTICAL GRANITE CURB
- SGC SLOPED GRANITE CURB
- PPP PROPOSED POROUS PAVEMENT
- PTP PROPOSED TRADITIONAL PAVEMENT
- - - ZONE LINE
- PROPERTY LINE
- EDGE OF PAVEMENT (EOP)
- SOIL DELINEATION
- OHE OVERHEAD UTILITIES
- UG UNDERGROUND UTILITIES
- UTILITY POLE
- GUY WIRE
- ⊗ HVAC CONDENSER
- ⊗ WELL
- W WATER LINE
- D DRAIN LINE
- S SEPTIC LINE
- GAS GAS LINE
- STONEWALL
- GUARD RAIL
- WETLANDS
- TREE LINE
- TREE



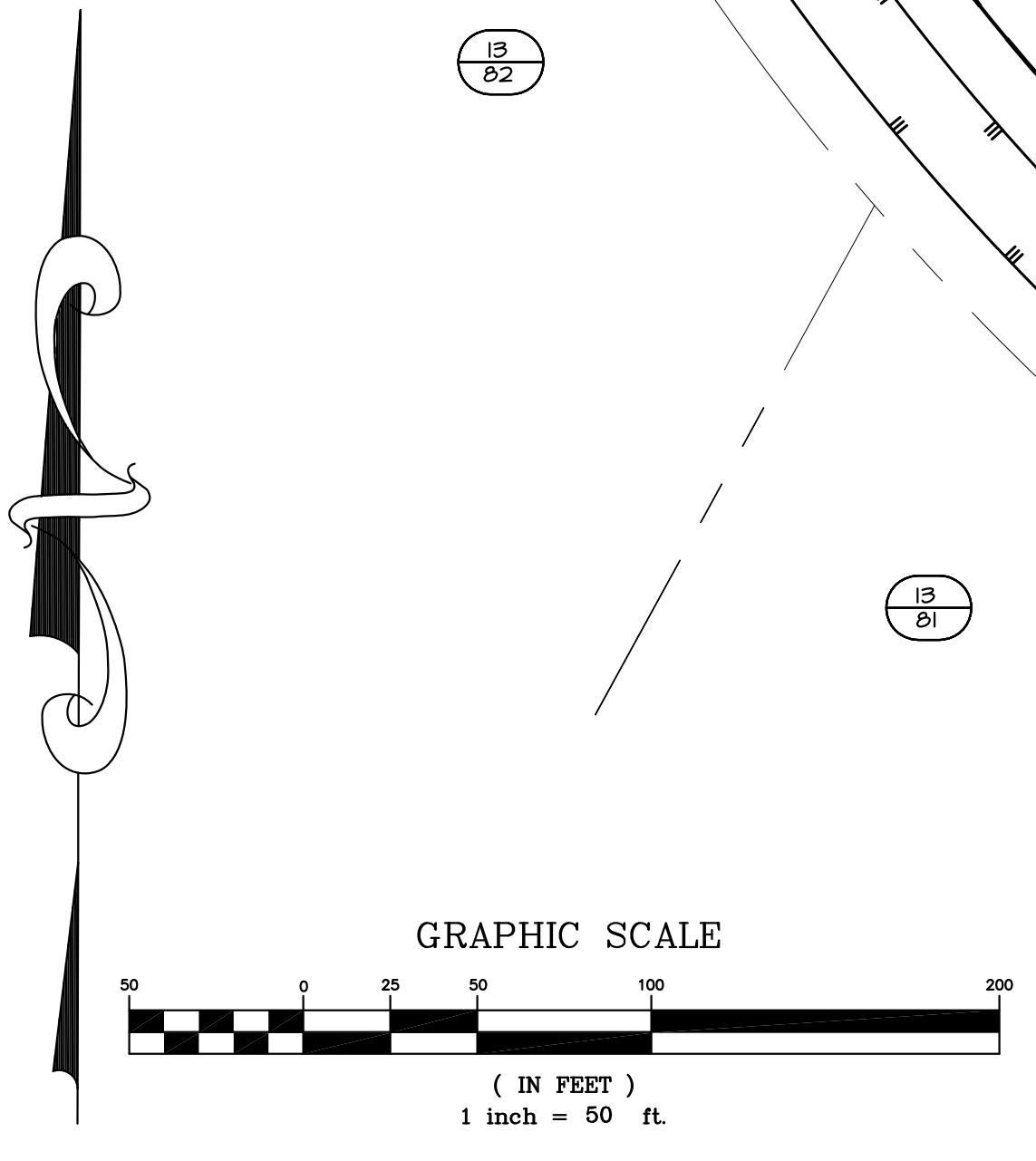
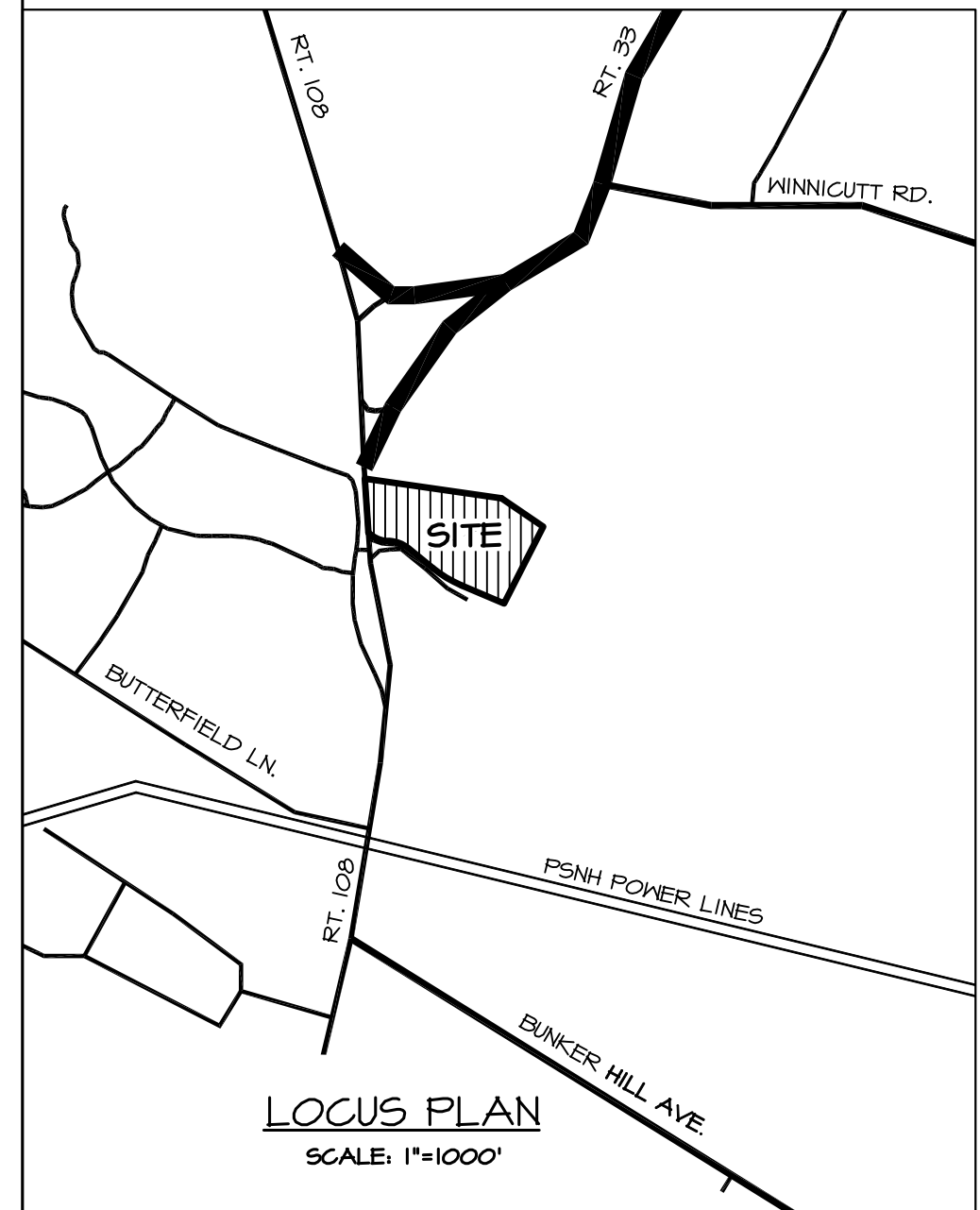
- REFERENCE PLANS:**
- "EASEMENT FOR COMMUNICATION & POWER FACILITIES" FOR EMANUEL COMPANIES, INC., BY EMANUEL ENGINEERING, INC., DATED JULY 29, 1998, SCALE: 1"=30', RCRD D-26518.
 - "GRADING & DRAINAGE MILL BROOK OFFICE PARK" BY EMANUEL ENGINEERING, INC., DATED MARCH 31, 1997, SCALE: 1"=50'.
 - "LOT LINE ADJUSTMENT & EASEMENT PLAN" AND "SITE PLAN" FOR EMANUEL COMPANIES, INC., BY EMANUEL COMPANIES, INC., DATED JULY 15, 1997, SCALE: 1"=60', RCRD D-25703.
 - "SITE PLAN" AND "SUBDIVISION OF LAND" FOR EMANUEL COMPANIES, INC., BY EMANUEL COMPANIES, INC., DATED DECEMBER 19, 1989, SCALE: 1"=50', RCRD D-20325.
 - "PLAN OF LOTS - MILL BROOK PHASE II" BY ERNEST J. COTE, DATED APRIL 14, 1980, SCALE: 1"=50', RCRD C-12246.
 - "PLAN OF LOTS - MILL BROOK PHASE I" BY ERNEST J. COTE, DATED JUNE 18, 1979, SCALE: 1"=50', RCRD D-12245.

- NOTES:**
- OWNER OF RECORD: TAX MAP 13, LOT 64 EMANUEL COMPANIES, INC. 6 PATRIOTS ROAD STRATHAM, NH 03885 RCRD BK2341 PG1826
 - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION, SIZE, CURBING, PAVING AND THE RADII OF ALL STREETS, DRIVEWAYS, ACCESS WAYS AND SIDEWALKS WITHIN THE SITE AND ITS RELATIONSHIP TO THE OFF-SITE STREET SYSTEM.
 - PARCEL IS ZONED PROFESSIONAL/RESIDENTIAL (PRE) AND RESIDENTIAL/AGRICULTURAL (R/A) PER THE MARCH 2013 STRATHAM ZONING DISTRICT MAP.
 - PARCEL IS NOT IN A FLOOD HAZARD ZONE; REFERENCE FLOOD INSURANCE RATE MAP 33015C0245E, DATED MAY 17, 2005.
 - FIELDWORK CONDUCTED BY EEI IN FEBRUARY AND MARCH 1996, AND JAMES VERRA & ASSOCIATES, INC. AND EEI IN THE FALL OF 2017.
 - SEE REFERENCE PLAN #3 (RCRD D-25703) FOR WETLAND DELINEATION.
 - PROPERTY TO BE SERVICED BY ON-SITE WELL AND SEPTIC.
 - THE TOWN OF STRATHAM REQUIRES THAT ALL NEW CONSTRUCTION HAVE AN "AS BUILT" CERTIFICATION.
 - ALL CONSTRUCTION SHOULD COMPLY WITH FEDERAL, STATE, AND LOCAL STANDARDS AND REGULATIONS.
 - THIS PLAN WAS PREPARED WITH ON-SITE FIELD SURVEY AND EXISTING PLANS. THE CONTRACTOR SHOULD NOTIFY EMANUEL ENGINEERING, INC. DURING CONSTRUCTION IF ANY DISCREPANCY TO THE PLAN IS FOUND ON SITE.
 - BEFORE ANY EXCAVATION, DIG SAFE AND ALL UTILITY COMPANIES SHOULD BE CONTACTED 72 HOURS BEFORE COMMENCING BY THE CONTRACTOR. CALL DIG SAFE @ 1-888-344-7233.

SIGN SCHEDULE

MANUFACTURE	SIGN NUMBER	SIGN (N.T.S.)	SIZE OF SIGN		DESCRIP.	MOUNT TYPE	MOUNT HEIGHT	REMARKS
			WIDTH	HEIGHT				
WORKSAFE TCI OR EQUAL	R1-1 (TWO LOCATIONS)		36"	36"	WHITE ON RED	ULTRA-MATE OR EQUAL	7'-0"	REFLECTORIZED

NOTES: 1. ALL SIGNS AND SIGN POSTS IN THE NHDOT RIGHT OF WAY TO MEET 2004 MUTCD STANDARDS WITH REVISION NUMBERS 1 AND 2 INCORPORATED, DATED MAY 2012.
2. ALL MOUNTING HEIGHTS ARE MEASURED FROM THE GROUND TO THE BOTTOM OF THE SIGN.



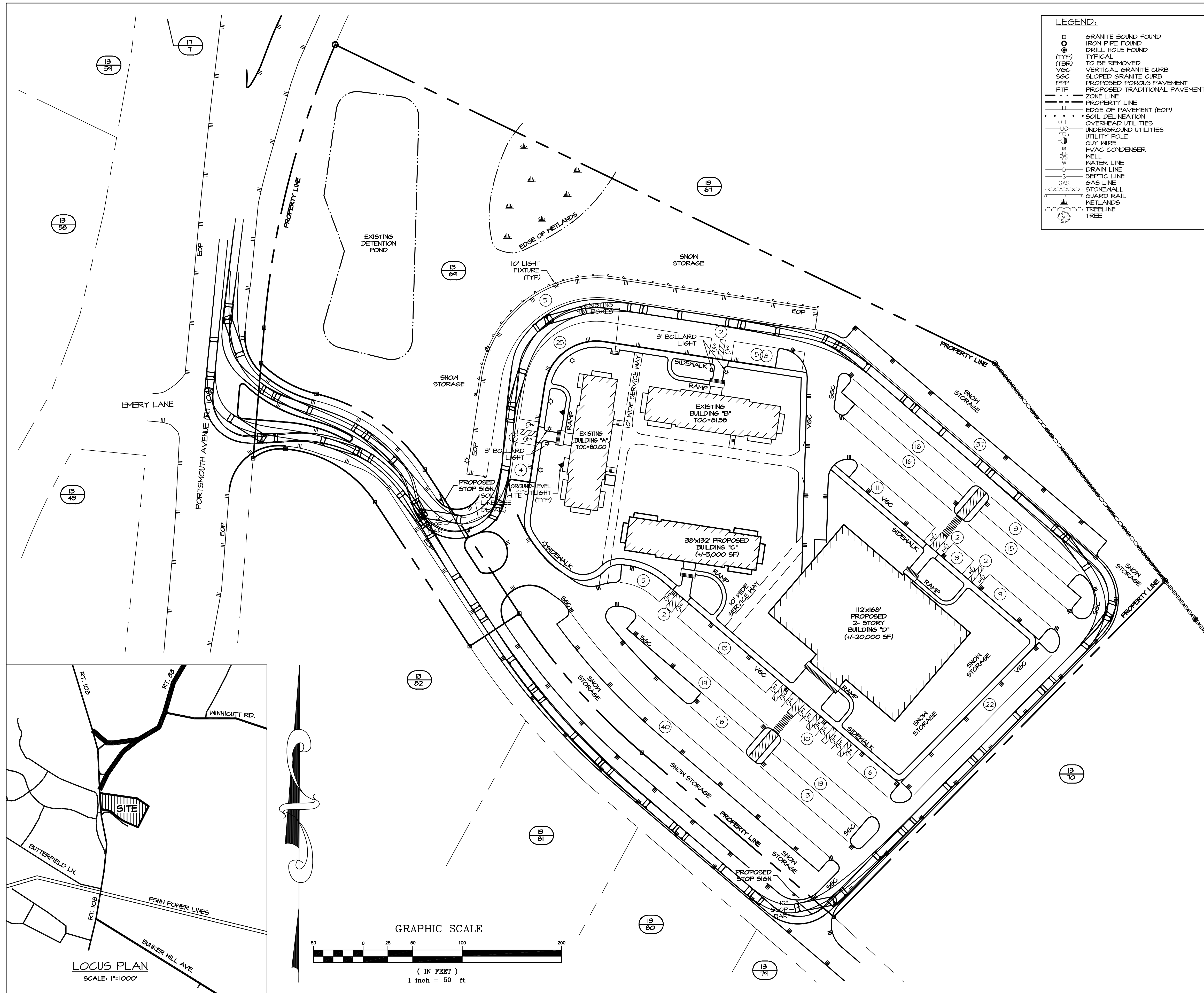
1	OCT 26, 2017	FOR APPROVAL	
ISS. DATE:	DESCRIPTION OF ISSUE:		CHK.
DRAWN: JJM	DESIGN: JJM		
CHECKED: BDS	CHECKED: BDS		



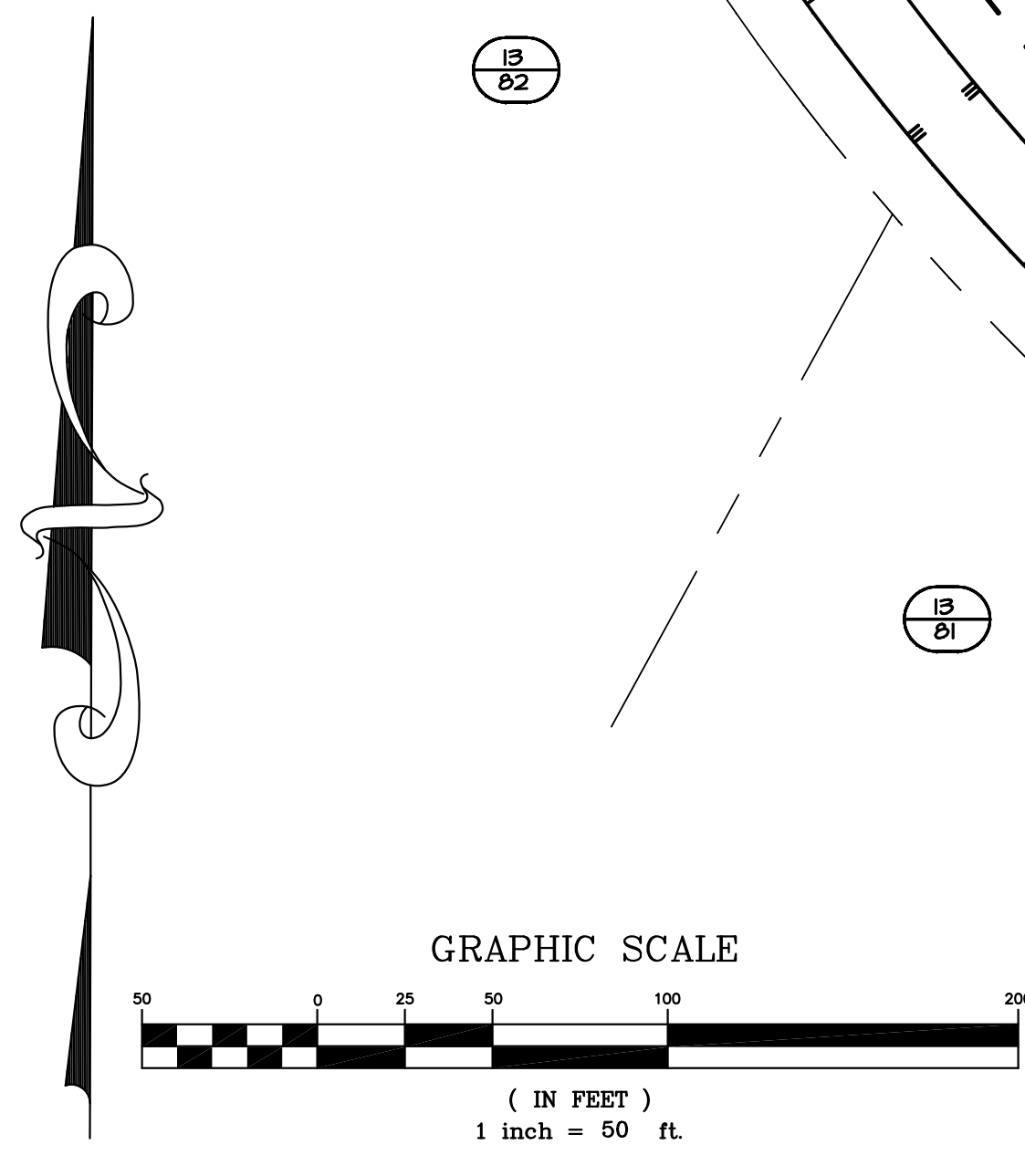
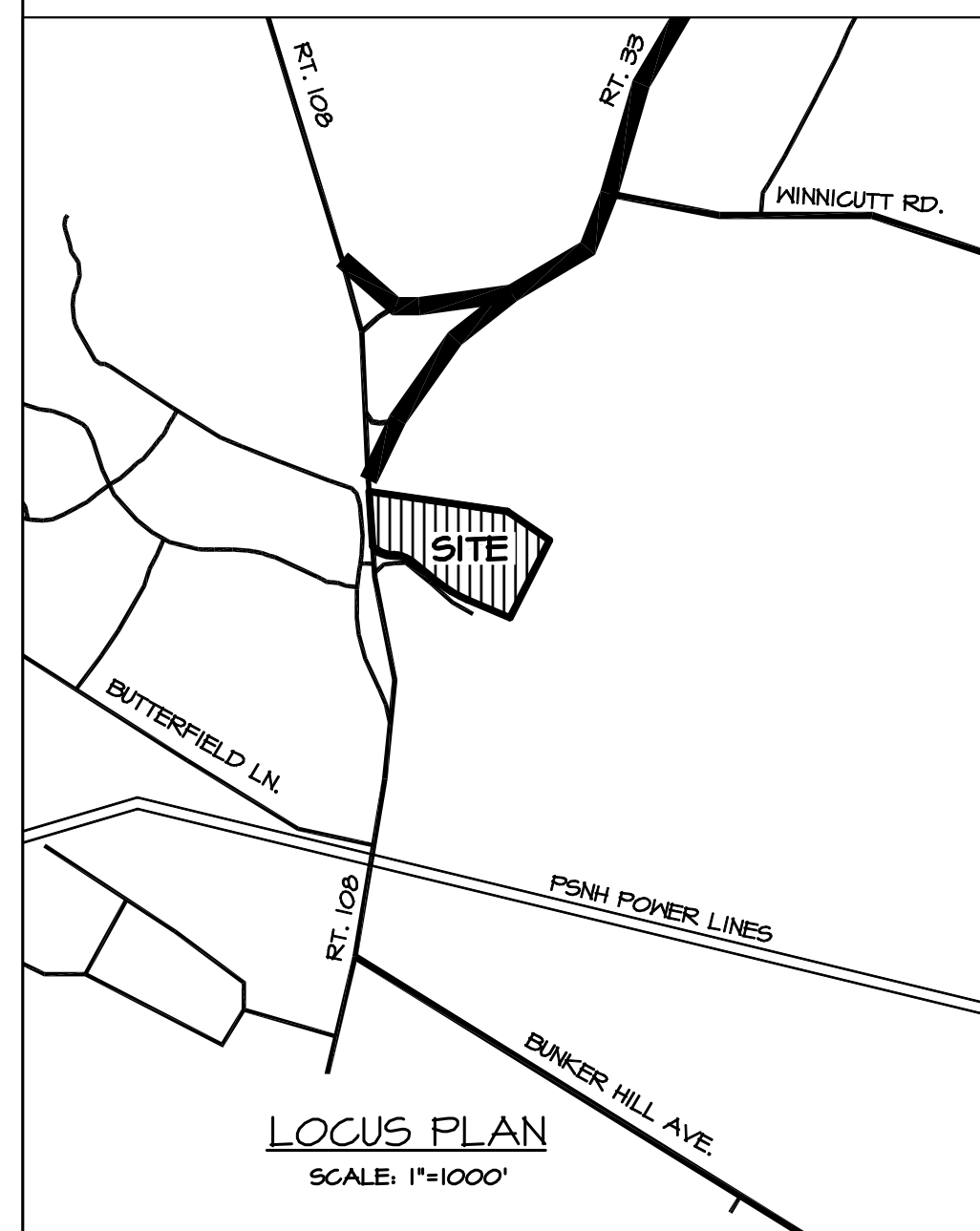
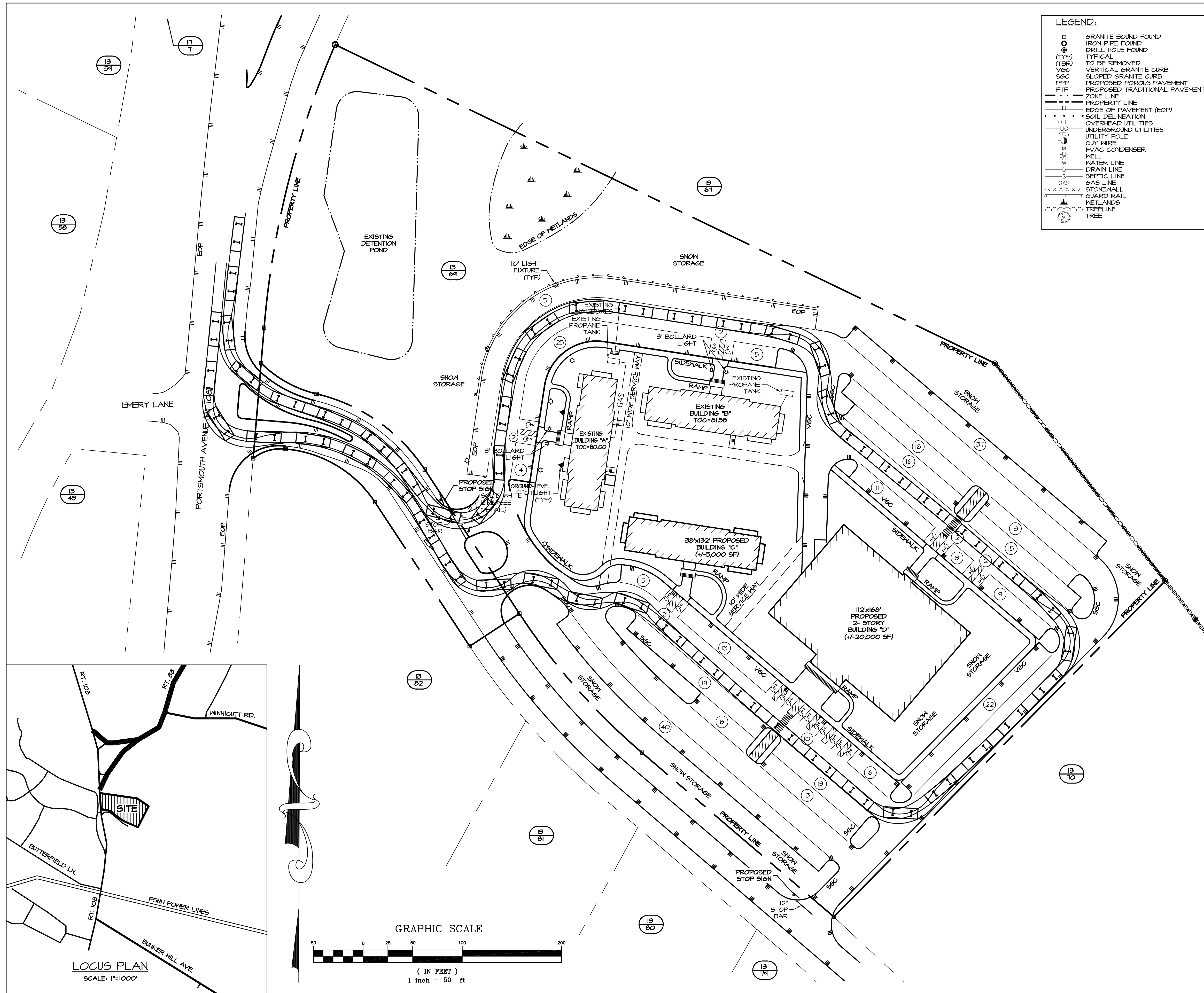
CLIENT:
EMANUEL COMPANIES, INC.
6 PATRIOTS ROAD
STRATHAM, NH 03885

TITLE:
PAVING & CURBING PLAN
FOR
EMANUEL COMPANIES, INC.
118 PORTSMOUTH AVENUE (SITE)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
16-162	1"=50'	C7

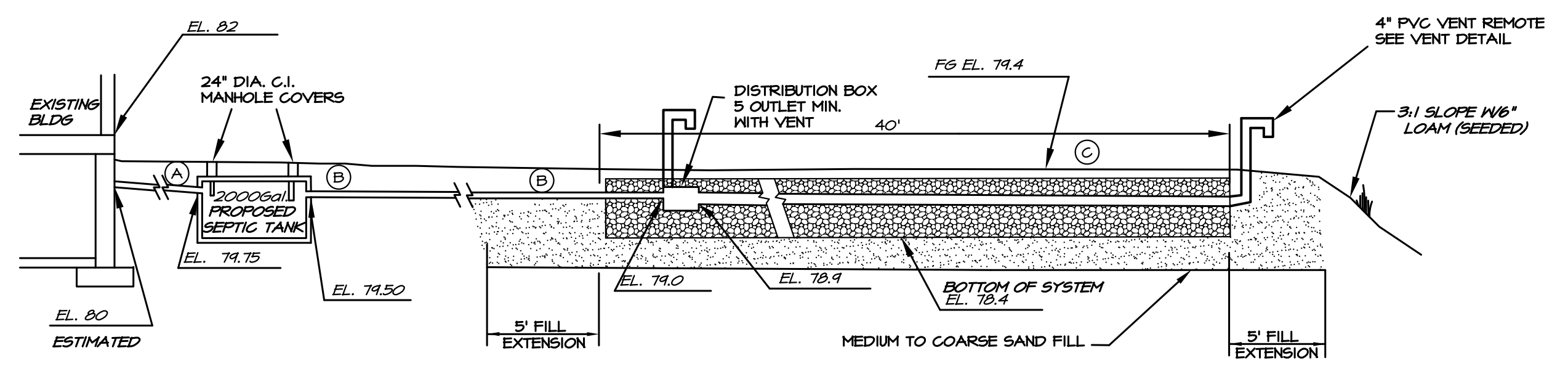


1	OCT 26, 2017	FOR APPROVAL	
ISS. DATE:	DESCRIPTION OF ISSUE:		CHK.
DRAWN:	JJM	DESIGN:	JJM
CHECKED:	BDS	CHECKED:	BDS
 <small>civil & structural consultants, land planners</small> 118 PORTSMOUTH AVENUE, A202 STRATHAM, NH 03885 P: 603-772-4400 F: 603-772-4487 WWW.EMANUELENGINEERING.COM			
CLIENT:			
EMANUEL COMPANIES, INC. 6 PATRIOTS ROAD STRATHAM, NH 03885			
TITLE:			
TURNING TEMPLATE (WB-50 CIRCULATING SITE) FOR EMANUEL COMPANIES, INC. 118 PORTSMOUTH AVENUE (SITE) STRATHAM, NH 03885			
PROJECT:	SCALE:	SHEET:	
16-162	1"=50'	C10	



1	OCT 26, 2017	FOR APPROVAL	
ISS. DATE:	DESCRIPTION OF ISSUE:		CHK.
DRAWN:	JJM	DESIGN:	JJM
CHECKED:	BDS	CHECKED:	BDS
 <small>civil & structural consultants, land planners</small> 118 PORTSMOUTH AVENUE, A202 STRATHAM, NH 03885 P: 603-772-4400 F: 603-772-4487 WWW.EMANUELENGINEERING.COM			
CLIENT:			
EMANUEL COMPANIES, INC. 6 PATRIOTS ROAD STRATHAM, NH 03885			
TITLE:			
TURNING TEMPLATE (FIRE TRUCK CIRCULATING SITE) FOR EMANUEL COMPANIES, INC. 118 PORTSMOUTH AVENUE (SITE) STRATHAM, NH 03885			
PROJECT:	SCALE:	SHEET:	
16-162	1"=50'	C11	

SEAL:



- PIPE INDEX
- (A) 4" SCH 40 PVC - 2% SLOPE
 - (B) 4" SOLID S4D PVC - 1% SLOPE
 - (C) 4" PERFORATED S4D PVC - LEVEL

SYSTEM PROFILE
SEE PLAN FOR LAYOUT
NOT TO SCALE

TEST PIT LOGS & SOIL DATA
PERFORMED ON SEPTEMBER 4, 1996 BY FRED EMANUEL OF EMANUEL ENGINEERING, INC. WITNESSED BY MIKE GIOMO OF R.C.C.D.

TEST PIT #14
ESHWT NOT OBSERVED, TERMINATED 216", NO REFUSAL, NO OBSERVED WATER, ROOTS NOT OBSERVED; 0-6" 10YR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 6-180" 2.5Y 6/6 FINE SAND, GRANULAR, FRIABLE; 180-216" 10YR 5/4 STONY LOAMY SAND, GRANULAR, FRIABLE.

TEST PIT #15
ESHWT 111", TERMINATED 174", NO REFUSAL, NO OBSERVED WATER, ROOTS NOT OBSERVED; 0-9" 10YR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 9-111" 2.5Y 6/6 FINE SAND, GRANULAR, FRIABLE; 111-174" 2.5Y 4/4 SILTY LOAM, BLOCKY, FIRM.

TEST PIT #16
ESHWT 144", TERMINATED 180", NO REFUSAL, NO OBSERVED WATER, ROOTS 24"; 0-8" 10YR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 8-144" 2.5Y 6/4 FINE SAND, GRANULAR, FRIABLE; 144-180" 2.5Y 4/3 SILTY LOAM, BLOCKY, FIRM.

PERCOLATION TESTS
PERFORMED ON MAY 25, 1988 BY FRED EMANUEL OF EMANUEL ENGINEERING, INC.

TEST PIT #1
DEPTH OF 24", Q MIN/INCH

TEST PIT #2
DEPTH OF 24", 2 MIN/INCH

LOCATION:
COUNTY: ROCKINGHAM TOWN: STRATHAM
SUBDIVISION TITLE: MILLBROOK OFFICE PARK
NH SUBDIVISION APPROVAL NO.:
OVER 5 ACRES - NONE REQUIRED
TAX MAP: 13 LOT NO. 6A
PREVIOUSLY TAX MAP: 3 LOT NO. T-12
DEED: BK 2341 PG 1826

CLIENT:
NAME: EMANUEL COMPANIES, INC.
ADDRESS: 118 PORTSMOUTH AVE.
TOWN: STRATHAM, NH 03885
PHONE: (603)-772-4400

SYSTEM DESIGN DATA:
BUILDING TYPE: OFFICE BUILDING
SEWAGE LOAD: 550
GARBAGE DISPOSAL: NONE
TYPE OF CELLAR: FULL FOUNDATION DRAINS: DISCHARGE TO FRONT OF BUILDING - N/A
SEPTIC TANK SIZE: H-20 2000 GAL DISTRIBUTION BOX: 8 OUTLETS
LEACH BED REQUIREMENTS:
11000 SF X 5 GAL / 100 SF = 550 GAL
550 GAL X 125 SF / 100 GAL = 6875 SF
AREA REQUIRED: 6888 SF
ACTUAL FOOTPRINT SIZE: 20' X 40' = 800 SF

SEWAGE PUMP: NONE
DRINKING WATER: ON SITE - NHDES PERMIT NO: 13-2236120 - PUBLIC WATER SYSTEM
WELL INSTALLED PRIOR TO 1984; NO
NEAREST ABUTTING WELL: >> 200'
WETLAND SOILS: >> 50 FT AWAY TO POORLY DRAINED SOIL
WETLAND SOILS: >> 75 FT AWAY TO VERY POORLY DRAINED SOIL
NEAREST SURFACE WATER: >> 75 FT AWAY
NEAREST LEDGE OUTCROP: NONE

DESIGN INTENT:
LEACH BED BOTTOM TO BE INSTALLED NO MORE THAN 60 INCHES BELOW ORIGINAL GRADE ON THE UPSLOPE SIDE, TO MAINTAIN 4 FEET ABOVE THE SEASONAL HIGH WATER TABLE AND 24 FEET ABOVE LEDGE, HARDPAN OR IMPERMEABLE MATERIAL.

GENERAL NOTES:

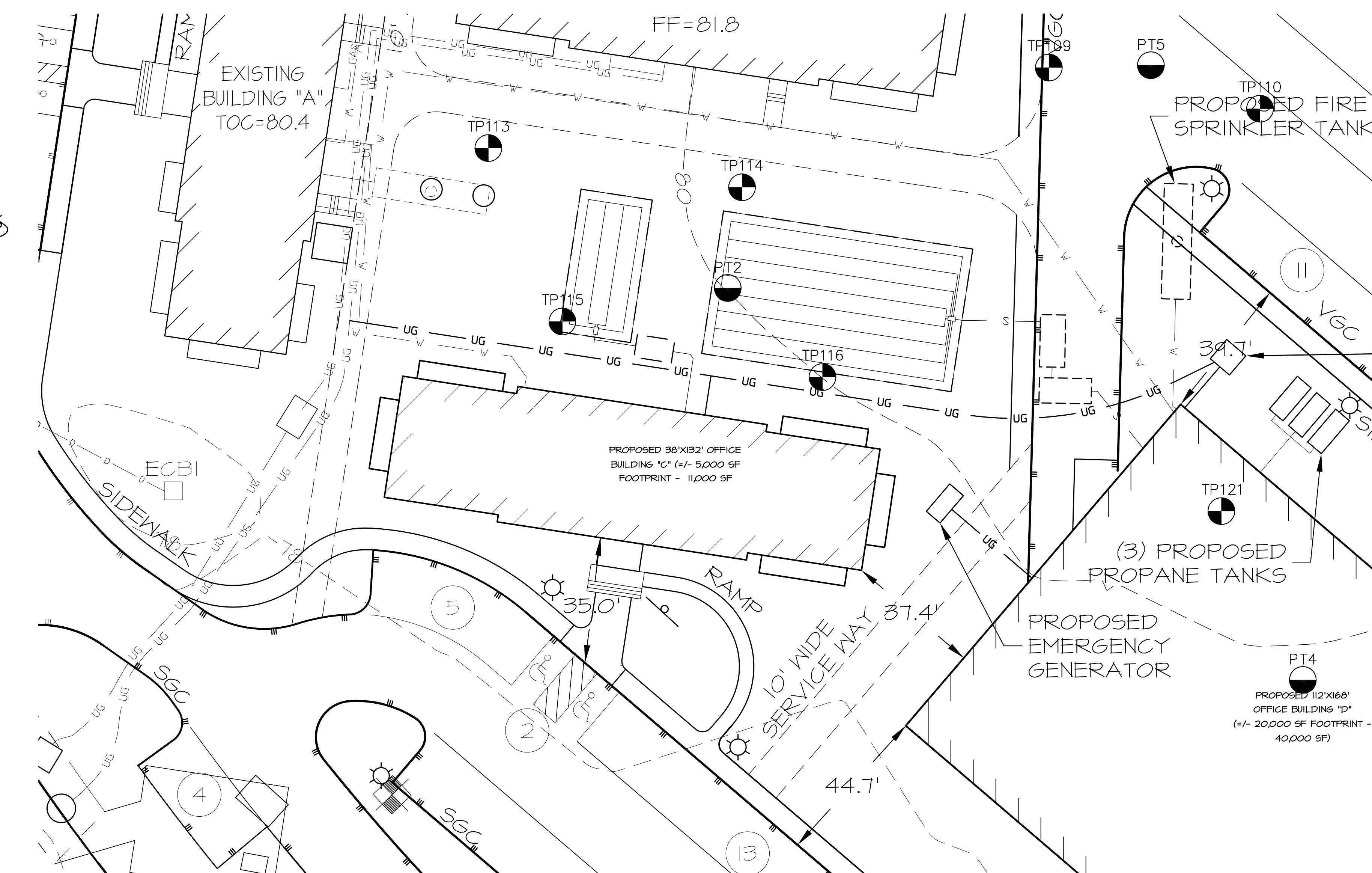
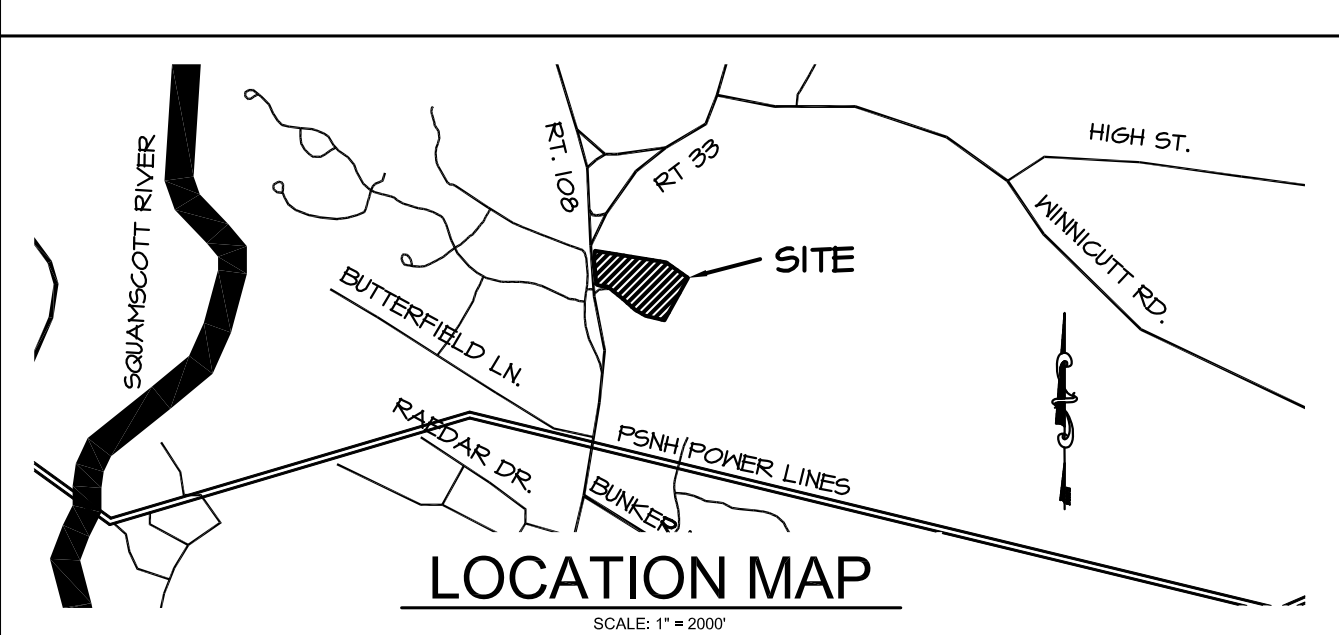
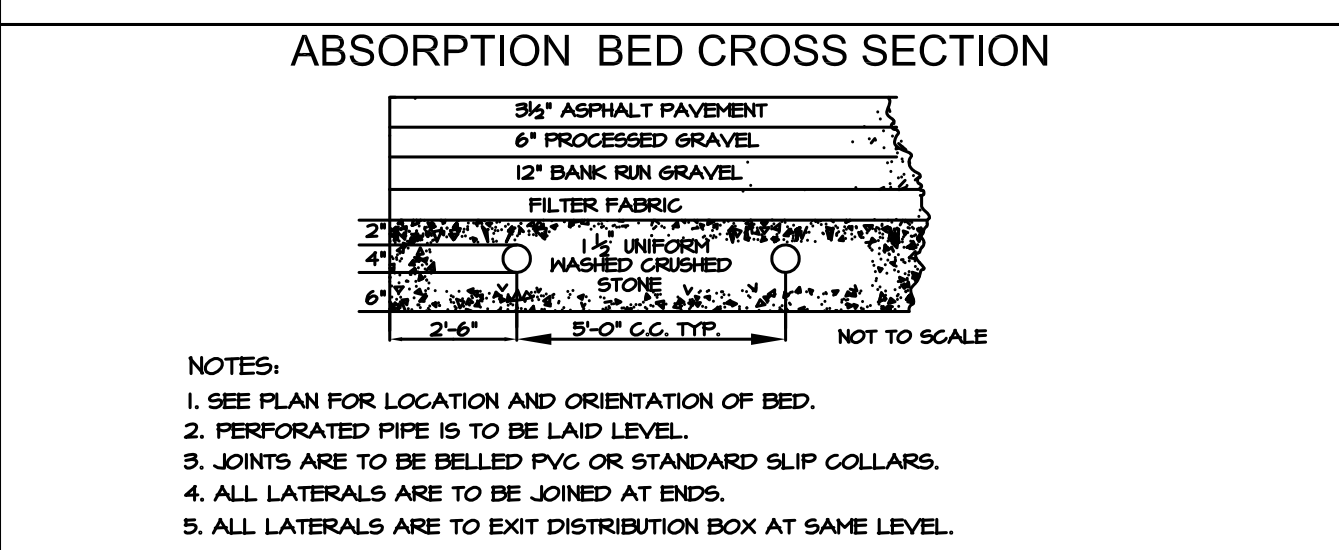
- ALL COMPONENTS UNDER PARKING LOT SHALL BE DESIGNED FOR H-20 WHEEL LOADINGS
- ALL 4 INCH PVC PIPE SHALL BE SCHEDULE 40. PIPE OUTSIDE LEACHING AREA SHALL BE WATERTIGHT. PIPE AFTER DISTRIBUTION BOX SHALL BE LAID LEVEL. ALL JOINTS, INLETS, OUTLETS, ETC. TO BE SEALED WITH A NON-SHRINK GROUT, "WATER-PLUG" OR EQUAL.
- IN EVENT OF FUTURE SYSTEM FAILURE, REPLACEMENT SYSTEM SHALL BE BUILT IN THE SAME LOCATION AS THE ORIGINAL SYSTEM AFTER CONTAMINATED MATERIALS HAVE BEEN REMOVED.
- ALL FIRE CAST UNITS (TANKS, D-BOXES) SHALL BE MANUFACTURED BY SUPERIOR CONCRETE CO. OR EQUAL.
- THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY.
- BOUNDARY INFORMATION TAKEN FROM PLAN ENTITLED: LOT LINE ADJUSTMENT & EASEMENT PLAN MILLBROOK OFFICE PARK STRATHAM, NH.
- REFERENCE: MILLBROOK OFFICE PARK SITE PLAN, RCRD D-20325

SITE PREPARATION:

- CHECK DESIGN INTENT AND VERIFY THE ELEVATION OF EXISTING GROUND-UPSLOPE SIDE BEFORE DISTURBING SITE. CONTACT THE DESIGNER SHOULD ANY DISCREPANCY OCCUR.
- REMOVE ALL PAVEMENT.
- REMOVE CHAMBERS AND 6" OF BED MATERIAL. LEAVE SUBSOIL IN PLACE. DO NOT COMPACT SUBSOIL WITH MACHINERY; SCARIFY AS NEEDED BEFORE FILLING.
- FILL FOR UNDER LEACHING AREA AND FOR FILL EXTENSION TO BE MEDIUM TO COARSE TEXTURED SAND (0.5-1.0 MM).
- SAND FILL TO BE PUSHED ONTO PREPARED SURFACE FROM THE SIDE.
- FILL FOR BACKFILLING SHALL BE CLEAN, PERMEABLE FILL, FREE OF STONES LARGER THAN 6 INCHES.
- SIDE SLOPE OF FILL 3:1, (3' HORIZONTAL FOR EVERY 1' VERTICAL).
- PLACE 6 INCHES OF LOAM AS A BLANKET ON SIDE SLOPES WHERE REQUIRED.
- ENTIRE DISTURBED AREA SHALL BE LOAMED AND SEEDED AS SOON AS POSSIBLE AFTER BACKFILLING TO PREVENT EROSION.
- BACKFILL DEPTH OVER SYSTEM TO BE 6 TO 12 INCHES.
- FINAL GRADING SHALL PROVIDE FOR DRAINAGE OF SURFACE RUNOFF AWAY FROM LEACHING AREA.

OPERATION AND MAINTENANCE:

- SYSTEM IS NOT DESIGNED TO HANDLE A GARBAGE DISPOSAL UNIT OR DISCHARGE FROM A HOT TUB OR SIMILAR LARGE VOLUME WATER USES.
- EVERY SYSTEM'S DESIGN CAPACITY IS LIMITED. CAREFUL AND REASONABLE WATER USE IS REQUIRED TO MAXIMIZE THE SYSTEM'S LIFE.
- DO NOT DISPOSE OF GREASE, CHEMICALS, SOLVENTS, ETC. VIA THIS SYSTEM.
- SEPTIC TANK MUST BE PUMPED BY A LICENSED HAULER AT LEAST EVERY TWO YEARS. KEEP PUMPING RECEIPTS AS PROOF OF MAINTENANCE. CHECK TANK YEARLY. IF SLUDGE AND SURFACE SCUM EXCEED 1/3 OF LIQUID DEPTH, HAVE THE TANK PUMPED.
- DO NOT ALLOW VEHICULAR TRAFFIC OVER ANY COMPONENT OF THE SYSTEM UNLESS THAT STRUCTURE IS DESIGNED TO WITHSTAND AN H-20 WHEEL LOAD.



THIS PLAN IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. FOR NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE BUREAU PURPOSES ONLY. INFORMATION SHOWN ON THIS PLAN IS FROM THE TOWN ASSESSORS TAX MAP, BOUNDARY PLANS, AND DEEDS.

PLOT PLAN
SCALE: 1" = 20'

ELEVATIONS SHOWN ARE USGS DATUM.
BENCHMARK AT N114D
EL. T1.11 TOP OF BOUND

ALL COMPONENTS SHALL WITHSTAND H-20 WHEEL LOADINGS.

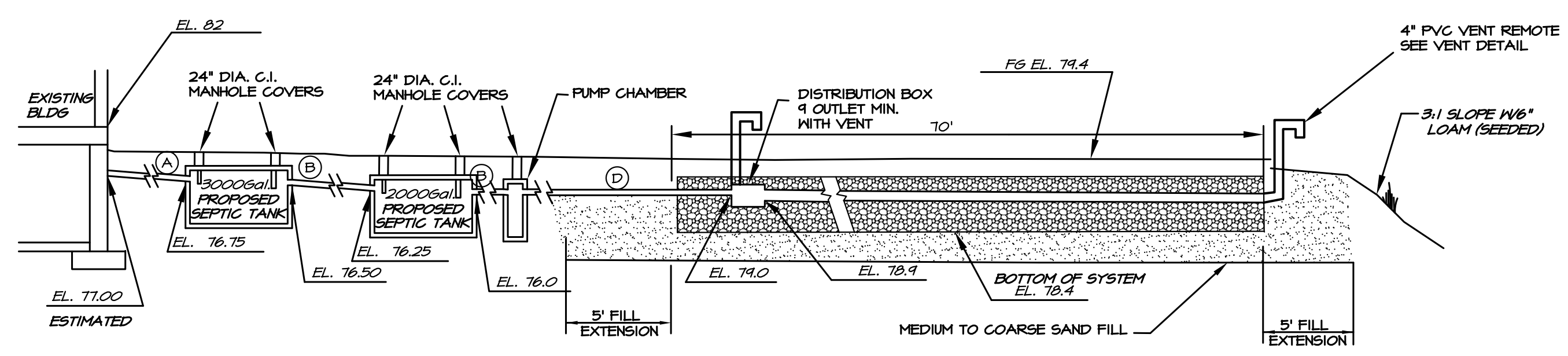
MAINTENANCE REQUIRED: RECOMMEND CLEANING SEPTIC TANK AT LEAST ONCE EVERY 2 YEARS

REVISION 3	REVISION 2	REVISION 1

EMANUEL ENGINEERING, INC.
CIVIL & STRUCTURAL CONSULTANTS
118 PORTSMOUTH AVE.
STRATHAM, NH 03885
Tel: (603) 772-4400 Fax: (603) 772-4487
www.emanuelengineering.com

DESIGNED: BDS 10-25-17
DRAWN: BDS 10-25-17
CHECKED: BDS 10-25-17
SCALE: AS SHOWN
DWG: SDI
JOB: 95-119 / 16-162

REPLACEMENT SUBSURFACE SYSTEM
BLDG NO. 3 - AKA BUILDING "C"
MILLBROOK OFFICE PARK
118 PORTSMOUTH AVE
STRATHAM, NH 03885



- PIPE INDEX**
- (A) 4" SCH 40 PVC - 2% SLOPE
 - (B) 4" SOLID S4D PVC - 1% SLOPE
 - (C) 4" PERFORATED S4D PVC - LEVEL
 - (D) 1-1/2" SCH 40 PVC - FORCED MAIN
- SYSTEM PROFILE**
SEE PLAN FOR LAYOUT
NOT TO SCALE

TEST PIT LOGS & SOIL DATA
PERFORMED ON SEPTEMBER 4, 1996 BY FRED EMANUEL OF EMANUEL ENGINEERING, INC. WITNESSED BY MIKE GIOMO OF RCDD.

TEST PIT #14
ESHWT NOT OBSERVED, TERMINATED 216", NO REFUSAL, NO OBSERVED WATER, ROOTS NOT OBSERVED; 0-6" 10YR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 6-180" 2.5Y 6/8 FINE SAND, GRANULAR, FRIABLE; 180-216" 10YR 5/4 STONY LOAMY SAND, GRANULAR, FRIABLE.

TEST PIT #15
ESHWT 111", TERMINATED 174", NO REFUSAL, NO OBSERVED WATER, ROOTS NOT OBSERVED; 0-4" 10YR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 4-111" 2.5Y 6/8 FINE SAND, GRANULAR, FRIABLE; 111-174" 2.5Y 4/4 SILTY LOAM, BLOCKY, FIRM.

TEST PIT #16
ESHWT 144", TERMINATED 180", NO REFUSAL, NO OBSERVED WATER, ROOTS 24"; 0-8" 10YR 3/4 SANDY LOAM, GRANULAR, FRIABLE; 8-144" 2.5Y 6/4 FINE SAND, GRANULAR, FRIABLE; 144-180" 2.5Y 4/3 SILTY LOAM, BLOCKY, FIRM.

PERCOLATION TESTS
PERFORMED ON MAY 25, 1988 BY FRED EMANUEL OF EMANUEL ENGINEERING, INC.

TEST PIT #1
DEPTH OF 24", Q2 MIN/INCH

TEST PIT #2
DEPTH OF 24", Q2 MIN/INCH

LOCATION:
COUNTY: ROCKINGHAM TOWN: STRATHAM
SUBDIVISION TITLE: MILLBROOK OFFICE PARK
NH SUBDIVISION APPROVAL NO.:
OVER 5 ACRES - NONE REQUIRED
TAX MAP: 13 LOT NO. 64
PREVIOUSLY TAX MAP: 3 LOT NO. 7-12
DEED: BK 2341 PG 1826

CLIENT:
NAME: EMANUEL COMPANIES, INC.
ADDRESS: 118 PORTSMOUTH AVE.
TOWN: STRATHAM, NH 03885
PHONE: (603)-772-4400

SYSTEM DESIGN DATA:
BUILDING TYPE: OFFICE BUILDING
SEWAGE LOAD: 2500 GPD
GARBAGE DISPOSAL: NONE
TYPE OF CELLAR: FULL FOUNDATION DRAINS: DISCHARGE TO FRONT OF BUILDING - N/A
SEPTIC TANK SIZE: H-20 3000 GAL & H-20 2000 GAL DISTRIBUTION BOX: 4 OUTLETS
LEACH BED REQUIREMENTS:
40,000 SF X 5 GAL / 100 SF = 2,000 GAL
2,000 GAL X 125 SF / 100 GAL = 2,500 SF
AREA REQUIRED: 2,500 SF
ACTUAL FOOTPRINT SIZE: 40' X 70' = 2800 SF

SEWAGE PUMP: YES 2-MEYERS ME40
DRINKING WATER: ON SITE - NHDES PERMIT NO: IS-2236120 - PUBLIC WATER SYSTEM
WELL INSTALLED PRIOR TO 1989. NO
NEAREST ABUTTING WELL: >> 200'
WETLAND SOILS: >> 50 FT AWAY TO POORLY DRAINED SOIL
WETLAND SOILS: >> 75 FT AWAY TO VERY POORLY DRAINED SOIL
NEAREST SURFACE WATER: >> 75 FT AWAY
NEAREST LEDGE OUTCROP: NONE

DESIGN INTENT:
LEACH BED BOTTOM TO BE INSTALLED NO MORE THAN 60 INCHES BELOW ORIGINAL GRADE ON THE UPSLOPE SIDE, TO MAINTAIN 4 FEET ABOVE THE SEASONAL HIGH WATER TABLE AND 24 FEET ABOVE LEDGE, HARDPAN OR IMPERMEABLE MATERIAL.

GENERAL NOTES:

- ALL COMPONENTS UNDER PARKING LOT SHALL BE DESIGNED FOR H-20 WHEEL LOADINGS.
- ALL 4 INCH PVC PIPE SHALL BE SCHEDULE 40. PIPE OUTSIDE LEACHING AREA SHALL BE WATERTIGHT. PIPE AFTER DISTRIBUTION BOX SHALL BE LAID LEVEL. ALL JOINTS, INLETS, OUTLETS, ETC. TO BE SEALED WITH A NON-SHRINK GROUT, "WATER-PLUG" OR EQUAL.
- IN EVENT OF FUTURE SYSTEM FAILURE, REPLACEMENT SYSTEM SHALL BE BUILT IN THE SAME LOCATION AS THE ORIGINAL SYSTEM AFTER CONTAMINATED MATERIALS HAVE BEEN REMOVED.
- ALL PRE-CAST UNITS (TANKS, D-BOXES) SHALL BE MANUFACTURED BY SUPERIOR CONCRETE CO. OR EQUAL.
- THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY.
- BOUNDARY INFORMATION TAKEN FROM PLAN ENTITLED: LOT LINE ADJUSTMENT & EASEMENT PLAN MILLBROOK OFFICE PARK STRATHAM, NH.
- REFERENCE: MILLBROOK OFFICE PARK SITE PLAN, RCDD D-20325

SITE PREPARATION:

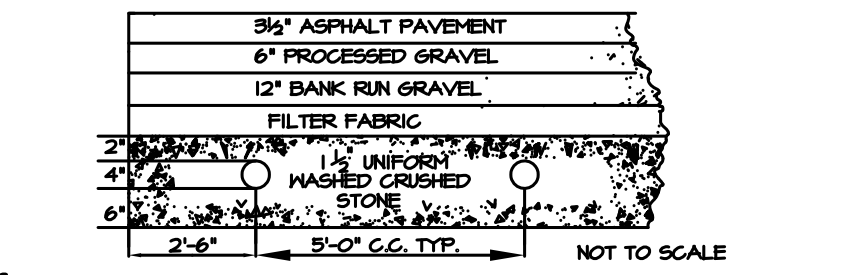
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- REMOVE ALL PAVEMENT.
- REMOVE CHAMBERS AND 6" OF BED MATERIAL. LEAVE SUBSOIL IN PLACE. DO NOT COMPACT SUBSOIL WITH MACHINERY; SCARIFY AS NEEDED BEFORE FILLING.
- FILL FOR UNDER LEACHING AREA AND FOR FILL EXTENSION TO BE MEDIUM TO COARSE TEXTURED SAND (0.5-1.0 MM).
- SAND FILL TO BE PUSHED ONTO PREPARED SURFACE FROM THE SIDE.
- FILL FOR BACKFILLING SHALL BE CLEAN, PERMEABLE FILL, FREE OF STONES LARGER THAN 6 INCHES.
- SIDE SLOPE OF FILL 3:1, (3' HORIZONTAL FOR EVERY 1' VERTICAL).
- PLACE 6 INCHES OF LOAM AS A BLANKET ON SIDE SLOPES WHERE REQUIRED.
- ENTIRE DISTURBED AREA SHALL BE LOAMED AND SEEDED AS SOON AS POSSIBLE AFTER BACKFILLING TO PREVENT EROSION.
- BACKFILL DEPTH OVER SYSTEM TO BE 6 TO 12 INCHES.
- FINAL GRADING SHALL PROVIDE FOR DRAINAGE OF SURFACE RUNOFF AWAY FROM LEACHING AREA.

OPERATION AND MAINTENANCE:

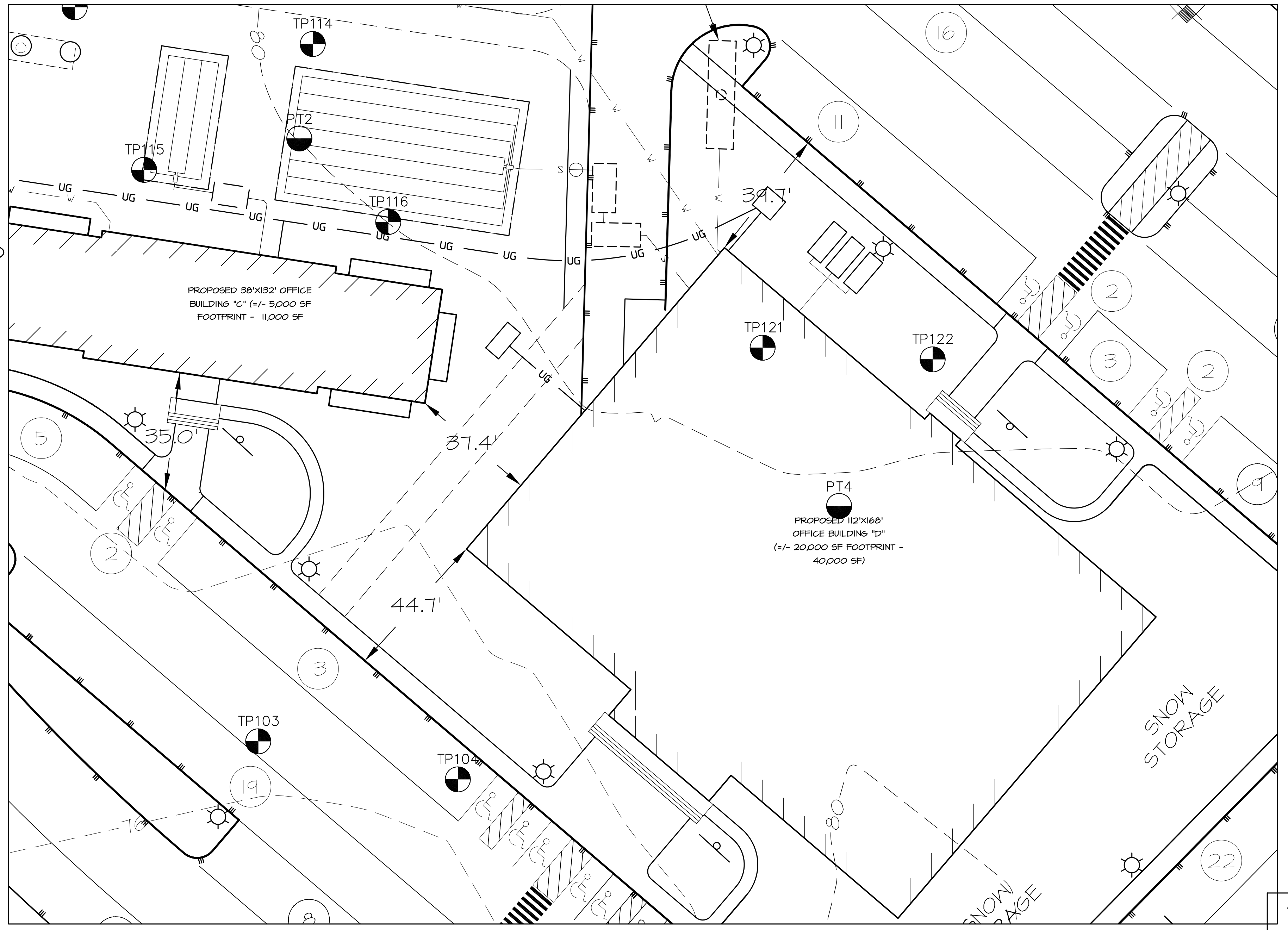
- SYSTEM IS NOT DESIGNED TO HANDLE A GARBAGE DISPOSAL UNIT OR DISCHARGE FROM A HOT TUB OR SIMILAR LARGE VOLUME WATER USES.
- EVERY SYSTEM'S DESIGN CAPACITY IS LIMITED. CAREFUL AND REASONABLE WATER USE IS REQUIRED TO MAXIMIZE THE SYSTEM'S LIFE.
- DO NOT DISPOSE OF GREASE, CHEMICALS, SOLVENTS, ETC. VIA THIS SYSTEM.
- SEPTIC TANK MUST BE PUMPED BY A LICENSED HAULER AT LEAST EVERY TWO YEARS. KEEP PUMPING RECEIPTS AS PROOF OF MAINTENANCE. CHECK TANK YEARLY. IF SLUDGE AND SURFACE SCUM EXCEED 1/3 OF LIQUID DEPTH, HAVE THE TANK PUMPED.
- DO NOT ALLOW VEHICULAR TRAFFIC OVER ANY COMPONENT OF THE SYSTEM UNLESS THAT STRUCTURE IS DESIGNED TO WITHSTAND AN H-20 WHEEL LOAD.



ABSORPTION BED CROSS SECTION



- NOTES:**
- SEE PLAN FOR LOCATION AND ORIENTATION OF BED.
 - PERFORATED PIPE IS TO BE LAID LEVEL.
 - JOINTS ARE TO BE BELLED PVC OR STANDARD SLIP COLLARS.
 - ALL LATERALS ARE TO BE JOINED AT ENDS.
 - ALL LATERALS ARE TO EXIT DISTRIBUTION BOX AT SAME LEVEL.



PLOT PLAN
SCALE: 1" = 20'

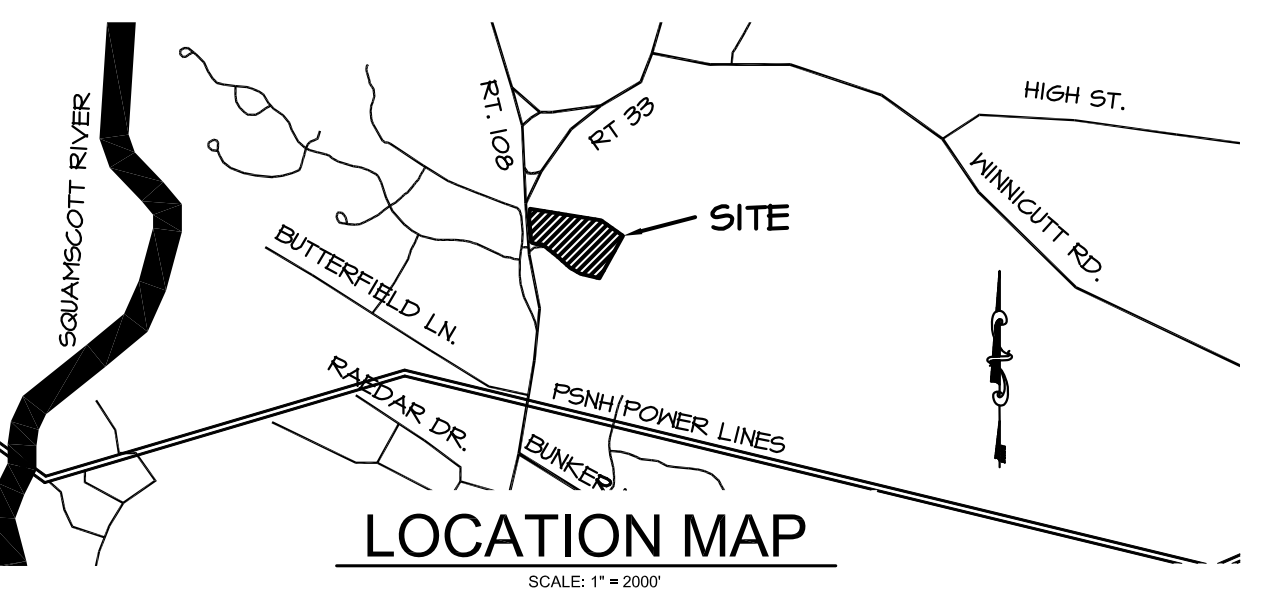
THIS PLAN IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. FOR NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE BUREAU PURPOSES ONLY. INFORMATION SHOWN ON THIS PLAN IS FROM THE TOWN ASSESSORS TAX MAP, BOUNDARY PLANS, AND DEEDS.

ELEVATIONS SHOWN ARE USGS DATUM. BENCHMARK AT NHHB EL. 71.71 TOP OF BOUND

ALL COMPONENTS SHALL WITHSTAND H-20 WHEEL LOADINGS.

MAINTENANCE REQUIRED: RECOMMEND CLEANING SEPTIC TANK AT LEAST ONCE EVERY 2 YEARS

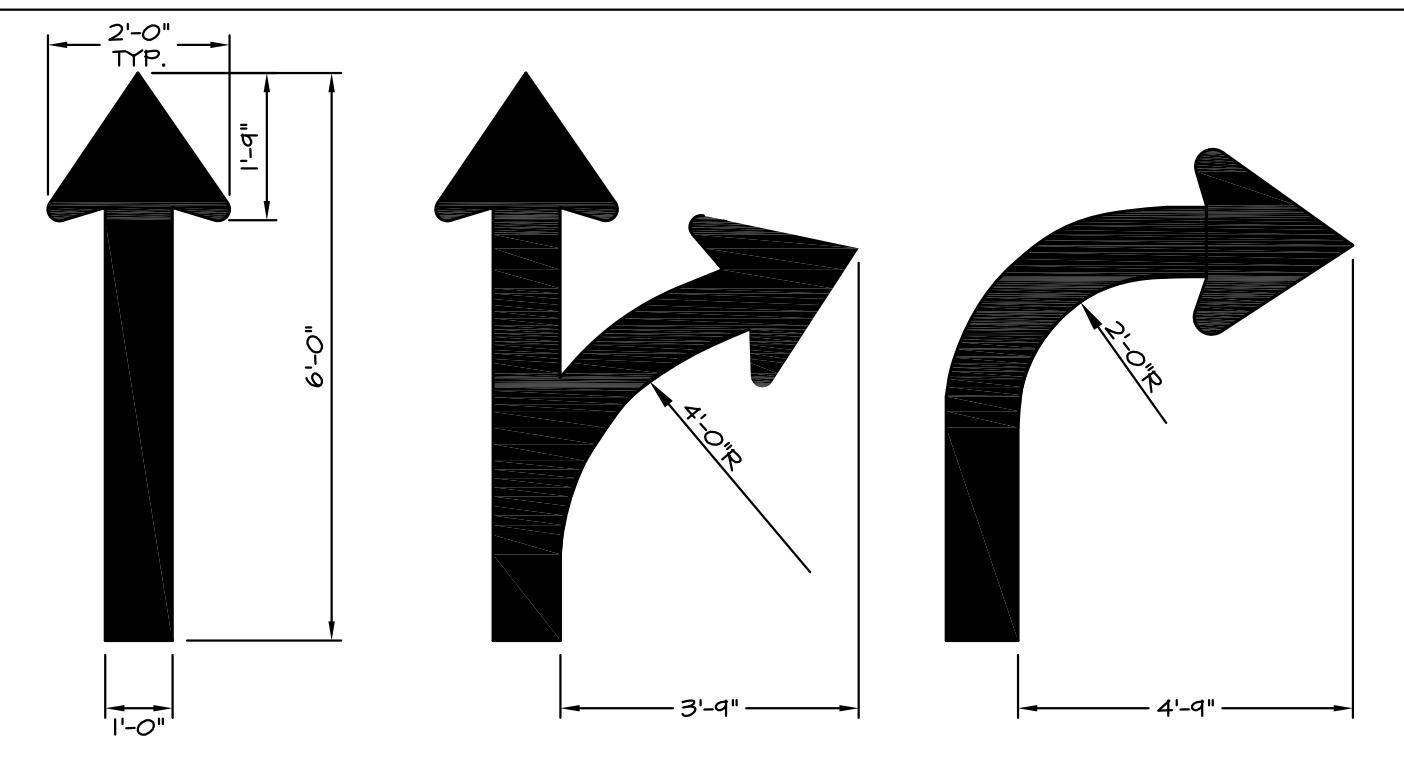
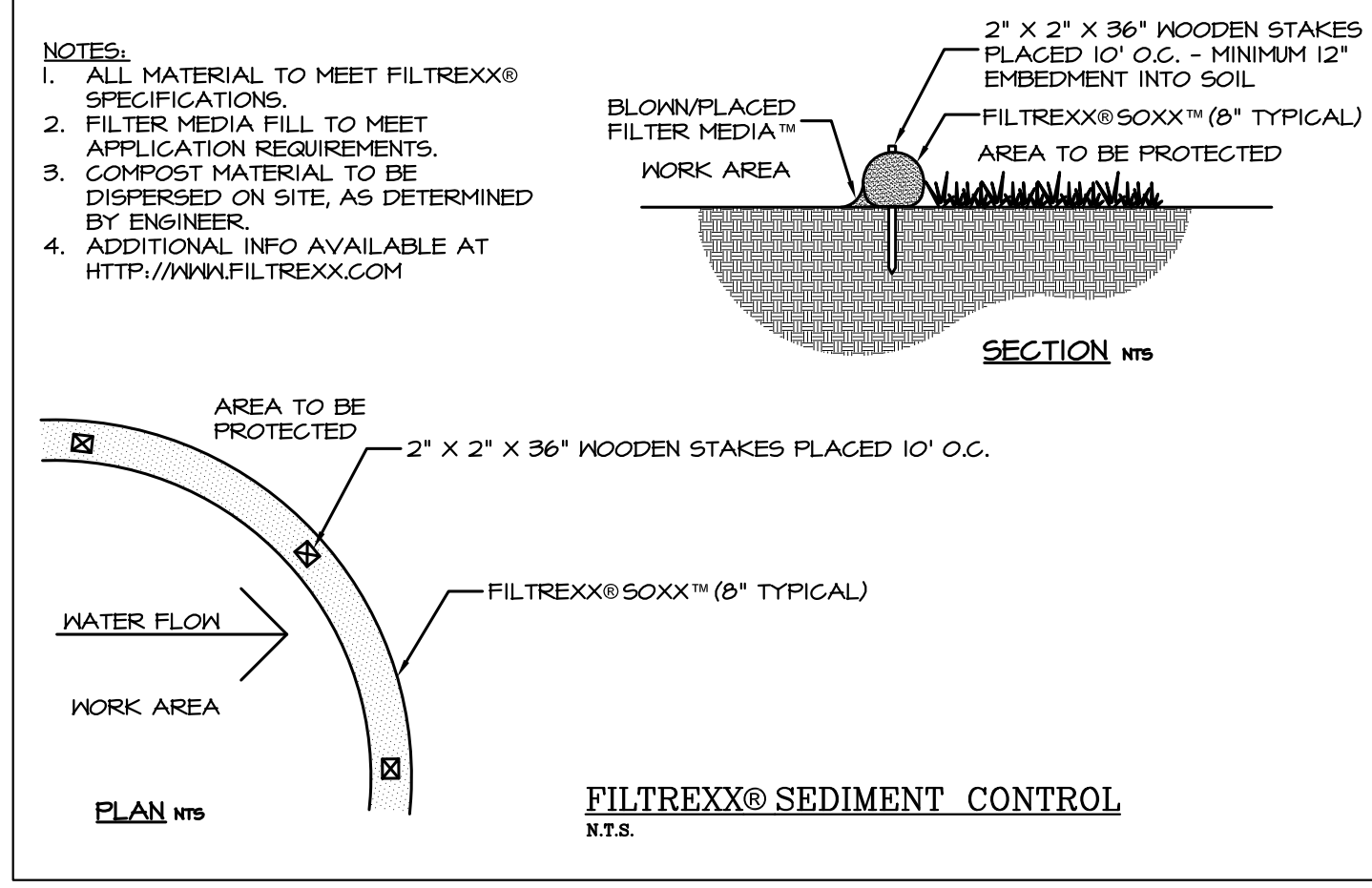
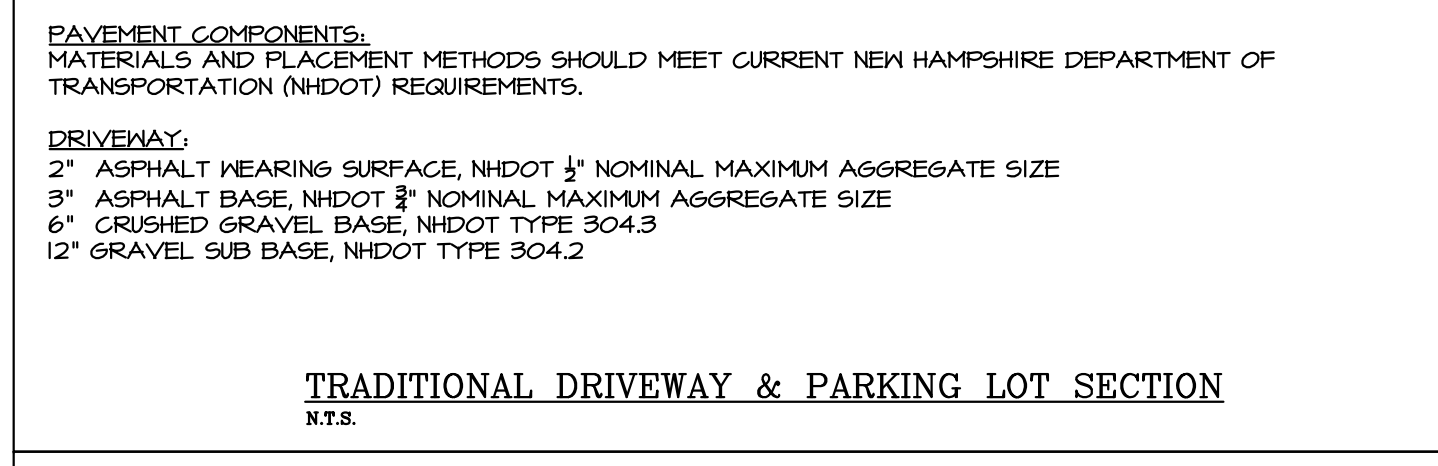
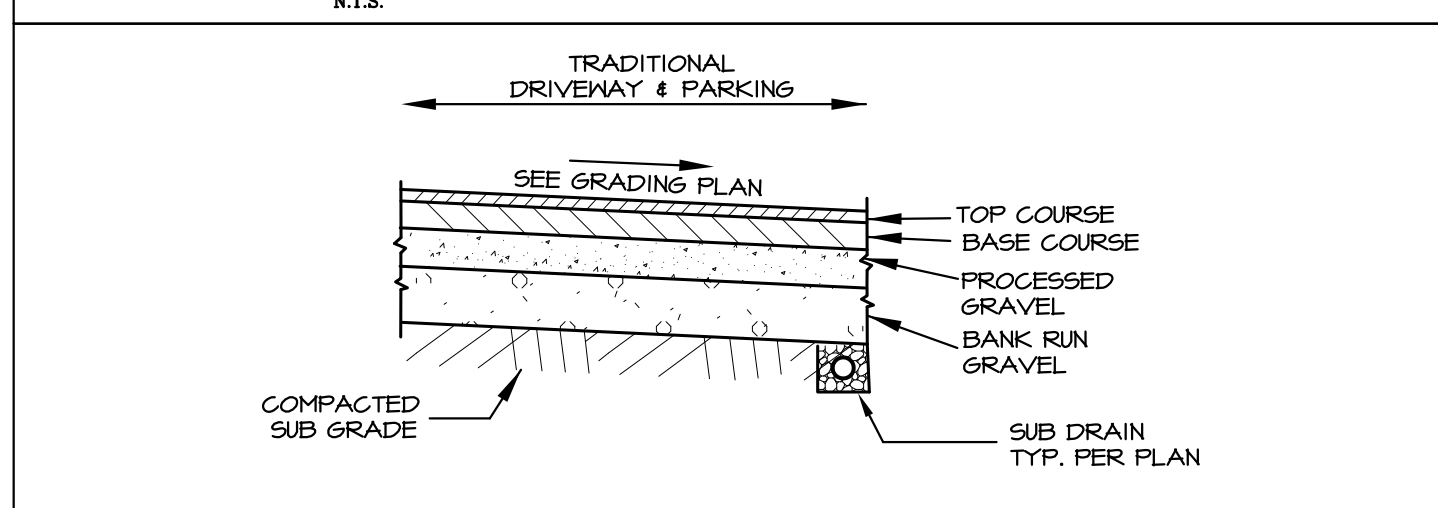
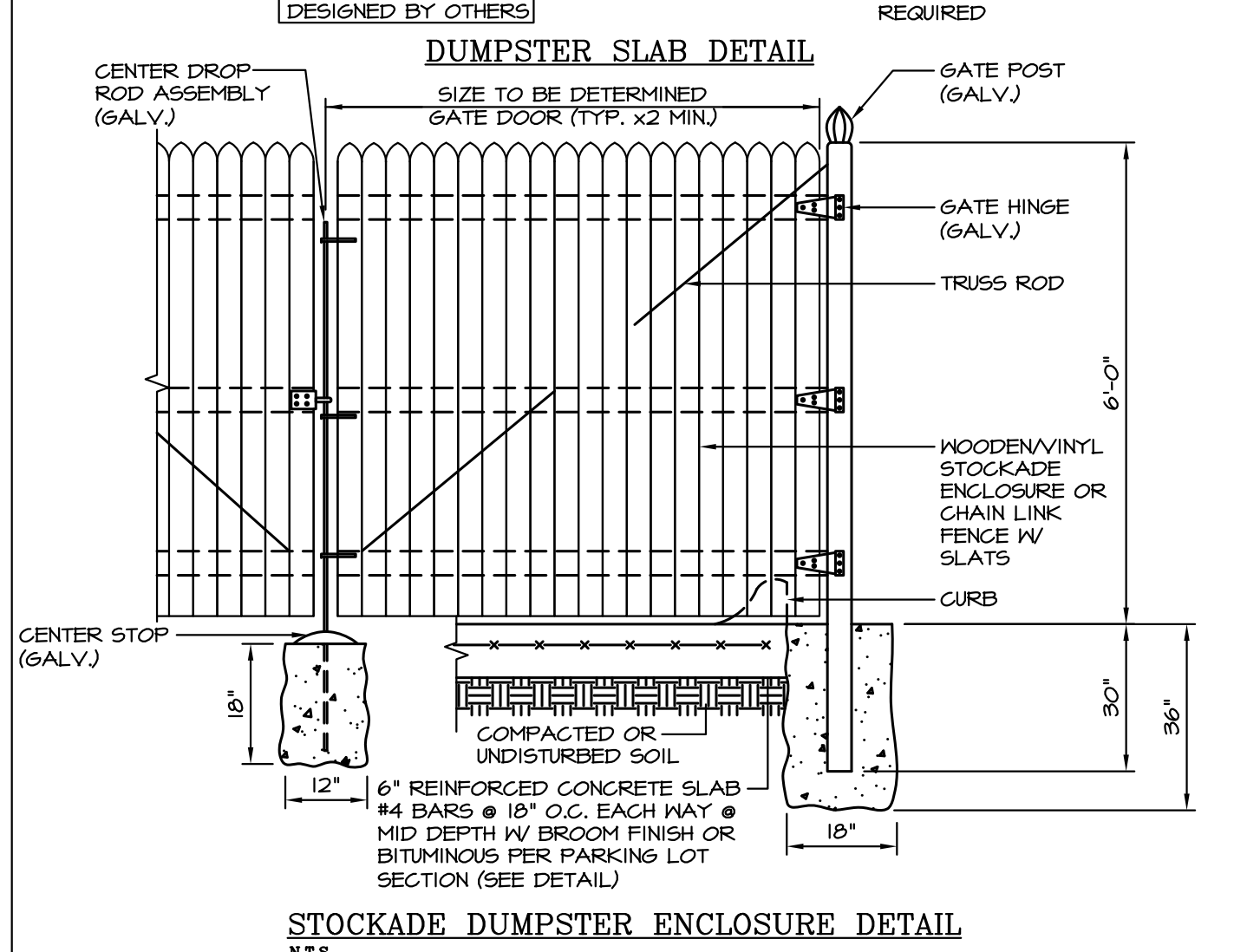
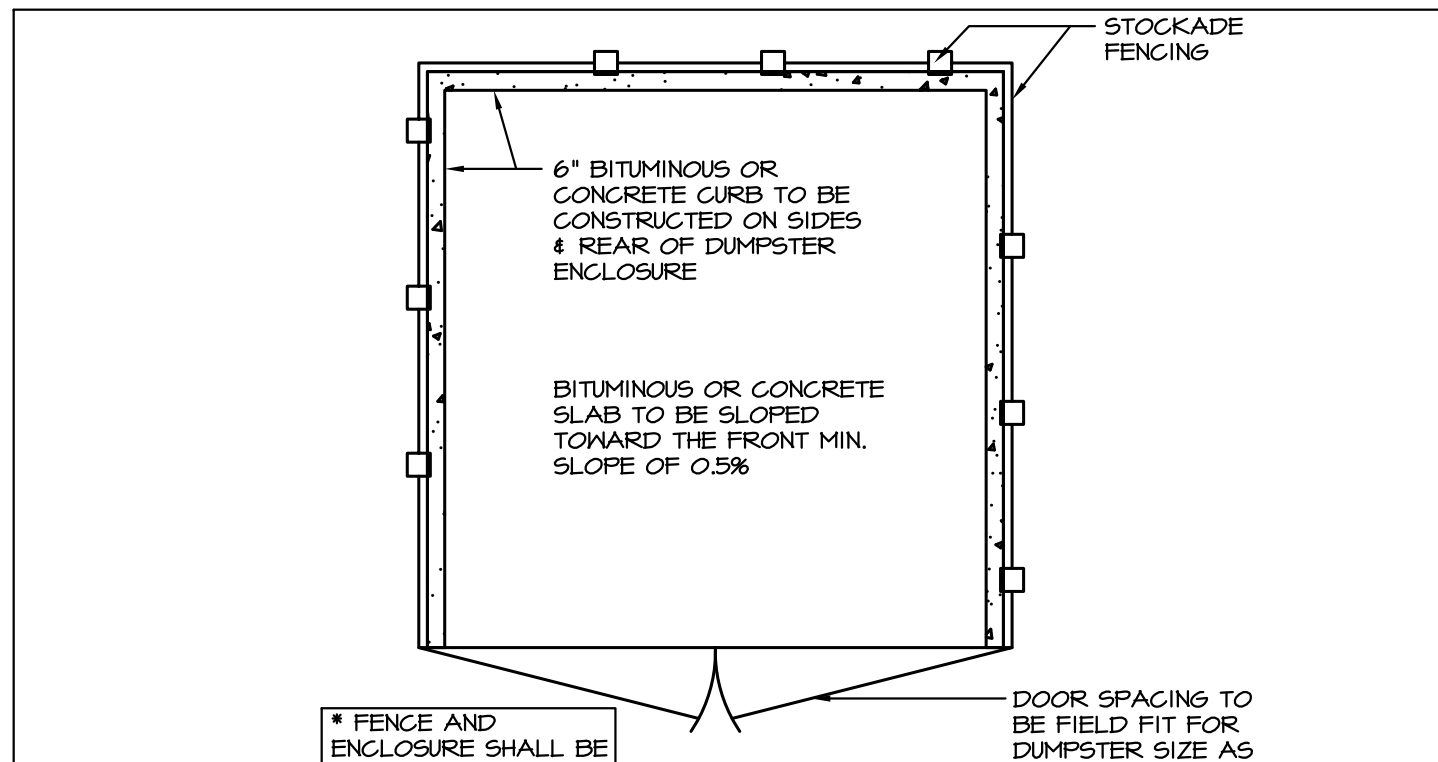
REVISION 3	REVISION 2	REVISION 1



EMANUEL ENGINEERING, INC.
CIVIL & STRUCTURAL CONSULTANTS
118 PORTSMOUTH AVE.
STRATHAM, NH 03885
Tel: (603) 772-4400 Fax: (603) 772-4487
www.emanuelengineering.com

DESIGNED: BDS 10-25-17
DRAWN: BDS 10-25-17
CHECKED: BDS 10-25-17
SCALE: AS SHOWN
DWG: SD2
JOB: 95-119 / 16-162

REPLACEMENT SUBSURFACE SYSTEM
BLDG NO. 4 - AKA BUILDING "D"
MILLBROOK OFFICE PARK
118 PORTSMOUTH AVE
STRATHAM, NH 03885

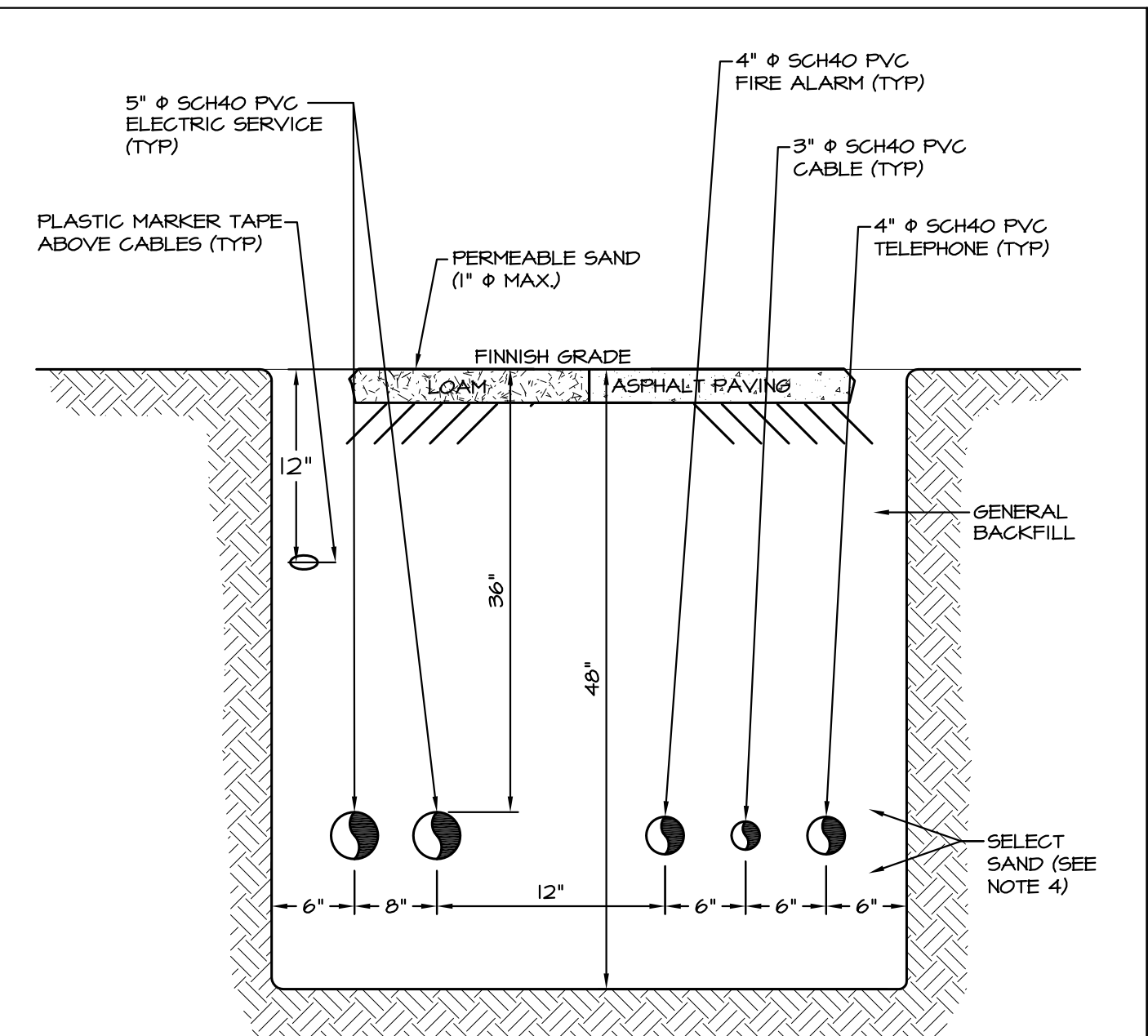
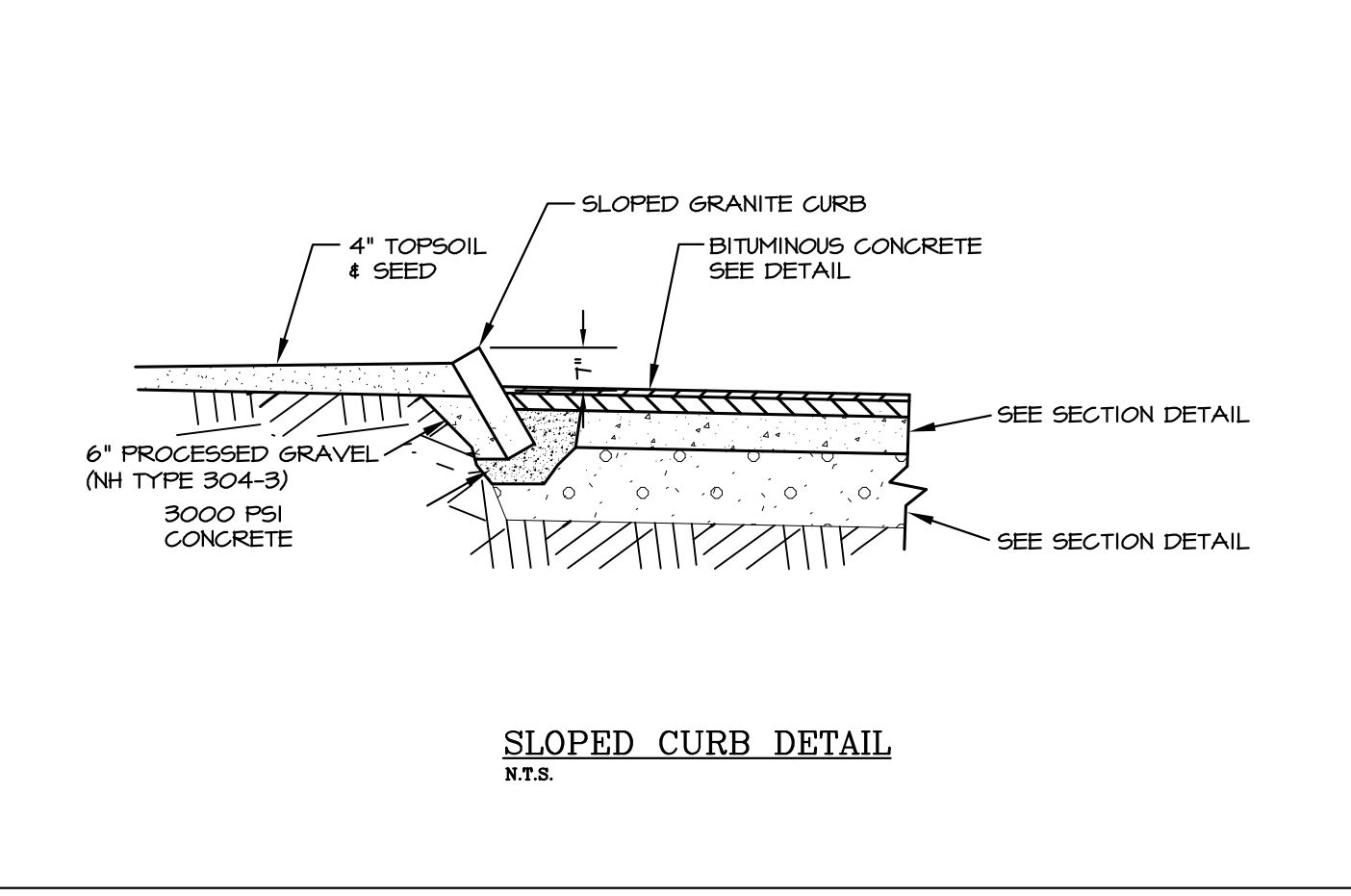
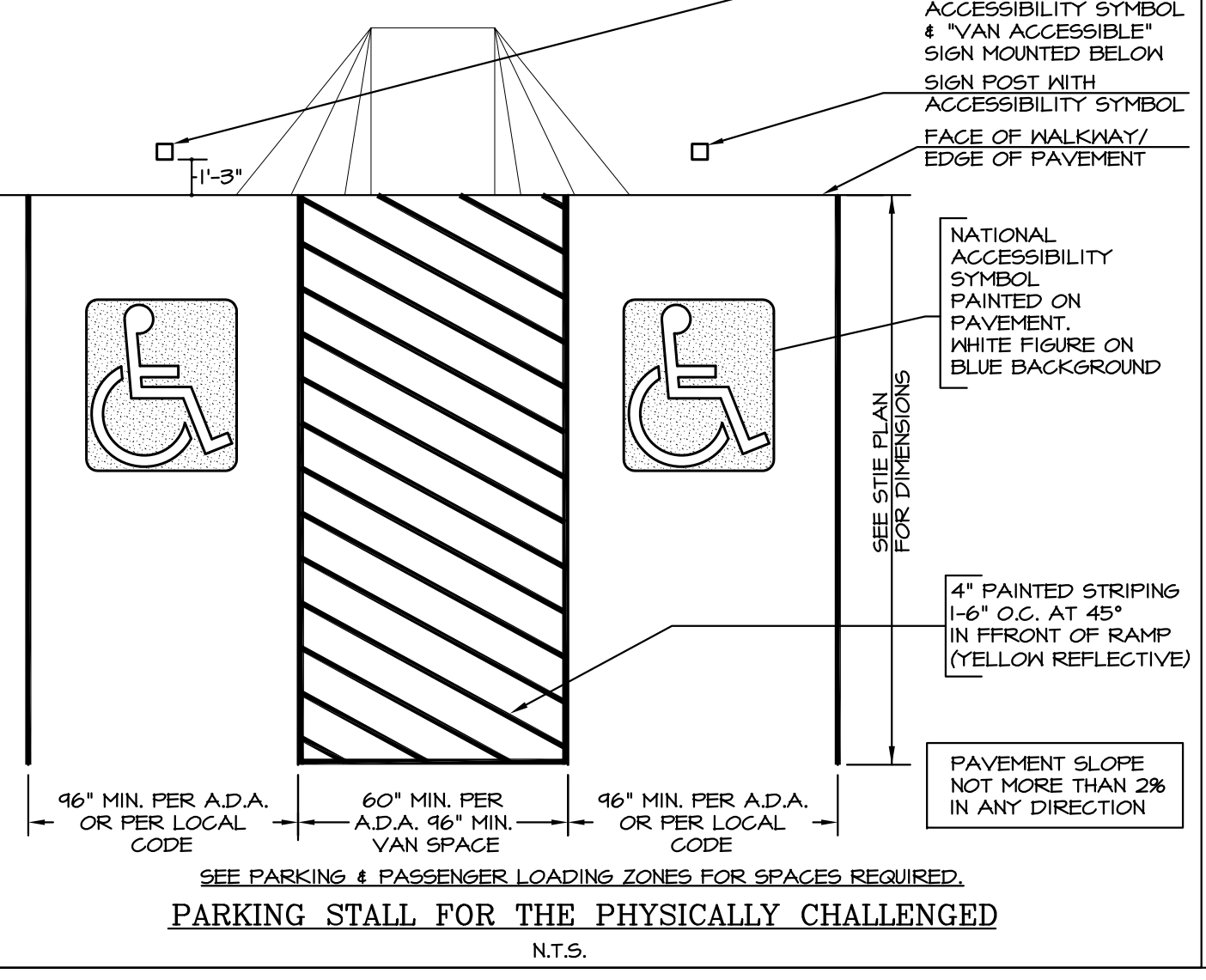


1. ALL FLOW ARROWS TO BE SOLID YELLOW ON CONCRETE OR WHITE ON BITUMINOUS PAVEMENT REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS ABOVE.
 2. REVERSE ARROWS FOR OPPOSITE DIRECTION OF TRAVEL FLOW.

PAINTED TRAFFIC ARROWS
N.T.S.

PARKING & PASSENGER LOADING ZONES

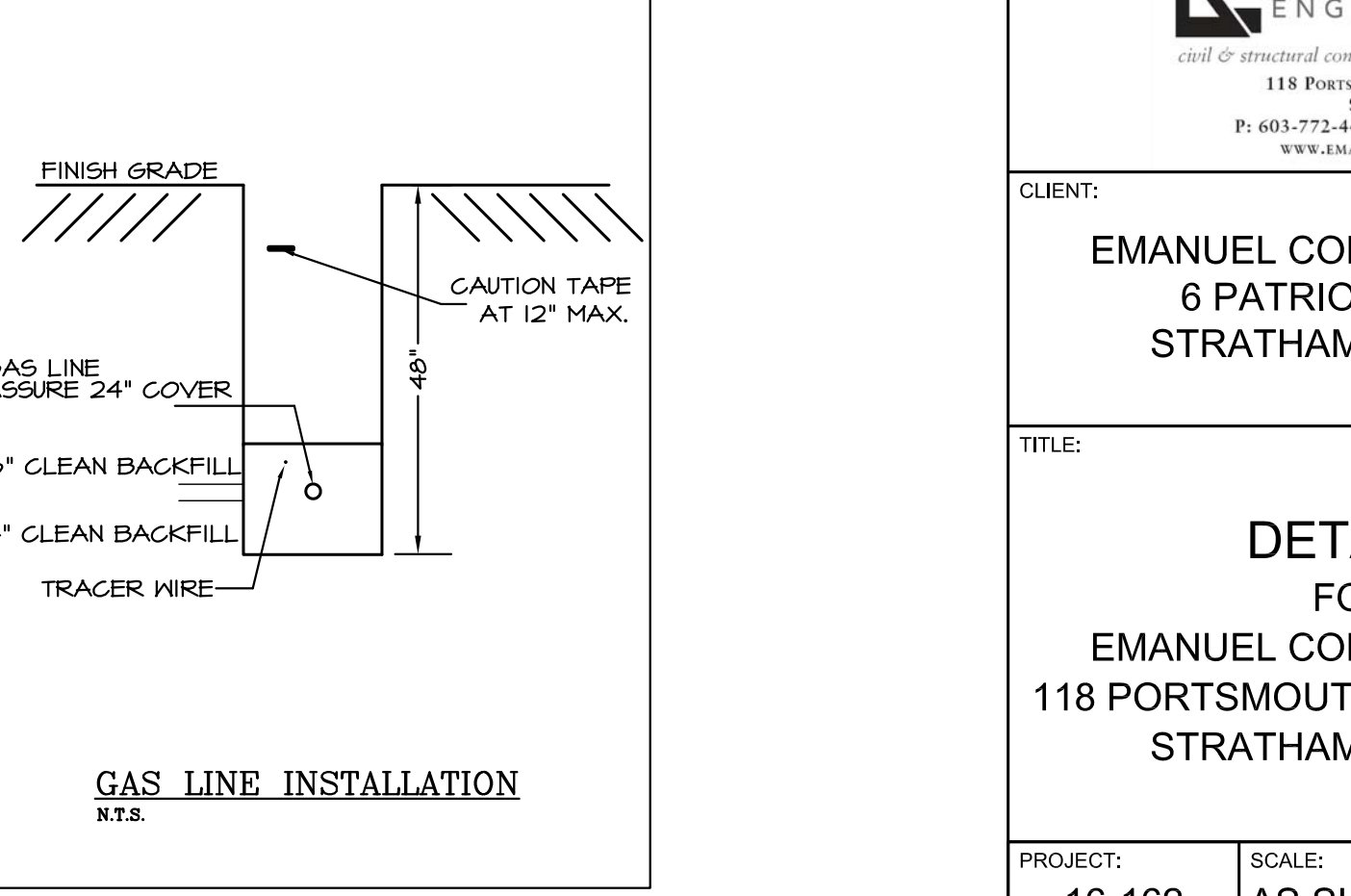
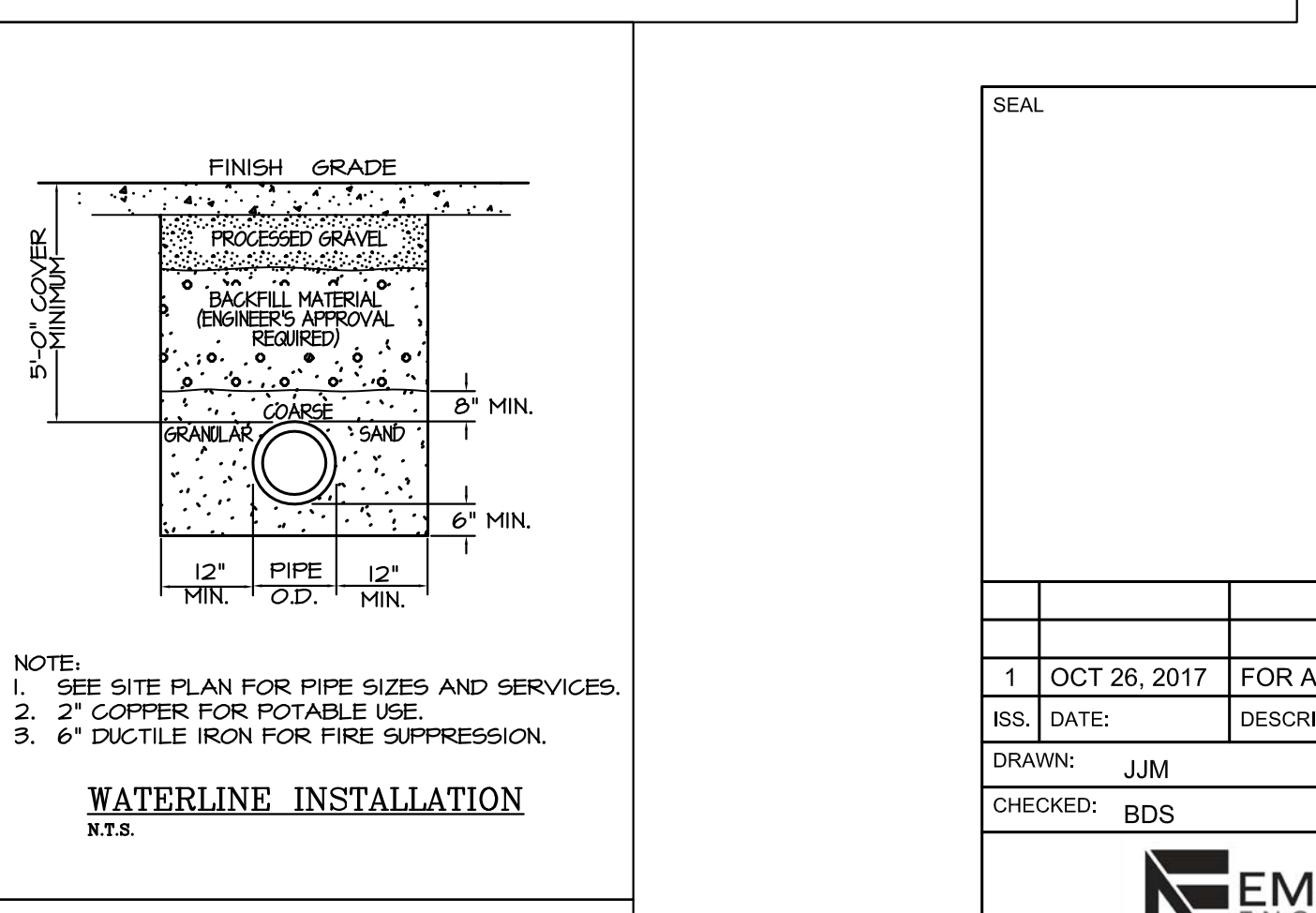
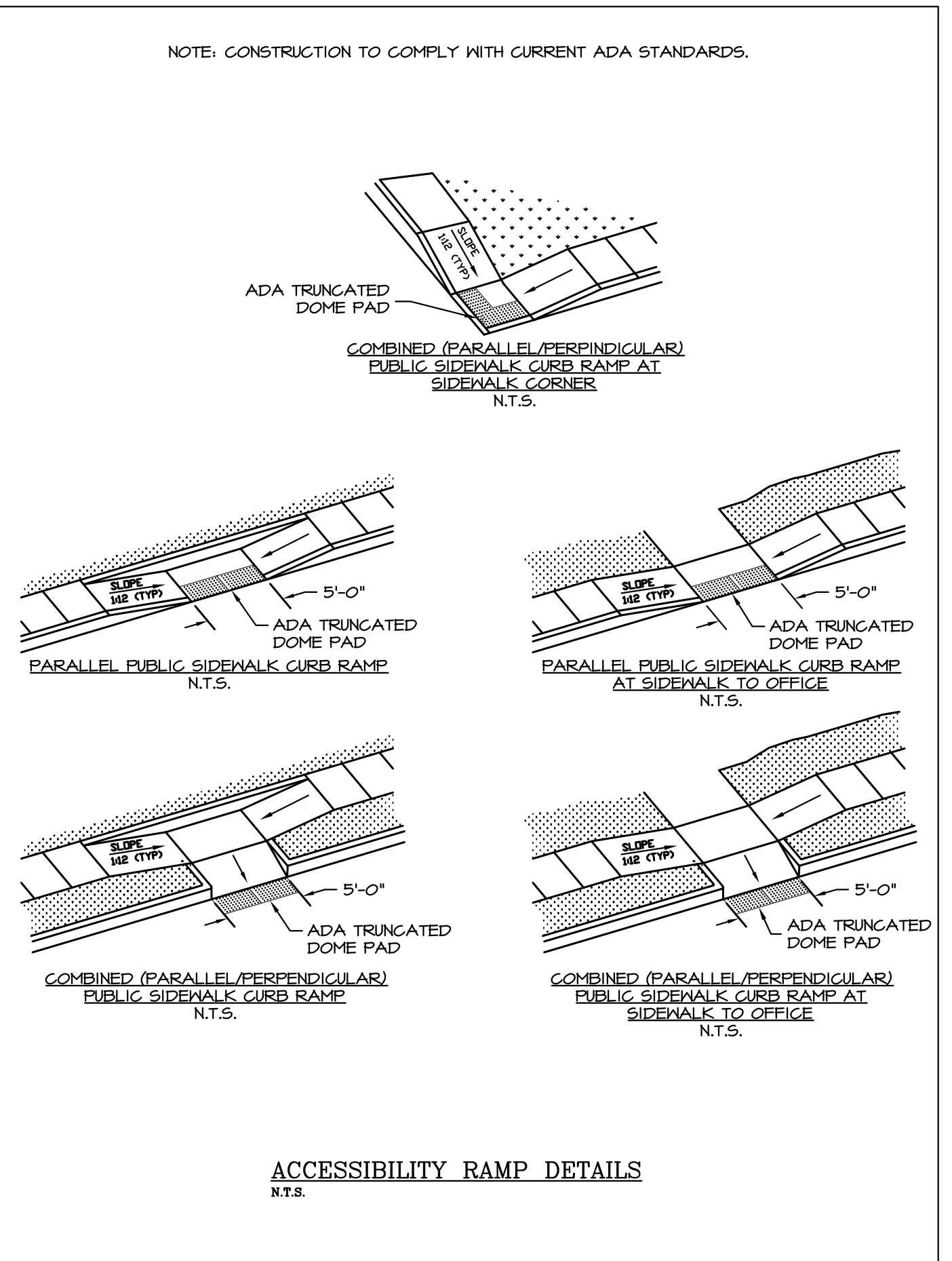
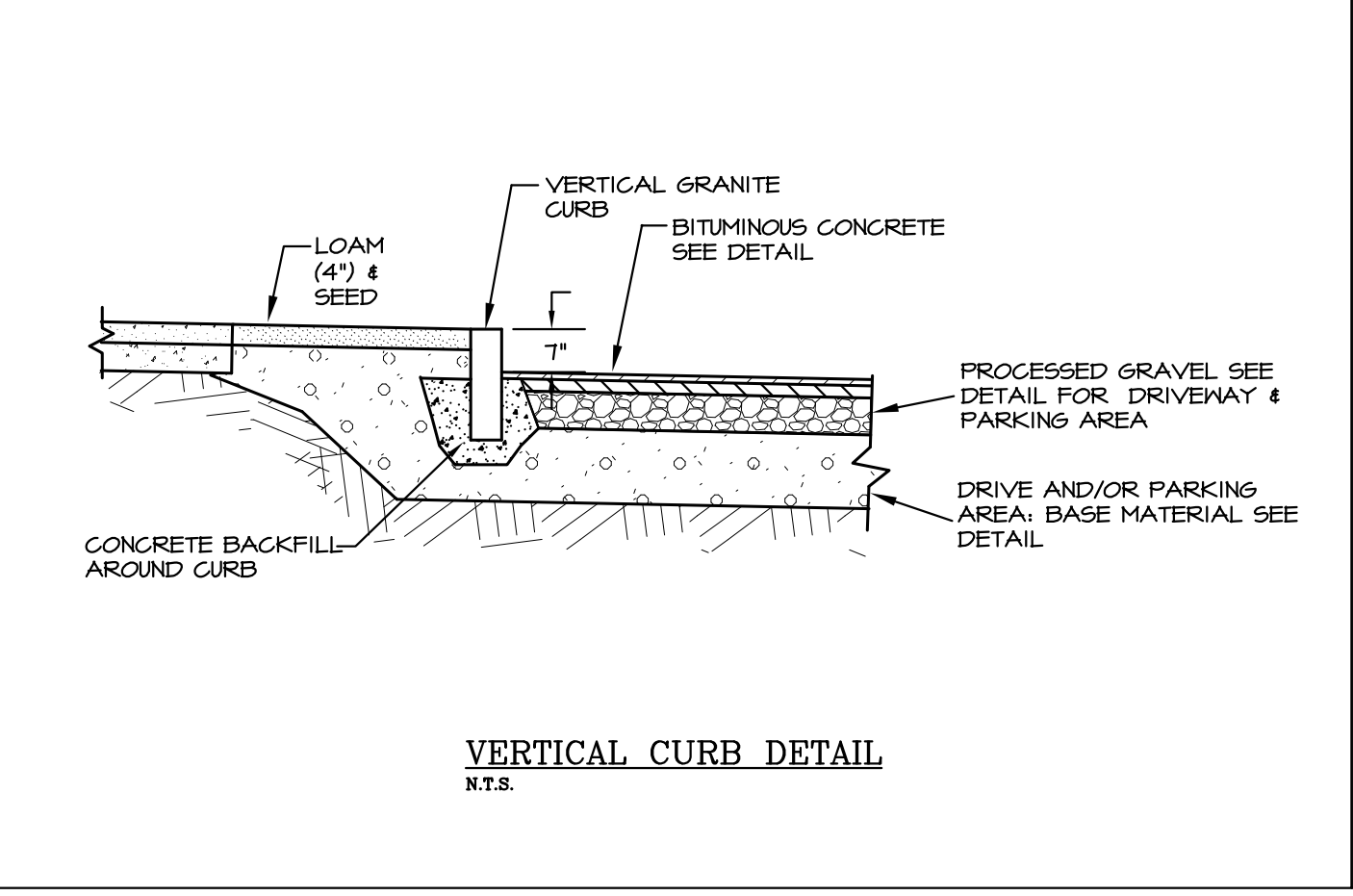
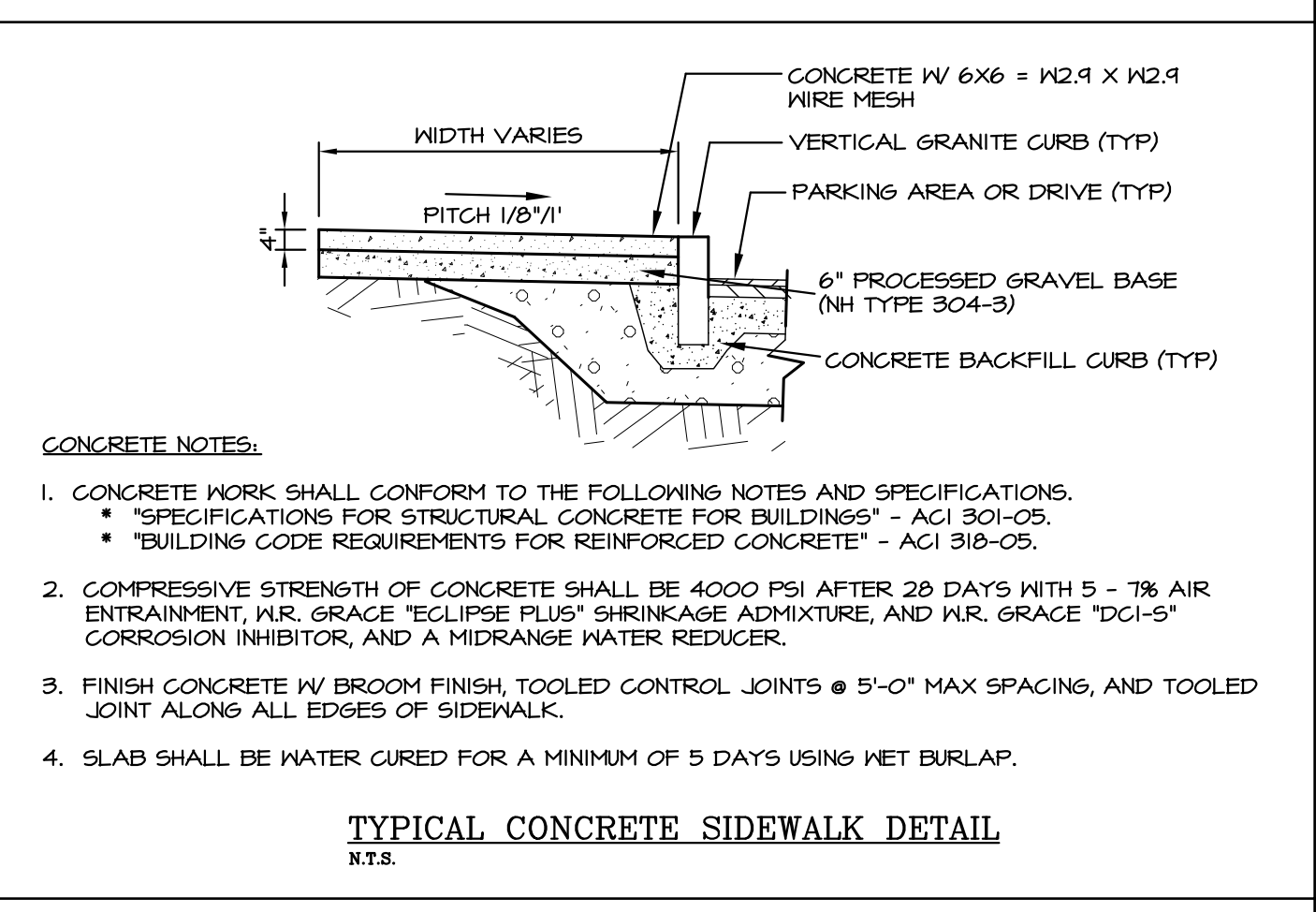
TOTAL # PARKING SPACES	STAND.	VAN	TOTAL
1 - 25	0	1	1
26 - 50	1	1	2
51 - 75	2	1	3
76 - 100	3	1	4
101 - 150	4	1	5
151 - 200	5	1	6
201 - 300	6	1	7
301 - 400	7	1	8
401 - 500	8	2	10
501 - 550	9	2	11
551 - 600	10	2	12
601 - 650	11	2	13



TYPICAL UTILITY TRENCH DETAIL
N.T.S.

NOTES:

- ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.
- SERVICE BOX CONNECTIONS SHALL BE "FLUSH MOUNT" TO GREATEST EXTENT POSSIBLE AND LOCATED AT PROPERTY LINE CORNERS.
- PIPE SIZES ARE MINIMUM SIZES TO BE INSTALLED.
- BACKFILL: SHALL BE SELECTED SAND, 100% SHALL PASS THROUGH 1/4" SCREEN, UP TO 1/8" MAY BE ROUNDED PEBBLES UP TO 3/8" IN SIZE.
- TRENCH WIDTH IS TO BE 12" MINIMUM, DEPENDING ON NUMBER OF UTILITIES IN TRENCH, UNLESS CABLE IS FLOATED IN.
- UTILITIES ARE TO BE LOCATED IN ROAD SHOULDERS AND ROWS AS DETERMINED BY PLANS. ALL WORK TO BE COORDINATED WITH UTILITY COMPANIES.
- THERE MAY BE MORE OR LESS SERVICES TO BE INSTALLED IN TRENCH VERIFY WITH UTILITIES PLAN.
- VERIFY & REFER TO PROJECT ELECTRICAL DRAWINGS AND DETAILS FOR SPECIFICS.



SEAL

1	OCT 26, 2017	FOR APPROVAL	
ISS. DATE:	DESCRIPTION OF ISSUE:	CHK.	
DRAWN: JJM	DESIGN: JJM		
CHECKED: BDS	CHECKED: BDS		

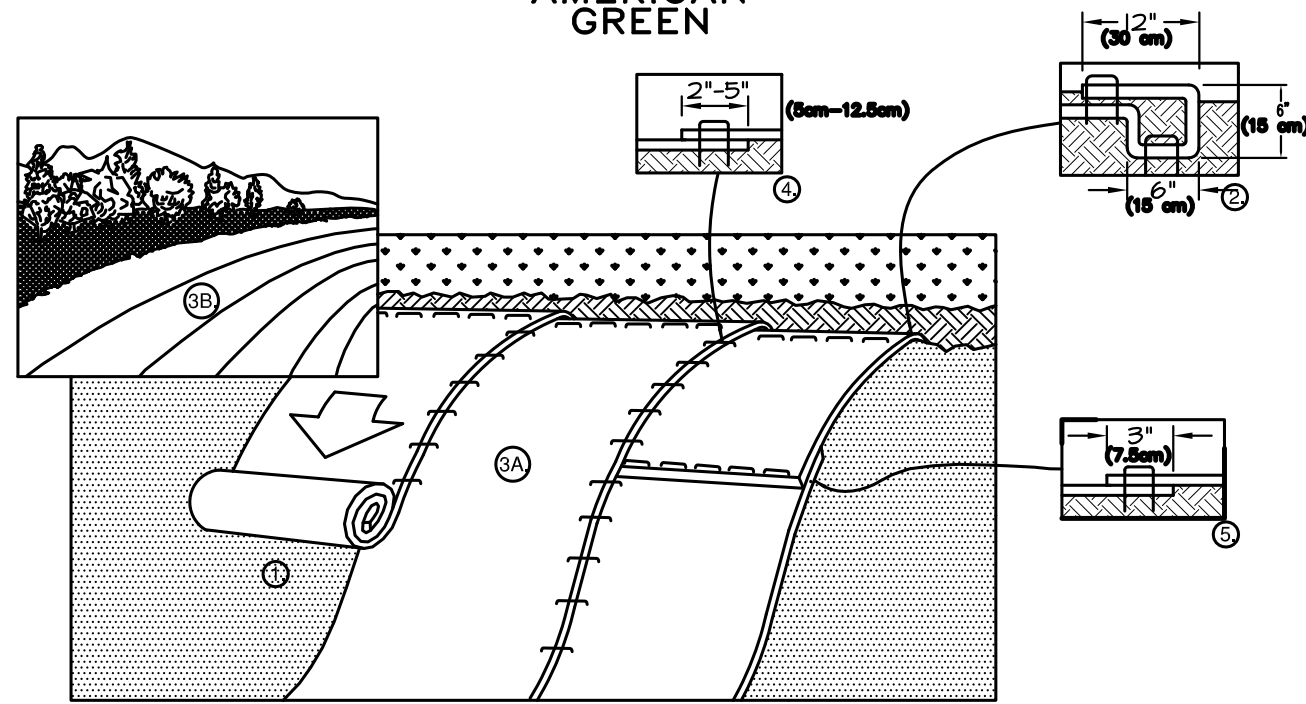
EMANUEL ENGINEERING
civil & structural consultants, land planners
118 PORTSMOUTH AVENUE, A202
STRATHAM, NH 03885
P: 603-772-4400 F: 603-772-4487
WWW.EMANUELENGINEERING.COM

CLIENT:
EMANUEL COMPANIES, INC.
6 PATRIOTS ROAD
STRATHAM, NH 03885

TITLE:
DETAILS FOR EMANUEL COMPANIES, INC.
118 PORTSMOUTH AVENUE (SITE)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
16-162	AS SHOWN	D3

SLOPE INSTALLATION



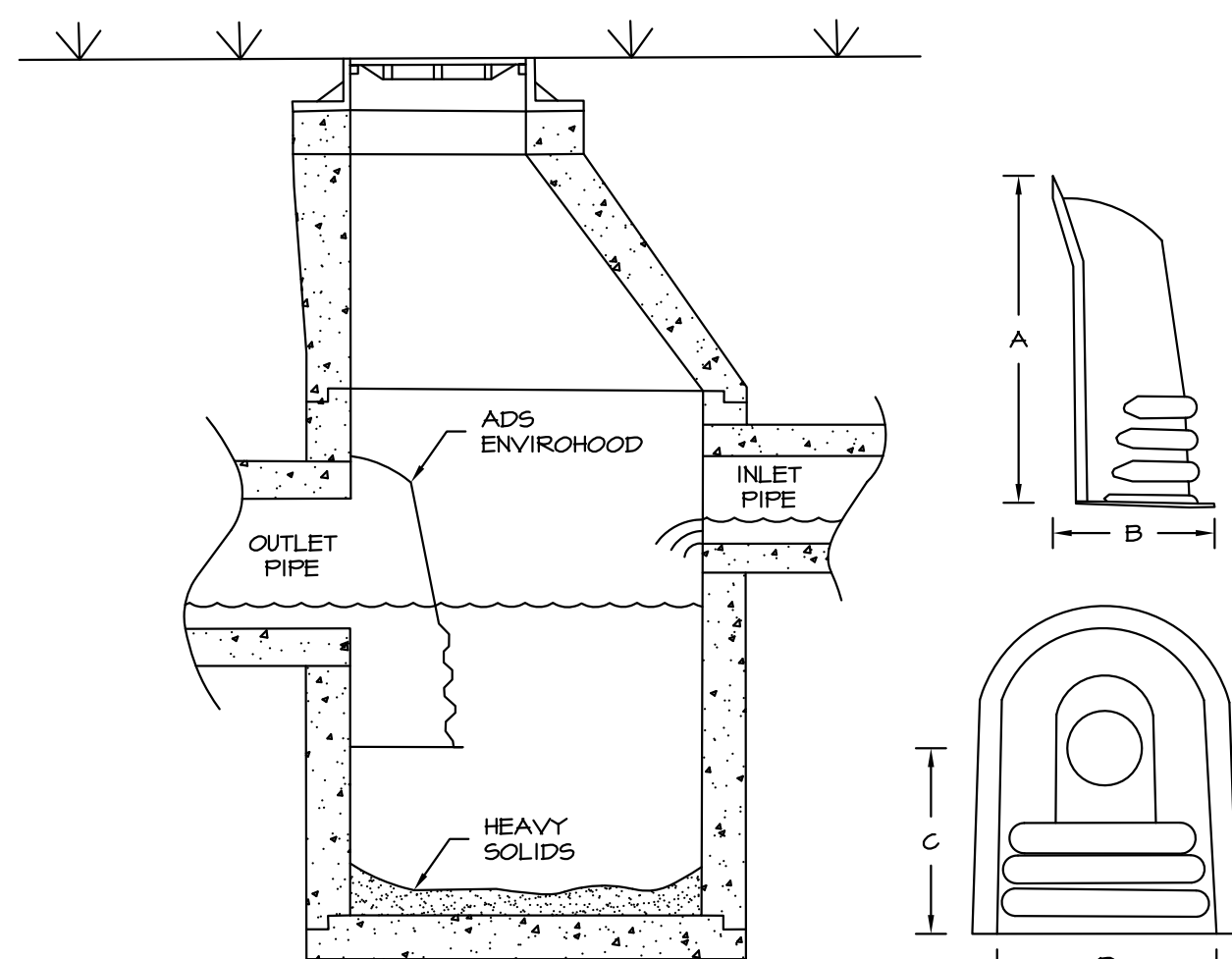
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2'-5" (61cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

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

* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS IN EXCESS OF 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

14644 HIGHWAY 41 NORTH EVANSVILLE, INDIANA 47125
USA 1-800-TI2-2040 CANADA 1-800-448-2040
www.nagreen.com

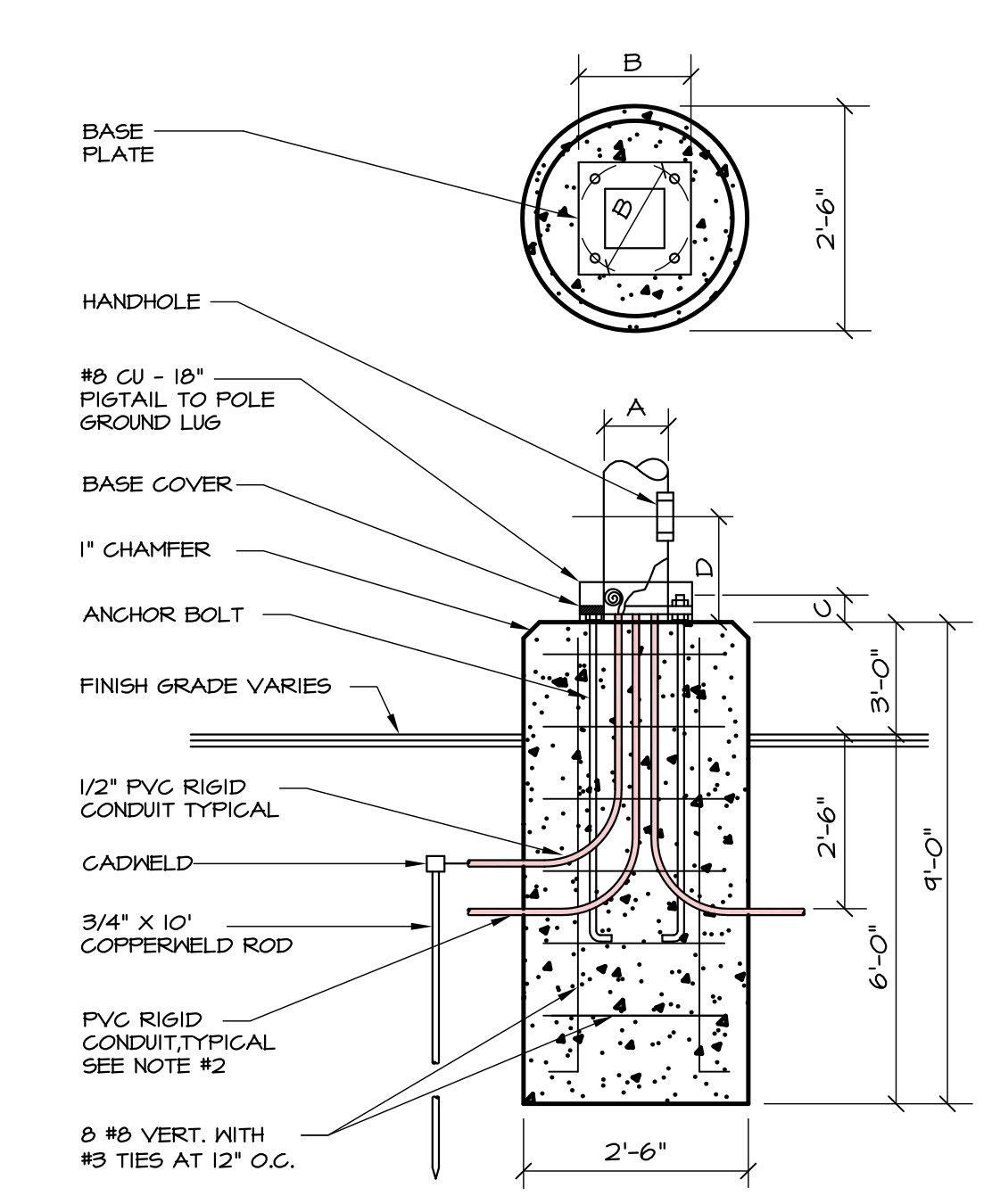


STRUCTURE TYPE	OUTLET COVERED	PART NUMBER*	GENERAL DIMENSIONS in. (cm)			
			A	B	C	D
48" (120 cm) Round Concrete	up to 18" (45 cm)	5818AGR	30.2 (75)	14.9 (35)	17.2 (45)	20.5 (50)
48"-54" (120-135 cm) Round Concrete	up to 24" (60 cm)	5824AGR	41.7 (105)	18.0 (45)	26.9 (70)	26.9 (70)
54"-60" (135-150 cm) Round Concrete	up to 30" (75 cm)	5830AGR	48.7 (120)	20.5 (50)	30.5 (75)	33.1 (85)
Flat Concrete	up to 18" (45 cm)	5818AGF	30.2 (75)	11.8 (30)	17.2 (45)	20.4 (50)
Flat Concrete	up to 24" (60 cm)	5824AGF	41.8 (105)	15.3 (40)	26.9 (70)	27.0 (70)
Flat Concrete	up to 30" (75 cm)	5830AGF	48.8 (120)	18.3 (45)	30.5 (75)	34.0 (85)
18" (45 cm) Nyloplast	up to 12" (30 cm)	5818AG0412	19.4 (50)	9.8 (25)	12.3 (30)	13.8 (35)
24" (60 cm) Nyloplast	up to 15" (40 cm)	5824AG0415	26.5 (65)	12.8 (30)	14.5 (35)	20.0 (50)
30" (75 cm) Nyloplast	up to 18" (45 cm)	5830AG0418	32.8 (85)	15.4 (40)	18.7 (45)	26.0 (65)

*Includes installation hardware
NOTES:
1. ALL HOODS SHALL BE CONSTRUCTED OF POLYETHYLENE.
2. THE SIZE AND POSITION OF THE HOD SHALL BE DETERMINED BY THE OUTLET.
3. INSTALLATION HARDWARE AND INSTRUCTIONS SHALL BE PROVIDED BY MANUFACTURER.
4. INSTALLATION SHALL BE IN ACCORDANCE WITH NYLOPLAST INSTALLATION PROCEDURES AND THOSE ISSUES BY LOCAL BUILDING/CONSTRUCTION REGULATIONS.

ENVIROHOOD BY ADS DETAIL

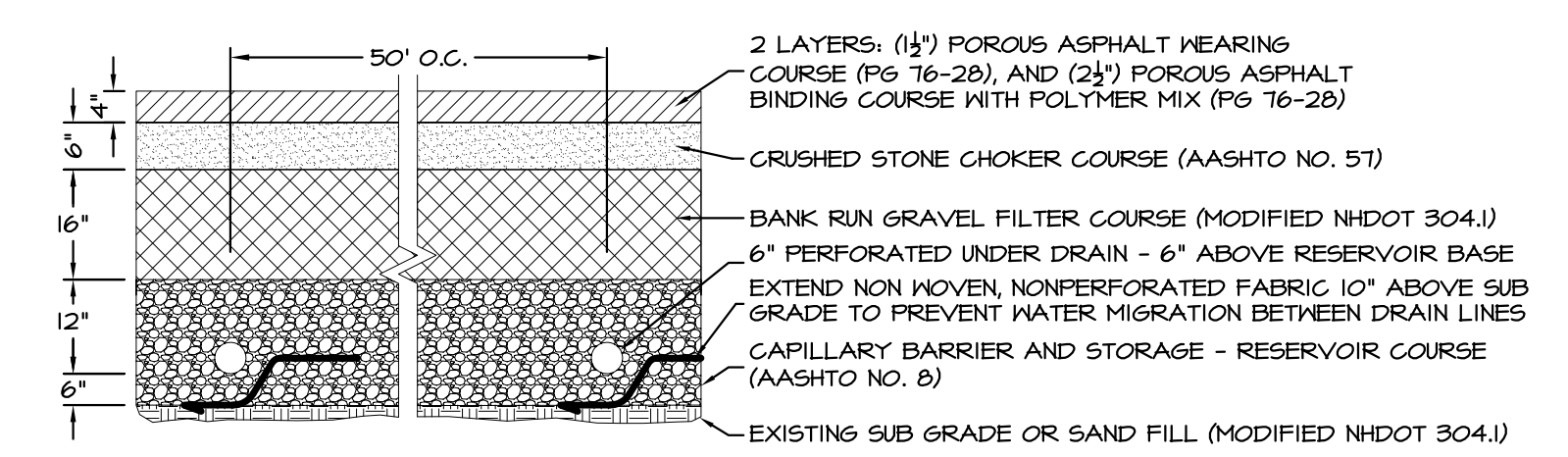
N.T.S.



- NOTES:
1. REFER TO MANUFACTURER FOR A, B, C AND D DIMENSIONS.
2. FIELD COORDINATE QUANTITY AND SIZE OF CONDUITS AT EACH LOCATION.
3. CONCRETE BASE BY GENERAL CONTRACTOR.

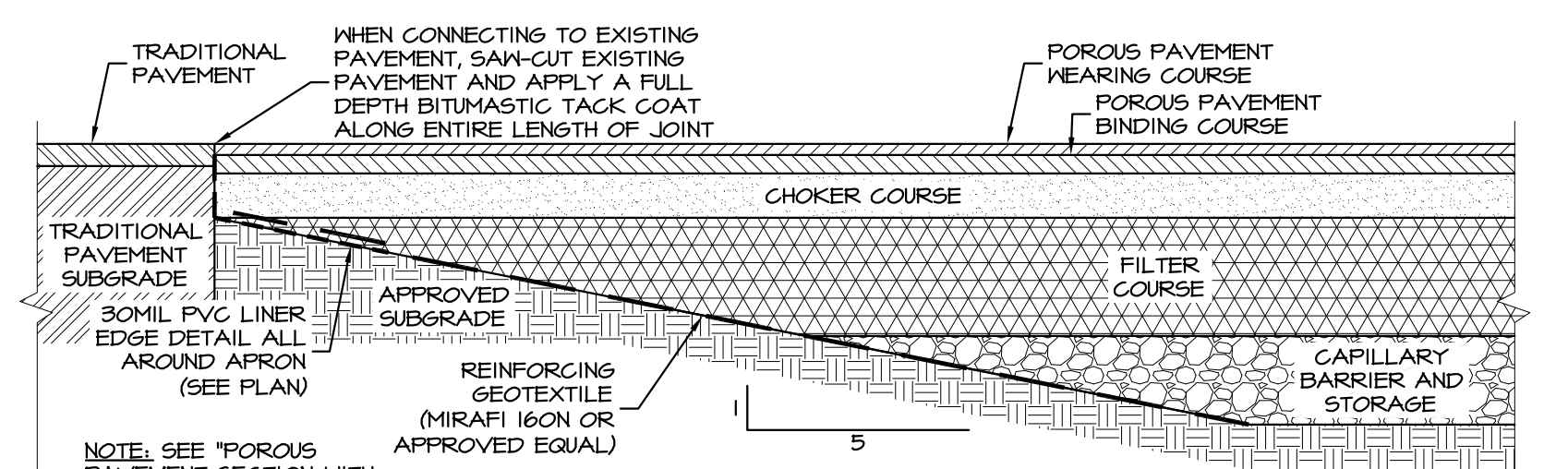
LIGHT POLE CONCRETE BASE DETAIL

N.T.S.



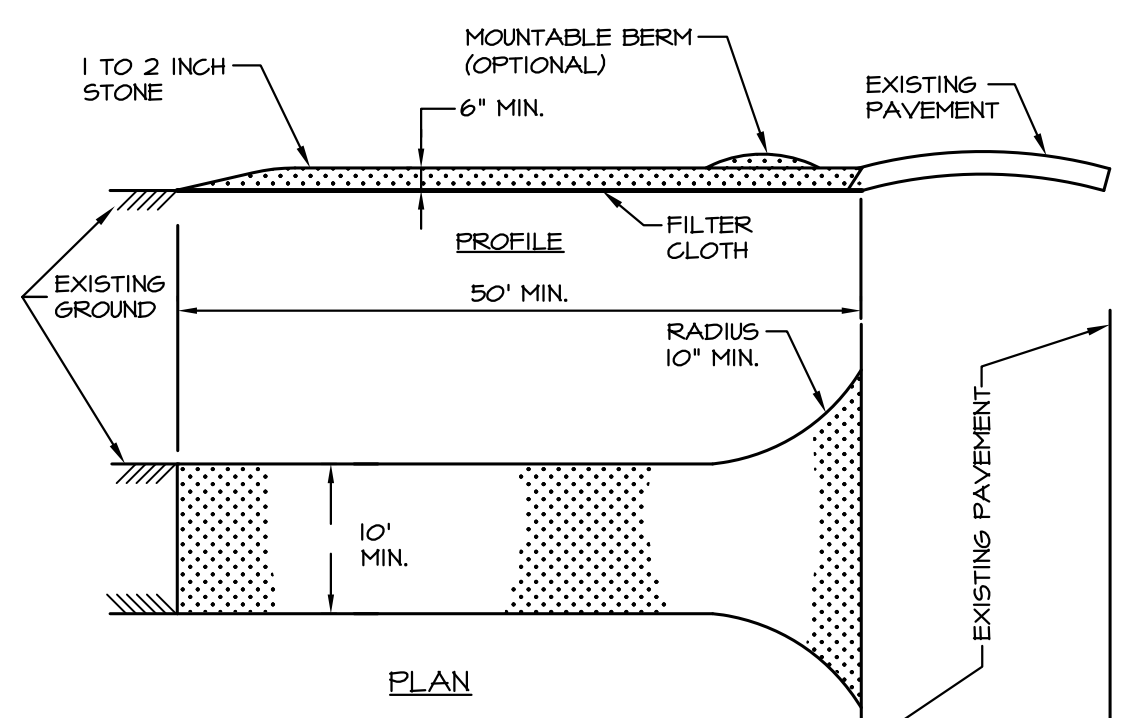
POROUS PAVEMENT SECTION WITH UNDER DRAINS

N.T.S.



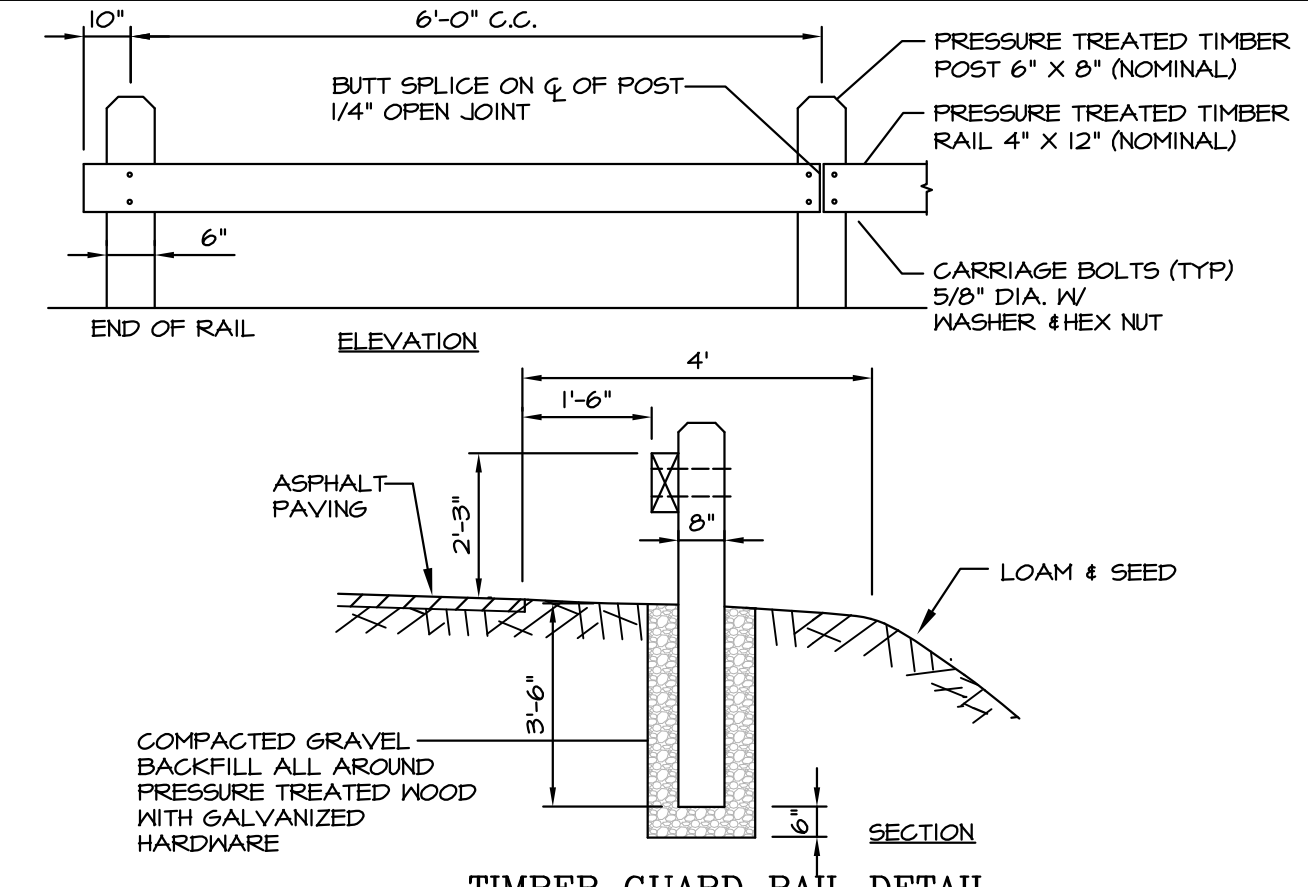
POROUS PAVEMENT TRANSITION DETAIL

N.T.S.



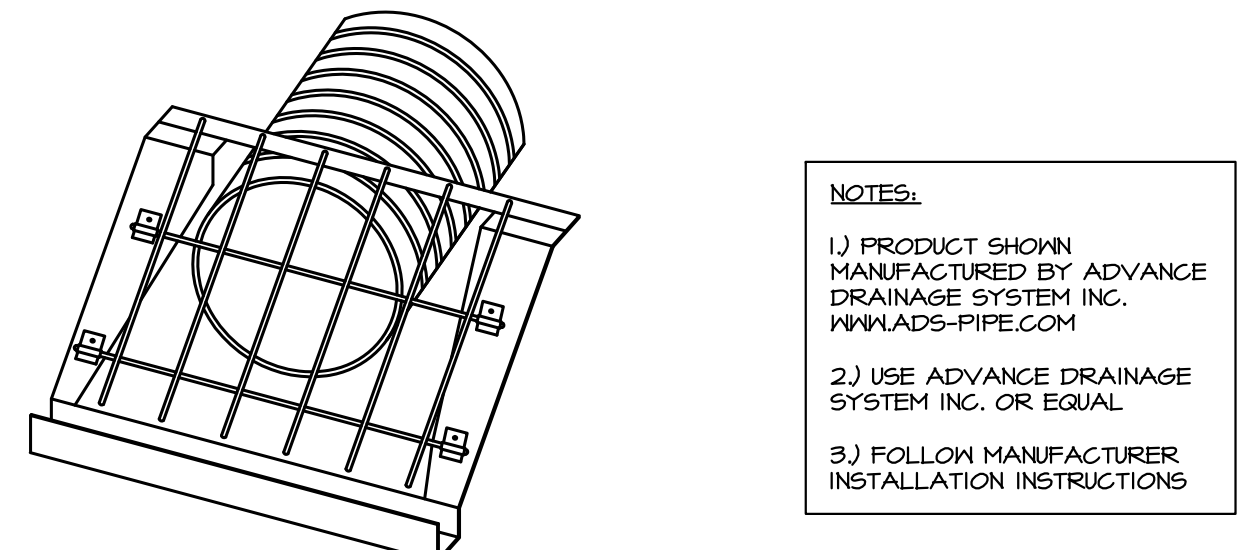
STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



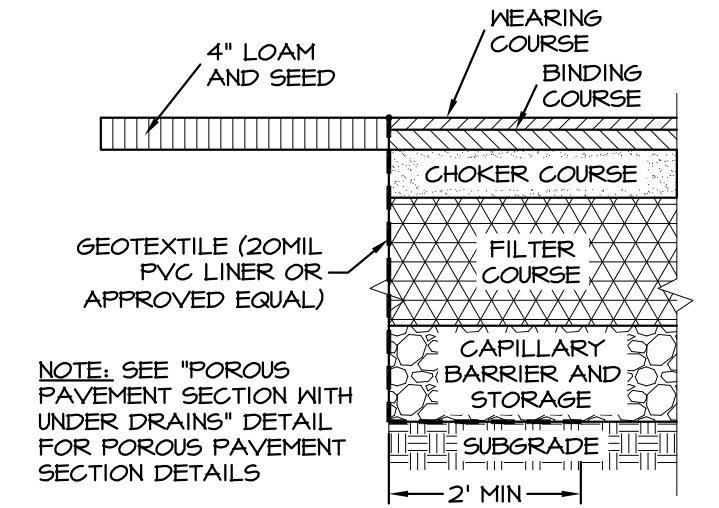
TIMBER GUARD RAIL DETAIL

N.T.S.



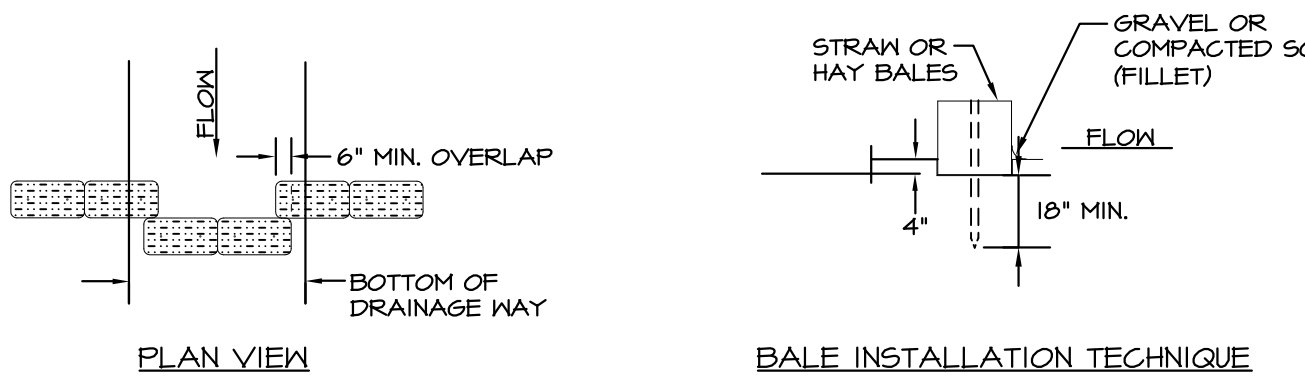
END SECTION TRASH GUARD

N.T.S.



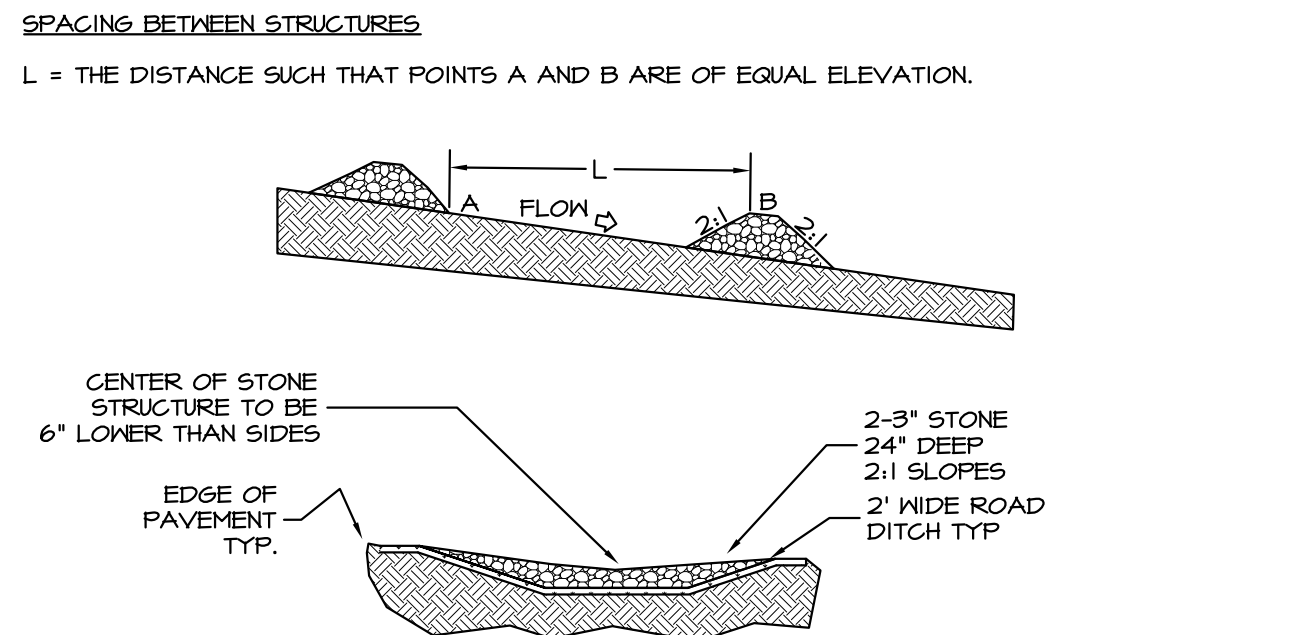
POROUS PAVEMENT EDGE DETAIL

N.T.S.



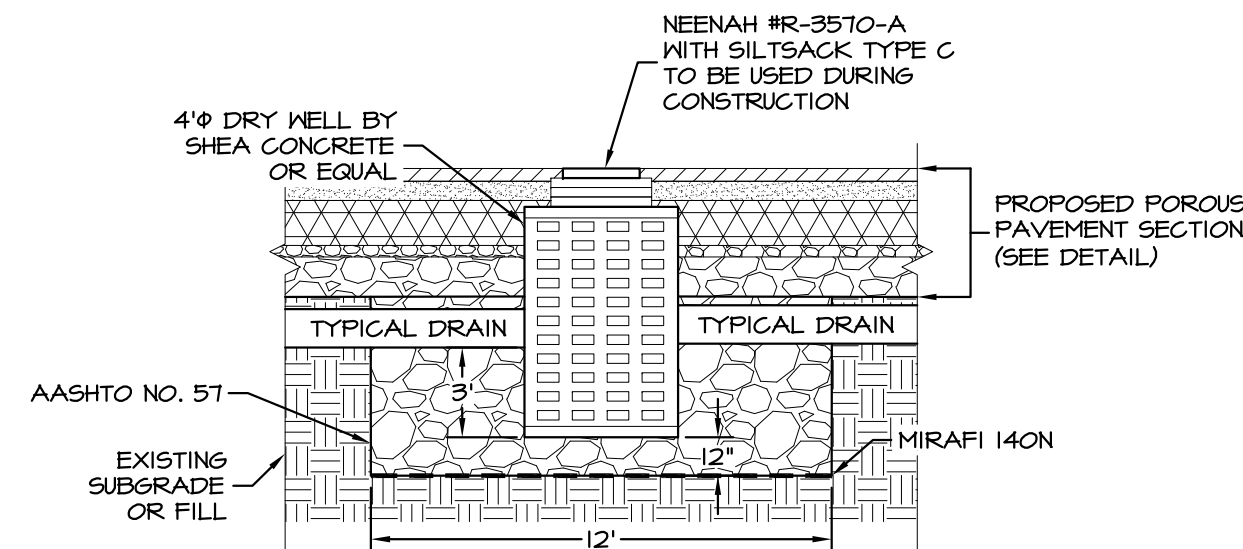
STRAW OR HAY BALE GRADE STABILIZATION STRUCTURE

N.T.S.



TEMPORARY GRADE STABILIZATION STRUCTURE

N.T.S.

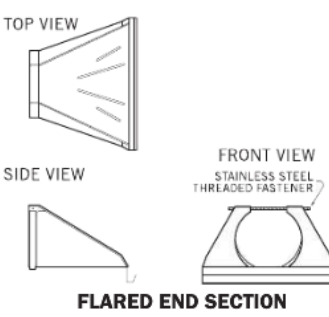


TYPICAL DRYWELL SECTION

N.T.S.

FLARED END SECTIONS

SIZE	PRODUCT CODE
10" (250mm)	1015NP
12" (300mm) / 15" (375mm)	1215NP
18" (450mm)	1810NP
24" (600mm)	2410NP
30" (750mm)	3015NP
36" (900mm)	3615NP



1	OCT 26, 2017	FOR APPROVAL	
ISS. DATE:	DESCRIPTION OF ISSUE:		CHK.
DRAWN: JJM	DESIGN: JJM		
CHECKED: BDS	CHECKED: BDS		



CLIENT:
EMANUEL COMPANIES, INC.
6 PATRIOTS ROAD
STRATHAM, NH 03885

TITLE:
DETAILS FOR
EMANUEL COMPANIES, INC.
118 PORTSMOUTH AVENUE (SITE)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
16-162	AS SHOWN	D4









X TAX MAP 13, LOTS 69, 70, 79
80, 81, & 82
EMANUEL COMPANIES, INC.
6 PATRIOTS ROAD
7016 0600 0000 5129 3301

TAX MAP 13, LOTS 69, 70, 79
80, 81, & 82
EMANUEL COMPANIES, INC.
6 PATRIOTS ROAD
STRATHAM, NH 03885

TAX MAP 13, LOTS 69, 70, 79
80, 81, & 82
EMANUEL COMPANIES, INC.
6 PATRIOTS ROAD
STRATHAM, NH 03885

X TAX MAP 13, LOT 43
ROBERT A. FISCHER
5 EMERY LANE
STRATHAM, NH 03885
7016 0600 0000 5129 3295

TAX MAP 43, LOT 43
ROBERT A. FISCHER
5 EMERY LANE
STRATHAM, NH 03885

TAX MAP 43, LOT 43
ROBERT A. FISCHER
5 EMERY LANE
STRATHAM, NH 03885

X TAX MAP 13, LOT 58
JOHN D. & MARILYN R. DECKER
2 EMERY LANE
7016 0910 0001 1630 4533

TAX MAP 13, LOT 58
JOHN D. & MARILYN R. DECKER
2 EMERY LANE
RATHAM, NH 03885

TAX MAP 13, LOT 58
JOHN D. & MARILYN R. DECKER
2 EMERY LANE
STRATHAM, NH 03885

X TAX MAP 13, LOT 59 *3 Patriots*
X TAX MAP 17, LOT 7 *4 Patriots*
KATHERINE A. EMANUEL TRUST
KATHERINE & FRED EMANUEL, TRUSTEES
6 PATRIOTS ROAD
7016 0910 0001 1630 4540

TAX MAP 13, LOT 59
TAX MAP 17, LOT 7
KATHERINE A. EMANUEL TRUST
KATHERINE & FRED EMANUEL, TRUSTEES
6 PATRIOTS ROAD
STRATHAM, NH 03885

TAX MAP 13, LOT 59
TAX MAP 17, LOT 7
KATHERINE A. EMANUEL TRUST
KATHERINE & FRED EMANUEL, TRUSTEES
6 PATRIOTS ROAD
STRATHAM, NH 03885

X TAX MAP 13, LOT 67
KING REVOCABLE TRUST OF 2001
KING, KEVIN & SANDRA, 1/2 INT EA
P.O. BOX 216
STRATHAM, NH 03885
7016 0910 0001 1630 4557

TAX MAP 13, LOT 67
KING REVOCABLE TRUST OF 2001
KING, KEVIN & SANDRA, 1/2 INT EA
P.O. BOX 216
STRATHAM, NH 03885

TAX MAP 13, LOT 67
KING REVOCABLE TRUST OF 2001
KING, KEVIN & SANDRA, 1/2 INT EA
P.O. BOX 216
STRATHAM, NH 03885

X EMANUEL ENGINEERING, INC.
118 PORTSMOUTH AVENUE
STRATHAM, NH 03885
7016 0910 0001 1630 4564

EMANUEL ENGINEERING, INC.
118 PORTSMOUTH AVENUE
STRATHAM, NH 03885

EMANUEL ENGINEERING, INC.
118 PORTSMOUTH AVENUE
STRATHAM, NH 03885

X JAMES VERRA ASSOCIATES
101 SHATTUCK WAY SUITE 8
NEWINGTON, NH 03801
7016 0910 0001 1630 4571

JAMES VERRA ASSOCIATES
101 SHATTUCK WAY SUITE 8
NEWINGTON, NH 03801

JAMES VERRA ASSOCIATES
101 SHATTUCK WAY SUITE 8
NEWINGTON, NH 03801

X TOWN OF STRATHAM
10 BUNKER HILL AVENUE
STRATHAM, NH 03885
Hand-delivered to P Deschaine

TOWN OF STRATHAM
10 BUNKER HILL AVENUE
STRATHAM, NH 03885

TOWN OF STRATHAM
10 BUNKER HILL AVENUE
STRATHAM, NH 03885

X GOVE ENVIRONMENTAL SERVICES
8 CONTINENTAL DRIVE UNIT H
EXETER, NH 03833
7016 0910 0001 1630 4588

GOVE ENVIRONMENTAL SERVICES
8 CONTINENTAL DRIVE UNIT H
EXETER, NH 03833

GOVE ENVIRONMENTAL SERVICES
8 CONTINENTAL DRIVE UNIT H
EXETER, NH 03833

mailed certified 11/2/2017 pgl



Document Transmittal

TO: Tavis Austin
Town Planner
10 Bunker Hill Avenue
Stratham, NH 03885

DATE: October 26, 2017

EEI JOB #: 16-162 ECI

RE: Amended Site Plan Set for
Emanuel Companies, Inc.
118 Portsmouth Avenue, Stratham, NH

Copies	Date	Size	Description
1			Application Fee Check
1	10-26-17	8.5x11	Site Plan Review Checklist
11	10-26-17	8.5x11	Site Plan Review Application
1	10-26-17	8.5x11	Abutters & Labels
11	10-26-17	8.5x11	Agent Letter
11	10-26-17	8.5x11	Waiver Application SPRR sect 4.3.2f
11	10-26-17	8.5x11	Waiver Application SPRR sect 4.3.2g
11	10-26-17	8.5x11	Waiver Application SPRR sect 4.3.2h
11	10-26-17	8.5x11	Waiver Application SPRR sect 4.3.2j
11	10-26-17	8.5x11	Waiver Application SPRR sect 4.3.2n
9	10-26-17	11x17	Amended Site Plan Set for Emanuel Companies, Inc.
6	10-26-17	22x34	118 Portsmouth Avenue, Stratham, NH 03885 Cover 1 - Lot Line Adjustment & Easement Plan 95-2 - Site Plan (Previously Approved) 95-3 - Grading & Drainage Plan (Previously Approved) C1 - Existing Conditions C2 - High Intensity Soil Survey & Topography Plan C4 - Site Plan C5 - Grading & Drainage Plan C6 - Utilities Plan C7 - Paving & Curbing Plan C10 - Turning Template (WB-50 Circulating Site) C11 - Turning Template (Fire Truck Circulating Site) SD1 & SD2 - Subsurface Disposal System D1 & D2 - Notes D3-D4 - Details Architectural Renderings (4 sheets)

Thank you,

Bruce Scamman, P.E.

Copy to: File

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civil & structural consultants, land planners

118 PORTSMOUTH AVE. A202, STRATHAM, NH 03885 P: 603-772-4400 F: 603-772-4487 WWW.EMANUELENGINEERING.COM