

115157-001  
November 22, 2023

Mark Connors  
Director of Planning and Community Development  
Town of Stratham  
10 Bunker Hill Avenue  
Stratham, NH 03885

Re: **Proposed Site Improvements  
200 Domain Drive, Stratham, NH**

Dear Mr. Connors:

Tighe & Bond is pleased to submit the attached application for site plan amendment for the existing site development at 200 Domain Drive, Map 01, Lot 003-000 in Stratham, NH.

The purpose of the site plan amendment is to provide pedestrian and service vehicle loading to a repurposed portion of the existing 207,667 SF building. The applicant is proposing minor lobby and loading area expansions to the building totaling approximately 1,068 SF in area. There are new walkways, patio area and a service drive proposed to provide access from the building to existing parking areas the building and amenities for building users.

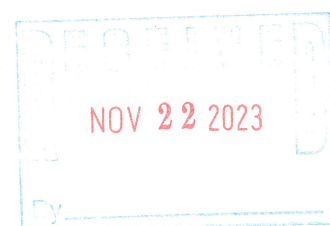
The proposed construction requires a 1,842 SF permanent impact to an existing wetland area between the building and parking areas. This impact is to provide pedestrian and service vehicle access to the building. The plan will require both a minimum impact wetland permit from NHDES and a Conditional Use Permit from the Planning Board for wetland and buffer impacts.

As a site plan amendment, this proposal impacts only a small portion of the 28.12 Acre property. As such we are respectfully requesting a waiver from full site plan requirements, including Section 4.2.2 (h) High Intensity Soils, 4.3.1 Existing Data (for areas outside of the proposed area of work), 4.3.2 (n) Traffic Impact Analysis, and Addendum C B. (ii) Stormwater Regulations Waiver Option for Small Development Projects.

This project is adding a minimal area of building and a minimal area of impervious area to the existing site. The function of traffic and circulation, utility services, provision of open space and stormwater management provisions will be largely the same as those existing on the site today.

We have provided 1 full-size and 8 11X17 copies of the plan set for Planning Board and staff review, along with application fees for the Site Plan Amendment (\$250) and Conditional Use Permit Application (\$200) and Abutter notification (\$10X11=\$110) totaling \$560.00.

Under separate cover, we are submitting plans for Conservation Commission review.



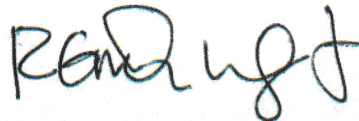
Please review the attached information and let us know if you have any questions or need additional information. We look forward to being placed on the December 20 Planning Board Agenda.

Very truly yours,

**TIGHE & BOND, INC.**



Patrick M. Crimmins, PE  
Vice President



R. Gordon Leedy, Jr.  
Principal Landscape Architect

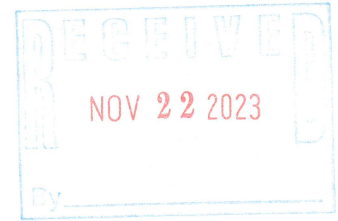
Enclosures

Copy: Brian Brooks, Boulos Asset Management (w/encl)



# TOWN OF STRATHAM

10 Bunker Hill Avenue, Stratham NH 03885  
Planning Department (603) 772-7391  
www.strathamnh.gov



## SITE PLAN REVIEW / SUBDIVISION WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Proposed Site Improvements, 200 Domain Drive

Street Address: 200 Domain Drive

I, Patrick Crimmins, hereby request that the Planning Board waive the requirements of item(s) 4.2.2 (d), 4.3.1, 4.3.2 (n), Addendum C B.(ii) of the Subdivision/Site Plan Checklist in reference to a plan presented by Tighe & Bond (name of surveyor and engineer) dated 11/22/2023 for the property tax map(s) 01 and lot(s) 003-000 in the Town of Stratham, NH.

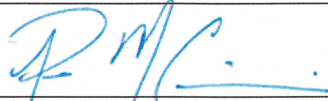
As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n) (For Subdivisions) OR RSA 674:44, III (e) (For Site Plans). Without the Planning Board granting said waiver, strict conformity would cause an unnecessary 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**:

This application is for a partial site plan amendment. Relevant information is included for the area of the site affected by this proposed construction. There will be no meaningful impact on other portions of the site, on traffic operations or parking or on utility or stormwater functions of the existing site.

  
Signature of Applicant or Authorized Agent

Patrick M. Crimmins  
Print Name

11/22/2023  
Date

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Planning Board Action:  
Waiver Granted: \_\_\_\_\_  
Waiver Not Granted: \_\_\_\_\_



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## SITE PLAN REVIEW APPLICATION

### 1. CHECKLIST SUMMARY

1. This completed application (including all application package contents noted in the Site Plan Review Checklist) must be filed with the Planning Board's Agent no later than 12:00 PM on the deadline day published in the Planning Board's Schedule of Regular Board Meetings.
2. Fees (cash or check). Make checks payable to the Town of Stratham.

Application:  Preliminary Consultation     Site Plan Review     Site Plan Amendment  
(check one)     Expedited Site Plan Review (Eligible for minor amendments. Consult with Town Planner for eligibility)

Please complete this application thoroughly and accurately, and attach the required exhibits as indicated in the Site Plan Review Checklist. Please note that an incomplete application will not be accepted for processing.

### 2. APPLICANT AND PROPERTY OWNER INFORMATION

APPLICANT NAME:	Albany Road, 200 Domain, LLC		
Phone #:	207-871-1290	Email Address:	bbrooks@boulos.com
Mailing Address:	c/o Boulos Asset Management, One Canal Plaza, Portland, ME, 04101		
PROPERTY OWNER NAME (If different from Applicant):			
Phone #:		Email Address:	
Mailing Address:	200 Domain Drive, Stratham, NH, 03885		

### 3. PROPERTY/PROJECT INFORMATION:

Tax Map:	1	Property Deed Information:	Book: 5690	Page: 1565
Lot(s):	3	Total parcel area (SF):	1,224,907	Total parcel area (acres): 28.12

Zoning District(s): Check all that apply.		Overlay District(s): Check all that apply.
<input type="checkbox"/> Commercial/Light Industrial/Office	<input type="checkbox"/> Residential/Agricultural	<input type="checkbox"/> Aquifer Protection
<input type="checkbox"/> Flexible/Mixed Use Development	<input type="checkbox"/> Retirement Planned Community	<input type="checkbox"/> Floodplain Management
<input type="checkbox"/> Gateway Commercial Business	<input type="checkbox"/> Route 33 Legacy Highway Heritage	<input type="checkbox"/> Shoreline Protection
<input checked="" type="checkbox"/> Industrial	<input type="checkbox"/> Special Commercial	<input type="checkbox"/> Wetland Conservation
<input type="checkbox"/> Manufactured Housing/Mobile Home	<input type="checkbox"/> Town Center	
<input type="checkbox"/> Professional/Residential		

### 4. PROFESSIONAL SUPPORT: (Include additional sheets if necessary.)

COMPANY NAME:	Tighe & Bond	Contact:	Patrick M. Crimmins
Phone #:	603-433-8818	Email Address:	PMCrimmins@tighebond.com
Mailing Address:	177 Corporate Drive, Portsmouth, NH, 03801		
COMPANY NAME:		Contact:	
Phone #:		Email Address:	
Mailing Address:			

**5. PROJECT DESCRIPTION**

Briefly describe your existing and proposed use(s):  
 The project consists of building a new entrance lobby, walkways, patio areas, & a new service court at the existing building located on site.

Existing Residential Building Area (SF):		Existing Commercial Building Area (SF):	
Additional Residential Building Area (SF):		Additional Commercial Building Area (SF):	

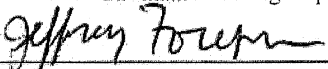

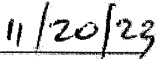

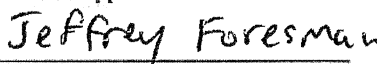
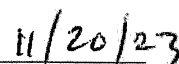
Does the site plan include a commercial use?  Yes  No  
 If yes, what are the anticipated hours and days of operation? \_\_\_\_\_

**6. APPLICANT'S CERTIFICATION:**

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

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

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

 _____ Signature of Applicant	 _____ Print Applicant's Name	 _____ Date
 _____ Signature of Property Owner	 _____ Print Property Owner's Name	 _____ Date

**PROPERTY OWNER'S INFORMATION IF APPLICANT IS RENTING/LEASING**

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

**SCHEDULE OF FEES FOR PLAN SUBMISSION**

Fees will be calculated by Planning Department Staff with payment due at the time of final plan submission for the following:

- Preliminary Consultation .....\$75.00
- Expedited Site Plan Review (notice costs do not apply) .....\$100.00
- Site Plan Amendment (plus notice costs) .....\$100.00
- Site Plan Review (plus notice costs)..... \$100.00 for each 1,000 sq ft of building construction (minimum \$100.00)
- Notice Costs .....\$150.00 plus \$8.00 per abutter and per applicant

Please note that additional Special Investigative, Recording, and Municipal Review costs may apply. Review the Site Plan Review Regulations for more information and contact the Town Planner with questions.

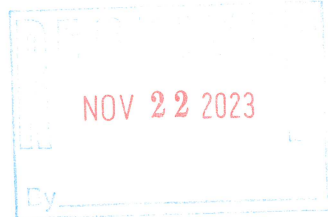
PLEASE DO NOT WRITE BELOW THIS LINE – FOR PLANNING DEPARTMENT USE ONLY

Application Received Date: _____	Date of Public Hearing Notice: _____
Application Fee: _____	Check Number: _____
Public Notice Fee: _____	Check Amount: _____
Abutter Notice Fee: _____	Check Payor: _____



# TOWN OF STRATHAM

10 Bunker Hill Avenue, Stratham NH 03885  
Planning Department (603) 772-7391  
www.strathamnh.gov



## CONDITIONAL USE PERMIT APPLICATION

<b>1. APPLICANT &amp; PROPERTY OWNER INFORMATION:</b>					
APPLICANT NAME:		Albany Road - 200 Domain LLC			
Phone #:	207-553-1772	Email Address:	bbrooks@boulos.com		
Mailing Address:	c/o Boulos Asset Management, One Canal Plaza, Portland, ME 04101				
PROPERTY OWNER NAME (if different from Applicant):					
Phone #:		Email Address:			
Mailing Address:					
<b>3. PROPERTY/PROJECT INFORMATION:</b>					
Street Address:	200 Domain Drive				
Tax Map:	01	Lot(s):	003-000	Zoning District(s):	IND Industrial
Overlay(s):	Wetland Conservation				
Existing Use of Property:	Commercial/Industrial				
<b>2. PROFESSIONAL SUPPORT: (Include additional sheets if necessary.)</b>					
COMPANY NAME:		Tighe & Bond		Contact:	Patrick Crimmins
Phone #:	603-433-8818	Email Address:	pmcrimmins@tighebond.com		
Mailing Address:	177 Corporate Drive, Portsmouth, NH 03801				
COMPANY NAME:				Contact:	
Phone #:		Email Address:			
Mailing Address:					
<b>4. CONDITIONAL USE PERMIT INFORMATION: (CHECK ALL THAT APPLY)</b>					
<p>For the following projects, complete Section 5.A. of this application:</p> <p><input type="checkbox"/> Uses Permitted By Conditional Use Permit – refer to Zoning Ordinance Section 3.6 for details</p> <p><input type="checkbox"/> Flexible/Mixed Use Development District – refer to Zoning Ordinance Section 3.7.3 for details</p> <p><input type="checkbox"/> Affordable Senior Housing – refer to Zoning Ordinance Section 5.7.2 for details.</p> <p><input type="checkbox"/> Multi-Family, Workforce, and Elderly Affordable Housing – refer to Zoning Ordinance Section 5.8 for details.</p> <p><input type="checkbox"/> Residential Open Space Cluster Development – refer to Zoning Ordinance, Section 8 for details.</p> <p><input type="checkbox"/> Sewage Sludge and Residential Septage Application – refer to Zoning Ordinance Section 14.3.4 for details,</p> <p><input type="checkbox"/> Telecommunication Facilities – refer to Zoning Ordinance Section 19.7 for details.</p>			<p>For the following projects, complete Section 5.B. of this application:</p> <p><input checked="" type="checkbox"/> Wetlands Conservation District – refer to Zoning Ordinance Section 11.4 for details</p> <p><input type="checkbox"/> Shoreland Protection District – refer to Zoning Ordinance Section 12.7 for details</p> <p>For the following projects, complete Section 5.C. of this application:</p> <p><input type="checkbox"/> Sanitary Protection &amp; Septic Ordinance – refer to Zoning Ordinance Section 20.3 for details</p> <p>For the following projects, complete Section 5.B. and 5.D. of this application</p> <p><input type="checkbox"/> Solar Energy Systems – refer to Zoning Ordinance Section 5.14 for details</p> <p>For the following projects, complete Section 5.B. and 5.E. of this application</p> <p><input type="checkbox"/> Gateway Commercial Business District – refer to Zoning Ordinance Section 3.8 for details.</p>		

**5. DESCRIPTION OF PROJECT: (Attach a separate sheet if necessary.)**

Describe the proposed use or activity that requires a Conditional Use Permit:

The applicant is proposing a new access to multi-tenant spaces from both the east and west sides of the existing building. A minimum impact wetland permit will be sought from NHDES to impact approximately 1,842 SF of wetland area to provide pedestrian and service vehicle access to the building.

The existing building is constructed largely within the required 50-foot buffer and partially within the 25-foot undisturbed buffer. The proposed construction has been designed to minimize buffer and wetland impacts, and to enhance existing function and value of wetland areas to remain.

**5A.** Before the Planning Board considers the approval of an application for a Conditional Use Permit, the Applicant shall prove to the satisfaction of the Planning Board that all the following conditions have been met:

1. Describe how the proposed development will be constructed in a manner compatible with the spirit and intent of the Stratham Master Plan and Zoning Ordinance.

2. Describe any existing violations of the Stratham Zoning Ordinance on the subject property

3. Describe how the site is suitable for the proposed use. In your response, please address the following:

- a. Adequate vehicular and pedestrian access for the intended use.
- b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, schools, and other municipal services.
- c. The absence of environmental constraints (floodplain, steep slope, etc.)
- d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater disposal, electricity, and similar utilities.

4. Describe how the external impacts of the proposed use, including those related to building height and scale, site design, traffic, noise, odors, lighting, and other features will be no greater than impacts of adjacent uses or other uses permitted in the District.

5. Describe if the proposed layout and design of the site will be incompatible with the established character of the neighborhood and how the Applicant will mitigate any external impacts of the use on the neighborhood.

6. Describe if the design of any new buildings or structures or the modification of existing buildings or structures on the site will be incompatible with the established character of the neighborhood. Design includes scale, height, massing of buildings/structures, roof line, materials, colors, etc.

7. Describe if the proposed use of the site, including all related development activities, will preserve the identified natural, cultural, historic, and scenic resources on the site and if the use will degrade such identified resources on abutting properties.

8. Describe if the project will result in a greater diminution of neighboring property values than would be created under any other use or development permitted in the underlying zone.

9. Describe how the project provides adequate and lawful facilities or arrangements for sewage disposal, solid waste disposal, water supply, utilities, drainage, and if other necessary public or private services, are approved or assured, to the end that the use will be capable of proper operation.

10. Describe if the proposed use will have a fiscal impact on the Town. In your response please detail any demand on municipal and school related services and resources.

11. Describe how the permit is in compliance with the ordinance and in the public interest.

**5B.** A Conditional Use Permit may be granted by the Planning Board (RSA 674:21 II) for the construction of roads and other access ways, and for pipelines, powerlines, and other transmission lines provided that all of the following conditions are found to exist:

1. Explain how the proposed construction is essential to the productive use of land not within the wetlands conservation district.

The existing single tenant building was constructed directly adjacent to a small wetland area. The owner wishes to construct a new building entrance and service court on the westerly side of the building, and a new entry on the easterly side of the building. The only practicable way to access the existing building is to have a minimal impact on the existing wetland area and associated minor buffer impacts.



<p>2. Detail how the design and construction methods will minimize detrimental impact to the wetland.</p> <p>The landscape plan has been developed to incorporate native plant materials within the buffer and at the wetland edge, and to enhance water quality and wildlife values in the existing wetland area.</p>
<p>3. Explain how the proposed construction design of powerlines, pipelines, or other transmission lines includes provisions for restoration of the site as nearly as possible to its original grade and condition.</p> <p>N/A</p>
<p>4. Detail what alternatives were considered.</p> <p>Alternatives to the proposed plan included construction of additional paved drives and access areas that would have required construction of additional parking and vehicle circulation that would have had more impact on the wetland areas and buffers than the existing plan. The proposed plan crosses the wetland in a location that largely impacts existing dead or dying trees, and so minimizes impacts on existing mature vegetation.</p>
<p>5. Explain the economic advantage for the proposed construction. However, please note that economic advantage alone is not reason for proposed construction.</p> <p>The economic advantage of the proposed construction is that it allows productive reuse of an existing building in town.</p>
<p><b>5C.</b> Upon application to the code enforcement officer, where a design fails to meet the requirements of section 20, the Planning Board has the authority to waive the general requirements of this section and may grant a special permit to construct a sewage disposal system provided the following provisions are met:</p> <p>1. Explain how the use for which the permit is sought cannot feasibly be carried out on a portion or portions of the lot which complies more fully with this section of the ordinance.</p>
<p>2. Explain how the design and construction of the proposed use will, to the extent practicable, be consistent with the purpose and intent of this section.</p>
<p>3. Detail how the Applicant has exceeded other applicable minimum design requirements in an effort to mitigate impacts resulting from the limitations of the site.</p>
<p><b>5D.</b> For Solar Energy System projects complete the following:</p> <p>1. Will utility connections associated with the solar energy system be placed underground? <input type="checkbox"/> YES <input type="checkbox"/> NO If any connections will not be provided underground, describe why this accommodation is necessary.</p>

2. Will the solar energy system be placed in the rear or side yard of the property?  YES  NO  
If the system is not proposed for the rear or side yard, include a description on a separate sheet detailing why placement of the system in the rear or side yard is not feasible.

3. Include a separate sheet describing how the application meets the requirements of the Solar Energy Systems Ordinance (Section 5.13 of the Zoning Ordinance), including:

- a.) Describe what efforts to minimize visual impacts associated with the solar energy system, have been incorporated into the plan and application.
- b.) Describe the complete extent of any clearing of natural vegetation, including land excavation, associated with the installation of the solar energy system.
- c.) For medium- and large-scale systems, include a plan in the application detailing how the site will be returned to its pre-development state in the event the system is abandoned.

**5E.** For projects in the Gateway Commercial Business District complete the following:

1. Describe how the request is consistent with the Gateway Commercial Business District Master Plan including the following elements: a.) Contributes to the physical definition of streetscapes and public spaces; b) Includes adequate accommodations for pedestrians and vehicles; c.) Street and building design; d.) Architecture and landscape design; e.) Open space and public gathering places; f.) Consistency with the intent and purpose of the Gateway Business District Ordinance (Section 3.8 of the Zoning Ordinance); and g.) Does not unduly impact adjacent properties and uses in the District.

2. Describe how the application accomplishes at least one of the following objectives:

- a.) Improves public safety within the community;
- b.) Provides environmental or natural resource benefit or protection;
- c.) Provides a measurable public benefit.

**7. APPLICANT'S CERTIFICATION:**

I declare under penalty of perjury that all of the submitted information is true and correct to the best of my knowledge and belief. I have read and agree to abide by the regulations and conditions of approval listed on this application. I understand that my misrepresentations of submitted data may invalidate any approval of this application.

<u>Jeffrey Foreman</u> <i>Signature of Applicant</i>	<u>Jeffrey Foreman</u> <i>Print Applicant's Name</i>	<u>11/20/23</u> <i>Date</i>
<u>Jeffrey Foreman</u> <i>Signature of Property Owner</i>	<u>Jeffrey Foreman</u> <i>Print Property Owner's Name</i>	<u>11/20/23</u> <i>Date</i>

**8. AUTHORIZATION TO ENTER THE SUBJECT PROPERTY:**

I hereby authorize members of the Stratham Planning Board, Planning Department, Conservation Commission and other pertinent Town Departments and Boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

_____	_____	_____
<i>Signature of Property Owner</i>	<i>Print Property Owner's Name</i>	<i>Date</i>

**INSTRUCTIONS FOR SUBMITTING A COMPLETE APPLICATION (Please read carefully)**

For an application to be scheduled on the next available Planning Board agenda, the following items **MUST** be submitted to the Planning Department by close of business on the officially posted submittal date:

- Completed and signed CONDITIONAL USE PERMIT APPLICATION FORM and ABUTTERS LIST.**  
The application will not be placed on the Planning Board agenda unless all required signatures are on the application. The property owner **MUST** sign the application form.
- One (1) full size and eight (8) 11" x 17" prints of the site plan or site plan set.** Owner's signature must be on at least one (1) plan, indicating his/her knowledge of the plan and application.
- Application fee and Abutter Mailing Fees.** All checks are to be made payable to the **Town of Stratham**.
  1. Preliminary Consultation - \$75.00.
  2. Filing fee - \$100.00.
  3. Notice Costs - \$150.00, plus \$10.00 per abutter for the costs of all notice requirements including the cost of postage for certified mail, regular mail, reproduction costs, and any publication and/or posting costs.
- Three (3) sets of Abutter mailing labels.**

PLEASE DO NOT WRITE BELOW THIS LINE – FOR PLANNING DEPARTMENT USE ONLY

Application Received Date: _____	Date of Public Hearing Notice: _____
Application Fee: _____	Check Number: _____
Public Notice Fee: _____	Check Amount: _____
Abutter Notice Fee: _____	Check Payor: _____

## List of Abutters

Pursuant to RSA 676:4, the State Law of New Hampshire, the Town of Stratham is required to notify **the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan**, of the public hearing by certified mail. The applicant must obtain the abutter information from the records of the tax assessor's office in order to process the conditional use permit application.

Abutter is defined as the owner of record of a parcel of land located in New Hampshire and that adjoins or is directly across the street or stream from the land under consideration by the planning board. For a condominium or other collective form of ownership, abutter means the officers of the collective or association.

Owner:

Tax Map	Lot	Owner Name	Street Address	City/Town	State	Zip Code
001	003	200 Domain LLC	200 Domain Drive	Stratham	NH	03885

Applicant (if different from owner):

Company Name	Contact Name	Street Address	City/Town	State	Zip Code

Professional(s) who worked on the plan (surveyor, engineer, wetland scientist, consultant, etc.):

Company Name	Contact Name	Street Address	City/Town	State	Zip Code
Tighe and Bond	Patrick Crimmins	177 Corporate Drive	Portsmouth	NH	03801
Greenman-Pedersen, inc.	Alex Camm	21 Daniel Street Second Floor	Portsmouth	NH	03801
Market Square Architects	Sarah Howard	104 Congress Street #203	Portsmouth	NH	03801

Conservation Easement Holder:

Tax Map	Lot	Owner Name	Street Address	City/Town	State	Zip Code

Abutters: (Type or print below or attach list from Stratham GIS online.)

Tax Map	Lot	Owner Name	Street Address	City/Town	State	Zip Code
003	001	Lindt & Sprungli (USA), Inc.	One Fine Chocolate Place	Stratham	NH	03885
01	002	100 Domain LLC	60 K Street	Boston	MA	02127
01	001	Town of Stratham	10 Bunker Hill Ave	Stratham	NH	03885
01	010	SIP-Lot 2 LLC	PO Box 432	Stratham	NH	03885
01	009	SIP-Lot 3 LLC	55 Glen Lake Parkway, NE	Atlanta	GA	30328
01	008	Marin Way Investment Corp	PO Box 432	Stratham	NH	03885
01	005	SIP-Lot 5B LLC	PO Box 432	Stratham	NH	03885
01	004	SIP-Lot 5A LLC	142 Portsmouth Ave	Stratham	NH	03885

**ABUTTERS LIST  
200 Domain Drive  
Stratham, New Hampshire 03885**

**001-003-000/Applicant**

Albany Road – 200 Domain LLC  
Attn: John Merrill  
200 Domain Drive  
Stratham, NH 03885

**003-001-000**

Lindt & Sprungli (USA), Inc.  
Attn: Accounts Payable  
One Fine Chocolate Place  
Stratham, NH 03885

**01-002-000**

100 Domain LLC  
60 K Street  
Boston, MA 02127

**01-001-000**

Town of Stratham  
10 Bunker Hill Ave  
Stratham, NH 03885

**01-010-000**

SIP-Lot 2 LLC  
PO Box 432  
Stratham, NH 03885

**01-009-000**

SIP-Lot 3, LLC  
c/o United Parcel Service, Inc.  
Attn: John Roberts, Real Estate  
55 Glen Lake Parkway, NE  
Atlanta, GA 30328

**01-008-000**

Marin Way Investment Corp  
PO Box 432  
Stratham, NH 03885

**01-005-000**

SIP-Lot 5B LLC  
PO Box 432  
Stratham, NH 03885

**01-004-000**

SIP-Lot 5A LLC  
142 Portsmouth Ave  
Stratham, NH 03885

**001-003-000/Agent**

Boulos Asset Management  
Attn: Brian Brooks  
One Canal Plaza  
Portland, ME 04101

**Engineer**

Tighe & Bond, Inc.  
Attn: Patrick Crimmins  
177 Corporate Drive  
Portsmouth, New Hampshire 03801



# 100 foot Abutters List Report

Stratham, NH  
November 22, 2023

## Subject Property:

Parcel Number: 01-003-000  
CAMA Number: 01-003-000  
Property Address: 200 DOMAIN DRIVE

Mailing Address: ALBANY ROAD- 200 DOMAIN LLC  
TIMBERLAND  
ATT: JOHN MERRILL 200 DOMAIN  
DRIVE  
STRATHAM, NH 03885

---

## Abutters:

Parcel Number: 01-001-000  
CAMA Number: 01-001-000  
Property Address: OFF GUINEA ROAD

Mailing Address: TOWN OF STRATHAM  
10 BUNKER HILL AVENUE  
STRATHAM, NH 03885

Parcel Number: 01-002-000  
CAMA Number: 01-002-000  
Property Address: 100 DOMAIN DRIVE

Mailing Address: 100 DOMAIN LLC 55.24%, JBEH VE 160  
DORCHESTER ST LLC 7.09%  
MVC DOMAIN DRIVE LLC 31.57% 60 K  
STREET SUITE 302  
BOSTON, MA 02127

Parcel Number: 01-004-000  
CAMA Number: 01-004-000  
Property Address: 22 MARIN WAY

Mailing Address: SIP-LOT 5A LLC  
142 PORTSMOUTH AVENUE P. O. BOX  
432  
STRATHAM, NH 03885

Parcel Number: 01-005-000  
CAMA Number: 01-005-000  
Property Address: 18 MARIN WAY

Mailing Address: SIP-LOT 5B LLC  
142 PORTSMOUTH AVENUE P. O. BOX  
432  
STRATHAM, NH 03885

Parcel Number: 01-008-000  
CAMA Number: 01-008-000  
Property Address: 14 MARIN WAY

Mailing Address: MARIN WAY INVESTMENT CORP  
P. O. BOX 432  
STRATHAM, NH 03885

Parcel Number: 01-009-000  
CAMA Number: 01-009-000  
Property Address: 8 MARIN WAY

Mailing Address: SIP-LOT 3 LLC C/O UNITED PARCEL  
SERVICE, INC  
ATTN: JOHN ROBERTS, REAL ESTAT 55  
GLENLAKE PARKWAY, NE  
ATLANTA, GA 30328

Parcel Number: 01-010-000  
CAMA Number: 01-010-000  
Property Address: 2 MARIN WAY

Mailing Address: SIP-LOT 2 LLC  
P. O. BOX 432  
STRATHAM, NH 03885

Parcel Number: 03-001-000  
CAMA Number: 03-001-000  
Property Address: ONE FINE CHOCOLATE PLACE

Mailing Address: LINDT & SPRUNGLI (USA) INC C/O  
ACCOUNTS PAYABLE  
ONE FINE CHOCOLATE PLACE  
STRATHAM, NH 03885



www.cai-tech.com

11/22/2023

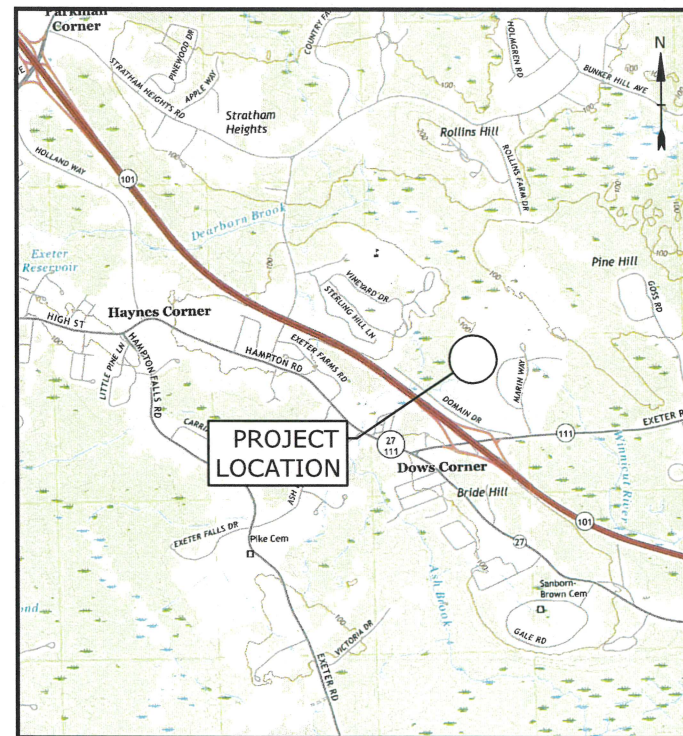
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Page 1 of 1

# PROPOSED SITE IMPROVEMENTS

## 200 DOMAIN DRIVE STRATHAM, NEW HAMPSHIRE NOVEMBER 22, 2023

LIST OF DRAWINGS		
SHEET NO.	SHEET TITLE	LAST REVISED
	COVER SHEET	11/22/2023
G-100	GENERAL NOTES, LEGEND, & LOCUS MAP	11/22/2023
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN	11/22/2023
C-102	OVERALL SITE PLAN	11/22/2023
C-103	GRADING, DRAINAGE, & EROSION CONTROL PLAN	11/22/2023
L-101	LANDSCAPE PLAN	11/22/2023
C-501	EROSION CONTROL NOTES AND DETAILS SHEET	11/22/2023
C-502	DETAILS SHEET	11/22/2023
C-503	DETAILS SHEET	11/22/2023



LOCATION MAP  
SCALE: 1" = 2000'

PREPARED BY:

**Tighe & Bond**

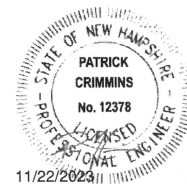
177 CORPORATE DRIVE  
PORTSMOUTH, NH 03801  
603-433-8818

SURVEYOR:

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

ARCHITECT:

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



**SITE PLAN AMENDMENT SUBMISSION  
COMPLETE SET 9 SHEETS**

**GENERAL NOTES:**

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

**DEMOLITION NOTES:**

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

**SITE NOTES:**

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

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

**GRADING AND DRAINAGE NOTES:**

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

**EROSION CONTROL NOTES:**

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

**UTILITY NOTES:**

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

**LANDSCAPE NOTES:**

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

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

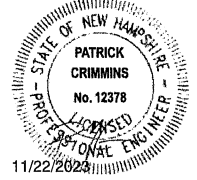
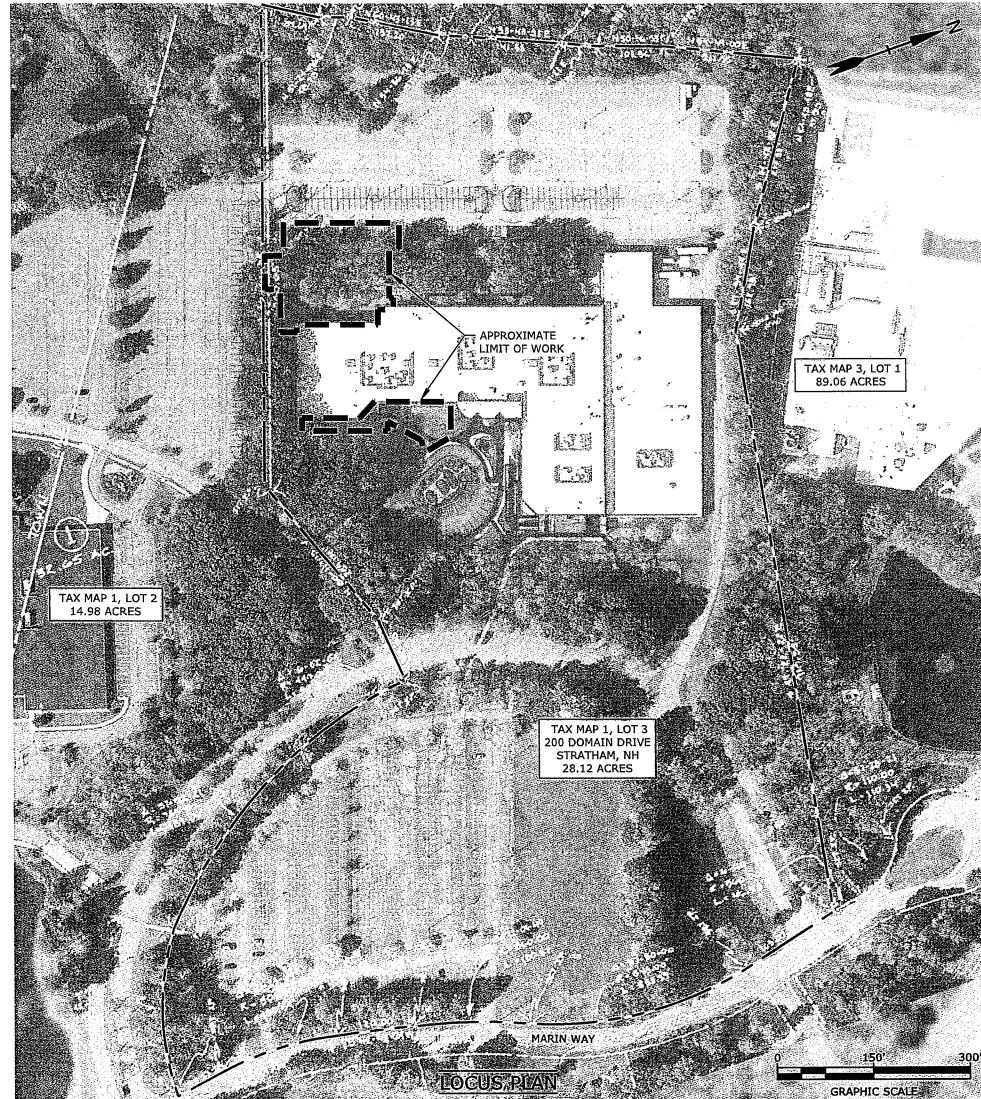
**EXISTING CONDITIONS PLAN NOTES:**

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

**REFERENCE PLANS:**

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

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



**PROPOSED SITE IMPROVEMENTS**

**BOULOS ASSET MANAGEMENT**

200 DOMAIN DRIVE, STRATHAM, NEW HAMPSHIRE 03885

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

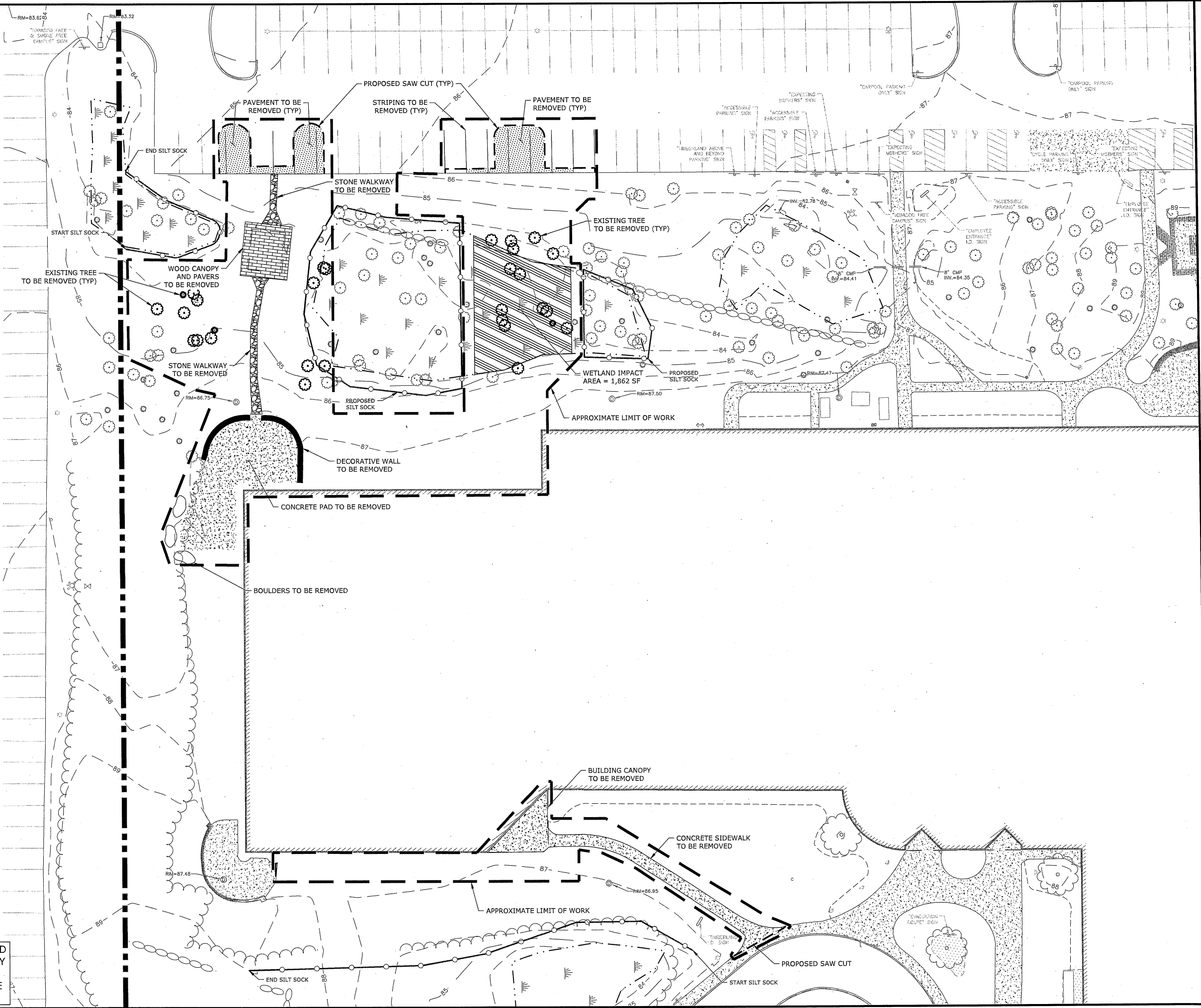
GENERAL NOTES, LEGEND, AND LOCUS MAP

SCALE: AS SHOWN

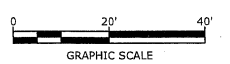
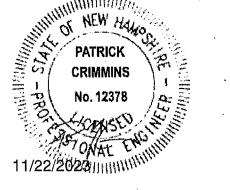
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 Project: 031.16.0357 02003 Assets - WJW/ncr  
 Drawing: 031.16.0357 02003 Assets - WJW/ncr  
 User: WJW/ncr  
 Title: 031.16.0357 02003 Assets - WJW/ncr



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



**Tighe&Bond**



**PROPOSED SITE IMPROVEMENTS**

**BOULOS ASSET MANAGEMENT**

200 DOMAIN DRIVE,  
STRATHAM,  
NEW HAMPSHIRE 03885

MARK	DATE	DESCRIPTION

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

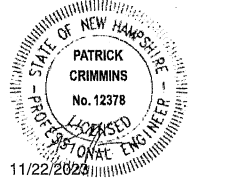
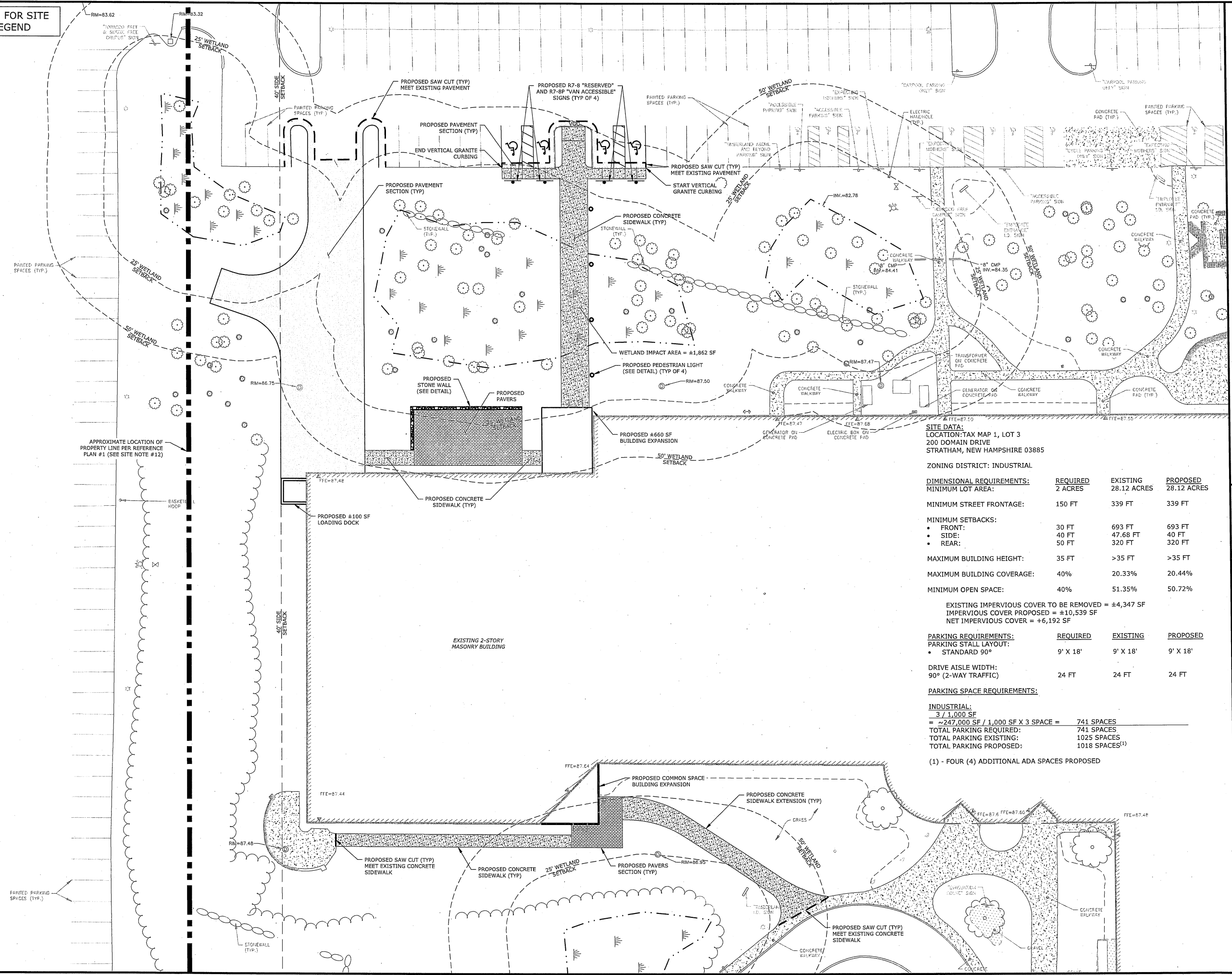
EXISTING CONDITIONS &  
DEMOLITION PLAN

SCALE: AS SHOWN

Last Saved: 11/21/2023 5:12pm By: NWilcox  
Plotted On: Nov 21, 2023 5:12pm  
Tighe & Bond 31505157 Boulos Asset Management\001\Drawings\AutoCAD\B-5157-001\_DSGN.dwg

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

SEE SHEET G-100 FOR SITE NOTES AND LEGEND



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

ZONING DISTRICT: INDUSTRIAL

DIMENSIONAL REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	2 ACRES	28.12 ACRES	28.12 ACRES
MINIMUM STREET FRONTAGE:	150 FT	339 FT	339 FT
MINIMUM SETBACKS:			
• FRONT:	30 FT	693 FT	693 FT
• SIDE:	40 FT	47.68 FT	40 FT
• REAR:	50 FT	320 FT	320 FT
MAXIMUM BUILDING HEIGHT:	35 FT	>35 FT	>35 FT
MAXIMUM BUILDING COVERAGE:	40%	20.33%	20.44%
MINIMUM OPEN SPACE:	40%	51.35%	50.72%
EXISTING IMPERVIOUS COVER TO BE REMOVED = ±4,347 SF IMPERVIOUS COVER PROPOSED = ±10,539 SF NET IMPERVIOUS COVER = +6,192 SF			

**PARKING REQUIREMENTS:**

PARKING STALL LAYOUT:	REQUIRED	EXISTING	PROPOSED
• STANDARD 90°	9' X 18'	9' X 18'	9' X 18'
DRIVE AISLE WIDTH: 90° (2-WAY TRAFFIC)	24 FT	24 FT	24 FT

**PARKING SPACE REQUIREMENTS:**

**INDUSTRIAL:**  
 3 / 1,000 SF  
 = ~247,000 SF / 1,000 SF X 3 SPACE = 741 SPACES

TOTAL PARKING REQUIRED: 741 SPACES  
 TOTAL PARKING EXISTING: 1025 SPACES  
 TOTAL PARKING PROPOSED: 1018 SPACES<sup>(1)</sup>

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

**PROPOSED SITE IMPROVEMENTS**

**BOULOS ASSET MANAGEMENT**

200 DOMAIN DRIVE,  
 STRATHAM,  
 NEW HAMPSHIRE 03885

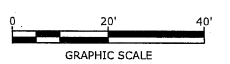
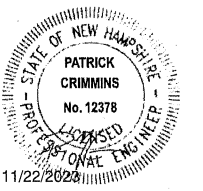
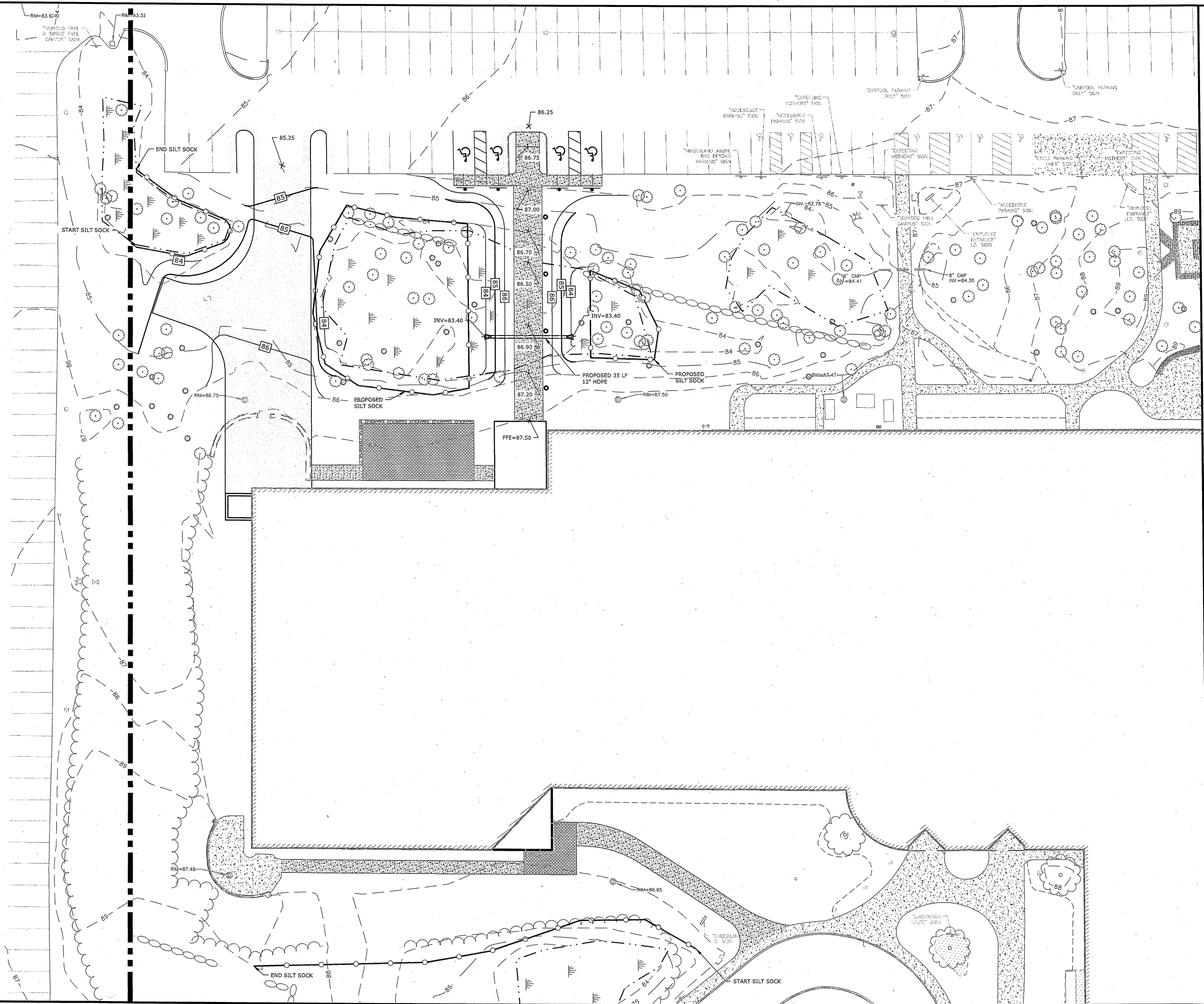
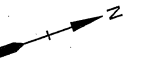
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PROJECT NO:	B5157-001	
DATE:	11/22/2023	
FILE:	B-5157-001_DSGN.dwg	
DRAWN BY:	NHW	
DESIGNED/CHECKED BY:	GRL	
APPROVED BY:	PMC	

**SITE PLAN**

SCALE: AS SHOWN

Last Saved: 11/22/2023 11:22:07am By: NWH  
 Project: 200 Domain Drive, 2023-11-22 11:22:07am By: NWH  
 Tighe & Bond 2023-11-22 11:22:07am By: NWH

SEE SHEET G-100 FOR SITE NOTES AND LEGEND



### PROPOSED SITE IMPROVEMENTS

### BOULOS ASSET MANAGEMENT

200 DOMAIN DRIVE,  
STRATHAM,  
NEW HAMPSHIRE 03885

MARK	DATE	DESCRIPTION

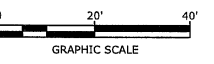
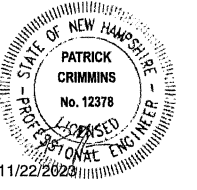
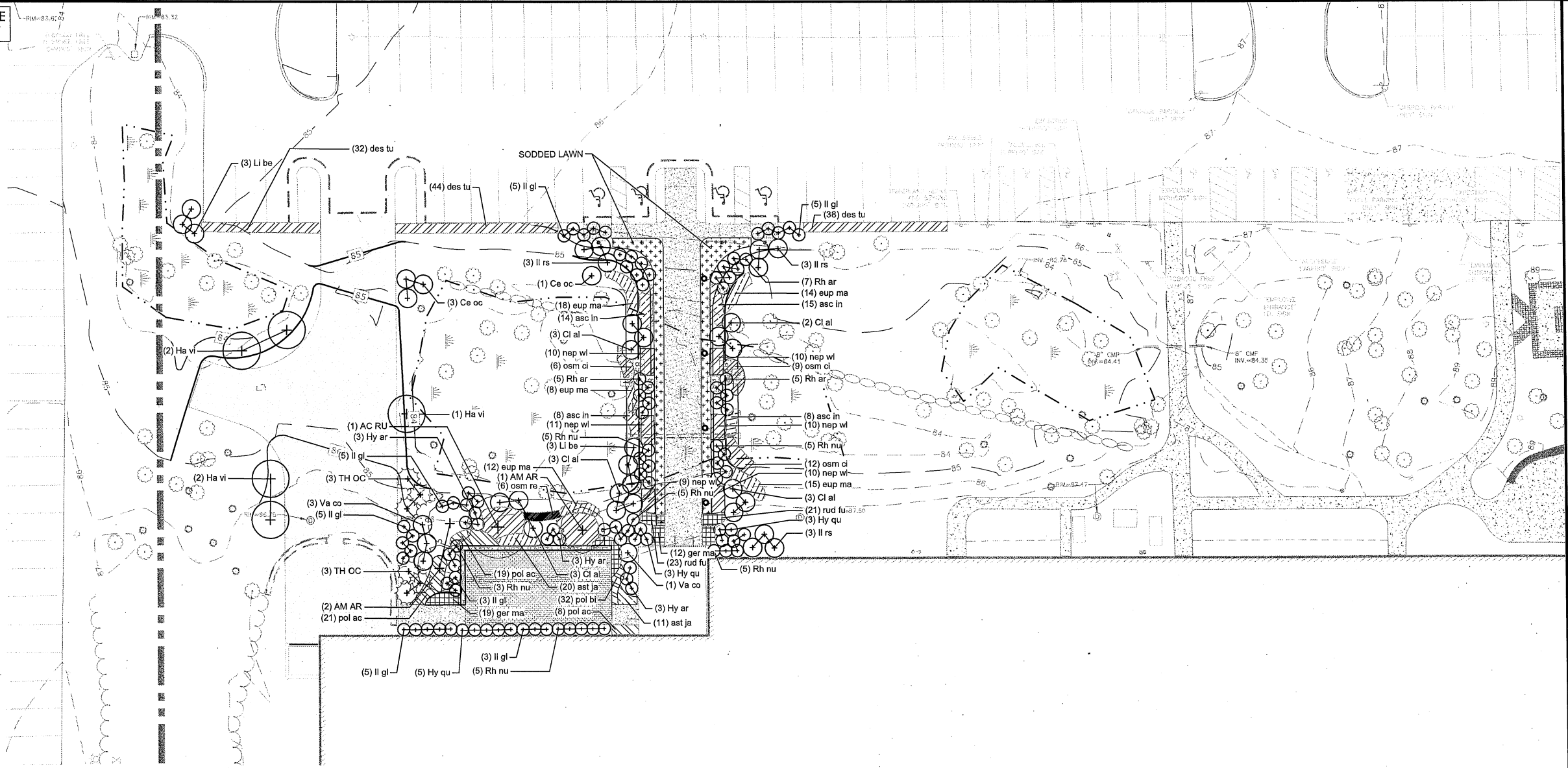
PROJECT NO:	B5157-001
DATE:	11/22/2023
FILE:	B-5157-001_DSGN.dwg
DRAWN BY:	NHW
DESIGNED/CHECKED BY:	GRL
APPROVED BY:	PMC

GRADING, DRAINAGE, & EROSION CONTROL PLAN

SCALE: AS SHOWN

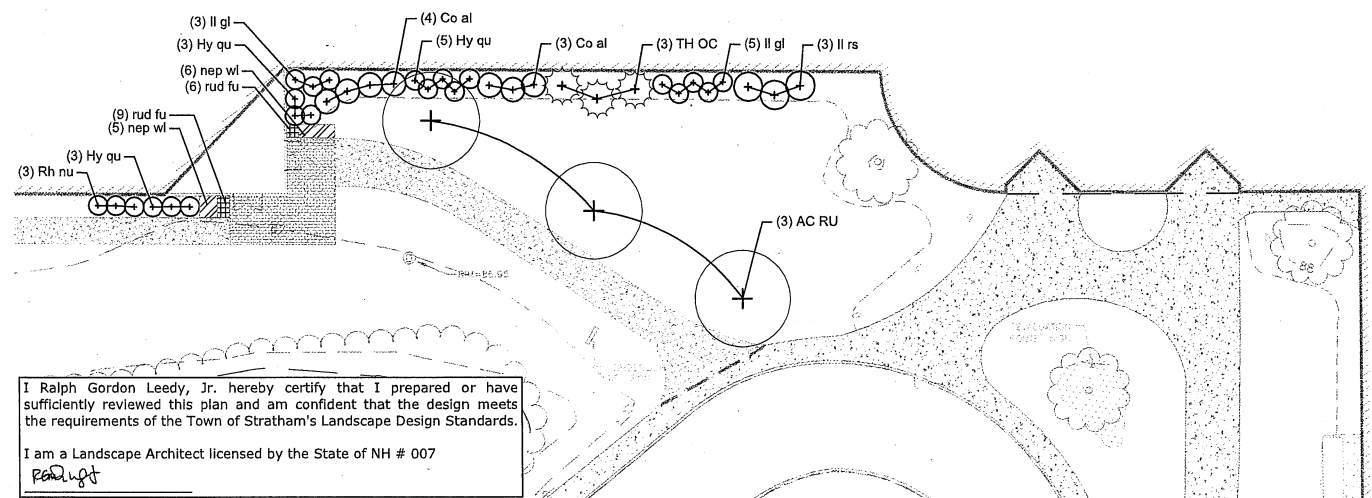
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Tighe & Bond: \\B5157-Boulos-Asset-Management\001\Drawings\AutoCAD\B-5157-001\_DSGN.dwg

SEE SHEET G-100 FOR LANDSCAPE NOTES AND LEGEND



**PLANT\_SCHEDULE**

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



I, Ralph Gordon Laedy, Jr. hereby certify that I prepared or have sufficiently reviewed this plan and am confident that the design meets the requirements of the Town of Stratham's Landscape Design Standards.  
I am a Landscape Architect licensed by the State of NH # 007  
RGL

**PROPOSED SITE IMPROVEMENTS**

**BOULOS ASSET MANAGEMENT**

200 DOMAIN DRIVE,  
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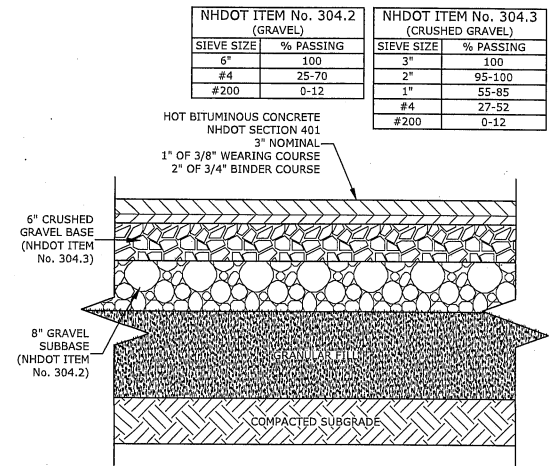
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DATE:	11/22/2023	
FILE:	B-5157-001_DSGN1.dwg	
DRAWN BY:	NHW	
DESIGNED/CHECKED BY:	GRL	
APPROVED BY:	PMC	

**LANDSCAPE PLAN**

SCALE: AS SHOWN

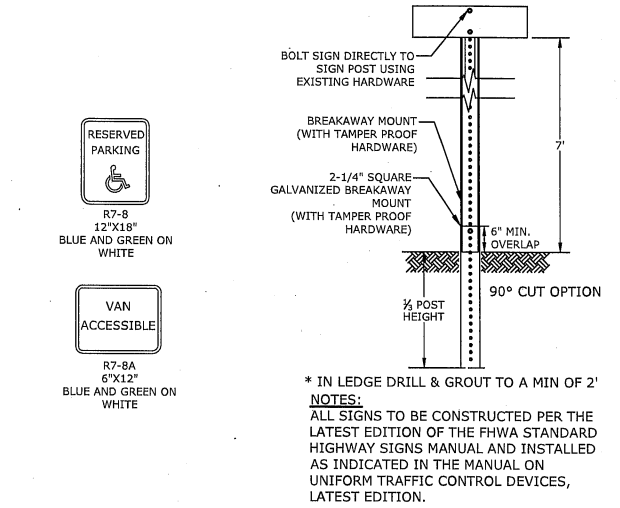
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Tighe & Bond: 3185157 Boullos Asset Management\001 Drawings\AutoCAD\B-5157-001\_DSGN1.dwg





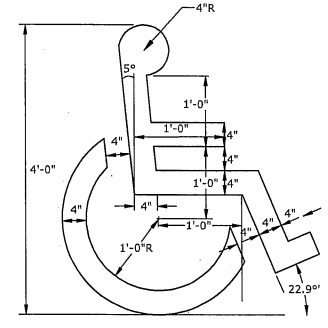
**NOTES:**  
 1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.  
 2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.  
 3. A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.

**TYPICAL PAVEMENT SECTION**  
NO SCALE



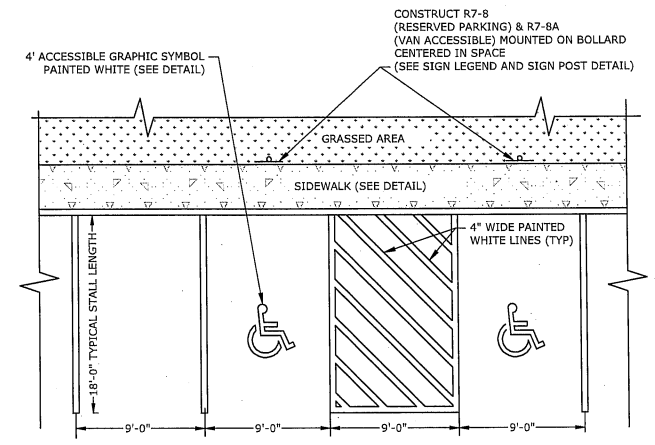
**LENGTH:** AS REQUIRED  
**WEIGHT PER LINEAR FOOT:** 2.50 LBS (MIN.)  
**HOLES:** 7/16" DIAMETER, 1" C-C FULL LENGTH  
**STEEL:** SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)  
**FINISH:** STREET SIGNS - GALVANIZED STEEL  
 ALL OTHER - SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN BAKED ON OR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

**SIGN LEGEND & SIGN POST**  
NO SCALE



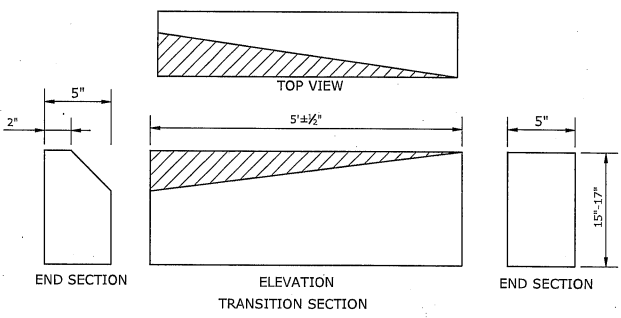
**NOTES:**  
 1. SYMBOL SHALL BE CONSTRUCTED IN ALL ACCESSIBLE SPACES USING FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.  
 2. SYMBOL SHALL BE CONSTRUCTED TO THE LATEST ADA, STATE AND LOCAL REQUIREMENTS.

**ACCESSIBLE SYMBOL**  
NO SCALE



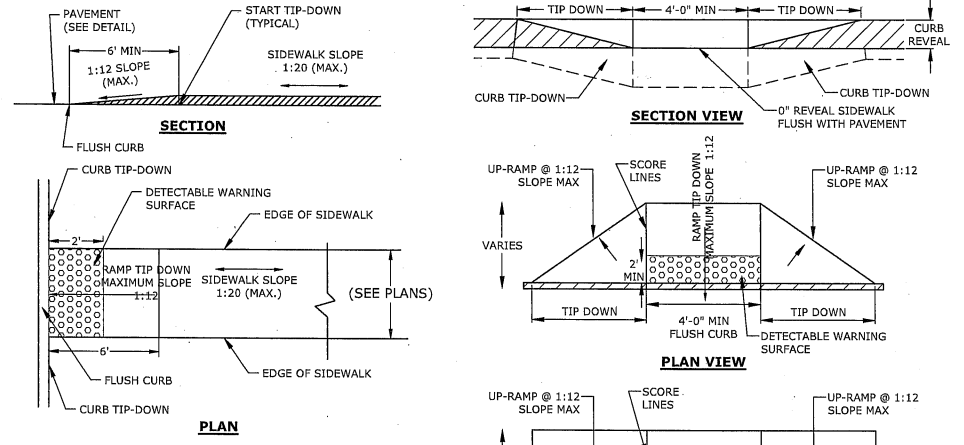
**NOTES:**  
 1. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.  
 2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.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

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



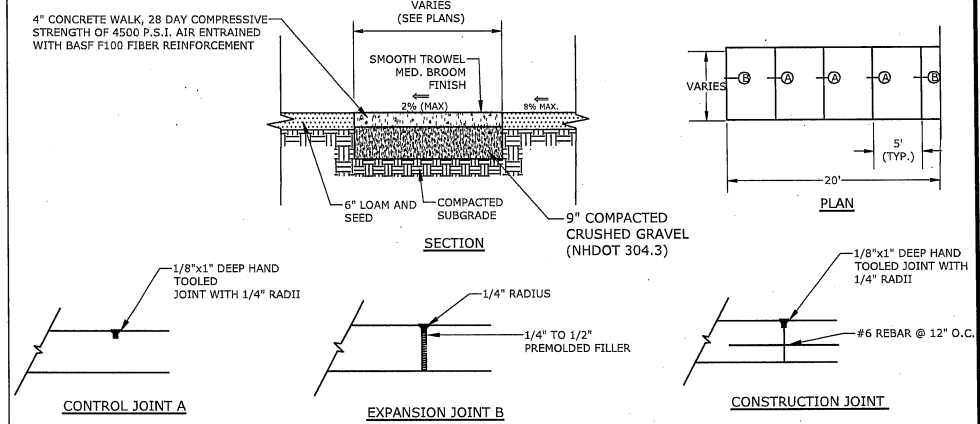
**NOTES:**  
 1. THE INTENT OF THIS ITEM IS TO PROVIDE A SMOOTH TRANSITION BETWEEN VERTICAL GRANITE CURB AND MOUNTABLE VERTICAL GRANITE CURB WITHOUT REQUIRING FIELD CHIPPING DURING INSTALLATION. THE MOUNTABLE VERTICAL GRANITE CURB MAY REQUIRE ADJUSTMENTS TO MEET THE TRANSITION PIECE HEIGHT. TRANSITION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

**CURB TRANSITION**  
NO SCALE



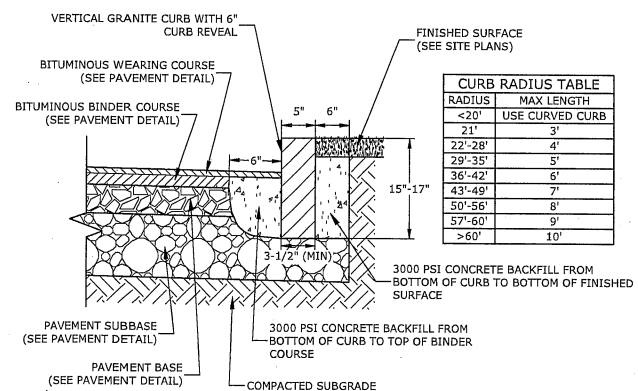
**NOTES:**  
 1. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.  
 2. A 9" COMPACTED CRUSHED GRAVEL BASE SHALL BE PROVIDED BENEATH RAMPS.  
 3. DETECTABLE WARNING PANEL SHALL BE CAST IRON.

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



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

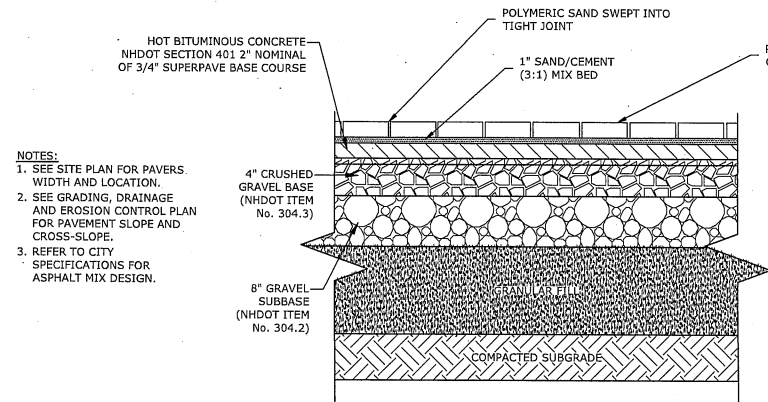
**CONCRETE SIDEWALK**  
NO SCALE



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

**VERTICAL GRANITE CURB**  
NO SCALE

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

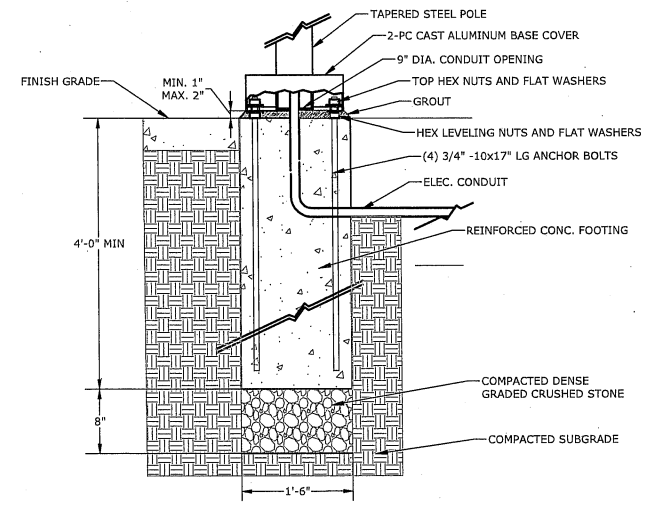


**NOTES:**  
 1. SEE SITE PLAN FOR PAVERS WIDTH AND LOCATION.  
 2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.  
 3. REFER TO CITY SPECIFICATIONS FOR ASPHALT MIX DESIGN.

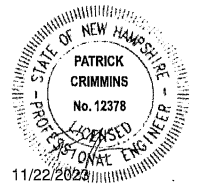
NHDOT ITEM No. 304.2 (GRAVEL)	
SIEVE SIZE	% PASSING
6"	100
#4	25-70
#200	0-12

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

**ON-SITE PAVERS SECTION**  
NO SCALE



**STREET LIGHT POLE FOOTING**  
NO SCALE



**PROPOSED SITE IMPROVEMENTS**

**BOULOS ASSET MANAGEMENT**

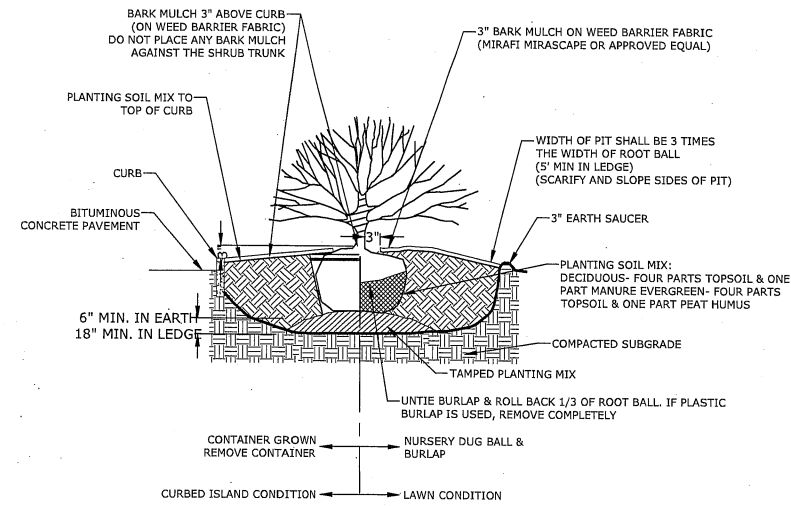
200 DOMAIN DRIVE,  
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DATE:	11/22/2023	
FILE:	B-5157-001_DTLS.dwg	
DRAWN BY:	NHW	
DESIGNED/CHECKED BY:	GRL	
APPROVED BY:	PMC	

**DETAILS**

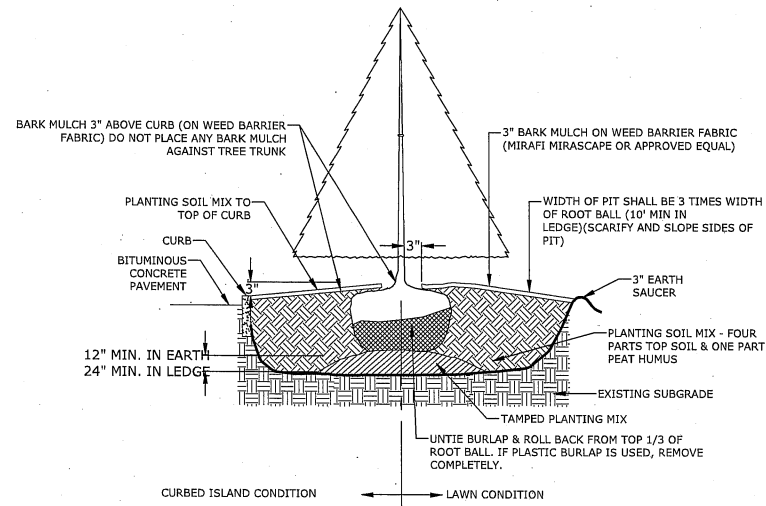
SCALE: AS SHOWN

Last Saved: 11/21/2023 2:29pm By: NWilcox  
 Tighe & Bond | 1000 North Main Street, Suite 200, Stratham, NH 03885  
 Project: Boulos Asset Management\001\Drawings\AutoCAD\B-5157-001\_DTLS.dwg



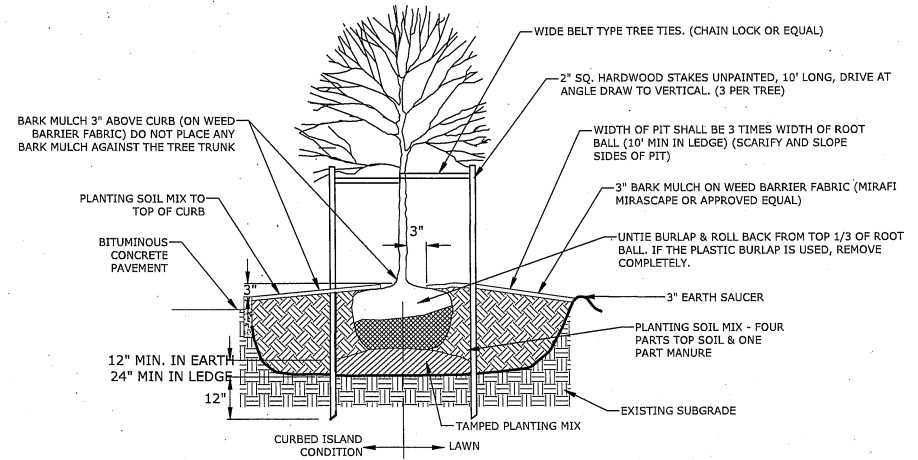
NOTE: PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED, OR WITHIN 2" ABOVE.

**SHRUB PLANTING**  
NO SCALE



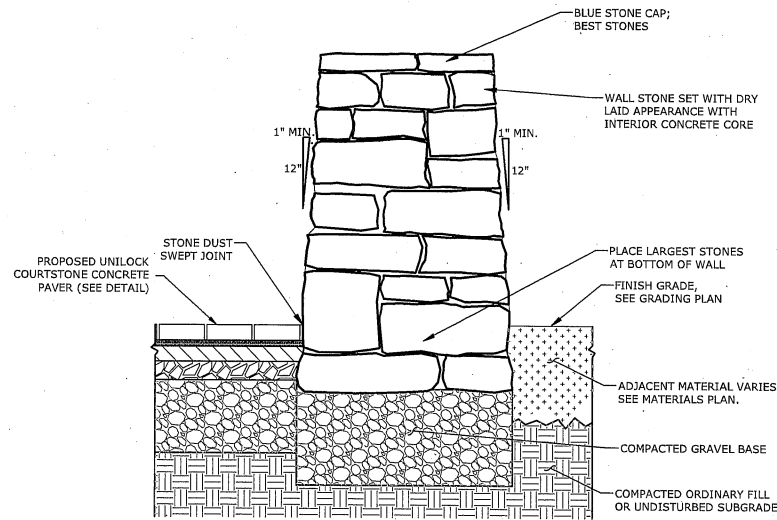
NOTE: PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED IN NURSERY, OR WITHIN 2" ABOVE.

**EVERGREEN TREE PLANTING**  
NO SCALE



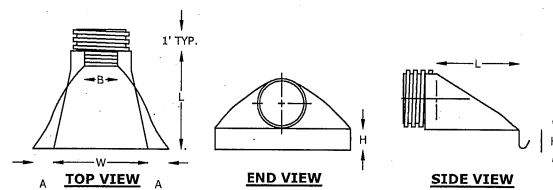
NOTE: PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED OR WITHIN 2" ABOVE.

**DECIDUOUS TREE PLANTING**  
NO SCALE



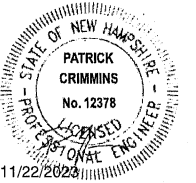
- NOTES:
1. PROVIDE 3 LOOSE STONES FOR ARCH REVIEW. PROVIDE TWO SIZE MOCK UPS EACH 5'0" LENGTH FOR ARCHITECT REVIEW.
  2. IN LOCATIONS WHERE WALL RETAINS, EXTEND WALL STONE 20" BELOW LOWEST FINISH GRADE.

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



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

**HDPE END SECTION DIMENSIONS**  
NO SCALE



**PROPOSED SITE IMPROVEMENTS**

**BOULOS ASSET MANAGEMENT**

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**DETAILS**

SCALE: AS SHOWN

**C-503**