

Civil Site Planning Environmental Engineering

133 Court Street Portsmouth, NH 03801-4413

April 10, 2024

Mark Connors, Director of Planning and Community Development Town of Stratham 10 Bunker Hill Road Stratham, New Hampshire 03885

RE: Nichols Property Tax Map 22, Lot 126 Rear Lovell Road Stratham, NH Altus Project: 5303

Hand delivered with digital copy transmitted to: <u>mconnors@StrathamNH.gov</u>

Dear Mark,

Altus Engineering, LLC (Altus) is pleased to submit an application for a Wetlands Conservation District Conditional Use Permit on behalf of Jonathan Nichols. On February 6th, the Zoning Board of Adjustment granted approval to allow the backlot to be an approved residential building lot.

Following the BOA decision, Altus and Mr. Nichols met with the Fire Chief to discuss the access requirements. The Owner met with the Fire Chief a second time on-site. The design reflects his requirements where the driveway surface will be 13-feet wide with 2-foot-wide shoulders on each side. Additionally, a turnaround area is provided. The Fire Chief requested that the driveway is paved within two years of the Owner obtaining a certificate of occupancy for the home.

A 30-foot wide no cut buffer has been added to the plans per the conditions of the BOA Notice of Decision as well as a note requiring the installation of 10 trees along the northeasterly boundary.

Enclosed please find the following:

- Executed Town of Stratham Conditional Use Permit Application form and Abutters list
- 1 full sized plan set and 8 reduced plans including:
 - Existing Conditions Plan
 - Conditional Use Permit Plan
 - Detail Sheet
- Application fee for the sum of \$75 + \$100 + \$150 + 10 x \$10.00 = \$425.00
- Conditional Use Permit Narrative

We look forward to presenting this project to both the Conservation Commission and the Planning Board.

Please contact me directly should you have any questions.

Respectfully submitted,

Eric D. Weinrieb, PE President

Ecopy: Mike Nichols Doug MacDonald, Esq

wde/5303 cvr ltr cup.docx



TOWN OF STRATHAM

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

CONDITIONAL USE PERMIT APPLICATION

1. APPLICANT & PROPERTY OWNER INFORMA	ATION:					
APPLICANT NAME: Jonathan Nichols						
Phone #: 603-440-1066 Email Addr	ess: nicholsjon18@yahoo.com					
Mailing Address: 26 Lovell Road, Stratham, NH	03885					
PROPERTY OWNER NAME (If different from Applicant):						
Phone #: Email Addr	ess:					
Mailing Address:						
3. PROPERTY/PROJECT INFORMATION:						
Street Address: Rear Lovell Road						
Tax Map: 22 Lot(s): 126 Zoning	District(s): Manufactured Housing Overlay(s):					
Existing Use of Property: Vacant Lot						
2. PROFESSIONAL SUPPORT: (Include additional sheets if necessary.)						
COMPANY NAME: Altus Engineering	Contact: Eric Wweinrieb, PE					
Phone #: 603-433-2335 Email Add	s: eweinrieb@altus-eng.com					
Mailing Address: 133 Court Street, Portsmouth, NH 03801						
COMPANY NAME:	Contact: Joseph W. Noel, CSS, CWS					
Phone #: 207-384-5587 Email Adda	jwnoel@aol.com					
Mailing Address: P.O. Box 174, South Berwick,	ME 03908					
4. CONDITIONAL USE PERMIT INFORMATION						
For the following projects, complete Section 5.A. of this application:	For the following projects, complete Section 5.B. of this application: Wetlands Conservation District – refer to Zoning					
Uses Permitted By Conditional Use Permit – refer to Zoning Ordinance Section 3.6 for details	Ordinance Section 11.4 for details					
Flexible/Mixed Use Development District – refer to Zoning Ordinance Section 3.7.3 for details	Shoreland Protection District – refer to Zoning Ordinance Section 12.7 for details					
Affordable Senior Housing – refer to Zoning Ordinance Section 5.7.2 for details.	For the following projects, complete Section 5.C. of this application:					
Multi-Family, Workforce, and Elderly Affordable Housing – refer to Zoning Ordinance Section 5.8 for details	Sanitary Protection & Septic Ordinance – refer to Zoning					
Residential Open Space Cluster Development – refer to Zoning Ordinance, Section 8 for details.	For the following projects, complete Section 5.B. and 5.D of this application					
Sewage Sludge and Residential Septage Application – refer to Zoning Ordinance Section 14.3.4 for details,	Solar Energy Systems – refer to Zoning Ordinance Section 5.14 for details					
Telecommunication Facilities – refer to Zoning Ordinan Section 19.7 for details.	this application					
	Gateway Commercial Business District – refer to Zoning Ordinance Section 3.8 for details.					

	SCRIPTION OF PROJECT: (Attach a separate sheet if necessary.)
Descrit	be the proposed use or activity that requires a Conditional Use Permit:
	fore the Planning Board considers the approval of an application for a Conditional Use Permit, the Applicant shall ove 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.
	action of a driveway & related site grading to access a proposed single-family residence located outside of wetland
buffer.	
1	

6. Describe if the design of any new buildings or structures or the modification of existing buildings or struct the site will be incompatible with the established character of the neighborhood. Design includes scale, massing of buildings/structures, roof line, materials, colors, etc.	
 Describe if the proposed use of the site, including all related development activities, will preserve the ide natural, cultural, historic, and scenic resources on the site and if the use will degrade such identified resour abutting properties. 	
 Describe if the project will result in a greater diminution of neighboring property values than would be under any other use or development permitted in the underlying zone. 	created
 Describe how the project provides adequate and lawful facilities or arrangements for sewage disposal, solid disposal, water supply, utilities, drainage, and if other necessary public or private services, are approved or a 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 dem municipal and school related services and resources.	and on
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 roa other access ways, and for pipelines, powerlines, and other transmission lines provided that all of the fol conditions are found to exist:	llowing
 Explain how the proposed construction is essential to the productive use of land not within the we conservation district. Due to the shape of the lot and location of the wetland, there are no alternative locations to site the driveway. The caccess to the lot is across easement which is within the buffer. The parcel slopes away from the wetland. We are proposing a driveway graded at approx. 7.5% which traverses the slope rising and moving away from the resource a quickly as possible. The area outside the buffer that is considered for development including yard area, house and system is approximately 43,217 s.f. which is greater than the area of the wetland buffer impact, approximately 18,0 	only as septic

2. Detail how the design and construction methods will minimize detrimental impact to the wetland.

There will be no direct impacts to the adjacent wetland system. Temporary erosion control measures, silt fence barriers and/or stump grindings will be placed at the toe of the work limits to reduce the potential for transport of sediment into the wetlands. The driveway is graded to minimized site grading with the use of a retaining wall. Disturbed areas between the driveway and the wetlands will be seeded with a wetlands conservation seed mix and will be allowed to naturalize.

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.

The project does not include powerlines with the exception of the electrical service to service the residence which will either be overhead or buried in a trench adjacent to the driveway.

4. Detail what alternatives were considered.

The only access to the parcel is through the narrow easement which is adjacent to the wetland system. The driveway could turn north once it reaches the property to avoid some of the buffer impacts. Altus notes that the proposed driveway follows the existing access way. Moving the driveway upslope would require an excessive amount of tree removal and a more invasive site grading design. Following the slope and existing clearing is a reasonable design approach.

5. Explain the economic advantage for the proposed construction. However, please note that economic advantage alone is not reason for proposed construction.

There are no opportunities to access the lot without impacting the buffer. Thus, economic advantage is not the only reason for the proposed construction. Without the impact, the lot has little to no economic value.

5C. 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:

- 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.
- 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.

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.

5D. For Solar Energy System projects complete the following:

1. Will utility connections associated with the solar energy system be placed underground? If any connections will not be provided underground, describe why this accommodation is necessary.

- 2. Will the solar energy system be placed in the rear or side yard of the property? 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:

ignature of Applicant

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.

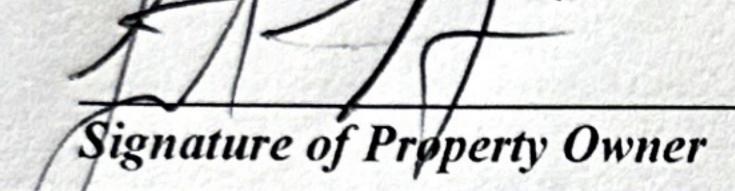
Print Applicant's Name

Signature of Property Owner

Print Property Owner's Name

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.



Print Property Owner's Name

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.

PLEASE DO NOT WRITE BELOW THIS LINE - FOR PLANNING DEPARMENT USE ONLY

Application Received Date: Application Fee: Public Notice Fee: Abutter Notice Fee:

Date of Public Hearing	Notice:		
Check Number:		En series	
Check Amount:			
Check Payor:			R





Civil Site Planning Environmental Engineering

133 Court Street Portsmouth, NH 03801-4413

CONDITIONAL USE PERMIT APPLICATION NARRATIVE

TAX MAP 22, LOT 126 REAR LOVELL ROAD STRATHAM, NH APRIL 3, 2024

On behalf of the Applicant, Jonathon Nichols, Altus Engineering, LLC (Altus) respectfully submits a Wetlands Conditional Use Permit application for the construction of a single-family residence on a vacant lot of record.

The existing lot of record is approximately 1.76-acres in area. It has deeded access across Tax Map 22, Lots 81 & 82. There are no site improvements on the property except for a gravel access from Lovell Road out to the development area. It has been recently cleared. Jonathan Nichols proposes to construct his residence on the property. Although there are no wetlands on the property there are both poorly and very poorly drained wetlands to the south of the property. The proposed driveway and associated grading will impact the Wetland Buffer.

All components of the septic system and house will be sited outside the wetland buffer.

The project meets the objectives and purpose of the Zoning Ordinance:

- The project will not contribute to the pollution of surface and ground water by sewage. The septic system is designed to meet all the Town and State design criteria.
- The project does not have any direct impact on natural wetlands which provide flood protection, recharge to groundwater and the augmentation of stream flow during dry periods.
- The project will not create any unnecessary or excessive expenses for the Town to provide and maintain essential services and utilities which arise because of unwise use of wetlands. In fact, this project will be a tax benefit to the town when the house is constructed.
- The project does not encourage or discourage any uses that can be appropriately and safely located in wetlands.
- The project does preserve wetlands for aesthetic, ecological and flood retention purposes.
- The project preserves and enhances those aesthetic values associated with the Town.

In accordance with Section XI Wetlands Conservation District (Overlay) Section 11.4 Conditional Uses. A Conditional Use Permit may be granted by the Planning Board for the construction of roads and other access ways provided that the following conditions are found to exist:

1. The proposed construction is essential to the productive use of land not within the Wetlands Conservation District and where the upland area considered for development is not smaller than the wetland buffer area being impacted.

Due to the shape of the lot and location of the wetland system, there are no alternative locations to site the driveway. The parcel slopes away from the wetland. We are proposing a driveway graded at approximately 7.5% which traverses the slope rising and moving away from the resource as quickly as possible. The area outside the buffer that is considered for development including yard area, house and septic system is approximately 43,217 SF which is greater than the area of the wetland buffer impact, approximately 18,000 SF.

2. Design and construction methods will be such as to minimize detrimental impact upon the wetland.

There will be no direct impacts to the adjacent wetland system. Temporary erosion control measures, silt fence barriers and/or stump grindings will be placed at the toe of the work limits to reduce the potential for transport of sediment into the wetlands. The driveway is graded to minimized site grading with the use of a retaining wall. Disturbed areas between the driveway and the wetlands will be seeded with a wetland's conservation seed mix.

3. The proposed construction design of powerlines, pipelines, or other transmission lines include provisions for restoration of the site as nearly as possible to its original grade and condition.

The project does not include powerlines with the exception of the electrical service to service the residence which will either be overhead or buried in a trench adjacent to the driveway.

4. No alternative route, which does not cross a wetland or wetland buffer, or has a less detrimental impact on the wetland or wetland buffer, is feasible.

The only access to the parcel is through the narrow easement which is adjacent to the wetland system. The driveway could turn north once it reaches the property to avoid some of the buffer impacts. Altus notes that the proposed driveway follows the existing access way. Moving the driveway upslope would require an excessive amount of tree removal and a more invasive site grading design. Following the slope and existing clearing is a reasonable design approach.

5. Economic advantage alone is not a reason for proposed construction.

There are no opportunities to access the lot without impacting the buffer. Thus, economic advantage is not the only reason for the proposed construction. Without the impact, the lot has little to no economic value.

6. All projects requesting Conditional Use Permits in accordance with Section XI, whether or not a State Wetlands Permit is required, shall submit a narrative outlining best management practices designed to mitigate wetland/wetland buffer impacts such as, but not limited to, low impact development techniques, stormwater design practices, easements or deed restrictions, or on or off-site improvements designed to limit future development of associated project parcels and /or impacts to wetlands or wetland buffers.

A narrative is included in the application package and plans detailing the elements of low impact design techniques including maintenance and protection of the wetland buffer. There will be no direct impacts to the adjacent wetland system.



Photo #1: Looking northwest up driveway.



Photo #2: Looking northwest at edge of wetlands.



Photo #3: Looking northwest at edge of wetlands and property line.



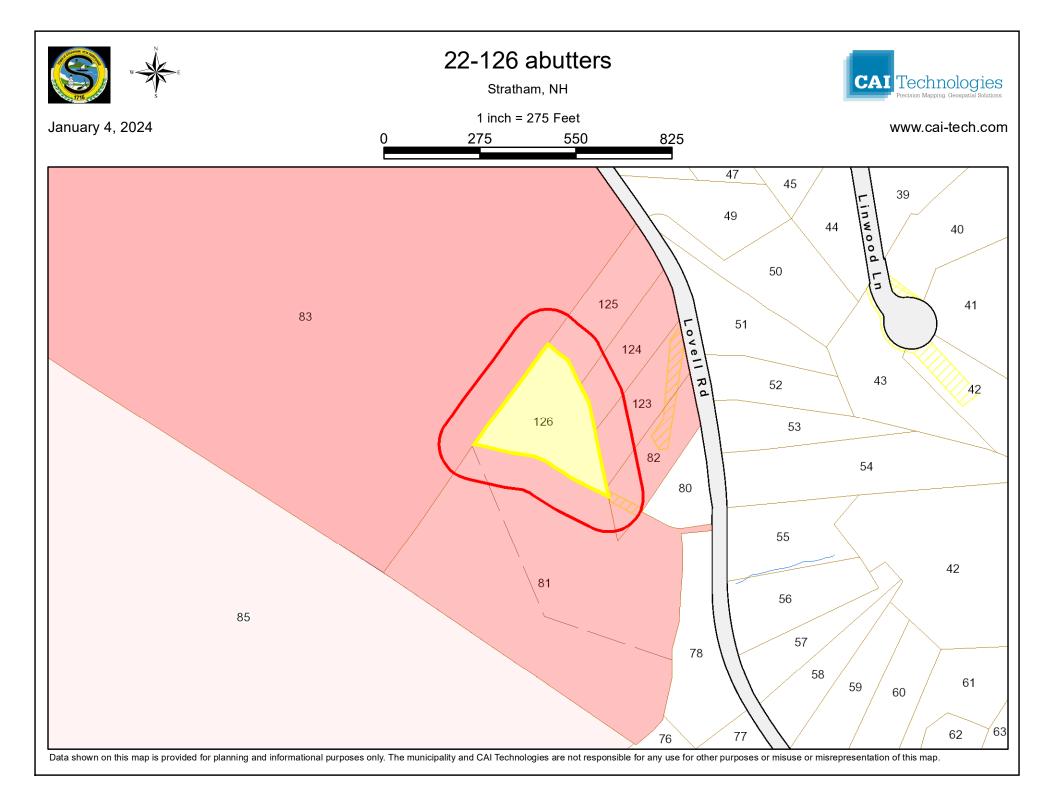
Photo 4: Looking northeast towards proposed leach field location.



Photo #5: Looking westerly at remains of stump pile and wetlands.



Photo #6: Looking southerly along driveway entrance.



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
22	126	Jonathan Nichols	26 Lovell Road	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
Altus Engineering, LLC	Eric Weinrieb, PE	133 Court Street	Portsmouth	NH	03801
Knight Hill Land Surveying Services	Dave Hislop, LLS	34 Old Post Road	Newington	NH	03801
	Joseph W. Noel, CSS, CWS	PO Box 174	South Berwick	ME	03908

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
22	83	Town of Stratham	10 Bunker Hill Avenue	Stratham	NH	03885
22	125	Brian & Amanda Pimentel	8 Lovell Road	Stratham	NH	03885
22	124	Jennifer Hobin & Daniel Mello	10 Lovell Road	Stratham	NH	03885
22	123	Andrew & Alice Diblasi	12 Lovell Road	Stratham	NH	03885
22	82	Andrew & Alice Diblasi	12 Lovell Road	Stratham	NH	03885
22	81	Michael & Kathryn Nichols	PO Box 346	Stratham	NH	03885
22	80	Jonathan Nichols	18 Lovell Road	Stratham	NH	03885
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E # 23038875 12/28/2023 08:05:31 AM Book 6525 Page 744 Page 1 of 3 Register of Deeds, Rockingham County

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 LCHIP
 ROA667248
 25.00

 RECORDING
 18.00

 SURCHARGE
 2.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, JONATHAN NICHOLS and KIM TESSIER, both having an address of 18 Lovell Road, Stratham, New Hampshire 03885, for consideration paid, grants to, JONATHAN NICHOLS, an individual having an address of 18 Lovell Road, Stratham, New Hampshire 03885, with QUITCLAIM Covenants, the following described property:

A certain tract or parcel of land located on the westerly side of Lovell Road in the Town of Stratham, County of Rockingham, and State of New Hampshire, and shown on "Plan of Lands & Connective Easement for Land Owned by Robert L. Godfrey, Sr. known as Tax Map 22 Lot 80 located along 18 Lovell Road Stratham, N.H. Rockingham County," dated May 2014, prepared by Knight Hill Land Surveying Services, Inc. and recorded in the Rockingham County Registry of Deeds as Plan D-39270, as more particularly bounded and described below:

Beginning at an iron pipe on the Westerly side of Lot 82 thence running N 03° 34'14" E a distance of 149.95 feet to an iron pipe; thence turning and running N 11°14'19" W a distance of 53.34 feet to an iron pipe; thence turning and running N 11°14'19" W a distance of 53.34 feet to an iron pipe; thence turning and running N 11°18'09" W a distance of 78.86 feet to an iron pipe; thence turning and running N 36° 06'21" W a distance of 71.15 feet to a drill hole; thence turning and running S 54°51'32" W a distance of 18.33 feet to a drill hole; thence turning and running S 51°20'49" W a distance of 103.62 feet to a drill hole set; thence turning and running S 51°12'14" W a distance of 148.15 feet to a drill hole set; thence turning and running S 51°12'14" W a distance of 92.00 feet to a drill hole set; thence turning and running S 66°19'27" E a distance of 112.25 feet to a drill hole set; thence turning and running S 670.00 feet and a delta of 5°10'48"; thence turning and running S 43°33'28" E a distance of 43.65 feet to a curve to the left with a length of 67.24 feet, radius of 550.00 feet and a delta of 7°00'17"; thence turning and running S 50°33'45" E a distance of 88.15 feet to a point; thence turning and running S 50°33'45" E a distance of 88.15 feet to a point; thence turning and running S 50°33'45" E a distance of 88.15 feet to a point; thence turning and running s 50°33'45" E a distance of 88.15 feet to a point; thence turning and running s 50°33'45" E a distance of 88.15 feet to a point; thence turning and running s 50°33'45" E a distance of 88.15 feet to a point; thence turning and running s 50°33'45" E a distance of 88.15 feet to a point; thence turning and running s 50°33'45" E a distance of 88.15 feet to a point; thence turning and running s 50°33'45" E a distance of 88.15 feet to a point; thence turning and running s 50°33'45" E a distance of 88.15 feet to a point; thence turning and running s 50°33'45" E a distance of 88.15 feet to a point; thence turning and running s 50°33'45" E a distance of 88.1

running N $03^{\circ}30'16"$ E a distance of 18.12 feet to the point of beginning. Containing an area of 76.519 square feet / 1.7566 acres.

Also including all right, title and interest in and to that certain 25' wide access easement to connect Godfrey Properties described in Easement Deed recorded in the Rockingham County Registry of Deeds on April 4, 2014, at Book 5522, Page 2063.

Meaning and intending to describe and convey Parcel II conveyed to the Grantors by deed of Kim Tessier dated April 17, 2022 and recorded in the Rockingham County Registry of Deeds in Book 6421, Page 1081.

This is not homestead property of the Grantors.

No title search was requested or performed for this transfer.

This conveyance is exempt from real estate transfer tax pursuant to NH RSA 78-B:2 IX.

Signature Page to Follow

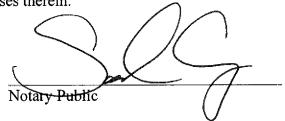
Executed this 20th day of December 2023.

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STATE OF NEW HAMPSHIRE COUNTY OF ROCKINGHAM

On this 20th day of December 2023, personally appeared the above-named Jonathan Nichols known to me or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and who acknowledged and attested that he knowingly and voluntarily executed the same for the purposes therein.



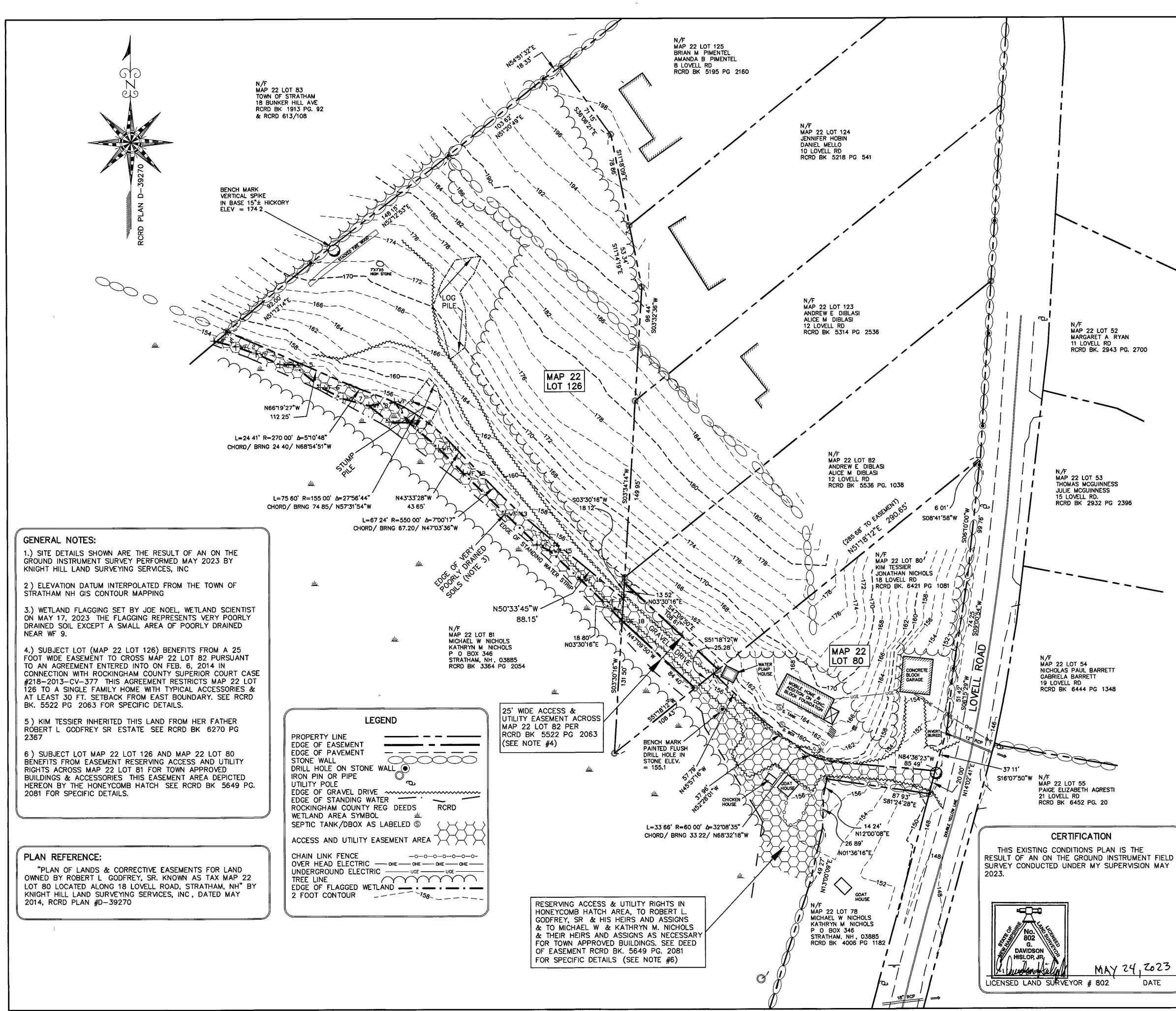


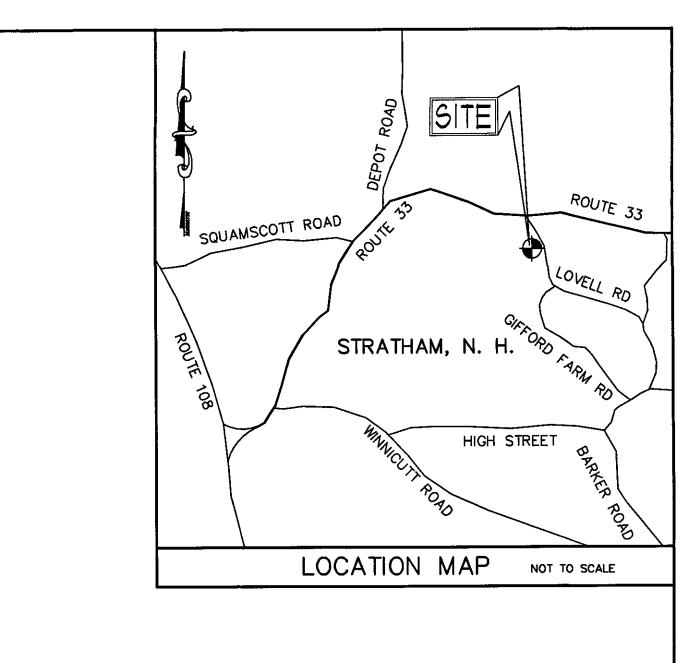
STATE OF NEW HAMPSHIRE COUNTY OF ROCKINGHAM

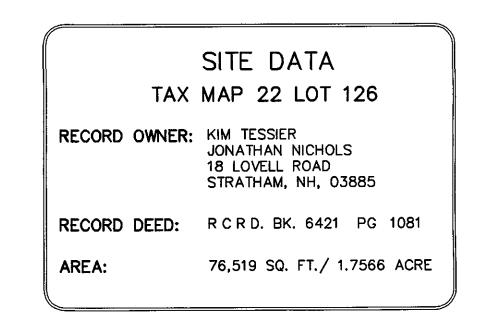
On this 20th day of December 2023, personally appeared the above-named Kim Tessier known to me or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and who acknowledged and attested that she knowingly and voluntarily executed the same for the purposes therein.



Notary Public







EXISTING CONDITIONS PLAN

for

PLANNING SINGLE FAMILY HOME on LAND OWNED by JONATHAN NICHOLS & KIM TESSIER

known as

TAX MAP 22 LOT 126 located at 18 LOVELL ROAD STRATHAM, N. H.

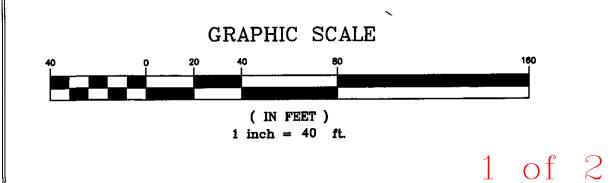
ROCKINGHAM COUNTY

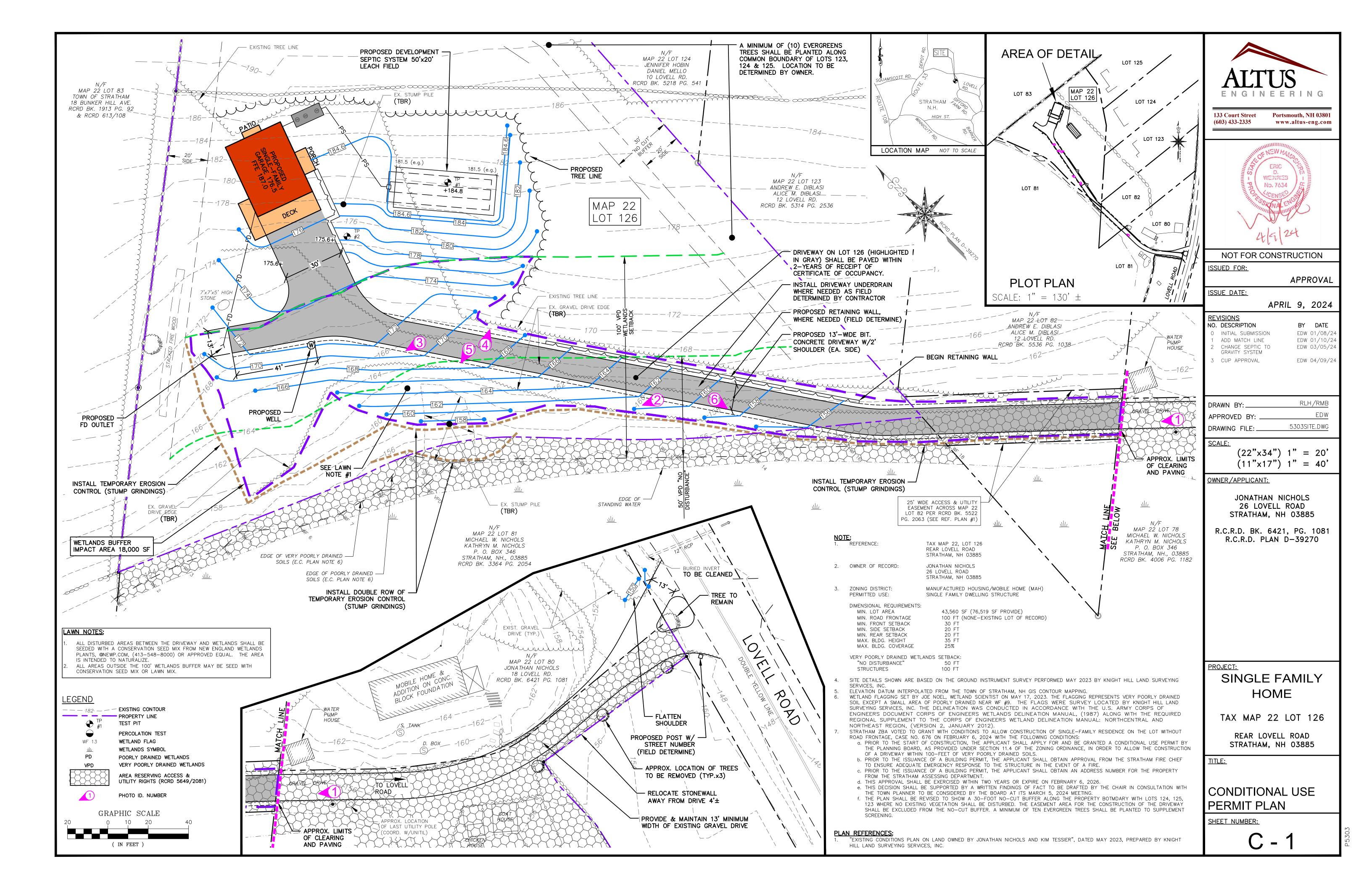
DATE MAY, 2023 SCALE: 1" = 40' PROJECT # 1705EXCOND

PREPARED FOR: MICHAEL W. NICHOLS JONATHAN NICHOLS 26 LOVELL RD. STRATHAM, NH, 03885 mike nichols4@comcast.net

DATE

PREPARED BY: KNIGHT HILL LAND SURVEYING SERVICES, INC C/O DAVID HISLOP 34 OLD POST RD. NEWINGTON, NH, 03801 603-436-1330 dave@khlandsurveying com





SEDIMENT AND EROSION CONTROL NOTES

PROJECT NAME AND LOCATION SINGLE FAMILY RESIDENCE

JONATHAN NICHOLS REAR LOVELL ROAD STRATHAM, NEW HAMPSHIRE 03885

TAX MAP 22 LOT 126 LONGITUDE: 70°53'01" W

LATITUDE: 43°02'12" N

<u>OWNER / APPLICANT:</u>

JONATHAN NICHOLS 18 LOVELL ROAD STRATHAM, NEW HAMPSHIRE 03885

DESCRIPTION

The project consists of the development of the lot for the construction of a single-family residential home along with associated site improvements.

DISTURBED AREA

The total area to be disturbed for the redevelopment improvements is approximately 30,100 S.F. (±0.69 acres).

PROJECT PHASING

The proposed project will be completed in one phase.

NAME OF RECEIVING WATER

The site drains overland to the unknown wetland.

SEQUENCE OF MAJOR ACTIVITIES

- 1. Install temporary erosion control measures including silt fences, stabilized construction entrance and inlet sediment filters as noted on the plan. All temporary erosion control measures shall be maintained in good working condition for the duration of the project. 2. Strip loam and stockpile.
- 3. Site features as shown on plan.
- 4. Rough grade site including placement of borrow materials.
- 5. Construct utilities & pavement base course materials.
- 6. Loam (6" min) and seed all disturbed areas not paved or otherwise stabilized. 7. Install pavement
- 8. When all construction activity is complete and site is stabilized, remove all temporary erosion control measures and any sediment that has been trapped by these devices.

TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "New Hampshire Stormwater Manual, Volumes 1 - 3", issued December 2008, as amended. As indicated in the sequence of Major Activities, the silt fences shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area, silt fences and any earth/dikes will be removed once permanent measures are established.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through hay bale barriers, stone check dams, and silt fences. All storm drain inlets shall be provided with hay bale filters or stone check dams. Stone rip rap shall be provided at the outlets of drain pipes and culverts where shown on the drawings.

Stabilize all ditches, swales, & level spreaders prior to directing flow to them.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion and sediment control measures shall be maintained until permanent vegetation is established

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

A. GENERAL

- These are general inspection and maintenance practices that shall be used to implement the plan:
- 1. The smallest practical portion of the site shall be denuded at one time.
- 2. All control measures shall be inspected at least once each week and following any storm event of 0.25 inches or areater 3. All measures shall be maintained in good working order; if a repair is necessary, it will be
- initiated within 24 hours. 4. Built-up sediment shall be removed from silt fence or other barriers when it has reached one-third the height of the fence or bale, or when "bulges" occur.
- 5. All diversion dikes shall be inspected and any breaches promptly repaired.
- 6. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy arowth. 7. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance
- with the Plans.
- 8. An area shall be considered stable if one of the following has occurred: a. Base coarse gravels have been installed in areas to be paved;
- b. A minimum of 85% vegetated growth as been established;
- c. A minimum of 3 inches of non-erosive material such as stone of riprap has been installed; — or d. Erosion control blankets have been properly installed.
- 9. The length of time of exposure of area disturbed during construction shall not exceed 45 days.
- B. MULCHING

Mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

- 1. Timing In order for mulch to be effective, it must be in place prior to major storm
- events. There are two (2) types of standards which shall be used to assure this: a. Apply mulch prior to any storm event. This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
- b. Required Mulching within a specified time period. The time period can range from 21 to 28 days of inactivity on a area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

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

2.	Guidelines for Winter Mulch	Application –
	<u>Type</u> Hay or Straw	<u>Rate per 1,000 s.f.</u> 70 to 90 lbs.
	Wood Chips or Bark Mulch	460 to 920 lbs.
	Jute and Fibrous Matting (Erosion Blanket	As per manufacturer Specifications
	Crushed Stone 1/4" to 1-1/2" dia.	Spread more than 1/2" thick
	Erosion Control Mix	2" thick (min)

- 3. Maintenance All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.
- C. TEMPORARY GRASS COVER
- 1. Seedbed Preparation -Apply fertilizer at the rate of 600 pounds per acre of 10-10-10. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of three (3) tons per acre.
- 2. Seeding -
- a. Utilize annual rye grass at a rate of 40 lbs/acre. b. Where the soil has been compacted by construction operations, loosen soil to a depth of
- two (2) inches before applying fertilizer, lime and seed.
- fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.
- 3. Maintenance -

Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

- D. FILTERS
- 1. Sequence of Installation -Sediment barriers shall be installed prior to any soil disturbance of the contributing upslope
- drainage area.
- 2. Maintenance a. Silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water, the sediment barriers shall be replaced with a temporary stone check dam.
- b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.
- a. Sediment deposits must be removed when deposits reach approximately one-third (1/3) the height of the barrier.
- b. Any sediment deposits remaining in place after the silt fence or other barrier is no longer
- structure.

E. PERMANENT SEEDING -

- 1. Bedding stones larger than $1^{1/2}$, trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 5" to prepare a seedbed and mix fertilizer into the soil.
- 2. Fertilizer lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:

Agricultural Limestone @ 100 lbs. per 1,000 s.f. 10-20-20 fertilizer @ 12 lbs. per 1,000 s.f.

3. Seed Mixture (recommended):

<u>Type</u> Tall Fescue	<u>Lbs. / Acre</u> 24	<u>Lb:</u> 0.5
Creeping Red Fescue	24	0.5
Total	48	1.1

Seed Mixture (For slope embankments): Grass Seed: Provide fresh, clean, new-crop seed complying with tolerance for purity and germination established by Official Seed Analysts of North America. Provide seed mixture composed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified:

TypeMinCreeping Red Fescue (c)96Perennial Rye Grass (a)98Redtop95Alsike Clover97	<u>ity (%)</u> 6erminat 85 90 80 90(e)	<u>i</u>
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- a. Ryegrass shall be a certified fine-textured variety such as Pennfine, Fiesta, Yorktown, Diplomat, or equal.
- b. Fescue varieties shall include Creeping Red and/or Hard Reliant, Scaldis, Koket, or Jamestown.

Use and Comments Must be dry and free from mold. May be used with plantings.

Used mostly with trees and shrub plantings.

Used in slope areas, water courses and other Control areas

Effective in controlling wind and water erosion

* The organic matter content is between 80 and 100%, dry weight basis. * Particle size by weight is 100% passing a 6"screen and a minimum of 70 %, maximum of 85%, passing a 0.75" screen. * The organic portion needs to be fibrous and elongated.

* Large portions of silts, clays or fine sands are not acceptable in the mix. * Soluble salts content is less than 4.0

mmhos/cm. * The pH should fall between 5.0 and 8.0.

c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and

required shall be removed. The area shall be prepared and seeded.

c. Additional stone may have to be added to the construction entrance, rock barrier and riprap lined swales, etc., periodically to maintain proper function of the erosion control

<u>os. / 1,000 sf</u>

Kg./Hectare <u>ion (%)</u> <u>(Lbs/Acre)</u> 45 (40) 35 (30) 5 (5) 5 (5) Total 90 (80)

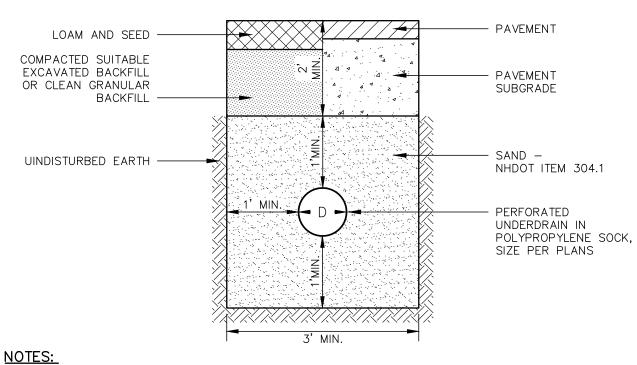
INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (CON'T)

4. Sodding - sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt), etc.

WINTER CONSTRUCTION NOTES

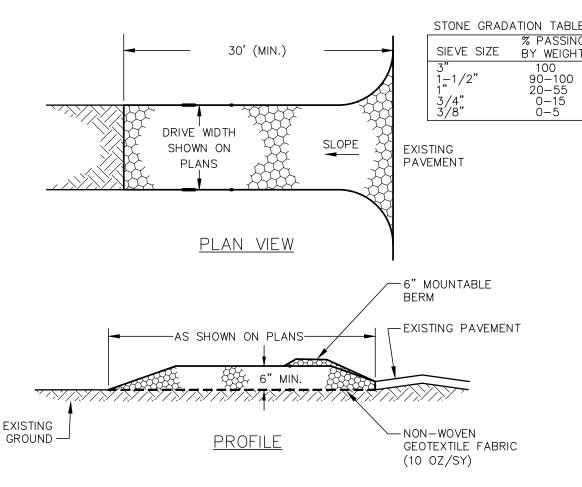
1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and elsewhere seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt events;

- 2. All ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions; and
- 3. After November 15th, incomplete road or parking surfaces where work has stopped for the winter season shall be protected with a minimum of 3 inches of crushed gravel per NHDOT Item 304.3.



1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS. 2. NEW ROADWAY CONSTRUCTION SHALL CONFORM WITH PROJECT AND TOWN SPECIFICATIONS. 3. ALL MATERIALS ARE TO BE COMPACTED TO 95% OF ASTM D-1557.

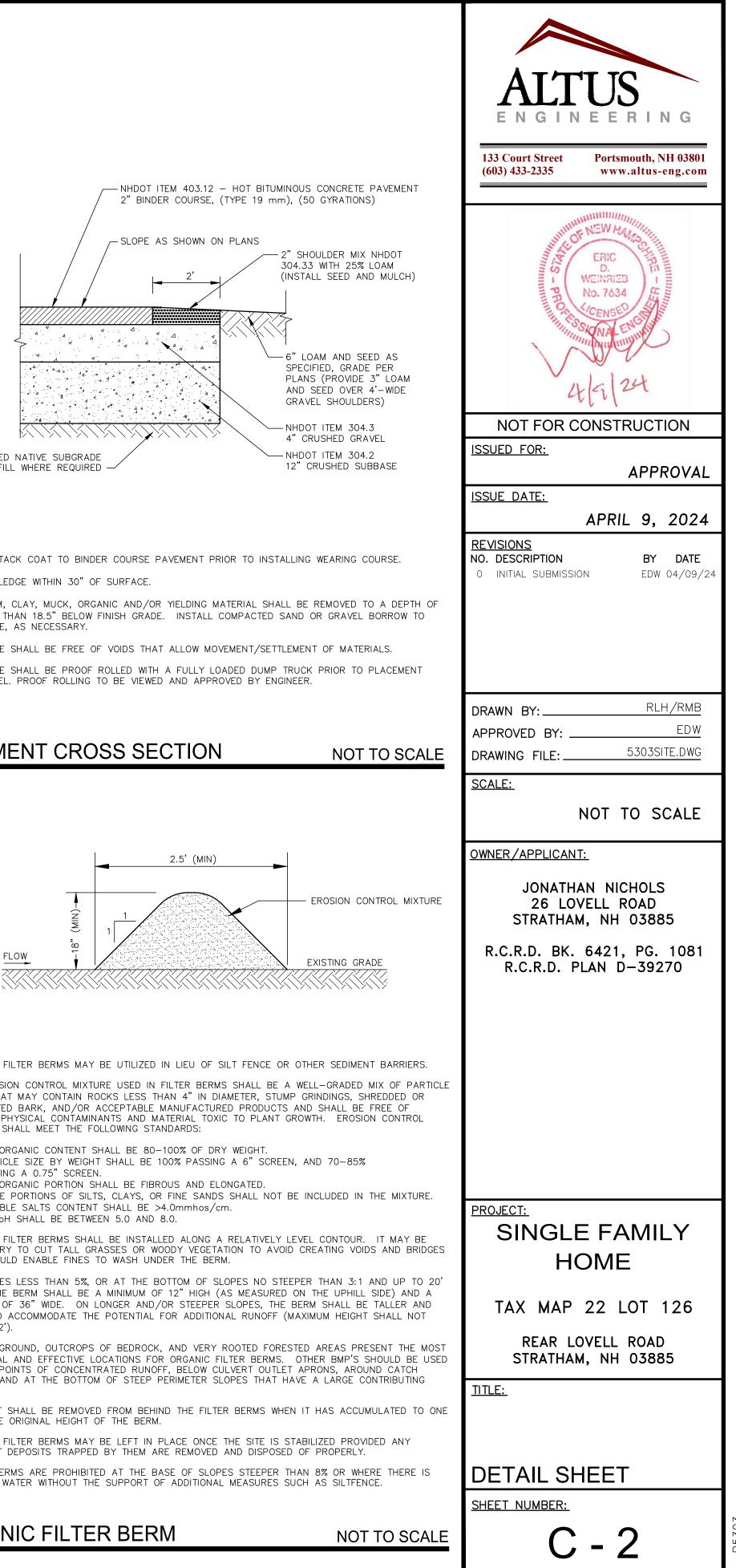
UNDERDRAIN TRENCH



CONSTRUCTION SPECIFICATIONS

- 1. <u>STONE SIZE</u> NHDOT STANDARD STONE SIZE #4 SECTION 703 OF NHDOT STANDARD.
- 2. <u>LENGTH</u> DETAILED ON PLANS (50 FOOT MINIMUM).
- 3. THICKNESS SIX (6) INCHES (MINIMUM).
- 4. <u>WIDTH</u> FULL DRIVE WIDTH UNLESS OTHERWISE SPECIFIED.
- 5. <u>FILTER FABRIC</u> MIRAFI 600X OR EQUAL APPROVED BY ENGINEER.
- 6. <u>SURFACE WATER CONTROL</u> ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- 7. MAINTENANCE THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- 8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- 9. STABILIZED CONSTRUCTION EXITS SHALL BE INSTALLED AT ALL ENTRANCES TO PUBLIC RIGHTS-OF-WAY, AT LOCATIONS SHOWN ON THE PLANS, AND/OR WHERE AS DIRECTED BY THE ENGINEER

STABILIZED CONSTRUCTION EXIT

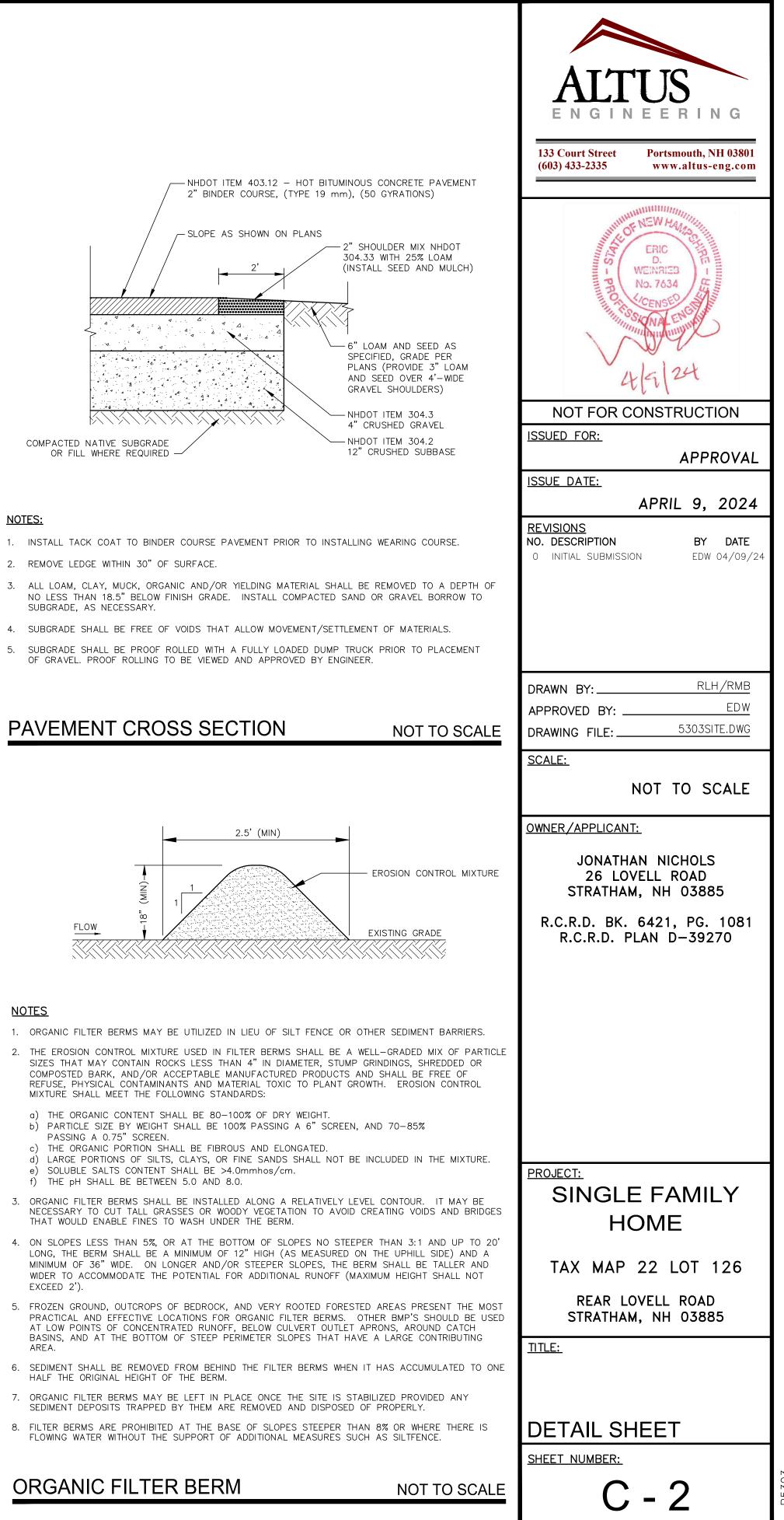


COMPACTED NATIVE SUBGRADE

NOTES:

NOT TO SCALE

- SUBGRADE, AS NECESSARY.



<u>NOTES</u>

- EXCEED 2').
- ARFA

NOT TO SCALE