



**LEBANON PLANNING BOARD
JANUARY 23, 2023 - 6:30 PM
COMMUNITY ROOM - KILTON LIBRARY - 80 MAIN ST,
WEST LEBANON
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

2. Public Hearing Items

- A. **CP Centerra LLC, 12 Centerra Parkway (Tax Map 10, Lot 11, Plot 100), zoned IND-L:** Request for Site Plan Review to construct a +/- 2,273 sq. ft. restaurant with a drive through (Starbucks) together with associated site improvements. PB2022-45-SPR - **Continued from December 19, 2022**
- B. **Altaria Lebanon Park, LLC, NH Route 120 & Cavendish Court (Tax Map 10, Lots 26-34), zoned IND-L:** Pursuant to Section 7.13 of the Subdivision Regulations, Applicant requests approval to construct the 11-lot Altaria Planned Business Park development in phases. **PB2022-53-FMAJA - Continued from January 9, 2023**
- C. **Upper Valley Technology Park, LLC, 0 Plainfield Road (Tax Map 131, Lot 3), zoned IND-L:** Request for Site Plan Review to construct a +/-9,400 sq. ft. building for a proposed equipment and machinery sales, rental and service use, together with associated site improvements. The building and improvements will be located on lot 2 (110 Airpark Road) of a proposed 3-lot industrial planned unit development (PB2022-51-CUPMIN). Applicant also requests a Conditional Use Permit per Section 303.4 of the Zoning Ordinance to allow a proposed outdoor storage area to occupy an area greater than 20 percent of the footprint area of the proposed principal building. **PB2022-52-SPR**
- D. **Amendments to the Site Plan Review Regulations:** The Lebanon Planning Board will hold a public hearing for the purpose of receiving input and taking action on proposed amendments to Sections 3.1 and 3.2 of the Site Plan Review Regulations to modify the minor site plan jurisdictional thresholds and review procedures. Copies of the proposed amendments are available for review at the Planning and Development Department and will be made available online at the City's website, lebanonnh.gov.

3. Committee Reports

- A. **Planning Board Subcommittees:**
 - Planning Board Capital Improvement Program
 - Planning Board Development Regulations Update

- B. **City Council Subcommittees:**
 - Class VI Roads Advisory Committee
 - Lebanon Energy Advisory Committee
- C. **Other Subcommittees:**
 - City Council Representative
 - Heritage Commission
 - Pedestrian & Bicyclist Advisory Committee
 - Upper Valley Lake Sunapee Regional Planning Commission
 - UV SubCommittee of the Connecticut River Joint Commissions
 - Upper Valley Transportation Management Association
 - Mascoma River Local Advisory Committee
 - West Lebanon Revitalization Advisory Committee
 - Planning & Development Department – Task Status
- 4. **Other Business**
 - A. Potential disposition of city-owned parcels for housing - Continued from January 9, 2023
 - B. Zoning Amendments Ballot Amendments concise statements
- 5. **Approval of Minutes**
 - A. December 19, 2022
- 6. **Study Items**
 - A. CIP Process
- 7. **Adjournment**

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so by going to LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

January 19, 2023 Meeting

Staff Memorandum – PB2022-52-SPR

APPLICATION INFORMATION

Agenda Item: 2.C

Application ID: PB2022-52-SPR

Application Type:

Site Plan Review to construct a +/- 9,400 sq. ft. building for a proposed equipment and machinery sales, rental and service use, and a Conditional Use Permit per Section to allow an outdoor storage area

Property Location & Tax Map

Currently part of 0 Plainfield Road (Tax Map 131, Lot 3)

Applicant/Property Owner:

Upper Valley Technology Park, LLC

Zoning District:

Light Industrial (IND-L)

Future Land Use Map: Industrial

Property Size:

+/-6.3 acres (per approved subdivision plat, PB2022-51-CUPMIN)

Overlay Districts:

- Wetlands Conservation District

LEGAL NOTICE

Upper Valley Technology Park, LLC, 0 Plainfield Road (Tax Map 131, Lot 3), zoned IND-L: Request for Site Plan Review to construct a +/-9,400 sq. ft. building for a proposed equipment and machinery sales, rental and service use, together with associated site improvements. The building and improvements will be located on lot 2 (110 Airpark Road) of a proposed 3-lot industrial planned unit development (PB2022-51-CUPMIN). Applicant also requests a Conditional Use Permit per Section 303.4 of the Zoning Ordinance to allow a proposed outdoor storage area to occupy an area greater than 20 percent of the footprint area of the proposed principal building. PB2022-52-SPR

PLANS AND APPLICATION MATERIALS

- ▶ Application form
- ▶ Letter dated November 14, 2022, from Adam Morse, PE, of Engineering Ventures, PC (project narrative, 2 pages)
- ▶ Application for Conditional Use Permit Support Statement
- ▶ Application for Waivers, dated November 10, 2022 (2 pages)
- ▶ Application for Waivers, dated December 27, 2022 (2 pages)
- ▶ Site Plan Review Regulations Technical Checklist dated November 2, 2022 (10 pages)
- ▶ Letter dated December 27, 2022, from Adam Morse, PE, of Engineering Ventures, PC (response to staff comments, 7 pages)
- ▶ Plan sheet titled, "Overall Site Plan (color rendering)," dated December 2, 2022, prepared by Park Architecture, PA#2207
- ▶ Floor plans and architectural renderings dated December 27, 2022, prepared by Michael Petrovick Architects, PLLC, project number 20220027 (3 sheets)
- ▶ Plan set titled, "Milton Rents, Airpark Rd.," prepared by Engineering Ventures, PC, dated December 27, 2022, last revised November 2, 2022, EV Project #22092 (19 sheets)

On file at the Planning and Development Department and available for review upon request:

- ▶ Drainage Analysis report for "Milton Rents – Airpark Rd.," dated November 14, 2022, prepared by Engineering Ventures, PC, EV Project # (drainage report; 76 pages)
- ▶ Lighting specifications by Eaton and Cooper Lighting Solutions, (17 pages)

COMPLETENESS REVIEW

In order to accept jurisdiction and commence review of the applicant's proposal, the Planning Board must first determine that the application is complete. See NH RSA 676:4, I(c)(1) and Section 4.7.C.2 ("Initial Completeness Determination") of the Site Plan Review Regulations. The Planning and Development Department has reviewed the application for compliance with the Site Plan Review Regulations and recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

STAFF COMMENTS**PLANNING**

Additional comments to follow.

I. SITE PLAN REVIEW REGULATIONS:

The proposed development constitutes a "major change" to the property (as that term is defined in Article II of the Site Plan Review Regulations) and, therefore, requires Site Plan Review by the Planning Board and demonstration of compliance with the Article V submission requirements and Article VI design requirements.

Waiver Requests

Pursuant to Section 7.1 ("Waiver of Regulations"), the applicant has requested waivers from certain provisions of Article V ("Submission Requirements") and Article VI ("Design and Construction Requirements") of the Site Plan Review Regulations. Please see attached Application for Waivers for a discussion of each.

Pursuant to Section 7.1 of the Site Plan Review Regulations, the Board may grant a waiver of any part of the Regulations if it finds, by majority vote, that either:

- A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations; or
- B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

The applicant's basis for each waiver request is described in the attached Application for Waivers. Note that the granting of a waiver from a design requirement does not relieve an applicant from making the improvements that are depicted on the approved site plan, even if the depicted improvement would have been covered by the waiver had it not been included on the approved site plan.

SECTION 5 – SUBMISSION REQUIREMENTS

5.1 (Drawings and Other Submittals): The applicant has provided the attached materials pursuant to the submission requirements of Section 5.1 of the Site Plan Review Regulations. Please see the attached Application for Waivers for an explanation of the requested waivers.

SECTION 6 – DESIGN AND CONSTRUCTION REQUIREMENTS

6.9 (Premature and Scattered Development): This section provides that the Planning Board “may disapprove a site plan application that proposes development that is scattered or premature, so as to involve danger or injury to health, safety, or prosperity of the community. For purposes of this section, a development shall be considered scattered or premature if it will cause, or poses an undue risk of causing, a substantial or appreciable adverse impact upon any of the factors or parameters set forth in the General or Specific Purposes of Site Plan Review, as outlined in Sections 1.4 and 1.5 of these Regulations.” Staff does not recommend a finding that the proposed development is scattered and premature as such a finding would appear to be without basis.

6.10 (Additional Regulations for the Lebanon Downtown District): *Not applicable.*

II. ZONING ORDINANCE:

Pursuant to a recent amendment to the Zoning Ordinance adopted by the City Council on January 18, 2023, the proposed use is permitted within the Light Industrial District, per Section 303.2 of the Zoning Ordinance.

Additional comments to follow.

CITY ASSESSOR

No comment at this time.

BUILDING INSPECTOR

No comment at this time.

ENGINEERING/PUBLIC WORKS

Comments to follow.

FIRE DEPARTMENT

No comment at this time.

POLICE DEPARTMENT

No comment at this time.

STAFF RECOMMENDATIONS

If the Planning Board moves to approve this request, then based on the information reviewed by City staff, the Planning and Development Department recommends that the Planning Board approve the application with the conditions noted below (additional comments to follow):

Conditions to be Satisfied Prior to Any Construction Activities

1. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations.
2. The applicant shall obtain or update (if appropriate) any required State approvals, including but not limited to:
 - a. NHDES wetlands permit, if necessary

3. All water and sewer fees shall be paid as set forth in City Code Chapter 68.

Conditions to be Satisfied Prior to the Issuance of a Certificate of Completion

4. All improvements depicted on the plan shall be completed, and shall be constructed as depicted on the approved plan, including any modifications to the plan as may be approved by the Planning Board in accordance with the Subdivision Regulations and Site Plan Review Regulations.

General Conditions

5. All required landscape plantings shall meet the minimum size requirements for such plantings set forth in Section 6.2.B of the Site Plan Review Regulations at the time of installation.
6. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.
7. The property owner is responsible for the maintenance and operation of the stormwater management system in accord with the O&M plan, and such responsibility shall run with the land. (Section 6.6.H.2.b of the Site Plan Review Regulations).

Attachments

cc: Upper Valley Technology Park, LLC
Milton Cat (co-applicant)
Adam Morse, PE, Engineering Ventures PC
File

**CITY OF LEBANON
APPLICATION FOR**

SPECIAL EXCEPTION	☐	☒	SITE PLAN REVIEW
VARIANCE	☐	☐	SUBDIVISION
MOTION FOR REHEARING	☐	☐	LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☒	CONDITIONAL USE PERMIT

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: Upper Valley Technology Park LLC TEL.#: 802-764-2330

MAILING ADDRESS: 277 Blair Rd. Suite 130, Williston, VT 05495

E-MAIL ADDRESS: dwells@dewconstruction.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Milton Cat (Brad Farrin) TEL.#: 508-958-6111

MAILING ADDRESS:

E-MAIL ADDRESS: brad_farrin@miltoncat.com

PROJECT LOCATION:

TAX MAP #: 131 LOT#: 3 PLOT #: ZONE:

STREET ADDRESS OF PROJECT: 0 Plainfield Rd. West Lebanon, NH 03784

IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☒ YES ☐ NO **HISTORIC DISTRICT** ☐ YES ☒ NO
FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

9,400 sqf. retail and equipment service building, outdoor construction equipment display and rental; construction of two drive accesses, gravel equipment display area, public and private utility connections, drainage improvement.

TYPE OF OCCUPANCY:

EXISTING ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☒ INDUSTRIAL
PROPOSED ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☒ INDUSTRIAL

IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC**

USE: Construction rental, service, and retail company

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on 11/10/22, 2022, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY

OWNER: Donald Webb MEMBER

DATE: 11/10/22

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY

OWNER:

DATE: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #

November 14, 2022

Lebanon Planning Board
City of Lebanon
51 North Park Street
Lebanon, NH 03766

**Re: Milton Rents
Airpark Rd.
Subject parcel 131-3
IND-L Zone
Site Plan Review Request**

Dear Lebanon Planning Board,

On behalf of Upper Valley Tech Park, LLC and Milton Rents, we are pleased to submit the enclosed materials and request Site Plan Review at the December 12, 2022, hearing for the above referenced project. The Owner and Applicant proposes to construct a 9,400 sf equipment rental, retail and service building and approximately 30,000 sf outdoor equipment display area. The project will be located on Lot 2 of the Upper Valley Tech Park Minor Subdivision. This lot will be created upon approval of the Upper Valley Tech Park PUD and three lot Minor Subdivision which are concurrent with this application.

The subject property will contain 6.29 acres including a 0.8-acre open space under Milton Rents ownership with an access easement. The existing site is vacant wooded land. There is a wetland complex to the west and south of the proposed development. The lot slopes towards the northeast with slopes of approximately 6%. Future Lot 2 will have approximately 490 ft. of frontage along Airpark Rd.

The proposed building consists of a loading dock on the south side for tractor trailer access, three service bays on the west half of the building for servicing of equipment and a retail and warehouse area on the east end. Site improvements will involve construction of two drive accesses, a loading area designed for WB-67 interstate tractor trailer maneuverability. There will also be 20 ft. wide concrete aprons outside of the service bay garages to create a resistant surface for moving equipment into the bays. Two parking areas will be provided for a total site capacity of 19 vehicles including one ADA van accessible space. It is expected that the facility will have 8 to 12 employees. Accessible entrances will be provided at the front and rear of the building with sidewalk access along the parking areas. Public and private utility services will run along the new northern drive access and tie into the existing utilities in Airpark Rd. The service bays will have drains that connect to an oil and grit separator exterior to the building which will connect to the sanitary sewer. Underground power will be run to a new transformer on the south side of the building from the east side of Airpark Rd. A retaining wall will be constructed along the south end of the site to allow adequate grades for truck loading activities. There will be a diesel tank along the west end of the building and a 1,990-gallon propane tank to the

northeast of the building. A dumpster enclosure is proposed in the northwest corner of the loading area.

Landscape improvements have been designed for the site to meet section 6.2 of the site plan regulations with the exceptions of two waivers being requested from sections 6.2D and 6.2B.1. Lighting improvements have been designed in accordance with section 6.7 of the Site Plan Regulations.

Stormwater treatment will be achieved through construction of a gravel wetland on the far north end of the lot. Drainage will be collected in a series of catch basins which drain to a sediment forebay which discharges to the gravel wetlands. The equipment display area will drain overland to a sediment forebay along the north end of the display area which discharges to the gravel wetland complex. A portion of site run-on will be collected in a catch basin at the west end of the retaining wall while the rest of site run on from the west will be directed around the site by a grass swale. A culvert is proposed under the south drive access. The site is subject to NHDES Alteration of Terrain Permitting and a 2022 EPA Construction General Permit.

Wetland disturbance area with this project is expected to be approximately 1,500 sf which qualifies the project for a minimal impacts permit.

We look forward to presenting this project to you at the December 12th hearing. If you have any questions or comments or require any additional information prior to the hearing, please give our office a call.

Sincerely,
ENGINEERING VENTURES, PC



Adam Morse, PE
Project Manager

cc: (via email): Brad Farrin, Don Wells, Kevin Worden, Jeff Hytinen



City of Lebanon, New Hampshire

APPLICATION FOR CONDITIONAL USE PERMIT

SUPPORT STATEMENT

Office Use Only Date Received: _____ Application No.: _____

I. APPLICATION CHECKLIST

- [Application form](#)
- [Public Hearing Notification List](#)
- [Filing fee](#)
- *This form, including written responses to the Section 302.4.D requirements, outlined below*
- *A site plan*
- *Optional: photos and any other materials in support of your application*

II. PROJECT DESCRIPTION

I (we) hereby request a Conditional Use Permit as provided for in Article(s) III, Section(s) 303.5, of the Lebanon Zoning Ordinance.

Please describe your proposed project with as much detail as possible. You can respond in the space provided below or on a separate sheet of paper.

Construction of a new 9,400 sf building for the transfer, repair, servicing, rental and maintenance of
equipment and vehicles including a retail sales showroom where related equipment, materials, parts and
vehicles are sold. The building will also contain a warehouse area for the storage of materials, parts and
equipment. Site improvements include: construction of two drive accesses, gravel equipment and
vehicle display area, public and private utility connections, drainage improvements.

III. CONDITIONAL USE PERMIT CRITERIA

In order to obtain a Conditional Use Permit, you must demonstrate to the Planning Board that the proposal satisfies the applicable criteria set forth in Sections A and B below. You must address each criteria in the space provided or on a separate sheet of paper.

A. Specific Criteria

The Conditional Use Permit is authorized by Article III, Section 303.5 of the Zoning Ordinance which requires the applicant to demonstrate that *(please address any criteria set forth in the Zoning Ordinance that specifically apply to your proposed use or project)*:

An 1,800sf retail sales showroom area is requested in the building. This equates to 19% of the building
footprint, therefore the request meets section 303.5 criteria for a conditional use.

B. General Criteria per Section 302.4.D

A conditional use permit shall be granted only if the Planning Board determines that the proposal conforms to all of the following standards:

1. The site is suitable for the proposal. This includes:

a. Adequate vehicular and pedestrian access for the intended use.

The site has adequate vehicular and pedestrian access for the intended use. Site access is off Airpark Rd. and 19 parking spaces with sidewalk access are provided to the facility. Vehicular access is adequate around the building as two 24' wide driveways with looped access are provided.

b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, safe access, and other municipal services.

Airpark Rd. is a new paved public roadway with public and private utilities readily accessible in the roadway. Emergency services are minutes away in downtown West Lebanon. The facility is adjacent to the airport which has adequate emergency service coverage.

c. The absence of environmental constraints (floodplain, steep slope, etc.) proposed to be impacted by the intended use.

The site design avoids disturbances to wetlands with the exception of 1,500 sf area subject to a minimum impacts wetland permit, there are no floodplains on the site.

d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater treatment, electricity, and similar utilities.

Public and private utilities are readily available in Airpark Rd., the new facility will have public and private utility service connection

2. External impacts: The external impacts of the proposed use on abutting properties and the neighborhood shall be commensurate with the impacts of adjacent existing uses or other uses permitted in the zoning district. This shall include, but not be limited to, water runoff, drainage, traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. In addition, the location, nature, design, and height of the structure and its appurtenances, its scale with reference to its surroundings, and the nature and intensity of the use, shall not have an adverse effect on the surrounding environment nor discourage the appropriate and orderly development and use of land and buildings in the neighborhood. The proportion of the site proposed to be occupied by impervious surfaces shall be minimized to the extent necessary to preclude unreasonable risk of runoff, erosion, sedimentation, and other potentially adverse on-site or off-site effects.

The site is largely buffered from abutters by the surrounding wooded land and direct abutters consist of airport related services and Pike Industries Gravel Quarry. Impacts will be minimal with this project. Traffic is expected to be extremely light with occasional tractor truck loading. Noise pollution will be minimal. Service activities will be conducted in the service bays. Stormwater runoff is being attenuated with this project and a stormwater treatment wetland system will be constructed. The project is subject to NHDES Alteration of Terrain Permit

3. Character of the site development: The proposed layout and design of the site shall not be incompatible with the established character of the neighborhood and shall mitigate any external impacts on abutters, the neighborhood, and nearby public ways and infrastructure. This shall include, but not be limited to, the relationship of the building(s) to the street, the amount, location, and screening of off-street parking, the treatment of yards and setbacks, the buffering of adjacent properties, and provisions for vehicular and pedestrian access to and within the site.

The character of the site is compatible with the general industrial airport uses and the heavy industry of Pike Industries. The site design meets the site plan regulations by providing landscape screening. Adjacent properties are screened by existing wooded areas that will remain with the project. All yard setbacks for the underlying zoning district have been achieved. Parking around the facility is screened by landscaping from Airpark Rd. and is located to the north and south of the building and due to site grades off of Airpark are not likely to be overly visible from the roadway.

4. Character of the buildings and structures: The design of any new buildings or structures and the modification of existing buildings or structures on the site shall not be incompatible with the established character of the neighborhood. This shall include, but not be limited to, the scale, height, and massing of the building or structure, the roof line, locations of access, and visual compatibility with the area.

The building is a prefab metal type building which blends well with other facilities at the airport.

5. Preservation of natural, cultural, historic, and scenic resources: The proposed use and layout of the site, including all related development activities, shall to the greatest extent practicable preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such identified resources on abutting properties. This shall include, but not be limited to, identified wetlands, floodplains, significant wildlife habitat and documented wildlife corridors, stone walls, mature tree lines, identified historic buildings or sites, scenic views, and viewsheds.

Wetland impacts are minimal with this project and the project preserves existing historical features including stone walls surrounding the site as much as feasible. There are no other known cultural or historic resources on the site.



City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: Upper Valley Technology Park LLC

Project Name: Milton Rents

Project Address: 110 Airpark Rd. West Lebanon, NH 03784

WAIVER REGULATIONS

In order to grant a Waiver from a requirement of the City of Lebanon Site Plan Review or Subdivision Regulations, the Planning Board must find that the Waiver is justified under one of the following criteria (See Article VII of the Site Plan Review Regulations and Section 7.15 of the Subdivision Regulations):

Criteria A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations;

OR

Criteria B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

WAIVER REQUEST(S)

I (we) hereby request a Waiver from:

[You can respond in the space provided, or attach a separate statement. Please be prepared to address each request during your public hearing. You must show that you have justified granting the Waiver(s).]

6.2D
1. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
Applicant requests waiver for 10ft building landscaping due to the functional features of multiple loading areas surrounding the building. Multiple loading areas including vehicular and pedestrian loading areas are necessary for the normal functioning of Milton Rents.

6.2B.1
2. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
Applicant requests waiver for Perimeter Landscaping for the North, South and West portions of the property where the existing forested landscaping shall remain. The applicant has including new landscaping trees and shrubs meeting all requirements for perimeter landscaping on the East perimeter.

3. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

4. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

5. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

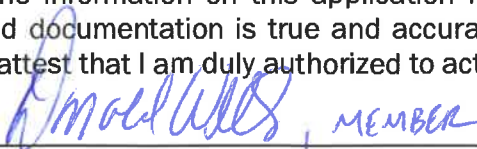
6. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

7. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

8. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

SIGNATURE

I (we) hereby submit this application to the Planning Board and attest that to the best of my (our) knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As the applicant or as the agent of the applicant, I attest that I am duly authorized to act in this capacity.

Signature of Applicant:  MEMBER Date: 11/10/22



City of Lebanon, New Hampshire

APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: Upper Valley Technology Park LLC

Project Name: Milton Rents

Project Address: 110 Airpark Rd. West Lebanon, NH 03784

WAIVER REGULATIONS

In order to grant a Waiver from a requirement of the City of Lebanon Site Plan Review or Subdivision Regulations, the Planning Board must find that the Waiver is justified under one of the following criteria (See Article VII of the Site Plan Review Regulations and Section 7.15 of the Subdivision Regulations):

Criteria A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations;

OR

Criteria B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

WAIVER REQUEST(S)

I (we) hereby request a Waiver from:

[You can respond in the space provided, or attach a separate statement. Please be prepared to address each request during your public hearing. You must show that you have justified granting the Waiver(s).]

1. Section ^{6.2.B.10} of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A / Criteria B** because Trees have been spaced 40' along the majority of the frontage with the exception of drive accesses and utility crossing conflicts.

2. Section ^{6.5.C.1} of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A / Criteria B** because The building facade is oriented to the north in the direction of customer parking and towards vehicular traffic driving south on Airpark Rd.

3. Section ^{6.5.C.2} of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because _____

Since there are no sidewalks to connect it to and the main mode of transportation for customers and employees is vehicular, an entrance facing the roadway was considered to be unnecessary.

4. Section ^{6.5.D.5} of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because _____

~~There is no sidewalk along any portion of Airpark Rd. including the new extension~~ which was constructed by the City in 2021.

5. Section ^{6.5.E.7} of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because _____

The parking at the south end of the building is 5' over the front yard setback. Moving the parking west by 5' would affect the entire site design and require the building to also move by the same amount. Due to the proximity of the wetlands it would prevent truck access to the loading dock.

6. Section ^{6.5.I.3} of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because _____

Employees and typical customers don't ride bikes as a main form of transportation.

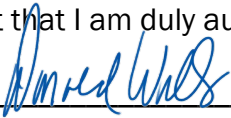
7. Section ^{6.2.B.8} of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because _____

Landscape screens have been provided at the transformer which may be visible from the roadway. The dumpster and fuel enclosure do not have screening but are located in an enclosure and are located at the back of the building and out of view from the road.

8. Section ____ of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because _____

SIGNATURE

I (we) hereby submit this application to the Planning Board and attest that to the best of my (our) knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As the applicant or as the agent of the applicant, I attest that I am duly authorized to act in this capacity.

Signature of Applicant:  Date: 12/27/2022

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: Milton Rents (New Equipment Rental Facility)	
APPLICANT: Upper Valley Technology Park LLC	DATE: 11/14/2022
GENERAL SUBMISSION REQUIREMENTS:	

All applications to the Planning Board for Site Plan Review must be submitted by 12:00 Noon on the day of the filing cutoff. [§4.7.B] Submissions must be accompanied by the following information or review of the application may be delayed:

A properly completed and signed Application Form *(available at www.lebanonnh.gov)*. [§5.1.A]

The appropriate filing fees. [§5.1.B]

A written project description. [§5.1.C]

A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§5.1.D]

A completed and signed Application for Waivers *(available at www.lebanonnh.gov)* [§5.1.G.3]

A completed and signed Technical Checklist *(available at www.lebanonnh.gov)*. [§4.7.B]
[Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Article VII of the Site Plan Review Regulations, as appropriate.]

Two (2) full-size sets of the Site Plan set. [§5.1.E]

A digital copy of the Site Plan set in .PDF format. [§5.1.F]

NOTE: Applications shall contain sufficient information to enable the City Staff and the Planning Board to evaluate the proposed development for compliance with the Zoning Ordinance, the Planning Board's Regulations, and other applicable City Codes, and for the Planning Board to make an informed decision.

All required application materials shall be submitted as a single inclusive package, including any appropriate waiver requests as permitted by the Regulations. Submission of a complete application package ensures that the review process by City Staff is as efficient and effective as possible.

The purpose of the filing deadline is to provide adequate time for City review of the proposal. Submission of any altered, additional, or substitute application materials required by Article V of these Regulations, subsequent to the filing deadline, other than as directed by City Staff, shall cause the application to be deemed untimely filed, and such application shall not be heard until a subsequent month.

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

PLAN SUBMITTAL TECHNICAL CHECKLIST:

NOTE: Site plan drawings shall include the information described below pursuant to Article V of the Lebanon Site Plan Review Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. A scale of not smaller than one (1) inch equals 40 feet is suggested. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted for Site Plan Review shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning & Development Department.

A written request for waiver shall be required, pursuant to Article VII of the Site Plan Review Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§5.1.G(4)] NOTE: The submission requirements described in paragraphs 5.1.E(1) through 5.1.E(4) shall not be waivable under the procedures of Article VII of the Site Plan Review Regulations. [§5.1.E]

[Checklist begins on following page]

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

[illegible]

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(6) - Existing and proposed grades, including topographic contours, with spot elevations. Where the grade is less than 20%, the contours shall be at 2-foot intervals; otherwise they shall be at 5-foot intervals. All contours shall be referenced to USGS or FEMA Flood Insurance Rate Map (FIRM) datums, as appropriate. Existing topographic information shall be prepared by a professional engineer registered in New Hampshire or land surveyor licensed in New Hampshire.	☒	☐
5.1.E(7) - Shape, size, height, and location of all existing structures located on site and within 200 feet of site.	☒	☐
5.1.E(7) - Elevation views indicating shape, size, height, and location of all proposed structures, including expansions of or additions to existing buildings. Such elevation views shall provide sufficient detail to allow for review by the Board and City staff of the adequacy of proposed access and egress points, walkways, lighting, and other site-related improvements.	☒	☐
5.1.E(8) - Location of existing natural features such as streams, marshes, lakes, ponds, wetlands, rock outcrops, or wooded areas, and existing man-made features such as roads and structures. Indicate those natural and man-made features that are to be removed, retained, or altered.	☒	☐
5.1.E(8) - Wetlands on the property shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plan. Documentation in the form of U.S. Army Corps of Engineers New England District Wetlands Delineation Data Sheets and/or other field notes and materials concerning the delineation shall be submitted.	☒	☐
5.1.E(9) - Zoning District, Tax Map and Lot number, and use of abutting properties within 200 feet of property.	☒	☐
5.1.E(9) - Location of streets, pedestrian paths/trails, and bicycle routes within 200 feet of the site boundary; and the location of curb cuts and vehicle accesses within 200 feet of the site boundary.	☒	☐
5.1.E(10) - Proposed streets, driveways, emergency vehicle accesses, parking spaces, and sidewalks, with indication of dimensions and direction of travel. Show required sight distances at curb cuts and dimensions for the inside radii of all curves.	☒	☐
5.1.E(10) - Vehicle and bicycle parking spaces shall be numbered.	☒	☐
5.1.E(10) - Loading spaces and facilities used in connection with any structures on the site shall be shown	☒	☐
5.1.E(10) - Total square footage and percentage of the lot covered by impervious cover shall be shown.	☒	☐
5.1.E(11) - Parking area safety measures including raised crosswalks/speed tables, signage, walkway lighting, striping and similar markings such as dedicated pedestrian/bicycle crossings and lanes through parking areas, fire lanes, compact and/or electric vehicle parking/charging, parking wayfinding, ADA signage and access aisles.	☒	☐
5.1.E(12) - Size and location of all existing and proposed public and private utilities. <i>(Note: the applicant is encouraged to submit a Sewer Use Permit Application and obtain a Notice of Permitted Allocation, and to obtain a Water Use Permit prior to submission of the Site Plan Review application.)</i>	☒	☐

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(13) - Plan for outdoor lighting showing proposed location, mounting height, fixture type, lamp type, color correlated temperature (CCT), and wattage of all exterior free-standing lighting or building-mounted fixtures.	☒	☐
5.1.E(13) - Analyses and illuminance-level diagrams, to include average and minimum foot-candle measurements, showing that proposed installation conforms to the lighting-level standards in Site Plan Review Regulations.	☒	☐
5.1.E(13) - Manufacturer's specification information for each proposed light fixture and lamp (NOTE: This information may be provided on the plan or as a separate attachment).	☒	☐
5.1.E(13) - Drawings of all relevant building elevations showing location and height of all building-mounted fixtures, the portions of any walls or architectural features to be illuminated, illumination levels of walls or architectural features, and aiming points for any remote light fixtures.	☒	☐
5.1.E(14) - Plan for location of free-standing or building-mounted signs, including location, mounting, aiming, and shielding of any remote light fixtures for externally-lit signs. N/A	☐	☐
5.1.E(14) - For internally-lit signs, relevant information concerning the method of illumination and the opacity of the sign background, showing that the proposed installation conforms to the requirements of the Regulations. N/A	☐	☐
5.1.E(15) - The location and boundaries of any Overlay Districts established pursuant to Article IV of the Zoning Ordinance (including but not limited to the Wetlands Conservation District, Riverbank Protection District, Steep Slopes District, and Floodplain District) and, if applicable, protected shorelands pursuant to the Shoreland Water Quality Protection Act (NH RSA 483-B).	☒	☐
5.1.E(15) - For properties located within the Floodplain District, the 100-year flood elevation, floodway, shoreland protection zone, and flood plain limits shall be identified. N/A	☐	☐
5.1.E(16) - Landscaping plan showing proposed new plantings to be installed and existing natural vegetation to be retained. Plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names) of all proposed shrubs and trees.	☒	☐
5.1.E(16) - Existing trees over 12 inches in diameter (measured 4.5 feet above ground surface) within 25 feet of the disturbed area, must be counted and shown on the plan, if included towards fulfilling landscaping requirements.	☒	☐
5.1.E(16) - Calculations for square footage of perimeter landscaping.	☒	☐
5.1.E(16) - Parking lot shading calculations shall be provided by depicting new trees and shrubs at 10-year crown size.	☒	☐
5.1.E(17) - Existing and proposed surface and subsurface storm drainage facilities, including City storm drainage facilities located within 200' of site.	☒	☐
5.1.E(17) - Plans for retention, detention, slow release, and treatment of storm water shall be provided shall be provided in accordance with the requirements of Section 6.6.	☒	☐
5.1.E(18) - Section 6.6. Stormwater Management submission requirements.	See Stormwater Checklist	
5.1.E(19) - Plans for snow removal and storage.	☒	☐

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(20) - A plan for the development showing provisions for automobile, transit, bicyclist, and pedestrian access and circulation. Such plan shall show both existing and proposed means of access to the site including connections with, public streets, sidewalks, transit stops, and formal paths/trails. Plans shall include any traffic calming and traffic control devices necessary in conjunction with the site development, as well as the location of all existing transit routes and transit stops located or passing within 1/4 mile (1,320 feet) of the property.	☒	☐
5.1.E(21) - Construction detail drawings including, but not limited to, pavements, walks, steps, curbing, drainage structures, water and/or sewer utilities, ground-mounted signage (e.g., fire lanes, ADA parking, commercial), surface treatments, transit shelters, energy generation units (e.g., solar), bike rack style, electric vehicle charging, outdoor lighting, outdoor furniture, retaining walls, tree boxes and other site systems or structures. Accompanying specifications and cutsheets may be required.	☒	☐
5.1.E(21) - Where applicable, roadway, drainage, water and sewer utility profile drawings shall be provided at a scale of 1"=40 feet (horizontal) and 1"=4 feet (vertical) and typical cross-section drawings shall be provided at a scale of 1"=5 feet (horizontal and vertical), unless prior approval to use an alternate scale is granted by the Reviewing Engineer. (NOTE: Ordinarily, only two (2) sets of such construction drawings shall be provided to the Planning and Development Department with the application submission.)	☒	☐
5.1.E(22) - Depict any current and proposed easements, rights-of-way, and deed restrictions including those related to sewer, electrical utility, shared access, etc.	☒	☐
5.1.E(23) - For multi-family structures, plans for on-site recreational facilities. N/A	☐	☐
5.1.E(24) - Where a fire, emergency equipment, or similar vehicle turnaround area is provided, it must have an adequate turn radius. Provide CAD Autoturn data or a similar basis of design for the turn radius, if requested by Lebanon Fire or Engineering staff. City staff may also ask for this information at any time.	☒	☐
Supporting Documents and Information, Where Applicable	Info. Provided	Not Applicable
5.1.G(1) - An estimated timetable, to include phasing schedules, for construction and completion of buildings, parking, facilities, landscaping, and other required improvements.	☐	☒
5.1.G(2) - Any development estimated to generate a net increase of 100 peak hour trips or 1,000 average daily trips (based upon the most current edition of the ITE Trip Generation Manual) shall prepare and submit a Traffic Impact Study in accordance with standard traffic analysis conventions as set forth by the NHDOT. The Board may, at its discretion, require the submission of a Traffic Impact Study for developments estimated to generate less than 100 peak hour trips or 1,000 average daily trips if the Board has reason to believe such development could adversely affect levels of service or have other adverse impacts.	☐	☒
5.1.G(3) - Written requests for waivers from all applicable provisions of these Regulations shall be provided pursuant to Article VII - "Waiver Procedure". (note: use Application for Waivers form).	☒	☐
5.1.G(4) - For multi-family dwelling developments and mixed-use developments resulting in a net increase of 50 dwelling units or more, the application shall include the information and impact statements identified in Section 6.9.B.	☐	☒

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO ARTICLE V OF THE SITE PLAN REVIEW REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: _____

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: Milton Rents (New Equipment Rental Facility)	
APPLICANT: Upper Valley Technology Park LLC	DATE: 11/14/2022

NOTE: Stormwater plans shall include the information described below pursuant to Article VI of the Lebanon Site Plan Review Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. A scale of not smaller than one (1) inch equals 40 feet is suggested. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning Office.

A written request for waiver shall be required, pursuant to Article VII of the Site Plan Review Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§6.6.I]

[Stormwater checklist begins on following page]

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

[illegible]

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

Plan Requirements (cont.)	Info. Provided	Waiver Sought
g. Plan references and notes (including sequence of soil disturbance) h. Proposed and existing public and private utilities i. Proposed project components to become property of or the responsibility of the City shall be labeled as such j. Existing and proposed impervious cover, with areas used to calculate effective impervious cover (EIC, as defined herein) clearly identified and the square footage of each type identified and labeled. k. Test Pit(s) locations and data where stormwater practices are proposed, as appropriate. l. Details of individual design elements shown on separate plan sheets following the Proposed Conditions SMP. The Existing Conditions SMP & the Proposed Conditions SMP shall be provided on sheets no larger than 24" x 36", at a scale of one (1) inch = 20 feet for urban areas, and one (1) inch = 40 feet for non-urban areas. The City Engineer will make the final determination as to the appropriate scale, ensuring that all important site and hydrologic features are easily recognized. If plan shall encompass more than two (2) sheets, at the required 1:40 or 1:20 scale, a separate large scale representation plan sheet (e.g. 1:100) is required to be provided, so as to show entirety of site, as well as off-site contributing areas.	☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐
6.6.C.2 - In addition to the above described SMP plan sheets, the following SMP supplemental information is required: 1. A drainage analysis that includes calculations comparing pre- and post-development stormwater runoff rates (cubic feet per minute) and volumes (cubic feet) based on a 1-inch rainstorm, and the 2-year, 25-year, 50-year, and 100-year, 24-hour frequency storms. Calculations shall include, but not be limited to, the sizing of all structures and BMPs, including sizing of emergency overflow structures based on the 50-year 24-hour frequency storm discharge rate, with 1-foot of free-board. Storm rates shall be based on current design depths from the Northeast Regional Climate Center - http://precip.eas.cornell.edu. <i>Any site that was primarily wooded in the last five years shall be considered undisturbed woods Any site from which wooded vegetation has been removed within 5 years prior to the first submission to the planning board with respect to a proposed development, or upon which, at some earlier time, clearing has occurred in anticipation of development, shall be treated as undisturbed woodland for purposes of calculating pre-development runoff volumes. For purposes of this paragraph any tree cutting which occurred without leaving stands of healthy, growing trees within areas near waters and highways, as required by RSA 227-J:9, I, shall be presumed to have occurred in anticipation of development</i>	☒	☐

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

Plan Requirements (cont.)	Info. Provided	Waiver Sought
2. A drainage analysis results summary tabulated (pre & post) for each proposed outfall or catchment outlet point including runoff rates and volumes for each storm event analyzed above.	☒	☐
3. An Erosion and Sediment Control Plan for all proposed construction activities in accordance with the NH Stormwater Management Manual Volume 3, (December 2008 or current revision; downloadable from the website)	☒	☐
4. A comprehensive Operation and Maintenance Plan for long-term maintenance of all proposed stormwater management elements and BMPs including the proposed schedule of inspections and anticipated maintenance (see section H.2 Operations & Maintenance Plan for detailed requirements).	☒	☐
<u>6.6.D</u> - Phased Development: For phased developments, the plans and calculation requirements under this section (6.6) shall apply as though the development of the entire parcel were being proposed in one single application. The review and approval process for phased development applications is provided in section 4.9 of the Lebanon Site Plan Regulations.	☒	☐

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO ARTICLE VI OF THE SITE PLAN REVIEW REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: Engineering Ventures, PC

(Last Revised 9/20/2021)

Planning office Use Only:

Date Received ___/___/___ Checklist Complete YES or NO Checked by: _____

December 27, 2022

Tim Corwin
Planning Department
City of Lebanon
51 North Park Street
Lebanon, NH 03766

**Re: Milton Rents
110 Airpark Rd.
Subject parcel 131-3
IND-L Zone
Site Plan Review Response to Comments**

Dear Tim,

On behalf of the Applicant and design team, please find responses to the City Engineer's comments received on 12/5/2022 and Planning Staff comments received on December 16, 2022. Responses are indicated in blue text below the original staff comment.

City Engineer's comments:

1. An access easement will be required to allow the City to access the domestic water service valve on the site. This easement will have to be prepared by the applicant, and agreed to by the City.

Based on input from the architect, sprinklers are not required with this project. Therefore, the domestic shutoff valve can be placed in the City right of way. The plans have been updated accordingly.

2. The City Driveway Regulations do not allow for two driveways without a proven hardship expressed in writing. Please advise as to potential hardships that require two driveways. For example, minimizing wetland impacts.

There are several factors specific to this proposed lot and use that support two driveways as proposed.

- The parcel has over 690ft of frontage on Airpark Road. The minimum required frontage is 200ft in the IND-L district which could result in 3 driveways for 3 smaller parcels. The recently permitted lots on east side of Airpark Road have driveways spaced at roughly 225ft.
 - One-way circulation for the large trucks, delivering heavy equipment to the site, is required to minimize trucks backing up and maximize safety on the site. The proposed two drives allows for this circulation.
 - The proposed two drive configuration allows for increased safety due to the separation of patrons and passenger vehicles on the north side of the site from the majority of truck circulation on the south side.
 - The proposed two drive configuration results in reduced pavement, land disturbance and impact to the wetlands on the site. A single drive configuration would require more pavement to turn trucks around on the site.
3. It appears that proposed catch basin(s) or a culvert is needed proposed northerly driveway such that upgradient stormwater (within and adjacent to the roadway ditch) does not discharge onto

the City roadway/pavement. Assuming that the Applicant's Engineer agrees, please update all affected plans accordingly. In addition, please ensure that there are no utility impacts associated with the proposed drainage infrastructure.

As shown on the plans the existing catch basin in this location is to remain. A berm and low point have been designed to collect water in the existing catch basin.

4. Please advise as to what impacts the proposed gravel wetland may have on normal water table elevations in the general vicinity of the proposed gravel wetlands. The Airpark Extension Development encountered high water table and sloughing roadway side slopes in the area downgradient of the proposed gravel wetland.

Changes in ground elevation due to the excavation and filling associated with this project will result in localized changes to ground water elevations, but there should be limited groundwater elevation changes beyond the project area. The existing surface elevations where the gravel wetland is proposed range from 610 to 600 with shallow groundwater anticipated due to proximity of the nearby wetlands and as noted above based on experience from the Airpark Extension Development. The surface elevation of the proposed gravel wetland is 600 and the treated water elevation will be elevation 599.3 below the gravel wetland surface. Therefore, the groundwater elevation in the vicinity of the gravel wetland is not anticipated to change substantially.

5. The erosion control plan should include provisions as to how to address anticipated shallow water table elevations during construction. Please address. This may also affect construction means and methods, as well as construction costs.

Groundwater shall be discharged in accordance with the dewatering pump sediment control system detail on sheet C3.5 included with this plan set.

Planning Staff Comments:

General

1. It appears a waiver or partial waiver may be required from the following requirements of the Site Plan Review Regulations (*please note that the identification of necessary waivers below should not – unless otherwise indicated – be construed as staff's support or endorsement of such waiver requests*).
 - a. 6.2.B.10 – requiring trees along the front of the property, spaced no more than 40 ft. apart
 - “Regularly spaced shade trees” are also required (6.2.B.10)
 - b. 6.5.C.1 – “Buildings and building facades, including those in multi-tenant shopping plaza arrangements, must be visually and physically oriented to public ways (including sidewalks) to prioritize convenient pedestrian access and appeal from the right of way.”
 - c. 6.5.C.2 – “At least one primary entrance to the building shall face the public way on which the lot has frontage”

- d. 6.5.D.5 – requiring a 5 ft. wide sidewalk along the street frontage
- e. 6.5.E.7 – prohibiting new parking areas within the front yard (i.e. the area between the front of the building (the “building line”) and the front lot line)
- f. 6.5.I.3 – the bicycle storage and parking requirements for non-residential development
- g. Any other Site Plan Review Reg requirements identified in the comments below that remain unaddressed.

The requested waivers have been included with this submittal.

- 2. Provide an updated Application for Waivers to incorporate any additional required or requested waivers.
 - a. *Note that the Board must find either Criteria A or Criteria B (as identified on the Application for Waivers) is satisfied in order to grant the waiver. Each waiver request, therefore, should demonstrate how the request meets either Criteria A or B. It is not clear to staff that all of the necessary requested waivers can be justified, and recommends that the applicant try as much as possible to provide as much of the missing information as possible.*

The requested waivers have been included with this submittal.

- 3. Identify how the project complies with Section 6.5.E (groundwater protection).

The quality of groundwater will not be adversely affected by the proposed development because a stormwater pollution prevention plan will be maintained for the duration of construction on the site. Also, an oil and grit separator will be designed to collect garage bay drain waste and direct it to the sanitary sewer post construction. There will be no dumping of hazardous substances on the site. All runoff from parking and site circulation areas post construction will be routed to a sediment forebay prior to the gravel wetland stormwater treatment system. Only treated water will be discharged from the site.

- 4. Provide an estimated timetable for construction and completion of buildings, parking facilities, landscaping, and other required improvements. (5.1.G.1)

Construction mobilization is expected to take place in early spring 2023 and construction will proceed over the summer and fall of 2023. The site is expected to be ready for occupancy in early 2024.

- 5. Identify anticipated trip generation to demonstrate that a traffic study is not required per Section 5.1.G.2.

Based on the transportation assessment prepared by Wall Consultant Group for the UVTP project dated November 11, 2022, peak hour traffic is anticipated to be 26 trips in the morning and 23 trips in the evening well below the 100 peak hour trip threshold.

- 6. As required by Section 401 of the Zoning Ordinance, notice of NHDES approval of the proposed wetland disturbance shall be provided to the Zoning Administrator prior to any construction activities.

noted

Plan Set Comments

General

7. Add sheet numbers to bottom right corner of each plan sheet so that each sheet is identified as "Sheet ____ of ____". *The information has been added to the plans.*
8. For the benefit of the Planning Board members and the site plan review process, please provide a Site Plan that shows ***only surface conditions that are proposed*** (whether proposed to remain or proposed to be constructed) ***without contours***. The Site Plan should not show any existing conditions that are proposed to change. *The information has been added to the plans. See revised sheet C2.0.*
9. The plan set must include the following information per Section 5.1.E (or a waiver must be requested):
 - a. The plan shall indicate those natural features that are to be removed, retained, or altered (5.1.E.8) *The information has been added to the plans. See revised sheets C0.2.*
 - b. Wetlands on the property shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plan (5.1.E.8) *The information has been added to the plans. See revised sheets C0.2.*
 - c. Documentation in the form of the U.S. Army Corps of Engineers New England District Wetlands Delineation Data Sheets and/or other field notes and materials concerning the delineation shall be submitted to the Planning and Development Department (5.1.E.8) *The information has been added to the plans. See revised sheets C0.2.*
 - d. Identify the Zoning District, Tax Map and Lot number, and use of abutting properties within 200 feet of the site boundary; the locations of streets, pedestrian paths/trails, and bicycle routes within 200 feet of the site boundary; and the location of curb cuts and vehicle accesses within 200 feet of the site boundary. (5.1.E.9) *The information has been added to the plans. See revised sheets C0.2.*
 - e. Show required sight distances at curb cuts and dimensions for the inside radii of all curves. (5.1.E.10) *The information has been added to the plans. See revised sheets C2.0.*
 - f. Vehicle and bicycle parking spaces shall be numbered (5.1.E.10) *The information has been added to the plans. See revised sheets C2.0.*
 - g. The size of all existing public utilities. (5.1.E.12) *The information has been added to the plans. See revised sheets C0.2.*
 - h. A plan for outdoor lighting showing color correlated temperature (CCT) and wattage of all exterior free-standing or building-mounted light fixtures (5.1.E.13) *The information has been added to the plans. See revised photometric plan sheet L-1*
 - i. The plan shall also include drawings of all relevant building elevations, *showing the location and height of all building-mounted fixtures* (5.1.E.13) *The information has been added to the architectural elevations. See revised elevations sheet.*
 - j. Construction detail drawings for bike racks (5.1.E.21) *a waiver is requested for the requirement to add bike storage.*
10. Clearly identify the Airpark Road extension edge of pavement. *The information has been added to the plans. See revised sheets C0.2 and C2.0.*
11. Provide detail for outdoor storage area perimeter fencing. *A detail for a 6' tall chain link fence has been, see sheet C3.0*
12. Please ensure that the minimum number of handicap accessible entrances are provided. Contact the Building Inspector with any questions. *The minimum number of accessible entrances are provided.*
13. Identify landscaping screens at least 5 ft in height for all (i) dumpsters, (ii) electrical transformers, and (iii) outside storage areas. (6.2.B.8)

A waiver is requested from this section due to some components at the rear of the building that must remain unscreened.

14. A significant amount of site work is planned within the Airpark Road right-of-way. Confirm with the Department of Public Works what permits, approvals, and maintenance agreements will be required. We contacted Brian Vincent and were informed of the following requirements:

Driveway permits

Excavation permits

Potentially a stormwater permit

All driveway maintenance will be the responsibility of the property owner, including within the City ROW/property. This also includes any proposed culverts and/or sideslopes. Please be sure to design the driveway entrances in accordance with NHDOT Driveway Standards.

Sheet 1 (Cover Sheet)

15. Remove shared parking summary (Section 607.6 of the Zoning Ordinance does not apply to a property with a single principal use). removed
16. Add note that the development is part of the Upper Valley Tech Park PUD and is subject to the PUD approval (PB2022-51-CUPMIN) the information has been added
17. Consultants: add wetlands scientist. the information has been added
18. Subject property:
 - a. Staff has confirmed that the address of Lot 2 will be "110 Airpark Road". Please update from "0 Plainfield Road". the information has been updated
 - b. Update city and zip to: "West Lebanon, NH 03784" the information has been updated
19. Zoning Chart:
 - a. Tax Map number: please confirm with the Assessing Department that "131-3-2" will be the Tax Map and Lot number for this property. the information has been updated
 - b. Area of Lot: add a note referencing the PUD subdivision and the PB application number (PB2022-51-CUPMIN) the information has been added
 - c. Identify number of proposed short-& long-term bicycle storage spaces (5.1.E.4.e.6) the information has been added
 - d. Identify total number of minimum required parking spaces. (5.1.E.4.e.5)
 - Are 19 required as indicated in the chart? Or are 26 required as indicated in the Parking Calculations table? the information has been added, 19 required and 19 proposed.
 - e. Identify the maximum number of permitted parking spaces. (5.1.E.4.e.5) the information has been added
 - a. Identify number of proposed short-& long-term bicycle storage spaces (5.1.E.4.e.6) the information has been added
 - b. Identify the number of proposed loading spaces (5.1.E.4.e.7) the information has been added
 - c. Identify the proposed use (i.e. "EQUIPMENT AND MACHINERY SALES, RENTAL AND SERVICE") (5.1.E.4.e.10)
 - Add note that outdoor storage has received a Conditional Use Permit in connection with the approval of the Upper Valley Tech Park PUD (PB2022-51-CUPMIN) the information has been added

- d. Identify proposed setbacks (5.1.4.e.11)
 - Identify setbacks required per Section 501.1 (PUD regulations) **the information has been added**
- e. Indicate that the property is located within the Wetlands Conservation District (5.1.E.4.e.13) **the information has been added**

Sheet 3 (Existing Conditions)

20. Identify:

- a. grade elevations
- b. existing vegetation
- c. vegetation to be removed
- d. limits of disturbance

The information has been added to the plans. See revised sheets C0.2

21. Add wetlands scientist stamp.

The information has been added to the plans. See revised sheets C0.2

22. For the open space, and a note referencing the PUD approval.

The information has been added to the plans. See revised sheets C0.2

23. Remove "Hall School" label.

- a. Also remove from Sheet 4.

The plan has been revised. See revised sheets C0.2

24. More clearly define the Airpark Road right-of-way and the Airpark Road edge of pavement.

The information has been added to the plans. See revised sheets C0.2

Sheet 6 (Site Plan)

25. To reduce the amount of impervious coverage and to move the edge of the parking closer to the building line, please consider taking advantage of 6.5.E.3 which allows 16 ft spaces adjacent to landscaping beds (and to sidewalks having a min. width of 6 ft, excluding curbing).

Considered but the waiver is requested due to this causing a hardship for the owner.

26. Electrical notes E3 and E4 do not appear on the site plan.

The notes have been added to the plans.

Sheet 16 (Landscape Plan 2)

27. Add landscape bed at least 8 ft in width as required by Section 6.2.E.2, in the area shown below:

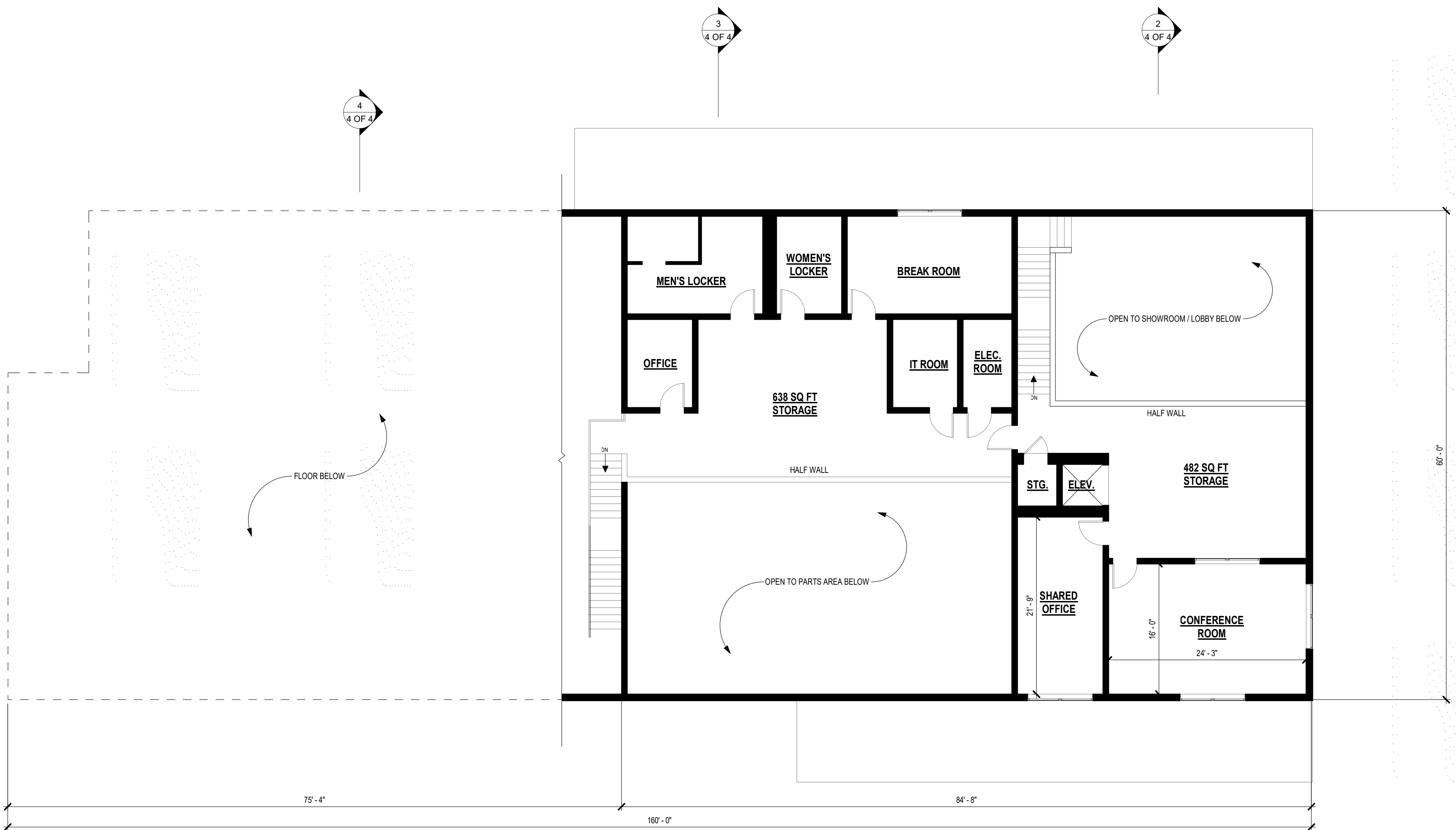


Landscape island has been added to the plan

Sheet 18 (Photometric Plan)

28. Identify the parking lot uniformity ratios (ratio of average to minimum illuminance). (6.7.C.1)
The information can be found on the table on sheet L-1
29. Show the building footprint.
The plan has been updated to show the building footprint
30. Please add Section 6.7.B.3 and 4 as plan notes.
The information has been added to the plan





1 MEZZANINE FLOOR PLAN
1/8" = 1'-0"

DEW CONSTRUCTION
CORP.

MILTON RENTS

WEST LEBANON, GRAFTON COUNTY
NEW HAMPSHIRE

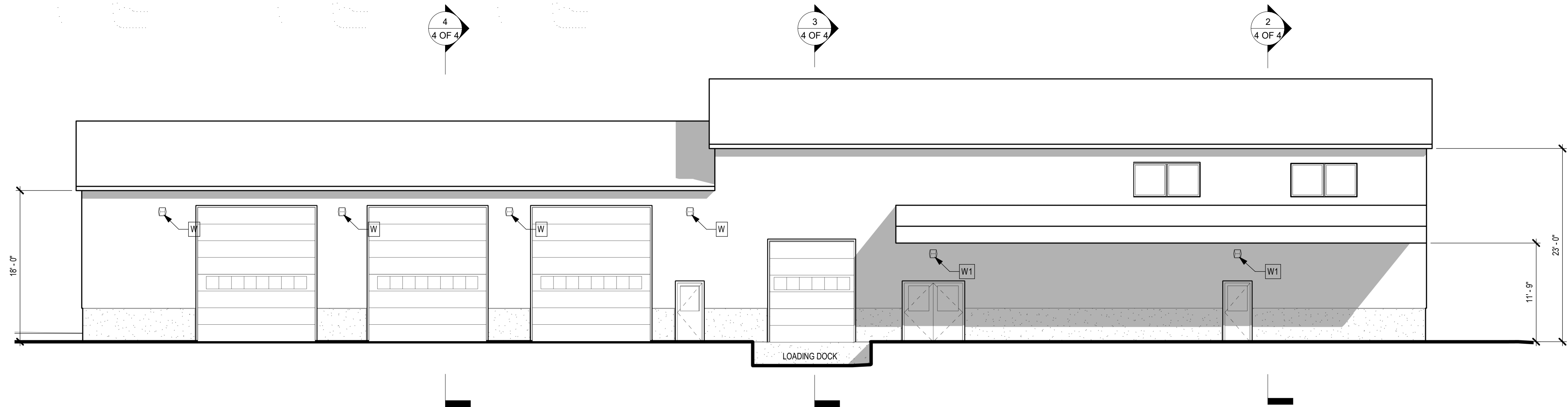
REV.	ISSUE	DESCRIPTION	DATE
------	-------	-------------	------

SCHEMATIC DESIGN 4
12/27/2022

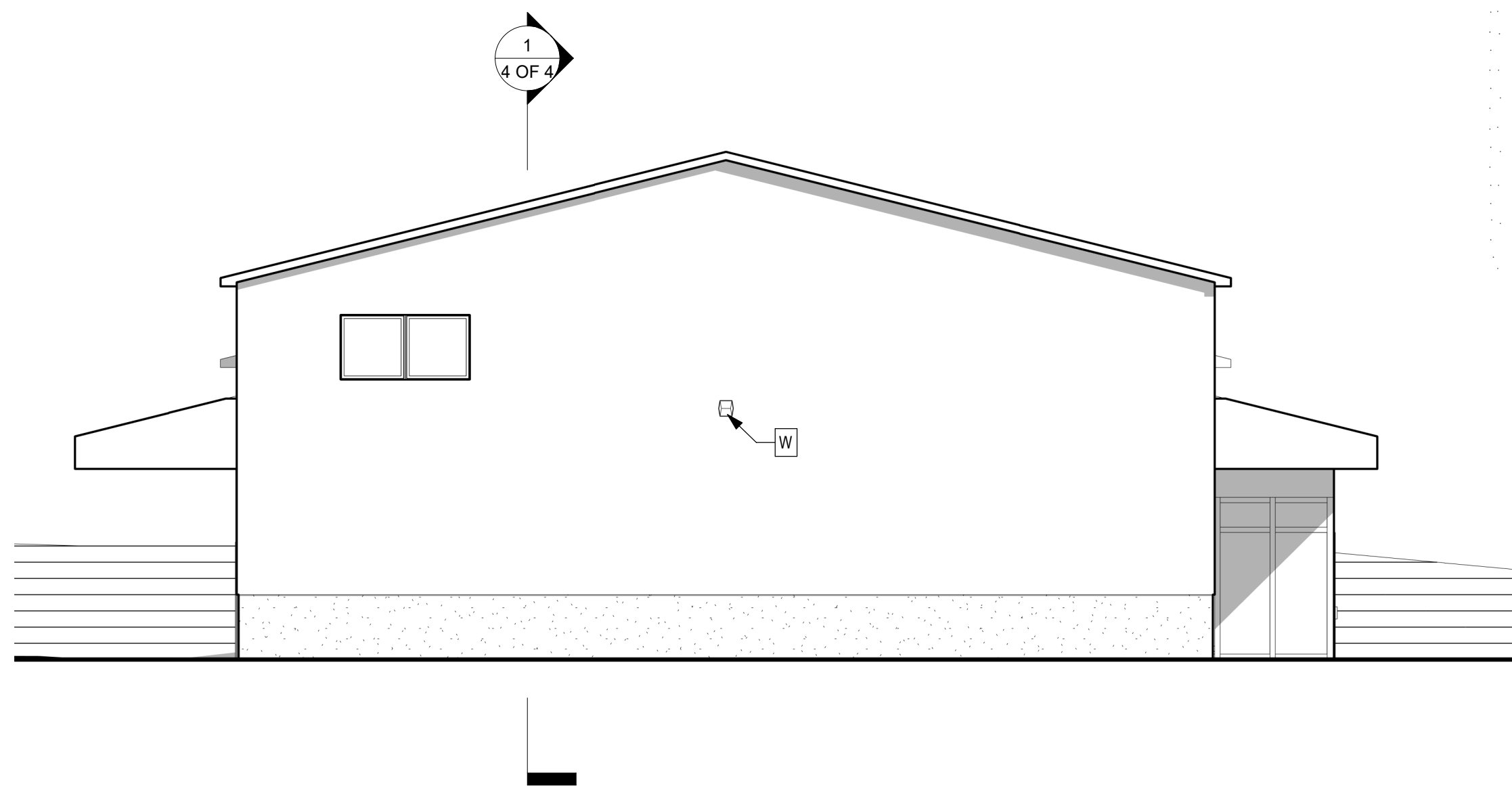
PROJECT NUMBER:	20220027
DRAWN BY:	HQDAVIS

SHEET NOTE:

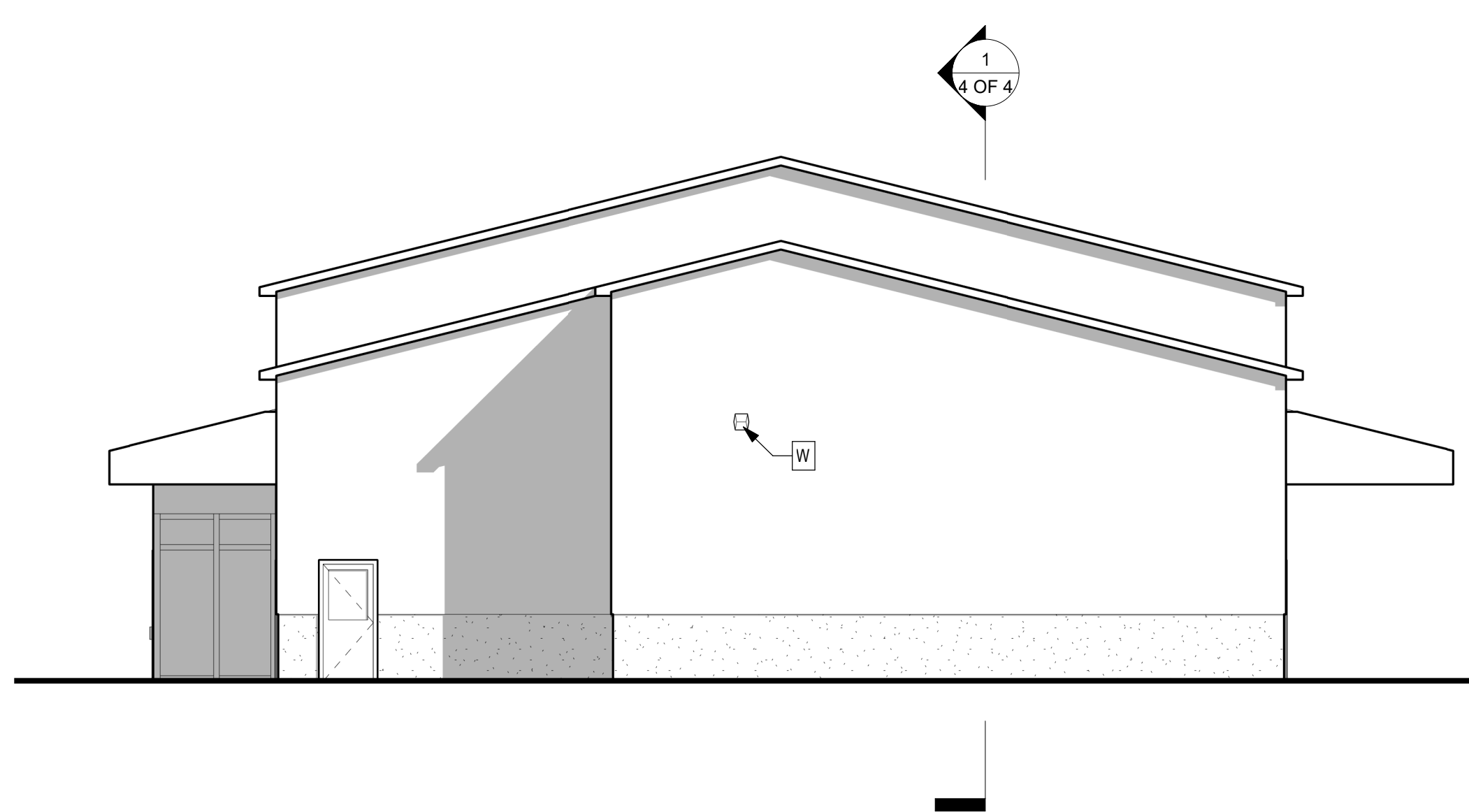
1. SEE PHOTOMETRIC PLAN PROVIDED BY ENGINEERING VENTURES, PC FOR LUMINAIRE SCHEDULE.



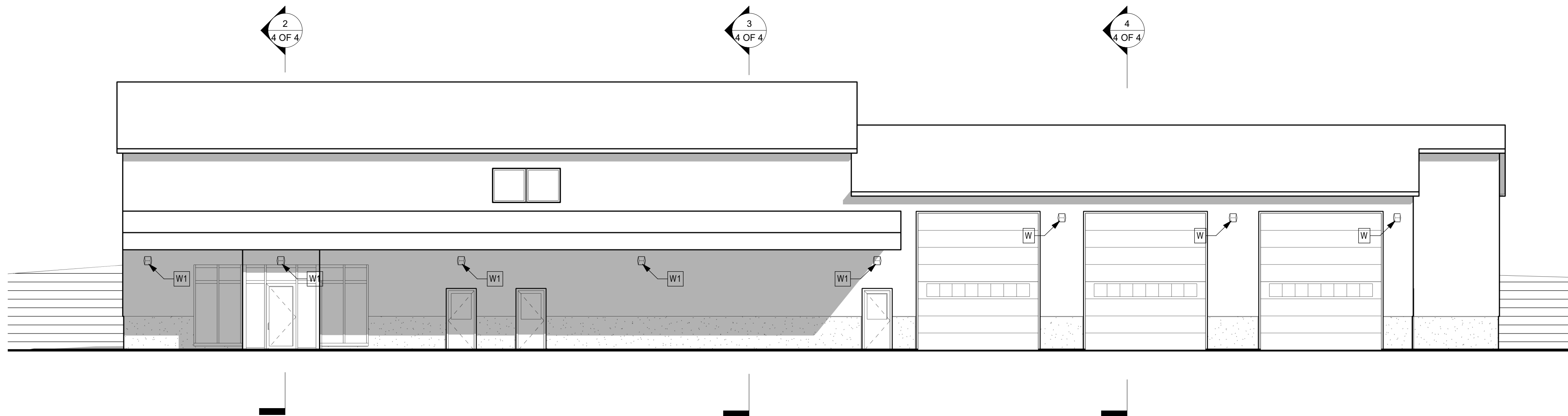
④ SOUTH ELEVATION
1/8" = 1'-0"



② EAST ELEVATION
1/8" = 1'-0"



③ WEST ELEVATION
1/8" = 1'-0"



① NORTH ELEVATION
1/8" = 1'-0"

**DEW CONSTRUCTION
CORP.**

MILTON RENTS

WEST LEBANON, GRAFTON COUNTY
NEW HAMPSHIRE

REV.	ISSUE	DESCRIPTION	DATE
------	-------	-------------	------

SCHEMATIC DESIGN 4
12/27/2022

PROJECT NUMBER: 20220027

DRAWN BY: HQDAVIS

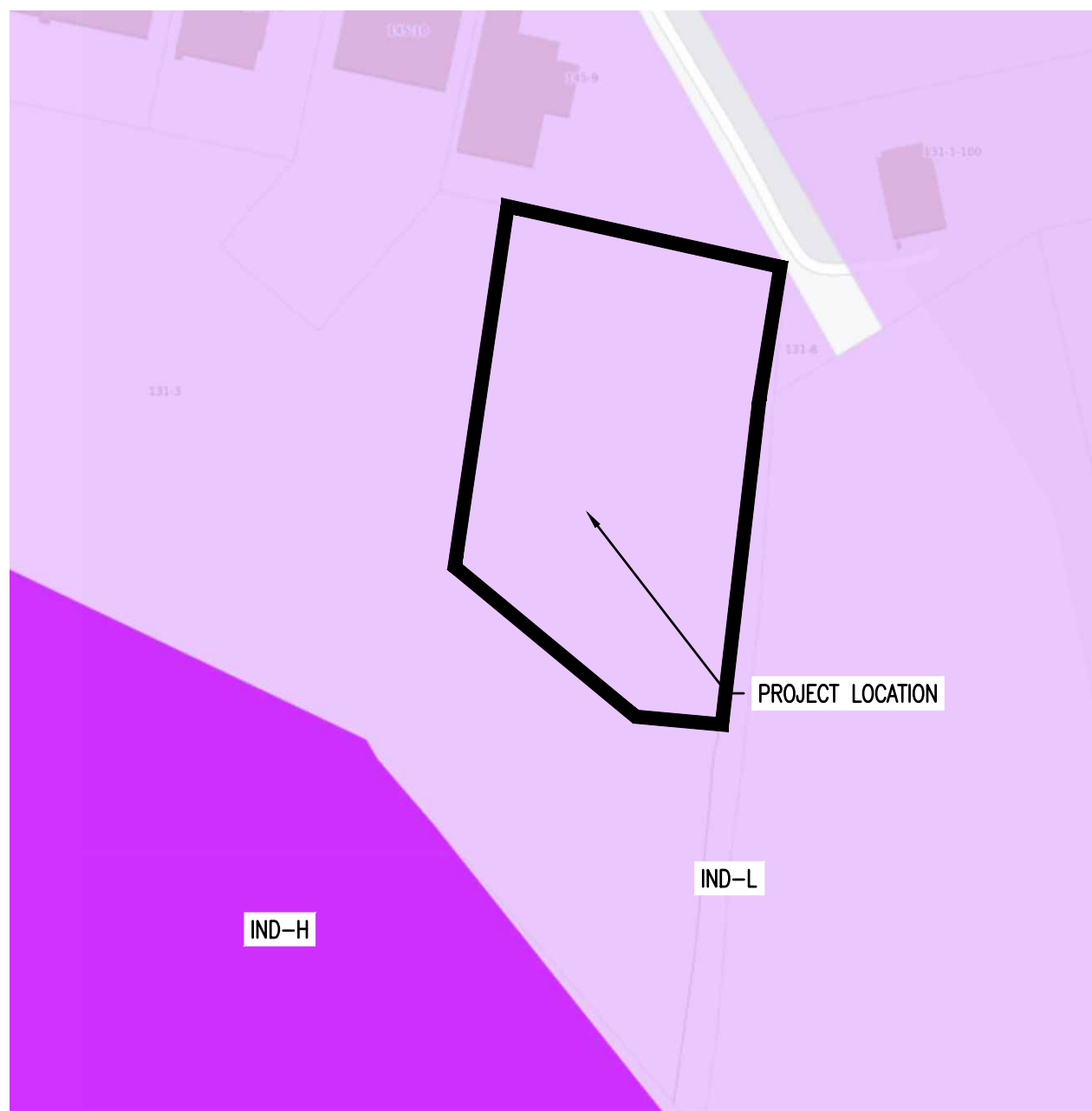
ELEVATIONS

MILTON RENTS, AIRPARK RD.

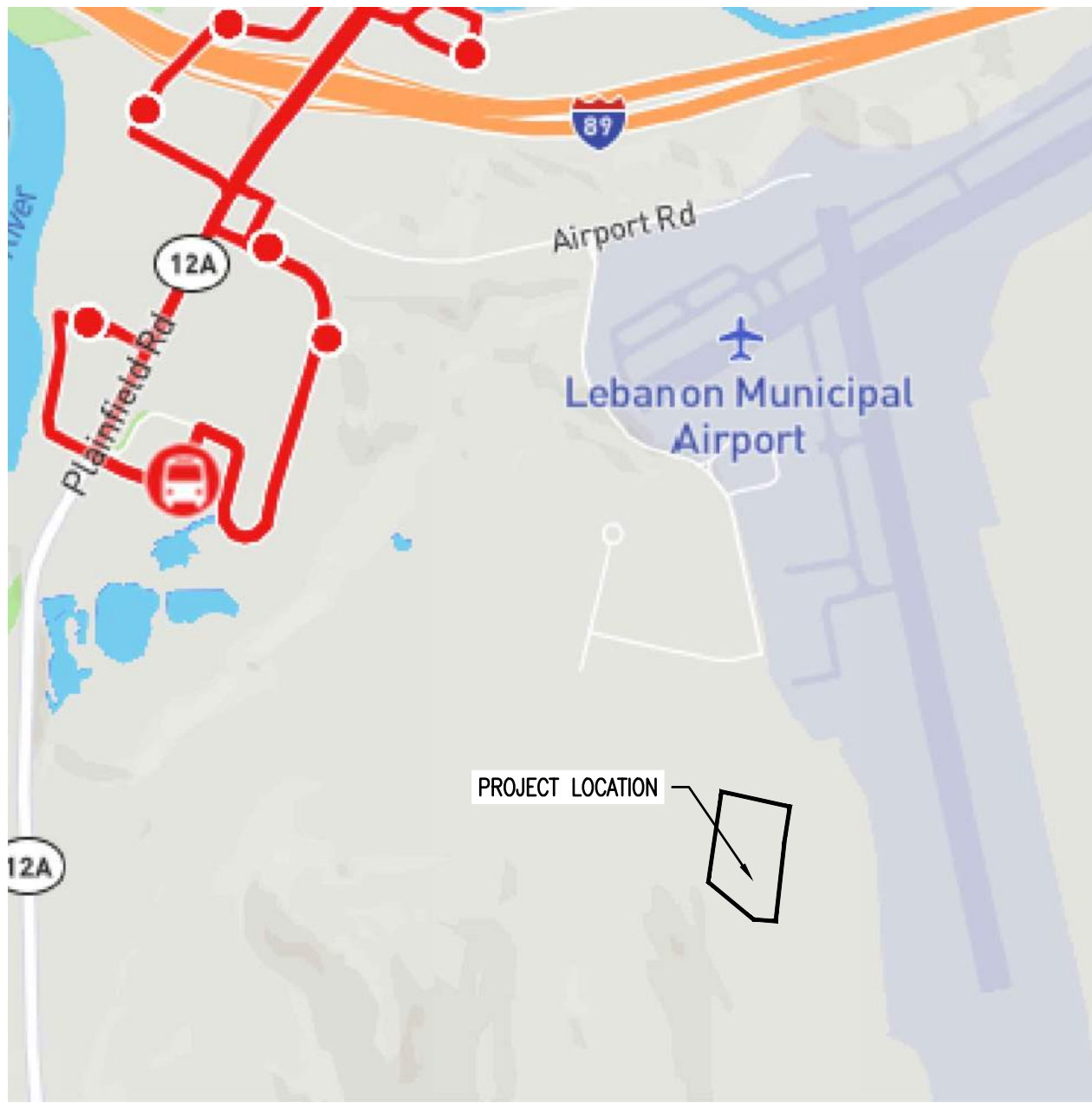
CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE



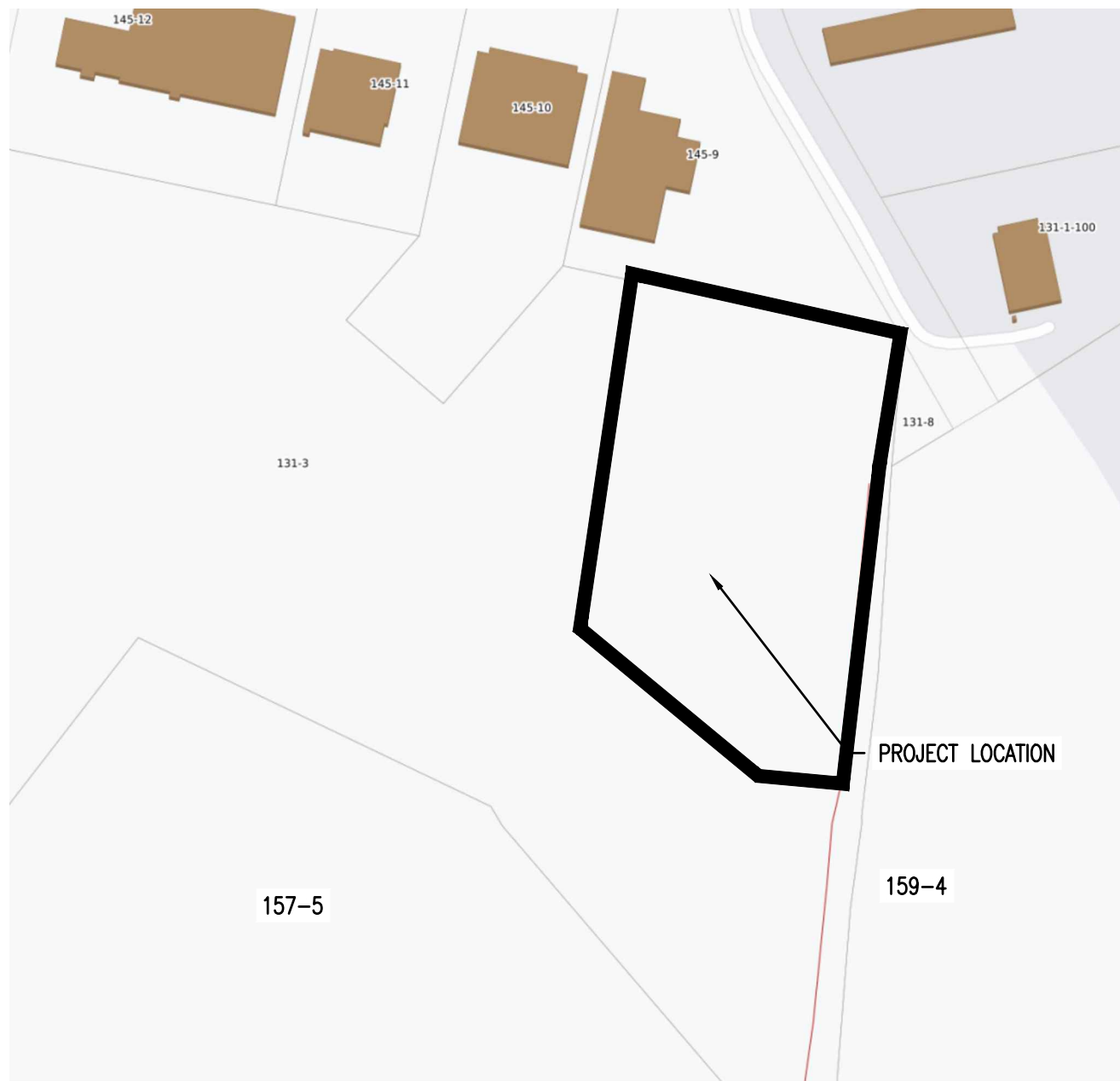
ORTHO MAP
 1" = 2,000'



ZONING MAP
 1" = 250'



BUS ROUTES
 1" = 1,000'



TAX MAP
 1" = 250'

ZONING CHART

1/4/2023 Milton Rents, 110 Airpark Rd. Milton Cat / Upper Valley Technology Park, LLC Lebanon Zoning Regulations			
	Existing	Required	Proposed
Zoning District	IND-L		IND-L
Tax Lot #	131-3		131-3-200
Area of Lot	36.83 Acres (PB2022-51-CUPMIN)	2 Acres	6.29 Acres
Building (Footprint)	n/a	50% of lot (max.)	9,400 sq. ft. (3.5%)
Floor Area	n/a		11,600 sq. ft.
Parking Spaces	n/a	19 (min.) / 23 (max.)	19
Use	Vacant land		Equipment and Machinery Sales, Rental and Service
Bicycle Storage	n/a	2	0
Loading Spaces	n/a		4
-warehouse	n/a	1 per 1,000 sq. ft.	3
-service bay	n/a	2 per 200 sq. ft.	12
-retail	n/a	1 per 200 sq. ft.	
# of stories			
Impervious Area	n/a		88,910 Sq. Ft.
Impervious Area (% of lot)	n/a		32%
Overlay Districts	Wetlands Conservation District		Wetlands Conservation District
Setbacks			
Front	n/a	40'	40'
Rear	n/a	20'	224'
Side	n/a	20' / 50' (north boundary)	124'
Max building coverage	n/a	50%	
Building Height	n/a	65'	35'

Notes:

1. Outdoor storage has received a Conditional Use Permit in connection with the approval of the Upper Valley Tech Park PUD (PB2022-51-CUPMIN)

PARKING CALCULATIONS:		
USE	REQUIRED	CALCULATION
INDUSTRIAL	1/600 SF	11,600/600 = 19 SPACES

TABLE OF CONTENTS

SHEET	TITLE	CONSULTANT	PAGE NO.
C0.0	COVER SHEET	ENGINEERING VENTURES, PC	(1 OF 19)
C0.1	LEGEND AND NOTES	ENGINEERING VENTURES	(2 OF 19)
C0.2	EXISTING CONDITIONS PLAN	ENGINEERING VENTURES	(3 OF 19)
C1.0	EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN	ENGINEERING VENTURES	(4 OF 19)
C2.0	OVERALL SITE LAYOUT PLAN	ENGINEERING VENTURES	(5 OF 19)
C2.1	SITE GRADING, DRAINAGE AND UTILITY PLAN	ENGINEERING VENTURES	(6 OF 19)
C2.2	SITE GRADING, DRAINAGE AND UTILITY PLAN(2)	ENGINEERING VENTURES	(7 OF 19)
C2.3	WB-67 TRACTOR TRAILER TRUCK TURNING PLAN	ENGINEERING VENTURES	(8 OF 19)
C3.0	SITE DETAILS	ENGINEERING VENTURES	(9 OF 19)
C3.1	SITE DETAILS(2)	ENGINEERING VENTURES	(10 OF 19)
C3.2	WATER DETAILS	ENGINEERING VENTURES	(11 OF 19)
C3.3	SANITARY SEWER DETAILS	ENGINEERING VENTURES	(12 OF 19)
C3.4	STORMWATER DETAILS	ENGINEERING VENTURES	(13 OF 19)
C3.5	EPSC DETAILS	ENGINEERING VENTURES	(14 OF 19)
L1.1	OVERALL SITE LANDSCAPE PLAN	PARK ARCHITECTURE	(15 OF 19)
L2.1	SITE LANDSCAPE PLAN(1)	PARK ARCHITECTURE	(16 OF 19)
L2.2	SITE LANDSCAPE PLAN(2)	PARK ARCHITECTURE	(17 OF 19)
L3.1	LANDSCAPE DETAILS	PARK ARCHITECTURE	(18 OF 19)
L-1	PHOTOMETRIC PLAN	EXPOSURE 2 LIGHTING	(19 OF 19)

CONSULTANTS

CIVIL ENGINEERING
 ENGINEERING VENTURES, PC
 85 MECHANIC STREET, SUITE E2-3
 LEBANON, NH 03766
 (603) 442-9333

LAND SURVEYOR
 LATITUDES LAND SURVEYING
 1 MILL ST.
 BURLINGTON, VT 05401
 (802) 825-6545

LANDSCAPE ARCHITECT
 PARK ARCHITECTURE
 3 SCHOOL HOUSE LN., STE #1
 ETNA, NEW HAMPSHIRE 03750
 (603) 643-3400

ARCHITECT
 MICHAEL PETROVICK ARCHITECTS, PLLC
 310 MARLBORO ST. STE. 106
 KEENE, NH 03431
 (603) 636-7056

WETLANDS
 STONEY RIDGE ENVIRONMENTAL, LLC
 233 PROSPECT MT. RD.
 ALTON, NH 03809
 602-776-5825

SUBJECT PROPERTY

LOT 131-3-200
 110 AIRPARK ROAD
 WEST LEBANON, NH 03784

OWNER APPLICANT

OWNER
 UPPER VALLEY TECH PARK, LLC
 277 BLAIR PARK RD., STE 130
 WILLISTON, VT 05495
 802-872-0505

APPLICANT
 MILTON CAT
 BRADLEE FARRIN
 CORPORATE FACILITIES MANAGER
 100 QUARRY DR.
 MILFORD, MA 01757
 brod_farrin@miltoncat.com

Stamp			
Date			
Description			
No.			

ENGINEERING VENTURES PC
 208 Fynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
 414 Union Street, Schenectady, NY 12305 • 518-530-9614
 www.engineeringventures.com

DEW CONSTRUCTION CORP.
 277 BLAIR PARK RD., STE 130
 WILLISTON, VT
 802-872-0505

Cover Sheet

MILTON RENTS
 110 AIRPARK RD.
 WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project #	22092.00
Drawn By:	AM
Checked By:	NF
Scale:	AS NOTED
Date:	12/27/2022

C0.0

1 of 19

LEGEND

EXISTING FEATURES		PROPOSED FEATURES
	CLEAN OUT	
	MANHOLE	
	CATCH BASIN	
	STORM MANHOLE	
	BOLLARD	
	HEADWALL	
	FLARED END SECTION	
	STONE APRON	
	GATE VALVE	
	HYDRANT	
	WATER SHUT OFF	
	UTILITY POWER POLE	
	SIGN	
	SPOT ELEVATION	
	HANDICAP SYMBOL	
	POND	
	TREELINE	
	CONTOUR	
	SWALE	
	STONE WALL	
	SUBJECT PROPERTY LINE	
	OFF SITE PROPERTY LINE	
	SOIL BOUNDARY	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL	
	SANITARY SEWER LINE	
	STORM LINE	
	WATER LINE	
	OVERHEAD ELECTRIC	
	UNDERGROUND ELECTRIC	
	UNDERGROUND COMM.	
	GAS LINE	
	SETBACK	
	WETLANDS DELINEATED	
	WETLANDS APPROX.	
	FENCE (BARBED WIRE)	
	FENCE (CHAIN LINK)	
	FENCE (WOODEN)	
	UNDER DRAIN	
	ROOF DRAIN	
	FOUNDATION DRAIN	
	OFFSITE WETLANDS	
	CONCRETE	
	ASPHALT PAVEMENT	
	BUILDING	
	RETAINING WALL	
	GRAVEL SURFACE	

GENERAL NOTES

- EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK AND TO CALL DIG SAFE 72 HOURS PRIOR TO ANY DIGGING, DRILLING OR BLASTING.
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
- THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
- THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
- THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW HAMPSHIRE STATE LICENSED LAND SURVEYOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
- ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
- MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE.

LANDSCAPE NOTES

- ALL NEW PLANT MATERIAL SHALL BE NURSERY-GROWN STOCK.
- AT THE TIME OF PLANTING, ALL DECIDUOUS TREES SHALL BE A MINIMUM 2.5 TO 3 INCHES IN CALIPER, MEASURED 6 INCHES ABOVE THE FINISH GRADE LEVEL; ALL EVERGREEN TREES SHALL BE A MINIMUM OF 6 TO 7 FEET IN HEIGHT.
- AT THE TIME OF PLANTING, ALL SHRUBS, WHETHER DECIDUOUS OR EVERGREEN, SHALL BE 24 TO 30 INCHES IN HEIGHT AND/OR 18 TO 24 INCHES IN SPREAD.
- GRADED AREAS SHALL BE VEGETATED TO INSURE EROSION CONTROL BY SEEDING, MULCHING, AND FERTILIZING. DISTURBED AREAS SHALL BE PLANTED WITH SUITABLE PLANT MATERIALS.
- GRADING SHALL NOT EXCEED A RATIO OF 3 HORIZONTAL TO 1 VERTICAL WITHOUT SPECIAL EROSION CONTROL MEASURES. NETTING OR SIMILAR MATERIAL SHALL BE PROVIDED ON SLOPES WITH A RATIO GREATER THAN 3:1 WHILE GROUND COVER IS BEING ESTABLISHED.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, TO INCLUDE GRASS AND MULCH, IN GOOD, HEALTHY CONDITION SO AS TO PRESENT A NEAT AND ORDERLY APPEARANCE. THE PROPERTY OWNER SHALL REPLACE ANY UNHEALTHY OR DEAD PLANT MATERIALS IN CONFORMANCE WITH THE LANDSCAPE PLAN APPROVED BY THE BOARD AS PART OF THE SITE PLAN.
- ALL PLANTINGS, FENCES, AND WALLS NECESSITATED BY THESE LANDSCAPING AND SCREENING REQUIREMENTS SHALL CONFORM WITH THE STREET INTERSECTION SIGHT-OBSTRUCTION REQUIREMENTS PROVIDED IN SECTION 206 OF THE LEBANON ZONING ORDINANCE. ALL SUCH PLANT MATERIALS MUST BE PRUNED AS NECESSARY TO MAINTAIN COMPLIANCE.
- ENCROACHMENT ON LANDSCAPED AREAS AFTER THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE STORAGE, DISPLAY, OR PARKING OF MOTOR VEHICLES, BOATS, MOBILE HOMES, TRAILERS, OR CONSTRUCTION EQUIPMENT WITHIN LANDSCAPED AREAS, BUFFERS, OR SCREENS, SHOWN AS SUCH ON THE APPROVED LANDSCAPE PLAN, IS EXPRESSLY PROHIBITED AND A VIOLATION OF THE NOTICE OF ACTION.

EPA 2022 CONSTRUCTION GENERAL PERMIT

- THIS PROJECT IS SUBJECT TO AN EPA 2022 CONSTRUCTION GENERAL PERMIT (CGP).
- CONTRACTOR SHALL PREPARE A SWPPP AND NOI IN ACCORDANCE WITH THE EPA 2022 CGP.
- CONTRACTOR SHALL FUNCTION AS AND MEET ALL REQUIREMENTS FOR ELIGIBILITY AS AN OPERATOR AS DEFINED BY THE CGP.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE, AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE AS REQUIRED BY THE SUBMITTED SWPPP AND THE CGP.

Stamp	
Date	
Description	
No.	
ENGINEERING VENTURES PC 208 Fynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333 414 Union Street, Schenectady, NY 12305 • 518-530-9614 www.engineeringventures.com	
DEW CONSTRUCTION CORP. 277 BLAIR PARK RD., STE. 130 WILLISTON, VT 802-872-0505	
Sheet Title: Legend and Notes	Project Title: MILTON RENTS 110 AIRPARK RD. WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
EV Project #	22092.00
Drawn By:	AM
Checked By:	NF
Scale:	AS NOTED
Date:	12/27/2022
C0.1 2 of 19	



NOTE: LIMITS OF OPEN SPACE SHOWN AREA SUBJECT TO APPROVAL OF PERMIT PB2022-51-CUPMIN

DEMO NOTES

- X1 LIMITS OF TREE REMOVAL/LIMITS OF DISTURBANCE
- X2 PROPOSED AREA OF WETLAND REMOVAL
- X3 REMOVE WIRE FENCE (100 LF)
- X4 REMOVE STONEWALL (100 LF)

Jurisdictional Wetlands were delineated by Cynthia M Balcius CWS #61, CSS & CPESC on 4-20-22 and 11-10-22 utilizing the following standards:

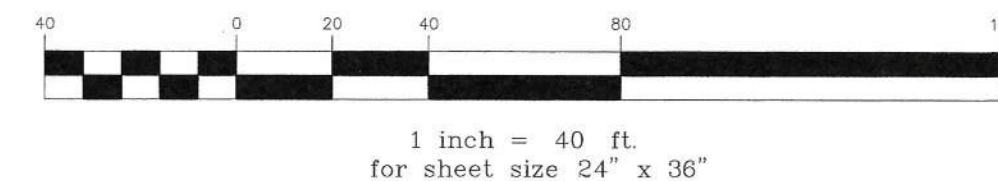
- 1) United States Department of Agriculture, Natural Resources Conservation Service. 2018. *Field Indicators of Hydric Soils in the United States*, Version 8.2. L.M. Vasilas, G.W. Hurt, and J.F. Berkowitz (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.
- 2) *Field Indicators for Identifying Hydric Soils in New England*. Version 4. April 2019. New England Hydric Soils Technical Committee.
- 3) *U.S. Army Corps of Engineers 2020: National Wetland Plant List, version 3.5* (http://wetland_plants.usace.army.mil/). U.S. Army Corps of Engineers, Engineer Research and Development Center, Cold Regions Research and Engineering Laboratory, Hanover, NH.
- 4) *The National Wetland Plant List: 2016 wetland ratings*. Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. Phytoneuron 2016-30: 1-17. Published 28 April 2016. ISSN 2153 733X.
- 5) *Corps of Engineers Wetlands Delineation Manual*. January 1987. Wetlands Research Program Technical Report Y-87-1.
- 6) *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*. January 2012, Version 2. U.S. Army Corps of Engineers. Environmental Laboratory ERDC/EL TR-12-1.
- 7) *Classification of Wetlands and Deepwater Habitats of the United States*. December 1979. L. Cowardin, V. Carter, F. Golet, and E. LaRoe. US Department of the Interior. Fish and Wildlife Service. FWS/OBS-79/31.



Stoney Ridge Environmental LLC, 8 Kiana Road, Alton, NH 03809
(p): 603-776-5825, (f) 603-776-5826, info@stoneyridgeenv.com



GRAPHIC SCALE



Stamp	
Date	
Description	
No.	

ENGINEERING VENTURES PC
208 Pine Avenue, Suite 2A, Burlington, VT 05401 • 802-363-2225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03756 • 603-442-9333
414 Union Street, Scituate, NY 12585 • 518-636-9514
www.engineeringventures.com

DEW CONSTRUCTION CORP.
277 BLAIR PARK RD., STE. 130
WILLISTON, VT
802-872-0505

Existing Conditions and Demo Plan

MILTON RENTS
110 AIRPARK RD.
WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

Sheet Title:	EV Project #
Project Title:	22092.00
Drawn By:	AM
Checked By:	KW
Scale:	1"=40'
Date:	12/27/2022

C0.2

3 of 19

CONSTRUCTION SEQUENCE

1. CONTRACTOR TO COORDINATE STOCKPILE AND STAGING AREAS WITH THE OWNER.
2. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL HOST A PRECONSTRUCTION MEETING WITH OWNER, ENGINEER, CITY PLANNING, POLICE, FIRE, AND PUBLIC WORKS STAFF.
3. PRIOR TO ANY OTHER WORK, SILT FENCES SHALL BE INSTALLED GENERALLY 10 FEET FROM THE BASE OF THE FILL SLOPES, OR AS SHOWN ON THE EROSION CONTROL PLAN. THESE SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
4. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT.
5. INSTALL INLET PROTECTION ON EXISTING CATCH BASINS AFFECTED DURING CONSTRUCTION.
6. ROUGH GRADE AND STOCKPILE TOPSOIL SURROUNDED BY SILT FENCE.
7. CLEAR AND GRUB, REMOVE LOOSE PAVING/DEMO PAVING AS REQUIRED AND HAUL OFF SITE USING EXISTING PARKING AREA AS STAGING.
8. GRADE DRIVE ENTRANCE AND EXCAVATE BUILDING PAD.
9. BEGIN VERTICAL CONSTRUCTION OF BUILDING FOUNDATION CONCURRENT WITH WATER AND SEWER UTILITIES.
10. CONSTRUCT STORMWATER SYSTEM.
11. EXCAVATE AND PREP FOR GRAVEL WETLAND, IMPORT BASE SUBGRADE MATERIALS AS NECESSARY.
12. INSTALL STORMWATER PIPING, DITCHES AND STRUCTURES.
13. BACKFILL AND SUBGRADE PREP FOR NEW PARKING AND SIDEWALK AREAS.
14. COMPLETE FINAL GRADING OF SITE. PLACE TOPSOIL AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
15. INSTALL LIGHT POLES.
16. PAVE BASE COURSE.
17. STABILIZE EXPOSED SLOPES AND SOILS AS SOON AS GRADED, REPAIR AND REESTABLISH ALL DISTURBED VEGETATED/LAWN AREAS, AND MAINTAIN UNTIL ADEQUATELY VEGETATED.
18. PAVE WEARING COURSE.
19. AFTER THE SITE IS APPROVED BY THE ENGINEER AS ADEQUATELY STABILIZED, REMOVE ALL TEMPORARY.
20. ANTICIPATED FINAL COMPLETION DATE WINTER 2023.

EROSION CONTROL LEGEND

EROSION PREVENTION AND SEDIMENT CONTROL STRATEGY
THE FOLLOWING TECHNIQUES WILL BE UTILIZED AS PART OF A SEDIMENT AND EROSION CONTROL PROGRAM. THE SEDIMENT AND EROSION CONTROL PROGRAM WILL BE IMPLEMENTED IN STAGES. CERTAIN ITEMS FROM ONE STAGE WILL LIKELY OVERLAP OR TAKE PLACE CONCURRENTLY WITH ITEMS FROM OTHER STAGES. HAY PRODUCTS SHALL NOT BE USED.

TEMPORARY INLET PROTECTION – STONE COLLARS AND/OR INLET SOCKS. INSTALL AS INDICATED ON PLANS. STONE TO BE REMOVED AND REPLACED WITH CLEAN STONE WHEN SEDIMENT IS $\leq 1/2$ DEPTH OF STONE. REMOVE ALL SEDIMENT COLLECTED IN STRUCTURE OR SOCK AS SOON AS POSSIBLE.

STONE CHECK DAM
THIS STRUCTURAL MEASURE IS ALONG DITCHES/ SWALES AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO SLOW STORMWATER RUNOFF AND TRAP SEDIMENT PARTICLES. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

PERMANENT EROSION CONTROL NETTING
THIS STRUCTURAL MEASURE IS INSTALLED IN AREAS THAT HAVE SLOPES 3:1 AND GREATER AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO STABILIZE THE SLOPE AND REDUCE THE EROSION POTENTIAL. THE NETTING IS TYPICALLY IMPREGNATED WITH GRASS SEED AND SOMETIMES STAPLED TO THE EXPOSED SOIL. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
THIS STRUCTURAL MEASURE IS A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER FABRIC LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE REMOVED, THE IMPACTED AREA SHALL BE SEEDED AND MULCHED.

TEMPORARY SEDIMENT BASIN
THIS STRUCTURAL MEASURE INVOLVES CONSTRUCTING TEMPORARY SEDIMENT BASINS IN THE LOCATION OF PROPOSED STORMWATER PONDS. GENERALLY THE STORMWATER PONS CAN BE CONSTRUCTED AS SHOWN ON THE PLANS HOWEVER ORIFICE ON THE OUTLET STRUCTURES SHALL BE OMITTED UNTIL THE SITE IS STABILIZED TO IMPOUND RUNOFF AND ALLOW FOR SETTLING OF SUSPENDED FINES. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE THE SITE IS STABILIZED, SEDIMENT SHALL BE REMOVED FROM THE BASINS AND THE OUTLET ORIFICE SHALL BE DRILLED INTO THE OUTLET STRUCTURE AS NOTED ON THE PLANS.

TEMPORARY STAGING AND WASTE AREAS (APPROXIMATE)
THESE ARE APPROVED LOCATIONS WHERE NON-SOIL, NON-ERODIBLE MATERIALS MAY BE STORED. SOILS SHALL NOT BE STORED IN THESE AREAS.

TEMPORARY SOIL STOCKPILE AREAS (APPROXIMATE)
THESE ARE APPROVED LOCATIONS WHERE TOPSOIL AND OTHER SOIL MATERIALS MAY BE STORED. THESE STOCKPILES WILL BE PROTECTED FROM EROSION BY A NUMBER OF METHODS, INCLUDING INSTALLING SILT FENCING AROUND THE DOWN GRADIENT PERIMETER OF THE STOCKPILE AND SEEDING AND MULCHING THE STOCKPILE WHEN NOT IN USE FOR MORE THAN FIVE DAYS.

TEMPORARY SILT FENCING
THIS STRUCTURAL MEASURE IS A TEMPORARY BARRIER OF GEOTEXTILE FABRIC USED TO INTERCEPT SEDIMENT LADEN RUNOFF FROM SMALL DRAINAGE AREAS OF DISTURBED SOIL. IT IS INSTALLED ALONG THE PERIMETER OF IMPACTED AREAS AND ALONG THE BASE OF THE FILL SLOPES. ADDITIONALLY, WHEN DESIGNATED ALONG THE LIMITS OF DISTURBANCE, INSTALL CONSTRUCTION FENCE BEHIND THE SILT FENCE. SILT FENCING IS EFFECTIVE IN REDUCING STORMWATER RUNOFF VELOCITIES, ASSIST IN THE DEPOSITION OF TRANSPORTED SEDIMENT LOAD AND PREVENT EROSION OF SOILS ONTO ADJACENT AREAS. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

LIMITS OF DISTURBANCE
THE CONTRACTOR SHALL CONTAIN ANY EARTH MOVING ACTIVITIES WITHIN THE DESIGNATED LIMITS SHOWN ON THIS PLAN. THE ENGINEER SHALL REVIEW THE SITE TO MAKE ANY ADJUSTMENTS TO ACCOUNT FOR ENVIRONMENTALLY SENSITIVE AREAS, SPECIMEN TREES AND SPECIAL AREAS OF CONCERN.

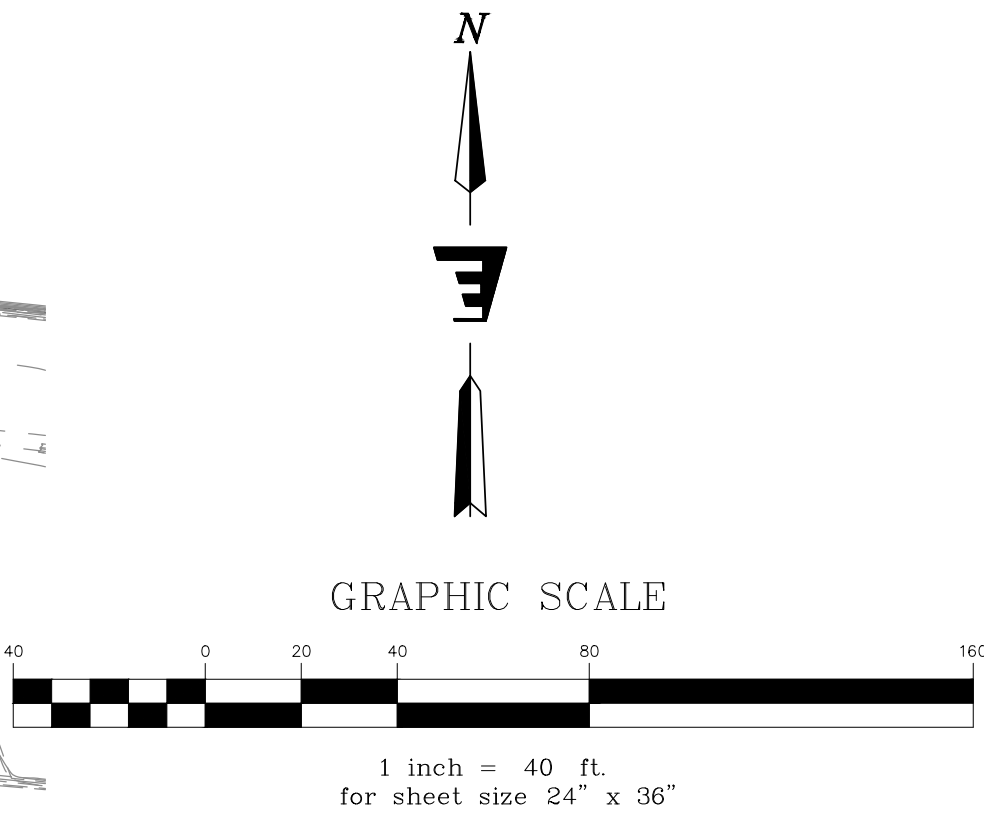
SEDIMENT TRAP

STAGING AREA

SOIL STOCKPILE

STORMWATER POLUTION PREVENTION NOTES

- E1
- LIMIT OF DISTURBANCE (AREA OF DISTURBANCE = 99,700 SF)
- E2
- PORTABLE SANITATION FACILITIES, TO BE STAKED DOWN AND SECURED
- E3
- INLET PROTECTION (TYP.)
- E4
- SILT FENCE
- E5
- CONCRETE WASHOUT
- E6
- STABILIZED CONSTRUCTION ENTRANCE
- E7
- CHECK DAM (TYP.)
- E8
- TEMPORARY SEDIMENT FOREBAY
- E9
- DOUBLE LAYER OF PERIMETER CONTROL WITHIN 50 FT. OF WETLANDS OR OPEN WATER (TYP.)



Stamp	
No.	Description
Date	

ENGINEERING VENTURES PC
208 Flyn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
414 Union Street, Schenectady, NY 12305 • 518-530-3614
www.engineeringventures.com

DEW CONSTRUCTION CORP.
277 BLAIR PARK RD., STE. 130
WILLISTON, VT
802-872-0505

MILTON RENTS
110 AIRPARK RD.
WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project #	22092.00
Drawn By:	AM
Checked By:	KW
Scale:	1"=40'
Date:	12/27/2022

C1.0

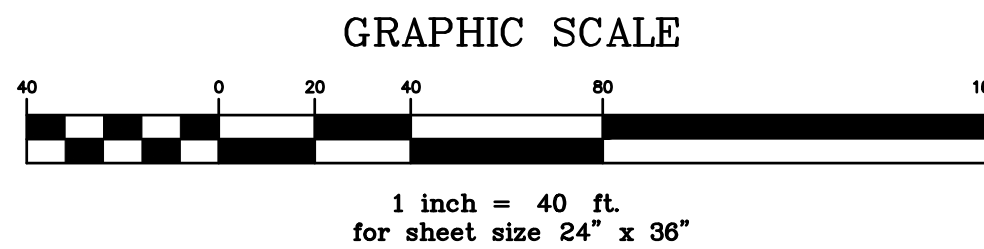
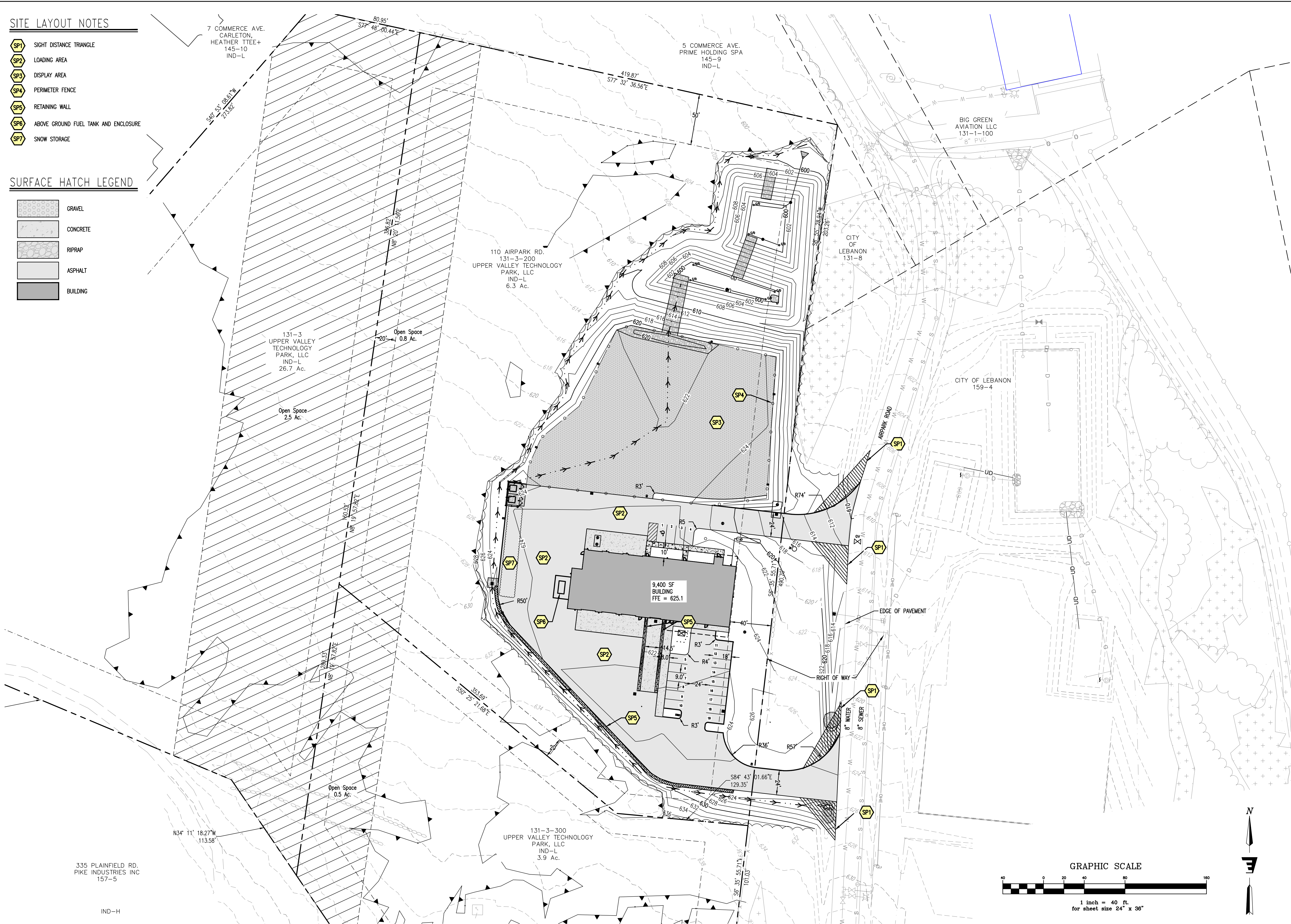
4 of 19

SITE LAYOUT NOTES

- SP1 SIGHT DISTANCE TRIANGLE
- SP2 LOADING AREA
- SP3 DISPLAY AREA
- SP4 PERIMETER FENCE
- SP5 RETAINING WALL
- SP6 ABOVE GROUND FUEL TANK AND ENCLOSURE
- SP7 SNOW STORAGE

SURFACE HATCH LEGEND

- GRAVEL
- CONCRETE
- RIPRAP
- ASPHALT
- BUILDING



Stamp	
Date	
Description	
No.	
ENGINEERING VENTURES PC 208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-3033 414 Union Street, Schenectady, NY 12305 • 518-530-3614 www.engineeringventures.com	
DEW CONSTRUCTION CORP. 277 BLAIR PARK RD., STE. 130 WILLISTON, VT 802-872-0505	
Overall Site Layout Plan	MILTON RENTS 110 AIRPARK RD. WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
Sheet Title:	EV Project # 22092.00
Drawn By: AM	Checked By: KW
Scale: 1" = 40'	Date: 12/27/2022
C2.0	
5 of 19	



SITE NOTES

- C1 RETAINING WALL
- C2 GRANITE CURB
- C3 MONOLITHIC CURB AND SIDEWALK
- C4 CONCRETE SIDEWALK
- C5 PEDESTRIAN RAILING
- C6 ASPHALT PARKING LOT / DRIVE ACCESS
- C7 ADA VAN ACCESSIBLE PARKING WITH ADA STRIPING AND SIGNAGE
- C8 DUMPSTER ENCLOSURE
- C9 SNOW STORAGE
- C10 STEPS
- C11 GRAVEL SURFACE DISPLAY AREA
- C12 FLAG POLE
- C13 WETLAND DISTURBANCE 1,500 SF
- C14 CONCRETE APRON
- C15 AWNING (SEE ARCHITECTURAL PLANS)

WATER NOTES

- W1 2.5" DOMESTIC WATER LINE.

SEWER NOTES

- S1 6" SEWER SERVICE
- S2 OIL AND GRIT SEPARATOR
- S3 SANITARY SEWER MANHOLE

DRAINAGE NOTES

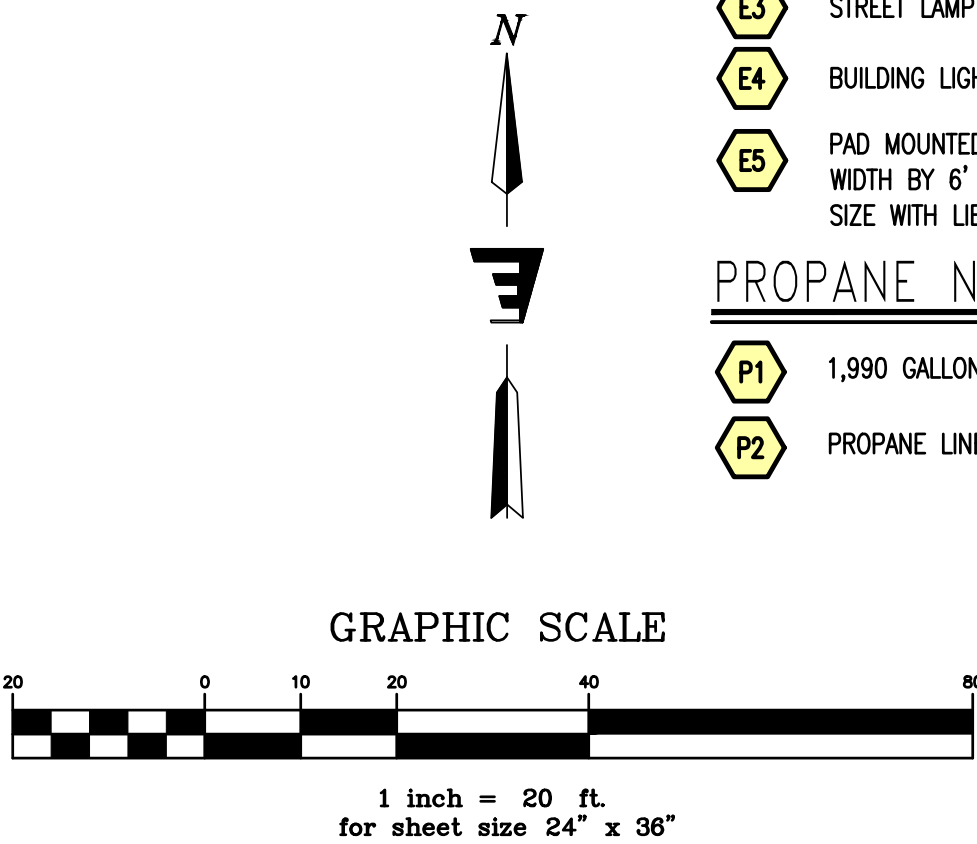
- D1 CATCH BASIN
- D2 POND OUTLET STRUCTURE
- D3 GRAVEL WETLAND
- D4 SEDIMENT FOREBAY
- D5 18" HDPE
- D6 24" HDPE
- D7 DRAIN MANHOLE
- D8 ROOF LEADER
- D9 FLARED END SECTION AND STONE APRON
- D10 6" MINUS RIPRAP OVERFLOW
- D11 PRECAST CONCRETE HEADWALL
- D12 GRASS SWALE
- D13 12" HDPE
- D14 RIPRAP LINED DRAINAGE SWALE
- D16 POND RISER
- D17 CURB CUT
- D18 MAINTAIN EXISTING CATCH BASIN, ADJUST RIM GRADE AS REQUIRED

ELECTRICAL NOTES

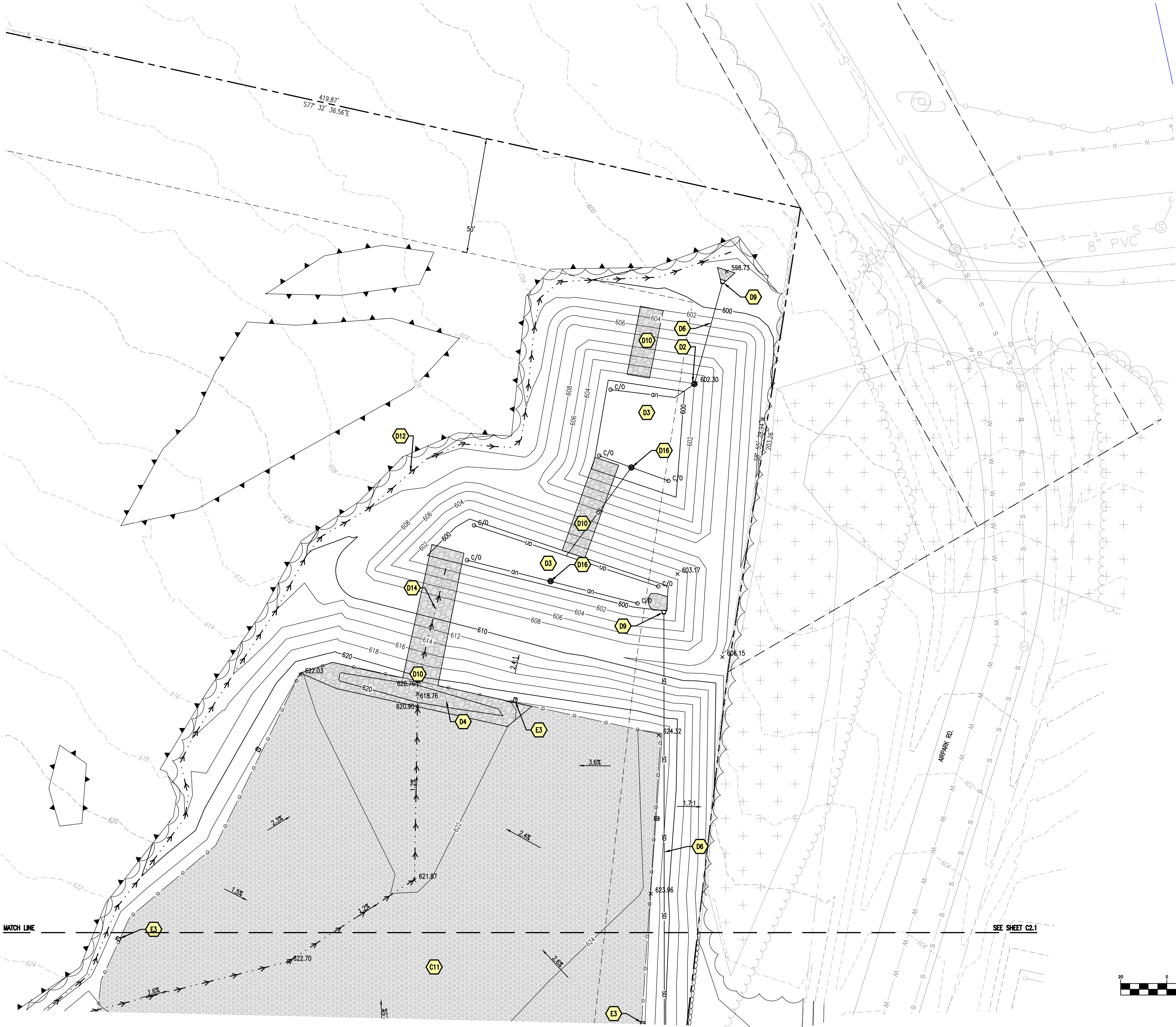
- E1 UNDERGROUND ELECTRIC
- E2 UNDERGROUND COMMUNICATION
- E3 STREET LAMP (TYP.)
- E4 BUILDING LIGHT (TYP.)
- E5 PAD MOUNTED ELECTRICAL TRANSFORMER (7' WIDTH BY 6' LENGTH BY 5' HEIGHT, CONFIRM SIZE WITH LIBERTY UTILITIES, (7) BOLLARDS)

PROPANE NOTES

- P1 1,990 GALLON PROPANE TANK
- P2 PROPANE LINE



Stamp	
Date	
Description	
No.	
ENGINEERING VENTURES PC 208 Fynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-3033 414 Union Street, Schenectady, NY 12305 • 518-530-3614 www.engineeringventures.com	
DEW CONSTRUCTION CORP. 277 BLAIR PARK RD., STE. 130 WILLISTON, VT 802-872-0505	
Sheet Title: Site Grading, Drainage and Utility Plan	Project Title: MILTON RENTS 110 AIRPARK RD. WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
EV Project # 22092.00	Drawn By: AM
Checked By: KW	Scale: 1" = 20'
Date: 12/27/2022	
C2.1 6 of 19	



SITE NOTES

- C1 RETAINING WALL
- C2 GRANITE CURB
- C3 MONOLITHIC CURB AND SIDEWALK
- C4 CONCRETE SIDEWALK
- C5 PEDESTRIAN RAILING
- C6 ASPHALT PARKING LOT / DRIVE ACCESS
- C7 ADA VAN ACCESSIBLE PARKING WITH ADA STRIPING AND SIGNAGE
- C8 DUMPSTER ENCLOSURE
- C9 SNOW STORAGE
- C10 STEPS
- C11 GRAVEL SURFACE DISPLAY AREA
- C12 FLAG POLE
- C13 WETLAND DISTURBANCE 1,500 SF
- C14 CONCRETE APRON
- C15 AWNING (SEE ARCHITECTURAL PLANS)

WATER NOTES

- W1 2.5" DOMESTIC WATER LINE.

SEWER NOTES

- S1 6" SEWER SERVICE
- S2 OIL AND GRIT SEPARATOR
- S3 SANITARY SEWER MANHOLE

DRAINAGE NOTES

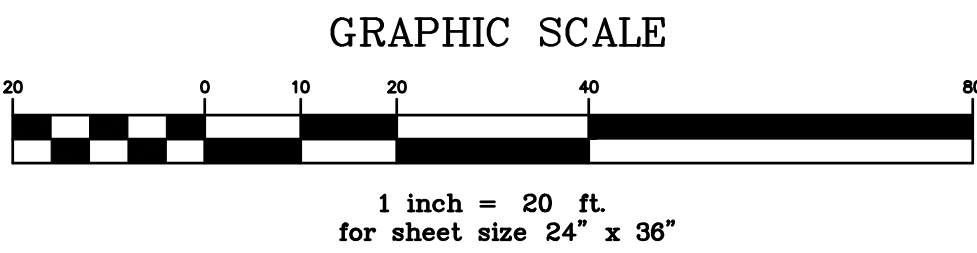
- D1 CATCH BASIN
- D2 POND OUTLET STRUCTURE
- D3 GRAVEL WETLAND
- D4 SEDIMENT FOREBAY
- D5 18" HDPE
- D6 24" HDPE
- D7 DRAIN MANHOLE
- D8 ROOF LEADER
- D9 FLARED END SECTION AND STONE APRON
- D10 6" MINUS RIPRAP OVERFLOW
- D11 PRECAST CONCRETE HEADWALL
- D12 GRASS SWALE
- D13 12" HDPE
- D14 RIPRAP LINED DRAINAGE SWALE
- D16 POND RISER
- D17 CURB CUT
- D18 MAINTAIN EXISTING CATCH BASIN, ADJUST RIM GRADE AS REQUIRED

ELECTRICAL NOTES

- E1 UNDERGROUND ELECTRIC
- E2 UNDERGROUND COMMUNICATION
- E3 STREET LAMP (TYP.)
- E4 BUILDING LIGHT (TYP.)
- E5 PAD MOUNTED ELECTRICAL TRANSFORMER (7' WIDTH BY 6' LENGTH BY 5' HEIGHT, CONFIRM SIZE WITH LIBERTY UTILITIES, (7) BOLLARDS)

PROPANE NOTES

- P1 1,990 GALLON PROPANE TANK
- P2 PROPANE LINE



Stamp	
Date	Description
No.	

ENGINEERING VENTURES PC

208 Fynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
 414 Union Street, Schenectady, NY 12305 • 518-530-9614
 www.engineeringventures.com

DEW CONSTRUCTION CORP.
 277 BLAIR PARK RD., STE. 130
 WILLISTON, VT
 802-872-0505

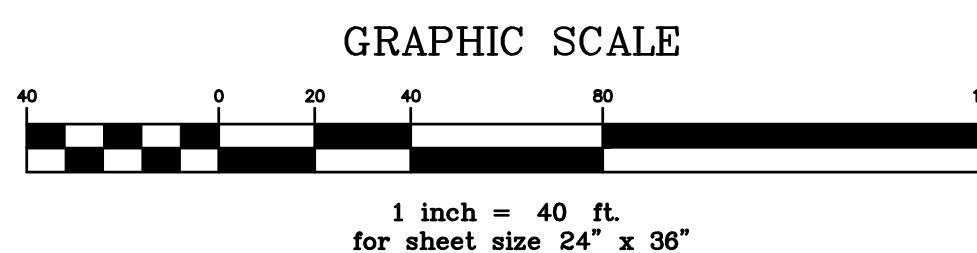
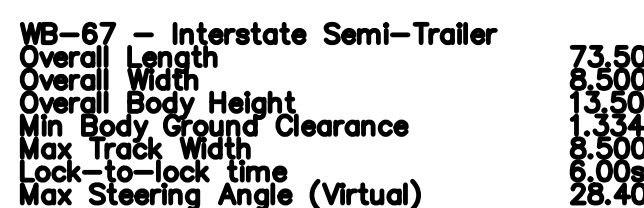
Site Grading, Drainage and Utility Plan (2)

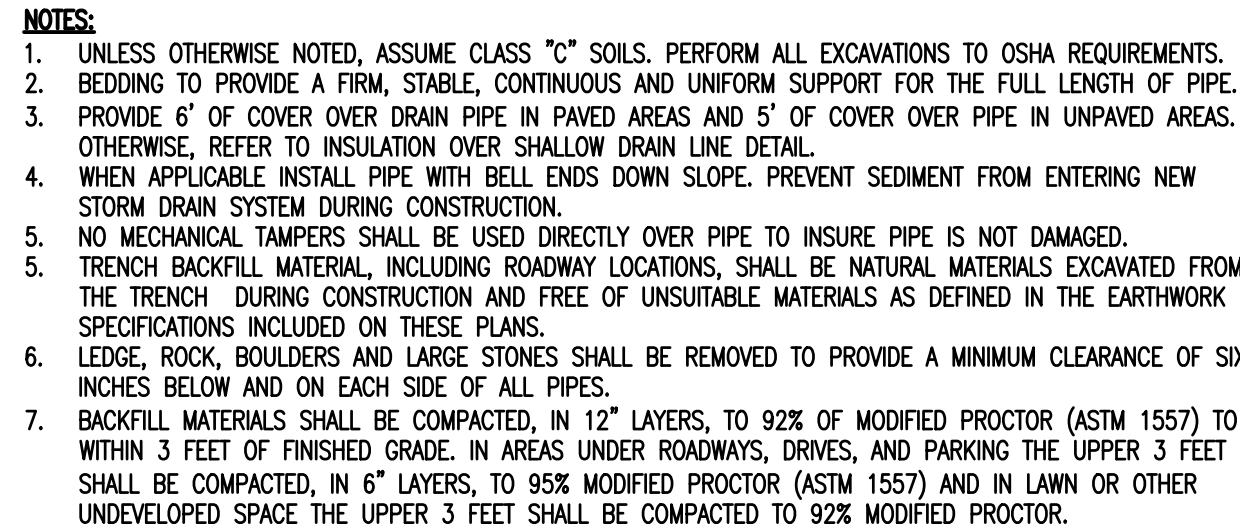
MILTON RENTS
 110 AIRPARK RD.
 WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project #	22092.00
Drawn By:	AM
Checked By:	KW
Scale:	1" = 20'
Date:	12/27/2022

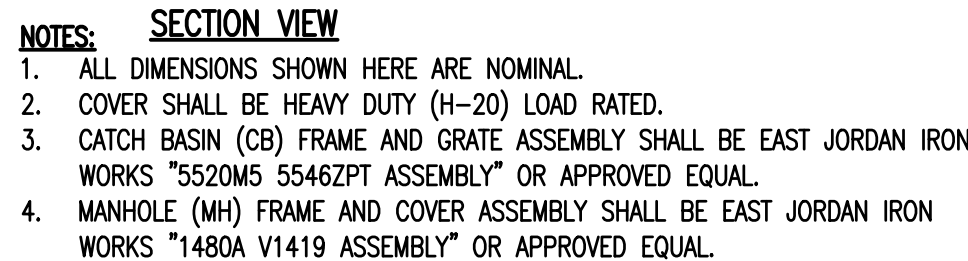
C2.2

7 of 19

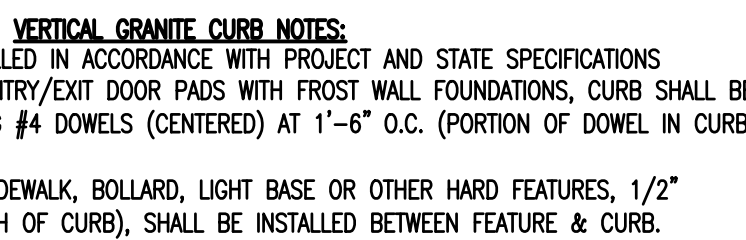




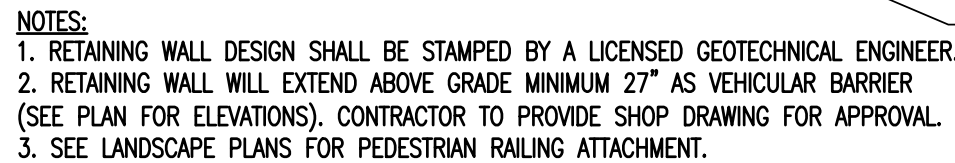
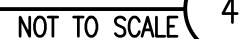
NOT TO SCALE



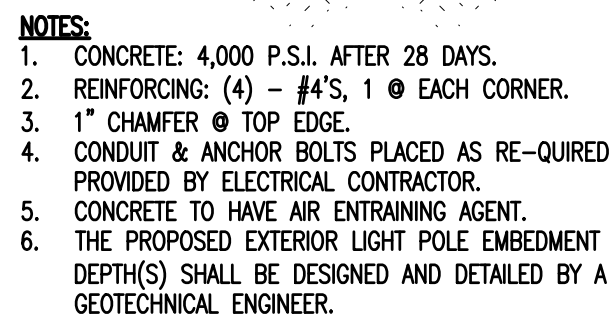
NOT TO SCALE



NOT TO SCALE

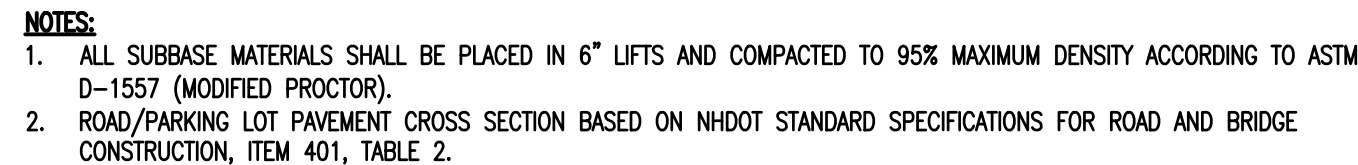


NOT TO SCALE

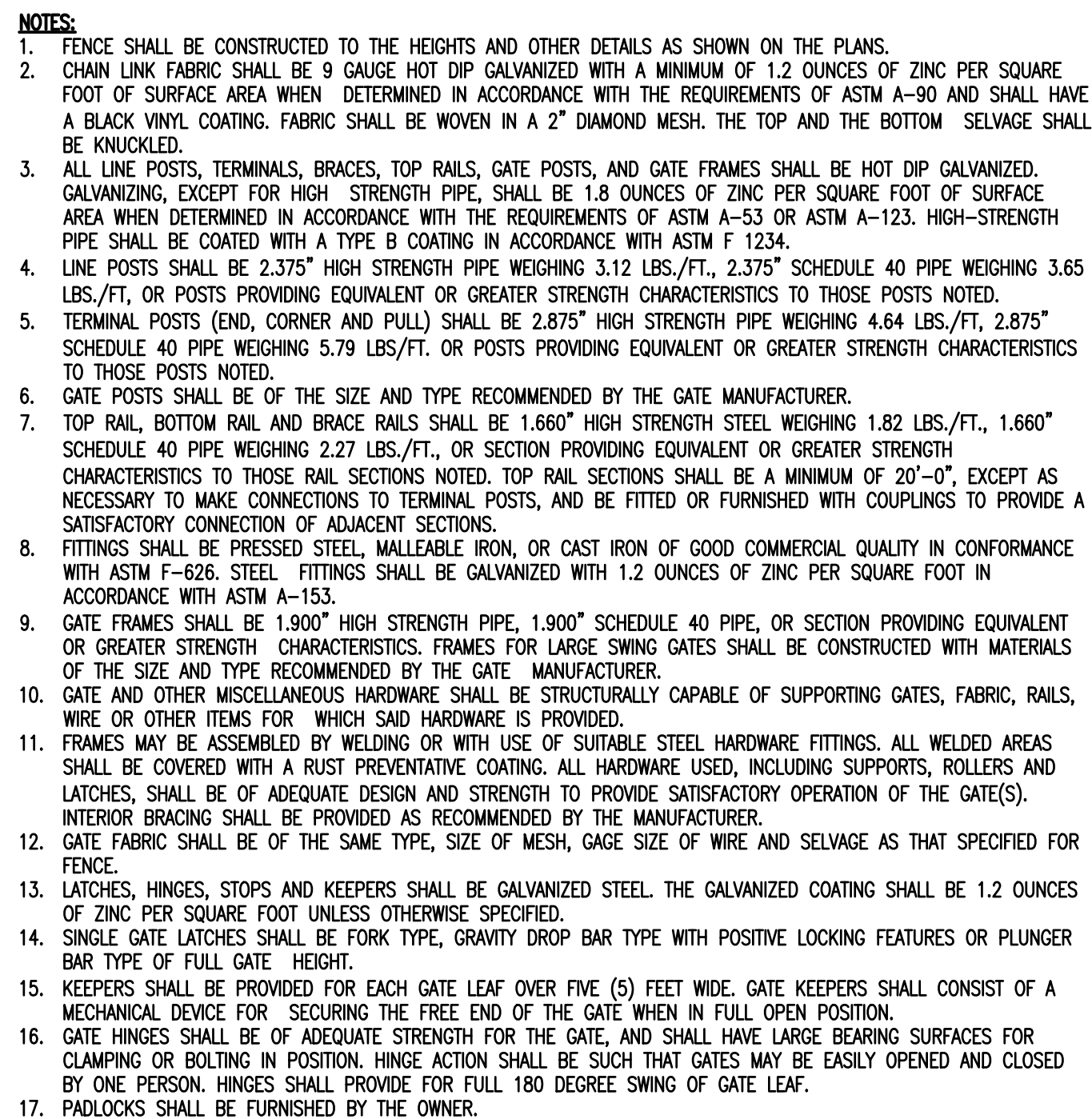


TYPICAL LIGHT POLE

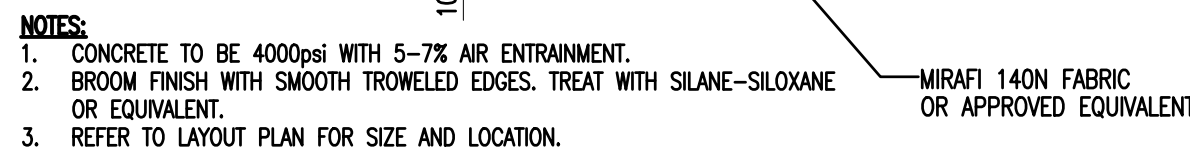
NOT TO SCALE



6

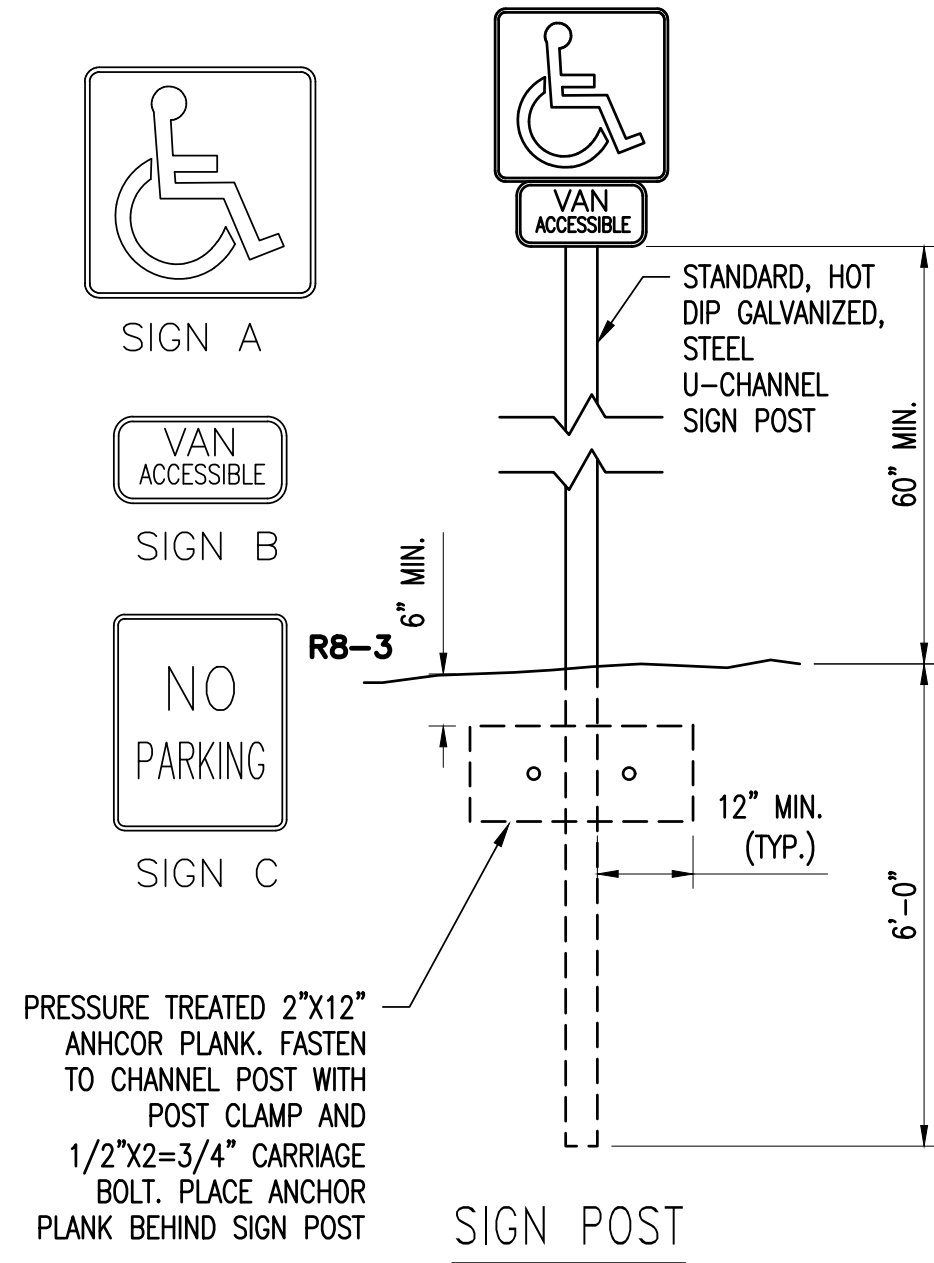


NOT TO SCALE



NOT TO SCALE

No.	Description	Date	Stamp

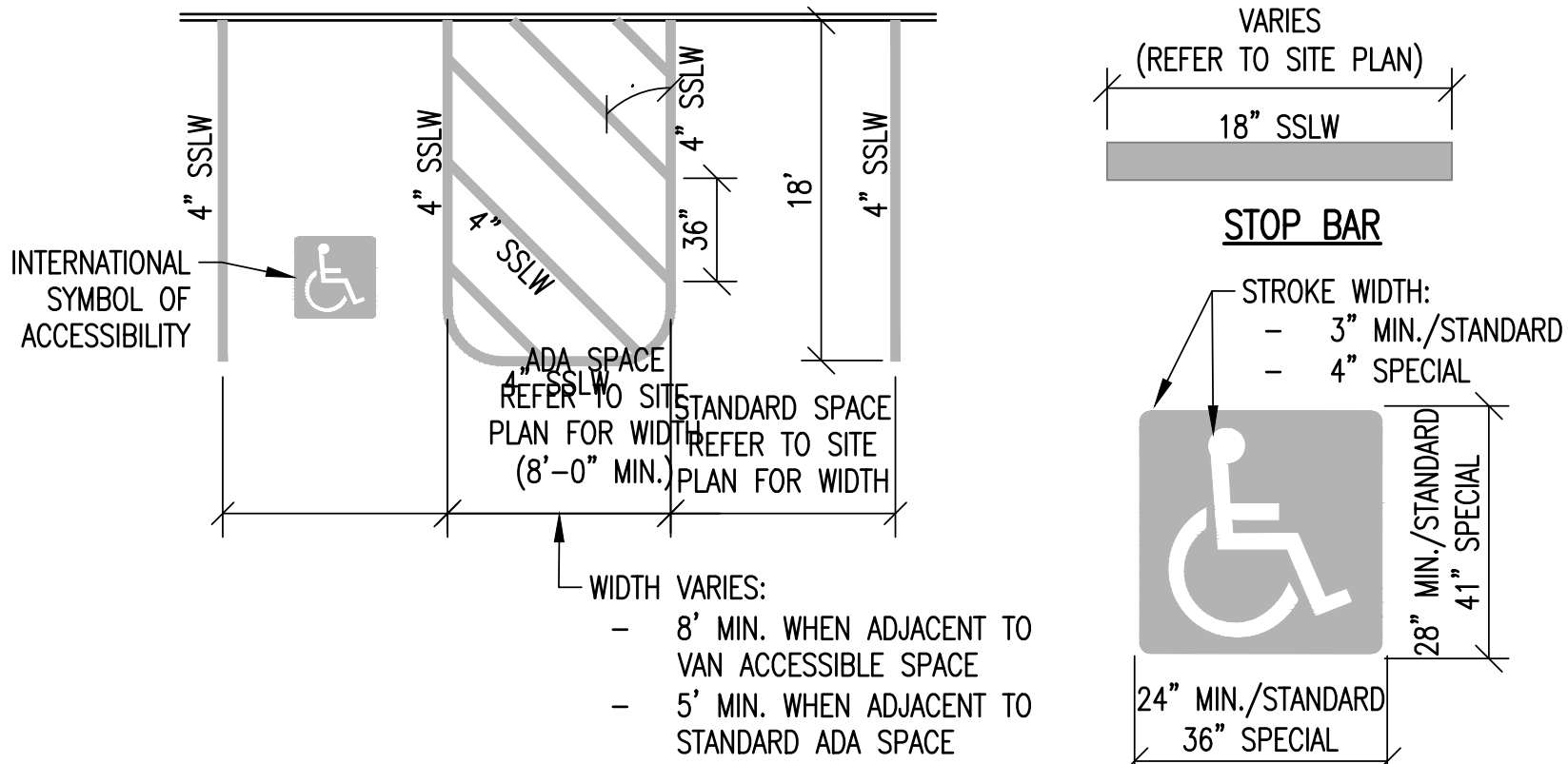


SIGN KEY:			
SIGN	MUTCD DESIGNATIONS	COMMON NAME	SIZE
A	D9-6	HANDICAPPED	24" x 24"
B	D9-6P	VAN ACCESSIBLE (PLAQUE)	18" x 9"
C	R8-3	NO PARKING	18" x 24"

ADA SIGNS AND POST

NOT TO SCALE

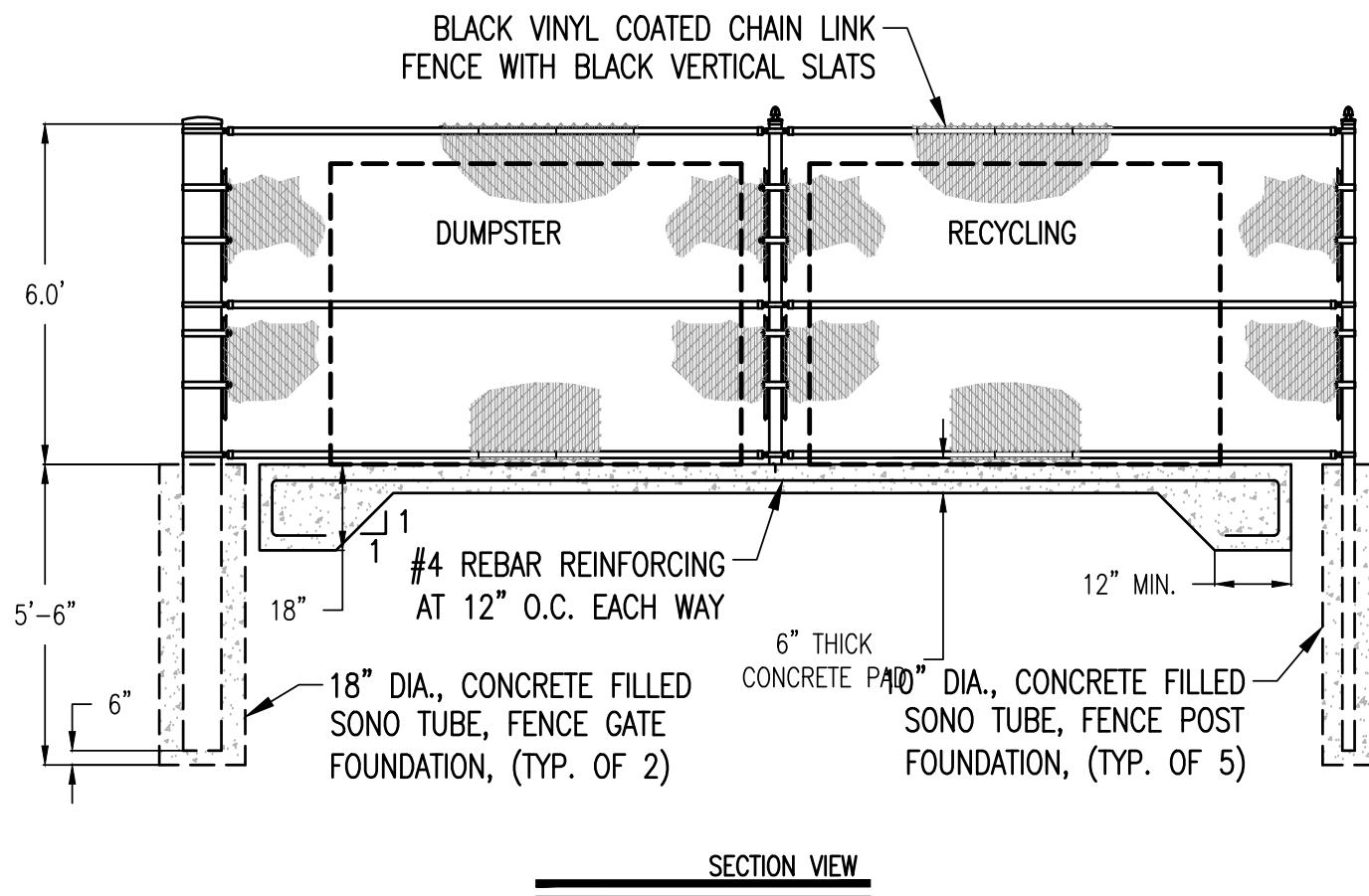
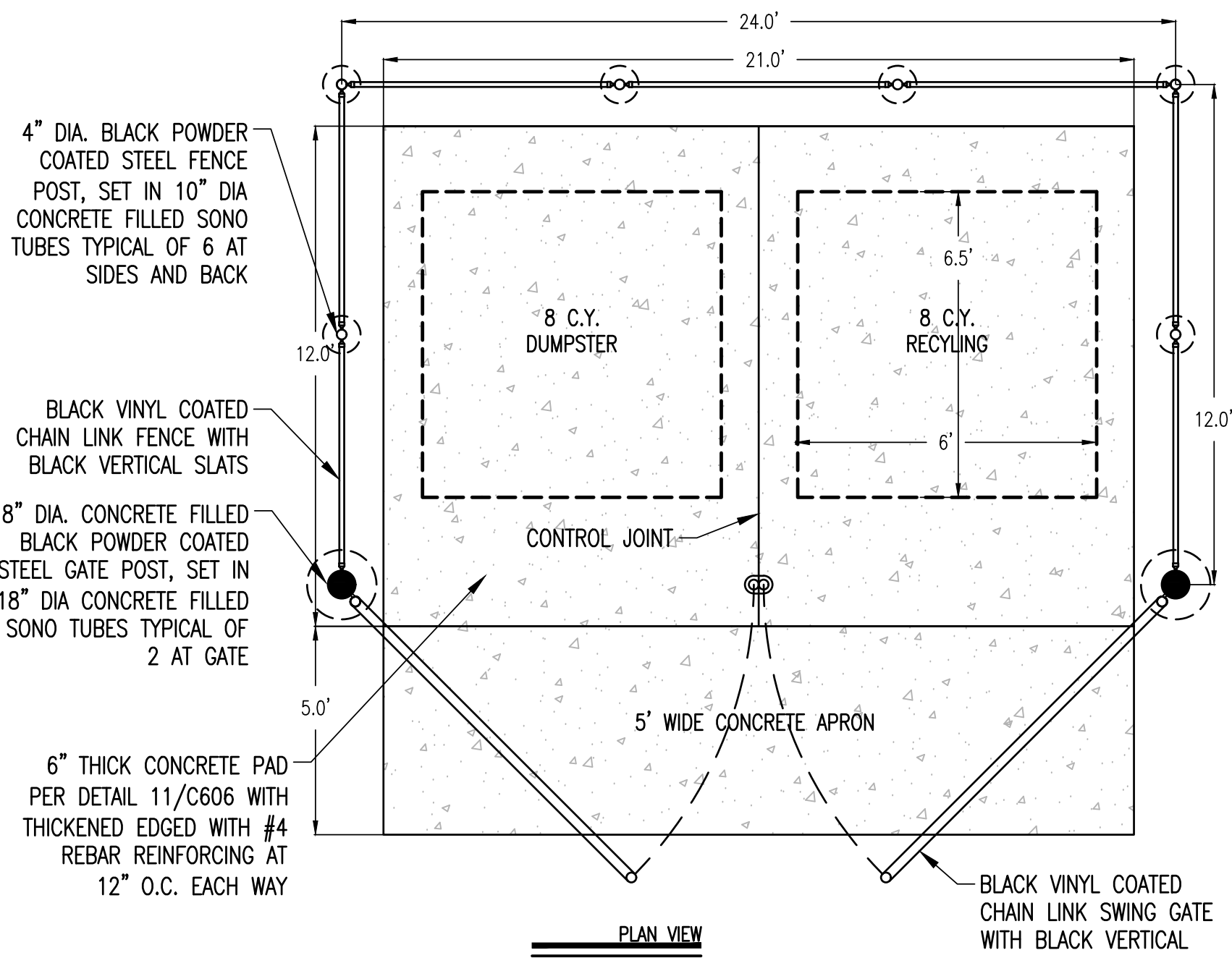
1



ADA PAVEMENT MARKINGS

NOT TO SCALE

2

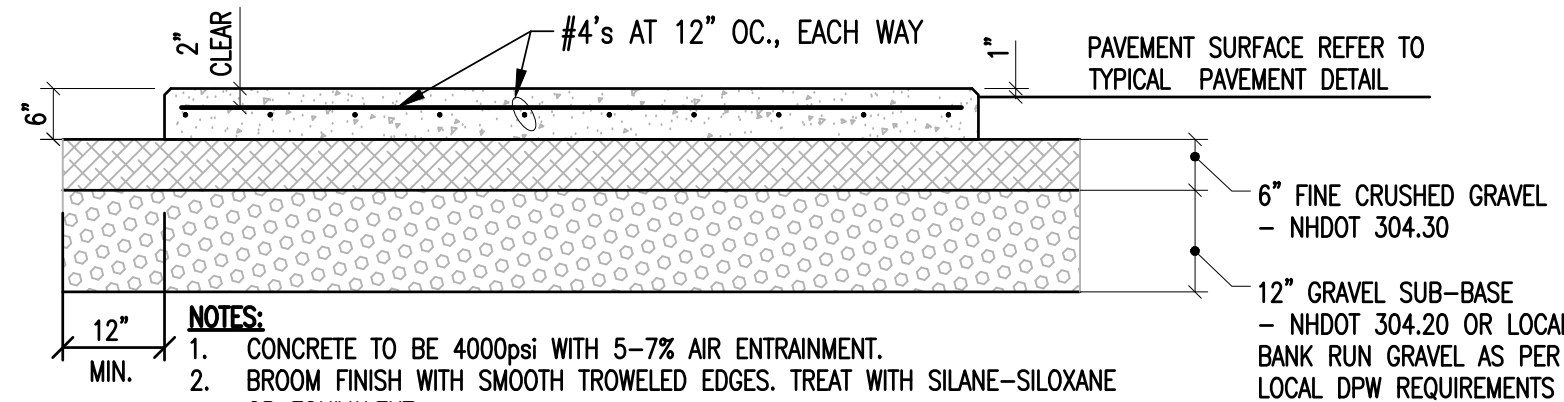


- NOTES:
1. CONCRETE TO BE 4000psi WITH 5-7% AIR ENTRAINMENT.
 2. BROOM FINISH WITH SMOOTH TROWELED EDGES. TREAT WITH SILANE-SILOXANE OR EQUIVALENT.
 3. CONTROL JOINT SHALL BE A 1/8" WIDE JOINT AT LEAST 1/3 OF THE DEPTH OF THE PAD.

DUMPSTER PAD WITH FENCE ENCLOSURE

NOT TO SCALE

3



EXTERIOR CONCRETE PAD DETAIL

NOT TO SCALE

4

SITE/EARTHWORK SPECIFICATIONS

1. PRIOR TO THE START OF WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE CONTRACTOR, AND PROJECT ENGINEER TO REVIEW PROCEDURES, IDENTIFY RESPONSIBILITIES. UNLESS STATED OTHERWISE, ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF NHDOT SPECIFICATIONS.
2. CLEARING AND GRUBBING- SITE TO BE RESTORED TO PRE-CONSTRUCTION CONDITIONS, INCLUDING DRIVEWAYS, STONE WALLS, AND GRASS AREAS. THE DRIVEWAY SUB-GRADE MATERIAL SHALL EXTEND ONE FOOT BEYOND THE EDGE OF PAVING.
3. COMPACTION OF ALL MATERIALS SHALL BE PERFORMED USING VIBRATORY ROLLERS AND WATER IN LIFTS OF NO GREATER THAN TWELVE INCHES. COMPACTION SHALL BE PERFORMED UNTIL THE REQUIRED DENSITY IS ACHIEVED. DENSITY SHALL BE DETERMINED BY ASTM D2922 AND SHALL NOT BE LESS THAN THE REQUIRED AMOUNT AS DETERMINED IN ACCORDANCE WITH ASTM D1557.
4. COMPACTION TESTING SHALL BE PERFORMED FOR EVERY LAYER OF MATERIAL PLACED AND FOR EVERY 1000 SQUARE FEET OF AREA.
5. PAVEMENT SHALL MEET THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AS PUBLISHED BY VTRANS.
6. PAVEMENT SHALL NOT BE INSTALLED WHEN THE OUTSIDE AIR TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT, NOR WHEN THE ROAD BASE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT. PAVEMENT SHALL NOT FALL BELOW 185 DEGREES FAHRENHEIT PRIOR TO THE COMPLETION OF ROLLING. PAVEMENT SHALL NOT BE INSTALLED WHEN THE SUBGRADE IS FROZEN OR THE GRADES ARE INCORRECT.
7. ALL REMAINING DISTURBED AREAS SHALL BE FERTILIZED AND SEEDING IN ACCORDANCE WITH APPLICABLE STATE SPECIFICATIONS FOR EROSION CONTROL.
8. THE SEEDING OF 10% OR GREATER SLOPES SHALL REQUIRE THE USE OF EROSION CONTROL MATTING.
9. ALL EARTHWORK MATERIALS SHALL BE OBTAINED FROM APPROVED SOURCES. THEY SHALL CONSIST OF SATISFACTORILY GRADED, FREE DRAINING MATERIAL, REASONABLY FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIAL. EARTHWORK MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING TABLES:

A. SAND BLANKET/BEDDING: NHDOT 209-2.1.1	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	2 INCHES	100
	1-1/2 INCHES	90 - 100
	1/2 INCH	70 - 100
	NO. 4	60 - 100
	NO. 100	0 - 20
	NO. 200	0 - 8

B. 3/4" CRUSHED STONE: ASTM C33-03, STONE SIZE #67	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	1 INCH	100
	3/4 INCHES	90 - 100
	3/8 INCH	20 - 55
	NO. 4	0 - 10
	NO. 8	0 - 5

C. 1-1/2" CRUSHED STONE: NHDOT 304.4	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	2 INCH	100
	1-1/2 INCH	95 - 100
	3/4 INCH	35 - 70
	3/8 INCH	10 - 30
	NO. 4	0 - 5

D. COARSE CRUSHED GRAVEL: NHDOT 304.2	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	4 INCHES	95 - 100
	NO. 4	25 - 50
	NO. 100	0 - 12
	NO. 200	0 - 6

E. FINE CRUSHED GRAVEL: NHDOT 304.33	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	2 INCHES	100
	1-1/2 INCHES	90 - 100
	NO. 4	30 - 60
	NO. 100	0 - 12
	NO. 200	0 - 6

F. GRANULAR BACKFILL: NHDOT 209-2.1.2	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	3 INCHES	100
	NO. 4	45 - 75
	NO. 100	0 - 12
	NO. 200	0 - 6

- G. TYPE I STONE FOR STONE FILL THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 1 INCH TO 12 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME OF THE STONE IN PLACE SHALL HAVE A LEAST DIMENSION OF FOUR INCHES.
- H. TYPE II STONE FOR STONE FILL THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM TWO INCHES TO 36 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME OF THE STONE IN PLACE SHALL HAVE A LEAST DIMENSION OF 12 INCHES.

- I. TOPSOIL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONTRACT DOCUMENTS:
 1. THE pH OF THE MATERIAL SHALL BE BETWEEN 5.5 AND 7.6.
 2. THE ORGANIC CONTENT SHALL BE NOT LESS THAN 2% NOR MORE THAN 20%.
 3. GRADATION:

	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	2 INCHES	100
	1 INCH	85 - 100
	1/4 INCH	65 - 100
	NO. 200	20 - 80

THE CONTRACTOR MAY AMEND NATURAL TOPSOIL WITH APPROVED MATERIALS AND BY APPROVED METHODS TO MEET THE ABOVE SPECIFICATIONS.

Stamp

Date

Description

No.

ENGINEERING VENTURES PC

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
414 Union Street, Schenectady, NY 12305 • 518-630-9614
www.engineeringventures.com

DEW CONSTRUCTION CORP.

277 BLAIR PARK RD., STE. 130
WILLISTON, VT
802-872-0505

Site Details (2)

MILTON RENTS
110 AIRPARK RD.
WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project # 22092.00

Drawn By: AM

Checked By: KW

Scale: -

Date: 12/27/2022

C3.1

10 of 19

Page 47 of 98

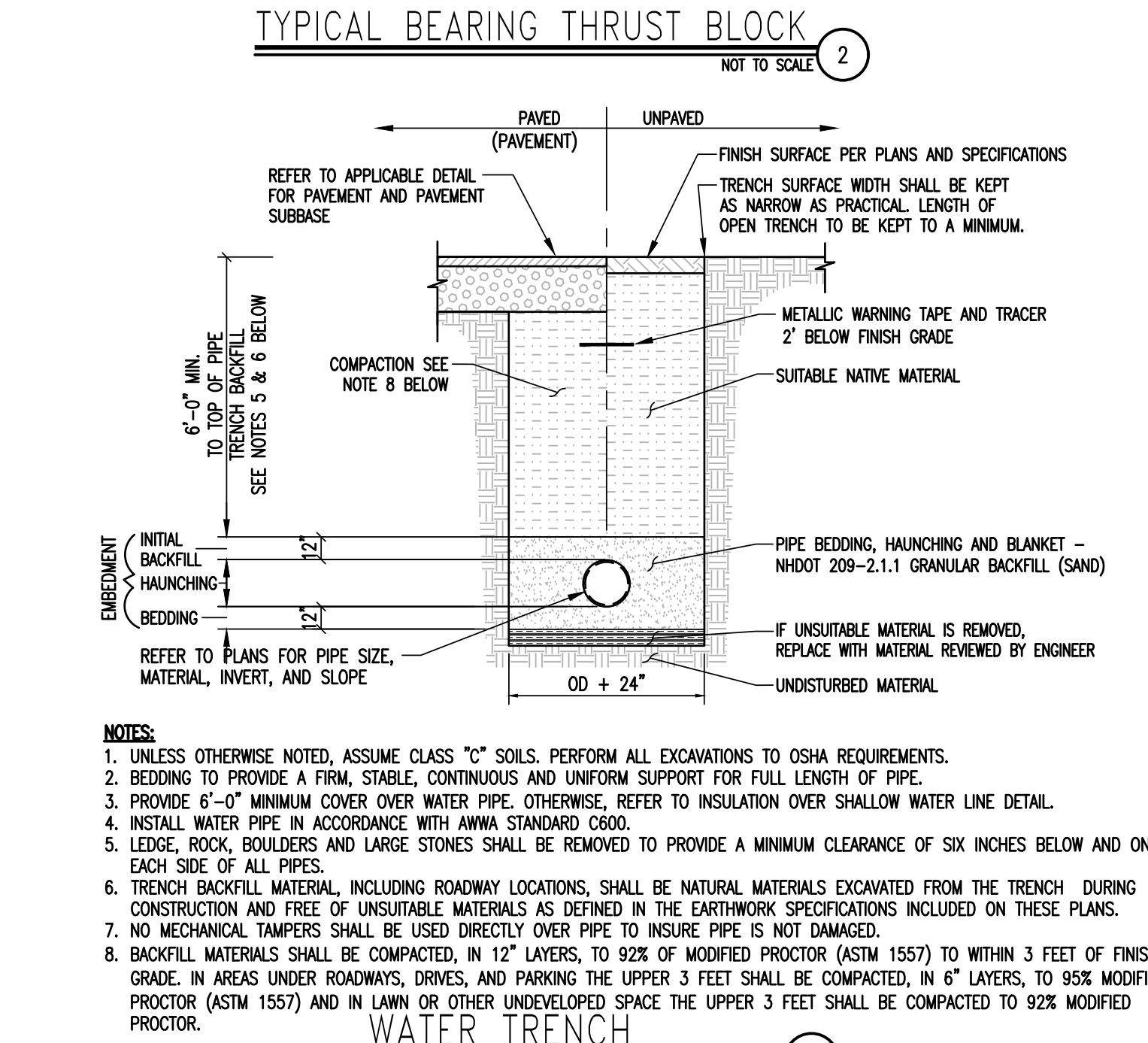
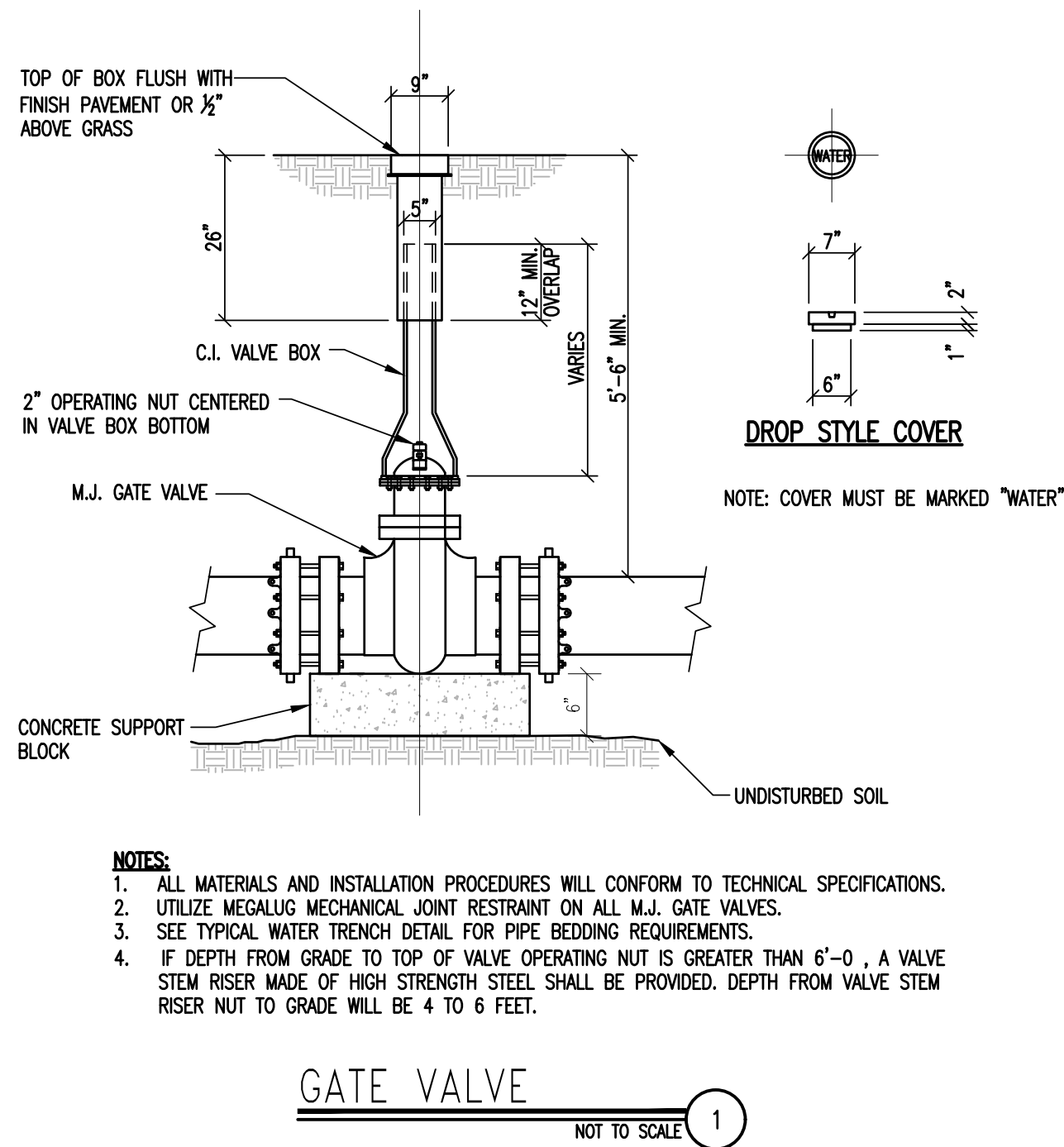


TABLE 2 – THRUST DEVELOPED PER 100psi PRESSURE (lbs force)					
PIPE DIAMETER IN.	VALVES AND DEAD ENDS, TEES	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/2° BENDS
4	1810	2560	1390	635	320
6	3740	5290	2860	1370	690
8	6430	9100	4920	2320	1170
10	9680	13680	7410	3610	1820
12	13690	19350	10470	5080	2550
14	18380	25990	14100	6100	3080
16	23780	33630	18280	7960	4020

TABLE 1 – BEARING STRENGTH OF UNDISTURBED SOIL	
SOIL TYPE	BEARING STRENGTH
PEAT, ETC.	0 lb/ft ²
SOFT CLAY	500 lb/ft ²
SAND	1000 lb/ft ²
SAND AND GRAVEL	1500 lb/ft ²
SAND AND GRAVEL WITH CLAY	2000 lb/ft ²
SAND AND GRAVEL CEMENTED WITH CLAY	4000 lb/ft ²
HARD PAN	5000 lb/ft ²

NOTES:

- PERFORM HYDROSTATIC AND LEAKAGE TEST PRESSURE PER SPECIFICATIONS.
- PLACE 4 MIL POLYETHYLENE BETWEEN FITTINGS AND THRUST BLOCKS.
- CONCRETE SHALL BE CLASS B.
- ON ALL THRUST BLOCKS, B SHALL BE THE GREATER DIMENSION, USE 1.5:1 TO 2:1 FOR B:H.

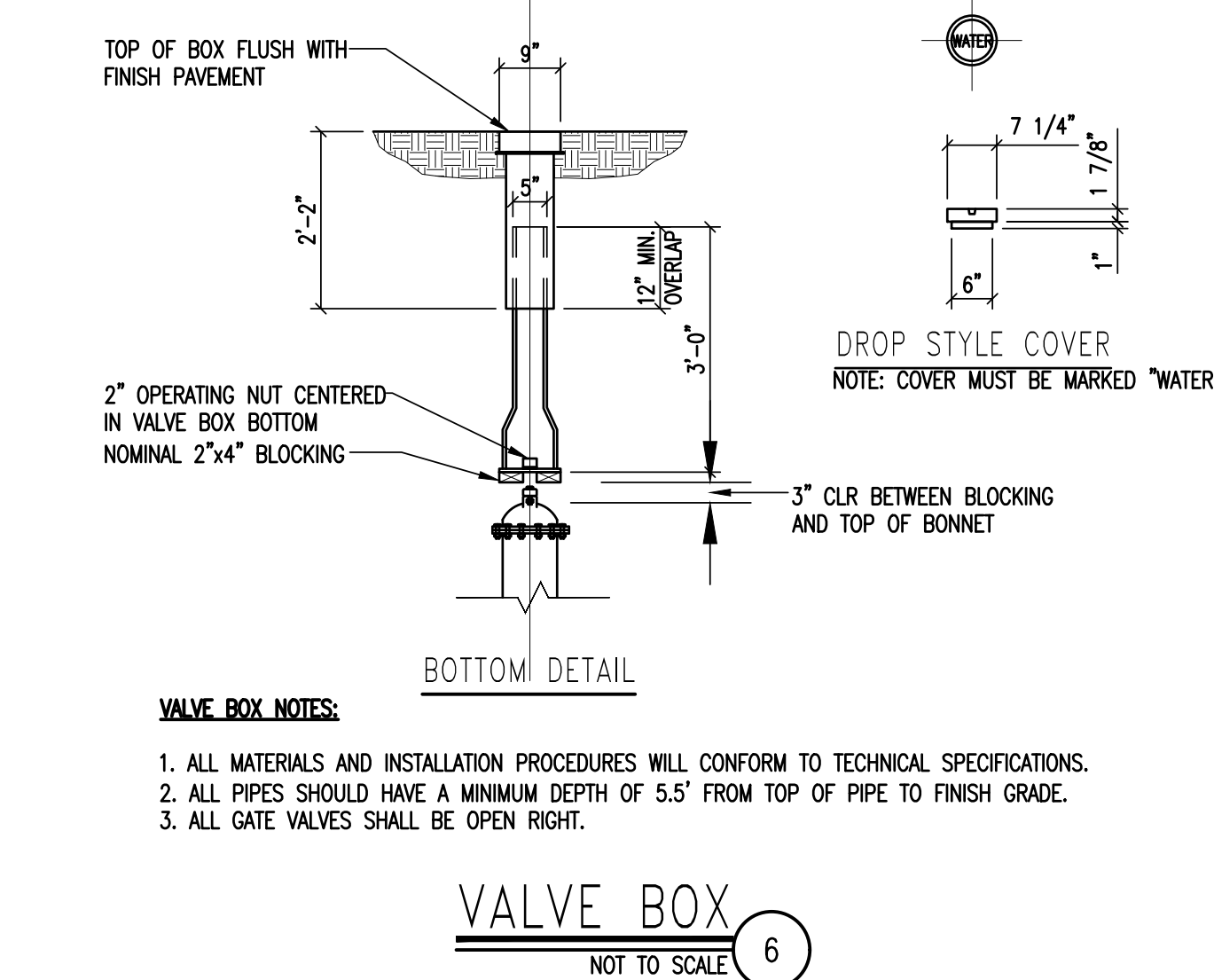
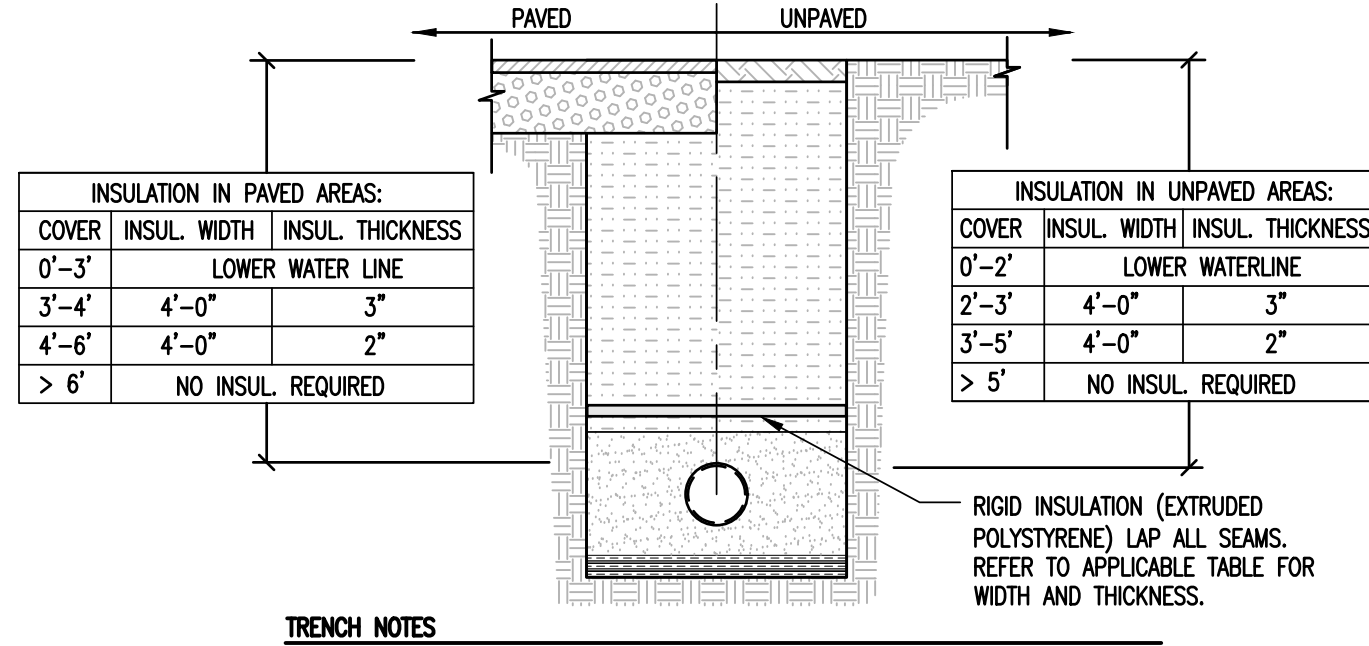
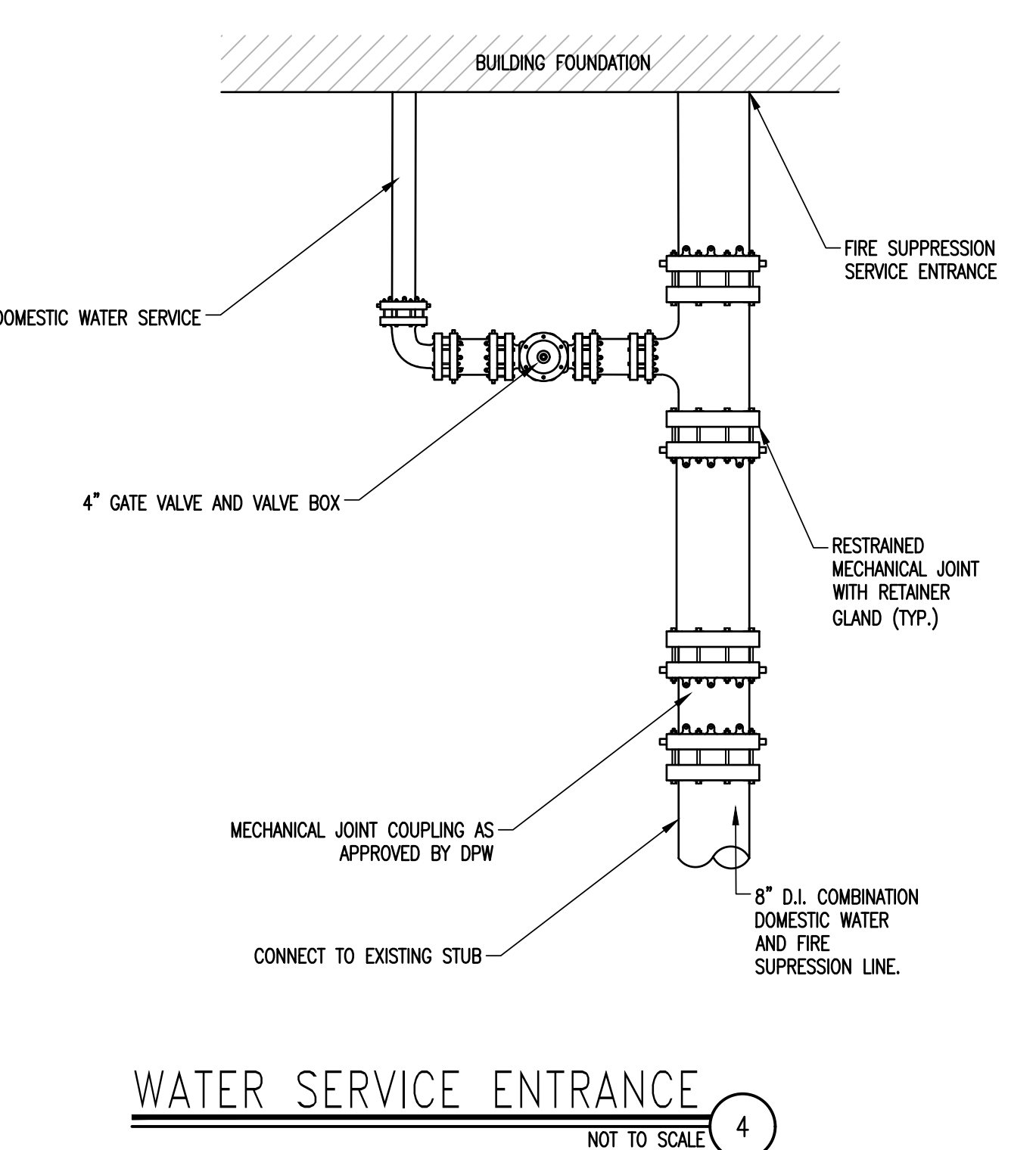
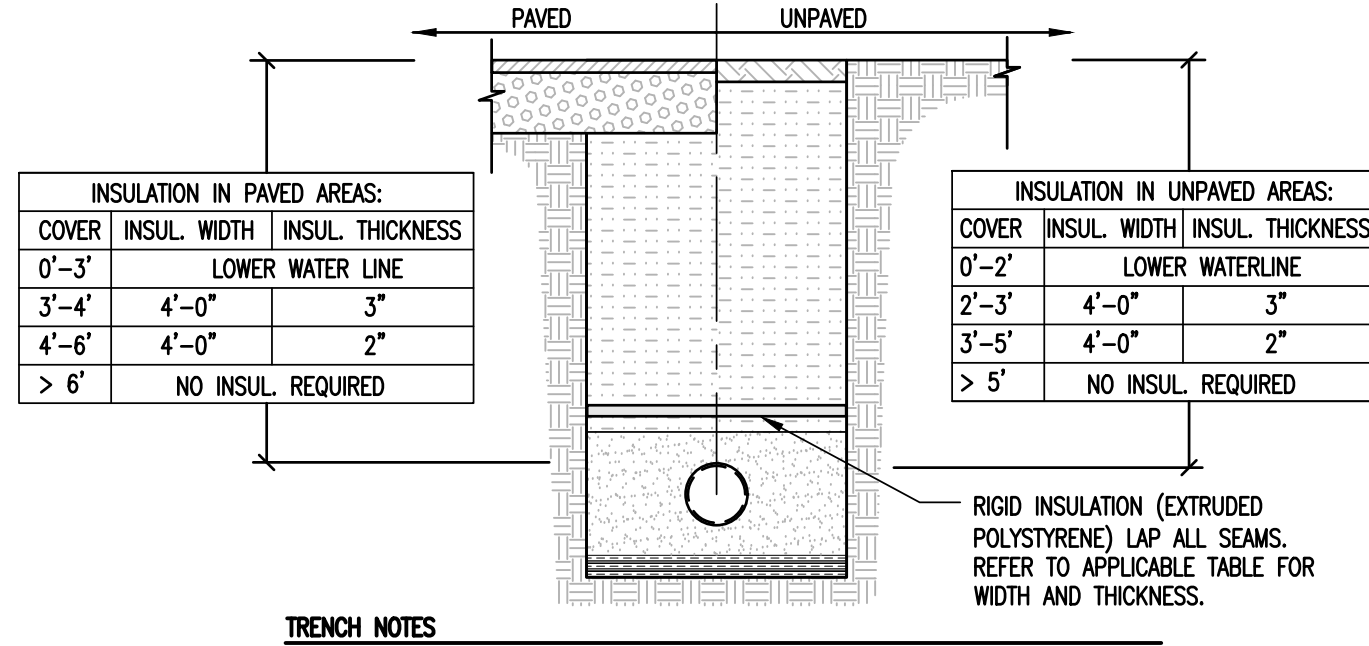
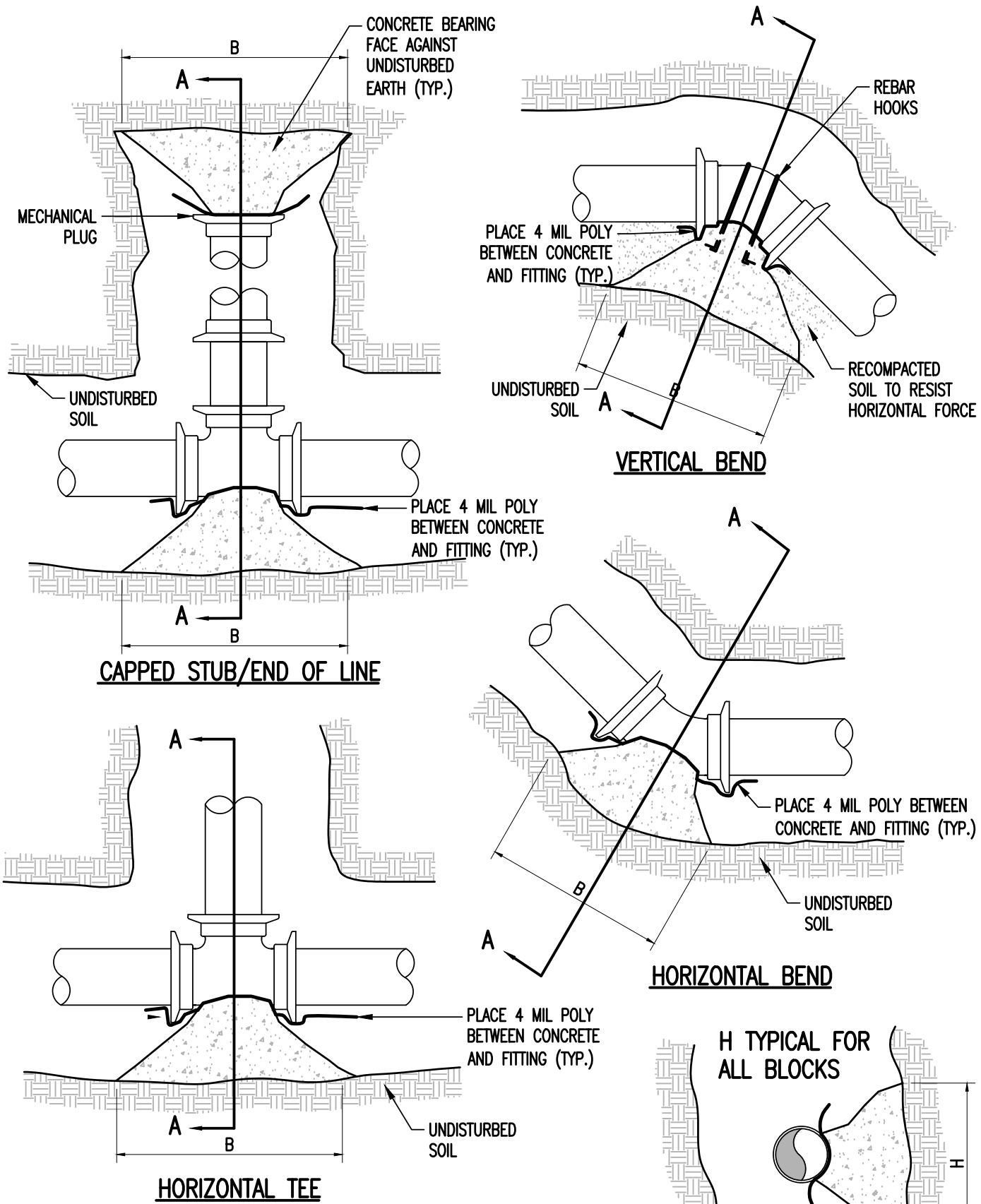
DETERMINING MINIMUM BEARING STRENGTH:

THE AREA (ft²) SHALL BE CALCULATED BY DETERMINING THE TOTAL THRUST GENERATED AT THE FITTING.

DIVIDE THE THRUST DEVELOPED (lbs force) (FROM TABLE 2) BY THE BEARING STRENGTH OF THE SOIL (FROM TABLE 1). THE RESULT IS THE AREA OF THE SOIL REQUIRED TO RESIST THE THRUST (A).

THE AREA CALCULATED WILL BE FOR THE AREA OF CONCRETE UP AGAINST THE TRENCH WALL (i.e. THE BACK SIDE OF THE BLOCK). USE THE TEST PRESSURE TO DETERMINE THE TOTAL THRUST.

AREA = THRUST DEVELOPED (lbs force) / BEARING STRENGTH OF SOIL



WATER NOTES:

WATER MAINS

- PERFORM FLUSHING, PRESSURE AND LEAKAGE TESTING ACCORDING TO THE MOST STRINGENT OF AWWA C600, NFPA 24 (LATEST REVISION), AND FM GLOBAL "PROPERTY LOSS PREVENTION DATA SHEET 3-10 SECTION 2.1.5.6 HYDROSTATIC LEAKAGE TEST, ON EACH PIPE LINE.
- THE ENGINEER SHALL BE GIVEN AT LEAST 72 HOURS NOTICE BEFORE THE TEST IS CONDUCTED. TEST MUST BE WITNESSED BY THE ENGINEER.
- SPECIFIED TEST PRESSURE IS A MINIMUM OF 200 PSI OR 1.5x THE WORKING PRESSURE, WHICHEVER IS GREATER. THE PRESSURE DURING TEST SHALL NOT DROP BY MORE THAN 5 PSI.

EXISTING UTILITIES

- LOCATION OF UTILITY INSTALLATIONS AND UNDERGROUND STRUCTURES ARE SHOWN AS APPROXIMATE ON THE CONTRACT DOCUMENTS.
- ALL UTILITIES SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
- EXISTING UTILITIES SHALL BE PROTECTED AND SUPPORTED DURING CONSTRUCTION.
- ALL WATER, GAS, CABLE, TELEPHONE, ELECTRIC, SEWER, AND OTHER UTILITIES FOUND TO INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED IN A MANNER ACCEPTABLE TO THE ENGINEER.

PIPE BEDDING

- SAND BEDDING MEETING REQUIREMENTS OF ITEM "A. SAND BLANKET (NHDOT 209-2.1.1)" OF THE EARTHWORK SPECIFICATIONS.
- SAND BLANKET MEETING REQUIREMENTS OF ITEM "A. SAND BLANKET (NHDOT 209-2.1.1)" OF THE EARTHWORK SPECIFICATIONS.
- TRENCH FINAL BACKFILL MATERIAL – MATERIAL WILL EXCLUDE TRENCH BACKFILL IN MATERIAL IN ROADWAY LOCATIONS AND SHALL BE NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION AND FREE OF UNSUITABLE MATERIALS AS DEFINED BY NHDOT 203.2.7, ENV-WQ-704.09(j), AND THE EARTHWORK SPECIFICATIONS INCLUDED ON THESE PLANS.

DUCTILE IRON PIPE: AWWA C151

- FITTINGS: DUCTILE IRON, STANDARD THICKNESS, 350 psi PRESSURE RATING. (AWWA C110, C153, C105, ANSI A21.10).
- FITTINGS: CAST IRON, 250 psi PRESSURE RATING (ANSI A21.10).
- JOINTS: MECHANICAL, PUSH-ON AND FLANGED (AWWA C111, C115).
- GASKETS:
 - MECHANICAL AND PUSH-ON JOINTS, ANSI A21.11.
 - FLANGED JOINTS: 1/8" THICK RING OR FULL FACED RUBBER, ANSI A21.15.
- BOLTS/NUTS:
 - MECHANICAL JOINT: STAINLESS STEEL.
 - FLANGED JOINT: STAINLESS STEEL.
- MECHANICAL JOINT GLANDS SHALL BE "MEGA-LUG" RETAINER GLANDS.
- LININGS AND LINING REPAIR TO AWWA/ANSI C104.
 - INTERIOR – CEMENT LINED, DOUBLE THICKNESS BITUMINOUS SEAL.
 - EXTERIOR – BITUMINOUS COATING APPROXIMATELY 2 MILS THICK, ANSI A21.15, ANSI A21.15, AND ANSI A21.10.
 - FLANGE MACHINED FACE COATING: ANSI A21.15.

COPPER TUBING

- TYPE-K, ANNEALED, ASTM B88
- FITTINGS: ASME B16.18, CAST COPPER, OR ASME B16.22, WROUGHT COPPER.
- JOINTS: COMPRESSION CONNECTION OR AWS A5.8, BOP SILVER BRAZE.

CHLORINATION OF DOMESTIC WATER LINES

- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 72 HOURS IN ADVANCE OF BEGINNING ANY DISINFECTION OF WATER MAINS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR BACTERIOLOGICAL TESTING AS REQUIRED BY THIS SPECIFICATION AND REFERENCE STANDARDS MENTIONED.
- DISINFECT ALL NEW PIPELINE SYSTEMS IN ACCORDANCE WITH AWWA C651, INCLUDING:
 - METHOD OF CHLORINE APPLICATION. USE CONTINUOUS FEED METHOD OR SLUG METHOD.(TABLET METHOD IS NOT ACCEPTABLE.)
 - FORM OF CHLORINE UTILIZED.
 - FINAL FLUSHING.
 - BACTERIOLOGICAL TESTING
 - REpetition OF PROCEDURE

GATE VALVES

- RESILIENT SEAT GATE VALVES BY KENNEDY "KEN-SEAL II" OR EQUAL.
- IRON BODY GATE VALVES TO MEET AWWA C-515.
- STEM CONSTRUCTION: NON-RISING.
- STEM SEALS: DOUBLE O-RING.
- GATE: CAST IRON RESILIENT WEDGE WITH SYNTHETIC ELASTOMER COATING, AND SHALL BE EPOXY COATED (FUSION BONDED) INSIDE AND OUT.
- BONNET HARDWARE SHALL BE STAINLESS STEEL.
- OUTLET CONNECTION: STANDARD MECHANICAL JOINT
- OPERATION: OPEN CLOCKWISE.

TAPPING VALVES

- TAPPING VALVES TO MEET ANSI/AWWA C509-87, STANDARD FOR RESILIENT SEATED GATE VALVES.
- VALVES SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
- VALVES SHALL OPEN CLOCKWISE.
- WILET FLANGES SHALL BE CLASS 125, ANSI B16.1, OR ANSI/AWWA C110/A21.10.
- OUTLET CONNECTION: STANDARDIZED MECHANICAL JOINT.
- STEM SEALS: O RING.
- STEM CONSTRUCTION: NON-RISING.
- SEATING: PARALLEL SEAT
- END CONNECTIONS: MECHANICAL ON RUN, FLANGED ON BRANCH.
- BURIED TAPPING VALVES SHALL BE PROVIDED WITH A 2 INCH SQUARE WRENCH NUT AND CAST IRON VALVE BOX. IF DEPTH FROM GRADE TO TOP OF VALVE OPERATING NUT IS GREATER THAN 6'-0", A VALVE STEM RISER MADE OF HIGH STRENGTH STEEL SHALL BE PROVIDED. DEPTH FROM VALVE STEM RISER NUT TO GRADE WILL BE 4 TO 6 FEET.

TAPPING SLEEVES

- AWWA C509, LATEST REVISION.
- AWWA C207, CLASS D, MAX. WORKING PRESSURE OF 150 PSI.
- SLEEVES: SPLIT SLEEVES OF CAST IRON OR DUCTILE IRON.
- MECHANICAL JOINT ENDS WITH END AND GASKET SEALS.
- PROVIDE A 3/4" NPT TEST PLUG OR OTHER PROVISION FOR AIR TESTING THE VALVE AND SLEEVE AT MAXIMUM WORKING PRESSURE.
- BOLTS AND NUTS: MECHANICAL JOINTS: HIGH STRENGTH CAST IRON OR HIGH STRENGTH LOW ALLOY STEEL, ANSI/AWWA C111/A21.11-90.
- BOLTS AND NUTS, FLANGED JOINTS: HIGH STRENGTH, LOW CARBON STEEL CONFORMING TO ANSI/AWWA C110/A21.10-87, APPENDIX A.
- COAT ALL NUTS AND BOLTS WITH A RUST RESISTANT LUBRICANT.
- ALL BOLTS AND NUTS USED WITH PIPE SLEEVES SHALL BE BRUSH COATED HEAVILY AFTER FINAL TIGHTENING WITH BITUMASTIC COLD-APPLIED MATERIAL TO THOROUGHLY COVER ALL EXPOSED SURFACES OF BOLTS AND NUTS.

VALVE BOXES

- ACCEPTABLE MANUFACTURER'S: MUELLER, CLOW, OR EQUAL.
- CLOW F-2452 SLIDING TYPE, TWO PIECE, OR EQUAL.
- 5 1/4 INCH SHAFT.
- SIZE 664-A (40-60 INCH OVERALL LENGTH).
- CAST IRON.
- CLOW F-2490 LIDS OR EQUAL.
- THE WORD "WATER" TO BE CAST INTO TOP OF COVERS, AND ARROW SHOWING DIRECTION OF OPENING.

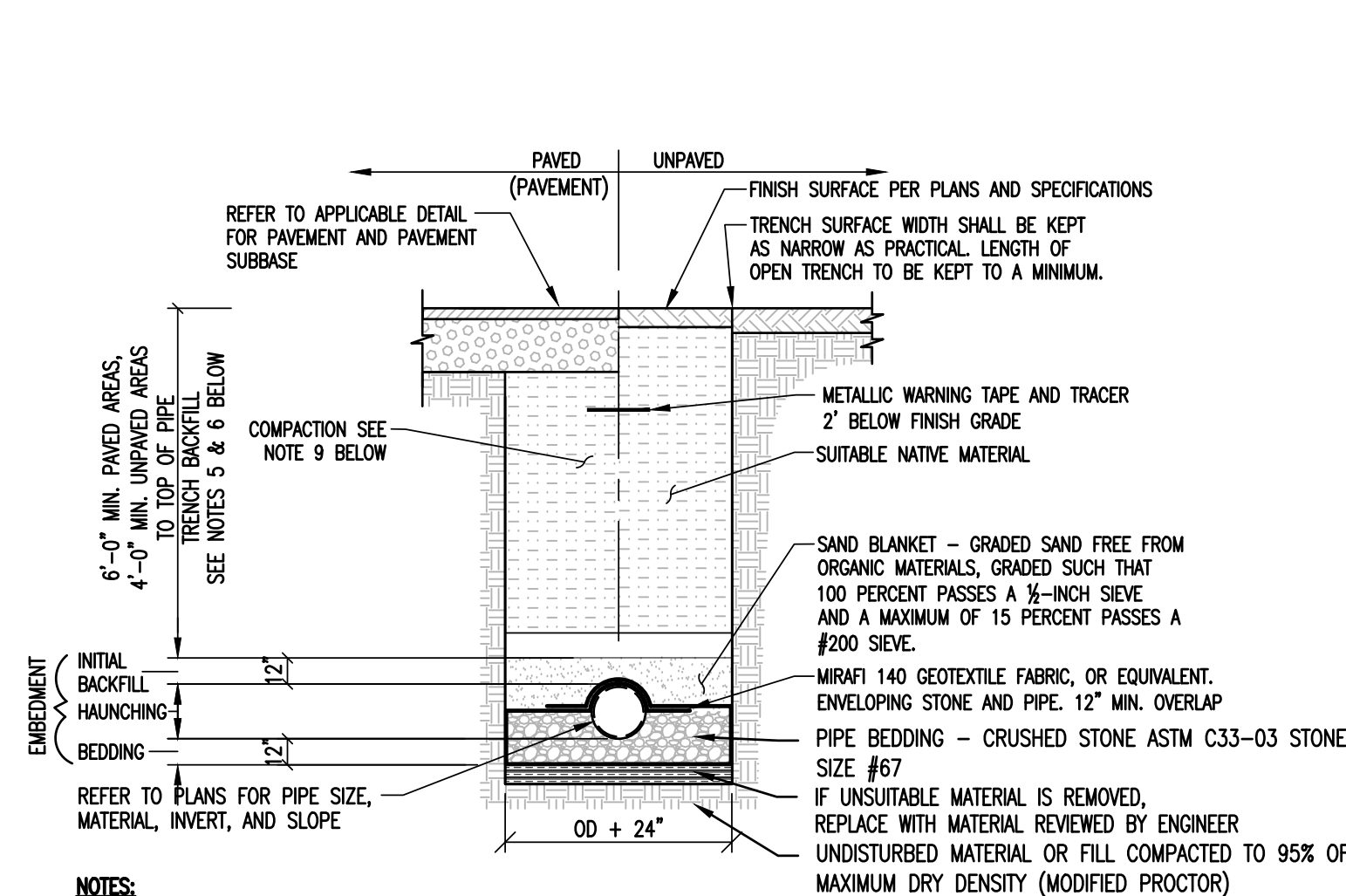
CONCRETE

- CLASS B CONCRETE SHALL HAVE:
 - MIN. COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS
 - AIR ENTRAINMENT OF 4% TO 8% BY VOLUME.
 - WATER CEMENT RATIO OF 0.49 LBS. WATER/CEMENT.
 - SUMP OF 2 TO 4 INCHES.
- PLACE NO CONCRETE WHEN AMBIENT TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT OR MORE THAN 90 DEGREES FAHRENHEIT.
- NO CONCRETE SHALL BE DROPPED MORE THAN SIX FEET INSIDE A FORM.
- MAINTAIN TEMPERATURE OF CONCRETE SURFACE AT MINIMUM 50 DEGREES FAHRENHEIT FOR 72 HOURS AFTER PLACING CONCRETE. PREHEAT ALL ENCLOSURES FOR A MINIMUM OF 2 HOURS TO PROVIDE A MIN. SURFACE TEMPERATURE OF 45 DEGREES FAHRENHEIT.
- ALLOW TO SET AND CURE ALL THRUST BLOCKS, CONCRETE SUPPORTS, AND ANCHORS A MINIMUM OF 24 HOURS BEFORE BACKFILLING.
- COMPLETELY CURE AND SET CONCRETE BEFORE ANY HYDROSTATIC OR LEAKAGE TESTING OF PIPELINE SYSTEMS.
- NON-SHRINK GROUT SHALL BE HALLO TRADEMARK, AS MANUFACTURED BY LEHN & FINK INDUSTRIAL PRODUCTS.
- DO NOT PLACE ANY MORTAR OR GROUT WHEN AMBIENT TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT.
- MORTAR FOR MANHOLES SHALL CONSIST OF THE FOLLOWING:
 - CEMENT-TYPE II, ASTM C150.
 - HYDRATED LIME-TYPE N, ASTM C207.
 - SAND- ASTM C 33, FINE AGGREGATES FOR CONCRETE.
 - WATER-CLEAN, SUITABLE FOR DRINKING.
 - MIX (BY VOLUME): 1 PART CEMENT, 1/2 PART LIME, 4 1/2 PARTS SAND.

GENERAL

- "AS-BUILT" INFORMATION SHALL BE PREPARED BY THE CONTRACTOR AT THE TIME OF COMPLETION OF THE SYSTEM PER CITY OF LEBANON DPW STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORD NORTHING, EASTING (STATE PLANE COORDINATES) AND ELEVATION ON ALL UNDERGROUND UTILITY LINES AT BENDS, GRADE CHANGES, CROSSINGS WITH OTHER UNDERGROUND UTILITIES, STRUCTURES, VALVES AND CLEANOUTS DURING CONSTRUCTION. RECORD PLANS SHALL BE COMPILED AND SUBMITTED IN AUTOCAD FORMAT WITH THREE SETS OF HARD COPY THE SHEETS. RECORD UTILITY PROFILES AND DETAIL SHEETS NEED TO BE ANNOTATED TO REFLECT ANY PROJECT MODIFICATIONS OR ADDENDA DISTRIBUTED DURING THE CONSTRUCTION PHASE. RECORD PROFILES AND DETAIL SHEETS SHALL BE PROVIDED IN PDF FORMAT WITH THREE SETS OF FULL SIZE HARD COPIES.
- IN ADDITION TO THE "AS-BUILT" INFORMATION THE CITY OF LEBANON WILL ALSO REQUIRE THE CARDS FOR ALL HYDRANT AND WATER LINE VALVE LOCATIONS.

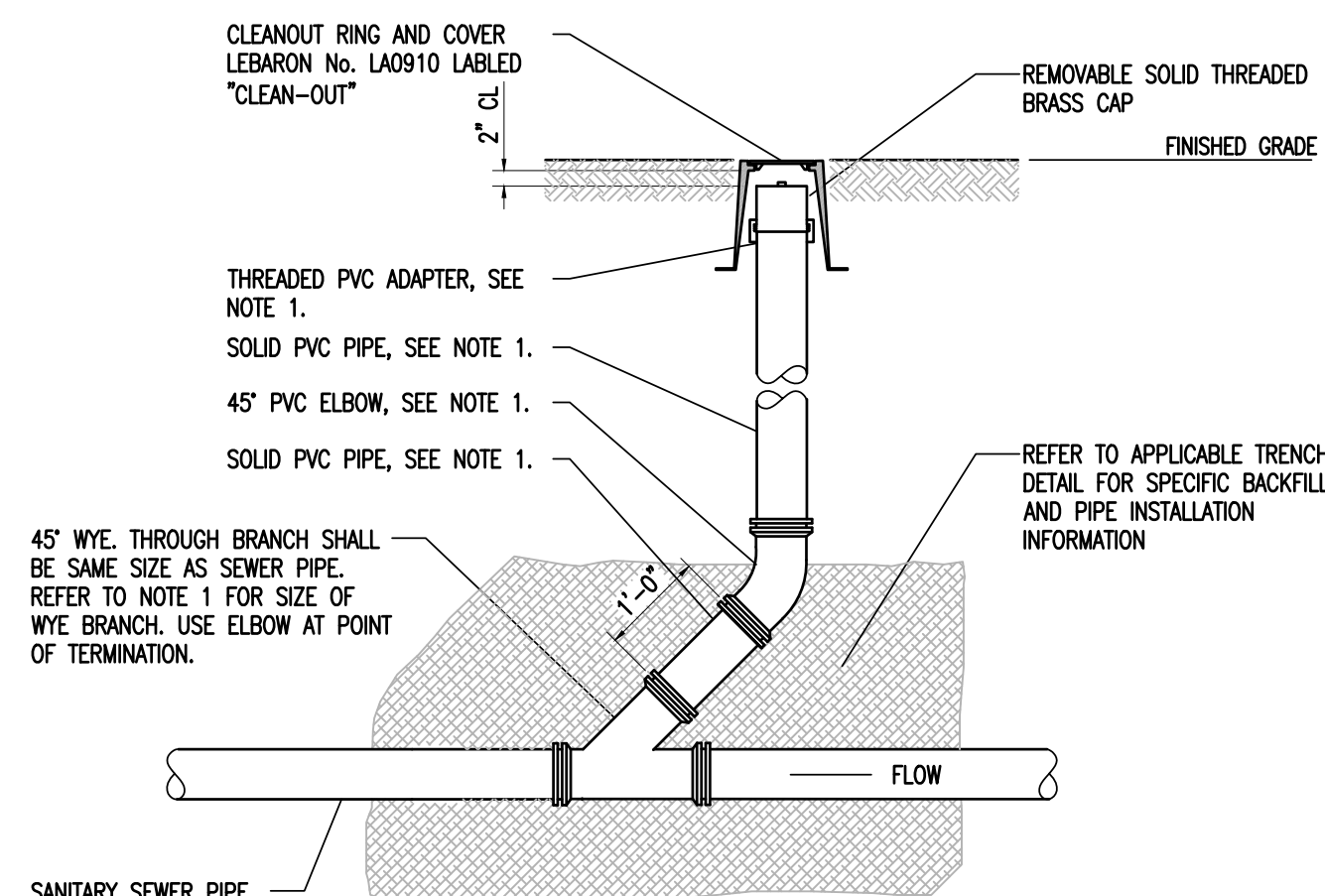
Stamp	
Date	
Description	
No.	
ENGINEERING VENTURES PC	
208 Fynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333 414 Union Street, Schenectady, NY 12305 • 518-630-9614 www.engineeringventures.com	
DEW CONSTRUCTION CORP. 277 BLAIR PARK RD., STE. 130 WILLISTON, VT 802-872-0505	
Water Details	
MILTON RENTS 110 AIRPARK RD. WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE	
EV Project #	22092.00
Drawn By:	AM
Checked By:	KW
Scale:	-
Date:	12/27/2022
C3.2	
11 of 19	



- NOTES:
- MAXIMUM DRY DENSITY (MODIFIED PROCTOR)
1. UNLESS OTHERWISE NOTED, ASSUME CLASS "C" SOILS. PERFORM ALL EXCAVATIONS TO OSHA REQUIREMENTS.
 2. BEDDING TO PROVIDE A FIRM, STABLE, CONTINUOUS AND UNIFORM SUPPORT FOR THE FULL LENGTH OF PIPE.
 3. FOR SEWER LINES THE MINIMUM DEPTH TO THE TOP OF THE PIPE SHALL BE 6'-0" IN PAVED AREAS AND 4'-0" IN UNPAVED AREAS. FOR SHALLOW DEPTHS REQUIRE APPROVAL FROM THE ENGINEER. REFER TO INSULATION OVER SHALLOW SEWER LINE DETAIL.
 4. LEDGE, ROCK, Boulders AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF SIX INCHES BELOW AND ON EACH SIDE OF ALL PIPES.
 5. TRENCH BACKFILL MATERIAL INCLUDING ROADWAY LOCATIONS, SHALL BE NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION AND FREE OF UNSUITABLE MATERIALS AS DEFINED BY MHDOT 203.2.7, ENH-WO-704.1(1)(h), AND THE EARTHWORK SPECIFICATIONS INCLUDED ON THESE PLANS.
 6. WHEN APPLICABLE INSTALL PIPE WITH BELL ENDS DOWN SLOPE. PREVENT SEDIMENT FROM ENTERING NEW SEWER SYSTEM DURING CONSTRUCTION.
 7. ALLOWANCE TRENCH WIDTH AT A PLANE 12 INCHES ABOVE THE PIPE SHALL BE NO MORE THAN 36 INCHES FOR SEWER PIPE LESS THAN 15 INCHES IN DIAMETER.
 8. NO MECHANICAL TAMPERS SHALL BE USED DIRECTLY OVER PIPE TO INSURE PIPE IS NOT DAMAGED.
 9. BACKFILL MATERIALS SHALL BE COMPACTED, IN 12" LAYERS, TO 92% OF MODIFIED PROCTOR (ASTM 1557) TO WITHIN 3 FEET OF FINISHED GRADE. IN AREAS UNDER ROADWAYS, DRIVES, AND PARKING THE UPPER 3 FEET SHALL BE COMPACTED IN 6" LAYERS, TO 95% MODIFIED PROCTOR (ASTM 1557) AND IN LAWN OR OTHER UNDEVELOPED SPACE THE UPPER 3 FEET SHALL BE COMPACTED TO 92% MODIFIED PROCTOR.
 10. IF ORGANICS ARE ENCOUNTERED WITHIN THE EXCAVATION TRENCH THEY SHALL BE REMOVED DOWN TO FIRM UNDISTURBED SOIL.

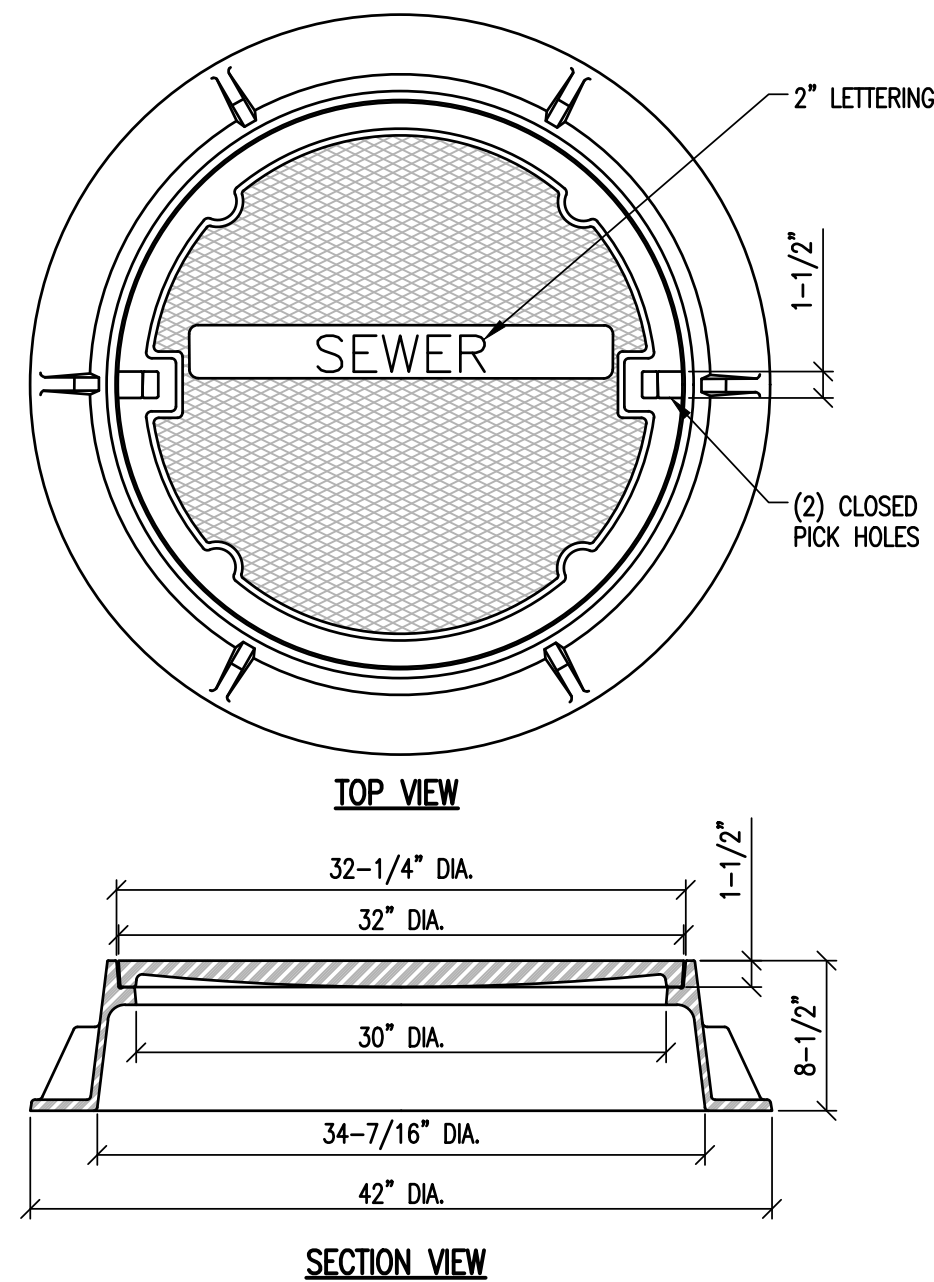
GRAVITY SEWER TRENCH

NOT TO SCALE



SANITARY SEWER CLEANOUT

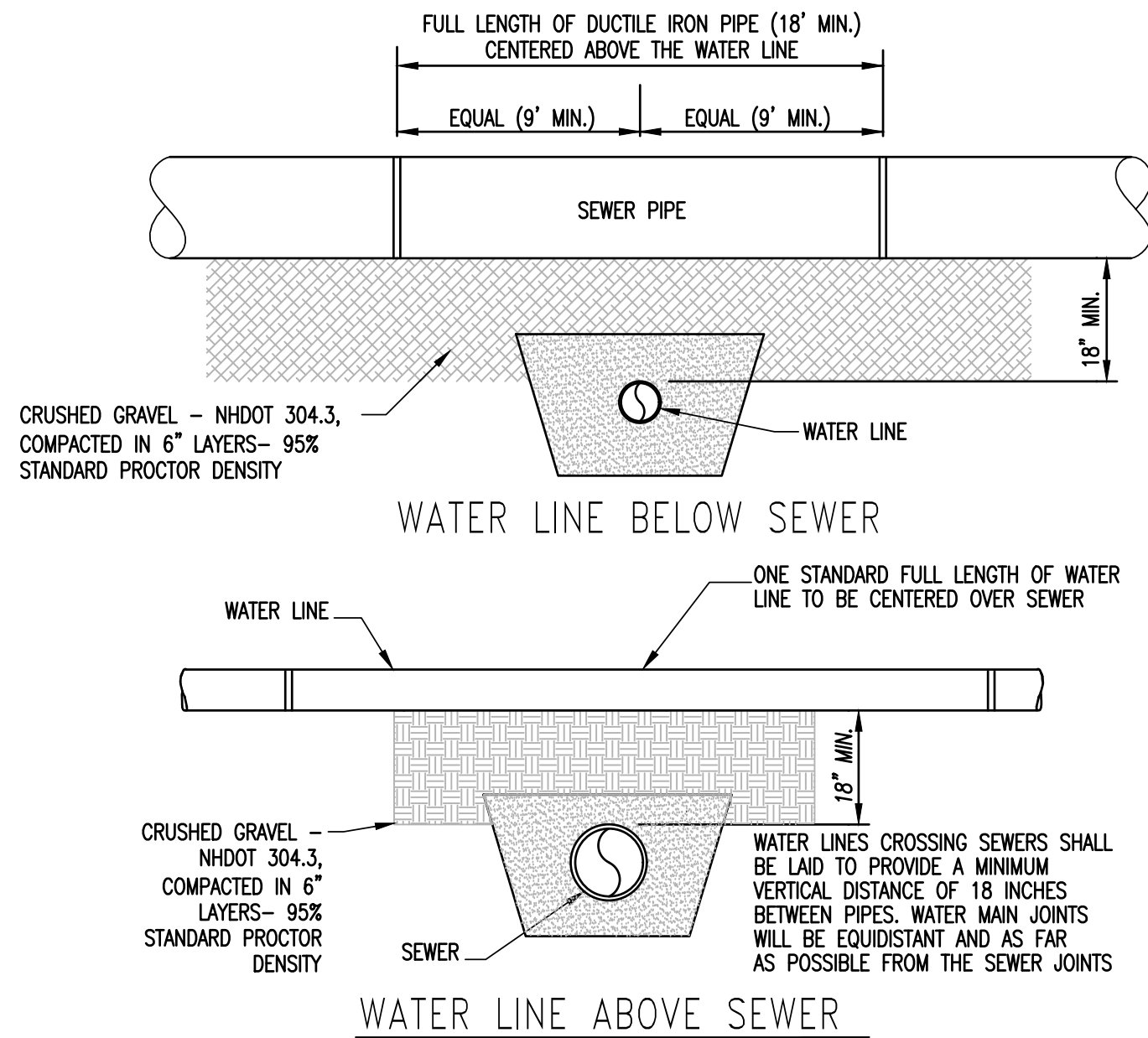
NOT TO SCALE



SEWER MANHOLE FRAME & COVER

NOT TO SCALE

- NOTES:**
1. ALL DIMENSIONS SHOWN HERE ARE NOMINAL.
 2. COVER SHALL BE HEAVY DUTY (H-20) LOAD RATED.
 3. FRAME AND COVER ASSEMBLY SHALL BE EAST JORDAN IRON WORKS "1480A V1419 ASSEMBLY" OR APPROVED EQUAL.



WATER LINE ABOVE SEWER

(PREFERRED CROSSING ORIENTATION)

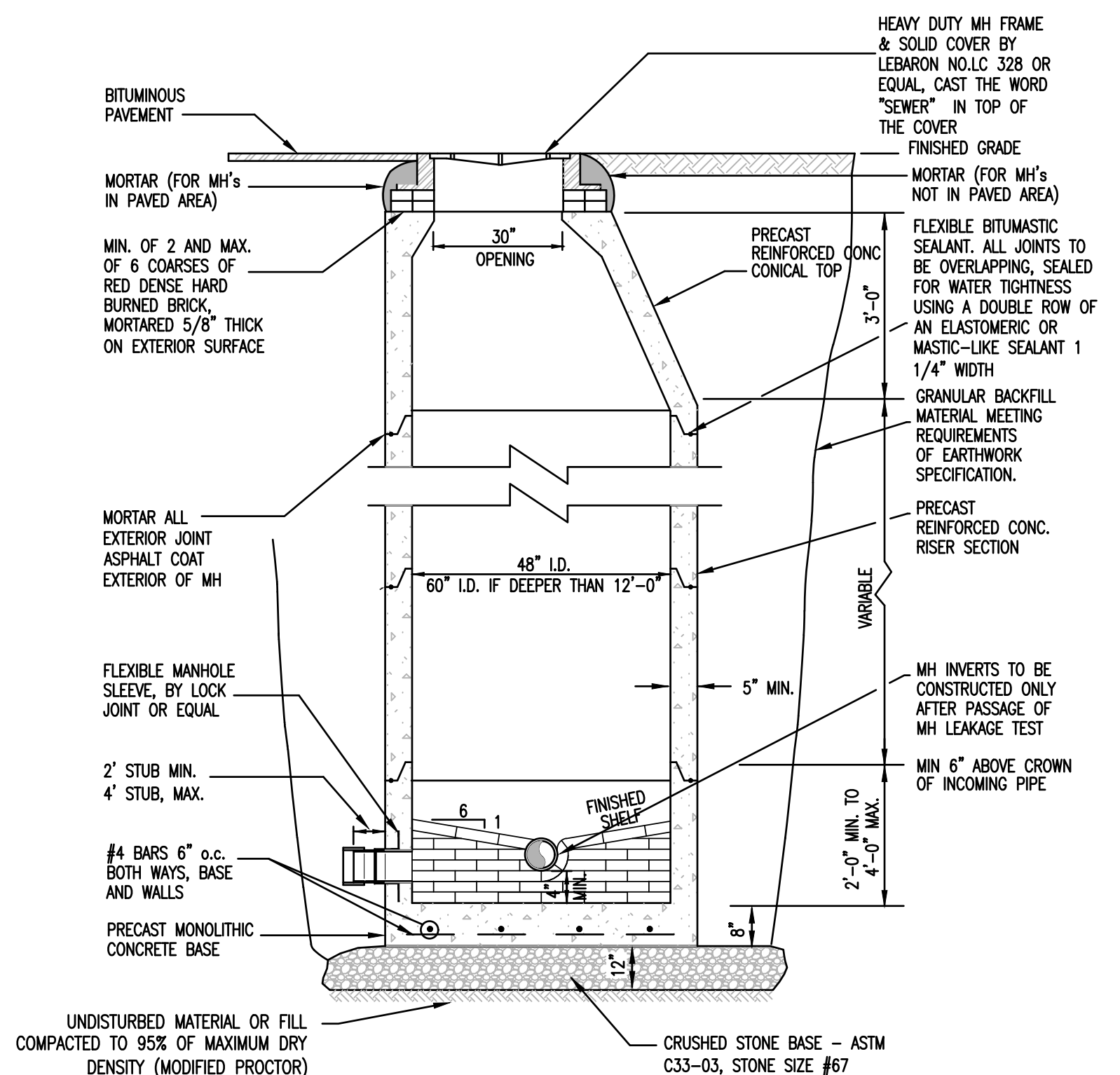
NOTE:

PROTECTION OF WATER SUPPLIES

- a. THERE SHALL BE NO PHYSICAL CONNECTION BETWEEN A PUBLIC OR PRIVATE POTABLE WATER SUPPLY SYSTEM AND A SEWER OR SEWER APPURTENANCE WHICH WOULD PERMIT THE PASSAGE OF SEWAGE OR POLLUTED WATER INTO THE POTABLE SUPPLY. NO WATER PIPE SHALL PASS THROUGH OR COME IN ANY CONTACT WITH ANY PART OF A SEWER OR SEWER MANHOLE.
- b. NO SEWER SHALL BE LOCATED WITHIN THE WELL PROTECTIVE RADIi ESTABLISHED IN ENV-W5. 300 FOR ANY PUBLIC WATER SUPPLY WELL OR WITHIN 100 FEET OF ANY PRIVATE WATER SUPPLY WELL.
- c. SEWERS SHALL BE LOCATED AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN.
- d. A DEVIATION FROM THE SEPARATION REQUIREMENTS OF (b) or (c) ABOVE SHALL BE ALLOWED WHERE NECESSARY TO AVOID CONFLICT WITH SUBSURFACE STRUCTURES, UTILITY CHAMBERS, AND BUILDING FOUNDATIONS PROVIDED THAT THE SEWER IS CONSTRUCTED IN ACCORDANCE WITH THE FORCE MAIN CONSTRUCTION REQUIREMENTS SPECIFIED IN ENV-Wq 704.08.
- e. WHENEVER SEWERS MUST CROSS WATER MAINS, THE SEWER SHALL BE CONSTRUCTED AS FOLLOWS:
 - 1.) VERTICAL SEPARATION OF THE SEWER AND WATER MAIN SHALL BE NOT LESS THAN 18 INCHES, WITH WATER ABOVE SEWER; AND
 - 2.) SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATER MAIN.
- f. WATER-SEWER SEPARATION SHALL COMPLY WITH ENV-Wq 704.08 OR A WAIVER MUST BE REQUESTED FROM THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES.

TYPICAL SEWER WATER SEPARATION

NOT TO SCALE (5)



MANHOLE NOTES

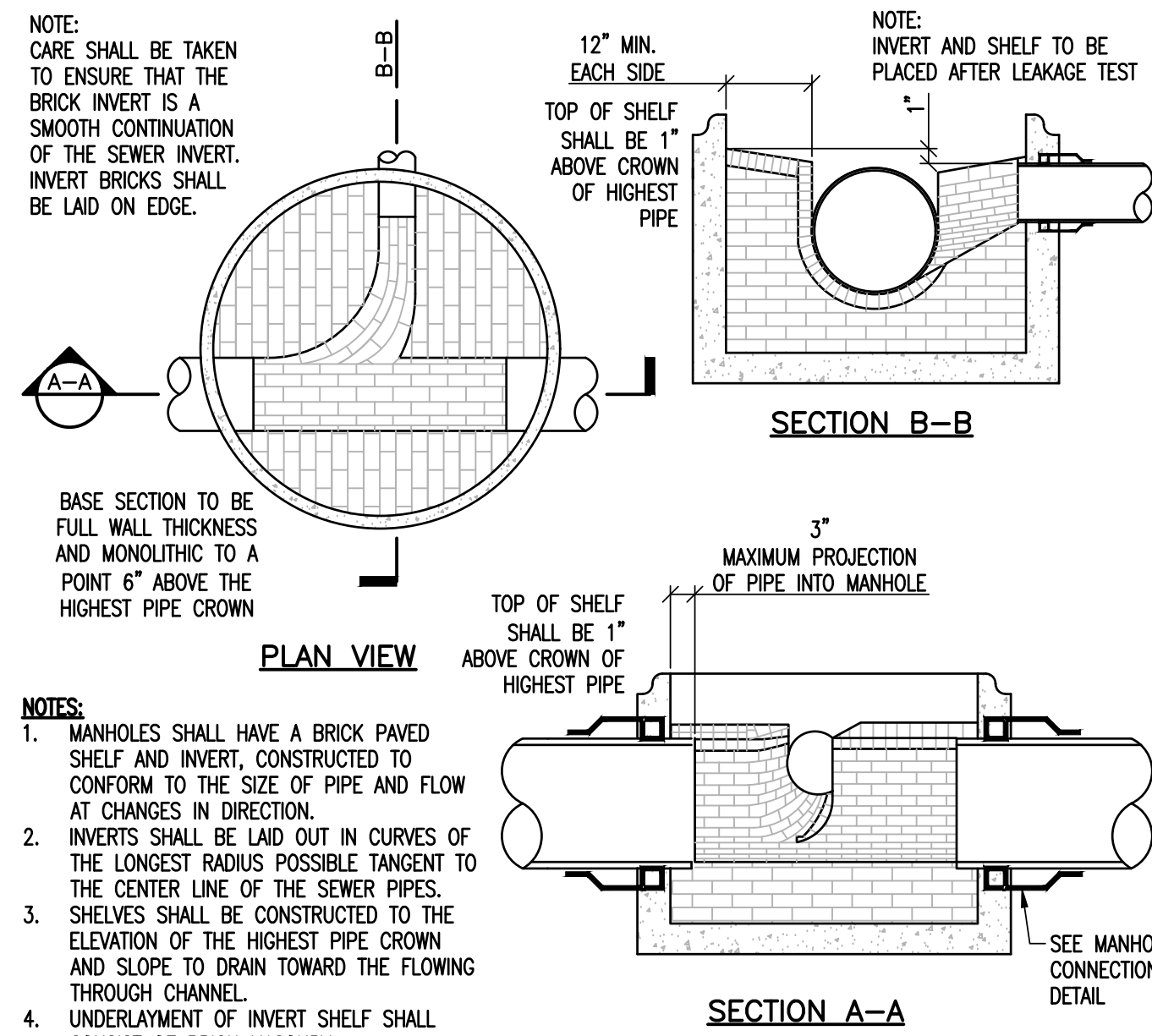
1. INVERTS OF MANHOLES SHALL BE FORMED WITH GRADE SS --HARD BRICK CONFORMING TO ASTM C32.
2. PROVIDE SMOOTH SWEEPING TRANSITIONS BETWEEN INVERTS OF INTERSECTING PIPE PER ENW-WQ 704-12(X).
3. MANHOLE SLEEVES SHALL BE CAST IN PLACE AND SET TO CENTERLINE -- INVERT, THEN A FLAT TOP WILL BE INSTALLED. IF DEPTH OF MANHOLE FROM R/W TO CENTERLINE INVERT IS MORE THAN 7 ft., THEN A CONICAL TOP WILL BE INSTALLED.
4. MANHOLES SHALL HAVE A BRICK PAVED SLEEVES AND INVERT CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND AT CHANGES IN SIZE THE INVERT SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SLEEVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPED TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL.
5. THE JOINT OF MORTAR AND SLEEF SHALL CONSIST OF BRICK MASONRY. INVERTS AND SLEEVES SHALL BE PLACED AFTER TESTING.
5. LADDER RUNGS OF ANY TYPE ARE NOT PERMITTED.
- AS PER SECTION ENW-WQ 704-13 (C) MORTAR USED IN MANHOLES SHALL COMPLY WITH THE FOLLOWING:
MORTAR SHALL BE COMPOSED OF TYPE II PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME.
1. ADJUST THE PROPORTIONS OF MORTAR TO PARTS BY VOLUMES SHALL BE AS SHOWN IN TABLE 704-4.

TABLE 704-4: PROPORTIONS OF CEMENT, SAND, AND HYDRATED LIME		
HYDRATED LIME	SAND	TYPE II PORTLAND CEMENT
NONE	4.5 PARTS	1.5 PARTS
0.5 PARTS	4.5 PARTS	ONE PART

3. CEMENT SHALL BE TYPE II PORTLAND CEMENT THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C150/C150M STANDARD IN EFFECT AT THE TIME THE CEMENT WAS MANUFACTURED;
4. HYDRATED LIME SHALL BE TYPE S THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C207 STANDARD IN EFFECT AT THE TIME THE HYDRATED LIME WAS PROCESSED;
5. SAND SHALL CONSIST OF INERT NATURAL SAND THAT IS CERTIFIED BY ITS SUPPLIER AS CONFORMING TO THE ASTM C33 STANDARD IN EFFECT AT THE TIME THE SAND IS PROCESSED BY STANDARD SPECIFICATIONS FOR CONCRETE AND READY-MIXED CONCRETE;
6. CONCRETE FOR DROP SUPPORTS SHALL CONFORM TO THE REQUIREMENT FOR CLASS AA CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS AVAILABLE AT:
<http://www.nh.gov/DOT/ORG/PROJECTDEVELOPMENT/HIGHWAYDESIGN/SPECIFICATIONS/INDEX.HTM>.
7. BASE SECTION SHALL BE MONOLITHIC TO A POINT AT LEAST 6" ABOVE THE GROWN INCOMING PIPE PER ENW-NW-704.12(E);
8. MANHOLES SHALL CONFORM WITH ASTM C478 PER ENW-NW 704.13 (A)(3)
9. IF ORGANICS ARE ENCOUNTERED WITHIN THE EXCAVATION TRENCH THEY SHALL BE REMOVED DOWN TO FIRM UNDISTURBED SOIL.

SANITARY SEWER MANHOLE

NOT TO SCALE



SEWER MANHOLE INVERT AND SHELF

NOT TO SCALE

SANITARY SEWER NOTES:

CONTRACTOR SHALL CONFORM TO GUIDELINES DETAILED IN THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES.
CONTRACTOR IS RESPONSIBLE FOR READING AND FOLLOWING THE FULL COMPLETE EDITION PROVIDED BY THE STATE.

- A-01. BUILDING SEWERS:
- A. MATERIALS: THE BUILDING SEWER SHALL BE CONSTRUCTED IN A MANNER WHICH WILL PREVENT LEAKING, CRACKING OR CLOGGING. ACCEPTABLE MATERIALS FOR THE SEWER ARE RUBBER-RING-JOINTED PVC GRAVITY SEWER PIPE SDR33.5 ASTM D3034.
 - B. SIZING AND SLOPE: MINIMUM BUILDING SEWER SIZE IS 8 INCHES (UNLESS SHOWN ON THE PLAN) AND A MINIMUM SLOPE OF 2% AND MAXIMUM SLOPE OF 15%.
 - C. MANHOLES: BUILDING SEWERS DISCHARGING TO A COLLECTION SEWER SHALL BE CONNECTED THROUGH A MANHOLE OR WITH A WYE FITTING SO AS TO DIRECT FLOW AND MINIMIZE IN-LINE TURBULENCE.
 - D. LEAKAGE: BUILDING SEWERS SHALL MEET THE LEAKAGE STANDARDS PRESCRIBED IN THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES (CHAPTER ENR-104 700). SEE "A-02," BELOW FOR MORE DETAIL.
- A-02. SEWER COLLECTION SYSTEMS:
- A. A SEWER COLLECTION SYSTEM IS THAT SYSTEM OF SEWERS THAT TRANSPORT WASTEWATER FROM BUILDING SEWERS TO THE WASTEWATER TREATMENT/DISPOSAL SYSTEM.
 - B. NO CONNECTIONS OF ROOF DRAINS, AREA DRAINS, FOUNDATION DRAINS, CELLAR DRAINS OR OTHER CLEAN WATER SOURCES OR ANY STORM DRAINS WILL BE ALLOWED TO BUILDING OR COLLECTION SEWERS.
 - C. THE SIZE OF COLLECTION SEWERS SHALL BE AS SHOWN ON THESE DRAWINGS.
 - D. DEPTH: SEWERS SHALL BE BURIED TO A MIN. DEPTH OF 6' BELOW GRADE IN ALL ROADWAY LOCATIONS AND TO A MIN. DEPTH OF 4' BELOW GRADE IN ALL CROSS-COUNTRY LOCATIONS. RIGID FOAM INSULATION SHALL BE USED, WHERE INDICATED ON DRAWINGS.
 - E. SLOPE, VELOCITY: ALL SEWERS SHALL BE INSTALLED WITH NOT LESS THAN THE SLOPES SHOWN BELOW:
10" DIAMETER PIPE = 0.28 (FEET/100 FEET)
8" DIAMETER PIPE = 0.40 (FEET/100 FEET)
 - F. CHANGES IN PIPE SIZE: WHEN A SMALLER SEWER JOINS A LARGER ONE, THE INVERT OF THE LARGER SEWER SHALL BE LOWERED SUFFICIENTLY TO MAINTAIN THE SAME ENERGY GRADE.
 - G. MATERIAL (GRAVITY SEWER): PVC SDR 33, ASTM D3034 AND ASTM D2412, WITH 10'-ON-10' JOINTED JOINTS. JOCKETS SHALL CONFORM TO ASTM D3212. SEWER JOINTS SHALL BE CONSTRUCTED TO MINIMIZE INFILTRATION AND TO PREVENT THE ENTRANCE OF ROOTS INTO THE SYSTEM.
 - H. TRENCHING: BULGE, ROCK, BOLLIDERS AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF SIX INCHES BELOW AND ON EACH SIDE OF ALL PIPES.

- L BEDDING: SEE TRENCH DETAILS THIS DRAWING FOR MATERIALS. TRENCH BACKFILL SHALL BE OF A SUITABLE NATURAL MATERIAL FREE FROM DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER, OR OTHER UNSTABLE MATERIALS.
- L LEAKAGE TESTS: UPON COMPLETION OF GRADUALLY SOWER MAIN CONSTRUCTION, THE GRADUALLY SOWER LINE SHALL BE TESTED IN ACCORDANCE WITH THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES (ENR 1050) FOR LEAKAGE. LEAKAGE TESTS FOR GRADUALLY SOWER SHALL BE COMPLETED BY LOW PRESSURE AIR TESTS ONLY IN CONFORMANCE WITH THE FOLLOWING FOLLOWING TESTING STANDARDS IN EFFECT AT THE TIME THE TEST IS CONDUCTED: ASTM #F4147 OR UNW-6-6 METHODS.
- K DEFLECTION TESTING: ALL PLASTIC SOWER PIPE SHALL BE DEFLECTION TESTED NOT LESS THAN 30 DAYS FOLLOWING INSTALLATION. THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SOWER PIPE SHALL BE 5% OF AVERAGE INSIDE DIAMETER.
- L INSTALLATION: PIPE SHALL BE LAID WITH BELL ENDS FACING UPGRADE AND LAYING SHALL START AT THE DOWNGRADE END.

M. PROTECTION OF WATER SUPPLIES

- a. THERE SHALL BE NO PHYSICAL CONNECTION BETWEEN A PUBLIC OR PRIVATE POTABLE WATER SUPPLY SYSTEM AND A SEWER OR SEWER APPURTENANCE WHICH WOULD PERMIT THE FLOW OF WASTE OR POLLUTED WATER INTO THE POTABLE SUPPLY. NO WATER PIPE SHALL PASS THROUGH OR COME IN ANY CONTACT WITH ANY PART OF A SEWER OR SEWER MANHOLE.
- b. NO SEWER SHALL BE LOCATED WITHIN THE WELL PROTECTIVE RADII ESTABLISHED IN ENW-MS 300 FOR ANY PUBLIC WATER SUPPLY WELL OR WITHIN 100 FEET OF ANY PRIVATE WATER SUPPLY WELL.
- c. SEWERS SHALL BE LOCATED TO MAINTAIN A MINIMUM OF TEN FEET HORIZONTAL CLEARANCE FROM ANY EXISTING OR PROPOSED WATER MAIN.
- d. A DEVIATION FROM THE SEPARATION REQUIREMENTS OF (b) or (c) ABOVE SHALL BE ALLOWED WHEN NECESSARY TO AVOID CONFLICT WITH OBSTACLE STRUCTURES, UTILITY CHAMBERS, AND BUILDING FOUNDATIONS PROVIDED THAT THE SEWER IS CONSTRUCTED IN ACCORDANCE WITH THE FORCE MAIN CONSTRUCTION REQUIREMENTS SET FORTH IN ENW-MS 300.
- e. WHENEVER SEWERS MUST CROSS WATER MAINS, THE SEWER SHALL BE CONSTRUCTED AS FOLLOWS:
 - 1. VERTICAL SEPARATION OF THE SEWER AND WATER MAIN SHALL BE NOT LESS THAN 18 INCHES, WITH WATER ABOVE SEWER; AND
 - 2. SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 9 FEET HORIZONTALLY FROM THE WATER MAIN.
- f. WATER-SEWER SEPARATION SHALL COMPLY WITH ENW-MS 704.19 OR A WATER MAIN BE REQUESTED FROM THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES.

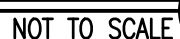
A-03. MANHOLES

- A. DIAMETER: THE MINIMUM DIAMETER OF MANHOLES SHALL BE 48 INCHES; LARGER DIAMETERS ARE PREFERRED FOR CONNECTION TO LARGER DIAMETER SEWERS. A MINIMUM ASSESSMENT DIAMETER OF 30 INCHES SHALL BE PROVIDED.
- B. FLOW CHANNEL: FLOW CHANNELS SHALL BE PROVIDED IN THE BASE OF ALL MANHOLES AND THE FLOW CHANNEL THROUGH MANHOLES SHOULD BE MADE TO CONFORM IN SHAPE AND SLOPE TO THAT OF THE SEWERS.
- C. MANHOLES SHALL BE OF THE PRE-CAST CONCRETE TYPE AND SHALL MEET ALL THE REQUIREMENTS OF THE STANDARD CODE OF ADMINISTRATIVE RULE ENR-NG 704.12. MANHOLES SHALL BE WATERPROOFED ON THE EXTERIOR.
- D. INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A RUBBER-GASKETED FLEXIBLE WATERTIGHT CONNECTION THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL TO TAKE PLACE.
- E. ALL MANHOLES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH THE FOLLOWING PROCEDURE: MANHOLE SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST.
- F. THE MANHOLE VACUUM TEST SHALL CONFORM TO ENR-NG 704.17 AND THE FOLLOWING:
 - 1) THE INITIAL VACUUM GAUGE TEST PRESSURE SHALL BE 10" Hg ; AND
 - 2) THE MINIMUM ACCEPTABLE TEST HOLD TIME FOR A 1" Hg PRESSURE DROP TO 9" Hg SHALL BE 10 MINUTES, REGARDLESS OF MANHOLE DEPTH.
- G. THE MANHOLE SHALL BE REPAIRED AND RETESTED IF THE TEST HOLD TIMES FAIL TO ACHIEVE THE ACCEPTANCE LIMITS SPECIFIED IN F ABOVE.

GENERAL

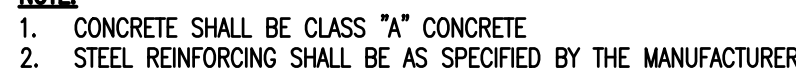
- A. "AS BUILT" INFORMATION SHALL BE PREPARED BY THE CONTRACTOR AT THE TIME OF COMPLETION OF THE SYSTEM PER CITY OF LEBANON DPW STANDARDS.

[illegible]

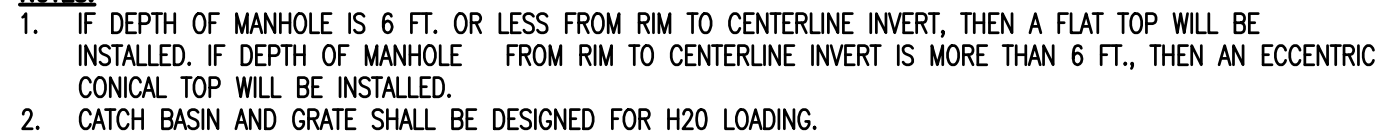
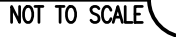


3

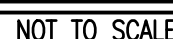
1. NEW ENGLAND WETMIX AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. OF SOUTH HADLEY, MA (WWW.NEWP.COM). APPLY SEED MIX AT A RATE OF 18LB/ACRE (1LB/2,500SF).
2. NEW ENGLAND CONSERVATION/WILDLIFE MIX AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. OF SOUTH HADLEY, MA (WWW.NEWP.COM). APPLY SEED MIX AT A RATE OF 25LB/ACRE (1LB/1,750SF).



NOT TO SCALE



NOT TO SCALE



1. THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE;
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES;
3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA;
4. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER, AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA;
6. THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED;
7. AND THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.
8. THE AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
9. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OTHER SIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBSERVABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVELING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. MAXIMUM HEIGHT OF EMBANKMENT SHALL BE FIVE (5) FEET, MEASURED AT CENTERLINE OF EMBANKMENT.
10. ELEVATION OF THE TOP OF ANY DIKE DIRECTING WATER INTO TRAP MUST EQUAL OR EXCEED THE HEIGHT OF EMBANKMENT.
11. FILTER CLOTH SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET CHANNEL PRIOR TO PLACEMENT OF STONE. SECTIONS OF FABRIC MUST OVERLAP AT LEAST ONE (1) FOOT WITH SECTION NEAREST THE ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OUTLET CHANNEL.
12. STONE USED IN THE OUTLET CHANNEL SHALL BE FOUR (4) TO EIGHT (8) INCH RIPRAP. TO PROVIDE A FILTERING EFFECT, A LAYER OF FILTER CLOTH SHALL BE EMBEDDED ONE (1) FOOT WITH SECTION NEAREST ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
13. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRED AS NEEDED.
14. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
15. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

NOT TO SCALE

EROSION CONTROL NOTES

GENERAL EROSION CONTROL NOTES

- THE "ON-SITE EROSION CONTROL PLAN COORDINATOR" SHALL BE THE GENERAL CONTRACTOR, THIS INDIVIDUAL SHALL BE PRESENT ON-SITE FROM DAY-TO-DAY, AND SHALL BE RESPONSIBLE FOR ENSURING THAT THE EROSION CONTROL MEASURES REQUIRED BY THE EROSION CONTROL PLAN, DETAILS AND NOTES, ARE PROPERLY INSTALLED AND MAINTAINED. THE ONSITE EROSION CONTROL PLAN COORDINATOR SHALL KEEP A WRITTEN RECORD OF INSPECTIONS AND MAINTENANCE OF EROSION CONTROL FEATURES. A COPY OF THESE PLANS AND INSPECTION/MAINTENANCE RECORDS SHALL BE KEPT ONSITE AT ALL TIMES. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE DISTURBED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS DISTURBED, THE DISTURBANCE SHALL BE KEPT TO THE SHORTEST PRACTICAL DURATION AS APPROVED BY THE OWNER'S REP.
- DUST SHALL BE CONTROLLED WITH WATER DISTRIBUTED BY A TRUCK MOUNTED SPRAY BAR, CALCIUM CHLORIDE(ASHITO M 144) OR SODIUM CHLORIDE (ASHITO M 143) SHALL BE USED AS DIRECTED BY THE OWNER'S REP.
- ALL EROSION AND STORMWATER CONTROL SYSTEMS SHALL BE INSPECTED ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.5" OR GREATER. NEEDED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED AS THEY ACCUMULATE AND PLACED IN AREAS WHERE FURTHER EROSION IS UNLIKELY. A REPORT, STAMPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST, SHALL BE WRITTEN WITHIN 24 HOURS OF EACH INSPECTION THAT:
 - DESCRIBES THE PROGRESS OF THE PROJECT, INCLUDING WHETHER ALL CONDITIONS OF THE PERMIT ARE BEING MET AND, IF NOT, WHICH REQUIREMENTS ARE NOT BEING MET;
 - IF ANY REQUIREMENTS ARE NOT BEING MET, AN EXPLANATION OF THE CORRECTIVE ACTION(S) THAT WILL BE OR ARE BEING TAKEN TO BRING THE PROJECT INTO COMPLIANCE WITH APPLICABLE REQUIREMENTS AND THE DEADLINE BY WHICH SUCH ACTIONS WILL BE COMPLETED; AND
 - INCLUDES PHOTOGRAPHS OF THE SITE THAT ARE REPRESENTATIVE OF THE PROJECT; AND
- RETAIN A COPY OF THE REPORT PREPARED PURSUANT TO (5), ABOVE, ON-SITE FOR REVIEW DURING SITE INSPECTIONS BY FEDERAL, STATE, AND LOCAL OFFICIALS
- ALL PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
- DETENTION BASINS AND SWALES SHALL BE INSTALLED PRIOR TO ROUGH GRADING THE SITE.
- ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOADED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
- EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- LOT DISTURBANCE OTHER THAN THAT SHOWN ON THE APPROVED PLANS SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.
- THE APPLICANT SHALL NOTIFY IN WRITING DES WETLANDS BUREAU AND THE LEBANON CONSERVATION COMMISSION OF THEIR INTENTION TO COMMENCE CONSTRUCTION NO LESS THAN FIVE (5) BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- APPROPRIATE SILTATION/EROSION/TURBIDITY CONTROLS SHALL BE IN PLACE PRIOR TO CONSTRUCTION, SHALL BE MAINTAINED DURING CONSTRUCTION, AND REMAIN IN PLACE UNTIL THE AREA IS STABILIZED. SILT FENCE(S) MUST BE REMOVED ONCE THE AREA IS STABILIZED.
- DISCHARGE FROM DEWATERING OF WORK AREAS SHALL BE TO SEDIMENT BASINS THAT ARE:
 - LOCATED IN UPLANDS;
 - LINED WITH HAY BALES OR OTHER ACCEPTABLE SEDIMENT TRAPPING LINERS;
 - SET BACK AS FAR AS POSSIBLE FROM WETLANDS AND SURFACE WATERS, IN ALL CASES WITH A MINIMUM OF 20 FEET OF UNDISTURBED VEGETATED BUFFER.
- WITHIN THREE DAYS OF FINAL GRADING, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED BY SEEDING AND MULCHING DURING THE GROWING SEASON, OR IF NOT WITHIN THE GROWING SEASON, BY MULCHING WITH TACK OR NETTING AND PINNING ON SLOPES STEEPER THAN 3:1.
- WHERE CONSTRUCTION ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED WITHIN THE GROWING SEASON, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED WITHIN 14 DAYS BY SEEDING AND MULCHING.
- WHERE CONSTRUCTION ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED OUTSIDE THE GROWING SEASON, ALL EXPOSED AREAS SHALL BE STABILIZED WITHIN 14 DAYS BY MULCHING AND TACK. SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED BY MATTING AND PINNING.
- PROPER HEADWALLS SHALL BE CONSTRUCTED WITHIN SEVEN DAYS OF CULVERT INSTALLATION.

EROSION CONTROL CONSTRUCTION SEQUENCE:

- THE "ON-SITE EROSION CONTROL PLAN COORDINATOR" SHALL BE THE GENERAL CONTRACTOR, THIS INDIVIDUAL SHALL BE PRESENT ON SITE FROM DAY TO DAY, AND SHALL BE RESPONSIBLE FOR ENSURING THAT THE EROSION CONTROL MEASURES REQUIRED BY THE EROSION CONTROL PLAN, DETAILS AND NOTES, ARE PROPERLY INSTALLED AND MAINTAINED. THE ONSITE EROSION CONTROL PLAN COORDINATOR SHALL KEEP A WRITTEN RECORD OF INSPECTIONS AND MAINTENANCE OF EROSION CONTROL FEATURES. A COPY OF THESE PLANS AND INSPECTION/MAINTENANCE RECORDS SHALL BE KEPT ONSITE AT ALL TIMES.
- HOLD PRE-CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION, WITH THE CONTRACTOR, OWNER, AND ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL EROSION CONTROL MEASURES DELINEATED ON THE PLANS AND ANY ADDITIONAL MEASURES THAT ARE NECESSARY TO MINIMIZE EROSION. THE CONTRACTOR SHALL HAVE EROSION CONTROL MATERIALS AND INSTALLATION EQUIPMENT ON SITE AT ALL TIMES.
- IF POSSIBLE, ALL TEMPORARY EROSION CONTROL MEASURES REQUIRED FOR WORK PROPOSED DURING THE WINTER (BETWEEN OCTOBER 15 AND MAY 1), SHALL BE INSTALLED PRIOR TO OCTOBER 1.
- PRIOR TO ANY OTHER WORK, SILT FENCES SHALL BE INSTALLED GENERALLY 10 FEET FROM THE BASE OF THE FILL SLOPES, OR AS SHOWN ON THE EROSION CONTROL PLAN. THESE SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
- INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT.
- INSTALL INLET PROTECTION ON EXISTING AND NEW CATCH BASINS.
- ROUGH GRADE AND STOCKPILE TOPSOIL SURROUNDED BY SILT FENCE.
- STABILIZE EXPOSED SLOPES AND SOILS AS SOON AS GRADED, AND MAINTAIN UNTIL ADEQUATELY VEGETATED.
- COMPLETE FINAL GRADING OF SITE. PLACE TOPSOIL AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
- AFTER THE SITE IS APPROVED BY THE ENGINEER AS ADEQUATELY STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.

TEMPORARY/CONSTRUCTION EROSION CONTROL MEASURES:

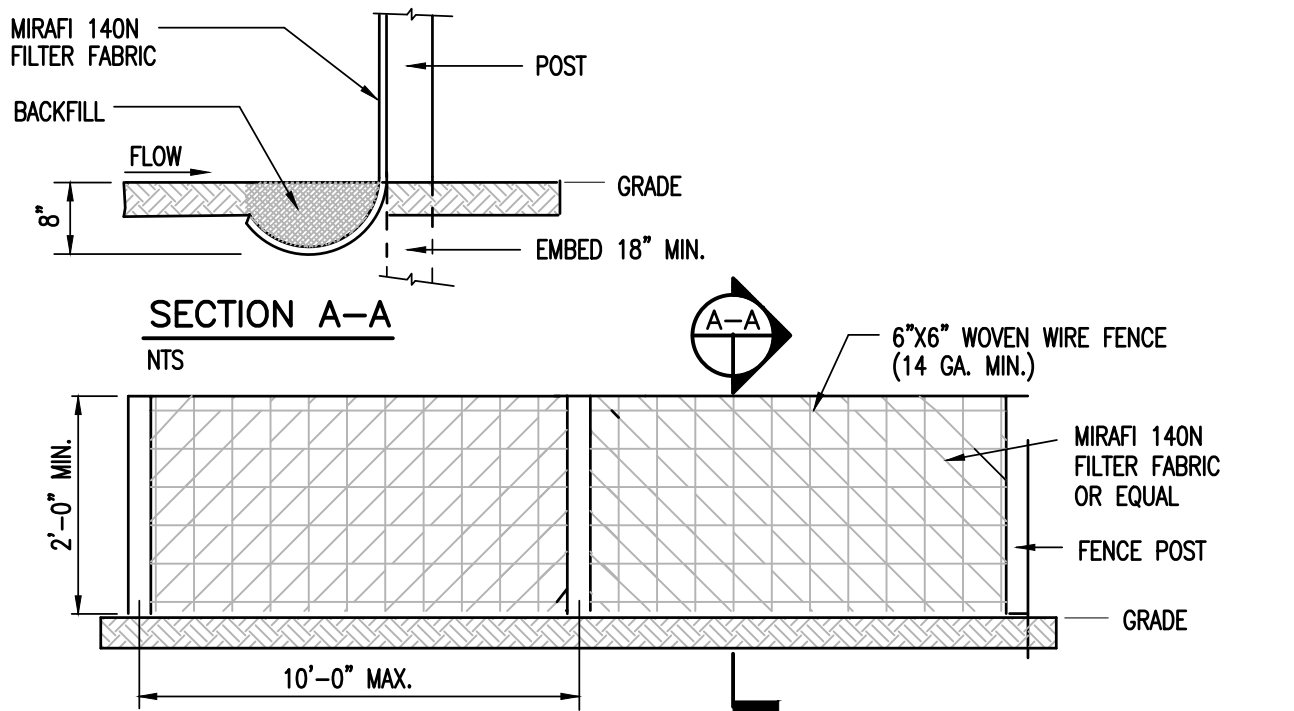
- RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMPS ARE STABILIZED.
- TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH DETAIL 3, THIS SHEET.
- SILT FENCES SHALL BE INSTALLED GENERALLY 10 FEET FROM THE BASE OF THE FILL SLOPES, OR AS SHOWN ON THE PLANS. THESE SHALL REMAIN IN PLACE UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
- INSTALL STONE CHECK DAMS IN GRASS-LINED SWALES 50 FEET ON CENTER TO PREVENT SILT FROM WASHING INTO THE DRAINAGE SYSTEM DURING CONSTRUCTION. SEDIMENT SHALL BE REMOVED FROM BEHIND THE DAMS WHEN IT BECOMES 6 INCHES DEEP. STONE CHECK DAMS SHALL BE REMOVED WHEN VEGETATION IS ESTABLISHED.
- DROP INLET PROTECTION SHALL BE PROVIDED AROUND ALL EXISTING AND PROPOSED CATCH BASINS. PROTECTION SHALL REMAIN UNTIL ALL DISTURBED AREAS ARE STABILIZED. SEDIMENT SHALL BE REMOVED FROM DROP INLET PROTECTION WHEN THE STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. GRAVEL WILL BE CLEANED OR REPLACED WHEN IT NO LONGER DRAINS PROPERLY.
- EXCAVATED MATERIAL FROM EARTH EXCAVATION AND DITCH DIGGING SHALL BE DISPOSED OF OFFSITE OR USED FOR PROJECT FILL MATERIAL IF DETERMINED SUITABLE BY THE OWNER'S REPRESENTATIVE.
- STOCKPILED MATERIAL (TOPSOIL, BORROW, ETC.) SHALL HAVE SILT FENCE CONSTRUCTED AROUND THE PERIMETER. THE STOCKPILED MATERIAL SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE TO PREVENT SOIL EROSION AND SEDIMENTATION OFF SITE. LOCATE STOCKPILES ON THE UPHILL SIDE OF DISTURBED AREAS, IF POSSIBLE. DURING WINDY CONDITIONS, STOCKPILED MATERIAL SHALL BE COVERED OR WATERED APPROPRIATELY TO PREVENT WIND EROSION.

PERMANENT EROSION CONTROL MEASURES:

- GRASS LINED SWALES SHALL BE TOP SOILED, SODDED AND FERTILIZED AREAS WHICH EXHIBIT SIGNS OF EROSION SHALL BE RE-SODDED IMMEDIATELY AND MAINTAINED UNTIL SOD HAS PERMANENT HOLD AND IS HEALTHY.
- WHEN CONSTRUCTION IS COMPLETED IN AN AREA, IT SHALL BE IMMEDIATELY TOP SOILED, SEEDED, FERTILIZED AND MULCHED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF ALL DISTURBED AREAS, INCLUDING WATERING, UNTIL THE AREA IS INSPECTED AND ACCEPTED BY THE OWNER OR ENGINEER.
- AFTER THE SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.
- RE-SEEDING SHALL BE DONE UNTIL ALL AREAS ARE COMPLETELY COVERED WITH A MATURE STAND OF GRASS. AN AREA SHALL BE CONSIDERED COVERED WHEN THE ENTIRE SURFACE CONTAINS A VERDOUSOUS STAND OF GRASS. AREAS THAT, IN THE OPINION OF THE ENGINEER, ARE PREDOMINATELY WEEDS SHALL BE PLOWED UP, FINE GRADED, FERTILIZED AND RE-SEEDED IN THE MANNER SPECIFIED PREVIOUSLY, EXERCISING CAUTION NOT TO CAUSE DAMAGE TO NEW OR EXISTING PLANT MATERIAL.

STANDARD WINTER NOTES:

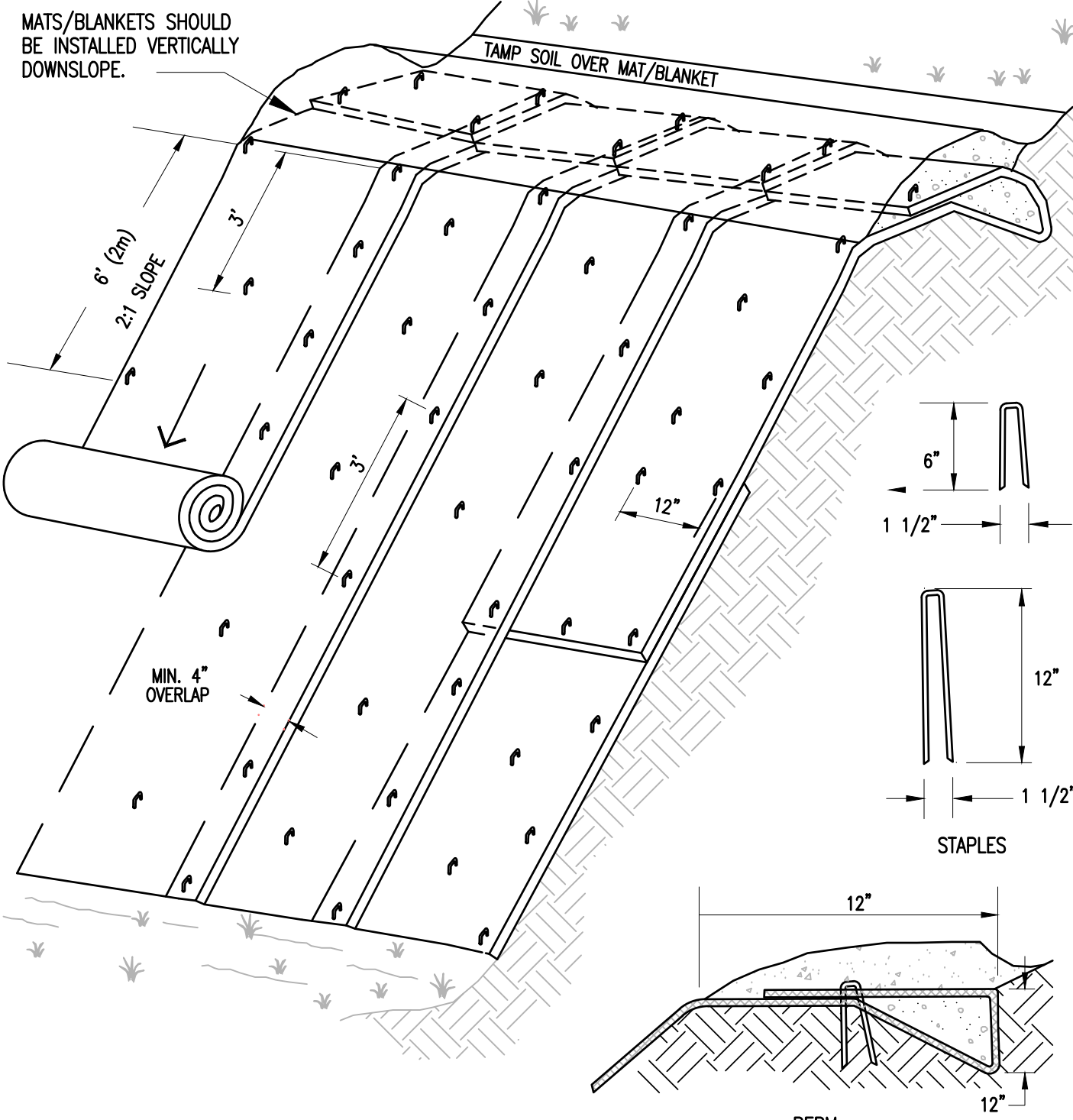
- ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE, THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.



- NOTES:**
- SILT FENCE SHALL BE PRE-FABRICATED EROSION CONTROL FENCE BY MIRAFIT OR EQUAL, OR CONSTRUCTED IN PLACE AS SPECIFIED HEREIN.
 - CONSTRUCTED IN PLACE SILT FENCE:
 - WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE TIES SPACED EVERY 24" AT TOP OF MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6", FOLDED AND STAPLED.
 - INSPECTION SHALL BE FREQUENT (MINIMUM ONCE A WEEK AND AFTER EVERY RAINFALL). MAINTENANCE SHALL BE PERFORMED AS NEEDED, AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE.

SILT FENCE DETAIL

NOT TO SCALE



EROSION CONTROL BLANKET

NOT TO SCALE

SEEDING SPECIFICATION:

URBAN MIX GRASS SEED- FOR USE IN GRASSED LAWN AREAS AROUND BUILDING AND PARKING; TEMPORARY AND PERMANENT APPLICATIONS		
% BY WEIGHT	LBS. LIVE SEED BY ACRE	TYPE OF SEED
66.0	40.0	CREeping RED FESCUE
33.0	20.0	KENTUCKY BLUEGRASS
100	60.0 # LIVE SEED /ACRE	
CONSERVATION MIX GRASS SEED- FOR USE IN ALL OTHER AREAS		
% BY WEIGHT	LBS. LIVE SEED PER ACRE	TYPE OF SEED
50	15.0	SMOOTH BROMEGRASS
17	5.0	RYEGRASS
33	10.0	BIRDSFOOT TREFOIL
100	30.0 # LIVE SEED /ACRE	

FERTILIZER- 10 LBS. PER 1000S.F.
 SPRING SEEDING
 FALL SEEDING

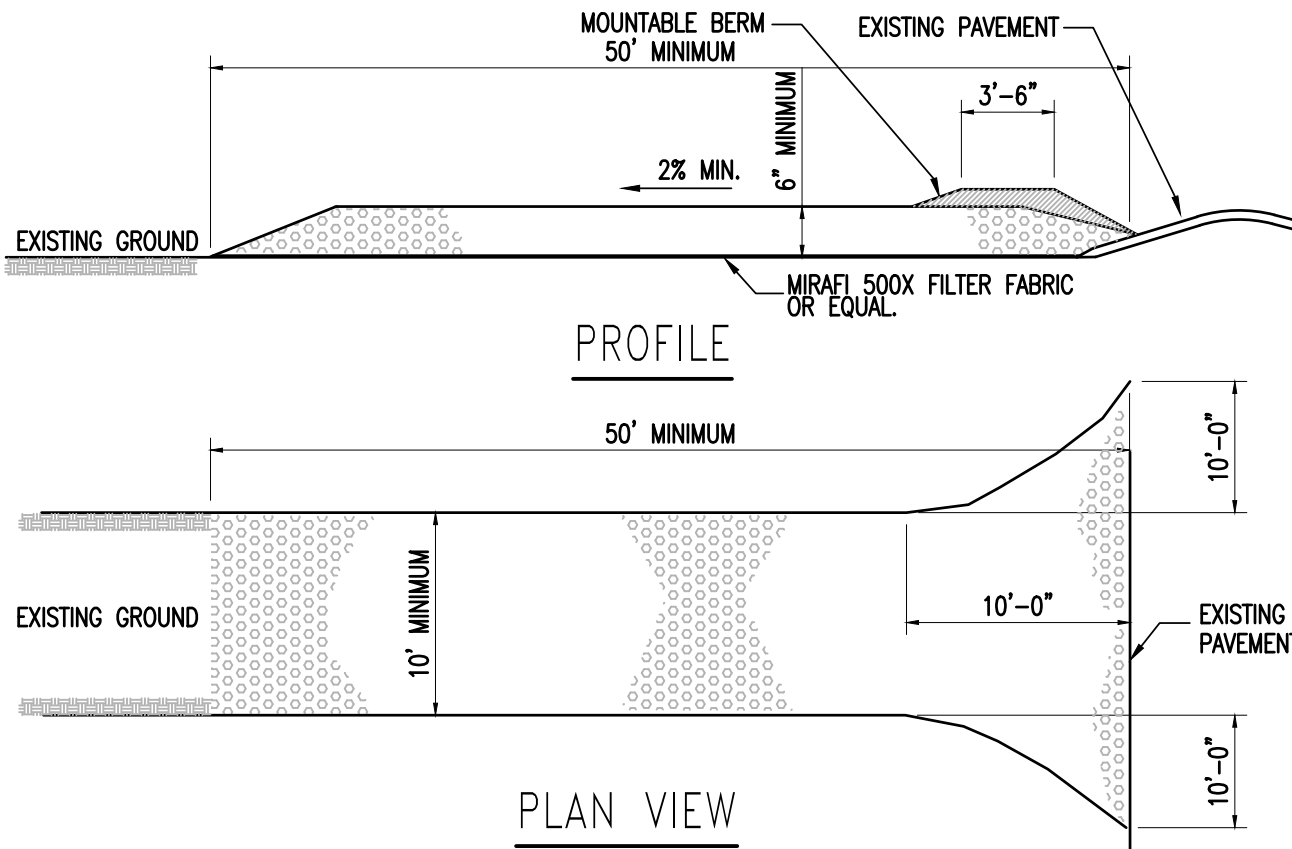
LIME- 80 LBS. PER 1000S.F.
 DOLOMITIC GROUND LIMESTONE
 NOT LESS THAN 85% OF THE TOTAL CARBONATE

TOP SOIL
 4" MINIMUM APPROVED TOPSOIL

STRAW MULCH- 2 BALES PER 1000S.F.
 APPLY BINDER OR NETTING AS NEEDED

SEED SEPCIFICATION

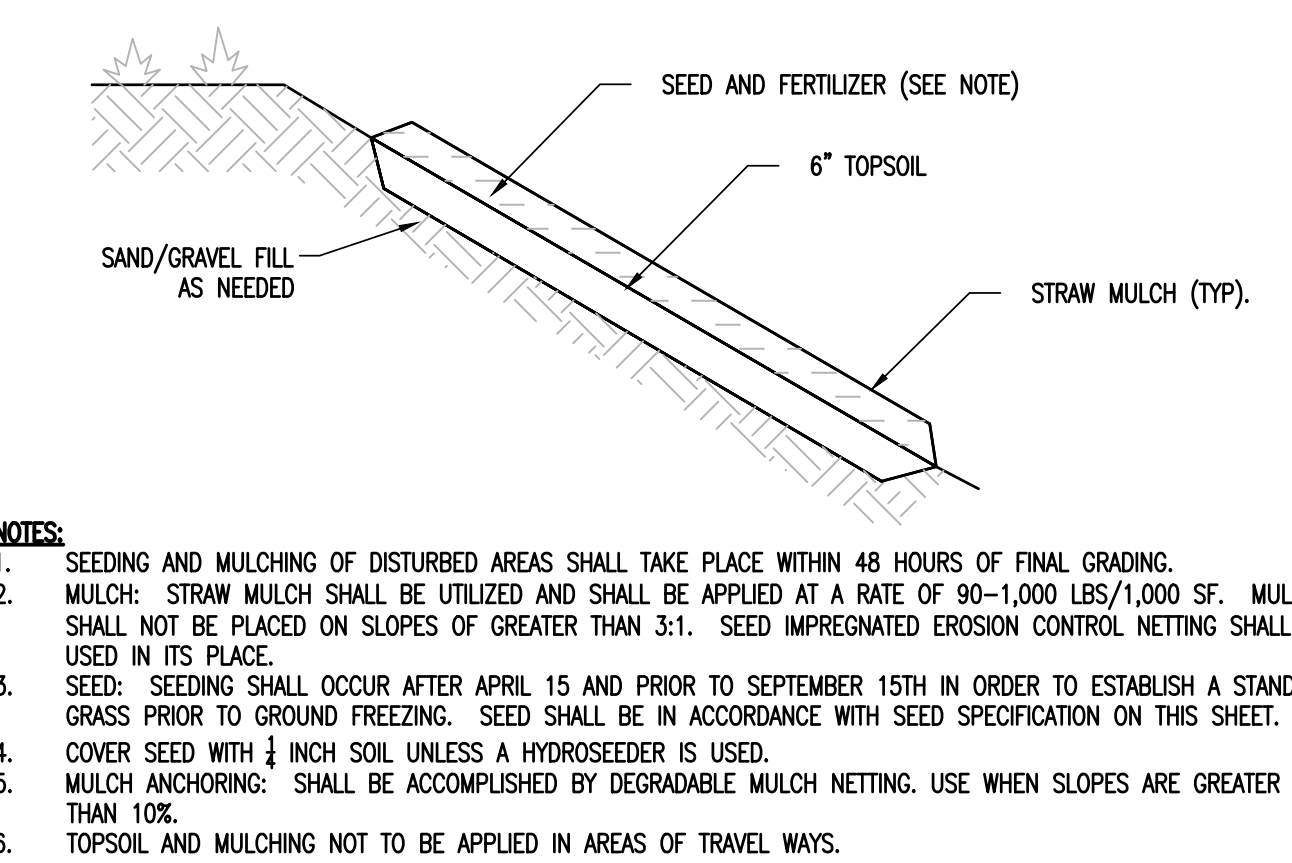
NOT TO SCALE



- NOTES:**
- STONE SIZE: USE 3" (MIN) CRUSHED STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
 - WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

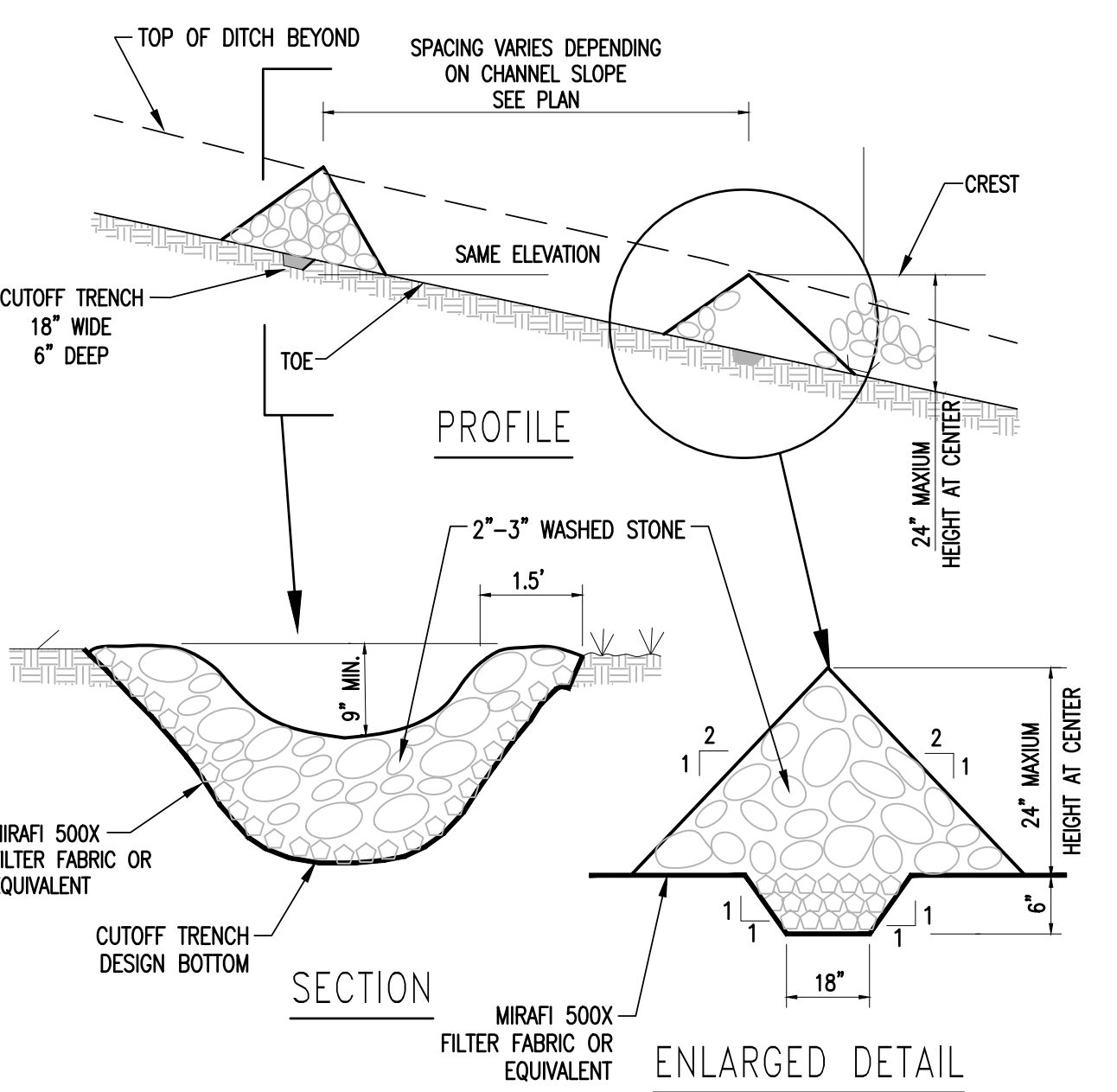
NOT TO SCALE



- NOTES:**
- SEEDING AND MULCHING OF DISTURBED AREAS SHALL TAKE PLACE WITHIN 48 HOURS OF FINAL GRADING.
 - MULCH: STRAW MULCH SHALL BE UTILIZED AND SHALL BE APPLIED AT A RATE OF 90-1,000 LBS/1,000 SF. MULCH SHALL NOT BE PLACED ON SLOPES OF GREATER THAN 3:1. SEED IMPREGNATED EROSION CONTROL NETTING SHALL BE USED IN ITS PLACE.
 - SEED: SEEDING SHALL OCCUR AFTER APRIL 15 AND PRIOR TO SEPTEMBER 15TH IN ORDER TO ESTABLISH A STAND OF GRASS PRIOR TO GROUND FREEZING. SEED SHALL BE IN ACCORDANCE WITH SEED SPECIFICATION ON THIS SHEET.
 - COVER SEED WITH 1/4 INCH SOIL UNLESS A HYDROSEEDER IS USED.
 - MULCH ANCHORING- SHALL BE ACCOMPLISHED BY DEGRADABLE MULCH NETTING. USE WHEN SLOPES ARE GREATER THAN 10%.
 - TOPSOIL AND MULCHING NOT TO BE APPLIED IN AREAS OF TRAVEL WAYS.

SEEDED AND MULCHED AREAS DETAIL

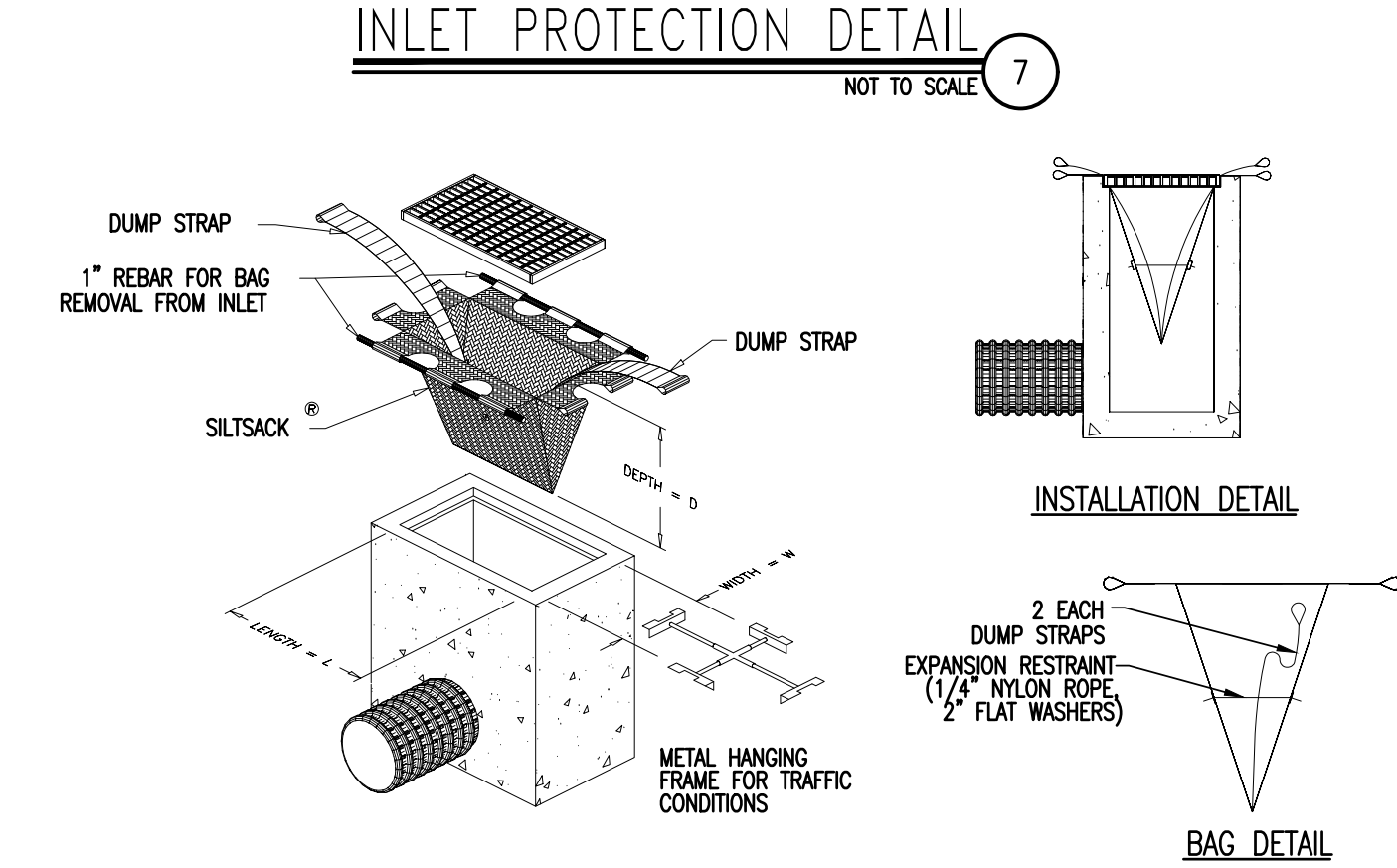
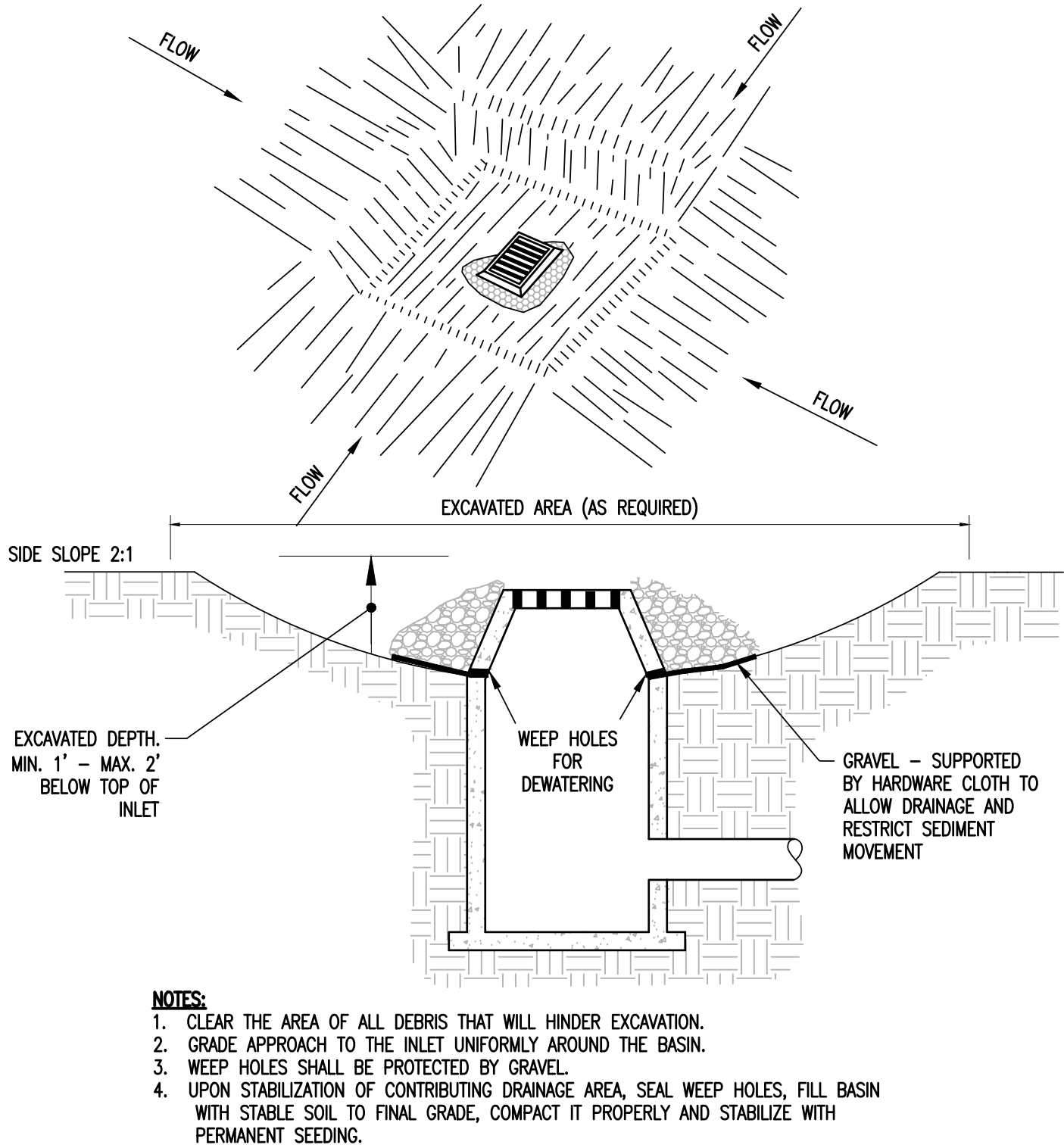
NOT TO SCALE



- NOTES:**
- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN PLANS.
 - SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
 - EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
 - ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.
 - REMOVE ACCUMULATED SEDIMENT BEHIND CHECK DAM WHEN 1/2 THE HEIGHT OF THE DAM. REPLACE STONES AS NECESSARY.

STONE CHECK DAM DETAIL

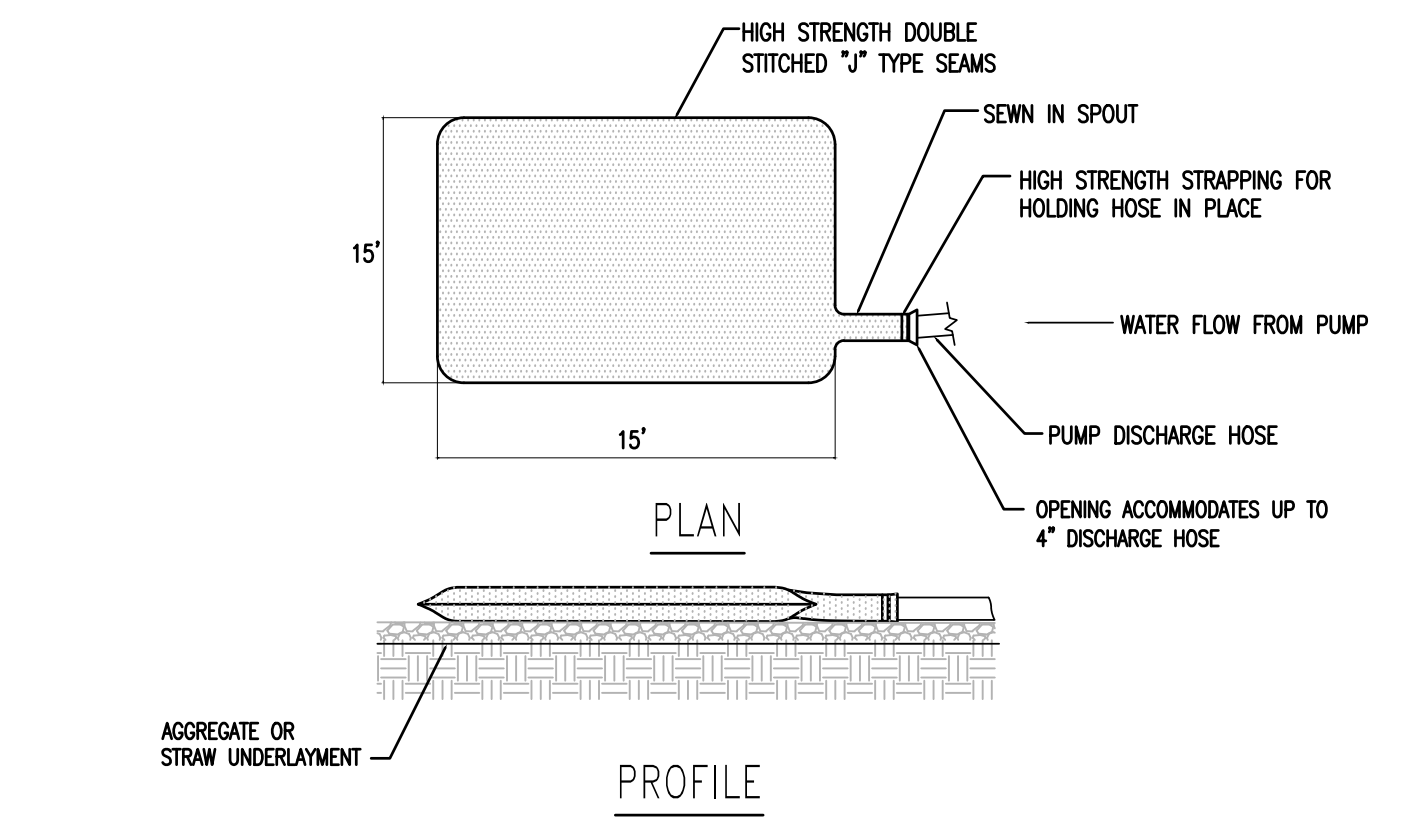
NOT TO SCALE



- NOTES:**
- INLET PROTECTION SHALL BE HI-FLOW SILT SACK BY APC ENVIRONMENTAL.
 - UTILIZE METAL HANGING FRAME IN TRAFFIC AREAS.
 - FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION, CLEANING AND REMOVAL.

INLET PROTECTION - EXISTING STRUCTURE

NOT TO SCALE



- NOTES:**
- DEWATERING PUMP SEDIMENT CONTROL SYSTEMS SHALL BE UTILIZED ON THE DISCHARGE OF ALL PROJECT DEWATERING PUMPS.
 - THE PUMPED SEDIMENT CONTROL DEVICE SHALL BE A HEAVY DUTY "DIRT BAG" SERIES 55 OR APPROVED EQUAL. LIFTING STRAPS SHALL BE INCLUDED WITH THE PUMPED SEDIMENT CONTROL DEVICE FOR REMOVAL WHEN FULL.
 - THE PUMPED SEDIMENT CONTROL DEVICE SHALL BE PLACED SO THAT THE FILTERED DISCHARGE WILL NOT CAUSE EROSION OR FLOODING IN THE DOWN GRADIENT AREAS.
 - HEAVY EQUIPMENT ACCESS TO THE THE PUMPED SEDIMENT CONTROL DEVICE SITE SHALL BE MAINTAINED FOR REPLACEMENT AND DISPOSAL.

DEWATERING PUMP SEDIMENT CONTORL SYSTEM

NOT TO SCALE

Stamp		Date		Description		No.	
ENGINEERING VENTURES PC 208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333 414 Union Street, Schenectady, NY 12305 • 518-630-9614 www.engineeringventures.com							
DEW CONSTRUCTION CORP. 277 BLAIR PARK RD., STE. 130 WILLISTON, VT 802-872-0505							
Erosion Prevention and Sediment Control Details MILTON RENTS 110 AIRPARK RD. WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE							
Sheet Title		Project Title		EV Project #		22092.00	
Drawn By:		AM		Checked By:		KW	
Scale:		-		Date:		12/27/2022	
C3.5 14 of 19							

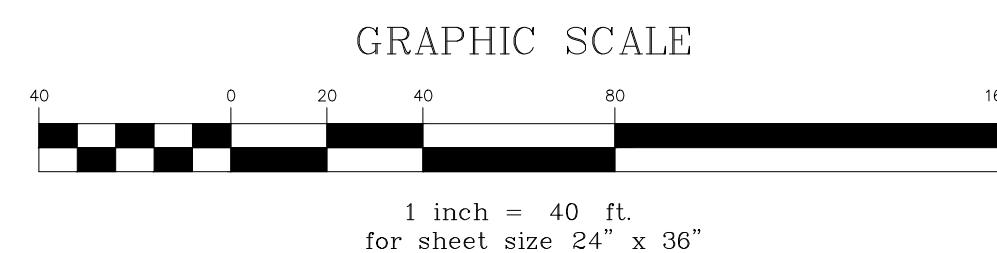

```
StatArea_1
PARKING LOT
Illuminance (Fc)
Average = 1.71
Maximum = 3.2
Minimum = 0.7
Avg/Min Ratio = 2.44
Max/Min Ratio = 4.57
```

```
StatArea_2
4 PARKING SPACES
Illuminance (Fc)
Average = 0.64
Maximum = 1.4
Minimum = 0.3
Avg/Min Ratio = 2.13
Max/Min Ratio = 4.67
```

```
StatArea_3
DISPLAY YARD
Illuminance (Fc)
Average = 1.54
Maximum = 5.3
Minimum = 0.4
Avg/Min Ratio = 3.85
Max/Min Ratio = 13.25
```



1. Photometrics Prepared by Exposure 2 Lighting
2. Lighting installations shall utilize fully-shielded fixtures, as defined herein, or full cut-off fixtures, as defined by the IESNA, so as to produce no light above a horizontal plane through the lowest direct light-emitting part of the fixture.
3. Lighting installations shall include timers, dimmers, sensors, and/or other energy-saving technologies to reduce overall energy consumption. Nonessential lighting shall be turned off or reduced after normal business hours, leaving only necessary lighting for security purposes. (Non-essential lighting includes, but may not be limited to, display, aesthetic, parking, and/or sign lighting as determined by the Board.)



L-1

DEW CONSTRUCTION
CORP.

MILTON RENTS

WEST LEBANON, GRAFTON COUNTY
NEW HAMPSHIRE

REV.	ISSUE	DESCRIPTION	DATE
------	-------	-------------	------

SCHEMATIC DESIGN 4
12/27/2022

PROJECT NUMBER:	20220027
-----------------	----------

DRAWN BY:	HQDAVIS
-----------	---------

FIRST FLOOR PLAN

1 FIRST FLOOR PLAN
1/8" = 1'-0"

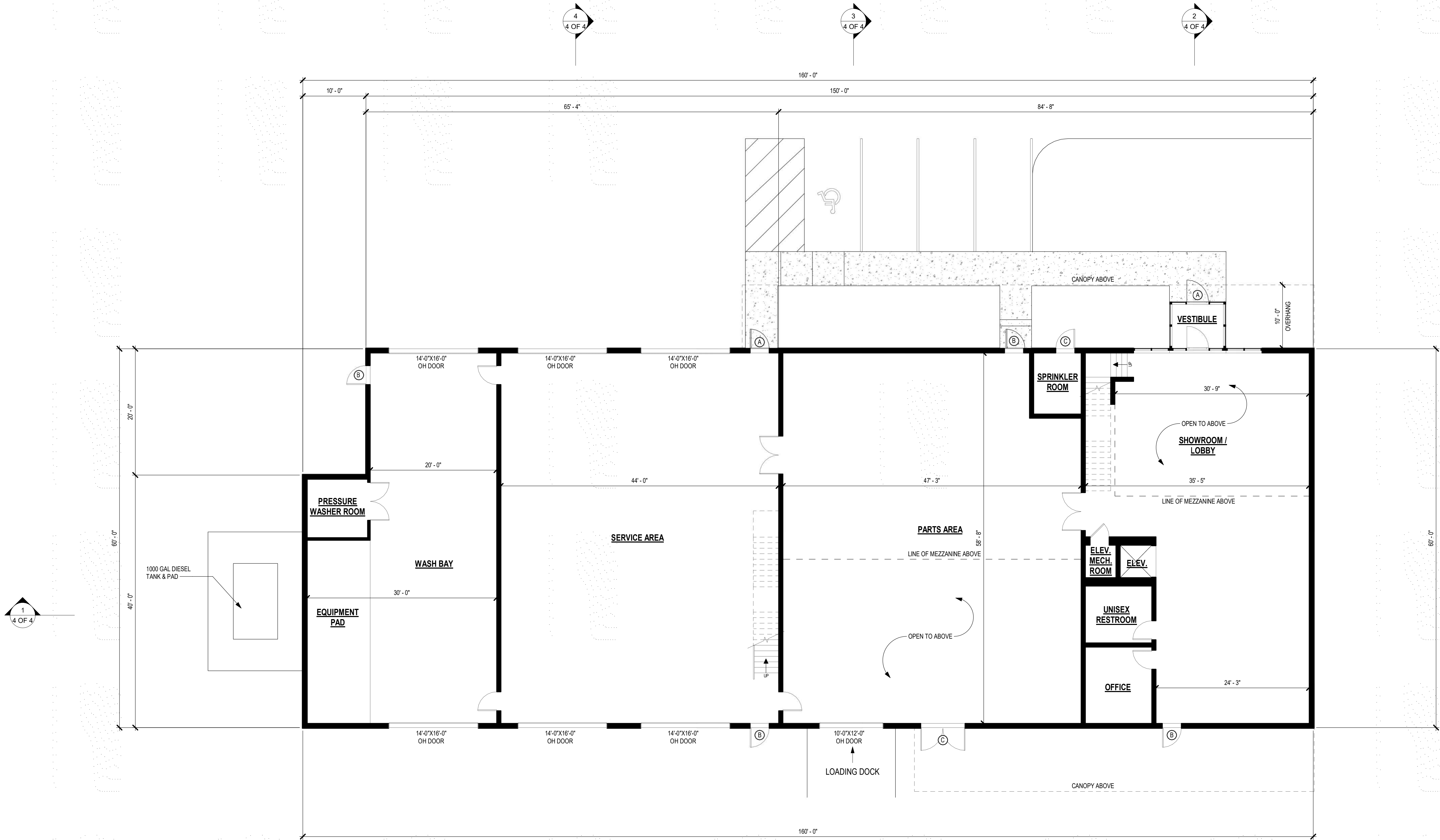
FLOOR PLAN LEGEND	
	EXTERIOR WALLS
A	PUBLIC ENTRANCES - 100% ACCESSIBLE
B	ACCESSIBLE EGRESS
C	NON-PUBLIC SERVICE ACCESS

BUILDING AREA:

FIRST FLOOR =	9,400 S.F.
MEZZANINE =	2,995 S.F.
TOTAL =	12,395 G.S.F.

SHEET NOTE:

- ENTRANCES COMPLIANT WITH IBC 2018, CHAPTER 11 - ACCESSIBILITY, ICC A117.1 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, AND 2010 STANDARDS FOR ACCESSIBLE DESIGN.
- EGRESS COMPLAINT WITH IBC 2018, CHAPTER 11 - ACCESSIBILITY, ICC A117.1 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, AND 2010 STANDARDS FOR ACCESSIBLE DESIGN.



DEW CONSTRUCTION
CORP.

MILTON RENTS

WEST LEBANON, GRAFTON COUNTY
NEW HAMPSHIRE

REV.	ISSUE	DESCRIPTION	DATE
------	-------	-------------	------

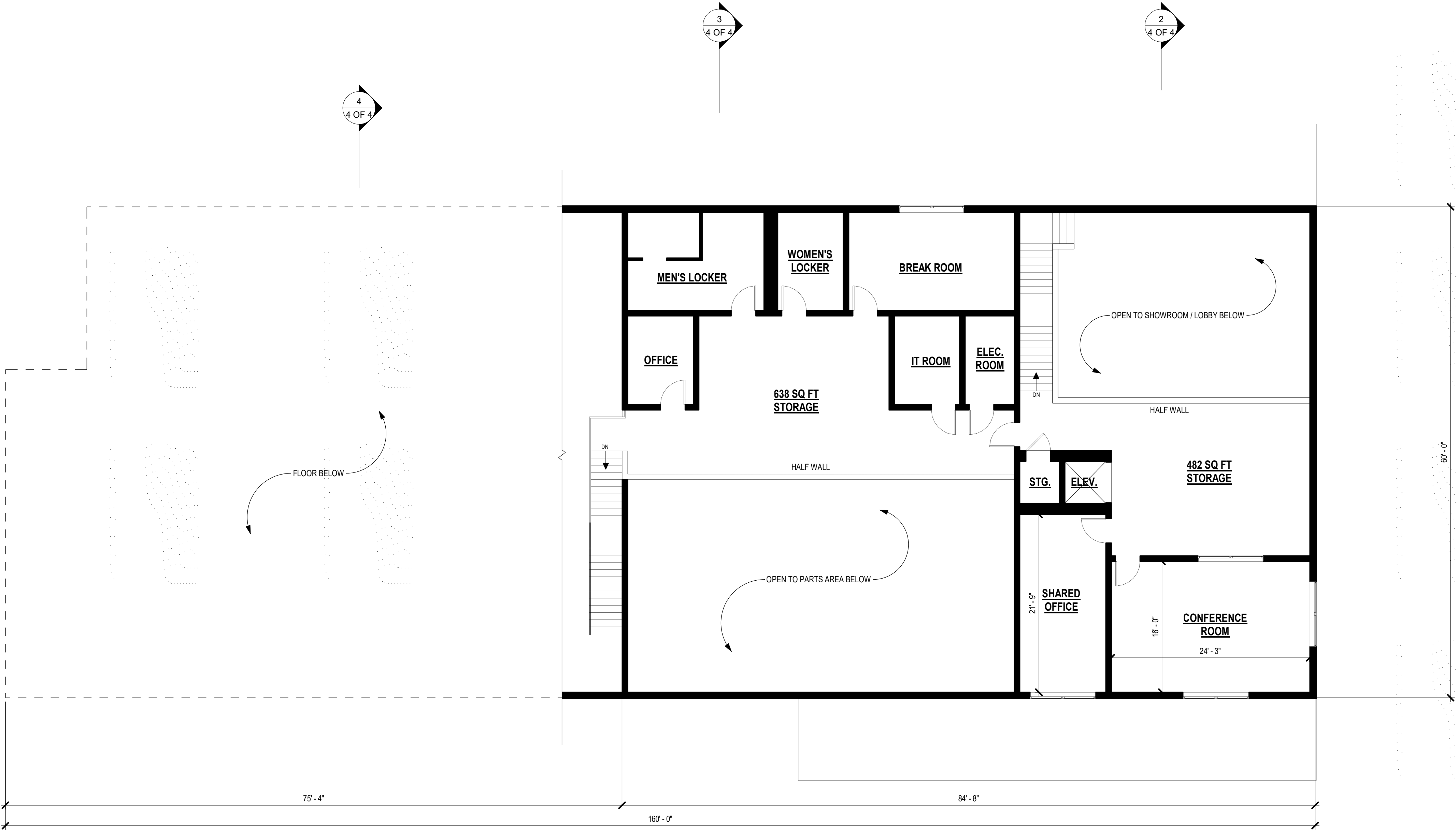
SCHEMATIC DESIGN 4
12/27/2022

PROJECT NUMBER: 20220027

DRAWN BY: HQDAVIS

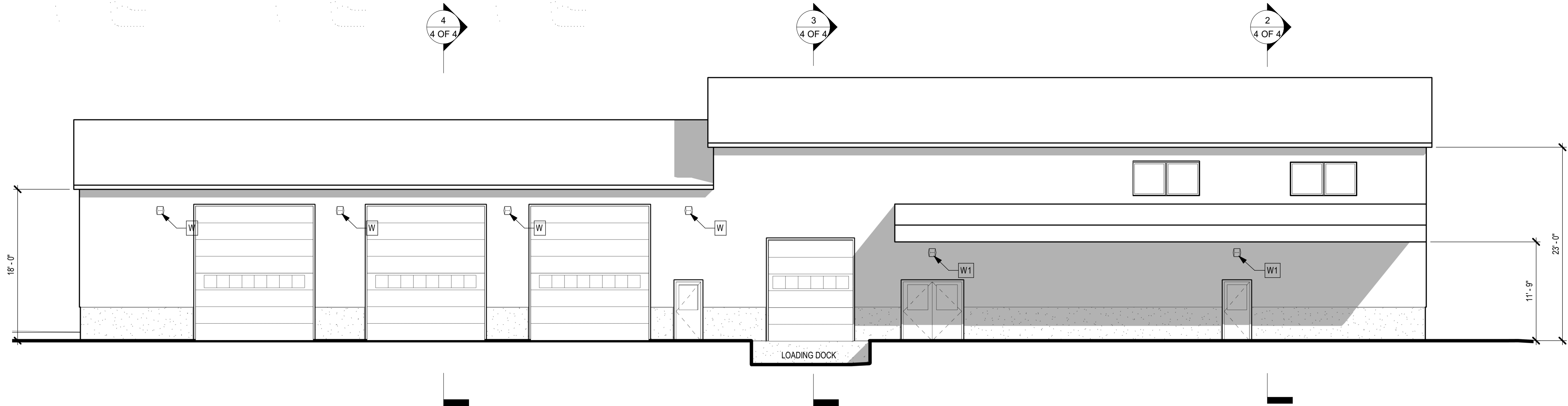
MEZZANINE FLOOR PLAN

1 MEZZANINE FLOOR PLAN
1/8" = 1'-0"

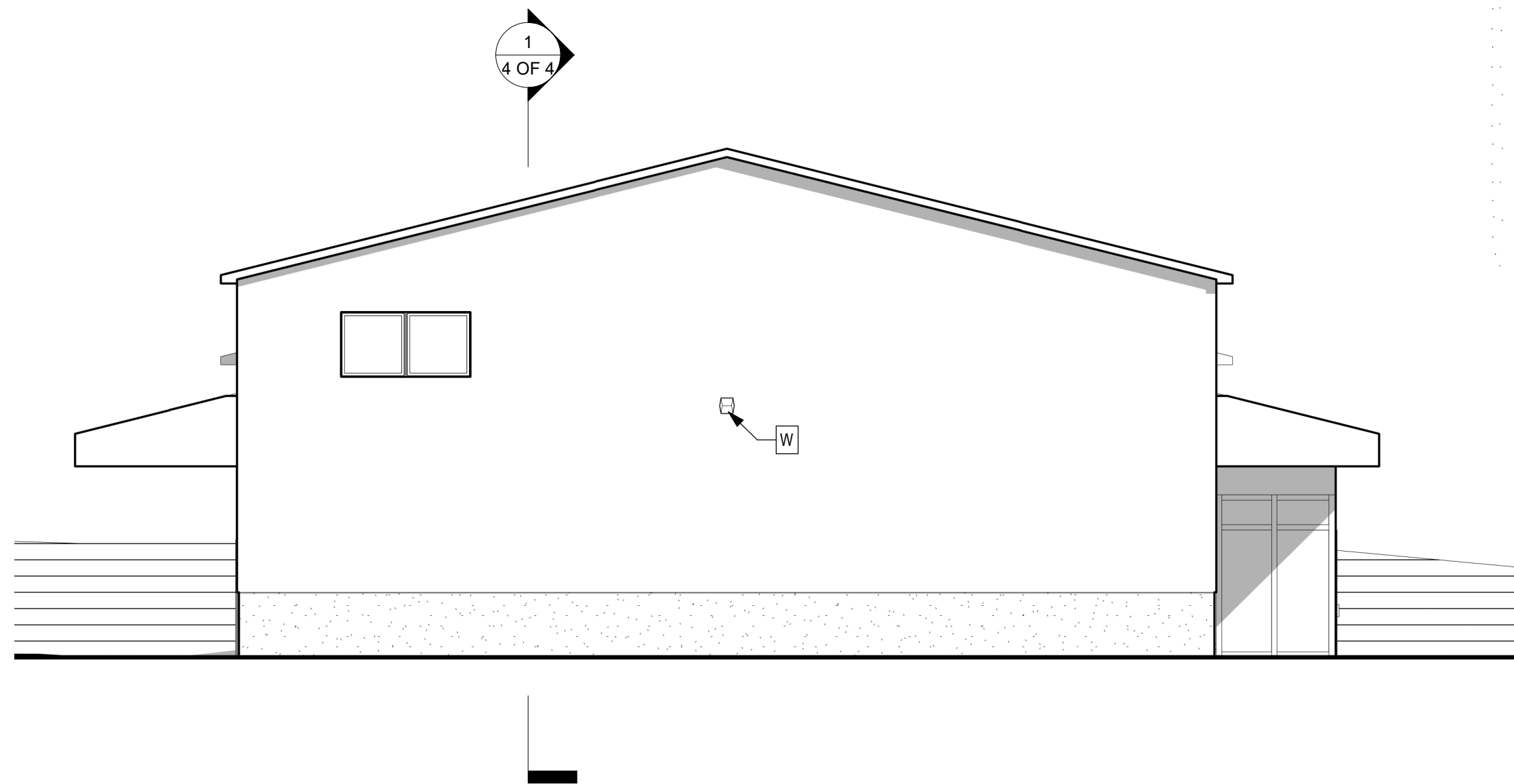


SHEET NOTE:

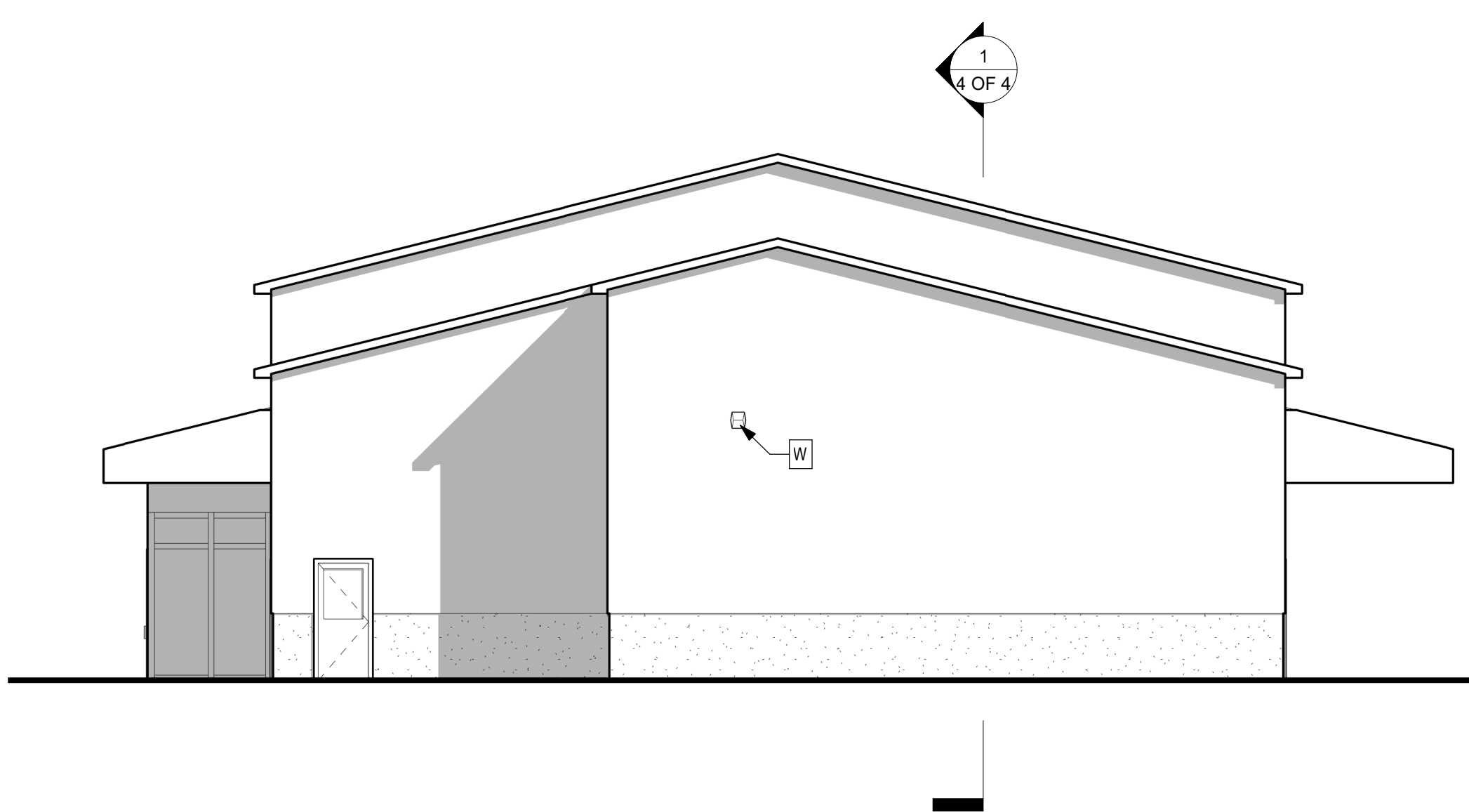
1. SEE PHOTOMETRIC PLAN PROVIDED BY ENGINEERING VENTURES, PC FOR LUMINAIRE SCHEDULE.



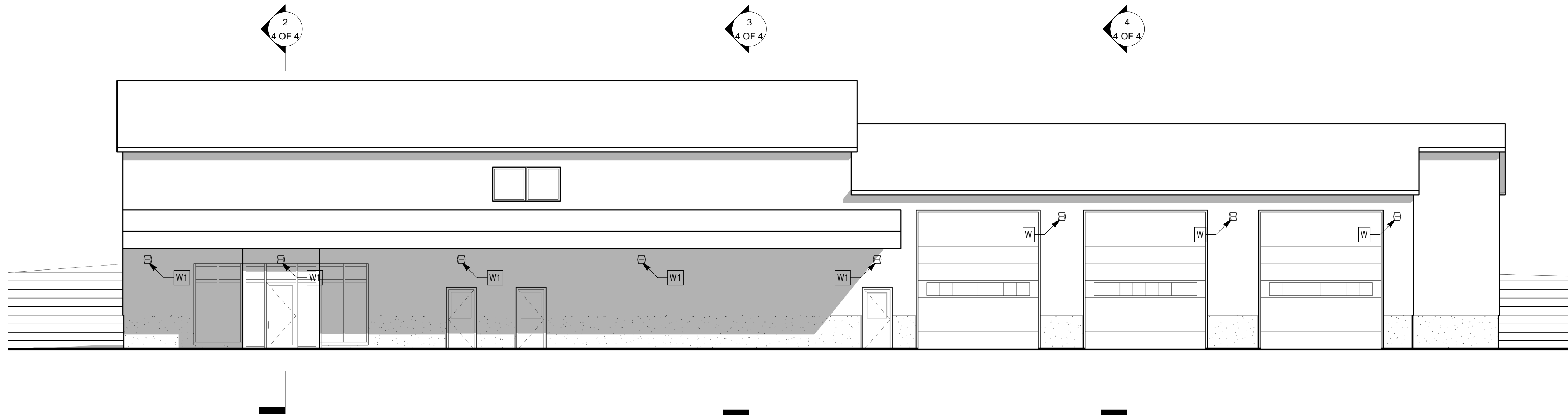
④ SOUTH ELEVATION
1/8" = 1'-0"



② EAST ELEVATION
1/8" = 1'-0"



③ WEST ELEVATION
1/8" = 1'-0"



① NORTH ELEVATION
1/8" = 1'-0"

**DEW CONSTRUCTION
CORP.**

MILTON RENTS

WEST LEBANON, GRAFTON COUNTY
NEW HAMPSHIRE

REV.	ISSUE	DESCRIPTION	DATE
------	-------	-------------	------

SCHEMATIC DESIGN 4
12/27/2022

PROJECT NUMBER:	20220027
-----------------	----------

DRAWN BY:	HQDAVIS
-----------	---------

ELEVATIONS

MILTON RENTS, AIRPARK RD.

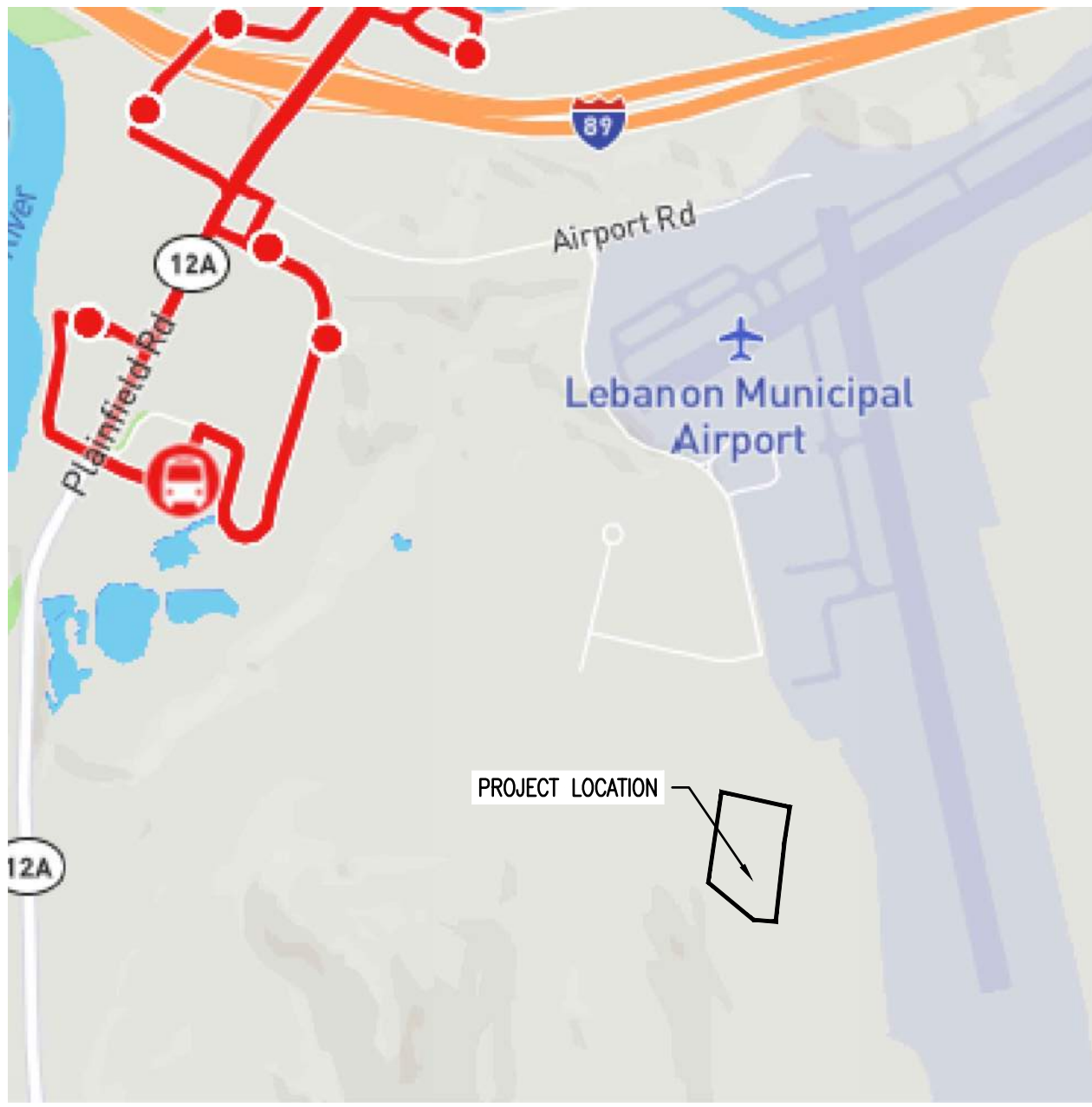
CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE



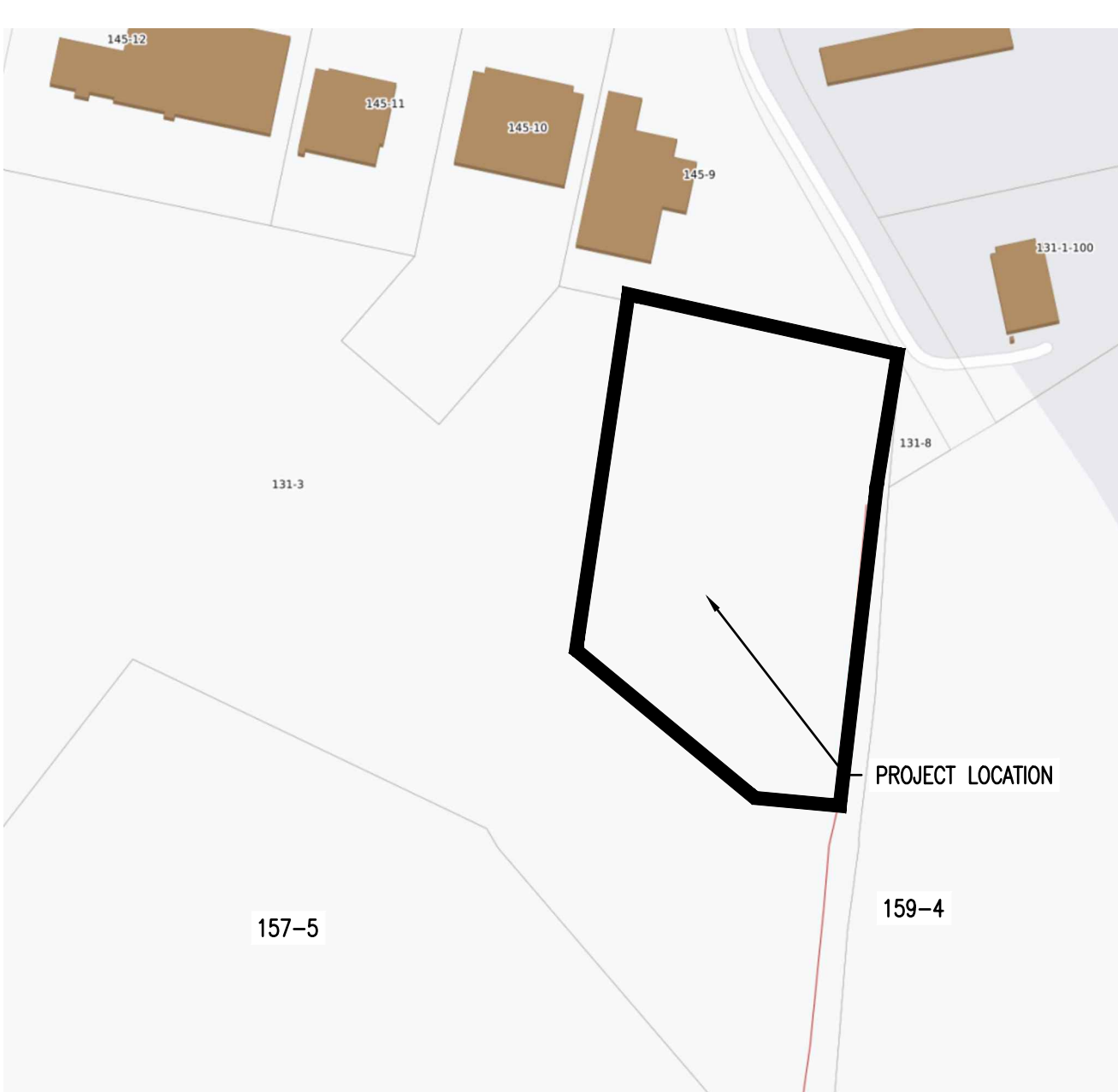
ORTHO MAP
1" = 2,000'



ZONING MAP
1" = 250'



BUS ROUTES
1" = 1,000'



TAX MAP
1" = 250'

ZONING CHART

1/4/2023 Milton Rents, 110 Airpark Rd. Milton Cat / Upper Valley Technology Park, LLC Lebanon Zoning Regulations			
Zoning District	IND-L		IND-L
Tax Lot #	131-3		131-3-200
Area of Lot	36.83 Acres (PB2022-51-CUPMIN)	2 Acres	6.29 Acres
Building (Footprint)	n/a	50% of lot (max.)	9,400 sq. ft. (3.5%)
Floor Area	n/a		11,600 sq. ft.
Parking Spaces	n/a	19 (min.) / 23 (max.)	19
Use	Vacant land		Equipment and Machinery Sales, Rental and Service
Bicycle Storage	n/a	2	0
Loading Spaces	n/a		4
-warehouse	n/a	1 per 1,000 sq. ft.	3
-service bay	n/a	2 per 200 sq. ft.	12
-retail	n/a	1 per 200 sq. ft.	
# of stories			
Impervious Area	n/a		88,910 Sq. Ft.
Impervious Area (% of lot)	n/a		32%
Overlay Districts	Wetlands Conservation District		Wetlands Conservation District
Setbacks			
Front	n/a	40'	40'
Rear	n/a	20'	224'
Side	n/a	20' / 50' (north boundary)	124'
Max building coverage	n/a	50%	
Building Height	n/a	65'	35'

Notes:

1. Outdoor storage has received a Conditional Use Permit in connection with the approval of the Upper Valley Tech Park PUD (PB2022-51-CUPMIN)

PARKING CALCULATIONS:		
USE	REQUIRED	CALCULATION
INDUSTRIAL	1/600 SF	11,600/600 = 19 SPACES

TABLE OF CONTENTS

SHEET	TITLE	CONSULTANT	PAGE NO.
C0.0	COVER SHEET	ENGINEERING VENTURES, PC	(1 OF 19)
C0.1	LEGEND AND NOTES	ENGINEERING VENTURES	(2 OF 19)
C0.2	EXISTING CONDITIONS PLAN	ENGINEERING VENTURES	(3 OF 19)
C1.0	EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN	ENGINEERING VENTURES	(4 OF 19)
C2.0	OVERALL SITE LAYOUT PLAN	ENGINEERING VENTURES	(5 OF 19)
C2.1	SITE GRADING, DRAINAGE AND UTILITY PLAN	ENGINEERING VENTURES	(6 OF 19)
C2.2	SITE GRADING, DRAINAGE AND UTILITY PLAN(2)	ENGINEERING VENTURES	(7 OF 19)
C2.3	WB-67 TRACTOR TRAILER TRUCK TURNING PLAN	ENGINEERING VENTURES	(8 OF 19)
C3.0	SITE DETAILS	ENGINEERING VENTURES	(9 OF 19)
C3.1	SITE DETAILS(2)	ENGINEERING VENTURES	(10 OF 19)
C3.2	WATER DETAILS	ENGINEERING VENTURES	(11 OF 19)
C3.3	SANITARY SEWER DETAILS	ENGINEERING VENTURES	(12 OF 19)
C3.4	STORMWATER DETAILS	ENGINEERING VENTURES	(13 OF 19)
C3.5	EPSC DETAILS	ENGINEERING VENTURES	(14 OF 19)
L1.1	OVERALL SITE LANDSCAPE PLAN	PARK ARCHITECTURE	(15 OF 19)
L2.1	SITE LANDSCAPE PLAN(1)	PARK ARCHITECTURE	(16 OF 19)
L2.2	SITE LANDSCAPE PLAN(2)	PARK ARCHITECTURE	(17 OF 19)
L3.1	LANDSCAPE DETAILS	PARK ARCHITECTURE	(18 OF 19)
L-1	PHOTOMETRIC PLAN	EXPOSURE 2 LIGHTING	(19 OF 19)

CONSULTANTS

CIVIL ENGINEERING
ENGINEERING VENTURES, PC
85 MECHANIC STREET, SUITE E2-3
LEBANON, NH 03766
(603) 442-9333

LAND SURVEYOR
LATITUDES LAND SURVEYING
1 MILL ST.
BURLINGTON, VT 05401
(802) 825-6545

LANDSCAPE ARCHITECT
PARK ARCHITECTURE
3 SCHOOL HOUSE LN., STE #1
ETNA, NEW HAMPSHIRE 03750
(603) 643-3400

ARCHITECT
MICHAEL PETROVICK ARCHITECTS, PLLC
310 MARLBORO ST. STE. 106
KEENE, NH 03431
(603) 636-7056

WETLANDS
STONEY RIDGE ENVIRONMENTAL, LLC
233 PROSPECT MT. RD.
ALTON, NH 03809
602-776-5825

SUBJECT PROPERTY

LOT 131-3-200
110 AIRPARK ROAD
WEST LEBANON, NH 03784

OWNER APPLICANT

OWNER
UPPER VALLEY TECH PARK, LLC
277 BLAIR PARK RD., STE 130
WILLISTON, VT 05495
802-872-0505

APPLICANT
MILTON CAT
BRADLEE FARRIN
CORPORATE FACILITIES MANAGER
100 QUARRY DR.
MILFORD, MA 01757
brad_farrin@miltoncat.com

Stamp			
Date			
Description			
No.			
ENGINEERING VENTURES PC 208 Fynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333 414 Union Street, Schenectady, NY 12305 • 518-530-9614 www.engineeringventures.com			
DEW CONSTRUCTION CORP. 277 BLAIR PARK RD., STE 130 WILLISTON, VT 802-872-0505			
Sheet Title:	Cover Sheet		
Project Title:	MILTON RENTS 110 AIRPARK RD. WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE		
EV Project #	22092.00		
Drawn By:	AM		
Checked By:	NF		
Scale:	AS NOTED		
Date:	12/27/2022		
C0.0 1 of 19			

LEGEND

EXISTING FEATURES		PROPOSED FEATURES
	CLEAN OUT	
	MANHOLE	
	CATCH BASIN	
	STORM MANHOLE	
	BOLLARD	
	HEADWALL	
	FLARED END SECTION	
	STONE APRON	
	GATE VALVE	
	HYDRANT	
	WATER SHUT OFF	
	UTILITY POWER POLE	
	SIGN	
	SPOT ELEVATION	+100.5
	HANDICAP SYMBOL	
	POND	
	TREELINE	
	CONTOUR	
	SWALE	
	STONE WALL	
	SUBJECT PROPERTY LINE	
	OFF SITE PROPERTY LINE	
	SOIL BOUNDARY	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL	
	SANITARY SEWER LINE	
	STORM LINE	
	WATER LINE	
	OVERHEAD ELECTRIC	
	UNDERGROUND ELECTRIC	
	UNDERGROUND COMM.	
	GAS LINE	
	SETBACK	
	WETLANDS DELINEATED	
	WETLANDS APPROX.	
	FENCE (BARBED WIRE)	
	FENCE (CHAIN LINK)	
	FENCE (WOODEN)	
	UNDER DRAIN	
	ROOF DRAIN	
	FOUNDATION DRAIN	
	OFFSITE WETLANDS	
	CONCRETE	
	ASPHALT PAVEMENT	
	BUILDING	
	RETAINING WALL	
	GRAVEL SURFACE	

GENERAL NOTES

- EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK AND TO CALL DIG SAFE 72 HOURS PRIOR TO ANY DIGGING, DRILLING OR BLASTING.
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
- THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
- THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
- THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW HAMPSHIRE STATE LICENSED LAND SURVEYOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
- ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
- MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE.

LANDSCAPE NOTES

- ALL NEW PLANT MATERIAL SHALL BE NURSERY-GROWN STOCK.
- AT THE TIME OF PLANTING, ALL DECIDUOUS TREES SHALL BE A MINIMUM 2.5 TO 3 INCHES IN CALIPER, MEASURED 6 INCHES ABOVE THE FINISH GRADE LEVEL; ALL EVERGREEN TREES SHALL BE A MINIMUM OF 6 TO 7 FEET IN HEIGHT.
- AT THE TIME OF PLANTING, ALL SHRUBS, WHETHER DECIDUOUS OR EVERGREEN, SHALL BE 24 TO 30 INCHES IN HEIGHT AND/OR 18 TO 24 INCHES IN SPREAD.
- GRADED AREAS SHALL BE VEGETATED TO INSURE EROSION CONTROL BY SEEDING, MULCHING, AND FERTILIZING. DISTURBED AREAS SHALL BE PLANTED WITH SUITABLE PLANT MATERIALS.
- GRADING SHALL NOT EXCEED A RATIO OF 3 HORIZONTAL TO 1 VERTICAL WITHOUT SPECIAL EROSION CONTROL MEASURES. NETTING OR SIMILAR MATERIAL SHALL BE PROVIDED ON SLOPES WITH A RATIO GREATER THAN 3:1 WHILE GROUND COVER IS BEING ESTABLISHED.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, TO INCLUDE GRASS AND MULCH, IN GOOD, HEALTHY CONDITION SO AS TO PRESENT A NEAT AND ORDERLY APPEARANCE. THE PROPERTY OWNER SHALL REPLACE ANY UNHEALTHY OR DEAD PLANT MATERIALS IN CONFORMANCE WITH THE LANDSCAPE PLAN APPROVED BY THE BOARD AS PART OF THE SITE PLAN.
- ALL PLANTINGS, FENCES, AND WALLS NECESSITATED BY THESE LANDSCAPING AND SCREENING REQUIREMENTS SHALL CONFORM WITH THE STREET INTERSECTION SIGHT-OBSTRUCTION REQUIREMENTS PROVIDED IN SECTION 206 OF THE LEBANON ZONING ORDINANCE. ALL SUCH PLANT MATERIALS MUST BE PRUNED AS NECESSARY TO MAINTAIN COMPLIANCE.
- ENCROACHMENT ON LANDSCAPED AREAS AFTER THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE STORAGE, DISPLAY, OR PARKING OF MOTOR VEHICLES, BOATS, MOBILE HOMES, TRAILERS, OR CONSTRUCTION EQUIPMENT WITHIN LANDSCAPED AREAS, BUFFERS, OR SCREENS, SHOWN AS SUCH ON THE APPROVED LANDSCAPE PLAN, IS EXPRESSLY PROHIBITED AND A VIOLATION OF THE NOTICE OF ACTION.

EPA 2022 CONSTRUCTION GENERAL PERMIT

- THIS PROJECT IS SUBJECT TO AN EPA 2022 CONSTRUCTION GENERAL PERMIT (CGP).
- CONTRACTOR SHALL PREPARE A SWPPP AND NOI IN ACCORDANCE WITH THE EPA 2022 CGP.
- CONTRACTOR SHALL FUNCTION AS AND MEET ALL REQUIREMENTS FOR ELIGIBILITY AS AN OPERATOR AS DEFINED BY THE CGP.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE, AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE AS REQUIRED BY THE SUBMITTED SWPPP AND THE CGP.

Stamp	
Date	
Description	
No.	
ENGINEERING VENTURES PC 208 Fynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333 414 Union Street, Schenectady, NY 12305 • 518-530-9614 www.engineeringventures.com	
DEW CONSTRUCTION CORP. 277 BLAIR PARK RD., STE. 130 WILLISTON, VT 802-872-0505	
Sheet Title: Legend and Notes	Project Title: MILTON RENTS 110 AIRPARK RD. WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
EV Project #	22092.00
Drawn By:	AM
Checked By:	NF
Scale:	AS NOTED
Date:	12/27/2022
C0.1 2 of 19	



NOTE: LIMITS OF OPEN SPACE SHOWN AREA SUBJECT TO APPROVAL OF PERMIT PB2022-51-CUPMIN

DEMO NOTES

- | | |
|----|--|
| X1 | LIMITS OF TREE REMOVAL/LIMITS OF DISTURBANCE |
| X2 | PROPOSED AREA OF WETLAND REMOVAL |
| X3 | REMOVE WIRE FENCE (100 LF) |
| X4 | REMOVE STONEWALL (100 LF) |

Jurisdictional Wetlands were delineated by Cynthia M Balcius CWS #61, CSS & CPESC on 4-20-22 and 11-10-22 utilizing the following standards:

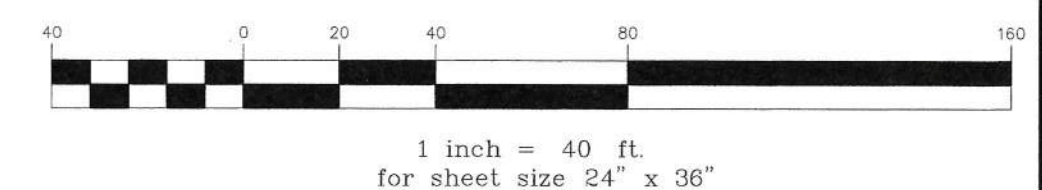
- 1) United States Department of Agriculture, Natural Resources Conservation Service. 2018. *Field Indicators of Hydric Soils in the United States*, Version 8.2. L.M. Vasilas, G.W. Hurt, and J.F. Berkowitz (eds.), USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.
- 2) *Field Indicators for Identifying Hydric Soils In New England*. Version 4. April 2019. New England Hydric Soils Technical Committee.
- 3) *U.S. Army Corps of Engineers 2020: National Wetland Plant List, version 3.5* (http://wetland_plants.usace.army.mil/). U.S. Army Corps of Engineers, Engineer Research and Development Center, Cold Regions Research and Engineering Laboratory, Hanover, NH.
- 4) *The National Wetland Plant List: 2016 wetland ratings*. Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. *Phytoneuron* 2016-30: 1-17. Published 28 April 2016. ISSN 2153 733X.
- 5) *Corps of Engineers Wetlands Delineation Manual*. January 1987, Wetlands Research Program Technical Report Y-87-1.
- 6) *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*. January 2012, Version 2. U.S. Army Corps of Engineers. Environmental Laboratory ERDC/EL TR-12-1.
- 7) *Classification of Wetlands and Deepwater Habitats of the United States*. December 1979. L. Cowardin, V. Carter, F. Golet, and E. LaRoe. US Department of the Interior. Fish and Wildlife Service. FWS/OBS-79/31.



Stoney Ridge Environmental LLC, 8 Kiana Road, Alton, NH 03809
(p): 603-776-5825, (f) 603-776-5826, info@stoneyridgeenv.com

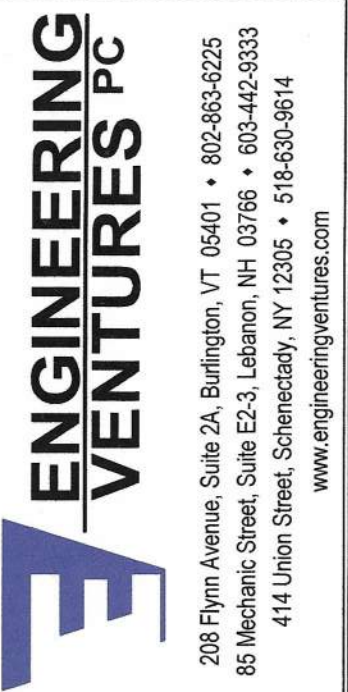


GRAPHIC SCALE



C0.2

3 of 19

[illegible]

DEW CONSTRUCTION CORP.
277 BLAIR PARK RD., STE. 130
WILLISTON, VT
802-872-0505

Existing Conditions and Demo Plan

**MILTON RENT'S
110 AIRPARK RD.
WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE**

Project Title:	
Project #	22092.00
Drawn By:	AM
Checked By:	KW
Scale:	1"=40'
Date:	12/27/2022

1. CONTRACTOR TO COORDINATE STOCKPILE AND STAGING AREAS WITH THE OWNER.
2. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL HOST A PRECONSTRUCTION MEETING WITH OWNER, ENGINEER, CITY PLANNING, POLICE, FIRE, AND PUBLIC WORKS STAFF.
3. PRIOR TO ANY OTHER WORK, SILT FENCES SHALL BE INSTALLED GENERALLY 10 FEET FROM THE BASE OF THE FILL ORIGIN TO ANY OTHER WORK. SILT FENCES SHALL BE MAINTAINED GENERALLY 10 FEET FROM THE BASE OF THE FILL ORIGIN, OR AS SHOWN ON THE EROSION CONTROL PLAN. THESE SILT FENCES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
4. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT.
5. INSTALL INLET PROTECTION ON EXISTING CATCH BASINS AFFECTED DURING CONSTRUCTION.
6. ROUGH GRADE AND STOCKPILE TOPSOIL SURROUNDED BY SILT FENCE.
7. CLEAR AND GRUB, REMOVE LOOSE PAVING/DECK PAVING AS REQUIRED AND HAUL OFF SITE USING EXISTING PARKING AREA AS STAGING.
8. GRADE DRIVE ENTRANCE AND EXCAVATE BUILDING PAD.
9. BEGIN VERTICAL CONSTRUCTION OF BUILDING FOUNDATION CONCURRENT WITH WATER AND SEWER UTILITIES.
10. CONSTRUCT STORMWATER SYSTEM.
11. EXCAVATE AND PREP FOR GAVEL WETLAND, IMPORT BASE SUBGRADE MATERIALS AS NECESSARY.
12. INSTALL STORMWATER PIPING, DITCHES AND STRUCTURES
13. BACKFILL AND SUBGRADE PREP FOR NEW PARKING AND SIDEWALK AREAS
14. COMPLETE FINAL GRADING OF SITE. PLACE TOPSOIL AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
15. INSTALL LIGHT POLES.
16. PAVE BASE COURSE.
17. STABILIZE EXPOSED SLOPES AND SOILS AS SOON AS GRADED, REPAIR AND REESTABLISH ALL DISTURBED VEGETATED/LAWN AREAS, AND MAINTAIN UNTIL ADEQUATELY VEGETATED.
18. PAVE WEARING COURSE.
19. AFTER THE SITE IS APPROVED BY THE ENGINEER AS ADEQUATELY STABILIZED, REMOVE ALL TEMPORARY.
20. ANTICIPATED FINAL COMPLETION DATE WINTER 2023.

EROSION PREVENTION AND SEDIMENT CONTROL STRATEGY

THE FOLLOWING TECHNIQUES WILL BE UTILIZED AS PART OF A SEDIMENT AND EROSION PREVENTION PROGRAM WILL BE IMPLEMENTED IN STAGES. CERTAIN ITEMS FROM ONE STAGE WILL LIKELY OVERLAP OR TAKE PLACE CONCURRENTLY WITH ITEMS FROM OTHER STAGES. HAY PRODUCTS SHALL NOT BE USED.

TEMPORARY INLET PROTECTION – STONE COLLARS AND/OR INLET SOCKS. INSTALL AS INDICATED ON PLANS. STONE TO BE REMOVED AND REPLACED WITH CLEAN STONE WHEN SEDIMENT IS $\leq 1/2$ THE DEPTH OF STONE. REMOVE ALL SEDIMENT COLLECTED IN STRUCTURE OR SOCK AS SOON AS POSSIBLE.

STONE CHECK DAM

THIS STRUCTURAL MEASURE IS ALONG DITCHES/ SWALES AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO SLOW STORMWATER RUNOFF AND TRAP SEDIMENT PARTICLES. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

PERMANENT EROSION CONTROL NETTING

THIS STRUCTURAL MEASURE IS INSTALLED IN AREAS THAT HAVE SLOPES 3:1 AND GREATER AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO STABILIZE THE SLOPE AND REDUCE THE EROSION POTENTIAL. THE NETTING IS TYPICALLY IMPREGATED WITH GRASS SEED AND SOMETIMES STAPLED TO THE EXPOSED SOIL. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

THIS STRUCTURAL MEASURE IS A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER FABRIC LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STABILIZED AREAS. WHEN IN PLACE, THE ENTRANCE SHALL BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE REMOVED, THE IMPACTED AREA SHALL BE SEEDED AND MULCHED.

TEMPORARY SEDIMENT BASIN

THIS STRUCTURAL MEASURE INVOLVES CONSTRUCTING TEMPORARY SEDIMENT BASINS IN THE LOCATION OF PROPOSED STORMWATER DETENTION. GENERALLY THE STORMWATER PONDS CAN BE CONSTRUCTED AS SHOWN ON THE PLANS HOWEVER ORIFICE ON THE OUTLET STRUCTURES SHALL OMMITTED UNTIL THE SITE IS STABILIZED TO IMPOUND RUNOFF AND ALLOW FOR SETTLING OF SUSPENDED FINES. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE THE SITE IS STABILIZED, SEDIMENT SHALL BE REMOVED FROM THE BASINS AND THE OUTLET ORIFICE SHALL BE DRILLED INTO THE OUTLET STRUCTURE AS NOTED ON THE PLANS.

TEMPORARY STAGING AND WASTE AREAS (APPROXIMATE)

THESE ARE APPROVED LOCATIONS WHERE NON-SOIL, NON-ERODIBLE MATERIALS MAY BE STORED. SOILS SHALL NOT BE STORED IN THESE AREAS.

TEMPORARY SOIL STOCKPILE AREAS (APPROXIMATE)

THESE ARE APPROVED LOCATIONS WHERE SOILS AND OTHER SOIL MATERIALS MAY BE STORED. THESE STOCKPILES WILL BE PROTECTED FROM EROSION BY A NUMBER OF METHODS, INCLUDING INSTALLING SILT FENCING AROUND THE DOWN GRADIENT PERIMETER OF THE STOCKPILE AND SEEDING AND MULCHING THE STOCKPILE WHEN NOT IN USE FOR MORE THAN FIVE DAYS.

TEMPORARY SILT FENCING

THIS STRUCTURAL MEASURE IS A TEMPORARY BARRIER OF GEOTEXTILE FABRIC USED TO INTERCEPT SEDIMENT LAIDEN RUNOFF FROM SMALL DRAINAGE AREAS OF DISTURBED SOIL. IT IS INSTALLED ALONG THE PERIMETER OF IMPACTED AREAS AND AROUND THE BASE OF THE SILT FOLLOWS. ADDITIONALLY, WHEN DESIGNATED ALONG THE LINE OF DISTURBANCE, INSTALL CONSTRUCTION FENCE BEHIND THE SILT FENCE. SILT FENCING IS EFFECTIVE IN REDUCING STORMWATER RUNOFF VELOCITIES, ASSIST IN THE DEPOSITION OF TRANSPORTED SEDIMENT LOAD AND PREVENT EROSION OF SOILS ON ADJACENT AREAS. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

LIMITS OF DISTURBANCE

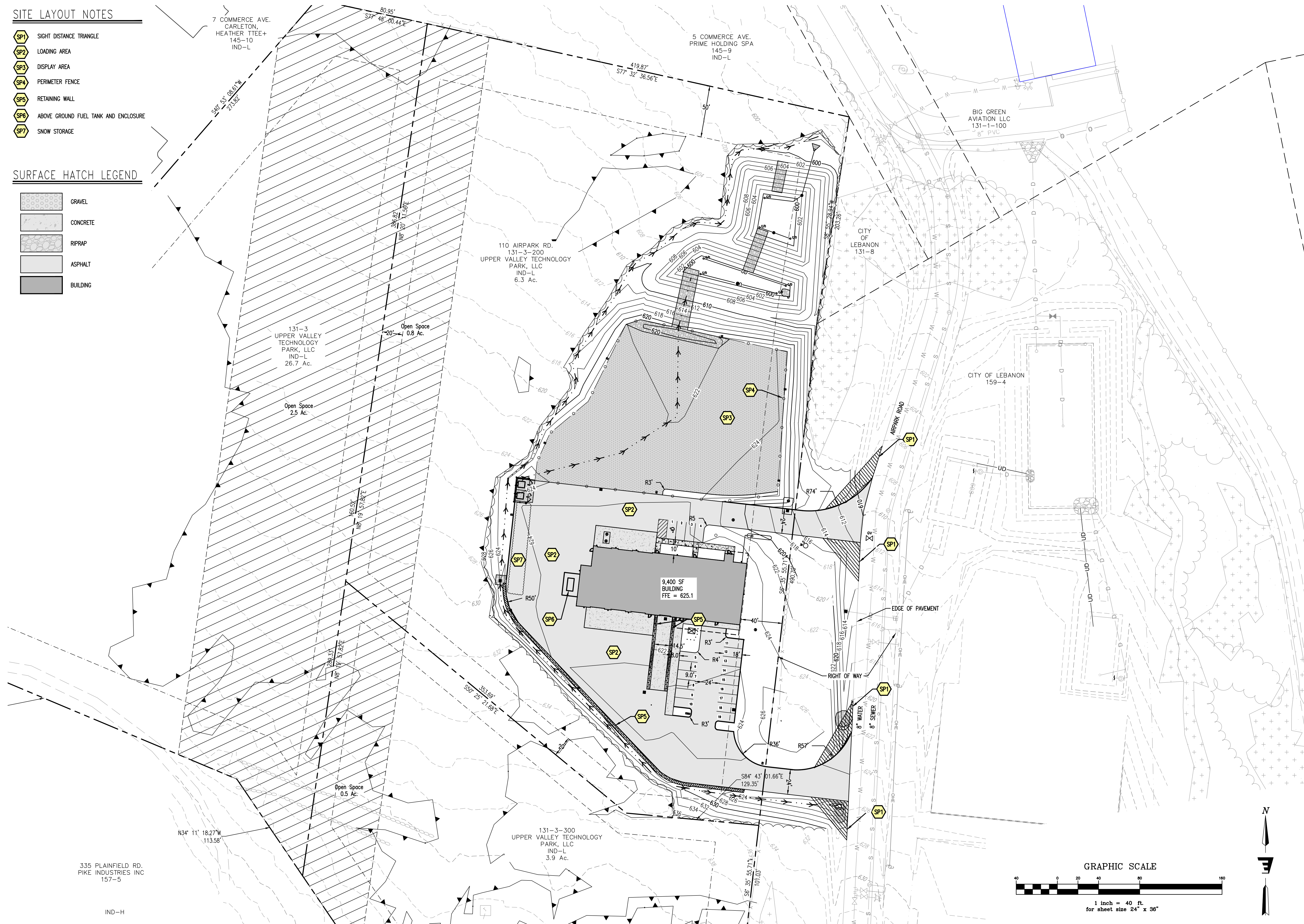
THE CONTRACTOR SHALL CONTAIN ANY EARTH MOVING ACTIVITIES WITHIN THE DESIGNATED LIMITS SHOWN ON THIS PLAN. THE ENGINEER SHALL REVIEW THE SITE TO MAKE ANY ADJUSTMENTS TO ACCOUNT FOR ENVIRONMENTALLY SENSITIVE AREAS, SPECIEN TREES AND SPECIAL AREAS OF CONCERN.

E1	LIMIT OF DISTURBANCE (AREA OF DISTURBANCE = 99,700 SF)
E2	PORTABLE SANITATION FACILITIES, TO BE STAKED DOWN AND SECURED
E3	INLET PROTECTION (TYP.)
E4	SILT FENCE
E5	CONCRETE WASHOUT
E6	STABILIZED CONSTRUCTION ENTRANCE
E7	CHECK DAM (TYP.)
E8	TEMPORARY SEDIMENT FOREBAY
E9	DOUBLE LAYER OF PERIMETER CONTROL WITHIN 50 FT. OF WETLANDS OR OPEN WATER (TYP.)

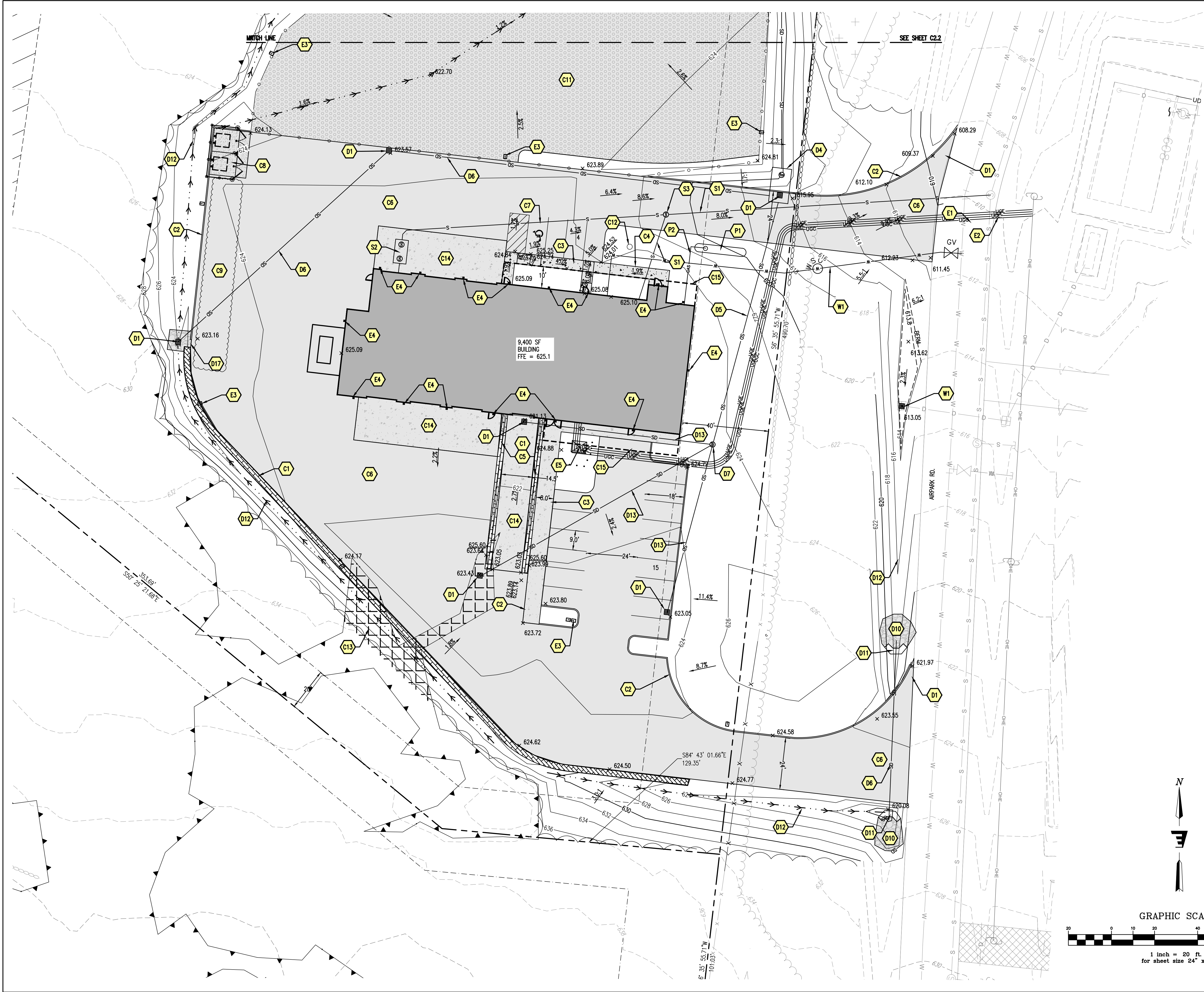
[illegible]

SP1	SIGHT DISTANCE TRIANGLE
SP2	LOADING AREA
SP3	DISPLAY AREA
SP4	PERIMETER FENCE
SP5	RETAINING WALL
SP6	ABOVE GROUND FUEL TANK AND ENCLOSURE
SP7	SNOW STORAGE

	GRAVEL
	CONCRETE
	RIPRAP
	ASPHALT
	BUILDING



Stamp	
No.	Date
Description	
	
208 Fynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333 414 Union Street, Schenectady, NY 12305 • 518-630-5614 www.engineeringventures.com	
DEW CONSTRUCTION CORP. 277 BLAIR PARK RD., STE. 130 WILLISTON, VT 802-872-0605	
Overall Site Layout Plan	
Sheet Title:	
Project Title:	MILTON RENTS 110 AIRPARK RD. WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
EV Project #	22092.00
Drawn By:	AM
Checked By:	KW
Scale:	1" = 40'
Date:	12/27/2022
C2.0	
5 of 19	



SITE NOTES

- C1 RETAINING WALL
- C2 GRANITE CURB
- C3 MONOLITHIC CURB AND SIDEWALK
- C4 CONCRETE SIDEWALK
- C5 PEDESTRIAN RAILING
- C6 ASPHALT PARKING LOT / DRIVE ACCESS
- C7 ADA VAN ACCESSIBLE PARKING WITH ADA STRIPING AND SIGNAGE
- C8 DUMPSTER ENCLOSURE
- C9 SNOW STORAGE
- C10 STEPS
- C11 GRAVEL SURFACE DISPLAY AREA
- C12 FLAG POLE
- C13 WETLAND DISTURBANCE 1,500 SF
- C14 CONCRETE APRON
- C15 AWNING (SEE ARCHITECTURAL PLANS)

WATER NOTES

- W1 2.5" DOMESTIC WATER LINE.

SEWER NOTES

- S1 6" SEWER SERVICE
- S2 OIL AND GRIT SEPARATOR
- S3 SANITARY SEWER MANHOLE

DRAINAGE NOTES

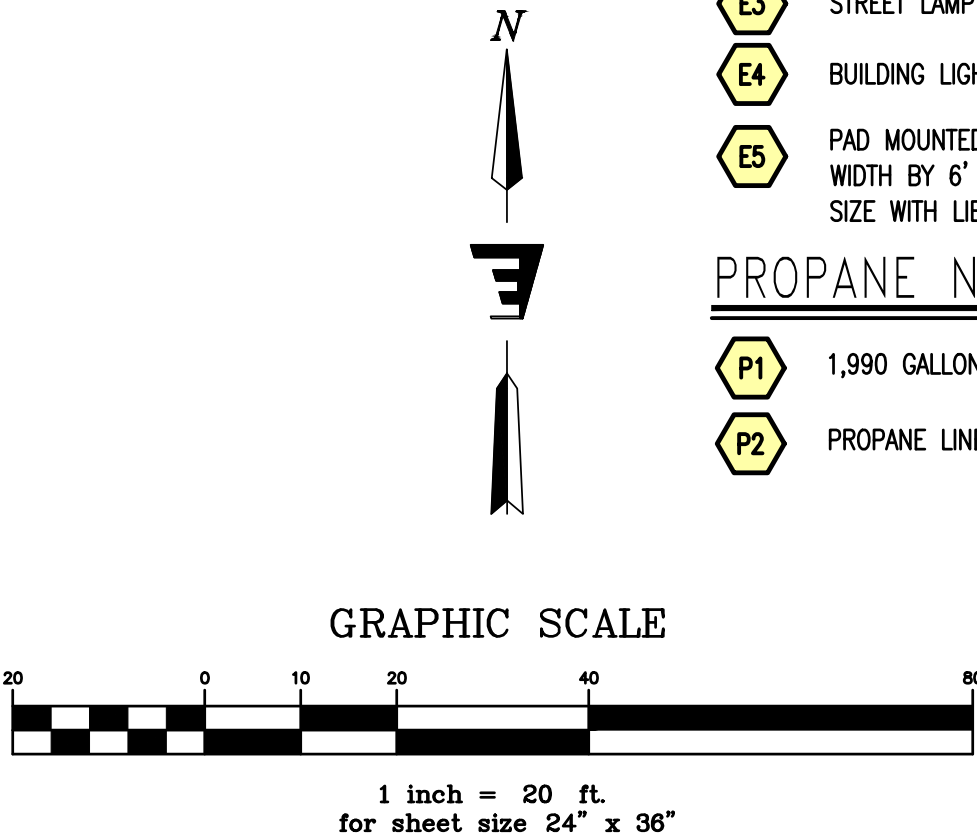
- D1 CATCH BASIN
- D2 POND OUTLET STRUCTURE
- D3 GRAVEL WETLAND
- D4 SEDIMENT FOREBAY
- D5 18" HDPE
- D6 24" HDPE
- D7 DRAIN MANHOLE
- D8 ROOF LEADER
- D9 FLARED END SECTION AND STONE APRON
- D10 6" MINUS RIPRAP OVERFLOW
- D11 PRECAST CONCRETE HEADWALL
- D12 GRASS SWALE
- D13 12" HDPE
- D14 RIPRAP LINED DRAINAGE SWALE
- D16 POND RISER
- D17 CURB CUT
- D18 MAINTAIN EXISTING CATCH BASIN, ADJUST RIM GRADE AS REQUIRED

ELECTRICAL NOTES

- E1 UNDERGROUND ELECTRIC
- E2 UNDERGROUND COMMUNICATION
- E3 STREET LAMP (TYP.)
- E4 BUILDING LIGHT (TYP.)
- E5 PAD MOUNTED ELECTRICAL TRANSFORMER (7' WIDTH BY 6' LENGTH BY 5' HEIGHT, CONFIRM SIZE WITH LIBERTY UTILITIES, (7) BOLLARDS)

PROPANE NOTES

- P1 1,990 GALLON PROPANE TANK
- P2 PROPANE LINE



Stamp	
Date	Description
No.	

ENGINEERING VENTURES PC

208 Fynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-3033
414 Union Street, Schenectady, NY 12305 • 518-530-3614
www.engineeringventures.com

DEW CONSTRUCTION CORP.

277 BLAIR PARK RD., STE. 130
WILLISTON, VT
802-872-0505

Site Grading, Drainage and Utility Plan

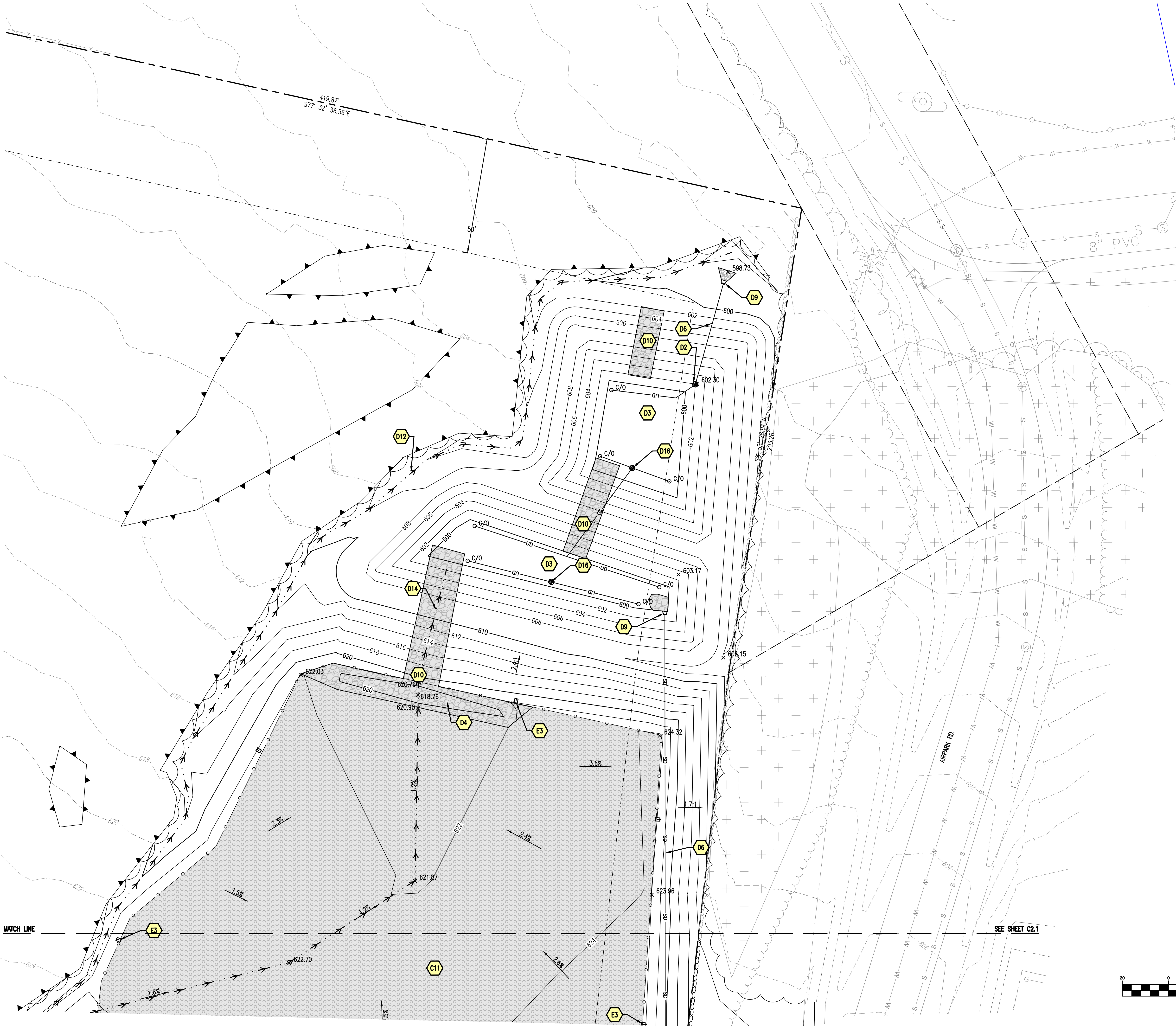
MILTON RENTS
110 AIRPARK RD.

WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project #	22092.00
Drawn By:	AM
Checked By:	KW
Scale:	1" = 20'
Date:	12/27/2022

C2.1

6 of 19



SITE NOTES

- C1 RETAINING WALL
- C2 GRANITE CURB
- C3 MONOLITHIC CURB AND SIDEWALK
- C4 CONCRETE SIDEWALK
- C5 PEDESTRIAN RAILING
- C6 ASPHALT PARKING LOT / DRIVE ACCESS
- C7 ADA VAN ACCESSIBLE PARKING WITH ADA STRIPING AND SIGNAGE
- C8 DUMPSTER ENCLOSURE
- C9 SNOW STORAGE
- C10 STEPS
- C11 GRAVEL SURFACE DISPLAY AREA
- C12 FLAG POLE
- C13 WETLAND DISTURBANCE 1,500 SF
- C14 CONCRETE APRON
- C15 AWNING (SEE ARCHITECTURAL PLANS)

WATER NOTES

- W1 2.5" DOMESTIC WATER LINE.

SEWER NOTES

- S1 6" SEWER SERVICE
- S2 OIL AND GRIT SEPARATOR
- S3 SANITARY SEWER MANHOLE

DRAINAGE NOTES

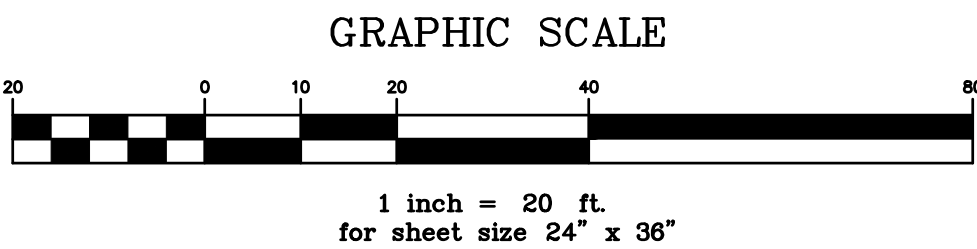
- D1 CATCH BASIN
- D2 POND OUTLET STRUCTURE
- D3 GRAVEL WETLAND
- D4 SEDIMENT FOREBAY
- D5 18" HDPE
- D6 24" HDPE
- D7 DRAIN MANHOLE
- D8 ROOF LEADER
- D9 FLARED END SECTION AND STONE APRON
- D10 6" MINUS RIPRAP OVERFLOW
- D11 PRECAST CONCRETE HEADWALL
- D12 GRASS SWALE
- D13 12" HDPE
- D14 RIPRAP LINED DRAINAGE SWALE
- D16 POND RISER
- D17 CURB CUT
- D18 MAINTAIN EXISTING CATCH BASIN, ADJUST RIM GRADE AS REQUIRED

ELECTRICAL NOTES

- E1 UNDERGROUND ELECTRIC
- E2 UNDERGROUND COMMUNICATION
- E3 STREET LAMP (TYP.)
- E4 BUILDING LIGHT (TYP.)
- E5 PAD MOUNTED ELECTRICAL TRANSFORMER (7' WIDTH BY 6' LENGTH BY 5' HEIGHT, CONFIRM SIZE WITH LIBERTY UTILITIES, (7) BOLLARDS)

PROPANE NOTES

- P1 1,990 GALLON PROPANE TANK
- P2 PROPANE LINE



Stamp	
Date	Description
No.	

ENGINEERING VENTURES PC
 208 Fynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
 414 Union Street, Schenectady, NY 12305 • 518-530-9614
 www.engineeringventures.com

DEW CONSTRUCTION CORP.
 277 BLAIR PARK RD., STE. 130
 WILLISTON, VT
 802-872-0505

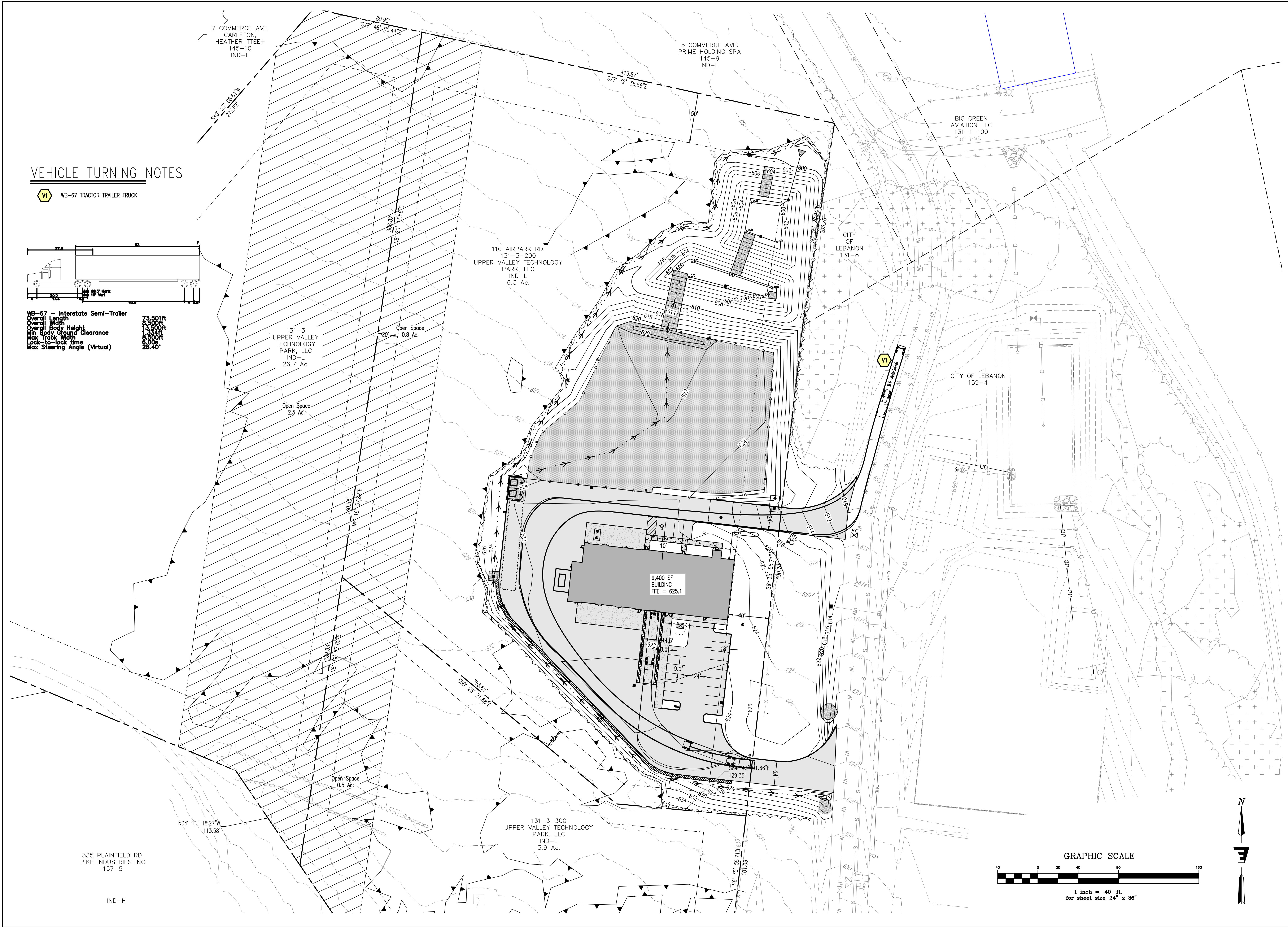
MILTON RENTS
 110 AIRPARK RD.
 WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

Sheet Title: Site Grading, Drainage and Utility Plan (2)
 Project Title:

EV Project #	22092.00
Drawn By:	AM
Checked By:	KW
Scale:	1" = 20'
Date:	12/27/2022

C2.2

7 of 19



Stamp	
Date	
Description	
No.	

**ENGINEERING
VENTURES PC**
 208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-3033
 414 Union Street, Schenectady, NY 12305 • 518-530-3614
 www.engineeringventures.com

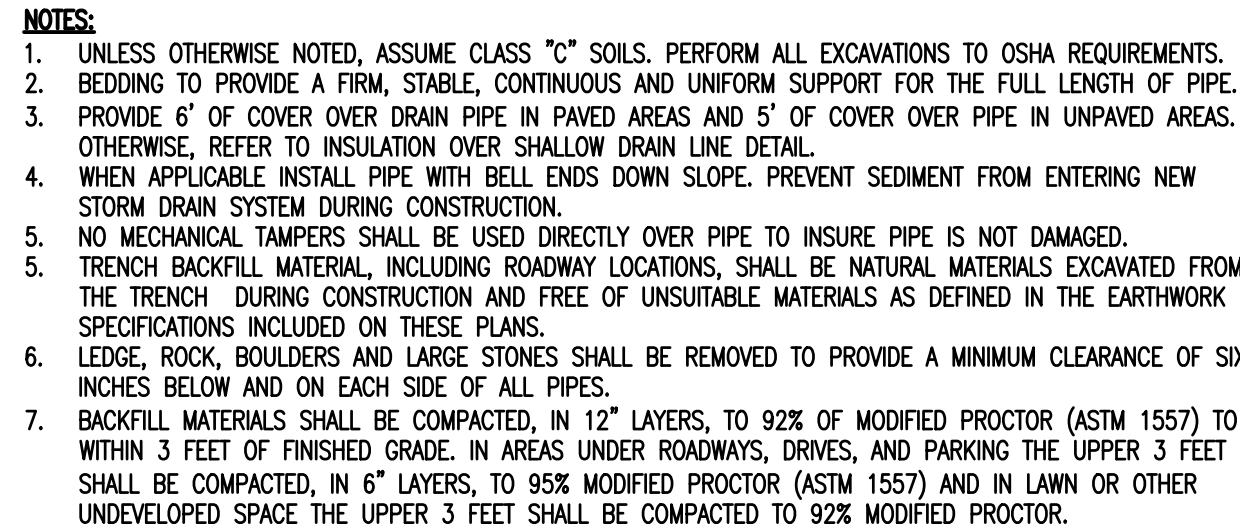
DEW CONSTRUCTION CORP.
 277 BLAIR PARK RD., STE. 130
 WILLISTON, VT
 802-872-0505

WB-67 Tractor Trailer Truck Turning Plan
 MILTON RENTS
 110 AIRPARK RD.
 WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

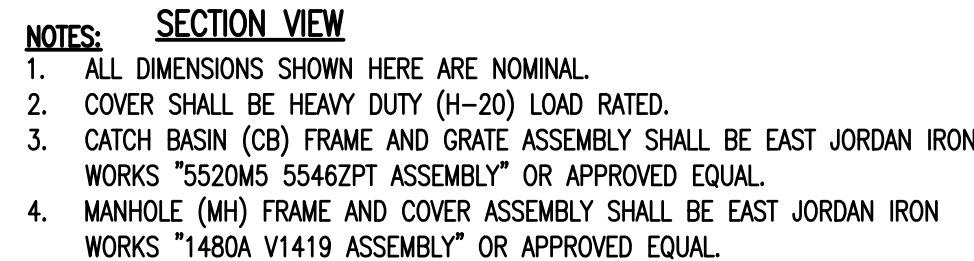
EV Project #	22092.00
Drawn By:	AM
Checked By:	KW
Scale:	1" = 40'
Date:	12/27/2022

C2.3

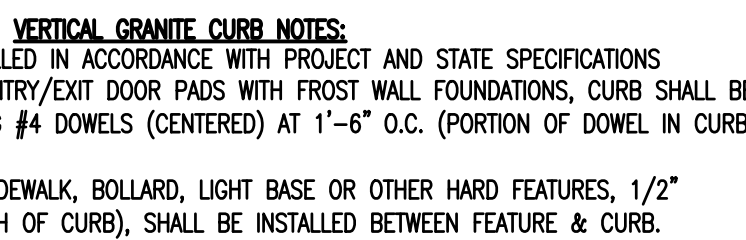
8 of 19



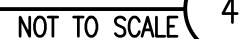
NOT TO SCALE



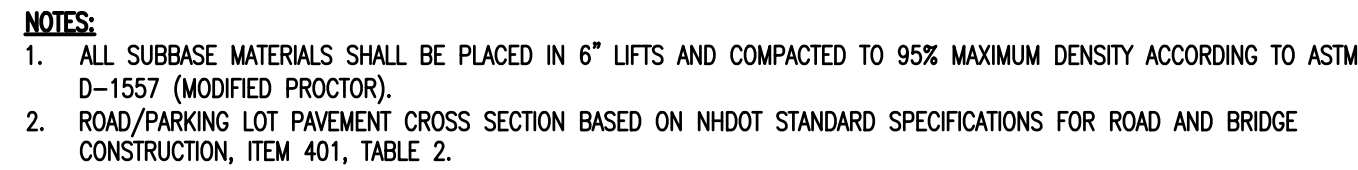
NOT TO SCALE



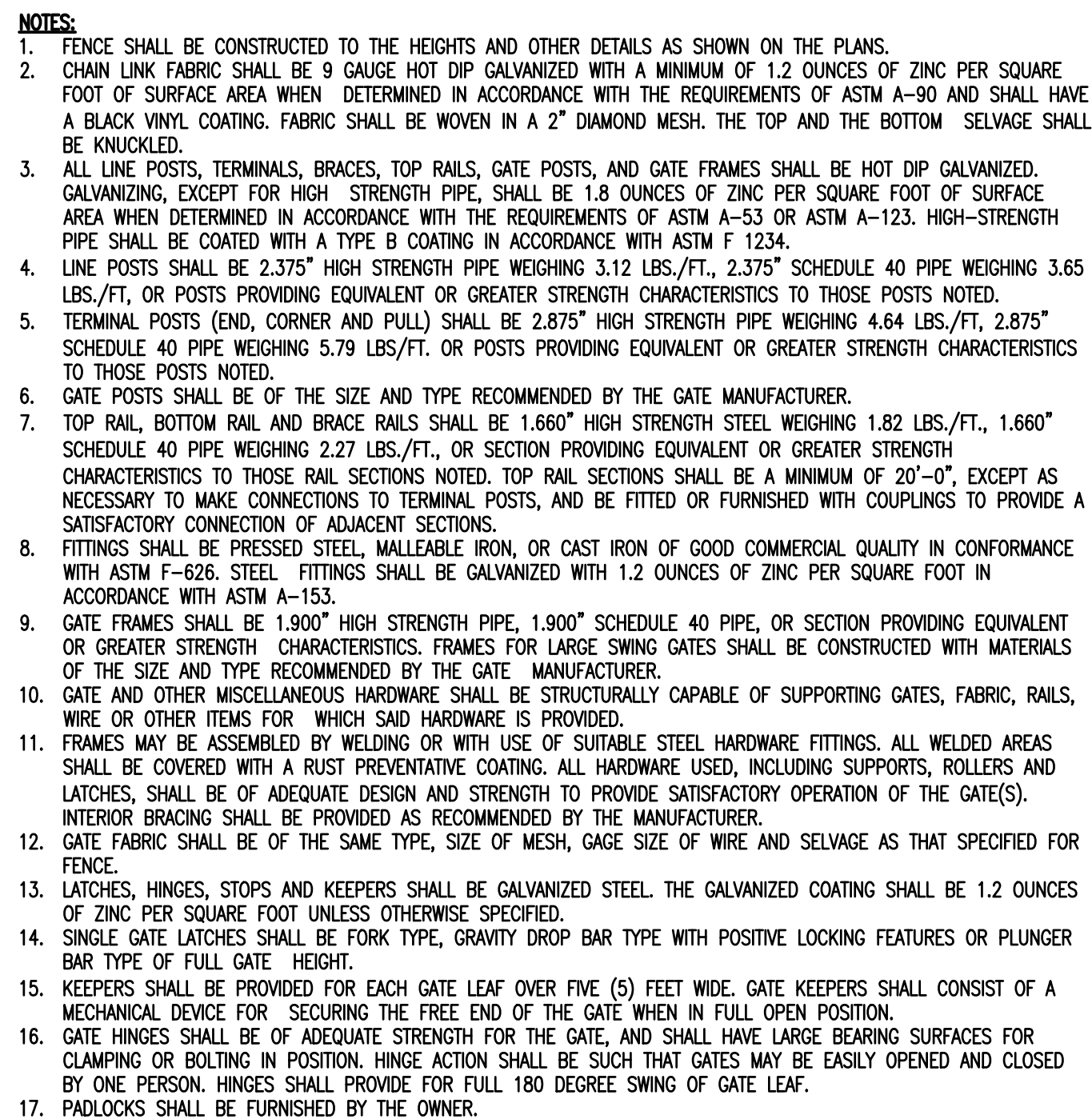
NOT TO SCALE



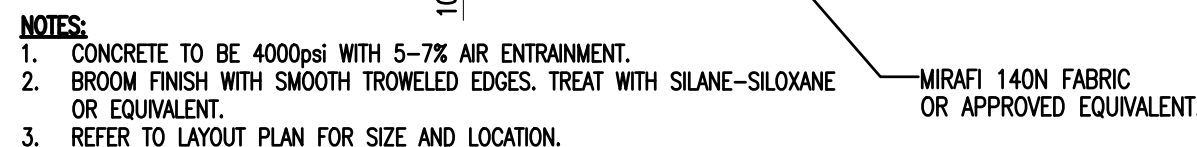
NOT TO SCALE



6

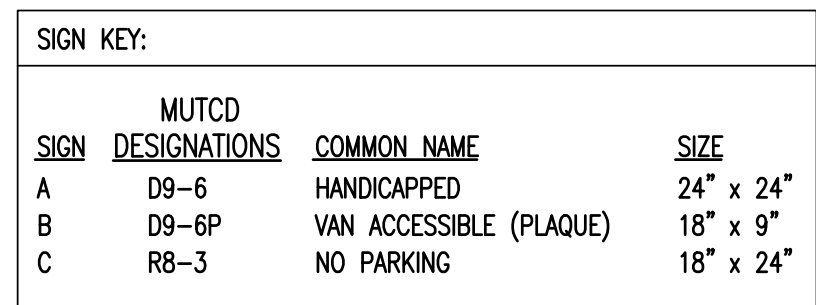


NOT TO SCALE



NOT TO SCALE

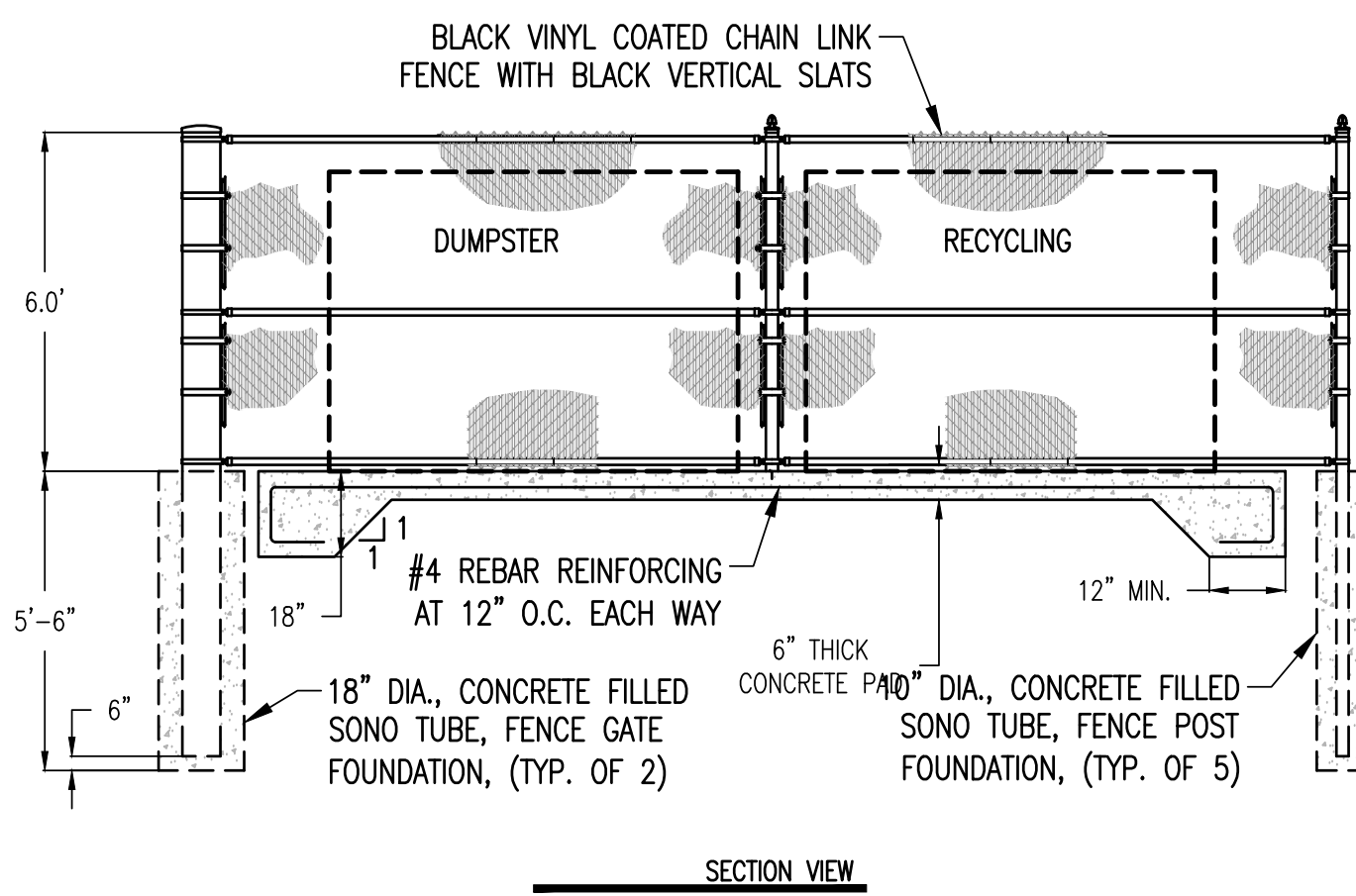
No.	Description	Date	Stamp



NOT TO SCALE

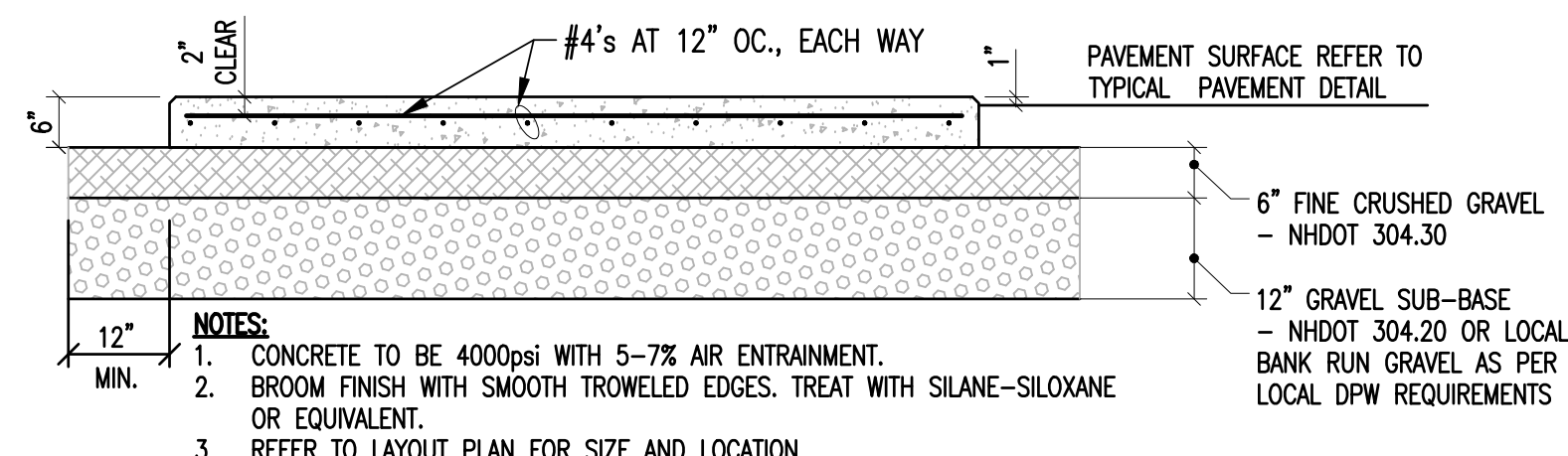


NOT TO SCALE



- NOTES:**
1. CONCRETE TO BE 4000psi WITH 5-7% AIR ENTRAINMENT.
 2. BROOM FINISH WITH SMOOTH TROWELED EDGES. TREAT WITH SILANE-SILOXANE OR EQUIVALENT.
 3. CONTROL JOINT SHALL BE A 1/8" WIDE JOINT AT LEAST 1/3 OF THE DEPTH OF THE PAD.

NOT TO SCALE



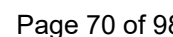
NOT TO SCALE

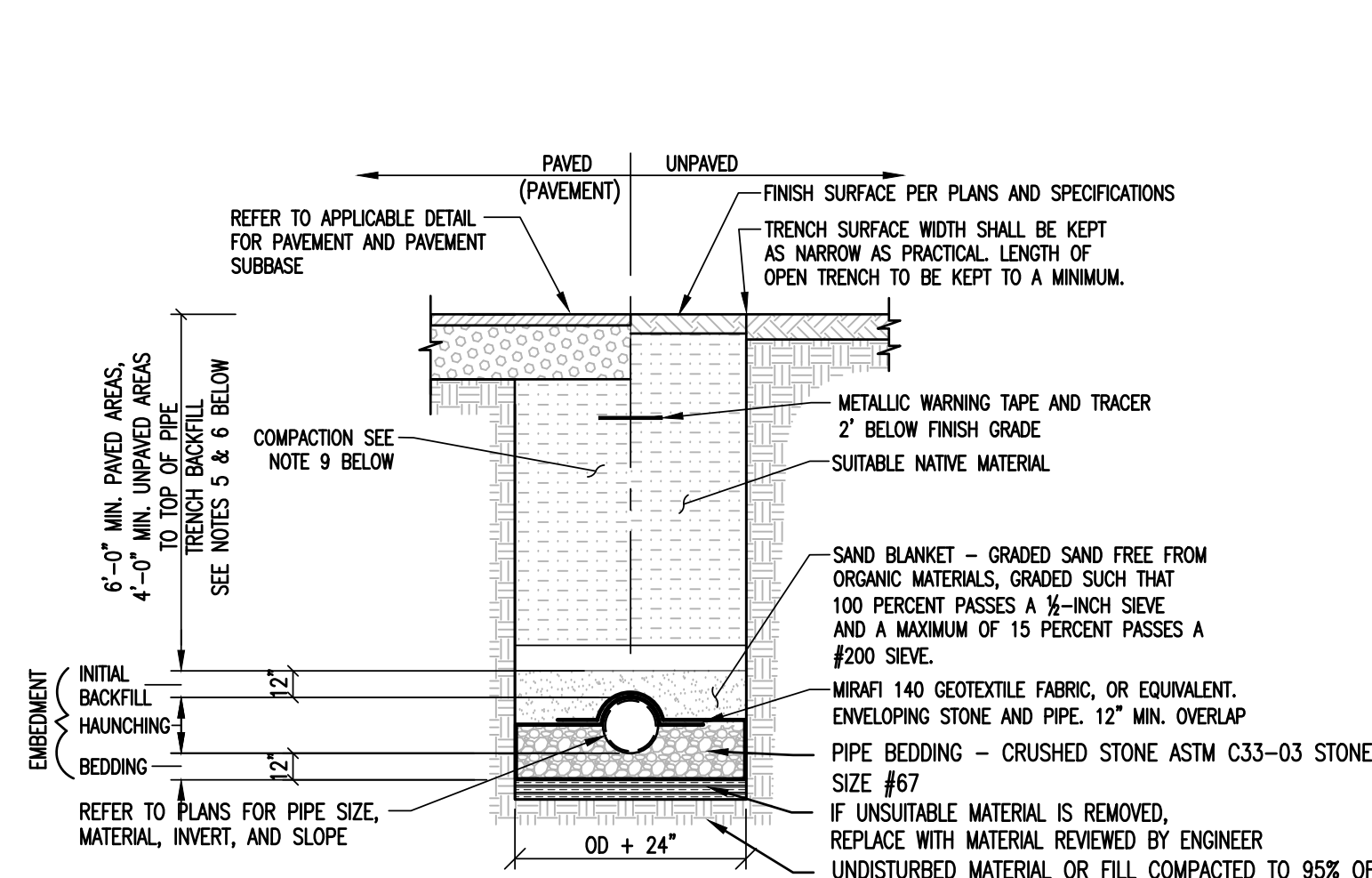
1. PRIOR TO THE START OF WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE CONTRACTOR, AND PROJECT ENGINEER TO REVIEW PROCEDURES, IDENTIFY RESPONSIBILITIES, UNLESS STATED OTHERWISE, ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF NHDOT SPECIFICATIONS.
2. CLEARING AND GRUBBING-- SITE TO BE RESTORED TO PRE-CONSTRUCTION CONDITIONS, INCLUDING DRIVEWAYS, STONE WALLS, AND GRASS AREAS. THE DRIVEWAY SUB-GRADE MATERIAL SHALL EXTEND ONE FOOT BEYOND THE EDGE OF PAVING.
3. COMPACTION OF ALL MATERIALS SHALL BE PERFORMED USING VIBRATORY ROLLERS AND WATER IN LIFTS OF NO GREATER THAN TWELVE INCHES. COMPACTION SHALL BE PERFORMED UNTIL THE REQUIRED DENSITY IS ACHIEVED. DENSITY SHALL BE DETERMINED BY ASTM D2922 AND SHALL NOT BE LESS THAN THE REQUIRED AMOUNT AS DETERMINED IN ACCORDANCE WITH ASTM D1557.
4. COMPACTION TESTING SHALL BE PERFORMED FOR EVERY LAYER OF MATERIAL PLACED AND FOR EVERY 1000 SQUARE FEET OF AREA.
5. PAVEMENT SHALL MEET THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AS PUBLISHED BY VIRTAS.
6. PAVEMENT SHALL NOT BE INSTALLED WHEN THE OUTSIDE AIR TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT, NOR WHEN THE ROAD BASE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT. PAVEMENT SHALL NOT FALL BELOW 105 DEGREES FAHRENHEIT PRIOR TO THE COMPLETION OF ROLLING. PAVEMENT SHALL NOT BE INSTALLED WHEN THE SUBGRADE IS FROZEN OR THE GRADE IS INCORRECT.
7. ALL REMAINING DISTURBED AREAS SHALL BE FERTILIZED AND SEEDED IN ACCORDANCE WITH APPLICABLE STATE SPECIFICATIONS FOR EROSION CONTROL.
8. THE SEEDING OF 10% OR GREATER SLOPES SHALL REQUIRE THE USE OF EROSION CONTROL MATTING.
9. ALL EARTHWORK MATERIALS SHALL BE OBTAINED FROM APPROVED SOURCES. THEY SHALL CONSIST OF SATISFACTORILY GRADED, FREE DRAINING MATERIAL, REASONABLY FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIAL. EARTHWORK MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING TABLES:

A.	SAND BLANKET/BEDDING: NHDOT 209-2.1.1	SIEVE DESIGNATION 2 INCHES 1-1/2 INCHES 1/2 INCH NO. 4 NO. 100 NO. 200	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES 100 90 - 100 70 - 100 60 - 100 0 - 20 0 - 8
B.	3/4" CRUSHED STONE: ASTM C33-03, STONE SIZE #67	SIEVE DESIGNATION 1 INCH 3/4 INCHES 3/8 INCH NO. 4 NO. 8	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES 100 90 - 100 20 - 55 0 - 10 0 - 5
C.	1-1/2" CRUSHED STONE: NHDOT 304.4	SIEVE DESIGNATION 2 INCH 1-1/2 INCH 3/4 INCH 3/8 INCH NO. 4	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES 100 95 - 100 35 - 70 10 - 30 0 - 5
D.	COARSE CRUSHED GRAVEL: NHDOT 304.2	SIEVE DESIGNATION 4 INCHES NO. 4 NO. 100 NO. 200	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES 95 - 100 25 - 50 0 - 12 0 - 6
E.	FINE CRUSHED GRAVEL: NHDOT 304.33	SIEVE DESIGNATION 2 INCHES 1-1/2 INCHES NO. 4 NO. 100 NO. 200	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES 100 90 - 100 30 - 60 0 - 12 0 - 6
F.	GRANULAR BACKFILL: NHDOT 209-2.1.2	SIEVE DESIGNATION 3 INCHES NO. 4 NO. 100 NO. 200	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES 100 45 - 75 0 - 12 0 - 6
G.	TYPE I STONE FOR STONE FILL THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 1 INCH TO 12 INCHES OF THE VOLUME OF THE STONE IN PLACE SHALL HAVE A LEAST DIMENSION OF FOUR INCHES.		
H.	TYPE II STONE FOR STONE FILL THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM TWO INCHES TO 50 PERCENT OF THE VOLUME OF THE STONE IN PLACE SHALL HAVE A LEAST DIMENSION OF 12 INCHES.		
I.	TOPSOIL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONTRACT. 1. THE pH OF THE MATERIAL SHALL BE BETWEEN 5.5 AND 7.6. 2. THE ORGANIC CONTENT SHALL BE NOT LESS THAN 2% NOR MORE THAN 20%. 3. GRADATION:		
		SIEVE DESIGNATION 2 INCHES 1 INCH 1/4 INCH NO. 200	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES 100 85 - 100 65 - 100 20 - 80

THE CONTRACTOR MAY AMEND NATURAL TOPSOIL WITH APPROVED MATERIALS AND BY APPROVED METHODS TO MEET THE ABOVE SPECIFICATIONS.

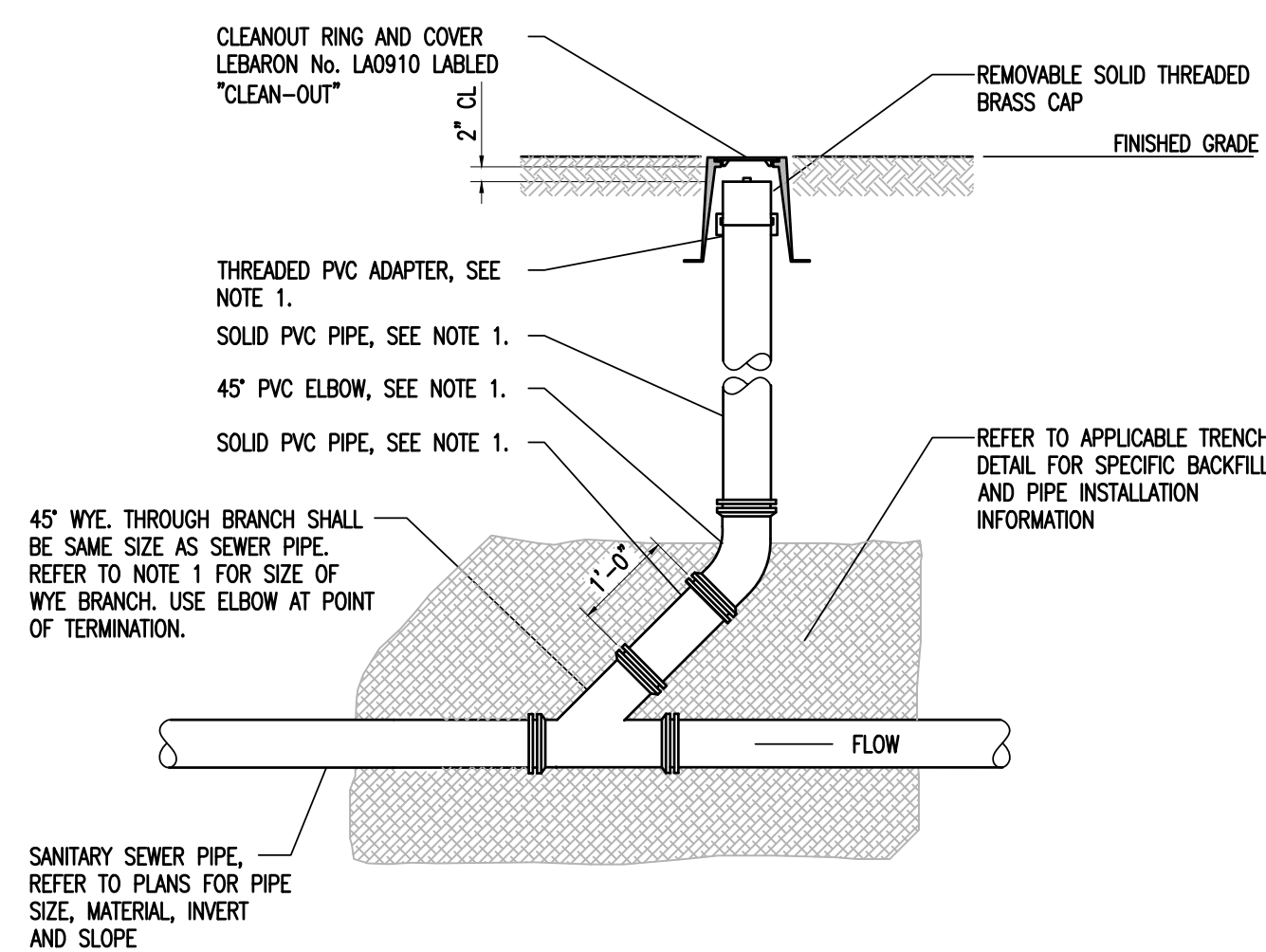
[illegible]



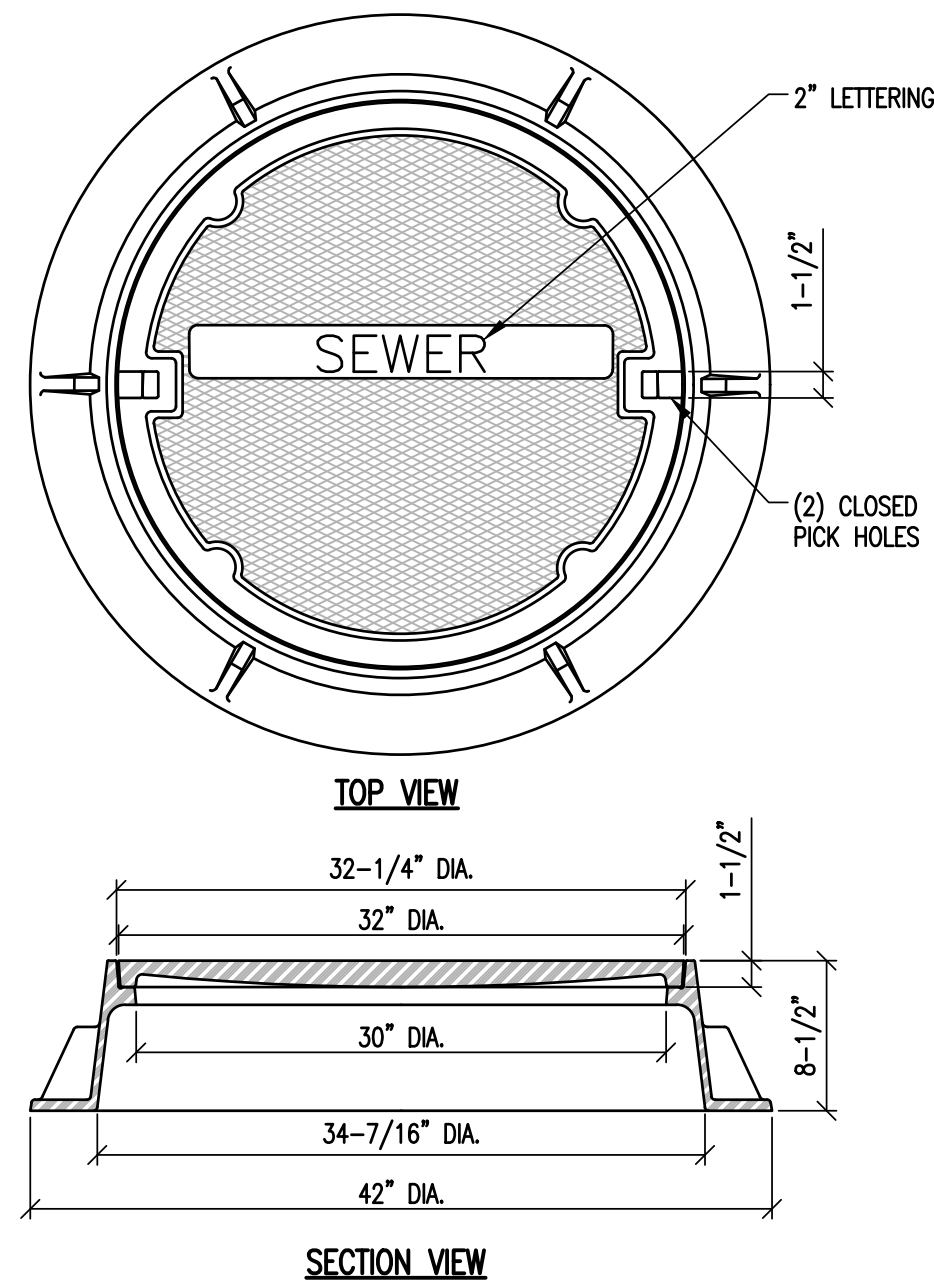


- NOTES:
- MAXIMUM DRY DENSITY (MODIFIED PROCTOR)
1. UNLESS OTHERWISE NOTED, ASSUME CLASS "C" SOILS. PERFORM ALL EXCAVATIONS TO OSHA REQUIREMENTS.
 2. BEDDING TO PROVIDE A FIRM, STABLE, CONTINUOUS AND UNIFORM SUPPORT FOR THE FULL LENGTH OF PIPE.
 3. FOR SEWER LINES THE MINIMUM DEPTH TO THE TOP OF THE PIPE SHALL BE 6'-0" IN PAVED AREAS AND 4'-0" IN UNPAVED AREAS. FOR SHALLOW DEPTHS REQUIRE APPROVAL FROM THE ENGINEER. REFER TO INSULATION OVER SHALLOW SEWER LINE DETAIL.
 4. LEDGE, ROCK, Boulders AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF SIX INCHES BELOW AND ON EACH SIDE OF ALL PIPES.
 5. TRENCH BACKFILL MATERIAL INCLUDING ROADWAY LOCATIONS, SHALL BE NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION AND FREE OF UNSUITABLE MATERIALS AS DEFINED BY MHDOT 203.2.7, ENH-WO-704.1(1)(h), AND THE EARTHWORK SPECIFICATIONS INCLUDED ON THESE PLANS.
 6. WHEN APPLICABLE INSTALL PIPE WITH BELL ENDS DOWN SLOPE. PREVENT SEDIMENT FROM ENTERING NEW SEWER SYSTEM DURING CONSTRUCTION.
 7. ALLOWANCE TRENCH WIDTH AT A PLANE 12 INCHES ABOVE THE PIPE SHALL BE NO MORE THAN 36 INCHES FOR SEWER PIPE LESS THAN 15 INCHES IN DIAMETER.
 8. NO MECHANICAL TAMPERS SHALL BE USED DIRECTLY OVER PIPE TO INSURE PIPE IS NOT DAMAGED.
 9. BACKFILL MATERIALS SHALL BE COMPACTED, IN 12" LAYERS, TO 92% OF MODIFIED PROCTOR (ASTM 1557) TO WITHIN 3 FEET OF FINISHED GRADE. IN AREAS UNDER ROADWAYS, DRIVES, AND PARKING THE UPPER 3 FEET SHALL BE COMPACTED IN 6" LAYERS, TO 95% MODIFIED PROCTOR (ASTM 1557) AND IN LAWN OR OTHER UNDEVELOPED SPACE THE UPPER 3 FEET SHALL BE COMPACTED TO 92% MODIFIED PROCTOR.
 10. IF ORGANICS ARE ENCOUNTERED WITHIN THE EXCAVATION TRENCH THEY SHALL BE REMOVED DOWN TO FIRM UNDISTURBED SOIL.

GRAVITY SEWER TRENCH

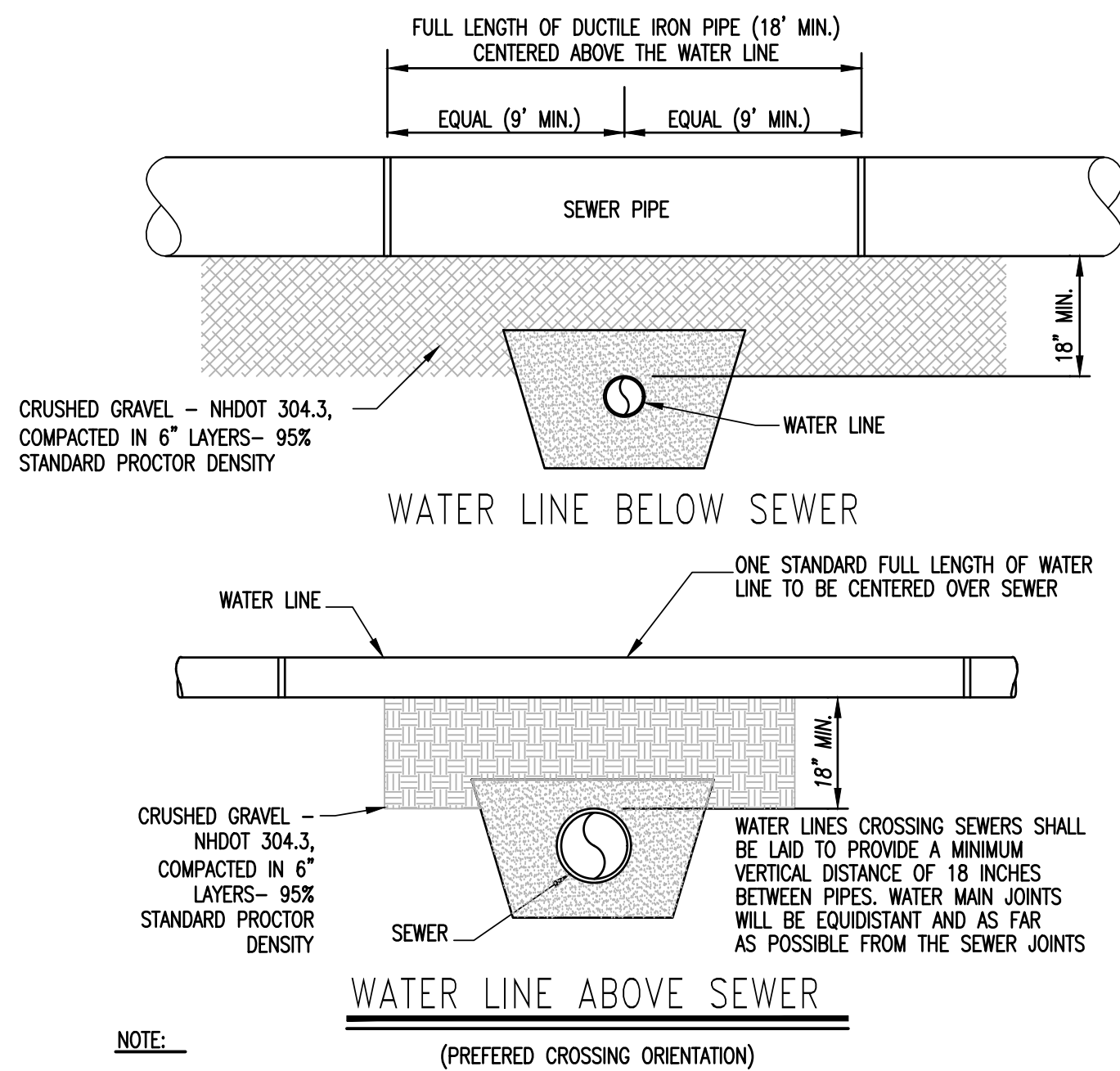


SANITARY SEWER CLEANOUT



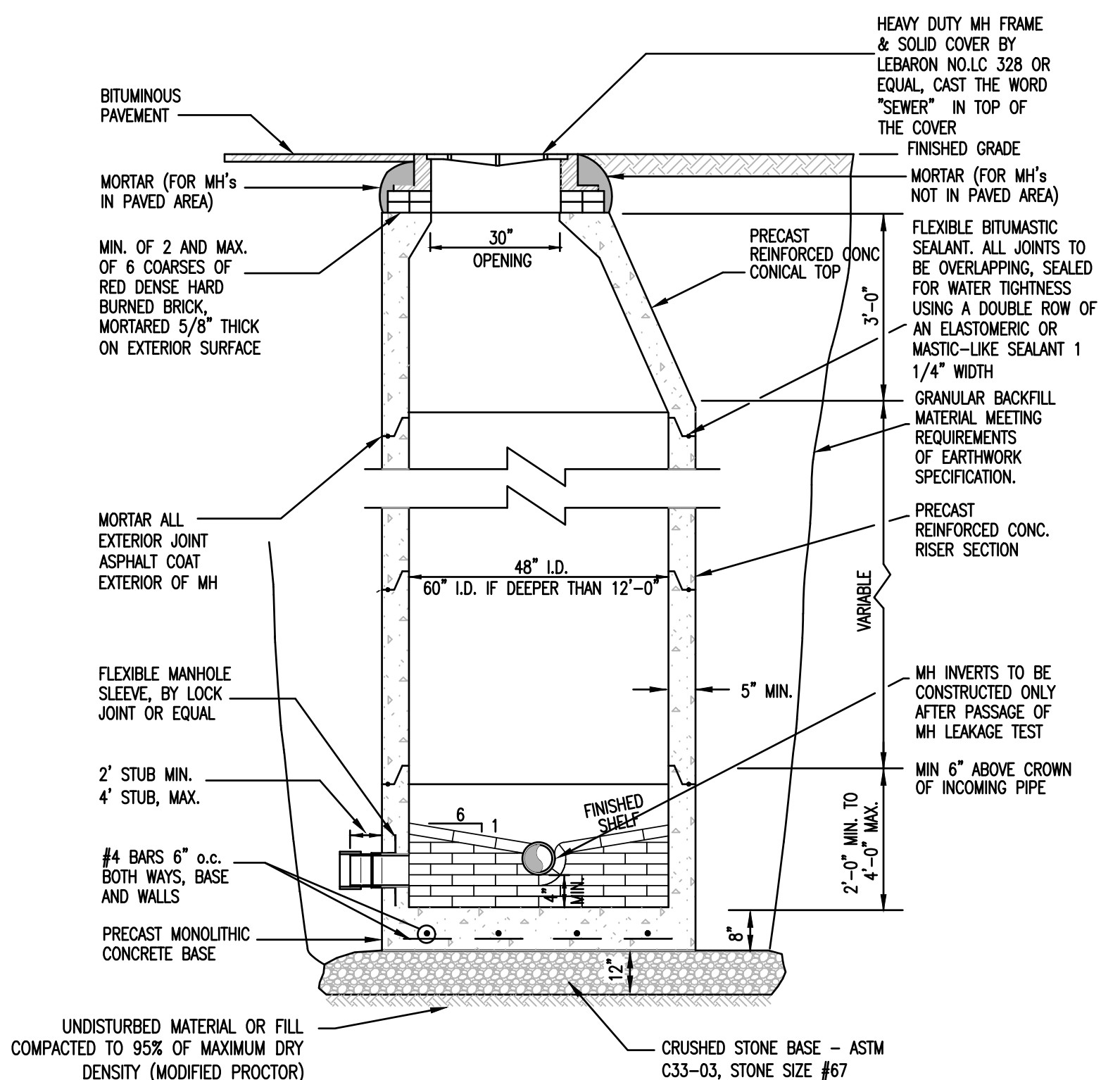
- NOTES:**
1. ALL DIMENSIONS SHOWN HERE ARE NOMINAL.
 2. COVER SHALL BE HEAVY DUTY (H-20) LOAD RATED.
 3. FRAME AND COVER ASSEMBLY SHALL BE EAST JORDAN IRON WORKS "1480A Y1419 ASSEMBLY" OR APPROVED EQUAL.

SEWER MANHOLE FRAME & COVER



- a. THERE SHALL BE NO PHYSICAL CONNECTION BETWEEN A PUBLIC OR PRIVATE POTABLE WATER SUPPLY SYSTEM AND A SEWER OR SEWER APPURTENANCE WHICH WOULD PERMIT THE PASSAGE OF SEWAGE OR POLLUTED WATER INTO THE POTABLE SUPPLY. NO WATER PIPE SHALL PASS THROUGH OR COME IN ANY CONTACT WITH ANY PART OF A SEWER OR SEWER MANHOLE.
- b. NO SEWER SHALL BE LOCATED WITHIN THE WELL PROTECTIVE RADII ESTABLISHED IN ENY-MS 300.0 FOR ANY PUBLIC WATER SUPPLY WELL OR WITHIN 100 FEET OF ANY PRIVATE WATER SUPPLY WELL.
- c. SEWERS SHALL BE LOCATED AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN.
- d. A DEVIATION FROM THE SEPARATION REQUIREMENTS OF (b) or (c) ABOVE SHALL BE ALLOWED WHEN NECESSARY TO AVOID CONFLICT WITH SUBSURFACE STRUCTURES, UTILITY CHAMBERS, AND BUILDING FOUNDATIONS PROVIDED THAT THE SEWER IS CONSTRUCTED IN ACCORDANCE WITH THE FORCE MAIN CONSTRUCTION REQUIREMENTS SPECIFIED IN ENY-Wq 704.08.
- e. WHENEVER SEWERS MUST CROSS WATER MAINS, THE SEWER SHALL BE CONSTRUCTED AS FOLLOWS:
 - 1.) VERTICAL SEPARATION OF THE SEWER AND WATER MAIN SHALL BE NOT LESS THAN 18 INCHES, WITH WATER ABOVE SEWER; AND
 - 2.) SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATER MAIN.
- f. WATER-SEWER SEPARATION SHALL COMPLY WITH ENY-Wq 704.08 OR A WAIVER MUST BE REQUESTED FROM THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES.

TYPICAL SEWER WATER SEPARATION



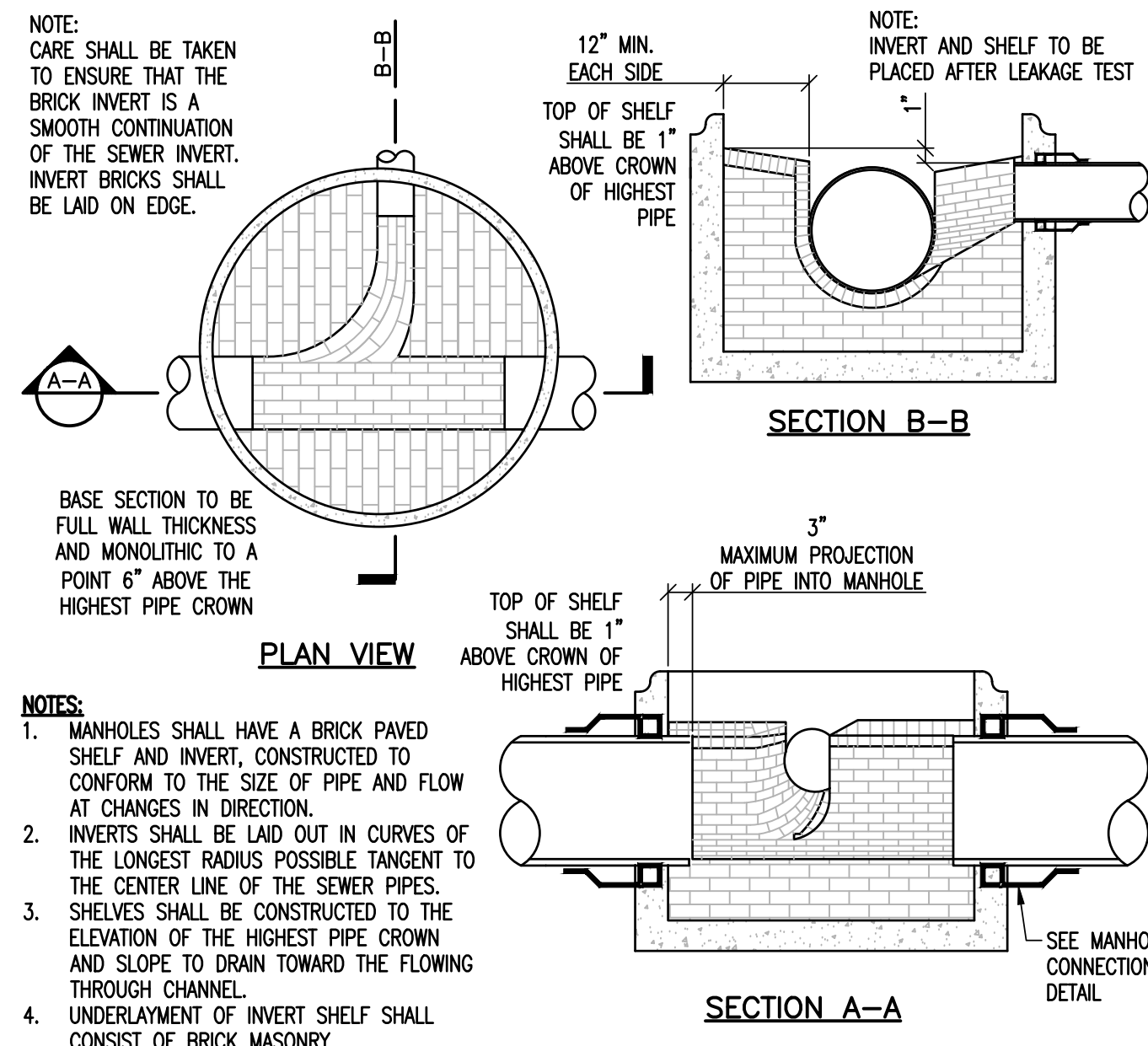
MANHOLE NOTES

1. INVERTS OF MANHOLES SHALL BE FORMED WITH GRADE SS -HARD BRICK CONFORMING TO ASTM C32.
 2. PROVIDE SMOOTH SWEEPING TRANSITIONS BETWEEN INVERTS OF INTERSECTING PIPE PER ENW-WQ 704.12(K)
 3. IF DEPTH OF MANHOLE IS 5 FT. OR LESS FROM RIM TO CENTERLINE INVERT, THEN A FLAT TOP WILL BE INSTALLED. IF DEPTH OF MANHOLE FROM RIM TO CENTERLINE INVERT IS MORE THAN 7 FT., THEN A CONICAL TOP WILL BE INSTALLED.
 4. MANHOLE WALLS SHALL BE BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPED TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. INVERTS AND SHELVES SHALL BE PLACED AFTER TESTING.
 5. LAJDER RUNGINS OF ANY TYPE ARE NOT PERMITTED.
- AS PER SECTION ENW-WQ 704.13 (C) MORTAR USED IN MANHOLES SHALL COMPLY WITH THE FOLLOWING:
1. MORTAR SHALL BE COMPOSED OF TYPE II PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION;
 2. PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE AS SHOWN IN TABLE 704-4:

TABLE 704-4: PROPORTIONS OF CEMENT, SAND, AND HYDRATED LIME		
HYDRATED LIME	SAND	TYPE II PORTLAND CEMENT
NONE	4.5 PARTS	1.5 PARTS
0.5 PARTS	4.5 PARTS	ONE PART

3. CEMENT SHALL BE TYPE II PORTLAND CEMENT THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C150/C150M STANDARD IN EFFECT AT THE TIME THE CEMENT WAS MANUFACTURED;
4. HYDRATED LIME SHALL BE TYPE S THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C207 STANDARD IN EFFECT AT THE TIME THE HYDRATED LIME WAS PROCESSED;
5. SAND SHALL CONSIST OF INERT NATURAL SAND THAT IS CERTIFIED BY ITS SUPPLIER AS CONFORMING TO THE ASTM C33 STANDARD IN EFFECT AT THE TIME THE SAND IS PROCESSED BY STANDARD SPECIFICATIONS FOR CONCRETE LIME ADDED AGGREGATE;
6. CONCRETE FOR DROP SUPPORTS SHALL CONFORM TO THE REQUIREMENT FOR CLASS AAA CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS AVAILABLE AT:
<http://www.nh.gov/dot/org/projectdevelopment/highwaydesign/specifications/index.html>.
7. BASE SECTION SHALL BE MONOLITHIC TO A POINT AT LEAST 6' ABOVE THE CROWN OF INCOMING PIPE PER ENW-704.12(E).
8. MANIFOLDS SHALL CONFORM WITH ASTM C478 PER ENW-704.13 (A)(3).
9. IF ORGANICS ARE ENCOUNTERED WITHIN THE EXCAVATION TRENCH THEY SHALL BE REMOVED DOWN TO FIRM UNDISTURBED SOIL.

SANITARY SEWER MANHOLE



- NOTES:**
1. MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW AT CHANGES IN DIRECTION.
 2. INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES.
 3. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL.
 4. UNDERLAYMENT OF INVERT SHELF SHALL CONSIST OF BRICK MASONRY.

SEWER MANHOLE INVERT AND SHELF

SANITARY SEWER NOTES:

CONTRACTOR SHALL CONFORM TO GUIDELINES DETAILED IN THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES.
CONTRACTOR IS RESPONSIBLE FOR READING AND FOLLOWING THE FULL COMPLETE EDITION PROVIDED BY THE STATE.

- A-01. BUILDING SEWERS:
- A. MATERIALS: THE BUILDING SEWER SHALL BE CONSTRUCTED IN A MANNER WHICH WILL PREVENT LEAKING, BREAKING OR CLOGGING. ACCEPTABLE MATERIALS FOR THE SEWER ARE RUBBER-RING-JOINTED PVC OR GRASSY SEWER PIPE SDR35 ASTM D3034.
 - B. SIZING AND SLOPE: MINIMUM BUILDING SEWER SIZE IS 8 INCHES (UNLESS SHOWN ON THE PLAN) AND A MINIMUM SLOPE OF 2% AND MAXIMUM SLOPE OF 15%.
 - C. MANHOLES: BUILDING SEWERS DISCHARGING TO A COLLECTION SEWER SHALL BE CONNECTED THROUGH A MANHOLE OR WITH A WYE FITTING SO AS TO DIRECT FLOW AND MINIMIZE IN-LINE TURBULENCE.
 - D. LEAKAGE: BUILDING SEWERS SHALL MEET THE LEAKAGE STANDARDS PRESCRIBED IN THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES (CHAPTER ENR-104 700). SEE *A-02, 2' BELOW FOR MORE DETAIL.
- A-02. SEWER COLLECTION SYSTEMS:
- A. A SEWER COLLECTION SYSTEM IS THAT SYSTEM OF SEWERS THAT TRANSPORT WASTEWATER FROM BUILDING SEWERS TO THE WASTEWATER TREATMENT/DISPOSAL SYSTEM.
 - B. NO CONNECTIONS OF ROOF DRAINS, AREA DRAINS, FOUNDATION DRAINS, CELLAR DRAINS OR OTHER CLEAN WATER SOURCES OR ANY STORM DRAINS WILL BE ALLOWED TO BUILDING OR COLLECTION SEWERS.
 - C. THE SIZE OF COLLECTION SEWERS SHALL BE AS SHOWN ON THESE DRAWINGS.
 - D. DEPTH: SEWERS SHALL BE BURIED TO A MIN. DEPTH OF 6' BELOW GRADE IN ALL ROADWAY LOCATIONS AND TO A MIN. DEPTH OF 4' BELOW GRADE IN ALL CROSS-COUNTRY LOCATIONS. RIGID FOAM INSULATION SHALL BE USED, WHERE INDICATED ON DRAWINGS.
 - E. SLOPE, VELOCITY: ALL SEWERS SHALL BE INSTALLED WITH NOT LESS THAN THE SLOPES SHOWN BELOW:
10" DIAMETER PIPE = 0.28 (FEET/100 FEET)
6" DIAMETER PIPE = 0.40 (FEET/100 FEET)
 - F. CHANGES IN PIPE SIZE: WHEN A SMALLER SEWER JOINS A LARGER ONE, THE INVERT OF THE LARGER SEWER SHALL BE LOWERED SUFFICIENTLY TO MAINTAIN THE SAME ENERGY GRADIENT.
 - G. MATERIAL (GRASSY SEWERS): PVC SDR 35, ASTM D3034 AND ASTM D2412, WITH HIGH-LOW GASKETED JOINTS. GASKETS SHALL CONFORM TO ASTM D3212. SEWER JOINTS SHALL BE CONSTRUCTED TO MINIMIZE INFILTRATION AND TO PREVENT THE ENTRANCE OF ROOTS INTO THE SYSTEM.
 - H. TRENCING: LEDGE, ROCK, BOLLERS AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF SIX INCHES BELOW AND ON EACH SIDE OF ALL PIPES.

1. BEDDING: SEE TRENCH DETAILS THIS DRAWING FOR MATERIALS. TRENCH BACKFILL SHALL BE OF A SUITABLE NATURAL MATERIAL FREE FROM DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER, OR OTHER UNSTABLE MATERIALS.
- J. LEAKAGE TESTS: UPON COMPLETION OF GRABBY SEWER MAIN CONSTRUCTION, THE GRABBY SEWER LINE SHALL BE TESTED ACCORDING WITH NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES (ENR 608.00). LEAKAGE TESTS FOR GRABBY SEWERS SHALL BE COMPLETED BY LOW PRESSURE AIR TESTS ONLY IN CONFORMANCE WITH THE FOLLOWING: CONSTRUCTION STANDARDS IN EFFECT AT THE TIME THE TEST IS CONDUCTED: ASTM #1417 OR UNE-6-6 METHODS.
- K. DEFLECTION TESTING: ALL PLASTIC SEWER PIPE SHALL BE DEFLECTION TESTED NOT LESS THAN 30 DAYS FOLLOWING INSTALLATION. THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE .5% OF AVERAGE INSIDE DIAMETER.
- L. INSTALLATION: PIPE SHALL BE LAID WITH BELL ENDSFacing UPGRADE AND LAYING SHALL START AT THE DOWNGRADE END.

M. PROTECTION OF WATER SUPPLIES

- c. THERE SHALL BE NO PHYSICAL CONNECTION BETWEEN A PUBLIC OR PRIVATE POTABLE WATER SUPPLY SYSTEM AND A SEWER OR SEWER APPURTENANCE WHICH WOULD PERMIT THE FLOW OF SEWAGE OR POLLUTED WATER INTO THE POTABLE SUPPLY. NO WATER PIPE SHALL PASS THROUGH OR COME IN ANY CONTACT WITH ANY PART OF A SEWER OR SEWER MANHOLE.
- d. NO SEWER SHALL BE LOCATED WITHIN THE WELL PROTECTIVE RADII ESTABLISHED IN ENW-W-300 FOR ANY PUBLIC WATER SUPPLY WELL OR WITHIN 100 FEET OF ANY PRIVATE WATER SUPPLY WELL.
- e. SEWERS SHALL BE LOCATED TO MAINTAIN A MINIMUM OF TEN FEET HORIZONTAL CLEARANCE FROM ANY EXISTING OR PROPOSED WATER MAIN.
- f. A DEVIATION FROM THE SEPARATION REQUIREMENTS OF (b) and (c) ABOVE SHALL BE ALLOWED WHERE NECESSARY TO AVOID CONFLICT WITH SUBSISTENCE STRUCTURES, UTILITY CHAMBERS, AND BUILDING FOUNDATIONS PROVIDED THAT THE SEWER IS CONSTRUCTED IN ACCORDANCE WITH THE FORCE MAIN CONSTRUCTION REQUIREMENTS SPECIFIED IN ENW-W-704.01.
- g. WHENEVER SEWERS MUST CROSS WATER MAINS, THE SEWER SHALL BE CONSTRUCTED AS FOLLOWS:
 - 1) VERTICAL SEPARATION OF THE SEWER AND WATER MAIN SHALL BE NOT LESS THAN 18 INCHES, WITH WATER ABOVE SEWER; AND
 - 2) SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 9 FEET HORIZONTALLY FROM THE WATER MAIN.
- h. WATER-SEWER SEPARATION SHALL COMPLY WITH ENW-W-704.19 OR A WATER MUST BE REQUESTED FROM THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES.

A-03. MANHOLES

- A. DIAMETER: THE MINIMUM DIAMETER OF MANHOLES SHALL BE 48 INCHES; LARGER DIAMETERS ARE PREFERRED FOR CONNECTION TO LARGER DIAMETER SEWERS. A MINIMUM ACCESS DIAMETER OF 30 INCHES SHALL BE PROVIDED.
- B. FLOW CHANNEL: FLOW CHANNELS SHALL BE PROVIDED IN THE BASE OF ALL MANHOLES AND THE FLOW CHANNEL THROUGH MANHOLES SHALL BE MADE TO CONFORM IN SHAPE AND SLOPE TO THAT OF THE SEWERS.
- C. MANHOLES SHALL BE OF THE PRE-CAST CONCRETE TYPE AND SHALL MEET ALL THE REQUIREMENTS OF THE STANDARD CODE OF ADMINISTRATIVE RULE ENR-907.14.2. MANHOLES SHALL BE WATERPROOFED ON THE EXTERIOR.
- D. INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A RUBBER-GASKETED FLEXIBLE WATERTIGHT CONNECTION THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL TO TAKE PLACE.
- E. ALL MANHOLES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH THE FOLLOWING PROCEDURE: MANHOLES SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST.
- F. THE MANHOLE VACUUM TEST SHALL CONFORM TO ENR-907.14.7 AND THE FOLLOWING:
 - 1) THE INITIAL VACUUM GAUGE TEST PRESSURE SHALL BE 10" Hg ; AND
 - 2) THE MINIMUM ACCEPTABLE TEST HOLD TIME FOR A 1" Hg PRESSURE DROP TO 9" Hg SHALL BE 10 MINUTES, REGARDLESS OF MANHOLE DEPTH.
 - G. THE MANHOLE SHALL BE REPAIRED AND RETESTED IF THE TEST HOLD TIMES FAIL TO ACHIEVE THE ACCEPTANCE LIMITS SPECIFIED IN F ABOVE.

GENERAL

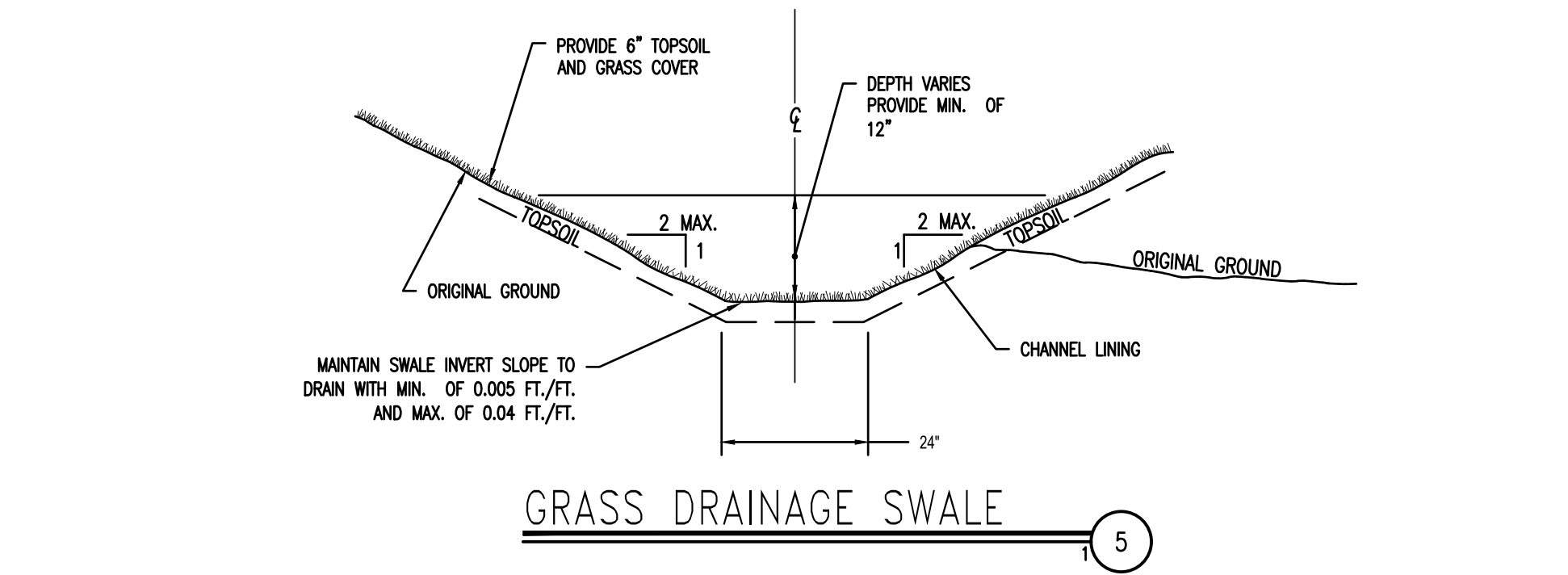
- A. "AS BUILT" INFORMATION SHALL BE PREPARED BY THE CONTRACTOR AT THE TIME OF COMPLETION OF THE SYSTEM PER CITY OF LEBANON DPW STANDARDS.

ENGINEERING VENTURES PC		No.	Description	Date	Stamp
					
208 Flyn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225					
85 Mechanic Street, Suite E2.3, Lebanon, NH 03766 • 603-442-9333					
414 Union Street, Schenectady, NY 12305 • 518-630-9614					
www.engineeringventures.com					

DEW CONSTRUCTION CORP. 277 BLAIR PARK RD., STE. 130 WILLISTON, VT 802-872-0605	
--	--

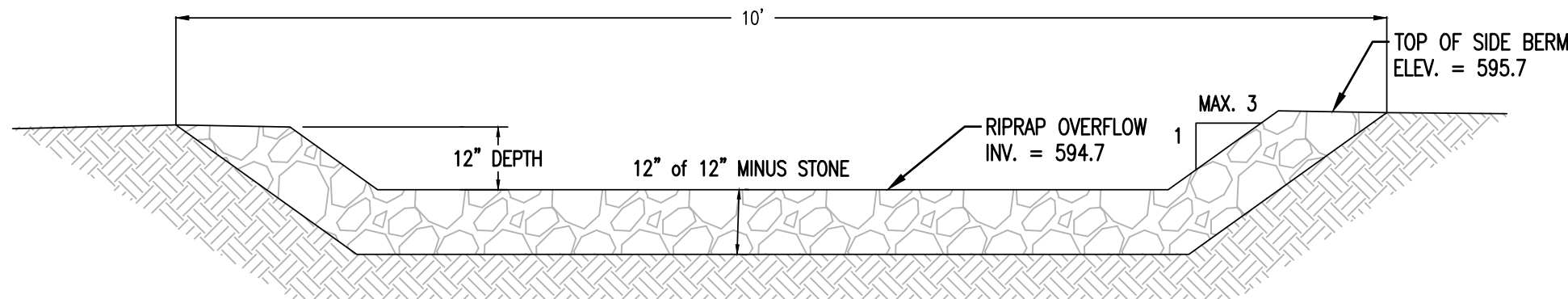
Sanitary Sewer Details	
Sheet Title:	
Project Title:	MILTON RENTS 110 AIRPARK RD. WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
EV Project #	22092.00
Drawn By:	AM
Checked By:	KW
Scale:	
Date:	12/27/2022

C3.3
12 of 19



GRASS DRAINAGE SWALE

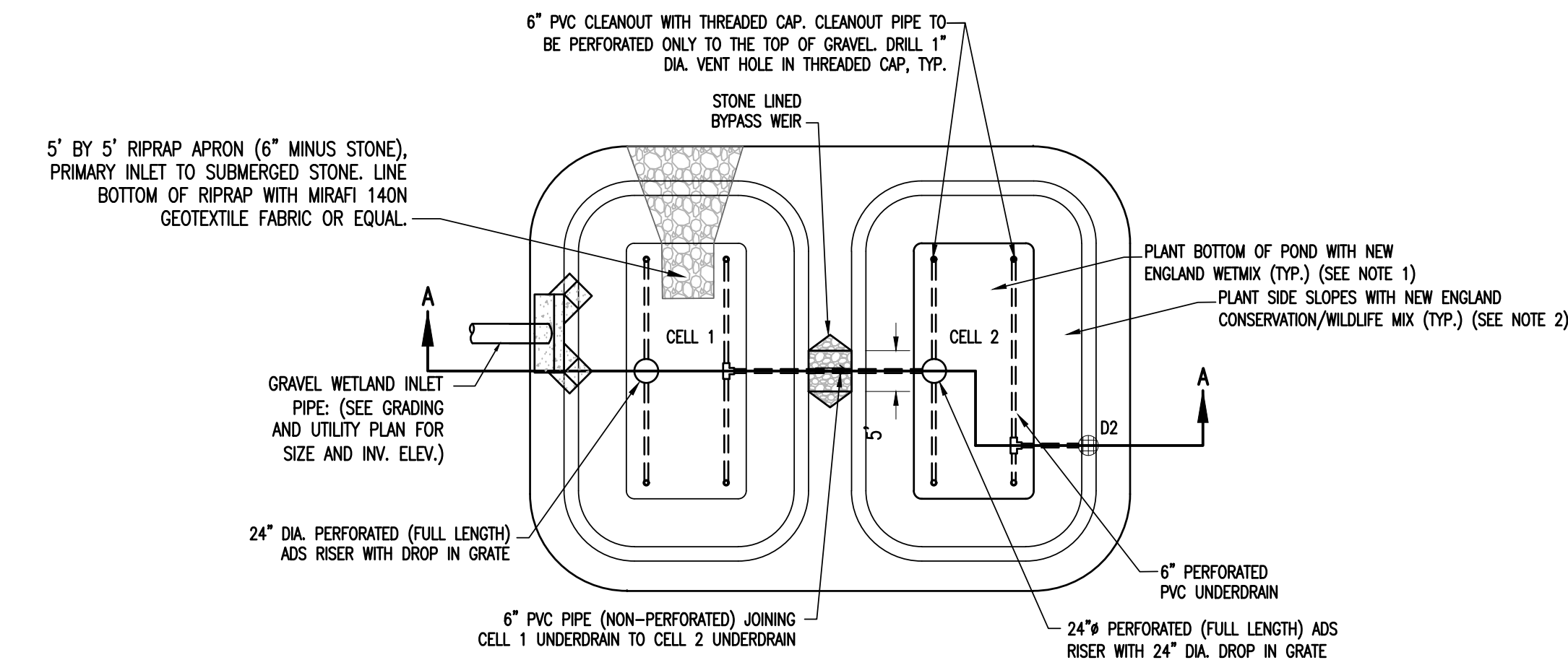
5



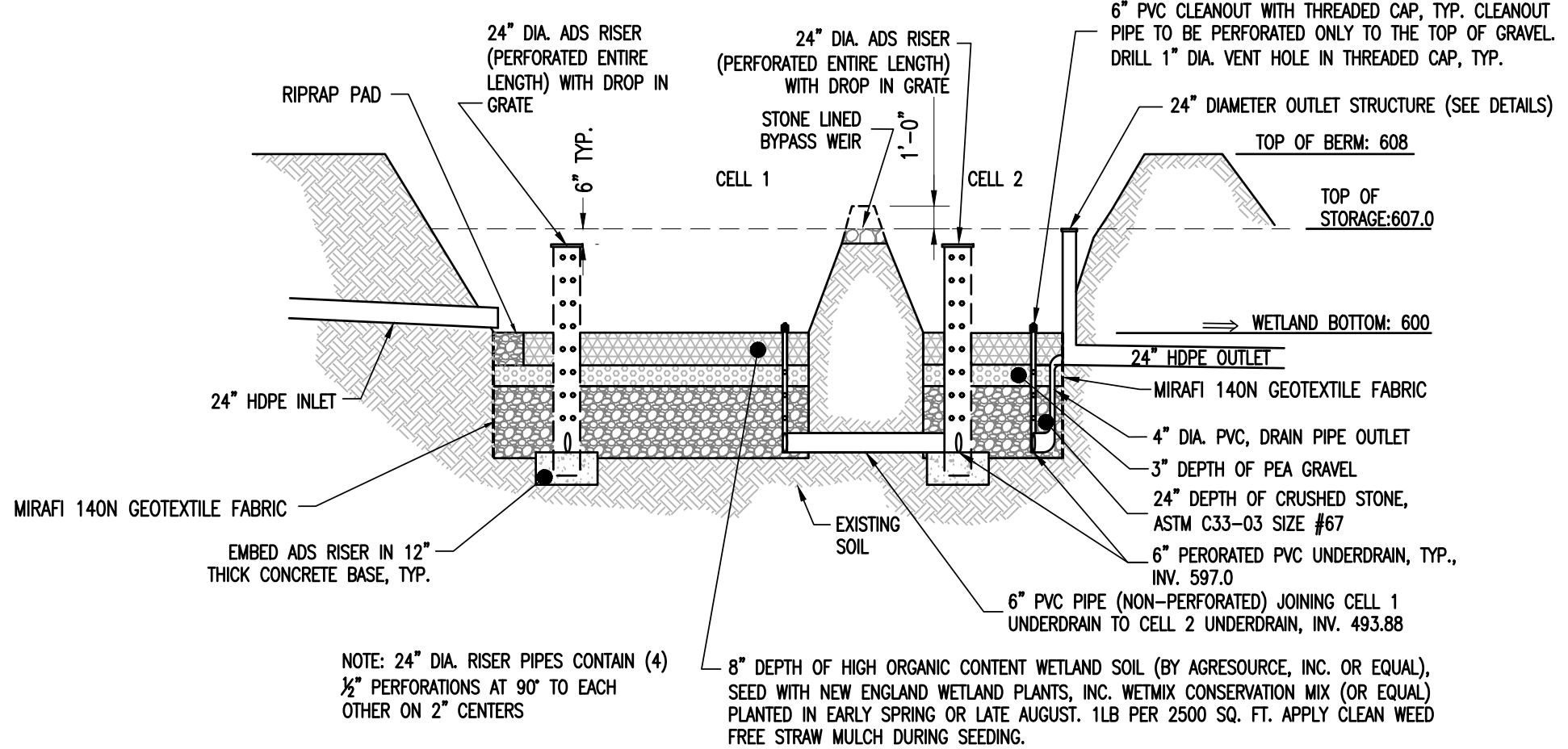
SEDIMENT FOREBAY OVERFLOW

NOT TO SCALE

2



PLAN VIEW



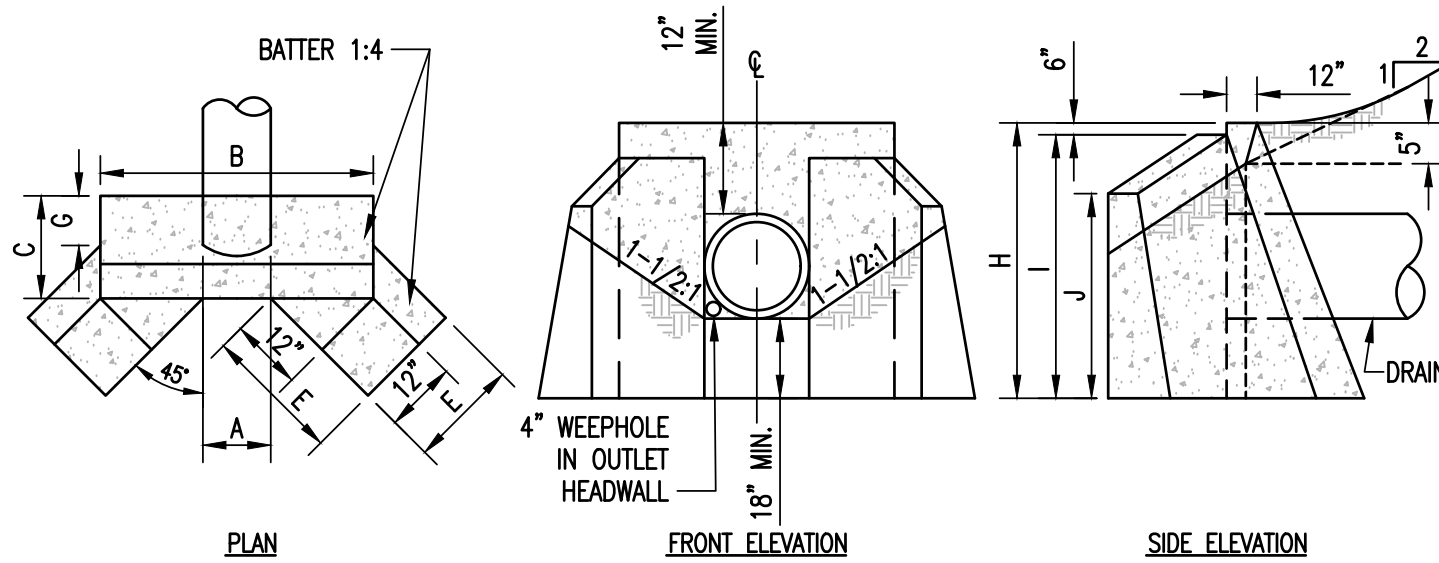
SECTION A-A (EXAGGERATED VIEW)

GRAVEL WETLAND

3

NOTES:

1. NEW ENGLAND WETMIX AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. OF SOUTH HADLEY, MA (WWW.NEWP.COM). APPLY SEED MIX AT A RATE OF 18LB/ACRE (1LB/2,500SF).
2. NEW ENGLAND CONSERVATION/WILDLIFE MIX AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. OF SOUTH HADLEY, MA (WWW.NEWP.COM). APPLY SEED MIX AT A RATE OF 25LBS/ACRE (1LB/1,750SF).



2:1 SLOPE DIMENSIONS		A		B		C		D		E		F		G		H		I		J	
ft.	in.	ft.	in.	ft.	in.	ft.	in.	ft.	in.	ft.	in.	ft.	in.	ft.	in.	ft.	in.	ft.	in.	ft.	in.
12	1	2	4	1	1	1	1	1	2	1	9	0	9	3	6	3	0	3	0		
15	1	6	4	4	2	0	1	8	1	9	0	8	3	9	3	3	3	1			
18	1	9	4	7	2	0	1	9	1	10	0	8	4	9	3	3	3	1			
21	1	12	4	10	2	0	1	11	0	7	4	6	4	0	3	6					
24	1	15	4	13	2	0	1	14	0	6	5	0	4	6	3	10					
27	1	18	4	16	2	0	1	17	0	5	5	0	4	6	3	10					
30	1	21	4	19	2	0	1	20	0	4	6	5	0	4	6	3	10				
33	1	24	4	22	2	0	1	23	0	3	7	2	0	6	5	0	4	1			

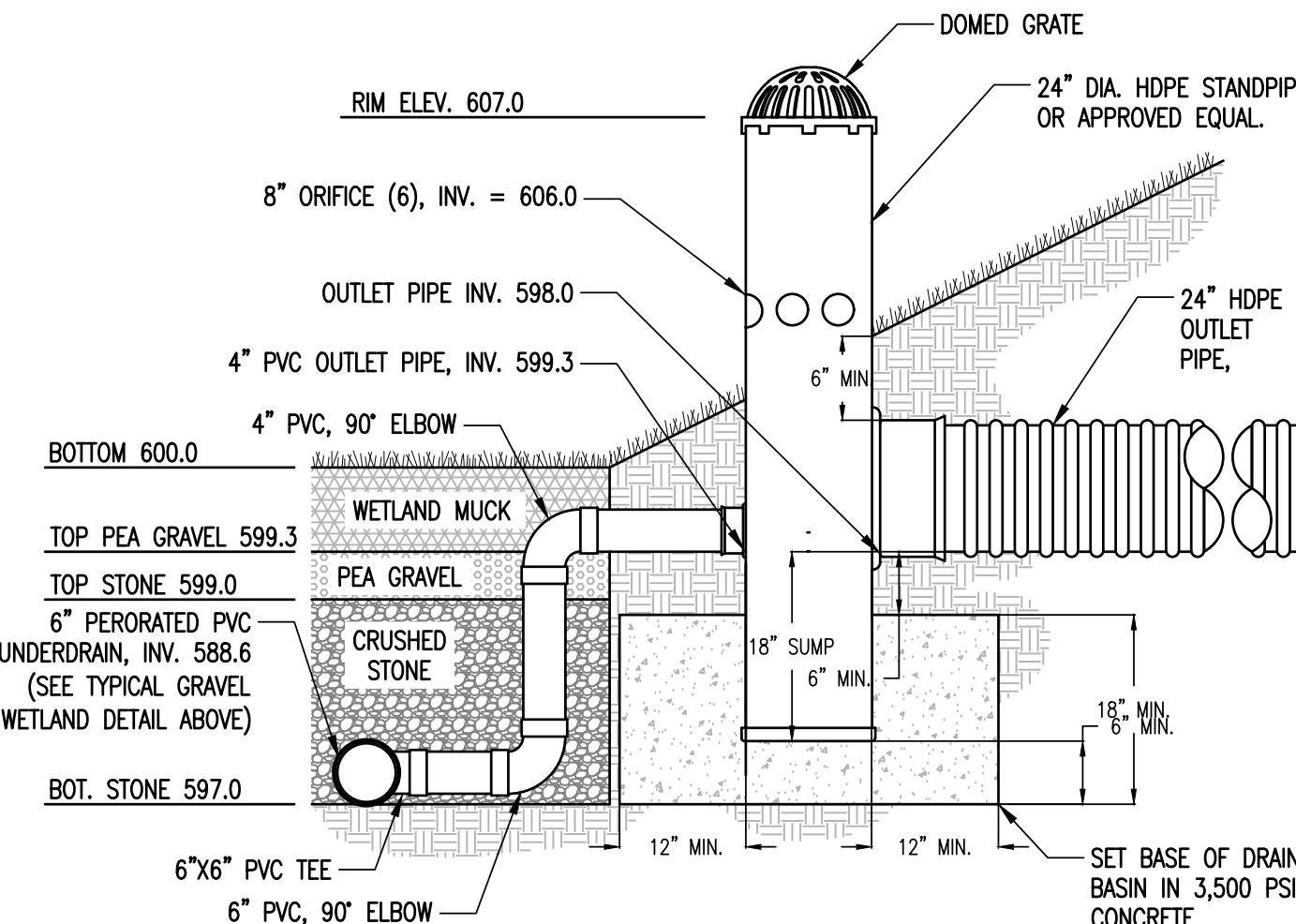
NOTE:

1. CONCRETE SHALL BE CLASS "A" CONCRETE
2. STEEL REINFORCING SHALL BE AS SPECIFIED BY THE MANUFACTURER

PRECAST CONCRETE HEADWALL

NOT TO SCALE

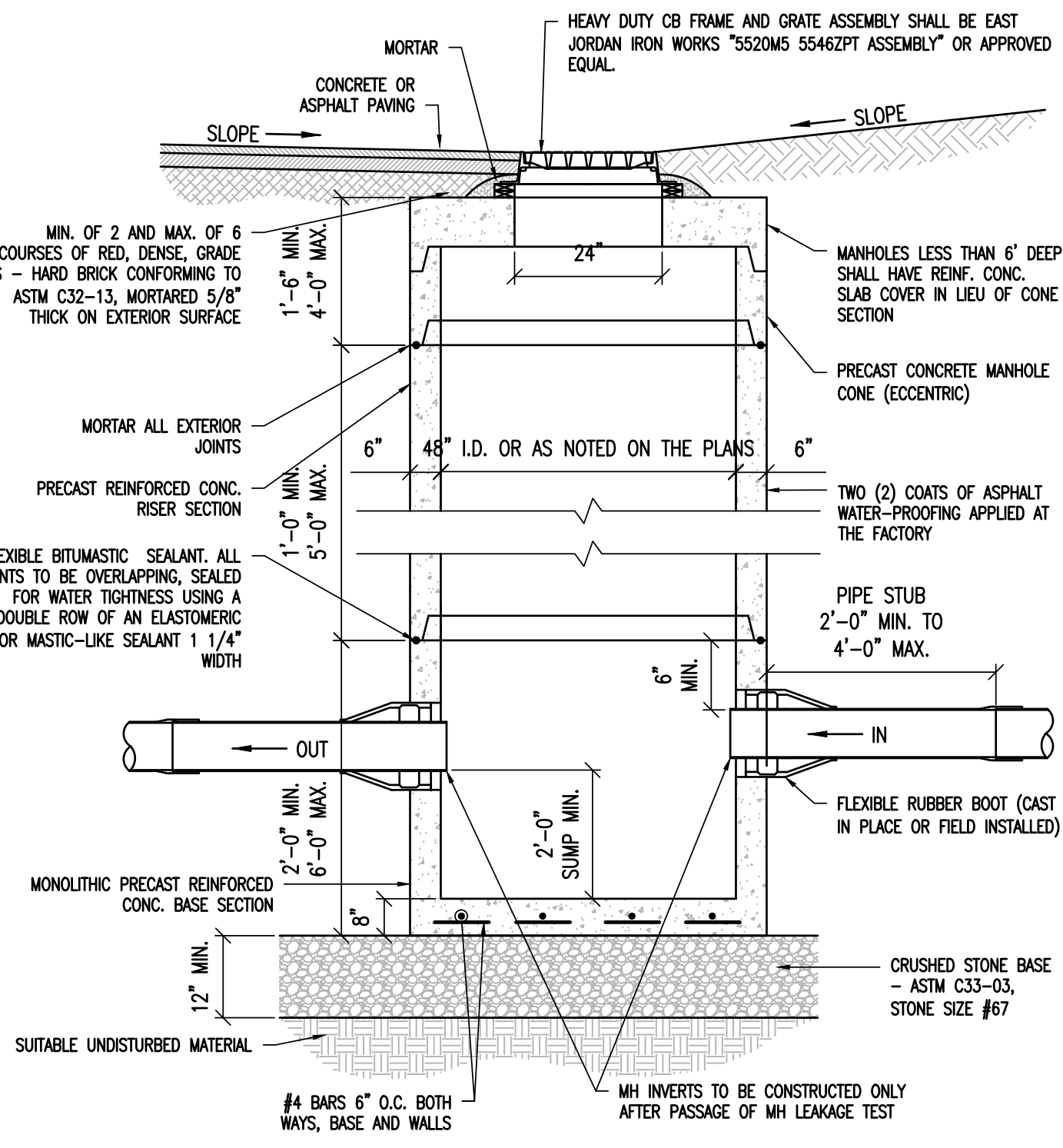
4



GRAVEL WETLAND OUTLET RISER (D2)

NOT TO SCALE

5



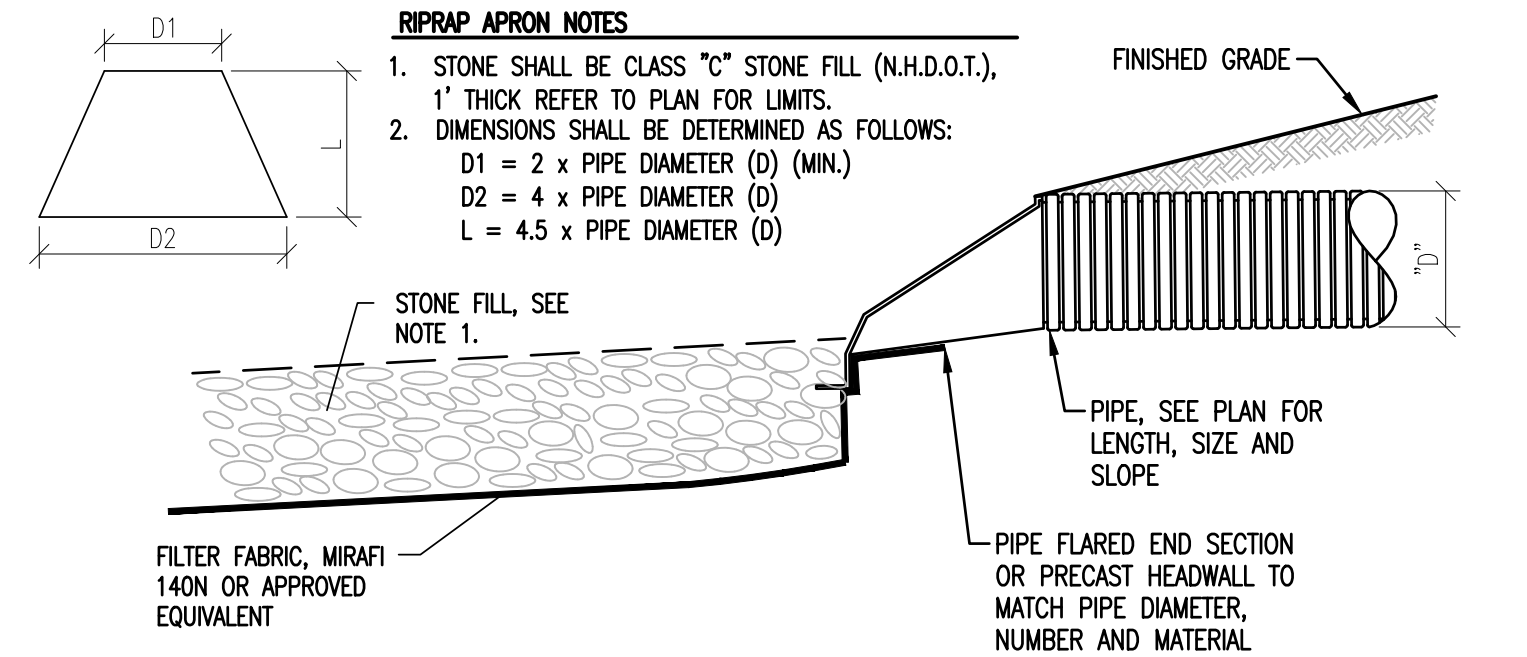
NOTES:

1. IF DEPTH OF MANHOLE IS 6 FT. OR LESS FROM RIM TO CENTERLINE INVERT, THEN A FLAT TOP WILL BE INSTALLED. IF DEPTH OF MANHOLE FROM RIM TO CENTERLINE INVERT IS MORE THAN 6 FT., THEN AN ECCENTRIC CONICAL TOP WILL BE INSTALLED.
2. CATCH BASIN AND GRATE SHALL BE DESIGNED FOR H2O LOADING.

CATCH BASIN DETAIL

NOT TO SCALE

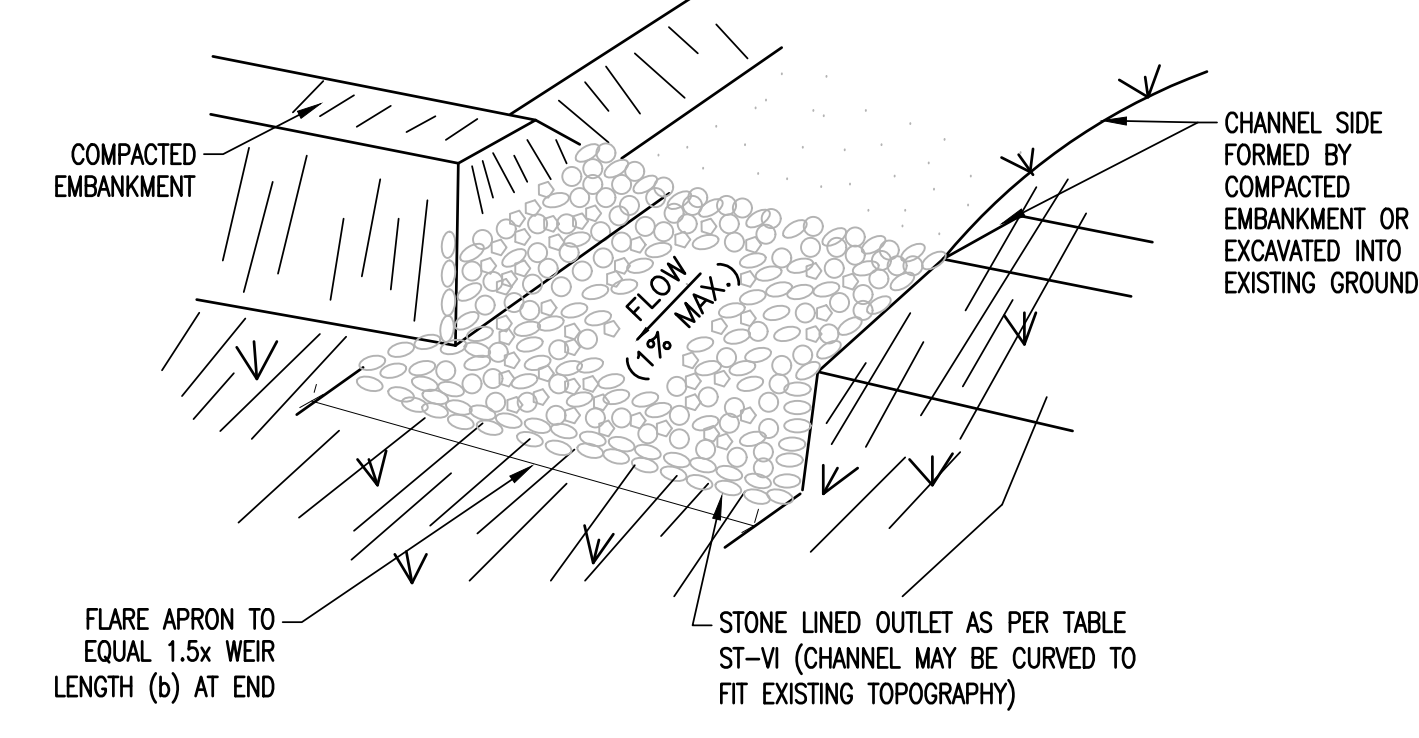
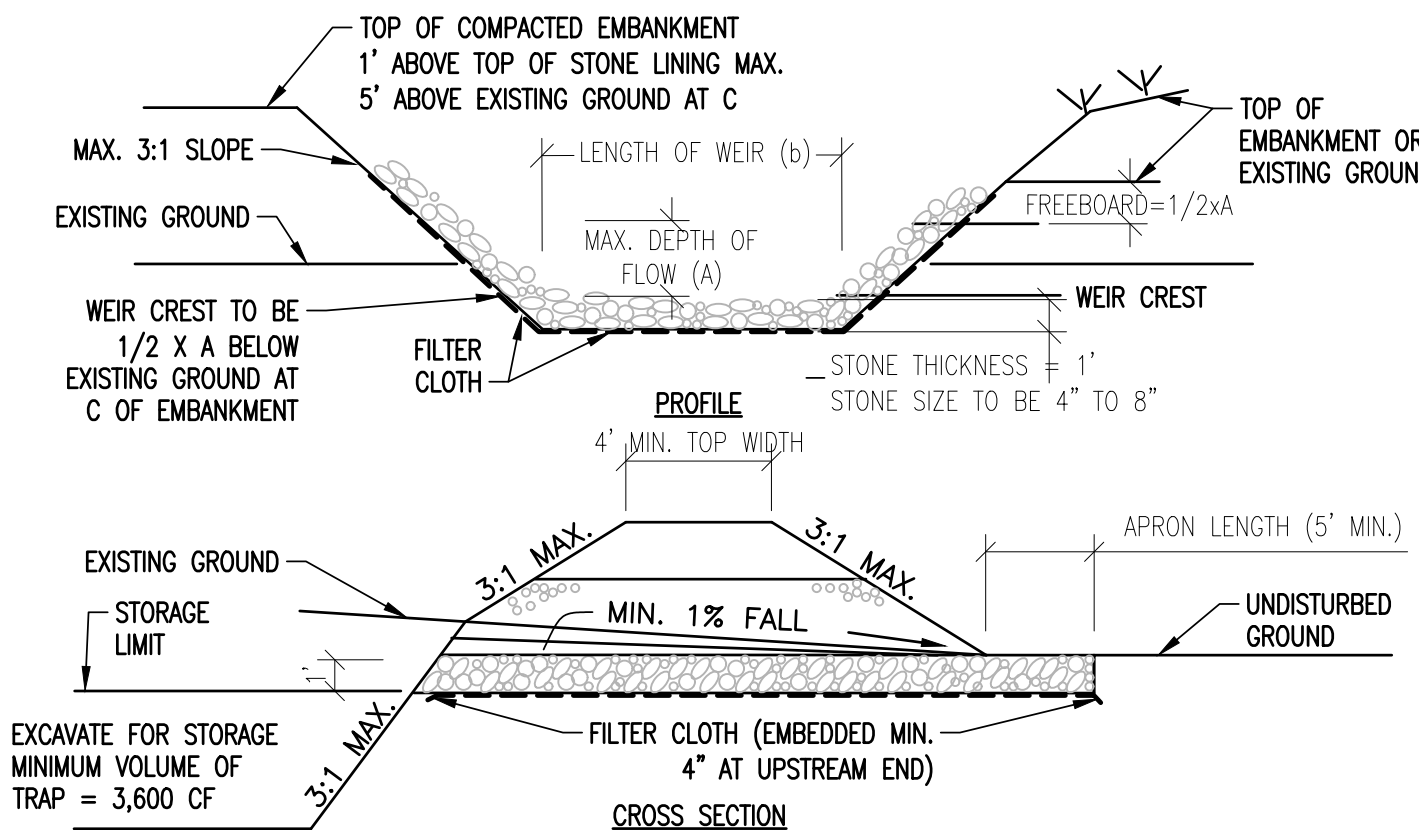
6



RIPRAP OUTFALL DETAIL

NOT TO SCALE

7



NOTES:

1. THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE;
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES;
3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA;
4. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER, AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION;
5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA;
6. THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED;
7. AND THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.
8. THE AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
9. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVELING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. MAXIMUM HEIGHT OF EMBANKMENT SHALL BE FIVE (5) FEET, MEASURED AT CENTERLINE OF EMBANKMENT.
10. ELEVATION OF THE TOP OF ANY DIKE DIRECTING WATER INTO TRAP MUST EQUAL OR EXCEED THE HEIGHT OF EMBANKMENT.
11. FILTER CLOTH SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET CHANNEL PRIOR TO PLACEMENT OF STONE. SECTIONS OF FABRIC MUST OVERLAP AT LEAST ONE (1) FOOT WITH SECTION NEAREST ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
12. STONE USED IN THE OUTLET CHANNEL SHALL BE FOUR (4) TO EIGHT (8) INCH RIPRAP. TO PROVIDE A FILTERING EFFECT, A LAYER OF FILTER CLOTH SHALL BE EMBEDDED ONE (1) FOOT WITH SECTION NEAREST ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
13. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRED AS NEEDED.
14. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
15. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

TEMPORARY SEDIMENT TRAP

NOT TO SCALE

8

Stamp	
Date	
Description	
No.	

ENGINEERING VENTURES PC

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
 414 Union Street, Schenectady, NY 12305 • 518-630-9614
 www.engineeringventures.com

DEW CONSTRUCTION CORP.

277 BLAIR PARK RD., STE. 130
 WILLISTON, VT
 802-872-0505

MILTON RENTS

110 AIRPARK RD.
 WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project #	22092.00
Drawn By:	AM
Checked By:	KW
Scale:	-
Date:	12/27/2022

C3.4

13 of 19

EROSION CONTROL NOTES

GENERAL EROSION CONTROL NOTES

- THE "ON-SITE EROSION CONTROL PLAN COORDINATOR" SHALL BE THE GENERAL CONTRACTOR, THIS INDIVIDUAL SHALL BE PRESENT ON-SITE FROM DAY-TO-DAY, AND SHALL BE RESPONSIBLE FOR ENSURING THAT THE EROSION CONTROL MEASURES REQUIRED BY THE EROSION CONTROL PLAN, DETAILS AND NOTES, ARE PROPERLY INSTALLED AND MAINTAINED. THE ONSITE EROSION CONTROL PLAN COORDINATOR SHALL KEEP A WRITTEN RECORD OF INSPECTIONS AND MAINTENANCE OF EROSION CONTROL FEATURES. A COPY OF THESE PLANS AND INSPECTION/MAINTENANCE RECORDS SHALL BE KEPT ONSITE AT ALL TIMES. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE DISTURBED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS DISTURBED, THE DISTURBANCE SHALL BE KEPT TO THE SHORTEST PRACTICAL DURATION AS APPROVED BY THE OWNER'S REP.
- DUST SHALL BE CONTROLLED WITH WATER DISTRIBUTED BY A TRUCK MOUNTED SPRAY BAR, CALCIUM CHLORIDE(ASHITO M 144) OR SODIUM CHLORIDE (ASHITO M 143) SHALL BE USED AS DIRECTED BY THE OWNER'S REP.
- ALL EROSION AND STORMWATER CONTROL SYSTEMS SHALL BE INSPECTED EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.5" OR GREATER. NEEDED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED AS THEY ACCUMULATE AND PLACED IN AREAS WHERE FURTHER EROSION IS UNLIKELY. A REPORT, STAMPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST, SHALL BE WRITTEN WITHIN 24 HOURS OF EACH INSPECTION THAT:
 - DESCRIBES THE PROGRESS OF THE PROJECT, INCLUDING WHETHER ALL CONDITIONS OF THE PERMIT ARE BEING MET AND, IF NOT, WHICH REQUIREMENTS ARE NOT BEING MET;
 - IF ANY REQUIREMENTS ARE NOT BEING MET, AN EXPLANATION OF THE CORRECTIVE ACTION(S) THAT WILL BE OR ARE BEING TAKEN TO BRING THE PROJECT INTO COMPLIANCE WITH APPLICABLE REQUIREMENTS AND THE DEADLINE BY WHICH SUCH ACTIONS WILL BE COMPLETED; AND
 - INCLUDES PHOTOGRAPHS OF THE SITE THAT ARE REPRESENTATIVE OF THE PROJECT; AND
- RETAIN A COPY OF THE REPORT PREPARED PURSUANT TO (5), ABOVE, ON-SITE FOR REVIEW DURING SITE INSPECTIONS BY FEDERAL, STATE, AND LOCAL OFFICIALS.
- ALL PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
- DETENTION BASINS AND SWALES SHALL BE INSTALLED PRIOR TO ROUGH GRADING THE SITE.
- ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOADED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
- EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- LOT DISTURBANCE OTHER THAN THAT SHOWN ON THE APPROVED PLANS SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.
- THE APPLICANT SHALL NOTIFY IN WRITING DES WETLANDS BUREAU AND THE LEBANON CONSERVATION COMMISSION OF THEIR INTENTION TO COMMENCE CONSTRUCTION NO LESS THAN FIVE (5) BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- APPROPRIATE SILTATION/EROSION/TURBIDITY CONTROLS SHALL BE IN PLACE PRIOR TO CONSTRUCTION, SHALL BE MAINTAINED DURING CONSTRUCTION, AND REMAIN IN PLACE UNTIL THE AREA IS STABILIZED. SILT FENCE(S) MUST BE REMOVED ONCE THE AREA IS STABILIZED.
- DISCHARGE FROM DEWATERING OF WORK AREAS SHALL BE TO SEDIMENT BASINS THAT ARE:
 - LOCATED IN UPLANDS;
 - LINED WITH HAY BALES OR OTHER ACCEPTABLE SEDIMENT TRAPPING LINERS;
 - SET BACK AS FAR AS POSSIBLE FROM WETLANDS AND SURFACE WATERS, IN ALL CASES WITH A MINIMUM OF 20 FEET OF UNDISTURBED VEGETATED BUFFER.
- WITHIN THREE DAYS OF FINAL GRADING, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED BY SEEDING AND MULCHING DURING THE GROWING SEASON, OR IF NOT WITHIN THE GROWING SEASON, BY MULCHING WITH TACK OR NETTING AND PINNING ON SLOPES STEEPER THAN 3:1.
- WHERE CONSTRUCTION ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED WITHIN THE GROWING SEASON, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED WITHIN 14 DAYS BY SEEDING AND MULCHING.
- WHERE CONSTRUCTION ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED OUTSIDE THE GROWING SEASON, ALL EXPOSED AREAS SHALL BE STABILIZED WITHIN 14 DAYS BY MULCHING AND TACK. SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED BY MATTING AND PINNING.
- PROPER HEADWALLS SHALL BE CONSTRUCTED WITHIN SEVEN DAYS OF CULVERT INSTALLATION.

EROSION CONTROL CONSTRUCTION SEQUENCE:

- THE "ON-SITE EROSION CONTROL PLAN COORDINATOR" SHALL BE THE GENERAL CONTRACTOR, THIS INDIVIDUAL SHALL BE PRESENT ON SITE FROM DAY TO DAY, AND SHALL BE RESPONSIBLE FOR ENSURING THAT THE EROSION CONTROL MEASURES REQUIRED BY THE EROSION CONTROL PLAN, DETAILS AND NOTES, ARE PROPERLY INSTALLED AND MAINTAINED. THE ONSITE EROSION CONTROL PLAN COORDINATOR SHALL KEEP A WRITTEN RECORD OF INSPECTIONS AND MAINTENANCE OF EROSION CONTROL FEATURES. A COPY OF THESE PLANS AND INSPECTION/MAINTENANCE RECORDS SHALL BE KEPT ONSITE AT ALL TIMES.
- HOLD PRE-CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION, WITH THE CONTRACTOR, OWNER, AND ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL EROSION CONTROL MEASURES DELINEATED ON THE PLANS AND ANY ADDITIONAL MEASURES THAT ARE NECESSARY TO MINIMIZE EROSION. THE CONTRACTOR SHALL HAVE EROSION CONTROL MATERIALS AND INSTALLATION EQUIPMENT ON SITE AT ALL TIMES.
- IF POSSIBLE, ALL TEMPORARY EROSION CONTROL MEASURES REQUIRED FOR WORK PROPOSED DURING THE WINTER (BETWEEN OCTOBER 15 AND MAY 1), SHALL BE INSTALLED PRIOR TO OCTOBER 1.
- PRIOR TO ANY OTHER WORK, SILT FENCES SHALL BE INSTALLED GENERALLY 10 FEET FROM THE BASE OF THE FILL SLOPES, OR AS SHOWN ON THE EROSION CONTROL PLAN. THESE SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
- INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT.
- INSTALL INLET PROTECTION ON EXISTING AND NEW CATCH BASINS.
- ROUGH GRADE AND STOCKPILE TOPSOIL SURROUNDED BY SILT FENCE.
- STABILIZE EXPOSED SLOPES AND SOILS AS SOON AS GRADED, AND MAINTAIN UNTIL ADEQUATELY VEGETATED.
- COMPLETE FINAL GRADING OF SITE. PLACE TOPSOIL AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
- AFTER THE SITE IS APPROVED BY THE ENGINEER AS ADEQUATELY STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.

TEMPORARY/CONSTRUCTION EROSION CONTROL MEASURES:

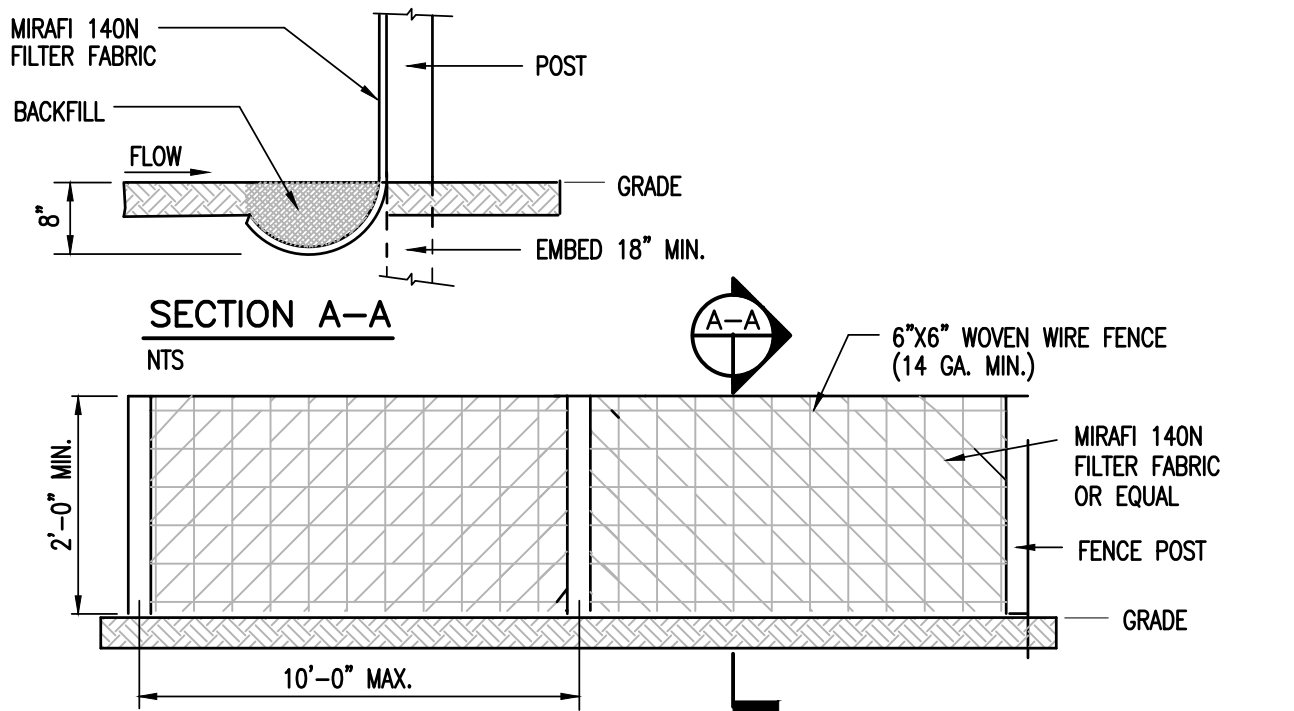
- RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMPS ARE STABILIZED.
- TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH DETAIL 3, THIS SHEET.
- SILT FENCES SHALL BE INSTALLED GENERALLY 10 FEET FROM THE BASE OF THE FILL SLOPES, OR AS SHOWN ON THE PLANS. THESE SHALL REMAIN IN PLACE UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
- INSTALL STONE CHECK DAMS IN GRASS-LINED SWALES 50 FEET ON CENTER TO PREVENT SILT FROM WASHING INTO THE DRAINAGE SYSTEM DURING CONSTRUCTION. SEDIMENT SHALL BE REMOVED FROM BEHIND THE DAMS WHEN IT BECOMES 6 INCHES DEEP. STONE CHECK DAMS SHALL BE REMOVED WHEN VEGETATION IS ESTABLISHED.
- DROP INLET PROTECTION SHALL BE PROVIDED AROUND ALL EXISTING AND PROPOSED CATCH BASINS. PROTECTION SHALL REMAIN UNTIL ALL DISTURBED AREAS ARE STABILIZED. SEDIMENT SHALL BE REMOVED FROM DROP INLET PROTECTION WHEN THE STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. GRAVEL WILL BE CLEANED OR REPLACED WHEN IT NO LONGER DRAINS PROPERLY.
- EXCAVATED MATERIAL FROM EARTH EXCAVATION AND DITCH DIGGING SHALL BE DISPOSED OF OFFSITE OR USED FOR PROJECT FILL MATERIAL IF DETERMINED SUITABLE BY THE OWNER'S REPRESENTATIVE.
- STOCKPILED MATERIAL (TOPSOIL, BORROW, ETC.) SHALL HAVE SILT FENCE CONSTRUCTED AROUND THE PERIMETER. THE STOCKPILED MATERIAL SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE TO PREVENT SOIL EROSION AND SEDIMENTATION OFF SITE. LOCATE STOCKPILES ON THE UPHILL SIDE OF DISTURBED AREAS, IF POSSIBLE. DURING WINDY CONDITIONS, STOCKPILED MATERIAL SHALL BE COVERED OR WATERED APPROPRIATELY TO PREVENT WIND EROSION.

PERMANENT EROSION CONTROL MEASURES:

- GRASS LINED SWALES SHALL BE TOP SOILED, SODDED AND FERTILIZED AREAS WHICH EXHIBIT SIGNS OF EROSION SHALL BE RE-SODDED IMMEDIATELY AND MAINTAINED UNTIL SOD HAS PERMANENT HOLD AND IS HEALTHY.
- WHEN CONSTRUCTION IS COMPLETED IN AN AREA, IT SHALL BE IMMEDIATELY TOP SOILED, SEEDED, FERTILIZED AND MULCHED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF ALL DISTURBED AREAS, INCLUDING WATERING, UNTIL THE AREA IS INSPECTED AND ACCEPTED BY THE OWNER OR ENGINEER.
- AFTER THE SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.
- RE-SEEDING SHALL BE DONE UNTIL ALL AREAS ARE COMPLETELY COVERED WITH A MATURE STAND OF GRASS. AN AREA SHALL BE CONSIDERED COVERED WHEN THE ENTIRE SURFACE CONTAINS A VERDOUSOUS STAND OF GRASS. AREAS THAT, IN THE OPINION OF THE ENGINEER, ARE PREDOMINATELY WEEDS SHALL BE PLOWED UP, FINE GRADED, FERTILIZED AND RE-SEEDED IN THE MANNER SPECIFIED PREVIOUSLY, EXERCISING CAUTION NOT TO CAUSE DAMAGE TO NEW OR EXISTING PLANT MATERIAL.

STANDARD WINTER NOTES:

- ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING. ELSEWHERE, THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

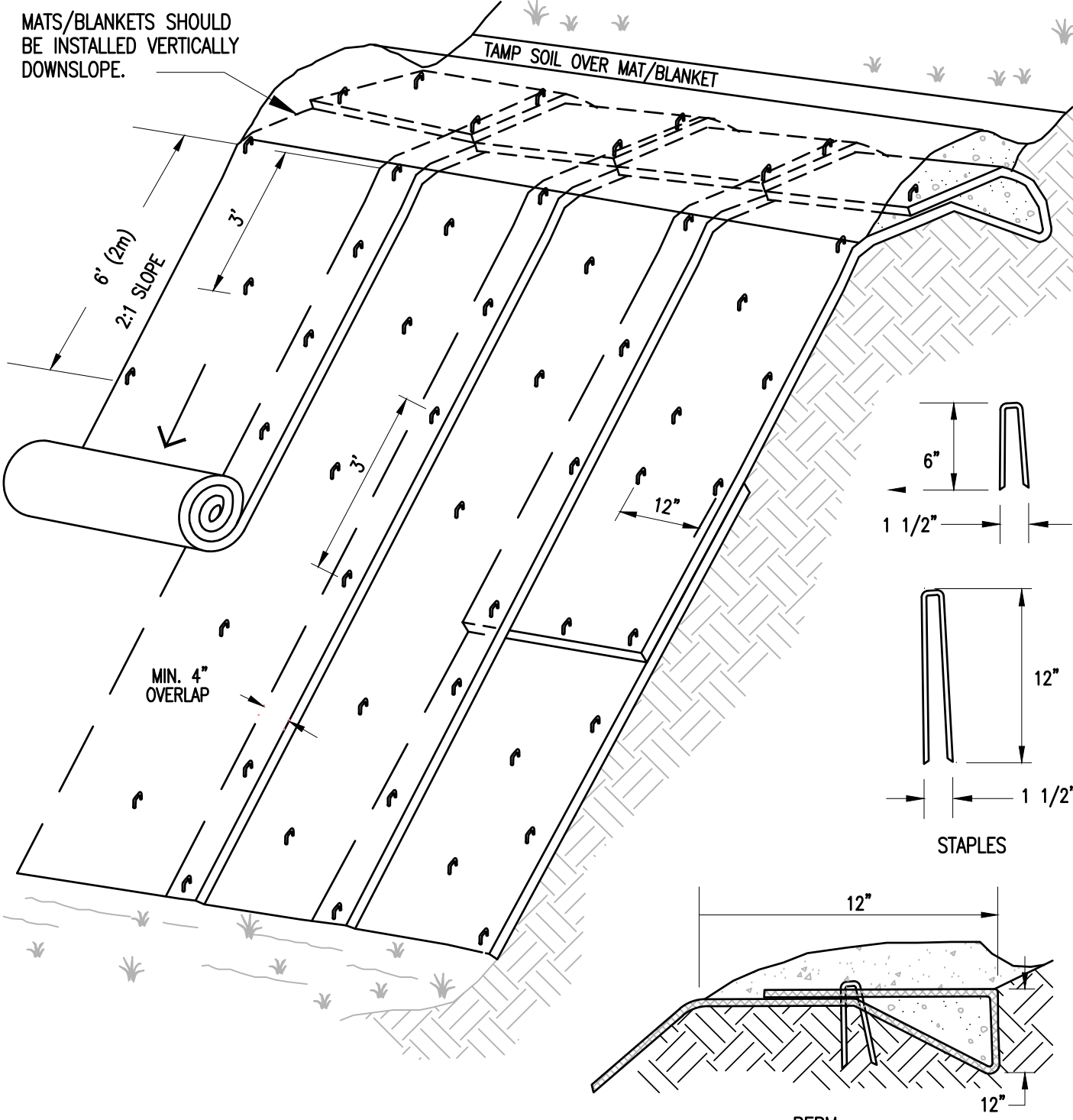


NOTES:

- SILT FENCE SHALL BE PRE-FABRICATED EROSION CONTROL FENCE BY MIRAFI OR EQUAL, OR CONSTRUCTED IN PLACE AS SPECIFIED HEREIN.
- CONSTRUCTED IN PLACE SILT FENCE:
 - WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE TIES SPACED EVERY 24" AT TOP OF MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6", FOLDED AND STAPLED.
- INSPECTION SHALL BE FREQUENT (MINIMUM ONCE A WEEK AND AFTER EVERY RAINFALL). MAINTENANCE SHALL BE PERFORMED AS NEEDED, AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE.

SILT FENCE DETAIL

NOT TO SCALE



NOTES:

- SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/ BLANKETS SHALL HAVE GOOD SOIL CONTACT.
- APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
- LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
- THERE SHALL BE NO PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES MATERIAL UTILIZED. (NOT APPLICABLE TO TURF REINFORCEMENT MATS).
- TURF REINFORCEMENT MATS SHALL BE COVERED WITH SOIL TO PREVENT EXPOSURE OF THE MATS TO THE SURFACE.
- EROSION FABRIC SHALL BE EC-4Y 100% BIODEGRADABLE COIR MAT AVAILABLE THROUGH EAST COAST EROSION CONTROL OR EQUAL.

EROSION CONTROL BLANKET

NOT TO SCALE

SEEDING SPECIFICATION:

URBAN MIX GRASS SEED- FOR USE IN GRASSED LAWN AREAS AROUND BUILDING AND PARKING; TEMPORARY AND PERMANENT APPLICATIONS		
% BY WEIGHT	LBS. LIVE SEED BY ACRE	TYPE OF SEED
66.0	40.0	CREeping RED FESCUE
33.0	20.0	KENTUCKY BLUEGRASS
100	60.0 # LIVE SEED /ACRE	
CONSERVATION MIX GRASS SEED- FOR USE IN ALL OTHER AREAS		
% BY WEIGHT	LBS. LIVE SEED PER ACRE	TYPE OF SEED
50	15.0	SMOOTH BROMEGRASS
17	5.0	RYEGRASS
33	10.0	BIRDSFOOT TREFOIL
100	30.0 # LIVE SEED /ACRE	

FERTILIZER- 10 LBS. PER 1000S.F.
 SPRING SEEDING
 FALL SEEDING

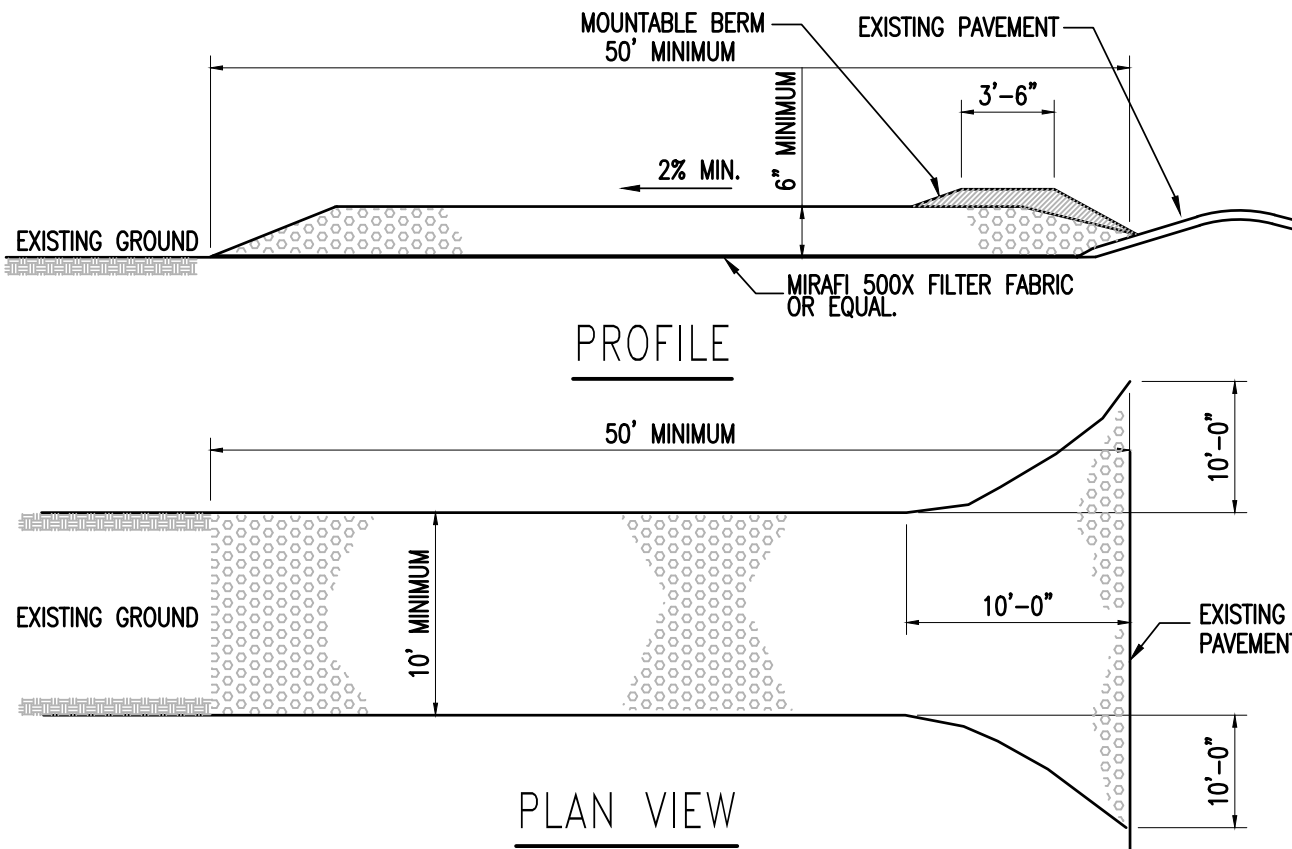
LIME- 80 LBS. PER 1000S.F.
 DOLOMITIC GROUND LIMESTONE
 NOT LESS THAN 85% OF THE TOTAL CARBONATE

TOP SOIL
 4" MINIMUM APPROVED TOPSOIL

STRAW MULCH- 2 BALES PER 1000S.F.
 APPLY BINDER OR NETTING AS NEEDED

SEED SEPCIFICATION

NOT TO SCALE

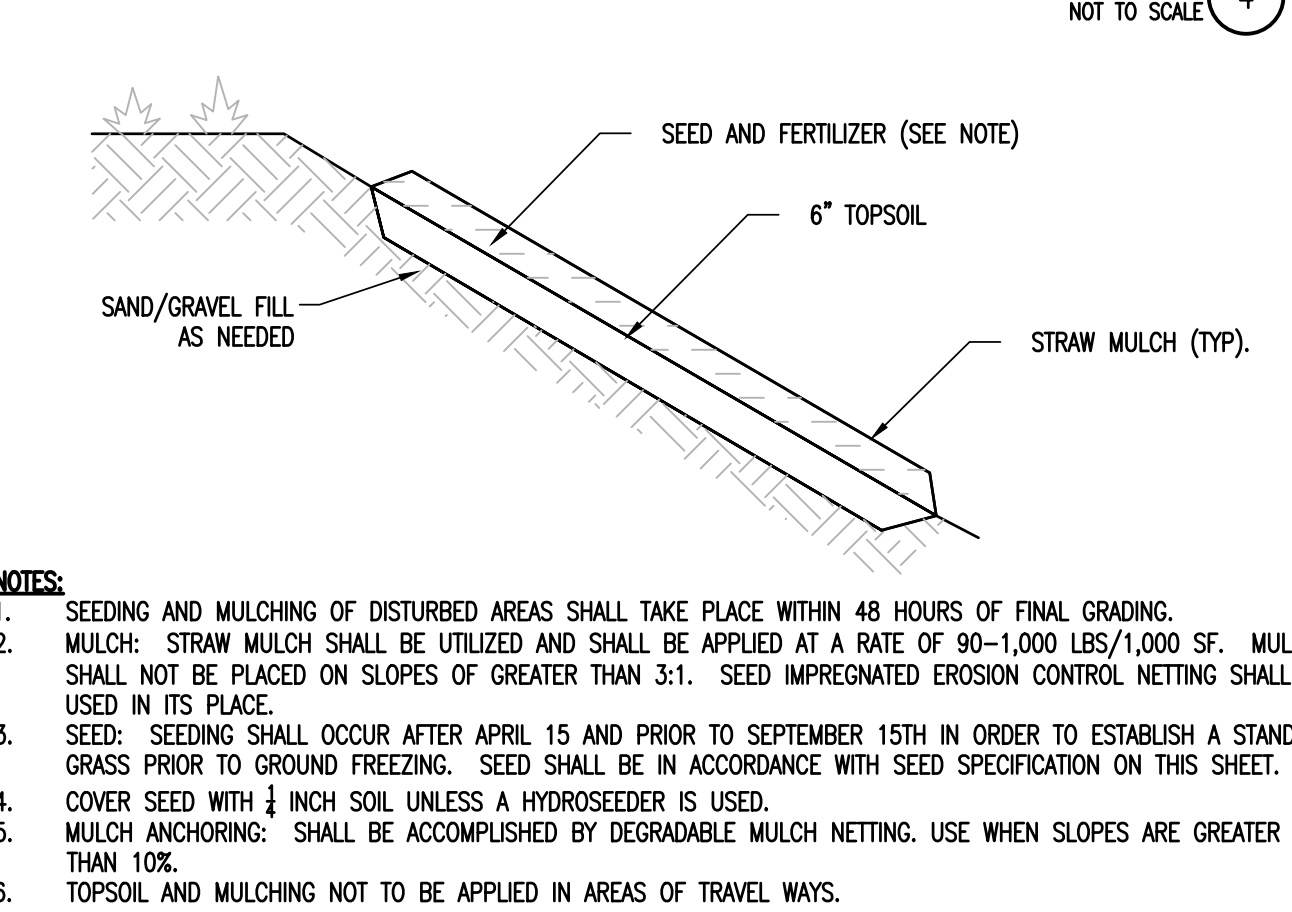


NOTES:

- STONE SIZE: USE 3" (MIN) CRUSHED STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
- WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

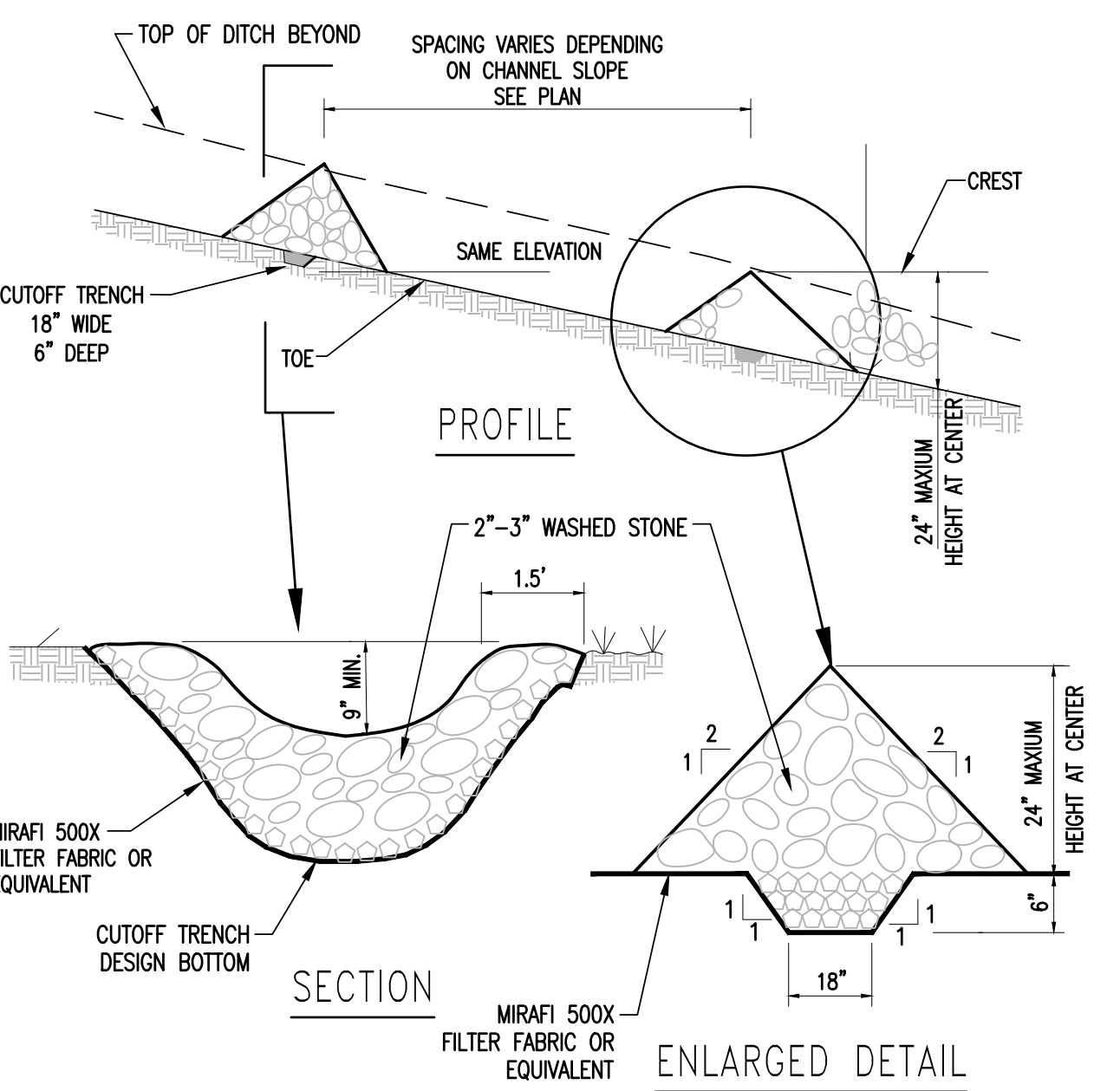


NOTES:

- SEEDING AND MULCHING OF DISTURBED AREAS SHALL TAKE PLACE WITHIN 48 HOURS OF FINAL GRADING.
- MULCH: STRAW MULCH SHALL BE UTILIZED AND SHALL BE APPLIED AT A RATE OF 90-1,000 LBS/1,000 SF. MULCH SHALL NOT BE PLACED ON SLOPES OF GREATER THAN 3:1. SEED IMPREGNATED EROSION CONTROL NETTING SHALL BE USED IN ITS PLACE.
- SEED: SEEDING SHALL OCCUR AFTER APRIL 15 AND PRIOR TO SEPTEMBER 15TH IN ORDER TO ESTABLISH A STAND OF GRASS PRIOR TO GROUND FREEZING. SEED SHALL BE IN ACCORDANCE WITH SEED SPECIFICATION ON THIS SHEET.
- COVER SEED WITH 1/4 INCH SOIL UNLESS A HYDROSEEDER IS USED.
- MULCH ANCHORING- SHALL BE ACCOMPLISHED BY DEGRADABLE MULCH NETTING. USE WHEN SLOPES ARE GREATER THAN 10%.
- TOPSOIL AND MULCHING NOT TO BE APPLIED IN AREAS OF TRAVEL WAYS.

SEEDED AND MULCHED AREAS DETAIL

NOT TO SCALE

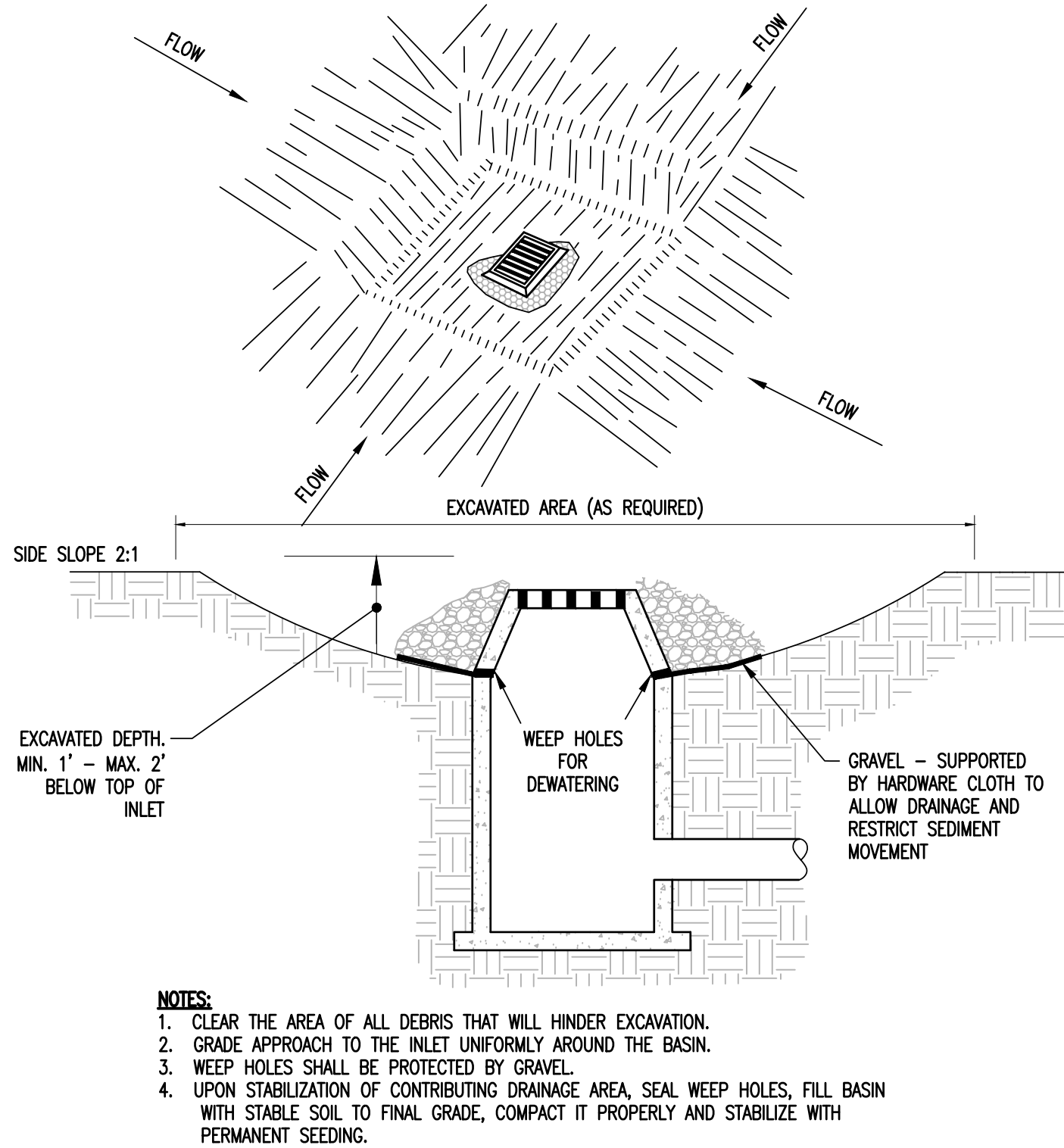


NOTES:

- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN PLANS.
- SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
- EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.
- REMOVE ACCUMULATED SEDIMENT BEHIND CHECK DAM WHEN 1/2 THE HEIGHT OF THE DAM. REPLACE STONES AS NECESSARY.

STONE CHECK DAM DETAIL

NOT TO SCALE

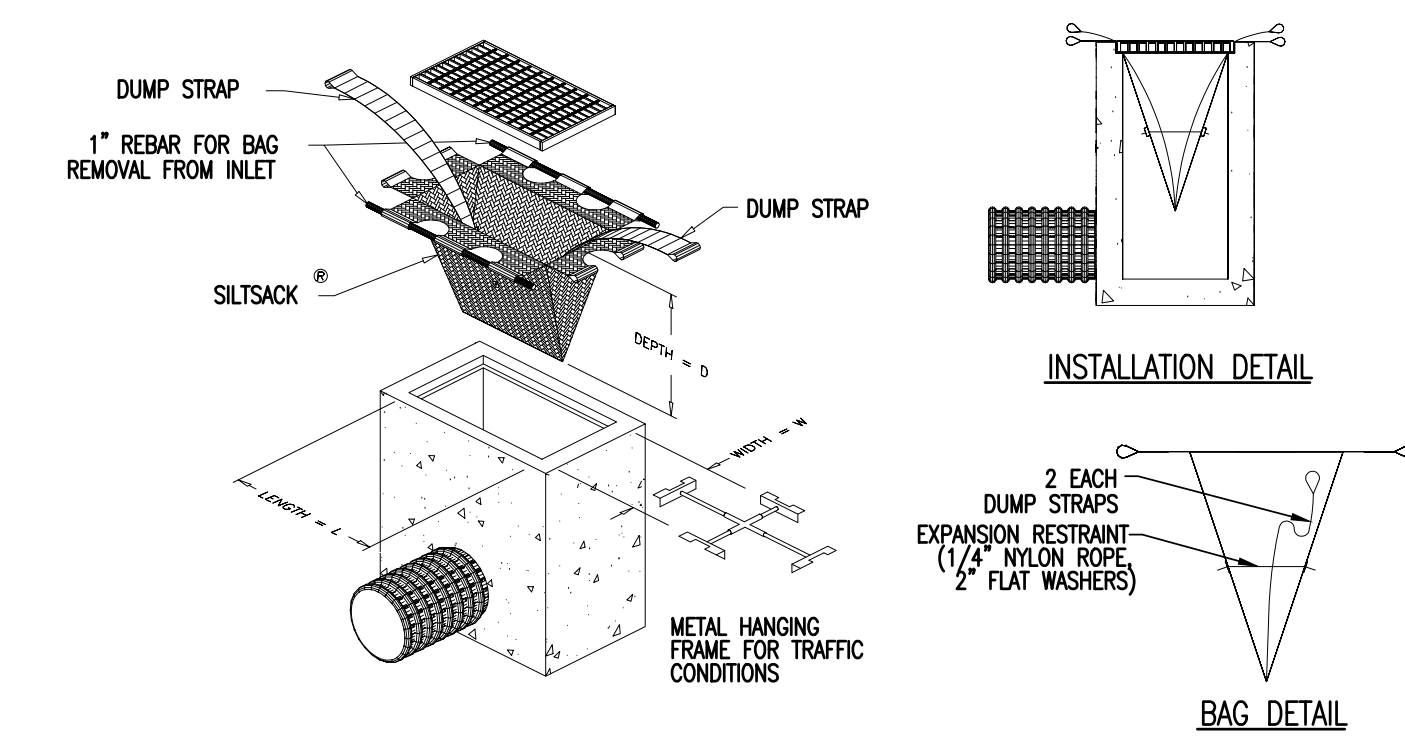


NOTES:

- CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
- GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
- WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
- UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

INLET PROTECTION DETAIL

NOT TO SCALE

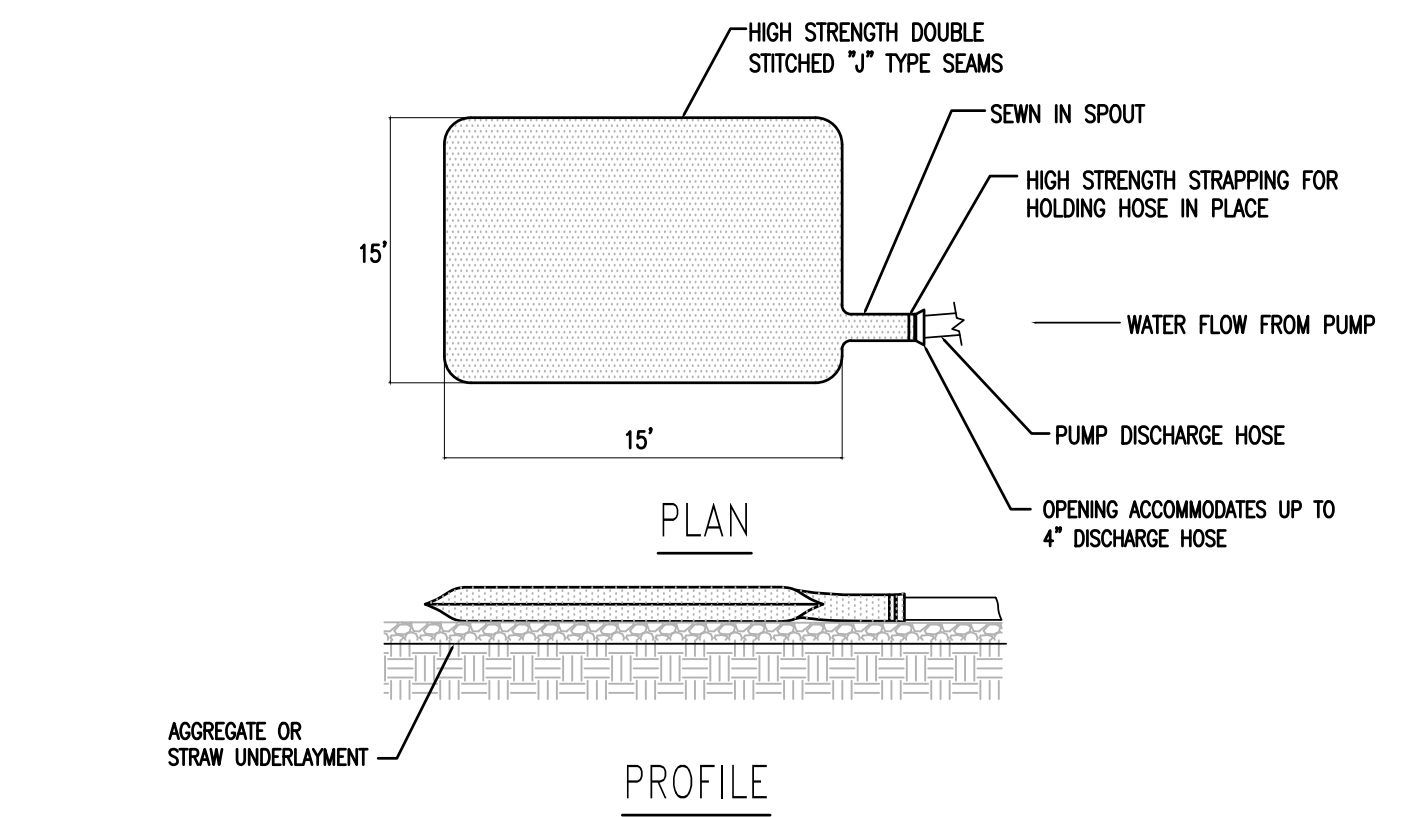


NOTES:

- INLET PROTECTION SHALL BE HI-FLOW SILT SACK BY APC ENVIRONMENTAL.
- UTILIZE METAL HANGING FRAME IN TRAFFIC AREAS.
- FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION, CLEANING AND REMOVAL.

INLET PROTECTION - EXISTING STRUCTURE

NOT TO SCALE



NOTES:

- DEWATERING PUMP SEDIMENT CONTROL SYSTEMS SHALL BE UTILIZED ON THE DISCHARGE OF ALL PROJECT DEWATERING PUMPS.
- THE PUMPED SEDIMENT CONTROL DEVICE SHALL BE A HEAVY DUTY "DIRT BAG" SERIES 55 OR APPROVED EQUAL. LIFTING STRAPS SHALL BE INCLUDED WITH THE PUMPED SEDIMENT CONTROL DEVICE FOR REMOVAL WHEN FULL.
- THE PUMPED SEDIMENT CONTROL DEVICE SHALL BE PLACED SO THAT THE FILTERED DISCHARGE WILL NOT CAUSE EROSION OR FLOODING IN THE DOWN GRADIENT AREAS.
- HEAVY EQUIPMENT ACCESS TO THE THE PUMPED SEDIMENT CONTROL DEVICE SITE SHALL BE MAINTAINED FOR REPLACEMENT AND DISPOSAL.

DEWATERING PUMP SEDIMENT CONTORL SYSTEM

NOT TO SCALE

Stamp		Date		Description		No.	
ENGINEERING VENTURES PC 208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333 414 Union Street, Schenectady, NY 12305 • 518-630-9614 www.engineeringventures.com							
DEW CONSTRUCTION CORP. 277 BLAIR PARK RD., STE. 130 WILLISTON, VT 802-872-0505							
Erosion Prevention and Sediment Control Details MILTON RENTS 110 AIRPARK RD. WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE							
Sheet Title		Project Title		EV Project #		22092.00	
Drawn By:		AM		Checked By:		KW	
Scale:		-		Date:		12/27/2022	
C3.5 14 of 19							

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	CCT
	5	P4	Single	GLEON-SA2C-730-U-T4FT-HSS / SSS4A20SFN1 (20' AFG)	3000K
	1	S3	Single	GLEON-SA1C-730-U-T3 / SSS4A20SFN1 (20' AFG)	3000K
	4	S4	Single	GLEON-SA1C-730-U-T4FT-HSS / SSS4A20SFN1 (20' AFG)	3000K
	1	S5-2	Back-Back	GLEON-SA1C-730-U-5WQ / SSS4A20SFN2 (20' AFG)	3000K
	1	T4	Single	GLEON-SA2C-730-U-T4FT / SSS4A17SFN1 (17' POLE ON 2.5' BASE, 19.5' AFG)	3000K
	9	W	Single	AXCS3A-W / WALL MTD 15' AFG	3000K
	7	W1	Single	AXCS1A-W / WALL MTD 8' AFG	3000K

StatArea_1
 PARKING LOT
 Illuminance (Fc)
 Average = 1.71
 Maximum = 3.2
 Minimum = 0.7
 Avg/Min Ratio = 2.44
 Max/Min Ratio = 4.57

StatArea_2
 4 PARKING SPACES
 Illuminance (Fc)
 Average = 0.64
 Maximum = 1.4
 Minimum = 0.3
 Avg/Min Ratio = 2.13
 Max/Min Ratio = 4.67

StatArea_3
 DISPLAY YARD
 Illuminance (Fc)
 Average = 1.54
 Maximum = 5.3
 Minimum = 0.4
 Avg/Min Ratio = 3.85
 Max/Min Ratio = 13.25



- Notes:
- Photometrics Prepared by Exposure 2 Lighting
 - Lighting installations shall utilize fully-shielded fixtures, as defined herein, or full cut-off fixtures, as defined by the IESNA, so as to produce no light above a horizontal plane through the lowest direct light-emitting part of the fixture.
 - Lighting installations shall include timers, dimmers, sensors, and/or other energy-saving technologies to reduce overall energy consumption. Nonessential lighting shall be turned off or reduced after normal business hours, leaving only necessary lighting for security purposes. (Non-essential lighting includes, but may not be limited to, display, aesthetic, parking, and/or sign lighting as determined by the Board.)

Stamp	
Date	
Description	
No.	

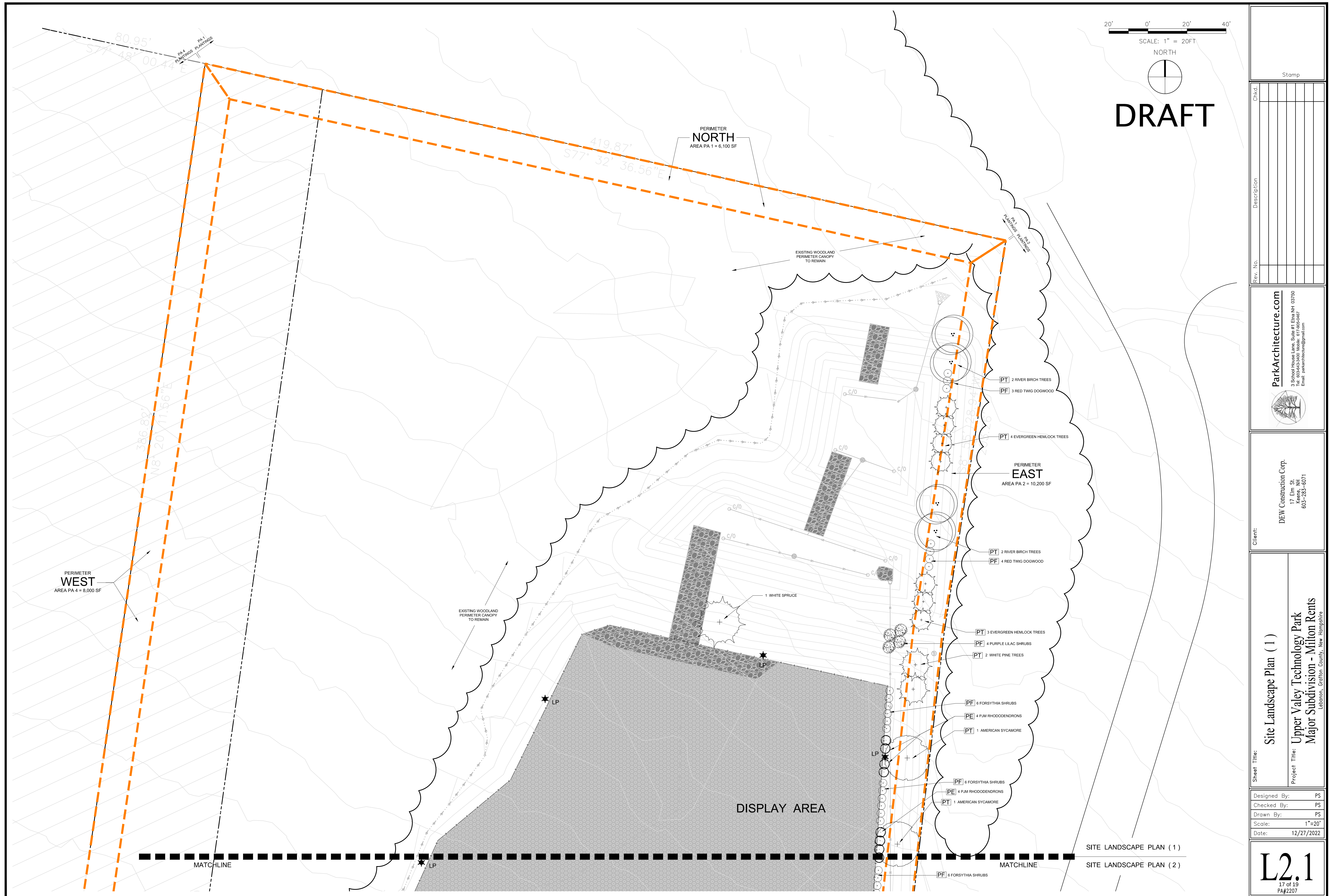
ENGINEERING VENTURES PC
 208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
 414 Union Street, Schenectady, NY 12305 • 518-630-9614
 www.engineeringventures.com

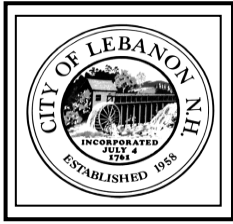
DEW CONSTRUCTION CORP.
 277 BLAIR PARK RD., STE. 130
 WILLISTON, VT
 802-872-0505

Photometric Plan
MILTON RENTS
110 AIRPARK RD.
 WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project # 22092.00
 Drawn By: AM
 Checked By: AM
 Scale: 1" = 40'
 Date: 12/27/2022

L-1
 15 of 19





CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Planning Board

FROM: Planning and Development Department Staff

RE: Proposed Amendments to the Site Plan Review Regulations
January 23, 2023 Planning Board Work Session – *Agenda Item 2.D*

DATE: January 19, 2023

Attached please find a redline identifying proposed amendments to the Site Plan Review Regulations. The new or revised text is blue and underlined. The text to be deleted is shown as ~~red with a strike-out~~.

The proposed amendments clarify the jurisdictional thresholds for minor site plan review and augment the procedures for appealing decisions of the Minor Site Plan Committee. The jurisdictional amendments, which were originally reviewed by the Planning Board at the September 26th work session, have been slightly modified by staff for clarity. All amendments have been reviewed by the City's legal counsel.

A public hearing on the proposed amendments has been scheduled for the January 23, 2023 Planning Board work session.

Attachment

- Excerpt of the Site Plan Review Regulations (4-page redline last revised October 19, 2022)

SITE PLAN REVIEW REGULATIONS

DRAFT AMENDMENTS

Section 3.1 – Site Plan Review Jurisdiction

[...]

A. JURISDICTIONAL DETERMINATION

[...]

B. LAND DEVELOPMENT EXEMPT FROM SITE PLAN REVIEW.

[...]

C. MINOR SITE PLAN COMMITTEE REVIEW

1. Minor site plan approval from the Minor Site Plan Committee in accordance with the procedures set forth in Section 3.2 shall be required when one or more of the criteria in Column A is satisfied. However, if ANY of the criteria in Column B is also satisfied, the application for land development shall be reviewed by the Planning Board per Section 3.1.D. ~~for any of the following:~~

<u>Type of Land Development</u>	<u>Column A</u>	<u>Column B</u>
<u>Increase in gross floor area of a building</u>	<u>a) between 500 sq. ft and 2,500 sq. ft.; and,</u> <u>b) less than 25% of the existing gross floor area</u>	<u>a) greater than 2,500 sq. ft;</u> <u>or,</u> <u>b) greater than 25% of the existing gross floor area</u>
<u>Reconstruction of demolished buildings</u>	<u>a) between 500 sq. ft and 2,500 sq. ft.; and,</u> <u>b) less than 25% of the existing gross floor area</u>	<u>a) greater than 2,500 sq. ft.;</u> <u>or,</u> <u>b) greater than 25% of the existing gross floor area</u>
<u>New improved surfaces, including but not limited to gravel or paved parking areas, driveways, walkways, or other improved surfaces, whether or not such surfaces are pervious or impervious.</u>	<u>between 500 sq. ft. and 2,500 sq. ft.</u>	<u>greater than 2,500 sq. ft.</u>
<u>For a multi-family dwelling of five (5) or more units</u>	<u>an increase in the number of dwelling units not to exceed 20% of the existing units</u>	<u>an increase in the number of dwelling units that exceeds 20% of the existing units</u>
<u>Conversion of an existing building, in whole or in part</u>	<u>to a multifamily dwelling containing five (5) or fewer dwelling units</u>	<u>to a multifamily dwelling containing more than (5) dwelling units</u>
<u>Conversion of an existing building, in whole or in part</u>	<u>from a residential use to a non-residential use</u>	<u>land development proposal is a major change</u>
<u>Any other type of land development</u>	<u>land development proposal is a minor change</u>	<u>land development proposal is a major change</u>

2. Notwithstanding the criteria in the table above, the proposal shall be reviewed by the Planning Board per Section 3.1.D. for any of the following cases:

- a. In the reasonable judgment of the Planning and Development Department the proposal constitutes a major change.
- b. The application is submitted less than (2) years from the date that a previous minor site plan was approved for the same lot as the current application.

~~1. **Land development** involving:~~

- ~~a. Any increase of between 500 sq. ft. and 2,500 sq. ft. in the gross floor area of a building and which is also less than 25% of the existing gross floor area of the building; and/or~~
- ~~b. Any new improved surface(s) greater than 500 sq. ft. and less than 2,500 sq. ft. Such improved surfaces include but are not limited to, gravel or paved parking areas, driveways, walkways, or other improved surfaces, whether or not such surfaces are pervious or impervious; and/or~~
- ~~c. An increase in the number of dwelling units within an existing multi-family dwelling of five (5) or more dwelling units, not to exceed 20% of the existing units; and/or~~
- ~~d. Conversion of an existing building, in whole or in part, to a multi-family dwelling containing fewer than five (5) dwelling units, unless review by the Planning Board is required per Section 601.9 of the Zoning Ordinance; and/or~~
- ~~e. Conversion of an existing building, in whole or in part, from a residential use to a non residential use, unless review by the Planning Board is required per Section 601.9 of the Zoning Ordinance.~~

~~Notwithstanding the above, where in the reasonable judgment of the Planning and Development Department the proposal constitutes a **major change**, the application shall be reviewed by the Planning Board per Section 3.1.D.~~

~~2. Any other **land development** that constitutes a **minor change** to a property.~~

~~Applications for **land development** that meet one or more of the criteria set forth above and which are submitted less than two (2) years from the date of the last minor site plan approval shall be reviewed by the Planning Board per Section 3.1.D.~~

D. PLANNING BOARD REVIEW

Land development that constitutes a **major change** to a property, including any *land development* that exceeds the thresholds set forth in Section 3.1.C.1.a-e, shall require site plan approval from the Planning Board in accordance with the procedures set forth in Article IV.

Section 3.2 – Minor Site Plan Review

A. MINOR SITE PLAN COMMITTEE

[...]

B. REVIEW PROCESS

1. Pre-Submission Review. [...]

2. Application. [...]

3. Public Hearing. [...]

4. Final Action.

- a. Following the conclusion of the public hearing, the Minor Site Plan Committee shall either:
 - i. approve the application as submitted;
 - ii. approve the application with conditions;
 - iii. deny the application;
 - iv. decline to make a final decision itself and refer the application to the Planning Board for review per Section 3.2.B.5; or
 - v. request an extension of time from the applicant if needed.
- b. The Board shall provide a written decision within five (5) days of the conclusion of the public hearing.
- c. A digital copy of the approved plan, modified as necessary pursuant to any conditions of approval, shall be provided to the Planning and Development Department by the applicant for digital signature by the Chair of the Minor Site Plan Committee.
- d. The Planning and Development Department shall ~~provide the Planning Board with a copy of the written decision made by the Minor Site Plan Committee and a copy of the approved plan.~~ announce the decision of the Minor Site Plan Committee at the next regularly scheduled Planning Board meeting and shall provide a brief summary of the application and decision for inclusion with the meeting agenda materials.
- e. The time periods set forth in Section 4.10 shall apply to minor site plan approvals. References in Section 4.10 to the Planning Board

shall be deemed to be references to the Minor Site Plan Committee for purposes of this section.

5. **Referral To Planning Board.** [...]

6. **Appeal to Planning Board.** A decision of the Minor Site Plan Committee may be appealed to the Planning Board in accordance with RSA 674:43, III, provided the appeal is filed within 20 days of the Committee's decision. [The appeal shall identify the reasons for the appeal.](#)

The Planning Board shall hold a public hearing on any appeal, pursuant to the notice requirements and procedures set forth in Section 4.8. Any additional fees for notices shall be paid by the ~~applicant~~[appellant](#). No new application fee shall be charged. All applicable procedures of Article IV shall apply.

[The hearing shall generally be limited to the reasons for the appeal identified by the appellant, unless the applicant, appellant, other interested party, or any Board member requests a de novo hearing, which request the Board may grant upon demonstration of good cause. The Board may either affirm or reverse the decision of the Minor Site Plan Committee and may modify or add to any conditions of the Committee's decision.](#)

7. **Submission Materials.** [...]

8. **Design Standards.** [...]

2023 LEBANON PLANNING BOARD: SURPLUS PROPERTY DETERMINATIONS

Planning Board Member Name:

VOTING OPTIONS:

- N Make available to an abutting **neighbor** as an extension to an already residential property.
- S-1 **Sell** to interested party for the purpose of building a **single** residential structure.
- S-M **Sell** to interested party for the purpose of building **multiple** (2 or more) residential structures.
- PP Designate as a “**Pocket Park**” since the property is too small, topographically unsuitable, or otherwise undesirable as a building site for a residential structure.
- REZ **Rezone** the property so as to make it eligible for a residential building site.

Please record your personal 1st, 2nd, and 3rd choices using the codes to the left of the options above in the relevant columns below. All comments welcome – there’s plenty of space available, since the “Comment” box is infinitely expandable.

PROPERTY N O.	PLAT/LOT	ADDRESS	Present Zone	1 st Choice	2 nd Choice	3 rd Choice	COMMENT?
1	4/79	0 North Main St.	R-3				
2	14/23	0 North Main St.	R-3				
3	26/27	0 NH Route 120	R-1				
4	64/1	0 Hanover St. Ext.	R-1/R-3				
5	77/106	0 Barrows St.	R-3				
6	77/107	0 Barrows St.	R-3				
7	79/39	0 Townsend Terr.	RL-1				
8	82/11	526 Dart. College Highway	RL-1				
9	86/55	5 South Main St.	CBD				
10	86/56	3 Seminary Hill	CBD				
11	90/7	0 Ora Ave	R-3				
12	106/49	0 Mechanic St.	GC				
13	107/76	0 Pine St.	R-2				
14	109/39	0 Dart. College Highway	R-3				
15	117/4	0 Poverty Lane	IND-L				
16	124/11	0 Stoney Brook Rd.	GC				
17	125/14	0 Eastman Hill Rd.	RL-2				
18	131/7	0 Poverty Lane	IND-L				

DRAFT

LEBANON PLANNING BOARD
Regular Session
Monday, December 19, 2022, 6:30 PM
City Council Chambers, City Hall
or Remote Via Microsoft Teams
LebanonNH.gov/Live

MEMBERS PRESENT: Matthew Hall (Vice-Chair), Karen Zook (City Council Rep), Kathie Romano - remote, Jeremy Rutter, Laurel Stavis, Cori Hirai (Alternate), Thomas Jasinski (Alternate)

MEMBERS ABSENT: Bruce Garland (Chair), Kim Chewning, Gregorio Amaro

STAFF PRESENT: Nathen Reichert (Planning Director), Tim Corwin (Senior Planner), Brian Vincent (City Engineer)

1. Call to Order

Vice Chair Hall called the meeting to order at 6:30 PM.

Cori Hirai was appointed in place of Bruce Garland, and Tom Jasinski was appointed in place of Gregorio Amaro.

Vice Chair Hall noted that the discussion of the proposed zoning amendments and site plan review amendments would not be open for public comment. The order of hearings was reordered.

Ms. Romano was attending remotely due to being out of town.

2. Study Items

A. Discussion of Proposed Zoning Amendments

Vice Chair Hall opened with a motion as a starting point for the discussion.

A MOTION by Matthew Hall that the Planning Board reviewed and discussed the proposed Zoning Amendments at its November 14, 2022, meeting. Based on this discussion, the Board recommends the City Council not adopt Section 607.8 Electric Vehicles for the following reasons:

One. Recently, in reviewing numerous significant developments on the Board, the developers are already installing electric vehicle infrastructure and are increasingly doing so in response to the demand of the current electric vehicle market as it exists. Additionally, the Board has seen new electric vehicle charging stations appear at places, for example the Walmart Plaza, and the expansion of existing facilities for Tesla. There is no need to mandate its adoption for property owners, business owners, and homeowners, who are the best judges of whether and to what extent they require it.

Two. There is a real question as to whether all of Lebanon has the practical technical ability to adopt these proposed regulations based on what is currently provided by Liberty Utilities. This needs to be fully understood citywide before any consideration of implementing so wide-reaching and comprehensive zoning changes.

1 **Three.** The Board opposes categorically mandating the installation of EV-ready spaces in one- and two-
2 family homes. Lebanon's homeowners know their own circumstances, their own interests, and can make
3 their own decisions.
4

5 **Four.** If the City of Lebanon desires to facilitate the adoption of electric vehicles, the Board proposes that
6 more creative solutions that offer positive opportunities, not restrictive regulations. Here, it's not sticks.
7 Where are the municipal incentives for developers to install electric vehicle infrastructure? What would
8 entice a landowner to install these facilities? The Board recommends the City to pursue this route.

9 **The motion was seconded by Laurel Stavis.**
10

11 Ms. Hirai commented that it would have been good to get the questions from the previous meeting
12 answered before crafting a motion. Mr. Hall stated that he did get the answers to the questions before
13 making the motion. Mr. Corwin stated that they have had extensive conversations with Liberty Utilities,
14 but there has not been a definitive response to whether it is a short term or long-term problem. Ms. Hirai
15 suggested that putting in the requirement would push Liberty to meet demand faster than if they were left
16 to their own devices, adding that as a governing body, the Board can influence the speed by which certain
17 efforts can be moved along. Meeting the capacity means installing an additional 220V line for charging,
18 and retrofitting is very expensive. It is important for the Board to use its leadership power to make it
19 easier for lower income members of the community to achieve equity.
20

21 Mr. Jasinski noted that developers are often forced to accommodate regulations at increased expense, and
22 installation of EV charging capacity should be left up to the person paying for it. In the end, it will be up
23 to the City Council to decide the issue.
24

25 As a member of the City Council, Ms. Zook stated that she would abstain from voting on this
26 recommendation.
27

28 **Roll Call Vote:**

29 **Voting in Favor – Mr. Jasinski, Mr. Hall, Ms. Stavis, Ms. Romano, Mr. Rutter**

30 **Voting Against – Ms. Hirai**

31 **Abstaining – Ms. Zook**

32 ***The MOTION was approved (4-1-1).**
33

34 Vice Chair Hall made a second motion.
35

36 **A MOTION by Matthew Hall that the Planning Board recommends adoption of the Cottage Housing**
37 **proposed zoning amendments with an emphasis on the New England aesthetics.**

38 **The motion was seconded by Tom Jasinski.**
39

40 Ms. Hirai recommended a modification of the motion, as the porches are taxed in Lebanon and would be
41 an unnecessary burden on developers and taxpayers. It would be better to incentivize it. Mr. Hall stated
42 that he would like to see the New England vernacular emphasized in the construction of the cottages, but
43 it would be up to the City Council to consider the adoption of the amendment. The discussion of the
44 amendments continued to a decision to not make mention of the porches.
45

46 **Roll Call Vote:**

47 **Voting in Favor – Mr. Jasinski, Mr. Hall, Ms. Stavis, Ms. Romano, Mr. Rutter, Ms. Hirai, Ms. Zook**

48 **Voting Against – None**

49 ***The MOTION was approved (7-0).**
50
51

1 **3. Public Hearing Items**

2
3 **D. CP Centerra LLC, 12 Centerra Parkway (Tax Map 10, Lot 11, Plot 100), zoned**
4 **IND-L: Request for Site Plan Review to construct a +/-2,273 sq. ft. restaurant with a drive through**
5 **(Starbucks) together with associated site improvements. PB2022-45-SPR - Continued from December**
6 **12, 2022**

7
8 Mr. Corwin stated that the hearing was left open and continued to this meeting to allow time to look into
9 the issue of a third-party engineer's role in the project. The applicant agreed that it would be useful to
10 allow additional time to set a policy. Mr. Jasinski stated that he would strongly recommend following
11 procedure and keeping to the standard third-party engineer process.

12
13 ***A MOTION by Laurel Stavis to continue the hearing of CP Centerra LLC, 12 Centerra Parkway (Tax***
14 ***Map 10, Lot 11, Plot 100), zoned IND-L, to January 23, 2023, at 6:30 PM.***

15 ***The motion was seconded by Jeremy Rutter.***

16 ***Roll Call Vote:***

17 ***Voting in Favor – Mr. Jasinski, Mr. Hall, Ms. Stavis, Ms. Romano, Mr. Rutter, Ms. Hirai, Ms. Zook***

18 ***Voting Against – None***

19 ****The MOTION was approved (7-0).***

20
21 Ms. Salazar-Kish was not present, so that hearing was moved to later in the meeting.

22
23
24 **C. Grafton County Economic Development Council & North County Council, 16**
25 **Cavendish Court (Tax Map 10, Lot 11, Plot 3600), zoned IND-L: Request for a Site Plan amendment**
26 **to construct additional parking. PB2022-48-SPR - Postponed from December 12, 2022**

27
28 Dan Nash of Advanced Geomatics & Design appeared in support of the application.

29
30 Mr. Corwin stated that there were still completeness concerns. A treatment swail was added to the plan
31 but not the landscaping and lighting plan. Ideally, Staff would like those in hand. There is also a
32 jurisdictional wetland that needs to be delineated on the plan and approved by the State DES. The written
33 waiver requests have not been received. Mr. Nash stated that a detention pond can be dredged without a
34 permit because it is considered part of the site maintenance facilities and not jurisdictional. Mr. Vincent
35 stated that the City is having a similar problem and suggested the applicant should have the same
36 conversation with DES.

37
38 ***A MOTION by Tom Jasinski to postpone this hearing to January 9, 2022, at 6:30 PM.***

39 ***The motion was seconded by Jeremy Rutter.***

40 ***Roll Call Vote:***

41 ***Voting in Favor – Mr. Jasinski, Mr. Hall, Ms. Stavis, Ms. Romano, Mr. Rutter, Ms. Hirai, Ms. Zook***

42 ***Voting Against – None***

43 ****The MOTION was approved (7-0).***

44
45
46 **B. Hanover Improvement Society Co & Trustees of Dartmouth College, 394 North**
47 **Main Street (Tax Map 5, Lot 2 & Tax Map 8, Lots 27 & 28), zoned R-3 & RL-**
48 **3: Request for Site Plan Review to construct a 4,235 square foot addition to the existing**
49 **recreational ice rink together with associated site improvements. PB2022-44-SPR -**
50 **Continued from December 12, 2022**

1 Vice Chair Hall stated that he would need to recuse himself from this application and a Chair would need
2 to be appointed for this hearing.

3
4 ***A MOTION by Laurel Stavis to appoint Tom Jasinski as chair for this application.***

5 ***The motion was seconded by Jeremy Rutter.***

6 ***Roll Call Vote:***

7 ***Voting in Favor – Mr. Jasinski, Mr. Hall, Ms. Stavis, Ms. Romano, Mr. Rutter, Ms. Hirai, Ms. Zook***

8 ***Voting Against – None***

9 ****The MOTION was approved (7-0).***

10
11 Vice Chair Hall recused himself from this application.

12
13 Nate Stearns as Attorney for Hanover, NH, and Project Engineer Jeff Goodrich of Pathways Consulting,
14 LLC, appeared in support of the application.

15
16 Mr. Corwin stated that the hearing was continued because the applicant hadn't submitted formal waiver
17 requests, which are now in official form and need to be discussed.

18
19 Ms. Romano stated that the issue was stormwater runoff into another property. Mr. Vincent stated that the
20 stormwater system is sufficient for controlling the peak flow so that there is no increase in runoff. Mr.
21 Goodrich described the drainage of the property in detail and confirmed that there would be no increase in
22 runoff, and no erosion has been observed of the neighbor's property. Mr. Stearns noted that a condition in
23 a Conditional Use Permit from the Zoning Board that was negotiated with the neighbor stated that the
24 project shall not increase runoff to properties to the west, which is the reason why the parking lot
25 modifications were made to redirect runoff to the east.

26
27 Mr. Jasinski invited public comment.

28
29 Dave Donley, 386 N Main St., stated that he has lived there for quite a while, and the previous promises
30 are now being changed. Mr. Jasinski explained the current condition related to the previous application
31 that did not go forward. Mr. Corwin stated that the previous agreement has nothing to do with the current
32 application.

33
34 The Board members discussed the stormwater runoff.

35
36 Mr. Jasinski asked the Board members if they had sufficient information to make decisions on the
37 waivers.

38
39 Ms. Hirai inquired if the Board could require screening. Mr. Corwin stated that a reasonable condition of
40 approval could be added related to screening. Ms. Stavis inquired where the concern for screening came
41 from. Mr. Stearns stated that several items related to screening were followed up even though the double
42 rink project did not go forward.

43
44 Ms. Romano stated that it would have helped to see the videos of the water running onto the neighbor's
45 property. Mr. Donley stated that he did not understand the changes being made to improve the situation
46 on his property and asked about the goal of the screening and the problem that would be solved. Mr.
47 Jasinski summarized the issues raised by Mr. Donley regarding screening and runoff. Ms. Stavis asked if
48 there were ongoing discussions between lawyers. Mr. Goodrich stated that the new traffic pattern is
49 intended to mitigate any lights toward the neighbor's property. Ms. Hirai noted the windows on the side
50 of the building facing Mr. Donley's property and suggested a line of shrubs to mitigate the lights. Mr.

Stearns stated that evergreens can be installed to screen the windows on the building. Mr. Corwin stated that a condition would be added.

Mr. Jasinski closed public comment.

A MOTION by Jeremy Rutter to approve the waiver from Section 5.1.E.5 – requiring a current survey certified by a land surveyor licensed in New Hampshire
The motion was seconded by Laurel Stavis.

Mr. Goodrich noted that a survey is registered with the Grafton County Registry of Deeds, which does not need to be updated.

Roll Call Vote:

Voting in Favor – Ms. Hirai, Mr. Rutter, Ms. Zook, Mr. Jasinski, Ms. Romano, Ms. Stavis

Voting Against – None

****The MOTION was approved (6-0).***

A MOTION by Jeremy Rutter to approve the waiver from Section 5.1.E.7 – requiring plans to show structures within 200 ft.

The motion was seconded by Kathie Romano.

Roll Call Vote:

Voting in Favor – Ms. Hirai, Mr. Rutter, Ms. Zook, Mr. Jasinski, Ms. Romano, Ms. Stavis

Voting Against – None

****The MOTION was approved (6-0).***

A MOTION by Jeremy Rutter to approve the waiver from Section 5.1.E.13 – lighting plan requirements
The motion was seconded by Cori Hirai.

Roll Call Vote:

Voting in Favor – Ms. Hirai, Mr. Rutter, Ms. Zook, Mr. Jasinski, Ms. Romano, Ms. Stavis

Voting Against – None

****The MOTION was approved (6-0).***

A MOTION by Jeremy Rutter to approve the waiver from Section 5.1.E.15 & Section 6.2.B & 6.2.E.1 – perimeter landscaping and parking lot shading requirements

The motion was seconded by Karen Zook.

Roll Call Vote:

Voting in Favor – Ms. Hirai, Mr. Rutter, Ms. Zook, Mr. Jasinski, Ms. Romano, Ms. Stavis

Voting Against – None

****The MOTION was approved (6-0).***

A MOTION by Jeremy Rutter to approve the waiver from Section 6.2.D.1 – landscaping around buildings requirements second

The motion was seconded by Laurel Stavis.

Roll Call Vote:

Voting in Favor – Ms. Hirai, Mr. Rutter, Ms. Zook, Mr. Jasinski, Ms. Romano, Ms. Stavis

Voting Against – None

****The MOTION was approved (6-0).***

A MOTION by Jeremy Rutter to approve the waiver from Section 6.6 – stormwater management requirements

The motion was seconded by Laurel Stavis.

Roll Call Vote:**Voting in Favor – Ms. Hirai, Mr. Rutter, Ms. Zook, Mr. Jasinski, Ms. Romano, Ms. Stavis****Voting Against – None*****The MOTION was approved (6-0).**

Mr. Corwin previewed the additional conditions of approval. The Board members discussed the additional conditions regarding light infiltration to the abutter's property. Mr. Stearns asked for a specific number of trees that would be required. Ms. Stavis suggested that specific numbers of trees, rather than the purpose, be the focus as the outcome may not completely block all light. Mr. Corwin suggested the necessary wording. Mr. Stearns stated that three trees would be adequate given the deciduous trees already between the properties. The Board members discussed the number of trees needed for screening.

Mr. Jasinski closed the Public Hearing.

A MOTION by Jeremy Rutter that the Lebanon Planning Board **APPROVE** the application of Hanover Improvement Society and Town of Hanover for Site Plan Review to construct +/-4,385 sq. ft. additional building area onto the existing recreational ice rink 394 N. Main Street (Tax Map 5, Lot 2), zoned RL-3 and R-3, together with associated site improvements including stormwater infrastructure to be located on adjacent properties owned by Dartmouth College (1-3 Field Road (Tax Map 5, Lot 1), 00 N. Main Street (Tax Map 8, Lot 27), 00 Indian Ridge Drive (Tax Map 8, Lot 28), PB2022-44-SPR, as shown on a plan set prepared for Hanover Improvement Society Campion Rink Renovations & Additions, by Pathways Consulting, LLC, dated October 10, 2022, last revised November 2, 2022, Proj. No. 10571 (10 sheets), including any and all submissions and testimony provided for and during the public hearing.

In support of its decision, the Board finds that the applicant has submitted plans, testimony, technical data, information, reports, and studies that together satisfactorily demonstrate compliance with the applicable requirements of the Site Plan Review Regulations, except as may reasonably be addressed through the imposition of certain conditions of approval, set forth below, and except as may have been waived pursuant to Section 7.1.

This approval is subject to the following conditions:

Conditions to be Satisfied Prior to Application for a Building Permit

1. The applicant shall address the following comments of the City Engineer to the satisfaction of the City Engineer:
 - a) Given the nature of the native soils within the placement area of the proposed infiltration basin, it is recommended that the applicant provide a reinforced overflow weir and detail of how the weir reinforcing materials would be constructed. This may also apply to the forebay overflow weir. It is understood that the drainage model shows no overflow to the weir, but staff still recommends that reinforcing materials are installed.
 - b) Confirm that the proposed relocated hydrant location is properly spaced from the building/proposed building addition.
 - c) The O&M Manual refers to a Dunkin Donuts facility. This is likely a typo that should be addressed.
2. The applicant shall schedule and hold a pre-building permit application meeting with the Planning and Development Department, City Building Inspectors, City Engineer/Department of

Public Works, and Fire Department, in order to help streamline the building permit review process and to review applicable code requirements.

3. The applicant shall obtain approval from the City Council or the City Manager's office for any additional water and/or sewer flows in accordance with the applicable Chapter 136 and 182 of the City Code.

4. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations.

Conditions to be Satisfied Prior to the Issuance of a Building Permit

5. The development shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on October 13, 2021. In accordance with RSA 674:39, the approved site plan shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.

6. All water and sewer fees shall be paid as set forth in City Code Chapter 68.

7. An easement over 1-3 Field Road (Tax Map 5, Lot 1), 00 N. Main Street (Tax Map 8, Lot 27), and 00 Indian Ridge Drive (Tax Map 8, Lot 28) for the operation and maintenance of the off-site stormwater infrastructure shall be recorded in a form acceptable to the City's legal counsel.

8. Actual measured saturated hydraulic conductivity test results, as well as estimated seasonal high water table elevation shall be provided to DPW for review prior to construction. The applicant should also share any intent to add soil amendments to the site if required/applicable, as well as design details.

9. Prior to the start of any construction activities on the property, the applicant shall obtain or update (if appropriate) any required State approvals.

Conditions to be Satisfied Prior to the Issuance of a Certificate of Occupancy

10. The impact fee calculated pursuant to Condition of Approval #4 shall be paid.

11. All improvements depicted on the plan shall be completed and shall be constructed as depicted on the approved plan, including any modifications to the plan as may be approved by the Planning Board in accordance with the Subdivision Regulations and Site Plan Review Regulations.

General Conditions

12. All required landscape plantings shall meet the minimum size requirements for such plantings set forth in Section 6.2.B of the Site Plan Review Regulations at the time of installation.

13. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.

14. The property owner is responsible for the maintenance and operation of the stormwater management system in accord with the O&M plan, and such responsibility shall run with the land. (Section 6.6.H.2.b of the Site Plan Review Regulations).

The motion was seconded by Laurel Stavis.

Roll Call Vote:

Voting in Favor – Ms. Hirai, Mr. Rutter, Ms. Zook, Mr. Jasinski, Ms. Romano, Ms. Stavis

Voting Against – None

**The MOTION was approved (6-0).*

Vice Chair Hall returned to the meeting.

- E. **Upper Valley Technology Park, LLC, 0 Plainfield Road (Tax Map 131, Lot 3), zoned IND-L: Request for a Conditional Use Permit per Section 501.4 of the Zoning Ordinance and for Minor Subdivision approval of a proposed 3-lot Industrial Planned Unit Development (IPUD). PB2022-51-CUPMIN - Postponed from December 12, 2022**

Mr. Corwin stated that Planning Staff finds the above application complete enough for the Planning Board to accept jurisdiction and commence review.

A MOTION by Laurel Stavis that the application of Upper Valley Technology Park, LLC, 0 Plainfield Road (Tax Map 131, Lot 3), zoned IND-L is complete enough for the Planning Board to accept jurisdiction and commence review.

The motion was seconded by Jeremy Rutter.

Roll Call Vote:

Voting in Favor – Mr. Jasinski, Mr. Hall, Ms. Stavis, Ms. Romano, Mr. Rutter, Ms. Hirai, Ms. Zook

Voting Against – None

**The MOTION was approved (7-0).*

Robert Wells, DEW Properties, and Adam Morse, Civil Engineer with Latitudes Land Surveying, appeared in support of the request.

Mr. Wells described the three-lot IPUD for Upper Valley Technology Park (UTVP) on Airpark Road, which is next to the runway. Lot #3 would remain regardless of the occupant. The other two lots have established businesses.

Mr. Corwin explained what is specifically being approved. Mr. Vincent stated that there are issues with the driveways and safety concerns. Mr. Corwin said that recommended conditions of approval would be included. The approval of the IPUD is all that is being addressed now.

Mr. Rutter inquired about the roads involved. Mr. Morse stated that there are Class IV roads which are not considered for frontage. Mr. Wells stated that the old dirt road is not considered frontage. Mr. Rutter

also inquired about a stone wall at the south end of the open space. Mr. Morse stated that it is not on the plat. Mr. Corwin stated that it is important that it is included on the plat.

Ms. Hirai inquired about the wetlands. Mr. Wells stated that they are not involved. The Conservation Commission would review the application if requested by the Planning Board.

Vice Chair Hall closed the Public Hearing.

A MOTION by Jeremy Rutter that the Lebanon Planning Board **APPROVE** the application of Upper Valley Technology Park, LLC, for a Conditional Use Permit per Section 501.4 of the Zoning Ordinance and for Minor Subdivision approval of a proposed 3-lot Industrial Planned Unit Development (IPUD), PB2022-51-CUPMIN, as shown on a plat titled "Subdivision Plat for Upper Valley Tech Park LLC Planned Unit Development," prepared by Latitudes Land Surveying, dated December 2, 2022, project no: 22015, including any and all supplemental submissions and testimony provided during the public hearing.

In support of its decision, the Board finds that the applicant has submitted plans, testimony, technical data, information, reports, and studies – variously prepared by a professional civil engineer, professional traffic engineer, and a licensed land surveyor – that together satisfactorily demonstrate compliance with the applicable requirements of the Subdivision Regulations and the Planned Unit Development regulations of the Zoning Ordinance, except as may reasonably be addressed through the imposition of certain conditions of approval, set forth below.

This approval is subject to the following conditions:

Conditions to be Satisfied Prior to the Signing and Recording of the Plat

1. The applicant shall revise the subdivision plat to the satisfaction of the Planning and Development Department and the City's legal counsel, as follows:
 - a. Contact the Assessing Department to confirm the tax map/lot numbers for the new lots and add to the plat.
 - b. Add metes and bounds to the proposed open space area.
 - c. Identify how the open space will be physically delineated in accordance with Section 501.1.F.7.b of the Zoning Ordinance.
 - d. Add open space calculations;
 - e. Add a note indicating how the open space will be owned, protected, and managed;
 - f. Add a note indicating that the development of each lot shall require Site Plan approval per the Lebanon Site Plan Review Regulations and that the driveway locations and design are subject to review and approval from the Lebanon Department of Public Works.
 - g. Provide date and description of any revisions made (9.5.A.1)
2. The applicant shall provide a digital record drawing of the revised subdivision plat (Cad .dwg format using NH State Plane Coordinate system or an alternative approved by the City's GIS Coordinator).
3. All outstanding engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations.

4. The applicant shall prepare and record an open space covenant or deed restriction in accordance with Section 501.1.F.5, 6 & 7 of the Zoning Ordinance, and shall be in form and content acceptable to the Planning and Development Department and the City Attorney.

General Conditions

5. Future development on the new lots shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on October 12, 2021, and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy. In accordance with RSA 674:39, future development shall be exempt from any changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.

6. All future construction shall substantially conform with and shall be subject to the requirements and specifications of the recorded plat. (Section 7.9.A.2)

The motion was seconded by Tom Jasinski.

Roll Call Vote:

Voting in Favor – Mr. Jasinski, Mr. Hall, Ms. Stavis, Ms. Romano, Mr. Rutter, Ms. Hirai, Ms. Zook

Voting Against – None

**The MOTION was approved (7-0).*

A MOTION by Jeremy Rutter that the Lebanon Planning Board authorizes the Vice Chair to sign the subdivision plat for Upper Valley Technology Park, LLC, PB2022-51-CUPMIN, as revised pursuant to the Board's conditions of approval.

The motion was seconded by Tom Jasinski.

Mr. Rutter inquired about the covenant shared with the Board. Mr. Corwin stated that it does not impact the decision.

Roll Call Vote:

Voting in Favor – Mr. Jasinski, Mr. Hall, Ms. Stavis, Ms. Romano, Mr. Rutter, Ms. Hirai, Ms. Zook

Voting Against – None

**The MOTION was approved (7-0).*

A. Jolin Salazar-Kish, 10 & 14 Bank Street (Tax Map 92, Lots 124 & 125), zoned LD:

Applicant requests an extension of time per Section 4.10.B of the Site Plan Review Regulations to obtain a building permit pursuant to an approved site plan for a 26-unit multi-family residential development (PB2019-13-SPR), originally approved by the Planning Board on January 11, 2021. PB2022-43-EXT - **Continued from November 21, 2022**

Jolin Salazar-Kish, owner, and Sue Reed, Architect, appeared in support of the application.

1 Ms. Salazar-Kish stated that they are close to completing the building permit application, but approval
2 will occur after the current approval date. The delay occurred because they needed to add entrances and
3 deal with a number of other delays.

4
5 Mr. Corwin stated that the Board may want to include their reasons for the decision.

6
7 Ms. Stavis noted that there are mitigating circumstances beyond the applicant's control that kept her from
8 meeting the two-year limit.

9
10 Mr. Hall stated that the Board would need a date by which the building permit should be obtained. Mr.
11 Corwin stated that they should allow enough time. Ms. Salazar-Kish stated that six months would allow
12 enough time.

13
14 Mr. Rutter noted that there were leases in place and wondered if that was a reason for the extension. Ms.
15 Salazar-Kish stated that they should all be resolved by the summer. Mr. Rutter suggested 9 - 12 months
16 would be appropriate.

17
18 Mr. Jasinski stated that two years is too long a time for this size application. Mr. Corwin stated that there
19 is no way to know when the building permit would be obtained. The project was submitted and approved
20 just before the Lebanon Downtown District was approved, so it is under the old regulations.

21
22 Ms. Romano inquired about whether the extension would only be for the building permit or the entire
23 project. Mr. Corwin stated that a two-year extension would mean that by December 19, 2024, active and
24 substantial completion must be made. An 18-month extension would be reasonable.

25
26 Vice Chair Hall invited public comment. Hearing none, Vice Chair Hall closed the Public Hearing.

27
28 **A MOTION by Jeremy Rutter** that the Lebanon Planning Board **APPROVE** the application of Jolin
29 Salazar-Kish for an extension of time per Section 4.10.B of the Site Plan Review Regulations to obtain a
30 building permit pursuant to an approved site plan for a 26-unit multi-family residential development
31 (PB2019-39-SPR), originally approved by the Planning Board on January 11, 2021, PB2022-43-EXT,
32 including any and all submissions and testimony provided for and during the public hearing.

33
34 In support of its decision, the Board finds that:

- 35
36 1. The applicant **HAS** submitted a complete and timely request for an extension pursuant to Section
37 4.10.B of the Site Plan Review Regulations; and
38
39 2. Considering the totality of the circumstances, including the extent and complexity of the
40 conditions precedent, the extent of the progress made by the Applicant toward satisfying the
41 conditions-precedent and/or starting construction, and whether the need for more time is
42 attributable to unusual circumstances beyond the control of the Applicant, rather than to the
43 Applicant's neglect or failure to proceed with reasonable promptness, the applicant **HAS**
44 demonstrated that the extension is warranted.

45
46 This approval is subject to the following conditions:

- 47
48 1. The applicant shall be required to obtain a Building Permit from the Planning and Development
49 Department by June 19, 2024.
50

2. The applicant shall satisfy and comply with the Planning Board Notice of Action for PB2019-39-SPR, dated January 11, 2021, and all conditions of approval thereof.

The motion was seconded by Laurel Stavis.

Roll Call Vote:

Voting in Favor – Mr. Jasinski, Mr. Hall, Ms. Stavis, Ms. Romano, Mr. Rutter, Ms. Hirai, Ms. Zook

Voting Against – None

**The MOTION was approved (7-0).*

4. Discussion Items

A. **Site Plan Review Amendments** – Review of proposed amendments to Section 6.2 (landscaping requirements) and minor modifications to Section 4.3 (conceptual review) and Section 5.1 (submission requirements)

B. **Site Plan Review Amendments** - Review of proposed amendments to the minor site plan regulations set forth in Sections 3.1 and 3.2 of the Site Plan Review Regulations

A MOTION by Cori Hirai for a Public Hearing of the proposed Site Plan Review Amendments on January 23, 2023, at 6:30 PM.

The motion was seconded by Laurel Stavis.

Roll Call Vote:

Voting in Favor – Mr. Jasinski, Mr. Hall, Ms. Stavis, Ms. Romano, Mr. Rutter, Ms. Hirai, Ms. Zook

Voting Against – None

**The MOTION was approved (7-0).*

Mr. Hall opened a discussion of the landscaping regulations and the number of waivers that have been granted toward generalizing the regulations for flexibility and individualizing the review process. Mr. Corwin stated that this is important and can enhance a site, but perhaps the current regulations are rather prescriptive and causing many waivers. Mr. Hall stated that it would be helpful to have a public hearing in February to obtain comments. The members of the Board should be in touch with Staff if there are clarifications needed.

Ms. Romano suggested giving the Board time to review the suggested amendments. Mr. Corwin stated that the Board should agree on the proposed amendments before a public hearing is scheduled. Ms. Romano commented on the need for guidelines for applicants and losing regulations may not be the best action. Mr. Jasinski stated that updating and making the regulations more streamlined and appropriate is a good idea. Mr. Hall stated that the proposal is a starting point for the discussion. Ms. Stavis stated that it is important to treat all applicants alike. It is also important that the Board stop granting so many waivers or change the regulations to avoid the large number of waivers being requested at the current level.

Ms. Hirai stated that it is important for the Board to have this conversation. Ms. Stavis stated that parking lot shading is also an important issue.

Mr. Rutter commented that there must be a background to all the regulations, and it is important to define the goals and simplify them.

Mr. Corwin stated that the Board members could share their feedback with Staff. The discussion will be continued at the February work session.

5. Committee Reports

A. Planning Board Subcommittees:

- Planning Board Capital Improvement Program
- Planning Board Development Regulations Update

B. City Council Subcommittees:

- Class VI Roads Advisory Committee
- Lebanon Energy Advisory Committee

C. Other Subcommittees:

- City Council Representative
- Heritage Commission
- Pedestrian & Bicyclist Advisory Committee
- Upper Valley Lake Sunapee Regional Planning Commission
- UV SubCommittee of the Connecticut River Joint Commissions
- Upper Valley Transportation Management Association
- Mascoma River Local Advisory Committee
- West Lebanon Revitalization Advisory Committee
- Planning & Development Department – Task Status

6. Other Business

Mr. Jasinski brought up the issue of abstaining from voting. He has reviewed information on abstaining and believes it should be a member's option. Mr. Corwin stated that if a Board member was absent from a meeting and wishes to abstain from approving the minutes, he has no issue with that. If a Board member has been present at all the meetings regarding an application, abstaining from voting on the application is not appropriate. It is the job of the Board member to vote once all the information is presented. Minutes are a different matter, and abstaining should be allowed.

Mr. Jasinski stated that there has been public comment on the number of waivers granted by the Board.

Ms. Stavis commented that it would be important to schedule a review of the State laws regarding planning and zoning, as she is on the Municipal Planning and Zoning Committee.

Mr. Corwin noted that the Master Plan sections on Housing and Economic Development are up for review this year. It is important that the Planning Board be involved in that process.

7. Approval of Minutes

A. October 24, 2022

A MOTION by Cori Hirai to approve the Planning Board Minutes of October 24, 2022, as presented. The motion was seconded by Laurel Stavis.

Roll Call Vote:

Voting in Favor – Ms. Hirai, Mr. Rutter, Ms. Romano, Mr. Hall, Mr. Jasinski, Ms. Zook, Ms. Stavis

Voting Against – None

**The MOTION was approved (7-0).*

8. Adjournment

A MOTION by Laurel Stavis to adjourn the meeting.

The motion was seconded by Cori Hirai.

Roll Call Vote:

Voting in Favor –Ms. Hirai, Mr. Rutter, Ms. Romano, Mr. Hall, Mr. Jasinski, Ms. Zook, Ms. Stavis

Voting Against – None

**The MOTION was approved (7-0).*

The meeting was adjourned at 9:30 PM.

Respectfully submitted,

Holly Howes

Recording Secretary