



**LEBANON TREE ADVISORY BOARD
FEBRUARY 6, 2023 - 5:30 PM
RIVER VALLEY COMMUNITY COLLEGE,
CONFERENCE ROOM OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

-
- 1. Call to Order**
 - 2. Approval of Minutes**
 - A. *January 3, 2023 DRAFT Minutes*
 - 3. Old Business**
 - A. Site Plan Review: Landscaping Regulations
 - B. Emerald Ash Borer quotes and chemicals
 - 4. New Business**
 - A. Review Airpark Rd facility plan
 - 5. Other Business**
 - 6. Adjournment**

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
Tree Advisory Board
Draft* Minutes, Tuesday January 3, 2023 at 5:30pm
Meeting Room 2, City Hall or remote on LebanonNH.gov/Live
(*questions in red below)

MEMBERS PRESENT (7/7): Kathleen Corrigan, Charlie DePuy, Andrew Garthwaite, Kelsey Haigh, Susan Johnson, Mary Maxfield, Sarah Riley

MEMBERS ABSENT (0/7):

STAFF PRESENT: Paul Coats (Director, Lebanon Parks and Recreation)

1. CALL TO ORDER: The meeting was called to order at the usual time
2. APPROVAL OF MINUTES: Minutes of our last meeting on 11/7/22 were approved without corrections.
3. OLD BUSINESS:
 - a. **Lebanon Towers Plantings:** Ditha Alonsa will take the lead on this topic from now on. TAB is done for now.
 - b. **Urban Heat Islands Project Update and City Council Presentation:**
 - i. Date of presentation: March 15, 2023, but a draft of the presentation is due March 2, 2023 for City Council members' advance review.
 - (Andrew) The purpose of the presentation at the 3/15 meeting is education of the City Council.
 - (Paul when asked about how much time we'll have) Doesn't think we're limited.
 - (Charlie) We anticipate needing 10-20 minutes: 10 min presentation and up to 20 minutes if questions.
 - (Charlie and Mary) Presentation will consist of discussion of data from all 10 of our neighborhood walks and a layer of NASA surface temperatures data. Charlie will focus on one example that demonstrates the temperature contrast between greenways and exposed unshaded areas. We will

also focus on questions related to how and where extreme heat affects people in Lebanon. Lebanon High School students Miles Sturges and Sawyer Weale have played major roles in our work.

- (Paul) Perhaps we could invite Miles and Sawyer for pizza at City Hall before the presentation to City Council—on Leb Rec.
- (Andrew) Perhaps look into requesting a Valley News article. Mary will look into that.
- (Paul) The City Council will need a pre-meeting general info packet—about a week beforehand. Attach key slides, maybe screen shots

c. Tree Warden Update

- i. Human Resources got the job description approved.
- ii. Budget item passed for \$2500 stipend for the year.
- iii. Therefore it's time to advertise. We should all keep our eyes out for a possible person!

d. Tree Vaccinations

- i. Chippers is the only gig in town that offers vaccinations. Estimates given: \$2800 for ashes and elms in Colburn Park and Lebanon Mall.
 - \$20 per inch diameter.
- ii. We have a \$5000 budget for trees.
- iii. Maybe we could get some support from the Rotary.
 - Susan will contact Rotary about this.
- iv. The Chippers guy also recommended fertilizer and soil care because of the urban stresses.
 - Paul is inclined to okay the fall treatment recommended, but not the summer treatment.
- v. (Andrew) Some pertinent questions:
 - Should we recommend that we/the city choose some trees to be treated and allow others to die?
 - Are there certain locations that would be best for different varieties?
- vi. Paul will call two more companies that Kelsey knows about.
- vii. Paul will contact Valley Cemetery interest in vaccinating Ash trees.
- viii. The skateboard park has trees that could be considered, too.

e. Planning Board Site Regulations Recommendations

- i. Kathleen watched the video recording recently. Not sure they've considered TAB input yet.

- ii. The planning board feels that the current regulations are much too detailed and need to be simplified.
- iii. Some TAB members are concerned that there have been too many waivers. What is wrong with the regulations?
- iv. The Planning Department (PD) goes through Tim Corwin who goes to the Planning Board (PB).
- v. (Paul) The site regulations *should* spell out the requirements. The PB needs this info. They're all volunteers. So much goes into these applications. That's why we need these regulations.
- vi. (Susan) A tree ordinance could help here.
- vii. (Andrew) Maybe we need a February meeting—before our next regular meeting so that we can focus on this.
 - *Scheduled: Mon 2/6/23 at 5:30pm*
- viii. See page 28 of Site Plan Review Regulations for TAB recommendations.
- ix. Our input—which Paul will share during staff review/PB:
 - Why grant any waivers?
 - We recommend a policy of tree diversity rather than monoculture.
 - We recommend using native species whenever appropriate in order to support pollinators and other members of local ecosystems.
 - We recommend that asphalt surfaces have the required 30% shading
 - We recommend that planting diagrams should observe ANSI guidelines.
- x. (Sarah) The county forester could be a source of support. Also, might AJ talk with maintenance companies?
- xi. (Paul) We could develop a simple guide for private property owners—i.e. Root flares, who to prune, etc.

4. NEW BUSINESS:

- a. Planning Board Applications Review
 - i. Lot 64-30: Diversify tree species (not 7 Elms). Prefer native species over non-native, and certainly over invasives. Regulations dictate 11 trees and they only propose 7. Shading of asphalt should be 30%.
 - ii. Lot 103-12: Non-native ornamental pear trees are invasive in neighboring states. Feather Reed grass has better native options. Perennials should be hardy drought tolerant. Will the proposed annuals be replanted every year?

- b. Public Assistance: Goal – Have planting guidelines and EAB treatments resources and recommendations on TAB web page and public education.
- 5. OTHER:
 - a. 2023 planting goals
 - i. Arbor Day is being planned
 - ii. Usually a greater selection in spring
- 6. ASSIGNMENTS:
 - a. Sarah and Kathleen will draft edits to the site plans
 - b. Kelsey and Paul will look into tree vaccinations
 - c. Susan will talk to the Rotary
 - d. Charlie and Mary will continue work on the urban heat island project
 - e. Paul shared that he is nervous about site plans coming our way and our response/responsibility.
 - f. (Sarah) Maybe if we all comment, we could look for patterns in our comments.
 - g. Send comments to Paul.
- 7. MEETING ADJOURNED AT 7:10 PM– Motion to adjourn made by Andrew and seconded by several of us.
- 8. NEXT MEETING will be February 6 at 5:30pm.

Respectfully submitted,
Mary Maxfield
Recording Secretary

1/28/2023

TO: Members of the Lebanon Planning Board

FROM: Lebanon Tree Advisory Board

SUBJECT: Input on proposed amendments to the Landscaping section of the Lebanon Site Plan Review Regulations

Among the goals of the Lebanon Tree Advisory Board (TAB; formed in 2021; charter found at <https://lebanonnh.gov/1531/Tree-Advisory-Board>) are:

- to promote tree health and vibrancy through proper planning, documentation, protection, education, planting programs, and advocacy throughout the City; and
- to consult and coordinate with City administration and boards regarding existing policies and future projects affecting trees.

TAB members have been following the Planning Board's efforts to simplify the landscaping regulations in Section 6.2 of the Site Plan Review Regulations. We've reviewed the draft redline, and some of us have viewed the video of the Planning Board (PB) meeting of 12/19/22 at which the general ideas behind the amendments were discussed.

We understand that some members of the Board find the Landscaping regulations too detailed and prescriptive. Others have concluded that the requests for waivers by developers suggest there's something wrong with the regulations. One PB member wondered about the origin of these detailed landscaping regulations.

It's apparent that when these somewhat detailed regulations were written the Board thought it was necessary to have concrete, enforceable standards to ensure that the goals outlined in "Purposes" (Section 6.2.A) could be achieved. The "Purposes" laid out in Section 6.2.A are in keeping with the vision for the City that the residents spelled out in the Master Plan, a product of many years of discussion and collaboration. We believe any significant changes to the standards should strive to further these goals.

The City is losing urban trees to development, disease, damage, neglect or mismanagement faster than it is replacing them. Steps need to be taken to improve the City's urban tree canopy. The TAB is developing a tree ordinance outlining proper tree planting, care, and maintenance, and is focusing on the importance of trees for climate mitigation and to reduce the urban heat island effect. We are also advocating for a tree warden to be hired by the City.

The TAB believes that the City's planning regulations should clarify and strengthen the importance of trees and also provide for their proper planting, care, and maintenance in perpetuity.

The following are some questions and comments regarding the proposed changes to the landscaping standards in the City's Site Plan Review Regulations.

COMMENTS ON SPECIFIC SECTIONS

5.1.E.16 Submission of Drawings

Drawings should include some indication of significant trees (over 12" diameter or some other metric) that the applicant wants to remove. Retaining existing vegetation, especially large trees is important to purpose 6.2.A6 - *to reduce erosion and protect wetlands, surface waters, and aquifer recharge areas*; and purpose 6.2.A9 - *to reduce storm water peak flow rates and maintain existing water quality*.

Perimeter Landscaping

B.1. What is the justification for reducing the minimum from 15' to 10'? A 10' perimeter is really not sufficient to accommodate substantial shade trees. Reducing the size of perimeter landscape areas might make sense for some sites in the CBD or LDD, or for sites outside these districts in which unusual circumstances exist. But in general, we think the 15' minimum should be retained.

B.1a. As stated in this section, *"The purpose of this exception is to avoid a conflict between the minimum 15 ft. perimeter landscaping requirement and the CB District and LD District zoning regulations..."* Should these landscaping regulations and the CD/LD zoning regulations be brought into alignment to avoid this very lengthy section and the need for this exception?

B.2. Why eliminate height or density minimums at maturity? Having tall shade trees is essential to meeting purposes 1, 5, and 7 of these regs, not to mention other goals of the Master Plan.

C. General Design Requirements

C.4 & C.5 Minimum Size Requirements. Why eliminate minimum size requirements for trees and shrubs? By eliminating size and density requirements at both planting and maturity, the PB cannot ensure that applicants won't just plant extremely young trees and shrubs that will take too long to reach any significant size, and therefore not meet the Purposes outlined in 6.2.A. Since we have no mechanism for checking whether long-term standards are being met, it makes sense to require greater size and density at the outset.

C.6 & C.7 Buffers. Protecting residential neighborhoods from abutting and nearby land uses is an important goal of these standards (6.2.A2) – one that requires sufficient buffer sizes and vegetation. The sections that have been eliminated here provided guidance on what sorts of buffering may be necessary to “*mitigate the impact of a land use on neighboring properties*”, e.g., retail abutting residential, etc. How will these potential problems be addressed without this guidance? If the present table and commentary are considered too unwieldy, perhaps the Board can find a more efficient and clearer way of providing this valuable information.

H. Landscaping of Parking Areas

Breaking up large areas of impervious surfaces provides shade and opportunities for stormwater management, but only if the trees are planted properly in the first place and are given adequate room and care.

We can't find any reference to the goal of 30% shading of total parking area. This is an important standard that should be more clearly specified and an important goal to attain.

To that end, parking lot shading at 10-year crown size is an important metric to achieve purpose 6.2.A5 - *to mitigate increased temperatures caused by large expanses of unshaded asphalt.*

The size of landscaped beds may need to be increased to better accommodate healthy shade trees that can attain the expected 10-year crown size.

There have been a lot of recent publications on the design of “*Sustainable Green Parking Lots*”. Perhaps this is an area where the PB could allow for some of the desired developer inventiveness. For example, the PB could direct designers to: *Innovative Land Use Planning Techniques: A Handbook for Sustainable Development*, Chapter 3.6 on Landscaping (a publication of the NH Office of Strategic Initiatives)

<https://www.nh.gov/osi/planning/resources/documents/ilupt-chpt-3.6.pdf>

or *Sustainable Green Parking Lots*, 2015

https://www.montcopa.org/DocumentCenter/View/9735/Green-Sustainable-Parking-Guide-2_10_2016-Web?bidId=

I. Erosion Control

Rather than requiring mulch and fertilizer, the City might encourage drought tolerant, low maintenance, and chemical free approaches to vegetating graded areas.

K. Maintenance and Materials

1. **Maintenance.** If anything, we believe this section should be strengthened. Owners should be required to maintain the landscaping “*in good, healthy condition so as to present a neat and orderly appearance*”. Just requiring that dead material be replaced is not sufficient. Owners should be required to care for the landscaping so that the 10-year goal for shading is achieved and maintained, and so that the purposes for which the landscaping was designed are being satisfied (Section 6.2.A) There needs to be some mechanism for checking on these things.

2. **Materials.** Applicants, staff, and the PB should refer to the most up-to-date species lists for preferred trees, shrubs, and plants, as well as prohibited invasives and emerging threats (such as callery pears).

<https://extension.unh.edu/resource/list-new-hampshire-native-trees-0>

<https://extension.unh.edu/natural-resources/forests-trees/invasive-species>

Salt tolerance should not be a requirement across the board. Only in certain locations.

GENERAL COMMENTS AND CONCERNS

1. **Waivers.** The TAB wonders whether Site Plan Review Regulations, Section 7.2 General Waiver Exclusions has been considered in assessing recent waiver requests:

“Waivers from landscaping requirements shall not be considered in cases where adequate parking areas cannot be provided due to landscaping requirements. In such cases, the development shall be scaled down so that landscaping requirements can be met.”

2. **Master Plan.** The TAB hopes the PB will consider whether the suggested changes to the regulations are in keeping with the goals spelled out in the Master Plan, including:

- Chapter 5, Outcome 1, Action 13. *Develop recommended landscaping guidelines for distribution to landowners, regarding such issues as the protection of existing trees and landscaping, choosing plant species native to the region, and planting to screen utility facilities and equipment.*
- Chapter 11, Outcome 1, Action 9. *Preserve and plant street trees in the Historic District and Central Business Districts of both Lebanon and West Lebanon.*
- Chapter 13, Outcome 7, Action 4. *Incorporate green infrastructure -such as street trees, buffers and parks- in road, neighborhood and commercial design, to diminish stormwater runoff, enhance soil capacity to absorb stormwater, enhance the aesthetic value of the landscape, reduce greenhouse gas emissions, reduce the need for traditional stormwater management techniques and reduce energy demands from the urban heat island effect.*

3. **Do the suggested changes simplify the process?**

- The TAB believes that eliminating so many of the specific landscape requirements from the regulations could well result in significant problems for both applicants and the Planning Dept. and PB. Lacking specific guidance, how will applicants determine whether their landscaping plans satisfy the “Purposes” listed in Section 6.2.A as they are understood by the Planning Department and PB? How do they know if their plan “enhances the overall visual attractiveness of the building, site, and City” to the satisfaction of the PB?

- Is the PB being given sufficient specific and concrete criteria by which to judge whether an applicant's plan satisfies the "Purposes" listed in Section 6.2.A? Will these suggested changes in the regulations result in even more back and forth between the applicant, the Planning Dept. and the PB than there is now? In several sections (e.g., 6.2.F) the PB reserves the right to ask for additional buffers, more plantings, or a different mix of trees and shrubs. Why not mitigate some of this potential back and forth by having requirements clearly specified?
- How can the PB and the Applicants feel assured that all applicants are being treated the same. Will the PB always interpret the Purposes of the Landscaping Standards in the roughly the same way?

4. Input from other sources

The TAB recommends that the PB consult a landscape architect, landscape designer, or urban forester regarding these draft changes to the landscaping regulations.

The PB might also look at *Innovative Land Use Planning Techniques: A Handbook for Sustainable Development*, Chapter 3.6 on Landscaping, which lists some regulations that Lebanon might consider if it hasn't already:

- requiring landscaping be maintained in perpetuity;
- requiring a security or performance bond to be held for at least 24 months;
- requiring that landscaping be kept free of debris and not be used for snow storage;
- and minimum size requirements, including larger buffers than Lebanon currently has, as well as larger landscaped islands in parking lots.

This publication also recommends:

- *"A maintenance plan shall be provided with the site plan application. All landscaped areas shall receive regular maintenance and upkeep. Severely injured, diseased, or dead plant material shall be replaced in kind in perpetuity (avoid replacing landscape materials in the period from November to March.) Best practices to minimize environmental impacts such as the use of low phosphorous fertilizer and slow release nitrogen, shall be included in the management plan."*
- *"The Planning Board may seek an advisory opinion regarding the submitted landscape plan at the expense of the applicant."*

- *“The Planning Board will seek an advisory opinion of the conservation commission or other municipal board or committee regarding the landscape plan, if deemed necessary.”*

Additional purposes could be added to these standards, as described in the OSI model language:

- Preserving existing resources and features, particularly existing mature (and healthy) trees.
- Preserving, supporting and promoting wildlife habitat;
- and furthering the goals of the City’s Complete Streets Policy.

Further (and newer) model regulations can be found here:

- [NHDES Model Water Efficient Landscaping Regulation for Municipalities](#)
“The regulation recommends area limits for lawns, utilization of native plants, retention of mature trees, minimum loam requirements, and water efficiency provisions for inground irrigation systems”

In line with these recommendations, the TAB encourages the PB to consider water saving measures when revising these landscaping regs. All efforts to reduce lawn sizes and plant drought tolerant, deep rooted native perennials and shrubs should be encouraged.

January 9, 2023

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

**Re: Frito-Lay Product Exchange Center (PEC)
Airpark Rd.
Subject parcel 131-3-100
IND-L Zone
Site Plan Review Request**

Dear Lebanon Planning Board,

On behalf of Upper Valley Technology Park, LLC and Saad Development Corporation, we are pleased to submit the enclosed materials and request Site Plan Review at the next available hearing for the new **Frito-Lay PEC off Airpark Rd. on lot 131-3-100 in the Upper Valley Technology Park** Minor Subdivision Industrial Planned Unit Development (PB2022-51CUPMIN). The Owner and Applicant propose to construct a new 6,000-sf food distribution and warehouse facility and related site improvements as detailed below.

The subject **property encompasses 3.9 acres including a 0.5-acre open space area subject to restrictive covenants. The existing site is vacant wooded land.** There is a wetland complex on the west half of the lot with a wetland drainage running from west to east near the northern boundary of the site and a smaller segment running from west to east near the south corner. The lot slopes towards the northeast with slopes of approximately 5%. The lot has 100 ft. of frontage along Airpark Rd. right of way with an additional 465 ft. of frontage along city parcel 159-4, which is currently vacant and was historically a Class IV Road.

The proposed building consists of a loading dock on the west side for tractor trailer deliveries and delivery van pickups, the loading area has been designed for WB-67 interstate tractor trailer maneuverability and side offloading. There will also be a 30 ft. wide concrete apron outside of the five roll up door bays in the loading area. The floor elevation is 4 ft. above finished grade which facilitates truck loading and product pickup. The loading area will be partially covered by an awning. Two separate parking areas will be provided for a total site capacity of 14 vehicles. It is expected that the facility will have approximately 14 employees. Parking spaces at the rear consist of 14 van parking spaces with block heaters, the van parking area is surrounded by a security fence with a 20 ft. wide swing gate. Employees will park their personal car in the assigned van space. They will then proceed by van to their delivery route and pick up product at the loading area prior to exiting the site. Two parking spaces are provided at the northeast building corner including one ADA accessible van space and access isle. These two parking spaces are intended for onsite staff. ADA access will be achieved with an accessible ramp with railing up to the finished floor elevation. Steps will also be provided. Public and private utility services will run along the drive access and tie into the existing utilities in Airpark Rd. Underground power will be run to a new transformer on the south side of the access drive from overhead power lines along the east side of Airpark Rd. A dumpster enclosure is proposed adjacent to the van parking enclosure.

Landscape improvements have been designed for the site to meet section 6.2 of the site plan regulations with the exceptions of the requested waivers. 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 north of the drive access. Drainage will be collected in a series of catch basins which drain to a sediment forebay which discharges to the gravel wetlands. A portion of site run-on from the south will be collected in a detention pond along the south boundary. The remainder of site run on from the south will be directed around the site by a grass swale. A culvert is proposed under the drive access in Airpark Rd. with catch basins located on either side of the drive access for drainage collection. This will convey stormwater in the roadside ditch flowing from the south along Airpark Rd. The gravel wetlands discharge stormwater to the northern most structure at the 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 900 sf of permanent impacts and 400 sf of temporary impacts, which qualifies the project for a minimal impact wetland dredge/fill permit.

We look forward to presenting this project to you at the next available 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): Greg Saad, James Saad, Don Wells, Kevin Worden, Robert Wells

3. 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 _____
There is no building facade it is an industrial facility

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 ^{6.2D} of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A / Criteria B** because _____
landscaping cannot be provided in loading areas and pedestrian access locations. Landscaping is included around two sides of the building.

6. Section ^{6.B.1} of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A / Criteria B** because _____
The site is surrounded by forest to the north, south, east and west.

7. 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 _____
There will be a robust area of existing landscape to remain in the wide ROW area in front of the building. The number of new perimeter trees required along the Eastern side of the property and fronting along Airpark Rd. is met

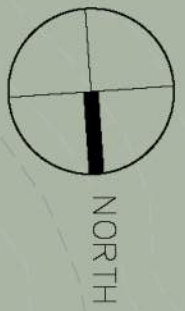
8. Section ____ of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A / Criteria B** because _____

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: 1/4/2023

DRAFT



Stamp

Rev. No.	Description	Chkd.



ParkArchitecture.com

3 School House Lane, Suite #1 Etna NH 03750
Tel: 603-643-3400 Mobile: 617-905-0467
Email: parkarchitect@parkarchitect.com

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

Sheet Title: Site Landscape Plan
(COLOR VERSION)
Project Title: FRITO-LAY PRODUCT EXCHANGE CENTER
UPPER VALLEY TECHNOLOGY PARK
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

PA Project #: 2231
Checked By: PS
Drawn By: PS
Scale: 1"=30'
Date: 01/09/2023

L2.0

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	
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Legend and Notes Project Title FRITO-LAY PRODUCT EXCHANGE CENTER UPPER VALLEY TECHNOLOGY PARK WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE	EV Project # 22060.04 Drawn By: AM Checked By: AM Scale: AS NOTED Date: 1/9/2023
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