

RECEIVED

MAY 03 2023

CITY OF FRANKLIN
SITE PLAN REVIEW APPLICATIONLocation of Proposed Development: Commerce Drive New Map #: _____
Parcel ID (Map/Lot #): 102 / 403-3 Zoning of Parcel: Industrial**Applicant**Name: Dillon's Creation Cabinetry
Address: _____
City/State/Zip: _____
Phone: (508) 939-0469
Email: ryan@dilloncreations.com**Owner of Record**Name: DC Realty, LLC
Address: 21 Kenrick Farm Road
City/State/Zip: Franklin, NH 03235
Phone: (508) 939-0469
Email: ryan@dilloncreations.com**Applicant's Agent/Engineer**Name: Bedford Design Consultants, Inc.
Address: 592 Harvey Road
City/State/Zip: Manchester, NH 03103
Phone: (603) 622-5533
Email: katiew@bedforddesign.com**Other (if Applicable)**Name: _____
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____Development Proposal, Please explain: We are proposing a 22,130 SF light manufacturing building for custom cabinetry with associated parking, circulation, and drainage.**Information:**Number of Proposed Buildings/Units: 1
Frontage on What Road(s): Commerce DriveServices Available: **Sewer** Municipal ☒ Septic ☐ **Water** Municipal ☒ Well ☐Non-Municipal Services Proposed/Available, Explain: underground gas tankSite in Acres 4.16 acres Developable Acres 3.80 acresAre waiver's requested, and if so, please fill out attached Waiver Request sheet: ☒ Yes ☐ NoZoning Board Approvals Granted: ☐ Variance ☐ Special Exception ☐ Other ☒ None

Please Explain: _____

Dates Granted: _____

Does this submission represent an amended plan: ☐ Yes ☒ No


Date approval Granted: _____

Conditions of Approval: _____

Was a conceptual plan submitted to the Planning Board: ☐ Yes ☒ No

Date approval Granted: _____

Conditions of Approval: _____

Signature of Applicant: Date: 5/3/23

For Office Use Only

Deadline Date: _____ Actual Date Submitted: _____

Meeting Date: _____

Amount Due Application: \$ _____

Amount Due Abutters: \$ _____ Total Number of Abutters: _____

Total Due: \$ _____

Amount Paid: \$ _____ How Paid: ☐ Cash ☐ Check # _____

Date Paid _____

Is the following information attached to this application:

- ☐ Abutter’s List, complete with Name, Address, City, State, Zip and Map/Lot #;
- ☐ 16 Paper Prints of the Plan (4 Department Review Sheets/12 Member Sheets);
- ☐ Letter of Authorization from the Owner of Record; and,
- ☐ Waiver’s List and explanation.

What Supportive Documentation was submitted: _____

| Hearing Dates: | Outcome: |
|----------------|----------|
| | |
| | |
| | |

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS

592 Harvey Road Manchester, NH 03103
Telephone: (603) 622-5533 • www.bedforddesign.com

May 3, 2023

Franklin Planning Board
316 Central St
Franklin, NH 03235

RE: Dillon Cabinet Company Site Plan Narrative
Commerce Drive
Map 102 Lot 403-3

Members of the Board,

Bedford Design is pleased to submit this new application for a light manufacturing cabinet making facility on Commerce Drive. Back in the fall, we submitted a site plan for the same use, however, the owner wanted to expand and rethink the building. We have updated the new plans to reflect the new building, parking, circulation, and drainage.

We are proposing a 22,130 s.f. metal building, which includes a 530 s.f. mezzanine, with a large loading area for trucks. 18 parking spaces are proposed for 8 employees. The site has a two-way traffic flow in the parking area and one-way traffic flow for deliveries and pickups around the back of the building. The width of the delivery access is a 12' paved aisle with an additional 8' of gravel shoulder to allow for a 20' for emergency access. A screened dumpster is located near the entrance and loading docks for ease of pickup. There will be a sign on the front of the building as well as a sign at the entrance with directional arrows. Trees are proposed along the frontage and at the main entrance of the building along with various shrubs.

The site will have underground gas and electricity and will be served by municipal water and sewer. The sewer in the street has minimal cover over the main, so we are proposing a force main to the street to allow for a connection. We will be required to obtain a sewer discharge permit from NHDES.

We are requesting a from the sight distance regulations for the 400' of sight distance at the north entrance of the site plan.

If you have any questions, please feel free to contact us at 603-622-5533.

Sincerely,

Bedford Design Consultants, Inc.



Katherine A. Weiss, PLA, ASLA
Project Manager

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS

592 Harvey Road Manchester, NH 03103
Telephone: (603) 622-5533 • www.bedforddesign.com

May 3, 2023

Franklin Planning Board
316 Central St
Franklin, NH 03235

RE: Waiver Request for Sight Distance Section 149-6.B
Dillon Cabinet Company Site Plan
Commerce Drive
Map 102 Lot 403-3

Members of the Board,

Bedford Design is submitting a waiver to the sight distance requirements. We have located the development to the north of the property and the proposed exit near the center of the property to allow for future development on the south of the lot. Because of this, the driveway is located at a curve in Commerce Drive. Sight distance at the southern entrance is obtained and sight distance at the north entrance to the left can be obtained by cutting trees. However, the north entrance sight distance to the right goes through the abutting Blackfly Canoe's property and is obstructed by trees.

At this exit point we anticipate only tight turns, making the need for sight distance to the right unnecessary. The sight distance plan shows that 194' of sight distance for Sight Distance Plan A Right can be obtained without affecting the abutter. Our project does not anticipate any left turns out of the site because the street is a dead end and only one parcel remains undeveloped.

If you have any questions, please feel free to contact us at 603-622-5533.

Sincerely,

Bedford Design Consultants, Inc.


Katherine A. Weiss, PLA, ASLA
Project Manager

SITE PLAN APPLICATION
REQUEST FOR WAIVER
(Sec. 402-6 C)

WAIVER PROCEDURE

The board may, for good cause, waive requirements as to the site plan and supporting data.

DATE: 5/3/23

Planning Board
City of Franklin
316 Central Street
Franklin, New Hampshire 03235

RE: Request for Waiver/Site Plan
Tax Map/Lot # 102 / 403-3

Dear Board Members:

As applicant for the above, a waiver is requested of the following site plan review requirements:

| ITEM | SECTION | REASON FOR WAIVER |
|----------------|---------|---|
| Sight Distance | 149-6.B | Insufficient sight triangle due to abutters |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Thank you for your consideration.

Sincerely, 

Applicant's Name Katherine Weiss of
Bedford Design Consultants, Inc.
(See Authorization Sheet)

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS

592 Harvey Road Manchester, NH 03103
Telephone: (603) 622-5533 • www.bedforddesign.com

May 3, 2023

Seth Creighton, Planning & Zoning Director
City of Franklin
316 Central St
Franklin, NH 03235

RE: Dillon Cabinet Company Site Plan – TRAFFIC LETTER
Commerce Drive
Map 102 Lot 403-3

Mr. Creighton

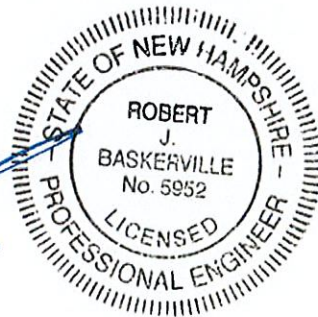
Bedford Design has supplied this traffic letter to show the estimated traffic volumes for the Dillon Custom Cabinetry Site Plan. For this letter, we have chosen Land Use Code 140 for Manufacturing using the number of employees for the proposed use. Attached are the ITE pages for trips for the weekday totals, as well as morning and evening peak hours. A total of 20 trips per day is proposed with 3 trips in the morning, and 17 trips in the evening peak hours.

If you have any questions, please don't hesitate to call us at 603-622-5533.

Sincerely,

Bedford Design Consultants, Inc.

Robert J. Baskerville, PE
President



8 Employees - Manufacturing - (Land Use 140)

| | Rate/1000 GFA | Total Trips | | Entering Site | | Exiting Site |
|---------------------|---------------|-------------|-----|---------------|-----|--------------|
| <u>Weekday</u> | 2.47 | 20 | 50% | 10 | 50% | 10 |
| <u>AM Peak Hour</u> | 0.37 | 3 | 74% | 2 | 26% | 1 |
| <u>PM Peak Hour</u> | 0.33 | 3 | 39% | 1 | 61% | 2 |

Manufacturing (140)

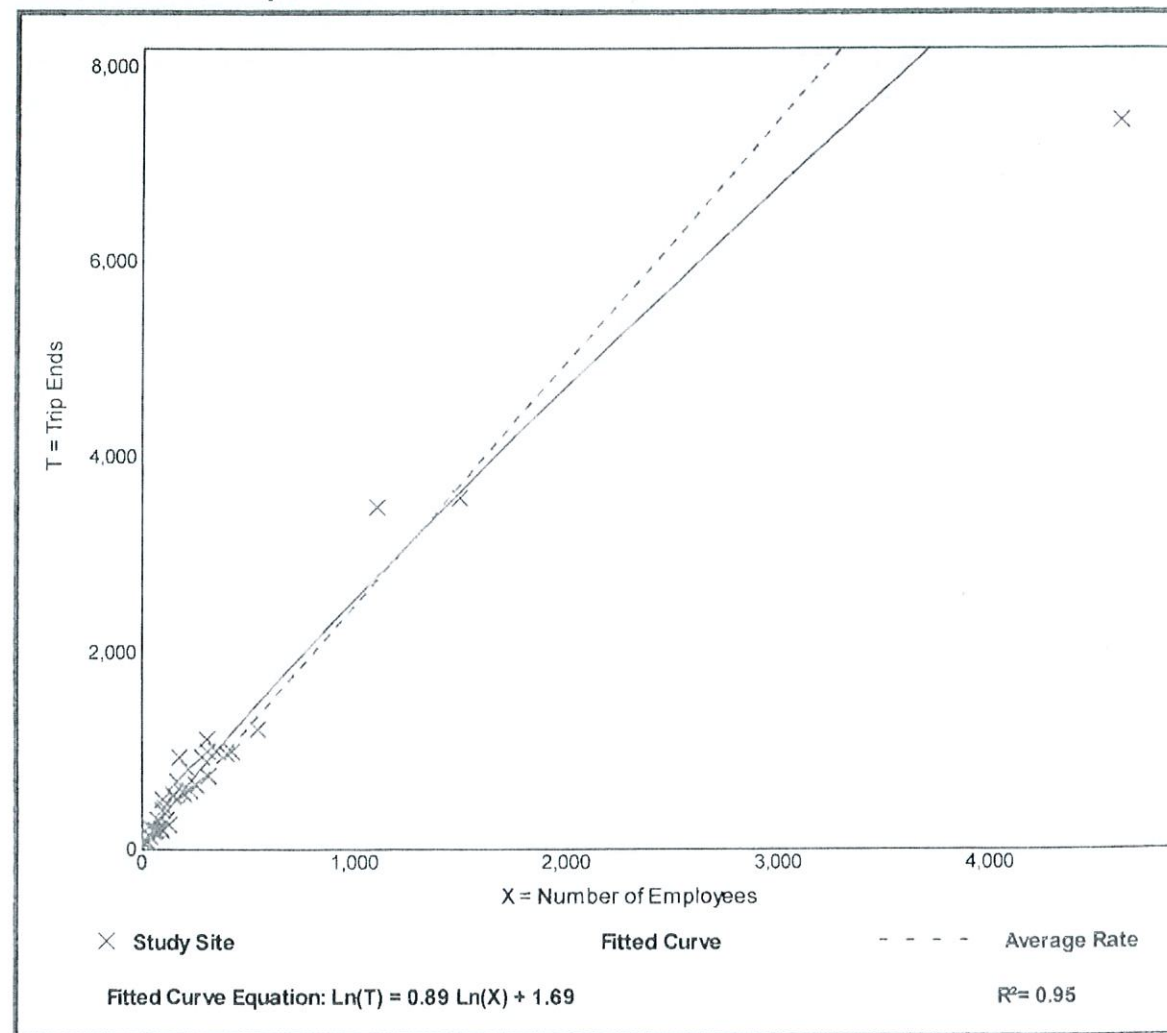
Vehicle Trip Ends vs: Employees
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 38
Avg. Num. of Employees: 341
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 2.47 | 1.60 - 6.66 | 0.89 |

Data Plot and Equation



Manufacturing (140)

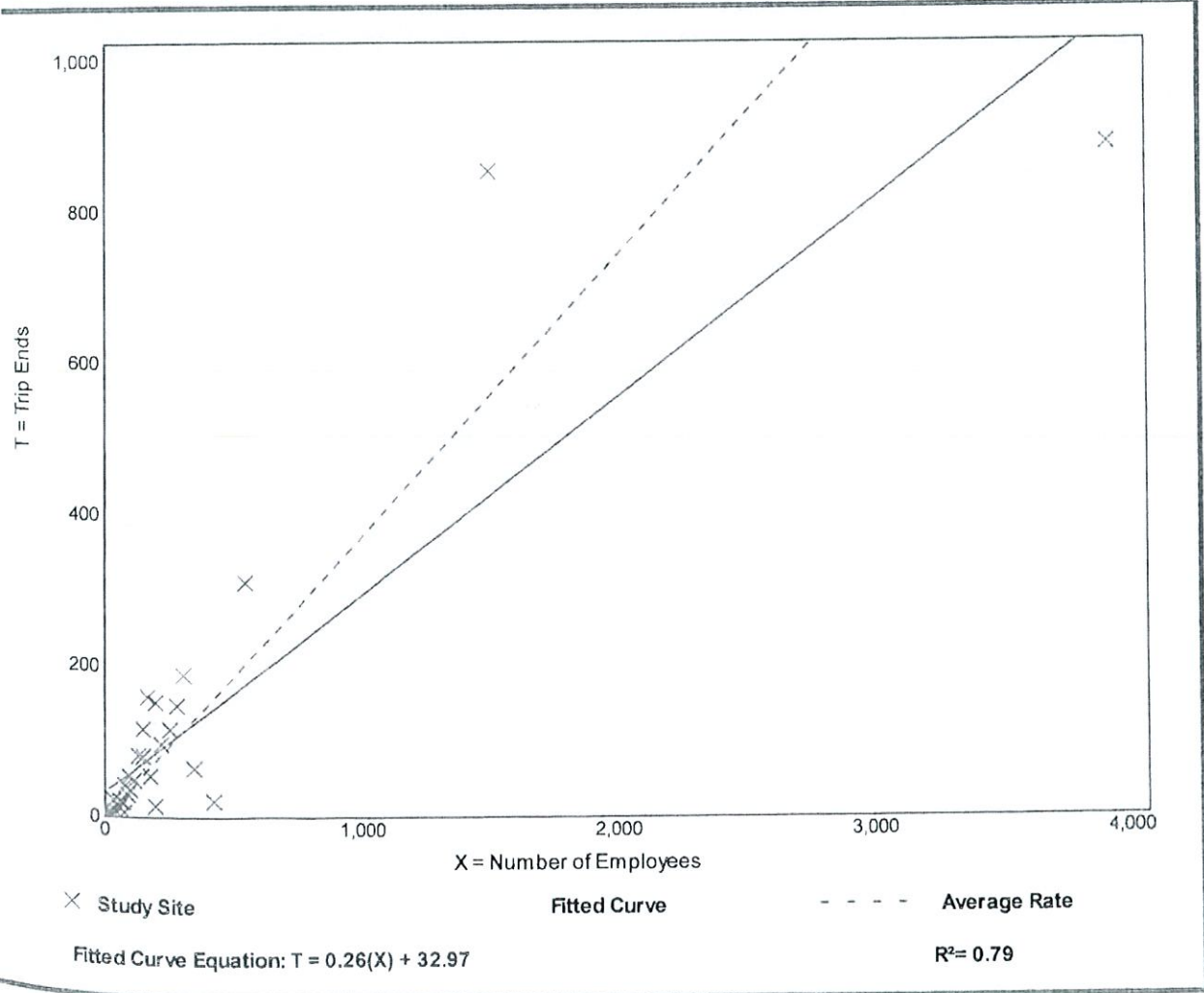
Vehicle Trip Ends vs: Employees
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
Number of Studies: 33
Avg. Num. of Employees: 302
Directional Distribution: 74% entering, 26% exiting

Vehicle Trip Generation per Employee

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.37 | 0.03 - 0.94 | 0.21 |

Data Plot and Equation



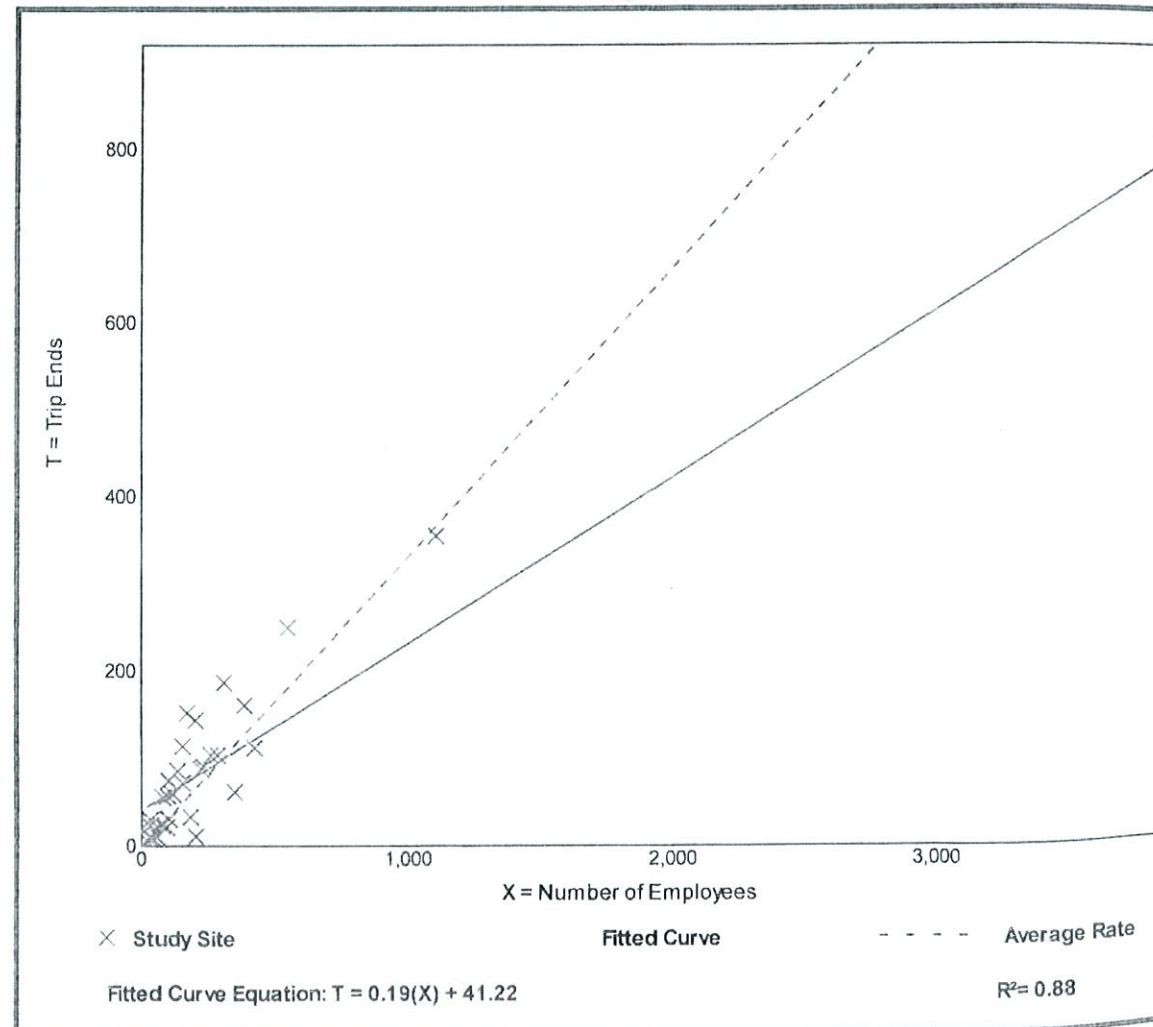
Manufacturing (140)

Vehicle Trip Ends vs: Employees
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 34
 Avg. Num. of Employees: 300
 Directional Distribution: 39% entering, 61% exiting

Vehicle Trip Generation per Employee

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.33 | 0.06 - 1.18 | 0.19 |

Data Plot and Equation

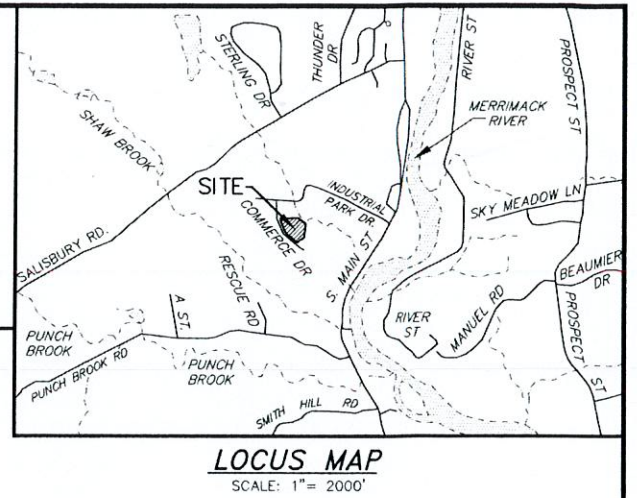


DILLON CABINET COMPANY

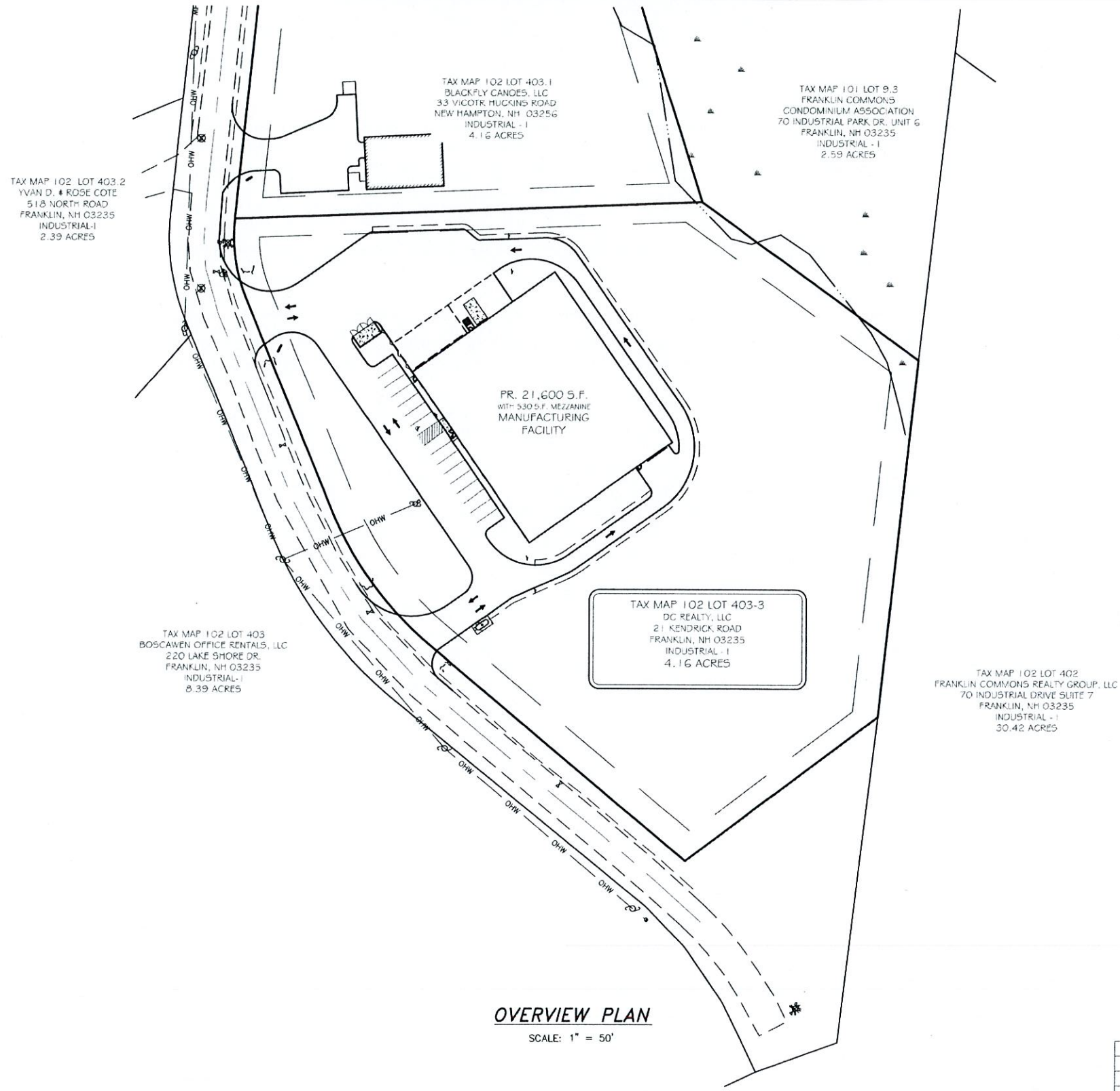
SITE PLAN

COMMERCE DRIVE
FRANKLIN, NEW HAMPSHIRE

| PLAN INDEX | SHEET NO |
|---------------------------------|----------|
| COVER SHEET | 1 |
| EXISTING CONDITIONS PLAN | 2 |
| SITE, LANDSCAPE & LIGHTING PLAN | 3 |
| GRADING & UTILITIES PLAN | 4 |
| SEWER PROFILE | 5 |
| ARCHITECTURAL PLANS | 6 |
| SIGHT DISTANCE PLANS | 7-8 |
| CONSTRUCTION DETAILS | 9-12 |



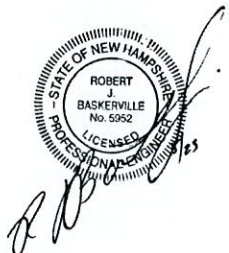
LOCUS MAP
SCALE: 1" = 2000'



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 22,130 S.F. CABINET MANUFACTURING FACILITY WITH PARKING, CIRCULATION, AND DRAINAGE DESIGN.
 - OWNER OF RECORD:
TAX MAP 102 LOT 403-3
DC REALTY, LLC
21 KENDRICK ROAD
FRANKLIN, NH 03235
BOOK 3804 PAGE 116
 - TOTAL AREA: 4.16 ACRES
 - PARCEL IS ZONED INDUSTRIAL (I-1)
 - DIMENSIONAL REQUIREMENTS

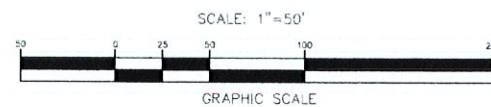
| | IND |
|------------------------|-------------|
| MIN. FRONTAGE | 80' |
| MIN. LOT SIZE | 40,000 S.F. |
| FRONT BUILDING SETBACK | 20' |
| SIDE BUILDING SETBACK | 15' |
| REAR BUILDING SETBACK | 20' |
| WETLAND SETBACK | NONE |
| MAX. BUILDING HEIGHT | 35' |
 - THE SITE WILL BE SERVED BY MUNICIPAL SEWER AND WATER.
 - PARKING CALCULATIONS:
INDUSTRIAL (CLOSEST TO MANUFACTURING USE)
2 SPACES PER 3 EMPLOYEES PER SHIFT

8 EMPLOYEES PER SHIFT / 3 = 2.6 x 2 SPACES = 6 REQUIRED
18 PROPOSED
 - THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100-YR FLOOD PLAIN AS PER THE FLOOD INSURANCE RATE MAP, MERRIMACK COUNTY #3301300166E, EFFECTIVE DATE MARCH 19, 2010.
 - TOPOGRAPHY WAS GENERATED FROM LIDAR DOWNLOADED FROM NH GRANIT.
 - WETLANDS WERE DELINEATED BY LUKE HURLEY, C.W.S. OF GOVE ENVIRONMENTAL SERVICES, LLC IN MARCH OF 2022.
 - BEDFORD DESIGN DID NOT PERFORM ANY FIELD SURVEY OR BOUNDARY SURVEY ON THE SUBJECT LOT. THIS PLAN WAS A RESULT OF THE REFERENCE PLANS.
 - A WAIVER HAS BEEN REQUESTED FROM SECTION 149-6.8 OF THE SIGHT DISTANCE REQUIREMENTS AND FROM SECTION 402-5G(3)a AND n FOR PRE-TREATMENT REQUIREMENTS AND THE LOCATION OF THE ESTIMATED SEASONAL HIGH WATER TABLE.
 - ALL LANDSCAPING SHOWN ON THE PLANS SHALL BE MAINTAINED AND ANY DEAD OR DYEING VEGETATION SHALL BE REPLACED IN A TIMELY MANNER AS LONG AS THIS SITE PLAN REMAINS VALID.
 - SNOW SHALL BE MOVED SO THAT THE PARKING LOT AND SURROUNDING CIRCULATION CAN BE UTILIZED.
 - THE BUILDING SHALL HAVE A SPRINKLER SYSTEM.
 - SEE THE EXISTING CONDITIONS PLAN FOR PLAN REFERENCES.
 - A NHDES SEWER DISCHARGE PERMIT IS REQUIRED FOR THIS PROJECT.



OWNER'S SIGNATURE
NAME *Kashy Williams* DATE *5/3/23*
for Bedford Design
See authorization letter

APPROVED BY THE CITY OF FRANKLIN PLANNING BOARD
CHAIR _____ DATE _____
VICE-CHAIR _____ DATE _____



| DATE | DESCRIPTION | BY | REV. |
|------|-------------|----|------|
| | | | |
| | | | |
| | | | |

TAX MAP 102 LOT 403-3

COVER SHEET

DILLON CABINET COMPANY SITE PLAN

LOCATED AT:
COMMERCE DRIVE
FRANKLIN, NEW HAMPSHIRE

PREPARED FOR:
DILLON'S CUSTOM CABINETRY
116 DUKES COUNTY AVE
OAK BLUFFS, MA 02557

PROPERTY OWNER:
DC REALTY, LLC
21 KENDRICK RD
FRANKLIN, NH 03235

SCALE: 1" = 50' MAY 3, 2023 SHEET 1 OF 12

| | | | | | |
|---------|--------|----------|-----|-----|---------|
| DESIGN: | DRAWN: | CHECKED: | FB: | PG: | 1662-01 |
| KAW | KAW | RJB | ## | ## | |

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
592 Harvey Road, Manchester, NH 03103
Telephone: (603) 622-5533
www.bedforddesign.com

PLAN REFERENCES:

1. "BOUNDARY LINE ADJUSTMENT BETWEEN TAX MAP 102 LOT 403-1 F.I.P. EXPANSION, LLC AND TAX MAP 102 LOT 403-3 F.I.P. EXPANSION, LLC, COMMERCE DRIVE FRANKLIN, NEW HAMPSHIRE MERRIMACK COUNTY" PREPARED BY DETZEL LAND SERVICES, DATED DECEMBER 2020, MCRD PLAN NO. 202100005879.
2. "TAX MAP 102, LOT 403 SUBMISSION PLAN FOR EXPANSION, LLC INDUSTRIAL PARK DRIVE FRANKLIN, NEW HAMPSHIRE MERRIMACK COUNTY" PREPARED BY LEPENE ENGINEERING & SURVEYING, DATED JUNE 2008 REVISED AUGUST 2008, MCRD PLAN #18134.
3. "CORRECTIVE PLAN ORIGINAL PLAN RECORDED AS PLAN #202100005879 TITLED: "BOUNDARY LINE ADJUSTMENT" BETWEEN TAX MAP 102 LOT 403-01 F.I.P. EXPANSION, LLC AND TAX MAP 02 LOT 403-03 F.I.P. EXPANSION, LLC COMMERCE DRIVE FRANKLIN, NEW HAMPSHIRE MERRIMACK COUNTY" PREPARED BY DETZEL LAND SERVICES LAST REVISED JANUARY 2022, MCRD PLAN 202200002081.

TAX MAP 102 LOT 403.2
YVAN D. & ROSE COTE
518 NORTH ROAD
FRANKLIN, NH 03235
ZONED: INDUSTRIAL-1
BOOK 2959 PAGE 1361

TAX MAP 102 LOT 403.1
BLACKFLY CANOES, LLC
33 VICOTR HUCKINS ROAD
NEW HAMPTON, NH 03256
ZONED: INDUSTRIAL-1
BOOK 3727 PAGE 2594

TAX MAP 101 LOT 9.3
FRANKLIN COMMONS
CONDOMINIUM ASSOCIATION
70 INDUSTRIAL PARK DR. UNIT 6
FRANKLIN, NH 03235
ZONED: INDUSTRIAL-1
BOOK 2867 PAGE 48

TAX MAP 102 LOT 403
BOSCAWEN OFFICE RENTALS, LLC
220 LAKE SHORE DR.
FRANKLIN, NH 03235
ZONED: INDUSTRIAL-1
BOOK 3026 PAGE 1672

TAX MAP 102 LOT 402
FRANKLIN COMMONS REALTY GROUP, LLC
70 INDUSTRIAL DRIVE SUITE 7
FRANKLIN, NH 03235
ZONED: INDUSTRIAL-1
BOOK 3444 PAGE 750

TAX MAP 102 LOT 403-3
DC REALTY, LLC
21 KENDRICK ROAD
FRANKLIN, NH 03235
ZONED: INDUSTRIAL-1
BOOK 3804 PAGE 116
4.16 ACRES

LOCUS MAP

SCALE: 1" = 2000'

NOTES:

1. OWNER OF RECORD:
TAX MAP 102 LOT 403-3
DC REALTY, LLC
21 KENDRICK ROAD
FRANKLIN, NH 03235
BOOK 3804 PAGE 116
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 102 LOT 403-3
3. LOT SIZE: 4.16 ACRES PER PLAN REFERENCE NO. 3
4. THE PARCEL IS ZONED INDUSTRIAL
5. DIMENSIONAL REQUIREMENTS
MINIMUM LOT SIZE 40,000 SF
MINIMUM FRONTAGE 80 FT
FRONT SETBACK 20 FT
SIDE SETBACK 15 FT
REAR SETBACK 20 FEET
6. THE SITE WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
7. THE BOUNDARY SHOWN WAS COPIED FROM PLAN REFERENCE NO. 3. BEDFORD DESIGN CONSULTANTS, INC. DID NOT PERFORM A BOUNDARY SURVEY.
8. THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAN PER THE FLOOD INSURANCE RATE MAP, MERRIMACK COUNTY #33013C0166E, EFFECTIVE DATE MARCH 19, 2010.
9. TOPOGRAPHY WAS GENERATED FROM LIDAR INFORMATION OBTAINED FROM NH GRANIT

WETLAND CERTIFICATION

WETLANDS WERE DELINEATED BY LUKE HURLEY OF GOVE ENVIRONMENTAL SERVICES, INC. IN MARCH 2022 UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
3. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2020 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
4. NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).

SURVEYOR CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION."

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

11-16-22
DATE

TAX MAP 102 LOT 403-3
EXISTING CONDITIONS PLAN
DILLON'S CUSTOM CABINETRY
LOCATED AT:
COMMERCE DRIVE
FRANKLIN, NEW HAMPSHIRE
PREPARED FOR: DC REALTY, LLC
DILLON'S CUSTOM CABINETRY
116 DUKES COUNTY AVE
OAK BLUFFS, MA 02557
PROPERTY OWNER:
DC REALTY, LLC
21 KENDRICK RD
FRANKLIN, NH 03235

SCALE: 1" = 40' NOVEMBER 2, 2022 SHEET 2 OF 12

DESIGN: C.A.F. DRAWN: M.K.H. CHECKED: C.A.F. FB: 644 PS: 87 1662-01

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS

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LEGEND

- BOUNDARY/PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING ROAD/DRIVEWAY/WALKWAY
- EXISTING CONTOUR
- OHW EXISTING OVERHEAD WIRES
- W EXISTING WATER LINES
- S EXISTING SEWER LINES
- EDGE OF JURISDICTIONAL WETLANDS
- REBAR FOUND
- STONE BOUND FOUND
- TELEPHONE POLE
- TEST PIT LOCATION
- SEWER MANHOLE
- EXISTING HYDRANT
- EXISTING WATER SHUTOFF
- EXISTING WATER GATE
- GUY WIRE
- WETLANDS
- BENCHMARK
- 25%+ SLOPES



SCALE: 1" = 40'



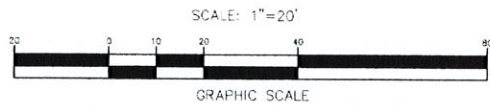
GRAPHIC SCALE

| DATE | DESCRIPTION | BY | REV. |
|------|-------------|----|------|
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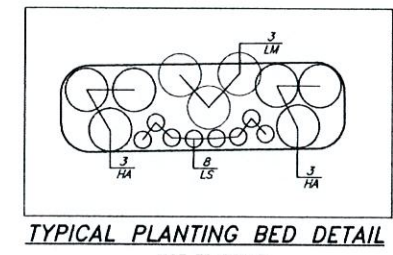
PLAN REF.
NUMBER



NOTES:

1. FOR LIGHTING AND LANDSCAPING NOTES, AND PLANT LISTS AND DETAILS, PLEASE SEE THE DETAILS SHEETS.
2. SEE GRADING SHEET FOR STORMWATER INFORMATION.

| DATE | DESCRIPTION | BY | REV. |
|------|-------------|----|------|
| | | | |
| | | | |
| | | | |



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- EDGE OF JURISDICTIONAL WETLANDS
- WETLAND SYMBOL
- WETLAND BUFFER
- PROPOSED TREE LINE
- EXISTING TREE LINE
- EXISTING ROADWAY
- PROPOSED BITUMINOUS CURBING
- PROPOSED DRIVEWAY
- 2+00 PROFILE STATION NUMBERS
- ABUTTING PROPERTY LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- UD PROPOSED UNDERDRAIN
- GAS PROPOSED GAS LINE
- GAS EXISTING GAS LINE
- W PROPOSED WATER LINE
- W EXISTING WATER LINE
- UGE PROPOSED UNDERGROUND ELECTRIC
- E EXISTING UNDERGROUND ELECTRIC
- S PROPOSED SEWER LINE
- S EXISTING SEWER LINE
- D PROPOSED DRAIN LINE
- D EXISTING DRAIN LINE
- OHW EXISTING OVERHEAD WIRES
- OHW PROPOSED OVERHEAD WIRES
- EXISTING CATCH BASIN
- EXISTING HYDRANT
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING WATER SHUTOFF
- PROPOSED WATER SHUTOFF
- PROPOSED PROPANE TANK
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
- PROPOSED LIGHT
- PROPOSED CANOPY
- SEWER MANHOLE
- DRAIN MANHOLE
- # OF PARKING SPACES
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED GRASS
- PROPOSED GRAVEL/RIPRAP
- TEST PIT
- PROPOSED BOLLARD
- PROPOSED RETAINING WALL

TAX MAP 102 LOT 403-3

SITE & LANDSCAPE PLAN
DILLON CABINET COMPANY SITE PLAN
LOCATED AT:

FRANKLIN, NEW HAMPSHIRE

PREPARED FOR: DILLON'S CUSTOM CABINETRY
116 DUKES COUNTY AVE
OAK BLUFFS, MA 02557

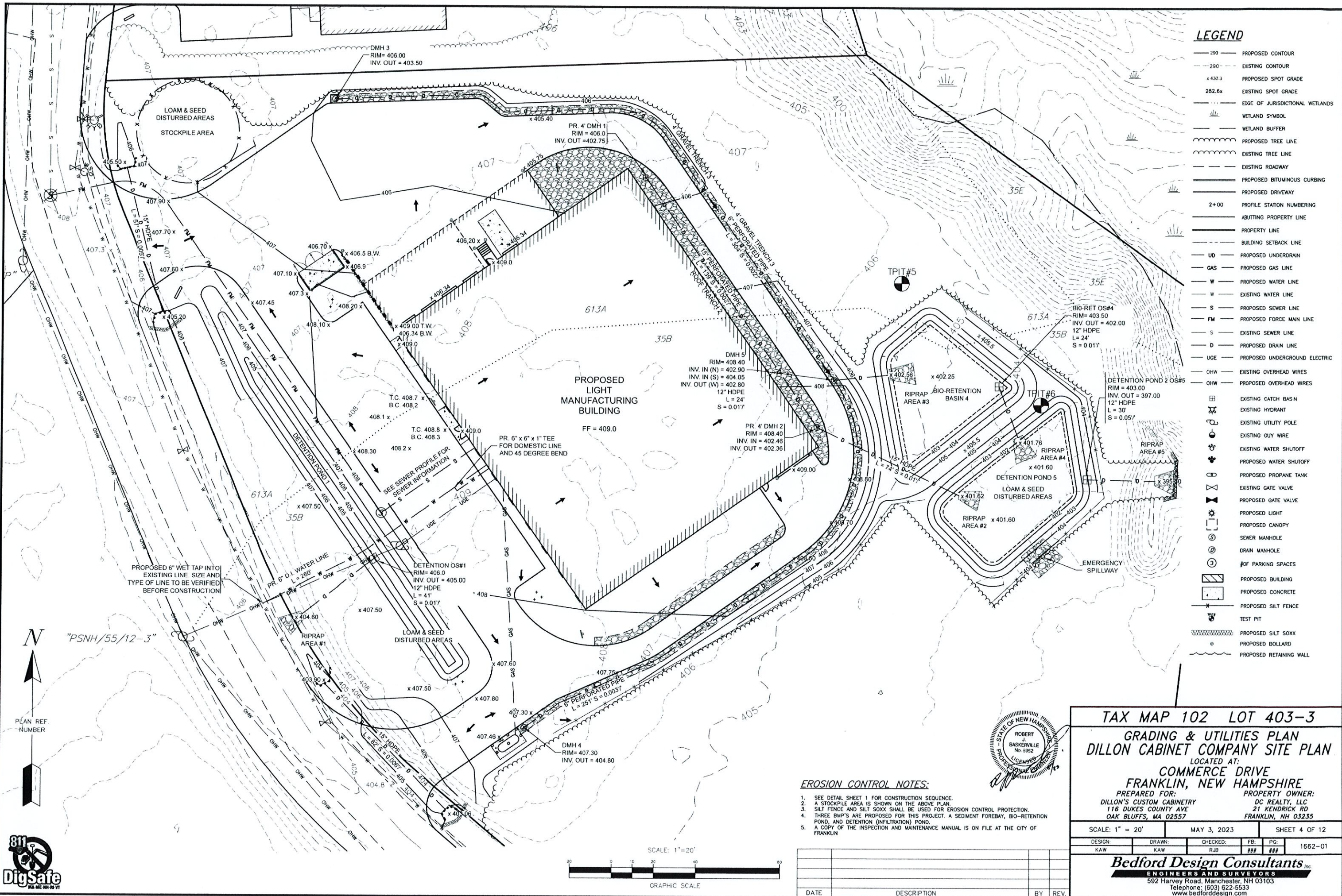
PROPERTY OWNER: DC REALTY, LLC
21 KENDRICK RD
FRANKLIN, NH 03235

SCALE: 1" = 20' MAY 3, 2023 SHEET 3 OF 12

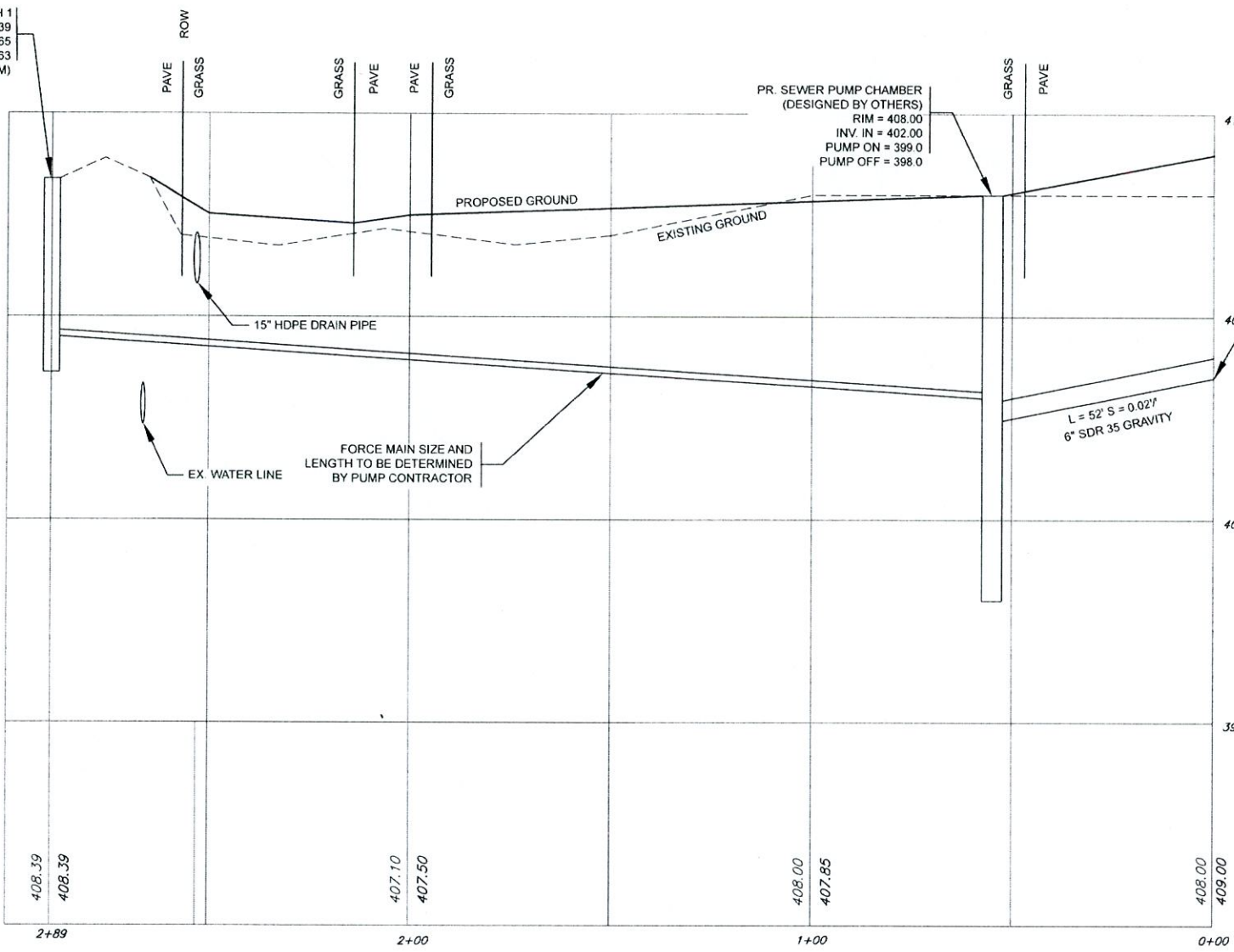
| | | | | | |
|---------|--------|----------|-----|-----|---------|
| DESIGN: | DRAWN: | CHECKED: | FB: | PG: | |
| KAW | KAW | RJB | ### | ### | 1662-01 |

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G:\PROJECT\1662001 DILLON\DWG\1662-01-CV-AUTOSAVE.DWG



EX. SMH 1
RIM = 408.39
INV. IN = 403.65
INV. OUT = 403.63
PR. INV. IN = 404.50 (2" FM)

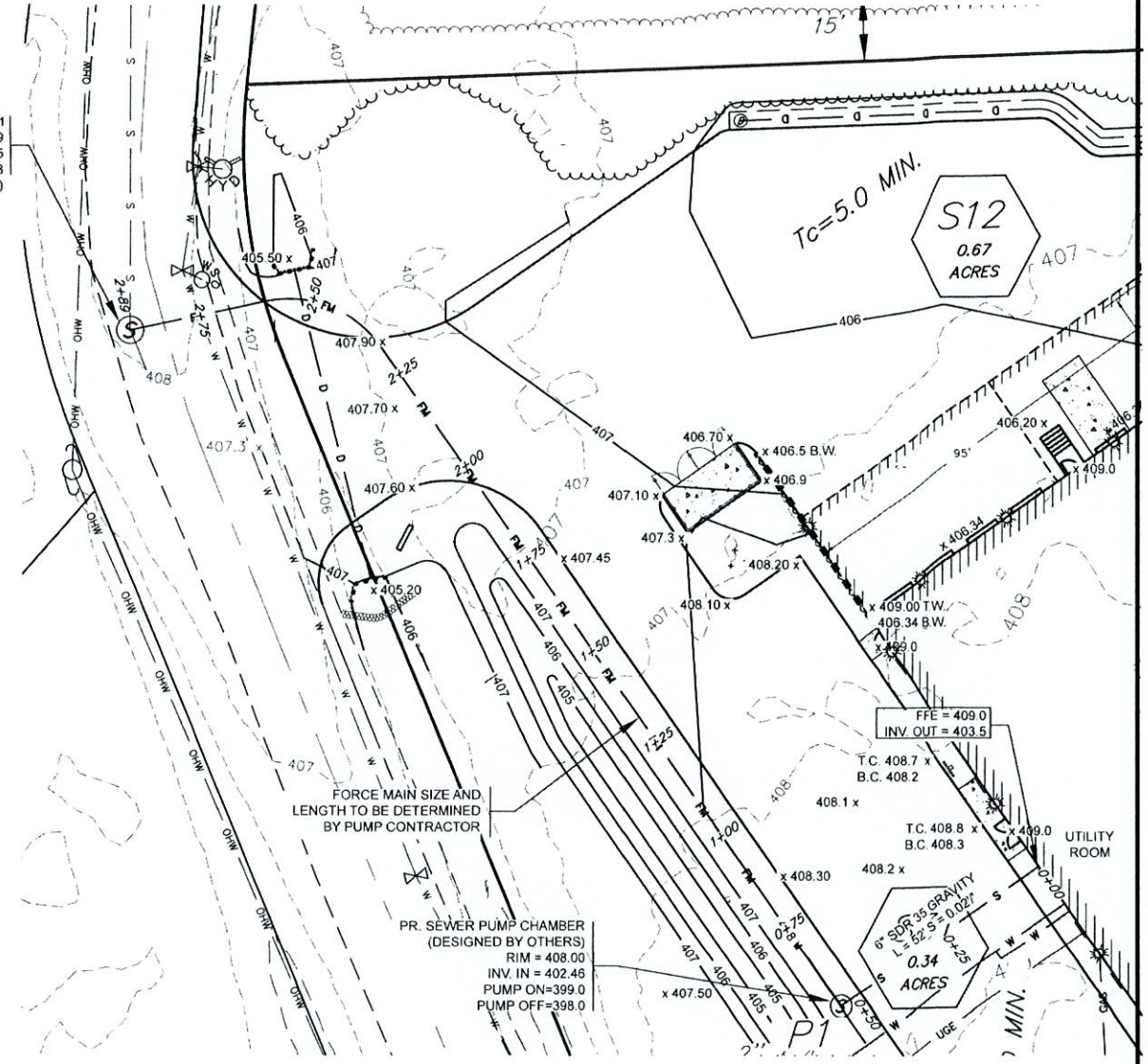


SEWER PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

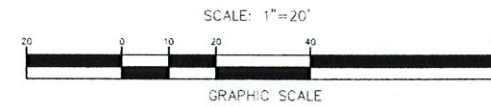
LEGEND

- | | | | | | |
|-----------------|---------------------------------|---------|-------------------------------|---|------------------------|
| — 290 — | PROPOSED CONTOUR | — GAS — | EXISTING GAS LINE | ⊙ | EXISTING UTILITY POLE |
| - - - 290 - - - | EXISTING CONTOUR | — W — | PROPOSED WATER LINE | ⊙ | EXISTING GUY WIRE |
| x 430.3 | PROPOSED SPOT GRADE | — W — | EXISTING WATER LINE | ⊙ | EXISTING WATER SHUTOFF |
| 282.6x | EXISTING SPOT GRADE | — UGE — | PROPOSED UNDERGROUND ELECTRIC | ⊙ | PROPOSED WATER SHUTOFF |
| — — — | EDGE OF JURISDICTIONAL WETLANDS | — E — | EXISTING UNDERGROUND ELECTRIC | ⊙ | PROPOSED PROPANE TANK |
| W | WETLAND SYMBOL | — S — | PROPOSED SEWER LINE | ⊙ | EXISTING GATE VALVE |
| — — — | WETLAND BUFFER | — S — | EXISTING SEWER LINE | ⊙ | PROPOSED GATE VALVE |
| — — — | PROPOSED TREE LINE | — D — | PROPOSED DRAIN LINE | ⊙ | EXISTING LIGHT POLE |
| — — — | EXISTING TREE LINE | — D — | EXISTING DRAIN LINE | ⊙ | PROPOSED LIGHT POLE |
| — — — | EXISTING ROADWAY | — OHW — | EXISTING OVERHEAD WIRES | ⊙ | PROPOSED DECK |
| — — — | PROPOSED BITUMINOUS CURBING | — OHW — | PROPOSED OVERHEAD WIRES | ⊙ | |
| — — — | PROPOSED DRIVEWAY | ⊙ | EXISTING CATCH BASIN | ⊙ | |
| 2+00 | PROFILE STATION NUMBERS | ⊙ | EXISTING HYDRANT | ⊙ | |
| — — — | ABUTTING PROPERTY LINE | | | | |
| — — — | PROPERTY LINE | | | | |
| — — — | BUILDING SETBACK LINE | | | | |
| — — — | PROPOSED UNDERDRAIN | | | | |
| — — — | GAS | | | | |
| | PROPOSED GAS LINE | | | | |

EX. SMH 1
RIM = 408.39
INV. IN = 403.65
INV. OUT = 403.63
PR. INV. IN = 404.50 (2" FM)



SEWER PLAN
SCALE: 1" = 20'



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TAX MAP 102 LOT 403-3

SEWER PLAN & PROFILE

DILLON CABINET COMPANY SITE PLAN

LOCATED AT:

COMMERCE DRIVE

FRANKLIN, NEW HAMPSHIRE

PREPARED FOR:

DILLON'S CUSTOM CABINETRY
116 DUKES COUNTY AVE
OAK BLUFFS, MA 02557

PROPERTY OWNER:

DC REALTY, LLC
21 KENDRICK RD
FRANKLIN, NH 03235

SCALE: 1" = 20' MAY 3, 2023 SHEET 5 OF 12

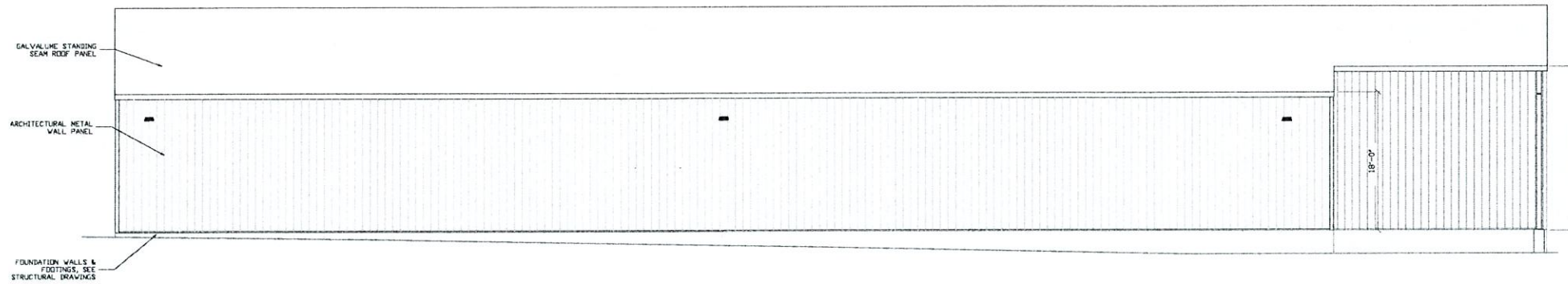
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| KAW | KAW | RJB | ## | ## | |

Bedford Design Consultants Inc.

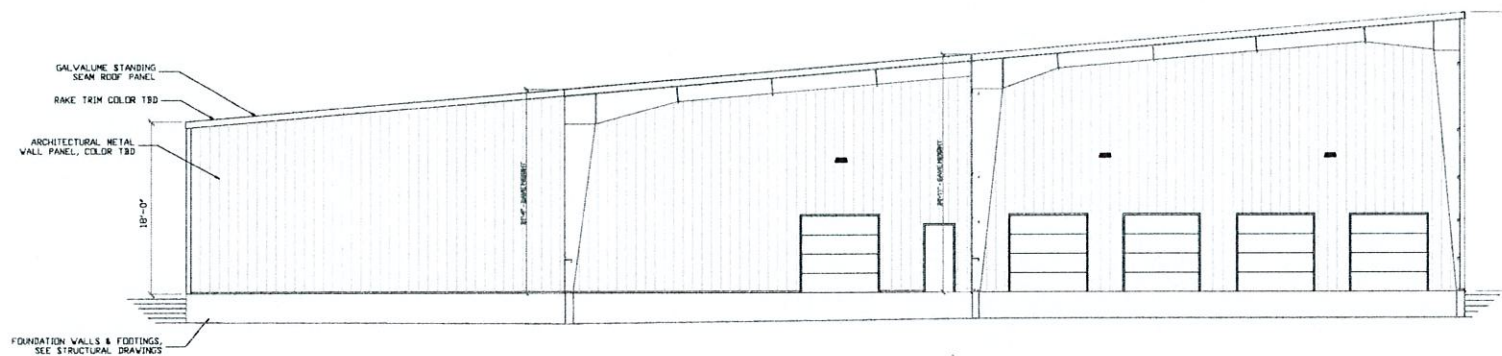
ENGINEERS AND SURVEYORS

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Telephone: (603) 622-5533
www.bedforddesign.com

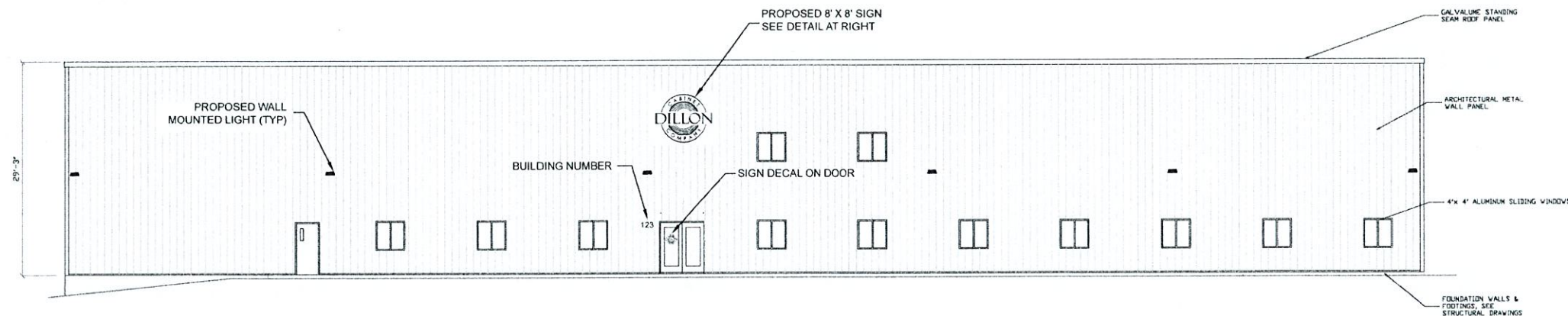




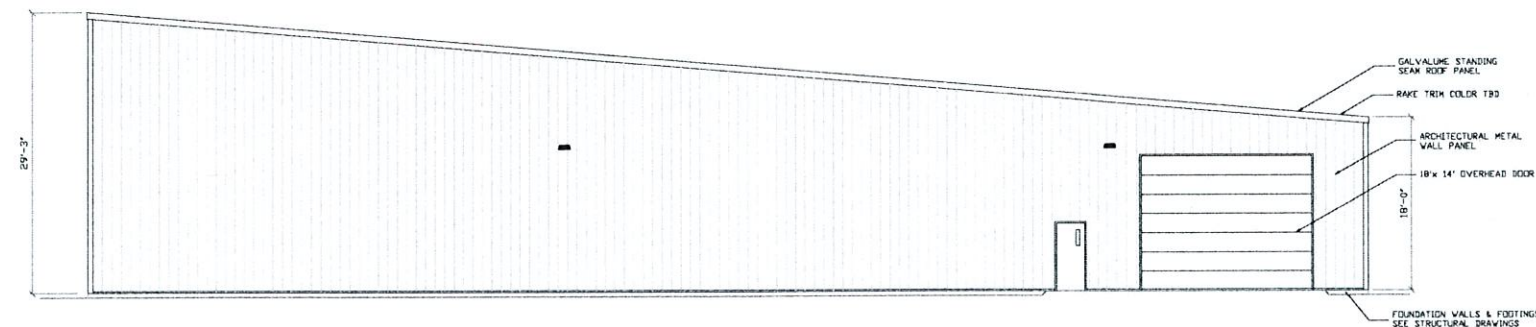
EAST ELEVATION



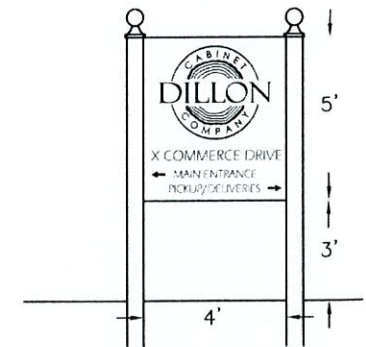
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



PR. FREESTANDING SIGN

NOT TO SCALE
SIGN SUBJECT TO CHANGE AND MAY REQUIRE A SIGN PERMIT



PROPOSED WALL SIGN

SIGN NOTES

1. THE PROPOSED SIGN SHALL BE 8' X 8' FOR A TOTAL OF 64 S.F.
2. INDUSTRIAL ZONE SIGN REQUIREMENTS:
2 S.F. PER 1 LF OF PRINCIPAL STRUCTURE = 2 S.F. X 160' LF = 320 S.F. ALLOWED
= 64 S.F. WALL SIGN PROPOSED
= 20 S.F. FREESTANDING SIGN
TOTAL = 84 S.F. OF SIGNAGE

ARCHITECT:

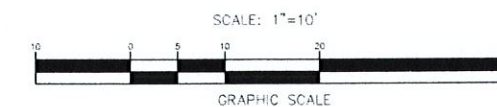


TAX MAP 102 LOT 403-3
ARCHITECTURAL PLAN
DILLON CABINET COMPANY SITE PLAN
LOCATED AT:
COMMERCE DRIVE
FRANKLIN, NEW HAMPSHIRE
PREPARED FOR:
DILLON'S CUSTOM CABINETRY
116 DUKES COUNTY AVE
OAK BLUFFS, MA 02557
PROPERTY OWNER:
DC REALTY, LLC
21 KENDRICK RD
FRANKLIN, NH 03235

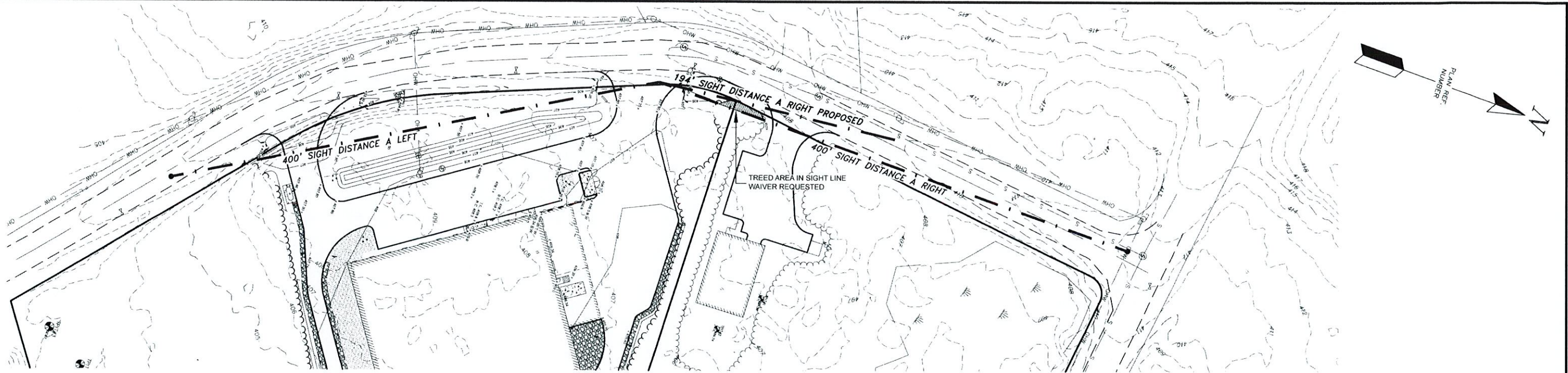
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DESIGN: KAW DRAWN: KAW CHECKED: RJB FB: PG: 1662-01

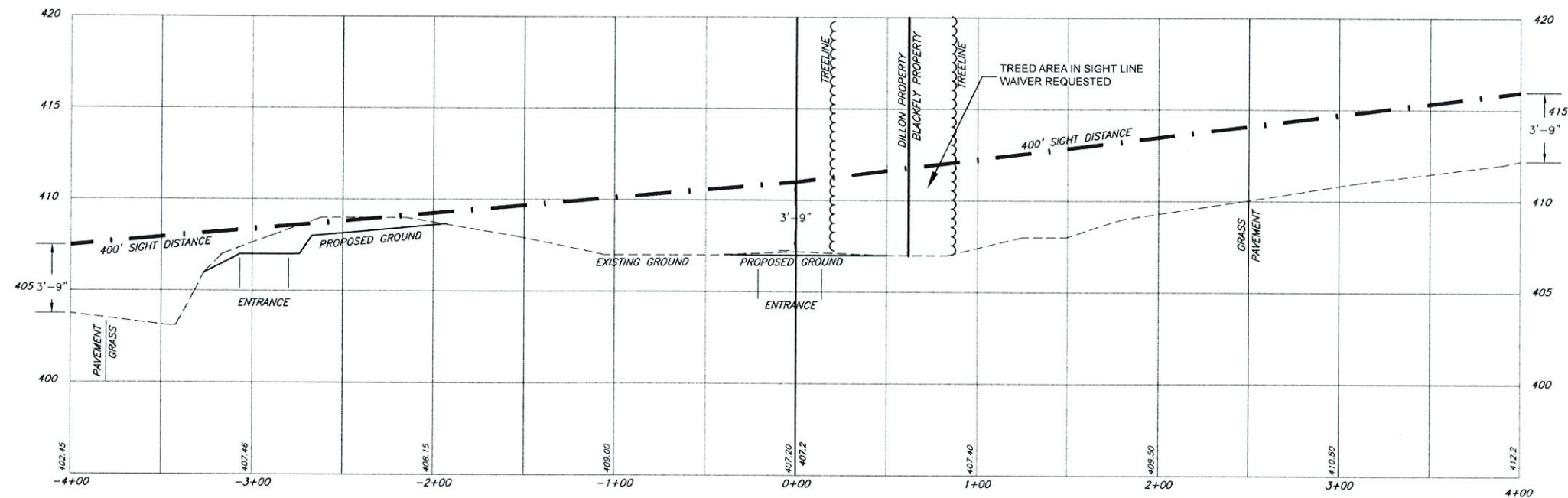
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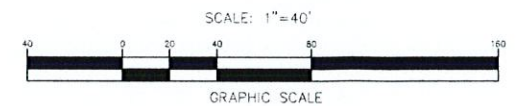
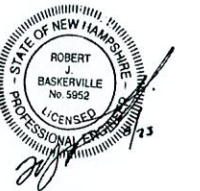
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SIGHT DISTANCE PLAN
SCALE: 1" = 40'

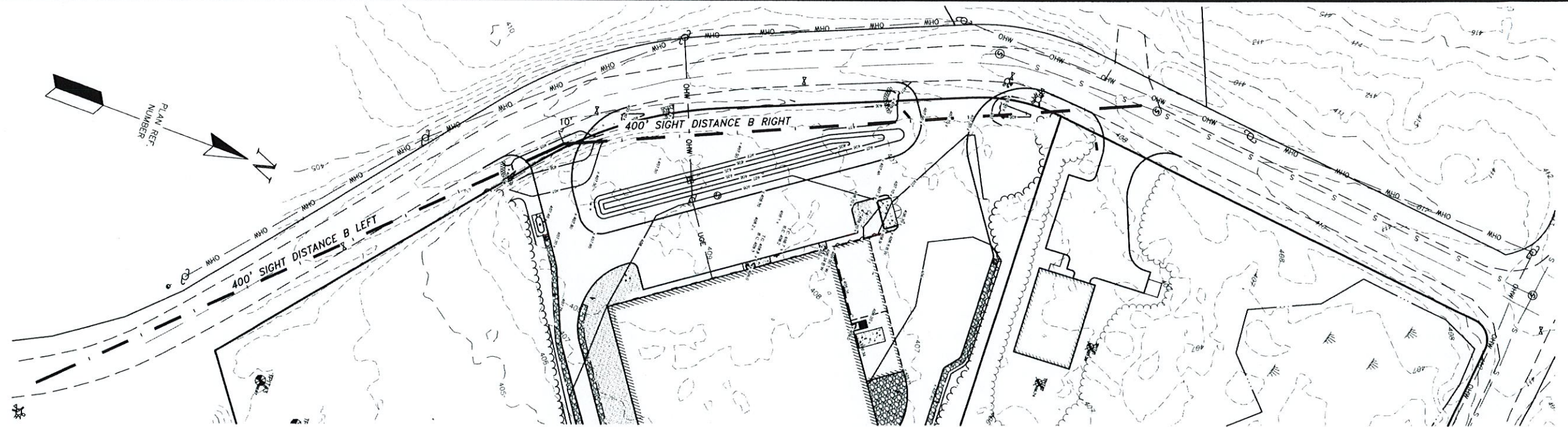


SIGHT DISTANCE PROFILE A
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



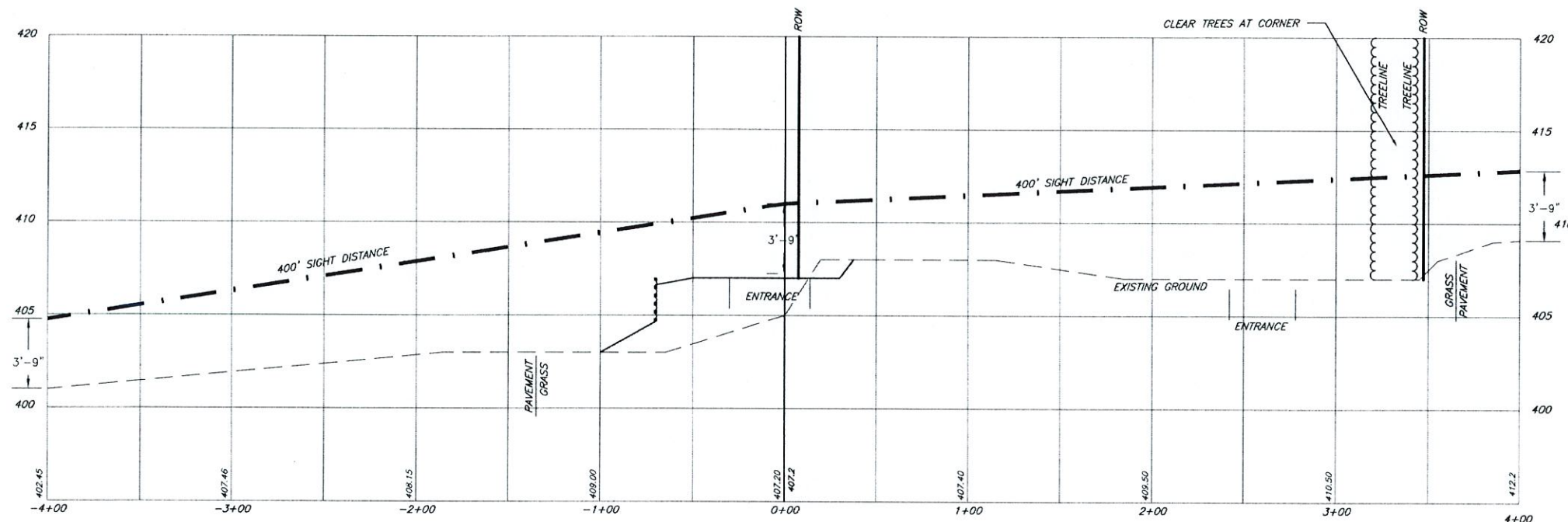
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| DATE | DESCRIPTION | BY | REV. |
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| TAX MAP 102 LOT 403-3 | | | |
| SIGHT DISTANCE PLAN A | | | |
| DILLON CABINET COMPANY SITE PLAN | | | |
| LOCATED AT: | | | |
| COMMERCE DRIVE | | | |
| FRANKLIN, NEW HAMPSHIRE | | | |
| PREPARED FOR: | | PROPERTY OWNER: | |
| DILLON'S CUSTOM CABINETRY | | DC REALTY, LLC | |
| 116 DUKES COUNTY AVE | | 21 KENDRICK RD | |
| OAK BLUFFS, MA 02557 | | FRANKLIN, NH 03235 | |
| SCALE: 1" = 40' | MAY 3, 2023 | SHEET 7 OF 12 | |
| DESIGN: | DRAWN: | CHECKED: | FB: PG: |
| KAW | KAW | RJB | ### ### |
| Bedford Design Consultants Inc. | | | |
| ENGINEERS AND SURVEYORS | | | |
| 592 Harvey Road, Manchester, NH 03103 | | | |
| Telephone: (603) 622-5533 | | | |
| www.bedforddesign.com | | | |





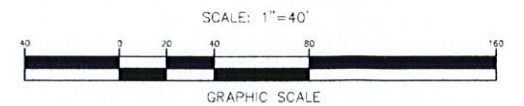
SIGHT DISTANCE PLAN

SCALE: 1" = 40'



SIGHT DISTANCE PROFILE B

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



| DATE | DESCRIPTION | BY | REV. |
|---|-------------|--------------------|------|
| TAX MAP 102 LOT 403-3 | | | |
| SIGHT DISTANCE PLAN B | | | |
| DILLON CABINET COMPANY SITE PLAN | | | |
| LOCATED AT: | | | |
| COMMERCE DRIVE | | | |
| FRANKLIN, NEW HAMPSHIRE | | | |
| PREPARED FOR: | | PROPERTY OWNER: | |
| DILLON'S CUSTOM CABINETRY | | DC REALTY, LLC | |
| 116 DUKES COUNTY AVE | | 21 KENDRICK RD | |
| OAK BLUFFS, MA 02557 | | FRANKLIN, NH 03235 | |
| SCALE: 1" = 40' | | MAY 3, 2023 | |
| SHEET 8 OF 12 | | | |
| DESIGN: | DRAWN: | CHECKED: | PG: |
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| www.bedforddesign.com | | | |

G:\PROJECT\1662001 DILLON\DWG\1662-01-CV-AUTOSAVE.DWG



1. BOTH THE CONTRACTOR AND OWNER, ARE TO SUBMIT A SEPARATE "NOTICE OF INTENT" TO BE COVERED BY THE N.H.D.E.S. GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
2. A MANDATORY PRECONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN, CONTRACTOR, OWNER, AND ALL UTILITY REPRESENTATIVES PRIOR TO CONSTRUCTION. NO WORK SHALL BEGIN UNTIL APPROVAL BY THE TOWN HAS BEEN OBTAINED.
3. ALL CONSTRUCTION MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (LATEST EDITION) AND LOCAL REGULATIONS.
4. ANY SUBSTITUTIONS OF MATERIALS SHALL BE APPROVED BY THE ENGINEER IN WRITING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL AND STATE CONSTRUCTION PERMITS PRIOR TO BEGINNING WORK.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
7. SHOULD GROUND WATER OR UNSUITABLE MATERIALS BE ENCOUNTERED DURING CONSTRUCTION, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY FOR DETERMINATION OF POSSIBLE CONSTRUCTION DESIGN CHANGES SUCH AS (BUT NOT LIMITED TO) UNDERDRAINS OR ALIGNMENT AND GRADE CHANGES.
8. CLEARING THE SITE SHALL INCLUDE THE REMOVAL AND DISPOSAL OF DOWN TIMBER, RUBBISH AND DEBRIS FOUND EXISTING WITHIN THE AREAS TO BE CLEARED. CLEARING SHALL NOT TAKE PLACE UNTIL THE CONTRACTOR HAS DETERMINED FROM THE OWNER WHICH TREES ARE TO BE SAVED WITHIN THE CLEARING LIMITS.
9. PAVEMENT OF THE DRIVEWAY SHALL CONSIST OF A HOT BITUMINOUS LAYER, A CRUSHED GRAVEL LAYER AND A GRAVEL SUBBASE LAYER.
 - A. BITUMINOUS TYPE F WEARING AND TYPE B BASE COURSES SHALL BE CONSTRUCTED PER N.H.D.O.T. SPECIFICATION 401 CONSTRUCTION REQUIREMENTS.
 - B. GRAVEL SHALL MEET THE REQUIREMENTS OF N.H.D.O.T. 304.2.
 - C. THE CRUSHED GRAVEL SHALL MEET THE REQUIREMENTS OF N.H.D.O.T. 304.3.
 - D. REFER TO THE TYPICAL CROSS SECTION DETAIL FOR DIMENSIONS.
9. COMPACTION OF BACKFILL:
 - A. GRASSED AREAS:
EMBANKMENT FILL AREAS SHALL CONSIST OF COMMON FILL PLACED IN 12 INCH LIFTS AND COMPACTED TO 90%.
 - B. ROADWAY:
THE COMPACTION REQUIREMENTS FOR MATERIALS PLACED AS BACKFILL, SUBGRADE, BASE COURSE AND PAVEMENT SHALL BE AS SPECIFIED FOR EACH SEPARATE ITEM IN THE N.H.D.O.T. "STANDARD SPECIFICATIONS" FOR ROAD AND BRIDGE CONSTRUCTION.
10. CATCH BASINS AND MANHOLES SHALL BE PRE-CAST REINFORCED CONCRETE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF NEW HAMPSHIRE AND ABLE TO WITHSTAND LOADINGS OF 8 TONS (H=20 LOADING).
11. TRENCH CONSTRUCTION WILL CONFORM WITH SECTION 603.3.1. OF THE N.H.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION).
12. WOOD SHEETING OR A SUITABLE TRENCH BOX SHALL BE USED TO SUPPORT THE TRENCH AS NECESSARY. IF WOOD SHEETING IS USED, IT SHALL BE DRIVEN AT A DISTANCE OF ONE FOOT FROM THE OUTSIDE DIAMETER OF THE PIPE TO A DEPTH SIX INCHES BELOW THE INVERT OF THE PIPE. WOOD SHEETING SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN ONE FOOT ABOVE THE TOP OF THE PIPE, BUT NOT GREATER THAN THREE FEET BELOW THE FINISHED GRADE.
13. TRENCH BEDDING SHALL CONFORM WITH SECTION 603.3.2. OF THE STANDARD SPECIFICATIONS (LATEST EDITION). FIRST CLASS BEDDING WILL BE REQUIRED FOR ALL PIPES 48" OR MORE IN DIAMETER OR SPAN.
14. BACKFILL MATERIAL FOR TRENCHES WILL CONFORM WITH SECTION 603.3.5. OF THE STANDARD SPECIFICATIONS (LATEST EDITION) AND IN ADDITION, SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTE, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL WHICH AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION. BACKFILL SHALL NOT BE PLACED ON FROZEN MATERIAL.
15. COMPACTION OF TRENCH BACKFILL AND PIPE BEDDING SHALL BE SIX INCH LIFTS FOR BEDDING AND BACKFILL TO A PLANE ONE FOOT ABOVE THE PIPE AND IN 12 INCH LIFTS THEREAFTER BY AN APPROVED MECHANICAL COMPACTOR.
16. SHOULD FROZEN MATERIAL BE ENCOUNTERED, IT SHALL NOT BE PLACED IN THE BACKFILL NOR SHALL BACKFILL BE PLACED UPON FROZEN MATERIAL.
17. THE DISTURBED AREA SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED.
18. ALL SEEDED AREAS SHALL BE MULCHED WITHIN 24 HOURS AFTER SEEDING. A GOOD QUALITY OF STRAW MULCH SHOULD BE USED AND APPLIED AT THE RATE OF 2 TONS PER ACRE.
19. BASIN FLOORS IN THE INFILTRATION BASINS ARE TO BE DEEPLY TILLED TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG PRIOR TO FINAL SEEDING. STORMWATER FLOWS SHALL NOT BE DIRECTED TO THE INFILTRATION BASINS, SWALES, OR DITCHES UNTIL ALL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
20. ALL SLOPES GREATER THAN 3:1 MUST BE MATTED WITH NORTH AMERICAN GREEN SISOBEN EROSION CONTROL BLANKETING.
21. THE PROJECT SHALL BE MANAGED TO MEET THE REQUIREMENTS OF AND INTENT OF RSA 430:51-57 AND Agr 3800 RELATIVE TO INVASIVE SPECIES; AND FUGITIVE DUST IS TO BE CONTROLLED IN ACCORDANCE WITH Env-A 1000.
22. THE CITY OF FRANKLIN RESERVES THE RIGHT TO REQUIRE THAT ADDITIONAL EROSION CONTROL MEASURES BE INSTALLED DURING CONSTRUCTION BASED ON FIELD OBSERVATIONS/INSPECTIONS.

- A. IF ANY CONSTRUCTION EQUIPMENT, INCLUDING BUT NOT LIMITED TO EARTHMOVING, EXCAVATION, AND BORING EQUIPMENT, WILL BE FUELED FROM A TANK TRUCK OR OTHER CONTAINER THAT IS MOVED AROUND THE SITE, THE FOLLOWING SHALL APPLY:
 1. PORTABLE CONTAINMENT EQUIPMENT THAT IS SIZED TO CONTAIN THE MOST LIKELY VOLUME OF FUEL TO BE SPILLED DURING A FUEL TRANSFER SHALL BE USED, WHERE THE MOST LIKELY VOLUME TO BE SPILLED IS DETERMINED BASED ON THE FUEL TRANSFER RATE, THE AMOUNT OF FUEL BEING TRANSFERRED, THE DISTANCE BETWEEN THE HOSE NOZZLE AND PUMP SHUT OFF SWITCH, AND THE RESPONSE TIME OF PERSONNEL AND EQUIPMENT AVAILABLE AT THE SITES.
 2. THE CONTAINMENT EQUIPMENT SHALL BE POSITIONED TO CATCH ANY FUEL SPILLS DUE TO OVERTURNING THE EQUIPMENT AND ANY OTHER SPILLS THAT MIGHT OCCUR AT OR NEAR THE FUEL FILLER PORT TO THAT EQUIPMENT.
 3. THE TYPE OF CONTAINMENT EQUIPMENT USED AND ITS POSITIONING AND USE SHALL ACCOUNT FOR ALL OF THE DRIP POINTS ASSOCIATED WITH THE FUEL FILLING PORT AND THE HOSE FROM THE FUEL DELIVERY TRUCK, AND
 4. PERSONNEL SHALL NOT LEAVE THE IMMEDIATE AREA WHILE FUEL IS BEING TRANSFERRED, TO ENSURE THAT ANY SPILLS WILL BE OF LIMITED VOLUME.
- B. IF THE SITE WILL HAVE A FIXED LOCATION FOR FUELING CONSTRUCTION EQUIPMENT, THE FOLLOWING SHALL APPLY:
 1. ALL FUEL CONTAINERS, INCLUDING BUT NOT LIMITED TO SKID-MOUNTED TANKS, DRUMS, AND FIVE GALLON CANS, SHALL HAVE SECONDARY CONTAINMENT THAT:
 - a. IS CAPABLE OF CONTAINING 110% OF THE VOLUME OF THE LARGEST FUEL STORAGE CONTAINER; AND
 - b. HAS AN IMPERVIOUS FLOOR.
 2. SECONDARY CONTAINMENT FOR TANKS MAY COMPRISE A METAL, PLASTIC, POLYMER OR PRECAST CONCRETE VAULT PROVIDING 110 PERCENT OF THE VOLUME OF THE LARGEST FUEL STORAGE CONTAINER;
 3. FOR FUEL CONTAINERS, SECONDARY CONTAINMENT MAY COMPRISE CONTAINMENT PALLETS;
 4. THE AREA WHERE FUEL IS TRANSFERRED SHALL BE A FLAT, IMPERVIOUS AREA THAT:
 - a. IS ADJACENT TO THE FUEL CONTAINER(S); AND
 - b. EXTENDS BEYOND THE FUEL REACH, OR LENGTH, OF THE FUEL HOSE; AND
 5. SECONDARY CONTAINMENT AREAS MAY BE IN THE FORM OF A BASIN THAT IS:
 - a. SLOPED DOWN TO A CENTRAL, LOW POINT OR BERMED ALONG THE PERIMETER;
 - b. LINED WITH A CONTINUOUS SHEET OF 20 MIL OR THICKER POLYMER MATERIAL OR APPROPRIATE GEOMEMBRANE LINER; AND
 - c. BACKFILLED WITH AT LEAST 6 INCHES OF SAND

1. A MANDATORY PRECONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN, CONTRACTOR, OWNER, AND ALL UTILITY REPRESENTATIVES PRIOR TO CONSTRUCTION. NO WORK SHALL BEGIN UNTIL APPROVAL BY THE HIGHWAY DEPARTMENT HAS BEEN OBTAINED.
2. 3. CUT AND CLEAR FOR CONSTRUCTION ENTRANCE AND INSTALL STABILIZED CONSTRUCTION ENTRANCES AS SHOWN ON THESE PLANS.
4. CUT AND CLEAR TREES IN CONSTRUCTION AREAS ONLY.
5. 6. INSTALL EROSION CONTROL MIX BERM
7. 8. REMOVE STUMPS FROM SITE FOR GRADING (CUT AND/OR FILL) TO SUBGRADE. STABILIZE AREAS WITH BASE GRAVEL WITHIN SIX WEEKS OF REMOVING STUMPS.
9. 10. THE MAXIMUM UNSTABILIZED AREA SHALL BE LIMITED TO THE MINIMUM AREA PRACTICABLE FOR SITE CONSTRUCTION. A WAIVER HAS BEEN REQUESTED FROM ENV-WO 1500.03 TO DISTURB GREATER THAN 5 ACRES OF LOWLY UTILIZED AREA. SEE EROSION CONTROL NOTES FOR MORE INFORMATION. NO AREA SHALL BE LEFT UNSTABILIZED MORE THAN 6 WEEKS. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS HAPPENED:
 - A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - B. MINIMUM OF ONE LEGATED GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
11. 12. CONSTRUCT TEMPORARY AND PERMANENT SEDIMENT, EROSION AND DETENTION CONTROL FACILITIES AS PER THE NOTES IN THESE DRAWINGS. EROSION, SEDIMENT, AND DETENTION MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
 - A. SILT FENCE
 - B. RIP RAP LINED SWALES
 - C. RIP RAP APRONS AT CULVERT OUTLETS
 - D. TREATMENT SWALES
 - E. DETENTION POUNDS
13. 14. ALL DITCHES/SWALES/BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM
15. 16. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL NECESSARY EROSION AND SEDIMENT CONTROL MEASURES.
17. 18. BEFORE THE INFILTRATION BASINS ARE TO BE DEEPLY FILLED TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING GRAD PRIOR TO FINAL SEEDING. STORMWATER FLOWS SHALL NOT BE DIRECTED TO THE INFILTRATION BASINS, SWALES, OR DITCHES UNTIL ALL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
19. 20. FINISH CLEARING AND GRUBBING
21. 22. CONSTRUCT TEMPORARY CULVERTS AND DIVERSION CHANNELS, AS NECESSARY.
23. 24. CONSTRUCT CONSTRUCTION ENTRANCE FOR ACCESS TO DESIRED CONSTRUCTION AREAS.
25. 26. BEGIN CONSTRUCTION (CUTS AND STORM DRAINAGE AS NECESSARY).
27. 28. MODIFY EROSION CONTROL MEASURES.
29. 30. BEGIN PERMANENT AND TEMPORARY INSTALLATION OF SEED AND MULCH. ALL CUT AND FILL SLOPES SHALL BE STABILIZED.
31. 32. WHEN REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAIN DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC., MULCH AND SEED AS NECESSARY.
33. 34. PAVE ALL PARKING AREAS AS SPECIFIED ON THE PLAN.
35. 36. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5" OF RAINFALL.
37. 38. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
39. 40. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 72 HOURS OF FINISH GRADING. MAXIMUM EXPOSURE LENGTH FOR ALL DISTURBED AREAS IS 30 DAYS.
41. 42. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDED AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETED.

INSPECTIONS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT. MAINTENANCE PRACTICES SHALL INCLUDE, BUT ARE NOT LIMITED TO

1. CLEANING OF CATCH BASINS TWICE PER YEAR OR MORE FREQUENTLY AS DICTATED BY WEEKLY INSPECTIONS AND/OR AFTER 0.5" RAINFALL EVENTS.
2. CLEANING OF SEDIMENT OR DEBRIS FROM STORM WATER MANAGEMENT AREA INLETS TWICE PER YEAR OR MORE FREQUENTLY AS DICTATED BY WEEKLY INSPECTIONS AND/OR AFTER 0.5" RAINFALL EVENTS.
3. WEEKLY SITE INSPECTIONS TO DETERMINE/IMPLEMENT NECESSARY REPAIR AND MAINTENANCE ACTIVITIES.
4. REMOVAL OF SEDIMENT BUILDUP ALONG SILT FENCES, STRAW BALE BARRIERS, GRASS SWALES, AND TREATMENT BASIN INLETS. REMOVE SEDIMENT BUILDUP IN BOTTOM OF TREATMENT BASINS SUCH THAT ALL OUTLETS ARE KEPT FREE FROM SEDIMENT AND DEBRIS.
5. IDENTIFICATION/RECONSTRUCTION OF THE STABILIZED CONSTRUCTION ENTRANCE.
6. TREATMENT OF NON-STORMWATER RELATED DISCHARGES SUCH AS WATER LINE INSTALLATION FLUSH WATER OR GROUNDWATER FROM DEWATERING ACTIVITIES. THESE FLOWS SHOULD BE DIRECTED TO A TEMPORARY SEDIMENTATION BASIN OR CONSTRUCTED STORM WATER MANAGEMENT AREA WITH WATER QUALITY SKINNER OUTLETS.
7. SWEEP PAVED PARKING LOTS AND DRIVES REGULARLY TO MINIMIZE SEDIMENT ACCUMULATION.

B. GOOD HOUSEKEEPING PRACTICES

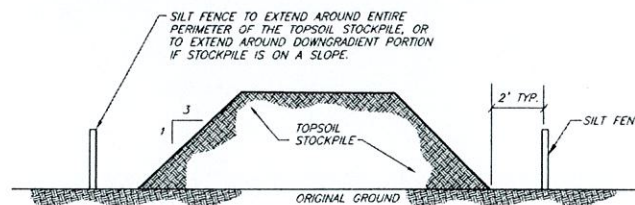
THE CONTRACTOR SHALL EMPLOY MEASURES AND PRACTICES TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS TO STORM WATER RUNOFF. THE CONTRACTOR SHALL USE CARE IN THE HANDLING, USE AND DISPOSAL OF MATERIALS SUCH AS PETROLEUM PRODUCTS, FERTILIZERS AND PAINTS TO ENSURE THAT THE RISK ASSOCIATED WITH THE USE OF THESE PRODUCTS IS MINIMIZED. THE FOLLOWING PRACTICES SHALL BE FOLLOWED DURING THE CONSTRUCTION OF THIS PROJECT:

1. AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED FOR THIS SPECIFIC SITE.
2. ALL MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER SUITABLE ENCLOSURE.
3. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THEIR ORIGINAL LABELS.
4. A HATCHER SHALL BE USED FOR ALL OF THE PRODUCT SHALL BE USED BEFORE DISPOSING OF THE CONTAINER.
5. THE MANUFACTURERS RECOMMENDATIONS SHALL BE FOLLOWED IN REGARD TO THE PROPER USE AND DISPOSAL OF ALL PRODUCTS.
6. THE CONTRACTOR SHALL INSPECT DAILY TO ENSURE THE PROPER USE AND DISPOSAL OF ALL MATERIALS ON SITE.

C. SPILL PREVENTION AND CLEANUP PRACTICES

THE CONTRACTOR/OPERATOR SHALL BE RESPONSIBLE FOR THE SAFE HANDLING, USE AND DISPOSAL PROGRAM OF ALL HAZARDOUS MATERIALS FOR THE DURATION OF THIS PROJECT AND SHALL HAVE A SPECIFIC SPILL PREVENTION AND CLEANUP PROTOCOL FOR ALL HAZARDOUS MATERIALS, INCLUDING, BUT NOT LIMITED TO:

1. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THESE PROCEDURES AND THE LOCATION OF THE CLEANUP SUPPLIES.
2. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIAL WILL INCLUDE, BUT NOT BE LIMITED TO, BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC/METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
3. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
4. THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT CONTACT WITH THE SPILL OR ANY SURFACES.
5. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
6. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM OCCURRING AGAIN. THE SPILL PREVENTION PLAN WILL BE UPDATED TO INCLUDE A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.



1. AN ON-SITE DRAINAGE SWALE SHALL BE LOCATED BETWEEN THE TOPSOIL STOCKPILE AND OFF-SITE PROPERTY.
2. REFERENCE IS MADE TO SILT FENCE DETAIL FOR MATERIALS AND INSTALLATION METHODS.
3. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH EROSION CONTROL MATTING OR SEEDED WITHIN 7 DAYS OF COMPLETION TO MINIMIZE EROSION.
4. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAINFALL EVENTS.
5. SEDIMENT TRAPPED BY THE FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.
6. SILT FENCES AND SWALES SHALL BE IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REMOVED ONLY WHEN DIRECTED BY THE TOWN.

NOT TO SCALE

1. PERIMETER CONTROLS MUST BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS;
2. STORMWATER TREATMENT PONDS AND DRAINAGE SWALES MUST BE INSTALLED BEFORE ROUGH GRADING THE SITE;
3. RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BARRS ARE STABILIZED;
4. BARRS, SWALES AND SWALES MUST BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THE POND;
5. ROADWAYS AND PARKING AREAS MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE;
6. CUT AND FILL SLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE;
7. ALL AREAS OF UNSTABILIZED SOIL MUST BE STABILIZED AS SOON AS PRACTICABLE BUT NO LATER THAN 45 DAYS OF INITIAL DISTURBANCE.
8. EROSION CONTROL PRACTICES MUST BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY RAIN EVENT OF 0.5 INCH OR MORE;
9. IN AREAS THAT WILL NOT BE PAVED, STABLE MEANS THAT:
 - a. A MINIMUM OF 85% VEGETATIVE COVER HAS BEEN ESTABLISHED;
 - b. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPP RAP HAS BEEN INSTALLED; OR
 - c. EROSION CONTROL BLANKETS HAVE BEEN INSTALLED IN ACCORDANCE WITH ENP-W 1508.03, AND
10. IN AREAS TO BE PAVED, STABLE MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2018, ITEM 304.2 HAVE BEEN INSTALLED.

- (A) THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE;
- (B) THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES;
- (C) THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA;
- (D) THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER, AND SHALL BE STABILIZED IMMEDIATELY AFTER THE CONSTRUCTION.
- (E) THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL BE DESIGNED TO DISCHARGE TO A STABILIZED AREA.
- (F) THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED; AND
- (G) THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.

- (A) THE DISCHARGE SHALL BE STOPPED IMMEDIATELY IF THE RECEIVING AREA SHOWS ANY SIGN OF INSTABILITY OR EROSION;
- (B) ALL CHANNELS, SWALES, AND DITCHES DUG FOR DISCHARGING WATER FROM THE EXCAVATED AREA SHALL BE STABLE PRIOR TO DIRECTING DISCHARGE TO THEM;
- (C) IF A CONSTRUCTION EQUIPMENT BUCKET IS USED, IT SHALL EMPTY THE MATERIAL TO A STABLE AREA;
- (D) NO Dewatering shall occur during periods of intense, heavy rain;
- (E) FLOW TO THE SEDIMENT REMOVAL STRUCTURE SHALL NOT EXCEED THE STRUCTURE'S CAPACITY TO SETTLE AND FILTER FLOW OF ITS VOLUME;
- (F) WHEREVER POSSIBLE, THE DISCHARGE FROM THE SEDIMENT REMOVAL STRUCTURE SHALL DRAIN TO A WELL-VEGETATED BUFFER BY SHEET FLOW WHILE MAXIMIZING THE
- (G) DISTANCE TO THE NEAREST WATER RESOURCE AND MINIMIZING THE SLOPE OF THE BUFFER AREA

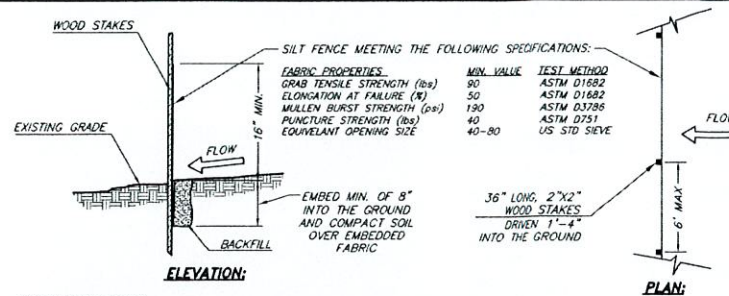
- (A) WHEN NECESSARY TO MINIMIZE RELEASE OF SEDIMENT-LOADED RUNOFF PRIOR TO STABILIZATION OF THE SITE THE PERMANENT STORMWATER MANAGEMENT SYSTEM COMPONENTS, SEDIMENT-LOADED WATER SHALL BE DIVERTED AND STORED IN TEMPORARY DIVERSION PRACTICES SUCH AS SEDIMENT BASINS OR TRENCHES;
- (B) SUBJECT TO (C), BELOW, TEMPORARY DIVERSION PRACTICES SHALL BE STABILIZED PRIOR TO RECEIVING RUNOFF;
- (C) TEMPORARY DIVERSION CHANNELS WITH A GRADIENT OF 2 PERCENT OR GREATER SHALL BE STABILIZED, HOWEVER CHANNELS WITH A SLOPE OF LESS THAN 2% SHALL BE STABILIZED ONLY IF EROSION IS OBSERVED;
- (D) THE AREA DRAINING TO EACH TEMPORARY DIVERSION PRACTICE SHALL BE LESS THAN 5 ACRES;
- (E) TEMPORARY DIVERSION CHANNELS SHALL CONVEY, AND TEMPORARY BASINS AND TRENCHES SHALL CONTAIN, THE 2-YEAR, 24 HOUR DESIGN STORM WITHOUT OVERTOPPING THE BANKS;
- (F) THE BED SLOPE OF DIVERSION CHANNELS SHALL HAVE A POSITIVE GRADE TO ASSURE DRAINAGE;
- (G) WHEN DIVERSION PRACTICES ARE CONSTRUCTED, EROSION PREVENTION METHODS SHALL BE IMPLEMENTED TO DISPERSE FLOW INTO AREAS DOWNSTREAM OF THE DISTURBED AREA;
- (H) IF EROSION OF DIVERSION PRACTICES OCCURS DURING CONSTRUCTION, CORRECTIVE ACTION SHALL BE TAKEN TO STABILIZE THE BASIN, CHANNEL, AND BERM; AND
- (I) DIVERSION BASINS AND TRENCHES SHALL BE CLEARED OF SEDIMENT WHENEVER SEDIMENT ACCUMULATES.

- (A) HAY AND STRAW MULCHES SHALL BE ANCHORED WITH MULCH NETTING OR TACKIFIER SO THAT THEY ARE NOT BLOWN AWAY BY WIND OR WASHED AWAY BY FLOWING WATER.
- (B) MULCH MATERIALS SHALL BE SELECTED BASED UPON SOILS, SLOPE, FLOW CONDITIONS, AND TIME OF YEAR.
- (C) HAY OR STRAW MULCH SHALL BE APPLIED AT A RATE OF 1.5 TO 2 TONS PER ACRE, EQUIVALENT TO 70 TO 90 POUNDS PER 1,000 SQUARE FEET.
- (D) WOOD CHIPS OR GROUND BARK SHALL BE APPLIED AT 2 TO 6 INCHES DEEP AT A RATE OF 10 TO 20 TONS PER ACRE, EQUIVALENT TO 460 TO 920 POUNDS PER 1,000 SQUARE FEET.
- (E) JUTE AND FIBROUS MATS AND WOOD EXCELSIOR SHALL BE INSTALLED ACCORDING TO THE APPLICABLE MANUFACTURER'S INSTRUCTIONS; AND
- (F) EROSION CONTROL MIX SHALL:
 - (1) MEET THE CRITERIA OF ENV-WO 1506.05(b);
 - (2) BE PLACED AT A THICKNESS OF 2 INCHES OR MORE.

- A. ALL ESSENTIAL GRADING AND TEMPORARY STRUCTURES, SUCH AS DIVERSIONS, DAMS, DITCHES, AND DRAINS NEEDED TO PREVENT GULLYING AND REDUCE SILTATION, SHOULD BE COMPLETED PRIOR TO SEEDING.
- B. STONES AND TRASH SHALL BE REMOVED FROM THE AREA TO BE SEEDDED SO AS NOT TO INTERFERE WITH THE SEEDING.
- C. TILL THE SOIL TO A DEPTH OF ABOUT FOUR (4) INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- D. ON SLOPES 4:1 OR STEEPER, FINAL PREPARATION OF THE AREA TO BE SEEDDED SHALL INCLUDE CREATING GROOVES IN THE SOIL PERPENDICULAR TO THE DIRECTION OF THE SLOPE TO CATCH SEED AND REDUCE RUNOFF.
- E. IF NEEDED TO ENSURE GROWTH, FERTILIZER OR OTHER ORGANIC SOIL AMENDMENTS SHALL BE APPLIED DURING THE GROWING SEASON.
- F. FERTILIZER APPLIED TO ANY AREA WITHIN 100 FEET OF ANY RIVER, STREAM, POND, OR LAKE SHALL BE LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER ONLY.
- G. FERTILIZER APPLIED TO ANY AREA THAT IS SUBJECT TO RSA 483-B, THE COMPREHENSIVE WATER QUALITY PROTECTION ACT (ACT), SHALL MEET OR BE MORE PROTECTIVE OF WATER QUALITY THAN THE MINIMUM PROTECTION OF THE ACT.
- H. ALL SEEDED AREAS SHALL BE FERTILIZED; FERTILIZATION SHALL BE AT THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER.
- I. ALL GRADED AREAS SHALL BE SEEDDED WITH:

- | | | |
|-------------------------|----|---------------------------|
| 1. TALL FESCUE: | 20 | POUNDS PER ACRE |
| 2. CREEPING RED FESCUE: | 20 | POUNDS PER ACRE |
| 3. BIRDSFOOT TREFOIL: | 8 | POUNDS PER ACRE |
| 4. TOTAL | 48 | POUNDS PER ACRE LIVE SEED |

- SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING, AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH 0.25 IN. OF SOIL OR LESS BY CUTTRACKING OR RAKING.
- N. RUNOFF SHALL BE DIVERTED FROM THE SEEDING AREA.
- O. SUBJECT TO (N) BELOW, SEEDING SHALL OCCUR PRIOR TO SEPTEMBER 15TH OF THE YEAR IN WHICH THE AREA BEING SEEDDED WAS DISTURBED;
- M. AREAS SEEDDED BETWEEN MAY 15TH TO AUGUST 15TH SHALL BE COVERED WITH HAY OR STRAW MULCH MEETING THE CRITERIA OF ENW-WO 15068 (D.4) THROUGH (C); AND
- N. IF SEPARATED GROWTH CURBS OR OTHER CURBS OF THE DISTURBED AREA IS NOT ACHIEVED PRIOR TO OCTOBER 15TH, ONE OR MORE ADDITIONAL EROSION CONTROL METHODS SHALL BE IMPLEMENTED.



A. FENCES SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR OTHER DRAINAGE WAY ABOVE THE FENCE.

B. THE MAXIMUM CONTRIBUTING DRAINAGE AREA ABOVE THE FENCE SHALL BE LESS THAN 1/4-ACRE PER 100 LINEAR FEET OF FENCE.

C. THE MAXIMUM LENGTH OF THE SLOPE ABOVE THE FENCE SHALL BE 100 FEET.

D. THE MAXIMUM SLOPE OF THE AREA ABOVE THE FENCE SHALL BE 2:1.

E. FENCES SHALL BE INSTALLED AS FOLLOWS:

1. FENCES SHALL FOLLOW THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE;
2. THE ENDS OF THE FENCE SHALL BE FLARED UP-SLOPE;
3. THE BASE OF THE FENCE SHALL BE:
 - a. FLOLED SUCH THAT NOT LESS THAN 4 INCHES OF THE FENCE IS PLACED ALONG THE BOTTOM OF A TRENCH THAT IS EXCAVATED AT LEAST 4 INCHES DEEP INTO THE GROUND, WITH THE SOIL COMPACTED OVER THE EMBEDDED FABRIC; OR
 - b. IF SITE CONDITIONS INCLUDE FROZEN GROUND, LEDGE, OR THE PRESENCE OF HEAVY ROOTS, EMBEDDED IN A MINIMUM THICKNESS OF 8 INCHES OF A HARD STONE.
4. SUPPORT POSTS SHALL BE SIZED AND ANCHORED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS; AND
5. ADDITIONAL SECTIONS OF THE FENCE SHALL BE OVERLAPPED BY 6 INCHES, FLOLED AND STAPLED TO A SUPPORT POST;

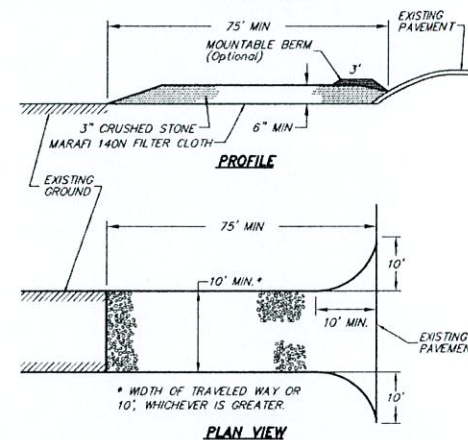
F. FENCES SHALL BE INSPECTED AND MAINTAINED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED AND HEAVY RAINFALL THAT REQUIRES IMMEDIATE ACTION.

G. SEDIMENT THAT ACCUMULATES AT THE FENCE SHALL BE REMOVED WITH SUFFICIENT FREQUENCY TO PREVENT THE DEPTH OF THE SEDIMENT FROM REACHING ONE-THIRD THE HEIGHT OF THE FENCE.

H. FENCES PER MANUFACTURER'S SPECIFICATIONS:

1. IF THE FABRIC ON THE SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE LIFE OF THE FENCE, THE FABRIC SHALL BE PROMPTLY REPLACED.
2. DEPOSITS SHOULD BE REMOVED OR LEFT IN PLACE AFTER THE BARRIER HAS BEEN DISMANTLED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED USING THE APPROPRIATE VEGETATIVE BMP.

NOT TO SCALE



NOT TO SCALE

MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE GRAVEL AND THE EFFECTIVENESS OF THE GRAVEL PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOPDRESSED WITH NEW STONE. COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.

- (A) THE MINIMUM STONE USED SHALL BE 3-INCH CRUSHED STONE;
- (B) THE MINIMUM LENGTH OF THE PAD SHALL BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE;
- (C) THE PAD SHALL EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER;
- (D) THE PAD SHALL SLOPE AWAY FROM THE EXISTING ROADWAY;
- (E) THE PAD SHALL BE AT LEAST 6 INCHES THICK;
- (F) A GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW.
- (G) THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY.
- (H) MAINTENANCE REQUIREMENTS SHALL BE IDENTIFIED AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
- (I) ALL SURFACE WATER THAT IS FLOWING TO OR OVERTOPPED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PREVENTED FROM ENTERING THE CONSTRUCTION SITE BY INSTALLING A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.

PREPARED FOR:
DILLON'S CUSTOM CABINETRY
116 DUKES COUNTY AVE
OAK BLUFFS, MA 02557

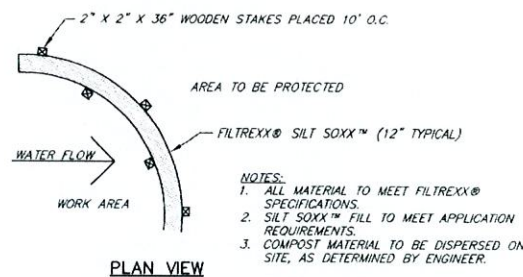
PROPERTY OWNER:
DC REALTY, LLC
21 KENDRICK RD
FRANKLIN, NH 03235

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| SCALE: AS NOTED | | MAY 3, 2023 | | SHEET 9 OF 12 | |
| DESIGN: | DRAWN: | CHECKED: | FB: | PG: | 1662-01 |
| KAU | KAU | RJB | ### | ### | |

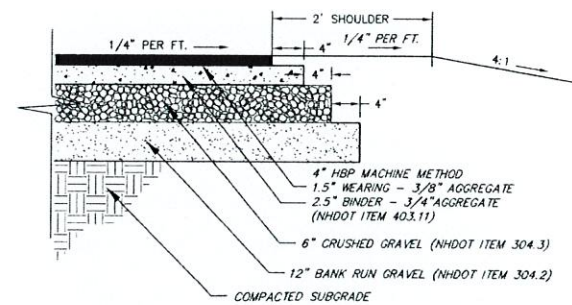
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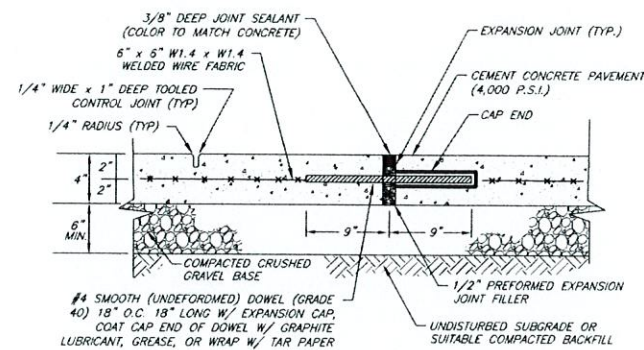


PLAN VIEW



NOTES:
1. SECTION NUMBERS REFER TO APPROPRIATE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
2. SECTION 410 (TACK COAT) WILL APPLY IF MORE THEN 180 CALENDAR DAYS ELAPSE BETWEEN PLACEMENT OF BINDER COARSE AND WEARING COARSE.

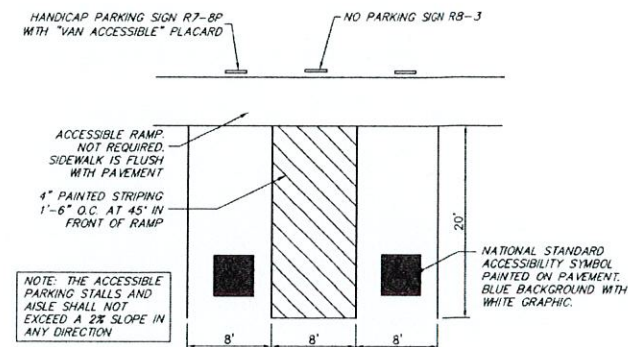
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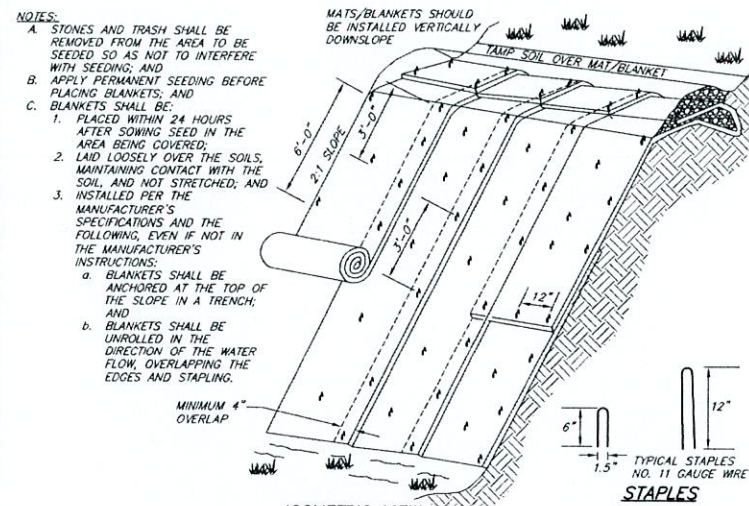
1. CROSS SLOPE OF SIDEWALK TO BE AS SPECIFIED ON THE PLAN.
2. MAINTAIN 2" CLEARANCE (TYP) BETWEEN ALL CONCRETE EDGES AND WIRE FABRIC OR DOWEL
3. CONTROL JOINTS TO BE LOCATED 5- FEET ON CENTER.
4. EXPANSION JOINTS TO BE LOCATED 25- FEET ON CENTER.
5. ALL CONCRETE TO BE 4,000 PSI NHDOT CLASS AA.

NOT TO SCALE

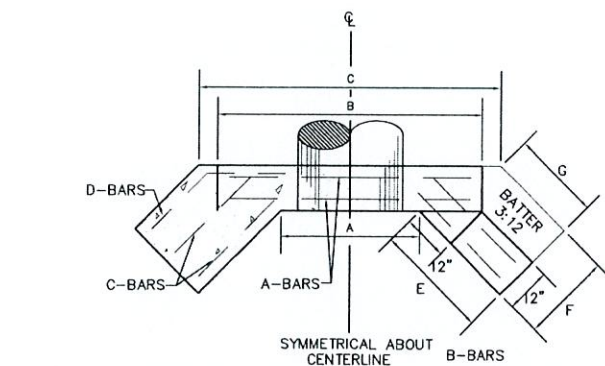


STRIPE PARKING AREAS AND DRIVES AS SHOWN INCLUDE PARKING SPACES, HANDICAP SYMBOLS AND PAINTED AISLES. ALL MARKINGS TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT, MEETING THE REQUIREMENTS OF ASSHTO M248 TYPE F.

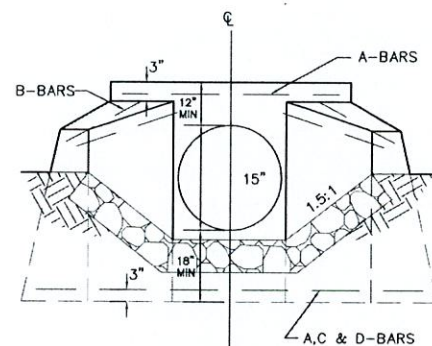
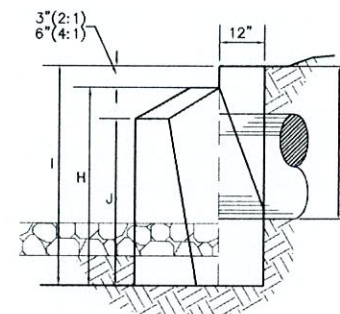
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EROSION CONTROL BLANKETS SLOPE INSTALLATION

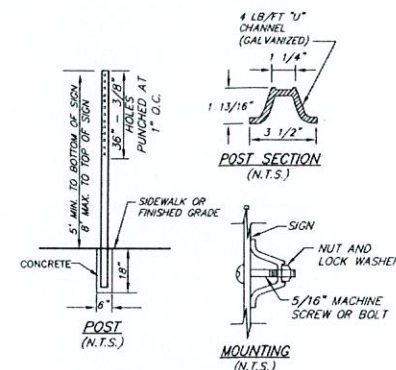


HALF PLAN OF
TOP STEEL

END ELEVATION

SIDE ELEVATION

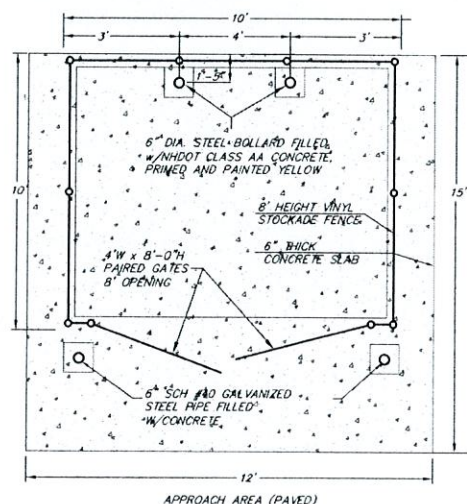
| DIMENSIONS | | | | | | | | | REINFORCING STEEL | | | | | | |
|------------|-------|-------|-------|--------|-------|-------|-------|-------|-------------------|--------|--------|--------|--------|--------|-------|
| A | B | C | E | F | G | H | I | J | SIZE | LENGTH | | | | D-BARS | |
| | | | | | | | | | | A BARS | B BARS | C BARS | D BARS | a | b |
| 2'-3" | 5'-1" | 6'-0" | 2'-5" | 1'-11" | 1'-9" | 4'-6" | 4'-0" | 3'-6" | 1/2" DIA. | 4'-9" | 2'-7" | 2'-5" | 3'-11" | 2'-4" | 1'-7" |



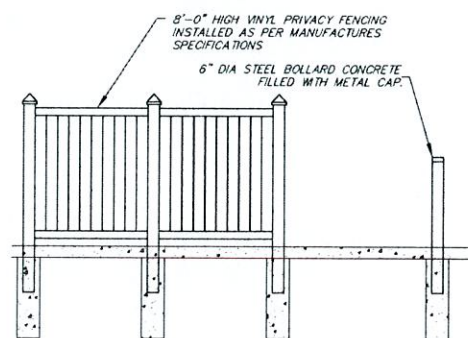
RESERVED
PARKING

ONLY

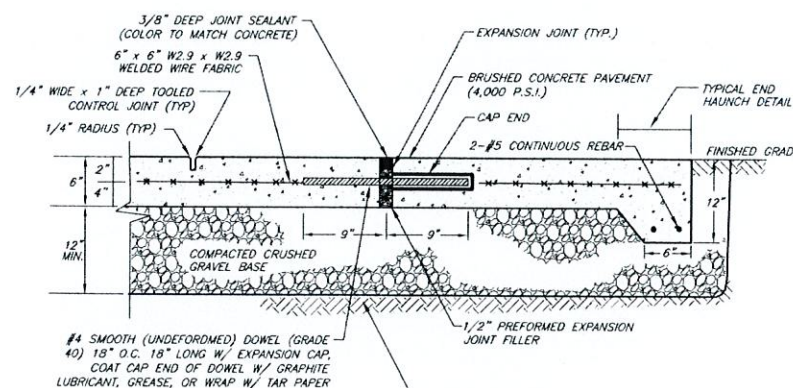
VAN ACCESSIBLE HANDICAP
PARKING SIGN DETAIL
NOT TO SCALE



DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



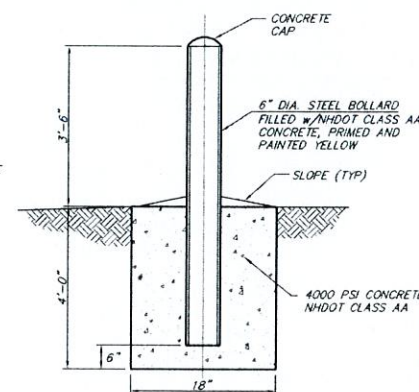
TYPICAL FENCE DETAIL
FOR DUMPSTER PAD
NOT TO SCALE



NOTES:

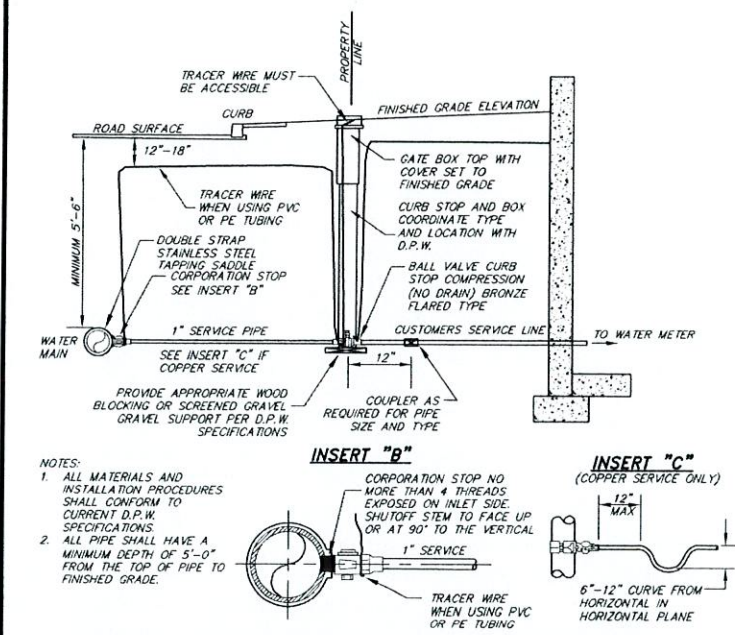
1. CROSS SLOPE OF CONCRETE PAD TO BE AS SPECIFIED ON THE PLAN
2. MAINTAIN 2" CLEARANCE (TYP) BETWEEN ALL CONCRETE EDGES AND WIRE FABRIC OR DOWEL.
3. CONTROL JOINTS TO BE LOCATED 5- FEET ON CENTER OR AS SHOWN ON ARCHITECTURAL PLANS.
4. EXPANSION JOINTS TO BE LOCATED 25- FEET ON CENTER.
5. WELDED WIRE FABRIC SHALL BE LAPSED A MINIMUM OF 2 WIRE SPACES.
6. ALL CONCRETE TO BE 4,000 PSI NHDOT CLASS AA.

HEAVY DUTY REINFORCED CONCRETE PAD DETAIL
FOR DUMPSTER, DUST COLLECTOR & TRENCH DRAIN
NOT TO SCALE

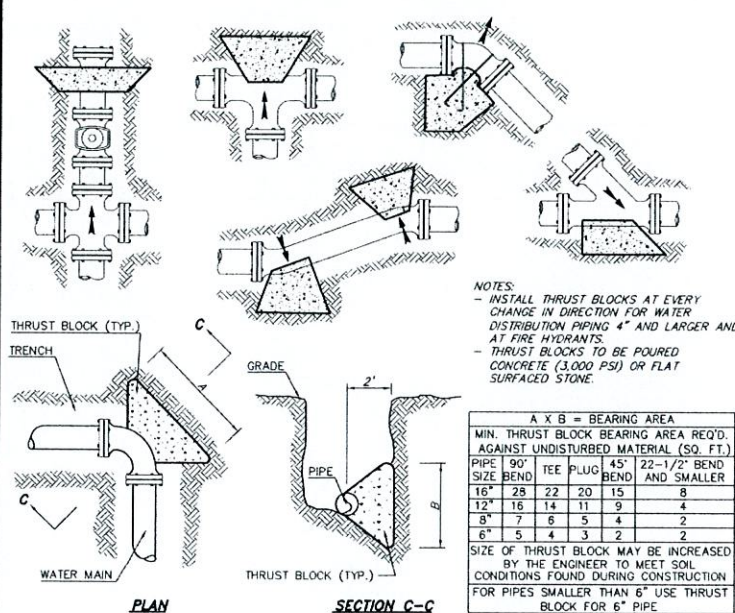


TYPICAL BOLLARD DETAIL
NOT TO SCALE

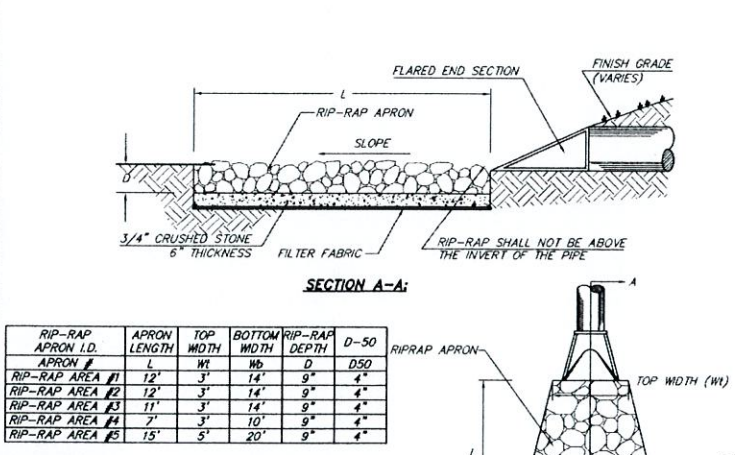




TYPICAL 1" SERVICE & VALVE BOX INSTALLATION
NOT TO SCALE

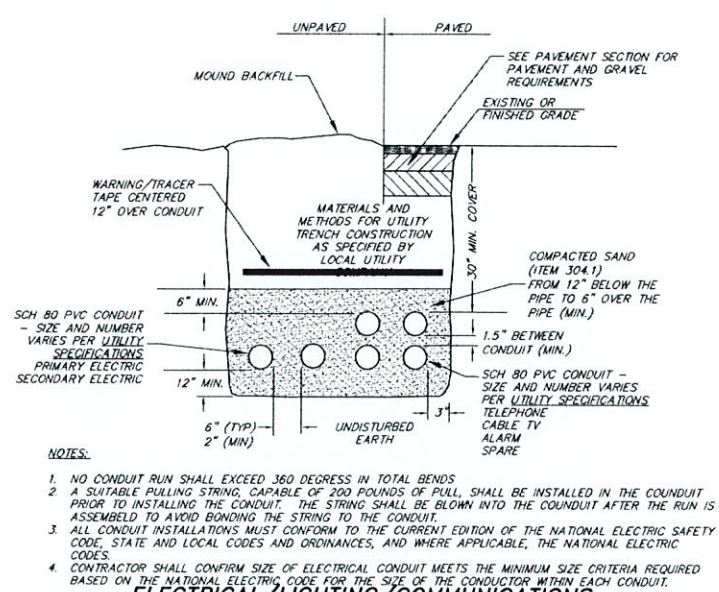


TYPICAL THRUST BLOCK DETAIL
NOT TO SCALE

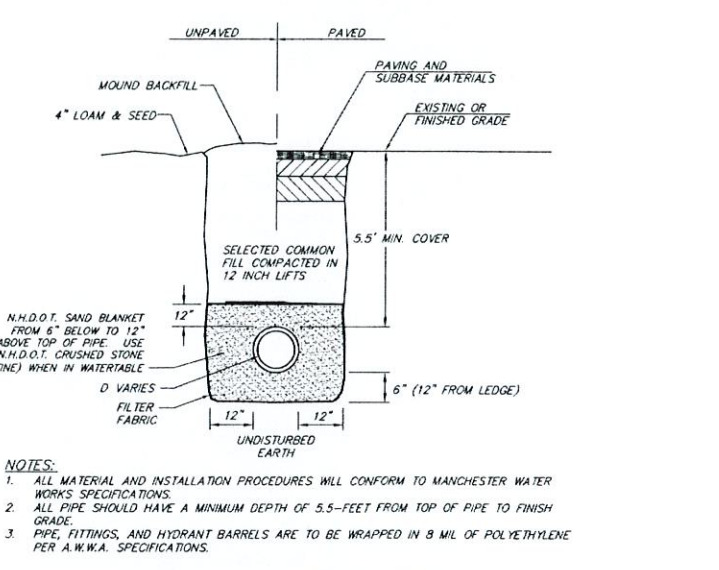


**FLARED END SECTION
RIP-RAP APRON DETAIL:**
NOT TO SCALE

| RIP-RAP AREA | APRON I.D. | APRON LENGTH | TOP WIDTH | BOTTOM WIDTH | RIP-RAP DEPTH | D-50 |
|-----------------|------------|--------------|-----------|--------------|---------------|------|
| RIP-RAP AREA #1 | 12" | 3' | 14" | 9" | 4" | 4" |
| RIP-RAP AREA #2 | 12" | 3' | 14" | 9" | 4" | 4" |
| RIP-RAP AREA #3 | 11" | 3' | 14" | 9" | 4" | 4" |
| RIP-RAP AREA #4 | 7" | 3' | 10" | 9" | 4" | 4" |
| RIP-RAP AREA #5 | 15" | 5' | 20" | 9" | 4" | 4" |



**ELECTRICAL/LIGHTING/COMMUNICATIONS
UTILITY TRENCH DETAIL**
NOT TO SCALE



WATER MAIN TRENCH DETAIL
NOT TO SCALE

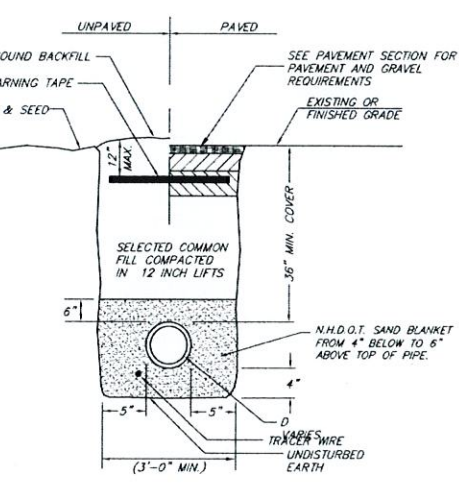
TEST PIT INFORMATION

TEST PIT NO. 5 - ELEVATION 405.5
0-4", 10-YR 3/2, FINE SANDY LOAM, MASSIVE, FRIABLE
4-18", 10-YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
18-30", 2.5-YR 6/6, FINE LOAMY SAND, COARSE GRANULAR, FRIABLE
30-40", 2.5-YR 7/8, FINE LOAMY SANE, WEAK GRANULAR, FRIABLE
40-70", 10-YR 7/2, SANDY CLAY, PLATY, FRIABLE
ESHWIT @ 38" (ELEVATION 402.4)
RESTRICTIVE LAYER @ 40"
PERC. RATE = 4 MIN. PER INCH

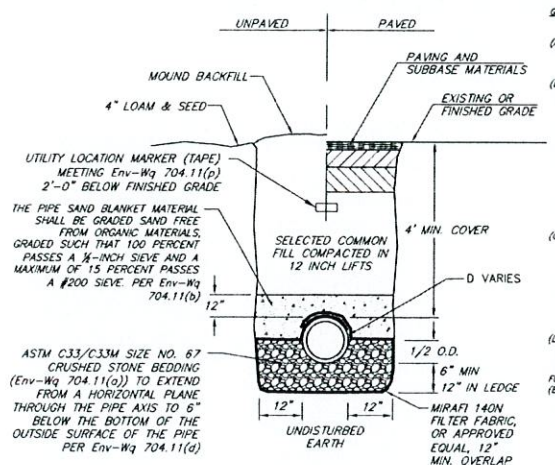
TEST PIT NO. 6 - ELEVATION 404.0
0-2", 10-YR 3/2, FINE SANDY LOAM, MASSIVE, FRIABLE
2-80", 10-YR 6/8, FINE LOAMY SAND, GRANULAR, FRIABLE
80-84", 10-YR 6/3, FINE SANDY LOAM, BLOCKY, FRIABLE
ESHWIT @ 60" (ELEVATION 399.0)
EST. PERC. RATE = 4 MIN. PER INCH

RIP-RAP GRADATION TABLE:

| DESIGN SIZE | RIP-RAP SIZE | % OF WEIGHT (SMALLER THAN GIVEN SIZE) | SIZE OF STONE | THICKNESS (D) |
|-------------|--------------|---------------------------------------|---------------|---------------|
| D50 | 4" | 100 | 6" TO 8" | 9" |
| | | 85 | 5.2" TO 7.2" | |
| | | 50 | 4" TO 6" | |
| | | 15 | 1.2" TO 2" | |



GAS MAIN TRENCH DETAIL
NOT TO SCALE



SEWER MAIN TRENCH DETAIL
NOT TO SCALE

**DETENTION / RETENTION POND
CONSTRUCTION AND MAINTENANCE NOTES**

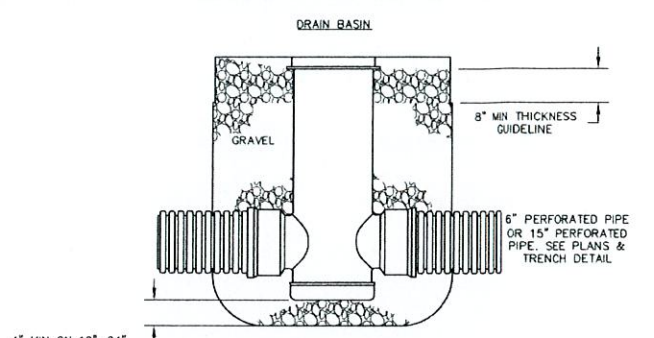
- FOUNDATION PREPARATION**
- THE FOUNDATION AREA SHALL BE CLEARED OF TREES, LOGS, STUMPS, ROOTS, BRUSH, BOULDERS, SOIL, AND RUBBISH. IF NEEDED TO ESTABLISH VEGETATION, THE TOPSOIL AND SOIL SHALL BE STOCKPILED AND SPREAD ON THE COMPLETED SLOPES AND SPILLWAYS. FOUNDATION AREA SHALL BE THOROUGHLY SCARIFIED BEFORE PLACEMENT OF THE MATERIAL. THE SURFACE SHALL HAVE MOISTURE ADDED OR IS SHALL BE COMPACTED IF NECESSARY SO THAT THE FIRST LAYER OF FILL MATERIAL CAN BE COMPACTED AND BONDED TO THE FOUNDATIONS.
- FOUNDATION AREAS SHALL BE KEPT FREE OF STANDING WATER WHEN FILL IS BEING PLACED ON THEM.
- FILL PLACEMENT**
- THE MATERIAL PLACE IN THE FILL SHALL BE FREE OF DETRIMENTAL AMOUNTS OF SOIL, ROOTS, FROZEN SOIL, STONES MORE THAN 6 INCHES IN DIAMETER (EXCEPT FOR ROCK FILLS), AND OTHER OBJECTIONABLE MATERIAL.
- SELECTED BACKFILL MATERIAL SHALL BE PLACED AROUND STRUCTURES, PIPE CONDUITS, AND ANTISEEP COLLARS AT ABOUT THE SAME RATE ON ALL SIDES TO PREVENT DAMAGE FROM UNEQUAL LOADING.
- THE PLACING AND SPREADING OF FILL MATERIAL SHALL BE STARTED AT THE LOWEST POINT OF THE FOUNDATION AND THE FILL BROUGHT UP IN HORIZONTAL LAYERS OF SUCH THICKNESS THAT THE REQUIRED COMPACTION CAN BE OBTAINED. THE FILL SHALL BE CONSTRUCTED IN CONTINUOUS HORIZONTAL LAYERS EXCEPT WHERE OPENINGS OR SECTIONALIZED FILLS ARE REQUIRED. IN THOSE CASES, THE SLOPE OF THE BONDING SURFACES BETWEEN THE EMBANKMENT IN PLACE AND THE EMBANKMENT TO BE PLACED SHALL NOT BE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. THE BONDING SURFACE SHALL BE TREATED THE SAME AS THAT SPECIFIED FOR THE FOUNDATION SO AS TO INSURE A GOOD BOND WITH THE NEW FILL.
- THE DISTRIBUTION AND GRADATION OF MATERIALS SHALL BE SUCH THAT NO LENSES, POCKETS, STREAKS, OR LAYERS OF MATERIAL DIFFER SUBSTANTIALLY IN TEXTURE OF GRADATION FROM THE SURROUNDING MATERIAL. IF IT IS NECESSARY TO USE MATERIALS OF VARYING TEXTURE AND GRADATION, THE MOST IMPERVIOUS MATERIAL SHALL BE PLACED IN THE CENTER AND UPSTREAM PARTS OF THE FILL. IF ZONED FILLS OF SUBSTANTIALLY DIFFERING MATERIALS ARE SPECIFIED, THE ZONES SHALL BE PLACED ACCORDING TO THE LINES AND GRADES SHOWN ON THE DRAWINGS. THE COMPLETE WORK SHALL CONFORM TO THE LINES, GRADES, AND ELEVATIONS SHOWN ON THE DRAWINGS OR AS STAKED IN THE FIELD.
- MOISTURE CONTROL**
- THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE ADEQUATE FOR OBTAINING THE REQUIRED COMPACTION. MATERIAL THAT IS TOO WET SHALL BE DRIED TO MEET THIS REQUIREMENT, AND MATERIAL THAT IS TOO DRY SHALL HAVE WATER ADDED AND MIXED UNTIL THE REQUIREMENT IS MET.
- COMPACTION**
- CONSTRUCTION EQUIPMENT SHALL BE OPERATED OVER THE AREAS OR EACH LAYER OF FILL TO INSURE THAT THE REQUIRED COMPACTION IS OBTAINED. SPECIAL EQUIPMENT SHALL BE USED IF NEEDED TO OBTAIN THE REQUIRED COMPACTION.
- IF A MINIMUM REQUIRED DENSITY IS SPECIFIED, EACH LAYER OF FILL SHALL BE COMPACTED AS NECESSARY TO OBTAIN THAT DENSITY.
- FILL ADJACENT TO STRUCTURES, PIPE CONDUITS, AND ANTISEEP COLLARS SHALL BE COMPACTED TO A DENSITY EQUIVALENT TO THAT OF THE SURROUNDING FILL BY MEANS OF HAND TAMPING OR MANUALLY DIRECTED POWER TAMPER OR PLATE VIBRATORS.
- PROTECTION**
- A PROTECTIVE COVER OF VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SURFACES OF THE EMBANKMENT, SPILLWAY, AND BORROW AREA IF SOIL AND CLIMATIC CONDITIONS PRELUDE THE USE OF VEGETATION AND PROTECTION IS NEEDED. NON-VEGETATIVE MEANS, SUCH MULCHES OR GRAVEL, MAY BE USED. IN SOME PLACES, TEMPORARY VEGETATION MAY BE USED UNTIL CONDITIONS PERMIT ESTABLISHMENT OR PERMANENT VEGETATION. THE EMBANKMENT AND SPILLWAY SHALL BE FENCED IF NECESSARY TO PROTECT THE VEGETATION.

DETENTION / RETENTION POND MAINTENANCE

- THE EMBANKMENT SHOULD BE INSPECTED ANNUALLY TO DETERMINE IF RODENT BURROWS, WET AREAS, OR EROSION OF THE FILL IS TAKING PLACE.
- THE VEGETATED AREAS OF THE STRUCTURE SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH. LIME AND FERTILIZER SHOULD BE APPLIED AS NECESSARY AS DETERMINED BY SOIL TESTS. TREES AND SHRUBS SHOULD BE KEPT OFF THE EMBANKMENT AND EMERGENCY SPILLWAY AREAS.
- PIPE INLETS AND SPILLWAY STRUCTURE SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. ACCUMULATED DEBRIS AND SEDIMENT SHOULD BE REMOVED. IF PIPES ARE COATED, THE COATING SHOULD BE CHECKED AND REPAIRED AS NECESSARY.
- PIPE OUTLETS SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. THE CONDITION OF THE PIPES SHOULD BE NOTED AND REPAIRS MADE AS NECESSARY. IF EROSION IS TAKING PLACE THEN MEASURES SHOULD BE TAKEN TO STABILIZE AND PROTECT THE AFFECTED AREA OF THE OUTLET.
- SEDIMENT SHOULD BE CONTINUALLY CHECKED IN THE BASIN. WHEN SEDIMENT ACCUMULATIONS REACH THE PREDETERMINED DESIGN ELEVATION, THEN THE SEDIMENT SHOULD BE REMOVED AND PROPERLY DISPOSED OF.
- ALL PERMANENT IMPROVEMENTS SHOULD BE INSPECTED BY A QUALIFIED PROFESSIONAL ENGINEER ON A PERIODIC BASIS. IF THERE IS POTENTIAL FOR SIGNIFICANT DAMAGE OR LOSS OF LIFE DOWNSTREAM, THEN THE INSPECTION SHOULD BE CARRIED OUT ANNUALLY. THE DESIGNATED INDIVIDUAL OR GROUP SHOULD ALSO MAKE INSPECTIONS AFTER EVERY MAJOR STORM EVENT.

GRAVITY SEWER PIPE TESTING PER ENR-WQ 704.08

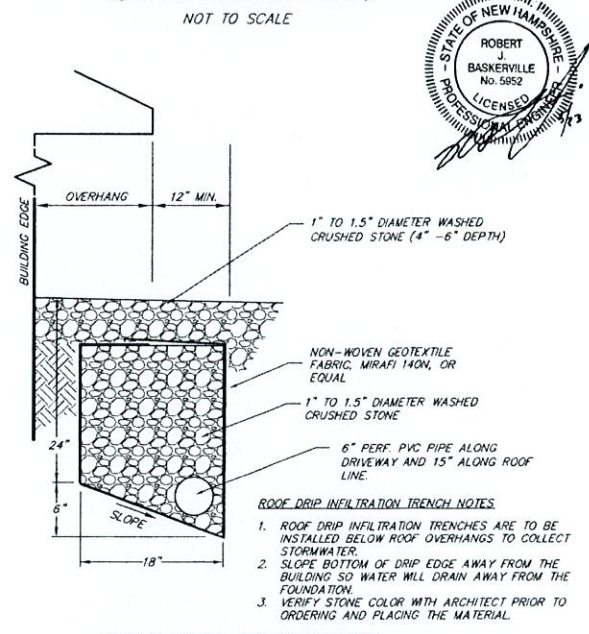
- ALL NEW GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY THE USE OF LOW-PRESSURE AIR TESTS.
- LOW-PRESSURE AIR TESTING SHALL BE IN CONFORMANCE WITH THE FOLLOWING TESTING STANDARDS IN EFFECT AT THE TIME THE TEST IS CONDUCTED:
(1) ASTM F1417 STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR - AVAILABLE AS NOTED IN APPENDIX D, OR
(2) UN-BELL PVC PIPE ASSOCIATION UN-B-8, "LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE", AVAILABLE AS NOTED IN APPENDIX D.
- ALL NEW GRAVITY SEWERS SHALL BE:
(1) CLEANED AND INSPECTED USING A LAMP TEST AND BY INTRODUCING WATER TO DETERMINE THAT THERE IS NO STANDING WATER IN THE SEWER; AND
(2) TRUE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO COVERING.
- ALL PLASTIC SEWER PIPE SHALL BE USUALLY INSPECTED AND DEFLECTION TESTED NOT LESS THAN 30 DAYS AFTER INSTALLATION.
- THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% PERCENT OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANHOLE WITH A DIAMETER OF AT LEAST 8" OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.
- JOINT SEALS SHALL CONFORM WITH ASTM D3212



| STRUCTURE SIZE | N/A | H-20 GRADE OPTIONS | SOLID | 2X2 R&H | N/A |
|----------------|------------|--------------------|-------|---------|---------|
| 12" | N/A | STANDARD | SOLID | 2X2 R&H | N/A |
| 15" | N/A | STANDARD | SOLID | 2X2 R&H | N/A |
| 18" | N/A | STANDARD | SOLID | 2X2 R&H | 2X2 R&H |
| 24" | N/A | STANDARD | SOLID | 2X2 R&H | 2X2 R&H |
| 30" | PEDESTRIAN | STANDARD | SOLID | 2X2 R&H | 2X2 R&H |

- THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D3221.
- TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.

**NYLOPLAST DRAIN MANHOLE
(H-20 TRAFFIC LOAD)**
NOT TO SCALE



**ROOF DRIP INFILTRATION
& DRIVE INFILTRATION DETAIL**
NOT TO SCALE

| | | | |
|---------------------------------------|-------------|--------------------|---------|
| TAX MAP 102 LOT 403-3 | | | |
| DETAIL SHEET 2 | | | |
| DILLON CABINET COMPANY SITE PLAN | | | |
| LOCATED AT: | | | |
| COMMERCE DRIVE | | | |
| FRANKLIN, NEW HAMPSHIRE | | | |
| PREPARED FOR: | | PROPERTY OWNER: | |
| DILLON'S CUSTOM CABINETRY | | DC REALTY, LLC | |
| 116 DUKES COUNTY AVE | | 21 KENDRICK RD | |
| OAK BLUFFS, MA 02557 | | FRANKLIN, NH 03235 | |
| SCALE: AS NOTED | MAY 3, 2023 | SHEET 11 OF 12 | |
| DESIGN: KAW | DRAWN: KAW | CHECKED: RJB | PG: ### |
| 1662-01 | | | |
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