

**Plainfield Planning Board  
Site Plan Review Notice**

You are hereby notified that **Landmark Property Maintenance** has filed an application for site plan review for an approved business project to be located at #361 Route 12A. The business was approved as ZBA case 18-06 and received a six month approval expansion from the ZBA in November 2020. The application is intended to allow for the use of the lot as an equipment storage yard.

**A Public hearing on the project will be held:**

**Monday March 1st 2020  
At 7:00pm via  
Zoom Teleconferencing**

Join Zoom Meeting  
<https://zoom.us/j/92137737733>

Meeting ID: 921 3773 7733

**The application information is posted up on the town's website  
[www.painfieldnh.org/planning.htm](http://www.painfieldnh.org/planning.htm)**

**Note:** This hearing is to be held in order to comply with a legal requirement of law (RSA 675:7). Abutters are invited to attend for their own benefit and information; they are not required by law to attend.

Notice February 16<sup>th</sup> 2021  
Stephen Halleran for the  
Plainfield Planning Board



# 100 foot Abutters List Report

Plainfield, NH  
February 11, 2021

## Subject Property:

Parcel Number: 218-011-000  
CAMA Number: 218-011-000-000  
Property Address: 361 RTE 12A

Mailing Address: 361 LAND INVESTMENT, LLC  
178 MERIDEN ROAD  
LEBANON, NH 03766

## Abutters:

Parcel Number: 203-001-000  
CAMA Number: 203-001-000-000  
Property Address: 330 RTE 12A

Mailing Address: FRANKLIN FAMILY TRUST, THE  
FRANKLIN, AMY L  
330 RTE 12A  
PLAINFIELD, NH 03781

Parcel Number: 203-006-000  
CAMA Number: 203-006-000-000  
Property Address: 141 RIVER RD

Mailing Address: FRANKLIN FAMILY TRUST, THE  
FRANKLIN, PAUL B & NANCY B TRS  
141 RIVER ROAD  
PLAINFIELD, NH 03781

Parcel Number: 203-021-000  
CAMA Number: 203-021-000-000  
Property Address: 281 RTE 12A

Mailing Address: WILLIAMS, ROBBIE T  
281 RTE 12A  
PLAINFIELD, NH 03781

Parcel Number: 218-001-000  
CAMA Number: 218-001-000-000  
Property Address: 11 PIERCE RD

Mailing Address: GRISWOLD, HAZEL M  
11 PIERCE RD  
PLAINFIELD, NH 03781

Parcel Number: 218-006-000  
CAMA Number: 218-006-000-000  
Property Address: 398 RTE 12A

Mailing Address: HENRY, DANIEL G & CHICK A  
PO BOX 5352  
W LEBANON, NH 03784

Parcel Number: 218-009-000  
CAMA Number: 218-009-000-000  
Property Address: 374 RTE 12A

Mailing Address: HALL, TROY T  
374 RTE 12A  
PLAINFIELD, NH 03781

Parcel Number: 218-010-000  
CAMA Number: 218-010-000-000  
Property Address: 360 RTE 12A

Mailing Address: B-A-R-T INDUSTRIES, INC  
14 SPENCER DR  
BELLOWS FALLS, VT 05101

Parcel Number: 218-011-000  
CAMA Number: 218-011-000-000  
Property Address: 361 RTE 12A

Mailing Address: 361 LAND INVESTMENT, LLC  
178 MERIDEN ROAD  
LEBANON, NH 03766

Parcel Number: 218-012-000  
CAMA Number: 218-012-000-000  
Property Address: 375 RTE 12A

Mailing Address: ROSE, BRANDON  
375 RTE 12A  
PLAINFIELD, NH 03781

Parcel Number: 218-013-000  
CAMA Number: 218-013-000-000  
Property Address: RTE 12A

Mailing Address: MAC'S HAPPY ACRES  
259 RIVER RD  
PLAINFIELD, NH 03781



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

2/11/2021

Page 1 of 1

PLAINFIELD, NH  
SITE PLAN REVIEW

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RIGHT ANGLE ENGINEERING, PLLC  
152 Main Street  
New London, NH 03257  
(603) 526-2807 Phone  
(603) 523-8811 Fax  
(603) 443-7815 Mobile  
Erin@RightAngle.Engineering

**List of Owner &  
Professional Consultants**

**DATE:** February 12, 2021

**TO:** Stephen Halleran, Town Administrator  
Town of Plainfield  
110 Main Street  
Plainfield, NH 03781  
603-469-3201 Direct  
plainfield@ta@plainfieldnh.org

**SITE:** Application for Site Plan Review  
361 NH Route 12A  
Tax Map 218, Lot 11  
Plainfield, New Hampshire

**RE:** Application for Site Plan Review  
361 NH Route 12A  
Tax Map 218, Lot 11  
Plainfield, New Hampshire

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**OWNER:**

361 Land Investment, LLC  
attn.: George-Ann Whitney, Owner  
178 Meriden Road  
Lebanon, NH 03766

**ENGINEER:**

Right Angle Engineering, PLLC  
Erin Darrow, P.E., C.P.E.S.C.  
152 Main Street  
New London, NH 03257

**SURVEYOR:**

Scott Sanborn, LLS  
Cardigan Mountain Land Survey, LLC  
32 Peaslee Road  
Orange, NH 03741

**WETLANDS SCIENTIST:**

Jonathan Sisson, C.W.S., C.S.S.  
Beaver Tracks, LLC  
408 Randolph Hill Road  
Randolph, NH 03593

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# TOWN OF PLAINFIELD

## APPLICATION FOR SITE PLAN REVIEW

Applicant's name: 361 Land Investment, LLC  
address: 178 Meriden Road  
Lebanon, NH 03766

Location of property  
(if different than above): 361 NH Route 12A; Tax Map 218, Lot 11

Describe development and/or alteration:

The purpose of this project is to establish a general parking lot area for construction trucks and equipment. A proposed garage to also serve as mulch, sand, and/or salt storage is also proposed.

Preliminary Consultation: n/a  
(date)

Formal submission of application: February 12, 2021

Final Review: March 1, 2021

Fee Paid:

Filing fee \$165 Notification fee \$60 Additional fee \_\_\_\_\_

Plainfield Planning Board Action:

Approval: \_\_\_\_\_  
(Planning Board Chairman and date)

Disapproval: \_\_\_\_\_

Conditions: \_\_\_\_\_

PLAINFIELD SITE PLAN REVIEW CHECK. LIST OF APPLICATION REQUIREMENTS

See Article VII of Regulations for specific details of items listed below:

		Not Applicable or Waived		
A. Two copies of site plan map showing:		Yes	No	
1.	Boundary lines	X		
2.	Abutter list	X		
3.	Site location map insert	X		
4.	North point, scale, date	X		
5.	Identification of preparer	X		
6.	Existing and proposed structures	X		
7.	Existing and proposed drainage grades	X		
8.	Existing streams, wetlands	X		
9.	Existing and proposed streets, parking	X		
10.	Layout of sewage disposal			X
11.	Proposed landscape, buffering	X		
12.	Existing and proposed utilities	X		
13.	Lighting and signs	X		
14.	Drainage system	X		
15.	Fronting street, R.O.W.	X		
16.	Statement of hours of operation	X		
17.	Statement of traffic count	X		
B. One copy of applications and approval of The New Hampshire State Agencies				
1.	NH Water Supply & Pollution Control			
	a. Septic			X
	b. 148.8a			X
	c. Water supply			X
2.	NH Dept. of Public Works & Highways			
3.	NH Wetlands Board			

C. Additional information required by Plainfield Planning Board:

The applicant is requesting site plan review approval pending the final permits of the NHDES and the NHDOT. There already exists a driveway and there are improvements proposed to make the driveway better.

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# REVIEW MEMORANDUM

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RIGHT ANGLE ENGINEERING, PLLC  
152 Main Street  
New London, NH 03257  
(603) 526-2807 Office  
(603) 443-7815 Mobile  
(603) 523-8811 Fax  
Erin@RightAngle.Engineering

**DATE:** February 12, 2021

**TO:** Stephen Halleran, Town Administrator  
Town of Plainfield  
110 Main Street  
Plainfield, NH 03781  
603-469-3201 Direct  
plainfield@ta@plainfieldnh.org

**FROM:** Erin Darrow, P.E., C.P.E.S.C.  
Right Angle Engineering, PLLC

**RE:** Application for Site Plan Review  
361 NH Route 12A  
Tax Map 218, Lot 11  
Plainfield, New Hampshire

**OWNER:** 361 Land Investment, LLC  
attn.: George-Ann Whitney, Owner  
178 Meriden Road  
Lebanon, NH 03766

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This memorandum has been prepared to accompany the application for site plan review for subject property. The application for site plan review is being submitted to use the property for the parking and storage of trucks and construction equipment, and to build a structure to be used as a garage and the potential storage of sand, salt, and/or mulch.

The driveway will be reconstructed from New Hampshire Route 12A (NH 12A) to the proposed yard area. There will be no excavation in the area from NH 12A to the existing vegetated area; the driveway will be built on top of existing ground. The driveway will provide access to the flat area around the site that had been previously used for gravel excavation.

The site plan includes a design for the implementation of permanent storm water management and sediment and erosion control. Accumulated silt and debris around the site will be removed and the area permanently stabilized with vegetation. Stone swales will convey drainage along the driveway before water is discharged off-site.

A failed 15" diameter culvert exists under the existing driveway that will be removed and replaced with an elliptical pipe culvert. The driveway will be widened to safely allow for the use of trucks and bi-directional traffic.

It is expected that the traffic volumes will be low at this site on an average daily basis. There will be some days where there will be no traffic and some days where there will be more traffic. On a higher estimated day, there could be approximately 30 trips per day for truck access, particularly in

preparation and during snowstorm events. There will be many days where there are no vehicle trips daily for the purpose of the proposed site improvements.

No vegetation is proposed to be removed from the tree line that exists between NH Route 12A and the truck yard area. This vegetation will provide a natural visual buffer. There is not additional landscaping proposed, except for the establishment of grass and vegetation on the currently destabilized site slopes.

The general scope of work is to provide storage and parking for trucks, and to provide site stabilization, sediment and erosion control, and stormwater management on the site property.

Please contact me with any comments or questions. Thank you.

**PLAINFIELD ZONING BOARD OF ADJUSTMENT  
NOTICE OF DECISION**

Landmark Property Management  
178 Meriden Road  
Lebanon NH 03766

**Case 18-06**

You are hereby notified that the request for special exception #35, an Approved Business Project to relocate their existing property maintenance business to #361 Route 12A, has been granted by the affirmative vote of at least three members of the town's Zoning Board of Adjustment.

**In reaching this decision the Zoning Board made the following findings:**

- 1) The property is zoned Rural Residential and is 20 acres in size. The minimum sized lot in the zone is 3.5 acres.
- 2) The Zoning Ordinance allows commercial stand alone uses only on property fronting on State Highways.
- 3) The proposed development on the site is setback from the road and is out of the NH Department of Environmental Services established use restricted area.
- 4) The proposed use is very similar to other business uses located throughout the town including a number in more heavily developed residential areas.

**The approval is subject to the following conditions:**

- 1) Employees allowed under this approval, no more than 15.
- 2) The operation is limited, without needing further review, to a scale of no greater than 12 dump trucks, 6 heavy earth excavation machines and 6 pickup sized trucks.
- 3) Daily hours of operation to be materially as outlined in the application, 6am to 7pm. Winter maintenance work will necessitate some operations outside of "normal hours."
- 4) Siteplan Review approval by the Planning Board.
- 5) A review and approval of the proposed development by the NH Department of Environmental Services.
- 6) The application materials and representations made at the public hearing become part of this approval. See October 9<sup>th</sup> 2018 board minutes.

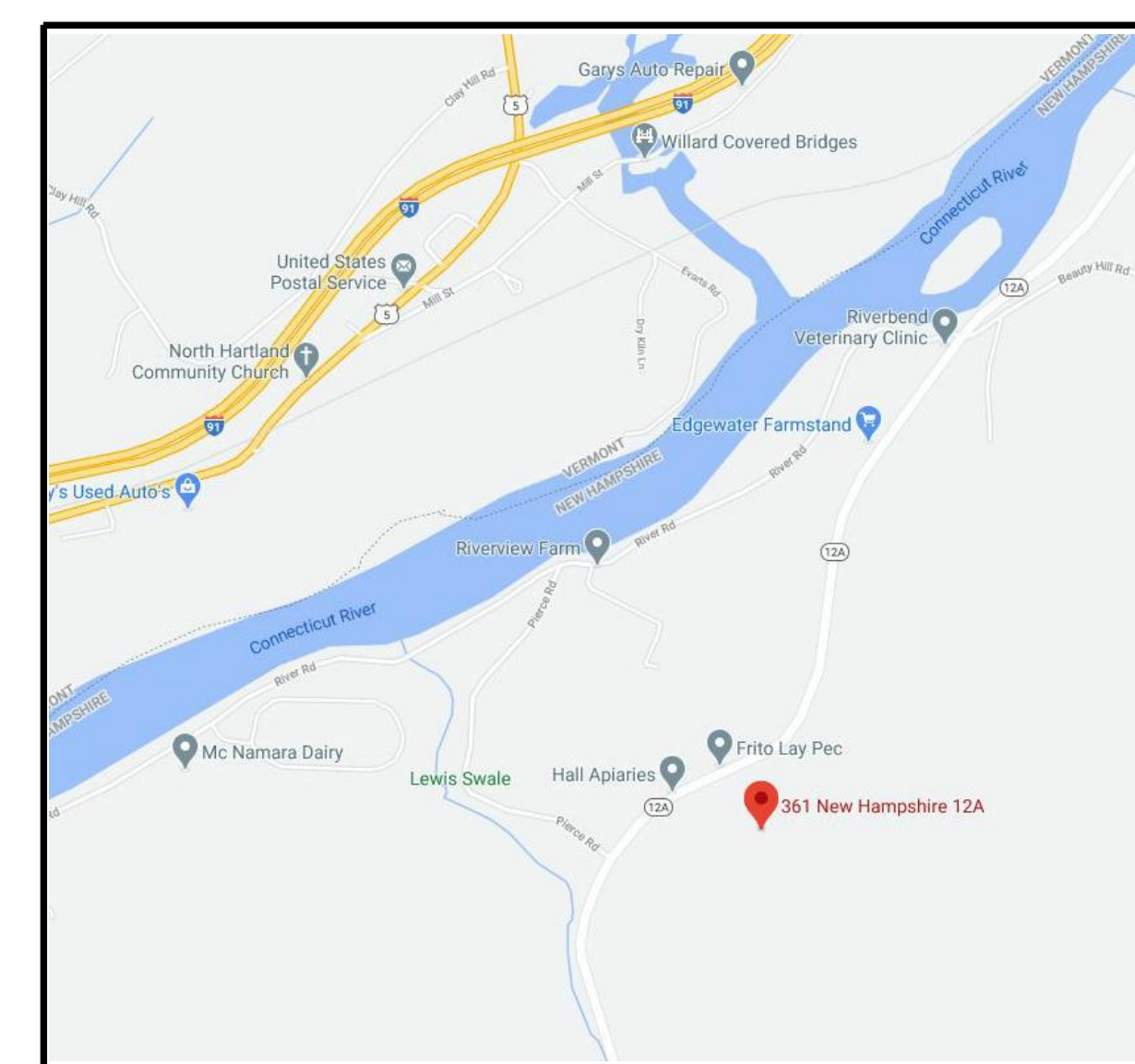
*Richard Colburn*  
Richard Colburn, Chairman  
Zoning Board of Adjustment

Date: *October 16<sup>th</sup> 2018*

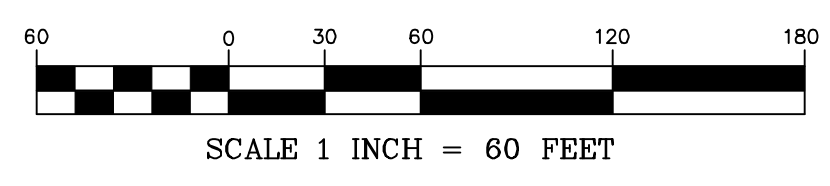
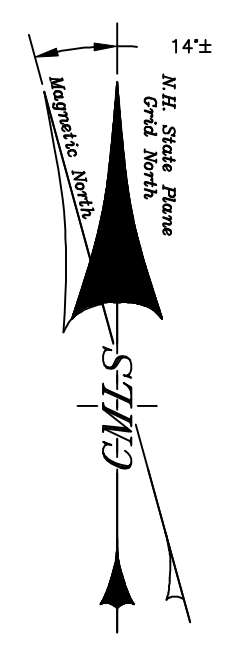
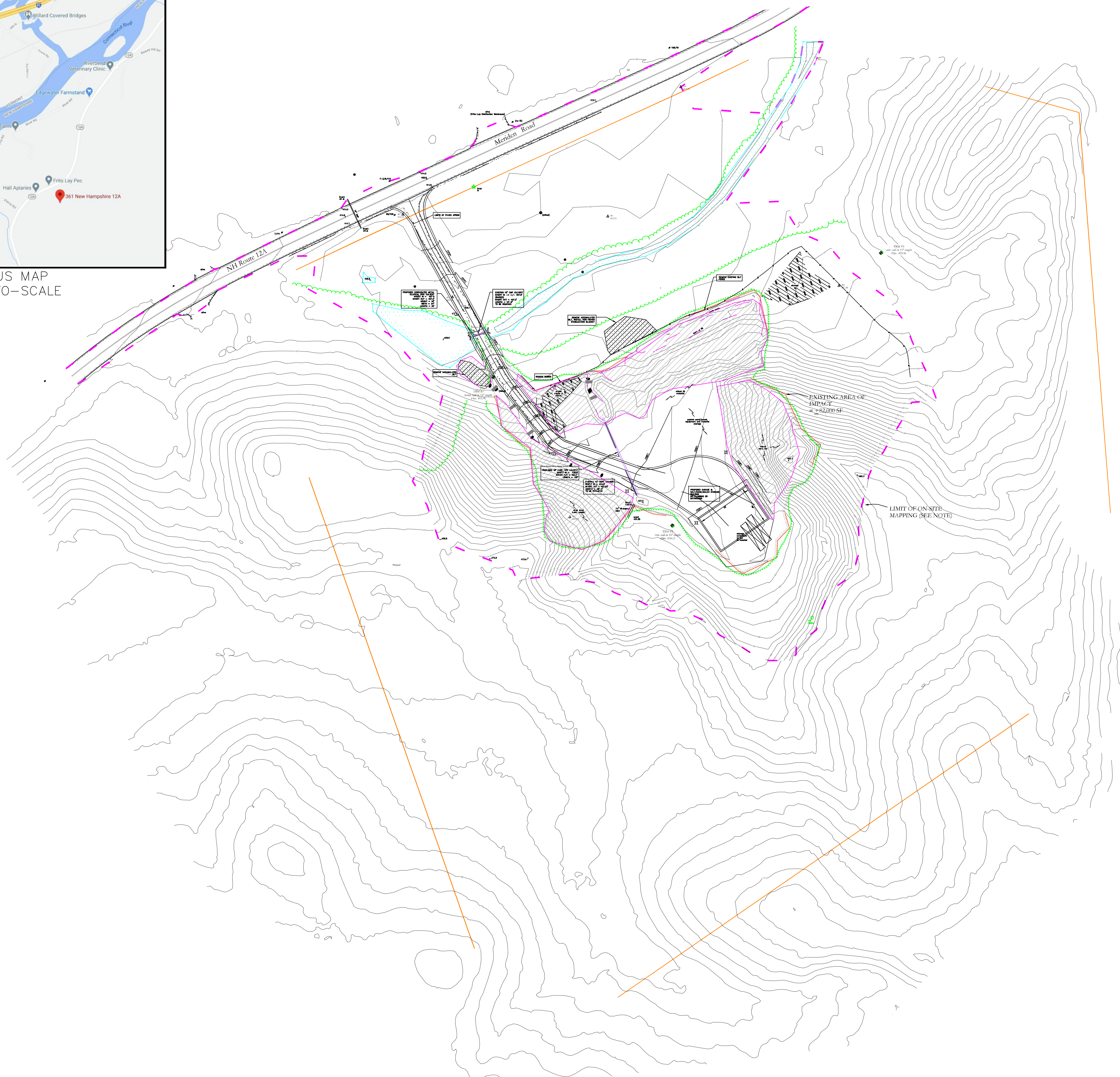
**At their November 9<sup>th</sup> 2020 meeting the Zoning Board granted a six month extension to this approval. The new expiration date is April 16<sup>th</sup> 2021. See board minutes. Steve Halleran Zoning Administrator 11/10/20.**





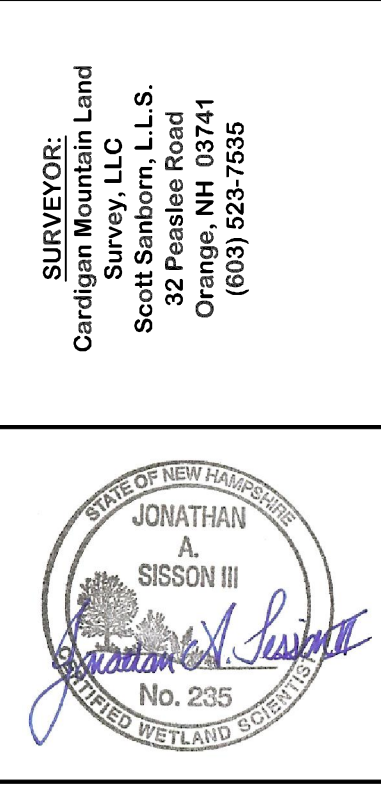


LOCUS MAP  
NOT-TO-SCALE



- GENERAL NOTES**
1. ALL WORK SHALL CONFORM TO THE CONDITIONS OF THE PLAINFIELD, NH, BUILDING PERMIT, SITE PLAN REVIEW, AND ZONING PERMIT.
  2. ALL WORK SHALL COMPLY WITH THE CONDITIONS OF THE WETLANDS PERMIT, AS APPLICABLE, ISSUED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES.
  3. ALL WORK SHALL COMPLY WITH THE CONDITIONS OF THE DRIVEWAY ACCESS PERMIT, AS APPLICABLE, ISSUED BY THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
  4. SITE SURVEY DATA COLLECTED BY SCOTT SANBORN, LLS, CARDIGAN MOUNTAIN LAND SURVEY, LLC, IN SEPTEMBER, OCTOBER, AND NOVEMBER OF 2020.
  5. ELEVATIONS ARE BASED ON NAD 88 VERTICAL DATUM.
  6. SURVEY IS TIED INTO NH STATE PLAN COORDINATE SYSTEM GRID NORTH.
  7. ALL WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS METHOD FOR THE DELINEATION OF WETLANDS, JANUARY 1987, BY BEAVER TRACKS LLC, JONATHAN SISSON, C.S.S., C.W.S., IN JULY 2019.
  8. NHDES BEST MANAGEMENT PRACTICES TO BE IMPLEMENTED DURING CONSTRUCTION. ALL WORK SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN ACCORDING TO STANDARDS ESTABLISHED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA).
  9. CONTRACTOR SHALL USE SEDIMENT AND EROSION CONTROL AT A MINIMUM AT THE LOCATIONS SHOWN ON THE PLAN, ACCORDING TO NHDES BEST MANAGEMENT PRACTICES. SEDIMENT AND EROSION CONTROL OPTIONS ARE SHOWN IN THE CONSTRUCTION DETAILS.
  10. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL BURIED UTILITIES. CONTACT DIG SAFE PRIOR TO COMMENCING ANY EXCAVATION.

**SURVEYOR:**  
Cardigan Mountain Land Survey, LLC  
Scott Sanborn, L.L.S.  
32 Peaslee Road  
Orange, NH 03741  
(603) 523-5856



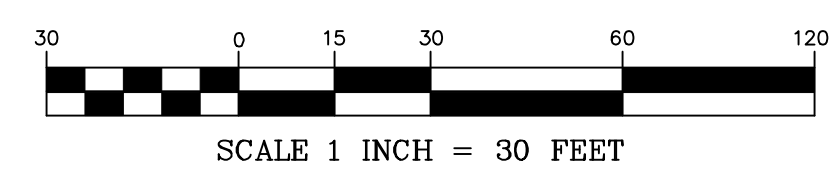
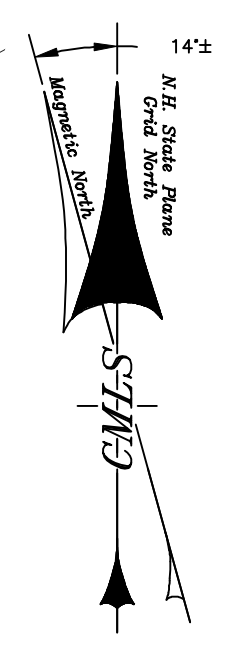
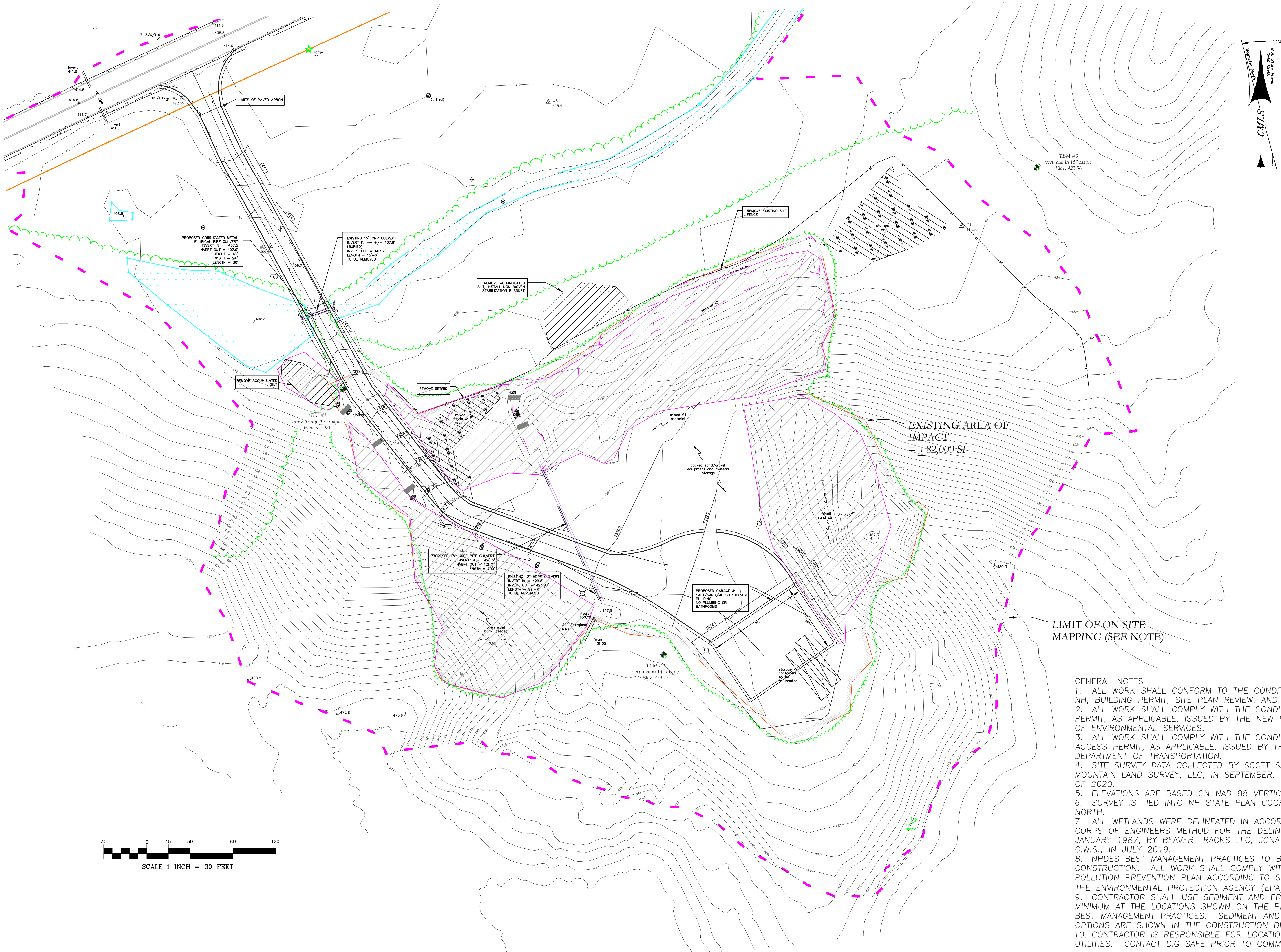
**WETLAND SCIENTIST:**  
Beaver Tracks, LLC  
Jonathan Sisson, C.W.S., C.S.S.  
408 Randolph Hill Road  
Randolph, NH 03853  
(603) 313-0225 phone  
BeaverTracksLLC@ymail.com



**ENGINEER:**  
Right Angle Engineering, PLLC  
Erin Right Angle, P.E.  
152 Main Street  
New London, NH 03257  
(603) 526-2807 office  
(603) 443-7615 mobile  
(603) 523-8811 fax  
Erin@RightAngleEngineering.com

**OWNER:**  
**361 LAND INVESTMENT, LLC**  
178 MERIDEN ROAD  
LEBANON, NH 03766

**SITE PLAN**  
**STORAGE YARD AND SALT SHED/GARAGE AREA**  
361 NH ROUTE 12A  
TAX MAP 218, LOT 11  
PLAINFIELD, NEW HAMPSHIRE  
FEBRUARY 12, 2021



EXISTING AREA OF IMPACT  
= +82,000 SF

LIMIT OF ON-SITE MAPPING (SEE NOTE)

- GENERAL NOTES**
1. ALL WORK SHALL CONFORM TO THE CONDITIONS OF THE PLAINFIELD, NH, BUILDING PERMIT, SITE PLAN REVIEW, AND ZONING PERMIT.
  2. ALL WORK SHALL COMPLY WITH THE CONDITIONS OF THE WETLANDS PERMIT, AS APPLICABLE, ISSUED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES.
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  9. CONTRACTOR SHALL USE SEDIMENT AND EROSION CONTROL AT A MINIMUM AT THE LOCATIONS SHOWN ON THE PLAN, ACCORDING TO NHDES BEST MANAGEMENT PRACTICES. SEDIMENT AND EROSION CONTROL OPTIONS ARE SHOWN IN THE CONSTRUCTION DETAILS.
  10. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL BURIED UTILITIES. CONTACT DIG SAFE PRIOR TO COMMENCING ANY EXCAVATION.

<p><b>SURVEYOR:</b> Cardigan Mountain Land Survey, LLC Scott Sanborn, L.L.S. 32 Peaslee Road Orange, NH 03741 (603) 523-5858</p>	
<p><b>WETLAND SCIENTIST:</b> Beaver Tracks, LLC Jonathan Sisson, C.W.S., C.S.S. 408 Randolph Hill Road Randolph, NH 03853 (603) 313-0225 phone BeaverTracksLLC@ymail.com</p>	
<p><b>ENGINEER:</b> Erin@RightAngle, PLLC Erin Drain, P.E. 152 Main Street New London, NH 03257 (603) 526-2807 office (603) 443-7615 mobile (603) 523-8811 fax Erin@RightAngle.Engineering</p>	<p><b>OWNER:</b> 361 LAND INVESTMENT, LLC 178 MERIDEN ROAD LEBANON, NH 03766</p>
<p><b>SITE PLAN</b> <b>STORAGE YARD AND SALT SHED/GARAGE AREA</b> 361 NH ROUTE 12A TAX MAP 218, LOT 11 PLAINFIELD, NEW HAMPSHIRE FEBRUARY 12, 2021</p>	
<p><b>CIVIL 2</b></p>	

LEGEND	
	LIMITS OF EXISTING GROUND DISTURBANCE
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL DRIVE
	EXISTING TREELINE/EDGE OF VEGETATION
	EXISTING BRUSH LINE
	EXISTING 2-FOOT GRADE CONTOUR
	PROPOSED 2-FOOT GRADE CONTOUR
	RIGHT-OF-WAY/PROPERTY BOUNDARY LINE
	EXISTING STONE CHECK DAM
	PROPOSED STONE CHECK DAM
	UTILITY POLE
	PROPOSED NON-WOVEN BIOSTABILIZATION BLANKET
	PROPOSED SILT LOG
	PROPOSED SILT FENCE
	PROPOSED EDGE OF GRAVEL DRIVE
	PROPOSED EDGE OF GRAVEL SHOULDER
	PROPOSED LIGHT WITH CUTOFF FIXTURE
	PROPOSED UTILITY POLE

**BUILDING NOTES:**

- BUILDING SHALL BE CONSTRUCTED IN COMPLINACE WITH THE NH STATE BUILDING CODE.
- BUILDING DESIGN NOT INCLUDED IN SITE DESIGN PLANSET.

**GENERAL UTILITY NOTES:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION PROCEDURE. THERE ARE OVERHEAD POWER TRANSMISSION LINES AND OTHER UTILITIES WITH ROADWAY CROSSING AND LINES IN THE IMMEDIATE VICINITY OF THE BRIDGE. THE CONTRACTOR IS ADVISED THAT EXTREME CAUTION WILL BE REQUIRED IN THE OPERATION OF EQUIPMENT, EXPECIALLY CRANES. CONTACT DIG-SAFE AT 1-888-DIG-SAFE.
- ALL UTILITY INSTALLATIONS, INCLUDING THE LOCATION, SIZE, DEPTH, AND SPCIFICATION FOR CONSTRUCTION OF THE PROPOSED UTILITY SERVICES SHALL BE INSTALLED UNDER THE SUPERVISION OF AND COMPLYING WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE, ETC.)
- DAMAGE TO ANY UTILITY BY THE CONTRACTOR SHALL BE REPORTED TO THE UTILITY COMPANY. REPAIR OF THE UTILITY SHALL BE PAID FOR BY THE CONTRACTOR.

**GEOTECHNICAL NOTES:**

- GEOTECHNICAL TESTING WAS NOT COMPLETED PRIOR TO COMMENCING WORK ON THIS PROJECT.
- VERIFICATION OF GEOTECHNICAL SOIL CONDITIONS SHALL BE COMPLETED PRIOR TO FOUNDATION AND WALL CONSTRUCTION..

**GENERAL NOTES**

- THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN ON THE DRAWINGS, UNLESS OTHERWISE NOTED. THE CONTRATOR SHALL PROVIDE AND INSTALL ALL MATERIALS REQUIRED TO COMPLETE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR REPORTING CONDITIONS IDENTIFIED ON-SITE THAT IMPACT THE PHASING, IMPLEMENTATION, FINAL CONDITIONS, AND/OR OVERALL CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITES, MATERIALS STORAGE, AND EQUIPMENT STAGING AREAS WITH THE ENGINEER.
- NHDOT ITEM 692, MOBILIZATION, SHALL INCLUDE THE DESIGN, CONSTRUCTION, AINTENANCE, REMOVAL, AND RESTORATION OF THE SITE AREA FOR CONSTRUCTION.
- ALL DISTURBED AREAS WITHN PROJECT LIMITS NOT COVERED BY HARD SURFACES, LANDSCAPING, OR STORMWATER TREATMENTSHALL BE FINISHED WITH 4" OF LOAM (NHDOT ITEM 641) AND TURF ESTABLISHMENT WITH MULCH AND TACKIFIERS (NHDOT ITEM 646.31).
- SITE SECURITY AND JOB SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE SUBMITTALS (GRADATIONS, PROCTORS, PRODUCT DATA, ETC.) AS DIRECTED BY THE ENGINEER FOR ALL MATERIALS TO BE INCORPORATED INTO THE WORK.
- THE ENGINEER SHALL HAVE FULL ACCESS TO THE SITE WHEN THE WORK IS IN PREPARATION AND PROGRESS. THEY MAY OBSERVE THE WORK ON A PERIODIC OR FULL-TIME BASIS.
- THE CONTRACTOR SHALL PROVIDE A DETAILED CONSTRUCTION SCHEDULE TO THE ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR TO ALL DAMAGES CAUSED DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORATION TO ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK TO PRE-CONSTRUCTION CONDITIONS.
- FINAL RESOLUTION TO CONFLICTS WITHIN THE SPECIFICATIONS OR ANY SUBSTITUTIONS SHALL BE DETERMINED BY THE ENGINEER.
- THE CONTRACTOR SHALL NOT DISTURB ANY EXISTING PROPERTY CORNER, MONUMENT, SURVEY MARKER, OR BENCHMARK WITHOUT FIRST MAKING PROVISIONS FOR ITS REPLACEMENT OR RELOCATION.
- ALL TESTING SHALL BE ORDERED BY THE ENGINEER AND COORDINATED BY THE CONTRACTOR IN ACCORDANCE WITH NHDOT, AASHTO, AND THE PROJECT SPECIFICATIONS. CONTRACTOR SHALL GIVE THE ENGINEER 48 HOURS ADVANCE NOTICE PRIOR TO PLACING MATERIALS REQUIRING TESTING.
- CONCRETE AND SOIL TESTING IS TO BE PERFORMED BY A QUALIFIED PERSON OR FIRM APPROVED BY THE ENGINEER. TESTING COSTS ARE SUBSIDIARY AND SHALL BE INCLUDE IN THE CONTRACTORS COST.
- DETERMINATION OF MAXIMUM DENSITIES FOR SAND AND GRAVELS ARE THE RESPONSIBILITY OF THE CONTRACTOR. PROCTOR TESTS ORDERED BY THE ENGINEERE SHALL BE SAMPLED AND PERFORMED BY AN INDEPENDENT TESTING LABORATORY AND PAID FOR BY THE CONTRACTOR, OBSERVED BY THE ENGINEER, AND PAID FOR BY THE CONTRACTOR. INCLUDE ALL COSTS IN PROPOSAL.
- BUILDING AND SITE LAYOUT ARE SUBSIDIARY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- BASE PLAN INFORMATION BASED ON DATA COLLECTED BY DIBERNARDO ASSOCIATES, LLC, JOSEPH DIBERNARDO, LLS, IN NOVEMBER 2020.
- SITE HAS NOT BEEN DELINEATED FOR WETLANDS.
- WELL TYPE OR ACTUAL PRESENCE ON EXISTING LOADING DOCK SHALL BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCING EXCAVATION.

**CONSTRUCTION SEQUENCE NOTES:**

- INSTALL SEDIMENT AND EROSION CONTROL FACILITIES. ALL PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
- ALL SEDIMENT AND EROSION CONTROL SHALL BE IN ACCORDANCE WITH NEW HAMPSHRE DEPARTMENT OF ENVIRONMENTAL SERVICES BEST MANAGEMENT PRACTICES.
- INSPECT SITE REGULARLY TO ENSURE PROPER FUNCTION OF SEDIMENT AND EROSION CONTROLS. SITE SHALL BE INSPECTED WEEKLY, AT A MINIMUM, AND ALSO AFTER/DURING SEVERE STORM EVENT(S), AFTER/DURING ANY RAINFALL THAT EXCEEDS 1/2 INCH IN 24 HOURS.
- FINAL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED DOWNGRADIENT FROM ALL IMPACTS.
- REMOVE EXISTING SILT FENCE.
- REMOVE UNSUITABLE MATERIALS.
- REPLACE EXISTING CULVERTS.
- INSTALL NEW DRIVEWAY. NO DISTURANCE OF EXISTING MATERIALS (I.E. EXCAVATION) SHALL OCCUR BETWEEN DRIVEWAY INTERSECTION WITH NH 12A AND THE PROPOSED ELLIPTICAL PIPE CULVERT.
- SITE EXISTING BUILDING.
- INSTALL NEW FOUNDATION.
- CONSTRUCT BUILDING ACCORDING TO ARCHITECTURAL BUILDING DESIGN SPECIFICATIONS.
- INSTALL PERMANENT STORM WATER RUNOFF STRUCTURES.
- INSTALL NEW PARKING AND DRIVEWAY ACCESS AREA, INCLUDING NEW DRAINAGE STRUCTURES.
- REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES UPON SITE STABILIZATION.
- CONTRACTOR IS RESPONSIBLE FOR LOCATION OF UTILITIES AND AVOIDING DAMAGE DURING CONSTRUCTION. DIGSAFE SHALL BE CONTACTED BY CONTRACTOR PRIOR TO COMMENCING EXCAVATION.

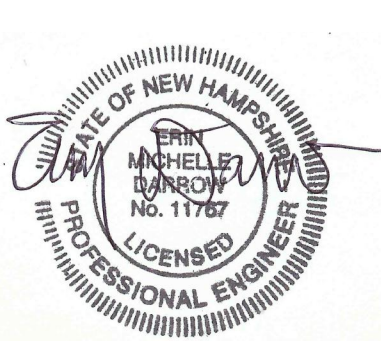
**GENERAL NOTES**

- ALL WORK SHALL CONFORM TO THE CONDITIONS OF THE PLAINFIELD, NH, BUILDING PERMIT, SITE PLAN REVIEW, AND ZONING PERMIT.
- ALL WORK SHALL COMPLY WITH THE CONDITIONS OF THE WETLANDS PERMIT, AS APPLICABLE, ISSUED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES.
- ALL WORK SHALL COMPLY WITH THE CONDITIONS OF THE DRIVEWAY ACCESS PERMIT, AS APPLICABLE, ISSUED BY THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- SITE SURVEY DATA COLLECTED BY SCOTT SANBORN, LLS, CARDIGAN MOUNTAIN LAND SURVEY, LLC, IN SEPTEMBER, OCTOBER, AND NOVEMBER OF 2020.
- ELEVATIONS ARE BASED ON NAD 88 VERTICAL DATUM.
- SURVEY IS TIED INTO NH STATE PLAN COORDINATE SYSTEM GRID NORTH.
- ALL WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS METHOD FOR THE DELINEATION OF WETLANDS, JANUARY 1987, BY BEAVER TRACKS LLC, JONATHAN SISSON, C.S.S., C.W.S., IN JULY 2019.
- NHDES BEST MANAGEMENT PRACTICES TO BE IMPLEMENTED DURING CONSTRUCTION. ALL WORK SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN ACCORDING TO STANDARDS ESTABLISHED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA).
- CONTRACTOR SHALL USE SEDIMENT AND EROSION CONTROL AT A MINIMUM AT THE LOCATIONS SHOWN ON THE PLAN, ACCORDING TO NHDES BEST MANAGEMENT PRACTICES. SEDIMENT AND EROSION CONTROL OPTIONS ARE SHOWN IN THE CONSTRUCTION DETAILS.
- CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL BURIED UTILITIES. CONTACT DIG SAFE PRIOR TO COMMENCING ANY EXCAVATION.

SURVEYOR:  
Cardigan Mountain Land  
Survey, LLC  
Scott Sanborn, L.L.S.  
32 Peaslee Road  
Orange, NH 03741  
(603) 523-6586



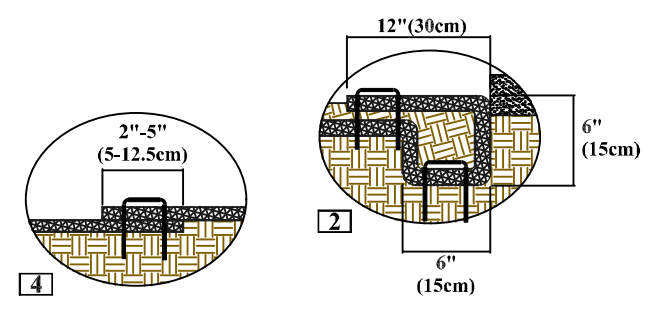
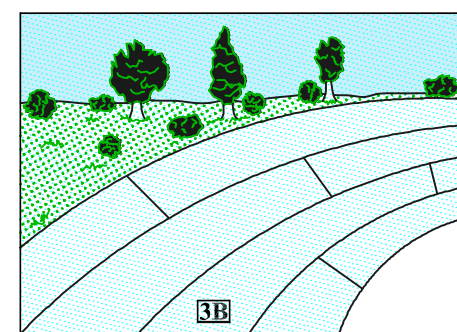
WETLAND SCIENTIST:  
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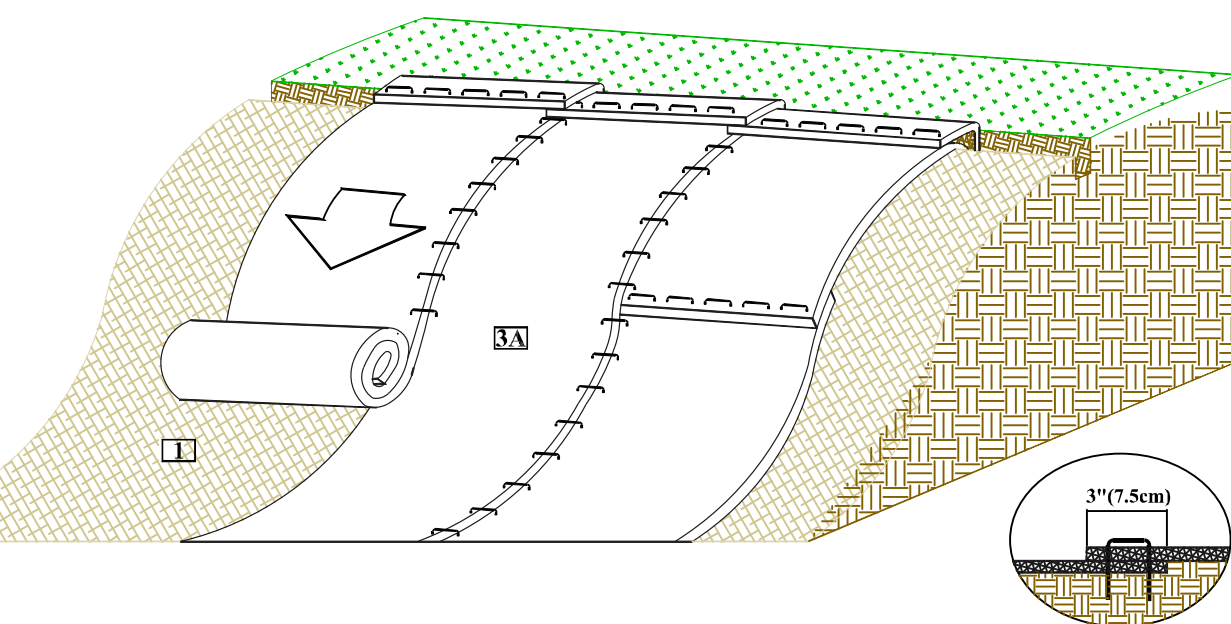
OWNER:  
361 LAND INVESTMENT, LLC  
178 MERIDEN ROAD  
LEBANON, NH 03766

DETAILS  
STORAGE YARD AND SALT SHED/GARAGE  
AREA  
361 NH ROUTE 12A  
TAX MAP 218, LOT 11  
PLAINFIELD, NEW HAMPSHIRE  
FEBRUARY 12, 2021



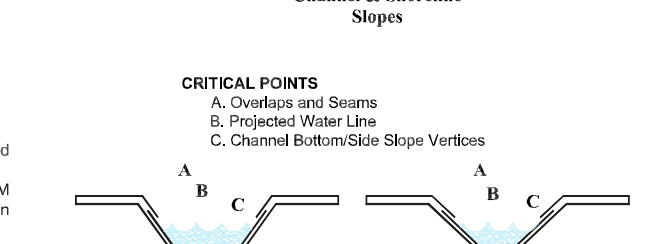
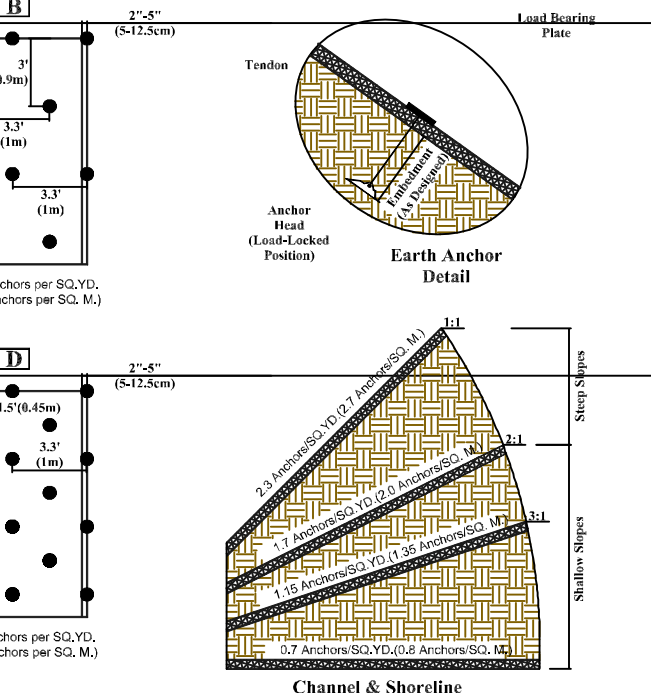
**SLOPE INSTALLATION DETAIL**

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer and seed.
2. Begin at the top of the slope by anchoring the RECPs in a (15cm) deep x (115cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the upslope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after staking. Apply seed to the compacted soil and take the remaining 12" (30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes approximately 12" (30cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by staking staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be staked with approximately 2" - 5" (5-12.5cm) overlap depending on the slope. The ends over end (Shingle style) with an approximate 3" (7.5cm) overlap. Stake through overlapped area, approximately 12" (30cm) apart across entire RECPs width.



**SLOPE INSTALLATION EARTH ANCHOR (EA) DETAIL**

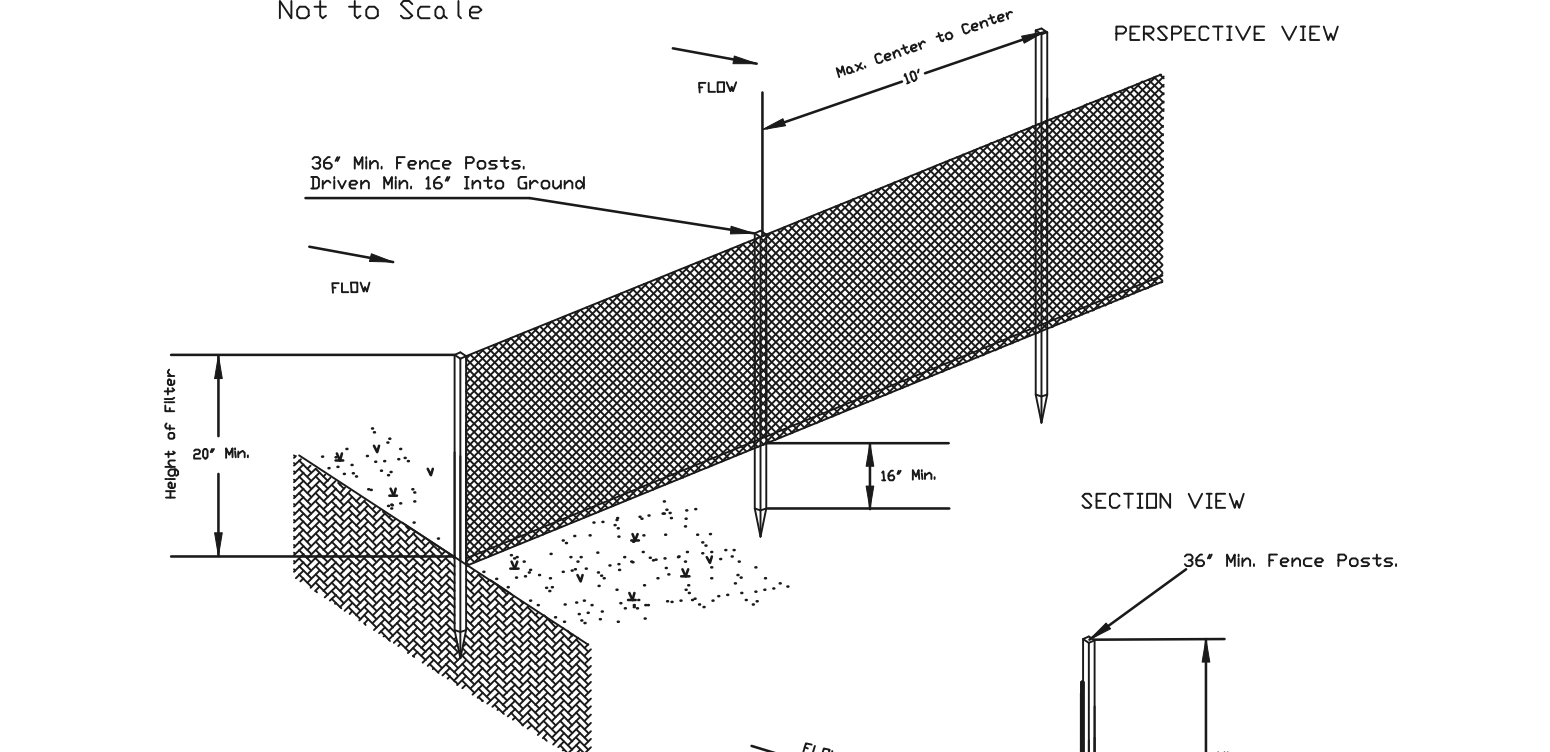
1. Prepare soil before installing high-tensile steel reinforcement mats (HP-TRMs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the HP-TRMs in a (15 cm) deep x (1' (15cm) wide trench with approximately 12" (30 cm) of HP-TRMs extended beyond the upslope portion of the trench. Anchor the HP-TRMs with a row of staples and secure approximately 12" (30 cm) apart across the width of the HP-TRMs.
3. Roll the HP-TRMs (A) down or (B) horizontally across the slope. HP-TRMs will unroll with appropriate side against the soil surface. All HP-TRMs must be securely fastened to soil surface by staking staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel HP-TRMs must be staked with approximately 2" - 5" (5-12.5cm) overlap depending on the slope. The ends over end (Shingle style) with an approximate 3" (7.5cm) overlap. Stake through overlapped area, approximately 12" (30cm) apart across entire HP-TRM width.



**NOTES:**  
 \* The performance of ground anchoring devices is highly dependent on numerous site/project specific variables. It is the sole responsibility of the project engineer and/or contractor to select the appropriate anchor type and length. Anchoring shall be selected to hold the mat in lateral contact with the soil subgrade and resist pullout in accordance with the project's design intent.  
 \* Anchor Pullout Guide can vary based on earth anchor and blanket selection.  
 \* If desired, the system can be soil-filled and installed after TBM installation. Soil should be de-aerated according to item specifications.

Drawing Not To Scale

**SILT FENCE**  
Not to Scale



**INSTALLATION PROCEDURE FOR SILT FENCE**

1. Set posts along fence line. Posts shall consist of 2" square wood or 1.33 in. dia. steel.
2. Securely fasten filter fabric and woven wire fence (if provided) to fence posts with wire ties, staples, or other approved methods.
3. Securely fasten filter fabric to the woven wire fence with ties spaced every 600mm (24 in.) at the top, midsection and bottom.
4. When two sections of filter fabric adjoin each other, overlap the sections by 150mm (6 in.), fold, and staple at a post. Securely staple woven wire fence at a post.
5. Place silt fence 1500 mm (5 ft.) beyond the toe of slope or on the contour. At the end of silt fence runs, flare uphill.
6. Inspect during and after significant runoff events. Perform maintenance as needed or directed and remove material when "bulges" develop in the silt fence.
7. Remove silt fence, as directed, when no longer needed. Before the silt fence is removed, stabilize with vegetation any sediment which is permitted to remain in place.

**VEGETATIVE MEASURES**

**TOPSOIL STOCKPILING:** TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR LATER USE ON CRITICAL AREAS AND ALL OTHER AREAS TO BE SEED. THE STOCK PILE WILL NOT BE COMPACTED AND SHALL BE STABILIZED AGAINST EROSION WITH TEMPORARY SEEDING.

**TEMPORARY SEEDING:**

**A) BEDDING:** REMOVE STONES AND TRASH THAT WILL INTERFERE WITH SEEDING THE AREA. WHERE FEASIBLE, TILL THE SOIL TO A DEPTH OF ABOUT THREE INCHES TO PREPARE SEED BED AND MIX THE FERTILIZER INTO THE SOIL.

**B) FERTILIZER:** FERTILIZER SHOULD BE UNIFORMLY SPREAD OVER THE AREA PRIOR TO BEING TILLED INTO THE SOIL. A 10-10-10 MIX OF FERTILIZER SHOULD BE APPLIED AT A RATE OF 300 POUNDS PER ACRE (OR 7 POUNDS PER 1,000 S.F.)

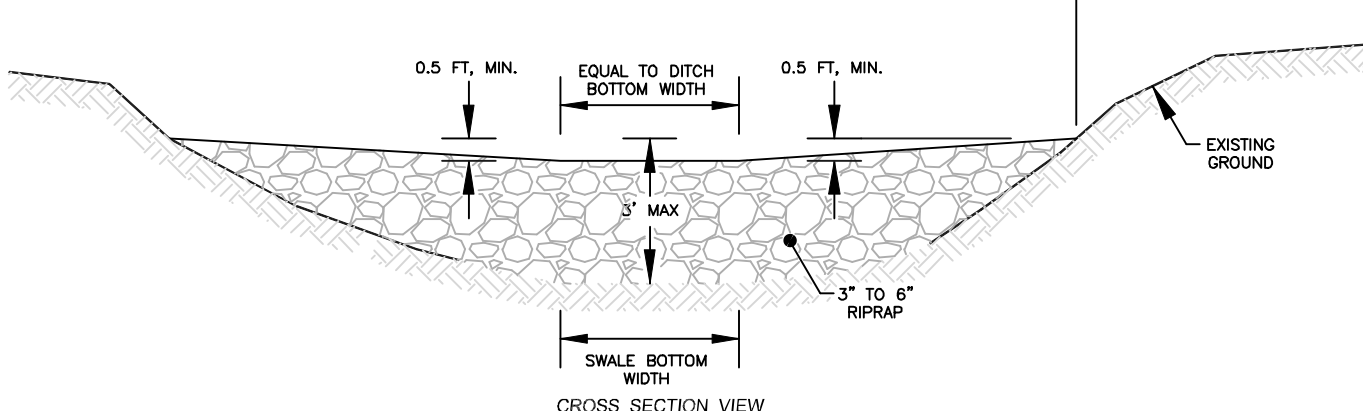
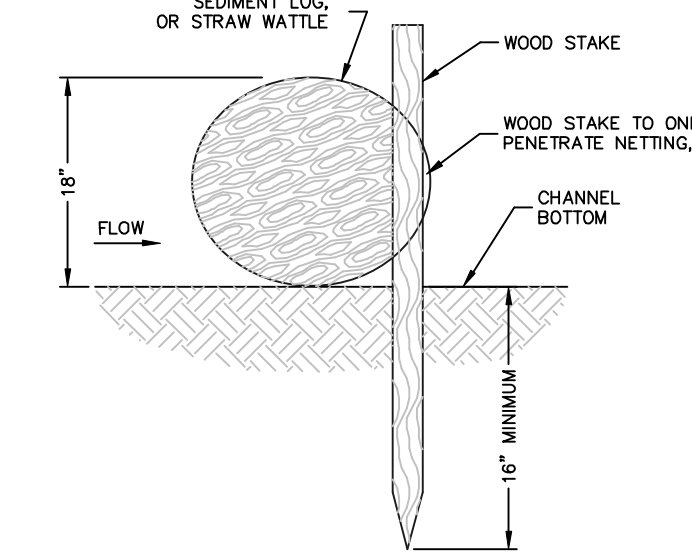
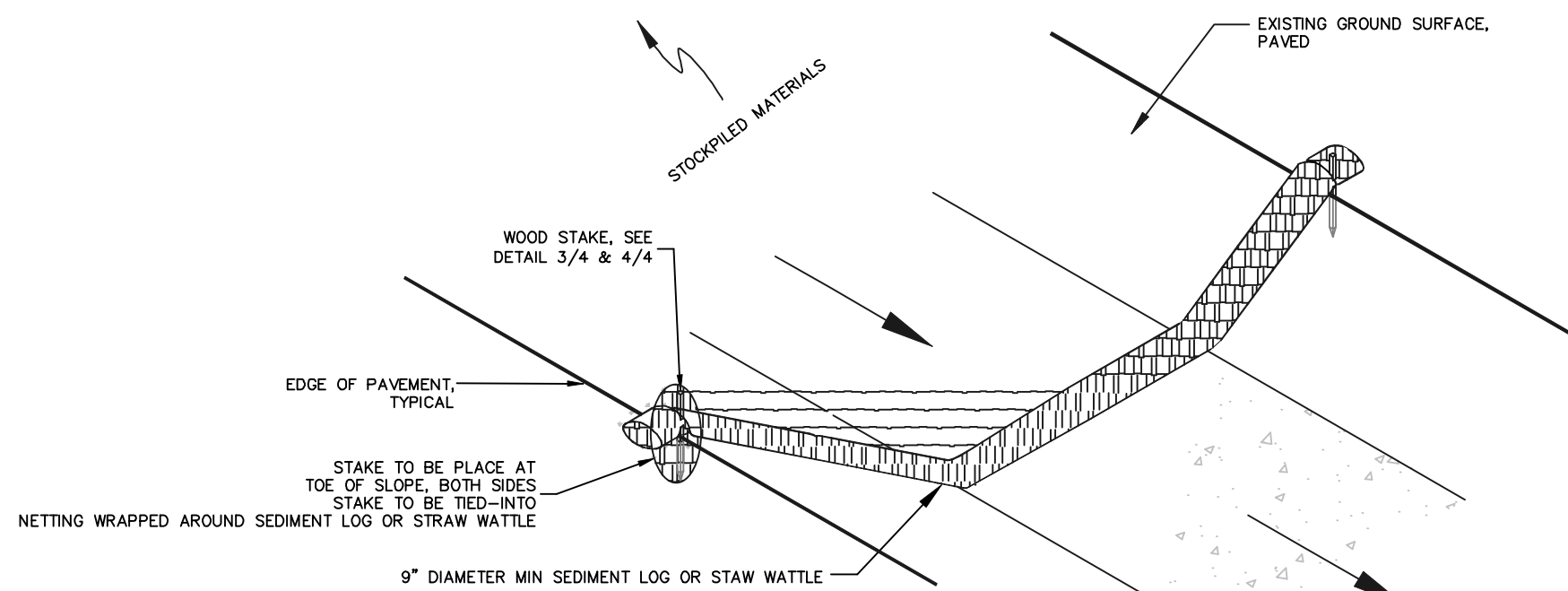
**C) SEED MIXTURE:** USE ANY OF THE FOLLOWING:

SPECIES	PER ACRE	PER 1000 S.F.	DATES
WINTER RYE	112 LBS.	2.6 LBS.	8/15 - 10/1 (FALL)
OATS	80 LBS.	2.0 LBS.	4/1 - 7/1 ; 8/15 - 9/15
RYEGRASS (ANNUAL)	40 LBS.	1.0 LBS.	4/1 - 6/1
RYEGRASS (PERENNIAL)	30 LBS.	0.7 LBS.	4/1 - 6/1 ; 8/15 - 9/15

**D) MULCHING:** MULCH SHALL BE USED ON HIGHLY ERODABLE SOIL, ON CRITICALLY ERODING AREAS, AND ON AREAS WHERE CONSERVATION OF MOISTURE WILL FACILITATE PLANT ESTABLISHMENT.

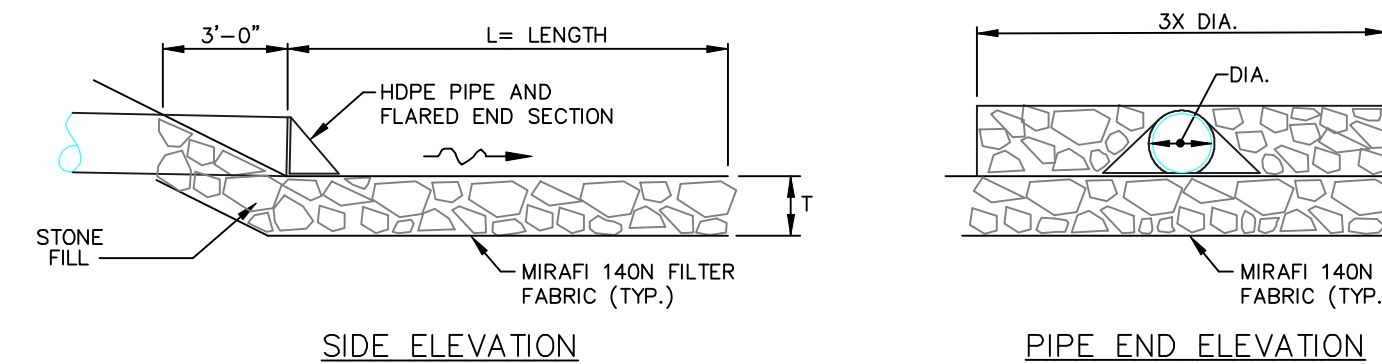
TYPE	RATE PER 1,000 S.F.	USE AND COMMENTS
HAY OR STRAW	70 TO 90 LBS.	MUST BE DRY AND FREE OF MOLD. MAY BE USED WITH PLANTINGS.
WOOD CHIPS OR BARK MULCH	160 TO 920 LBS.	USED MOSTLY WITH TREES AND SHRUBS PLANTINGS.
JUTE AND FIBROUS MATTING	AS PER MANUFACTURERS SPECIFICATIONS	USED IN SCOPE AREAS. WATER COURSED AND OTHER AREAS.
CRUSHED STONE	SPREAD MORE THAN 1/2" TO 1 1/2" DIA.	EFFECTIVE IN CONTROLLING WIND AND WATER EROSION

**SEDIMENT LOG BARRIER**  
NOT-TO-SCALE



**ROCK CHECK DAM**  
NOT-TO-SCALE

- NOTES:**
1. FOR SEDIMENT CONTROL THE MAXIMUM HEIGHT OF THE ROCK CHECK DAM IS 3 FEET. HOWEVER, ROCK CHECK DAMS CAN BE CONSTRUCTED IN SMALLER DITCHES. THE CENTER OF THE ROCK CHECK DAM SHALL BE 0'-6" LOWER THAN THE OUTER EDGES AS SHOWN.
  2. ROCK CHECK DAMS SHALL BE INSTALLED STARTING AT TOP OF NEW DITCH AND AT 50'-FOOT INTERVALS THEREAFTER AS SHOWN ON SITE PLAN.
  3. THE CENTER OF ROCK CHECK DAMS CONSTRUCTED IN PROJECT CONSTRUCTED "V" SHAPED OR EXISTING "V" SHAPED DITCHES SHALL BE 0'-6" LOWER THAN AND SLOPED TO THE OUTER TOP EDGES OF THE DITCH SO HIGH FLOWS GO OVER THE TOP OF THE DAM AND NOT AROUND THE EDGES.
  4. ROCK CHECK DAMS SHALL BE REMOVED AFTER THE FIRST GROWING SEASON.



**STONE PAD PIPE OUTLET DETAIL**  
NOT TO SCALE

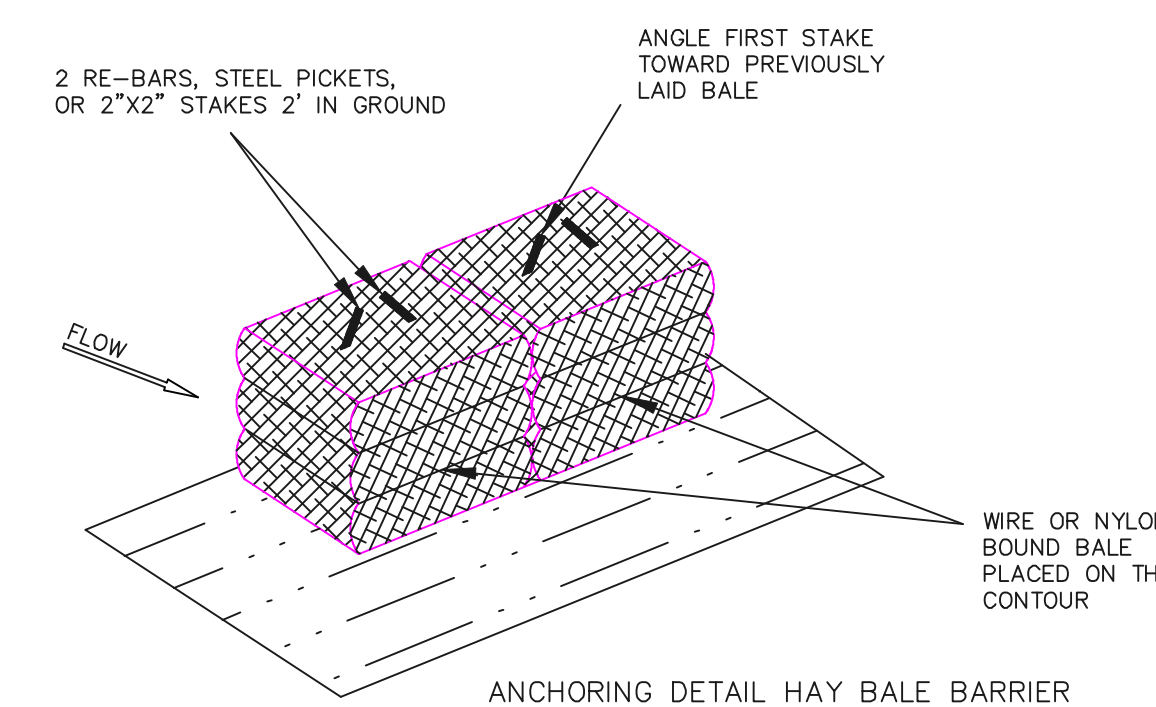
**NOTE:**  
 CLASS A, B AND C STONE FILL SHALL CONSIST OF HARD, BLASTED ANGULAR ROCK REASONABLY WELL GRADED FROM SMALLEST TO MAXIMUM SIZE STONE SO AS TO FORM A COMPACT MASS WHEN IN PLACE.

STRUCTURE #	VT AOT CLASS	STONE	D PIPE DIAMETER	T (THICKNESS)	L LENGTH
#1 STA 10+00	CLASS C		15"	12"	
#2 STA 11+65	CLASS C		15"	12"	
#3 STA 13+00	CLASS C		TWO-15"	14"	
#4 STA 15+00	CLASS C		15"	12"	
#5 STA 16+25	CLASS C		24"	15"	
POND BOTTOM	CLASS C		CHANNEL	12"	
#7 STA 28+50	CLASS C		15"	12"	

**CONSTRUCTION SPECIFICATIONS**

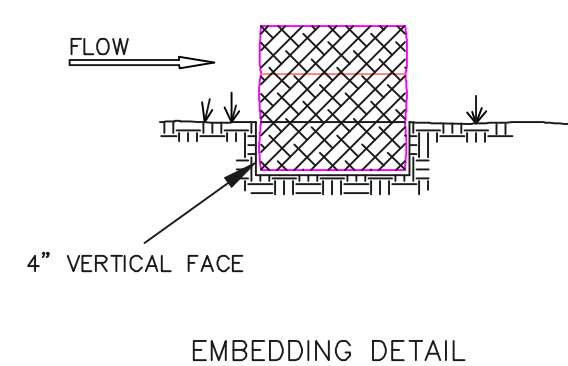
1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND STONE FILL SHALL BE PREPARED THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK USED FOR THE STONE FILL SHALL CONFORM TO THE SPECIFIC GRADATION OF THE VT AOT CLASS STONE SPECIFIED.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK STONE FILL. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE STONE FILL MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

**STRAW BALE**



**INSTALLATION PROCEDURE FOR HAY BALES**

1. Place bales 5 feet beyond the toe of slope or on the contour and in a row with ends tightly abutting the adjacent bales, with no gaps, wedge loose bale material between bales.
2. Place bales with bindings horizontal and securely anchor in place by driving two stakes through the bale.
3. During and after runoff event(s) inspect hay bales frequently and repair/replace promptly as needed or as directed. Remove sediment when accumulation reaches one half the bale height or as directed.
4. Remove bales, as directed, when they are no longer needed. Before bales are removed, stabilize with vegetation any sediment which is permitted to remain in place. When bales are removed, fill trench with suitable earth material and stabilize with vegetation.



**EMBEDDING DETAIL**

**SURVEYOR:**  
 Conditon, Land Survey, LLC  
 Scott Samborn, L.L.S.  
 32 Peaslee Road  
 Orange, NH 03741  
 (603) 523-5585

**STATE OF NEW HAMPSHIRE**  
**JONATHAN A. SISSON III**  
 No. 235  
 REGISTERED WEST AND SURVEYOR

**WETLAND SCIENTIST:**  
 Bowers Tracks, LLC  
 Jonathan Sisson, C.W.S., C.S.S.  
 408 Randolph Hill Road  
 Randolph, NH 03853  
 (603) 313-0225 phone  
 BowersTracksLLC@yahoo.com

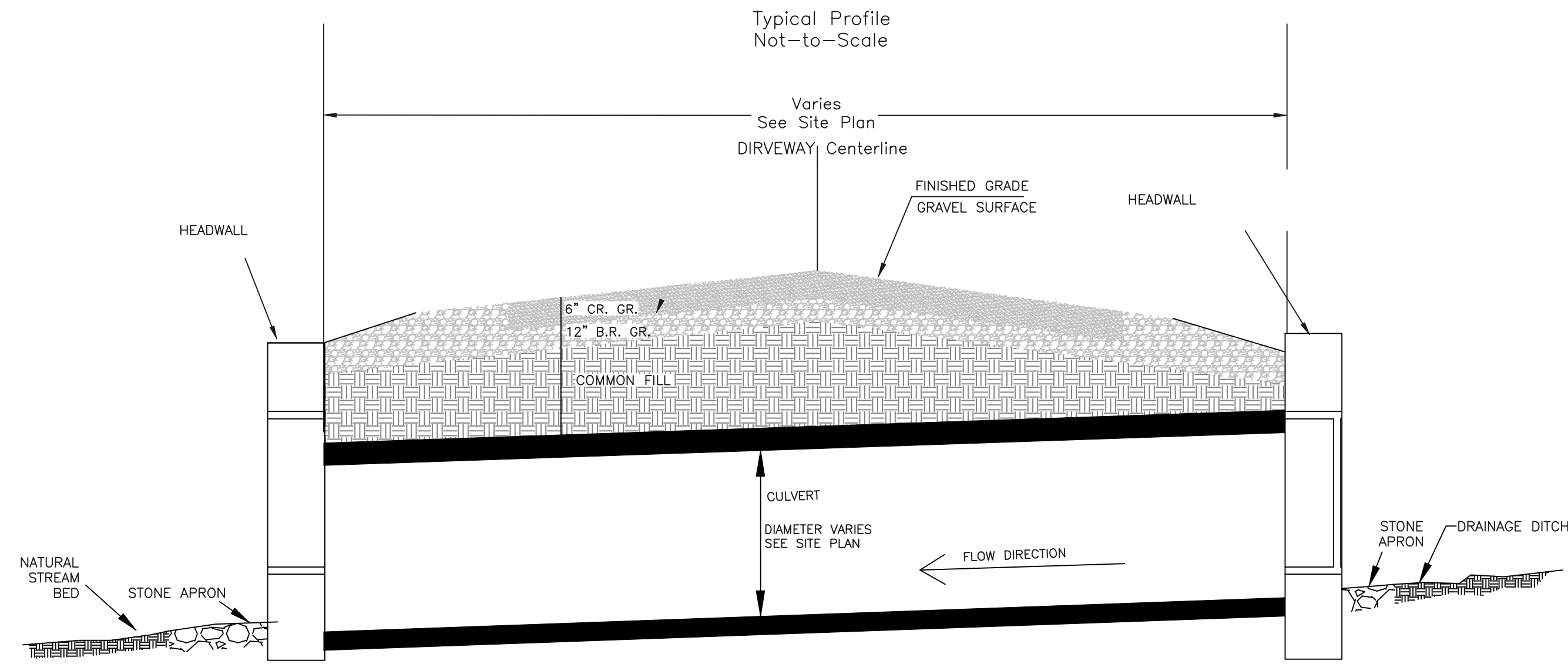
**STATE OF NEW HAMPSHIRE**  
**ERIK M. HELLEY**  
 No. 1180  
 REGISTERED PROFESSIONAL ENGINEER

**ENGINEER:**  
 Right Angle Engineering, PLLC  
 Erin Drain, P.E.  
 152 Main Street  
 New London, NH 03257  
 (603) 526-2807 office  
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 Erin@RightAngleEngineering.com

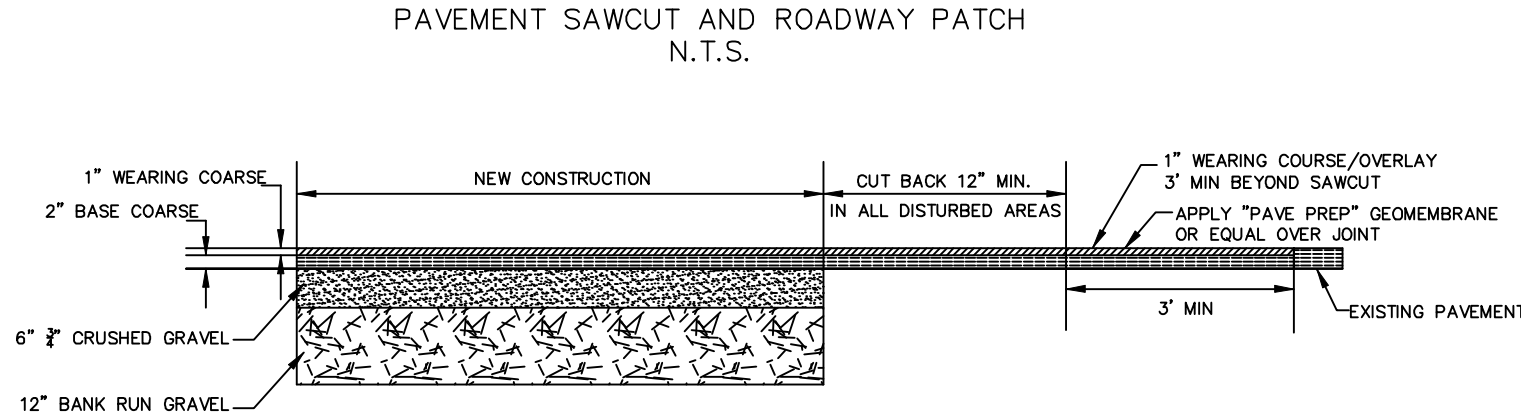
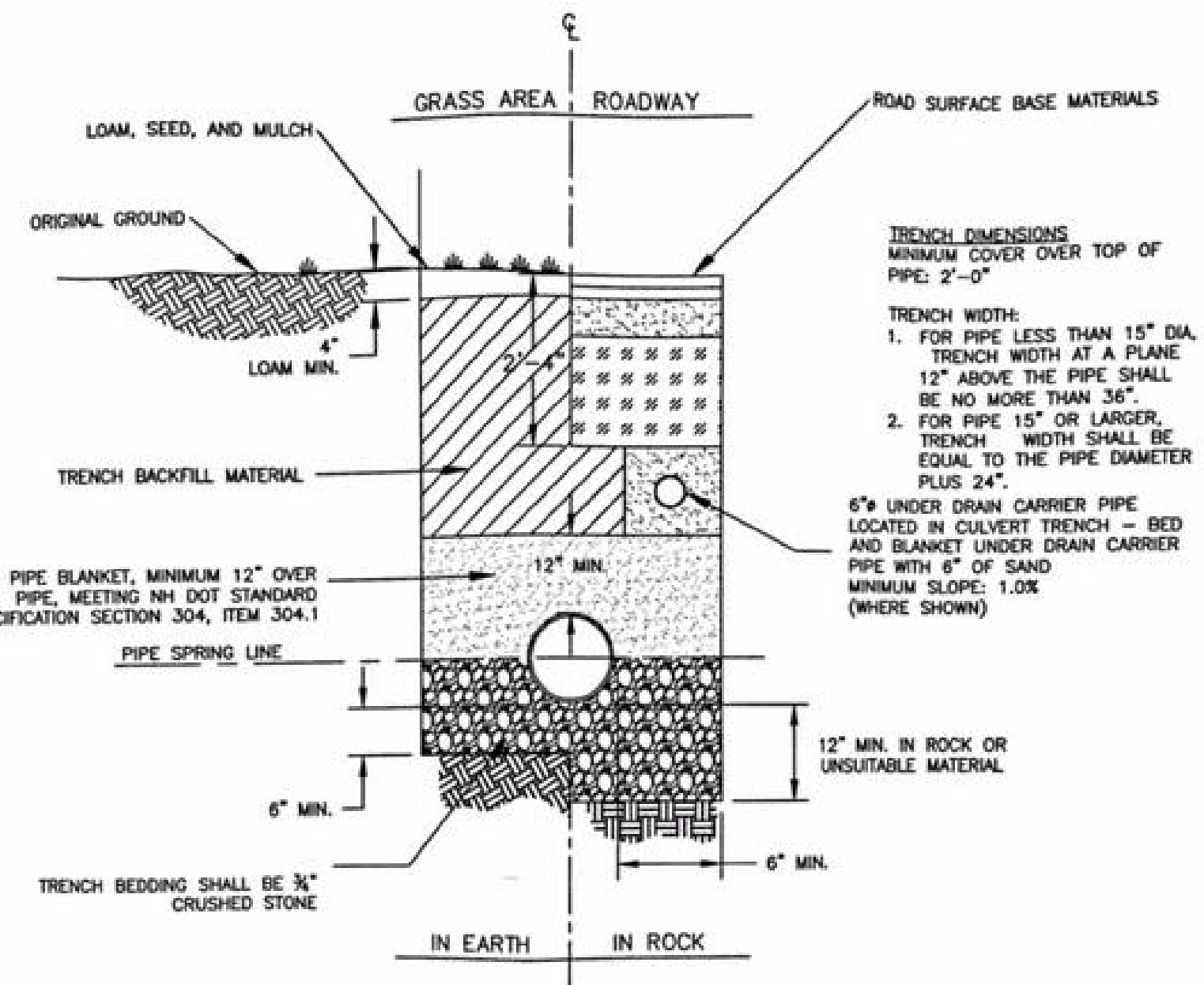
**OWNER:**  
**361 LAND INVESTMENT, LLC**  
 178 MERIDEN ROAD  
 LEBANON, NH 03766

**CONSTRUCTION DETAILS**  
**STORAGE YARD AND SALT SHED/GARAGE AREA**  
 361 NH ROUTE 12A  
 TAX MAP 218, LOT 11  
 PLAINFIELD, NEW HAMPSHIRE  
 FEBRUARY 12, 2021

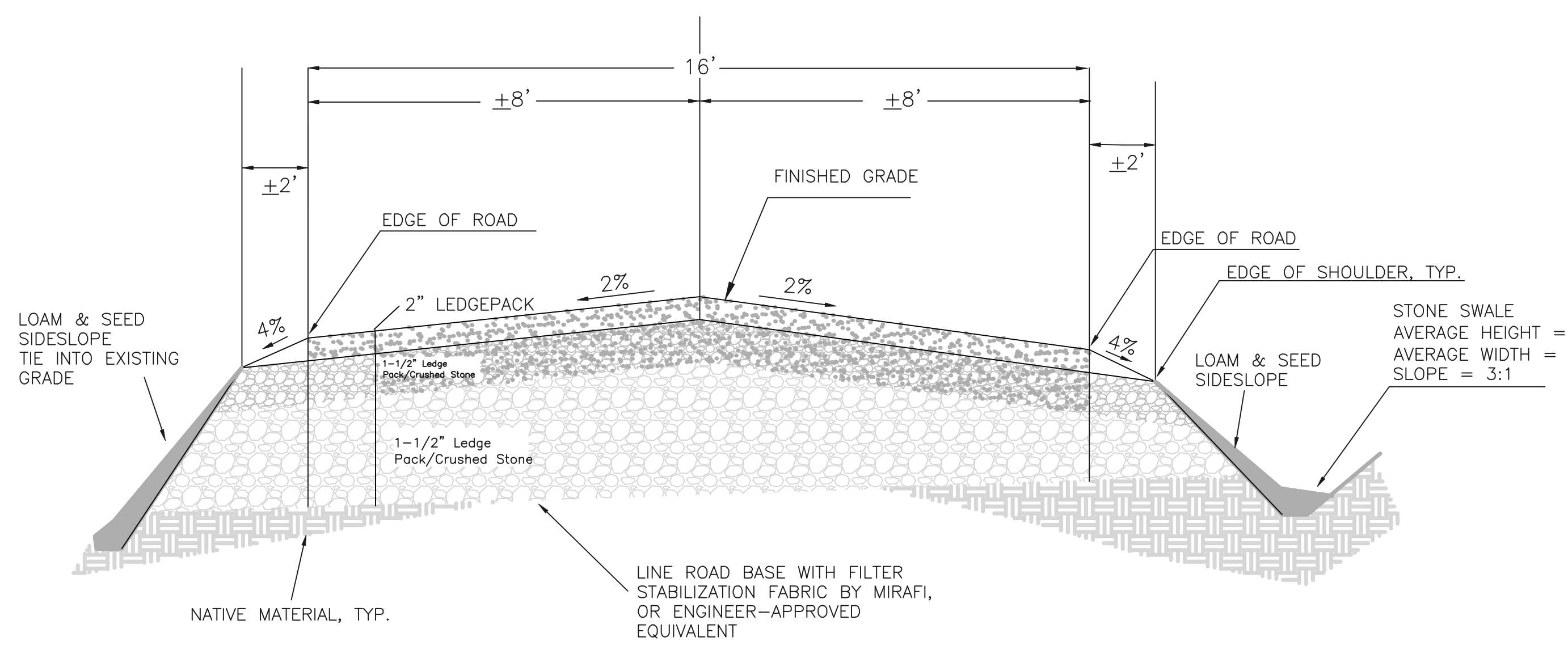
**CIVIL 4**



- NOTES:
1. CULVERT SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND DIRECTIONS.
  2. TESTING RESULTS FOR ALL GRAVELS AND/OR STONE INSTALLED SHALL BE PROVIDED BY CONTRACTOR. THIS INCLUDES BOTH SIEVE ANALYSIS AND COMPACTION (I.E. 95% MODIFIED STANDARD PROCTOR DENSITY) STANDARDS BY A CERTIFIED TESTING AGENCY.
  3. CULVERT SHALL BE CAPABLE OF WITHSTANDING HS-25 LOADING CONDITIONS.
  4. SITE LOCATION SHALL BE DEWATERED FOR DURATION OF CONSTRUCTION.
  5. ALL CONDITIONS OF THE NHDES DREDGE AND FILL PERMIT ARE THE RESPONSIBILITY OF THE CONTRACTOR.
  6. ALL GRAVEL MATERIALS SHALL BE INSTALLED PER NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) CONSTRUCTION STANDARDS.



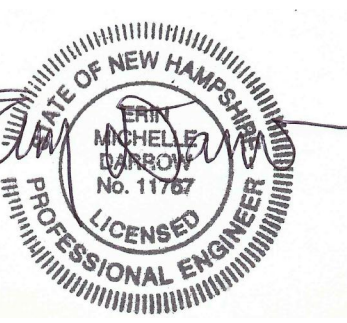
Typical Driveway Cross-Section NOT-TO-SCALE Centerline



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 32 Peaslee Road  
 Orange, NH 03741  
 (603) 523-5585



WETLAND SCIENTIST:  
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 Jonathan Sisson, C.W.S., C.S.S.  
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