

**TOWN OF SUNAPEE
PLANNING BOARD AGENDA
For THURSDAY MAY 9, 2024
7:00 PM at the TOWN MEETING ROOM
23 EDMONT ROAD**

Join Zoom Meeting:

https://us06web.zoom.us/join/82926028067?pwd=ZkZkdorDMqHNMGtHePS8NgbJA_kDEywWqw

Meeting ID: 829 2602 8067

Passcode: 850461

NEW CASES

Case # SPR 24-03 Installation of new stand-alone biomass boiler
Parcel ID: 0130-0034-0000 housing a woodchip fueled boiler and
 propane boiler back-up system.

*Town of Sunapee
Sunapee Middle High School
10 North Road,
Sunapee, NH 03782
Residential District*

**Please note, as per RSA 674:54, following the hearing on Case # SPR 23-03, the
planning board will provide non-binding written comments on the proposal's
compliance with land use regulations to the sponsor within 30 days. There will not be a
notice of decision issued for this proposal.**

CONTINUED CASES

Case # SPR 24-01 Erect a shop building on site for storage of project
Parcel ID: 0232-0023-0000 related materials.

*Jared & Laura Raymond
Jim Bruss – Agent
60 Route 103
Sunapee, NH 03782
Mixed-Use District*

OTHER BUSINESS:

Signing of Mylars for minor subdivision:
Case # SUB 24-01
Parcel ID: 0233-0013-0000

*V-OZ Asset Management Co, LLC
Van Webb
524 Stagecoach Road
Sunapee, NH 03782
Rural Residential District*

NOTE: In the event the meeting is canceled, the agenda will be continued to the next scheduled Planning Board meeting.

Lot Merger:

0233-0076-0000 & 0233-0077-0000

24 Nutting Road

Jean White – Perrone

Joseph Perrone

Rural Residential District

MISCELLANEOUS:

Review Minutes from Previous Meeting(s).

***NOTE: Any and all submissions must be provided 5 days prior to the meeting**

NOTE: In the event the meeting is canceled, the agenda will be continued to the next scheduled Planning Board meeting.

TOWN OF SUNAPEE
APPLICATION FOR SITE PLAN REVIEW
(PDF OF SITE PLAN MUST BE INCLUDED WITH APPLICATION)

1. Landowner(s) Name(s) _____
Address _____
(Mailing) _____
Phone _____
2. Zoning District _____
3. Project Location: _____
4. Parcel ID: _____
5. Complete description of current use of property:

6. Does this project require a special exception or variance by the ZBA as outlined in the Sunapee Zoning Regulations? Yes ___ No ___ (If yes, complete the Zoning Board of Adjustment application, and Land Use Questionnaire.)

7. Complete description of proposed project (Include area dimensions, use, # of employees, # of dwelling units, etc.)

8. Certification/Permission for inspection. To the best of my knowledge, the above is true and accurate. I hereby grant permission for site inspection to Planning Board official(s). I also understand that it is my responsibility for providing a complete application. I realize that any of the application requirements, which are assumed waivable during the initial review, may still be required at the time of review by the Planning Board.

Signature(s) of Landowner(s)

Date

Date of Application:

Phase I _____

Phase II _____

Phase III _____

Major Site Plan _____

Home Business _____

Fee Paid _____

Method of Payment _____

FINAL HEARING CHECKLIST

The following items must be submitted in accordance with the attached meeting and deadline schedule for the Planning Board meeting you wish to attend:

- _____ Completed Application
- _____ Fees **Fee waiver requested, see attached**
- _____ Two (2) copies of plans for review (with required information per Article V)
- _____ List of abutters, including mailing addresses
- _____ PDF of Site Plan emailed to zoning@town.sunapee.nh.us

The Planner will review the plans to determine if the appropriate information has been provided on the plans. If the submission is deemed complete, notices will be sent (14) calendar days prior to the hearing. The following items must be included on the plan per Article V:

- _____ Plan at a scale of 1" = 20' or less
- _____ Perimeter boundary survey **Boundary not visible on site plan**
- _____ Title of drawing with name of applicant
- _____ Parcel ID **Provided separately,**
- _____ Name and mailing addresses of abutting property owners **not visible on plan**
- _____ Signature block for Water & Sewer Commission, Police Chief, Road Agent & Conservation Commission **Advisory review only per RSA 674:54**
- _____ Site location map **Provided separately**
- _____ North point, bar scale, appropriate dates
- _____ Name, address, and seal of person preparing map
- _____ Location and shape of existing and proposed buildings
- _____ Square footage for each use designated on plan
- _____ Existing and proposed contours at an interval or no more than 5'. Spot elevations for level lot.
- _____ Streams, wetlands, and other water bodies
- _____ Width, location, and grades of existing and proposed streets and driveways
- _____ Layout and size of parking spaces **No new parking spaces**
- _____ Sewage disposal facilities for property including mains and service lines
- _____ Water supply for property including mains and services lines
- _____ Proposed landscaping plan **No new landscaping**
- _____ Existing and proposed electric lines
- _____ Existing and proposed telephone lines

_____ Exterior lighting plan **No new exterior lighting**

Article V requirements (cont.):

_____ Proposed signs-size and location **No new signs**

_____ Locations of retaining walls, fences, and outside storage areas

_____ Location of fire alarms and sprinklers

The Planning Board may waive the following items if it is determined, the project's impact will be minor, and otherwise, each item will be required:

_____ Drainage design, including drainage structures, culverts, ditches, and storm sewer lines

_____ Drainage calculations **Minor drainage changes only**

_____ Plans for toxic waste storage

_____ Location of hazardous materials storage

State of New Hampshire Permits:

_____ Department of Transportation (Highway/Access)

_____ NHWSPCD (Septic Systems)

_____ Water Supply Division

_____ Site Specific (Department of Environmental Services)

_____ Wetlands Board

LEGEND

Table with columns for EXISTING and PROPOSED symbols. Includes symbols for PROPERTY LINE, ABUTTER'S PROPERTY LINE, EASEMENT LINE, RIGHT OF WAY LINE, ZONING SETBACK LINE, ZONING BOUNDARY, TOWN LINE, SOIL TYPE BOUNDARY, MAJOR CONTOUR, MINOR CONTOUR, BUILDINGS, BUILDING OVERHANG, ROADWAY CENTERLINE, EDGE OF PAVEMENT, CURB, EDGE OF GRAVEL, TRAIL, STONE WALL, TREE LINE, EDGE OF WETLANDS, WETLAND/ SHORELINE BUFFER, EDGE OF WATER, FLOOD PLAIN BOUNDARY, DITCH LINE, CONCRETE PAD, BARBED WIRE FENCE, CHAIN LINK FENCE, WOOD RAIL, GUARDRAIL, STORM DRAIN LINE, SEWER LINE, FORCE MAIN LINE, WATER LINE, GAS LINE, STEAM LINE, FIRE WATER LINE, UNDERGROUND ELECTRIC, OVERHEAD ELECTRIC, UNDERGROUND UTILITY, OVERHEAD UTILITY, UNDERGROUND UTILITY & ELECTRIC, OVERHEAD UTILITY & ELECTRIC, CONSTRUCTION FENCE, SILT FENCE, SILT CURTAIN, LIMIT OF DISTURBANCE, COFFER DAM, SIGN, LIGHTS, TEST PITS, MONITORING WELLS, BORING LOCATIONS, SPOT GRADES, CATCH BASINS, CLEAN OUTS, DRAINAGE MANHOLES, ELECTRIC PADS/ HANDHOLDS, GATES VALVES, HYDRANTS, SEWER MANHOLES, TELEPHONE/ UTILITY PADS & VAULTS, UTILITY POLES, POTABLE WATER WELLS, WATER SHUT OFFS, CONCRETE THRUST BLOCK, GUY POLES, GUY WIRES, CATCH BASIN SEDIMENT TRAPS, HAY BALES, STONE CHECK DAM, STONE INLET PROTECTION, DECIDUOUS TREES, EVERGREEN TREES, CONCRETE BOUNDARY MONUMENT, IRON ROOF PIPE BOUNDARY MONUMENT, MAILBOX, STONE LINING, EROSION CONTROL MATTING, SNOW STORAGE AREAS. Includes STANDARD ABBREVIATIONS for BCC, VGC, SGC, CCC, PCC, ICC, RCC, BCP, GRV, PCS, BCS, CB, DMH, SMH, TOW, BOW.

PROJECT NOTES

- 1 GENERAL: 1.1 ALL WORK SHALL BE PERFORMED IN A FIRST CLASS MANNER... 1.2 ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE... 1.3 THE LIMITS OF SITE WATER AND SEWER WORK SHALL TERMINATE 2'-0" INSIDE THE BUILDING... 1.4 GAS AND ELECTRIC LINES SHALL BE EXCAVATED AND BACKFILLED BY THE SITE CONTRACTOR... 1.5 USE THESE CIVIL DRAWINGS IN CONJUNCTION WITH THE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, LANDSCAPING & MECHANICAL DRAWINGS... 1.6 ALL DIMENSIONS AND ELEVATIONS SHOWN MUST BE VERIFIED BY THE CONTRACTOR DURING CONSTRUCTION... 1.7 CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES, AND UTILITY LINES FROM ALL DAMAGE... 1.8 CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING OF WALLS AND/OR SHORING OF EXCAVATIONS DURING CONSTRUCTION... 1.9 THE CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS AND SUBMITTALS BEFORE SUBMISSION TO THE ENGINEER... 1.10 BACKFILL INSIDE OF FOUNDATION WALLS UNDER CONCRETE SURFACES, AND UNDER PAVED SURFACES WITH IMPORTED STRUCTURAL BACKFILL OR SELECT ON-SITE MATERIAL... 1.11 GENERAL BACKFILL SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT... 1.12 ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE TOPSOILED, SEEDED, AND MULCHED. 2 CONCRETE: 2.1 ALL CONCRETE AND REINFORCING WORK SHALL BE IN STRICT ACCORDANCE WITH THE 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-14)'. 2.2 MAXIMUM W/C RATIO FOR 4000 PSI CONCRETE: 0.44 2.3 CONCRETE SHALL BE PROTECTED FROM FREEZING... 2.4 ALL CONCRETE SHALL BE PLACED IN THE DRY... 2.5 USE A PLASTICIZER ADDITIVE FOR SLAB ON GRADE CONCRETE... 2.6 CONCRETE SHALL BE SO PROPORTIONED SO AS TO HAVE A MAXIMUM SLUMP OF 4"... 2.7 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE SETTING SCREEDS AND FORMS... 2.8 SLABS SHALL BE WET CURED USING BURLAP COVER... 2.9 DURING PLACEMENT OF CONCRETE, USE TREMIE OR OTHER MEANS TO LIMIT FREE-FALL OF CONCRETE TO 5 FEET... 2.10 CONCRETE SHALL BE CONSOLIDATED BY VIBRATION... 3 REINFORCING STEEL: 3.1 REINFORCING STEEL SHALL BE NEW BILLET STEEL... 3.2 THE MINIMUM CLEAR DISTANCE FROM REINF. STEEL TO ADJACENT SURFACE SHALL BE: 3" FROM BOTTOM OF SLAB ON GRADE... 3.3 PROVIDE LAP SPLICES OF ALL SLAB REINFORCEMENT AS FOLLOWS... 3.4 REINFORCEMENT SHALL BE SECURELY TIED IN ITS PROPER PLACE BEFORE AND DURING CONCRETE PLACEMENT OPERATIONS... 4 PRECAST CONCRETE: 4.1 PRECAST CONCRETE SHALL BE THE PRODUCT OF A MANUFACTURER WHO HAS DEMONSTRATED THE ABILITY TO PRODUCE PRECAST PRODUCTS... 4.1.1 THE SUPERIMPOSED DESIGN LOADS ON ALL BURIED STRUCTURES SHALL MEET OR EXCEED AASHTO HS-20 LOADING UNLESS OTHERWISE NOTED. 5 MATERIAL SPECIFICATIONS: 5.1 CONTRACTOR TO PROVIDE SUBMITTALS TO ENGINEER FOR ALL MATERIALS SHOWN ON THE DESIGN PLANS... 5.2 MATERIALS NOT SPECIFIED HEREIN SHALL MEET OR EXCEED NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDT) STANDARD SPECIFICATIONS FOR CONSTRUCTION... 5.3 GENERAL FILL SHALL BE A COMPACTABLE SAND OR GRAVEL REASONABLY FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIALS... 5.4 COARSE CRUSHED STONE SHALL MEET NHDOT STANDARD SPECIFICATION SECTION, TABLE 301-1, ITEM NUMBER 304.5... 5.5 FINE CRUSHED STONE SHALL MEET NHDOT STANDARD SPECIFICATION SECTION, TABLE 301-1, ITEM NUMBER 304.4... 5.6 1 1/2" CRUSHED STONE SHALL BE FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIALS... 5.7 GRANULAR BACKFILL FOR STRUCTURES SHALL BE FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIALS... 5.8 SAND BORROW SHALL BE FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIALS... 5.9 3/4" CRUSHED STONE SHALL BE FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIALS... 5.10 FLOWABLE FILL SHALL BE A LOW-STRENGTH, FLOWABLE SLURRY... 5.11 HDPE DRAIN PIPE AND FITTING MATERIAL SHALL BE HIGH-DENSITY POLYETHYLENE MEETING ASTM D3350 MINIMUM CELL CLASSIFICATION 320420C FOR 4" THROUGH 10" DIAMETERS OR 335420C FOR 12" THROUGH 60" DIAMETERS... 5.12 COPPER TUBE SIZE (CTS) POLYETHYLENE TUBING SHALL HAVE A WORKING PRESSURE RATING OF 200 P.S.I. AND SHALL CONFORM TO ANWA C901, ASTM D3350 AND ASTM D2737... 5.13 CATCH BASIN FRAMES AND GRATES: ASTM A 536, GRADE 60-40-18, HEAVY-DUTY DUCTILE IRON... 5.14 BITUMINOUS CONCRETE DESIGN MIXES SHALL MEET DIVISION 400 OF THE NHDOT STANDARD SPECIFICATIONS.

EROSION CONTROL DURING CONSTRUCTION

- 1. BEFORE ANY CLEARING, GRUBBING, OR DEMOLITION OF THE SITE IS INITIATED, AND DURING ALL EARTHWORK PHASES, EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED AT THE INLET OF ANY STORM DRAINS, SWALES, AND DITCHES RECEIVING WATER FROM THE PROJECT... 2. SILT FENCE SHALL BE PLACED DOWN GRADIENT OF ALL DISTURBED AREAS... 3. ALL STOCKPILED SOIL SHALL BE ENCLOSED WITH SILT FENCE... 4. NO MORE THAN 500 FEET OF TRENCH SHALL BE OPEN AT ONE TIME... 5. STONE INLET PROTECTION OR SEDIMENT CATCH BASIN INSERTS SHALL BE PLACED IN ALL NEW AND EXISTING CATCH BASIN WHICH RECEIVE RUNOFF FROM DISTURBED AREAS... 6. EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM NUMBER REQUIRED... 7. WHERE SLOPE GRADE EXCEEDS 25 PERCENT (1 ON 4 SLOPE), EROSION CONTROL MATTING SECURELY ATTACHED TO THE GROUND SHALL BE PLACED AND MAINTAINED UNTIL A PERMANENT GRASS COVER IS ESTABLISHED... 8. ALL DISTURBED TERRAIN AT FINAL GRADE SHALL BE SEEDED AND MULCHED WITHIN 48 HOURS OF COMPLETION... 9. ALL NEWLY SEEDED AREAS SHALL BE MULCHED AT A RATE OF TWO (2) TONS PER ACRE... 10. ALL AREAS THAT REACH FINISHED GRADE DURING THE WINTER CONSTRUCTION SEASON SHALL BE MULCHED AT A RATE OF 4 TONS PER ACRE... 11. ALL HAY MULCH SHALL BE TACKED DOWN TO PREVENT WINDTHROW... 12. ALL DISTURBED AREAS NOT AT FINAL GRADE THAT WILL NOT BE DISTURBED AGAIN FOR A PERIOD OF GREATER THAN THIRTY (30) DAYS... 13. ALL AREAS OF DISTURBANCE MUST HAVE TEMPORARY OR FINAL STABILIZATION WITHIN 14 DAYS OF THE INITIAL DISTURBANCE... 14. DURING WINTER CONSTRUCTION ALL DISTURBED AREAS MUST HAVE TEMPORARY OR FINAL STABILIZATION AT THE END OF EACH WORK DAY... 15. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION OF THE SITE... 16. EROSION CONTROLS SHALL BE INSPECTED WEEKLY AS WELL AS BEFORE AND AFTER ANY RAIN EVENT... 17. SEEDING MUST BE COMPLETED BY SEPTEMBER 15... 18. CONTRACTOR SHALL APPLY DUST CONTROL MEASURES AS NECESSARY... 19. AT THE COMPLETION OF THE PROJECT, ALL STORMWATER DRAINAGE FACILITIES INCLUDING DITCHES, GRASSED SWALES, CATCH BASINS, SUMPS, CULVERTS, STORM DRAINS, STORM MANHOLES, OUTLET STRUCTURES, STORM FILTERS, ETC SHALL BE CLEANED AND FREE OF SILT, SEDIMENT OR DEBRIS WHICH MIGHT IMPAIR THE PROPER OPERATION OF THE FACILITIES.

URBAN AREAS CONSERVATION MIX table with columns: NAME, LBS/ACRE, % WT. Rows include: CREEPING RED FESCUE (34.0, 42.5), PERENNIAL RYE GRASS (8.0, 10.0), KENTUCKY BLUE GRASS (34.0, 42.5), ANNUAL RYEGRASS (4.0, 5.0), Total (80.0, 100.0).

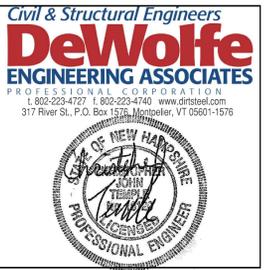


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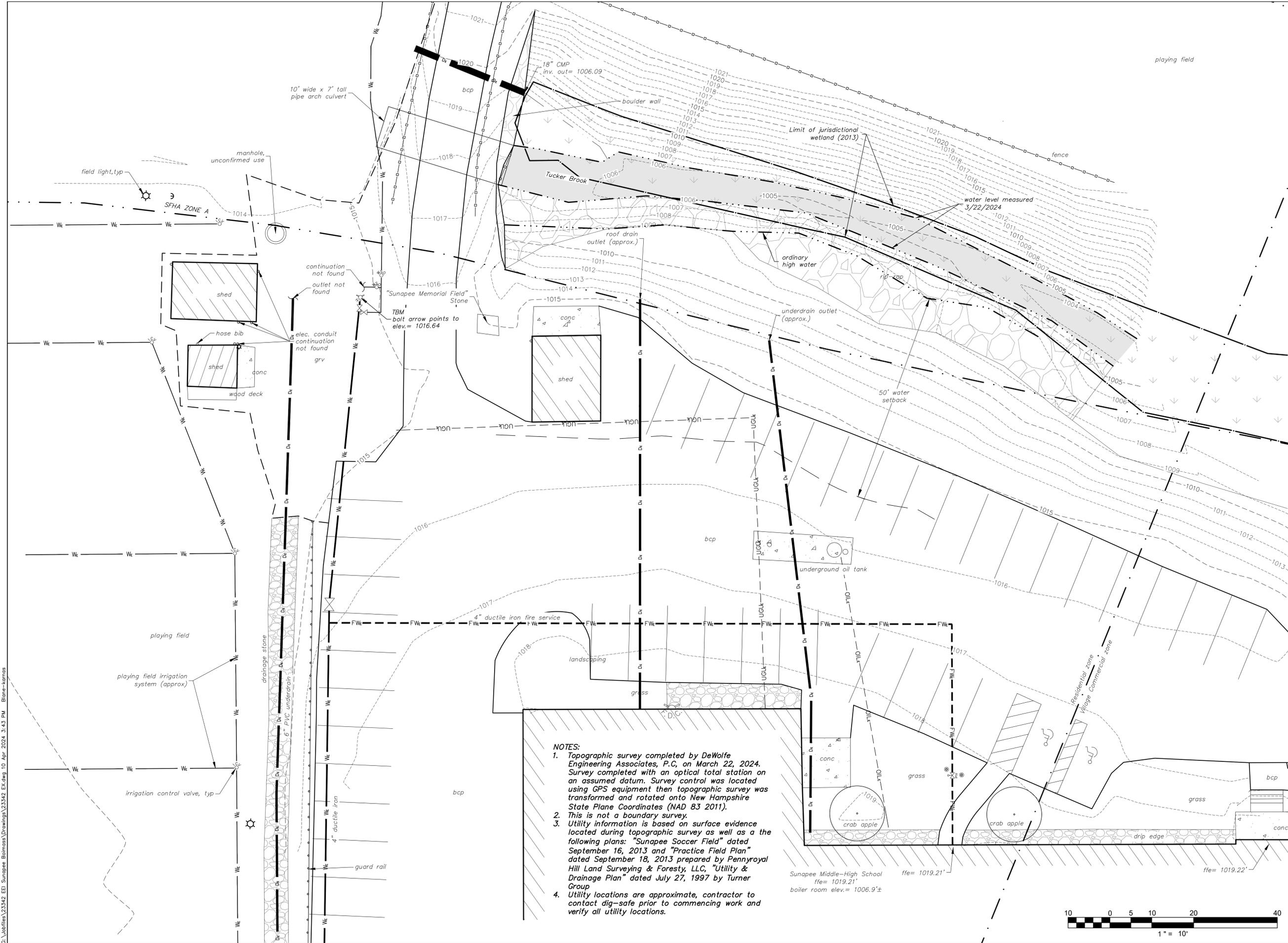
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Project name: SUNAPEE MIDDLE HIGH SCHOOL BIOMASS BOILER. Project location: 10 NORTH ROAD SUNAPEE, NEW HAMPSHIRE. Client: ENERGY EFFICIENT INVESTMENTS.

Table with project details: project number: 23342, drawn by: RBC, checked by: BMLK, scale: N/A, date: 11 APR 2024, released for: CONSTRUCTION.

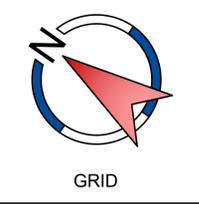
LEGEND AND GENERAL NOTES

C0.01



S:\Utilities\23342 EE Sunapee Biomass\Drawings\23342_Exc.dwg 10 Apr 2024 3:43 PM Blane-Korman

- NOTES:**
1. Topographic survey completed by DeWolfe Engineering Associates, P.C., on March 22, 2024. Survey completed with an optical total station on an assumed datum. Survey control was located using GPS equipment then topographic survey was transformed and rotated onto New Hampshire State Plane Coordinates (NAD 83 2011).
 2. This is not a boundary survey.
 3. Utility information is based on surface evidence located during topographic survey as well as the following plans: "Sunapee Soccer Field" dated September 16, 2013 and "Practice Field Plan" dated September 18, 2013 prepared by Pennyroyal Hill Land Surveying & Forestry, LLC, "Utility & Drainage Plan" dated July 27, 1997 by Turner Group
 4. Utility locations are approximate, contractor to contact dig-safe prior to commencing work and verify all utility locations.



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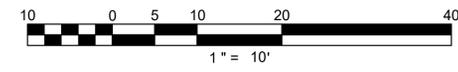
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 project location: **10 NORTH ROAD SUNAPEE, NEW HAMPSHIRE**
 client: ENERGY EFFICIENT INVESTMENTS

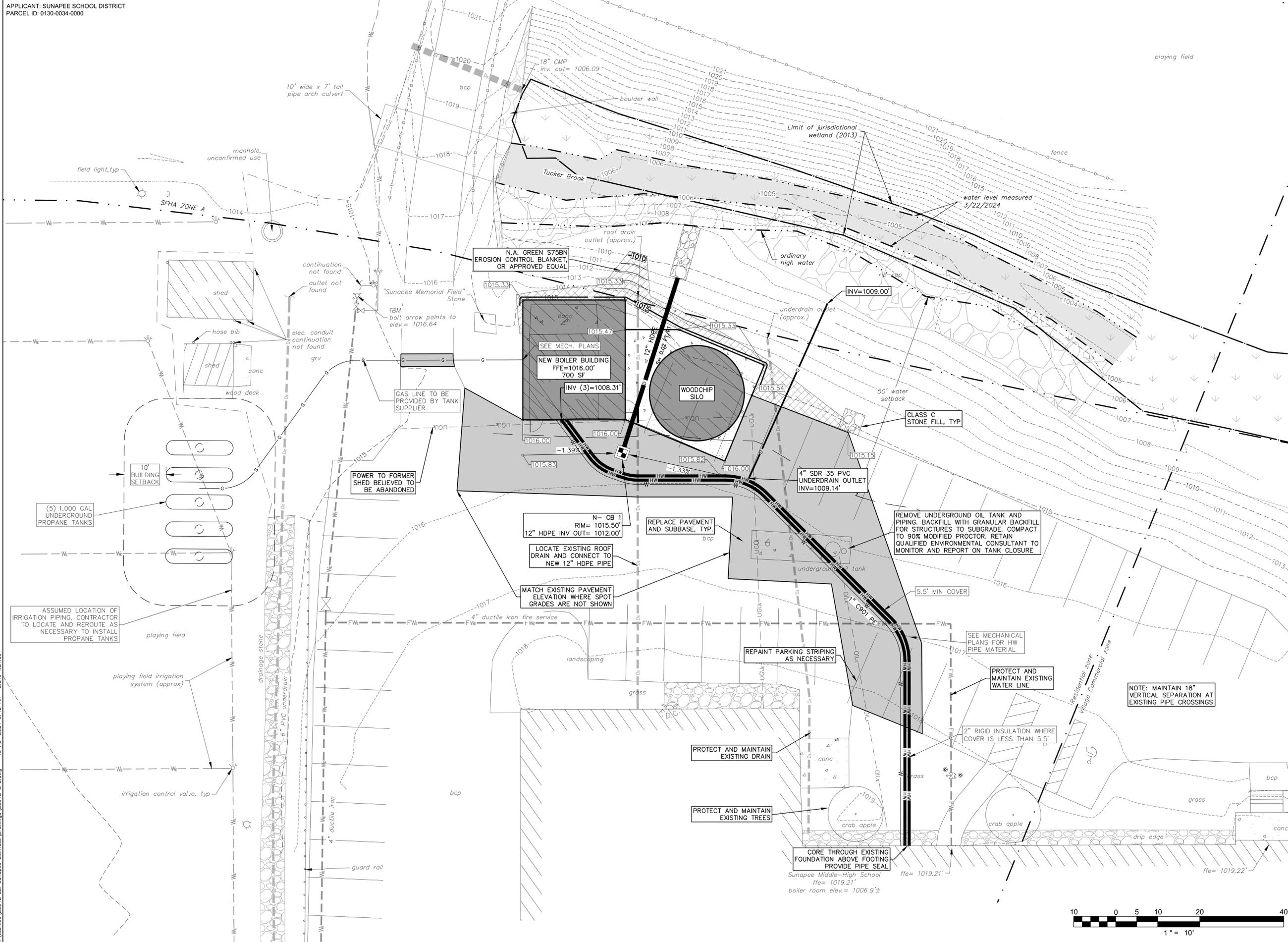
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 drawn by: RBC
 checked by: BMLK
 scale: 1"=10'
 date: 11 APR 2024
 released for: CONSTRUCTION

sheet description: **EXISTING CONDITIONS**

C1.01



APPLICANT: SUNAPEE SCHOOL DISTRICT
 PARCEL ID: 0130-0034-0000



GRID

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no.	date	revision
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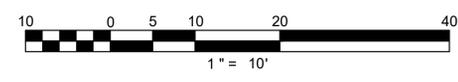
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project name:
**SUNAPEE MIDDLE HIGH SCHOOL
 BIOMASS BOILER**
 project location:
 10 NORTH ROAD
 SUNAPEE, NEW HAMPSHIRE
 client:
 ENERGY EFFICIENT INVESTMENTS

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 checked by: JJS
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 released for: CONSTRUCTION
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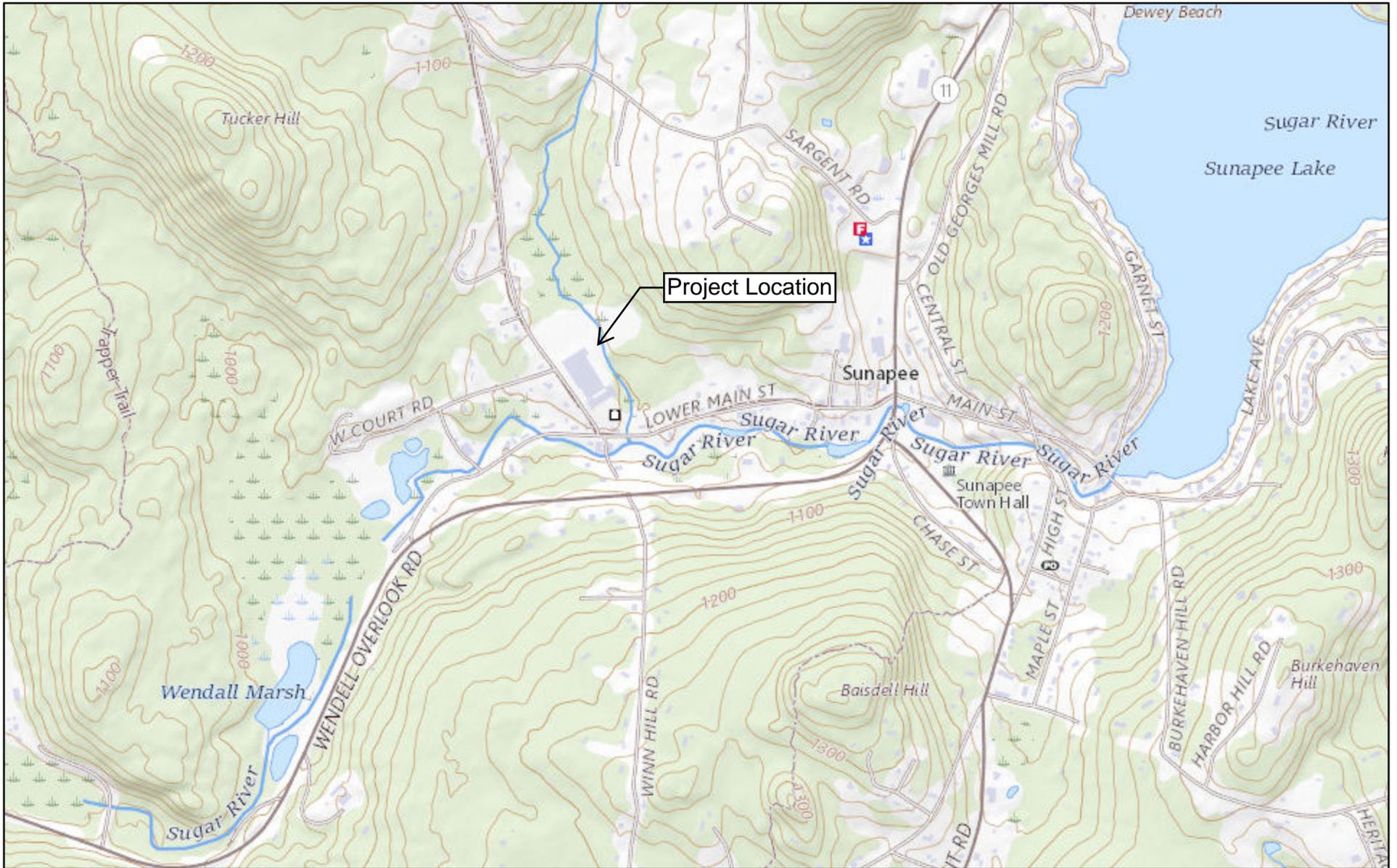
**SITE
 PLAN**

C1.02

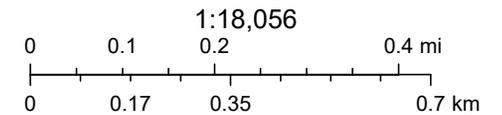


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Sunapee MHS Biomass Location Map

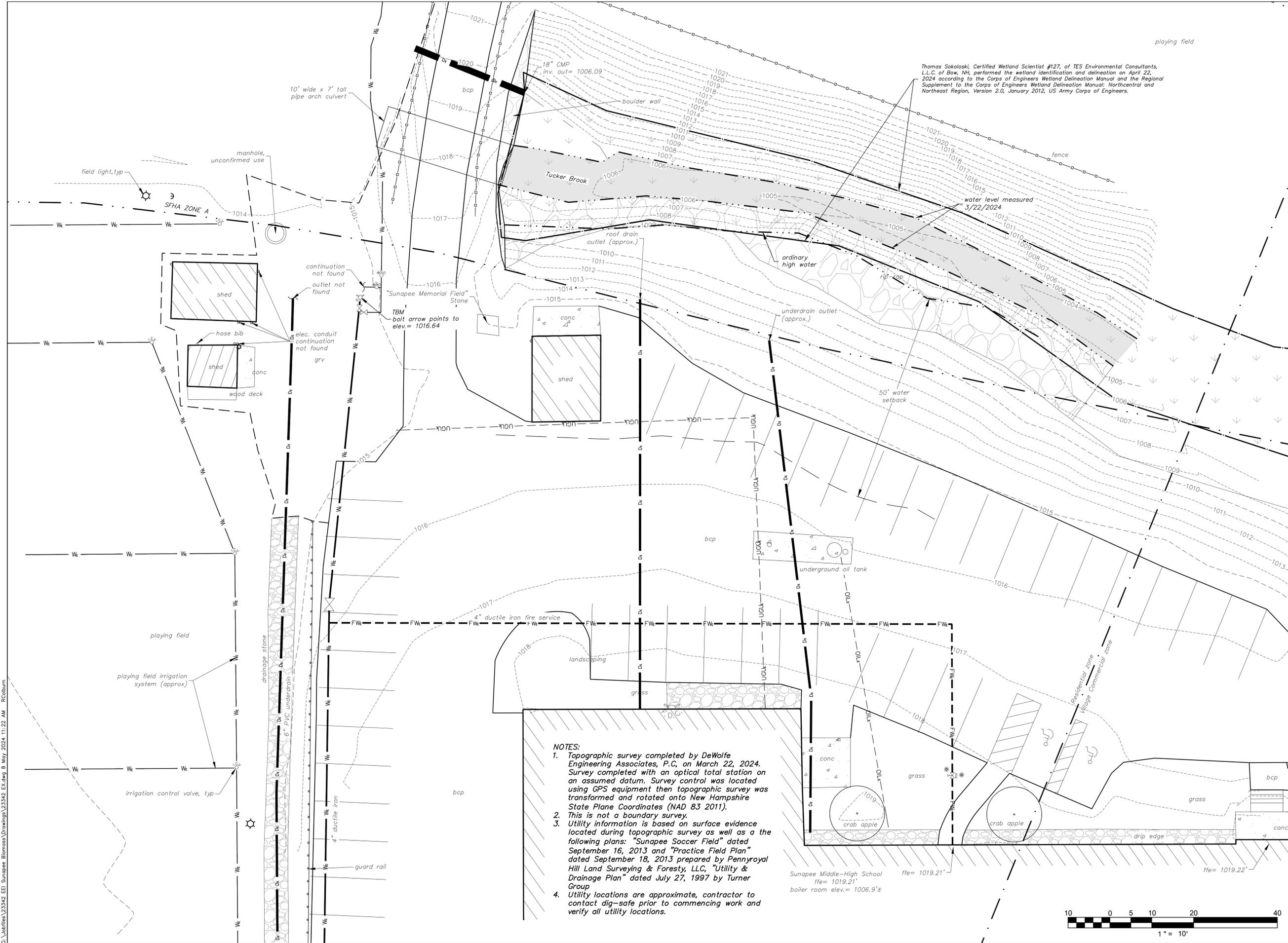


4/10/2024, 11:59:57 AM



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography

USGS
2021 USGS



Thomas Sokoloski, Certified Wetland Scientist #127, of TES Environmental Consultants, L.L.C. of Bow, NH, performed the wetland identification and delineation on April 22, 2024 according to the Corps of Engineers Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual, Northcentral and Northeast Region, Version 2.0, January 2012, US Army Corps of Engineers.



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no.	date	revision
1	5/8/2024	UPDATED WETLAND LIMITS

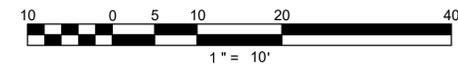
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**SUNAPEE MIDDLE HIGH SCHOOL
 BIOMASS BOILER**
 project location:
**10 NORTH ROAD
 SUNAPEE, NEW HAMPSHIRE**
 client:
 ENERGY EFFICIENT INVESTMENTS

project number:	23342
drawn by:	RBC
checked by:	BMLK
scale:	1"=10'
date:	11 APR 2024
released for:	CONSTRUCTION
sheet description:	

EXISTING
 CONDITIONS

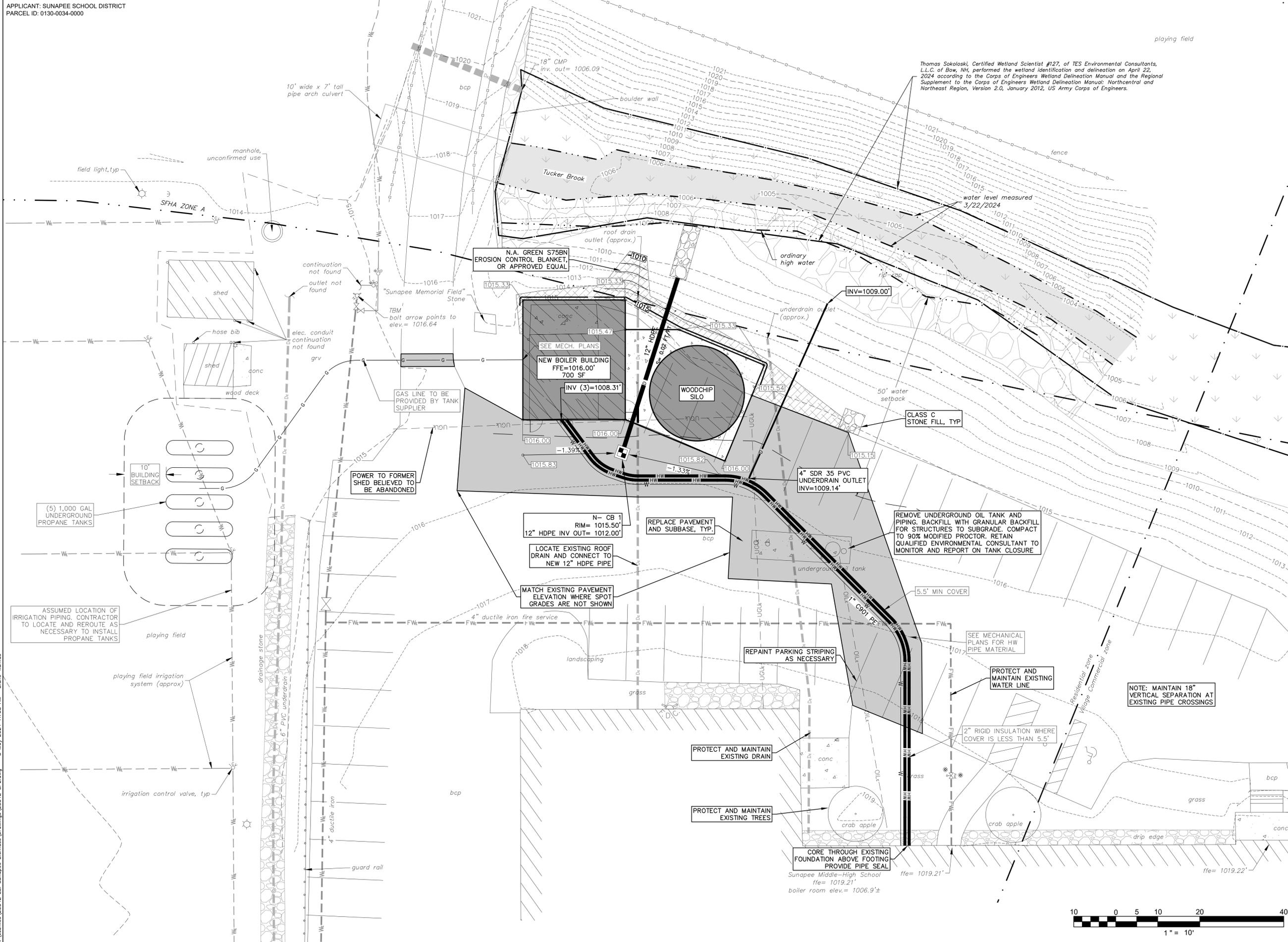
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APPLICANT: SUNAPEE SCHOOL DISTRICT
 PARCEL ID: 0130-0034-0000



Thomas Sokolosi, Certified Wetland Scientist #127, of TES Environmental Consultants, L.L.C. of Bow, NH, performed the wetland identification and delineation on April 22, 2024 according to the Corps of Engineers Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, January 2012, US Army Corps of Engineers.



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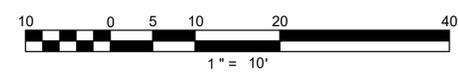
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1	5/8/2024	UPDATED WETLAND LIMITS

project name:
**SUNAPEE MIDDLE HIGH SCHOOL
 BIOMASS BOILER**
 project location:
 10 NORTH ROAD
 SUNAPEE, NEW HAMPSHIRE
 client:
 ENERGY EFFICIENT INVESTMENTS

project number:	23341
drawn by:	BMLK
checked by:	JJS
scale:	1"=10'
date:	11 APR 2024
released for:	CONSTRUCTION
sheet description:	

SITE PLAN

C1.02



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RECEIVED

JAN 12 2024

RECEIVED

JAN 12 2024

TOWN OF SUNAPEE

TOWN OF SUNAPEE

APPLICATION FOR SITE PLAN REVIEW

(PDF OF SITE PLAN MUST BE INCLUDED WITH APPLICATION)

- 1. Landowner(s) Name(s) Jared + Laura Raymond
 Address 276 Mountain Rd, Newbury, NH 03255
 (Mailing) Same
 Phone 603 - 344 - 1552
- 2. Zoning District Mixed Use 1
- 3. Project Location: 60 Route 103
- 4. Parcel ID: 000232 - 000023
- 5. Complete description of current use of property:

Office Building + Parking

6. Does this project require a special exception or variance by the ZBA as outlined in the Sunapee Zoning Regulations? Yes ___ No (If yes, complete the Zoning Board of Adjustment application, and Land Use Questionnaire.)

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JR As Agent
Signature(s) of Landowner(s)

1/12/24
Date

Date of Application:

Phase I _____ Phase II _____

Phase III _____ Major Site Plan _____

Home Business _____

Fee Paid _____ Method of Payment _____

FINAL HEARING CHECKLIST

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- Plan at a scale of 1" = 20' or less
- Perimeter boundary survey
- Title of drawing with name of applicant
- Parcel ID
- Name and mailing addresses of abutting property owners
- Signature block for Water & Sewer Commission, Police Chief, Road Agent & Conservation Commission
- Site location map
- North point, bar scale, appropriate dates
- Name, address, and seal of person preparing map
- Location and shape of existing and proposed buildings
- Square footage for each use designated on plan
- Existing and proposed contours at an interval or no more than 5'. Spot elevations for level lot.
- Streams, wetlands, and other water bodies
- Width, location, and grades of existing and proposed streets and driveways
- Layout and size of parking spaces
- Sewage disposal facilities for property including mains and service lines
- Water supply for property including mains and services lines
- Proposed landscaping plan
- Existing and proposed electric lines
- Existing and proposed telephone lines

Exterior lighting plan

Article V requirements (cont.):

Proposed signs-size and location

Locations of retaining walls, fences, and outside storage areas

Location of fire alarms and sprinklers

The Planning Board may waive the following items if it is determined, the project's impact will be minor, and otherwise, each item will be required:

Drainage design, including drainage structures, culverts, ditches, and storm sewer lines

Drainage calculations

Plans for toxic waste storage

Location of hazardous materials storage

State of New Hampshire Permits:

Department of Transportation (Highway/Access)

NHWSPCD (Septic Systems)

Water Supply Division

Site Specific (Department of Environmental Services)

Wetlands Board

Building Usage

Offices = 3204' sq. ft.
 Shop = 660' sq. ft.
 Parking Spaces = (19) 9'x18'
 All Aisles = 24'

Green Space 46.7%

8166 / 17,076

Map & Lot # 000232/000018



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
 60 Route 103
 Sunapee, NH

PROJECT DESCRIPTION:
 Relax and Company
 Offices

DRAWINGS PROVIDED BY:
 Relax and Company

DATE:
 1/04/24

SCALE:
 1"=20'

SHEET:

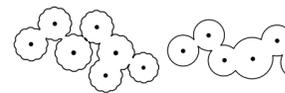
S-1

Water & Sewer Commission: _____

Police Chief: _____

Road Agent: _____

 Rock/
Retaining Wall

 Seasonal
Perennials

 Sugar
Maple

 Malus Adams
Crabapple

 Cheer Drop
Arborvitae

 Canadian
Hemlock

 Existing Trees



200 foot Abutters List Report

Tri Town, NH
January 12, 2024

Subject Property:

Parcel Number: Sun-0232-0023-0000
CAMA Number: Sun-0232-0023-0000
Property Address: 60 ROUTE 103

Mailing Address: RAYMOND, JARED S & LAURA A
276 MOUNTAIN RD
NEWBURY, NH 03255

Abutters:

Parcel Number: Sun-0225-0013-0000
CAMA Number: Sun-0225-0013-0000
Property Address: 9 YOUNGS HILL RD

Mailing Address: KANGAS, WESLEY A.
9 YOUNGS HILL RD
SUNAPEE, NH 03782

Parcel Number: Sun-0225-0013-0100
CAMA Number: Sun-0225-0013-0100
Property Address: YOUNGS HILL RD Unit 100

Mailing Address: KANGAS, WESLEY
9 YOUNGS HILL RD
SUNAPEE, NH 03782

Parcel Number: Sun-0225-0036-0000
CAMA Number: Sun-0225-0036-0000
Property Address: 36 ROUTE 103

Mailing Address: MCDONOUGH FAMILY PROPERTIES, L
1567 SUMMER ST
BRISTOL, NH 03222

Parcel Number: Sun-0232-0001-0000
CAMA Number: Sun-0232-0001-0000
Property Address: YOUNGS HILL RD

Mailing Address: JOHNSON 2014 TRUST, JOLYON
JOLYON JOHNSON, TRUSTEE
PO BOX 596
SUNAPEE, NH 03782

Parcel Number: Sun-0232-0016-0000
CAMA Number: Sun-0232-0016-0000
Property Address: 52 DEPOT RD

Mailing Address: INTREAL LTD, INC
PO BOX 798
SUNAPEE, NH 03782

Parcel Number: Sun-0232-0016-0000
CAMA Number: Sun-0232-0016-0001
Property Address: 54 DEPOT RD Unit 1

Mailing Address: INTREAL LTD, INC
PO BOX 798
SUNAPEE, NH 03782

Parcel Number: Sun-0232-0017-0000
CAMA Number: Sun-0232-0017-0000
Property Address: ROUTE 103

Mailing Address: ZORNIO, IDA C/O PETER ZORNIO
9301 PRINCE WILLIAM
AUSTIN, TX 78730

Parcel Number: Sun-0232-0018-0000
CAMA Number: Sun-0232-0018-0000
Property Address: 46 DEPOT RD

Mailing Address: LANDLADIES 46 LLC.
276 MOUNTAIN ROAD
NEWBURY, NH 03255

Parcel Number: Sun-0232-0020-0000
CAMA Number: Sun-0232-0020-0000
Property Address: 40 DEPOT RD

Mailing Address: JACKSON, GARY L
40 DEPOT RD
SUNAPEE, NH 03782

Parcel Number: Sun-0232-0022-0000
CAMA Number: Sun-0232-0022-0000
Property Address: 39 DEPOT RD

Mailing Address: INTREAL LTD, INC.
PO BOX 798
SUNAPEE, NH 03782



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.



William Cass, P.E.
Commissioner

**THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION**

District 2 Office, 8 Eastman Hill Rd., Enfield, NH 03748 (603) 448-2654



David Rodrigue, P.E.
Assistant Commissioner

DRIVEWAY PERMIT

To: Jared Raymond
PO Box 289
Newbury, NH 03255

City/Town: Sunapee
Route/Road: Depot Rd (N4350041)
Patrol Section: 213
Tax Map: 232
Lot: 23
Development:

Permit #: **02-435-0039**
District: 02
Permit Date 10/19/2023

Permission is hereby granted to construct (alter) a driveway, entrance, exit or approach adjoining Depot Rd (N4350041), pursuant to the location and specifications as described below. Failure to adhere to the standards and engineering drawings previously approved shall render this instrument null and void. Failure to start or complete construction of said facility within one calendar year of the date of this permit shall require application for permit extension or renewal in accordance with the Driveway Access Rules. Facilities constructed in violation of the permit specifications or the rules, shall be corrected immediately upon notification by a Department representative. Any cost by the State to correct deficiencies shall be fully borne by the landowner. The landowner shall defend, indemnify and hold harmless the Department and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.

Drive 1

Location: Approximately 0.034 miles west of NH Route 103 on the north side of Depot Rd (N4350041).
SLD Station: 180 (right) GPS: 43.369677 N 72.122711 W.

Specifications: This permit authorizes a gravel access to be used as a Commercial drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 24.75 feet from and parallel to the centerline of the highway. The entrance shall be graded so that the surface of the drive drops 2 inches at a point 4 feet from Depot Rd (N4350041) edge of pavement to create a drainage swale.

The driveway shall not exceed 12 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

The intent of this permit is to record the change in use of the driveway from residential to commercial and approve the reconstruction of the existing driveway at 60 Route 103 in Sunapee.

Other Conditions:

No structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on, over or under the Highway Right of Way.

No parking, catering or servicing shall be conducted within the Highway Right of Way.

The applicant shall comply with all applicable ordinances and regulations of the municipality or other State Agencies.

The Department has relied on the title and subdivision information provided by the landowner. The Department has not performed additional title research and makes no warranty or representation concerning landowner's legal right to access. In the event of a dispute about the landowner's legal right to the access provided herein, the landowner will defend and indemnify the Department.

All excavated topsoil, or in the absence of topsoil the top 6 inches of soil, within the limits of state ROW shall be properly re-used within the limits of the state ROW. All temporary stockpiles of the re-use material shall be located within the state ROW, or as otherwise approved by the District Engineer.

The Contractor shall be solely responsible for the handling, transport and disposal of any surplus material generated by their project and shall comply with all federal, state and local laws, ordinances and rules in doing so.

I/We, the contractor/Owner, certify that the property will not have any illicit unauthorized drainage connections to the NHDOT storm water drainage system. An illicit discharge is any direct or indirect discharge to the NHDOT drainage system that is not composed entirely of storm water. Illicit discharges include, without limitation, sewage, process wastewater, or wash water and any connections from floor drains, sinks, or toilets.

Property Owner shall pre-post the approved and signed NHDOT District 2 Driveway Permit at a location so that it is readily visible from the accessing State roadway during the construction of the driveway.

Property Owner shall grade the driveway limits so that, including during construction, no stormwater runoff flows onto the State of New Hampshire roadway or shoulders. Site drainage shall not be permitted to cause ponding, ice or ice build-up in the right-of-way.

Property Owner shall not flare the end of the driveway onto the abutting properties.

Property Owner shall install the necessary erosion and sediment control measures during the construction and use of the driveway. All erosion and sediment control measures shall be maintained and remain in place until substantial vegetation growth has occurred.

Upon completion of the construction of the permitted driveway and other priority permanent features, Property Owner shall fine grade the adjacent areas to manage stormwater runoff, apply loam and seed or otherwise permanently stabilize all disturbed surface side areas.

Property Owner, for daily temporary traffic control, shall install the necessary roadway warning signage in accordance with the 2009 MUTCD Part 6, and at least one certified flagger shall be utilized while working or maneuvering along the NH State Road, including for during delivery of construction materials. Property Owner shall erect black on orange "Trucks Entering" signs, 36 inches by 36 inches dimension, to both approaches to the driveway (500 feet advance warning).

The permitted driveway is for an access only. Establishing a landing area and/or loading trucks within the highway right-of-way is strictly prohibited. Parking or storing any supplies, equipment and/or vehicles in the State right-of-way shall be prohibited.

Property Owner shall be responsible for maintaining the driveway permanently and also accomplish and maintain all necessary removal of vegetation including clearing of brush, trees, etc., snow, or other vision obstructing materials, so that the 400 feet minimum sight distances in both directions are not inhibited when entering/exiting the driveway. Property Owner shall not place/store any snow within the State right-of-way.

Property Owner shall be responsible for the maintenance of ditches, side slopes and other permanent structures or surface features, and establishing satisfactory adjacent drainage away from the State road. Disturbance, wetting, silting or damage to the roadway is prohibited, including for seasonal factors.

Copies: District, Town, Patrolman

James Bruss
PO Box 289
Newbury, NH 03255

Approved



Assistant District Engineer
For Director of Administration



William Cass, P.E.
Commissioner

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION

District 2 Office, 8 Eastman Hill Rd., Enfield, NH 03748 (603) 448-2654



David Rodrigue, P.F.
Assistant Commissioner

DRIVEWAY PERMIT

To: Jared Raymond
PO Box 289
Newbury, NH 03255

City/Town: Sunapee
Route/Road: NH 103 (S0000103)
Patrol Section: 213
Tax Map: 232
Lot: 23
Development:

Permit #: **02-435-0038**
District: **02**
Permit Date **10/19/2023**

Permission is hereby granted to construct (alter) a driveway, entrance, exit or approach adjoining NH 103 (S0000103), pursuant to the location and specifications as described below. Failure to adhere to the standards and engineering drawings previously approved shall render this instrument null and void. Failure to start or complete construction of said facility within one calendar year of the date of this permit shall require application for permit extension or renewal in accordance with the Driveway Access Rules. Facilities constructed in violation of the permit specifications or the rules, shall be corrected immediately upon notification by a Department representative. Any cost by the State to correct deficiencies shall be fully borne by the landowner. The landowner shall defend, indemnify and hold harmless the Department and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.

Drive 1

Location: Approximately 0.006 miles south of Youngs Hill Road on the west side of NH 103 (S0000103).
SLD Station: 1793 (right) GPS: 43.370033 N 72.122526 W.

Specifications: This permit authorizes a paved access to be used as a Commercial drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 50 feet from and parallel to the centerline of the highway.
The entrance shall be graded so that the surface of the drive drops 3 inches at a point 6 feet from NH 103 (S0000103) edge of pavement to create a drainage swale.

The driveway shall not exceed 22 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

The intent of this permit is to record the change in use of the driveway from residential to commercial and approve the reconstruction and paving of the existing driveway at 60 Route 103 in Sunapee. The gravel base material shall be regraded so that the finished grade of the driveway pavement is flush with the highway pavement to ensure positive drainage to the swale at the beginning of the driveway.

Other Conditions:

No structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on, over or under the Highway Right of Way.

No parking, catering or servicing shall be conducted within the Highway Right of Way.

The applicant shall comply with all applicable ordinances and regulations of the municipality or other State Agencies.

The Department has relied on the title and subdivision information provided by the landowner. The Department has not performed additional title research and makes no warranty or representation concerning landowner's legal right to access. In the event of a dispute about the landowner's legal right to the access provided herein, the landowner will defend and indemnify the Department.

All excavated topsoil, or in the absence of topsoil the top 6 inches of soil, within the limits of state ROW shall be properly re-used within the limits of the state ROW. All temporary stockpiles of the re-use material shall be located within the state ROW, or as otherwise approved by the District Engineer.

The Contractor shall be solely responsible for the handling, transport and disposal of any surplus material generated by their project and shall comply with all federal, state and local laws, ordinances and rules in doing so.

I/We, the contractor/Owner, certify that the property will not have any illicit unauthorized drainage connections to the NHDOT storm water drainage system. An illicit discharge is any direct or indirect discharge to the NHDOT drainage system that is not composed entirely of storm water. Illicit discharges include, without limitation, sewage, process wastewater, or wash water and any connections from floor drains, sinks, or toilets.

Property Owner shall pre-post the approved and signed NHDOT District 2 Driveway Permit at a location so that it is readily visible from the accessing State roadway during the construction of the driveway.

Property Owner shall grade the driveway limits so that, including during construction, no stormwater runoff flows onto the State of New Hampshire roadway or shoulders. Site drainage shall not be permitted to cause ponding, ice or ice build-up in the right-of-way.

Property Owner shall not flare the end of the driveway onto the abutting properties.

Property Owner shall install the necessary erosion and sediment control measures during the construction and use of the driveway. All erosion and sediment control measures shall be maintained and remain in place until substantial vegetation growth has occurred.

Upon completion of the construction of the permitted driveway and other priority permanent features, Property Owner shall fine grade the adjacent areas to manage stormwater runoff, apply loam and seed or otherwise permanently stabilize all disturbed surface side areas.

Property Owner, for daily temporary traffic control, shall install the necessary roadway warning signage in accordance with the 2009 MUTCD Part 6, and at least one certified flagger shall be utilized while working or maneuvering along the NH State Road, including for during delivery of construction materials. Property Owner shall erect black on orange "Trucks Entering" signs, 36 inches by 36 inches dimension, to both approaches to the driveway (500 feet advance warning).

The permitted driveway is for an access only. Establishing a landing area and/or loading trucks within the highway right-of-way is strictly prohibited. Parking or storing any supplies, equipment and/or vehicles in the State right-of-way shall be prohibited.

Property Owner shall be responsible for maintaining the driveway permanently and also accomplish and maintain all necessary removal of vegetation including clearing of brush, trees, etc., snow, or other vision obstructing materials, so that the 400 feet minimum sight distances in both directions are not inhibited when entering/exiting the driveway. Property Owner shall not place/store any snow within the State right-of-way.

Property Owner shall be responsible for the maintenance of ditches, side slopes and other permanent structures or surface features, and establishing satisfactory adjacent drainage away from the State road. Disturbance, wetting, silting or damage to the roadway is prohibited, including for seasonal factors.

Copies: District, Town, Patrolman

Relax & Co.
James Bruss
PO Box 289
Newbury, NH 03255

Approved _____



**Assistant District Engineer
For Director of Administration**

STORMWATER MANAGEMENT NARRATIVE

for

**Relax & Company
60 Rt. 103, Sunapee, NH**

Project Description

The subject property is located at 60 Rt. 103 and is within the Mixed Use 1 (M1) zoning district. The subject property contains one existing structure, gravel driveway, and native vegetation. The property is serviced by a private well and septic system. Overhead utilities are also currently provided to the site from Depot Road. The subject property slopes from east to west and eventually drains to an adjacent road side ditch and then to a wetland area.

Existing Site Conditions

In the construction area, slopes range from 1% to more than 20%, with most slopes in the construction area around 7%.

The soil types in the proposed disturbance area (per NRCS Web Soil Survey) are Deerfield Loamy Fine Sand and Windsor Loamy Sand, designated with hydrologic ratings of soil Group A. These soils have a medium infiltration rate, with a Ksat value of 1.4 to 99.9 inches/hour. The site is mostly woods, with the exception of the existing buildings and adjacent gravel access and parking areas..

Currently the subject parcel contains roughly 1,600 square feet of impervious cover between roofs and gravel surface.

Proposed Site Conditions

In the proposed conditions, the size and shape of the subcatchment areas are not altered due to the placement of new site features. The single study points remain the same.

An underground infiltration system consisting of a stone reservoir, 2,400 cubic feet of crushed stone (20' x 40' x 3') is proposed to handle the increase in impervious area on site. This system collects most of the new driveway, parking area and the new roof area, equaling just more than 8,200 square feet of impervious surfaces. The underground system provides a level of detention along with treatment for the area that is collected, infiltrating a majority of the stormwater that is directed there.

Overall, the increase in impervious cover on the site from pre-development to post-Development is 6,500 square feet. The underground system proposed provides treatment and detention for more than this amount.

Study Methodology

Runoff and routing calculations have been performed for the watershed areas affected by the proposed development. Times of concentration and runoff curve number calculations have been determined using the method described in the Natural Resource Conservation Service (NRCS) Technical Release 55, (TR-55). Time of concentration calculations have been amended where the values given by the TR-55 method is less than five minutes. In these cases a standard minimum value of five minutes has been used to keep this parameter within the acceptable working range of the model. Each Tc path and corresponding length and slope is identified in the pre and post development drainage area plan. The TR-20 based HydroCAD (version 10.0) modeling software has been utilized to perform the complex runoff and routing calculations.

Calculation Results

Preface

Existing-development and post-development calculations have been calculated for the 2-, 10-, 25-, and 50-year storm frequency in accordance with Town of Newmarket's Development Regulations. The SCS TR-20 method was used with a Type III 24-hour storm. The Time of Concentration (Tc) is calculated using the Lag Method. Two Study Points (**SP-1 AND SP-2**) were used for comparison of post-development runoff values with those from existing conditions.

Results

Peak Rate (cfs)

	<i>2 Yr.</i>	<i>10 Yr.</i>	<i>25 Yr.</i>
<i>SP-1</i>			
Existing	0.0	0.0	0.1
Proposed	0.0	0.0	0.1

Summary

There is a reduction in peak flow and volume of stormwater runoff at the analysis point for all the design storm events. This is due to the underground infiltration system.

Per Appendix B of the New Hampshire Stormwater Manual infiltration BMP's remove 90% TSS, 60% total nitrogen and 60% total phosphorous.

This will help reduce the runoff generated from the site, increase the groundwater recharge, and further protect the water quality of the downstream areas.

In addition to collecting and treating nearly 150% of the increase of impervious area on site all of the disturbed areas will be loamed and seeded to provide an additional level of erosion control and stormwater retention.

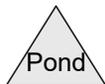
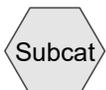
PRE-DEVELOPMENT MODEL OUTPUT



Study Point #1



S1 - Ex. Cond



Project Notes

Rainfall events imported from "NRCS-Rain.txt" for 6516 NH Merrimack East

Rainfall events imported from "NRCS-Rain.txt" for 6522 NH Sullivan Other

230764 PRE_RT103

Prepared by Horizons Engineering

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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Year	NRCC 24-hr	C	Default	24.00	1	2.65	2
2	10-Year	NRCC 24-hr	C	Default	24.00	1	3.85	2
3	25-Year	NRCC 24-hr	C	Default	24.00	1	4.77	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.230	49	50-75% Grass cover, Fair, HSG A (S1)
0.021	96	Gravel surface, HSG A (S1)
0.016	98	Unconnected roofs, HSG A (S1)
0.117	36	Woods, Fair, HSG A (S1)
0.383	50	TOTAL AREA

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.383	HSG A	S1
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
0.383		TOTAL AREA

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.230	0.000	0.000	0.000	0.000	0.230	50-75% Grass cover, Fair	S1
0.021	0.000	0.000	0.000	0.000	0.021	Gravel surface	S1
0.016	0.000	0.000	0.000	0.000	0.016	Unconnected roofs	S1
0.117	0.000	0.000	0.000	0.000	0.117	Woods, Fair	S1
0.383	0.000	0.000	0.000	0.000	0.383	TOTAL AREA	

230764 PRE_RT103

NRCC 24-hr C 2-Year Rainfall=2.65"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentS1: S1 - Ex. Cond

Runoff Area=16,700 sf 4.19% Impervious Runoff Depth>0.02"

Flow Length=50' Slope=0.0500 '/' Tc=8.8 min UI Adjusted CN=49 Runoff=0.00 cfs 0.001 af

Link SP1: Study Point #1

Inflow=0.00 cfs 0.001 af

Primary=0.00 cfs 0.001 af

Total Runoff Area = 0.383 ac Runoff Volume = 0.001 af Average Runoff Depth = 0.02"
95.81% Pervious = 0.367 ac 4.19% Impervious = 0.016 ac

Summary for Subcatchment S1: S1 - Ex. Cond

Runoff = 0.00 cfs @ 20.00 hrs, Volume= 0.001 af, Depth> 0.02"
 Routed to Link SP1 : Study Point #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 NRCC 24-hr C 2-Year Rainfall=2.65"

Area (sf)	CN	Adj	Description
700	98		Unconnected roofs, HSG A
900	96		Gravel surface, HSG A
10,000	49		50-75% Grass cover, Fair, HSG A
5,100	36		Woods, Fair, HSG A
16,700	50	49	Weighted Average, UI Adjusted
16,000			95.81% Pervious Area
700			4.19% Impervious Area
700			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.8	50	0.0500	0.09		Sheet Flow, A-B Sheet Woods: Light underbrush n= 0.400 P2= 3.00"

Summary for Link SP1: Study Point #1

Inflow Area = 0.383 ac, 4.19% Impervious, Inflow Depth > 0.02" for 2-Year event
 Inflow = 0.00 cfs @ 20.00 hrs, Volume= 0.001 af
 Primary = 0.00 cfs @ 20.00 hrs, Volume= 0.001 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentS1: S1 - Ex. Cond

Runoff Area=16,700 sf 4.19% Impervious Runoff Depth>0.20"
Flow Length=50' Slope=0.0500 '/' Tc=8.8 min UI Adjusted CN=49 Runoff=0.03 cfs 0.006 af

Link SP1: Study Point #1

Inflow=0.03 cfs 0.006 af
Primary=0.03 cfs 0.006 af

Total Runoff Area = 0.383 ac Runoff Volume = 0.006 af Average Runoff Depth = 0.20"
95.81% Pervious = 0.367 ac 4.19% Impervious = 0.016 ac

Summary for Subcatchment S1: S1 - Ex. Cond

Runoff = 0.03 cfs @ 12.35 hrs, Volume= 0.006 af, Depth> 0.20"
 Routed to Link SP1 : Study Point #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 NRCC 24-hr C 10-Year Rainfall=3.85"

Area (sf)	CN	Adj	Description
700	98		Unconnected roofs, HSG A
900	96		Gravel surface, HSG A
10,000	49		50-75% Grass cover, Fair, HSG A
5,100	36		Woods, Fair, HSG A
16,700	50	49	Weighted Average, UI Adjusted
16,000			95.81% Pervious Area
700			4.19% Impervious Area
700			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.8	50	0.0500	0.09		Sheet Flow, A-B Sheet Woods: Light underbrush n= 0.400 P2= 3.00"

Summary for Link SP1: Study Point #1

Inflow Area = 0.383 ac, 4.19% Impervious, Inflow Depth > 0.20" for 10-Year event
 Inflow = 0.03 cfs @ 12.35 hrs, Volume= 0.006 af
 Primary = 0.03 cfs @ 12.35 hrs, Volume= 0.006 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentS1: S1 - Ex. Cond

Runoff Area=16,700 sf 4.19% Impervious Runoff Depth>0.46"
Flow Length=50' Slope=0.0500 '/' Tc=8.8 min UI Adjusted CN=49 Runoff=0.13 cfs 0.015 af

Link SP1: Study Point #1

Inflow=0.13 cfs 0.015 af
Primary=0.13 cfs 0.015 af

Total Runoff Area = 0.383 ac Runoff Volume = 0.015 af Average Runoff Depth = 0.46"
95.81% Pervious = 0.367 ac 4.19% Impervious = 0.016 ac

Summary for Subcatchment S1: S1 - Ex. Cond

Runoff = 0.13 cfs @ 12.20 hrs, Volume= 0.015 af, Depth> 0.46"
 Routed to Link SP1 : Study Point #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 NRCC 24-hr C 25-Year Rainfall=4.77"

Area (sf)	CN	Adj	Description
700	98		Unconnected roofs, HSG A
900	96		Gravel surface, HSG A
10,000	49		50-75% Grass cover, Fair, HSG A
5,100	36		Woods, Fair, HSG A
16,700	50	49	Weighted Average, UI Adjusted
16,000			95.81% Pervious Area
700			4.19% Impervious Area
700			100.00% Unconnected

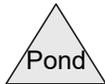
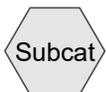
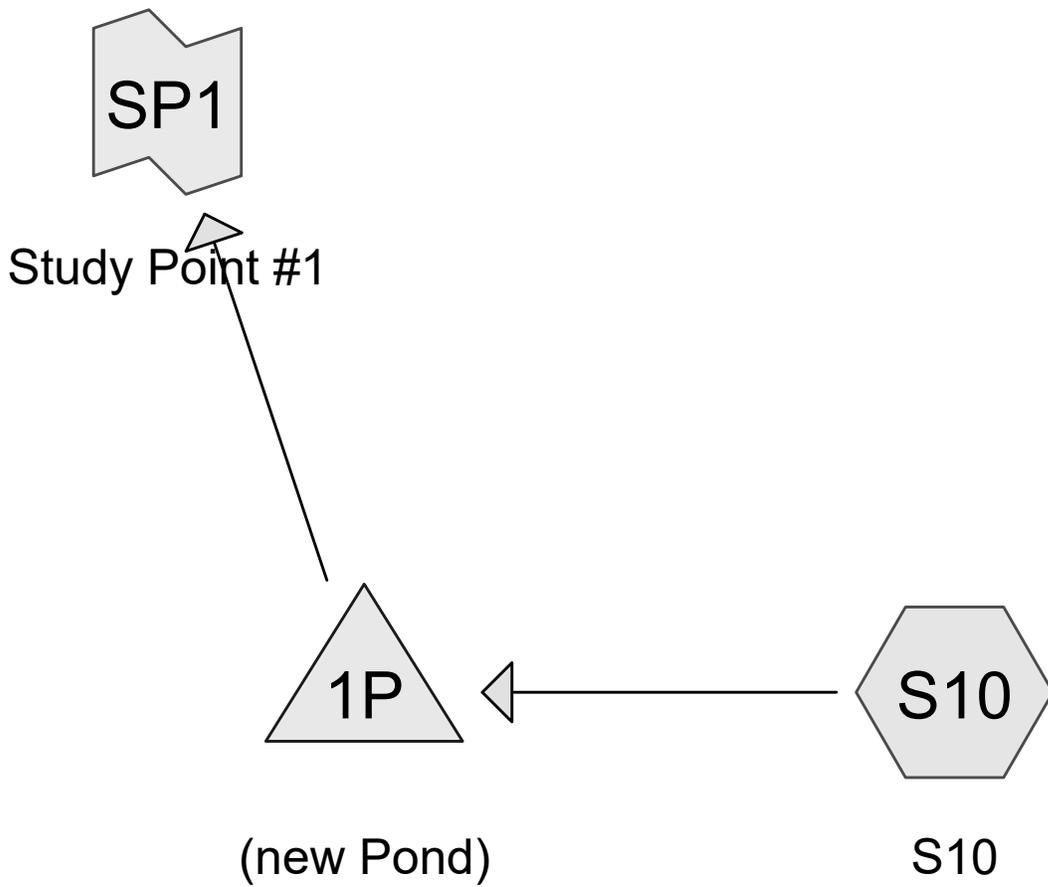
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.8	50	0.0500	0.09		Sheet Flow, A-B Sheet Woods: Light underbrush n= 0.400 P2= 3.00"

Summary for Link SP1: Study Point #1

Inflow Area = 0.383 ac, 4.19% Impervious, Inflow Depth > 0.46" for 25-Year event
 Inflow = 0.13 cfs @ 12.20 hrs, Volume= 0.015 af
 Primary = 0.13 cfs @ 12.20 hrs, Volume= 0.015 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

POST-DEVELOPMENT MODEL OUTPUT



Project Notes

Rainfall events imported from "NRCS-Rain.txt" for 6516 NH Merrimack East

Rainfall events imported from "NRCS-Rain.txt" for 6522 NH Sullivan Other

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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Year	NRCC 24-hr	C	Default	24.00	1	2.65	2
2	10-Year	NRCC 24-hr	C	Default	24.00	1	3.85	2
3	25-Year	NRCC 24-hr	C	Default	24.00	1	4.77	2

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.149	39	>75% Grass cover, Good, HSG A (S10)
0.149	98	Paved parking, HSG A (S10)
0.039	98	Unconnected roofs, HSG A (S10)
0.046	36	Woods, Fair, HSG A (S10)
0.383	68	TOTAL AREA

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.383	HSG A	S10
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
0.383		TOTAL AREA

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.149	0.000	0.000	0.000	0.000	0.149	>75% Grass cover, Good	S10
0.149	0.000	0.000	0.000	0.000	0.149	Paved parking	S10
0.039	0.000	0.000	0.000	0.000	0.039	Unconnected roofs	S10
0.046	0.000	0.000	0.000	0.000	0.046	Woods, Fair	S10
0.383	0.000	0.000	0.000	0.000	0.383	TOTAL AREA	

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Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)
1	1P	937.50	937.00	50.0	0.0100	0.012	0.0	12.0	0.0

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentS10: S10

Runoff Area=16,700 sf 49.10% Impervious Runoff Depth>0.39"
Tc=6.0 min CN=68 Runoff=0.17 cfs 0.012 af

Pond 1P: (new Pond)

Peak Elev=936.22' Storage=63 cf Inflow=0.17 cfs 0.012 af
Discarded=0.06 cfs 0.012 af Primary=0.00 cfs 0.000 af Outflow=0.06 cfs 0.012 af

Link SP1: Study Point #1

Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Total Runoff Area = 0.383 ac Runoff Volume = 0.012 af Average Runoff Depth = 0.39"
50.90% Pervious = 0.195 ac 49.10% Impervious = 0.188 ac

Summary for Subcatchment S10: S10

Runoff = 0.17 cfs @ 12.15 hrs, Volume= 0.012 af, Depth> 0.39"
 Routed to Pond 1P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 NRCC 24-hr C 2-Year Rainfall=2.65"

Area (sf)	CN	Description
1,700	98	Unconnected roofs, HSG A
0	96	Gravel surface, HSG A
6,500	98	Paved parking, HSG A
6,500	39	>75% Grass cover, Good, HSG A
2,000	36	Woods, Fair, HSG A
16,700	68	Weighted Average
8,500		50.90% Pervious Area
8,200		49.10% Impervious Area
1,700		20.73% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, DE

Summary for Pond 1P: (new Pond)

Inflow Area = 0.383 ac, 49.10% Impervious, Inflow Depth > 0.39" for 2-Year event
 Inflow = 0.17 cfs @ 12.15 hrs, Volume= 0.012 af
 Outflow = 0.06 cfs @ 12.10 hrs, Volume= 0.012 af, Atten= 63%, Lag= 0.0 min
 Discarded = 0.06 cfs @ 12.10 hrs, Volume= 0.012 af
 Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
 Routed to Link SP1 : Study Point #1

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 936.22' @ 12.37 hrs Surf.Area= 700 sf Storage= 63 cf

Plug-Flow detention time= 5.7 min calculated for 0.012 af (100% of inflow)
 Center-of-Mass det. time= 5.2 min (856.8 - 851.6)

Volume	Invert	Avail.Storage	Storage Description
#1	936.00'	840 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 2,100 cf Overall x 40.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
936.00	700	0	0
939.00	700	2,100	2,100

Device	Routing	Invert	Outlet Devices
#1	Primary	937.50'	12.0" Round Culvert L= 50.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 937.50' / 937.00' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	938.50'	4.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#3	Discarded	936.00'	4.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.06 cfs @ 12.10 hrs HW=936.06' (Free Discharge)
 ↑**3=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=936.00' (Free Discharge)
 ↑**1=Culvert** (Controls 0.00 cfs)
 ↑**2=Sharp-Crested Rectangular Weir**(Controls 0.00 cfs)

Summary for Link SP1: Study Point #1

Inflow Area = 0.383 ac, 49.10% Impervious, Inflow Depth = 0.00" for 2-Year event
Inflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

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NRCC 24-hr C 10-Year Rainfall=3.85"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentS10: S10

Runoff Area=16,700 sf 49.10% Impervious Runoff Depth>0.99"
Tc=6.0 min CN=68 Runoff=0.50 cfs 0.031 af

Pond 1P: (new Pond)

Peak Elev=937.54' Storage=432 cf Inflow=0.50 cfs 0.031 af
Discarded=0.06 cfs 0.031 af Primary=0.00 cfs 0.000 af Outflow=0.06 cfs 0.031 af

Link SP1: Study Point #1

Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Total Runoff Area = 0.383 ac Runoff Volume = 0.031 af Average Runoff Depth = 0.99"
50.90% Pervious = 0.195 ac 49.10% Impervious = 0.188 ac

Summary for Subcatchment S10: S10

Runoff = 0.50 cfs @ 12.14 hrs, Volume= 0.031 af, Depth> 0.99"
 Routed to Pond 1P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 NRCC 24-hr C 10-Year Rainfall=3.85"

Area (sf)	CN	Description
1,700	98	Unconnected roofs, HSG A
0	96	Gravel surface, HSG A
6,500	98	Paved parking, HSG A
6,500	39	>75% Grass cover, Good, HSG A
2,000	36	Woods, Fair, HSG A
16,700	68	Weighted Average
8,500		50.90% Pervious Area
8,200		49.10% Impervious Area
1,700		20.73% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, DE

Summary for Pond 1P: (new Pond)

Inflow Area = 0.383 ac, 49.10% Impervious, Inflow Depth > 0.99" for 10-Year event
 Inflow = 0.50 cfs @ 12.14 hrs, Volume= 0.031 af
 Outflow = 0.06 cfs @ 11.90 hrs, Volume= 0.031 af, Atten= 87%, Lag= 0.0 min
 Discarded = 0.06 cfs @ 11.90 hrs, Volume= 0.031 af
 Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
 Routed to Link SP1 : Study Point #1

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 937.54' @ 13.07 hrs Surf.Area= 700 sf Storage= 432 cf

Plug-Flow detention time= 57.2 min calculated for 0.031 af (100% of inflow)
 Center-of-Mass det. time= 56.5 min (883.7 - 827.2)

Volume	Invert	Avail.Storage	Storage Description
#1	936.00'	840 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 2,100 cf Overall x 40.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
936.00	700	0	0
939.00	700	2,100	2,100

Device	Routing	Invert	Outlet Devices
#1	Primary	937.50'	12.0" Round Culvert L= 50.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 937.50' / 937.00' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	938.50'	4.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#3	Discarded	936.00'	4.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.06 cfs @ 11.90 hrs HW=936.04' (Free Discharge)
 ↑**3=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=936.00' (Free Discharge)
 ↑**1=Culvert** (Controls 0.00 cfs)
 ↑**2=Sharp-Crested Rectangular Weir**(Controls 0.00 cfs)

Summary for Link SP1: Study Point #1

Inflow Area = 0.383 ac, 49.10% Impervious, Inflow Depth = 0.00" for 10-Year event
Inflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

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NRCC 24-hr C 25-Year Rainfall=4.77"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentS10: S10

Runoff Area=16,700 sf 49.10% Impervious Runoff Depth>1.54"
Tc=6.0 min CN=68 Runoff=0.80 cfs 0.049 af

Pond 1P: (new Pond)

Peak Elev=938.55' Storage=713 cf Inflow=0.80 cfs 0.049 af
Discarded=0.06 cfs 0.045 af Primary=0.13 cfs 0.004 af Outflow=0.19 cfs 0.049 af

Link SP1: Study Point #1

Inflow=0.13 cfs 0.004 af
Primary=0.13 cfs 0.004 af

Total Runoff Area = 0.383 ac Runoff Volume = 0.049 af Average Runoff Depth = 1.54"
50.90% Pervious = 0.195 ac 49.10% Impervious = 0.188 ac

Summary for Subcatchment S10: S10

Runoff = 0.80 cfs @ 12.14 hrs, Volume= 0.049 af, Depth> 1.54"
 Routed to Pond 1P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 NRCC 24-hr C 25-Year Rainfall=4.77"

Area (sf)	CN	Description
1,700	98	Unconnected roofs, HSG A
0	96	Gravel surface, HSG A
6,500	98	Paved parking, HSG A
6,500	39	>75% Grass cover, Good, HSG A
2,000	36	Woods, Fair, HSG A
16,700	68	Weighted Average
8,500		50.90% Pervious Area
8,200		49.10% Impervious Area
1,700		20.73% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, DE

Summary for Pond 1P: (new Pond)

Inflow Area = 0.383 ac, 49.10% Impervious, Inflow Depth > 1.54" for 25-Year event
 Inflow = 0.80 cfs @ 12.14 hrs, Volume= 0.049 af
 Outflow = 0.19 cfs @ 12.52 hrs, Volume= 0.049 af, Atten= 76%, Lag= 22.8 min
 Discarded = 0.06 cfs @ 11.70 hrs, Volume= 0.045 af
 Primary = 0.13 cfs @ 12.52 hrs, Volume= 0.004 af
 Routed to Link SP1 : Study Point #1

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 938.55' @ 12.52 hrs Surf.Area= 700 sf Storage= 713 cf

Plug-Flow detention time= 98.1 min calculated for 0.049 af (100% of inflow)
 Center-of-Mass det. time= 97.7 min (914.2 - 816.5)

Volume	Invert	Avail.Storage	Storage Description
#1	936.00'	840 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 2,100 cf Overall x 40.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
936.00	700	0	0
939.00	700	2,100	2,100

Device	Routing	Invert	Outlet Devices
#1	Primary	937.50'	12.0" Round Culvert L= 50.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 937.50' / 937.00' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	938.50'	4.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#3	Discarded	936.00'	4.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.06 cfs @ 11.70 hrs HW=936.03' (Free Discharge)
 ↑**3=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=0.12 cfs @ 12.52 hrs HW=938.54' (Free Discharge)
 ↑**1=Culvert** (Passes 0.12 cfs of 2.79 cfs potential flow)
 ↑**2=Sharp-Crested Rectangular Weir**(Weir Controls 0.12 cfs @ 0.68 fps)

Summary for Link SP1: Study Point #1

Inflow Area = 0.383 ac, 49.10% Impervious, Inflow Depth = 0.13" for 25-Year event
Inflow = 0.13 cfs @ 12.52 hrs, Volume= 0.004 af
Primary = 0.13 cfs @ 12.52 hrs, Volume= 0.004 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

SOIL REPORT



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Sullivan County, New Hampshire



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

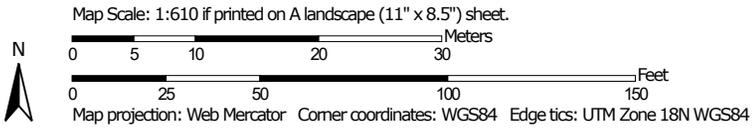
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sullivan County, New Hampshire
 Survey Area Data: Version 29, Aug 22, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 27, 2020—Sep 16, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HeB	Hermon sandy loam, 3 to 8 percent slopes	1.2	62.8%
MaB	Marlow fine sandy loam, 3 to 8 percent slopes	0.7	36.2%
Na	Naumburg loamy sand	0.0	1.0%
Totals for Area of Interest		1.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

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delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Sullivan County, New Hampshire

HeB—Hermon sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2w9r8
Elevation: 0 to 950 feet
Mean annual precipitation: 31 to 65 inches
Mean annual air temperature: 36 to 52 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Hermon and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hermon

Setting

Landform: Hills, mountains
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountainbase, interfluve, base slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy and gravelly supraglacial meltout till derived from granite and gneiss

Typical profile

Ap - 0 to 9 inches: sandy loam
Bs1 - 9 to 16 inches: very gravelly sandy loam
Bs2 - 16 to 32 inches: extremely gravelly loamy sand
C - 32 to 65 inches: very gravelly coarse sand

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (1.42 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: A
Ecological site: F144BY601ME - Dry Sand
Hydric soil rating: No

Minor Components

Monadnock

Percent of map unit: 4 percent
Landform: Mountains, hills
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountainbase, interfluve, base slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Skerry

Percent of map unit: 4 percent
Landform: Hills, mountains
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Mountainbase, interfluve, base slope
Microfeatures of landform position: Closed depressions, closed depressions
Down-slope shape: Concave, convex
Across-slope shape: Concave, linear
Hydric soil rating: No

Tunbridge

Percent of map unit: 2 percent
Landform: Mountains, hills
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountainbase, interfluve, base slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

MaB—Marlow fine sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2ty5f
Elevation: 590 to 1,710 feet
Mean annual precipitation: 31 to 95 inches
Mean annual air temperature: 27 to 52 degrees F
Frost-free period: 90 to 160 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Marlow and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Marlow

Setting

Landform: Hills, mountains
Landform position (two-dimensional): Summit, shoulder, backslope

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Landform position (three-dimensional): Mountainbase, interfluve, nose slope, side slope

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loamy lodgment till derived from granite and/or loamy lodgment till derived from mica schist and/or loamy lodgment till derived from phyllite

Typical profile

Ap - 0 to 4 inches: fine sandy loam

E - 4 to 6 inches: fine sandy loam

Bs1 - 6 to 10 inches: fine sandy loam

Bs2 - 10 to 15 inches: fine sandy loam

Bs3 - 15 to 20 inches: fine sandy loam

BC - 20 to 24 inches: fine sandy loam

Cd - 24 to 65 inches: fine sandy loam

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: 20 to 39 inches to densic material

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.01 to 1.42 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 3.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Ecological site: F144BY501ME - Loamy Slope (Northern Hardwoods)

Hydric soil rating: No

Minor Components

Peru

Percent of map unit: 7 percent

Landform: Hills, mountains

Landform position (two-dimensional): Backslope, footslope

Landform position (three-dimensional): Mountainbase, interfluve, nose slope, side slope

Microfeatures of landform position: Closed depressions, closed depressions

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: No

Pillsbury

Percent of map unit: 3 percent

Landform: Hills, mountains

Landform position (two-dimensional): Footslope, toeslope

Landform position (three-dimensional): Mountainbase, interfluve, nose slope, side slope

Microfeatures of landform position: Closed depressions, closed depressions

Down-slope shape: Concave

Across-slope shape: Concave

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Hydric soil rating: Yes

Monadnock

Percent of map unit: 3 percent

Landform: Hills, mountains

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Mountainbase, interfluve, nose slope, side slope

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

Tunbridge

Percent of map unit: 2 percent

Landform: Hills, mountains

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Mountainbase, interfluve, nose slope, side slope

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

Na—Naumburg loamy sand

Map Unit Setting

National map unit symbol: 9d4x

Elevation: 150 to 1,800 feet

Mean annual precipitation: 30 to 50 inches

Mean annual air temperature: 37 to 45 degrees F

Frost-free period: 90 to 160 days

Farmland classification: Not prime farmland

Map Unit Composition

Naumburg and similar soils: 75 percent

Minor components: 25 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Naumburg

Setting

Landform: Outwash terraces

Parent material: Sandy outwash derived mainly from granite, gneiss and schist

Typical profile

H1 - 0 to 7 inches: loamy sand

H2 - 7 to 33 inches: sand

H3 - 33 to 60 inches: sand

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

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Drainage class: Poorly drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)

Depth to water table: About 0 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 3.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Hydrologic Soil Group: A/D

Ecological site: F144BY303ME - Acidic Swamp

Hydric soil rating: Yes

Minor Components

Croghan

Percent of map unit: 10 percent

Hydric soil rating: No

Not named wet

Percent of map unit: 10 percent

Landform: Depressions

Hydric soil rating: Yes

Not named wet

Percent of map unit: 5 percent

Landform: Depressions

Hydric soil rating: Yes

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60 Route 103 & 46 Depot Road - Typical Day Parking Numbers 1/2/23

60 Depot Road -Office	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	14:30	15:00	15:30	16:00	16:30	17:00	17:30	18:00
Precon PM									1	1	1	1	1	1	1	1	1	1	1						
Estimator					1	1	1	1													1	1	1		
Sr. PM			1	1	1	1																1	1	1	1
PM 1			1	1	1	1																1	1	1	1
PM 2			1	1	1	1																1	1	1	1
Const. Exec.						1	1	1	1	1	1	1			1	1	1	1	1	1	1	1	1	1	
Const. Admin			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
Visitors																									
Electrical Div Manager			1	1	1	1					1	1	1	1	1	1	1	1				1	1	1	1
Electrical Div Admin							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Master Electricians			2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2				
Journeyman Electrician			2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2				
Apprentice Electrician			2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2				
Other Employee Visits			3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	2	1
Total Cars Parked Office	0	0	14	13	14	15	12	12	13	13	14	14	13	13	14	14	14	13	13	11	9	10	8	5	0

46 Depot	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	14:30	15:00	15:30	16:00	16:30	17:00	17:30	18:00
Landscape Foreman			1	1															1	1					
Landscape Crew Lead 1					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
Landscape Crew 1																									
Landscape Crew 1																									
Landscape Crew Lead 2					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
Landscape Crew 2																									
Landscape Crew 2																									
Landscape Crew Lead 3					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
Landscape Crew3																									
Landscape Crew 3																									
Landscape Crew Lead 4					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
Landscape Crew 4																									
Landscape Crew 4																									
Handyman Crew					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
Handyman Crew					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
Handyman Crew					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
Mow Crew 1 Lead			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				
Mow Crew 1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				
Mow Crew 2 Lead			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				
Mow Crew 2			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				
Clean Lead 1					1															1					
Clean Crew 1					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
Clean Lead 2					1															1					
Clean Crew 2					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
Clean Lead 3					1															1					
Clean Crew 3					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
Clean Lead 4					1															1					
Clean Crew 4					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
Clean Lead 5					1															1					
Clean Crew 5					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
Clean Lead 6					1															1					
Clean Crew 6					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
Clean Lead 7					1															1					
Clean Crew 7					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
Com. Cleaner																						1	1	1	1
Com. Cleaner																						1	1	1	1
Com. Cleaner																						1	1	1	1
Com. Cleaner																						1	1	1	1
Com. Cleaner																						1	1	1	1
Com. Cleaner																						1	1	1	1
Com. Cleaner																						1	1	1	1
Facilities Manager										1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Livery Drivers	4	4	4	4	4	4	4	4	4	4	4	2	2	2	2	2	2	2	4	4	4	4	4	4	4
Runner			2	2															2	2					
Shop Carpenter 1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						
Shop Carpenter 2			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						
Tenant -Works @ Main Office	1	1	1	1																			1	1	1
46 Depot Totals	5	7	14	14	31	24	24	24	24	25	25	23	23	23	23	23	23	25	28	31	12	19	20	13	13

Total Both Properties	5	7	28	27	45	39	36	36	37	38	39	37	36	36	37	37	39	41	44	23	28	30	21	18	13
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60 Rt. 103 Available Parking	16
Inside Spaces	12
46 Depot St. Available Parking	29
Inside Spaces	12
Total Spaces	69

Anticipated Future Position included above - Not currently existing	13
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**NOTICE OF MERGER OF LOTS
PURSUANT TO NEW HAMPSHIRE RSA 674:39-A
TOWN OF SUNAPEE, NEW HAMPSHIRE**

OWNER OF LOTS:

Jean Perrone - White, Joseph Perrone,
Hennisee Buchanan - Perrone

Description of Lots:

Lot 1:

Town of Sunapee Tax Parcel ID: Map 233 Lot 76
Deed to owner recorded at Sullivan County Registry of Deeds:

Book #: 1988 Page #: 983

Location/Street Address: 24 Nutting Rd.

Lot 2

Town of Sunapee Parcel ID: Map 233 Lot 77

Deed to owner recorded at Sullivan County Registry of Deeds:

Book #: 1988 Page #: 983

Location/Street Address: Nutting Rd.

1. After reviewing the Owner's application to merge the Lots described above, the Lots will not violate any existing municipal land use ordinance regulation.
2. The Owner of the Lots described above agrees that, for the purposes of municipal regulation and taxation, the Lots shall be deemed to be merged into one lot. Neither one of the Lots may be separately transferred in the future without subdivision approval and compliance with all applicable municipal ordinances and regulations.
3. The original of this Notice shall be recorded at the Sullivan County Registry of Deeds, and a copy shall be sent to the Town of Sunapee Board of Selectmen.

Executed as of the day and year noted above.

TOWN OF SUNAPEE PLANNING BOARD

Signature: _____

Printed Name: _____
(Chairman)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20__ by _____, the Chairman of the Town of Sunapee Planning Board on behalf of such Board.

Justice of the Peace/Notary Public
My Commission Expires: _____

COUNTY OF SULLIVAN

Signature: Joseph Perrone
(Landowner)

Printed Name: JOSEPH PERRONE
(Landowner)

Signature: Hennisee
(Landowner)

Printed Name: Hennisee Buchanan-Perrone
(Landowner)

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me, this 2ND day of

May, 20 24 by Joseph Perrone

(Landowner)



Joshua Boone
Justice of the Peace/Notary Public
My Commission Expires: 10/13/2026

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me, this 2ND day of

May, 20 24 by Hennisee Buchanan - Perrone

(Landowner)



Joshua Boone
Justice of the Peace/Notary Public
My Commission Expires: 10/13/2026

COUNTY OF SULLIVAN

Signature: Joseph Perrone ^{DPOA} On Behalf of Jean Perrone-White
(Landowner)

Printed Name: Joseph Perrone
(Landowner)

Signature: _____
(Landowner)

Printed Name: _____
(Landowner)

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me, this 2ND day of
May, 2024 by Joseph Perrone DPOA on behalf of Jean Perrone-White
(Landowner)



Joshua Boone
Justice of the Peace/Notary Public
My Commission Expires: 10/13/2026

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me, this _____ day of
_____, 20____ by _____.

(Landowner)

Justice of the Peace/Notary Public
My Commission Expires: _____