

**TOWN OF SUNAPEE
PLANNING BOARD AGENDA
For THURSDAY APRIL 11, 2024
7:00 PM at the at the TOWN MEETING ROOM
23 EDMONT ROAD**

Join Zoom Meeting:

<https://us06web.zoom.us/j/83844385862?pwd=1c3BBNtrRaTjFZgmEbCCTsSATQHEI5.1>

Meeting ID: 838 4438 5862

Passcode: 785513

NEW CASES

Case # SUB 24-01 Minor Subdivision
Parcel ID: 0233-0013-0000 Lot will be subdivided into two lots.

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

CONTINUED CASES

Case # SPR 24-02 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*

Lot Merger:

Parcel ID: 0233-0019-0000 & 0233-0018-0000
48 Bradford Road
Jonathan Main & Diedre Landry

OTHER BUSINESS:

Review Rules of Procedure, Subdivision, and Site
Plan Review Regulations

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 SUBDIVISION/LOTLINE ADJUSTMENT REVIEW
(PDF OF SUBDIVISION PLAN MUST BE INCLUDED WITH APPLICATION)

1. Landowner(s) Name(s) V-02 Asset Mgmt. Co 2. Project Location
Address 524 Stagroach Road Number 524
(Mailing) Sunapee NH 03792 Street Stagroach Road
Phone 603-863-6493 (o) 603-543-7518 (c) Parcel ID Map 000233 Lot 000013

3. Zoning District Rural Residential
4. Name of Surveyor Clayton Platt

5. Number of lots proposed or description of project:
Separation of conservation land from farm house
and buildings

6. Subdivision Name: Harding Hill Farm

7. 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 initial review may still be required at the time of review by the Planning Board.

Van O. Well Manager
Signature(s) of Landowner(s)

3/14/2024
Date

Do not write below this line

Date of Application _____

Consultation _____

Preliminary _____

Final Plat _____

Fee Paid _____ Method of Payment _____

Date of Public Hearing _____



FINAL HEARING CHECKLIST

Subdivision

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

- _____ Completed Application
- _____ Fees
- _____ Two (2) copies of plans for review (with required information per Section 6.04)
- _____ List of abutters, including mailing addresses
- _____ PDF of Subdivision Plan emailed to zoning@town.sunapee.nh.us

Note: A mylar and four (4) copies of the plan will be required at time of signing.

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 Section 6.04:

- _____ Plan at a scale of 1" = 100' or less
- _____ Subdivision statement
- _____ General property location map
- _____ Boundaries or designation of Zoning Districts
- _____ Names and mailing addresses of abutting property owners
- _____ Parcel ID Numbers
- _____ Buildings within 200' of subdivision
- _____ Boundary survey showing new lots with dimensions
- _____ Existing and proposed right-of-way lines
- _____ Existing and proposed buildings
- _____ Building setback lines
- _____ Watercourses
- _____ Large trees and/or tree lines
- _____ Soil mapping units from NRCD Soil Manual
- _____ Soil test information
- _____ Road profiles
- _____ 100-YR. Flood Plan delineation for for properties greater than 5 acres of 50 lots.

- Underground utility profiles
- Sewage disposal facilities (including lines/mains)
- Covenants, easements, or other legal documents involving the subdivision

The following items may be waived pursuant to 6.05-Minor-Subdivision Documents, but are required for major subdivisions:

- Boundary survey of entire parcel
- Existing and proposed contours no more than 5'
- Existing and proposed electric lines
- Existing and proposed telephone lines
- Plans for stormwater drainage
- Water supply facilities (including lines/mains)

The following items may or may not be applicable:

- Plan of work on existing streets
- Widths of new streets
- Proposed street names
- Municipal boundaries
- Deed restrictions
- Water mains
- Municipal sewer mains
- Storm sewer lines
- Drainage structures
- Open Space
- Location of existing and proposed easements

Other:

- State permits as required



120 foot Abutters List Report

Tri Town, NH
March 14, 2024

⑩ 13 Abutters

Subject Property:

Parcel Number: Sun-0233-0013-0000
CAMA Number: Sun-0233-0013-0000
Property Address: 524 STAGECOACH RD

Mailing Address: V-OZ ASSET MANAGEMENT CO, LLC
524 STAGECOACH RD
SUNAPEE, NH 03782

①

Abutters:

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

②

Parcel Number: Sun-0232-0008-0000
CAMA Number: Sun-0232-0008-0000
Property Address: 45 ANGELL BROOK RD

Mailing Address: JOHNSON, JARED NATHAN
45 ANGEL BROOK RD
SUNAPEE, NH 03782

③

Parcel Number: Sun-0233-0001-0000
CAMA Number: Sun-0233-0001-0000
Property Address: ROUTE 103

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

Parcel Number: Sun-0233-0004-0000
CAMA Number: Sun-0233-0004-0000
Property Address: 3 GLENWOOD DR

Mailing Address: ELACHI, ELIAS SAADE, CLARA
60-A COX LANE
METHUEN, MA 01844

④

Parcel Number: Sun-0233-0005-0000
CAMA Number: Sun-0233-0005-0000
Property Address: 7 GLENWOOD DR

Mailing Address: BROWN, RYAN S
PO BOX 12
GUILD, NH 03754

⑤

Parcel Number: Sun-0233-0006-0000
CAMA Number: Sun-0233-0006-0000
Property Address: 14 GLENWOOD DR

Mailing Address: TEMPLE, CLAYTON W
14 GLENWOOD DR
SUNAPEE, NH 03782

⑥

Parcel Number: Sun-0233-0010-0000
CAMA Number: Sun-0233-0010-0000
Property Address: 18 GLENWOOD DR

Mailing Address: WALSH, MICHAEL
341 CASH ST
CROYDON, NH 03773

⑦

Parcel Number: Sun-0233-0011-0000
CAMA Number: Sun-0233-0011-0000
Property Address: 299 ROUTE 103

Mailing Address: DOW, RICHARD T & RHEA
PO BOX 426
NEWPORT, NH 03773

⑧

Parcel Number: Sun-0233-0014-0000
CAMA Number: Sun-0233-0014-0000
Property Address: 522 STAGECOACH RD

Mailing Address: V-OZ ASSET MANAGEMENT CO, LLC
524 STAGECOACH RD
SUNAPEE, NH 03782

Parcel Number: Sun-0233-0015-0000
CAMA Number: Sun-0233-0015-0000
Property Address: STAGECOACH RD

Mailing Address: WEBB FOREST PRESERVE LLC, R H
524 STAGECOACH RD
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.



120 foot Abutters List Report

Tri Town, NH
March 14, 2024

Parcel Number: Sun-0233-0071-0000
CAMA Number: Sun-0233-0071-0000
Property Address: 8 LAWTON RD

Mailing Address: DOMBROWSKI, DAVID H & LOUISE A
402 BELMONT STREET
EAST BRIDGEWATER, MA 02333

9

Parcel Number: Sun-0233-0072-0000
CAMA Number: Sun-0233-0072-0000
Property Address: 356 ROUTE 103

Mailing Address: CLAREMONT REAL ESTATE MANAGEME
356 ROUTE 103
SUNAPEE, NH 03782

10

Parcel Number: Sun-0233-0072-0100
CAMA Number: Sun-0233-0072-0100
Property Address: 304 ROUTE 103 Unit 100

Mailing Address: GOFF, JOHN F. & JILLIAN L.
159 SNOW ROAD
BREWSTER, MA 02631

11

Parcel Number: Sun-0233-0073-0000
CAMA Number: Sun-0233-0073-0000
Property Address: 21 NUTTING RD

Mailing Address: LAKE SUNAPEE BAPTIST CHURCH
322 NORTH MAIN ST
NEWPORT, NH 03773

12

Parcel Number: Sun-0234-0008-0000
CAMA Number: Sun-0234-0008-0000
Property Address: STAGECOACH RD

Mailing Address: WEBB FOREST PRESERVE LLC, R H
524 STAGECOACH RD
SUNAPEE, NH 03782

Parcel Number: Sun-0237-0006-0000
CAMA Number: Sun-0237-0006-0000
Property Address: 545 STAGECOACH RD

Mailing Address: HARDING HILL FARM, LLC
524 STAGECOACH RD
SUNAPEE, NH 03782

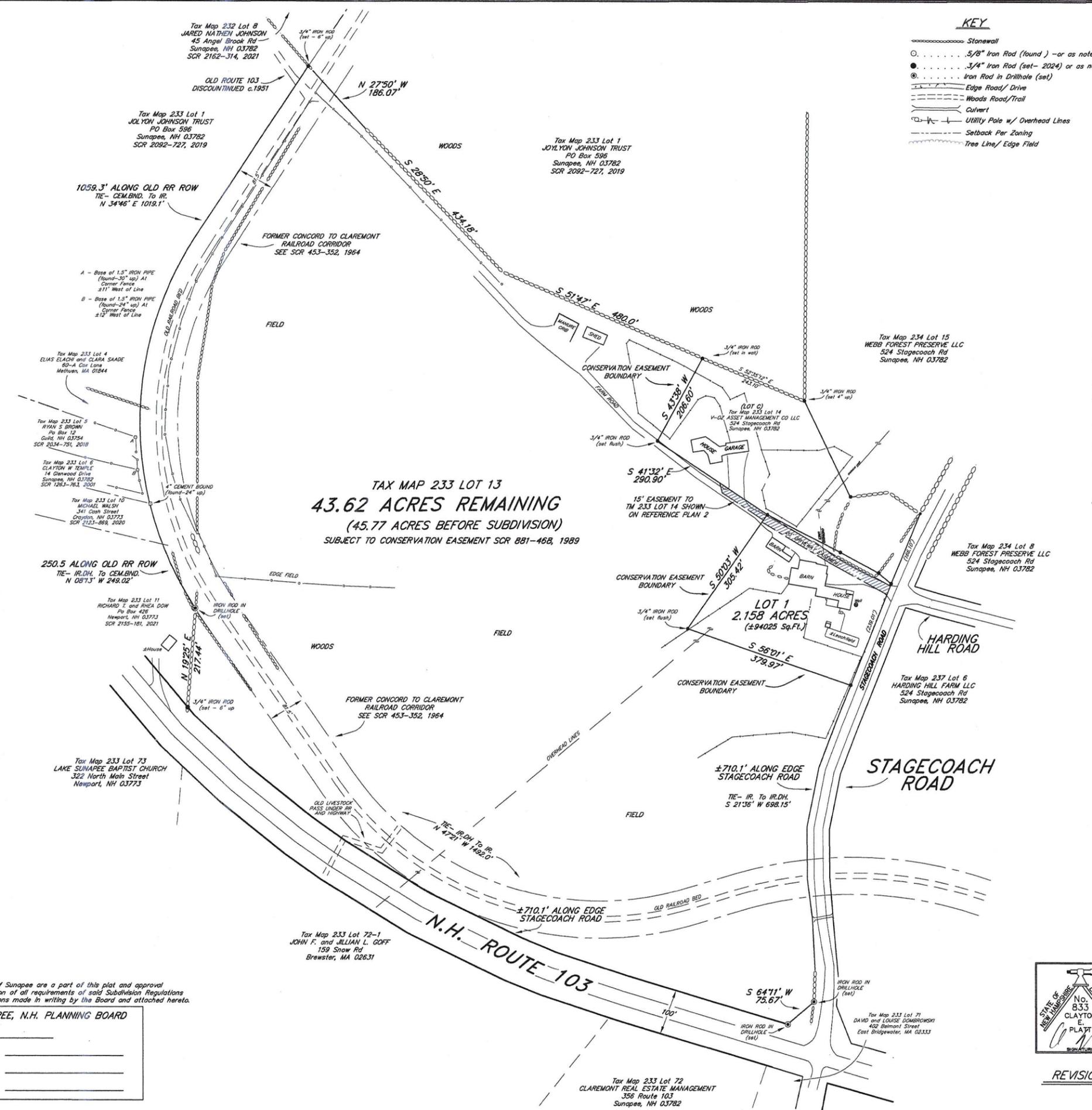
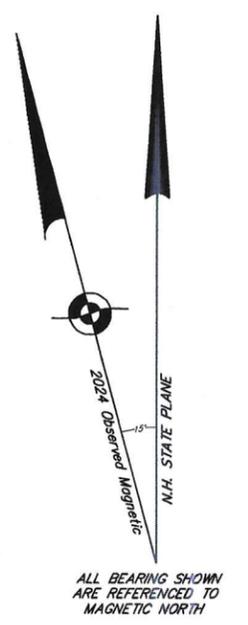
Surveyor: Clayton Platt
15 Pleasant Place
Sunapee NH 03782

13



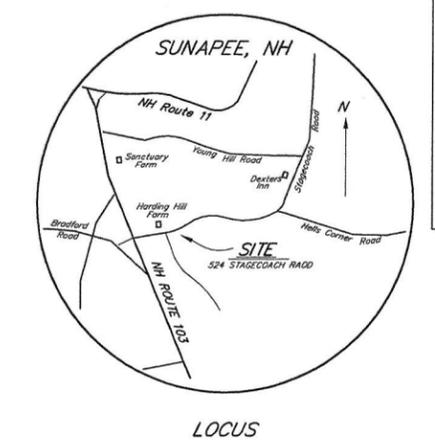
www.cai-tech.com

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KEY

- 5/8" Iron Rod (found) - or as noted
- 3/4" Iron Rod (set - 2024) or as noted
- ⊙ Iron Rod in Drillhole (set)
- — — — — Edge Road/Drive
- — — — — Woods Road/Trail
- — — — — Culvert
- — — — — Utility Pole w/ Overhead Lines
- — — — — Setback Per Zoning
- — — — — Tree Line/Edge Field



NOTES

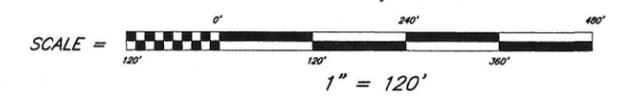
1. Deed reference for property is SCR Book 1161 Page 427, Robin Webb to V-OZ Asset Management, August 8, 1998. Tract 1 in this deed represents the land around the farmhouse excluded from the easement (Lot 1), and Tract 2 describes the remainder.
2. This plan is the result of a total station and GMAX 35 GPS survey, January-March, 2024, meeting the NH Standards for a Rural Property survey.
3. The purpose of this plan is to show the boundaries of the remaining land after a subdivision of ±2.15 acres from Tax Map 233 Lot 13.
4. It is the intent of this subdivision to remove that area around the farm house that was reserved from a conservation easement granted by Richard Webb to the Town of Sunapee in 1989 (SCR 881-468). The remaining land is subject to the easement as described in said deed.
5. This property is located in the Rural Residential Zoning District; the required building setbacks are 50' from the centerline of Stagecoach Road and 25' from all side and rear lines.
6. See a road discontinuance on the 1951 Town Warrant, Article 18.
7. Easements of Record:
 - A. Conservation easement over Tax Map 233 Lot 13 (remainder) granted by Richard and Elizabeth Webb to the Town of Sunapee in SCR 881-468, 1989.
 - B. Powerline easement granted by Will and Mary Sanborn to NH Coop in SCR 271-38, 1939.
8. Historical Easements of record (should be afforded following merger of title)
 - A. 15' Driveway easement across TM 233 Lot 13 for the benefit of TM 233 Lot 14.
 - B. 20' Driveway easement across Lot 1 for the benefit of TM 233 Lot 14.
 - C. Easement for garden over TM 233 Lot 14 for the benefit of Lot 1.

REFERENCE PLANS

1. SCR PL02, Pk.03, Fl.03, No.14 - "Subdivision Harding Hill Farm..." by Clifford Richer, October 15, 1988.
2. SCR PL04, Pk.05, Fl.01, No.22 - "Plan of Harding Hill Farm, Stagecoach Road..." by Clifford Richer, January 25, 1989.
3. SCR PL03, No.05 - "Plan of the Harrison-Angell Farm..." by Clifford Richer, January 25, 1989.
4. N.H. Highway Plan, Federal Aid Project F208(4), Central Road, revised August, 1947.
5. Right of Way Track Map, Concord to Claremont Railroad, Sheet V33.1 No.39, June 1914.

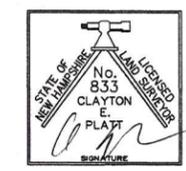
PLAN OF MINOR SUBDIVISION
 TAX MAP 233 LOT 13 - 524 STAGE COACH ROAD
 PROPERTY OF
V-OZ ASSET MANAGEMENT COMPANY LLC
 524 STAGECOACH ROAD, SUNAPEE, NH 03782

LOCATED IN
SUNAPEE, N.H.



MARCH 18, 2024

PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC
 CLAYTON E. PLATT LIC. SURVEYOR NO. 833
 414 Pine Hill Road Croydon, NH 03773 (603) 863-0981



REVISIONS

The Subdivision Regulations of the Town of Sunapee are a part of this plat and approval of this plat is contingent on the completion of all requirements of said Subdivision Regulations excepting only any variances or modifications made in writing by the Board and attached hereto.

APPROVED BY THE SUNAPEE, N.H. PLANNING BOARD

Date _____

(Chair) _____

Tax Map 233 Lot 72-1
 JOHN F. and JILLIAN L. GOFF
 159 Snow Rd
 Brewster, MA 02631

Tax Map 233 Lot 72
 CLAREMONT REAL ESTATE MANAGEMENT
 356 Route 103
 Sunapee, NH 03782

Tax Map 233 Lot 71
 DAVID and LOUISE DOMBROWSKI
 402 Belmont Street
 East Bridgewater, MA 02333

Tax Map 234 Lot 8
 WEBB FOREST PRESERVE LLC
 524 Stagecoach Rd
 Sunapee, NH 03782

Tax Map 234 Lot 15
 WEBB FOREST PRESERVE LLC
 524 Stagecoach Rd
 Sunapee, NH 03782

Tax Map 233 Lot 4
 ELIAS ELACHI and CLARA SAADE
 50-A Oak Lane
 Methuen, MA 01844

Tax Map 233 Lot 5
 RYAN S. BROWN
 PO Box 12
 Croydon, NH 03754
 SCR 2034-751, 2018

Tax Map 233 Lot 6
 CLAYTON W. TEMPLE
 14 Glenwood Drive
 Sunapee, NH 03782
 SCR 1283-763, 2001

Tax Map 233 Lot 10
 MICHAEL WALSH
 341 Oak Street
 Croydon, NH 03773
 SCR 2123-868, 2020

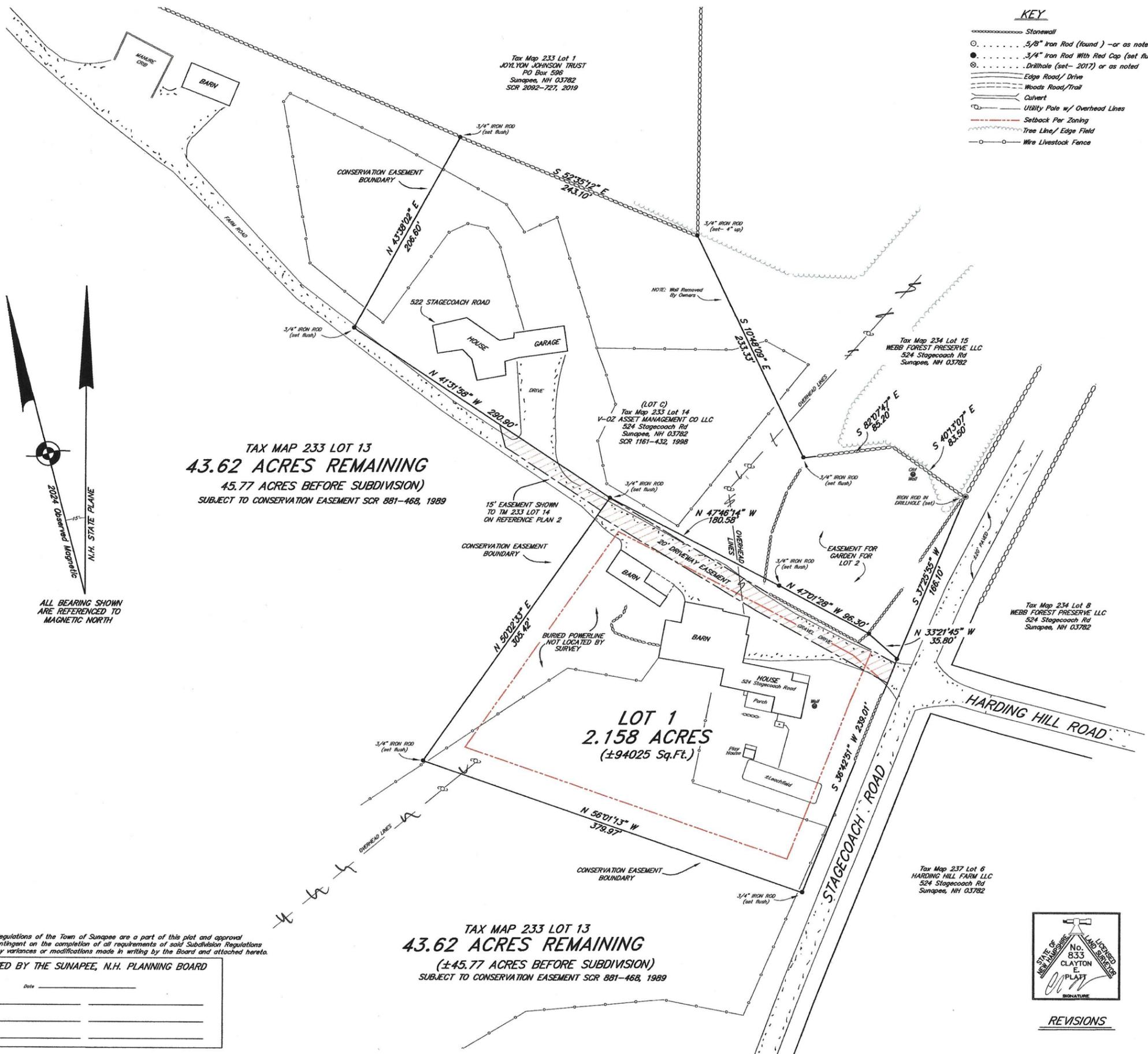
Tax Map 233 Lot 11
 RICHARD I. and RHEA DOW
 PO Box 428
 Newport, NH 03773
 SCR 2155-181, 2021

Tax Map 233 Lot 73
 LAKE SUNAPEE BAPTIST CHURCH
 322 North Main Street
 Newport, NH 03773

Tax Map 232 Lot 8
 JARED NATHAN JOHNSON
 45 Angel Brook Rd
 Sunapee, NH 03782
 SCR 2162-314, 2021

Tax Map 233 Lot 1
 JOYLYN JOHNSON TRUST
 PO Box 596
 Sunapee, NH 03782
 SCR 2092-727, 2019

Tax Map 233 Lot 1
 JOYLYN JOHNSON TRUST
 PO Box 596
 Sunapee, NH 03782
 SCR 2092-727, 2019



TAX MAP 233 LOT 13
43.62 ACRES REMAINING
 (45.77 ACRES BEFORE SUBDIVISION)
 SUBJECT TO CONSERVATION EASEMENT SCR 881-468, 1989

LOT 1
2.158 ACRES
 (±94025 Sq.Ft.)

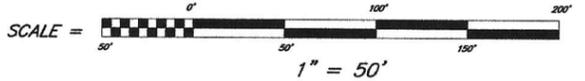
TAX MAP 233 LOT 13
43.62 ACRES REMAINING
 (±45.77 ACRES BEFORE SUBDIVISION)
 SUBJECT TO CONSERVATION EASEMENT SCR 881-468, 1989

- NOTES**
- Deed reference for property is SCR Book 1161 Page 427, Robin Webb to V-OZ Asset Management, August 8, 1998. Tract 1 in this deed represents the land around the farmhouse excluded from the easement (Lot 1), and Tract 2 describes the remainder.
 - This plan is the result of a GMAX 35 GPS survey, January, 2024, meeting the NH Standards for a Suburban Property survey.
 - The purpose of this plan is to show the final boundaries for the subdivision of ±2.15 acres from Tax Map 233 Lot 13.
 - It is the intent of this subdivision to remove that area around the farm house that was reserved from a conservation easement granted by Richard Webb to the Town of Sunapee in 1989 (SCR 881-468). The remaining land is subject to the easement as described in said deed.
 - This property is located in the Rural Residential Zoning District; the required building setbacks are 50' from the centerline of Stagecoach Road and 25' from all side and rear lines.
 - See a road discontinuance on the 1951 Town Warrant, Article 18.
 - Easements of Record:
 - Conservation easement over Tax Map 233 Lot 13 (remainder) granted by Richard and Elizabeth Webb to the Town of Sunapee in SCR 881-468, 1989.
 - Powerline easement granted by Will and Mary Sanborn to NH Coop in SCR 271-38, 1939.
 - Historical Easements of record (should be affirmed following merger of title):
 - 15' Driveway easement across TM 233 Lot 13 for the benefit of TM 233 Lot 14.
 - 20' Driveway easement across Lot 1 for the benefit of TM 233 Lot 14.
 - Easement for garden over TM 233 Lot 14 for the benefit of Lot 1.

- REFERENCE PLANS**
- SCR PLO2, Pk.03, FLO3, No.14 - "Subdivision Harding Hill Farm..." by Clifford Richer, October 15, 1988.
 - SCR PLO4, Pk.05, FLO1, No.22 - "Plan of Harding Hill Farm, Stagecoach Road..." by Clifford Richer, January 25, 1989.
 - N.H. Highway Plan, Federal Aid Project F208(4), Central Road, revised August, 1947.
 - Right of Way Track Map, Concord to Claremont Railroad, Sheet V33.1 No.39, June 1914.

PLAN OF MINOR SUBDIVISION
 TAX MAP 233 LOT 13 - 524 STAGE COACH ROAD
 PROPERTY OF
V-OZ ASSET MANAGEMENT COMPANY LLC
 524 STAGECOACH ROAD, SUNAPEE, NH 03782

LOCATED IN
SUNAPEE, N.H.



MARCH 18, 2024

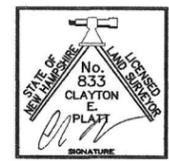
PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC
 CLAYTON E. PLATT LIC. SURVEYOR NO. 833
 414 Pine Hill Road Croydon, NH 03773 (603) 863-0981

The Subdivision Regulations of the Town of Sunapee are a part of this plan and approval of this plan is contingent on the completion of all requirements of said Subdivision Regulations excepting only any variances or modifications made in writing by the Board and attached hereto.

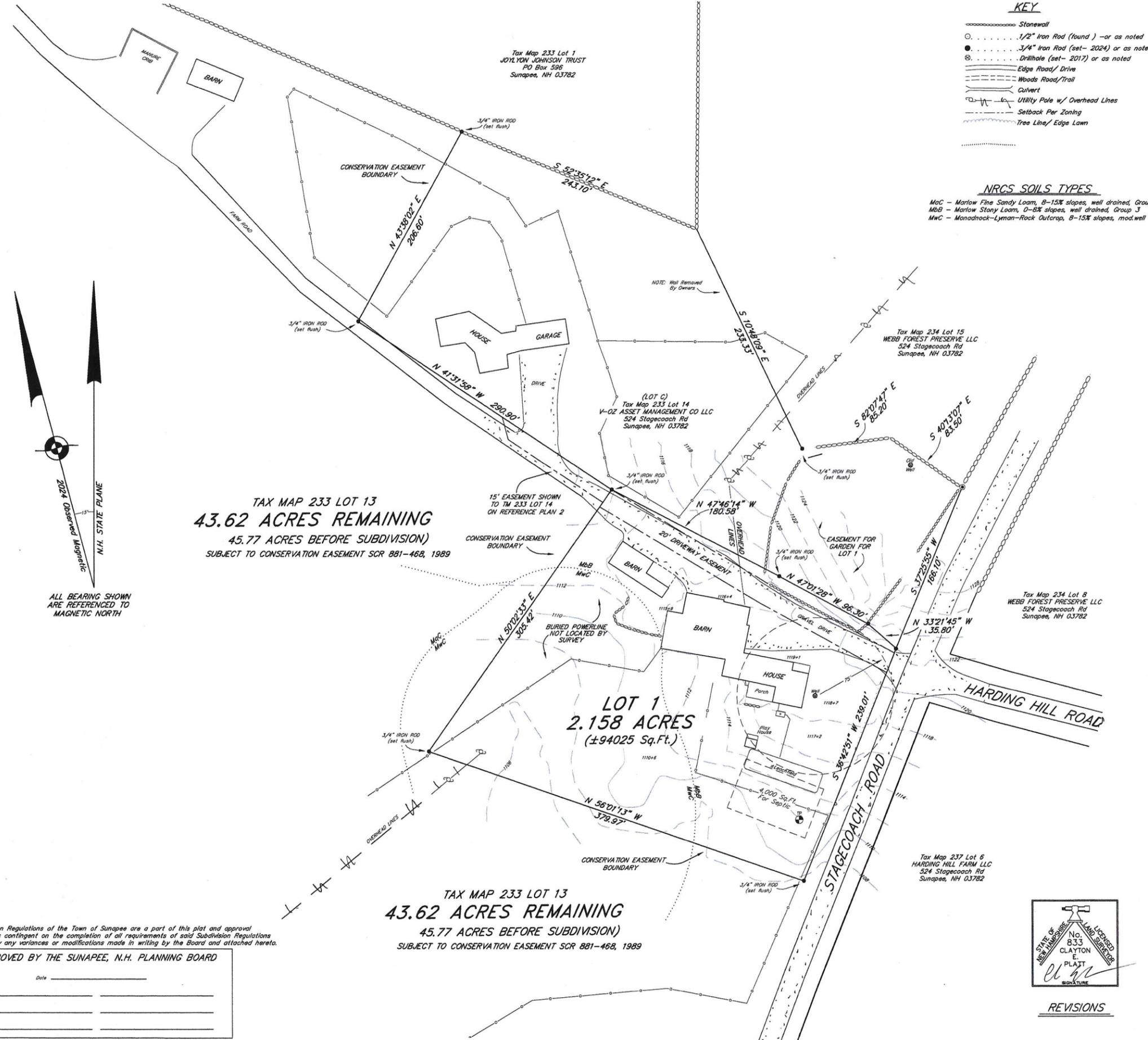
APPROVED BY THE SUNAPEE, N.H. PLANNING BOARD

Date _____

(NAME) _____



REVISIONS

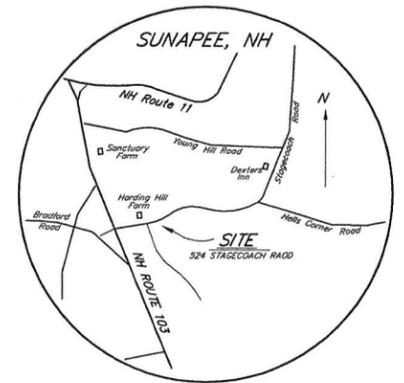


KEY

- Stonewall
- 1/2" Iron Rod (found) - or as noted
- 3/4" Iron Rod (set - 2024) or as noted
- ⊙ Drillhole (set - 2017) or as noted
- Edge Road/Drive
- Woods Road/Trail
- Culvert
- Utility Pole w/ Overhead Lines
- Setback Per Zoning
- Tree Line/ Edge Lawn

NRCS SOILS TYPES

MaC - Marlow Fine Sandy Loam, 8-15% slopes, well drained, Group 3
 MbB - Marlow Stony Loam, 0-8% slopes, well drained, Group 3
 MwC - Monadnock-Lyman-Rock Outcrop, 8-15% slopes, mod. well drained, Group 4



LOCUS

NOTES

1. Deed reference for property is SCR Book 1161 Page 427 (Tr.1), Robin Webb to V-OZ Asset Management, August 8, 1998.
2. This plan is the result of a GMAX 35 GPS survey, January, 2024, meeting the NH Standards for a Suburban Property survey.
3. The purpose of this plan is to show topography and soils for the subdivision of ±2.15 acres from Tax Map 233 Lot 13.
4. It is the intent of this subdivision to remove that area around the farm house that was reserved from a conservation easement granted by Richard Webb to the Town of Sunapee in 1989 (SCR 881-468). The remaining land is subject to the easement as described in said deed.
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 - B. 20' Driveway easement across Lot 1 for the benefit of TM 233 Lot 14.
 - C. Easement for garden over TM 233 Lot 14 for the benefit of Lot 1.
9. Topography is based partially on a field survey by Douglas Gamsby, November 2019 with all datum adjusted to NH State Plane and USGS datums (NAVD88).
10. See test pit data by Douglas Gamsby, Designer No. 1753, March 13, 2024.

REFERENCE PLANS

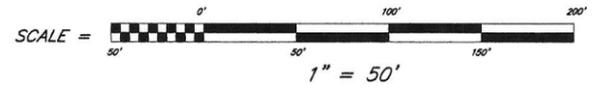
1. SCR Pl.02, Pk.03, Fl.03, No.14 - "Subdivision Harding Hill Farm...." by Clifford Richer, October 15, 1988.
2. SCR Pl.04, Pk.05, Fl.01, No.22 - "Plan of Harding Hill Farm, Stagecoach Road...." by Clifford Richer, January 25, 1989.
3. N.H. Highway Plan, Federal Aid Project F208(4), Central Road, revised August, 1947.
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TAX MAP 233 LOT 13
43.62 ACRES REMAINING
 45.77 ACRES BEFORE SUBDIVISION
 SUBJECT TO CONSERVATION EASEMENT SCR 881-468, 1989

LOT 1
2.158 ACRES
 (±94025 Sq.Ft.)

TAX MAP 233 LOT 13
43.62 ACRES REMAINING
 45.77 ACRES BEFORE SUBDIVISION
 SUBJECT TO CONSERVATION EASEMENT SCR 881-468, 1989

PLAN OF MINOR SUBDIVISION
TOPOGRAPHY AND SOILS
 TAX MAP 233 LOT 13 - 524 STAGE COACH ROAD
 PROPERTY OF
V-OZ ASSET MANAGEMENT COMPANY LLC
 524 STAGECOACH ROAD, SUNAPEE, NH 03782
 LOCATED IN
SUNAPEE, N.H.



FEBRUARY 24, 2024

PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC
 CLAYTON E. PLATT LIC. SURVEYOR NO. 833
 414 Pine Hill Road Croydon, NH 03773 (603) 863-0981



REVISIONS

The Subdivision Regulations of the Town of Sunapee are a part of this plat and approval of this plat is contingent on the completion of all requirements of said Subdivision Regulations excepting only any variances or modifications made in writing by the Board and attached hereto.

APPROVED BY THE SUNAPEE, N.H. PLANNING BOARD

Date _____

(Chair) _____

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.)

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

Erect a shop building on site for storage of project related materials

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.

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

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.
- 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
- 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

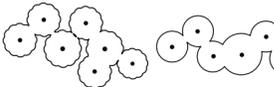
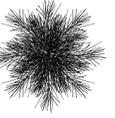
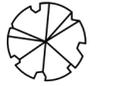
SCALE:
 1"=20'

SHEET:
S-1

Water & Sewer Commission: _____

Police Chief: _____

Road Agent: _____

-  Rock/
Retaining Wall
-  Seasonal
Perennials
-  Malus Adams
Crabapple
-  Canadian
Hemlock
-  Sugar
Maple
-  Montgomery
Blue Spruce
-  Cheer Drop
Arborvitae
-  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.

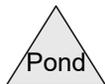
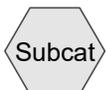
PRE-DEVELOPMENT MODEL OUTPUT



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

230764 PRE_RT103

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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

230764 PRE_RT103

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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"

Prepared by Horizons Engineering

Printed 11/10/2023

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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

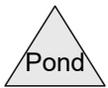
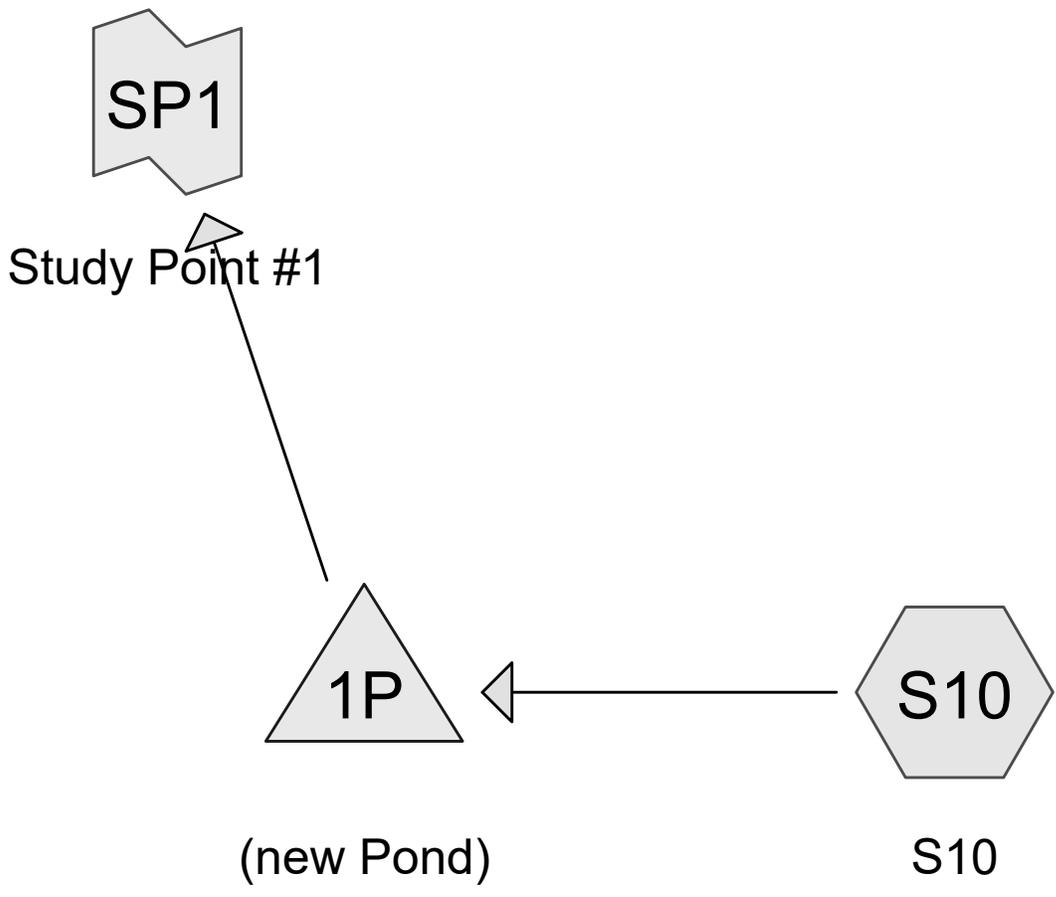
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.8	50	0.0500	0.09		Sheet Flow, A-B Sheet Woods: Light underbrush n= 0.400 P2= 3.00"

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.

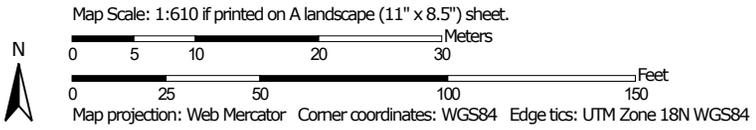
Soil Map

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	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	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	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	
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	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: Mann, Jonathan A.
Landry, Deidre R.

Description of Lots:

Lot 1:

Town of Sunapee Tax Parcel ID: 49863
Deed to owner recorded at Sullivan County Registry of Deeds:

Book #: 2016 Page #: 311

Location/Street Address: 48 Bradford Rd

Lot 2

Town of Sunapee Parcel ID: 49862

Deed to owner recorded at Sullivan County Registry of Deeds:

Book #: 2186 Page #: 407

Location/Street Address: ROUTE 103

COUNTY OF SULLIVAN

Signature: Deidre Landry
(Landowner)

Printed Name: Deidre Landry
(Landowner)

Signature: Jonathan Main
(Landowner)

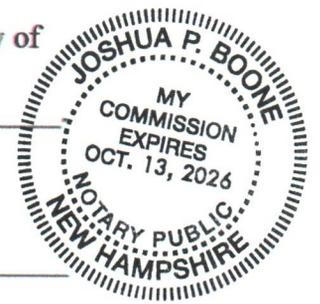
Printed Name: Jonathan Main
(Landowner)

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me, this 26 day of
March, 2024 by Deidre Landry

(Landowner)

Joshua P. 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 26 day of
March, 2024 by Jonathan Main

(Landowner)

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

