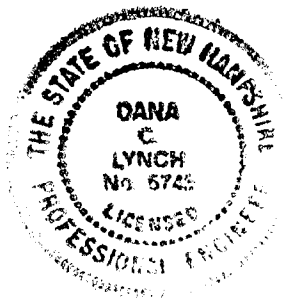
APPROVED PER MINUTES OF 2013-05-15

Environmental Protection Plan

Tax Map 9, Lot 63
349 Mast Road
Madbury, New Hampshire



prepared for:
Candia South Branch Brook Holdings, LLC
P.O. Box 410
Candia, NH 03034

prepared by:
Civilworks, Inc.
P.O. Box 1166
Dover, NH 03821

May, 2013

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ENVIRONMENTAL PROTECTION PLAN

I. Introduction

The following Plan has been prepared to address the requirements of the Madbury Zoning Ordinance for a Conditional Use Permit. The subject site is located in the Aquifer and Wellhead Protection Overlay District and, therefore, is subject to Article IX-A. Under this Article of the Zoning Ordinance, the proposed use, a light construction equipment sales and rental business, is considered a Limited and Regulated Use (Section 4.C.2) and is required to obtain a Conditional Use Permit prior to the proposed change of use.

II. Project Overview

The proposed project consists of interior and exterior improvements to an existing one-story concrete structure located at 349 Mast Rad. This facility, and associated access, occupies a portion of Lot 63 as shown on Tax Map 9.

Formerly the structure was used to repair and maintain heavy construction vehicles. The proposed use will be a light construction equipment sales and rental business. The facility will be operated by Reliable Equipment, LLC, 59 Sargent Road, Manchester, NH, the location of their main store. Only routine maintenance of equipment will occur at the Madbury facility and all major repair and maintenance will occur in Manchester.

Site improvements will generally include the following pertinent items:

- Construction of a new NHDES approved septic system to replace an "undocumented" system
- Installation of an interior floor drain which will be connected to an oil/grit separator as well as a holding tank registered with NHDES
- Paving of the traffic circulation/parking areas where the current surface is permeable (crushed gravel over sand)
- Construction of closed drainage systems which direct stormwater to infiltration basins designed in accordance with NHDE Best Management Practices

All of the above, along with operational practices contained in a Spill Response Plan, approved by the Madbury Fire Department, reflect watershed management principles intended to protect Town of Madbury water resources from contamination.

III. Conformance with Conditional Use Permit Criteria

In accordance with Section 8.B.2 of Article IX-A, the following is intended to be responsive to the applicable criteria:

a) ***Demonstrates conformance to DES rule Env-Ws 421, Best Management Practices for Groundwater Source Protection***

Current NH Code of Administrative Rules identifies these practices under PART Env-Wq.401.

Env-Wq.401.04 and 401.05: All regulated substances used on-site will be stored inside the building on an impervious (concrete) surface. Such regulated substances are identified on MSDS sheets submitted to the Town and included fluids necessary for the routine maintenance of equipment including transmission fluid, oil and a 30-gal. container of gasoline. There will be no fuel transfer operations on-site and equipment will be refueled off-site prior to return.

Env-Wq.401.06: The floor drain inside the facility will discharge to a holding tank registered with NHDES in accordance with Env-Wq.402

Env-Wq.401.07: There are no work sinks proposed.

Env-Wq.401.08: The holding tank receiving discharge from the interior floor drain has been registered with NHDES (Site #201303060 / RSN#30414 / Activity #195125, dated 4/2/13)

Env-Wq.401.09: a Spill Response Plan containing pertinent owner contact information, spill containment measures, and emergency contact information (including Town of Madbury representatives) has been prepared and is attached herewith as Appendix A.

b) ***Assures that secondary containment vessels are kept empty of rainwater or other extraneous fill...***

There are no secondary containment vessels required on-site.

c) ***Specifies the amount and composition of commercial or industrial waste that will be generated on-site and details the method for disposal of such waste...*** Because only routine equipment maintenance is scheduled for this facility, it is

anticipated that only 100 gals. or less of waste oil/transmission fluid will be generated each year. This waste oil will be transported by Reliable Equipment, LLC on a weekly or monthly basis to its Manchester location where it will be used in a waste-oil furnace which supplies heat to that facility.

Rinse water containing bio-degradable detergents and residual petroleum contaminants will be passed through the aforementioned floor drain/oil & grit separator system to a NHDES registered holding tank. This tank will be emptied and waste will be transported by Enpro to a licensed disposal facility in Maine.

d) ***Provides reporting of any spill, leak or escape of regulated materials to the Building Inspector or Selectmen's delegate***

See the attached Spill Response Plan (Appendix A)

e) ***Defines routine inspection and monitoring requirements***

The following documents, attached herewith, define the inspection and maintenance programs for the following site improvement components:

- Oil & Grit Separator / Holding Tank – Appendix B
- Stormwater Management (including drainage and pavement) – Appendix C
- Septic System – Appendix D

f) ***Documents a Spill Response Plan approved by the Madbury Fire Department***

The Spill Response Plan is attached herewith (Appendix A)

g) ***Prevents hazardous materials from contaminating the shallow/surficial aquifer should floods, fire or other natural catastrophes...***

While the site as proposed does not inherently put the underlying (60'± deep) aquifer at risk and the use as proposed does not utilize large amounts of regulated substances, reasonable and prudent best management practices have been employed to provide mechanisms to contain and control unforeseen

circumstances. The impermeable surfaces, inside and outside the building, provide adequate protection of the underlying soils from contamination.

Additionally, drainage catch basins and infiltration basins, in conjunction with the Spill Response Plan, provide opportunities to recover hazardous materials before reaching the soils above the aquifer. Documentation of the inspection and maintenance plans will assist in ensuring best management practices are followed.

h) ***Prevents potential for aquifer contamination***

See g) above

Appendix A – Spill Response Plan

REPORT TO	Mark Cooper President Reliable Equipment Company, LLC. P.O. Box 5647 Manchester, NH 03108
FOR	Mast Road Site, Dover, NH
ON	Equipment Fueling Pollution Prevention Procedures

April 20, 2013

Dana C. Lynch, P.E.
Civilworks, Inc.
181 Watson Road
Dover, New Hampshire
03820

Phone: 603-749-0443
Fax: 603-749-7348

www.civilworksinc.com

SPILL RESPONSE PLAN

349 Mast Road Site
Dover, New Hampshire

Reliable Equipment Company

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List of Appendices

POLLUTION PREVENTION PROCEDURES

1.0 PURPOSE

These procedures have been developed to provide operational environmental protections at the Reliable Equipment (Reliable) Mast Road Facility (the "Facility" or the "Site") during the fueling of various pieces of rental equipment stored on the site. These procedures are intended for all Reliable employees, contractors, and vendors operating at the Facility.

2.0 BACKGROUND

2.1 Facility Features

The Site is located on Mast Road in Dover, New Hampshire. It includes an existing building and a proposed parking area for employees and equipment storage. Equipment stored on site will have diesel tanks ranging from 10 to 100 gallons and require refueling upon rental returns. Small engine equipment with gasoline engines will also be stored on site and will be refueled using approved storage containers.

2.2 Fueling Infrastructure and Operations

Fueling operations at the Site will be limited to refueling of rental equipment upon return. No permanent gasoline storage tanks either above ground or below ground will be installed for equipment fueling. A 30 gallon Gas Caddy will be used for filling small engines. Diesel engines will be refueled off-site prior to rental return. Mobile fuel carriers will not be stored at the Site. Best management practices will be followed to reduce the potential for any impact to the environment.

2.3

The site also features a NHDES approved Holding Tank for wastewater generated inside the facility as a result of equipment wash-down. This tank is equipped with an audible and visual alarm system to notify employees that the tank has reached 80 percent of capacity (1600 gals.) and requires pumping by Enpro Services of Maine.

3.0 OPERATIONAL REQUIREMENTS

3.1 Objective

The objective of Spill Prevention Control and Countermeasure (SPCC) plans is to establish procedures, methods equipment or other requirements to help prevent the discharge of oil into or upon the Aquifer and Wellhead Protection District. This SPCC Plan, developed for the Reliable Facility was prepared to comply with Title 40, Part 112 of the Code of Federal Regulations (40 CFR 112) and in accordance with engineering practices. This plan was prepared to complement other existing laws, regulations, rules, standards policies, and procedures related to safety standards and fire and spill prevention rules.

In accordance with the Environmental Protection Agency (EPA) Oil Pollution Prevention regulations promulgated under the federal Clean Water Act, SPCC plans shall address the following three areas:

- Operating procedures that prevent oil spills;
- Control measures installed to prevent a spill from reaching navigable waters or groundwater; and
- Countermeasures to contain, clean up, and mitigate the effects of an oil spill that reaches navigable waters or groundwater.

A copy of this plan shall be maintained at the facility and will be available to the EPA for on- site review and inspection during normal business hours. This SPCC Plan has the full approval of management at a level with authority to commit any necessary resources required to implement and maintain the plan.

3.2 Training

All key Site personnel, including all persons designated to conduct equipment maintenance operations and conduct routine inspections, shall receive procedures training. That training shall include facility specific health and safety requirements, equipment fueling procedures, inspection procedures, emergency procedures, fire emergency procedures and operational procedures for facility equipment.

3.3 Signage

The Site manager shall ensure that all safety, instructional signage is properly maintained and legible for all facility users. The signage at the facility shall include emergency phone numbers, a statement of environmental awareness and sensitivity, and other signs as required by regulations.

3.4 Spill Kit

The Facility Manager shall ensure that the Spill Kit is present at the facility at all times and properly maintained. The Spill Kit shall be regularly inspected and inventoried to verify that it include, but not limited to booms long enough to surround fuel transfer area, wipes, gloves, bags and absorbent materials (Speedy Dry/Oil Absorb). Additionally, a designated approved drum shall remain on-site to handle any used materials.

4.0 MAINTENANCE REQUIREMENTS

4.1 Monthly Maintenance Requirements

The following maintenance items shall be completed and documented on the inspection form on a monthly basis:

4.1.1 Spill Kit

The Spill Kit shall be inspected. If the tamper seal is broken, the Kit shall be inventoried and promptly replenished.

4.1.2 Fuel Transfer Area

Fuel transfers for small engines, as required, will take placed on the impervious pavement. Pavement surface shall be periodically inspected to ensure that pavement remains in good condition, i.e. without cracks.

5.1 SPILL RESPONSE PROCEDURES

In the event of a release of fuel to the impervious pavement of the environment, the following procedures shall be followed:

1. Assess whether the conditions are safe for personnel. If so, don personal protective equipment and act to contain and clean the spill. If the areas is not safe for personnel, evacuate the area and immediately call 911 for assistance.
2. Immediately secure all fuel transfer equipment to stop the spill source;
3. Immediately deploy spill response equipment consistent with the nature and amount of the spill. Contain the spill to the impervious area, if possible;
4. If the spill is small and contained to the impervious area, clean up the spill with the on-site equipment and dispose of the contaminated materials in the disposal drums for proper removal by a licensed environmental contractor (Enpro Services);
5. If the spill cannot be immediately contained to the impervious area or immediately cleaned up, call the on-call spill response contractor and 911 in accordance with Section 6.2; and
6. Call the NHDES, if required, in accordance with Section 6.2.

6.0 REPORTING REQUIREMENTS

6.1 On-Site Documentation

All Monthly Inspection Checklists and Holding Tank and Oil/Grit Chamber pumping records shall remain on-site and available for inspection for the duration of the operation by both the Town and NHDES.

6.2 Spill Reporting

In the event of release, the following notifications are required:

1. Reliable Equipment Management; 603-668-0219
2. The On-Call Environmental Spill Contractor (CAB Services 603-749-6355) if the spill is not contained and cannot be immediately cleaned up; and
3. The **NHDES Spill Hotline** (**603-271-3644** or **603-271-3636** after hours).

   Current NHDES requirements do not require notification if all of the following are true:

   a. The spill is less than 25 gallons;

   b. The spill does not reach surface water, ground water, or the surrounding soils; and

   c. The spill is immediately contained to the impervious area and can be removed within 24 hours.

4. The following shall be notified of **any** spill, leak, or escape of regulated materials:

   a) Town of Madbury Fire Chief - Tom Perley, Office: 603-742-1164; Cell: 603=617-0562; Fax: 603-742-0018
   b) Town of Madbury Building Inspector - Justin Corrow, Tel: 603.929.8216
   c) Selectmen's Office, Town Hall, Tel: 603.742-5131

APPENDIX A-1

Signage

Signage with the following language shall be posted in the fuel transfer area:

1: "This is an environmentally sensitive area. Consult the Pollution Prevention Plan for Required Fueling Procedures before conducting any fueling operations"

2: "In the event of a spill, contact ....."

3: "All fueling shall be conducted on the impervious fueling pad located".....

APPENDIX A-2

Checklist

Severino Trucking Pine Street
Monthly Fuel Transfer Area Inspection Checklist
This inspection shall be completed monthly

Date:_____

Inspector:_____

O Open, inspect, and inventory spill kit. Reseal kit when complete;

O Check impervious fueling area for cracks or damage;

O Confirm the presence of all signage. Correct any deficiencies.

APPENDIX A-3

MSDS Sheets

WAGMAN METAL PRODUCTS INCORPORATED
400 SOUTH ALBEMARLE STREET
YORK, PA 17403-2514
PHONE: 717-854-2120
800-233-9461
FAX: 717-854-4540
www.wagmanmetal.com
email@wagmanmetal.com

ECO CRETE

Effective Date: January 30, 2013

MATERIAL SAFETY DATA SHEET

SECTION 1 CHEMICAL PRODUCT and COMPANY IDENTIFICATION

Product Name:	Eco Crete
Chemical Name:	Mixture
Chemical Family:	Cleaning, Scouring or Washing Compound NOI or Soap NOI
CAS Number:	Not Applicable for Mixtures
Manufacturer:	Progressive Solutions Corporation, PO Box 7277, Algonquin, IL 60102 TEL: 847.639.7272 EMAIL: support@4progressive.com
Emergency Contact:	847.639.7272 Normal Business Hours Or Call Local Poison Control Center
The information provided in this Material Safety Data Sheet is for ECO CRETE, a clear liquid with a mild fruity odor.	

SECTION 2 COMPOSITION / INFORMATION ON INGREDIENTS

Principal Ingredient:

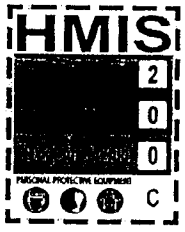
Component	OSHA PEL		ACGIH TLV		NIOSH REL		NIOSH	Carcinogen
--------	*TWA*	*STEL*	*TWA*	*STEL*	*TWA*	*STEL*	*IDLH*	--------
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

The specific chemical identity and composition are being withheld as a trade secret.
For more information call 847.639.7272

SECTION 3 HAZARDS IDENTIFICATION

****** EMERGENCY OVERVIEW ******

DO NOT TAKE INTERNALLY. DO NOT GET IN EYES. AVOID BREATHING MISTS. MAY CAUSE IRRITATION.
If symptoms appear, leave area to breathe fresh air. Avoid further overexposure. If symptoms persist, get medical attention immediately.



Acute Potential Health Effects: *See Section 11 for complete toxicological information.*

Inhalation:	Mists of this product may cause irritation to the mucous membranes. At high temperatures irritation is pronounced.
Eye:	May cause irritation and burns if not immediately removed.
Skin:	May cause mild irritation. Prolonged or repeated contact may cause drying, defatting of skin and dermatitis. An ingredient in this product may be absorbed through the skin.
Ingestion:	Will cause nausea, vomiting and diarrhea if ingested.

The remaining (50+) MSDS sheets are on file at the Madbury Town Hall.

Appendix B – Oil & Grit Separator/Holding Tank Inspection & Maintenance Plan

Oil & Grit Separator/Holding Tank
Inspection & Maintenance Plan

Reliable Equipment, LLC

349 Mast Road
Madbury, New Hampshire

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prepared for:
Candia South Branch Brook Holdings, LLC
P.O. Box 410
Candia, NH 03034

prepared by:
Civilworks, Inc.
P.O. Box 1166
Dover, NH 03821

May, 2013

Introduction

Civilworks, Inc. has prepared the following Oil & Grit Separator/Holding Tank Inspection & Maintenance Plan for Reliable Equipment, LLC located at 349 Mast Road in Madbury, New Hampshire. The intent of this plan is to provide Reliable Equipment, LLC with a list of procedures that document the inspection and maintenance requirements of the Oil & Grit Separator/Holding Tank for this business location.

The following inspection and maintenance program is necessary in order to keep the Oil & Grit Separator/Holding Tank functioning properly and in compliance with NHDES regulations. By following the enclosed procedures, Reliable Equipment, LLC will be able to maintain the functional design of the Oil & Grit Separator/Holding Tank and maximize its ability to remove oils, grits and other contaminants from the building floor drain collection system.

Oil & Grit Separator System Components

The Reliable Equipment, LLC Oil & Grit Separator is designed to mitigate the quality of floor drain generated waste from within the proposed building. As a result, its design includes the following elements:

Non-Structural BMP's

Non-structural best management practices (BMP's) are designed to minimize and/or remove contaminants before they enter the Oil & Grit Separator. Several of these BMP's have been incorporated into the Inspection & Maintenance Plan, including floor sweeping and litter/trash removal. These types of BMP's are highly effective initial treatment measures for reducing pollutant loading.

Oil & Grit Separator Chamber

The Oil & Grit Separator is designed to contain and remove sediments, grits, and oils from wash down generated in the wash area inside the building and fed to the separator through the building floor drain. Flows are collected by the drain in the building floor. Building area serviced is the wash down area in the north end of the building.

Holding Tank Components

The Holding Tank is designed to receive and hold discharge from the building floor drain, following treatment in the Oil & Grit Separator. This Holding Tank has been designed in accordance with all of the requirements of Env-Wq 402, "Groundwater Discharge Permit and Registration Rules" and is registered with New Hampshire Department of Environmental Services. A copy of this Registration is attached to this document.

Inspection and Maintenance Plan

By implementing the following procedures, Reliable Equipment, LLC will be able to maintain the functional design of the Oil & Grit Separator and maximize its ability to remove sediment, grit and oils from in-building generated floor drain flows.

Building Floor Sweeping

- Sweep building floor areas at least once per business day. Do not sweep debris into the floor drain systems.

Floor Drainage System

- Inspect the floor drain once each week. Remove accumulated sand, grit and trash from the sump monthly.

Oil & Grit Separator Chamber

- Inspect Oil & Grit Separator Chamber once every three (3) months. Pump out and clean Separator at least once every six (6) months by a NHDES licensed hauler.

Holding Tank

- The Holding Tank shall be pumped on an "as needed" basis at such time as the liquid level alarm is activated (audible and visual). Pumping and transport shall be performed by a licensed hauler. Reliable Equipment, LLC shall retain records of date, hauler, and final destination of non-domestic wastewater for NHDES review.
- The Holding Tank shall be inspected for cracks and leakage after each pump out. Cracks and/or joints shall be sealed to remain water tight. Tank replacement is required if the structure cannot be operated water tight.

NOTE:

- Immediately clean up and properly dispose of any spills of oils, lubricants, hydraulic fluids or antifreeze. Reference the Spill Response Plan for this facility.

Inspection & Maintenance Checklist/Log

The following pages contain an Inspection & Maintenance Checklist and a blank copy of the Oil & Grit Separator Maintenance Log. These forms are provided to assist with the inspection and maintenance of the Reliable Equipment, LLC Oil & Grit Separator.

Oil and Grit Separator
Inspection and Maintenance Checklist
Reliable Equipment, LLC

BMP/System Component	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance/Cleanout Threshold
Building Floor Sweeping	One time per day	N/A	N/A
Floor Drainage System	One time per week	Check for sediment accumulation	$\geq$ 2 in. sediment depth
Oil & Grit Separator	One time every three months	Check for sediment accumulation	$\geq$ 1.5 ft. sediment depth, or clean after a spill
Holding Tank	At each pump out	Inspect for cracks and/or joint failure	Maintain watertight structure
Annual Report	One time per year	Prepare Annual Report, including all Inspection & Maintenance Logs and pumping records	

Oil Grit Separator

Inspection and Maintenance Log

Reliable Equipment LLC

BMP/System Component	Date Inspected	Inspector	Cleaning/Repair Needed (list items/comments)	Date of Cleaning Repair	Performed by

The State of New Hampshire
Department of Environmental Services
Thomas S. Burack, Commissioner

April 2, 2013

DANA LYNCH
CIVILWORKS, INC
PO BOX 1166
DOVER, NH 03821-1166

HOLDING TANK REGISTRATION

Subject: MADBURY – Reliable Equipment, LLC, 349 Mast Road, Nondomestic Wastewater Holding Tank Registration
Site# 201303060 / RSN# 30414 / Activity# 195125

Dear Mr. Lynch:

The Department of Environmental Services (DES) has received the registration application and supporting information for the holding tank registration submitted by Civilworks on behalf of Reliable Equipment, LLC for the proposed holding tank supporting floor drain discharges. DES has reviewed the information and finds it fulfills the requirements of Env-Wq 402, *Groundwater Discharge Permit and Registration Rules*. Please note the following conditions as they apply to your registered holding tank:

1. The holding tank **shall not** be used as a receptacle for any domestic sewage or any regulated contaminants (i.e., oils, lubricants, antifreeze, solvents, thinners, etcetera).

2. The facility owner shall ensure that all holding tank wastewater and sludges are transported and disposed of in accordance with all local, state, and federal regulations. The contents of the holding tank shall not, under any circumstances, be disposed of into a septage lagoon.

3. Requests for modification to the use of the holding tank must be submitted in writing to DES. Requests shall include the reason(s) for modification.

4. The facility owner shall notify DES if the holding tank is taken out of service or if the discharges to the holding tank have been permanently ceased. Notification shall be in writing 30 days prior to cessation of use.

5. Summary of pumping events, hauler, and final destination of nondomestic wastewater shall be available for DES review if requested.

6. The facility owner shall notify DES in writing within 60 days of the transfer of ownership of this facility. Notification shall include a statement that references the holding tank as well as the name of the facility, the facility address, and the new facility owner name.

7. The holding tank(s) shall be constructed to meet the following requirements:
   a. holding tank and piping shall be watertight and sealed with materials compatible with the liquid or sludge being stored;
   b. access shall be provided to each compartment of the tank for inspection and cleaning by means of either a removable cover or manhole the minimum diameter of which shall be 20 inches;
   c. manhole(s) shall extend to finished grade;
   d. the tank shall be a minimum of 1,000 gallons capacity and designed for the expected maximum structural load(s). If needed, ballast shall be provided to prevent structural damage when the tank is emptied;
   e. the volume between inlet invert and the maximum water depth shall be equal to or less than 20 percent of the liquid volume stored below the maximum water depth, and
   f. an alarm with both visual and audio signals shall be activated once the water level reaches the maximum water depth.

8. The facility owner shall be responsible for maintaining the structural integrity of the holding tanks and ensuring that the tanks continue to be watertight with no discharges and meets the requirements of Env-Wq 402, outlined in Condition #7 above.

9. Tanks shall be inspected for cracks and leakage after each pump out. Cracks and/or joints shall be sealed to remain water tight. Tank replacement is required if the structure cannot be operated watertight.

Please notify me at (603) 271-2858 or by e-mail at *mitchell.locker@des.nh.gov* if the stated conditions cannot be met or if there are any further questions concerning this registration.

Sincerely,

Mitchell Locker

Mitchell D. Locker, P.G.
Drinking Water & Groundwater Bureau

H:\common\hydrology & conservation\programs\uic\2013mdl\holdtank\201303060 hti
e-copy: Stephen Roy, WSEB
copy: Reliable Equipment, LLC / c/o Severino Trucking Co, PO Box 410 Candia, NH 03034
File

Appendix C – Stormwater Management Inspection & Maintenance Plan

Stormwater Management
Inspection & Maintenance Plan

Reliable Equipment, LLC

349 Mast Road
Madbury, New Hampshire

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prepared for:
Candia South Branch Brook Holdings, LLC
P.O. Box 410
Candia, NH 03034

prepared by:
Civilworks, Inc.
P.O. Box 1166
Dover, NH 03821

May, 2013

Introduction

Civilworks, Inc. has prepared the following Stormwater Management System Inspection & Maintenance Plan for Reliable Equipment, LLC located on the north side of Mast Road, Tax Map 9, Lot 63 in Madbury, New Hampshire. The intent of this plan is to provide Reliable Equipment, LLC with a list of procedures that document the inspection and maintenance requirements of the Stormwater Management System for this site.

The following inspection and maintenance program is necessary in order to keep the Stormwater Management System functioning properly. These measures will also help to minimize potential environmental impacts to the groundwater aquifer surrounding the site. By following the enclosed procedures, Reliable Equipment, LLC will be able to maintain the functional design of the Stormwater Management System and maximize its ability to remove sediment and other contaminants from site generated stormwater runoff.

Stormwater Management System Components

The Reliable Equipment, LLC Stormwater Management System is designed to mitigate the quality of site-generated stormwater runoff. As a result, its design includes the following elements:

Non-Structural BMP's

Non-structural best management practices (BMP's) are designed to minimize and/or remove contaminants before they enter the stormwater collection system. Several of these BMP's have been incorporated into the Stormwater Management System including pavement sweeping, reduced use of road salt, and litter/trash removal. These types of BMP's are highly effective initial treatment measures for reducing stormwater pollutant loading.

Closed Drainage Collection and Piping System

The closed drainage system is designed to collect and convey stormwater runoff from portions of the paved areas on the site as well as a portion of Mast Road to the infiltration basins which allow controlled absorption into the existing sandy soils. Stormwater is collected by three (3) catch basins located on the site. These catch basins are designed with deep sumps to provide storage areas for sediment and floatable pollutants and have hoods at the outlets to contain any oils present in the runoff.

Infiltration Basins

The two (2) infiltration basins are located and designed to hold and infiltrate site-generated stormwater runoff. Discharge from each basin is controlled by bioretention filter media.

Inspection and Maintenance Plan

By implementing the following procedures, Reliable Equipment, LLC will be able to maintain the functional design of the Stormwater Management System and maximize the system's ability to remove sediment and other contaminants from site generated stormwater runoff.

Pavement Sweeping

- Sweep pavement areas at least once per year (early spring), or more as necessary

Litter/Trash Removal

- Routinely inspect dumpster location for spillage and clean as necessary
- Routinely patrol site for litter pick up

De-icing Agents

- Use sand as primary agent for parking lot safety during ice and snow conditions
- Minimize the use of salt (sodium chloride) during the winter
- Use de-icing or anti-caking agents, added to enhance performance and application characteristics of sand mixtures, only as necessary and at minimum application rates

Closed Drainage System

- Inspect all catch basins once annually and remove accumulated sand, sediment, and floatable products
- Inspect all drainage pipes once every two years and remove accumulated sediment

Infiltration Basins

- Inspect ponds once every year (spring is recommended) and remove accumulated sediment and trash
- Inspection of infiltration components at least twice annually, and following any rainfall event exceeding 2.5 inches in a 24 hour period, with maintenance or rehabilitation conducted as warranted by such inspection
- If an infiltration system does not drain within 72-hours following a rainfall event, then a qualified professional should assess the condition of the facility to

determine measures required to restore infiltration function, including but not limited to removal of accumulated sediments or reconstruction of the infiltration basin.

Annual Report

- Prepare an annual Inspection & Maintenance Report at the end of each year. The report should include a summary of the system's maintenance requirements and repairs; and copies of the Inspection & Maintenance Log Sheets. This Annual Report should be kept on site and be made available to the Town of Madbury Building Inspector or Selectmen's representative.

Inspection & Maintenance Checklist/Log

The following pages contain an Inspection & Maintenance Checklist and a blank copy of the Stormwater Management System's Inspection & Maintenance Log. These forms are provided to assist Reliable Equipment, LLC with the inspection and maintenance of the aforementioned Stormwater Management System.

Stormwater Management System
Inspection and Maintenance Checklist
Reliable Equipment, LLC

BMP/System Component	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance/Cleanout Threshold
Pavement Sweeping	Once per year (early spring)	N/A	N/A
Litter / Trash Removal	Routinely	Inspect dumpsters, perimeter of parking area for spillage	Clean as required
De-icing Agents	N/A	N/A	Use sand as primary agent for parking lot safety during winter
Closed Drainage System:			
Catch Basins	One time per year	Check for sediment accumulation	≥ 2 ft. sediment depth
		Check for floatable contaminants	≥ 3 in. floatable depth
Drainage Pipes	One time per two years	Check for sediment accumulation/clogging	≥ 2 ft. sediment depth
Infiltration Basin:			
Basin Bottom	One time per year	Check sediment accumulation	Clean as needed
	Storms < 2.5 in. in 24-hour period	Inspect infiltration components	Maintain as needed
	Does not drain < 72 hrs.	Inspect infiltration components	Consult qualified professional to assess condition
Riprap Stone Aprons	One time per year	Inspect for stone displacement, erosion, etc.	Repair as needed
Annual Report	One time per year	Prepare Annual Report, including all Inspection & Maintenance Logs	

Stormwater Management System
Inspection Maintenance Log
Reliable Equipment, LLC

BMP / System Component	Date Inspected	Inspector	Cleaning/Repair Needed (List Items / Comments)	Date of Cleaning / Repair	Performed By

Appendix D – Septic System Inspection & Maintenance Plan

Septic System
Inspection & Maintenance Plan

Reliable Equipment, LLC

349 Mast Road
Madbury, New Hampshire

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prepared for:
Candia South Branch Brook Holdings, LLC
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Introduction

Civilworks, Inc. has prepared the following Septic System Inspection & Maintenance Plan for Reliable Equipment, LLC located at 349 Mast Road in Madbury, New Hampshire. The intent of this plan is to provide Reliable Equipment, LLC with a list of procedures that document the inspection and maintenance requirements of the Septic System for this business location.

The following inspection and maintenance program is necessary in order to keep the Septic System functioning properly and in compliance with NHDES regulations. By following the enclosed procedures, Reliable Equipment, LLC will be able to maintain the functional design of the Septic System and maximize its ability to treat wastewater.

Septic System Components

The Septic System designed to serve 349 Mast Road has been designed as an on-site recycling system which treats wastewater and returns it to the groundwater. The system is specifically designed for the office space and sales rental area to be used by Reliable Equipment, LLC. The Septic System has been approved, as designed, by NHDES.

The design includes the following elements:

Septic Tank

The septic tank provides the first step in treatment. Its primary purpose is to protect the other system components from becoming clogged by solids suspended in the wastewater. The wastewater is discharged from the building directly into the tank where it is retained for a day or more. During this time in the tank, the heavier solids settle to the bottom to form a sludge layer and lighter solids, greases and oils float to the scope to form a scum layer.

In addition to acting as a sedimentation chamber, and providing storage for the sludge and scum, the septic tank also digests or breaks down the waste solids.

Leaching Chanbers (Leach Field)

The soil absorption area (leachfield) is the place where the liquid flowing from the septic tank (called effluent) is treated and returned to the groundwater. The purpose of proper design, and of specification codes, is to provide and assure an appropriate site for this to take place.

The underlying soil will act as a biological filter and treatment unit, removing pathogenic (harmful) bacteria and viruses from the effluent stream, returning the wastewater safely to the water table.

Inspection and Maintenance Plan

By implementing the following procedures, Reliable Equipment, LLC will be able to maintain the functional design of the Septic System and maximize the system's ability to treat wastewater.

Operational Recommendations

- Conserve water to reduce the amount of wastewater that must be treated and disposed
- Only discharge biodegradable wastes into system

Septic Tank

- Keep septic tank cover accessible for tank inspections and pumping
- Pump septic tank at least once every three (3) years by a NHDES licensed septage hauler
- Check for leaks or cracks at each pumping
- Inspect/repair inlet and outlet baffles and tees (special attention to outlet baffle/tee)

Leaching Chambers

- No maintenance required
- Should system failure occur, chambers may be removed, inspected, and re-used
- Remove and properly dispose contaminated soils
- Replace chamber in same location and grade
- Contact licensed designer to assess failure and make replacement recommendations

Inspection & Maintenance Checklist/Log

The following pages contain an Inspection & Maintenance Checklist and a blank copy of the Septic System Maintenance Log. These forms are provided to assist Reliable Equipment, LLC with the inspection and maintenance of the Septic System.

Septic System
Inspection and Maintenance Checklist
Reliable Equipment, LLC

BMP/System Component	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance/Cleanout Threshold
Water Usage	Montly	Review water bill for significant changes	Make plumbing repairs if leaks detected
Septic Tank	Once every three (3) years	Pump/inspect tank	Repair tank cracks, repair defective tees/baffles

Septic System
Inspection Maintenance Log
Reliable Equipment, LLC

BMP / System Component	Date Inspected	Inspector	Cleaning/Repair Needed (List Items / Comments)	Date of Cleaning / Repair	Performed By