



LEBANON MINOR SITE PLAN COMMITTEE
MAY 11, 2023 - 1:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE

-
- 1. Call to Order**
 - 2. Notice of Regional Impact**
 - 3. Public Hearing Items**
 - A. Balvin Bowen (applicant), Sanel Realty, Inc. (property owner), 100 Main Street (Tax Map 72, Lot 66), zoned CBD:** Applicant requests minor site plan review for a proposed restaurant. Conversion of a previous office space to a restaurant together with associated site improvements. **PB2023-19-MSP - Application to be postponed to May 25, 2023**
 - B. 11 Lafayette Centerra, LLC, 11 Lafayette Street (Tax Map 10, Lot 11, Plot 2100), zoned IND-L:** Applicant requests minor site plan review for a proposed loading dock and revisions to the parking lot layout. **PB2023-20-MSP**
 - 4. Other Business**
 - 5. Approval of Minutes**
 - A. March 9, 2023**
 - B. April 13, 2023**
 - 6. Adjournment**

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so by going to LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.

**CITY OF LEBANON
APPLICATION FOR**

SPECIAL EXCEPTION	☐	☒ SITE PLAN REVIEW
VARIANCE	☐	☐ SUBDIVISION
MOTION FOR REHEARING	☐	☐ LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☐ CONDITIONAL USE PERMIT
☒ OTHER <u>Minor Site Plan</u>		

PROPERTY OWNER (APPLICANT):					
NAME: 11 Lafayette Centerra, LLC			TEL.#:		
MAILING ADDRESS: 7 Lucent Dr Lebanon, NH 03766					
E-MAIL ADDRESS: <u>Ryan. McCoover@Admab.com</u>					
CO-APPLICANT, AGENT, OR LESSEE:					
NAME:			TEL.#:		
MAILING ADDRESS:					
E-MAIL ADDRESS:					
PROJECT LOCATION:					
TAX MAP #: 10		LOT#: 11-2400		PLOT #: <u>2100</u> ZONE: <u>IND-L</u>	
STREET ADDRESS OF PROJECT: 11 Lafayette Street, Lebanon, NH 03766					
IS THIS PROPERTY LOCATED IN THE: WETLANDS ☐ YES ☒ NO HISTORIC DISTRICT ☐ YES ☒ NO					
FLOOD PLAIN ☐ YES ☒ NO					
SCOPE OF PROJECT:					
Proposed loading dock and revised parking lot layout					
TYPE OF OCCUPANCY:					
EXISTING ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL					
PROPOSED ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL					
IF USE IS COMMERCIAL OR INDUSTRIAL , PLEASE NOTE SPECIFIC					
USE: <u>Office and Research Laboratory</u>					
SIGNATURE BLOCK:					
FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on _____, 20____, unless I personally request, in writing, that the Board delay its determination of completeness to a later date. PROPERTY OWNER: <u>[Signature]</u> DATE: <u>4/25/23</u> NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation. PROPERTY OWNER: _____ DATE: _____					
DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
<u>4/25/2023</u>	<u>10-11-2100</u>	<u>PB2023-</u>			
<u>20-msp</u>					



City of Lebanon, New Hampshire **APPLICATION FOR MINOR SITE PLAN REVIEW** **SUPPORT STATEMENT**

Office Use Only Date Received: _____ Application No.: _____

I. APPLICATION CHECKLIST [per §3.2.B.7 of the Site Plan Review Regulations]

An [Application](#), completed in full and signed by the property owner [§3.2.B.7.a]

This Support Statement, completed in full and signed by the applicant [§3.2.B.7.b]

Payment of the appropriate filing fees [§3.2.B.7.c]

A completed [Public Hearing Notification List](#) [§3.2.B.7.d]

A digital copy of the site plan set, prepared in accordance with the requirements of §3.2.B.7.e, in .PDF format

Optional: photos and any other materials in support of your application

II. PROJECT DESCRIPTION

Describe your proposed project with as much detail as possible, including but not limited to changes to the use(s), to the exterior of the building, and to the site. You can respond in the space provided below or on a separate sheet of paper.

Site Plan design will include a proposed loading dock, revised parking area, and proposed stormwater management systems. Revised parking area will require removal of island and repaving to allow for truck turning movements. Proposed stormwater management includes infiltration trench to intercept stormwater from driveway area and collect roof leader runoff.

Exterior material and style of the building will match the existing building in area.

III. SITE PLAN TECHNICAL CHECKLIST

The site plan shall:	Info. Provided
<u>3.2.B.7.e</u> - Be scaled	☒
<u>3.2.B.7.e</u> - Be prepared utilizing the current approved site plan as a base map, if available	☒
<u>3.2.B.7.e</u> - Identify all abutters	☒
<u>3.2.B.7.e.i</u> - Indicate the site location	☒
<u>3.2.B.7.e.i</u> - Indicate the address of the subject property	☒
<u>3.2.B.7.e.i</u> - Indicate the zoning classification of the subject property	☒
<u>3.2.B.7.e.ii</u> - Describe the size, shape, and use of the subject property	☒
<u>3.2.B.7.e.ii</u> - Describe relevant information about existing site topography, drainage, hydrologic features, vegetation, and other natural features	☒
<u>3.2.B.7.e.ii</u> - Describe proposed changes to site topography, drainage, hydrologic features, vegetation, and other natural features	☒

MINOR SITE PLAN REVIEW

Support Statement

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The site plan shall:	Info. Provided	Not Applicable
3.2.B.7.e.iii - Show the size, dimensions, location, and height (as applicable) of: - existing structures - proposed structures - expansions to existing structures - landscaping - parking areas - walkways / ramps - driveways - lighting fixtures - stormwater control devices - exterior waste receptacles - exterior equipment - utilities - all other improvements	☐ ☒ ☒ ☐ ☒ ☒ ☒ ☒ ☒ ☒ ☐ ☒ ☒ ☒	☒ ☐ ☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☒ ☐ ☐ ☐
3.2.B.7.e.iv (Article VI design compliance) - Identify or show: where/how stormwater will be discharged	☐	X
3.2.B.7.e.v (Zoning Ordinance compliance) - Identify or show: - setbacks (in ft.) of existing buildings and structures - setbacks (in ft.) of proposed buildings and structures - existing use(s) of property - proposed use(s) of property - size of each existing and proposed non-residential unit - number of existing and proposed dwelling units - number of existing on-site parking spaces - for each use, the number of required parking spaces per Section 607 of the Zoning Ordinance - total proposed number of on-site parking spaces	☒ ☒ ☐ ☐ ☐ ☐ ☒ ☒ ☒ ☐ ☒	☐ ☐ ☒ ☒ ☒ ☒ ☐ ☐ ☐ ☐

I hereby attest that to the best of my knowledge all of the information on this Support Statement and in the accompanying Minor Site Plan application materials and documentation is true and accurate.


 Signature of Applicant

4/25/23
 Date



ABUTTER LIST

Subject Property

Tax Map 10 Lot 11-2100
11 Lafayette St, Lebanon, NH 03766

Property Owner
11 Lafayette Centerra, LLC
7 Lucent Dr Lebanon, NH 03766

Abutters

Tax Map 10 Lot 11-2000
HOCO, LLC
46 Centerra Pkwy, Rm 310
Lebanon, NH 03766

Tax Map 10 Lot 10
The Hitchcock Clinic
One Medical Center Dr
Lebanon, NH 03766

Tax Map 10 Lot 11-2300
CENTERRATECH LLC
46 Centerra Pkwy, Rm 310
Lebanon, NH 03766

Tax Map 11 Lot 26
Adimab, LLC
7 Lucent Drive
Lebanon, NH 03766

Municipality

City of Lebanon
Level 2
51 N. Park St.
Lebanon, NH 03766

Architect

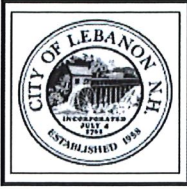
Banwell Architects
The Carriage House
6 South Park Street
Lebanon, NH 03766

Survey

Rockwood Land Services, LLC
P.O. Box 347
Hartland, VT 05048

Engineer/Agent

Fuss & O'Neill, Inc.
205 Billings Farm Road – Suite 6B
White River Junction, VT 05001



City of Lebanon, New Hampshire

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MINOR SITE PLAN REVIEW

Support Statement

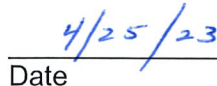
Page 2 of 2

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I hereby attest that to the best of my knowledge all of the information on this Support Statement and in the accompanying Minor Site Plan application materials and documentation is true and accurate.



Signature of Applicant



Date

Stormwater Management Report for 11 Lafayette Drive Lebanon, NH

May 2023



205 Billings Farm Road
Suite 6B
White River Junction, VT 05001

Stormwater Management

NRCS Technical Release 20 and Technical Release 55 (TR-55) hydrologic methods were used to determine existing and proposed peak flows for the site. The hydrologic analyses for existing and proposed conditions were completed using computer software program, HydroCAD version 10.20-2b, to determine peak runoff flow rates and total runoff volumes for the ultimate discharge point. Runoff curve numbers were developed based on a combination of land cover use and existing site soil types. Time of concentration runs was developed based on the methods used in the NRCS TR-55 manual.

Peak flows and volumes for the 1-, 2-, 10-, and 100-year storm events were determined using a 24-hour storm for the Lebanon area. Rainfall depths were obtained from the NOAA (National Oceanic and Atmospheric Administration) National Weather Service Precipitation Frequency Data Server.

Stormwater Discharge Points

To evaluate pre- versus post-development hydrologic conditions, the project analyzes stormwater runoff at one (1) design point (9P). Point 9P is an existing catch basin located near the entrance of 11 Lafayette Drive.

Pre-Development Summary

Subcatchment areas were established for the pre-development conditions watershed modeling. Stormwater from the subcatchment areas were located by existing grading and catch basin collection systems that outlet to a single point of interest "9P." A schematic watershed diagram and calculations showing the breakdown of ground cover characteristics for each watershed can be found in the pre-development hydrological analysis provided in Appendix A.

There are no apparent existing best management practices for stormwater treatment.

Post-Development Summary

Subcatchment areas were established for the post-development conditions watershed modeling. A schematic watershed diagram and calculations showing the breakdown of ground cover characteristics for each watershed can be found in the post-development hydrological analysis provided in Appendix B.

The proposed development will maintain existing drainage patterns. The project proposes three (3) stormwater catch basins designed to collect new impervious runoff. Also included is an infiltration trench along the side of the new driveway. The proposed infiltration trench will allow stormwater to infiltrate into the groundwater and will also provide stormwater storage for larger storms if required. A 4" perforated underdrain pipe will be installed in the trench to allow additional stormwater to exit the practice.

Stormwater Quantity Design

Post-development discharge rates and flow volumes will not increase as a result of the proposed development. Pre- and Post-Development Hydrological Analysis can be found in Appendices A and B respectively. Table 1 provides a summary of peak flows and Table 2 provides a summary of peak volumes for DP 9P.

Table 1 – Peak Flow Summary

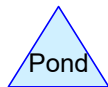
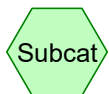
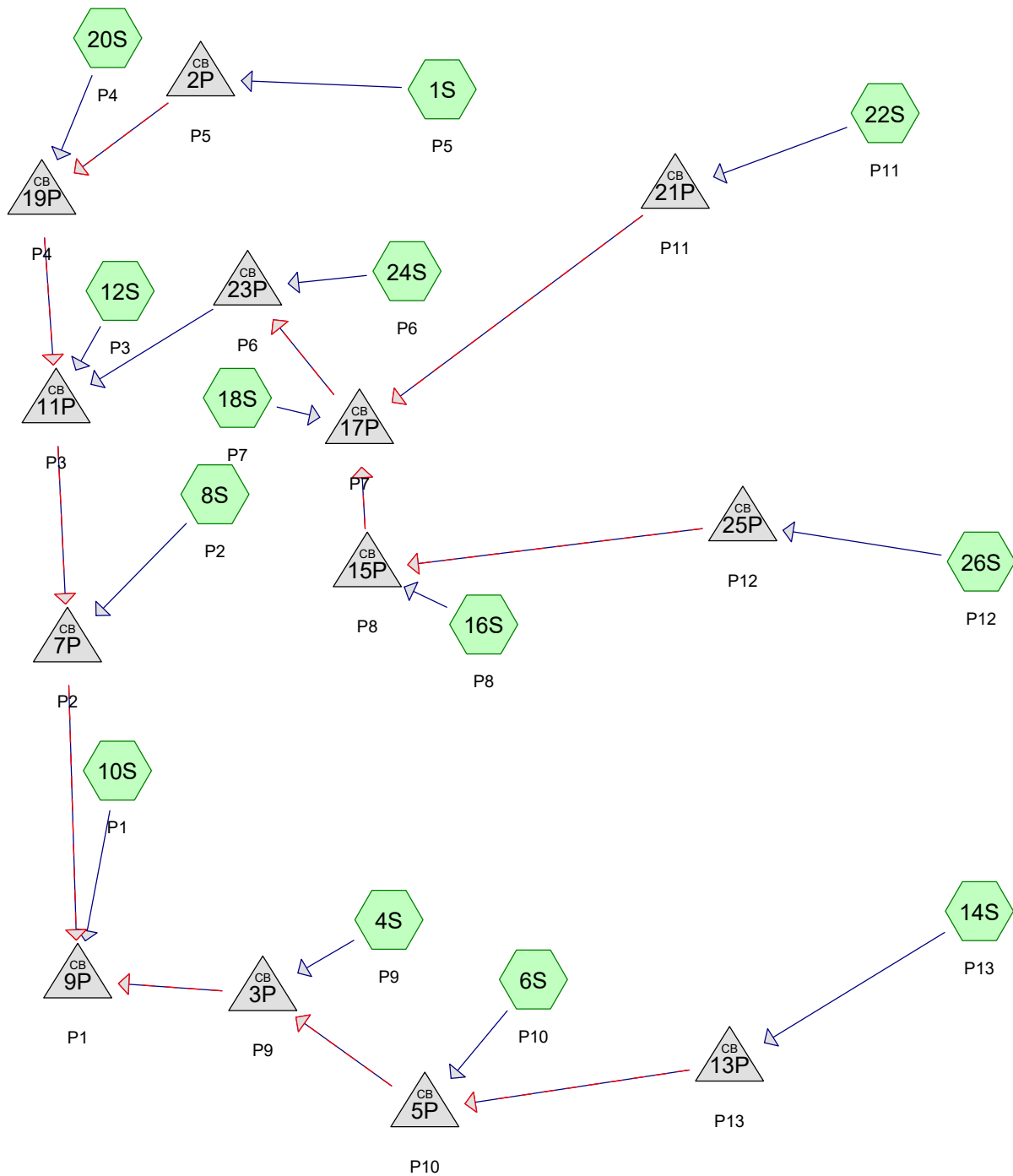
Design Storm	Existing Peak Flow (CFS)	Proposed Peak Flow (CFS)
1-Year	4.74	4.69
2-Year	6.32	6.22
10-Year	11.45	11.33
100-Year	20.27	20.13

Table 2 – Volume Summary

Design Storm	Existing Volume (Acre-Feet)	Proposed Volume (Acre-Feet)
1-Year	0.327	0.322
2-Year	0.419	0.412
10-Year	0.719	0.704
100-Year	1.234	1.207

Appendix A

Existing Hydrocad Report



Routing Diagram for Existing
 Prepared by Fuss & O'Neill, Printed 4/20/2023
 HydroCAD® 10.20-2g s/n 01614 © 2022 HydroCAD Software Solutions LLC

Existing

Prepared by Fuss & O'Neill

HydroCAD® 10.20-2g s/n 01614 © 2022 HydroCAD Software Solutions LLC

Printed 4/20/2023

Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.217	98	(1S, 4S, 6S, 8S, 10S, 12S, 14S, 16S, 18S, 20S, 22S, 24S, 26S)
0.079	69	50-75% Grass cover, Fair, HSG B (6S)
0.376	61	>75% Grass cover, Good, HSG B (1S, 4S, 8S, 10S, 12S, 14S, 16S, 18S, 20S, 22S, 24S)
0.934	74	>75% Grass cover, Good, HSG C (1S, 14S, 18S, 20S, 22S, 26S)
0.256	36	Woods, Fair, HSG A (14S)
3.862	84	TOTAL AREA

Existing

Prepared by Fuss & O'Neill

Printed 4/20/2023

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Page 3

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	2P	775.00	773.50	56.0	0.0268	0.013	0.0	12.0	0.0
2	3P	776.50	769.50	51.0	0.1373	0.013	0.0	12.0	0.0
3	5P	776.75	776.50	66.3	0.0038	0.013	0.0	12.0	0.0
4	7P	770.50	769.50	105.7	0.0095	0.013	0.0	12.0	0.0
5	9P	769.50	763.60	52.8	0.1117	0.013	0.0	12.0	0.0
6	11P	772.50	769.50	74.4	0.0403	0.013	0.0	12.0	0.0
7	13P	776.98	776.75	98.0	0.0023	0.013	0.0	12.0	0.0
8	15P	775.00	774.57	20.3	0.0212	0.013	0.0	12.0	0.0
9	17P	774.57	773.50	63.9	0.0167	0.013	0.0	12.0	0.0
10	19P	773.50	772.50	72.0	0.0139	0.013	0.0	12.0	0.0
11	21P	780.52	0.00	124.3	6.2793	0.013	0.0	12.0	0.0
12	23P	773.50	772.50	58.2	0.0172	0.013	0.0	12.0	0.0
13	25P	788.40	784.40	120.2	0.0333	0.013	0.0	12.0	0.0

Existing

Prepared by Fuss & O'Neill

HydroCAD® 10.20-2g s/n 01614 © 2022 HydroCAD Software Solutions LLC

Lebanon NH 24-hr S1 1-yr Rainfall=2.18"

Printed 4/20/2023

Page 4

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: P5	Runoff Area=3,963 sf 89.25% Impervious Runoff Depth>1.56" Tc=6.0 min CN=94 Runoff=0.18 cfs 0.012 af
Subcatchment 4S: P9	Runoff Area=8,680 sf 60.09% Impervious Runoff Depth>0.82" Tc=6.0 min CN=83 Runoff=0.21 cfs 0.014 af
Subcatchment 6S: P10	Runoff Area=7,629 sf 55.11% Impervious Runoff Depth>0.93" Tc=6.0 min CN=85 Runoff=0.21 cfs 0.014 af
Subcatchment 8S: P2	Runoff Area=4,352 sf 70.61% Impervious Runoff Depth>1.05" Tc=6.0 min CN=87 Runoff=0.14 cfs 0.009 af
Subcatchment 10S: P1	Runoff Area=4,936 sf 88.19% Impervious Runoff Depth>1.56" Tc=6.0 min CN=94 Runoff=0.23 cfs 0.015 af
Subcatchment 12S: P3	Runoff Area=6,447 sf 92.68% Impervious Runoff Depth>1.65" Tc=6.0 min CN=95 Runoff=0.31 cfs 0.020 af
Subcatchment 14S: P13	Runoff Area=48,483 sf 16.14% Impervious Runoff Depth>0.23" Tc=6.0 min CN=67 Runoff=0.12 cfs 0.022 af
Subcatchment 16S: P8	Runoff Area=8,895 sf 73.43% Impervious Runoff Depth>1.11" Tc=6.0 min CN=88 Runoff=0.30 cfs 0.019 af
Subcatchment 18S: P7	Runoff Area=8,888 sf 95.30% Impervious Runoff Depth>1.85" Tc=6.0 min CN=97 Runoff=0.46 cfs 0.031 af
Subcatchment 20S: P4	Runoff Area=29,697 sf 65.25% Impervious Runoff Depth>1.18" Tc=6.0 min CN=89 Runoff=1.05 cfs 0.067 af
Subcatchment 22S: P11	Runoff Area=19,874 sf 94.52% Impervious Runoff Depth>1.85" Tc=6.0 min CN=97 Runoff=1.04 cfs 0.070 af
Subcatchment 24S: P6	Runoff Area=5,134 sf 94.10% Impervious Runoff Depth>1.75" Tc=6.0 min CN=96 Runoff=0.26 cfs 0.017 af
Subcatchment 26S: P12	Runoff Area=11,249 sf 39.00% Impervious Runoff Depth>0.82" Tc=6.0 min CN=83 Runoff=0.27 cfs 0.018 af
Pond 2P: P5	Peak Elev=775.08' Inflow=0.18 cfs 0.012 af Primary=0.03 cfs 0.001 af Secondary=0.15 cfs 0.011 af Outflow=0.18 cfs 0.012 af
Pond 3P: P9	Peak Elev=776.66' Inflow=0.52 cfs 0.049 af Primary=0.11 cfs 0.006 af Secondary=0.41 cfs 0.042 af Outflow=0.52 cfs 0.049 af
Pond 5P: P10	Peak Elev=776.87' Inflow=0.32 cfs 0.035 af Primary=0.04 cfs 0.002 af Secondary=0.28 cfs 0.033 af Outflow=0.32 cfs 0.035 af

Existing

Prepared by Fuss & O'Neill

HydroCAD® 10.20-2g s/n 01614 © 2022 HydroCAD Software Solutions LLC

Lebanon NH 24-hr S1 1-yr Rainfall=2.18"

Printed 4/20/2023

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Pond 7P: P2

Peak Elev=771.09' Inflow=4.00 cfs 0.263 af
Primary=1.24 cfs 0.050 af Secondary=2.76 cfs 0.214 af Outflow=4.00 cfs 0.263 af

Pond 9P: P1

Peak Elev=770.16' Inflow=4.74 cfs 0.327 af
Primary=1.50 cfs 0.068 af Secondary=3.24 cfs 0.259 af Outflow=4.74 cfs 0.327 af

Pond 11P: P3

Peak Elev=773.07' Inflow=3.87 cfs 0.254 af
Primary=1.20 cfs 0.051 af Secondary=2.67 cfs 0.204 af Outflow=3.87 cfs 0.254 af

Pond 13P: P13

Peak Elev=777.05' Inflow=0.12 cfs 0.022 af
Primary=0.01 cfs 0.001 af Secondary=0.12 cfs 0.021 af Outflow=0.12 cfs 0.022 af

Pond 15P: P8

Peak Elev=775.17' Inflow=0.56 cfs 0.037 af
Primary=0.12 cfs 0.005 af Secondary=0.44 cfs 0.032 af Outflow=0.56 cfs 0.037 af

Pond 17P: P7

Peak Elev=774.95' Inflow=2.06 cfs 0.138 af
Primary=0.58 cfs 0.024 af Secondary=1.48 cfs 0.114 af Outflow=2.06 cfs 0.138 af

Pond 19P: P4

Peak Elev=773.78' Inflow=1.23 cfs 0.079 af
Primary=0.31 cfs 0.012 af Secondary=0.92 cfs 0.067 af Outflow=1.23 cfs 0.079 af

Pond 21P: P11

Peak Elev=780.77' Inflow=1.04 cfs 0.070 af
Primary=0.26 cfs 0.010 af Secondary=0.78 cfs 0.060 af Outflow=1.04 cfs 0.070 af

Pond 23P: P6

Peak Elev=773.91' Inflow=2.32 cfs 0.155 af
Outflow=2.32 cfs 0.155 af

Pond 25P: P12

Peak Elev=778.52' Inflow=0.27 cfs 0.018 af
Primary=0.00 cfs 0.000 af Secondary=0.27 cfs 0.018 af Outflow=0.27 cfs 0.018 af

Total Runoff Area = 3.862 ac Runoff Volume = 0.327 af Average Runoff Depth = 1.01"
42.60% Pervious = 1.645 ac 57.40% Impervious = 2.217 ac

Existing

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HydroCAD® 10.20-2g s/n 01614 © 2022 HydroCAD Software Solutions LLC

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Subcatchment 1S: P5	Runoff Area=3,963 sf 89.25% Impervious Runoff Depth>1.93" Tc=6.0 min CN=94 Runoff=0.23 cfs 0.015 af
Subcatchment 4S: P9	Runoff Area=8,680 sf 60.09% Impervious Runoff Depth>1.11" Tc=6.0 min CN=83 Runoff=0.29 cfs 0.018 af
Subcatchment 6S: P10	Runoff Area=7,629 sf 55.11% Impervious Runoff Depth>1.23" Tc=6.0 min CN=85 Runoff=0.29 cfs 0.018 af
Subcatchment 8S: P2	Runoff Area=4,352 sf 70.61% Impervious Runoff Depth>1.37" Tc=6.0 min CN=87 Runoff=0.18 cfs 0.011 af
Subcatchment 10S: P1	Runoff Area=4,936 sf 88.19% Impervious Runoff Depth>1.93" Tc=6.0 min CN=94 Runoff=0.29 cfs 0.018 af
Subcatchment 12S: P3	Runoff Area=6,447 sf 92.68% Impervious Runoff Depth>2.03" Tc=6.0 min CN=95 Runoff=0.39 cfs 0.025 af
Subcatchment 14S: P13	Runoff Area=48,483 sf 16.14% Impervious Runoff Depth>0.38" Tc=6.0 min CN=67 Runoff=0.35 cfs 0.036 af
Subcatchment 16S: P8	Runoff Area=8,895 sf 73.43% Impervious Runoff Depth>1.44" Tc=6.0 min CN=88 Runoff=0.39 cfs 0.024 af
Subcatchment 18S: P7	Runoff Area=8,888 sf 95.30% Impervious Runoff Depth>2.23" Tc=6.0 min CN=97 Runoff=0.57 cfs 0.038 af
Subcatchment 20S: P4	Runoff Area=29,697 sf 65.25% Impervious Runoff Depth>1.51" Tc=6.0 min CN=89 Runoff=1.39 cfs 0.086 af
Subcatchment 22S: P11	Runoff Area=19,874 sf 94.52% Impervious Runoff Depth>2.23" Tc=6.0 min CN=97 Runoff=1.27 cfs 0.085 af
Subcatchment 24S: P6	Runoff Area=5,134 sf 94.10% Impervious Runoff Depth>2.13" Tc=6.0 min CN=96 Runoff=0.32 cfs 0.021 af
Subcatchment 26S: P12	Runoff Area=11,249 sf 39.00% Impervious Runoff Depth>1.11" Tc=6.0 min CN=83 Runoff=0.38 cfs 0.024 af
Pond 2P: P5	Peak Elev=775.10' Inflow=0.23 cfs 0.015 af Primary=0.04 cfs 0.001 af Secondary=0.19 cfs 0.013 af Outflow=0.23 cfs 0.015 af
Pond 3P: P9	Peak Elev=776.73' Inflow=0.92 cfs 0.072 af Primary=0.22 cfs 0.011 af Secondary=0.70 cfs 0.061 af Outflow=0.92 cfs 0.072 af
Pond 5P: P10	Peak Elev=776.94' Inflow=0.64 cfs 0.054 af Primary=0.10 cfs 0.004 af Secondary=0.54 cfs 0.049 af Outflow=0.64 cfs 0.054 af

Existing*Lebanon NH 24-hr S1 2-yr Rainfall=2.57"*

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Pond 7P: P2

Peak Elev=771.19' Inflow=5.12 cfs 0.329 af
Primary=1.63 cfs 0.066 af Secondary=3.49 cfs 0.263 af Outflow=5.12 cfs 0.329 af

Pond 9P: P1

Peak Elev=770.30' Inflow=6.32 cfs 0.419 af
Primary=2.04 cfs 0.092 af Secondary=4.28 cfs 0.327 af Outflow=6.32 cfs 0.419 af

Pond 11P: P3

Peak Elev=773.17' Inflow=4.94 cfs 0.318 af
Primary=1.57 cfs 0.067 af Secondary=3.37 cfs 0.251 af Outflow=4.94 cfs 0.318 af

Pond 13P: P13

Peak Elev=777.11' Inflow=0.35 cfs 0.036 af
Primary=0.04 cfs 0.002 af Secondary=0.32 cfs 0.034 af Outflow=0.35 cfs 0.036 af

Pond 15P: P8

Peak Elev=775.20' Inflow=0.77 cfs 0.048 af
Primary=0.18 cfs 0.007 af Secondary=0.59 cfs 0.042 af Outflow=0.77 cfs 0.048 af

Pond 17P: P7

Peak Elev=775.01' Inflow=2.62 cfs 0.171 af
Primary=0.76 cfs 0.031 af Secondary=1.85 cfs 0.140 af Outflow=2.62 cfs 0.171 af

Pond 19P: P4

Peak Elev=773.83' Inflow=1.62 cfs 0.101 af
Primary=0.43 cfs 0.016 af Secondary=1.18 cfs 0.084 af Outflow=1.62 cfs 0.101 af

Pond 21P: P11

Peak Elev=780.80' Inflow=1.27 cfs 0.085 af
Primary=0.33 cfs 0.013 af Secondary=0.95 cfs 0.072 af Outflow=1.27 cfs 0.085 af

Pond 23P: P6

Peak Elev=773.98' Inflow=2.94 cfs 0.192 af
Outflow=2.94 cfs 0.192 af

Pond 25P: P12

Peak Elev=778.55' Inflow=0.38 cfs 0.024 af
Primary=0.00 cfs 0.000 af Secondary=0.38 cfs 0.024 af Outflow=0.38 cfs 0.024 af

Total Runoff Area = 3.862 ac Runoff Volume = 0.419 af Average Runoff Depth = 1.30"
42.60% Pervious = 1.645 ac 57.40% Impervious = 2.217 ac

Existing

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Lebanon NH 24-hr S1 10-yr Rainfall=3.73"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: P5	Runoff Area=3,963 sf 89.25% Impervious Runoff Depth>3.06" Tc=6.0 min CN=94 Runoff=0.37 cfs 0.023 af
Subcatchment 4S: P9	Runoff Area=8,680 sf 60.09% Impervious Runoff Depth>2.05" Tc=6.0 min CN=83 Runoff=0.57 cfs 0.034 af
Subcatchment 6S: P10	Runoff Area=7,629 sf 55.11% Impervious Runoff Depth>2.22" Tc=6.0 min CN=85 Runoff=0.54 cfs 0.032 af
Subcatchment 8S: P2	Runoff Area=4,352 sf 70.61% Impervious Runoff Depth>2.39" Tc=6.0 min CN=87 Runoff=0.33 cfs 0.020 af
Subcatchment 10S: P1	Runoff Area=4,936 sf 88.19% Impervious Runoff Depth>3.06" Tc=6.0 min CN=94 Runoff=0.46 cfs 0.029 af
Subcatchment 12S: P3	Runoff Area=6,447 sf 92.68% Impervious Runoff Depth>3.16" Tc=6.0 min CN=95 Runoff=0.62 cfs 0.039 af
Subcatchment 14S: P13	Runoff Area=48,483 sf 16.14% Impervious Runoff Depth>0.98" Tc=6.0 min CN=67 Runoff=1.34 cfs 0.091 af
Subcatchment 16S: P8	Runoff Area=8,895 sf 73.43% Impervious Runoff Depth>2.48" Tc=6.0 min CN=88 Runoff=0.70 cfs 0.042 af
Subcatchment 18S: P7	Runoff Area=8,888 sf 95.30% Impervious Runoff Depth>3.38" Tc=6.0 min CN=97 Runoff=0.88 cfs 0.057 af
Subcatchment 20S: P4	Runoff Area=29,697 sf 65.25% Impervious Runoff Depth>2.57" Tc=6.0 min CN=89 Runoff=2.43 cfs 0.146 af
Subcatchment 22S: P11	Runoff Area=19,874 sf 94.52% Impervious Runoff Depth>3.38" Tc=6.0 min CN=97 Runoff=1.97 cfs 0.129 af
Subcatchment 24S: P6	Runoff Area=5,134 sf 94.10% Impervious Runoff Depth>3.27" Tc=6.0 min CN=96 Runoff=0.50 cfs 0.032 af
Subcatchment 26S: P12	Runoff Area=11,249 sf 39.00% Impervious Runoff Depth>2.05" Tc=6.0 min CN=83 Runoff=0.74 cfs 0.044 af
Pond 2P: P5	Peak Elev=775.13' Inflow=0.37 cfs 0.023 af Primary=0.07 cfs 0.003 af Secondary=0.30 cfs 0.021 af Outflow=0.37 cfs 0.023 af
Pond 3P: P9	Peak Elev=776.93' Inflow=2.45 cfs 0.157 af Primary=0.71 cfs 0.029 af Secondary=1.74 cfs 0.128 af Outflow=2.45 cfs 0.157 af
Pond 5P: P10	Peak Elev=777.13' Inflow=1.88 cfs 0.123 af Primary=0.39 cfs 0.014 af Secondary=1.49 cfs 0.109 af Outflow=1.88 cfs 0.123 af

Existing*Lebanon NH 24-hr S1 10-yr Rainfall=3.73"*

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Pond 7P: P2

Peak Elev=771.50' Inflow=8.55 cfs 0.532 af
Primary=2.68 cfs 0.118 af Secondary=5.86 cfs 0.414 af Outflow=8.55 cfs 0.532 af

Pond 9P: P1

Peak Elev=770.77' Inflow=11.45 cfs 0.719 af
Primary=3.31 cfs 0.172 af Secondary=8.14 cfs 0.547 af Outflow=11.45 cfs 0.719 af

Pond 11P: P3

Peak Elev=773.47' Inflow=8.21 cfs 0.512 af
Primary=2.61 cfs 0.117 af Secondary=5.61 cfs 0.395 af Outflow=8.21 cfs 0.512 af

Pond 13P: P13

Peak Elev=777.30' Inflow=1.34 cfs 0.091 af
Primary=0.22 cfs 0.008 af Secondary=1.12 cfs 0.083 af Outflow=1.34 cfs 0.091 af

Pond 15P: P8

Peak Elev=775.30' Inflow=1.44 cfs 0.086 af
Primary=0.38 cfs 0.014 af Secondary=1.06 cfs 0.072 af Outflow=1.44 cfs 0.086 af

Pond 17P: P7

Peak Elev=775.18' Inflow=4.30 cfs 0.272 af
Primary=1.35 cfs 0.055 af Secondary=2.95 cfs 0.217 af Outflow=4.30 cfs 0.272 af

Pond 19P: P4

Peak Elev=773.96' Inflow=2.80 cfs 0.169 af
Primary=0.83 cfs 0.031 af Secondary=1.97 cfs 0.138 af Outflow=2.80 cfs 0.169 af

Pond 21P: P11

Peak Elev=780.89' Inflow=1.97 cfs 0.129 af
Primary=0.55 cfs 0.022 af Secondary=1.42 cfs 0.107 af Outflow=1.97 cfs 0.129 af

Pond 23P: P6

Peak Elev=774.16' Inflow=4.80 cfs 0.304 af
Outflow=4.80 cfs 0.304 af

Pond 25P: P12

Peak Elev=778.64' Inflow=0.74 cfs 0.044 af
Primary=0.00 cfs 0.000 af Secondary=0.74 cfs 0.044 af Outflow=0.74 cfs 0.044 af

Total Runoff Area = 3.862 ac Runoff Volume = 0.719 af Average Runoff Depth = 2.23"
42.60% Pervious = 1.645 ac 57.40% Impervious = 2.217 ac

Existing

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Lebanon NH 24-hr S1 100-yr Rainfall=5.57"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: P5	Runoff Area=3,963 sf 89.25% Impervious Runoff Depth>4.87" Tc=6.0 min CN=94 Runoff=0.59 cfs 0.037 af
Subcatchment 4S: P9	Runoff Area=8,680 sf 60.09% Impervious Runoff Depth>3.69" Tc=6.0 min CN=83 Runoff=1.05 cfs 0.061 af
Subcatchment 6S: P10	Runoff Area=7,629 sf 55.11% Impervious Runoff Depth>3.89" Tc=6.0 min CN=85 Runoff=0.97 cfs 0.057 af
Subcatchment 8S: P2	Runoff Area=4,352 sf 70.61% Impervious Runoff Depth>4.10" Tc=6.0 min CN=87 Runoff=0.58 cfs 0.034 af
Subcatchment 10S: P1	Runoff Area=4,936 sf 88.19% Impervious Runoff Depth>4.87" Tc=6.0 min CN=94 Runoff=0.74 cfs 0.046 af
Subcatchment 12S: P3	Runoff Area=6,447 sf 92.68% Impervious Runoff Depth>4.98" Tc=6.0 min CN=95 Runoff=0.98 cfs 0.061 af
Subcatchment 14S: P13	Runoff Area=48,483 sf 16.14% Impervious Runoff Depth>2.21" Tc=6.0 min CN=67 Runoff=3.44 cfs 0.205 af
Subcatchment 16S: P8	Runoff Area=8,895 sf 73.43% Impervious Runoff Depth>4.21" Tc=6.0 min CN=88 Runoff=1.21 cfs 0.072 af
Subcatchment 18S: P7	Runoff Area=8,888 sf 95.30% Impervious Runoff Depth>5.21" Tc=6.0 min CN=97 Runoff=1.37 cfs 0.089 af
Subcatchment 20S: P4	Runoff Area=29,697 sf 65.25% Impervious Runoff Depth>4.32" Tc=6.0 min CN=89 Runoff=4.12 cfs 0.245 af
Subcatchment 22S: P11	Runoff Area=19,874 sf 94.52% Impervious Runoff Depth>5.21" Tc=6.0 min CN=97 Runoff=3.07 cfs 0.198 af
Subcatchment 24S: P6	Runoff Area=5,134 sf 94.10% Impervious Runoff Depth>5.10" Tc=6.0 min CN=96 Runoff=0.79 cfs 0.050 af
Subcatchment 26S: P12	Runoff Area=11,249 sf 39.00% Impervious Runoff Depth>3.69" Tc=6.0 min CN=83 Runoff=1.37 cfs 0.079 af
Pond 2P: P5	Peak Elev=775.17' Inflow=0.59 cfs 0.037 af Primary=0.13 cfs 0.005 af Secondary=0.47 cfs 0.032 af Outflow=0.59 cfs 0.037 af
Pond 3P: P9	Peak Elev=777.22' Inflow=5.46 cfs 0.323 af Primary=1.75 cfs 0.071 af Secondary=3.71 cfs 0.252 af Outflow=5.46 cfs 0.323 af
Pond 5P: P10	Peak Elev=777.42' Inflow=4.41 cfs 0.262 af Primary=1.08 cfs 0.038 af Secondary=3.33 cfs 0.223 af Outflow=4.41 cfs 0.262 af

Existing*Lebanon NH 24-hr S1 100-yr Rainfall=5.57"*

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Pond 7P: P2

Peak Elev=772.03' Inflow=14.08 cfs 0.865 af
Primary=3.56 cfs 0.202 af Secondary=10.51 cfs 0.664 af Outflow=14.08 cfs 0.865 af

Pond 9P: P1

Peak Elev=771.58' Inflow=20.27 cfs 1.234 af
Primary=4.75 cfs 0.305 af Secondary=15.51 cfs 0.929 af Outflow=20.27 cfs 1.234 af

Pond 11P: P3

Peak Elev=773.95' Inflow=13.50 cfs 0.831 af
Primary=3.70 cfs 0.200 af Secondary=9.80 cfs 0.631 af Outflow=13.50 cfs 0.831 af

Pond 13P: P13

Peak Elev=777.56' Inflow=3.44 cfs 0.205 af
Primary=0.72 cfs 0.024 af Secondary=2.72 cfs 0.181 af Outflow=3.44 cfs 0.205 af

Pond 15P: P8

Peak Elev=775.44' Inflow=2.58 cfs 0.151 af
Primary=0.75 cfs 0.028 af Secondary=1.82 cfs 0.123 af Outflow=2.58 cfs 0.151 af

Pond 17P: P7

Peak Elev=775.43' Inflow=7.02 cfs 0.438 af
Primary=2.27 cfs 0.097 af Secondary=4.75 cfs 0.340 af Outflow=7.02 cfs 0.438 af

Pond 19P: P4

Peak Elev=774.15' Inflow=4.71 cfs 0.282 af
Primary=1.49 cfs 0.059 af Secondary=3.22 cfs 0.223 af Outflow=4.71 cfs 0.282 af

Pond 21P: P11

Peak Elev=781.01' Inflow=3.07 cfs 0.198 af
Primary=0.92 cfs 0.037 af Secondary=2.15 cfs 0.161 af Outflow=3.07 cfs 0.198 af

Pond 23P: P6

Peak Elev=774.43' Inflow=7.81 cfs 0.488 af
Outflow=7.81 cfs 0.488 af

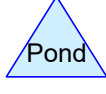
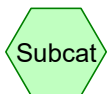
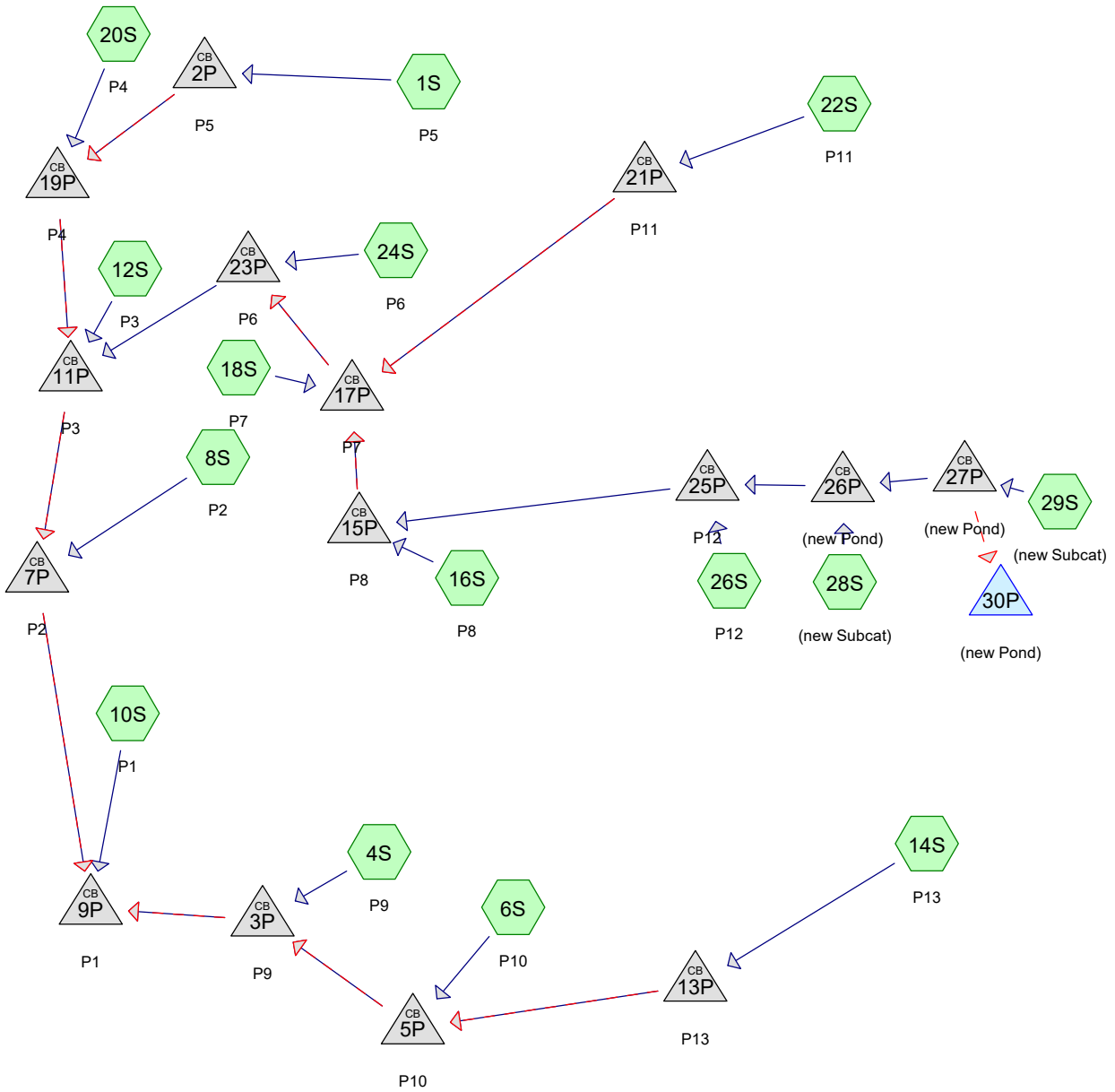
Pond 25P: P12

Peak Elev=778.76' Inflow=1.37 cfs 0.079 af
Primary=0.00 cfs 0.000 af Secondary=1.37 cfs 0.079 af Outflow=1.37 cfs 0.079 af

Total Runoff Area = 3.862 ac Runoff Volume = 1.234 af Average Runoff Depth = 3.84"
42.60% Pervious = 1.645 ac 57.40% Impervious = 2.217 ac

Appendix B

Proposed Hydrocad Report



Routing Diagram for Proposed
 Prepared by Fuss & O'Neill, Printed 4/24/2023
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Proposed

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.246	98	(1S, 4S, 6S, 8S, 10S, 12S, 14S, 16S, 18S, 20S, 22S, 24S, 26S, 28S, 29S)
0.079	69	50-75% Grass cover, Fair, HSG B (6S)
0.385	61	>75% Grass cover, Good, HSG B (1S, 4S, 8S, 10S, 12S, 14S, 16S, 18S, 20S, 22S, 24S)
0.895	74	>75% Grass cover, Good, HSG C (1S, 14S, 18S, 20S, 22S, 26S, 28S, 29S)
0.256	36	Woods, Fair, HSG A (14S)
3.862	84	TOTAL AREA

Proposed

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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	2P	775.00	773.50	56.0	0.0268	0.013	0.0	12.0	0.0
2	3P	776.50	769.50	51.0	0.1373	0.013	0.0	12.0	0.0
3	5P	776.75	776.50	66.3	0.0038	0.013	0.0	12.0	0.0
4	7P	770.50	769.50	105.7	0.0095	0.013	0.0	12.0	0.0
5	9P	769.50	763.60	52.8	0.1117	0.013	0.0	12.0	0.0
6	11P	772.50	769.50	74.4	0.0403	0.013	0.0	12.0	0.0
7	13P	776.98	776.75	98.0	0.0023	0.013	0.0	12.0	0.0
8	15P	775.00	774.57	20.3	0.0212	0.013	0.0	12.0	0.0
9	17P	774.57	773.50	63.9	0.0167	0.013	0.0	12.0	0.0
10	19P	773.50	772.50	72.0	0.0139	0.013	0.0	12.0	0.0
11	21P	780.52	0.00	124.3	6.2793	0.013	0.0	12.0	0.0
12	23P	773.50	772.50	58.2	0.0172	0.013	0.0	12.0	0.0
13	25P	778.40	774.40	120.2	0.0333	0.013	0.0	12.0	0.0
14	26P	782.75	778.40	76.0	0.0572	0.013	0.0	12.0	0.0
15	27P	783.50	782.75	9.0	0.0833	0.013	0.0	12.0	0.0
16	27P	783.00	782.90	10.0	0.0100	0.013	0.0	4.0	0.0

Proposed

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Lebanon NH 24-hr S1 1-yr Rainfall=2.18"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: P5	Runoff Area=3,963 sf 89.25% Impervious Runoff Depth>1.56" Tc=6.0 min CN=94 Runoff=0.18 cfs 0.012 af
Subcatchment 4S: P9	Runoff Area=8,680 sf 60.09% Impervious Runoff Depth>0.82" Tc=6.0 min CN=83 Runoff=0.21 cfs 0.014 af
Subcatchment 6S: P10	Runoff Area=7,629 sf 55.11% Impervious Runoff Depth>0.93" Tc=6.0 min CN=85 Runoff=0.21 cfs 0.014 af
Subcatchment 8S: P2	Runoff Area=4,352 sf 70.61% Impervious Runoff Depth>1.05" Tc=6.0 min CN=87 Runoff=0.14 cfs 0.009 af
Subcatchment 10S: P1	Runoff Area=4,936 sf 88.19% Impervious Runoff Depth>1.56" Tc=6.0 min CN=94 Runoff=0.23 cfs 0.015 af
Subcatchment 12S: P3	Runoff Area=6,447 sf 92.68% Impervious Runoff Depth>1.65" Tc=6.0 min CN=95 Runoff=0.31 cfs 0.020 af
Subcatchment 14S: P13	Runoff Area=47,624 sf 16.01% Impervious Runoff Depth>0.23" Tc=6.0 min CN=67 Runoff=0.12 cfs 0.021 af
Subcatchment 16S: P8	Runoff Area=8,895 sf 73.43% Impervious Runoff Depth>1.11" Tc=6.0 min CN=88 Runoff=0.30 cfs 0.019 af
Subcatchment 18S: P7	Runoff Area=8,888 sf 95.30% Impervious Runoff Depth>1.85" Tc=6.0 min CN=97 Runoff=0.46 cfs 0.031 af
Subcatchment 20S: P4	Runoff Area=29,697 sf 65.25% Impervious Runoff Depth>1.18" Tc=6.0 min CN=89 Runoff=1.05 cfs 0.067 af
Subcatchment 22S: P11	Runoff Area=19,874 sf 94.52% Impervious Runoff Depth>1.85" Tc=6.0 min CN=97 Runoff=1.04 cfs 0.070 af
Subcatchment 24S: P6	Runoff Area=5,134 sf 94.10% Impervious Runoff Depth>1.75" Tc=6.0 min CN=96 Runoff=0.26 cfs 0.017 af
Subcatchment 26S: P12	Runoff Area=5,685 sf 61.55% Impervious Runoff Depth>1.18" Tc=6.0 min CN=89 Runoff=0.20 cfs 0.013 af
Subcatchment 28S: (new Subcat)	Runoff Area=568 sf 23.94% Impervious Runoff Depth>0.67" Tc=6.0 min CN=80 Runoff=0.01 cfs 0.001 af
Subcatchment 29S: (new Subcat)	Runoff Area=5,855 sf 38.24% Impervious Runoff Depth>0.82" Tc=6.0 min CN=83 Runoff=0.14 cfs 0.009 af
Pond 2P: P5	Peak Elev=775.08' Inflow=0.18 cfs 0.012 af Primary=0.03 cfs 0.001 af Secondary=0.15 cfs 0.011 af Outflow=0.18 cfs 0.012 af

Proposed

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Lebanon NH 24-hr S1 1-yr Rainfall=2.18"

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Pond 3P: P9

Peak Elev=776.66' Inflow=0.52 cfs 0.048 af
Primary=0.11 cfs 0.006 af Secondary=0.41 cfs 0.042 af Outflow=0.52 cfs 0.048 af

Pond 5P: P10

Peak Elev=776.87' Inflow=0.32 cfs 0.035 af
Primary=0.04 cfs 0.002 af Secondary=0.28 cfs 0.033 af Outflow=0.32 cfs 0.035 af

Pond 7P: P2

Peak Elev=771.08' Inflow=3.95 cfs 0.259 af
Primary=1.22 cfs 0.049 af Secondary=2.72 cfs 0.210 af Outflow=3.95 cfs 0.259 af

Pond 9P: P1

Peak Elev=771.53' Inflow=4.69 cfs 0.322 af
12.0" Round Culvert n=0.013 L=52.8' S=0.1117 ' Outflow=4.69 cfs 0.322 af

Pond 11P: P3

Peak Elev=773.07' Inflow=3.81 cfs 0.250 af
Primary=1.18 cfs 0.050 af Secondary=2.63 cfs 0.201 af Outflow=3.81 cfs 0.250 af

Pond 13P: P13

Peak Elev=777.05' Inflow=0.12 cfs 0.021 af
Primary=0.01 cfs 0.001 af Secondary=0.11 cfs 0.020 af Outflow=0.12 cfs 0.021 af

Pond 15P: P8

Peak Elev=775.16' Inflow=0.51 cfs 0.032 af
Primary=0.11 cfs 0.004 af Secondary=0.40 cfs 0.028 af Outflow=0.51 cfs 0.032 af

Pond 17P: P7

Peak Elev=774.95' Inflow=2.01 cfs 0.134 af
Primary=0.56 cfs 0.023 af Secondary=1.45 cfs 0.111 af Outflow=2.01 cfs 0.134 af

Pond 19P: P4

Peak Elev=773.78' Inflow=1.23 cfs 0.079 af
Primary=0.31 cfs 0.012 af Secondary=0.92 cfs 0.067 af Outflow=1.23 cfs 0.079 af

Pond 21P: P11

Peak Elev=780.77' Inflow=1.04 cfs 0.070 af
Primary=0.26 cfs 0.010 af Secondary=0.78 cfs 0.060 af Outflow=1.04 cfs 0.070 af

Pond 23P: P6

Peak Elev=773.91' Inflow=2.27 cfs 0.151 af
Outflow=2.27 cfs 0.151 af

Pond 25P: P12

Peak Elev=778.62' Inflow=0.21 cfs 0.014 af
12.0" Round Culvert n=0.013 L=120.2' S=0.0333 ' Outflow=0.21 cfs 0.014 af

Pond 26P: (new Pond)

Peak Elev=782.80' Inflow=0.01 cfs 0.001 af
12.0" Round Culvert n=0.013 L=76.0' S=0.0572 ' Outflow=0.01 cfs 0.001 af

Pond 27P: (new Pond)

Peak Elev=783.34' Inflow=0.14 cfs 0.009 af
Primary=0.00 cfs 0.000 af Secondary=0.14 cfs 0.009 af Outflow=0.14 cfs 0.009 af

Pond 30P: (new Pond)

Peak Elev=877.81' Storage=163 cf Inflow=0.14 cfs 0.009 af
Outflow=0.03 cfs 0.006 af

Total Runoff Area = 3.862 ac Runoff Volume = 0.331 af Average Runoff Depth = 1.03"
41.83% Pervious = 1.616 ac 58.17% Impervious = 2.246 ac

Proposed

Prepared by Fuss & O'Neill

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Lebanon NH 24-hr S1 2-yr Rainfall=2.57"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: P5	Runoff Area=3,963 sf 89.25% Impervious Runoff Depth>1.93" Tc=6.0 min CN=94 Runoff=0.23 cfs 0.015 af
Subcatchment 4S: P9	Runoff Area=8,680 sf 60.09% Impervious Runoff Depth>1.11" Tc=6.0 min CN=83 Runoff=0.29 cfs 0.018 af
Subcatchment 6S: P10	Runoff Area=7,629 sf 55.11% Impervious Runoff Depth>1.23" Tc=6.0 min CN=85 Runoff=0.29 cfs 0.018 af
Subcatchment 8S: P2	Runoff Area=4,352 sf 70.61% Impervious Runoff Depth>1.37" Tc=6.0 min CN=87 Runoff=0.18 cfs 0.011 af
Subcatchment 10S: P1	Runoff Area=4,936 sf 88.19% Impervious Runoff Depth>1.93" Tc=6.0 min CN=94 Runoff=0.29 cfs 0.018 af
Subcatchment 12S: P3	Runoff Area=6,447 sf 92.68% Impervious Runoff Depth>2.03" Tc=6.0 min CN=95 Runoff=0.39 cfs 0.025 af
Subcatchment 14S: P13	Runoff Area=47,624 sf 16.01% Impervious Runoff Depth>0.38" Tc=6.0 min CN=67 Runoff=0.35 cfs 0.035 af
Subcatchment 16S: P8	Runoff Area=8,895 sf 73.43% Impervious Runoff Depth>1.44" Tc=6.0 min CN=88 Runoff=0.39 cfs 0.024 af
Subcatchment 18S: P7	Runoff Area=8,888 sf 95.30% Impervious Runoff Depth>2.23" Tc=6.0 min CN=97 Runoff=0.57 cfs 0.038 af
Subcatchment 20S: P4	Runoff Area=29,697 sf 65.25% Impervious Runoff Depth>1.51" Tc=6.0 min CN=89 Runoff=1.39 cfs 0.086 af
Subcatchment 22S: P11	Runoff Area=19,874 sf 94.52% Impervious Runoff Depth>2.23" Tc=6.0 min CN=97 Runoff=1.27 cfs 0.085 af
Subcatchment 24S: P6	Runoff Area=5,134 sf 94.10% Impervious Runoff Depth>2.13" Tc=6.0 min CN=96 Runoff=0.32 cfs 0.021 af
Subcatchment 26S: P12	Runoff Area=5,685 sf 61.55% Impervious Runoff Depth>1.51" Tc=6.0 min CN=89 Runoff=0.27 cfs 0.016 af
Subcatchment 28S: (new Subcat)	Runoff Area=568 sf 23.94% Impervious Runoff Depth>0.94" Tc=6.0 min CN=80 Runoff=0.02 cfs 0.001 af
Subcatchment 29S: (new Subcat)	Runoff Area=5,855 sf 38.24% Impervious Runoff Depth>1.11" Tc=6.0 min CN=83 Runoff=0.20 cfs 0.012 af
Pond 2P: P5	Peak Elev=775.10' Inflow=0.23 cfs 0.015 af Primary=0.04 cfs 0.001 af Secondary=0.19 cfs 0.013 af Outflow=0.23 cfs 0.015 af

Proposed

Prepared by Fuss & O'Neill

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Lebanon NH 24-hr S1 2-yr Rainfall=2.57"

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Pond 3P: P9	Peak Elev=776.73' Inflow=0.92 cfs 0.071 af Primary=0.22 cfs 0.011 af Secondary=0.70 cfs 0.061 af Outflow=0.92 cfs 0.071 af
Pond 5P: P10	Peak Elev=776.94' Inflow=0.63 cfs 0.053 af Primary=0.10 cfs 0.004 af Secondary=0.53 cfs 0.049 af Outflow=0.63 cfs 0.053 af
Pond 7P: P2	Peak Elev=771.18' Inflow=5.03 cfs 0.323 af Primary=1.60 cfs 0.064 af Secondary=3.43 cfs 0.259 af Outflow=5.03 cfs 0.323 af
Pond 9P: P1	Peak Elev=772.70' Inflow=6.22 cfs 0.412 af 12.0" Round Culvert n=0.013 L=52.8' S=0.1117 ' Outflow=6.22 cfs 0.412 af
Pond 11P: P3	Peak Elev=773.16' Inflow=4.85 cfs 0.311 af Primary=1.54 cfs 0.065 af Secondary=3.31 cfs 0.246 af Outflow=4.85 cfs 0.311 af
Pond 13P: P13	Peak Elev=777.11' Inflow=0.35 cfs 0.035 af Primary=0.04 cfs 0.002 af Secondary=0.31 cfs 0.033 af Outflow=0.35 cfs 0.035 af
Pond 15P: P8	Peak Elev=775.19' Inflow=0.68 cfs 0.042 af Primary=0.15 cfs 0.006 af Secondary=0.53 cfs 0.036 af Outflow=0.68 cfs 0.042 af
Pond 17P: P7	Peak Elev=775.00' Inflow=2.52 cfs 0.165 af Primary=0.73 cfs 0.030 af Secondary=1.79 cfs 0.135 af Outflow=2.52 cfs 0.165 af
Pond 19P: P4	Peak Elev=773.83' Inflow=1.62 cfs 0.101 af Primary=0.43 cfs 0.016 af Secondary=1.18 cfs 0.084 af Outflow=1.62 cfs 0.101 af
Pond 21P: P11	Peak Elev=780.80' Inflow=1.27 cfs 0.085 af Primary=0.33 cfs 0.013 af Secondary=0.95 cfs 0.072 af Outflow=1.27 cfs 0.085 af
Pond 23P: P6	Peak Elev=773.97' Inflow=2.84 cfs 0.186 af Outflow=2.84 cfs 0.186 af
Pond 25P: P12	Peak Elev=778.66' Inflow=0.28 cfs 0.017 af 12.0" Round Culvert n=0.013 L=120.2' S=0.0333 ' Outflow=0.28 cfs 0.017 af
Pond 26P: (new Pond)	Peak Elev=782.82' Inflow=0.02 cfs 0.001 af 12.0" Round Culvert n=0.013 L=76.0' S=0.0572 ' Outflow=0.02 cfs 0.001 af
Pond 27P: (new Pond)	Peak Elev=783.51' Inflow=0.20 cfs 0.012 af Primary=0.00 cfs 0.000 af Secondary=0.19 cfs 0.012 af Outflow=0.20 cfs 0.012 af
Pond 30P: (new Pond)	Peak Elev=1,100.26' Storage=163 cf Inflow=0.19 cfs 0.012 af Outflow=0.11 cfs 0.009 af

Total Runoff Area = 3.862 ac Runoff Volume = 0.425 af Average Runoff Depth = 1.32"
41.83% Pervious = 1.616 ac 58.17% Impervious = 2.246 ac

Proposed

Prepared by Fuss & O'Neill

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Lebanon NH 24-hr S1 10-yr Rainfall=3.73"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: P5	Runoff Area=3,963 sf 89.25% Impervious Runoff Depth>3.06" Tc=6.0 min CN=94 Runoff=0.37 cfs 0.023 af
Subcatchment 4S: P9	Runoff Area=8,680 sf 60.09% Impervious Runoff Depth>2.05" Tc=6.0 min CN=83 Runoff=0.57 cfs 0.034 af
Subcatchment 6S: P10	Runoff Area=7,629 sf 55.11% Impervious Runoff Depth>2.22" Tc=6.0 min CN=85 Runoff=0.54 cfs 0.032 af
Subcatchment 8S: P2	Runoff Area=4,352 sf 70.61% Impervious Runoff Depth>2.39" Tc=6.0 min CN=87 Runoff=0.33 cfs 0.020 af
Subcatchment 10S: P1	Runoff Area=4,936 sf 88.19% Impervious Runoff Depth>3.06" Tc=6.0 min CN=94 Runoff=0.46 cfs 0.029 af
Subcatchment 12S: P3	Runoff Area=6,447 sf 92.68% Impervious Runoff Depth>3.16" Tc=6.0 min CN=95 Runoff=0.62 cfs 0.039 af
Subcatchment 14S: P13	Runoff Area=47,624 sf 16.01% Impervious Runoff Depth>0.98" Tc=6.0 min CN=67 Runoff=1.32 cfs 0.089 af
Subcatchment 16S: P8	Runoff Area=8,895 sf 73.43% Impervious Runoff Depth>2.48" Tc=6.0 min CN=88 Runoff=0.70 cfs 0.042 af
Subcatchment 18S: P7	Runoff Area=8,888 sf 95.30% Impervious Runoff Depth>3.38" Tc=6.0 min CN=97 Runoff=0.88 cfs 0.057 af
Subcatchment 20S: P4	Runoff Area=29,697 sf 65.25% Impervious Runoff Depth>2.57" Tc=6.0 min CN=89 Runoff=2.43 cfs 0.146 af
Subcatchment 22S: P11	Runoff Area=19,874 sf 94.52% Impervious Runoff Depth>3.38" Tc=6.0 min CN=97 Runoff=1.97 cfs 0.129 af
Subcatchment 24S: P6	Runoff Area=5,134 sf 94.10% Impervious Runoff Depth>3.27" Tc=6.0 min CN=96 Runoff=0.50 cfs 0.032 af
Subcatchment 26S: P12	Runoff Area=5,685 sf 61.55% Impervious Runoff Depth>2.57" Tc=6.0 min CN=89 Runoff=0.46 cfs 0.028 af
Subcatchment 28S: (new Subcat)	Runoff Area=568 sf 23.94% Impervious Runoff Depth>1.82" Tc=6.0 min CN=80 Runoff=0.03 cfs 0.002 af
Subcatchment 29S: (new Subcat)	Runoff Area=5,855 sf 38.24% Impervious Runoff Depth>2.05" Tc=6.0 min CN=83 Runoff=0.39 cfs 0.023 af
Pond 2P: P5	Peak Elev=775.13' Inflow=0.37 cfs 0.023 af Primary=0.07 cfs 0.003 af Secondary=0.30 cfs 0.021 af Outflow=0.37 cfs 0.023 af

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Lebanon NH 24-hr S1 10-yr Rainfall=3.73"

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Pond 3P: P9

Peak Elev=776.92' Inflow=2.43 cfs 0.156 af
Primary=0.70 cfs 0.029 af Secondary=1.73 cfs 0.127 af Outflow=2.43 cfs 0.156 af

Pond 5P: P10

Peak Elev=777.13' Inflow=1.86 cfs 0.122 af
Primary=0.38 cfs 0.014 af Secondary=1.47 cfs 0.108 af Outflow=1.86 cfs 0.122 af

Pond 7P: P2

Peak Elev=771.49' Inflow=8.45 cfs 0.519 af
Primary=2.66 cfs 0.114 af Secondary=5.78 cfs 0.405 af Outflow=8.45 cfs 0.519 af

Pond 9P: P1

Peak Elev=778.94' Inflow=11.33 cfs 0.704 af
12.0" Round Culvert n=0.013 L=52.8' S=0.1117 '/' Outflow=11.33 cfs 0.704 af

Pond 11P: P3

Peak Elev=773.46' Inflow=8.11 cfs 0.499 af
Primary=2.58 cfs 0.114 af Secondary=5.53 cfs 0.385 af Outflow=8.11 cfs 0.499 af

Pond 13P: P13

Peak Elev=777.29' Inflow=1.32 cfs 0.089 af
Primary=0.22 cfs 0.008 af Secondary=1.10 cfs 0.082 af Outflow=1.32 cfs 0.089 af

Pond 15P: P8

Peak Elev=775.29' Inflow=1.34 cfs 0.073 af
Primary=0.35 cfs 0.012 af Secondary=1.00 cfs 0.062 af Outflow=1.34 cfs 0.073 af

Pond 17P: P7

Peak Elev=775.17' Inflow=4.20 cfs 0.259 af
Primary=1.31 cfs 0.052 af Secondary=2.88 cfs 0.207 af Outflow=4.20 cfs 0.259 af

Pond 19P: P4

Peak Elev=773.96' Inflow=2.80 cfs 0.169 af
Primary=0.83 cfs 0.031 af Secondary=1.97 cfs 0.138 af Outflow=2.80 cfs 0.169 af

Pond 21P: P11

Peak Elev=780.89' Inflow=1.97 cfs 0.129 af
Primary=0.55 cfs 0.022 af Secondary=1.42 cfs 0.107 af Outflow=1.97 cfs 0.129 af

Pond 23P: P6

Peak Elev=774.15' Inflow=4.70 cfs 0.291 af
Outflow=4.70 cfs 0.291 af

Pond 25P: P12

Peak Elev=778.80' Inflow=0.64 cfs 0.031 af
12.0" Round Culvert n=0.013 L=120.2' S=0.0333 '/' Outflow=0.64 cfs 0.031 af

Pond 26P: (new Pond)

Peak Elev=782.98' Inflow=0.18 cfs 0.003 af
12.0" Round Culvert n=0.013 L=76.0' S=0.0572 '/' Outflow=0.18 cfs 0.003 af

Pond 27P: (new Pond)

Peak Elev=783.70' Inflow=0.39 cfs 0.023 af
Primary=0.14 cfs 0.001 af Secondary=0.24 cfs 0.022 af Outflow=0.39 cfs 0.023 af

Pond 30P: (new Pond)

Peak Elev=1,831.99' Storage=163 cf Inflow=0.24 cfs 0.022 af
Outflow=0.35 cfs 0.018 af

Total Runoff Area = 3.862 ac Runoff Volume = 0.726 af Average Runoff Depth = 2.25"
41.83% Pervious = 1.616 ac 58.17% Impervious = 2.246 ac

Proposed

Prepared by Fuss & O'Neill

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Lebanon NH 24-hr S1 100-yr Rainfall=5.57"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: P5	Runoff Area=3,963 sf 89.25% Impervious Runoff Depth>4.87" Tc=6.0 min CN=94 Runoff=0.59 cfs 0.037 af
Subcatchment 4S: P9	Runoff Area=8,680 sf 60.09% Impervious Runoff Depth>3.69" Tc=6.0 min CN=83 Runoff=1.05 cfs 0.061 af
Subcatchment 6S: P10	Runoff Area=7,629 sf 55.11% Impervious Runoff Depth>3.89" Tc=6.0 min CN=85 Runoff=0.97 cfs 0.057 af
Subcatchment 8S: P2	Runoff Area=4,352 sf 70.61% Impervious Runoff Depth>4.10" Tc=6.0 min CN=87 Runoff=0.58 cfs 0.034 af
Subcatchment 10S: P1	Runoff Area=4,936 sf 88.19% Impervious Runoff Depth>4.87" Tc=6.0 min CN=94 Runoff=0.74 cfs 0.046 af
Subcatchment 12S: P3	Runoff Area=6,447 sf 92.68% Impervious Runoff Depth>4.98" Tc=6.0 min CN=95 Runoff=0.98 cfs 0.061 af
Subcatchment 14S: P13	Runoff Area=47,624 sf 16.01% Impervious Runoff Depth>2.21" Tc=6.0 min CN=67 Runoff=3.38 cfs 0.201 af
Subcatchment 16S: P8	Runoff Area=8,895 sf 73.43% Impervious Runoff Depth>4.21" Tc=6.0 min CN=88 Runoff=1.21 cfs 0.072 af
Subcatchment 18S: P7	Runoff Area=8,888 sf 95.30% Impervious Runoff Depth>5.21" Tc=6.0 min CN=97 Runoff=1.37 cfs 0.089 af
Subcatchment 20S: P4	Runoff Area=29,697 sf 65.25% Impervious Runoff Depth>4.32" Tc=6.0 min CN=89 Runoff=4.12 cfs 0.245 af
Subcatchment 22S: P11	Runoff Area=19,874 sf 94.52% Impervious Runoff Depth>5.21" Tc=6.0 min CN=97 Runoff=3.07 cfs 0.198 af
Subcatchment 24S: P6	Runoff Area=5,134 sf 94.10% Impervious Runoff Depth>5.10" Tc=6.0 min CN=96 Runoff=0.79 cfs 0.050 af
Subcatchment 26S: P12	Runoff Area=5,685 sf 61.55% Impervious Runoff Depth>4.32" Tc=6.0 min CN=89 Runoff=0.79 cfs 0.047 af
Subcatchment 28S: (new Subcat)	Runoff Area=568 sf 23.94% Impervious Runoff Depth>3.39" Tc=6.0 min CN=80 Runoff=0.06 cfs 0.004 af
Subcatchment 29S: (new Subcat)	Runoff Area=5,855 sf 38.24% Impervious Runoff Depth>3.69" Tc=6.0 min CN=83 Runoff=0.71 cfs 0.041 af
Pond 2P: P5	Peak Elev=775.17' Inflow=0.59 cfs 0.037 af Primary=0.13 cfs 0.005 af Secondary=0.47 cfs 0.032 af Outflow=0.59 cfs 0.037 af

Proposed

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Lebanon NH 24-hr S1 100-yr Rainfall=5.57"

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Pond 3P: P9

Peak Elev=777.21' Inflow=5.40 cfs 0.319 af
Primary=1.73 cfs 0.070 af Secondary=3.67 cfs 0.249 af Outflow=5.40 cfs 0.319 af

Pond 5P: P10

Peak Elev=777.41' Inflow=4.35 cfs 0.258 af
Primary=1.06 cfs 0.038 af Secondary=3.29 cfs 0.220 af Outflow=4.35 cfs 0.258 af

Pond 7P: P2

Peak Elev=772.03' Inflow=13.99 cfs 0.842 af
Primary=3.56 cfs 0.195 af Secondary=10.44 cfs 0.647 af Outflow=13.99 cfs 0.842 af

Pond 9P: P1

Peak Elev=798.21' Inflow=20.13 cfs 1.207 af
12.0" Round Culvert n=0.013 L=52.8' S=0.1117 ' Outflow=20.13 cfs 1.207 af

Pond 11P: P3

Peak Elev=773.95' Inflow=13.42 cfs 0.808 af
Primary=3.69 cfs 0.194 af Secondary=9.73 cfs 0.614 af Outflow=13.42 cfs 0.808 af

Pond 13P: P13

Peak Elev=777.55' Inflow=3.38 cfs 0.201 af
Primary=0.70 cfs 0.024 af Secondary=2.67 cfs 0.178 af Outflow=3.38 cfs 0.201 af

Pond 15P: P8

Peak Elev=775.43' Inflow=2.49 cfs 0.128 af
Primary=0.72 cfs 0.023 af Secondary=1.77 cfs 0.104 af Outflow=2.49 cfs 0.128 af

Pond 17P: P7

Peak Elev=775.42' Inflow=6.94 cfs 0.414 af
Primary=2.24 cfs 0.091 af Secondary=4.70 cfs 0.323 af Outflow=6.94 cfs 0.414 af

Pond 19P: P4

Peak Elev=774.15' Inflow=4.71 cfs 0.282 af
Primary=1.49 cfs 0.059 af Secondary=3.22 cfs 0.223 af Outflow=4.71 cfs 0.282 af

Pond 21P: P11

Peak Elev=781.01' Inflow=3.07 cfs 0.198 af
Primary=0.92 cfs 0.037 af Secondary=2.15 cfs 0.161 af Outflow=3.07 cfs 0.198 af

Pond 23P: P6

Peak Elev=774.42' Inflow=7.72 cfs 0.464 af
Outflow=7.72 cfs 0.464 af

Pond 25P: P12

Peak Elev=779.00' Inflow=1.29 cfs 0.056 af
12.0" Round Culvert n=0.013 L=120.2' S=0.0333 ' Outflow=1.29 cfs 0.056 af

Pond 26P: (new Pond)

Peak Elev=783.15' Inflow=0.50 cfs 0.009 af
12.0" Round Culvert n=0.013 L=76.0' S=0.0572 ' Outflow=0.50 cfs 0.009 af

Pond 27P: (new Pond)

Peak Elev=783.87' Inflow=0.71 cfs 0.041 af
Primary=0.43 cfs 0.005 af Secondary=0.28 cfs 0.036 af Outflow=0.71 cfs 0.041 af

Pond 30P: (new Pond)

Peak Elev=1,700.35' Storage=163 cf Inflow=0.28 cfs 0.036 af
Outflow=0.31 cfs 0.032 af

Total Runoff Area = 3.862 ac Runoff Volume = 1.243 af Average Runoff Depth = 3.86"
41.83% Pervious = 1.616 ac 58.17% Impervious = 2.246 ac

1. THE INTENT OF THIS PLAN IS TO SHOW PROPOSED SITE CONDITIONS AT THE PROPERTY LOCATED AT 11 LAFAYETTE STREET IN LEBANON, NH.
TAX MAP 10 BLOCK 11 LOT 21.
LOT AREA: 4.2 AC
DEED REF: BK. 4763, PG. 747
2. OWNER OF RECORD:
11 LAFAYETTE CENTERRA, LLC.
7 LUCENT DRIVE
LEBANON, NH 03766
3. PARCEL IS IN THE:
INDUSTRIAL LIGHT ZONING DISTRICT:
FRONT SETBACK 40'
SIDE SETBACK 20'
REAR SETBACK 20'
4. TOPOGRAPHIC AND PLANIMETRIC INFORMATION IS BASED ON INFORMATION PROVIDED BY ROCKWOOD LAND SERVICES, LLC ON PLAN TITLED, "TOPOGRAPHIC DETAIL – DOCK SITE" DATED: 11/23/2022 AND PLAN TITLED, "ALTA/NSPS LAND TITLE SURVEY" DATED: 10/11/2022. FIELD SURVEY PERFORMED BY ROCKWOOD LAND SERVICES, LLC. ON 10/25/2022.
5. FUSS & O'NEILL, INC. HAS NOT PERFORMED ANY BOUNDARY OR TOPOGRAPHIC SURVEYS. THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THIS PLAN DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN NH STATUTES, AND SHALL NOT BE USED AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
6. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT, OWNER, AND ENGINEER.
7. SEWER LINE SHOWN REFERENCED FROM PLUMBING DRAWINGS PROVIDED BY LN ENGINEERING. CONTRACTOR TO FIELD VERIFY LOCATION BEFORE CONNECTING.
8. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) A MINIMUM OF AT LEAST 3 BUSINESS DAYS (72 WORKING HOURS) PRIOR TO ANY CONSTRUCTION.

	SURVEY CONTROL POINT		PROPERTY LINE
	BOUNDARY MONUMENT FOUND		PROPERTY SETBACKS
	BENCHMARK		EXISTING TREE LINE
	EXISTING CATCH BASIN		PROPOSED WATER UTILITIES
	LIGHTPOLE		PROPOSED ELECTRIC UTILITIES
	PROPOSED DRAIN STRUCTURE		PROPOSED DRAINAGE LINE
			LIMIT OF DISTURBANCE
	EXISTING PARKING SPACES		PARKING COUNTS
			PROPOSED PARKING SPACES

1. THIS PARCEL IS CONSIDERED A LIGHT INDUSTRIAL/RESEARCH LAB AS DEFINED BY THE LEBANON ZONING ORDINANCE.
- 1.1. MINIMUM PARKING REQUIREMENTS ARE 1 SPACE PER 600 SQUARE FEET, OR 1 SPACE PER EMPLOYEE AT THE LARGEST SHIFT.
 - 1.1.1. 42,896 S.F. / 600 S.F. = 72 REQUIRED SPACES
2. ELECTRIC VEHICLES: A MINIMUM OF 2% OF PROPOSED OFF-STREET PARKING SPACES, WITH A MINIMUM OF TWO EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT) - INSTALLED SPACES.
3. ACCESSIBLE SPACES REQUIRED:
 - 25-50 TOTAL PARKING IN LOT - 2
 - 51-75 TOTAL PARKING IN LOT - 3
 - 76-100 TOTAL PARKING IN LOT - 4
 - 101-150 TOTAL PARKING IN LOT - 5
4. TOTAL EXISTING SPACES - 185
5. TOTAL PROPOSED SPACES - 175

[illegible]

SCALE:	
HORZ.:	1" = 30'
VERT.:	N/A
DATUM:	
HORZ.:	NIH83F
VERT.:	NAVD88
	
GRAPHIC SCALE	



FUSS & O'NEILL
205 BILLINGS FARMS ROAD, SUITE 4B
WHITE RIVER JUNCTION, VT 05091
802.698.0370
www.fandof.com

HAZEN HILL CONSTRUCTION
PROPOSED LOADING DOCK
11 LAFAYETTE STREET
LEBANON NEW HAMPSHIRE

PROJ. No.: 20221113.A10
DATE: 01/24/2023

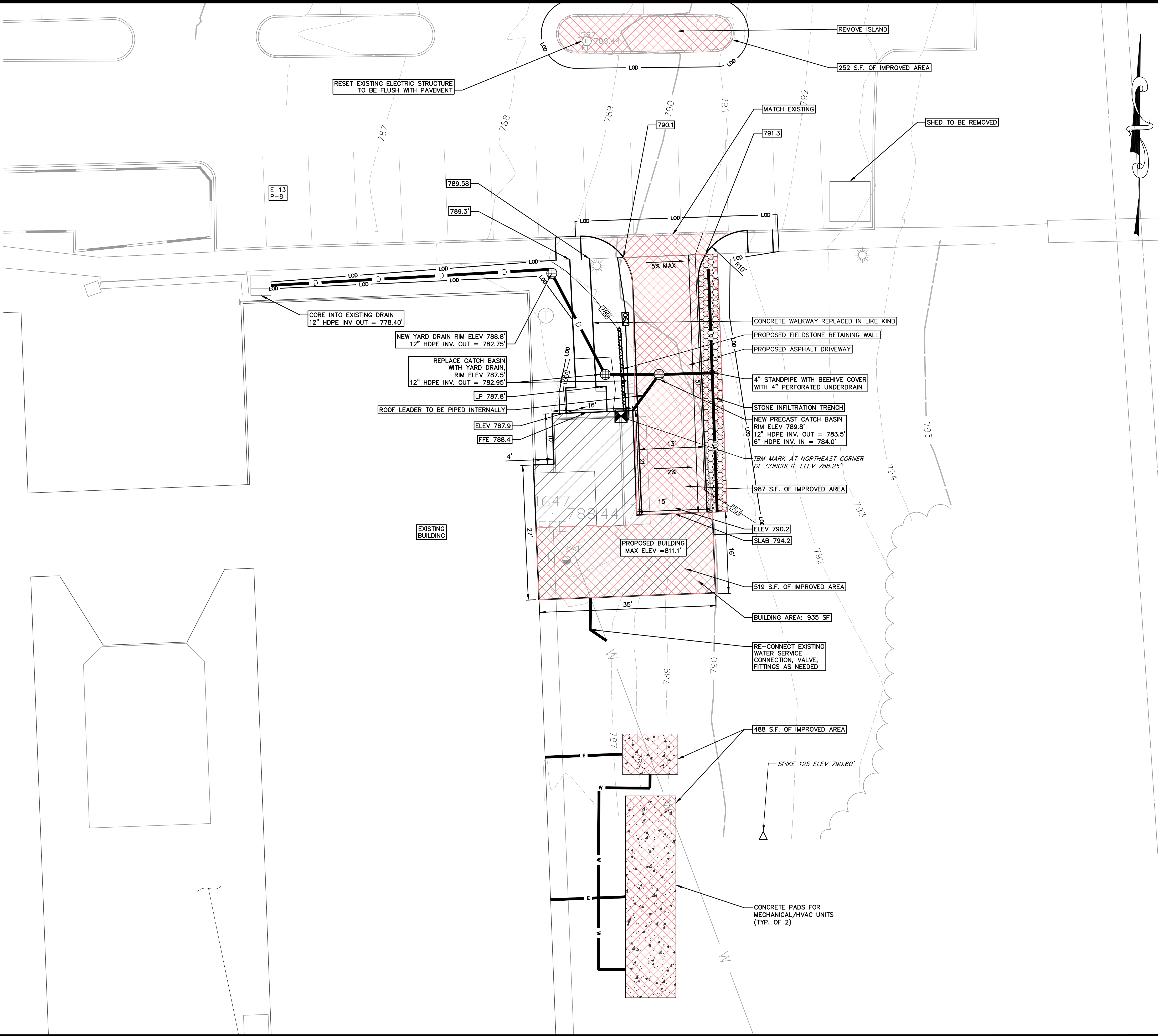
CS-100

- GENERAL NOTES
1. THE INTENT OF THIS PLAN IS TO SHOW PROPOSED SITE CONDITIONS AT THE PROPERTY LOCATED AT 11 LAFAYETTE STREET IN LEBANON, NH
TAX MAP: 10 BLOCK 11 LOT 21.
LOT AREA: 4.2 AC
DEED REF: BK. 4763, PG. 747
 2. OWNER OF RECORD:
11 LAFAYETTE CENTERRA, LLC.
7 LUCENT DRIVE
LEBANON, NH 03766
 3. PARCEL IS IN THE:
INDUSTRIAL LIGHT ZONING DISTRICT:
FRONT SETBACK 40'
SIDE SETBACK 20'
REAR SETBACK 20'
 4. TOPOGRAPHIC AND PLANIMETRIC INFORMATION IS BASED ON INFORMATION PROVIDED BY ROCKWOOD LAND SERVICES, LLC ON PLAN TITLED "TOPOGRAPHIC DETAIL - DOCK SITE" DATED: 11/23/2022 AND PLAN TITLED, "ALTA/NSPS LAND TITLE SURVEY" DATED: 10/11/2022. FIELD SURVEY PERFORMED BY ROCKWOOD LAND SERVICES, LLC. ON 10/25/2022.
 5. FUSS & O'NEILL, INC. HAS NOT PERFORMED ANY BOUNDARY OR TOPOGRAPHIC SURVEYS. THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THIS PLAN DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN NH STATUTES, AND SHALL NOT BE USED AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
 6. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT, OWNER, AND ENGINEER.
 7. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) A MINIMUM OF AT LEAST 3 BUSINESS DAYS (72 WORKING HOURS) PRIOR TO ANY CONSTRUCTION.

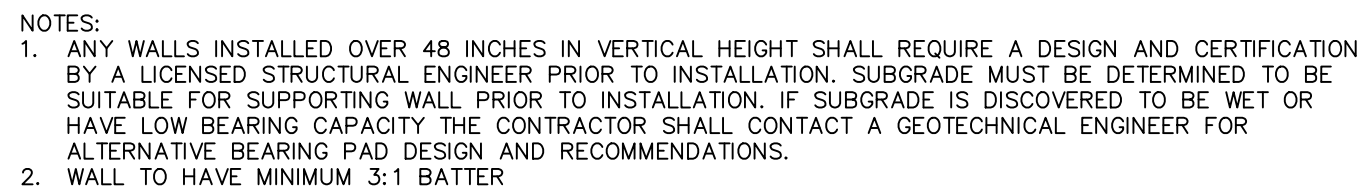
LEGEND

	SURVEY CONTROL POINT		PROPERTY LINE
	BOUNDARY MONUMENT FOUND		PROPERTY SETBACKS
	BENCHMARK		EXISTING TREE LINE
	EXISTING CATCH BASIN		PROPOSED WATER UTILITIES
	LIGHTPOLE		PROPOSED ELECTRIC UTILITIES
	PROPOSED DRAIN STRUCTURE		PROPOSED DRAINAGE LINE
			LIMIT OF DISTURBANCE
			EXISTING PARKING SPACES
			PROPOSED PARKING SPACES
			IMPROVED AREAS

IMPROVED AREAS	
DESCRIPTION	AREA (S.F.)
REMOVE ISLAND	252
DRIVEWAY TO LOADING DOCK	987
NEW BUILDING	519
CONCRETE EQUIPMENT PADS	488
TOTAL IMPROVED AREA	2246



HAZEN HILL CONSTRUCTION		PROJ. No.: 20221113.A10	
PROPOSED LOADING DOCK		DATE: 01/24/2023	
11 LAFAYETTE STREET		CS-101	
LEBANON			
NEW HAMPSHIRE			
FUSSE & O'NEILL		DESIGNER REVIEWER	
205 BILLINGS FARMS ROAD, SUITE 60			
802.098.0370			
www.fusse.com			
SCALE: 1" = 10'		DATE	
HORIZ.: N/A		No.	
VERT.: N/A		DESCRIPTION	
DATUM: NH83F			
HORIZ.: NAVD83			
VERT.: NAVD83			
GRAPHIC SCALE			



SCALE: N.T.S.



SCALE: N.T.S.



CD-500

DRAFT

**LEBANON MINOR SITE PLAN COMMITTEE
THURSDAY, MARCH 9, 2023, 1:30PM
ROOM 1, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

MEMBERS PRESENT: Nathan Reichert (Planning Director), Captain Tim Cohen (Police Department), Duane Egner (Fire Inspector), Brian Vincent (City Engineer)

MEMBERS ABSENT: Rebecca Owens (Planning Associate), Tim Corwin (Deputy Planning Director)

1. Call to Order

Mr. Reichert called the meeting to order at 1:31 PM.

2. Notice of Regional Impact

Immersion Montessori School (applicant), Centurion Properties, Inc. (property owner), 434 North Main Street (Tax Map 2, Lot 15), zoned R-3: Applicant requests minor site plan review for a proposed group day care facility approved by Special Exception on 12/5/22 (ZB2022-32-SE), together with associated site improvements. **PB2023-12-MSP**

Mr. Reichert stated that Staff finds the above application has no potential for regional impact.

A MOTION by Tim Cohen that the application of Immersion Montessori School (applicant), Centurion Properties, Inc. (property owner), 434 North Main Street (Tax Map 2, Lot 15), zoned R-3, has no potential for regional impact.

The motion was seconded by Brian Vincent.

**The MOTION was approved (4-0).*

3. Public Hearing Items

A. Immersion Montessori School (applicant), Centurion Properties, Inc. (property owner), 434 North Main Street (Tax Map 2, Lot 15), zoned R-3: Applicant requests minor site plan review for a proposed group day care facility approved by Special Exception on 12/5/22 (ZB2022-32-SE), together with associated site improvements. **PB2023-12-MSP**

Mr. Reichert stated that Staff finds the above application complete enough for the Minor Site Plan Committee to accept jurisdiction and commence review.

A MOTION by Brian Vincent that the application of Immersion Montessori School (applicant), Centurion Properties, Inc. (property owner), 434 North Main Street (Tax Map 2, Lot 15), zoned R-3, is complete enough for the Minor Site Plan Committee to accept jurisdiction and commence review.

1 ***The motion was seconded by Tim Cohen.***

2 ****The MOTION was approved (4-0).***

3
4 Jeremy Greeley of Randall T. Mudge Architects, with Juan Garceran and Brandy Platt of Immersion
5 Montessori School, appeared in support of the application.

6
7 Mr. Greeley explained the change of use for the site from a business to a day care center for children 0-3
8 years of age, with the addition of sufficient parking, a barrier free walkway to the upper level, a door on
9 the north section of the building for egress, and a playground on the north side of the property. The
10 playground appears larger on the site rendering, but the drawing will be shortened to end at the length of
11 the building.

12
13 Mr. Garceran described the traffic flow, which is managed using staggered arrival and pickup times that
14 span 2-2.5 hours. The parents can also use the church property next door to exit the day care site by an
15 arrangement with the church. A pilot group of 20 students will initially attend the day care to monitor
16 traffic flow and safety. Chief Cohen inquired if there was enough room to manage using the same
17 driveway for both dropping off and exiting the site given the angled parking, which would require turning
18 around. Mr. Garceran stated that they believe that will work.

19
20 Mr. Greeley explained stormwater management and utilities.

21
22 Mr. Cohen inquired about the maximum student capacity. Mr. Garceran stated that they have approval for
23 84 students. The peak times are 7:30-9:30 AM and 2:30-5:30 PM for drop off and pick up of children.
24 This system works on the school's other campuses and manages traffic well. Mr. Cohen noted that the
25 playground covers about 3,000 sq. ft. and asked if any lighting is planned for the playground area in the
26 winter. Mr. Garceran stated that if lighting is needed, it would be installed.

27
28 Mr. Vincent noted the angled parking, stating that it is unusual to have two lanes of traffic in the same
29 aisle. Mr. Garceran explained that they could use the property next door to exit the property. Mr. Vincent
30 asked for the distance between the angled parking and the building. Mr. Greeley stated that it is 18 feet.
31 Mr. Vincent noted the standard of 16' for a single lane.

32
33 Mr. Reichert commented on the site circulation and screening issues and noted that some parents would
34 be parking to bring infants inside and others would be dropping off and exiting the property. He
35 recommended that parents could be coming in on the school property, dropping off, and exiting through
36 the adjacent property. They would need a formal arrangement with the adjacent church property. It would
37 be important to manage the number of cars in the arrival queue given the situation with young children
38 and cars. The outdoor playground plan needs a drawing that eliminates entering the front yard. The height
39 of a fence was discussed. Mr. Reichert inquired if there was any landscaping plan to create a screen from
40 the neighbors. Ms. Platt outlined the plans for a screen.

41
42 Mr. Greeley stated that traffic should not back up into the road given the parking spaces onsite to the west
43 and north.

44
45 Mr. Egner inquired if this is truly day care or a preschool for education. Mr. Garceran stated that it is a
46 licensed childcare center with State of New Hampshire for infants and toddlers primarily for child care.
47 Mr. Reichert noted that the fire code as it applies to children, varies for children of different ages, and
48 there needs to be a condition specifying children 0-3 years. Mr. Garceran stated that they have another
49 facility nearby for older children.

1 Mr. Reichert inquired about the timeframe. Mr. Garceran stated that they are ready with staff, materials,
2 and registrations. They need to complete the permits and get the work completed.

3
4 Mr. Reichert invited public comment.

5
6 Ronald Lemberger, who lives at 131 South Main St. in Hanover near the north end of the property,
7 commented on the project. He stated that the entrance is close to his driveway and inquired if a traffic
8 study of drop off and pick up times had been done. His primary concern was regarding left turns into the
9 property and suggested there could be backups on N. Main Street keeping him from leaving or entering
10 his driveway. For people on Wyeth Street, it would be more difficult for them turning left, which is
11 already difficult.

12
13 Mr. Vincent asked the applicant if they have an estimated peak traffic flow during the day. Mr. Garceran
14 stated that it could be 200 divided over the day hours. A traffic study was not required. Mr. Vincent noted
15 that Section G mandates any increase of 100 daily trips should be studied. Mr. Garceran stated that there
16 are no peak times that would meet 100 trips, and there may be a maximum of 180 trips over the two two-
17 hour drop off and pick up times. Mr. Vincent suggested a traffic count analysis, not a full study. Mr.
18 Garceran noted that there was a commercial use before in the same building, which had 20 employees and
19 clients coming and going from same driveway.

20
21 Mr. Lemberger noted that they would need another hearing if the age level increased. Mr. Reichert stated
22 that the license dictates the age level, but a condition can be added specifying the age level. They know
23 that they would be jeopardizing their state license, and the condition can help insure adherence.

24
25 Mr. Reichert invited comments from the committee members regarding screening and the need to have an
26 updated plan set to delineate the actual parameters of the play area. Mr. Vincent suggested keeping the
27 hearing open, particularly since the site is on a state highway, and they must consider all aspects. Mr.
28 Reichert noted a list of items requiring additional information:

- 29
30
 - Screening, landscaping/fencing plan
 - 31 • Amended outdoor play area size
 - 32 • A formal agreement with the church,
 - 33 • A site circulation and queuing plan for traffic
 - 34 • A lighting plan as needed

35
36 Mr. Vincent agreed with the need for a queuing plan with the site circulation plan and a Memorandum of
37 Agreement with the church.

38
39 Mr. Reichert asked the applicant if materials could be ready by the April 13, 2023 meeting. Mr. Greeley
40 stated that they can create submissions within that time but wondered about a traffic count. Mr. Reichert
41 stated that they can cite information from other sites as evidence of regular practices, and they need to
42 involve the church as an optimal situation for traffic and the impact on neighboring properties.

43
44 ***A MOTION by Tim Cohen to continue the hearing to April 13, 2023, at 1:30 PM.***

45 ***The motion was seconded by Duane Egner.***

46 ****The MOTION was approved (4-0).***

47
48 The applicant requested a guidance letter.

49
50 **4. Other Business**

1
2
3 **5. Approval of Minutes**
4

5 A. February 23, 2023
6

7 *A MOTION by Tim Cohen to approve the Minor Site Plan Committee minutes of February 23, 2023,*
8 *as amended.*

9 *The motion was seconded by Duane Egner.*
10

11 Page 2, line 2 – Lee Barker is with the River Valley Club
12

13 **The MOTION was approved (3-0-1).* Nathan Reichert abstained.
14

15 Mr. Reichert thanked Captain Tim Cohen for his participation and input, which is necessary for the
16 optimum functioning of the Minor Site Plan Committee. Lt. Alan Lowe will be taking his place.
17

18 **6. Adjournment**
19

20 *A MOTION by Tim Cohen to adjourn the meeting.*

21 *The motion was seconded by Duane Egner.*

22 **The MOTION was approved (4-0).*
23

24 The meeting was adjourned at 2:58 PM.
25

26 Respectfully submitted,
27

28 Holly Howes

29 Recording Secretary

DRAFT

**LEBANON MINOR SITE PLAN COMMITTEE
THURSDAY, APRIL 13, 2023, 1:30PM
ROOM 1, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

MEMBERS PRESENT: Nathan Reichert (Planning Director), Lt. Alan Lowe (Police Department), Charlie Barker (Fire Inspector), Brian Vincent (City Engineer)

MEMBERS ABSENT: Rebecca Owens (Planning Associate), Tim Corwin (Deputy Planning Director)

1. Call to Order

Mr. Reichert called the meeting to order at 1:33 PM.

2. Notice of Regional Impact

3. Public Hearing Items

- A. Immersion Montessori School (applicant), Centurion Properties, Inc. (property owner), 434 North Main Street (Tax Map 2, Lot 15), zoned R-3:** Applicant requests minor site plan review for a proposed group day care facility approved by Special Exception on 12/5/22 (ZB2022-32-SE), together with associated site improvements. **PB2023-12-MSP - Continued from March 9, 2023**

Mr. Reichert introduced the application and summarized the previous issues.

Juan Garceran and Brandy Platt of Immersion Montessori School and Jeremy Greeley of Randall T. Mudge Architects appeared in support of the application.

Mr. Garceran addressed the items requested by the Committee. He stated that the parking meets the city regulations. Staff parking will be assigned at the far end of the site, and parent parking is more than what is required. A right of way with the church property is in the deed to the site and would allow parents to exit the drop off area and improve site circulation. Arrival times are staggered to manage traffic to and from the location. The fencing images were corrected.

Mr. Reichert reminded the applicant that any changes to the plan of operation would require a return to the Planning Board for review.

Mr. Reichert invited public comment. There was none.

Mr. Reichert closed the Public Hearing.

A MOTION by Charlie Barker that the Lebanon Minor Site Plan Committee **APPROVE** the application of Immersion Montessori School (applicant) and Centurion Properties, Inc. (property owner), regarding

1 434 North Main Street (Tax Map 2, Lot 15), zoned R-3,I PB2023-05-MSP, for Site Plan Review pursuant
2 to Sections 3.1.C and 3.2 of the Lebanon Site Plan Review Regulations for a proposed group day care
3 facility approved by Special Exception on 12/5/22 (ZB2022-32-SE), together with associated site
4 improvements, including any and all submissions and testimony provided for and during the public
5 hearing, with the following conditions:
6

7 **Condition to be Satisfied Prior to Application for a Building Permit**
8

- 9 1. The applicant shall obtain approval from the City Council or the City Manager's office for any
10 additional water and/or sewer flows in accordance with the applicable Chapter 136 and 182 of the
11 City Code.
12

13 **Conditions to be Satisfied Prior to the Issuance of a Building Permit**
14

- 15 2. The development is subject to the City of Lebanon impact fees, pursuant to Section 213 of the
16 Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance
17 based on the Impact Fee Schedule adopted on October 12, 2021, and such fees shall be due and
18 payable at the time of issuance of a Certificate of Occupancy. In accordance with RSA 674:39,
19 any building permits which are issued after five years from the date of approval shall be fully
20 subject to whatever impact fees and methodology are in effect at the time of building permit
21 issuance.
22

- 23 3. All water and sewer fees shall be paid as set forth in City Code Chapter 68.
24

25 **Conditions to be Satisfied Prior to the Issuance of a Certificate of Occupancy**
26

- 27 4. The impact fee calculated pursuant to Condition of Approval #2 shall be paid.
28
29 5. All improvements depicted on the plan set shall be completed and shall be constructed as
30 depicted on the approved plan, including any modifications to the plan as may be approved by the
31 Minor Site Plan Committee in accordance with the Site Plan Review Regulations.
32

33 **General Conditions**
34

- 35 6. The applicant shall obtain a sign permit prior to the installation of any signage as required by
36 Section 608 of the Zoning Ordinance and shall comply with all applicable requirements of
37 Section 608.
38
39 7. All required landscape plantings shall meet the minimum size requirements for such plantings set
40 forth in Section 6.2.B of the Site Plan Review Regulations at the time of installation.
41
42 8. In the event of an alteration of the current State License for a day care a Planning review is
43 required.
44

45 *The motion was seconded by Alan Lowe.*

46 **The MOTION was approved (4-0).*
47

48 **4. Other Business**
49

50 **5. Approval of Minutes**
51

1 A. March 9, 2023

2
3 ***A MOTION by Alan Lowe to approve the Minor Site Plan Committee minutes of March 9, 2023, as***
4 ***presented.***

5 ***The motion was seconded by Charlie Barker.***

6 ****The MOTION was approved (4-0).***

7
8 **6. Adjournment**

9
10 ***A MOTION by Alan Lowe to adjourn the meeting.***

11 ***The motion was seconded by Charlie Barker.***

12 ****The MOTION was approved (4-0).***

13
14 The meeting was adjourned at 1:56 PM.

15
16 Respectfully submitted,

17
18 Holly Howes

19 Recording Secretary