



**LEBANON PLANNING BOARD  
JANUARY 11, 2021 - 6:30 PM  
REMOTE VIA MICROSOFT TEAMS  
LEBANONNH.GOV/LIVE**

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**1. Call to Order**

- A. Review of meeting procedures and NH RSA 91-A "Right-to-Know" requirements.

**2. Notice of Regional Impact**

**3. Public Hearing Items**

- A. Jolin Salazar-Kish, 8-10 & 14 Bank Street (Tax Map 92, Lots 125 & 124), zoned LD: Request for Site Plan Review of a proposed 47-unit multi-family residential development to consist of one existing building and two new buildings on two lots to be merged, together with associated site improvements. PB2019-39-SPR - Continued from December 14, 2020
- B. 89 Donuts, LLC (applicant), Miracle Mile Realty, LLC (property owner), 388 Miracle Mile (Tax Map 103, Lot 6), zoned GC: Request for Site Plan Review to construct a +/-1,332 sq. ft. drive-in restaurant (a Dunkin' Donuts with a drive-through window and walk-in service) within the existing parking lot, together with associated site improvements. PB2020-32-SPR - Completeness determination and public hearing requested to be continued until February 8, 2021.
- C. Basic Holdings, LLC, 5 & 11 Oak Ridge Road, (Tax Map 4, Lots 5 & 6), zoned R-3: Request for Final Major Subdivision Review, Site Plan Review, and a Conditional Use Permit for a proposed Planned Unit Residential Development (PURD) pursuant to Section 501.2 of the Zoning Ordinance, containing 22 residential units together with related site improvements and amenities. PB2020-31-FMAJ -Public hearing to commence on January 11, 2021 if the Board finds that the application is complete.

- D. Mary Hitchcock Memorial Hospital, One Medical Center Drive (Tax Map 10, Lot 8), zoned MC: Request for Site Plan Review to expand the existing emergency department at Dartmouth Hitchcock Medical Center with the construction of +/-4,631 sq. ft. of additional building area, together with the reconfiguration of the ambulance staging area, construction of a new overflow ambulance parking area, as well as the installation of associated site improvements. PB2020-34-SPR - Application deemed complete on December 14, 2020; public hearing to commence on January 11, 2021.

**4. Other Business**

**5. Approval of Minutes**

- A. December 14, 2020

**6. Election of Officers**

- A. Chair and Vice Chair

**7. Adjournment**

**The order of agenda items is subject to change.**

Due to the current situation with the COVID-19 Pandemic, the City of Lebanon is offering its meetings via Microsoft Teams. Members of the public are encouraged to attend by going to [LebanonNH.gov/Live](https://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 Microsoft Teams software or by phone. Please visit [LebanonNH.gov/Live](https://LebanonNH.gov/Live) for full details.

THE AGENDA, IN ITS ENTIRETY IS AVAILABLE ON THE CITY'S WEBSITE AT [LEBANONNH.GOV](https://LEBANONNH.GOV)



**Agenda  
Planning Board  
January 11, 2021**

**Agenda Item #3A  
Public Hearings**

**Jolin Salazar-Kish,  
8-10 & 14 Bank Street  
(Tax Map 92,  
Lots 125 & 124),  
zoned LD  
PB2019-39-SPR**



## CITY OF LEBANON ~ PLANNING & DEVELOPMENT

### PLANNING BOARD

January 11, 2021 Meeting

Staff Memorandum – PB2019-39-SPR – *continued from 12/14/20*

#### **APPLICATION INFORMATION**

**Agenda Item:**

3.A

**Application ID:**

PB2019-39-SPR

**Application Type:**

Site Plan Review for a 26-unit multi-family residential development

**Property Location & Tax Map:**

8-10 & 14 Bank Street (Tax Map 92, Lots 125 & 124)

**Property Owner/Applicant:**

Jolin Salazar-Kish

**Property Size:**

+/-1.16 acres

**Future Land Use Map:**

Mixed Use

**Zoning District:**

Lebanon Downtown District (*project subject to Central Business District regulations*)

**Overlay Districts:**

None

#### **LEGAL NOTICE**

**JOLIN SALAZAR-KISH, 8-10 & 14 BANK STREET (Tax Map 92, Lots 125 & 124), zoned LD:** Request for Site Plan Review of a proposed 40-unit\* multi-family residential development to consist of one existing building and two new buildings on two lots to be merged, together with associated site improvements. **PB2019-39-SPR**

*\*The applicant now proposes a total of 26 dwelling units.*

*Note: this application predates the adoption of the Lebanon Downtown (LD) District regulations and is therefore subject to the Central Business (CB) District regulations which were in effect at the time the application was submitted.*

#### **NEW APPLICATION MATERIALS**

- ▶ Revised Application for Waivers
- ▶ Plan set titled “Bank Street Apartments” prepared by Advanced Geomatics and Design, dated December 28, 2020 (originally dated November 12, 2019), PN: 19-001 (27 sheets)

*On file at the Planning & Development Department and available for review upon request:*

- ▶ Letter dated November 30, 2020, revised December 29, 2020, from Daniel A. Nash, P.E., Advanced Geomatics & Design, to Brian Vincent, PE, City Engineer (updated drainage report; 79 pages)

#### **WAIVER REQUESTS**

As noted in the staff memo prepared for the December 14<sup>th</sup> Planning Board meeting, the applicant has requested waivers pursuant to Section 7.1 (“Waiver of Regulations”) from certain provisions of Article VI (“Design and Construction Requirements”) of the Site Plan Review Regulations, as set forth in the attached revised Application for Waivers and as listed below:

- **Partial Waiver of Section 6.2.B.1** – *“On all parcels subject to these Regulations, a minimum landscaped area along the front, side, and rear property lines shall be provided, except within the Central Business District where proposed development of the site does not allow. This area shall be a minimum of 15 feet in*

*width for the length of each property line, and shall total at least 20% of the entire lot area.”*

- **Partial Waiver of Section 6.2.B.4** – *requiring that trees to be planted no closer than 8 ft. to any lot line*
- **Waiver of Section 6.2.B.6** – *requiring a 20 ft. wide opaque buffer between the proposed multi-family use and the abutting office use at 18 Bank Street (“Where necessary to mitigate the impact of a land use on neighboring properties or the neighborhood, the Planning Board will require that all or some of the perimeter landscaping required herein be planted as an opaque or semi-opaque buffer, and increased in width pursuant to [the chart that appears on page 29 of the Site Plan Review Regulations].”)*
- **Partial Waiver of Section 6.2.D** – *“Landscaping around buildings shall be provided to a minimum width of 10 feet and planted with trees, shrubs, and ground cover appropriate to the architecture in order to buffer parking areas, define entrances, provide foundation planting, and soften large expanses of walls or long roof lines.”*
- **Section 6.5.B.5** – *“Minimum access requirements shall include a 50-foot turning radius and 22-foot fire lanes at the rear of the buildings.”*
- **Partial Waiver of Section 6.2.E.1** – *requiring parking areas to be visually screened with landscaping (the proposed trees along the perimeter are required to be “supplemented with shrubs, perennials, or understory trees to visually screen the parking area.”)*

### **STAFF COMMENTS**

Staff has reviewed the latest plan set from the applicant (attached) and offers the following comments:

#### **PLANNING**

The landscaping plan (Sheet 7 of the attached plan set) should be updated to:

1. Demarcate the 19,121 sf parking area so that staff can verify compliance with the parking shading requirements set forth in Section 6.2.E of the Site Plan Review Regulations.
2. Provide sufficient detail to demonstrate that the AC compressors and dumpster are screened in compliance with the screening requirements of Sections 6.2.B.8 and 9.
3. Remove the existing building footprints.
4. Identify the dashed lines depicted at the rear of parking spaces and the dashed line moving diagonally in a southwestwardly direction towards the southern boundary of the post office lot.

#### **CITY ASSESSOR**

No comment at this time.

#### **BUILDING INSPECTOR**

No comment at this time.

#### **ENGINEERING/PUBLIC WORKS**

1. There appears to be a potential conflict between motorists turning into the site from Bank Street and any vehicle concurrently backing out from parking space 56. This potential conflict may

impact traffic flow along Bank Street. DPW remains concerned about the proposed length of the driveway throat at this location.

2. Several parking spaces conflict with proposed on-site walkways or sidewalks when bumper overhang is considered. DPW can accept the proposed layout assuming that the project is constructed as shown. However, it is DPW's view that some of the walkways will become partially obstructed by vehicle bumpers if motorists choose to pull into parking spaces such that the front wheel touches the proposed curb (proposed spaces 40-48).
3. DPW has requested that the Applicant provide additional plan detail as to how the proposed westerly driveway will impact the existing concrete sidewalk, and how the City's concrete sidewalk will be reconfigured on the site plan (including spot grade elevations, curb tip downs, areas of flush curb) and any associated existing sidewalk demolition requirements. The Applicant has provided some standard details, additional construction notes, and limits of sidewalk impacts, and has asked that any requested additional plan detail be deferred to the City's Excavation permitting process. DPW can accept deferring the requested additional design detail, however; the Applicant should be aware that the additional time likely be required during the Excavation permitting process, and the Applicant should plan accordingly. The requested additional detail will not be waived during the Excavation permitting process.
4. Sheet C-1 and Sheet C-6 shows proposed access drive grading, parking lot grading, and site perimeter grading. However, there does not appear to be sufficient proposed grading articulated for the proposed interior walkways/sidewalks, or landscaped areas between existing and proposed buildings, and south of the existing and proposed buildings (10 Bank Street and 14 Bank Street). Staff recommends that the applicant provide more complete and detailed proposed grading in these areas in accordance with Section 5.1.E.6 of the Site Plan Review Regulations.
5. Staff recommends that the applicant provide construction details for the proposed rain gardens including proposed soil types, thickness, drainage outlet features and proposed vegetation, and grading requirements. Rain gardens should also be shown on the proposed landscape plan(s).

**FIRE DEPARTMENT**

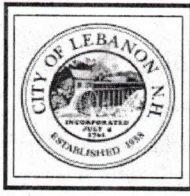
No comment at this time.

**POLICE DEPARTMENT**

No comment at this time.

**Attachments**

cc: Jolin Salazar-Kish (via e-mail)  
Sue Reed (via e-mail)  
Dan Nash, Advanced Geomatics & Design (via e-mail)  
File



## City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: \_\_\_\_\_

File No.: \_\_\_\_\_

### **PROJECT INFORMATION**

Name of Applicant: Jolin Salazar-Kish

Project Name: Bank Street Apartments

Project Address: 8-10 & 14 Bank Street, Lebanon NH

### **WAIVER REGULATIONS**

In order to grant a Waiver from a requirement of the City of Lebanon Site Plan Review or Subdivision Regulations, the Planning Board must find that the Waiver is justified under one of the following criteria (See Article VII of the Site Plan Review Regulations and Section 7.15 of the Subdivision Regulations):

Criteria A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations;

OR

Criteria B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

### **WAIVER REQUEST(S)**

#### **I (we) hereby request a Waiver from:**

*[You can respond in the space provided, or attach a separate statement. Please be prepared to address each request during your public hearing. You must show that you have justified granting the Waiver(s).]*

#### **5.1E(15)6.2B**

1. Section      of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

In the Central Business District a 15' wide perimeter landscaping buffer is required around the lot, except where development does not allow. That buffer has been provided at the perimeter where there are not buildings or paving and it would be visible, so a partial waiver for width is requested.

2. Section **6.2.D** of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

A partial waiver is requested at the sides of the proposed 14 Bank St. building to allow two sections to protrude 18" each into the 10' building landscape buffer. This has been done to improve the building appearance following feedback from the Board and neighbors.



**6.5.B.5**

3. Section \_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

The proposed plan meets the minimum Emergency Vehicle Access in 6.5.B.5. A temporary Waiver is requested to clarify that the proposed modifications of the existing west, center and east driveways meet the Fire Dept. needs which were expressed in an 11/24/20 email. Changes have been made to building height so that a 26' access for a "aerial fire apparatus" is not required by code as noted in the LFD email.

4. Section \_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

**WAIVER #4 has been granted for 3 post lights near Bank Street.**

**6.2.B.4**

5. Section \_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

In the Perimeter Buffer the rule states that no tree can be planted within 8' of the lot line. At the N. side the required street trees are requested to be closer to the line to be similar to other street trees, and because there is lawn between the line and the City sidewalk. Trees are required in the south buffer to shade the parking, and it is too narrow to plant them 8' from the line. A partial Waiver is requested, as the trees are in the spirit of the rules.

6. Section \_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

At the perimeter buffer along the south lot line, a Waiver is requested to include an opaque fence along with the shrubs and understory trees. A fence will serve better in this location than dense shrubbery as it will block headlights into the Green Street residential properties more quickly and completely than plants, and provide more privacy in a smaller width.

**6.2.E.1**

7. Section \_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

Visual screening is provided between residential & office abutters and proposed parking areas in the spirit of the rules. Street trees and areas of landscaping are used along Bank Street where they would not unduly block driver sight lines of pedestrians. A partial Waiver is requested for locations where landscaping is not practical, or would have little impact, such as near the east wall of the library.

8. Section \_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

**SIGNATURE**

I (we) hereby submit this application to the Planning Board and attest that to the best of my (our) knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As the applicant or as the agent of the applicant, I attest that I am duly authorized to act in this capacity.

Signature of Applicant: \_\_\_\_\_ Date: 12/9/2020



# BANK STREET APARTMENTS

## LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

### SITE PLAN

OWNER

JOLIN SALAZAR KISH  
32 LEBANON ST., SUITE A  
HANOVER, NH 03755

APPLICANT

KISH CONSULTING & CONTRACTING  
32 LEBANON STREET, SUITE A  
HANOVER, NH 03755

CONSULTANTS

ARCHITECT

SUE REED, AIA  
KISH CONSULTING & CONTRACTING  
32 LEBANON STREET  
SUITE A  
HANOVER, NH 03755

CIVIL ENGINEER

DANIEL A. NASH, PE  
ADVANCED GEOMATICS AND DESIGN  
PO BOX 512  
105 BANK STREET  
LEBANON, NH 03766  
advancedgeomatrics@comcast.net

SURVEYOR

CARDIGAN MOUNTAIN LAND SURVEYORS, LLC  
SCOTT C. SANBORN, LLS  
35 PEASLEE ROAD  
ORANGE, NH 03741

SHEET NO.

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14

15

16

17

18

19

20

21

22-23

24

25

26

27

LEGEND

OVERALL EXISTING CONDITIONS PLAN

BOUNDARY SURVEY

EXISTING CONDITIONS PLAN

SITE PLAN

LANDSCAPE PLAN

LIGHTING PLAN

BUILDING ELEVATIONS

BUILDING ELEVATIONS

LANDSCAPE DETAILS

PARKING & LAYOUT PLAN

WATER PLAN/PROFILE

SEWER PLAN/PROFILE

DRAIN PLAN/PROFILE

UTILITIES & GRADING PLAN

UTILITIES PLAN (NO EXISTING)

DETAILED SITE PLAN (NO UTILITIES)

RECHARGE SYSTEM (LOT 92-124)

RECHARGE SYSTEM (LOT 92-125)

EROSION CONTROL PLAN

SITE DETAILS

SEWER DETAILS

WATER DETAILS

DRAIN DETAILS

EROSION CONTROL DETAILS

TABLE OF CONTENTS

G-1

OA-1

-

X-1

C-1

A-1

A-2

A-3

A-4

A-5

C-2

C-3

C-4

C-5

C-6

C-6A

C-6B

C-7

C-8

ECP-1

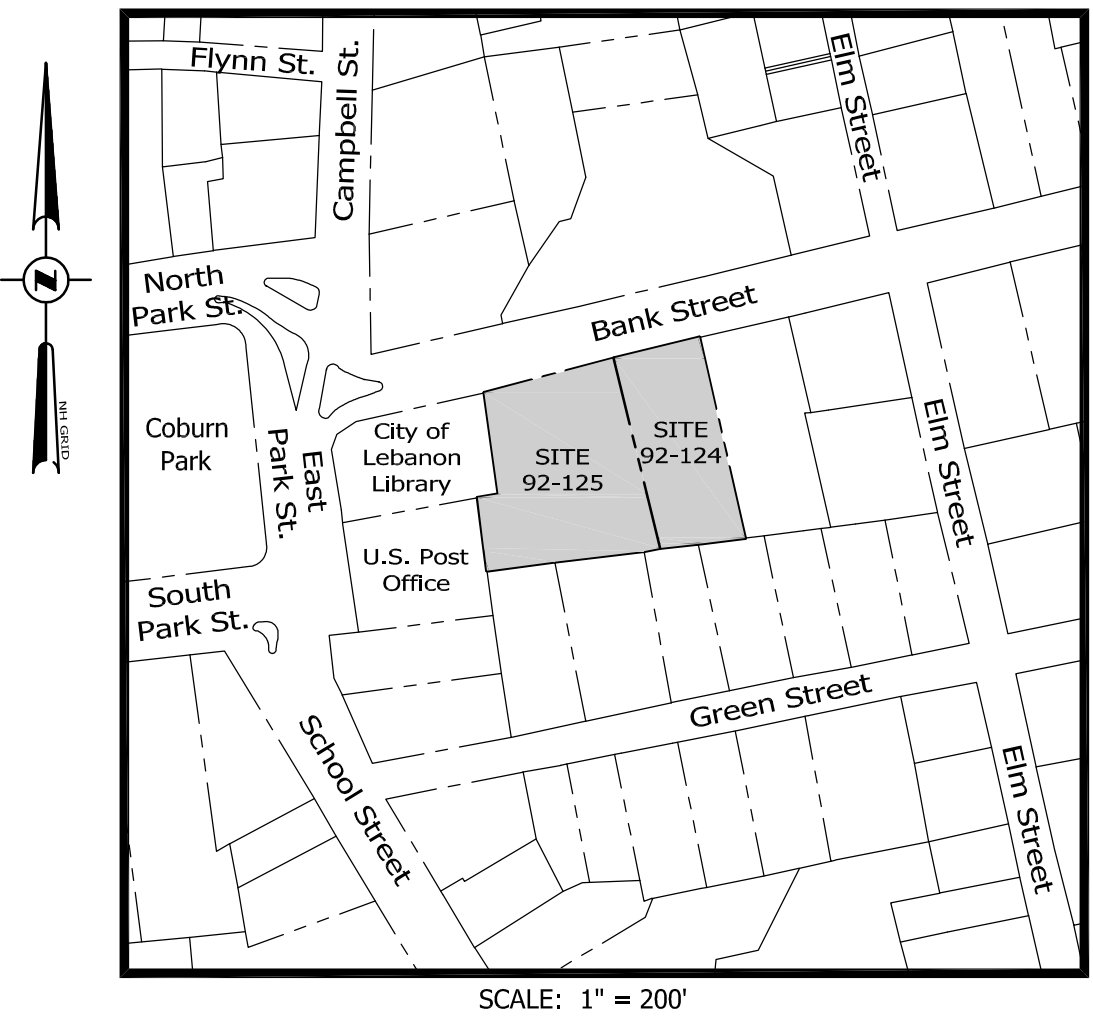
D-1 & D1A

D-2

D-3

D-4

D-5



| PROJECT UNIT COUNT |                 |           |         |
|--------------------|-----------------|-----------|---------|
| LOCATION           | EXISTING        | PROPOSED  |         |
|                    |                 | UNIT TYPE | # UNITS |
| 10 BANK ST.        | 5               | 3 BR      | 5       |
|                    |                 | 2 BR      | 2       |
|                    |                 | 1 BR      | 1       |
| 14 BANK ST.        | 11<br>(3U & 8R) | 2 BR      | 18      |
|                    |                 |           |         |
| TOTAL              | 16              |           | 26      |

NOTES:

- THESE PARCELS ARE SHOWN AS LOTS 92-124 AND 92-125 ON THE LEBANON TAX MAPS. THE SUBJECT LOTS WILL BE MERGED PRIOR TO SUBMISSION OF A BUILDING PERMIT APPLICATION FOR ANY WORK ASSOCIATED WITH THIS SITE PLAN.
- THIS PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- THIS PARCEL IS NOT SUBJECT TO THE WETLANDS OVERLAY DISTRICT.
- THIS PARCEL IS NOT SUBJECT TO THE FLOOD OVERLAY DISTRICT.
- THIS PARCEL IS NOT SUBJECT TO THE HISTORIC OVERLAY DISTRICT.
- SUBJECT PARCEL IS ZONED CBD.
- THIS PROJECT IS SUBJECT TO STORMWATER MAINTENANCE REQUIREMENTS, AS OUTLINE IN A DOCUMENT ENTITLED "10 BANK ST. APARTMENTS OPERATING AND MAINTENANCE PLAN", KEPT SEPARATELY AT THE OWNER'S OFFICE.
- PARCEL IS NOTED AS CBD. THE DESIGNATION WAS CHANGED TO "LD" AFTER THIS APPLICATION WAS SUBMITTED. THEREFORE THE CBD DESIGNATION APPLIES.

|                                        | ZONING TABLE |           | REQUIRED  |
|----------------------------------------|--------------|-----------|-----------|
|                                        | EXISTING     | PROPOSED  |           |
| ZONING DISTRICT                        | CBD          | CBD       | -N/A      |
| ZONING OVERLAYS                        | NONE         | NONE      | -N/A      |
| LAND USE                               | MF           | MF        | -N/A      |
| LOT SIZE AND FRONTAGE                  |              |           |           |
| LOT SIZE                               |              |           | 3,000s.f. |
| -EXIST. 10 BANK STREET(92-125)         | 0.73Ac.      | -         |           |
| -EXIST. 14 BANK STREET(92-124)         | 0.43Ac.      | -         |           |
| -PROP. 8/10/14 BANK STREET(92-124)     |              | 1.16Ac.   |           |
| FRONTAGE:                              |              |           |           |
| -EXIST. 10 BANK STREET(92-125)         | 141'         | -         | 50'       |
| -EXIST. 14 BANK STREET(92-124)         | 90'          | -         |           |
| -PROP. 10/14 BANK STREET(92-124)       |              | 231'      |           |
| SETBACKS                               |              |           |           |
| 10 BANK STREET: (Existing)(92-125)     |              |           |           |
| FRONT YARD SETBACK                     | 13'          | -         | NONE      |
| SIDE YARD-WEST SETBACK                 | 48'          | -         | NONE      |
| SIDE YARD-EAST SETBACK                 | 40'          | -         | NONE      |
| REAR YARD SETBACK                      | 78'          | -         | 10'       |
| 14 BANK STREET: (Existing)(92-124)     |              |           |           |
| FRONT YARD SETBACK                     | 11'          | -         | NONE      |
| SIDE YARD-WEST SETBACK                 | 20'          | -         | NONE      |
| SIDE YARD-EAST SETBACK                 | 26'          | -         | NONE      |
| REAR YARD SETBACK                      | 74'          | -         | 10'       |
| 10/14 BANK ST.(PROPOSED)(92-124)       |              |           |           |
| FRONT YARD SETBACK                     | -            | 13'       | NONE      |
| SIDE YARD-WEST SETBACK                 | -            | 15'       | NONE      |
| SIDE YARD-EAST SETBACK                 | -            | 35'       | NONE      |
| REAR YARD SETBACK                      | -            | 15'       | 10'       |
| BUILDING SIZE AND HEIGHT               |              |           |           |
| 10 BANK STREET (92-125):               |              |           |           |
| HEIGHT                                 | 33'          | 37'       | 55'       |
| GROSS FLOOR AREA                       |              |           |           |
| FIRST FLOOR                            | 3,228 sf     | 4,469 sf  | -         |
| SECOND FLOOR                           | 2,315 sf     | 3,914 sf  | -         |
| THIRD FLOOR                            | 560 sf       | 1,842 sf  | -         |
| TOTAL                                  | 6,103 sf     | 10,225 sf | -         |
| 14 BANK STREET (92-124):               |              |           |           |
| HEIGHT                                 | 29'          | 43'       | 55'       |
| GROSS FLOOR AREA                       |              |           |           |
| FIRST FLOOR                            | 2,876sf      | 6,247 sf  | -         |
| SECOND FLOOR                           | 2,876 sf     | 6,247 sf  | -         |
| THIRD FLOOR                            | 0sf          | 6,169 sf  | -         |
| TOTAL                                  | 5,752sf      | 18,663 sf | -         |
| COVERAGE                               |              |           |           |
| 10 BANK STREET:                        |              |           |           |
| BUILDING AREA                          | 3,452 sf     | 4,669 sf  | -         |
| ROADWAY & PARKING AREA                 | 8,576 sf     | -         | -         |
| WALKS & RAMP AREA                      | 596 sf       | -         | -         |
| IMPERVIOUS COVERAGE AREA               | 12,624 sf    | -         | -         |
| BUILDING COVERAGE                      | 10.9%        | -         | NONE      |
| IMPERVIOUS COVERAGE                    | 39.9%        | -         | -         |
| 14 BANK STREET:                        |              |           |           |
| BUILDING AREA                          | 2,926 sf     | 6,375 sf  | -         |
| ROADWAY, PARKING & WALK AREA           | 4,402 sf     | -         | -         |
| IMPERVIOUS COVERAGE AREA               | 7,328 sf     | -         | -         |
| BUILDING COVERAGE                      | 15.5%        | -         | NONE      |
| IMPERVIOUS COVERAGE                    | 38.8%        | -         | -         |
| 10/14 BANK STREET (PROPOSED)           |              |           |           |
| BUILDING                               | -            | 11,044 sf | -         |
| ROADWAY, PARKING & WALKS               | -            | 36,895 sf | -         |
| IMPERVIOUS COVERAGE AREA               | -            | 47,973 sf | -         |
| BUILDING COVERAGE                      | -            | 21.9%     | NONE      |
| IMPERVIOUS COVERAGE                    | -            | 73.0%     | -         |
| PARKING                                |              |           |           |
| PARKING SPACES                         | -N/A         | 56        | -N/A      |
| (NOTE: PARKING REQUIREMENTS SET BY PB) |              |           |           |

SHEET 1 OF 27



12/28/20  
~~11/30/20~~  
~~11/9/20~~  
~~6/18/20~~  
~~4/27/20~~  
~~2/21/20~~  
~~1/20/20~~  
~~1/13/20~~  
12/19/19  
12/18/19  
12/5/19  
11/12/19  
SITE PLAN  
PN: 19-001



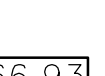
### EXISTING LEGEND

EXISTING LEGEND(CONT.)

### PROPOSED LEGEND

PROPOSED LEGEND(CONT.)

| Symbol | Description                | Symbol                          | Description                   |
|--------|----------------------------|---------------------------------|-------------------------------|
|        | Boundary Corner            | X 66.9                          | Spot Elevation                |
|        | Iron Pipe (Found)          | ---                             | Approximate Boundary Line     |
|        | Rebar (Found)              | --- - --- - -                   | Approximate Right-Of-Way Line |
|        | Stone Monument (Found)     | -----                           | Existing 1'/2' Contour        |
|        | Survey Traverse Point      | — — 760 — —                     | Existing 5'/10' Contour       |
|        | Survey Control Disk        | -----                           | Curb                          |
|        | Shrub                      | - - - - -                       | Edge Of Pavement              |
|        | Hardwood Tree              | -----                           | Edge Of Gravel                |
|        | Softwood Tree              | .....                           | Painted White Line            |
|        | Cleanout                   | — - - - -                       | Painted Yellow Line           |
|        | Utility Pole               | o ——— OET ———                   | Overhead Electric/Telephone   |
|        | Light Pole                 | ——— OHE ———                     | Overhead Electric             |
|        | Bollard Light              | ——— OHT ———                     | Overhead Telephone            |
|        | Light                      | ——— UETC ———                    | U.g. Electric/Telephone/Cable |
|        | Utility Pole Anchor        | ——— ... ———                     | Edge Of Brook/River           |
|        | U.g. Electric Junction Box | — · · — · ·                     | Edge Of Wetland               |
|        | U.g. Electric Transformer  | · · · · ·                       | Guard Rail                    |
|        | U.g. Telephone Box         | o o o o o o o o o o             | Stonewall                     |
|        | U.g. Cable Tv Box          | x - x - x - x - x - x - x - x - | Wire Fence                    |
|        | Curb Stop                  | o — o — o — o —                 | Chainlink Fence               |
|        | Gate Valve                 | — □ — □ — □ — □ —               | Rail Fence                    |
|        | Fire Hydrant               | ——— D ———                       | Drain Line                    |
|        | Drilled Well               | ——— UD ———                      | Underdrain Line               |
|        | Monitor Well               | ——— W ———                       | Water Line                    |
|        | Catch Basin                | ——— S ———                       | Sewer Line                    |
|        | Drain Manhole              | ——— FM ———                      | Sewer Forcemain               |
|        | Sewer Manhole              | ——— UGE ———<br>——— E ———        | U.g. Electric                 |
|        | Riser                      | ——— UGT ———                     | U.g. Telephone                |
|        | Telephone Manhole          | ~~~~~                           | Edge Of Woods                 |
|        | Electric Manhole           | =====                           | Retaining Wall                |
|        | Communication Manhole      | ——— UGP ———                     | U.g. Propane                  |
|        | Propane Tank               | //////                          | Edge Of building              |
|        | Sign                       |                                 |                               |

|                                                                                       |                                |
|---------------------------------------------------------------------------------------|--------------------------------|
|    | BOLLARD                        |
|    | CLEANOUT                       |
|    | UTILITY POLE                   |
|    | UTILITY POLE ANCHOR            |
|    | LIGHT POLE                     |
|    | LIGHT                          |
|    | SEWER MANHOLE                  |
|    | DRAIN MANHOLE                  |
|    | RISER                          |
|    | CATCH BASIN                    |
|    | YARD DRAIN                     |
|    | ELECTRIC MANHOLE               |
|    | TELEPHONE MANHOLE              |
|    | COMMUNICATION MANHOLE          |
|    | PROPANE TANK                   |
|    | U.G. TELEPHONE BOX             |
|   | U.G. CABLE TV BOX              |
|  | U.G. ELECTRIC JUNCTION BOX     |
|  | U.G. ELECTRIC TRANSFORMER      |
|  | GATE VALVE                     |
|  | CURB STOP                      |
|  | FIRE HYDRANT                   |
|  | DRILLED WELL                   |
|  | SIGN                           |
|  | PARKING SPACE NUMBER           |
|  | HANDICAP PARKING SPACE         |
|  | STORM WATER TREATMENT DEVICE   |
|  | DETECTABLE SURFACE (TRUNCATED) |
|  | SPOT ELEVATION                 |
|  | UNDERDRAIN                     |
|  | DUMPSTER                       |
|  | BIKE RACK                      |

|  |                                |
|--|--------------------------------|
|  | DUMPSTER FENCE                 |
|  | PAINTED/NO PARKING             |
|  | 2' CONTOUR                     |
|  | 10' CONTOUR                    |
|  | GAS LINE                       |
|  | DRAIN LINE                     |
|  | UNDERDRAIN LINE                |
|  | WATER LINE                     |
|  | SEWER LINE                     |
|  | SEWER FORCEMAIN                |
|  | U.G. ELECTRIC                  |
|  | U.G. TELEPHONE                 |
|  | U.G. ELECTRIC/TELEPHONE        |
|  | U.G. ELECTRIC/TELEPHONE/CABLE  |
|  | RETAINING WALL                 |
|  | REDI-ROK RETAINING WALL        |
|  | CENTERLINE ROAD                |
|  | CURB                           |
|  | EDGE OF WOODS                  |
|  | LIMIT OF DISTURBED             |
|  | BARRIER FENCE                  |
|  | UNDERGROUND PROPANE TANK       |
|  | BUILDING ADDITION              |
|  | TOP OF WALL ELEVATION          |
|  | GREASE TRAP/GRIT-OIL SEPARATOR |

LEGEND

# BANK STREET APARTMENTS

LEBANON, NEW HAMPSHIRE

## ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512  
LEBANON, NEW HAMPSHIRE 03766

PHONE: (603) 448 6295  
E-MAIL: [advancedgeomatics@comcast.net](mailto:advancedgeomatics@comcast.net)



SURVEYED: CARDIGAN MTN., GIS

DESIGNED: DAN

DRAWN: J

|              |
|--------------|
| CHECKED: DAN |
|--------------|

|       |          |
|-------|----------|
| DATE: | 11/12/19 |
|-------|----------|

BANK STREET

BANK STREET  
APARTMENTS

## APARTMENTS

### LEGEND

LEGEND

\_\_\_\_\_

|  |  |
|--|--|
|  |  |
|--|--|

G-1

D1

© 2010

© 2019

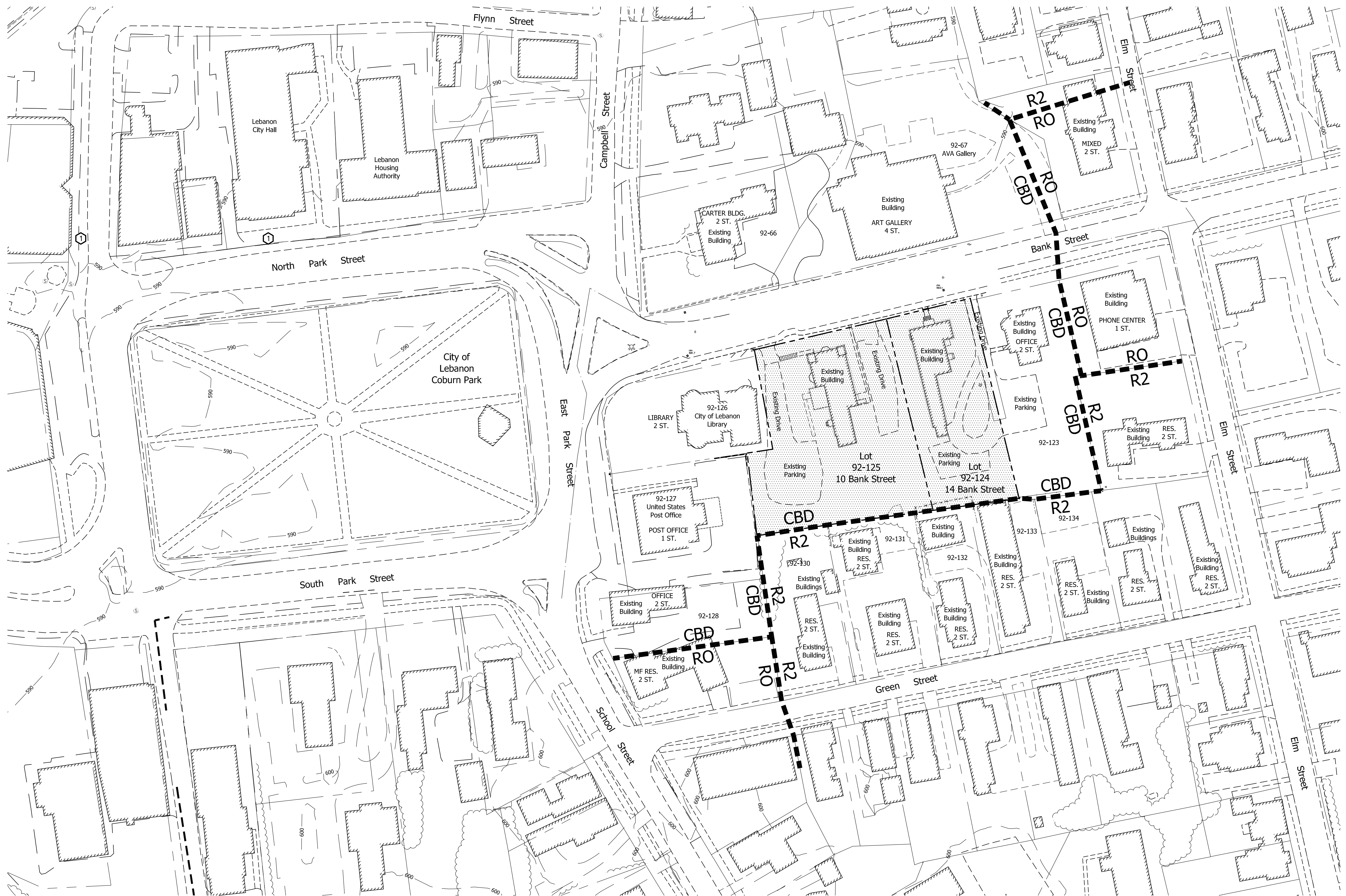
ADVANCED GEOMATICS &amp; DESIGN

DWG: 19001\19001-PL5

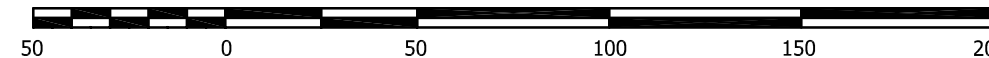
NOTES:

1. Lower case text on all plan sheets indicates existing data.
2. UPPER CASE TEXT ON ALL PLAN SHEETS INDICATES PROPOSED DATA.



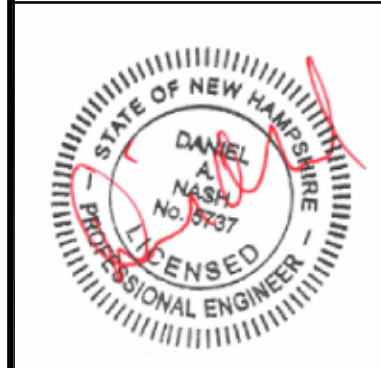


NOTE:



SHEET 3 OF 21

**OVERALL EXISTING CONDITIONS PLAN**  
**FOR**  
**BANK STREET APARTMENTS**  
**IN**  
**LEBANON, NEW HAMPSHIRE**



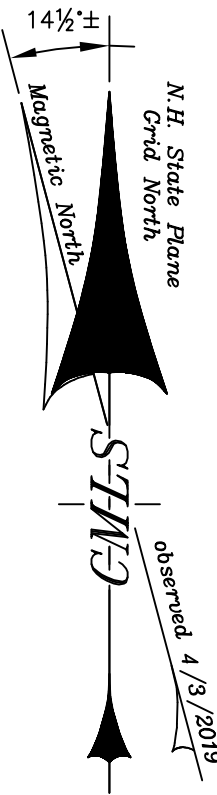
|           |          |
|-----------|----------|
| SURVEYED: | GIS      |
| DESIGNED: |          |
| DRAWN:    | KH       |
| CHECKED:  | DAN      |
| DATE:     | 11/12/19 |

## OVERALL PLAN

© 2019  
ADVANCED GEOMATICS & DESIGN  
DWG: 19001\19001-BA



bearing reference: approximate NH Grid North



**Abutter & Notification List**  
(from Lebanon GIS records 10/30/2019)

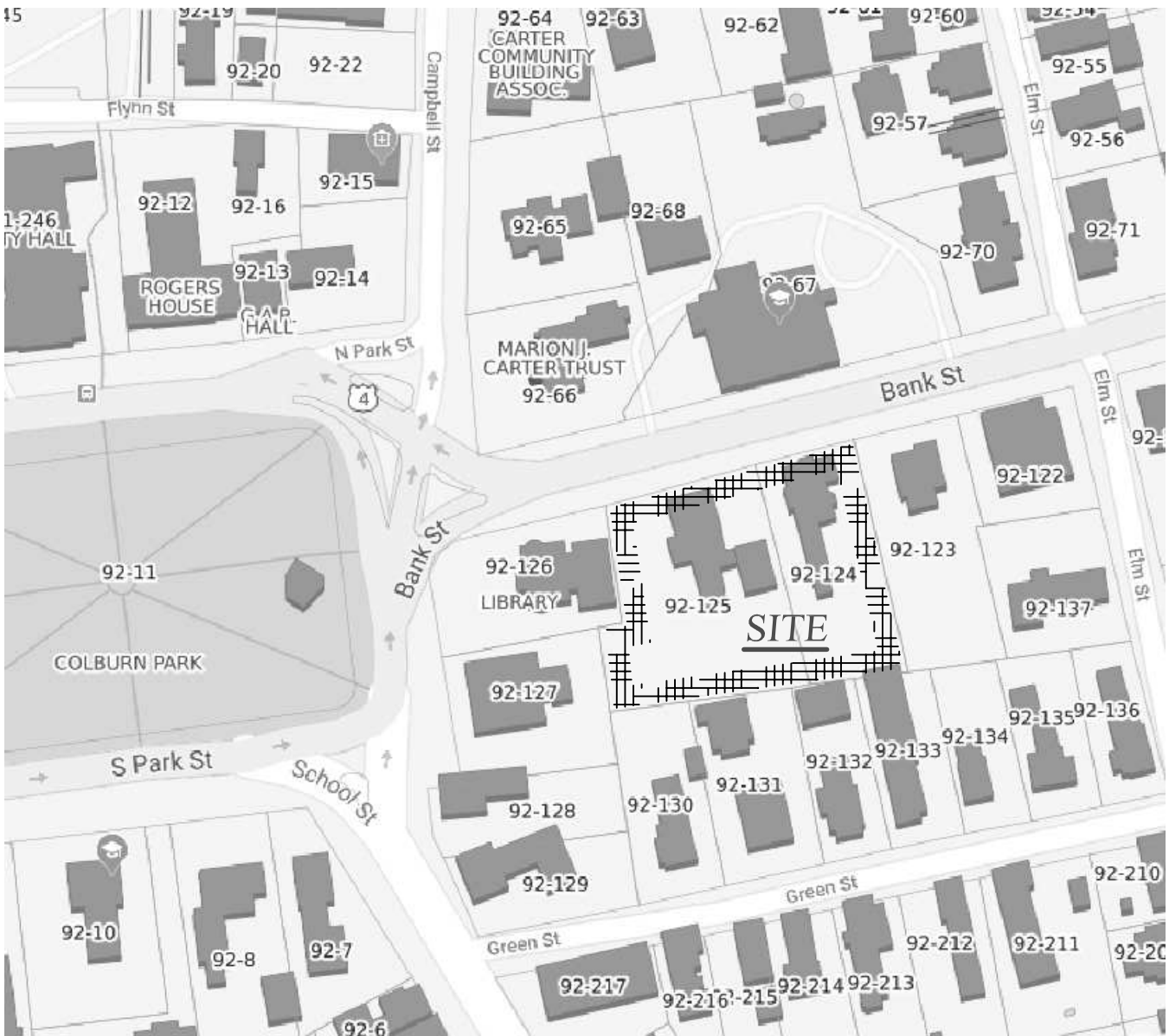
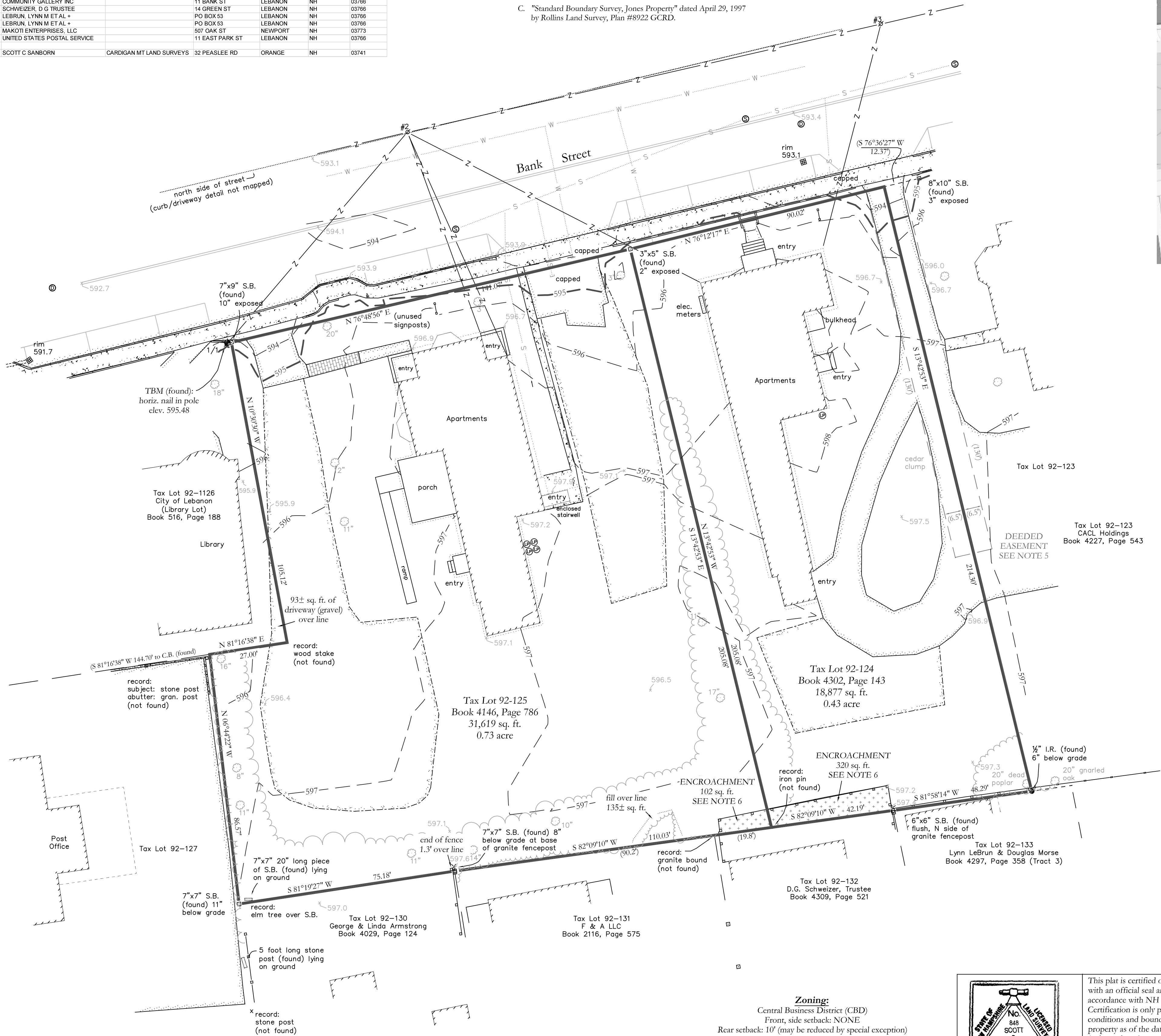
| LOT ID           | Site Address     | Owner Name                   | Co-Owner Name            | Owner Address                | Owner City | Owner State | Owner Zip |
|------------------|------------------|------------------------------|--------------------------|------------------------------|------------|-------------|-----------|
| Subject 92-125   | 8-10 BANK STREET | JOLIN SALAZAR KISH           |                          | 8 CURRIER PLACE              | HANOVER    | NH          | 03755     |
| Subject 92 - 124 | 14 BANK STREET   | JOLIN SALAZAR KISH           |                          | 8 CURRIER PLACE              | HANOVER    | NH          | 03755     |
| 92-126           | 9 E PARK ST      | CITY OF LEBANON              |                          | 51 NORTH PARK ST             | LEBANON    | NH          | 03766     |
| 92-130           | 4 GREEN ST       | ARMSTRONG, GEORGE & LINDA J  |                          | 4 GREEN ST                   | LEBANON    | NH          | 03766     |
| 92-123           | 18 BANK ST       | CACL HOLDINGS LLC            |                          | 187 SAINT GAUDENS RD CORNISH | NH         | 03745       |           |
| 92-66            | 1 BANK ST        | CARTER MARION J TRUST        |                          | 30 BANK ST STE 3             | LEBANON    | NH          | 03786     |
| 92-131           | 12 GREEN ST      | F & A, LLC                   |                          | 123 PENN AIR RD              | WOLFEBORO  | NH          | 03884     |
| 92-67            | 11 BANK ST       | COMMUNITY GALLERY INC        |                          | 11 BANK ST                   | LEBANON    | NH          | 03786     |
| 92-132           | 14 GREEN ST      | SCHWIEZER D G TRUSTEE        |                          | 14 GREEN ST                  | LEBANON    | NH          | 03786     |
| 92-133           | 16 GREEN ST      | LEBRUN, LYNN M ETAL +        |                          | PO BOX 53                    | LEBANON    | NH          | 03786     |
| 92-134           | 18 GREEN ST      | LEBRUN, LYNN M ETAL +        |                          | PO BOX 53                    | LEBANON    | NH          | 03786     |
| 92-128           | 1 SCHOOL ST      | MAKOTI ENTERPRISES, LLC      |                          | 507 OAK ST                   | NEWPORT    | NH          | 03773     |
| 92-127           | 11 E PARK ST     | UNITED STATES POSTAL SERVICE |                          | 11 EAST PARK ST              | LEBANON    | NH          | 03786     |
| Surveyor:        |                  | SCOTT C SANBORN              | CARDIGAN MT LAND SURVEYS | 32 PEASLEE RD                | ORANGE     | NH          | 03741     |

**Reference Plans**

- A. "Site Survey and Soil Investigation for Proposed Post Office, Lebanon, N.H." dated Sept. 20, 1930 by S.H. Stevens, Book 663 Page 71, GCRD.
- B. "Survey of Lot #4 Green Street" dated Sept. 25, 1920 by Geo. B. Gee, Book 973, Page 431 GCRD.
- C. "Standard Boundary Survey, Jones Property" dated April 29, 1997 by Rollins Land Survey, Plan #8922 GCRD.

**Notes**

- This drawing represents site conditions as of 24 April 2019, from field surveys made between 3 April and 24 April 2019. Diligent effort has been made to map observable utility structures and pertinent site features; however additional structures or site features that this office is unaware of may exist, and no guarantee is expressed or implied against additional features that may impact future site design, construction and/or alteration, and it is the responsibility of the end user to confirm and verify such information as pertinent to the activity. No responsibility be accepted for site alterations made subsequent to the publication of this drawing unless so noted with an applicable revision date.
- Buried utilities are shown from observed structures, Lebanon GIS maps and information obtained from the Lebanon Public Works Department, and have not been independently verified.
- Property boundaries (sidelines) have been ascertained consistent with standards for a Standard Property Survey (urban/suburban) in the NH Code of Administrative Rules Lan 500.
- The rights, width and status of Main Street have not been exhaustively investigated. Existing lot corner monuments have been held for the purpose of area calculation and setbacks.
- Tax Lot 92-124 is subject to and benefits from a right-of-way in common with Tax Lot 92-123 "running southerly from the southerly line of said Bank Street 130 feet, the center line of the right of way being the (common boundary line). Said right of way shall be 13 feet in width, six and one-half feet [over each property], to be used in common...". The terms of use are not further defined but are presumed to be for common ingress and egress over the shared driveway.
- A stockade fence and minor improvements therein that appear to be associated with Tax Lot 92-132 encroach onto both subject properties as shown. The history of this occupation has not been exhaustively investigated. Anecdotal information has been provided to this office purporting that the fence was placed with the permission of a former owner of the subject property.



**Location/Vicinity Map**

(from Lebanon GIS mapping 10/30/2019)

**Topographic Existing Conditions and Boundary/Setback Plan**

For:

**Jolin Salizar-Kish**

Client Address: 8 Currier Place Hanover, NH 03755

**Property Location:**

10 & 14 Bank Street  
City of Lebanon  
Grafton County New Hampshire

Record Title: (As Noted)

Assessors Parcel: (As Noted)

Survey Standard: NHLSA Category 1, Condition 1

Precision of Closure, Control Traverse: 1/ > 15,000

Precision of Closure, Plot Description: 1/ > 100,000

Project #: 19-4169,8300

Field Survey by Leica TS13

Data Collection by Carlson SurvCE v.6.03

By: SCS

Date(s):

Revisions

Date

Research: SCS

Field Survey: SCS

Drafted: SCS

Final Check: SCS

29 October 2019

SCALE: 1"=20'



**LEGEND**

- Iron Pipe (I.P., inside dia. noted)
- Iron Rod or Pin (I.R.)
- Utility Pole
- Sewer Manhole
- Drain Manhole
- Catch Basin (Standard Grate)
- Water Shut-off ("Curb Stop")
- Gate Valve
- Hydrant
- Deciduous Tree
- Coniferous Tree
- Existing Paved Surface
- Existing Gravel Surface
- Granite Curb
- Stockade Fence
- Picket Fence
- Overhead Utility Line
- Buried Sewer Line (approx.)
- Buried Water Line (approx.)
- Tree/Branch Line
- Building, Exterior Wall
- Drip Line
- Spot Elevation

**Zoning:**

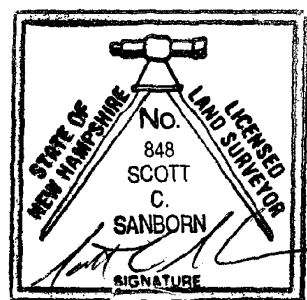
Central Business District (CBD)

Front, side setback: NONE

Rear setback: 10' (may be reduced by special exception)

Building coverage limitation: NONE

Height limitation: 55'



This plat is certified only when stamped with an official seal and signed in accordance with NH RSA 310-A:67, II. Certification is only pertinent to conditions and boundaries of the subject property as of the date of the final check (unless otherwise noted), and is limited pursuant to any notations included on the plat. No opinion of marketability of title is implied.

**Cardigan Mountain**

**LAND SURVEYS, LLC**

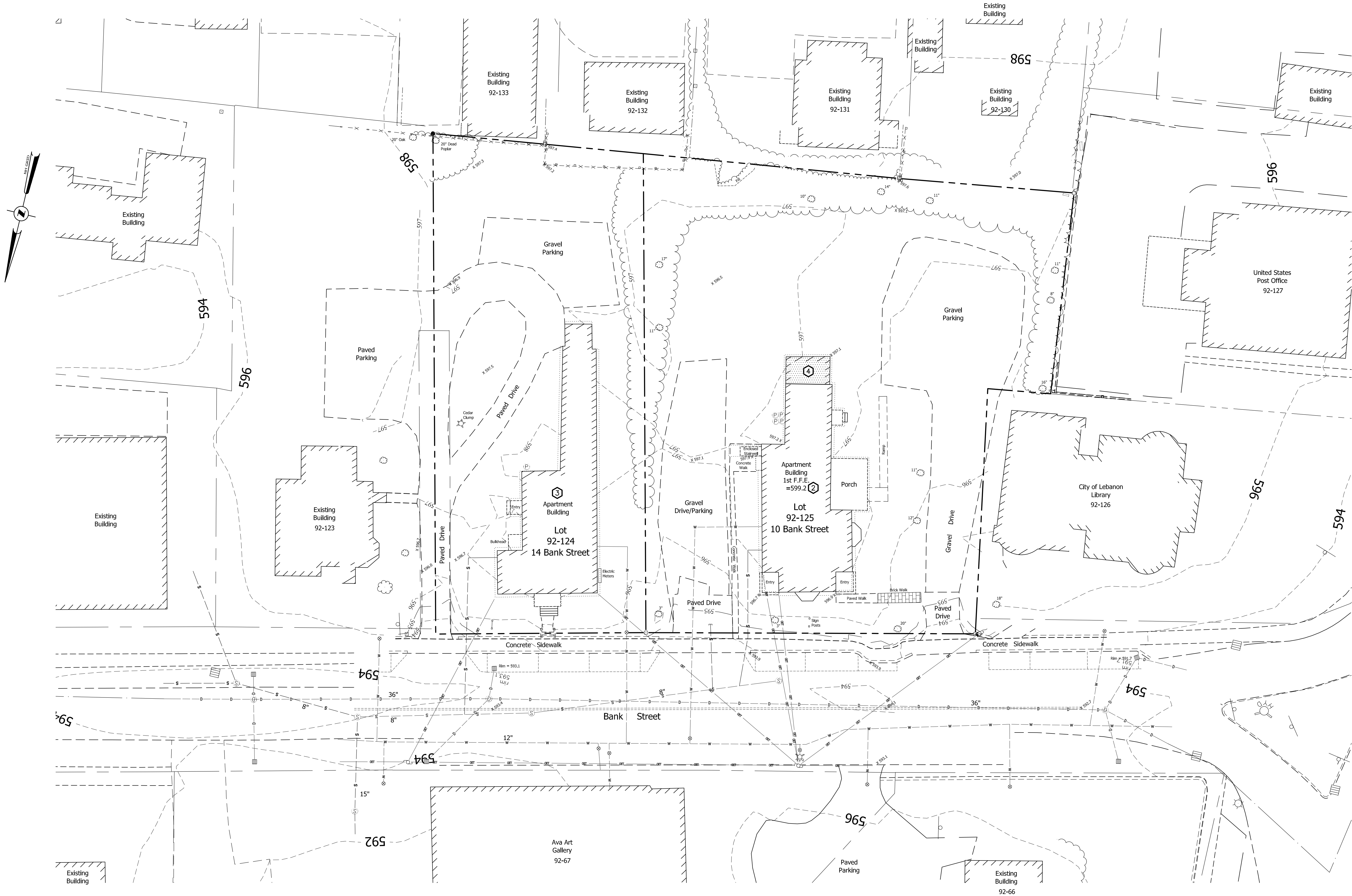
Scott C. Sanborn  
LLS #848

(603) 523-7535

32 Peaslee Road  
Orange, NH 03741

© Copyright, 2019





**NOTES:**

1. SURVEY OF SUBJECT PARCEL PROVIDED BY CARDIGAN MOUNTAIN LAND SURVEYS, LLC. TOPOGRAPHY OUTSIDE SUBJECT PARCEL FROM LEBANON CITY GIS.
- ② FIRST FLOOR ELEVATION PROVIDED BY KISH CONSULTING & CONTRACTING.
- ③ BUILDING TO BE DEMOLISHED.
- ④ PORTION OF BUILDING TO BE REMOVED.



SHEET 5 OF 27

| DATE    | REVISIONS | NOTES          |
|---------|-----------|----------------|
| 12/5/19 | 1         | NOTES          |
| 1/13/20 | 2         | STAFF REVIEW   |
| 1/20/20 | 3         | STAFF COMMENTS |
| 1/20/20 | 4         | STAFF COMMENTS |

**EXISTING CONDITIONS PLAN**  
FOR  
**BANK STREET APARTMENTS**  
IN  
**LEBANON, NEW HAMPSHIRE**

**ADVANCED GEOMATICS & DESIGN**  
105 BANK STREET - PO BOX 512  
LEBANON, NEW HAMPSHIRE 03766  
PHONE: (603) 448 6295  
E-MAIL: advancedgeomatcs@comcast.net



SURVEYED: CARDIGAN MTN., GIS  
DESIGNED:  
DRAWN: KH  
CHECKED: DAN  
DATE: 11/12/19

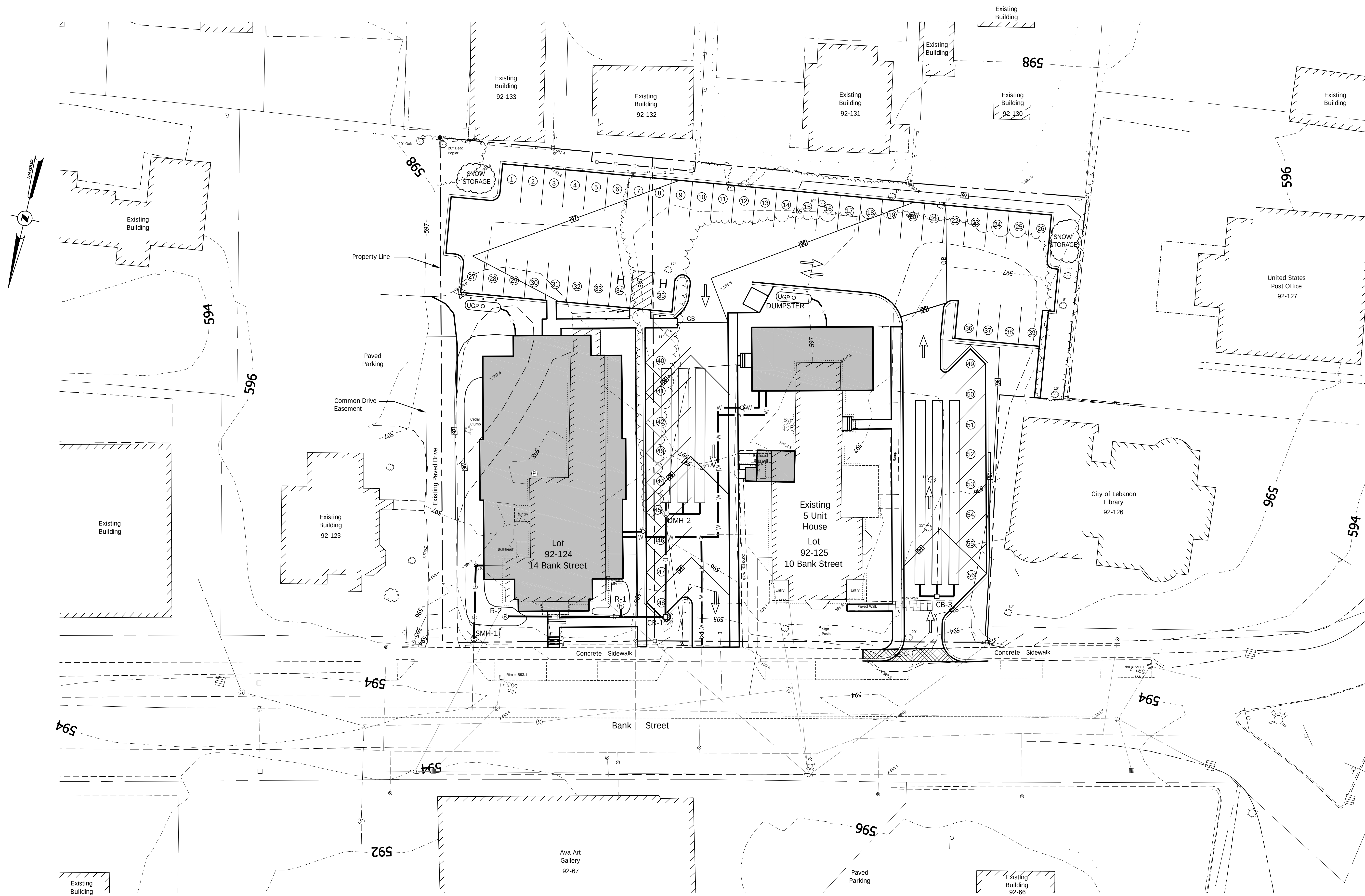
**BANK STREET APARTMENTS**

**EXISTING CONDITIONS**

**X-1**

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DWG: 19001\19001-BA

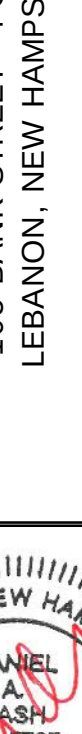




NOTES:



SHEET 6 OF 27

|                                                                                       |  |                                                                                                                                                                                                                                     |  |                                                                                                 |  |                                                                                                                     |
|---------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------|
|  |  | <b>ADVANCED GEOMATICS &amp; DESIGN</b><br>105 BANK STREET - PO BOX 512<br>LEBANON, NEW HAMPSHIRE 03766<br><br>PHONE: (603) 448 6295<br><br>E-MAIL: <a href="mailto:advancedgeomatics@comcast.net">advancedgeomatics@comcast.net</a> |  | <b>SITE PLAN</b><br>FOR<br><b>BANK STREET APARTMENTS</b><br>IN<br><b>LEBANON, NEW HAMPSHIRE</b> |  | 11/9/20<br>3/26/20<br>2/21/20<br>1/20/20<br>1/13/20<br>12/18/19                                                     |
| <b>BANK STREET APARTMENTS</b>                                                         |  | <b>SITE PLAN</b>                                                                                                                                                                                                                    |  | <b>C-1</b>                                                                                      |  | 7 REVISED SITE LAYOUT<br>6 UPDATE<br>5 UPDATE<br>4 STAFF COMMENTS<br>3 STAFF COMMENTS<br>2 STAFF REVIEW<br>1 UPDATE |
| © 2020<br>ADVANCED GEOMATICS & DESIGN<br>DWG: 19001-19001-PL7                         |  | REVISIONS<br>#                                                                                                                                                                                                                      |  | DATE                                                                                            |  |                                                                                                                     |



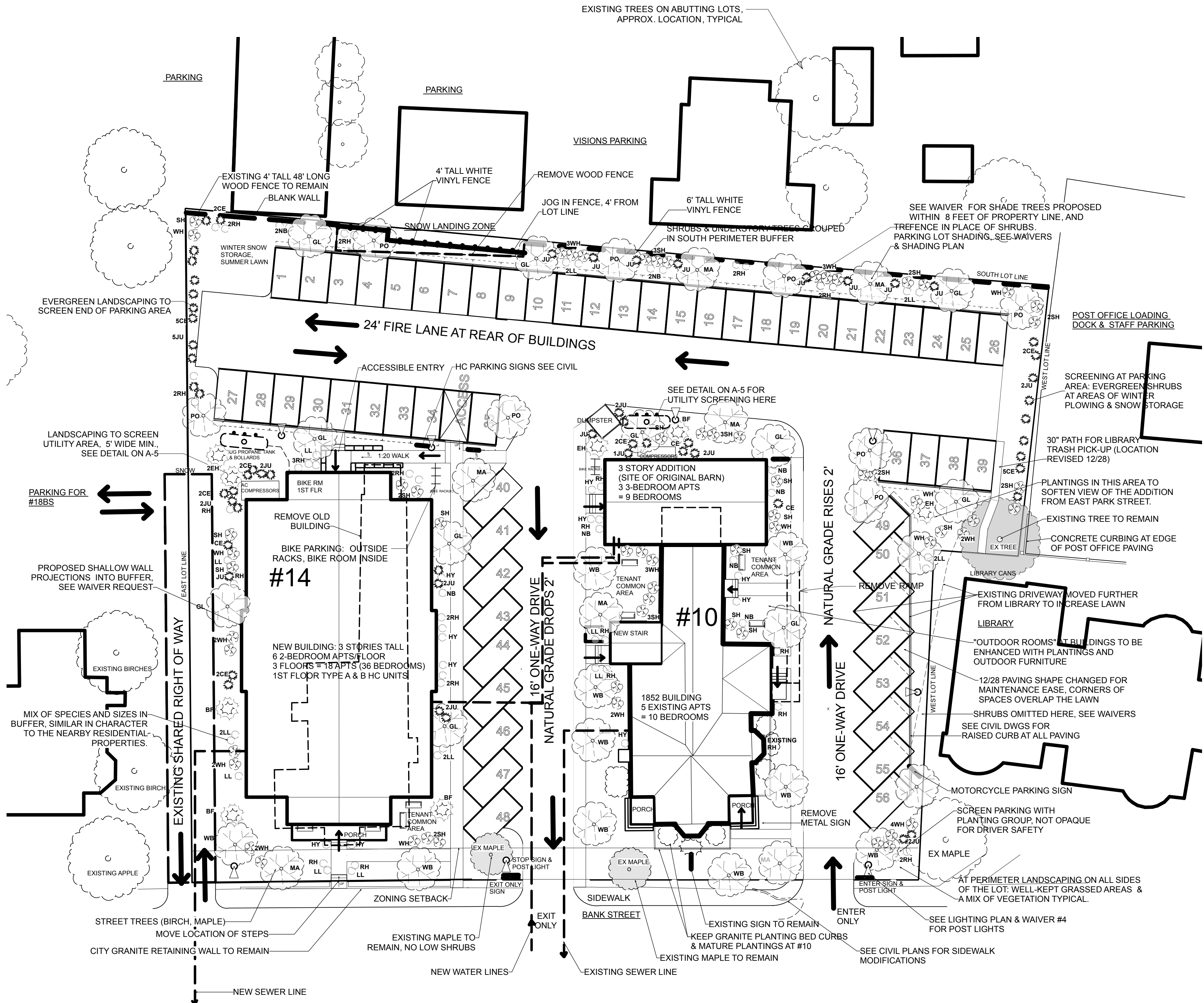
12/28 NOTE: QUANTITIES ON TABLE TAKE PRECEDENCE OVER NUMBER OF SYMBOLS ON THE PLAN

EXISTING PLANTINGS ON LOT TO REMAIN

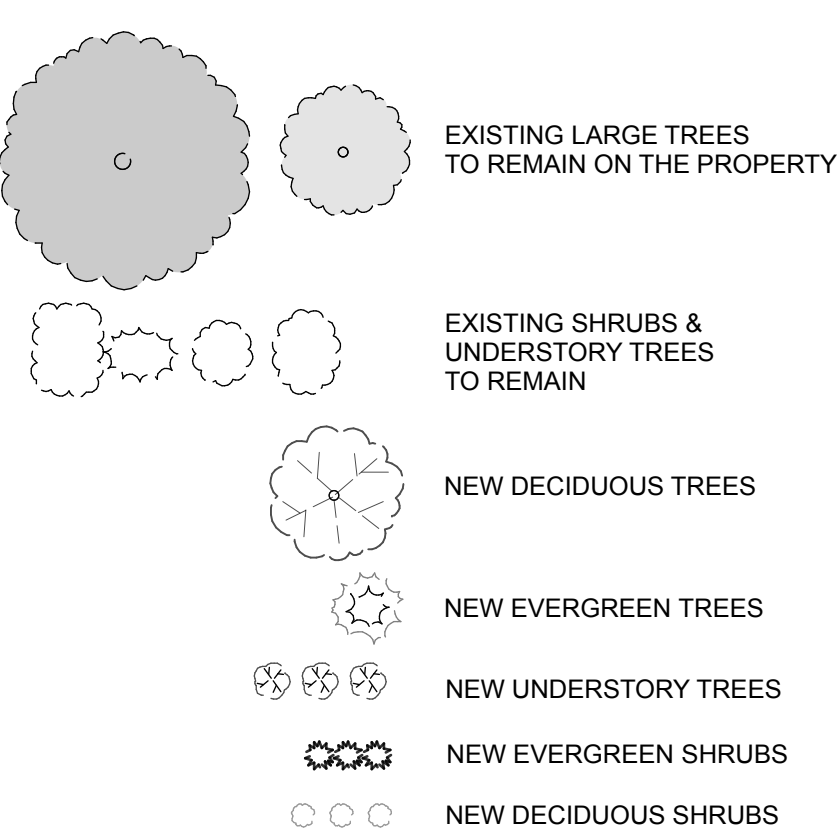
| TYPE           | 3-10" DIA. | 11-20" DIA. |                                        |
|----------------|------------|-------------|----------------------------------------|
| Deciduous      | 2          | 1           | maples                                 |
| Evergreen      | 0          | 0           |                                        |
| General shrubs | 7          |             | foundation plantings at 10BS to remain |

NEW LANDSCAPING PLANTS

| KEY                                   | QTY | COMMON NAME                             | BOTANICAL NAME                    | SIZE                                                              | COLOR & NOTES                                                                                              |
|---------------------------------------|-----|-----------------------------------------|-----------------------------------|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <b>DECIDUOUS TREES</b>                |     |                                         |                                   |                                                                   |                                                                                                            |
| PO                                    | 8   | Pin Oak                                 | Quercus Palustris                 | mature, 70 tall, 45' wide<br>plant 18' OC                         | russet in fall<br>holds leaves in winter,<br>fast growth                                                   |
| GL                                    | 10  | Greenspire Linden                       | Tilia Cordata<br>"Greenspire"     | mature 50' tall, 30' wide<br>plant 20' OC                         | needs sun<br>yellow in fall                                                                                |
| MA                                    | 8   | Maple Autumn Blaze                      | Acer x freemanii<br>"Jeffersred"  | mature, 60' tall 60' wide                                         | scarlet in fall<br>fast growing, full sun                                                                  |
| WB                                    | 10  | White Birch                             | Betula papyrifera                 | mature 15' wide, 25' tall                                         | white bark, yellow leaves in fall<br>grows fast                                                            |
| <b>EVERGREEN TREES</b>                |     |                                         |                                   |                                                                   |                                                                                                            |
| BF                                    | 4   | Balsam Fir                              | Abies balsamea                    | mature 75' tall, 25' wide                                         | grows slowly, full sun part of day<br>dark green, pyramidal,                                               |
| EH                                    | 4   | Eastern Hemlock                         | Tsuga canadensis                  | mature 40-70' tall<br>30' high                                    | dark green, OK in shade or sun                                                                             |
| <b>UNDER STORY TREES &amp; SHRUBS</b> |     |                                         |                                   |                                                                   |                                                                                                            |
| SH                                    | 30  | Serviceberry (Shadbush)                 | Amelanchier variety to be decided | understory tree<br>mature 35' wide, 70' tall<br>(usually smaller) | white in early spring<br>gold or red in fall<br>informal tall shrubby tree<br>OK in damp soil, needs sun   |
| WH                                    | 30  | Witch Hazel                             | Hamamelis virginiana              | understory tree<br>mature 20' wide, 20' tall                      | likes shade<br>yellow flowers in late fall<br>wide leaves                                                  |
| RH                                    | 30  | PJM Rhododendron                        | Rhododendron x PJM                | mature 3-4' wide 6' tall                                          | spring light magenta<br>fall burgundy, small leaves<br>holds leaves in winter<br>hardy hybrid              |
| LL                                    | 18  | Miss Kim Lilac                          | Syringa pubescens patula          | mature 6' wide 7' tall                                            | spring lavender, burgundy fall<br>needs sun                                                                |
| NB                                    | 11  | Common Ninebark                         | Physocarpus opulifolius           | Mature 5' wide, 8'tall                                            | Sprng white flowers, 4" leaves<br>fall yellow, winter ornamental bark<br>likes sun & partial shade, hardy  |
| HY                                    | 10  | Cherry Explosion Hydrangea (or similar) | Hydrangea macrophylla "McKay"     | mature 4' wide 4' tall                                            | red/mauve flowers<br>leaves burgundy in fall<br>east or north side of buildings<br>showy summer ornamental |
| JU                                    | 30  | Juniper                                 | Junipera hinensis "San Jose"      | mature 2' tall, 8' wide                                           | prickly, low, hardy, salt tolerant<br>likes sun, sage green                                                |
| CE                                    | 25  | Eastern White Cedar                     | Thuja occidentalis "Nigra"        | shrub or tree<br>mature 30' H, 10' wide                           | pyramidal, hardy,<br>slow growth, can be pruned                                                            |
| <b>PLANTS</b>                         |     |                                         |                                   |                                                                   |                                                                                                            |
| Day-Lilies                            | mix |                                         |                                   |                                                                   | Quantities to be decided, near entries typical                                                             |
| Hosta                                 | mix |                                         |                                   |                                                                   |                                                                                                            |

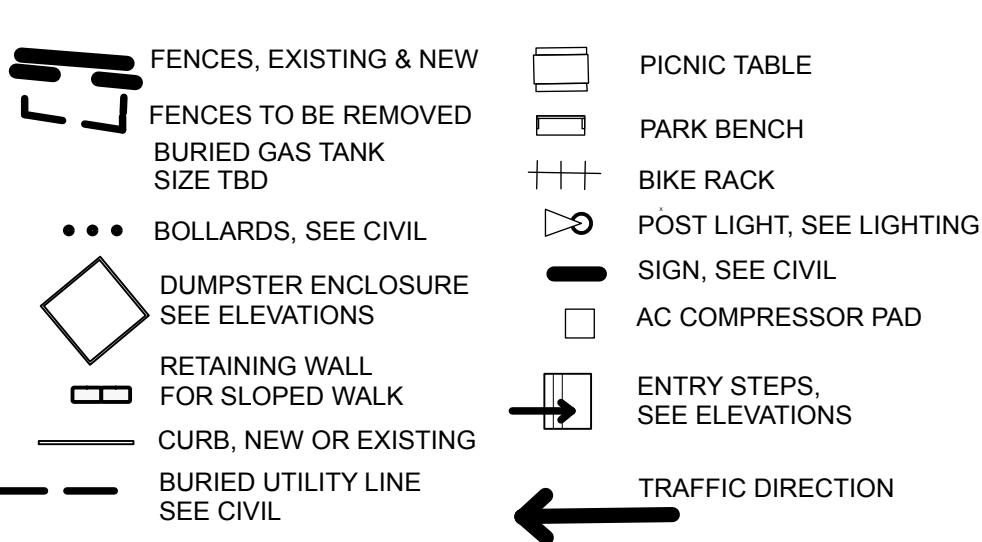


LANDSCAPING LEGEND



FOR PLANT COUNT AND KEYS TO SPECIES SEE TREE CHART

SITE FEATURE LEGEND

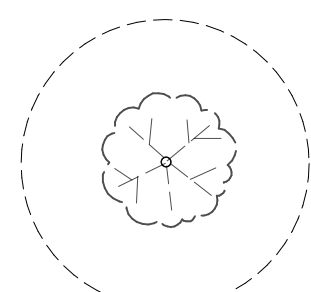


TREE MIX OVERALL:

UNDER 6.2 B.T. 25% MAXIMUM OF NEW TREES ARE ALLOWED TO BE EVERGREEN. THIS PLAN SHOWS 8 EVERGREEN TREES TO 96 DECIDUOUS TREES & UNDERSTORY TREES = 8% < 25%

SHRUB MIX OVERALL:

6.2 B.5 MIX ALLOWED IS 50-70% FLOWERING SHRUBS, 30-50% EVERGREEN SHRUBS THIS PLAN SHOWS 56% FLOWERING, 44% EVERGREEN



A LANDSCAPING PLAN  
Scale: 1" = 20'-0"



BANK STREET APARTMENTS

PROPOSED HOUSING REDEVELOPMENT AT 10 & 14 BANK ST, LEBANON NH  
LANDSCAPE PLAN FOR SITE PLAN REVIEW

OWNER/BUILDER: KISH CONSULTING & CONTRACTING, JOLIN@KCCPROPERTIES.COM, 603-359-3158  
ARCHITECT: SUE REED AIA AT KCC, SUE@KCCPROPERTIES.COM, 603-643-5966

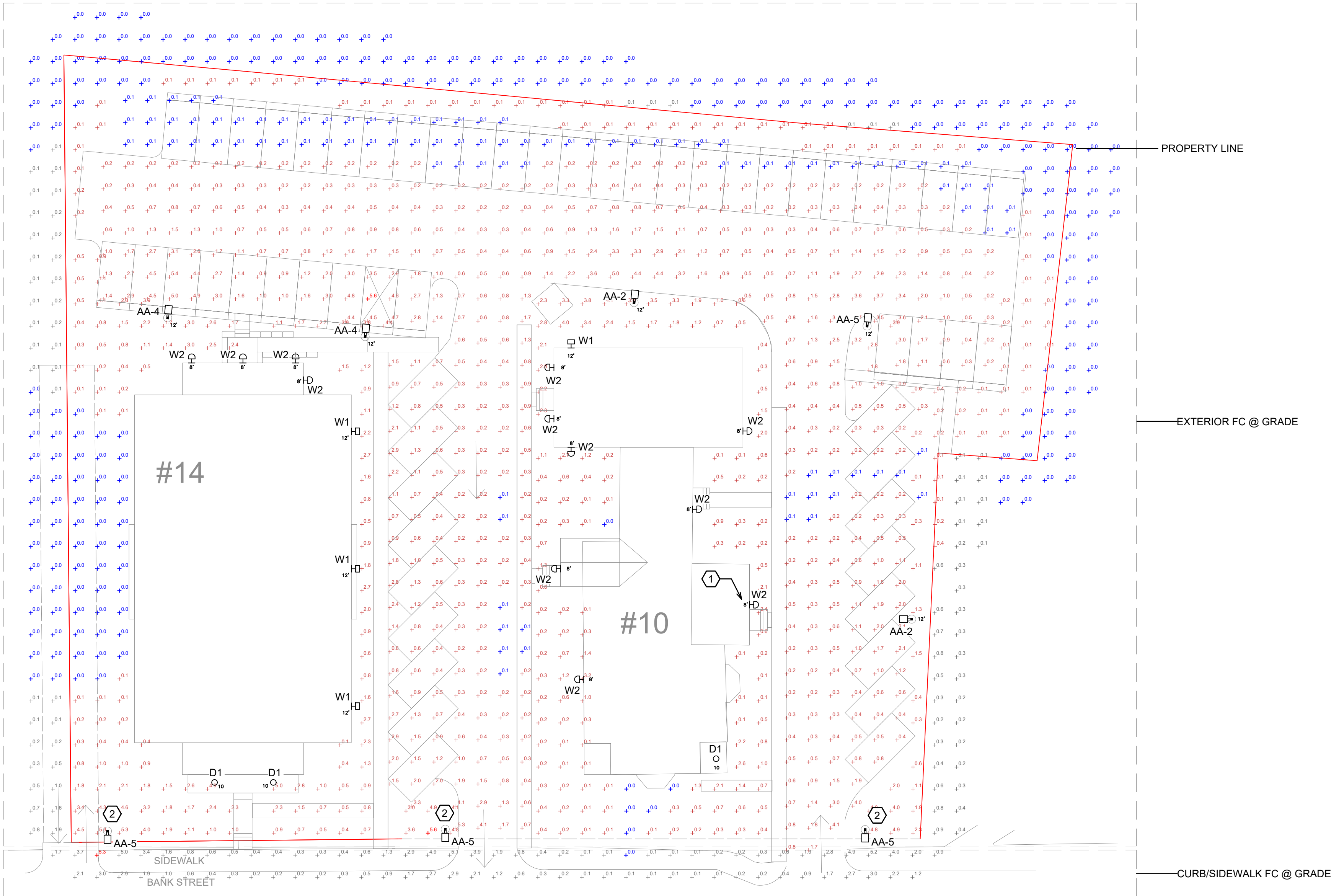
11-11-19 CONCEPTUAL  
12-18-19 SPR REV. 1  
11-9-20 STAFF REVIEW  
12-1-20 SPR REV  
12-14-20 REV PER STAFF  
12-28-20 SPR

A-1

SHEET 7 OF 27







Low profile, low glare. Edge-lit technology unlike any other.

Color: Black

Weight: 15.0 lbs

Driver Info

|             |                  |                |            |
|-------------|------------------|----------------|------------|
| Type        | Constant Current | Watts          | 38W        |
| 120V        | 0.33A            | Color Temp     |            |
| 208V        | 0.19A            | Color Accuracy | 80 CRI     |
| 240V        | 0.17A            | L70 Lifespan   | 100,000    |
| 277V        | 0.14A            | Lumens         | 4,533      |
| Input Watts | 37.4W            | Efficacy       | 121.2 lm/W |

LED Info

PA - Universal Pole Mount

Weight: 15.0 lbs (7kg)

Technical Specifications

Listings

UL Listed:

Suitable for wet locations

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

Dark Sky Conformance:

Conforms to (allows for conformance to) the requirements for the IDA's "Fixture Seal of Approval" as of March 1, 2016.

California Title 24:

Can be used to conform with the requirements of California Title 24 Part 6.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: P848C1HD

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations at 25°C

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Color Stability:

The Type IV distribution is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candielpower at lateral angles from 90° to 270°.

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum

IES Classification:

The Type IV distribution is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candielpower at lateral angles from 90° to 270°.

Construction

Mounting:

Universal pole adapter

Lens:

Diffused Polymethyl Methacrylate (PMMA)

Effective Projected Area:

EPA = 0.61

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Sensor Specifications

Multi Level Motion Sensor:

\*40 ft. diameter coverage from 20 ft. height.

Other

Equivalency:

Equivalent to 100W Pulse Start Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Electrical

Driver:

Class 2, 50/60Hz, 120-277V, 4kV standard, 10kV optional

THD:

8.75% at 120V, 17.92% at 277V

Power Factor:

98.8% at 120V, 90.8% at 277V

Optical

BUG Rating:

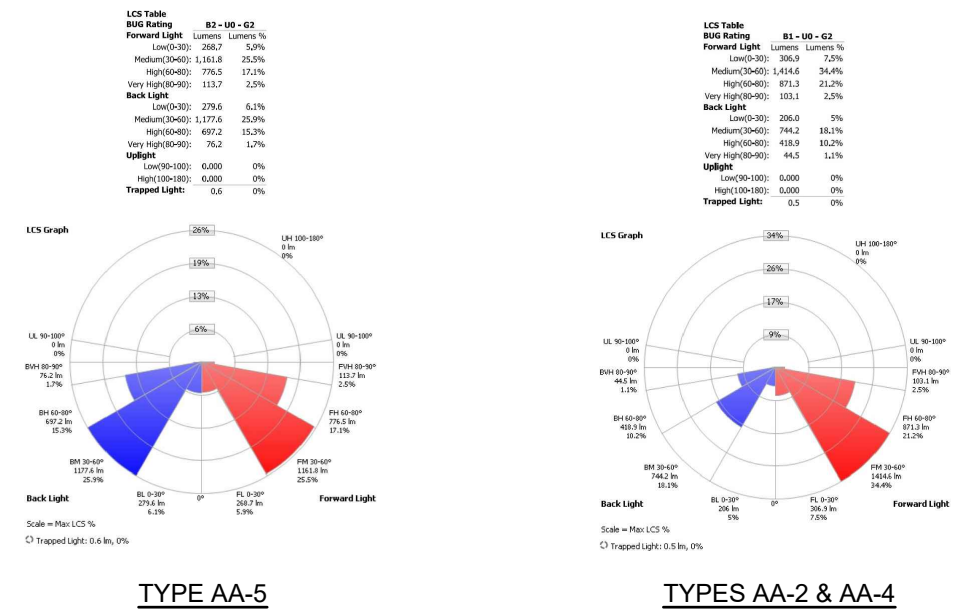
B2 U0 G2

## NOTES

- THIS PLAN REPRESENTS THE CALCULATED LIGHTING LEVELS FOR NEW EXTERIOR LIGHTING AT 10 BANK STREET IN LEBANON, NH.
- CALCULATION GRID SPACING = 5'-0" x 5'-0"
- CALCULATION PLANE = GRADE LEVEL

## KEYED NOTES

- CALCULATED MOUNTING HEIGHT (TYP. WHERE SHOWN)
- NOTES REGARDING FIXTURE TYPE AA AT PROPERTY LINE:
  - AT THE REQUEST OF THE CITY TO SAFELY ILLUMINATE THE WALKWAY AND CURB CROSSINGS OF THE PROPERTY, THE PROPOSED QTY (3) - TYPE A1 EDGE-LIT, LED FIXTURES MOUNTED AT 10'-0" AFG, AND 3'-0" SETBACK FROM THE CROSSWALK ARE PROPOSED WITH THE FOLLOWING CLARIFICATIONS AS THEY PERTAIN TO THE CITY OF LEBANON, NH SITE PLAN REGULATIONS, UPDATED IN 2019:
    - SECTION 6.7.2b & 6.7.6a:
      - IT IS RECOGNIZED THAT THE PROPERTY LINE, 0.5 FOOT-CANDLE (FC) AT GRADE REQUIREMENT OF SECTION 6.7.2b SITE PLAN REGULATIONS IS NOT SATISFIED BY THE PROPOSED LOCATIONS
      - HOWEVER, THE CITY GRANTED A WAIVER ON 7/13/20 SECTION 6.7.6a - "LIGHTING OF WALKWAYS/BIKEWAYS, AND PARKS" OF THE SITE PLAN REGULATIONS.
    - SECTION 6.7.2.c/d/f:
      - SECTION 6.7.2.c - THE PROPOSED TYPE AA FIXTURES ARE DESCRIBED AS A "VISUAL COMFORT" FIXTURE, UTILIZING EDGE-LIT LED TECHNOLOGY, WITH A DIFFUSED LENS, ELIMINATING GLARE IN ALL DIRECTIONS, EMITTING A "SOFT" ILLUMINATION. PLEASE SEE THE BELOW LIGHTING CLASSIFICATION SYSTEM (LOS) GRAPH OF THE TYPE AA LIGHT DISTRIBUTION



- SECTION 6.7.2.d - THE PROPOSED TYPE AA HAS THE ABILITY TO BE FULLY CONTROLLED AND WILL BE FURNISHED WITH AN INTEGRAL PHOTO-CELL, TURNING THE LIGHTS ON AS DAYLIGHT DIMINISHES, AND TURNING ON WHEN SUFFICIENT DAYLIGHT IS PRESENT
- SECTION 6.7.2.f - THE PROPOSED TYPE AA FIXTURE IS AN ENERGY-EFFICIENT LED SOURCE

## EXTERIOR CALCULATED FOOTCANDLES

| DESCRIPTION                     | SYMBOL | AVG    | MAX    | MIN    | *MAX/MIN | *AVG/MIN |
|---------------------------------|--------|--------|--------|--------|----------|----------|
| EXTERIOR PAVEMENT @ GRADE       | +      | 0.8 fc | 5.6 fc | 0.1 fc | N/A      | N/A      |
| EXTERIOR WITHIN P. LINE @ GRADE | +      | 0.9 fc | 5.6 fc | 0.0 fc | N/A      | N/A      |

\*UNIFORMITY RATIOS ARE N/A WHEN SHOWING 0.0 FC

## EXTERIOR FIXTURE SCHEDULE

| LABEL  | QTY | DESCRIPTION                                                                                                                                                                                                                           | MANUFACTURER<br>PRODUCT LINE      | LUMENS | WATTS |
|--------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------|-------|
| AA-"X" | 8   | EDGE-LIT LED AREA LUMINAIRE WITH DIFFUSED LENS AND INTEGRATED MOTION SENSOR & PHOTOCELL W/DIMMING. POLE MOUNTED AT 12'-0" AFG (POLE AND BASE TBD). 3000K, DISTRIBUTION AS NOTED. "X" = DISTRIBUTION (I.E. AA-4 = TYPE 4 DISTRIBUTION) | RAB LIGHTING<br>IVELOT AREA LIGHT | 4533   | 38.0  |
| W1     | 5   | WALL MOUNTED LED AREA LIGHT                                                                                                                                                                                                           | LITHONIA LIGHTING<br>ARCI LED     | 1500   | 11.0  |
| D1     | 3   | 8" LED DOWNLIGHT                                                                                                                                                                                                                      | DISTRI-LITE<br>RAZOR              | 1424   | 17.5  |
| W2     | 12  | WALL MOUNTED LED CYLINDER FIXTURE                                                                                                                                                                                                     | CREE<br>LMH                       | 428    | 12.4  |

## TYPE AA - FIXTURE DETAILS

DRAWN BY: T. BOUCHER

10 BANK STREET  
PROPOSED HOUSING REDEVELOPMENT AT 10 & 14 BANK ST, LEBANON NH  
LIGHTING PLAN FOR SITE PLAN REVIEW

OWNER/BUILDER: KISH CONSULTING & CONTRACTING, JOLING@KCCPROPERTIES.COM, 603-359-3158  
ARCHITECT: SUE REED AIA AT KCC, SUE@KCCPROPERTIES.COM, 603-643-5966

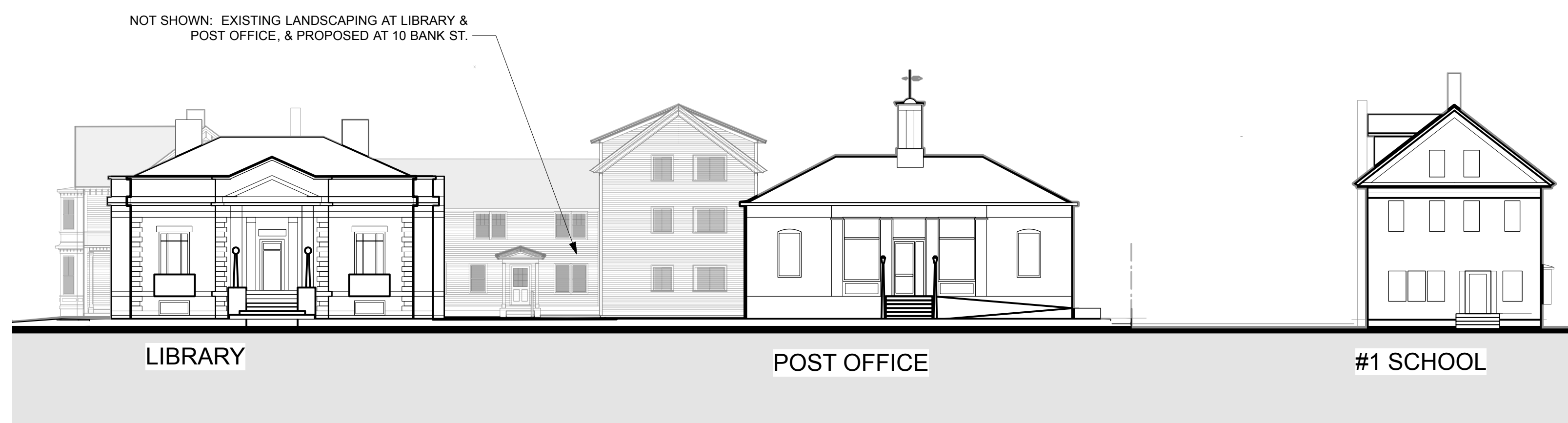
DATE:  
12-28-20 SPR

A-2

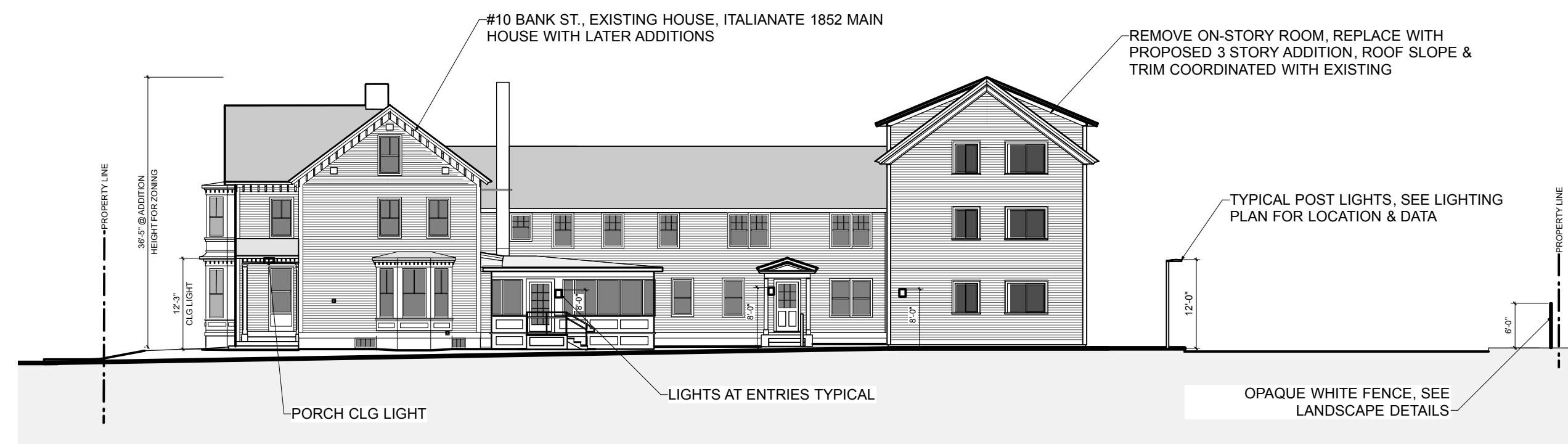




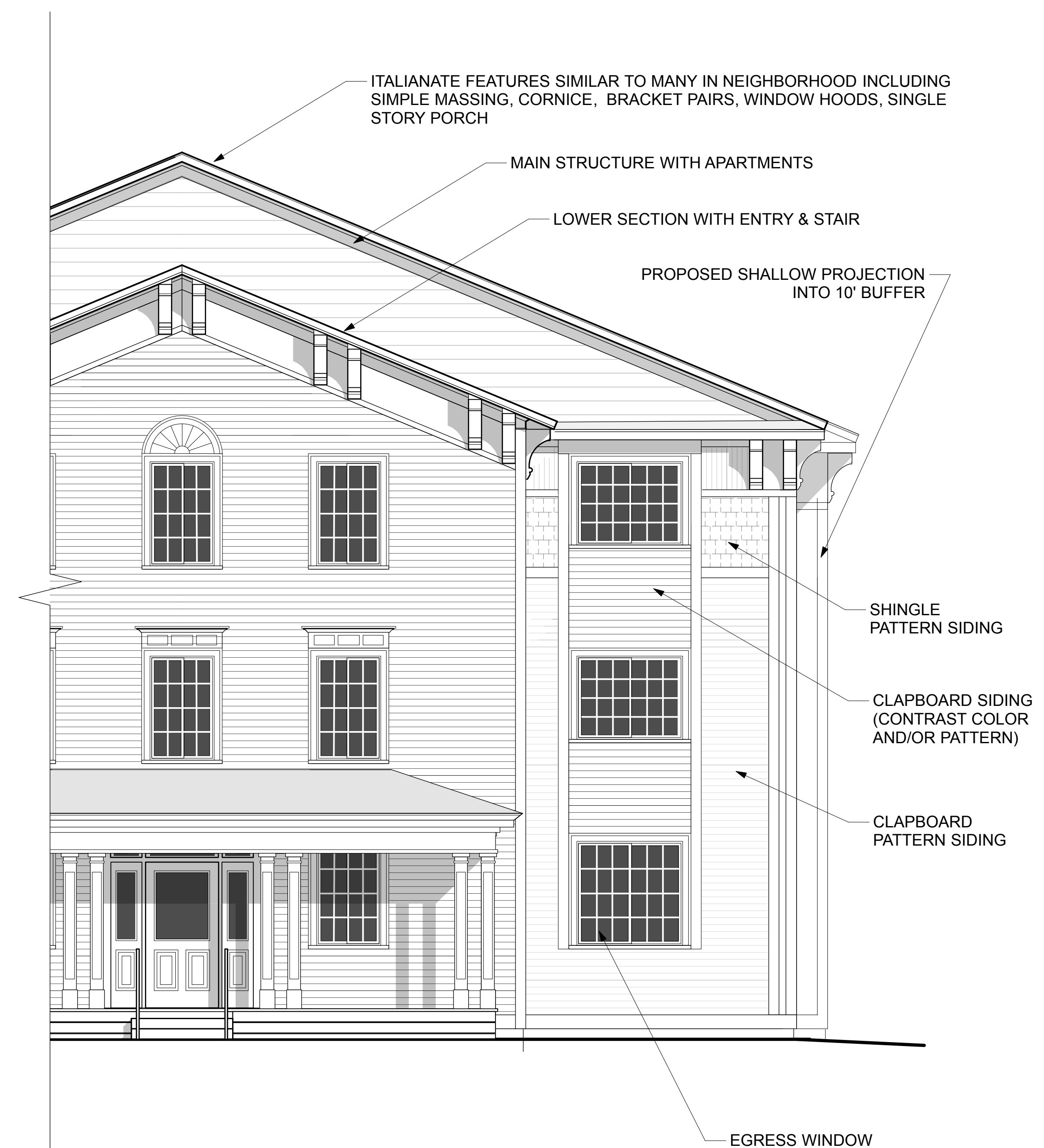
1 NORTH ELEVATION OF #14 & #10 IN BANK STREET CONTEXT  
Scale: 1/16" = 1'-0"



2 WEST ELEVATION OF #10 FROM BANDSTAND  
Scale: 1/16" = 1'-0"



3 WEST ELEVATION OF #10  
Scale: 1/16" = 1'-0"



4 DETAIL OF NORTH ELEVATION OF #14  
Scale: 1/4" = 1'-0"



# BANK STREET APARTMENTS

## PROPOSED HOUSING REDEVELOPMENT AT 10 & 14 BANK ST, LEBANON NH

### EXTERIOR ELEVATIONS & LIGHTING FOR SITE PLAN REVIEW

OWNER/BUILDER: KISH CONSULTING & CONTRACTING, JOLIN@KCCPROPERTIES.COM, 603-359-3158  
ARCHITECT: SUE REED AIA AT KCC, SUE@KCCPROPERTIES.COM, 603-643-5966

11-11-19 CONCEPTUAL  
12-18-19 SPR REV. 1  
11-9-20 STAFF REVIEW  
12-1-20 SPR REV  
12-14-20 REV PER STAFF  
12-28-20 SPR

# A-3

SHEET 9 OF 27





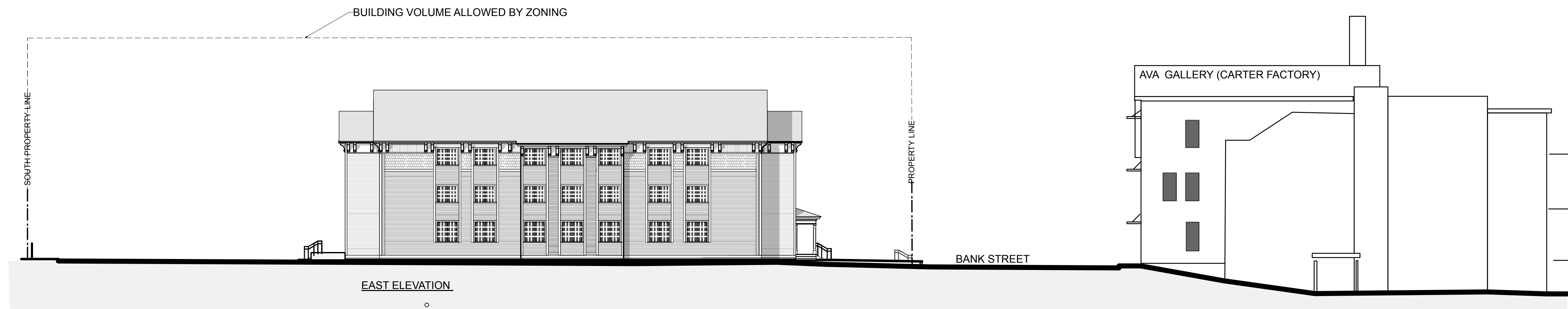
**BANK STREET APARTMENTS**  
**PROPOSED HOUSING REDEVELOPMENT AT 10 & 14 BANK ST, LEBANON NH**  
**EXTERIOR ELEVATIONS & LIGHTING FOR SITE PLAN REVIEW**

OWNER/BUILDER: KISH CONSULTING & CONTRACTING, JOLIN@KCCPROPERTIES.COM, 603-359-3158  
ARCHITECT: SUE REED AIA AT KCC, SUE@KCCPROPERTIES.COM, 603-643-5966

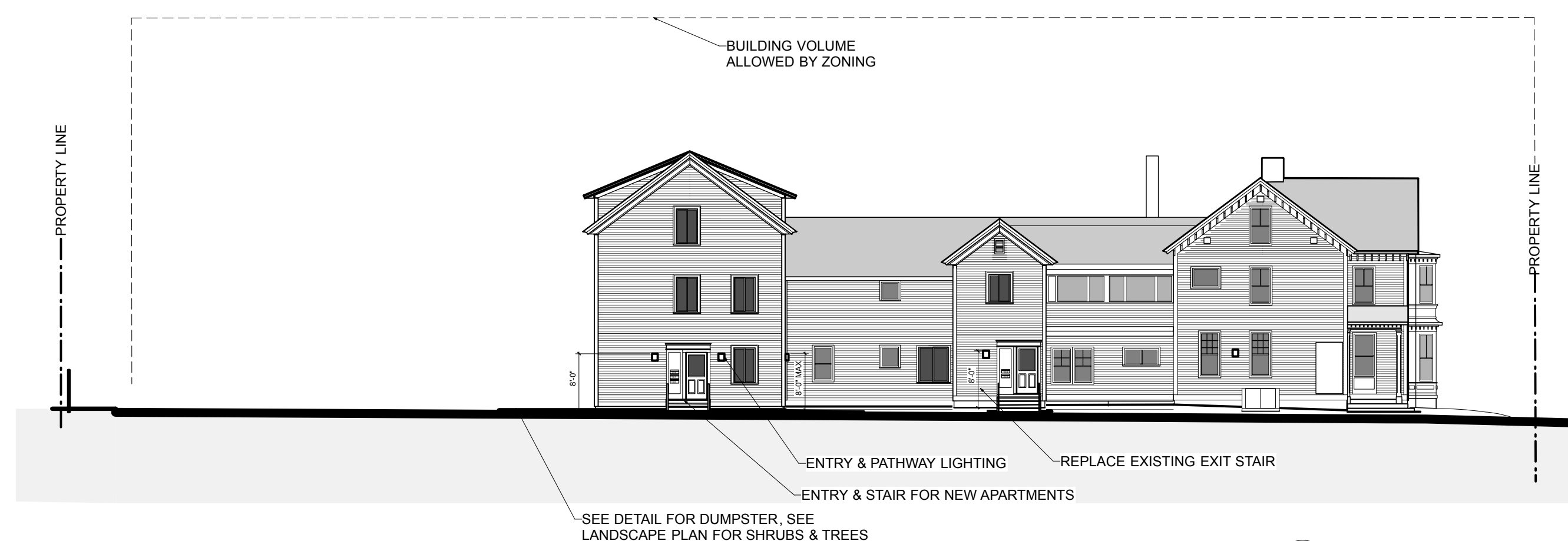
11-11-19 CONCEPTUAL  
12-18-19 SPR REV. 1  
11-9-20 STAFF REVIEW  
12-1-20 SPR REV  
12-14-20 REV PER STAFF  
12-28-20 SPR

**A-4**

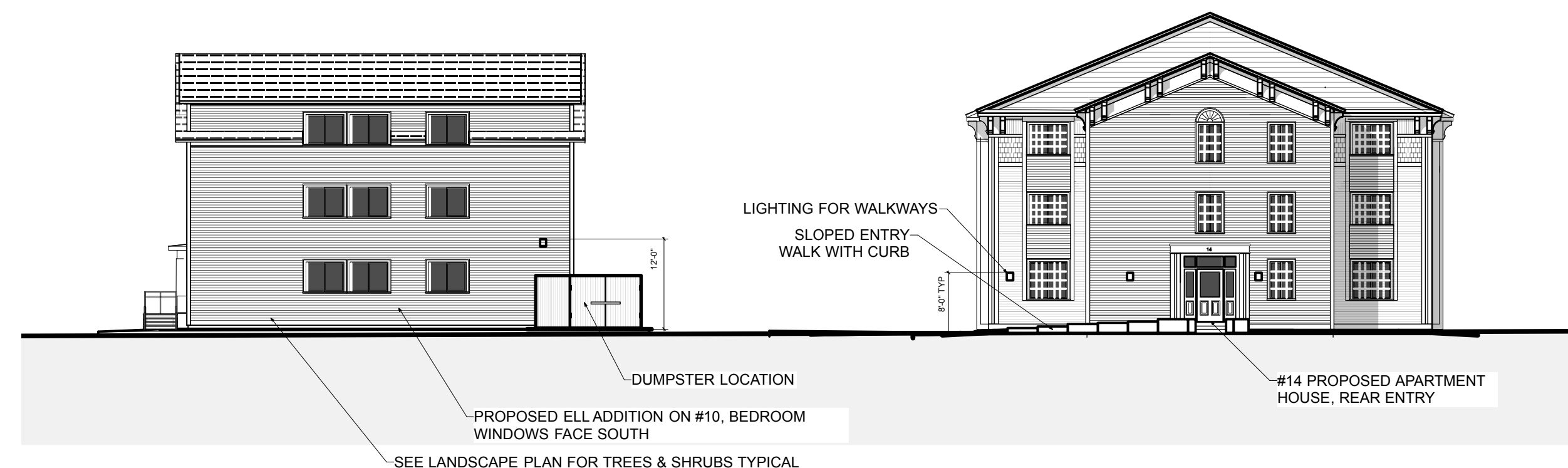
SHEET 10 OF 27



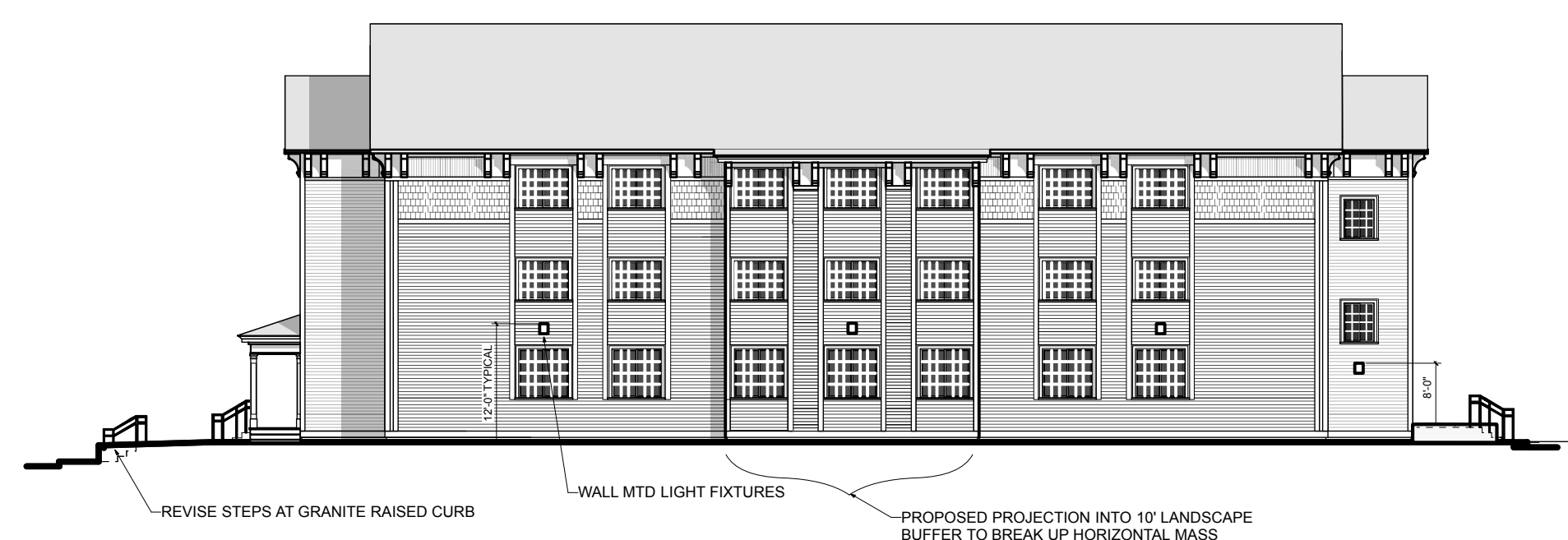
5 #14 EAST ELEVATION WITH AVA GALLERY  
Scale: 1/16" = 1'-0"



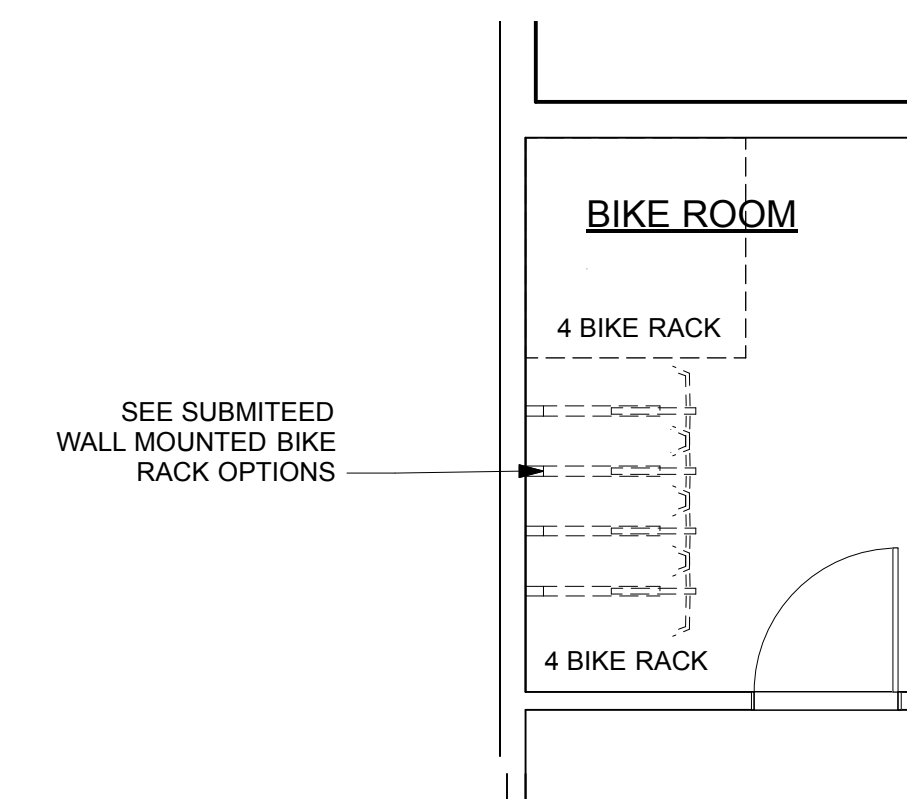
6 EAST ELEVATION OF #10  
Scale: 1/16" = 1'-0"



7 SOUTH ELEVATION OF #10 & #14  
Scale: 1/16" = 1'-0"



8 WEST ELEVATION OF #14  
Scale: 1/16" = 1'-0"



15 BIKE ROOM DETAIL  
Scale: 1/4" = 1'-0"



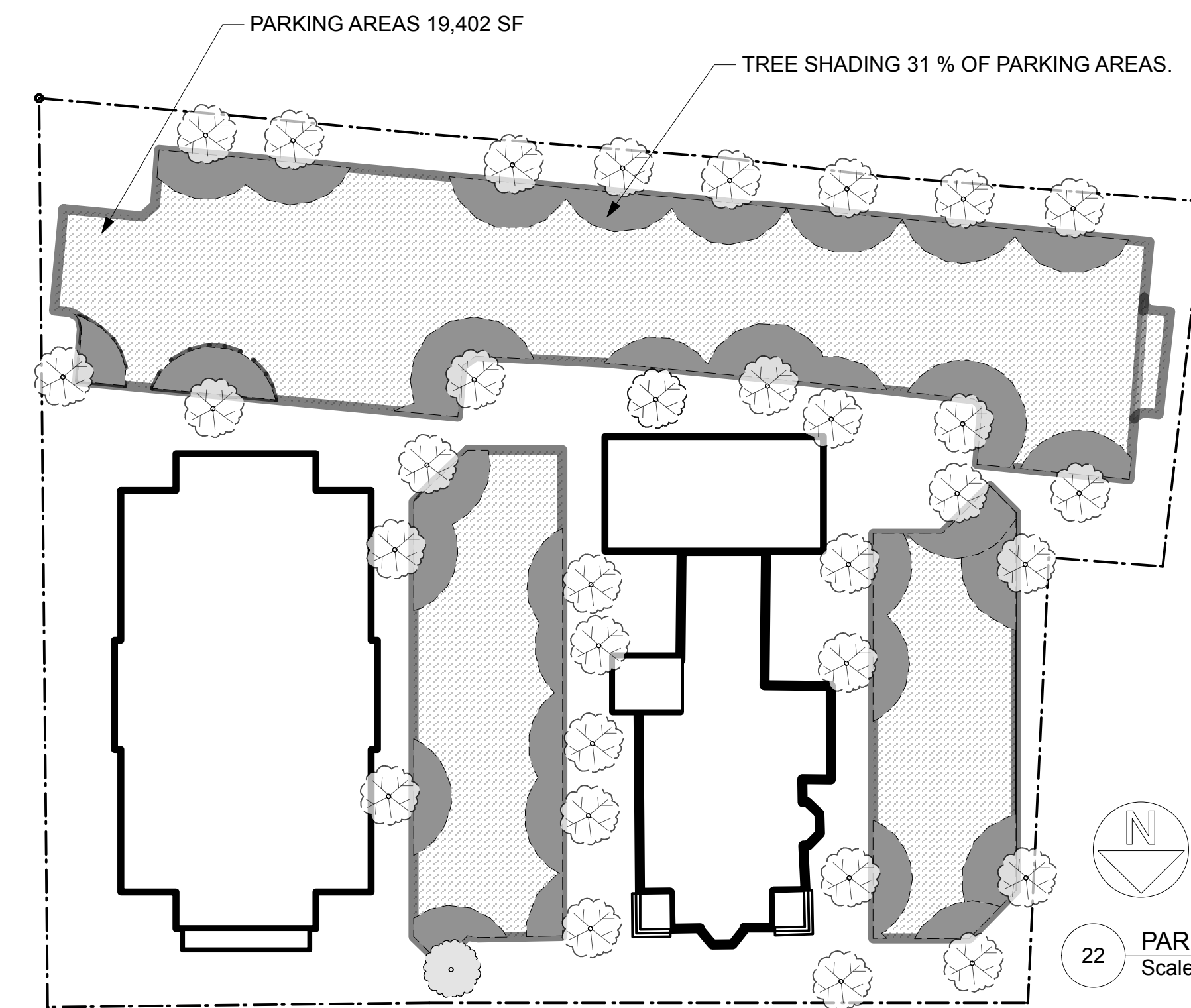


**BANK STREET APARTMENTS**  
**PROPOSED HOUSING REDEVELOPMENT AT 10 & 14 BANK ST, LEBANON NH**  
**LANDSCAPE DETAILS**

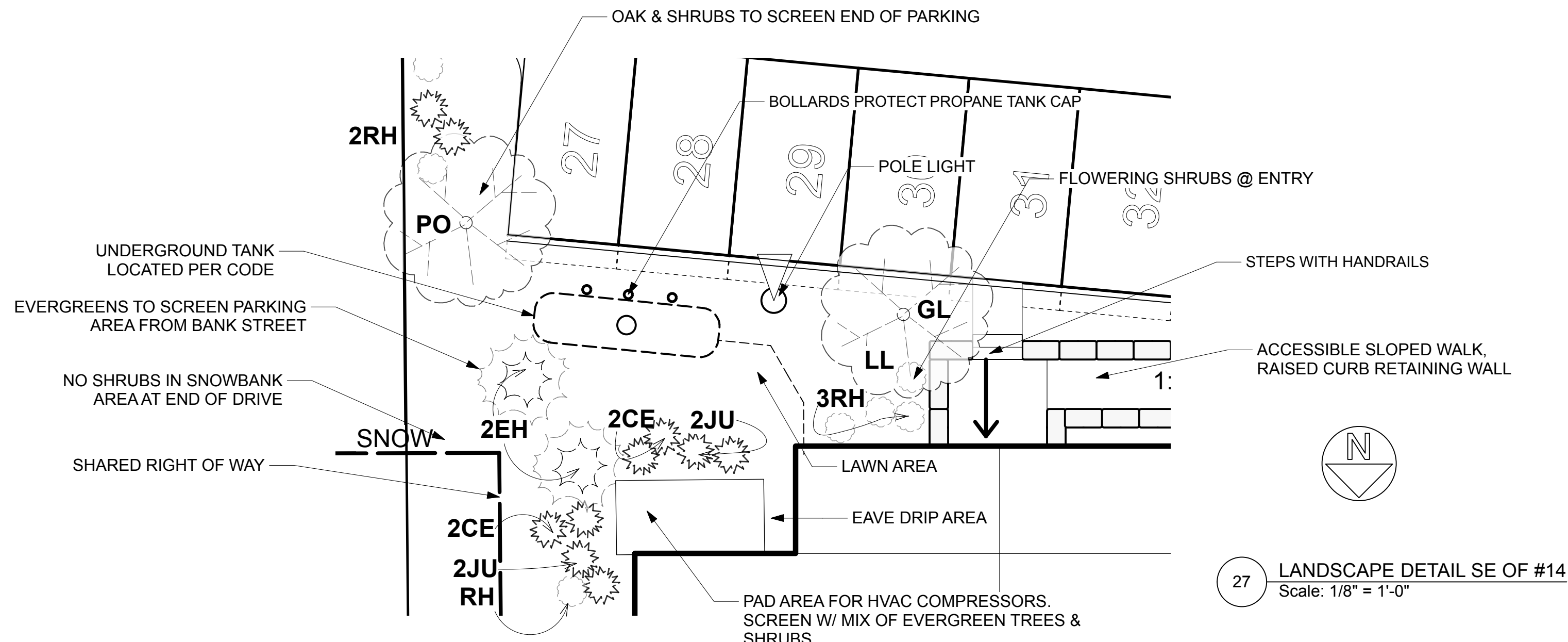
OWNER/BUILDER: KISH CONSULTING & CONTRACTING, JOLIN@KCCPROPERTIES.COM, 603-359-3158  
ARCHITECT: SUE REED AIA AT KCC, SUE@KCCPROPERTIES.COM, 603-643-5966

11-11-19 CONCEPTUAL  
12-18-19 SPR REV. 1  
11-9-20 STAFF REV. 1  
12-1-20 SPR REV  
12-14-20 REV PER STAFF  
12-28-20 SPR

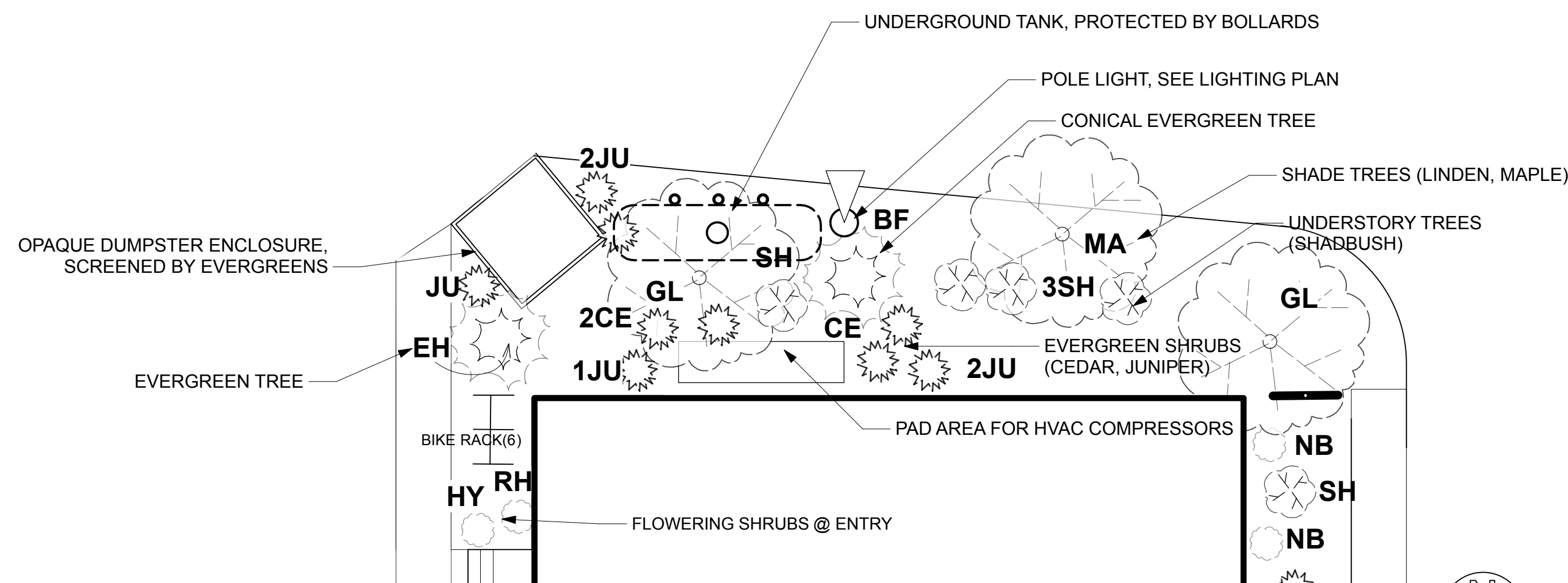
**A-5**  
SHEET 11 OF 27



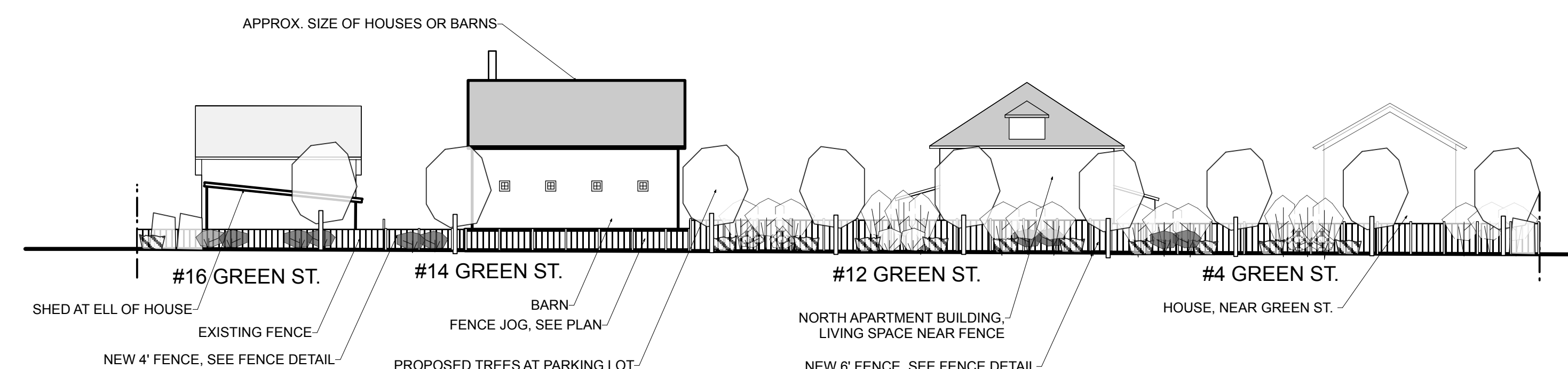
22 PARKING LOT SHADING  
Scale: 1" = 30'-0"



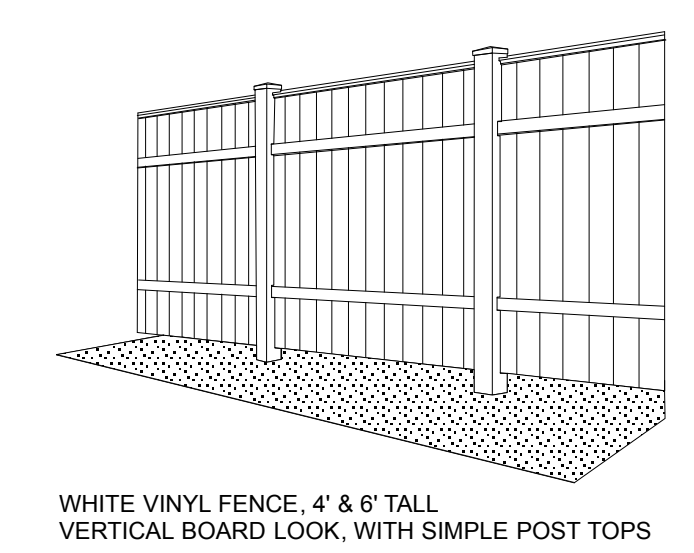
27 LANDSCAPE DETAIL SE OF #14  
Scale: 1/8" = 1'-0"



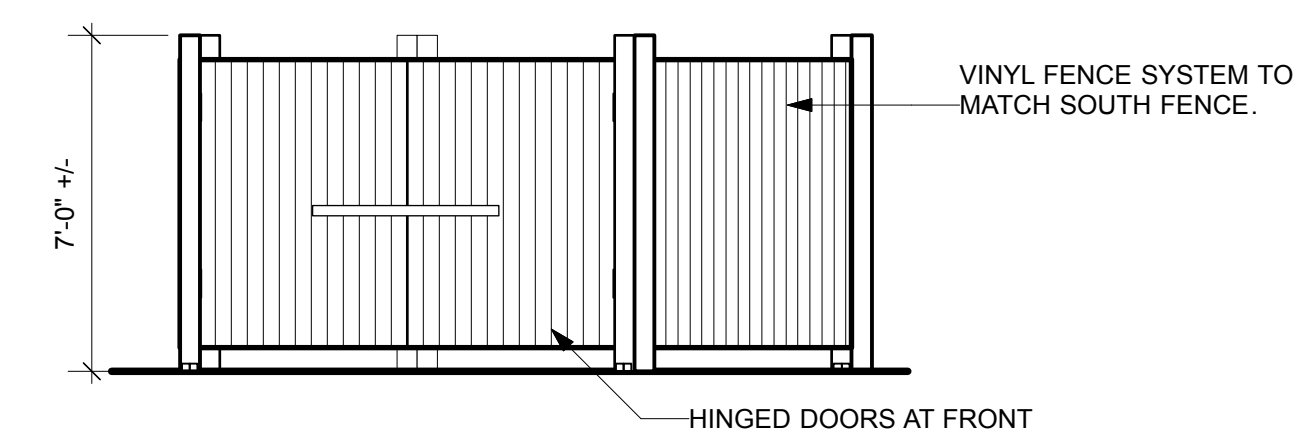
28 LANDSCAPE DETAIL SE OF #10  
Scale: 1/8" = 1'-0"



30 SOUTH: FENCE & ABUTTERS  
Scale: 1" = 20'-0"



23 DETAIL OF NEW FENCE



9 DUMPSTER OBLIQUE ELEVATION  
Scale: 1/4" = 1'-0"



| PARKING CALCULATIONS |           |         |                         |        |                        |        |
|----------------------|-----------|---------|-------------------------|--------|------------------------|--------|
|                      |           |         | BY UNIT TYPE            |        | BY BEDROOMS            |        |
| LOCATION             | UNIT TYPE | # UNITS | PER UNIT                | SPACES | PER BEDROOM            | SPACES |
| 10 BANK ST.          | 3 BR      | 5       | 1.5                     | 8      | 1.0                    | 15     |
|                      | 2 BR      | 2       | 1.5                     | 3      | 1.0                    | 4      |
|                      | 1 BR      | 1       | 1.5                     | 2      | 1.0                    | 1      |
| 14 BANK ST.          | 2 BR      | 18      | 1.5                     | 27     | 1.0                    | 36     |
|                      |           |         | TOTAL BY UNIT TYPE = 40 |        | TOTAL BY BEDROOMS = 56 |        |

NOTE:

PER SECTION 607.4 OF ZONING ORDINANCE, PARKING REQUIREMENT IS SET BY PB AS PART OF SPR PROCESS, THESE CALCULATIONS ARE PROVIDED TO ASSIST IN THE PROCESS.

| PARKING PROVIDED |         |          |       |
|------------------|---------|----------|-------|
|                  | REGULAR | HANDICAP | TOTAL |
| EAST             | 9       | 0        | 9     |
| WEST             | 8       | 0        | 8     |
| SOUTH            | 37      | 2        | 39    |
| TOTAL PARKING    | 54      | 2        | 56    |

NOTES:

- 1

STAFF PARKING.
- 2

BIKE RACK.
- 3

NOT USED.
- 4

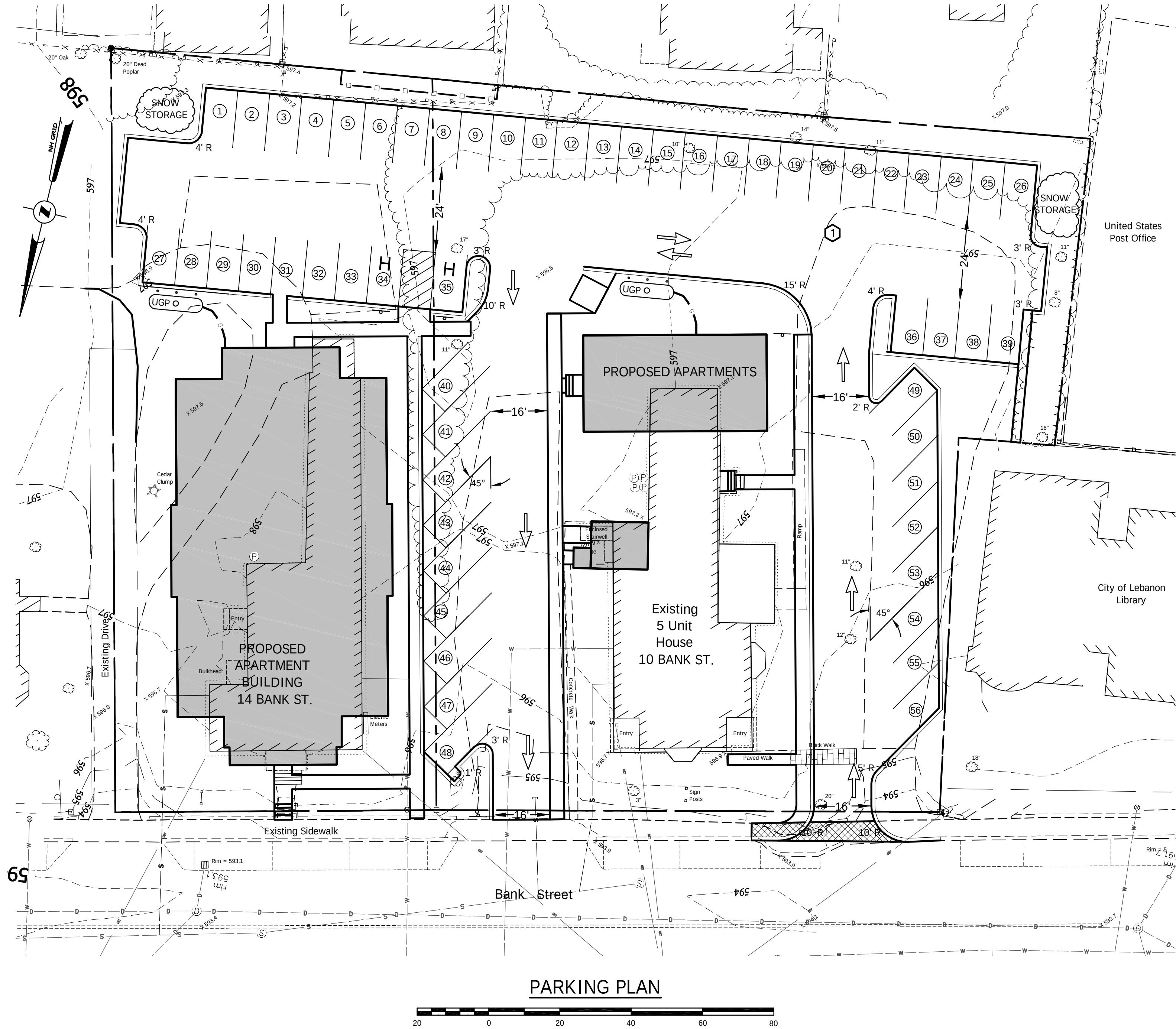
ALL REGULAR PARKING SPACES ARE 9'x16'.  
ANGLE SPACES ARE 9'x18'.
- 5

ALL HANDICAP PARKING SPACES ARE 9'x16'.
- 6

STOP SIGN. MUTCD R1-1
- 7

DO NOT ENTER SIGN.
- 8

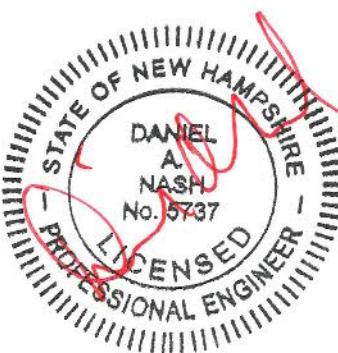
HANDICAP PARKING SIGN.



|   |                     |          |
|---|---------------------|----------|
| 9 | REVISED SITE LAYOUT | 11/09/20 |
| 8 | UPDATE              | 4/23/20  |
| 7 | UPDATE              | 3/26/20  |
| 6 | UPDATE              | 2/21/20  |
| 5 | STAFF COMMENTS      | 1/20/20  |
| 4 | STAFF COMMENTS      | 1/13/20  |
| 3 | PARKING DIMENSIONS  | 12/19/19 |
| 2 | STAFF REVIEW        | 12/18/19 |
| 1 | UPDATE              | 12/5/19  |
| # | REVISIONS           | DATE     |

PARKING & LAYOUT PLAN  
FOR  
BANK STREET APARTMENTS  
IN  
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN  
105 BANK STREET - PO BOX 512  
LEBANON, NEW HAMPSHIRE 03766  
PHONE: (603) 448 6255  
E-MAIL: advancedgeomatrics@comcast.net



|           |                    |
|-----------|--------------------|
| SURVEYED: | CARDIGAN MTN., GIS |
| DESIGNED: | DAN                |
| DRAWN:    | J                  |
| CHECKED:  | DAN                |
| DATE:     | 11/12/19           |

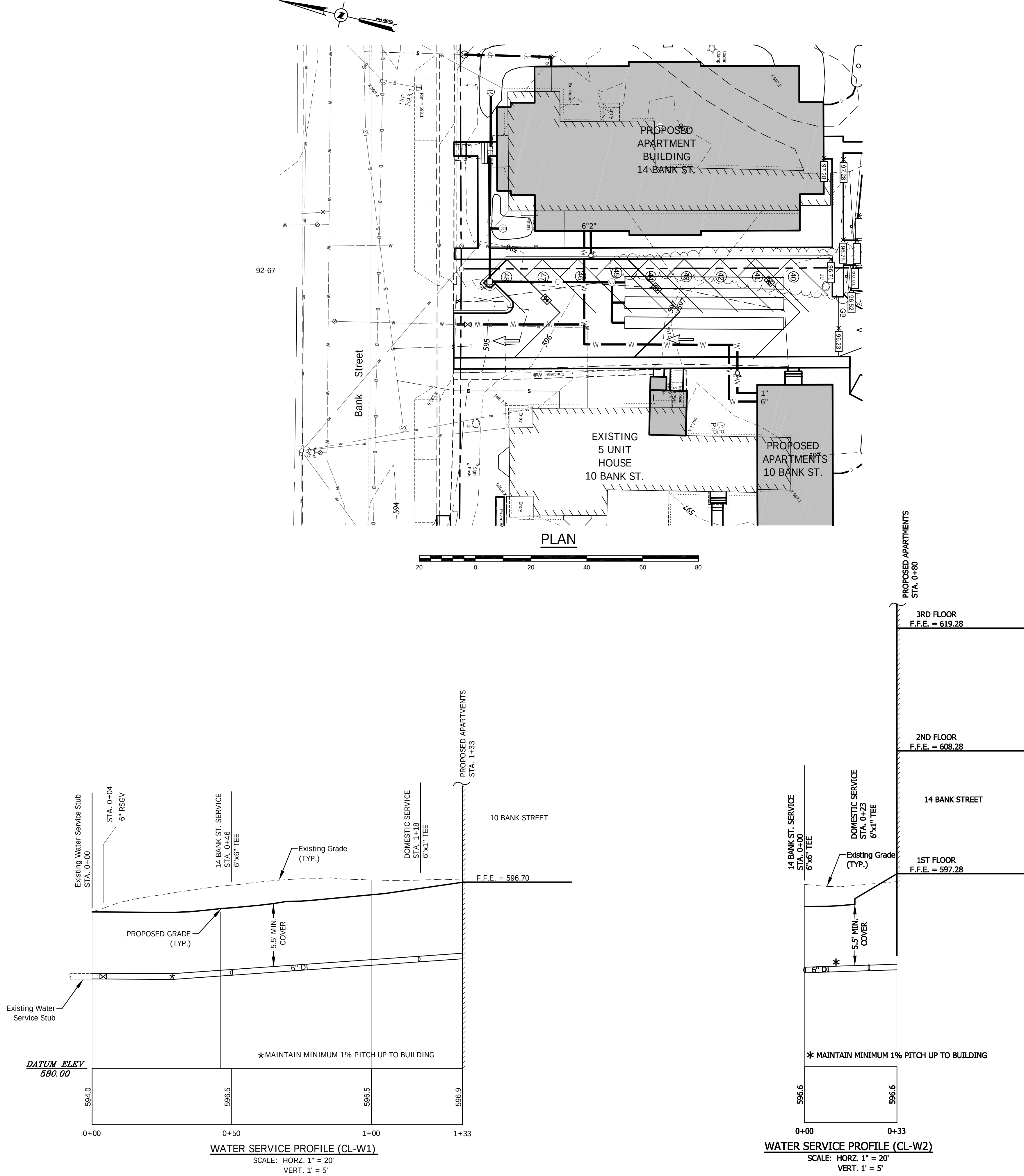
BANK STREET  
APARTMENTS

PARKING &  
LAYOUT PLAN

C-2

|                             |
|-----------------------------|
| © 2019                      |
| ADVANCED GEOMATICS & DESIGN |
| DWG: 19001\19001-PL5        |

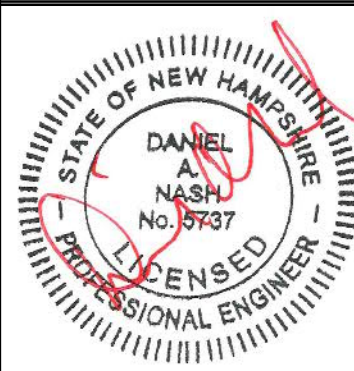




|   |                     |          |
|---|---------------------|----------|
| 9 | UPDATE              | 11/30/20 |
| 8 | REVISED SITE LAYOUT | 11/09/20 |
| 7 | UPDATE              | 4/21/20  |
| 6 | UPDATE              | 3/26/20  |
| 5 | UPDATE              | 2/21/20  |
| 4 | STAFF COMMENTS      | 1/20/20  |
| 3 | STAFF COMMENTS      | 1/13/20  |
| 2 | STAFF REVIEW        | 12/18/19 |
| 1 | UPDATE              | 12/5/19  |
| # | REVISIONS           | DATE     |

WATER PLAN/PROFILE  
FOR  
BANK STREET APARTMENTS  
IN  
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN  
105 BANK STREET - PO BOX 512  
LEBANON, NEW HAMPSHIRE 03766  
PHONE: (603) 448 6255  
E-MAIL: advancedgeomatrics@comcast.net



SURVEYED: CARDIGAN MTN., GIS  
DESIGNED: DAN  
DRAWN: J  
CHECKED: DAN  
DATE: 11/12/19

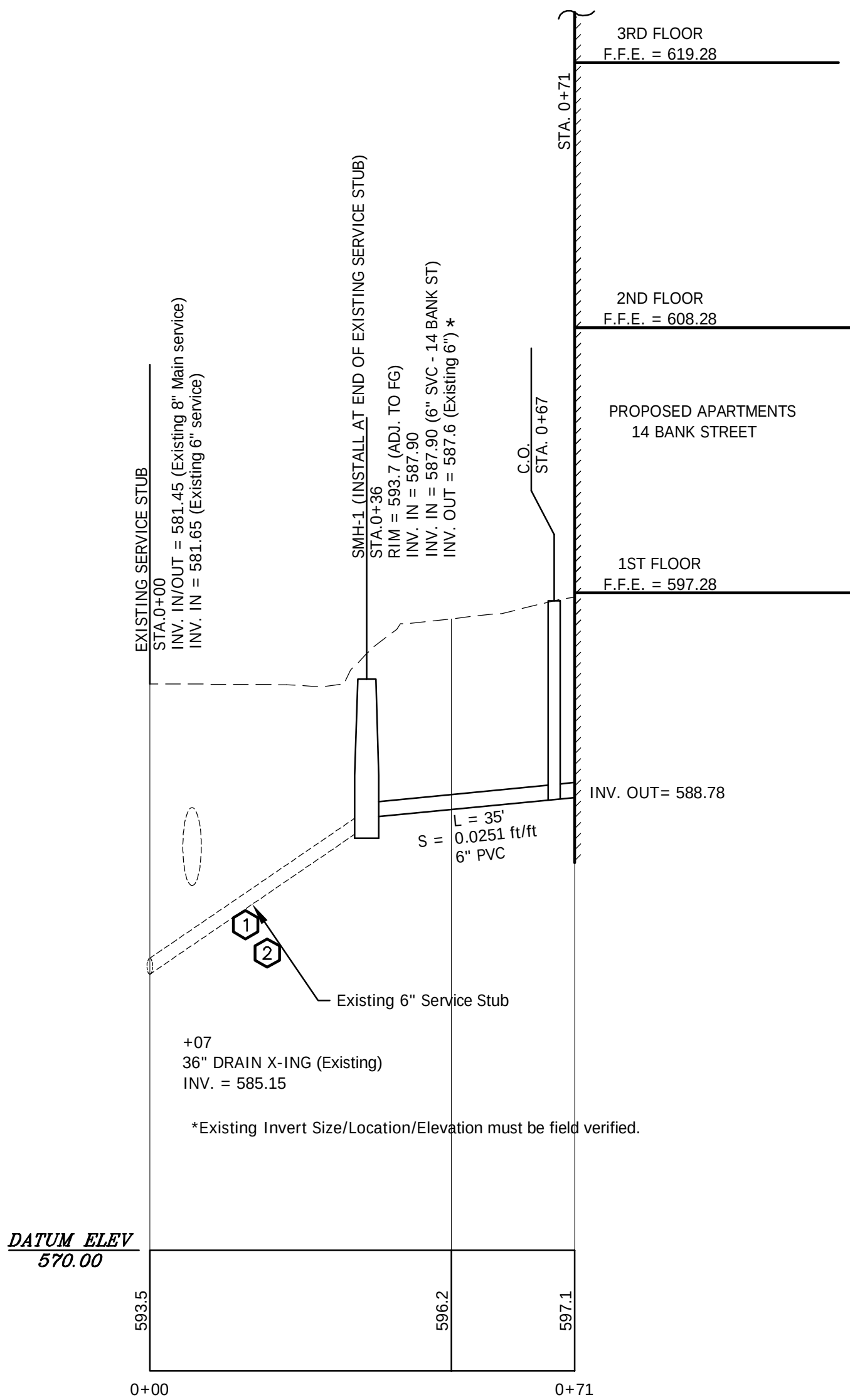
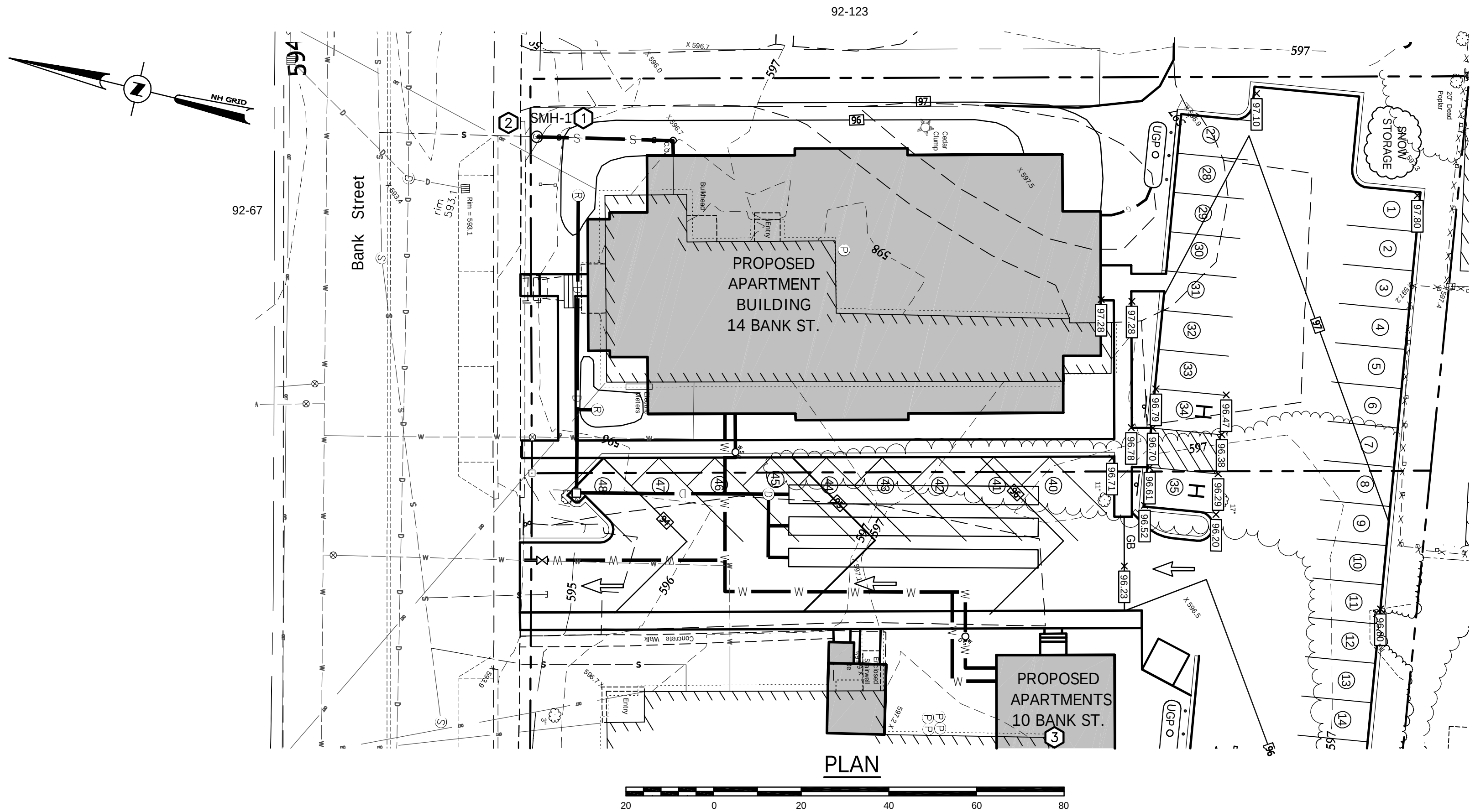
BANK STREET APARTMENTS

WATER PLAN/PROFILE

C-3

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DWG: 19001\19001-PL5





NOTES:

- DESIGN INTENT IS TO HAVE SMH-1 ON PROJECT PARCEL. NOTIFY PROJECT ENGINEER IF STUB NEEDS EXTENDING.
- EXPLORATORY EXCAVATION REQUIRED TO VERIFY LOCATION AND ELEVATION OF EXISTING STUB.
- SEWER FOR NEW 10 BANK STREET APARTMENTS TO BE CONNECTED TO EXISTING BLDG.

ADVANCED GEOMATICS & DESIGN  
FOR  
BANK STREET APARTMENTS  
IN  
LEBANON, NEW HAMPSHIRE

105 BANK STREET - PO BOX 512  
LEBANON, NEW HAMPSHIRE 03766  
PHONE: (603) 448 6255  
E-MAIL: advancedgeomatrics@comcast.net

STATE OF NEW HAMPSHIRE

DANIEL A. NASH

No. 9737

REGISTERED PROFESSIONAL ENGINEER

SURVEYED: CARDIGAN MTN., GIS

DESIGNED: DAN

DRAWN: J

CHECKED: DAN

DATE: 11/12/19

BANK STREET APARTMENTS

SEWER PLAN/PROFILES

C-4

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ADVANCED GEOMATICS & DESIGN

DWG: 19001\19001-PL5

10 UPDATE 11/30/20

9 REVISED SITE LAYOUT 11/09/20

8 SEWER SERVICE TO 14 BANK ST. 5/20/20

7 UPDATE 4/21/20

6 UPDATE 3/26/20

5 STAFF COMMENTS 2/21/20

4 STAFF COMMENTS 1/20/20

3 GRIT/OIL SEPARATOR 1/13/20

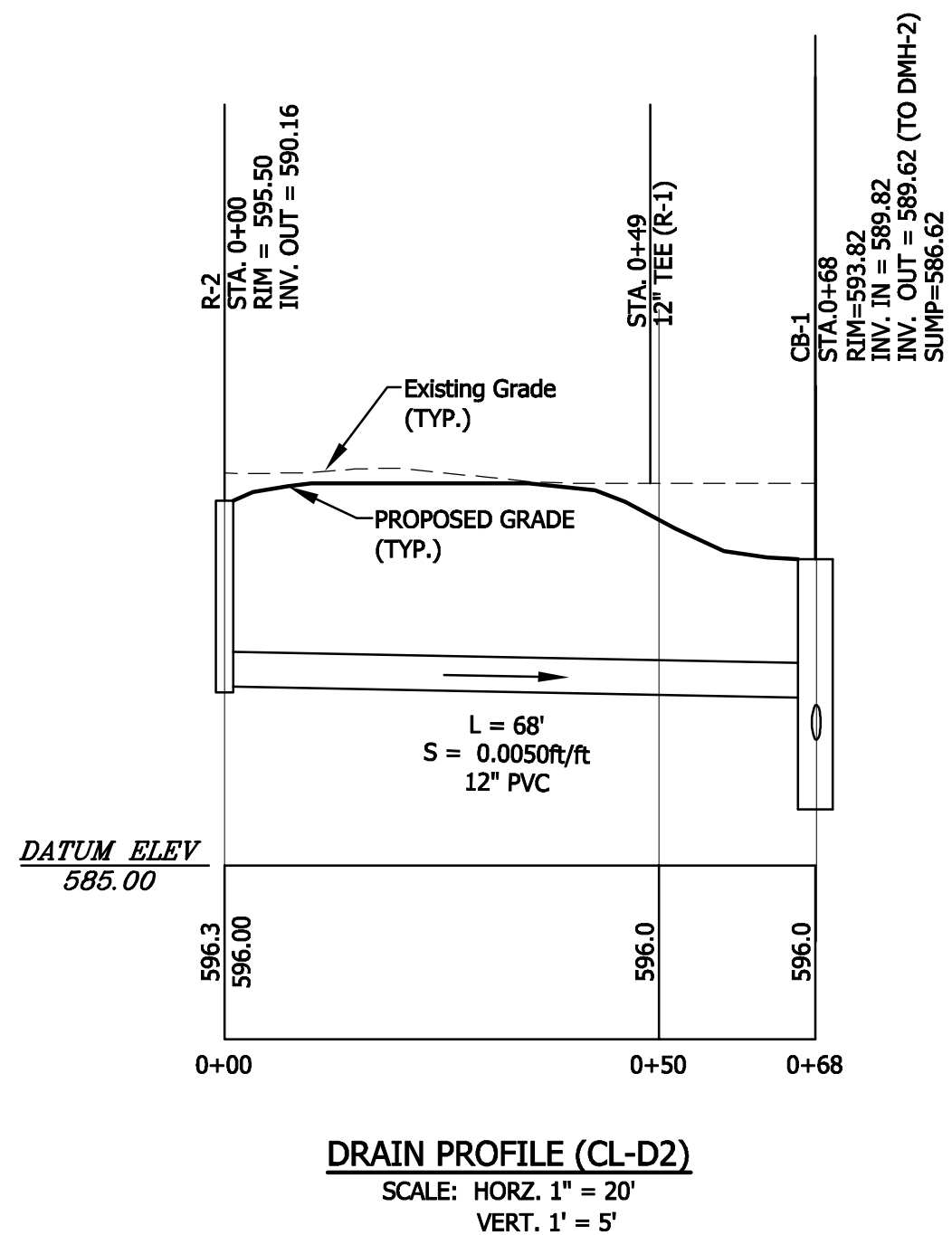
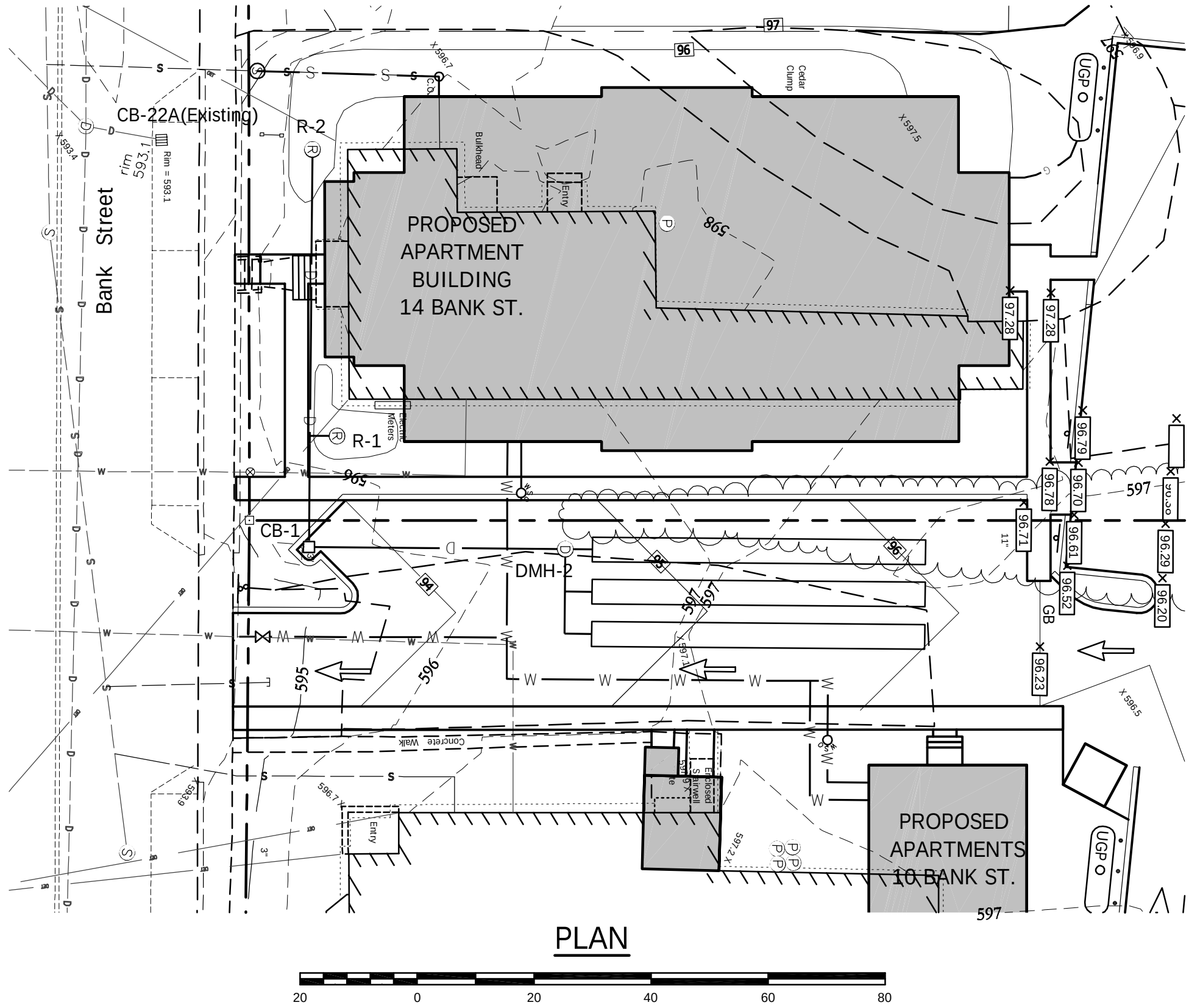
2 STAFF REVIEW 12/19/19

1 UPDATE 12/5/19

# REVISIONS DATE

Page 22 of 86





NOTE: ALL PIPES SHALL BE PVC SDR-35, UNLESS NOTED OTHERWISE.

SHEET 15 OF 27

|          |                     |          |        |
|----------|---------------------|----------|--------|
| 11/30/20 |                     | 9        | UPDATE |
| 8        | REVISED SITE LAYOUT | 11/09/20 |        |
| 7        | UPDATE              | 4/21/20  |        |
| 6        | UPDATE              | 3/26/20  |        |
| 5        | UPDATE              | 2/21/20  |        |
| 4        | STAFF COMMENTS      | 1/20/20  |        |
| 3        | STAFF COMMENTS      | 1/13/20  |        |
| 2        | STAFF REVIEW        | 12/18/19 |        |
| 1        | UPDATE              | 12/5/19  |        |
| #        | REVISIONS           |          | DATE   |

ADVANCED GEOMATICS & DESIGN

FOR

BANK STREET APARTMENTS

IN

LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512

LEBANON, NEW HAMPSHIRE 03766

PHONE: (603) 448 6255

E-MAIL: advancedgeomatics@comcast.net

STATE OF NEW HAMPSHIRE

DANIEL NASH

No. 8737

REGISTERED PROFESSIONAL ENGINEER

SURVEYED: CARDIGAN MTN., GIS

DESIGNED: DAN

DRAWN: J

CHECKED: DAN

DATE: 11/12/19

BANK STREET APARTMENTS

DRAIN PLAN/PROFILES

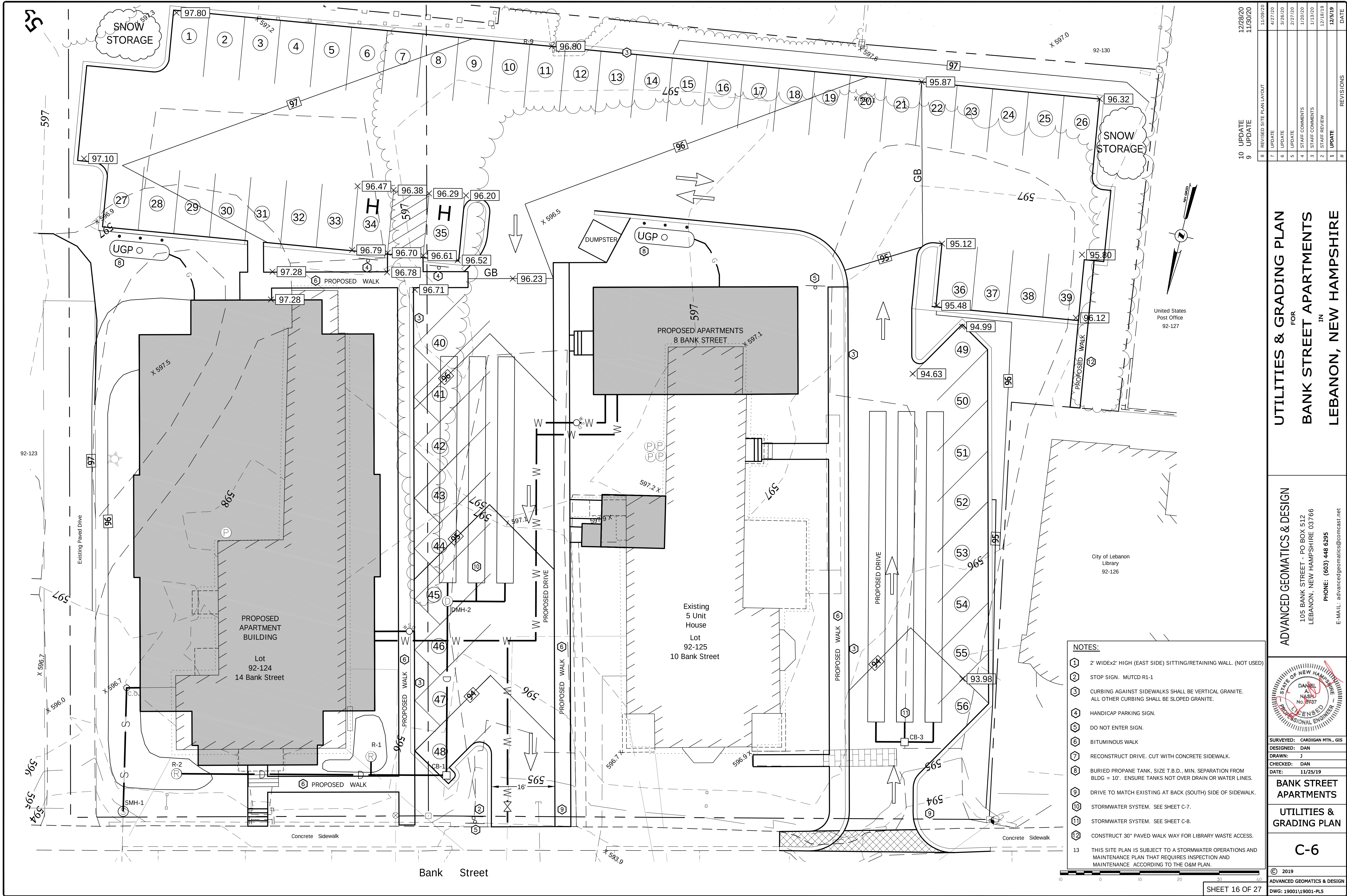
C-5

© 2019

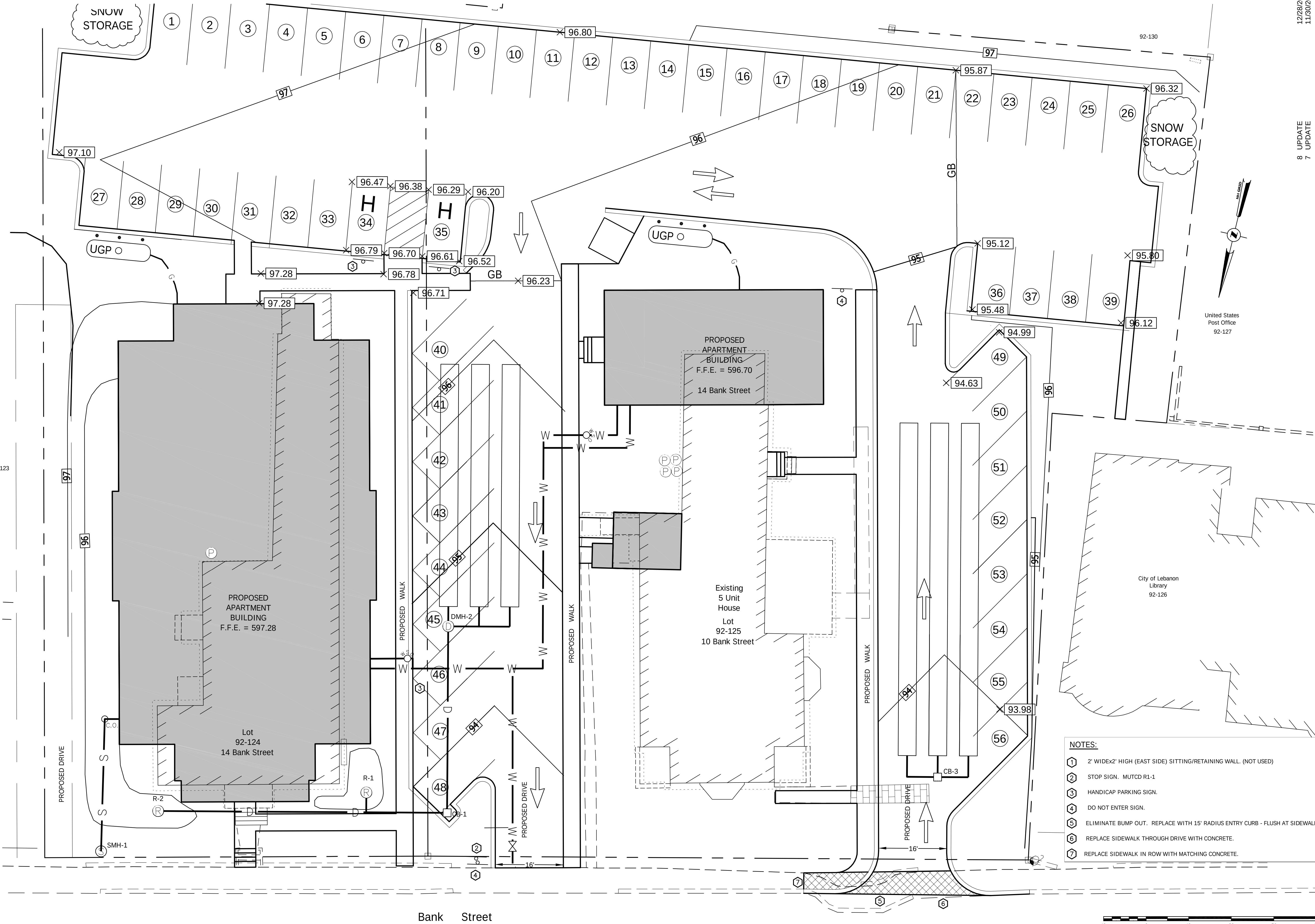
ADVANCED GEOMATICS & DESIGN

DWG: 19001\19001-PL5









- NOTES:
- 1 2' WIDEX2' HIGH (EAST SIDE) SITTING/RETAINING WALL. (NOT USED)
  - 2 STOP SIGN. MUTCD R1-1
  - 3 HANDICAP PARKING SIGN.
  - 4 DO NOT ENTER SIGN.
  - 5 ELIMINATE BUMP OUT. REPLACE WITH 15' RADIUS ENTRY CURB - FLUSH AT SIDEWALK.
  - 6 REPLACE SIDEWALK THROUGH DRIVE WITH CONCRETE.
  - 7 REPLACE SIDEWALK IN ROW WITH MATCHING CONCRETE.

UTILITIES PLAN (NO EXISTING)  
FOR  
BANK STREET APARTMENTS  
IN  
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN  
105 BANK STREET - PO BOX 512  
LEBANON, NEW HAMPSHIRE 03766  
PHONE: (603) 448 6295  
E-MAIL: advancedgeomatics@comcast.net

SURVEYED: CARDIGAN MTN., GIS  
DESIGNED: DAN  
DRAWN: J  
CHECKED: DAN  
DATE: 12/18/19

**BANK STREET APARTMENTS**

UTILITIES PLAN  
(NO EXISTING)

**C-6A**

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ADVANCED GEOMATICS & DESIGN  
DWG: 190011\19001-PL5

|   |                     |          |
|---|---------------------|----------|
| 6 | REVISED SITE LAYOUT | 11/9/20  |
| 5 | UPDATE              | 04/21/20 |
| 4 | UPDATE              | 3/26/20  |
| 3 | UPDATE              | 2/21/20  |
| 2 | STAFF COMMENTS      | 1/20/20  |
| 1 | STAFF COMMENTS      | 1/13/20  |
| # | REVISIONS           | DATE     |

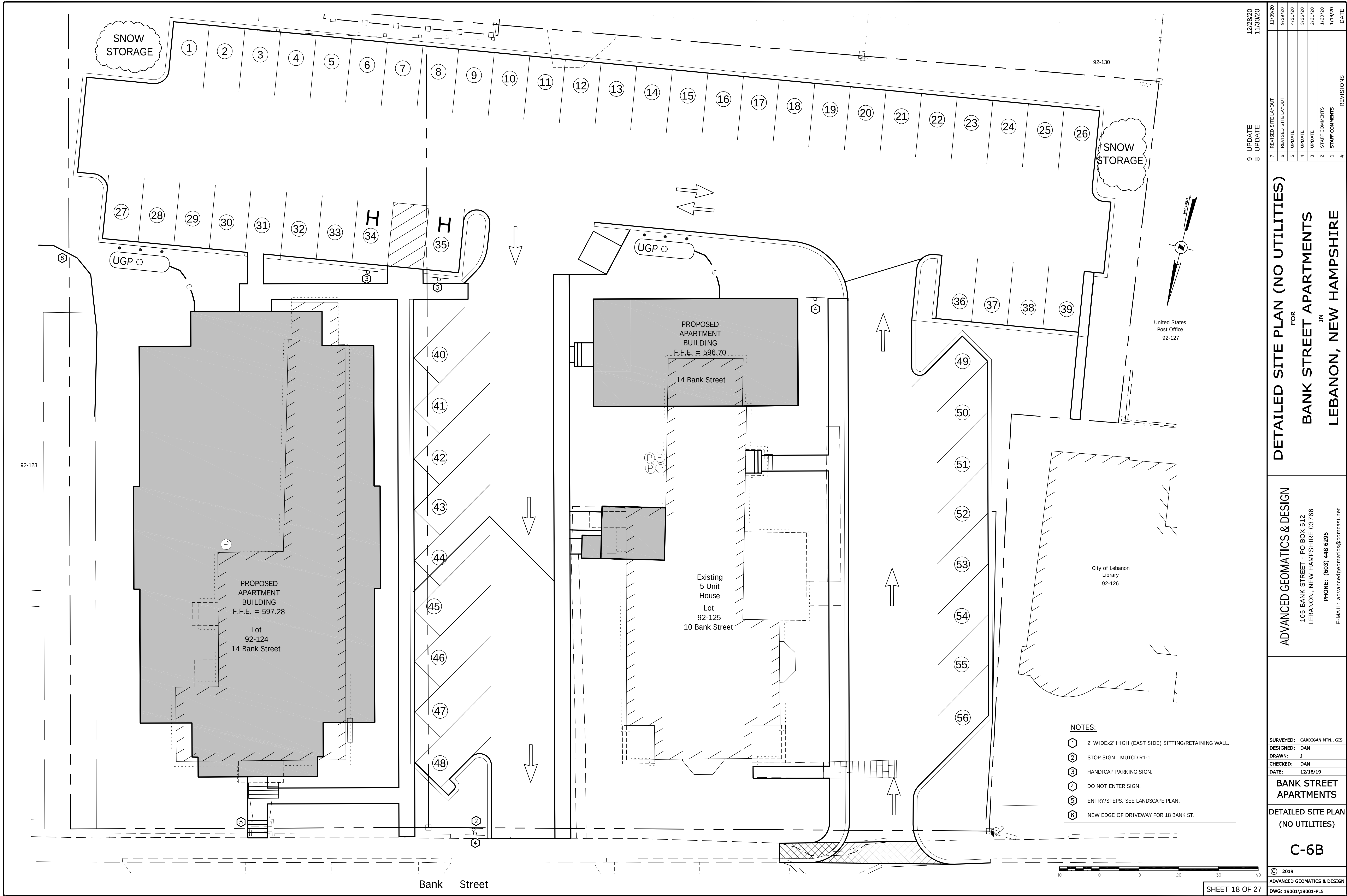
8 UPDATE  
7 UPDATE

12/28/20  
11/30/20

SHEET 17 OF 30

Page 25 of 86





|          |   |                     |
|----------|---|---------------------|
| 12/28/20 | 9 | UPDATE              |
| 11/30/20 | 8 | UPDATE              |
| 11/09/20 | 7 | REVISED SITE LAYOUT |
| 9/29/20  | 6 | REVISED SITE LAYOUT |
| 4/21/20  | 5 | UPDATE              |
| 3/26/20  | 4 | UPDATE              |
| 2/21/20  | 3 | UPDATE              |
| 1/20/20  | 2 | STAFF COMMENTS      |
| 1/13/20  | 1 | STAFF COMMENTS      |
|          | # | REVISIONS           |
|          |   | DATE                |

DETAILED SITE PLAN (NO UTILITIES)  
FOR  
BANK STREET APARTMENTS  
IN  
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN  
105 BANK STREET - PO BOX 512  
LEBANON, NEW HAMPSHIRE 03766  
PHONE: (603) 448 6255  
E-MAIL: advancedgeomatics@comcast.net

SURVEYED: CARDIGAN MTN., GIS  
DESIGNED: DAN  
DRAWN: J  
CHECKED: DAN  
DATE: 12/18/19

BANK STREET APARTMENTS

DETAILED SITE PLAN (NO UTILITIES)

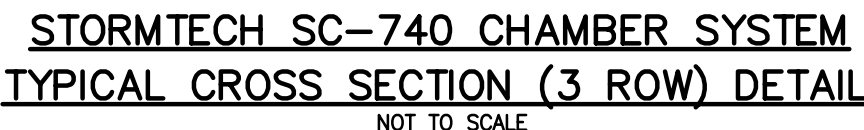
C-6B

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DWG: 19001\19001-PL5





1. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE INFILTRATION SYSTEM.
2. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
3. AFTER THE AREA IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
4. DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.



| SYSTEM ID    | CHAMBER LAYOUT | CHAMBER FLOOR                   |
|--------------|----------------|---------------------------------|
| LOT 92-125 A | 2W x 11L       | TREATMENT/RECHARGE ROW = 588.00 |
|              | 1W x 11L       | ISOLATOR ROW = 588.00           |

- 1) SYSTEM COMPOSED OF STORMTECH SC-740 INFILTRATOR CHAMBERS. TYPICAL CHAMBER DIMENSIONS: 50.5"W x 85.4"L (INSTALLED) x 30" H. CHAMBER WEIGHT 75# EACH.
- 2) ALL DRAIN PIPE SHALL BE PVC, SDR-35, EXCEPT MAINFOLD AND PIPE TO CHAMBERS.
- 3) REFER TO DRAIN PROFILE (CL-D4) ON THIS SHEET.

- 1) REMOVE TOPSOIL AND DELETERIOUS MATERIAL.
- 2) EXCAVATE TO BOTTOM OF STONE LEVEL.
- 3) PLACE STONE.
- 4) STONE BED SHALL BE A MINIMUM OF 12" THICK. ADDITIONAL STONE SHALL BE PLACED TO ACHIEVE CHAMBER FLOOR LEVELS.
- 5) STONE SIZE MUST BE AS FOLLOWS: 1-1/2" - 2" OVERALL DIA. CLEAN, WASHED, CRUSHED STONE. (WASHED ROUNDED STONE NOT ACCEPTABLE).
- 6) USE CATERPILLAR D3 OR EQUIVALENT MACHINE.
- 7) VIBRATORY ROLLER OR PLATE COMPACTOR MUST BE USED AT EACH LEVEL BASED UPON MANUFACTURERS REQUIREMENTS, AS OUTLINED IN THE STORMWATER INSTALLATION INSTRUCTION MANUAL.
- 8) IN SANDY SOILS, GEOGRID MUST BE USED BETWEEN THE TOP OF THE STONE AND THE PAVEMENT.
- 9) A MINIMUM OF 6" OF STONE MUST BE PLACED ON TOP ROW OF INFILTRATOR @ CHAMBERS.
- 10) A MINIMUM OF 18" OF BACKFILL, (INCLUSIVE OF SPECIFIED STONE), MUST BE PLACED ON THE TOP ROW OF INFILTRATOR @ CHAMBERS.
- 11) DO NOT USE WHEELED VEHICLES ON THE BED DURING CONSTRUCTION.
- 12) MATERIAL LIFTS SHALL BE COMPACTED TO 95-98% DENSITY (STANDARD PROCTOR METHOD).
- 13) PROPER SEDIMENTATION CONTROL STRUCTURES MUST BE USED TO LIMIT SILT INTRUSION.



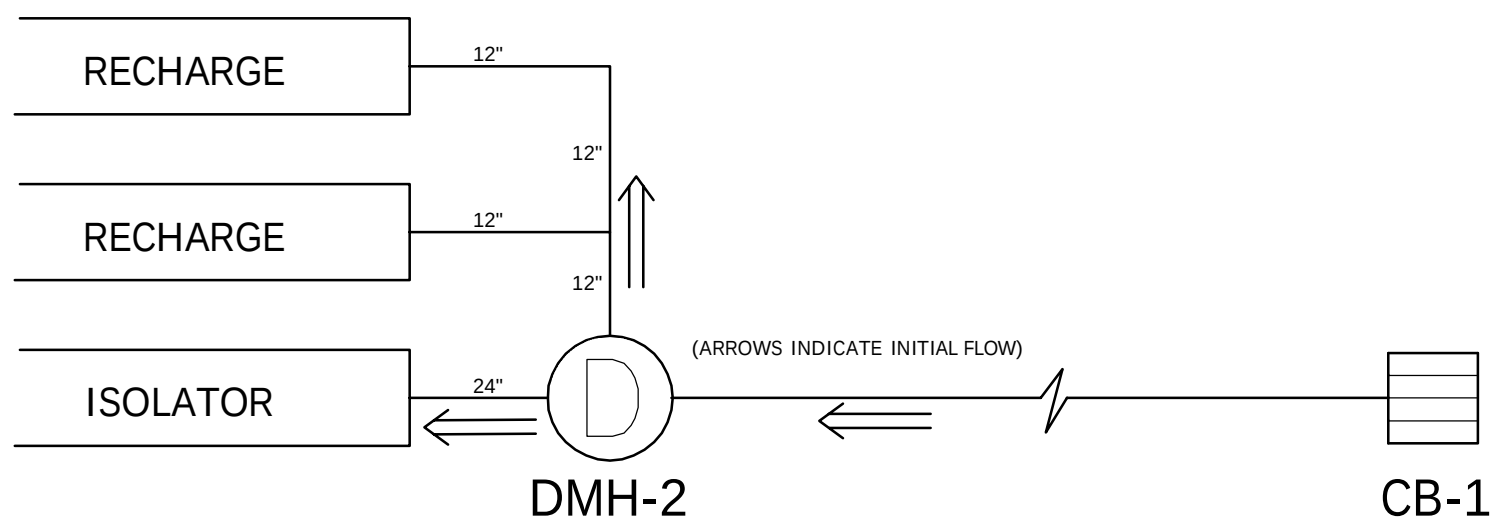
|                                 |                       |
|---------------------------------|-----------------------|
| NOMINAL CHAMBER SPECIFICATIONS  |                       |
| SIZE (W x H x INSTALLED LENGTH) | 50.5' x 30.0' x 85.4' |
| CHAMBER STORAGE                 | 45.9 CUBIC FEET       |
| MINIMUM INSTALLED STORAGE       | 74.0 CUBIC FEET       |
| WEIGHT                          | 75 LBS.               |

|                                                                                                                                                                                                                       |          |                       |          |          |          |                  |                  |                |          |      |         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------------|----------|----------|----------|------------------|------------------|----------------|----------|------|---------|
| 11/30/20                                                                                                                                                                                                              | 9 UPDATE | 8 REVISED SITE LAYOUT | 7 UPDATE | 6 UPDATE | 5 UPDATE | 4 STAFF COMMENTS | 3 STAFF COMMENTS | 2 STAFF REVIEW | 1 UPDATE | DATE | 12/5/19 |
| <div>RECHARGE SYSTEM<br/>FOR<br/>BANK STREET APARTMENTS<br/>IN<br/>LEBANON, NEW HAMPSHIRE</div>                                                                                                                       |          |                       |          |          |          |                  |                  |                |          |      |         |
| <div>ADVANCED GEOMATICS &amp; DESIGN<br/>105 BANK STREET - PO BOX 512<br/>LEBANON, NEW HAMPSHIRE 03766<br/>PHONE: (603) 448 6295<br/>E-MAIL: advancedgeomatics@comcast.net</div>                                      |          |                       |          |          |          |                  |                  |                |          |      |         |
| <div><div></div><div>SURVEYED: CARDIGAN MTN., GIS<br/>DESIGNED: DAN<br/>DRAWN: J<br/>CHECKED: DAN<br/>DATE: 11/13/19</div></div> |          |                       |          |          |          |                  |                  |                |          |      |         |
| BANK STREET APARTMENTS                                                                                                                                                                                                |          |                       |          |          |          |                  |                  |                |          |      |         |
| RECHARGE SYSTEM                                                                                                                                                                                                       |          |                       |          |          |          |                  |                  |                |          |      |         |
| C-7                                                                                                                                                                                                                   |          |                       |          |          |          |                  |                  |                |          |      |         |
| © 2019                                                                                                                                                                                                                |          |                       |          |          |          |                  |                  |                |          |      |         |
| ADVANCED GEOMATICS & DESIGN                                                                                                                                                                                           |          |                       |          |          |          |                  |                  |                |          |      |         |
| DWG: 19001\19001-PL5                                                                                                                                                                                                  |          |                       |          |          |          |                  |                  |                |          |      |         |

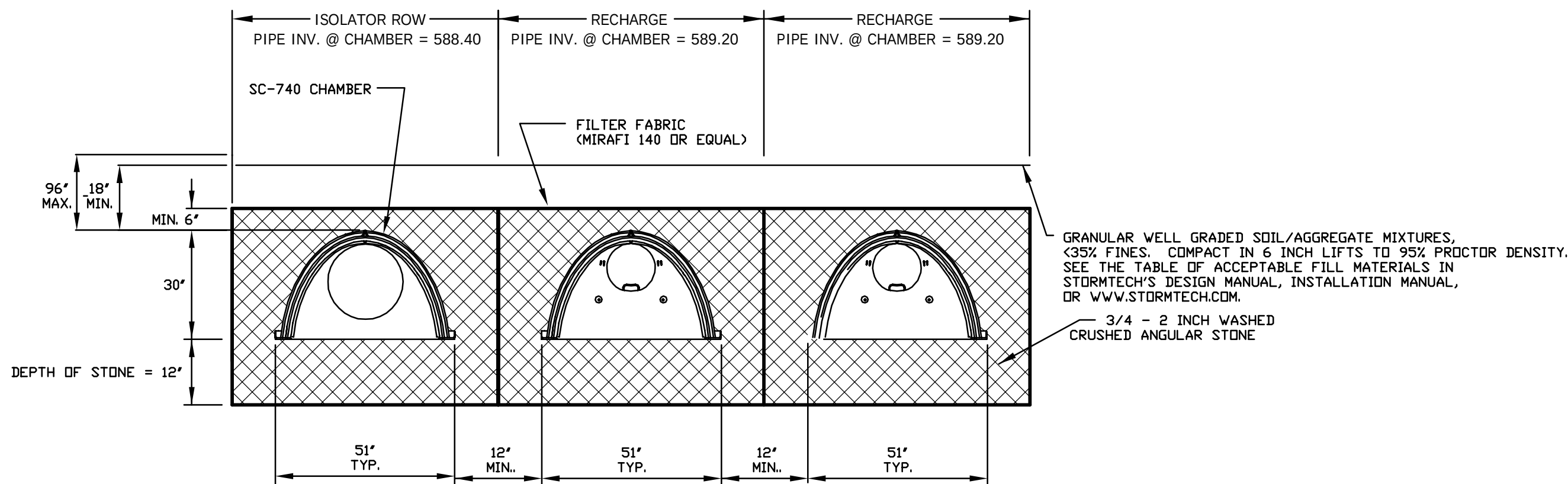


NOTES:

- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE INFILTRATION SYSTEM.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
- AFTER THE AREA IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
- DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.



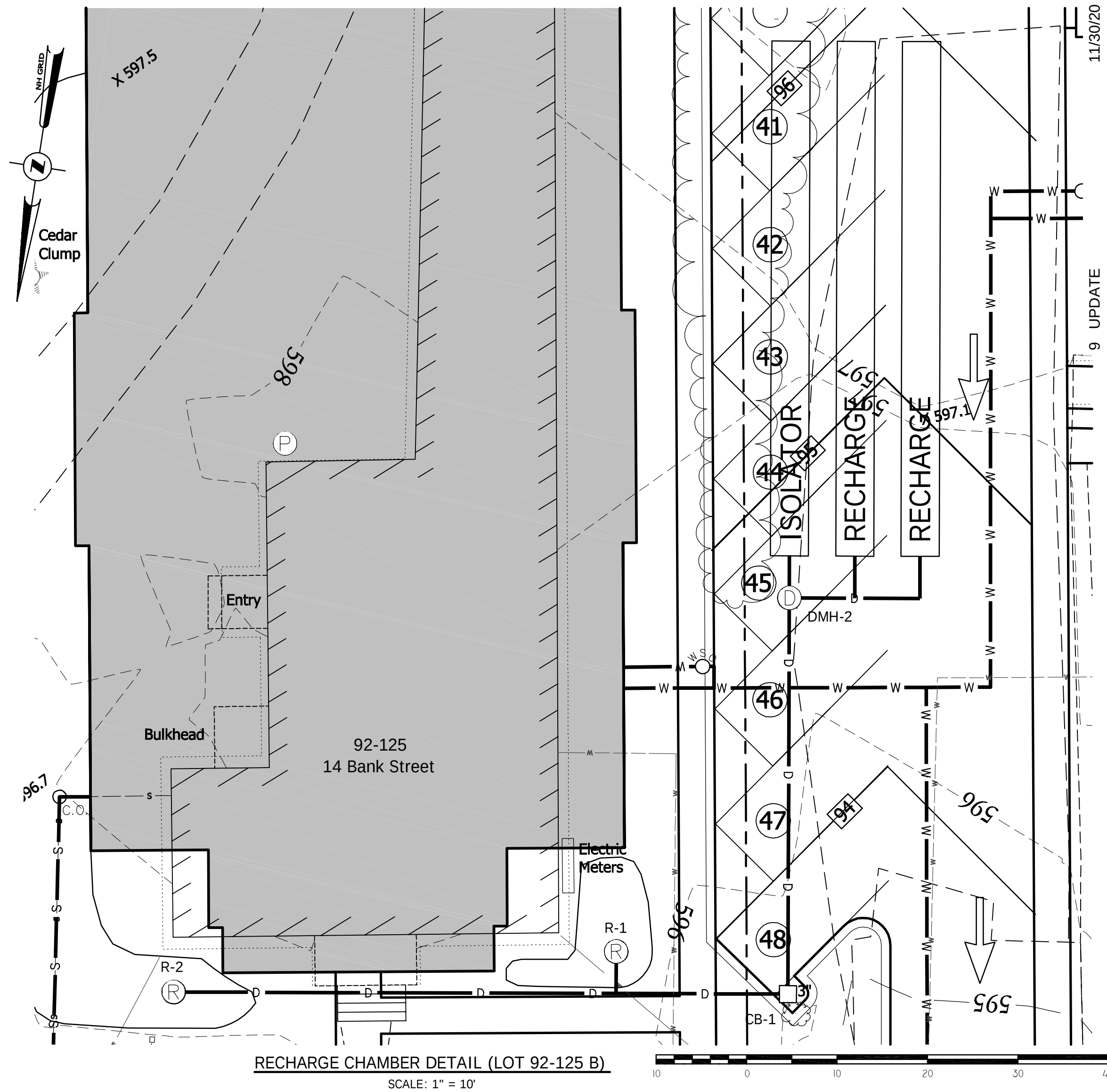
SYSTEM SCHEMATIC  
NOT TO SCALE



NOTE:

ISOLATOR INVERT/CORE IN END CAP AT INVERT NOTED.

STORMTECH SC-740 CHAMBER SYSTEM  
TYPICAL CROSS SECTION ( 3 ROWS) DETAIL  
NOT TO SCALE



| SYSTEM ID    | CHAMBER LAYOUT | CHAMBER FLOOR                    |
|--------------|----------------|----------------------------------|
| LOT 92-125 B | 1W x 8L        | ISOLATOR ROW = 587.90            |
|              | 2W x 5L        | TREATMENT/RECHARGE ROWS = 587.90 |

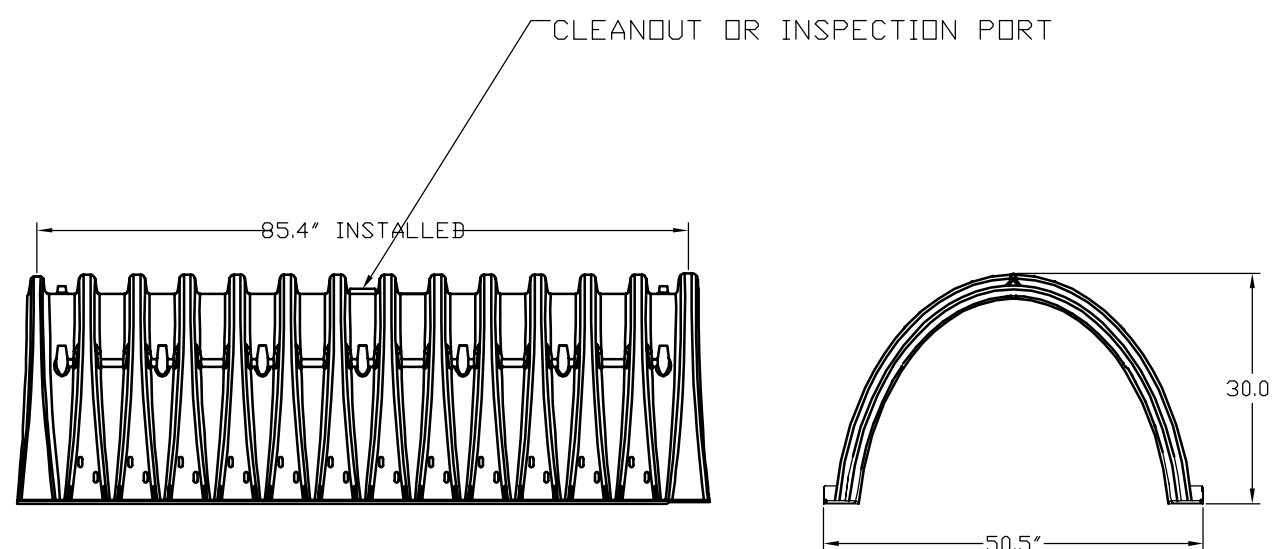
NOTES:

- SYSTEM COMPOSED OF STORMTECH SC-740 INFILTRATOR CHAMBERS. TYPICAL CHAMBER DIMENSIONS: 50.5"W x 85.4"L (INSTALLED) x 30" H. CHAMBER WEIGHT 75# EACH.
- ALL DRAIN PIPE SHALL BE PVC, SDR-35, EXCEPT MAINFOLD AND PIPE TO CHAMBERS.
- REFER TO DRAIN PROFILE (CL-D2) ON THIS SHEET.

SINGLE LAYER SYSTEM DETAIL

NOTES: (SEE STORMTECH INSTALLATION INSTRUCTION MANUAL)

- REMOVE TOPSOIL AND DELETERIOUS MATERIAL.
- EXCAVATE TO BOTTOM OF STONE LEVEL.
- PLACE STONE.
- STONE BED SHALL BE A MINIMUM OF 12" THICK. ADDITIONAL STONE SHALL BE PLACED TO ACHIEVE CHAMBER FLOOR LEVELS.
- STONE SIZE MUST BE AS FOLLOWS: 1-1/2" - 2" OVERALL DIA. CLEAN, WASHED, CRUSHED STONE. (WASHED ROUNDED STONE NOT ACCEPTABLE).
- USE CATERPILLAR D3 OR EQUIVALENT MACHINE.
- VIBRATORY ROLLER OR PLATE COMPACTOR MUST BE USED AT EACH LEVEL BASED UPON MANUFACTURERS REQUIREMENTS, AS OUTLINED IN THE STORMWATER INSTALLATION INSTRUCTION MANUAL.
- IN SANDY SOILS, GEOGRID MUST BE USED BETWEEN THE TOP OF THE STONE AND THE PAVEMENT.
- A MINIMUM OF 6" OF STONE MUST BE PLACED ON TOP ROW OF INFILTRATOR & CHAMBERS.
- A MINIMUM OF 18" OF BACKFILL, (INCLUSIVE OF SPECIFIED STONE), MUST BE PLACED ON THE TOP ROW OF INFILTRATOR & CHAMBERS.
- DO NOT USE WHEELED VEHICLES ON THE BED DURING CONSTRUCTION.
- MATERIAL LIFTS SHALL BE COMPACTED TO 95-98% DENSITY (STANDARD PROCTOR METHOD).
- PROPER SEDIMENTATION CONTROL STRUCTURES MUST BE USED TO LIMIT SILT INTRUSION.



STORMTECH SC-740 CHAMBER

|                                 |                       |
|---------------------------------|-----------------------|
| NOMINAL CHAMBER SPECIFICATIONS  | 50.5' x 30.0' x 85.4' |
| SIZE (W x H x INSTALLED LENGTH) |                       |
| CHAMBER STORAGE                 | 45.9 CUBIC FEET       |
| MINIMUM INSTALLED STORAGE       | 74.0 CUBIC FEET       |
| WEIGHT                          | 75 LBS.               |

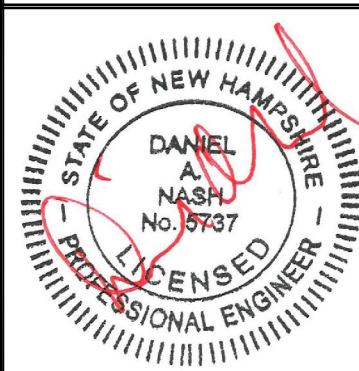
RECHARGE SYSTEM  
FOR  
BANK STREET APARTMENTS  
IN  
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512  
LEBANON, NEW HAMPSHIRE 03766

PHONE: (603) 448 6295

E-MAIL: advancedgeomatics@comcast.net



|           |                    |
|-----------|--------------------|
| SURVEYED: | CARDIGAN MTN., GIS |
| DESIGNED: | DAN                |
| DRAWN:    | J                  |
| CHECKED:  | DAN                |
| DATE:     | 11/13/19           |

BANK STREET  
APARTMENTS

RECHARGE  
SYSTEM

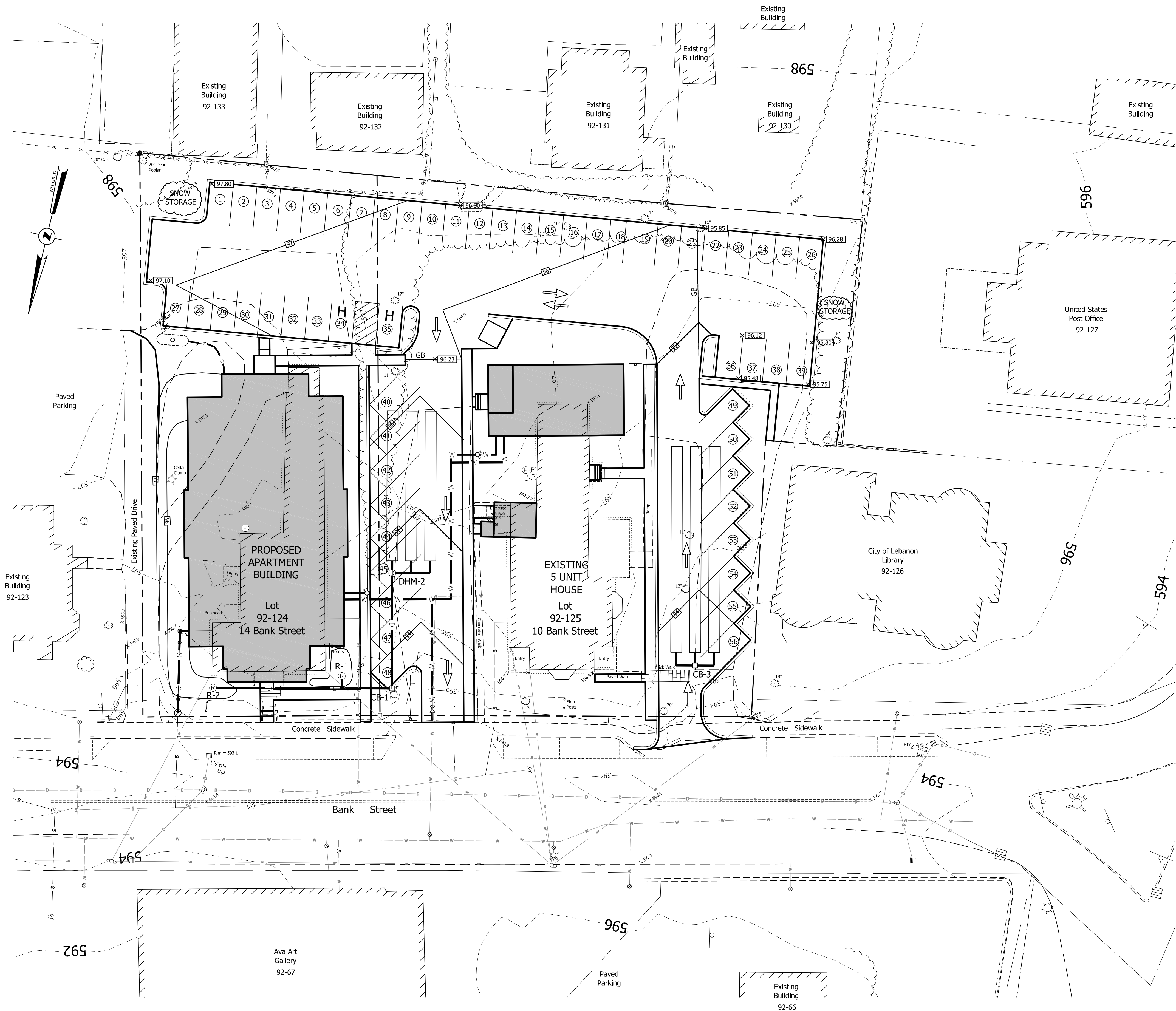
C-8

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ADVANCED GEOMATICS & DESIGN  
DWG: 19001\19001-PL5



SEQUENCE

1. DEMO BUILDING NUMBER 14.
2. INSTALL SEWER AND DRAIN FOR BUILDING NUMBER 14.
3. CONSTRUCT WATER SERVICE TO AREA BETWEEN BUILDING NUMBER 10 AND ADJACENT SIDEWALK.
4. CONSTRUCT BUILDING NUMBER 14.
5. CONSTRUCT DRAINAGE FOR BUILDING NUMBER 14.
6. CONSTRUCT PARKING AND DRIVES AND SIDEWALK FOR BUILDING NUMBER 14.
7. INSTALL UNDERGROUND PROPANE TANKS AND LINES.
8. DEMO PORTION OF BUILDING NUMBER 10.
9. REFIT BUILDING NUMBER 10.
10. INSTALL UNDERGROUND ELECTRIC CONDUIT, DRAINAGE AND RECHARGE FOR BUILDING NUMBER 10 & 14.
11. CONSTRUCT DRIVE AND SIDEWALK FOR BUILDING NUMBER 10.



| 11/09/20 | 8 | REVISED SITE LAYOUT |  |
|----------|---|---------------------|--|
| 4/21/20  | 7 | UPDATE              |  |
| 3/26/20  | 6 | UPDATE              |  |
| 2/21/20  | 5 | UPDATE              |  |
| 1/20/20  | 4 | STAFF COMMENTS      |  |
| 1/13/20  | 3 | STAFF COMMENTS      |  |
| 12/18/19 | 2 | STAFF REVIEW        |  |
| 12/5/19  | 1 | UPDATE              |  |
| DATE     | # | REVISIONS           |  |

EROSION CONTROL PLAN  
FOR  
BANK STREET APARTMENTS  
IN  
LEBANON, NEW HAMPSHIRE

**ADVANCED GEOMATICS & DESIGN**  
105 BANK STREET - PO BOX 512  
LEBANON, NEW HAMPSHIRE 03766  
PHONE: (603) 448 6295  
E-MAIL: advancedgeomatrics@comcast.net



SURVEYED: CARDIGAN MTN., GIS  
DESIGNED: DAN  
DRAWN: J  
CHECKED: DAN  
DATE: 11/12/19

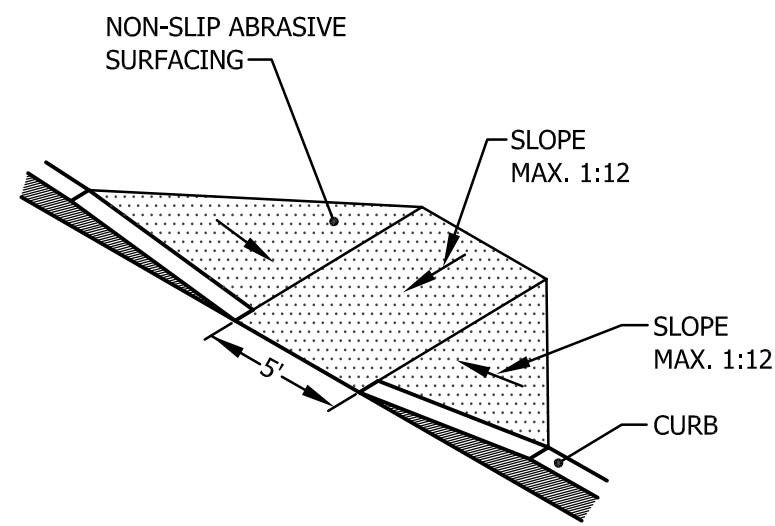
BANK STREET  
APARTMENTS

EROSION  
CONTROL PLAN

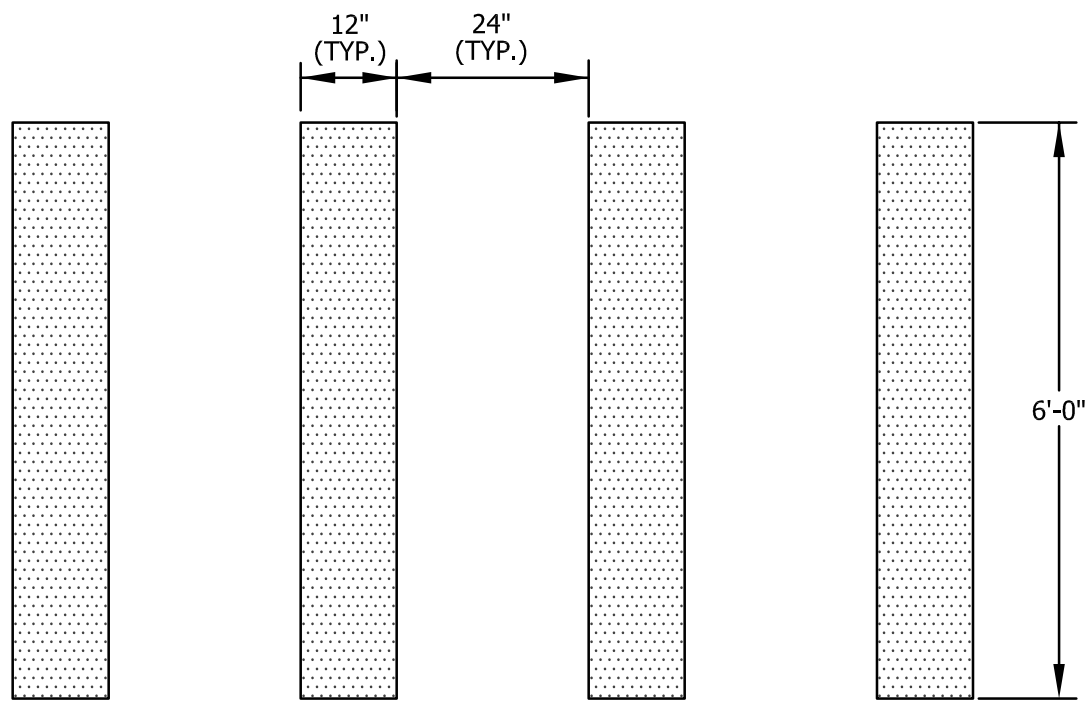
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ADVANCED GEOMATICS & DESIGN  
DWG: 190011/19001-PL5





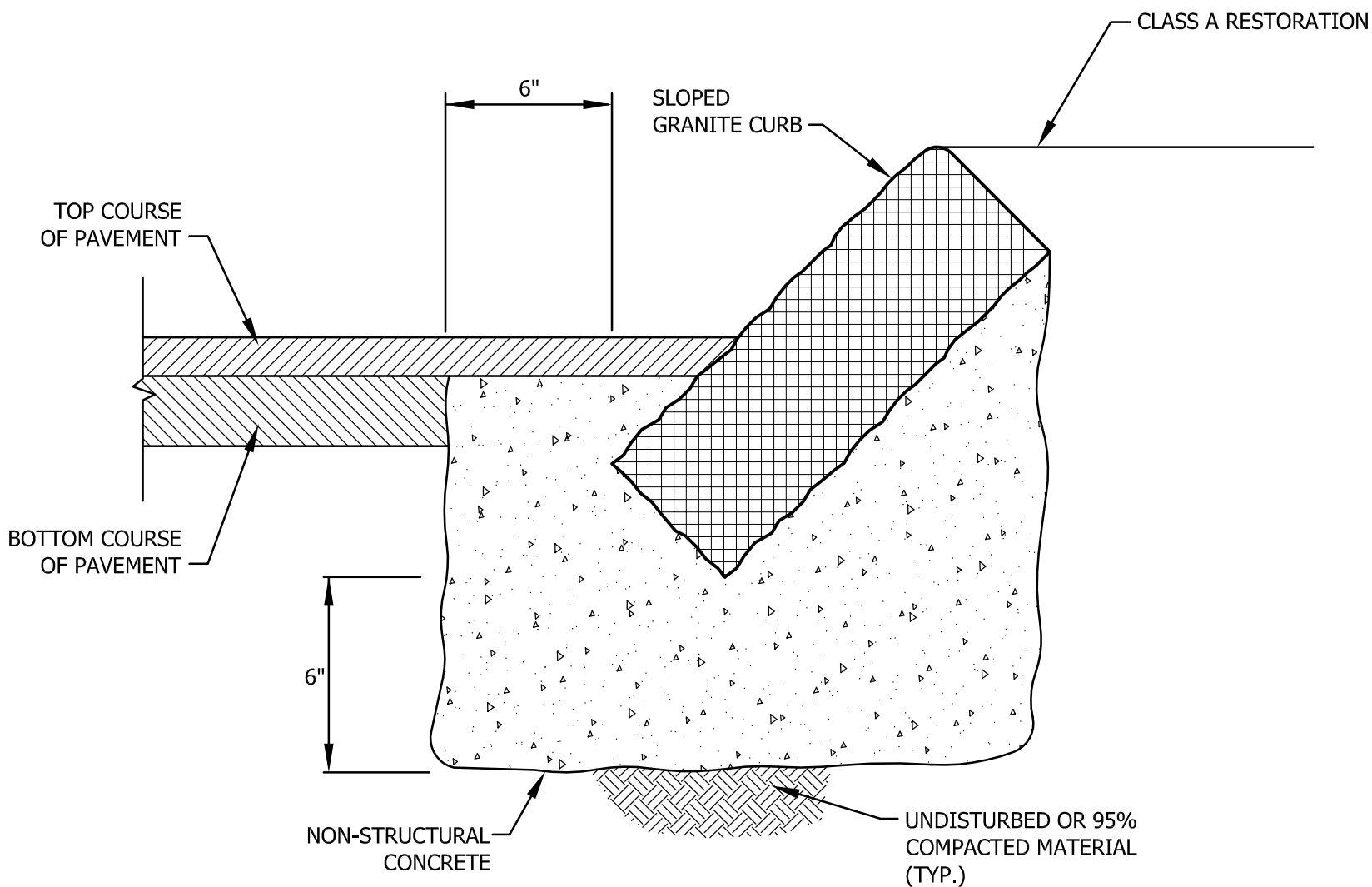
CURB RAMP  
N.T.S.



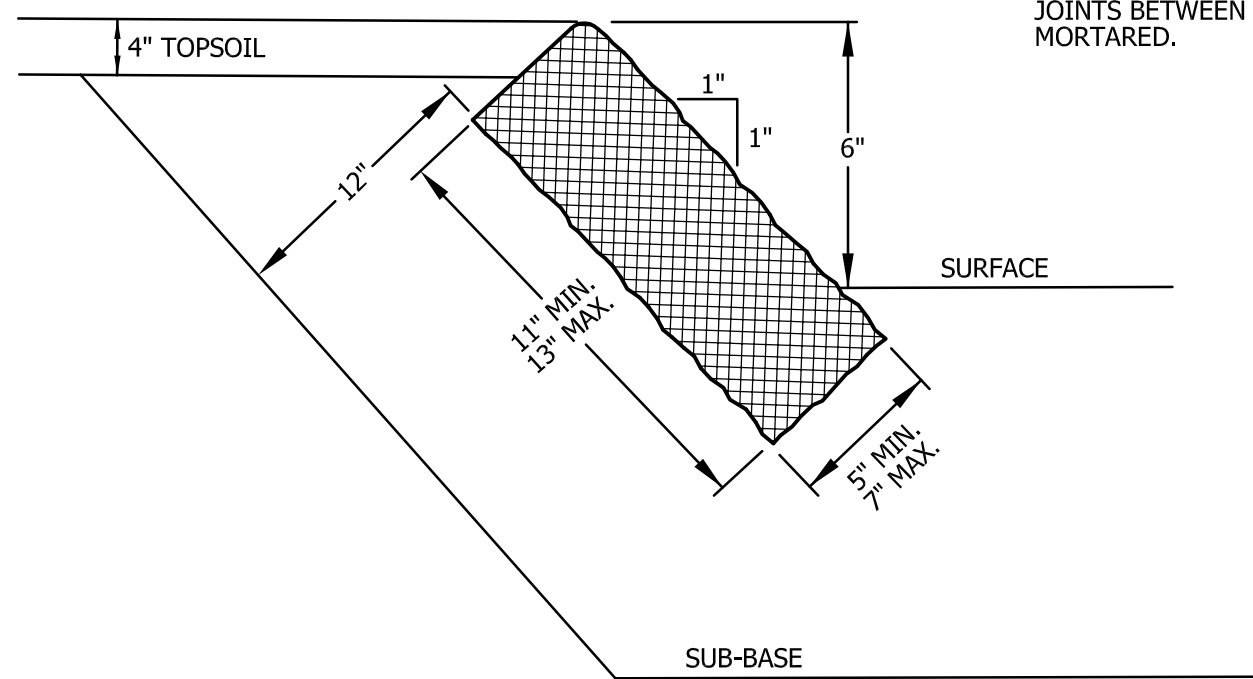
PAINTED CROSSWALK DETAIL (IN PARKING AREAS)  
N.T.S.

GENERAL NOTES:

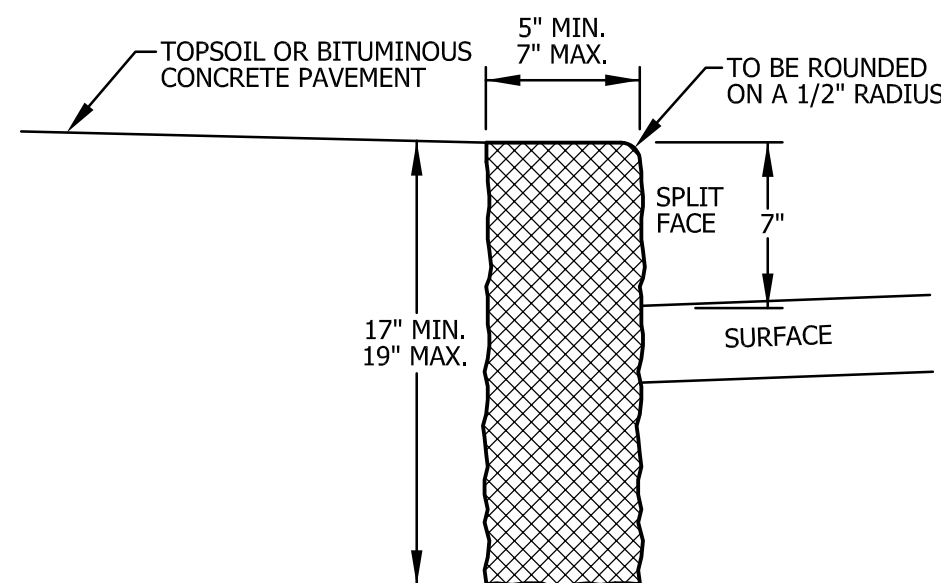
- ROADWAY CONSTRUCTION SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2016 AND CITY OF LEBANON SUBDIVISION REGULATIONS.
- GUARD RAIL SHALL BE USED WHERE SIDESLOPES EXCEED 3' HORIZONTAL AND 1' VERTICAL.
- DESIGN SPEED = 15 M.P.H.
- UNDERDRAIN REQUIRED WHERE GROUNDWATER WILL BE LESS THAN 4 FEET BELOW FINISHED GRADE. LOCATIONS TO BE DETERMINED IN THE FIELD.
- THE DESIGN INTENT IS FOR CATCH BASIN RIMS TO BE SET 0.1 FOOT BELOW THE FINISH GRADE OF ADJACENT PAVEMENT.



CURB SETTING DETAIL  
N.T.S.

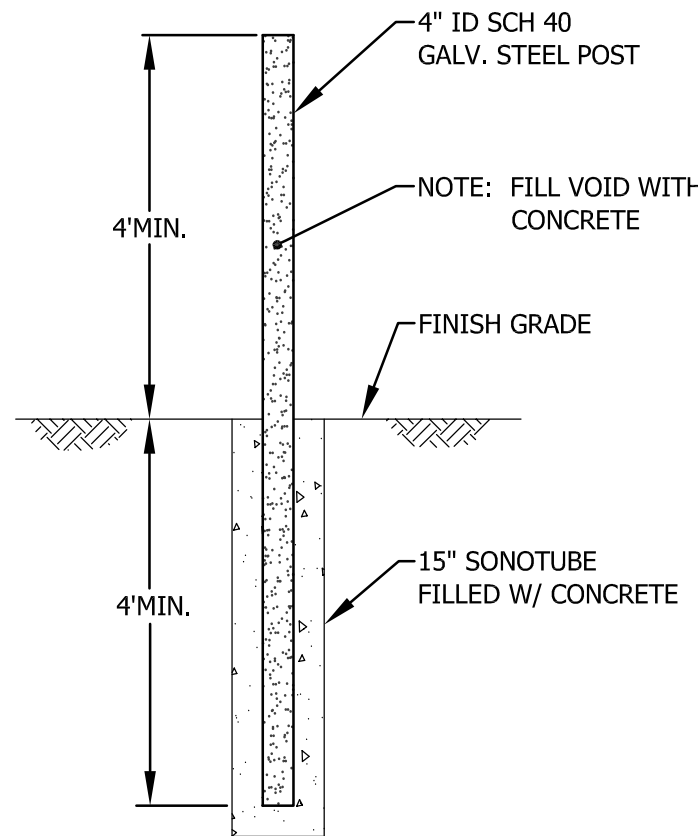


SLOPED GRANITE CURB  
N.T.S.



VERTICAL GRANITE CURB  
N.T.S.

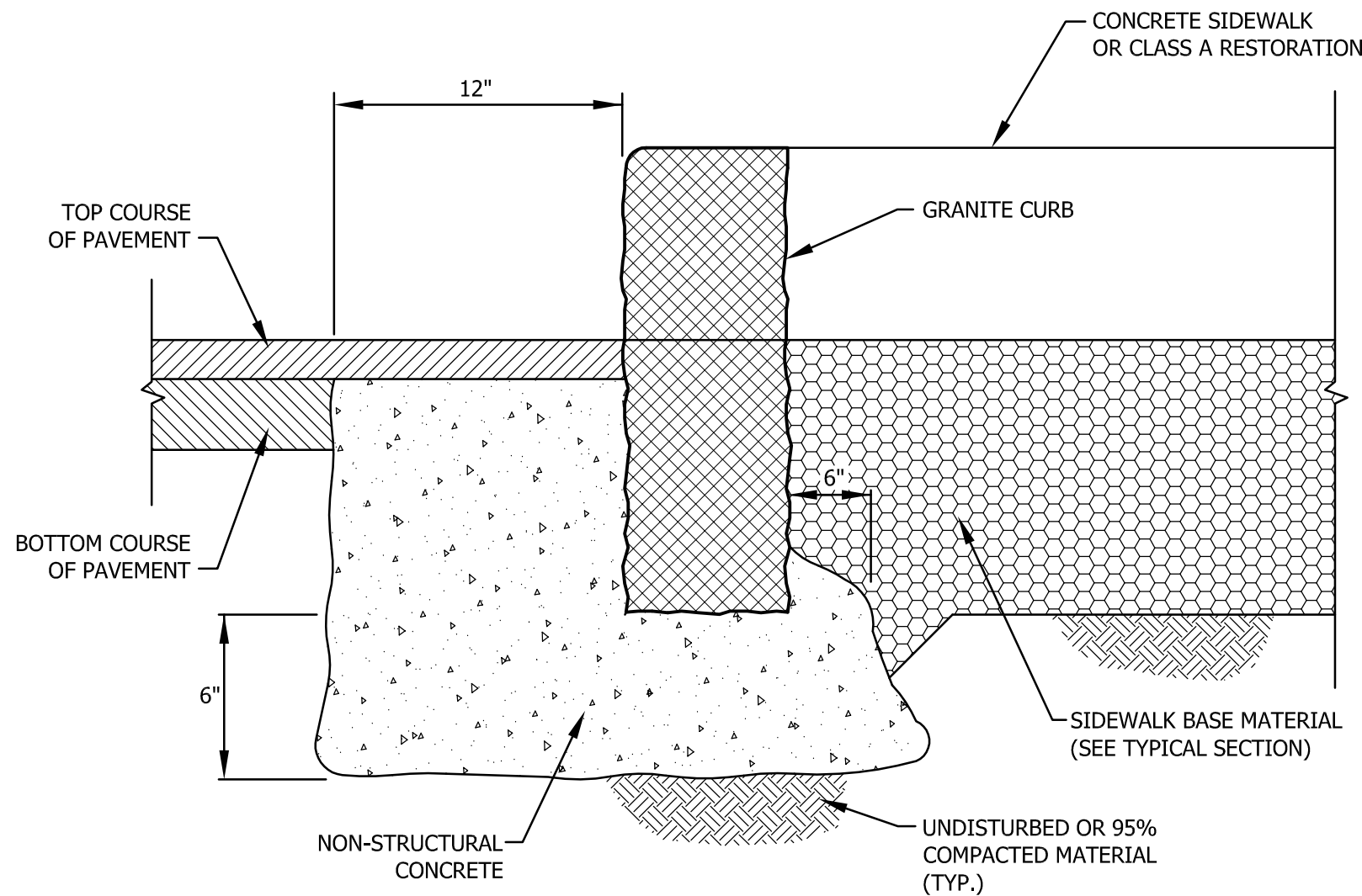
- TO BE USED WHERE SIDEWALK ABUTS ROADWAY.



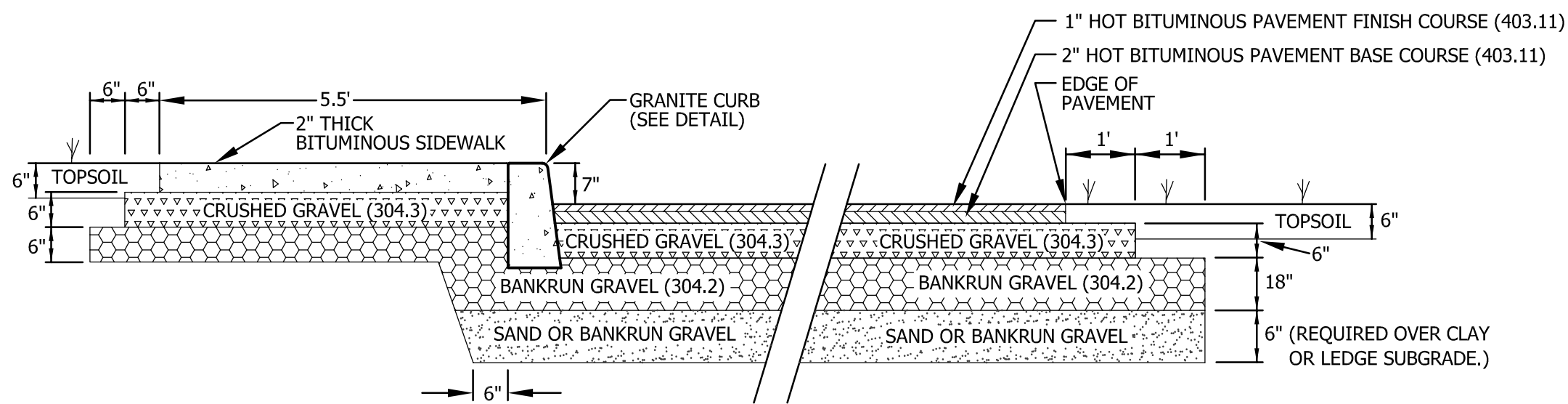
BOLLARD DETAIL  
N.T.S.

NOTES:

- BOLLARDS SHALL BE MINIMUM 4" DIAMETER, CONCRETE FILLED.
- SPACING SHALL NOT EXCEED 4' ON CENTER.
- BOLLARDS SHALL BE SET IN BASES OF AT LEAST 15" DIAMETER, AND AT LEAST 4' DEEP.
- BOLLARDS SHALL EXTEND A MINIMUM 4" ABOVE FINISHED GRADE.
- BOLLARDS SHALL BE PLACED A MINIMUM OF 3' FROM THE PROTECTED ITEM (DOMES).



CURB SETTING DETAIL  
N.T.S.



NOTES:

- ALL GRAVEL AND SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR.
- ALL MATERIAL USED SHALL COMPLY WITH NHDOT STANDARDS FOR HIGHWAY CONSTRUCTION.
- UNDERDRAIN SHALL BE REQUIRED WHEREVER GROUNDWATER SURFACE IS WITHIN 4' OF FINISH GRADE.

TYPICAL PAVEMENT/SIDEWALK/CURB SECTION  
N.T.S.

SITE DETAILS  
FOR  
BANK STREET APARTMENTS  
IN  
TOWN, STATE

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512  
LEBANON, NEW HAMPSHIRE 03766  
PHONE: (603) 448 6295  
E-MAIL: advancedgeomatcs@comcast.net



SURVEYED: N/A  
DESIGNED: DAN  
DRAWN: KH  
CHECKED: DAN  
DATE: 11/12/19

BANK STREET  
APARTMENTS

SITE  
DETAILS

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ADVANCED GEOMATICS & DESIGN  
DWG: 19001\19001-DET



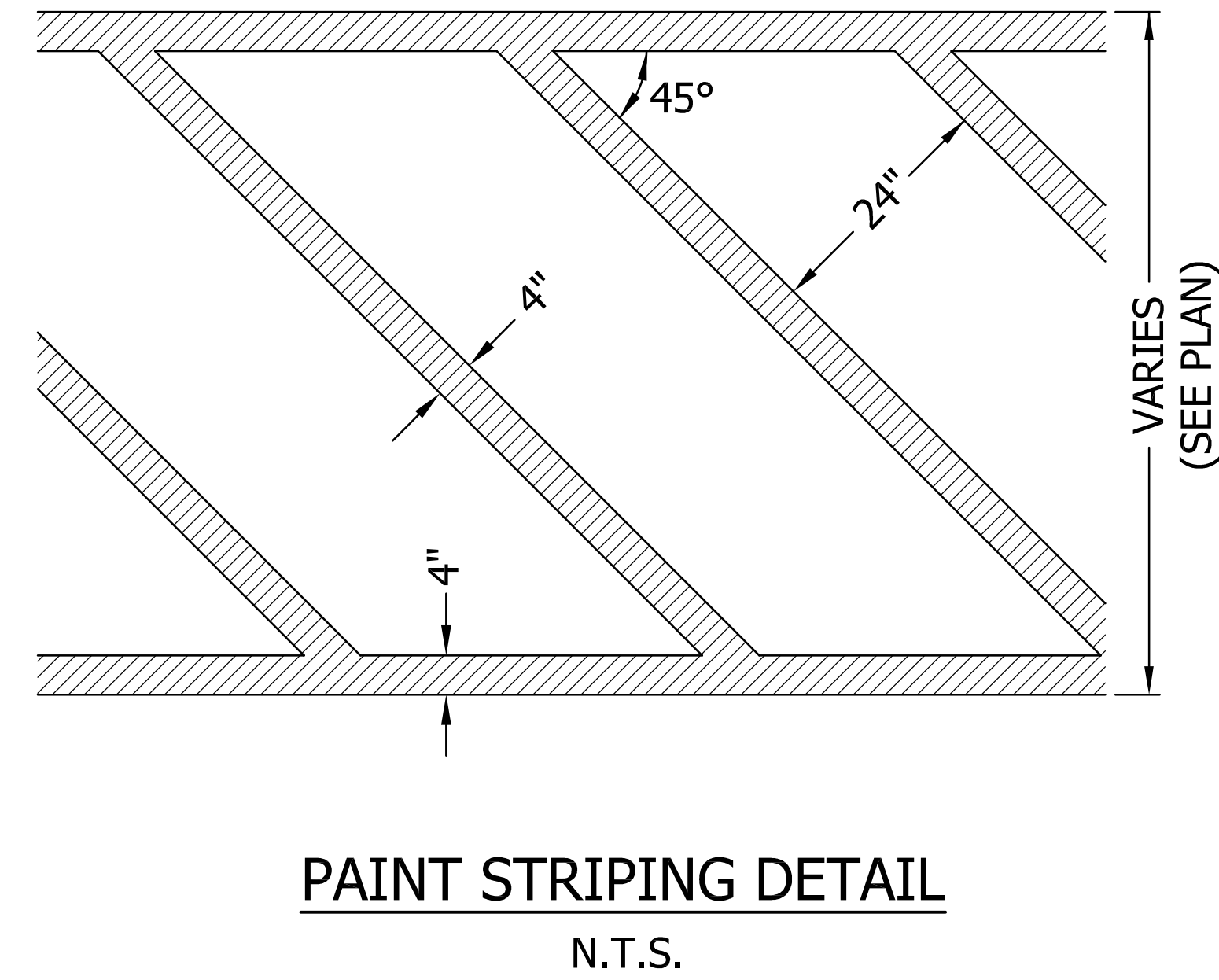
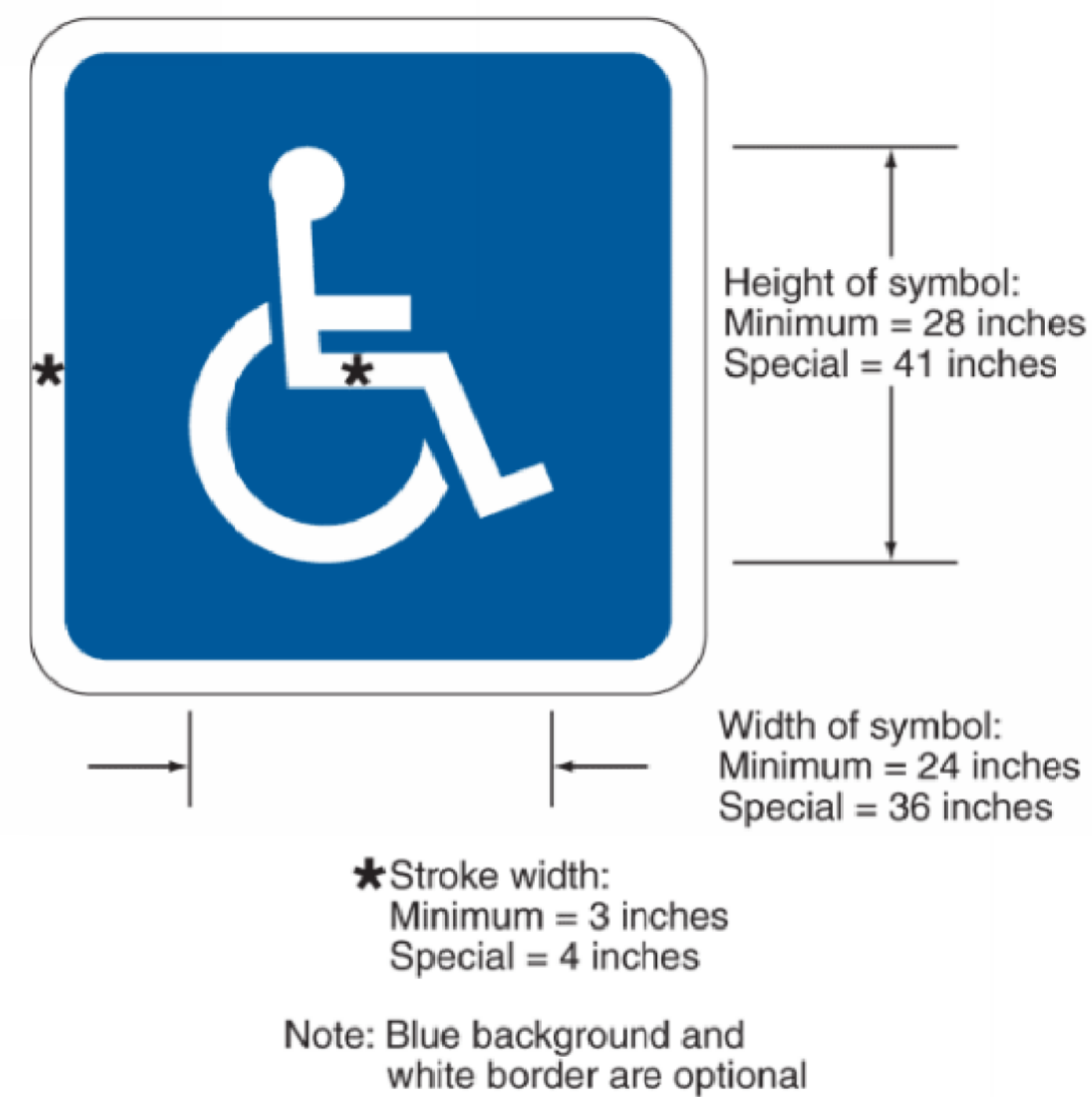


Figure 3B-22. International Symbol of Accessibility Parking Space Marking



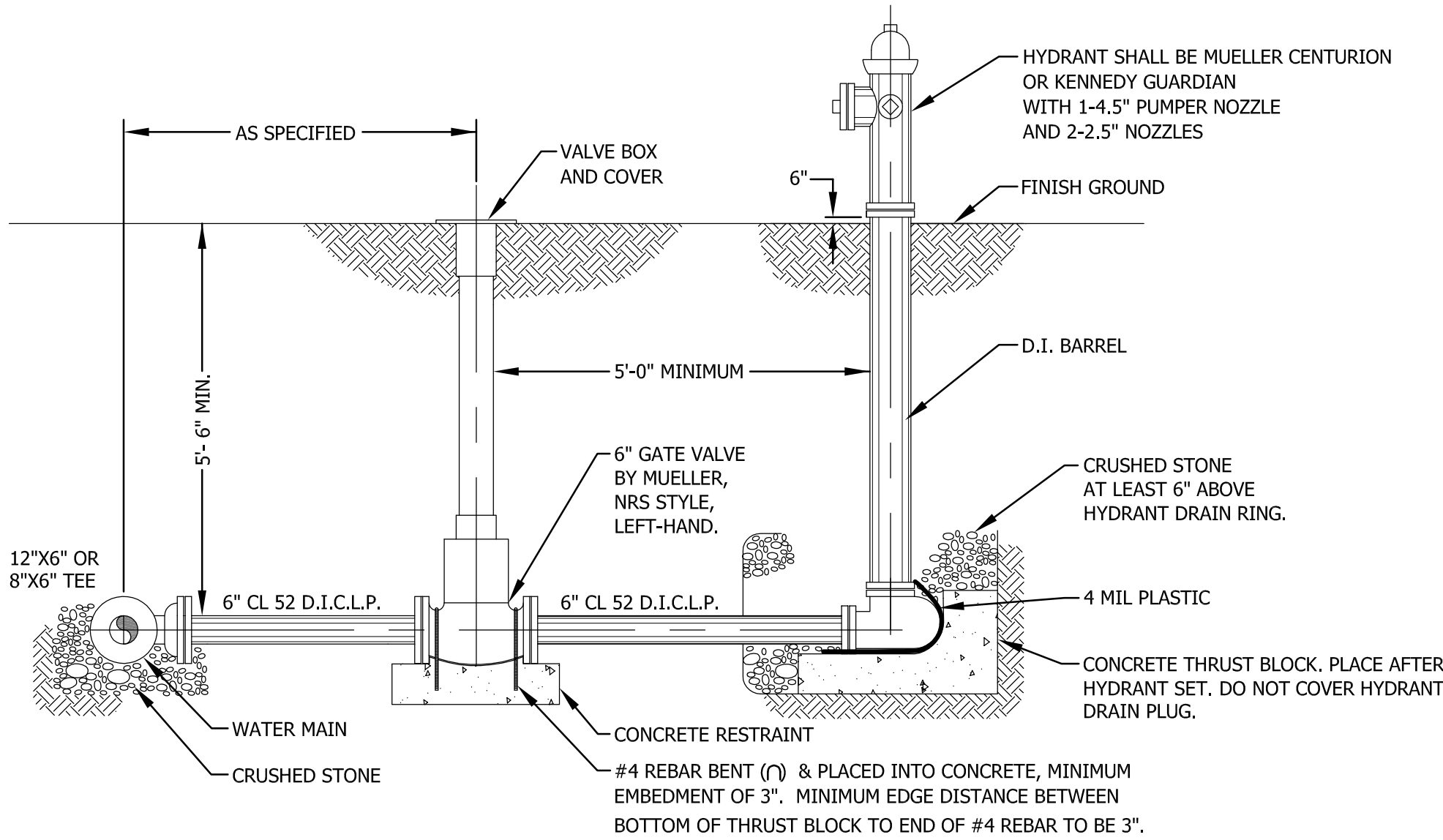
A blue square with the white International Symbol of Accessibility (MUTCD Figure 3B-22) can be painted in the space and must be between 24" wide x 28" high and 36" wide x 41" high. The "new" symbol of a "dynamic" figure in a wheelchair is not approved for use on signs or markings on public roads as both the FHWA and the Access Board still recognize the traditional symbol.

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| SITE DETAILS |  | FOR |  | BANK STREET APARTMENTS |  | IN |  | TOWN, STATE |  | REVISIONS |  | DATE |  |
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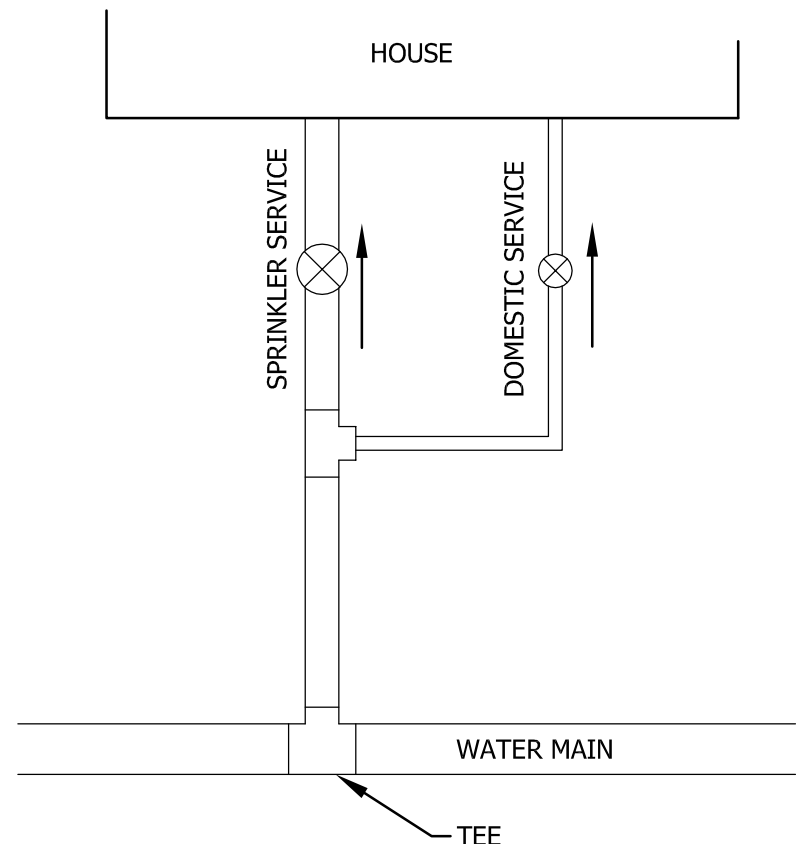






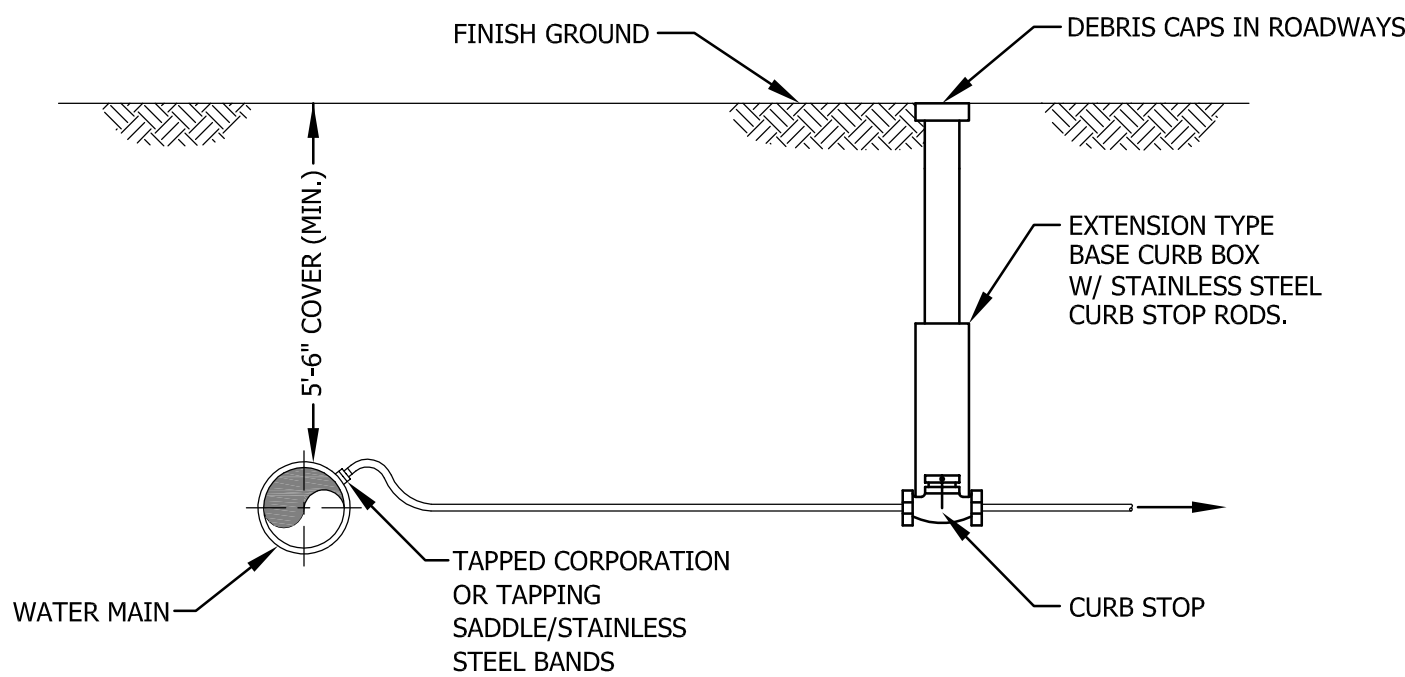
- NOTES:**
- 1) USE RESTRAINING JOINTS BETWEEN WATER MAIN TEE, GATE VALVE AND HYDRANT ELBOW.
  - 2) IF GROUNDWATER IS ENCOUNTERED DURING HYDRANT INSTALLATION, CONTRACTOR SHALL COORDINATE WITH ENGINEER AND DETERMINE WHETHER TO PROVIDE POSITIVE DRAINAGE (PREFERRED) OR PLUG HYDRANT DRAIN.
  - 3) SIZE OF THRUST BLOCK FOR VALVE BASED ON 90° ELBOW. SEE "BEARING CHART FOR THRUST BLOCKS" THIS SHEET.

**HYDRANT CONNECTION DETAIL**  
N.T.S.



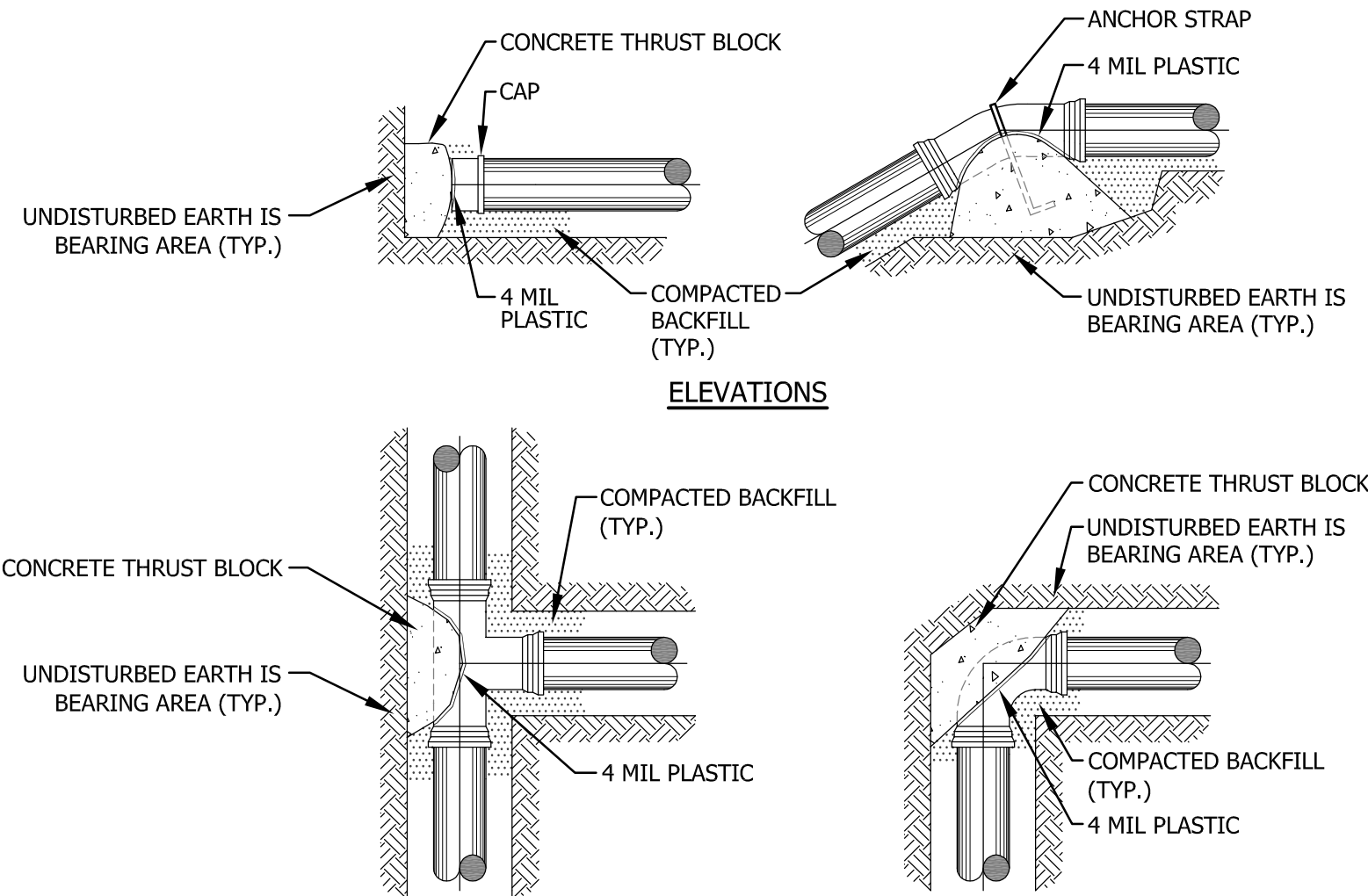
**TYPICAL SERVICE SCHEMATIC**  
N.T.S.

- NOTE:**
- VALVES MUST BE PLACED A MINIMUM OF 5' AWAY FROM BUILDING.



- NOTES:**
1. SERVICE SIZE DEPENDENT ON FIXTURE UNIT ANALYSIS (BY OTHERS) AND SPRINKLER DESIGN (BY OTHERS).
  2. CONTRACTOR SHALL INSTALL MAGNETIC TRACER TAPE 6" ABOVE THE SERVICE LATERAL, FROM THE TAP TO THE POINT OF ENTRY TO THE STRUCTURES.
  3. CONTRACTOR TO PROVIDE & INSTALL THE FOLLOWING FOR EACH SERVICE LATERAL. FIXTURE UNIT ANALYSIS (BY OTHERS).
    - A. BACK FLOW PREVENTOR - PER CITY OF LEBANON REQUIREMENTS.
    - B. PRESSURE REDUCING VALVE WATTS USB, AS REQUIRED.

**TYPICAL WATER SERVICE CONNECTION**  
N.T.S.



- NOTES:**
- 1) SEE "MINIMUM AREA OF BEARING SURFACE OF CONCRETE THRUST BLOCKS" FOR REQUIRED AREAS IN SQUARE FEET FOR EACH TYPE OF THRUST BLOCK.
  - 2) MECHANICAL JOINT RESTRAINT, SUCH AS EBBA IRON "MEGA-LUG", MAY BE USED IN LIEU OF THRUST BLOCKS.

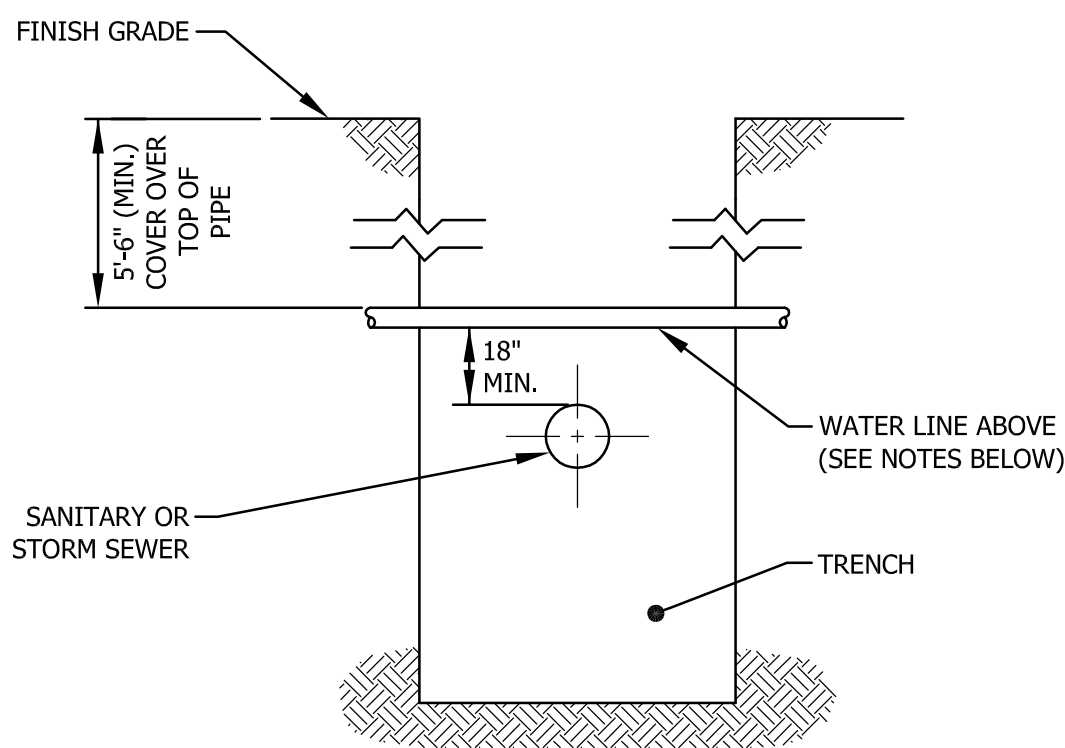
**THRUST BLOCKS**  
N.T.S.

|                             | 4"        |        |        | 6"        |        |        | 8"        |        |        | 10"       |        |        | 12"       |        |        |
|-----------------------------|-----------|--------|--------|-----------|--------|--------|-----------|--------|--------|-----------|--------|--------|-----------|--------|--------|
|                             | TEES ENDS | 90° EL | 45° EL | TEES ENDS | 90° EL | 45° EL | TEES ENDS | 90° EL | 45° EL | TEES ENDS | 90° EL | 45° EL | TEES ENDS | 90° EL | 45° EL |
| SOFT CLAY                   | 3         | 4      | 2.5    | 6         | 8      | 5      | 10.5      | 14.5   | 8.5    | 16        | 22.4   | 13     | 23        | 32     | 18.5   |
| SAND                        | 1.5       | 2      | 1.5    | 3         | 4      | 2.5    | 5.5       | 7.5    | 4.5    | 8         | 11.35  | 6.5    | 11.5      | 16     | 9.5    |
| SAND & GRAVEL               | 1         | 1.5    | 1      | 2         | 3      | 2      | 3.5       | 5      | 3      | 5.5       | 7.5    | 4.5    | 8         | 11     | 6.5    |
| SAND/GRAVEL W/CLAY          | 1         | 1      | 1      | 1.5       | 2      | 1.5    | 3         | 4      | 2.5    | 4         | 6      | 3.5    | 6         | 8      | 5.     |
| SAND/GRAVEL CEMENTED W/CLAY | .5        | .5     | .5     | 1         | 1      | 1      | 1.5       | 2      | 1.5    | 2         | 3      | 2      | 3         | 4      | 2.5    |
| HARD SHALE                  | .5        | .5     | .5     | 1         | 1      | 1      | 1.5       | 1.5    | 1      | 2         | 2.5    | 1.5    | 2.5       | 3.5    | 2      |

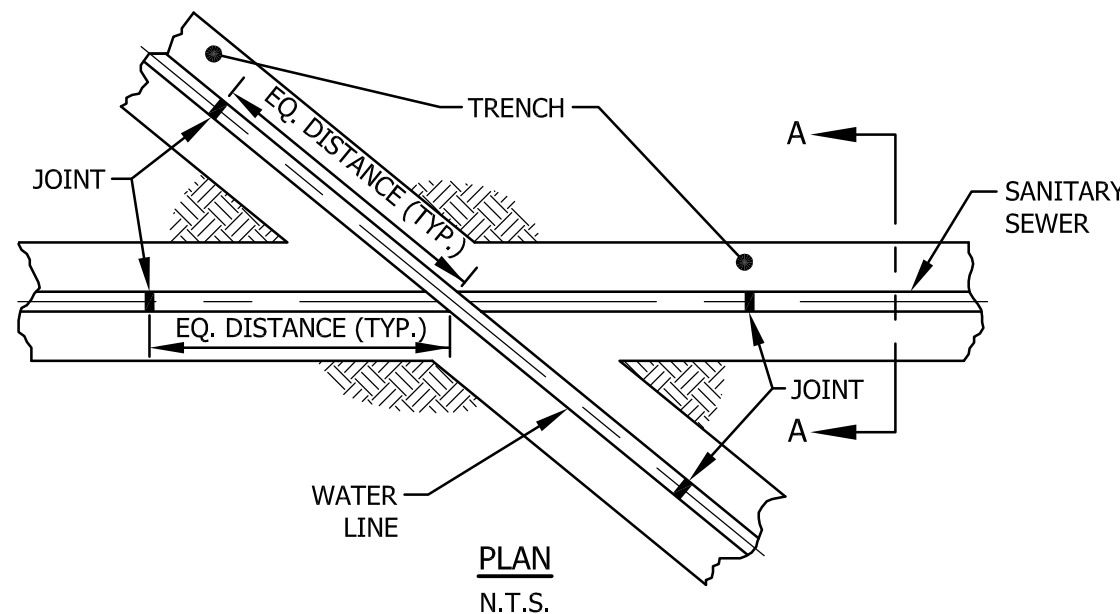
- NOTES:**
1. DESIGN PRESSURE = 100 PSI. FOR 300 PSI MULTIPLY AREAS BY 3.
  2. AREAS SHOWN ARE IN SQUARE FEET.
  3. USE 90 DEG. ELBOW COLUMNS FOR AREAS REQUIRED FOR VALVES. ALL VALVES SHALL BE ANCHORED AS SHOWN IN HYDRANT CONNECTION DETAIL.
  4. NORMAL OPERATING PRESSURE APPROX. 50 PSI., ALLOWANCE FOR SURGE = 1.5
  5. PRESUMED BEARING STRENGTH OF NATIVE SOILS:

| SOIL                               | BEARING STRENGTH<br>SB (lb/ft ) <sup>2</sup> |
|------------------------------------|----------------------------------------------|
| MUCK                               | 0                                            |
| SOFT CLAY                          | 500                                          |
| SAND                               | 1000                                         |
| SAND AND GRAVEL                    | 1500                                         |
| SAND AND GRAVEL WITH CLAY          | 2000                                         |
| SAND AND GRAVEL CEMENTED WITH CLAY | 4000                                         |
| HARD PAN                           | 5000                                         |

**BEARING CHART FOR THRUST BLOCKS**



**SECTION A-A**  
N.T.S.



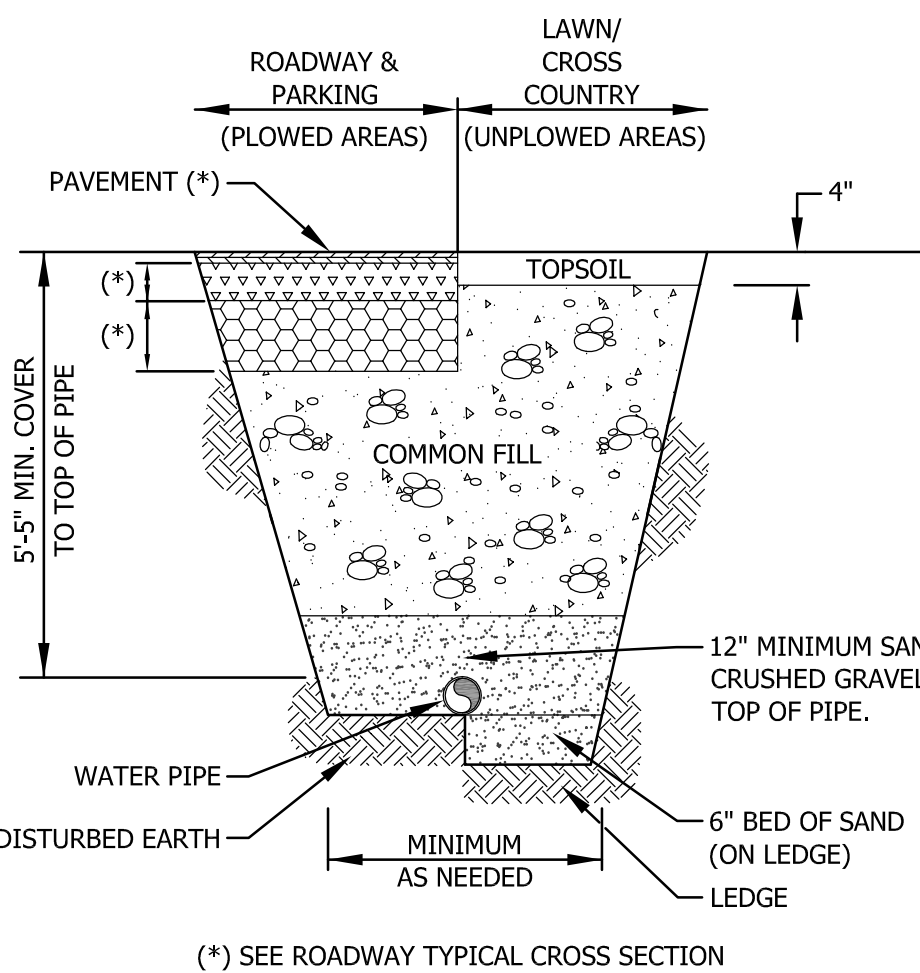
**WATER-SEWER CROSSING DETAIL**  
N.T.S.

ALL WATER MAIN/SERVICE CROSSINGS WITH SANITARY SEWERS SHALL BE CONSTRUCTED TO THESE STANDARDS.

**CROSSING NOTES:**

CROSSINGS: SEWERS CROSSING WATER LINES SHALL BE LAID BENEATH THE WATER LINE WITH AT LEAST 18 INCHES VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE SEWER AND THE OUTSIDE OF THE WATER LINE. THE CROSSING SHALL BE ARRANGED SO THAT ONE FULL LENGTH OF SEWER IS CENTERED BELOW THE WATER LINE WITH SEWER JOINTS AS FAR AS POSSIBLE FROM WATER JOINTS.

THE PROJECT ENGINEER MUST BE NOTIFIED WHEN IT IS IMPOSSIBLE TO MAINTAIN THE 18" VERTICAL CLEARANCE.



COMMON FILL- SHALL CONTAIN NO STONES, ROCKS, CONCRETE, OR OTHER RUBBLE LARGER THAN 10 INCHES IN DIAMETER. FILL TO BE PLACED IN 12" LIFTS & COMPACTED TO 95% STANDARD PROCTOR.

BR GRAVEL - SHALL BE 12" BANK RUN GRAVEL PLACED IN 6" LIFTS, COMPACTED TO 95% STANDARD PROCTOR.

CRUSHED GRAVEL - SHALL BE 6" CRUSHED GRAVEL SURFACE COURSE COMPACTED TO 95% STANDARD PROCTOR.

SAND - SHALL BE OF CLEAN MINERAL AGGREGATE AND SHALL BE APPROVED BY THE PROJECT ENGINEER PRIOR TO USE. SAND TO BE PLACED IN 6" LIFTS & COMPACTED TO 95% STANDARD PROCTOR.

**NOTE:** CONSTRUCTION MATERIALS SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS.

**DUCTILE IRON  
WATER LINE TRENCH DETAIL**  
N.T.S.

**LEAKAGE TESTING OF WATER LINES**

ALL TYPES OF INSTALLED PIPE SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C-600.

**DISINFECTION OF WATER LINES**

**A) BASIC DISINFECTION PROCEDURE CONSISTS OF:**

- 1) PREVENTING CONTAMINATING MATERIALS FROM ENTERING THE WATER LINE DURING CONSTRUCTION OR REPAIR.
- 2) REMOVING BY FLUSHING OR OTHER MEANS, THOSE MATERIALS THAT MAY HAVE ENTERED THE WATER LINE.
- 3) CHLORINATING ANY RESIDUAL CONTAMINATION THAT MAY REMAIN, AND FLUSHING THE CHLORINATED WATER.
- 4) DETERMINING THE BACTERIOLOGICAL QUALITY BY LABORATORY TEST AFTER DISINFECTION.
- 5) COMPLY WITH ALL PERTINENT PROCEDURES AND REQUIREMENTS OF THE LATEST EDITION OF AWWA C651, FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDINANCES.

**B) DISINFECTION PROCEDURE:**

- 1) CLOSE THE SERVICE VALVES AND FILL THE WATER LINE WITH CHLORINATED WATER.
- 2) LEAVE THE CHLORINATED WATER IN THE WATER LINE FOR AT LEAST 24 HOURS.
- 3) AT THE END OF THIS PERIOD, THE CHLORINATED WATER SHALL BE SAMPLED AND HAVE A FREE CHLORINE RESIDUAL OF AT LEAST 10 mg/L. IF NOT, THE PROCEDURE SHALL BE REPEATED UNTIL THE RESIDUAL REQUIREMENT IS MET.
- 4) THOROUGHLY FLUSH THE WATER LINE ASSURING NO OFFENSIVE ODOR EXISTS DUE TO CHLORINE REACTIONS OR EXCESS CHLORINE RESIDUAL.
- 5) FLUSHING VELOCITY SHALL NOT BE LESS THAN 2.5 FT/SEC.
- 6) REPEAT DISINFECTION PROCESS ON LINES THAT BECOME OR MAY HAVE BECOME RECONTAMINATED AND ALL LINES IN WHICH COLIFORM BACTERIA WERE FOUND.
- 7) THE TABLET METHOD IS NOT ACCEPTABLE.

**NOTE:**

CONTRACTOR SHALL CONTACT LEBANON DPW PRIOR TO ANY WATER OR SEWER RELATED CONSTRUCTION. (603) 298-5190.

**WATER DETAILS**  
FOR  
**BANK STREET APARTMENTS**  
IN  
**TOWN, STATE**

**ADVANCED GEOMATICS & DESIGN**

105 BANK STREET - PO BOX 512  
LEBANON, NEW HAMPSHIRE 03766

PHONE: (603) 448 6295

E-MAIL: advancedgeomatcs@comcast.net



SURVEYED: N/A  
DESIGNED: DAN  
DRAWN: KH  
CHECKED: DAN  
DATE: 11/12/19

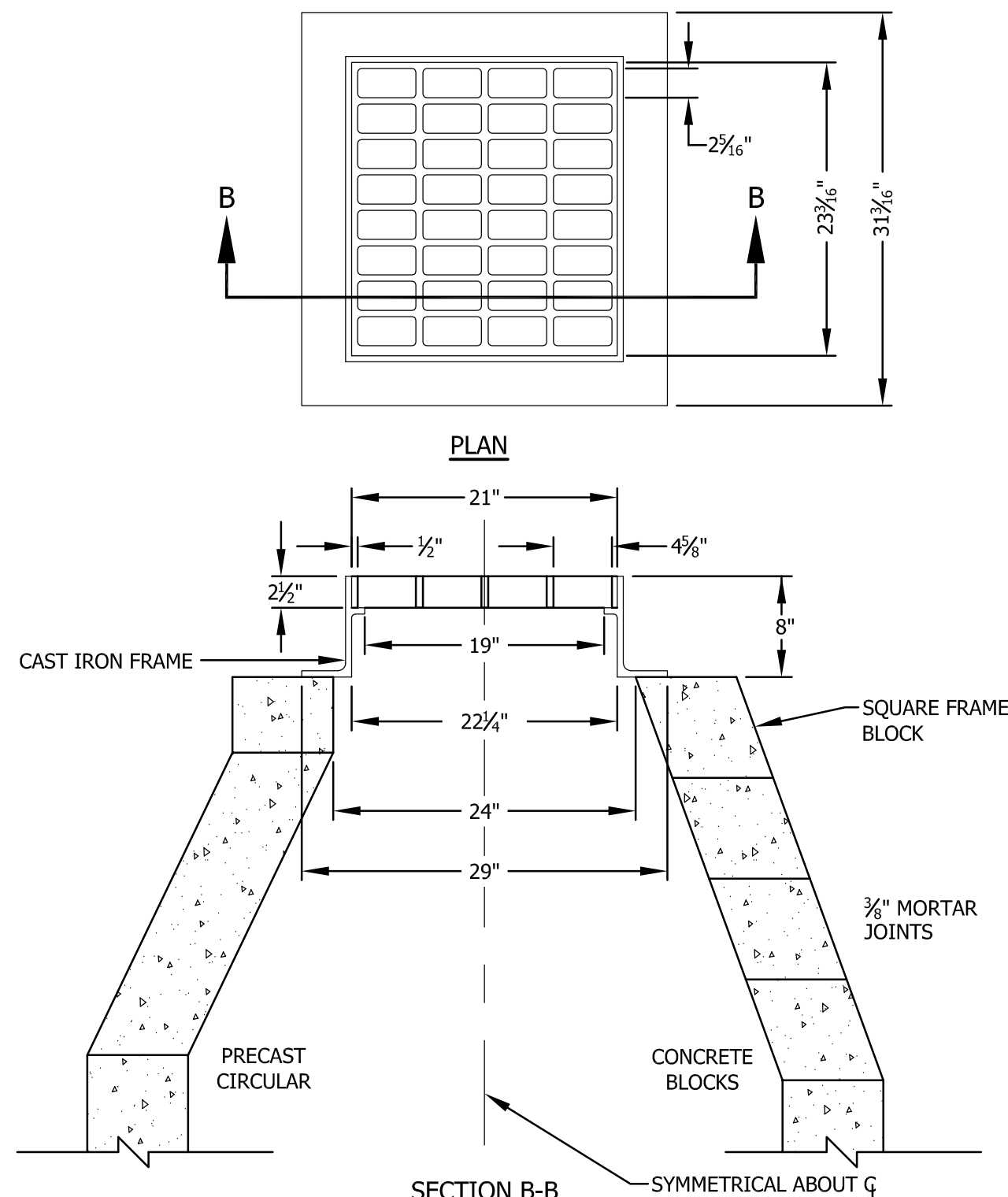
**BANK STREET  
APARTMENTS**

**WATER  
DETAILS**

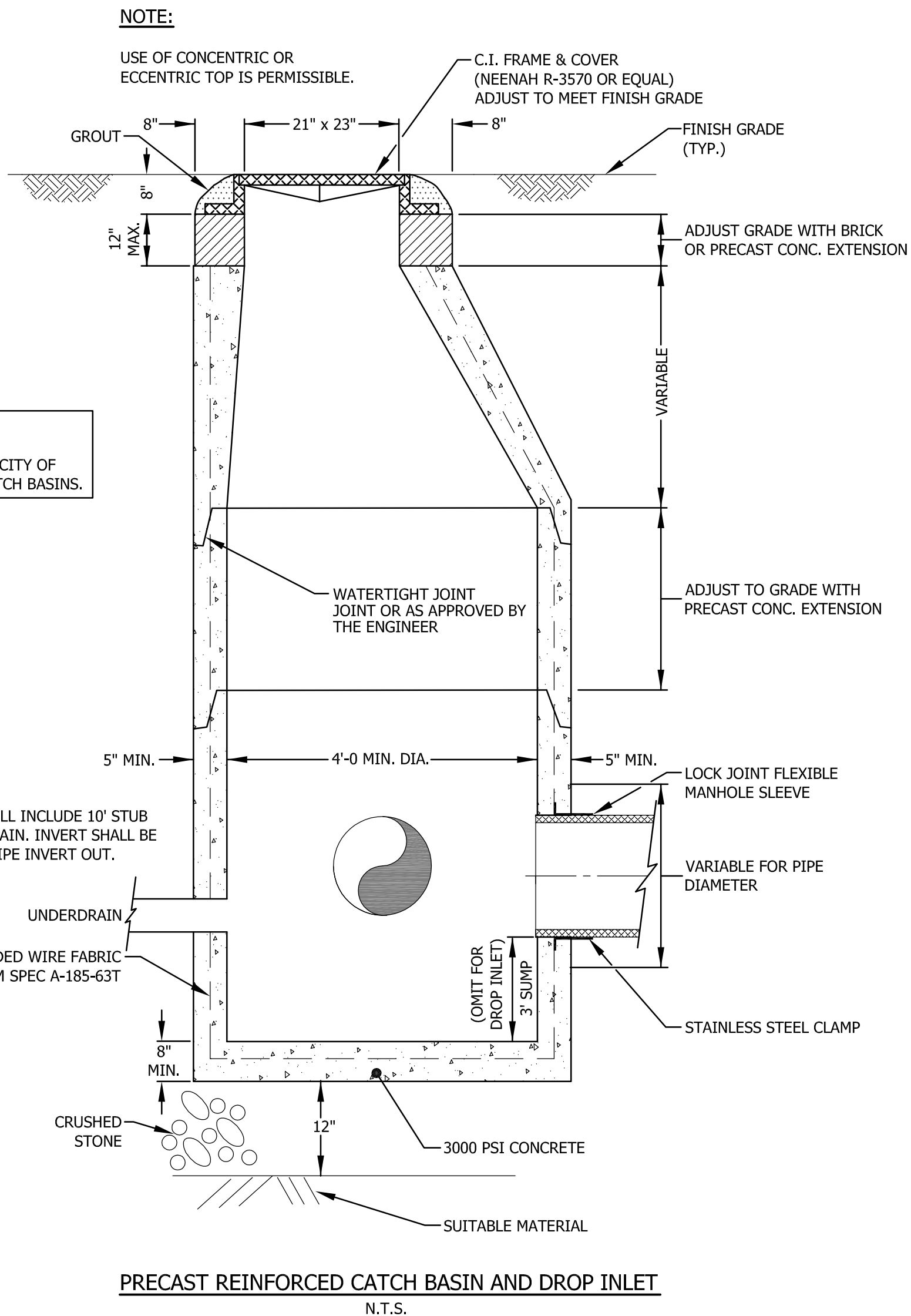
**D-3**

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ADVANCED GEOMATICS & DESIGN  
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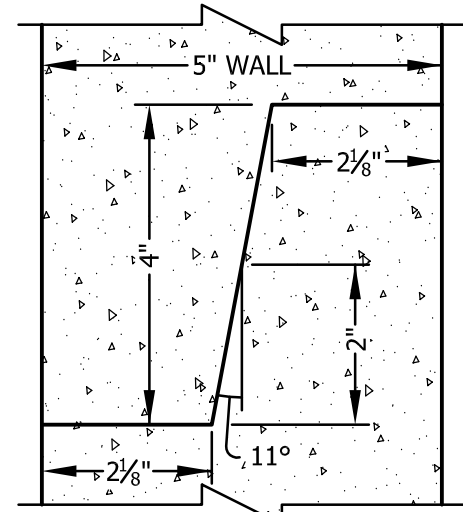




NOTE:  
FRAME AND GRATE SHALL BE NEENAH R3570 OR EQUAL APPROVED BY ENGINEER.

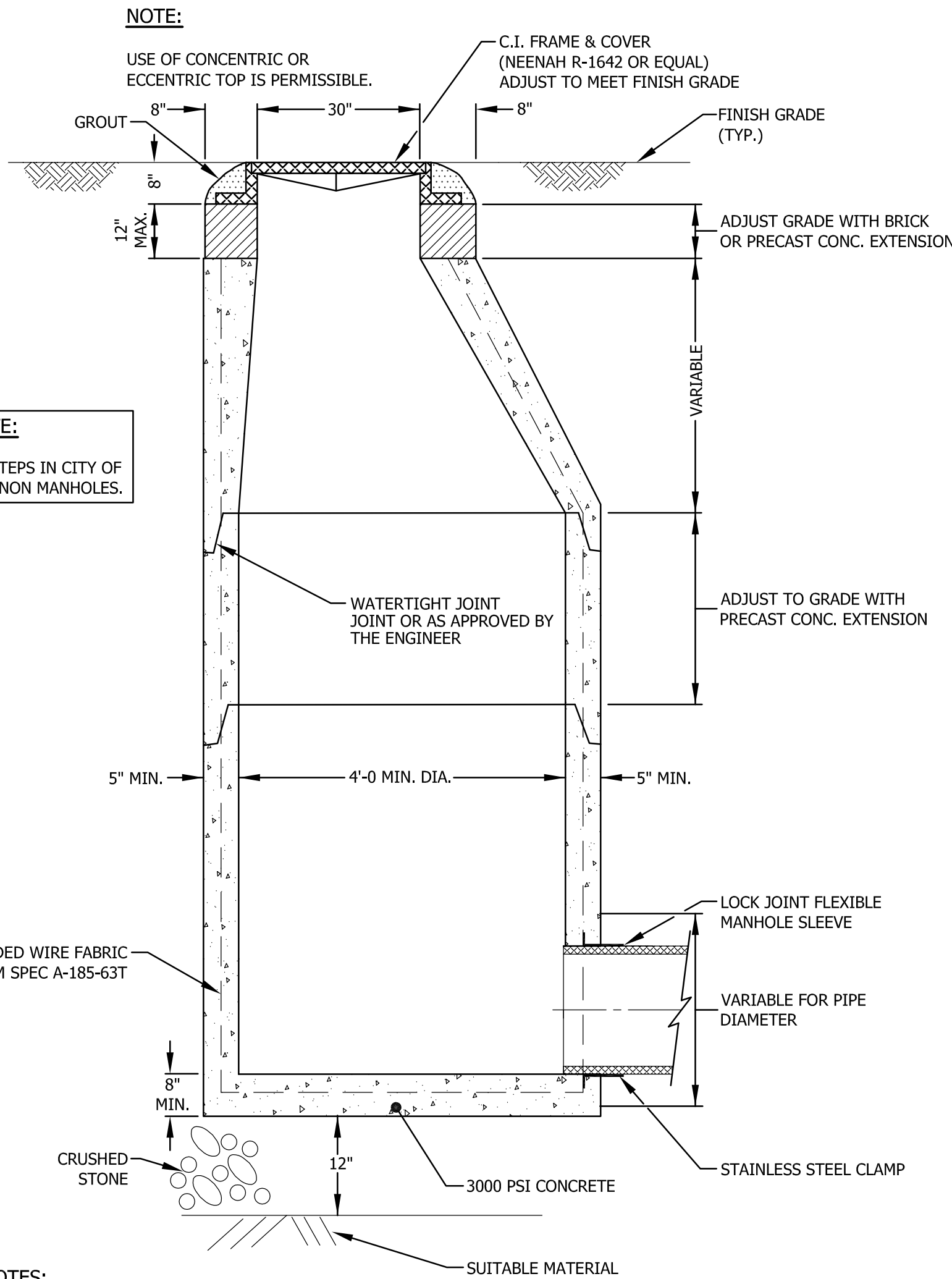


PRECAST REINFORCED CATCH BASIN AND DROP INLET  
N.T.S.



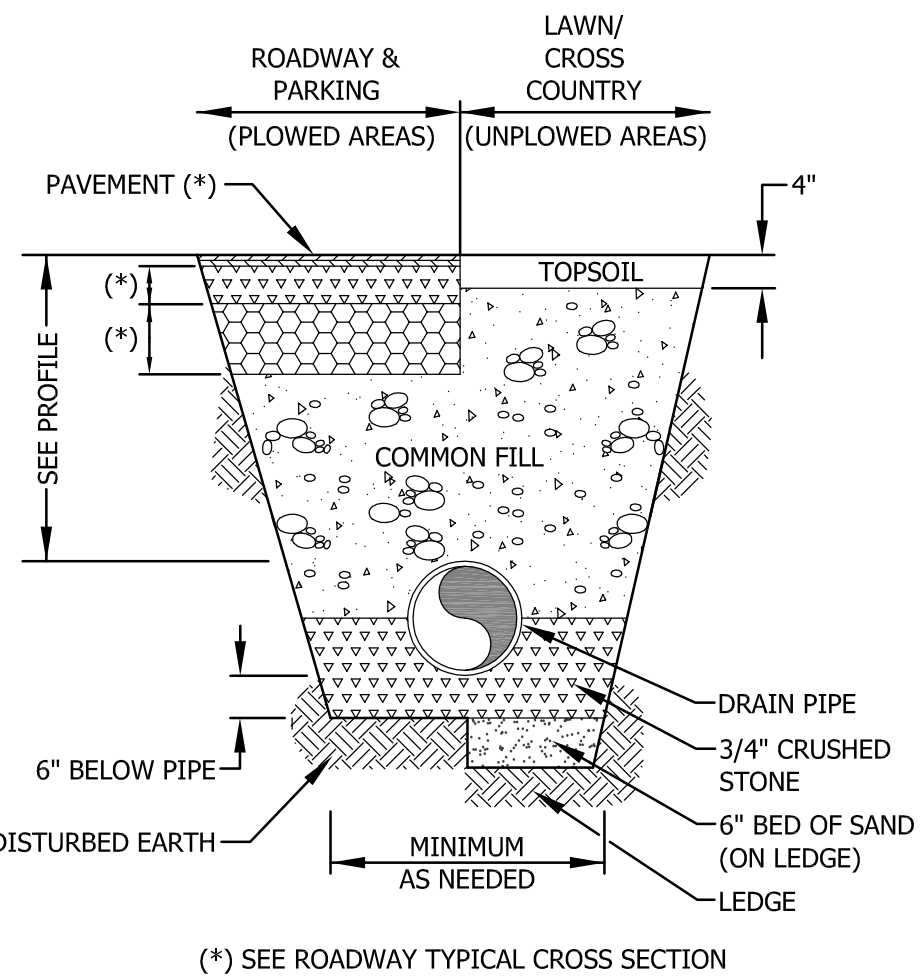
DETAIL OF TONGUE  
& GROOVE JOINT

NOTE:  
NO STEPS IN CITY OF  
LEBANON MANHOLES.



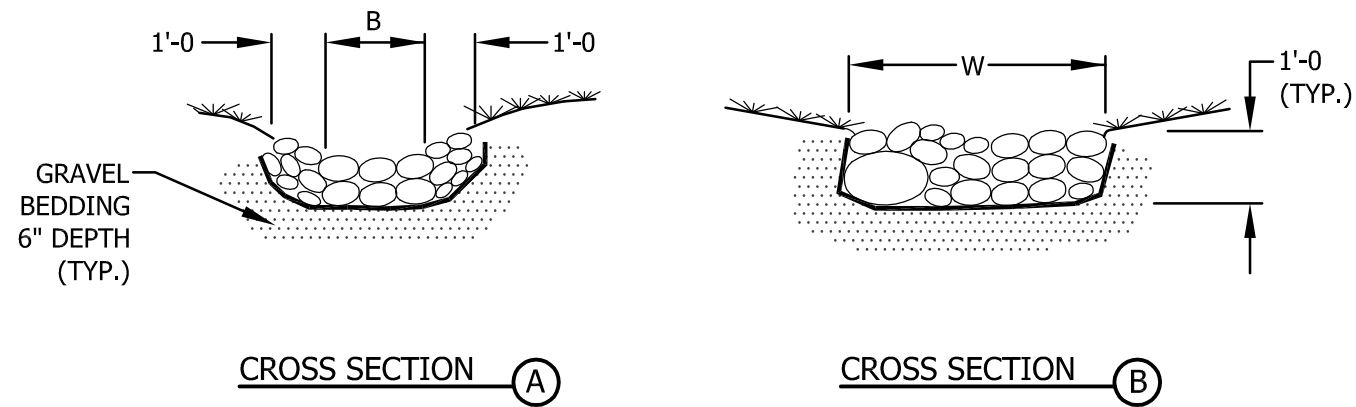
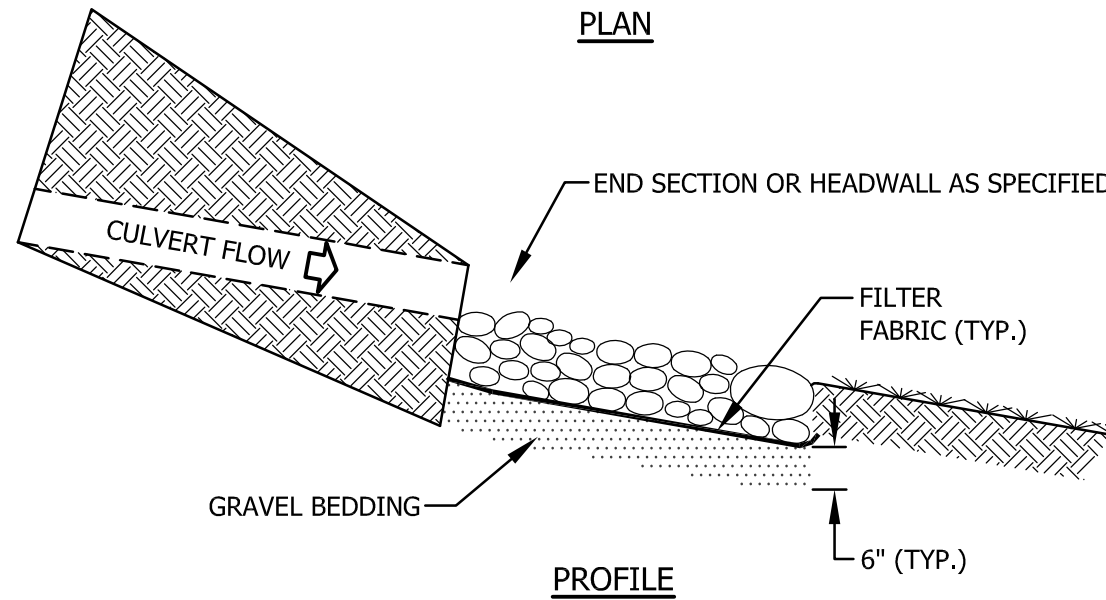
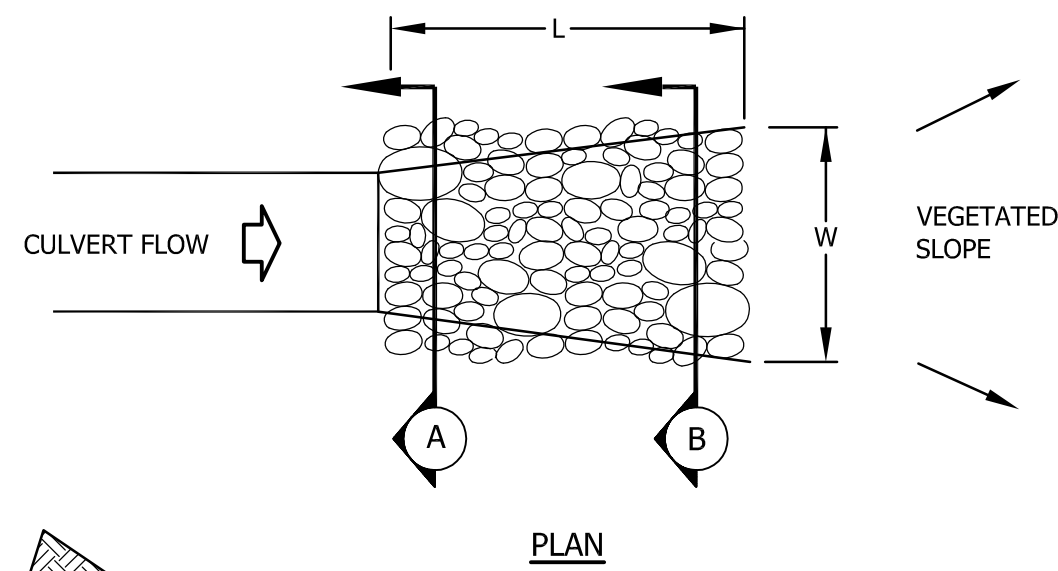
- NOTES:
- 1) A 3 INCH (MINIMUM) LETTER "S" FOR SEWER OR "D" FOR STORM DRAINAGE SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
  - 2) FRAME AND COVER SEATS TO BE MACHINED.

TYPICAL DRAIN MANHOLE SECTION  
N.T.S.



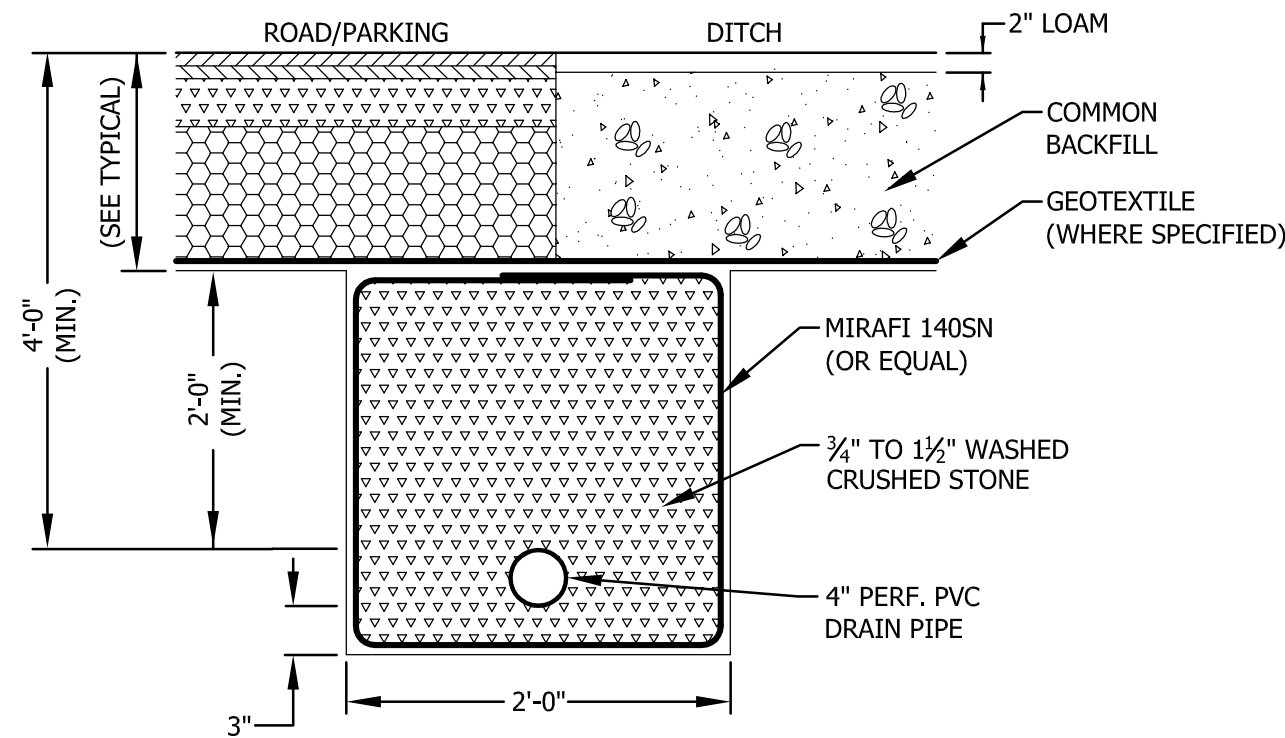
- COMMON FILL- SHALL CONTAIN NO STONES, ROCKS, CONCRETE, OR OTHER RUBBLE LARGER THAN 10 INCHES IN DIAMETER. FILL TO BE PLACED IN 12" LIFTS & COMPACTED TO 95% STANDARD PROCTOR.
- BR GRAVEL - SHALL BE 12" BANK RUN GRAVEL PLACED IN 6" LIFTS, COMPACTED TO 95% STANDARD PROCTOR.
- CRUSHED GRAVEL - SHALL BE 6" CRUSHED GRAVEL SURFACE COURSE COMPACTED TO 95% STANDARD PROCTOR.
- CRUSHED STONE - SHALL BE DURABLE, WASHED CRUSHED STONE AND SHALL BE APPROVED BY PROJECT ENGINEER PRIOR TO USE. (SMOOTH WASHED STONE IS NOT ACCEPTABLE)
- SAND - SHALL BE OF CLEAN MINERAL AGGREGATE AND SHALL BE APPROVED BY THE PROJECT ENGINEER PRIOR TO USE. SAND TO BE PLACED IN 6" LIFTS & COMPACTED TO 95% STANDARD PROCTOR.
- NOTE: CONSTRUCTION MATERIALS SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS.

DRAIN PIPE TRENCH DETAIL  
N.T.S.



| PIPE<br>(W) | B<br>(Ft.) | W<br>(Ft.) | L<br>(Ft.) | STONE<br>TYPE |
|-------------|------------|------------|------------|---------------|
| 15"         | 2'         | 4'         | 8'         | I             |
| 18"         | 2'         | 4'         | 8'         | I             |
| 24"         | 4'         | 6'         | 12'        | II            |
| 30"         | 4'         | 6'         | 14'        | II            |
| 36"         | 4'         | 6'         | 16'        | II            |
| 42"         | 6'         | 8'         | 18'        | II            |
| 48"         | 6'         | 8'         | 20'        | II            |

STONE DISCHARGE APRON  
N.T.S.



UNDERDRAIN DETAIL  
N.T.S.

- NOTES:
- 1) MINIMUM 10' STUB REQUIRED AT ALL DRAIN CB/MH.
  - 2) REQUIRED WHERE GROUNDWATER WILL BE LESS THAN 4 FEET BELOW FINISHED GRADE.

FOR  
BANK STREET APARTMENTS  
IN  
TOWN, STATE

ADVANCED GEOMATICS & DESIGN  
105 BANK STREET - PO BOX 512  
LEBANON, NEW HAMPSHIRE 03766  
PHONE: (603) 448 6295  
E-MAIL: advancedgeomatcs@comcast.net



SURVEYED: N/A  
DESIGNED: DAN  
DRAWN: KH  
CHECKED: DAN  
DATE: 11/12/19

BANK STREET  
APARTMENTS

DRAINAGE  
DETAILS

D-4

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ADVANCED GEOMATICS & DESIGN  
DWG: 19001\19001-DET







**Agenda  
Planning Board  
January 11, 2021**

**Agenda Item #3B  
Public Hearings**

**89 Donuts, LLC  
(applicant),  
Miracle Mile Realty, LLC  
(property owner),  
388 Miracle Mile  
(Tax Map 103, Lot 6),  
zoned GC  
PB2020-32-SPR**





## CITY OF LEBANON ~ PLANNING & DEVELOPMENT

### PLANNING BOARD

January 11, 2021 Meeting

Staff Memorandum – PB2020-32-SPR – *continued from 12/14/20*

#### **APPLICATION INFORMATION**

**Agenda Item:** 3.B

**Application ID#:** PB2020-32-SPR

**Application Type:**

Site Plan Review for construction of a proposed drive-in restaurant

**Property Location & Tax Map:**

388 Miracle Mile (Tax Map 103, Lot 6)

**Applicant:**

89 Donuts, LLC

**Property Owner:**

Miracle Mile Realty, LLC

**Property Size (per City Assessor):**

+/-11.23 acres

**Future Land Use Map:**

General Commercial

**Zoning District:**

General Commercial (GC)

**Overlay Districts:**

Riverbank Protection District (also located within the 250 ft. protected state shoreland buffer)

**Existing Improvements and Use:**

- 48,600 sq. ft. (finished) grocery store building constructed in 1985 (*per the City Assessor's records*) (occupied by Price Chopper)
- 27,047 sq. ft. (finished) multi-tenant shopping plaza constructed in 1955 (*per the City Assessor's records*) (occupied by a movie theater and retail tenants)

**Proposed Improvements and Use:**

- Existing buildings and uses to remain
- Construction of a new +/-1,332 sq. ft. building for a drive-in restaurant

#### **LEGAL NOTICE**

89 Donuts, LLC (applicant), Miracle Mile Realty, LLC (property owner), 388 Miracle Mile (Tax Map 103, Lot 6), zoned GC: Request for Site Plan Review to construct a +/-1,332 sq. ft. drive-in restaurant (a Dunkin' Donuts with a drive-through window and walk-in service) within the existing parking lot, together with associated site improvements. **PB2020-32-SPR**

#### **PLANS AND APPLICATION MATERIALS**

*New submissions on file at the Planning & Development Department and available for review upon request:*

- ▶ Application for Waivers (updated)
- ▶ Plan set titled "Site Plan for Miracle Mile Realty 'Dunkin Donuts'" prepared by Pathways Consulting, LLC, dated October 13, 2020, revised December 10, 2020, Proj. No. 12777-01 (15 sheets)
- ▶ Memo re: "Traffic Impact Assessment: Miracle Mile Dunkin'" dated December 29, 2020 from Erica Wygonik, PE, of RSG (drainage report) (57 pages), Miracle Mile Plaza 10" Storm Drain data (1 page), and colorized versions of Sheets 2 and 6 of the plan set
- ▶ Additional stormwater management materials and information including a "Stormwater Management Facilities Operation and Maintenance Manual for 89 Donuts, LLC," dated December 22, 2020, prepared by Pathways Consulting, LLC, Project No. 12277-01 (26 pages), Miracle Mile Plaza 10" Storm Drain data (1 page), and colorized versions of Sheets 2 and 6 of the plan set.

#### **STAFF COMMENTS**

Following the December 14, 2020 Planning Board meeting at which the public hearing for the subject application was opened, the applicant submitted a traffic study and a revised plan set, as well as other information and materials including an updated Application for Waivers and technical drainage and stormwater management data. At the recommendation of staff, the applicant requests that the Board continue the public hearing to the February 8, 2020 meeting. This will give staff time to review the traffic study in detail and to discuss with the applicant. The new materials submitted by the applicant (listed above) as well as staff's recommendations with respect to the traffic study will be included with the staff memo prepared for the February 8<sup>th</sup> meeting.

cc: Greg Sargis, 89 Donuts, LLC (via e-mail)  
Miracle Mile Realty  
Rodrick Finley, P.E., Pathways Consulting, LLC (via e-mail)  
File

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**Agenda  
Planning Board  
January 11, 2021**

**Agenda Item #3C  
Public Hearings**

**Basic Holdings, LLC,  
5 & 11 Oak Ridge Road,  
(Tax Map 4, Lots 5 & 6),  
zoned R3  
PB2020-31-FMAJ**





## CITY OF LEBANON ~ PLANNING & DEVELOPMENT

### PLANNING BOARD

January 21, 2021 Meeting

Staff Memorandum – PB2020-31-FMAJ – *postponed from 12/14/20*

#### **APPLICATION INFORMATION**

**Agenda Item:** 3.C

**Application ID#:** PB2020-31-FMAJ

**Application Type:**

Final Major Subdivision Review, Site Plan Review, and Conditional Use Permit for 22-unit Planned Unit Residential Development (PURD)

**Property Location & Tax Map:**

5 & 11 Oak Ridge Road  
(Tax Map 4, Lots 5 & 6)

**Applicant/Property Owner:**

Basic Holdings, LLC

**Property Size (per City Assessor):**

- 5 Oak Ridge Road: +/-4.33 acres (+/-183,210 sq. ft.)
- 11 Oak Ridge Road: +/-0.75 acres (+/-32,977 sq. ft.)

**Zoning District:**

Residential Three (R-3) District

**Overlay Districts:**

none

**Existing Improvements & Use:**

- 5 Oak Ridge Road: commercial radio tower; *a nonconforming use*
- 11 Oak Ridge Road: +/-1,296 sq. ft. (finished) single-story one-family dwelling constructed in 1978 (*per the City Assessor's records*); *a conforming use per §310.2*

**Proposed Improvements & Use:**

22-unit Planned Unit Residential Development (PURD) per §501.1 & §501.2 of the Zoning Ordinance

#### **LEGAL NOTICE**

Basic Holdings, LLC, 5 & 11 Oak Ridge Road, (Tax Map 4, Lots 5 & 6), zoned R-3: Request for Final Major Subdivision Review, Site Plan Review, and a Conditional Use Permit for a proposed Planned Unit Residential Development (PURD) pursuant to Section 501.2 of the Zoning Ordinance, containing 22 residential units together with related site improvements and amenities. **PB2020-31-FMAJ**

#### **PLANS AND APPLICATION MATERIALS**

The completeness determination on the subject application was postponed to the January 11, 2021 Planning Board in order to allow the applicant time to obtain sewer and water extension approvals as required by the City Code. The applicant has submitted the required applications which the Department of Public Works is currently processing. It is expected that Public Works will forward the utility extension applications to the City Manager's office soon for review by the City Council. Consequently, the Planning & Development Department recommends that the Planning Board – if agreed to by the applicant – again postpone the completeness determination on the subject application until the February 8, 2021 Board meeting (at which time the Board can also hold the public hearing on the application if it is accepted as complete).

cc: Jeff Shapiro, Basic Holdings LLC (via e-mail)  
Rodrick Finley, Pathways Consulting LLC (via e-mail)  
Nate Stearns, Esq. (via e-mail)  
File

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**Agenda  
Planning Board  
January 11, 2021**

**Agenda Item #3D  
Public Hearings**

**Mary Hitchcock  
Memorial Hospital,  
One Medical Center Drive  
(Tax Map 10, Lot 8),  
zoned MC  
PB2020-34-SPR**



## CITY OF LEBANON ~ PLANNING & DEVELOPMENT

### PLANNING BOARD

January 11, 2021 Meeting

Staff Memorandum – PB2020-34-SPR – *continued from 12/14/20*

#### **APPLICATION INFORMATION**

**Agenda Item:** 3.D

**Application ID#:** PB2020-34-SPR

**Application Type:**

Site Plan Review for a proposed building addition to expand the emergency department at DHMC

**Property Location & Tax Map:**

1 Medical Center Drive (Tax Map 10, Lot 8)

**Property Owner/Applicant:**

Mary Hitchcock Memorial Hospital

**Property Size:**

+/-289 acres

**Future Land Use Map:**

Medical Office

**Zoning District:**

Medical Center

**Overlay Districts:**

Wetlands Conservation District

#### **LEGAL NOTICE**

**Mary Hitchcock Memorial Hospital, One Medical Center Drive (Tax Map 10, Lot 8), zoned MC:** Request for Site Plan Review to expand the existing emergency department at Dartmouth Hitchcock Medical Center with the construction of +/-4,631 sq. ft. of additional building area, together with the reconfiguration of the ambulance staging area, construction of a new overflow ambulance parking area, as well as the installation of associated site improvements. PB2020-34-SPR

#### **PLANS AND APPLICATION MATERIALS**

- ▶ Application form
- ▶ Letter dated November 9, 2020 from Nicholas Fiore, P.E., of Engineering Ventures, PC (project description; 2 pages)
- ▶ Application for Waivers (2 pages)
- ▶ Site Plan Review Regulations Technical Checklist (5 pages)
- ▶ Site lighting fixture specifications by Elumen Lighting Networks (3 pages)
- ▶ Plan set titled "Dartmouth-Hitchcock Medical Center Psych ED Expansion" prepared by Engineering Ventures, PC, dated November 9, 2020, last revised December 23, 2020, project no. 19235 (13 sheets)

*On file at the Planning & Development Department and available for review upon request:*

- ▶ Letter dated December 23, 2020 from Nicholas Fiore, PE, of Engineering Ventures, PC (response to Planning staff comments; 3 pages)

#### **COMPLETENESS REVIEW**

In order to accept jurisdiction and commence review of the applicant's proposal, the Planning Board must first determine that the application is complete as required by NH RSA 676:4, I(c)(1). The Planning & Development Department has reviewed the application for compliance with the Site Plan Review Regulations and recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

The applicant has requested waivers from certain submission requirements set forth in Article V, and from certain design requirements set forth in Article VI, as described in the attached Application for



Waivers. Pursuant to Section 4.7.D, staff has made a preliminary determination that the requested waivers meet the standards of Section 7.1 ("Waiver of Regulations"). Prior to making a completeness determination, however, staff recommends that the Board first consider the applicant's waiver requests from the submission requirements of Article V of the Site Plan Review Regulations. *If the Board is inclined to deny any such waiver request, a finding that the application is incomplete would then be appropriate.* The Article V requirements that the applicant has requested waivers from include 5.1.E.5 (current survey), 8 (natural features including wetlands), 15 (landscaping plan), and 16 & 17 (stormwater plan).

**Figure 1. Aerial View of DHMC.**



©2018 Eagleview (image taken 5/1/2018)

**Figure 2. Bird's Eye View of Expansion Area (looking west).**



©2018 Eagleview (image taken 5/1/2018)

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**APPLICATION OVERVIEW**

The subject property is a +/-289-acre parcel owned by the applicant. The property is currently developed as the Dartmouth Hitchcock Medical Center (DHMC), consisting of multiple buildings, which provide in-patient and out-patient clinical services and medical research along with associated improvements.

At this time, the applicant proposes to improve its behavioral health emergency services by renovating and expanding existing space, including the construction of two additions totaling approximately 4,631 sq. ft. The area of the hospital to be expanded is circled in red in Figures 1 and 2 above. Proposed associated site improvements include a reconfiguration of the ambulance staging area, replacement of an underground storage tank for contaminated liquid wastes, and new overflow ambulance parking.

**STAFF COMMENTS****PLANNING****I. SITE PLAN REVIEW REGULATIONS:**

Planning Board approval of the proposed project is required pursuant to Section 3.1.C of the Site Plan Review Regulations which requires site plan review for the construction of building additions of 1,000 gross sq. ft. or more.

**Waiver Requests**

Pursuant to Section 7.1 ("Waiver of Regulations"), the applicant has requested waivers from certain provisions of Article V ("Submission Requirements") and Article VI ("Design and Construction Requirements") of the Site Plan Review Regulations as set forth in the attached Application for Waivers and as listed below:

- **Partial Waiver of Article VI design requirements** – The applicant is only proposing to redevelop a portion of the property. However, the Site Plan Review Regulations apply to the entire lot and not just the portion of the property that the applicant proposes to redevelop. Therefore, the applicant is requesting a general waiver from having to comply with any of the Article VI design requirements outside of the specific area of the lot proposed to be redeveloped.
- **Section 5.1.E.5** – *requiring a current survey certified by a land surveyor licensed in New Hampshire*
- **Section 5.1.E.8** – *requiring the plans to depict wetlands on the property shall be delineated by a NH Certified Wetlands Scientist*
- **Section 5.1.E.15** – *requiring a landscaping plan*
- **Sections 5.1.E.16 & 17** – *requiring a stormwater management plan and compliance with the Section 6.6. stormwater design requirements*
- **Section 6.7.2.e** – *requiring a maximum lighting fixture mounting height of no more than 20 feet*



Pursuant to Section 7.1 of the Site Plan Review Regulations, the Board may grant a waiver of any part of the Regulations if it finds, by majority vote, that either:

- A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations; or
- B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

The applicant's basis for each waiver request is described in the attached Application for Waivers. Note that the granting of a waiver from a design requirement does not relieve an applicant from making the improvements that are depicted on the approved site plan, even if the depicted improvement would have been covered by the waiver had it not been included on the approved site plan.

## **SECTION 5 – SUBMISSION REQUIREMENTS**

**5.1** (Drawings and Other Submittals): The applicant has provided the attached materials in accordance with the submission requirements of Section 5.1 of the Site Plan Review Regulations. Please see the attached letter from Engineering Ventures, PC dated November 9, 2020 for a discussion of the project, and the Application for Waivers for an explanation of the requested waivers.

## **SECTION 6 – DESIGN AND CONSTRUCTION REQUIREMENTS**

**6.2** (Landscaping Standards): The applicant has requested a waiver from the requirement to submit a landscaping plan. Staff is not opposed to the request.

**6.3** (Utilities & Fire Protection): Access to utilities will be obtained by connecting to the existing utility infrastructure located within the DHMC campus. Capacity at the Hanover wastewater plant for the additional sewer flows will need to be confirmed by the Town of Hanover.

**6.4** (Fees and Assessments in Effect at time of Connection): New construction will be subject to the City's Impact Fee Ordinance and fee schedule adopted by the Board on August 13, 2018.

**6.5** (Coordination of Roads, Parking, Loading, Recreation, and Safety): The project will result in a net loss of 5 parking spaces; however, the hospital's parking will still exceed the minimum required per Section 607 of the Zoning Ordinance.

**6.6** (Stormwater Management): The proposed addition will remove a small area of existing pervious resulting in a minimal 0.03% increase of overall impervious coverage. The applicant requests a waiver from the drainage calculation and stormwater management requirements (Sections 5.1.E.16 & 17 and Section 6.6). Staff is not opposed to the waiver request.

**6.7** (Lighting): A lighting plan has been submitted as part of the plan set (see Sheet 10). A total of 6 poles with full cut-off fixtures are proposed within the vicinity of the project site, 5 of which are existing. 4 of the 5 existing poles are proposed to be relocated slightly from their current locations. The applicant requests a waiver from Section 6.7.2.e to allow a mounting height of 25 ft. where a maximum of 20 ft. is required.

**6.8** (Off-Site Improvements): The applicant does not propose any off-site improvements.

**6.9** (Premature and Scattered Development): This section provides that the Planning Board “may disapprove a site plan application that proposes development that is scattered or premature, so as to involve danger or injury to health, safety, or prosperity of the community. For purposes of this section, a development shall be considered scattered or premature if it will cause, or poses an undue risk of causing, a substantial or appreciable adverse impact upon any of the factors or parameters set forth in the General or Specific Purposes of Site Plan Review, as outlined in Sections 1.4 and 1.5 of these Regulations.” Staff does not recommend a finding that the development is scattered and premature as such a finding would appear to be without basis.

**6.10** (Additional Regulations for the Lebanon Downtown District): Not applicable.

**II. ZONING ORDINANCE:**

The proposed use of the site complies with the zoning regulations of the Medical Center (MC) District.

**CITY ASSESSOR**

No comment at this time.

**BUILDING INSPECTOR**

No comment at this time.

**ENGINEERING/PUBLIC WORKS**

The City Engineer recommends as a condition of approval that the applicant provide documentation necessary to demonstrate that the proposed hazardous waste holding tank and associated indoor plumbing does not result in any release of hazardous waste compounds to the municipal sewer system.

**FIRE DEPARTMENT**

No comment at this time.

**POLICE DEPARTMENT**

No comment at this time.

**STAFF RECOMMENDATIONS**

If the Planning Board moves to approve this request, then based on the information reviewed by City staff, the Planning & Development Department recommends that the Planning Board approve the application with the conditions noted below.

**Conditions to be Satisfied Prior to Application for a Building Permit**

1. The applicant shall schedule and hold a pre-building permit application meeting with the Planning Department, City Building Inspectors, City Engineer/Department of Public Works, and Fire Department, in order to help streamline the building permit review process and to review applicable code requirements.
2. The applicant shall obtain approval from the City Council or the City Manager's office for any additional water and/or sewer flows in accordance with the applicable Chapter 136 and 182 of the City Code.



3. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Subdivision Regulations.
4. The applicant shall provide to the City Engineer documentation necessary to demonstrate to the satisfaction of the City Engineer that the proposed hazardous waste holding tank and associated indoor plumbing does not result in any release of hazardous waste compounds to the municipal sewer system.

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

5. The development shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on August 13, 2018. In accordance with RSA 674:39, the approved site plan shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.
6. All water and sewer fees shall be paid.
7. All water and sewer fees shall be paid as set forth in City Code Chapter 68.
8. Prior to the start of any construction activities on the property, the applicant shall obtain or update (if appropriate) any required State approvals.

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

9. The impact fee calculated pursuant to Condition of Approval #4 shall be paid.
10. All improvements depicted on the plan shall be completed, and shall be constructed as depicted on the approved plan, including any modifications to the plan as may be approved by the Planning Board in accordance with the Site Plan Review Regulations.

**General Conditions**

11. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.

**Attachments**

cc: Mary Hitchcock Memorial Hospital c/o David Stiger (via e-mail)  
Engineering Ventures, PC c/o Nicholas Fiore (via e-mail)  
File

**CITY OF LEBANON  
APPLICATION FOR**

|                                      |                          |                                                             |
|--------------------------------------|--------------------------|-------------------------------------------------------------|
| <b>SPECIAL EXCEPTION</b>             | <input type="checkbox"/> | <input checked="" type="checkbox"/> <b>SITE PLAN REVIEW</b> |
| <b>VARIANCE</b>                      | <input type="checkbox"/> | <input type="checkbox"/> <b>SUBDIVISION</b>                 |
| <b>MOTION FOR REHEARING</b>          | <input type="checkbox"/> | <input type="checkbox"/> <b>LOT LINE ADJUSTMENT</b>         |
| <b>APPEAL OF AN ADMIN. DECISION</b>  | <input type="checkbox"/> | <input type="checkbox"/> <b>CONDITIONAL USE PERMIT</b>      |
| <input type="checkbox"/> OTHER _____ |                          |                                                             |

**PROPERTY OWNER (APPLICANT):**

NAME: Mary Hitchcock Memorial Hospital TEL.#: (603) 650-5741  
MAILING ADDRESS: Attn: David Stiger, One Medical Center Drive, Lebanon, NH 03756  
E-MAIL ADDRESS: David.L.Stiger@hitchcock.org

**CO-APPLICANT, AGENT, OR LESSEE:**

NAME: Engineering Ventures, P.C. TEL.#: (603) 442-9333  
MAILING ADDRESS: Attn: Nicholas Fiore, 85 Mechanic Street, Suite B2-2, Lebanon, NH, 03766  
E-MAIL ADDRESS: nikf@engineeringventures.com

**PROJECT LOCATION:**

TAX MAP #: 10 LOT#: 8 PLOT #: \_\_\_\_\_ ZONE: MC  
STREET ADDRESS OF PROJECT: One Medical Center Drive, Lebanon, NH 03766  
IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☒ NO **HISTORIC DISTRICT** ☐ YES ☒ NO  
**FLOOD PLAIN** ☐ YES ☒ NO

**SCOPE OF PROJECT:**

Expansion of the existing emergency department, addition of a remote ambulance loading/unloading area,  
and relocation of the existing ambulance bays.

**TYPE OF OCCUPANCY:**

EXISTING ☐ VACANT ☐ ONE FAM ILY ☐ TW O FAM ILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL  
PROPOSED ☐ VACANT ☐ ONE FAM ILY ☐ TW O FAM ILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL  
IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC**  
USE: Medical Center

**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 December 14, 2020, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: David Stiger

Digitally signed by David Stiger  
DN: C=US, E=david.l.stiger@hitchcock.org, O=Mary Hitchcock Memorial  
Hospital, OU=Facilities Department, CN=David Stiger  
Date: 2020.11.09 15:00:22 -0500

DATE: \_\_\_\_\_

**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>11-9-20</u> | <u>10-8</u>      | <u>PB2020-</u><br><u>34-SPR</u> | <u>\$689.03</u> | <u>11-9-20</u> | <u>17966</u> |



November 9, 2020

City of Lebanon Planning and Development Department  
Attn: Tim Corwin, Senior Planner and Zoning Administrator  
51 N. Park Street  
Lebanon, NH 03766

RE: Site Plan Review Application  
Dartmouth-Hitchcock Medical Center Psych ED Expansion  
1 Medical Center Drive, Tax Map 10 Lot 8

Dear Mr. Corwin,

On behalf of Dartmouth-Hitchcock Medical Center (DHMC) and Mary Hitchcock Memorial Hospital (MHMH), Engineering Ventures is pleased to submit the enclosed Site Plan Review application and associated documents and plans. The project is located within the DHMC campus at 1 Medical Center Drive, Tax Map 10 Lot 8. The goal of the project is to expand the MHMH emergency suite with the primary objective of improving behavioral health emergency space and services.

The building improvements include renovations to approximately 6,962 square feet of existing spaces and two additions totaling approximately 4,631 square feet. Most of this work will be at the Level 3 elevation, which is the same floor level as the existing emergency suite. A small addition to Level 2 will support new and renovated Level 3 space above. Site work will include a reconfiguration of the ambulance staging area, replacement of an underground storage tank for contaminated liquid wastes, and new overflow ambulance parking at the Level 2 elevation.

This application does include several waiver requests which you will find on the enclosed Application for Waivers. Primary among these are requests for waivers from the City's landscaping and stormwater regulations. The project is an in-fill project surrounded by existing impervious surfaces. There are no areas adjacent to the work area where landscaping can be added, and the project will not impact the landscaping outside on the work area. The Level 3 work mostly replaces at-grade impervious surface with building space, and the Level 2 adds only a small fraction of impervious area. In total the project adds only 3,551 square feet of impervious area, which is an increase of only 0.03% of the impervious area on the DHMC campus. This increase will not have a measurable impact on the campus's stormwater system.

The project team looks forward to reviewing this project with City's staff on November 16 and with the Planning Board on December 14. In the meantime, please let me know if you have any questions or comments and we will try to have answers and responses ready prior to November 16. On behalf of MHMH and the rest of the project team, thank you for your time and consideration with regards to this project.

Sincerely,  
ENGINEERING VENTURES, PC

A handwritten signature in blue ink, appearing to read 'Nicholas A. Fiore', with a long horizontal flourish extending to the right.

Nicholas A. Fiore, PE  
Principal/Project Manager

ENC: Application for Site Plan Review  
Certified Notification List  
Site Plan Review Technical Checklist  
Application for Waivers  
Fee Schedule  
Psych ED Expansion Plan Set

CC: David Stiger, DHMC  
Joe Lonergan, Lavalley Brensinger Architects





# City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: \_\_\_\_\_

File No.: \_\_\_\_\_

## PROJECT INFORMATION

Name of Applicant: Mary Hitchcock Memorial Hospital

Project Name: DHMC Psych ED Expansion

Project Address: One Medical Center Drive, Lebanon, NH 03756

## WAIVER REGULATIONS

In order to grant a Waiver from a requirement of the City of Lebanon Site Plan Review or Subdivision Regulations, the Planning Board must find that the Waiver is justified under one of the following criteria (See Article VII of the Site Plan Review Regulations and Section 7.15 of the Subdivision Regulations):

**Criteria A.** Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations;

OR

**Criteria B.** Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

## WAIVER REQUEST(S)

### I (we) hereby request a Waiver from:

*[You can respond in the space provided, or attach a separate statement. Please be prepared to address each request during your public hearing. You must show that you have justified granting the Waiver(s).]*

5.1.E(5)

1. Section \_\_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because A topographic survey of the project site was conducted for this project, but the site is such a small portion of the entire property that it would have been impractical to survey the whole property. A current boundary survey is on file with the City. The project will have no effect of any rights-of-way or easements on the property.

5.1.E(8)

2. Section \_\_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because Wetlands do exist on the property, but not within 500 foot of the project area.

- 5.1.E(15)
3. Section \_\_\_\_ of the (circle one) **Site Plan Review** / Subdivision Regulations. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because No new landscaping is proposed for this project. The project site is bounded on all sides by buildings, parking, driveways, and walkways so there is nowhere to put landscaping. No perimeter landscaping will be impacted.
- 
- 5.1.E(16)
4. Section \_\_\_\_ of the (circle one) **Site Plan Review** / Subdivision Regulations. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because There are no plans for new stormwater features with this project. The project is mostly an expansion of building space into existing impervious areas. The total new impervious area for the project is 3,511 sf, an increase of approximately 0.03%. Any affects on the campus stormwater system will be unmeasurable.
- 
- 5.1.E(17)
5. Section \_\_\_\_ of the (circle one) **Site Plan Review** / Subdivision Regulations. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because The total new impervious area for the project is 3,511 sf, an increase of approximately 0.03% in the campus. Any affects on the campus stormwater system will be unmeasurable.
- 
- 5.1.G(1)
6. Section \_\_\_\_ of the (circle one) **Site Plan Review** / Subdivision Regulations. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because The total new impervious area for the project is 3,511 sf, an increase of approximately 0.03% in the campus. Any affects on the campus stormwater system will be unmeasurable.
- 
- 6.7.2.e
7. Section \_\_\_\_ of the (circle one) **Site Plan Review** / Subdivision Regulations. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because To allow light fixtures mounted at 25 feet instead of the 20 foot limit. Existing lights in the project area are mounted at 25 feet. The site is surrounded by buildings taller than 25 feet. No abutters will see the lights. Higher lights create more consistent lighting.
- 
- All
8. Section \_\_\_\_ of the (circle one) **Site Plan Review** / Subdivision Regulations. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because This project is limited to a relatively small portion of a large property. The Applicant request a general waiver from having to satisfy the Site Plan Review Regulations outside the portion of the property that is proposed to be redeveloped.
- 

## SIGNATURE

I (we) hereby submit this application to the Planning Board and attest that to the best of my (our) knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As the applicant or as the agent of the applicant, I attest that I am duly authorized to act in this capacity.

Signature of Applicant:  Date: 12/23/2020



**CITY OF LEBANON, NH  
SITE PLAN REVIEW REGULATIONS  
TECHNICAL CHECKLIST**

**PROJECT NAME:**

DHMC Psych ED Expansion

**APPLICANT:**

Mary Hitchcock Memorial Hospital

**DATE:**

November 9, 2020

**GENERAL SUBMISSION REQUIREMENTS:**

**All applications to the Planning Board for Site Plan Review must be submitted by 12:00 Noon on the day of the filing cutoff. [§4.7.C] Submissions must be accompanied by the following information or review of the application may be delayed:**

- ☒ A properly completed and signed Application Form. [§5.1.A]
- ☒ The appropriate filing fees. [§5.1.B]
- ☒ A written project description. [§5.1.C]
- ☒ A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§5.1.D]
- ☒ A completed and signed Technical Checklist. [§4.7.B]  
*[Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Article VII of the Site Plan Review Regulations, as appropriate.]*
- ☒ Eight (8) sets of project plans to be distributed for Staff Review. [§5.1.E]  
*[A Staff Review meeting is held at City Hall one (1) week following the cutoff date. Staff Review meetings begin at 2:00PM, unless otherwise noted. All revised and/or additional information or materials must be submitted within one (1) week following the Staff Review meeting.]*
- ☒ A digital copy of Site Plan drawings in .PDF format. [§5.1.F]

**NOTE:** Applications shall contain sufficient information to enable the City Staff and the Planning Board to evaluate the proposed development for compliance with the Zoning Ordinance, the Planning Board's Regulations, and other applicable City Codes, and for the Planning Board to make an informed decision.

All required application materials shall be submitted as a single inclusive package, including any appropriate waiver requests as permitted by the Regulations. Submission of a complete application package ensures that the review process by City Staff is as efficient and effective as possible.

The purpose of the filing deadline is to provide adequate time for City review of the proposal. Submission of any altered, additional, or substitute application materials required by Article V of these Regulations, subsequent to the filing deadline, other than as directed by City Staff, shall cause the application to be deemed untimely filed, and such application shall not be heard until a subsequent month.



**CITY OF LEBANON, NH**  
**SITE PLAN REVIEW REGULATIONS**  
**TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

**PLAN SUBMITTAL TECHNICAL CHECKLIST:**

NOTE: Site plan drawings shall include the information described below pursuant to Article V of the Lebanon Site Plan Review Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. A scale of not smaller than one (1) inch equals 40 feet is suggested. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted for Site Plan Review shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning Office.

A written request for waiver shall be required, pursuant to Article VII of the Site Plan Review Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§5.1.G(4)] NOTE: The submission requirements described in paragraphs 5.1.E(1) through 5.1.E(4) shall not be waivable under the procedures of Article VII of the Site Plan Review Regulations. [§5.1.E]

| Plan Requirements                                                                                                                                                                                                                                         | Info. Provided                      | Waiver Sought |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------|
| <b>5.1.E(1)</b> - Vicinity sketch (suggested scale: 1" = 500').                                                                                                                                                                                           | <input checked="" type="checkbox"/> | N/A           |
| <b>5.1.E(2)</b> - Names and mailing addresses of Applicant; Owner(s) of Record of site; Owners of abutting properties; and Holders of any easements, rights-of-way, or other restrictions.                                                                | <input checked="" type="checkbox"/> | N/A           |
| <b>5.1.E(3)</b> - Names and business addresses of preparer(s) of the plan, and every surveyor, engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.                 | <input checked="" type="checkbox"/> | N/A           |
| <b>5.1.E(4)</b> - The following information shall be provided on the first page (or cover page, if applicable) of the Site Plan:                                                                                                                          |                                     |               |
| a. Name of the City and County in which the development is proposed;                                                                                                                                                                                      | <input checked="" type="checkbox"/> | N/A           |
| b. North arrow;                                                                                                                                                                                                                                           | <input checked="" type="checkbox"/> | N/A           |
| c. Scale of the plan;                                                                                                                                                                                                                                     | <input checked="" type="checkbox"/> | N/A           |
| d. Date of the plan and of any revisions to the plan;                                                                                                                                                                                                     | <input checked="" type="checkbox"/> | N/A           |
| (NOTE: The date on the plan at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plan shall include a revision date and description of the revision(s).) |                                     |               |
| e. The following basic site information in <u>TABLE FORM</u> :                                                                                                                                                                                            |                                     |               |
| 1. Zoning designation for subject property;                                                                                                                                                                                                               | <input checked="" type="checkbox"/> | N/A           |
| 2. Tax Map and Lot number(s) for subject property;                                                                                                                                                                                                        | <input checked="" type="checkbox"/> | N/A           |
| 3. Area of lot;                                                                                                                                                                                                                                           | <input checked="" type="checkbox"/> | N/A           |
| 4. Gross floor area of existing and proposed buildings/additions;                                                                                                                                                                                         | <input checked="" type="checkbox"/> | N/A           |
| 5. Number of existing and proposed off-street parking spaces;                                                                                                                                                                                             | <input checked="" type="checkbox"/> | N/A           |
| 6. Number of existing and proposed loading spaces;                                                                                                                                                                                                        | <input checked="" type="checkbox"/> | N/A           |
| 7. Height of existing and proposed buildings/additions;                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | N/A           |
| 8. Number of stories and gross square footage of each;                                                                                                                                                                                                    | <input checked="" type="checkbox"/> | N/A           |
| 9. Proposed use;                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> | N/A           |
| 10. Required and proposed front, side, and rear yard setbacks;                                                                                                                                                                                            | <input checked="" type="checkbox"/> | N/A           |



**CITY OF LEBANON, NH**  
**SITE PLAN REVIEW REGULATIONS**  
**TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

| <b>Plan Requirements (cont.)</b>                                                                                                                                                                                                                                                                                                                                                                                | <b>Info. Provided</b>                                    | <b>Waiver Sought</b>     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|--------------------------|
| <b>5.1.E(4) (continued) –</b><br>e. The following basic site information in <u>TABLE FORM</u> :<br>11. Maximum allowable lot coverage with existing and proposed calculations;<br>12. Indication of whether or not the property is subject to any City Overlay districts (for example, the Wetlands Conservation District or Flood Plain District) or to NHDES Shoreland Water Quality Protection jurisdiction. | <input type="checkbox"/><br><br><input type="checkbox"/> | N/A<br><br>N/A           |
| <b>5.1.E(5)</b> - Current survey certified by a land surveyor licensed in NH, depicting perimeter boundaries of the lot(s), with compass bearings, distances, and lot areas, and depicting the location of existing improvements on property.                                                                                                                                                                   | <input type="checkbox"/>                                 | <input type="checkbox"/> |
| <b>5.1.E(5)</b> - Width and location of rights-of-way and/or easements on property.                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/>                                 | <input type="checkbox"/> |
| <b>5.1.E(6)</b> - Existing and proposed grades, including topographic contours with spot elevations, (referenced to USGS or FEMA Flood Insurance Rate Map datums, as appropriate) prepared by a professional engineer or land surveyor licensed in NH. (Where grades are less than 20%, contours shall be at 2 ft. intervals; otherwise they shall be at 5 ft. intervals.)                                      | <input type="checkbox"/>                                 | <input type="checkbox"/> |
| <b>5.1.E(7)</b> - Shape, size, height, and location of all existing structures located on site and within 200 feet of site.                                                                                                                                                                                                                                                                                     | <input type="checkbox"/>                                 | <input type="checkbox"/> |
| <b>5.1.E(7)</b> - Elevation views indicating shape, size, height, and location of all proposed structures, including expansions of or additions to existing buildings. Such elevation views shall provide sufficient detail to allow for review by the Board and City staff of the adequacy of proposed access and egress points, walkways, lighting, and other site-related improvements.                      | <input type="checkbox"/>                                 | <input type="checkbox"/> |
| <b>5.1.E(8)</b> - Location of existing natural features such as streams, marshes, lakes, ponds, wetlands, rock outcrops, or wooded areas, and existing man-made features such as roads and structures. Indicate those natural and man-made features that are to be removed, retained, or altered.                                                                                                               | <input type="checkbox"/>                                 | <input type="checkbox"/> |
| <b>5.1.E(8)</b> - Wetlands on the property, if any, shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plan. Documentation in the form of U.S. Army Corps of Engineers New England District Wetlands Delineation Data Sheets and/or other field notes and materials concerning the delineation shall be submitted.                                          | <input type="checkbox"/>                                 | <input type="checkbox"/> |
| <b>5.1.E(9)</b> - Zoning District, Tax Map and Lot number, and use of abutting properties within 200 feet of property.                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>                                 | <input type="checkbox"/> |
| <b>5.1.E(9)</b> - Location of roads, streets, and driveways within 200 feet of property.                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/>                                 | <input type="checkbox"/> |
| <b>5.1.E(10)</b> - Proposed streets, driveways, parking spaces, and sidewalks, with indication of direction of travel, width, and inside radii of all curves.                                                                                                                                                                                                                                                   | <input type="checkbox"/>                                 | <input type="checkbox"/> |
| <b>5.1.E(10)</b> - Parking spaces shall be numbered.                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>                                 | <input type="checkbox"/> |
| <b>5.1.E(10)</b> - Loading spaces and facilities used with any structures.                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>                                 | <input type="checkbox"/> |
| <b>5.1.E(10)</b> - Total square footage and percentage of lot covered by impervious surfaces.                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>                                 | <input type="checkbox"/> |
| <b>5.1.E(11)</b> - Size and location of all existing and proposed public and private utilities.                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/>                                 | <input type="checkbox"/> |

**CITY OF LEBANON, NH**  
**SITE PLAN REVIEW REGULATIONS**  
**TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

| <b>Plan Requirements (cont.)</b>                                                                                                                                                                                                                                                  | <b>Info. Provided</b>               | <b>Waiver Sought</b>                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| <b>5.1.E(12)</b> - Plan for outdoor lighting showing proposed location, mounting height, fixture type, lamp type and wattage of all exterior free-standing lighting or building-mounted fixtures.                                                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>5.1.E(12)</b> - Analyses and illuminance-level diagrams, to include average and minimum foot-candle measurements, showing that proposed installation conforms to the lighting-level standards in Site Plan Review Regulations.                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>5.1.E(12)</b> - Manufacturer's specification information for each proposed light fixture and lamp (NOTE: This information may be provided on the plan or as a separate attachment).                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>5.1.E(12)</b> - Drawings of all relevant building elevations showing location and height of all building-mounted fixtures, illumination levels of walls or architectural features, and aiming points for any remote light fixtures.                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>5.1.E(13)</b> - Plan for location of free-standing or building-mounted signs, including location, mounting, aiming, and shielding of any remote light fixtures for externally-lit signs.                                                                                       | N/A                                 | <input type="checkbox"/>            |
| <b>5.1.E(13)</b> - For internally-lit signs, relevant information concerning the method of illumination and the opacity of the sign background, showing that the proposed installation conforms to the requirements of the Regulations.                                           | N/A                                 | <input type="checkbox"/>            |
| <b>5.1.E(14)</b> - 100-yr flood elevation, floodway, and floodplain limits, where relevant.                                                                                                                                                                                       | N/A                                 | <input type="checkbox"/>            |
| <b>5.1.E(15)</b> - Landscaping plan showing proposed new plantings to be installed and existing natural vegetation to be retained. Plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names) of all proposed shrubs and trees. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>5.1.E(15)</b> - Existing trees over 12 inches in diameter (measured 4.5 feet above ground surface) within 25 feet of the disturbed area, must be counted and shown on the plan, if included towards fulfilling landscaping requirements.                                       | N/A                                 | <input type="checkbox"/>            |
| <b>5.1.E(15)</b> - Calculations for square footage of perimeter landscaping.                                                                                                                                                                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>5.1.E(15)</b> - Parking lot shading calculations shall be provided by depicting new trees and shrubs at 10-year crown size.                                                                                                                                                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>5.1.E(16)</b> - Existing and proposed surface and subsurface storm drainage facilities, including City storm drainage facilities located within 200' of site.                                                                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>5.1.E(16)</b> - Plans for retention, detention, slow release, and treatment of storm water shall be provided, where necessary.                                                                                                                                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>5.1.E(16)</b> - Drainage plans prepared by a professional engineer registered in NH, whose seal and signature shall appear on plan(s).                                                                                                                                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>5.1.E(17)</b> - Section 6.6. Stormwater Management submission requirements.                                                                                                                                                                                                    | See Stormwater Checklist            |                                     |
| <b>5.1.E(18)</b> - Plans for snow removal and storage.                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>5.1.E(19)</b> - Plans showing automobile, public transit, bicyclist, and pedestrian access and circulation, including means of access to site and any proposed changes to existing public streets or sidewalks.                                                                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>5.1.E(19)</b> - Any traffic control devices necessary in conjunction with site development.                                                                                                                                                                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |



**CITY OF LEBANON, NH**  
**SITE PLAN REVIEW REGULATIONS**  
**TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| <b>5.1.E(19)</b> - Location of existing transit routes and transit stops located or passing within 1/4 mile (1,320 feet) of the property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>Plan Requirements (cont.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Info. Provided</b>               | <b>Waiver Sought</b>                |
| <b>5.1.E(20)</b> - Construction detail drawings including, but not limited to, pavements, walks, steps, curbing, drainage structures, water and/or sewer utilities, and other site systems or structures. (NOTE: Ordinarily, only two sets of construction drawings shall be provided.)                                                                                                                                                                                                                                                                                                                                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>5.1.E(20)</b> - Where applicable, roadway, drainage, water and sewer utility profile drawings shall be provided at a scale of 1"=40 feet (horizontal) and 1"=4 feet (vertical) and typical cross-section drawings shall be provided at a scale of 1"=5 feet (horizontal and vertical), unless prior approval is granted by the City Engineer.                                                                                                                                                                                                                                                                                                        | N/A                                 | <input type="checkbox"/>            |
| <b>5.1.E(21)</b> - Where applicable, phasing lines and schedules for construction and completion of buildings, parking facilities, landscaping, and other required improvements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | N/A                                 | <input type="checkbox"/>            |
| <b>5.1.E(22)</b> - For multi-family structures, plans for on-site recreational facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | N/A                                 | <input type="checkbox"/>            |
| <b>5.1.E(23)</b> - Plans for fire protection, if the site is not connected to a City water main.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | N/A                                 | <input type="checkbox"/>            |
| <b>Supporting Documents and Information, Where Applicable</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Info. Provided</b>               | <b>Not Applicable</b>               |
| <b>5.1.G(1)</b> - Drainage calculations and a drainage plan shall be submitted to support the drainage plan. The plan and calculations shall be prepared by a professional engineer registered in New Hampshire.                                                                                                                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>5.1.G(2)</b> - An estimated timetable, to include phasing schedules, for construction and completion of buildings, parking, facilities, landscaping, and other required improvements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>5.1.G(3)</b> - Any development estimated to generate a net increase of 100 peak hour trips or 1,000 average daily trips (based upon the most current edition of the ITE Trip Generation Manual) shall prepare and submit a Traffic Impact Study in accordance with standard traffic analysis conventions as set forth by the NHDOT. The Board may, in its discretion, require the submission of a Traffic Impact Study for developments estimated to generate less than 100 peak hour trips or 1,000 average daily trips if the Board has reason to believe such development could adversely affect levels of service or have other adverse impacts. | N/A                                 | <input type="checkbox"/>            |

**NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO ARTICLE V OF THE SITE PLAN REVIEW REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.**

Completed By: 

**Planning office Use Only:**

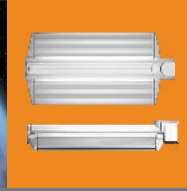
Date Received \_\_\_/\_\_\_/\_\_\_ Checklist Complete YES or NO Checked by: \_\_\_\_\_

(Last Revised 07/01/2019)



LIGHTING NETWORKS

## LED Street and Area lights



### Benefits

- Very High ambient 85C
- Energy savings from 50 to 73%.
- Long Life.
- Adjustable light beam.
- No Lumen Depreciation
- Reduced light pollution.
- Option to run at half intensity during low traffic hours.
- Greater resistance to shock and vibrations.
- Cold start.
- No audible noise.
- Constant light intensity throughout temperature range and life.
- Low glare.
- Tool less replacement of LED drive and LED arrays



#### High Energy Savings

The Elumen streetlights consume from 50 to 73% less electricity than traditional lamps. This energy conservation is directly related to Light Emitting Diodes technology advancement combined to the innovative way Elumen uses its patent pending LightSpread technology and its high efficiency **OptiAC™** LED drive. Additional savings are generated with the use of our optional automatic mid-night dimming feature.

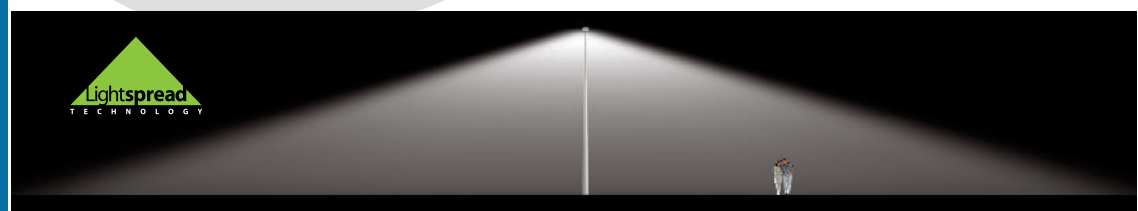
#### Reduced Light Pollution

Thanks to Elumen's Lightspread technology, nearly all of the generated light is uniformly distributed over the target area. Light intensity is uniform throughout the field of illumination to a distance of 3 times the height of the lamp, reducing the bright spot typically found under traditional streetlights.

#### No Lumen Depreciation

The completely sealed casing of the Elumen Streetlight minimizes light depreciation from dust and pollution. Moreover, the aging compensation algorithm of the **OptiAC™** LED drive ensures a uniform photometric output during the life of the product. (LLF=0.95) No need for overlighting at installation to reach the minimal illumination required in the lifespan of the light.

In street lighting applications, uniformity is more important than absolute intensity. Elumen applies this principle with its lights spread technology, an innovation in regards to light distribution.



Elumen Lighting Networks  
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[www.elumenlighting.com](http://www.elumenlighting.com)



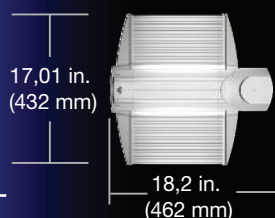


# Technical Data

## Models

### LED SL 33W, 50W, 66W, 80W

Weight: 13.3 lbs (6,0 kg)  
EPA: 0.8 sq. ft.



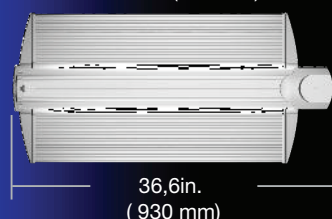
### LED SL 100W, 125W, 160W

Weight: 18.5 lbs (8,4 kg)  
EPA: 1.25 sq. ft.



### LED SL 170W, 200W, 250W

Weight: 23.7 lbs (10,8 kg)  
EPA: 1.6 sq. ft.



The Elumen SL Streetlights are adjustable. Six beam widths are used to precisely adjust light distribution.



243852



## Mechanical

|                       |                                    |
|-----------------------|------------------------------------|
| Tenon                 | 1.5" to 2 3/8" dia. (38mm to 59mm) |
|                       | ± 5 degrees adjustment             |
| Lens                  | Acrylic                            |
| Casing                | Aluminium powder coated            |
| Seal                  | IP 66                              |
| Operating Temperature | -45 °C to 85 °C                    |
| Audible noise         | 0 db                               |
| CRI, CCT              | 70, 5000°K                         |
| Vibrations            | ANSI C136.31-2001 for bridges      |

## Electrical

|                  |                                                           |
|------------------|-----------------------------------------------------------|
| Voltage          | 85 to 300 Vac, 50 to 60 Hz<br>347 Vac, 480Vac 50 to 60 Hz |
| Power Factor     | 0.96 to 0.99                                              |
| Transients       | EN 61000-4-5.                                             |
| EMI/ESD/Immunity | EN 61000-4-2.                                             |

## Regulatory Agency

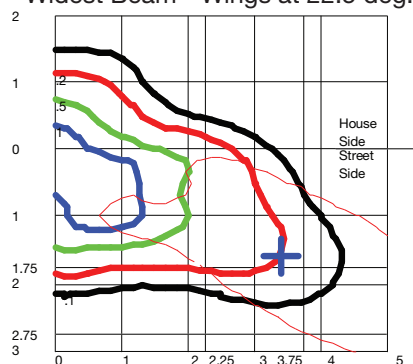
|           |                                              |
|-----------|----------------------------------------------|
| Canada US | CSA C22.2 No. 250.0-08, UL1598 for wet areas |
| RoHS      | Yes                                          |

|                                         | 33W      | 50W   | 66W   | 80W   | 100W   | 125W   | 160W   | 170W   | 200W   | 250W   |
|-----------------------------------------|----------|-------|-------|-------|--------|--------|--------|--------|--------|--------|
| Delivered Lumens (0 degrees adjustment) | 3 800    | 5 700 | 6 800 | 7 586 | 10 200 | 11 900 | 15 100 | 16 830 | 18 925 | 22 416 |
| Initial Consumption at 25°C *           | 35W      | 55W   | 68W   | 80W   | 105W   | 130W   | 165W   | 170W   | 205W   | 250W   |
| Life – Zero Lumen Depreciation          | 21 years |       |       |       |        |        |        |        |        |        |

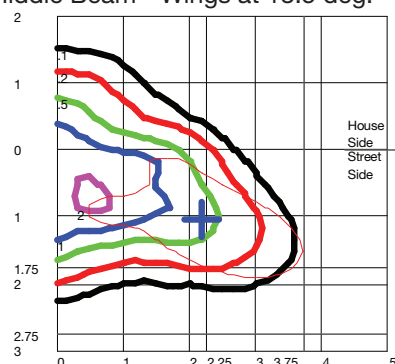
\* Consumption reduces 2% for every 10°C of temperature decrease. Power will gradually increase up to 10% to compensate for LED aging.

## Light Distribution LED SL-100W -Mounting Height 25' (7,62m) - Footcandles

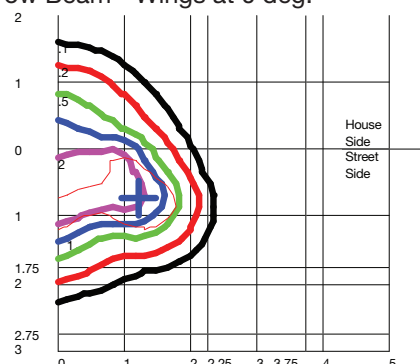
Widest Beam - Wings at 22.5 deg.



Middle Beam - Wings at 13.5 deg.



Narrow Beam - Wings at 0 deg.



## Ordering

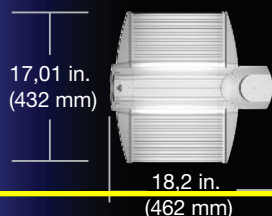
| Luminaire                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Serie | Color | Power | Color LED | Distribution | Mounting | Photocell Receptacle | Wing Angle | Led Driver | Option |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-------|-----------|--------------|----------|----------------------|------------|------------|--------|
| LED-SL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | SE    | B     | 66    | C         | 3            | DM/DR    | R                    | 4          | A          | M      |
| <p><b>SE=Elumen Streetlight</b><br/><b>WE=Elumen WallLED</b></p> <p><b>G= Grey</b><br/><b>B= Bronze</b><br/><b>K= Black</b></p> <p><b>33W=33</b><br/><b>50W=50</b><br/><b>66W=66</b><br/><b>80W=80</b><br/><b>100W=100</b><br/><b>125W=125</b><br/><b>160W=160</b><br/><b>200W=200</b><br/><b>250W=250</b></p> <p><b>C - White</b><br/><b>5 000 K</b><br/><b>CRI&gt;70</b></p> <p><b>3 - Type II or III</b></p> <p><b>TM - Horizontal Tenon</b><br/><b>DM - Direct Mount Square pole</b><br/><b>DR - Direct Mount Round Pole</b><br/><b>WM - WallMount</b><br/><b>KM - Knuckle Mount</b><br/><b>LB - Low Bay</b><br/><b>PM - Pendant Mount</b><br/><b>CM - Cable Mount</b></p> <p><b>N = None</b><br/><b>R = Yes</b></p> <p><b>6= 22.5° - 7.5X MH</b><br/><b>5= 18.0° - 7 X MH</b><br/><b>4= 13.5° - 6 X MH</b><br/><b>3= 9.0° - 5 X MH</b><br/><b>2= 4.5° - 4.5 X MH</b><br/><b>1= 0.0° - 4 X MH</b></p> <p><b>A= 100W 85-300 Vac</b><br/><b>200W 176-300 Vac</b><br/><b>B= 200 Vac - 380 Vac</b></p> <p><b>M= With Midnight Dimming</b><br/><b>50% from 11h30pm to 5h30am</b><br/><b>S= With Motion Sensor</b><br/><b>Input (50% Dimming when no motion)</b><br/><b>L= With Linear Dimming Input</b><br/><b>(30% to 100% intensity)</b><br/><b>N= No option</b></p> |       |       |       |           |              |          |                      |            |            |        |

# Technical Data

## Models

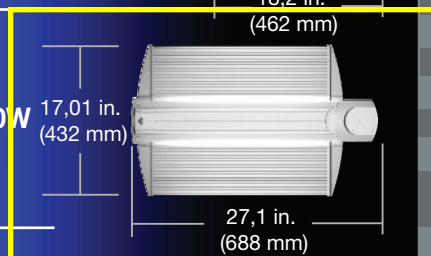
### LED SL 33W, 50W, 66W, 80W

Weight: 13.3 lbs (6,0 kg)  
EPA: 0.8 sq. ft.



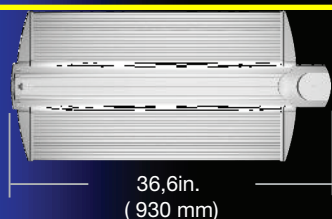
### LED SL 100W, 125W, 160W

Weight: 18.5 lbs (8,4 kg)  
EPA: 1.25 sq. ft.



### LED SL 170W, 200W, 250W

Weight: 23.7 lbs (10,8 kg)  
EPA: 1.6 sq. ft.



The Elumen SL Streetlights are adjustable. Six beam widths are used to precisely adjust light distribution.



243852



## Mechanical

|                       |                                    |
|-----------------------|------------------------------------|
| Tenon                 | 1.5" to 2 3/8" dia. (38mm to 59mm) |
|                       | ± 5 degrees adjustment             |
| Lens                  | Acrylic                            |
| Casing                | Aluminium powder coated            |
| Seal                  | IP 66                              |
| Operating Temperature | -45 °C to 85 °C                    |
| Audible noise         | 0 db                               |
| CRI, CCT              | 70, 5000°K                         |
| Vibrations            | ANSI C136.31-2001 for bridges      |

## Electrical

|                  |                             |
|------------------|-----------------------------|
| Voltage          | 85 to 300 Vac, 50 to 60 Hz  |
|                  | 347 Vac, 480Vac 50 to 60 Hz |
| Power Factor     | 0.96 to 0.99                |
| Transients       | EN 61000-4-5.               |
| EMI/ESD/Immunity | EN 61000-4-2.               |

## Regulatory Agency

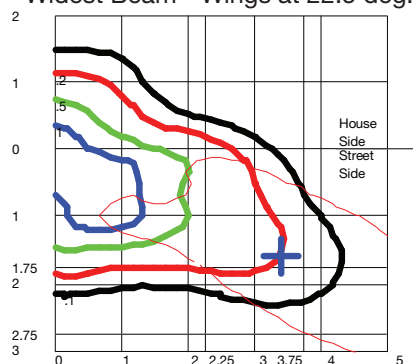
|           |                                |               |
|-----------|--------------------------------|---------------|
| Canada US | CSA C22.2 No. 250.0-08, UL1598 | for wet areas |
| RoHS      | Yes                            |               |

|                                         | 33W      | 50W   | 66W   | 80W   | 100W   | 125W   | 160W   | 170W   | 200W   | 250W   |
|-----------------------------------------|----------|-------|-------|-------|--------|--------|--------|--------|--------|--------|
| Delivered Lumens (0 degrees adjustment) | 3 800    | 5 700 | 6 800 | 7 586 | 10 200 | 11 900 | 15 100 | 16 830 | 18 925 | 22 416 |
| Initial Consumption at 25°C *           | 35W      | 55W   | 68W   | 80W   | 105W   | 130W   | 165W   | 170W   | 205W   | 250W   |
| Life – Zero Lumen Depreciation          | 21 years |       |       |       |        |        |        |        |        |        |

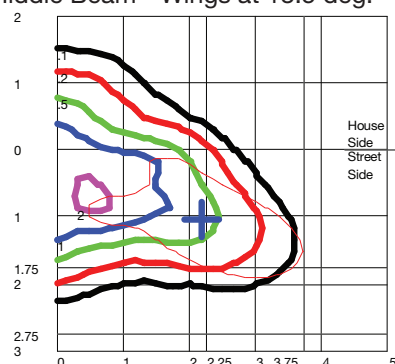
\* Consumption reduces 2% for every 10°C of temperature decrease. Power will gradually increase up to 10% to compensate for LED aging.

## Light Distribution LED SL-100W -Mounting Height 25' (7,62m) - Footcandles

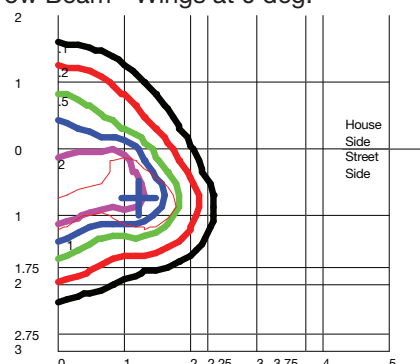
Widest Beam - Wings at 22.5 deg.



Middle Beam - Wings at 13.5 deg.



Narrow Beam - Wings at 0 deg.

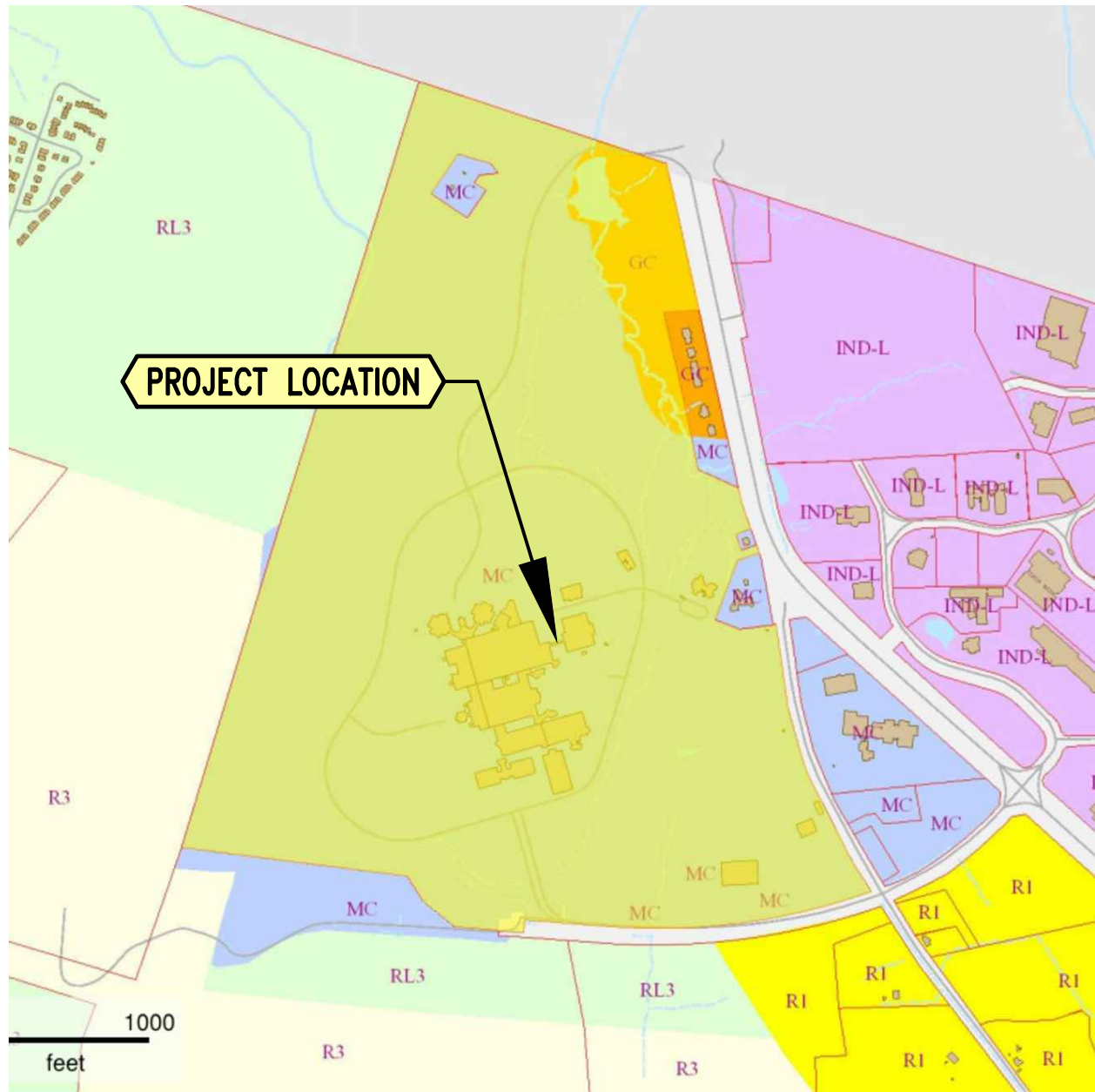


## Ordering

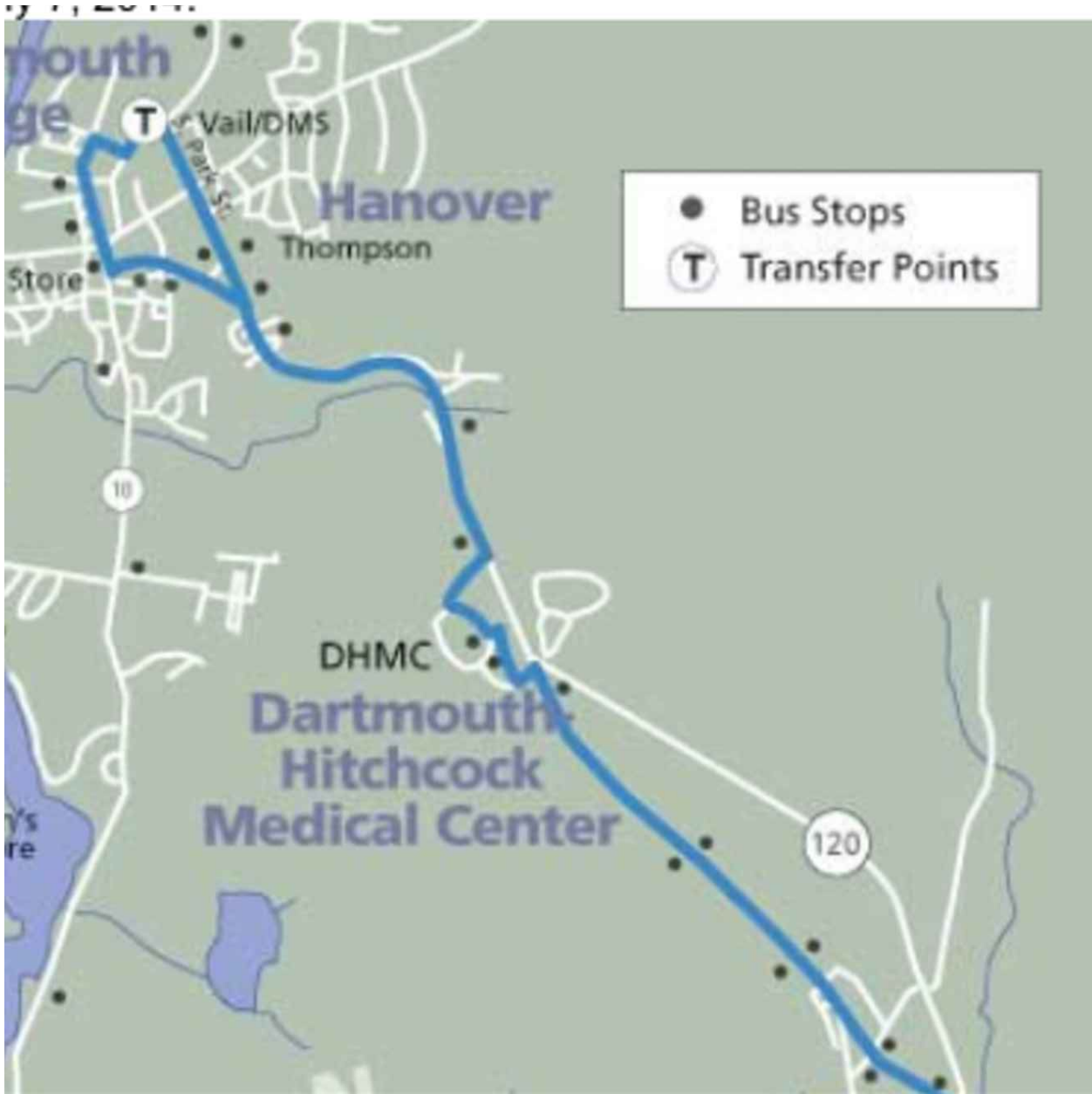
| Luminaire                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Serie | Color | Power | Color LED | Distribution | Mounting | Photocell Receptacle | Wing Angle | Led Driver | Option |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-------|-----------|--------------|----------|----------------------|------------|------------|--------|
| LED-SL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | SE    | B     | 100   | C         | 3            | DM/DR    | R                    | 4          | A          | M      |
| <div> <b>SE=Elumen Streetlight</b><br/> <b>WE=Elumen WallLED</b> </div> <div> <b>G= Grey</b><br/> <b>B= Bronze</b><br/> <b>K= Black</b> </div> <div> 33W=33<br/> 50W=50<br/> 66W=66<br/> 80W=80<br/> <b>100W=100</b><br/> 125W=125<br/> 160W=160<br/> 200W=200<br/> 250W=250 </div> <div> <b>C - White</b><br/> <b>5 000 K</b><br/> <b>CRI&gt;70</b> </div> <div> <b>3 - Type II or III</b> </div> <div> <b>TM - Horizontal Tenon</b><br/> <b>DM - Direct Mount Square pole</b><br/> <b>DR - Direct Mount Round Pole</b><br/> <b>WM - Wall Mount</b><br/> <b>KM - Knuckle Mount</b><br/> <b>LB - Low Bay</b><br/> <b>PM - Pendant Mount</b><br/> <b>CM - Cable Mount</b> </div> <div> <b>N = None</b><br/> <b>R = Yes</b> </div> <div> 6= 22.5° - 7.5X MH<br/> 5= 18.0° - 7 X MH<br/> <b>4= 13.5° - 6 X MH</b><br/> 3= 9.0° - 5 X MH<br/> 2= 4.5° - 4.5 X MH<br/> 1= 0.0° - 4 X MH </div> <div> <b>A= 100W 85-300 Vac</b><br/> <b>200W 176-300 Vac</b><br/> <b>B= 200 Vac - 380 Vac</b> </div> <div> <b>M= With Midnight Dimming</b><br/> 50% from 11h30pm to 5h30am<br/> <b>S= With Motion Sensor</b><br/> Input (50% Dimming when no motion)<br/> <b>L= With Linear Dimming Input</b><br/> (30% to 100% intensity)<br/> <b>N= No option</b> </div> |       |       |       |           |              |          |                      |            |            |        |



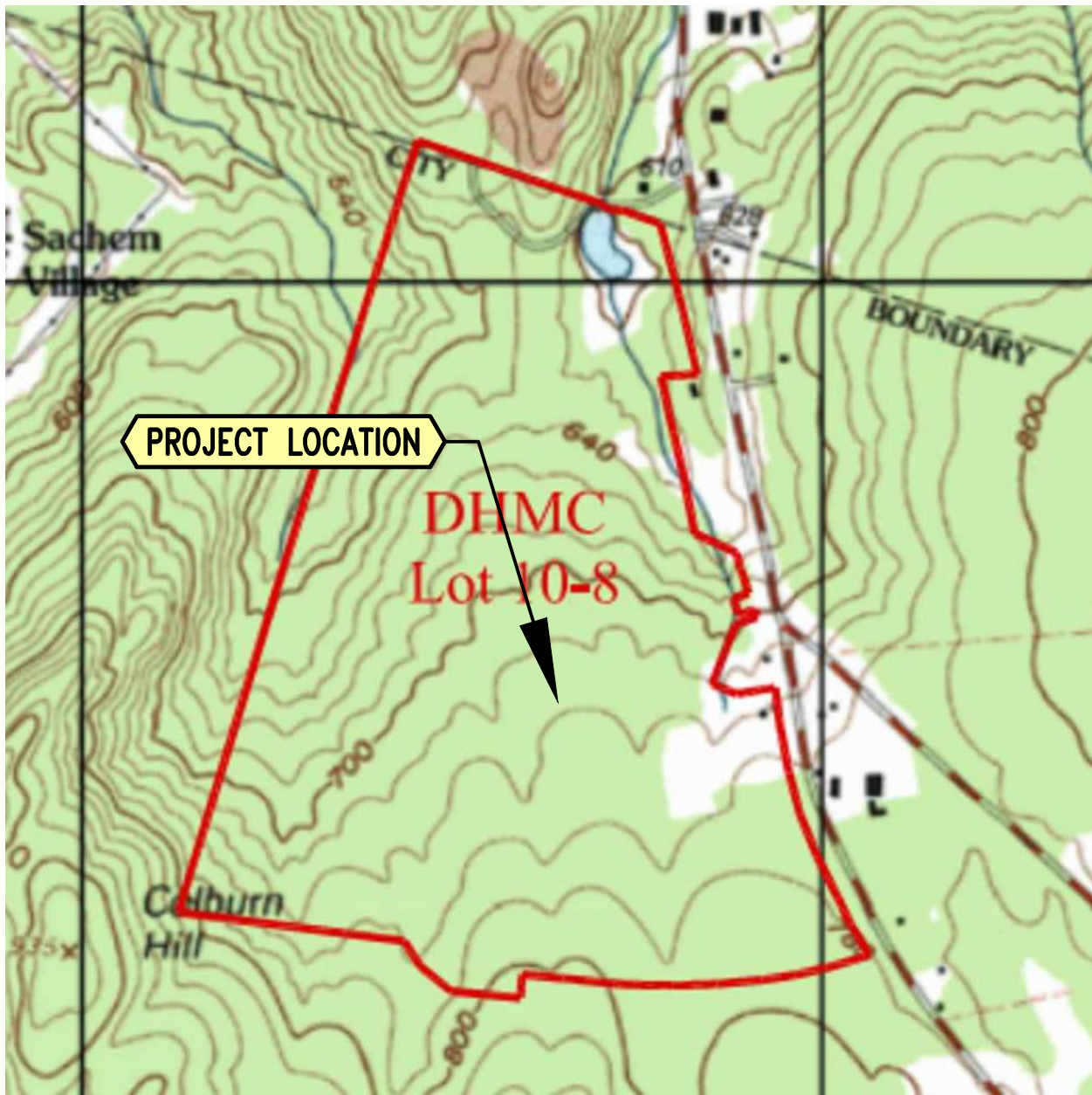
# DARTMOUTH-HITCHCOCK MEDICAL CENTER PSYCH ED EXPANSION



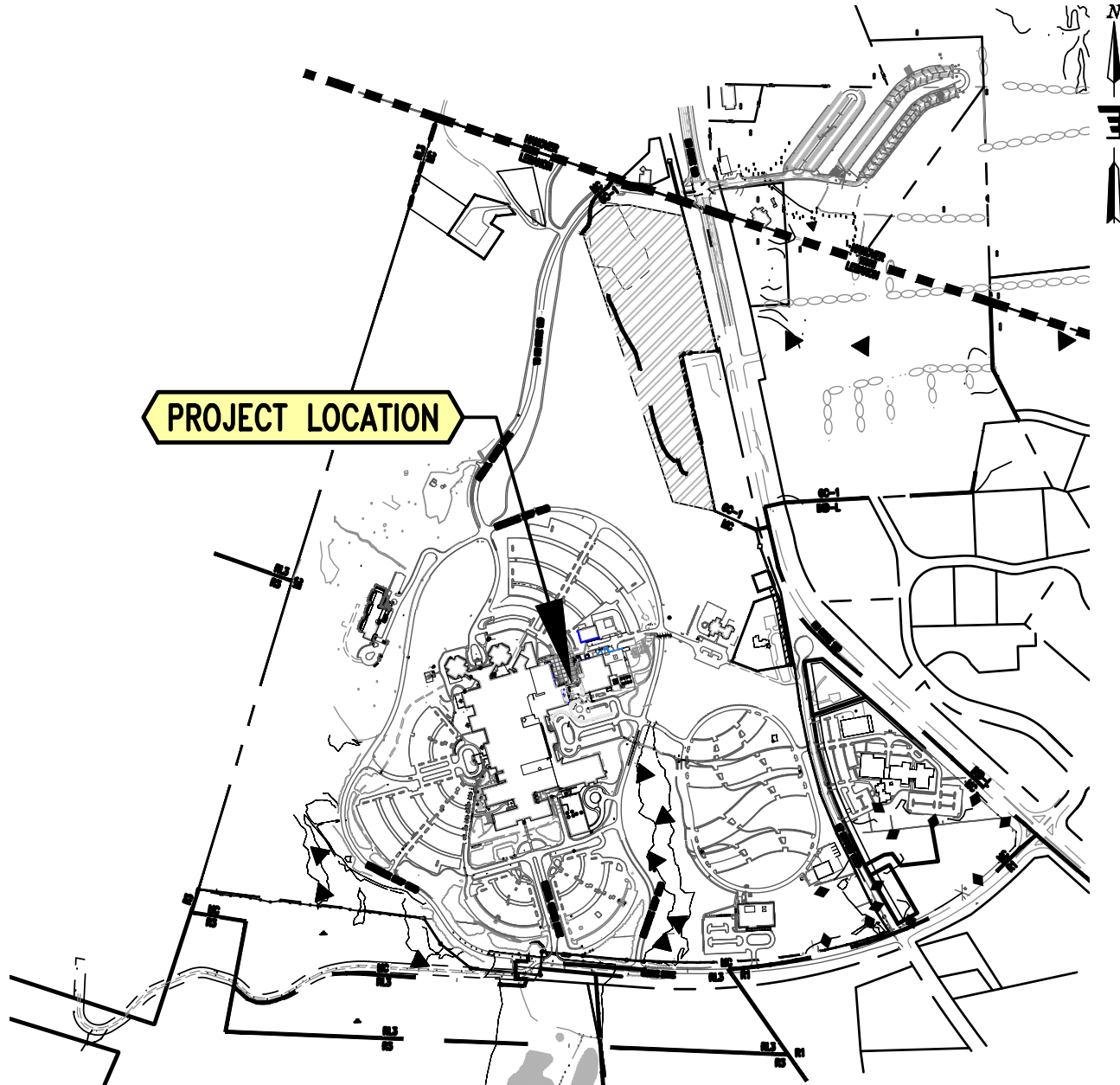
ZONING MAP  
1"=1000'



ADVANCE TRANSIT BLUE ROUTE  
NO SCALE



USGS MAP  
1"=1000'



LOCATION MAP  
1"=1000'

## ZONING CHART

|                                  | Zoning Limit       | Existing           | Proposed Work   | Proposed Total     | Notes |
|----------------------------------|--------------------|--------------------|-----------------|--------------------|-------|
| Zoning District                  |                    | MC                 |                 | MC                 |       |
| Tax Map / Lot #                  |                    | 10 / 8             |                 | 10 / 8             |       |
| Use                              |                    | Medical Center     |                 | Medical Center     |       |
| Area of Lot (acres)              | 75,000 s.f. min.   | 288.6              |                 | 288.6              | 1     |
| Building Footprint (s.f.)        |                    | 607,147            | 4,631           | 611,778            | 5     |
| Building Coverage                | 50% max.           | 4.83%              | 0.04%           | 4.87%              |       |
| Building Gross Floor Area (s.f.) |                    | 2,225,117          | 4,631           | 2,229,748          | 2     |
| Building Height                  | 100' max.          | Varies. Up to 104' | 16'-3" & 30'-4" | Varies. Up to 104' | 4     |
| Number of Stories                |                    | Varies. Up to 6    | 1 & 2           | Varies. Up to 6    | 4     |
| Parking Spaces Provided          |                    | 5,457              | -5              | 5,452              | 3     |
| Parking Spaces Required          | 1 space / 425 s.f. | 5,236              | 19              | 5,255              |       |
| Loading Spaces                   |                    | 9 / 5              | 2 / 9           | 10 / 9             | 6     |
| Impervious Area (s.f.)           |                    | 2,803,426          | 3,551           | 2,806,977          | 5     |
| Impervious Area (% of lot)       |                    | 22.30%             | 0.03%           | 22.33%             | 5     |
| Setbacks                         |                    |                    |                 |                    |       |
| Front                            | 40'                | 68'+/-             | 893'+/-         | 68'+/-             |       |
| Rear                             | 20'                | 466'+/-            | 1497'+/-        | 466'+/-            |       |
| Side                             | 20'                | 676'+/-            | 1691'+/-        | 676'+/-            |       |
| City Overlay Districts           |                    | Wetlands           | NA              | Wetlands           | 7     |
| NHDES Shorland Jurisdiction      |                    | NA                 | NA              | NA                 |       |

- Notes:
- Area of Lot per survey of Record on file with City of Lebanon.
  - Proposed building area per Lavallee Brensinger Architects.
  - Number of parking spaces includes 614 spaces at Lot 9 (located in Hanover)
  - Building sections provided Lavallee Brensinger Architects
  - Existing areas noted include the patient towers currently under construction.
  - Presented as "Areas for patient and back of house services loading and unloading" / "Ambulance parking spaces"
  - Wetlands subject to the City's Wetlands Conservation District exist on the subject property, but not within 500' of the proposed work.

## TABLE OF CONTENTS

| SHEET | SHEET # | TITLE                                              | CONSULTANT                     |
|-------|---------|----------------------------------------------------|--------------------------------|
| 1     | C000    | COVER SHEET                                        | ENGINEERING VENTURES           |
| 2     | C001    | SITE LEGEND AND NOTES                              | ENGINEERING VENTURES           |
| 3     | OS100   | OVERVIEW SITE PLAN                                 | ENGINEERING VENTURES           |
| 4     | C101    | EXISTING CONDITIONS AND DEMOLITION PLAN            | ENGINEERING VENTURES           |
| 5     | C200    | SITE OVERVIEW PLAN                                 | ENGINEERING VENTURES           |
| 6     | C201    | SITE PLAN                                          | ENGINEERING VENTURES           |
| 7     | C202    | UTILITY PLAN                                       | ENGINEERING VENTURES           |
| 8     | C301    | SITE DETAILS                                       | ENGINEERING VENTURES           |
| 9     | C302    | UTILITY DETAILS                                    | ENGINEERING VENTURES           |
| 10    | E0.04   | ELECTRICAL SITE POINT TO POINT PLAN (PHOTOMETRICS) | LAVALLEE BRENSINGER ARCHITECTS |
| 11    | PB-A131 | LEVEL 2 & 3 FLOOR PLANS                            | LAVALLEE BRENSINGER ARCHITECTS |
| 12    | PB-A301 | EXTERIOR ELEVATIONS (CONCEPT ONLY)                 | LAVALLEE BRENSINGER ARCHITECTS |
| 13    | PB-A302 | 3D AXON VIEWS (CONCEPT ONLY)                       | LAVALLEE BRENSINGER ARCHITECTS |

## SUBJECT PROPERTY:

TAX MAP 10 LOT 8  
ONE MEDICAL CENTER DRIVE  
LEBANON, NH 03756

## OWNER\APPLICANTS:

DARTMOUTH-HITCHCOCK MEDICAL CENTER  
ONE MEDICAL CENTER DRIVE  
LEBANON, NH 03756

## CONSULTANTS:

CIVIL ENGINEER  
ENGINEERING VENTURES, PC  
NICHOLAS A. FIORE, PE  
85 MECHANIC ST. SUITE B2-2  
LEBANON, NH 03766

ARCHITECT  
LAVALLEE BRENSINGER ARCHITECTS  
155 DOW ST #400  
MANCHESTER, NH 03101

TOPOGRAPHIC SURVEY  
ROCKWOOD LAND SERVICES, LLC  
TIM ROCKWOOD, PLS  
PO BOX 347  
HARTLAND, VT 05048

SITE PLAN REVIEW  
-FINAL-  
12/23/2020

Stamp

Rev. No.

1

12-23-20 REVISED PER SPR PLANNING COMMENTS

Chkd.

Description

ENGINEERING VENTURES PC

208 Flynn Avenue, Suite 2A, Burlington, VT 05401  
Tel: 802.863.6225 • Fax: 802.863.6306  
85 Mechanic St., Suite B2-2, Lebanon, NH 03766  
Tel: 603.443.9333  
www.engineeringventures.com

Client:

Dartmouth-Hitchcock Medical Center  
One Medical Center Drive  
Lebanon, New Hampshire 03766

Sheet Title:

Cover Sheet

Project Title:

Psych ED Expansion  
Dartmouth-Hitchcock Medical Center  
City of Lebanon, Grafton County, New Hampshire

Designed By:

JWF

Checked By:

NAF

Drawn By:

JWF

Scale:

As Noted

Date:

11/09/2020

C000

19235



## STANDARD ABBREVIATIONS

| BENCHMARK                             | BM    | END OF VERTICAL CURVE ELEVATION | EVCE | LIMITS OF CONSTRUCTION                    | LOC   | REINFORCED CONCRETE PIPE | RCP  |
|---------------------------------------|-------|---------------------------------|------|-------------------------------------------|-------|--------------------------|------|
| BEGINNING OF VERTICAL CURVE ELEVATION | BVCE  | END OF VERTICAL CURVE STATION   | EVCS | LIMITS OF DISTURBANCE                     | LOD   | RIGHT-OF-WAY             | ROW  |
| BEGINNING OF VERTICAL CURVE STATION   | BVCS  | EXISTING                        | EX   | MAXIMUM                                   | MAX   | SANITARY                 | SAN  |
| CAST-IN-PLACE                         | CIP   | EXISTING GRADE/GROUND           | EG   | MINIMUM                                   | MIN   | SANITARY MANHOLE         | SMH  |
| CAST IRON                             | CI    | FINISHED FLOOR                  | FF   | MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES | MUTCD | SEPTIC TANK              | ST   |
| CATCH BASIN                           | CB    | FINISHED GRADE/GROUND           | FG   | MONITORING WELL                           | MW    | SILT FENCE               | SF   |
| CENTERLINE                            | CL    | FIELD INLET                     | FI   | MONUMENT                                  | MON   | SLOPE                    | S=   |
| CLEAN OUT                             | C/O   | FLARED END SECTION              | FES  | NOT IN CONTRACT                           | NIC   | STATION                  | STA  |
| CORRUGATED METAL PIPE                 | CMP   | FOOT, FEET                      | FT   | NOT TO SCALE                              | NTS   | STORM MANHOLE            | DMH  |
| CUBIC FEET                            | CF    | FOOTING                         | FTG  | POINT OF CURVATURE                        | PC    | TANGENT                  | TAN  |
| CUBIC FEET PER SECOND                 | CFS   | FOUNDATION                      | FND  | POINT OF INTERSECTION                     | PI    | TANGENT TO CURVE         | TC   |
| CUBIC YARD                            | CY    | GALLONS PER MINUTE              | GPM  | POINT OF INTERSECTION                     | PI    | TAPPING SLEEVE AND VALVE | TS&V |
| DIAMETER                              | DIA   | GATE VALVE                      | GV   | POLYETHYLENE, PROFESSIONAL ENGINEER       | PE    | TEMPORARY BENCHMARK      | TBM  |
| DISTRIBUTION BOX                      | D-BOX | HEADWALL                        | HW   | PROPERTY LINE                             | PL    | TEST PIT                 | TP   |
| DUCTILE IRON                          | DI    | HIGH DENSITY POLYETHYLENE       | HDPE | PERC TEST, POINT OF TANGENCY              | PT    | TOP OF BANK              | TOB  |
| EDGE OF CONCRETE                      | EOC   | HYDRANT                         | HYD  | POLYVINYL CHLORIDE                        | PVC   | TOP OF CURB              | TOC  |
| EDGE OF GRAVEL                        | EOG   | INTERSECTION                    | INT  | POINT OF VERTICAL INTERSECTION            | PVI   | TOP OF WALL              | TOW  |
| EDGE OF PAVEMENT                      | EOP   | INVERT                          | INV  | POND                                      | PND   | TYPICAL                  | TYP  |
| ELECTRIC                              | ELEC  | IRON PIN                        | IP   | QUANTITY                                  | QTY   | VERIFY IN FIELD          | VIF  |
| ELECTRIC MANHOLE                      | EMH   | IRON PIPE SIZE                  | IPS  | QUALITY ASSURANCE                         | QA    | WATER VALVE              | WV   |
| ELEVATION                             | ELEV  | LENGTH                          | L=   | QUALITY CONTROL                           | QC    |                          |      |
|                                       |       |                                 |      | RADIUS                                    | R=    |                          |      |

## GENERAL NOTES

- EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK.
- 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 UTILITIES. ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. SITE CONTRACTOR SHALL CALL UTILITY LOCATOR SERVICE AND UTILITY OWNERS 72 HOURS, EXCLUSIVE OF WEEKENDS AND HOLIDAYS, PRIOR TO ANY DIGGING, DRILLING, OR BLASTING:
  - DIG SAFE (TEL: #811)
  - NON DIG SAFE MEMBER FACILITY OPERATORS IF KNOW, A LIST OF DIG SAFE MEMBERS BY STATE CAN BE FOUND ON THE DIG SAFE WEB SITE WWW.DIGSAFE.COM
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
- THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
- THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
- THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW HAMPSHIRE STATE LICENSED LAND SURVEYOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
- ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
- MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
- ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE.

## SYMBOL LEGEND

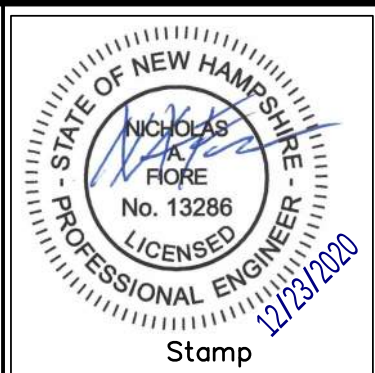
| PROPOSED FEATURES            | EXISTING FEATURES            |
|------------------------------|------------------------------|
| BOUND                        | BOUND                        |
| BENCHMARK                    | BENCHMARK                    |
| DRILL HOLE                   | DRILL HOLE                   |
| SURVEY POINT                 | SURVEY POINT                 |
| IRON PIN                     | IRON PIN                     |
| TEST PIT                     | TEST PIT                     |
| BORING                       | BORING                       |
| PERC TEST                    | PERC TEST                    |
| CATCH BASIN (SQUARE)         | CATCH BASIN (SQUARE)         |
| CATCH BASIN (ROUND)          | CATCH BASIN (ROUND)          |
| HEADWALL                     | HEADWALL                     |
| FLARED END SECTION           | FLARED END SECTION           |
| STONE APRON                  | STONE APRON                  |
| DRAIN MANHOLE (DMH)          | DRAIN MANHOLE (DMH)          |
| DRAINAGE CLEAN OUT           | DRAINAGE CLEAN OUT           |
| SANITARY SEWER MANHOLE (SMH) | SANITARY SEWER MANHOLE (SMH) |
| SANITARY CLEAN OUT           | SANITARY CLEAN OUT           |
| HYDRANT                      | HYDRANT                      |
| WATER SHUTOFF                | WATER SHUTOFF                |
| TAPPING SLEEVE & VALVE       | TAPPING SLEEVE & VALVE       |
| GATE VALVE                   | GATE VALVE                   |
| WELL                         | WELL                         |
| UTILITY POLE                 | UTILITY POLE                 |
| GUY POLE                     | GUY POLE                     |
| ELECTRICAL MANHOLE           | ELECTRICAL MANHOLE           |
| BUILDING MOUNTED LIGHT       | BUILDING MOUNTED LIGHT       |
| LIGHT POST                   | LIGHT POST                   |
| TELEPHONE MANHOLE            | TELEPHONE MANHOLE            |
| NATURAL GAS MANHOLE          | NATURAL GAS MANHOLE          |
| COMMUNICATION MANHOLE        | COMMUNICATION MANHOLE        |
| BOLLARD                      | BOLLARD                      |
| SINGLE POLE SIGN             | SINGLE POLE SIGN             |
| DOUBLE POLE SIGN             | DOUBLE POLE SIGN             |
| SPOT ELEVATION               | SPOT ELEVATION               |
| ACCESSIBLE PARKING STALL     | ACCESSIBLE PARKING STALL     |
| DRAINAGE FLOW                | DRAINAGE FLOW                |
| DECIDUOUS TREE               | DECIDUOUS TREE               |
| CONIFEROUS TREE              | CONIFEROUS TREE              |

## SURVEY NOTES

- EXISTING PHYSICAL FEATURES AND TOPOGRAPHY SHOWN HERE REPRESENTS A COMPILATION OF A SURVEY TITLED "EMERGENCY ENTRANCE EXISTING CONDITIONS LEBANON, NEW HAMPSHIRE", AS PREPARED BY ROCKWOOD LAND SERVICES, LLC AND DHMC CAMPUS BASE MAPPING MADE AVAILABLE BY THE OWNER.
- THE HORIZONTAL AND VERTICAL DATUMS ARE DERIVED FROM GPS OBSERVATION AS TIED TO THE TOWERS EXPANSION PROJECT. THE HORIZONTAL DATUM IS ON THE NEW HAMPSHIRE COORDINATE GRID. THE VERTICAL DATUM IS NAVD 1988.
- FIELD SURVEY OF LEVEL 2 AREA (NORTH SIDE) IN JULY 2019 AND LEVEL 3 AREA (SOUTH SIDE) IN JANUARY 2020, INVERTS MEASURED ON JANUARY 28, 2020.
- ALL UNDERGROUND PIPE SIZES MAY NOT BE CORRECT AND SHOULD BE VERIFIED WITH RECORD PLANS.
- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
- NORTH ORIENTATION IS REFERENCED TO APPROXIMATE NEW HAMPSHIRE GRID NORTH DERIVED FROM GPS READINGS OBSERVED BY OTHERS.
- ELEVATIONS ARE REFERENCED TO APPROXIMATE NAVD 88 DERIVED FROM GPS READINGS OBSERVED BY OTHERS.
- EXISTING UTILITIES SHOWN ON PLANS WERE TAKEN FROM FIELD OBSERVATIONS OF VISIBLE UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. THE CONTRACTOR SHALL CONTACT DIG SAFE (811 or 888-344-7233) A MINIMUM OF 72 HOURS, BUT NOT INCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, PRIOR TO ANY CONSTRUCTION.

## LINETYPE LEGEND

| PROPOSED FEATURES             | EXISTING FEATURES              |
|-------------------------------|--------------------------------|
| 100                           | 100                            |
| 98                            | 98                             |
| EDGE OF RIVER                 | EDGE OF RIVER                  |
| EDGE OF POND                  | EDGE OF POND                   |
| FLOOD PLAIN                   | FLOOD PLAIN                    |
| PROPERTY LINE                 | PROPERTY LINE                  |
| RIGHT OF WAY                  | RIGHT OF WAY                   |
| SETBACK                       | SETBACK                        |
| EASEMENT                      | EASEMENT                       |
| LIMIT OF CONSTRUCTION         | LIMIT OF CONSTRUCTION          |
| LIMIT OF DISTURBANCE          | LIMIT OF DISTURBANCE           |
| SILT FENCE                    | SILT FENCE                     |
| DEMOLITION WORK               | DEMOLITION WORK                |
| CENTERLINE                    | CENTERLINE                     |
| EDGE OF PAVEMENT              | EDGE OF PAVEMENT               |
| EDGE OF GRAVEL                | EDGE OF GRAVEL                 |
| EDGE OF CONCRETE              | EDGE OF CONCRETE               |
| CURB                          | CURB                           |
| FENCE (BARBED WIRE)           | FENCE (BARBED WIRE)            |
| FENCE (CHAIN LINK)            | FENCE (CHAIN LINK)             |
| FENCE (WOODEN)                | FENCE (WOODEN)                 |
| GUARD RAIL                    | GUARD RAIL                     |
| TREE LINE                     | TREE LINE                      |
| EDGE OF WETLANDS - DELINEATED | EDGE OF WETLANDS - APPROXIMATE |
| STONE WALL                    | STONE WALL                     |
| SANITARY SEWER                | SANITARY SEWER                 |
| SANITARY SEWER APPROX.        | SANITARY SEWER APPROX.         |
| SEWER FORCEMAIN               | SEWER FORCEMAIN                |
| SEWER SERVICE                 | SEWER SERVICE                  |
| DISPOSAL AREA LATERAL         | DISPOSAL AREA LATERAL          |
| STORM LINE                    | STORM LINE                     |
| STORM LINE APPROX.            | STORM LINE APPROX.             |
| UNDER DRAIN                   | UNDER DRAIN                    |
| FOUNDATION DRAIN              | FOUNDATION DRAIN               |
| ROOF DRAIN                    | ROOF DRAIN                     |
| DITCH/SWALE                   | DITCH/SWALE                    |
| TELECOMM                      | TELECOMM                       |
| TELECOMM APPROX.              | TELECOMM APPROX.               |
| UNDERGROUND TELECOMM          | UNDERGROUND TELECOMM           |
| OVERHEAD TELECOMM             | OVERHEAD TELECOMM              |
| ELECTRIC LINE                 | ELECTRIC LINE                  |
| ELECTRIC APPROX.              | ELECTRIC APPROX.               |
| UNDERGROUND ELECTRIC          | UNDERGROUND ELECTRIC           |
| OVERHEAD ELECTRIC             | OVERHEAD ELECTRIC              |
| ELECTRICAL SITE LIGHTING      | ELECTRICAL SITE LIGHTING       |
| WATER LINE                    | WATER LINE                     |
| WATER APPROX.                 | WATER APPROX.                  |
| WATER SERVICE                 | WATER SERVICE                  |
| GAS LINE                      | GAS LINE                       |
| GAS APPROX.                   | GAS APPROX.                    |
| CABLE TV                      | CABLE TV                       |
| UNDERGROUND CABLE TV          | UNDERGROUND CABLE TV           |
| OVERHEAD CABLE TV             | OVERHEAD CABLE TV              |
| STEAM LINE                    | STEAM LINE                     |
| LOW PRESSURE STEAM            | LOW PRESSURE STEAM             |
| HIGH PRESSURE STEAM           | HIGH PRESSURE STEAM            |
| HOT WATER                     | HOT WATER                      |
| CHILLED WATER                 | CHILLED WATER                  |



| Rev. | No.   | Description                       |
|------|-------|-----------------------------------|
| 1    | 12-20 | REVISED PER SPR PLANNING COMMENTS |

**ENGINEERING VENTURES PC**

208 Flynn Avenue, Suite 2A Burlington, VT 05401  
Tel: 802.863.6225 • Fax: 802.863.6306  
85 Mechanic Street, Lebanon, NH 03766  
Tel: 603.443.9333  
www.engineeringventures.com

Client:

Dartmouth-Hitchcock Medical Center  
One Medical Center Drive  
Lebanon, New Hampshire 03766

Sheet Title: Site Legend and Notes

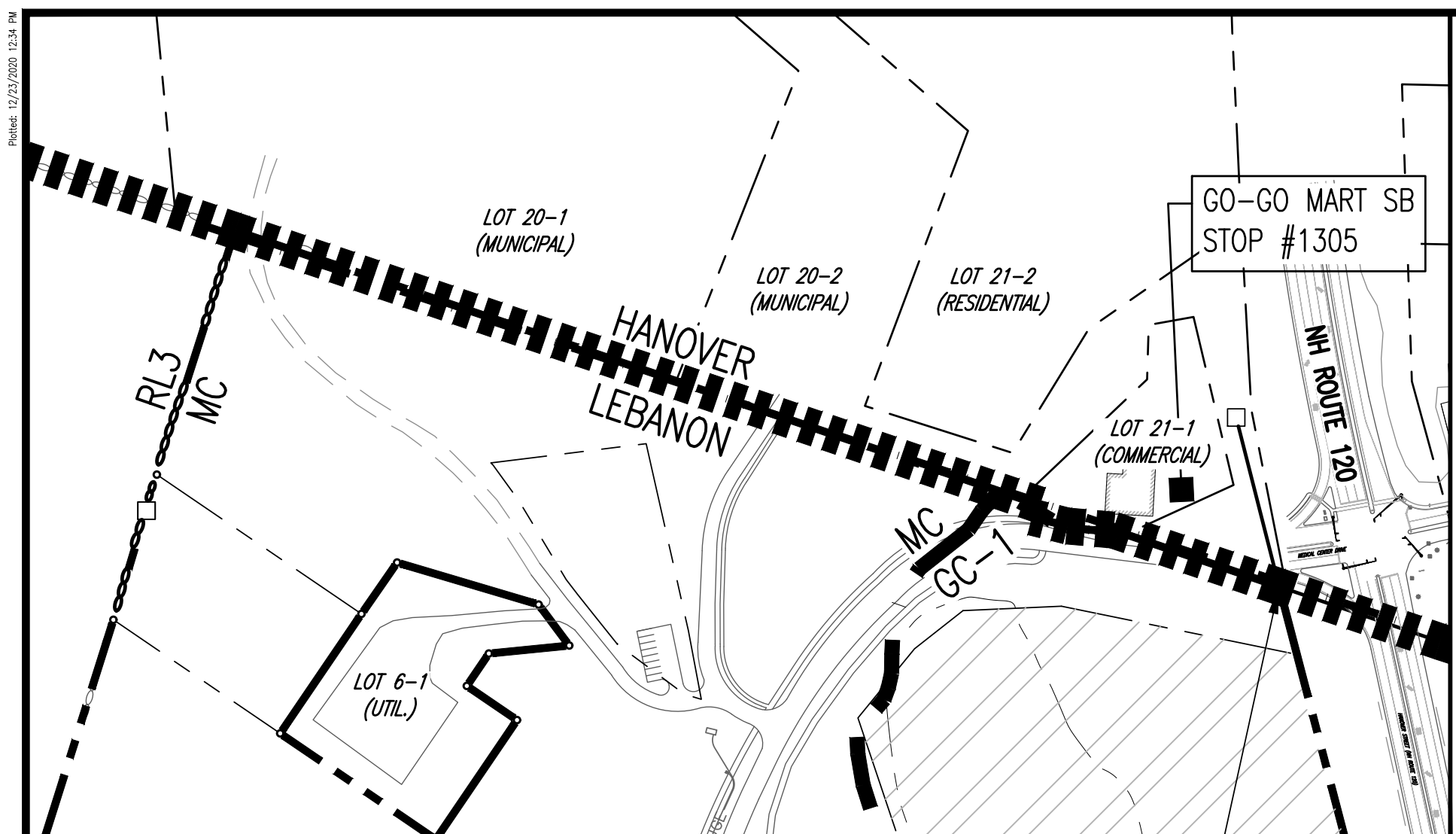
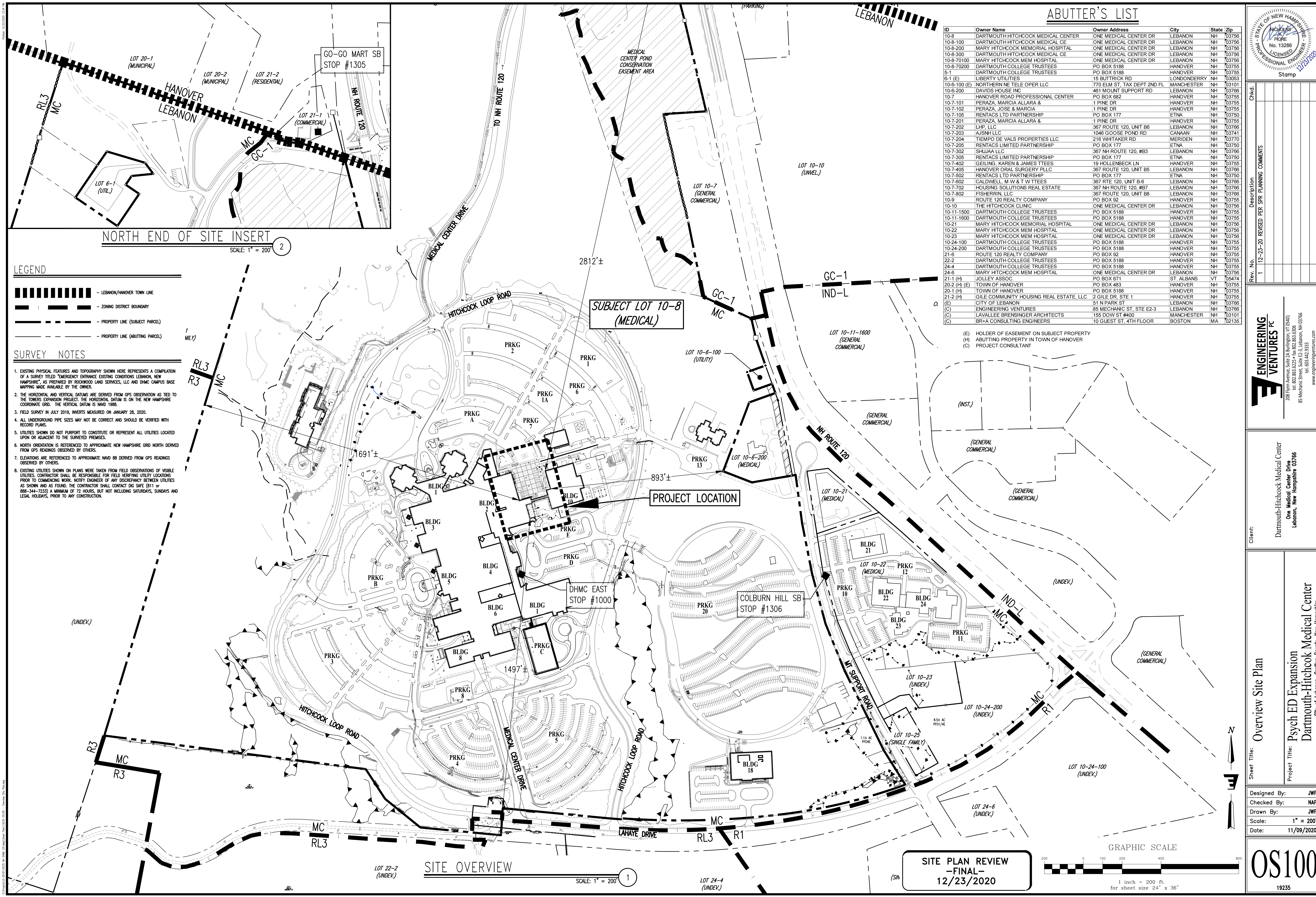
Project Title: Psych ED Expansion  
Dartmouth-Hitchcock Medical Center  
City of Lebanon, Grafton County, New Hampshire

|              |            |
|--------------|------------|
| Designed By: | JWF        |
| Checked By:  | NAF        |
| Drawn By:    | JWF        |
| Scale:       | As Noted   |
| Date:        | 11/09/2020 |

SITE PLAN REVIEW  
-FINAL-  
12/23/2020

C001  
19235





NORTH END OF SITE INSERT  
SCALE: 1" = 200'

- LEGEND**
- LEBANON/HANOVER TOWN LINE
  - ZONING DISTRICT BOUNDARY
  - PROPERTY LINE (SUBJECT PARCEL)
  - PROPERTY LINE (ABUTTING PARCEL)

**SURVEY NOTES**

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- NORTH ORIENTATION IS REFERENCED TO APPROXIMATE NEW HAMPSHIRE GRID NORTH DERIVED FROM GPS READINGS OBSERVED BY OTHERS.
- ELEVATIONS ARE REFERENCED TO APPROXIMATE NAVD 83 DERIVED FROM GPS READINGS OBSERVED BY OTHERS.
- EXISTING UTILITIES SHOWN ON PLANS WERE TAKEN FROM FIELD OBSERVATIONS OF VISIBLE UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. THE CONTRACTOR SHALL CONTACT DIG SAFE (811 or 888-344-7233) A MINIMUM OF 72 HOURS, BUT NOT INCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, PRIOR TO ANY CONSTRUCTION.

**SITE OVERVIEW**  
SCALE: 1" = 200'

**SITE PLAN REVIEW**  
-FINAL-  
12/23/2020

| ABUTTER'S LIST |                                         |                             |             |           |
|----------------|-----------------------------------------|-----------------------------|-------------|-----------|
| ID             | Owner Name                              | Owner Address               | City        | State Zip |
| 10-8           | DARTMOUTH HITCHCOCK MEDICAL CENTER      | ONE MEDICAL CENTER DR       | LEBANON     | NH 03756  |
| 10-8-100       | DARTMOUTH HITCHCOCK MEDICAL CE          | ONE MEDICAL CENTER DR       | LEBANON     | NH 03756  |
| 10-8-200       | MARY HITCHCOCK MEMORIAL HOSPITAL        | ONE MEDICAL CENTER DR       | LEBANON     | NH 03756  |
| 10-8-300       | DARTMOUTH HITCHCOCK MEDICAL CE          | ONE MEDICAL CENTER DR       | LEBANON     | NH 03756  |
| 10-8-70100     | MARY HITCHCOCK MEM HOSPITAL             | ONE MEDICAL CENTER DR       | LEBANON     | NH 03756  |
| 10-8-70200     | DARTMOUTH COLLEGE TRUSTEES              | PO BOX 5188                 | HANOVER     | NH 03755  |
| 5-1            | DARTMOUTH COLLEGE TRUSTEES              | PO BOX 5188                 | HANOVER     | NH 03755  |
| 6-1 (E)        | LIBERTY UTILITIES                       | 15 BUTTRICK RD              | LONDONDERRY | NH 03083  |
| 10-6-100 (E)   | NORTHERN NEW TELE OPER LLC              | 770 ELM ST, TAY DEPT 2ND FL | MANCHESTER  | NH 03101  |
| 10-6-200       | DAVIDS HOUSE INC                        | 461 MOUNT SUPPORT RD        | LEBANON     | NH 03756  |
| 10-7           | HANOVER ROAD PROFESSIONAL CENTER        | PO BOX 682                  | HANOVER     | NH 03755  |
| 10-7-101       | PERAZA, MARCIA ALLARA &                 | 1 PINE DR                   | HANOVER     | NH 03755  |
| 10-7-102       | PERAZA, JOSE & MARCIA                   | 1 PINE DR                   | HANOVER     | NH 03755  |
| 10-7-105       | RENTACS LTD PARTNERSHIP                 | PO BOX 177                  | ETNA        | NH 03750  |
| 10-7-201       | PERAZA, MARCIA ALLARA &                 | 1 PINE DR                   | HANOVER     | NH 03755  |
| 10-7-202       | LHP, LLC                                | 367 ROUTE 120, UNIT B6      | LEBANON     | NH 03756  |
| 10-7-203       | AJSN LLC                                | 1046 GOOSE POND RD          | CANAAN      | NH 03741  |
| 10-7-204       | TIEMPO DE VALS PROPERTIES LLC           | 216 WHITAKER RD             | MERIDEN     | NH 03770  |
| 10-7-205       | RENTACS LIMITED PARTNERSHIP             | PO BOX 177                  | ETNA        | NH 03750  |
| 10-7-302       | SHUJAA LLC                              | 367 NH ROUTE 120, #B3       | LEBANON     | NH 03756  |
| 10-7-305       | RENTACS LIMITED PARTNERSHIP             | PO BOX 177                  | ETNA        | NH 03750  |
| 10-7-402       | GELINGS, KAREN & JAMES TTEES            | 19 HOLLENBECK LN            | HANOVER     | NH 03755  |
| 10-7-405       | HANOVER ORAL SURGERY PLLC               | 367 ROUTE 120, UNIT B5      | LEBANON     | NH 03756  |
| 10-7-502       | RENTACS LTD PARTNERSHIP                 | PO BOX 177                  | ETNA        | NH 03750  |
| 10-7-602       | CALDWELL, M W & T W TTEES               | 367 RTE 120, UNIT B-6       | LEBANON     | NH 03756  |
| 10-7-702       | HOUSING SOLUTIONS REAL ESTATE           | 367 NH ROUTE 120, #B7       | LEBANON     | NH 03756  |
| 10-7-802       | FISHERMAN, LLC                          | 367 ROUTE 120, UNIT B8      | LEBANON     | NH 03756  |
| 10-9           | ROUTE 120 REALTY COMPANY                | PO BOX 92                   | HANOVER     | NH 03755  |
| 10-10          | THE HITCHCOCK CLINIC                    | ONE MEDICAL CENTER DR       | LEBANON     | NH 03756  |
| 10-11-1500     | DARTMOUTH COLLEGE TRUSTEES              | PO BOX 5188                 | HANOVER     | NH 03755  |
| 10-11-1600     | DARTMOUTH COLLEGE TRUSTEES              | PO BOX 5188                 | HANOVER     | NH 03755  |
| 10-21          | MARY HITCHCOCK MEMORIAL HOSPITAL        | ONE MEDICAL CENTER DR       | LEBANON     | NH 03756  |
| 10-22          | MARY HITCHCOCK MEM HOSPITAL             | ONE MEDICAL CENTER DR       | LEBANON     | NH 03756  |
| 10-23          | MARY HITCHCOCK MEM HOSPITAL             | ONE MEDICAL CENTER DR       | LEBANON     | NH 03756  |
| 10-24-100      | DARTMOUTH COLLEGE TRUSTEES              | PO BOX 5188                 | HANOVER     | NH 03755  |
| 10-24-200      | DARTMOUTH COLLEGE TRUSTEES              | PO BOX 5188                 | HANOVER     | NH 03755  |
| 21-6           | ROUTE 120 REALTY COMPANY                | PO BOX 92                   | HANOVER     | NH 03755  |
| 22-2           | DARTMOUTH COLLEGE TRUSTEES              | PO BOX 5188                 | HANOVER     | NH 03755  |
| 22-4           | DARTMOUTH COLLEGE TRUSTEES              | PO BOX 5188                 | HANOVER     | NH 03755  |
| 24-6           | MARY HITCHCOCK MEM HOSPITAL             | ONE MEDICAL CENTER DR       | LEBANON     | NH 03756  |
| 21-1 (H)       | JOLLEY ASSOC.                           | PO BOX 671                  | ST. ALBANS  | VT 05474  |
| 20-2 (H) (E)   | TOWN OF HANOVER                         | PO BOX 483                  | HANOVER     | NH 03755  |
| 20-1 (H)       | TOWN OF HANOVER                         | PO BOX 5188                 | HANOVER     | NH 03755  |
| 21-2 (H)       | GILE COMMUNITY HOUSING REAL ESTATE, LLC | 2 GILE DR, STE 1            | HANOVER     | NH 03755  |
| (E)            | CITY OF LEBANON                         | 51 N PARK ST                | LEBANON     | NH 03766  |
| (C)            | ENGINEERING VENTURES                    | 85 MECHANIC ST, STE E2-3    | LEBANON     | NH 03766  |
| (C)            | LAVALLÉE BRENSINGER ARCHITECTS          | 155 DOW ST #400             | MANCHESTER  | NH 03101  |
| (C)            | BR+A CONSULTING ENGINEERS               | 10 GUEST ST, 4TH FLOOR      | BOSTON      | MA 02135  |

- (E) HOLDER OF EASEMENT ON SUBJECT PROPERTY
- (H) ABUTTING PROPERTY IN TOWN OF HANOVER
- (C) PROJECT CONSULTANT

STATE OF NEW HAMPSHIRE  
Professional Engineer  
No. 13286  
12/23/2020  
Stamp

| Chkd. | Description                                |
|-------|--------------------------------------------|
| 1     | 12-23-20 REVISED PER SPR PLANNING COMMENTS |

ENGINEERING VENTURES PC  
208 Flynn Avenue, Suite 2A, Burlington, VT 05401  
Tel: 802.863.6225 • Fax: 802.863.6306  
85 Mechanic St., Suite 100, Lebanon, NH 03766  
Tel: 603.443.3133  
www.engineeringventures.com

Client:  
Dartmouth-Hitchcock Medical Center  
One Medical Center Drive  
Lebanon, New Hampshire 03766

Sheet Title: Overview Site Plan  
Project Title: Psych ED Expansion  
Dartmouth-Hitchcock Medical Center  
City of Lebanon, Grafton County, New Hampshire

Designed By: JWF  
Checked By: NAF  
Drawn By: JWF  
Scale: 1" = 200'  
Date: 11/09/2020

OS100  
19235



12/23/2020 1:10 PM

## SURVEY NOTES

1. EXISTING PHYSICAL FEATURES AND TOPOGRAPHY SHOWN HERE REPRESENTS A COMPILATION OF A SURVEY TITLED "EMERGENCY ENTRANCE EXISTING CONDITIONS LEBANON, NEW HAMPSHIRE", AS PREPARED BY ROCKWOOD LAND SERVICES, LLC AND DHMC CAMPUS BASE MAPPING MADE AVAILABLE BY THE OWNER.
2. THE HORIZONTAL AND VERTICAL DATUMS ARE DERIVED FROM GPS OBSERVATION AS TIED TO THE TOWERS EXPANSION PROJECT. THE HORIZONTAL DATUM IS ON THE NEW HAMPSHIRE COORDINATE GRID. THE VERTICAL DATUM IS NAVD 1988.
3. FIELD SURVEY IN JULY 2019, INVERTS MEASURED ON JANUARY 28, 2020.
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7. ELEVATIONS ARE REFERENCED TO APPROXIMATE NAVD 88 DERIVED FROM GPS READINGS OBSERVED BY OTHERS.
8. EXISTING UTILITIES SHOWN ON PLANS WERE TAKEN FROM FIELD OBSERVATIONS OF VISIBLE UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. THE CONTRACTOR SHALL CONTACT DIG SAFE (811 or 888-344-7233) A MINIMUM OF 72 HOURS, BUT NOT INCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, PRIOR TO ANY CONSTRUCTION.

NOTE: WATER LINE SHOWN AS TAKEN FROM 2007 CAMPUS BASE. WATER LINE MUST EXTEND TO HYDRANT AND GATE VALVE.

## DEMOLITION SCHEDULE

- X1 EXISTING CONCRETE PAD TO BE REMOVED AND DISCARDED
- X2 REMOVE AND DISCARD EXISTING CONCRETE SIDEWALK
- X3 EXISTING TREE/SHRUB TO BE REMOVED AND DISCARDED
- X4 EXISTING LIGHT POLE TO BE RELOCATED AS SHOWN ON THE SITE PLAN
- X5 EXISTING SIGN TO BE REMOVED AND RETURNED TO OWNER FOR FUTURE RE-USE
- X6 SAWCUT EXISTING PAVEMENT
- X7 REMOVE AND DISCARD EXISTING ASPHALT PAVEMENT
- X8 EXISTING MANHOLE FRAME AND COVER TO BE ADJUSTED TO FINISHED GRADE
- X9 REMOVE AND RE-USE EXISTING STEEL PIPE BOLLARD. RETURN UN-USED BOLLARDS TO OWNER
- X10 EXISTING CATCHBASIN FRAME AND GRATE TO BE ADJUSTED TO FINISHED GRADE
- X11 EXISTING CURBING TO BE REMOVED AND RETURNED TO OWNER
- X12 EXISTING BURIED CONCRETE HAZ-MAT LIQUID STORAGE TANK TO BE REMOVED AND PROPERLY DISCARDED
- X13 TRANSFER BENCHMARK TO PERMANENT OBJECT OUTSIDE OF THE LIMITS OF CONSTRUCTION THEN REMOVE AND RE-LOCATE THE EXISTING HYDRANT AS SHOWN ON THE SITE PLAN
- X14 REMOVE AND DISCARD PORTION OF EXISTING CONCRETE RAMP AND HANDRAIL AS NEEDED TO FACILITATE CONSTRUCTION OF THE BUILDING ADDITION
- X15 EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED AND RELOCATED AS SHOWN ON THE SITE PLAN
- X16 REMOVE AND DISCARD CONCRETE SCREENING WALL
- X17 EXISTING POST INDICATOR VALVE TO BE REMOVED AND RELOCATED AS SHOWN ON THE UTILITY PLAN
- X18 REMOVE AND DISCARD EXISTING CONCRETE PAVEMENT

## DEMOLITION NOTES

1. ALL DEMOLITION ITEMS FROM THE DEMOLITION, UNLESS NOTED BY THE OWNER TO BE STORED OR REUSED, BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. SOIL DISPOSAL SHALL BE AS DIRECTED BY OWNER.
2. ALL ADJACENT FACILITIES AND STRUCTURES NOT INDICATED AS INCLUDED IN THE SCOPE OF WORK, SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ALL ADJACENT FACILITIES OR STRUCTURES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO PRE-CONSTRUCTION CONDITION OR BETTER AT CONTRACTOR'S OWN EXPENSE.
3. TAKE ALL PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK AREA DURING DEMOLITION PROCEDURES.
4. PRIOR TO DEMOLITION, HAND EXCAVATE ANY UNDERGROUND UTILITIES. NOTIFY THE OWNER AND ENGINEER IF ANY OTHER UTILITIES NOT NOTED ON THE DRAWINGS ARE FOUND.
5. CARE SHALL BE TAKEN NOT TO DAMAGE OR DISTURB ANY TREES NOT CALLED OUT FOR REMOVAL DURING CONSTRUCTION.

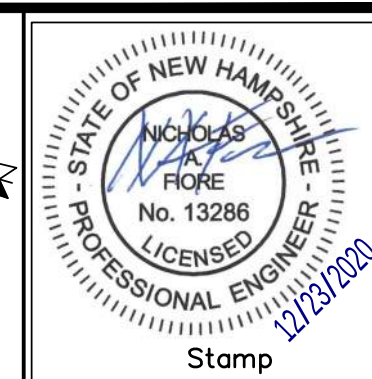
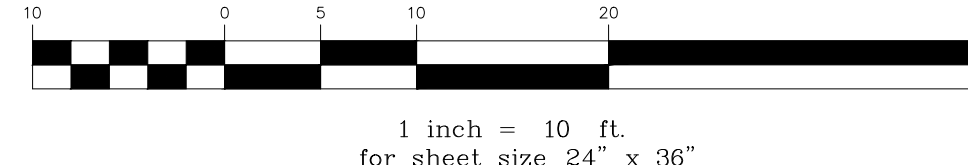
HEATING PLANT

## PARKING KEY

- P1 - EXISTING PARKING SPACE
- A5 - EXISTING AMBULANCE LOADING/UN-LOADING SPACE

SITE PLAN REVIEW  
-FINAL-  
12/23/2020

GRAPHIC SCALE



| Rev. No. | Description                                |
|----------|--------------------------------------------|
| 1        | 12-23-20 REVISED PER SPR PLANNING COMMENTS |

**ENGINEERING VENTURES PC**  
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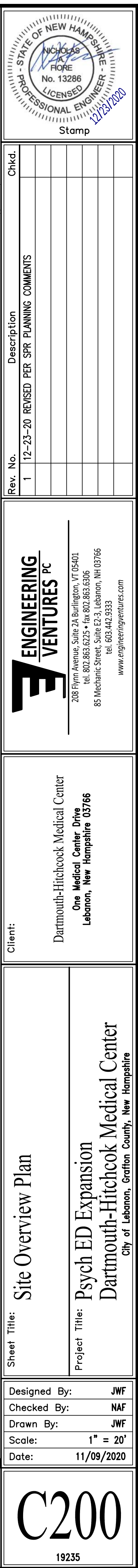
Client:  
Dartmouth-Hitchcock Medical Center  
One Medical Center Drive  
Lebanon, New Hampshire 03766

Sheet Title:  
Existing Conditions and  
Demolition Plan  
Project Title:  
Psych ED Expansion  
Dartmouth-Hitchcock Medical Center  
City of Lebanon, Grafton County, New Hampshire

Designed By: JWF  
Checked By: NAF  
Drawn By: JWF  
Scale: 1" = 10'  
Date: 11/09/2020

**C101**  
19235



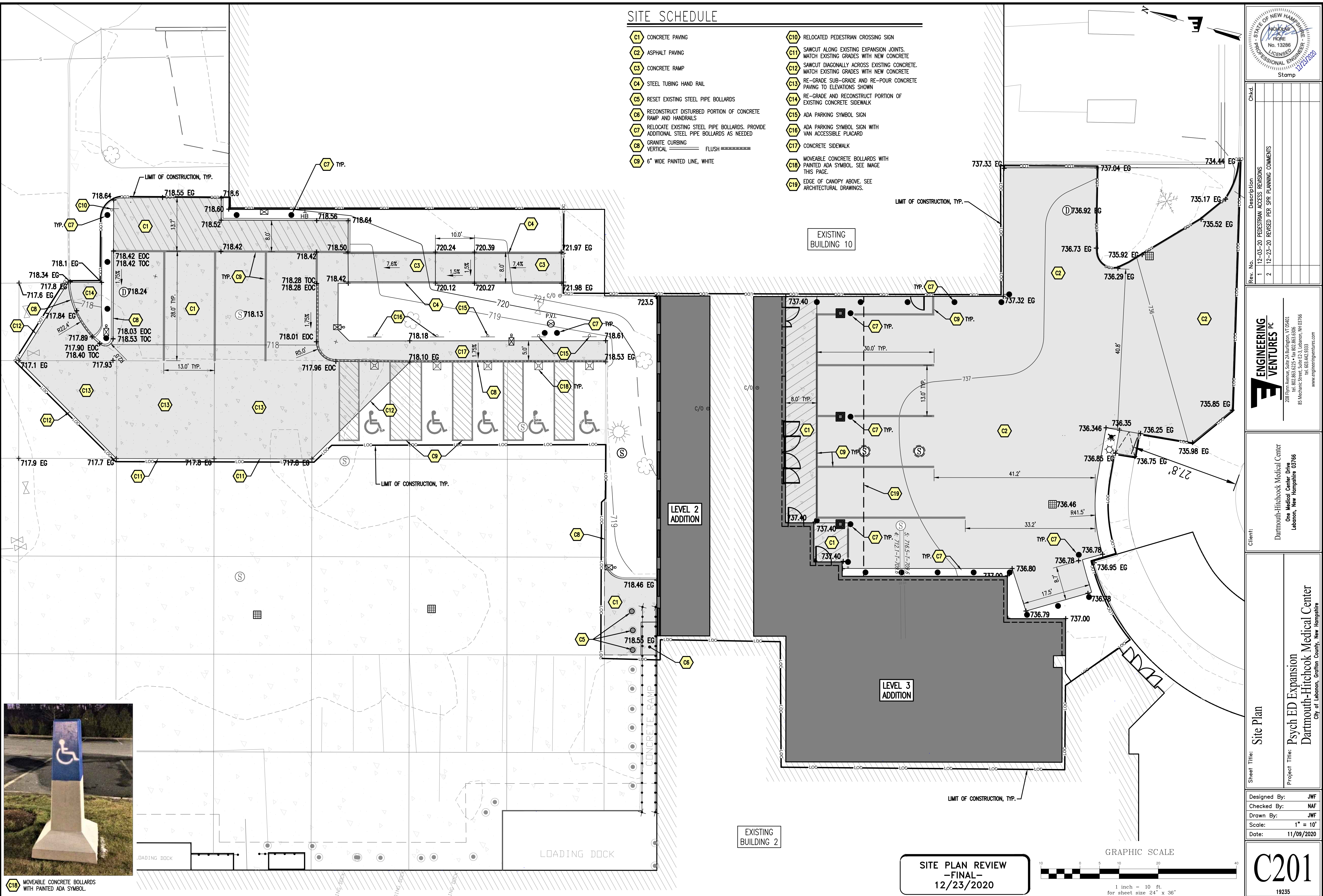




SITE SCHEDULE

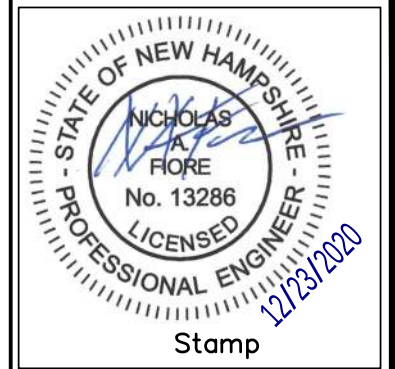
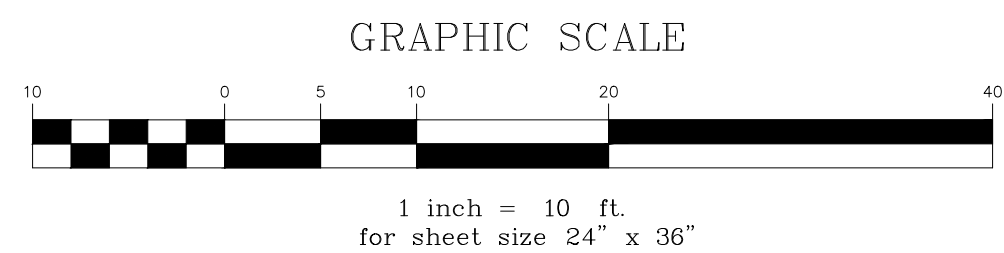
- C1 CONCRETE PAVING
- C2 ASPHALT PAVING
- C3 CONCRETE RAMP
- C4 STEEL TUBING HAND RAIL
- C5 RESET EXISTING STEEL PIPE BOLLARDS
- C6 RECONSTRUCT DISTURBED PORTION OF CONCRETE RAMP AND HANDRAILS
- C7 RELOCATE EXISTING STEEL PIPE BOLLARDS, PROVIDE ADDITIONAL STEEL PIPE BOLLARDS AS NEEDED
- C8 GRANITE CURBING VERTICAL
- C9 6" WIDE PAINTED LINE, WHITE

- C10 RELOCATED PEDESTRIAN CROSSING SIGN
- C11 SAWCUT ALONG EXISTING EXPANSION JOINTS, MATCH EXISTING GRADES WITH NEW CONCRETE
- C12 SAWCUT DIAGONALLY ACROSS EXISTING CONCRETE, MATCH EXISTING GRADES WITH NEW CONCRETE
- C13 RE-GRADE SUB-GRADE AND RE-POUR CONCRETE PAVING TO ELEVATIONS SHOWN
- C14 RE-GRADE AND RECONSTRUCT PORTION OF EXISTING CONCRETE SIDEWALK
- C15 ADA PARKING SYMBOL SIGN
- C16 ADA PARKING SYMBOL SIGN WITH VAN ACCESSIBLE PLACARD
- C17 CONCRETE SIDEWALK
- C18 MOVEABLE CONCRETE BOLLARDS WITH PAINTED ADA SYMBOL. SEE IMAGE THIS PAGE.
- C19 EDGE OF CANOPY ABOVE. SEE ARCHITECTURAL DRAWINGS.



C18 MOVEABLE CONCRETE BOLLARDS WITH PAINTED ADA SYMBOL.

SITE PLAN REVIEW  
-FINAL-  
12/23/2020



| Rev. No. | Description                                |
|----------|--------------------------------------------|
| 1        | 12-03-20 PEDESTRIAN ACCESS REVISIONS       |
| 2        | 12-03-20 REVISED PER SPR PLANNING COMMENTS |

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Client: Dartmouth-Hitchcock Medical Center  
One Medical Center Drive  
Lebanon, New Hampshire 03766

Sheet Title: Site Plan  
Project Title: Psych ED Expansion  
Dartmouth-Hitchcock Medical Center  
City of Lebanon, Grafton County, New Hampshire

Designed By: JWF  
Checked By: NAF  
Drawn By: JWF  
Scale: 1" = 10'  
Date: 11/09/2020

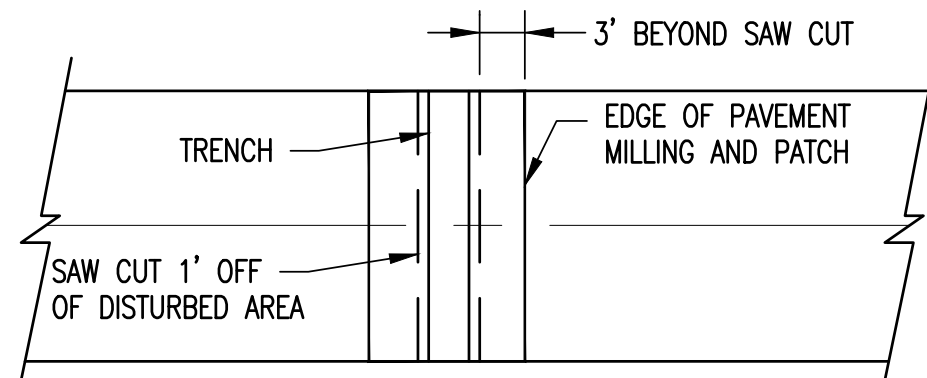
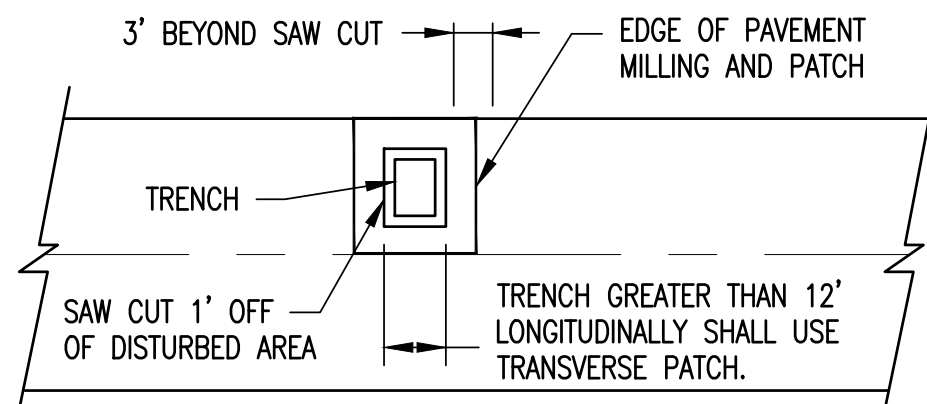
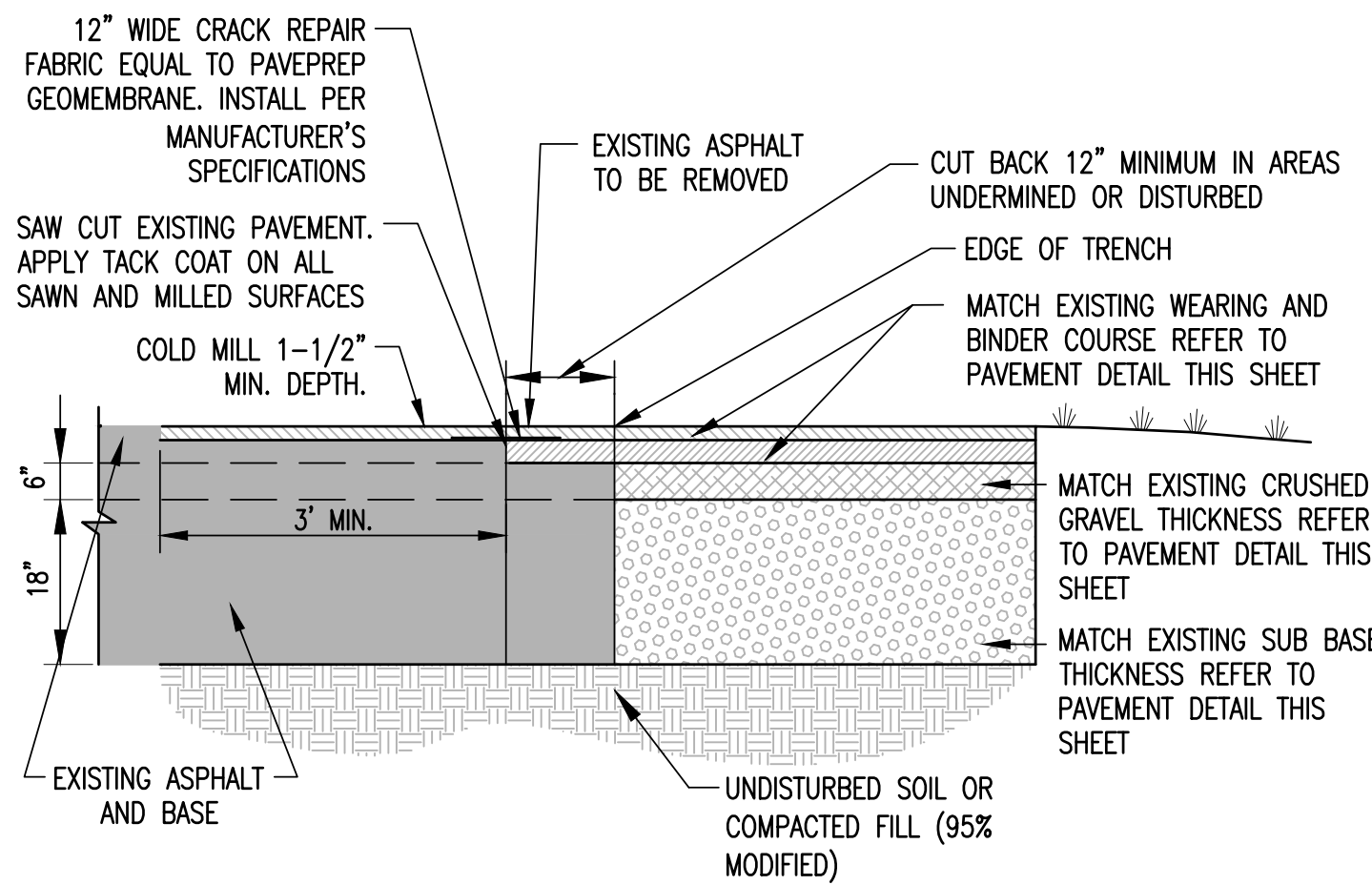
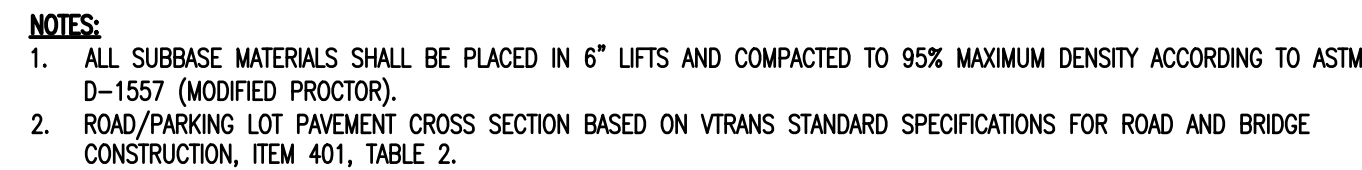
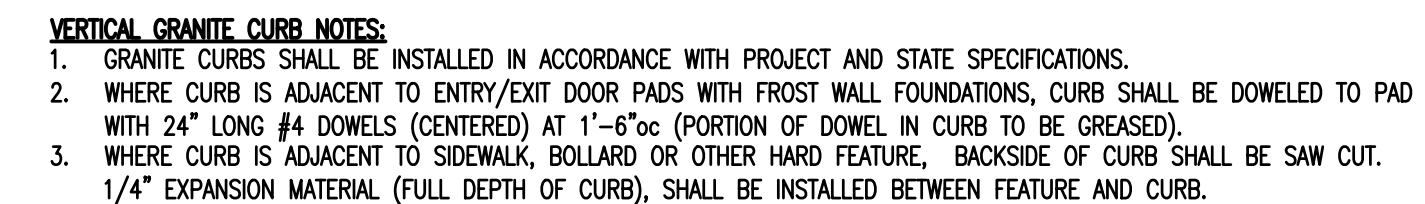
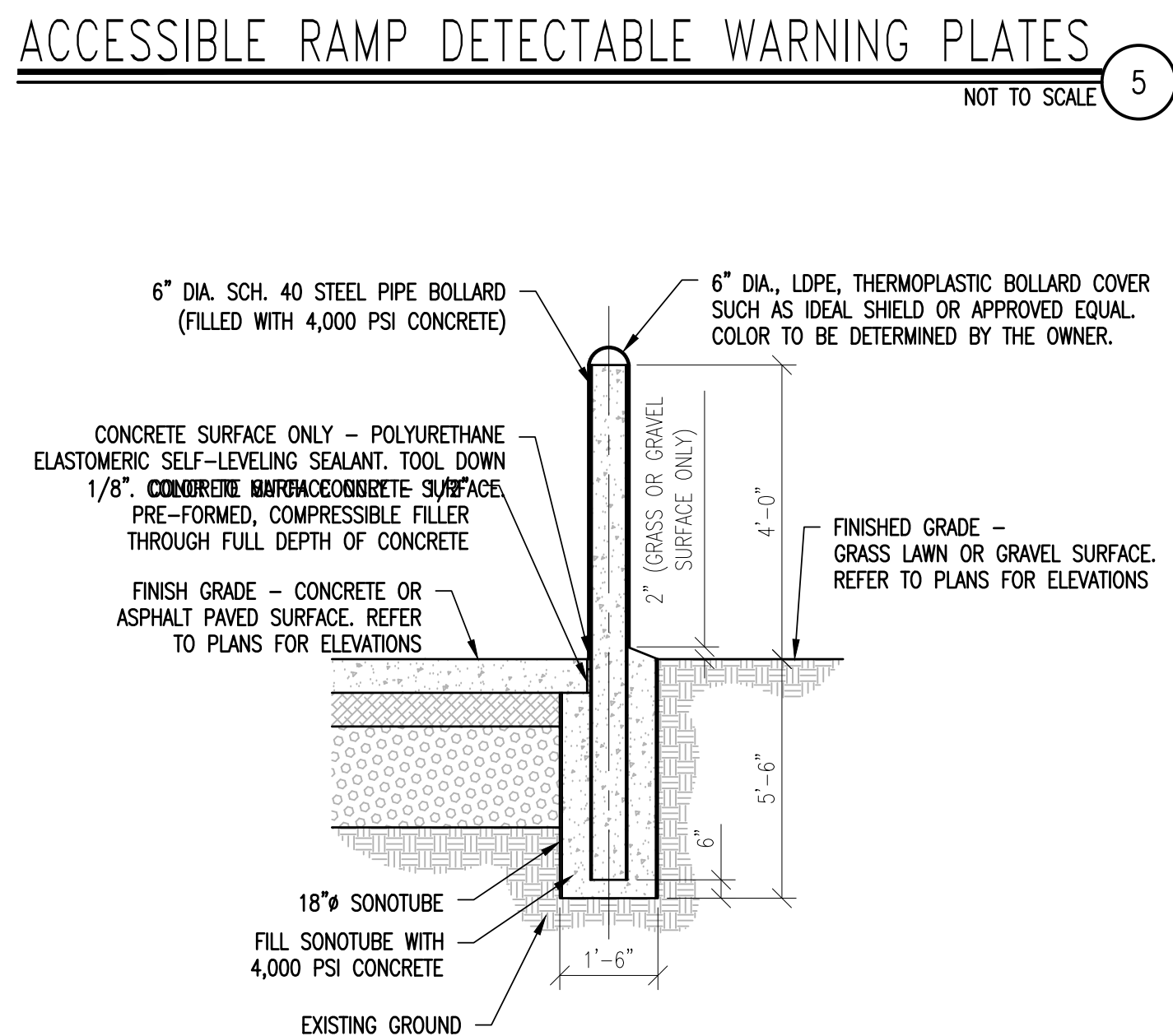
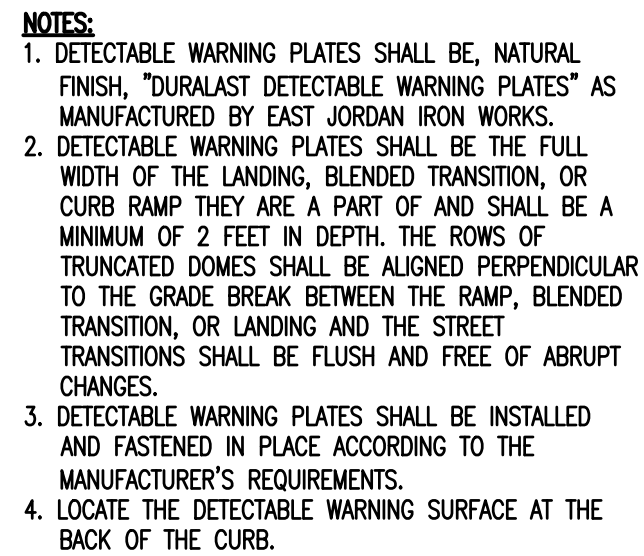
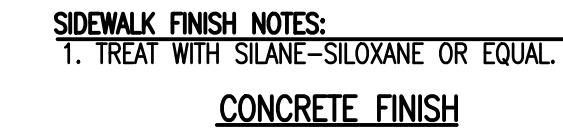
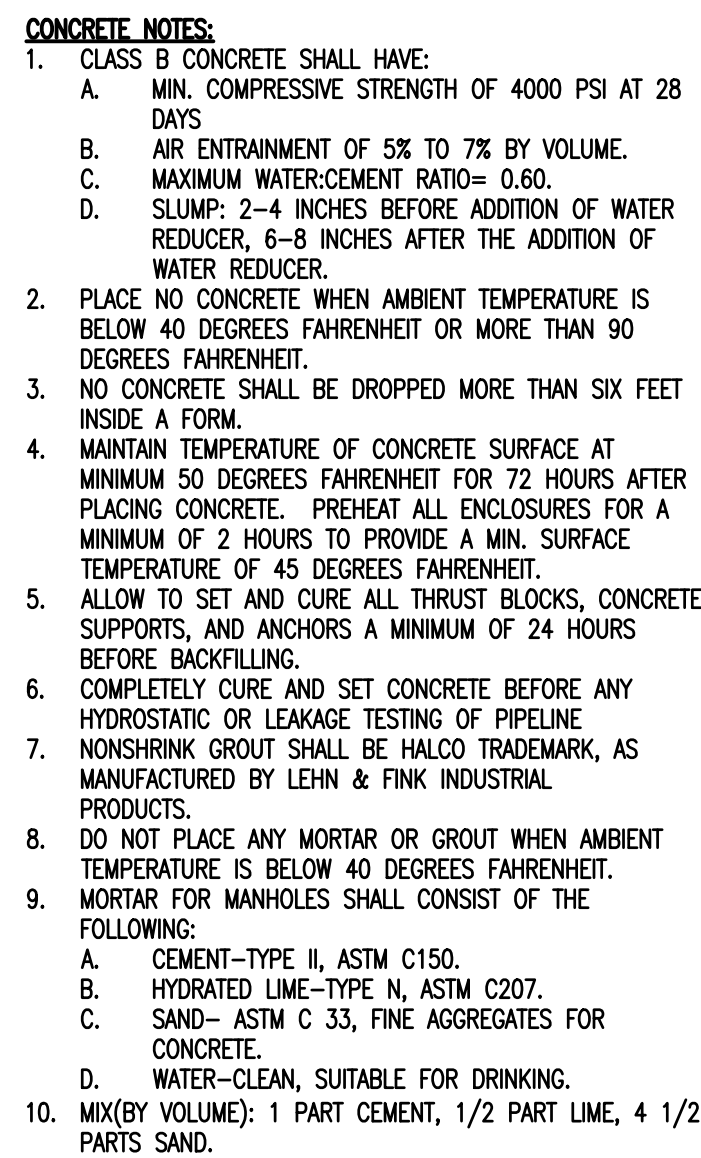
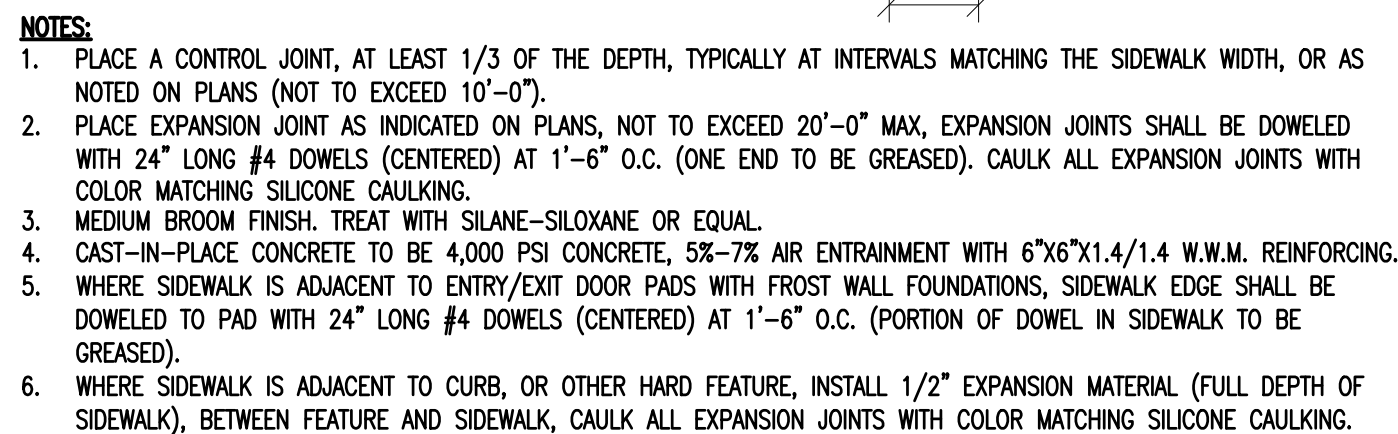
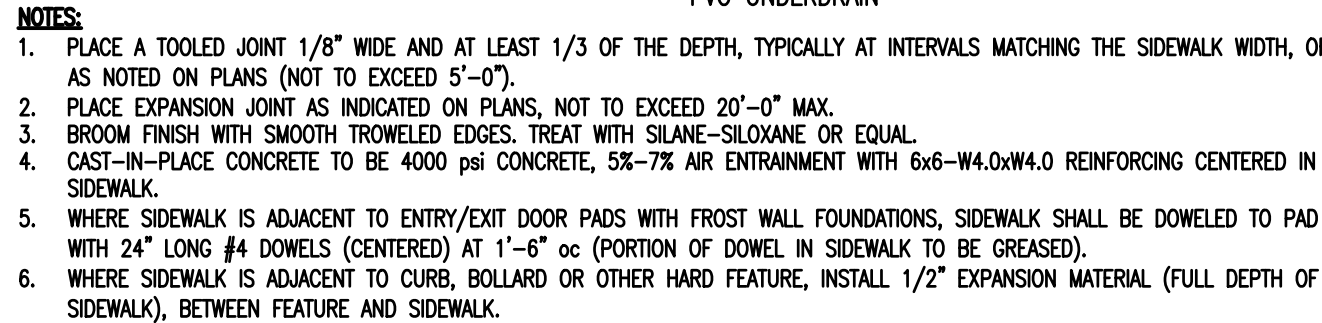
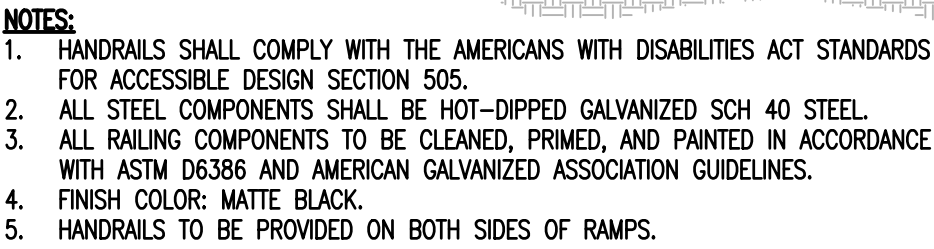
**C201**  
19235



- 
- This Sanitary Engineering Plan (SEP) for the Level 2 Addition details the water supply, sewer, and stormwater infrastructure. The plan includes the following components:
- Water Supply:** A network of water lines with various valves (U1-U13) and hydrants (H1-H3). Elevation points are marked throughout the system, such as 718.64, 718.55, 718.60, 718.52, 718.42, 718.56, 718.64, 720.24, 720.39, 721.97, 721.98, 723.5, 718.61, 718.53, 718.10, 717.96, 717.8, 717.7, 717.6, 717.5, 718.46, and 718.55.
  - Sewer System:** Sewer lines (S) with manholes (S) and a stormwater manhole (SMH) at 6208 RIM 717.6. A note indicates "SMH NOT OPENED".
  - Stormwater System:** Stormwater lines (ST) with manholes (S) and a stormwater manhole (SMH) at 6210 RIM 717.5.
  - Structural Elements:** A concrete parking area, a loading dock, and a concrete ramp are shown. A note specifies "CONCRETE PARKING".
  - Level 2 Addition:** A vertical section on the right side of the plan, labeled "LEVEL 2 ADDITION", showing the building's profile and elevation points.
  - Notes:** A note at the top right states: "NOTE: WATER LINE SHOWN AS TAKEN FROM 2007 CAMPUS BASE. WATER LINE MUST EXTEND TO HYDRANT AND GATE VALVE." Another note at the bottom right states: "FFE ON FLOOR = 737.34".

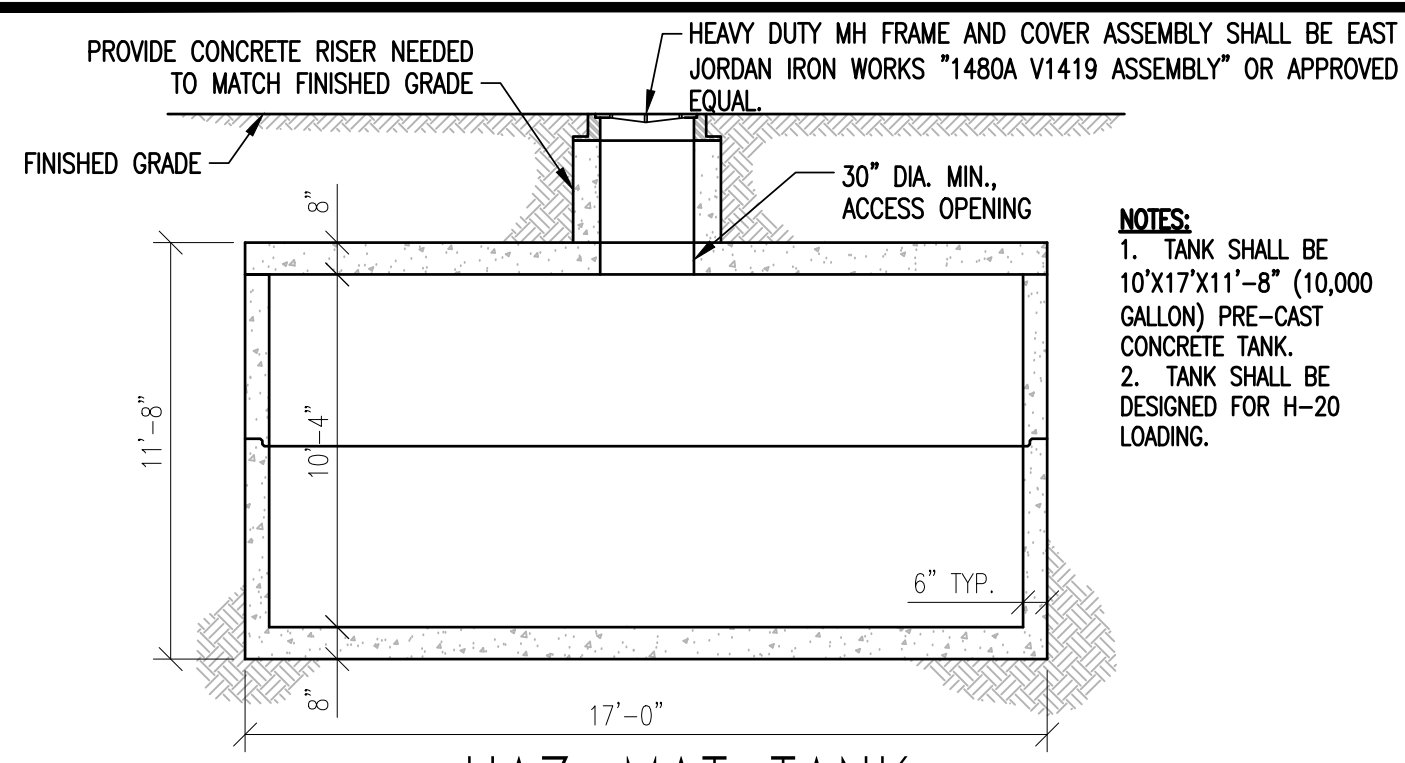




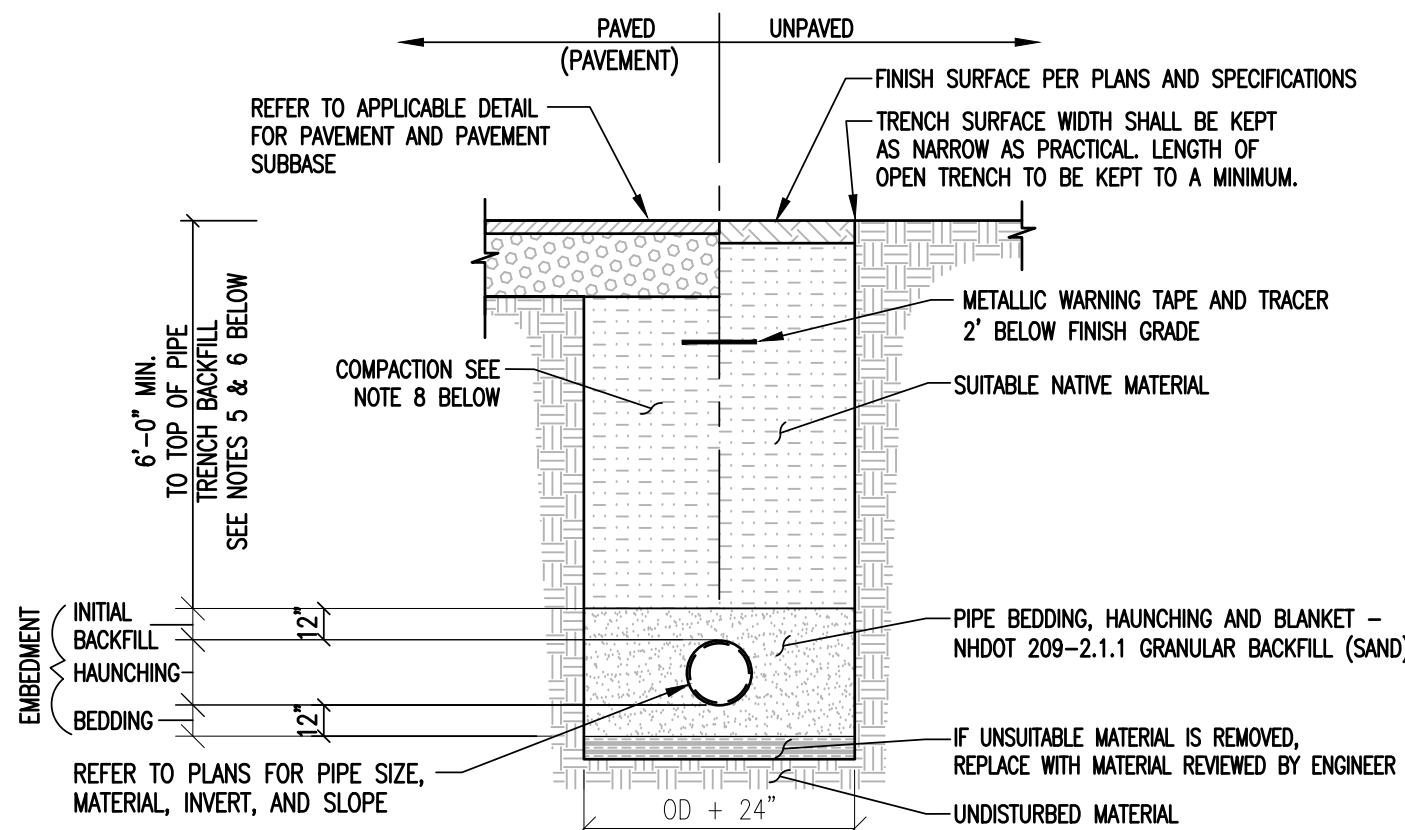




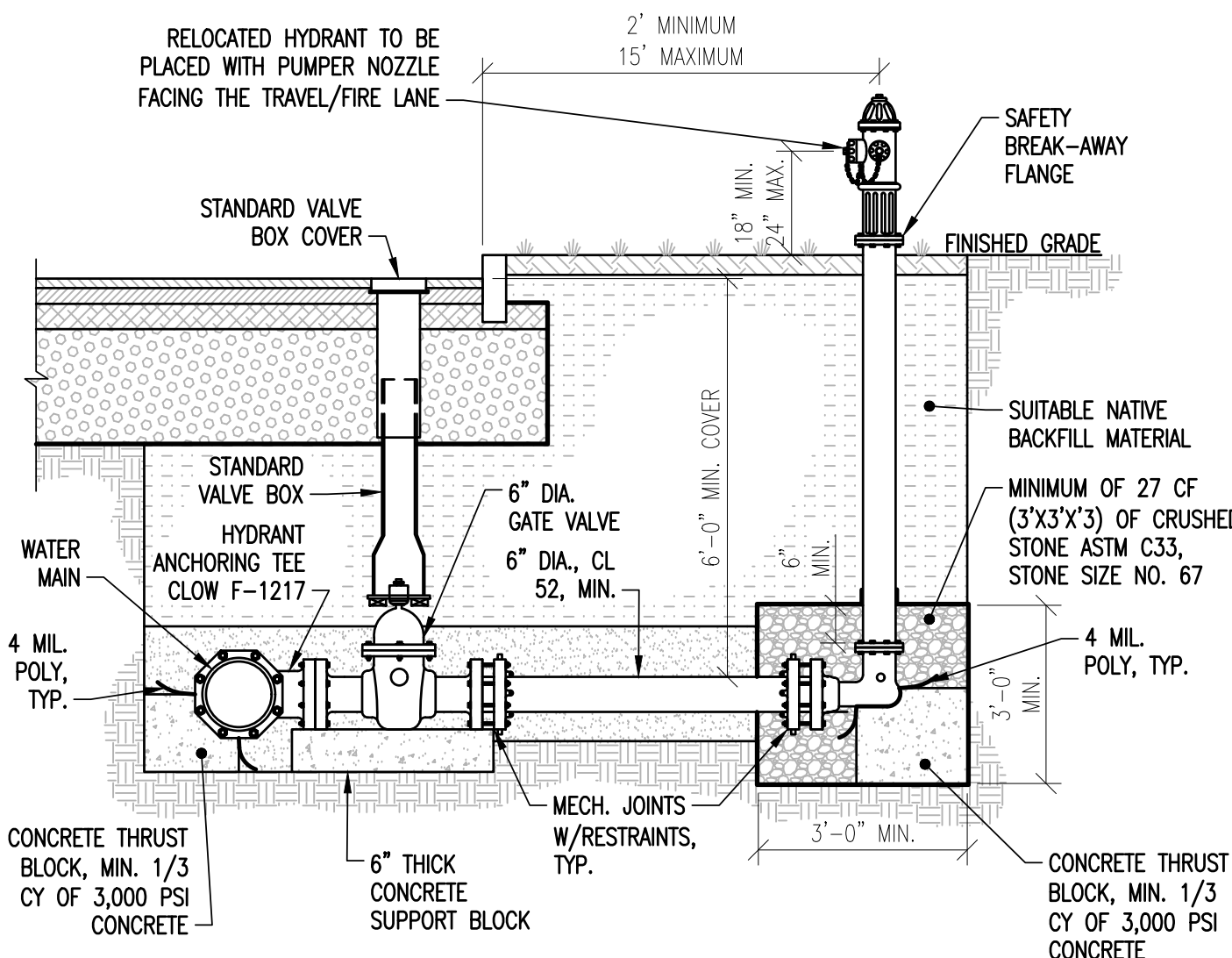
HAZ-MAT TANK  
WATER TRENCH DETAIL  
TYPICAL HYDRANT INSTALLATION  
TYPICAL STORM DRAIN TRENCH DETAIL  
FRAME AND COVER  
DRAINAGE MANHOLE DETAIL  
SEWER MANHOLE DETAIL  
GRAVITY SEWER TRENCH DETAIL  
SITE LIGHTING CONDUIT TRENCH  
TYPICAL LIGHT POLE INSTALLATION  
SEWER MANHOLE - INTERIOR DROP  
MANHOLE CONNECTION



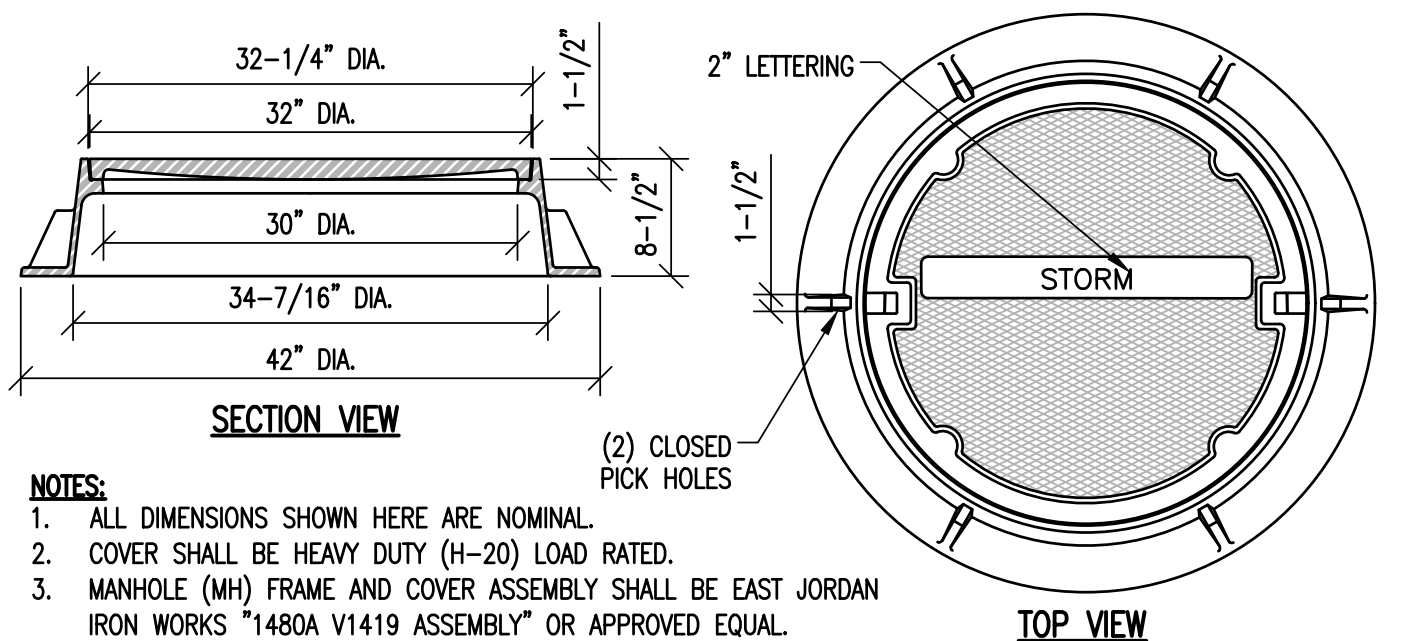
HAZ-MAT TANK  
NOT TO SCALE



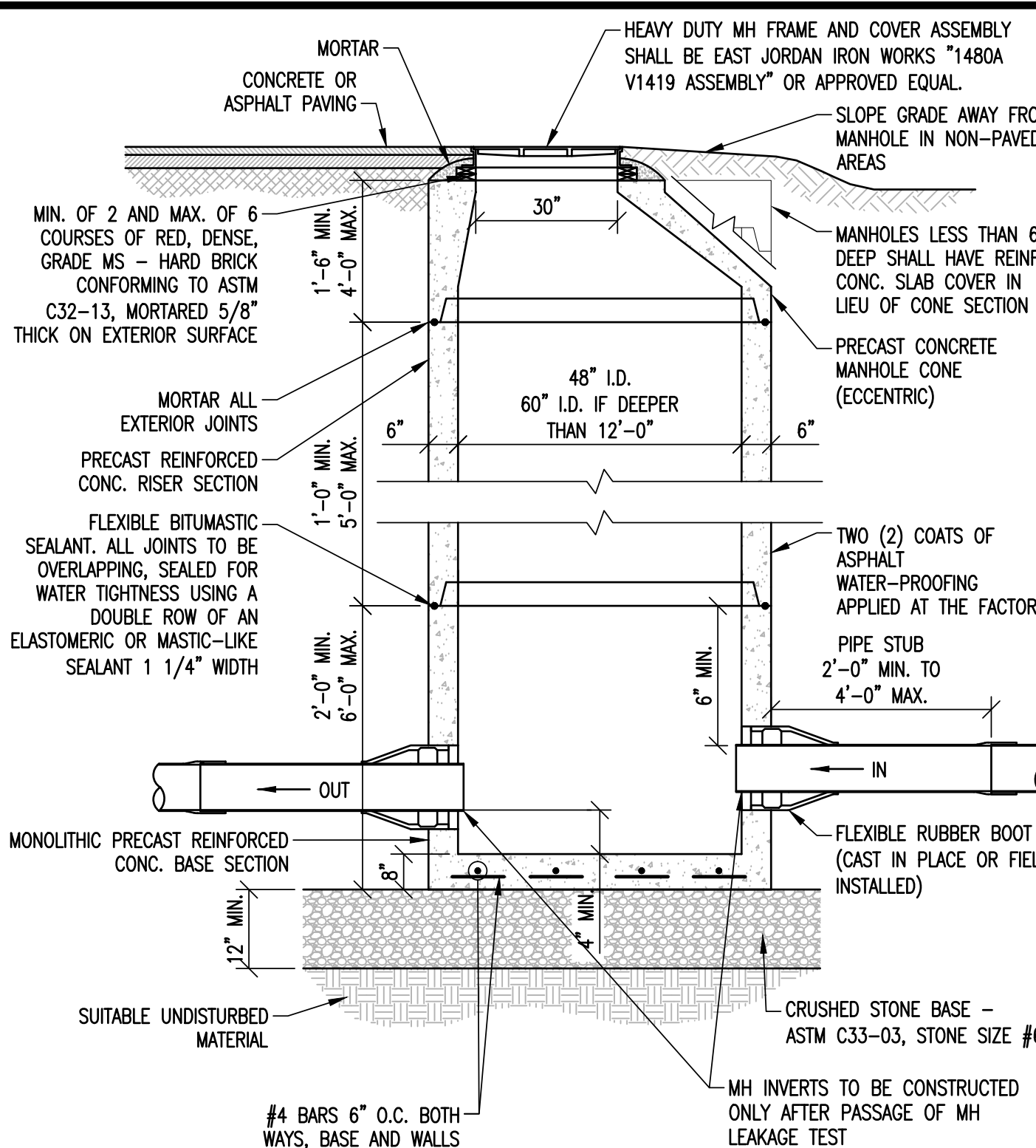
WATER TRENCH DETAIL  
NOT TO SCALE



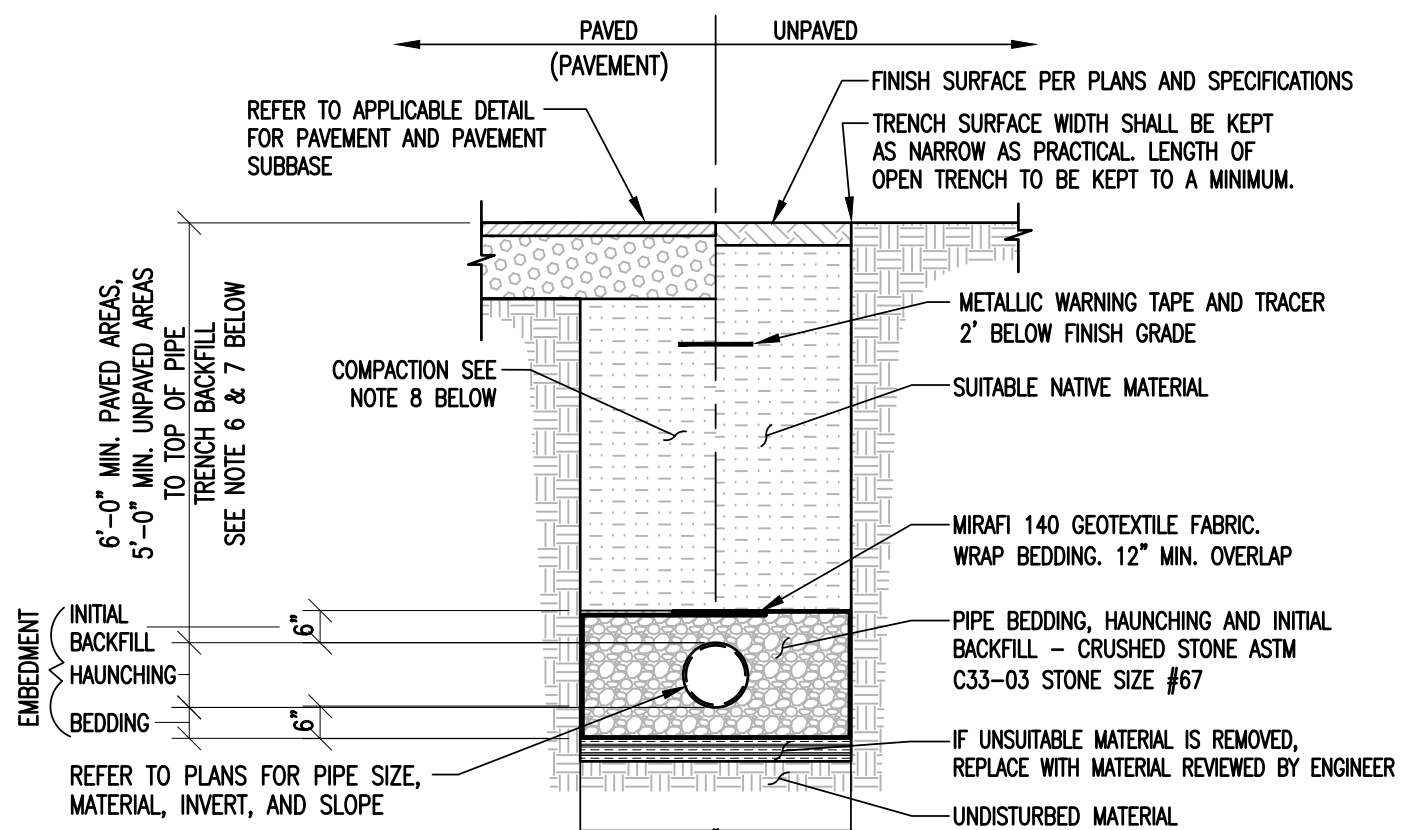
TYPICAL HYDRANT INSTALLATION  
NOT TO SCALE



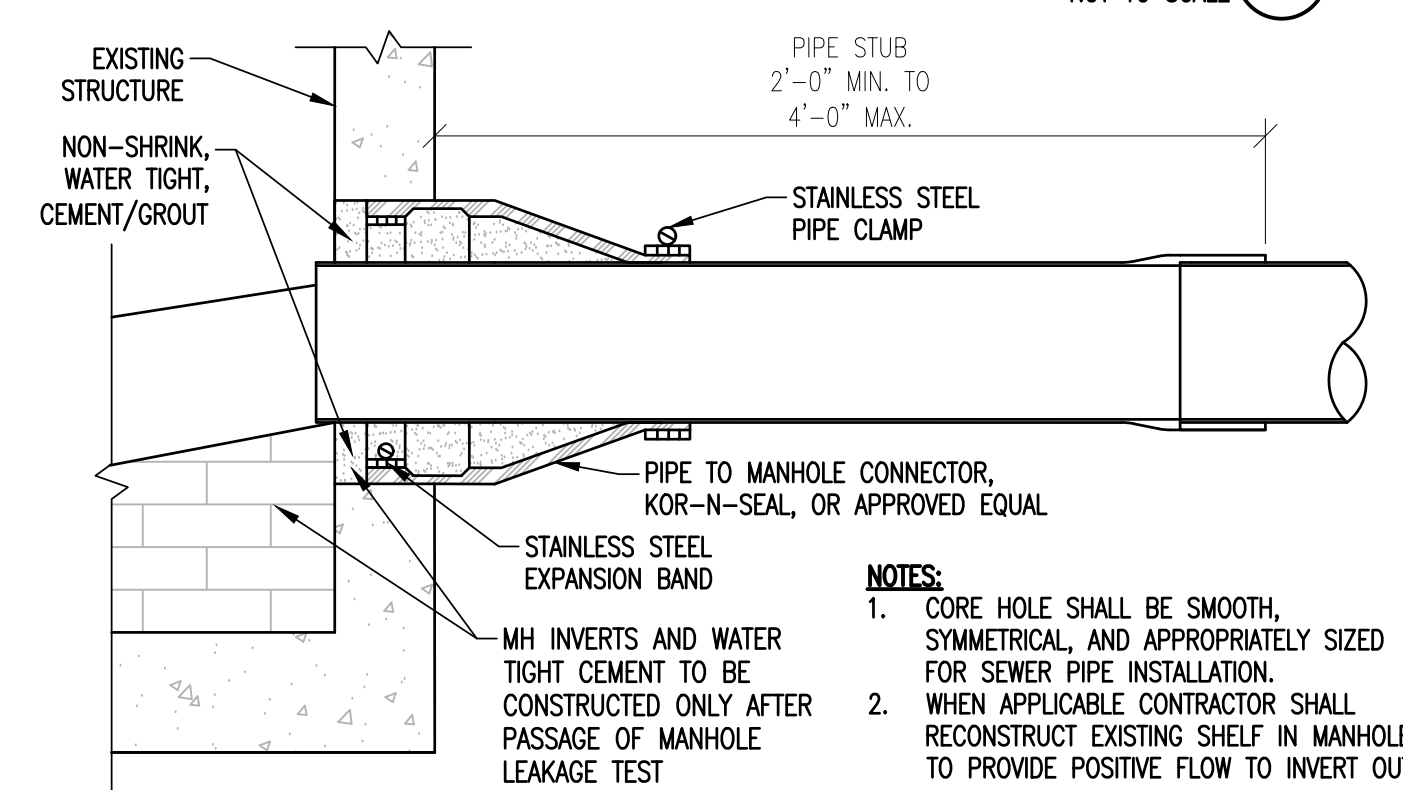
FRAME AND COVER  
NOT TO SCALE



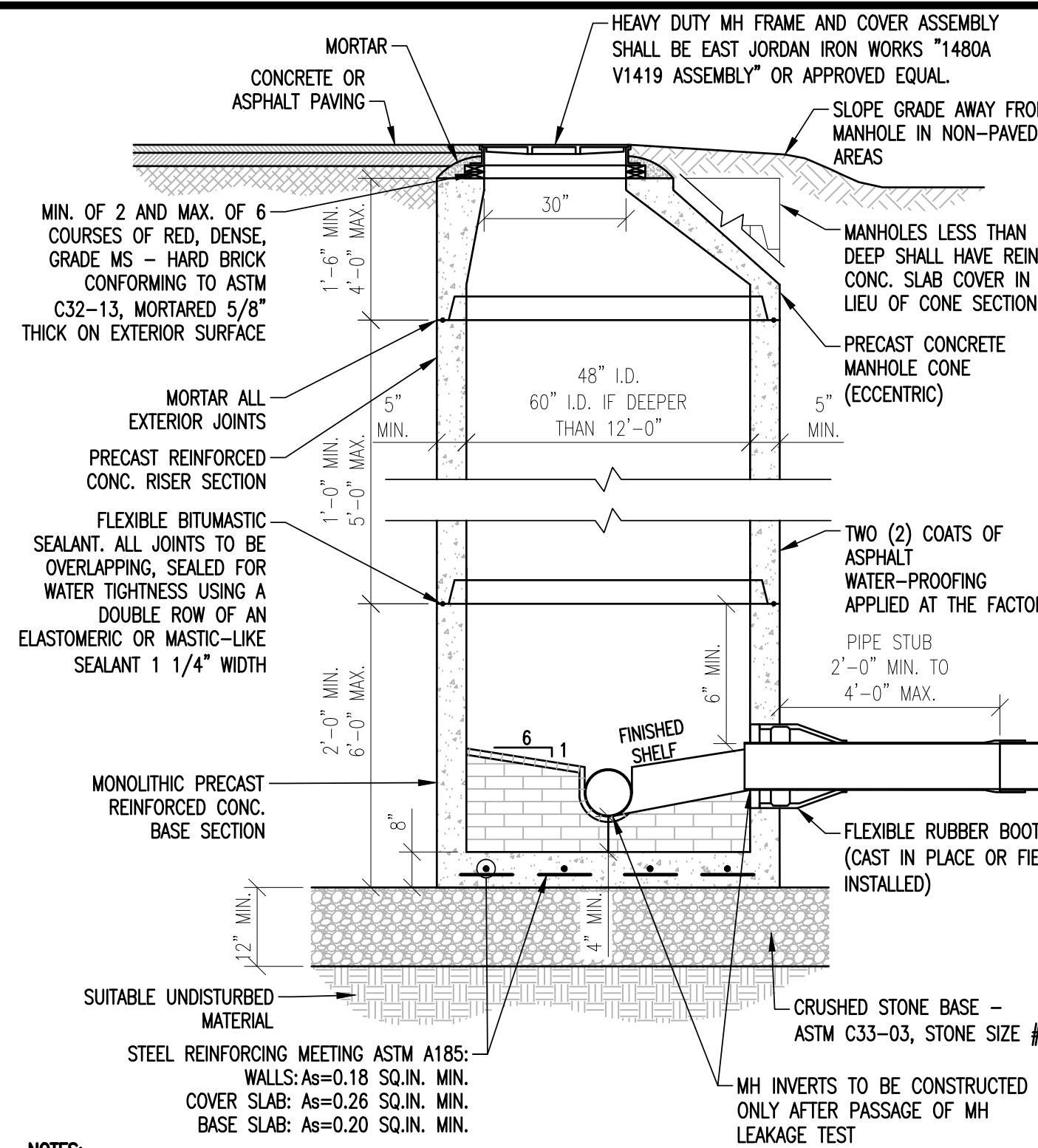
DRAINAGE MANHOLE DETAIL  
NOT TO SCALE



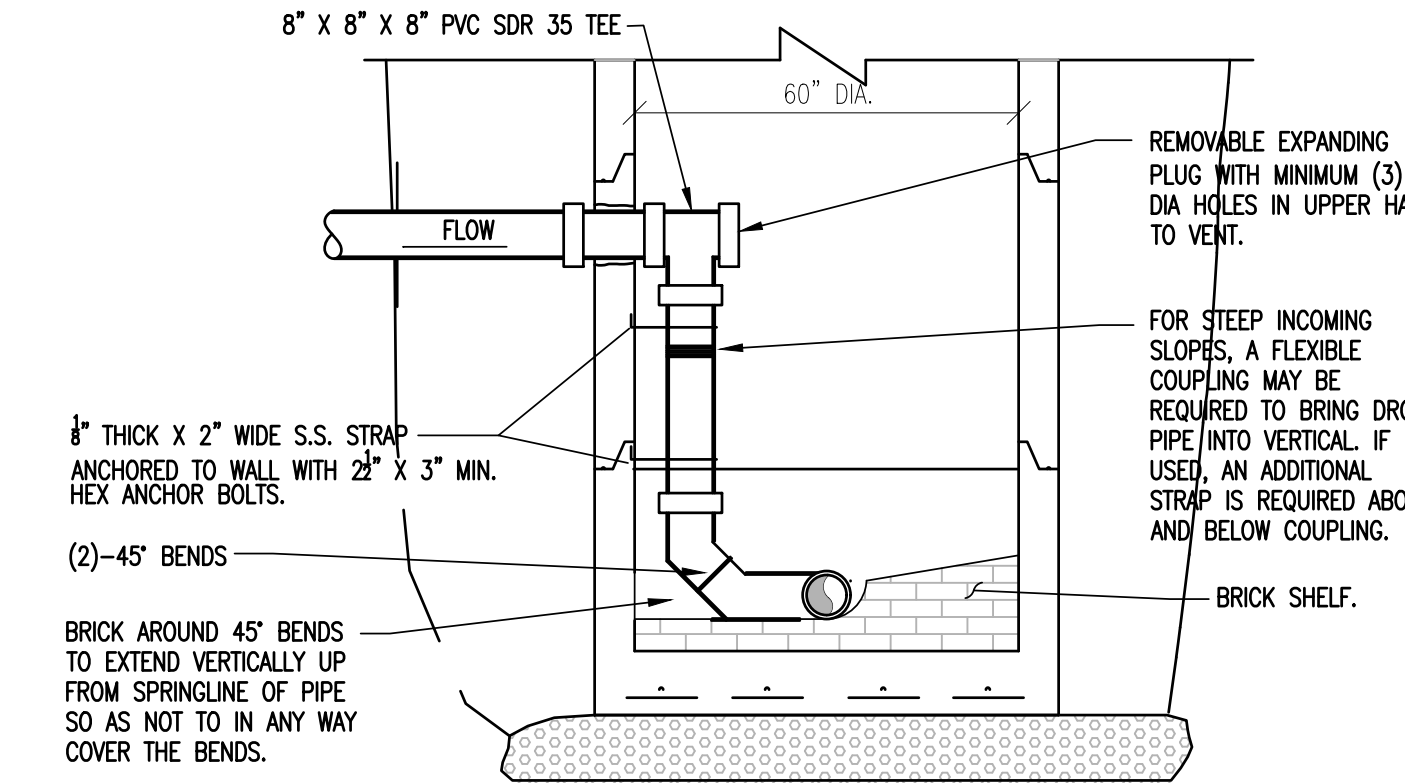
TYPICAL STORM DRAIN TRENCH DETAIL  
NOT TO SCALE



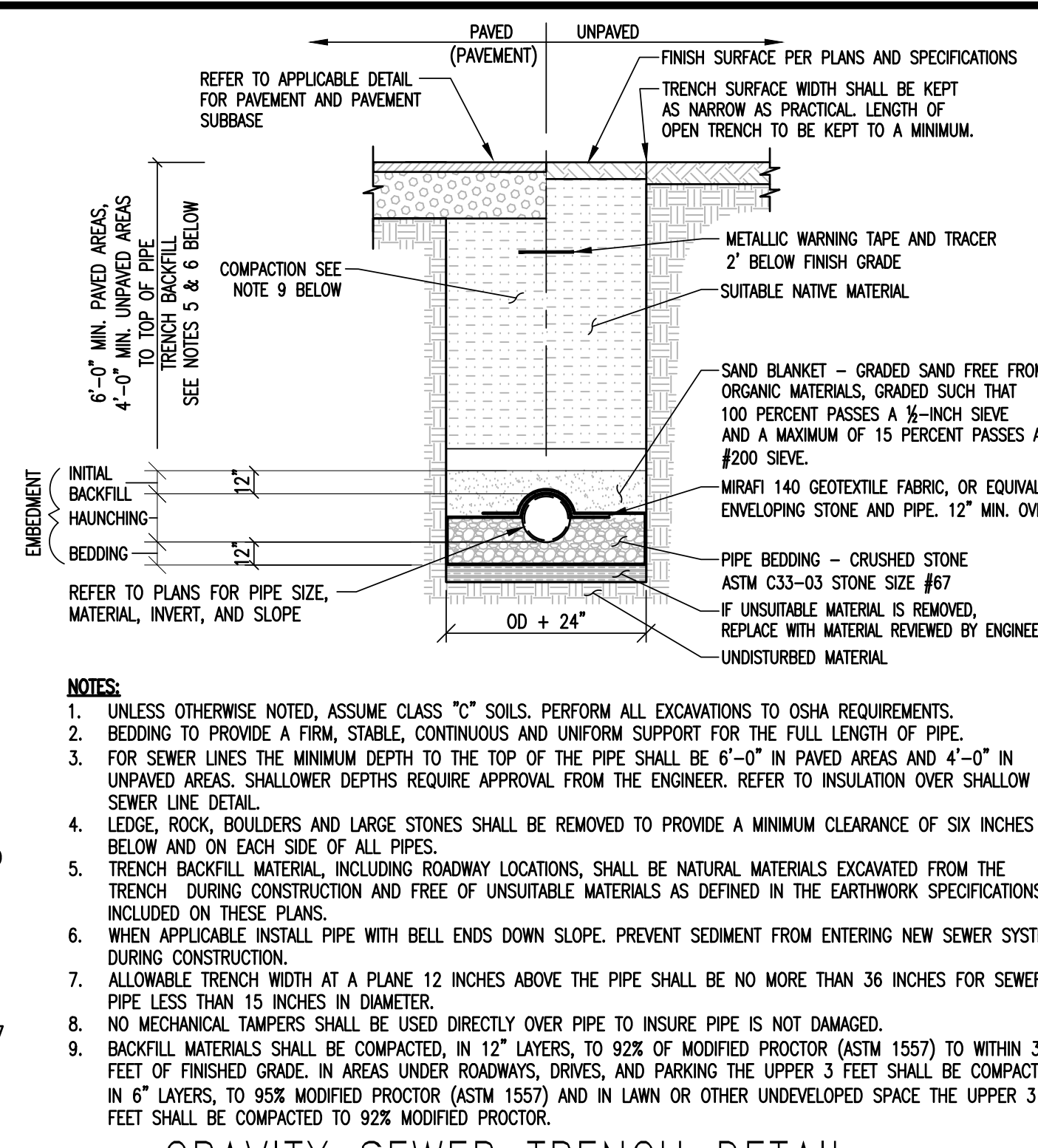
MANHOLE CONNECTION  
NOT TO SCALE



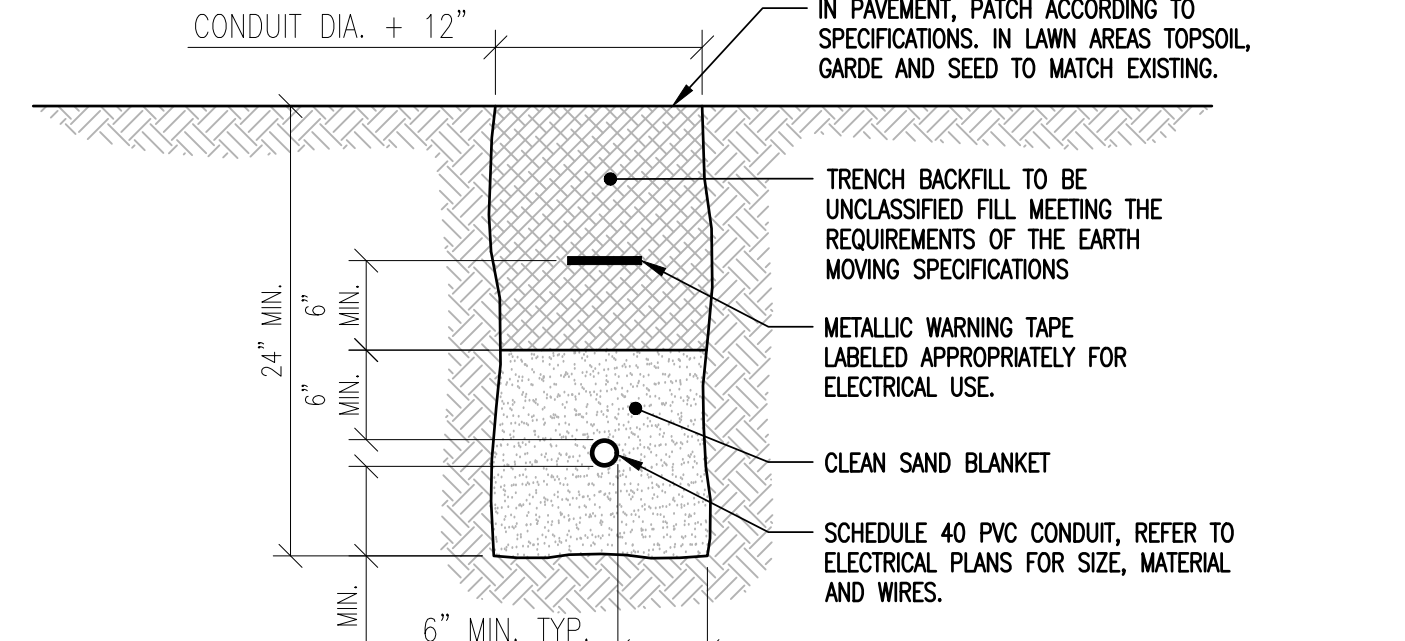
SEWER MANHOLE DETAIL  
NOT TO SCALE



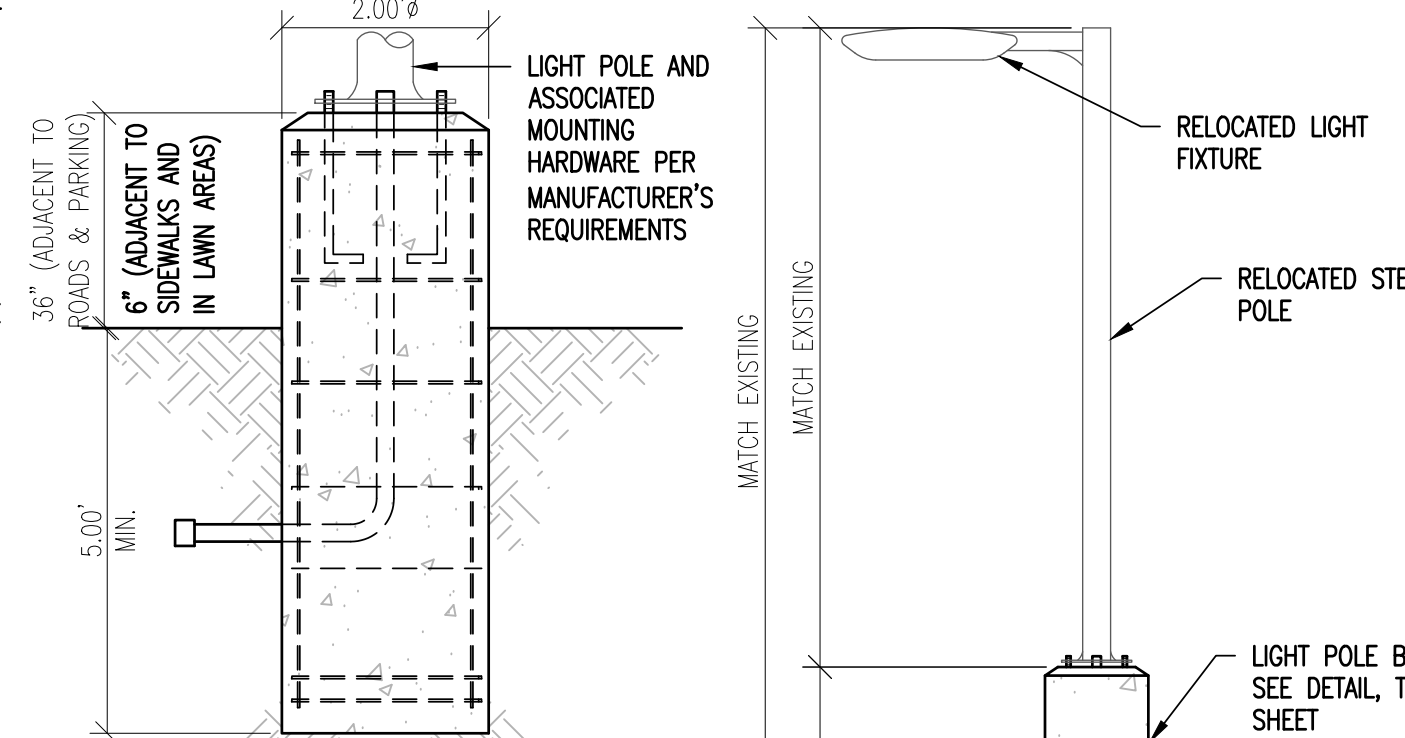
SEWER MANHOLE - INTERIOR DROP  
NOT TO SCALE



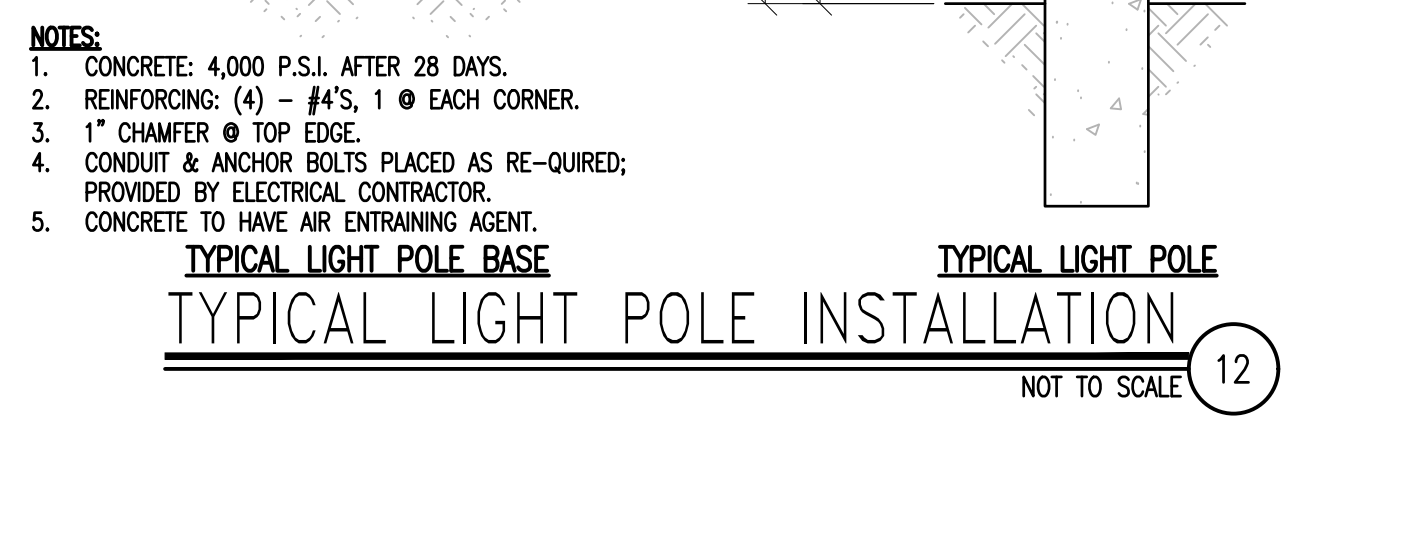
GRAVITY SEWER TRENCH DETAIL  
NOT TO SCALE



SITE LIGHTING CONDUIT TRENCH  
NOT TO SCALE



TYPICAL LIGHT POLE INSTALLATION  
NOT TO SCALE



TYPICAL LIGHT POLE BASE  
NOT TO SCALE

SITE PLAN REVIEW  
-FINAL-  
12/23/2020

STATE OF NEW HAMPSHIRE  
Professional Engineer  
Stamp  
12-23-20 REVISED PER SPR PLANNING COMMENTS  
Description  
Rev. No.  
1  
ENGINEERING VENTURES PC  
208 Flynn Avenue, Suite 2A, Burlington, VT 05401  
Tel: 802.863.6225 • Fax: 802.863.6306  
85 Mechanic Street, Lebanon, NH 03766  
Tel: 603.443.9333  
www.engineeringventures.com  
Client:  
Dartmouth-Hitchcock Medical Center  
One Medical Center Drive  
Lebanon, New Hampshire 03766  
Utility Details  
Sheet Title:  
Project Title:  
Psych ED Expansion  
Dartmouth-Hitchcock Medical Center  
City of Lebanon, Grafton County, New Hampshire  
Designed By: JWF  
Checked By: NAF  
Drawn By: JWF  
Scale: Not to Scale  
Date: 11/09/2020  
C302  
19235  
Page 9 of 13  
Page 68 of 86



A

B

C

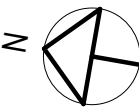
DARTMOUTH-HITCHCOCK  
MEDICAL CENTER  
PSYCH ED  
EXPANSION

1 Medical Center Dr, Lebanon, NH  
03766

D

NO. DESCRIPTION DATE

E



F

CONTENT:  
ELECTRICAL SITE POINT TO POINT PLAN

G

DRAWN BY: Author  
PROJECT NO: 18-055-00  
DATE: 12/18/2020  
REVISED:  
SCALE: 1/16" = 1'-0"

E0.04

Project Phase  
PLANNING BOARD SUBMISSION

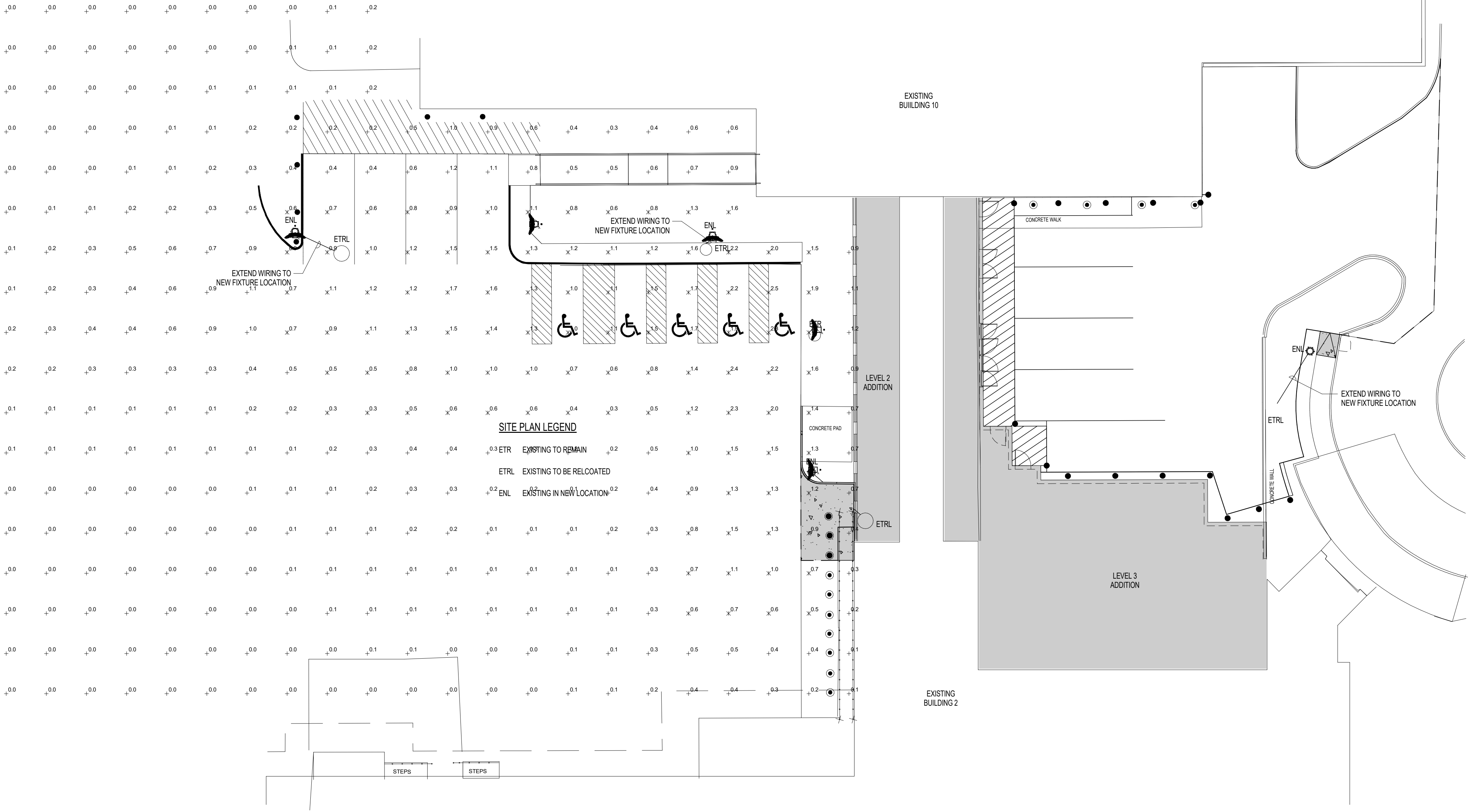
H

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| Schedule                                                                          |       |       |     |              |                     |             |                                                                         |              |                            |                 |                  |     |         |            |                                 |            |       |
|-----------------------------------------------------------------------------------|-------|-------|-----|--------------|---------------------|-------------|-------------------------------------------------------------------------|--------------|----------------------------|-----------------|------------------|-----|---------|------------|---------------------------------|------------|-------|
| Symbol                                                                            | Label | Image | QTY | Manufacturer | Catalog Number      | Description | Lamp                                                                    | Number Lamps | Filename                   | Lumens per Lamp | Lumen Multiplier | LLF | Wattage | Efficiency | Distribution                    | Polar Plot | Notes |
|  | A     |       | 5   | Elumen       | LED-SL-SEG66A3TMNSA | LED-SL-66W  | (4Clusters) 4 x 17W LED 5mm Clear c/w Elumen 150W driver @ 85 to 300VAC | 1            | led-sl-66w-187mht3menc.ies | 4859            | 1                | 0.9 | 71.1    | 101%       | Type III, Medium IESNA-LM-79-08 |            |       |

Statistics

| Description | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |
|-------------|--------|--------|--------|--------|---------|---------|
| Statistics  | X      | 1.2 fc | 2.5 fc | 0.3 fc | 8.3:1   | 4.0:1   |



1 ELECTRICAL SITE LIGHTING POINT TO POINT PLAN  
1/16" = 1'-0"



A

B

C

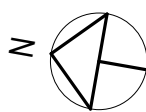
DARTMOUTH-HITCHCOCK  
MEDICAL CENTER  
PSYCH ED  
EXPANSION

1 MEDICAL CENTER DR, LEBANON,  
NH 03766

D

| NO. | DESCRIPTION | DATE |
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E



F

CONTENT:  
LEVEL 2 & 3 FLOOR PLANS

G

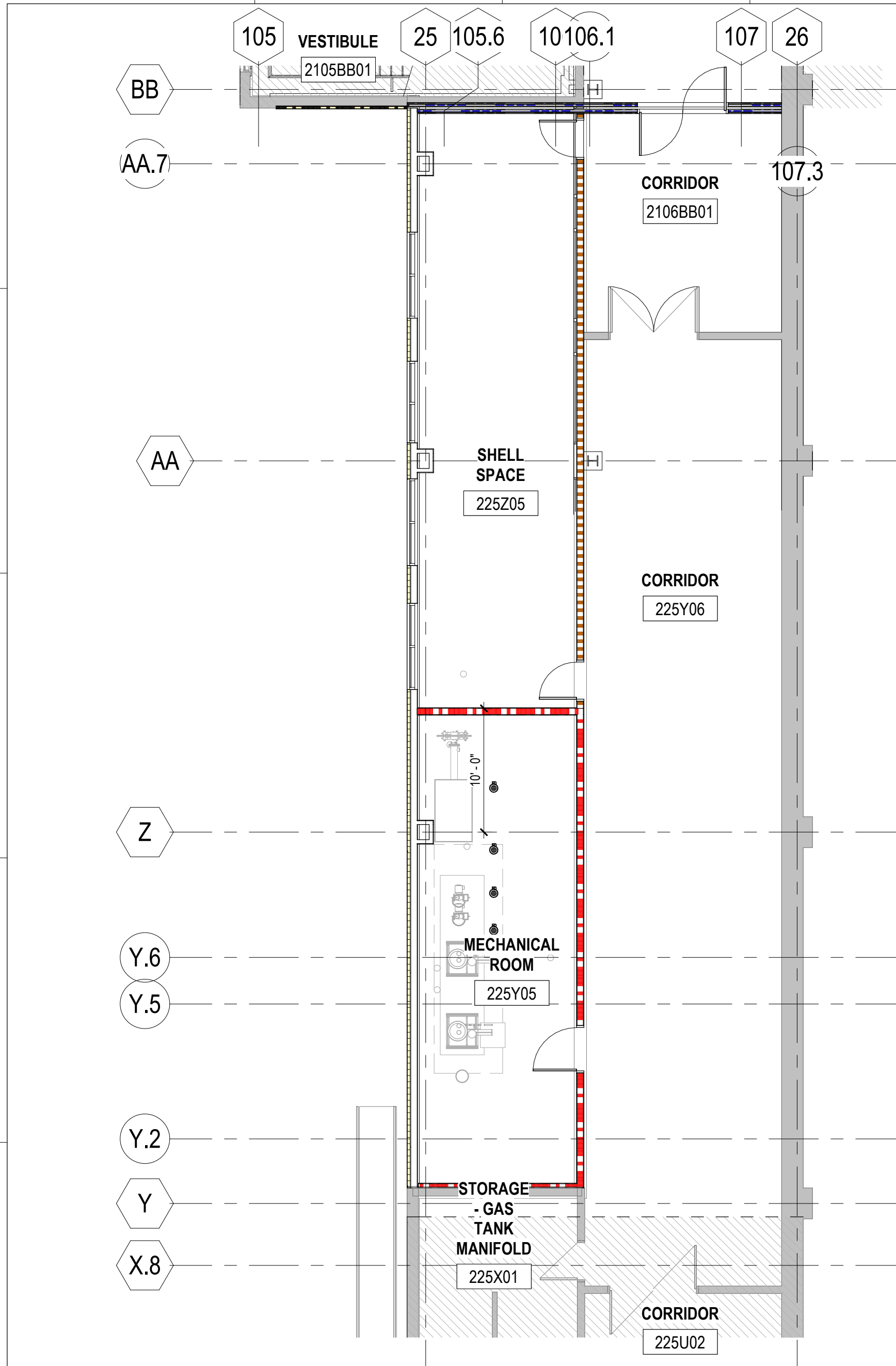
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|-------------|--------------|
| DRAWN BY:   | SH           |
| PROJECT NO: | 18-055-00    |
| DATE:       | 11/09/2020   |
| REVISED:    |              |
| SCALE:      | 1/8" = 1'-0" |

H

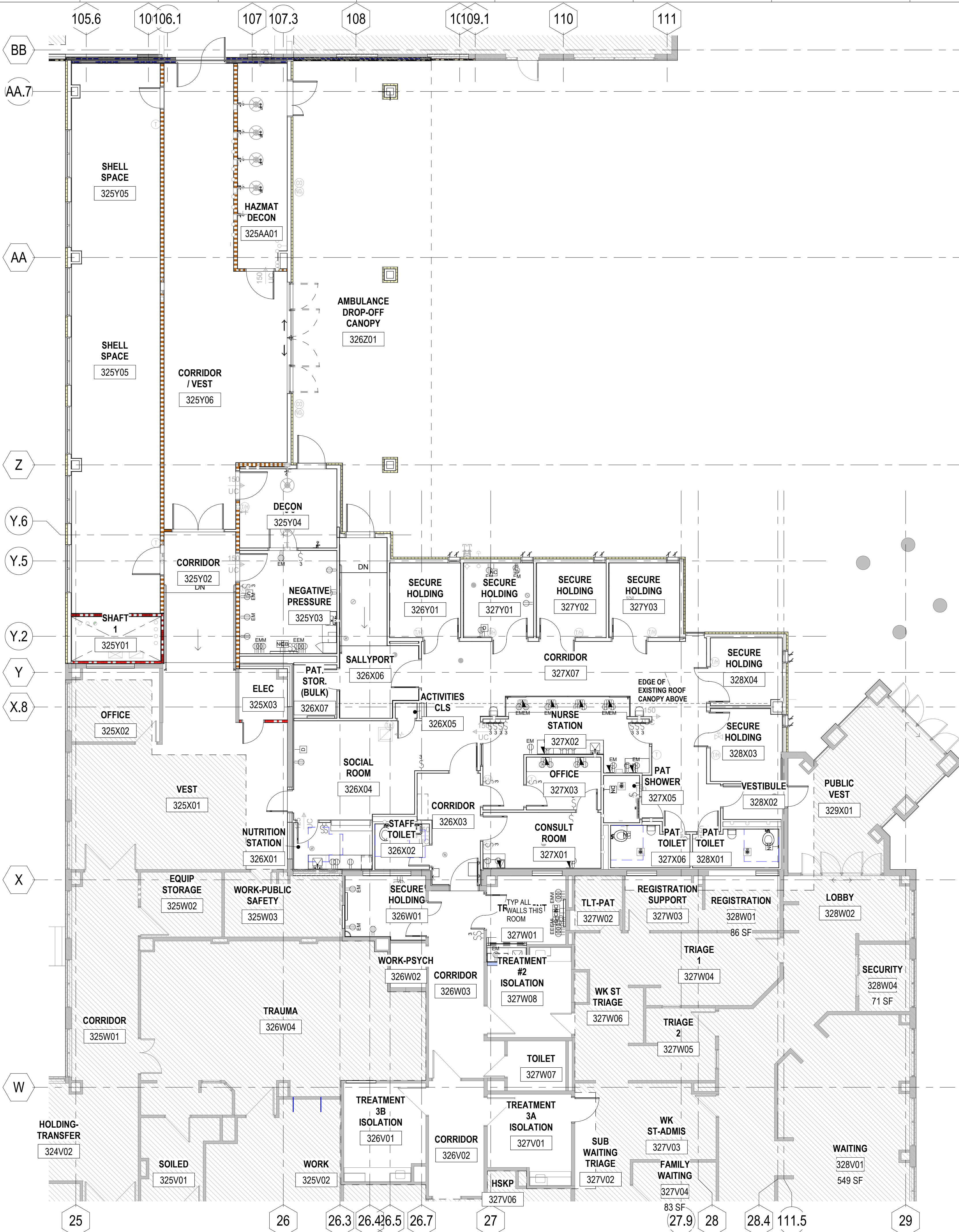
PB-A131

Project Phase  
CONSTRUCTION DOCUMENTS

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**E1** ENLARGED FLOOR PLAN - LEVEL 2 - AREA A - PB  
PB-A131 1/8" = 1'-0"



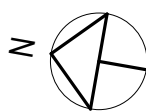
**H5** ENLARGED FLOOR PLAN - LEVEL 03 - AREA B - PB  
PB-A131 1/8" = 1'-0"



DARTMOUTH-HITCHCOCK  
MEDICAL CENTER  
PSYCH ED  
EXPANSION

1 MEDICAL CENTER DR, LEBANON,  
NH 03766

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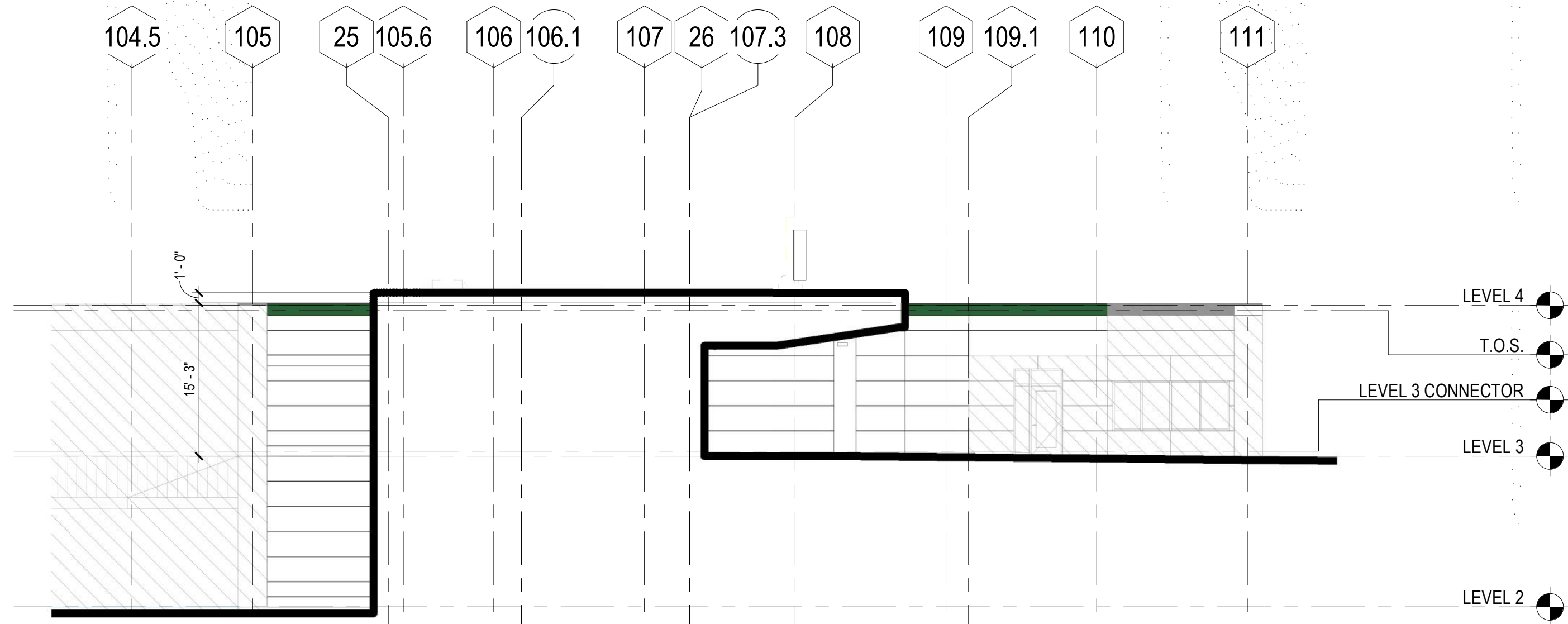
CONTENT:  
EXTERIOR ELEVATIONS

DRAWN BY: SH  
PROJECT NO: 18-055-00  
DATE: 11/09/2020  
REVISED:  
SCALE: 3/32" = 1'-0"

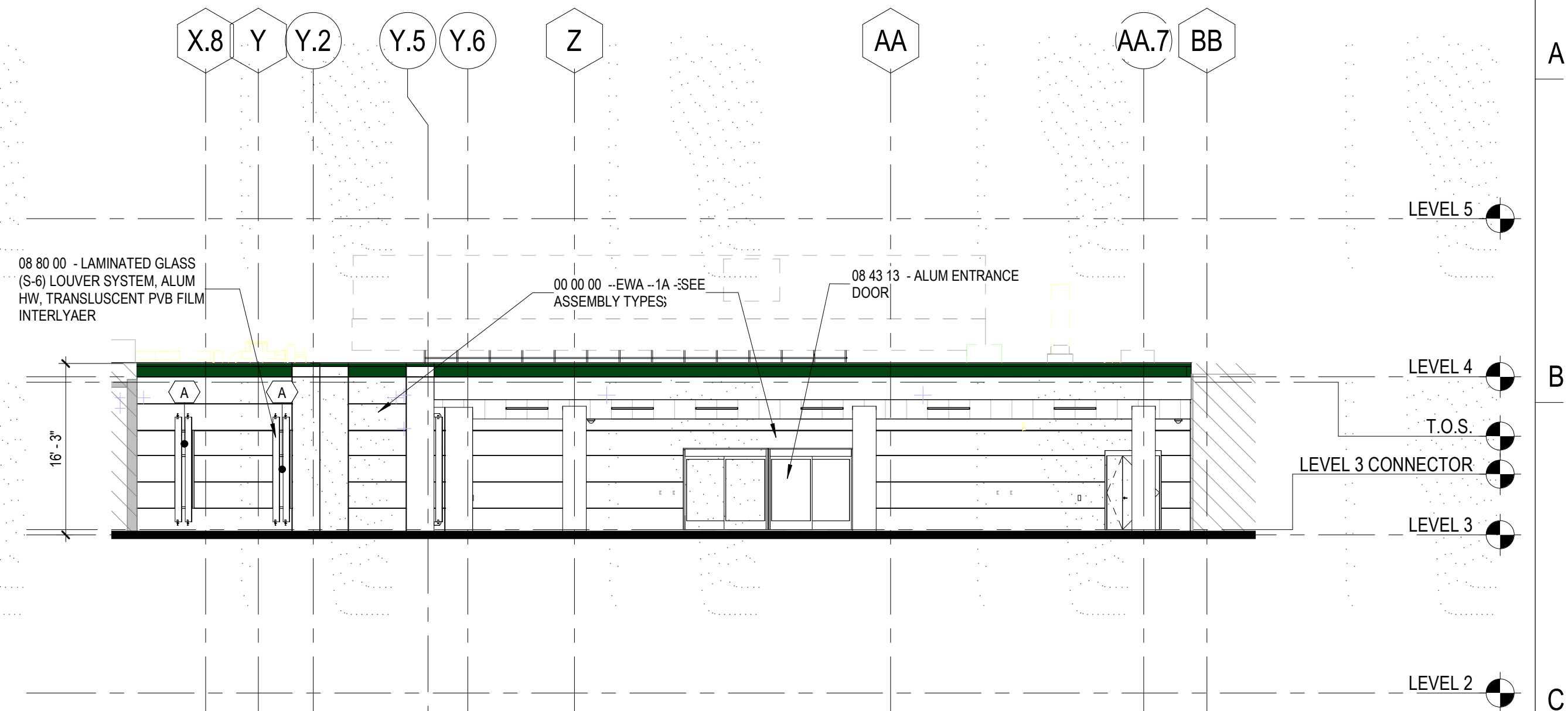
PB-A301

Project Phase  
CONSTRUCTION DOCUMENTS

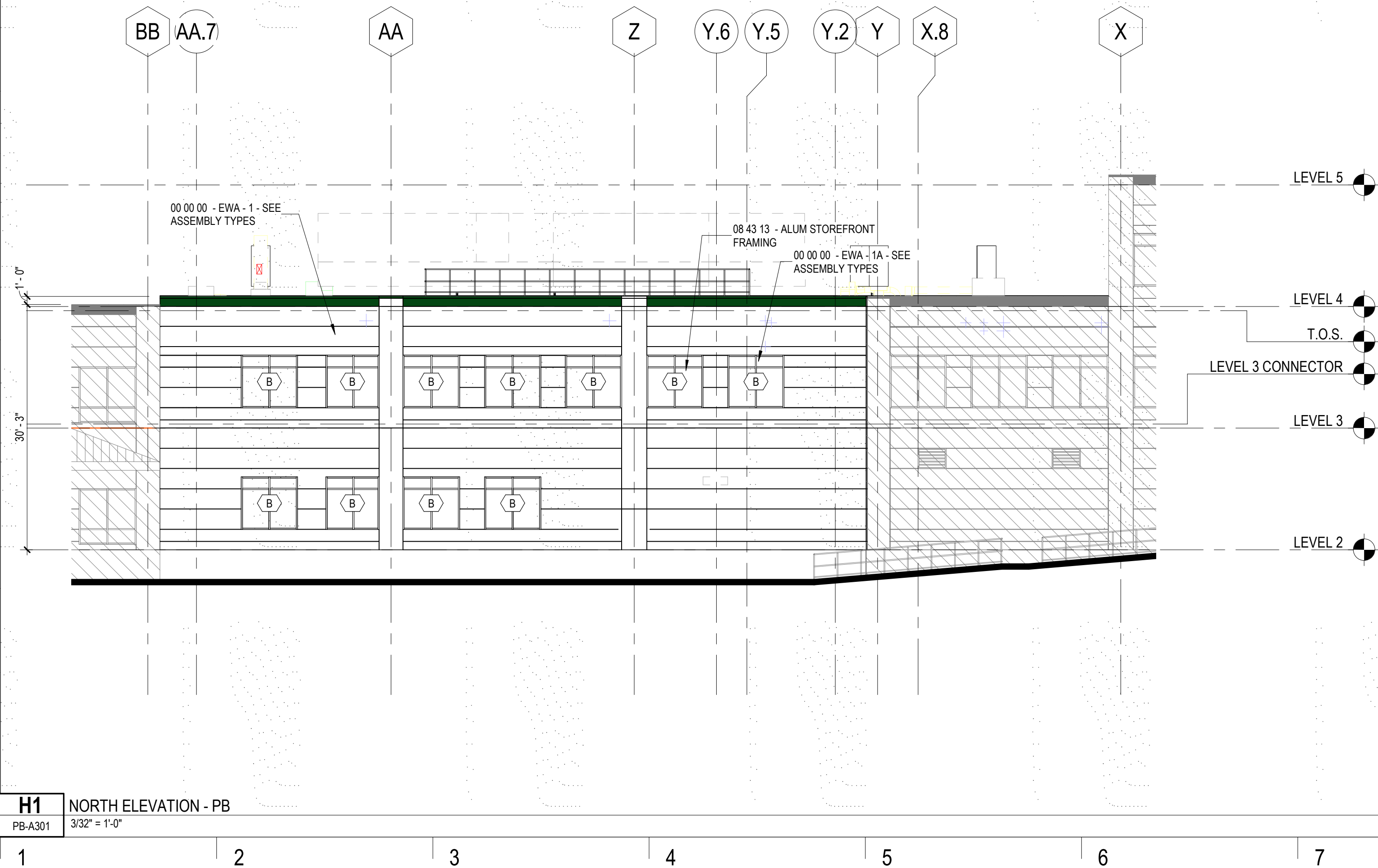
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**D1** WEST ELEVATION - PB  
PB-A301 3/32" = 1'-0"



**D7** SOUTH ELEVATION - PB  
PB-A301 3/32" = 1'-0"



**H1** NORTH ELEVATION - PB  
PB-A301 3/32" = 1'-0"



**H7** EAST ELEVATION - PB  
PB-A301 3/32" = 1'-0"



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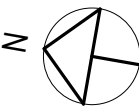
DARTMOUTH-HITCHCOCK  
MEDICAL CENTER  
PSYCH ED  
EXPANSION

1 MEDICAL CENTER DR, LEBANON,  
NH 03766

D

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E

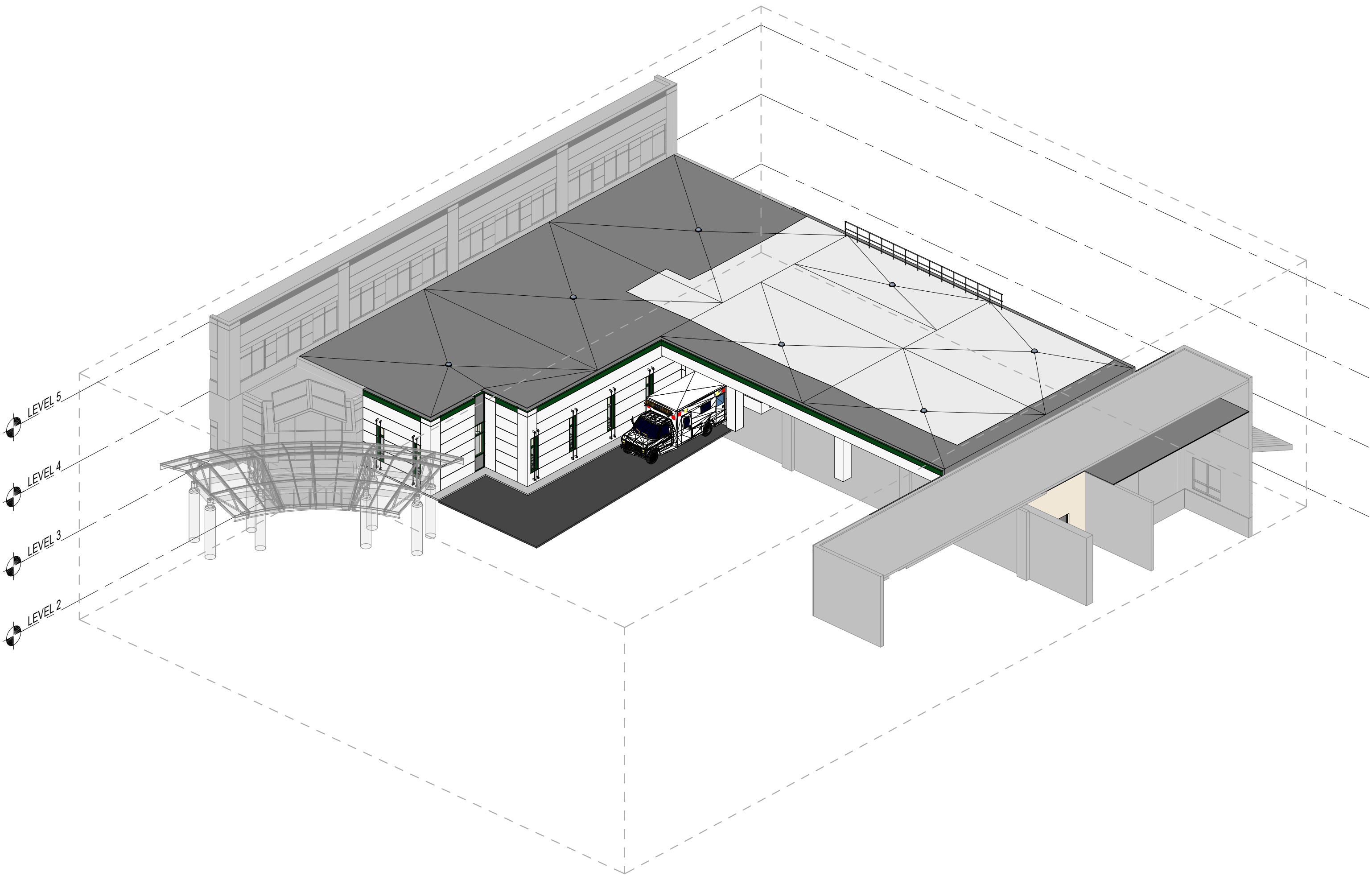


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|                                                                                                                                  |            |
|----------------------------------------------------------------------------------------------------------------------------------|------------|
| CONTENT:<br>3D AXON VIEWS                                                                                                        |            |
| DRAWN BY:                                                                                                                        | SH         |
| PROJECT NO:                                                                                                                      | 18-055-00  |
| DATE:                                                                                                                            | 11/09/2020 |
| REVISED:                                                                                                                         |            |
| SCALE:                                                                                                                           |            |
| PB-A302                                                                                                                          |            |
| Project Phase<br>CONSTRUCTION DOCUMENTS                                                                                          |            |
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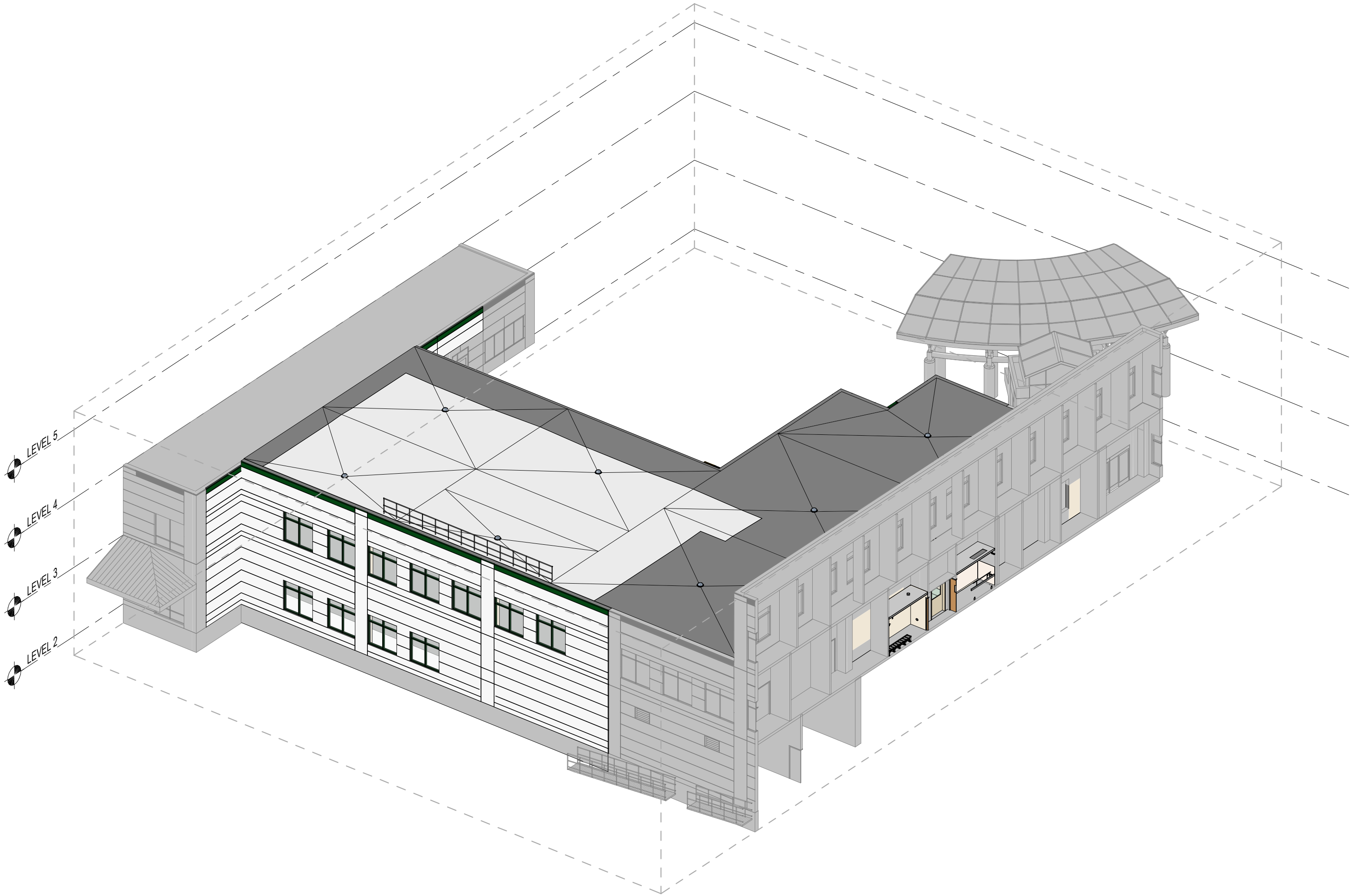
G

H



D6  
PB-A302

3D - AXON 1 - PB



H6  
PB-A302

3D - AXON 2 - PB



**Agenda  
Planning Board  
January 11, 2021**

**Agenda Item #5A  
Approval of Minutes**

**December 14, 2020**



DRAFT

**LEBANON PLANNING BOARD**  
**Regular Meeting**  
**Monday, December 14, 2020, 6:30 PM**  
**Remote Via Microsoft Teams**  
**LebanonNH.gov/Live**

**ROLL CALL OF**

**MEMBERS PRESENT:** Bruce Garland (Chair), Matthew Hall (Vice-Chair), Jim Winny (Council Representative), Gregorio Amaro, Kim Chewning, Joan Monroe, Kathie Romano, Jeremy Rutter, and Laurel Stavis

**MEMBERS ABSENT:** None

**STAFF PRESENT:** David Brooks (Planning Director), Tim Corwin (Senior Planner), Brian Vincent (City Engineer)

---

**1. Call to Order** Chair Garland called the meeting to order at 6:30 PM.

A. Review of meeting procedures and NH RSA 91-A “Right-to-Know” requirements.

Mr. Corwin shared the State directive and participation details for the online meeting in Microsoft Teams. All members identified themselves.

Chair Garland conducted a roll call of members present as reported above.

**2. Notice of Regional Impact**

**R.S. Audley, Inc. (applicant), Twin State Sand and Gravel Co. (property owner), 107 South Main Street (Tax Map 101, Lot 33), zoned GC:** Applicant requests Site Plan Review and a Conditional Use Permit pursuant to Article III, Section 305.2 of the Zoning Ordinance for a proposed temporary contractor’s yard use in connection with the NHDOT I-89 Connecticut River bridge construction project. **PB2021-01-SPRCUP**

Mr. Corwin stated that the Planning Staff recommended there is no potential for regional impact.

*A MOTION by Matthew Hall that the above application does not have the potential for regional impact.*

*Seconded by Joan Monroe.*

*Roll Call Vote:*

*Voting in Favor – Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Garland, Mr. Amaro, Mr. Rutter, Ms. Monroe, Mr. Winny, Mr. Hall*

*Voting Against - None*

*\*The MOTION was approved (9-0).*

**3. Public Hearing Items –**



**Note: Agenda Items were taken out of order by the Chair. These minutes reflect the order of agenda items as actually discussed by the Board.**

- A. **Mary Hitchcock Memorial Hospital, One Medical Center Drive (Tax Map 10, Lot 8), zoned MC:** Request for Site Plan Review to expand the existing emergency department at Dartmouth Hitchcock Medical Center with the construction of +/-4,631 sq. ft. of additional building area, together with the reconfiguration of the ambulance staging area, construction of a new overflow ambulance parking area, as well as the installation of associated site improvements. **PB2020-34-SPR** - Completeness review only on 12/14/2020, public hearing to commence on 1/11/2021

Mr. Hall recused himself for this application.

Mr. Corwin stated that Staff recommends that the above application is complete enough for the Board to accept jurisdiction and commence review. The application would follow a two-month review schedule, with completeness to be determined at this meeting and the hearing continued until January 11, 2021.

***A MOTION by Joan Monroe that the application of Mary Hitchcock Memorial Hospital, One Medical Center Drive (Tax Map 10, Lot 8), zoned MC is complete enough for the Planning Board to accept jurisdiction and commence review.***

***Seconded by Jeremy Rutter.***

***Roll Call Vote:***

***Voting in Favor – Mr. Rutter, Mr. Winny, Ms. Monroe, Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Garland, Mr. Amaro***

***Voting Against - None***

***Recused – Mr. Hall***

***\*The MOTION was approved (8-0-1).***

***A MOTION by Joan Monroe to continue the hearing on the application of Mary Hitchcock Memorial Hospital, One Medical Center Drive (Tax Map 10, Lot 8), zoned MC, to January 11, 2021 at 6:30PM.***

***Seconded by Laurel Stavis.***

***Roll Call Vote:***

***Voting in Favor – Ms. Stavis, Mr. Garland, Mr. Amaro, Mr. Winny, Mr. Rutter, Ms. Monroe, Ms. Romano, Ms. Chewning***

***Voting Against - None***

***Recused – Mr. Hall***

***\*The MOTION was approved (8-0-1).***

Mr. Hall returned to the meeting.

- D. **Basic Holdings, LLC, 5 & 11 Oak Ridge Road, (Tax Map 4, Lots 5 & 6), zoned R-3:** Request for Final Major Subdivision Review, Site Plan Review, and a Conditional Use



1 Permit for a proposed Planned Unit Residential Development (PURD) pursuant to  
2 Section 501.2 of the Zoning Ordinance, containing 22 residential units together with  
3 related site improvements and amenities. **PB2020-31-FMAJ** - Completeness Review and  
4 Opening Public Hearing. Continued from November 9, 2020  
5

6 Mr. Corwin referred to the Staff memo, stating that the applicant is in the process of obtaining the  
7 required sewer and water extension approvals and addressing technical concerns regarding the site  
8 design. Staff recommends deferring completeness until the January 11, 2021 meeting, at which time it  
9 should be possible to determine completeness. The applicant has given consent to the deferral.  
10

11 ***A MOTION by Jeremy Rutter to defer the decision on completeness on the application of Basic***  
12 ***Holdings, LLC, 5 & 11 Oak Ridge Road, (Tax Map 4, Lots 5 & 6), zoned R-3, until the January 11,***  
13 ***2021 meeting.***

14 ***Seconded by Laurel Stavis.***

15  
16 ***Roll Call Vote:***

17 ***Voting in Favor – Ms. Monroe, Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Hall, Mr. Garland, Mr.***  
18 ***Amaro, Mr. Rutter, Mr. Winny***

19 ***Voting Against - None***

20 ***\*The MOTION was approved (9-0).***  
21  
22

- 23 E. **Rock Ridge Lebanon, LLC, Old Pine Tree Cemetery Road (Tax Map 74, Lot 3,**  
24 **Plots 101-146), zoned RL-2 and RL-3:** Pursuant to Section 7.12.D of the Subdivision  
25 Regulations, applicant requests an extension of time for the completion of the required  
26 infrastructure improvements for Phase 3 of the Rock Ridge planned unit residential  
27 development, originally approved by the Planning Board on July 7, 2005. **PB2020-33-**  
28 **EXT**  
29

30 Mr. Corwin noted that Staff reviewed the application and recommends that it is complete enough for the  
31 Board to accept jurisdiction and commence review.  
32

33 ***A MOTION by Matthew Hall that the Lebanon Planning Board finds the application of Rock Ridge***  
34 ***Lebanon, LLC, Old Pine Tree Cemetery Road (Tax Map 74, Lot 3, Plots 101-146), zoned RL-2 and RL-***  
35 ***3, is complete enough to accept jurisdiction and commence review.***

36 ***Seconded by Jeremy Rutter.***  
37

38 ***Roll Call Vote:***

39 ***Voting in Favor – Ms. Chewning, Ms. Stavis, Mr. Hall, Mr. Garland, Mr. Amaro, Mr. Rutter, Mr.***  
40 ***Winny, Ms. Monroe, Ms. Romano***

41 ***Voting Against - None***

42 ***\*The MOTION was approved (9-0).***  
43

44 Mr. Corwin first stated that the topic of extensions would be an appropriate subject for a future  
45 discussion by the Planning Board. The background regarding extensions and vesting for this project was  
46 explained. In 2009, the Board approved a three-phase development for Rock Ridge. At the same time, the  
47 Board agreed to a partial suspension of the recorded plat, which allowed the developer to remove the  
48 security for Phases Two and Three. The applicant received an extension until 2016 to complete Phases  
49 Two and Three. The applicant will give an update on Phase Two. Phase Three is the subject of this  
50 discussion, and several extensions have been given to complete infrastructure work. The applicant is



1 requesting an extension until December 2021 to complete the site work. The extension of a plan approval  
2 under Section 7.12.D of the Subdivision Requirements states that a second extension request can only be  
3 granted if the Board finds that there would be a violation of vested rights. That limitation doesn't apply in  
4 this case as legal counsel determined that the 2009 notice of partial suspension supersedes that limitation.

5  
6 Todd Westhaver, Project Manager of Rock Ridge, and Atty. Barry Schuster participated online in support  
7 of the application.

8  
9 Mr. Schuster stated that the Site Plan Regulations mention unusual circumstances beyond the control of  
10 the applicant, which applies based upon COVID-19 concerns this year, which impacted the work on  
11 Phase Three. Phase Two is almost complete, except for the approval by National Grid to allow  
12 completion of the underground installation of power through existing conduit. Some work has begun on  
13 Phase Three, and the project has been diligently moving forward.

14  
15 Mr. Westhaver described some significant gains despite COVID-19. They have sold an additional 10  
16 houses, and the last units on White Birch Lane will be completed in April next year. Rock Ridge has  
17 come to an agreement with National Grid, and they will be working on the east side of the power line  
18 easement. Three permits have been approved, and the applicant is completing the first seven houses in  
19 that area. A Connecticut company scheduled to work on Phase Three had to lay off employees due to the  
20 pandemic, but they are hoping to move forward if the extension is approved. Phase 3 excavation  
21 materials were used to backfill sites in Phase Two and begin sitework for Phase 3. Progress has been  
22 made despite layoffs due to COVID-19.

23  
24 Ms. Romano inquired if the developer was required to blast anywhere on the site. She also expressed her  
25 dismay that the project was approved more than a decade ago without the approval to cross the National  
26 Grid right-of-way. Atty. Schuster stated that they have worked with National Grid throughout and most  
27 work proceeded. The lack of an assent agreement did not slow down the development given that enough  
28 was happening on the west side. The agreement is now being signed. Mr. Westhaver added that National  
29 Grid wanted to change the original easement. To answer the other question, the applicant has been  
30 required to blast on the site and will need to do so on Phase Three.

31  
32 Mr. Hall inquired if the applicant would rather have a two-year extension. Atty. Schuster noted that a  
33 two-year extension was suggested in the meeting with Staff and would be appropriate. Mr. Westhaver  
34 added that two years would coordinate with the wetlands permit timing and two other approvals. It would  
35 allow the work to be completed.

36  
37 There was no public comment. Staff had no objection to changing the extension from one year to two. In  
38 the absence of further discussion, the Public Hearing was closed.

39  
40  
41 ***A MOTION by Matthew Hall that the Lebanon Planning Board APPROVE the application of ROCK***  
42 ***RIDGE LEBANON LLC, PB2020-33-EXT, for an extension of time for the completion of the required***  
43 ***infrastructure improvements for Phase 3 of the Rock Ridge development (formerly Sleeper Village), a***  
44 ***140-unit Planned Unit Residential Development at Old Pine Tree Cemetery Road, Tax Map 74, Lot 3,***  
45 ***in the RL-3 zone, as requested in an application submitted by Barry Schuster, Esq., on behalf of Rock***  
46 ***Ridge Lebanon, LLC, received November 9, 2020, including any and all submissions and testimony***  
47 ***provided for and during the public hearing, with the following conditions:***

- 48 1. *The applicant shall be required to complete Phase 3 site improvements by December 1, 2022*  
49 *pursuant to all applicable conditions of all of the Planning Board's Notices of Action for the*  
50 *Rock Ridge (f/k/a Sleeper Village) development, including but not limited to, the original*

Subdivision and Conditional Use approval dated July 7, 2005 and the Notice of Partial Suspension of Final Subdivision Approval dated January 26, 2009.

2. The performance security for all required Phase 3 infrastructure improvements shall be in place prior to commencement of any site work in that phase. The applicant shall execute a new Performance Bond/Security Agreement to accompany the performance security.
3. A "Removal of Hold" document for Phase 3, approved by the City's attorney, shall be executed by the Planning Board Chair and recorded in the Registry of Deeds prior to the commencement of any site work and prior to the sale or transfer of any lots or units within Phase 3.
4. Prior to the start of construction activities for Phase 3, the applicant shall address all questions and comments from the NHDES in a letter to the City of Lebanon dated September 12, 2017 and a memorandum from Assistant City Engineer to Peter Bull dated September 22, 2017 to the satisfaction of the Department of Public Works.
5. The applicant shall execute a new Water and Sewer Extension and Inspection Agreement in accordance with Chapter 136 and 182 of the City Code and Section 14 of the Subdivision Regulations for Phase 3 of the development.
6. Prior to the start of any construction activities in Phase 3 for which construction inspection is required pursuant to this decision, or any applicable ordinance or code, the City shall retain the services of an independent third-party inspector, for which the applicant shall be responsible for all inspection fees related to construction and installation of roadways, sidewalks, water and sewer utilities, storm drainage systems, and erosion control, in accordance with Chapter 136 and 182 of the City Code and Section 14 of the Subdivision Regulations. The applicant shall provide funding for inspection services in a form acceptable to the City. As-built drawings provided by the applicant (using the NH State Plane Coordinate system), including tie sheets and Northing and Easting coordinates and elevations of underground utilities, and third-party engineer inspection reports shall be reviewed and approved by the City Engineer, prior to acceptance of any utility improvements by the City, and all such Inspection reports shall be made available to the applicant, upon request.

***Seconded by Jeremy Rutter.***

Ms. Romano inquired if the City would receive a copy of the assent agreement from National Grid or if there would be a condition that there is an agreement by a certain time. Mr. Brooks stated that the Board could ask for a copy, but the City is not a party to the agreement. The Board cannot base its approval on the existence of that agreement. Mr. Corwin noted that it is between the applicant and the easement holder.

Mr. Brooks stated that the request the Board is considering is only with respect to Phase Three. The easement and assent agreement affect portions of Phase One and Phase Two. It does not affect Phase Three.

***Roll Call Vote:***

***Voting in Favor – Mr. Amaro, Mr. Rutter, Mr. Winny, Ms. Monroe, Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Hall, Mr. Garland***

***Voting Against - None***

***\*The MOTION was approved (9-0).***



- 1           B.       **Jolin Salazar-Kish, 8-10 & 14 Bank Street (Tax Map 92, Lots 125 & 124), zoned LD:**  
2           Request for Site Plan Review of a proposed 47-unit multi-family residential development  
3           to consist of one existing building and two new buildings on two lots to be merged,  
4           together with associated site improvements. **#PB2019-39-SPR** - continued from July 13,  
5           2020 (40 mins) - Continued from October 13, 2020  
6

7       Ms. Chewning recused herself for this application.  
8

9       Jolin Salazar-Kish, Sue Reed, and Dan Nash were present online to speak on behalf of the application.  
10

11       Mr. Corwin noted that several changes were made to the plan, and the traffic study was included in the  
12       meeting packet.  
13

14       Ms. Salazar-Kish described changes made to the façade based on Board comments and provided three  
15       views of the revised design for the 14 Bank Street building. Additional changes described included a  
16       reduction in the impact to traffic due to the reduction in units from 40 to 26. The one-way driveways  
17       would create fewer left hand turns toward the green. Additional shade trees were included in the  
18       landscaping plan, and the lighting analysis showed no spillage except where waived.  
19

20       Mr. Corwin stated that the new proposal requires a few waivers. The waiver for lighting per Section  
21       6.7.2.B was already approved. The proposed waivers are as follows:  
22

- 23           • Partial Waiver of Section 6.2.B.1 – “On all parcels subject to these Regulations, a minimum  
24           landscaped area along the front, side, and rear property lines shall be provided, except within the  
25           Central Business District where proposed development of the site does not allow. This area shall  
26           be a minimum of 15 feet in width for the length of each property line, and shall total at least 20%  
27           of the entire lot area.” (emphasis added)  
28

29       A perimeter landscape area of 15 ft. in width is not provided in some locations around the perimeter of the  
30       property (e.g. the area between the parking spaces along the entry drive and the Lebanon Library, and the  
31       area at the eastern end of the rear parking lot).  
32

- 33           • Partial Waiver of Section 6.2.B.4 – requiring that trees to be planted no closer than 8 ft. to any lot  
34           line  
35
- 36           • Waiver of Section 6.2.B.6 – requiring a 20 ft. wide opaque buffer between the proposed  
37           multifamily use and the abutting office use at 18 Bank Street (“Where necessary to mitigate the  
38           impact of a land use on neighboring properties or the neighborhood, the Planning Board will  
39           require that all or some of the perimeter landscaping required herein be planted as an opaque or  
40           semi-opaque buffer, and increased in width pursuant to the chart that appears on page 29 of the  
41           Site Plan Review Regulations.”)  
42
- 43           • Partial Waiver of Section 6.2.D – “Landscaping around buildings shall be provided to a minimum  
44           width of 10 feet and planted with trees, shrubs, and ground cover appropriate to the architecture  
45           in order to buffer parking areas, define entrances, provide foundation planting, and soften large  
46           expanses of walls or long roof lines.”  
47

- Section 6.5.B.5 – “Minimum access requirements shall include a 50-foot turning radius and 22-foot fire lanes at the rear of the buildings.” Note: It appears that the revised site plans satisfy this requirement and, therefore, a waiver is not required.

Staff has identified additional requirements of the Site Plan Review Regulations from which the revised proposal requires a waiver, and has asked the applicant to provide a written request for each:

- Partial Waiver of Section 6.2.E.1 – requiring parking areas to be visually screened with landscaping (the proposed trees along the perimeter are required to be “supplemented with shrubs, perennials, or understory trees to visually screen the parking area.”)
- Partial Waiver of Section 6.7.6.a – requiring “...areas within parks or along walkways and bikeways to be illuminated shall not exceed an average level of 1.0 foot-candle at grade level.”

Mr. Corwin stated that the Fire Department provided comments on the most recent plans and are satisfied with the revisions as proposed. The official approval will be confirmed at the January meeting. Most of the technical comments have been satisfied. The City Engineer has comments that should be addressed prior to the January meeting. On Page 6 of the Staff Memo, Engineering comment #1 noted parking space 56 could impact traffic entering the site, and Engineering may recommend that space be removed. The revised plan includes 56 parking spaces, which provides an average of 2.2 spaces per unit.

Mr. Vincent had no further comments.

Mr. Rutter expressed curiosity regarding the purpose of the driveway on the east side of 14 Bank Street. He suggested the driveway serves no purpose for #14 Bank Street, and removing it would allow for the required opaque, landscaping buffer. Ms. Salazar-Kish explained that it is a shared driveway with #18 Bank Street and is required to remain. Atty. Carolyn Cole, who owns #18 Bank Street, stated that her property does not require an opaque divider from the new building. It is a very narrow driveway, and she has no objection to the waiver.

Mr. Rutter referred to tabulation of the trees on Page 7 of the plan, noting that the math did not appear to add up. Ms. Salazar-Kish stated that a newer version of the plan corrects those numbers, which are given as the totals for trees versus plants and bushes.

Ms. Romano noted that the traffic study was done during a year when children were not in school and many parents were working from home. She suggested that future studies should reference typical traffic. Chair Garland suggested those circumstances may have been factored into the data, but Ms. Romano preferred leaving it for a future discussion. She noted that a number of proposed parking spaces, specifically #55, 56, 47, 48, 26, 27, and 39, are all in places that make turning difficult. Their removal would provide additional snow storage space and improve traffic flow within the site. She characterized the changes to the exterior of #14, such as the porch and modifications to the sides of the building, as very pleasing.

Mr. Amaro expressed his agreement with Ms. Romano regarding the same parking spaces and also noted their potential, negative impact on the pedestrian walkway.

Mr. Corwin commented on the roof pitch as being out of character with the neighborhood and making the building look larger than it actually is. Ms. Salazar-Kish stated that the pitch is 5/12 and anything less would make it almost flat. The neighbors disapproved of a flat roof on the previously-proposed building. Ms. Salazar-Kish added that the degree of pitch is needed for the roof to shed water properly.



1  
2 Chair Garland asked for public comment, noting that Kathy Elfstrom's written comments expressed  
3 appreciation for the recent changes.  
4

5 Doreen Schweizer, an abutter at 14 Green Street, has a fence behind her barn that is on Ms. Salazar-  
6 Kish's property. The fence was moved to that location about twenty years ago to prevent snow coming off  
7 the barn roof from knocking the fence down. Ms. Salazar-Kish suggested replacing the wooden fence  
8 with a vinyl fence along the property line, but Ms. Schweizer believes a fence on the property line would  
9 be knocked down by the snow from the roof.  
10

11 Mr. Corwin stated that the Board could not approve an abutter's fence, as it is not part of the project. Ms.  
12 Salazar-Kish stated that creating a jog in the fence would be agreeable and suggested the Board could  
13 waive that portion of the landscape requirements. Any landscaping would be shrubs, which would limit  
14 parking lot shading. Ms. Monroe expressed the need to have the minimum required shading to keep the  
15 pavement cool. She added that moving two of the trees could be acceptable, and adding a low fence, like  
16 those along a road, could take the weight of snow and delineate the property line. The Board can make  
17 suggestions, but it is an awkward situation. Ms. Stavis stated her lack of support for the Board  
18 entertaining a private agreement with an abutter or granting a partial waiver to allow such an agreement.  
19

20 Laura Harris-Hirsch suggested adding a roof over the rear parking area to help shield the pavement from  
21 the sun.  
22

23 Ms. Schweizer noted that the solid mass coming off the barn roof has a tremendous impact, and any fence  
24 right on the property line would be in jeopardy. A separate agreement between Ms. Schweitzer and Ms.  
25 Salazar-Kish that incorporates the decision of the Planning Board would be acceptable.  
26

27 Ms. Monroe stated that the Board is always concerned when an applicant's plan would negatively affect  
28 an abutter. Usually abutters want a sturdy barrier, but in this case the abutter doesn't want a fence on the  
29 property line. If Ms. Salazar-Kish can move the trees and still satisfy the shade requirement, it would  
30 likely be acceptable to the Board. Moving the fence would be the applicant's decision.  
31

32 Mr. Winny suggested installing a snow rail or similar device to stop the snow from sliding off the barn  
33 roof.  
34

35 Ms. Harris-Hirsch reiterated her suggestion for a roof to shade the parking area pavement.  
36

37 Mary Ann Mastro of 15 Green Street inquired if the new plan needed to fall under the new Lebanon  
38 Downtown regulations. Mr. Corwin stated that Staff had raised the issue of whether the new plan was  
39 substantially different enough to require a new application. Although there are some significant changes,  
40 the applicant reduced the overall impact of the project, and the balance of the project was similar enough  
41 to the original plan. The changes were made in response to comments from the Board and the public. The  
42 Board is not required to make an official determination that the new plan is, in fact, similar enough.  
43

44 Ms. Salazar-Kish explained that there is often a trade-off between maintaining aspects of a project and  
45 keeping it financially viable. The project is following the spirit of the regulations as closely as possible  
46 while balancing the other constraints of the project site. At present, the entire space has no landscaping.  
47 As much landscaping as possible is being added given the constraints that exist. The ten-foot landscape  
48 requirement is not possible throughout with the redesign that was based upon requested changes. The  
49 project has to be financially viable.  
50

1 Fran Hanchett inquired about snow storage and the Library's trash. Ms. Salazar-Kish stated that they left  
2 a walkway for the Library's trash to be removed through her property as it is removed currently.

3  
4 Ms. Romano observed that the proposed back fence appears to be touching the corner of the house to the  
5 east of 14 Green Street, and there is no space to walk around the house. Ms. Salazar-Kish stated that  
6 walking around the house at present would mean trespassing on someone else's property. The plan would  
7 be to allow the current four-foot fence to remain, and the new fence would attach to it and go to the west  
8 side of the property with a slight jog to accommodate the garden at 14 Green Street.

9  
10 Ms. Monroe commented on the improvement to the proposed front of #14 and the front porch. She noted  
11 that parking spaces next to snow banks are difficult to maintain. If those spaces were removed, there  
12 could be more lawn area. Waivers are necessary because all projects are unique. The goal is to maximize  
13 the space available, and the scale of the new design is a great improvement. The lack of a landscape  
14 buffer on the west side by the Library is not a concern. It is not a residence but a public building.

15  
16 Chair Garland suggested voting on the waivers.

17  
18 ***A MOTION by Joan Monroe to approve the partial waiver of Section 6.2.B.1.***  
19 ***Seconded by Laurel Stavis.***

20  
21 ***Roll Call Vote:***

22 ***Voting in Favor – Mr. Winny, Ms. Monroe, Ms. Romano, Ms. Stavis, Mr. Hall, Mr. Garland, Mr.***  
23 ***Amaro, Mr. Rutter***

24 ***Voting Against - None***

25 ***Recused – Ms. Chewning***

26 ***\*The MOTION was approved (8-0-1).***

27  
28 Ms. Chewning returned to the meeting.

29  
30 ***A MOTION by Matthew Hall to continue the hearing of Jolin Salazar-Kish, 8-10 & 14 Bank Street***  
31 ***(Tax Map 92, Lots 125 & 124), zoned LD to January 11, 2021, at 6:30PM.***

32 ***Seconded by Kathie Romano.***

33  
34 ***Roll Call Vote:***

35 ***Voting in Favor – Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Hall, Mr. Garland, Mr. Amaro, Mr.***  
36 ***Rutter, Mr. Winny, Ms. Monroe***

37 ***Voting Against - None***

38 ***\*The MOTION was approved (9-0).***

39  
40 C. **89 Donuts, LLC (applicant), Miracle Mile Realty, LLC (property owner), 388**  
41 **Miracle Mile (Tax Map 103, Lot 6), zoned GC: Request for Site Plan Review to**  
42 **construct a +/-1,332 sq. ft. drive-in restaurant (a Dunkin' Donuts with a drive-through**  
43 **window and walk-in service) within the existing parking lot, together with associated site**  
44 **improvements. PB2020-32-SPR - Completeness Review and Opening of Public**  
45 **Hearing. Continued from November 9, 2020**

46  
47 Mr. Corwin stated that the Planning Department recommends accepting the application as complete  
48 enough to accept jurisdiction and commence review. Additional information has been requested regarding  
49 parking, and an agreement on meeting Section 607 was reached by phone. The clarification will be  
50 included with the next meeting packet.



1 ***A MOTION by Laurel Stavis that the application of 89 Donuts, LLC (applicant), Miracle Mile Realty,***  
2 ***LLC (property owner), 388 Miracle Mile (Tax Map 103, Lot 6), zoned GC is complete enough for the***  
3 ***Planning Board to accept jurisdiction and commence review.***  
4 ***Seconded by Jeremy Rutter.***

5  
6 ***Roll Call Vote:***

7 ***Voting in Favor – Mr. Amaro, Mr. Rutter, Mr. Winny, Ms. Monroe, Ms. Romano, Ms. Chewning, Ms.***  
8 ***Stavis, Mr. Hall, Mr. Garland***

9 ***Voting Against - None***

10 ***\*The MOTION was approved (9-0).***

11  
12 Rod Finley of Pathways Consulting attended online to speak in support of the application. Also in  
13 attendance were Greg Sagris of 89 Donuts, Andrew Burek of the Richmond Group, and Erica Wygonik of  
14 Resource Systems Group, who are doing the traffic study.

15  
16 Mr. Finley described the project, which is a Dunkin' Donuts drive-through/walk-in facility to be located  
17 in the Miracle Mile Plaza in front of the movie theater. There would be no seating provided. There would  
18 be a mobile lane for drive-through service, and it would be adjacent to the new bus stop and the crosswalk  
19 between the shopping plaza and the Listen Center. There would be a small building with no kitchen or  
20 baking on site. The location details, parking, and proposed traffic flow were explained, and the plan meets  
21 the current ordinance for parking. Municipal sewer and water connections would be made underground  
22 using a directional drilling process, and stormwater management is improved with a reduction of  
23 impervious surface. Stormwater flow and catchment were determined and described. Shading calculations  
24 are in progress and will include details for proposed trees and landscaping.

25  
26 Mr. Corwin described the updated waiver requests, which were sent to the Board. The project involves  
27 redevelopment of a portion of an existing property. The requirements under Section 6 would normally  
28 apply to the entire plaza, so a waiver request to limit compliance to just the project site was  
29 recommended. The City Engineer's comments need to be addressed, and all other comments are expected  
30 to be addressed by the January meeting. Staff is requesting that a decision be deferred on the waiver  
31 request from 5.1.E.5 until the January meeting. All other waiver requests were explained. The traffic  
32 impact analysis is in progress now, and a reduction in parking spaces is proposed with space reserved on  
33 site if more parking is needed later. The rail trail access needs to remain open.

34  
35 Mr. Hall expressed significant concern about traffic at both entrances to the plaza. The space is extremely  
36 limited, and there is no current plan for traffic movement within the plaza. Both access and safety are  
37 issues.

38  
39 Ms. Romano noted the site cleanup from the previous gas station. It is important to preserve access to a  
40 lot on the opposite side of the rail trail for a future recreation site. Exploring that with the Recreation  
41 Department was suggested. Exiting from Price Chopper is extremely difficult, and many drivers use the  
42 other plaza exits. The row of parking spaces closest to the site could be eliminated to provide better traffic  
43 flow.

44  
45 Mr. Amaro expressed concern over access for pedestrians. The access appears to be geared toward cars,  
46 which would limit pedestrian and bicyclist use. The options for safely crossing traffic to and within the  
47 site are very limited.

48  
49 Ms. Monroe shared the same concerns about the stacking of vehicles at the exits. In addition, the current  
50 practice of drivers crossing empty parking lanes is also an issue. The lanes in front of the theater may  
51 make parking and traffic complicated. Many children wait in theater lines, which could be a safety issue.

1 The property divisions are not clear. Mr. Brooks pointed out the property lines for the three sections of the  
2 plaza.

3  
4 Mr. Corwin clarified that the parking areas to the rear of the theater would provide the minimum spaces  
5 required under the Zoning ordinance. Overflow would be in the western end of the Price Chopper parking  
6 lot. Mr. Finley explained that the spaces behind the theater are required to meet the current regulations.  
7 Ms. Monroe suggested that the excess parking spaces could provide needed driving space.

8  
9 Chair Garland invited public comment. There was none.

10  
11 Mr. Rutter inquired about the purpose of the space to the west of proposed building, which is empty. Mr.  
12 Finley stated that it is a landscaped, grassy area.

13  
14 ***A MOTION by Matthew Hall to extend the meeting to 9:45 PM.***

15 ***Seconded by Kathie Romano.***

16  
17 ***Roll Call Vote:***

18 ***Voting in Favor – Mr. Garland, Mr. Amaro, Mr. Rutter, Mr. Winny, Ms. Monroe, Ms. Romano, Ms.***  
19 ***Chewning, Ms. Stavis, Mr. Hall***

20 ***Voting Against - None***

21 ***\*The MOTION was approved (9-0).***

22  
23 Ms. Stavis inquired about the hours of operation. Mr. Sagris stated it would likely be 5 AM to 9 PM,  
24 adding that over 70% of Dunkin' Donuts' business occurs before Noon, and the movies start at Noon.  
25 Ms. Stavis also inquired about the safety of pedestrian access and those walking through the plaza. She  
26 commented that it is nice to see the plaza coming back to life.

27  
28 Ms. Chewning inquired about the process for bike customers to access the property and store their bikes  
29 while in the store. Mr. Rutter suggested outdoor seating given all of the proposed, grassy area. It would be  
30 possible for pedestrians or bicyclists to take a break there.

31  
32 Chair Garland inquired about the number of cars parking at any time, given that the site is for drive-  
33 through and walk-in service. Mr. Sagris stated that the interior layout is only 8' by 11½' (92 sq. ft.) and  
34 not geared toward inside dining. A small indoor counter was added to accommodate pedestrians from the  
35 bus stop for placing and picking up their orders in winter months. There are no public rest rooms. He  
36 added that he would send along the interior design for inclusion in the next meeting packet.

37  
38 ***A MOTION by Kathie Romano to continue the hearing of 89 Donuts, LLC (applicant), Miracle Mile***  
39 ***Realty, LLC (property owner), 388 Miracle Mile (Tax Map 103, Lot 6), zoned GC to January 11, 2021,***  
40 ***at 6:30PM.***

41 ***Seconded by Laurel Stavis.***

42  
43 ***Roll Call Vote:***

44 ***Voting in Favor – Ms. Chewning, Ms. Stavis, Mr. Hall, Mr. Garland, Mr. Amaro, Mr. Rutter, Mr.***  
45 ***Winny, Ms. Monroe, Ms. Romano***

46 ***Voting Against - None***

47 ***\*The MOTION was approved (9-0).***

48  
49 **4. Other Business**



Chair Garland cited an article in the Valley News regarding a lawsuit filed by Timberwoods and asked for an update. Mr. Brooks explained that a lawsuit has been filed, but the City has not been served. The City will see what the case is once service is completed and will respond accordingly. The appellant has until January 9, 2021, to have it served and the City must respond within 30 days.

Mr. Brooks took a moment to thank the Board members for their patience and diligence with the new process. There was a great deal of hard work put in by the Board this year on some large, difficult projects. He sincerely appreciates their willingness to serve.

## **5. Approval of Minutes**

### **A. November 9, 2020**

Page 5, line 50, to read, "A Board member asked for more specifics regarding Section 602 on the topic of swimming pools and fencing."

### **B. November 23, 2020**

Page 2, line 6, to read, "The exit to Mechanic Street from Foundry Street will eventually be right turn only."

Page 2, line 8, to read, "It was suggested to switch the positions of the magnolia tree and the serviceberry shad tree."

Page 2, line 20, to read, "...APPROVE the following waivers..."

Page 7, line 21, to add, "Chair Garland requested that Mr. Braverman provide the Board with a fiscal study for the next meeting."

Page 10, line 24, to read, "Chip Brown, who is a realtor in Lebanon, stated..."

Additional grammatical corrections as submitted via email.

***A MOTION by Laurel Stavis to approve the minutes of the November 9, 2020 and November 23, 2020 meetings as presented in the December 14, 2020 Planning Board meeting packet as amended.***

***Seconded by Jeremy Rutter.***

### ***Roll Call Vote:***

***Voting in Favor – Mr. Garland, Ms. Monroe, Ms. Romano, Ms. Stavis, Mr. Rutter, Ms. Chewning, Mr. Amaro, Mr. Winny, Mr. Hall***

***Voting Against - None***

***\*The MOTION was approved (9-0).***

## **6. Adjournment**

***A MOTION by Matthew Hall to adjourn the meeting.***

***Seconded by Laurel Stavis.***

### ***Roll Call Vote:***

***Voting in Favor – Mr. Garland, Mr. Winny, Ms. Monroe, Ms. Romano, Ms. Stavis, Mr. Rutter, Ms. Chewning, Mr. Amaro***

***Voting against - Mr. Hall***

***\*The MOTION was approved (8-1).***

The meeting was adjourned at 9:43 PM.

- 1
- 2 Respectfully submitted,
- 3 Holly Howes
- 4 Recording Secretary