



**LEBANON MINOR SITE PLAN COMMITTEE
JUNE 22, 2023 - 1:30 PM
MEETING ROOM 1, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

-
- 1. Call to Order**
 - 2. Notice of Regional Impact**
 - 3. Public Hearing Items**
 - A. Children's Center of the Upper Valley, 178 Mechanic Street (Tax Map 105, Lot 12), zoned R2:** Applicant requests site plan review to expand the existing group day care facility including the installation of a mobile classroom and associated site work. **PB2023-25-MSP**
 - B. LBK Properties, LLC, 0 Mechanic Street (Tax Map 89, Lot 4), zoned IND-L:** Applicant requests minor site plan review to install drainage improvements together with associated site work. **PB2023-26-MSP**
 - 4. Other Business**
 - 5. Approval of Minutes**
 - A. June 8, 2023**
 - 6. Adjournment**

The order of agenda items is subject to change.

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

CITY OF LEBANON
APPLICATION FOR

SPECIAL EXCEPTION	☐	☒ SITE PLAN REVIEW
VARIANCE	☐	☐ SUBDIVISION
MOTION FOR REHEARING	☐	☐ LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☐ CONDITIONAL USE PERMIT

☒ OTHER Minor Site Plan

PROPERTY OWNER (APPLICANT):

NAME: Children's Center of the Upper Valley TEL.#: 603-448-1615MAILING ADDRESS: 178 Mechanic St Lebanon, NH 03766E-MAIL ADDRESS: j.hosmer@ccuv.org

CO-APPLICANT, AGENT, OR LESSEE:

NAME:

TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 105 LOT#: 12 PLOT #: — ZONE: R2STREET ADDRESS OF PROJECT: 178 Mechanic St. Lebanon, NH 03766IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☒ NO **HISTORIC DISTRICT** ☐ YES ☒ NO
FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

Adding a mobile classroom for adult learners on the property.

TYPE OF OCCUPANCY:

EXISTING ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL
PROPOSED ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIALIF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC**USE: a mobile classroom for adults.

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 June 22, 2023, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY

OWNER: John HosmerDATE: 06/02/2023**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 #			
<u>6-6-2023</u>	<u>105-12</u>	<u>PB2023-</u>			

25-msp

(Last Revised 4/04/18)



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

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

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

- An Application, completed in full and signed by the property owner [§3.2.B.7.a]*
- This Support Statement, completed in full and signed by the applicant [§3.2.B.7.b]*
- Payment of the appropriate filing fees [§3.2.B.7.c]*
- A completed Public Hearing Notification List [§3.2.B.7.d]*
- A digital copy of the site plan set, prepared in accordance with the requirements of §3.2.B.7.e, in .PDF format*
- Optional: photos and any other materials in support of your application*

II. PROJECT DESCRIPTION

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

See Attached

III. SITE PLAN TECHNICAL CHECKLIST

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

MINOR SITE PLAN REVIEW

Support Statement

Page 2 of 2

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

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

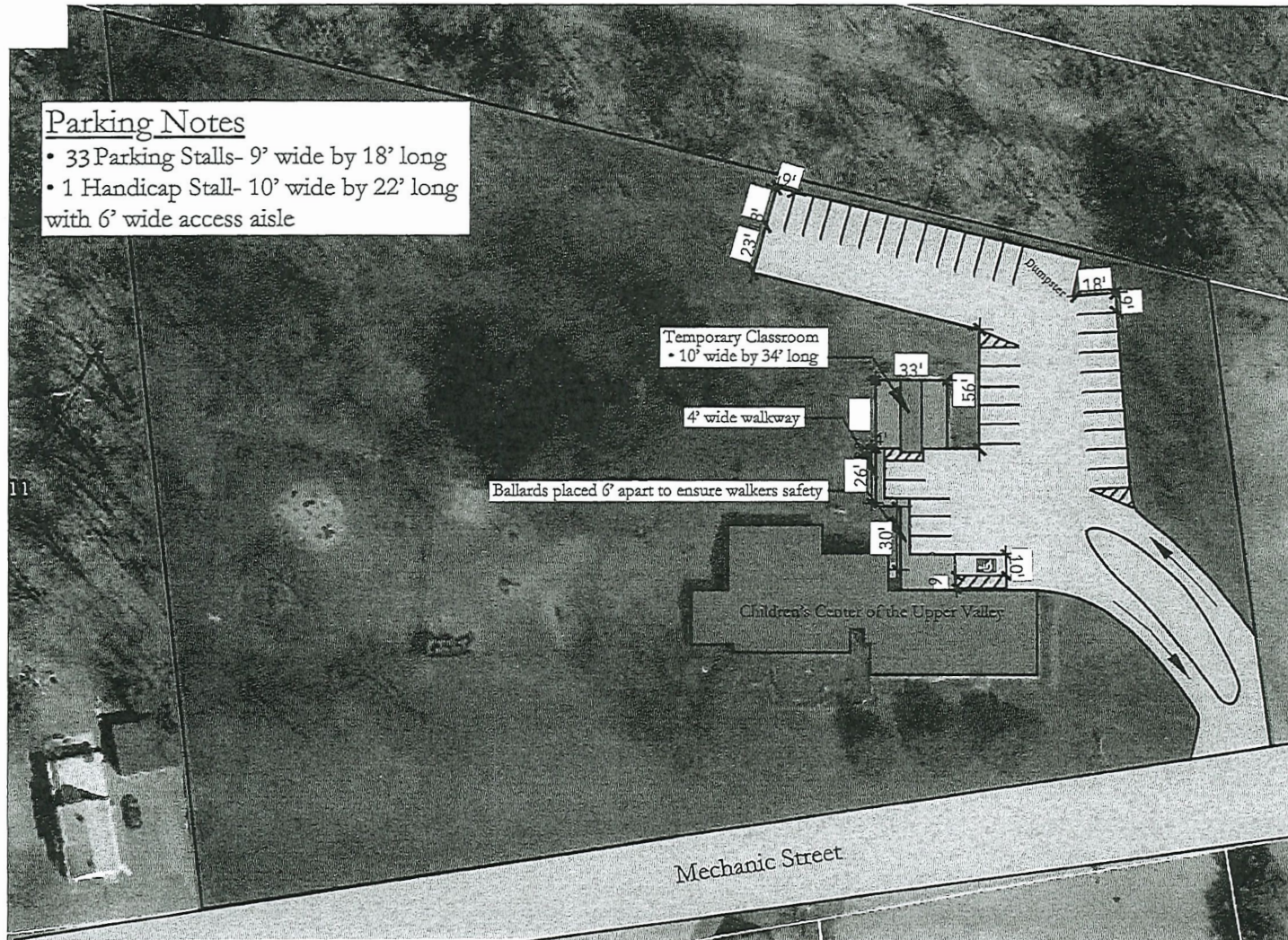
Signature of Applicant

Date

Project Description:

The Children's Center of the Upper Valley is requesting to include a detached classroom from the existing main building. The classroom will allow the ability to recruit and train individuals in the early childhood field which will address the need for more teaching staff in the Upper Valley. The classroom space that is currently being utilized to train these individuals is taking up valuable licensed child care spaces which increases the workforce issues in the region. By approving the application, it will allow the center to utilize the space for a child care classroom instead of a training classroom.

Parking Layout



May. 13, 2023

Garden Life
Design · Plant · Care
401 State Street New London, NH 03357



Scale: 1" = 50'

Children's Center of the Upper Valley
178 Mechanic Street Lebanon, NH

A 1

"Quality & Integrity Since 1968"

INDEX OF INFORMATION				DESIGN CRITERIA	
Dwg/Pg #	Description	Dwg. Date	Last Rev. Date	MODEL:	WMO-3610
S1.1	COVER	3/5/12	*	ACTUAL BUILDING SIZE:	9'-9" x 32'-0"
S2	SPECS	3/5/12	5/9/12	BUILDING SQUARE FOOTAGE:	312
F1	BLOCKING	3/5/12	*	OCCUPANT LOAD:	4
AH1	ARCH/ELECTRICAL/HVAC	3/5/12	*		
X2	ELEVATIONS/CROSS SECTION	3/5/12	*		
*			*	General Notes:	
*			*	The job specifications supersede the detail set where there is a conflict.	
*			*	Exit doors to remain operable during business hours without the use of a key or any special device.	
*			*	A 1/2" x 2-1/2" shim, corresponding with the finish material thickness, between top and bottom surface in lieu of compressible material, e.g. carpet, (load bearing walls only).	
*			*		

DATA PLATE NOTES:
The below note(s) to be placed on the data plate

This building does not contain restroom facilities. Restrooms should be provided on site subject to the local authority having jurisdiction

* This building is limited to Roof Live Load areas of 80 PSF or less.

Site contractor is responsible for supplying and/or installing the following items in accordance with the above applicable codes:

- Accessible Access to Building
- Crawl Space Ventilation
(1 square foot per 150 sq. ft. of building area.)
- Crawl Space Access
- Diagonal Frame Tie Downs and Anchors

DESIGN VALUES	
FLOOR; U-VALUE:	.044
WALL; U-VALUE:	.083
ROOF; U-VALUE:	.021

[illegible]

New Jersey Notes: Building shall be located with a fire separation of more than 30 feet from other buildings. Exception: The building can be located less than 30 feet apart on the same property if the buildings can be classified as one building as per 2009 International Building Code Sec. 503.1.2, and approved by the local jurisdiction where the building is to be located. Interior finish maximum flame spread rating to be Class III (75-200). Ventilation mech. to provide 20 cfm per occupant outside air thru HVAC air handler w/ fresh air intake. Site contractor is responsible for supplying and/or installing the following items in accordance with the above applicable codes: Fire extinguisher(s).	Rhode Island Notes: Building to be located with a fire separation of more than 30'. Buildings on the same property located less than 30 ft. apart shall be classified as one building. Interior finish maximum flame spread rating to be Class III (75-200). Ventilation mech. to provide 20 cfm per occupant outside air thru HVAC air handler w/ fresh air intake. Site contractor is responsible for supplying and/or installing the following items in accordance with the above applicable codes: Fire extinguisher(s).
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Pennsylvania Notes:

- Building to be located with a fire separation of more than 30'.
- Buildings on the same property located less than 30 ft. apart shall be classified as one building.
- Mechanically operated ventilation system to provide minimum of 20 CFM per occupant outside air via HVAC air conditioner air handler w/ fresh air intake.
- Interior finish maximum flame spread rating to be Class II (25-76).

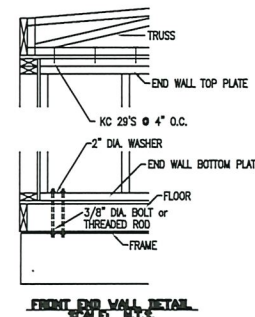
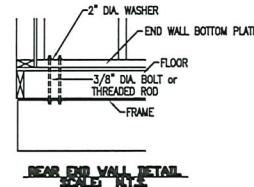
REFER TO THE GENERAL and/or IBC DETAIL REFERENCE MANUAL	
X-SECTION	IV-F-3,14
FLOOR	V-A-2,3
FRAME	V-B-1,C-1,2,1,8,1,D-2,3,6,8,9,13,15
WALLS	VI-B-1,2,3,4,6,C-1
ROOF	VII-A-1,2,4,8,12,14,16,*966,968
PLUMBING	VIII-B-26
MECHANICAL	IX-C-1,4,5,1,7
ELECTRICAL	X-D-1,2,3,9,10
FOUNDATION	XIII-B-2,10,C-2, SEE BLDCKING PLAN

PE SEALS:							
ALL ITEMS THAT ARE CLOUSED ARE FIELD INSTALLED							
 Mark Line © 2004 HAWK LINE INDUSTRIES							
WILLIAMS SCOTSMAN							
PROJECT NAME: NE STOCK WIND-3610-DRY							
PLANT LOCATION: BOSTON IN							
REV DESCRIPTION DATE BY							
MODEL: WMO-3610							
DATE: 3/5/2012							
DRAWN BY: IV							
DRAWING SCALE: AS NOTED							
QUOTE NO: QTE00012310							
SERIAL NO: IN-038302-16							
DRAWING NUMBER: Z 8-58109 AM							
CORPORATE OFFICE: 1485 E.C. BLVD., BOSTON, IN 46701 FENNSHAWN PLANT: 502 ALEXANDER DR., LEIPAZATA, PA. 17512 NORTH CAROLINA PLANT: 481 CUY GARRETT RD. ROMEBOCA, NC 27874							

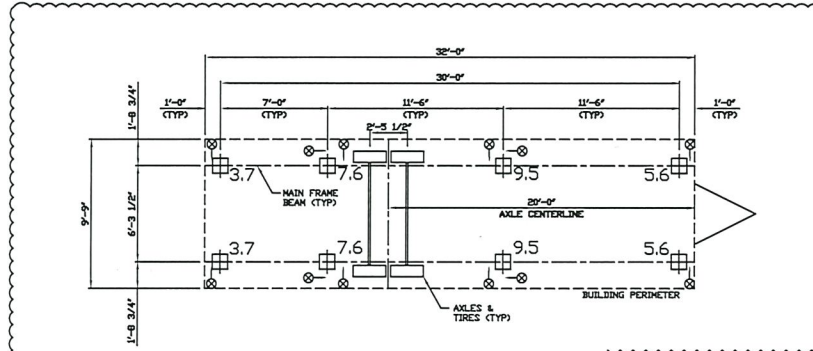
SPECIFICATIONS	
FRAMES:	
CROSSMEMBER/OUTRIGGER:	10" I-BEAM w/ X-MEMBERS @ 48" O.C.
HITCH TYPE:	DETACHABLE
AXLE:	TANDUM w/ BRAKE, w/ EQUALIZERS
TIRRES:	14 PLY
NOTE:	SOLID FRONT & REAR X-MEMBERS
MISC.:	SOLID REAR X-MEM.
	w/ 7/16" HOLE FOR 3/8" BOLTS
	THRU BOTTOM PLATE OF WALL & THRU FLOOR BOLTED TO FRAME.
FLOORS:	
BOTTOM BOARD:	ROLL TYPE
INSULATION:	R-22 FIBERGLASS, KNAT FACED
FLOOR JOISTS:	2x6@12" 1/2", 16" O.C., (TRANSVERSE), (SPF GRADE #2)
FRAME CLIPS:	REQUIRED @ MAIN BEAMS EVERY 5'-4" O.C.
NOTE:	DOUBLE END @ CURB SIDE ONLY, FULL LENGTH OF UNIT
DECORING:	SINGLE LAYER, 5/8" NOMINAL, T & G PLYWOOD, (SPW RATING 20" O.C.)
NOTE:	FASTEN DECORING DOWN w/ 8 POINT BING SHANK NAIL
NOTE:	(4) CARBAGE BOLTS PER SIDE, FRONT, REAR & EACH SIDE OF AXLE AREA
COVERING:	1/8" VINYL COMPOSITION TILE, ARMASTRONG STANDARD DECORON IMPERIAL
	TEXTURE #9183N, w/ ARMASTRONG ADHESIVE
	SEE COLOR CHART ON THIS SHEET FOR SPECIFIC COLORS
MISC.:	FLOORS ARE TO BE WASHED AND WAXED (2 COATS) BY MARLINE
	BEFORE BEING SHIPPED
MISC.:	BOLT END WALLS & SIDE WALLS TO FRAME (SEE DETAILS)
EXTERIOR WALLS:	
FRAMING:	2x4, 16" O.C., (SPF GRADE #2)
NOTE:	DOUBLE STUDS @ ENDS OF ALL EXTERIOR WALLS
NOTE:	STUDS DRILLED FOR ELECTRICAL WIRE - NO DADO
WALL HEIGHT:	8'-0"
TOP PLATE:	DOUBLE 2x4 (SPF GRADE #3)
BOTTOM PLATE:	SINGLE 2x4 (SPF GRADE #3)
WALL COVERING:	1/2" VINYL COMPOSITION, (P.S. RATING CLASS I OR A (0-25))
	SEE COLOR CHART ON THIS SHEET FOR SPECIFIC COLORS
END WALL SHEATHING:	1/8" STR. T-PLY SET DOWN 1 1/2" BELOW WALL
MISC.:	THYR BUILDING WRAP OR EQUAL
INSULATION:	R-15 FIBERGLASS, KNAT FACED
SIDING:	7/16" LP SHAWT PANEL, (P.S. 1-83 RATED, EXT. 4" O.C.)
TRIM:	WOOD - WINDOWS, 1x4 ROUGH SHAWN
TRIM:	WOOD - TOP, 1x4 ROUGH SHAWN
TRIM:	WOOD - BOTTOM, 1x4 ROUGH SHAWN
TRIM:	WOOD - CORNER, 1x4 ROUGH SHAWN
TRIM:	WOOD - DOOR, 1x4 ROUGH SHAWN
	SEE COLOR CHART ON THIS SHEET FOR SPECIFIC COLORS
NOTE:	HEADERS @ ALL WINDOW & DOOR LOCATIONS
NOTE:	BOLT END WALLS TO FRAME
INTERIOR WALLS:	
FRAMING:	2x4, 16" O.C., (SPF GRADE #2)
WALL HEIGHT:	8'-0"
TOP PLATE:	SINGLE 2x4 (SPF GRADE #3)
DOUBLE 2x4 (SPF GRADE #3)	
WALL COVERING:	1/2" VINYL COMPOSITION, (P.S. RATING CLASS I OR A (0-25))
	SEE COLOR CHART ON THIS SHEET FOR SPECIFIC COLORS
INSIDE CORNER:	MATCHING VINYL WRAPPED BATTEN
OUTSIDE CORNER:	MATCHING VINYL WRAPPED BATTEN
CEILING COVER:	MATCHING VINYL WRAPPED BATTEN
DOOR TRIM (EXTERIOR):	2 1/4" PRE-FINISHED CASING
DOOR TRIM (INTERIOR):	2 1/4" PRE-FINISHED CASING
DOOR JAMB (INTERIOR):	5/8" PRE-FINISHED
WINDOW TRIM:	2 1/4" PRE-FINISHED CASING
WINDOW JAMB:	5/8" PRE-FINISHED
BASE MOLDING:	4" VINYL COVE BASE (ARMASTRONG)
	SEE COLOR CHART ON THIS SHEET FOR SPECIFIC COLORS
ROOF:	
QTY:	ROOF, 80# LL, 16" O.C., #30S0063 O/E
TRUSS CRITERIA:	16 1/2" DEEL x 10" RISE x 114" LONG
INSULATION:	R-49 FIBERGLASS, KNAT FACED
SHEATHING:	1/2" PLYWOOD FR PANEL, CLASS "C" (SPW RATING 24"/18")
CEILING:	1/2" MFR PRE-FINISHED GYPSUM, (P.S. RATING CLASS I OR A (0-25))
ROOFING:	2x4" (2x4) FULLY ASHED
	SEE COLOR CHART ON THIS SHEET FOR SPECIFIC COLORS
MISC.:	POWER ATTIC VENTILATOR w/ HUMIDISTAT, WALL MOUNT
MISC.:	GABLE VENT, 16" x 16"
MISC.:	CONTINUOUS ALUMINUM J-RAIL w/ CALKED JOINTS, FULL PERIMETER
	NO SPLICES @ OR ABOVE DOORS OR WINDOWS
EXTERIOR DOORS:	
QTY:	2
3/4x6 1/2	(310) TELSTAR SERIES STEEL DOOR
	w/ 10"x10" LITE
	TILL, (2055) w/ HEADBOLT & PASSAGE LEVER
	w/ POLYSTYRENE CORE
	SEE COLOR CHART ON THIS SHEET FOR SPECIFIC COLORS
NOTE:	WILLIAMS MASTER KEYING
NOTE:	HEAVY DUTY STAY CHAIN
INTERIOR DOORS:	
QTY:	1
2/4x6 1/2	(519) PRE-FINISHED, HOLLOW CORE w/ PRE-FINISHED JAMB
1	(516) PRE-FINISHED, HOLLOW CORE w/ PRE-FINISHED JAMB
	SEE COLOR CHART ON THIS SHEET FOR SPECIFIC COLORS
NOTE:	w/ PASSAGE LEVER SET, GRADE 2
NOTE:	FLOOR MOUNTED DOOR STOPS

WINDOWS:	
QTY:	7
46"x27"	(AH) HORIZONTAL SLIDER, IG/Low "E" ARGON FILLED CLEAR GLASS
	w/ VINYL FRAME
	w/ SCREENS
	(2) w/ SAFETY GLASS
7	MINI BLINDS:
	SEE COLOR CHART ON THIS SHEET FOR SPECIFIC COLORS
ELECTRICAL:	
QTY:	1
SERVICE:	120/240 VOLT, SINGLE PHASE, 3 WIRE, 60 HZ. w/ GROUND
LOAD CENTER:	100 AMP w/ MAIN, SINGLE PHASE w/ 1 1/2" DMT CONDUIT THRU FLOOR
RACEWAY:	MINIMUM #12 AWG NON-METALLIC SHEATH CABLE (ROMEX)
LIGHT:	DIFFUSED, SURFACE MOUNTED, 4', 2 TUBE, FLUORESCENT
	w/ 1-8 BOLTS & INTERNAL DISCONNECT
2	LIGHT:
	EXTERIOR, VANGUARD RESISTANT, WALL MOUNTED, WEATHERPROOF
	w/ 13 WATT CFL BULB & PHOTO CELL
3	SWITCH:
	20 AMP, 120 VOLT, SILENT TOGGLE TYPE
8	RECEPT:
	20 AMP, 120 VOLT, DUPLEX, GROUNDING TYPE
	SEE COLOR CHART ON THIS SHEET FOR SPECIFIC COLORS
3	MISC.:
	SINGLE GANG ACCESS BOX w/ 1/2" DMT CONDUIT DROP THRU FLOOR
	MISC.:
	BOXES IN EXTERIOR WALL REQUIRE INFILTRATION GASKETS
HVAC:	
QTY:	1
HEAT/COOL:	(324) WALL HUNG, 2 TON COOLING w/10 HPI HEAT, w/G CONTROL OPTION
	SEE COLOR CHART ON THIS SHEET FOR SPECIFIC COLORS
DUCTWORK:	16"X16", FIBERGLASS, CEILING SUPPLY (R-3.5)
	DUAL FLAME SPEED INDEX OF 25, MAX. SMOKE DEVELOPED INDEX OF 50)
3	SUPPLY AIR DIFFUSER:
	12"x12" IN CEILING WITH ADJUSTABLE DAMPER
2	RETURN AIR GRILLE:
	24"x16" THRU WALL AT UNIT w/FILTER GRILLE
2	RETURN AIR GRILLE:
	12"x6" THRU WALL
	NOTE:
	WIND SYSTEM DESIGNED FOR 240W POWER SUPPLY.
	IF CONNECTED TO 208V, AVAILABLE HEAT MAY BE INSUFFICIENT.
1	MISC.:
	THERMOSTAT, HEAT/COOL, DIGITAL, AUTO CHANGE-OVER
FURNITURE:	
QTY:	1
PLAN TABLE:	35" DP, 60" LG, HPL FOLD DOWN TYPE w/ STANLEY 25-0000 BRACKETS
2	DESK:
	SEE COLOR CHART ON THIS SHEET FOR SPECIFIC COLORS
	HARRISON KENNEDY, 27" DEEP, 10" HPL w/ ROUNDED FRONT, w/ FILES (2)
4	FILE CABINET:
	SEE COLOR CHART ON THIS SHEET FOR SPECIFIC COLORS
	HEW INDUSTRIES MODEL #1444
	SEE COLOR CHART ON THIS SHEET FOR SPECIFIC COLORS
	OVERHEAD SHELF:
	VINYL COVERED WIRE
CODES:	
THIRD PARTY PLAN REVIEW	ISC LABEL (NEW JERSEY & RHODE ISLAND)
THIRD PARTY INSPECTION & SEAL	NEW JERSEY ARCHITECT SEAL
NEW LABEL	NEW YORK ARCHITECT SEAL
CONNECTICUT P.E. SEAL/TIN LABEL	PENNSYLVANIA P.E. SEAL
VIRGINIA P.E. SEAL & LABEL	RHODE ISLAND P.E. SEAL
MAINE P.E. SEAL	MARYLAND P.E. SEAL & LABEL
WEST VIRGINIA P.E. SEAL	MASSACHUSETTS P.E. SEAL & LABEL
NEW HAMPSHIRE P.E. SEAL & COMPLY	
SEE ARCH. PLAN FOR DATA PLATE LOCATION	
APPROX. SHIPPING HEIGHT: 12'-10"	
APPROX. SHIPPING WEIGHT: 12,100 LBS	

COLOR SELECTIONS			
FLOOR COVERINGS:		WINDOWS:	
TILE:	FORETRISS WHITE	MINI-BLINDS:	WHITE
		VINYL FRAMING:	WHITE
EXTERIOR:		ELECTRICAL:	
SIDING:	SILVER POINT	COVER PLATES:	WHITE
TOP TRIM:	BANERIDGE GREEN	HVAC UNIT:	GRAY
BOTTOM TRIM:	BANERIDGE GREEN		
CORNER TRIM:	BANERIDGE GREEN		
INTERIOR WALLS:		FURNITURE:	
COVERING:	LOOM BEIGE	PLAN TABLE:	ENGLISH OAK
VINYL COVER:	SOFT WHITE	DESK TOP:	ENGLISH OAK
		FILE CABINET:	ALMOND TAN
ROOF:			
RUBBER:	BLACK		
EXTERIOR DOORS:		THE APPROVAL DRAWINGS AND COLORS SELECTIONS	
DOOR:	GRAY	SEE CRITICAL TO AVOID A DELAY IN THE MANUFACTURING DATE ESTABLISHED FOR THIS ORDER	

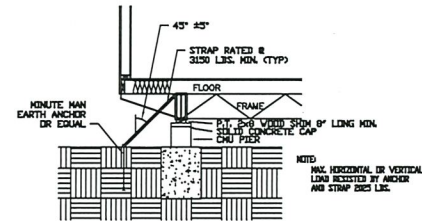


PE SEALS:	
ALL ITEMS THAT ARE CLOUDED ARE FIELD INSTALLED	
PRODUCTION	DATE
DESCRIPTION	REV
WILLIAMS SCOTSMAN PROJECT NAME: NE STOCK WMO-3610-DRY PLANT LOCATION: BRISTOL, IN MODEL: WMO-3610 DATE: 3/5/2012 DRAWN BY: TV DRAWING SCALE: AS NOTED QUOTE NO.: QTE00012310 SERIAL NO.: IN-038302-16 DRAWING NUMBER:	



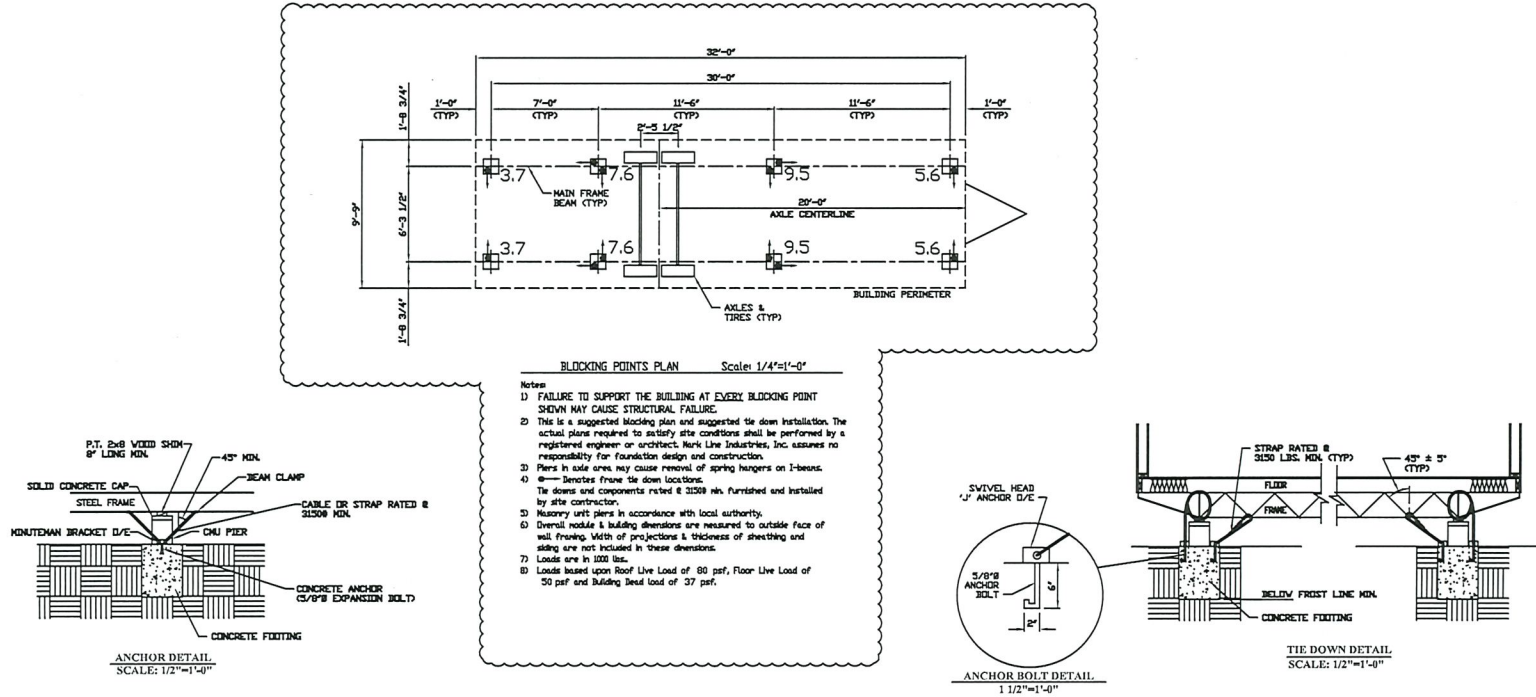
BLOCKING POINTS PLAN Scale: 1/4"=1'-0"

- Notes:
- 1) FAILURE TO SUPPORT THE BUILDING AT EVERY BLOCKING POINT SHOWN MAY CAUSE STRUCTURAL FAILURE.
 - 2) This is a suggested blocking plan and suggested tie down installation. The actual plans required to satisfy site conditions shall be performed by a registered engineer or architect. Mark Line Industries, Inc. assumes no responsibility for foundation design and construction.
 - 3) Plans in side view may cause removal of spring hangers on I-beams.
 - 4) @Denotes frame tie down locations. Tie downs and components rated @ 3000 lbs. furnished and installed by site construction.
 - 5) Machinery unit plans in accordance with local authority.
 - 6) Overall module & building dimensions are measured to outside face of wall framing. Width of projections & thickness of sheathing and siding are not included in these dimensions.
 - 7) Loads are in 1000 lbs.
 - 8) Loads based upon Roof Live Load of 80 psf, Floor Live Load of 50 psf and Building Dead load of 39 psf.



TIE DOWN DETAIL Scale: 1/2"=1'-0"

PE SEALS:	
ALL ITEMS THAT ARE CLOUDED ARE FIELD INSTALLED	
DATE	BY
DESCRIPTION	REV
WILLIAMS SCOTSMAN PROJECT NAME: NY STOCK WMD-3610-DRY PLANT LOCATION: BRISTOL, IN INDIANA PLANT: 5487 CR. 13, BRISTOL, IN 46507	
MODEL:	WMD-3610
DATE:	3/5/2012
DRAWN BY:	IV
DRAWING SCALE:	AS NOTED
QUOTE NO.:	QTE00012310
SERIAL NO.:	IN-038302-16
DRAWING NUMBER:	2 8:58:18 AM



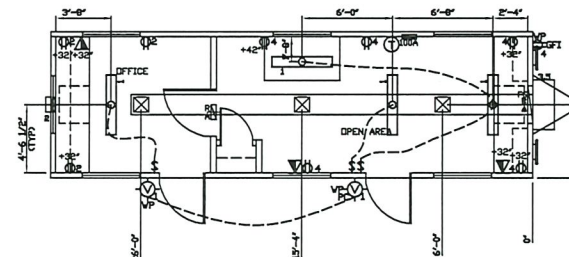
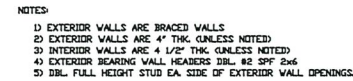
PANEL : A

CONDUIT & CONDUCTOR CHART

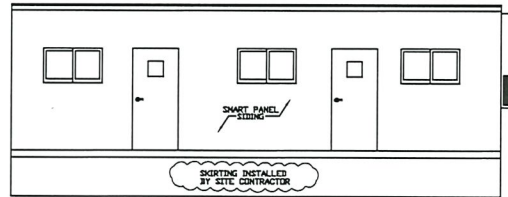
WIRE SIZES

■ 75°C. MIN. TEMPERATURE RATING WITH EQUIPMENT TERMINATIONS LISTED AND IDENTIFIED FOR 75°C. TYPE THW, THWN, THHN WIRE OR MC CABLE.

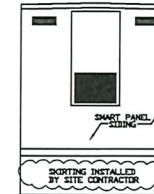
■ TYPE NM OR SE CABLE (FROM 60 COLUMN TABLE 310-16).



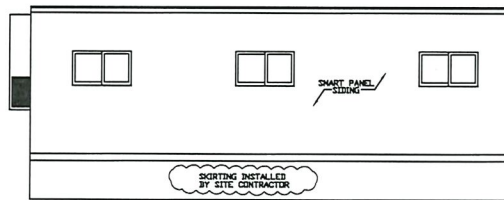
R	24"x36" RETURN AIR FILTER GRILLE RUL 24 3/8"x36 3/8"
B24	2 TON BASE COIL/VAL. HVAC UNIT RUL 20"x24 1/4", 18 1/4" H
AH	4427 HORIZONTAL SLOOKE MOTOR RUL 48 3/4"x57 1/4", 41 1/4" H
S16	36"x48" EXT. PRE-FINISHED HC DOOR w/PRE-FINISHED JAMB RUL 37 3/4"x48"
S15	36"x48" EXT. PRE-FINISHED HC DOOR w/PRE-FINISHED JAMB RUL 37 3/4"x48"
310	36"x48" EXT. STEEL DOOR w/ STEEL JAMB (CELL STAND) RUL 36 1/4"x48"
MARK DESCRIPTION	
OPENING SCHEDULE	



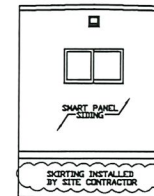
CURBSIDE ELEVATION
SCALE: 1/4"=1'-0"



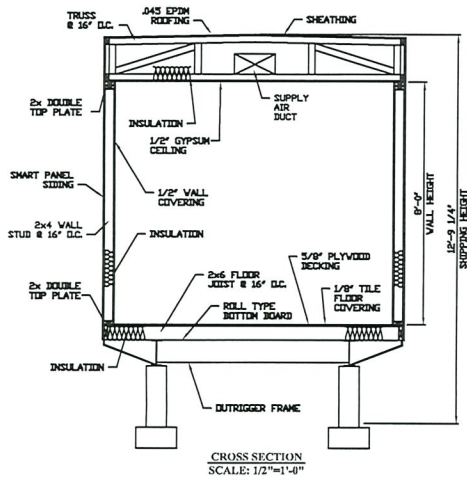
HITCHEND ELEVATION
SCALE: 1/4"=1'-0"



ROADSIDE ELEVATION
SCALE: 1/4"=1'-0"



REAREND ELEVATION
SCALE: 1/4"=1'-0"



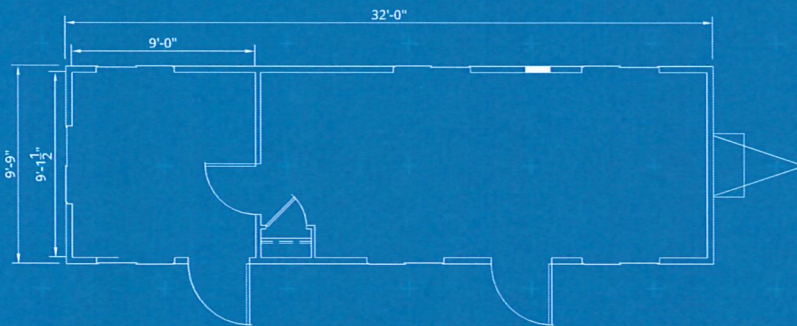
CROSS SECTION
SCALE: 1/2"=1'-0"

PE SEALS:	
ALL ITEMS THAT ARE CLOTHED ARE FIELD INSTALLED	
REV	DATE
DESCRIPTION	DATE
WILLIAMS SCOTSMAN PROJECT NAME: NE STOCK WIND-3610 DRY PLANT LOCATION: BRISTOL IN INDIANA PLANT: 5187 C.R. 13, BRISTOL, IN 46507 CORP. OFFICE: 5187 C.R. 13, BRISTOL, IN 46507	
MODEL:	VWD-3610
DATE:	3/5/2012
DRAWN BY:	TV
DRAWING SCALE:	
QUOTE NO.:	QTE00012310
SERIAL NO.:	
IN-038302-16	
DRAWING NUMBER:	

36' x 10' OFFICE TRAILER



In addition to your office solution, we can provide additional products and services that complete your space- creating a more productive, comfortable, and safe work environment.



CUSTOMIZATION

- Steps & Ramps
- Furniture & Appliances
- Technology
- Site Services
- Loss Protection

Dimensions

36' Long (including hitch)
32' Box size
10' Wide
8' Ceiling height

Exterior Finish

Aluminum or wood siding
I-Beam Frame
Standard drip rail gutters

Interior Finish

Paneled walls
Carpet or vinyl tile floor
Gypsum or T-grid suspended ceiling

Electric

Fluorescent ceiling lights
Breaker panel

Heating/Cooling

Electric baseboard heat and thru-wall AC unit or central HVAC

Windows/Doors

Horizontal slider windows
(2) Vision panel doors with standard locks or (2) steel doors with dead bolt lock

Other

Private office(s)
Optional restroom

CITY OF LEBANON APPLICATION FOR

SPECIAL EXCEPTION	☐	☐	SITE PLAN REVIEW
VARIANCE	☐	☐	SUBDIVISION
MOTION FOR REHEARING	☐	☐	LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☐	CONDITIONAL USE PERMIT

☒ OTHER Minor Site Plan

PROPERTY OWNER (APPLICANT):

NAME: LBK Properties, LLC TEL.#: (603) 252-1401
MAILING ADDRESS: PO Box 5402, West Lebanon, NH 03784
E-MAIL ADDRESS: Daniel Donley <lbkprop@gmail.com>

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Dan Nash, PE TEL.#: 603-448-6295
MAILING ADDRESS: Advanced Geomatics, PO Box 512, Lebanon, NH 03766
E-MAIL ADDRESS: advancedgeomatics@comcast.net

PROJECT LOCATION:

TAX MAP #: 89 LOT#: 4 PLOT #: ZONE: IND-L

STREET ADDRESS OF PROJECT: 0 Mechanic Street

IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☒ YES ☐ NO **HISTORIC DISTRICT** ☐ YES ☒ NO
FLOOD PLAIN ☒ YES ☐ NO

SCOPE OF PROJECT:

Extend existing culverts on property to allow filling of a gulley

TYPE OF OCCUPANCY:

EXISTING ☒ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL
PROPOSED ☒ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL
IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC**
USE:

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 22 June 2023, ~~20~~ unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: Daniel Donley DATE: 6/7/23
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: Daniel Donley DATE: 6/7/23

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #			
6/6/2023	89-4	PB2023-26-MSP			

(Last Revised 4/04/18)



6 June 2023

Tim Corwin, Planning Office
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Minor Site Plan Lot 89-4
Mechanic Street

Dear Mr. Corwin:

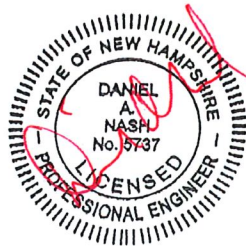
LBK Properties, LLC owns the project parcel which is connected to Lot 104-5 on Mechanic Street. The owner intends to perform a drain extension.

The extension will connect two culverts draining onto the property into one pipe and discharge runoff further down a gulley. The new drain pipes will allow the gulley to be filled in and allow the property to be maintained as one large parcel.

Please let us know if you need any additional materials to support this request.

Sincerely,

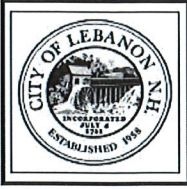
Daniel A. Nash, PE
Principal



Attached:
-Application
-Support Statement/Checklist
-Abutters List
-Plan set

CC: Dan Donley, LBK Properties

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Lot 89-4

City of Lebanon, New Hampshire

APPLICATION FOR MINOR SITE PLAN REVIEW

SUPPORT STATEMENT

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

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

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

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

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

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

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

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

II. PROJECT DESCRIPTION

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

Extend existing culverts on property to allow filling of a gulley

III. SITE PLAN TECHNICAL CHECKLIST

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

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

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

for LBK

Signature of Applicant

6 June 2023

Date



NOTIFICATION LIST

LOT 89-4

6 JUNE 2023

A. SUBJECT PROPERTY

✓ **LOTS 89-4**

LOCATION: MECHANIC STREET

OWNER & APPLICANT:

LBK PROPERTIES, LLC

PO BOX 5402

WEST LEBANON, NH 03784

B. ABUTTERS

LOT 74-14

LOCATION: MECHANIC STREET

MPB CORP

336 MECHANIC STREET

LEBANON, NH 03766

✓ **LOT 104-2**

LOCATION: MECHANIC STREET

MPB CORP

336 MECHANIC STREET

LEBANON, NH 03766

✓ **LOT ?**

LOCATION: RAIL TRAIL

STATE OF NEW HAMPSHIRE

25 CAPITOL STREET

CONCORD, NH 03301

LOT 89-8

LOCATION: MECHANIC STREET

RENIHAN MEADOWS CONDO ASSN.

48 STAGE COACH ROAD

WHITE RIVER JUNCTION, VT 05001

✓ **LOT 104-5**

LOCATION: MECHANIC STREET

LBK PROPERTIES, LLC

PO BOX 5402

WEST LEBANON, NH 03784

✓ **LOT 89-3**

LOCATION: MECHANIC STREET

LBK PROPERTIES, LLC

PO BOX 5402

WEST LEBANON, NH 03784

LOT I-89

LOCATION: INTERSTATE HIGHWAY

STATE OF NEW HAMPSHIRE
25 CAPITOL STREET
CONCORD, NH 03301

C. CONSULTANTS

CIVIL ENGINEER
ADVANCED GEOMATICS AND DESIGN
PO BOX 512
105 BANK STREET
LEBANON, NH 03766

SURVEY- BOUNDARY
VIVE LIBRE GEOMATICS
PO BOX 1093
LEBANON, NH 03766

SURVEY-TOPO, WETLANDS
PATON LAND SURVEYING
PO BOX 581
SPRINGFIELD, VT 05156

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LBK PROPERTIES, LLC

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

MINOR SITE PLAN REVIEW

OWNER/APPLICANT
LBK PROPERTIES, LLC
PO BOX 5402
WEST LEBANON, NH 03784

CONSULTANTS

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

TOPO SURVEY
CHRIS PATON, LLS
PATON LAND SURVEYING
PO BOX 581
SPRINGFIELD, VT 05156

BOUNDARY SURVEY
VIVI LIBRE GEOMATICS
PO BOX 1093
LEBANON, NH 03766

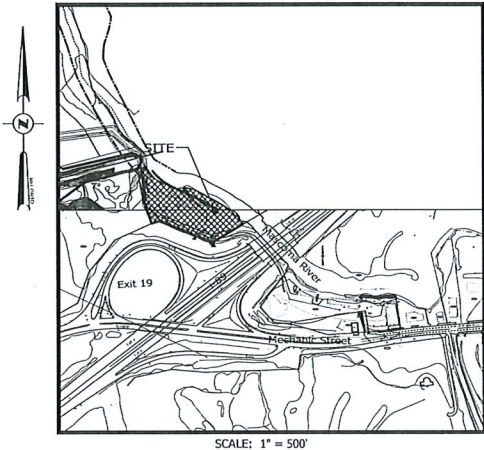


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2	LEGEND	G-1
3	BOUNDARY SURVEY	-
4	EXISTING CONDITIONS PLAN	X-2
5	DRAINAGE PLAN	SK-1
6	DRAINAGE PROFILE	SK-2
7	WETLANDS/ShORELAND PLAN	W-1
8	DRAIN DETAILS	D-4

ZONING COMPARISON - IND-L DISTRICT			
	EXISTING	PROPOSED	REQUIRED
LOT SIZE	3.12 Acres	3.12Ac	2 Acres
FRONTAGE:			
MECHANIC STREET	-	(SEE NOTE 7)	-
FRONT YARD:	-	-	40'
REAR YARD:	-	-	20'
SIDE YARD:			
EAST	-	-	20'
WEST	-	-	20'
BUILDING FOOTPRINT (s.f.):	-	-	
BLDG.COVERAGE(sf) -TOTAL	-	-	
% BLDG.COVERAGE			50%
IMPERVIOUS COV.(sf)			
% IMPERVIOUS COV.			NONE
HEIGHT			65' max.
USE:	VACANT		
PARKING (REG./HC.)	-	-	-

- NOTES:
1. THIS PARCEL IS SHOWN AS LOT 89-4 ON THE LEBANON TAX MAPS. THE PARCEL IS LOCATED AT 0 MECHANIC STREET.
 2. THIS PARCEL IS SERVED BY MUNICIPAL SEWER.
 3. THIS PARCEL IS SUBJECT TO THE WETLANDS OVERLAY DISTRICT.
 4. THIS PARCEL IS SUBJECT TO THE FLOOD OVERLAY DISTRICT.
 5. SUBJECT PARCEL IS ZONED IND-L.
 6. ACCESS IS DERIVED FROM PARCEL 104-5.



06/06/2023
MINOR SITE PLAN
PN: 22-017

EXISTING LEGEND

○	Boundary Corner	X 66.9
⊙	Iron Pipe (Found)	-----
⊙	Rebar (Found)	-----
⊠	Stone Monument (Found)	-----
△	Survey Traverse Point	- - - 760 - - -
⊙	Survey Control Disk	-----
☼	Shrub	-----
☼	Hardwood Tree	-----
☼	Softwood Tree	-----
○ c.o.	Cleanout	-----
⊙	Utility Pole	○ ----- OET -----
☼	Light Pole	----- OHE -----
☼	Bollard Light	----- OHT -----
☼	Light	----- UETC -----
→	Utility Pole Anchor	-----
⊠	U.g. Electric Junction Box	-----
⊠	U.g. Electric Transformer	-----
⊠	U.g. Telephone Box	-----
⊠	U.g. Cable Tv Box	-----
⊙	Curb Stop	-----
⊙	Gate Valve	-----
☼	Fire Hydrant	----- D -----
⊙	Drilled Well	----- UD -----
⊙	Monitor Well	----- W -----
⊠	Catch Basin	----- S -----
⊙	Drain Manhole	----- FM -----
⊙	Sewer Manhole	----- UGE ----- ----- E -----
⊙	Riser	----- UGT -----
⊙	Telephone Manhole	-----
⊙	Electric Manhole	-----
⊙	Communication Manhole	----- UGP -----
⊙	Propane Tank	-----
⊙	Sign	-----

EXISTING LEGEND(CONT.)

Spot Elevation	
Approximate Boundary Line	
Approximate Right-Of-Way Line	
Existing 1 1/2' Contour	
Existing 5' / 10' Contour	
Curb	
Edge Of Pavement	
Edge Of Gravel	
Painted White Line	
Painted Yellow Line	
Overhead Electric/Telephone	
Overhead Electric	
Overhead Telephone	
U.g. Electric/Telephone/Cable	
Edge Of Brook/River	
Edge Of Wetland	
Guard Rail	
Stonewall	
Wire Fence	
Chainlink Fence	
Rail Fence	
Drain Line	
Underdrain Line	
Water Line	
Sewer Line	
Sewer Forcemain	
U.g. Electric	
U.g. Telephone	
Edge Of Woods	
Retaining Wall	
U.g. Propane	
Edge Of building	

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

PROPOSED LEGEND

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 DOME)	
SPOT ELEVATION	
UNDERDRAIN	
DUMPSTER	
BIKE RACK	

PROPOSED LEGEND(CONT.)

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	

DATE

REVISIONS

1

#

DRAIN EXTENSION
FOR
LBK PROPERTIES, LLC
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

STATE OF NEW HAMPSHIRE

PLANNING COMMISSION

NO. 1277

REGISTERED PROFESSIONAL ENGINEER

DAN

12/21/2022

SURVEYED:
DESIGNED:
DRAWN: DAN
CHECKED: DAN
DATE: 12/21/2022

LBK
PROPERTIES

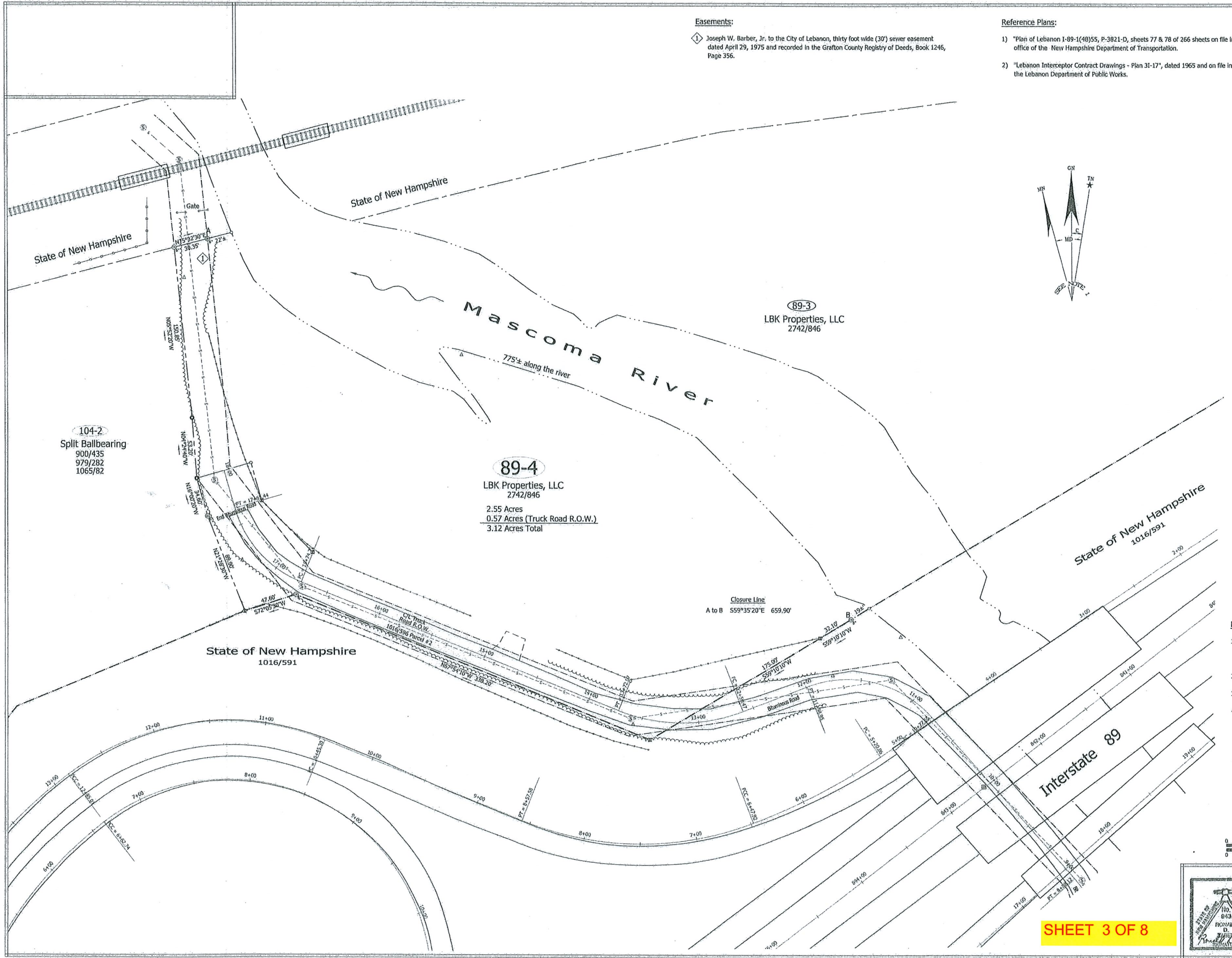
LEGEND

G-1

© 2023
ADVANCED GEOMATICS & DESIGN
DWG: 22017_LEGEND

SHEET 2 OF 8

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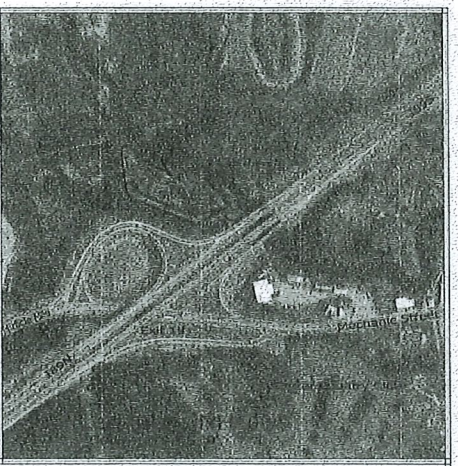
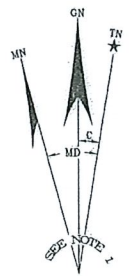
Easements:

1) Joseph W. Barber, Jr. to the City of Lebanon, thirty foot wide (30') sewer easement dated April 29, 1975 and recorded in the Grafton County Registry of Deeds, Book 1246, Page 356.

Reference Plans:

1) "Plan of Lebanon I-89-1(48)55, P-3821-D, sheets 77 & 78 of 266 sheets on file in the office of the New Hampshire Department of Transportation.

2) "Lebanon Interceptor Contract Drawings - Plan 31-17", dated 1965 and on file in the Lebanon Department of Public Works.



Legend

△	Survey Control Point
○	Iron Pipe (Fnd)
●	Rebar (Fnd)
⊕	NH DOT Highway Bound (Fnd)
⊕	Vermont Geomatics 5/8" Capped Rebar (Set 6" AG)
⊕	Vermont Geomatics 5/8" Capped Rebar (Set Flush)
○	Unmonumented Point
⊙	Sewer Manhole
⊕	Catch Basin
105-113	Parcel ID
---	Boundary Line
---	R.O.W. Line
---	30' Wide Sewer Easement
---	Limited Access R.O.W.
---	Existing Sewer Line
---	Ordinary High Water Line
---	R.O.W. Woven Wire Fence
---	Edge of Bituminous Pavement

Notes:

1) Bearings shown on this plat refer to New Hampshire Grid North as established by static GPS observations from known control points using Topcon HyperLite+ GPS receivers. All distances are grid. Ground distance=grid distance/0.99999. Magnetic Declination(MD)=15°00'±W, Convergence(C)=-0°25'.

2) The physical evidence shown on this plat is based upon a field survey by Vermont Geomatics, dated August-September 2010.

3) Boundaries are computed from Leica TCA 1105+ Total Station field survey, postional tolerance = 0.02' + 200 ppm at 95% confidence.

4) Parcel 89-4 is zoned IND.

I certify that this survey plat is not a subdivision pursuant to N.H.R.S.A. Title LXIV and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown. RSA 676:18,III.

I further certify to the record owners that a field survey was performed that meets the accuracy requirements for a New Hampshire Class U (Urban) survey. This plat is based on deed descriptions, map references listed, and physical evidence found in the field. It is consistent with this information to the best of my knowledge and belief unless otherwise noted.

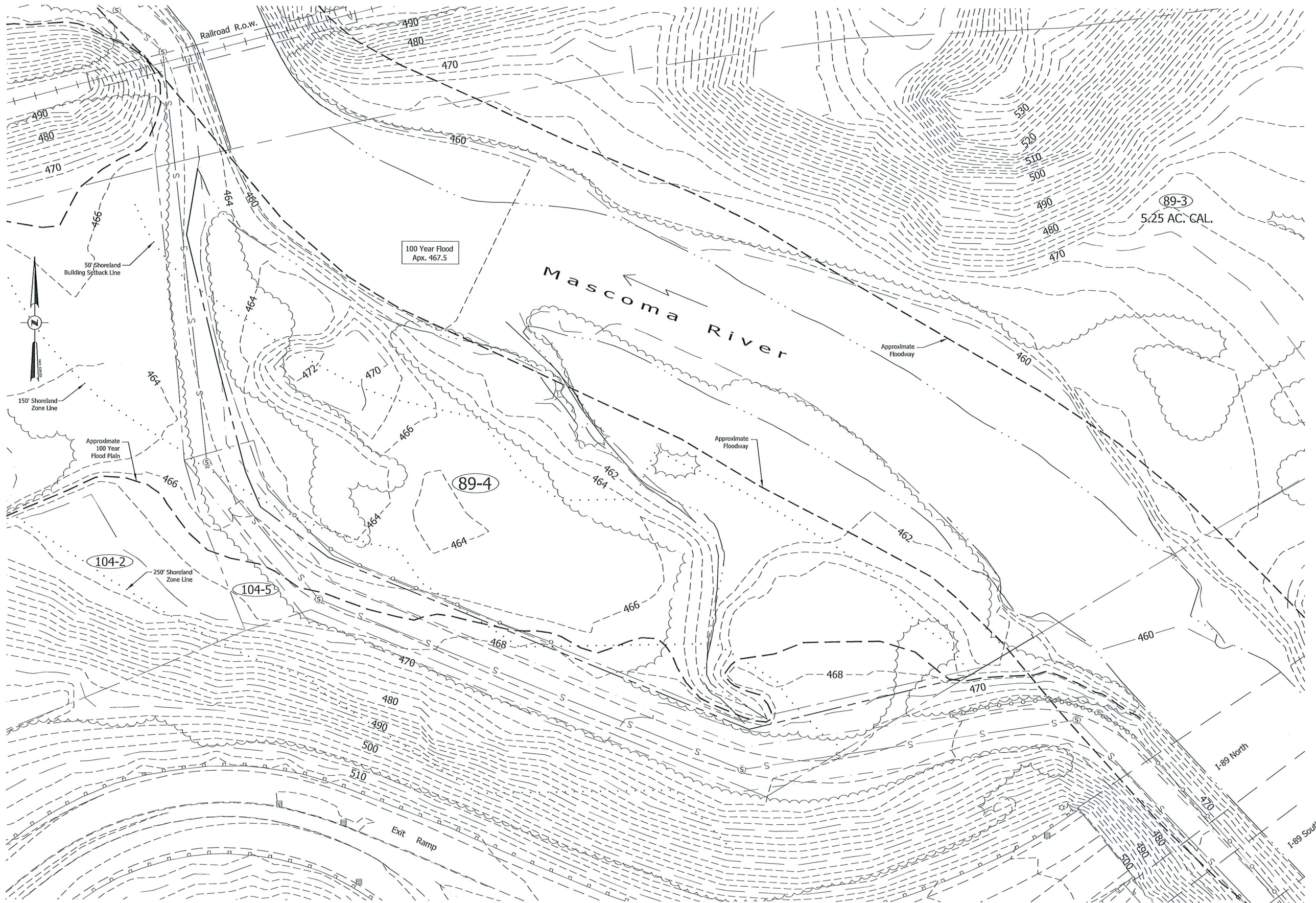
Ronald D. Teber 2/14/11
Ronald D. Teber NH L.S. 943 Date



Boundary Survey
prepared for
LBK Properties, LLC
in
Lebanon, Grafton County, New Hampshire

Owner of Record: LBK Properties, LLC Sheet: 1 of 2
Tax Map #: 89-4
Scale: 1" = 40' Drawing: 10010-10
Date: 12/06/10 Revised: Vermont Geomatics
P.O. Box 14
Windsor, Vermont 05089
(802) 674-6998

SHEET 3 OF 8

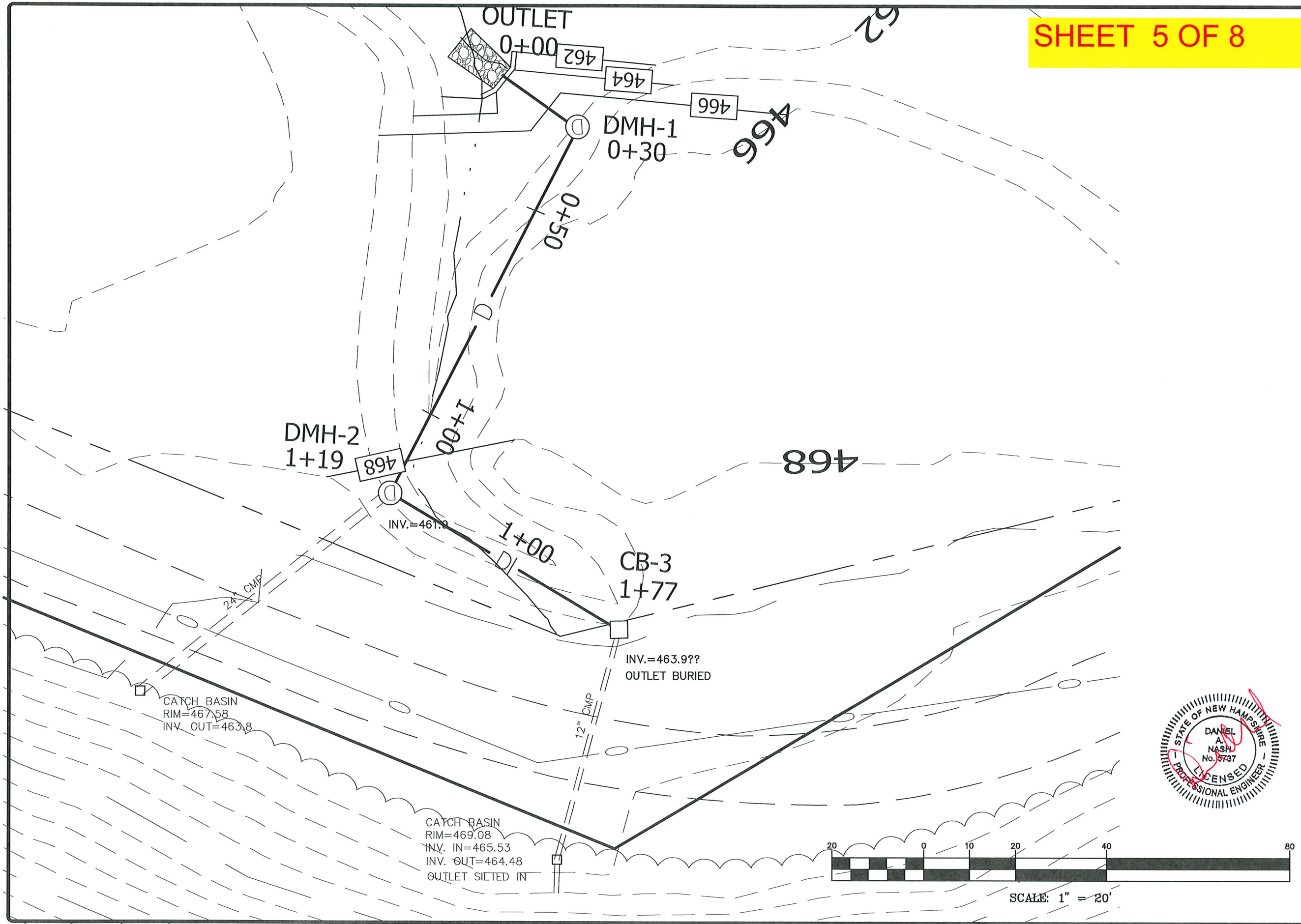


SHEET 4 OF 8

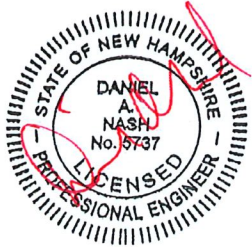


EXISTING CONDITIONS PLAN	
FOR	
LBK PROPERTIES, LLC	
IN	
LEBANON, NEW HAMPSHIRE	
DATE	
REVISIONS	
#	

ADVANCED GEOMATICS & DESIGN 18 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 6295 FAX: (603) 448 0531 E-MAIL: advancedgeomatics@comcast.net	 SURVEYED: GIS DESIGNED: DAN DRAWN: DAN CHECKED: DAN DATE: 06/06/2023 LBK PROPERTIES EXISTING CONDITIONS X-2 © 2023 ADVANCED GEOMATICS & DESIGN DWG: 11002/11002-ba
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SHEET 5 OF 8



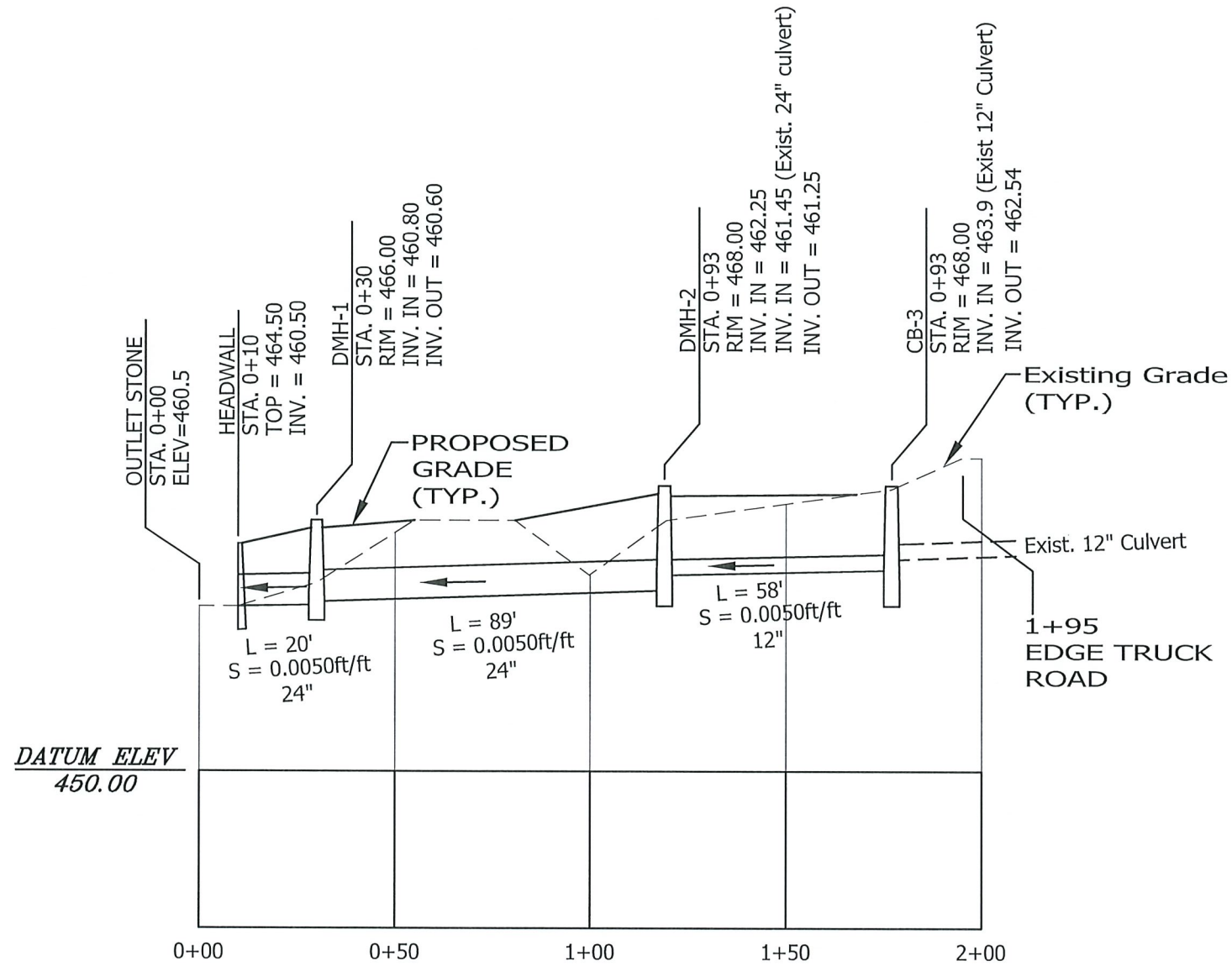
ADVANCED GEOMATICS & DESIGN

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

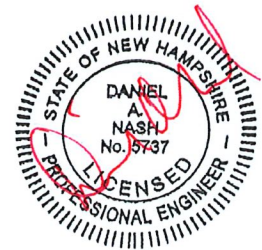
CONCEPT DRAIN PLAN
LBK PROPERTIES, LLC
LEBANON, NEW HAMPSHIRE

SURVEYED:	PATON/GIS
DESIGNED:	DAN
DRAWN:	DAN
CHECKED:	DAN
DATE:	06/01/2023
DWG:	C:\22017\22017-CONCEPT DRAINAGE

SK-1



DRAIN PROFILE
(CL-D1)
SCALE: HORZ. 1" = 40'
VERT. 1" = 10'



SHEET 6 OF 8

ADVANCED GEOMATICS & DESIGN

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

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DRAIN PROFILE

LBK PROPERTIES, LLC

LEBANON, NEW HAMPSHIRE

SURVEYED: PATON/GIS

DESIGNED: DAN

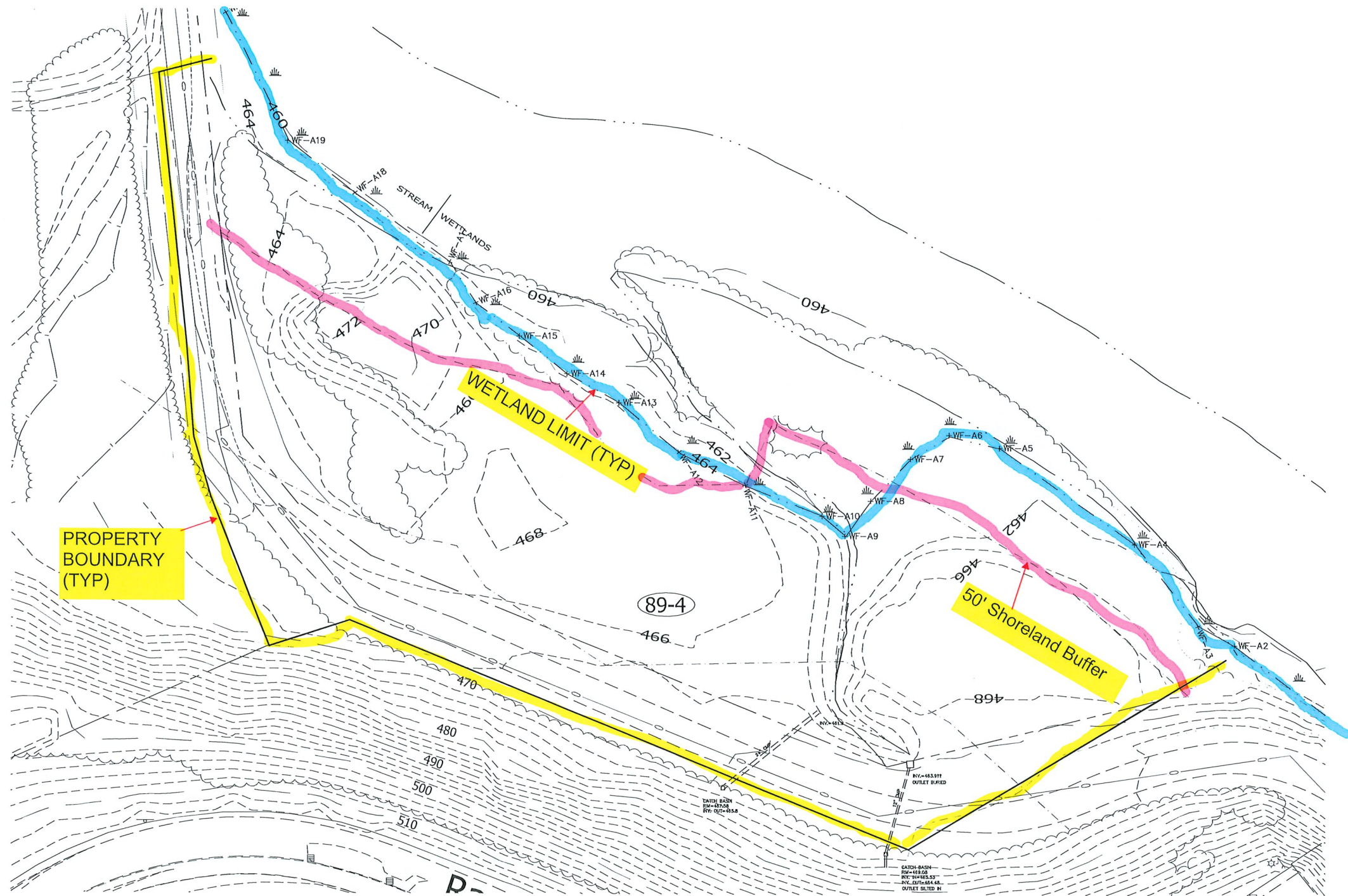
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CHECKED: DAN

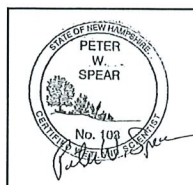
DATE: 05/31/2023

DWG: C:\

SK-2



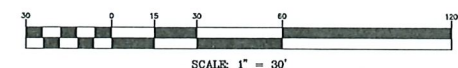
WETLANDS PLAN



THE WETLANDS & STREAMS ON THIS PARCEL WERE DELINEATED BY PETER SPEAR/NRCS, 95 SILVER LAKE ROAD, TILTON, NH 03276 (603-729-0214) USING STANDARDS ADOPTED BY THE STATE OF NH WETLANDS BUREAU. SPECIFICALLY FOR WETLANDS, THE TECHNIQUES OUTLINED IN THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL" TECHNICAL REPORT Y-87-1 (JANUARY 1987) AND THE MANUAL "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND" (VERSION 3, APRIL 2004) PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.

NOTE:

- 1 BASE TOPO PREPARED BY PATON LAND SURVEY, SPRINGFIELD, VT MAY2023.
- 2 TOPO OUTSIDE OF PROPERTY LINE TAKEN FROM CITY OF LEBANON, NH GIS DATA.
- 3 WET LANDS DELINEATED BY NRCS.
- 4 WETLANDS FLAGS LOCATED BY PATON LAND SURVEY.



SHEET 7 OF 8

WETLANDS PLAN
FOR
LBK PROPERTIES, LLC
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN
18 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295 FAX: (603) 448 0531
E-MAIL: advancedgeomatics@comcast.net



SURVEYED: PLS
DESIGNED: DAN
DRAWN: DAN
CHECKED: DAN
DATE: 05/23/2023
LBK PROPERTIES
WETLANDS PLAN
W-1
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ADVANCED GEOMATICS & DESIGN
DWG: C:\22017\BASE_WET.DWG

