



**LEBANON PLANNING BOARD
NOVEMBER 13, 2023 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

-
1. **Call to Order**
 2. **Notice of Regional Impact**
 3. **Public Hearing Items**
 - A. **Johanna Cicotte & Edwards Properties, LLC, 30 Little Heater Road (Tax Map 78, Lot 61) and 1 Edwards Street (Tax Map 78, Lot 56), zoned IND-L: Request for a Boundary Line Adjustment. PB2022-42-BLA - Continued from October 9, 2023**
 - B. **Mason Storage, LLC, 38 Spencer Street (Tax Map 78, Lot 39), zoned LD: Applicant requests an extension of time per Section 4.10.B of the Site Plan Review Regulations to obtain a building permit pursuant to an approved site plan for a 15,000 sq. ft. addition to an existing storage building, originally approved on October 25, 2021 (PB2021-13-SPR). PB2023-36-EXT**
 - C. **195 Mechanic Street, LLC, 195 Mechanic Street (Tax Map 105, Lot 114), zoned GC: Applicant requests a Conditional Use Permit pursuant to Article III, Sections 305.2, 302.4(B) of the Zoning Ordinance to fit up 968 sq ft of space for an animal surgical center. PB2023-37-CUP**
 - D. **LVM Residential, LLC, 1 Foundry Street, 25 & 43 Mechanic Street (Tax Map 91, Lots 263 & 267 & 106-34) zoned LD: Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests a modification to a previously approved Site Plan (PB2022-36-SPR) for a phased, 196-unit multi-family complex. Applicant proposes to reduce the number of dwelling units to 183 and to revise the building site configuration, together with related modifications to parking, utilities, landscaping, access, and other site improvements. Applicant also requests a Conditional Use Permit pursuant to Section 607.5.A of the Zoning Ordinance to allow off-lot parking at 43 Mechanic Street for the benefit of 1 Foundry Street. PB2023-38-SPA - *Completeness review only on 11/13/2023, public hearing to commence on 12/11/2023***
 - E. **City of Lebanon, 5 Airpark Road, 0 Hall Road & 0 Poverty Lane (Tax Map 131, Lot 1, Tax Map 159, Lot 7 & Tax Map 161, Lot 3), zoned IND-L, RL-1 & RL-3: Request for Site Plan Review for safety improvements to taxiways, runways, relocate ILS localizer and shelter building together with related modifications to grading, drainage and electrical. PB2023-39-SPR (NOTE: This application will be reviewed as a Governmental Land Use pursuant to RSA 674:54)**
 4. **Other Business**

5. Approval of Minutes

A. October 9, 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 ~ PLANNING & DEVELOPMENT

PLANNING BOARD

November 13, 2023 Meeting

Staff Memorandum – PB2023-36-EXT

APPLICATION INFORMATION

Agenda Item: 3.B

Application ID: PB2023-36-EXT

Application Type:

Extension of Site Plan approval for a proposed addition to an existing warehouse building

Property Location & Tax Map:

38 Spencer St (Tax Map 78, Lot 39)

Applicant/Property Owner:

Mason Storage, LLC

Zoning District: Lebanon

Downtown (LD) District

Future Land Use Map:

Central Business District

Property Size:

+/-1.2 acres (+/-52,272 sq. ft.)

Existing Use & Improvements:

+/-13,000 sq. ft. industrial building constructed in 1984, per the City Assessor's records (a non-conforming use in the LD District per §306.2)

Proposed Use:

Construct a +/-15,000 sq. ft. building expansion; non-conforming warehouse use to continue

Overlay Districts:

Floodplain District

Staff Attachments:

- 10/25/21 Notice of Action
- Approved Site Plan, as revised per NOA (excerpt; 1 sheet)

LEGAL NOTICE

Mason Storage, LLC, 38 Spencer Street (Tax Map 78, Lot 39), zoned LD: Applicant requests an extension of time per Section 4.10.B of the Site Plan Review Regulations to obtain a building permit pursuant to an approved site plan for a 15,000 sq. ft. addition to an existing storage building, originally approved on October 25, 2021 (PB2021-13-SPR). PB2023-36-EXT

APPLICATION AND OTHER MATERIALS

- ▶ Application form
- ▶ Letter dated September 29, 2023, from Daniel Nash, PE, of Advanced Geomatics & Design (2 pages)

COMPLETENESS REVIEW

This application has been reviewed in accordance with the Lebanon Site Plan Review Regulations. The Planning and Development Department recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

APPLICATION OVERVIEW

The subject property (outlined in blue in Figure 1 above) is improved with a +/-13,000 sq. ft. warehouse which is a non-conforming use in the Lebanon Downtown (LD) District. The property was formerly occupied by a light manufacturing use (Barker Steel). A Special Exception was granted by the Zoning Board of Adjustment in 2002 pursuant to Section 702.1 of the Zoning Ordinance ("Change of Use") to allow the use of the property to change from a non-conforming light manufacturing use to a non-conforming warehouse use (specifically, a moving and storage business) (ZB2002-06).

On May 6, 2019, the Zoning Board granted a Special Exception per Section 702.5 of the Zoning Ordinance to allow the expansion of a non-conforming use; specifically, to allow the applicant to construct a +/-15,000 sq. ft. addition onto the rear of the existing building to accommodate an expansion of the existing non-conforming warehouse use (ZB2019-10-SE). The proposed 15,000 sq. ft. addition together with related site improvements subsequently received Site Plan approval from the Planning Board on October 25, 2021 (PB2021-13-SPR). A copy of the Planning Board's Notice of Action is attached for reference.

Figure 1. Location Map.

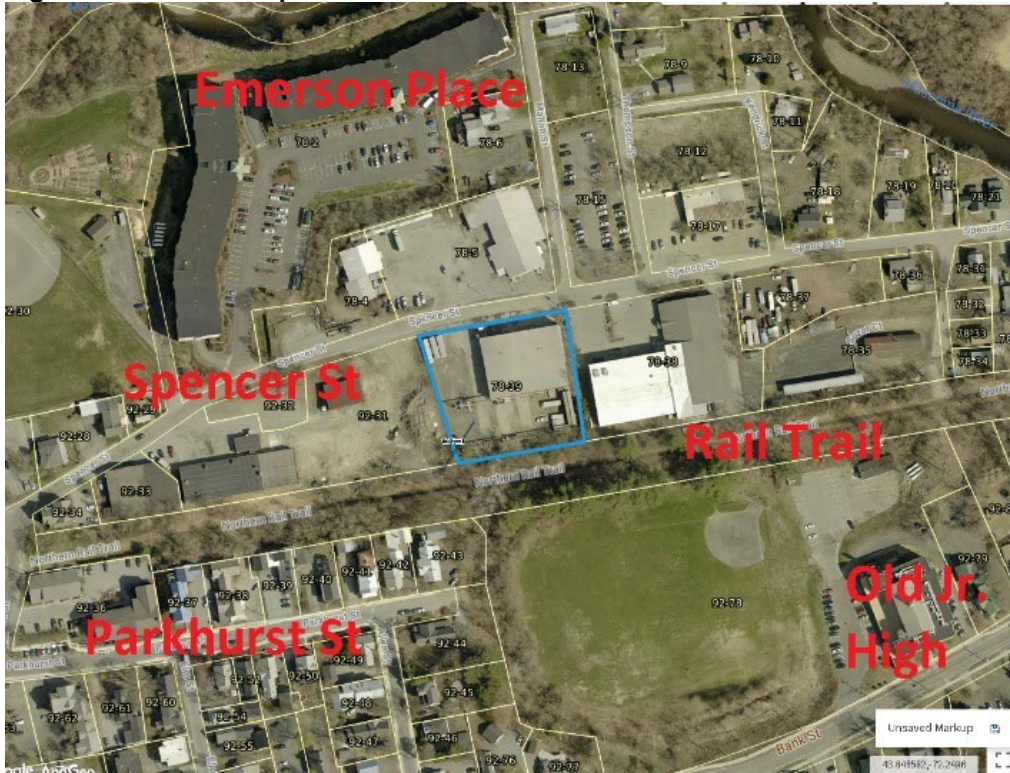


Figure 2. Bird's Eye View (looking south).



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

To date, the applicant has not yet begun construction; however, as detailed in the attached letter from Dan Nash, substantial progress has been made towards satisfying the Planning Board's pre-building permit conditions of approval as set forth in the 10/25/21 Notice of Action.

For the reasons set forth Mr. Nash's letter, the applicant is now requesting an extension of the Planning Board's site plan approval.

SITE PLAN REVIEW REGULATIONS & STAFF COMMENTS

A. Building Permit Extension

Section 4.10.A of the Site Plan Review Regulations requires that an applicant obtain a building permit within two (2) years of site plan approval. If a building permit is not obtained within two years, the site plan approval is void. In this case, the applicant was required to obtain a building permit by October 25, 2023. However, Section 4.10.B allows the Planning Board to grant an extension of up to two (2) additional years beyond the original expiration date, provided that the request is submitted prior to such expiration date. The applicant timely submitted the extension request on October 2, 2023 (i.e. prior to the expiration date in accordance with Section 4.10.B). Therefore, pursuant to Section 4.10.A, the Board may extend the deadline to obtain a building permit to any date up to and including October 25, 2025.

In determining whether to grant an extension (and the duration of any such extension), Section 4.10.C provides that "the Board shall consider the totality of the circumstances, including the extent and complexity of the conditions precedent, and whether the need for more time is attributable to unusual circumstances beyond the control of the Applicant, rather than to the Applicant's neglect or failure to proceed with reasonable promptness." If the applicant's extension request is disapproved, the October 25, 2021 site plan approval will automatically be deemed void.

For quick reference, the relevant portions of Section 4.10 ("Expiration of Site Plan Approval") are provided below:

- A. Any approved site plan for which a Building Permit has not been obtained within two (2) years of the date of the original approval shall be considered void; however, the Board may, for good cause, specify in the original Notice of Action some alternative time limit for obtaining a Building Permit. The voiding of an approval under this paragraph shall terminate the vesting of the application against changes in regulations, as set forth in RSA 676:12, VI and RSA 674:39.
- B. Notwithstanding paragraph A above, the Board may grant an extension of up to two (2) additional years beyond the original expiration date. A request for such an extension must be submitted by the Applicant to the Planning Office prior to such expiration date, and requests for extension of the site plan approval received after the expiration date will not be considered by the Board. An extension may be granted only after a public hearing with notice as provided in Section 4.8 of these Regulations.
- C. In determining whether to grant such an extension, the Board shall consider the totality of the circumstances, including the extent and complexity of the conditions precedent, the extent of the progress made by the Applicant toward satisfying the conditions precedent and/or starting construction, and whether the need for more time is attributable to unusual circumstances beyond the control of the Applicant, rather than to the Applicant's neglect or failure to proceed with reasonable promptness. The Board shall indicate in its

minutes the reason(s) for its decision on an extension request under this Section. The Board shall grant no more than one extension for any site plan, unless it determines, based on legal advice, that such extension is required in order to prevent a violation of constitutional rights.

B. Active and Substantial Development (Vesting) Extension

Section 8.4.A.2 of the Site Plan Review Regulations requires that, “Active and Substantial Development,” as defined in Section 8.4.A.1 (provided below) shall be achieved within two (2) years from the date of the Planning Board’s approval. If active and substantial development is not achieved within two (2) years of the date of the Planning Board’s approval, the development shall be subject to any changes in the City’s land use regulations. In this case, the applicant was required to achieve active and substantial development by October 25, 2023.

Upon demonstration of “good cause,” Section 8.4.A.3 allows the Planning Board to grant an extension of the time for completion of active and substantial development of up to five (5) years from the date of the Planning Board’s approval, provided that the request is submitted prior to the expiration date set forth in Section 4.10. The applicant’s extension request was timely submitted, as noted above. Therefore, the Board may grant an extension of time to achieve active and substantial development to any date up to and including October 25, 2026.

[However, note that “substantial completion” (as defined in Section 8.4.B.1) must be achieved within five (5) years of the Board’s approval, and the timeframe within which to achieve “substantial completion” may not be extended. Consequently, as a practical matter, if the Board grants an extension to achieve active and substantial development of 5 years from the date of approval, the Board would effectively eliminate the requirement to achieve active and substantial development. Instead, the project would only be subject to the five (5) year “substantial completion” deadline and would otherwise be fully vested from changes in the land use regulations for a period of 5 years, without having to first achieve the “active and substantial development” threshold.]

As noted above, the Board must find that there is “good cause” to extend the deadline to achieve active and substantial development. If a site plan fails to achieve the two year active and substantial development, it is no longer “vested” and must comply with current land use regulations. This will only matter if the land use regulations have changed in a meaningful way since the project was originally approved. In this case, if the subject development loses its vesting, the consequences could be significant. Since the project was approved, the Zoning Ordinance was amended to strictly limit the size of building expansions for non-conforming uses. What the Zoning Board approved by Special Exception in 2019 is no longer permissible under the current Zoning Ordinance. If the applicant’s extension request per Section 8.4.A.3 is denied, the Site Plan may be void – consultation with legal counsel would be needed to confirm. Even if the site plan approval is still valid, it would necessarily be contingent on obtaining a Variance from the Zoning Board to permit the building expansion. As a general matter, the bar to obtain a Variance is substantially higher than the bar to obtain a Special Exception.

For quick reference, Section 8.4.A (“Active and Substantial Development or Building”) is provided below:

1. For purposes of these Regulations, unless modified by the Board at the time of approval of a specific application, the completion of all of the following shall imply “Active and Substantial Development or Building” when inspected and approved by the Reviewing Engineer:

- a. Construction of and/or installation of basic infrastructure to support the development (including all of the following: roadways, access ways, parking lots, etc. to a minimum gravel base; and water and wastewater lines and other utilities placed in underground conduit ready for connection to proposed buildings/structures) in accordance with the approved plans; and,
- b. Construction and completion of drainage improvements to service the development (including all of the following: detention/retention basins, treatment swales, pipes, underdrains, catch basins, etc.) in accordance with the approved plans; and,
- c. Placement and maintenance of all erosion control measures on the site as specified on the approved plans.

Movement of earth, excavation, or logging of a site without completion of items a, b, and c above, shall not be considered "Active and Substantial Development or Building." Plans approved in phases shall be subject to this definition for the phase or phases currently being developed.

2. Unless otherwise specified by the Board, Active and Substantial Development or Building shall be achieved within two (2) years from the date of the Planning Board's approval.
3. The time for completion of Active and Substantial Development or Building may be extended for good cause by the Planning Board. A request for an extension of time within which to complete such Active and Substantial Development or Building shall be submitted by the Applicant to the Planning and Development Department prior to such expiration date for review in accordance with the provisions of Section 4.10 of these Regulations. Requests for extension of time to complete Active and Substantial Development or Building received after the expiration date shall not be considered by the Board. An extension may be granted only after a public hearing with notice as provided in Section 4.8 of these Regulations.

In no event shall the time for completion of Active and Substantial Development or Building be extended to more than five (5) years from the date of the Planning Board's approval, unless the development has been approved for completion in phases in accordance with Section 4.9 of these Regulations. In the event the Planning Board approves an extension request, the Applicant shall be required to update any Security Agreements or other documents, as necessary, to reflect the dates of the extended approval.

STAFF RECOMMENDATIONS

If the Planning Board moves to approve the extension request, then based on the information reviewed by City staff, the Planning and Development Department recommends that the Planning Board approve the application with the following conditions:

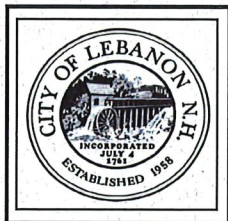
STAFF MEMORANDUM

PB2023-36-EXT
38 Spencer St (78-39)
Agenda Item 3.B
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1. A building permit must be applied for *and issued* by no later than _____ (*TBD by the Board, but can be no later than October 25, 2025*).
2. "Active and substantial development," as defined in Section 8.4.A.1 of the Site Plan Review Regulations, shall be achieved by no later than _____ (*TBD by the Board, but can be no later than October 25, 2026*). If active and substantial development is not achieved by _____, the development shall be subject to all changes in the City's land use regulations.
3. "Substantial completion," as defined in Section 8.4.B.1 of the Site Plan Review Regulations, shall be achieved within five (5) years of the October 25, 2021 approval for PB2021-13-SPR. If substantial completion is not achieved within that time, the development shall be subject to all changes in the City's land use regulations.
4. The applicant shall satisfy and comply with the Planning Board Notice of Action for PB 2021-13-SPR, dated October 25, 2021, and all conditions of approval thereof.

Attachments

cc: Shawn Mason, Mason Storage, LLC (via e-mail)
Daniel Nash, PE, of Advanced Geomatics & Design (via e-mail)
File



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

NOTICE OF ACTION LEBANON PLANNING BOARD

Notice is hereby given that on **July 12, 2021**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

Matthew Hall moved that the Lebanon Planning Board finds the application of Mason Storage, LLC, 38 Spencer Street (Tax Map 78, Lot 39), zoned LD, is complete enough for the Planning Board to accept jurisdiction and commence review.

The motion was seconded by Laurel Stavis. The vote on the motion was unanimous in favor, 9-0.

Notice is hereby given that on **October 25, 2021**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

Matthew Hall moved that the Lebanon Planning Board **APPROVE** waivers for the site plan application of Mason Storage, LLC, regarding 38 Spencer Street (Tax Map 78, Lot 39), PB2021-13-SPR, from the following sections of the Site Plan Review Regulations as set forth in the Staff Memo:

- **Section 6.10.B.9** – requiring that a minimum percentage of the building's façade is comprised of windows or glass doors.
- **Section 6.10.C.2.b** – establishing front yard design requirements.
- **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.D.1** – "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 6.2.B.3** – requiring understory trees to be provided in landscaped areas.
- **Section 6.10.B.3** – "Areas of opaque or blank wall without windows or doors shall extend no more than 20 feet horizontally on or along any building facade that faces a public way, park, or plaza and shall be mitigated by design strategies like varied materials, contrasting textures or depths, decorative reliefs, green walls, murals, or other architectural and landscaping strategies."
- **Section 6.2.B.10** – establishing design requirements for roofs.
- **Section 6.10.B.8** – requiring trees along the front of the property, spaced no more than 40 ft. apart.
- **Section 6.5.B.6** – "Entrance walks must provide direct access between the primary public pedestrian corridor and at least one primary building entrance."

The motion was seconded by Laurel Stavis. The vote on the motion was unanimous in favor, 9-0.

Notice is hereby given that on **October 25, 2021**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

Matthew Hall moved that the Lebanon Planning Board **APPROVE** the application of Mason Storage, regarding 38 Spencer Street (Tax Map 78, Lot 39), PB2021-13-SPR, for Site Plan Review to construct a 15,000 sq. ft. addition to an existing warehouse building, as shown on a plan set titled "Mason Storage,

LLC” prepared by Daniel A. Nash, PE, dated April 11, 2021, last revised September 27, 2021, PN: 19-003, including any and all submissions and testimony provided for and during the public hearing, with the following conditions:

Conditions to be Satisfied Prior to Application for a Building Permit

1. The applicant shall obtain a Floodplain Permit from the Floodplain Administrator pursuant to Chapter 74 of the City Code.
2. Address the following to the satisfaction of the City Engineer:
 - a. Demonstrate that the proposed infiltration practice construction detail provides a minimum of 1-foot vertical separation from estimated seasonal high-water table (SHWT). In addition:
 - i. Revise the drainage report to (i) address saturated hydraulic conductivity of the existing receiving soils, (ii) include stormwater modeling of each proposed infiltration practice, and (iii) include a discussion of the proposed vegetative filter strips; and
 - ii. Revise the plans to show or articulate the locations, lengths, and grading of these proposed pre-treatment practices.
 - b. The stormwater leaving 38 Spencer Street to the west shall be controlled using the above-described infiltration practices. Stormwater flow crossing the property line shall be substantially minimized by adding two properly sized infiltration systems west of the proposed parking area and west of the proposed building addition.
3. To the satisfaction of the Fire Department, the applicant shall (a) demonstrate compliance with the exit requirements of the Life Safety Code, 2015 Edition, Sections 3.3.83, 3.3.83.1, 3.3.84, 3.3.85, and 3.3.85.1, and (b) adopt measures to sufficiently secure the underground tank given its location in the flood plain and provide additional bollards at the surface.
4. The applicant shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department, the City Engineer, and the Fire Department:
 - a. Incorporate any changes made pursuant to condition of approval #2.
 - b. Incorporate any changes made pursuant to condition of approval #3.
 - c. Amend the cover sheet to:
 - i. Provide description of plan revisions (5.1.E.4.d).
 - ii. Note that the plan was approved to the Site Plan Review Regulations adopted May 13, 1991, last revised March 23, 2021.
 - d. Add note to plan to address the requirements of Section 6.10.B.5, consistent with representations made in the application materials.
 - e. As required by Section 5.1.E.10, the plan shall indicate the width of all proposed driveways.
 - f. Provide information required by Sections:
 - i. 5.1.E.2 (“The names and mailing addresses of the Applicant; the Owner(s) of record of the site; the Owners of abutting properties; and the Holders of any easements, rights of way, or other restrictions, based on the current records of the City Assessor available at City Hall, not more than 5 days before the date of filing of the application.”)
 - ii. 5.1.E.5 (“A current survey certified by a land surveyor licensed in New Hampshire”).
 - iii. 5.1.E.7 (“The shape, size, height, and location of all existing structures, located on the site and within 200 feet of the site.”)
 - iv. 5.1.E.9 (“The Zoning District, Tax Map and Lot number, and use of abutting properties within 200 feet of the site boundary; the locations of streets, pedestrian paths/trails, and bicycle routes within 200 feet of the site boundary; and the location of curb cuts and vehicle accesses within 200 feet of the site boundary.”)

PLANNING BOARD NOTICE OF ACTION

38 Spencer St (Tax Map 78, Lot 39)

PB2021-13-SPR

October 25, 2021

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- g. Remove floor plan sheet and update table of contents on cover sheet and the plan set pagination.
 - h. Clearly identify all improvements and/or utilities or portions thereof proposed to be conveyed to, owned by, and/or maintained by the City of Lebanon, and delineate all easement areas, if needed.
 - i. If the water curb stop is located on-site outside of the Spencer Street right-of-way, the applicant shall delineate the proposed easement area to be conveyed to the City for the purpose of maintaining the water line. See also condition #14.
5. The applicant shall provide the Planning and Development Department with one (1) complete full-size copy of the revised plan set, and a digital copy of the revised plan set saved a PDF-A format for archival purposes.
 6. The applicant shall schedule and hold a pre-building permit application meeting with the Planning and Development Department, City Building Inspectors, City Engineer/Department of Public Works, and Fire Department, to help streamline the building permit review process and to review applicable code requirements.
 7. 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 Chapters 136 and 182 of the City Code.
 8. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations.

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

9. 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 the construction of sewer and water both on-site and work within the City's right-of-way (water, sewer, road, drainage), in accordance with Chapters 136 and 182 of the City Code and Section 8.2 of the Site Plan Review Regulations. The applicant shall provide funding for inspection services in a form and amount acceptable to the City. Prior to the start of any construction activities on the property for which construction inspection is required pursuant to this decision or any applicable ordinance or code, the applicant shall sign a Water & Sewer Extension and Infrastructure Inspection Agreement in accordance with Chapters 136 and 182 of the City Code.
10. 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.
11. All water and sewer fees shall be paid as set forth in City Code Chapter 68.
12. Prior to the start of any construction activities on the property, the applicant shall obtain or update (if appropriate) any required State approvals including, but not limited to, the following:
 - a. NHDES Sewer Connection Permit, if necessary

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

13. The impact fee calculated pursuant to Condition of Approval #10 shall be paid.

PLANNING BOARD NOTICE OF ACTION

38 Spencer St (Tax Map 78, Lot 39)

PB2021-13-SPR

October 25, 2021

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14. If the water curb stop is located outside of the Spencer Street right-of-way, the applicant shall convey any completed on-site water mains and hydrants, excluding service connections beyond the curb shut-off valves, to the City for ownership and maintenance, subject to appropriate easements. Said conveyance and easements shall be approved by the City Attorney and the Department of Public Works and recorded in the Grafton County Registry of Deeds prior to the issuance of a final Certificate of Occupancy for the project and prior to the acceptance of the utility improvements.
15. 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

16. The applicant shall obtain an Excavation Permit from the Department of Public Works for any site work in the public right-of-way prior to any work in the right-of-way.
17. All required landscape plantings shall meet the minimum size requirements for such plantings set forth in Section 6.2.B of the Site Plan Review Regulations at the time of installation.
18. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.
19. The property owner is responsible for the maintenance and operation of the stormwater management system in accord with the O&M plan, and such responsibility shall run with the land. (Section 6.6.H.2.b of the Site Plan Review Regulations).

The motion was seconded by Jeremy Rutter. The vote on the motion was unanimous in favor, 9-0.

THE CITY OF LEBANON

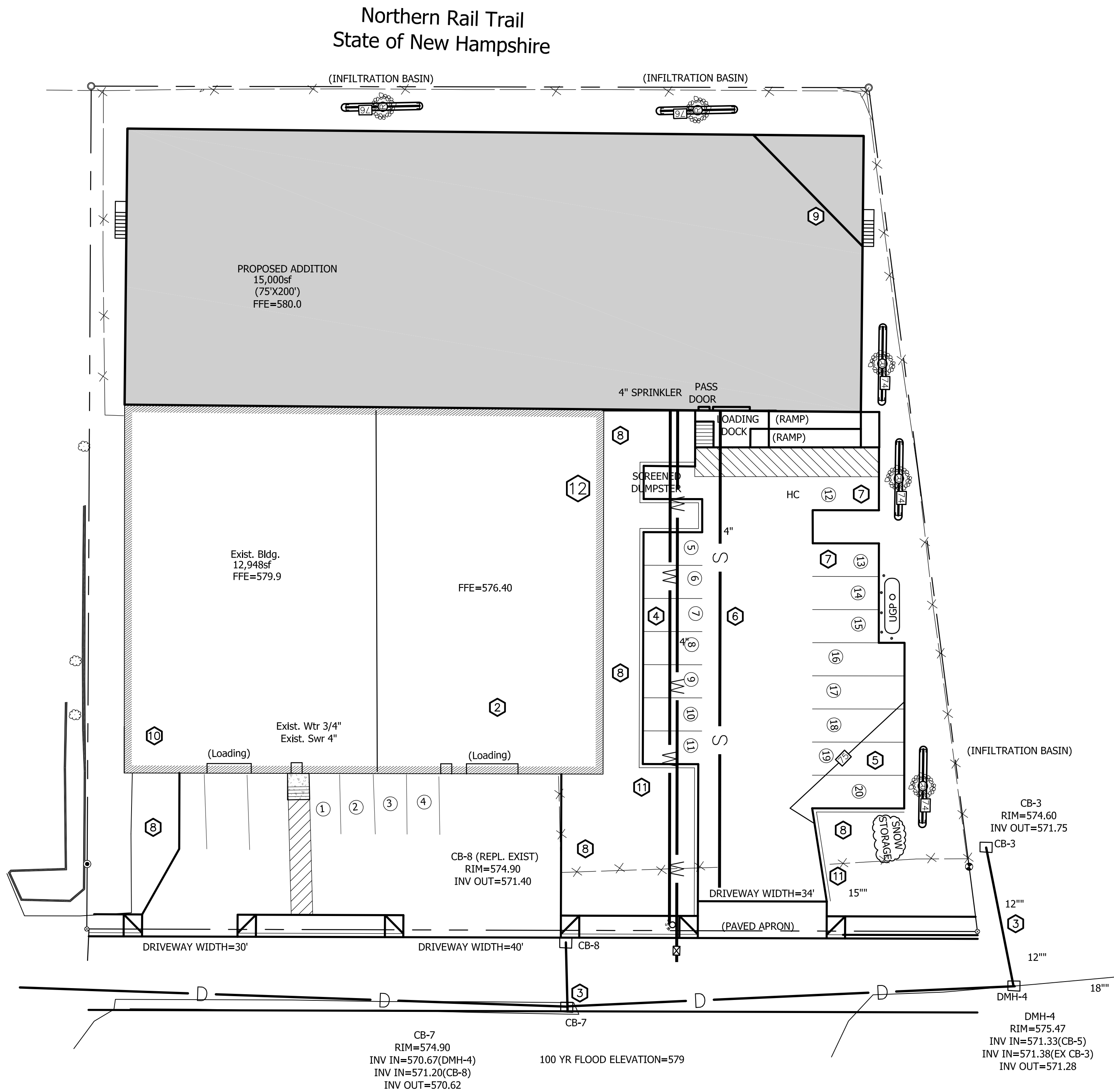
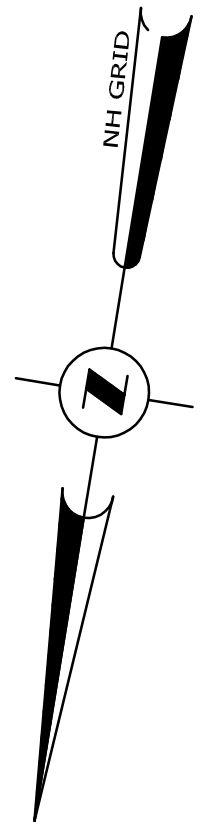
By: 
Planning Board Chair

DATE: 2/15/22

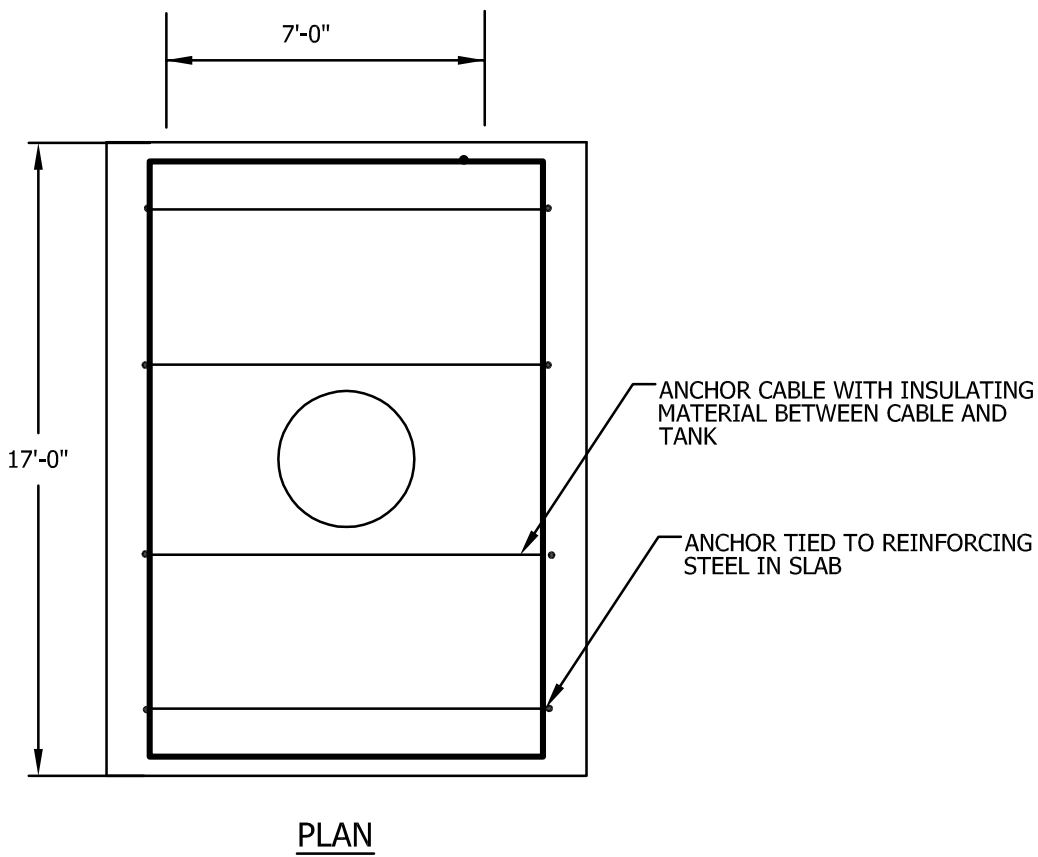
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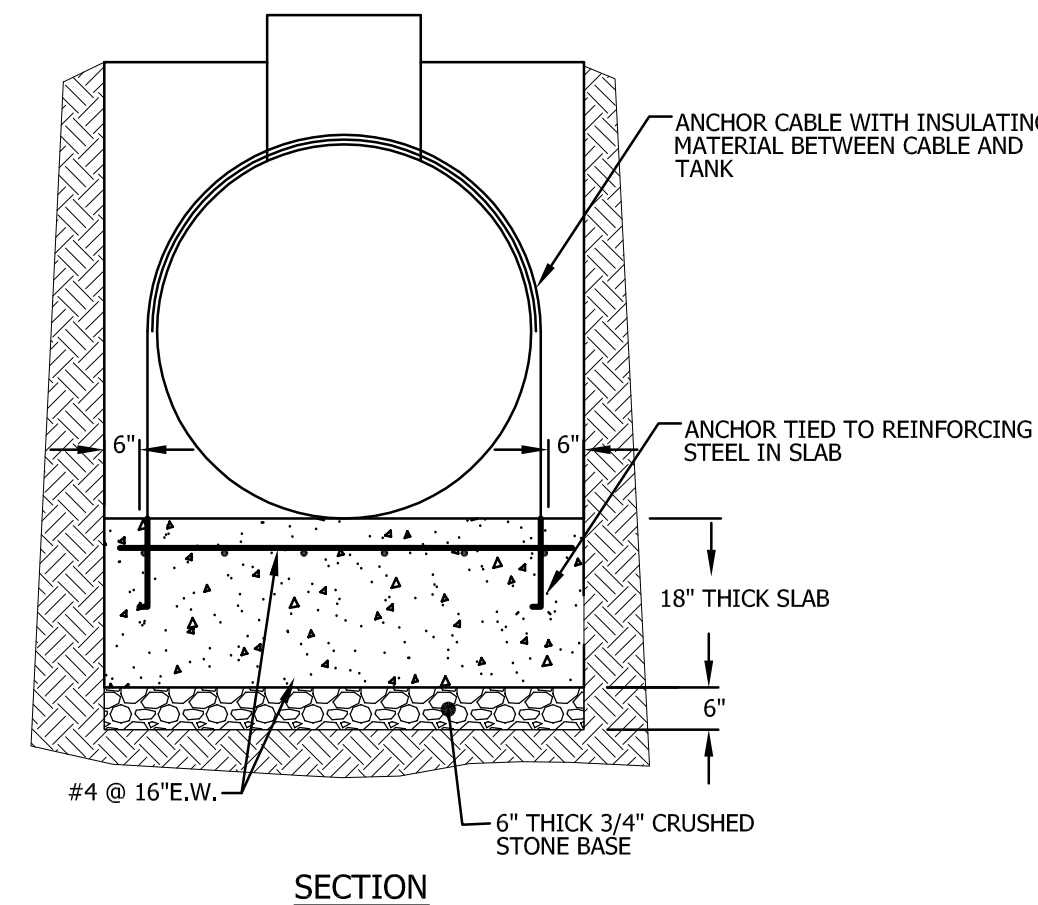
2/22/2022



SITE PLAN



PLAN



SECTION

PROPANE TANK ANCHOR DETAIL

NOT TO SCALE

NOTES:

1. FLOOD PLAIN COVERS ENTIRE SITE. BASE FLOOD ELEVATION=579. ADDITION TO BE AT ELEVATION 580.00 FOR FLOOD PROTECTION.
2. LOWER PORTION OF EXISTING BUILDING TO BE FLOODPROOFED OR ELEVATED FOR FLOOD PROTECTION.
3. PROPOSED DRAINAGE TO BE INSTALLED AS PART OF SPENCER STREET IMPROVEMENT PROJECT BY CITY OF LEBANON.
4. VEHICLE PARKING SPACES 9X16 TYPICAL
5. (5) TRUCK & TRAILER PARKING SPACES (9X25)
6. 30' AISLE
7. VEHICLE PARKING SPACES 9X18 TYPICAL.
8. LANDSCAPE AREA. PAVEMENT TO BE REMOVED.
9. PROPOSED 15" CULVERT. L=43'. INV-IN=576.50, INV OUT=576.10
10. LOADING DOCK TO BE CLOSED/REMOVED.
11. CURBING SHALL BE SLOPED GRANITE.
12. DUMPSTER SHALL BE SCREENED WITH 6' WOODEN STOCKADE OR PRIVACY CHAIN LINK FENCING.
13. WATER SERVICE. 12X4TS&GV, 4"DI, 3/4" COPPER DOMESTIC SERVICE WITH CURB STOP.

		ADVANCED GEOMATICS & DESIGN		SITE PLAN FOR MASON STORAGE, LLC IN LEBANON, NH	
SURVEYED: VLG		105 BANK STREET - PO BOX 512			
DESIGNED: DAN		LEBANON, NEW HAMPSHIRE 03766			
DRAWN: DAN		PHONE: (603) 448 6295			
CHECKED: DAN		E-MAIL: advancedgeomatics@comcast.net			
DATE: 04/01/21					
MASON STORAGE					
SITE PLAN					
C-1					
© 2021					
ADVANCED GEOMATICS & DESIGN					
DWG: 19003/19003-PL					

APPLICATION FOR

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

☒ OTHER Extension of Time

PROPERTY OWNER (APPLICANT):

NAME: MASON STORAGE, LLC TEL.#: 603-252-5400
 MAILING ADDRESS: 38 SPENCER STREET, LEBANON, NH 03766
 E-MAIL ADDRESS: SHAWNMAISON.22@GMAIL.COM

CO-APPLICANT, AGENT, OR LESSEE:

NAME: _____ TEL.#: _____
 MAILING ADDRESS: _____
 E-MAIL ADDRESS: _____

PROJECT LOCATION:

TAX MAP #: 78 LOT#: 39 PLOT #: _____ ZONE: LD
 STREET ADDRESS OF PROJECT: 38 SPENCER STREET
 IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☒ NO **HISTORIC DISTRICT** ☐ YES ☒ NO
FLOOD PLAIN ☒ YES ☐ NO

SCOPE OF PROJECT:

REQUEST EXTENSION OF TIME TO SUBMIT
ITEMS FOR BUILDING PERMIT

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 STORAGE BUILDING
 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 _____, 20____, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY
OWNER: _____

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: R. J. K.

DATE: 9/25/23

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #		
<u>10/2/2023</u>	<u>78-39</u>	<u>PB2023-36-EXT</u>		



29 September 2023

Tim Corwin, Deputy Planning & Development Director
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Request for Extension
PB2021-13-SPR
Site Plan Lot 78-39
38 Spencer Street

Dear Mr. Corwin:

Attached is our request for extension of Site Plan Approval.

The applicant has diligently pursued a building permit. To start, efforts were hampered by COVID. Once a contractor and designer were selected, they recommended adding a 3d floor as it would be economical given the foundation and structure would support it. Time and effort were expended pursuing a zoning permit for a third floor that was ultimately denied by the zoning board.

We are now ready to submit for the building permit, but have to satisfy the “pre-building permit application” conditions in the Site Plan approval, of which there are 8. Our status on fulfilling those conditions is as follows:

1. Flood Plain permit received.
2. Revised drain report submitted to City Engineer for review.
3. Architect is preparing a document to demonstrate compliance; tank anchoring detail provided in revised plans.
4. Revised plans submitted for review.
5. Plan set provided to city.
6. Owner will coordinate the Pre-BP meeting.
7. No additional flow; no permitting required.
8. City Engineer has confirmed there are no outstanding engineering fees.

Even if we could submit a building permit application today, it would be at least 2 months for such permit to be issued.

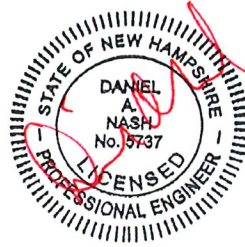
With our submission for a building permit application imminent, we believe we have satisfied the Criterion of 4.10.C. to allow an extension of time.

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

38 Spencer Street
City of Lebanon
29Sep23

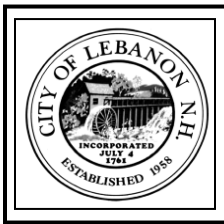
Sincerely,

Daniel A. Nash, PE
Principal



CC: Shawn Mason

M:\2019_projects\19-003\planning_board\29sep23_submittal\col_spencer_29sep23.docx



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

November 13, 2023 Meeting

Staff Memorandum – PB2023-37-CUP

APPLICATION INFORMATION

Agenda Item: 3.C

Application Type: Conditional Use Permit per §305.2 of the Zoning Ordinance for a proposed care and treatment of animals use

Property Location & Tax Map:
195 Mechanic St (Tax Map 105-114)

Applicant/Property Owner:
195 Mechanic Street, LLC

Zoning District:
General Commercial (GC)

Future Land Use Map: Mixed Use

Property Size (per City Assessor):
+/-1.32 acres (57,499 sq. ft.) (the property is conforming to the min. 50,000 sq. ft. lot size required for lots in the GC District per §307.2 of the ZO)

Existing Improvements and Use:
Four (4)-story building containing 26 dwelling units with an attached one-story 3,840 sq. ft. (per City Assessor records) commercial building, constructed in 2021

Proposed Use: A portion of the commercial building is proposed to be used as a “animal surgical center”

Overlay Districts (located to the rear of the property – not impacted by proposed use):
Floodplain, Riverbank Protection and Wetlands Conservation Districts

Other Approvals Required:
Building & Zoning Permit

Attachments:

- Application (5 pgs)

LEGAL NOTICE

195 Mechanic Street, LLC, 195 Mechanic Street (Tax Map 105, Lot 114), zoned GC: Applicant requests a Conditional Use Permit pursuant to Article III, Sections 305.2 and 302.4(B) of the Zoning Ordinance to fit up 968 sq. ft. of space for an animal surgical center. PB2023-37-CUP

COMPLETENESS REVIEW

In order to accept jurisdiction and commence review of the applicants' proposal, the Planning Board must first determine that the application is complete. NH RSA 676:4, I(c)(1). The Planning and Development Department has reviewed the application and recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

SUMMARY OF REQUEST

Located on Mechanic Street and abutting the Mascoma River to the rear, the property is improved with a four (4)-story building containing 27 dwelling units with an attached one-story 3,840 sq. ft. (per City Assessor records) commercial building, constructed in 2021 pursuant to a site plan approved by the Planning Board on November 12, 2019 (PB2019-28-SPR). [Note that a site plan amendment to increase the number of units from 26 to 27 was approved in October 2021.] The development specifications are highlighted in the Zoning Chart below, copied from the approved plan set:

ZONING CHART

4/20/2020 195 Mechanic St. - Mixed-Use Development Site Plan Lebanon Zoning Regulations			
	Existing	Proposed	Required
Tax Lot #	105-114	105-114	
Street Address	195 mechanic St.	195 mechanic St.	
Zoning District	GC	GC	
Area of Lot (acres)	1.32	1.32	
Building Footprint area(s.f.)	7,699	12,175	
Building Gross Floor area(s.f.)	10,997	36,525	
Parking Spaces	NA	60	54
Building Height (ft.)	25+/-	45	45
# of stories	1/2	4-story + parking garage	
Use	Mixed-Use (residential/commercial)	Mixed-Use (residential/commercial)	
Impervious Area (s.f.)	32,774	31,732	
Impervious Area (% of lot)	57.0%	55.2%	
Building coverage (% of lot)	13.4%	21.2%	30%
Setbacks (ft)			
Front	40	40	40
Rear	20	20	20
Side	20	20	20

STAFF MEMORANDUM

PB2023-37-CUP
195 Mechanic St (105-114)
November 13, 2023 PB Mtg
Agenda Item 3.C
Page 2 of 4

Figure 1. Street view of property.



©2023 Google, <https://lebanonnh.mapqeo.io/> (image date: August 2023)

Figure 2. Bird's eye view of subject property when building was under construction (looking south).



Image ©2021 Eagleview (image taken 4/4/2021)

The applicant proposes to use a 968 sq. ft. portion of the one-story commercial section of the building for an “animal surgical center,” which is considered a “care and treatment of animals” use per the City of Lebanon Zoning Ordinance. See attached “Application for Conditional Use Permit Support Statement” for additional information. The proposed use requires an interior fit up to what staff understands is currently a vacant space. No site changes are proposed.

ZONING ORDINANCE REQUIREMENTS

“Care and treatment of animals” is defined in Appendix A of the Zoning Ordinance as, “A veterinary establishment, riding school or kennels,” and, pursuant to Section 305.2 of the Zoning Ordinance, is allowed in the GC District by Conditional Use Permit from the Planning Board.

Per Section 302.4.B of the Zoning Ordinance, the Planning Board may grant a Conditional Use Permit if it finds that the proposal meets the Enhanced Performance Standards set forth in Section 302.4.D as follows:

1. The site is suitable for the proposal. This includes:
 - a. Adequate vehicular and pedestrian access for the intended use.
 - b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, safe access, and other municipal services.
 - c. The absence of environmental constraints (floodplain, steep slope, etc.) proposed to be impacted by the intended use.
 - d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater treatment, electricity, and similar utilities.
2. External impacts: The external impacts of the proposed use on abutting properties and the neighborhood shall be commensurate with the impacts of adjacent existing uses or other uses permitted in the zoning district. This shall include, but not be limited to, water runoff, drainage, traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. In addition, the location, nature, design, and height of the structure and its appurtenances, its scale with reference to its surroundings, and the nature and intensity of the use, shall not have an adverse effect on the surrounding environment nor discourage the appropriate and orderly development and use of land and buildings in the neighborhood. The proportion of the site proposed to be occupied by impervious surfaces shall be minimized to the extent necessary to preclude unreasonable risk of runoff, erosion, sedimentation, and other potentially adverse on-site or off-site effects.

NOTE: The criteria set forth in Section 302.4.D.3, 4 and 5 relate to new construction and, since no new construction is proposed, are inapplicable to the subject application.

The applicant has submitted testimony addressing the Section 302.4.D criteria in an application received by the Planning and Development Department on October 5, 2023 (see attached).

STAFF COMMENTS

- Per the Site Layout Plan provided by the applicant, the one-story commercial portion of the building is occupied by a laundromat (1,948 sq. ft.), a doctor’s office (1,161 sq. ft.), and a real estate office (443 sq. ft.). The “animal surgical center” is proposed to occupy 968 sq. ft. The figures add up to

3,520 sq. ft., which is less than 3,840 sq. ft. of space identified in the assessing records. The applicant should address the delta and whether that space needs to be accounted for from a parking standpoint. Note that both of these numbers are less than the 4,500 sq. ft. of commercial space that was identified on the approved plan set.

- Per the approved site plan, the property has a total of 54 parking spaces. Based on parking calculations provided by the applicant (see attached Sit Layout Plan – Sheet C2.0), the proposed mix of uses requires 51.1 parking spaces, which is less than the number of available parking spaces.
- If the Board moves to approve the application, staff recommends that the Board include the following conditions:
 - “Animals will not be housed overnight and no overnight boarding services will be provided.”
 - “Impact fees calculated pursuant to Section 213 of the Zoning Ordinance shall be assessed prior to the issuance of a building permit and shall be paid prior to the issuance of a Certificate of Occupancy.”
- Per Section 302.4.E of the Zoning Ordinance, the Planning Board “may impose conditions as it finds reasonably appropriate to safeguard the neighborhood and the general public or otherwise serve the purposes of this Ordinance, including such measures as set forth in Section 802.4 (“Special Conditions”).” Section 802.4.B of the Zoning Ordinance provides as follows:

[T]he Board may attach whatever conditions it deems necessary to the approval decision in order to assure compliance with the purposes of this Ordinance. Such conditions may include but are not necessarily limited to:

1. Increasing the required lot size or yard dimensions in order to protect the adjacent properties.
2. Limiting the coverage or height of building because of obstruction to view and reduction of light and air to adjacent properties.
3. Controlling the location and number of vehicular access points to the property.
4. Increasing the street width adjacent to the property.
5. Increasing the number of on-site off street parking or loading spaces required.
6. Requiring suitable on-site landscaping and screening where necessary to reduce noise and glare and to maintain the property in character and keeping with the surrounding area.
7. Specifying a time limit for initiation of construction, alteration, or enlargement of a structure to house an exception.
8. Providing for specific layout of facilities on the property such as location of the building, parking areas, access to the building so as to minimize effect on adjoining property.
9. Specifying standards for operation of this [conditional use] so that it will be no more objectionable to the neighborhood by reasons of noise, odors, vibrations, flashing lights or hours of operation than will be the operation of a permitted use at that site.
10. Specifying the length of time of the [conditional use] and time of occupancy during the year, or hours of operation.

Attachments

cc: 195 Mechanic Street, LLC (via e-mail)
Randall T. Mudge & Associates Architects (via e-mail)
File

**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 _____

PROPERTY OWNER (APPLICANT):

NAME: 195 Mechanic Street, LLC TEL.#: 603-359-7248
MAILING ADDRESS: 227 Mechanic Street, Lebanon NH 03766
E-MAIL ADDRESS: ETK@jakesmarket.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Randall T. Mudge & Associates Architects TEL.#: 603-795-4831
MAILING ADDRESS: 85 Dartmouth College Hwy, Lyme NH 03768
E-MAIL ADDRESS: jeremy@rtmudge.com

PROJECT LOCATION:

TAX MAP #: 105 LOT#: 114 PLOT #: ZONE: GC
STREET ADDRESS OF PROJECT: 195 Mechanic Street
IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☒ NO **HISTORIC DISTRICT** ☐ YES ☒ NO
FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

Interior commercial fit-up for an animal surgical center.

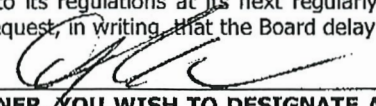
TYPE OF OCCUPANCY:

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: Commercial - Animal Surgical 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 November 13, 2023, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

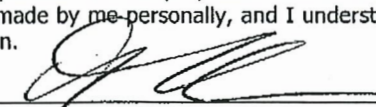
PROPERTY

OWNER: 

DATE: 10/3/23

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: 

DATE: 10/3/23

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #		
10/5/23	105/114	PB2023-37-cwp		

(Last Revised 4/04/18)



City of Lebanon, New Hampshire

APPLICATION FOR CONDITIONAL USE PERMIT SUPPORT STATEMENT

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

I. APPLICATION CHECKLIST

- Application form
- Public Hearing Notification List
- Filing fee
- *This form, including written responses to the Section 302.4.D requirements, outlined below*
- *A site plan*
- Optional: photos and any other materials in support of your application

II. PROJECT DESCRIPTION

I (we) hereby request a Conditional Use Permit as provided for in Article(s) III,
Section(s) 305.2, of the Lebanon Zoning Ordinance.

Please describe your proposed project with as much detail as possible. You can respond in the space provided below or on a separate sheet of paper.

An animal surgical center is proposed to occupy a 968 square foot tenant space within the
commercial portion of a mixed-use structure. This space is for same day surgery only. It is an
expansion of services for the Stonecliff Animal Clinic currently located down the road from this
site. The tenant space is flanked by a doctor's office and laundromat.

III. CONDITIONAL USE PERMIT CRITERIA

In order to obtain a Conditional Use Permit, you must demonstrate to the Planning Board that the proposal satisfies the applicable criteria set forth in Sections A and B below. You must address each criteria in the space provided or on a separate sheet of paper.

A. Specific Criteria

The Conditional Use Permit is authorized by Article III, Section 302.4(B) of the Zoning Ordinance which requires the applicant to demonstrate that *(please address any criteria set forth in the Zoning Ordinance that specifically apply to your proposed use or project)*:

Care and treatment of animals is listed as a Conditional Use under Section 305 General
Commercial District (GC).

CONDITIONAL USE PERMIT APPLICATION

Support Statement
Last Revised 3/8/2022
Page 2 of 3

B. General Criteria per Section 302.4.D

A conditional use permit shall be granted only if the Planning Board determines that the proposal conforms to all of the following standards:

1. The site is suitable for the proposal. This includes:

- a. Adequate vehicular and pedestrian access for the intended use.

The existing site was developed for residential, office and retail use. The site provides convenient access from Mechanic Street with parking and a barrier-free walkway in front of the entrance.

The site contains adequate parking using the shared parking formula, see site plan sheet.

- b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, safe access, and other municipal services.

The existing site allows for emergency vehicle access and provides safe pedestrian access.

- c. The absence of environmental constraints (floodplain, steep slope, etc.) proposed to be impacted by the intended use.

The proposed use will not impose any environmental constraints.

- d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater treatment, electricity, and similar utilities.

The existing water and sewer service is adequate for the proposed use. The existing electrical service is adequate for the proposed use.

2. External impacts: The external impacts of the proposed use on abutting properties and the neighborhood shall be commensurate with the impacts of adjacent existing uses or other uses permitted in the zoning district. This shall include, but not be limited to, water runoff, drainage, traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. In addition, the location, nature, design, and height of the structure and its appurtenances, its scale with reference to its surroundings, and the nature and intensity of the use, shall not have an adverse effect on the surrounding environment nor discourage the appropriate and orderly development and use of land and buildings in the neighborhood. The proportion of the site proposed to be occupied by impervious surfaces shall be minimized to the extent necessary to preclude unreasonable risk of runoff, erosion, sedimentation, and other potentially adverse on-site or off-site effects.

This project is an interior fit-up only and will not impact the existing site conditions.

CONDITIONAL USE PERMIT APPLICATION

Checklist and Support Statement

Last Revised 2/4/2020

Page 3 of 3

3. Character of the site development: The proposed layout and design of the site shall not be incompatible with the established character of the neighborhood and shall mitigate any external impacts on abutters, the neighborhood, and nearby public ways and infrastructure. This shall include, but not be limited to, the relationship of the building(s) to the street, the amount, location, and screening of off-street parking, the treatment of yards and setbacks, the buffering of adjacent properties, and provisions for vehicular and pedestrian access to and within the site.

This is an interior commercial fit-up only. The exterior of the existing building will not be impacted.

A building mounted sign will be added following the permit process outlined in the City Ordinance.

4. Character of the buildings and structures: The design of any new buildings or structures and the modification of existing buildings or structures on the site shall not be incompatible with the established character of the neighborhood. This shall include, but not be limited to, the scale, height, and massing of the building or structure, the roof line, locations of access, and visual compatibility with the area.

No new structures are proposed for this project.

5. Preservation of natural, cultural, historic, and scenic resources: The proposed use and layout of the site, including all related development activities, shall to the greatest extent practicable preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such identified resources on abutting properties. This shall include, but not be limited to, identified wetlands, floodplains, significant wildlife habitat and documented wildlife corridors, stonewalls, mature tree lines, identified historic buildings or sites, scenic views, and viewsheds.

This is an interior commercial fit-up only. The exterior of the existing building will not be impacted.



ELECTRICAL NOTES

- | | |
|----|--|
| E1 | COORDINATE UNDERGROUND ELECTRIC WITH LIBERTY UTILITIES. |
| E2 | ELECTRICAL TRANSFORMER, COORDINATE WITH MEP AND LIBERTY UTILITIES, INSTALL BOLLARDS (5). |
| E3 | 2" SCHEDULE 80 FIRE ALARM COMMUNICATION CONDUIT. RUN UNDERGROUND FROM MASTER BOX AT FRONT ENTRANCE TO THE NEAREST UTILITY POLE. COORDINATE WITH CITY OF LEBANON DEP. |
| E4 | RUN ELECTRIC CONDUIT FOR NEW SIGN |

GENERAL SITE NOTES

- | | |
|-----|--|
| C1 | ASPHALT PARKING AREA |
| C2 | 72 LF SEGMENTED BLOCK WALL, 10 FT MAX HEIGHT, INSTALL PEDESTRIAN RAILING |
| C3 | 167 LF SEGMENTED BLOCK WALL, 6 FT MAX HEIGHT |
| C4 | 30 LF SEGMENTED BLOCK WALL, 5 FT MAX HEIGHT, INSTALL PEDESTRIAN RAILING |
| C5 | SLOPE AT BACK OF LOT TO REMAIN UNDISTURBED |
| C7 | CONCRETE SIDEWALK, WIDTH VARIES |
| C8 | CONNECT SIDEWALK TO CITY RIGHT OF WAY WALKS, MATCH GRADE |
| C9 | INSTALL GRANITE CURB (TYP.) |
| C10 | SNOW STORAGE |
| C11 | MATCH SIDEWALK GRADE |
| C12 | DIRECTION OF TRAVEL (TYP.) |
| C13 | CONCRETE SIDEWALK |
| C14 | COORDINATE CURB PLACEMENT WITH CSO/DPW. |
| C15 | REMOVE SIGN |
| C16 | NEW SIGN |
| C17 | 10' BY 190' WALL MAINTENANCE AND CONSTRUCTION EASEMENT (PROPOSED) |
| C18 | LIGHT POLE (TYP.) |
| C19 | WALL PACK (TYP.) |
| C20 | WALL MOUNTED ADA SIGNAGE (TYP.) |
| C21 | FLUSH CURB |

GAS NOTES

- G1** 1,990 GALLON UNDERGROUND PROPANE TANK

WATER NOTES

- | | |
|----|---|
| W1 | 6" DI COMBINED HYDRANT AND SPRINKLER LINE, CONNECT TO EXISTING 6" STUB, INSTALL GATE VALVE |
| W2 | 6" DI HYDRANT LATERAL, INSTALL 6" BY 6" TAPPING TEE AND GATE VALVE (AS REQUIRED) |
| W3 | 6" DI FIRE SERVICE LINE |
| W4 | 4" DI DOMESTIC WATER SERVICE LINE, CONNECT TO EXISTING STUB, INSTALL GATE VALVE (AS REQUIRED) |

SEWER NOTES

SEE SHEET C2.3

PARKING COUNT:

APARTMENT	
16 TWO BEDROOM UNITS (1.5 PER APT.)	24
1 ONE BEDROOM UNITS (1.5 PER APT.)	2
1 STUDIO (1 PER STUDIO)	
COMMERCIAL	
LAUNDROMAT (1948/200 SF)	10
OFFICE- REAL ESTATE (443/250 SF)	2
OFFICE- DOCTOR (1,161/200 SF)	2
ANIMAL SURGICAL CENTER (968/250 SF)	2

SHARED PARKING CALCULATION						
	Weekday		Weekend			
(A)	(B)	(C)	(D)	(E)	(F)	
USE	9:00am-4:00pm	6:00pm-12:00am	9:00am-4:00pm	6:00pm-12:00am	12:00am-6:00am	
Doctor's Office	5	0.5	0.5	0.25	0.25	
Real Estate Office	4	0.2	0.2	0.1	0.1	
Animal Surgical Center	4	0.4	0.4	0.2	0.2	
Landscromat	6	9	10	7	5	
Residential	20	30	40	32	40	
Total	37	40.1	51.1	39.6	45.6	

A circular professional engineer seal for the State of New Hampshire. The outer ring contains the text "STATE OF NEW HAMPSHIRE" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by small vertical lines. The inner circle contains the name "ADAM D. MORSE" in a stylized script, the number "No. 15614" in a sans-serif font, and the word "LICENSED" in a bold sans-serif font at the bottom.

[illegible]

**ENGINEERING
VENTURES PC**

 208 Flynn Avenue, Suite 2A Burlington, VT 05401
Tel. 802.863.6205 • Fax 802.863.6306
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766
Tel. 603.442.9323

Client: Ed Kerrigan
227 Mechanic St.
Lebanon, NH 03786

Sheet Title:	Site Layout and Utility Plan
Project Title:	Mixed Use-Development 195 Mechanic Street

Designed By:	
Checked By:	
Drawn By:	
Scale:	
Date:	September 27, 20

C2.0
SHEET 5 OF 19
EY#18537



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

November 13, 2023 Meeting

Staff Memorandum – PB2023-38-SPA

APPLICATION INFORMATION

Agenda Item: 3.D

Application ID: PB2022-38-SPA

Application Type:

Amendment to Site Plan approval to construct a phased multi-building, multi-family development with associated public and private amenities, structured parking, and site improvements

Property Location & Tax Map:

- 1 Foundry St (91-263)
- 25 Mechanic St (91-267)
- 43 Mechanic St (106-34)

Applicant/Property Owner:

LWM Residential LLC

Zoning District: LD

Existing Property Sizes:

- 1 Foundry Street: 3.67 acres
- 25 Mechanic Street: 0.533 acres
- 43 Mechanic Street: 0.544 acres

Existing Property Sizes:

Following approval of PB2022-34-VLM & PB2022-35-BLA:

- 1 Foundry & 25 Mechanic: 4.226 acs
- 43 Mechanic Street: 0.521 acres

Overlay Districts:

- Floodplain District
- Riverbank Protection District
- Wetlands Conservation District

Future Land Use Map: CBD

Staff Attachments:

- 11/3/23 letter from Steve Keach, PE (reviewing plan set submitted on 10/9/23) (pgs 1-4 of the attachment)

LEGAL NOTICE

LVM Residential, LLC, 1 Foundry Street, 25 & 43 Mechanic Street (Tax Map 91, Lots 263 & 267 & 106-34) zoned LD: Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests a modification to a previously approved Site Plan (PB2022-36-SPR) for a phased, 196-unit multi-family complex. Applicant proposes to reduce the number of dwelling units to 183 and to revise the building site configuration, together with related modifications to parking, utilities, landscaping, access, and other site improvements. Applicant also requests a Conditional Use Permit pursuant to Section 607.5.A of the Zoning Ordinance to allow off-lot parking at 43 Mechanic Street for the benefit of 1 Foundry Street. PB2023-38-SPA

PLANS AND APPLICATION MATERIALS

Materials submitted on 11/9/23:

- ▶ Conditional Use Permit Application for Off-Street Parking (narrative; 2 pgs) (provided to the Planning Board via e-mail)

Materials submitted on 11/8/23:

- ▶ Plan sheets C-200, C-201, and C-202, prepared by RODE, dated November 8, 2023 (pgs 5-7 of the attachment)
- ▶ Illustrative site plan layout exhibit (p 8 of the attachment)

Materials submitted after the posting of the 10/10 agenda packet:

- ▶ Application form (page 9 of the attachment)
- ▶ Letter dated October 9, 2023, from Nicholas A. Fiore, PE, of Engineering Ventures, PC (project description; pgs 10-12)
- ▶ List of supplemental documents, dated October 9, 2023, prepared by Engineering Ventures, PC (p 13 of the attachment)
- ▶ Lighting Fixture Schedule for Lebanon Woolen Mill, dated October 6, 2023, prepared by LAM Partners, Project #22066 (pgs 14-15)
- ▶ Photometric Plan, prepared by RODE, dated October 6, 2023 (p 16)
- ▶ Plan set titled "Lebanon Woolen Mill," dated October 9, 2023, prepared by RODE Architects, EV Project: 22122 (pgs 17-58 of the attachment)

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

- ▶ Architectural Lighting Fixture Schedule and Architectural Lighting Cut Sheets for Lebanon Woolen Mill, dated October 6, 2023, prepared by LAM Partners, Project #22066 (12 pages)

- ▶ Floor plans prepared by RODE Architects, dated October 9, 2023 (11 sheets)
- ▶ Architectural renderings prepared by RODE Architects, dated October 9, 2023 (6 sheets)

COMPLETENESS REVIEW

This application has been reviewed in accordance with the Lebanon Site Plan Review Regulations. The Planning and Development Department recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

Figure 1. Bird's Eye View of subject properties (looking north).



©2021 Eagleview (image taken 4/4/2021)

BACKGROUND

Existing Conditions

The subject properties - 1 Foundry Street, 25 Mechanic Street, and 43 Mechanic Street (collectively referred to as the properties) - are currently improved with a total of 5 buildings:

- +/-57,732 sq. ft. 3-story mill building at 1 Foundry Street (identified as the “Existing Mill” in the plan set)
- +/-7,989 sq. ft. 2-story commercial building at 1 Foundry Street (identified as “Building 2” in the plan set)

- +/-2,323 sq. ft. 2-story industrial building at 1 Foundry Street (identified as the “Boiler Building” in the plan set)
- +/-7,989 sq. ft. 1-story commercial building at 25 Mechanic Street (identified as “25 Mechanic” in the plan set), currently vacant and formerly used as a dry cleaners
- +/-6,034 sq. ft. 4-story multi-family dwelling at 43 Mechanic Street (identified as “43 Mechanic” in the plan set)

An application has been approved to voluntarily merge 1 Foundry Street and 25 Mechanic Street (PB2022-34-VLM) and an application for a boundary line adjustment between 1 Foundry Street and 43 Mechanic Street was approved on October 10, 2022 (PB2022-35-BLA). Following the recording of the voluntary lot merger and boundary line adjustment, the project will involve the following two properties:

- 1 Foundry Street/25 Mechanic Street which will be 4.226 acres in size; and
- 43 Mechanic Street which will be 0.521 acres in size.

Figure 2. Bird’s Eye View of Subject Property (looking east).



©2021 Eagleview (image taken 4/4/2021)

Current Site Plan Approval

On October 24, 2022, the applicant obtained site plan approval to redevelop the properties with a multi-building, 196-unit multi-family complex named the “Lebanon Woolen Mill” (PB2022-36-SPR). The Planning Board’s October 24, 2022 Notice of Action for the Lebanon Woolen Mill development is available from the Planning & Development Department upon request. As currently approved, the proposal is to replace the existing buildings at 25 Mechanic Street and 43 Mechanic Street, to renovate the three existing buildings at 1 Foundry Street, and to construct two new buildings at 1 Foundry Street. In total, the “Lebanon Woolen Mill” redevelopment as approved consists of the following 7 buildings with a total of 196 dwelling units:

1. Existing Mill – 49 dwelling units with a health club intended to be open to the public located on the first floor
2. Building 2 – to be renovated and used as amenity space for the complex
3. Parking Garage – new construction to accommodate 72 parking spaces
4. Boiler Building - to be renovated and used as amenity space for the complex
5. Building 3 – new construction to include 89 dwelling units with 48 below-building parking spaces
6. 25 Mechanic – new construction to include 31 dwelling units with 19 below-building parking spaces
7. 43 Mechanic – new construction to include 27 dwelling units with 17 below-building parking spaces

In addition to the 156 structured parking spaces that will be provided in the parking garage and below buildings, an additional 58 surface spaces will be provided (including 13 at 43 Mechanic) for a total of 214 spaces. Other site improvements include landscaping, utilities, lighting, and the construction of a central courtyard.

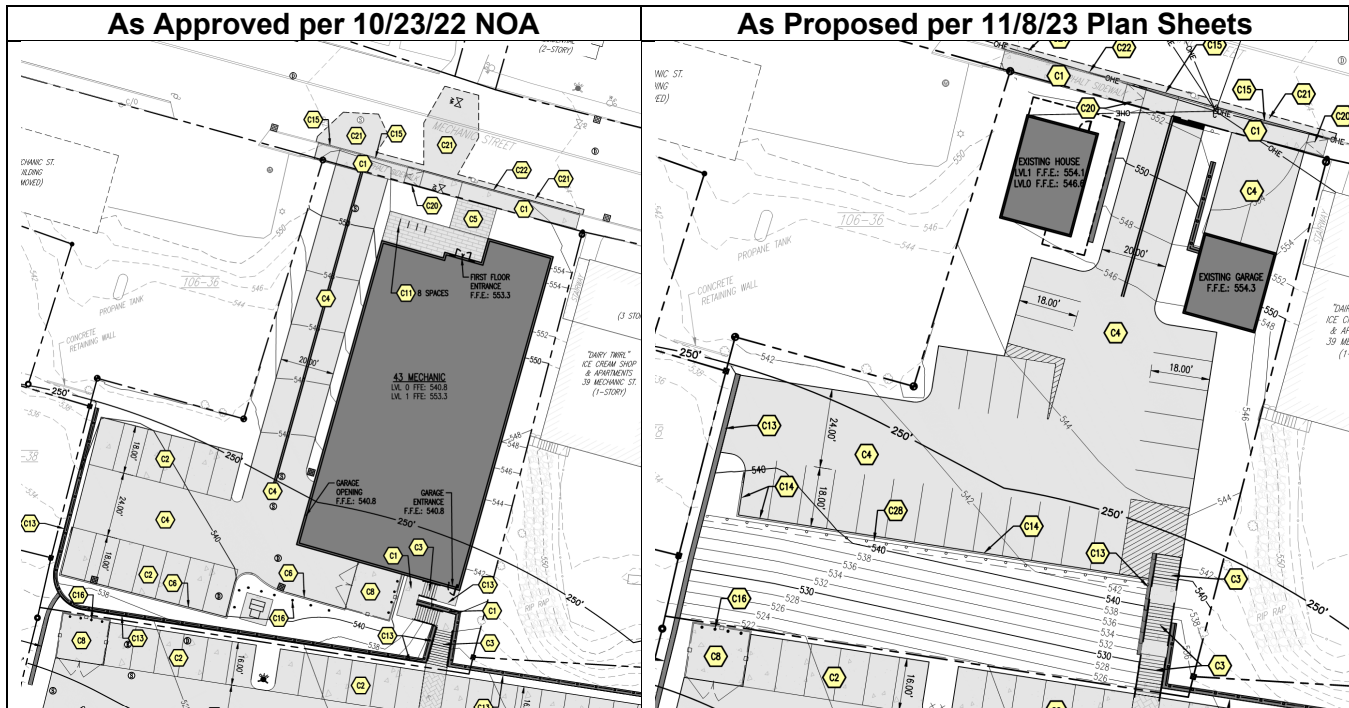
APPLICATION OVERVIEW

On October 9, 2023, the applicant submitted an application to amend the October 24, 2022 site plan approval, as described in detail in the attached letter dated October 9, 2023, from Nicholas A. Fiore, PE, of Engineering Ventures, PC. As submitted on October 9, 2023, the amendments would (a) keep the existing building at 43 Mechanic Street and convert the balance of the lot to an off-lot parking lot for the 1 Foundry Street dwelling units, and (b) demolish Building 2 and eliminate the parking garage. The proposed changes would result in a decrease of proposed dwelling units from 196 to 183, and would require a Conditional Use Permit to allow off-lot parking at 43 Mechanic Street. The submission included all materials from the original application that were impacted by the proposed changes.

Shortly before the November 13, 2023 Planning Board meeting, the applicant advised staff that they are no longer seeking the changes to Building 2 and the parking garage and that the only amendment needed is with respect to 43 Mechanic Street – i.e. to keep the existing building at 43 Mechanic Street and convert the balance of the lot to an off-lot parking lot for the 1 Foundry Street dwelling units. On November 8, 2023, the applicant provided a 3 sheet set depicting their revised proposed amendments. The changes will still result in a decrease of dwelling units from 196 to 183. See pages 5-7 of the attachment.

To be clear, the applicant's proposed amendments to the approved site plan now only involve 43 Mechanic Street. Per the approved site plan, the +/-6,034 sq. ft. 4-story multi-family dwelling at 43 Mechanic Street will be demolished and replaced with a new 27-unit multi-family dwelling with 17 below-building parking spaces. Per the November 8, 2023 revised plans, the applicants now proposed to convert the existing building at 43 Mechanic Street to a two-family dwelling and utilize the remainder of the lot for surface parking to serve the residents of 1 Foundry Street. Below is a side by side comparison of the 43 Mechanic Street improvements as approved per the 10/24/22 Notice of Action and as proposed pursuant to the November 8, 2023 plan sheets provided to staff:

43 MECHANIC STREET IMPROVEMENTS

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

- Planning staff has reviewed the proposed changes and recommends several conditions of approval, as set forth below under “Staff Recommendations”.
- Staff has requested that the applicant provide an updated phasing plan to identify the dates by which building permits will be obtained for each phase.

II. ZONING ORDINANCE:

The applicant requests a Conditional Use Permit pursuant to Section 607.5 of the Zoning Ordinance to allow off-lot parking at 43 Mechanic Street to accommodate the parking needs for the proposed multi-family complex at 1 Foundry Street. Normally, required parking shall be provided on the same lot as the use for which the parking is required. However, Section 607.5 of the Zoning Ordinance allows parking areas to serve off-site uses by conditional use permit in accordance with the requirements of Section 607.5 (“Off-Lot Parking”). Section 607.5.A provides that in the LD District, the Planning Board may approve private off-lot parking by **conditional use** permit.

In order to grant the requested Conditional Use Permit, the applicant must demonstrate and the Board must find the applicant’s proposal satisfies the requirements of Section 607.5.A as follows:

1. The minimum number of required **off-street parking spaces** as calculated pursuant to Section 607.1 cannot feasibly be accommodated on-site.
2. The off-lot use to be served is an allowed use in the zoning district in which the off-lot parking area will be located.
3. The off-lot parking area is in an appropriate location for the use served by the parking and will not be detrimental to abutting properties.
4. Such parking arrangements are either permanently deeded and recorded or conveyed by an irrevocable 99-year lease or some other legal instrument, acceptable to an attorney representing the City, that will ensure that such parking arrangement will remain as long as the need exists.
5. The off-lot parking will not constitute a hazard to traffic or pedestrians.

Note that the above requirements are in lieu of demonstrating compliance with the Enhanced Performance Standards set forth in Section 302.4.D of the Zoning Ordinance, which are the general criteria for Conditional Use Permits.

Staff recommends that as a condition of approval, the applicant provide a plan identifying the parking spaces at 43 Mechanic Street that will be reserved for use by 1 Foundry Street. Also as a condition of approval, the applicant should be required to provide the City with appropriate documentation in accordance with Section 607.5.A.4 of the Zoning Ordinance to ensure that the off-lot parking arrangement will remain for as long as the need exists.

CITY ASSESSOR

No comment at this time.

BUILDING INSPECTOR

No comment at this time.

ENGINEERING/PUBLIC WORKS

The application materials submitted by the applicant on October 9, 2023, were provided to Steve Keach, PE, for review. Mr. Keach provided comments as set forth in his attached letter dated November 3, 2023. Staff recommends that Mr. Keach's comments are addressed as conditions of approval, recognizing that some of the comments may be moot or modified based on the applicant's revised amendments submitted on November 8, 2023.

FIRE DEPARTMENT

The Fire Department is reviewing the revised plans and is expected to provide comment at or prior to the Planning Board hearing on November 13, 2023.

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 and Development Department recommends that the Planning Board approve the application with the conditions noted below:

1. The applicant shall satisfy and comply with the Planning Board Notice of Action for PB2022-36-SPR, dated October 24, 2022, and all conditions of approval thereof except as may be superseded by the conditions below.
2. Within 30 days of the Planning Board's approval, the applicant shall address comments set forth in the letter dated November 3, 2023, from Steve Keach, PE, of Keach-Nordstrom Associates, Inc., to the satisfaction of the City Engineer. Any substantive changes to the approved site plan that result from applicant's response to the Reviewing Engineer's comments shall require review and approval by the Planning Board.
3. Prior to any construction activities and prior to the application for a Building Permit, the applicant shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department and the City Engineer:
 - a. Any changes made pursuant to Condition of Approval #2 above.
 - b. Incorporate all other revised plan sheets and changes submitted during the course of the hearing, including the 3-sheet plan set submitted on November 8, 2023, and update all other plan sheets as necessary to reflect the changes.
 - c. Add in all plan sheets from the approved plan set that were excluded from the revised plan set, and update all sheets as needed to reflect the changes as set forth on the 3-sheet plan set submitted on November 8, 2023, and update Table of Contents and pagination.
 - d. Remove out-of-date illustrative plan from plan set and update the Table of Contents and pagination.
 - e. Revise the date of the plan set to August 15, 2022, to match the original approved plan, and provide all subsequent revision dates and descriptions thereof (5.1.E.4.d).
 - f. Identify the parking spaces at 43 Mechanic Street that will be reserved for use by 1 Foundry Street.
 - g. Correct the sewer plan and profile pagination in the Table of Contents.

The applicant shall provide the Planning and Development Department with one (1) full size copy of the revised plan set, and a digital copy of the revised plan set saved in a PDF-A format for archival purposes.

4. The applicant shall provide the Planning and Development Department with appropriate documentation in accordance with Section 607.5.A.4 of the Zoning Ordinance to ensure that the off-lot parking arrangement at 43 Mechanic Street for the benefit of 1 Foundry Street will remain for as long as the need exists.

Attachments

cc: Jon Livadas, LWM Residential LLC (jon.livadas@outlook.com)
Nik Fiore, PE, Engineering Ventures, PC (nikf@engineeringventures.com)
File

Conditional Use Permit Application for off-site parking

LWM Residential is requesting a Conditional Use Permit for off-lot parking per section 607.5.A of the Zoning Ordinance at 43 Mechanic St. The off-lot parking will be utilized for residents of the LWM Residential LLC development located on 1 Foundry St which is adjacent to 43 Mechanic St. The parking lot will be connected via a stairway for private pedestrian access. 43 Mechanic and 1 Foundry St are both owned by LWM Residential, and the parking will be utilized by residents of both 43 Mechanic and 1 Foundry St.

The Lebanon Woolen Mill development was designed around a center plaza or the "Mill Yard". The goal is to reduce surface parking and to remove vehicular access through the site which allows for a direct, uninterrupted connection to the Mascoma River. To accomplish this, subterranean parking and a two-level garage were included in the original design. Due to cost increases, LWM submitted plans to remove the garage which resulted in more economical surface parking, but it drastically encroached on the Mill Yard. After further deliberation, the partnership decided to go back to the original plan because the encroachment on the Mill Yard went against our design intent. While the cost savings are significant, the long-term value and the experience for the people of Lebanon is more important.

Per zoning requirements, a two-unit dwelling must have a parking ratio of 2.0 per unit. 43 Mechanic will be a two-unit dwelling and thus will have four parking spaces allotted to it. In the Lebanon downtown district, there is no parking requirement for multi-family, but the minimum required is determined by the planning board through site plan review. LWM's current site plan was approved with a ratio of 1.09 per unit and the new ratio (net of the four spaces allotted to 43 Mechanic) will be 1.16 per unit. Thus, the updated site plan has improved the previously approved parking ratio.

Merging the properties was considered but 43 Mechanic has no shared vehicular access with 1 Foundry St. Furthermore, merging the properties complicates the future redevelopment of the 43 Mechanic parcel due to financing and other partnership associated risks.

Per Section 607.5.A of the zoning ordinance the below five criteria must be met:

- 1. The minimum number of required off-street parking spaces as calculated pursuant to section 607.1 and per section 607.4 for developments in the CB, LD, and PB districts, cannot feasibly be accommodated on-site.***
 - a. 43 Mechanic will be a two-family dwelling which requires 2.0 spaces per unit and will satisfy the zoning requirements. 1 Foundry St is a multi-family development and thus has no requirement outside of what is determined at site plan review. The remaining 210 parking spaces will be allocated to 1 Foundry St creating a 1.16 per unit parking ratio which improves the currently approved site plan parking ratio of 1.09. Furthermore, parking off-site allows for the Mill Yard or public plaza to exist as originally designed.

2. ***The off-lot use to be served is allowed use in the zoning district in which the off-lot parking area will be located.***
 - a. Both properties are in the Lebanon downtown district and multi-family use is permitted in that district.
3. ***The off-lot parking area is an appropriate location for the use served by the parking and will not be detrimental to abutting properties.***
 - a. The proposed off-lot parking is currently a parking lot but with no marked spaces. The area is not visible from Mechanic Street due to a 10-12 foot elevation change. The property abuts the Dairy Twirl property which is similarly at a substantially higher elevation and has limited to no impact on it. The abutting property to the south is a single-family home with a large back yard and will be separated by a retaining wall creating clear separation from the properties.
4. ***Such parking arrangements are either permanently deeded and recorded or conveyed by an irrevocable 99-year lease or some other legal instrument, acceptable to an attorney representing the city, that will ensure that such a parking arrangement will remain as long as the need exists.***
 - a. Agreed and we will provide this document for review and approval by the City
5. ***The off-lot parking will not constitute a hazard to traffic or pedestrians.***
 - a. Per the previous site plan approval, the parking study stated that there was limited to no impact from the development. The approved plan and the new site plan both have 30 parking spaces, thus there is no change to the parking impact at 43 Mechanic.



November 03, 2023

Mr. Brian A. Vincent, P.E.; City Engineer
City of Lebanon – Department of Public Works
193 Dartmouth College Highway
Lebanon, New Hampshire 03766

Subject: **Amended Site Plan Review Application – Lebanon Woolen Mill
1 Foundry Street (Map 91 Lot 263); 25 Mechanic Street (Map 91 Lot 267);
and 43 Mechanic Street (Map 106 Lot 34); Lebanon, New Hampshire**
KNA Project No. 22-0819-1

Dear Mr. Vincent:

As you may recall, on October 24, 2022 the Lebanon Planning Board granted conditional final site plan approval for redevelopment of the subject premises. On or about October 09, 2023, the project proponent made application for Site Plan Review, under which approval is presently sought for a series of amendments more particularly described in correspondence dated October 09, 2023 addressed to the City of Lebanon Planning & Development Department, prepared by the owner/applicant's consultant. On October 18th our office received correspondence from your office directing us to proceed with technical review of project plans and supporting information received under this recent application. Specifically, we acknowledge receipt of copies of the following documents:

- A cover letter, addressed to the Planning & Development Department, prepared by the applicant's consultant on October 09, 2023.
- An application for Site Plan Review, with attachments, received by the Planning & Development Department on October 09, 2023.
- A photometric plan (one drawing), dated October 06, 2023, submitted together with an Architectural Lighting Fixture Schedule and manufacturers product data.
- Architectural floor plan and building elevation drawings (11 sheets) dated October 09, 2023.
- An amended site plan (42 drawings) dated October 09, 2023.

Based upon careful consideration and review of the cited information we offer the following comments and recommendations at this time:

General Comments

1. Recall that planned development activities necessitate owner/applicant receipt of a series of NHDES permits including: (a) a Shoreland Permit; (b) an Alteration of Terrain Permit;

Civil Engineering

Land Surveying

Landscape Architecture

Page 1 of 58

10 Commerce Park North, Suite 3B

Bedford, NH 03110

Phone (603) 627-2881

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Mr. Brian A. Vincent, P.E.

November 03, 2023

and (c) a Sewer Connection Permit. Accordingly, we recommend receipt of each required permit, or permit amendment, prior to or as condition of amended site plan approval.

2. Also recall building improvements planned under this application are to be served by municipal water and sewer utilities. Accordingly, we recommend the applicant obtain local utility permits, from the Department of Public Works, prior to or as a condition of site plan approval.

Planning/Design Matters

1. Consistent with City requirements, the recent application for site plan amendment included a “Site Plan Review Regulations – Technical Checklist” completed by the applicant’s consultant. When preparing this checklist, the consultant acknowledged certain information and documents, which must be received for an application to be deemed complete under applicable City regulations, were “Included in original application materials”. While that is true, we believe it is important to recognize that in the event the current application receives Planning Board approval, site plan drawings signed upon fulfillment of approval conditions will become the record site plan for the premises. Accordingly, we recommend: (a) expansion of the index of drawings, entitled “Table of Contents” on Sheet C-000 of the final site plan, to cite previously submitted drawings required for fulfillment of Sections 5.1.E(5) through 5.1.E(9), 5.1.E(21) and 5.1.E(24); and (b) a copy of each such drawing (especially Sheets C-401 through C-409 which include details of the work needed for construction) be included with the final site plan drawings.
2. We recommend expansion of the Table of Contents, provided on Sheet C-000, to list Sheet C-302 (Sewer Plan and Profile - 1 of 3) included with the current drawing submittal.
3. Sheet C-202 using symbol (C7) to identify construction of an “ADA accessible route consisting of cast-in-place concrete ramps and landings with handrail” immediately north of the Existing Mill. Since the work so labeled is situated between two consecutive flights of exterior stair identified by symbol (C18) we suspect work identified by use of symbol (C7) may be mislabeled. We recommend Sheet C-202 be rechecked.
4. On October 20, 2022 we had issued a letter report in response to a site plan submittal received a short time prior to conditional approval granted by the Planning Board on October 24, 2022. As acknowledged by minutes of the October 24, 2022 public hearing, one precedent condition of approval specified “the applicant shall address comments 1-4 under ‘Planning/Design Matters’ as set forth in the letter dated October 20, 2022, from Steve Keach, P.E. ...” One of our prior comments referenced in the cited condition read as follows:

As acknowledged in earlier reports, we previously received a drainage report and supporting materials. Based upon our review of information received to date, we are satisfied the design engineer’s approach to stormwater management is in general

Mr. Brian A. Vincent, P.E.

November 03, 2023

compliance with applicable requirements of both the City of Lebanon and NHDES Administrative Rules governing the NHDES Alteration of Terrain Permit Program. That said to facilitate final design review we continue to recommend the design engineer prepare and submit the following information:

- *Site-Specific Soil Survey Mapping performed in accordance with the Society of Soil Scientist of Northern New England, Special Publication Number 3.*
- *Test pit data indicating the depth to estimated seasonal high-water table (ESHWT).*
- *In-situ infiltration testing should site-specific soil survey mapping prove inconclusive due to urban conditions.*
- *Hydraulic analysis of the storm sewer system, per the requirements of §6.6.E.11.a.*
- *We recommend the report be expanded to address qualitative aspects of stormwater management, including requirements of §6.6.E.14 – Water Quality Protection and §6.8.G – Design Standards for Redevelopment, of the Site Plan Review Regulations.*
- *We recommend expansion of the report to address requirements of the NHDES Alteration of Terrain Program, including necessary summary charts and Best Management Practice (BMP) worksheets.*
- *We recommend the design engineer revisit the delineation of the portion of tributary area PS1 to the north of the 25 Mechanic Street building, as the Post Development Drainage Map and drainage analysis indicate runoff is flowing towards Mechanic Street, whereas the grading plan suggests surface runoff is to flow away from Mechanic Street towards the project site.*

In the cited over letter of October 18th the applicant's consultant advises that soil mapping, test pit excavation and in-situ infiltration testing activities have been scheduled such that work product resulting from the same will soon be available for the design engineer's use in finalizing design plans of stormwater management accommodations and supporting documentation. It is understood that upon completion of these tasks expanded design plans and supporting documents will be submitted to the City for final review.

We continue to recommend this previous comment be satisfactorily addressed prior to or as a condition of amended site plan approval.

5. Sheets C-203 & C-204 illustrate design accommodations of proposed on-site storm sewer system layout and construction. Based upon review of this information we offer the following remarks:

- We recommend the design engineer recheck and correct reported pipe slope design values for segments of storm drain at the following locations: (a) CB06 & SC01; (b) SC01 & OS4; (c) DM13 & SC03; and (d) SC02 & OS1.
- We recommend headwall HW02 be labeled on Sheet C-203.

Mr. Brian A. Vincent, P.E.

November 03, 2023

- As shown on Sheet C-203, it appears, stormwater exiting outlet structure OS2 is intended to discharge to daylight at headwall HW03. If so, we recommend the design engineer recheck and correct reported invert elevations as the specified invert-out elevation at OS2 (507.50) is presently lower than the invert elevation at HW03 (508.50).
 - Similarly, the currently reported invert-in elevation at SC02 (531.85) is higher than reported invert-out elevations at tributary structures DM03 (530.96) and CB10 (531.17).
 - An identical comment is offered relative report invert-out elevation at CB07 (512.63) and invert-in elevation at SC01 (514.75).
 - Sheet C-204 graphically suggests piped discharge from proposed drainage structure DM10 is to discharge to daylight at apppoint 29-feet to the east. We recommend expansion of the drawing to specify that either a headwall or flared end-section will be installed at this location. We are also concerned that the calculated discharge elevation (538.00) is higher than exterior stairs and walkway planned to the immediate south creating potential for unintended stormwater flow over these planned improvements.
6. Based upon review of sanitary sewer design information presented on Sheets C-302 through C-304 we offer the following remarks:
- Shallow depth of existing sewer at the northerly end of Blacksmith Street is such that all or portions of sanitary sewer segments connecting sewer manholes SM4 with SM3, SM10 with SM4 and SM5 with SM4 will not enjoy 6-feet of soil cover. A similar occurrence exists at the proposed sanitary sewer connection for 25 Mechanic Street. We recommend expansion of the drawings to specify appropriate pipe insulation is to be provided at each such location.
 - We recommend all water/sewer line crossings be plotted on profile drawings C-302 through C-307.
 - We recommend the elevation of segments of proposed sewer extending from SM19 to SM18 and from SM13 to SM18 be lowered to provide a minimum of 6-feet of soil cover.
 - We recommend expansion of the drawings to specify pipe and invert data for each proposed sand/oil separator structure installation.

We trust you will find remarks provided in the foregoing letter report useful in its continued consideration and review of the subject application. As always, please contact this writer in the event you should have specific questions or further instructions related to this matter.

Sincerely:

Steven B. Keach, P.E.

President

Keach-Nordstrom Associates, Inc.

SITE PLAN REVIEW

RODE

535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodarchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite E2-3
Lebanon, NH 03766
603.442.9333 | T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

1 FOUNDRY ST.
LEBANON, NH

[illegible]

DATE: 11.08.23

SCALE: 1"= 40'

SITE OVERVIEW PLAN

C-200

SITE SCHEDULE

- C1
- CONCRETE PAVING – TYPE 1, (PEDESTRIAN RATED), SEE LANDSCAPE PLANS AND DETAILS
- C2
- CONCRETE PAVING – TYPE 2, (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C3
- STAIRS – TYPE 1, CAST-IN-PLACE CONCRETE STAIRS, SEE LANDSCAPE PLANS AND DETAILS
- C4
- ASPHALT PAVING
- C5
- UNIT PAVER – TYPE 2, CLAY, PERMEABLE, BRICK PAVERS (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C6
- UNIT PAVER – TYPE 3, CLAY BRICK PAVER (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C7
- ADA ACCESSIBLE ROUTE CONSISTING OF CAST-IN-PLACE CONCRETE RAMPS AND LANDINGS WITH HANDRAILS
- C8
- CONCRETE DUMPSTER PAD WITH FENCES/SCREENED ENCLOSURE
- C9
- UNIT PAVER – TYPE 1B, CLAY BRICK PAVER (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C10
- UNIT PAVER – TYPE 1A, CLAY BRICK PAVER (PEDESTRIAN RATED), SEE LANDSCAPE PLANS AND DETAILS
- C11
- BIKE RACK
- C12
- ELEVATED BOARDWALK AND ADA RAMP, WOOD DECKING – TYPE 1, SEE LANDSCAPE PLANS AND DETAILS
- C13
- SITE WALL – TYPE 1, CAST-IN-PLACE CONCRETE RETAINING WALL. BUILDING PERMITS FOR WALLS SHALL BE OBTAINED PRIOR TO START OF WALL CONSTRUCTION.
- C14
- GRANITE CURB
- C15
- GRANITE CURB, FLUSH
- C16
- CONCRETE FILLED, STEEL PIPE BOLLARD, TYP.
- C17
- DECORATIVE GRAVEL – TYPE 1, STABILIZED PEA STONE, SEE LANDSCAPE PLANS AND DETAILS
- C18
- STAIRS – TYPE 2, METAL GRATING STAIRS, SEE LANDSCAPE PLANS AND DETAILS
- C19
- COLLAPSIBLE OR REMOVABLE BOLLARD
- C20
- ACCESSIBLE CURB RAMP, TYP.
- C21
- PERMANENT ASPHALT TRENCH PATCH, TYP.
- C22
- GRANITE CURB, EVALUATE AND RE-USE EXISTING GRANITE CURBING TO GREATEST EXTENT POSSIBLE
- C23
- STACKED STONE WALL, REFER TO LANDSCAPE PLANS AND DETAILS
- C24
- EXISTING GRAVEL DRIVE TO BE DISCONTINUED
- C25
- CHAINLINK FENCE TO REPLACES EXISTING FENCING ALONG PROPERTY LINE
- C26
- HANDI-HUT, BARREL ROOF, PASSENGER SHELTER
- C27
- NOT USED
- C28
- STEEL BEAM GUIDE RAIL

NOTE:

- ABUTTING PROPERTIES MAY BE IMPACTED BY THE CONSTRUCTION OF SITE FEATURES SUCH AS RETAINING WALLS AND THE PARKING GARAGE.
- CONSTRUCTION EASEMENTS/AGREEMENTS FOR WORK/IMPACTS ON ABUTTING PROPERTIES SHALL BE SECURED PRIOR COMMENCEMENT OF WORK IN AFFECTED AREAS.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM WITH NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED AND AMENDED BY THE NHDOT.

SITE PLAN REVIEW

RODE

535 Albany Street | 405
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Design Team

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LANDSCAPE
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 One Bowdoin Square, Suite 801
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1 FOUNDRY ST.
 LEBANON, NH

EV PROJECT: 22122

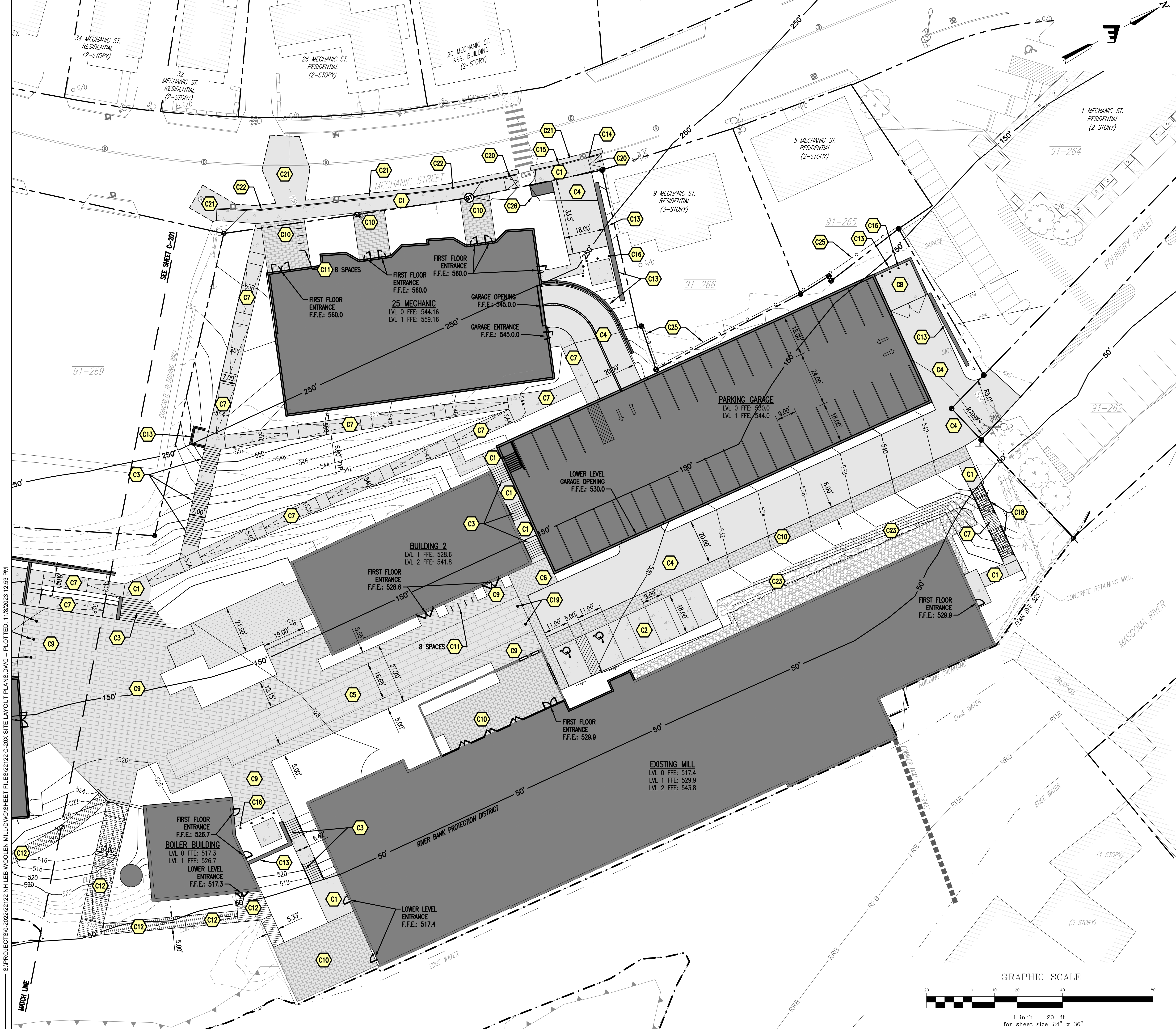
No.	Description	Date

DATE: 11.08.23

SCALE: 1"= 20'

SITE LAYOUT
 PLAN (1 OF 2)

C-201



SITE SCHEDULE

- C1 CONCRETE PAVING – TYPE 1, (PEDESTRIAN RATED), SEE LANDSCAPE PLANS AND DETAILS
- C2 CONCRETE PAVING – TYPE 2, (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C3 STAIRS – TYPE 1, CAST-IN-PLACE CONCRETE STAIRS, SEE LANDSCAPE PLANS AND DETAILS
- C4 ASPHALT PAVING
- C5 UNIT PAVES – TYPE 2, CLAY, PERMEABLE, BRICK PAVERS (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C6 UNIT PAVES – TYPE 3, CLAY BRICK PAVES (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C7 ADA ACCESSIBLE ROUTE CONSISTING OF CAST-IN-PLACE CONCRETE RAMPS AND LANDINGS WITH HANDRAILS
- C8 CONCRETE DUMPSTER PAD WITH FENCES/SCREENED ENCLOSURE
- C9 UNIT PAVES – TYPE 1B, CLAY BRICK PAVES (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C10 UNIT PAVES – TYPE 1A, CLAY BRICK PAVES (PEDESTRIAN RATED), SEE LANDSCAPE PLANS AND DETAILS
- C11 BIKE RACK
- C12 ELEVATED BOARDWALK AND ADA RAMP, WOOD DECKING – TYPE 1, SEE LANDSCAPE PLANS AND DETAILS
- C13 SITE WALL – TYPE 1, CAST-IN-PLACE CONCRETE RETAINING WALL BUILDING PERMITS FOR WALLS SHALL BE OBTAINED PRIOR TO START OF WALL CONSTRUCTION.
- C14 GRANITE CURB
- C15 GRANITE CURB, FLUSH
- C16 CONCRETE FILLED, STEEL PIPE BOLLARD, TYP.
- C17 DECORATIVE GRAVEL – TYPE 1, STABILIZED PEA STONE, SEE LANDSCAPE PLANS AND DETAILS
- C18 STAIRS – TYPE 2, METAL GRATING STAIRS, SEE LANDSCAPE PLANS AND DETAILS
- C19 COLLAPSIBLE OR REMOVABLE BOLLARD
- C20 ACCESSIBLE CURB RAMP, TYP.
- C21 PERMANENT ASPHALT TRENCH PATCH, TYP.
- C22 GRANITE CURB, EVALUATE AND RE-USE EXISTING GRANITE CURBING TO GREATEST EXTENT POSSIBLE
- C23 STACKED STONE WALL, REFER TO LANDSCAPE PLANS AND DETAILS
- C24 EXISTING GRAVEL DRIVE TO BE DISCONTINUED
- C25 CHAINLINK FENCE TO REPLACES EXISTING FENCING ALONG PROPERTY LINE
- C26 HANDI-HUT, BARREL ROOF, PASSENGER SHELTER
- C27 NOT USED
- C28 STEEL BEAM GUIDE RAIL

NOTE:

1. ABUTTING PROPERTIES MAY BE IMPACTED BY THE CONSTRUCTION OF SITE FEATURES SUCH AS RETAINING WALLS AND THE PARKING GARAGE.
2. CONSTRUCTION EASEMENTS/AGREEMENTS FOR WORK/IMPACTS ON ABUTTING PROPERTIES SHALL BE SECURED PRIOR COMMENCEMENT OF WORK IN AFFECTED AREAS.
3. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM WITH NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED AND AMENDED BY THE NHDOT.

SITE PLAN REVIEW

RODE

535 Albany Street | 405
 Boston, MA 02118
 617.422.0090 | T
 rodearchitects.com

Design Team

SURVEY
 Vive Libre Geomatics
 P.O. Box 1093
 Lebanon, NH 03766
 802.674.6998 | T

CIVIL
 Engineering Ventures, PC
 85 Mechanic St Suite E2-3
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 603.442.9333 | T

LANDSCAPE
 OJB Landscape Architects
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 Boston, MA 02114
 857.444.8675 | T

1 FOUNDRY ST.
 LEBANON, NH

EV PROJECT: 22122

No.	Description	Date

DATE: 11.08.23

SCALE: 1"= 20'

SITE LAYOUT
 PLAN (2 OF 2)

C-202

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

PROPERTY OWNER (APPLICANT):

NAME: LWM Residential LLC, c/o Jon Livadas TEL.#: 302-598-3492

MAILING ADDRESS: 1 Guyenne Rd, Wilmington, DE 19807

E-MAIL ADDRESS: jon.livadas@outlook.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Engineering Ventures PC, Nicholas Fiore TEL.#: 603-727-7029

MAILING ADDRESS: 85 Mechanic St, Suite E2-3, Lebanon, NH 03766

E-MAIL ADDRESS: nikf@engineeringventures.com

PROJECT LOCATION:

TAX MAP #: 91 and 106 LOT#: 263 & 267 and 34 PLOT #: ZONE: LD

STREET ADDRESS OF PROJECT: 1 Foundry St, 25 Mechanic St, + 43 Mechanic St

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

Modification to approved site plan PB2022-36-SPR with revised building and site configurations.

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 October 9, 2023, unless I personally request in writing that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: _____ DATE: 10.9.23

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: _____ DATE: 10.9.23

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #			
10/9/2023	91-263+ 267 + 106-34	PB2023-38-SPA			



208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • Tel: 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • Tel: 603-442-9333
414 Union Street, Schenectady, NY 12305 • Tel: 518-630-9614

October 9, 2023

City of Lebanon Planning & Development Department
Attn: Tim Corwin, Senior Planner and Zoning Administrator
51 North Park St
Lebanon, NH 03766

RE: Site Plan Review Amendment Application
Lebanon Woolen Mill
Tax Map 91 Lots 263 & 267, Tax Map 106 Lot 34
PB2022-36-SPR

Dear Mr. Corwin,

On behalf of LWM Residential LLC, Engineering Ventures, PC (EV) is pleased to submit the enclosed Site Plan Review Amendment application package for the Lebanon Woolen Mill residential development project located at 1 Foundry St (Tax Map 91 Lot 263), 25 Mechanic St (Tax Map 91 Lot 267), and 43 Mechanic St (Tax Map 106 Lot 34). This development was originally granted Site Plan Approval on October 24, 2022 (file # PB2022-36-SPR). The voluntary merger of Lots 263 and 267 was also approved by the City but has not yet been completed by the applicant. The following is a summary of the project and changes.

Summary

The development encompasses three parcels, all located in the Lebanon Downtown (LD) Zoning District (LD):

- Lot 91-263: 3.67± acres located at 1 Foundry Street
- Lot 91-267: 0.53± acre located at 25 Mechanic Street
- Lot 106-34: 0.54± acre located at 43 Mechanic Street

Building 2 and the building at 43 Mechanic Street from the approved plans have been removed from the project. Additional parking has been added to the site, and the existing building at 43 Mechanic Street will be reduced in size and dwelling unit count. The changes resulted in a reduction of dwellings from 196 to 183 and a reduction of parking spaces from 214 to 203.

Site Layout

The existing mill building, Building 3, and the building at 25 Mechanic St remained mostly unchanged from the approved plans. There have been some minor adjustments to form and door locations. The 25 Mechanic St building is now 15 feet from the front property line, back from 10 feet, to aid construction.

Building 2, the existing office building, has been removed from the project and will be demolished. The approved plans call for a parking structure next to Building 2. That too has been removed. Instead, on-

grade parking will be provided in place of the structure and additional on-grade parking will be provided where Building 2 currently exists.

The emergency vehicle access through the site still existing, but its routing is altered to go through one of the parking areas and through less of the pedestrian area.

The pedestrian walkway from 25 Mechanic St to the Mill Yard has a new alignment and is now further from the property line to the south.

A new building at 43 Mechanic St is no longer in the development program. Instead, the back half of the existing house will be demolished, and the front half will be renovated into two new apartment units. Additional parking is also planned for 43 Mechanic St to serve the rest of the development.

Stormwater Management

The development's stormwater management system is designed in accordance with City of Lebanon and NHDES Alteration of Terrain (AoT) regulations.

The stormwater management system for the site remains largely unchanged from the approved plans. Treatment and mitigation will be accomplished through construction of gravel wetland systems and underground detention chambers. The only changes to the stormwater infrastructure are minor adjustments to the locations of some of the structures. The site changes result in a small reduction of impervious surfaces, so the stormwater system will perform the same as the originally approved plans.

Utilities and Fire Protection

As with the originally approved plans, the development will be served by municipal water and sewer, Liberty Utilities for electric service, and private contractors for propane and communications. Changes to the current plans are limited to omitting the new serves for Building 2 and 43 Mechanic St and some minor adjustments to the routings of the mains.

Snow Removal

Snow storage will generally occur along the sides of the driveways and in pockets around the site as indicated on the landscaping plans. The compact design of the site will necessitate the hauling of snow off site periodically.

Construction Schedule

Pending permit approvals, it is anticipated that construction will begin in Spring 2024 and be completed by Fall 2026. A detailed phasing plan is included in the Site Development Plans.

Thank you for your time and consideration with this project. We look forward to reviewing this project with you and the City staff. In the meantime, please do not hesitate to call or email if you have any questions or need additional information.

City of Lebanon Planning & Development Department

Site Plan Review Amendment Application, Lebanon Woolen Mill, Tax Map 91 Lots 263 & 267, Tax Map 106 Lot 34

October 9, 2023

Page 3 of 3

Sincerely,

ENGINEERING VENTURES, PC



Nicholas A. Fiore, PE

Project Manager/Principal

Direct: (603) 727-7029

Enc: Application Form

Technical Checklist

Application Fee Calculation

Certified Notification List

Site Development Plans (2 full-size copies and 10 half-size copies).

Supplemental Documents (1 set)

- Lighting Schedule
- Light Fixture Cut Sheets
- Colored Photometrics Rendering
- Architectural Floor Plans
- Site Plan Renderings



Burlington, VT • Lebanon, NH • Schenectady, NY

**LEBANON WOOLEN MILL
1 FOUNDRY STREET, LEBANON, NH**

**SITE PLAN REVIEW AMENDMENT
OCTOBER 9, 2023**

SUPPLEMENTAL DOCUMENTS

- LIGHTING SCHEDULE LAM PARTNERS
- LIGHT FIXTURE CUT SHEETS LAM PARTNERS **
- COLORED PHOTOMETRICS RENDERING LAM PARTNERS
- ARCHITECTURAL FLOOR PLANS RODE ARCHITECTS **
- SITE PLAN RENDERINGS RODE ARCHITECTS

**available for review at the Planning & Development Department



www.lampartners.com

LIGHTING FIXTURE SCHEDULE

Standard Fixture Nomenclature:
G = Ground surface or recessed
M = Media or mesh
P = Pendant
R = Recessed
S = Surface mounted (typically to ceiling)
T = Track (track-letters, heads-numbers)
W = Wall
Yxx = Exterior + Mount (i.e. YG1)

Fixture Schedule Guide:
1. The 'Driver Location' column indicates integral or remote, not where in the space it is.
2. The 'Control Intent' column identifies how we want this fixture to be controlled, but not the protocol.
3. The control protocol is to be selected by the Electrical Engineer or Contractor.
4. Fixture nomenclature is not absolute. Refer to individual descriptions and catalog numbers for each type.
5. All columns, including the 'Notes' column convey important information and are to be conveyed.

Project Name: Lebanon Woolen Mill

Lam Project #: 22066
Lam Issue Date: 6-Oct-2023

Project Phase: Landscape Design Review (VE)
Lam Team: SF / DW

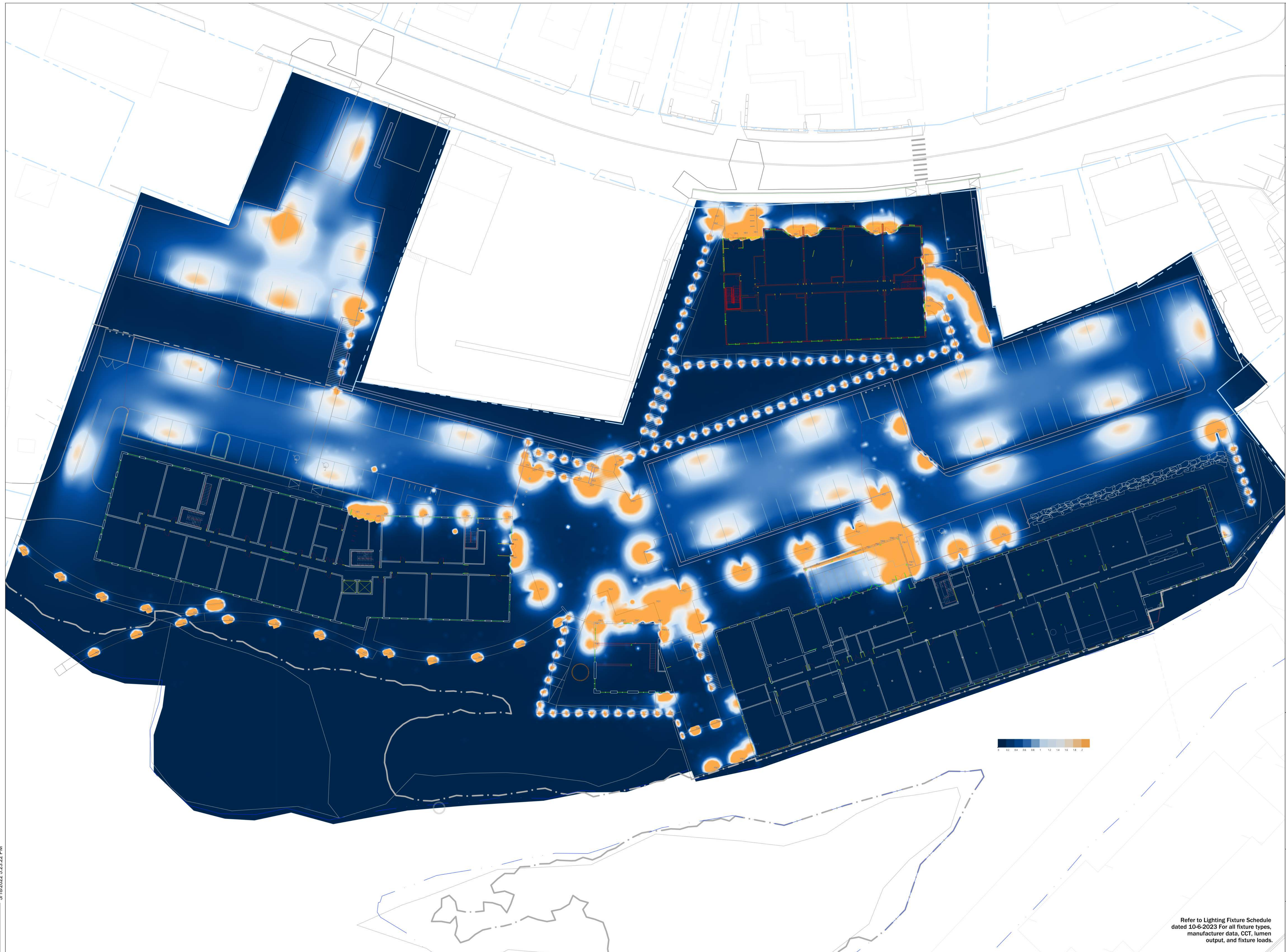
Type	Location / Use	Fixture Description	Manufacturer	Model / Catalog #	Light Source CCT CRI	Lumens (lm) (Delivered) (Unit)	Lumens (lm / LF) (Delivered) (Linear)	Control Intent	Driver Location	Fixture Load (W) (Unit)	Fixture Load (W/LF) (Linear)	Created / Modified	Notes
Landscape / Exterior													
YC1	Exterior/Interior Amenity	Catenary with incremental stringlights with 'HAT', remote drivers	Tivoli Lightsphere	#LSL2-B-24-S-19-C-12-SHADE-HT-BK-8	1900			SWITCH	integral			8/29/2022	Coordinate with structure
YG1	Mill yard and environs	Pedestrian Pole on wood pole, 10' height	Louis Poulsen	#TOPT/25W-LED[MOD REDUCED LUMENS]/3000K[MOD 2700K]/120-277V/[FINISH]-DIM 0-10V/CUSTOM ARM FOR WOODEN POLE	MOD 2400K	MOD 800LM-1000LM TBD\		SWITCH	integral		0.4 W/LF	8/10/2022	Confirm reduced lumen package, custom CCT
YG2	Driveways & surface parking	Pole mounted area light type 3 distribution with house-side shield,Square tapered Wooden pole(?), 20' tall, 2200K CCT or similar	Leotek Arieta 13 on Valmont Koli Pole	#AR13-48N-MV-22K-3-FINISH-OUTPUT-BLS #VALMONT-KOLI	2200K	Nominal 1900lm delivered		switch with occ & photocell TBD	integral	TBD		10/6/2023	Provision with 7-pin receptacle for controls & occupancy/daylight sensor to be coordinated with electrical engineer
YG2A	Driveways & surface parking	Similar to YG2, twin head at 180 orientation	Leotek Arieta 13 on Valmont Koli Pole	2x #RAR1-80L-25-MOD27K-3-UNV-[color]-BC-DTS_F #VALMONT-KOLI	2200K	Nominal 1900lm delivered per head		switch with occ & photocell TBD	integral	TBD		10/6/2023	Provision with 7-pin receptacle for controls & occupancy/daylight sensor to be coordinated with electrical engineer
YG2B	Driveways & surface parking	Similar to YG2, twin head at 90 orientation	Leotek Arieta 13 on Valmont Koli Pole	2x #RAR1-80L-25-MOD27K-3-UNV-[color]-BC-DTS_F #VALMONT-KOLI	2200K	Nominal 1900lm delivered per head		switch with occ & photocell TBD	integral	TBD		10/6/2023	Provision with 7-pin receptacle for controls & occupancy/daylight sensor to be coordinated with electrical engineer
YG3	Driveways & surface parking	Low Bollard, wood finish	Sistemalux Look	#S.19206-MOD2400K	MOD 2400K	300 lm		SWITCH		12.5 W		8/10/2022	Confirm MOD CCT
YG4	trees	Ground stake mounded adjustable low voltage spotlight with snoot	BK Micro Nite Star	#MN-LED-e68-FL-[finish]-12-B-360SL-[transformer]	3000K	470 lm		SWITCH	remote	7 W		8/10/2022	
YG5		Not Used										10/6/2023	
YG6		Not used										10/6/2023	
YG7	Tower Flood	Ultra-narrow-beam spotlight, exterior wet location, snoot	Lumenpulse Lumenbeam	#LBM-VOLT-CCT-XN-LSLV-FINISH-DIM-cable-SN	3000k							8/10/2022	
YS1	Benches	Linear encapsulated wet location tapelight, remote driver	Qtran	#LUME-01-SW-MOUNT-WET-24-SO-ENC/TL-wiring	2400K		74 lm/LF	SWITCH	remote		1.5 W/LF	8/10/2022	Coordinate remote drivers
YS2	Handrails	Handrail Pucklight	Wagner Lumenpod 28	#LULR-[railsize]-27K-A-3-								8/10/2022	
YS3	Window frames	Window frame light, remote driver	Iguzzini Trick	#1.BU16-VOLT-15								10/6/2023	Architect / engineer to verify integral vs remote driver location
YR1	Building Entries	Recessed downlight, wet-location	DMF	DRDH-N-JD-70-DRD2M-07-9-27-FL-O-DRD2T-R-JD-S-SW	2700K	750 lm		DIM	integral	7 W		8/10/2022	Architect to confirm trim type
												8/10/2022	
YW1	Exterior building facade walls	Wall surface mounted full cutoff downlight	Eureka Cliff Downlight	#3419-LED-LED-30-80-VOLT-DV-x-finish-FRO	3000K*	775 lm		DIM	integral	8.5 W		8/10/2022	EM per electrical engineer Finish per architect
YW2	Residential entries under over-hangs	Wall surface mounted direct-indirect fixture, same form-factor as YW1	Eureka Cliff Direct/Indirect	#3418-LED.LO-LED-30-80-VOLT-DV-x-finish-FRO	3000K*	904 lm		dim	integral	11.4 W		8/10/2022	
YW3-3'	Door entries at amenity spaces	Linear wall or mullion mounted downlight with separate driver for emergeny lighting provisions (EM to confirm)	Visa Passage	#OW2480-L30KL--MVOLT-[optic]-[finish]-DS	3000K*	900 lm		DIM	REMOTE	14 W		8/10/2022	

FIXTURES CHANGED FROM APPROVED PLANS.

YW3-6'	Door entries at amenity spaces	Linear wall or mullion mounted downlight with separate driver for emergeny lighting provisions (EM to confirm)	Visa Passage	#OW2484-L30KL--MVOLT-[optic]-[finish]-DS	3000K*	1800 lm		DIM	REMOTE	27 W		8/10/2022	
YW4		Not Used										10/6/2023	
YW5		Not Used										10/6/2023	

- General Notes:
1. Not for bidding or construction unless fully incorporated into contract documents by the Architect and/or Engineer.
 2. This schedule must be accompanied by the notes provided in the separate Lam Partners Master Notes List document or by CSI section 265010.
 3. Fixture Loads are expressed as Watts or Watts / LF per the manufacturer's published data and represent the entire fixture load, not that of the light source.
 4. The primary manufacturer and model number listed for each type shall serve as the basis of design. Suitability of "Alternates", "Equals" or "Equivalents" shall be determined solely by the Lighting Designer for any fixture types listed on this Lighting Fixture Schedule, unless otherwise noted.
 5. Any "Alternates", "Equals" or "Equivalents" subsequently listed under each primary listing may be able to provide a suitable product that closely matches the primary listing, and may be required to modify their standard products to match the primary listing as best possible.

This information is provided for the use of the Architect and its consultants in the production of their detailed drawings and specifications. Assurances of code compliance, conformity with environmental conditions and other building systems, voltage selection, design of wiring, supports, switching, emergency and exit lighting, engineering calculations or details, and preparation of cost and power consumption estimates are the responsibility of others. Information provided by Lam Partners Inc may require coordination and development by others to a level of detail suitable for incorporation into construction documents. Lam Partners Inc's documents are not intended or represented to be suitable for reuse on extensions of the Project or on any other project, nor are they to be relied upon by anyone other than the Architect and the Architect's consultants for the Project. Lam Partners Inc is not responsible for construction means, methods, sequences, techniques, safety programs, or procedures, or the failure of any contractor to comply with the requirements of the construction documents. There are no warranties of merchantability or fitness for a particular purpose or any other warranties or guarantees whatsoever, express or implied, with respect to any materials, documents, or designs provided by Lam Partners Inc.



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LAM Partners
84 Sherman Street
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1 FOUNDRY ST.
LEBANON, NH

PROJECT: 2125

DATE: 10.6.2023

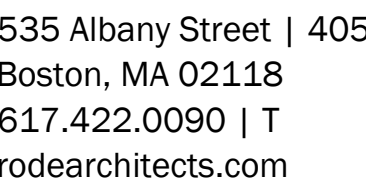
SCALE: 1" = 25'

Photometric Plan

L101

Page 16 of 58

SITE PLAN REVIEW AMENDMENT



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	Zoning Limit	Existing	Proposed Total	Notes
Zoning District		LDD	LDD	
Tax Map / Lot #		91-263 and 91-267	91-263	1
Use		Commercial	Multi-Family Res	
91-263		Industrial Laundry		
91-267		Dry Cleaner		
Area of Lot (acres)	3,000 s.f. min.	3,670 and 0.533	4.203	1
Building Footprint (s.f.)		34,030	49,117	
Existing Mill		23,425	23,425	
Building 2		6,411	0	
Building 3		0	16,041	
Boiler Building		1,777	1,777	
25 Mechanic		2,417	7,874	
Building Coverage	No Limit	19.8% and 10.4%	26.8%	
Building Gross Floor Area (s.f.)		79,139	169,622	2
Existing Mill		57,753	57,753	
Building 2		14,364	0	
Building 3		NA	77,006	
Boiler Building		2,323	2,323	
25 Mechanic		4,699	32,540	
Building Height	55' max.			
Existing Mill		30	30	
Building 2		27	0	
Building 3		NA	60'-6"	4
Boiler Building		13	13	
25 Mechanic		14	53'-4"	
Number of Stories				
Existing Mill		3	3	3
Building 2		3	0	
Building 3		NA	6	3
Boiler Building		2	2	3
25 Mechanic		1	5	3
Parking Spaces Provided				
91-263		45+/-	154	
91-267		7	19	
Parking Spaces Required	per 607.4	0	0	
Max Parking Spaces Allowed				
91-263			166	
91-267			37	
Loading Spaces		2	2	
Bicycle Parking Spaces (LT/ ST)				
Existing Mill		0	15 / 8	
Building 2		0	0 / 0	
Building 3		NA	31 / 12	
Boiler Building		0	0 / 0	
25 Mechanic		0	23 / 8	
Impervious Area (s.f.)		102,500	112,711	
Impervious Area (% of lot)		55.99%	61.56%	
Setbacks				
Front	0'	20.1	15	
Rear	10'	NA	NA	
Side	0'	40.5	22.1	
City Overlay Districts		Wetlands Floodplain	Wetlands Floodplain	
		Riverbank Protection	Riverbank Protection	
NHDES Shoreland Jurisdiction		Shoreland	Shoreland	
Notes:				
1. Lots will be merged following Site Plan Approval per application PB2022-34-VLM				
2. See Building Program schedule for square footage by floor				
3. Number of Stories includes below grade building space				
4. Conditional Use permit granted with original Site Plan Review approval.				

	Zoning Limit	Existing	Proposed Total	Notes
Zoning District		LDD	LDD	
Tax Map / Lot #		106-34	106-34	
Use		Multi-Family Res	Multi-Family Res	
Area of Lot (acres)	3,000 s.f. min.	0.544	0.524	
Building Footprint (s.f.)		2,635	1,778	
Building Coverage	No Limit	11.12%	7.79%	
Building Gross Floor Area (s.f.)		6,034	2,355	1
Building Height	55' max	30'+	30'+	2
Number of Stories		4+	4	3
Number of Dwelling Units		6	2	
Parking Spaces Provided		10+/-	30	
Parking Spaces Required	per 607.4	0	0	
Max Parking Spaces Allowed		9	3	
Loading Spaces		0	0	
Bicycle Parking Spaces (LT / ST)		0	2 / 2	4
Impervious Area (s.f.)		9,160	12,570	
Impervious Area (% of lot)		38.65%	55.07%	
Setbacks				
Front	0'	5.7'	5.7'	2
Rear	10'	94.4'	134.9'	2
Side	0'	4.5'	7.7'	2
City Overlay Districts		None	None	
NHDES Shoreland Jurisdiction		Shoreland	Shoreland	
Notes:				
1. See Building Program schedule for square footage by floor				
2. Front half of existing house and existing garage to remain. No new structures.				
3. Number of Stories includes below grade building space				
4. Long term pike parking in the garage, short term on the porch.				

						Units	GSF	Parking - Garage	Parking - Exterior
Existing Mill	Level 0	0	0	0	0	49	14,704	7	
	Level 1	12	8	2	22		21,251		
	Level 2	16	10	1	27		21,798		
	Level 3	0	0	0	0		0		
	Level 4	0	0	0	0		0		
	Total Units	28	18	3	49		57,753		
Total Bedrooms		28	18	6	52				
Mill Parking	Upper Level	0	0	0	0	0	0		36
	Lower Level	0	0	0	0		0		24
	Total							60	
Boiler Building	Level 0	0	0	0	0	0	1,823		
	Level 1	0	0	0	0		500		
	Total						2,323	0	
Building 3	Level 0	0	0	0	0	97	917	46	41
	Level 1	5	11	1	17		16,046		
	Level 2	6	13	2	21		16,046		
	Level 3	6	13	2	21		16,046		
	Level 4	6	13	2	21		16,046		
	Level 5	6	10	1	17		11,905		
	Total Units	29	60	8	97		77,006	87	
	Total Bedrooms	29	60	16	105				
25 Mechanic	Level 0	0	0	0	0	35	899	19	
	Level 1	1	4	4	9		7,877		
	Level 2	1	5	0	6		8,130		
	Level 3	0	0	0	0		9,130		
	Level 4	1	9	0	10		7,504		
	Total Units	4	27	4	35		32,540	19	
Total Bedrooms		4	27	8	39				
43 Mechanic	Level 0	0	0	0	0	2	670		26
	Level 1	0	0	1	1		670	2	2
	Level 2	0	0	1	1		670		
	Level 3	0	0	0	0		345		
	Total Units	0	0	2	2		2,355	30	
Total Bedrooms		0	0	4	4				
Project Totals	Units	61	105	17	183	183	171,977		
	Bedrooms	61	105	34	200		16,046		203
	Percentage	33%	57%	9%	100%				

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L000 ORIENTATION PLAN AND GENERAL NOTES	QUB LANDSCAPE ARCHITECTS	21 OF 41
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L100 CONSTRUCTION SCHEDULE	QUB LANDSCAPE ARCHITECTS	23 OF 41
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L602 PLANTING PLAN	QUB LANDSCAPE ARCHITECTS	32 OF 41
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L701 PLANTING DETAILS	QUB LANDSCAPE ARCHITECTS	34 OF 41
SL101 PHOTOMETRIC PLAN	LAM PARTNERS	35 OF 41
A100 PARKING PLAN - 25 MECHANIC	RODE ARCHITECTS	36 OF 41
A101 PARKING PLAN - BUILDING 3	RODE ARCHITECTS	37 OF 41
A200 BUILDING ELEVATIONS - 25 MECHANIC	RODE ARCHITECTS	38 OF 41
A201 BUILDING ELEVATIONS - BUILDING 3	RODE ARCHITECTS	39 OF 41
A202 BUILDING ELEVATIONS - EXISTING MILL	RODE ARCHITECTS	40 OF 41
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EV PROJECT: 22122

[illegible]

DATE: 10.09.2023

SCALE: AS NOTED

COVER SHEET

C-000

Page 17 of 58

OWNER\APPLICANTS:

LWM RESIDENTIAL LLC
1 GUYENNE ROAD
WILMINGTON, DELEWARE 19807

SUBJECT PARCELS:

TAX MAP 91 LOTS 263 AND 267
TAX MAP 106 LOT 34
CITY OF LEBANON
GRAFTON COUNTY
NEW HAMPSHIRE, 03766

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	POLYETHYLENE, PROFESSIONAL ENGINEER	PE	TAPPING SLEEVE AND VALVE	TS&V
DIAMETER	DIA	GATE VALVE	GV	PROPERTY LINE	PL	TEMPORARY BENCHMARK	TBM
DISTRIBUTION BOX	D-BOX	HEADWALL	HW	PERC TEST, POINT OF TANGENCY	PT	TEST PIT	TP
DUCTILE IRON	DI	HIGH DENSITY POLYETHYLENE	HDPE	POLYVINYL CHLORIDE	PVC	TOP OF BANK	TOB
EDGE OF CONCRETE	EOC	HYDRANT	HYD	POINT OF VERTICAL INTERSECTION	PVI	TOP OF CURB	TCC
EDGE OF GRAVEL	EOG	INTERSECTION	INT	POND	PND	TOP OF WALL	TOW
EDGE OF PAVEMENT	EOP	INVERT	INV	QUANTITY	QTY	TYPICAL	TYP
ELECTRIC	ELEC	IRON PIN	IP	QUALITY ASSURANCE	QA	VERIFY IN FIELD	VIF
ELECTRIC MANHOLE	EMH	IRON PIPE SIZE	IPS	QUALITY CONTROL	QC	WATER VALVE	WV
ELEVATION	ELEV	LENGTH	L=	RADIUS	R=		

GENERAL NOTES

1. 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 AND TO CALL DIG SAFE 72 HOURS PRIOR TO ANY DIGGING, DRILLING OR BLASTING.
2. 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.
3. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
4. 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.
5. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
7. 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.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
10. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
12. MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
13. ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
14. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
15. 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.
16. 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.
17. FOLLOWING ANY WARRANTY PERIOD, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, TO INCLUDE GRASS AND MULCH, IN GOOD, HEALTHY CONDITION SO AS TO PRESENT A NEAT AND ORDERLY APPEARANCE.
18. AFTER THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE STORAGE, DISPLAY, OR PARKING OF MOTOR VEHICLES, BOATS, MOBILE HOMES, TRAILERS, OR CONSTRUCTION EQUIPMENT WITHIN LANDSCAPED AREAS, BUFFERS, OR SCREENS, SHOWN AS SUCH ON THE APPROVED LANDSCAPE PLAN, IS EXPRESSLY PROHIBITED AND A VIOLATION OF THE NOTICE OF ACTION.

SYMBOL LEGEND

PROPOSED FEATURES	EXISTING FEATURES
BOUND	BOUND
BENCHMARK	BENCHMARK
DRILL HOLE	DRILL HOLE
SURVEY POINT	SURVEY POINT
IRON PIN	IRON PIN
TP1	TP1
B1	B1
P1	P1
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
ACCESSIBLE CURB RAMP	

LINETYPE LEGEND

PROPOSED FEATURES	EXISTING FEATURES
MAJOR CONTOUR	MAJOR CONTOUR
MINOR CONTOUR	MINOR CONTOUR
EDGE OF RIVER	EDGE OF RIVER
EDGE OF POND	EDGE OF POND
FLOOD PLAIN BASED ON B.F.E.	FLOOD PLAIN BASED ON B.F.E.
FEMA FLOOD PLAIN LIMITS	FEMA FLOOD PLAIN LIMITS
50' SETBACK FROM ORDINARY HIGH WATER LINE	50' SETBACK FROM ORDINARY HIGH WATER LINE
150' SETBACK FROM ORDINARY HIGH WATER LINE	150' SETBACK FROM ORDINARY HIGH WATER LINE
250' SETBACK FROM ORDINARY HIGH WATER LINE	250' SETBACK FROM ORDINARY HIGH WATER LINE
RIPARIAN RIGHTS BOUNDARY LINE	RIPARIAN RIGHTS BOUNDARY LINE
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
STONE WALL	STONE WALL
SANITARY SEWER	SANITARY SEWER
SANITARY SEWER APPROX.	SANITARY SEWER APPROX.
SEWER FORCE MAIN	SEWER FORCE MAIN
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

SITE PLAN REVIEW

RODE

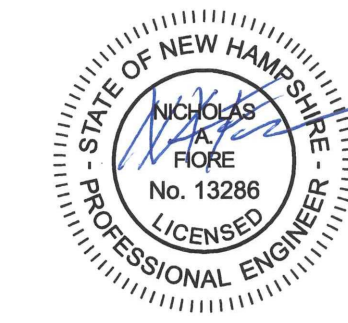
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

No.	Description	Date

DATE: 10.09.23

SCALE: NOT TO SCALE

SITE LEGEND AND NOTES

C-001

PROJECT PHASING

ALL BUILDING PERMIT SHALL BE OBTAINED WITHIN TWO (2) YEARS OF ORIGINAL SITE PLAN APPROVAL OR ELSE APPROVAL SHALL BECOME VOID.

PHASE 1

- ANTICIPATED CONSTRUCTION SCHEDULE
 - APRIL 1, 2024 TO APRIL 30, 2026
 - START AND END DATES ARE ESTIMATES AND MAY VARY
- MOBILIZE ON SITE, INSTALL CONSTRUCTION ENTRANCE
- ROUGH LAYOUT, FLAG FOR CLEARING LIMITS AND WETLAND DELINEATIONS
- INSTALL EROSION CONTROL MEASURES
- CLEAR AND GRUB WOODED AREAS
- CONSTRUCT THE FOLLOWING SITE IMPROVEMENTS:
 - MASS GRADING FOR SITE IMPROVEMENTS
 - INSTALL UTILITY INFRASTRUCTURE FOR SEWER, WATER, STORM DRAINAGE AND UNDERGROUND PHONE/CABLE/ELECTRIC
 - INSTALL SITE LIGHTING
 - RETAINING WALL CONSTRUCTION
 - INSTALL SELECT ROADWAY/PARKING GRAVELS
 - BASE COAT PAVING
 - COMPLETE ASSOCIATED SIDEWALKS, DUMPSTER PAD/ENCLOSURE, FENCING, MISC. CONCRETE PADS, PAVING, AND PAVEMENT STRIPING
 - INSTALL HARDSCAPE FINISHES AND LANDSCAPING
 - COMPLETE BUILDING
- IF REQUIRED, SECURITY FOR WORK REMAINING IN PHASE 1 SHALL BE POSTED BY APRIL 30, 2026 OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- WORK FOR WHICH SECURITY HAS BEEN POSTED SHALL BE COMPLETE BY OCTOBER 31, 2026 OR SIX MONTHS AFTER POSTING OF SECURITY, WHICHEVER COMES FIRST.

PHASE 2

- ANTICIPATED CONSTRUCTION SCHEDULE
 - JUNE 1, 2024 TO JUNE 30, 2026
 - START AND END DATES ARE ESTIMATES AND MAY VARY
- MOBILIZE ON SITE, INSTALL CONSTRUCTION ENTRANCE
- ROUGH LAYOUT, FLAG FOR CLEARING LIMITS AND WETLAND DELINEATIONS
- INSTALL EROSION CONTROL MEASURES
- CLEAR AND GRUB WOODED AREAS
- CONSTRUCT THE FOLLOWING SITE IMPROVEMENTS:
 - MASS GRADING FOR SITE IMPROVEMENTS
 - INSTALL SEWER, WATER, AND PHONE/CABLE/ELECTRIC SERVICES
 - INSTALL STORM DRAINAGE
 - INSTALL SITE LIGHTING
 - RETAINING WALL CONSTRUCTION
 - INSTALL SELECT ROADWAY/PARKING GRAVELS
 - BASE COAT PAVING
 - COMPLETE ASSOCIATED SIDEWALKS, DUMPSTER PAD/ENCLOSURE, FENCING, MISC. CONCRETE PADS, PAVING, AND PAVEMENT STRIPING
 - INSTALL HARDSCAPE FINISHES AND LANDSCAPING
 - COMPLETE BUILDING
- IF REQUIRED, SECURITY FOR WORK REMAINING IN PHASE 2 SHALL BE POSTED BY JUNE 30, 2026 OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- WORK FOR WHICH SECURITY HAS BEEN POSTED SHALL BE COMPLETE BY DECEMBER 31, 2026 OR SIX MONTHS AFTER POSTING OF SECURITY, WHICHEVER COMES FIRST.

PHASE 3

- ANTICIPATED CONSTRUCTION SCHEDULE
 - JUNE 1, 2024 TO JUNE 30, 2026
 - START AND END DATES ARE ESTIMATES AND MAY VARY
- MOBILIZE ON SITE, INSTALL CONSTRUCTION ENTRANCE
- ROUGH LAYOUT, FLAG FOR CLEARING LIMITS AND WETLAND DELINEATIONS
- INSTALL EROSION CONTROL MEASURES
- CLEAR AND GRUB WOODED AREAS
- CONSTRUCT THE FOLLOWING SITE IMPROVEMENTS:
 - DEMO PORTION OF BUILDING TO BE REMOVED
 - MASS GRADING FOR SITE IMPROVEMENTS
 - INSTALL SEWER, WATER, AND PHONE/CABLE/ELECTRIC SERVICES
 - INSTALL STORM DRAINAGE
 - INSTALL SITE LIGHTING
 - RETAINING WALL CONSTRUCTION
 - INSTALL SELECT ROADWAY/PARKING GRAVELS
 - BASE COAT PAVING
 - COMPLETE ASSOCIATED SIDEWALKS, FENCING, MISC. CONCRETE PADS, PAVING, AND PAVEMENT STRIPING
 - INSTALL HARDSCAPE FINISHES AND LANDSCAPING
 - COMPLETE BUILDING
- IF REQUIRED, SECURITY FOR WORK REMAINING IN PHASE 3 SHALL BE POSTED BY JUNE 30, 2026 OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- WORK FOR WHICH SECURITY HAS BEEN POSTED SHALL BE COMPLETE BY DECEMBER 31, 2026 OR SIX MONTHS AFTER POSTING OF SECURITY, WHICHEVER COMES FIRST.

PHASE 4

- ANTICIPATED CONSTRUCTION SCHEDULE
 - AUGUST 1, 2024 TO AUGUST 31, 2026
 - START AND END DATES ARE ESTIMATES AND MAY VARY
- MOBILIZE ON SITE, INSTALL CONSTRUCTION ENTRANCE
- ROUGH LAYOUT, FLAG FOR CLEARING LIMITS AND WETLAND DELINEATIONS
- INSTALL EROSION CONTROL MEASURES
- CLEAR AND GRUB WOODED AREAS
- CONSTRUCT THE FOLLOWING SITE IMPROVEMENTS:
 - MASS GRADING FOR SITE IMPROVEMENTS
 - INSTALL SEWER, WATER, AND PHONE/CABLE/ELECTRIC SERVICES
 - INSTALL STORM DRAINAGE
 - INSTALL SITE LIGHTING
 - RETAINING WALL CONSTRUCTION
 - INSTALL SELECT ROADWAY/PARKING GRAVELS
 - BASE COAT PAVING
 - COMPLETE ASSOCIATED SIDEWALKS, DUMPSTER PAD/ENCLOSURE, FENCING, MISC. CONCRETE PADS, PAVING, AND PAVEMENT STRIPING
 - INSTALL HARDSCAPE FINISHES AND LANDSCAPING
 - COMPLETE BUILDINGS
- IF REQUIRED, SECURITY FOR WORK REMAINING IN PHASE 4 SHALL BE POSTED BY AUGUST 31, 2026 OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- WORK FOR WHICH SECURITY HAS BEEN POSTED SHALL BE COMPLETE BY MARCH 1, 2026 OR SIX MONTHS AFTER POSTING OF SECURITY, WHICHEVER COMES FIRST.

ADDITIONAL PHASING NOTES

- P1 PHASE 1 TO INCLUDE STORMWATER DETENTION CHAMBERS.
- P2 PHASE 1 TO INCLUDE GRADING AND LANDSCAPING. PHASE 2 TO INCLUDE WALKWAY AROUND BUILDING BUILDING.
- P3 WATER, SEWER, AND ELECTRICAL MAINS THROUGH THE 1 FOUNDRY STREET PROPERTY SHALL BE CONSTRUCTED AS PART OF PHASE 1. SERVICES MAY BE EXTENDED TO BUILDINGS PER EACH BUILDING'S PHASE PROVIDED DOING SO WILL NOT DISTURB COMPLETED WORK.

SITE PLAN REVIEW

RODE

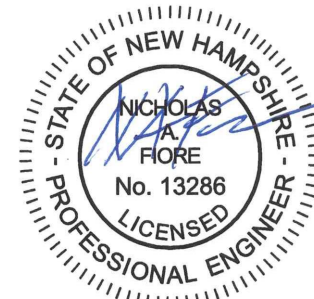
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

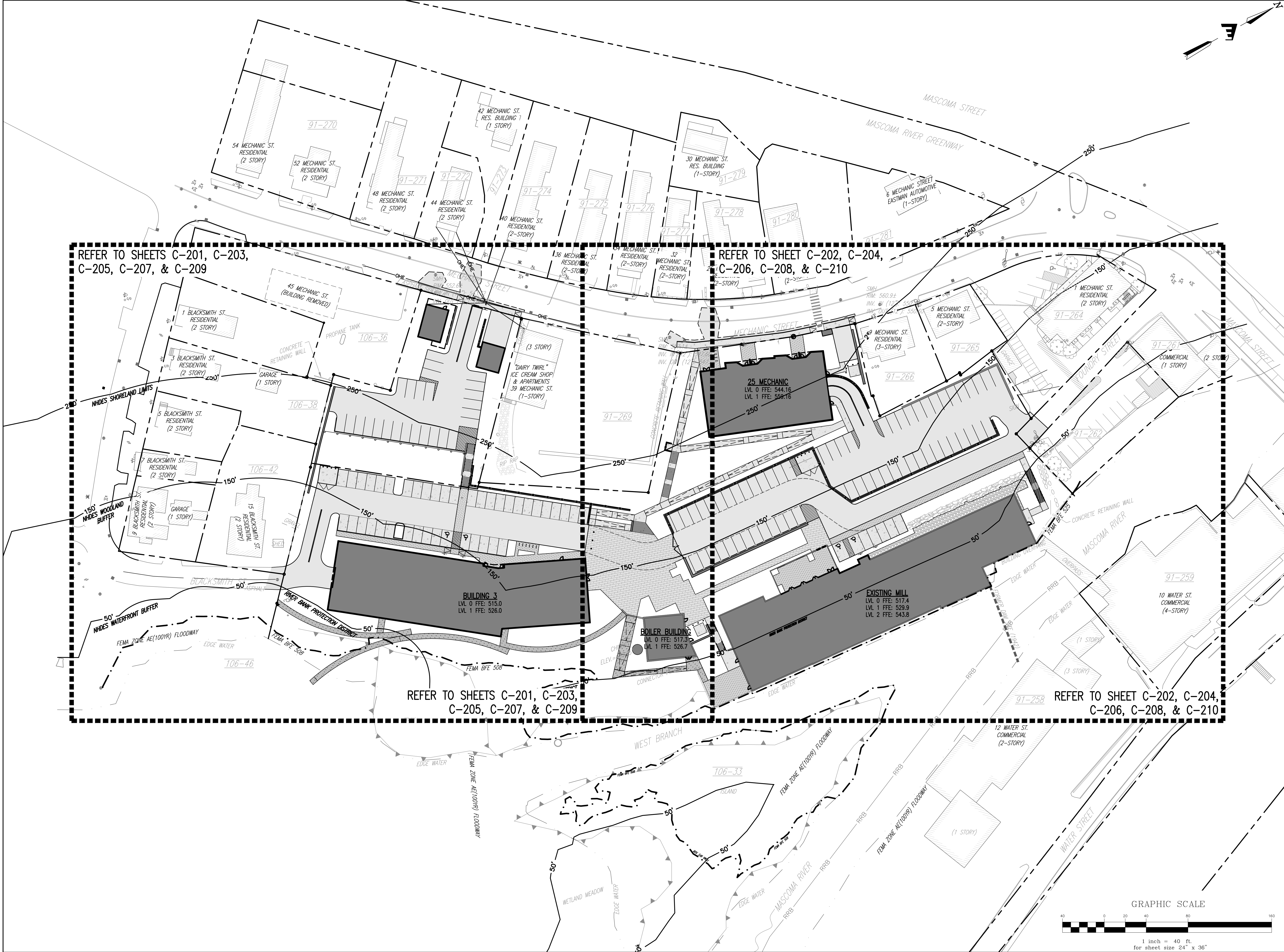
No.	Description	Date

DATE: 10.09.23

SCALE: 1"= 40'

PHASING PLAN

C-003



SITE PLAN REVIEW

RODE

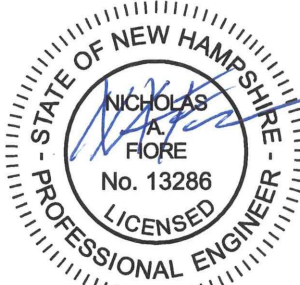
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1 FOUNDRY ST.
 LEBANON, NH

EV PROJECT: 22122

No.	Description	Date

DATE: 10.09.23

SCALE: 1"= 40'

SITE OVERVIEW PLAN

C-200

SITE SCHEDULE

- C1
- CONCRETE PAVING – TYPE 1, (PEDESTRIAN RATED), SEE LANDSCAPE PLANS AND DETAILS
- C2
- CONCRETE PAVING – TYPE 2, (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C3
- STAIRS – TYPE 1, CAST-IN-PLACE CONCRETE STAIRS, SEE LANDSCAPE PLANS AND DETAILS
- C4
- ASPHALT PAVING
- C5
- UNIT PAVES – TYPE 2, CLAY, PERMEABLE, BRICK PAVERS (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C6
- UNIT PAVES – TYPE 3, CLAY BRICK PAVES (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C7
- ADA ACCESSIBLE ROUTE CONSISTING OF CAST-IN-PLACE CONCRETE RAMPS AND LANDINGS WITH HANDRAILS
- C8
- CONCRETE DUMPSTER PAD WITH FENCES/SCREENED ENCLOSURE
- C9
- UNIT PAVES – TYPE 1B, CLAY BRICK PAVES (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C10
- UNIT PAVES – TYPE 1A, CLAY BRICK PAVES (PEDESTRIAN RATED), SEE LANDSCAPE PLANS AND DETAILS
- C11
- BIKE RACK
- C12
- ELEVATED BOARDWALK AND ADA RAMP, WOOD DECKING – TYPE 1, SEE LANDSCAPE PLANS AND DETAILS
- C13
- SITE WALL – TYPE 1, CAST-IN-PLACE CONCRETE RETAINING WALL. BUILDING PERMITS FOR WALLS SHALL BE OBTAINED PRIOR TO START OF WALL CONSTRUCTION.
- C14
- GRANITE CURB
- C15
- GRANITE CURB, FLUSH
- C16
- CONCRETE FILLED, STEEL PIPE BOLLARD, TYP.
- C17
- DECORATIVE GRAVEL – TYPE 1, STABILIZED PEA STONE, SEE LANDSCAPE PLANS AND DETAILS
- C18
- STAIRS – TYPE 2, METAL GRATING STAIRS, SEE LANDSCAPE PLANS AND DETAILS
- C19
- COLLAPSIBLE OR REMOVABLE BOLLARD
- C20
- ACCESSIBLE CURB RAMP, TYP.
- C21
- PERMANENT ASPHALT TRENCH PATCH, TYP.
- C22
- GRANITE CURB, EVALUATE AND RE-USE EXISTING GRANITE CURBING TO GREATEST EXTENT POSSIBLE
- C23
- STACKED STONE WALL, REFER TO LANDSCAPE PLANS AND DETAILS
- C24
- EXISTING GRAVEL DRIVE TO BE DISCONTINUED
- C25
- CHAINLINK FENCE TO REPLACES EXISTING FENCING ALONG PROPERTY LINE
- C26
- HANDI-HUT, BARREL ROOF, PASSENGER SHELTER
- C27
- SWING GATES FOR EMERGENCY VEHICLE ACCESS ONLY
- C28
- STEEL BEAM GUIDE RAIL

NOTE:

- ABUTTING PROPERTIES MAY BE IMPACTED BY THE CONSTRUCTION OF SITE FEATURES SUCH AS RETAINING WALLS AND THE PARKING GARAGE.
- CONSTRUCTION EASEMENTS/AGREEMENTS FOR WORK/IMPACTS ON ABUTTING PROPERTIES SHALL BE SECURED PRIOR COMMENCEMENT OF WORK IN AFFECTED AREAS.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM WITH NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED AND AMENDED BY THE NHDOT.

SITE PLAN REVIEW

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1 FOUNDRY ST.
 LEBANON, NH

EV PROJECT: 22122

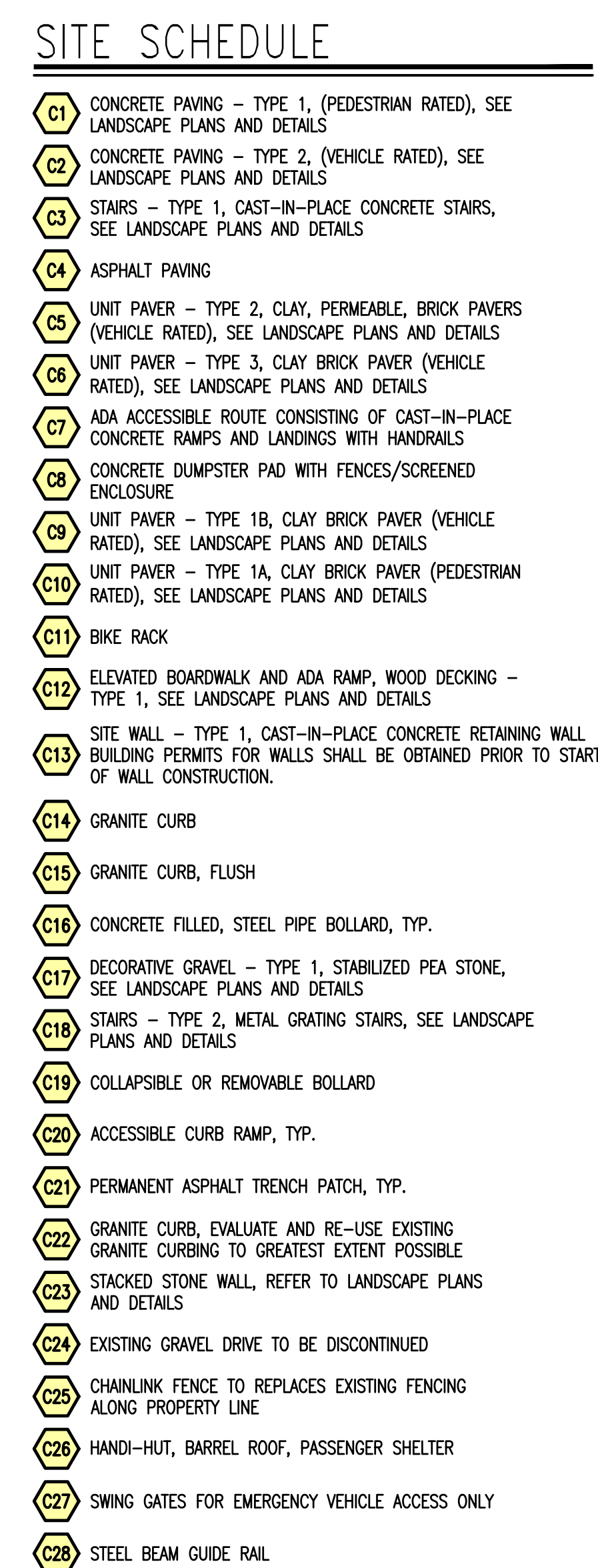
No.	Description	Date

DATE: 10.09.23

SCALE: 1"= 20'

SITE LAYOUT
 PLAN (1 OF 2)

C-201



NOTE:

1. ABUTTING PROPERTIES MAY BE IMPACTED BY THE CONSTRUCTION OF SITE FEATURES SUCH AS RETAINING WALLS AND THE PARKING GARAGE.
2. CONSTRUCTION EASEMENTS/AGREEMENTS FOR WORK/IMPACTS ON ABUTTING PROPERTIES SHALL BE SECURED PRIOR COMMENCEMENT OF WORK IN AFFECTED AREAS.
3. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM WITH NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED AND AMENDED BY THE NHDOT.

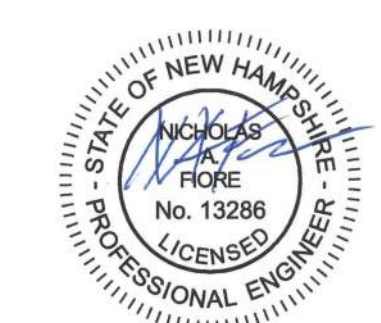
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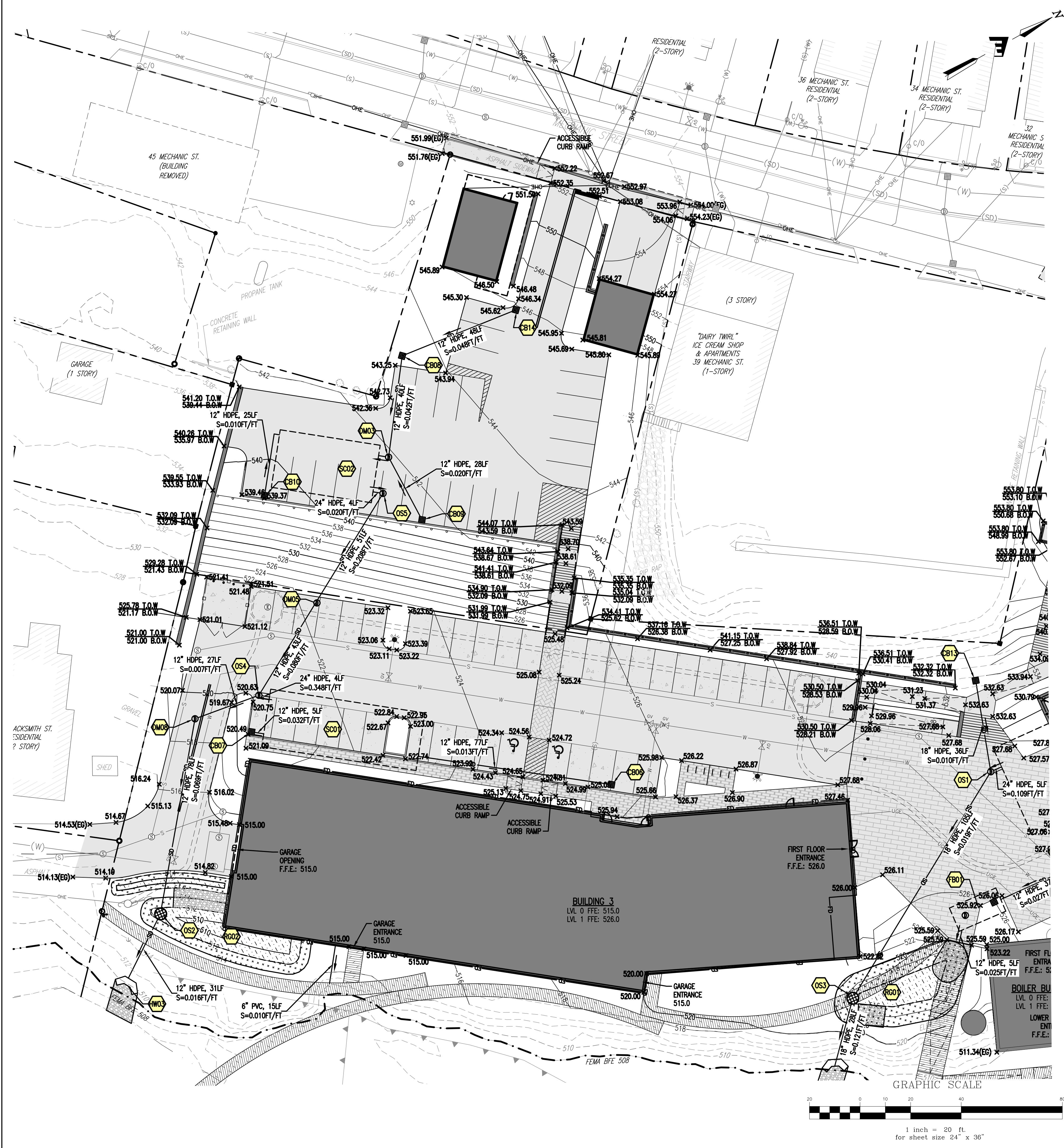
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DATE: 10.09.23

SCALE: 1"= 20'

SITE LAYOUT PLAN (2 OF 2)

DT. **C-202**



STORMWATER SCHEDULE

CATCHBASINS		DRAINAGE MANHOLES			
CB01	4' I.D. CONCRETE CB RIM: 529.62 INV. IN: 525.75 (12" HDPE) INV. OUT: 525.01 (12" HDPE) SUMP: 523.01	DM01	4' I.D. CONCRETE MH RIM: 527.72 INV. IN: 523.10 (12" HDPE) INV. IN: 521.49 (12" HDPE) INV. OUT: 521.39 (12" HDPE)		
	4' I.D. CONCRETE CB RIM: 527.91 INV. OUT: 523.39 (12" HDPE) SUMP: 521.39		4' I.D. CONCRETE MH RIM: 527.10 INV. IN: 522.82 (12" HDPE) INV. OUT: 522.72 (12" HDPE)		
	4' I.D. CONCRETE CB RIM: 528.76 INV. IN: 524.50 (12" HDPE) INV. OUT: 524.28 (12" HDPE) SUMP: 522.28		4' I.D. CONCRETE MH RIM: 541.87 INV. IN: 536.50 (12" HDPE) INV. IN: 535.78 (12" HDPE) INV. OUT: 530.96 (12" HDPE)		
	4' I.D. CONCRETE CB RIM: 528.30 INV. IN: 523.50 (12" HDPE) INV. IN: 521.71 (12" HDPE) INV. OUT: 521.57 (12" HDPE) SUMP: 519.57		4' I.D. CONCRETE MH RIM: 522.28 INV. IN: 517.50 (12" HDPE) INV. OUT: 517.27 (12" HDPE)		
	4' I.D. CONCRETE CB RIM: 526.50 INV. OUT: 523.15 (12" HDPE) SUMP: 521.15		4' I.D. CONCRETE MH RIM: 518.94 INV. IN: 513.50 (12" HDPE) INV. OUT: 513.40 (12" HDPE)		
CB02	4' I.D. CONCRETE CB RIM: 525.17 INV. OUT: 516.00 (12" HDPE) SUMP: 514.00	DM05	4' I.D. CONCRETE MH RIM: 542.64 INV. IN: 538.64 (12" HDPE) INV. OUT: 538.54 (12" HDPE)		
	4' I.D. CONCRETE CB RIM: 520.56 INV. OUT: 514.63 (12" HDPE) SUMP: 512.63		4' I.D. CONCRETE CB RIM: 528.44 INV. IN: 521.20 (12" HDPE) INV. IN: 523.00 (6" PVC) INV. OUT: 521.10 (18" HDPE)		
	4' I.D. CONCRETE CB RIM: 543.28 INV. IN: 538.45 (12" HDPE) INV. OUT: 538.20 (12" HDPE) SUMP: 536.20		STORMWATER CHAMBER SYSTEMS		
	4' I.D. CONCRETE CB RIM: 541.34 INV. OUT: 536.34 (12" HDPE) SUMP: 534.34		SC01	CULTEC STORAGE CHAMBER SYSTEM 48 R-902-HD CHAMBERS IN 3 ROWS OF 16 EACH INV. IN & OUT: 514.75 TOP OF STONE: 519.75 TOP OF CHAMBER: 518.75 BOTTOM OF CHAMBER: 514.75 BOTTOM OF STONE ELEV.: 514.0	
	4' I.D. CONCRETE CB RIM: 539.22 INV. OUT: 531.17 (12" HDPE) SUMP: 529.17			SC02	CULTEC STORAGE CHAMBER SYSTEM 30 R-902-HD CHAMBERS IN 3 ROWS OF 10 EACH INV. IN & OUT: 531.85 TOP OF STONE: 536.85 TOP OF CHAMBER: 535.85 BOTTOM OF CHAMBER: 531.85 BOTTOM OF STONE ELEV.: 531.1
4' I.D. CONCRETE CB RIM: 544.27 INV. OUT: 539.50 (12" HDPE) SUMP: 537.50	SC03	CULTEC STORAGE CHAMBER SYSTEM UNDERGROUND SAND FILTER 80 R-902-HD CHAMBERS IN 5 ROWS OF 16 EACH INV. IN & OUT: 520.75 TOP OF STONE: 525.75 TOP OF CHAMBER: 524.75 BOTTOM OF CHAMBER: 520.75 BOTTOM OF STONE ELEV.: 520.0 TOP OF FILTER COURSE: 520.0 BOTTOM OF FILTER COURSE: 518.5			
4' I.D. CONCRETE CB RIM: 525.98 INV. OUT: 521.92 (12" HDPE) SUMP: 519.92		OS1			OUTLET STRUCTURE RIM: 527.37 INV. IN: 522.00 (18" HDPE) INV. IN: 520.50 (24" HDPE) INV. IN: 516.50 (6" PVC) INV. OUT: 516.00 (18" HDPE) SUMP: 516.00
4' I.D. CONCRETE CB RIM: 534.00 INV. OUT: 522.35 (18" HDPE) SUMP: 520.16					OS2
4' I.D. CONCRETE CB RIM: 545.80 INV. OUT: 540.78 (12" HDPE) SUMP: 538.78			OS3		
4' I.D. CONCRETE CB RIM: 542.57 INV. IN: 537.50 (12" HDPE) INV. OUT: 525.82 (12" HDPE) SUMP: 523.82				OS4	
4' I.D. CONCRETE CB RIM: 543.28 INV. OUT: 538.20 (12" HDPE) SUMP: 536.20	OS5				
RAIN GARDENS					
3,500 GAL. STORMWATER FOREBAY TANK RIM ELEV: 525.80 12" DIA. INV. IN: 521.72 12" DIA. INV. OUT: 521.47 TOP OF TANK: 524.47 BOTTOM OF TANK: 516.47		FB01			
RAIN GARDEN TOP OF BERM ELEV.: 520.00 BOTTOM ELEV.: 516.00			RG01		
RAIN GARDEN TOP OF BERM ELEV.: 515.00 BOTTOM ELEV.: 510.00				RG02	
HEADWALLS					
CONCRETE HEADWALL TOP OF WALL ELEV.: 524.00 INV. OUT ELEV.: 521.5	HW01				
CONCRETE HEADWALL TOP OF WALL ELEV.: 512.4 INV. OUT ELEV.: 508.9		HW02			
CONCRETE HEADWALL TOP OF WALL ELEV.: 511.00 INV. OUT ELEV.: 508.50			HW03		

SITE PLAN REVIEW

RODE

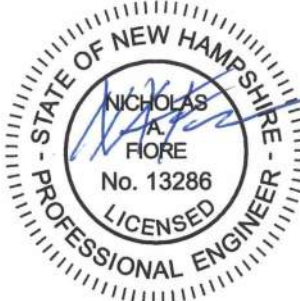
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1 FOUNDRY ST.
 LEBANON, NH

EV PROJECT: 22122

No.	Description	Date

DATE: 10.09.23

SCALE: 1"= 20'

GRADING AND
 DRAINAGE PLAN (1 OF 2)

C-203



STORMWATER SCHEDULE

CATCHBASINS		DRAINAGE MANHOLES	
4" I.D. CONCRETE CB	4" I.D. CONCRETE MH	4" I.D. CONCRETE MH	4" I.D. CONCRETE MH
RM: 529.62	RM: 527.72	RM: 527.72	RM: 527.10
INV. IN: 525.75 (12" HDPE)	INV. IN: 523.10 (12" HDPE)	INV. IN: 523.10 (12" HDPE)	INV. IN: 522.82 (12" HDPE)
INV. OUT: 525.01 (12" HDPE)	INV. IN: 521.49 (12" HDPE)	INV. IN: 521.49 (12" HDPE)	INV. OUT: 522.72 (12" HDPE)
SUMP: 523.01	4" I.D. CONCRETE CB	4" I.D. CONCRETE MH	4" I.D. CONCRETE MH
4" I.D. CONCRETE CB	RM: 527.91	RM: 527.10	RM: 527.10
INV. IN: 523.39 (12" HDPE)	INV. OUT: 523.39 (12" HDPE)	INV. IN: 522.82 (12" HDPE)	INV. OUT: 522.72 (12" HDPE)
SUMP: 521.39	4" I.D. CONCRETE CB	4" I.D. CONCRETE MH	4" I.D. CONCRETE MH
4" I.D. CONCRETE CB	RM: 528.76	RM: 541.87	RM: 541.87
INV. IN: 524.50 (12" HDPE)	INV. IN: 524.50 (12" HDPE)	INV. IN: 536.50 (12" HDPE)	INV. IN: 535.78 (12" HDPE)
INV. OUT: 524.28 (12" HDPE)	INV. OUT: 524.28 (12" HDPE)	INV. IN: 535.78 (12" HDPE)	INV. OUT: 530.96 (12" HDPE)
SUMP: 522.28	4" I.D. CONCRETE CB	4" I.D. CONCRETE MH	4" I.D. CONCRETE MH
4" I.D. CONCRETE CB	RM: 528.30	RM: 522.28	RM: 522.28
INV. IN: 523.50 (12" HDPE)	INV. IN: 523.50 (12" HDPE)	INV. IN: 517.50 (12" HDPE)	INV. OUT: 517.27 (12" HDPE)
INV. OUT: 521.57 (12" HDPE)	INV. IN: 521.71 (12" HDPE)	4" I.D. CONCRETE MH	4" I.D. CONCRETE MH
SUMP: 519.57	INV. OUT: 521.57 (12" HDPE)	RM: 518.94	RM: 518.94
4" I.D. CONCRETE CB	RM: 526.50	INV. IN: 513.50 (12" HDPE)	INV. IN: 513.50 (12" HDPE)
INV. OUT: 523.15 (12" HDPE)	INV. OUT: 523.15 (12" HDPE)	INV. OUT: 513.40 (12" HDPE)	4" I.D. CONCRETE MH
4" I.D. CONCRETE CB	RM: 525.17	RM: 542.64	RM: 542.64
INV. IN: 516.00 (12" HDPE)	INV. IN: 516.00 (12" HDPE)	INV. IN: 538.64 (12" HDPE)	INV. IN: 538.54 (12" HDPE)
SUMP: 514.00	4" I.D. CONCRETE CB	INV. OUT: 538.54 (12" HDPE)	4" I.D. CONCRETE CB
4" I.D. CONCRETE CB	RM: 520.56	RM: 528.44	RM: 528.44
INV. IN: 514.63 (12" HDPE)	INV. IN: 514.63 (12" HDPE)	INV. IN: 521.20 (12" HDPE)	INV. IN: 521.20 (12" HDPE)
SUMP: 512.63	INV. OUT: 514.63 (12" HDPE)	INV. OUT: 521.10 (6" PVC)	INV. OUT: 521.10 (6" PVC)
4" I.D. CONCRETE CB	RM: 543.28	4" I.D. CONCRETE CB	4" I.D. CONCRETE CB
INV. IN: 538.45 (12" HDPE)	INV. IN: 538.45 (12" HDPE)	RM: 543.28	RM: 543.28
INV. OUT: 538.20 (12" HDPE)	INV. OUT: 538.20 (12" HDPE)	INV. IN: 538.45 (12" HDPE)	INV. IN: 538.45 (12" HDPE)
SUMP: 536.20	4" I.D. CONCRETE CB	INV. OUT: 538.45 (12" HDPE)	INV. OUT: 538.45 (12" HDPE)
4" I.D. CONCRETE CB	RM: 541.34	RM: 534.34	RM: 534.34
INV. IN: 536.34 (12" HDPE)	INV. IN: 536.34 (12" HDPE)	4" I.D. CONCRETE CB	4" I.D. CONCRETE CB
SUMP: 534.34	INV. OUT: 536.34 (12" HDPE)	RM: 541.34	RM: 541.34
4" I.D. CONCRETE CB	RM: 531.17 (12" HDPE)	INV. IN: 531.17 (12" HDPE)	INV. IN: 531.17 (12" HDPE)
INV. OUT: 531.17 (12" HDPE)	INV. OUT: 531.17 (12" HDPE)	SUMP: 529.17	SUMP: 529.17
SUMP: 529.17	4" I.D. CONCRETE CB	4" I.D. CONCRETE CB	4" I.D. CONCRETE CB
4" I.D. CONCRETE CB	RM: 544.27	RM: 544.27	RM: 544.27
INV. IN: 539.50 (12" HDPE)	INV. IN: 539.50 (12" HDPE)	INV. IN: 539.50 (12" HDPE)	INV. IN: 539.50 (12" HDPE)
SUMP: 537.50	INV. OUT: 539.50 (12" HDPE)	INV. OUT: 539.50 (12" HDPE)	INV. OUT: 539.50 (12" HDPE)
4" I.D. CONCRETE CB	RM: 525.98	RM: 538.78	RM: 538.78
INV. IN: 521.92 (12" HDPE)	INV. IN: 521.92 (12" HDPE)	INV. IN: 516.50 (6" PVC)	INV. IN: 516.50 (6" PVC)
SUMP: 519.92	INV. OUT: 521.92 (12" HDPE)	INV. OUT: 516.00 (18" HDPE)	INV. OUT: 516.00 (18" HDPE)
4" I.D. CONCRETE CB	RM: 534.00	SUMP: 516.00	SUMP: 516.00
INV. IN: 522.35 (18" HDPE)	INV. IN: 522.35 (18" HDPE)	OUTLET STRUCTURE	OUTLET STRUCTURE
SUMP: 520.16	INV. OUT: 522.35 (18" HDPE)	RM: 527.37	RM: 527.37
4" I.D. CONCRETE CB	RM: 545.80	INV. IN: 522.00 (18" HDPE)	INV. IN: 522.00 (18" HDPE)
INV. IN: 540.78 (12" HDPE)	INV. IN: 540.78 (12" HDPE)	INV. IN: 520.50 (24" HDPE)	INV. IN: 520.50 (24" HDPE)
SUMP: 538.78	INV. OUT: 540.78 (12" HDPE)	INV. IN: 516.50 (6" PVC)	INV. IN: 516.50 (6" PVC)
4" I.D. CONCRETE CB	RM: 542.57	INV. OUT: 516.00 (18" HDPE)	INV. OUT: 516.00 (18" HDPE)
INV. IN: 537.50 (12" HDPE)	INV. IN: 537.50 (12" HDPE)	SUMP: 516.00	SUMP: 516.00
INV. OUT: 525.82 (12" HDPE)	INV. OUT: 525.82 (12" HDPE)	OUTLET STRUCTURE	OUTLET STRUCTURE
SUMP: 523.82	INV. IN: 538.20 (12" HDPE)	RM: 518.00	RM: 518.00
4" I.D. CONCRETE CB	RM: 543.28	INV. IN: 514.00 (18" HDPE)	INV. IN: 514.00 (18" HDPE)
INV. IN: 538.20 (12" HDPE)	INV. IN: 538.20 (12" HDPE)	INV. OUT: 513.20 (18" HDPE)	INV. OUT: 513.20 (18" HDPE)
SUMP: 536.20	INV. OUT: 538.20 (12" HDPE)	SUMP: 511.70	SUMP: 511.70
RAIN GARDENS	3,500 GAL. STORMWATER FOREBAY TANK	OUTLET STRUCTURE	OUTLET STRUCTURE
RM ELEV: 525.80	RM ELEV: 525.80	RM: 520.87	RM: 520.87
12" DIA. INV. IN: 521.72	12" DIA. INV. IN: 521.72	INV. IN: 513.80 (12" HDPE)	INV. IN: 513.80 (12" HDPE)
12" DIA. INV. OUT: 521.47	12" DIA. INV. OUT: 521.47	INV. IN: 513.80 (24" HDPE)	INV. IN: 513.80 (24" HDPE)
BOTTOM OF TANK: 516.47	BOTTOM OF TANK: 516.47	INV. OUT: 513.70 (12" HDPE)	INV. OUT: 513.70 (12" HDPE)
RAIN GARDEN	TOP OF BERM ELEV: 520.00	SUMP: 513.70	SUMP: 513.70
BOTTOM ELEV: 516.00	BOTTOM ELEV: 516.00	OUTLET STRUCTURE	OUTLET STRUCTURE
RAIN GARDEN	TOP OF BERM ELEV: 515.00	RM: 541.27	RM: 541.27
BOTTOM ELEV: 510.00	BOTTOM ELEV: 510.00	INV. IN: 530.84 (24" HDPE)	INV. IN: 530.84 (24" HDPE)
HEADWALLS	CONCRETE HEADWALL	INV. OUT: 528.00 (12" HDPE)	INV. OUT: 528.00 (12" HDPE)
TOP OF WALL ELEV: 524.00	TOP OF WALL ELEV: 524.00	SUMP: 528.00	SUMP: 528.00
INV. OUT ELEV: 521.5	CONCRETE HEADWALL	CONCRETE HEADWALL	CONCRETE HEADWALL
TOP OF WALL ELEV: 512.4	TOP OF WALL ELEV: 512.4	TOP OF WALL ELEV: 511.00	TOP OF WALL ELEV: 511.00
INV. OUT ELEV: 509.9	CONCRETE HEADWALL	INV. OUT ELEV: 508.50	INV. OUT ELEV: 508.50
TOP OF WALL ELEV: 511.00	CONCRETE HEADWALL	INV. OUT ELEV: 508.50	INV. OUT ELEV: 508.50
INV. OUT ELEV: 508.50	CONCRETE HEADWALL	INV. OUT ELEV: 508.50	INV. OUT ELEV: 508.50

SITE PLAN REVIEW

RODE

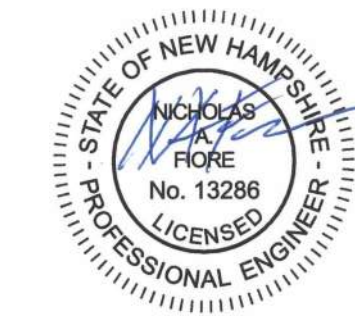
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

No.	Description	Date

DATE: 10.09.23

SCALE: 1"= 20'

**GRADING AND DRAINAGE
PLAN (2 OF 2)**

C-204

PAVEMENT MARKINGS

- PM1 36"x36", BLUE & WHITE, ADA WHEELCHAIR SYMBOL FOR ACCESSIBLE PARKING STALLS, TYP.
- PM2 4" WIDE, SSLW, DIAGONAL ACCESS AISLE STRIPING, TYP.
- PM3 4" WIDE, SSLW, PARKING STALL STRIPING, TYP.
- PM4 4" WIDE, DSLY, PAINTED CENTERLINE STRIPING, TYP.
- PM5 18" WIDE, SSLW, STOP BAR

SIGN SCHEDULE

SIGN KEY:			
SIGN	MUTCD	COMMON NAME	SIZE
A	D9-6	HANDICAPPED	24" x 24"
B	D9-6P	VAN ACCESSIBLE (PLAQUE)	18" x 9"
C	R1-1	STOP	30" x 30"

GRAPHIC SCHEDULE

- ← DIRECTION OF TRAVEL ARROWS PROVIDED FOR REFERENCE ONLY, **NOT** TO BE PAINTED ON PAVEMENT SURFACE
- ⓘ PARKING STALL NUMBER PROVIDED FOR REFERENCE ONLY, **NOT** TO BE PAINTED ON PAVEMENT SURFACE
- EM 26 FOOT WIDE EMERGENCY VEHICLE LANE. PROVIDED FOR REFERENCE ONLY, **NOT** TO BE PAINTED ON SURFACE
- SN EMERGENCY SNOW STORAGE AREA

PARKING SUMMARY

BUILDING	SURFACE	GARAGE	TOTAL
MILL	69	0	69
25 MECH.	0	19	19
BLDG. 3	41	46	87
43 MECH.	28	2	30
TOTAL	138	67	205

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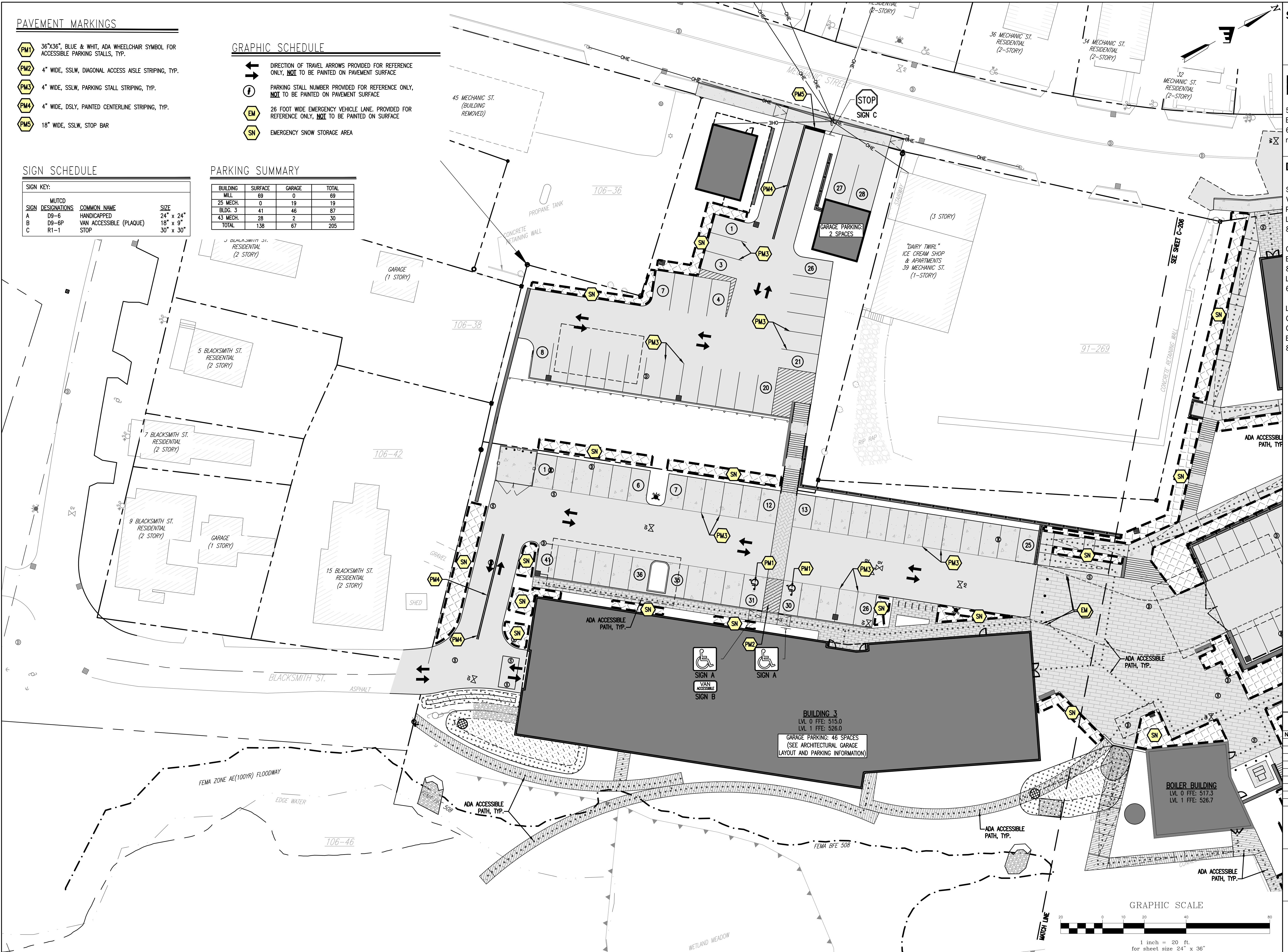
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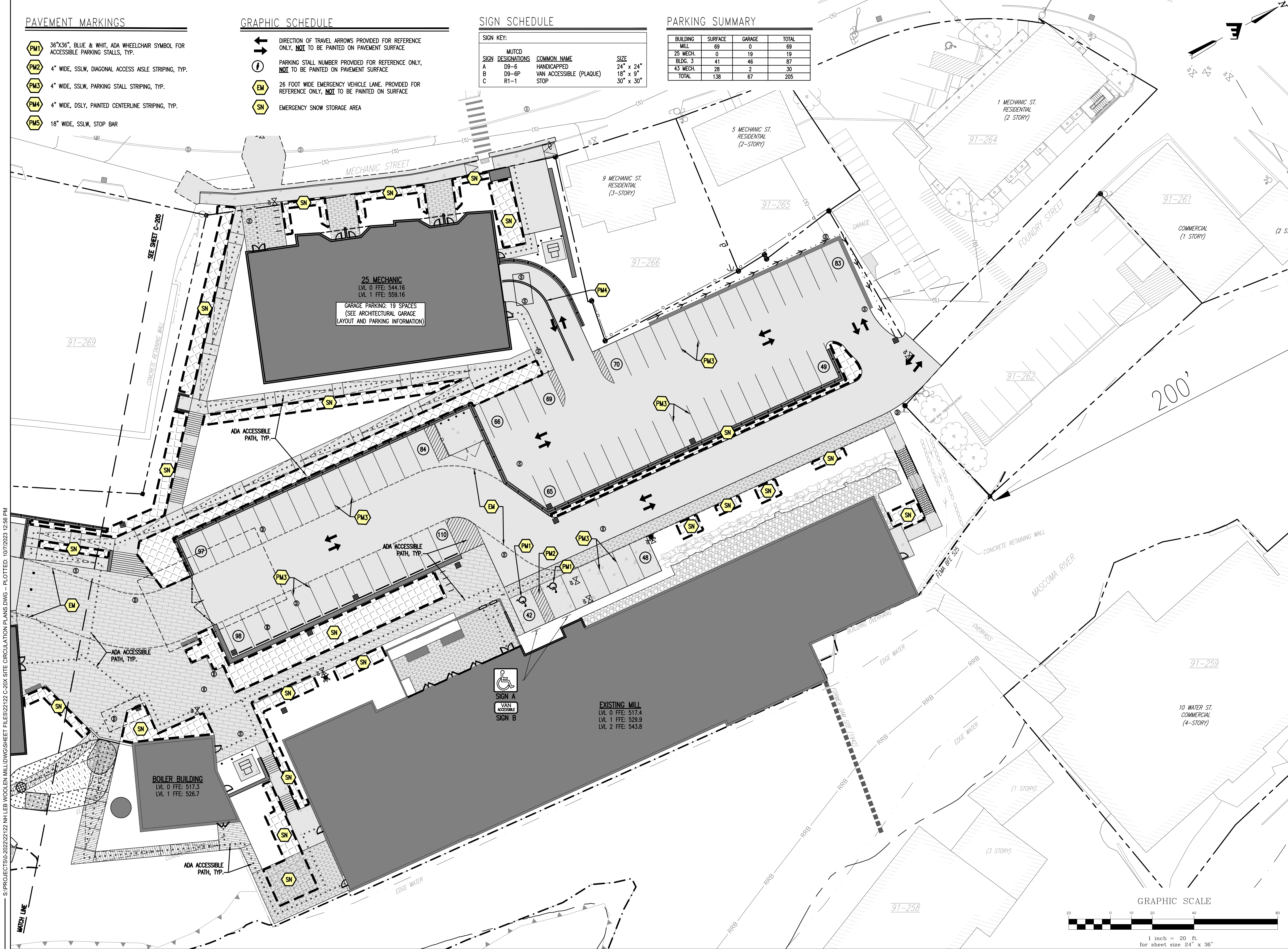
DATE: 10.09.23

SCALE: 1"= 20'

SITE CIRCULATION AND
SIGNAGE PLAN (1 OF 2)

C-205





SITE PLAN REVIEW

RODE

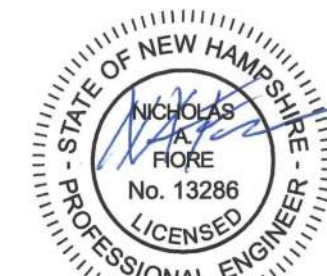
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EV PROJECT: 22122

No.	Description	Date

DATE: 10.09.23

SCALE: 1"= 20'

**SITE CIRCULATION AND
SIGNAGE PLAN (2 OF 2)**

C-206

WATER NOTES

SEE SHEETS C-305, C-306, AND C-307 FOR WATER SYSTEM PLAN AND PROFILES. SEE SHEET C-407 FOR WATER DETAILS AND NOTES.

SEWER NOTES

SEE SHEETS C-303 AND C-304 FOR GRAVITY COLLECTION SYSTEM PLAN AND PROFILES. SEE SHEET C-406 FOR SEWER DETAILS AND NOTES.

FIRE ALARM NOTES

THE PROPOSED MUNICIPAL FIRE ALARM LOOP SHALL BE PROVIDED IN A DEDICATED 2" CONDUIT, SAME TRENCH AS THE TELECOMM UTILITIES, WITH NO POWER, AND MUNICIPAL FIRE ALARM BOXES SHALL BE LOCATED ON EACH BUILDING TO THE SATISFACTION OF THE LEBANON FIRE DEPARTMENT.

ELECTRICAL SCHEDULE

SEE ELECTRICAL SITE PLAN AND ELECTRICAL DETAILS PREPARED BY MEP.

- E1** PROPOSED ELECTRICAL TRANSFORMER
- E2** PROPOSED ELECTRICAL VAULT
- E3** PROPOSED PRIMARY ELECTRICAL DUCT BANK (6") 2X2
- E4** PROPOSED SECONDARY ELECTRICAL DUCT BANK (4") 2X1
- E5** SERVICE RISER MOUNTED TO EXISTING POLE AND WIRING TIED INTO EXISTING OVERHEAD ELECTRICAL WIRES
- E6** EXACT LOCATION AND ELEVATION OF SERVICE ENTRANCE TO BE DETERMINED BY ELECTRICAL ENGINEER. REFER TO MEP PLANS AND DETAILS.
- E7** RELOCATE EXISTING UTILITY POLE AND ADD SERVICE RISER MOUNTED TO EXISTING POLE AND WIRING TIED INTO EXISTING OVERHEAD ELECTRICAL WIRES
- E8** RELOCATE EXISTING ANCHOR POLE AND GUY WIRE

SITE PLAN REVIEW

RODE

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1 FOUNDRY ST.
 LEBANON, NH

EV PROJECT: 22122

No.	Description	Date

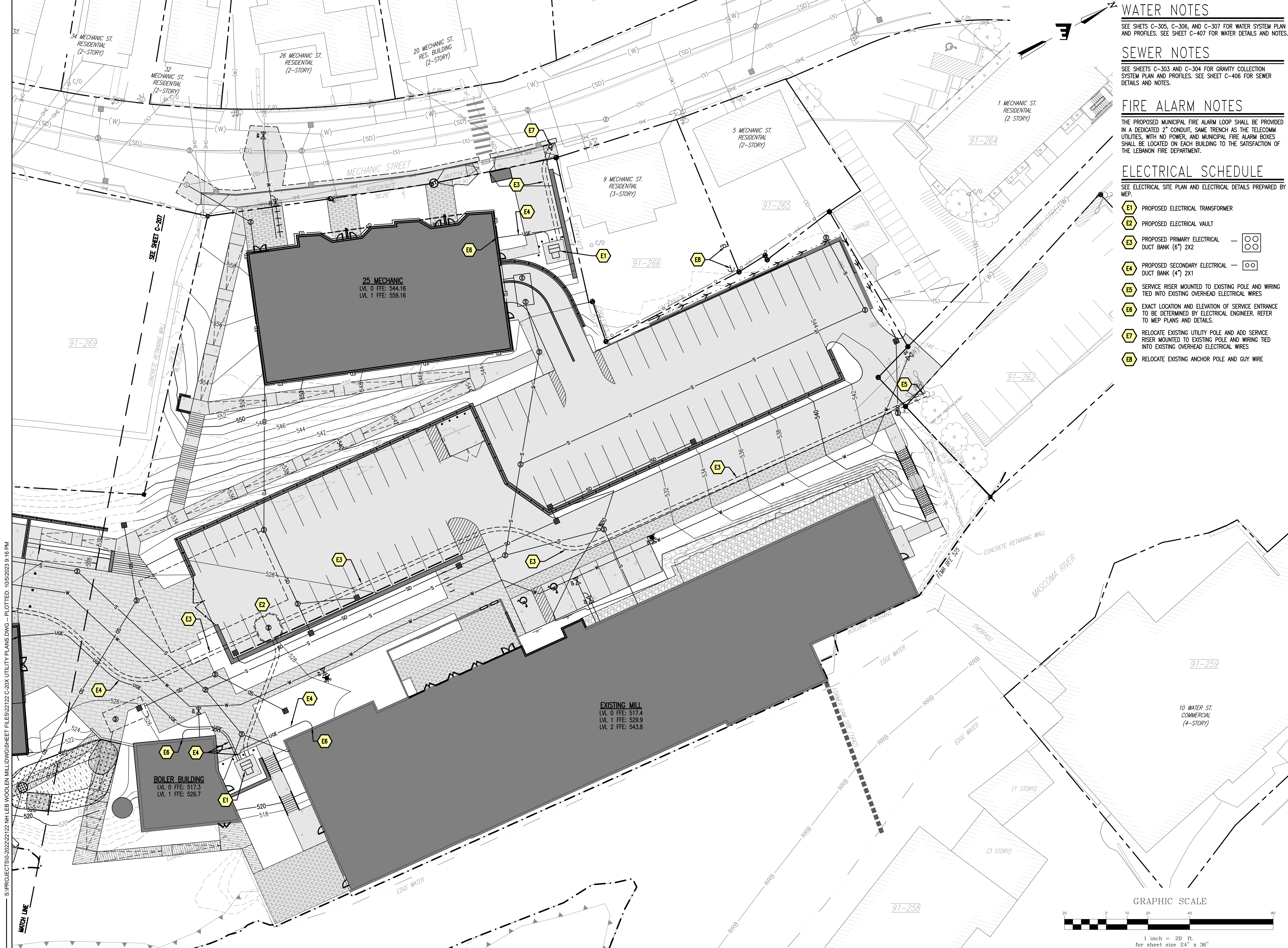
DATE: 10.09.23

SCALE: 1"= 20'

UTILITY PLAN (1 OF 2)

C-207





WATER NOTES

SEE SHEETS C-305, C-306, AND C-307 FOR WATER SYSTEM PLAN AND PROFILES. SEE SHEET C-407 FOR WATER DETAILS AND NOTES.

SEWER NOTES

SEE SHEETS C-303 AND C-304 FOR GRAVITY COLLECTION SYSTEM PLAN AND PROFILES. SEE SHEET C-406 FOR SEWER DETAILS AND NOTES.

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THE PROPOSED MUNICIPAL FIRE ALARM LOOP SHALL BE PROVIDED IN A DEDICATED 2" CONDUIT, SAME TRENCH AS THE TELECOMM UTILITIES, WITH NO POWER, AND MUNICIPAL FIRE ALARM BOXES SHALL BE LOCATED ON EACH BUILDING TO THE SATISFACTION OF THE LEBANON FIRE DEPARTMENT.

ELECTRICAL SCHEDULE

SEE ELECTRICAL SITE PLAN AND ELECTRICAL DETAILS PREPARED BY MEP.

- E1 PROPOSED ELECTRICAL TRANSFORMER
- E2 PROPOSED ELECTRICAL VAULT
- E3 PROPOSED PRIMARY ELECTRICAL DUCT BANK (6") 2X2
- E4 PROPOSED SECONDARY ELECTRICAL DUCT BANK (4") 2X1
- E5 SERVICE RISER MOUNTED TO EXISTING POLE AND WIRING TIED INTO EXISTING OVERHEAD ELECTRICAL WIRES
- E6 EXACT LOCATION AND ELEVATION OF SERVICE ENTRANCE TO BE DETERMINED BY ELECTRICAL ENGINEER. REFER TO MEP PLANS AND DETAILS.
- E7 RELOCATE EXISTING UTILITY POLE AND ADD SERVICE RISER MOUNTED TO EXISTING POLE AND WIRING TIED INTO EXISTING OVERHEAD ELECTRICAL WIRES
- E8 RELOCATE EXISTING ANCHOR POLE AND GUY WIRE

SITE PLAN REVIEW

RODE

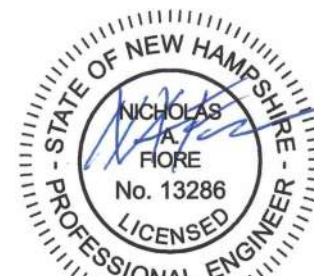
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1 FOUNDRY ST.
 LEBANON, NH

EV PROJECT: 22122

No.	Description	Date

DATE: 10.09.23

SCALE: 1"= 20'

UTILITY PLAN (2 OF 2)

C-208

SITE PLAN REVIEW

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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

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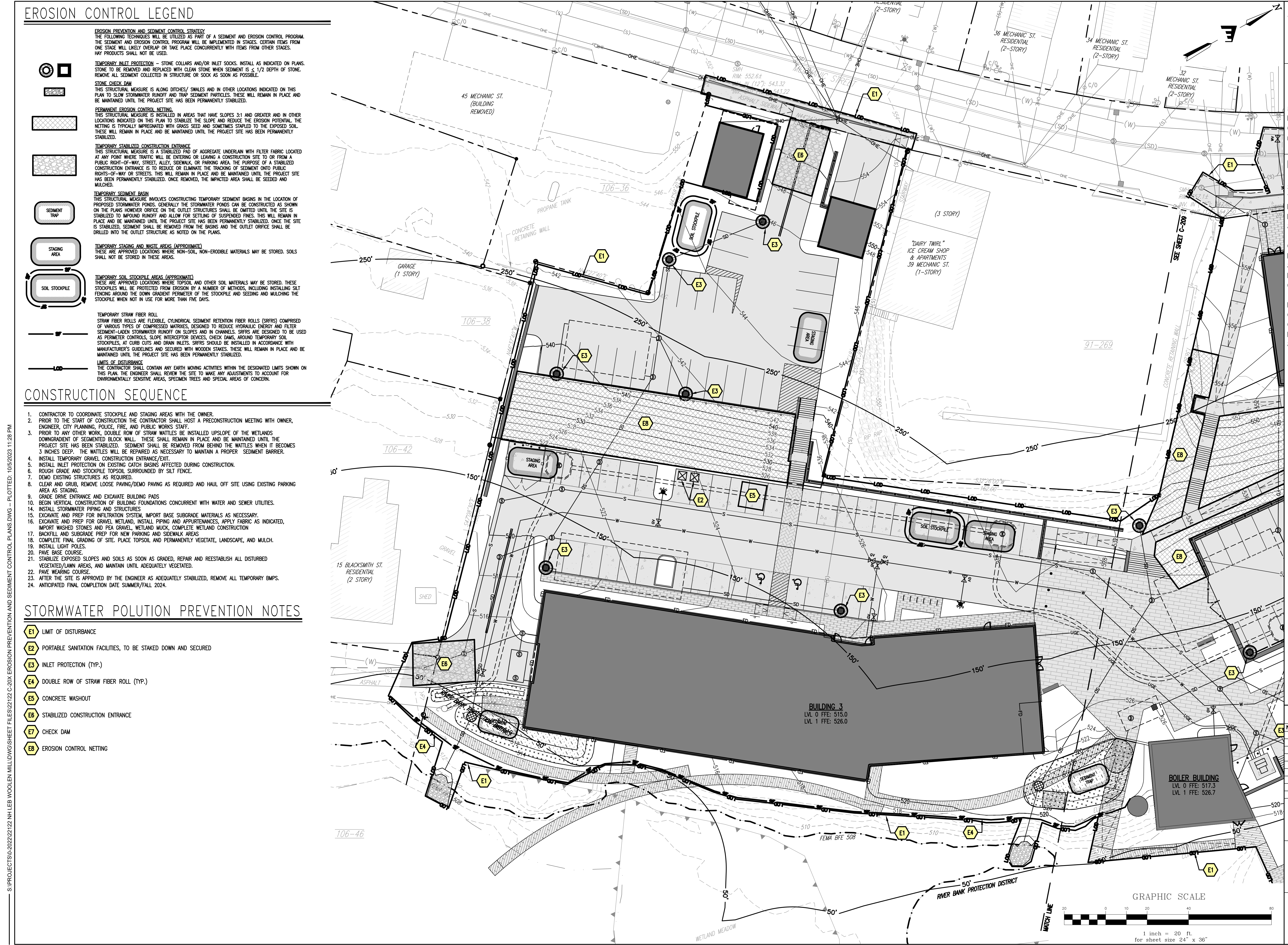
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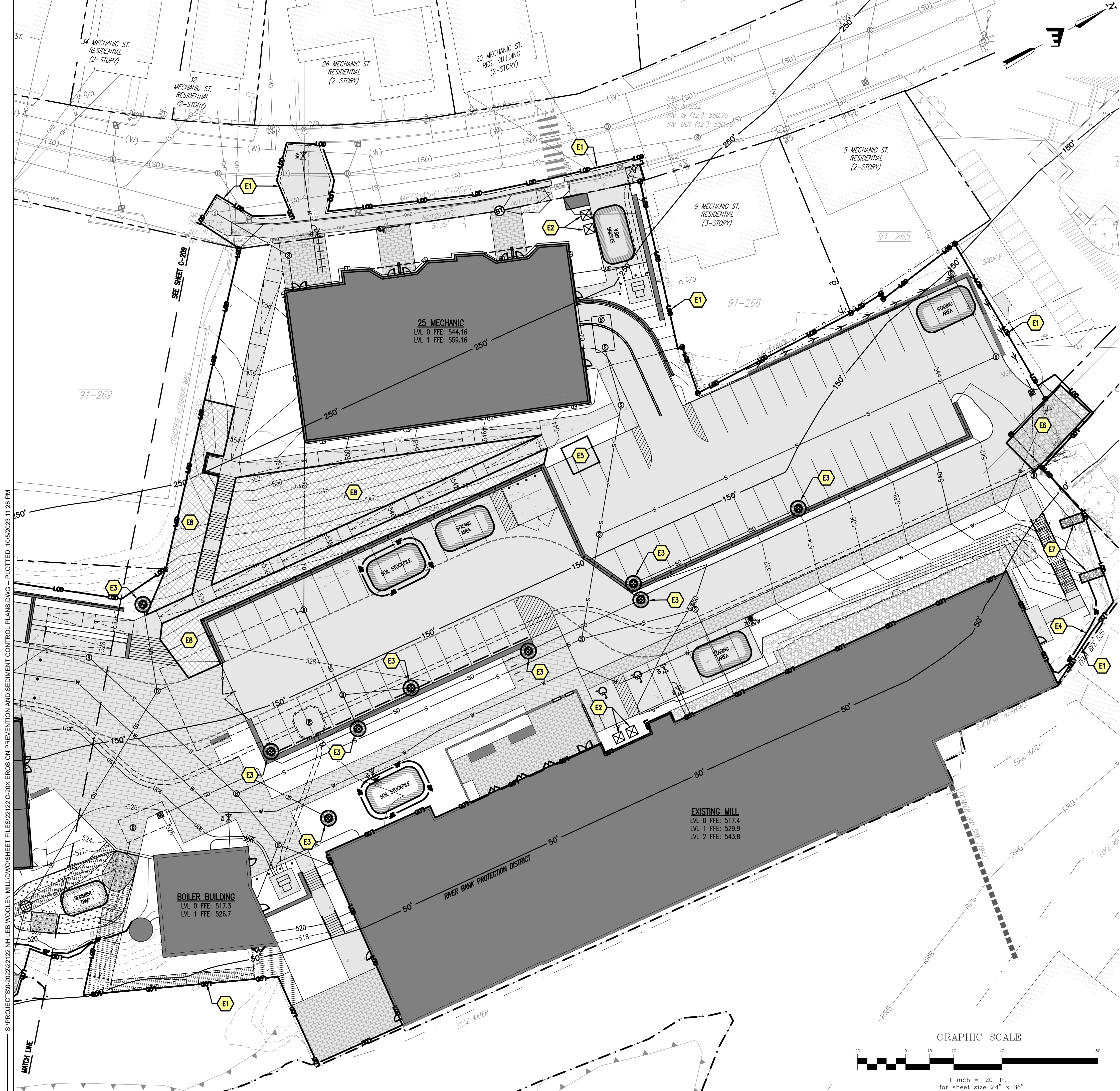
SCALE: 1"= 20'

EROSION PREVENTION AND SEDIMENT CONTROL PLAN (1 OF 2)

C-209

Page 29 of 58





EROSION CONTROL LEGEND

- EROSION PREVENTION AND SEDIMENT CONTROL STRATEGY
 THE FOLLOWING TECHNIQUES WILL BE UTILIZED AS PART OF A SEDIMENT AND EROSION CONTROL PROGRAM. THE SEDIMENT AND EROSION CONTROL PROGRAM WILL BE IMPLEMENTED IN STAGES. CERTAIN ITEMS FROM ONE STAGE WILL LIKELY OVERLAP OR TAKE PLACE CONCURRENTLY WITH ITEMS FROM OTHER STAGES. MAY PRODUCTS SHALL NOT BE USED.
- TEMPORARY INLET PROTECTION - STONE COLLARS AND/OR INLET SOCKS. INSTALL AS INDICATED ON PLANS. STONE TO BE REMOVED AND REPLACED WITH CLEAN STONE WHEN SEDIMENT IS $\leq 1/2$ DEPTH OF STONE. REMOVE ALL SEDIMENT COLLECTED IN STRUCTURE OR SOCK AS SOON AS POSSIBLE.
- STONE CHECK DAM
 THIS STRUCTURAL MEASURE IS ALONG DITCHES/ SWALES AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO SLOW STORMWATER RUNOFF AND TRAP SEDIMENT PARTICLES. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.
- PERMANENT EROSION CONTROL NETTING
 THIS STRUCTURAL MEASURE IS INSTALLED IN AREAS THAT HAVE SLOPES 3:1 AND GREATER AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO STABILIZE THE SLOPE AND REDUCE THE EROSION POTENTIAL. THE NETTING IS TYPICALLY IMPREGNATED WITH GRASS SEED AND SOMETIMES STAPLED TO THE EXPOSED SOIL. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.
- TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
 THIS STRUCTURAL MEASURE IS A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER FABRIC LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE REMOVED, THE IMPACTED AREA SHALL BE SEED AND MULCHED.
- TEMPORARY SEDIMENT BASIN
 THIS STRUCTURAL MEASURE INVOLVES CONSTRUCTING TEMPORARY SEDIMENT BASINS IN THE LOCATION OF PROPOSED STORMWATER PONDS. GENERALLY THE STORMWATER PONDS CAN BE CONSTRUCTED AS SHOWN ON THE PLANS HOWEVER ORIFICE ON THE OUTLET STRUCTURES SHALL BE OMITTED UNTIL THE SITE IS STABILIZED TO IMPROVE RUNOFF AND ALLOW FOR SETTLING OF SUSPENDED FINES. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE THE SITE IS STABILIZED, SEDIMENT SHALL BE REMOVED FROM THE BASINS AND THE OUTLET ORIFICE SHALL BE DRILLED INTO THE OUTLET STRUCTURE AS NOTED ON THE PLANS.
- TEMPORARY STAGING AND WASTE AREAS (APPROXIMATE)
 THESE ARE APPROVED LOCATIONS WHERE NON-SOIL, NON-ERODIBLE MATERIALS MAY BE STORED. SOILS SHALL NOT BE STORED IN THESE AREAS.
- TEMPORARY SOIL STOCKPILE AREAS (APPROXIMATE)
 THESE ARE APPROVED LOCATIONS WHERE TOPSOIL AND OTHER SOIL MATERIALS MAY BE STORED. THESE STOCKPILES WILL BE PROTECTED FROM EROSION BY A NUMBER OF METHODS, INCLUDING INSTALLING SILT FENCING AROUND TOWN GRADIENT PERIMETER OF THE STOCKPILE AND SEEDING AND MULCHING THE STOCKPILE WHEN NOT IN USE FOR MORE THAN FIVE DAYS.
- TEMPORARY STRAW FIBER ROLL
 STRAW FIBER ROLLS ARE FLEXIBLE, CYLINDRICAL SEDIMENT RETENTION FIBER ROLLS (SRFRS) COMPRISED OF VARIOUS TYPES OF COMPRESSED MATRICES, DESIGNED TO REDUCE HYDRAULIC ENERGY AND FILTER SEDIMENT-LADEN STORMWATER RUNOFF ON SLOPES AND IN CHANNELS. SRFRS ARE DESIGNED TO BE USED AS PERIMETER CONTROLS, SLOPE INTERCEPTOR DEVICES, CHECK DAMS, AROUND TEMPORARY SOIL STOCKPILES, AT CURB CUTS AND DRAIN INLETS. SRFRS SHOULD BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND SECURED WITH WOODEN STAKES. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.
- LIMITS OF DISTURBANCE
 THE CONTRACTOR SHALL CONTAIN ANY EARTH MOVING ACTIVITIES WITHIN THE DESIGNATED LIMITS SHOWN ON THIS PLAN. THE ENGINEER SHALL REVIEW THE SITE TO MAKE ANY ADJUSTMENTS TO ACCOUNT FOR ENVIRONMENTALLY SENSITIVE AREAS, SPECIMEN TREES AND SPECIAL AREAS OF CONCERN.

CONSTRUCTION SEQUENCE

- CONTRACTOR TO COORDINATE STOCKPILE AND STAGING AREAS WITH THE OWNER.
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL HOST A PRECONSTRUCTION MEETING WITH OWNER, ENGINEER, CITY PLANNING, POLICE, FIRE, AND PUBLIC WORKS STAFF.
- PRIOR TO ANY OTHER WORK DOUBLE ROW OF STRAW WATTLES BE INSTALLED UPSLOPE OF THE WETLANDS DOWNGRADIENT OF SEGMENTED BLOCK WALL. THESE SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE WATTLES WHEN IT BECOMES 3 INCHES DEEP. THE WATTLES WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
- INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT.
- INSTALL INLET PROTECTION ON EXISTING CATCH BASINS AFFECTED DURING CONSTRUCTION.
- ROUGH GRADE AND STOCKPILE TOPSOIL SURROUNDED BY SILT FENCE.
- DEMO EXISTING STRUCTURES AS REQUIRED.
- CLEAR AND GRUB, REMOVE LOOSE PAVING/DEMO PAVING AS REQUIRED AND HAUL OFF SITE USING EXISTING PARKING AREA AS STAGING.
- GRADE DRIVE ENTRANCE AND EXCAVATE BUILDING PADS
- BEGIN VERTICAL CONSTRUCTION OF BUILDING FOUNDATIONS CONCURRENT WITH WATER AND SEWER UTILITIES.
- INSTALL STORMWATER PIPING AND STRUCTURES
- EXCAVATE AND PREP FOR INFILTRATION SYSTEM, IMPORT BASE SUBGRADE MATERIALS AS NECESSARY.
- EXCAVATE AND PREP FOR GRAVEL WETLAND, INSTALL PIPING AND APPURTENANCES, APPLY FABRIC AS INDICATED, IMPORT WASHED STONES AND PEA GRAVEL, WETLAND MUCK, COMPLETE WETLAND CONSTRUCTION
- BACKFILL AND SUBGRADE PREP FOR NEW PARKING AND SIDEWALK AREAS
- COMPLETE FINAL GRADING OF SITE. PLACE TOPSOIL AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
- INSTALL LIGHT POLES.
- PAVE BASE COURSE.
- STABILIZE EXPOSED SLOPES AND SOILS AS SOON AS GRADED, REPAIR AND REESTABLISH ALL DISTURBED VEGETATED/LAWN AREAS, AND MAINTAIN UNTIL ADEQUATELY VEGETATED.
- PAVE WEARING COURSE.
- AFTER THE SITE IS APPROVED BY THE ENGINEER AS ADEQUATELY STABILIZED, REMOVE ALL TEMPORARY BMPs.
- ANTICIPATED FINAL COMPLETION DATE SUMMER/FALL 2024.

STORMWATER POLUTION PREVENTION NOTES

- E1 LIMIT OF DISTURBANCE
 E2 PORTABLE SANITATION FACILITIES, TO BE STAKED DOWN AND SECURED
 E3 INLET PROTECTION (TYP.)
 E4 DOUBLE ROW OF STRAW FIBER ROLL (TYP.)
 E5 CONCRETE WASHOUT
 E6 STABILIZED CONSTRUCTION ENTRANCE
 E7 CHECK DAM
 E8 EROSION CONTROL NETTING

SITE PLAN REVIEW

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1 FOUNDRY ST.
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EV PROJECT: 22122

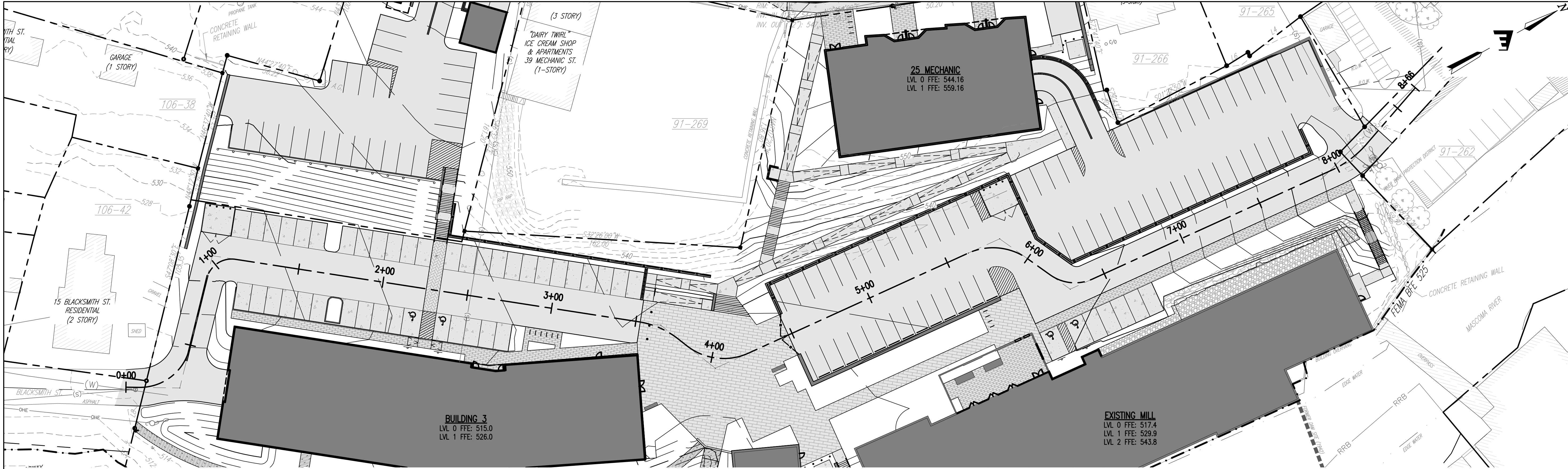
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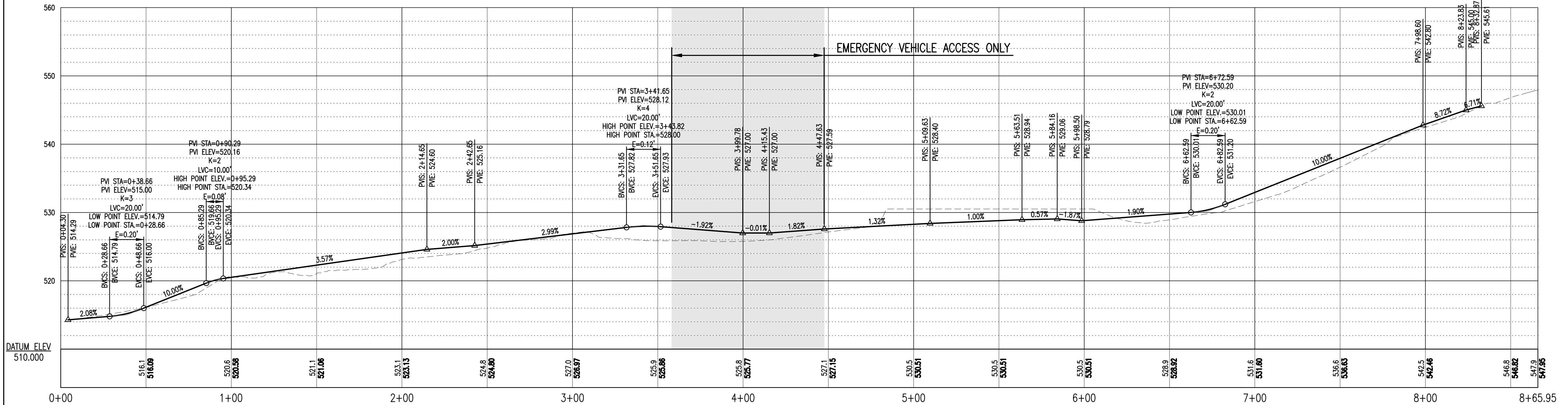
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EROSION PREVENTION
 AND SEDIMENT CONTROL
 PLAN (2 OF 2)

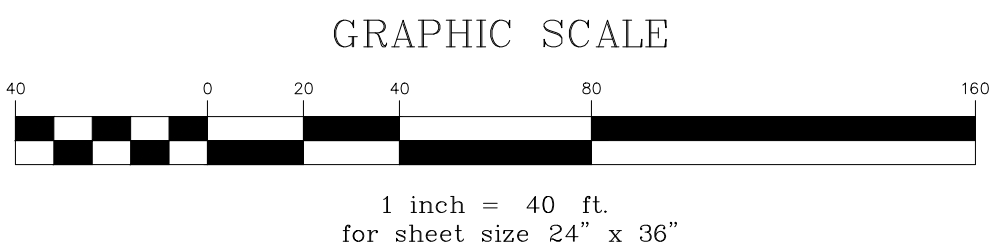
C-210



ROADWAY PLAN VIEW, STA. 0+00 - 8+70
SCALE: 1" = 30'



ROADWAY PROFILE, STA. 0+00 - 8+70
SCALE: HORIZ. 1" = 40'
VERT. 1" = 10'



SITE PLAN REVIEW

R O D E

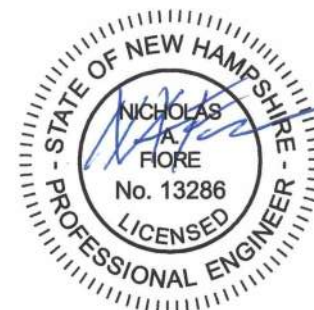
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1 FOUNDRY ST.
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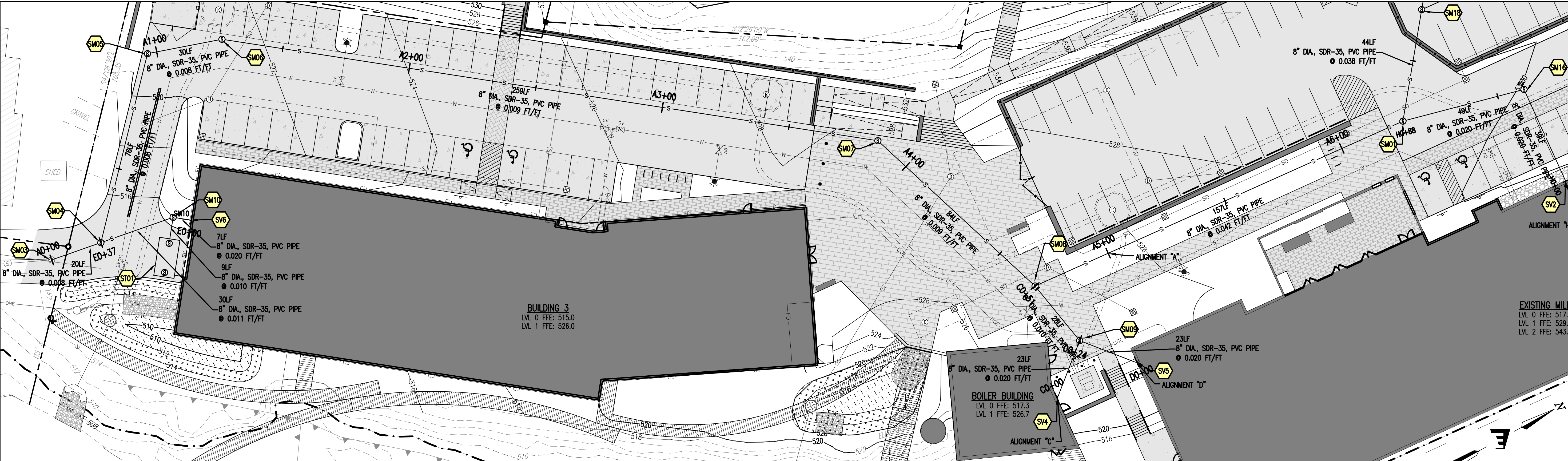
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DATE: 10.09.23

SCALE: 1"= 40'

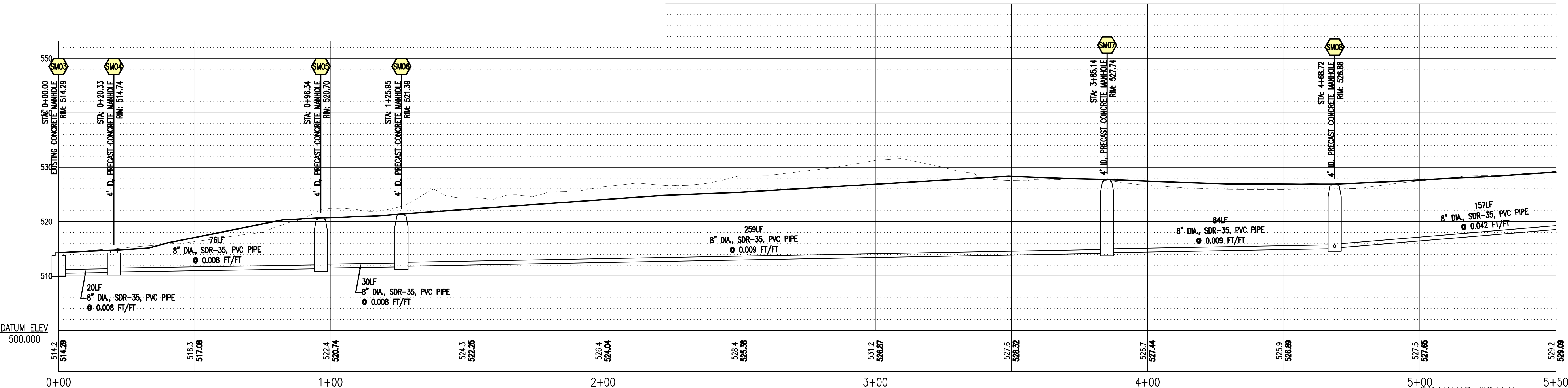
**ROADWAY PLAN
AND PROFILE**

C-301



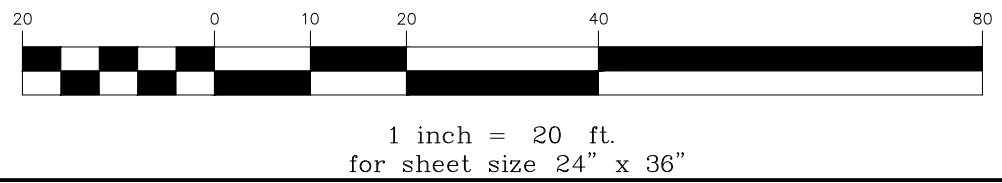
SEWER SCHEDULE

SEWER MANHOLES	SEWER MANHOLES	SEWER MANHOLES	SEWER SERVICES
4" ID, PRECAST CONCRETE MANHOLE RIM: 529.06 INV. IN: 521.87 (8" DIA., SDR-35, PVC PIPE) INV. IN: 521.87 (8" DIA., SDR-35, PVC PIPE) INV. OUT: 521.77 (8" DIA., SDR-35, PVC PIPE)	4" ID, PRECAST CONCRETE MANHOLE RIM: 521.39 INV. IN: 511.81 (8" DIA., SDR-35, PVC PIPE) INV. OUT: 511.71 (8" DIA., SDR-35, PVC PIPE)	4" ID, PRECAST CONCRETE MANHOLE RIM: 515.94 INV. IN: 511.20 (8" DIA., SDR-35, PVC PIPE) INV. IN: 511.20 (8" DIA., SDR-35, PVC PIPE) INV. OUT: 511.10 (8" DIA., SDR-35, PVC PIPE)	8" DIA, SEWER SERVICE ENTRANCE INV. ELEV: 523.73 (8" DIA., SDR-35, PVC PIPE)
EXISTING CONCRETE MANHOLE RIM: 514.29 INV. IN: 510.50 (8" DIA., SDR-35, PVC PIPE) INV. OUT: 510.40 (8" DIA., SDR-35, PVC PIPE)	4" ID, PRECAST CONCRETE MANHOLE RIM: 527.74 INV. IN: 514.30 (8" DIA., SDR-35, PVC PIPE) INV. OUT: 514.20 (8" DIA., SDR-35, PVC PIPE)	4" ID, PRECAST CONCRETE MANHOLE RIM: 530.05 INV. IN: 522.94 (8" DIA., SDR-35, PVC PIPE) INV. OUT: 522.84 (8" DIA., SDR-35, PVC PIPE)	8" DIA, SEWER SERVICE ENTRANCE INV. ELEV: 516.00 (8" DIA., SDR-35, PVC PIPE)
4" ID, PRECAST CONCRETE MANHOLE RIM: 514.74 INV. IN: 510.76 (8" DIA., SDR-35, PVC PIPE) INV. IN: 510.76 (8" DIA., SDR-35, PVC PIPE) INV. OUT: 510.66 (8" DIA., SDR-35, PVC PIPE)	4" ID, PRECAST CONCRETE MANHOLE RIM: 526.88 INV. IN: 515.15 (8" DIA., SDR-35, PVC PIPE) INV. IN: 515.15 (8" DIA., SDR-35, PVC PIPE) INV. OUT: 515.05 (8" DIA., SDR-35, PVC PIPE)	6" ID, PRECAST CONCRETE MANHOLE (WITH INTERIOR DROP) RIM: 542.53 INV. IN: 536.40 (8" DIA., SDR-35, PVC PIPE) INV. IN: 536.40 (8" DIA., SDR-35, PVC PIPE) INV. OUT: 523.55 (8" DIA., SDR-35, PVC PIPE)	8" DIA, SEWER SERVICE ENTRANCE INV. ELEV: 511.34 (8" DIA., SDR-35, PVC PIPE)
4" ID, PRECAST CONCRETE MANHOLE RIM: 520.70 INV. IN: 511.47 (8" DIA., SDR-35, PVC PIPE) INV. OUT: 511.37 (8" DIA., SDR-35, PVC PIPE)	4" ID, PRECAST CONCRETE MANHOLE RIM: 526.76 INV. IN: 515.53 (8" DIA., SDR-35, PVC PIPE) INV. IN: 515.53 (8" DIA., SDR-35, PVC PIPE) INV. OUT: 515.43 (8" DIA., SDR-35, PVC PIPE)		SEWER MISC. 1,500 GAL. SAND/OIL SEPARATOR



PARTIAL SEWER PROFILE - ALIGNMENT "A", STA. 0+00 - 5+50

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'



SITE PLAN REVIEW

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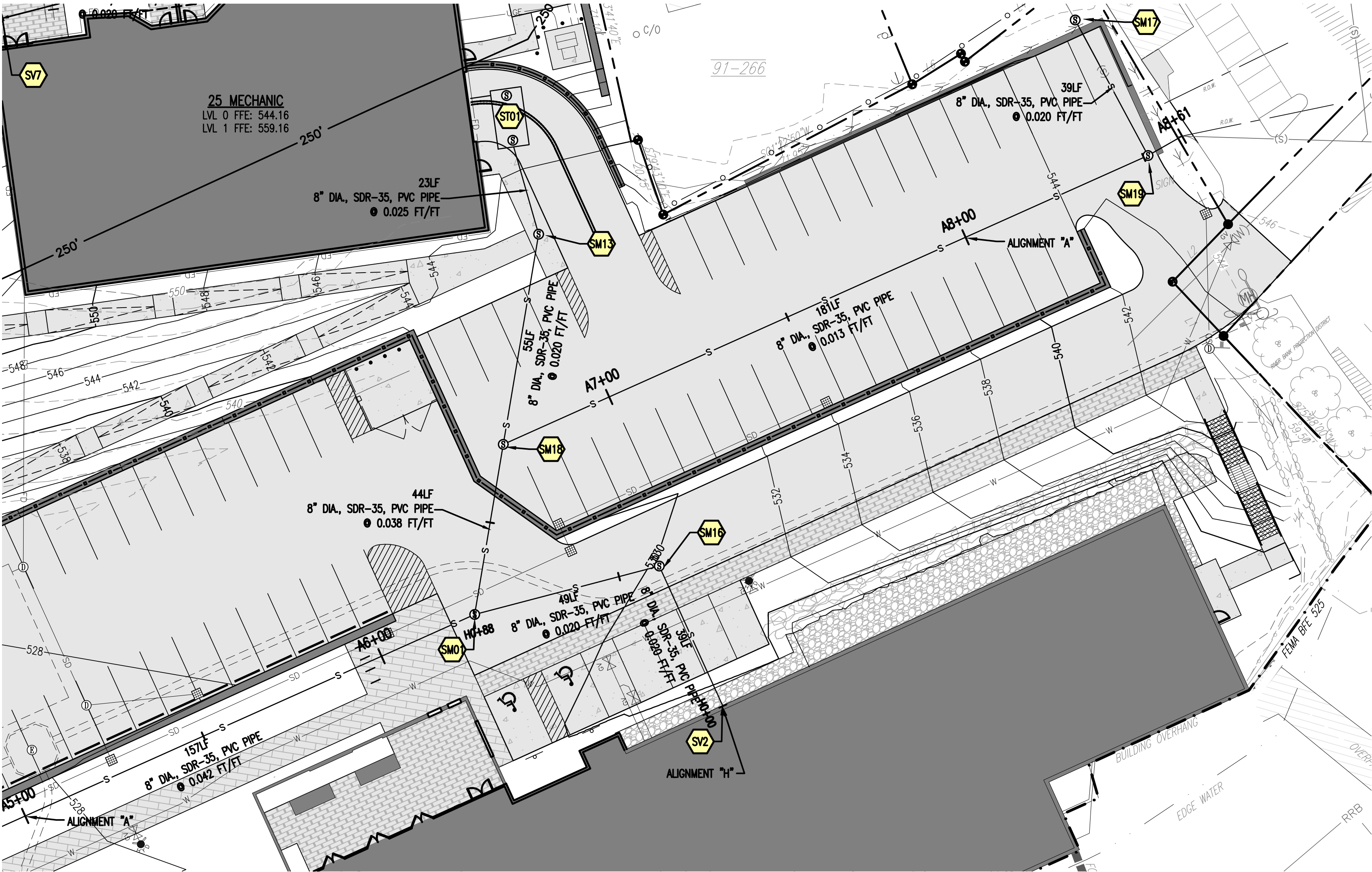
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No.	Description	Date

DATE: 10.09.23

SCALE: 1"= 20'

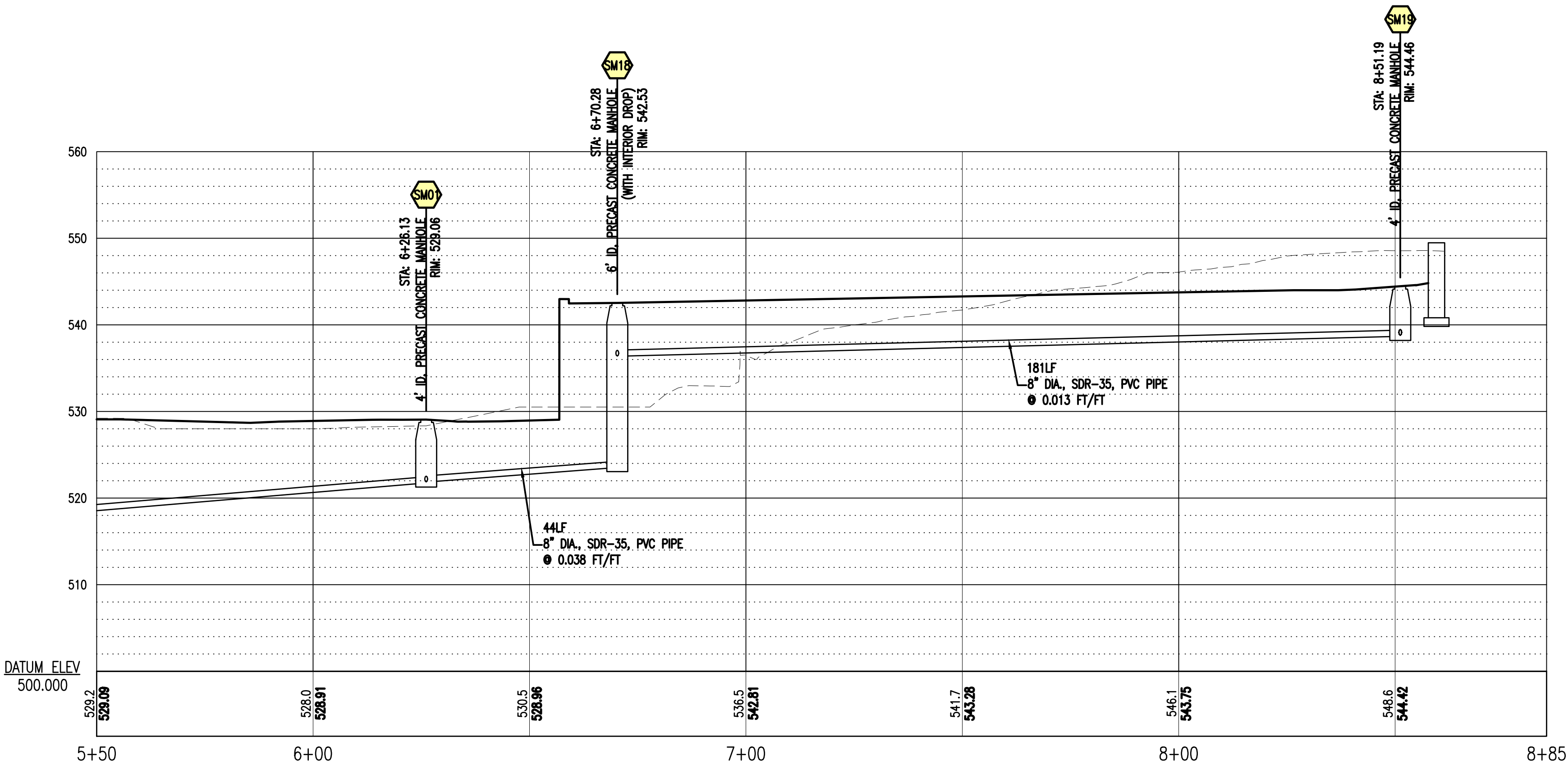
SEWER PLAN AND
PROFILE (1 OF 3)

C-302



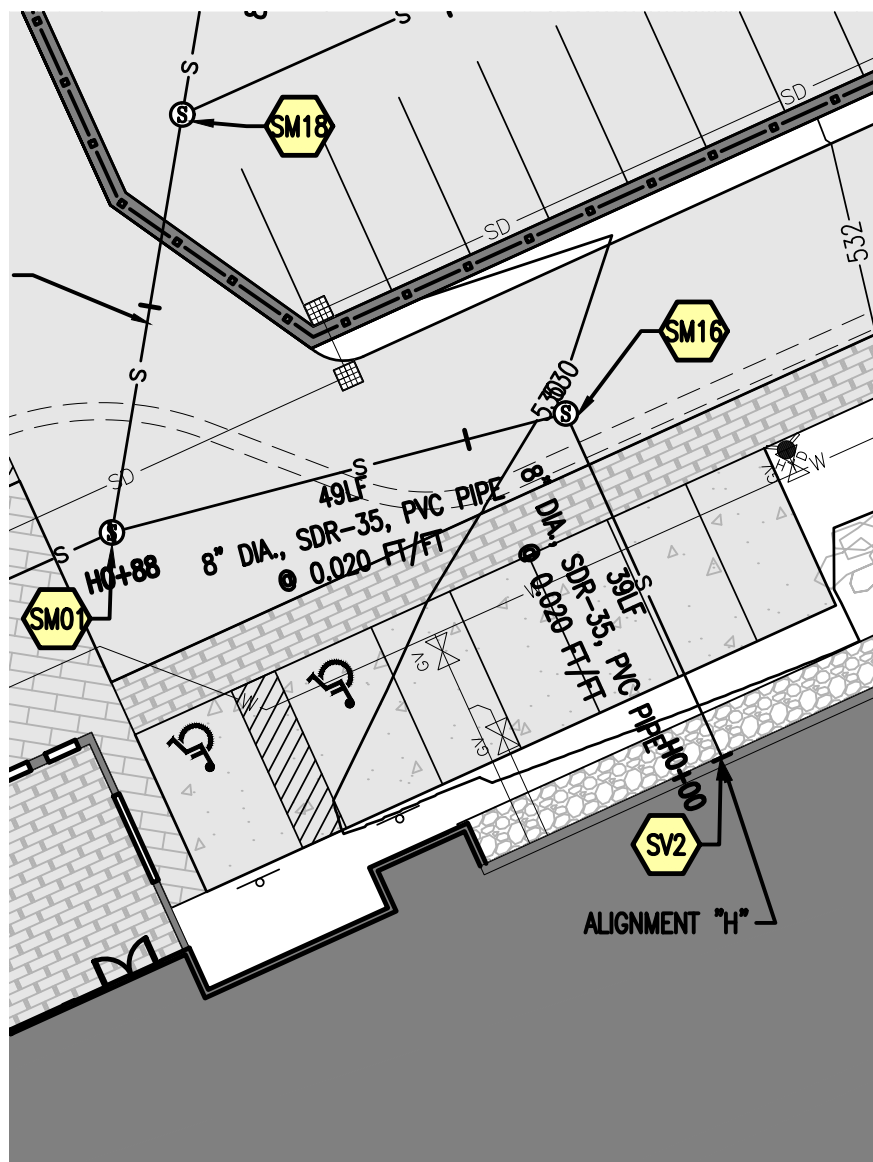
SEWER ALIGNMENT "A", STA. 0+00 – 7+14.76

SCALE: HORIZ. 1" = 20'



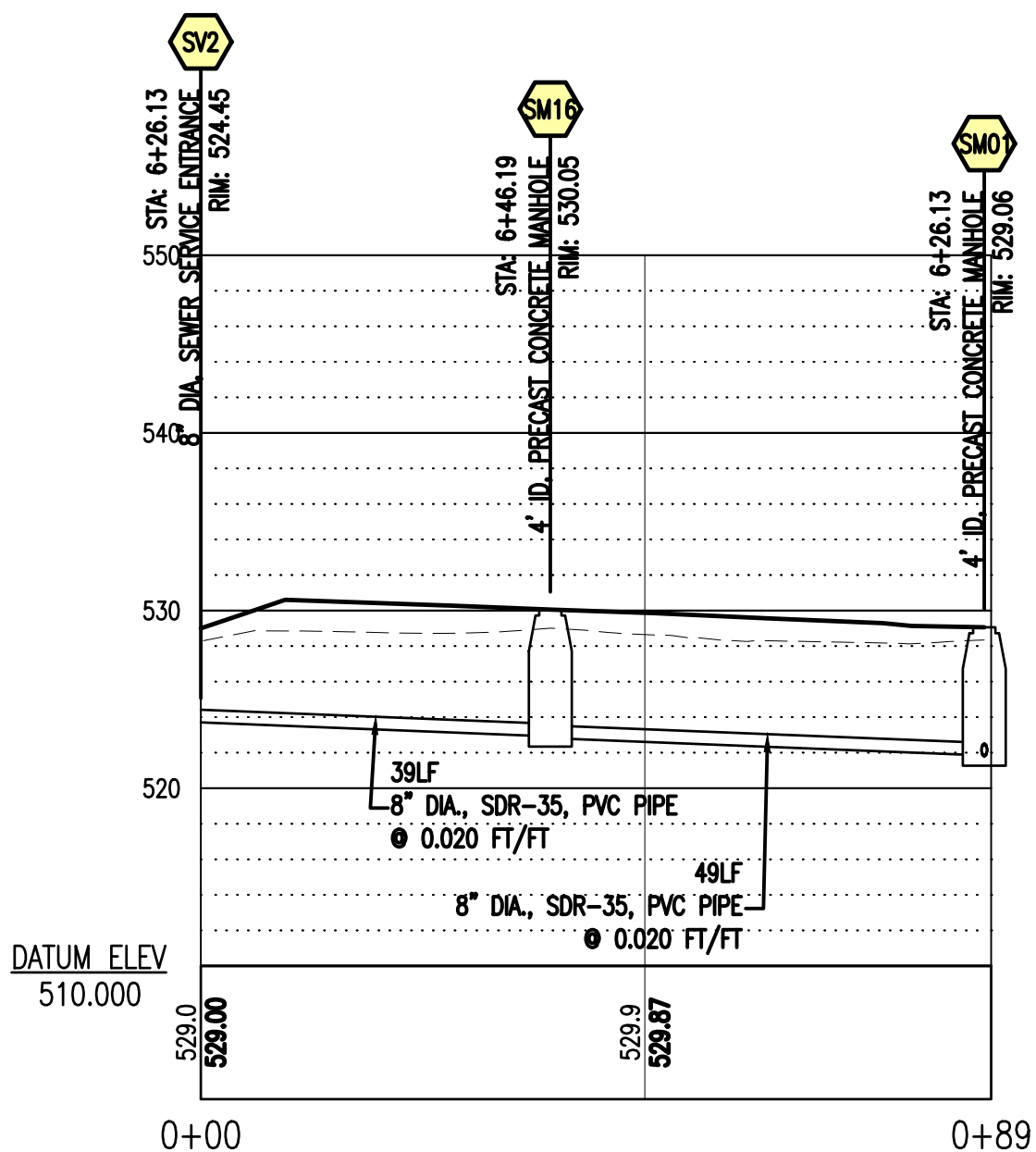
PARTIAL SEWER PROFILE – ALIGNMENT "A", STA. 5+50 – 8+85

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'



SEWER ALIGNMENT "H", STA 0+00 – 0+39.36

SCALE: HORIZ. 1" = 20'

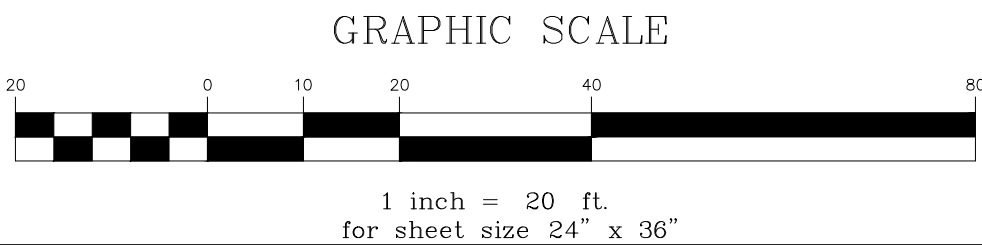


SEWER PROFILE – ALIGNMENT "H",
STA. 0+00 – 0+39.36

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'

SEWER SCHEDULE

SEWER MANHOLES	SEWER MANHOLES
4' ID. PRECAST CONCRETE MANHOLE RIM: 529.06 INV. IN: 521.87 (8" DIA., SDR-35, PVC PIPE) INV. IN: 521.87 (8" DIA., SDR-35, PVC PIPE) INV. OUT: 521.77 (8" DIA., SDR-35, PVC PIPE)	4' ID. PRECAST CONCRETE MANHOLE RIM: 543.19 INV. IN: 537.60 (8" DIA., SDR-35, PVC PIPE) INV. OUT: 537.50 (8" DIA., SDR-35, PVC PIPE)
4' ID. PRECAST CONCRETE MANHOLE RIM: 530.05 INV. IN: 522.94 (8" DIA., SDR-35, PVC PIPE) INV. OUT: 522.84 (8" DIA., SDR-35, PVC PIPE)	SEWER SERVICES 8" DIA. SEWER SERVICE ENTRANCE INV. ELEV.: 523.73 (8" DIA., SDR-35, PVC PIPE)
4' ID. PRECAST CONCRETE MANHOLE RIM: 540.88 INV. IN: 539.69 (EXISTING SEWER LINE) INV. OUT: 539.59 (8" DIA., SDR-35, PVC PIPE)	SEWER MISC. 1,500 GAL. SAND/OIL SEPARATOR
6' ID. PRECAST CONCRETE MANHOLE (WITH INTERIOR DROP) RIM: 542.53 INV. IN: 536.40 (8" DIA., SDR-35, PVC PIPE) INV. IN: 536.40 (8" DIA., SDR-35, PVC PIPE) INV. OUT: 523.55 (8" DIA., SDR-35, PVC PIPE)	
4' ID. PRECAST CONCRETE MANHOLE RIM: 544.46 INV. IN: 538.80 (EXISTING SEWER LINE) INV. IN: 538.80 (8" DIA., SDR-35, PVC PIPE) INV. OUT: 538.70 (8" DIA., SDR-35, PVC PIPE)	



SITE PLAN REVIEW

RODE

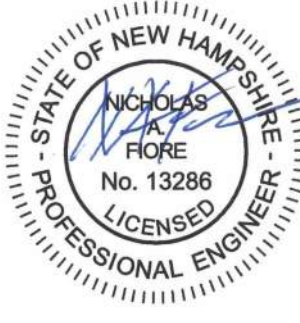
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

No.	Description	Date
1	PLANNING COMMENTS	10/17/22

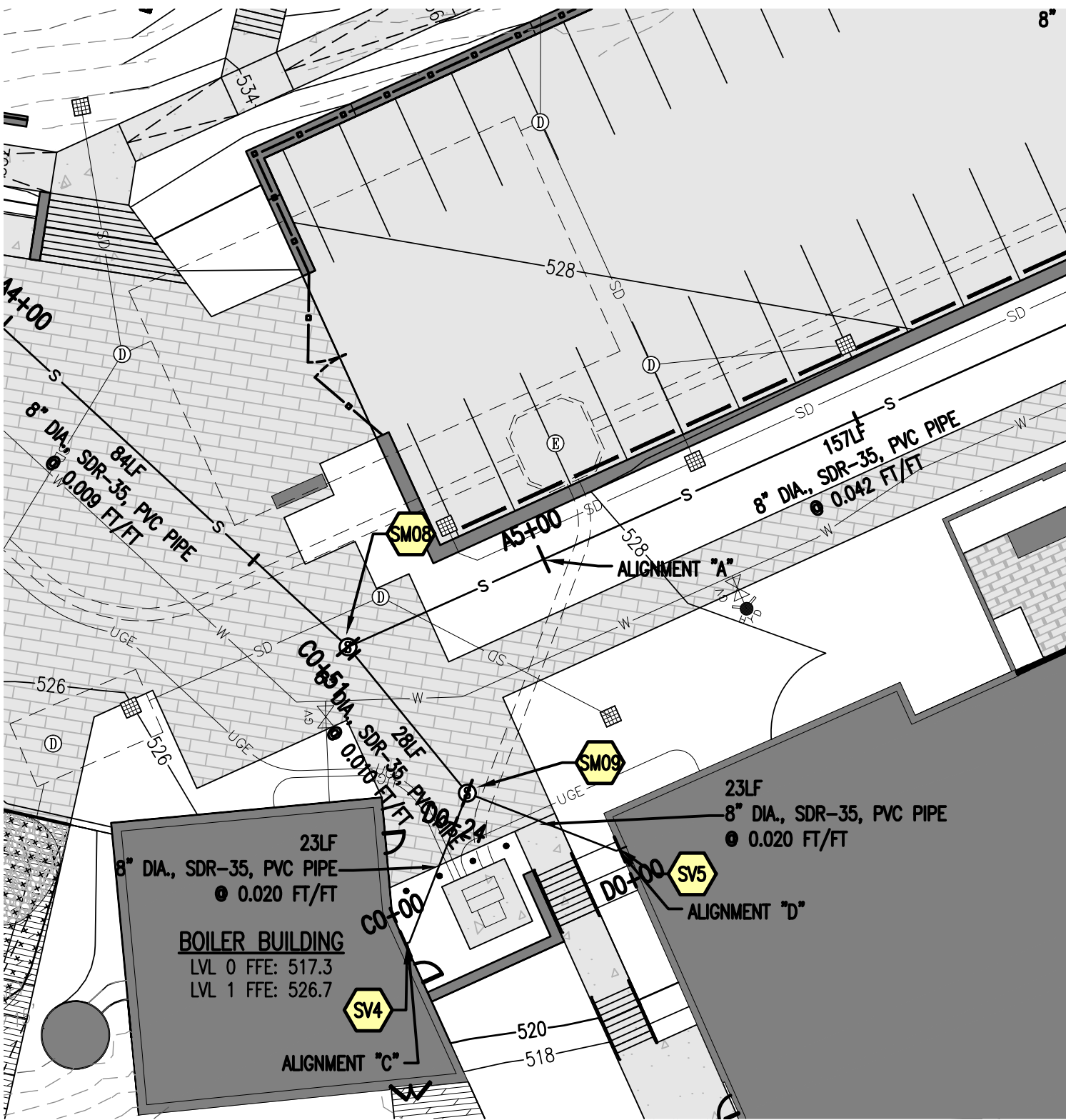
DATE: 10.09.23

SCALE: 1"= 20'

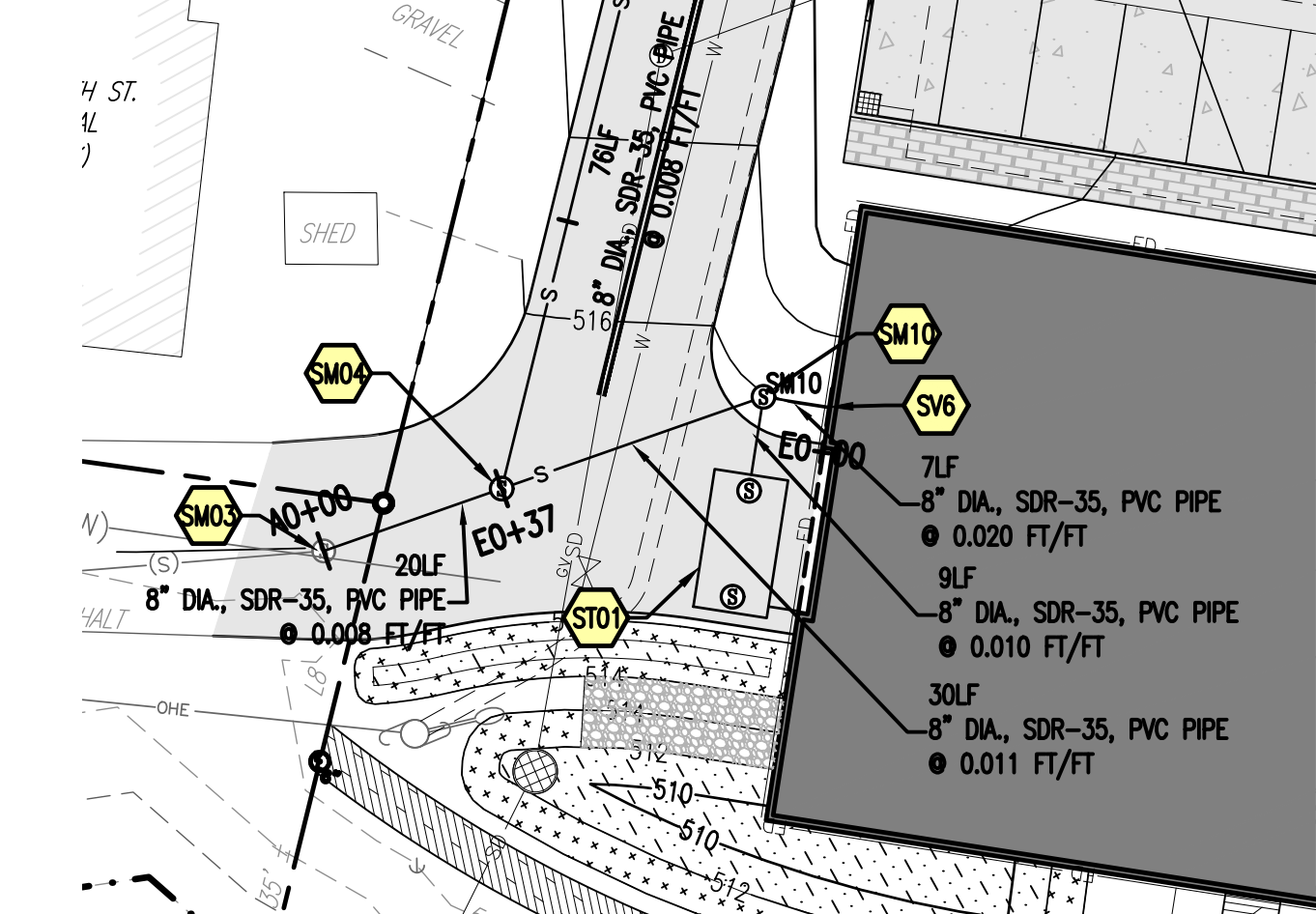
SEWER PLAN AND
PROFILE (2 OF 3)

C-303

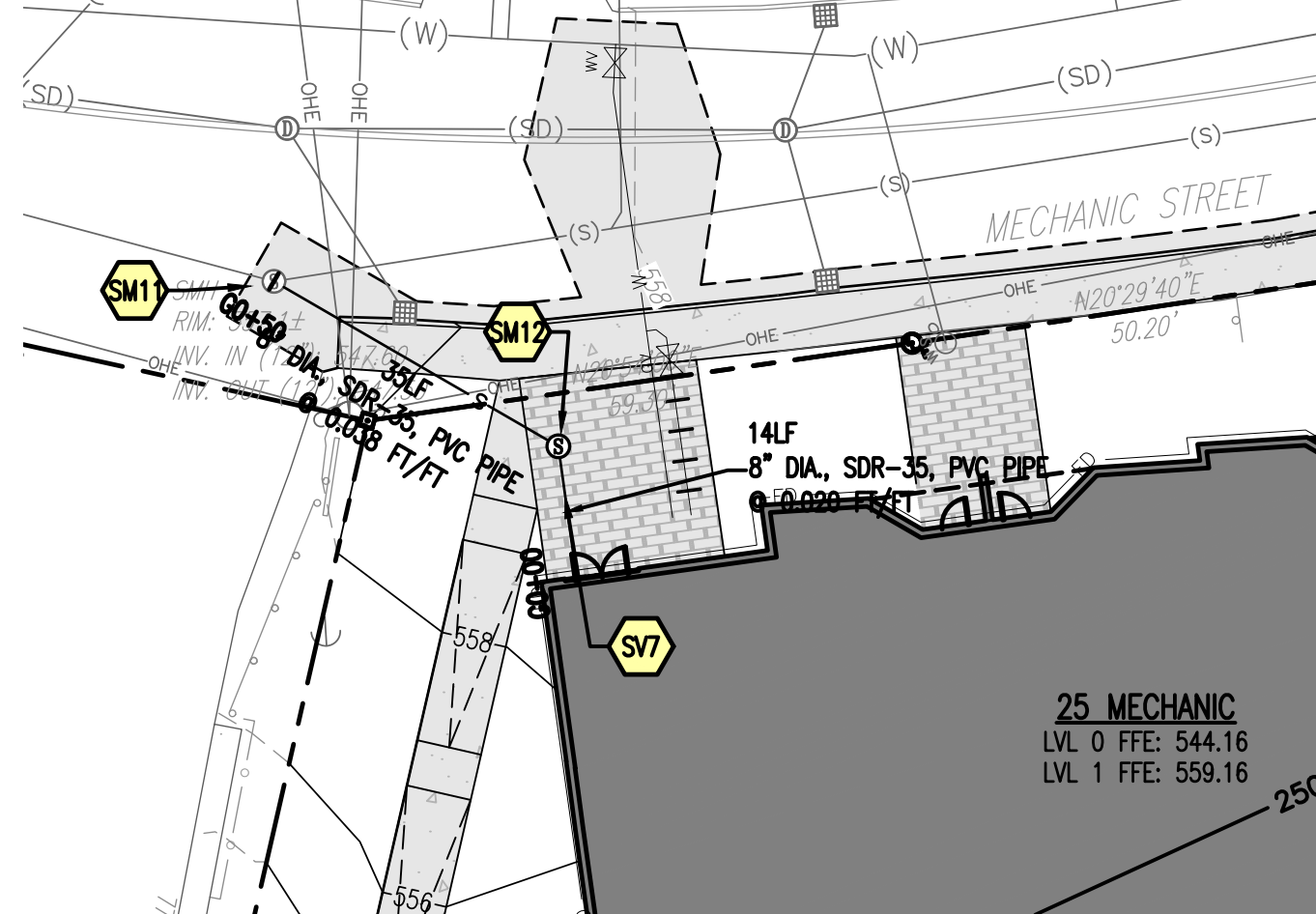
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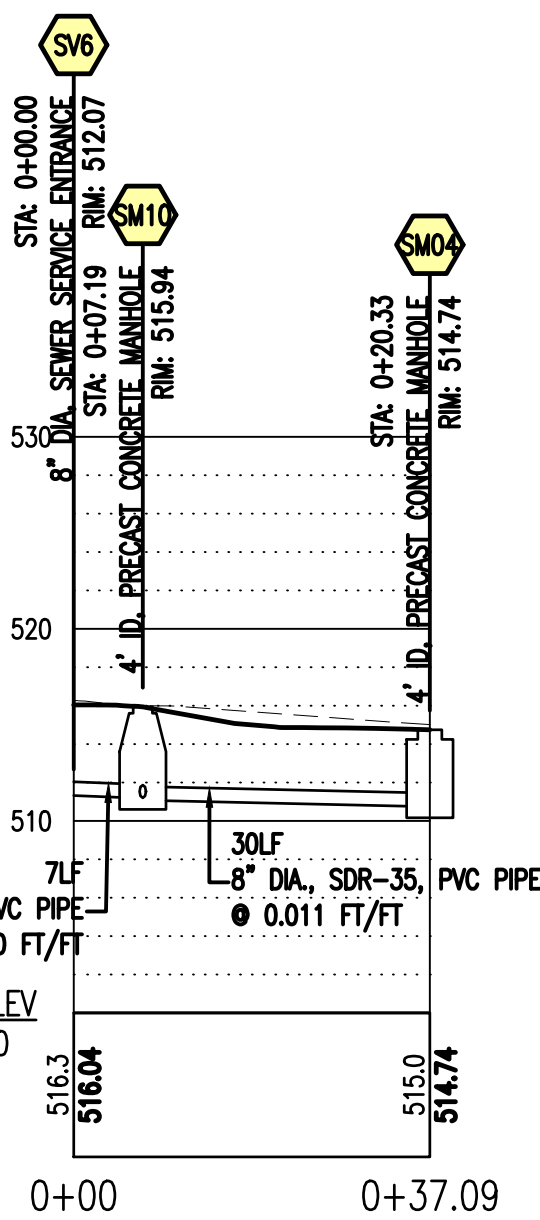
SEWER ALIGNMENTS "C" & "D"
SCALE: HORIZ. 1" = 20'



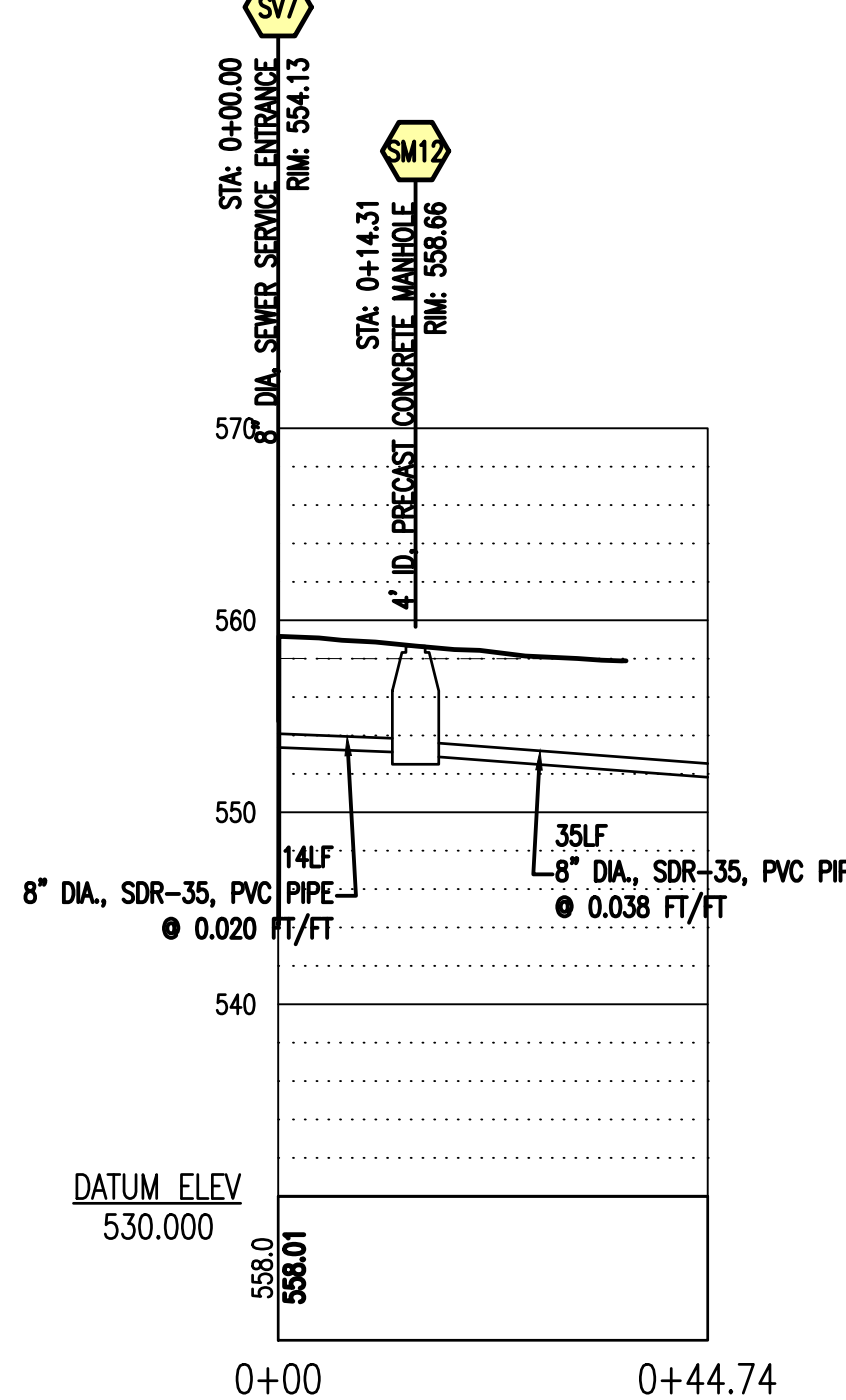
SEWER ALIGNMENT "E", STA 0+00 - 0+37.09
SCALE: HORIZ. 1" = 20'



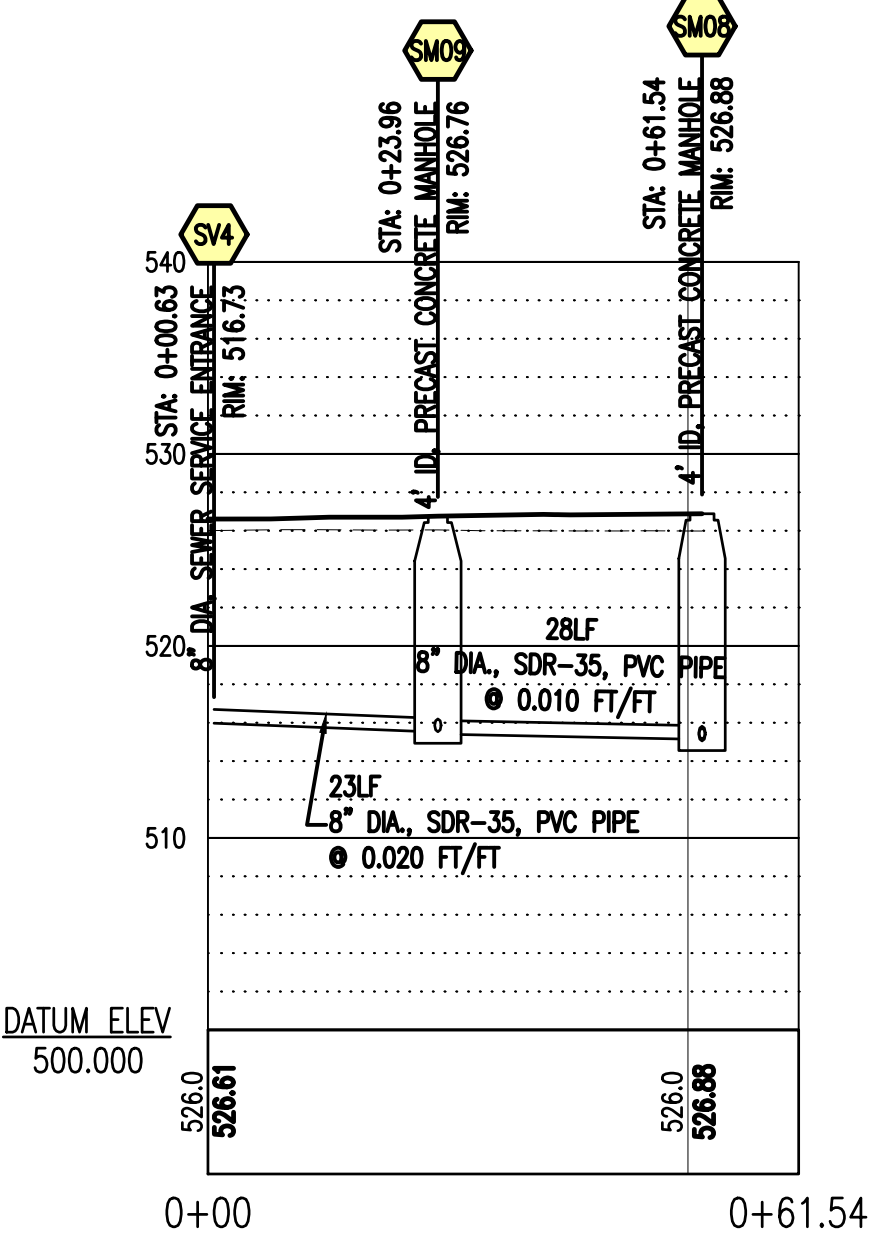
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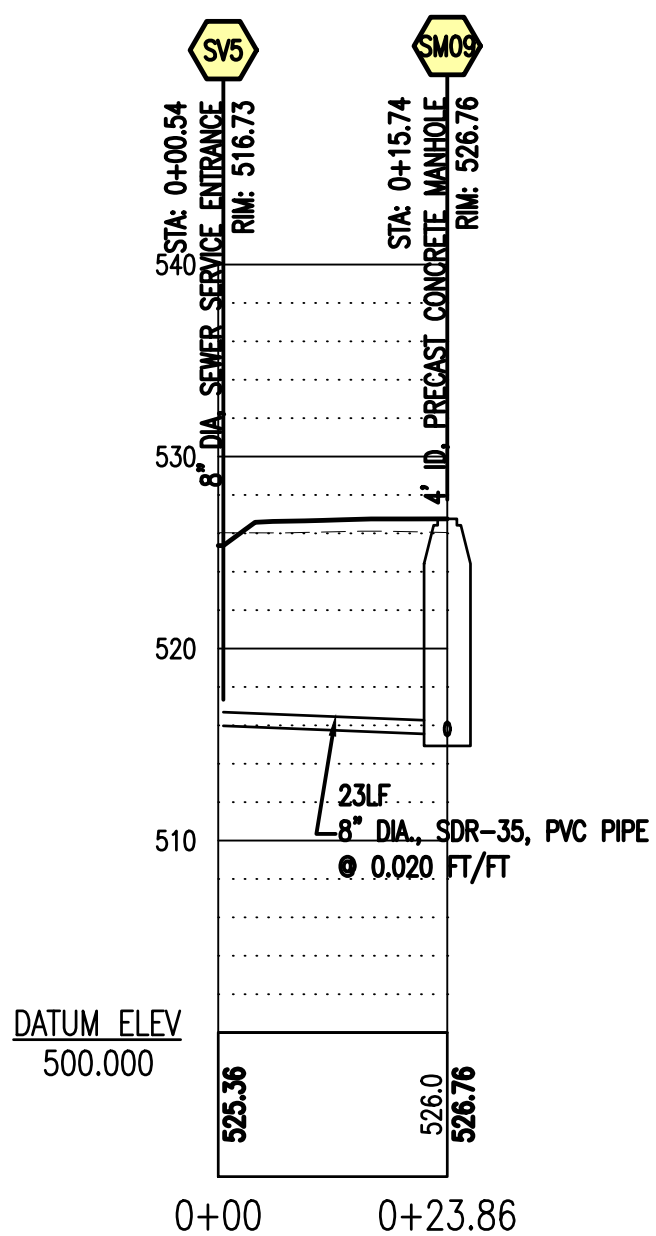
SEWER PROFILE - ALIGNMENT "E",
STA. 0+00 - 0+37.09
SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'



SEWER PROFILE - ALIGNMENT "G",
STA. 0+00 - 0+44.74
SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'



SEWER PROFILE - ALIGNMENT "C",
STA. 0+00 - 0+61.54
SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'



SEWER PROFILE - ALIGNMENT "D",
STA. 0+00 - 0+15.74
SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'

SEWER SCHEDULE

SEWER MANHOLES

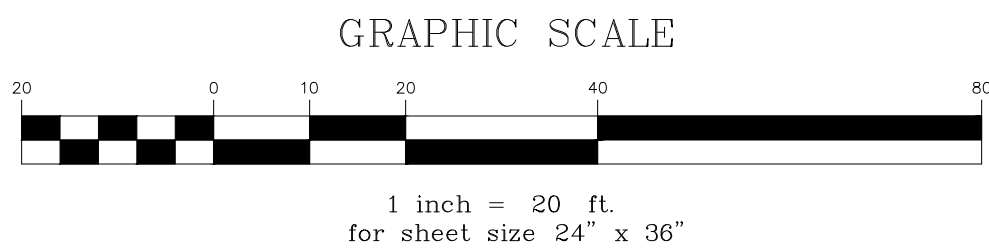
- EXISTING CONCRETE MANHOLE
RIM: 514.29
INV. IN: 510.50 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 510.40 (8" DIA., SDR-35, PVC PIPE)
- 4" ID. PRECAST CONCRETE MANHOLE
RIM: 514.74
INV. IN: 510.76 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 510.76 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 510.66 (8" DIA., SDR-35, PVC PIPE)
- 4" ID. PRECAST CONCRETE MANHOLE
RIM: 526.88
INV. IN: 515.15 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 515.15 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 515.05 (8" DIA., SDR-35, PVC PIPE)
- 4" ID. PRECAST CONCRETE MANHOLE
RIM: 526.76
INV. IN: 515.53 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 515.53 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 515.43 (8" DIA., SDR-35, PVC PIPE)

SEWER MANHOLES

- 4" ID. PRECAST CONCRETE MANHOLE
RIM: 515.94
INV. IN: 511.20 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 511.20 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 511.10 (8" DIA., SDR-35, PVC PIPE)
- EXISTING CONCRETE MANHOLE
RIM: 557.33
INV. IN: 551.66 (8" DIA., SDR-35, PVC PIPE)
- 4" ID. PRECAST CONCRETE MANHOLE
RIM: 558.66
INV. IN: 553.11 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 553.00 (8" DIA., SDR-35, PVC PIPE)

SEWER SERVICES

- 8" DIA. SEWER SERVICE ENTRANCE
INV. ELEV.: 516.00 (8" DIA., SDR-35, PVC PIPE)
- 8" DIA. SEWER SERVICE ENTRANCE
INV. ELEV.: 516.00 (8" DIA., SDR-35, PVC PIPE)
- 8" DIA. SEWER SERVICE ENTRANCE
INV. ELEV.: 511.34 (8" DIA., SDR-35, PVC PIPE)
- 8" DIA. SEWER SERVICE ENTRANCE
INV. ELEV.: 553.40 (8" DIA., SDR-35, PVC PIPE)
- SEWER MISC.
1,500 GAL. SAND/OIL SEPARATOR



SITE PLAN REVIEW

RODE

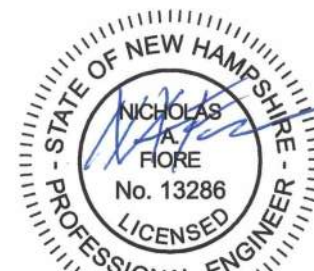
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

No.	Description	Date

DATE: 10.09.23

SCALE: 1"= 20'

**SEWER PLAN AND
PROFILE (3 OF 3)**

C-304

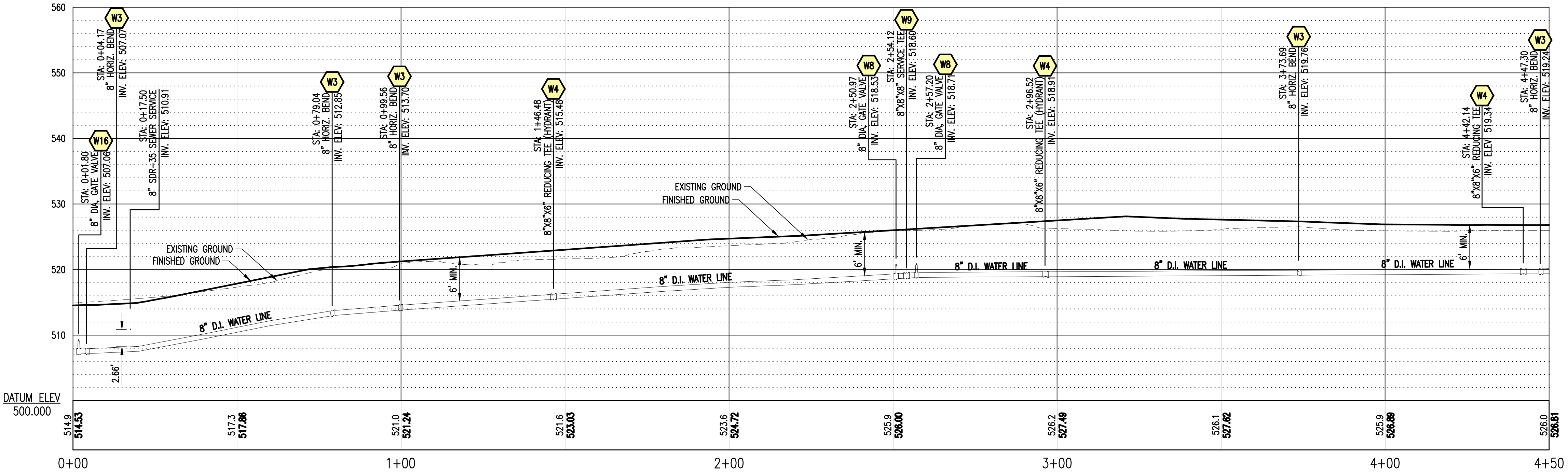
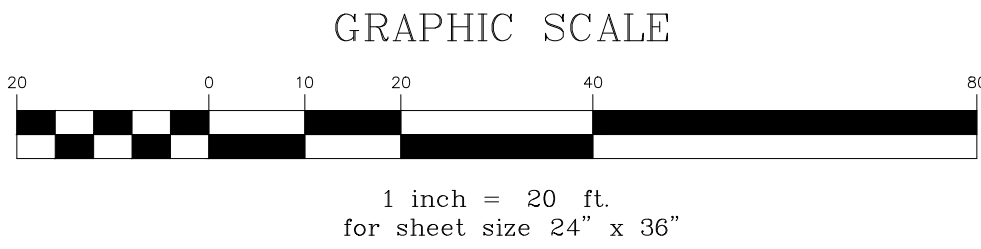


WATER LINE PLAN VIEW – ALIGNMENT "A", STA. 0+00 – 4+50
SCALE: HORIZ. 1" = 20'

WATER SCHEDULE

UNDERGROUND UTILITIES, ELECTRIC, TELEPHONE AND CABLE, MUST MAINTAIN A MINIMUM CLEARANCE OF 10 FT. FROM ALL PROPOSED WATER LINES.

- W1 12" TAPPING SLEEVE AND VALVE WITH 12"x8" REDUCER FOR CONNECTION TO EXISTING 12" WATERMAIN, COORDINATE WORK WITH LEBANON DEPARTMENT OF PUBLIC WORKS.
- W2 8" DIA. DUCTILE IRON WATER LINE
- W3 8" DIA. HORIZONTAL BEND FITTING AS NEEDED TO MATCH ALIGNMENT SHOWN, TYP.
- W4 8"x8"x6" REDUCING HYDRANT TEE, TYP.
- W5 6" DIA. GATE VALVE, MUXMJ WITH MECHANICAL RESTRAINTS, TYP.
- W6 6" DIA. DUCTILE IRON WATER LINE, TYP.
- W7 FIRE HYDRANT, TYP.
- W8 8" DIA. GATE VALVE, MUXMJ WITH MECHANICAL RESTRAINTS, TYP.
- W9 8"x8"x8" TEE FOR BUILDING SERVICE, TYP.
- W10 8"x8"x6" REDUCING TEE FOR DOMESTIC WATER SERVICE, TYP.
- W11 6" DOMESTIC WATER SERVICE ENTRANCE, TYP.
- W12 8" FIRE SERVICE ENTRANCE, TYP.
- W13 8"x8"x8" HYDRANT TEE
- W14 30" WIDE WATER EASEMENT CENTERED ON AS-BUILT WATER LINE AND SHALL INCLUDE HYDRANTS AND HYDRANT SERVICE LINES
- W15 FIRE DEPARTMENT CONNECTION, REFER TO MEP PLANS FOR EXACT LOCATION AND DETAILS.
- W16 8" DIA. GATE VALVE, MUXMJ WITH MECHANICAL RESTRAINTS, TYP. ON EXISTING WATER LINE



WATER LINE PROFILE VIEW – ALIGNMENT "A", STA. 0+00 – 4+50
SCALE: HORIZ. 1" = 20'

SITE PLAN REVIEW



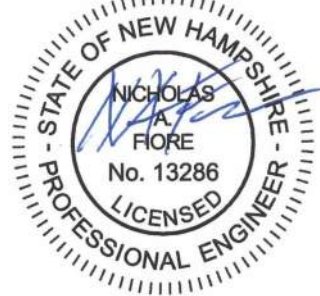
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122		
No.	Description	Date

DATE: 10.09.23

SCALE: 1"= 20'

WATER LINE PLAN
AND PROFILE (1 OF 3)

C-305

S:\PROJECTS\20-2022\22122 NH LEB WOOLEN MILL\DWGSHEET FILES\22122 C-30X WATER PLAN AND PROFILE DWG - PLOTTED - 10/9/2023 10:40 PM



WATER LINE PLAN VIEW – ALIGNMENT "A", STA. 4+00 – 7+95
 SCALE: HORIZ. 1" = 20'

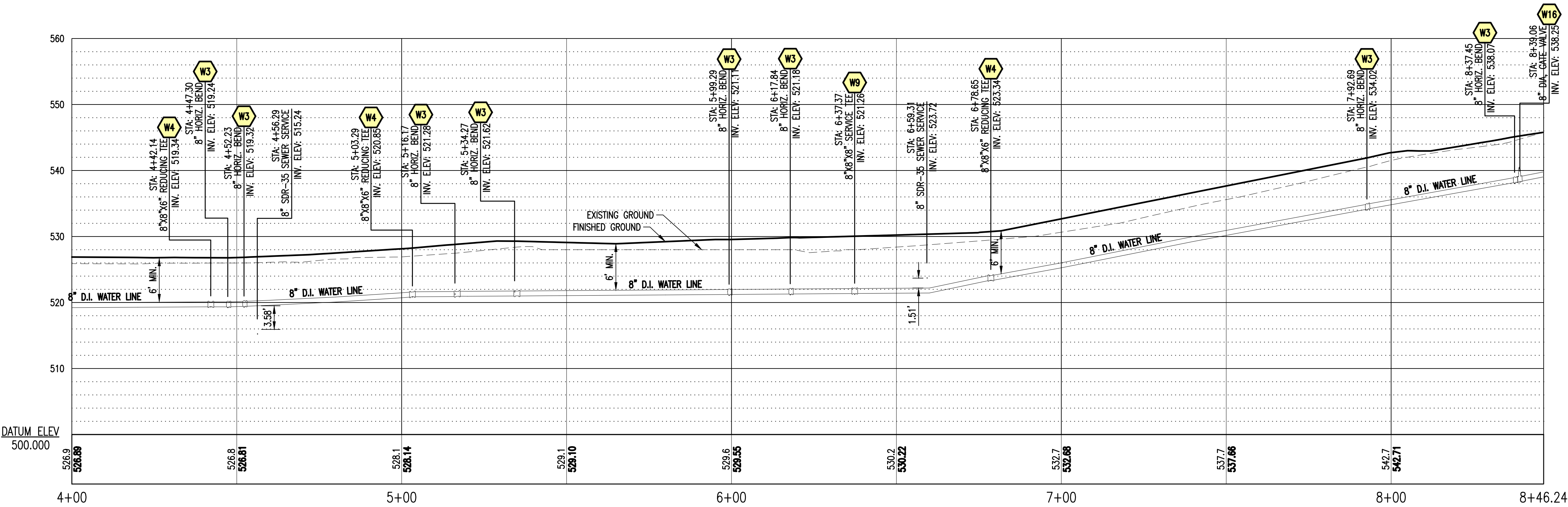
WATER SCHEDULE

UNDERGROUND UTILITIES, ELECTRIC, TELEPHONE AND CABLE, MUST MAINTAIN A MINIMUM CLEARANCE OF 10 FT. FROM ALL PROPOSED WATER LINES.

- W1 12" TAPPING SLEEVE AND VALVE WITH 12"x8" REDUCER FOR CONNECTION TO EXISTING 12" WATERMAIN, COORDINATE WORK WITH LEBANON DEPARTMENT OF PUBLIC WORKS.
- W2 8" DIA. DUCTILE IRON WATER LINE
- W3 8" DIA. HORIZONTAL BEND FITTING AS NEEDED TO MATCH ALIGNMENT SHOWN, TYP.
- W4 8"x8"x6" REDUCING HYDRANT TEE, TYP.
- W5 6" DIA. GATE VALVE, MUXMJ WITH MECHANICAL RESTRAINTS, TYP.
- W6 6" DIA. DUCTILE IRON WATER LINE, TYP.
- W7 FIRE HYDRANT, TYP.
- W8 8" DIA. GATE VALVE, MUXMJ WITH MECHANICAL RESTRAINTS, TYP.
- W9 8"x8"x8" TEE FOR BUILDING SERVICE, TYP.
- W10 8"x8"x6" REDUCING TEE FOR DOMESTIC WATER SERVICE, TYP.
- W11 6" DOMESTIC WATER SERVICE ENTRANCE, TYP.
- W12 8" FIRE SERVICE ENTRANCE, TYP.
- W13 8"x8"x8" HYDRANT TEE
- W14 30" WIDE WATER EASEMENT CENTERED ON AS-BUILT WATER LINE AND SHALL INCLUDE HYDRANTS AND HYDRANT SERVICE LINES
- W15 FIRE DEPARTMENT CONNECTION, REFER TO MEP PLANS FOR EXACT LOCATION AND DETAILS.
- W16 8" DIA. GATE VALVE, MUXMJ WITH MECHANICAL RESTRAINTS, TYP. ON EXISTING WATER LINE

GRAPHIC SCALE

1 inch = 20 ft.
for sheet size 24" x 36"



WATER LINE PROFILE VIEW – ALIGNMENT "A", STA. 4+00 – 7+95
 SCALE: HORIZ. 1" = 20'

SITE PLAN REVIEW



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1 FOUNDRY ST.
 LEBANON, NH

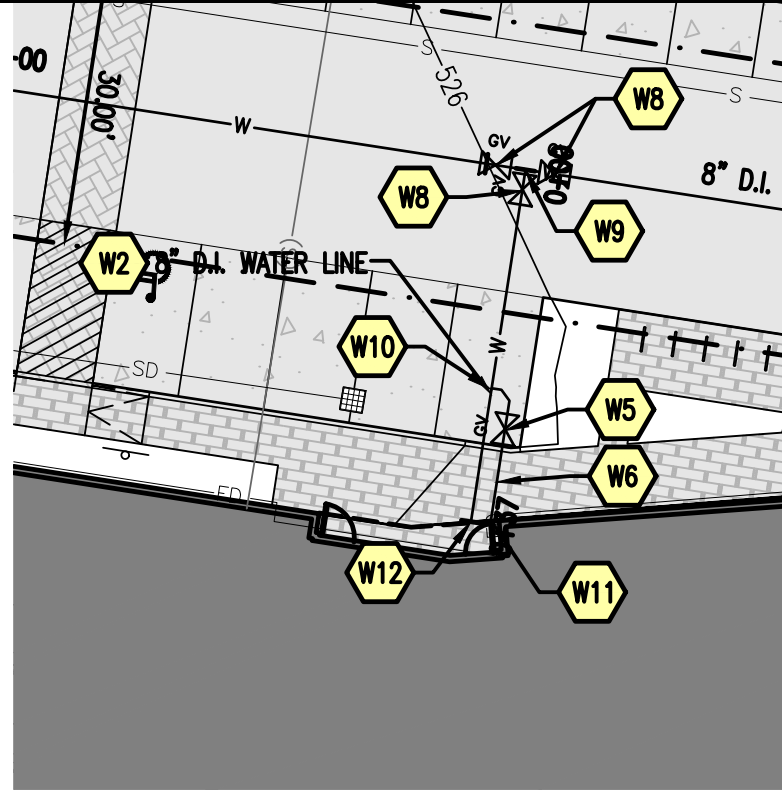
EV PROJECT: 22122		
No.	Description	Date

DATE: 10.09.23

SCALE: 1"= 20'

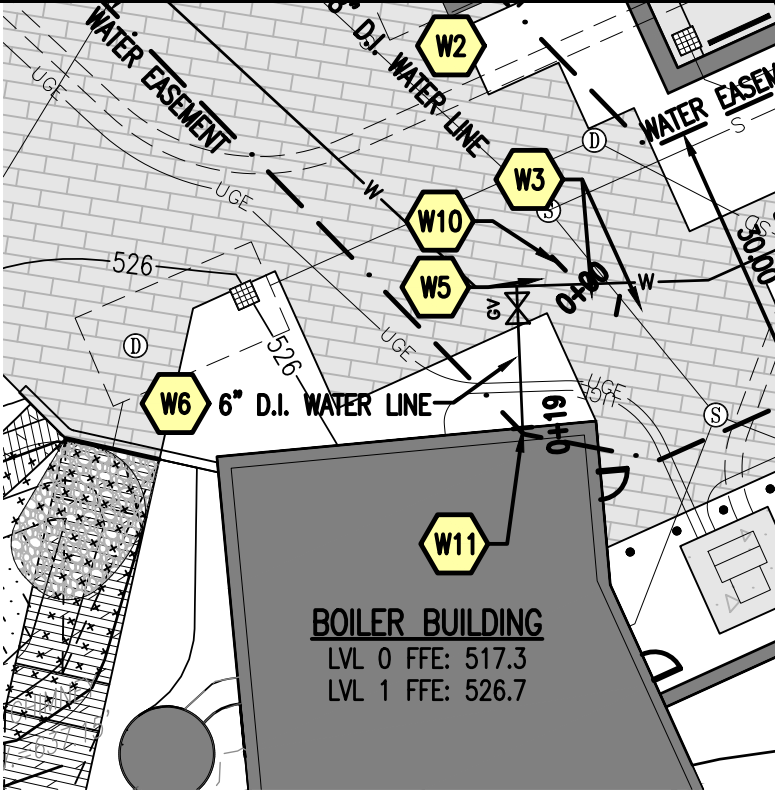
WATER LINE PLAN
 AND PROFILE (2 OF 3)

C-306



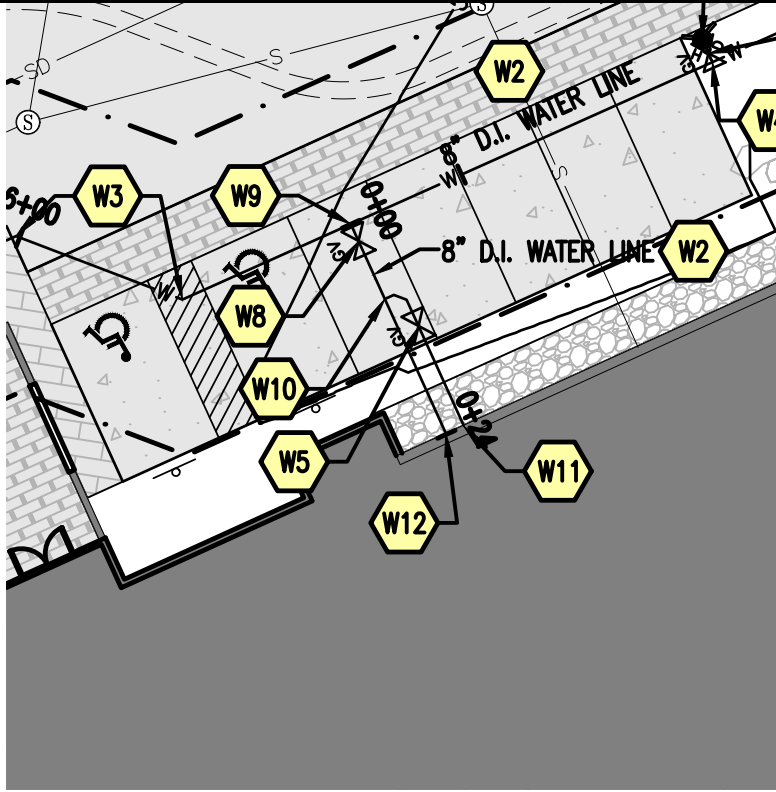
WATER LINE PLAN VIEW
BUILDING 3 SERVICE

SCALE: HORIZ. 1" = 20'



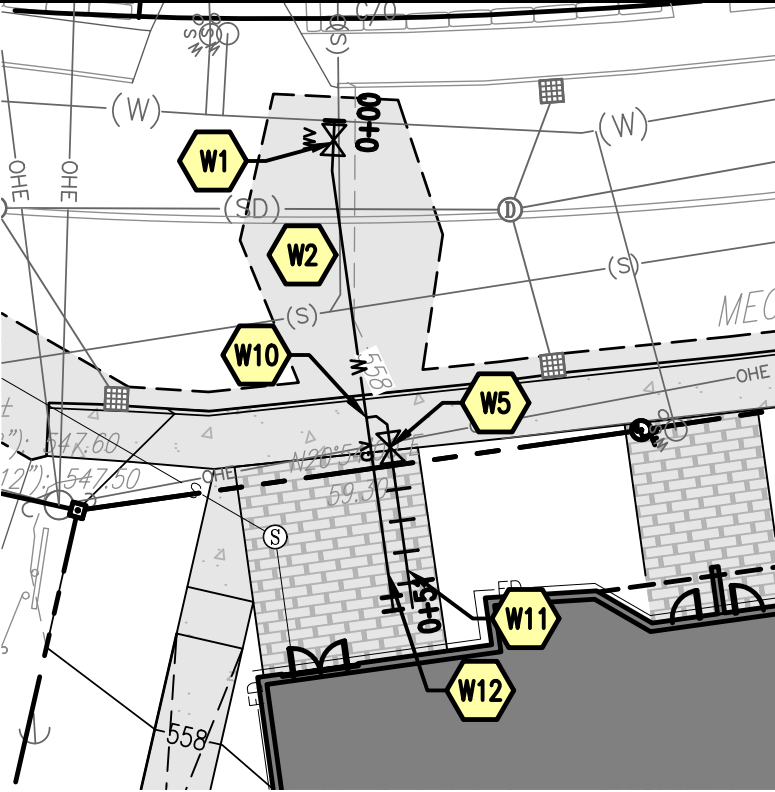
WATER LINE PLAN VIEW
AMMENITY SERVICE

SCALE: HORIZ. 1" = 20'



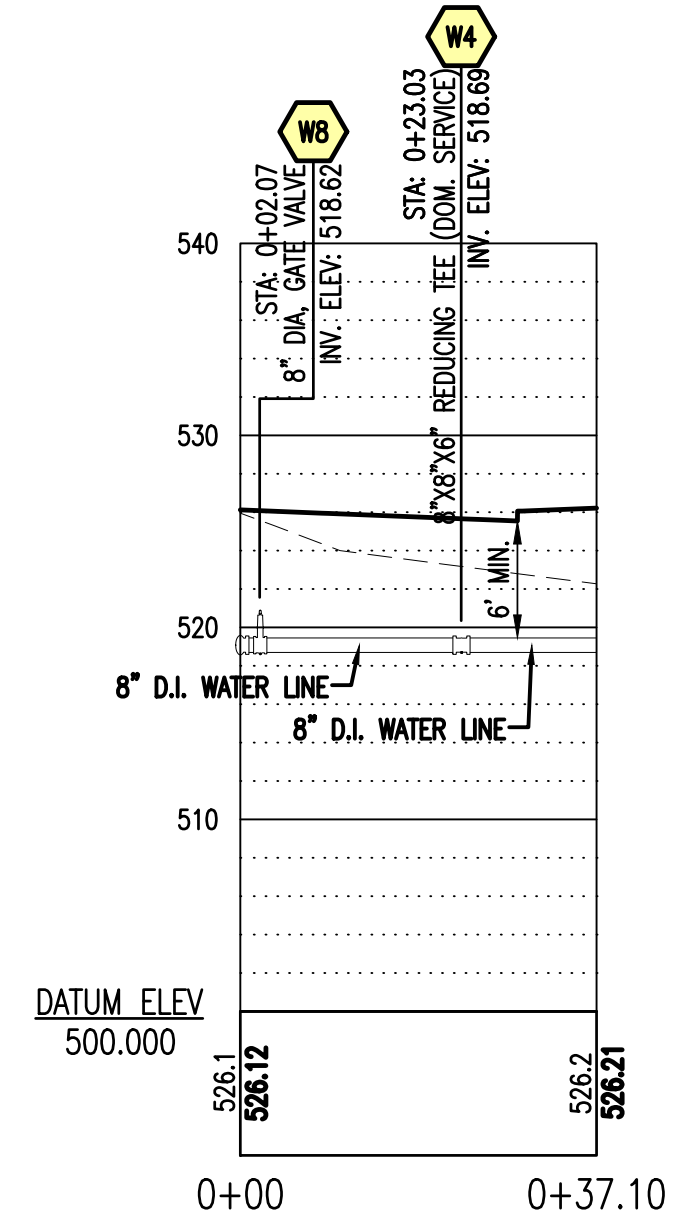
WATER LINE PLAN VIEW
BUILDING 1 SERVICE

SCALE: HORIZ. 1" = 20'



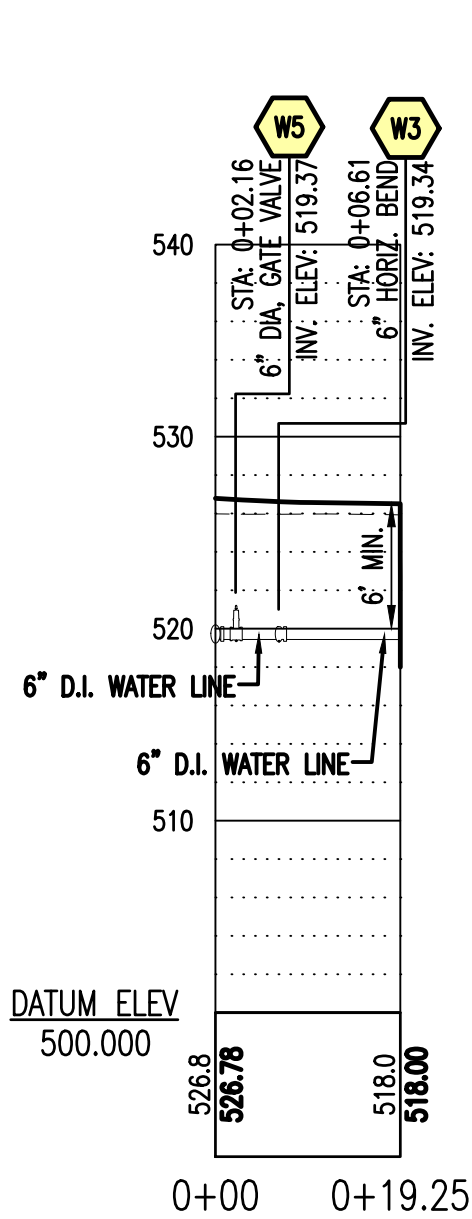
WATER LINE PLAN VIEW
25 MECH. SERVICE

SCALE: HORIZ. 1" = 20'



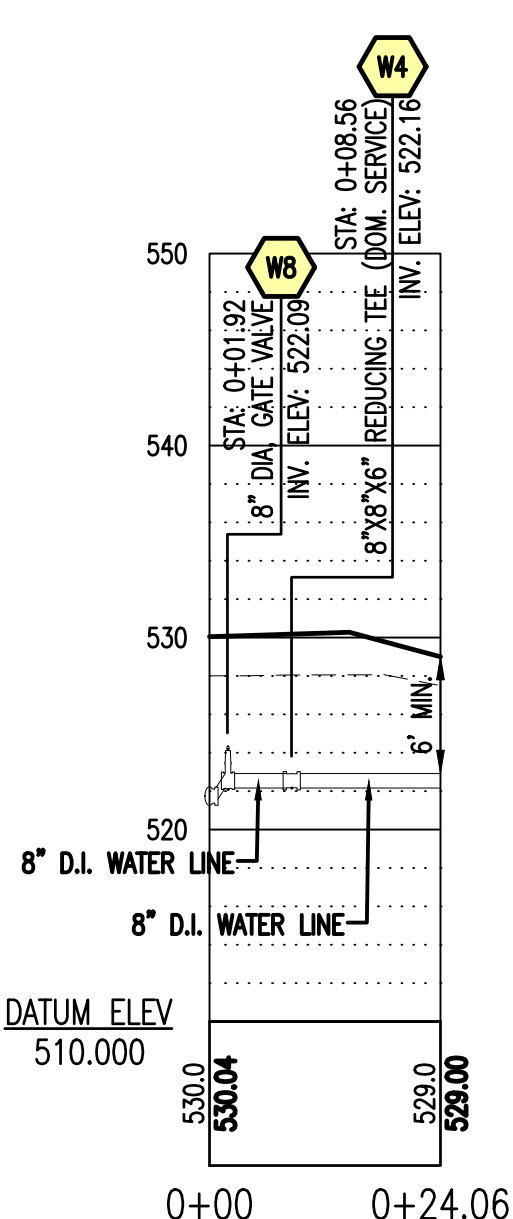
WATER LINE PROFILE VIEW
BUILDING 3 SERVICE

SCALE: HORIZ. 1" = 20'



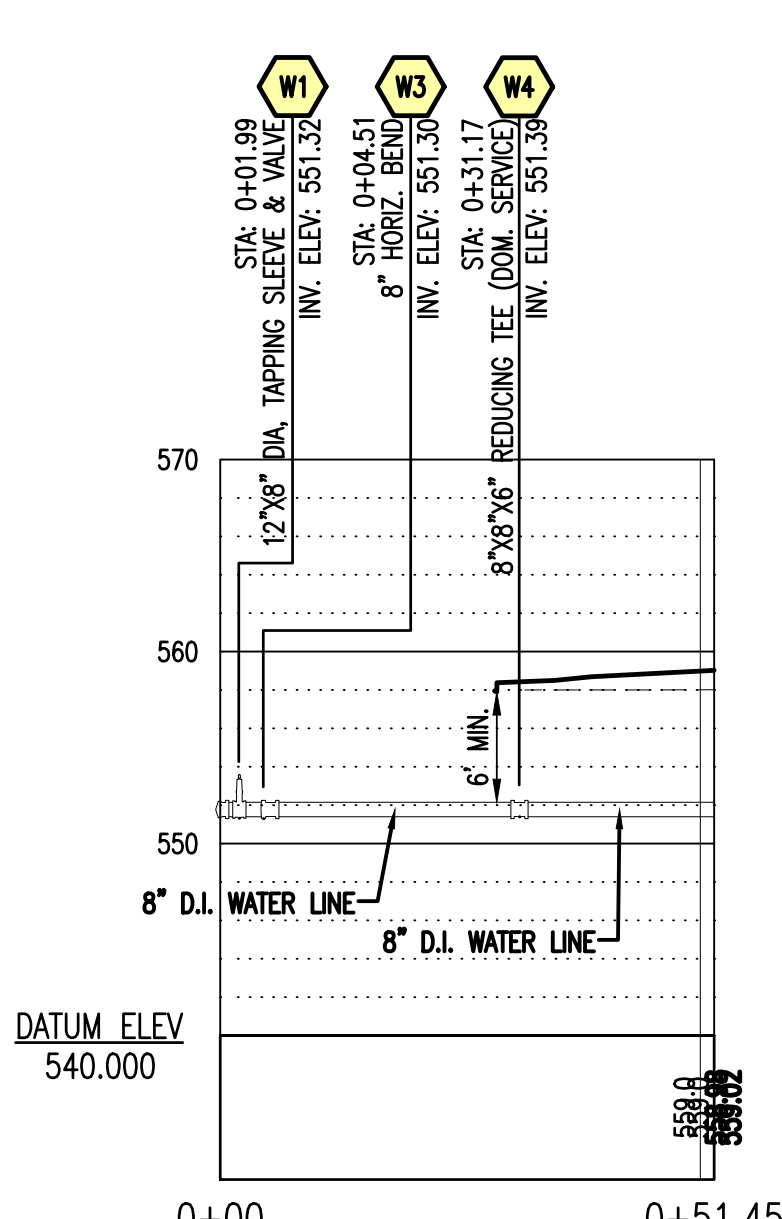
WATER LINE PROFILE VIEW
AMMENITY SERVICE

SCALE: HORIZ. 1" = 20'



WATER LINE PROFILE VIEW
BUILDING 1 SERVICE

SCALE: HORIZ. 1" = 20'



WATER LINE PROFILE VIEW
25 MECH. SERVICE

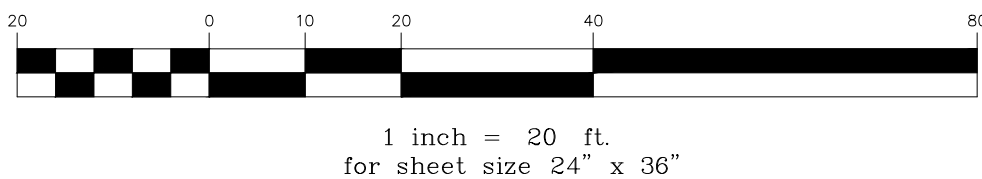
SCALE: HORIZ. 1" = 20'

WATER SCHEDULE

UNDERGROUND UTILITIES, ELECTRIC, TELEPHONE AND CABLE, MUST MAINTAIN A MINIMUM CLEARANCE OF 10 FT. FROM ALL PROPOSED WATER LINES.

- W1 12" TAPPING SLEEVE AND VALVE WITH 12"x8" REDUCER FOR CONNECTION TO EXISTING 12" WATERMAIN, COORDINATE WORK WITH LEBANON DEPARTMENT OF PUBLIC WORKS.
- W2 8" DIA. DUCTILE IRON WATER LINE
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- W5 6" DIA. GATE VALVE, MJX MJ WITH MECHANICAL RESTRAINTS, TYP.
- W6 6" DIA. DUCTILE IRON WATER LINE, TYP.
- W7 FIRE HYDRANT, TYP.
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- W16 8" DIA. GATE VALVE, MJX MJ WITH MECHANICAL RESTRAINTS, TYP. ON EXISTING WATER LINE

GRAPHIC SCALE



SITE PLAN REVIEW

RODE

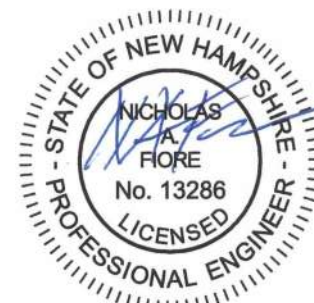
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1 FOUNDRY ST.

LEBANON, NH

EV PROJECT: 22122

No.	Description	Date

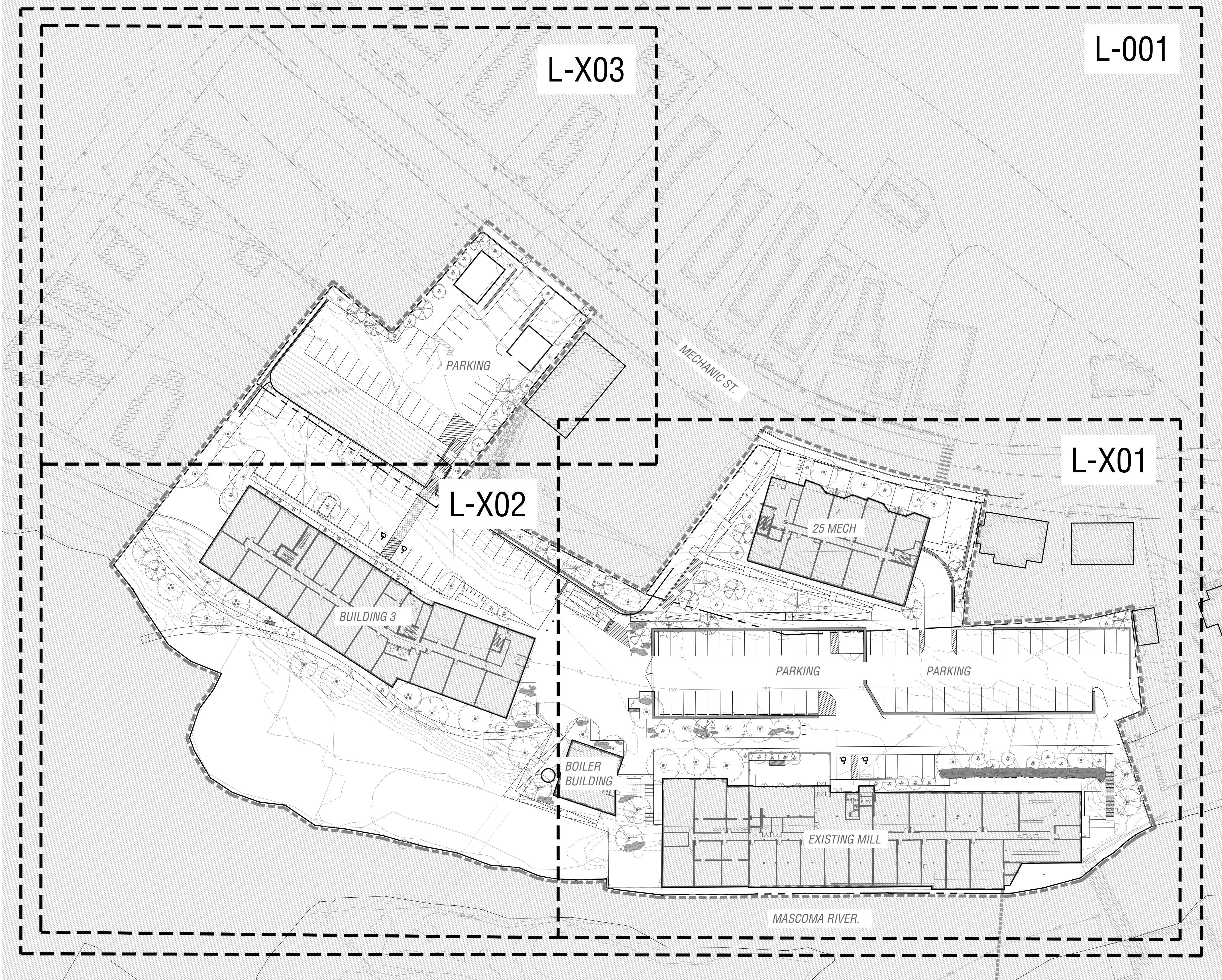
DATE: 10.09.23

SCALE: 1"= 20'

WATER LINE PLAN AND PROFILE (3 OF 3)

C-307

Plotted By: Chorty Cheung Sheet Set: NH-LWM PERMIT SET Layout: L000 Version: October 08, 2023 12:23:51pm Stored: T:\NH-LWM-Lebanon Woolen Mill\NH-SHEETS\NH-LWM-LO-ORIENTATION PLANS.dwg 5/18/2022 5:23:22 PM



SHEET INDEX

L-000	ORIENTATION PLAN AND GENERAL NOTES
L-001	ILLUSTRATIVE SITE PLAN
L-100	CONSTRUCTION SCHEDULE AND NOTES
L-101	CONSTRUCTION PLAN
L-102	CONSTRUCTION PLAN
L-103	CONSTRUCTION PLAN
L-301	CONSTRUCTION DETAILS
L-302	CONSTRUCTION DETAILS
L-303	CONSTRUCTION DETAILS
L-600	PLANTING SCHEDULE AND NOTES
L-601	PLANTING PLAN
L-602	PLANTING PLAN
L-603	PLANTING PLAN
L-701	PLANTING DETAILS

GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH AND TO LOCATE ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES, PIPES, AND OTHER SUBSTRUCTURES, AND TO PROTECT THEM FROM DAMAGE. THE EXPENSE OF REPAIR, BODILY INJURY OR REPLACEMENT OF SAID SUBSTRUCTURES INCLUDING DAMAGE OF THE OWNER'S PROPERTY SHALL BE BORN BY THE CONTRACTOR. THE CONTRACTOR SHALL HAND DIG FOOTINGS, TREE WELLS, PLANTING BEDS, ETC. AS REQUIRED. CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES PRIOR TO ANY EXCAVATION.
- LOCATION AND ELEVATION OF ALL EXISTING IMPROVEMENTS WITH AND ADJACENT TO THE AREA OF WORK SHALL BE CONFIRMED BY FIELD MEASUREMENT PRIOR TO EXCAVATION AND CONSTRUCTION OF NEW WORK. EXTREME CARE SHALL BE EXERCISED IN EXCAVATION AND WORKING NEAR EXISTING UTILITIES. REFER TO CIVIL DRAWING FOR GENERAL REFERENCE. CONTRACTOR WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES, PIPES AND OTHER SUBSTRUCTURES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS, DETAILS AND SPECIFICATIONS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION IN THE FIELD. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, LANDSCAPING, AND FEATURES TO REMAIN ON AND/OR ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ENFORCE SAFETY MEASURES OR REGULATIONS.
- IN AN EMERGENCY THREATENING THE SAFETY OF LIFE, WORK OR ADJOINING PROPERTY, THE CONTRACTOR IS HEREBY INSTRUCTED TO ACT AT HIS DISCRETION TO PREVENT SUCH LOSS OR INJURY.
- ANY CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER SHALL ASSUME THAT THE CONTRACTOR HAS INCORPORATED THE SPECIFIED ITEM.
- DO NOT WILLFULLY PROCEED WITH CONSTRUCTION OF DESIGN WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT CONFLICT WITH THE INFORMATION SHOWN ON THE EXISTING CONDITIONS AND PROPOSED SITE PLANS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE SUBCONTRACTOR'S ACCOMPLISHMENT OF SCOPE OF WORK. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH OTHER TRADES WORKING ON THE SITE.
- CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 72 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK. WORK TO BE COMPLETE IN PLACE AS SPECIFIED.
- CONTRACTOR IS RESPONSIBLE FOR SETTING GRADES ON ALL HARD AND SOFT SURFACES. CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE DRAINAGE.
- ALL MATERIALS SHALL BE OF STANDARD, APPROVED AND FIRST GRADE QUALITY AND SHALL BE IN PRIME CONDITION WHEN INSTALLED AND ACCEPTED. ANY COMMERCIALLY PROCESSED OR PACKAGED MATERIAL SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED PACKAGING BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.
- THE CONTRACTOR AGREES TO HOLD THE CITY AND THE A/E HARMLESS FROM ANY CLAIMS ARISING OUT OF HIS OPERATIONS OR THE OPERATIONS OF ANY OF HIS SUBCONTRACTORS, MATERIALS SUPPLIERS, OR AGENTS.
- THE CONTRACT DRAWINGS REPRESENT THE FINISHED CONSTRUCTION AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO MAINTAIN THE INTEGRITY OF STRUCTURES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING.
- ALL LOCAL, MUNICIPAL, AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THE PROJECT SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE ENFORCEMENT OF FEDERAL AND STATE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS AND REQUIREMENTS.
- THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID. PERMITS FOR ANY CONSTRUCTION DEPICTED IN THESE PLANS SHALL BE OBTAINED BY THE CONTRACTOR.
- DO NOT SCALE ANY DRAWINGS IN THIS SET. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER THE SCALE SHOWN ON THE PLANS, SECTIONS, AND DETAILS. IN THE EVENT OF DISCREPANCIES, THE CONTRACTOR SHALL REQUEST CLARIFICATIONS FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SIDEWALKS, RAMPS, STAIRS AND HANDRAILS COMPLY WITH THE ADA STANDARD REQUIREMENTS. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR THE OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DESIGN INFORMATION ADA REQUIREMENTS PRIOR TO CONSTRUCTION.

SITE PLAN REVIEW

RODE

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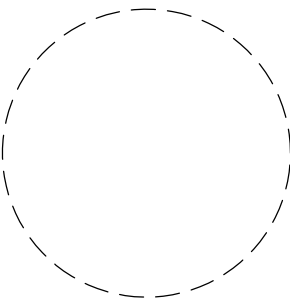
Design Team

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LANDSCAPE
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NOT FOR CONSTRUCTION



1 FOUNDRY ST.
LEBANON, NH



PROJECT: NH-LWM

No.	Description	Date
1	Site Plan Review	10/9/2023

DATE: 08.15.22

SCALE: 1" = 40'-0"

ORIENTATION PLAN AND
GENERAL NOTES

L000



SITE PLAN REVIEW

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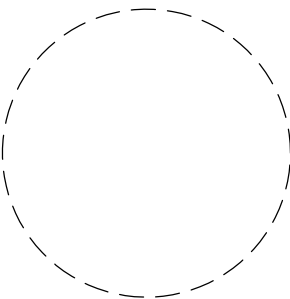
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1 FOUNDRY ST.
LEBANON, NH



PROJECT: NH-LWM

No.	Description	Date
1	Site Plan Review	10/9/2023

DATE: 08.15.22

SCALE: 1" = 30'-0"

ILLUSTRATIVE SITE PLAN

L001

CONSTRUCTION SCHEDULE

KEY	DESCRIPTION	DETAIL	MATERIAL	FINISH	COLOR	COMMENTS
ASPHALT PAVING						
AP-01	ASPHALT PAVING - TYPE 1	RE: CIVIL	ASPHALT PAVING (CITY STANDARD; PEDESTRIAN RATED)	CITY STANDARD	CITY STANDARD	PAVEMENT SURFACING, SUBGRADE AND PAVEMENT MARKINGS PER CIVIL
AP-02	ASPHALT PAVING - TYPE 2	RE: CIVIL	ASPHALT PAVING (VEHICULAR RATED)	CITY STANDARD	CITY STANDARD	PAVEMENT SURFACING, SUBGRADE AND PAVEMENT MARKINGS PER CIVIL
CURBING						
CB-01	CURB - TYPE 1	RE: CIVIL	GRANITE CURB	CITY STANDARD	CITY STANDARD	PER CIVIL
CB-02	CURB - TYPE 2	RE: CIVIL	FLUSHED GRANITE CURB	CITY STANDARD	CITY STANDARD	PER CIVIL
CONCRETE PAVING						
CP-01	CONCRETE PAVING - TYPE 1	01/ L301	INTEGRAL COLOR CIP CONCRETE PAVING (PEDESTRIAN RATED)	TOP CAST, PER APPROVED MOCK UP SAMPLE	TBD, PER APPROVED MOCK UP SAMPLE	CONTROL JOINTS AND EXPANSION JOINTS PER PLANS AND DETAILS. THICKNESS, SUBGRADE CONDITION AND REINFORCEMENT PER CIVIL. SUBMIT SHOP DRAWINGS FOR PAVING AND JOINT LAYOUT. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
CP-02	CONCRETE PAVING - TYPE 2	02/ L301	INTEGRAL COLOR CIP CONCRETE PAVING (VEHICULAR RATED)	TOP CAST, PER APPROVED MOCK UP SAMPLE	TBD, PER APPROVED MOCK UP SAMPLE	CONTROL JOINTS AND EXPANSION JOINTS PER PLANS AND DETAILS. THICKNESS, SUBGRADE CONDITION AND REINFORCEMENT PER CIVIL. SUBMIT SHOP DRAWINGS FOR PAVING AND JOINT LAYOUT. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UNIT PAVING						
UP-01A	UNIT PAVER - TYPE 1A	04/ L301	CLAY BRICK PAVERS (PEDESTRIAN RATED)	RUMBLE	TBD	SUBSLAB AND SUBGRADE CONDITION PER DETAILS. SUBMIT SAMPLES, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT
UP-01B	UNIT PAVER - TYPE 1B	05/ L301	CLAY BRICK PAVERS (VEHICULAR RATED)	RUMBLE	TBD	SUBSLAB AND SUBGRADE CONDITION PER DETAILS. SUBMIT SAMPLES, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT
UP-02	UNIT PAVER - TYPE 2	06/ L301	CLAY PERMEABLE BRICK PAVERS (VEHICULAR RATED)	RUMBLE	TBD	SUBSLAB AND SUBGRADE CONDITION PER DETAILS. SUBMIT SAMPLES, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT
UP-03	UNIT PAVER - TYPE 3	05/ L301	CLAY BRICK PAVERS (VEHICULAR RATED)	RUMBLE	TBD	SUBSLAB AND SUBGRADE CONDITION PER DETAILS. SUBMIT SAMPLES, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT
WOOD DECKING						
WD-01	WOOD DECKING - TYPE 1	01-03/ L302	5/4" X 6" NOMINAL KEROBY WOOD DECKING	SMOOTH	NATURAL	KEROBY DECKING SLATS FASTENED TO PRESSURE TREATED FRAME. FRAMING TO BE INSTALLED ON REINFORCED CONCRETE FOOTINGS AND ADJACENT WALLS. WRAP TOP FACE AND SIDES OF FRAMING WITH WYCOR DECK PROTECTOR, OR APPROVED EQUAL. PAINT ANY EXPOSED LETTERING BLACK. FASTENING SYSTEM, TOP OF DECKING BOARDS UTILIZING A SMART BIT, 3/16" STAINLESS STEEL SCREWS, COUNTER SINK ALL HEADS. SUBMIT SAMPLE, SHOP DRAWINGS, AND PROVIDE MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT
FENCING AND RAILING						
FR-01	HAND RAIL - TYPE 1	04/ L302	STEEL	TBD	TBD	HANDRAILS SHALL ADHERE TO ALL LOCAL AND STATE BUILDING AND ADA CODES. REFER TO CONSTRUCTION PLANS FOR LENGTH AND QUANTITY. PROVIDE SHOP DRAWINGS, SAMPLE AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT. ALL WELDS TO BE SHOP FINISHED AND GROUND SMOOTH PER STEEL AESS 4.
FR-02	TERRACE GUARD RAIL	-	STEEL	TBD	TBD	GUARDRAIL SHALL ADHERE TO ALL LOCAL AND STATE BUILDING AND ADA CODES. REFER TO CONSTRUCTION PLANS FOR LENGTH AND QUANTITY. PROVIDE SHOP DRAWINGS, SAMPLE AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT. ALL WELDS TO BE SHOP FINISHED AND GROUND SMOOTH PER STEEL AESS 4.
FR-03	DECK RAILING	-	STEEL	TBD	TBD	GUARDRAIL SHALL ADHERE TO ALL LOCAL AND STATE BUILDING AND ADA CODES. REFER TO CONSTRUCTION PLANS FOR LENGTH AND QUANTITY. PROVIDE SHOP DRAWINGS, SAMPLE AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT. ALL WELDS TO BE SHOP FINISHED AND GROUND SMOOTH PER STEEL AESS 4.
FR-04	SCREENING FENCE (FOR DUMPSTER)	RE: CIVIL	RE: CIVIL	RE: CIVIL	RE: CIVIL	LENGTH PER PLANS. METAL PER MANUFACTURERS RECOMMENDATIONS. FOUNDATIONS AND REINFORCING PER STRUCTURAL ENGINEER. PROVIDE FINISH SAMPLE, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
LANDSCAPE MATERIALS						
LS-01	DECORATIVE GRAVEL - TYPE 1	07/ L301	STABILIZED PEASTONE	NATURAL WITH PERMEABLE SANDER	-	SMALL 3/16" - 5/8" ROUND AGGREGATE WITH GRAVEL-LOK CLEAR PERMEABLE SEALER. PROVIDE PRODUCT DATA, SAMPLE, AND MOCK UP FOR LANDSCAPE ARCHITECT
LS-02	DECORATIVE GRAVEL - TYPE 2	08/ L301	4" LAYER OF DECORATIVE AGGREGATE WITH STEEL EDGING	NATURAL	-	4-6" ANGULAR CHOPPED STONE, PROVIDE 3/16" X 6" BLACK STEEL EDGING ADJACENT TO PLANTING AREAS. PROVIDE SAMPLES AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
STAIRS AND RAMPS						
SR-01	STAIRS - TYPE 1	04/ L302	INTEGRAL COLOR CAST IN PLACE CONCRETE STAIRS	TOP CAST, PER APPROVED MOCK UP SAMPLE	TBD, PER APPROVED MOCK UP SAMPLE	CAST IN PLACE CONCRETE BASE, RISERS AND TREADS. REINFORCED PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. EXPOSED SIDES OF STEP TO BE SOLID CONCRETE WALL. TO MATCH COLOR AND FINISH OF RISERS AND TREADS. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SR-02	STAIRS - TYPE 2	-	METAL GRATING STAIRS	TBD	TBD	METAL GRATING RISERS AND TREADS ANCHORED TO CAST IN PLACE CONCRETE BASE. CONCRETE FOUNDATION SIZING AND REINFORCING PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SR-03	RAMP	-	METAL GRATING RAMP	TBD	TBD	METAL GRATING SURFACE ANCHORED TO CAST IN PLACE CONCRETE BASE. CONCRETE FOUNDATION SIZING AND REINFORCING PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SR-04	BIKE WHEEL RAMP	-	METAL	TBD	TBD	GALVANIZED STEEL PLATE MECHANICALLY FASTENED TO ADJACENT METAL STAIR. ALL FASTENERS TO BE CONCEALED FROM VIEW. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SITE WALLS						
SW-01	SITE WALL - TYPE 1	01/ L303	INTEGRAL COLOR CAST IN PLACE CONCRETE STRUCTURAL RETAINING WALL	BOARD FORM	TBD, PER APPROVED MOCK UP SAMPLE	BOARD FORMED AND FINISHED CAST IN PLACE CONCRETE WALL. SMOOTH SURFACE AT TOP OF WALL. RETAINING WALL DIMENSIONS AND REINFORCING PER STRUCTURAL ENGINEER. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCKUPS FOR APPROVAL BY LANDSCAPE ARCHITECT. PROVIDE 3 MOCKUPS OF 3 DIFFERENT FORM PATTERNS SELECTED BY THE LANDSCAPE ARCHITECT.
SW-02	SITE WALL - TYPE 2	02-03/ L303	STACKED STONE RETAINING RETAINING WALL WITH PLANTINGS	REGIONALLY SOURCED/ SALVAGED NATURAL BOULDERS	TBD, PER APPROVED MOCK UP SAMPLE	STACKED STONE RETAINING WALL. REINFORCING PER STRUCTURAL ENGINEER. SUBMIT SAMPLES, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SITE FEATURES						
SF-01	BENCH - TYPE 1	-	WOOD SLAT BENCH WITH STEEL FRAME AND STANCHIONS	WOOD: KEROBY, SMOOTH FRAME: POWDER COAT	WOOD: NATURAL FRAME: TBD, CUSTOM RAL	QUANTITY AND SIZE PER PLANS. CUSTOM WOOD BENCH WITH WOOD SLATS AND STEEL FRAME. FASTEN SLATS TO STEEL FRAME WITH HIDDEN FASTENERS. ALL EXPOSED EDGES TO BE SEARED. SUBMIT SAMPLES, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT. BENCH ASSEMBLY TO BE FABRICATED BY SINGLE SITE FURNISHINGS MANUFACTURER. ANCHORING AND FOUNDATION PER STRUCTURAL ENGINEER.
SF-02	BENCH - TYPE 2	-	WOOD SLAT BENCH WITH STEEL FRAME AND STANCHIONS	WOOD: KEROBY, SMOOTH FRAME: POWDER COAT	WOOD: NATURAL FRAME: TBD, CUSTOM RAL	QUANTITY AND SIZE PER PLANS. CUSTOM WOOD BENCH WITH WOOD SLATS AND STEEL FRAME. FASTEN SLATS TO STEEL FRAME WITH HIDDEN FASTENERS. ALL EXPOSED EDGES TO BE SEARED. SUBMIT SAMPLES, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT. BENCH ASSEMBLY TO BE FABRICATED BY SINGLE SITE FURNISHINGS MANUFACTURER. ANCHORING AND FOUNDATION PER STRUCTURAL ENGINEER.
SF-03	STONE BOULDER	-	REGIONALLY SOURCED/SALVAGED NATURAL BOULDERS	TBD	TBD, PER APPROVED MOCK UP SAMPLE	SIZE AND QUANTITY PER PLANS. BOULDERS TO BE REGIONALLY SOURCED. CONTRACTOR TO SCHEDULE QUARRY TRIP TO TAG AND SELECT BOULDERS WITH LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
SF-04	BIKE RACK	-	STEEL	POWDER COAT	TBD, CUSTOM RAL	ANCHORING AND FOOTING PER MANUFACTURERS RECOMMENDATIONS. PROVIDE PRODUCT DATA, SHOP DRAWING AND SAMPLE FOR LANDSCAPE ARCHITECT APPROVAL. MNFR: LANDSCAPE FORMS, MODEL: SOLA
BO-01	BOLLARD - TYPE 1	RE: CIVIL	RETRACTABLE BOLLARD	POWDER COAT	TBD, CUSTOM RAL	ANCHORING AND FOOTING PER MANUFACTURERS RECOMMENDATIONS. FOOTING AND REINFORCING PER STRUCTURAL ENGINEER. PROVIDE PRODUCT DATA, SHOP DRAWING AND SAMPLE FOR LANDSCAPE ARCHITECT APPROVAL.
BO-01	BOLLARD - TYPE 2	RE: CIVIL	FIXED BOLLARD	POWDER COAT	TBD, CUSTOM RAL	ANCHORING AND FOOTING PER MANUFACTURERS RECOMMENDATIONS. FOOTING AND REINFORCING PER STRUCTURAL ENGINEER. PROVIDE PRODUCT DATA, SHOP DRAWING AND SAMPLE FOR LANDSCAPE ARCHITECT APPROVAL.

CONSTRUCTION NOTES:

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES FOR ALL MATERIALS, FIXTURES, FURNISHINGS, ETC. QUANTITIES ARE PROVIDED HERE FOR REFERENCE ONLY.
- CONTRACTOR TO PROVIDE PHYSICAL SAMPLES OF EACH FINISH TYPE, AND PROVIDE SHOP DRAWINGS OF ALL FABRICATED CONDITIONS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY THE LAYOUT OF ALL MATERIALS IN THE FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, INCLUDING PAVING, BOLLARDS, TREE GRATES, LIGHT POLE BASES, FOUNTAINS, STEPS, SEATS AND WALLS.
- CONTRACTOR TO PROTECT ALL HARDSCAPE IN PLACE ONCE CONSTRUCTED, AND TO REPLACE ANY DAMAGED OR CRACKED STONE DURING THE COURSE OF CONSTRUCTION.
- CONTRACTOR RESPONSIBLE FOR COORDINATION OF ALL MEP AND IRRIGATION SLEEVING BENEATH AND THROUGH HARDSCAPE.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

LAYOUT NOTES

- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS. LAYOUT COORDINATES, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DIRECTIONS IMMEDIATELY BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- CONTRACTOR IS TO VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.
- THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE CONSTRUCTED. CONTRACTOR IS TO REVIEW ENTIRE CONSTRUCTION PLAN SET, IN ADDITION TO GEOTECHNICAL, CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS, IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE INSTALLED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
- CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF THE LAYOUT OF ALL ELEMENTS, AS SHOWN. CONTRACTOR SHALL STAKE ALL LOCATIONS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
- CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL SITE LIGHTING FIXTURES, JUNCTION BOXES, TRANSFORMERS, AND PANELS. CONTRACTOR SHALL STAKE ALL LOCATIONS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LIGHTING CIRCUITRY AND SOME JUNCTION BOX LOCATIONS MAY BE LOCATED ON ELECTRICAL ENGINEERING PLANS.
- CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FORMWORK OR A TYPICAL PORTION OF FORMWORK REPRESENTING SIMILAR WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT OF ALL FORMWORK FOR FLATWORK AND WALL WORK PRIOR TO CONCRETE POURING.
- CONTRACTOR SHALL COORDINATE ALL LAYOUT WORK POINTS, MONUMENTS, GRID LINES, AND CONTROLS, AMONG ALL TRADES; SPECIFICALLY, BUT NOT LIMITED TO, SITE FORMATION, FLATWORK, AND WALL WORK.
- CONTRACTOR SHALL REFER TO PAVING OR MATERIALS PLAN(S) FOR ALL FLATWORK AND WALL WORK JOINT LOCATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS VERIFYING JOINT LAYOUT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT, AND IN PROPER ALIGNMENT.
- CONTRACTOR SHALL NOT SCALE DRAWINGS; CONTRACTOR SHALL USE DIMENSIONS SHOWN.
- NO DIMENSIONS ARE ADJUSTABLE WITHOUT THE REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT UNLESS NOTED [+/-] AND OR FV (FIELD VERIFY)/ VIF (VERIFY IN FIELD).
- SIMILAR [SIM] MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. CONTRACTOR SHALL VERIFY DIMENSIONS AND ORIENTATION ON THE PLANS AND ELEVATIONS.
- DIMENSIONS NOTED CLEAR [CLR] MUST BE STRICTLY MAINTAINED ALLOWING FOR THICKNESS OF ALL FINISHES. CONTRACTOR SHALL FIELD VERIFY [FV] OR VERIFY IN FIELD [VIF] PRIOR TO CONSTRUCTION.
- TYPICAL [TYP] MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- ALIGN MEANS ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- ALL ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE NOTED.
- ALL CURVES FOR PAVING, BANDS, PATHS, EDGING, AND HEADER BOARDS SHALL BE ALIGNED IN A SMOOTH AND CONTINUOUS FASHION AND SHALL MEET ADJACENT SURFACES AT 90 DEGREES, UNLESS OTHERWISE INDICATED. ALL WALK RADII AND CURVES SHALL BE SMOOTH AND CONTINUOUS WITHOUT ABRUPT CHANGES OR BENDS UNLESS OTHERWISE SHOWN.

SITE PLAN REVIEW

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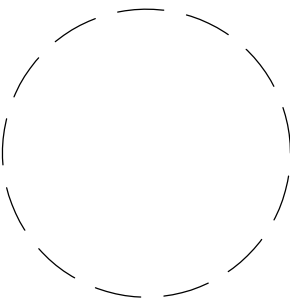
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1 FOUNDRY ST.
LEBANON, NH



PROJECT: NH-LWM

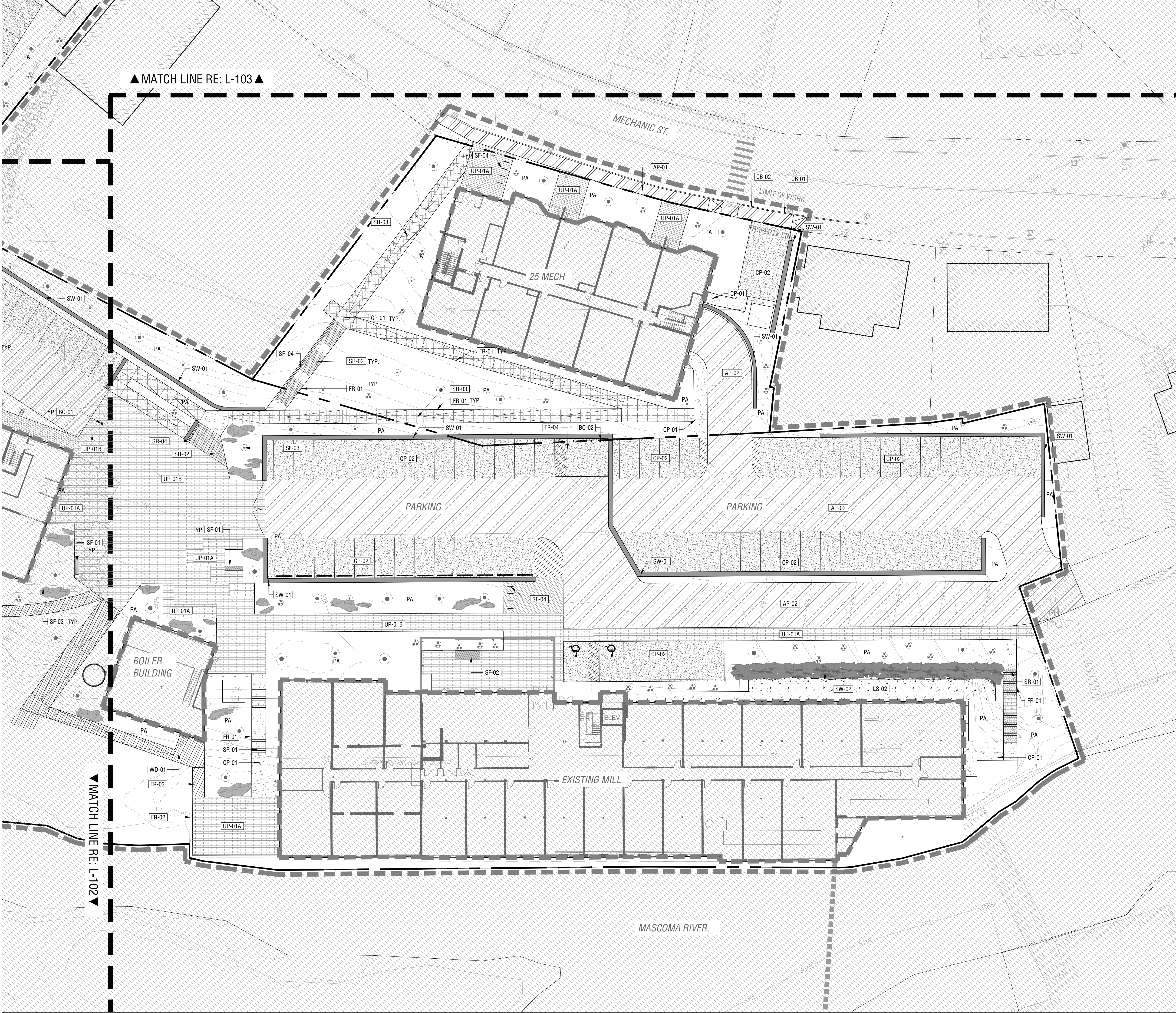
No.	Description	Date
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SCALE:

CONSTRUCTION SCHEDULE

L100



QUICK REFERENCE LEGEND

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

KEY SYM DESCRIPTION

ASPHALT PAVING

- AP-01 ASPHALT PAVING - TYPE 1
AP-02 ASPHALT PAVING - TYPE 2

CURBING

- CB-01 CURB - TYPE 1
CB-02 CURB - TYPE 2

CONCRETE PAVING

- CP-01 CONCRETE PAVING - TYPE 1
CP-02 CONCRETE PAVING - TYPE 2

UNIT PAVING

- UP-01A UNIT PAVER - TYPE 1A
UP-01B UNIT PAVER - TYPE 1B
UP-02 UNIT PAVER - TYPE 2
UP-03 UNIT PAVER - TYPE 3

WOOD DECKING

- WD-01 WOOD DECKING - TYPE 1

FENCING AND RAILING

- FR-01 HANDRAIL - TYPE 1
FR-02 TERRACE GUARD RAIL
FR-03 DECK RAILING
FR-04 SCREENING FENCE (FOR DUMPSTER)

LANDSCAPE MATERIALS

- LS-01 DECORATIVE GRAVEL TYPE 1
LS-02 DECORATIVE GRAVEL TYPE 2

STAIRS AND RAMPS

- SR-01 STAIRS - TYPE 1
SR-02 STAIRS - TYPE 2
SR-03 RAMP
SR-04 BIKE WHEEL RAMP

SITE WALLS

- SW-01 SITE WALL - TYPE 1
SW-02 SITE WALL - TYPE 2

SITE FEATURES

- SF-01 BENCH - TYPE 1
SF-02 BENCH - TYPE 2
SF-03 STONE BOULDER
SF-04 BIKE RACK
SF-05 BOLLARD - TYPE 1
SF-06 BOLLARD - TYPE 2

ABBREVIATIONS AND SYMBOLS

- PA PLANTING AREA
Tree Locations

SITE PLAN REVIEW

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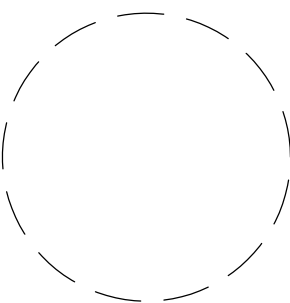
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CONSTRUCTION PLANS

L101



QUICK REFERENCE LEGEND

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

KEY SYM DESCRIPTION

ASPHALT PAVING

- AP-01 ASPHALT PAVING - TYPE 1
AP-02 ASPHALT PAVING - TYPE 2

CURBING

- CB-01 CURB - TYPE 1
CB-02 CURB - TYPE 2

CONCRETE PAVING

- CP-01 CONCRETE PAVING - TYPE 1
CP-02 CONCRETE PAVING - TYPE 2

UNIT PAVING

- UP-01A UNIT PAVER - TYPE 1A
UP-01B UNIT PAVER - TYPE 1B
UP-02 UNIT PAVER - TYPE 2
UP-03 UNIT PAVER - TYPE 3

WOOD DECKING

- WD-01 WOOD DECKING - TYPE 1

FENCING AND RAILING

- FR-01 HANDRAIL - TYPE 1
FR-02 TERRACE GUARD RAIL
FR-03 DECK RAILING
FR-04 SCREENING FENCE (FOR DUMPSTER)

LANDSCAPE MATERIALS

- LS-01 DECORATIVE GRAVEL TYPE 1
LS-02 DECORATIVE GRAVEL TYPE 2

STAIRS AND RAMPS

- SR-01 STAIRS - TYPE 1
SR-02 STAIRS - TYPE 2
SR-03 RAMP
SR-04 BIKE WHEEL RAMP

SITE WALLS

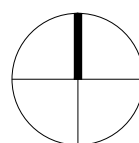
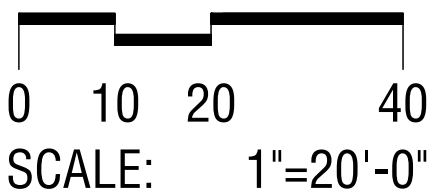
- SW-01 SITE WALL - TYPE 1
SW-02 SITE WALL - TYPE 2

SITE FEATURES

- SF-01 BENCH - TYPE 1
SF-02 BENCH - TYPE 2
SF-03 STONE BOULDER
SF-04 BIKE RACK
SF-05 BOLLARD - TYPE 1
SF-06 BOLLARD - TYPE 2

ABBREVIATIONS AND SYMBOLS

- PA PLANTING AREA
Tree Locations



SITE PLAN REVIEW

RODE

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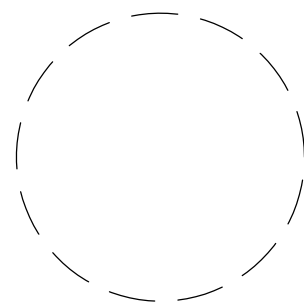
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LANDSCAPE
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857.233.5171 | T

NOT FOR CONSTRUCTION



1 FOUNDRY ST.
LEBANON, NH

PROJECT: NH-LWM

No.	Description	Date
1	Site Plan Review	10/9/2023

DATE: 08.15.22

SCALE: 1" = 20'-0"

CONSTRUCTION PLANS

L102



QUICK REFERENCE LEGEND

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

- | KEY | SYM | DESCRIPTION |
|----------------------------|----------|--------------------------------|
| ASPHALT PAVING | | |
| AP-01 | [Symbol] | ASPHALT PAVING - TYPE 1 |
| AP-02 | [Symbol] | ASPHALT PAVING - TYPE 2 |
| CURBING | | |
| CB-01 | [Symbol] | CURB - TYPE 1 |
| CB-02 | [Symbol] | CURB - TYPE 2 |
| CONCRETE PAVING | | |
| CP-01 | [Symbol] | CONCRETE PAVING - TYPE 1 |
| CP-02 | [Symbol] | CONCRETE PAVING - TYPE 2 |
| UNIT PAVING | | |
| UP-01A | [Symbol] | UNIT PAVER - TYPE 1A |
| UP-01B | [Symbol] | UNIT PAVER - TYPE 1B |
| UP-02 | [Symbol] | UNIT PAVER - TYPE 2 |
| UP-03 | [Symbol] | UNIT PAVER - TYPE 3 |
| WOOD DECKING | | |
| WD-01 | [Symbol] | WOOD DECKING - TYPE 1 |
| FENCING AND RAILING | | |
| FR-01 | [Symbol] | HANDRAIL - TYPE 1 |
| FR-02 | [Symbol] | TERRACE GUARD RAIL |
| FR-03 | [Symbol] | DECK RAILING |
| FR-04 | [Symbol] | SCREENING FENCE (FOR DUMPSTER) |
| LANDSCAPE MATERIALS | | |
| LS-01 | [Symbol] | DECORATIVE GRAVEL TYPE 1 |
| LS-02 | [Symbol] | DECORATIVE GRAVEL TYPE 2 |
| STAIRS AND RAMPS | | |
| SR-01 | [Symbol] | STAIRS - TYPE 1 |
| SR-02 | [Symbol] | STAIRS - TYPE 2 |
| SR-03 | [Symbol] | RAMP |
| SR-04 | [Symbol] | BIKE WHEEL RAMP |
| SITE WALLS | | |
| SW-01 | [Symbol] | SITE WALL - TYPE 1 |
| SW-02 | [Symbol] | SITE WALL - TYPE 2 |
| SITE FEATURES | | |
| SF-01 | [Symbol] | BENCH - TYPE 1 |
| SF-02 | [Symbol] | BENCH - TYPE 2 |
| SF-03 | [Symbol] | STONE BOULDER |
| SF-04 | [Symbol] | BIKE RACK |
| SF-05 | [Symbol] | BOLLARD - TYPE 1 |
| SF-06 | [Symbol] | BOLLARD - TYPE 2 |

ABBREVIATIONS AND SYMBOLS

- | | |
|----------|----------------|
| PA | PLANTING AREA |
| [Symbol] | TREE LOCATIONS |

SITE PLAN REVIEW

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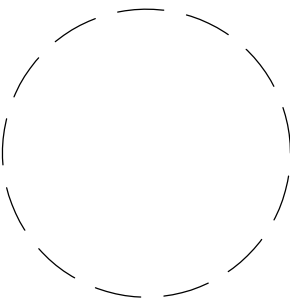
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1 FOUNDRY ST.
LEBANON, NH

PROJECT: NH-LWM

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SCALE: 1" = 20'-0"

CONSTRUCTION PLANS

L103

SITE PLAN REVIEW

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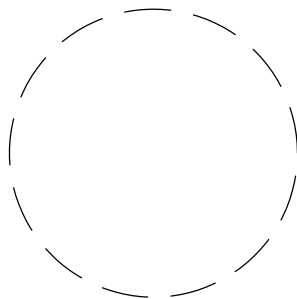
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1 FOUNDRY ST.
LEBANON, NH

PROJECT: NH-LWM

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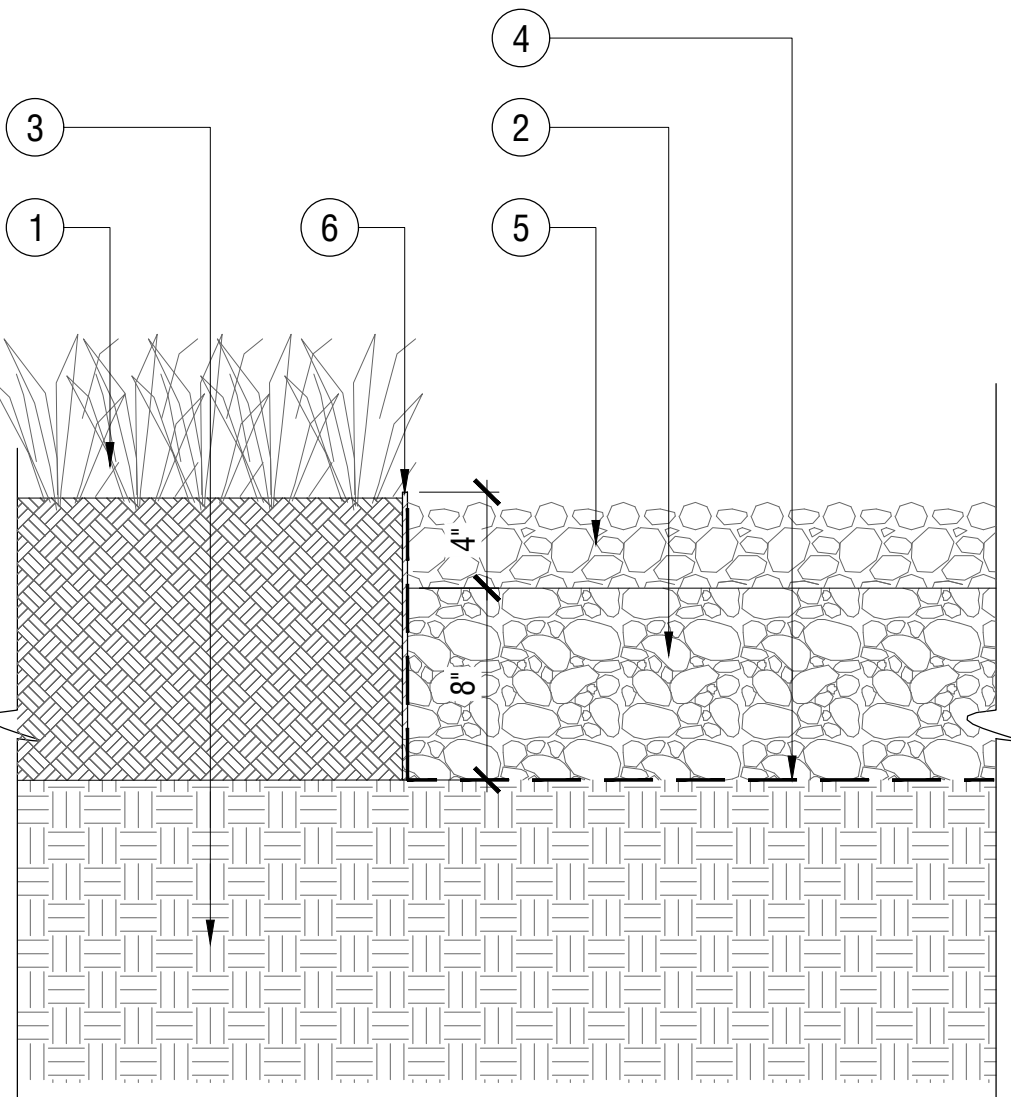
SCALE: AS SHOWN

CONSTRUCTION DETAILS

L301

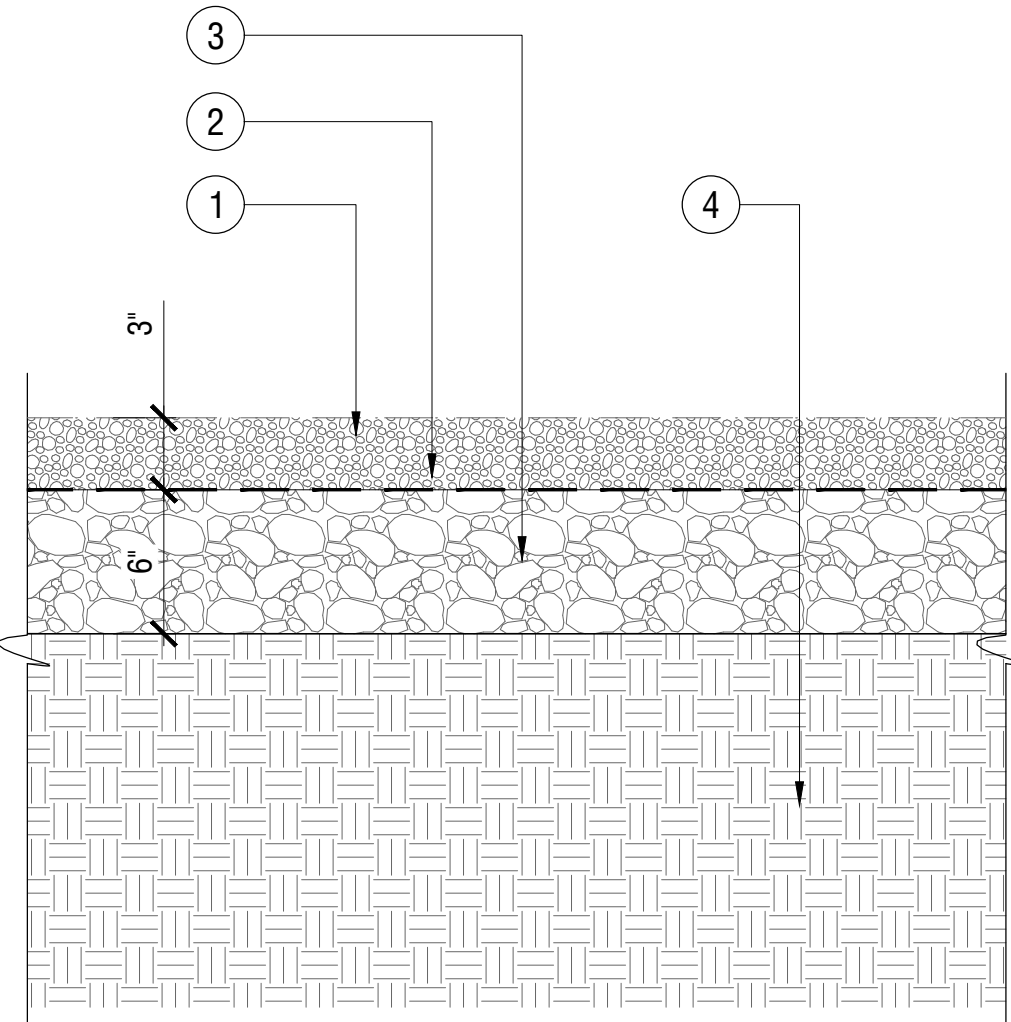
- 1 ADJACENT LANDSCAPE PLANTING AREA; SEE PLANTING PLANS
- 2 COMPACTED AGGREGATE SUB-BASE; RE: CIVIL
- 3 COMPACTED SUBGRADE; RE: GEOTECH REPORT
- 4 FILTER FABRIC; WRAP SIDES AND BOTTOM BETWEEN FIRST LIFT AND COMPACTED AGGREGATE BASE; RE: SPECS
- 5 DECORATIVE AGGREGATE; RE: CONSTRUCTION SCHEDULE
- 6 LANDSCAPE METAL EDGING; RE: CONSTRUCTION SCHEDULE FOR SIZE AND COLOR

NOTES:
1. EDGING THAT CREATES CORNER SHALL BE CONTINUOUS. CUT EDGING SHALL NOT OCCUR AT CORNERS.
2. WHERE EDGING IS CUT, EDGING SHALL BE PAINTED TO MATCH SURFACE COLOR AND GROUND SMOOTH.



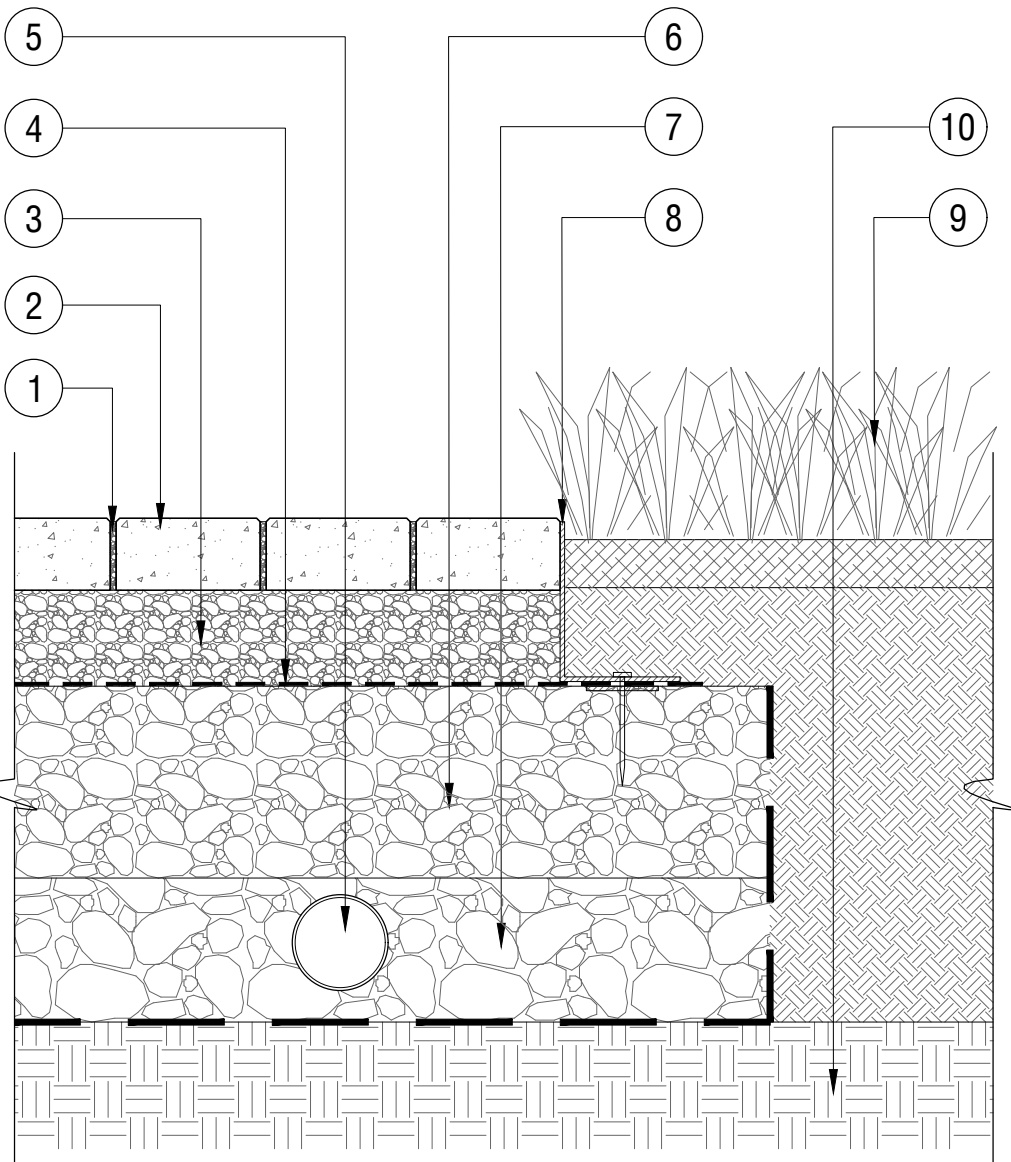
SECTION - DECORATIVE GRAVEL TYPE 2 AT PLANTING 08
BP-NH-LWM-HS-08
SCALE: 1 1/2" = 1'-0"

- 1 PERMEABLE DECORATIVE GRAVEL WITH LIQUID STABILIZER
- 2 CONTINUOUS FILTER FABRIC
- 3 COMPACTED AGGREGATE SUB-BASE; RE: CIVIL
- 4 PREPARED SUB-GRADE



SECTION - DECORATIVE GRAVEL TYPE 1 07
BP-NH-LWM-HS-11
SCALE: 1 1/2" = 1'-0"

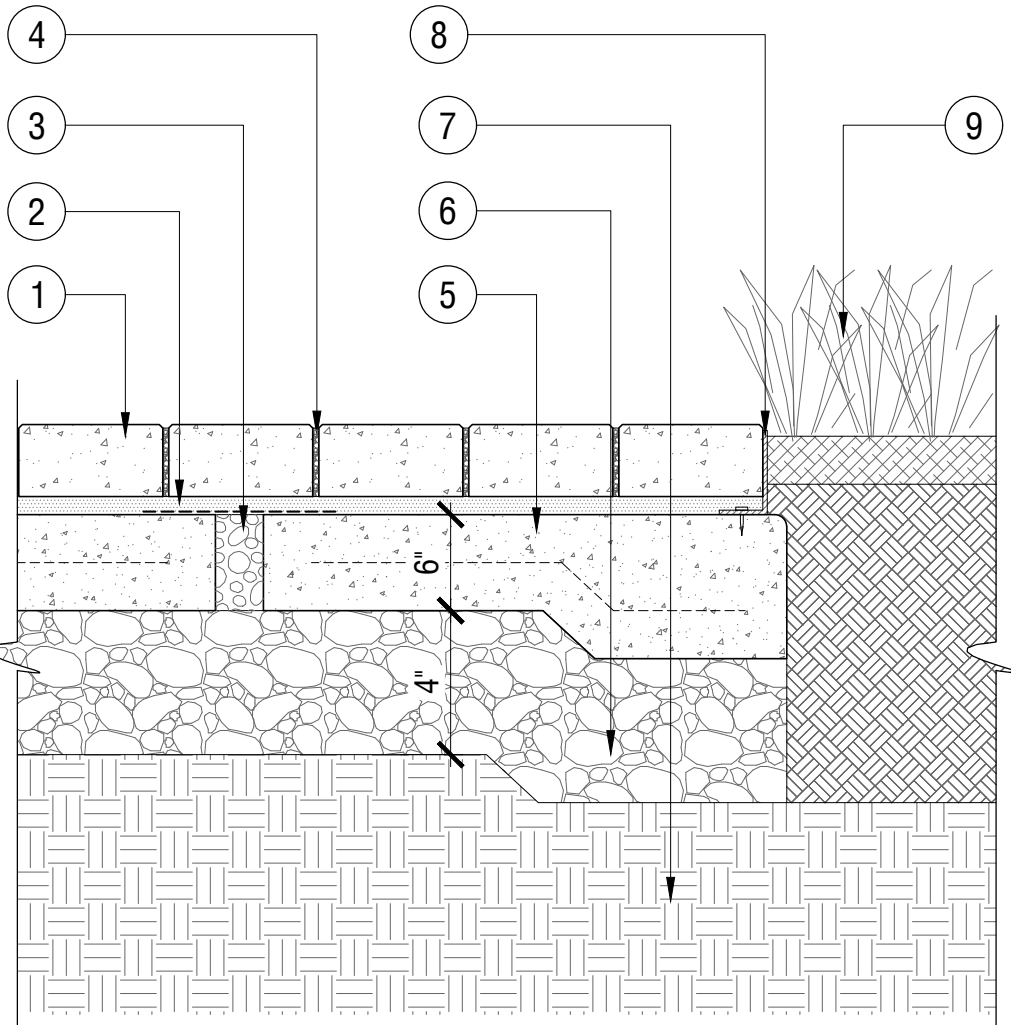
- 1 1/4" JOINT FILLED WITH OPEN GRADED STONE (AASHTO #8)
 - 2 BRICK UNIT PAVER; RE: CONSTRUCTION SCHEDULE FOR SIZE, FINISH, AND COLOR; RE: CONSTRUCTION PLANS FOR PAVING LAYOUT
 - 3 CHOKER COURSE; 4" DEPTH 3/4" CRUSHED STONE
 - 4 GEOGRID; EXTEND MIN. 3' UNDER PAVERS AND 6'-12' TO OUTSIDE OF PAVER INSTALLATION
 - 5 4" CPP PERFORATED UNDERDRAIN AT TOP OF RESERVOIR COURSE; RE: CIVIL
 - 6 FILTER COURSE; 4" DEPTH BACK RUN GRAVEL
 - 7 RESERVOIR COURSE; 6" DEPTH 3/4" CRUSHED STONE
 - 8 METAL EDGE RESTRAINT ATTACHED TO GEOGRID SYSTEM; RE: SPECIFICATIONS
 - 9 ADJACENT PLANTING; RE: PLANTING AND SOIL PLANS
 - 10 COMPACTED SUBGRADE OR INFILTRATION SYSTEM BELOW; RE: CIVIL
- NOTE:**
1. REFER TO CIVIL FOR STORMWATER CALCULATIONS AND REQUIREMENTS



SECTION - UNIT PAVING TYPE 2 06
BP-NH-LWM-HS-06
SCALE: 1 1/2" = 1'-0"

- 1 BRICK UNIT PAVER RE: CONSTRUCTION SCHEDULE FOR SIZE, FINISH, AND COLOR; RE: CONSTRUCTION PLANS FOR PAVING LAYOUT
- 2 3/4" BITUMINOUS SETTING BED WITH NEOPRENE MODIFIED ASPHALT ADHESIVE TACK COAT
- 3 2" DIA. WEEP HOLES AT 8'-0" O.C.; FILL WITH GRAINAGE GRAVEL AND COVE WITH FILTER FABRIC. ENSURE POSITIVE DRAINAGE TO WEEP HOLE LOCATIONS
- 4 3/16" POLYMERIC SAND SWEEP JOINT
- 5 REINFORCED CONCRETE SUBSLAB
- 6 COMPACTED AGGREGATE SUB-BASE
- 7 COMPACTED SUBGRADE
- 8 METAL EDGE RESTRAINT; RE: SPECIFICATIONS
- 9 ADJACENT PLANTING; RE: PLANTING AND SOIL PLANS

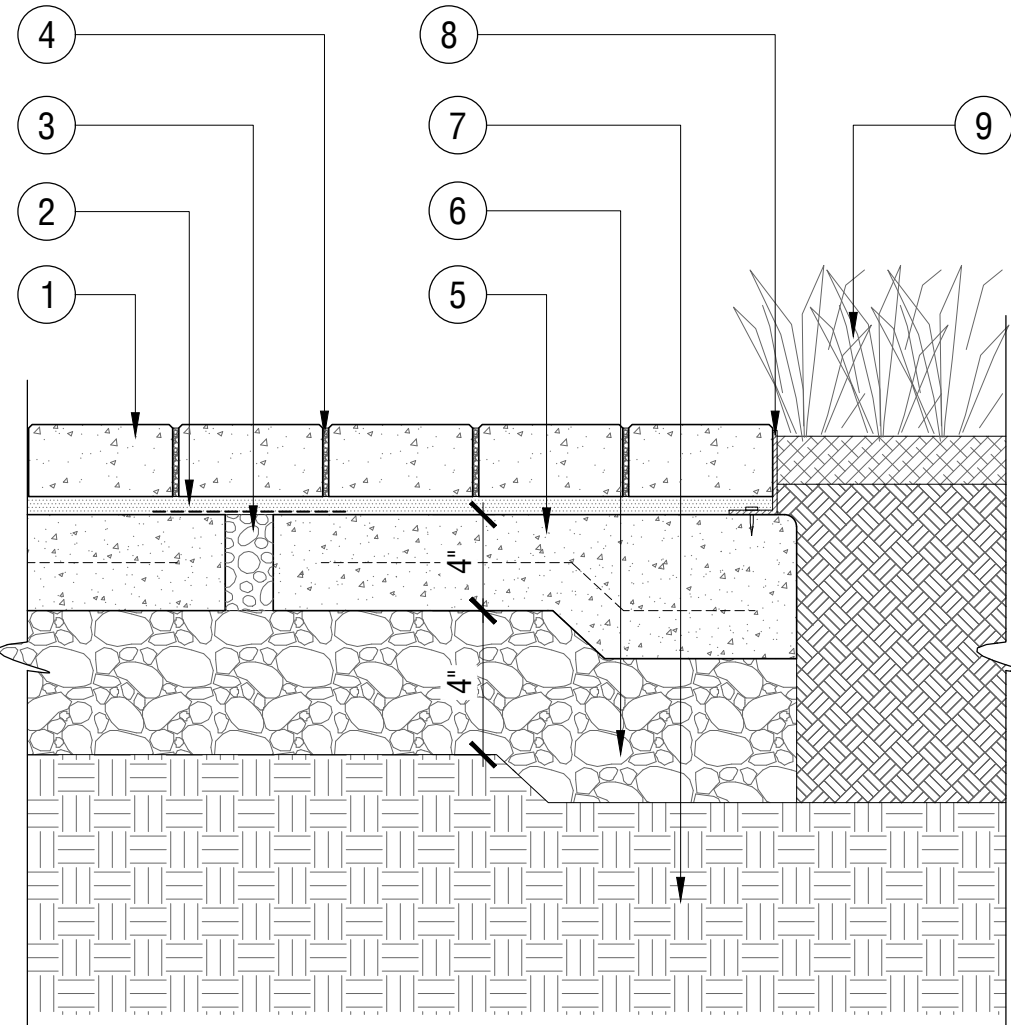
NOTE:
1. CONNECTION BETWEEN EDGE RESTRAINT SECTIONS TO UTILIZE MANUFACTURER'S SLIDING CONNECTOR SYSTEM
2. CORNERS: NOTCH BASE OF EDGING AND FORM A CONTINUOUS CORNER



SECTION - UNIT PAVING TYPE 1B & 3 05
BP-NH-LWM-HS-05
SCALE: 1 1/2" = 1'-0"

- 1 BRICK UNIT PAVER RE: CONSTRUCTION SCHEDULE FOR SIZE, FINISH, AND COLOR; RE: CONSTRUCTION PLANS FOR PAVING LAYOUT
- 2 3/4" BITUMINOUS SETTING BED WITH NEOPRENE MODIFIED ASPHALT ADHESIVE TACK COAT
- 3 2" DIA. WEEP HOLES AT 8'-0" O.C.; FILL WITH GRAINAGE GRAVEL AND COVE WITH FILTER FABRIC. ENSURE POSITIVE DRAINAGE TO WEEP HOLE LOCATIONS
- 4 3/16" POLYMERIC SAND SWEEP JOINT
- 5 REINFORCED CONCRETE SUBSLAB
- 6 COMPACTED AGGREGATE SUB-BASE
- 7 COMPACTED SUBGRADE
- 8 METAL EDGE RESTRAINT; RE: SPECIFICATIONS
- 9 ADJACENT PLANTING; RE: PLANTING AND SOIL PLANS

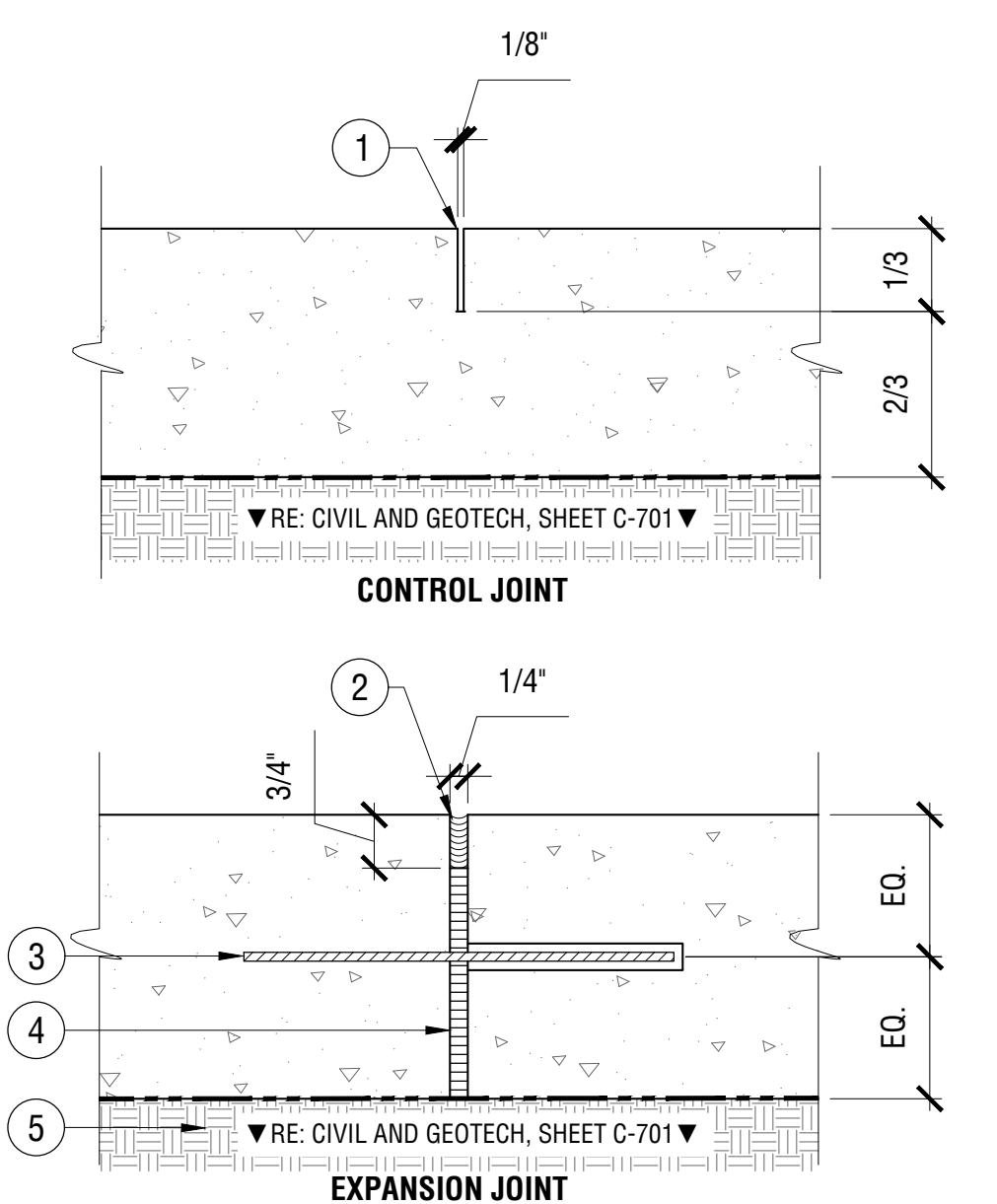
NOTE:
1. CONNECTION BETWEEN EDGE RESTRAINT SECTIONS TO UTILIZE MANUFACTURER'S SLIDING CONNECTOR SYSTEM
2. CORNERS: NOTCH BASE OF EDGING AND FORM A CONTINUOUS CORNER



SECTION - UNIT PAVING TYPE 1A 04
BP-NH-LWM-HS-02
SCALE: 1 1/2" = 1'-0"

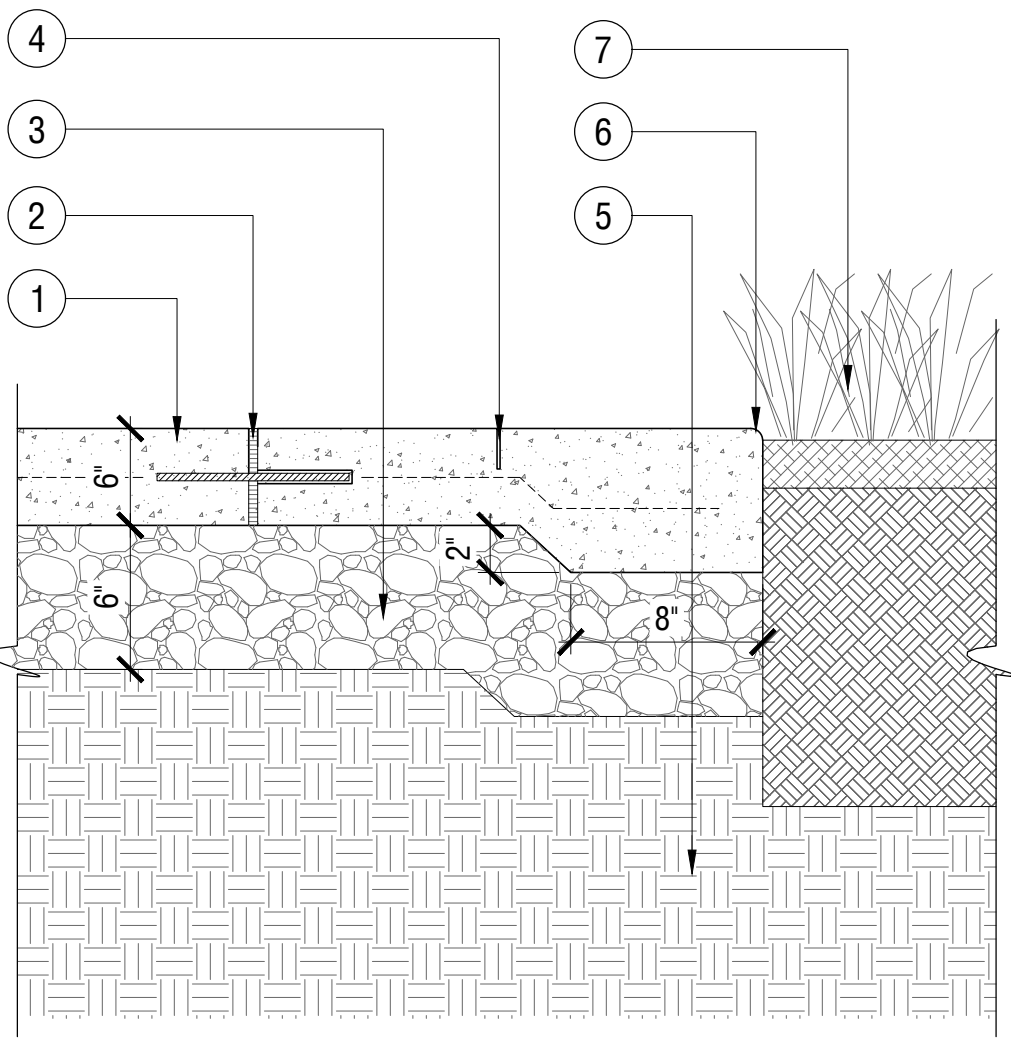
- 1 SAW CUT TO BE 1/3 OVERALL DEPTH OF PAVEMENT WHEN NO EXPANSION JOINT IS PRESENT, TYP.
- 2 1/4" JOINT WITH ELASTOMERIC JOINT SEALANT
- 3 #4 9" STEEL DOWEL SPACED AT 36" O.C. WITH GREASED SLEEVE ON ONE END, TYP.
- 4 1/4" THICK FOAM EXPANSION JOINT WITH SNAP CAP, TYP.
- 5 PREPARED SUBGRADE; RE: GEOTECH

NOTES:
1. CONTRACTOR SHALL REFERENCE HARDSCAPE PLANS FOR JOINT TYPE AND LAYOUT.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF CONCRETE POURS, JOINT TYPE, AND LAYOUT FOR APPROVAL BY LANDSCAPE ARCHITECT.



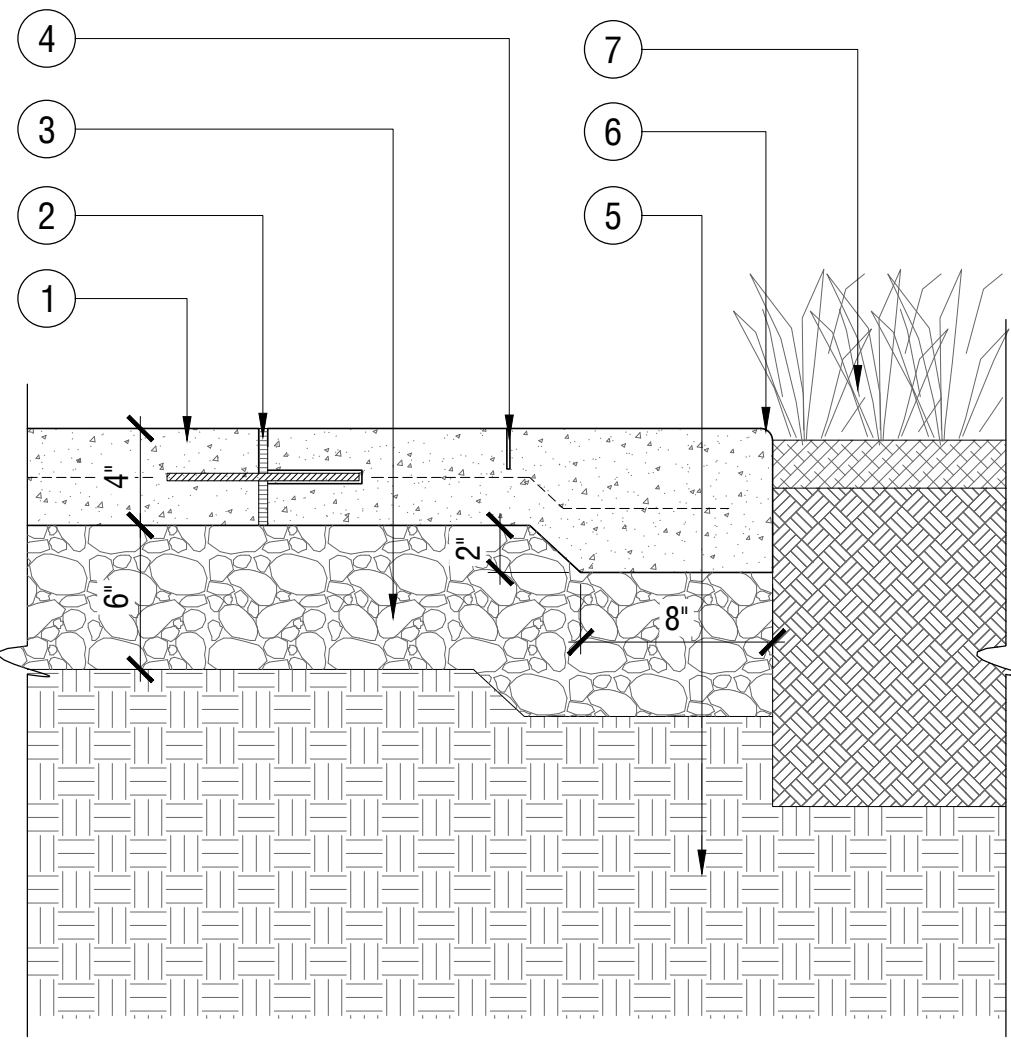
SECTION - CONTROL JOINT AND EXPANSION JOINT TYPES 03
BP-NH-LWM-HS-06
SCALE: 3" = 1'-0"

- 1 PEDESTRIAN RATED CONCRETE PAVING REINFORCED WITH #4 REBAR AT 18" OC; RE: CONSTRUCTION SCHEDULE FOR COLOR AND FINISH PER TYPE
- 2 SEALED EXPANSION JOINT; RE: PLANS FOR LOCATION; RE: DETAIL 03/L301
- 3 COMPACTED AGGREGATE SUB-BASE; RE: CIVIL
- 4 SAW CUT JOINT; RE: PLANS FOR LOCATION; RE: DETAIL 03/L301
- 5 PREPARED SUBGRADE; RE: GEOTECHNICAL REPORT
- 6 1/2"R TOOLED EASED EDGE, AT EDGE CONTIONS ONLY
- 7 ADJACENT PLANTING - FINISHED GRADE TO BE HELD 1/2" BELOW TOP OF PAVING; RE: PLANTING PLANS FOR TYPE



SECTION - CONCRETE PAVING TYPE 2 02
BP-NH-LWM-HS-04
SCALE: 1 1/2" = 1'-0"

- 1 PEDESTRIAN RATED CONCRETE PAVING REINFORCED WITH #4 REBAR AT 18" OC; RE: CONSTRUCTION SCHEDULE FOR COLOR AND FINISH PER TYPE
- 2 SEALED EXPANSION JOINT; RE: PLANS FOR LOCATION; RE: DETAIL 03/L301
- 3 COMPACTED AGGREGATE SUB-BASE; RE: CIVIL
- 4 SAW CUT JOINT; RE: PLANS FOR LOCATION; RE: DETAIL 03/L301
- 5 PREPARED SUBGRADE; RE: GEOTECHNICAL REPORT
- 6 1/2"R TOOLED EASED EDGE, AT EDGE CONTIONS ONLY
- 7 ADJACENT PLANTING - FINISHED GRADE TO BE HELD 1/2" BELOW TOP OF PAVING; RE: PLANTING PLANS FOR TYPE



SECTION - CONCRETE PAVING TYPE 1 01
BP-NH-LWM-HS-08
SCALE: 1 1/2" = 1'-0"

SITE PLAN REVIEW

RODE

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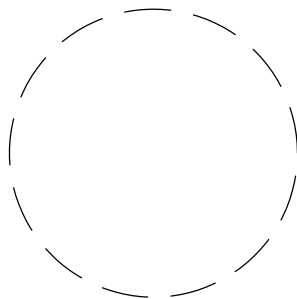
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1 FOUNDRY ST.
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PROJECT: NH-LWM

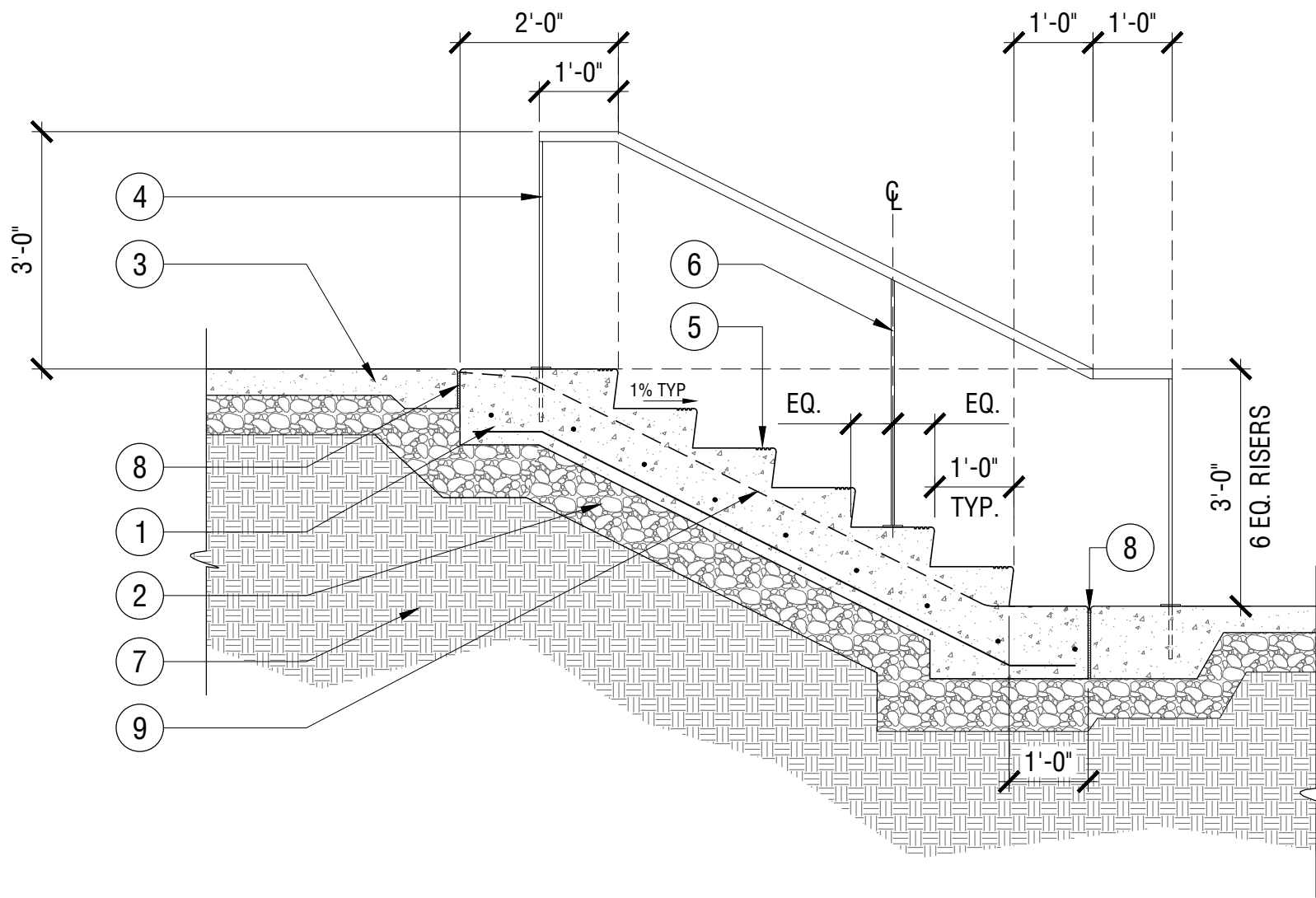
No.	Description	Date
1	Site Plan Review	10/9/2023

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SCALE: AS SHOWN

CONSTRUCTION DETAILS

L302

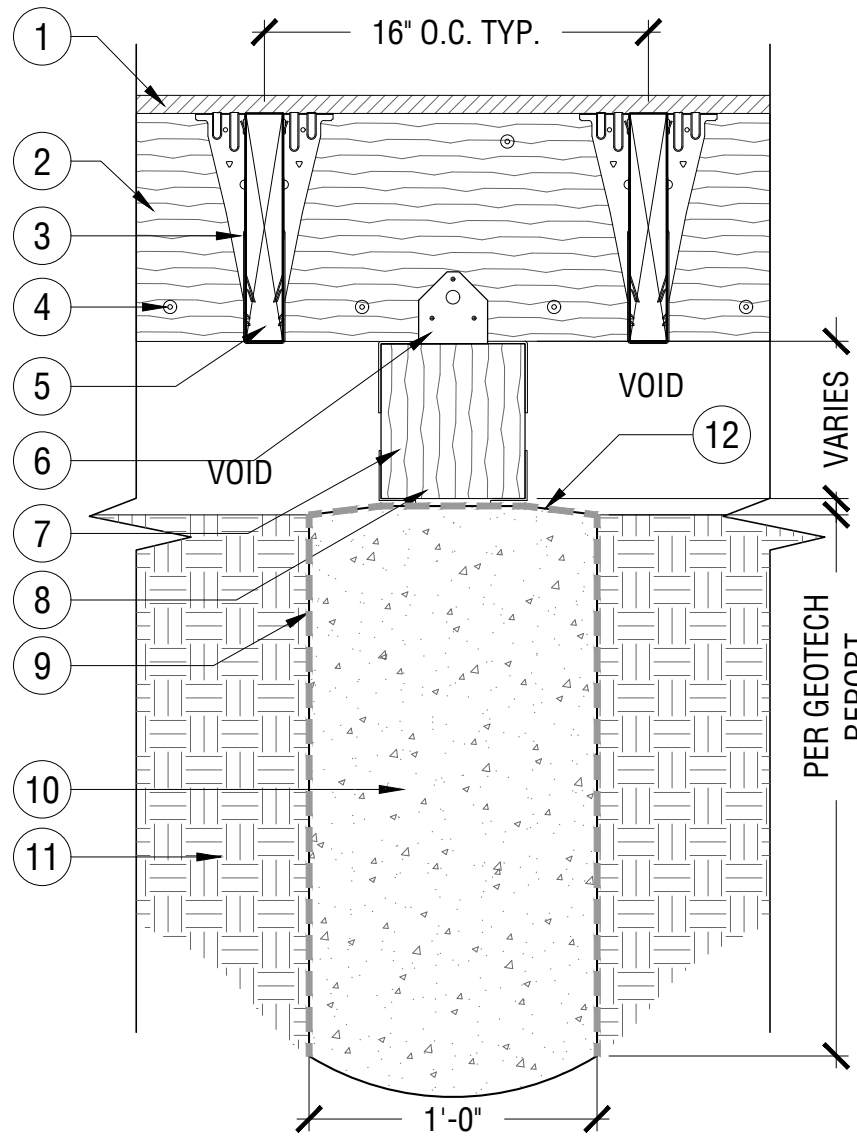


SECTION - STAIR TYPE 1
BP-NH-LWM-HS-31

- 1 CAST-IN-PLACE REINFORCED CONCRETE STEPS. RISER HEIGHT PER CIVIL GRADING PLANS. CONTRACTOR TO VERIFY IN FIELD, RISER HEIGHT TO BE EQUAL FOR ALL TREADS, AND MIN. 5" TO MAX. 7"
- 2 COMPACTED AGGREGATE SUB-BASE, RE: CIVIL
- 3 ADJACENT CONCRETE PAVING, RE: CONSTRUCTION PLANS AND SCHEDULE
- 4 HANDRAIL TYPE 1 (FR-01), RE: CONSTRUCTION SCHEDULE AND TYP. DETAIL
- 5 1/8" SAW CUT STAIR NOSING, TYP. REFER TO TYPICAL ENLARGEMENT DETAIL (01/L-302)
- 6 INTERMEDIATE HANDRAIL STANCHION
- 7 PREPARED SUBGRADE
- 8 1/4" EXPANSION JOINT
- 9 FINISH GRADE BEYOND

NOTE:
1. DETAIL FOR DESIGN INTENT ONLY, REFER TO CIVIL FOR SIZING, REINFORCING, AND SUBGRADE CONDITION
2. REFER TO CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE CONDITIONS, NOTIFY CIVIL ENGINEER AND LA WITH ANY DISCREPANCIES
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LA AND STRUCTURAL REVIEW
4. REFER TO CONSTRUCTION PLAN FOR STAIR LAYOUT AND QUANTITY

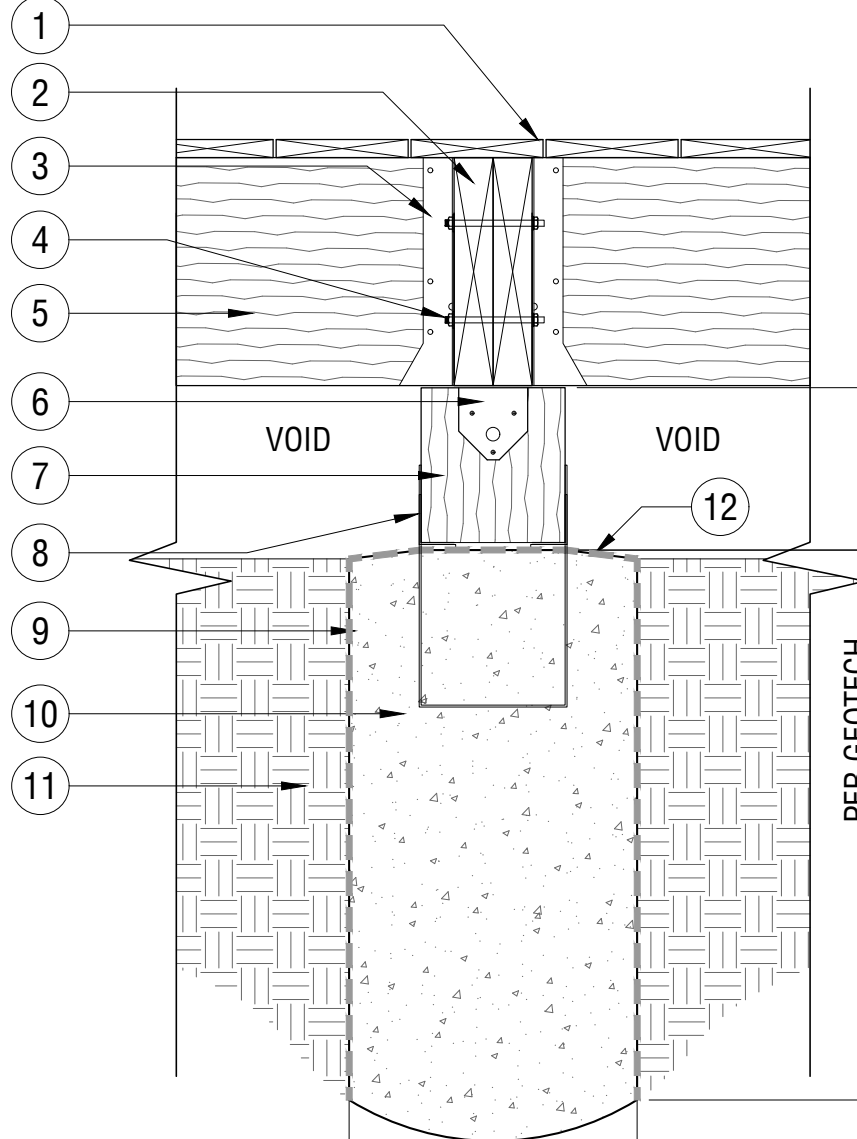
SCALE: 1/2" = 1'-0"



SECTION - TYPICAL SISTER JOIST AT CONCRETE PIER
BP-NH-LWM-HS-43

- 1 5/4" X 6" KEBONY DECKING, INSTALL USING TOP-DOWN SMART-BIT SCREWS, ENSURE SCREWS ARE COUNTERSUNK
- 2 2 X 12 PRESSURE TREATED SISTERED BEAM
- 3 LU28 JOIST HANGER
- 4 3/8" GALVANIZED BOLT ASSEMBLY WITH FLAT WASHER
- 5 2 X 10 PRESSURE TREATED JOIST
- 6 BCS 2-2/4 POST TO BEAM ANCHOR, RE: SPECS
- 7 4 X 4 PRESSURE TREATED WOOD POST SPACED PER PLANS
- 8 MPB44Z MOMENT POST BASE EMBEDDED IN CONCRETE PIER
- 9 SELF ADHERING ICE AND WATER MEMBRANE, RE: SPECS
- 10 REINFORCED CONCRETE PIER
- 11 COMPACTED SUB-GRADE
- 12 PROVIDE POSITIVE SLOPE AT TOP OF FOOTING AWAY FROM POST

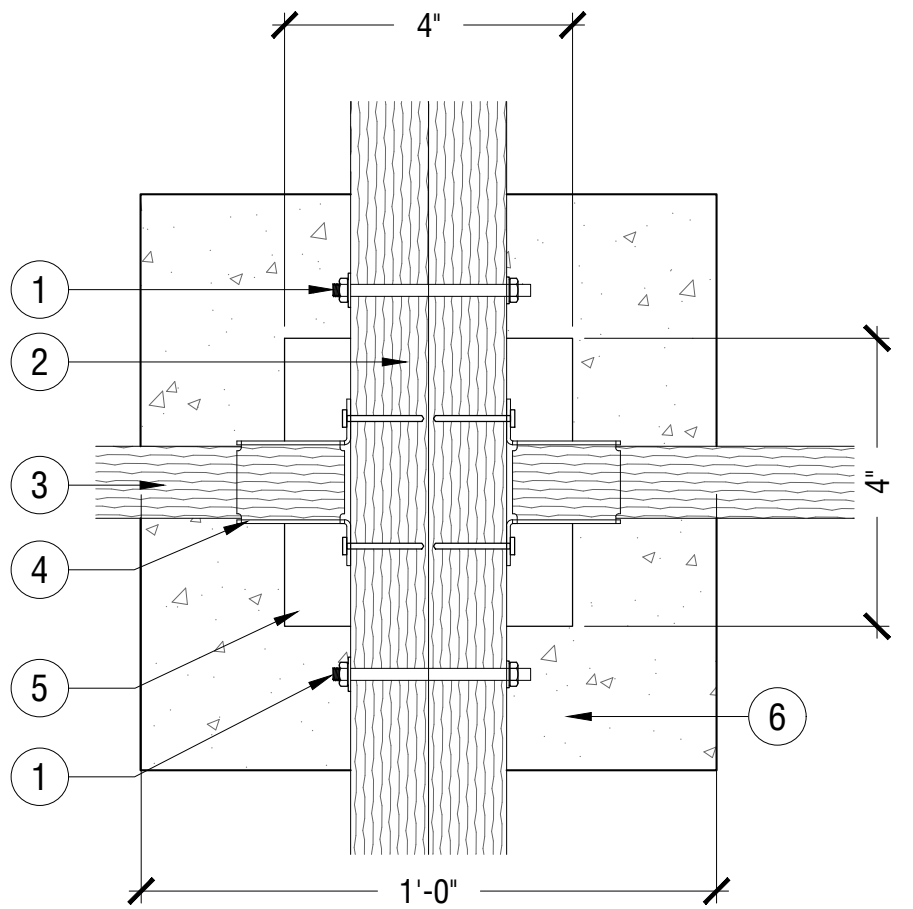
SCALE: 1/2" = 1'-0"



SECTION - TYPICAL SISTER JOIST AT CONCRETE PIER
BP-NH-LWM-HS-41

- 1 3/8" GALVANIZED BOLT ASSEMBLY WITH FLAT WASHER
- 2 2 X 10 PRESSURE TREATED SISTER JOIST OR BEAM
- 3 PRESSURE TREATED JOIST
- 4 GALVANIZED JOIST HANGER
- 5 4 X 4 PRESSURE TREATED POST
- 6 REINFORCED CONCRETE PIER

SCALE: 3" = 1'-0"



PLAN - TYPICAL POST AND BEAM AT CONCRETE PIER
BP-NH-LWM-HS-42

- 1 5/4" X 6" KEBONY DECKING, INSTALL USING TOP-DOWN SMART-BIT SCREWS, ENSURE SCREWS ARE COUNTERSUNK
- 2 2 X 12 PRESSURE TREATED SISTERED BEAM
- 3 LU28 FACE MOUNT HANGER
- 4 GALVANIZED BOLT ASSEMBLY
- 5 2 X 10 PRESSURE TREATED JOIST
- 6 BCS 2-2/4 POST CAPS
- 7 4 X 4 PRESSURE TREATED WOOD POST SPACED PER PLANS
- 8 MPB44Z MOMENT POST BASE EMBEDDED IN CONCRETE PIER
- 9 SELF ADHERING ICE AND WATER MEMBRANE, RE: SPECS
- 10 REINFORCED CONCRETE PIER
- 11 COMPACTED SUB-GRADE
- 12 PROVIDE POSITIVE SLOPE AT TOP OF FOOTING AWAY FROM POST

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

SITE PLAN REVIEW

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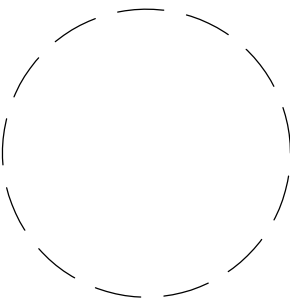
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1 FOUNDRY ST.
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PROJECT: NH-LWM

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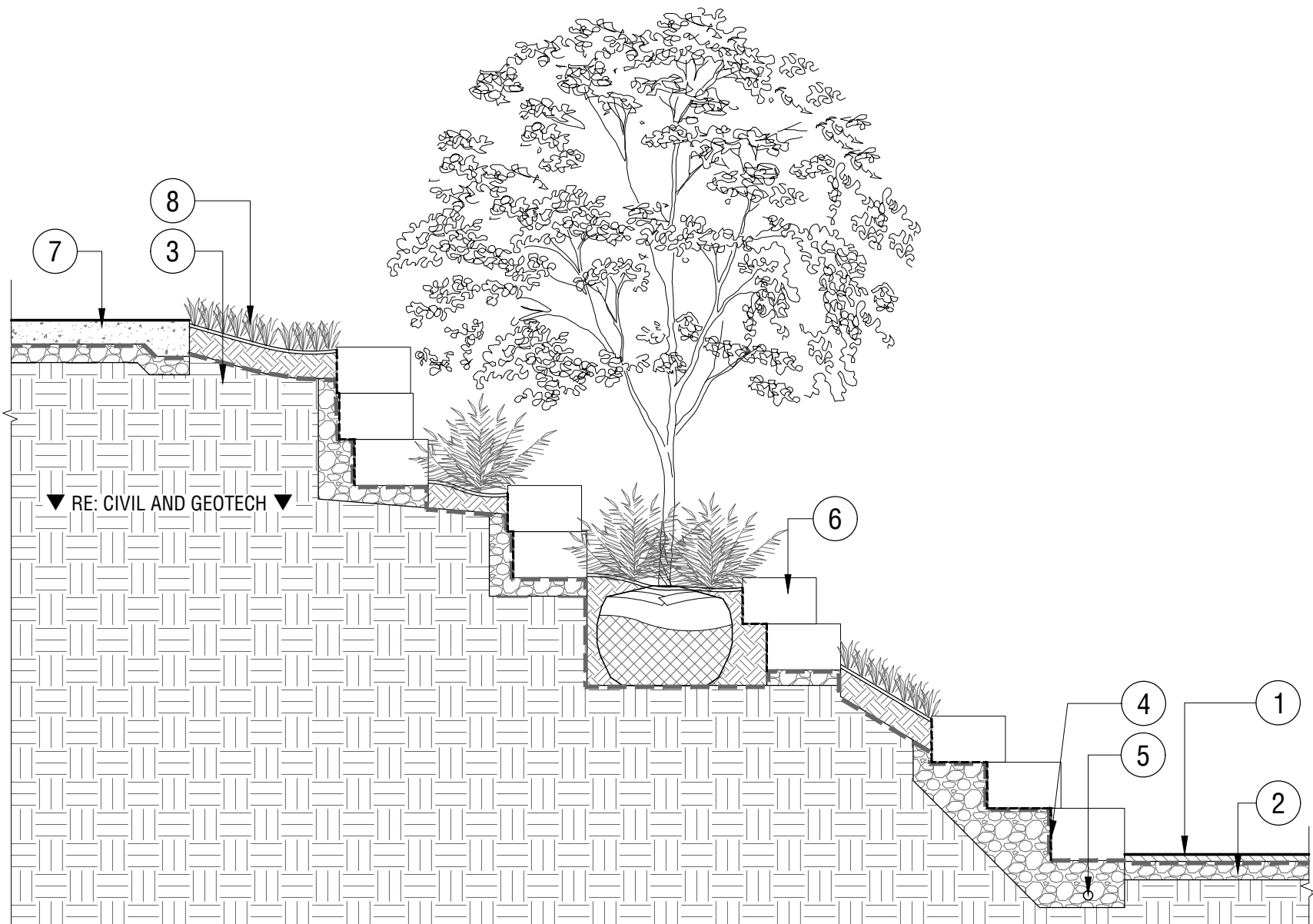
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SCALE: AS SHOWN

CONSTRUCTION DETAILS

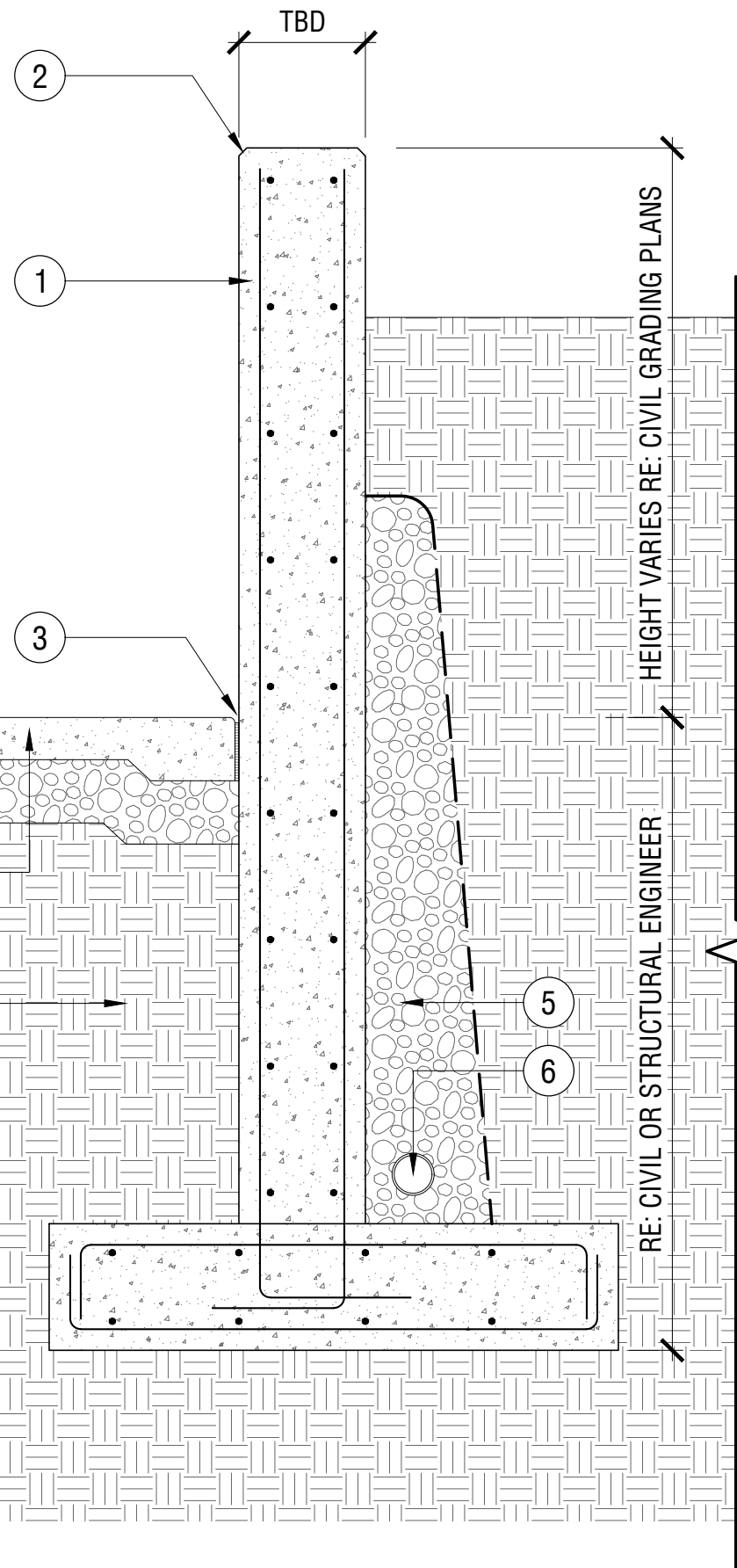
L303

- 1 ADJACENT PAVING, RE: CONSTRUCTION PLANS
- 2 COMPACTED AGGREGATE SUB-BASE, RE: CIVIL
- 3 COMPACTED SUBGRADE, RE: GEOTECH
- 4 FILTER FABRIC, PROVIDE ALONG ENTIRE VERTICAL FACE OF BLOCKS
- 5 PERFORATED DRAIN PIPE
- 6 NATURAL STONE
- 7 ADJACENT PAVING, RE: CONSTRUCTION PLANS
- 8 PLANTING, RE: PLANTING PLANS

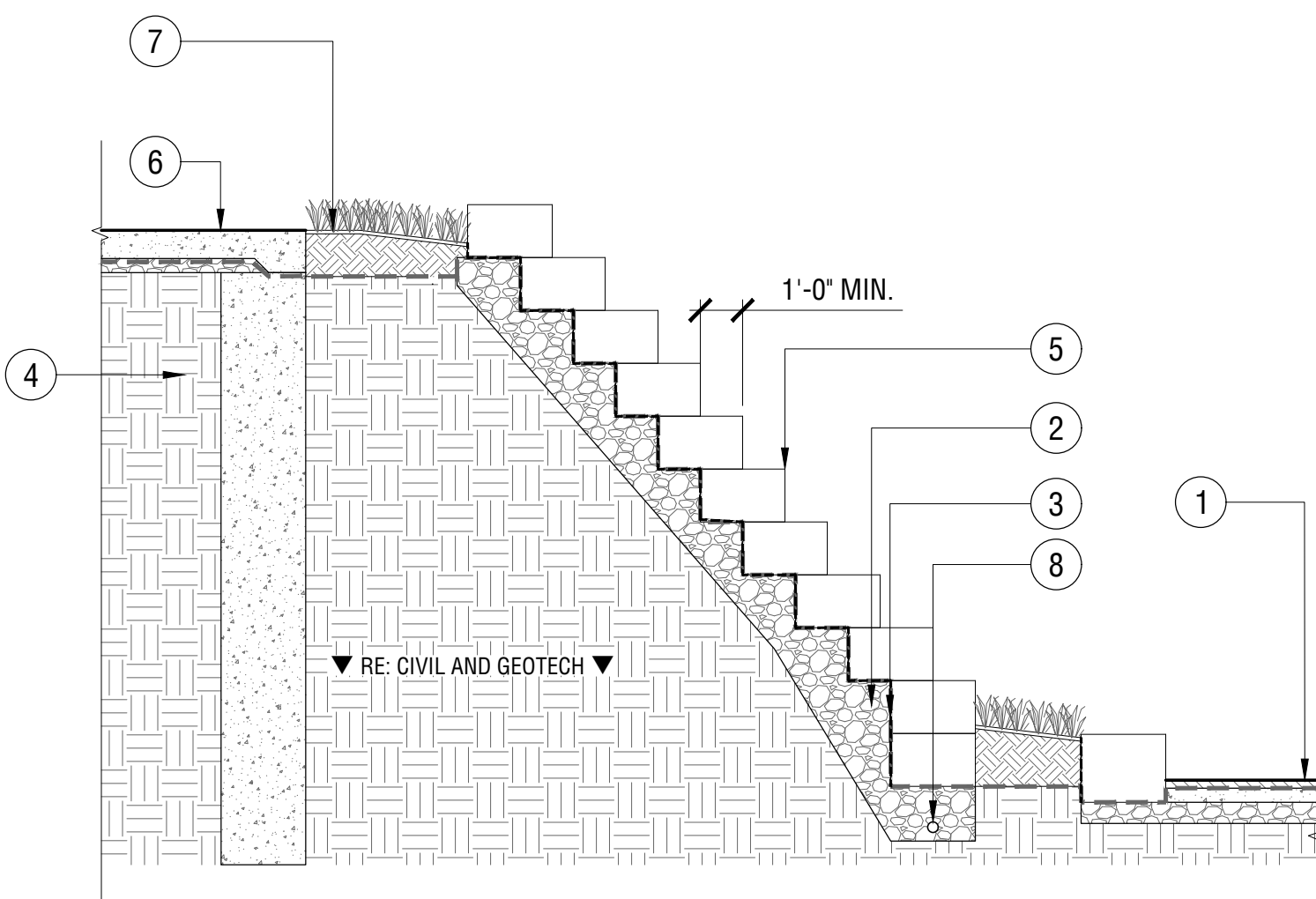


- 1 REINFORCED CAST-IN-PLACE CONCRETE RETAINING WALL
- 2 ALL EXPOSED EDGES TO BE CHAMFERED, 1" TYP.
- 3 EXPANSION JOINT BETWEEN RETAINING WALL AND ADJACENT PAVEMENT
- 4 ADJACENT PAVING, REFER TO CONSTRUCTION PLANS
- 5 CRUSHED AGGREGATE, WRAP WITH FILTER FABRIC
- 6 4" PERFORATED DRAIN PIPE; CONNECT TO LANDSCAPE DRAINAGE SYSTEM, RE: CIVIL
- 7 PREPARED SUBGRADE OR STRUCTURAL BACKFILL

NOTES:
1. REFER TO CONSTRUCTION PLAN FOR OVERALL WALL LAYOUT
2. REFER TO CONSTRUCTION SCHEDULE AND SPECIFICATIONS FOR CONCRETE COLOR/FINISH
3. REINFORCING SHOWN FOR REFERENCE ONLY; CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY LA AND STRUCTURAL ENGINEER
4. WALL TO BE DESIGNED BY STRUCTURAL OR CIVIL ENGINEER.
5. CONSTRUCTION SHALL NOT DAMAGE ANY ROOT SYSTEMS ADJACENT TO PROTECTED TREES. LANDSCAPE ARCHITECT TO BE NOTIFIED IF CONFLICT WITH WALL LAYOUT AND EXISTING TREES.



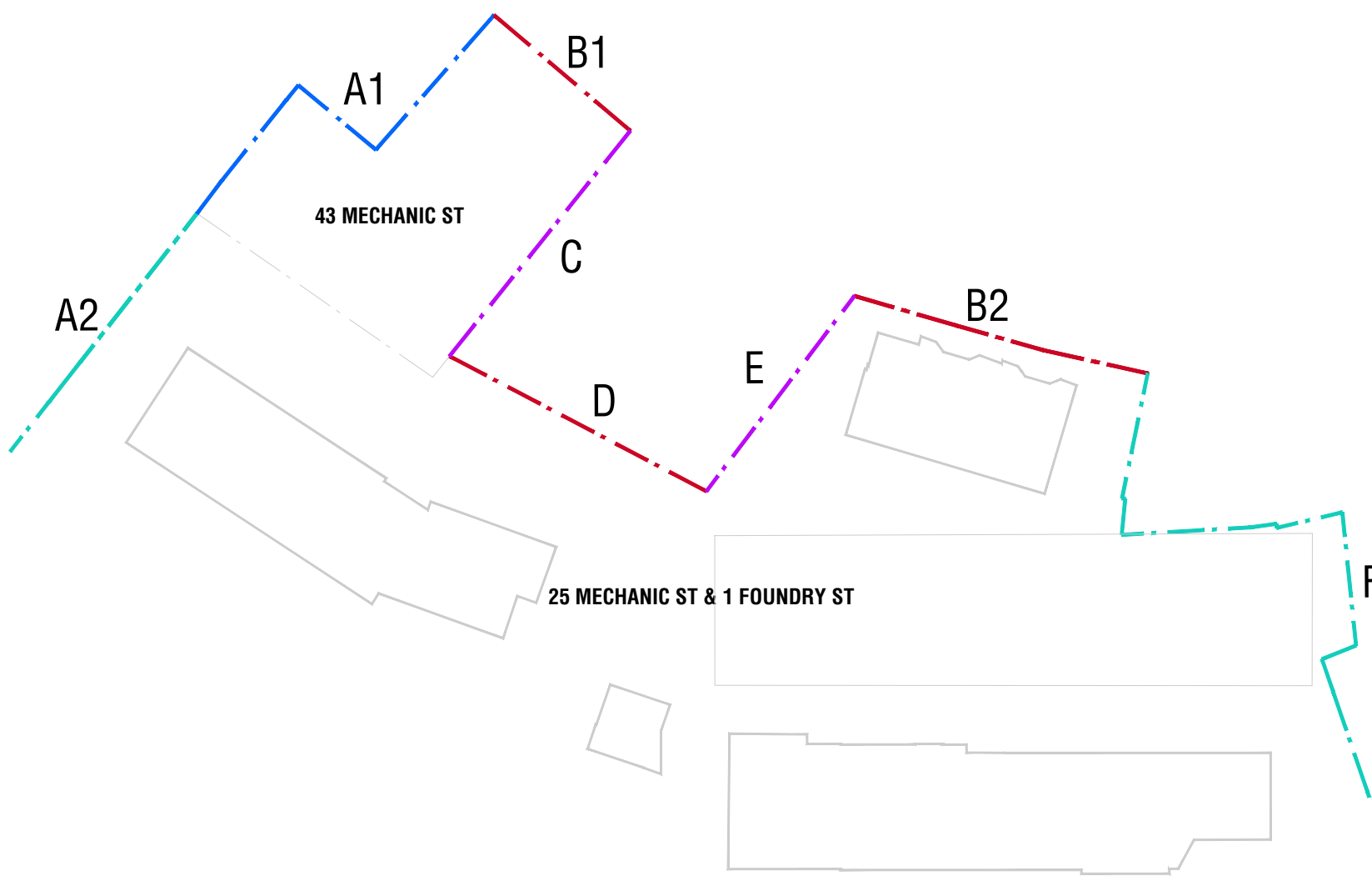
- 1 ADJACENT PAVING, RE: CONSTRUCTION PLANS
- 2 COMPACTED AGGREGATE SUB-BASE, RE: CIVIL
- 3 FILTER FABRIC, PROVIDE ALONG ENTIRE VERTICAL FACE OF BLOCKS
- 4 COMPACTED SUBGRADE, RE: GEOTECH
- 5 NATURAL STONE
- 6 ADJACENT PAVING, RE: CONSTRUCTION PLANS
- 7 ADJACENT PLANTING, RE: PLANTING PLANS
- 8 PERFORATED DRAIN PIPE



SECTION - STACKED STONE WALL 02

SECTION - SITE WALL TYPE 101

PERIMETER LANDSCAPING



43 MECHANIC ST

Perimeter A1 <i>(applied for waiver) *</i>	
Area of Planted Frontage	1750 sf
Shade Trees	
Required: 1750/300SF	6
Provided:	6
Understories Trees <i>(applied for waiver)</i>	
Provided:	5
Perimeter B1 (Mechanic St. Frontage)	
Length of Frontage	100'
Shade Trees	
Required: 100' x 15'/600SF	3
Provided:	3
Understories Trees & Shrubs	
Required: (100' x 15'/600SF) x 5	13
Provided:	13
Perimeter C <i>(applied for waiver) *</i>	
Area of Planted Frontage	1451 sf
Shade Trees <i>(applied for waiver)</i>	
Provided:	2
Understories Trees <i>(applied for waiver)</i>	
Provided:	4

25 MECHANIC ST & 1 FOUNDRY ST

Perimeter A2 <i>(applied for waiver) *</i>	
Area of Planted Frontage	968 sf
Perimeter B2 (Mechanic St. Frontage)	
Length of Frontage	170'
Shade Trees	
Required: 170' x 15'/600SF	4
Provided:	4
Understories Trees & Shrubs	
Required: (170' x 15'/600SF) x 5	21
Provided:	21
Perimeter D <i>(applied for waiver) *</i>	
Length of Frontage	158'
Shade Trees	
Required: 158' x 15'/300SF	8
Provided:	8
Understories Trees <i>(applied for waiver)</i>	
Provided:	1
Perimeter E <i>(applied for waiver) *</i>	
Area of Planted Frontage	667 sf
Perimeter F <i>(applied for waiver) *</i>	
Area of Planted Frontage	2501 sf
Shade Trees <i>(applied for waiver)</i>	
Provided:	2
Understories Trees <i>(applied for waiver)</i>	
Provided:	3

PLANTING SCHEDULE

TREES/UNDERSTORIES	CODE	BOTANICAL / COMMON NAME	CALIPER	FORM	COUNT	REMARKS
	AR	ACER RUBRUM / RED MAPLE	2.5" - 3" MIN.	STANDARD	11	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM. AT MATURITY MUST HAVE A TRUNK DIAMETER OF AT LEAST 12 INCHES, MEASURED 4 FEET ABOVE THE GROUND SURFACE.
	AS	ACER SPICATUM / MOUNTAIN MAPLE	2.5" - 3" MIN.	MULTISTEM, STANDARD	18	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM.
	BN1	BETULA NIGRA / RIVER BIRCH	2.5" - 3" MIN.	MULTISTEM	4	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM.
	BP1	BETULA PAPPYRIFERA / PAPER BIRCH	2.5" - 3" MIN.	STANDARD	7	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM.
	BP2	BETULA POPULIFOLIA / GRAY BIRCH	2.5" - 3" MIN.	MULTISTEM, STANDARD	6	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM.
	CC	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	2.5" - 3" MIN.	STANDARD	8	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM.
	GT	GLEDTISIA TRIACANTHS INERMIS / THORNLESS HONEY LOCUST	2.5" - 3" MIN.	STANDARD	8	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM. AT MATURITY MUST HAVE A TRUNK DIAMETER OF AT LEAST 12 INCHES, MEASURED 4 FEET ABOVE THE GROUND SURFACE.
	PP	PRUNUS PENSYLVANICA / PIN CHERRY	2.5" - 3" MIN.	STANDARD	6	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM.
	SN	SALIX NIGRA / BLACK WILLOW	2.5" - 3" MIN.	STANDARD	4	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM.
UNDERSTORIES	CODE	BOTANICAL / COMMON NAME	CALIPER	FORM	COUNT	REMARKS
	AC	AMELANCHIER CANADENSIS / SHADOW SERVICEBERRY	1" - 2"	MULTISTEM	15	MATCHED SPECIMEN
	BN2	BETULA NIGRA / RIVER BIRCH	1" - 2"	MULTISTEM	32	MATCHED SPECIMEN
	CE	CORNUS X EDDIE'S WHITE WONDER / WHITE WONDER DOGWOOD	1" - 2"	MULTISTEM	9	MATCHED SPECIMEN
GROUND COVERS	CODE	PLANTING MIX	SPACING	FORM		REMARKS
	PA 1	PLANTING MIX 1 - WILDLIFE SEED MIX	PER SUPPLIER	-		NEW ENGLAND "CONSERVATION/WILDLIFE" SEED MIX, MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. APPLY SEED MIX AT A RATE OF 25LBS/ACRE
	PA 2	PLANTING MIX 2 - NO-MOW SEED MIX	PER SUPPLIER	-		PRAIRIE NURSERY STANDARD NO-MOW SEED MIX PRODUCT, MANUFACTURED BY PRAIRIE NURSERY, INC. APPLY SEED MIX AT A RATE OF 300LBS/ACRE
	PA 3	PLANTING MIX 3 - MILL YARD	18" - 24" O.C.	-		SPECIES INCLUDE: <i>Carex pensylvanica</i> ; <i>Limonium carolinianum</i> ; <i>Solidago bicolor</i> ; <i>Carex stricta</i> ; <i>Schizachyrium scoparium</i> ; <i>Calamagrostis canadensis</i> ; <i>Baptisia australis</i> ; <i>Panicum-virgatum</i> ; OR SIMILAR NATIVES IN 1-2 GAL.
	PA 4	PLANTING MIX 4 - FRONTAGE	18" - 24" O.C.	-		80% FLOWERING PLANTS, 40% EVERGREEN. SPECIES INCLUDE: <i>Aster novae-angliae</i> ; <i>Kalmia angustifolia</i> ; <i>Rosa virginiana</i> ; <i>Juniperus communis</i> ; <i>Taxus canadensis</i> ; OR SIMILAR NATIVES. ALL SHRUBS TO BE 24"-30" MIN IN HEIGHT AND/OR 18" - 24" INCHES IN SPREAD AT INSTALLATION.
	PA 5	PLANTING MIX 5 - BIOSWALE SEED MIX	PER SUPPLIER	-		PRAIRIE NURSERY BIOSWALE SEED MIX PRODUCT, MANUFACTURED BY PRAIRIE NURSERY, INC. APPLY SEED MIX AT A RATE OF 10LBS/ACRE
	PA 6	PLANTING MIX 6 - WETLAND SEED MIX	PER SUPPLIER	-		NEW ENGLAND WETMIX "WETLAND" SEED MIX PRODUCT, MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. APPLY SEED MIX AT A RATE OF 18LBS/ACRE
	PA 7	PLANTING MIX 7 - SCREENING SHRUB	72" O.C.	-		SPECIES INCLUDE: <i>Rhododendron macrophyllum</i> ; OR SIMILAR NATIVES IN 5 GAL. ALL SHRUBS TO BE 4' IN HEIGHT AND/OR 4' IN SPREAD AT INSTALLATION.

SITE PLAN REVIEW

RODE

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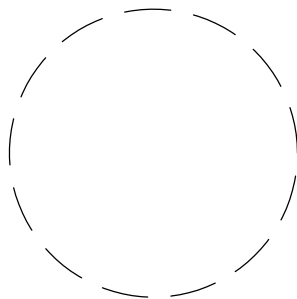
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NOT FOR CONSTRUCTION



1 FOUNDRY ST.
LEBANON, NH

PROJECT: NH-LWM

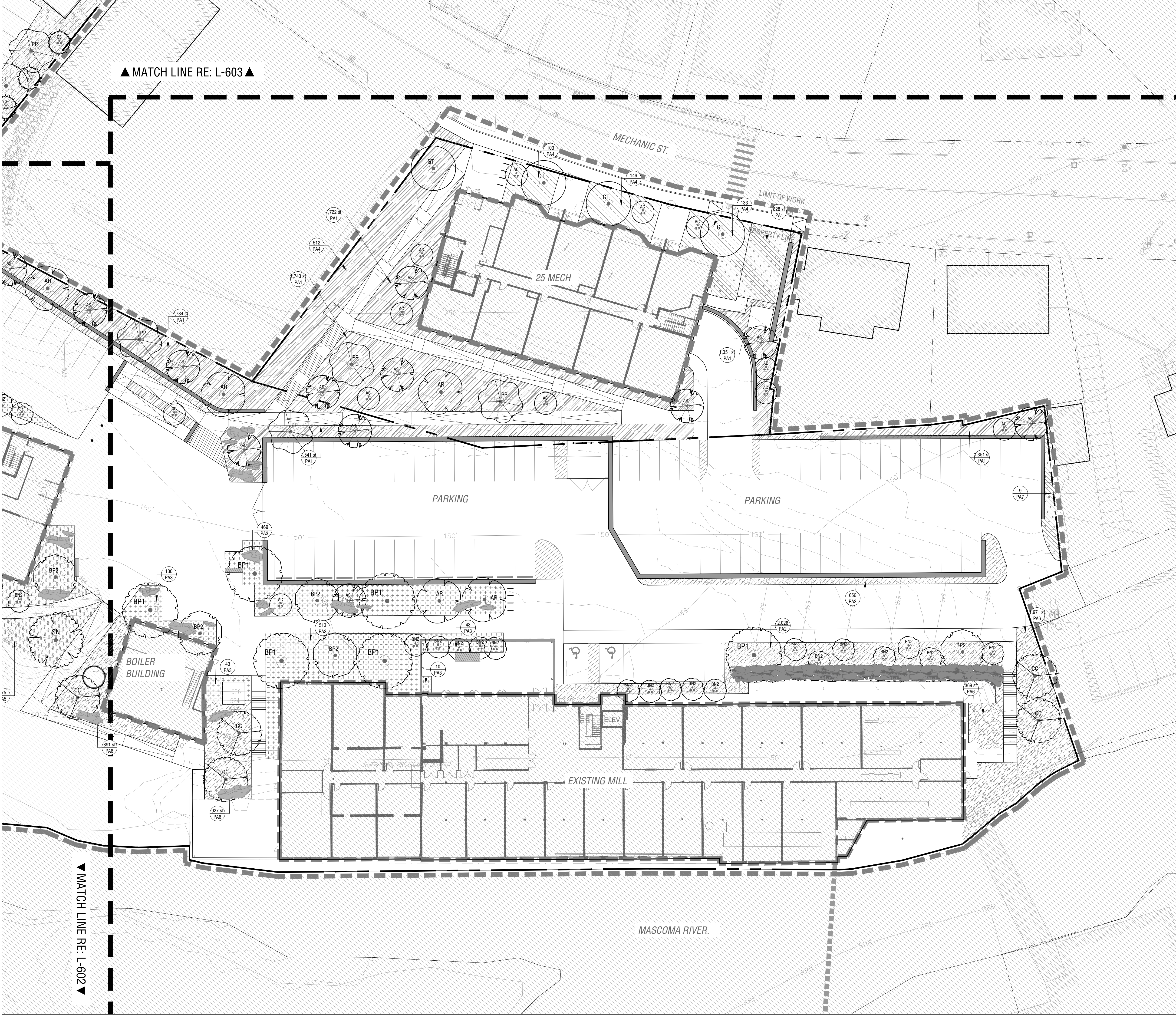
No.	Description	Date
1	Site Plan Review	10/9/2023

DATE: 08.15.22

SCALE:

PLANTING SCHEDULE
AND NOTES

L600



QUICK REFERENCE LEGEND

TREES

CODE	BOTANICAL / COMMON NAME	CONTAINER
AR	ACER RUBRUM / RED MAPLE	2.5" - 3" MIN.
AS	ACER SPICATUM / MOUNTAIN MAPLE	2.5" - 3" MIN.
BN	BETULA NIGRA / RIVER BIRCH	2.5" - 3" MIN.
BP1	BETULA Papyrifera / PAPER BIRCH	2.5" - 3" MIN.
BP2	BETULA POPULIFOLIA / GRAY BIRCH	2.5" - 3" MIN.
CC	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	2.5" - 3" MIN.
GT	GLEADITSIA TRIACANTHS INERMIS / THORNLESS HONEY LOCUST	2.5" - 3" MIN.
PP	PRUNUS PENNSYLVANICA / PIN CHERRY	2.5" - 3" MIN.
SN	SALIX NIGRA / BLACK WILLOW	2.5" - 3" MIN.

UNDERSTORIES

CODE	BOTANICAL / COMMON NAME	CONTAINER
AC	AMELANCHIER CANADENSIS / SHADOW SERVICEBERRY	1" - 2"
BN2	BETULA NIGRA / RIVER BIRCH	1" - 2"
CE	CORNUS X EDDIE'S WHITE WONDER / WHITE WONDER DOGWOOD	1" - 2"

SHRUB/GROUND COVER AREAS

CODE	BOTANICAL / COMMON NAME	CONTAINER
PA 1	PLANTING MIX 1	PER SUPPLIER
PA 2	PLANTING MIX 2	PER SUPPLIER
PA 3	PLANTING MIX 3	18" - 24" O.C.
PA 4	PLANTING MIX 4	18" - 24" O.C.
PA 5	PLANTING MIX 5	PER SUPPLIER
PA 6	PLANTING MIX 6	PER SUPPLIER
PA 7	PLANTING MIX 7	72" O.C.

SITE PLAN REVIEW

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1 FOUNDRY ST.
LEBANON, NH

PROJECT: NH-LWM		
No.	Description	Date
1	Site Plan Review	10/9/2023

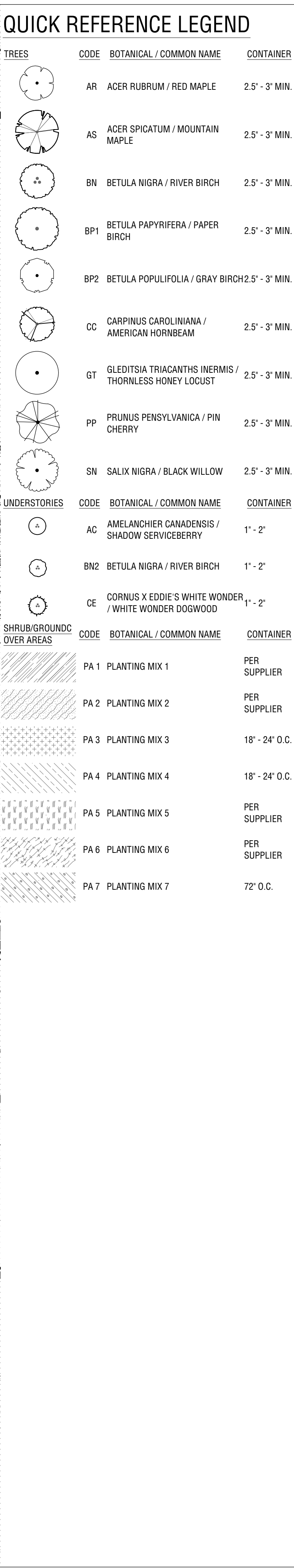
DATE: 08.15.22

SCALE: 1" = 20'-0"

PLANTING PLAN

L601

Page 48 of 58

Page 83 of 118



QUICK REFERENCE LEGEND

TREES	CODE	BOTANICAL / COMMON NAME	CONTAINER
	AR	ACER RUBRUM / RED MAPLE	2.5" - 3" MIN.
	AS	ACER SPICATUM / MOUNTAIN MAPLE	2.5" - 3" MIN.
	BN	BETULA NIGRA / RIVER BIRCH	2.5" - 3" MIN.
	BP1	BETULA Papyrifera / PAPER BIRCH	2.5" - 3" MIN.
	BP2	BETULA populifolia / GRAY BIRCH	2.5" - 3" MIN.
	CC	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	2.5" - 3" MIN.
	GT	GLADISTIA TRIACANTHS INERMIS / THORNLESS HONEY LOCUST	2.5" - 3" MIN.
	PP	PRUNUS PENNSYLVANICA / PIN CHERRY	2.5" - 3" MIN.
	SN	SALIX NIGRA / BLACK WILLOW	2.5" - 3" MIN.
UNDERSTORIES	CODE	BOTANICAL / COMMON NAME	CONTAINER
	AC	AMELANCHIER CANADENSIS / SHADOW SERVICEBERRY	1" - 2"
	BN2	BETULA NIGRA / RIVER BIRCH	1" - 2"
	CE	CORNUS X EDDIE'S WHITE WONDER / WHITE WONDER DOGWOOD	1" - 2"
SHRUB/GROUND COVER AREAS	CODE	BOTANICAL / COMMON NAME	CONTAINER
	PA 1	PLANTING MIX 1	PER SUPPLIER
	PA 2	PLANTING MIX 2	PER SUPPLIER
	PA 3	PLANTING MIX 3	18" - 24" O.C.
	PA 4	PLANTING MIX 4	18" - 24" O.C.
	PA 5	PLANTING MIX 5	PER SUPPLIER
	PA 6	PLANTING MIX 6	PER SUPPLIER
	PA 7	PLANTING MIX 7	72" O.C.

SITE PLAN REVIEW

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1 FOUNDRY ST.
LEBANON, NH

PROJECT: NH-LWM

No.	Description	Date
1	Site Plan Review	10/9/2023

DATE: 08.15.22

SCALE: 1" = 20'-0"

PLANTING PLAN

L603

Page 50 of 58

Plotted By: Chorty Cheung Sheet Set: NH-LWM PERMIT SET Layout: L701 Version: October 08, 2023 12:27:29am Stored: T:\NH-LWM-Lebanon Woolen Mill\NH-LWM-L7-PLANTING DETAILS.dwg 5/18/2022 5:23:22 PM

SITE PLAN REVIEW

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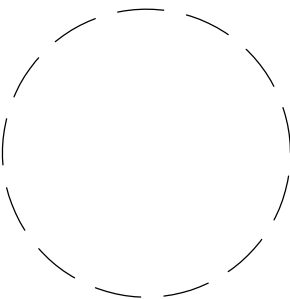
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1 FOUNDRY ST.
LEBANON, NH



PROJECT: NH-LWM

No.	Description	Date
1	Site Plan Review	10/9/2023

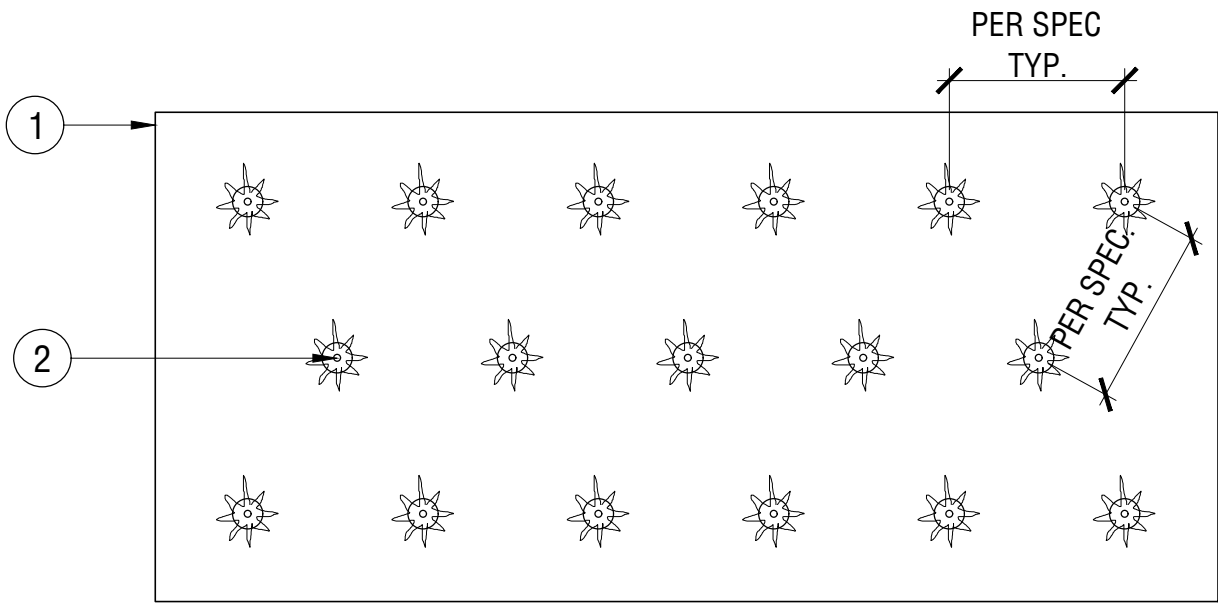
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SCALE: 1" = 20'-0"

PLANTING DETAILS

L701

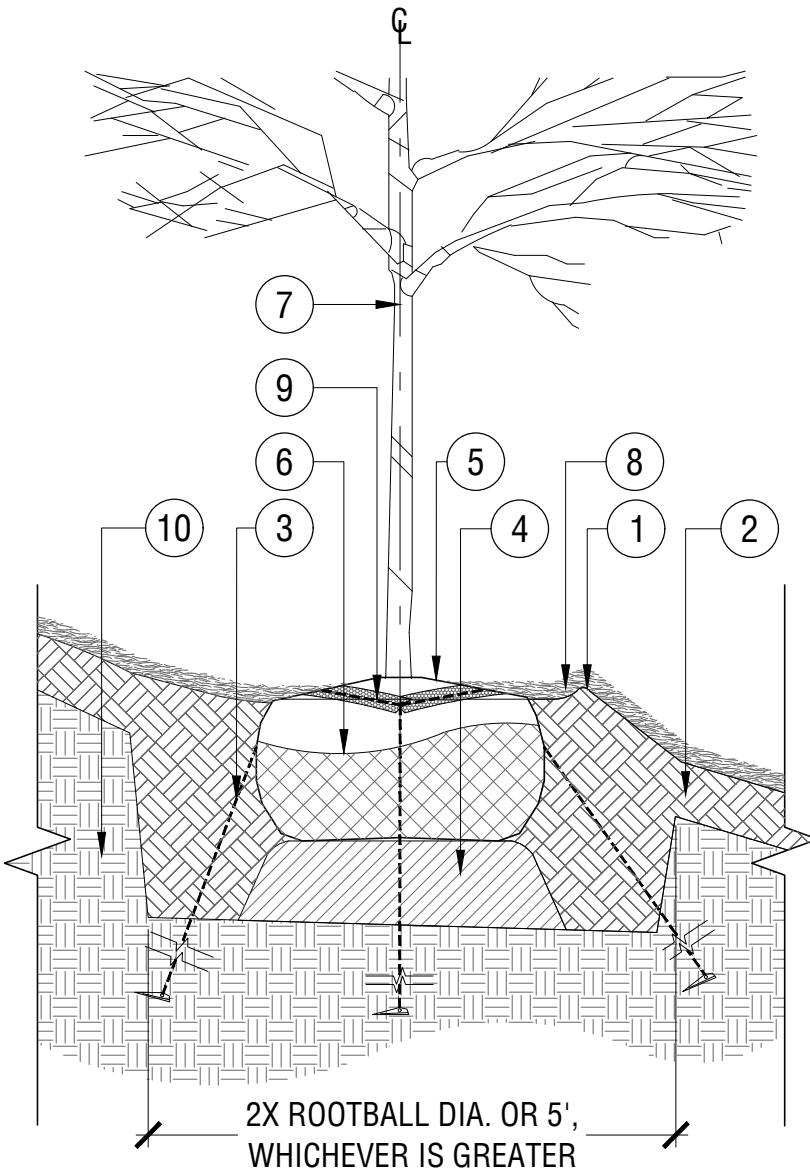
- 1 EDGE OF PLANTING BED OR ADJACENT HARDSCAPE
- 2 PLUGS - PER SPECIFICATION



PLAN - PLUG LAYOUT 05
BP-NH-LWM-PA-12

SCALE: NTS

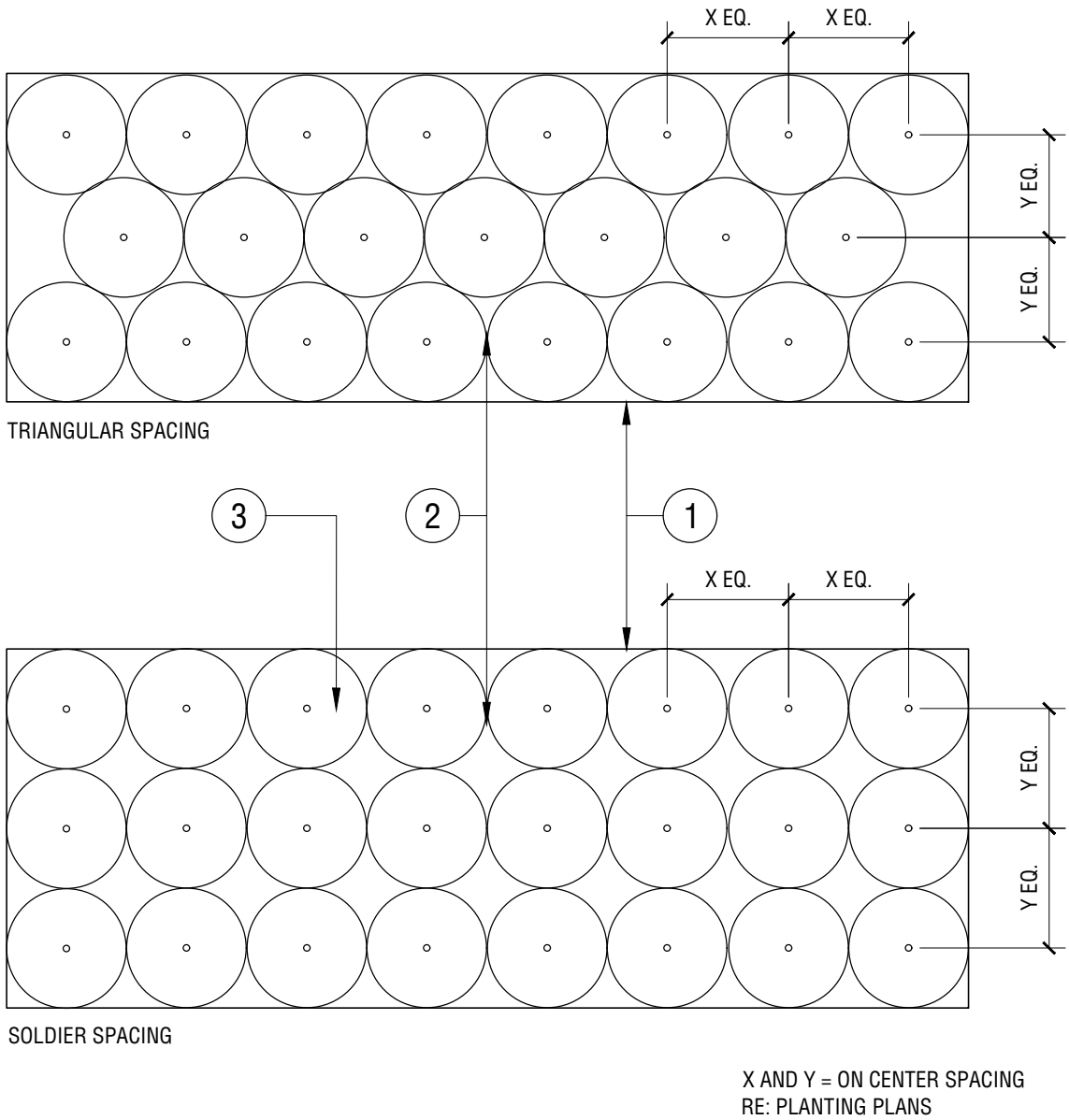
- 1 6" BERM AND WATERING SAUCER
- 2 PLANTING MIX
- 3 PLATIPUS ANCHOR SYSTEM
- 4 COMPACTED SUBGRADE MOUND FOR DRAINAGE
- 5 TOP OF ROOT BALL TO BE 2" ABOVE SPECIFIED SOIL MIX. ROOT FLARE TO BE EXPOSED BEFORE ROOTBALL IS SET AT FINISH GRADE
- 6 REMOVE BURLAP AND BASKET FROM TOP 1/3 OF ROOTBALL OR SIDES OF BOX AND REMOVE FROM SITE.
- 7 TREE TRUNK
- 8 3" MULCH LAYER NOT TO TOUCH TRUNK
- 9 ANCHOR MAT
- 10 UNDISTURBED SUBGRADE



DETAIL - TREE PLANTING ON SLOPE 02
BP-NH-LWM-PA-05

SCALE: 3/8" = 1'-0" 1'-4" 12'-8"

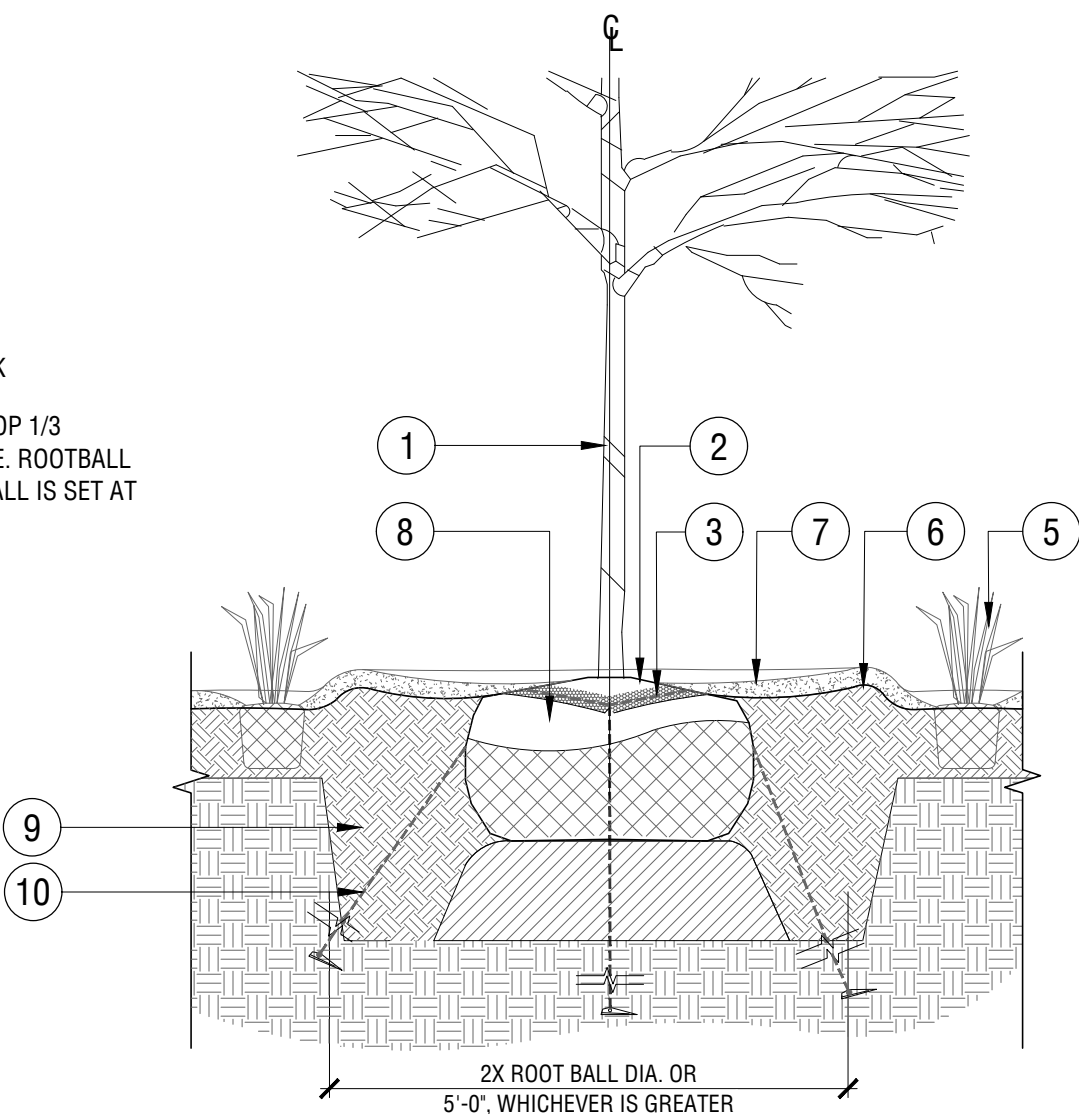
- 1 EDGE OF PLANTING BED OR ADJACENT HARDSCAPE
- 2 PLANT SPACING AS PER PLANS
- 3 ALTERNATION SEQUENCE WHEN TWO PLANT SPECIES OCCUR IN THE SAME PLANTING AREA



PLAN - SHRUB AND GROUND COVER SPACING, TYPICAL 04
BP-NH-LWM-PA-01

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

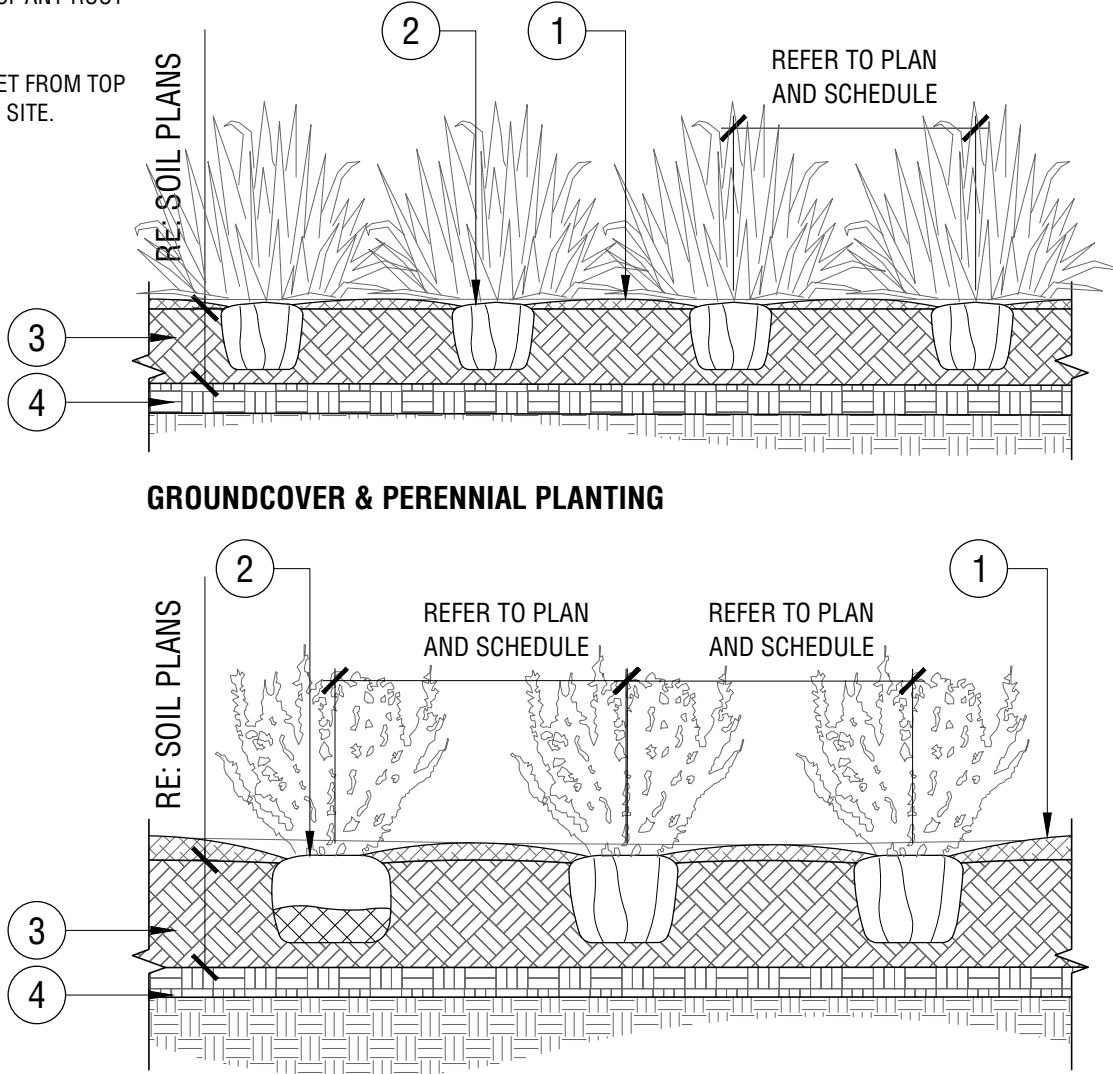
- 1 TREE TRUNK
- 2 TOP OF ROOT BALL TO BE 2" ABOVE SPECIFIED MIX
- 3 ANCHOR MAT, RE: SPECS
- 5 ADJACENT PLANTING
- 6 3" EARTH SAUCER
- 7 3" MULCH LAYER NOT TO TOUCH TRUNK
- 8 REMOVE BURLAP AND BASKET FROM TOP 1/3 OF ROOT BALL AND REMOVE FROM SITE. ROOTBALL FLARE TO BE EXPOSED BEFORE ROOTBALL IS SET AT FINISH GRADE
- 9 PLANTING MIX, RE: SPECS
- 10 PLATIPUS ANCHOR SYSTEM RE: SPECS



DETAIL - TREE PLANTING IN LANDSCAPE AREA 01
BP-NH-LWM-PA-04

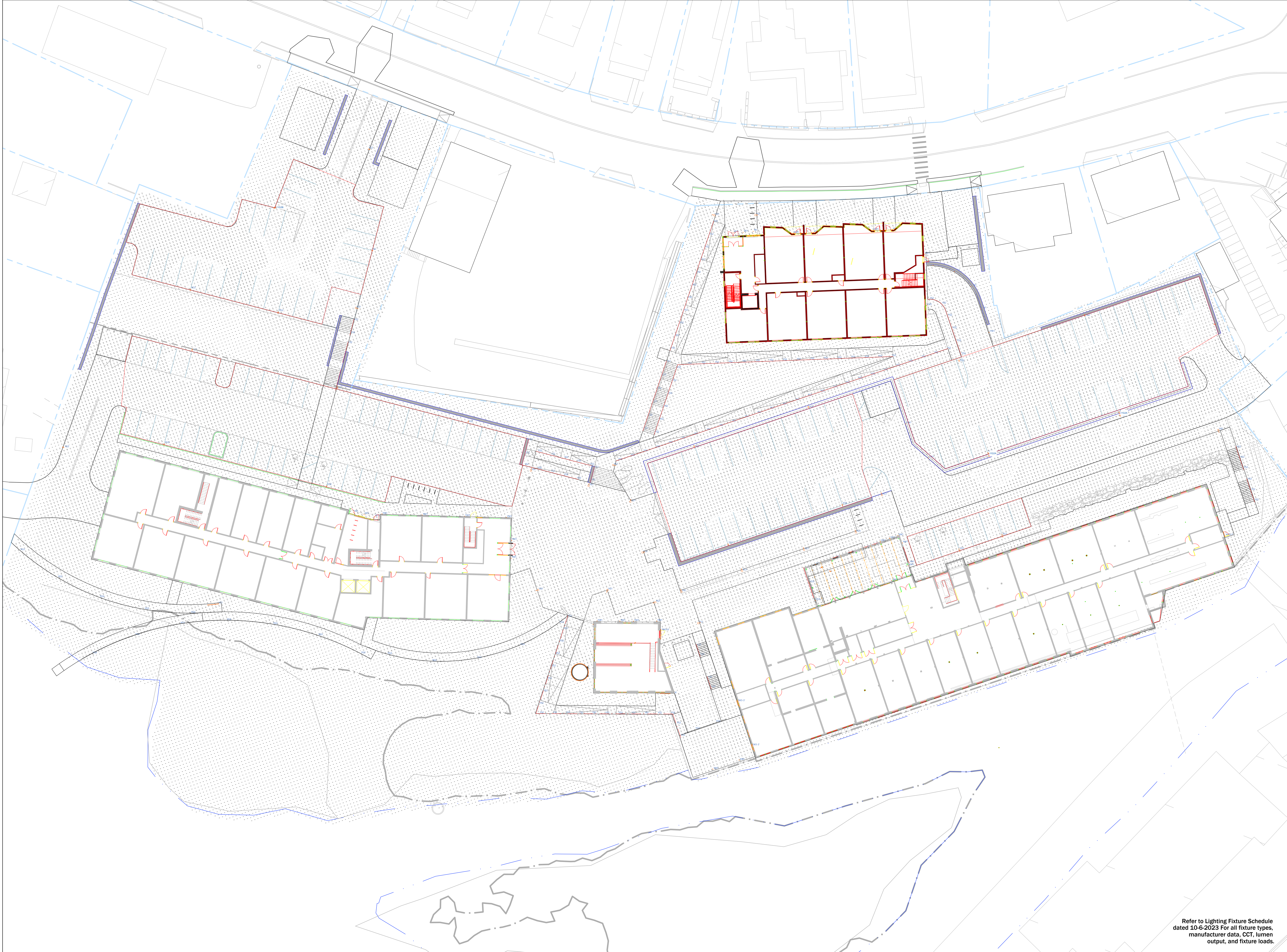
SCALE: 3/8" = 1'-0" 1'-4" 12'-8"

- NOTES:**
- A. FOR CONTAINER: LOOSEN ROOT BALL OF ANY ROOT BOUND PLANTS
 - B. FOR B&B: REMOVE BURLAP AND BASKET FROM TOP 2/3 OF ROOT BALL AND REMOVE FROM SITE.
 - 1 3" MULCH LAYER, TYP.
 - 2 TOP OF ROOT BALL TO BE 1" ABOVE SOIL MIX, TYP.
 - 3 PLANTING MIX, RE: SOIL PLANS
 - 4 PREPARED SUBGRADE, TILLED TO 4"-6" DEPTH, TYP.



DETAIL - SHRUB AND PERENNIAL PLANTING 03
BP-NH-LWM-PA-07

SCALE: 1/2" = 1'-0" 1'-4" 12'-8"



SITE PLAN REVIEW

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LIGHTING
LAM Partners
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Cambridge, MA 02140
617.354.4502 | T

1 FOUNDRY ST.
LEBANON, NH

PROJECT: 2125

DATE: 10.6.2023

SCALE: 1" = 25'

Photometric Plan

SL101

Refer to Lighting Fixture Schedule dated 10-6-2023 For all fixture types, manufacturer data, CCT, lumen output, and fixture loads.

Not for bidding or construction unless fully incorporated into contract documents by Architect and/or Engineer.

Page 86 of 118

SITE PLAN REVIEW

RODE

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Design Team

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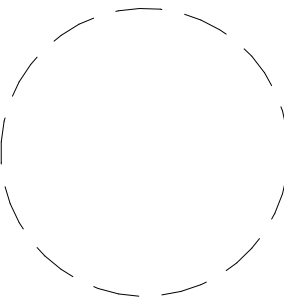
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25 Mechanic St.
LEBANON, NH

LWM RESIDENTIAL LLC

PROJECT: 2125

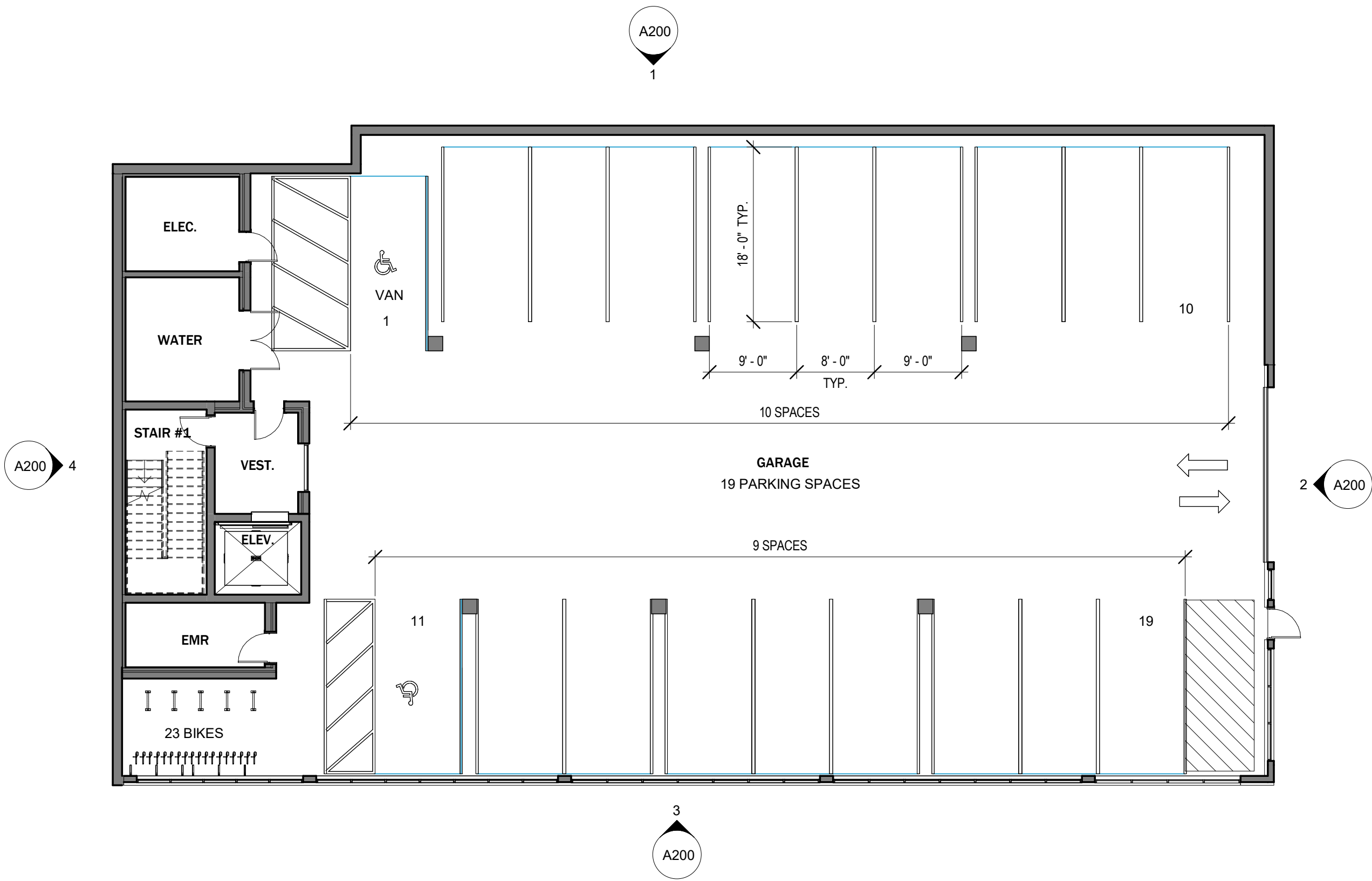
No.	Description	Date

DATE: 10.09.23

SCALE: 3/32" = 1'-0"

**PARKING PLAN - 25
MECHANIC**

A100



1 25 MECHANIC - LEVEL 0
3/32" = 1'-0"

SITE PLAN REVIEW

RODE

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Design Team

SURVEY

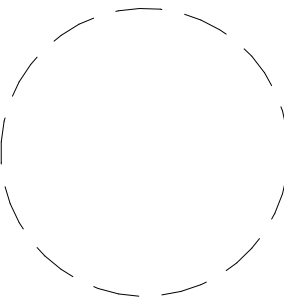
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BUILDING 3
LEBANON, NH

LWM RESIDENTIAL LLC



PROJECT: 2125

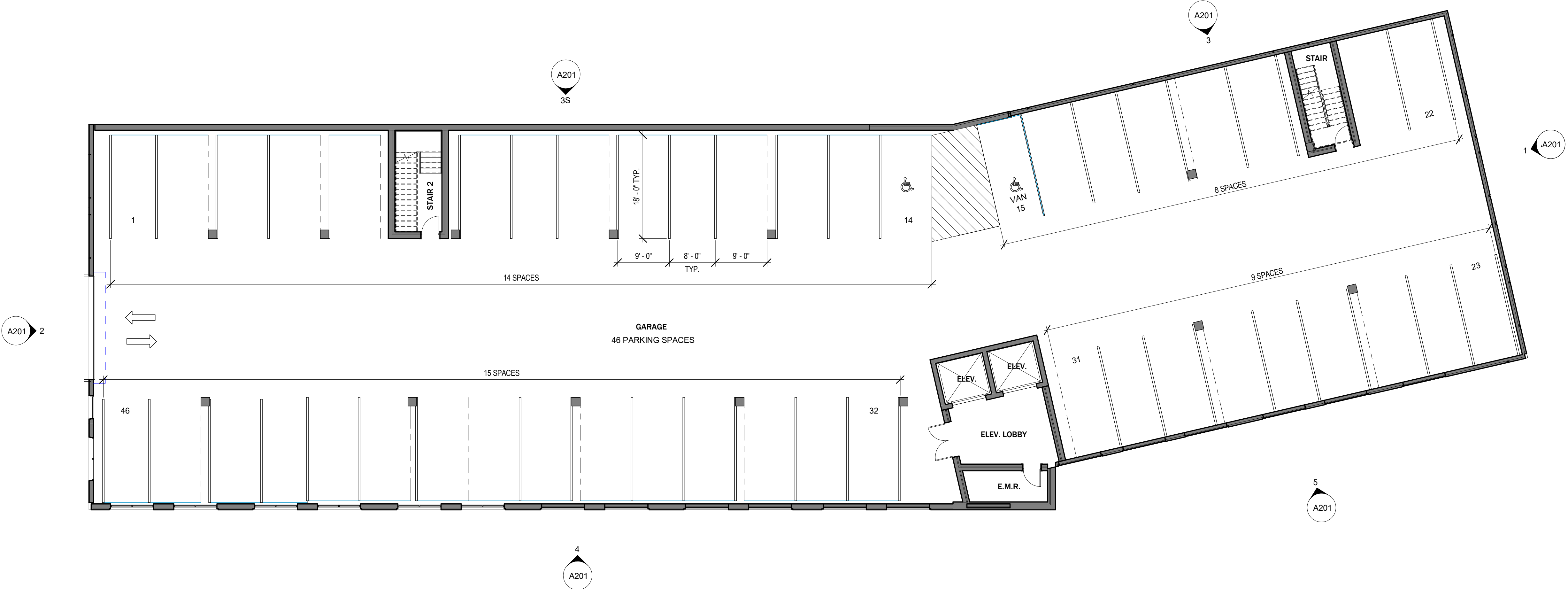
No.	Description	Date

DATE: 10.09.23

SCALE: 3/32" = 1'-0"

**PARKING PLAN -
BUILDING 3**

A101



1 BLDG 3 - LEVEL 0_ Copy 1
3/32" = 1'-0"

SITE PLAN REVIEW

RODE

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Design Team

SURVEY

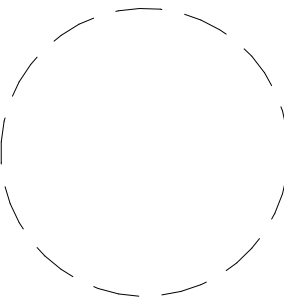
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25 Mechanic St.
LEBANON, NH

LWM RESIDENTIAL LLC

PROJECT: 2125

No.	Description	Date

DATE: 10.09.23

SCALE: 3/32" = 1'-0"

**BUILDING ELEVATIONS -
25 MECHANIC**

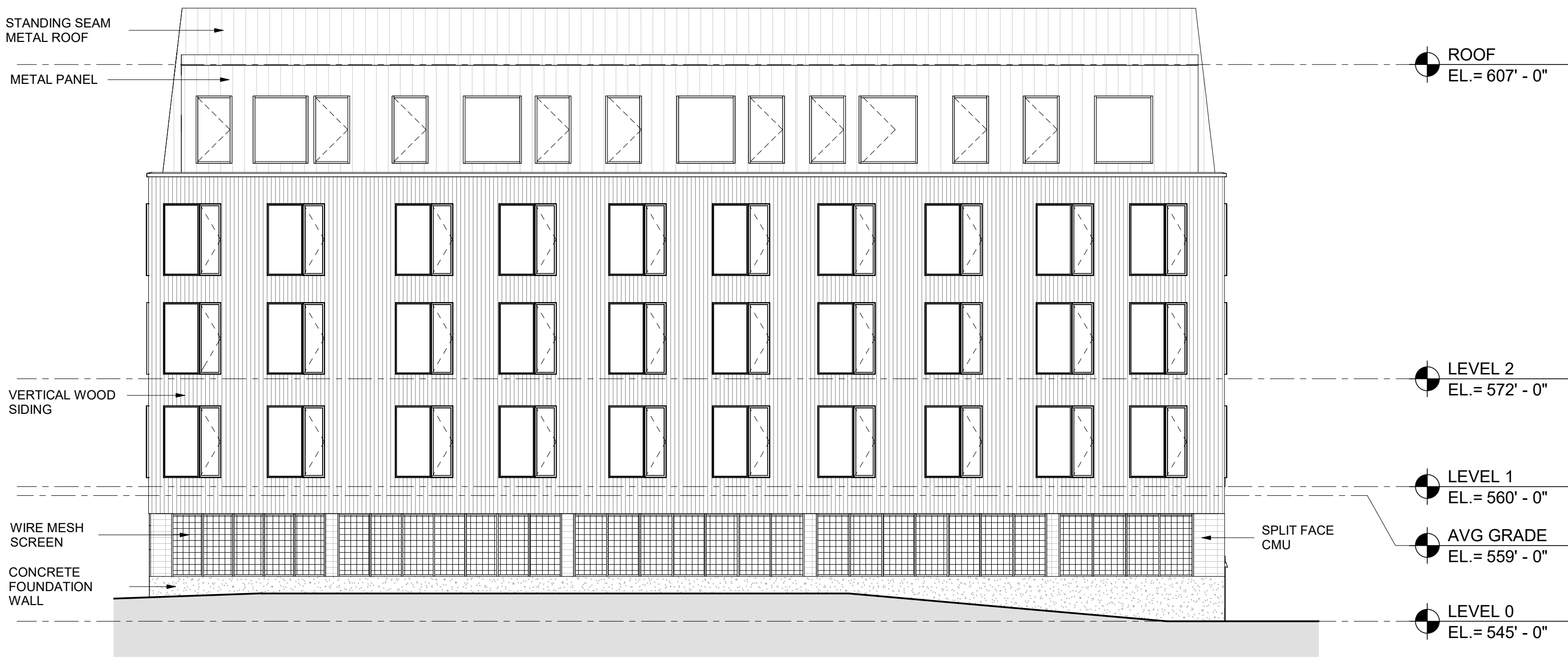
A200



4 SPR - 25 MECHANIC - SOUTH ELEVATION
3/32" = 1'-0"



2 SPR - 25 MECHANIC - NORTH ELEVATION
3/32" = 1'-0"



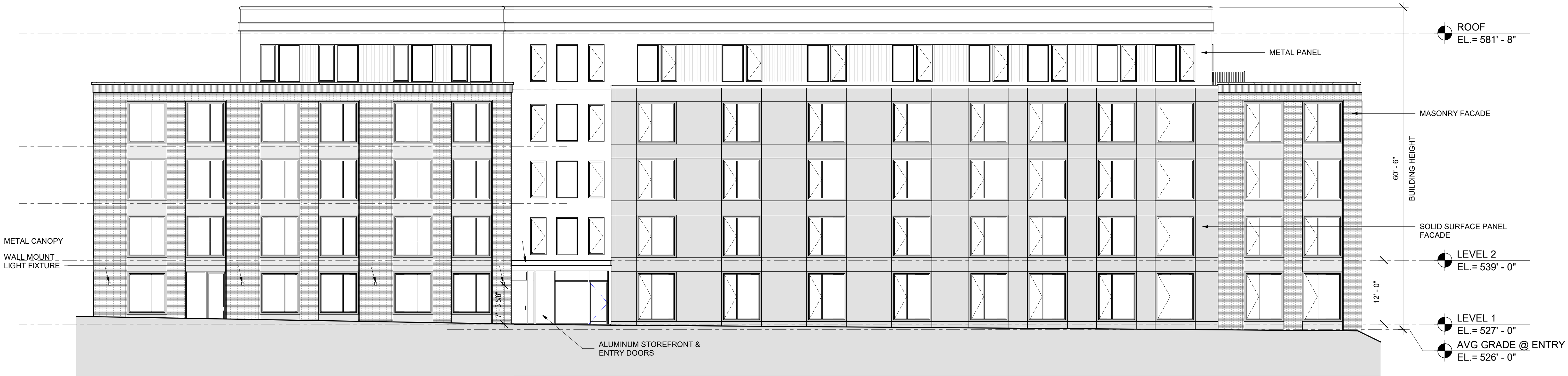
3 SPR - 25 MECHANIC - EAST ELEVATION
3/32" = 1'-0"



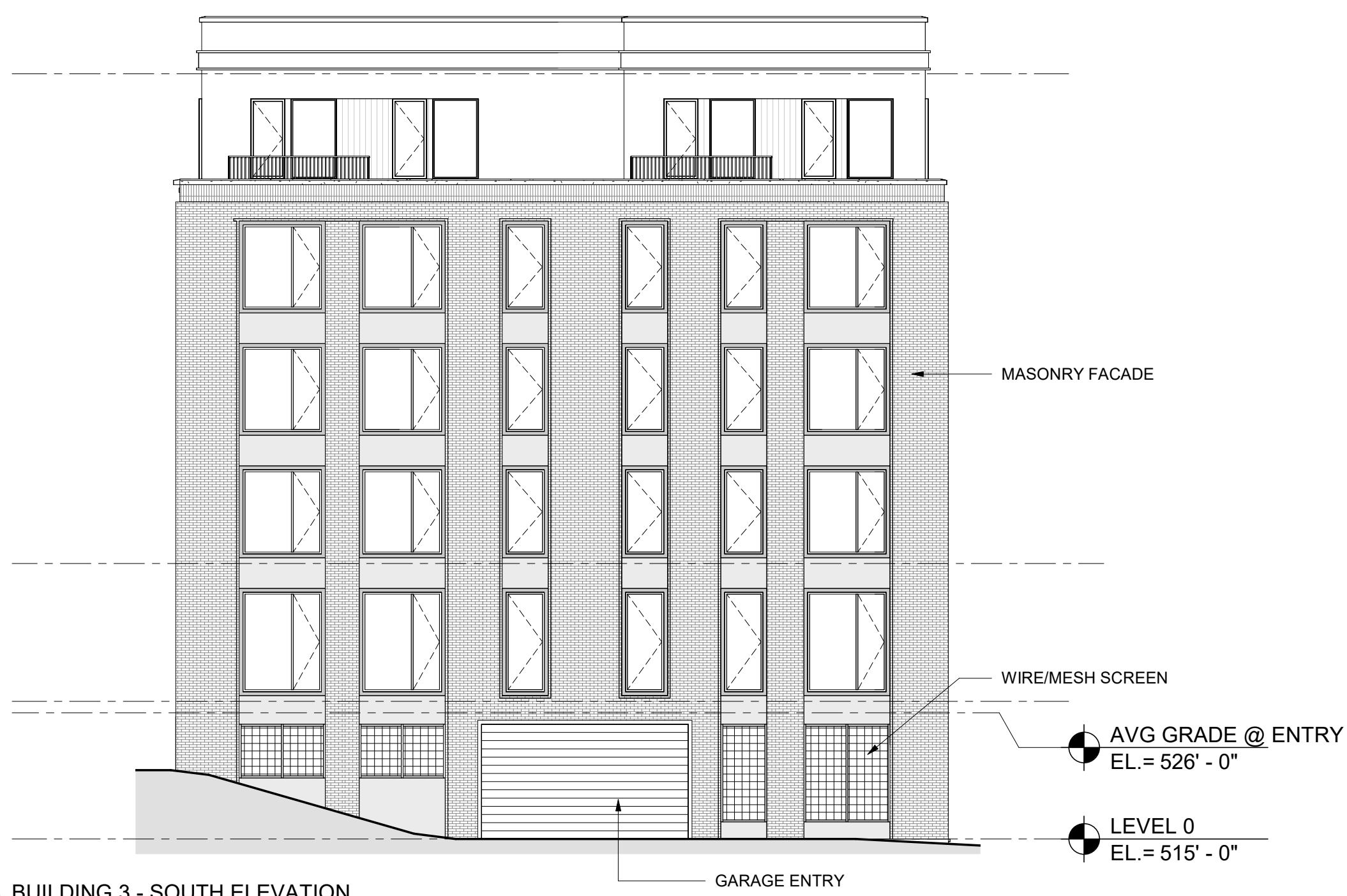
1 SPR - 25 MECHANIC - WEST ELEVATION
3/32" = 1'-0"



4 BUILDING 3 - EAST ELEVATION
3/32" = 1'-0"



3 SPR BUILDING 3 - WEST ELEVATION A
3/32" = 1'-0"



2 BUILDING 3 - SOUTH ELEVATION
3/32" = 1'-0"



1 BUILDING 3 - NORTH ELEVATION
3/32" = 1'-0"

SITE PLAN REVIEW

RODE

535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY

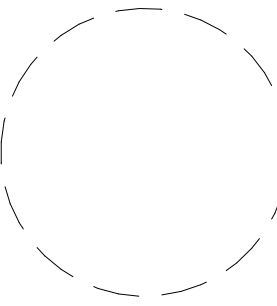
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL

Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333 | T

LANDSCAPE

OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T



BUILDING 3
LEBANON, NH

LWM RESIDENTIAL LLC

PROJECT: 2125

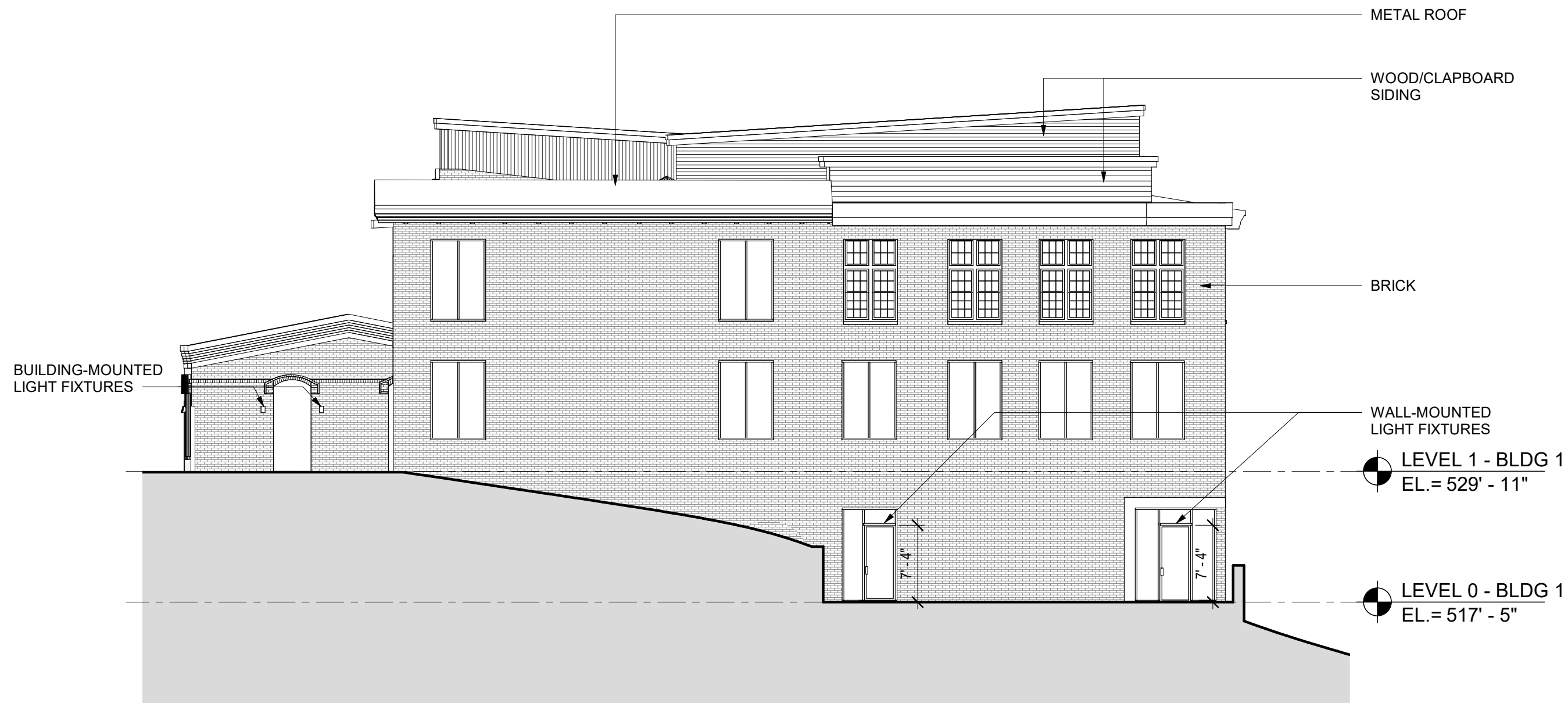
No.	Description	Date

DATE: 10.09.23

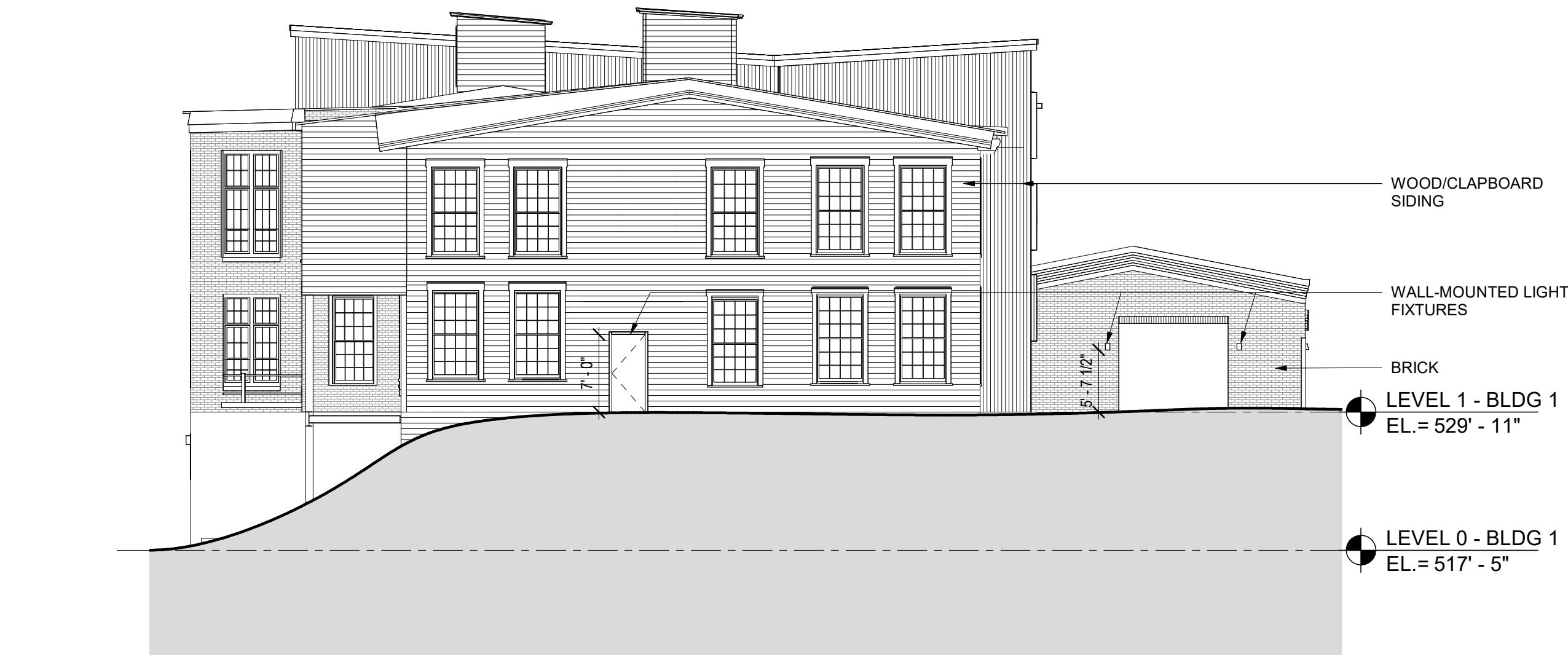
SCALE: 3/32" = 1'-0"

**BUILDING ELEVATIONS -
BUILDING 3**

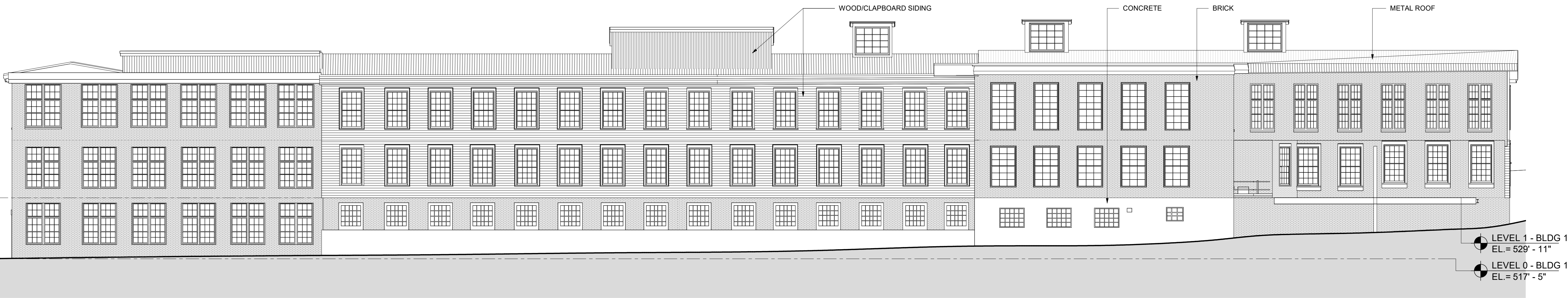
A201



4 MILL - SOUTH ELEVATION - EXISTING
 3/32" = 1'-0"



3 MILL - NORTH ELEVATION - EXISTING
 3/32" = 1'-0"



2 MILL - EAST ELEVATION - EXISTING
 3/32" = 1'-0"



1 MILL - WEST ELEVATION - EXISTING
 3/32" = 1'-0"

SITE PLAN REVIEW

RODE

535 Albany Street | 405
 Boston, MA 02118
 617.422.0090 | T
 rodearchitects.com

Design Team

SURVEY

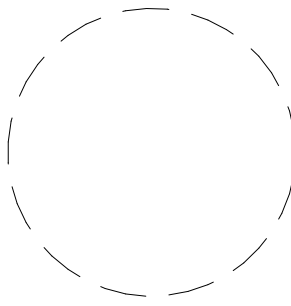
Vive Libre Geomatics
 P.O. Box 1093
 Lebanon, NH 03766
 802.674.6998 | T

CIVIL

Engineering Ventures, PC
 85 Mechanic St Suite e2-3
 Lebanon, NH 03766
 603.442.9333 | T

LANDSCAPE

OJB Landscape Architects
 One Bowdoin Square, Suite 801
 Boston, MA 02114
 857.444.8675 | T



1 FOUNDRY ST.
 LEBANON, NH

LWM RESIDENTIAL LLC

PROJECT:

No.	Description	Date

DATE: 10/09/2023

SCALE: 3/32" = 1'-0"

BUILDING ELEVATIONS -
 EXISTING MILL

A202

SITE PLAN REVIEW

RODE

535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY

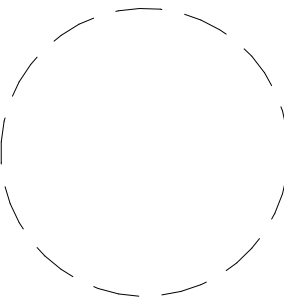
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

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85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333 | T

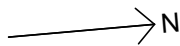
LANDSCAPE

OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T



1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC



PROJECT:

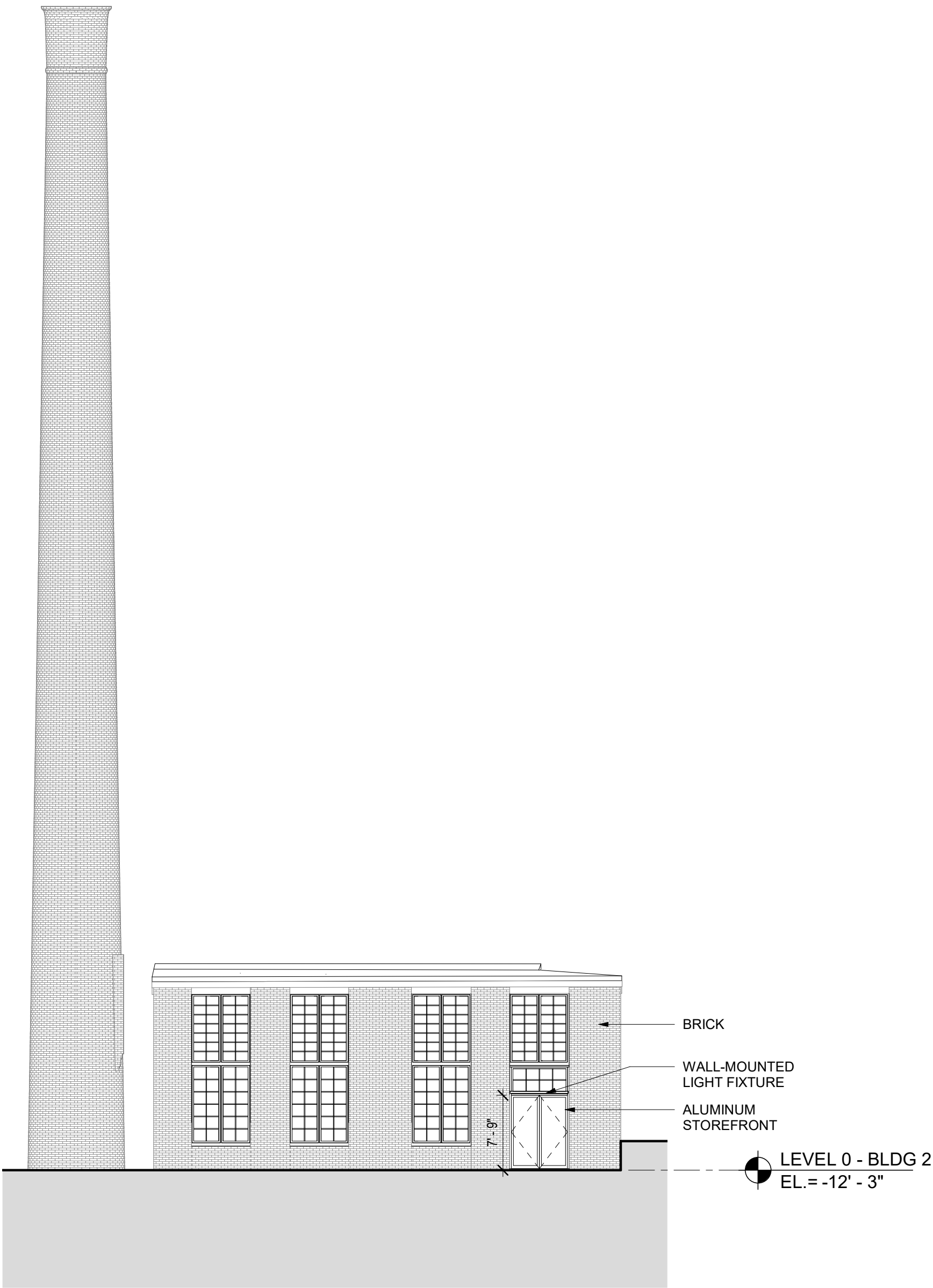
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DATE: 10/09/2023

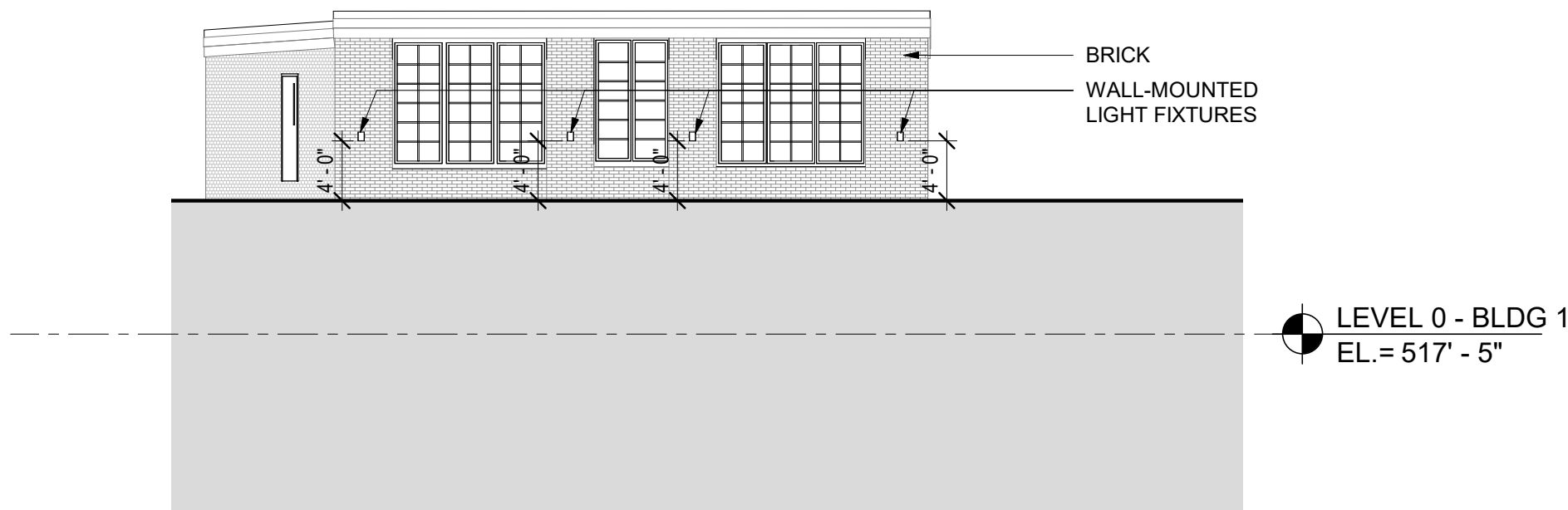
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BUILDING ELEVATIONS -
BOILER BUILDING

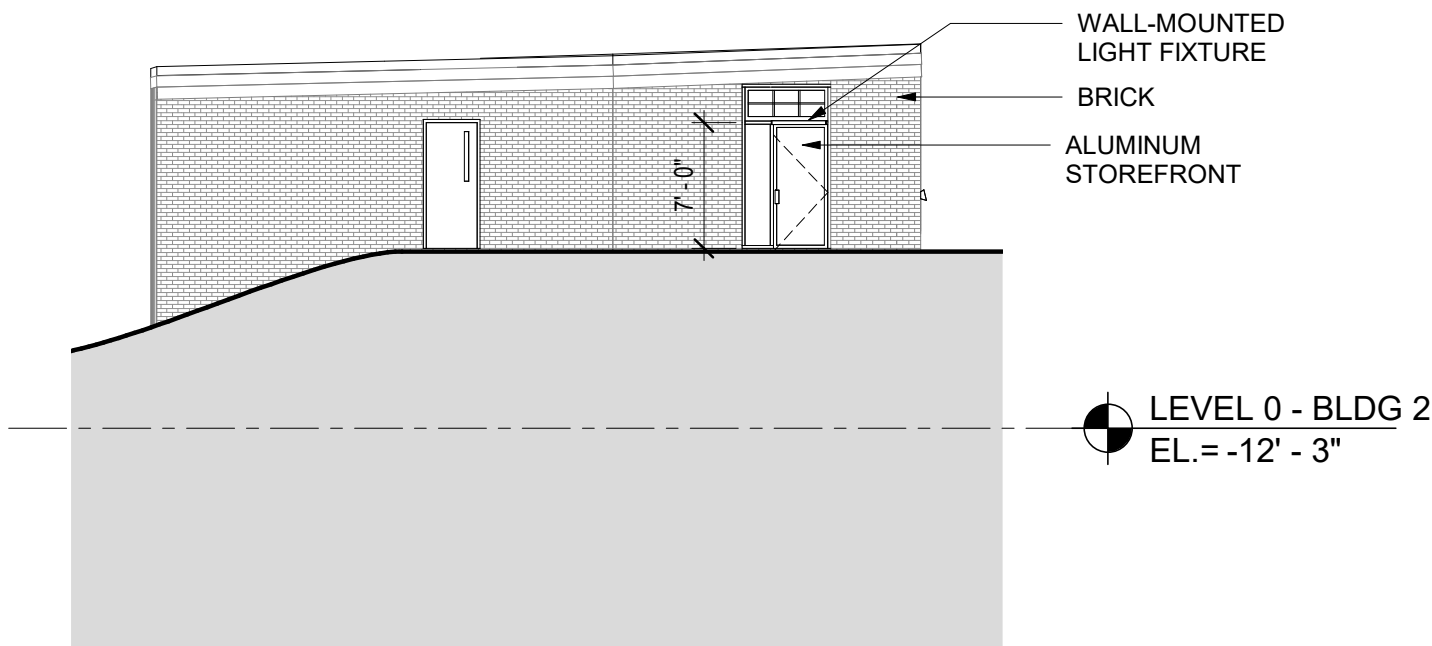
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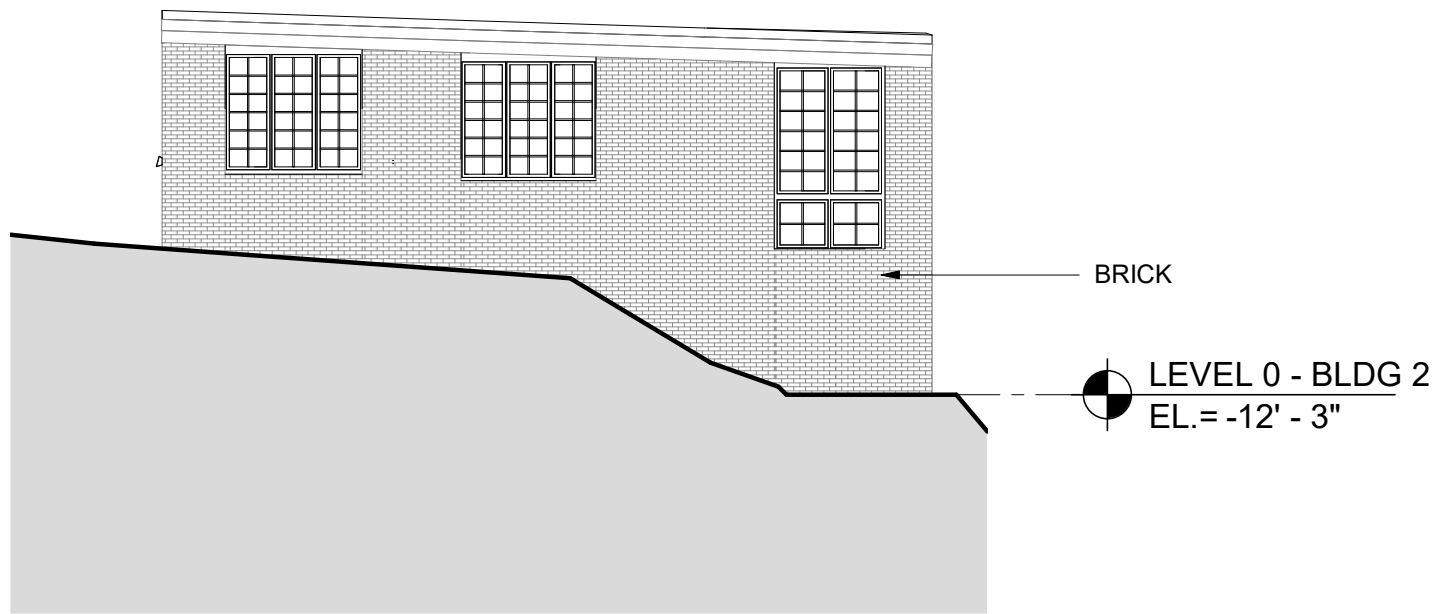
4 BOILER BUILDING - EAST ELEVATION
3/32" = 1'-0"



3 BOILER BUILDING - WEST ELEVATION
3/32" = 1'-0"



2 BOILER BUILDING - NORTH ELEVATION
3/32" = 1'-0"



1 BOILER BUILDING - SOUTH ELEVATION
3/32" = 1'-0"



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

November 13, 2023 Meeting

Staff Memorandum – PB2023-39-SPR

APPLICATION INFORMATION

Agenda Item: 3.E

Application ID#:
PB2023-39-SPR

Application Type:
Site Plan Review (advisory)

Property Location:
5 Airpark Road (Tax Map 131,
Lot 1) *et al* (see Legal Notice)

Property Owner/Applicant:
City of Lebanon

Existing Improvements & Use:
Lebanon Municipal Airport

Proposed Improvements:
Safety related site improvements

Zoning District:
IND-L, RL-1 & RL-3

Overlay Districts:
Airport Protection District
Wetlands Conservation District

LEGAL NOTICE

City of Lebanon, 5 Airpark Road, 0 Hall Road & 0 Poverty Lane (Tax Map 131, Lot 1, Tax Map 159, Lot 7 & Tax Map 161, Lot 3), zoned IND-L, RL-1 & RL-3: Request for Site Plan Review for safety improvements to taxiways, runways, relocate ILS localizer and shelter building together with related modifications to grading, drainage and electrical. PB2023-39-SPR

NOTE: This application will be reviewed as a Governmental Land Use pursuant to NH RSA 674:54).

APPLICATION MATERIALS

- ▶ Application form
- ▶ Letter dated October 26, 2023, from Leslie Merrithew, PE, of Stantec (project description; 2 pages)
- ▶ Photo Index Plan dated October 5, 2023 (1 sheet); *photo sets available for review at the Planning & Development Department*
- ▶ Sheet 1-6 of a plan set titled, "Lebanon Municipal Airport, Extend Runway 18-36 & Taxiway A," prepared by Stantec, dated April 2023, revised September, 2023 (29 sheets); *Sheets 7-29 available for review at the Planning & Development Department*

COMPLETENESS REVIEW

This application is being reviewed in accordance with New Hampshire RSA 674:54, Governmental Land Uses. As such, there is no completeness review for this project. In addition, any comments on the proposal by the Planning Board and City staff are considered non-binding on the applicant.

APPLICATION OVERVIEW

The subject properties are owned by the City of Lebanon and are used by and/or in connection with the Lebanon Municipal Airport. As described in the attached letter from Leslie Merrithew, PE, certain runway and safety improvements are proposed to be constructed in several phases.

Collectively, the proposed changes – which include new improved surfaces greater than 2,500 sq. ft. in size - constitute a "major change" as defined in Article II of the Site Plan Review Regulations. Therefore, the project would ordinarily require site plan review from the Planning Board per Section 3.1.D.

However, because the property and the Airport are owned by the City, the project qualifies as a Governmental Land Use pursuant RSA 674:54 and, therefore, is not subject to the Site Plan Review Regulations. Nevertheless, the Planning Board is permitted to conduct a public hearing on the project, as set forth in NH RSA 674:54, II:

The [...] city [...] shall give written notification to the [...] planning board [...] of a municipality of any proposed governmental use of property within its jurisdiction, which constitutes a substantial change in use or a substantial new use. Written notification shall contain plans, specifications, explanations of proposed changes available at the time, a statement of the governmental nature of the use as set forth in paragraph I, and a proposed construction schedule. Such notification shall be provided at least 60 days prior to the beginning of construction. Either the governing body or planning board of the municipality may conduct a public hearing relative to the proposed governmental use. A representative of the governmental entity which provided notice shall be available to present the plans, specifications, and construction schedule, and to provide explanations. The governing body or planning board may issue nonbinding written comments relative to conformity or nonconformity of the proposal with normally applicable land use regulations to the sponsor of the governmental use within 30 days after the hearing.

Although the Planning Board's review and comments (if any) are advisory only, note that all improvements/structures will need to comply with all other applicable rules and regulations including but not limited to the Building Code.

Attachments

cc: Carl Gross, Lebanon Airport Director
Leslie Merrithew, Stantec

**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 _____

PROPERTY OWNER (APPLICANT):

NAME: Carl Gross, Airport Manager *City of Lebanon* TEL.#: 603-298-8878

MAILING ADDRESS: 5 Airpark Rd. West Lebanon, NH 03784

E-MAIL ADDRESS: carl.gross@lebanonnh.gov

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Leslie Merrithew, Stantec TEL.#: 617-314-1655

MAILING ADDRESS: 40 Water St. 3rd Floor, Boston, MA 02109

E-MAIL ADDRESS: leslie.merrithew@stantec.com

PROJECT LOCATION:

TAX MAP #: 131, 159, 161 LOT#: -1, -7, -3 PLOT #: ZONE: *IND-L RL3, KLI*

STREET ADDRESS OF PROJECT: 5 Airpark Rd. West Lebanon, NH 03784 *O Hall Rd + O Poverty Ln*

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

SCOPE OF PROJECT:

Safety improvement project to install full length parallel taxiway for Runway 18-36, relocate the ILS localizer and shelter building, relocate stub Taxiways 'A1' and 'A2' and extend Runway 36 south by 200ft. Includes grading, drainage and electrical upgrades associated with those elements.

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: *Airport*

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 November 13, 2023, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: *Carl Gross* DATE: 10/19/2023

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 #	
<i>10/23/2023</i>	<i>131-1, 159-7-1161-3</i>	<i>PB2023-39-SPR</i>	

October 26, 2023
File: 179450422

Attention: Tim Corwin, Deputy Planning and Development Director
City of Lebanon City Hall
51N Park St
Lebanon, NH 03766

Dear Mr. Corwin,

Reference: Lebanon Municipal Airport Safety Improvement Project Planning Board Application

The Lebanon Municipal Airport is undertaking a safety improvement project. After several consultations with City Staff throughout the permitting process on this project, we have determined the project requires a Site Plan review by the Planning Board pursuant to Section 3.1.D of the Site Plan Review Regulations. We understand that because this project is for governmental use per NH RSA 674:54, the Planning Board's review is advisory only.

This project appeared in front of the Lebanon Conservation Commission on August 10, 2023 where a motion was carried to recommend approval of the project and pass comments to NH Department of Environmental Services (NHDES) during that agency's wetland permit application review. We were in front of the Conservation Commission a second time on September 14, 2023 where they passed a motion to send comments on this project to the Zoning Board of Adjustment (ZBA) during that Board's review. The project then appeared in front of the ZBA on October 2, 2023 where a motion was carried to grant the project the requested special exemption.

We intend to appear in front of the Planning Board on November 13, 2023 to discuss this project. Our application package to the planning board includes the following elements:

- Project narrative / description (contained in this letter).
- City of Lebanon application form for a site plan review.
- Abutter notification list.
- Photos.
- Plan set.

PROJECT NARRATIVE

Runway 18-36 is the primary Runway at Lebanon Municipal Airport. It is served by partial length parallel Taxiway 'A' which does not extend all the way to the Runway 36 approach end. This condition has the potential to create safety hazards by requiring aircraft to taxi on the runway when using the Runway 36 approach end for landing or take-offs. The preferred configuration for an airport of this size and type, as

Reference: Lebanon Municipal Airport Safety Improvement Project Planning Board Application

dictated by design criteria developed by the Federal Aviation Administration (FAA) is for a full-length parallel taxiway to minimize as much as practicable the time that aircraft are taxiing on runways. The existing stub taxiways 'A1' and 'A2' have also been identified by the FAA as "hot spots" due to their current configuration of allowing aircraft direct access from a parking apron to a runway.

Hot spots are locations "*on an airport with a history or potential risk of collision or runway incursion, and where heightened attention by pilots and drivers is necessary.*" The main objective for this project is therefore to provide the primary runway with a full-length parallel taxiway by extending Taxiway 'A' to the Runway 36 approach end and eliminate the airports hotspots by relocating the stub Taxiways 'A1' and 'A2'.

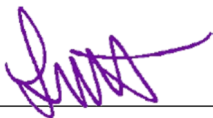
Runway 18-36 will be extended by 200 feet to the south to provide adequate runway length for aircraft that are forecasted to use the facility. This will be accomplished by adding 165' of additional pavement at the Runway 36 approach end. Existing paved turnarounds at the existing end of the runway will be removed and the areas converted to turf.

The existing localizer array that serves to provide horizontal guidance to aircraft landing on Runway 18 is located within the limits of the proposed extension of Taxiway 'A' and must therefore be relocated as part of the project. The localizer array includes the antenna itself, as well as a small equipment shelter, and gravel maintenance drive. The array also requires strict grading criteria on the ground surface adjacent to the antenna in what is called the localizer critical area. The criteria essentially require relatively flat topography so as not to interfere with the antenna signal. The new location of the array will be to the south of the extended runway.

Obstructions to airport protected airspaces pose safety hazards to aircraft during take-off and landing operations and limit the Airport's ability to meet FAA runway end siting criteria. Vegetation located in the approaches to both Runways 18 and 36 have been identified as obstructions due to their height and are therefore proposed to be removed.

Regards,

Stantec Consulting Services Inc.



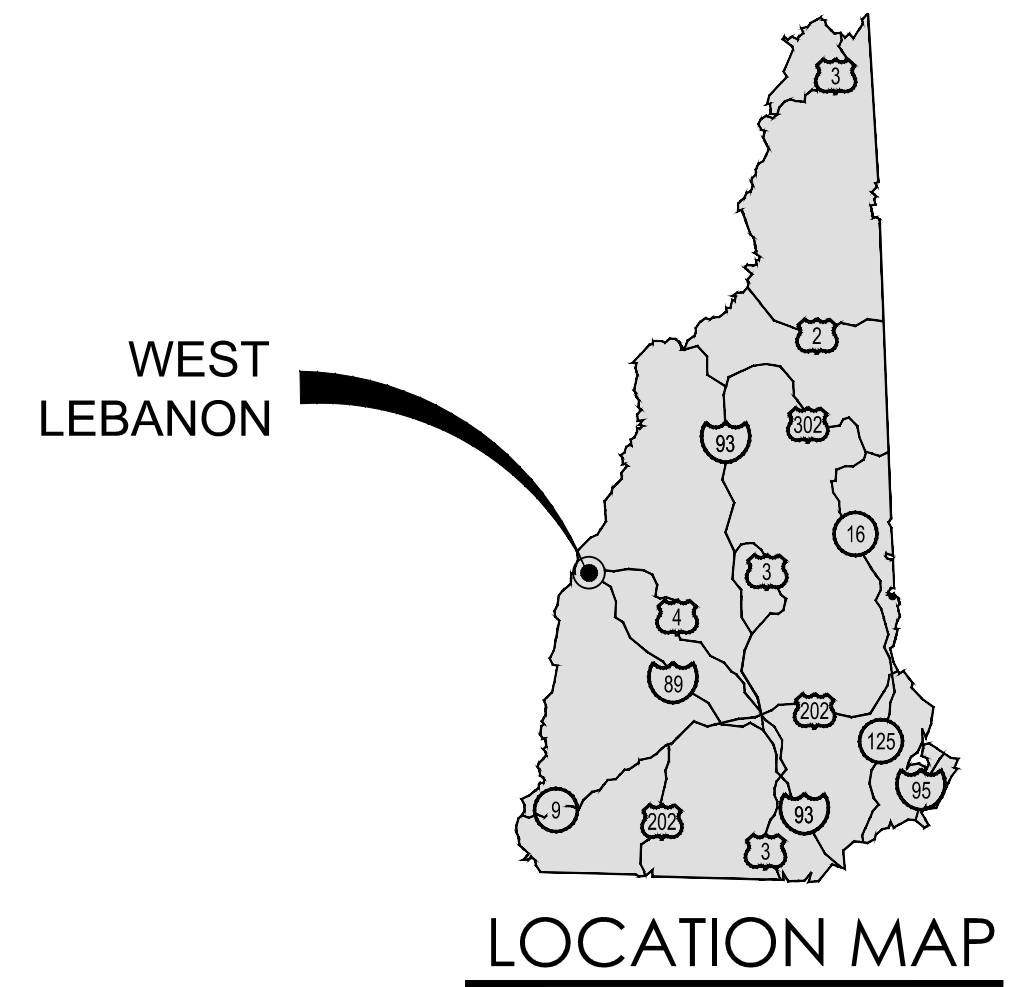
Leslie Merrithew P.Eng., PE
Aviation Infrastructure, Boston Office
Leader
Phone: 617-654-6056
Fax:
Leslie.Merrithew@stantec.com

Attachment: Application Form
Abutters List
Photos
Plan Set

c. Carl Gross, Lebanon Municipal Airport Manager
Gregg Cohen, Stantec Senior Environmental Analyst



LEBANON MUNICIPAL AIRPORT
WEST LEBANON, NEW HAMPSHIRE

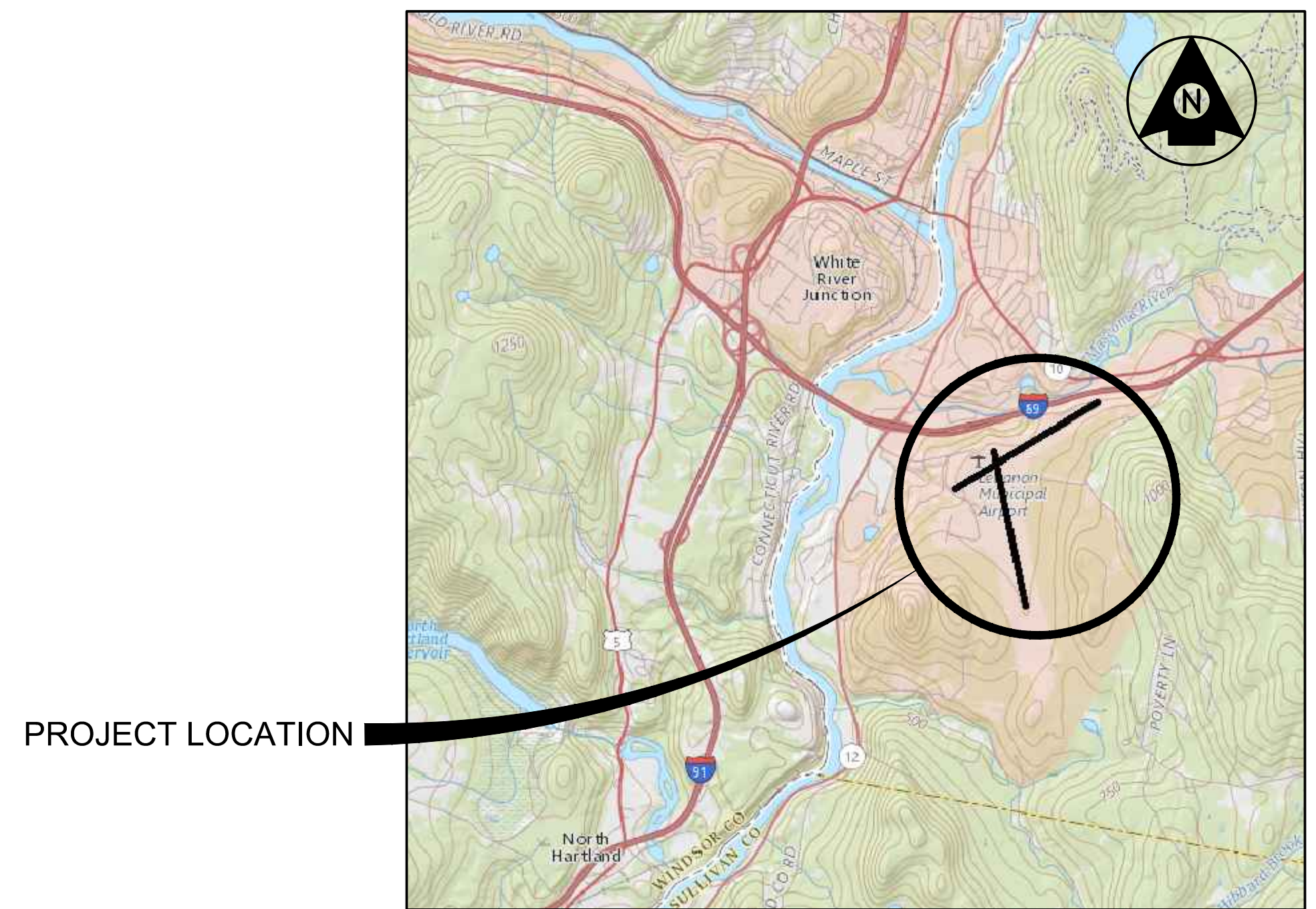


EXTEND RUNWAY 18-36 & TAXIWAY A

NHDES AoT PERMIT SET
APRIL 2023 (REVISED SEPTEMBER 2023) [△]

DRAWING INDEX		
SHEET #	DWG. NO.	SHEET TITLE
1	T001	TITLE SHEET (REVISION 01) [△]
2	G001	GENERAL SITE PLAN
3	G002	PHASING PLAN (REVISION 01) [△]
3A	G101	PHASING PLAN - CONSTRUCTION 2025 (NEW)
3B	G102	PHASING PLAN - CONSTRUCTION 2026 (NEW)
3C	G103	PHASING PLAN - CONSTRUCTION 2027 (NEW)
4	C301	GRADING PLAN - 1
5	C302	GRADING PLAN - 2
6	C303	GRADING PLAN - 3
7	C304	GRADING PLAN - 4
8	C305	GRADING PLAN - 5
9	C306	GRADING PLAN - 6
10	C307	GRADING PLAN - 7
11	C411	TYPICAL SECTIONS - 1
12	C412	TYPICAL SECTIONS - 2
13	C413	TYPICAL SECTIONS - 3
14	C414	TYPICAL SECTIONS - 4
15	C501	DRAINAGE & EROSION CONTROL PLAN - 1 (REVISION 01) [△]
16	C502	DRAINAGE & EROSION CONTROL PLAN - 2 (REVISION 01)
17	C503	DRAINAGE & EROSION CONTROL PLAN - 3 (REVISION 01)
18	C504	DRAINAGE & EROSION CONTROL PLAN - 4
19	C505	DRAINAGE & EROSION CONTROL PLAN - 5 (REVISION 01) [△]
20	C506	DRAINAGE & EROSION CONTROL PLAN - 6
21	C511	DRAINAGE & EROSION CONTROL NOTES & DETAILS - 1 (REVISION 01)
22	C512	DRAINAGE & EROSION CONTROL NOTES & DETAILS - 2 (REVISION 01)
23	C513	DRAINAGE & EROSION CONTROL NOTES & DETAILS - 3 (REVISION 01)
23A	C514	DRAINAGE & EROSION CONTROL NOTES & DETAILS - 4 (NEW)
23B	C515	DRAINAGE & EROSION CONTROL NOTES & DETAILS - 5 (NEW)
24	G601	VEGETATION REMOVAL PLAN [△]

1	SW101	STORMWATER BMP PLAN - 1
2	SW200	PRE DEVELOPMENT WATERSHED PLAN - OVERALL
3	SW201	PRE DEVELOPMENT WATERSHED PLAN - 1 (REVISION 01) [△]
4	SW202	PRE DEVELOPMENT WATERSHED PLAN - 2
5	SW203	PRE DEVELOPMENT WATERSHED PLAN - 3
6	SW204	PRE DEVELOPMENT WATERSHED PLAN - 4
7	SW205	PRE DEVELOPMENT WATERSHED PLAN - 5
8	SW300	POST DEVELOPMENT WATERSHED PLAN - OVERALL
9	SW301	POST DEVELOPMENT WATERSHED PLAN - 1 (REVISION 01) [△]
10	SW302	POST DEVELOPMENT WATERSHED PLAN - 2 (REVISION 01)
11	SW303	POST DEVELOPMENT WATERSHED PLAN - 3
12	SW304	POST DEVELOPMENT WATERSHED PLAN - 4
13	SW305	POST DEVELOPMENT WATERSHED PLAN - 5
14	SW401	PRE DEVELOPMENT SOIL PLAN - 1
15	SW402	PRE DEVELOPMENT SOIL PLAN - 2
16	SW403	PRE DEVELOPMENT SOIL PLAN - 3
17	SW404	PRE DEVELOPMENT SOIL PLAN - 4
18	SW405	PRE DEVELOPMENT SOIL PLAN - 5
19	SW501	POST DEVELOPMENT SOIL PLAN - 1
20	SW502	POST DEVELOPMENT SOIL PLAN - 2
21	SW503	POST DEVELOPMENT SOIL PLAN - 3
22	SW504	POST DEVELOPMENT SOIL PLAN - 4
23	SW505	POST DEVELOPMENT SOIL PLAN - 5



PROJECT LOCATION

VICINITY MAP
NOT TO SCALE

WILDLIFE PROTECTION NOTES:

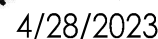
- ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHGREVIEW@WILDLIFE.NH.GOV. EMAIL SUBJECT LINE: NHB22-3194, RUNWAY 36 AND TAXIWAY 'A' EXTENSION, WILDLIFE SPECIES OBSERVATION.
- PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION AS FEASIBLE;
- IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&G. IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04.
- THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.



The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

[illegible]

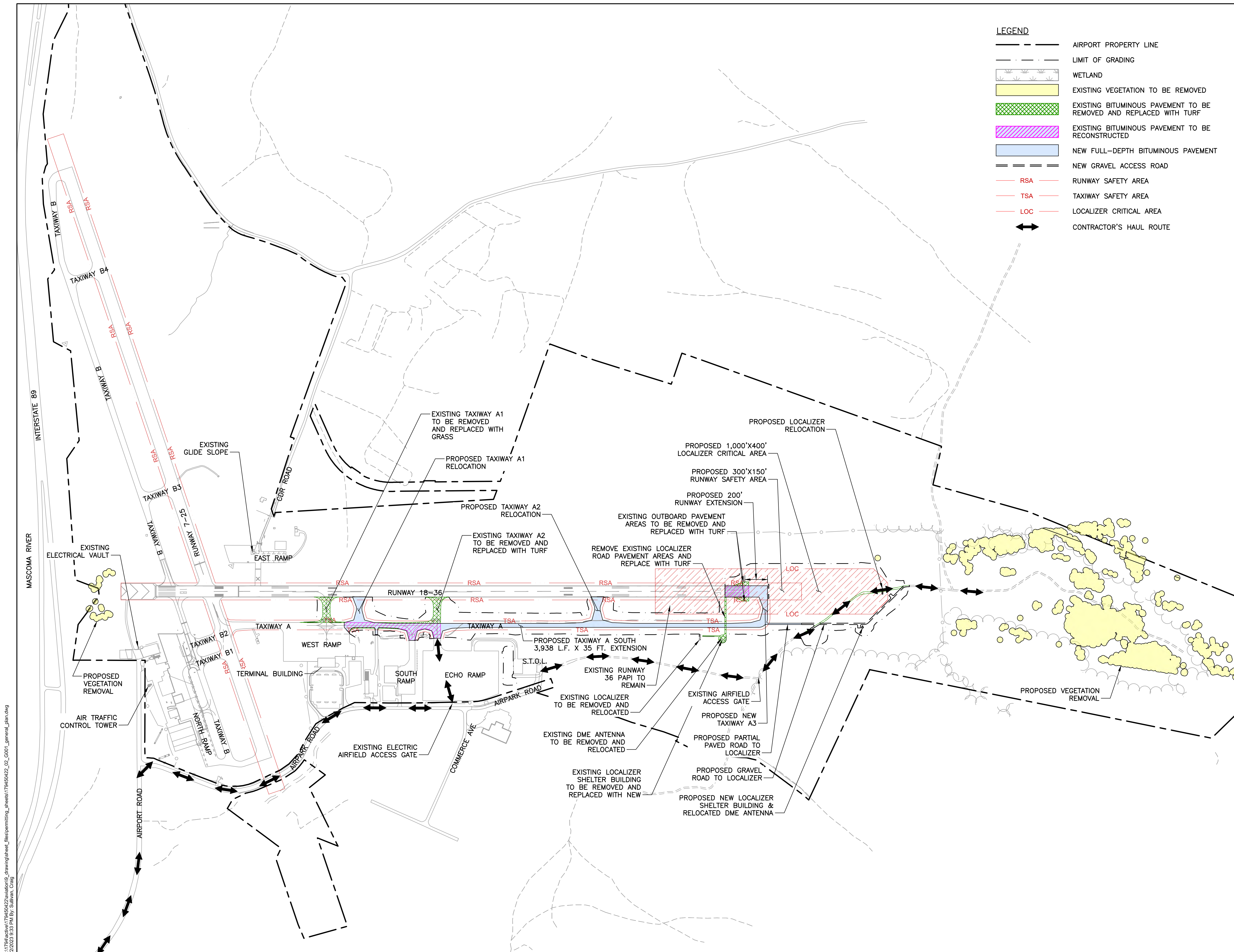
Client/Project



LEBANON MUNICIPAL AIRPORT
5 AIRPPARK ROAD, WEST LEBANON, NH
EXTEND RUNWAY 18-36 & TAXIWAY A
NHDES AOT PERMIT SET

Title
GENERAL SITE PLAN

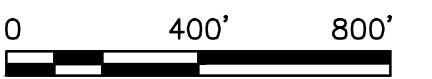
Project No. 179450422	Scale	
Drawing No. G001	Sheet 2 of 23	Revision 0





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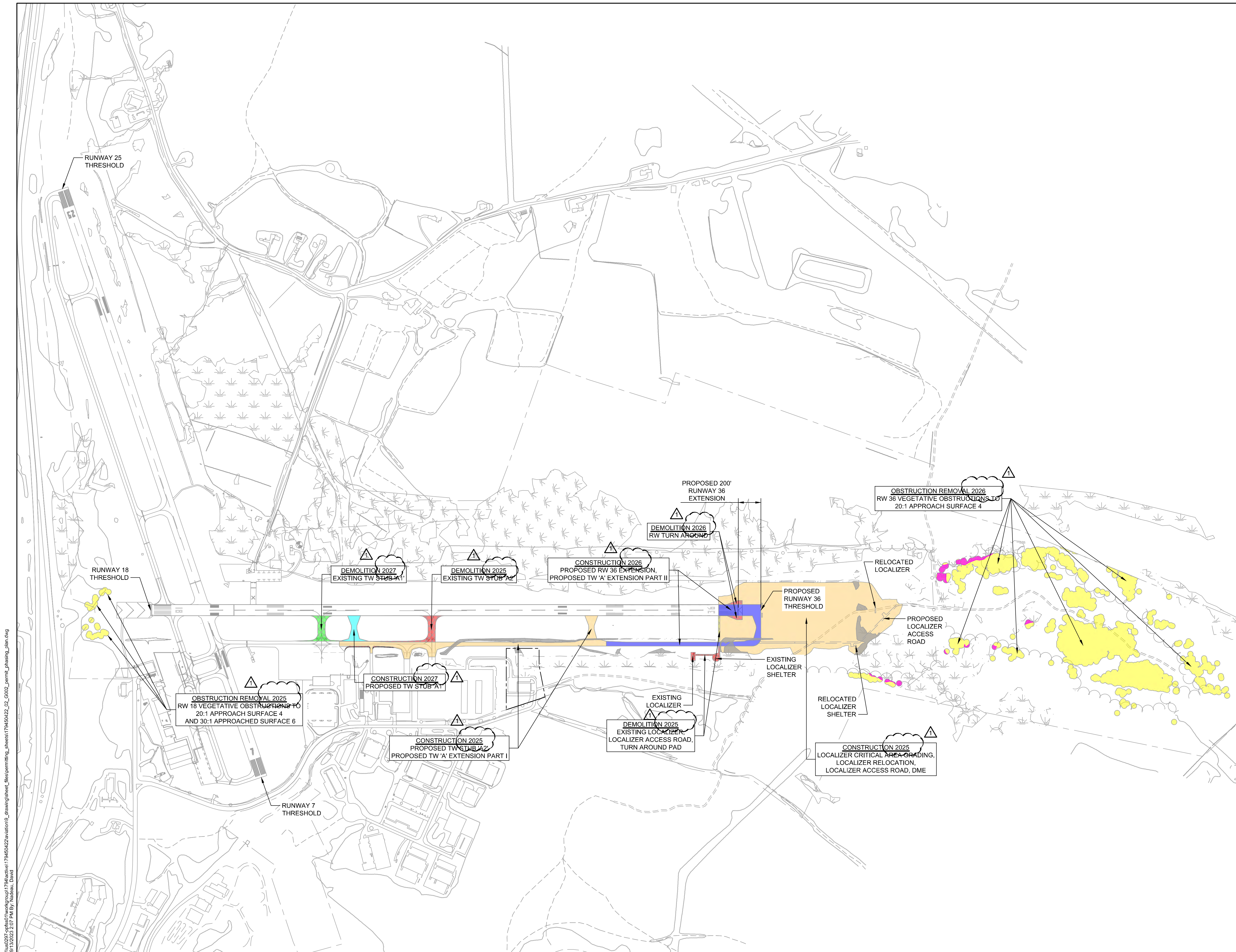
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4/28

**NHDES
SUBMISSION**
NOT FOR CONSTRUCTION

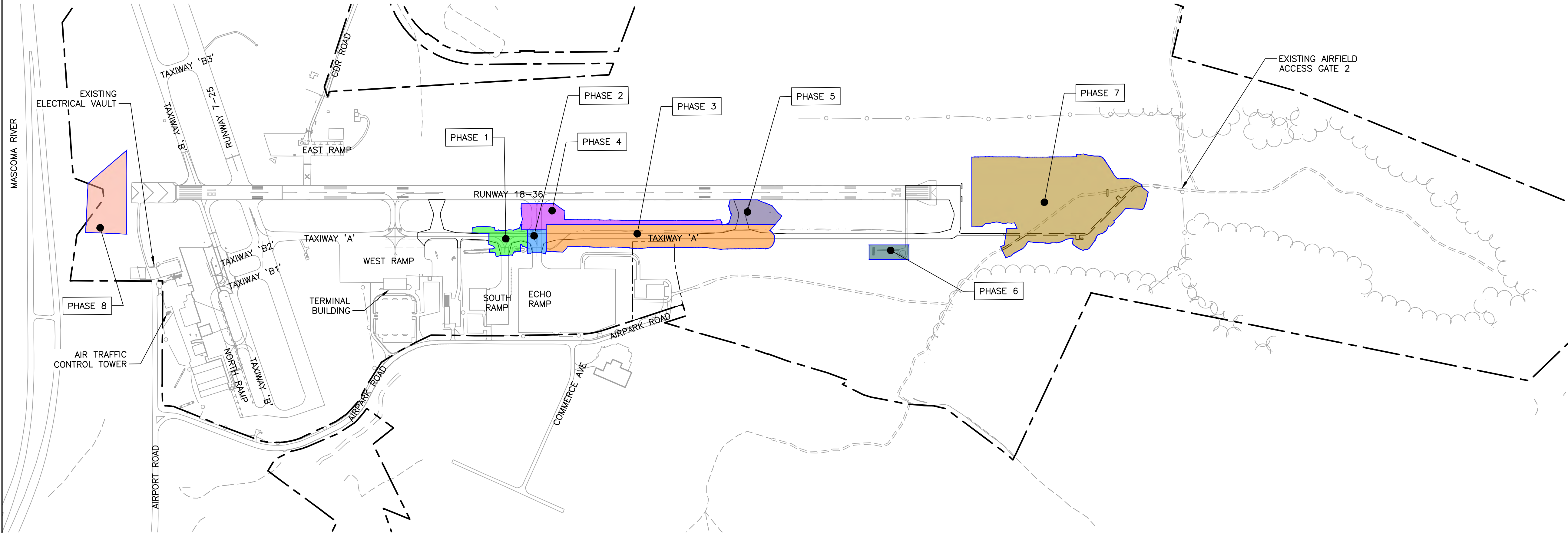
Title
PHASING PLAN

Project No. 179450422	Scale	
Drawing No. G002	Sheet 3 of 23	Revision 1



OVERALL PHASING NOTES:

1. APPROXIMATE NOTICE TO PROCEED FOR CONSTRUCTION IS MAY 1, 2025.
2. THE CONTRACTOR SHALL NOT BEGIN WORK IN ANY PHASE WITHOUT WRITTEN AUTHORIZATION FROM THE RESIDENT PROJECT REPRESENTATIVE (RPR).
3. PHASES SHALL BE COMPLETED IN SEQUENTIAL ORDER UNLESS OTHERWISE NOTED OR AUTHORIZED BY THE RPR AND THE AIRPORT MANAGER.
4. ONCE A PHASE HAS BEGUN, THE CONTRACTOR SHALL WORK DILIGENTLY TO COMPLETE ALL REQUIRED WORK UNTIL ALL DISTURBED AREAS WITHIN THE PHASE HAVE BEEN STABILIZED, IN ACCORDANCE WITH THE EROSION CONTROL NOTES ON DRAWING C-511. PHASES MAY BE WORKED CONCURRENTLY ONLY WITH RPR ADVANCE APPROVAL.
5. CONTRACTOR SHALL MINIMIZE AREAS OF DISTURBANCE THAT HAVE NOT BEEN FULLY STABILIZED WHERE POSSIBLE. EVERY EFFORT SHALL BE MADE TO LIMIT NON-STABILIZED DISTURBED AREAS TO LESS THAN 5 ACRES AS MUCH AS PRACTICABLE. AN ENVIRONMENTAL MONITOR SHALL BE EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE NOTES ON THIS PLAN.
6. EROSION CONTROL MEASURES FOR INDIVIDUAL PHASES SHALL BE INSTALLED PRIOR TO ANY GROUND DISTURBANCE, AND MAINTAINED FOR THE DURATION OF THE PHASE WORK. REFER TO DRAWINGS C-501 THROUGH C-506 FOR INSTALLATION LOCATIONS, AND DRAWINGS C-511 THROUGH C-515 FOR SPECIFIC NOTES AND DETAILS.
7. VEGETATION REMOVAL (PHASE 8) SHALL ONLY BE PERFORMED DURING FROZEN GROUND CONDITIONS BETWEEN THE DATES OF SEPTEMBER 15 AND APRIL 15..
8. GENERAL WORK SEQUENCE FOR EACH PHASE SHALL BE AS FOLLOWS:
 - 8.1. DELINEATE PHASE WORK AREA AND OBTAIN APPROVAL FOR SHUTDOWN OF RUNWAYS / TAXIWAYS AS NEEDED.
 - 8.2. INSTALL EROSION CONTROL MEASURES
 - 8.3. REMOVE VEGETATION
 - 8.4. ROUGH GRADE SITE
 - 8.5. CONSTRUCT GRAVEL BASE AND SUBBASE SECTIONS
 - 8.6. CONSTRUCT ELECTRICAL IMPROVEMENTS.
 - 8.7. CONSTRUCT DRAINAGE SWALES, PONDS, STORMDRAINS, AND OUTFALLS..
 - 8.8. CONSTRUCT SAND FILTERS. (RUNOFF SHALL BE DIVERTED FROM SAND FILTER UNTIL UPSTREAM DRAINAGE AREAS ARE FULLY STABILIZED).
 - 8.9. FINAL GRADE SITE AND PLACE TOPSOIL. APPLY PERMANENT SEED & MULCH.
 - 8.10. CONSTRUCT PAVEMENT COURSES.
 - 8.11. REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE PHASE AREA IS STABILIZED.



ENVIRONMENTAL MONITORING NOTES:

THE CONSTRUCTION CONTRACTOR SHALL EMPLOY AN ENVIRONMENTAL MONITOR FOR THE DURATION OF THE PROJECT. THE ENVIRONMENTAL MONITOR SHALL PROVIDE MONITORING AND REPORTING IN ACCORDANCE WITH REQUIREMENTS SET FORTH BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, CODE OF ADMINISTRATIVE RULES ENV-WQ 1505.03. THE ENVIRONMENTAL MONITOR SHALL AT A MINIMUM:

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- 2) IN ADDITION TO REGULAR WEEKLY INSPECTIONS, INSPECT THE PROJECT SITE DURING ANY RAIN EVENT IN WHICH 0.5 INCH OF PRECIPITATION OR MORE FALLS WITHIN A 24 HOUR PERIOD, PROVIDED THAT IF THE ENVIRONMENTAL MONITOR IS UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THE RAIN EVENT;
- 3) SUBMIT A WRITTEN REPORT, STAMPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST, TO THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES WITHIN 24 HOURS OF EACH INSPECTION THAT:
 - a. DESCRIBES THE PROGRESS OF THE PROJECT, INCLUDING WHETHER ALL CONDITIONS OF THE PERMIT ARE BEING MET AND, IF NOT, WHICH REQUIREMENTS ARE NOT BEING MET;
 - b. IF ANY REQUIREMENTS ARE NOT BEING MET, AN EXPLANATION OF THE CORRECTIVE ACTION(S) THAT WILL BE OR ARE BEING TAKEN TO BRING THE PROJECT INTO COMPLIANCE WITH APPLICABLE REQUIREMENTS AND THE DEADLINE BY WHICH SUCH ACTIONS WILL BE COMPLETED; AND
 - c. INCLUDES PHOTOGRAPHS OF THE SITE THAT ARE REPRESENTATIVE OF THE PROJECT; AND
- 4) RETAIN A COPY OF THE REPORT PREPARED PURSUANT TO 3), ABOVE, ON-SITE FOR REVIEW DURING SITE INSPECTIONS BY FEDERAL, STATE, AND LOCAL OFFICIALS.

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LEGEND

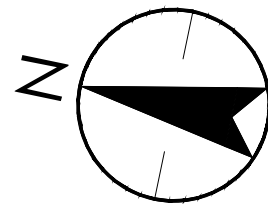
- PHASE LIMITS
- PHASE 1 (1.08 ACRES)
- PHASE 2 (0.47 ACRES)
- PHASE 3 (5.78 ACRES)
- PHASE 4 (1.84 ACRES)
- PHASE 5 (1.21 ACRES)
- PHASE 6 (0.63 ACRES)
- PHASE 7 (13.60 ACRES)
- PHASE 8 (VEGETATION REMOVAL LIMITED DISTURBANCE)



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40 Water St., 3rd Floor
Boston MA 02109 U.S.A.
Tel. 617.234.3100
www.stantec.com

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Issued	By	Appd.	YY.MM.DD

ADK	LAM	ADK
Dwn.	Chkd.	Dsgn.

Permit-Seal



**NHDES
SUBMISSION
NOT FOR CONSTRUCTION**

4/28/2023

Client/Project

LEBANON MUNICIPAL AIRPORT
5 AIRPPARK ROAD, WEST LEBANON, NH

EXTEND RUNWAY 18-36 & TAXIWAY A
NHDES Aot PERMIT SET

Title

PHASING PLAN - CONSTRUCTION 2025

Project No.
179450422

Scale

Drawing No.

Sheet

Revision

G101

3A of 23

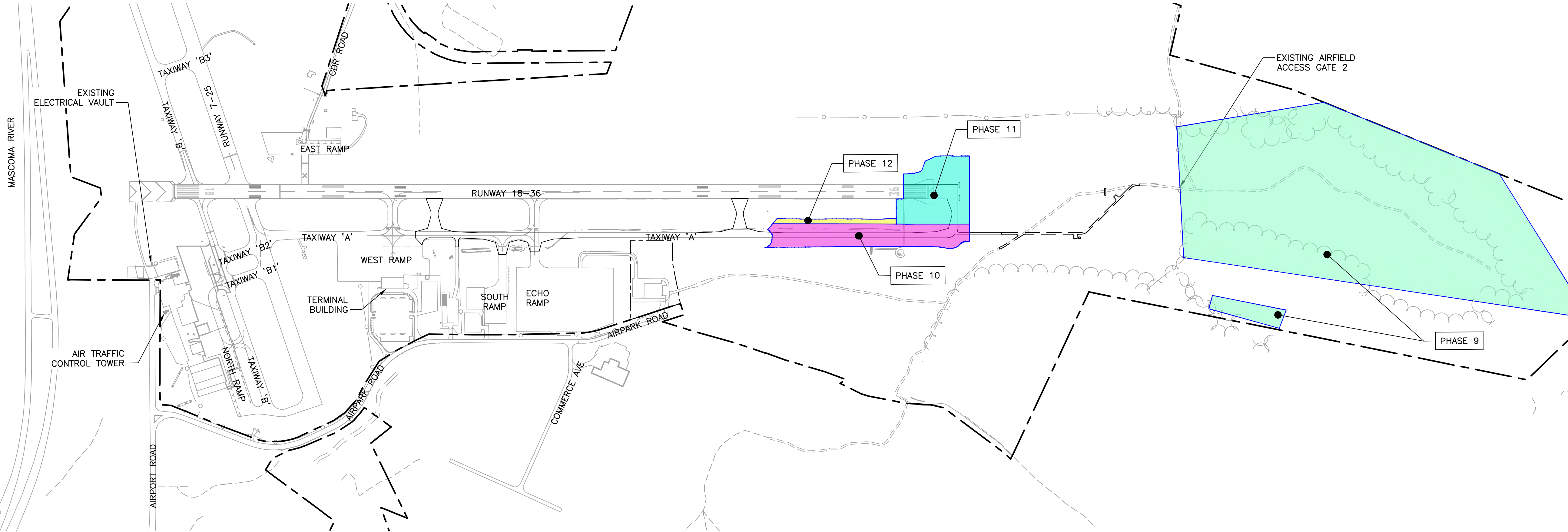
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9/20/2023 11:38 AM BY: Nadeau, David

ORIGINAL SHEET - AND D

OVERALL PHASING NOTES:

1. APPROXIMATE NOTICE TO PROCEED FOR CONSTRUCTION IS MAY 1, 2026.
2. THE CONTRACTOR SHALL NOT BEGIN WORK IN ANY PHASE WITHOUT WRITTEN AUTHORIZATION FROM THE RESIDENT PROJECT REPRESENTATIVE (RPR).
3. PHASES SHALL BE COMPLETED IN SEQUENTIAL ORDER UNLESS OTHERWISE NOTED OR AUTHORIZED BY THE RPR AND THE AIRPORT MANAGER.
4. ONCE A PHASE HAS BEGUN, THE CONTRACTOR SHALL WORK DILIGENTLY TO COMPLETE ALL REQUIRED WORK UNTIL ALL DISTURBED AREAS WITHIN THE PHASE HAVE BEEN STABILIZED, IN ACCORDANCE WITH THE EROSION CONTROL NOTES ON DRAWING C-511. PHASES MAY BE WORKED CONCURRENTLY ONLY WITH RPR ADVANCE APPROVAL.
5. CONTRACTOR SHALL MINIMIZE AREAS OF DISTURBANCE THAT HAVE NOT BEEN FULLY STABILIZED WHERE POSSIBLE. EVERY EFFORT SHALL BE MADE TO LIMIT NON-STABILIZED DISTURBED AREAS TO LESS THAN 5 ACRES AS MUCH AS PRACTICABLE. AN ENVIRONMENTAL MONITOR SHALL BE EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE NOTES ON THIS PLAN.
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7. VEGETATION REMOVAL (PHASE 9) SHALL ONLY BE PERFORMED DURING FROZEN GROUND CONDITIONS BETWEEN THE DATES OF SEPTEMBER 15 AND APRIL 15.
8. GENERAL WORK SEQUENCE FOR EACH PHASE SHALL BE AS FOLLOWS:
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 - c. INCLUDES PHOTOGRAPHS OF THE SITE THAT ARE REPRESENTATIVE OF THE PROJECT; AND
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LEGEND

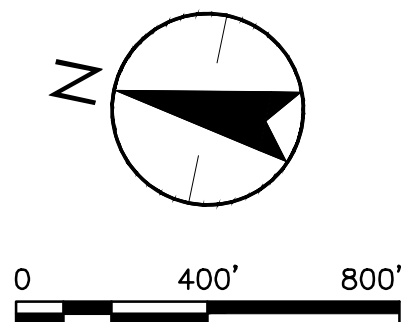
- PHASE LIMITS
- PHASE 9 (VEGETATION REMOVAL LIMITED DISTURBANCE)
- PHASE 10 (4.90 ACRES)
- PHASE 11 (4.68 ACRES)
- PHASE 12 (0.65 ACRES)



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40 Water St., 3rd Floor
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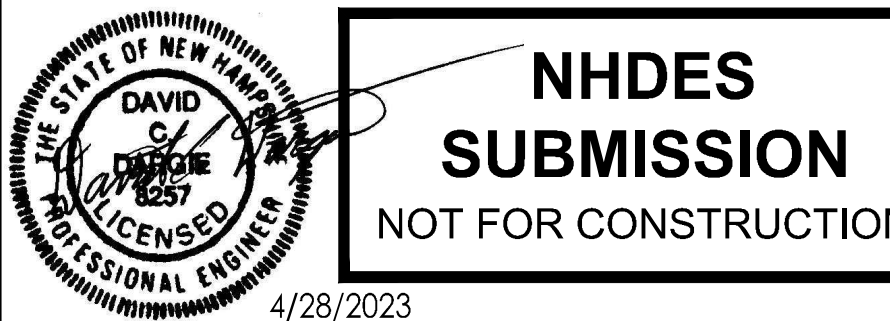
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Revision	By	Appd.	YY.MM.DD
Issued	By	Appd.	YY.MM.DD

ADK	LAM	ADC
Dwn.	Chkd.	Dsgn.

Permit-Seal



Client/Project
LEBANON MUNICIPAL AIRPORT
5 AIRPPARK ROAD, WEST LEBANON, NH

EXTEND RUNWAY 18-36 & TAXIWAY A
NHDES Aot PERMIT SET

Title
PHASING PLAN - CONSTRUCTION 2026

Project No. 179450422	Scale
Drawing No. G102	Sheet 3B of 23
	Revision 0

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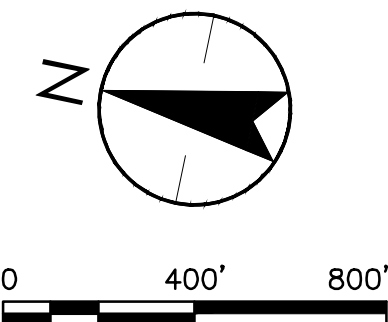
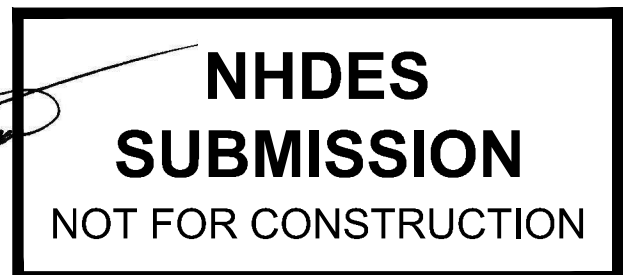
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PHASE LIMITS

PHASE 13 (2.67 ACRES)

PHASE 14 (1.40 ACRES)

Permit-Seal

0

DRAFT

LEBANON PLANNING BOARD
Regular Session
Monday, October 9, 2023, 6:30 PM
Council Chambers, City Hall
or Remote Via Microsoft Teams
LebanonNH.gov/Live

MEMBERS PRESENT: Matthew Hall (Chair), Karen Zook (City Council Rep), Andrew Faunce, Bruce Garland, Patrick Kennelly, Kathie Romano, Laurel Stavis - Remote, Richard Burley

MEMBERS ABSENT: Jeremy Rutter (Vice Chair - Remote)

STAFF PRESENT: Nathan Reichert (Planning Director), Tim Corwin (Deputy Planning Director), Brian Vincent (City Engineer)

1. Call to Order

Chair Hall called the meeting to order at 6:30 PM.

2. Notice of Regional Impact

The following applications were received by the Planning and Development Department on or before October 9, 2023:

Mason Storage, LLC, 38 Spencer Street (Tax Map 78, Lot 39), zoned LD: Applicant requests an extension of time per Section 4.10.B of the Site Plan Review Regulations to obtain a building permit pursuant to an approved site plan for a 15,000 sq. ft. addition to an existing storage building, originally approved on October 25, 2021 (PB2021-13-SPR). **PB2023-36-EXT**

SPNH Lebanon North, LLC, 402 & 392 Mount Support Road (Tax Map 24, Lots 9 & 10), zoned R-1: Applicant requests a Conditional Use Permit pursuant to Article III, Sections 305.2, 302.4(B) of the Zoning Ordinance to fit up 968 sq ft of space for an animal surgical center. **PB2023-37-CUP**

LVM Residential, LLC, 1 Foundry Street, 25 & 43 Mechanic Street (Tax Map 91, Lots 263 & 267 & 106-34) zoned LD: Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests a modification to a previously approved Site Plan (PB2022-36-SPR) for a phased, 196-unit multi-family complex. Applicant proposes to reduce the number of dwelling units to 183 and to revise the building site configuration, together with related modifications to parking, utilities, landscaping, access, and other site improvements. **PB2023-38-SPA**

Mr. Corwin stated that the above applications have no potential for regional impact.

A MOTION by _____ that the submitted applications have no potential for regional impact. The motion was seconded by _____.

Roll Call Vote:

Voting in Favor – Ms. Romano, Mr. Garland, Mr. Kennelly, Mr. Hall, Ms. Zook, Mr. Faunce, Mr. Burley, Ms. Stavis

Voting Against – None

1 ****The MOTION was approved (8-0).***
2
3

4 **3. Public Hearing Items**
5

6 **A. Vincent & Tarah Cantore, 121 Slayton Hill Road (Tax Map 134, Lot 10), zoned RL-2:**
7 **Request for approval of a proposed three (3)-lot Minor Subdivision. PB2023-13-MIN**
8

9 Mr. Corwin stated that the above application is complete enough for the Planning Board to accept
10 jurisdiction and commence review.
11

12 ***A MOTION by _____ that the Lebanon Planning Board finds the application of Vincent & Tarah***
13 ***Cantore, for a proposed three (3)-lot Minor Subdivision of 121 Slayton Hill Road (Tax Map 134, Lot 10),***
14 ***PB2023-13-MIN, IS complete enough to accept jurisdiction and commence review.***
15

16 ***The motion was seconded by _____.***

17 ***Roll Call Vote:***

18 ***Voting in Favor – Ms. Romano, Mr. Garland, Mr. Kennelly, Mr. Hall, Ms. Zook, Mr. Faunce, Mr.***
19 ***Burley, Ms. Stavis***

20 ***Voting Against – None***

21 ****The MOTION was approved (8-0).***
22

23 Vincent Cantore appeared in support of the application.
24

25 Chair Hall invited public comment.
26

27 Heather Johnson, a resident of Slayton Hill, expressed concern about the wildlife corridor and a larger
28 concern over the culvert that washed out due to heavy rains. There is no plan for drainage when the
29 properties are developed. All drainage from the properties goes through their culvert. Mr. Vincent stated
30 that a small-scale development would have no impact on concern for drainage. Mr. Corwin noted that any
31 other use than for a single-family home would trigger stormwater management. Cutting trees and
32 increasing runoff is not
33

34 Steve Louziere, a resident of Slayton Hill, commented on clear cutting above these properties that caused
35 a landslide with the heavy rains and severely damaging Slayton Hill. Chair Hall noted the limitations of
36 the Planning Board's role regarding future problems. Mr. Corwin stated that developing the lots would
37 require certain permits and approvals that require site plan review.
38

39 Jillian Ramter, a resident of Slayton Hill, inquired about the possibility of multi-family housing in that
40 area given the need for workforce housing. Mr. Corwin stated that a PUD could be possible if the site
41 plan regulations are met.
42

43 Kathy Pierce, a resident of Slayton Hill across from the properties in question, expressed concern for the
44 wildlife and the water runoff. Her home sustained severe damage in the past, and a subdivision will
45 increase the potential for water damage.
46

47 ***A MOTION by Patrick Kennelly that the Lebanon Planning Board APPROVE a waiver for the***
48 ***application of Vincent & Tarah Cantore for a proposed three (3)-lot Minor Subdivision of 121 Slayton***
49 ***Hill Road (Tax Map 134, Lot 10), PB2023-13-MIN, from Section 13.4.A of the Subdivision***
50 ***Regulations requiring soil testing and data.***

51 ***The motion was seconded by Bruce Garland.***

Roll Call Vote:

Voting in Favor – Ms. Romano, Mr. Garland, Mr. Kennelly, Mr. Hall, Ms. Zook, Mr. Faunce, Mr. Burley, Ms. Stavis

Voting Against – None

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

A MOTION by Patrick Kennelly that the Lebanon Planning Board **APPROVE** the application of Vincent & Tarah Cantore for a proposed three (3)-lot Minor Subdivision of 121 Slayton Hill Road (Tax Map 134, Lot 10), PB2023-13-MIN, as shown on a plat titled “Subdivision Plan,” prepared by Paton Land Surveying, dated August 23, 2023, including any and all supplemental submissions and testimony provided during the public hearing.

In support of its decision, the Board finds that the applicant has submitted plans, testimony, and technical data prepared by a licensed land surveyor that together satisfactorily demonstrate compliance with the applicable requirements of the Subdivision Regulations except as may reasonably be addressed through the imposition of certain conditions of approval, set forth below.

This approval is subject to the following conditions:

Conditions to be Satisfied Prior to the Signing and Recording of the Plat

1. The applicant shall provide a revised plat depicting the following changes to the satisfaction of the Planning and Development Department:
 - a. Add Grafton County to the title block (9.5.A.1).
 - b. Identify mailing address of the applicant (9.5.A.2).
 - c. Identify names and mailing addresses of the easement holder(s) (9.5.A.2).
 - d. Identify the zoning districts in which the property is located and identify the RL-2 and RL-3 district boundary on Lot 3 (9.5.A.4).
 - e. Provide the areas of all proposed lots in square feet in addition to acres (9.5.A.6).
 - f. Identify the existing wood areas/tree line (9.5.A.7).
 - g. Contact the Assessing Department to obtain the tax map/lot numbers for the new lots and add to the plat.
 - h. Contact the Police Department to obtain the street addresses for each new lot and add to the plat.
 - i. Add a note indicating that the plat was approved pursuant to the City of Lebanon Subdivision Regulations last revised June 28, 2021.
 - j. Add Planning Board number (PB2023-13-MIN).
 - k. Add a note to the plan that electric, telephone and cable TV distributions systems shall be underground, including services (13.8.C).
 - l. Identify acreage and square footage of existing lot.
 - m. To address the wildlife corridor identified in the November 2016 “Lebanon’s Wildlife Corridors” study, either delineate a building footprint on Lot 3 as far North as possible and a building footprint on Lot 2 as far South as possible to accommodate the wildlife corridor, or add a note referring to the wildlife study and indicating that the corridor would be best protected by placement of any future buildings on Lot 3 as far North as possible, and on Lot 2 as far south as possible.
 - n. Provide the date and description of the plat revisions. (9.5.A.1)
2. The applicant shall provide a digital record drawing (Cad .dwg format using NH State Plane Coordinate system or an alternative approved by the City’s GIS Coordinator).

General Conditions

3. This approval shall be considered void unless all conditions precedent have been met, and the plat has been recorded in the Registry of Deeds, within two (2) years from the date of the Notice of Action (Section 7.12.B).
4. Future development on the new lots 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 October 12, 2021, and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy. 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.
5. All future construction shall substantially conform with and shall be subject to the requirements and specifications of the recorded plat (Section 7.9.A.2).

The motion was seconded by Bruce Garland.

Chair Hall offered an amendment to the motion regarding the wildlife corridor, but it was determined that it would not be necessary.

Roll Call Vote:

Voting in Favor – Ms. Romano, Mr. Garland, Mr. Kennelly, Mr. Hall, Ms. Zook, Mr. Faunce, Mr. Burley, Ms. Stavis

Voting Against – None

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

A MOTION by Patrick Kennelly that the Lebanon Planning Board authorizes the Chair to sign the Minor Subdivision plat of Vincent & Tarah Cantore, PB2023-13-MIN, titled “Subdivision Plan,” prepared by Paton Land Surveying, dated August 23, 2023, as revised per the Planning Board’s conditions of approval.

The motion was seconded by Bruce Garland.

Roll Call Vote:

Voting in Favor – Ms. Romano, Mr. Garland, Mr. Kennelly, Mr. Hall, Ms. Zook, Mr. Faunce, Mr. Burley, Ms. Stavis

Voting Against – None

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

- B. **Johanna Cicotte & Edwards Properties, LLC, 30 Little Heater Road (Tax Map 78, Lot 61) and 1 Edwards Street (Tax Map 78, Lot 56), zoned IND-L: Request for a Boundary Line Adjustment. PB2022-42-BLA**

Mr. Corwin stated that Staff recommends the above application is complete enough for the Planning Board to accept jurisdiction and commence review.

1 **A MOTION by Andrew Faunce** that the Lebanon Planning Board finds the application of Johanna
2 Cicotte & Edwards Properties, LLC, for a proposed Boundary Line Adjustment between 30 Little Heater
3 Road (Tax Map 78, Lot 61) and 1 Edwards Street (Tax Map 78, Lot 56), PB2023-42-BLA, **IS** complete
4 enough to accept jurisdiction and commence review.

5
6 **The motion was seconded by Kathie Romano.**

7 **Roll Call Vote:**

8 **Voting in Favor – Ms. Romano, Mr. Garland, Mr. Kennelly, Mr. Hall, Ms. Zook, Mr. Faunce, Mr.**
9 **Burley, Ms. Stavis**

10 **Voting Against – None**

11 ***The MOTION was approved (8-0).**

12
13 Dan Nash of Advanced Geomatics and Design appeared in support of the application.

14
15 Mr. Nash explained the reason for the request.

16
17 Mr. Corwin stated that there are conditions of approval.

18
19 Ms. Romano inquired about the accuracy of the drawing of the lots in question. Mr. Nash explained the
20 reason for the drawing and the need to change it.

21
22 Amy Stebbins, who owns a business at 5 Edwards St., and Ed Corley, the property owner, stated that the
23 section directly behind 5 Edwards St. is not legally part of the lot in question. Mr. Nash explained that per
24 Atty. Schuster, the court decided that this strip was added to the property in question. Mr. Corwin stated
25 that the plan was prepared by a licensed land surveyor, and more evidence would be required to decide an
26 error was made. Ms. Stebbins stated that she wants to be sure it was a legal transfer. Mr. Corwin
27 suggested a condition that the applicant must show legal ownership of that portion of the property. Mr.
28 Nash stated that another survey by a different surveyor would be required.

29
30 Ms. Romano noted that notice must be given to abutters regarding a transfer of property. Mr. Corwin
31 stated that it would be appropriate to give the abutter time to get a new survey. Mr. Garland suggested
32 contacting Atty. Schuster for confirmation of the property ownership.
33 Continue to November.

34
35 **A MOTION by Bruce Garland to continue the hearing of Johanna Cicotte & Edwards Properties,**
36 **LLC, to November 13, 2023, meeting at 6:30PM.**

37 **The motion was seconded by Andrew Faunce.**

38 **Roll Call Vote:**

39 **Voting in Favor – Ms. Romano, Mr. Garland, Mr. Kennelly, Mr. Hall, Ms. Zook, Mr. Faunce, Mr.**
40 **Burley, Ms. Stavis**

41 **Voting Against – None**

42 ***The MOTION was approved (8-0).**

- 43
44
45 C. **SPNH Lebanon North, LLC, 402 & 392 Mount Support Road (Tax Map 24, Lots 9 &**
46 **10), zoned R-1:** Pursuant to Section 9.1 of the Site Plan Review Regulations, a request for
47 a modification to a previously approved Site Plan (PB2021-33-SPR) for a 204-unit multi-
48 family development. Applicant proposes to construct 3, 4-story multi-family dwellings and
49 a community amenity building in place of the 4, 3-story multi-family dwellings currently
50 approved, together with related modifications to parking, utilities, landscaping, access, and

1 other site improvements. **PB2023-34-SPR**

2
3 Chair Hall noted that the packet information was provided very late to the Board members. Mr. Garland
4 agreed that there was not sufficient time to review the information. Mr. Corwin noted that the information
5 was online last Thursday with the exception of Mr. Fiore's memo. Chair Hall agreed to proceed.

6
7 Mr. Corwin stated that the application is complete enough for the Planning Board to accept jurisdiction
8 and commence review.

9
10 ***A MOTION by Andrew Faunce that the Lebanon Planning Board find the application of SPNH***
11 ***Lebanon North, LLC, for 402 Mount Support Road (Tax Map 24, Lot 9) and 392 Mount Support Road***
12 ***(Tax Map 24, Lot 10) (PB2023-34-SPA) is complete enough to accept jurisdiction and commence***
13 ***review.***

14
15 ***The motion was seconded by Patrick Kennelly.***

16 ***Roll Call Vote:***

17 ***Voting in Favor – Ms. Romano, Mr. Garland, Mr. Kennelly, Mr. Hall, Ms. Zook, Mr. Faunce, Mr.***
18 ***Burley, Ms. Stavis***

19 ***Voting Against – None***

20 ****The MOTION was approved (8-0).***

21
22 Tom Greco of Saxon Partners, Nick Fiore of Engineering Ventures, Attorney Phil Hastings, and
23 Landscape Architect Paul Simon appeared in support of the application.

24
25 Mr. Fiore described the change requested. The number of units has not changed, but the configuration has
26 changed.

27
28 Mr. Faunce inquired about the underground parking. Mr. Fiore confirmed and described the parking
29 arrangements.

30
31 Mr. Fiore stated that they would be reducing impervious surface and increasing the wildlife corridor.
32 Mr. Greco stated that the addition of EV stations is important.

33
34 Mr. Fiore described the new waivers being requested. Mr. Greco added information about lighting
35 changes.

36
37 Mr. Corwin stated that the previous waivers don't need to be revisited. The new light trespass waiver
38 needs to be approved. He explained the conditions of approval.

39
40 Ms. Romano commented on the new building height and the lack of benches near the buildings. Mr. Fiore
41 described the new outdoor seating and grilling area between the buildings.

42 Mr. Faunce inquired about the waiver regarding egress doors. Mr. Fiore stated that there is no issue with
43 limited egress.

44
45 Chair Hall invited public comment. There was none.

46
47 Mr. Burley inquired about the trees for the parking areas. Mr. Simon stated that native trees are used
48 along with irrigation systems to increase the viability of trees.

49
50 ***A MOTION by Bruce Garland to approve a waiver of Section 6.7.B.2 regarding light trespassing onto***
51 ***adjacent properties and streets.***

The motion was seconded by Andrew Faunce.

Roll Call Vote:

Voting in Favor – Ms. Romano, Mr. Garland, Mr. Kennelly, Mr. Hall, Ms. Zook, Mr. Faunce, Mr. Burley, Ms. Stavis

Voting Against – None

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

Chair Hall closed the public hearing.

A MOTION by Patrick Kennelly that the Lebanon Planning Board **APPROVE** the application of SPNH Lebanon North, LLC, pursuant to Section 9.1 of the Site Plan Review Regulations for a modification to a previously approved Site Plan (PB2021-33-SPR) for a 204-unit multi-family development, PB2023-34-SPA. Applicant proposes to construct 3, 4-story multi-family dwellings and a community amenity building in place of the 4, 3-story multi-family dwellings currently approved, together with related modifications to parking, utilities, landscaping, access, and other site improvements, as depicted on a plan set titled “Marek 2 Site Development Plans” prepared by Engineering Ventures, PC, dated September 11, 2023, EV Project #22715 (46 Sheets), per application materials submitted and including any and all submissions and testimony provided for and during the public hearing, subject to the following conditions:

1. The applicant shall satisfy and comply with the Planning Board Notice of Action for PB2021-33-SPR, dated February 14, 2022, and all conditions of approval thereof except as provided in Condition of Approval #2 below. This approval shall supersede the Planning Board’s Notice of Action dated August 14, 2023, for PB2023-27-SPA.
2. Condition #17 set forth in the Planning Board Notice of Action for PB2021-33-SPR, dated February 14, 2022, is hereby stricken and replaced with the following:
Pursuant to Section 4.9 of the Site Plan Review Regulations, the project may be constructed in phases per the phasing plan submitted for PB2023-34-SPA and per the conditions of approval set forth in the Planning Board Notice of Action for PB2021-33-SPR, dated February 14, 2022, and in the Planning Board Notice of Action for PB2023-34-SPA, dated October 9, 2023.
3. Prior to any construction activities and prior to the application for a Building Permit, the applicant shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department and the City Engineer:
 - a. Identify the on-site water main easement area to be conveyed to the City;
 - b. Add sheet numbers to each sheet (Sheets 1 – 46);
 - c. Revise the plan date to November 21, 2021, to match the original approved plan, and provide all subsequent revision dates and descriptions thereof (5.1.E.4.d); and
 - d. To the satisfaction of the Lebanon Fire Department, amend the landscaping plan as needed to remove bushes and other plantings where the Fire Department connection for the automatic fire sprinkler system will be located.
 - e. Incorporate all other revised plan sheets and changes submitted during the course of the hearing and update all other plan sheets as necessary to reflect the changes.

The applicant shall provide the Planning and Development Department with one (1) full size copy of the revised plan set, and a digital copy of the revised plan set saved in a PDF-A format for archival purposes.

4. Prior to any construction activities and prior to the application for a Building Permit, the applicant shall apply to the Planning and Development Department for a voluntary merger of 402 & 392 Mount Support Road (Tax Map 24, Lots 9 & 10). Upon approval, the voluntary merger shall be recorded at the Grafton County Registry of Deeds.
5. Prior to application for a Building Permit, the applicant shall provide a wildland fire hazard assessment per 2018 NFPA 1, Section 17.1.1, and shall provide such assessment to the Lebanon Fire Department for review.
6. Prior to issuance of a Building Permit, the applicant shall request approval pursuant to City Code Chapter 182, Section 182-40.B, to extend the water main from Mount Support Road through the development.

The motion was seconded by Andrew Faunce.

Roll Call Vote:

Voting in Favor – Ms. Romano, Mr. Garland, Mr. Kennelly, Mr. Hall, Ms. Zook, Mr. Faunce, Mr. Burley, Ms. Stavis

Voting Against – None

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

4. Deliberation

- A. **XYZ Dairy, LLC, River Park Drive (Tax Map 44, Lots 3 & 7, and Tax Map 44, Lots 21-30), zoned CBD, IND-L and R-3:** Request to amend the conditions of approval for the River Park development, approved by the Planning Board pursuant to Notices of Action dated September 9, 2019 for PB2018-34-and October 12, 2012 for PB2021-29-EXT.
PB2023-22-SPA - Continued from September 11, 2023

Ms. Romano, Ms. Stavis, and Mr. Burley recused themselves.

Chair Hall explained the reasoning behind the deliberation.

Mr. Garland offered some clarity regarding the issue of vesting and the Notice of Restriction. He suggested a change to the Notice of Restriction to recognize the phasing.

Chair Hall stated that all the changes over time have created confusion. Mr. Garland further explained the reasoning behind his suggestions. Mr. Faunce noted that the applicant could have narrowed down the request. Chair Hall stated that the applicant could come back to the Board with a new solution to the vesting dilemma. Mr. Garland stated that the situation is unique based upon the temporary parking. Councilor Zook stated that her inclination is to deny the application to allow the applicant the opportunity to restructure the request.

The Board members continued the discussion of possible actions.

A MOTION by Patrick Kennelly that the Lebanon Planning Board **DENY** the application of XYZ Dairy, LLC, to amend the conditions of approval for the seven (7)-phase River Park development, consisting of

the properties identified on Tax Map 44 as Lots 3, 7 and 21-30 (PB2023-22-SPA).

APPLICANT'S REQUESTS

It is the Board's understanding that the applicant requests the following:

1. An amendment to the River Park subdivision and site plan conditions of approval to deem the entire River Park development "vested" based on the portion of the Phase 1 infrastructure constructed to date. (Request #1)
2. Removal of the recorded Notice of Restriction in order to permit the sale or transfer of the individual River Park lots without having to provide financial security for the completion of the required infrastructure improvements. (Request #2)

BACKGROUND

The River Park development subdivision and site plan were originally approved in 2011, followed by multiple extensions and amendments with respect to both the subdivision and site plan approvals.

As set forth in Condition of Approval #28 of the Planning Board's Notice of Action for PB2011-01-FMAJ dated October 11, 2011, the River Park subdivision would vest as provided in RSA 674:39, II, upon completion of the Phase 1 infrastructure. Likewise, as set forth in Condition of Approval #28 of the Planning Board's Notice of Action for PB2010-25-SPR dated October 24, 2011, the River Park site plan would vest as provided in RSA 674:39, II, also upon completion of the Phase 1 infrastructure. The latter condition was reiterated as Condition of Approval #29 of the Planning Board's Notice of Action for PB2018-34-SPA dated September 9, 2019 ("2019 Notice of Action").

Pursuant to the 2019 Notice of Action, a revised phasing schedule for the River Park development was approved as follows:

Phase	Improvements
1	46,925-square-foot building for office and retail use located on Lot 1 with temporary parking located on Lot 2 and Lot 3. Phase 1 also includes construction of a portion of the development roadway sufficient to access Lot 3, the southerly development entrance intersection, the extension of Crafts Avenue, and the installation of water and sewer lines necessary for this portion of the site.
1-A	125,125-square-foot building for 125 units of multi-family housing located on Lot 2, and the construction of a temporary parking lot on Lot 3 and Lot 4. Phase 1-A also includes the extension of the development roadway and construction of proposed Lyman Street.
1-B	95,800-square-foot building for office and retail use located on Lot 10 with temporary parking on Lot 3, Lot 4, and Lot 5.
2	178,650-square-foot building for laboratory/office use located on Lot 3 with temporary parking located on Lot 3, Lot 4, and Lot 5. Phase 2 also includes the construction of the remainder of the development roadway and the northerly access intersection.
3	23,000-square-foot building for office and retail use and a 585-space parking garage located on Lot 8.
4	153,120-square-foot building for laboratory/office use located on Lot 5.
5	81,500-square-foot building for laboratory/office use and an 808-space parking garage located on Lot 3.
6	133,200-square-foot building for laboratory/office use located on Lot 4.

To date, the applicant has completed a portion of the Phase 1 improvements including:

- 1 • Crafts Avenue sewer and roadway improvements (identified as part of Phase 1 in the 2011
- 2 approvals, but not identified as part of Phase 1 in the 2019 Notice of Action);
- 3 • Extension of Crafts Avenue (identified as part of Phase 1 in the 2011 approvals, but not
- 4 identified as part of Phase 1 in the 2019 Notice of Action);
- 5 • Installation of water and sewer lines from Crafts Avenue to Lot 1.
- 6
- 7 The remaining Phase 1 improvements include the construction of the southerly development entrance
- 8 intersection (Route 10) and the portion of the development roadway sufficient to access Lots 1, 2 and 3.
- 9
- 10 The River Park subdivision plat was recorded on January 2, 2018, together with a Notice of Restriction
- 11 signed by the applicant providing as follows:
- 12

This Notice of Restriction is given in accordance with Section 1 of the Performance Bond/Security Agreement between the City of Lebanon and the Subdivider (a copy of which is attached hereto as Exhibit A), pursuant to which, and subject to the exceptions set forth therein, no individual lots, sites or units within the above-described premises may be sold or transferred until such time as adequate performance security has been posted for the infrastructure required therefor as required by the Notice of Action of the Lebanon Planning Board dated October 24, 2011, as may be duly modified, and until a full or partial release of the above restrictions, executed by the City Manager, has accordingly been recorded in the Grafton County Registry of Deeds.

The Notice of Restriction was provided in lieu of the requirements of Section 7.11 and Section 7.12 of the Lebanon Subdivision Regulations which provide in relevant part as follows:

7.11 Recording of Final Plat

When the required improvements have been completed in accordance with the Notice of Action, or upon acceptance of security for the construction and installation of such required improvements (see Section 14), the Applicant shall present the Final Plat for signature by the Chairperson of the Planning Board and recording in the Grafton County Registry of Deeds.

7.12 Time to Record Plat and Extensions

A. No sale or transfer of any lots, plats, sites, or other divisions of land within the subdivision may be entered into until the approved subdivision Plat has been recorded in the Grafton County Registry of Deeds.

STANDARD OF REVIEW

Request #1

The Board interprets the applicant's request as a request to amend the definition of "substantial completion" in Section 14.1.B.2 of the Subdivision Regulations and Section 8.4.B.1 of the Site Plan Regulations, both of which provide that the Planning Board can modify the point at which substantial

1 completion is deemed to have occurred. The standard of review is the same standard that the Board would
2 use to decide this question in the first instance.

3
4 Request #2

5 The Board interprets the applicant's request as a request to waive the requirements of Section 7.11 of the
6 Subdivision Regulations, referenced above. As such, the Board's standard of review is set forth in Section
7 7.15 ("Waiver of Regulations") which provides that the Board may only grant a waiver or modification of
8 these Regulations if the Board finds, by majority vote, that:

- 9
10 A. Strict conformity would pose an unnecessary hardship to the Applicant and
11 waiver would not be contrary to the spirit and intent of the regulations; or
12
13 B. Specific circumstances relative to the subdivision, or conditions of the
14 land in such subdivision, indicate that the waiver will properly carry out the spirit
15 and intent of the regulations.
16

17 **FINDINGS & CONCLUSIONS**

18
19 Request #1

- 20 • Ordinarily, for a project to "vest" per RSA 674:39, I, "substantial and active
21 development" must be achieved with two (2) years and substantial completion must be achieved
22 within five (5) years. Pursuant to RSA 674:39, III, these terms are defined in Section 14.1.B of
23 the Subdivision Regulations and Section 8.4 of the Site Plan Review Regulations.
24
25 • Rather than applying the "substantial and active development" and "substantial
26 completion" thresholds to each of the 7 phases, the Planning Board's 2011 approvals provide that
27 upon substantial completion of just the Phase 1 infrastructure improvements, the entire River Park
28 development will vest. The 2011 approvals also omit any mention of the "active and substantial
29 development" threshold which presumably means that the River Park development is not subject
30 to the "active and substantial development" threshold. By contrast, all other phased developments
31 in Lebanon vest on a phase-by-phase basis and are subject to both the "substantial and active
32 development" and "substantial completion" thresholds required by state statute and the
33 Subdivision Regulations.
34
35 • The applicant now requests that the Board deem the entire project vested based on just a
36 portion of the required Phase 1 improvements. In order to further relax the standards for vesting,
37 the applicant must demonstrate that there is a need and explain why the River Park development
38 should be treated more favorably than other developments in Lebanon, even more favorably than
39 it already is pursuant to the relaxed vesting requirements the River Park development is already
40 subject to.
41
42 • The applicant provided extensive testimony about River Park, its history, and its
43 attributes, much of which is undeniably unique to River Park. Nevertheless, no testimony or
44 evidence was provided as to why the River Park development is uniquely burdened by the vesting
45 threshold established per the 2011 approval which is already more favorable than the vesting
46 thresholds that apply to every other development.
47
48 • The applicant testified during the course of the public hearing that their request was based
49 on the need for "certainty". In the applicant's letter to the Board dated June 6, 2023, the applicant
50 states:

Continuation of investment in municipal infrastructure by XYZ Dairy, LLC under the present approvals, and in light of the aforementioned facts, would be practically and economically unfeasible, as it would entail substantial investment of resources and efforts without assurances that the City of Lebanon would not revoke the River Park approvals despite delays incurred, the evolution of subdivision regulations since, and the realities of present economic conditions.

• The Board notes that the applicant already has the “certainty” that it seeks. Pursuant to RSA 674:39, III, and the Planning Board’s approvals, the project is currently temporarily vested against any changes to the land use regulations, so long as construction proceeds within the timeframes outlined in the approvals. And once the Phase 1 infrastructure improvements are made the project will permanently vest per RSA 674:39, II.

• Pursuant to an extension granted by the Planning Board on October 12, 2021, the applicant has seven (7) years from the date of the final subdivision approval (January 2, 2018) to complete the Phase 1 infrastructure. That the applicant has been given 7 years to complete the phase 1 infrastructure (in addition to multiple prior extensions granted since 2011) is considerably higher than the two (2) years that every other development in Lebanon is subject to. If even more time is needed, the applicant has the option of applying for an extension, as they have done previously on multiple occasions. Pursuant to the River Park approvals, there is no limit on the number of extensions the applicant can apply for. The Board notes that River Park’s ability to apply for unlimited extensions is unique – all other developments are limited to a single extension request after which the only option would be to submit a brand-new application subject to the current land use regulations.

Request #2

• Prior to the signing of a subdivision plat by the Planning Board Chair (which is required in order to record the plat), Section 7.11 of the Subdivision Regulations requires that either the infrastructure improvements are constructed or security for those improvements is provided. There is no third option in the Subdivision Regulations and there is no third option identified in state statute. Per Section 7.12.A of the Subdivision Regulations, lots within the subdivision may not be sold or transferred until the plat is recorded.

• Reflecting the requirements of Sections 7.11 and 7.12, Condition #5 of the 2011 River Park subdivision approval provides that: “Prior to the signing and recording of the mylar, the applicant shall enter into a Performance Security Agreement pursuant to Section 14.6 of the Subdivision Regulations, for all required improvements intended to serve the entire subdivision, both on- and off-site, including, but not limited to: roadways and sidewalks, sewer and water utilities within the development and the sewer main within Crafts Avenue, storm drainage systems for the development roadways, erosion control, and landscaping and street lights located within the proposed rights-of-way in an amount considered adequate by the Department of Public Works, and in a form satisfactory to the City Attorney. The Performance Security Agreement shall be secured by a surety bond, a letter of credit, or an escrow account for the full anticipated cost of such improvements.”

• Ultimately, instead of requiring security for the entire development as required by Condition of Approval #5, the plat for the River Park phased development was recorded in 2018 together with the afore-mentioned Notice of Restriction. Although the River Park Subdivision plat was recorded without completion of the required improvements and without security for those improvements, the Notice of Restriction requires that those improvements are so constructed or secured prior to the sale or transfer of individual lots within the River Park development. The effect of the Notice of Restriction, therefore, is

1 consistent with the requirements of condition of approval #5 from the 2011 Subdivision approval as well
2 as the requirements of Sections 7.11 and 7.12 of the Subdivision Regulations cited above.

3
4 • The applicant now requests removal of the lot transfer restriction set forth in the Notice of
5 Restriction but does so without acknowledging that they agreed to the Notice of Restriction in order to
6 permit the recording of the subdivision plat in lieu of providing security for the infrastructure
7 improvements as required by Section 7.11.

8
9 • The reason for the applicant's request to remove the Notice of Restriction is described in their
10 letter to the Board dated May 8, 2023:

Restriction on Lot Transfer: None of the River Park lots can be subdivided until the Route 10 and
Roads are done. That prevents us from structuring deals for each phase and arranging
financing/joint-venture partners for each phase, effectively requiring substantial upfront investment
before anything can be built

11
12 The applicant elaborated on this concern in further correspondence to Board dated June 5, 2023, as well
13 as in testimony given during the public hearing.

14
15 • If the Notice of Restriction is preventing the development from proceeding as the applicant has
16 claimed, then a simple remedy is available: the applicant can provide security for the required
17 infrastructure improvements as they agreed to do pursuant to the Notice of Restriction, as is required by
18 Condition of Approval #5 in the 2011 Notice of Action, and as required by Section 7.11 of the
19 Subdivision Regulations. Like every other subdivision approved in the City of Lebanon, once security for
20 the infrastructure improvements is provided, the individual lots within the subdivision can be sold or
21 transferred.

22
23 • Notably, the applicant provided no explanation in their application materials or during the public
24 hearing (which was held over the course of multiple meetings) as to why security cannot be provided, nor
25 did the applicant proffer any evidence as to what the cost of providing security would be. As such, the
26 Board concludes that a remedy for the applicant's stated problem is already available, and that the
27 applicant provided no evidence nor any explanation as to why they cannot avail themselves of such a
28 remedy. Moreover, the applicant provided no explanation as to why their development is uniquely
29 burdened by the requirements to provide security that would justify eliminating this requirement and
30 treating the River Park development more favorably than all other subdivisions within the City of
31 Lebanon.

32
33 • For the reasons set forth above, the Board finds that the applicant has not satisfied either standard
34 set forth in Section 7.15 for the granting of a waiver of Section 7.11.

35
36 • The Board notes that the performance security amount can be reduced as portions of the
37 infrastructure are completed, inspected, and approved. Moreover, if the applicant is unable to provide
38 security for the entire development, another option would be to post security on a phase-by-phase basis
39 which will at least allow the individual lots associated with the phase for which security has been posted
40 to be sold. Finally, the applicant stated that they there is a specific buyer/investor for Lot 2 of the
41 development and that the Notice of Restriction was preventing that transaction from moving forward.
42 However, the applicant dismissed a Board member's suggestion that the applicant propose an alternative
43 request designed to facilitate the transfer of Lot 2.

44
45 ***The motion was seconded by Andrew Faunce.***

1 Mr. Garland noted that a final date should be stated for completion of Phase 1.

2
3 **The MOTION was approved (5-0).*

4
5 Ms. Romano, Ms. Stavis, and Mr. Burley returned to the Board.

6
7 **5. Other Business**

8
9 **6. Approval of Minutes**

10
11 A. September 11, 2023

12
13 *A MOTION by Kathie Romano to approve the Planning Board Minutes of September 11, 2023, as presented.*

14
15 *The motion was seconded by Andrew Faunce.*

16 *Roll Call Vote:*

17 *Voting in Favor – Ms. Romano, Mr. Garland, Mr. Kennelly, Mr. Hall, Ms. Zook, Mr. Faunce, Mr. Burley, Ms. Stavis*

18 *Voting Against – None*

19 **The MOTION was approved (8-0).*

20
21
22
23 **7. Adjournment**

24
25 *A MOTION by Bruce Garland to adjourn the meeting.*

26 *The motion was seconded by Andrew Faunce.*

27 *Roll Call Vote:*

28 *Voting in Favor – Ms. Romano, Mr. Garland, Mr. Kennelly, Mr. Hall, Ms. Zook, Mr. Faunce, Mr. Burley, Ms. Stavis*

29 *Voting Against – None*

30 **The MOTION was approved (8-0).*

31
32
33 The meeting was adjourned at 9:18 PM.

34
35 Respectfully submitted,

36
37 Holly Howes

38 Recording Secretary