



**LEBANON PLANNING BOARD
APRIL 28, 2025 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 605 885 954#). If you have trouble accessing this meeting, please email [Tim Corwin](#).

2. Public Hearing Items

- A. **Cicotte Holdings, LLC, 51 Evans Drive (Tax Map 78, Lot 40, Plot 200), zoned R-O-1:** Request for a Conditional Use Permit pursuant to Section 311A.2 of the Lebanon Zoning Ordinance and for Site Plan Review per Section 3.1.D of the Site Plan Review Regulations to expand the outdoor vehicular storage area for an existing vehicular sales use together with associated site improvements including landscaping and lighting. **PB2024-48-SPRCUP -Continued from April 14, 2025**
- B. **Upper Valley Music Center, Inc., 8 South Park Street (Tax Map 92, Lot 10), zoned PB:** Applicant requests Site Plan Review for a proposed +/- 920 sq. ft., 2-story addition to the existing building, together with associated site improvements. **PB2025-16-SPR - Postponed from April 14, 2025**
- C. **Liberty Utilities** - Request for scheduled vegetation management for the safety and reliability of the electric distribution system on Poverty Lane, a designated scenic road. **PB2025-19-SCR**
- D. **Amendments to the Site Plan Review Regulations:** The Lebanon Planning Board will hold a public hearing for the purpose of receiving input and taking action on the following proposed amendments to the Site Plan Review Regulations: (1) Article III (Administration), Section 3.2, to modify the membership of the Minor Site Plan Committee; and (2) Article IV (Procedure), Section 4.3, to require conceptual review of certain projects and to establish related procedural requirements. Copies of the proposed amendments are available for review at the Planning and Development Department and will be made available online at the City's website, [lebanonnh.gov](#). - **Continued from March 24, 2025**

3. Study Items

- A. **Hotels in General Commercial One (GC-1)** - Proposed Zoning Amendment
- B. **Care & Treatment of Animals** - Proposed Zoning Amendment
- C. **Food Truck Task Force** - Proposed Zoning Amendment
- D. **Discussion re:** Potential Amendments to the Site Plan Review & Subdivision Review Regulations

4. Committee Reports

- A. **City Council Subcommittees:**
--Class VI Roads Advisory Committee
--Lebanon Energy Advisory Committee
- B. **Other Subcommittees:**
--City Council Representative

- Heritage Commission
- Pedestrian & Bicyclist Advisory Committee
- Upper Valley Lake Sunapee Regional Planning Commission
- UV Subcommittee of the Connecticut River Joint Commissions
- Upper Valley Transportation Management Association
- Mascoma River Local Advisory Committee
- West Lebanon Revitalization Advisory Committee
- C. Minor Site Plan Committee
- D. Housing Task Force
- 5. Other Business**
 - A. Revival of Planning Board Development Regulations Subcommittee, Appointment of Members, and Adoption of Meeting Schedule.
 - B. Planning Board Training
- 6. Approval of Minutes**
 - A. March 17, 2025
 - B. March 24, 2025
- 7. 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.



Tim Corwin, Planning Office

23 April 2025

City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Site Plan Amendment Application
Lot 78-40-2, 51 Evans Drive
PB2024-48-SPACUP

Dear Mr. Corwin:

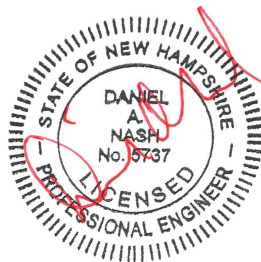
We provide the following regarding the recent planning board meeting and your 15Apr25 email:

1. We agree to an extension of the time limit for the Planning Board review and decision.
2. Sidewalk. Attached is an estimate for construction of 300LF of new sidewalk. We oppose the imposition of this expense for two reasons: 1) it is part of the existing site and is not part of the proposed improvements, and 2) there is no need for this improvement on this side of the road. There is a brand new sidewalk on the opposite side of the road. (see attached photos).
3. Attached are two sheets that are the current topic of discussion, Sheet C-2, detailed grading, and Sheet L-1, Landscaping plan. Sheet C-2 is revised to shift the curbed islands into the approximate middle of the parking field/rows. The Landscape plan lists proposed plantings for the islands. The only other sheets that will change are Sheet C-1, Overall site, and the cover sheet. These can be provided as a condition of approval.
4. The landscape plan indicates proposed plantings. My client has considered expanding the perimeter landscaping but chooses not to. The shading requirement is met for the expanded area of parking.

Please let me know if you need any further materials to support this application.

Sincerely,

Daniel A. Nash, PE
Principal



Attachments:

- email TC dated 15Apr25
- Sidewalk estimate and typical section
- Sheet C-2, Detailed grading plan
- Sheet L-1 Landscaping plan

M:\2023_projects\23-006\planning_board\col_nissan_siteplan_23Apr2025.docx

Dan Nash

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Sent: Tuesday, April 15, 2025 7:43 PM
To: Dan Nash
Cc: Johanna Cicotte; Brian Vincent; Crystal Taplin
Subject: 51 Evans Dr_PB2024-48-SPACUP

Dan -

As you know, the Planning Board continued the 51 Evans Drive site plan application to the April 28, 2025 work session. A couple follow up items:

1. Since we are past the 65-day timeframe set forth in RSA 676:4, I(c)(1)), if you could please memorialize in writing the verbal agreement to the continuance you made at last night's meeting, I would greatly appreciate it (e-mail is fine).

1. As discussed last night, at your earliest convenience, please provide Brian with an estimate of the cost to construct a sidewalk along the property's Evans Drive frontage.

1. Please provide an updated site plan set that accurately depicts what you are proposing on all sheets (i.e. you mentioned last night that you're proposing additional site changes, including eliminating some of the parking spaces and reallocating them elsewhere, if I understand correctly. There was also discussion of relocating the two islands currently proposed at the end of two of the double rows of parking)? Please provide the updated plan set by no later than noon next Thursday April 24th so we can include in the 4/28 agenda packet.

1. In addition to making any changes pursuant to #2 above, on the landscaping plan sheet:

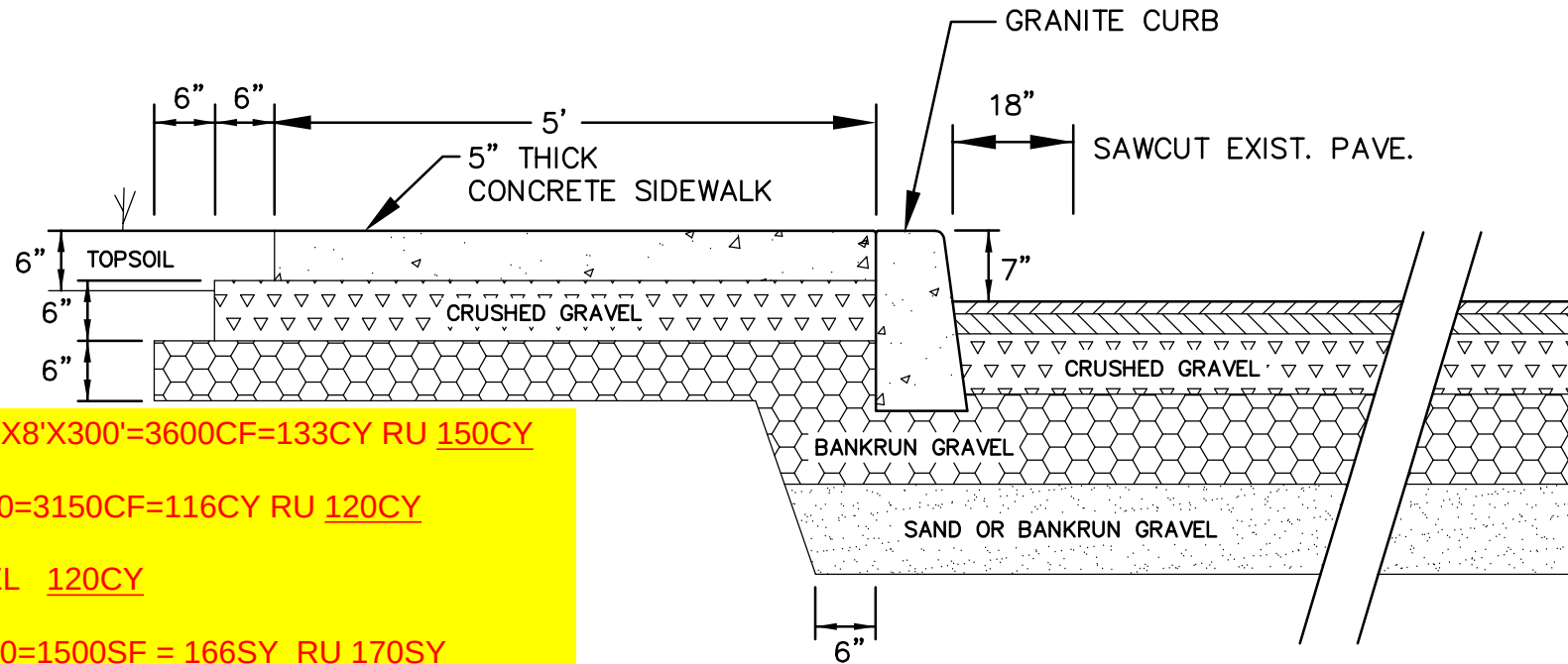
- * please identify how and with what the proposed landscaping islands will be planted.
- * Rather than meeting the 30% shading requirement just for the proposed expansion area, please consider adding additional landscaping around the perimeter so that the 30% shading requirement is met for the entire back half of the property, i.e. from the rear of the building to the edge of pavement at the southern end of the proposed paving.

If you have any questions, please let me know.

Thanks, Tim

Tim Corwin, AICP
Deputy Planning and Development Director City of Lebanon
(603) 448-1524 (Office)
(603) 442-6127 (Direct)
(603) 678-0741 (Cell)
Tim.Corwin@LebanonNH.gov<mailto:Tim.Corwin@LebanonNH.gov>

PROJECT:	Nissan					
CLIENT:	51 Evans Drive					
LOCATION:	Lebanon, NH					
ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS						
SIDEWALK, LENGTH=300'						
		DOT		AVG UNIT		
ITEM	DESCRIPTION	ITEM#	UNIT	PRICE	QTY	EXTEN.
1	COMMON EXCAVATION	203.10	CY	\$17.50	150	\$2,625
2	GRAVEL	304.20	CY	\$57.00	120	\$6,840
3	CRUSHED GRAVEL	304.30	CY	\$72.19	120	\$8,663
4	6"CONCRETE SW	403.11	SY	\$113.00	170	\$19,210
5	VERTICAL GRANITE CURB	609.01	LF	\$68.00	300	\$20,400
6	SAWCUT	628.20	LF	\$1.78	300	\$534
7	LOAM	641.00	CY	49.50	100	\$4,950
8	TURF ESTABLISHMENT WITH M&T	646.31	SY	32.50	170	\$5,525
	SUBTOTAL				0	\$68,747
NOTES:						
	1) LENGTH OF SW = 300'..					
	2) COMMON EXCAVATION ESTIMATED AT 1.5'D X 8"W.					
	3) LOAM ESTIMATED AT 1.5'DX 8"W.					
	4) UNIT COSTS TAKEN FROM NHDOT WEIGHTED AVERAGE UNIT PRICES, DATED 1APR2025.					



203.1 COMMON EXCV 1.5'X8'X300'=3600CF=133CY RU 150CY

304.2 GRAVEL 0.5'X7'X300=3150CF=116CY RU 120CY

304.3 CRUSHED = GRAVEL 120CY

608.26 6" CONC SW=5X300=1500SF = 166SY RU 170SY

641 LOAM 1.5'X5'X300=2250CF=83CY RU 100CY

646.31 TURF 5X300=1500SF=166SY RU 170SY

NOTE:

ALL GRAVEL AND SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR

TYPICAL SIDEWALK/CURB SECTION

N T S

ESTIMATED COSTS FOR SIDEWALK EXTENSION
NISSAN
EVANS DRIVE
LEBANON, NH
AGD/DAN
17APR2025



Photo Evans Drive, south side
looking west from near Rt 120
taken 12Mar25



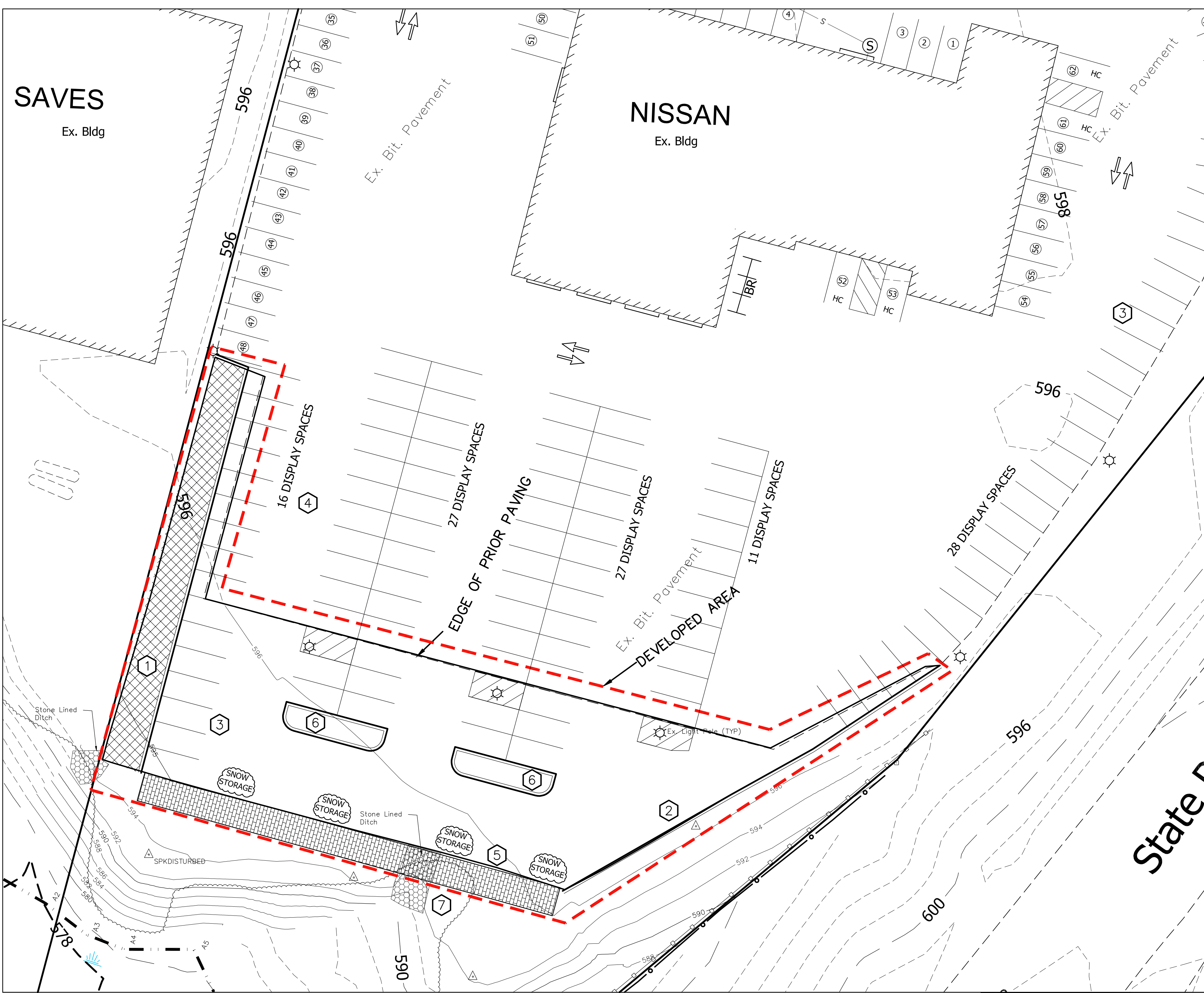
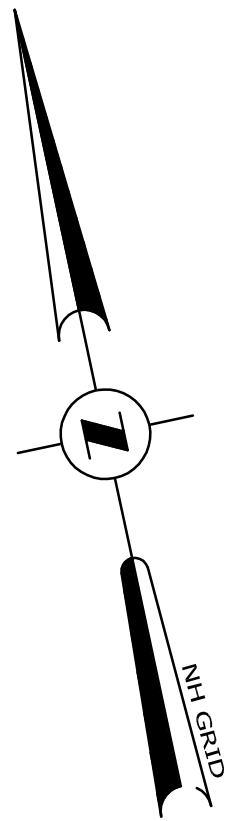
Evans Drive

new bituminous SW
granite curb

high school
field/fence

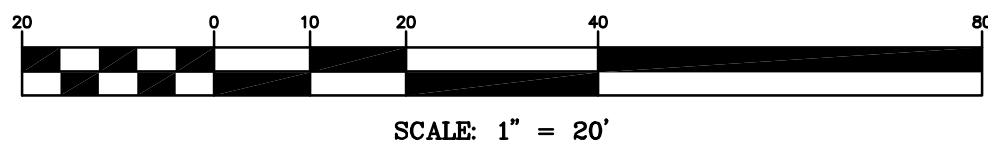
Photo Evans Drive, north side
looking west from near Rt 120
taken 12Mar25

Note: condition practically brand new



KEY:
→ -TRAFFIC ARROW
BR -BIKE RACK

DETAILED GRADING PLAN



NOTES:

- LANDSCAPE AREA. PAVEMENT TO BE REMOVED.
- AREA OF PAVEMENT PLACED BEFORE PERMIT=14,416sf+/-.
PAVEMENT TO BE REMOVED=1,865sf+/-.
NET NEW PAVEMENT=12,551sf+/-.
- VEHICLE PARKING/DISPLAY SPACES 9X18 TYPICAL.
REQUIRED SPACES (RETAIL SALES, SERVICE ARE NUMBERED)
- 24' AISLE
- PAVEMENT PAVERS
- RAISED ISLAND, SLOPED GRANITE CURB.
- PORTION OF EXISTING STONE LINED DITCH UNDER PAVERS
TO BE REMOVED.

ADVANCED GEOMATICS & DESIGN	FOR	LEBANON NISSAN	IN	LEBANON, NH	DATE
105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 6295 E-MAIL: advancedgeomatics@comcast.net					
SURVEYED: PATON					
DESIGNED: DAN					
DRAWN: DAN					
CHECKED: DAN					
DATE: 12NOV2024					
LEBANON NISSAN					
DETAILED GRADING PLAN					
C-2					
© 2024					
ADVANCED GEOMATICS & DESIGN					
DWG: M:\23006-PL.DWG					

Nissan Lebanon Plant List

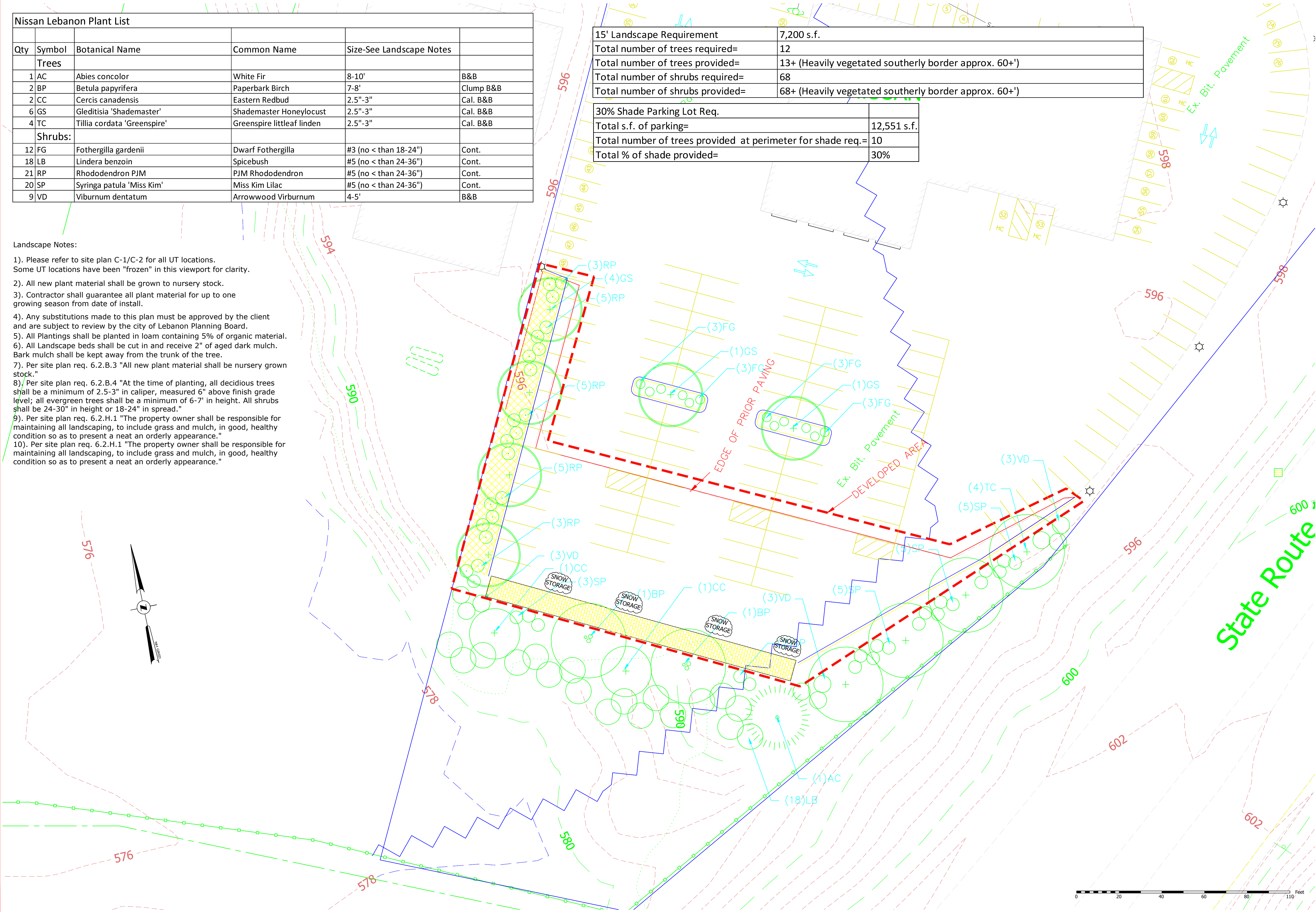
Qty	Symbol	Botanical Name	Common Name	Size-See Landscape Notes	
Trees					
1	AC	Abies concolor	White Fir	8-10'	B&B
2	BP	Betula papyrifera	Paperbark Birch	7-8'	Clump B&B
2	CC	Cercis canadensis	Eastern Redbud	2.5"-3"	Cal. B&B
6	GS	Gleditsia 'Shademaster'	Shademaster Honeylocust	2.5"-3"	Cal. B&B
4	TC	Tillia cordata 'Greenspire'	Greenspire littleleaf linden	2.5"-3"	Cal. B&B
Shrubs:					
12	FG	Fothergilla gardenii	Dwarf Fothergilla	#3 (no < than 18-24")	Cont.
18	LB	Lindera benzoin	Spicebush	#5 (no < than 24-36")	Cont.
21	RP	Rhododendron PJM	PJM Rhododendron	#5 (no < than 24-36")	Cont.
20	SP	Syringa patula 'Miss Kim'	Miss Kim Lilac	#5 (no < than 24-36")	Cont.
9	VD	Viburnum dentatum	Arrowwood Virburnum	4-5'	B&B

Landscape Notes:

- 1). Please refer to site plan C-1/C-2 for all UT locations. Some UT locations have been "frozen" in this viewport for clarity.
- 2). All new plant material shall be grown to nursery stock.
- 3). Contractor shall guarantee all plant material for up to one growing season from date of install.
- 4). Any substitutions made to this plan must be approved by the client and are subject to review by the city of Lebanon Planning Board.
- 5). All Plantings shall be planted in loam containing 5% of organic material.
- 6). All Landscape beds shall be cut in and receive 2" of aged dark mulch. Bark mulch shall be kept away from the trunk of the tree.
- 7). Per site plan req. 6.2.B.3 "All new plant material shall be nursery grown stock."
- 8). Per site plan req. 6.2.B.4 "At the time of planting, all deciduous trees shall be a minimum of 2.5-3" in caliper, measured 6" above finish grade level; all evergreen trees shall be a minimum of 6-7' in height. All shrubs shall be 24-30" in height or 18-24" in spread."
- 9). Per site plan req. 6.2.H.1 "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 an orderly appearance."
- 10). Per site plan req. 6.2.H.1 "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 an orderly appearance."

15' Landscape Requirement	7,200 s.f.
Total number of trees required=	12
Total number of trees provided=	13+ (Heavily vegetated southerly border approx. 60+')
Total number of shrubs required=	68
Total number of shrubs provided=	68+ (Heavily vegetated southerly border approx. 60+')

30% Shade Parking Lot Req.	
Total s.f. of parking=	12,551 s.f.
Total number of trees provided at perimeter for shade req.=	10
Total % of shade provided=	30%



L-1

Scale: 1"=20'
Rev. 1.23.25
Rev. 2.23.25
Rev. 3.10.25
Rev. 4.21.25

Landscape Plan
created for:
Lebanon Nissan
Located in:
Lebanon, NH

Mara landscape design, LLC

16 Myrtle Ave. Newburyport, MA 01950 105 BANK STREET Lebanon, NH 03766
maralandscape@gmail.com 978.868.0331

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: UPPER VALLEY MUSIC CTR. INC.

MAILING ADDRESS:

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME:

TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: Mblu: 92-10

LOT#:

PLOT #:

ZONE: PBD

STREET ADDRESS OF PROJECT: 8 S. PARK ST

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

SCOPE OF PROJECT:

±920 SF two-story addition with two new studios and an elevator. Second-floor renovations for improved accessibility, including widening openings and a new accessible restroom.

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: 501(c)(3) Non-Profit Community Music School

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 April 14, 2025, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY

OWNER: UPPER VALLEY MUSIC CTR. INC. Matthew Smith DATE: Mar. 10, 2025 **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 #	
3/10/2025	92-10	PB2025-16-SPR	

PATHWAYS CONSULTING, LLC

Planning • Civil & Environmental Engineering • Surveying • Construction Assistance
240 Mechanic Street • Suite 100
Lebanon, New Hampshire 03766
(603) 448-2200 • Fax: (603) 448-1221

April 23, 2025

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

RE: SITE PLAN REVIEW APPLICATION NO. PB2025-16-SPR RESUBMISSION, UPPER VALLEY MUSIC CENTER, BUILDING ADDITION AND SITE IMPROVEMENTS PROJECT, 8 SOUTH PARK STREET, LEBANON, NEW HAMPSHIRE (Project No. 13444)

Dear Tim:

Please accept this letter and additional supporting information provided on behalf of the Upper Valley Music Center (Owner and Applicant) in response to your email, dated April 10, 2025, and titled “8 South Park St_PB2025-16-SPR_Planning Comments,” and related Staff Memorandum, dated April 14, 2025, for the referenced Site Plan Review (SPR) application.

We are providing one (1) full-size set of plans, six (6) hard copies of all materials with 11" x 17" plans, and a digital (.pdf) version of the following enclosures to address your comments and outstanding issues related to the project:

- Site Plan Application – revised;
- Waiver Requests – revised;
- Site Plan Review Checklist - revised;
- Certified Notification List;
- Site Plan Review Application Plans - revised April 23, 2025 (six total sheets), including new Sheet 6 - Landscape Plan;
- Partial Site Lighting Layout - by Swaney Lighting Associates, Inc. (SLA);
- Architectural Plans - revised by Mayor Kennedy Architects (MA-KE);
- Boundary Plan (draft);
- Certificate of Approval from Lebanon Heritage Commission; and
- Updated Project Schedule - revised by MA-KE.

Our responses to your comments are provided below, after each of your comments, which are in *italics*:

1. *As you know, a site plan for the property was approved in 1984 following a minor subdivision that created the subject lot and the lot to the rear (6 South Park Street) (a copy of the site plan was included with your application materials). A shared driveway and shared parking lot was approved for both properties with 99-year cross easements. The “gravel parking lot” for 8 South Street never obtained site plan approval – instead this area should be covered in grass pursuant to the approved site plan. Consequently, the proposed site plan review is not just for the proposed building addition, but also the gravel parking lot. That the gravel parking lot apparently developed over time without site plan approval should be taken into account by the Planning Board when evaluating*

the applicant's waiver requests and stormwater management proposal.

Applicant Response: We have been working with the City of Lebanon (City) Planning Development Department and the Applicant to determine the origination of the “gravel parking lot” on the west side of the existing building. We have not been able to locate an approved site plan, beyond the 1984 Site Plan, that shows the gravel parking lot. We were able to find a “Driveway Improvement Plan,” dated September 29, 2011 (Driveway Improvement Plan), prepared by Advanced Geomatics & Design, that indicates the gravel parking lot was in existence prior to 2011, and this plan shows the gravel lot in a similar location, configuration, and size as the current gravel parking lot. The gravel parking lot was in-use when the property was purchased by the Applicant on March 20, 2017. Therefore, we agree that the gravel parking lot did not obtain the necessary approvals at the time of construction, and should be reviewed as part of this application.

We also compared the existing building footprint, the existing sidewalk, and the shared driveway (paved) on the east side of the property to the 1984 Site Plan. The building footprint depicted in the 1984 Site Plan appears to be similar to the current building footprint, and we noticed only minor discrepancies in the sidewalk and shared driveway on the east side of the building. In fact, the Driveway Improvement Plan referenced above seems to have been prepared with the intent to modify the shared driveway from the approved location/configuration on the 1984 Site Plan. While the current configuration appears to match this plan, we have not been able to find any further approvals related to these changes.

We were able to locate and review the referenced 99-year lease agreement (not an easement as referenced in City comments above) between 8 South Park Street and 6 South Park Street properties that was implemented and recorded (in the Grafton County Registry) in 1984. This lease allows the owner of the 8 South Park Street property to use the existing lot on 6 South Park Street for parking of motor vehicles for a term of 99 years (expiration date of July 1, 2083). However, the lease agreement contains a termination clause that could be implemented by 6 South Park Street if the City Zoning Ordinance is modified to eliminate off-site parking requirements for 8 South Park Street. According to Section 604.7 of the current City Zoning Ordinance, the subject property is within the Professional Business (PB) district which is exempt from minimum off-street parking requirements, calling into question whether the lease agreement is still valid. We have not been able to find any evidence indicating whether this lease agreement is still in effect.

Considering this information, the Applicant understands that the existing conditions on the site, including the current gravel parking lot, sidewalks, shared driveway, and other noted features, were constructed without the necessary approvals or amendments, and are seeking to obtain SPR approval from the City Planning Board (PB) for these elements to remain, in addition to approval of the proposed addition and related site improvements presented in the application. The Applicant believes that the existing parking lot and other existing features fulfill critical parking and access needs for the site that support their current use of the property and the future expansion plans that are already part of the subject SPR application. The Applicant would like these features to remain as is. The

existing parking lot also helps to reduce the burden on off-site parking for the City (whether the lease agreement is in effect or not) and provides access and circulation improvements for the site that were not addressed in the original 1984 Site Plan. We have updated the existing conditions and site plan within the enclosed plan set to identify and clarify the origin of these features, where applicable, to assist with review of the application.

2. *The information required by Section 5.1.E.4.e of the Site Plan Review Regulations is missing from the cover sheet. Some of this information appears on the site plan sheet, and can be relocated to the cover sheet. Please note that all information required by Section 5.1.E.4.e must be provided including **but not limited to**:*

Applicant Response: All information required under Section 5.1.E.4 has been updated and relocated to the Site Plan Cover Sheet.

- a. *Gross floor area of existing building (5.1.E.4.e.4)*

Applicant Response: This information has been added on the Site Plan Cover Sheet.

- b. *Maximum number of parking spaces per Section 607.3.A of the Zoning Ordinance, and related calculation (5.1.E.4.e.5)*

Applicant Response: To determine minimum parking, the Planning and Development Department has defined the use type for the subject property as ‘Other Commercial.’ Based on the calculations and current use, the property requires a minimum of 10 parking spaces, and a maximum (120% of minimum) of 12 spaces. There are currently 12 total parking spaces on the site, including one signed handicapped accessible space. Parking calculations have been added on the Site Plan Cover Sheet.

- c. *Number of existing & proposed short- & long-term bicycle storage spaces (5.1.E.4.e.6)*

Applicant Response: The site is required to provide two bicycle spaces. The site currently provides a total of four bicycle spaces in a separate free-standing bicycle rack. This information has been added on the Site Plan Cover Sheet.

- d. *Height of existing building (5.1.E.4.e.8)*

Applicant Response: The height of the existing building has been added on the Site Plan Cover Sheet.

- e. *Height of proposed addition (5.1.E.4.e.8)*

Applicant Response: The height of the proposed addition has been added on the Site Plan Cover Sheet. The proposed addition will not exceed the existing building height.

f. Gross square footage of each story of the building (5.1.E.4.e.9)

Applicant Response: The existing and proposed gross square footage of each story of the building has been added on the Site Plan Cover Sheet.

g. Existing and proposed front, side, and rear setbacks (5.1.E.4.e.11)

Applicant Response: The Class 1 setback information has been added on the Site Plan Cover Sheet.

h. Existing lot coverage in sq. ft. and as a percentage (5.1.E.4.e.12 & 5.1.E.10)

Applicant Response: The existing lot coverage information in square feet and as a percentage has been added on the Site Plan Cover Sheet.

i. Identify overlay districts (i.e. Historic District) (5.1.E.4.e.13)

Applicant Response: The site is within the Historic District and received a Certificate of Approval from the Lebanon Heritage Commission on February 12, 2025. This information has been added on the Site Plan Cover Sheet.

3. *The plan set does not comply with the following submission requirements set forth in Section 5.1.E of the Site Plan Review Regulations:*

a. Vehicle and bicycle parking spaces shall be numbered. (5.1.E.10)

Applicant Response: The current parking lot consists of a gravel surface. The Existing Conditions Plan (Sheet 2) has been updated to show the number of vehicle and bicycle spaces according to the required space dimensions, for visual purposes only. This information has been revised on the Proposed Site Plan (Sheet 3).

b. The size and location of all existing and proposed public and private utilities shall be shown. (5.1.E.12)

Applicant Response: Using the City GIS system, the approximate location of the existing water and sewer lines within South Park Street have been added to the Existing Conditions Plan (Sheet 2). In addition, the approximate location of the private water and sewer lines on the subject site have been depicted on the Existing Conditions Plan.

c. The lighting plan must identify the color correlated temperature (CCT) for the proposed lighting fixtures. (5.1.E.13)

Applicant Response: The color correlated temperature of the proposed fixtures shall be 3000k.

- d. *City storm drainage facilities located within 200 feet of the site shall be shown. (5.1.E.17)*

Applicant Response: Catch basins within 200 feet of the lot have been identified on the Existing Conditions Plan (Sheet 2), according to the City GIS system.

- e. *Plans for snow removal and storage. (5.1.E.19)*

Applicant Response: A snow removal area on the north end of the existing gravel parking lot has been identified on the Proposed Site Plan (Sheet 3), and this area will remain in the same location.

- f. *Current easements and deed restrictions shall be shown. (5.1.E.22)*

Applicant Response: The draft Boundary Plan references the easements and agreements for the subject lot (92-10). There are no easements that can be physically located or shown on the plans. The easements in-place, recorded on July 5, 1984, and modified on November 8, 2016, grant a perpetual easement for the shared driveway for the 6 and 8 South Park Street properties, and identify both parties as equally responsible for maintenance and upkeep of the drive.

- g. *Please update the plan set and/or request waivers for any of the above requirements that cannot be satisfied.*

Applicant Response: All information under Section 5.1.E. has been relocated to the Site Plan Cover Sheet.

4. *The plan set does not comply with the following design requirements of the Site Plan Review Regulations.*

- a. *6.2.B – perimeter landscaping requirements*

Applicant Response: There are a number of existing trees, shrubs, perennials, and planting beds currently established on the subject lot, as depicted on the Landscape Plan (Sheet 6). There is also a mix of established hardwood and softwood trees on the west side of the existing gravel parking area that provide a buffer between the parking lot and the abutting property to the west. The existing vegetation appears to meet the perimeter landscaping requirements, but the Applicant is intending to add a new tree on the northeast corner of the site to fully comply with these requirements.

- b. *6.2.D – landscaping around buildings requirements*

Applicant Response: Same as above.

- c. *6.2.E – parking area landscaping requirements*

Applicant Response: Section 6.2.E requires landscaping around paved lots. The

existing parking lot consists of a gravel surface, not pavement. Please see Landscape Plan (Sheet 6) for the existing trees abutting the gravel parking lot. The Applicant is intending to leave the existing gravel parking lot as is, and no changes to the size or configuration are proposed. A shading calculation was completed for the existing gravel lot based on the estimated crown coverage of existing trees, and the lot exceeds the minimum requirement of 30% shading. The calculations have been added on the Landscape Plan (Sheet 6).

d. *6.5.E.2 – requiring parking areas to be finished with improved materials*

Applicant Response: As noted herein, the Applicant is requesting approval for the existing gravel parking lot to remain as is, and does not intend to modify the parking lot surface (i.e., by paving), size, or configuration. Replacing the current gravel parking lot with a paved surface would require replacement of the surface and subbase materials, additional drainage measures, potential curbing, striping, etc., and these measures would add a tremendous cost burden to the Applicant that would potentially render the project cost-prohibitive. A paved surface would also increase the amount of stormwater runoff generated on the site, and increase the amount of runoff discharged to the City’s existing stormwater system. For these reasons, the Applicant has requested a waiver from this requirement that would allow the existing gravel surface to remain as is. Although not required, the proposed drainage design will provide a new sediment basin and underground stormwater system that will collect and contain sediment and runoff from the majority of the existing gravel parking lot, which will serve to offset any impact of the gravel lot on the surrounding areas.

e. *6.5.E.3*

Applicant Response: In addition, the City has asked the Applicant to either provide the required information or request a waiver for 6.5.E.3: Parking space dimensional requirements. Current parking spaces to meet the parking requirements have been depicted on the Existing Conditions Plan (Sheet 2) and the Proposed Site Plan (Sheet 3) using the minimum parking space dimensions of 9 feet wide by 18 feet long.

5. *Comments on the Application for Waivers*

a. *A waiver from 5.1.E.14 is not needed if no new signage is proposed*

Applicant Response: A waiver for signage is not applicable and has been removed from the application. No new signage is being proposed.

b. *As noted, Section 5.1.E.23 is not applicable – this can be removed from the application for waivers*

Applicant Response: A waiver for recreational facilities on multi-family structures is not applicable has been removed from the application.

- c. *Likewise, the reference to Section 5.1.G.2 can also be removed from the application for waivers*

Applicant Response: A waiver for a Traffic Impact Study is not applicable has been removed from the application.

6. *Other plan set comments:*

a. *Parking spaces.*

- i. *The plan should identify the off-site parking spaces at 6 South Park Street that are available to 8 South Park Street by virtue of a 99-year easement.*

Applicant Response: As discussed above, the Applicant is aware of the 99-year lease (not easement), but has been unable to determine if the lease is still valid. Our site plan does not include parking details on 6 South Park Street and we are unable to verify the number of spaces available on this adjacent site.

- ii. *Sheet 3 indicates that 13 on-site parking spaces are provided, but it's not possible to verify since the parking spaces aren't shown.*

Applicant Response: As noted above, the current number of off-street parking spaces (12) are identified on the Existing Conditions Plan (Sheet 2) per the minimum dimensions stated in 6.5.E.3. The current number of parking spaces (including handicapped accessible spaces) provided in the gravel parking lot meet the requirements.

- iii. *Likewise, it's not possible to verify that the spaces meet the dimensional requirements set forth in Section 6.5.E.3.*

Applicant Response: Same as above.

- iv. *At a minimum the 2 handicap spaces should be shown and signage provided.*

Applicant Response: The one handicapped accessible space required for the site is also signed as such.

- b. *Are dumpsters located on the property? If so, the plans should depict these and screening should be provided.*

Applicant Response: The Applicant currently uses standard rolling trash receptacles on the site. There are no dumpsters on the property, and the Applicant does not plan to add a dumpster. Therefore, no associated screening is required..

- c. *The survey and lighting plan should be added to the plan set and the table of contents updated accordingly.*

Applicant Response: The draft Boundary Survey and the Lighting Plan have been

added to the Site Plan Set and the Site Plan Cover Sheet has been updated to note all plan sheets.

- d. *Please add the date and application number of the Heritage Commission approval to the cover sheet.*

Applicant Response: The Heritage Commission provided a Certificate of Approval on February 12, 2025. This information has been added on the Site Plan Cover Sheet.

- e. *How many new lighting fixtures are proposed? The lighting plan indicates that two new fixtures are provided, but the elevations only depict one new fixture.*

Applicant Response: The exterior elevations provided in the Architectural Plans by MA-KE have been updated to depict two exterior fixtures on the west side of the proposed addition. The CRI of the fixtures shall be 3000k.

- f. *Given the substantial waivers needed from the landscaping requirements are needed, can the applicant consider adding a tree to the northeast corner of the lot?*

Applicant Response: The existing apple tree on the north side of the gravel parking lot will need to be removed for the installation of the storage chambers, as depicted on the Existing Conditions Plan (Sheet 2) and Proposed Site Plan (Sheet 3). The Applicant is intending to add a new American Yellowwood (deciduous) tree on the northeast corner of the site, as depicted on the Landscape Plan (Sheet 6).

- g. *On Sheets 2 and 3, please remove the zoning requirements for class 2 and 3 lots,*

Applicant Response: The Site Plan Cover Sheet has been updated to identify only Class 1 lot requirements, as requested, and references to the Class 2 and 3 lots have been removed.

- h. *In the Site Information table on Sheet 3, what is a “developed music center”?*

Applicant Response: The music center is existing and already established on the project site. We have modified the description to “Music Center”.

Please see all revised documents enclosed herein that represent changes to the original application and all requested supporting materials.

Please let us know if you have additional questions or comments.

Sincerely,

PATHWAYS CONSULTING, LLC



Scott A. Williams, P.E.
Project Manager

SAW:SLP:meb

Enclosures

cc: UVMC w/enclosures
MA-KE w/enclosures

Addition to the Upper Valley Music Center

8 South Park Street, Lebanon NH

Project Description

This project will add two studio spaces and an elevator to a historic two-story building that houses a non-profit music school. The expansion of approximately 800sf aims to enhance the school's ability to serve its growing community of students and improve accessibility throughout the building, ensuring that all students, staff, and visitors can easily navigate the space. The addition will be designed with sensitivity to the building's historic elements, following the Secretary of the Interior's Standards for the Treatment of Historic Properties. A large piece of these standards is ensuring the addition matches the original building, but is visually distinct, and all work is reversible. The site outside of the additions footprint will remain unaltered. Currently in the area of the proposed addition, there is a concrete pad with HVAC Equipment and a shrub. The addition will not extend closer to any property boundaries than the current building already does, and two building mounted lights for the parking area will be replaced on the new addition.



City of Lebanon, New Hampshire

APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: UPPER VALLEY MUSIC CTR. INC.

Project Name: ADDITION TO UPPER VALLEY MUSIC CENTER

Project Address: 8 S. PARK ST. LEBANON, NH 03766

WAIVER REGULATIONS

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

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

OR

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

WAIVER REQUEST(S)

I (we) hereby request a Waiver from:

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

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

The proposed addition is shorter than the existing building and located in the rear
which is not highly visible to the public. This means the proposed addition will not
have a substantial effect on the surrounding building fabric.

2. Section 9 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

The use of the existing building is not being changed with the proposed addition, so
will have no new effect on the surrounding area.

3. Section 16 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
No major landscaping is planned for this project. Based on the size and layout of the site the required landscaping buffer is not feasible.
4. Section 20 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
No site access or circulation changes are proposed with this project.
5. Section 6.2.B of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
Trees, shrubs, and perennials are established on the lot. There is a mix of established hardwoods and softwoods on the west side of the gravel parking area that provide a buffer between the parking and the parcel to the west.
6. Section 6.2.D of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
Trees, shrubs, and perennials are established on the lot. There is a mix of established hardwoods and softwoods on the west side of the gravel parking area that provide a buffer between the parking and the parcel to the west.
7. Section 6.5.E.2 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
No change to the gravel parking surface is proposed.
8. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

SIGNATURE

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

Signature of Applicant: _____ Date: _____

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: ADDITION TO THE UPPER VALLEY MUSIC CENTER	
APPLICANT: UPPER VALLEY MUSIC CENTER. INC.	DATE: APRIL 16, 2025
GENERAL SUBMISSION REQUIREMENTS:	

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

A properly completed and signed Application Form *(available at www.lebanonnh.gov)*. [§5.1.A]

The appropriate filing fees. [§5.1.B]

A written project description. [§5.1.C]

A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§5.1.D]

A completed and signed Application for Waivers *(available at www.lebanonnh.gov)* [§5.1.G.3]

A completed and signed Technical Checklist *(available at www.lebanonnh.gov)*. [§4.7.B]
[Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Article VII of the Site Plan Review Regulations, as appropriate.]

Two (2) full-size sets of the Site Plan set. [§5.1.E]

A digital copy of the Site Plan set in .PDF format. [§5.1.F]

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

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

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

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

PLAN SUBMITTAL TECHNICAL CHECKLIST:

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

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

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

[Checklist begins on following page]

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

[illegible]

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

Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(6) - Existing and proposed grades, including topographic contours, with spot elevations. Where the grade is less than 20%, the contours shall be at 2-foot intervals; otherwise they shall be at 5-foot intervals. All contours shall be referenced to USGS or FEMA Flood Insurance Rate Map (FIRM) datums, as appropriate. Existing topographic information shall be prepared by a professional engineer registered in New Hampshire or land surveyor licensed in New Hampshire.	☒	☐
5.1.E(7) - Shape, size, height, and location of all existing structures located on site and within 200 feet of site.	☐	☒
5.1.E(7) - Elevation views indicating shape, size, height, and location of all proposed structures, including expansions of or additions to existing buildings. Such elevation views shall provide sufficient detail to allow for review by the Board and City staff of the adequacy of proposed access and egress points, walkways, lighting, and other site-related improvements.	☒	☐
5.1.E(8) - Location of existing natural features such as streams, marshes, lakes, ponds, wetlands, rock outcrops, or wooded areas, and existing man-made features such as roads and structures. Indicate those natural and man-made features that are to be removed, retained, or altered.	☒	☐
5.1.E(8) - Wetlands on the property shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plan. Documentation in the form of U.S. Army Corps of Engineers New England District Wetlands Delineation Data Sheets and/or other field notes and materials concerning the delineation shall be submitted.	☒	☐
5.1.E(9) - Zoning District, Tax Map and Lot number, and use of abutting properties within 200 feet of property.	☒	☐
5.1.E(9) - Location 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.	☐	☒
5.1.E(10) - Proposed streets, driveways, emergency vehicle accesses, parking spaces, and sidewalks, with indication of dimensions and direction of travel. Show required sight distances at curb cuts and dimensions for the inside radii of all curves.	N/A ☐	☐
5.1.E(10) - Vehicle and bicycle parking spaces shall be numbered.	☒	☐
5.1.E(10) - Loading spaces and facilities used in connection with any structures on the site shall be shown	☒	☐
5.1.E(10) - Total square footage and percentage of the lot covered by impervious cover shall be shown.	☒	☐
5.1.E(11) - Parking area safety measures including raised crosswalks/speed tables, signage, walkway lighting, striping and similar markings such as dedicated pedestrian/bicycle crossings and lanes through parking areas, fire lanes, compact and/or electric vehicle parking/charging, parking wayfinding, ADA signage and access aisles.	☒	☐
5.1.E(12) - Size and location of all existing and proposed public and private utilities. <i>(Note: the applicant is encouraged to submit a Sewer Use Permit Application and obtain a Notice of Permitted Allocation, and to obtain a Water Use Permit prior to submission of the Site Plan Review application.)</i>	☒	☐

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

Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(13) - Plan for outdoor lighting showing proposed location, mounting height, fixture type, lamp type, color correlated temperature (CCT), and wattage of all exterior free-standing lighting or building-mounted fixtures.	☒	☐
5.1.E(13) - Analyses and illuminance-level diagrams, to include average and minimum foot-candle measurements, showing that proposed installation conforms to the lighting-level standards in Site Plan Review Regulations.	☒	☐
5.1.E(13) - Manufacturer's specification information for each proposed light fixture and lamp (NOTE: This information may be provided on the plan or as a separate attachment).	☒	☐
5.1.E(13) - Drawings of all relevant building elevations showing location and height of all building-mounted fixtures, the portions of any walls or architectural features to be illuminated, illumination levels of walls or architectural features, and aiming points for any remote light fixtures.	☒	☐
5.1.E(14) - Plan for location of free-standing or building-mounted signs, including location, mounting, aiming, and shielding of any remote light fixtures for externally-lit signs.	☒	☐
5.1.E(14) - For internally-lit signs, relevant information concerning the method of illumination and the opacity of the sign background, showing that the proposed installation conforms to the requirements of the Regulations.	N/A ☐	☐
5.1.E(15) - The location and boundaries of any Overlay Districts established pursuant to Article IV of the Zoning Ordinance (including but not limited to the Wetlands Conservation District, Riverbank Protection District, Steep Slopes District, and Floodplain District) and, if applicable, protected shorelands pursuant to the Shoreland Water Quality Protection Act (NH RSA 483-B).	☒	☐
5.1.E(15) - For properties located within the Floodplain District, the 100-year flood elevation, floodway, shoreland protection zone, and flood plain limits shall be identified.	☒	☐
5.1.E(16) - Landscaping plan showing proposed new plantings to be installed and existing natural vegetation to be retained. Plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names) of all proposed shrubs and trees.	☐	☒
5.1.E(16) - Existing trees over 12 inches in diameter (measured 4.5 feet above ground surface) within 25 feet of the disturbed area, must be counted and shown on the plan, if included towards fulfilling landscaping requirements.	☐	☒
5.1.E(16) - Calculations for square footage of perimeter landscaping.	☐	☒
5.1.E(16) - Parking lot shading calculations shall be provided by depicting new trees and shrubs at 10-year crown size.	☒	☐
5.1.E(17) - Existing and proposed surface and subsurface storm drainage facilities, including City storm drainage facilities located within 200' of site.	☒	☐
5.1.E(17) - Plans for retention, detention, slow release, and treatment of storm water shall be provided shall be provided in accordance with the requirements of Section 6.6.	☒	☐
5.1.E(18) - Section 6.6. Stormwater Management submission requirements.	See Stormwater Checklist	
5.1.E(19) - Plans for snow removal and storage.	☒	☐

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

Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(20) - A plan for the development showing provisions for automobile, transit, bicyclist, and pedestrian access and circulation. Such plan shall show both existing and proposed means of access to the site including connections with, public streets, sidewalks, transit stops, and formal paths/trails. Plans shall include any traffic calming and traffic control devices necessary in conjunction with the site development, as well as the location of all existing transit routes and transit stops located or passing within 1/4 mile (1,320 feet) of the property.	☐	☒
5.1.E(21) - Construction detail drawings including, but not limited to, pavements, walks, steps, curbing, drainage structures, water and/or sewer utilities, ground-mounted signage (e.g., fire lanes, ADA parking, commercial), surface treatments, transit shelters, energy generation units (e.g., solar), bike rack style, electric vehicle charging, outdoor lighting, outdoor furniture, retaining walls, tree boxes and other site systems or structures. Accompanying specifications and cutsheets may be required.	☒	☐
5.1.E(21) - Where applicable, roadway, drainage, water and sewer utility profile drawings shall be provided at a scale of 1"=40 feet (horizontal) and 1"=4 feet (vertical) and typical cross-section drawings shall be provided at a scale of 1"=5 feet (horizontal and vertical), unless prior approval to use an alternate scale is granted by the Reviewing Engineer. (NOTE: Ordinarily, only two (2) sets of such construction drawings shall be provided to the Planning and Development Department with the application submission.)	☒	☐
5.1.E(22) - Depict any current and proposed easements, rights-of-way, and deed restrictions including those related to sewer, electrical utility, shared access, etc.	☒	☐
5.1.E(23) - For multi-family structures, plans for on-site recreational facilities.	N/A ☐	☐
5.1.E(24) - Where a fire, emergency equipment, or similar vehicle turnaround area is provided, it must have an adequate turn radius. Provide CAD Autoturn data or a similar basis of design for the turn radius, if requested by Lebanon Fire or Engineering staff. City staff may also ask for this information at any time.	☒	☐
Supporting Documents and Information, Where Applicable	Info. Provided	Not Applicable
5.1.G(1) - An estimated timetable, to include phasing schedules, for construction and completion of buildings, parking, facilities, landscaping, and other required improvements.	☒	☐
5.1.G(2) - Any development estimated to generate a net increase of 100 peak hour trips or 1,000 average daily trips (based upon the most current edition of the ITE Trip Generation Manual) shall prepare and submit a Traffic Impact Study in accordance with standard traffic analysis conventions as set forth by the NHDOT. The Board may, at its discretion, require the submission of a Traffic Impact Study for developments estimated to generate less than 100 peak hour trips or 1,000 average daily trips if the Board has reason to believe such development could adversely affect levels of service or have other adverse impacts.	N/A ☐	☐
5.1.G(3) - Written requests for waivers from all applicable provisions of these Regulations shall be provided pursuant to Article VII - "Waiver Procedure". (note: use Application for Waivers form).	☐	☒
5.1.G(4) - For multi-family dwelling developments and mixed-use developments resulting in a net increase of 50 dwelling units or more, the application shall include the information and impact statements identified in Section 6.9.B.	☐	☒

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

Completed By: Nicholas Joelli, MA+KE Architecture

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

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: ADDITION TO THE UPPER VALLEY MUSIC CENTER	
APPLICANT: UPPER VALLEY MUSIC CENTER. INC.	DATE: APRIL 16, 2025

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

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

A written request for waiver shall be required, pursuant to Article VII of the Site Plan Review Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§6.6.I]

[Stormwater checklist begins on following page]

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

Plan Requirements	Info. Provided	Waiver Sought
<u>6.6.C.1 (1)</u> - An Existing Conditions S.M.P showing all pre-development: a. Surface water bodies and wetlands b. Drainage patterns c. Flood plains and floodways (with elevations) d. Watershed boundaries e. Buffer zones f. Topographic contours with minimum 2-foot intervals g. Buildings / structures h. Pavement i. Utilities j. Soils information with coding as HSG-A, B, C, or D (High Intensity Soil Survey (HISS) mapping may be required per request of the City Engineer). 1. The plan shall also include the following elements: a. scale bar b. north arrow c. title block with project name d. applicant's name e. map and parcel number f. designer's stamp g. soil and/or wetland scientist's stamp (if applicable) h. legend i. locus plan j. benchmarks k. notes with datum and other plan references l. instructions m. detail descriptions	                                                         	

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

Plan Requirements (cont.)	Info. Provided	Waiver Sought
g. Plan references and notes (including sequence of soil disturbance) h. Proposed and existing public and private utilities i. Proposed project components to become property of or the responsibility of the City shall be labeled as such j. Existing and proposed impervious cover, with areas used to calculate effective impervious cover (EIC, as defined herein) clearly identified and the square footage of each type identified and labeled. k. Test Pit(s) locations and data where stormwater practices are proposed, as appropriate. l. Details of individual design elements shown on separate plan sheets following the Proposed Conditions SMP. The Existing Conditions SMP & the Proposed Conditions SMP shall be provided on sheets no larger than 24" x 36", at a scale of one (1) inch = 20 feet for urban areas, and one (1) inch = 40 feet for non-urban areas. The City Engineer will make the final determination as to the appropriate scale, ensuring that all important site and hydrologic features are easily recognized. If plan shall encompass more than two (2) sheets, at the required 1:40 or 1:20 scale, a separate large scale representation plan sheet (e.g. 1:100) is required to be provided, so as to show entirety of site, as well as off-site contributing areas.	☒ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐
6.6.C.2 - In addition to the above described SMP plan sheets, the following SMP supplemental information is required: 1. A drainage analysis that includes calculations comparing pre- and post-development stormwater runoff rates (cubic feet per minute) and volumes (cubic feet) based on a 1-inch rainstorm, and the 2-year, 25-year, 50-year, and 100-year, 24-hour frequency storms. Calculations shall include, but not be limited to, the sizing of all structures and BMPs, including sizing of emergency overflow structures based on the 50-year 24-hour frequency storm discharge rate, with 1-foot of free-board. Storm rates shall be based on current design depths from the Northeast Regional Climate Center - http://precip.eas.cornell.edu. <i>Any site that was primarily wooded in the last five years shall be considered undisturbed woods Any site from which wooded vegetation has been removed within 5 years prior to the first submission to the planning board with respect to a proposed development, or upon which, at some earlier time, clearing has occurred in anticipation of development, shall be treated as undisturbed woodland for purposes of calculating pre-development runoff volumes. For purposes of this paragraph any tree cutting which occurred without leaving stands of healthy, growing trees within areas near waters and highways, as required by RSA 227-J:9, I, shall be presumed to have occurred in anticipation of development</i>	☒	☐

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

Plan Requirements (cont.)	Info. Provided	Waiver Sought
2. A drainage analysis results summary tabulated (pre & post) for each proposed outfall or catchment outlet point including runoff rates and volumes for each storm event analyzed above.	☒	☐
3. An Erosion and Sediment Control Plan for all proposed construction activities in accordance with the NH Stormwater Management Manual Volume 3, (December 2008 or current revision; downloadable from the website)	☒	☐
4. A comprehensive Operation and Maintenance Plan for long-term maintenance of all proposed stormwater management elements and BMPs including the proposed schedule of inspections and anticipated maintenance (see section H.2 Operations & Maintenance Plan for detailed requirements).	☒	☐
<u>6.6.D</u> - Phased Development: For phased developments, the plans and calculation requirements under this section (6.6) shall apply as though the development of the entire parcel were being proposed in one single application. The review and approval process for phased development applications is provided in section 4.9 of the Lebanon Site Plan Regulations.	☒	☐

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

Completed By: Nicholas Joelli, MA+KE Architecture

(Last Revised 9/20/2021)

Planning office Use Only:

Date Received ___/___/___ Checklist Complete YES or NO Checked by: _____

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

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: ADDITION TO THE UPPER VALLEY MUSIC CENTER	
APPLICANT: UPPER VALLEY MUSIC CENTER. INC.	DATE: MARCH 10, 2025

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

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

A written request for waiver shall be required, pursuant to Article VII of the Site Plan Review Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§6.6.I]

[Stormwater checklist begins on following page]

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

Plan Requirements	Info. Provided	Waiver Sought
6.6.C.1 (1) - An Existing Conditions S.M.P showing all pre-development: a. Surface water bodies and wetlands b. Drainage patterns c. Flood plains and floodways (with elevations) d. Watershed boundaries e. Buffer zones f. Topographic contours with minimum 2-foot intervals g. Buildings / structures h. Pavement i. Utilities j. Soils information with coding as HSG-A, B, C, or D (High Intensity Soil Survey (HISS) mapping may be required per request of the City Engineer). 1. The plan shall also include the following elements: a. scale bar b. north arrow c. title block with project name d. applicant's name e. map and parcel number f. designer's stamp g. soil and/or wetland scientist's stamp (if applicable) h. legend i. locus plan j. benchmarks k. notes with datum and other plan references l. instructions m. detail descriptions		
6.6.C.1 (2) - A Proposed Conditions SMP showing all proposed post-development temporary and permanent stormwater management system elements, erosion and sediment control Best Management Practices (BMP), and all important hydrologic features. The Proposed Conditions S.M.P must be at the same scale as the Existing Conditions SMP, with consistent title block, plan features, and descriptors including but not limited to the following: a. Existing and proposed topographic contours (2-foot minimum contour interval; 1-foot contour intervals may be required for sites with limited relief and/or where proposed stormwater outfalls are located adjacent to buffer zones. b. Proposed areas of disturbance with total area of disturbance clearly labeled in square feet c. Existing and proposed buildings and structures d. Stormwater discharge locations labeled and matched to the drainage analyses e. Wells and sanitary protective radii, if applicable f. Septic systems, if applicable		

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

Plan Requirements (cont.)	Info. Provided	Waiver Sought
g. Plan references and notes (including sequence of soil disturbance) h. Proposed and existing public and private utilities i. Proposed project components to become property of or the responsibility of the City shall be labeled as such j. Existing and proposed impervious cover, with areas used to calculate effective impervious cover (EIC, as defined herein) clearly identified and the square footage of each type identified and labeled. k. Test Pit(s) locations and data where stormwater practices are proposed, as appropriate. l. Details of individual design elements shown on separate plan sheets following the Proposed Conditions SMP. The Existing Conditions SMP & the Proposed Conditions SMP shall be provided on sheets no larger than 24" x 36", at a scale of one (1) inch = 20 feet for urban areas, and one (1) inch = 40 feet for non-urban areas. The City Engineer will make the final determination as to the appropriate scale, ensuring that all important site and hydrologic features are easily recognized. If plan shall encompass more than two (2) sheets, at the required 1:40 or 1:20 scale, a separate large scale representation plan sheet (e.g. 1:100) is required to be provided, so as to show entirety of site, as well as off-site contributing areas.	☒ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐
6.6.C.2 - In addition to the above described SMP plan sheets, the following SMP supplemental information is required: 1. A drainage analysis that includes calculations comparing pre- and post-development stormwater runoff rates (cubic feet per minute) and volumes (cubic feet) based on a 1-inch rainstorm, and the 2-year, 25-year, 50-year, and 100-year, 24-hour frequency storms. Calculations shall include, but not be limited to, the sizing of all structures and BMPs, including sizing of emergency overflow structures based on the 50-year 24-hour frequency storm discharge rate, with 1-foot of free-board. Storm rates shall be based on current design depths from the Northeast Regional Climate Center - http://precip.eas.cornell.edu. <i>Any site that was primarily wooded in the last five years shall be considered undisturbed woods Any site from which wooded vegetation has been removed within 5 years prior to the first submission to the planning board with respect to a proposed development, or upon which, at some earlier time, clearing has occurred in anticipation of development, shall be treated as undisturbed woodland for purposes of calculating pre-development runoff volumes. For purposes of this paragraph any tree cutting which occurred without leaving stands of healthy, growing trees within areas near waters and highways, as required by RSA 227-J:9, I, shall be presumed to have occurred in anticipation of development</i>	☒	☐

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

Plan Requirements (cont.)	Info. Provided	Waiver Sought
2. A drainage analysis results summary tabulated (pre & post) for each proposed outfall or catchment outlet point including runoff rates and volumes for each storm event analyzed above.	☒	☐
3. An Erosion and Sediment Control Plan for all proposed construction activities in accordance with the NH Stormwater Management Manual Volume 3, (December 2008 or current revision; downloadable from the website)	☒	☐
4. A comprehensive Operation and Maintenance Plan for long-term maintenance of all proposed stormwater management elements and BMPs including the proposed schedule of inspections and anticipated maintenance (see section H.2 Operations & Maintenance Plan for detailed requirements).	☒	☐
<u>6.6.D</u> - Phased Development: For phased developments, the plans and calculation requirements under this section (6.6) shall apply as though the development of the entire parcel were being proposed in one single application. The review and approval process for phased development applications is provided in section 4.9 of the Lebanon Site Plan Regulations.	☒	☐

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Completed By: Nicholas Joelli, MA+KE Architecture

(Last Revised 9/20/2021)

Planning office Use Only:

Date Received ___/___/___ Checklist Complete YES or NO Checked by: _____

CERTIFIED NOTIFICATION LIST

Notice shall be sent by certified mail to the Owner; Applicant, if different from Owner; Abutters; Holders of conservation, preservation, or agricultural preservation restrictions (as defined under RSA 477:45) on the subject property; the holders of easements, rights-of-way, and other restrictions; and every engineer, architect, land surveyor, or soil or wetlands scientist whose seal appears on any plan submitted to the Board; and any other persons required by RSA 676:4, I(d). The names and mailing addresses shall be furnished by the Applicant.

672:3 Abutter. – "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.

Source. 1983, 447:1. 1986, 33:2. 2002, 216:1, eff. July 15, 2002.

PLEASE PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

Map & Lot Number: 92-10	Map & Lot Number:
Property Owner: UPPER VALLEY MUSIC CENTER PO BOX 826 LEBANON, NH 03766	Applicant, Co-Applicant, Agent, or Lessee:
Map & Lot Number: 91-249	Map & Lot Number: 92-9
FIRST CONG CHURCH OF LEBANON PO BOX 230 LEBANON, NH 03766	CARRIAGE HOUSE 5 LLC 6 SOUTH PARK ST LEBANON, NH 03766
Map & Lot Number: 92-8	Map & Lot Number: 92-11
NOLAN, LORCAN F & CHELSEA P 10 ABBOTT ST LEBANON, NH 03766	CITY OF LEBANON 51 NORTH PARK STREET LEBANON, NH 03766

Map & Lot Number: STATE HISTORIC	Map & Lot Number: STRUCTURAL ENGINEER
LCHIP, C.O. GEORGE BORN 3 N. SPRING STREET, SUITE 100 CONCORD, NH 03301	TEAM ENGINEERING 82 PALOMINO LANE, SUITE 503 BEDFORD, NH 03110
Map & Lot Number: GC	Map & Lot Number: CIVIL ENGINEER
ESTES & GALLUP 13 ORFORD ROAD LYME, NH 03768	PATHWAYS CONSULTING, LLC 240 MECHANIC STREET, SUITE 100 LEBANON, NH 03766
Map & Lot Number: ARCHITECT	Map & Lot Number:
MA+KE ARCHITECTS 53 S. MAIN STREET #204 HANOVER, NH 03755	
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:

(Revised 2/8/2024)

FEE SCHEDULE LEBANON PLANNING BOARD

Adopted January 24, 2022

LOT LINE ADJUSTMENT (Boundary Line Adjustment)		
		TOTALS
FILING FEE	\$25.00	\$25.00
ADVERTISING FEE	\$100	\$100
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE		\$

MINOR SUBDIVISION		
		TOTALS
FILING FEE	\$150.00	\$150.00
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$

**Engineering Review fees may also be required. See note on page 2.

PRELIMINARY REVIEW OF A MAJOR SUBDIVISION		
		TOTALS
FILING FEE	\$200.00	\$200.00
NUMBER OF LOTS* _____	\$30.00 per lot*	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$

*Or units when the subdivision does not create individual lots.
**Engineering Review fees will also be required. See note on page 2.

FINAL REVIEW OF A MAJOR SUBDIVISION		
		TOTALS
FILING FEE	\$500.00	\$500.00
FIRST FIVE (5) LOTS*	\$75.00 per lot*	
NUMBER OF LOTS 6+*	\$150.00 per lot*	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE TIME OF FILING		\$

*Or units when the subdivision does not create individual lots.
**Engineering Review fees will also be required. See note on page 2.

SITE PLAN REVIEW		
		TOTALS
FILING FEE	\$250.00	\$250.00
SQUARE FOOTAGE	\$75.00 per 1,000 sq. ft. (gross floor area)	\$75
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$49.86 (abutter certified)

SITE PLAN REVIEW		
TOTAL DUE AT TIME OF FILING		\$ 473.86
**Engineering Review fees will also be required. See note on page 2.		

SITE PLAN REVIEW AMENDMENT (WITH STRUCTURAL CHANGES)		
		TOTALS
FILING FEE	\$250.00	\$250.00
SQUARE FOOTAGE	\$75.00 per 1,000 sq. ft. (gross floor area)	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees may also be required. See note below.		

OTHER		
-SITE PLAN REVIEW AMENDMENT (WITH NO STRUCTURAL CHANGES)		
-EXTENSION REQUESTS		
-CONDITIONAL USE PERMITS		
		TOTALS
FILING FEE	\$250.00	\$250.00
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees may also be required. See note below.		

MINOR SITE PLAN REVIEW		
		TOTALS
FILING FEE	\$150.00	\$150.00
NOTIFICATION FEE (see note below)	Current USPS rate per certified notice (see below) X _____ notices	\$ _____ (abutter certified)
TOTAL DUE		\$

ENGINEERING REVIEW FEES:

After an application to the Planning Board is submitted and the filing fees identified above have been paid, the Planning & Development Department will determine the scope of required engineering review and will obtain an estimated cost from the reviewing engineer. A cost estimate of the review fees will usually be generated within two (2) – three (3) business days. Once conveyed to the applicant, the estimated review fees shall be paid by the applicant within five (5) business days, and an escrow account shall be established by the Planning & Development Department. No plans will be reviewed unless and until the review fee estimate is paid, if required.

Please note that escrow fees are only an estimate of what services will cost and actual costs of review may be less or more than the amount initially estimated. Any unused portion of the escrow will be returned to the applicant at the end of the approval process if such a surplus remains. Additionally, in the event the escrow amount does not cover the full cost of services the Applicant shall pay any remaining costs as a condition of approval. See also Section 4.7 of the Site Plan Review Regulations and Section 7.7 of the Subdivision Regulations.

NOTIFICATION FEE: CURRENT FEE as of July 2024 is \$5.54 per certified notice

THE CERTIFIED NOTIFICATION FEE IN ALL SECTIONS ABOVE INCLUDES THE FOLLOWING: ALL ABUTTERS, THE APPLICANT, PROPERTY OWNER, HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD AND ANY OTHER PERSONS REQUIRED BY RSA 676:4, I(d).

ADDITION TO

UPPER VALLEY MUSIC CENTER



DRAWING LIST

- A0-00

COVER SHEET
- D-01

DEMOLITION PLANS
- D-02

DEMOLITION PLANS
- A1-01

BASEMENT PLAN
- A1-02

FIRST FLOOR PLAN
- A1-03

SECOND FLOOR PLAN
- A1-04

ROOF PLAN
- A2-01

EXTERIOR ELEVATIONS

8 S. Park St. Lebanon NH 03766 USA

PROJECT DESCRIPTION

ELEVATOR & NEW STUDIO SPACE ADDITION TO EXISTING BUILDING.

PROJECT TEAM

- ACOUSTIC DESIGNER:

SONIC-SPACE
PORTSMOUTH, NH 03801
603 828 3983
office@sonic-space.com
- CIVIL ENGINEER:

PATHWAYS CONSULTING, LLC
240 MECHANIC STREET
LEBANON, NH 03766
603 448 2200
pathways@pathwaysconsult.com
- STRUCTURAL ENGINEER:

TEAM ENGINEERING
82 PALOMINO LANE, SUITE 503
BEDFORD, NH 03110-6448
603 497 3137
contact@MyTeamEngineering.com
- GENERAL CONTRACTOR:

ESTES & GALLUP, LLC.
13 ORFORD ROAD
LYME, NH 03768
603 795 4400
INFO@ESTES-GALLUP.COM
- ARCHITECT:

MA+KE ARCHITECTS
53 S MAIN ST, SUITE 204
P.O. BOX 231
HANOVER, NH 03755
603 643 8868
- OWNER:

UPPER VALLEY MUSIC CENTER
8 S. Park St.
Lebanon, NH 03766
603 448 1642 x3

MA+KE
YOR
KENNEDY
ARCHITECTS

53 S MAIN STREET, SUITE 204
P.O. BOX 231
HANOVER NH 03755
P: 603 643 8868
www.ma-ke-arch.com

PROGRESS,
NOT FOR
CONSTRUCTION

Issued

NOT FOR CONSTRUCTION

3/7/25

SITE PLAN REVIEW

MARK	DATE	DESCRIPTION
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PROJECT

UPPER VALLEY MUSIC
CENTER

PROJECT No.: 24110
SHEET TITLE

COVER SHEET

A0-00

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3/7/25

SITE PLAN REVIEW

MARK	DATE	DESCRIPTION

Project

UPPER VALLEY MUSIC
CENTER

8 S. Park St. Lebanon NH 03766 USA

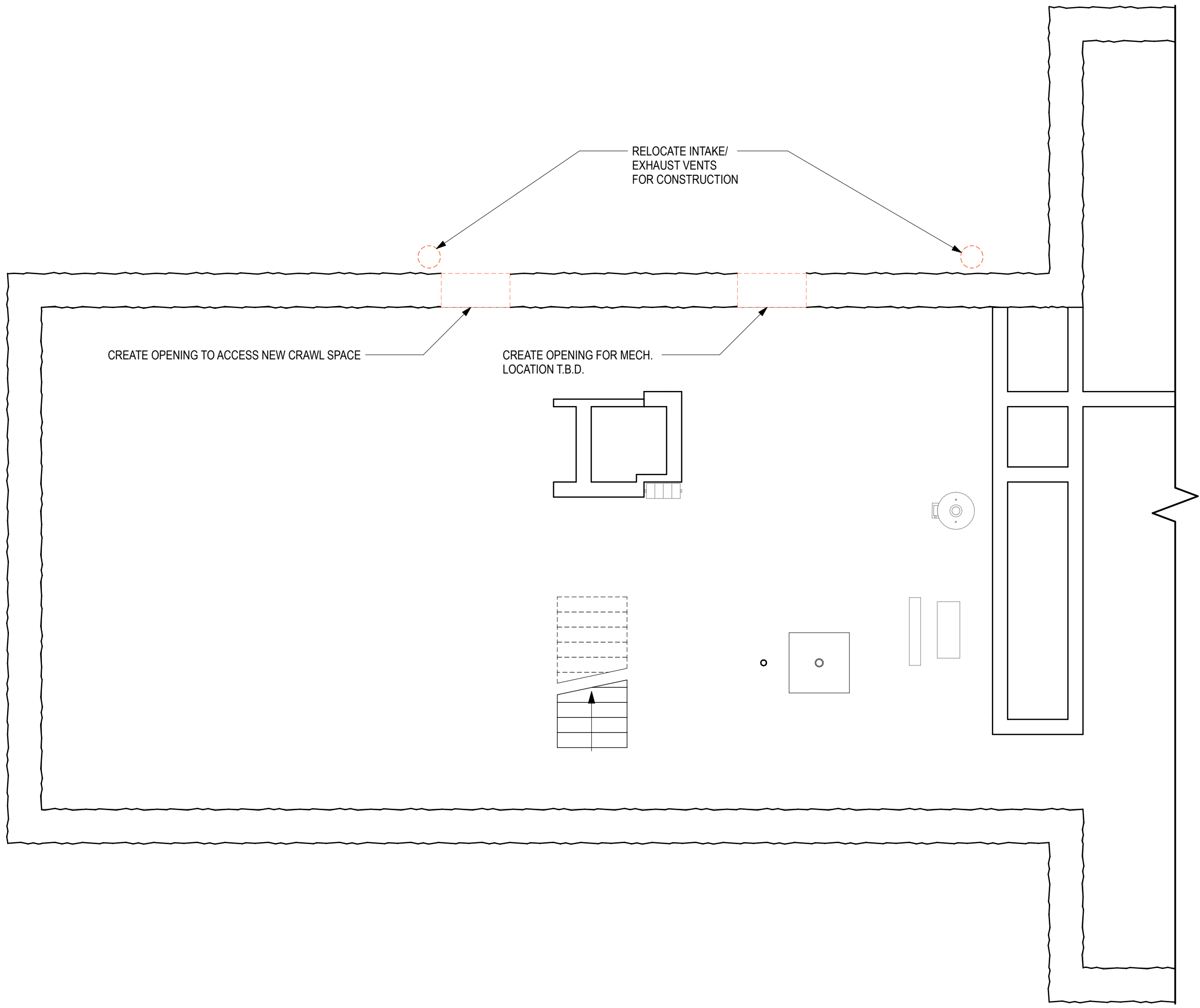
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Sheet Title

DEMOLITION PLANS

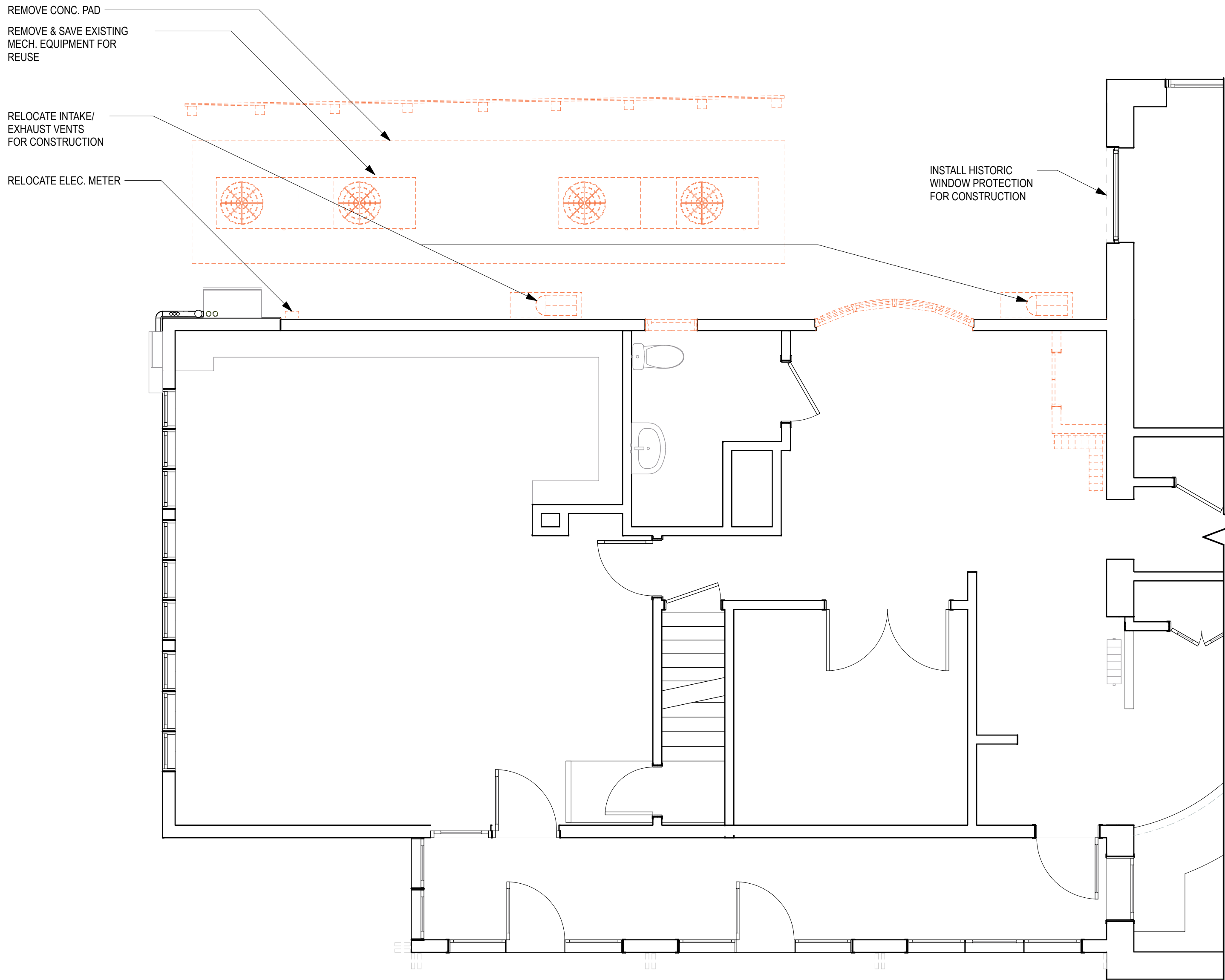
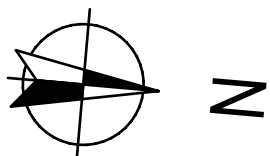
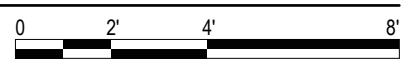
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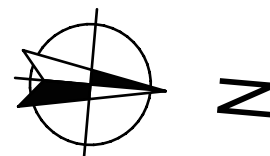
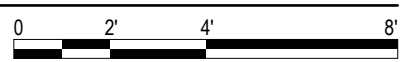
20 BASEMENT SLAB

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



10 1st FLOOR DEMOLITION PLAN

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



MAYOR
KENNEDY
ARCHITECTS

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3/7/25

SITE PLAN REVIEW

MARK	DATE	DESCRIPTION

Project

UPPER VALLEY MUSIC
CENTER

8 S. Park St. Lebanon NH 03766 USA

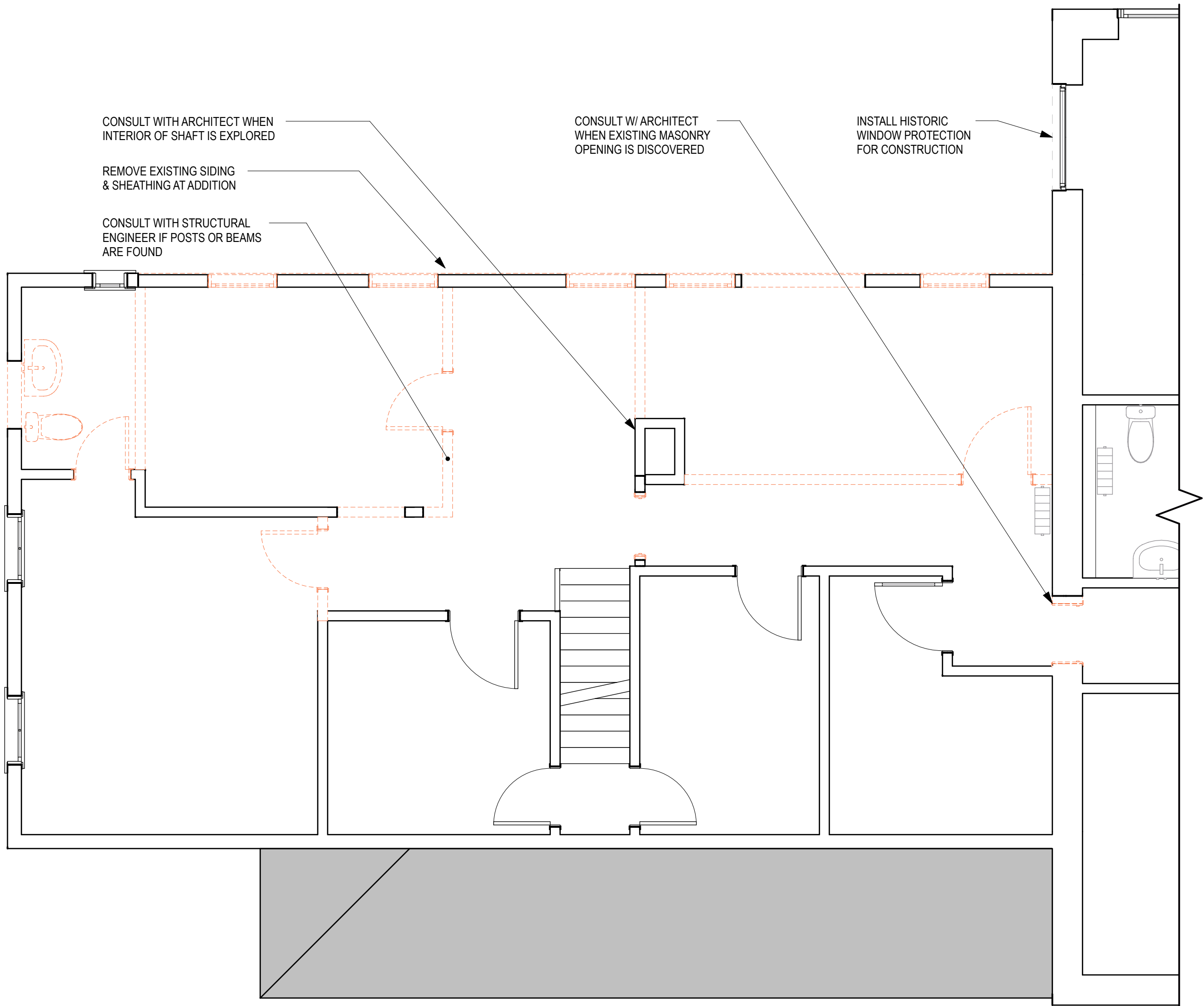
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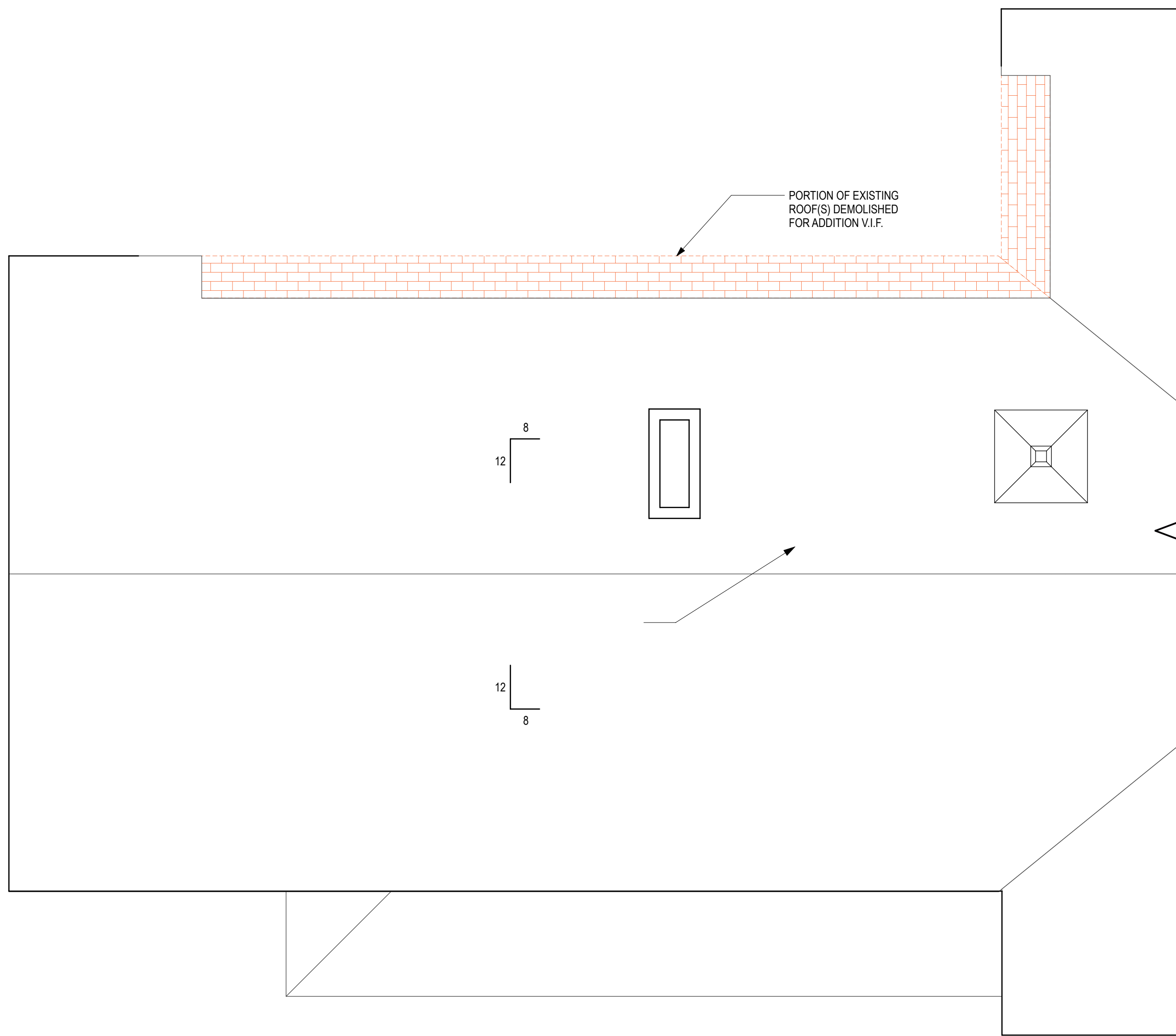
DEMOLITION PLANS

D-02

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20 2nd FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

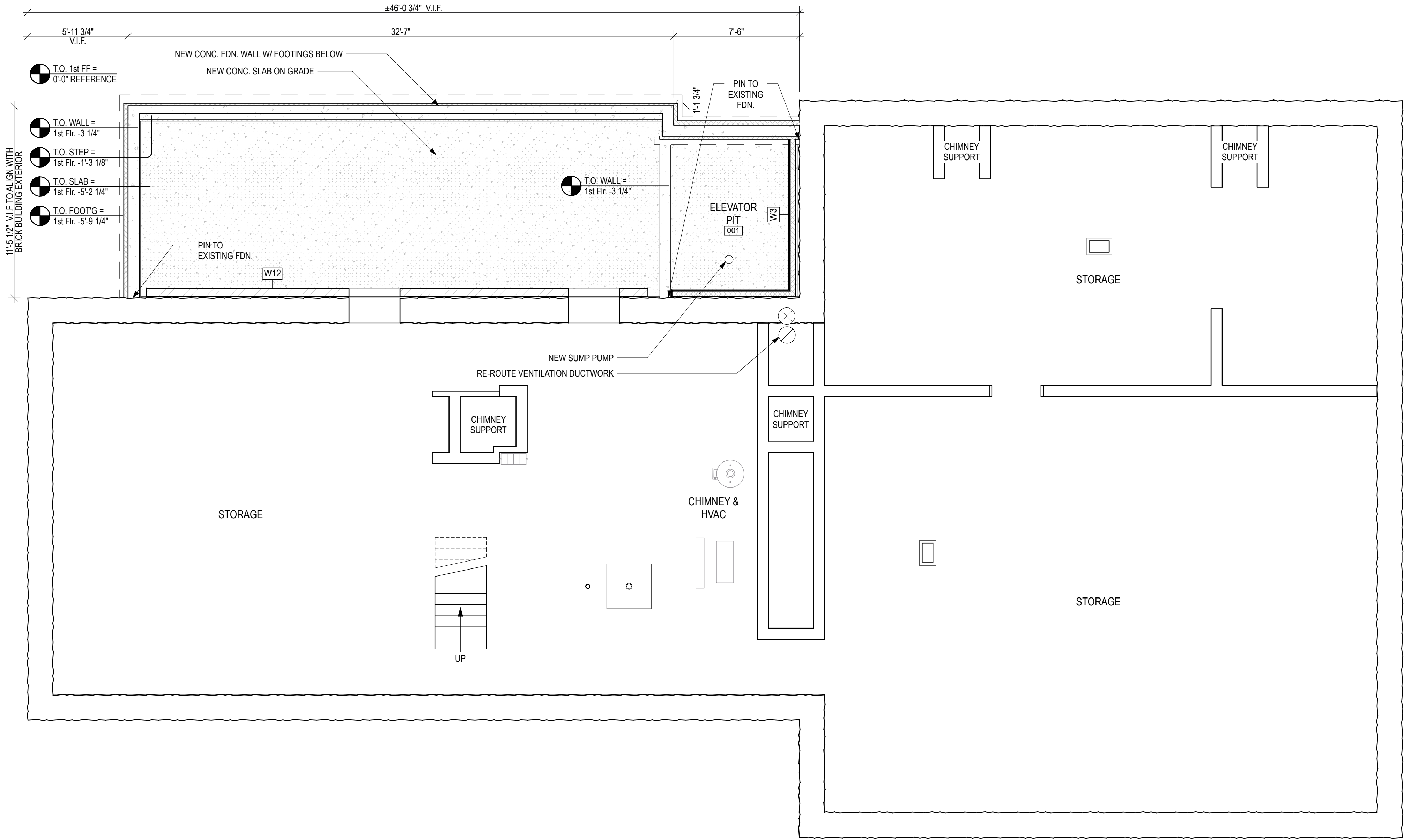
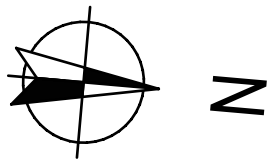


10 ROOF DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

10

BASEMENT PLAN

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



FLOOR PLAN LEGEND

- 2'-0"

FRAMING DIMENSION
- 2'-0"

FINISH DIMENSION
- EXISTING WALL
- NEW WALL
- NEW CONC. WALL
- NEW CONCRETE SLAB

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3/7/25

SITE PLAN REVIEW

MARK	DATE	DESCRIPTION
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Project

UPPER VALLEY MUSIC
CENTER

8 S. Park St. Lebanon NH 03766 USA

Project No.: 24110

Sheet Title

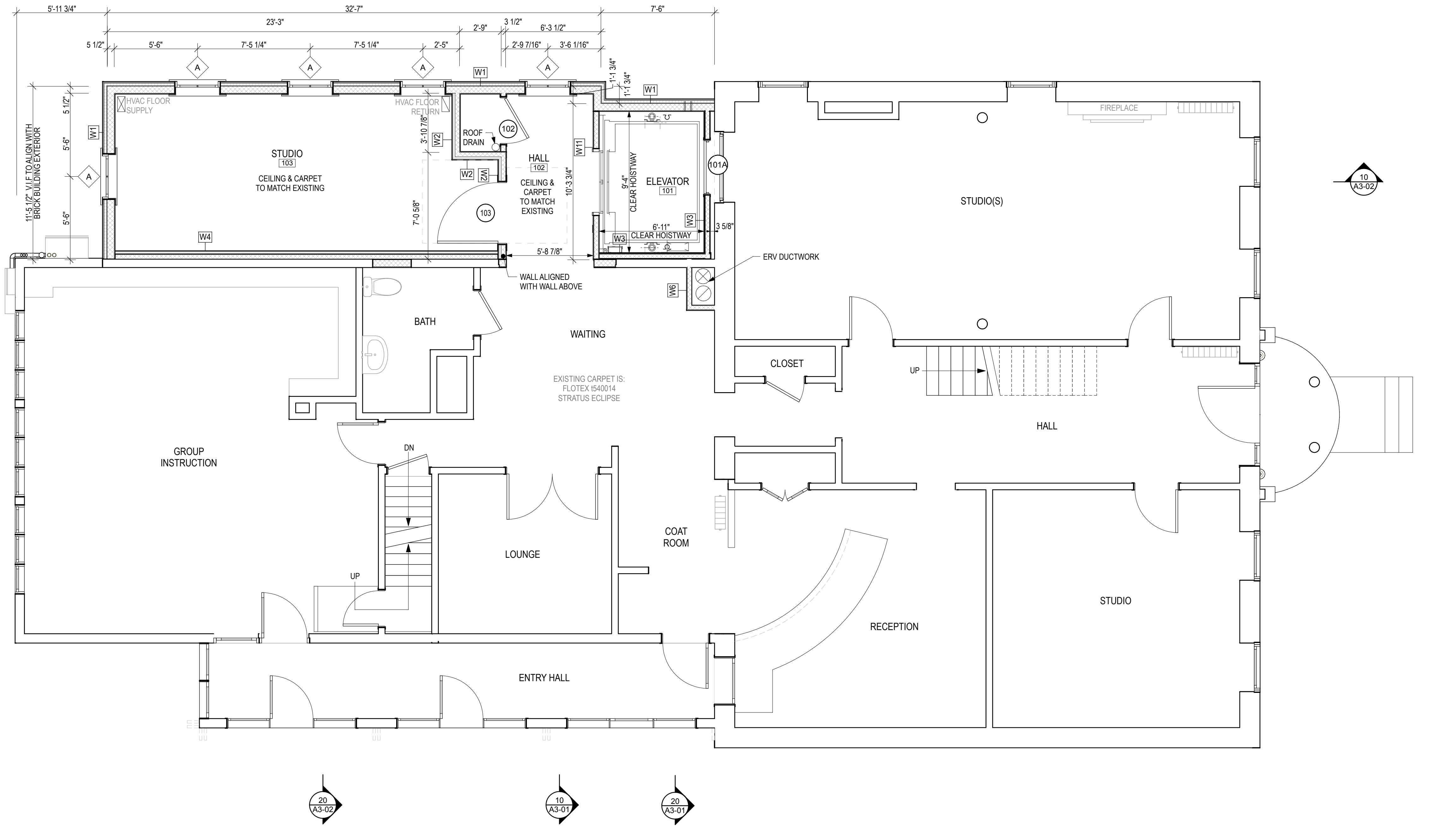
BASEMENT PLAN

A1-01

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10 FIRST FLOOR PLAN

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



FLOOR PLAN LEGEND

- 2'-0" FRAMING DIMENSION
- 2'-0" FINISH DIMENSION
- EXISTING WALL
- NEW WALL
- NEW CONC. WALL
- NEW CONCRETE SLAB

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3/7/25

SITE PLAN REVIEW

MARK DATE DESCRIPTION

Project

UPPER VALLEY MUSIC
CENTER

8 S. Park St. Lebanon NH 03766 USA

Project No.: 24110

Sheet Title

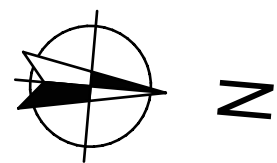
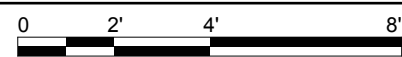
FIRST FLOOR PLAN

A1-02

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10 SECOND FLOOR PLAN

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



FLOOR PLAN LEGEND

- 2'-0" FRAMING DIMENSION
- 2'-0" FINISH DIMENSION
- EXISTING WALL
- NEW WALL
- NEW CONC. WALL
- NEW CONCRETE SLAB

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3/7/25

SITE PLAN REVIEW

MARK	DATE	DESCRIPTION
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Project

UPPER VALLEY MUSIC
CENTER

8 S. Park St. Lebanon NH 03766 USA

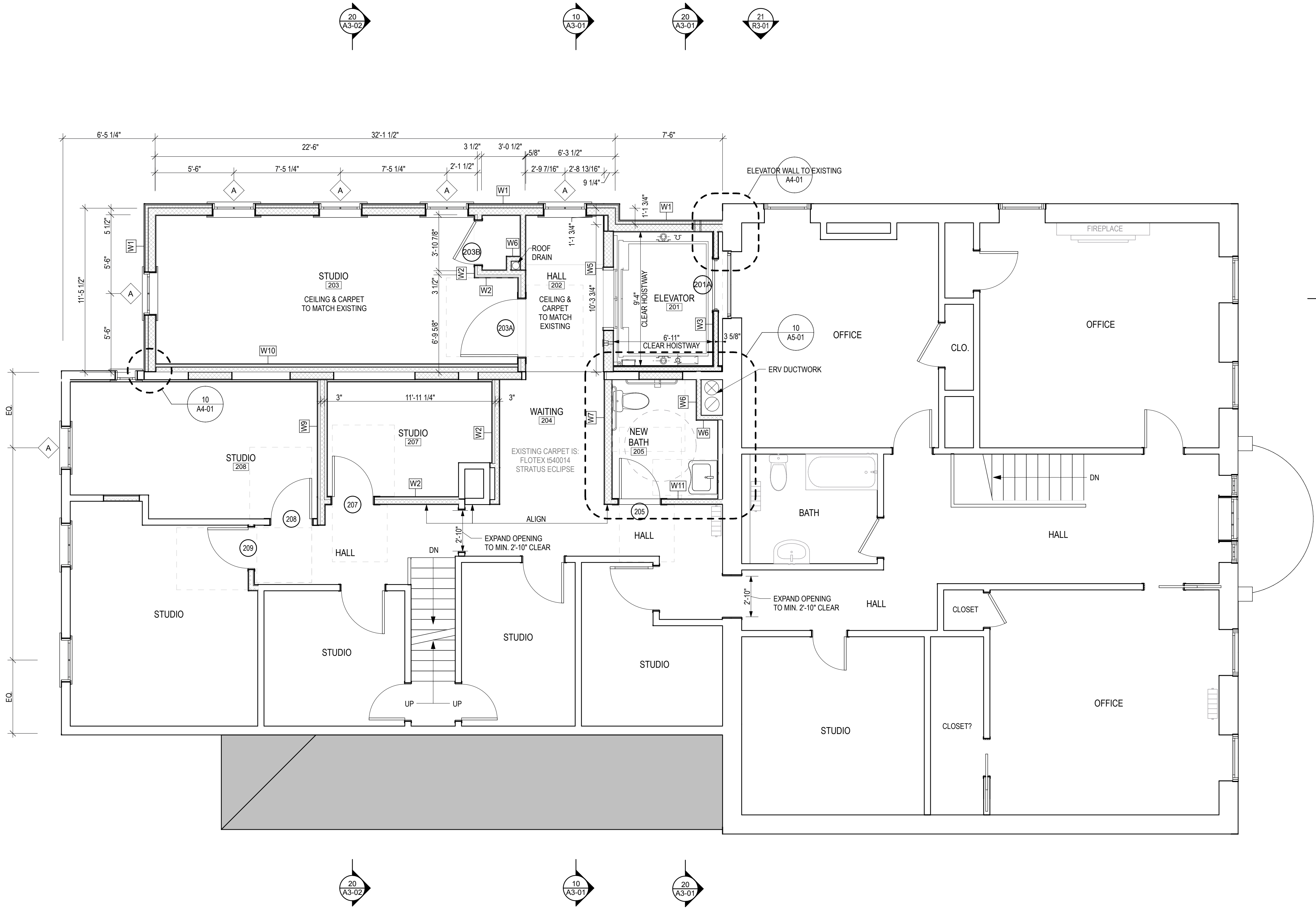
Project No.: 24110

Sheet Title

SECOND FLOOR PLAN

A1-03

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3/7/25

SITE PLAN REVIEW

MARK	DATE	DESCRIPTION

Project

UPPER VALLEY MUSIC
CENTER

8 S. Park St. Lebanon NH 03766 USA

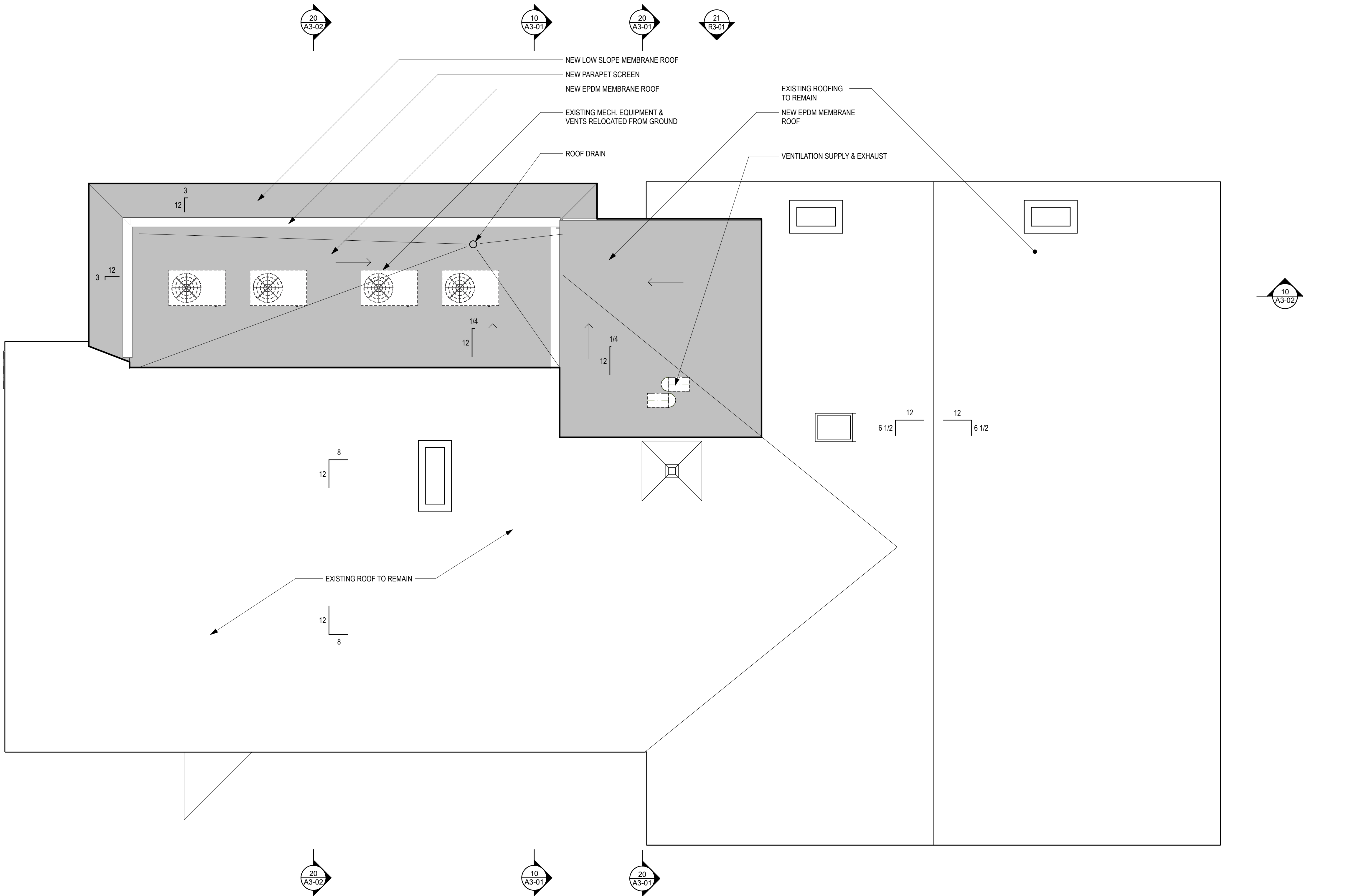
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Sheet Title

ROOF PLAN

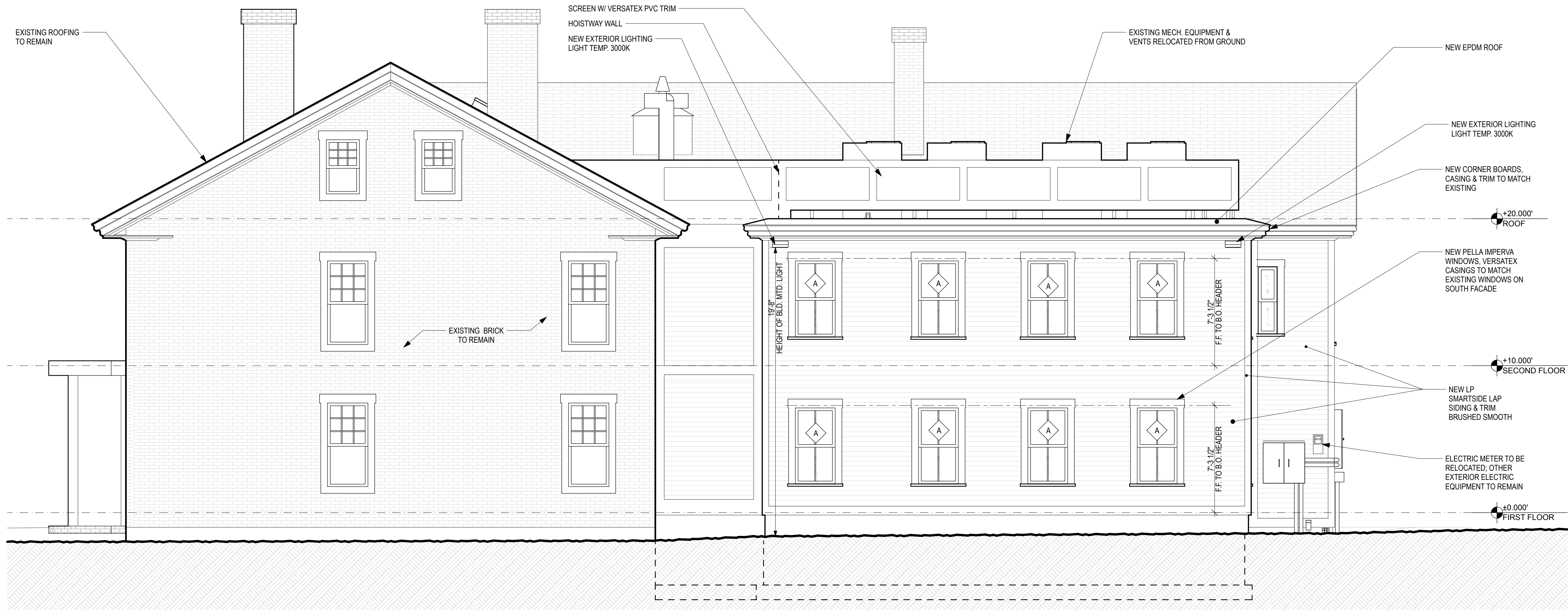
A1-04

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10 ROOF PLAN

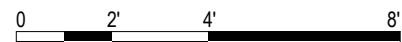
SCALE: 1/4" = 1'-0"



11

WEST ELEVATION

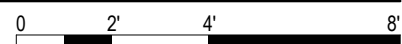
SCALE: 1/4" = 1'-0"



10

SOUTH ELEVATION

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



MAYOR
KENNEDY
ARCHITECTS

53 S Main Street, Suite 204
P.O. Box 231
Hanover NH 03755
p: 603 643 8868
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PROGRESS,
NOT FOR CONSTRUCTION

Issued

3/7/25

DESIGN DEVELOPMENT

MARK	DATE	DESCRIPTION
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Project

UPPER VALLEY MUSIC
CENTER

8 S. Park St. Lebanon NH 03766 USA

Project No.: 24110

Sheet Title

EXTERIOR ELEVATIONS

A2-01

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SITE PLAN REVIEW APPLICATION PLANS FOR THE UPPER VALLEY MUSIC CENTER BUILDING ADDITION AND SITE IMPROVEMENTS PROJECT

8 SOUTH STREET
LEBANON, NEW HAMPSHIRE

PROJECT NO. 13444

MARCH 24, 2025

REVISED APRIL 23, 2025 (SPR RESUBMISSION)

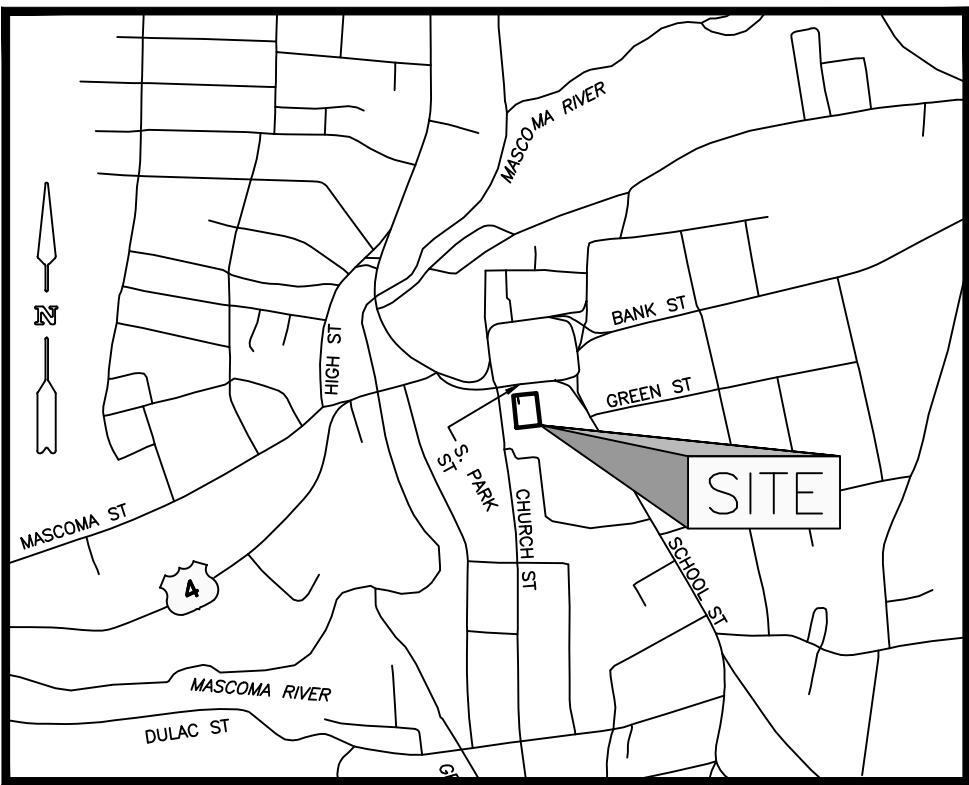
SITE INFORMATION

TAX MAP AND LOT NUMBER: 92-10
ADDRESS: 8 SOUTH PARK STREET
ZONING DISTRICT: PB (PROFESSIONAL BUSINESS DISTRICT)
EXISTING USE: DEVELOPED MUSIC CENTER
PROPOSED USE: BUILDING ADDITION TO EXISTING MUSIC CENTER
GROSS AREA:
FIRST FLOOR 2953 SF 3412 SF
SECOND FLOOR 2257 SF 3221 SF
GROSS 5710 SF 6633 SF
NUMBER OF STORIES: 2
BUILDING USE: BUSINESS
BUILDING HEIGHT: EXISTING 32'-7" PROPOSED (NEW ADDITION) 25'-6"
GROSS AREA OF PROPOSED ADDITION: 923± SQ. FT.
AREA OF LOT: 0.51± ACRES (22,300± SQ. FT.)
LOT COVERAGE (BUILDINGS): ALLOWED 4,460± SF (20%) EXISTING 2,950± SF (13.2%) PROPOSED 3,420± SF (15.3%)
IMPERVIOUS AREA: 11,615± SQ. FT. (52.1%)
LOT SIZE/DIMENSION:
CLASS 1 AREA (SQ. FT.) 10,000 WIDTH 75' MAX. HEIGHT 45'±
BUILDING SETBACKS:
CLASS 1 FRONT 20' SIDE 15' REAR 20'
OVERLAY DISTRICT: HERITAGE COMMISSION APPROVAL ON FEB. 12, 2025
APPLICATION NO. HC2025-01
OFF-STREET PARKING:
MINIMUM - TYPE OF USE - OTHER COMMERCIAL
GROSS FLOOR AREA = 6623± SQ. FT.
PARKING SPACE PER UNIT = 1 SPACE / 600 SF = 10 SPACES
THE MINIMUM PARKING REQUIREMENT = 10 SPACES
MAXIMUM - 120% OF MINIMUM = 12 SPACES
1 HANDICAP ACCESSIBLE SPACE
BIKE PARKING: EXISTING 4± SPACES PROPOSED 4± SPACES
LOADING SPACES: 0
WETLANDS CONSERVATION DISTRICT/FLOODPLAIN DISTRICT, SHORELAND WATER QUALITY PROTECTION JURISDICTION: THE SITE IS NOT WITHIN THE WETLANDS CONSERVATION DISTRICT/FLOODPLAIN DISTRICT OR WITHIN THE SHORELAND WATER QUALITY PROTECTION JURISDICTION.
ZONING INFORMATION:
SUBJECT PROPERTY CONTAINED WITHIN CITY OF LEBANON, NEW HAMPSHIRE
PROFESSIONAL BUSINESS (PB) ZONING DISTRICT AND IS SUBJECT TO ALL APPLICABLE CITY ZONING CODES, REGULATIONS, AND ORDINANCES.

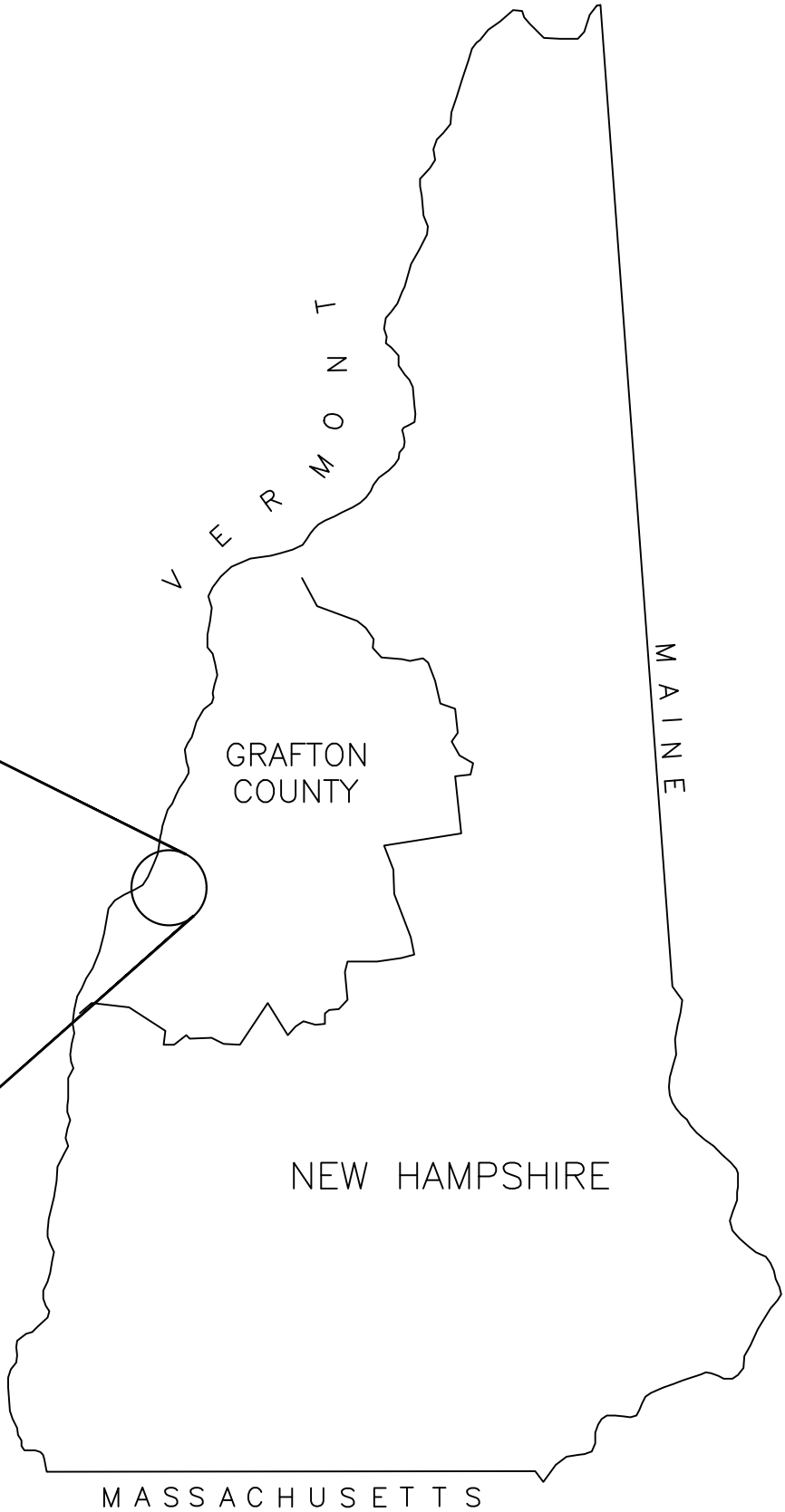
INDEX OF SHEETS

- SHEET 1 - COVER, INDEX OF SHEETS & LOCATION MAP
SHEET 2 - EXISTING CONDITIONS PLAN
SHEET 3 - PROPOSED SITE PLAN
SHEET 4 - SITE & DRAINAGE DETAILS
SHEET 5 - EROSION AND SEDIMENT CONTROL DETAILS
SHEET 6 - LANDSCAPE PLAN & DETAILS
BOUNDARY PLAN (DRAFT)
ARCHITECTURAL PLANS (BY MAYOR KENNEDY)
PARTIAL SITE LIGHTING LAYOUT (BY MAYOR KENNEDY)

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION



LOCATION MAP

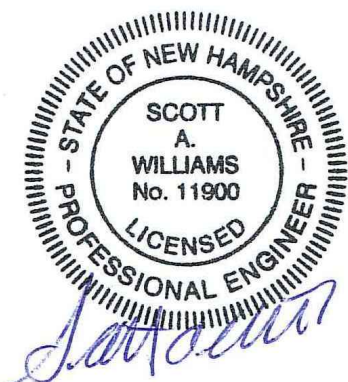


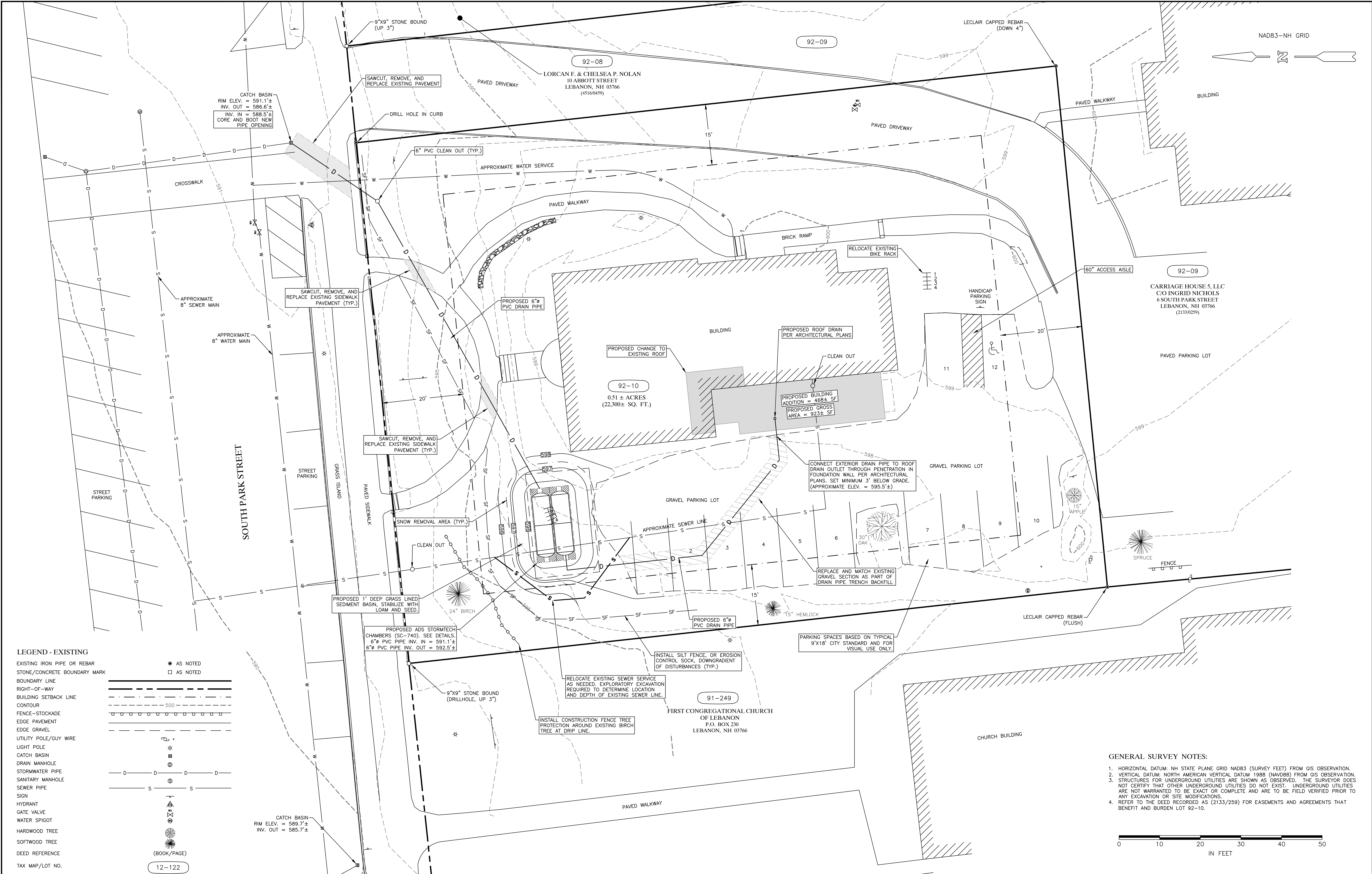
PATHWAYS PROJECT NO. 13444

CIVIL ENGINEER
PATHWAYS CONSULTING, LLC
240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766
(603) 448-2200

RECORD OWNER & APPLICANT:
UPPER VALLEY MUSIC CENTER, INC.
P.O. BOX 826
LEBANON, NEW HAMPSHIRE 03766

ARCHITECT:
MAYOR KENNEDY ARCHITECTS
53 SOUTH MAIN STREET, SUITE 204
P.O. BOX 231
HANOVER, NEW HAMPSHIRE 03755





LEGEND - EXISTING

EXISTING IRON PIPE OR REBAR

STONE/CONCRETE BOUNDARY MARK

BOUNDARY LINE

RIGHT-OF-WAY

BUILDING SETBACK LINE

CONTOUR

FENCE-STOCKADE

EDGE PAVEMENT

EDGE GRAVEL

UTILITY POLE/GUY WIRE

LIGHT POLE

CATCH BASIN

DRAIN MANHOLE

STORMWATER PIPE

SANITARY MANHOLE

SEWER PIPE

SIGN

HYDRANT

GATE VALVE

WATER SPIGOT

HARDWOOD TREE

SOFTWOOD TREE

DEED REFERENCE

TAX MAP/LOT NO.

● AS NOTED

□ AS NOTED

500

12-122

1	04-23-25	SITE PLAN REVIEW RESUBMISSION	DAS	SAW	SAW
REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY

PROPOSED SITE PLAN FOR

UPPER VALLEY MUSIC CENTER

BUILDING ADDITION AND SITE IMPROVEMENTS

SOUTH PARK STREET, LEBANON, NEW HAMPSHIRE

PATHWAYS CONSULTING, LLC

240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766
(603) 448-2200

SCALE: AS SHOWN

DESIGNED BY: SAW

DRAWN BY: DAS

CHECKED BY: SAW

DATE: 03-24-25

PROJ. NO. 13444

SHEET 3 OF 6

SC-740 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
- TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
- THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

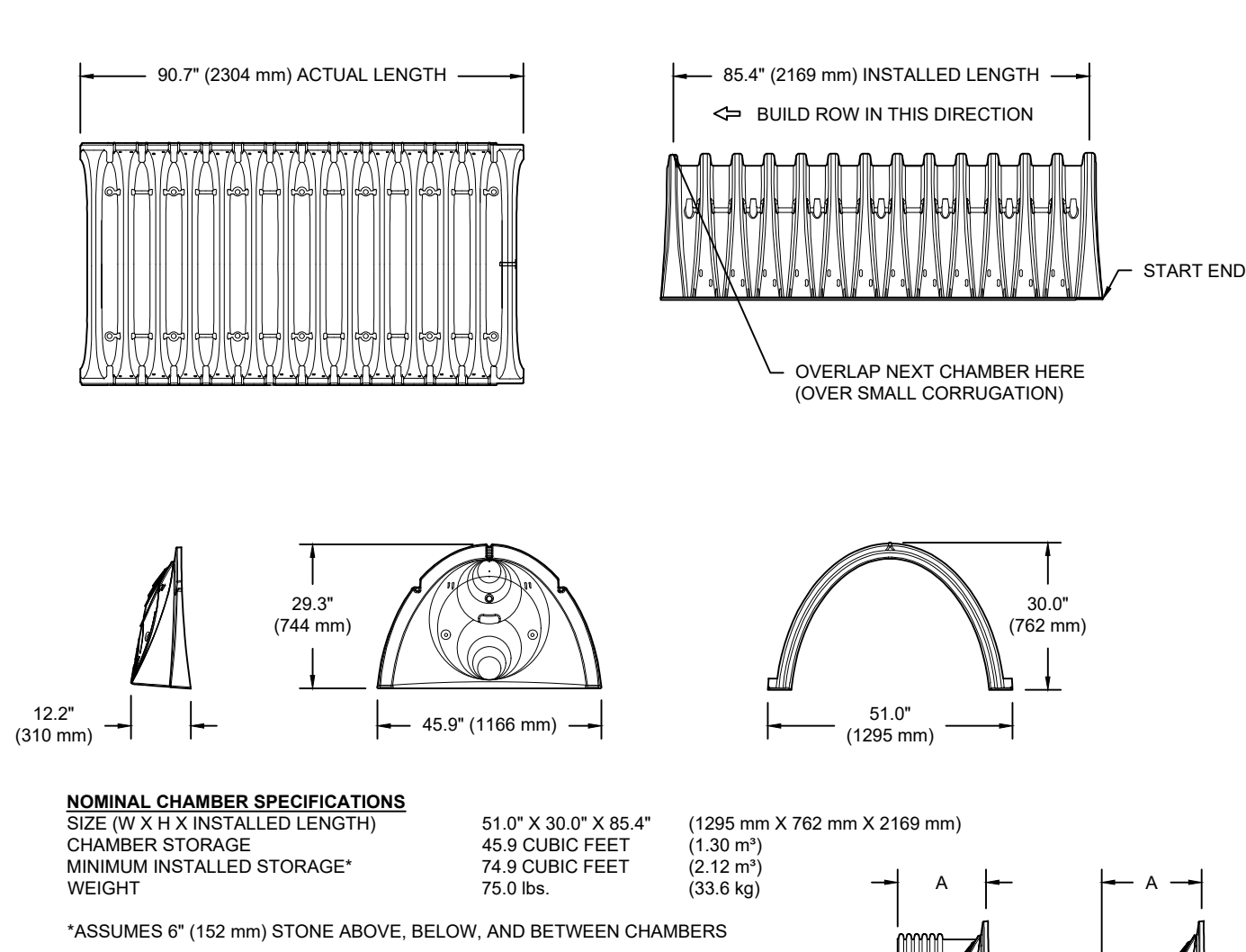
1. STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
- STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
- NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.
- USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-992-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

SC-740 TECHNICAL SPECIFICATION



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"

PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "B"

PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE08T / SC740EPE08TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE08B / SC740EPE08BPC	---	---	---	0.5" (13 mm)
SC740EPE08T / SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC	---	---	---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC	---	---	---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC	---	---	---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC	---	---	---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC	---	---	---	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)
SC740EPE24BR*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B/SC740EPE24BR ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-992-2694.

* FOR THE SC740EPE24B/SC740EPE24BR THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

SPECIFICATIONS FOR STORMWATER CHAMBER SYSTEM AREA

1. COMPACTION:
- A. IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF THE CHAMBER AREA AND THE REQUIRED BACKFILL. WHEN POSSIBLE, USE EXCAVATION HOES TO REMOVE SOIL. IF CHAMBER AREA IS EXCAVATED USING A LOADER, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF TYPE TIRES. USE OF EQUIPMENT WITH NARROW TRACKS OR NARROW TIRES, RUBBER TIRES WITH LARGE LUGS, OR HIGH PRESSURE TIRES WILL CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND STORAGE VOLUMES AND IS NOT ACCEPTABLE. COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE.
- B. COMPACTION CAN BE ALLEViated AT THE BASE OF THE CHAMBER FACILITY BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE TO REFRactURE THE SOIL PROFILE THROUGH THE 12-INCH COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLERS TYPICALLY DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.
- C. ROTOTILL 2 TO 3 INCHES OF SAND INTO THE BASE OF THE CHAMBER FACILITY BEFORE BACK FILLING THE REQUIRED SAND LAYER. PUMP ANY PONDED WATER BEFORE PREPARING (ROTOTILLING) BASE.
- D. WHEN BACKFILLING THE CHAMBER FACILITY, PLACE SOIL IN LIFTS 12" OR GREATER. DO NOT USE HEAVY EQUIPMENT WITHIN THE CHAMBER BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND STONES. GRADE CHAMBER MATERIALS WITH LIGHT EQUIPMENT.
2. PLANT INSTALLATION
- A. GRASSES AND LEGUME SEED SHOULD BE TILLED INTO THE SOIL TO A DEPTH OF AT LEAST ONE INCH. GRASS AND LEGUME PLUGS SHOULD BE PLANTED FOLLOWING THE NON-GRASS GROUND COVER PLANTING SPECIFICATIONS.
- B. THE TOPSOIL SPECIFICATIONS PROVIDE ENOUGH ORGANIC MATERIAL TO ADEQUATELY SUPPLY NUTRIENTS FROM NATURAL CYCLING.
3. MISCELLANEOUS
- A. THE CHAMBER FACILITY MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
4. A DENSE AND VIGOROUS VEGETATIVE COVER SHALL BE ESTABLISHED OVER THE CONTRIBUTING PERVIOUS DRAINAGE AREAS BEFORE RUNOFF CAN BE ACCEPTED INTO THE FACILITY.

MAINTENANCE AND PERIODIC INSPECTION

1. REFER TO SEPARATE "STORMWATER FACILITIES INSPECTION AND MAINTENANCE MANUAL" FOR DETAILS.

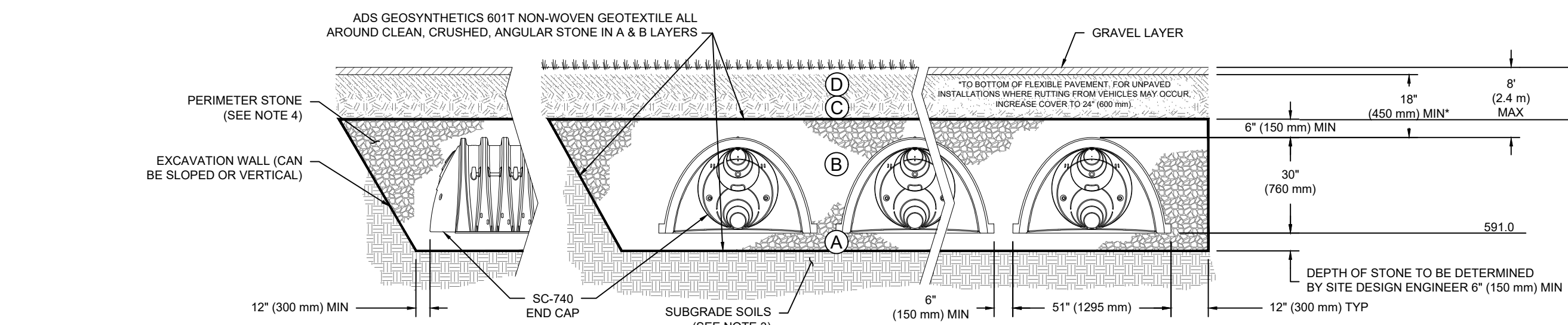
STORMWATER CHAMBER NOTES AND SPECIFICATIONS

1. THE INFILTRATION BASIN MAY NOT RECEIVE RUN-OFF UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA TO THE INFILTRATION SYSTEM HAS RECEIVED FINAL STABILIZATION.
2. HEAVY EQUIPMENT AND TRAFFIC SHALL BE RESTRICTED FROM TRAVELING OVER THE INFILTRATION BASIN TO MINIMIZE COMPACTION OF THE SOIL.
3. EXCAVATE THE INFILTRATION BASIN TO THE DESIGN DIMENSIONS. EXCAVATED MATERIALS SHOULD BE PLACED AWAY FROM THE BASIN SIDES TO ENSURE BASIN WALL STABILITY. LARGE TREE ROOTS MUST BE TRIMMED FLUSH WITH THE BASIN SIDES. THE SIDE WALLS OF THE BASIN SHOULD BE ROUGHENED WHERE SHEARED AND SEALED BY HEAVY EQUIPMENT.
4. INITIAL BASIN EXCAVATION SHOULD BE CARRIED TO WITHIN 1 FOOT OF THE FINAL ELEVATION OF THE BASIN FLOOR. FINAL EXCAVATION TO THE FINISHED GRADE SHOULD BE DEFERRED UNTIL ALL DISTURBED AREAS ON THE WATERSHED HAVE BEEN STABILIZED OR PROTECTED. THE FINAL PHASE EXCAVATION SHOULD REMOVE ALL ACCUMULATED SEDIMENT. RELATIVELY LIGHT TRACKED EQUIPMENT IS RECOMMENDED FOR THIS OPERATION TO AVOID COMPACTION OF THE BASIN FLOOR. AFTER THE FINAL GRADING IS COMPLETED, THE BASIN SHALL PROVIDE A WELL-AERATED, HIGHLY POROUS SURFACE TEXTURE.
5. AN INFILTRATION TEST SHALL BE CONDUCTED TO DETERMINE THE INFILTRATION RATE OF THE BASIN. TESTING SHALL BE CONDUCTED AT THE BOTTOM (SUBGRADE) OF THE PROPOSED SYSTEM BY A QUALIFIED PROFESSIONAL IN ACCORDANCE WITH APPENDIX D1 OF THE NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL VOLUME 2 - POST-CONSTRUCTION BEST MANAGEMENT PRACTICES. AN INFILTRATION RATE BETWEEN 5 AND 10 INCHES PER HOUR SHALL BE ACCEPTABLE. ENGINEER SHALL REVIEW RESULTS OF INFILTRATION TEST WITH THE CITY OF LEBANON CITY ENGINEER FOR ACCEPTANCE PRIOR TO COMPLETING SYSTEM INSTALLATION.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 6" (150 mm) MAX LIFTS USING TWO FULL COVERS WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:

 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

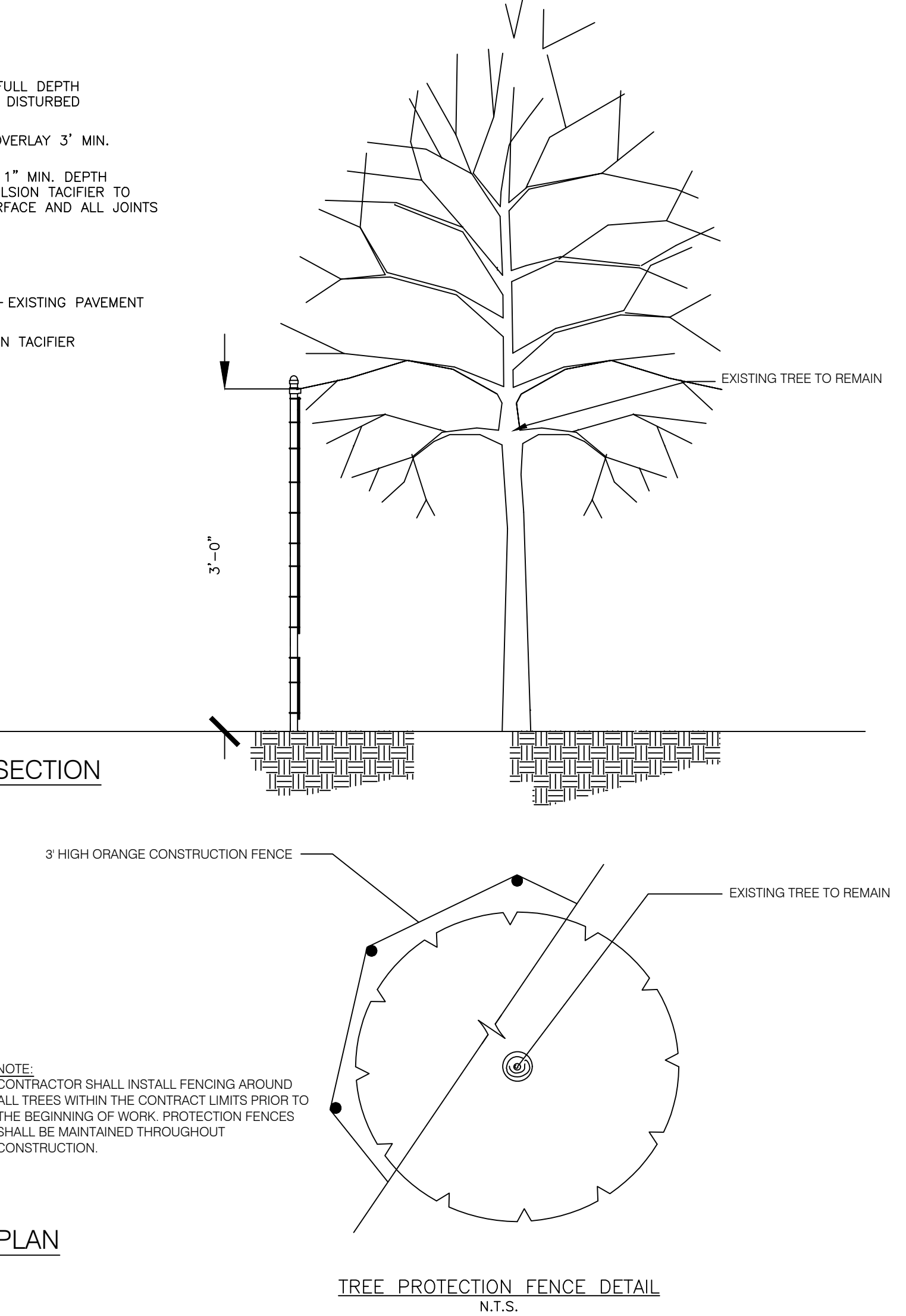
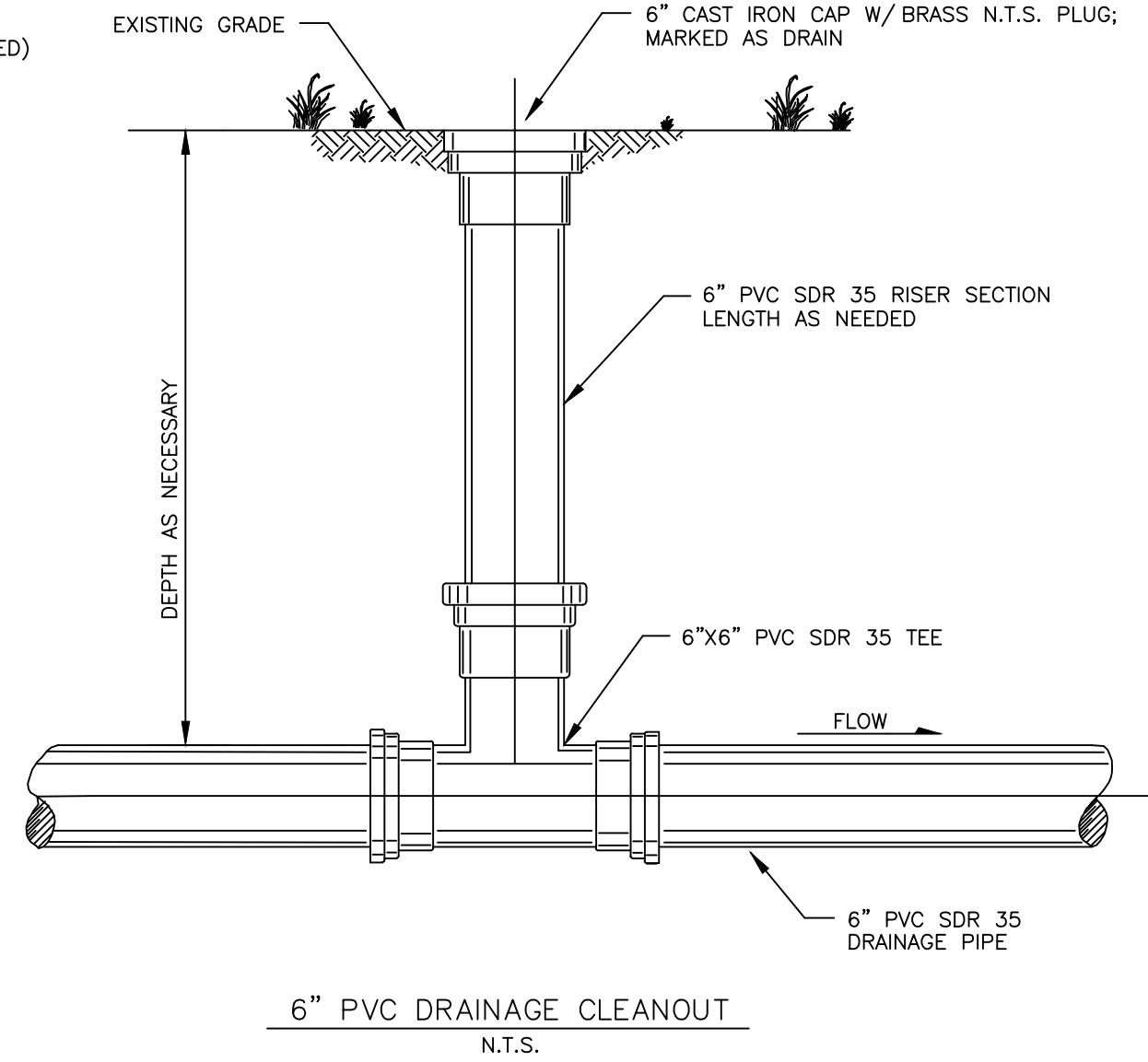
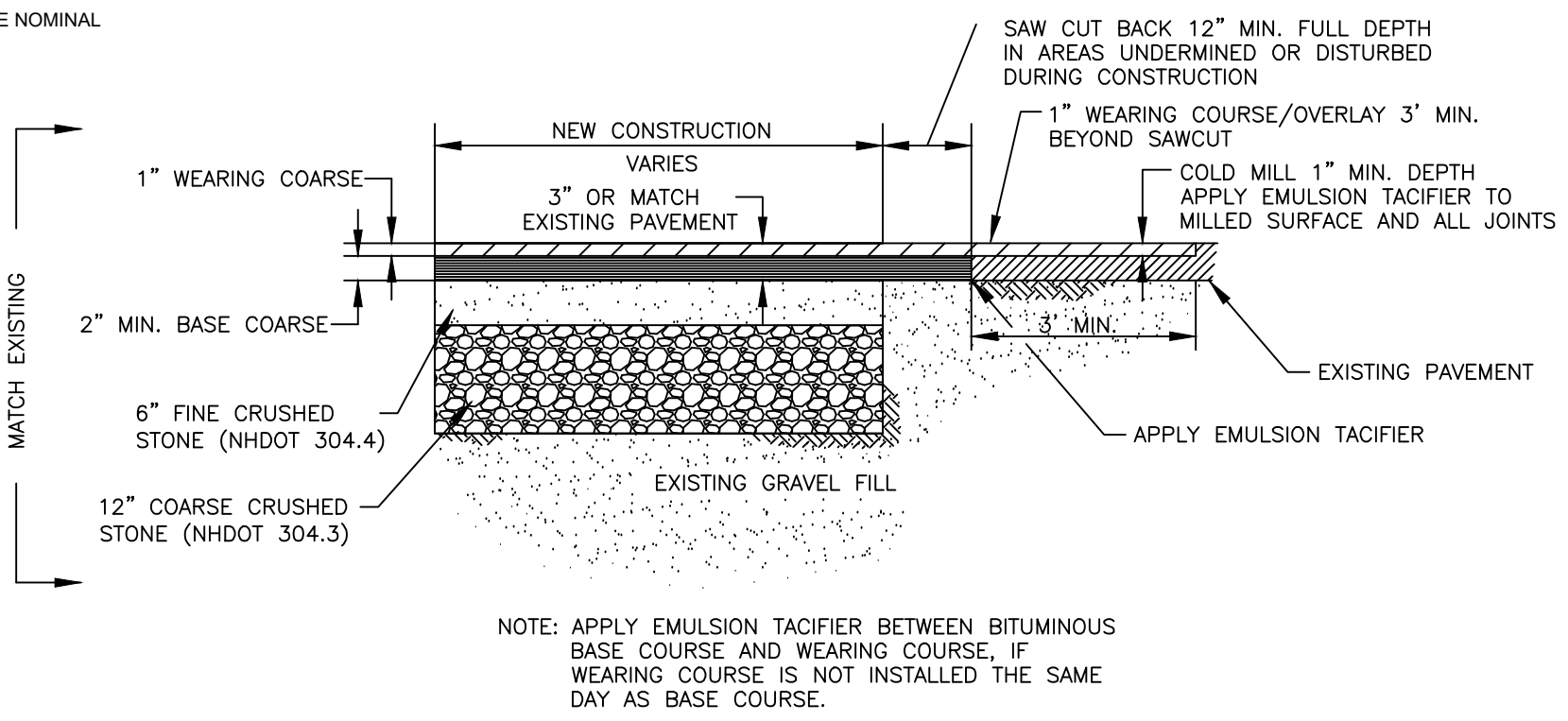
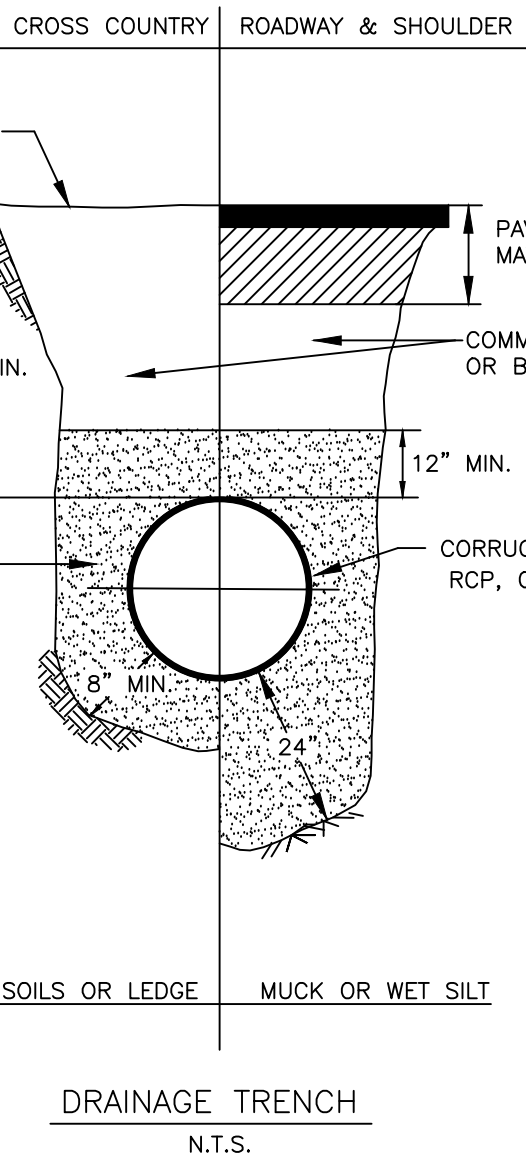
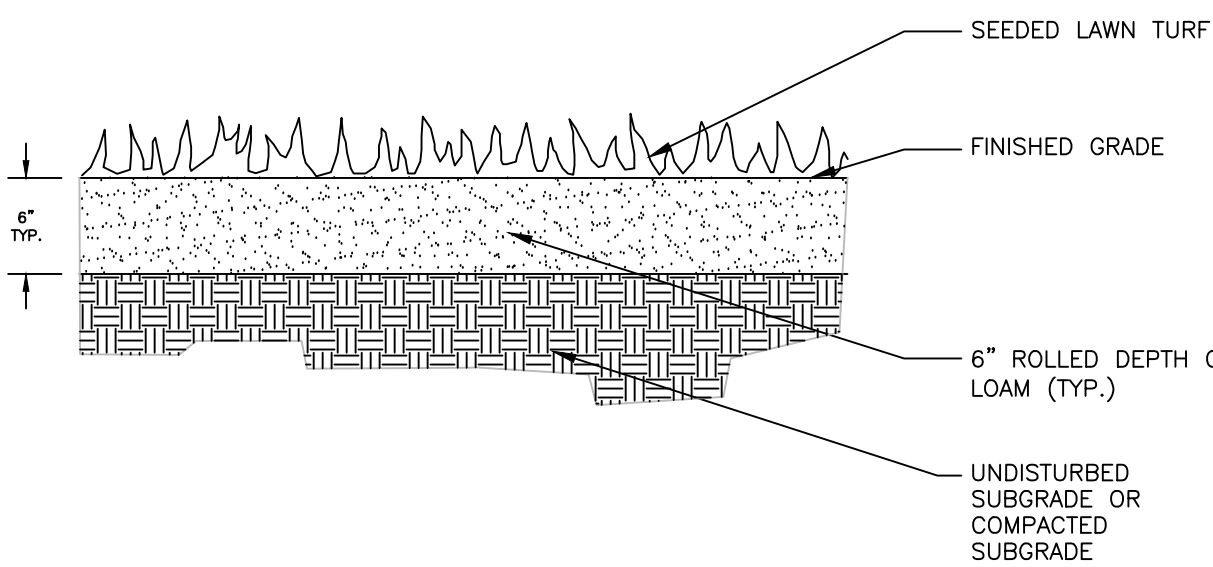
INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY
- B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

TYPICAL LOAM & SEED DETAIL
N.T.S.



SITE AND DRAINAGE DETAILS FOR
UPPER VALLEY MUSIC CENTER
BUILDING ADDITION AND SITE IMPROVEMENTS
SOUTH PARK STREET, LEBANON, NEW HAMPSHIRE

PATHWAYS CONSULTING, LLC

240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766
(603) 448-2200

SCALE: AS SHOWN
DESIGNED BY: SAW
DRAWN BY: DAS
CHECKED BY: SAW
DATE: 03-24-25
PROJ. NO. 13444

4
SHEET 4 OF 6

EROSION CONTROL SPECIFICATIONS

1. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS OF NEW HAMPSHIRE", AUGUST 1992. THE CONTRACTOR SHALL HAVE REFERENCE TO THIS PUBLICATION.
2. IMMEDIATE ATTENTION TO EROSION CONTROL PRACTICES DRAMATICALLY IMPROVES SOIL AND MOISTURE CONSERVATION AND REDUCES NEGATIVE IMPACTS ON WATER QUALITY. THE CONTRACTOR SHALL GIVE PRIORITY TO THE TIMELY INSTALLATION OF BOTH TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES.
3. THE EROSION AND SEDIMENT CONTROL PRACTICES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIRED FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE PRACTICES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS.
4. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION.
5. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT SHALL NOT EXCEED 5 ACRES AT ANY ONE TIME BEFORE STABILIZATION. A CONSTRUCTION SEQUENCE HAS BEEN DEVELOPED TO FACILITATE INSTALLATION OF EROSION CONTROL MEASURES AND THE COMPLETION OF GRADING, SEEDING, AND LANDSCAPING AS SOON AS POSSIBLE WITHIN A DISTURBED AREA.
6. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
7. EARTH STOCKPILES SHALL BE SEEDED AND MULCHED AND HAVE A SILT FENCE INSTALLED ON THE DOWNSLOPE SIDE.
8. INSTALL EROSION CONTROL MEASURES AS SHOWN. CLEAN ACCUMULATED SEDIMENT AS NECESSARY. LEAVE IN PLACE UNTIL DISTURBED AREAS HAVE BEEN ADEQUATELY STABILIZED. DISTURBED AREAS RESULTING FROM SILT FENCE REMOVAL SHALL BE PERMANENTLY SEEDED, CUT AND FILL SLOPES CALL FOR INTENSIVE EROSION CONTROL MEASURES. INSTALL MULCH NETTING AS SHOWN ON ALL SLOPES 3:1 (1 RISE ON 3 RUN) AND STEEPER. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF THEIR CONSTRUCTION.
10. ALL DISTURBED AREAS SHALL HAVE TOPSOIL SPREAD (4" MINIMUM) AND BE LIMED, FERTILIZED, TILLED, SEEDED AND MULCHED (WITH ANCHORED NETTING IF REQUIRED) WITHIN 72 HOURS OF FINAL GRADING. WHEN PERMANENT SEEDING CANNOT BE INSTALLED BY SEPTEMBER 15, TEMPORARY SEEDING AND MULCHING OF ALL DISTURBED AREAS SHALL BE INSTALLED IMMEDIATELY AND MAINTAINED IN THAT CONDITION UNTIL PERMANENT MEASURES CAN BE INSTALLED IN THE FOLLOWING PLANTING SEASON.
11. PERMANENT STABILIZATION OF DISTURBED AREAS:

SEED BED PREPARATION: TOPSOIL (SANDY LOAM, LOAM, OR SILT LOAM), FRIABLE, FREE OF STUMPS, WOOD, AND ROOTS. STONES MORE THAN 1-1/2 INCHES IN DIAMETER OR LENGTH SHALL BE PLACED OVER ALL DISTURBED AREAS IN A 4" (MINIMUM) THICK LAYER. TOPSOIL SHALL BE FREE OF HERBICIDES AND TOXIC MATERIALS. TILL THREE INCHES DEEP, MIXING IN THE FERTILIZER AND LIME.

FERTILIZE: UNIFORMLY APPLY NOT LESS THAN 500#/ACRE (12#/1,000 SQ. FT.) OF 10-20-20 OR EQUIVALENT.

SEEDING: SPREAD SEED UNIFORMLY. FIRM SOIL BY ROLLING OR PACKING; IF NOT FEASIBLE, THEN RAKE LIGHTLY TO COVER SEEDS.

MULCHING: MULCH ALL DISTURBED AREAS WITH 1-1/2 TO 2 TONS OF HAY OR STRAW PER ACRE (70-90#/1,000 SQ. FT.). ANCHOR ON ALL SLOPES 3:1 OR STEEPER AND ON SLOPES SUBJECT TO WASH OR WIND BLOWN CONDITIONS. JUTE OR OTHER BIODEGRADABLE NETTING, STAKING AND STABLING MAY BE REQUIRED.

GRASS MATERIALS (GENERAL SUN/SHADE LAWN MIXES)

GRASS SEED SHALL BE FRESH, CLEAN, NEW-CROP SEED AND SHALL MEET THE PROVISIONS OF THE NEW HAMPSHIRE AGRICULTURAL AND VEGETABLE SEEDS LAW. SEED SPECIFIED IN THIS SECTION SHALL MEET THE FOLLOWING ANALYSIS AT 130 LBS/ACRE:

SUN: LOFT STANDARD GENERAL PURPOSE MIX OR OWNER APPROVED EQUIVALENT.

PROPORTION	NAME
40 PCT	BARON OR NASSAU KENTUCKY BLUEGRASS
35 PCT	FINE TEXTURED PERENNIAL RYE
25 PCT	BOREAL CREEPING RED FESCUE

SHADE: LOFT STANDARD GENERAL PURPOSE SHADE MIX OR DARTMOUTH COLLEGE EQUIVALENT.

PROPORTION	NAME
10 PCT	KENTUCKY BLUEGRASS BLEND OF:
10 PCT	ECLIPSE
10 PCT	BENSUN (A34)
10 PCT	GLADE
60 PCT	FINE FESCUE VAR. JAMESTOWN OR BANNER
10 PCT	PERENNIAL RYE VAR. PALMER OR PRELUDE

OTHER SEED MIXTURES AND SEEDING RATES AS RECOMMENDED BY THE USDA - SOIL CONSERVATION SERVICE AND APPROVED BY OWNER MAY BE UTILIZED ONLY UPON PRIOR WRITTEN PERMISSION FROM THE ENGINEER.

12. SEEDING MIXTURES FOR GRASSED TREATMENT SWALES AS SPECIFIED BY THE USDA SOIL CONSERVATION SERVICE, WOODSVILLE, N.H. ARE:

TABLE 0 SEEDING RATES		
MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 SQ.FT.
A. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95

SITE PREPARATION, LIME, FERTILIZER, SEED AND MULCH SHALL BE AS IN ITEM 11 ABOVE.

13. MAINTENANCE: DURING THE CONSTRUCTION PERIOD UNTIL SUCH TIME AS LONG TERM VEGETATION IS ESTABLISHED.
- A. DISTURBED AREAS WILL BE FERTILIZED AND RESEEDED.
- B. CATCH BASINS WILL BE CHECKED AND CLEANED AS NECESSARY.
- C. DRAINAGE AND GRASS TREATMENT SWALES SHALL BE CHECKED FREQUENTLY AND CLEANED AS REQUIRED.
- D. THE SILT FENCES AND HAYBALE DIKES WILL BE CHECKED ON A REGULAR BASIS AND REPAIRED AS NECESSARY TO CORRECT ANY DAMAGE, DETERIORATION, AND SHORT CIRCUITING.
- E. THE BOTTOM OF SEDIMENT BASINS SHALL BE PERIODICALLY CLEANED, WITH THE SEDIMENT REMOVED TO A SECURE LOCATION.
14. SITE VISITS: THE ENGINEER SHALL BE CONTACTED ON A REGULAR BASIS TO OBSERVE THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL PRACTICES. REFER TO CONSTRUCTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. EROSION CONTROL PRACTICES SHALL BE IN STRICT ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
15. ALL PERMANENT DITCHES, SWALES, DETENTION, RETENTION AND SEDIMENTATION BASINS TO BE STABILIZED USING THE VEGETATIVE AND NON-STRUCTURAL BMPs SHALL BE STABILIZED PRIOR TO DIRECTION RUNOFF TO THEM.
16. TEMPORARY STORMWATER POND, INFILTRATION BASINS AND SWALES MUST BE INSTALLED BEFORE ROUGH GRADING THE SITE.
17. RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMPs ARE STABILIZED.
18. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROLS WEEKLY AND AFTER EVERY 0.5" RAINFALL. ALL DAMAGED SILT FENCES SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL BE REMOVED AS NECESSARY.
19. STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY CEASED.
20. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
- B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
- C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
- D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

21. FUGITIVE DUST: FUGITIVE DUST SHALL BE CONTROLLED IN ACCORDANCE WITH ENV-A 1002.

SOURCES OF FUGITIVE DUST MAY INCLUDE (1) CONSTRUCTION OR RENOVATION OF BUILDINGS, BRIDGES OR OTHER STRUCTURES, INCLUDING PAVING, SWEEPING, TRENCHING, EXCAVATING, FILLING, OR OTHER ACTIVITY ASSOCIATED WITH THE BUILDING OF STREETS, ROADS, HIGHWAYS, PARKING LOTS, PUBLIC WALKWAYS, SHOPPING CENTERS, HOUSING DEVELOPMENTS, OR OTHER CENTERS OF BUSINESS OR RESIDENTIAL DEVELOPMENT; (2) DEMOLITION, INCLUDING THE TEARING DOWN OF BUILDINGS, BRIDGES, OR OTHER STRUCTURES; AND (3) OUTDOOR STORAGE AND MATERIAL STOCKPILES, INCLUDING THE UNLOADING, REDISTRIBUTION, AND MAINTENANCE OF MATERIALS.

THE CONTRACTOR SHALL TAKE PRECAUTIONS THROUGHOUT THE DURATION OF CONSTRUCTION TO PREVENT, ABATE, AND CONTROL THE EMISSION OF FUGITIVE DUST. THIS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

A. THE USE OF WATER OR HYDROPHILIC MATERIAL ON OPERATIONS OR SURFACES, OR BOTH;

B. THE APPLICATION OF ASPHALT, WATER OR HYDROPHILIC MATERIAL, OR TARPS OR OTHER SUCH COVERS TO MATERIAL STOCKPILES;

C. THE USE OF HOODS, FANS, FABRIC FILTERS, OR OTHER DEVICES TO ENCLOSE AND VENT AREAS WHERE MATERIALS PRONE TO PRODUCING FUGITIVE DUST ARE HANDLED;

D. THE USE OF CONTAINMENT METHODS FOR SANDBLASTING OR SIMILAR OPERATIONS; AND

E. THE USE OF VACUUMS OR OTHER SUCTION DEVICES TO COLLECT AIRBORNE PARTICULATE MATTER.

22. INVASIVE SPECIES: THE PROJECT SHALL BE MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES INCLUDING THE FOLLOWING REQUIREMENTS:

NO PERSON SHALL COLLECT, TRANSPORT, IMPORT, EXPORT, MOVE, BUY, SELL, DISTRIBUTE, PROPAGATE OR TRANSPLANT ANY LIVING AND VIABLE PORTION OF ANY PLANT SPECIES, WHICH INCLUDES ALL OF THEIR CULTIVARS AND VARIETIES, LISTED IN TABLE 3800.1 OF AGR 3800, NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST.

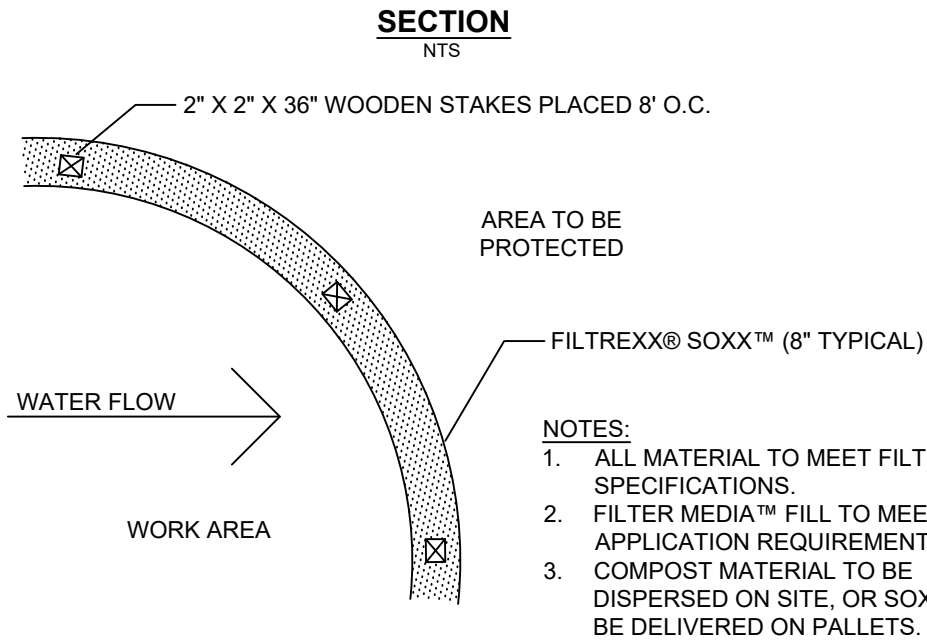
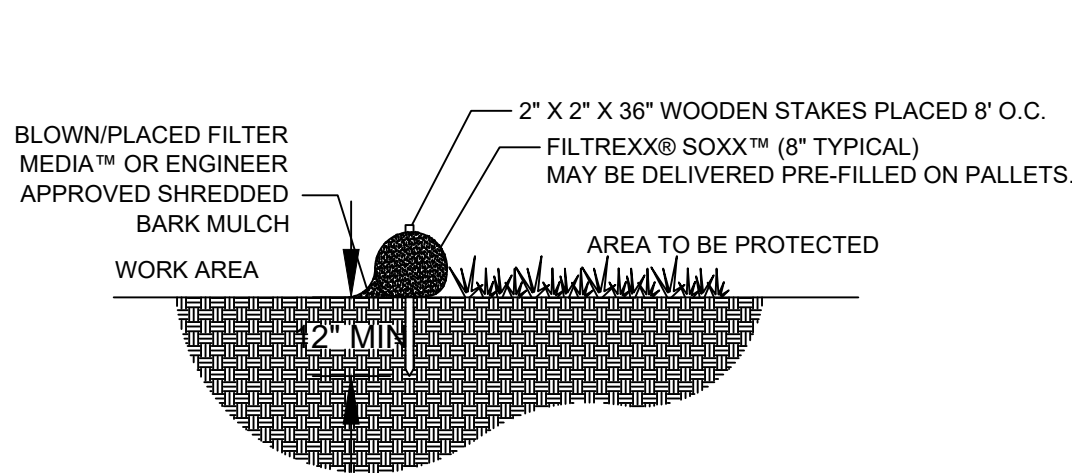
NO PERSON SHALL COLLECT, TRANSPORT, IMPORT, EXPORT, MOVE, BUY, SELL, DISTRIBUTE, PROPAGATE OR RELEASE ANY LIVING INSECT SPECIES LISTED IN TABLE 3800.1, NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST.

WINTER CONSTRUCTION NOTES

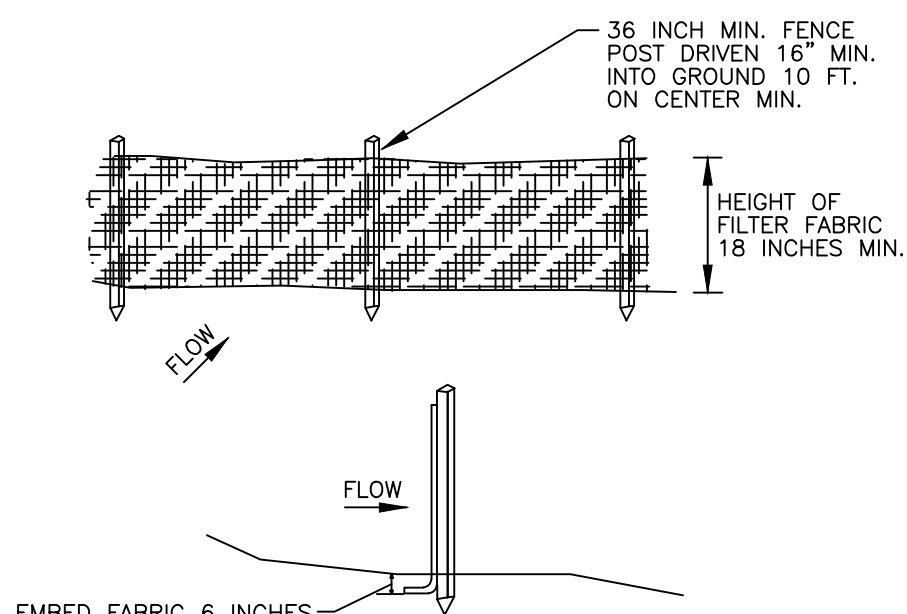
FOR SITE WORK CONSTRUCTION BETWEEN OCTOBER 15TH AND MAY 15 THE CONTRACTOR SHALL FOLLOW WINTER CONSTRUCTION EROSION PROTECTION METHODS AS DESCRIBED BELOW:

1. CHECK ALL PERIMETER EROSION CONTROL MEASURES AND COMPLETE ANY REQUIRED MAINTENANCE AND REPAIR BEFORE THE GROUND FREEZES.
2. PUT IN PLACE ANY ADDITIONALLY NECESSARY EROSION CONTROL MEASURES; DIVERSION DIKES, HAY BALES, SILT FENCE, SEDIMENT TRAPS AND/OR BASINS, ETC. TO PROTECT DOWNSTREAM WATER QUALITY FROM ANTICIPATED WINTER WORK PRIOR TO GROUND FREEZING.
3. THE AREA OF EXPOSED, UNSTABILIZED SOIL SHOULD BE LIMITED TO ONE ACRE. GENERALLY, THE EXPOSED AREA SHOULD BE LIMITED TO ONLY THOSE AREAS IN WHICH WORK WILL OCCUR DURING THE FOLLOWING 15 DAYS AND SHOULD BE PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY SNOW, RAINFALL, THAW OR SPRING MELT EVENT. SUBJECT TO APPLICABLE REGULATIONS, THE ALLOWABLE AREA OF EXPOSED SOIL MAY BE INCREASED IF ACTIVITIES ARE CONFINED TO A WINTER CONSTRUCTION PLAN, DEVELOPED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF NEW HAMPSHIRE, OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL AS CERTIFIED BY THE CSPESC COUNCIL OF ENVIROCERT INTERNATIONAL, INC.
4. SUBSEQUENT WORK AREAS SHOULD NOT BE EXPOSED UNTIL THE PREVIOUSLY EXPOSED WORK ARE HAS BEEN FULLY STABILIZED.
5. STABILIZATION AS FOLLOWS SHOULD BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS:
- ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE SEEDED AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE SECURED WITH ANCHORED NETTING, OR 2 INCHES OF EROSION CONTROL MIX.
 - ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF GREATER THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE SEEDED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL BLANKET OR WITH A MINIMUM 4 INCH THICKNESS OF EROSION CONTROL MIX, UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. NOTE THAT COMPOST BLANKETS SHOULD NOT EXCEED 2 INCHES IN THICKNESS OR THEY MAY OVERHEAT.
6. ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.
7. INSTALLATION OF ANCHORED HAY MULCH OR EROSION CONTROL MIX SHOULD NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH.
8. ALL MULCH APPLIED DURING WINTER SHOULD BE ANCHORED (E.G., BY NETTING, TRACKING, WOOD CELLULOSE FIBER).
9. STOCKPILES OF SOIL MATERIALS SHOULD BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. MULCHING SHOULD BE DONE WITHIN 24 HOURS OF STOCKING, AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. NO SOIL STOCKPILE SHOULD BE PLACED (EVEN COVERED WITH MULCH) WITHIN 100 FEET FROM ANY WETLAND OR OTHER WATER RESOURCE AREA.
10. FROZEN MATERIALS, (E.G., FROST LAYER THAT IS REMOVED DURING WINTER CONSTRUCTION), SHOULD BE STOCKPILED SEPARATELY AND IN A LOCATION THAT IS AWAY FROM ANY AREA NEEDING TO BE PROTECTED. STOCKPILES OF FROZEN MATERIAL CAN MELT IN THE SPRING AND BECOME UNWORKABLE AND DIFFICULT TO TRANSPORT DUE TO THE HIGH MOISTURE CONTENT IN THE SOIL.
11. INSTALLATION OF EROSION CONTROL BLANKETS SHOULD NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH OR ON FROZEN GROUND.
12. ALL GRASS-LINED DITCHES AND CHANNELS SHOULD BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS, AS DETERMINED BY A QUALIFIED PROFESSIONAL ENGINEER OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL AS CERTIFIED BY THE CSPESC COUNCIL OF ENVIROCERT INTERNATIONAL, INC. IF A STONE LINING IS NECESSARY, THE CONTRACTOR MAY NEED TO RE-GRADE THE DITCH AS REQUIRED TO PROVIDE ADEQUATE CROSS-SECTION AFTER ALLOWING FOR PLACEMENT OF THE STONE.

13. ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.
14. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING AREAS WHERE ACTIVE CONSTRUCTION OF THE ROAD OR PARKING AREA HAS STOPPED FOR THE WINTER SEASON SHOULD BE PROTECTED WITH A MINIMUM 3 INCH LAYER OF SAND AND GRAVEL WITH A GRADATION SUCH THAT LESS THAN 12% OF THE SAND PORTION, OR MATERIAL PASSING THE NUMBER 4 SIEVE, BY WEIGHT, PASSES THE NUMBER 200 SIEVE.
15. SEDIMENT BARRIERS THAT ARE INSTALLED DURING FROZEN CONDITIONS SHOULD CONSIST OF COMPOST SOCKS, EROSION CONTROL MIX BERM, OR CONTINUOUS CONTAINED BERMS. SILT FENCES SHOULD NOT BE INSTALLED WHEN FROZEN CONDITIONS PREVENT PROPER EMBEDMENT OF THESE BARRIERS.
16. INSPECT THE EROSION AND SEDIMENT CONTROL MEASURES MORE FREQUENTLY THAN IS SPECIFIED IN THE EROSION CONTROL INSPECTION, MONITORING, AND MAINTENANCE SPECIFICATIONS FOUND ON THIS SHEET DURING THE WINTER AND SPRING THAW MONTHS TO PREVENT FAILURE AND/OR OVERLOADING.
17. BEFORE PREDICTED THAWS AND/OR HEAVY RAIN EVENTS CHECK ALL MEASURES TO ENSURE THAT THEY WILL BE ABLE TO HANDLE POTENTIALLY HEAVY AND INTENSE RUNOFF AND SEDIMENTATION.
18. CONTRACTOR SHALL BE PREPARED TO INSTALL A SECOND LINE OF DEFENSE IF PROBLEMS WITH IN-PLACE EROSION CONTROL MEASURES OCCUR DURING WINTER THAW AND SPRING RAIN EVENTS.
19. AS EARLY AS PRACTICAL AT THE BEGINNING OF THE NEXT GROWING SEASON, CONTRACTOR SHALL STABILIZE COMPLETED AREAS WITH PERMANENT VEGETATIVE CONTROLS AS SPECIFIED ON THESE DRAWINGS.



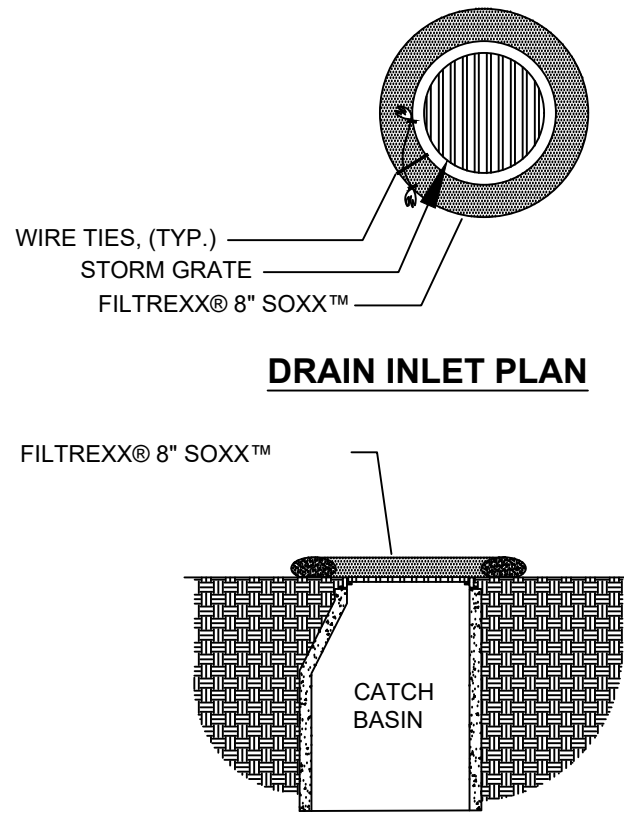
FILTREXX® EROSION CONTROL SOCK SEDIMENT CONTROL
NTS



CONSTRUCTION SPECIFICATIONS

1. SILT FENCE MAY BE EITHER PREMANUFACTURED OR PREPARED ON SITE. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. SILT FENCE SHALL BE LOCATED AS SHOWN ON THE PLAN AND WHEREVER CONSTRUCTION ACTIVITIES MAY RESULT IN A TEMPORARY RUNOFF TO A STREAM OR WETLAND WHICH MAY CARRY SILT OR SEDIMENT.
3. THE TRENCH SHALL BE TOED IN PLACE BY PLACEMENT IN A 6 INCH TRENCH AND BACKFILLING WITH A SUITABLE MATERIAL.
4. WHEN A TRENCH CANNOT BE CONSTRUCTED, THE FABRIC MAY BE FOLDED AT THE BASE IN A MANNER SUCH THAT A MINIMUM OF 6 INCHES OF FABRIC LIES ON THE GROUND TOWARD THE DIRECTION OF FLOW. THE FOLDED FABRIC SHALL BE COVERED TO A DEPTH OF 6 INCHES WITH SUITABLE MATERIAL EXTENDING A MINIMUM OF 4 INCHES BEYOND THE FABRIC.
5. SUPPORTING STAKES SHALL BE PLACED NO MORE THAN 10 FEET APART.
6. MAINTENANCE SHALL BE PERFORMED AS NEEDED. FENCING SHALL BE REPLACED WHEN TORN, WHEN TRENCHING IS DISTURBED, WHEN THE FENCE DISPLAYS PLUGGING AS EVIDENCED BY SILT-LADEN APPEARANCE, WHEN WATER IS EXCESSIVELY RETARDED BY THE FENCE, OR WHENEVER "BULGES" APPEAR.

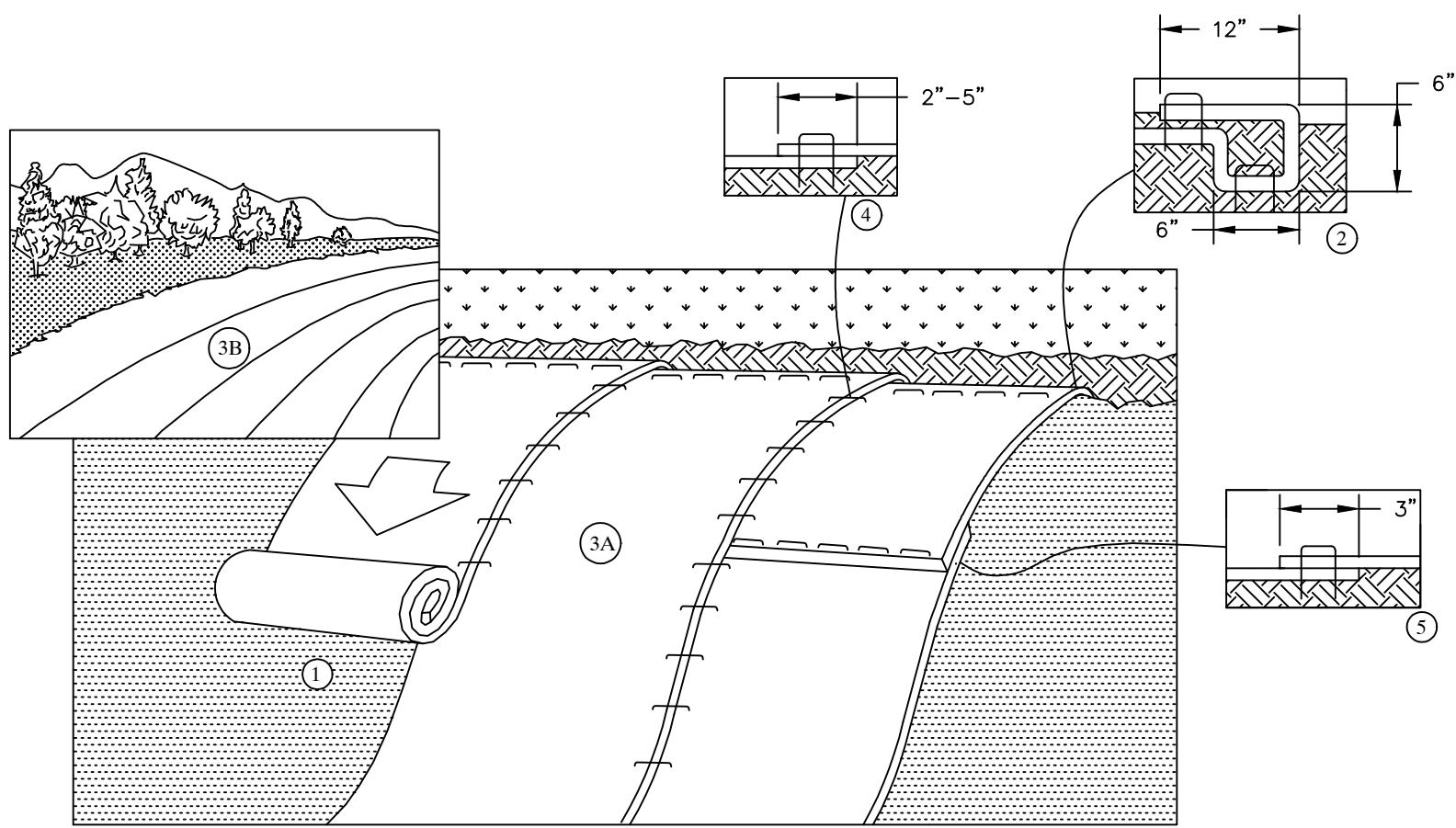
SILT FENCE
N.T.S.



DRAIN INLET SECTION

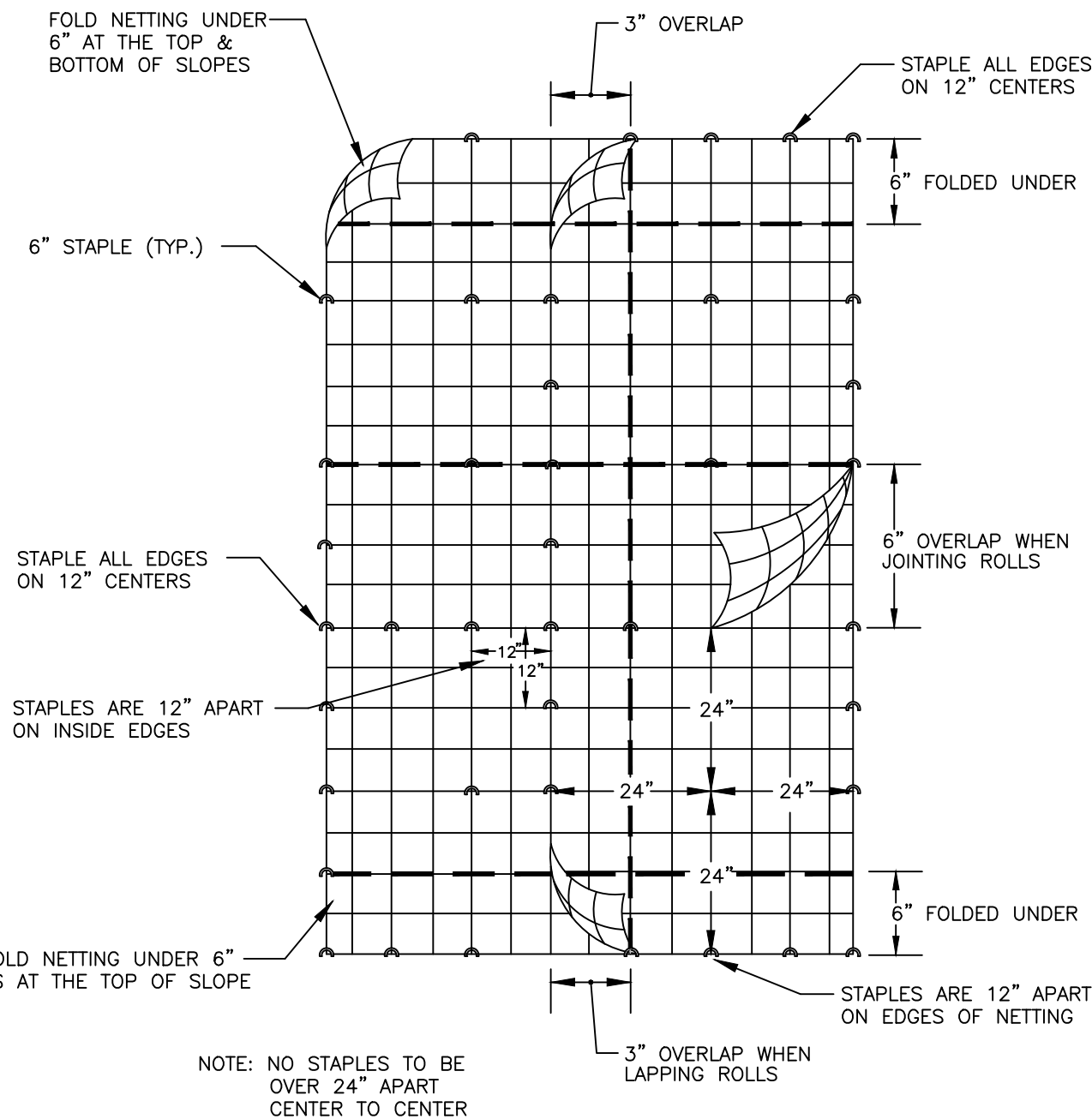
- NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER, OR PRE-FILLED AND DELIVERED ON PALLETS.

FILTREXX® INLET PROTECTION
NTS



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPS), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPS WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECPS BACK OVER SEED AND COMPACTED SOIL. SECURE RECPS OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPS.
3. ROLL THE RECPS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECPS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE/PER THE MANUFACTURER'S GUIDELINES. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECPS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON RECPS TYPE.
5. CONSECUTIVE RECPS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECPS WIDTH.
- NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECPS.

SLOPE INSTALLATION OF TURF REINFORCEMENT MATTING (TRM)
N.T.S.



MULCH NETTING INSTALLATION
N.T.S.

REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY

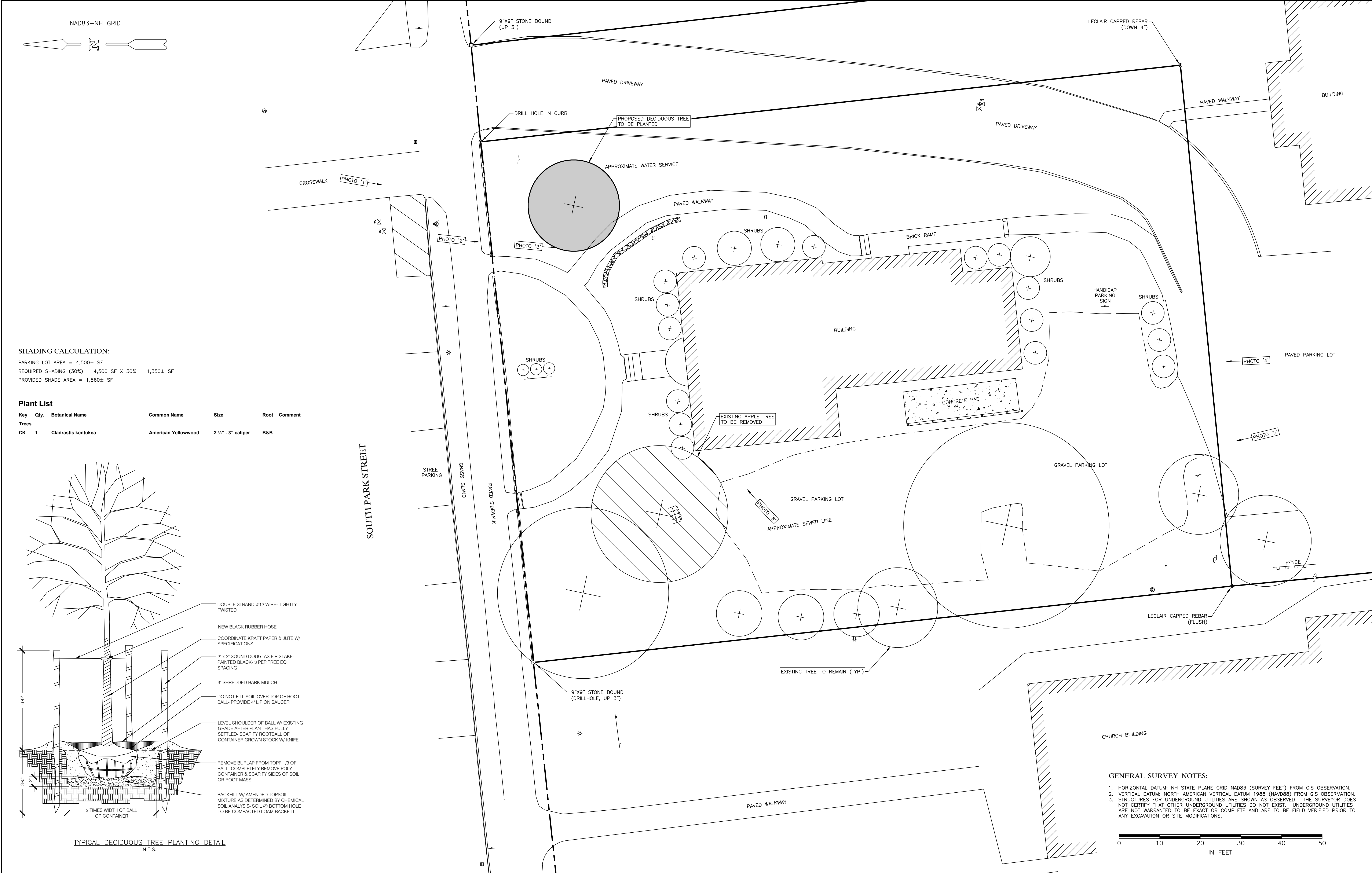
EROSION AND SEDIMENT CONTROL DETAILS FOR
UPPER VALLEY MUSIC CENTER
BUILDING ADDITION AND SITE IMPROVEMENTS
SOUTH PARK STREET, LEBANON, NEW HAMPSHIRE

PATHWAYS CONSULTING, LLC

240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766
(603) 448-2200

SCALE: AS SHOWN
DESIGNED BY: SAW
DRAWN BY: DAS
CHECKED BY: SAW
DATE: 03-24-25
PROJ. NO. 13444

SHEET 5 OF 6



REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY

LANDSCAPE PLAN AND DETAILS FOR
UPPER VALLEY MUSIC CENTER
BUILDING ADDITION AND SITE IMPROVEMENTS
SOUTH PARK STREET, LEBANON, NEW HAMPSHIRE

PATHWAYS CONSULTING, LLC 240 MECHANIC STREET, SUITE 100 LEBANON, NEW HAMPSHIRE 03766 (603) 448-2200	SCALE: AS SHOWN	6 SHEET 6 OF 6
	DESIGNED BY: SAW	
	DRAWN BY: DAS	
	CHECKED BY: SAW	
	DATE: 04-23-25	
PROJ. NO. 13444		

13444 UPPER VALLEY MUSIC CENTER - EXISTING LANDSCAPING



Photo 1 - UPPER VALLEY MUSIC CENTER FROM SOUTH PARK STREET – LOOKING SOUTHWEST



Photo 2 - LOOKING SOUTHWEST FROM SOUTH PARK STREET



Photo 3 - LOOKING SOUTH FROM ALONG EAST SIDE OF STRUCTURE



Photo 4 - LOOKING NORTH FROM REAR OF BUILDING



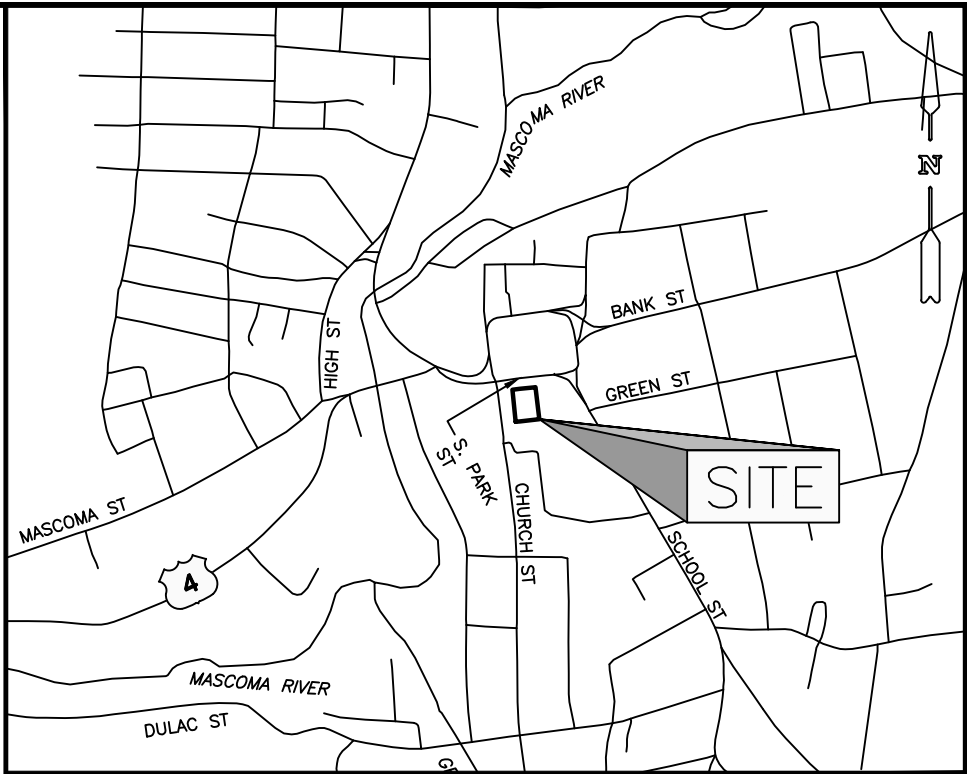
Photo 5 - LOOKING NORTH FROM GRAVEL PARKING AREA



Photo 6 - LOOKING NORTHEAST FROM GRAVEL PARKING AREA



NAD83-NH GRID



SITE LOCATION PLAN

PLANS OF REFERENCE:

- REFERENCE IS MADE TO THE FOLLOWING PLAN RECORDED AT THE GRAFTON COUNTY REGISTRY OF DEEDS:
A. PLAN 2529, SLIDE C-6-84, PLAN ENTITLED "OWNER - ROGER S. WOODS, ADDRESS - 8 SOUTH PARK STREET, LEBANON, NEW HAMPSHIRE," PREPARED BY K.A. LECLAIR ASSOC., INC., DATED JANUARY 12, 1984, PROJECT NO. 4184.

GENERAL SURVEY NOTES:

- HORIZONTAL DATUM IS NEW HAMPSHIRE STATE PLANE GRID NAD83 (SURVEY FEET) FROM GPS OBSERVATION.
- STRUCTURES FOR UNDERGROUND UTILITIES ARE SHOWN AS OBSERVED. THE SURVEYOR DOES NOT CERTIFY THAT OTHER UNDERGROUND UTILITIES DO NOT EXIST. UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE EXACT OR COMPLETE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR SITE MODIFICATIONS.
- REFER TO THE DEED RECORDED AS (2133/259) FOR EASEMENTS AND AGREEMENTS THAT BENEFIT AND BURDEN LOT 92-10.

RECORD OWNER: UPPER VALLEY MUSIC CENTER, INC.
MAP 92, LOT 10 P.O. BOX 926
LEBANON, NH, 03766

DEED REFERENCE: BOOK 4273, PAGE 317

Date	Revision	By

BOUNDARY PLAN FOR

UPPER VALLEY MUSIC CENTER

8 SOUTH PARK STREET, LEBANON, GRAFTON CO., NEW HAMPSHIRE

0 20 40 60 80 100

03-17-25 SCALE: 1"= 20' PROJ. NO. 13444

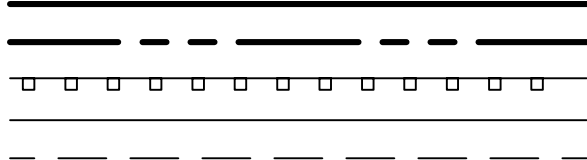
PATHWAYS CONSULTING, LLC

240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766

LEGEND

EXISTING IRON PIPE OR REBAR
STONE/CONCRETE BOUNDARY MARK
BOUNDARY LINE
RIGHT-OF-WAY
FENCE-STOCKADE
EDGE PAVEMENT
EDGE GRAVEL
UTILITY POLE/GUY WIRE
LIGHT POLE
CATCH BASIN
DRAIN MANHOLE
SANITARY MANHOLE
SIGN
HYDRANT
GATE VALVE
DEED REFERENCE
TAX MAP/LOT NO.

● AS NOTED
□ AS NOTED



(BOOK/PAGE)

12-122

92-11
CITY OF LEBANON
51 NORTH PARK STREET
LEBANON, NH 03766

SOUTH PARK STREET

GRASS ISLAND

GRASS ISLAND

PAVED SIDEWALK

CROSSWALK

GRASS ISLAND

NB4°25'50"E

23.90'

(11E)

9"x9" STONE BOUND
(UP 3")

9"x9" STONE BOUND
(DRILLHOLE, UP 3")

DRILL HOLE
IN CURB

92-10
0.51 ± ACRES
(22,300± SQ. FT.)

BUILDING

GRAVEL PARKING LOT

91-249
FIRST CONGREGATIONAL
CHURCH OF LEBANON
P.O. BOX 230
LEBANON, NH 03766

PAVED WALKWAY

PAVED WALKWAY

PAVED DRIVEWAY

BUILDING

92-08

LORCAN F. & CHELSEA P. NOLAN
10 ABBOTT STREET
LEBANON, NH 03766
(4516/0459)

BUILDING

GRAVEL PARKING LOT

LECLAIR CAPPED REBAR
(FLUSH)

LECLAIR CAPPED REBAR
(DOWN 4")

92-09

CARRIAGE HOUSE 5, LLC
C/O INGRID NICHOLS
6 SOUTH PARK STREET
LEBANON, NH 03766
(2133/0259)

BUILDING

I HEREBY CERTIFY TO THE BEST OF MY BELIEF AND KNOWLEDGE THAT A NEW HAMPSHIRE RURAL CLASS SURVEY WAS PERFORMED ON PARCEL A ONLY SHOWN HEREON. BOUNDARY LINES ARE CONSISTENT WITH EXISTING MONUMENTATION AND THE REFERENCED DEEDS AND PLANS UNLESS NOTED OTHERWISE.

PURSUANT TO RSA 676:18,III AND RSA 672:14, I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

DATE

GARDNER P. KELLOGG, LLS 662

DRAFT

GARDNER P. KELLOGG, LLS 662



Mirada Small Silicone (XWS SIL)

Outdoor Wall Sconce



OVERVIEW

Lumen Package (lm)	1,000 - 8,000
Wattage Range (W)	10 - 61
Efficacy Range (LPW)	126 - 162
Weight lbs (kg)	10 (4.5)
Control Options	IMSBT, ALB, ALS, PCI

QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Extended housing available with 1/2" threaded hubs for surface conduit and rated wire.
- Standard luminaire shipping weight: TBD lbs in carton.
- Max luminaire shipping weight: 12 lbs in carton (20 lbs w/EH option)

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- **Zero uplight.**
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber with peak intensity at 610nm.
- Minimum CRI of 70

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.

- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion (THD): <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to + 95°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth

mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.isicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- **IDA compliant; with 3000K color temperature selection.**
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP65 rated luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMa bracket) or wall mounted.
- IK08 rated luminaire per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Mirada Small Silicone (XWS SIL)

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

[Back to Quick Links](#)

TYPICAL ORDER EXAMPLE: XWS LED 6L SIL FT UNV DIM 40 70CRI ALBCS1 BLK CWBB						
Prefix	Light Source	Lumen Package	Lens	Distribution	Voltage	Driver
XWS - Mirada Small Wall Sconce	LED	1L - 1,000 (10w) UNV Only 2L - 2,000 (15w) 3L - 3,000 (26w) 5L - 5,000 (39w) 6L - 6,000 (52w) 8L - 8,000 (63w) Custom Lumen Packages ¹	SIL - Silicone	2 - Type 2 3 - Type 3 FT - Forward Throw	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10v Dimming (0-10%)
Color Temperature	Color Rendering	Controls			Finish	Options
50 - 5000K 40 - 4000K 30 - 3000K	70CRI - 70 CRI	Blank - None <u>Wireless Controls</u> ALBMR1LR - AirLink Blue Multi Range Wireless Motion & Photo Sensor Controller (8-15' mounting height) ² ALBMR2LR - AirLink Blue Multi Range Wireless Motion & Photo Sensor Controller (16-40' mounting height) ² <u>Standalone Controls</u> EXT - 0-10v Dimming leads extended to housing exterior IMSBT1L - Integral Bluetooth™ Motion Sensor 8-24' MH ^{2,3} <u>Button Type Photocells</u> PCI120 - 120V PCI208-277 - 208 - 277V PCI347 - 347V			BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	Blank - None BB - 10w Battery Back-up (0°C) ⁴ CWBB - 10w Cold Weather Battery Backup (-20°C) ⁴ BB20 - 20W Battery Back-up (0°C) ⁴ EH - Extended Housing ⁵ SP1 - 10kV Surge Protection Device



Need more information?
[Click here for our glossary](#)

Have additional questions?
Call us at (800) 436-7800



ACCESSORY ORDERING INFORMATION*

Part Number	Description
758274CLR	XWS Extended Housing/Surface Conduit Wiring Box
760159CLR	XWS Spacer Plate/Wiring Box

*Accessories are shipped separately and field installed.

Battery Backup

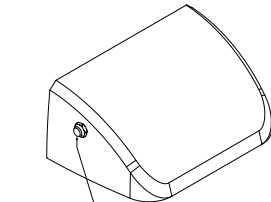
- Emergency battery system provides 90-minutes of constant power to the LED system, ensuring code compliance.
- A test switch/indicator button is installed on the housing for ease of maintenance.
- 10w battery delivers ~1,500 lumens during emergency mode.
- 20w battery delivers ~3,000 lumens during emergency mode.



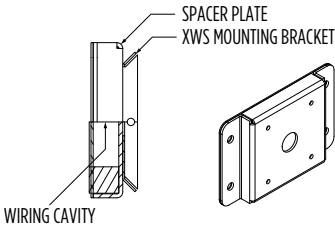
Luminaire shown with battery backup



AirLink Wireless Control Luminaire shown with ALBMR1LR



BUTTON PHOTOCELL LUMINAIRE SHOWN WITH PCI



1 Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2 When high voltage (HV) is specified, IMSBT, ALBCS ALBMRxLR control options are limited to 6L and 8L lumen packages.
3 IMSBTxL is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
4 Universal Voltage Only (120-277V). 20W Battery Backup only available 1L - 6L.
5 For applications with surface conduit.

PERFORMANCE

[Back to Quick Links](#)

Delivered Lumens ¹												
Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	
1L	2	70	1,429	143	B1-U0-G1	1,524	152	B1-U0-G1	1,526	153	B1-U0-G1	10
	3		1,491	149	B0-U0-G1	1,590	159	B0-U0-G1	1,592	159	B0-U0-G1	
	FT		1,459	146	B0-U0-G1	1,556	156	B1-U0-G1	1,557	156	B1-U0-G1	
2L	2	70	1,851	142	B1-U0-G1	1,974	152	B1-U0-G1	1,976	152	B1-U0-G1	13
	3		1,930	148	B1-U0-G1	2,058	158	B1-U0-G1	2,060	158	B1-U0-G1	
	FT		1,889	145	B1-U0-G1	2,015	155	B1-U0-G1	2,017	155	B1-U0-G1	
3L	2	70	2,765	146	B1-U0-G1	2,950	155	B1-U0-G1	2,953	155	B1-U0-G1	19
	3		2,884	152	B1-U0-G1	3,077	162	B1-U0-G1	3,079	162	B1-U0-G1	
	FT		2,822	149	B1-U0-G1	3,010	158	B1-U0-G1	3,012	159	B1-U0-G1	
5L	2	70	4,655	133	B2-U0-G1	4,965	142	B2-U0-G1	4,970	142	B2-U0-G1	35
	3		4,855	139	B1-U0-G1	5,179	148	B1-U0-G1	5,184	148	B1-U0-G1	
	FT		4,750	136	B1-U0-G2	5,067	145	B1-U0-G2	5,072	145	B1-U0-G2	
6L	2	70	5,578	130	B2-U0-G1	5,950	138	B2-U0-G2	5,956	139	B2-U0-G2	43
	3		5,819	135	B1-U0-G2	6,207	144	B1-U0-G2	6,214	145	B1-U0-G2	
	FT		5,693	132	B1-U0-G2	6,073	141	B1-U0-G2	6,079	141	B1-U0-G2	
8L	2	70	7,531	123	B2-U0-G2	8,034	132	B2-U0-G2	8,041	132	B2-U0-G2	61
	3		7,856	129	B2-U0-G2	8,380	137	B2-U0-G2	8,388	138	B2-U0-G2	
	FT		7,687	126	B2-U0-G2	8,199	134	B2-U0-G2	8,207	135	B2-U0-G2	

Electrical Data - Current Draw AMPS ²						
Lumen Package	120V	208V	240V	277V	347V	480V
1L	0.08	0.05	0.04	0.04	0.03	0.02
2L	0.11	0.06	0.05	0.05	0.04	0.03
3L	0.16	0.09	0.08	0.07	0.05	0.04
5L	0.29	0.17	0.15	0.13	0.10	0.07
6L	0.36	0.21	0.18	0.16	0.12	0.09
8L	0.51	0.29	0.25	0.22	0.18	0.13

Recommended Lumen Maintenance - XWS ³					
Ambient Temperature C°	Initial ⁴	25K hrs. ⁴	50K hrs. ⁴	75K hrs. ⁵	100K hrs. ⁵
25	100%	95%	90%	85%	80%
40	100%	91%	82%	73%	65%

1 1L not available in HV
2 1L not available with controls.
3 Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
4 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
5 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

Mirada Small Silicone (XWS SIL)

Type : _____

 Have questions? Call us at (800) 436-7800

PHOTOMETRICS

[Back to Quick Links](#)

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

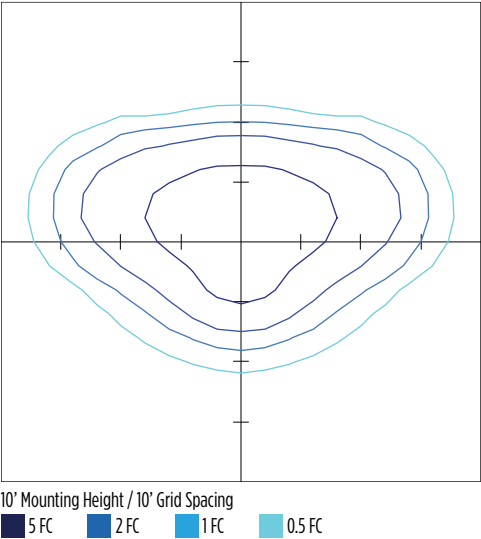
See the individual product page on <https://www.lsicorp.com/> for detailed photometric data.

XWS-LED-6L-SIL-2-40-70CRI

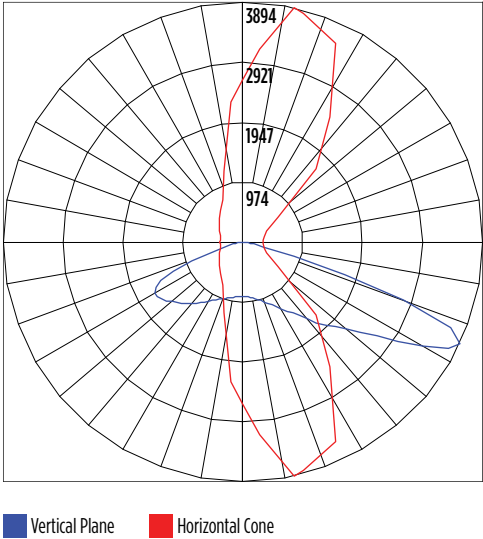
Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	5,951
Watts	42.5
Efficacy	138
IES Type	Type II - Short
BUG Rating	B1-U0-G1

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	834	20%
Medium (30-60°)	3,379	50%
High (60-80°)	1,647	28%
Very High (80-90°)	91	1%
Uplight (90-180°)	0	0%
Total Flux	5,951	100%

ISO Footcandle



Polar Curve

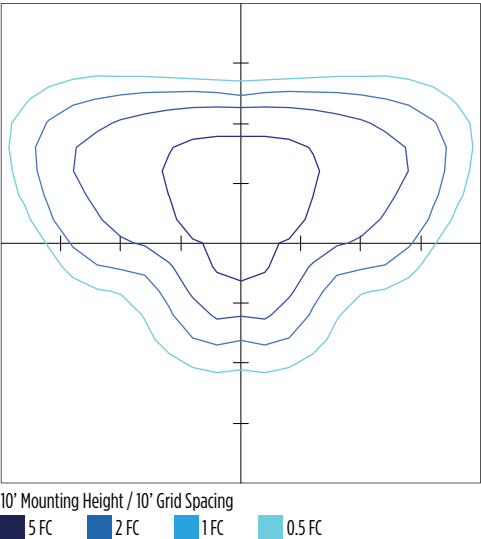


XWS-LED-6L-SIL-3-40-70CRI

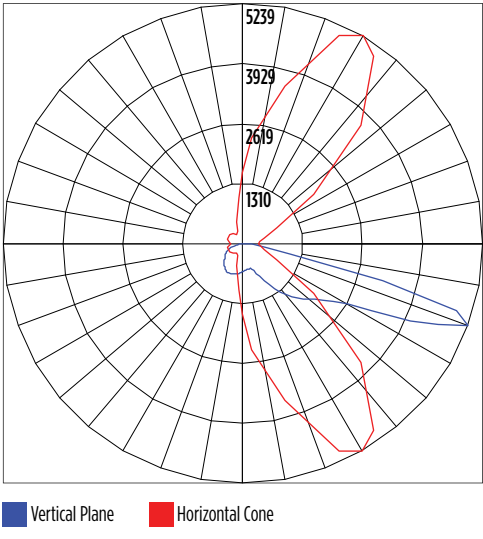
Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	6,208
Watts	42.5
Efficacy	146
IES Type	Type III - Medium
BUG Rating	B1-U0-G2

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	582	9%
Medium (30-60°)	2,997	48%
High (60-80°)	2,506	40%
Very High (80-90°)	124	2%
Uplight (90-180°)	0	0%
Total Flux	6,208	100%

ISO Footcandle



Polar Curve



PHOTOMETRICS

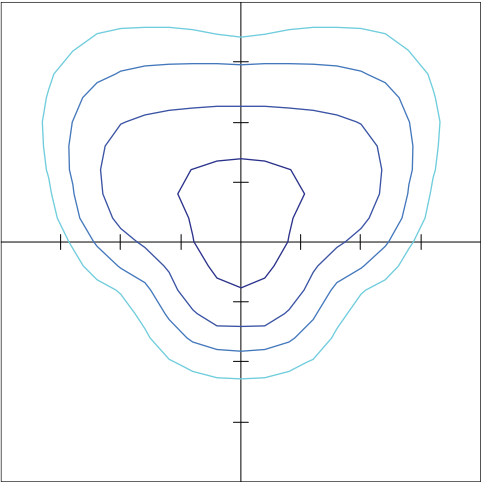
[Back to Quick Links](#)

XWS-LED-6L-SIL-FT-40-70CRI

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	6,073
Watts	42.5
Efficacy	143
IES Type	Type IV - Short
BUG Rating	B1-U0-G2

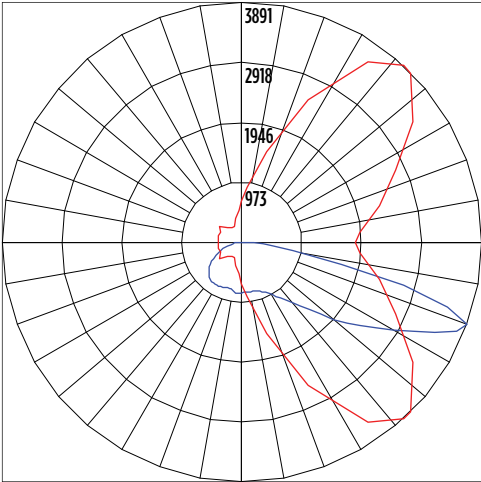
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	708.3	12%
Medium (30-60°)	2,715.5	45%
High (60-80°)	2,475.4	41%
Very High (80-90°)	173.6	3%
Uplight (90-180°)	0	0%
Total Flux	6,073	100%

ISO Footcandle



10' Mounting Height / 10' Grid Spacing
5 FC 2 FC 1 FC 0.5 FC

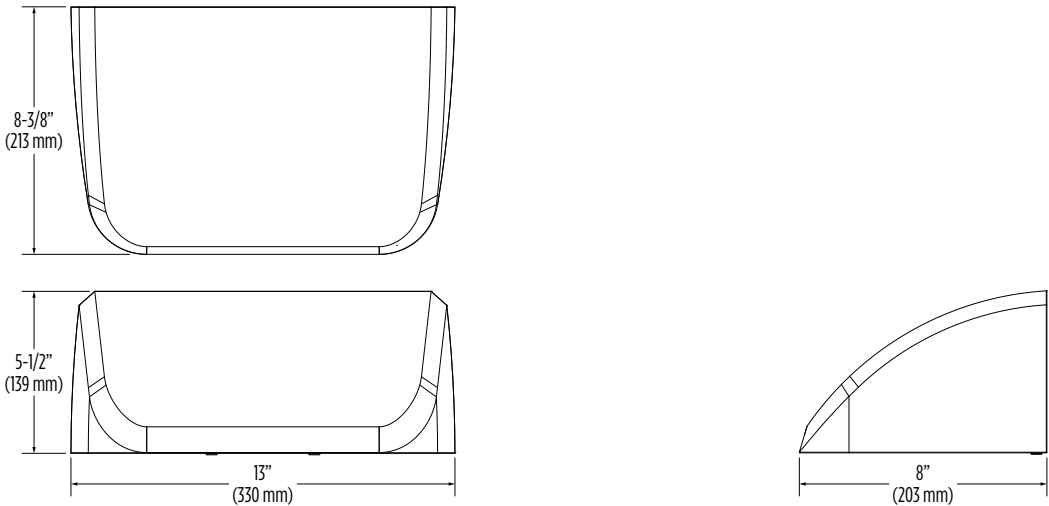
Polar Curve



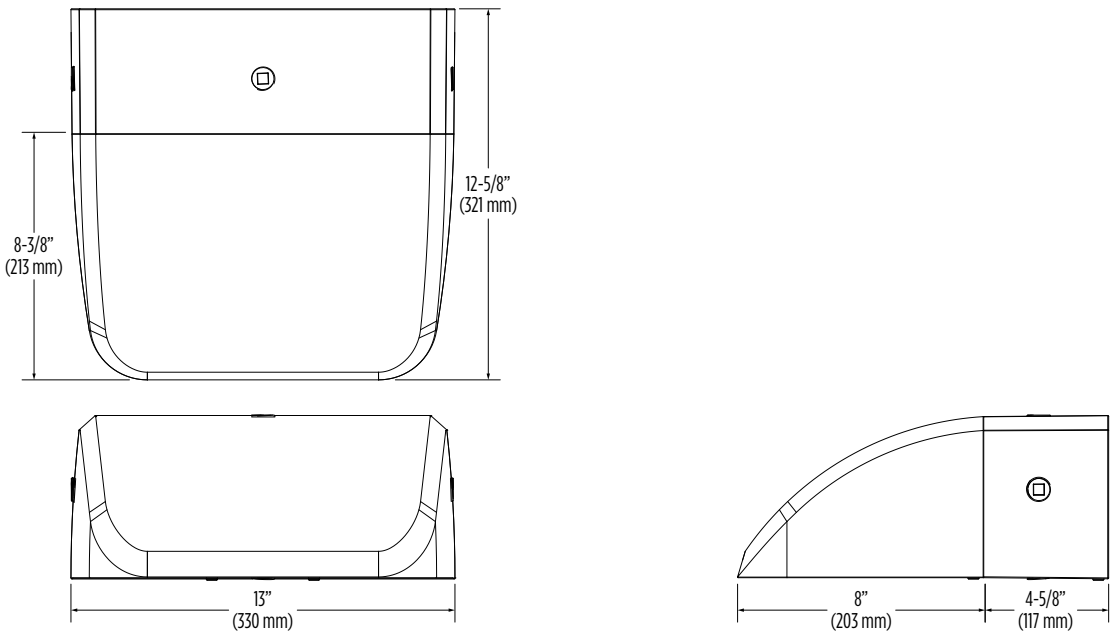
Vertical Plane Horizontal Cone

PRODUCT DIMENSIONS

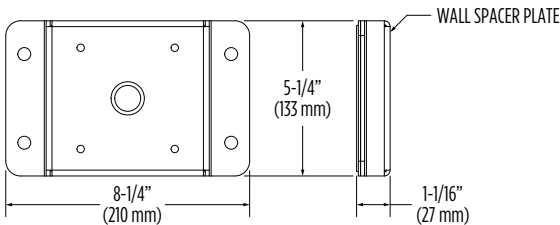
STANDARD HOUSING
(XWS)



SCWB EXTENDED HOUSING
(XWS 758274CLR)



XWS SPACER PLATE/WIRING BOX
(XWS 760159CLR)



NOTE: Wall spacer plate allows the luminaire to float off the wall and provides space for securing wires (8.25" X 5.25" X 1.07").

CONTROLS

[Back to Quick Links](#)

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

[Click here to learn more details about IMSBT](#)



LEVITON App



Apple



Android

AirLink Wireless Lighting Controller (ALSC, ALSCS)

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

[Click here to learn more details about AirLink](#)

AirLink Blue (ALBMRxLR, ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/ Site, Wall Mounted, Parking Garage and Canopy luminaires.

[Click here to learn more details about AirLink Blue](#)



AirLink Blue App

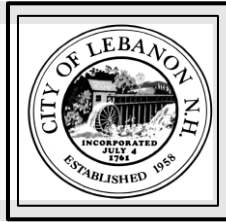


Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

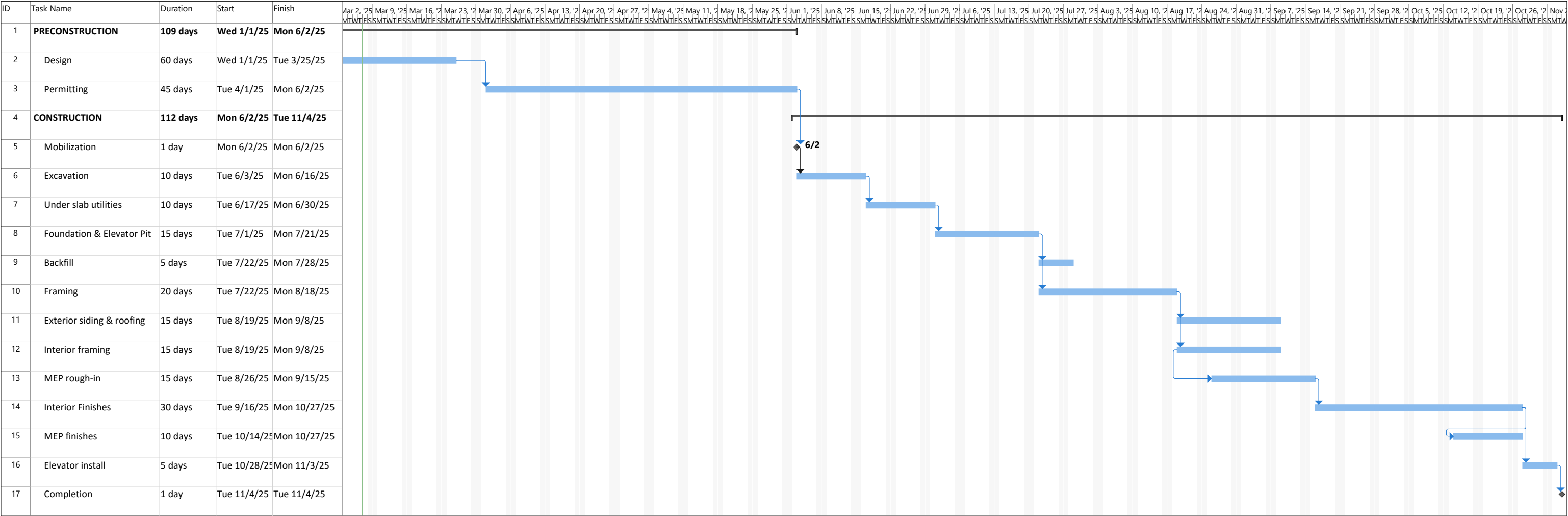
Certificate of Approval Lebanon Heritage Commission

Review of the Certificate of Approval application by the Upper Valley Music Center to modify the property located at 8 South Park Street, Tax Map 92, Lot 10, Lebanon, NH, in the LD (Lebanon Downtown) zone, has been completed.

Notice is hereby given that on **February 12, 2025** the following actions were taken by the Lebanon Heritage Commission in accordance with Article IV, Section 408 of the Lebanon Zoning Ordinance, as relates to the subject property:

A motion was made Devin Wilkie **approve** the request for a Certificate of Approval pursuant to Article IV, Section 408.4 of the Zoning Ordinance to construct an addition as presented at the November 13, 2024 meeting. The motion was seconded by Jeremy Rutter. The vote on the motion was 3-0 in favor.

HC2025-01



PATHWAYS CONSULTING, LLC

Planning • Civil & Environmental Engineering • Surveying • Construction Assistance
240 Mechanic Street • Suite 100
Lebanon, New Hampshire 03766
(603) 448-2200 • Fax: (603) 448-1221

MEMORANDUM

TO: BRIAN VINCENT, P.E., CITY OF LEBANON CITY ENGINEER

FROM: SCOTT A. WILLIAMS, P.E., PROJECT MANAGER

RE: DRAINAGE CALCULATIONS FOR SITE PLAN REVIEW, UPPER VALLEY
MUSIC CENTER, BUILDING ADDITION AND SITE IMPROVEMENTS
PROJECT, 8 SOUTH PARK STREET, LEBANON, NEW HAMPSHIRE (Project No.
13444)

DATE: MARCH 24, 2025

PROJECT DESCRIPTION

The subject property is located off of South Park Street in Lebanon and encompasses approximately 0.51 acres of land consisting of an existing building, paved access drive, and gravel parking lot. The proposed project includes the construction of a 468 square foot (SF) building addition on the west side of the existing building and related drainage improvements within the project limits. The project design includes approximately 3,000 SF of site disturbance related to the building addition and drainage work.

WATERSHED DESCRIPTION

The project is part of the Mascoma River watershed. The entire site drains towards the north into the existing closed drain stormwater system located within South Park Street that conveys runoff to the west along Park Street and Mascoma Street to a discharge point into the Mascoma River approximately 800 feet west of the site. The east side of the site drains by sheet flow off the east side of the existing building, grass areas, and paved drive to the north toward an existing catch basin located in South Park Street near the northeast corner of the property. The west side of the site drains by sheet flow off the west side of the existing building, grass areas, and gravel parking lot toward an existing catch basin located in South Park Street just west of the northwest corner of the property. Both of the Park Street catch basins are connected to the City stormwater system that runs west along South Park Street and Mascoma Street to a drainage outfall on the bank of the Mascoma River. Watershed plans for the pre-development (existing) and post-development (proposed) conditions are attached depicting the various watershed subcatchment areas in relation to the project site.

SOIL MAPPING

NRCS soil maps and ratings for hydrologic soil groups and saturated hydraulic conductivity (Ksat) were obtained from the WebSoil Survey website, utilized in the drainage modeling, and are attached for reference. According to the WebSoil Survey, the entire site is mapped as Windsor loamy sand soils within the Hydrologic Soil Group A, and this data was used for the preliminary stormwater design and modeling.

In general, the soils on the site are very well-drained loamy sands with hydraulic soil rating of A, very high infiltration rates (Ksat of 100 micrometers per second or 14 inches per hour). We do

not expect to find shallow ledge or seasonal high groundwater close to the ground surface, particularly within the proposed drainage area.

EXISTING CONDITIONS

The terrain within the project area is entirely disturbed and developed, and the cover consists of predominantly maintained grass areas, paved or gravel surfaces, and the existing building footprint. The entire site slopes from south to north from a high point in the paved access drive along the south side of the property, to South Park Street on the north side. The slopes on the southern portion of the site generally range from 3% to 5%, while the slopes on the northern portion of the site generally range from 10% to 30%. The eastern portion of the site drains toward the existing paved access drive, then to South Park Street. The western portion of the site drains toward the western property and onto the abutting property, then to South Park Street. Due to the well-drained soils, there is only a moderate amount of runoff flowing from the site to the abutting properties and the City right-of-way along South Park Street for the design storms considered. In the current condition, all runoff from the site ultimately drains to the two existing catch basins in South Park Street.

The existing and proposed conditions models include the on-site and off-site areas within the drainage subcatchments that contribute flow to the existing drainage system within South Park Street. The attached Figure A – Pre-Development (Existing Conditions) Watershed Plan depicts the current drainage subcatchment areas for the existing condition within the project site. As previously noted, all runoff collected by the catch basins in South Park Street adjacent to the site ultimately convey stormwater to the west toward the Mascoma River, but this is clearly depicted on the City GIS system, so we did not believe it was warranted to provide a larger scale watershed map to depict this, since our improvements will not have a significant impact on the off-site drainage system.

PROPOSED CONDITIONS

Please see attached Figure B – Post-Development (Proposed Conditions) Watershed Plan that depicts the modifications to the drainage subcatchment areas as a result of the proposed site improvements within the project site. The proposed project will involve the construction of a small (468 SF) addition on the west side of the existing building. While this will slightly increase the impervious area on the site, the building addition will require the removal of an existing concrete pad in the same location, so the net increase in impervious area on the site will only be approximately 248 SF. The total area of disturbance on the site will be approximately 3,000 SF, but the remaining disturbances, excluding the proposed building addition, will involve only temporary impacts to grass or pavement areas. Since these areas will be restored to the previously existing condition, they will not result in any change to the existing surface cover.

The drainage improvements proposed to accommodate the new building addition will include the installation of a small underground stormwater basin comprised of four prefabricated ADS StormTech chambers surrounded by crushed stone. Runoff from the proposed building addition will be collected from a roof drain and conveyed through a new 6-inch drain pipe that will connect directly into the southwest side of the underground chamber system. The underground chamber system will also have a 6-inch drain pipe outlet extending from the northeast side

extending across the grass lawn area north of the existing building to the existing catch basin in South Park Street, northeast of the site. The underground chamber system is designed to provide a minimum volume of runoff detention/storage exceeding the amount of runoff generated from the proposed building addition during a 25-year design storm event. The porous stone bottom of the underground storage system will also encourage infiltration of stormwater into the subsoils that are anticipated to be well-drained soils with low groundwater levels. This underground system will be installed below a one-foot deep graded sediment basin located on the north end of the existing gravel parking lot (near the northwest corner of the existing building). The site grading will direct the majority of the current runoff from the existing gravel parking lot to the sediment basin and into the underground chamber system, and the system has been designed to accommodate this increase volume of runoff. The sediment basin will also provide pretreatment for the underground chamber system by collecting and containing any sediment from the gravel parking lot. The underground chamber system accounts for a minimal amount of infiltration in the bottom of the system, and the infiltration rate utilized for this purpose was assumed from the hydraulic conductivity of the mapped soils on the site, and reduced using a typical safety factor (i.e., clogging factor) of 50%, according to NHDES Best Management Practices (BMP) recommended for this type of stormwater practice.

The proposed drainage design will shift some of the site area that previously drained to the catch basin in South Park Street northwest of the site, to the catch basin in South Park Street northeast of the site (see subcatchment areas depicted on the attached watershed plans), but this change will have a minimal impact on the post-development runoff to the off-site areas, since both of the catch basins ultimately drain to the same downstream point northwest of the project site. The proposed underground chamber system has been designed according to the New Hampshire Stormwater Manual, and will maintain post-development peak flows at or below the pre-development peak flows, as discussed further below.

HYDROLOGIC CALCULATIONS

We used the HydroCAD computer software program and the TR-55 Methodology to determine pre-development and post-development runoff rates for the 2-year, 10-year, 25-year, 50-year, and 100-year frequency storms. The HydroCAD reports and the associated drainage area maps for the existing and proposed conditions are attached. The model established a link or point of interest at the off-site discharge point in South Park Street north of the site (Link 1L, as shown on the attached watershed exhibits), representing the two existing catch basins (Nodes 1P and 2P) in the City's stormwater system that capture all runoff from the project site, to compare the pre-development and post-development peak flow rates and volumes for the proposed project. The post-development model also includes the aforementioned changes to subcatchments (2S, 3S, 4S) resulting from the proposed underground chamber system (modeled as Node 3P). The following tables summarize the peak flows and volumes. Note that the post-development model shows that there will be a reduction in runoff peak flow and volume from the subject property toward the City drainage system (via Link 1L) for all storm events reviewed.

Summary Table: Pre-Development Vs Post-Development Peak Flows, 2-yr, 10-yr, 25-yr, 50-yr and 100-yr Storm Events

Discharge Point No.	2-Year Storm		10-Year Storm		25-Year Storm		50-Year Storm		100-Year Storm	
	Pre-Const. Q (cfs)	Post-Const. Q (cfs)	Pre-Const. Q (cfs)	Post-Const. Q (cfs)	Pre-Const. Q (cfs)	Post-Const. Q (cfs)	Pre-Const. Q (cfs)	Post-Const. Q (cfs)	Pre-Const. Q (cfs)	Post-Const. Q (cfs)
Link 1L, (City Drainage System)	0.39	0.31	0.96	0.63	1.47	1.34	1.98	1.90	2.59	2.50

Summary Table: Pre-Development Vs Post-Development Peak Volumes, 2-yr, 10-yr, 25-yr, 50-yr and 100-yr Storm Events

Discharge Point No.	2-Year Storm		10-Year Storm		25-Year Storm		50-Year Storm		100-Year Storm	
	Pre-Const. Vol. (CF)	Post-Const. Vol. (CF)	Pre-Const. Vol. (CF)	Post-Const. Vol. (CF)	Pre-Const. Vol. (CF)	Post-Const. Vol. (CF)	Pre-Const. Vol. (CF)	Post-Const. Vol. (CF)	Pre-Const. Vol. (CF)	Post-Const. Vol. (CF)
Link 1L, to Road	895	658	2,003	1,410	3,009	2,240	4,017	3,082	5,265	4,138

GROUNDWATER RECHARGE

Since the net change in impervious area on the site is minimal (248 SF), we did not prepare formal Groundwater Recharge Volume (GRV) calculations for this project. However, the amount of infiltration provided by the underground chamber system amounts to approximately 1,070 cubic feet (CF) of infiltration into the subsurface, according to the 25-year design storm event results for Node 3P provided in the attached HydroCAD report, which is substantially more than the GRV calculations would require based on the minimal change in impervious area for the site. Therefore, we believe the GRV is clearly being met.

The following supporting documents are attached:

- Extreme Precipitation Table
- WebSoil Survey Soil Map and Report
- WebSoil Survey Map with Hydraulic Conductivity
- Pre-Development HydroCAD Report
- Figure A: Pre-Development (Existing Conditions) Watershed Plan
- Post-Development HydroCAD Report
- Figure B: Post-Development (Proposed Conditions) Watershed Plan
- Stormwater Facilities Inspection and Maintenance Manual

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point

Smoothing	Yes
State	New Hampshire
Location	New Hampshire, United States
Latitude	43.642 degrees North
Longitude	72.252 degrees West
Elevation	170 feet
Date/Time	Mon Mar 17 2025 11:02:11 GMT-0400 (Eastern Daylight Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.50	0.66	0.82	1.02	1yr	0.71	0.93	1.17	1.43	1.76	2.15	2.42	1yr	1.90	2.32	2.69	3.30	3.79	1yr
2yr	0.31	0.47	0.59	0.78	0.98	1.22	2yr	0.84	1.11	1.39	1.70	2.07	2.50	2.81	2yr	2.21	2.70	3.15	3.76	4.30	2yr
5yr	0.37	0.57	0.71	0.96	1.22	1.53	5yr	1.06	1.40	1.75	2.13	2.57	3.07	3.47	5yr	2.71	3.34	3.86	4.55	5.17	5yr
10yr	0.41	0.65	0.82	1.11	1.45	1.83	10yr	1.25	1.67	2.09	2.54	3.03	3.58	4.08	10yr	3.17	3.92	4.52	5.25	5.95	10yr
25yr	0.49	0.78	0.99	1.37	1.82	2.30	25yr	1.57	2.11	2.63	3.18	3.77	4.40	5.05	25yr	3.90	4.85	5.55	6.35	7.16	25yr
50yr	0.56	0.90	1.15	1.61	2.16	2.74	50yr	1.86	2.51	3.14	3.78	4.45	5.15	5.93	50yr	4.56	5.71	6.49	7.34	8.23	50yr
100yr	0.63	1.03	1.33	1.88	2.56	3.27	100yr	2.21	3.00	3.75	4.49	5.24	6.02	6.98	100yr	5.33	6.71	7.59	8.49	9.47	100yr
200yr	0.73	1.20	1.55	2.21	3.05	3.90	200yr	2.63	3.58	4.46	5.32	6.18	7.05	8.21	200yr	6.24	7.89	8.89	9.82	10.90	200yr
500yr	0.88	1.45	1.89	2.74	3.84	4.91	500yr	3.31	4.54	5.62	6.66	7.68	8.68	10.18	500yr	7.68	9.79	10.95	11.91	13.14	500yr

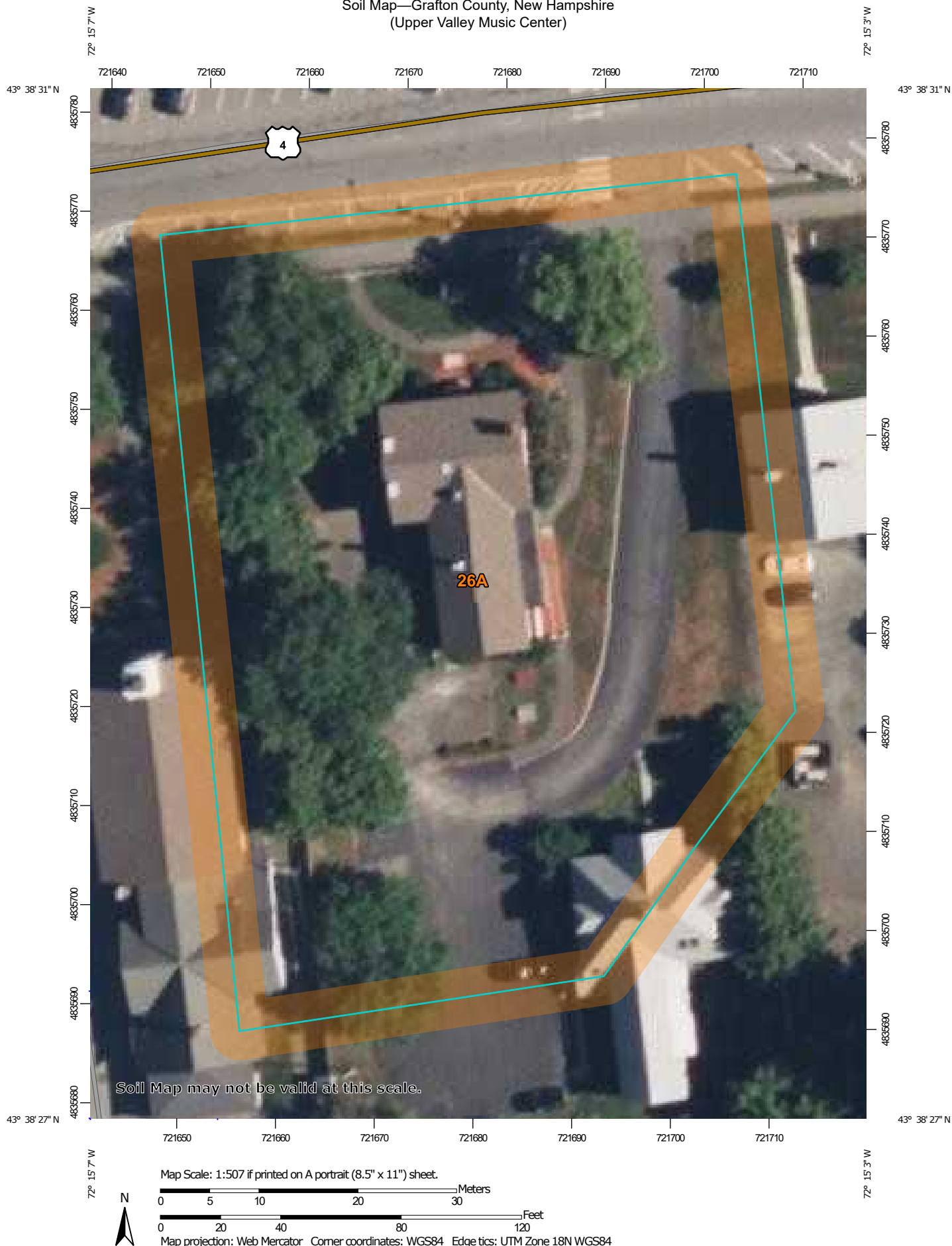
Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.24	0.36	0.44	0.60	0.73	0.82	1yr	0.63	0.80	0.99	1.19	1.59	1.92	2.17	1yr	1.70	2.09	2.44	2.90	3.47	1yr
2yr	0.30	0.46	0.56	0.76	0.94	1.10	2yr	0.81	1.08	1.24	1.62	2.06	2.45	2.75	2yr	2.17	2.65	3.09	3.70	4.22	2yr
5yr	0.34	0.52	0.65	0.89	1.13	1.32	5yr	0.98	1.29	1.49	1.90	2.41	2.90	3.27	5yr	2.57	3.15	3.65	4.29	4.90	5yr
10yr	0.37	0.57	0.71	1.00	1.29	1.49	10yr	1.11	1.46	1.68	2.16	2.70	3.29	3.74	10yr	2.92	3.60	4.14	4.79	5.49	10yr
25yr	0.43	0.65	0.81	1.16	1.53	1.76	25yr	1.32	1.72	1.97	2.52	3.13	3.90	4.46	25yr	3.45	4.29	4.90	5.54	6.35	25yr
50yr	0.47	0.71	0.89	1.27	1.71	1.99	50yr	1.48	1.95	2.20	2.85	3.51	4.43	5.09	50yr	3.92	4.90	5.56	6.16	7.10	50yr
100yr	0.52	0.78	0.98	1.41	1.94	2.24	100yr	1.67	2.19	2.47	3.19	3.94	5.02	5.81	100yr	4.45	5.59	6.31	6.86	7.90	100yr
200yr	0.57	0.85	1.08	1.57	2.19	2.53	200yr	1.89	2.47	2.76	3.60	4.46	5.70	6.64	200yr	5.04	6.38	7.19	7.64	8.81	200yr
500yr	0.65	0.97	1.24	1.80	2.57	2.94	500yr	2.21	2.88	3.18	4.19	5.23	6.75	7.93	500yr	5.98	7.63	8.54	8.77	10.17	500yr

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.29	0.45	0.54	0.73	0.90	1.03	1yr	0.78	1.01	1.19	1.52	1.89	2.32	2.63	1yr	2.05	2.53	2.88	3.52	4.02	1yr
2yr	0.32	0.49	0.61	0.82	1.01	1.19	2yr	0.88	1.17	1.36	1.73	2.18	2.57	2.87	2yr	2.27	2.76	3.23	3.86	4.40	2yr
5yr	0.40	0.61	0.76	1.04	1.33	1.56	5yr	1.15	1.53	1.73	2.16	2.72	3.24	3.66	5yr	2.87	3.52	4.08	4.79	5.45	5yr
10yr	0.48	0.73	0.91	1.27	1.64	1.94	10yr	1.42	1.90	2.14	2.61	3.22	3.88	4.41	10yr	3.43	4.24	4.89	5.65	6.42	10yr
25yr	0.61	0.93	1.16	1.65	2.17	2.60	25yr	1.87	2.55	2.84	3.34	4.05	4.94	5.66	25yr	4.37	5.45	6.20	7.07	7.98	25yr
50yr	0.73	1.12	1.39	2.00	2.69	3.25	50yr	2.32	3.18	3.54	4.02	4.82	5.91	6.84	50yr	5.23	6.57	7.43	8.38	9.44	50yr
100yr	0.89	1.34	1.68	2.43	3.34	4.08	100yr	2.88	3.99	4.42	4.85	5.75	7.09	8.26	100yr	6.28	7.95	8.91	9.94	11.16	100yr
200yr	1.08	1.62	2.05	2.97	4.15	5.11	200yr	3.58	4.99	5.52	5.86	6.86	8.50	9.98	200yr	7.53	9.59	10.69	11.82	13.20	200yr
500yr	1.40	2.08	2.67	3.89	5.52	6.91	500yr	4.77	6.76	7.42	7.52	8.62	10.84	12.82	500yr	9.59	12.33	13.59	14.89	16.51	500yr

Soil Map—Grafton County, New Hampshire
(Upper Valley Music Center)



Soil Map—Grafton County, New Hampshire
(Upper Valley Music Center)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Grafton County, New Hampshire

Survey Area Data: Version 28, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 27, 2020—Sep 16, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
26A	Windsor loamy sand, 0 to 3 percent slopes	1.1	100.0%
Totals for Area of Interest		1.1	100.0%

Saturated Hydraulic Conductivity (Ksat), Standard Classes—Grafton County, New Hampshire
(Upper Valley Music Center)



Saturated Hydraulic Conductivity (Ksat), Standard Classes—Grafton County, New Hampshire
(Upper Valley Music Center)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Very Low (0.0 - 0.01)
-  Low (0.01 - 0.1)
-  Moderately Low (0.1 - 1)
-  Moderately High (1 - 10)
-  High (10 - 100)
-  Very High (100 - 705)
-  Not rated or not available

Soil Rating Lines

-  Very Low (0.0 - 0.01)
-  Low (0.01 - 0.1)
-  Moderately Low (0.1 - 1)
-  Moderately High (1 - 10)
-  High (10 - 100)
-  Very High (100 - 705)
-  Not rated or not available

Soil Rating Points

-  Very Low (0.0 - 0.01)
-  Low (0.01 - 0.1)
-  Moderately Low (0.1 - 1)
-  Moderately High (1 - 10)
-  High (10 - 100)
-  Very High (100 - 705)

 Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Grafton County, New Hampshire
Survey Area Data: Version 28, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 27, 2020—Sep 16, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Saturated Hydraulic Conductivity (Ksat), Standard Classes

Map unit symbol	Map unit name	Rating (micrometers per second)	Acres in AOI	Percent of AOI
26A	Windsor loamy sand, 0 to 3 percent slopes	100.0000	0.9	100.0%
Totals for Area of Interest			0.9	100.0%

Description

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity is considered in the design of soil drainage systems and septic tank absorption fields.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

The numeric Ksat values have been grouped according to standard Ksat class limits. The classes are:

Very low: 0.00 to 0.01

Low: 0.01 to 0.1

Moderately low: 0.1 to 1.0

Moderately high: 1 to 10

High: 10 to 100

Very high: 100 to 705

Rating Options

Units of Measure: micrometers per second

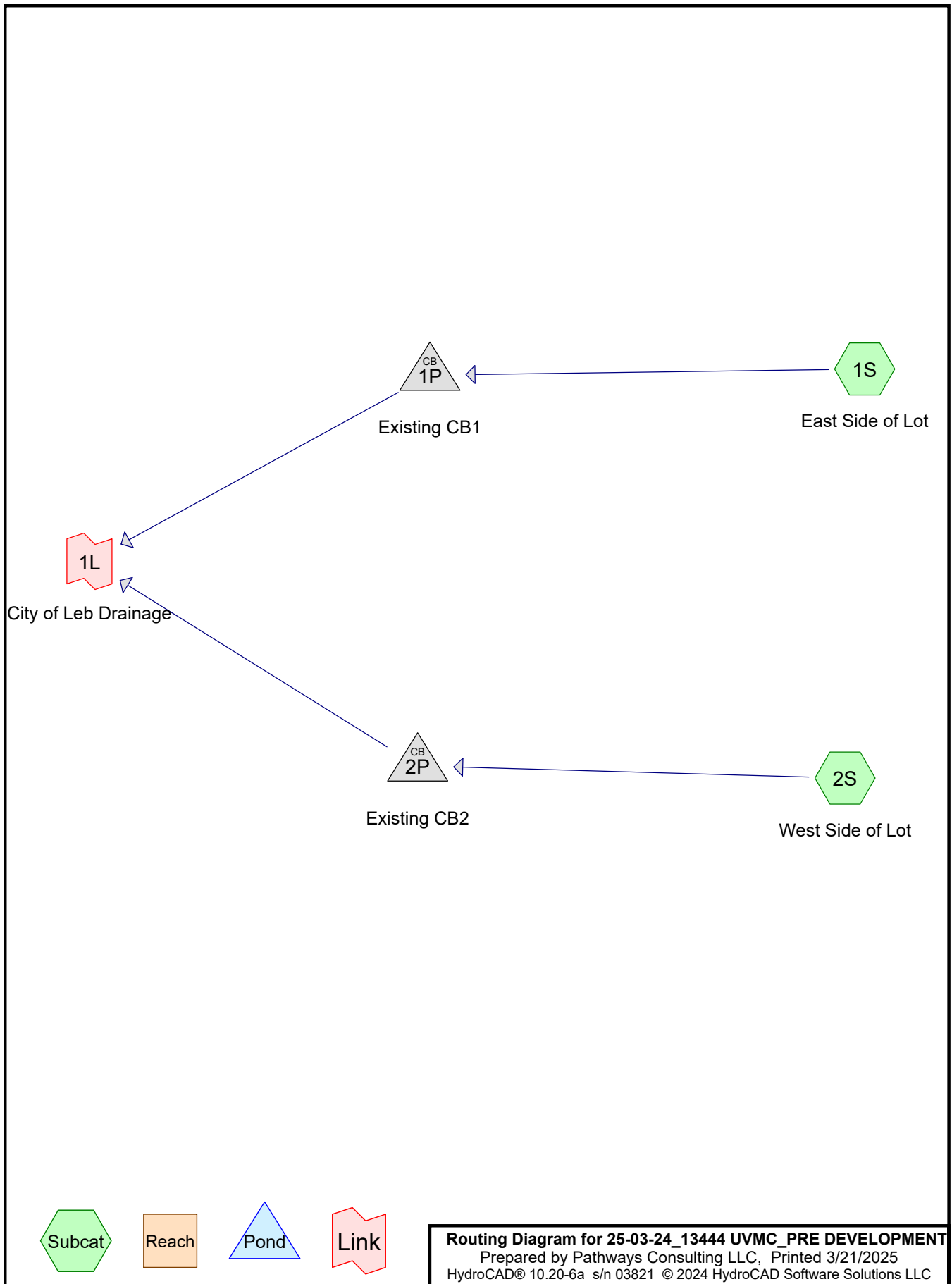
Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Fastest

Interpret Nulls as Zero: No

Layer Options (Horizon Aggregation Method): All Layers (Weighted Average)



25-03-24_13444 UVMC_PRE DEVELOPMENT

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Page 2

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2 YR	Type II 24-hr		Default	24.00	1	2.50	2
2	10 YR	Type II 24-hr		Default	24.00	1	3.58	2
3	25 YR	Type II 24-hr		Default	24.00	1	4.40	2
4	50 YR	Type II 24-hr		Default	24.00	1	5.15	2
5	100 YR	Type II 24-hr		Default	24.00	1	6.02	2

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Page 3

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
11,278	39	>75% Grass cover, Good, HSG A (1S, 2S)
220	98	Concrete Pad (2S)
882	98	Existing Roof (2S)
4,500	96	Gravel surface, HSG A (2S)
1,272	98	Roofs, HSG A (1S)
4,910	98	Unconnected pavement, HSG A (1S)
23,062	69	TOTAL AREA

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Page 4

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
21,960	HSG A	1S, 2S
0	HSG B	
0	HSG C	
0	HSG D	
1,102	Other	2S
23,062		TOTAL AREA

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Page 5

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Num
11,278	0	0	0	0	11,278	>75% Grass cover, Good	
0	0	0	0	220	220	Concrete Pad	
0	0	0	0	882	882	Existing Roof	
4,500	0	0	0	0	4,500	Gravel surface	
1,272	0	0	0	0	1,272	Roofs	
4,910	0	0	0	0	4,910	Unconnected pavement	
21,960	0	0	0	1,102	23,062	TOTAL AREA	

25-03-24_13444 UVMC_PRE DEVELOPMENT*Type II 24-hr 2 YR Rainfall=2.50"*

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Page 6

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points x 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: East Side of LotRunoff Area=9,200 sf 67.20% Impervious Runoff Depth=0.84"
Flow Length=123' Tc=6.6 min CN=79 Runoff=0.31 cfs 642 cf**Subcatchment 2S: West Side of Lot**Runoff Area=13,862 sf 7.95% Impervious Runoff Depth=0.22"
Flow Length=227' Tc=4.0 min CN=62 Runoff=0.08 cfs 253 cf**Pond 1P: Existing CB1**Peak Elev=586.89' Inflow=0.31 cfs 642 cf
18.0" Round Culvert n=0.020 L=50.0' S=0.0100 '/' Outflow=0.31 cfs 642 cf**Pond 2P: Existing CB2**Peak Elev=585.86' Inflow=0.08 cfs 253 cf
12.0" Round Culvert n=0.020 L=50.0' S=0.0200 '/' Outflow=0.08 cfs 253 cf**Link 1L: City of Leb Drainage**Inflow=0.39 cfs 895 cf
Primary=0.39 cfs 895 cf**Total Runoff Area = 23,062 sf Runoff Volume = 895 cf Average Runoff Depth = 0.47"**
68.42% Pervious = 15,778 sf 31.58% Impervious = 7,284 sf

Summary for Subcatchment 1S: East Side of Lot

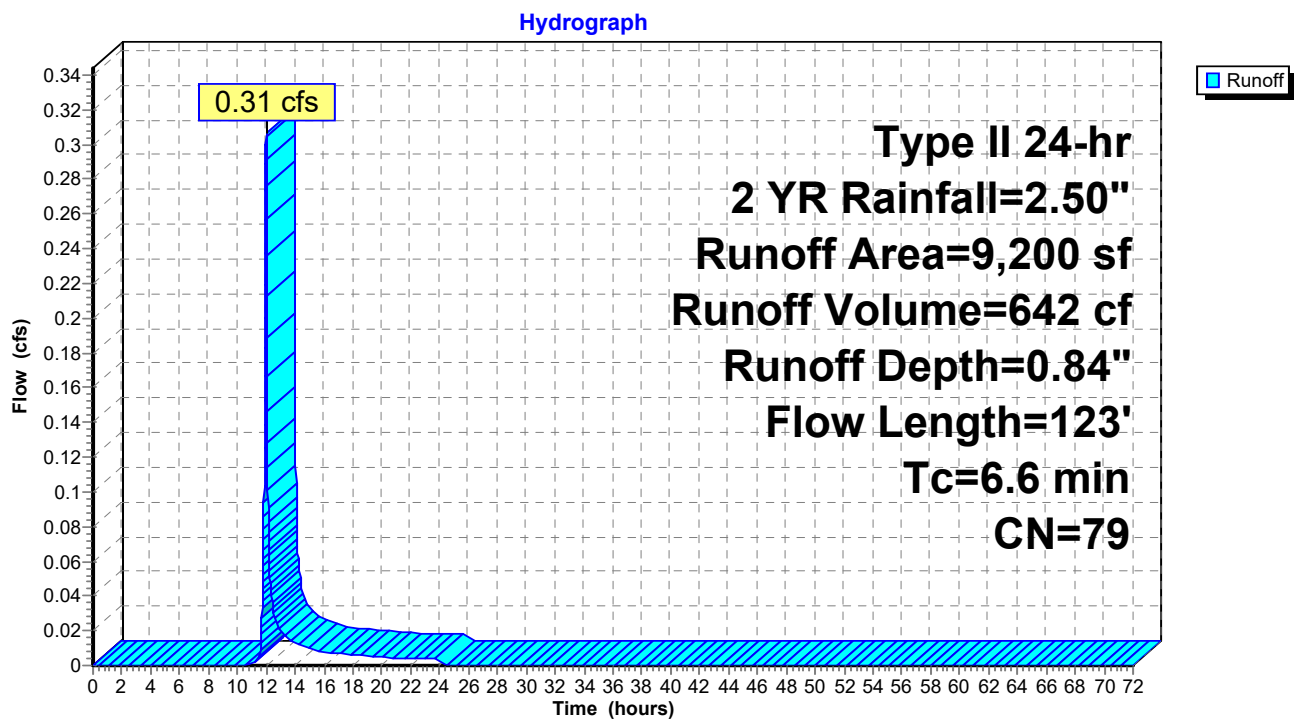
Runoff = 0.31 cfs @ 11.99 hrs, Volume= 642 cf, Depth= 0.84"
 Routed to Pond 1P : Existing CB1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Type II 24-hr 2 YR Rainfall=2.50"

Area (sf)	CN	Description
4,910	98	Unconnected pavement, HSG A
3,018	39	>75% Grass cover, Good, HSG A
1,272	98	Roofs, HSG A
9,200	79	Weighted Average
3,018		32.80% Pervious Area
6,182		67.20% Impervious Area
4,910		79.42% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	6	0.0800	1.21		Sheet Flow, A-B Smooth surfaces n= 0.011 P2= 2.50"
6.5	94	0.0680	0.24		Sheet Flow, B-C Grass: Short n= 0.150 P2= 2.50"
0.0	7	0.1300	2.52		Shallow Concentrated Flow, C-D Short Grass Pasture Kv= 7.0 fps
0.0	16	0.1000	6.42		Shallow Concentrated Flow, D-E Paved Kv= 20.3 fps
6.6	123	Total			

Subcatchment 1S: East Side of Lot



Summary for Subcatchment 2S: West Side of Lot

Runoff = 0.08 cfs @ 11.99 hrs, Volume= 253 cf, Depth= 0.22"
Routed to Pond 2P : Existing CB2

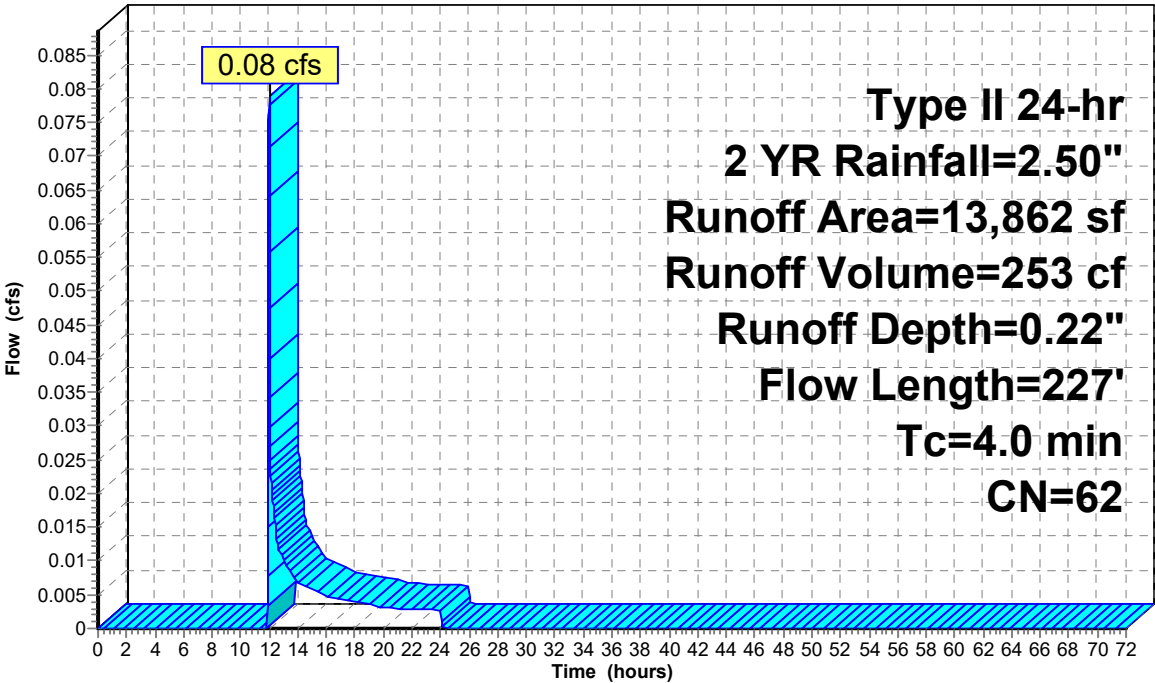
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 2 YR Rainfall=2.50"

	Area (sf)	CN	Description
	4,500	96	Gravel surface, HSG A
*	882	98	Existing Roof
	8,260	39	>75% Grass cover, Good, HSG A
*	220	98	Concrete Pad
	13,862	62	Weighted Average
	12,760		92.05% Pervious Area
	1,102		7.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	125	0.0250	1.39		Sheet Flow, A-B Smooth surfaces n= 0.011 P2= 2.50"
0.9	102	0.0680	1.83		Shallow Concentrated Flow, B-C Short Grass Pasture Kv= 7.0 fps
2.4	227	Total, Increased to minimum Tc = 4.0 min			

Subcatchment 2S: West Side of Lot

Hydrograph



Runoff

Summary for Pond 1P: Existing CB1

Inflow Area = 9,200 sf, 67.20% Impervious, Inflow Depth = 0.84" for 2 YR event
 Inflow = 0.31 cfs @ 11.99 hrs, Volume= 642 cf
 Outflow = 0.31 cfs @ 11.99 hrs, Volume= 642 cf, Atten= 0%, Lag= 0.0 min
 Primary = 0.31 cfs @ 11.99 hrs, Volume= 642 cf
 Routed to Link 1L : City of Leb Drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2

Peak Elev= 586.89' @ 11.99 hrs

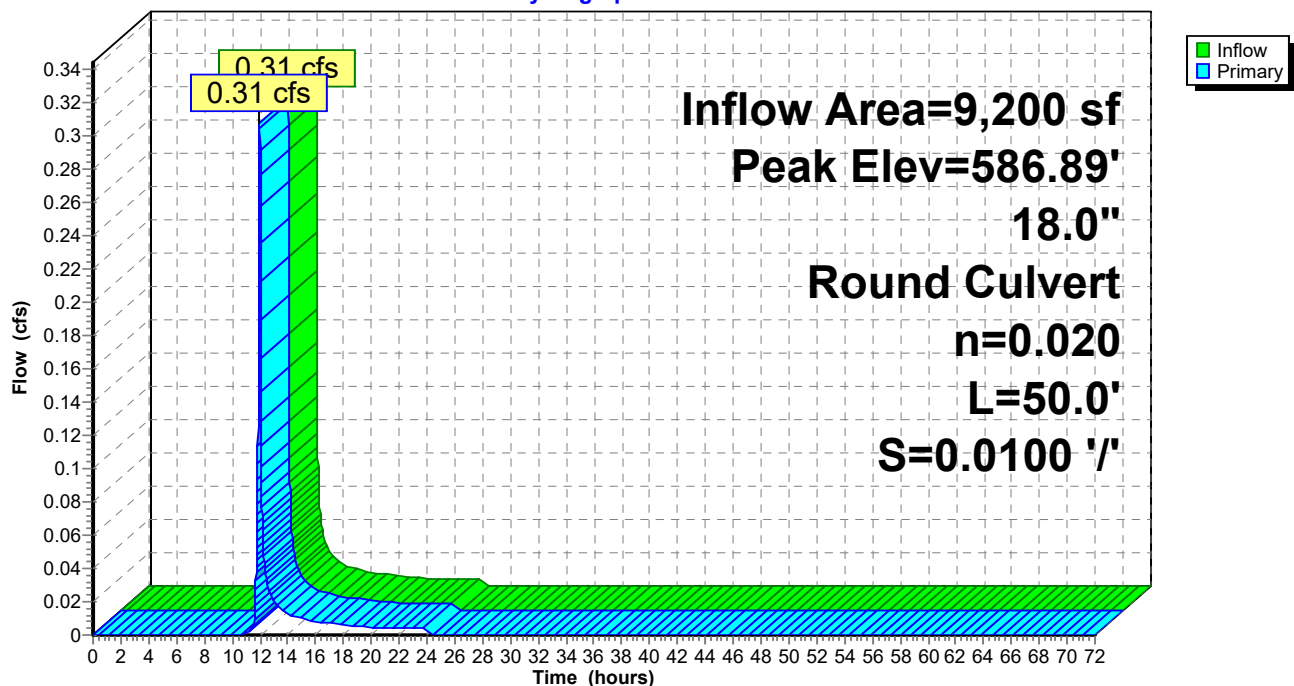
Flood Elev= 591.10'

Device	Routing	Invert	Outlet Devices
#1	Primary	586.60'	18.0" Round Culvert L= 50.0' Ke= 1.000 Inlet / Outlet Invert= 586.60' / 586.10' S= 0.0100 '/ Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 1.77 sf

Primary OutFlow Max=0.31 cfs @ 11.99 hrs HW=586.89' TW=0.00' (Dynamic Tailwater)
 ↑ **1=Culvert** (Barrel Controls 0.31 cfs @ 1.89 fps)

Pond 1P: Existing CB1

Hydrograph



Summary for Pond 2P: Existing CB2

Inflow Area = 13,862 sf, 7.95% Impervious, Inflow Depth = 0.22" for 2 YR event
 Inflow = 0.08 cfs @ 11.99 hrs, Volume= 253 cf
 Outflow = 0.08 cfs @ 11.99 hrs, Volume= 253 cf, Atten= 0%, Lag= 0.0 min
 Primary = 0.08 cfs @ 11.99 hrs, Volume= 253 cf
 Routed to Link 1L : City of Leb Drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2

Peak Elev= 585.86' @ 11.99 hrs

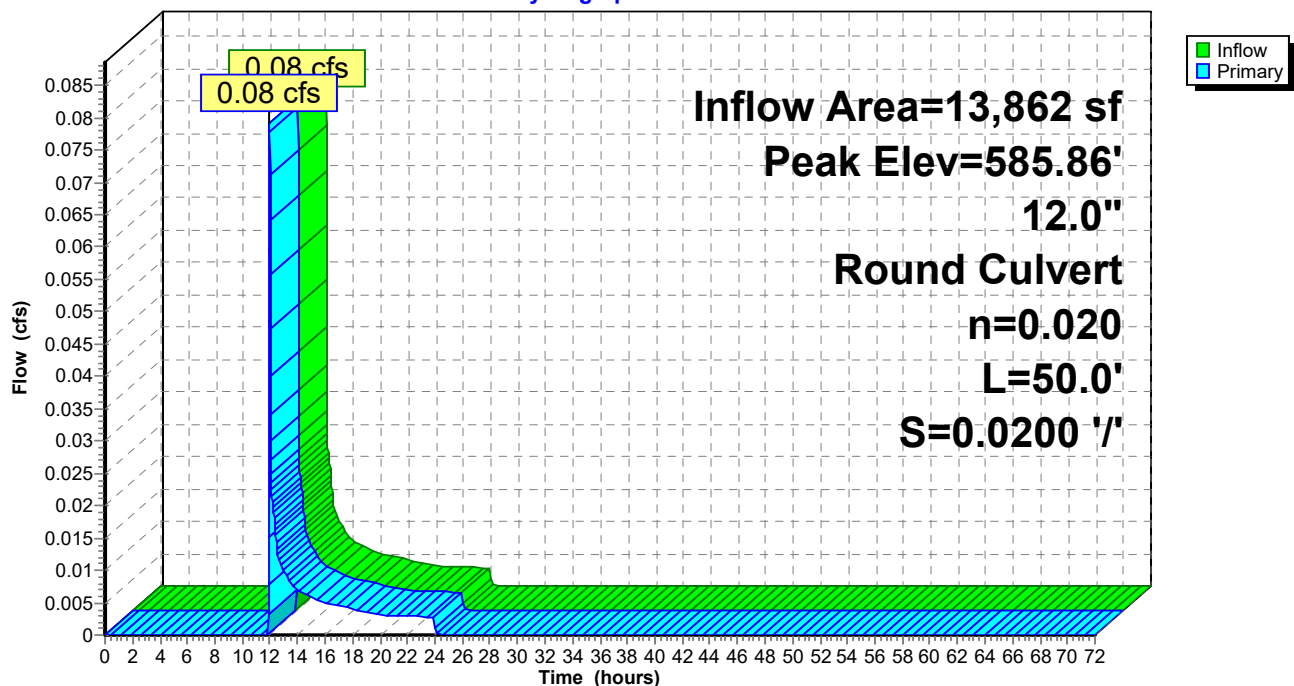
Flood Elev= 591.10'

Device	Routing	Invert	Outlet Devices
#1	Primary	585.70'	12.0" Round Culvert L= 50.0' Ke= 1.000 Inlet / Outlet Invert= 585.70' / 584.70' S= 0.0200 '/ Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.08 cfs @ 11.99 hrs HW=585.86' TW=0.00' (Dynamic Tailwater)
 ↑ **1=Culvert** (Inlet Controls 0.08 cfs @ 1.01 fps)

Pond 2P: Existing CB2

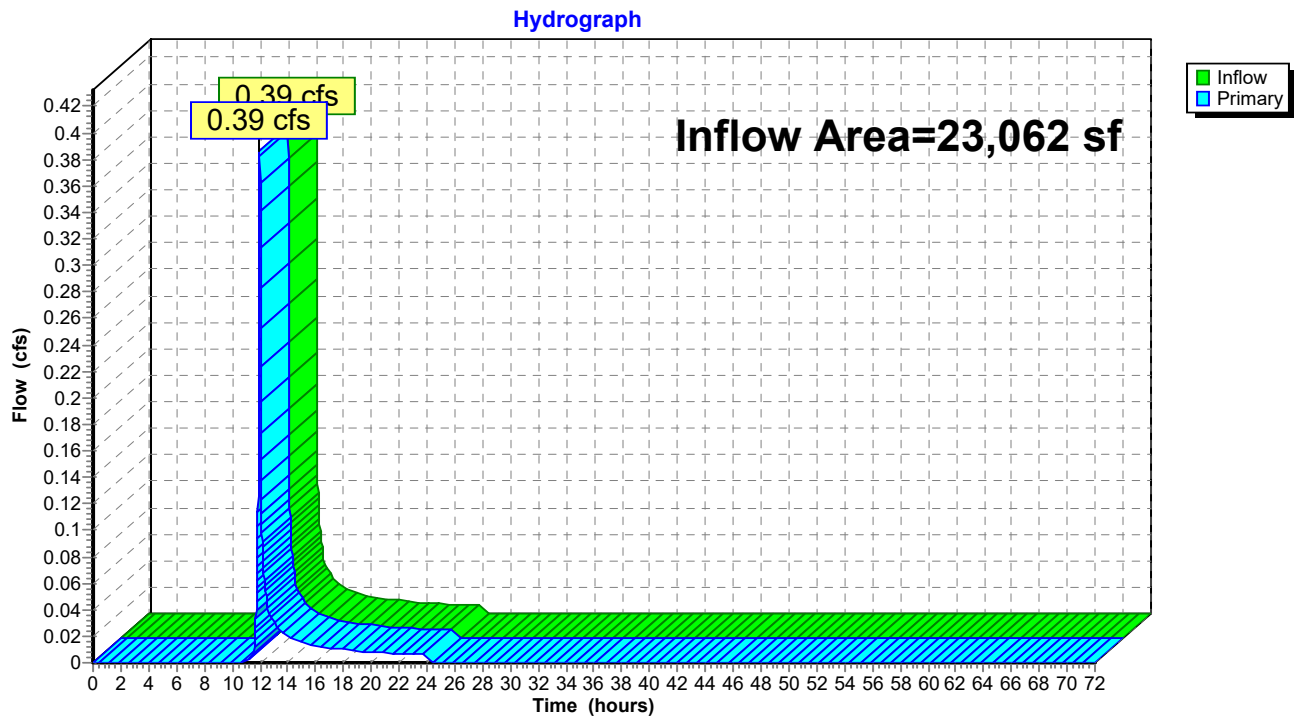
Hydrograph



Summary for Link 1L: City of Leb Drainage

Inflow Area = 23,062 sf, 31.58% Impervious, Inflow Depth = 0.47" for 2 YR event
Inflow = 0.39 cfs @ 11.99 hrs, Volume= 895 cf
Primary = 0.39 cfs @ 11.99 hrs, Volume= 895 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link 1L: City of Leb Drainage

25-03-24_13444 UVMC_PRE DEVELOPMENT*Type II 24-hr 10 YR Rainfall=3.58"*

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Page 13

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points x 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: East Side of LotRunoff Area=9,200 sf 67.20% Impervious Runoff Depth=1.63"
Flow Length=123' Tc=6.6 min CN=79 Runoff=0.60 cfs 1,248 cf**Subcatchment 2S: West Side of Lot**Runoff Area=13,862 sf 7.95% Impervious Runoff Depth=0.65"
Flow Length=227' Tc=4.0 min CN=62 Runoff=0.36 cfs 755 cf**Pond 1P: Existing CB1**Peak Elev=587.01' Inflow=0.60 cfs 1,248 cf
18.0" Round Culvert n=0.020 L=50.0' S=0.0100 '/' Outflow=0.60 cfs 1,248 cf**Pond 2P: Existing CB2**Peak Elev=586.05' Inflow=0.36 cfs 755 cf
12.0" Round Culvert n=0.020 L=50.0' S=0.0200 '/' Outflow=0.36 cfs 755 cf**Link 1L: City of Leb Drainage**Inflow=0.96 cfs 2,003 cf
Primary=0.96 cfs 2,003 cf**Total Runoff Area = 23,062 sf Runoff Volume = 2,003 cf Average Runoff Depth = 1.04"**
68.42% Pervious = 15,778 sf 31.58% Impervious = 7,284 sf

Summary for Subcatchment 1S: East Side of Lot

Runoff = 0.60 cfs @ 11.98 hrs, Volume= 1,248 cf, Depth= 1.63"
 Routed to Pond 1P : Existing CB1

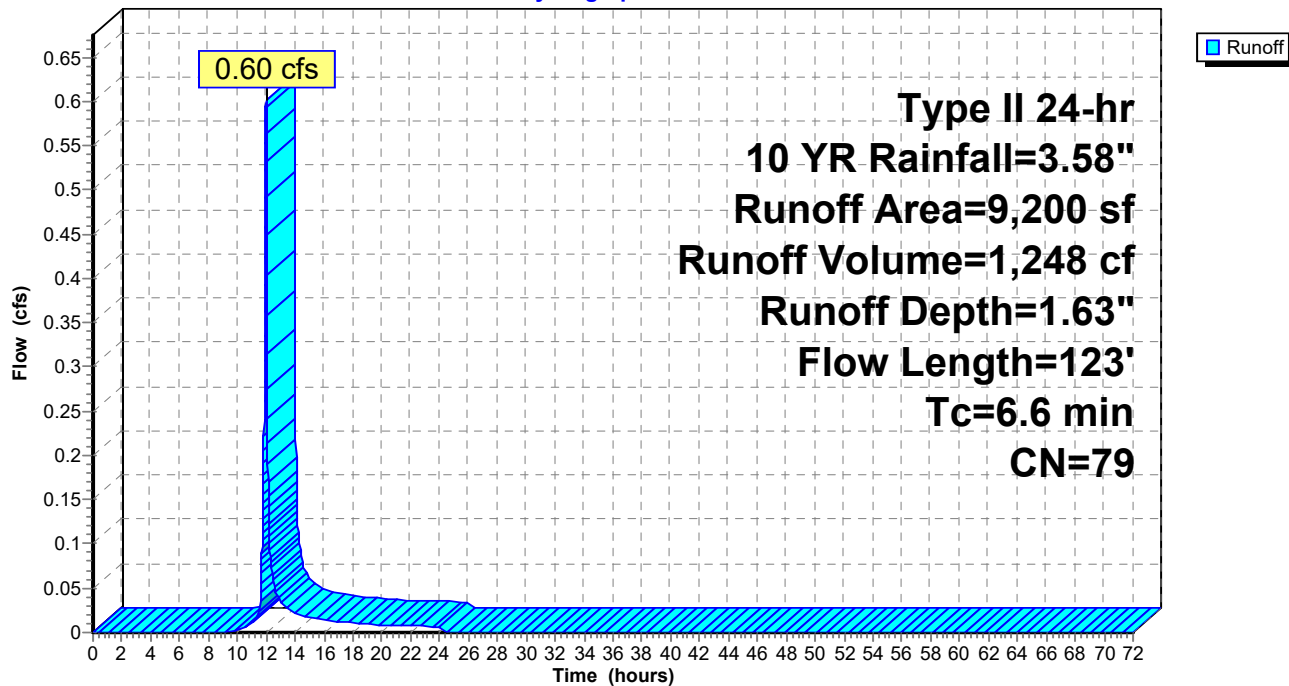
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Type II 24-hr 10 YR Rainfall=3.58"

Area (sf)	CN	Description
4,910	98	Unconnected pavement, HSG A
3,018	39	>75% Grass cover, Good, HSG A
1,272	98	Roofs, HSG A
9,200	79	Weighted Average
3,018		32.80% Pervious Area
6,182		67.20% Impervious Area
4,910		79.42% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	6	0.0800	1.21		Sheet Flow, A-B Smooth surfaces n= 0.011 P2= 2.50"
6.5	94	0.0680	0.24		Sheet Flow, B-C Grass: Short n= 0.150 P2= 2.50"
0.0	7	0.1300	2.52		Shallow Concentrated Flow, C-D Short Grass Pasture Kv= 7.0 fps
0.0	16	0.1000	6.42		Shallow Concentrated Flow, D-E Paved Kv= 20.3 fps
6.6	123	Total			

Subcatchment 1S: East Side of Lot

Hydrograph



Summary for Subcatchment 2S: West Side of Lot

Runoff = 0.36 cfs @ 11.96 hrs, Volume= 755 cf, Depth= 0.65"
 Routed to Pond 2P : Existing CB2

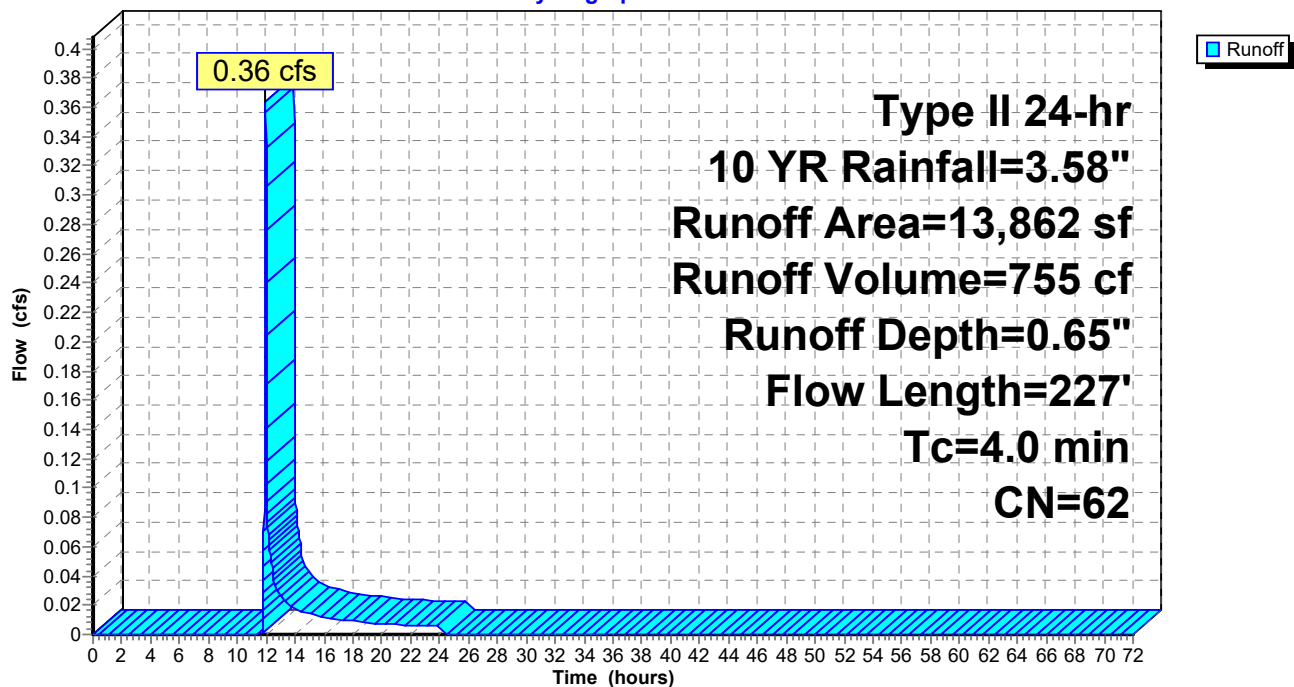
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Type II 24-hr 10 YR Rainfall=3.58"

Area (sf)	CN	Description
4,500	96	Gravel surface, HSG A
* 882	98	Existing Roof
8,260	39	>75% Grass cover, Good, HSG A
* 220	98	Concrete Pad
13,862	62	Weighted Average
12,760		92.05% Pervious Area
1,102		7.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	125	0.0250	1.39		Sheet Flow, A-B Smooth surfaces n= 0.011 P2= 2.50"
0.9	102	0.0680	1.83		Shallow Concentrated Flow, B-C Short Grass Pasture Kv= 7.0 fps
2.4	227	Total, Increased to minimum Tc = 4.0 min			

Subcatchment 2S: West Side of Lot

Hydrograph



Summary for Pond 1P: Existing CB1

Inflow Area = 9,200 sf, 67.20% Impervious, Inflow Depth = 1.63" for 10 YR event
 Inflow = 0.60 cfs @ 11.98 hrs, Volume= 1,248 cf
 Outflow = 0.60 cfs @ 11.98 hrs, Volume= 1,248 cf, Atten= 0%, Lag= 0.0 min
 Primary = 0.60 cfs @ 11.98 hrs, Volume= 1,248 cf
 Routed to Link 1L : City of Leb Drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2

Peak Elev= 587.01' @ 11.98 hrs

Flood Elev= 591.10'

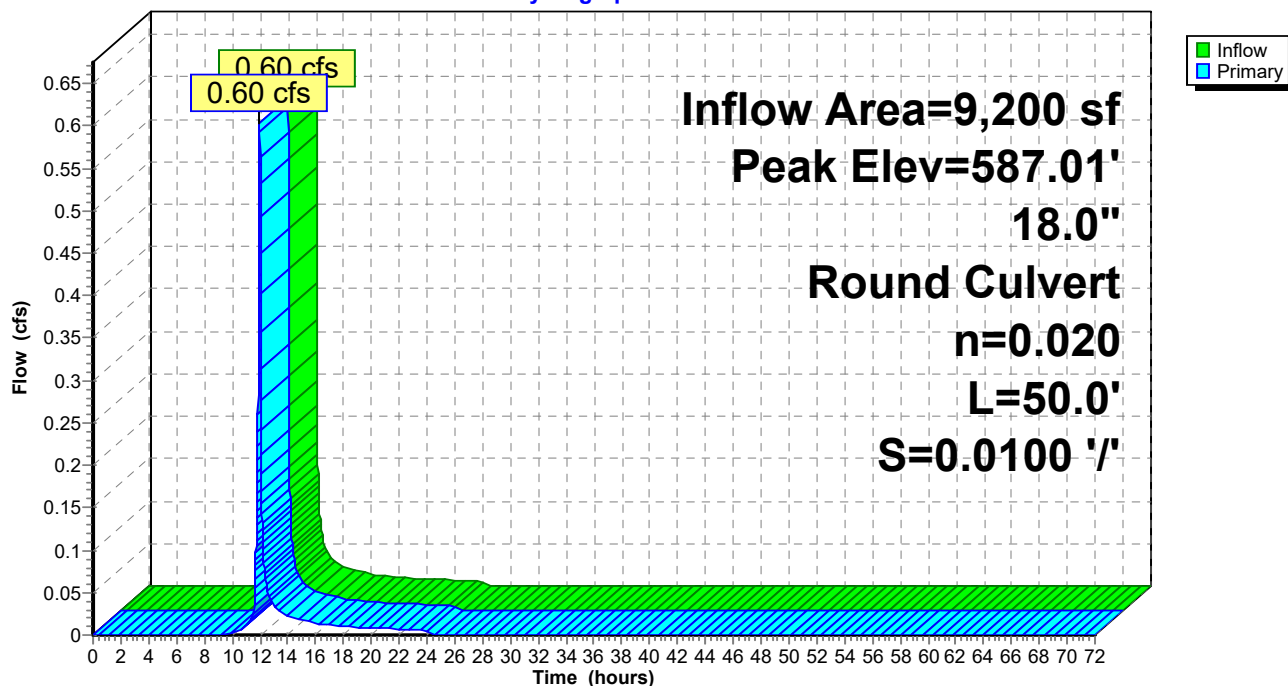
Device	Routing	Invert	Outlet Devices
#1	Primary	586.60'	18.0" Round Culvert L= 50.0' Ke= 1.000 Inlet / Outlet Invert= 586.60' / 586.10' S= 0.0100 '/ Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 1.77 sf

Primary OutFlow Max=0.60 cfs @ 11.98 hrs HW=587.01' TW=0.00' (Dynamic Tailwater)

↑**1=Culvert** (Barrel Controls 0.60 cfs @ 2.28 fps)

Pond 1P: Existing CB1

Hydrograph



Summary for Pond 2P: Existing CB2

Inflow Area = 13,862 sf, 7.95% Impervious, Inflow Depth = 0.65" for 10 YR event
 Inflow = 0.36 cfs @ 11.96 hrs, Volume= 755 cf
 Outflow = 0.36 cfs @ 11.96 hrs, Volume= 755 cf, Atten= 0%, Lag= 0.0 min
 Primary = 0.36 cfs @ 11.96 hrs, Volume= 755 cf
 Routed to Link 1L : City of Leb Drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2

Peak Elev= 586.05' @ 11.96 hrs

Flood Elev= 591.10'

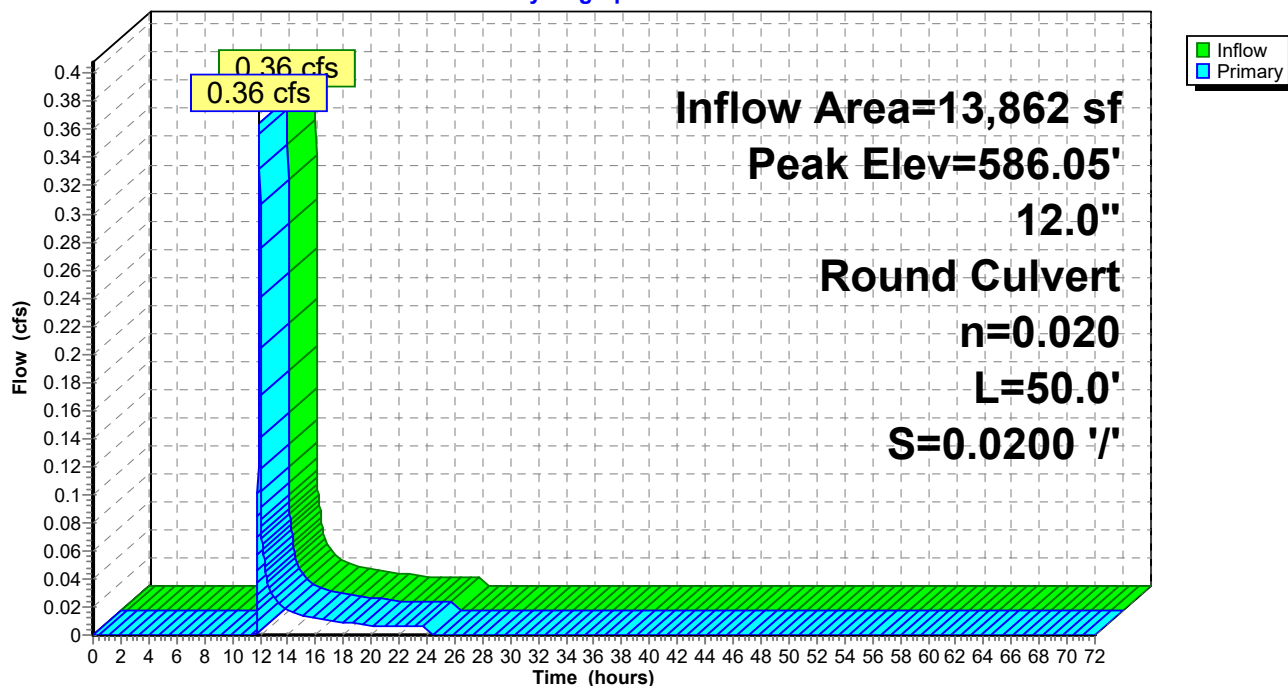
Device	Routing	Invert	Outlet Devices
#1	Primary	585.70'	12.0" Round Culvert L= 50.0' Ke= 1.000 Inlet / Outlet Invert= 585.70' / 584.70' S= 0.0200 '/ Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.36 cfs @ 11.96 hrs HW=586.05' TW=0.00' (Dynamic Tailwater)

↑**1=Culvert** (Inlet Controls 0.36 cfs @ 1.50 fps)

Pond 2P: Existing CB2

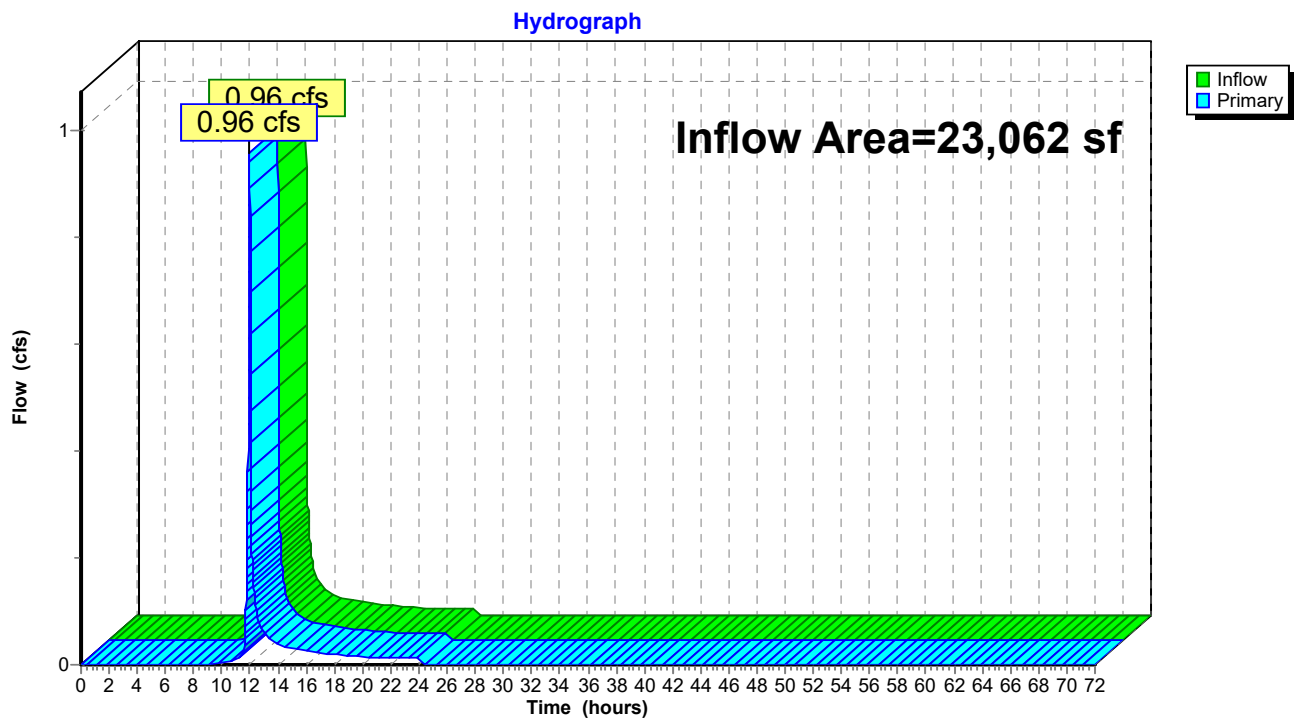
Hydrograph



Summary for Link 1L: City of Leb Drainage

Inflow Area = 23,062 sf, 31.58% Impervious, Inflow Depth = 1.04" for 10 YR event
Inflow = 0.96 cfs @ 11.97 hrs, Volume= 2,003 cf
Primary = 0.96 cfs @ 11.97 hrs, Volume= 2,003 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link 1L: City of Leb Drainage

25-03-24_13444 UVMC_PRE DEVELOPMENT*Type II 24-hr 25 YR Rainfall=4.40"*

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Page 20

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points x 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: East Side of LotRunoff Area=9,200 sf 67.20% Impervious Runoff Depth=2.29"
Flow Length=123' Tc=6.6 min CN=79 Runoff=0.84 cfs 1,758 cf**Subcatchment 2S: West Side of Lot**Runoff Area=13,862 sf 7.95% Impervious Runoff Depth=1.08"
Flow Length=227' Tc=4.0 min CN=62 Runoff=0.64 cfs 1,251 cf**Pond 1P: Existing CB1**Peak Elev=587.09' Inflow=0.84 cfs 1,758 cf
18.0" Round Culvert n=0.020 L=50.0' S=0.0100 ' Outflow=0.84 cfs 1,758 cf**Pond 2P: Existing CB2**Peak Elev=586.17' Inflow=0.64 cfs 1,251 cf
12.0" Round Culvert n=0.020 L=50.0' S=0.0200 ' Outflow=0.64 cfs 1,251 cf**Link 1L: City of Leb Drainage**Inflow=1.47 cfs 3,009 cf
Primary=1.47 cfs 3,009 cf**Total Runoff Area = 23,062 sf Runoff Volume = 3,009 cf Average Runoff Depth = 1.57"**
68.42% Pervious = 15,778 sf 31.58% Impervious = 7,284 sf

Summary for Subcatchment 1S: East Side of Lot

Runoff = 0.84 cfs @ 11.98 hrs, Volume= 1,758 cf, Depth= 2.29"
 Routed to Pond 1P : Existing CB1

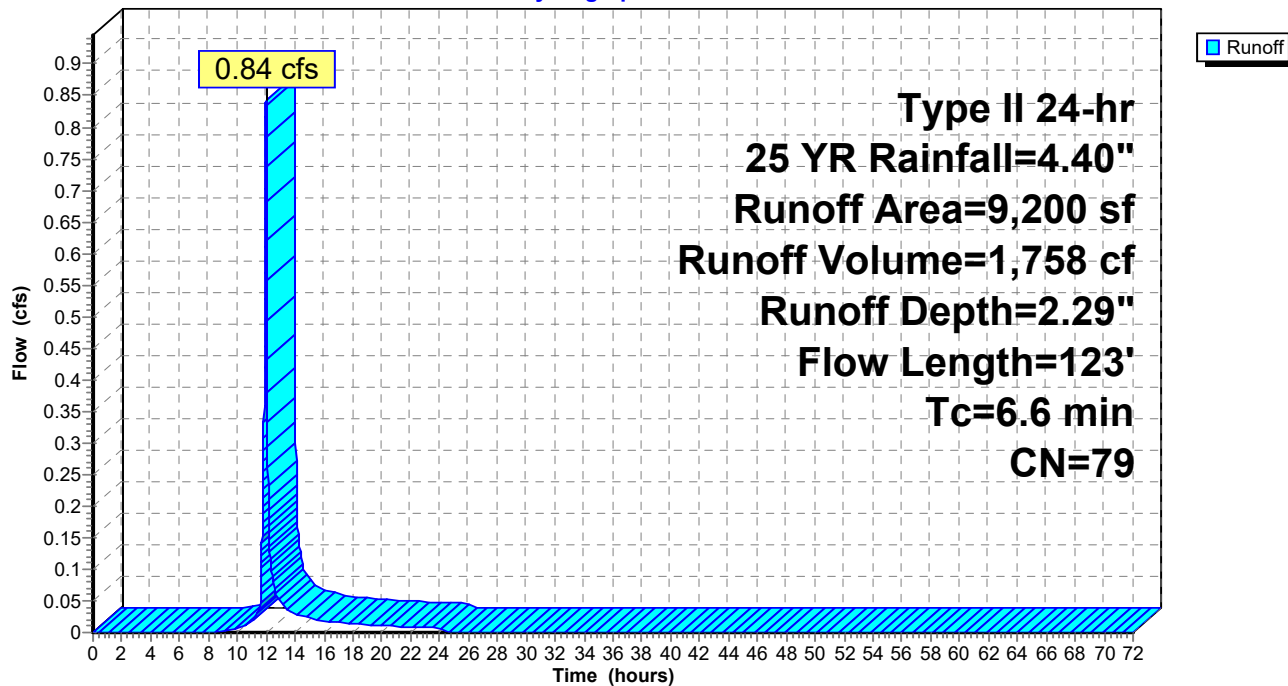
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Type II 24-hr 25 YR Rainfall=4.40"

Area (sf)	CN	Description
4,910	98	Unconnected pavement, HSG A
3,018	39	>75% Grass cover, Good, HSG A
1,272	98	Roofs, HSG A
9,200	79	Weighted Average
3,018		32.80% Pervious Area
6,182		67.20% Impervious Area
4,910		79.42% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	6	0.0800	1.21		Sheet Flow, A-B Smooth surfaces n= 0.011 P2= 2.50"
6.5	94	0.0680	0.24		Sheet Flow, B-C Grass: Short n= 0.150 P2= 2.50"
0.0	7	0.1300	2.52		Shallow Concentrated Flow, C-D Short Grass Pasture Kv= 7.0 fps
0.0	16	0.1000	6.42		Shallow Concentrated Flow, D-E Paved Kv= 20.3 fps
6.6	123	Total			

Subcatchment 1S: East Side of Lot

Hydrograph



Summary for Subcatchment 2S: West Side of Lot

Runoff = 0.64 cfs @ 11.96 hrs, Volume= 1,251 cf, Depth= 1.08"
 Routed to Pond 2P : Existing CB2

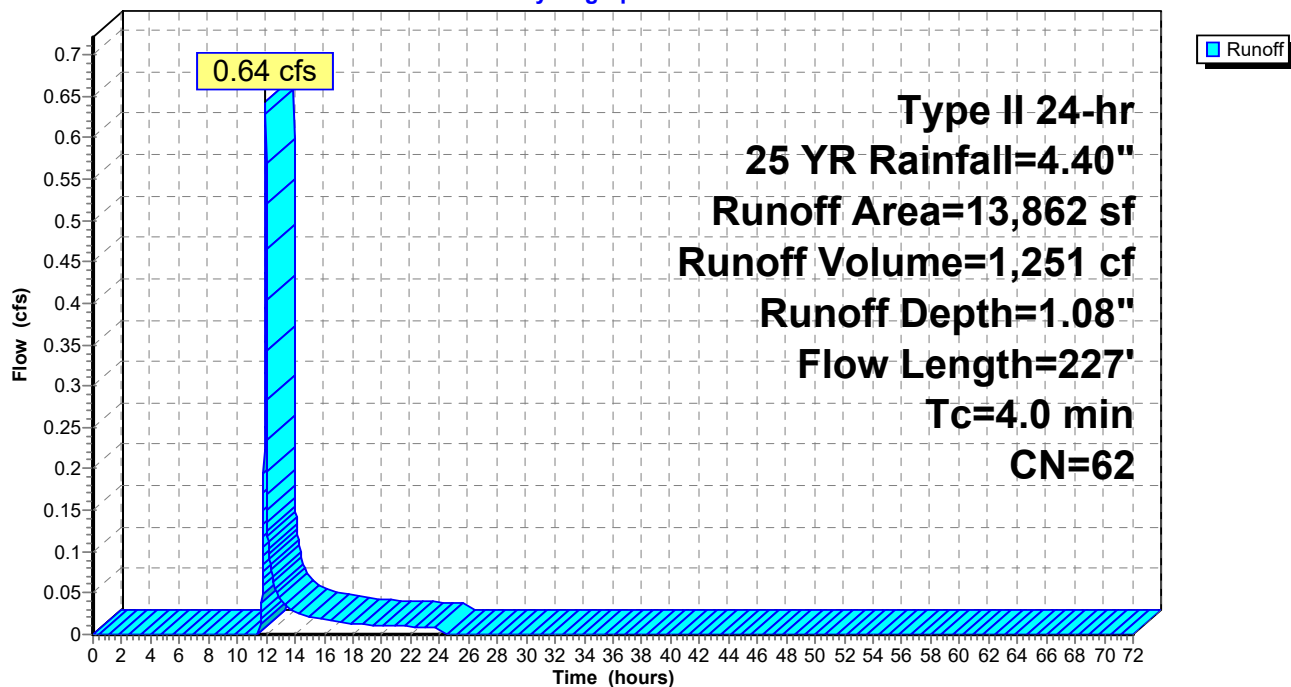
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Type II 24-hr 25 YR Rainfall=4.40"

Area (sf)	CN	Description
4,500	96	Gravel surface, HSG A
* 882	98	Existing Roof
8,260	39	>75% Grass cover, Good, HSG A
* 220	98	Concrete Pad
13,862	62	Weighted Average
12,760		92.05% Pervious Area
1,102		7.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	125	0.0250	1.39		Sheet Flow, A-B Smooth surfaces n= 0.011 P2= 2.50"
0.9	102	0.0680	1.83		Shallow Concentrated Flow, B-C Short Grass Pasture Kv= 7.0 fps
2.4	227	Total, Increased to minimum Tc = 4.0 min			

Subcatchment 2S: West Side of Lot

Hydrograph



Summary for Pond 1P: Existing CB1

Inflow Area = 9,200 sf, 67.20% Impervious, Inflow Depth = 2.29" for 25 YR event
 Inflow = 0.84 cfs @ 11.98 hrs, Volume= 1,758 cf
 Outflow = 0.84 cfs @ 11.98 hrs, Volume= 1,758 cf, Atten= 0%, Lag= 0.0 min
 Primary = 0.84 cfs @ 11.98 hrs, Volume= 1,758 cf
 Routed to Link 1L : City of Leb Drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2

Peak Elev= 587.09' @ 11.98 hrs

Flood Elev= 591.10'

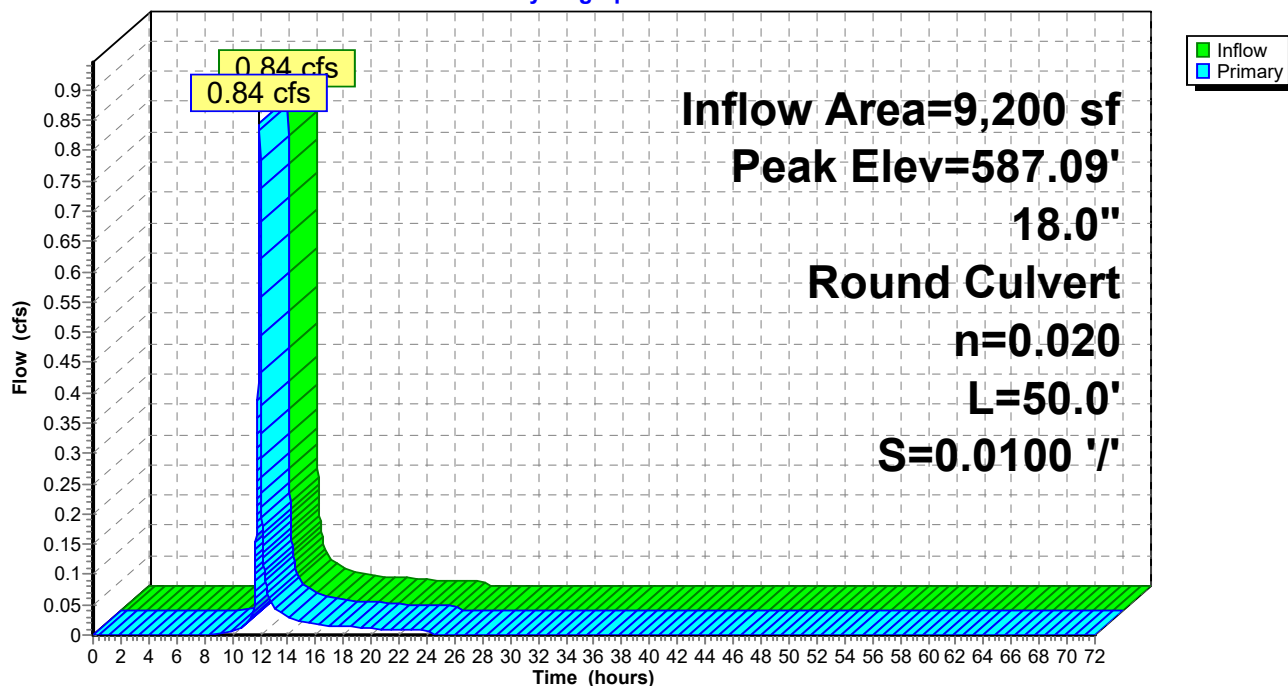
Device	Routing	Invert	Outlet Devices
#1	Primary	586.60'	18.0" Round Culvert L= 50.0' Ke= 1.000 Inlet / Outlet Invert= 586.60' / 586.10' S= 0.0100 '/ Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 1.77 sf

Primary OutFlow Max=0.84 cfs @ 11.98 hrs HW=587.09' TW=0.00' (Dynamic Tailwater)

↑**1=Culvert** (Barrel Controls 0.84 cfs @ 2.49 fps)

Pond 1P: Existing CB1

Hydrograph



Summary for Pond 2P: Existing CB2

Inflow Area = 13,862 sf, 7.95% Impervious, Inflow Depth = 1.08" for 25 YR event
 Inflow = 0.64 cfs @ 11.96 hrs, Volume= 1,251 cf
 Outflow = 0.64 cfs @ 11.96 hrs, Volume= 1,251 cf, Atten= 0%, Lag= 0.0 min
 Primary = 0.64 cfs @ 11.96 hrs, Volume= 1,251 cf
 Routed to Link 1L : City of Leb Drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2

Peak Elev= 586.17' @ 11.96 hrs

Flood Elev= 591.10'

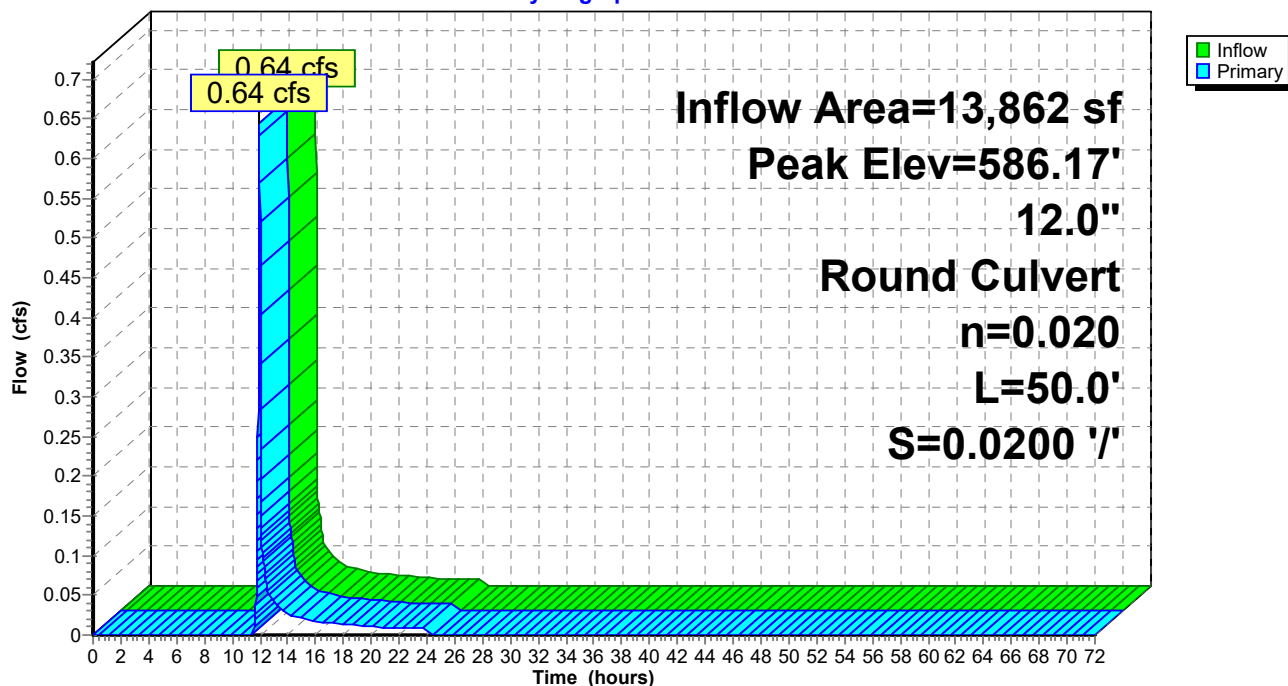
Device	Routing	Invert	Outlet Devices
#1	Primary	585.70'	12.0" Round Culvert L= 50.0' Ke= 1.000 Inlet / Outlet Invert= 585.70' / 584.70' S= 0.0200 '/ Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.64 cfs @ 11.96 hrs HW=586.17' TW=0.00' (Dynamic Tailwater)

↑**1=Culvert** (Inlet Controls 0.64 cfs @ 1.76 fps)

Pond 2P: Existing CB2

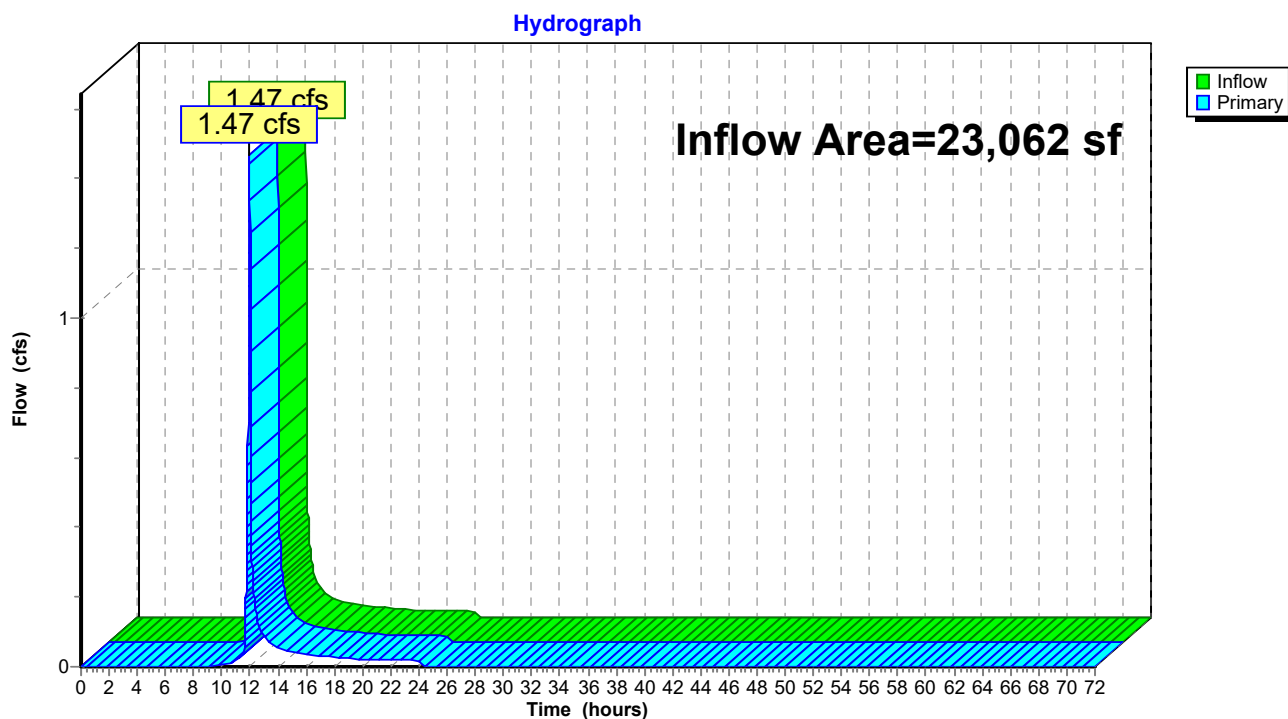
Hydrograph



Summary for Link 1L: City of Leb Drainage

Inflow Area = 23,062 sf, 31.58% Impervious, Inflow Depth = 1.57" for 25 YR event
Inflow = 1.47 cfs @ 11.97 hrs, Volume= 3,009 cf
Primary = 1.47 cfs @ 11.97 hrs, Volume= 3,009 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link 1L: City of Leb Drainage

25-03-24_13444 UVMC_PRE DEVELOPMENT*Type II 24-hr 50 YR Rainfall=5.15"*

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Page 27

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points x 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: East Side of LotRunoff Area=9,200 sf 67.20% Impervious Runoff Depth=2.93"
Flow Length=123' Tc=6.6 min CN=79 Runoff=1.07 cfs 2,247 cf**Subcatchment 2S: West Side of Lot**Runoff Area=13,862 sf 7.95% Impervious Runoff Depth=1.53"
Flow Length=227' Tc=4.0 min CN=62 Runoff=0.93 cfs 1,769 cf**Pond 1P: Existing CB1**Peak Elev=587.16' Inflow=1.07 cfs 2,247 cf
18.0" Round Culvert n=0.020 L=50.0' S=0.0100 ' Outflow=1.07 cfs 2,247 cf**Pond 2P: Existing CB2**Peak Elev=586.28' Inflow=0.93 cfs 1,769 cf
12.0" Round Culvert n=0.020 L=50.0' S=0.0200 ' Outflow=0.93 cfs 1,769 cf**Link 1L: City of Leb Drainage**Inflow=1.98 cfs 4,017 cf
Primary=1.98 cfs 4,017 cf**Total Runoff Area = 23,062 sf Runoff Volume = 4,017 cf Average Runoff Depth = 2.09"**
68.42% Pervious = 15,778 sf 31.58% Impervious = 7,284 sf

Summary for Subcatchment 1S: East Side of Lot

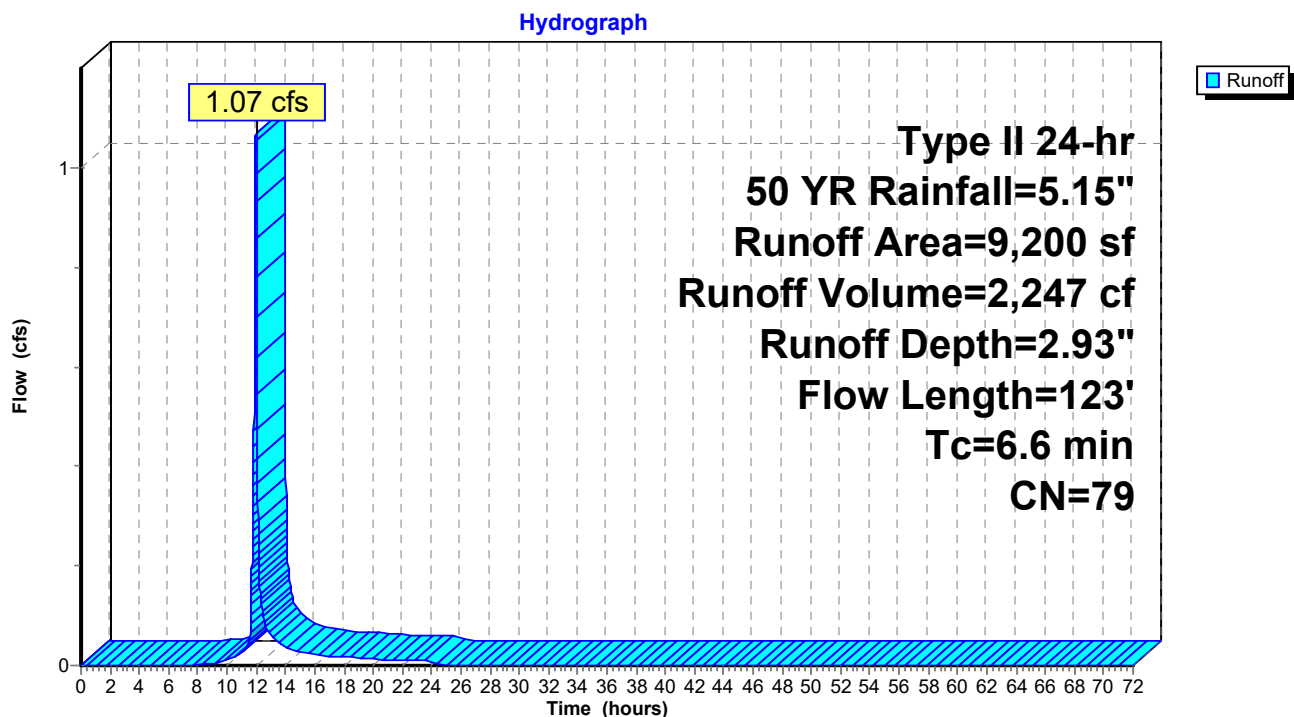
Runoff = 1.07 cfs @ 11.98 hrs, Volume= 2,247 cf, Depth= 2.93"
 Routed to Pond 1P : Existing CB1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Type II 24-hr 50 YR Rainfall=5.15"

Area (sf)	CN	Description
4,910	98	Unconnected pavement, HSG A
3,018	39	>75% Grass cover, Good, HSG A
1,272	98	Roofs, HSG A
9,200	79	Weighted Average
3,018		32.80% Pervious Area
6,182		67.20% Impervious Area
4,910		79.42% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	6	0.0800	1.21		Sheet Flow, A-B Smooth surfaces n= 0.011 P2= 2.50"
6.5	94	0.0680	0.24		Sheet Flow, B-C Grass: Short n= 0.150 P2= 2.50"
0.0	7	0.1300	2.52		Shallow Concentrated Flow, C-D Short Grass Pasture Kv= 7.0 fps
0.0	16	0.1000	6.42		Shallow Concentrated Flow, D-E Paved Kv= 20.3 fps
6.6	123	Total			

Subcatchment 1S: East Side of Lot



Summary for Subcatchment 2S: West Side of Lot

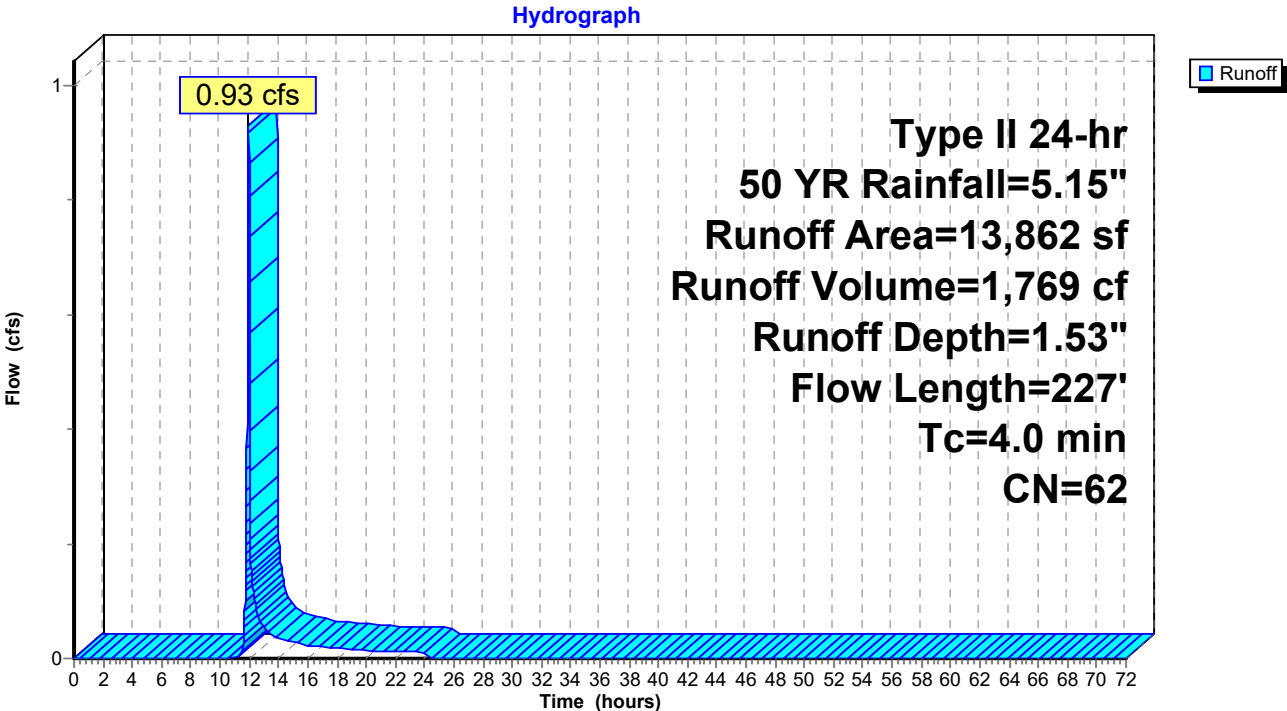
Runoff = 0.93 cfs @ 11.96 hrs, Volume= 1,769 cf, Depth= 1.53"
Routed to Pond 2P : Existing CB2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 50 YR Rainfall=5.15"

Area (sf)	CN	Description
4,500	96	Gravel surface, HSG A
* 882	98	Existing Roof
8,260	39	>75% Grass cover, Good, HSG A
* 220	98	Concrete Pad
13,862	62	Weighted Average
12,760		92.05% Pervious Area
1,102		7.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	125	0.0250	1.39		Sheet Flow, A-B Smooth surfaces n= 0.011 P2= 2.50"
0.9	102	0.0680	1.83		Shallow Concentrated Flow, B-C Short Grass Pasture Kv= 7.0 fps
2.4	227	Total, Increased to minimum Tc = 4.0 min			

Subcatchment 2S: West Side of Lot



Summary for Pond 1P: Existing CB1

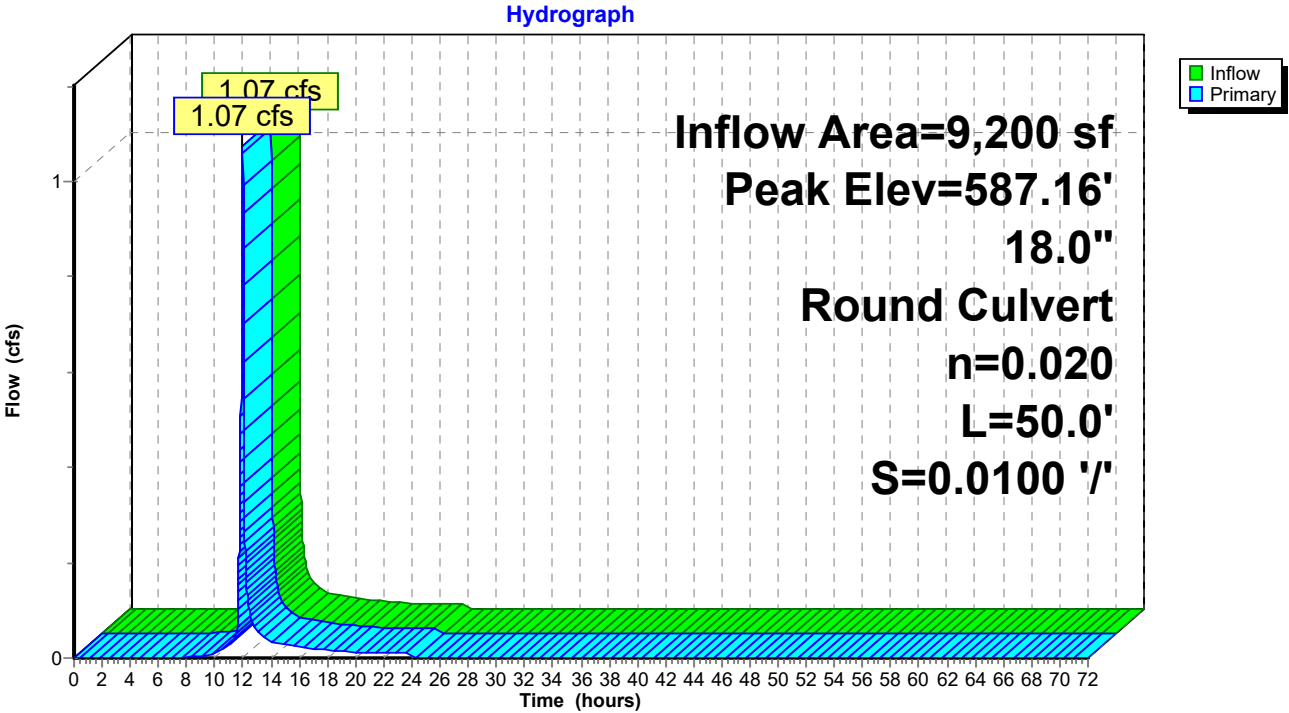
Inflow Area = 9,200 sf, 67.20% Impervious, Inflow Depth = 2.93" for 50 YR event
Inflow = 1.07 cfs @ 11.98 hrs, Volume= 2,247 cf
Outflow = 1.07 cfs @ 11.98 hrs, Volume= 2,247 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.07 cfs @ 11.98 hrs, Volume= 2,247 cf
Routed to Link 1L : City of Leb Drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2
Peak Elev= 587.16' @ 11.98 hrs
Flood Elev= 591.10'

Device	Routing	Invert	Outlet Devices
#1	Primary	586.60'	18.0" Round Culvert L= 50.0' Ke= 1.000 Inlet / Outlet Invert= 586.60' / 586.10' S= 0.0100 '/ Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 1.77 sf

Primary OutFlow Max=1.07 cfs @ 11.98 hrs HW=587.16' TW=0.00' (Dynamic Tailwater)
1=Culvert (Barrel Controls 1.07 cfs @ 2.65 fps)

Pond 1P: Existing CB1



Summary for Pond 2P: Existing CB2

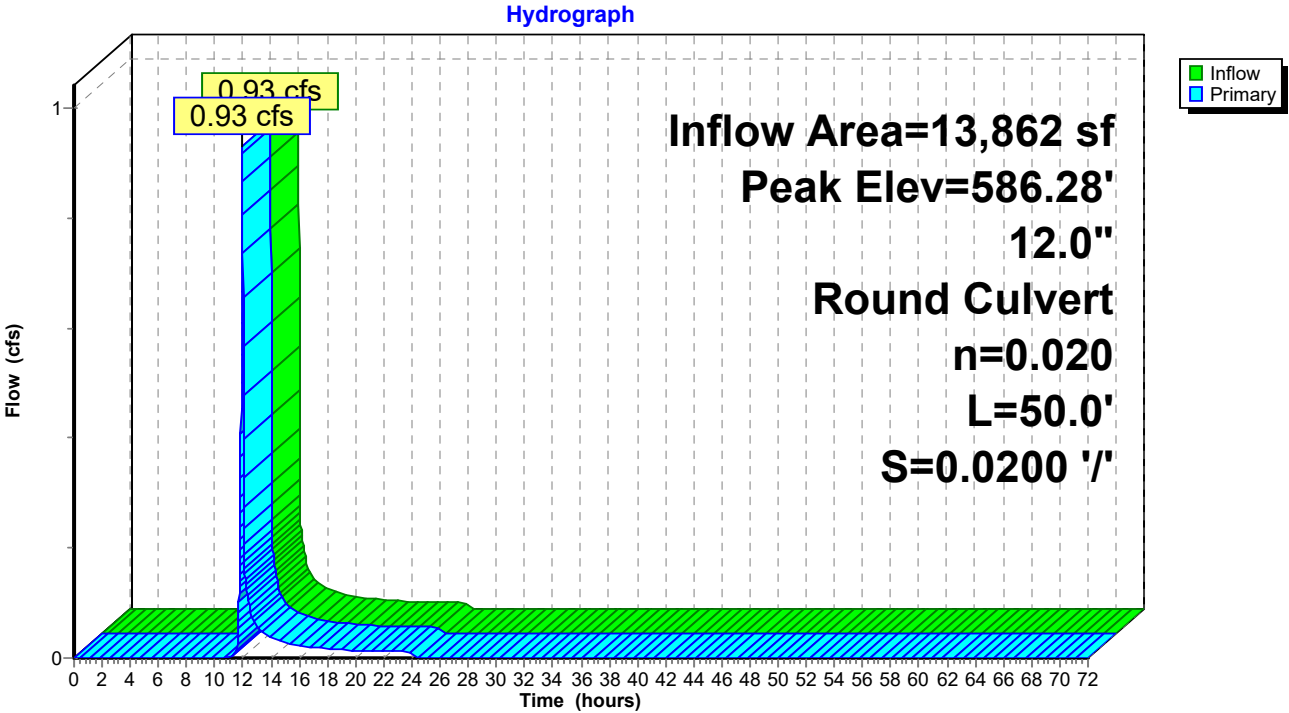
Inflow Area = 13,862 sf, 7.95% Impervious, Inflow Depth = 1.53" for 50 YR event
Inflow = 0.93 cfs @ 11.96 hrs, Volume= 1,769 cf
Outflow = 0.93 cfs @ 11.96 hrs, Volume= 1,769 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.93 cfs @ 11.96 hrs, Volume= 1,769 cf
Routed to Link 1L : City of Leb Drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2
Peak Elev= 586.28' @ 11.96 hrs
Flood Elev= 591.10'

Device	Routing	Invert	Outlet Devices
#1	Primary	585.70'	12.0" Round Culvert L= 50.0' Ke= 1.000 Inlet / Outlet Invert= 585.70' / 584.70' S= 0.0200 '/ Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.93 cfs @ 11.96 hrs HW=586.28' TW=0.00' (Dynamic Tailwater)
1=Culvert (Inlet Controls 0.93 cfs @ 1.95 fps)

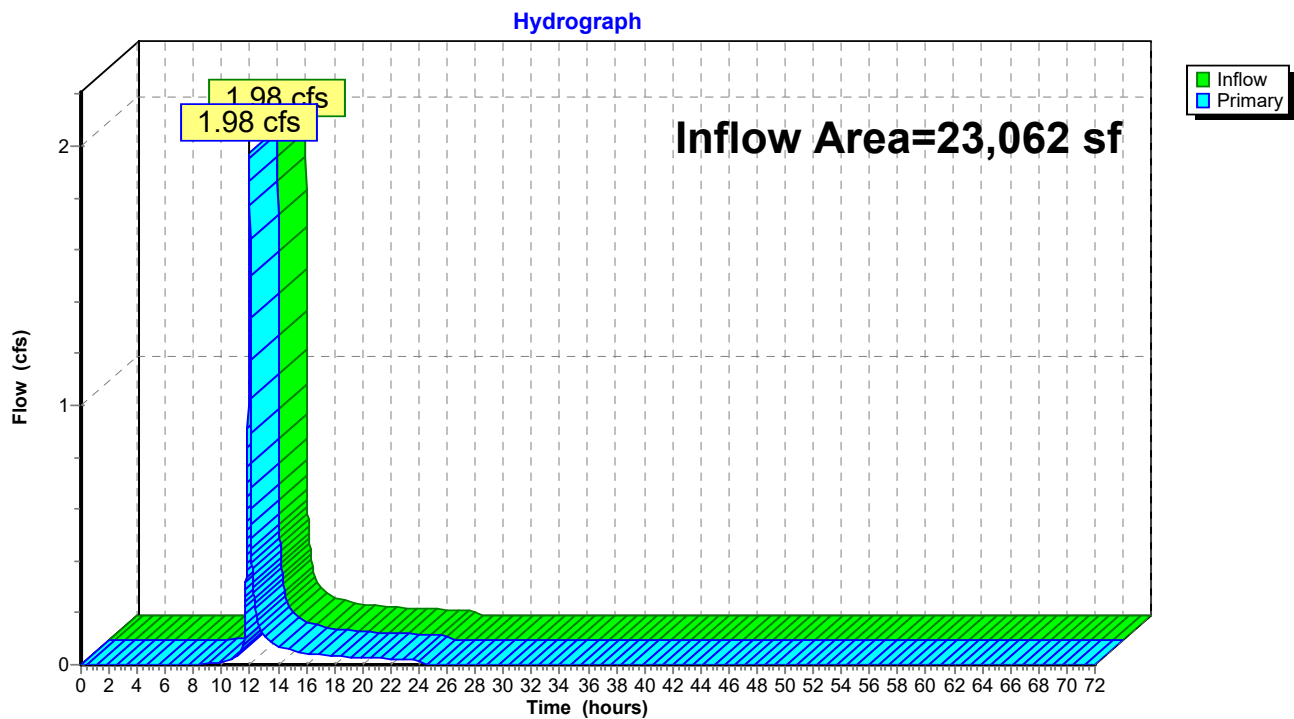
Pond 2P: Existing CB2



Summary for Link 1L: City of Leb Drainage

Inflow Area = 23,062 sf, 31.58% Impervious, Inflow Depth = 2.09" for 50 YR event
Inflow = 1.98 cfs @ 11.97 hrs, Volume= 4,017 cf
Primary = 1.98 cfs @ 11.97 hrs, Volume= 4,017 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link 1L: City of Leb Drainage

25-03-24_13444 UVMC_PRE DEVELOPMENT*Type II 24-hr 100 YR Rainfall=6.02"*

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Page 34

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points x 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: East Side of LotRunoff Area=9,200 sf 67.20% Impervious Runoff Depth=3.70"
Flow Length=123' Tc=6.6 min CN=79 Runoff=1.34 cfs 2,835 cf**Subcatchment 2S: West Side of Lot**Runoff Area=13,862 sf 7.95% Impervious Runoff Depth=2.10"
Flow Length=227' Tc=4.0 min CN=62 Runoff=1.29 cfs 2,431 cf**Pond 1P: Existing CB1**Peak Elev=587.23' Inflow=1.34 cfs 2,835 cf
18.0" Round Culvert n=0.020 L=50.0' S=0.0100 '/' Outflow=1.34 cfs 2,835 cf**Pond 2P: Existing CB2**Peak Elev=586.41' Inflow=1.29 cfs 2,431 cf
12.0" Round Culvert n=0.020 L=50.0' S=0.0200 '/' Outflow=1.29 cfs 2,431 cf**Link 1L: City of Leb Drainage**Inflow=2.59 cfs 5,265 cf
Primary=2.59 cfs 5,265 cf**Total Runoff Area = 23,062 sf Runoff Volume = 5,265 cf Average Runoff Depth = 2.74"**
68.42% Pervious = 15,778 sf 31.58% Impervious = 7,284 sf

Summary for Subcatchment 1S: East Side of Lot

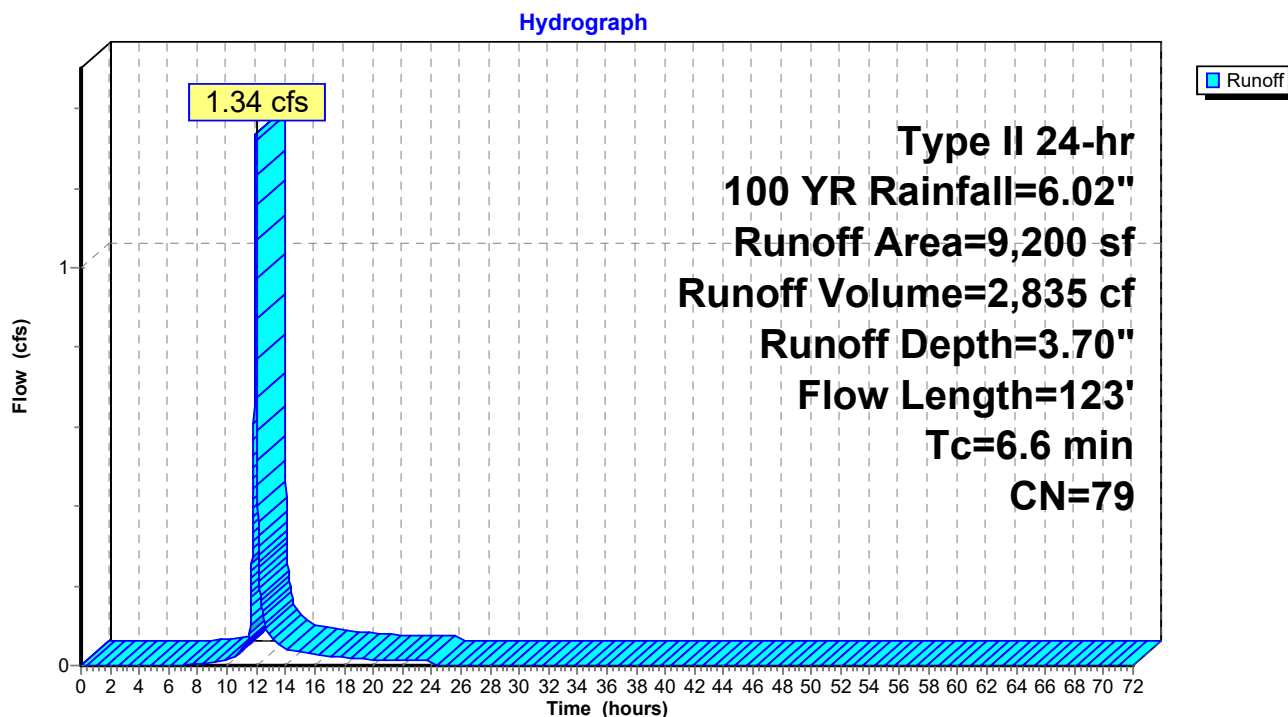
Runoff = 1.34 cfs @ 11.98 hrs, Volume= 2,835 cf, Depth= 3.70"
 Routed to Pond 1P : Existing CB1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Type II 24-hr 100 YR Rainfall=6.02"

Area (sf)	CN	Description
4,910	98	Unconnected pavement, HSG A
3,018	39	>75% Grass cover, Good, HSG A
1,272	98	Roofs, HSG A
9,200	79	Weighted Average
3,018		32.80% Pervious Area
6,182		67.20% Impervious Area
4,910		79.42% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	6	0.0800	1.21		Sheet Flow, A-B Smooth surfaces n= 0.011 P2= 2.50"
6.5	94	0.0680	0.24		Sheet Flow, B-C Grass: Short n= 0.150 P2= 2.50"
0.0	7	0.1300	2.52		Shallow Concentrated Flow, C-D Short Grass Pasture Kv= 7.0 fps
0.0	16	0.1000	6.42		Shallow Concentrated Flow, D-E Paved Kv= 20.3 fps
6.6	123	Total			

Subcatchment 1S: East Side of Lot



Summary for Subcatchment 2S: West Side of Lot

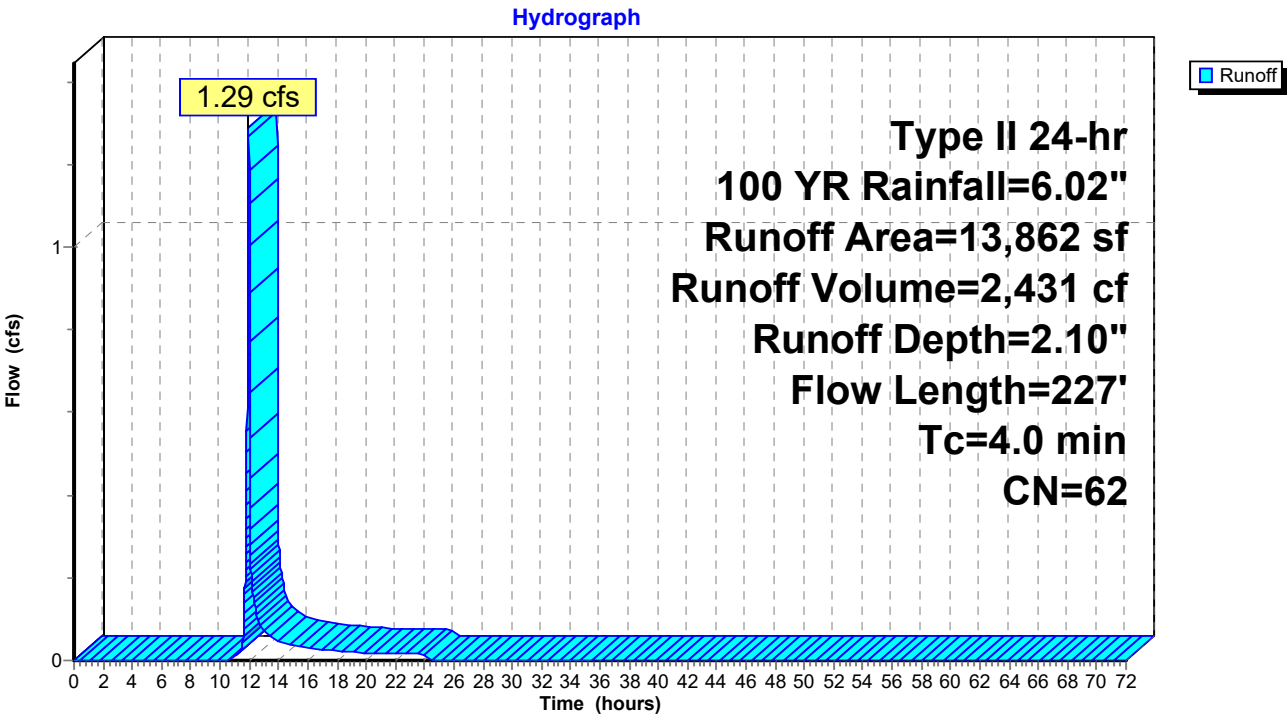
Runoff = 1.29 cfs @ 11.95 hrs, Volume= 2,431 cf, Depth= 2.10"
Routed to Pond 2P : Existing CB2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 100 YR Rainfall=6.02"

Area (sf)	CN	Description
4,500	96	Gravel surface, HSG A
* 882	98	Existing Roof
8,260	39	>75% Grass cover, Good, HSG A
* 220	98	Concrete Pad
13,862	62	Weighted Average
12,760		92.05% Pervious Area
1,102		7.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	125	0.0250	1.39		Sheet Flow, A-B Smooth surfaces n= 0.011 P2= 2.50"
0.9	102	0.0680	1.83		Shallow Concentrated Flow, B-C Short Grass Pasture Kv= 7.0 fps
2.4	227	Total, Increased to minimum Tc = 4.0 min			

Subcatchment 2S: West Side of Lot



Summary for Pond 1P: Existing CB1

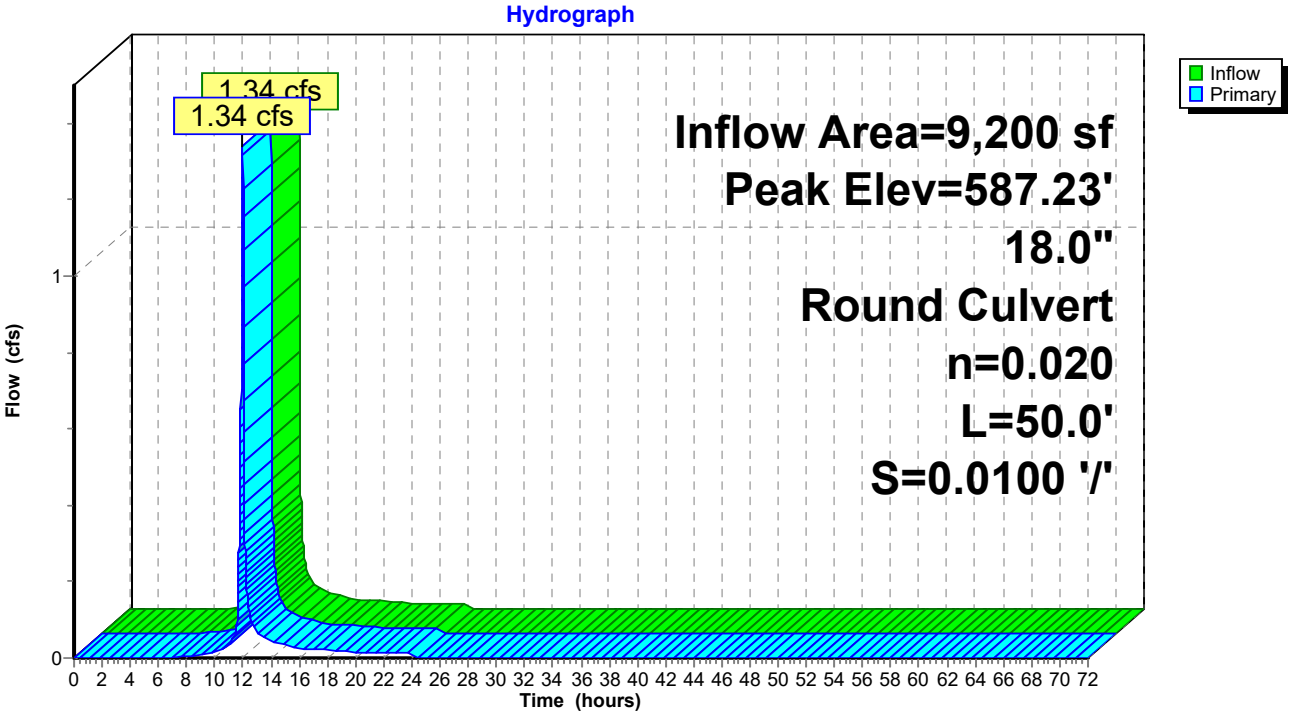
Inflow Area = 9,200 sf, 67.20% Impervious, Inflow Depth = 3.70" for 100 YR event
Inflow = 1.34 cfs @ 11.98 hrs, Volume= 2,835 cf
Outflow = 1.34 cfs @ 11.98 hrs, Volume= 2,835 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.34 cfs @ 11.98 hrs, Volume= 2,835 cf
Routed to Link 1L : City of Leb Drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2
Peak Elev= 587.23' @ 11.98 hrs
Flood Elev= 591.10'

Device	Routing	Invert	Outlet Devices
#1	Primary	586.60'	18.0" Round Culvert L= 50.0' Ke= 1.000 Inlet / Outlet Invert= 586.60' / 586.10' S= 0.0100 '/ Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 1.77 sf

Primary OutFlow Max=1.34 cfs @ 11.98 hrs HW=587.23' TW=0.00' (Dynamic Tailwater)
1=Culvert (Barrel Controls 1.34 cfs @ 2.80 fps)

Pond 1P: Existing CB1



Summary for Pond 2P: Existing CB2

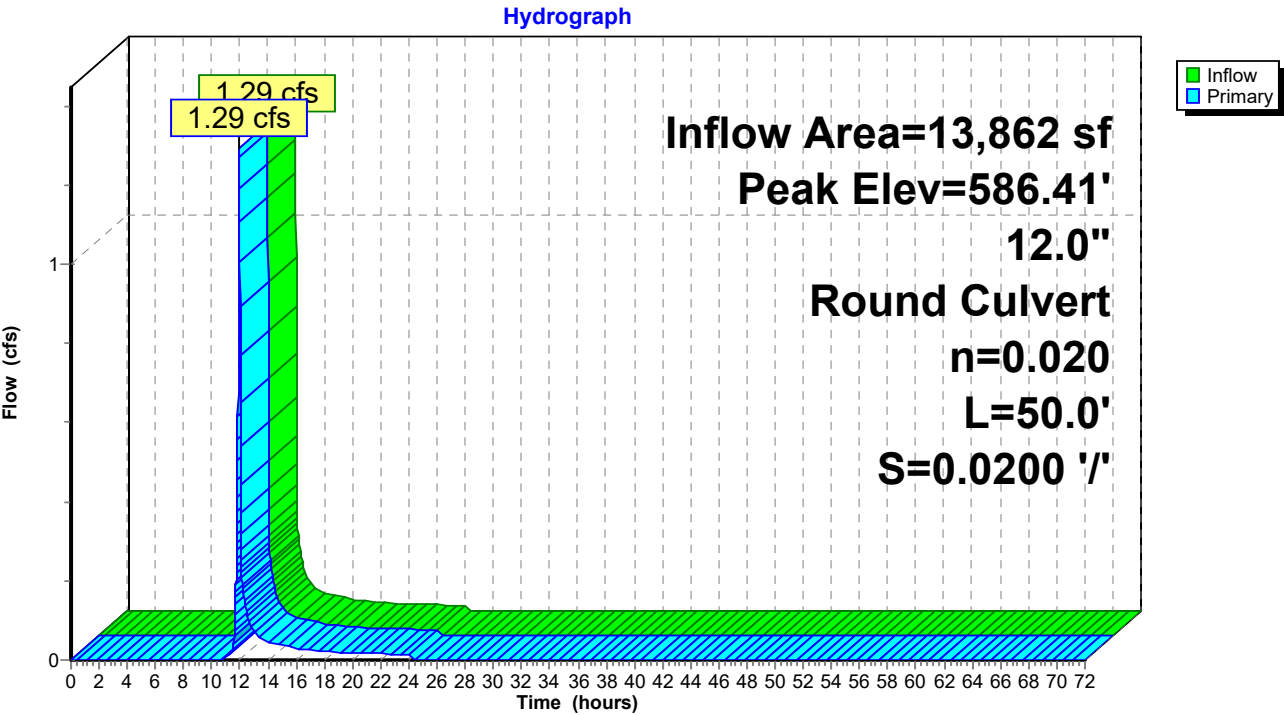
Inflow Area = 13,862 sf, 7.95% Impervious, Inflow Depth = 2.10" for 100 YR event
Inflow = 1.29 cfs @ 11.95 hrs, Volume= 2,431 cf
Outflow = 1.29 cfs @ 11.95 hrs, Volume= 2,431 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.29 cfs @ 11.95 hrs, Volume= 2,431 cf
Routed to Link 1L : City of Leb Drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2
Peak Elev= 586.41' @ 11.95 hrs
Flood Elev= 591.10'

Device	Routing	Invert	Outlet Devices
#1	Primary	585.70'	12.0" Round Culvert L= 50.0' Ke= 1.000 Inlet / Outlet Invert= 585.70' / 584.70' S= 0.0200 '/' Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.29 cfs @ 11.95 hrs HW=586.41' TW=0.00' (Dynamic Tailwater)
1=Culvert (Inlet Controls 1.29 cfs @ 2.15 fps)

Pond 2P: Existing CB2

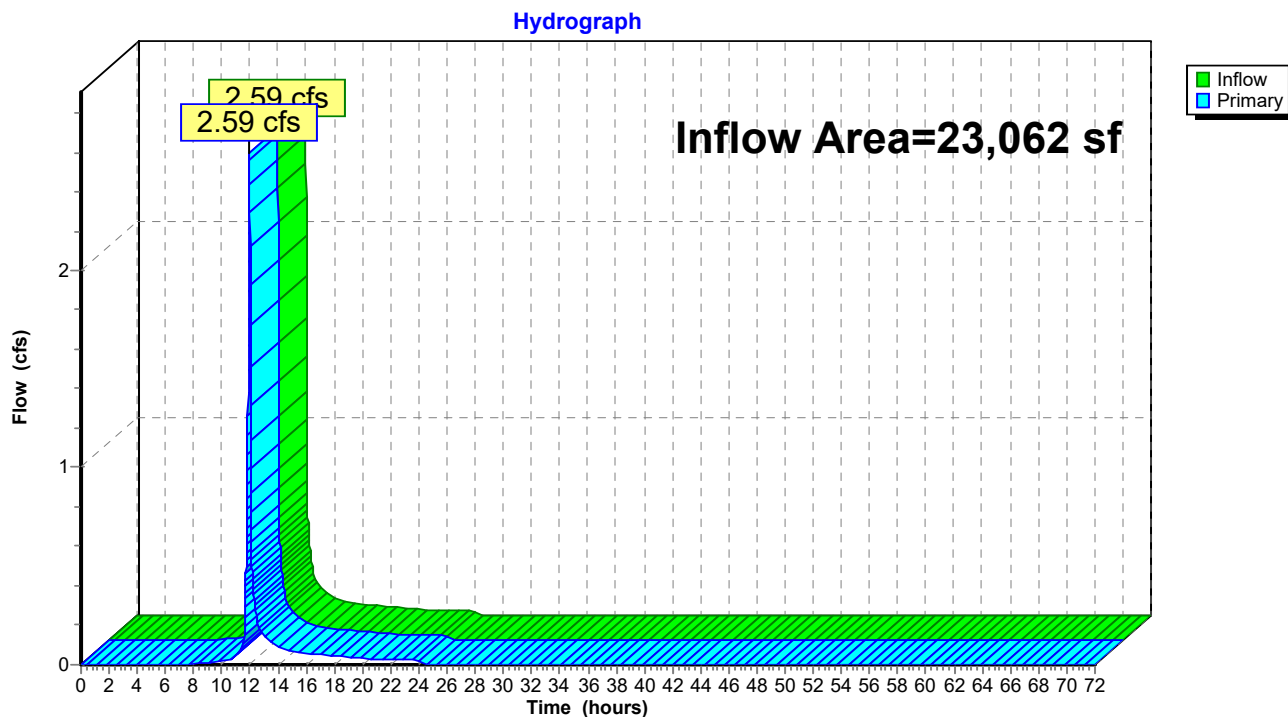


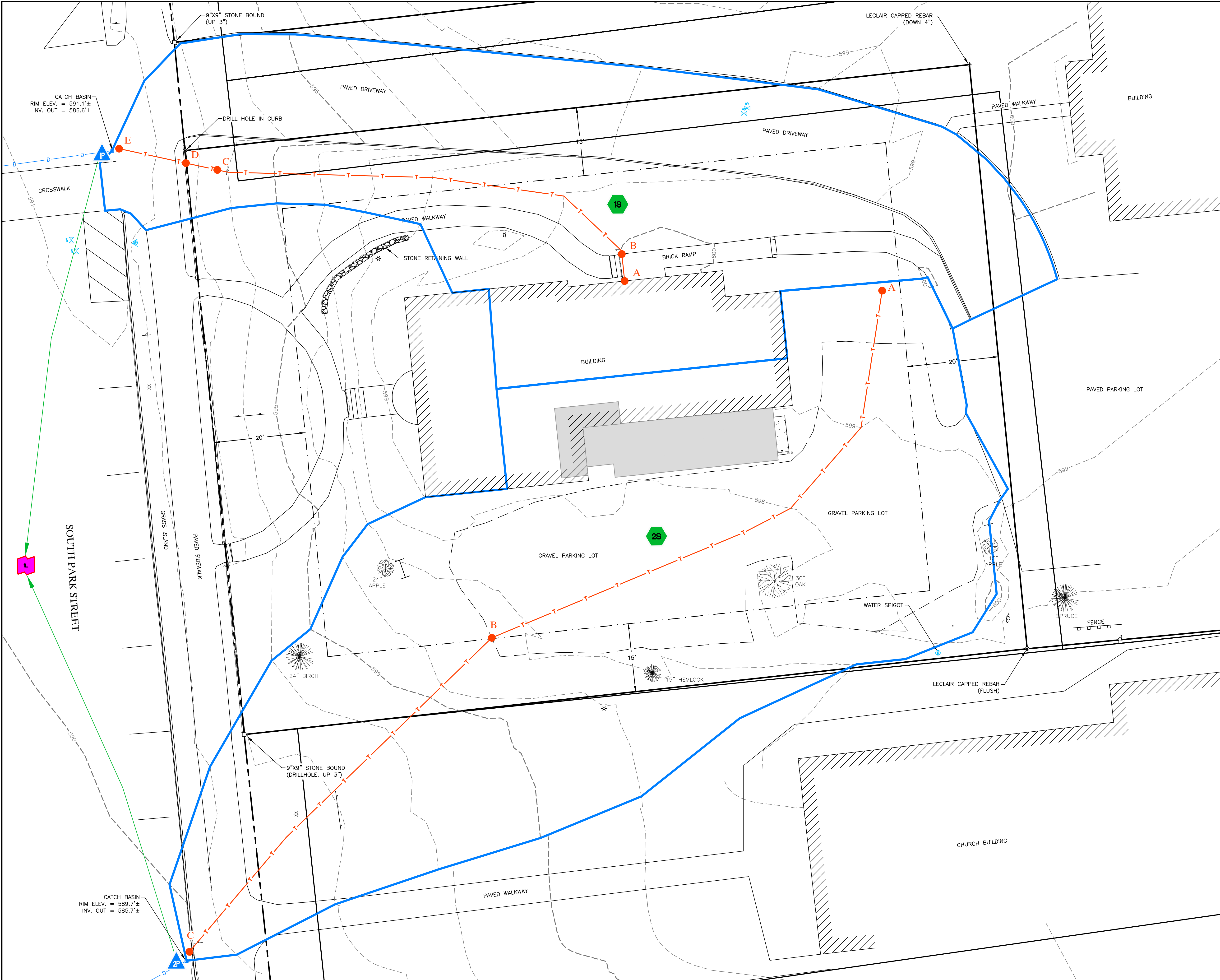
Summary for Link 1L: City of Leb Drainage

Inflow Area = 23,062 sf, 31.58% Impervious, Inflow Depth = 2.74" for 100 YR event
 Inflow = 2.59 cfs @ 11.96 hrs, Volume= 5,265 cf
 Primary = 2.59 cfs @ 11.96 hrs, Volume= 5,265 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link 1L: City of Leb Drainage





LEGEND - EXISTING

EXISTING IRON PIPE OR REBAR

STONE/CONCRETE BOUNDARY MARK

BOUNDARY LINE

RIGHT-OF-WAY

BUILDING SETBACK LINE

CONTOUR

FENCE-STOCKADE

EDGE PAVEMENT

EDGE GRAVEL

UTILITY POLE/GUY WIRE

LIGHT POLE

CATCH BASIN

DRAIN MANHOLE

STORMWATER PIPE

SANITARY MANHOLE

SIGN

HYDRANT

GATE VALVE

WATER SPIGOT

HARDWOOD TREE

SOFTWOOD TREE

DEED REFERENCE

TAX MAP/LOT NO.

● AS NOTED

□ AS NOTED

500

12-122

LEGEND: WATERSHED MODELING

HYDROCAD DRAINAGE AREA

HYDROCAD POND

HYDROCAD DISCHARGE POINT

HYDROCAD LINK

TIME OF CONCENTRATION PATH

DRAINAGE AREA

1B

P

L

A-B

GENERAL SURVEY NOTES:

1. HORIZONTAL DATUM: NH STATE PLANE GRID NAD83 (SURVEY FEET) FROM GIS OBSERVATION.
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) FROM GIS OBSERVATION.
3. STRUCTURES FOR UNDERGROUND UTILITIES ARE SHOWN AS OBSERVED. THE SURVEYOR DOES NOT CERTIFY THAT OTHER UNDERGROUND UTILITIES DO NOT EXIST. UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE EXACT OR COMPLETE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR SITE MODIFICATIONS.



REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY

PRE-DEVELOPMENT (EXISTING CONDITIONS) WATERSHED PLAN FOR

UPPER VALLEY MUSIC CENTER

BUILDING ADDITION AND SITE IMPROVEMENTS

SOUTH PARK STREET, LEBANON, NEW HAMPSHIRE

PATHWAYS CONSULTING, LLC

240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766
(603) 448-2200

SCALE: AS SHOWN

DESIGNED BY: SAW

DRAWN BY: DAS

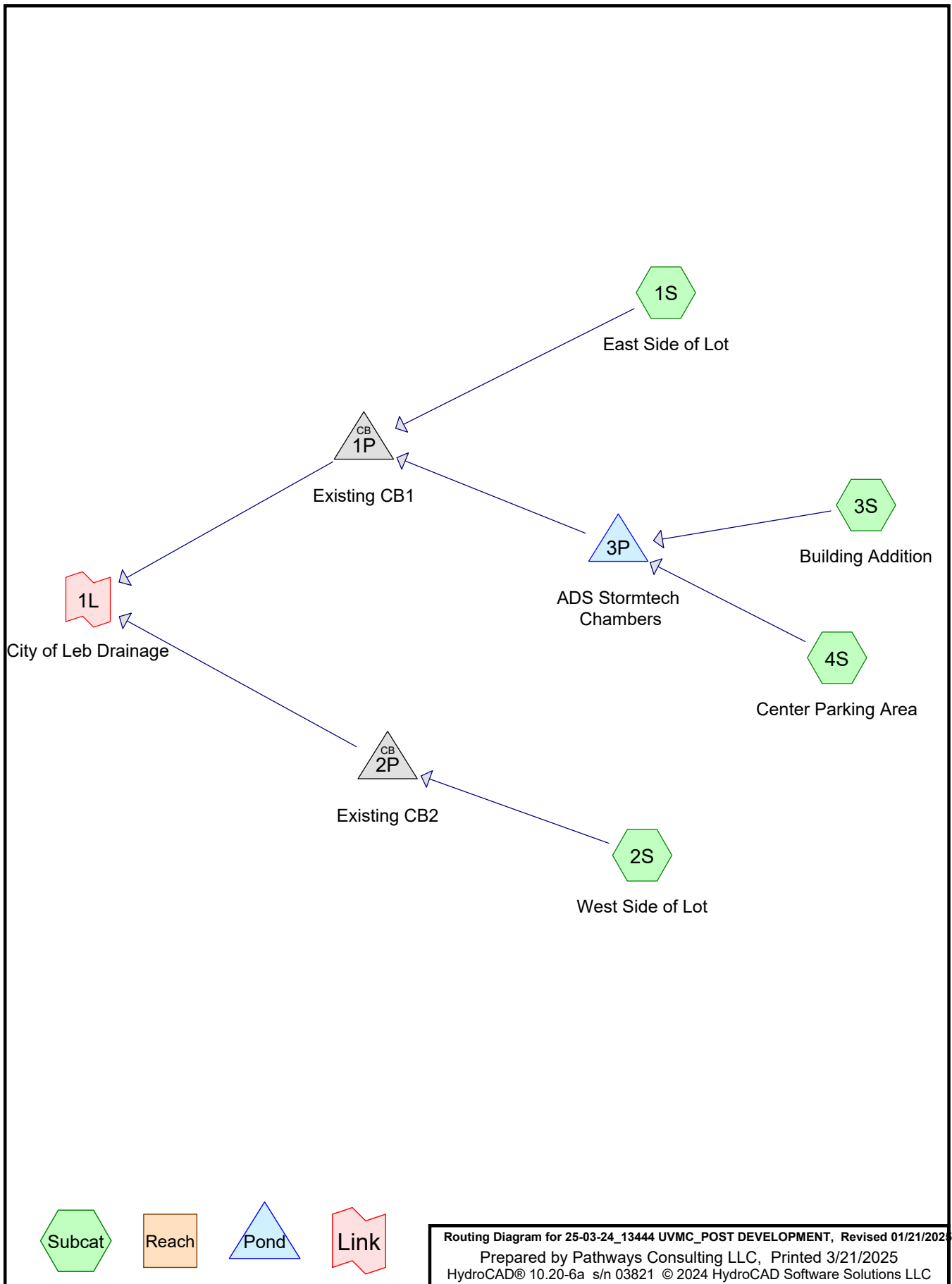
CHECKED BY: SAW

DATE: 03-24-25

PROJ. NO. 13444

A

SHEET 1 OF 1



25-03-24_13444 UVMC_POST DEVELOPMENT

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Page 2

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2 YR	Type II 24-hr		Default	24.00	1	2.50	2
2	10 YR	Type II 24-hr		Default	24.00	1	3.58	2
3	25 YR	Type II 24-hr		Default	24.00	1	4.40	2
4	50 YR	Type II 24-hr		Default	24.00	1	5.15	2
5	100 YR	Type II 24-hr		Default	24.00	1	6.02	2

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Page 3

Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
10,971	39	>75% Grass cover, Good, HSG A (1S, 2S, 4S)
468	98	Building Addition - Roof (3S)
882	98	Existing Roof (3S)
4,559	96	Gravel surface, HSG A (2S, 4S)
1,272	98	Roofs, HSG A (1S)
4,910	98	Unconnected pavement, HSG A (1S)
23,062	70	TOTAL AREA

25-03-24_13444 UVMC_POST DEVELOPMENT

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Page 4

Soil Listing (selected nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
21,712	HSG A	1S, 2S, 4S
0	HSG B	
0	HSG C	
0	HSG D	
1,350	Other	3S
23,062		TOTAL AREA

25-03-24_13444 UVMC_POST DEVELOPMENT

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Page 5

Ground Covers (selected nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Num
10,971	0	0	0	0	10,971	>75% Grass cover, Good	
0	0	0	0	468	468	Building Addition - Roof	
0	0	0	0	882	882	Existing Roof	
4,559	0	0	0	0	4,559	Gravel surface	
1,272	0	0	0	0	1,272	Roofs	
4,910	0	0	0	0	4,910	Unconnected pavement	
21,712	0	0	0	1,350	23,062	TOTAL AREA	

25-03-24_13444 UVMC_POST DEVELOPMENT*Type II 24-hr 2 YR Rainfall=2.50"*

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Page 6

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points x 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: East Side of LotRunoff Area=9,200 sf 67.20% Impervious Runoff Depth=0.84"
Flow Length=123' Tc=6.6 min CN=79 Runoff=0.31 cfs 642 cf**Subcatchment 2S: West Side of Lot**Runoff Area=7,971 sf 0.00% Impervious Runoff Depth=0.02"
Flow Length=215' Tc=4.0 min CN=50 Runoff=0.00 cfs 16 cf**Subcatchment 3S: Building Addition**Runoff Area=1,350 sf 100.00% Impervious Runoff Depth=2.27"
Tc=4.0 min CN=98 Runoff=0.12 cfs 255 cf**Subcatchment 4S: Center Parking Area**Runoff Area=4,541 sf 0.00% Impervious Runoff Depth=0.69"
Flow Length=140' Slope=0.0210 '/' Tc=4.0 min CN=76 Runoff=0.14 cfs 263 cf**Pond 1P: Existing CB1**Peak Elev=586.89' Inflow=0.31 cfs 642 cf
18.0" Round Culvert n=0.020 L=50.0' S=0.0100 '/' Outflow=0.31 cfs 642 cf**Pond 2P: Existing CB2**Peak Elev=585.71' Inflow=0.00 cfs 16 cf
12.0" Round Culvert n=0.020 L=50.0' S=0.0200 '/' Outflow=0.00 cfs 16 cf**Pond 3P: ADS Stormtech Chambers**Peak Elev=591.43' Storage=137 cf Inflow=0.25 cfs 518 cf
Discarded=0.04 cfs 518 cf Primary=0.00 cfs 0 cf Outflow=0.04 cfs 518 cf**Link 1L: City of Leb Drainage**Inflow=0.31 cfs 658 cf
Primary=0.31 cfs 658 cf**Total Runoff Area = 23,062 sf Runoff Volume = 1,176 cf Average Runoff Depth = 0.61"**
67.34% Pervious = 15,530 sf 32.66% Impervious = 7,532 sf

25-03-24_13444 UVMC_POST DEVELOPMENT

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Type II 24-hr 2 YR Rainfall=2.50"

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Page 7

Summary for Subcatchment 1S: East Side of Lot

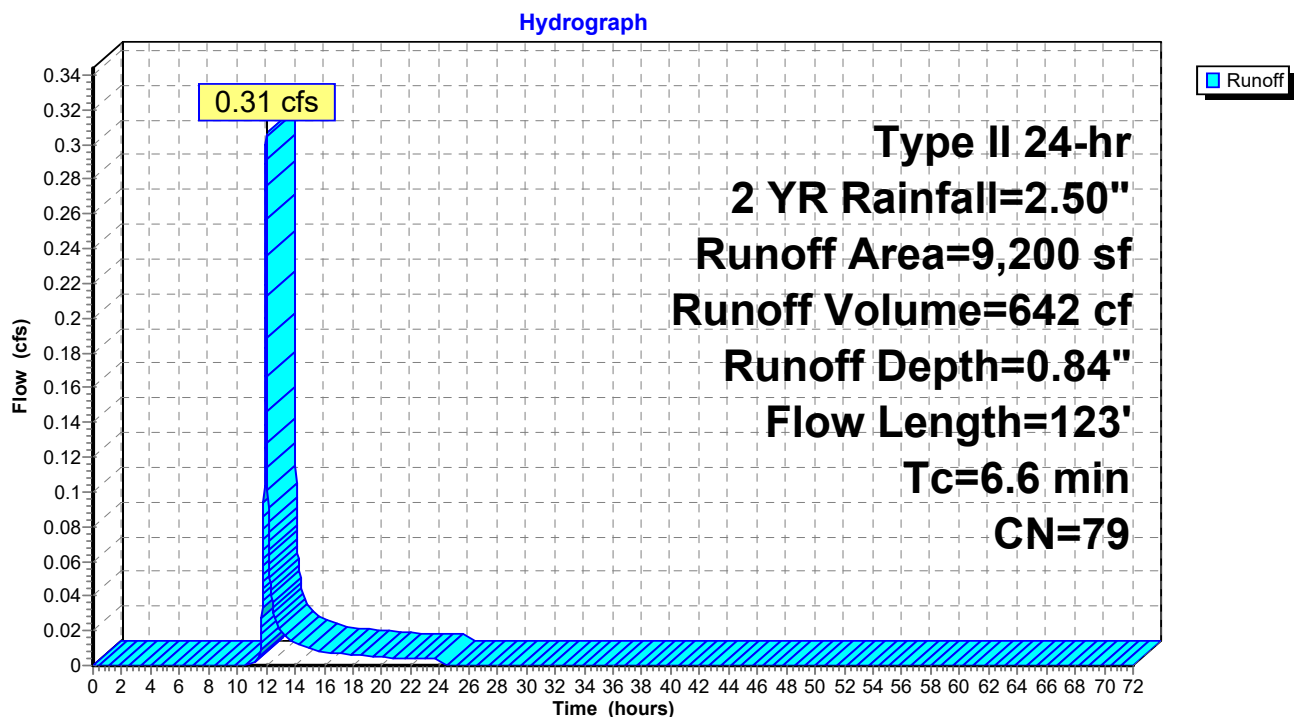
Runoff = 0.31 cfs @ 11.99 hrs, Volume= 642 cf, Depth= 0.84"
 Routed to Pond 1P : Existing CB1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Type II 24-hr 2 YR Rainfall=2.50"

Area (sf)	CN	Description
4,910	98	Unconnected pavement, HSG A
3,018	39	>75% Grass cover, Good, HSG A
1,272	98	Roofs, HSG A
9,200	79	Weighted Average
3,018		32.80% Pervious Area
6,182		67.20% Impervious Area
4,910		79.42% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	6	0.0800	1.21		Sheet Flow, A - B Smooth surfaces n= 0.011 P2= 2.50"
6.5	94	0.0680	0.24		Sheet Flow, B-C Grass: Short n= 0.150 P2= 2.50"
0.0	7	0.1300	2.52		Shallow Concentrated Flow, C-D Short Grass Pasture Kv= 7.0 fps
0.0	16	0.1000	6.42		Shallow Concentrated Flow, D-E Paved Kv= 20.3 fps
6.6	123	Total			

Subcatchment 1S: East Side of Lot



Summary for Subcatchment 3S: Building Addition

Runoff = 0.12 cfs @ 11.95 hrs, Volume= 255 cf, Depth= 2.27"
Routed to Pond 3P : ADS Stormtech Chambers

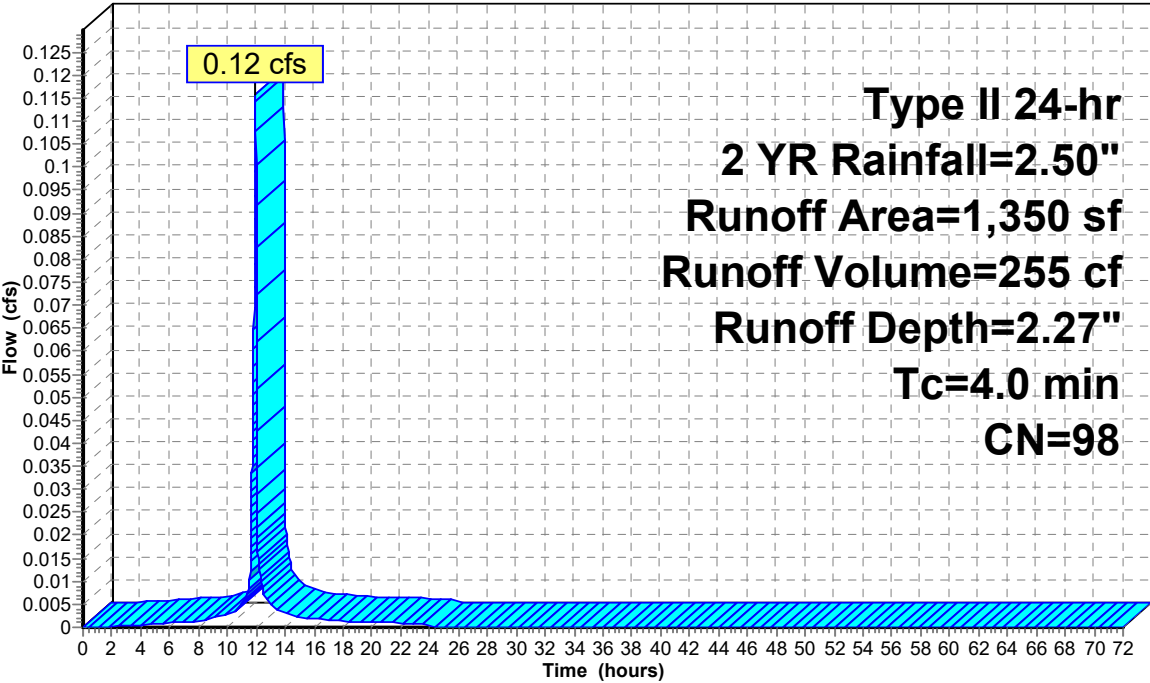
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 2 YR Rainfall=2.50"

	Area (sf)	CN	Description
*	468	98	Building Addition - Roof
*	882	98	Existing Roof
	1,350	98	Weighted Average
	1,350		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0					Direct Entry, Min tc
1.0	0				Total, Increased to minimum Tc = 4.0 min

Subcatchment 3S: Building Addition

Hydrograph



Summary for Subcatchment 4S: Center Parking Area

Runoff = 0.14 cfs @ 11.96 hrs, Volume= 263 cf, Depth= 0.69"
Routed to Pond 3P : ADS Stormtech Chambers

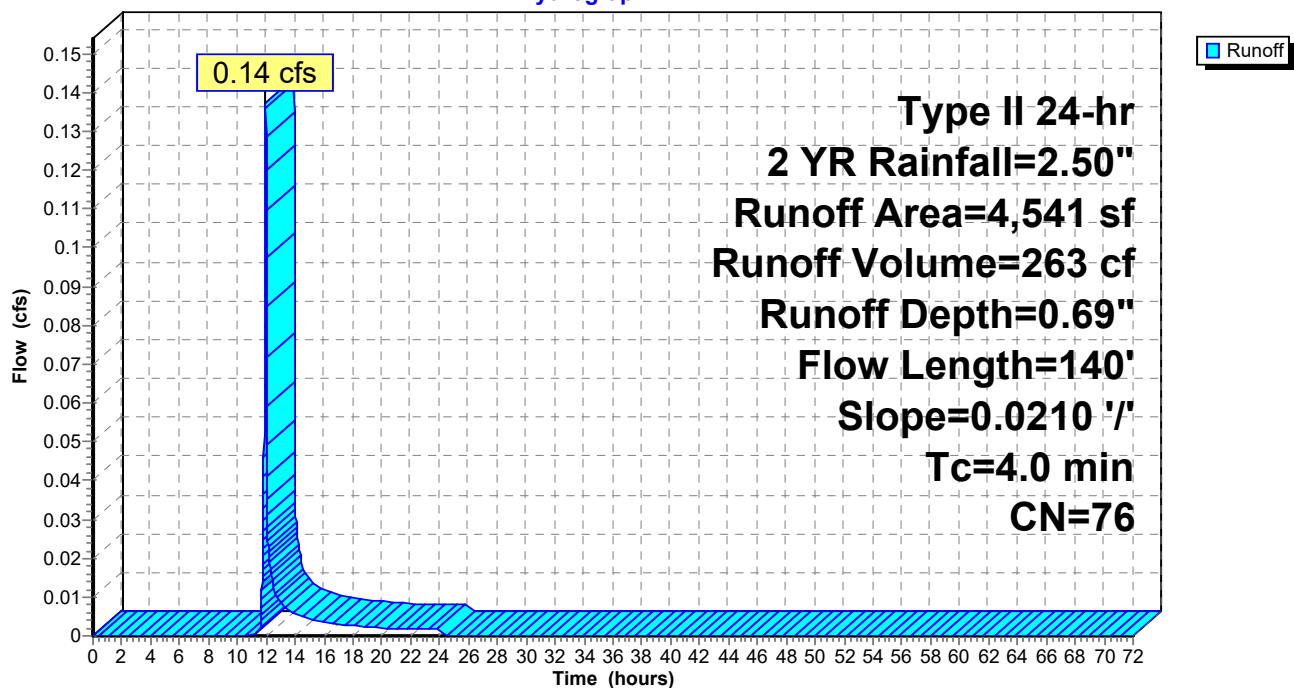
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 2 YR Rainfall=2.50"

Area (sf)	CN	Description
2,951	96	Gravel surface, HSG A
1,590	39	>75% Grass cover, Good, HSG A
4,541	76	Weighted Average
4,541		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	140	0.0210	1.33		Sheet Flow, A-B
					Smooth surfaces n= 0.011 P2= 2.50"
1.8	140	Total, Increased to minimum Tc = 4.0 min			

Subcatchment 4S: Center Parking Area

Hydrograph



Summary for Pond 1P: Existing CB1

Inflow Area = 15,091 sf, 49.91% Impervious, Inflow Depth = 0.51" for 2 YR event
 Inflow = 0.31 cfs @ 11.99 hrs, Volume= 642 cf
 Outflow = 0.31 cfs @ 11.99 hrs, Volume= 642 cf, Atten= 0%, Lag= 0.0 min
 Primary = 0.31 cfs @ 11.99 hrs, Volume= 642 cf
 Routed to Link 1L : City of Leb Drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2

Peak Elev= 586.89' @ 11.99 hrs

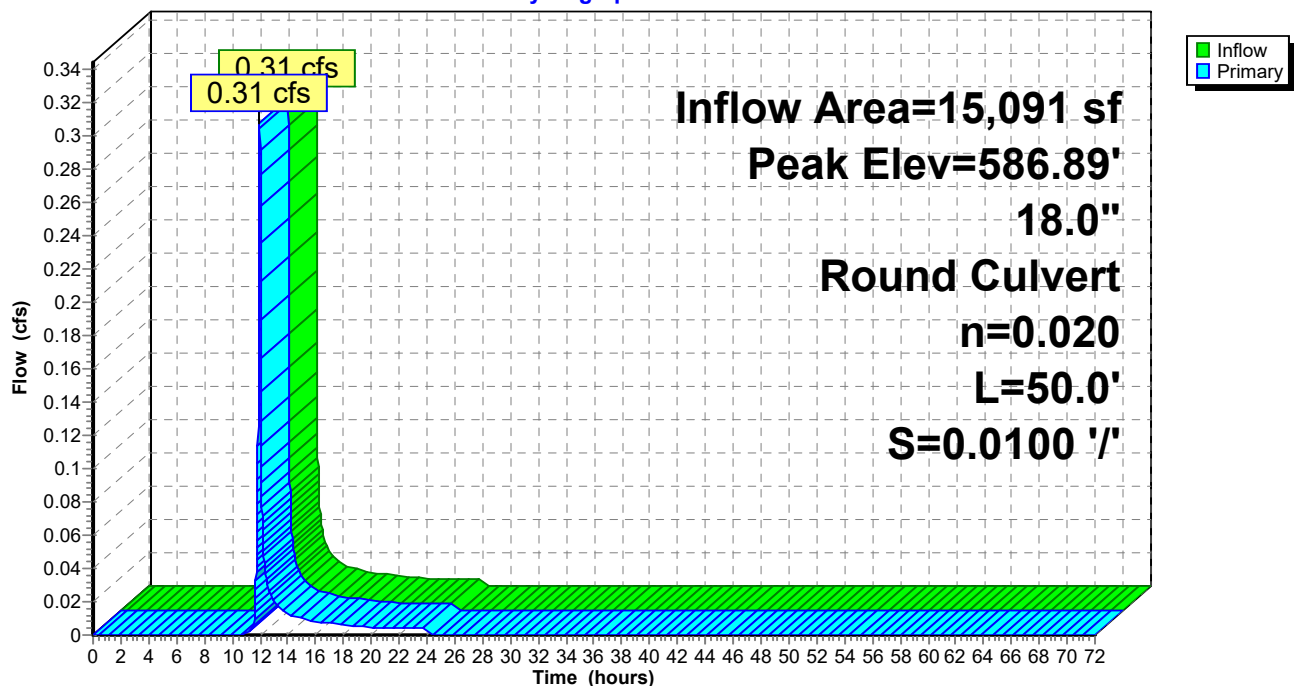
Flood Elev= 591.10'

Device	Routing	Invert	Outlet Devices
#1	Primary	586.60'	18.0" Round Culvert L= 50.0' Ke= 1.000 Inlet / Outlet Invert= 586.60' / 586.10' S= 0.0100 '/ Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 1.77 sf

Primary OutFlow Max=0.31 cfs @ 11.99 hrs HW=586.89' TW=0.00' (Dynamic Tailwater)
 1=Culvert (Barrel Controls 0.31 cfs @ 1.89 fps)

Pond 1P: Existing CB1

Hydrograph



Summary for Pond 2P: Existing CB2

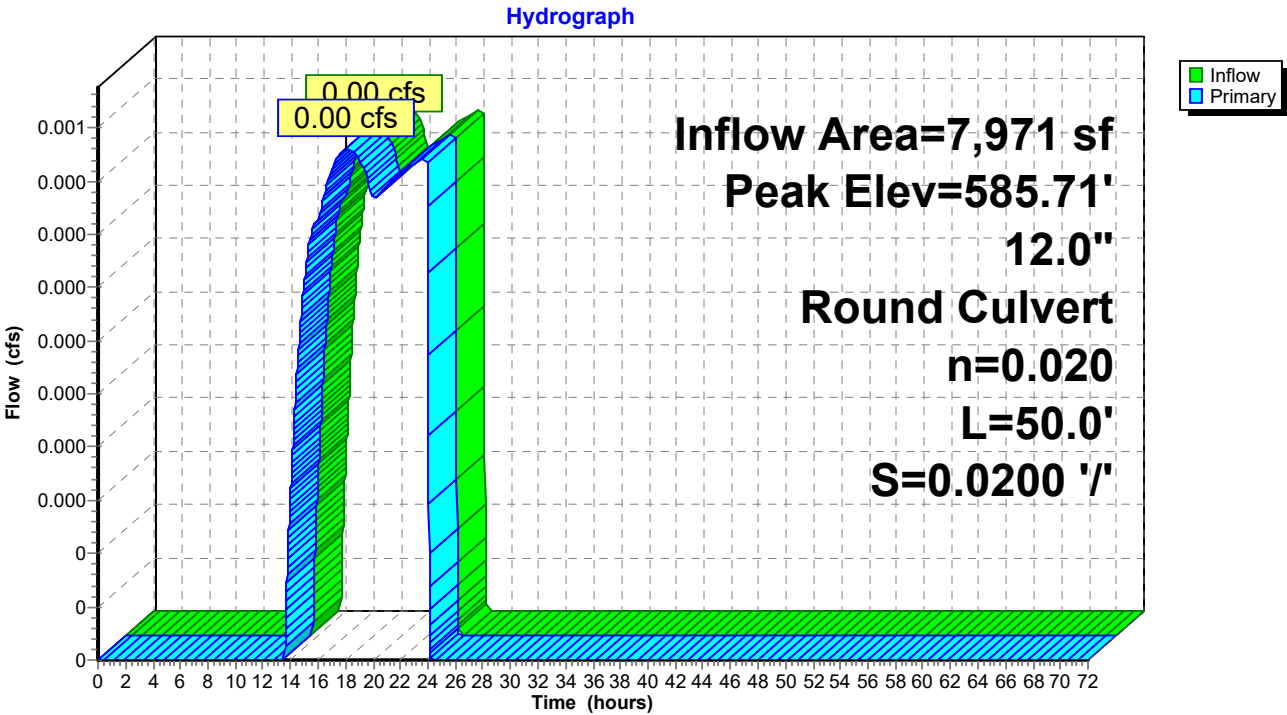
Inflow Area = 7,971 sf, 0.00% Impervious, Inflow Depth = 0.02" for 2 YR event
Inflow = 0.00 cfs @ 18.08 hrs, Volume= 16 cf
Outflow = 0.00 cfs @ 18.08 hrs, Volume= 16 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 18.08 hrs, Volume= 16 cf
Routed to Link 1L : City of Leb Drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2
Peak Elev= 585.71' @ 18.08 hrs
Flood Elev= 591.10'

Device	Routing	Invert	Outlet Devices
#1	Primary	585.70'	12.0" Round Culvert L= 50.0' Ke= 1.000 Inlet / Outlet Invert= 585.70' / 584.70' S= 0.0200 '/ Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.00 cfs @ 18.08 hrs HW=585.71' TW=0.00' (Dynamic Tailwater)
1=Culvert (Barrel Controls 0.00 cfs @ 0.37 fps)

Pond 2P: Existing CB2



Summary for Pond 3P: ADS Stormtech Chambers

Typical safety factor of 50% applied to exfiltration value to account for clogging

Inflow Area = 5,891 sf, 22.92% Impervious, Inflow Depth = 1.06" for 2 YR event
 Inflow = 0.25 cfs @ 11.95 hrs, Volume= 518 cf
 Outflow = 0.04 cfs @ 12.10 hrs, Volume= 518 cf, Atten= 83%, Lag= 8.9 min
 Discarded = 0.04 cfs @ 12.10 hrs, Volume= 518 cf
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
 Routed to Pond 1P : Existing CB1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2
 Peak Elev= 591.43' @ 12.10 hrs Surf.Area= 192 sf Storage= 137 cf

Plug-Flow detention time= 17.8 min calculated for 518 cf (100% of inflow)
 Center-of-Mass det. time= 17.8 min (829.9 - 812.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	590.00'	231 cf	11.50'W x 16.68'L x 4.00'H Field A 767 cf Overall - 189 cf Embedded = 578 cf x 40.0% Voids
#2A	591.00'	189 cf	ADS_StormTech SC-740 x 4 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
		421 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	592.50'	6.0" Round Culvert L= 108.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 592.50' / 588.50' S= 0.0370 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf
#2	Discarded	590.00'	14.000 in/hr Exfiltration X 0.50 over Wetted area Phase-In= 0.01'

Discarded OutFlow Max=0.04 cfs @ 12.10 hrs HW=591.43' (Free Discharge)
 ↑ **2=Exfiltration** (Exfiltration Controls 0.04 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=590.00' TW=586.60' (Dynamic Tailwater)
 ↑ **1=Culvert** (Controls 0.00 cfs)

Pond 3P: ADS Stormtech Chambers - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-740 (ADS StormTech® SC-740 without end caps)

Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf

Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

Row Length Adjustment= +0.44' x 6.45 sf x 2 rows

51.0" Wide + 12.0" Spacing = 63.0" C-C Row Spacing

2 Chambers/Row x 7.12' Long +0.44' Row Adjustment = 14.68' Row Length +12.0" End Stone x 2 = 16.68' Base Length

2 Rows x 51.0" Wide + 12.0" Spacing x 1 + 12.0" Side Stone x 2 = 11.50' Base Width

12.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 4.00' Field Height

4 Chambers x 45.9 cf +0.44' Row Adjustment x 6.45 sf x 2 Rows = 189.4 cf Chamber Storage

767.3 cf Field - 189.4 cf Chambers = 577.8 cf Stone x 40.0% Voids = 231.1 cf Stone Storage

Chamber Storage + Stone Storage = 420.6 cf = 0.010 af

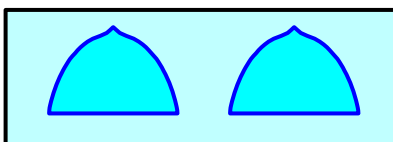
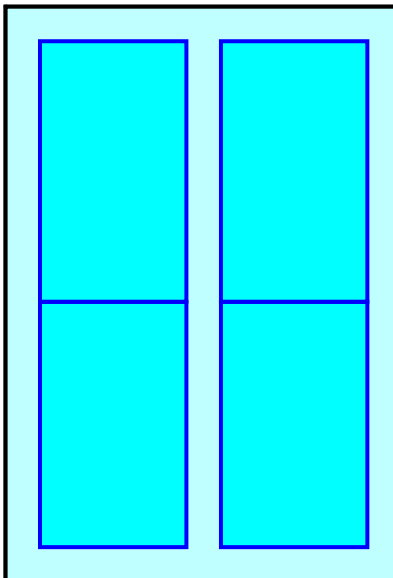
Overall Storage Efficiency = 54.8%

Overall System Size = 16.68' x 11.50' x 4.00'

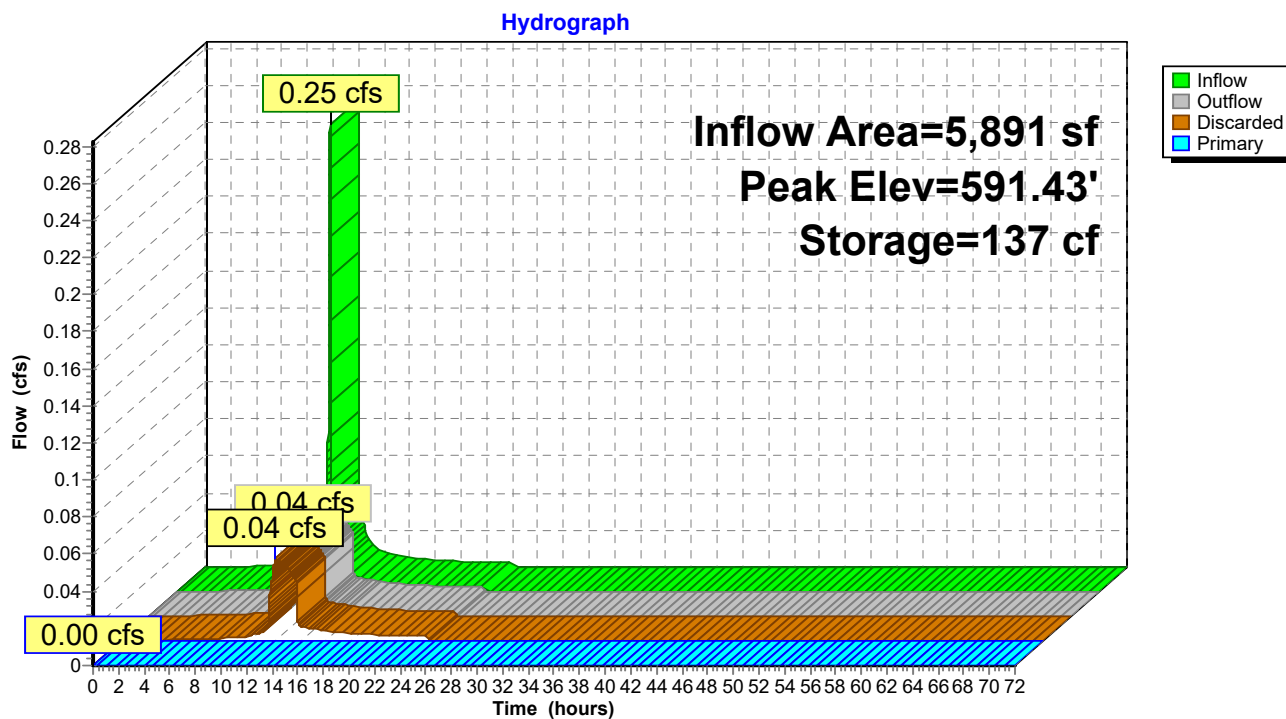
4 Chambers

28.4 cy Field

21.4 cy Stone



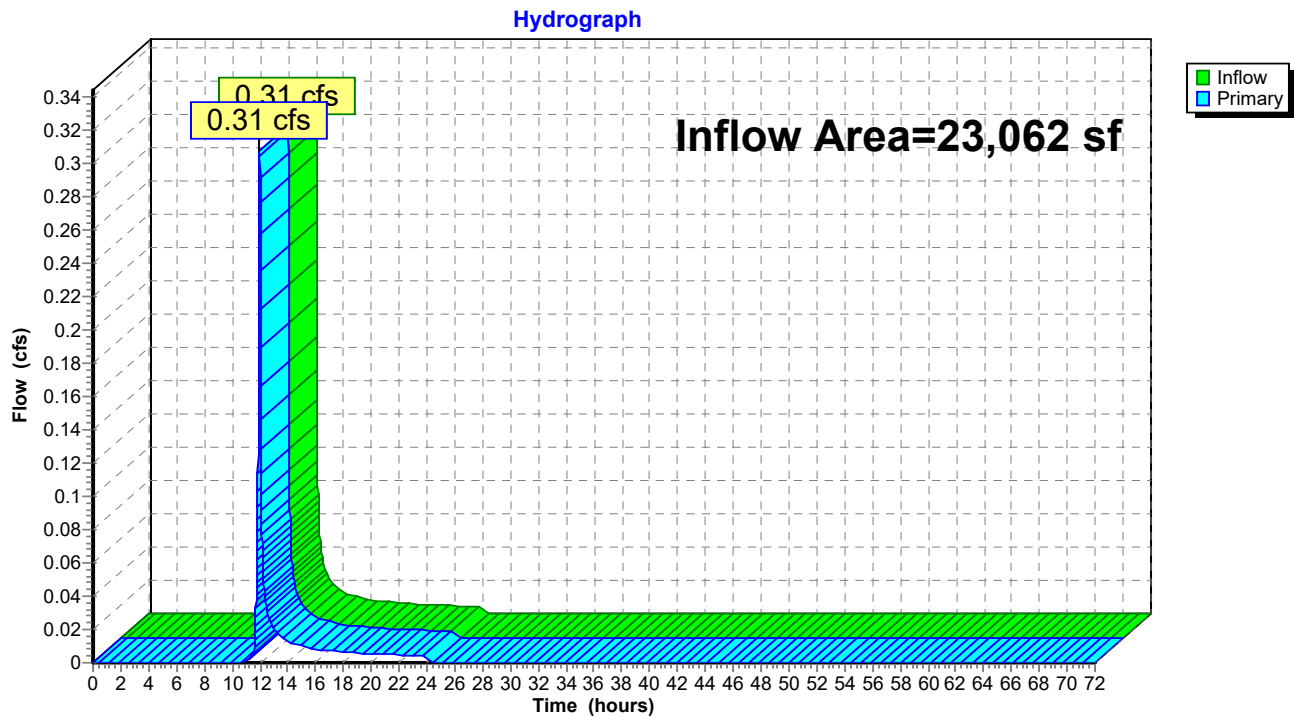
Pond 3P: ADS Stormtech Chambers



Summary for Link 1L: City of Leb Drainage

Inflow Area = 23,062 sf, 32.66% Impervious, Inflow Depth = 0.34" for 2 YR event
Inflow = 0.31 cfs @ 11.99 hrs, Volume= 658 cf
Primary = 0.31 cfs @ 11.99 hrs, Volume= 658 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link 1L: City of Leb Drainage

25-03-24_13444 UVMC_POST DEVELOPMENT

Type II 24-hr 10 YR Rainfall=3.58"

Prepared by Pathways Consulting LLC

Revised 01/21/2025 Printed 3/21/2025

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Page 18

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points x 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: East Side of LotRunoff Area=9,200 sf 67.20% Impervious Runoff Depth=1.63"
Flow Length=123' Tc=6.6 min CN=79 Runoff=0.60 cfs 1,248 cf**Subcatchment 2S: West Side of Lot**Runoff Area=7,971 sf 0.00% Impervious Runoff Depth=0.22"
Flow Length=215' Tc=4.0 min CN=50 Runoff=0.03 cfs 143 cf**Subcatchment 3S: Building Addition**Runoff Area=1,350 sf 100.00% Impervious Runoff Depth=3.35"
Tc=4.0 min CN=98 Runoff=0.17 cfs 376 cf**Subcatchment 4S: Center Parking Area**Runoff Area=4,541 sf 0.00% Impervious Runoff Depth=1.42"
Flow Length=140' Slope=0.0210 '/' Tc=4.0 min CN=76 Runoff=0.29 cfs 539 cf**Pond 1P: Existing CB1**Peak Elev=587.01' Inflow=0.60 cfs 1,267 cf
18.0" Round Culvert n=0.020 L=50.0' S=0.0100 '/' Outflow=0.60 cfs 1,267 cf**Pond 2P: Existing CB2**Peak Elev=585.79' Inflow=0.03 cfs 143 cf
12.0" Round Culvert n=0.020 L=50.0' S=0.0200 '/' Outflow=0.03 cfs 143 cf**Pond 3P: ADS Stormtech Chambers**Peak Elev=592.61' Storage=292 cf Inflow=0.45 cfs 915 cf
Discarded=0.05 cfs 896 cf Primary=0.04 cfs 19 cf Outflow=0.09 cfs 915 cf**Link 1L: City of Leb Drainage**Inflow=0.63 cfs 1,410 cf
Primary=0.63 cfs 1,410 cf**Total Runoff Area = 23,062 sf Runoff Volume = 2,307 cf Average Runoff Depth = 1.20"**
67.34% Pervious = 15,530 sf 32.66% Impervious = 7,532 sf

25-03-24_13444 UVMC_POST DEVELOPMENT

Prepared by Pathways Consulting LLC

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Type II 24-hr 10 YR Rainfall=3.58"

Revised 01/21/2025 Printed 3/21/2025

Page 19

Summary for Subcatchment 1S: East Side of Lot

Runoff = 0.60 cfs @ 11.98 hrs, Volume= 1,248 cf, Depth= 1.63"
 Routed to Pond 1P : Existing CB1

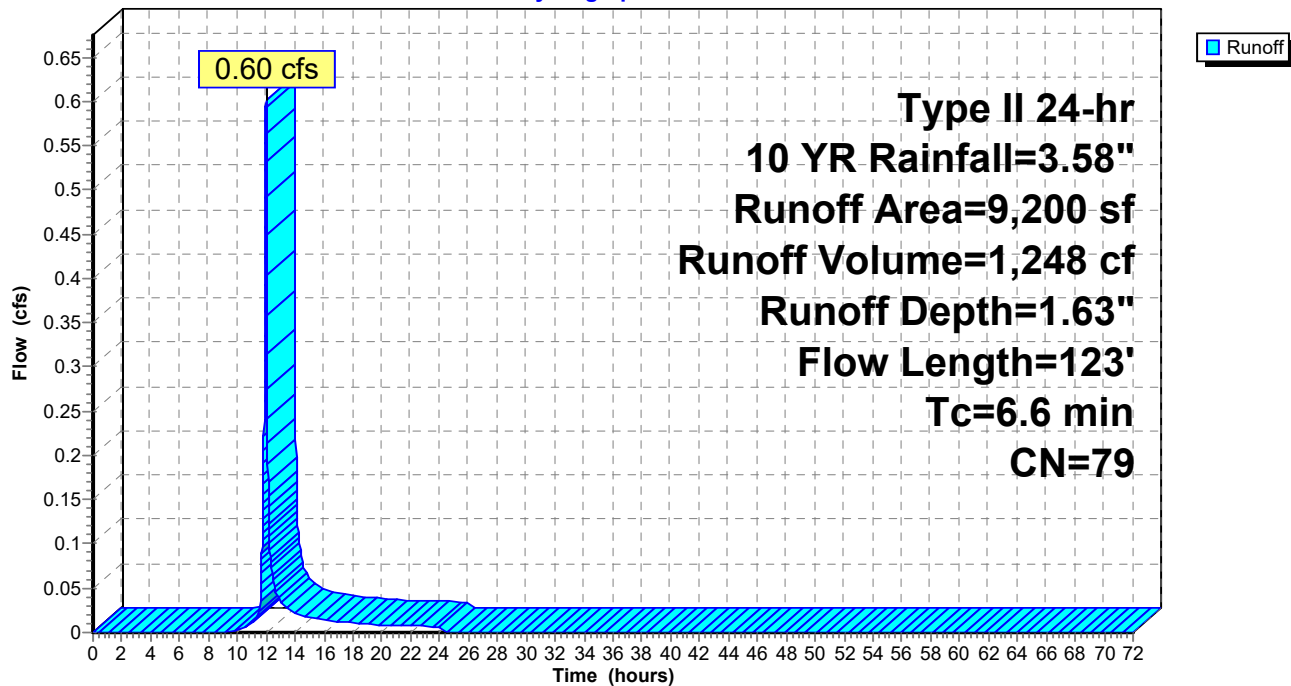
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Type II 24-hr 10 YR Rainfall=3.58"

Area (sf)	CN	Description
4,910	98	Unconnected pavement, HSG A
3,018	39	>75% Grass cover, Good, HSG A
1,272	98	Roofs, HSG A
9,200	79	Weighted Average
3,018		32.80% Pervious Area
6,182		67.20% Impervious Area
4,910		79.42% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	6	0.0800	1.21		Sheet Flow, A - B Smooth surfaces n= 0.011 P2= 2.50"
6.5	94	0.0680	0.24		Sheet Flow, B-C Grass: Short n= 0.150 P2= 2.50"
0.0	7	0.1300	2.52		Shallow Concentrated Flow, C-D Short Grass Pasture Kv= 7.0 fps
0.0	16	0.1000	6.42		Shallow Concentrated Flow, D-E Paved Kv= 20.3 fps
6.6	123	Total			

Subcatchment 1S: East Side of Lot

Hydrograph



Summary for Subcatchment 2S: West Side of Lot

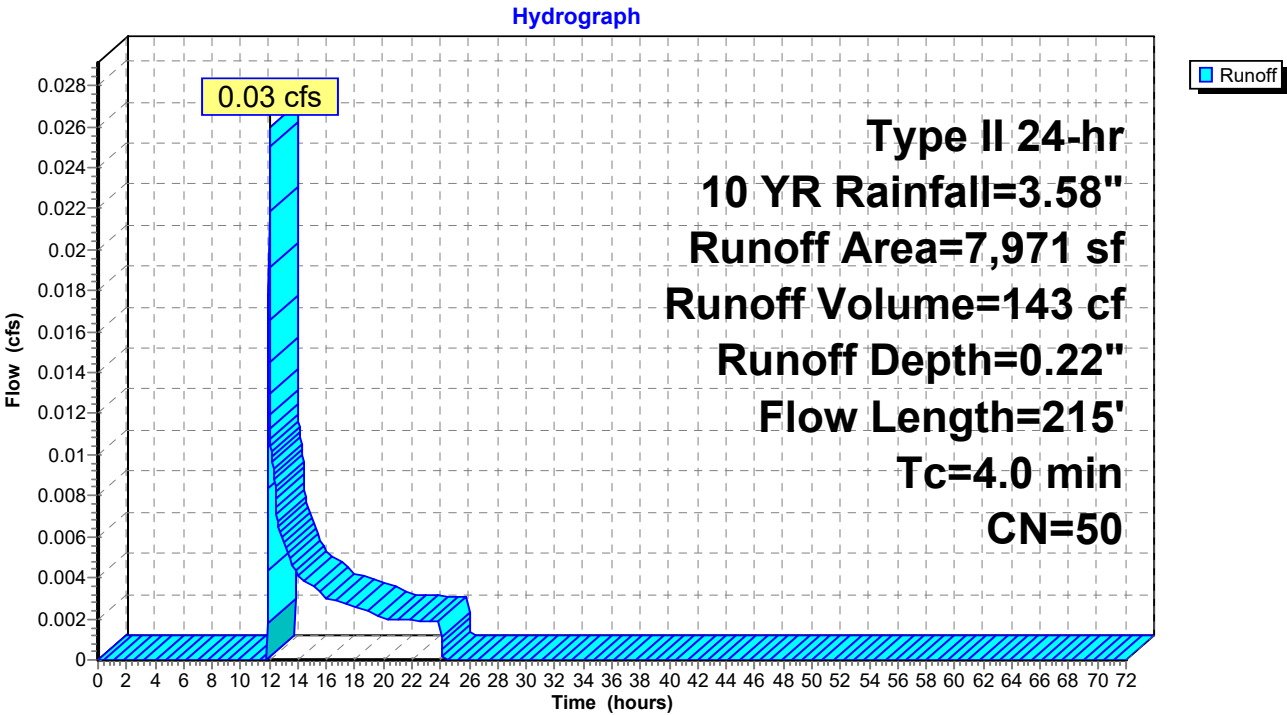
Runoff = 0.03 cfs @ 12.00 hrs, Volume= 143 cf, Depth= 0.22"
Routed to Pond 2P : Existing CB2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 10 YR Rainfall=3.58"

Area (sf)	CN	Description
6,363	39	>75% Grass cover, Good, HSG A
1,608	96	Gravel surface, HSG A
7,971	50	Weighted Average
7,971		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	120	0.0210	1.29		Sheet Flow, A-B
					Smooth surfaces n= 0.011 P2= 2.50"
0.8	95	0.0730	1.89		Shallow Concentrated Flow, B-C
					Short Grass Pasture Kv= 7.0 fps
2.4	215	Total, Increased to minimum Tc = 4.0 min			

Subcatchment 2S: West Side of Lot



Summary for Subcatchment 3S: Building Addition

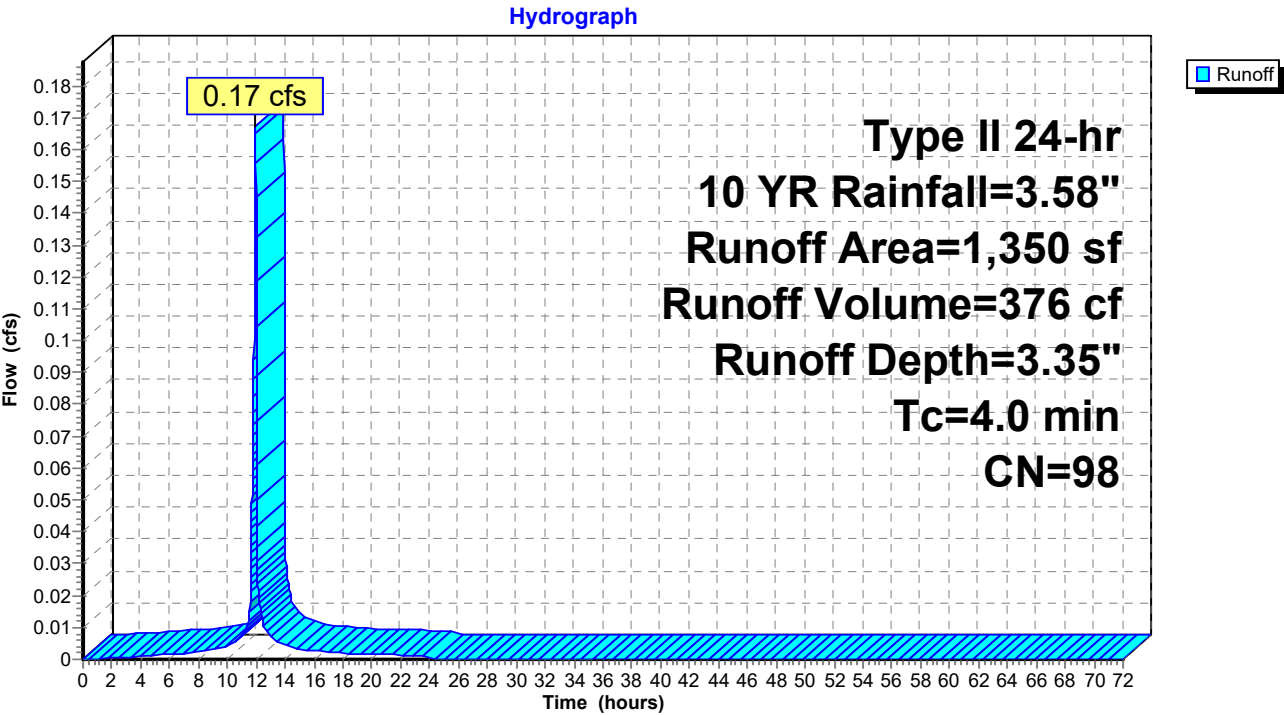
Runoff = 0.17 cfs @ 11.94 hrs, Volume= 376 cf, Depth= 3.35"
Routed to Pond 3P : ADS Stormtech Chambers

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 10 YR Rainfall=3.58"

	Area (sf)	CN	Description
*	468	98	Building Addition - Roof
*	882	98	Existing Roof
	1,350	98	Weighted Average
	1,350		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0					Direct Entry, Min tc
1.0	0				Total, Increased to minimum Tc = 4.0 min

Subcatchment 3S: Building Addition



Summary for Subcatchment 4S: Center Parking Area

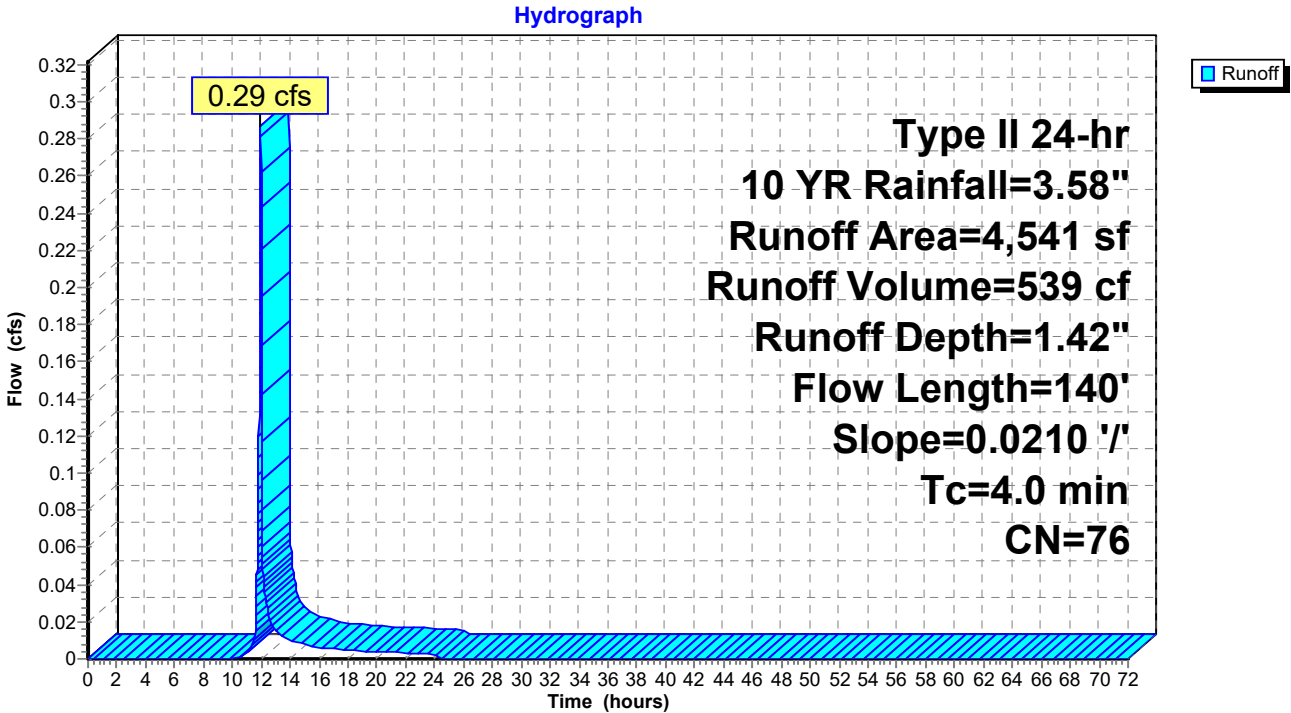
Runoff = 0.29 cfs @ 11.95 hrs, Volume= 539 cf, Depth= 1.42"
Routed to Pond 3P : ADS Stormtech Chambers

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 10 YR Rainfall=3.58"

Area (sf)	CN	Description
2,951	96	Gravel surface, HSG A
1,590	39	>75% Grass cover, Good, HSG A
4,541	76	Weighted Average
4,541		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	140	0.0210	1.33		Sheet Flow, A-B
					Smooth surfaces n= 0.011 P2= 2.50"
1.8	140	Total, Increased to minimum Tc = 4.0 min			

Subcatchment 4S: Center Parking Area



Summary for Pond 1P: Existing CB1

Inflow Area = 15,091 sf, 49.91% Impervious, Inflow Depth = 1.01" for 10 YR event
 Inflow = 0.60 cfs @ 11.98 hrs, Volume= 1,267 cf
 Outflow = 0.60 cfs @ 11.98 hrs, Volume= 1,267 cf, Atten= 0%, Lag= 0.0 min
 Primary = 0.60 cfs @ 11.98 hrs, Volume= 1,267 cf
 Routed to Link 1L : City of Leb Drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2

Peak Elev= 587.01' @ 11.98 hrs

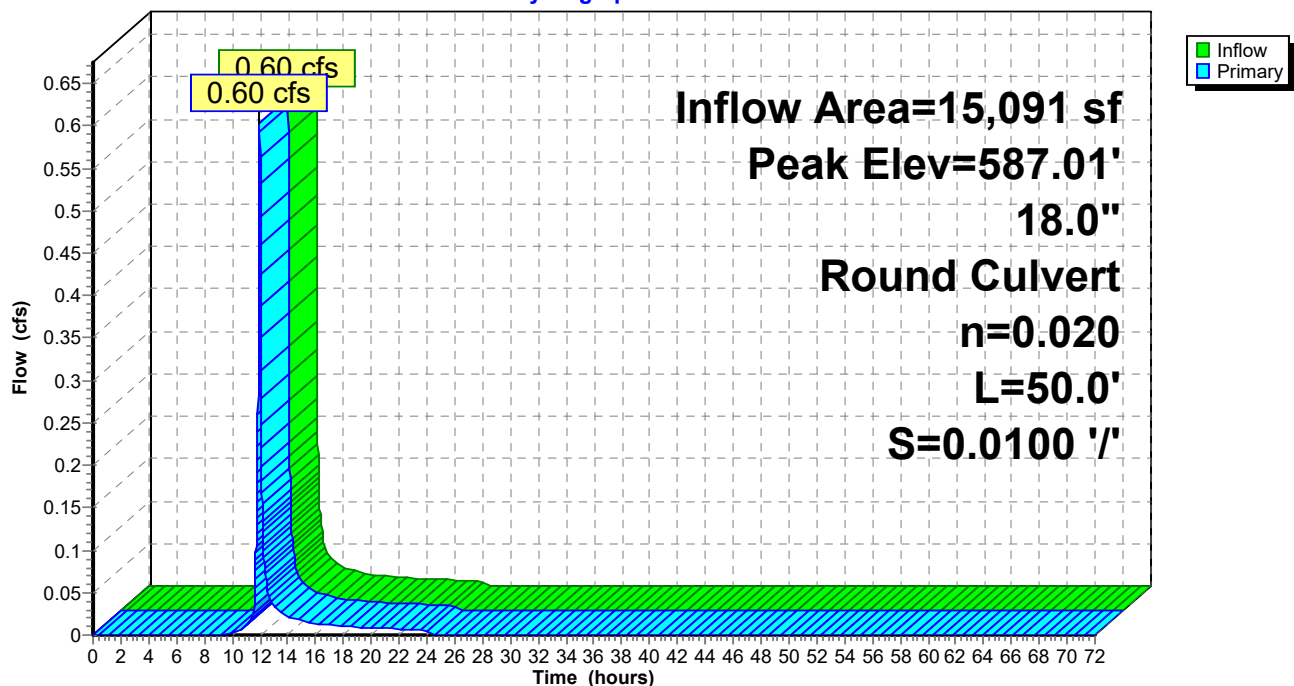
Flood Elev= 591.10'

Device	Routing	Invert	Outlet Devices
#1	Primary	586.60'	18.0" Round Culvert L= 50.0' Ke= 1.000 Inlet / Outlet Invert= 586.60' / 586.10' S= 0.0100 '/ Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 1.77 sf

Primary OutFlow Max=0.60 cfs @ 11.98 hrs HW=587.01' TW=0.00' (Dynamic Tailwater)
 ↑ **1=Culvert** (Barrel Controls 0.60 cfs @ 2.28 fps)

Pond 1P: Existing CB1

Hydrograph



Summary for Pond 2P: Existing CB2

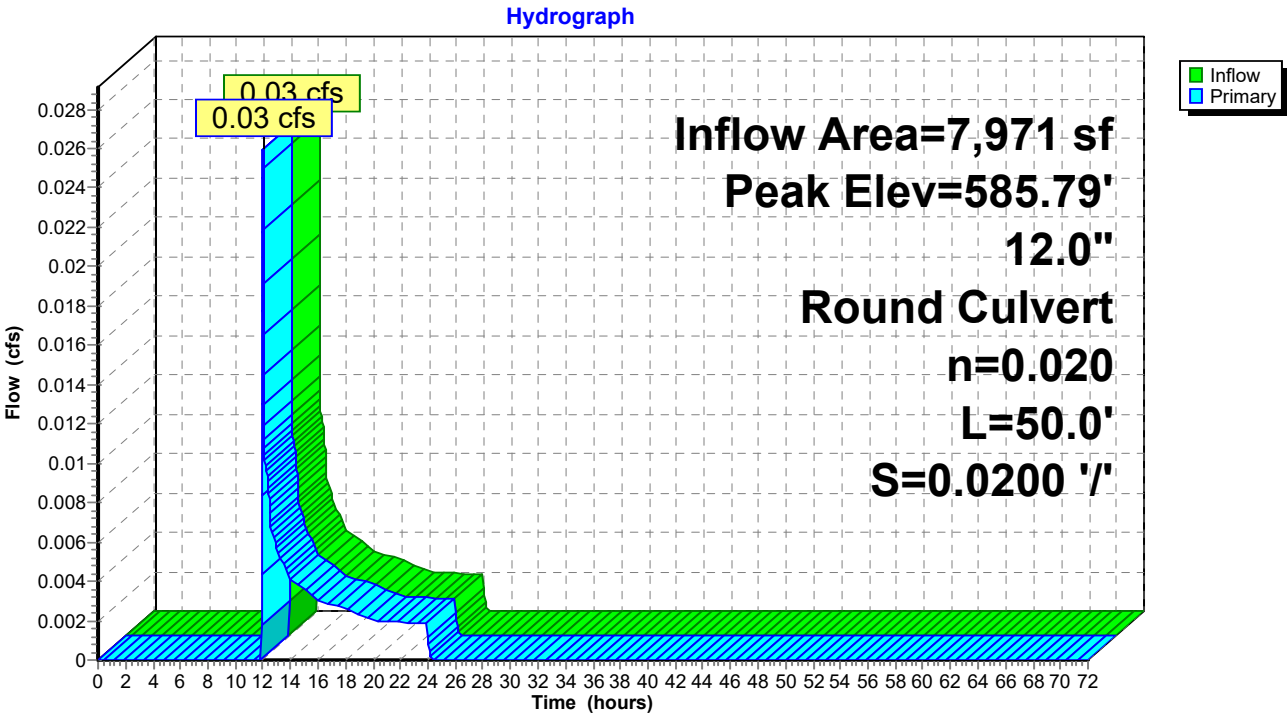
Inflow Area = 7,971 sf, 0.00% Impervious, Inflow Depth = 0.22" for 10 YR event
Inflow = 0.03 cfs @ 12.00 hrs, Volume= 143 cf
Outflow = 0.03 cfs @ 12.00 hrs, Volume= 143 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.03 cfs @ 12.00 hrs, Volume= 143 cf
Routed to Link 1L : City of Leb Drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2
Peak Elev= 585.79' @ 12.00 hrs
Flood Elev= 591.10'

Device	Routing	Invert	Outlet Devices
#1	Primary	585.70'	12.0" Round Culvert L= 50.0' Ke= 1.000 Inlet / Outlet Invert= 585.70' / 584.70' S= 0.0200 '/ Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.03 cfs @ 12.00 hrs HW=585.79' TW=0.00' (Dynamic Tailwater)
↑**1=Culvert** (Inlet Controls 0.03 cfs @ 0.76 fps)

Pond 2P: Existing CB2



Summary for Pond 3P: ADS Stormtech Chambers

Typical safety factor of 50% applied to exfiltration value to account for clogging

Inflow Area = 5,891 sf, 22.92% Impervious, Inflow Depth = 1.86" for 10 YR event
 Inflow = 0.45 cfs @ 11.95 hrs, Volume= 915 cf
 Outflow = 0.09 cfs @ 12.08 hrs, Volume= 915 cf, Atten= 80%, Lag= 7.9 min
 Discarded = 0.05 cfs @ 12.08 hrs, Volume= 896 cf
 Primary = 0.04 cfs @ 12.08 hrs, Volume= 19 cf
 Routed to Pond 1P : Existing CB1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2
 Peak Elev= 592.61' @ 12.08 hrs Surf.Area= 192 sf Storage= 292 cf

Plug-Flow detention time= 36.6 min calculated for 915 cf (100% of inflow)
 Center-of-Mass det. time= 36.6 min (841.3 - 804.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	590.00'	231 cf	11.50'W x 16.68'L x 4.00'H Field A 767 cf Overall - 189 cf Embedded = 578 cf x 40.0% Voids
#2A	591.00'	189 cf	ADS_StormTech SC-740 x 4 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
		421 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	592.50'	6.0" Round Culvert L= 108.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 592.50' / 588.50' S= 0.0370 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf
#2	Discarded	590.00'	14.000 in/hr Exfiltration X 0.50 over Wetted area Phase-In= 0.01'

Discarded OutFlow Max=0.05 cfs @ 12.08 hrs HW=592.61' (Free Discharge)

↑ **2=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.04 cfs @ 12.08 hrs HW=592.61' TW=586.89' (Dynamic Tailwater)

↑ **1=Culvert** (Inlet Controls 0.04 cfs @ 1.13 fps)

Pond 3P: ADS Stormtech Chambers - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-740 (ADS StormTech® SC-740 without end caps)

Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf

Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

Row Length Adjustment= +0.44' x 6.45 sf x 2 rows

51.0" Wide + 12.0" Spacing = 63.0" C-C Row Spacing

2 Chambers/Row x 7.12' Long +0.44' Row Adjustment = 14.68' Row Length +12.0" End Stone x 2 = 16.68' Base Length

2 Rows x 51.0" Wide + 12.0" Spacing x 1 + 12.0" Side Stone x 2 = 11.50' Base Width

12.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 4.00' Field Height

4 Chambers x 45.9 cf +0.44' Row Adjustment x 6.45 sf x 2 Rows = 189.4 cf Chamber Storage

767.3 cf Field - 189.4 cf Chambers = 577.8 cf Stone x 40.0% Voids = 231.1 cf Stone Storage

Chamber Storage + Stone Storage = 420.6 cf = 0.010 af

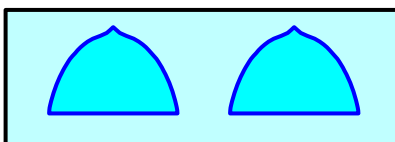
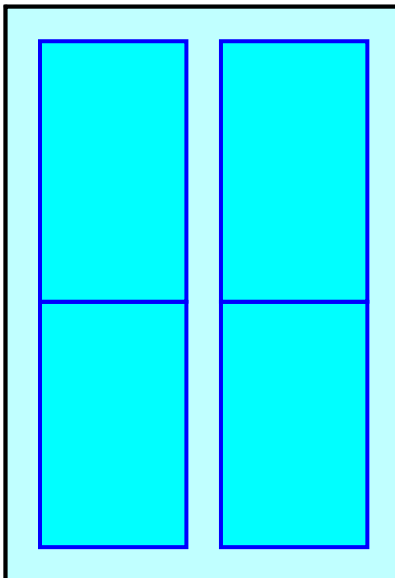
Overall Storage Efficiency = 54.8%

Overall System Size = 16.68' x 11.50' x 4.00'

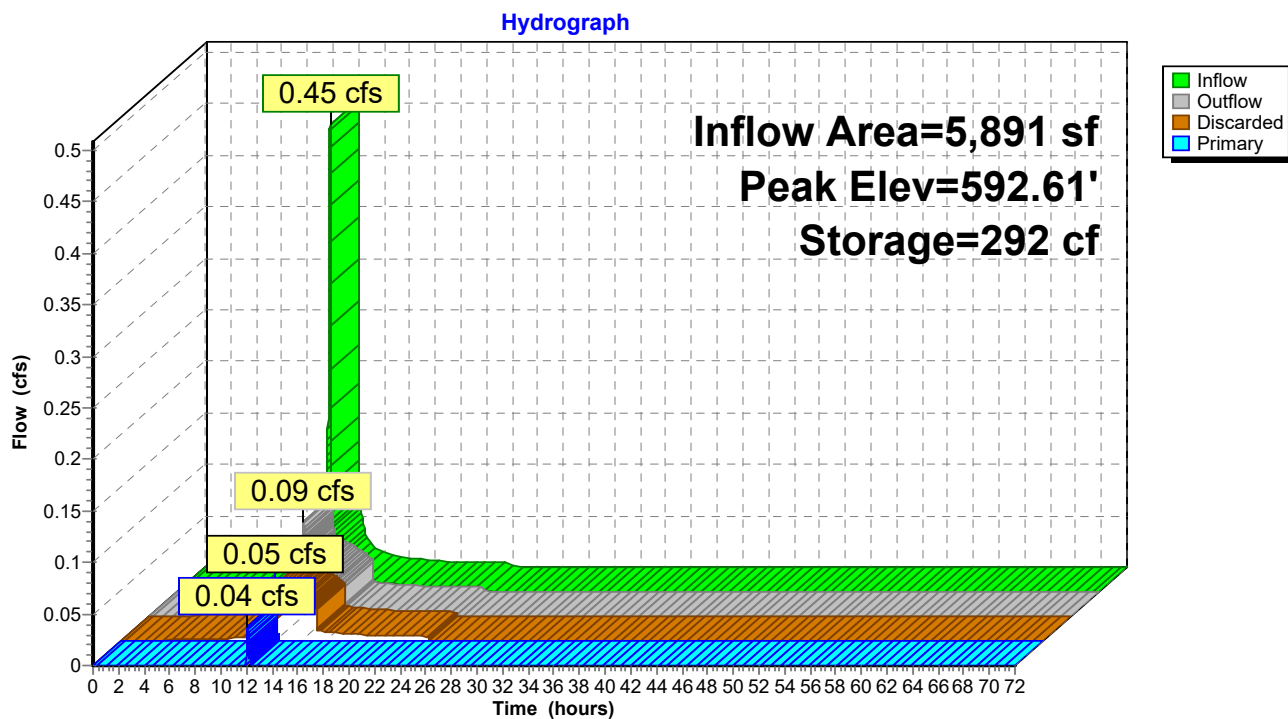
4 Chambers

28.4 cy Field

21.4 cy Stone



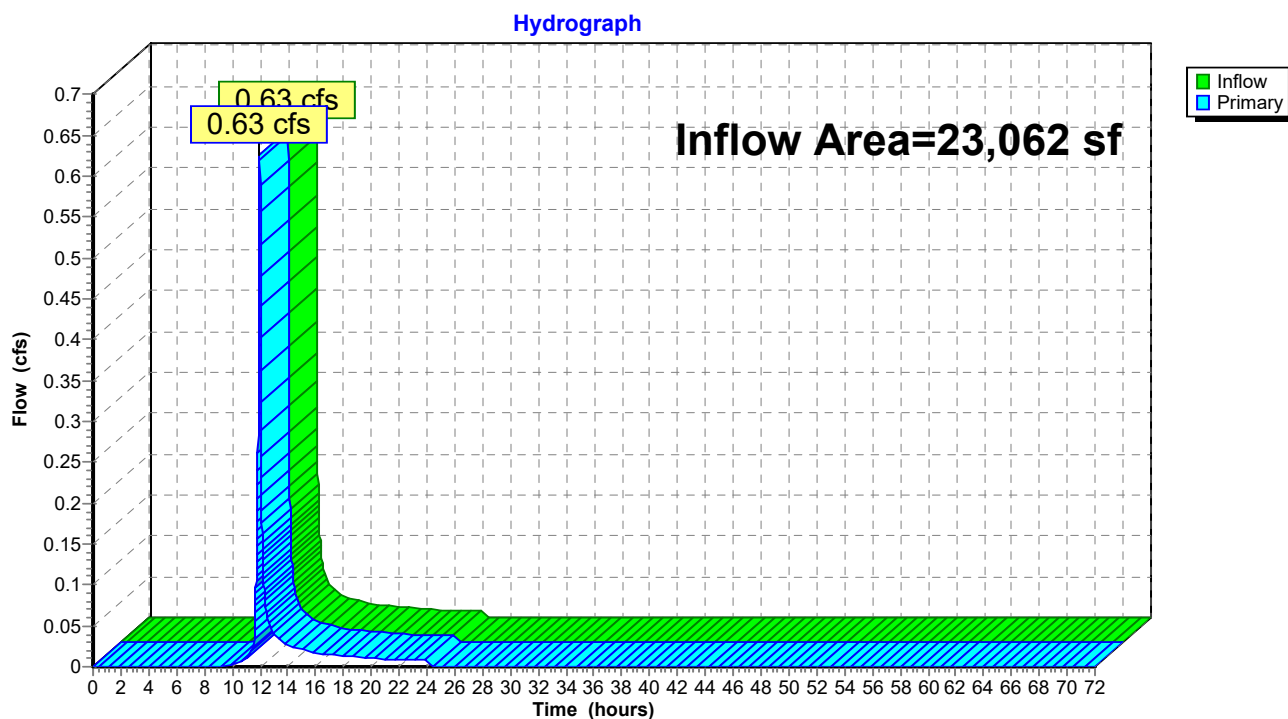
Pond 3P: ADS Stormtech Chambers



Summary for Link 1L: City of Leb Drainage

Inflow Area = 23,062 sf, 32.66% Impervious, Inflow Depth = 0.73" for 10 YR event
Inflow = 0.63 cfs @ 11.99 hrs, Volume= 1,410 cf
Primary = 0.63 cfs @ 11.99 hrs, Volume= 1,410 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link 1L: City of Leb Drainage

25-03-24_13444 UVMC_POST DEVELOPMENT

Type II 24-hr 25 YR Rainfall=4.40"

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Page 30

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points x 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: East Side of LotRunoff Area=9,200 sf 67.20% Impervious Runoff Depth=2.29"
Flow Length=123' Tc=6.6 min CN=79 Runoff=0.84 cfs 1,758 cf**Subcatchment2S: West Side of Lot**Runoff Area=7,971 sf 0.00% Impervious Runoff Depth=0.46"
Flow Length=215' Tc=4.0 min CN=50 Runoff=0.11 cfs 309 cf**Subcatchment3S: Building Addition**Runoff Area=1,350 sf 100.00% Impervious Runoff Depth=4.16"
Tc=4.0 min CN=98 Runoff=0.21 cfs 468 cf**Subcatchment4S: Center Parking Area**Runoff Area=4,541 sf 0.00% Impervious Runoff Depth=2.05"
Flow Length=140' Slope=0.0210 '/' Tc=4.0 min CN=76 Runoff=0.41 cfs 776 cf**Pond 1P: Existing CB1**Peak Elev=587.20' Inflow=1.23 cfs 1,932 cf
18.0" Round Culvert n=0.020 L=50.0' S=0.0100 '/' Outflow=1.23 cfs 1,932 cf**Pond 2P: Existing CB2**Peak Elev=585.89' Inflow=0.11 cfs 309 cf
12.0" Round Culvert n=0.020 L=50.0' S=0.0200 '/' Outflow=0.11 cfs 309 cf**Pond 3P: ADS Stormtech Chambers**Peak Elev=592.93' Storage=329 cf Inflow=0.62 cfs 1,244 cf
Discarded=0.06 cfs 1,070 cf Primary=0.40 cfs 174 cf Outflow=0.46 cfs 1,244 cf**Link 1L: City of Leb Drainage**Inflow=1.34 cfs 2,240 cf
Primary=1.34 cfs 2,240 cf**Total Runoff Area = 23,062 sf Runoff Volume = 3,311 cf Average Runoff Depth = 1.72"**
67.34% Pervious = 15,530 sf 32.66% Impervious = 7,532 sf

25-03-24_13444 UVMC_POST DEVELOPMENT

Prepared by Pathways Consulting LLC

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Type II 24-hr 25 YR Rainfall=4.40"

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Page 31

Summary for Subcatchment 1S: East Side of Lot

Runoff = 0.84 cfs @ 11.98 hrs, Volume= 1,758 cf, Depth= 2.29"
 Routed to Pond 1P : Existing CB1

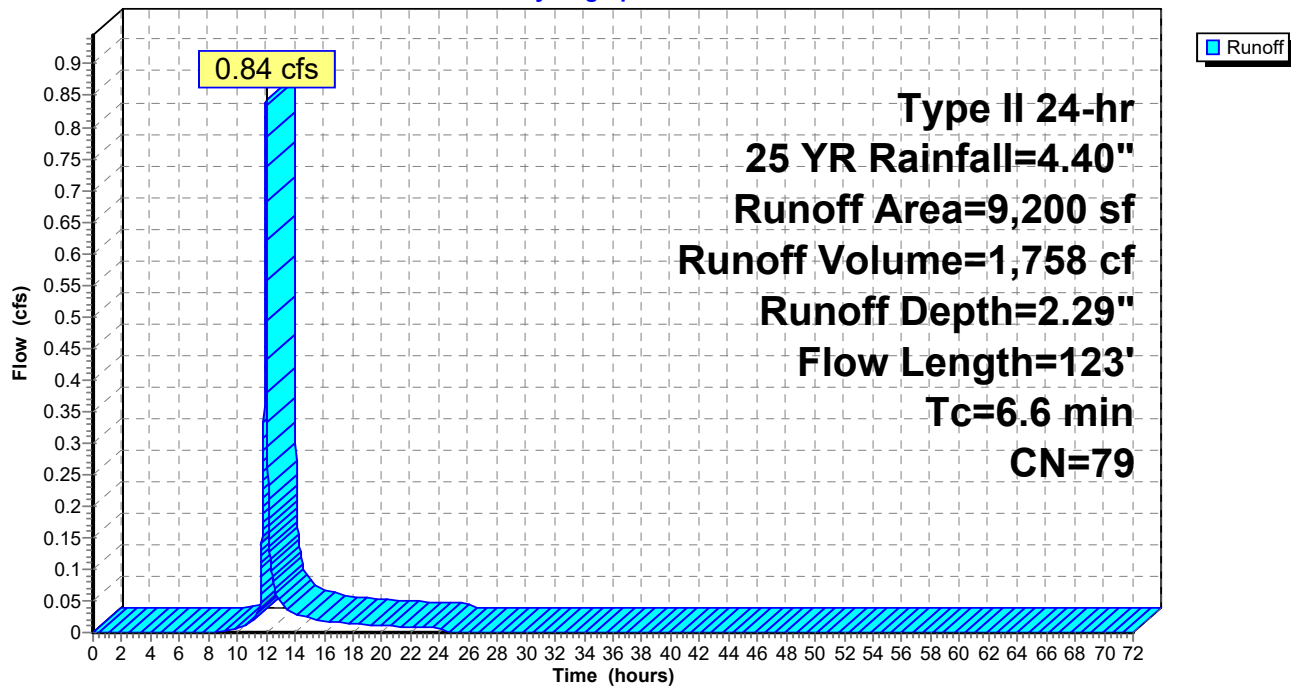
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Type II 24-hr 25 YR Rainfall=4.40"

Area (sf)	CN	Description
4,910	98	Unconnected pavement, HSG A
3,018	39	>75% Grass cover, Good, HSG A
1,272	98	Roofs, HSG A
9,200	79	Weighted Average
3,018		32.80% Pervious Area
6,182		67.20% Impervious Area
4,910		79.42% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	6	0.0800	1.21		Sheet Flow, A - B Smooth surfaces n= 0.011 P2= 2.50"
6.5	94	0.0680	0.24		Sheet Flow, B-C Grass: Short n= 0.150 P2= 2.50"
0.0	7	0.1300	2.52		Shallow Concentrated Flow, C-D Short Grass Pasture Kv= 7.0 fps
0.0	16	0.1000	6.42		Shallow Concentrated Flow, D-E Paved Kv= 20.3 fps
6.6	123	Total			

Subcatchment 1S: East Side of Lot

Hydrograph



Summary for Subcatchment 2S: West Side of Lot

Runoff = 0.11 cfs @ 11.98 hrs, Volume= 309 cf, Depth= 0.46"
 Routed to Pond 2P : Existing CB2

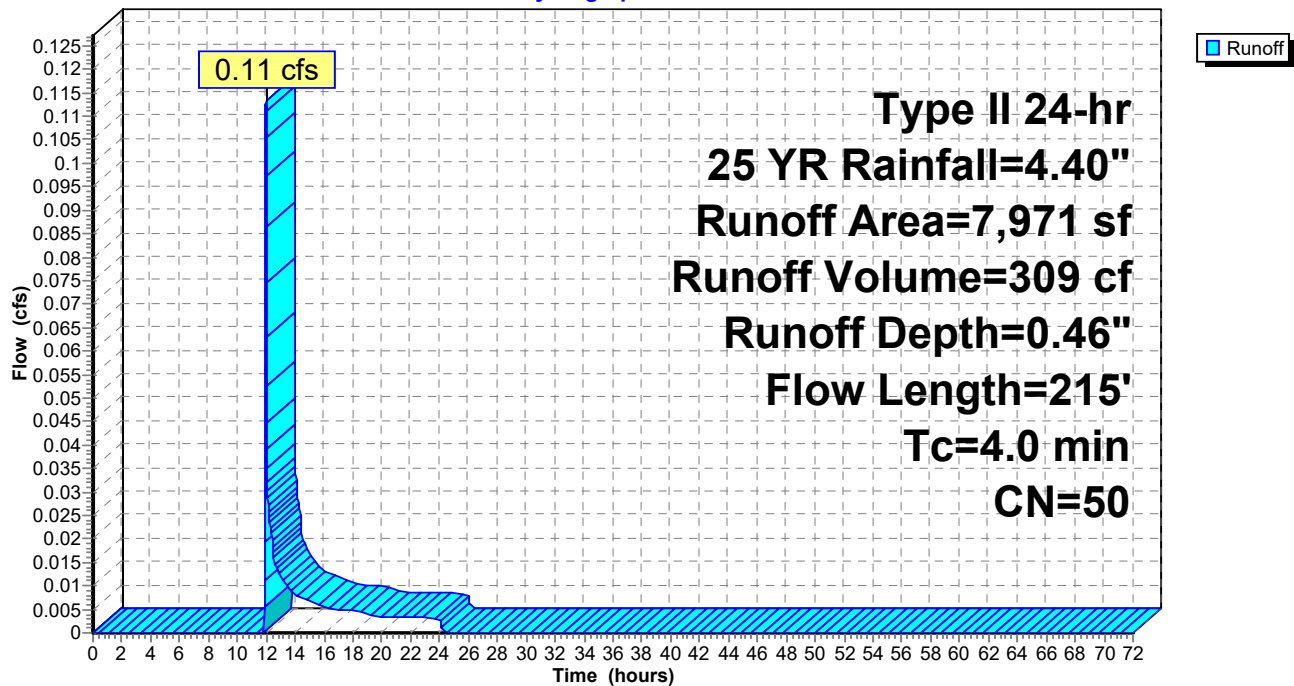
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Type II 24-hr 25 YR Rainfall=4.40"

Area (sf)	CN	Description
6,363	39	>75% Grass cover, Good, HSG A
1,608	96	Gravel surface, HSG A
7,971	50	Weighted Average
7,971		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	120	0.0210	1.29		Sheet Flow, A-B
					Smooth surfaces n= 0.011 P2= 2.50"
0.8	95	0.0730	1.89		Shallow Concentrated Flow, B-C
					Short Grass Pasture Kv= 7.0 fps
2.4	215	Total, Increased to minimum Tc = 4.0 min			

Subcatchment 2S: West Side of Lot

Hydrograph



Summary for Subcatchment 3S: Building Addition

Runoff = 0.21 cfs @ 11.94 hrs, Volume= 468 cf, Depth= 4.16"
Routed to Pond 3P : ADS Stormtech Chambers

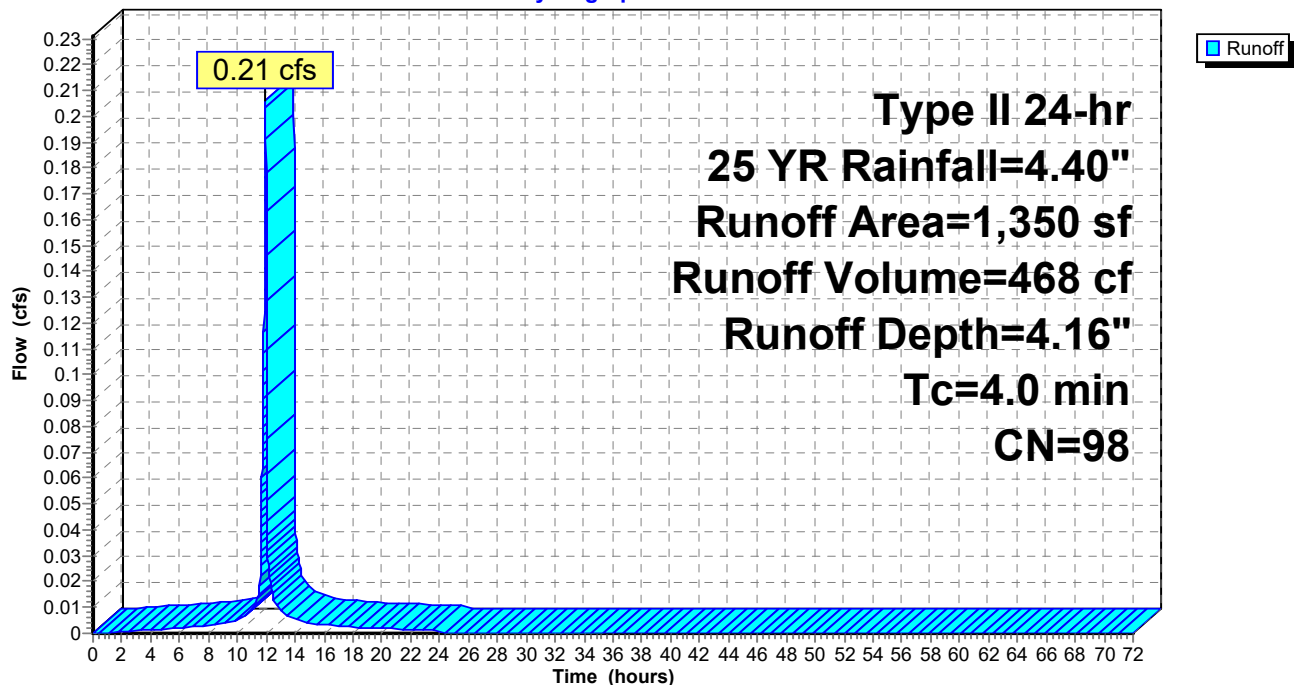
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 25 YR Rainfall=4.40"

	Area (sf)	CN	Description
*	468	98	Building Addition - Roof
*	882	98	Existing Roof
	1,350	98	Weighted Average
	1,350		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0					Direct Entry, Min tc
1.0	0				Total, Increased to minimum Tc = 4.0 min

Subcatchment 3S: Building Addition

Hydrograph



Summary for Subcatchment 4S: Center Parking Area

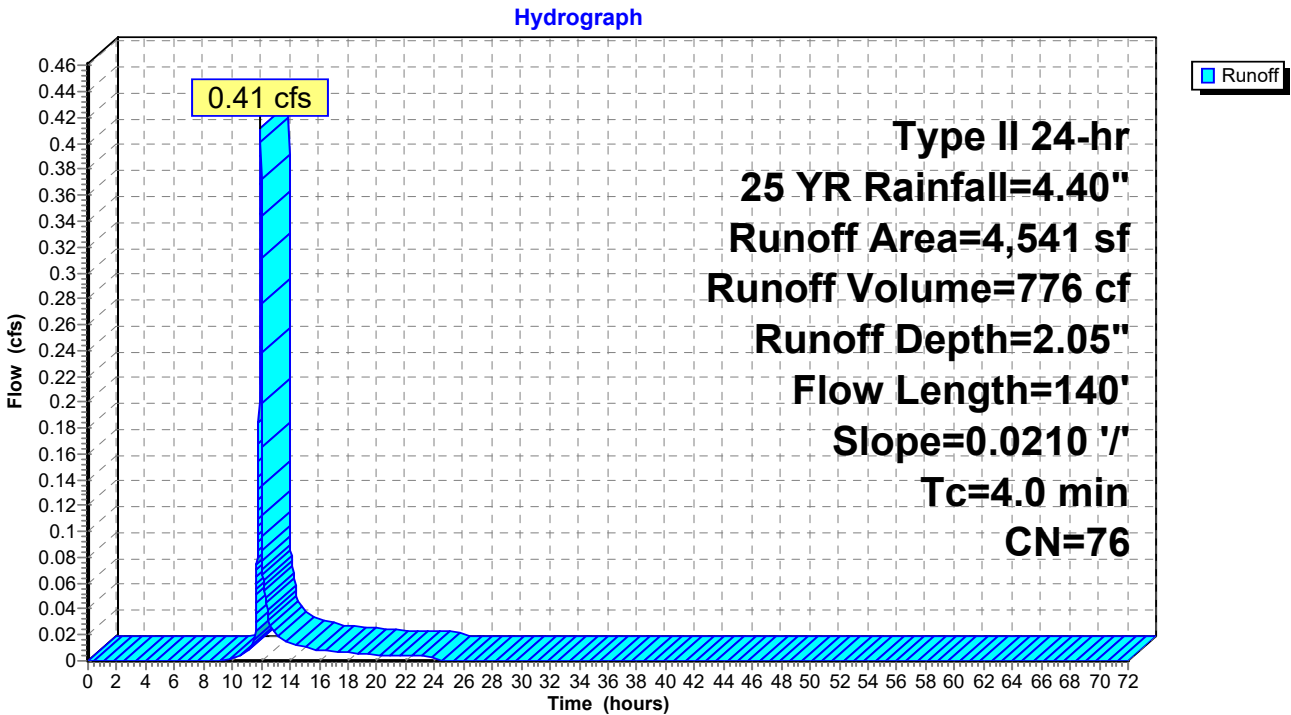
Runoff = 0.41 cfs @ 11.95 hrs, Volume= 776 cf, Depth= 2.05"
Routed to Pond 3P : ADS Stormtech Chambers

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 25 YR Rainfall=4.40"

Area (sf)	CN	Description
2,951	96	Gravel surface, HSG A
1,590	39	>75% Grass cover, Good, HSG A
4,541	76	Weighted Average
4,541		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	140	0.0210	1.33		Sheet Flow, A-B
					Smooth surfaces n= 0.011 P2= 2.50"
1.8	140	Total, Increased to minimum Tc = 4.0 min			

Subcatchment 4S: Center Parking Area



Summary for Pond 1P: Existing CB1

Inflow Area = 15,091 sf, 49.91% Impervious, Inflow Depth = 1.54" for 25 YR event
Inflow = 1.23 cfs @ 11.99 hrs, Volume= 1,932 cf
Outflow = 1.23 cfs @ 11.99 hrs, Volume= 1,932 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.23 cfs @ 11.99 hrs, Volume= 1,932 cf
Routed to Link 1L : City of Leb Drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2

Peak Elev= 587.20' @ 11.99 hrs

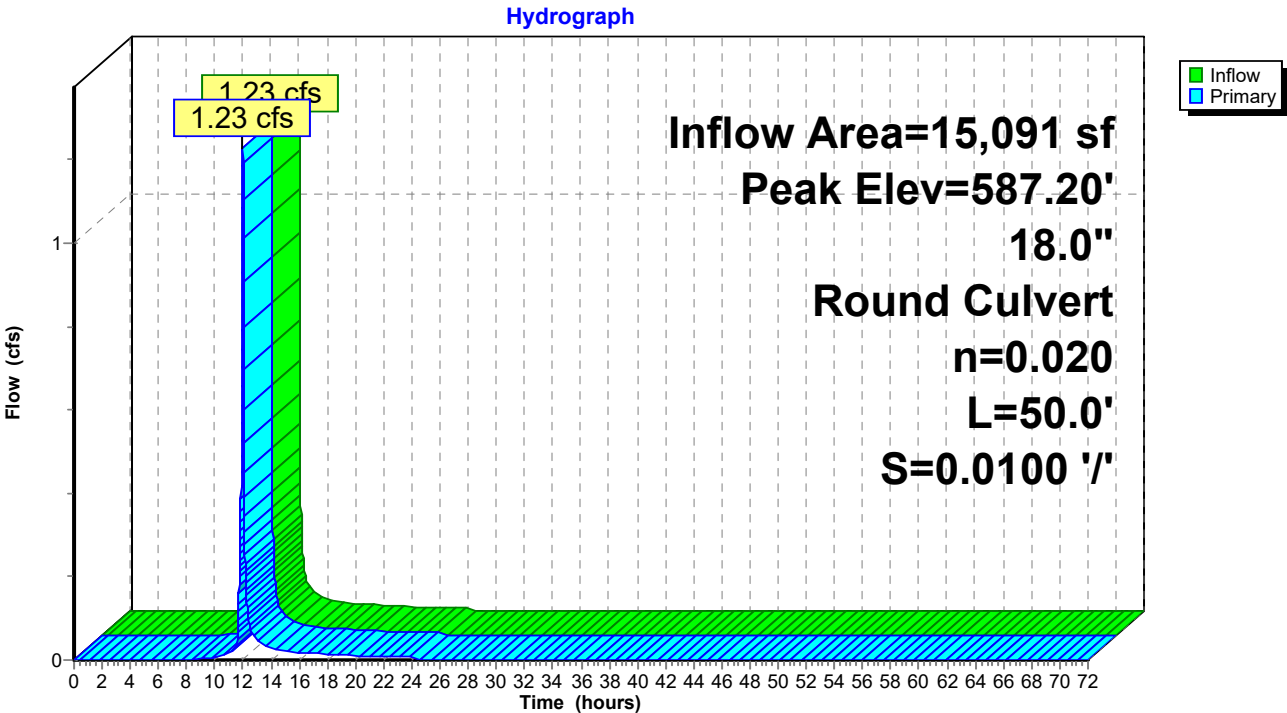
Flood Elev= 591.10'

Device	Routing	Invert	Outlet Devices
#1	Primary	586.60'	18.0" Round Culvert L= 50.0' Ke= 1.000 Inlet / Outlet Invert= 586.60' / 586.10' S= 0.0100 '/' Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 1.77 sf

Primary OutFlow Max=1.22 cfs @ 11.99 hrs HW=587.20' TW=0.00' (Dynamic Tailwater)

1=Culvert (Barrel Controls 1.22 cfs @ 2.74 fps)

Pond 1P: Existing CB1



Summary for Pond 2P: Existing CB2

Inflow Area = 7,971 sf, 0.00% Impervious, Inflow Depth = 0.46" for 25 YR event
 Inflow = 0.11 cfs @ 11.98 hrs, Volume= 309 cf
 Outflow = 0.11 cfs @ 11.98 hrs, Volume= 309 cf, Atten= 0%, Lag= 0.0 min
 Primary = 0.11 cfs @ 11.98 hrs, Volume= 309 cf
 Routed to Link 1L : City of Leb Drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2

Peak Elev= 585.89' @ 11.98 hrs

Flood Elev= 591.10'

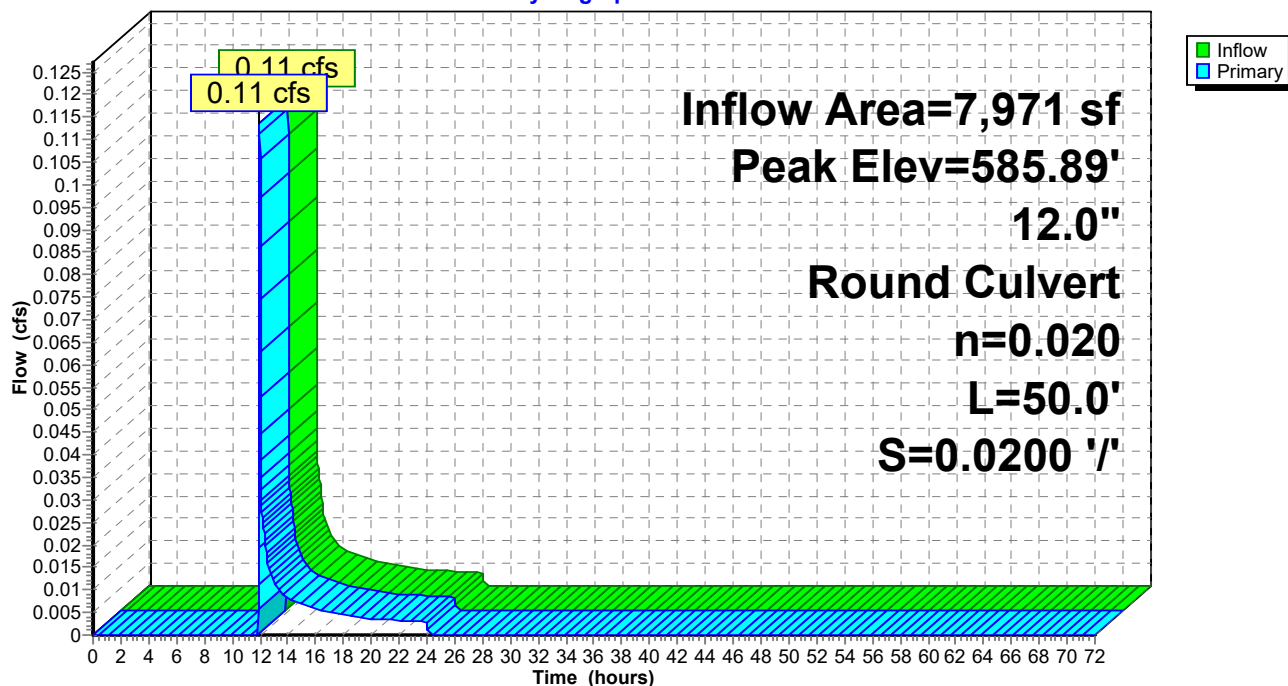
Device	Routing	Invert	Outlet Devices
#1	Primary	585.70'	12.0" Round Culvert L= 50.0' Ke= 1.000 Inlet / Outlet Invert= 585.70' / 584.70' S= 0.0200 '/ Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.11 cfs @ 11.98 hrs HW=585.89' TW=0.00' (Dynamic Tailwater)

↑**1=Culvert** (Inlet Controls 0.11 cfs @ 1.11 fps)

Pond 2P: Existing CB2

Hydrograph



Summary for Pond 3P: ADS Stormtech Chambers

Typical safety factor of 50% applied to exfiltration value to account for clogging

Inflow Area = 5,891 sf, 22.92% Impervious, Inflow Depth = 2.53" for 25 YR event
 Inflow = 0.62 cfs @ 11.95 hrs, Volume= 1,244 cf
 Outflow = 0.46 cfs @ 12.00 hrs, Volume= 1,244 cf, Atten= 26%, Lag= 3.1 min
 Discarded = 0.06 cfs @ 12.00 hrs, Volume= 1,070 cf
 Primary = 0.40 cfs @ 12.00 hrs, Volume= 174 cf
 Routed to Pond 1P : Existing CB1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2
 Peak Elev= 592.93' @ 12.00 hrs Surf.Area= 192 sf Storage= 329 cf

Plug-Flow detention time= 32.7 min calculated for 1,244 cf (100% of inflow)
 Center-of-Mass det. time= 32.7 min (832.5 - 799.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	590.00'	231 cf	11.50'W x 16.68'L x 4.00'H Field A 767 cf Overall - 189 cf Embedded = 578 cf x 40.0% Voids
#2A	591.00'	189 cf	ADS_StormTech SC-740 x 4 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
		421 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	592.50'	6.0" Round Culvert L= 108.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 592.50' / 588.50' S= 0.0370 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf
#2	Discarded	590.00'	14.000 in/hr Exfiltration X 0.50 over Wetted area Phase-In= 0.01'

Discarded OutFlow Max=0.06 cfs @ 12.00 hrs HW=592.93' (Free Discharge)

↑ **2=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=0.40 cfs @ 12.00 hrs HW=592.93' TW=587.20' (Dynamic Tailwater)

↑ **1=Culvert** (Inlet Controls 0.40 cfs @ 2.23 fps)

Pond 3P: ADS Stormtech Chambers - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-740 (ADS StormTech® SC-740 without end caps)

Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf

Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

Row Length Adjustment= +0.44' x 6.45 sf x 2 rows

51.0" Wide + 12.0" Spacing = 63.0" C-C Row Spacing

2 Chambers/Row x 7.12' Long +0.44' Row Adjustment = 14.68' Row Length +12.0" End Stone x 2 = 16.68' Base Length

2 Rows x 51.0" Wide + 12.0" Spacing x 1 + 12.0" Side Stone x 2 = 11.50' Base Width

12.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 4.00' Field Height

4 Chambers x 45.9 cf +0.44' Row Adjustment x 6.45 sf x 2 Rows = 189.4 cf Chamber Storage

767.3 cf Field - 189.4 cf Chambers = 577.8 cf Stone x 40.0% Voids = 231.1 cf Stone Storage

Chamber Storage + Stone Storage = 420.6 cf = 0.010 af

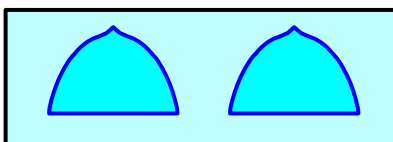
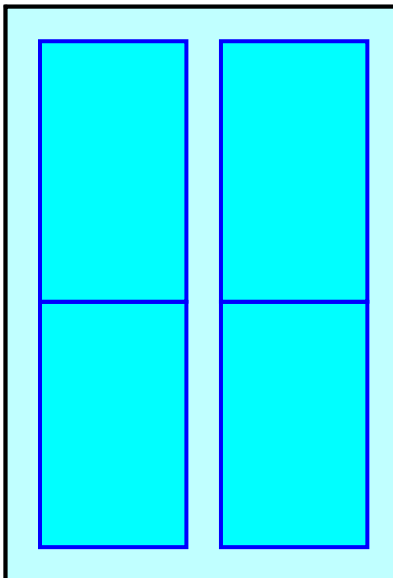
Overall Storage Efficiency = 54.8%

Overall System Size = 16.68' x 11.50' x 4.00'

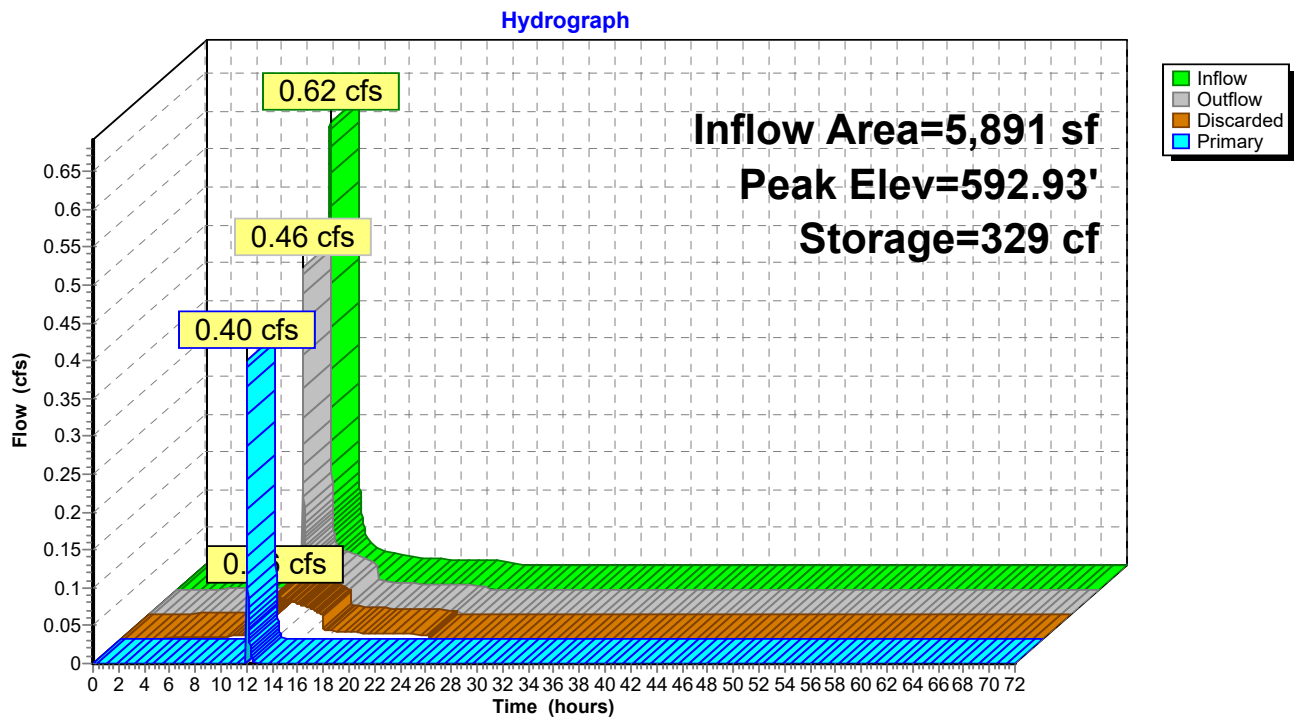
4 Chambers

28.4 cy Field

21.4 cy Stone



Pond 3P: ADS Stormtech Chambers

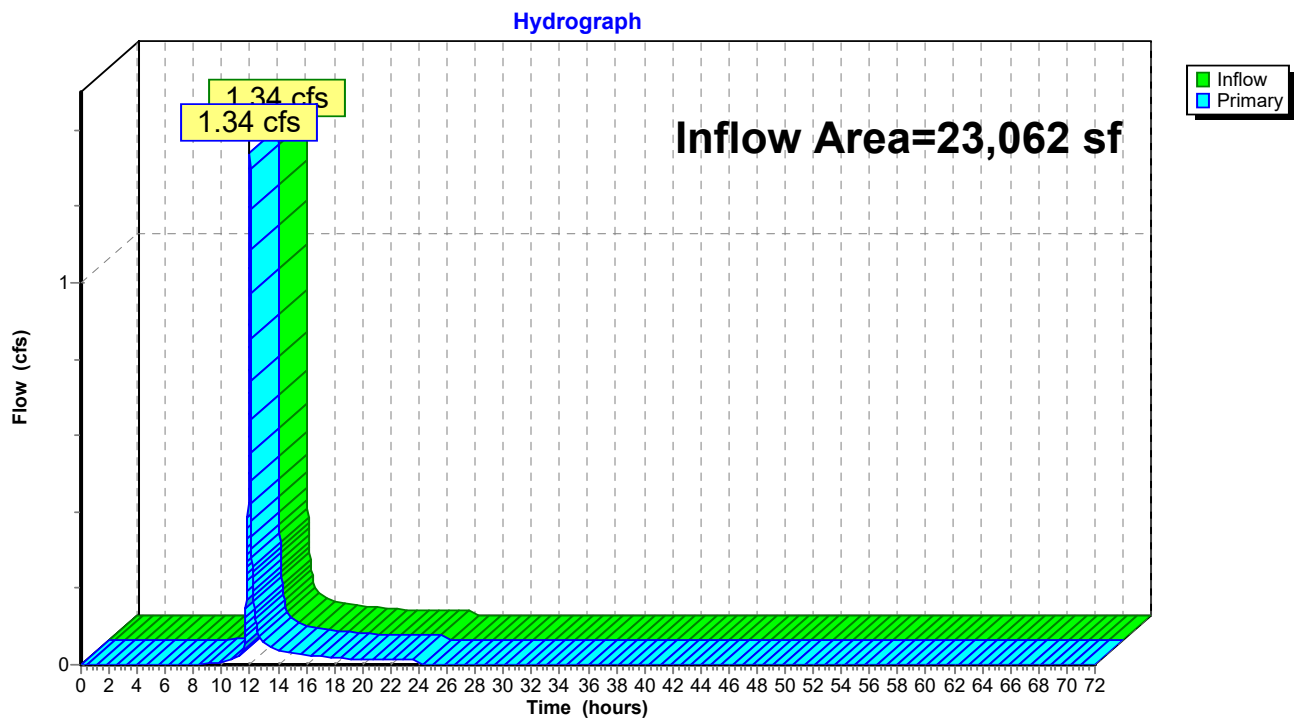


Summary for Link 1L: City of Leb Drainage

Inflow Area = 23,062 sf, 32.66% Impervious, Inflow Depth = 1.17" for 25 YR event
 Inflow = 1.34 cfs @ 11.99 hrs, Volume= 2,240 cf
 Primary = 1.34 cfs @ 11.99 hrs, Volume= 2,240 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link 1L: City of Leb Drainage



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Type II 24-hr 50 YR Rainfall=5.15"

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Page 42

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points x 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: East Side of LotRunoff Area=9,200 sf 67.20% Impervious Runoff Depth=2.93"
Flow Length=123' Tc=6.6 min CN=79 Runoff=1.07 cfs 2,247 cf**Subcatchment2S: West Side of Lot**Runoff Area=7,971 sf 0.00% Impervious Runoff Depth=0.75"
Flow Length=215' Tc=4.0 min CN=50 Runoff=0.22 cfs 501 cf**Subcatchment3S: Building Addition**Runoff Area=1,350 sf 100.00% Impervious Runoff Depth=4.91"
Tc=4.0 min CN=98 Runoff=0.24 cfs 553 cf**Subcatchment4S: Center Parking Area**Runoff Area=4,541 sf 0.00% Impervious Runoff Depth=2.66"
Flow Length=140' Slope=0.0210 '/' Tc=4.0 min CN=76 Runoff=0.53 cfs 1,006 cf**Pond 1P: Existing CB1**Peak Elev=587.31' Inflow=1.68 cfs 2,581 cf
18.0" Round Culvert n=0.020 L=50.0' S=0.0100 '/' Outflow=1.68 cfs 2,581 cf**Pond 2P: Existing CB2**Peak Elev=585.97' Inflow=0.22 cfs 501 cf
12.0" Round Culvert n=0.020 L=50.0' S=0.0200 '/' Outflow=0.22 cfs 501 cf**Pond 3P: ADS Stormtech Chambers**Peak Elev=593.16' Storage=353 cf Inflow=0.77 cfs 1,559 cf
Discarded=0.06 cfs 1,225 cf Primary=0.61 cfs 334 cf Outflow=0.67 cfs 1,559 cf**Link 1L: City of Leb Drainage**Inflow=1.90 cfs 3,082 cf
Primary=1.90 cfs 3,082 cf**Total Runoff Area = 23,062 sf Runoff Volume = 4,308 cf Average Runoff Depth = 2.24"**
67.34% Pervious = 15,530 sf 32.66% Impervious = 7,532 sf

25-03-24_13444 UVMC_POST DEVELOPMENT

Prepared by Pathways Consulting LLC

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Type II 24-hr 50 YR Rainfall=5.15"

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Page 43

Summary for Subcatchment 1S: East Side of Lot

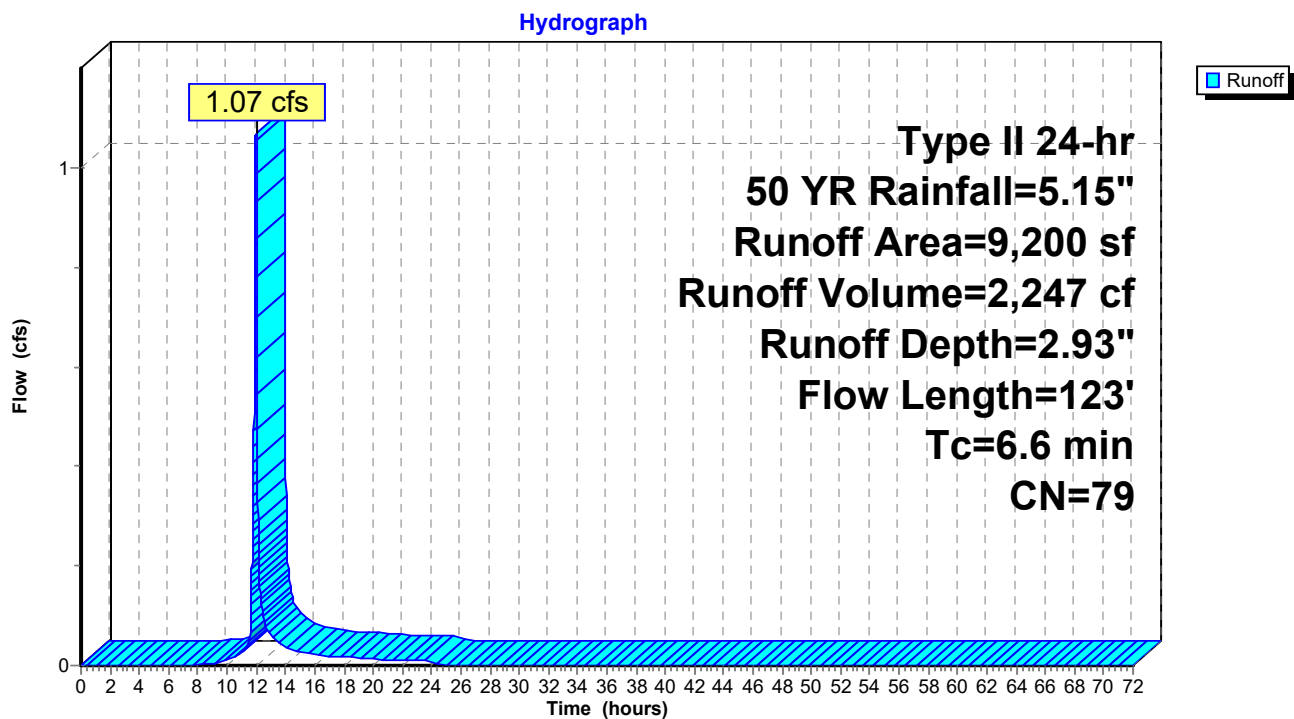
Runoff = 1.07 cfs @ 11.98 hrs, Volume= 2,247 cf, Depth= 2.93"
 Routed to Pond 1P : Existing CB1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Type II 24-hr 50 YR Rainfall=5.15"

Area (sf)	CN	Description
4,910	98	Unconnected pavement, HSG A
3,018	39	>75% Grass cover, Good, HSG A
1,272	98	Roofs, HSG A
9,200	79	Weighted Average
3,018		32.80% Pervious Area
6,182		67.20% Impervious Area
4,910		79.42% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	6	0.0800	1.21		Sheet Flow, A - B Smooth surfaces n= 0.011 P2= 2.50"
6.5	94	0.0680	0.24		Sheet Flow, B-C Grass: Short n= 0.150 P2= 2.50"
0.0	7	0.1300	2.52		Shallow Concentrated Flow, C-D Short Grass Pasture Kv= 7.0 fps
0.0	16	0.1000	6.42		Shallow Concentrated Flow, D-E Paved Kv= 20.3 fps
6.6	123	Total			

Subcatchment 1S: East Side of Lot



Summary for Subcatchment 2S: West Side of Lot

Runoff = 0.22 cfs @ 11.97 hrs, Volume= 501 cf, Depth= 0.75"
Routed to Pond 2P : Existing CB2

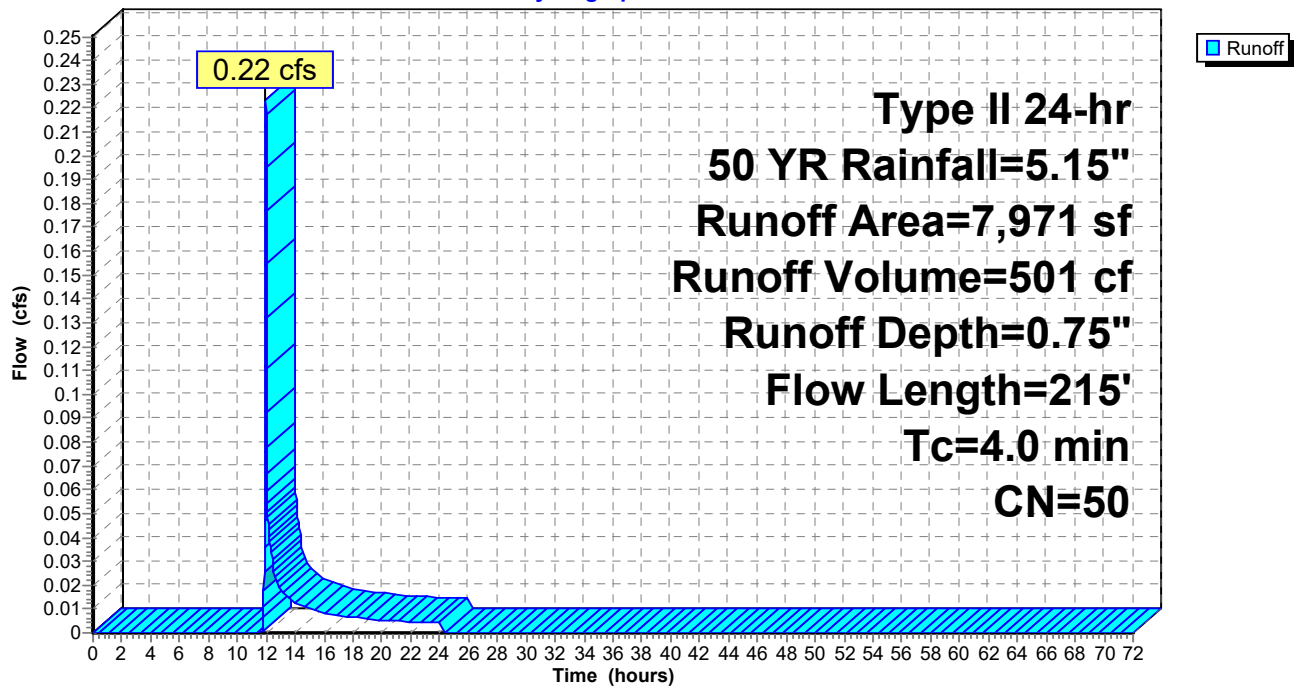
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 50 YR Rainfall=5.15"

Area (sf)	CN	Description
6,363	39	>75% Grass cover, Good, HSG A
1,608	96	Gravel surface, HSG A
7,971	50	Weighted Average
7,971		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	120	0.0210	1.29		Sheet Flow, A-B
					Smooth surfaces n= 0.011 P2= 2.50"
0.8	95	0.0730	1.89		Shallow Concentrated Flow, B-C
					Short Grass Pasture Kv= 7.0 fps
2.4	215	Total, Increased to minimum Tc = 4.0 min			

Subcatchment 2S: West Side of Lot

Hydrograph



Summary for Subcatchment 3S: Building Addition

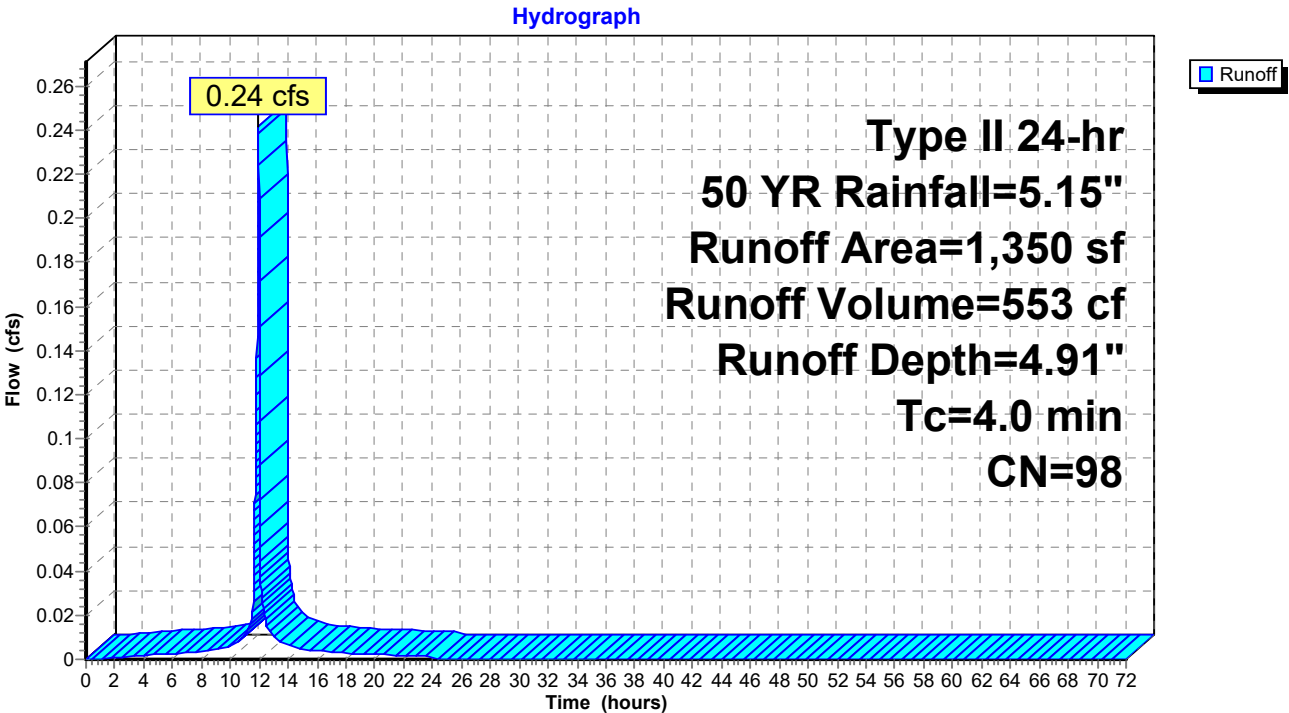
Runoff = 0.24 cfs @ 11.94 hrs, Volume= 553 cf, Depth= 4.91"
Routed to Pond 3P : ADS Stormtech Chambers

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 50 YR Rainfall=5.15"

	Area (sf)	CN	Description
*	468	98	Building Addition - Roof
*	882	98	Existing Roof
	1,350	98	Weighted Average
	1,350		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0					Direct Entry, Min tc
1.0	0				Total, Increased to minimum Tc = 4.0 min

Subcatchment 3S: Building Addition



Summary for Subcatchment 4S: Center Parking Area

Runoff = 0.53 cfs @ 11.95 hrs, Volume= 1,006 cf, Depth= 2.66"
Routed to Pond 3P : ADS Stormtech Chambers

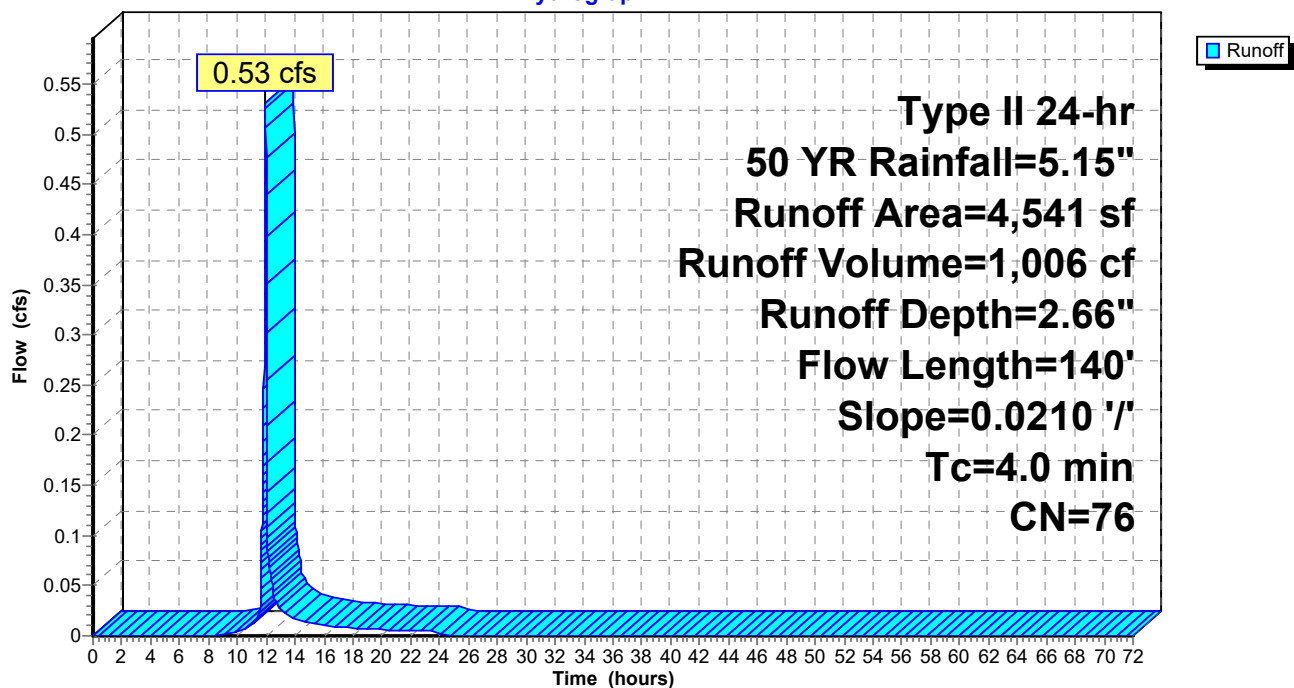
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 50 YR Rainfall=5.15"

Area (sf)	CN	Description
2,951	96	Gravel surface, HSG A
1,590	39	>75% Grass cover, Good, HSG A
4,541	76	Weighted Average
4,541		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	140	0.0210	1.33		Sheet Flow, A-B
					Smooth surfaces n= 0.011 P2= 2.50"
1.8	140	Total, Increased to minimum Tc = 4.0 min			

Subcatchment 4S: Center Parking Area

Hydrograph



Summary for Pond 1P: Existing CB1

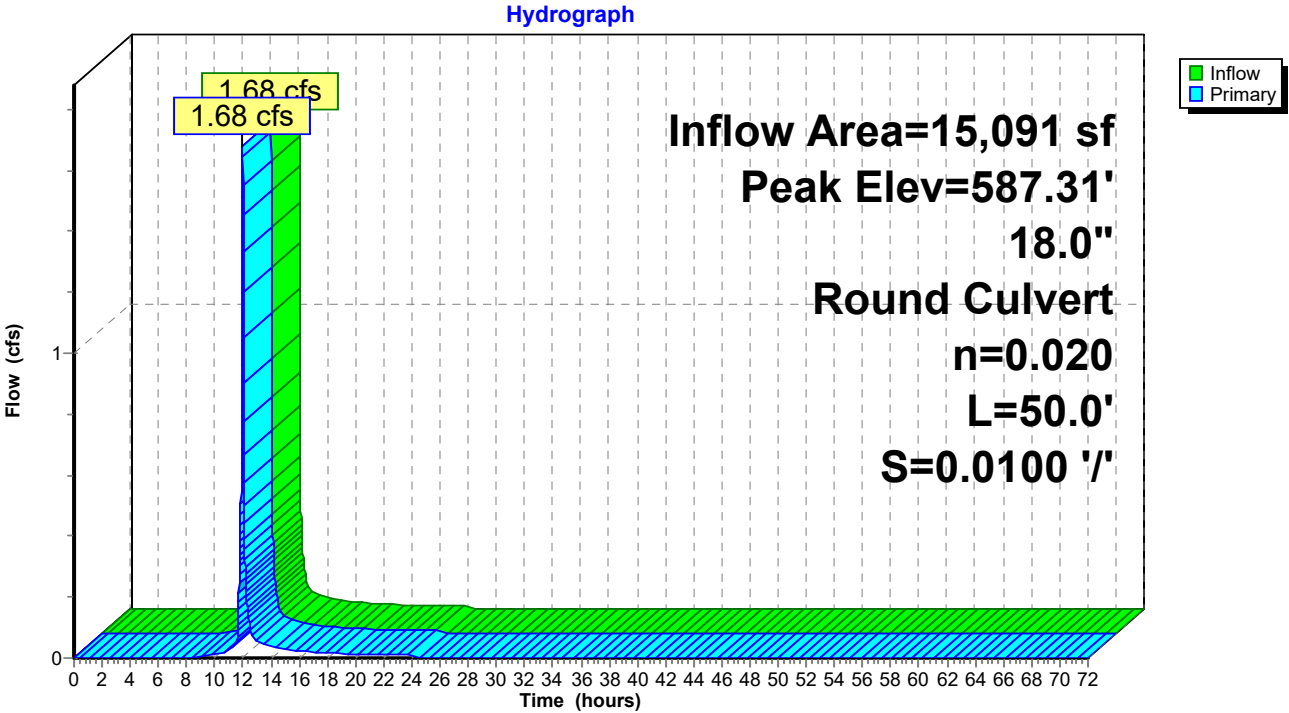
Inflow Area = 15,091 sf, 49.91% Impervious, Inflow Depth = 2.05" for 50 YR event
Inflow = 1.68 cfs @ 11.98 hrs, Volume= 2,581 cf
Outflow = 1.68 cfs @ 11.98 hrs, Volume= 2,581 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.68 cfs @ 11.98 hrs, Volume= 2,581 cf
Routed to Link 1L : City of Leb Drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2
Peak Elev= 587.31' @ 11.98 hrs
Flood Elev= 591.10'

Device	Routing	Invert	Outlet Devices
#1	Primary	586.60'	18.0" Round Culvert L= 50.0' Ke= 1.000 Inlet / Outlet Invert= 586.60' / 586.10' S= 0.0100 '/' Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 1.77 sf

Primary OutFlow Max=1.67 cfs @ 11.98 hrs HW=587.31' TW=0.00' (Dynamic Tailwater)
1=Culvert (Barrel Controls 1.67 cfs @ 2.96 fps)

Pond 1P: Existing CB1



Summary for Pond 2P: Existing CB2

Inflow Area = 7,971 sf, 0.00% Impervious, Inflow Depth = 0.75" for 50 YR event
 Inflow = 0.22 cfs @ 11.97 hrs, Volume= 501 cf
 Outflow = 0.22 cfs @ 11.97 hrs, Volume= 501 cf, Atten= 0%, Lag= 0.0 min
 Primary = 0.22 cfs @ 11.97 hrs, Volume= 501 cf
 Routed to Link 1L : City of Leb Drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2

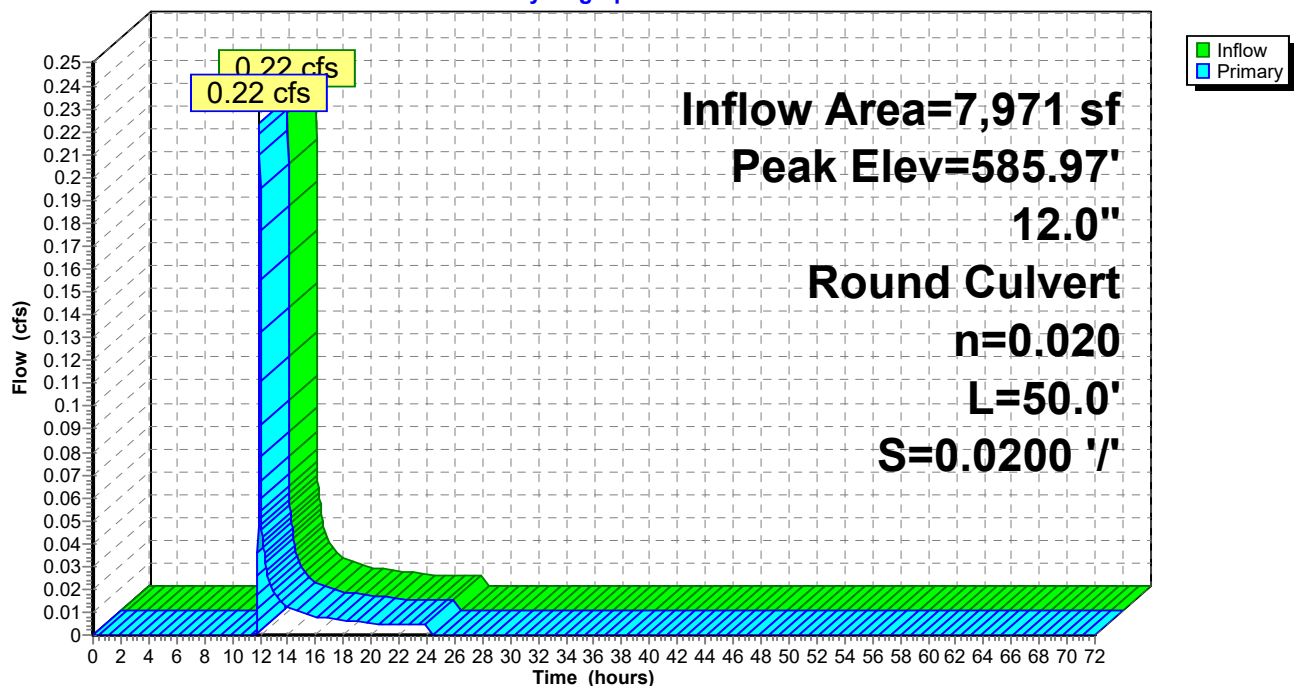
Peak Elev= 585.97' @ 11.97 hrs

Flood Elev= 591.10'

Device	Routing	Invert	Outlet Devices
#1	Primary	585.70'	12.0" Round Culvert L= 50.0' Ke= 1.000 Inlet / Outlet Invert= 585.70' / 584.70' S= 0.0200 '/ Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.22 cfs @ 11.97 hrs HW=585.97' TW=0.00' (Dynamic Tailwater)

↑1=Culvert (Inlet Controls 0.22 cfs @ 1.32 fps)

Pond 2P: Existing CB2**Hydrograph**

Summary for Pond 3P: ADS Stormtech Chambers

Typical safety factor of 50% applied to exfiltration value to account for clogging

Inflow Area = 5,891 sf, 22.92% Impervious, Inflow Depth = 3.18" for 50 YR event
 Inflow = 0.77 cfs @ 11.95 hrs, Volume= 1,559 cf
 Outflow = 0.67 cfs @ 11.98 hrs, Volume= 1,559 cf, Atten= 14%, Lag= 2.1 min
 Discarded = 0.06 cfs @ 11.98 hrs, Volume= 1,225 cf
 Primary = 0.61 cfs @ 11.98 hrs, Volume= 334 cf
 Routed to Pond 1P : Existing CB1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2
 Peak Elev= 593.16' @ 11.98 hrs Surf.Area= 192 sf Storage= 353 cf

Plug-Flow detention time= 30.3 min calculated for 1,559 cf (100% of inflow)
 Center-of-Mass det. time= 30.3 min (826.3 - 796.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	590.00'	231 cf	11.50'W x 16.68'L x 4.00'H Field A 767 cf Overall - 189 cf Embedded = 578 cf x 40.0% Voids
#2A	591.00'	189 cf	ADS_StormTech SC-740 x 4 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
		421 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	592.50'	6.0" Round Culvert L= 108.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 592.50' / 588.50' S= 0.0370 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf
#2	Discarded	590.00'	14.000 in/hr Exfiltration X 0.50 over Wetted area Phase-In= 0.01'

Discarded OutFlow Max=0.06 cfs @ 11.98 hrs HW=593.16' (Free Discharge)

↑ **2=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=0.60 cfs @ 11.98 hrs HW=593.16' TW=587.31' (Dynamic Tailwater)

↑ **1=Culvert** (Inlet Controls 0.60 cfs @ 3.07 fps)

Pond 3P: ADS Stormtech Chambers - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-740 (ADS StormTech® SC-740 without end caps)

Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf

Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

Row Length Adjustment= +0.44' x 6.45 sf x 2 rows

51.0" Wide + 12.0" Spacing = 63.0" C-C Row Spacing

2 Chambers/Row x 7.12' Long +0.44' Row Adjustment = 14.68' Row Length +12.0" End Stone x 2 = 16.68' Base Length

2 Rows x 51.0" Wide + 12.0" Spacing x 1 + 12.0" Side Stone x 2 = 11.50' Base Width

12.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 4.00' Field Height

4 Chambers x 45.9 cf +0.44' Row Adjustment x 6.45 sf x 2 Rows = 189.4 cf Chamber Storage

767.3 cf Field - 189.4 cf Chambers = 577.8 cf Stone x 40.0% Voids = 231.1 cf Stone Storage

Chamber Storage + Stone Storage = 420.6 cf = 0.010 af

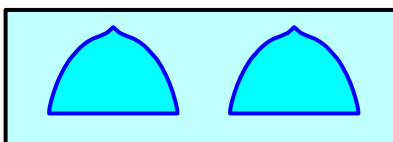
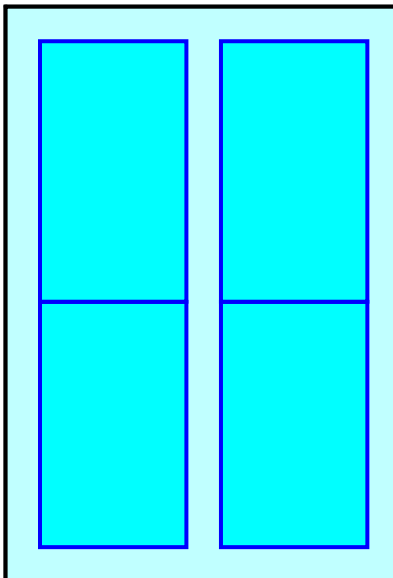
Overall Storage Efficiency = 54.8%

Overall System Size = 16.68' x 11.50' x 4.00'

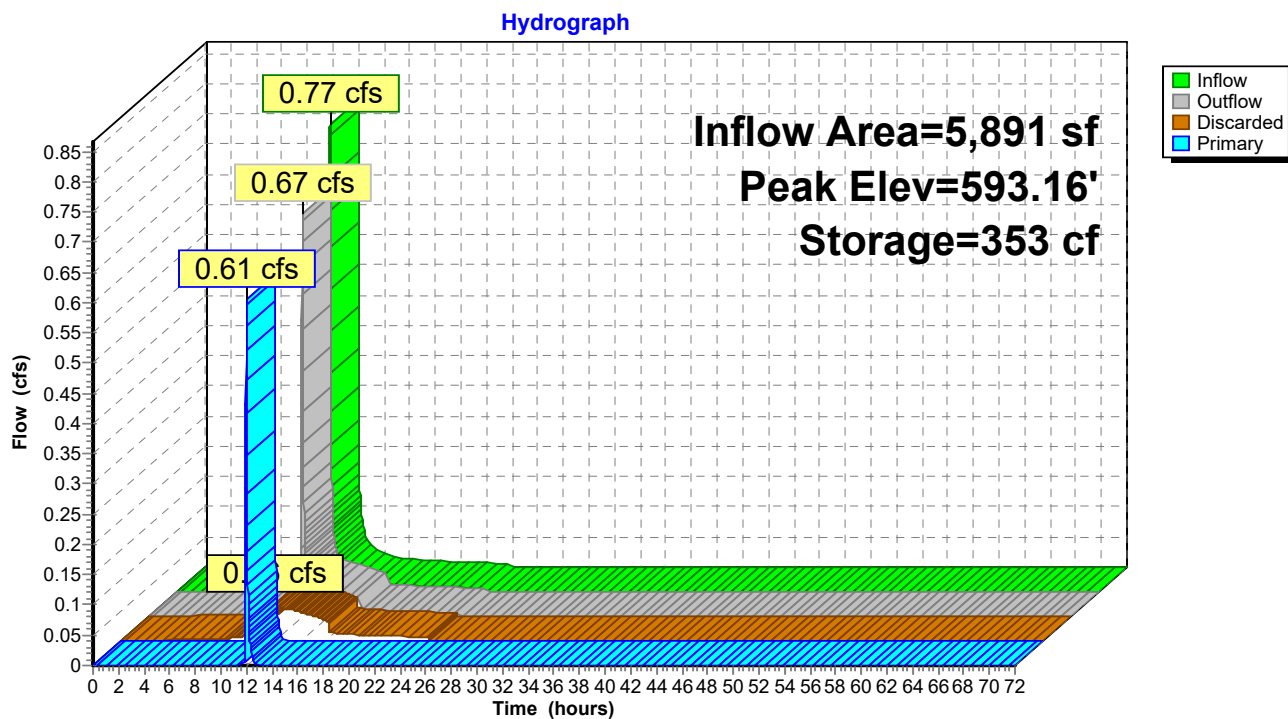
4 Chambers

28.4 cy Field

21.4 cy Stone



Pond 3P: ADS Stormtech Chambers

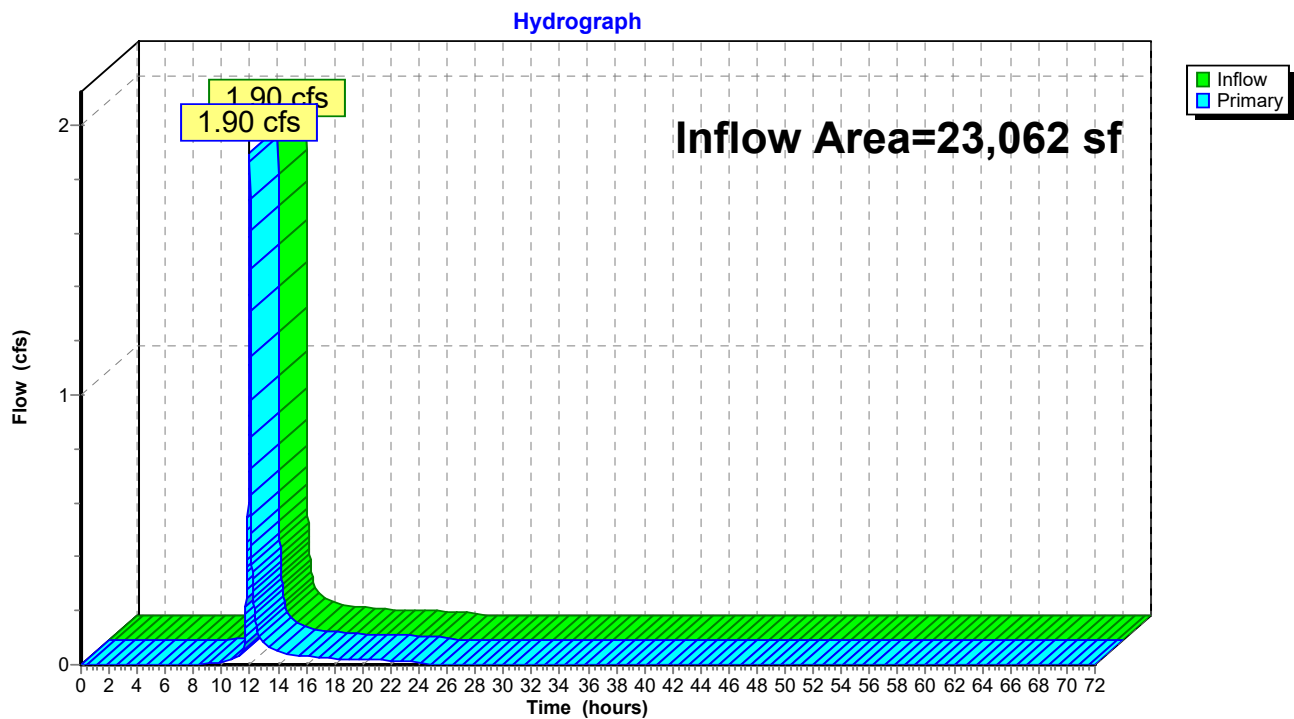


Summary for Link 1L: City of Leb Drainage

Inflow Area = 23,062 sf, 32.66% Impervious, Inflow Depth = 1.60" for 50 YR event
 Inflow = 1.90 cfs @ 11.98 hrs, Volume= 3,082 cf
 Primary = 1.90 cfs @ 11.98 hrs, Volume= 3,082 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link 1L: City of Leb Drainage



25-03-24_13444 UVMC_POST DEVELOPMENT

Prepared by Pathways Consulting LLC

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Type II 24-hr 100 YR Rainfall=6.02"

Revised 01/21/2025 Printed 3/21/2025

Page 54

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points x 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: East Side of LotRunoff Area=9,200 sf 67.20% Impervious Runoff Depth=3.70"
Flow Length=123' Tc=6.6 min CN=79 Runoff=1.34 cfs 2,835 cf**Subcatchment2S: West Side of Lot**Runoff Area=7,971 sf 0.00% Impervious Runoff Depth=1.15"
Flow Length=215' Tc=4.0 min CN=50 Runoff=0.37 cfs 766 cf**Subcatchment3S: Building Addition**Runoff Area=1,350 sf 100.00% Impervious Runoff Depth=5.78"
Tc=4.0 min CN=98 Runoff=0.28 cfs 650 cf**Subcatchment4S: Center Parking Area**Runoff Area=4,541 sf 0.00% Impervious Runoff Depth=3.40"
Flow Length=140' Slope=0.0210 '/' Tc=4.0 min CN=76 Runoff=0.67 cfs 1,286 cf**Pond 1P: Existing CB1**Peak Elev=587.42' Inflow=2.14 cfs 3,372 cf
18.0" Round Culvert n=0.020 L=50.0' S=0.0100 '/' Outflow=2.14 cfs 3,372 cf**Pond 2P: Existing CB2**Peak Elev=586.05' Inflow=0.37 cfs 766 cf
12.0" Round Culvert n=0.020 L=50.0' S=0.0200 '/' Outflow=0.37 cfs 766 cf**Pond 3P: ADS Stormtech Chambers**Peak Elev=593.46' Storage=379 cf Inflow=0.96 cfs 1,936 cf
Discarded=0.06 cfs 1,399 cf Primary=0.80 cfs 537 cf Outflow=0.86 cfs 1,936 cf**Link 1L: City of Leb Drainage**Inflow=2.50 cfs 4,138 cf
Primary=2.50 cfs 4,138 cf**Total Runoff Area = 23,062 sf Runoff Volume = 5,536 cf Average Runoff Depth = 2.88"**
67.34% Pervious = 15,530 sf 32.66% Impervious = 7,532 sf

25-03-24_13444 UVMC_POST DEVELOPMENT

Prepared by Pathways Consulting LLC

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Type II 24-hr 100 YR Rainfall=6.02"

Revised 01/21/2025 Printed 3/21/2025

Page 55

Summary for Subcatchment 1S: East Side of Lot

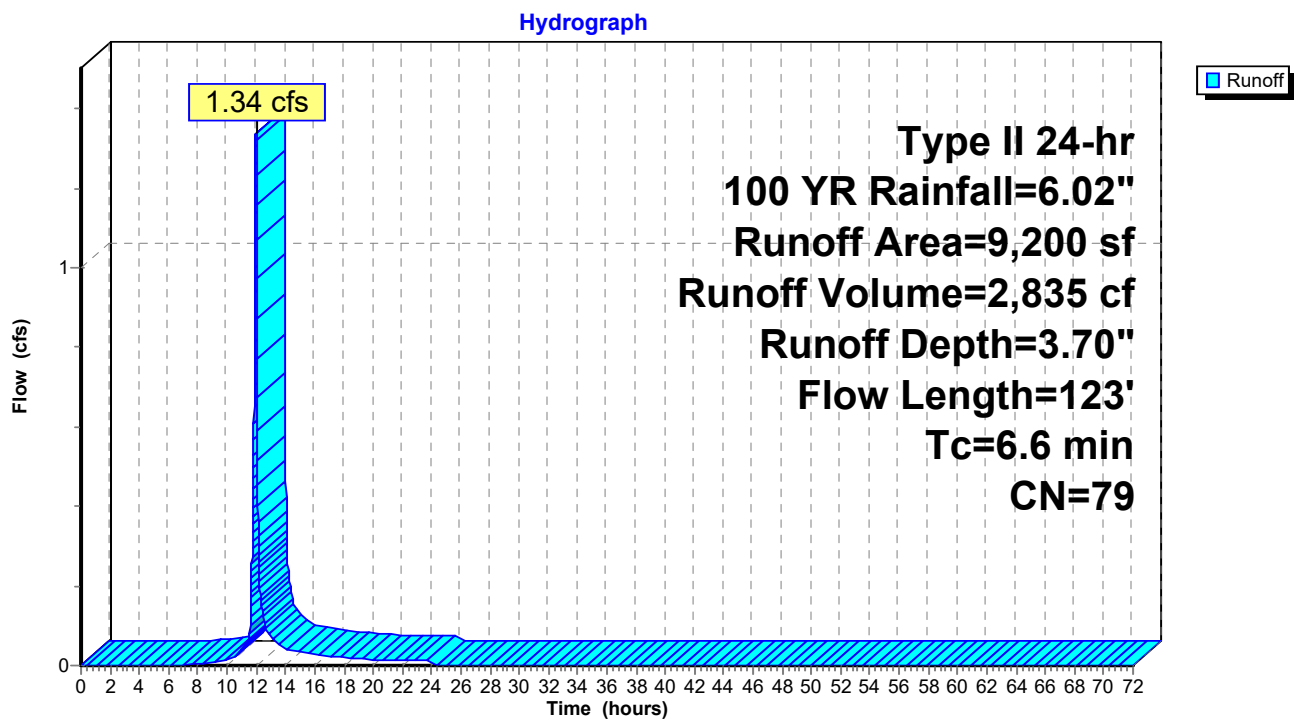
Runoff = 1.34 cfs @ 11.98 hrs, Volume= 2,835 cf, Depth= 3.70"
 Routed to Pond 1P : Existing CB1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Type II 24-hr 100 YR Rainfall=6.02"

Area (sf)	CN	Description
4,910	98	Unconnected pavement, HSG A
3,018	39	>75% Grass cover, Good, HSG A
1,272	98	Roofs, HSG A
9,200	79	Weighted Average
3,018		32.80% Pervious Area
6,182		67.20% Impervious Area
4,910		79.42% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	6	0.0800	1.21		Sheet Flow, A - B Smooth surfaces n= 0.011 P2= 2.50"
6.5	94	0.0680	0.24		Sheet Flow, B-C Grass: Short n= 0.150 P2= 2.50"
0.0	7	0.1300	2.52		Shallow Concentrated Flow, C-D Short Grass Pasture Kv= 7.0 fps
0.0	16	0.1000	6.42		Shallow Concentrated Flow, D-E Paved Kv= 20.3 fps
6.6	123	Total			

Subcatchment 1S: East Side of Lot



Summary for Subcatchment 2S: West Side of Lot

Runoff = 0.37 cfs @ 11.96 hrs, Volume= 766 cf, Depth= 1.15"
 Routed to Pond 2P : Existing CB2

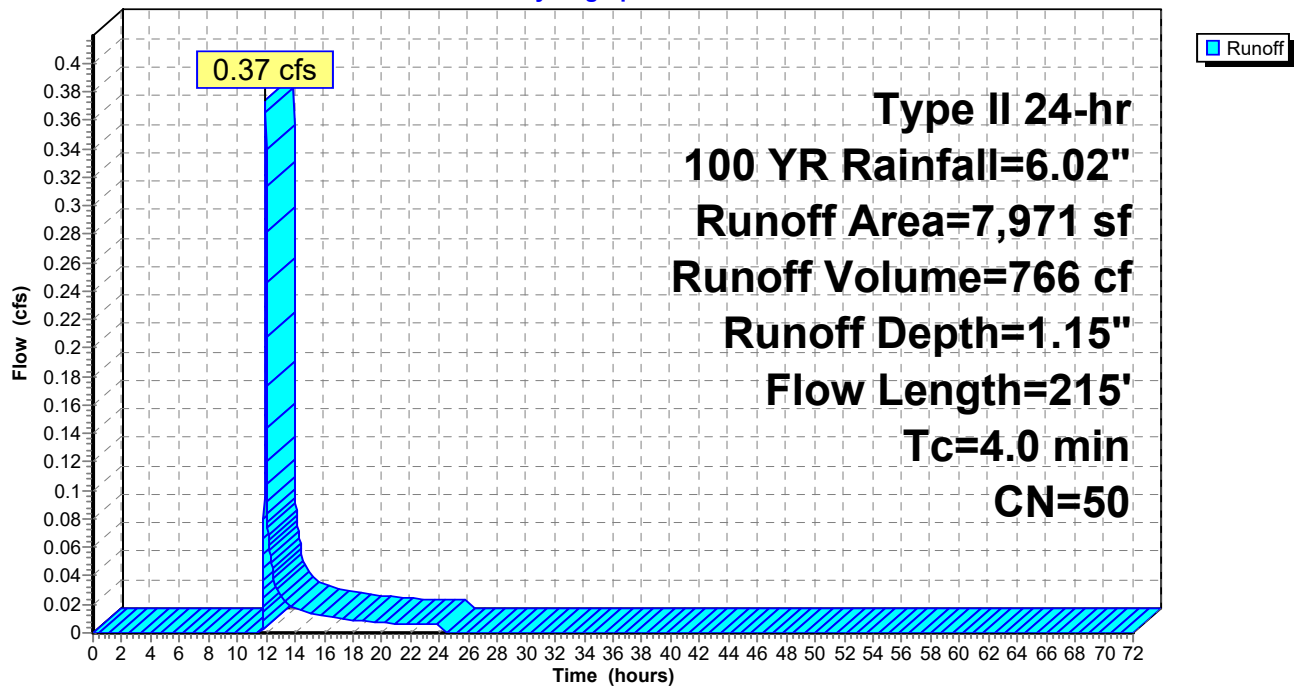
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Type II 24-hr 100 YR Rainfall=6.02"

Area (sf)	CN	Description
6,363	39	>75% Grass cover, Good, HSG A
1,608	96	Gravel surface, HSG A
7,971	50	Weighted Average
7,971		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	120	0.0210	1.29		Sheet Flow, A-B
					Smooth surfaces n= 0.011 P2= 2.50"
0.8	95	0.0730	1.89		Shallow Concentrated Flow, B-C
					Short Grass Pasture Kv= 7.0 fps
2.4	215	Total, Increased to minimum Tc = 4.0 min			

Subcatchment 2S: West Side of Lot

Hydrograph



Summary for Subcatchment 3S: Building Addition

Runoff = 0.28 cfs @ 11.94 hrs, Volume= 650 cf, Depth= 5.78"
Routed to Pond 3P : ADS Stormtech Chambers

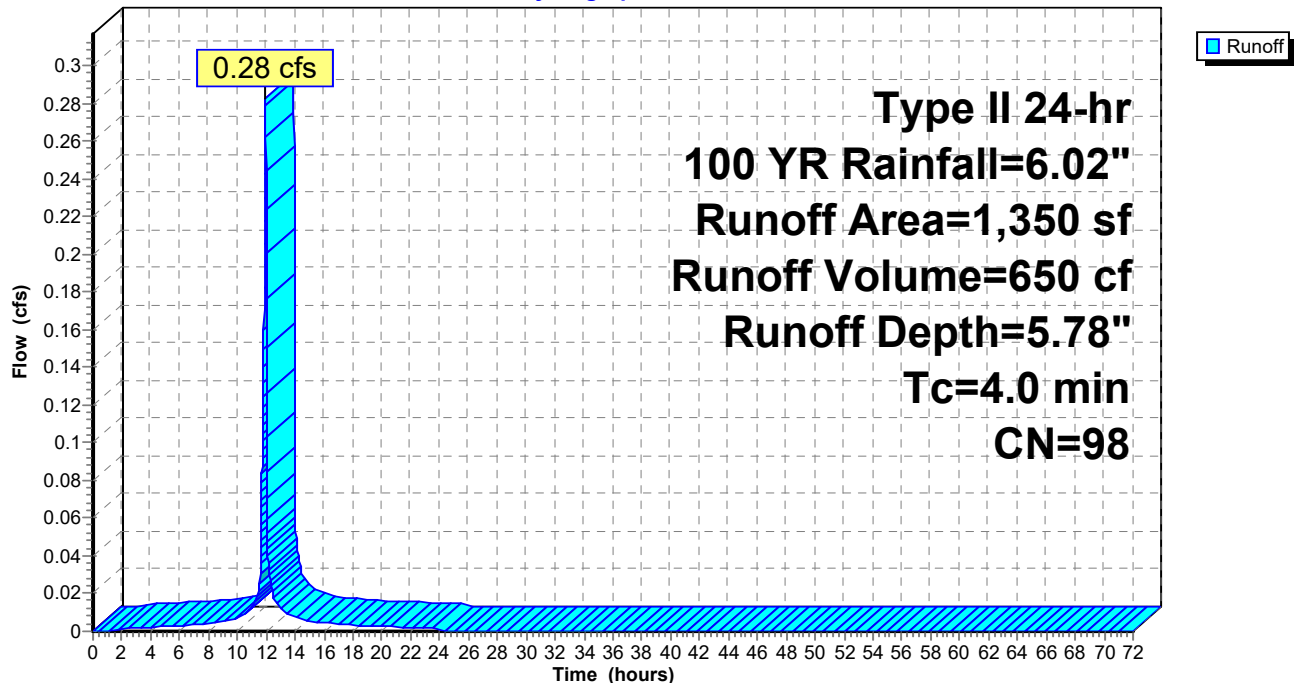
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 100 YR Rainfall=6.02"

	Area (sf)	CN	Description
*	468	98	Building Addition - Roof
*	882	98	Existing Roof
	1,350	98	Weighted Average
	1,350		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0					Direct Entry, Min tc
1.0	0				Total, Increased to minimum Tc = 4.0 min

Subcatchment 3S: Building Addition

Hydrograph



Summary for Subcatchment 4S: Center Parking Area

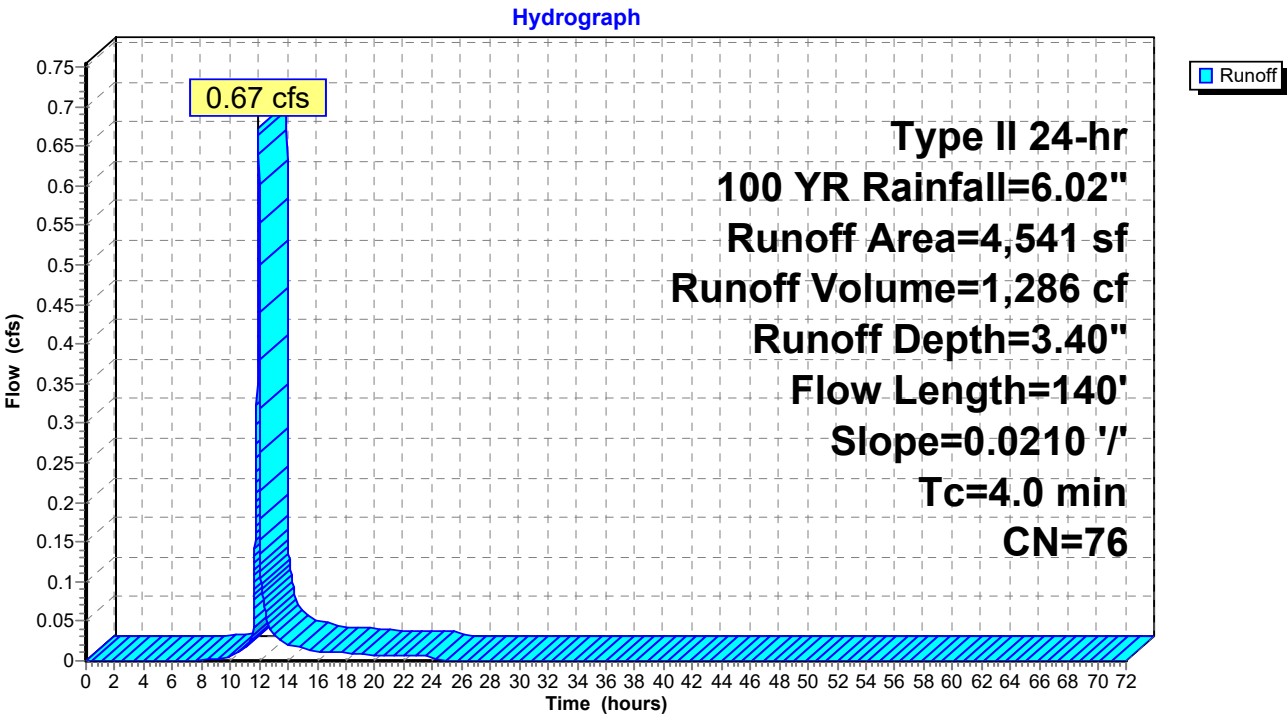
Runoff = 0.67 cfs @ 11.95 hrs, Volume= 1,286 cf, Depth= 3.40"
Routed to Pond 3P : ADS Stormtech Chambers

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 100 YR Rainfall=6.02"

Area (sf)	CN	Description
2,951	96	Gravel surface, HSG A
1,590	39	>75% Grass cover, Good, HSG A
4,541	76	Weighted Average
4,541		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	140	0.0210	1.33		Sheet Flow, A-B
					Smooth surfaces n= 0.011 P2= 2.50"
1.8	140	Total, Increased to minimum Tc = 4.0 min			

Subcatchment 4S: Center Parking Area



Summary for Pond 1P: Existing CB1

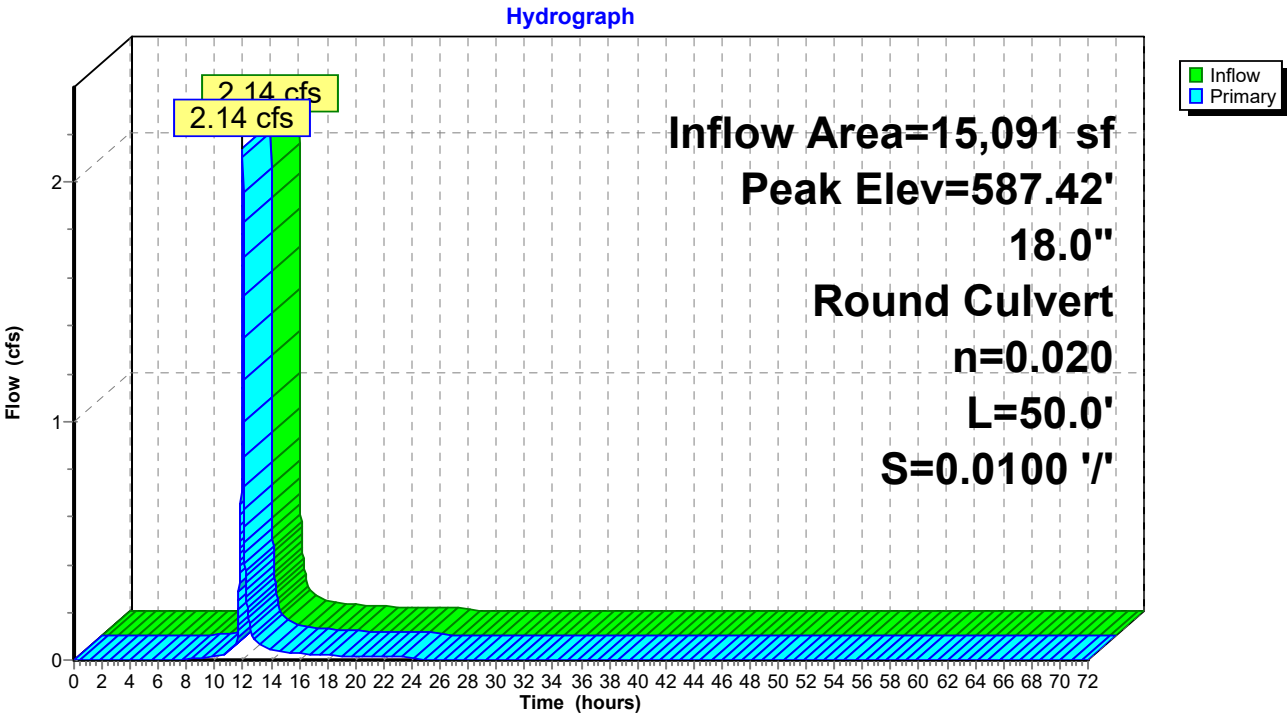
Inflow Area = 15,091 sf, 49.91% Impervious, Inflow Depth = 2.68" for 100 YR event
Inflow = 2.14 cfs @ 11.98 hrs, Volume= 3,372 cf
Outflow = 2.14 cfs @ 11.98 hrs, Volume= 3,372 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.14 cfs @ 11.98 hrs, Volume= 3,372 cf
Routed to Link 1L : City of Leb Drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2
Peak Elev= 587.42' @ 11.98 hrs
Flood Elev= 591.10'

Device	Routing	Invert	Outlet Devices
#1	Primary	586.60'	18.0" Round Culvert L= 50.0' Ke= 1.000 Inlet / Outlet Invert= 586.60' / 586.10' S= 0.0100 '/' Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 1.77 sf

Primary OutFlow Max=2.14 cfs @ 11.98 hrs HW=587.42' TW=0.00' (Dynamic Tailwater)
1=Culvert (Barrel Controls 2.14 cfs @ 3.14 fps)

Pond 1P: Existing CB1



Summary for Pond 2P: Existing CB2

Inflow Area = 7,971 sf, 0.00% Impervious, Inflow Depth = 1.15" for 100 YR event
 Inflow = 0.37 cfs @ 11.96 hrs, Volume= 766 cf
 Outflow = 0.37 cfs @ 11.96 hrs, Volume= 766 cf, Atten= 0%, Lag= 0.0 min
 Primary = 0.37 cfs @ 11.96 hrs, Volume= 766 cf
 Routed to Link 1L : City of Leb Drainage

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2

Peak Elev= 586.05' @ 11.96 hrs

Flood Elev= 591.10'

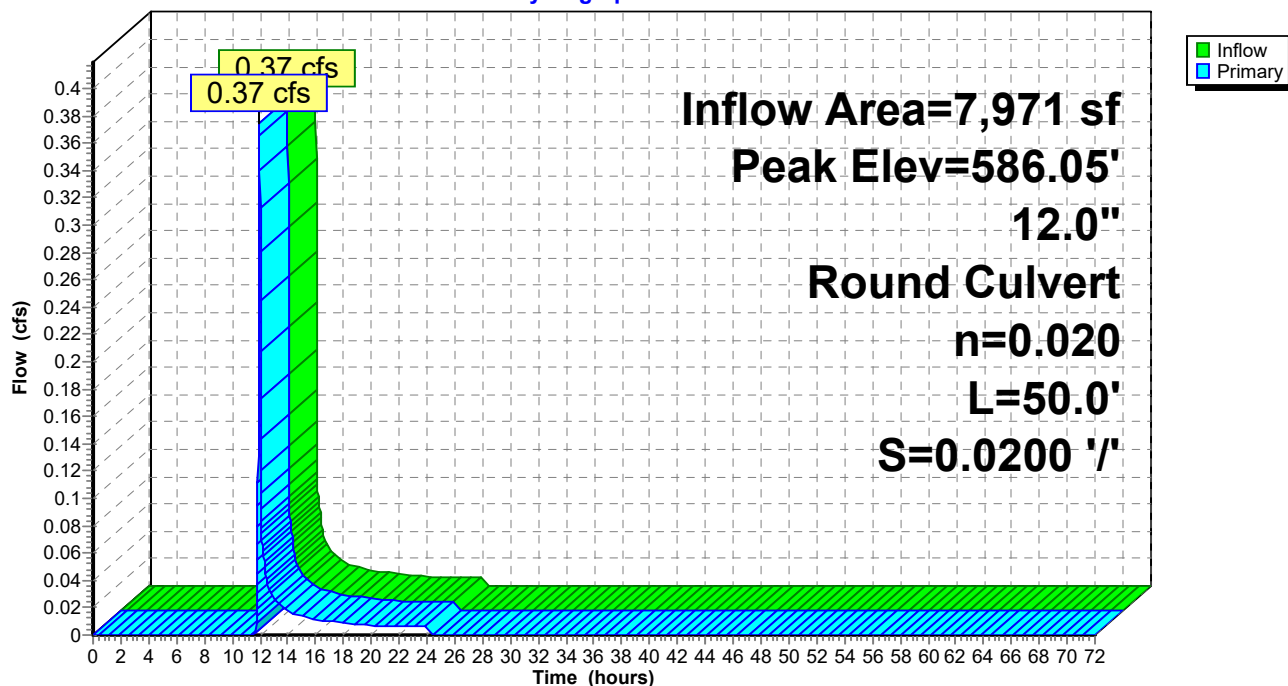
Device	Routing	Invert	Outlet Devices
#1	Primary	585.70'	12.0" Round Culvert L= 50.0' Ke= 1.000 Inlet / Outlet Invert= 585.70' / 584.70' S= 0.0200 '/ Cc= 0.900 n= 0.020 Corrugated PE, corrugated interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.37 cfs @ 11.96 hrs HW=586.05' TW=0.00' (Dynamic Tailwater)

↑**1=Culvert** (Inlet Controls 0.37 cfs @ 1.51 fps)

Pond 2P: Existing CB2

Hydrograph



Summary for Pond 3P: ADS Stormtech Chambers

Typical safety factor of 50% applied to exfiltration value to account for clogging

Inflow Area = 5,891 sf, 22.92% Impervious, Inflow Depth = 3.94" for 100 YR event
 Inflow = 0.96 cfs @ 11.95 hrs, Volume= 1,936 cf
 Outflow = 0.86 cfs @ 11.98 hrs, Volume= 1,936 cf, Atten= 10%, Lag= 1.8 min
 Discarded = 0.06 cfs @ 11.98 hrs, Volume= 1,399 cf
 Primary = 0.80 cfs @ 11.98 hrs, Volume= 537 cf
 Routed to Pond 1P : Existing CB1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 2
 Peak Elev= 593.46' @ 11.98 hrs Surf.Area= 192 sf Storage= 379 cf

Plug-Flow detention time= 28.6 min calculated for 1,936 cf (100% of inflow)
 Center-of-Mass det. time= 28.6 min (820.7 - 792.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	590.00'	231 cf	11.50'W x 16.68'L x 4.00'H Field A 767 cf Overall - 189 cf Embedded = 578 cf x 40.0% Voids
#2A	591.00'	189 cf	ADS_StormTech SC-740 x 4 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
		421 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	592.50'	6.0" Round Culvert L= 108.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 592.50' / 588.50' S= 0.0370 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf
#2	Discarded	590.00'	14.000 in/hr Exfiltration X 0.50 over Wetted area Phase-In= 0.01'

Discarded OutFlow Max=0.06 cfs @ 11.98 hrs HW=593.46' (Free Discharge)

↑**2=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=0.80 cfs @ 11.98 hrs HW=593.46' TW=587.42' (Dynamic Tailwater)

↑**1=Culvert** (Inlet Controls 0.80 cfs @ 4.06 fps)

Pond 3P: ADS Stormtech Chambers - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-740 (ADS StormTech® SC-740 without end caps)

Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf

Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

Row Length Adjustment= +0.44' x 6.45 sf x 2 rows

51.0" Wide + 12.0" Spacing = 63.0" C-C Row Spacing

2 Chambers/Row x 7.12' Long +0.44' Row Adjustment = 14.68' Row Length +12.0" End Stone x 2 = 16.68' Base Length

2 Rows x 51.0" Wide + 12.0" Spacing x 1 + 12.0" Side Stone x 2 = 11.50' Base Width

12.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 4.00' Field Height

4 Chambers x 45.9 cf +0.44' Row Adjustment x 6.45 sf x 2 Rows = 189.4 cf Chamber Storage

767.3 cf Field - 189.4 cf Chambers = 577.8 cf Stone x 40.0% Voids = 231.1 cf Stone Storage

Chamber Storage + Stone Storage = 420.6 cf = 0.010 af

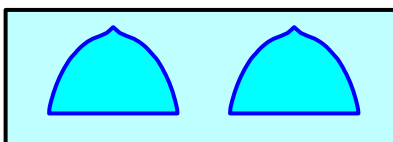
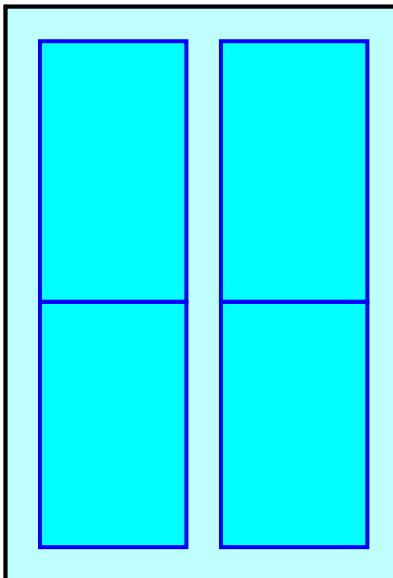
Overall Storage Efficiency = 54.8%

Overall System Size = 16.68' x 11.50' x 4.00'

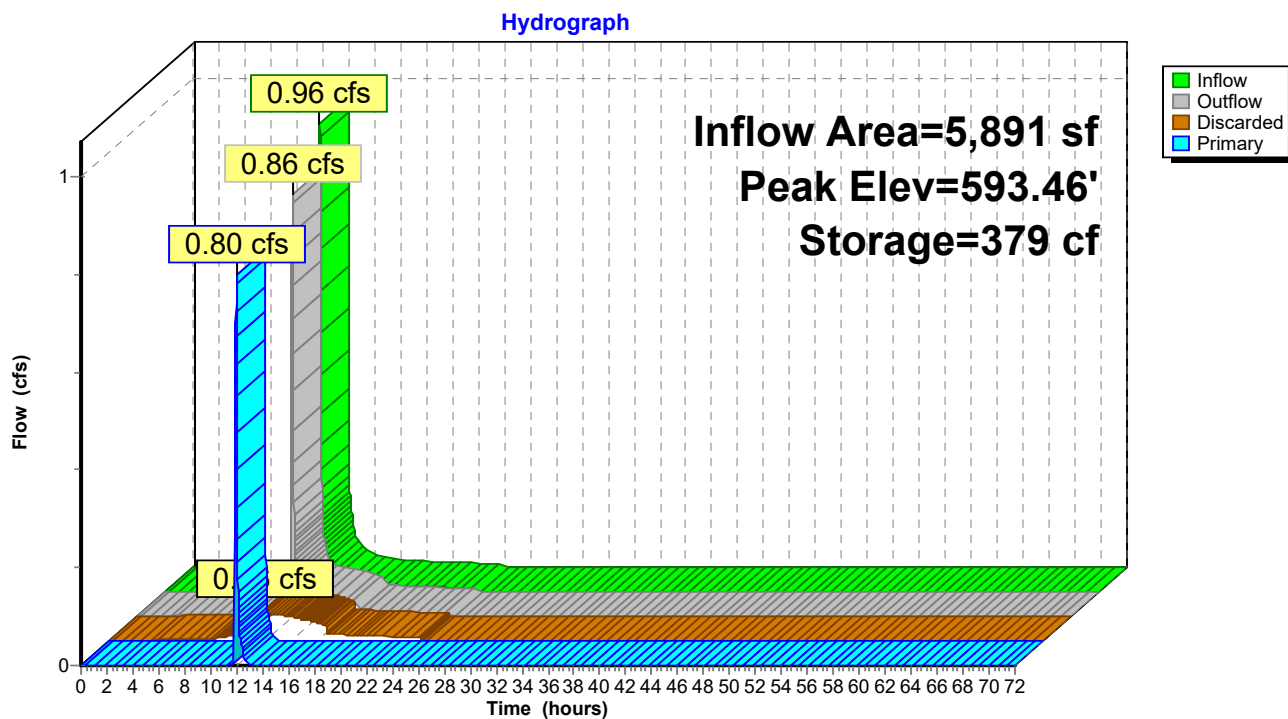
4 Chambers

28.4 cy Field

21.4 cy Stone



Pond 3P: ADS Stormtech Chambers

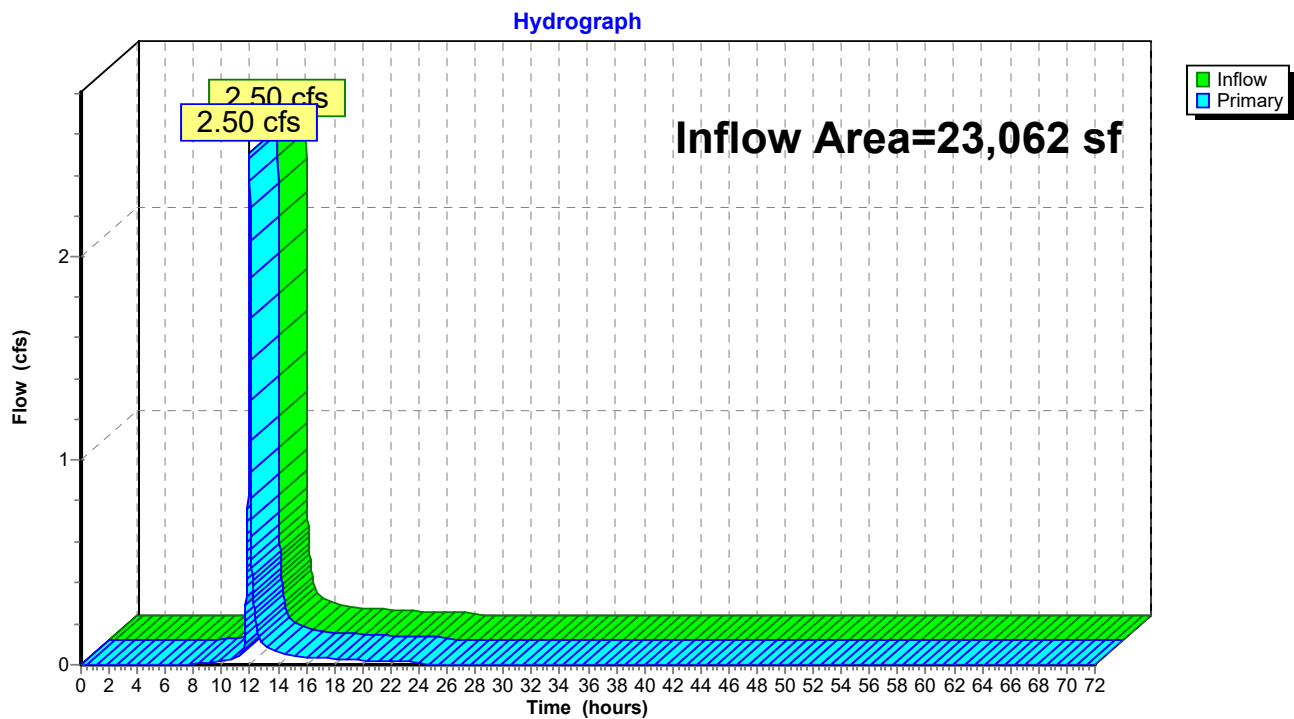


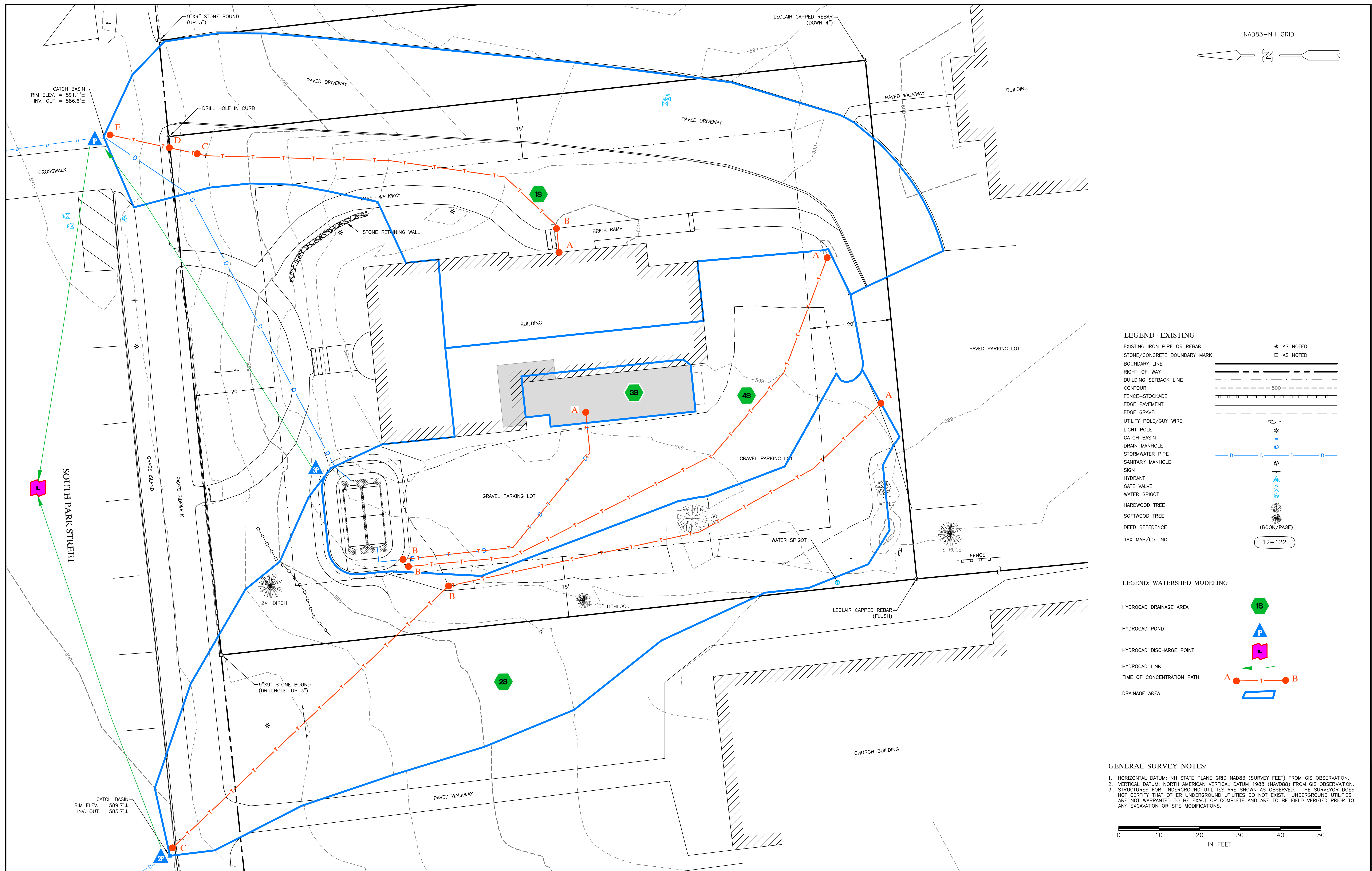
Summary for Link 1L: City of Leb Drainage

Inflow Area = 23,062 sf, 32.66% Impervious, Inflow Depth = 2.15" for 100 YR event
 Inflow = 2.50 cfs @ 11.97 hrs, Volume= 4,138 cf
 Primary = 2.50 cfs @ 11.97 hrs, Volume= 4,138 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link 1L: City of Leb Drainage





						POST-DEVELOPMENT (PROPOSED CONDITIONS) WATERSHED PLAN FOR UPPER VALLEY MUSIC CENTER BUILDING ADDITION AND SITE IMPROVEMENTS SOUTH PARK STREET, LEBANON, NEW HAMPSHIRE	PATHWAYS CONSULTING, LLC 240 MECHANIC STREET, SUITE 100 LEBANON, NEW HAMPSHIRE 03766 (603) 448-2200	SCALE: AS SHOWN	
								DESIGNED BY: SAW	
								DRAWN BY: DAS	
								CHECKED BY: SAW	
								DATE: 03-24-25	
								PROJ. NO. 13444	
REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY				SHEET 1 OF 1

**STORMWATER FACILITIES INSPECTION
AND
MAINTENANCE MANUAL

FOR**

**UPPER VALLEY MUSIC CENTER
BUILDING ADDITION AND SITE
IMPROVEMENTS PROJECT
8 SOUTH PARK STREET
LEBANON, NEW HAMPSHIRE**

DATED MARCH 24, 2025

Prepared By:
Pathways Consulting, LLC
Project No. 13337
Date Written: September 13, 2024
Revised: _____
Last Update: _____

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1. INTRODUCTION.....	1
2. PURPOSE.....	1
3. RESPONSIBLE PARTY	1
4. SITE DESCRIPTION.....	2
5. STRUCTURAL BMP IDENTIFICATION.....	4
6. ROUTINE INSPECTIONS AND MAINTENANCE REQUIREMENTS.....	5
7. DE-ICING PLAN.....	6
8. GENERAL REQUIREMENTS.....	6
9. SUMMARY OF UPDATES.....	7

APPENDICES

Appendix

- A Table 3-2 Best Management Practices Selection (Factors)
- B Site Plans for Stormwater Practices
- C Semi-Annual Inspection Checklist and Log

1. Introduction

This Inspection and Maintenance Manual (I&M Manual) covers the stormwater management facilities installed for the Upper Valley Music Center Building Addition and Site Improvements project located within the property at 8 South Park Street in Lebanon, New Hampshire (refer to the attached Site Plan). The I&M Manual has been developed as required under the City of Lebanon Stormwater Review Regulations Technical Checklist (part of the Site Plan Review) and New Hampshire Stormwater Management Manual, specifically for the proposed sediment basin, underground chamber stormwater detention and infiltration system, and related measures constructed for the referenced project. This I&M Manual provides a description of the project site and its stormwater management facilities, and it outlines the periodic inspection and maintenance requirements of these practices.

2. Purpose

Regular inspections and maintenance are essential for long-term effectiveness of stormwater Best Management Practices (BMPs). BMPs are also very expensive to repair and replace. Sediment, trash, and other debris can accumulate in BMPs and need to be removed periodically. If not properly maintained, the BMP will not operate as designed and will not provide effective treatment of stormwater runoff. This neglect jeopardizes water quality and may violate permit conditions. All stormwater BMPs require maintenance; however, the frequency and complexity of maintenance activities and the equipment needed to carry them out varies. Table 3-2 of the New Hampshire Stormwater Manual, Volume 2, Post-Construction Best Management Practices Selection & Design, December 2008, summarizes the relative level of maintenance required by each stormwater BMP. This table is included in Appendix A of this I&M Manual for reference by the responsible parties. Inspectors and those overseeing or performing maintenance should be well-trained and thoroughly familiar with the plans for each BMP, and they should utilize the I&M Manual provided herein to document their inspection and maintenance procedures.

3. Responsible Party

The Responsible Party will be responsible for implementing the I&M Manual and ensuring that it is in compliance with the City of Lebanon Stormwater Regulations.

Responsible Party: Upper Valley Music Center

Address: 8 South Park Street, Post Office Box 826, Lebanon, NH 03766

Contact Person: Benjamin Van Vliet, Executive Director

Phone: 603-448-1642 Ext. 3

Email: ben@uvmusic.org

Responsibilities:

- The Responsible Party shall implement the required reporting, inspection, and maintenance activities identified in the I&M Manual.
- Photographs shall be taken of the respective stormwater practices during each inspection of those practices.
- All record keeping required by the I&M Manual shall be maintained by the Responsible Party and be made available to the NHDES upon request.

- Upon completion of all terrain alteration activities that direct stormwater to a particular practice, the Responsible Party shall initiate the I&M activities.
- The Responsible Party may contract with one or more third parties to conduct the I&M activities, but shall remain responsible for ensuring the long-term effectiveness of the stormwater practices.
- If ownership of the property is transferred, the new owner(s) shall become the Responsible Party(ies).

4. Site Description

4.1 Facility Information

Street Address: 8 South Park Street

City: Lebanon State: NH Zip: 03766

Map/Lot: 92 / 10

Facility Operator/Owner: Upper Valley Music Center

Address: 8 South Park Street, Post Office Box 826, Lebanon, NH 03766

Contact Person: Benjamin Van Vliet, Executive Director

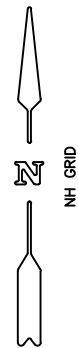
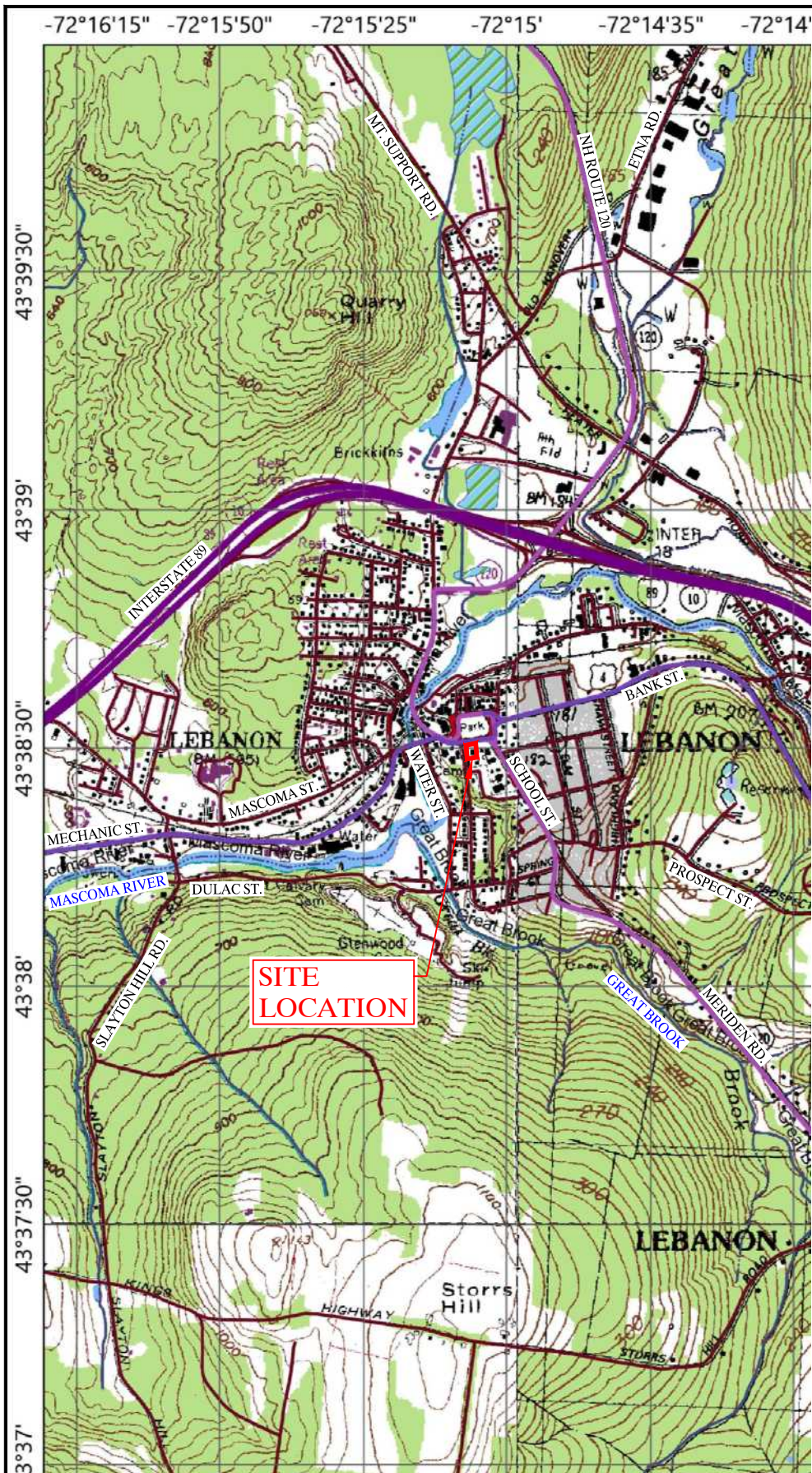
Phone: 603-448-1642 Ext. 3

Email: ben@uvmusic.org

4.2 Site Description

The Upper Valley Music Center project involves the construction of a 468 square foot addition on the west side of the existing building and associated stormwater drainage facilities. The project includes a proposed underground chamber stormwater system located within a shallow grass-lined sediment basin at the north end of the existing gravel parking lot, a 6-inch diameter PVC drain pipe connecting an internal roof drain in the new addition to the underground chamber system, and a separate 6-inch diameter PVC drain pipe overflow outlet extending from the underground chamber system to an existing catch basin in South Park Street near the northeast corner of the subject property.

4.3 General Location Map (See USGS Site Map on next page)



Legend

- State
- County
- City/Town
- Interstates
- US Routes
- State Routes
- Local Roads
- Stream Centerlines
 - Perennial Stream
 - Intermittent Stream
- Artificial Paths
- Water Bodies
 - Lake/Pond
 - Reservoir
 - Estuary
 - Swamp/Marsh
- Other Water Features
 - River
 - Spillway
 - Inundation Area
 - Dam/Weir
 - Canal/Ditch
 - Rapids

Map Scale

1: 24,000

© NH GRANIT, www.granit.unh.edu

Map Generated: 3/17/2025



Pathways Consulting, LLC
 240 Mechanic Street, Suite 100
 Lebanon, New Hampshire 03766
 (603) 448-2200 FAX: (603) 448-1221

SITE LOCATION MAP FOR
 UPPER VALLEY MUSIC CENTER
 8 SOUTH STREET – LEBANON, NEW HAMPSHIRE

SCALE: AS SHOWN
 DESIGNED BY: JLD
 DRAWN BY: JLD
 CHECKED BY: SAW
 DATE: 03/24/25
 PROJ. NO. 13444

4.4 Site Maps

The Site Plan depicts the stormwater management features or structural BMPs within the project area. A reduced plan is provided in Appendix B.

5. Structural BMP Identification

The stormwater runoff from the roof of the proposed building addition (and a portion of the existing roof that drains onto the new roof) will be collected from a roof drain and conveyed through a new 6-inch drain pipe routed through the new addition to a below-grade penetration in the building foundation. From the building foundation, the drain pipe will extend under the existing gravel parking to connect directly into the southwest side of the underground chamber system located at the north end of the parking lot. The underground chamber system will also have a 6-inch drain pipe outlet extending from the northeast side extending across the grass lawn area north of the existing building to the existing catch basin in South Park Street, northeast of the site. The underground chamber system is designed to provide a minimum volume of runoff detention/storage exceeding the amount of runoff generated from the proposed building addition during a 25-year design storm event. The porous stone bottom of the underground storage system will also encourage infiltration of stormwater into the subsoils that are anticipated to be well-drained soils with low groundwater levels. This underground system will be installed below a one-foot deep graded sediment basin located on the north end of the existing gravel parking lot (near the northwest corner of the existing building). The site grading will direct the majority of the current runoff from the existing gravel parking lot to the sediment basin and into the underground chamber system, and the system has been designed to accommodate this increase volume of runoff. The sediment basin will also provide pretreatment for the underground chamber system by collecting and containing any sediment from the gravel parking lot.

Structure:	Underground Chamber Storage System	
Date of Implementation:	Summer 2025	
Maintenance Requirement(s):		Frequency:
Basin should be inspected by a qualified professional for settlement, erosion, seepage, animal burrows, and other conditions that could degrade the system and reduce its stability for impounding water. Immediate corrective action should be implemented if any such conditions are found, with maintenance or rehabilitation conducted as warranted by such inspection.		At least twice per year
Chambers, inlet and outlet pipes, inlet and outlet structures, energy dissipation structures or practices, and other structural appurtenances should be inspected by a qualified professional to ensure that they are clear of woody vegetation, have no accumulated sediment/debris, and no evidence of erosion. Immediate corrective action should be implemented (e.g., maintenance, repairs, or replacement) as indicated by such inspection.		At least twice per year
Accumulated sediment should be removed when it significantly affects basin capacity, reduces outflow, or results in redirection of flow.		As needed.
Trash and debris should be removed from the basin and any inlet or outlet structures whenever observed by inspection.		During any inspections

Structure:	Sediment Basin	
Date of Implementation:	Summer 2025	
Maintenance Requirement(s):	Frequency:	
Inspection for erosion, sediment accumulation, vegetation loss, and presence of invasive species	Periodically, at least annually,	
Mowing of embankments	Periodically, never shorter than WQF depth, (minimum 4")	
Removal of debris and accumulated sediment	Inspect every 6 months	
Repair eroded areas, remove invasive species and dead vegetation, and reseed with applicable grass mix as warranted by inspection	Periodically, at least annually,	
Regrade side slopes to ensure sheet flow from adjacent parking lot, and adding additional material to fill in voids and low spots	Periodically, at least annually,	
Embankments should be inspected by a qualified professional for settlement, erosion, seepage, animal burrows, woody vegetation, and other conditions that could degrade the embankment and reduce its stability. Immediate corrective action should be implemented if any such conditions are found, with maintenance or rehabilitation conducted as warranted by such inspection.	At least annually	

Structure:	Gravel Parking Lot	
Date of Implementation:	Summer 2025	
Maintenance Requirement(s):	Frequency:	
Application of salt for ice control should be limited only to when safety is in question.		
Never reseal or repave with impermeable materials. Inspect annually for surface deterioration and repair accordingly.		
Monitor to ensure that the surface drains effectively after storms.	Periodically	
Major rutting or heaving may necessitate replacement of gravel, and possibly subbase course materials.	As needed	
Embankments should be inspected by a qualified professional for settlement, erosion, seepage, animal burrows, woody vegetation, and other conditions that could degrade the embankment and reduce its stability. Immediate corrective action should be implemented if any such conditions are found, with maintenance or rehabilitation conducted as warranted by such inspection.	At least annually	

6. Routine Inspections and Maintenance Requirements

6.1 Sensitive BMPs

BMPs are susceptible to damage during inspections and maintenance activities and due to environmental factors. Liners and steep side slopes of ponds can be damaged when oversized vehicles are used to remove accumulated sediment. Sediment removal activities can damage many other BMPs as well, especially when vehicles such as excavators or backhoes are used. Loss of filtration capacity is an important concern for the infiltration areas. Hand removal of sediment may be the best option in sensitive BMPs.

6.2 Semi-Annual Visual Inspections and Maintenance

Facility inspections will be examined every six months in non-winter conditions (recommended during spring and fall) by the Responsible Party for evidence of sediment or other visible contamination during a runoff event. The inspection will take place within the first 30 minutes of a precipitation or snowmelt event, if possible, but no more than 60 minutes after onset. Precipitation events must be greater than 0.1 inch in magnitude and occur at least 72 hours after the last runoff-producing event. If stormwater BMPs are found to be functioning incorrectly, maintenance will be performed before the next anticipated storm event, or as necessary to maintain the effectiveness of the stormwater controls. A sample inspection checklist and an inspection recording log are provided in Appendix C of the I&M Manual. Completed checklists and logs shall be kept in Appendix C.

6.3 Updates to I&M Manual

Ultimately, the goal of the I&M Manual is to maintain the integrity of the stormwater management system to protect the quality of water resources and prevent impacts to off-site and downstream areas. Inspection results should be used to reassess regularly the effectiveness of the BMPs on reducing the transport of sediment and providing adequate conveyance of stormwater flows. The I&M Manual may be updated and improved throughout the life of the system.

7. De-icing Plan

Snow will be removed from the parking lot as needed by plow, snowblower, or other mechanical equipment as needed. Temporary snow storage areas have been depicted on the plans. Salt or other deicing agents should be limited on the site, including the access drive, due to the close proximity to sensitive surface waters.

8. General Requirements

8.1 Record Keeping and Reporting

A copy of this I&M Manual will be sent to the City of Lebanon and the original will be maintained on-site. Records pertaining to inspections and maintenance will be kept on-site with the I&M Manual. This manual will be made available upon request to the City of Lebanon during scheduled site visits and to the public for review if a formal written request is made.

8.2 Maintaining the Updated I&M Manual

This I&M Manual will be amended if inspections should indicate a deficiency, when corrective actions are implemented, or the Responsible Party determines that the stormwater system is not effectively collecting, conveying, treating, or detaining stormwater and/or controlling stormwater pollutant discharges. A history of amendments will be kept with this plan in Section 9.

9. Summary of Updates

Date Plan Amended	Summary of Updates

APPENDIX A
Table 3-2 Best Management Practice Selection (Factors)

Table 3-2. Best Management Practice Selection (Factors)

BMP Type	Best Management Practice	Chapter Env-Wq 1500 Reference	Physical Feasibility Factors												
			Drainage Area (acres)					Soil Infiltration Capacity (inches per hour)		Depth to High Water Table/ Depth to Bedrock*		Land Area		Slope	Maintenance Sensitivity
0-5	5-10	10-25	25-50	50+	<0.15	≥0.15 and ≤6.5	>6.5	0-3 ft	3+ ft	Requires Large Land Area	Requires Small Land Area				
Low Impact Development (LID)															
	Site Management Practices														
	Comprehensive LID Site Design		●	●	●	●	●	●	●	●	●	●			◇
	Disconnect Impervious Area		●	●	●	●	●	●	●	●	●	●			◇
	Minimize Disturbance Area		●	●	●	●	●	●	●	●	●	●			◇
	Minimize Site Imperviousness		●	●	●	●	●	●	●	●	●	●			◇
	Flow Path Practices		●	●	●	●	●	●	●	●	●	●			◇
	Preserve Infiltratable Soils		●	●	●	●	●	●	●	●	●	●			◇
	Preserve Natural Depression Areas		●	●	●	●	●	●	●	●	●	●			◇
	Other: Natural Vegetation Preservation, Soil Amendment		●	●	●	●	●	●	●	●	●	●			◇
	Interception or Recharge Practices (constructed BMPs)														
	Green Roof						●	●	●	●	●	●			◆
	Rain Barrel/Cistern (with on-site re-use)		●	●	●	●	●	●	●	●	●	●			◇
	Rain Garden/Bioretenction		●				○	●	●	●	●	●	<15%		◆
	Pervious Pavers/Pervious Pavement		●	●	●	●	●	○	●	●	○	●	<15%		◆
Source Control BMPs															
	Street Sweeping		●	●	●	●	●	●	●	●	●	●			◆
	Snow and Ice Management		●	●	●	●	●	●	●	●	●	●			◆
Treatment BMPs															
	Stormwater Ponds	1508.03													
	Dry Extended Detention Pond With Micropool						●	○	○	●	○	●			◇
	Wet Pond						●	○	○	●	○	●			◇
	Wet Extended Detention Pond						●	○	○	●	○	●			◇
	Multiple Pond System						●	○	○	●	○	●			◇
	Pocket Pond						●	○	○	●	○		●		◇
	Stormwater Wetlands	1508.04													
	Shallow Wetland						●	○	○	●	○				◆
	Extended Detention Wetland						●	○	○	●	○	●			◇
	Pond/Wetland System						●	○	○	●	○	●			◇
	Gravel Wetland						●	○	○	●	○				◆
	Infiltration Practices	1508.05													
	Infiltration Trench and Drip Edge		●	●			●	○		●		●	<15%		◆
	In-ground Infiltration Basin			●	●	●	●	○		●		●	<15%		◆
	Underground Infiltration Basin		●				●	○		●			<15%		◆
	Dry Well		●				●	○		●		●	<15%		◆
	Permeable Pavement		●	●	●	●	●	○		●			<15%		◆

Table 3-2. Best Management Practice Selection (Factors)

BMP Type	Best Management Practice	Chapter Env-Wq 1500 Reference	Physical Feasibility Factors												Maintenance Sensitivity		
			Drainage Area (acres)					Soil Infiltration Capacity (inches per hour)		Depth to High Water Table / Depth to Bedrock*		Land Area		Slope			
			0-5	5-10	10-25	25-50	50+	<0.15	≥0.15 and ≤6.5	>6.5	0-3 ft	3+ ft	Requires Large Land Area			Requires Small Land Area	
Treatment BMPs, Continued																	
	Filtering Practices	1508.06															
	Surface Sand Filter		●	●					●	●	●	●	●				◆
	Underground Sand Filter		●	●					●	●	●	●	●				◆
	Bioretention System (underdrained)		●						●	●	●	●	●	●			◆
	Permeable Pavement (with sand bed, underdrain, and piped outlet)		●	●	●	●	●		●	●	●	●	●				◆
	Flow-Through Treatment Swale	1508.07									○	●					◇
	Vegetated Buffer (vegetated filter strip)	1508.08															
	Residential or Small Pervious Area Buffer		●						●	●	●	●	●	●	<15%		◆
	Developed Area Buffer		●						●	●	●	●	●	●	<15%		◆
	Buffers on Downhill Side of Roadway		●						●	●	●	●	●	●	<20%		◆
	Ditch Turn-out Buffer		●						●	●	●	●	●	●	<15%		◆
	Other practices	1508.09															
Pretreatment BMPs																	
	Sediment Forebay	1508.10	●	●	●	●	●		●	●	●	●	●	●			◇
	Vegetated Filter Strip	1508.11	●						●	●	●	●	●	●			◆
	Pre-treatment Swale	1508.12							●	●	●	●	●	●			◇
	Flow-through Structures	1508.13															
	Water Quality Inlet		●						●	●	●	●	●	●			◆
	Proprietary Devices		●						●	●	●	●	●	●			◆
	Deep-sump Catch Basin	1508.14	●						●	●	●	●	●	●			◆
Groundwater Recharge Practices		1508.15															
	Infiltration Practices	1508.05	●	●	●	●	●		●	●		●			<15%		◆
	Filtering Practices Which Include Infiltration	1508.06	●	●					●	●		●	●		<15%		◆
	Permeable Surfaces		●	●	●	●	●		●	●		●			<15%		◆
Conveyance Practices																	
	Detention Basin	1508.16		●	●	●	●		●	●	●	●	●	●			◇
	Stone Berm Level Spreader	1508.17	●						●	●	●	●	●		<15%		◆
	Conveyance Swale	1508.18							●	●	●	●	●				◇
	Terraced Slopes or Benching	1508.19															◇
	Flow Splitters		●	●	●	●	●		●	●	●	●	●				◇
	Permanent Outlet Protection		●	●	●	●	●		●	●	●	●	●				◆

● Applicable

○ May be applicable w/ careful design

* See Table 3-4 for a summary of BMP restrictions associated with high load and protected resources.

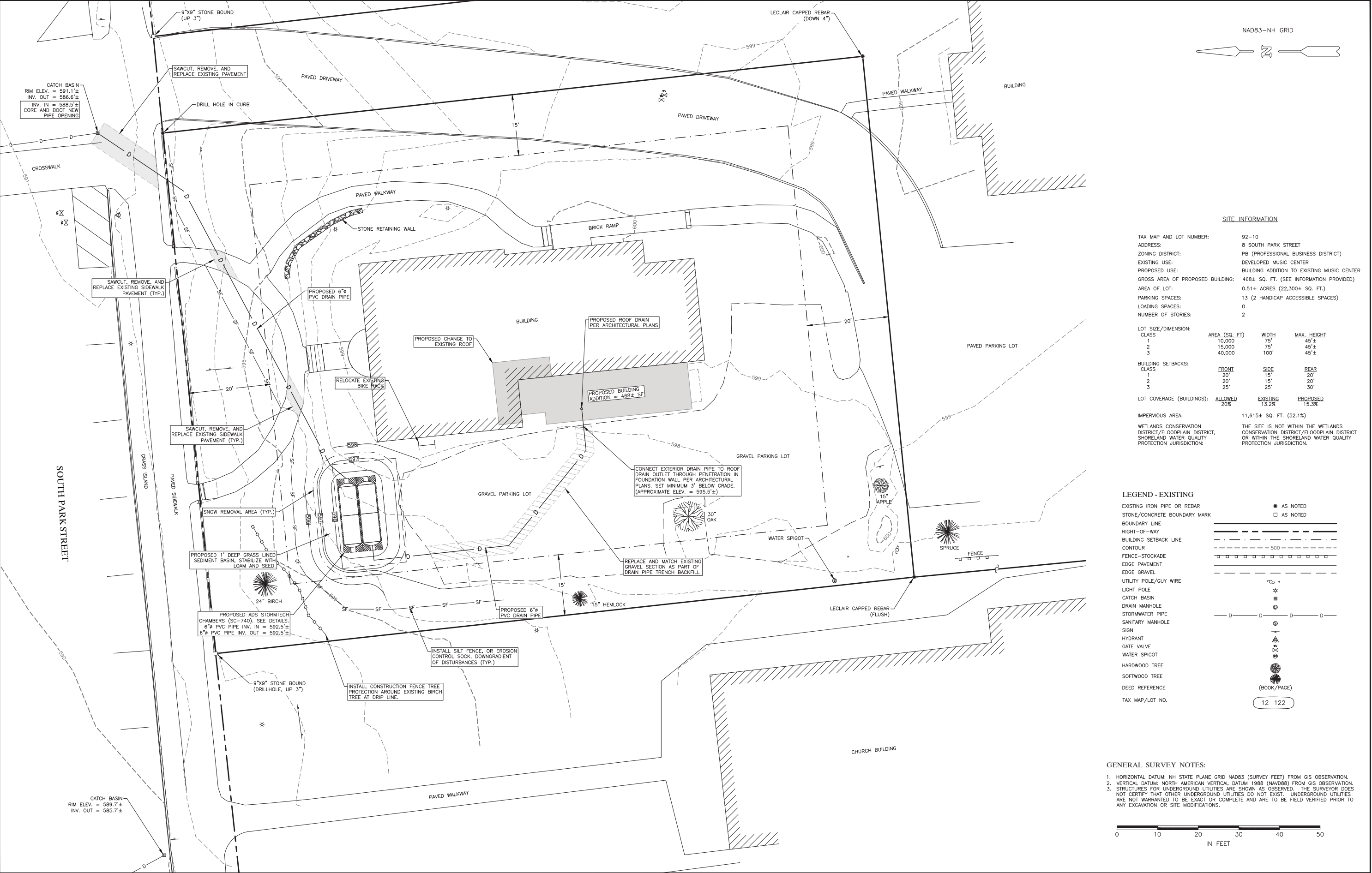
Maintenance Sensitivity - a practice's susceptibility to reduced performance if not adequately maintained.

◆ Significant

◆ Moderate

◇ Least

APPENDIX B
Site Plans for Stormwater Practices (Reduced Size)



PROPOSED SITE PLAN FOR						PATHWAYS CONSULTING, LLC		SCALE: AS SHOWN	3
UPPER VALLEY MUSIC CENTER						240 MECHANIC STREET, SUITE 100		DESIGNED BY: SAW	
BUILDING ADDITION AND SITE IMPROVEMENTS						LEBANON, NEW HAMPSHIRE 03766		DRAWN BY: DAS	
SOUTH PARK STREET, LEBANON, NEW HAMPSHIRE						(603) 448-2200		CHECKED BY: SAW	
								DATE: 03-24-25	
REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY	PROJ. NO. 13444		SHEET 3 OF 5	Page 203 of 290

1. CHAMBERS SHALL BE STORMTECH SC-740.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCE.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBER LOAD CONFIGURATIONS" SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - a. TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - b. TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1/2".
 - c. TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 8.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION, BACKFILL TEMPERATURES ABOVE 73° F / 23° C, CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - a. THE STRUCTURAL EVALUATION SHALL BE SIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
 - b. THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.5 ON DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2781 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR TEMPORARY LOADS.
 - c. THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

1. STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.
STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONEHEDGER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4" - (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

1. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE 'STORMTECH SC-310/SC-740/DIC-780 CONSTRUCTION GUIDE'.

2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:

- NO EQUIPMENT IS ALLOWED ON CHAMBER EXCHANGERS.
- NO RUBBER TIRE LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE 'STORMTECH SC-310/SC-740/DIC-780 CONSTRUCTION GUIDE'.
- WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE 'STORMTECH SC-310/SC-740/DIC-780 CONSTRUCTION GUIDE'.

3. FILL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE 'DUMP AND PUSH' METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

90.7" (2304 mm) ACTUAL LENGTH

85.4" (2169 mm) INSTALLED LENGTH
 ⇐ BUILD ROW IN THIS DIRECTION

START

OVERLAP NEXT CHAMBER HERE
 (OVER SMALL CORRUGATION)

29.3" (744 mm)

45.9" (1166 mm)

30.0" (762 mm)

51.0" (1295 mm)

12.2" (310 mm)

NOMINAL CHAMBER SPECIFICATIONS

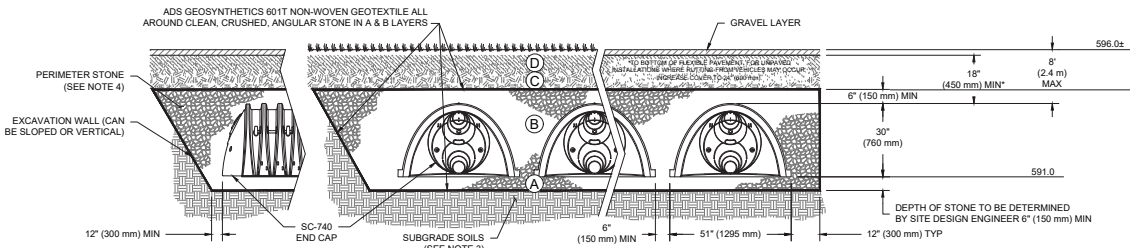
SIZE (W X H X INSTALLED LENGTH)	CHAMBER STORAGE	MINIMUM INSTALLED STORAGE*	WEIGHT
51.0" X 30.0" X 85.4"	45.9 CUBIC FEET	74.9 CUBIC FEET	75.0 lbs.
(1295 mm X 762 mm X 2169 mm)	(1.30 m ³)	(2.12 m ³)	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC	---	---	---	0.5" (13 mm)
SC740EPE06T / SC740EPE06TPC	---	---	---	---
SC740EPE08T / SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC	---	---	---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC	---	---	---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC	---	---	---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	---	---	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC	15" (375 mm)	18.4" (467 mm)	---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC	---	---	---	1.6" (41 mm)
SC740EPE24B	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)
SC740EPE24B	24" (600 mm)	18.5" (470 mm)	---	1.1" (3 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (E LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <3% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-A, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 67, 68, 7, 88, 9, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN F (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 10,000 (3.3) MN. DYNAMIC FORCE NOT TO EXCEED 20,000 LBS (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{3,3}



1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.3 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN. (MIN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORED.

STEP 1 INSPECT ISOLATOR ROW PLUS FOR SEDIMENT

- A. INSPECTION PORTS (IF PRESENT)
 - A.1. REMOVE/OPEN LID ON NYLON/PLAST HULINE DRAIN
 - A.2. REMOVE AND CLEAN FLEXPORT FILTER IF INSTALLED
 - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROW PLUS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- B.3. MIRRORS OR LENSES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - I) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.

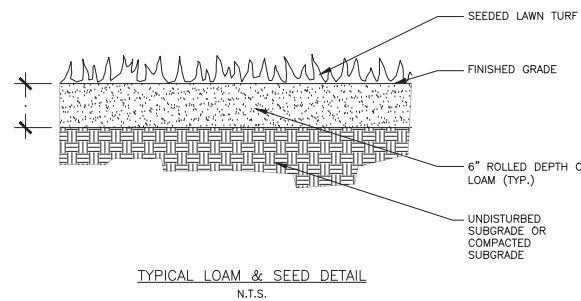
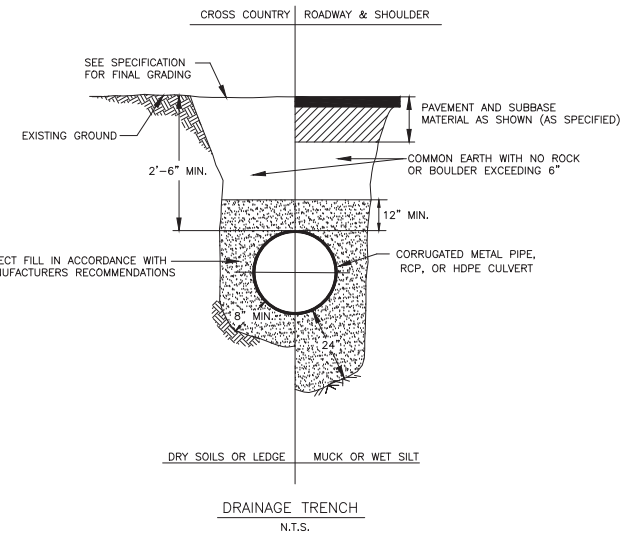
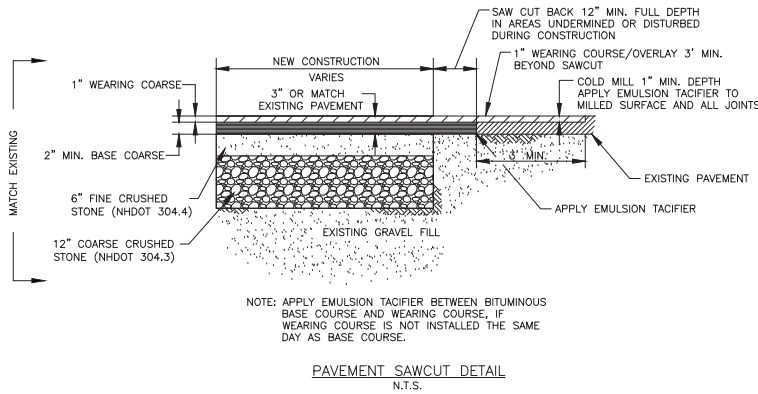
STEP 2 CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS

- A. FIRM CULVERT WITH CLEANING NOZZLE WITH FORWARD SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE PUMP AS REQUIRED

STEP 3 REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

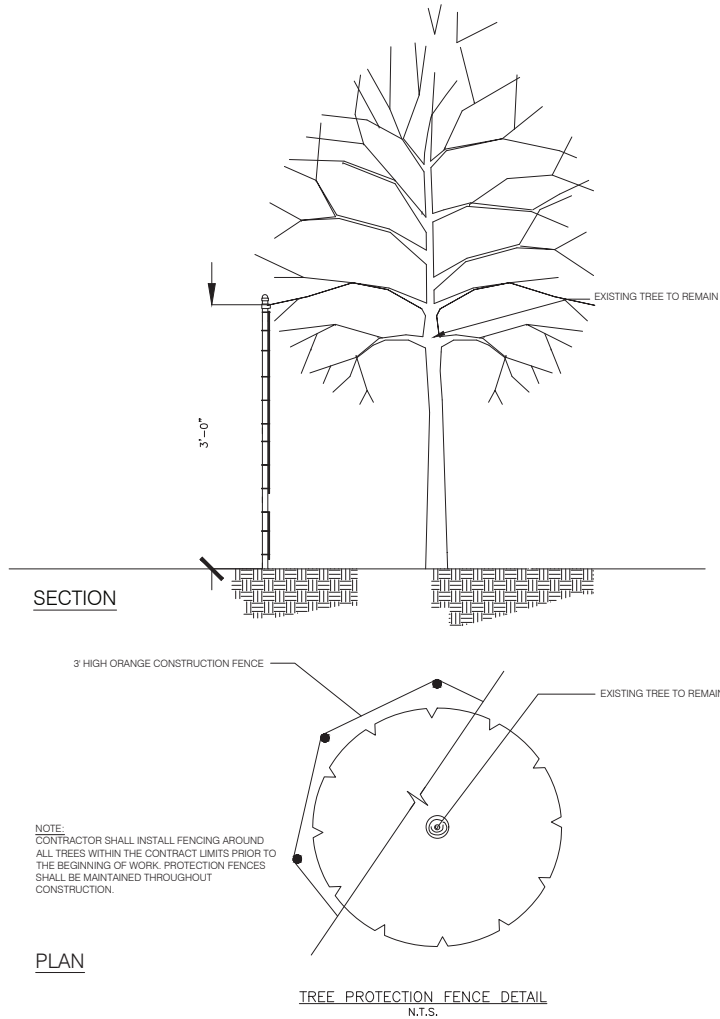
STEP 4 INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTCH SYSTEM.

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



1. **COMPACTION:**
 - A. IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF THE BIORETENTION AREA AND THE REQUIRED BACKFILL. WHEN POSSIBLE, USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL. IF BIORETENTION AREA IS EXCAVATED USING A LOADER, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF TYPE TIRES, USE OF EQUIPMENT WITH NARROW TRACKS OR NARROW TIRES, RUBBER TIRES WITH LARGE LUGS, OR HIGH PRESSURE TIRES WILL CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES. STORAGE VOLUMES ARE NOT ACCEPTABLE. COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE.
 - B. THE SOIL CAN BE ALLEVATED AT THE BASE OF THE BIORETENTION FACILITY BY USING A PRIMARY TILLING OPERATION RESULTING IN REDUCED INFILTRATION RATES. THEREFORE, THE CONTRACTOR MUST REPAIR THE SOIL PROFILE THROUGH THE 12-INCH COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLERS TYPICALLY DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.
 - C. ROTOTILL 2 TO 3 INCHES OF SAND INTO THE BASE OF THE BIORETENTION FACILITY BEFORE BACK FILLING THE REQUIRED SAND LAYER. PUMP ANY PONDED WATER BEFORE PREPARING (ROTOTILLING) BASE.
 - D. WHEN BACK FILLING THE TOPSOIL, OVER THE SAND LAYER, FIRST PLACE 3 TO 4 INCHES OF TOPSOIL OVER THE SAND, THEN ROTOTILL THE SAND/TOPSOIL TO CREATE A GRADATION ZONE. BACKFILL THE REMAINDER OF THE TOPSOIL TO FINAL GRADE.
 - E. WHEN BACKFILLING THE BIORETENTION FACILITY, PLACE SOIL IN LIFTS 12" OR GREATER, DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BIORETENTION FACILITY TO MOVE BIOMATERIALS. BIOMATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.
2. **PLANT INSTALLATION**
 - A. MULCH DURING INDIVIDUAL PLANTS WILL. SHREDDED HARDWOOD MULCH IS THE ONLY ACCEPTED MULCH. PINE BARK AND WOOD CHIPS WILL FLOAT AND MOVE TO THE PERIMETER OF THE BIORETENTION AREA DURING A STORM EVENT AND ARE NOT ACCEPTABLE. SHREDDED MULCH MUST BE WELL AGED (6 TO 12 MONTHS) FOR ACCEPTANCE. (SOURCE: KAMPS WOOD PRODUCTS, CONCORD, NH OR APPROVED EQUAL).
 - B. THE PLANT ROOT BALL SHOULD BE PLANTED SO 1/8TH OF THE BALL IS ABOVE FINAL GRADE SURFACE. ROOT STOPS OF THE PLANTING PIT SHOULD BE 1/2" DEEPER THAN THE PLANTING PIT. THE PLANTING PIT SHOULD BE 1/2" DEEPER THAN THE PLANTING PIT. THE PLANTING PIT SHOULD BE AT LEAST SIX INCHES LARGER THAN THE DIAMETER OF THE PLANTING BALL. SET AND MAINTAIN THE PLANT STRAIGHT DURING THE ENTIRE PLANTING PROCESS.
 - C. PLANTING SHOULD BE INSTALLED IMMEDIATELY AFTER INSTALLATION OF THE BIOMATERIALS.
 - D. TREES SHOULD BE BRACED USING 2" X 2" STAKES ONLY AS NECESSARY AND FOR THE FIRST GROWING SEASON ONLY. STAKES ARE TO BE EQUALLY SPACED ON THE OUTSIDE OF THE TREE BALL.
 - E. GRASSES AND LEGUME SEED SHOULD BE TILLED INTO THE SOIL TO A DEPTH OF AT LEAST ONE INCH. GRASSES AND LEGUME PLUGS SHOULD BE PLANTED FOLLOWING THE NON-GRASS GROUND COVER PLANTING SPECIFICATIONS.
 - F. THE TOPSOIL SPECIFICATIONS PROVIDE ENOUGH ORGANIC MATERIAL TO ADEQUATELY SUPPLY NUTRIENTS FROM THE FIRST CYCLE OF BIOMATERIALS. THE BIOMATERIALS SHOULD BE PLANTED TO ADEQUATELY SUPPLY QUALITY ADDING FERTILIZERS DEFLECTS, OR AT A MINIMUM, IMPEDES THIS GOAL. ONLY ADD FERTILIZER IF WOOD CHIPS OR MULCH IS USED TO AMEND THE SOIL. ROTOTILL UREA FERTILIZER AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
3. **MISCELLANEOUS**
 - A. THE BIORETENTION FACILITY MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
 - B. A DRAINAGE VIGOROUS VEGETATIVE COVER SHALL BE ESTABLISHED OVER THE CONTRIBUTING PERVIOUS DRAINAGE AREAS BEFORE RUNOFF CAN BE ACCEPTED INTO THE FACILITY.

1. SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EVENT EXCEEDING 2.5 INCHES IN A 24 HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
2. PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT LESS THAN ANNUALLY.
3. GRASS AND DEBRIS SHOULD BE REMOVED AT EACH INSPECTION.
4. AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIOTRETMENT SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER BED.
5. VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.



REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY

SITE AND DRAINAGE DETAILS FOR
UPPER VALLEY MUSIC CENTER
BUILDING ADDITION AND SITE IMPROVEMENTS
SOUTH PARK STREET, LEBANON, NEW HAMPSHIRE

240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766
(603) 448-2200

SCALE: AS SHOWN
DESIGNED BY: SAW
DRAWN BY: DAS
CHECKED BY: SAW
DATE: 03-24-25
PROJ. NO. 13444

APPENDIX C
Semi-Annual Inspection Checklist and Log
Keep the completed inspection forms here.

UPPER VALLEY MUSIC CENTER
BUILDING ADDITION AND SITE IMPROVEMENTS PROJECT
8 SOUTH PARK STREET, LEBANON, NEW HAMPSHIRE
SEMI-ANNUAL INSPECTION CHECKLIST

Please refer to the New Hampshire Stormwater Manual for specific information regarding the frequency of maintenance, inspection, and reporting requirements.

Project Name: Upper Valley Music Center – Building Addition and Site Improvements Project
Permittee Name: Upper Valley Music Center

Project Address: 8 South Park Street, Lebanon, NH 03766
Responsible Party for Facility: Benjamin Van Vliet, Executive Director
Address: 8 South Park Street, Post Office Box 826, Lebanon, NH 03766
Contact Person: Benjamin Van Vliet, Executive Director
Phone: 603-448-1642 Ext. 3
Email: ben@uvmusic.org

Inspector Name (if applicable): _____

***Inspector does not need to be an Engineer, Authorized Representative is acceptable**

Address:

Phone #:

Has ownership or project name changed since previous authorization? ☐N ☐Y - *If yes, attach explanation.*

Has amount of impervious area changed since previous authorization? ☐N ☐Y - *If yes, attach explanation.*

Maintenance Requirements

The Responsible Party(ies) shall at all times properly operate, inspect, and maintain all stormwater treatment and control systems which are installed or used to maintain compliance with the City of Lebanon Stormwater Regulations. The Responsible Party(ies) shall continue to comply with the inspection and maintenance requirements set forth in the City of Lebanon Stormwater Regulations

Maintenance Inspection Checklist

Please consider the item listed below:

Underground Chamber Storage System:

- Embankments show signs of settlement, erosion, seepage, animal burrows, woody vegetation, and other conditions that could degrade the embankment and reduce its stability for impounding water? ☐N ☐Y *If yes, immediate corrective action should be implemented if any such conditions are found, with maintenance or rehabilitation conducted as warranted by such inspection.*
- Are there any vegetated areas, including embankments, that require mowing, or other maintenance? ☐N ☐Y *If yes, attach an explanation and schedule for mowing or maintenance to be completed.*
- Inlet and outlet pipes, inlet and outlet structures, energy dissipation structures or practices, and other structural appurtenances in need of corrective action implemented (e.g., maintenance,

repairs, or replacement)? ☐N ☐Y - *If yes, attach an explanation and schedule for maintenance, repairs, or replacement to be completed.*

- Trash and debris need to be removed from the basin and any inlet or outlet structures?. ☐N ☐Y - *If yes, attach an explanation and schedule for trash and debris removal.*
- Was any accumulation of sediment noted in the basin that will significantly affect the basin capacity? ☐N ☐Y - *If yes, provide an explanation and schedule for cleaning.*

Gravel Parking Lot:

- Any surface deterioration? ☐N ☐Y - *If yes, provide an explanation and schedule for repair.*
- Surface drains effectively after storms. ☐N ☐Y - *If no, provide an explanation and schedule for investigation into why. Major clogging may necessitate replacement of pavement surface, and possibly filter course and sub-base course.*
- Any bare spots on the gravel surface? ☐N ☐Y - *If yes, Reseed immediately.*
- Embankments showing any signs of settlement, erosion, seepage, animal burrows, woody vegetation, and other conditions that could degrade the embankment and reduce its stability?
☐N ☐Y - *If yes, immediate corrective action should be implemented, with maintenance or rehabilitation conducted as warranted by such inspection.*

Sediment Basin:

- Are there any vegetated areas that require mowing or other maintenance? ☐N ☐Y - *If yes, attach an explanation and schedule for mowing or maintenance to be completed.*
- Was any erosion noted during inspection (for example in areas of exposed soil in channels, outlets, or on pond berms)? ☐N ☐Y - *If yes, provide explanation and schedule for repair.*
- Was any accumulation of sediment or debris noted in the basin? ☐N ☐Y - *If yes, provide an explanation and schedule for cleaning.*
- Is the basin surface and inlet remaining level with no voids or low spots preventing sheet flow at discharge point? ☐N ☐Y - *If yes, attach an explanation and schedule for maintenance to be completed.*
- Embankments showing any signs of settlement, erosion, seepage, animal burrows, woody vegetation, and other conditions that could degrade the embankment and reduce its stability?
☐N ☐Y - *If yes, immediate corrective action should be implemented, with maintenance or rehabilitation conducted as warranted by such inspection.*
☐N ☐Y - *If yes, immediate corrective action should be implemented, with maintenance or rehabilitation conducted as warranted by such inspection.*

General Maintenance:

- To the best of your knowledge, have there been any illicit discharges to the system (illicit discharges would include dumping of oil, gas, detergent, vehicle wash water, etc)? ☐N ☐Y - *If yes, attach an explanation and preventative measures taken.*
- Was any erosion noted during inspection (for example in areas of exposed soil in channels, outlets, or on pond berms)? ☐N ☐Y - *If yes, provide explanation and schedule for repair.*
- Have you performed all of the inspection and maintenance requirements in the individual stormwater permit that was previously issued for your stormwater treatment and control system?
☐N ☐Y - *If there are inspection and maintenance requirements in the previous individual permit that are not listed above, please attach an explanation of them and provide a schedule for their completion or indicate that they have been completed.*

- Has there been any re-routing of stormwater to avoid the system? ☐N ☐Y - *If yes, attach an explanation.*
 - Is there any additional maintenance or repairs needed at this time? ☐N ☐Y - *If yes, provide an explanation and schedule for maintenance or repairs to be completed.*
- ☐ Based on the above observations, and to the best of my knowledge, this report can serve as confirmation that the stormwater system **is** being maintained and operated in general conformance with the approved plans and the City of Lebanon Stormwater Regulations and that the stormwater system is in good operating condition.
- ☐ Based on the above observations, and to the best of my knowledge, this report can serve as notification that the stormwater system **is not** being maintained and operated in general conformance with the approved plans and the City of Lebanon Stormwater Regulations, and that the stormwater system is **not** in good operating condition. *(If checked, attach an explanation noting any deficiencies as well as a schedule for correction of the deficiencies. Note: Any deficiencies noted during inspection shall be corrected as soon as possible, but not later than sixty (60) days after detection).*

Signature of Inspector

Date of Inspection

Print or Type Name

Semi-Annual Inspection Log

*If practical, inspections at each stormwater practice should be made within the first 30 minutes of a significant rainfall event.
Observations should note color, odor, turbidity, solids, foam, oil sheen, or any other obvious form of contamination.*

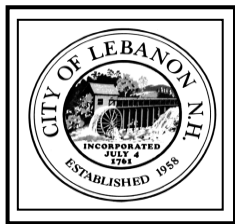
Date: _____

Weather Conditions: _____

Stormwater Practice	Is maintenance needed? (Y/N)	Does it function as expected? (Y/N)	Describe the problem (sediment, contamination, invasive species growth?)	Corrective actions to be taken	Schedule for completion
Underground Chamber Storage System					
Gravel Parking Lot					
Sediment Basin					

Date Completed: _____

Completed by: _____



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Planning Board

FROM: Tim Corwin, Deputy Planning & Development Director

RE: *Agenda Item 2.C – Liberty Utilities Scenic Road Vegetation Management*
April 28, 2024 Planning Board Work Session

DATE: April 24, 2025

LEGAL NOTICE

Liberty Utilities - Request for scheduled vegetation management for the safety and reliability of the electric distribution system on Poverty Lane, a designated scenic road. **PB2025-19-SCR**

BACKGROUND

Poverty Lane has been designated a “scenic road” pursuant to NH RSA 231:157 & 158 and per the Section 134-4 of the City of Lebanon Scenic Road Ordinance (City Code Chapter 134). Copies of the referenced statutes and ordinance are attached for reference.

Additional background information on what “scenic roads” are and how they are regulated can be found in the attached excerpt from the New Hampshire Municipal Association’s A Hard Road to Travel publication, 2015 Edition, pages 83-86.

REQUEST

As described in the attached letter from Heather Green dated April 2, 2025, Liberty Utilities will be performing scheduled vegetation management for the safety and reliability of the electric distribution system on Poverty Lane.

PROCEDURE

The procedures set forth in Section 134-5 of the City’s Scenic Road Ordinance primarily relate to scenic road impacts undertaken by the City. Consequently, for requests made by utilities, the Board must default to the procedures set forth in the statute -- specifically, NH RSA 231:158, II, which provides as follows:

Upon a road being designated as a scenic road as provided in RSA 231:157, [...] any action taken by any utility or other person acting to erect, install or maintain poles, conduits, cables, wires, pipes or other structures [...] shall not involve the cutting, damage or removal of trees, or the tearing down or destruction of stone walls, or portions thereof, **except with the prior written consent of the planning board**, [...], after a public hearing duly advertised as to time, date, place and purpose, 2 times in a newspaper of general circulation in the area, the last publication to occur at least 7 days prior to such hearing[.]

Note that the public hearing was advertised as required pursuant to the statute.

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 following motion:

Moved that the Lebanon Planning Board, pursuant to NH RSA 231:158, APPROVE the request of LIBERTY UTILITIES (PB2025-19-SCR) to perform scheduled vegetation management for the safety and reliability of the electric distribution system on Poverty Lane, a designated scenic road, as described in application materials dated April 2, 2025, prepared by Heather Green, ISA Certified Arborist for Liberty Utilities.

Attachments

cc: Heather Green, ISA, Liberty Utilities
Jay Cairelli, Department of Public Works Director
Shaun Mullholland, City Manager



April 2, 2025,

City of Lebanon

Planning Board

51 North Park St.

Lebanon, NH 03766

Dear Planning Board:

Liberty Utilities will be performing scheduled vegetation management for the safety and reliability of the electric distribution system on the following designated scenic roads in the Town of Lebanon:

Lebanon	Poverty Ln	39L2
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The details for the proposed tree work are enclosed. The planned work can be categorized as follows:

Any and all trees over the 15-inch circumference limit will be pruned to remove dead/dying, weak and structurally poor limbs to conform to the clearances specified by the New Hampshire Public Utilities Commission:

Puc 307.10 Tree-Pruning Standards.

- a) With the land-owner's consent, utilities shall prune trees adjacent to all distribution circuits to the following minimum clearances on no more than a 5-year cycle:
 - 1) 10 feet below the conductors;
 - 2) 8 feet to the side of the nearest conductor; and
 - 3) 15 feet above the conductors, at time of pruning.
- b) Utilities shall implement measures such as mid-cycle reviews to identify and mitigate elevated risk from tree exposure on circuits or sections of circuits that are significantly and/or continually experiencing tree-related interruptions, where it is practical to do so.



- c) Utilities shall not be required to prune to the clearance standards specified in (a) of this section where:
- 1) The land-owner has refused or restricted permission to prune;
 - 2) A municipality or other local governing body, by ordinance or other official means, has refused or restricted permission to prune; or
 - 3) Pruning to the standards specified in subpart (a) would be detrimental to the health of the tree, in which the utility shall adhere to the guidelines provided in ANSI A300 Part 1– 2008 Edition, available as noted in Appendix B.

Trees under the 15-inch circumference limit and brush capable of growing into the energized conductors will be cut with the landowner's consent.

Trees to be removed, based on clearance needs and risk assessment performed by Liberty Utilities and qualified foresters from Eocene or Asplundh Tree Experts, have been marked with red, orange or pink flagging stapled to the trees. Removals are noted in the enclosed details as an activity = "Rmv," a size = diameter class (ie 05-08") and by land type distinction (Unmaintained (UM), Rural (R) and Maintained (M)).

The newer PUC 307.10 Standards requires our clearance corridor to be wider than in the past. This has required more vegetation work and tree removals and as a result, trees planned for removal are at this time at an inventory state. The removals will be performed as resources are available and will be prioritized by relative risk to other trees found in the inventory process.

The detail of this tree work is included in this packet. However, tree work would only be performed once that project has been approved. I have included a sketch of this project as an overview.

Please notify as to the date, time and place of the required public hearing at the earliest possible convenience for me to present the project for approval.



Should you have any questions or comments please do not hesitate to contact me at 603-306-8270 or Heather.Green@libertyutilities.com.

Thank you.

Sincerely,

A handwritten signature in dark ink that reads "Heather Green". The signature is written in a cursive, flowing style.

Heather Green, ISA Certified Arborist IL1344AM
Program Manager Vegetation and Inspections

Activity_Approved	Street	Physical Address	From Pole No	From Pole Suffix	To Pole No	To Pole Suffix
Prune and Flatcut	Poverty Ln	- - NH	7	50	8	0
Prune and Flatcut	Poverty Ln	- - NH	7	25	7	50
Prune and Flatcut	Poverty Ln	- - NH	7	0	7	1
Prune and Flatcut	Poverty Ln	- - NH	6	0	6	0
Prune Guy	Poverty Ln	- - NH	131	0	131	84
Prune Secondary to Spec	Poverty Ln	, , ,	3	1		
Prune	Poverty Ln	0 Poverty Ln, Lebanon, ,				
Prune and Flatcut	Poverty Ln	0 Poverty Ln, Lebanon, ,	136	0	137	0
Prune and Flatcut	Poverty Ln	0 Poverty Ln, Lebanon, ,	135	0	136	0
Prune and Flatcut	Poverty Ln	0 Poverty Ln, Lebanon, ,	134	0	135	0
Prune and Flatcut	Poverty Ln	0 Poverty Ln, Lebanon, ,	133	0	134	0
Prune and Flatcut	Poverty Ln	0 Poverty Ln, Lebanon, ,	133	0	134	0
Prune and Flatcut	Poverty Ln	0 Poverty Ln, Lebanon, ,	132	0	133	0
Prune and Flatcut	Poverty Ln	0 Poverty Ln, Lebanon, ,	131	0	132	0
Prune and Flatcut	Poverty Ln	0 Poverty Ln, Lebanon, ,	130	0	131	0
Prune and Flatcut	Poverty Ln	0 Poverty Ln, Lebanon, ,	129	0	130	0
Prune and Flatcut	Poverty Ln	0 Poverty Ln, Lebanon, ,				
Prune and Flatcut	Poverty Ln	0 Poverty Ln, Lebanon, ,				
Prune and Flatcut	Poverty Ln	0 Poverty Ln, Lebanon, ,				
Prune and Flatcut	Poverty Ln	0 Poverty Ln, Lebanon, ,				
Prune and Flatcut	Poverty Ln	0 Poverty Ln, Lebanon, ,				
Prune and Flatcut	Poverty Ln	0 Poverty Ln, Lebanon, ,				
Prune and Flatcut	Poverty Ln	0 Poverty Ln, Lebanon, ,				
Brush Cut	Poverty Ln	0 POVERTY LN, Lebanon, , 3766				
Brush Cut	Poverty Ln	0 POVERTY LN, Lebanon, , 3766				
Brush Cut	Poverty Ln	0 POVERTY LN, Lebanon, , 3766				
Brush Cut	Poverty Ln	0 POVERTY LN, Lebanon, , 3766				
Prune	Poverty Ln	0 POVERTY LN, Lebanon, , 3766				
Prune	Poverty Ln	0 POVERTY LN, Lebanon, , 3766				
Prune	Poverty Ln	0 POVERTY LN, Lebanon, , 3766				
Prune	Poverty Ln	0 POVERTY LN, Lebanon, , 3766				
Prune	Poverty Ln	0 POVERTY LN, Lebanon, , 3766				
Prune	Poverty Ln	0 POVERTY LN, Lebanon, , 3766	55	0	56	0
Prune	Poverty Ln	0 POVERTY LN, Lebanon, , 3766	54	0	55	0
Prune	Poverty Ln	0 POVERTY LN, Lebanon, , 3766	35	0	36	0
Prune	Poverty Ln	0 POVERTY LN, Lebanon, , 3766	34	0	35	0
Prune and Flatcut	Poverty Ln	0 POVERTY LN, Lebanon, , 3766	147	0	148	0
Prune and Flatcut	Poverty Ln	0 POVERTY LN, Lebanon, , 3766	146	0	147	0

Activity_Approved	Street	Physical Address	From Pole No	From Pole Suffix	To Pole No	To Pole Suffix
Prune and Flatcut	Poverty Ln	0 POVERTY LN, Lebanon, , 3766	19	0	23	0
Prune and Flatcut	Poverty Ln	0 POVERTY LN, Lebanon, , 3766	18	0	19	0
Prune and Flatcut	Poverty Ln	0 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	0 POVERTY LN, Lebanon, , 3766				
Prune Guy	Poverty Ln	0 POVERTY LN, Lebanon, , 3766	42	0	42	84
Prune Secondary to Spec	Poverty Ln	0 POVERTY LN, Lebanon, , 3766				
Vines Cut (VC)	Poverty Ln	0 POVERTY LN, Lebanon, , 3766				
Vines Cut (VC)	Poverty Ln	0 POVERTY LN, Lebanon, , 3766				
Vines Cut (VC)	Poverty Ln	0 POVERTY LN, Lebanon, , 3766				
Prune	Poverty Ln	0 POVERTY LN, Lebanon, , 432122558				
Prune	Poverty Ln	0, Lebanon, , 3766				
Prune	Poverty Ln	0, Lebanon, , 3766				
Prune	Poverty Ln	0, Lebanon, , 3766	46	0	47	0
Prune	Poverty Ln	0, Lebanon, , 3766	45	0	46	0
Prune Guy	Poverty Ln	0, Lebanon, , 3766	47	0	47	84
Prune and Flatcut	Poverty Ln	0, Lebanon, , 37661317				
Prune and Flatcut	Poverty Ln	0, Lebanon, , 37661317				
Prune and Flatcut	Poverty Ln	0, Lebanon, , 37661317				
Prune and Flatcut	Poverty Ln	0, Lebanon, , 37661317	62	0	64	0
Prune and Flatcut	Poverty Ln	0, Lebanon, , 37661317	61	0	62	0
Prune and Flatcut	Poverty Ln	0, Lebanon, , 37661317	60	0	61	0
Prune and Flatcut	Poverty Ln	0, Lebanon, , 37661317	59	0	60	0
Prune	Poverty Ln	0, Lebanon, , 45040	77	0	78	0
Prune	Poverty Ln	0, Lebanon, , 45040				
Prune	Poverty Ln	0, Lebanon, , 45040				
Prune and Flatcut	Poverty Ln	0, Lebanon, , 45040				
Prune and Flatcut	Poverty Ln	10 FOLIAGE VW, Lebanon, , 37662718	70	0	71	0
Prune	Poverty Ln	111 POVERTY LN, Lebanon, , 3766				
Prune	Poverty Ln	111 POVERTY LN, Lebanon, , 3766				
Prune	Poverty Ln	111 POVERTY LN, Lebanon, , 3766	37	0	38	0
Prune Guy	Poverty Ln	111 POVERTY LN, Lebanon, , 3766				
Prune	Poverty Ln	117 POVERTY LN WEST LEBANON NH	40	0	41	0
Prune	Poverty Ln	117 POVERTY LN WEST LEBANON NH	39	0	40	0
Prune and Flatcut	Poverty Ln	124 poverty ln, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	124 poverty ln, Lebanon, , 3766	42	0	43	0
Prune and Flatcut	Poverty Ln	124 poverty ln, Lebanon, , 3766	41	0	42	0
Prune	Poverty Ln	136 POVERTY LN, Lebanon, , 3766				
Prune	Poverty Ln	136 POVERTY LN, Lebanon, , 3766	44	0	45	0

Activity_Approved	Street	Physical Address	From Pole No	From Pole Suffix	To Pole No	To Pole Suffix
Prune	Poverty Ln	136 POVERTY LN, Lebanon, , 3766	43	0	44	0
Prune and Flatcut	Poverty Ln	136 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	136 POVERTY LN, Lebanon, , 3766	46	0	47	0
Prune and Flatcut	Poverty Ln	149 POVERTY LN, Lebanon, , 37662707				
Prune and Flatcut	Poverty Ln	149 POVERTY LN, Lebanon, , 37662707	51	0	52	0
Prune and Flatcut	Poverty Ln	149 POVERTY LN, Lebanon, , 37662707	50	0	51	0
Prune and Flatcut	Poverty Ln	149 POVERTY LN, Lebanon, , 37662707	49	0	50	0
Prune and Flatcut	Poverty Ln	149 POVERTY LN, Lebanon, , 37662707				
Prune and Flatcut	Poverty Ln	149 POVERTY LN, Lebanon, , 37662707				
Prune and Flatcut	Poverty Ln	149 POVERTY LN, Lebanon, , 37662707				
Prune Secondary to Spec	Poverty Ln	149 POVERTY LN, Lebanon, , 37662707	50	0	50	1
Prune Secondary to Spec	Poverty Ln	149 POVERTY LN, Lebanon, , 37662707				
Vines Cut (VC)	Poverty Ln	149 POVERTY LN, Lebanon, , 37662707				
Prune and Flatcut	Poverty Ln	162 poverty ln, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	162 poverty ln, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	162 poverty ln, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	162 poverty ln, Lebanon, , 3766	55	0	56	0
Prune and Flatcut	Poverty Ln	162 poverty ln, Lebanon, , 3766	54	0	55	0
Prune and Flatcut	Poverty Ln	162 poverty ln, Lebanon, , 3766	53	0	54	0
Vines Cut (VC)	Poverty Ln	162 poverty ln, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	183 POVERTY LN, Lebanon, , 37661317				
Prune and Flatcut	Poverty Ln	183 POVERTY LN, Lebanon, , 37661317				
Prune and Flatcut	Poverty Ln	183 POVERTY LN, Lebanon, , 37661317				
Prune and Flatcut	Poverty Ln	183 POVERTY LN, Lebanon, , 37661317	62	0	1	0
Prune and Flatcut	Poverty Ln	183 POVERTY LN, Lebanon, , 37661317	1	0	2	0
Prune and Flatcut	Poverty Ln	183 POVERTY LN, Lebanon, , 37661317	2	0	2	1
Prune and Flatcut	Poverty Ln	183 POVERTY LN, Lebanon, , 37661317	2	1	2	2
Prune Secondary to Spec	Poverty Ln	183 POVERTY LN, Lebanon, , 37661317				
Prune Secondary to Spec	Poverty Ln	183 POVERTY LN, Lebanon, , 37661317				
Prune Secondary to Spec	Poverty Ln	183 POVERTY LN, Lebanon, , 37661317	61	0	61	1
Prune Secondary to Spec	Poverty Ln	183 POVERTY LN, Lebanon, , 37661317	2	2	2	3
Vines Cut (VC)	Poverty Ln	183 POVERTY LN, Lebanon, , 37661317				
Vines Cut (VC)	Poverty Ln	183 POVERTY LN, Lebanon, , 37661317				
Prune	Poverty Ln	185 POVERTY LN, Lebanon, , 3766				
Prune	Poverty Ln	185 POVERTY LN, Lebanon, , 3766	56	0	57	0
Prune	Poverty Ln	187 POVERTY LN, Lebanon, , 37662707				
Prune and Flatcut	Poverty Ln	187 POVERTY LN, Lebanon, , 37662707				
Prune and Flatcut	Poverty Ln	187 POVERTY LN, Lebanon, , 37662707	2	0	3	0

Activity_Approved	Street	Physical Address	From Pole No	From Pole Suffix	To Pole No	To Pole Suffix
Prune and Flatcut	Poverty Ln	187 POVERTY LN, Lebanon, , 37662707	3	0	4	0
Prune and Flatcut	Poverty Ln	188 POVERTY LN, Lebanon, , 37662701	62	0	64	0
Prune	Poverty Ln	189 POVERTY LN, Lebanon, , 37662708				
Prune	Poverty Ln	189 POVERTY LN, Lebanon, , 37662708	66	0	67	0
Prune	Poverty Ln	189 POVERTY LN, Lebanon, , 37662708	65	0	66	0
Prune	Poverty Ln	189 POVERTY LN, Lebanon, , 37662708	62	0	64	0
Prune	Poverty Ln	189 POVERTY LN, Lebanon, , 37662708				
Prune	Poverty Ln	189 POVERTY LN, Lebanon, , 37662708				
Prune and Flatcut	Poverty Ln	189 POVERTY LN, Lebanon, , 37662708				
Prune and Flatcut	Poverty Ln	189 POVERTY LN, Lebanon, , 37662708				
Prune and Flatcut	Poverty Ln	189 POVERTY LN, Lebanon, , 37662708	1	0	2	0
Prune	Poverty Ln	192 POVERTY LN LEBANON NH	64	0	65	0
Prune	Poverty Ln	204 POVERTY LN, Lebanon, , 37662701				
Brush Cut	Poverty Ln	209 POVERTY-LANE RD, Lebanon, , 191032838				
Prune	Poverty Ln	209 POVERTY-LANE RD, Lebanon, , 191032838				
Prune and Flatcut	Poverty Ln	209 POVERTY-LANE RD, Lebanon, , 191032838	71	0	72	0
Prune and Flatcut	Poverty Ln	209 POVERTY-LANE RD, Lebanon, , 191032838	70	0	71	0
Prune and Flatcut	Poverty Ln	209 POVERTY-LANE RD, Lebanon, , 191032838				
Prune and Flatcut	Poverty Ln	213 POVERTY LN, Lebanon, , 3766	72	0	73	0
Prune and Flatcut	Poverty Ln	213 POVERTY LN, Lebanon, , 3766				
Prune	Poverty Ln	217 POVERTY LN, Lebanon, , 37661927				
Prune	Poverty Ln	217 POVERTY LN, Lebanon, , 37661927				
Prune and Flatcut	Poverty Ln	217 POVERTY LN, Lebanon, , 37661927	75	0	76	0
Prune and Flatcut	Poverty Ln	217 POVERTY LN, Lebanon, , 37661927	74	0	75	0
Prune and Flatcut	Poverty Ln	217 POVERTY LN, Lebanon, , 37661927	73	0	74	0
Prune and Flatcut	Poverty Ln	217 POVERTY LN, Lebanon, , 37661927	73	0	74	0
Prune and Flatcut	Poverty Ln	217 POVERTY LN, Lebanon, , 37661927				
Prune	Poverty Ln	218 POVERTY LN, Lebanon, , 3766	73	0	74	0
Vines Cut (VC)	Poverty Ln	218 POVERTY LN, Lebanon, , 3766				
Prune	Poverty Ln	223 POVERTY LN, Lebanon, , 3766	76	0	77	0
Prune and Flatcut	Poverty Ln	223 POVERTY LN, Lebanon, , 3766				
Prune	Poverty Ln	229 POVERTY LN, Lebanon, , 37662708				
Prune and Flatcut	Poverty Ln	229 POVERTY LN, Lebanon, , 37662708	78	0	79	0
Prune and Flatcut	Poverty Ln	229 POVERTY LN, Lebanon, , 37662708	77	0	78	0
Prune and Flatcut	Poverty Ln	229 POVERTY LN, Lebanon, , 37662708				
Prune	Poverty Ln	235 POVERTY LN, Lebanon, , 37662708				
Prune and Flatcut	Poverty Ln	235 POVERTY LN, Lebanon, , 37662708	80	0	81	0
Flat Cut	Poverty Ln	241 POVERTY LN, Lebanon, , 37662743	82	0	83	0

Activity_Approved	Street	Physical Address	From Pole No	From Pole Suffix	To Pole No	To Pole Suffix
Prune	Poverty Ln	241 POVERTY LN, Lebanon, , 37662743	84	0	85	0
Prune	Poverty Ln	241 POVERTY LN, Lebanon, , 37662743	83	0	84	0
Prune	Poverty Ln	241 POVERTY LN, Lebanon, , 37662743	82	0	83	0
Prune	Poverty Ln	241 POVERTY LN, Lebanon, , 37662743	81	0	82	0
Prune	Poverty Ln	241 POVERTY LN, Lebanon, , 37662743				
Prune	Poverty Ln	241 POVERTY LN, Lebanon, , 37662743				
Prune	Poverty Ln	241 POVERTY LN, Lebanon, , 37662743				
Prune and Flatcut	Poverty Ln	241 POVERTY LN, Lebanon, , 37662743	80	0	81	0
Prune and Flatcut	Poverty Ln	241 POVERTY LN, Lebanon, , 37662743				
Prune and Flatcut	Poverty Ln	241 POVERTY LN, Lebanon, , 37662743				
Prune Secondary to Spec	Poverty Ln	248 POVERTY LN, Lebanon, , 45040				
Prune and Flatcut	Poverty Ln	25 POVERTY LN WEST LEBANON NH	9	0	9	50
Prune and Flatcut	Poverty Ln	25 POVERTY LN WEST LEBANON NH	8	50	9	0
Prune and Flatcut	Poverty Ln	25 POVERTY LN WEST LEBANON NH	8	0	8	50
Prune and Flatcut	Poverty Ln	25 POVERTY LN WEST LEBANON NH	7	50	8	0
Prune Secondary to Spec	Poverty Ln	254 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	260 POVERTY LN, Lebanon, , 3766	87	0	88	0
Prune and Flatcut	Poverty Ln	260 POVERTY LN, Lebanon, , 3766				
Prune	Poverty Ln	261 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	261 POVERTY LN, Lebanon, , 3766	87	0	88	0
Vines Cut (VC)	Poverty Ln	261 POVERTY LN, Lebanon, , 3766				
Brush Cut	Poverty Ln	284 POVERTY LN				
Brush Cut	Poverty Ln	284 POVERTY LN				
Prune and Flatcut	Poverty Ln	284 POVERTY LN	94	0	95	0
Prune and Flatcut	Poverty Ln	284 POVERTY LN	93	0	94	0
Prune and Flatcut	Poverty Ln	284 POVERTY LN	92	0	93	
Prune and Flatcut	Poverty Ln	284 POVERTY LN				
Prune and Flatcut	Poverty Ln	284 POVERTY LN				
Vines Cut (VC)	Poverty Ln	284 POVERTY LN				
Vines Cut (VC)	Poverty Ln	284 POVERTY LN				
Prune	Poverty Ln	287 POVERTY LN, Lebanon, , 37662709	93	0	94	0
Prune	Poverty Ln	287 POVERTY LN, Lebanon, , 37662709	92	0	93	
Prune	Poverty Ln	287 POVERTY LN, Lebanon, , 37662709				
Brush Cut	Poverty Ln	300, Lebanon, , 3766				
Brush Cut	Poverty Ln	300, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	300, Lebanon, , 3766	99	0	100	0
Prune and Flatcut	Poverty Ln	300, Lebanon, , 3766	98	0	99	0
Prune and Flatcut	Poverty Ln	300, Lebanon, , 3766	97	0	98	0

Activity_Approved	Street	Physical Address	From Pole No	From Pole Suffix	To Pole No	To Pole Suffix
Prune and Flatcut	Poverty Ln	300, Lebanon, , 3766	96	0	97	0
Prune and Flatcut	Poverty Ln	300, Lebanon, , 3766	95	0	96	0
Prune and Flatcut	Poverty Ln	300, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	300, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	300, Lebanon, , 3766				
Brush Cut	Poverty Ln	301, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	301, Lebanon, , 3766	99	0	99	1
Prune and Flatcut	Poverty Ln	301, Lebanon, , 3766	98	0	99	0
Prune and Flatcut	Poverty Ln	301, Lebanon, , 3766	97	0	98	0
Prune and Flatcut	Poverty Ln	301, Lebanon, , 3766	95	0	96	0
Prune and Flatcut	Poverty Ln	301, Lebanon, , 3766	94	0	95	0
Prune and Flatcut	Poverty Ln	301, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	301, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	301, Lebanon, , 3766				
Brush Cut	Poverty Ln	307 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	307 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	307 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	307 POVERTY LN, Lebanon, , 3766	100	0	101	0
Prune and Flatcut	Poverty Ln	307 POVERTY LN, Lebanon, , 3766	99	0	100	0
Prune and Flatcut	Poverty Ln	307 POVERTY LN, Lebanon, , 3766	99	0	99	1
Prune and Flatcut	Poverty Ln	307 POVERTY LN, Lebanon, , 3766	99	1	99	2
Prune and Flatcut	Poverty Ln	307 POVERTY LN, Lebanon, , 3766				
Vines Cut (VC)	Poverty Ln	307 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	314 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	314 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	314 POVERTY LN, Lebanon, , 3766	100	0	101	0
Prune Secondary to Spec	Poverty Ln	314 POVERTY LN, Lebanon, , 3766	101	0	101	1
Prune	Poverty Ln	315 POVERTY LN, Lebanon, , 3766				
Prune	Poverty Ln	315 POVERTY LN, Lebanon, , 3766				
Prune	Poverty Ln	315 POVERTY LN, Lebanon, , 3766				
Prune	Poverty Ln	315 POVERTY LN, Lebanon, , 3766	100	0	101	0
Prune	Poverty Ln	315 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	315 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	315 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	315 POVERTY LN, Lebanon, , 3766	104	0	105	0
Prune and Flatcut	Poverty Ln	315 POVERTY LN, Lebanon, , 3766	104	0	105	0
Prune and Flatcut	Poverty Ln	315 POVERTY LN, Lebanon, , 3766	101	0	104	0
Prune and Flatcut	Poverty Ln	315 POVERTY LN, Lebanon, , 3766				

Activity_Approved	Street	Physical Address	From Pole No	From Pole Suffix	To Pole No	To Pole Suffix
Prune	Poverty Ln	319 POVERTY LN, Lebanon, ,	106	0	107	0
Prune Service to Spec	Poverty Ln	319 POVERTY LN, Lebanon, ,				
Prune and Flatcut	Poverty Ln	320 POVERTY LN, Lebanon, , 3766	101	0	104	0
Prune and Flatcut	Poverty Ln	320 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	320 POVERTY LN, Lebanon, , 3766				
Prune Secondary to Spec	Poverty Ln	320 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	323 POVERTY LN, Lebanon, ,	107	0	107	1
Prune and Flatcut	Poverty Ln	323 POVERTY LN, Lebanon, ,	107	1	107	2
Prune and Flatcut	Poverty Ln	323 POVERTY LN, Lebanon, ,				
Prune and Flatcut	Poverty Ln	323 POVERTY LN, Lebanon, ,				
Prune Secondary to Spec	Poverty Ln	323 POVERTY LN, Lebanon, ,	107	2		
Prune Service to Spec	Poverty Ln	323 POVERTY LN, Lebanon, ,				
Prune	Poverty Ln	325 POVERTY LN, Lebanon, , 37662737	108	0	109	0
Prune Secondary to Spec	Poverty Ln	325 POVERTY LN, Lebanon, , 37662737				
Prune Secondary to Spec	Poverty Ln	325 POVERTY LN, Lebanon, , 37662737	109	0	109	1
Brush Cut	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705				
Prune	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705				
Prune	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705				
Prune and Flatcut	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705				
Prune and Flatcut	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705				
Prune and Flatcut	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705				
Prune and Flatcut	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705				
Prune and Flatcut	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705				
Prune and Flatcut	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705	109	0	110	0
Prune and Flatcut	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705	108	0	109	0
Prune and Flatcut	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705	107	0	108	0
Prune and Flatcut	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705	106	0	107	0
Prune and Flatcut	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705	105	0	106	0
Prune and Flatcut	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705	105	0	106	0
Prune and Flatcut	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705				
Prune and Flatcut	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705				
Vines Cut (VC)	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705				
Prune	Poverty Ln	33 Poverty LN, Lebanon nh				
Prune and Flatcut	Poverty Ln	33 Poverty LN, Lebanon nh				
Prune and Flatcut	Poverty Ln	33 Poverty LN, Lebanon nh				
Prune and Flatcut	Poverty Ln	33 Poverty LN, Lebanon nh	9	0	9	50
Prune Guy	Poverty Ln	330 POVERTY LN, Lebanon, ,				
Prune	Poverty Ln	331 POVERTY LN, Lebanon, , 3766				

Activity_Approved	Street	Physical Address	From Pole No	From Pole Suffix	To Pole No	To Pole Suffix
Prune Secondary to Spec	Poverty Ln	331 POVERTY LN, Lebanon, , 3766				
Prune Secondary to Spec	Poverty Ln	331 POVERTY LN, Lebanon, , 3766	109	0	109	2
Prune Secondary to Spec	Poverty Ln	331 POVERTY LN, Lebanon, , 3766	109	0	109	1
Prune Secondary to Spec	Poverty Ln	335 POVERTY LN, Lebanon, ,				
Prune Secondary to Spec	Poverty Ln	335 POVERTY LN, Lebanon, ,	111	0	111	1
Prune and Flatcut	Poverty Ln	338 POVERTY LN, Lebanon, , 37661013				
Prune and Flatcut	Poverty Ln	338 POVERTY LN, Lebanon, , 37661013				
Prune and Flatcut	Poverty Ln	338 POVERTY LN, Lebanon, , 37661013				
Prune and Flatcut	Poverty Ln	338 POVERTY LN, Lebanon, , 37661013	112	0	113	0
Prune and Flatcut	Poverty Ln	338 POVERTY LN, Lebanon, , 37661013	111	0	112	0
Prune and Flatcut	Poverty Ln	338 POVERTY LN, Lebanon, , 37661013	110	0	111	0
Prune	Poverty Ln	341 POVERTY LN, Lebanon, ,				
Prune	Poverty Ln	341 POVERTY LN, Lebanon, ,				
Prune	Poverty Ln	341 POVERTY LN, Lebanon, ,	112	0	113	0
Prune and Flatcut	Poverty Ln	341 POVERTY LN, Lebanon, ,	112	0	112	1
Prune and Flatcut	Poverty Ln	341 POVERTY LN, Lebanon, ,	112	1	112	2
Prune	Poverty Ln	351 poverty ln Lebanon nh				
Prune	Poverty Ln	351 poverty ln Lebanon nh	115	0	116	0
Prune	Poverty Ln	351 poverty ln Lebanon nh	114	0	115	0
Prune and Flatcut	Poverty Ln	351 poverty ln Lebanon nh				
Prune and Flatcut	Poverty Ln	351 poverty ln Lebanon nh	116	0	117	0
Brush Cut	Poverty Ln	354 POVERTY LN, Lebanon, , 37662705				
Prune	Poverty Ln	354 POVERTY LN, Lebanon, , 37662705				
Prune	Poverty Ln	354 POVERTY LN, Lebanon, , 37662705				
Prune and Flatcut	Poverty Ln	354 POVERTY LN, Lebanon, , 37662705				
Prune and Flatcut	Poverty Ln	354 POVERTY LN, Lebanon, , 37662705				
Prune and Flatcut	Poverty Ln	354 POVERTY LN, Lebanon, , 37662705				
Prune and Flatcut	Poverty Ln	354 POVERTY LN, Lebanon, , 37662705				
Prune and Flatcut	Poverty Ln	354 POVERTY LN, Lebanon, , 37662705	117	0	118	0
Prune and Flatcut	Poverty Ln	354 POVERTY LN, Lebanon, , 37662705	116	0	117	0
Prune and Flatcut	Poverty Ln	354 POVERTY LN, Lebanon, , 37662705	115	0	116	0
Prune and Flatcut	Poverty Ln	354 POVERTY LN, Lebanon, , 37662705	114	0	115	0
Prune and Flatcut	Poverty Ln	354 POVERTY LN, Lebanon, , 37662705	113	0	114	0
Prune and Flatcut	Poverty Ln	354 POVERTY LN, Lebanon, , 37662705	112	0	113	0
Vines Cut (VC)	Poverty Ln	354 POVERTY LN, Lebanon, , 37662705				
Prune and Flatcut	Poverty Ln	36 A POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	36 A POVERTY LN, Lebanon, , 3766	11	0		
Prune Guy	Poverty Ln	36 A POVERTY LN, Lebanon, , 3766				

Activity_Approved	Street	Physical Address	From Pole No	From Pole Suffix	To Pole No	To Pole Suffix
Prune Guy	Poverty Ln	36 A POVERTY LN, Lebanon, , 3766				
Prune Guy	Poverty Ln	36 A POVERTY LN, Lebanon, , 3766				
Vines Cut (VC)	Poverty Ln	36 A POVERTY LN, Lebanon, , 3766				
Prune	Poverty Ln	365 POVERTY LN, Lebanon, , 3766				
Prune	Poverty Ln	365 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	365 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	365 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	365 POVERTY LN, Lebanon, , 3766	119	0	120	0
Prune and Flatcut	Poverty Ln	365 POVERTY LN, Lebanon, , 3766	118	0	119	0
Prune and Flatcut	Poverty Ln	365 POVERTY LN, Lebanon, , 3766	117	0	118	0
Vines Cut (VC)	Poverty Ln	365 POVERTY LN, Lebanon, , 3766				
Brush Cut	Poverty Ln	37 POVERTY LN, Lebanon, , 37662706				
Brush Cut	Poverty Ln	37 POVERTY LN, Lebanon, , 37662706				
Prune	Poverty Ln	37 POVERTY LN, Lebanon, , 37662706				
Prune	Poverty Ln	37 POVERTY LN, Lebanon, , 37662706				
Prune and Flatcut	Poverty Ln	37 POVERTY LN, Lebanon, , 37662706	11	0	12	0
Prune and Flatcut	Poverty Ln	37 POVERTY LN, Lebanon, , 37662706	10	0	11	0
Prune and Flatcut	Poverty Ln	37 POVERTY LN, Lebanon, , 37662706	9	50	10	0
Brush Cut	Poverty Ln	387 POVERTY LN, Lebanon, ,				
Prune	Poverty Ln	387 POVERTY LN, Lebanon, ,				
Prune	Poverty Ln	387 POVERTY LN, Lebanon, ,				
Prune	Poverty Ln	387 POVERTY LN, Lebanon, ,				
Prune and Flatcut	Poverty Ln	387 POVERTY LN, Lebanon, ,	128	0	129	0
Prune and Flatcut	Poverty Ln	387 POVERTY LN, Lebanon, ,	127	0	128	0
Prune and Flatcut	Poverty Ln	387 POVERTY LN, Lebanon, ,	126	0	127	0
Prune and Flatcut	Poverty Ln	387 POVERTY LN, Lebanon, ,	125	0	126	0
Prune and Flatcut	Poverty Ln	387 POVERTY LN, Lebanon, ,	124	0	125	0
Prune and Flatcut	Poverty Ln	387 POVERTY LN, Lebanon, ,	123	0	124	0
Prune and Flatcut	Poverty Ln	387 POVERTY LN, Lebanon, ,	121	0	122	0
Prune and Flatcut	Poverty Ln	387 POVERTY LN, Lebanon, ,	120	0	121	0
Prune and Flatcut	Poverty Ln	387 POVERTY LN, Lebanon, ,				
Prune and Flatcut	Poverty Ln	387 POVERTY LN, Lebanon, ,				
Prune and Flatcut	Poverty Ln	387 POVERTY LN, Lebanon, ,				
Vines Cut (VC)	Poverty Ln	387 POVERTY LN, Lebanon, ,				
Vines Cut (VC)	Poverty Ln	387 POVERTY LN, Lebanon, ,				
Vines Cut (VC)	Poverty Ln	387 POVERTY LN, Lebanon, ,				
Prune and Flatcut	Poverty Ln	4 STONE-HILL RD, Lebanon, , 3784	86	0	87	0

Activity_Approved	Street	Physical Address	From Pole No	From Pole Suffix	To Pole No	To Pole Suffix
Prune and Flatcut	Poverty Ln	4 STONE-HILL RD, Lebanon, , 3784	85	0	86	0
Prune and Flatcut	Poverty Ln	4 STONE-HILL RD, Lebanon, , 3784				
Prune and Flatcut	Poverty Ln	4 STONE-HILL RD, Lebanon, , 3784				
Prune and Flatcut	Poverty Ln	47 POVERTY LN LEBANON NH				
Prune and Flatcut	Poverty Ln	47 POVERTY LN LEBANON NH	13	0	14	0
Prune and Flatcut	Poverty Ln	47 POVERTY LN LEBANON NH	12	0	13	0
Prune	Poverty Ln	5 FOLIAGE VW, Lebanon, , 37662720				
Prune and Flatcut	Poverty Ln	5 FOLIAGE VW, Lebanon, , 37662720	68	0	69	0
Prune and Flatcut	Poverty Ln	5 FOLIAGE VW, Lebanon, , 37662720	67	0	68	0
Prune and Flatcut	Poverty Ln	5 FOLIAGE VW, Lebanon, , 37662720				
Brush Cut	Poverty Ln	53 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	53 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	53 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	53 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	53 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	53 POVERTY LN, Lebanon, , 3766				
Prune and Flatcut	Poverty Ln	53 POVERTY LN, Lebanon, , 3766	18	0	19	0
Prune and Flatcut	Poverty Ln	53 POVERTY LN, Lebanon, , 3766	17	0	18	0
Prune and Flatcut	Poverty Ln	53 POVERTY LN, Lebanon, , 3766	16	0	17	0
Prune and Flatcut	Poverty Ln	53 POVERTY LN, Lebanon, , 3766	15	0	16	0
Prune and Flatcut	Poverty Ln	53 POVERTY LN, Lebanon, , 3766	14	0	15	0
Prune and Flatcut	Poverty Ln	53 POVERTY LN, Lebanon, , 3766	12	0	13	0
Prune and Flatcut	Poverty Ln	53 POVERTY LN, Lebanon, , 3766	11	0	12	0
Brush Cut	Poverty Ln	6A MARTIN DR, Lebanon, , 37550897				
Prune and Flatcut	Poverty Ln	6A MARTIN DR, Lebanon, , 37550897	92	0	93	
Prune and Flatcut	Poverty Ln	6A MARTIN DR, Lebanon, , 37550897	91	0	92	
Prune and Flatcut	Poverty Ln	6A MARTIN DR, Lebanon, , 37550897	90	0	91	0
Prune and Flatcut	Poverty Ln	6A MARTIN DR, Lebanon, , 37550897	89	0	90	0
Prune and Flatcut	Poverty Ln	6A MARTIN DR, Lebanon, , 37550897	88	0	89	0
Prune and Flatcut	Poverty Ln	6A MARTIN DR, Lebanon, , 37550897				
Prune and Flatcut	Poverty Ln	6A MARTIN DR, Lebanon, , 37550897				
Prune and Flatcut	Poverty Ln	6A MARTIN DR, Lebanon, , 37550897				
Vines Cut (VC)	Poverty Ln	6A MARTIN DR, Lebanon, , 37550897				
Prune Secondary to Spec	Poverty Ln	71 POVERTY LN, Lebanon, , 3766				
Prune Secondary to Spec	Poverty Ln	71 POVERTY LN, Lebanon, , 3766	24	0	24	1
Prune Secondary to Spec	Poverty Ln	75 POVERTY LN, Lebanon, , 37662706				
Prune Secondary to Spec	Poverty Ln	79 POVERTY LN, Lebanon, , 37662706				
Prune Secondary to Spec	Poverty Ln	79 POVERTY LN, Lebanon, , 37662706	26	0	26	1

Activity_Approved	Street	Physical Address	From Pole No	From Pole Suffix	To Pole No	To Pole Suffix
Prune	Poverty Ln	81 POVERTY LN, Lebanon, , 37662706				
Prune and Flatcut	Poverty Ln	81 POVERTY LN, Lebanon, , 37662706	26	0	27	0
Prune Secondary to Spec	Poverty Ln	81 POVERTY LN, Lebanon, , 37662706				
Prune Secondary to Spec	Poverty Ln	81 POVERTY LN, Lebanon, , 37662706	27	0	27	1
Brush Cut	Poverty Ln	83 poverty In, Lebanon, , 3766				
Brush Cut	Poverty Ln	83 poverty In, Lebanon, , 3766				
Prune	Poverty Ln	83 poverty In, Lebanon, , 3766	28	0	29	0
Prune and Flatcut	Poverty Ln	83 poverty In, Lebanon, , 3766	27	0	28	0
Prune and Flatcut	Poverty Ln	83 poverty In, Lebanon, , 3766	26	0	27	0
Prune Secondary to Spec	Poverty Ln	83 poverty In, Lebanon, , 3766				
Prune Secondary to Spec	Poverty Ln	83 poverty In, Lebanon, , 3766	27	0	27	1
Brush Cut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700				
Brush Cut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700				
Brush Cut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700				
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700				
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700				
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700				
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700				
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700				
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700				
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700				
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700				
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700				
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700				
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700				
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700				
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700				
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700	59	0	60	0
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700	58	0	59	0
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700	57	0	58	0
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700	56	0	57	0
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700	55	0	56	0
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700	49	0	50	0
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700	48	0	49	0
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700	47	0	48	0
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700	40	0	41	0
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700	39	0	40	0
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700	38	0	39	0

Activity_Approved	Street	Physical Address	From Pole No	From Pole Suffix	To Pole No	To Pole Suffix
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700	37	0	38	0
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700	35	0	36	0
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700	34	0	35	0
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700	33	0	33	1
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700	30	50	31	0
Prune and Flatcut	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700	30	0	30	50
Vines Cut (VC)	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700				
Vines Cut (VC)	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700				
Brush Cut	Poverty Ln					
Prune	Poverty Ln					
Prune	Poverty Ln					
Prune	Poverty Ln					
Prune and Flatcut	Poverty Ln					
Prune and Flatcut	Poverty Ln					
Prune and Flatcut	Poverty Ln					
Prune and Flatcut	Poverty Ln					
Prune and Flatcut	Poverty Ln					
Prune and Flatcut	Poverty Ln					
Prune Guy	Poverty Ln		7	84		
Limb/Lead Removal 05-08"	Poverty Ln	0 Poverty Ln, Lebanon, ,				
Rmv: Tree Removal (Rmv25)	Poverty Ln	0 Poverty Ln, Lebanon, ,				
Rmv: Tree Removal (Rmv25)	Poverty Ln	0 Poverty Ln, Lebanon, ,	134	0	135	0
Rmv: Tree Removal (Rmv25)	Poverty Ln	0 Poverty Ln, Lebanon, ,	130	0	131	0
Rmv: Tree Removal 09-12" M	Poverty Ln	0 Poverty Ln, Lebanon, ,	136	0	137	0
Rmv: Tree Removal 13-18" M	Poverty Ln	0 Poverty Ln, Lebanon, ,	136	0	137	0
Rmv: Tree Removal 19-24" M	Poverty Ln	0 Poverty Ln, Lebanon, ,	132	0	133	0
Rmv: Tree Removal 05-08" M	Poverty Ln	0 POVERTY LN, Lebanon, , 3766	144	0	145	0
Rmv: Tree Removal 09-12" M	Poverty Ln	0 POVERTY LN, Lebanon, , 3766	140	0	141	0
Rmv: Tree Removal 13-18" M	Poverty Ln	0 POVERTY LN, Lebanon, , 3766	141	0	142	0
Rmv: Tree Removal 13-18" M	Poverty Ln	0 POVERTY LN, Lebanon, , 3766	51	0	52	0
Limb/Lead Removal 09-12"	Poverty Ln	0, Lebanon, , 37661317				
Rmv: Tree Removal 05-08" M	Poverty Ln	0, Lebanon, , 37661317	61	0	62	0
Rmv: Tree Removal 13-18" M	Poverty Ln	0, Lebanon, , 45040	82	0	83	0
Rmv: Tree Removal 05-08" M	Poverty Ln	124 poverty ln, Lebanon, , 3766	41	0	42	0
Rmv: Tree Removal 13-18" M	Poverty Ln	124 poverty ln, Lebanon, , 3766	42	0	43	0
Rmv: Tree Removal 13-18" M	Poverty Ln	124 poverty ln, Lebanon, , 3766	42	0	43	0
Rmv: Tree Removal 13-18" M	Poverty Ln	136 POVERTY LN, Lebanon, , 3766	44	0	45	0
Rmv: Tree Removal 09-12" M	Poverty Ln	183 POVERTY LN, Lebanon, , 37661317	1	0	2	0

Activity_Approved	Street	Physical Address	From Pole No	From Pole Suffix	To Pole No	To Pole Suffix
Rmv: Tree Removal 09-12" M	Poverty Ln	183 POVERTY LN, Lebanon, , 37661317	2	0	2	1
Rmv: Tree Removal 13-18" M	Poverty Ln	198 POVERTY LN, Lebanon, , 3766	67	0	68	0
Rmv: Tree Removal 13-18" M	Poverty Ln	198 POVERTY LN, Lebanon, , 3766	67	0	68	0
Rmv: Tree Removal 19-24" M	Poverty Ln	198 POVERTY LN, Lebanon, , 3766	67	0	68	0
Rmv: Tree Removal 19-24" M	Poverty Ln	198 POVERTY LN, Lebanon, , 3766	67	0	68	0
Rmv: Tree Removal 09-12" M	Poverty Ln	209 POVERTY-LANE RD, Lebanon, , 191032838	70	0	71	0
Rmv: Tree Removal 13-18" M	Poverty Ln	209 POVERTY-LANE RD, Lebanon, , 191032838	70	0	71	0
Limb/Lead Removal 13-18"	Poverty Ln	217 POVERTY LN, Lebanon, , 37661927				
Rmv: Tree Removal (Rmv25)	Poverty Ln	229 POVERTY LN, Lebanon, , 37662708	78	0	79	0
Rmv: Tree Removal 13-18" M	Poverty Ln	229 POVERTY LN, Lebanon, , 37662708	77	0	78	0
Rmv: Tree Removal 19-24" M	Poverty Ln	229 POVERTY LN, Lebanon, , 37662708	78	0	79	0
Rmv: Tree Removal 05-08" M	Poverty Ln	241 POVERTY LN, Lebanon, , 37662743	84	0	85	0
Rmv: Tree Removal 05-08" M	Poverty Ln	241 POVERTY LN, Lebanon, , 37662743	84	0	85	0
Limb/Lead Removal 05-08"	Poverty Ln	261 POVERTY LN, Lebanon, , 3766				
Rmv: Tree Removal 05-08" M	Poverty Ln	284 POVERTY LN	93	0	94	0
Limb/Lead Removal 09-12"	Poverty Ln	287 POVERTY LN, Lebanon, , 37662709	93	0	94	0
Rmv: Tree Removal 13-18" M	Poverty Ln	287 POVERTY LN, Lebanon, , 37662709	94	0	95	0
Rmv: Tree Removal 13-18" M	Poverty Ln	301, Lebanon, , 3766	95	0	96	0
Rmv: Tree Removal 19-24" M	Poverty Ln	301, Lebanon, , 3766	95	0	96	0
Rmv: Tree Removal 05-08" M	Poverty Ln	315 POVERTY LN, Lebanon, , 3766	105	3	105	5
Rmv: Tree Removal 05-08" M	Poverty Ln	320 POVERTY LN, Lebanon, , 3766	5	0	6	0
Rmv: Tree Removal 09-12" M	Poverty Ln	320 POVERTY LN, Lebanon, , 3766	5	0	6	0
Rmv: Tree Removal 09-12" M	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705	108	0	109	0
Rmv: Tree Removal 13-18" M	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705	108	0	109	0
Rmv: Tree Removal 13-18" M	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705	105	0	1	0
Rmv: Tree Removal 13-18" M	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705	1	0	2	0
Rmv: Tree Removal 13-18" M	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705	108	0	109	0
Rmv: Tree Removal 13-18" M	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705	108	0	109	0
Rmv: Tree Removal 13-18" M	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705	108	0	109	0
Rmv: Tree Removal 13-18" M	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705	108	0	109	0
Rmv: Tree Removal 19-24" M	Poverty Ln	33 Poverty LN, Lebanon nh	9	0	9	50
Rmv: Tree Removal 05-08" M	Poverty Ln	354 POVERTY LN, Lebanon, , 37662705	117	0	118	0
Limb/Lead Removal 09-12"	Poverty Ln	387 POVERTY LN, Lebanon, ,	128	0	129	0
Rmv: Tree Removal 13-18" M	Poverty Ln	387 POVERTY LN, Lebanon, ,	121	0	122	0
Rmv: Tree Removal 05-08" M	Poverty Ln	4 STONE-HILL RD, Lebanon, , 3784	85	0	86	0
Limb/Lead Removal 19-24"	Poverty Ln	5 FOLIAGE VW, Lebanon, , 37662720	67	0	68	0
Limb/Lead Removal 19-24"	Poverty Ln	5 FOLIAGE VW, Lebanon, , 37662720	67	0	68	0

Activity_Approved	Street	Physical Address	From Pole No	From Pole Suffix	To Pole No	To Pole Suffix
Rmv: Tree Removal (Rmv25)	Poverty Ln	5 FOLIAGE VW, Lebanon, , 37662720				
Rmv: Tree Removal 05-08" M	Poverty Ln	6A MARTIN DR, Lebanon, , 37550897	88	0	89	0
Rmv: Tree Removal 05-08" M	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700	33	0	33	1
Rmv: Tree Removal 13-18" M	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700	33	1	33	2

Removals

Activity_Approved	Street	Physical Address	From Pole No	From Pole Suffix	To Pole No	To Pole Suffix
Limb/Lead Removal 05-08"	Poverty Ln	0 Poverty Ln, Lebanon, ,				
Rmv: Tree Removal (Rmv25)	Poverty Ln	0 Poverty Ln, Lebanon, ,				
Rmv: Tree Removal (Rmv25)	Poverty Ln	0 Poverty Ln, Lebanon, ,	134	0	135	0
Rmv: Tree Removal (Rmv25)	Poverty Ln	0 Poverty Ln, Lebanon, ,	130	0	131	0
Rmv: Tree Removal 09-12" M	Poverty Ln	0 Poverty Ln, Lebanon, ,	136	0	137	0
Rmv: Tree Removal 13-18" M	Poverty Ln	0 Poverty Ln, Lebanon, ,	136	0	137	0
Rmv: Tree Removal 19-24" M	Poverty Ln	0 Poverty Ln, Lebanon, ,	132	0	133	0
Rmv: Tree Removal 05-08" M	Poverty Ln	0 POVERTY LN, Lebanon, , 3766	144	0	145	0
Rmv: Tree Removal 09-12" M	Poverty Ln	0 POVERTY LN, Lebanon, , 3766	140	0	141	0
Rmv: Tree Removal 13-18" M	Poverty Ln	0 POVERTY LN, Lebanon, , 3766	141	0	142	0
Rmv: Tree Removal 13-18" M	Poverty Ln	0 POVERTY LN, Lebanon, , 3766	51	0	52	0
Limb/Lead Removal 09-12"	Poverty Ln	0, Lebanon, , 37661317				
Rmv: Tree Removal 05-08" M	Poverty Ln	0, Lebanon, , 37661317	61	0	62	0
Rmv: Tree Removal 13-18" M	Poverty Ln	0, Lebanon, , 45040	82	0	83	0
Rmv: Tree Removal 05-08" M	Poverty Ln	124 poverty ln, Lebanon, , 3766	41	0	42	0
Rmv: Tree Removal 13-18" M	Poverty Ln	124 poverty ln, Lebanon, , 3766	42	0	43	0
Rmv: Tree Removal 13-18" M	Poverty Ln	124 poverty ln, Lebanon, , 3766	42	0	43	0
Rmv: Tree Removal 13-18" M	Poverty Ln	136 POVERTY LN, Lebanon, , 3766	44	0	45	0
Rmv: Tree Removal 09-12" M	Poverty Ln	183 POVERTY LN, Lebanon, , 37661317	1	0	2	0
Rmv: Tree Removal 09-12" M	Poverty Ln	183 POVERTY LN, Lebanon, , 37661317	2	0	2	1
Rmv: Tree Removal 13-18" M	Poverty Ln	198 POVERTY LN, Lebanon, , 3766	67	0	68	0
Rmv: Tree Removal 13-18" M	Poverty Ln	198 POVERTY LN, Lebanon, , 3766	67	0	68	0
Rmv: Tree Removal 19-24" M	Poverty Ln	198 POVERTY LN, Lebanon, , 3766	67	0	68	0
Rmv: Tree Removal 19-24" M	Poverty Ln	198 POVERTY LN, Lebanon, , 3766	67	0	68	0
Rmv: Tree Removal 09-12" M	Poverty Ln	209 POVERTY-LANE RD, Lebanon, , 191032838	70	0	71	0

Activity_Approved	Street	Physical Address	From Pole No	From Pole Suffix	To Pole No	To Pole Suffix
Rmv: Tree Removal 13-18" M	Poverty Ln	209 POVERTY-LANE RD, Lebanon, , 191032838	70	0	71	0
Limb/Lead Removal 13-18"	Poverty Ln	217 POVERTY LN, Lebanon, , 37661927				
Rmv: Tree Removal (Rmv25)	Poverty Ln	229 POVERTY LN, Lebanon, , 37662708	78	0	79	0
Rmv: Tree Removal 13-18" M	Poverty Ln	229 POVERTY LN, Lebanon, , 37662708	77	0	78	0
Rmv: Tree Removal 19-24" M	Poverty Ln	229 POVERTY LN, Lebanon, , 37662708	78	0	79	0
Rmv: Tree Removal 05-08" M	Poverty Ln	241 POVERTY LN, Lebanon, , 37662743	84	0	85	0
Rmv: Tree Removal 05-08" M	Poverty Ln	241 POVERTY LN, Lebanon, , 37662743	84	0	85	0
Limb/Lead Removal 05-08"	Poverty Ln	261 POVERTY LN, Lebanon, , 3766				
Rmv: Tree Removal 05-08" M	Poverty Ln	284 POVERTY LN	93	0	94	0
Limb/Lead Removal 09-12"	Poverty Ln	287 POVERTY LN, Lebanon, , 37662709	93	0	94	0
Rmv: Tree Removal 13-18" M	Poverty Ln	287 POVERTY LN, Lebanon, , 37662709	94	0	95	0
Rmv: Tree Removal 13-18" M	Poverty Ln	301, Lebanon, , 3766	95	0	96	0
Rmv: Tree Removal 19-24" M	Poverty Ln	301, Lebanon, , 3766	95	0	96	0
Rmv: Tree Removal 05-08" M	Poverty Ln	315 POVERTY LN, Lebanon, , 3766	105	3	105	5
Rmv: Tree Removal 05-08" M	Poverty Ln	320 POVERTY LN, Lebanon, , 3766	5	0	6	0
Rmv: Tree Removal 09-12" M	Poverty Ln	320 POVERTY LN, Lebanon, , 3766	5	0	6	0
Rmv: Tree Removal 09-12" M	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705	108	0	109	0
Rmv: Tree Removal 13-18" M	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705	108	0	109	0
Rmv: Tree Removal 13-18" M	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705	105	0	1	0
Rmv: Tree Removal 13-18" M	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705	1	0	2	0
Rmv: Tree Removal 13-18" M	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705	108	0	109	0
Rmv: Tree Removal 13-18" M	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705	108	0	109	0
Rmv: Tree Removal 13-18" M	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705	108	0	109	0
Rmv: Tree Removal 13-18" M	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705	108	0	109	0
Rmv: Tree Removal 13-18" M	Poverty Ln	328 POVERTY LN, Lebanon, , 37662705	108	0	109	0
Rmv: Tree Removal 19-24" M	Poverty Ln	33 Poverty LN, Lebanon nh	9	0	9	50
Rmv: Tree Removal 05-08" M	Poverty Ln	354 POVERTY LN, Lebanon, , 37662705	117	0	118	0
Limb/Lead Removal 09-12"	Poverty Ln	387 POVERTY LN, Lebanon, ,	128	0	129	0
Rmv: Tree Removal 13-18" M	Poverty Ln	387 POVERTY LN, Lebanon, ,	121	0	122	0
Rmv: Tree Removal 05-08" M	Poverty Ln	4 STONE-HILL RD, Lebanon, , 3784	85	0	86	0
Limb/Lead Removal 19-24"	Poverty Ln	5 FOLIAGE VW, Lebanon, , 37662720	67	0	68	0
Limb/Lead Removal 19-24"	Poverty Ln	5 FOLIAGE VW, Lebanon, , 37662720	67	0	68	0
Rmv: Tree Removal (Rmv25)	Poverty Ln	5 FOLIAGE VW, Lebanon, , 37662720				
Rmv: Tree Removal 05-08" M	Poverty Ln	6A MARTIN DR, Lebanon, , 37550897	88	0	89	0
Rmv: Tree Removal 05-08" M	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700	33	0	33	1
Rmv: Tree Removal 13-18" M	Poverty Ln	98 POVERTY LN, Lebanon, , 37662700	33	1	33	2

SITE PLAN REVIEW REGULATIONS
MINOR SITE PLAN & CONCEPTUAL REVIEW
DRAFT AMENDMENTS

ARTICLE III – ADMINISTRATION

[...]

Section 3.2 – Minor Site Plan Review

A. MINOR SITE PLAN COMMITTEE

1. **Establishment.** A Minor Site Plan Committee is established in accordance with RSA 674:43, III, and the resolution passed by the City Council on September 1, 2021, for the purpose of reviewing minor site plan applications per Section 3.1.C.
2. **Membership.** The Minor Site Plan Committee consists of the [Director of Planning and Development](#), the [Chief Building Official](#), the [Director of Public Works](#), the [Fire Chief](#), and the [Police Chief](#) ~~Planning and Development Department's Senior Planner and Associate Planner, and a representative from each of the following City departments: Fire, Police, and Public Works.~~ The [Director of Planning and Development](#) ~~Senior Planner~~ shall serve as chair and may use ~~his or her~~ [their](#) reasonable discretion in coordinating the activity of the ~~C~~committee in an efficient and effective manner. ~~The Deputy Director of Planning and Development or designee shall serve as staff for the Committee.~~ The ~~Director of Planning and Development~~ [members of the Committee](#) may, at ~~his or her~~ [their](#) discretion, ~~appoint a substitute representative from their respective departments to the Committee for the Senior Planner or Associate Planner and may, at his or her discretion, serve as chair while substituting.~~ A majority of the [Committee](#) members shall constitute ~~the~~ [a](#) quorum necessary to transact business.

[...]

ARTICLE IV – PROCEDURE

[...]

Section 4.3 – Conceptual Review

- A. [Purpose.](#) Conceptual review pursuant to RSA 676:4, II(a) is recommended for all [land development](#) that requires Planning Board review pursuant to Section 3.1.D in order to help identify and resolve issues at an early stage and save the applicant the time and cost of changes at a later date. Conceptual review also allows the Board and applicant to identify available and qualified expertise within the City's boards and committees to help inform the variety and scope of studies or other activities that inform the project design and, in turn, the technical review of the submitted application.

B. Conceptual Review Required. Conceptual review shall be required for any land development that requires Planning Board review pursuant to Section 3.1.D and which involves any one or more of the following:

1. 20 or more new dwelling units;
2. Ten (10) or more detached one- and/or two-family dwellings;
3. More than one (1) principal multi-family, non-residential or mixed use building; and/or
4. Any development determined by the Board to have regional impact.

C. Conceptual Review Optional. For any site land development other than those identified in Section 4.3.B, conceptual review shall be optional.

~~the Applicant may request an informal discussion with the Board, to be conducted in general terms, of the basic concept of the proposed development. The Applicant may end the conceptual discussion at any time.~~

D. Notice. Conceptual reviews shall only take place at a formal meeting of the Board. Public notice of a required ~~the conceptual discussion~~ review shall be provided pursuant to Section 4.8. Notice of a required conceptual review shall also be provided to the following:

1. Conservation Commission
2. Pedestrian & Bicyclist Advisory Committee
3. Tree Advisory Board
4. Heritage Commission (if located within the Historic District)

****ADDDITIONAL
PROPOSED
EDITS BY STAFF
IN YELLOW****

The applicant is not required to appear before any of these bodies for purposes of conceptual review. Comment by these bodies is optional and may be provided in writing or in person by a duly appointed representative of such body at the time the application is considered by the Planning Board. The inability of any of these bodies to provide timely comment shall not delay or in any way hinder the Planning Board's review of the application.

Public notice is not required for optional conceptual reviews. ~~is not required, but such discussions shall only take place at a formal meeting of the Board.~~

~~Such conceptual consultation shall not bind either the applicant or the Board in any manner, and statements made by Board members shall not be the basis for disqualifying said members or invalidating any action taken.~~

~~While a Conceptual Review is optional, it is strongly recommended, particularly for larger developments, as it can help identify and resolve issues at an early stage and save the applicant the time and cost of changes at a later date.~~

EB. Submission Requirements.

1. Applications for conceptual review made pursuant to Section 4.3.D shall be submitted in accordance with the procedures set forth in Section 4.7.B ("Filing Deadline") and shall be placed on the agenda of the Board's next regular meeting. All other applications for conceptual review shall be

submitted not ~~Not~~ less than two weeks before the date of the scheduled conceptual review.

2. For all conceptual review applications, the Applicant shall provide a project description, a written statement addressing how the concept conforms with the Master Plan, and a sketch plan of sufficient accuracy and quality, based on a United States Geological Survey map or similar map, showing the following:

- 1a. Existing property lines of the parcel(s) under review;
- 2b. General topography, to include highlight of slopes in excess of 25%;
- 3c. Prominent natural features of the site, including but not limited to: tree lines, watercourses, flood plains, wetlands, and ledge outcrops;
- 4d. The approximate location and size of existing and proposed buildings, parking areas, roadways, and other improvements.

3. Applications for conceptual review made pursuant to Section 4.3.D shall also include:

- a. A properly completed and signed application form.
- b. The appropriate fees as established by the Board's fee schedule.
- c. A list of the name(s) and address(es) of all persons to be notified by certified mail in accordance with RSA 676:4, I(d), including the following:
 - i. The Applicant(s);
 - ii. The Owner(s) of record of the site;
 - iii. The Owners of abutting properties;
 - iv. Every surveyor, engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board;
 - v. All persons holding conservation, preservation, or agricultural preservation restrictions (as defined under RSA 477:45) on the subject property. (NOTE: When there are no such restrictions on the subject property, the applicant shall provide a definitive statement to that effect.); and
 - vi. The holders of any easements, rights-of-way, or other restrictions on or over the subject property. (NOTE: When there are no such easements, rights-of-way, or other

****ADDDITIONAL
PROPOSED EDITS BY
STAFF IN YELLOW****

restrictions on the subject property, the applicant shall provide a definitive statement to that effect.).

- FC. Procedures. Conceptual review shall be an informal discussion with the Board, conducted in general terms, of the basic concept of the proposed development. ~~The conceptual review shall be limited to a discussion of the concept in general terms,~~ for the purpose of familiarizing the Board with the location and type of development, and familiarizing the Applicant with the issues and concerns of the Board. The Board shall consider whether the proposed development is an allowed use in the Zoning Ordinance and in accordance with the Master Plan. The Board shall determine whether the development is compatible with any plans for existing or future roads, utilities, and services. The Board shall focus on the characteristics of the site and its relationship to the surrounding area to determine how well the proposed development fits into the natural environment and the cultural landscape, including historical resources.

Discussions held during any conceptual review shall not bind either the applicant or the Board in any manner, and statements made by Board members shall not be the basis for disqualifying said members or invalidating any subsequent action taken by the Board.



CITY OF LEBANON PLANNING & DEVELOPMENT

MEMORANDUM

TO: Lebanon Planning Board

FROM: Planning and Development Department Staff

RE: Proposed Zoning Amendments: Hotels in the GC-1

DATE: April 14, 2025

A public request has been made by Dan Nash, PE, on behalf of Choice Storage, LLC/Jay Campion and Cicotte Properties, LLC/Johanne Cicotte to amend Section 305A.2 to include "Hotel" as a permitted use in the GC-1 District. The request has been made pursuant to Section 1000.2.C of the Zoning Ordinance which provides that amendments to the Zoning Ordinance may be proposed "by petition of any number of voters...". The basis for the petitioner's request is set forth in the attached letter dated January 29, 2025 from Mr. Nash.

"Hotel" is defined in Appendix A of the Zoning Ordinance as "[a] building designed for or used commercially as more or less temporary living quarters for persons who are lodged with or without meals in which are ten or more sleeping rooms usually occupied singularly or by families of transients[,]" and is currently allowed within the GC-1 District if part of a Commercial Planned Unit Development (PUD). "Hotel" is also currently allowed:

- As a permitted use in the GC, CB and LD Districts;
- By Conditional Use in the MC District;
- Within a Commercial PUD (allowed by Conditional Use in the GC, GC-1, CB, and MC Districts);
- Within an Industrial PUD (allowed by Conditional Use in the IND-L, IND-RA, and IND-H Districts); and
- Within a Planned Business Park (allowed by Conditional Use in the IND-L, IND-RA, INDH Districts).

The City Council moved to continue with the schedule shown below. This allows for the City's Land Use Boards and the public to provide feedback on the proposed amendment.

Following the public hearing, the amendment listed above may be adopted by the City Council per Section 1000.3.D of the Zoning Ordinance.

City Council decision to proceed:	March 19, 2025
Legal review:	by March 31, 2025
Zoning Board of Adjustment:	April 7, 2025
Conservation Commission:	April 10, 2025
Planning Board:	April 28, 2025
City Council setting public hearing:	May 7, 2025
City Council public hearing:	May 21, 2025

ATTACHMENTS

1. Petitioned Zoning Amendment Request Letter
2. Legal Opinion Letter



29 January 2025

Honorable Mayor and City Council
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Request for Zoning Change

Dear Mayor and Councilors:

On behalf of Choice Storage, LLC/Jay Campion and Cicotte Properties, LLC/Johanna Cicotte this letter is being written to request a zoning change to be part of the city's North Lebanon zoning review.

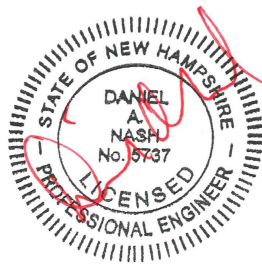
Request #1. Amend Table 305A.2 to include "Hotel" as a permitted use.

The GC zone currently allows Hotel as a Permitted Use. As GC-1 is an extension/modification of this use, it makes sense for the hotel use to follow. The Route 120/North Lebanon area is a prime and appropriate locale for the hotel use.

Please let me know if you have any questions regarding this request.

Sincerely,

Daniel A. Nash, PE
Principal



Attachments:

- GC table of uses
- GC-1 table of uses

CC: Jay Campion, Choice Storage
Johanna Cicotte, Cicotte Properties

M:\2018_projects\18-025\zoning\zoning change_jan25\letter_col_hoteouse_29Jan2025.docx

SECTION 305 GENERAL COMMERCIAL DISTRICT (GC).

305.1 Purpose.

The purpose of the GC District is to provide ample land with good highway access for the location of commercial development serving the regional and local markets.

305.2 Table of Uses.

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
<u>Residential</u> Dwelling unit(s) above first floor Multi-family dwelling (see Section 305.5)	<u>Commercial/Non-Residential</u> Alternative treatment center per Section 613 Bus terminal Educational facility, college/university Essential service Truck terminal
<u>Commercial/Non-Residential</u> Amusements (indoor) - Car wash Community center Drive-in restaurant, refreshment stand Drive-through facility - Drycleaning pick-up station Financial institution - Funeral home Group day care facility per Section 604 Health club Hotel - House of worship - Laundromat Local government use Membership club Motel - Movie theater Office Personal service - Publishing/printing - Radio or TV studio Recreational facility, indoor	<u>Uses by Conditional Use Permit</u> (see Section 302.4)
	<u>Commercial/Non-Residential</u> Care and treatment of animals Contractor's yard Craftsman's shop - Plumbing, electrical or carpentry shop Produce stand Recreational facility, outdoor Warehouse - Wholesale sales

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
25. Renewable energy system per Section 612 26. Restaurant , sandwich shop 27. Retail product pickup 28. Retail store 29. Service station 30. Vehicular repair 31. Vehicular sales <u>Planned Developments</u> 32. Commercial PUD per Section 501	

305.3 Table of Area, Dimension and Coverage.

Minimum Lot Requirements					Maximum Limitations	
Area	Frontage	Front Yard	Side Yard	Rear Yard	Building Coverage	Height
50,000 square feet	150'	40'	20'	20'	30%	45' See Section 305.4

305.4 Special Height Restriction.

On **parcels** adjacent to residential districts the height limitation of the adjacent residential district shall apply; but, on such **parcels**, **building height** may be increased above the residential limitation by one (1) foot for each two (2) feet that the **building** is set back from the required set back line(s) on sides of the **lot** adjacent to the residential district. However, in no case shall the height exceed 45 feet.

305.5 Dwelling Unit Density.

Density determinations for **multi-family dwellings** and **mixed use buildings** shall be made by the Planning Board during the course of site review based on site specific conditions and factors such as the availability of parking and/or the ability to provide required parking, the availability of adequate water and sewer, and the ability to provide required site improvements and to meet all other requirements of the Site Plan Review Regulations and all other applicable City regulations.

SECTION 305A GENERAL COMMERCIAL ONE DISTRICT (GC-1).

305A.1 Purpose.

The purpose of the GC-1 District is to provide opportunities for a mix of commercial and residential uses within close proximity to regional employers, public transportation routes, and pedestrian and biking trails. The GC-1 District is intended to provide for uses that are compatible with the limited access design of Route 120, and which would tend to retain and enhance the existing character of the area. New housing is encouraged to provide convenient access to major centers of employment, to facilitate future economic growth along the Route 120 corridor, and to complement the existing array of services and amenities within walking or biking distance of the GC-1 District.

305A.2 Table of Uses.

<u>Permitted Uses</u>	<u>Uses by Conditional Use Permit</u> (see Section 302.4)
<u>Residential</u> 1. Multi-family dwelling (see Section 305A.4) <u>Commercial/Non-Residential</u> 2. Dwelling unit(s) above first floor 3. Essential service 4. Financial institution 5. Group day care facility per Section 604 6. Office 7. Personal service 8. Renewable energy system per Section 612 Add: "9. Hotel"	<u>Commercial/Non-Residential</u> 1. Alternative treatment center per Section 613 2. Drycleaning pick-up station 3. Educational facility, college/university 4. Inpatient rehabilitation facility 5. Light industry 6. Research laboratory 7. Restaurant , sandwich shop 8. Retail store <u>Planned Developments</u> 1. Commercial PUD per Section 501 2. Manufactured Housing PURD per Section 504

305A.3 Table of Area, Dimension and Coverage.

Minimum Lot Requirements					Maximum Limitations	
Lot Area	Frontage	Front Yard	Side Yard	Rear Yard	Building Coverage	Building Height
50,000 square feet	150'	40'	20'	20'	30%	55'

305A.4 Dwelling Unit Density.

Density determinations for **multi-family dwellings** and **mixed use buildings** shall be made by the Planning Board during the course of site review based on site specific conditions and factors such as the availability of parking and/or the ability to provide required parking, the availability of adequate water and sewer, and the ability to provide required site improvements and to meet all other requirements of the Site Plan Review Regulations and all other applicable City regulations.

Petition for Zoning Change to Allow Hotel Use in GC-1

(North Lebanon GC-1 Properties)

29 January 2025

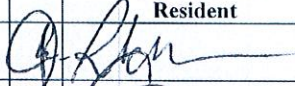
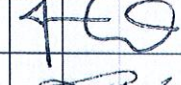
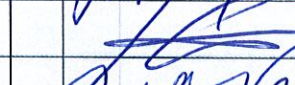
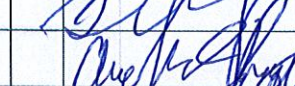
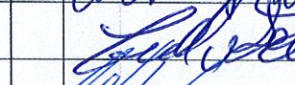
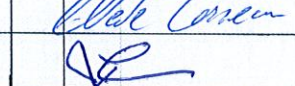
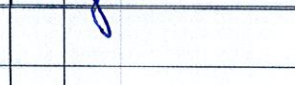
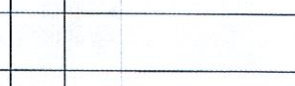
Members of the Lebanon City Council,

As voters of the City of Lebanon, we petition you to make changes to the zoning ordinance.

-Our request is under the provisions of the Zoning Ordinance, Section 1002.2.C..

-Our request is outlined in AGD letter to the City Council regarding Section 305A.2 dated 29Jan2025

We, the voters, call on the City of Lebanon to make these changes to establish fair and just zoning for this property.

Name of Resident	Signature of Resident	Address and Phone	Date Signed
Glenn Fulcher		90 Mechanic St 603 Lebanon NH 499.1972	1/30/25
Johanna Giotte		47 Apple Blossom Dr. W. Lebanon 603 3069649	1/30/25
Pete Mascini		46 Main St Lebanon NH	1/30/25
Jaime Lanfranco		337 Mount Support Rd Lebanon NH 03766	1/30/25
Keith Higgs		337 Mount Support Rd Lebanon NH 03766	1-30-25
Dave Gilman		Lebanon NH 03766 22 School St Apt 1	1/30/25
Andrew Rodman		8 Light Street Lebanon NH 03766	1-30/25
Carl Seachell		141 Street Hanover Lebanon NH	1/30/25
Wade Comeau		16 Memorial Dr. Lebanon NH	1/30/25
Justin Lanfranco		225 Bank St Ext Lebanon	1/30/25

April 3, 2025

Nathan Reichert, Director of Planning & Development
City of Lebanon
51 S. Park Street
Lebanon, NH 03766
nathan.reichert@lebanonnh.gov

**RE: Proposed Zoning Amendment –
Add “Hotel” as Permitted Use in GC-1 District**

Mr. Reichert:

This is a preliminary legal opinion as required by Section 1000.3(B)(2) of the Lebanon Zoning Ordinance concerning a proposed amendment to the City’s zoning ordinance (“ZO”). I understand the City Council has approved a motion to begin the process of the City’s land use boards providing review and comment for adding “Hotel” as a Permitted Use in the General Commercial One (GC-1) zoning district.

I have reviewed the following documents in connection with this opinion:

- A January 29, 2025 Letter from Daniel A. Nash, Advanced Geomatics & Design, with attachments;
- A March 5, 2025 Planning and Development Department Staff Memo concerning the proposed zoning amendment;
- Video of the relevant portion of the City Council’s March 19, 2025 public meeting.

The ZO requires this legal review to cover: (a) whether such amendment is within the authority delegated to the City under State law; (b) whether the form is appropriate; and (c) whether, from an administrative point of view, the amendment can be administered and enforced.

My answer to the three questions in Section 1000.3.B(2) is “yes” and, with the exception of my comment below, I discern no legal or administrative issues of concern with this proposed amendment.

I am not privy to prior deliberations of the Council, planning staff, and the City’s land use boards with respect to the decision(s) as to which zoning districts would be appropriate locations for a Hotel use as either a permitted use or a conditional use within or without a planned development. However, planning staff’s March 5 memo listing the districts and manner in which Hotels are permitted implies a significant amount of deliberation on this subject has previously occurred. Further, the specific allowance of a Hotel use within a Commercial PUD in the GC-1 district may reflect a deliberate intent to otherwise exclude Hotels from the GC-1 district.

April 3, 2025

Page 2

Accordingly, I recommend that the Council and land use boards review their prior deliberations and decisions in evaluating whether the new proposed amendment is warranted.

Please do not hesitate to contact me with any questions or concerns about this opinion.

Sincerely,

A handwritten signature in blue ink that reads "Matthew C. Decker". The signature is written in a cursive, flowing style.

Matthew C. Decker



CITY OF LEBANON PLANNING & DEVELOPMENT

MEMORANDUM

TO: Lebanon Planning Board

FROM: Planning and Development Department Staff

RE: Proposed Zoning Amendments: Care & Treatment of Animals

DATE: April 14, 2025

A public request has been made by Dan Nash, PE, on behalf of Evans Drive SPE, LLC/Johanna Cicotte to amend Section 311A.2 to include “Care and Treatment of Animals” as a Conditional Use Permit in the RO-1 District. The request has been made pursuant to Section 1000.2.C of the Zoning Ordinance which provides that amendments to the Zoning Ordinance may be proposed “by petition of any number of voters....”. The basis for the petitioner’s request is set forth in the attached letter dated January 29, 2025, from Mr. Nash.

“Care and Treatment of Animals” is defined in Appendix A of the Zoning Ordinance as “[a] veterinary establishment, riding school, or kennels” and is currently not allowed in the RO-1 zoning district. It is allowed in the following districts:

- By Conditional Use Permit in the GC Districts
- By Special Exception in the RL-1, RL-2, and Ind-L Districts

The City Council moved to continue with the schedule shown below. This allows for the City’s Land Use Boards and the public to provide feedback on the proposed amendment.

Following the public hearing, the amendment to Section 311A.2 may be adopted by the City Council per Section 1000.3.D of the Zoning Ordinance.

City Council decision to proceed:	March 19, 2025
Legal review:	by March 31, 2025
Zoning Board of Adjustment:	April 7, 2025
Conservation Commission:	April 10, 2025
Planning Board:	April 28, 2025
City Council setting public hearing:	May 7, 2025
City Council public hearing:	May 21, 2025

ATTACHMENTS

1. Petitioned Zoning Amendment Request Letter
2. Legal Opinion Letter



29 January 2025

Honorable Mayor and City Council
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Request for Zoning Change, Lot 78-40-1

Dear Mayor and Councilors:

On behalf of Evans Drive SPE, LLC/Johanna Cicotte this letter is being written to request a zoning change to be part of the city's North Lebanon zoning review.

Request #1. Amend Table 311A.2 to include "Care and Treatment of Animals" as a Use permitted by Conditional Use Permit.

This parcel was zoned GC until about 2004 when the zoning was changed to RO-1. The change of use does not allow Care and treatment of animals. The SAVES facility got zoning permission in 2010 to establish and animal hospital by converting one non-conforming use to another.

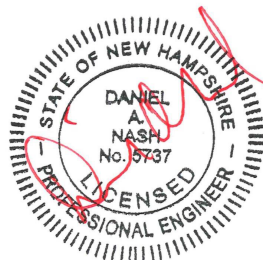
This facility has been an integral part of our community. They often provide critical care for dear family pets. They do well at their job and have seen some growth. Occasionally, they have a need for additional parking. In 2024, we sought a permit to expand the parking. We were informed by staff that the Proposed action would require a variance(see attached email). Since variances are not a sure thing, the owner opted to put off the application process.

Since the city is undergoing changes in the North Lebanon area, it makes sense to clear up this unfortunate effect of changed zoning. The Care and Treatment of animals was previously allowed on this site and should be now. I have attached the GC table of uses that applied prior to the zone change to RO-1 and a recommended Table for the Council's consideration.

Please let me know if you have any questions regarding this request.

Sincerely,

Daniel A. Nash, PE
Principal



City Council
Request for Zoning Changes
29Jan2025

Attachments:

- GC table of uses
- RO-1 table of uses
- email Nate Reichert

CC: Johanna Cicotte, Cicotte Properties

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SECTION 305 GENERAL COMMERCIAL DISTRICT (GC).

305.1 Purpose.

The purpose of the GC District is to provide ample land with good highway access for the location of commercial development serving the regional and local markets.

305.2 Table of Uses.

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
<u>Residential</u> 1. Dwelling unit(s) above first floor 2. Multi-family dwelling (see Section 305.5)	<u>Commercial/Non-Residential</u> 1. Alternative treatment center per Section 613 2. Bus terminal 3. Educational facility, college/university 4. Essential service 5. Truck terminal
<u>Commercial/Non-Residential</u> 3. Amusements (indoor) 4. Car wash 5. Community center 6. Drive-in restaurant, refreshment stand 7. Drive-through facility 8. Drycleaning pick-up station 9. Financial institution 10. Funeral home 11. Group day care facility per Section 604 12. Health club 13. Hotel 14. House of worship 15. Laundromat 16. Local government use 17. Membership club 18. Motel 19. Movie theater 20. Office 21. Personal service 22. Publishing/printing 23. Radio or TV studio 24. Recreational facility, indoor	<u>Uses by Conditional Use Permit</u> (see Section 302.4)
	<u>Commercial/Non-Residential</u> 1. Care and treatment of animals 2. Contractor's yard 3. Craftsman's shop 4. Plumbing, electrical or carpentry shop 5. Produce stand 6. Recreational facility, outdoor 7. Warehouse 8. Wholesale sales

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
25. Renewable energy system per Section 612 26. Restaurant , sandwich shop 27. Retail product pickup 28. Retail store 29. Service station 30. Vehicular repair 31. Vehicular sales <u>Planned Developments</u> 32. Commercial PUD per Section 501	

305.3 Table of Area, Dimension and Coverage.

Minimum Lot Requirements					Maximum Limitations	
Area	Frontage	Front Yard	Side Yard	Rear Yard	Building Coverage	Height
50,000 square feet	150'	40'	20'	20'	30%	45' See Section 305.4

305.4 Special Height Restriction.

On **parcels** adjacent to residential districts the height limitation of the adjacent residential district shall apply; but, on such **parcels**, **building height** may be increased above the residential limitation by one (1) foot for each two (2) feet that the **building** is set back from the required set back line(s) on sides of the **lot** adjacent to the residential district. However, in no case shall the height exceed 45 feet.

305.5 Dwelling Unit Density.

Density determinations for **multi-family dwellings** and **mixed use buildings** shall be made by the Planning Board during the course of site review based on site specific conditions and factors such as the availability of parking and/or the ability to provide required parking, the availability of adequate water and sewer, and the ability to provide required site improvements and to meet all other requirements of the Site Plan Review Regulations and all other applicable City regulations.

SECTION 311A RESIDENTIAL-OFFICE-ONE DISTRICT (R-O-1).

311A.1 Purpose.

The purpose of the R-O-1 district is to provide for well-planned neighborhoods of **offices** and higher density housing by carefully guiding the integration of multi-residential housing and **office** uses. The district balances the goals of: (1) preserving the economic viability of older, large **dwelling**s modified to accommodate multiple residential units or **office** space or both; (2) providing for attractive locations for small **offices**; and (3) providing for new **office** buildings compatible with surroundings.

311A.2 Table of Uses.

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
<u>Residential</u> One-family dwelling Two-family dwelling Multi-family dwelling (4 dwelling units or less) per Section 601 Accessory dwelling unit (ADU) per Section 610 <u>Commercial/Non-Residential</u> - Construction of new office building (3,000 sq. ft. or less) per Section 601 - Conversion of a dwelling to office use per Section 601 Financial institution Home business per Section 600 - House of worship Personal service Renewable energy system per Section 612 <u>Planned Developments</u> - PURD per Section 501	<u>Residential</u> Multi-family dwelling (5 dwelling units or more) per Section 601 Senior housing complex <u>Commercial/Non-Residential</u> - Construction of new office building (3,001 sq. ft. – 6,000 sq. ft.) per Section 601 Educational facility, college/university Educational facility, primary/secondary Essential service - Funeral home Group day care facility per Section 604 Group residence Health club Hospice Lodging house Public safety facility Recreational facility, indoor Recreational facility, outdoor Tourist home (or bed and breakfast facility)

Add: Uses by Conditional Use Permit
1. Care and Treatment of Animals

311A.3 Table of Area, Dimensions and Coverage.

Minimum Lot Size

Class	Area	Width	Additional Area per D.U. After Two	Maximum Height
1	10,000 sq.ft.	75'	3,000 sq.ft.	45'
2	15,000 sq.ft.	75'	5,000 sq.ft.	45'
3	40,000 sq.ft.	100'	15,000 sq.ft.	45'

Minimum Yard

Class	Front	Side	Rear	Maximum <i>Building Coverage</i>
1	20'	15'	20'	25%
2	20'	15'	20'	20%
3	25'	25'	30'	15%

Dan Nash

From: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>
Sent: Monday, March 18, 2024 12:49 PM
To: Dan Nash; Tim Corwin
Cc: 'Johanna Cicotte'; 'Keith Higgs'
Subject: RE: [EXTERNAL] RE: 63 Evans Dr_Non-Conforming Use

The 2010 ZBA decision is rather clear as to what was approved in 2010. It is clearly a non-conforming use being exchanged for another non-conforming use.

Unfortunately, additional relief is needed from the Zoning Board to create an expansion.
Nate

-----Original Message-----

From: Dan Nash <advancedgeomatrics@comcast.net>
Sent: Monday, March 18, 2024 12:11 PM
To: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Cc: 'Johanna Cicotte' <jcicotte1@aol.com>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; 'Keith Higgs' <khiggs@volvovolkswagen.com>
Subject: RE: [EXTERNAL] RE: 63 Evans Dr_Non-Conforming Use

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Tim,

Thank you for the zoning decision. I think this use can be classified as an "office" use, which is allowed. The operation is essentially a veterinary office.

Dan Nash
Advanced Geomatics and Design
105 Bank Street
Lebanon, NH 03766
603-448-6295
802-356-4928 mobile
Advancedgeomatrics@comcast.net
https://urldefense.proofpoint.com/v2/url?u=http-3A__www.advancedgeomatrics.org&d=DwICAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=Cwlhu-sTt5Lmtcg7soPpgPCeEiVDaFy5X_5jjcYB4l8&m=yigBvVQ1Nlrmr5qvg8acb92aVLYObtuq7yY__HmYoEjINCpk3lvJgqbcSwq2Mhsf&s=JaCE0V9u5hKOJhW7_4xfNLSzTrXOdCeAW8bfHqWnF70&e=

-----Original Message-----

From: Tim Corwin <https://urldefense.proofpoint.com/v2/url?u=http-3A__Tim.Corwin-40lebanonnh.gov&d=DwICAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=Cwlhu-sTt5Lmtcg7soPpgPCeEiVDaFy5X_5jjcYB4l8&m=yigBvVQ1Nlrmr5qvg8acb92aVLYObtuq7yY__HmYoEjINCpk3lvJgqbcSwq2Mhsf&s=N4abSWXfgjtovHQRZzJcJq1M6AEGnaKa4CrlqfRyjek&e=>
Sent: Monday, March 18, 2024 12:02 PM

To: Dan Nash <advancedgeomatrics@comcast.net>

Cc: 'Johanna Cicotte' <jcicotte1@aol.com>; Nathan Reichert <https://urldefense.proofpoint.com/v2/url?u=http-3A__Nathan.Reichert-40lebanonnh.gov&d=DwICAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=Cwlhu-sTt5Lmtcg7soPpgPCeIVDaFy5X_5jicYB4l8&m=yigBvVQ1Nlrmr5qvg8acb92aVLYObtuq7yY__HmYoEjINCpk3lvJgqbcSwq2Mhsf&s=J1vtlf_nW6lp1ObgCvDCAkGlzndFP1Dhs2mYvzcq2J0&e=>>

Subject: RE: [EXTERNAL] RE: 63 Evans Dr_Non-Conforming Use

The use received a Special Exception in 2010 to convert an existing non-conforming use to a "care and treatment of animals" non-conforming use (please see attached Notice of Decision).

-----Original Message-----

From: Dan Nash <advancedgeomatrics@comcast.net>

Sent: Monday, March 18, 2024 11:14 AM

To: Tim Corwin <https://urldefense.proofpoint.com/v2/url?u=http-3A__Tim.Corwin-40lebanonnh.gov&d=DwICAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=Cwlhu-sTt5Lmtcg7soPpgPCeIVDaFy5X_5jicYB4l8&m=yigBvVQ1Nlrmr5qvg8acb92aVLYObtuq7yY__HmYoEjINCpk3lvJgqbcSwq2Mhsf&s=N4abSWXfgjtovHQRZzJcJq1M6AEGnaKa4CrlqfRyjek&e=>>

Cc: 'Johanna Cicotte' <jcicotte1@aol.com>; Nathan Reichert <https://urldefense.proofpoint.com/v2/url?u=http-3A__Nathan.Reichert-40lebanonnh.gov&d=DwICAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=Cwlhu-sTt5Lmtcg7soPpgPCeIVDaFy5X_5jicYB4l8&m=yigBvVQ1Nlrmr5qvg8acb92aVLYObtuq7yY__HmYoEjINCpk3lvJgqbcSwq2Mhsf&s=J1vtlf_nW6lp1ObgCvDCAkGlzndFP1Dhs2mYvzcq2J0&e=>>

Subject: [EXTERNAL] RE: 63 Evans Dr_Non-Conforming Use

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Nate,

I believe this is a conforming office use or a personal service use (veterinary office).

Can you please confirm so we can continue with the meeting at 2pm today.

Dan Nash

Advanced Geomatics and Design

105 Bank Street

Lebanon, NH 03766

603-448-6295

802-356-4928 mobile

Advancedgeomatrics@comcast.net

https://urldefense.proofpoint.com/v2/url?u=http-3A__www.advancedgeomatrics.org&d=DwICAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=jq55e6wXHM6V3GuHLdOq35v4gVwylg4o9sRzQA-xo9c&m=s2Q8BvfeVKNX_PASWI-SRvzgJxnrxp2PFuKgo6KKyKj9luy47L7GPTMewXKJcStu&s=Up6bOxvS-iDLh0qAWrEY24Psx4_G4kJBdobBBYu0Fjg&e=>

-----Original Message-----

From: Tim Corwin

<https://urldefense.proofpoint.com/v2/url?u=http-3A__Tim.Corwin-40lebanonnh.gov&d=DwICAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=jq55e6wXHM6V3GuHLdOq35v4gVwylg4o9sRzQA-xo9c&m=s2Q8BvfeVKNX_PASWI-SRvzgJxnrxp2PFuKgo6KKyKj9luy47L7GPTMewXKJcStu&s=KnRLbbKONxV5JIRMVyg4tbQOkvRBMs7BEGRNxCQJiM&e=>>

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Sent: Monday, March 18, 2024 10:53 AM

To: Dan Nash <advancedgeomatrics@comcast.net>

Cc: Johanna Cicotte <jcicotte1@aol.com>; Nathan Reichert <https://urldefense.proofpoint.com/v2/url?u=http-3A__Nathan.Reichert-40lebanonnh.gov&d=DwlCAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=jq55e6wXHM6V3GuHLdOq35v4gVwylg4o9sRzQA-xo9c&m=s2Q8BvfeVknX_PASWI-SRvzgJxnrxp2PFuKgo6KKyKj9luy47L7GPTMewXKjCStu&s=Pq-LfTt2FPagXze48Cnt0MoKY3yM3UK-00EOz4youmw&e=>>
Subject: 63 Evans Dr_Non-Conforming Use

Dan -

Regarding the site plan application you submitted for 63 Evans Drive, it appears the proposed parking lot constitutes an expansion of a non-conforming use which is prohibited per Section 702.5.D of the Zoning Ordinance. This was the same determination that was made in the case of the parking lot expansions at 175 Heater Road and 51 Evans Drive for the non-conforming vehicular sales uses located on those lots (175 Heater Road obtained a Variance from Section 702.5.D and, with respect to 51 Evans Drive, the Zoning Ordinance was amended making the 702.5.D violation in that case moot). If you believe that the 63 Evans Drive parking lot expansion does not constitute an expansion of a non-conforming use, please explain why so that Nate Reichert, the Zoning Administrator, can make a determination.

Per Section 4.4 of the Site Plan Review Regulations, the site plan application cannot be accepted as complete until such time as the zoning matter is resolved. -Tim

Tim Corwin, AICP

Deputy Planning and Development Director City of Lebanon

(603) 448-1524 (Office)

(603) 442-6127 (Direct)

Tim.Corwin@LebanonNH.gov<<mailto:Tim.Corwin@LebanonNH.gov>>

Book a time to meet with

me<https://urldefense.proofpoint.com/v2/url?u=https-3A__outlook.office365.com_owa_calendar_PlanningandDevelopment1-40lebanonnh.gov_bookings_&d=DwlCAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=jq55e6wXHM6V3GuHLdOq35v4gVwylg4o9sRzQA-xo9c&m=s2Q8BvfeVknX_PASWI-SRvzgJxnrxp2PFuKgo6KKyKj9luy47L7GPTMewXKjCStu&s=XbCt1c6WYjsAvBuUJMMcgFOdEq57-Udq3WBAPgEgHEs&e=>>

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Petition for Zoning Change to Allow "Care and Treatment of Animals" as a Conditional Use in the RO-1 Zone

(Lot 78-40-1, Evans Drive)

29 January 2025

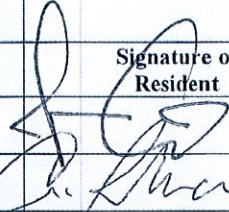
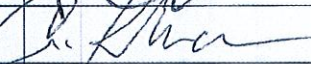
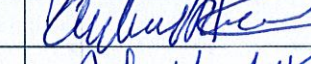
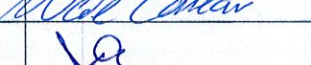
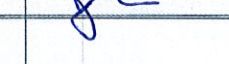
Members of the Lebanon City Council,

As voters of the City of Lebanon, we petition you to make changes to the zoning ordinance.

-Our request is under the provisions of the Zoning Ordinance, Section 1002.2.C..

-Our request is outlined in AGD letter to the City Council regarding Section 305.2 dated 29Jan2025.

We, the voters, call on the City of Lebanon to make these changes to establish fair and just zoning for this property.

Name of Resident	Signature of Resident	Address and Phone	Date Signed
JOHANNA CICOTTE		47 APPLE BLOSSOM LEBANON NH 03306	1/30/25
Glenn Fulcher		90 Mechanic St 603 664 1494 Lebanon NH 03306	1/30/25
Pete Mancini		46 MAIN S LEBANON NH	1/30/25
Jaimie Lanfranco		337 Mt Support Rd Lebanon NH 03766	1/30/25
Andrew Rodimon		8 Light Street Lebanon NH 03766	1-30-25
David M. Griffans		22 School St Apt 7 Lebanon NH 03766	1/30/25
KETH HIGGS		337 MOUNT SUPPORT LEBANON NH 03766	1-30-25
Cornell Berdell		141 HANOVER ST. Lebanon N.H.	1/30/25
Wade Comeau		16 Memorial Dr. Lebanon N.H.	1/30/25
Justin Lanfranco		225 Bank St. EXT	1/30/25

March 31, 2025

Nathan Reichert, Director of Planning & Development
City of Lebanon
51 S. Park Street
Lebanon, NH 03766
nathan.reichert@lebanonnh.gov

**RE: Proposed Zoning Amendment –
Add “Care and Treatment of Animals” as Use by Conditional Use Permit
in R-O-1 District**

Mr. Reichert:

This is a preliminary legal opinion as required by Section 1000.3(B)(2) of the Lebanon Zoning Ordinance concerning a proposed amendment to the City’s zoning ordinance (“ZO”). I understand the City Council has approved a motion to begin the process of the City’s land use boards providing review and comment for adding “Care and Treatment of Animals” as a Use allowed by Conditional Use Permit (“CUP”) in the Residential Office One (R-O-1) zoning district.

I have reviewed the following documents in connection with this opinion:

- A January 29, 2025 Letter from Daniel A. Nash, Advanced Geomatics & Design, with attachments including a March 2024 email chain between Mr. Reichert and Mr. Nash concerning nonconforming uses at 63 Evans Drive
- A March 5, 2025 Planning and Development Department Staff Memo concerning the proposed zoning amendment;
- Video of the relevant portion of the City Council’s March 19, 2025 public meeting

The ZO requires this legal review to cover: (a) whether such amendment is within the authority delegated to the City under State law; (b) whether the form is appropriate; and (c) whether, from an administrative point of view, the amendment can be administered and enforced.

My answer to the three questions in Section 1000.2.B(2) is “yes” and, with the exception of my comment below, I discern no legal or administrative issues of concern with this proposed amendment.

As you know, a zoning regulation cannot be adopted in support of, or for the exclusive benefit of, any individual property. Doing so would constitute “spot zoning”. An area is spot zoned when it is singled out for treatment different from that of similar surrounding land which cannot be justified on the basis of health, safety, morals or general welfare of the community, and which is not in accordance with a comprehensive plan. E.g., Miller v. Town of Tilton, 139 N.H. 429, 432 (1995).

March 31, 2025

Page 2

Mr. Nash's letter of January 29, 2025 does not hide that the impetus behind the proposed zoning amendment is to benefit one particular lot/business, Lot 78-40-1, which houses the SAVES emergency care veterinary clinic. SAVES seeks to expand its parking area, which, as a nonconforming use, it is currently unable to do.

The proposed zoning amendment avoids a "spot zoning" concern by proposing not that the "care and treatment of animals" use be permitted solely at Lot 78-40-1, but instead that this use be permitted (by CUP) on all lots within the zoning district (R-O-1) in which the SAVES clinic is located.

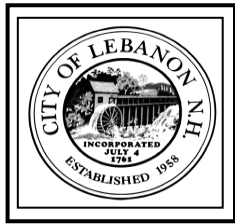
Accordingly, in considering whether to allow the "care and treatment of animals" use by CUP in the City's R-O-1 district, the City boards and commissions reviewing this proposed amendment should avoid consideration of SAVES's specific need and instead consider whether and how adding this use to this zoning district would promote the health and general welfare of the City, as set forth in RSA 674:17, I (c).

Please do not hesitate to contact me with any questions or concerns about this opinion.

Sincerely,



Matthew C. Decker



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Lebanon Planning Board

FROM: Planning and Development Department Staff

RE: Proposed Zoning Ordinance Amendment
New Section 615 – Mobile Food Service

DATE: April 14, 2025

The Lebanon Food Truck Task Force, created by City Council on July 17, 2024, was tasked with following:

1. Review current [City Code Chapter 179](#) and relevant zoning regulations to identify conflicts and limitations impacting food truck operations. Provide recommendations for changes to facilitate the safe and efficient operation of food trucks city-wide.
2. Develop a comprehensive, sustainable strategy for permitting and managing food trucks on public property in downtown Lebanon and West Lebanon. This strategy should consider various aspects such as traffic and pedestrian safety, public health, parking, and fire safety.
3. Conduct public outreach to gather feedback from residents, local businesses, and other stakeholders to ensure community needs and concerns are addressed.
4. Submit a detailed report of findings, recommendations, and proposed code and zoning changes to the City Council by February 15, 2025.

Pursuant to the above, and following extensive outreach and public engagement efforts, the Task Force has prepared draft food truck regulations for inclusion within the Lebanon Zoning Ordinance. The proposed amendments – which also address stand vending - include:

- (a) Six (6) new terms defined in Appendix A of the Zoning Ordinance including definitions for “mobile food service vending” and “stand vending”;
- (b) Adding “mobile food service vending” and “stand vending” as permitted uses in the CB, LD, GC, GC-1, IND-L, MC, and MC-2 Districts; and
- (c) Adding a new Section 615 (“Mobile Food Service”) within Article VI (“Additional Standards for Specific Uses”) identifying permitting requirements and performance standards for “mobile food service vending” and “stand vending” uses.

The City Council moved to continue with the schedule shown below. This allows for the City's Land Use Boards and the public to provide feedback on the proposed amendment.

Following the public hearing, the amendment listed above may be adopted by the City Council per Section 1000.3.D of the Zoning Ordinance.

City Council decision to proceed:	March 5, 2025
Legal review:	by March 31, 2025
Zoning Board of Adjustment:	April 7, 2025
Conservation Commission:	April 10, 2025
Planning Board:	April 28, 2025
City Council setting public hearing:	May 7, 2025
City Council public hearing:	May 21, 2025

=====

Attachments:

1. Draft Amendments with legal notes to the Zoning Ordinance (Appendix A definitions; CB, LD, GC, GC-1, IND-L, MC, and MC-2 District tables of uses; new Section 615)
2. Legal Opinion Letter

Lebanon Food Truck Task Force

Recommended Amendments to the Lebanon Zoning Ordinance to incorporate opportunities for Mobile Food Service Vending

1. DEFINITIONS (Appendix A)

MOBILE FOOD SERVICE VENDING – The preparation and/or dispensation of food or beverages by a ***mobile food service vendor*** from a ***mobile food service unit*** for immediate service and/or consumption.

MOBILE FOOD SERVICE VENDOR - Any person, including an employee or agent of another, who prepares and/or dispenses food or beverages from a ***mobile food service unit*** for immediate service and/or consumption.

MOBILE FOOD SERVICE UNIT – Any vehicle that is (a) self-propelled or that can be pulled or pushed down a street or sidewalk and (b) utilized by a ***mobile food service vendor*** for the purpose of preparing and/or dispensing food or beverages for immediate service and/or consumption.

STAND VENDING – The sale of food, beverages, goods, or merchandise from a ***stand*** on permitted public parcels or sidewalks from a ***stand***.

STAND - Any newsstand, table, bench, booth, rack, handcart, pushcart, or any other fixture or device which is not required to be licensed and registered by the NH Department of Motor Vehicles, used for the display, storage, or transportation of articles offered for sale by a ***stand vendor***.

STAND VENDOR - Any person, including an employee or agent of another, who sells or offers to sell food, beverages, goods, or merchandise on public parcels or sidewalks from a ***stand*** with a vendor license issued by the City.

2. PERMITTED ZONING DISTRICTS (Article III)

CB
LD
GC
GC-1
IND-L
MC
MC-2

3. STANDARDS FOR USE (Article VI)

SECTION 614 MOBILE FOOD SERVICE

The purpose of this section is to provide opportunities for **mobile food service vending** and **stand vending** within certain non-residential areas in the City.

Mobile food service vending and **stand vending** shall be a permitted use in the Central Business, Lebanon Downtown, General Commercial, General Commercial-One, Light Industrial, Medical Center and Medical Center - 2 Zoning Districts provided the following standards are met:

- A. Prior to beginning operations, property owner(s) must obtain a Zoning Permit which shall be valid for one (1) year. An application for a Zoning Permit shall include the following:
 - a. A site plan of the property identifying existing and proposed conditions including but not limited to location of the proposed **mobile food service unit**, utility connections, and setbacks, and whether any additional barriers, caution cones, or similar safety items are to be deployed.
 - b. Parking calculations that show the number of parking spaces to be used by each of the **mobile food service vendors** or **stand vendors** upon the lot.
 - i. A minimum of 4 parking spaces and a maximum of 6 parking spaces shall be provided per vendor.
 - c. Hours of operation, and days of the week and months of operation.

The property owner may reapply for a Zoning Permit on an annual basis.

- B. **Mobile food service vendors** and **stand vendors** shall not:
 - i. Be located within 25 feet of a fire hydrant, fire escape, bus stop, loading zone, driveway entrance, fire station, police station, hospital, or a residential zoning district.
 - ii. Operate without the express written permission of the property owner or without an approved zoning permit.
 - iii. Impede or create hazardous or unsafe travel conditions for pedestrians or operators of motor vehicles.
 - iv. Block access to any handicapped parking space or access ramp.
 - v. Utilize an open fire without permission of the property owner and a permit from the Lebanon Fire Department.
 - vi. Shout, make an outcry, blow a horn, ring a bell, or use any other sound device for the purpose of attracting attention to any goods which the vendor proposes to sell.
 - vii. Inappropriately dispose of wastewater and garbage including but not limited to dumping in open stormwater drains.

- C. Utilities for ***mobile food service units*** and ***stands*** shall be self-contained and shall not connect to City sewer and water.
- D. The maximum number of ***mobile food service units*** and ***stands*** allowed on any one lot shall be determined by the lot size and the amount of available space on the lot. If ***mobile food service unit(s)*** and/or ***stand(s)*** are to be located in parking areas, no more than 10 percent (10%) of parking spaces may be utilized to locate ***mobile food service units*** and ***stands***.

April 4, 2025

Nathan Reichert, Director of Planning & Development
City of Lebanon
51 S. Park Street
Lebanon, NH 03766
nathan.reichert@lebanonnh.gov

**RE: Proposed Zoning Amendment –
Section 615 – Mobile Food Service**

Mr. Reichert:

This is a preliminary legal opinion as required by Section 1000.3(B)(2) of the Lebanon Zoning Ordinance concerning a proposed amendment to the City's zoning ordinance ("ZO"). I understand the City Council has approved a motion to begin the process of the City's land use boards providing review and comment for amendments to Appendix A (Definitions), Article III (Tables of Uses) and adding a new Section 615 to Article IV, all towards authorizing mobile food service vending and stand vending permitted uses in the CB, LD, GC, GC-1, IND-L, MC, and MC-2 zoning districts.

I have reviewed the following documents in connection with this opinion:

- City Council Agenda Item 10.A for March 5, 2025
- Lebanon Food Truck Task Force: "Report of Findings and Recommendations"
- Lebanon Food Truck Task Force: "Recommended Amendments to the Lebanon Zoning Ordinance to incorporate opportunities for Mobile Food Service Vending"
- General Public Comment Summary – Mobile Food Service Vending
- Existing and proposed draft amended versions of City Code Ch. 179 – Vendors

The ZO requires this legal review to cover: (a) whether such amendment is within the authority delegated to the City under State law; (b) whether the form is appropriate; and (c) whether, from an administrative point of view, the amendment can be administered and enforced.

My answer to the three questions in Section 1000.3.B(2) is generally "yes". As explained below, however, I recommend that the land use boards and the Council review the standards for issuance of a zoning permit to ensure that the zoning administrator can objectively apply and enforce these requirements.

State law defines the methods by which land uses may be permitted in a zoning ordinance. In general, uses may be (a) permitted as of right, (b) approved by the ZBA as a special exception, or (c) approved by the PB as a CUP. The ZBA may also (d) grant a variance when land cannot be used in accordance with a zoning ordinance.

A “zoning permit” is not an independent/separate means to approve a land use and is not mentioned in state statutes.¹ Rather, a zoning permit is an administrative document. Many NH municipalities utilize zoning permits to accomplish the baseline administrative purpose of confirming in advance that the construction or alteration of a building, or proposed changed use of a lot, would be in accord with the zoning ordinance. Indeed, this is the basic function of Lebanon’s zoning permits as laid out in ZO section 901.1.

Under the draft Section 615, mobile food service vending and stand vending will be permitted uses as of right in the enumerated non-residential districts. They will not be permitted by special exception or by CUP, meaning that the ZBA or planning board will not have the opportunity to impose any conditions on these uses with respect to individual lots. Instead, the zoning administrator will be tasked with determining whether an applicant for a zoning permit has met the objective standards set forth in Section 615. The zoning administrator will not have the discretion to negotiate or impose different standards for different sites.² Standards not clearly set out may not be able to be enforced.

Therefore, the land use boards reviewing the draft Section 615 should consider whether the standards are specific enough to accomplish the City’s goals, and do not place the zoning administrator in the position of having to make discretionary decisions.

Some of the standards in draft Section 615 which may benefit from more specificity:

- In A(a), are the barriers/cones/safety items intended to be up for negotiation, or must they be included in the site drawing just for the purpose of confirming land area used and confirming impact on available parking? If the site drawing does not propose any safety barriers, and none are specifically required by the ZO, then they cannot be required.
- In A(c), are the proposed hours/days/months of operation merely for the City’s information? If the proposed hours are not to the City’s liking, is there a desire to be able to review or modify? The ZO does not generally dictate hours of operation for businesses permitted as of right.
- In B(iii), it may be difficult to evaluate a hazardous or unsafe travel condition.
- In D, is the maximum number of allowable food trucks/stands on one lot a purely mathematical calculation based on square footage of the trucks/trailers/stands and available land area? How is the maximum number of allowable units in non-parking areas to be calculated?

¹ However, the concept of a zoning permit has been implicitly approved by the NH Supreme Court in cases like *Kelsey v. Town of Hanover*, 157 N.H. 632 (2008) (affirming the superior court’s dismissal of an appeal of a zoning permit granted by the Town of Hanover, where the zoning permit authorized the razing of an existing house and the construction of a new one).

² If the City wishes its permitting authority to have more discretion, then such authority could be given to the ZBA by allowing the vending uses only by special exception, or the authority could be given to the city manager’s office if the Council adopts an ordinance to regulate these temporary vending uses on private property. However, a drawback to allowing the use by special exception is that the ZBA would need to re-review and re-approve the use each time it materially changes (e.g. by adding, subtracting, relocating or changing the size of the vendors).

Other Specific Recommendations for Edits/Clarification

- The definitions for “Stand Vending” and “Stand Vendor” reference a location “on permitted public parcels or sidewalks” and “on public parcels or sidewalks”, respectively. These words should be removed, as the purpose of the amendment is to permit stand vending on private property/lots.
- In Section 615, part A, it may be preferred to change the sub-numbering to lowercase Roman numerals, to match part B.
- In Section 615(A)(a), the term “site plan” should be changed to “site drawing” or “site diagram”, to avoid confusion with a formal site plan that would be reviewed and approved by the planning board.
- In Section 615(D), for vending units in parking lots, will the parking spaces available to be utilized by the vendors be cross-checked against site plan approvals to confirm that vendor spaces will not encroach upon the minimum amount of parking spaces that must be available for each permanent business(es) on each lot?

Please do not hesitate to contact me with any questions or concerns about this opinion.

Sincerely,



Matthew C. Decker

DRAFT

**LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, MARCH 17, 2025 6:30PM**

MEMBERS PRESENT: Andrew Faunce (Chair), Richard Ford Burley (Vice Chair), Eric Stacy, Patrick Kennelly, Jeremy Rutter, Karen Zook (City Council Rep), Kathie Roman, (alt) (REMOTE), Kellen Appleton

MEMBERS ABSENT: Brian Ceglarski

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

1. CALL TO ORDER

Chair Faunce called the meeting to order at 6:30pm. Mr. Corwin reviewed the City's meeting in-person and REMOTE attendance policies and procedures.

Ms. Romano said she was attending remotely because she was out of town. She said she would participate as an alternate Board member. She said no one was in the room with her while attending the meeting.

2. NOTICE OF REGIONAL IMPACT

The following applications were received by the Planning and Development Department on or before March 10, 2025:

- **Recreo, LLC, 2 Mascoma Street (Tax Map 91, Lot 254), zoned LD: Applicant requests a two (2)-year extension to commence Phase one (1) of a recently approved phasing plan (PB2024-25-EXT), site plan originally approved on July 11, 2022 (PB2022-17-SPR). PB2025-13-EXT**
- **Occom Path, Inc., 5 Oak Ridge Road (Tax Map 4, Lot 5), zoned R-3: Request for waivers from section 14.4.C of the Site Plan Review regulations. PB2025-14-SUBA**
- **Gregory Walker, 169 Slayton Hill Road (Tax Map 163, Lot 9), zoned RL-2: Request for approval of a proposed two (2)-lot Minor Subdivision. PB2025-15-MIN**
- **Upper Valley Music Center, Inc., 8 S Park Street (Tax Map 92, Lot 10), zoned PBD: Site plan review for a proposed +/- 920 sq. ft. 2-story addition to an existing building, together with associated site improvements. PB2025-16-SPR**
- **Families Flourish North East (applicant), Mary Hitchcock Memorial Hospital (property owner), 424 Mount Support Road (Tax Map 24, Lot 6), zoned R-1: Site**

1 plan review for a proposed +/- 5,853 sq. ft. 3-story multi-family building, treatment
2 and recovery center together with associated site improvements. PB2025-17-SPR

- 3 • Michael Davidson, 3 Campbell Street (Tax Map 92, Lot 65), zoned CBD: Site plan
4 review to convert an existing multi-use building to multi-family. The existing house
5 and carriage house will contain twelve (12) units total. PB2025-18-SPR

6
7 Mr. Corwin said Staff recommends the applications do not have the potential for regional impact.

8
9 *A MOTION was made by Richard Ford Burley that the applications of Recreo, LLC, 2*
10 *Mascoma Street (Tax Map 91, Lot 254), zoned LD PB2025-13-EXT, Occom Path, Inc., 5 Oak*
11 *Ridge Road (Tax Map 4, Lot 5), zoned R-3 PB2025-15-MIN, Upper Valley Music Center, Inc.,*
12 *8 S Park Street (Tax Map 92, Lot 10), zoned PBD PB2025-16-SPR, Families Flourish North*
13 *East (applicant), Mary Hitchcock Memorial Hospital (property owner), 424 Mount Support*
14 *Road (Tax Map 24, Lot 6), zoned R-1 PB2025-17-SPR, and Michael Davidson, 3 Campbell*
15 *Street (Tax Map 92, Lot 65), zoned CBD PB2025-18-SPR do not have the potential for*
16 *regional impact. The MOTION was seconded by Jeremy Rutter.*

17
18 Chair Faunce appointed Ms. Romano as a voting member for this meeting.

19
20 **Roll Call Vote:**

21 **Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly,**
22 **Dr. Rutter, and Ms. Appleton**

23 **Voting Against – None**

24
25 ***The MOTION was approved (8-0).**

26
27 Chair Faunce said the Public Hearing items listed on the meeting agenda would be discussed in
28 the following order: Item 3C, Item 3E, Item 3B, Item 3D, and Item 3A.

29
30 **3. PUBLIC HEARING ITEMS**

31
32 **C. Clayton Morlock & Sally Shoop, 30 Storrs Hill Road (Tax Map 136, Lot 22), Richard &**
33 **Paula Tobin, 28 Storrs Hill Road (Tax Map 136, Lot 23) and 0 Storrs Hill Road (Tax**
34 **Map 136, Lot 24), and David & Deborah Roberts, 14 Storrs Hill Road (Tax Map 136,**
35 **Lot 25), zoned RL-2 & RL-3: Request for approval of a Boundary Line Adjustment**
36 **between Lot 136-22, Lot 136-23, and Lot 136-24, and a Voluntary Lot Merger of Lot**
37 **136-24 and Lot 136-25. PB2025-08-BLAVLM**

38
39 Mr. Corwin stated that Staff recommends that the application is complete enough for the
40 Planning Board to accept jurisdiction and commence review.

41
42 *A MOTION was made by Richard Ford Burley that the application of Clayton Morlock &*
43 *Sally Shoop, 30 Storrs Hill Road (Tax Map 136, Lot 22), Richard & Paula Tobin, 28 Storrs*
44 *Hill Road (Tax Map 136, Lot 23) and 0 Storrs Hill Road (Tax Map 136, Lot 24), and David &*
45 *Deborah Roberts, 14 Storrs Hill Road (Tax Map 136, Lot 25), zoned RL-2 & RL-3 is complete*
46 *enough for the Planning Board to accept jurisdiction and commence review. The MOTION*
47 *was seconded by Jeremy Rutter.*

48
49 **Roll Call Vote:**

Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton

Voting Against – None

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

Mr. Clayton Morlock was present on behalf of the applicant.

Mr. Corwin explained that several neighbors purchased an empty lot that abuts their properties, and the owners now want to adjust their property lines appropriately, so the empty lot becomes part of each of their properties.

He noted there is an easement to the west of the empty property that allows access to the lot that will no longer be in effect after the property line adjustment.



Chair Faunce opened the public comment portion of the meeting.

Ms. Janelle Lemay (Storrs Hill) asked for clarification that the boundary line adjustment will result in the vacant property being divided amongst the abutters. The abutters present confirmed the property will be divided as she indicated.

Chair Faunce closed the public comment portion of the meeting.

A MOTION was made by Richard Ford Burley that the Lebanon Planning Board approves the application of Clayton Morlock & Sally Shoop, Richard & Paula Tobin, and David & Deborah Roberts for a proposed Boundary Line Adjustment between 30 Storrs Hill Road (136-22), 28 Storrs Hill Road (136-23), 0 Storrs Hill Road (136-24), and 14 Storrs Hill Road (136-25), PB2025-08-BLA, as shown on a plat titled "Boundary Adjustment Survey, Land of Clayton R. Morlock & Sally A. Shoop, Richard E. & Paula F. Tobin, David E. & Deborah M. Roberts," prepared by Holt Gilmour Survey Associates LLC, dated January 10, 2025, with a "final submission" date of March 3, 2025, including any and all supplemental submissions and testimony provided during the public hearing, subject to the following conditions:

General Conditions

1. **This approval shall be considered void unless all conditions precedent are met and the plat is recorded in the Registry of Deeds within two (2) years from the date of the Notice of Action (Section 7.12.B). The plat shall be recorded by the Planning & Development Department in accordance with Planning & Development Department recording procedures.**
2. **This approval shall automatically expire and be considered void upon failure to meet any of the conditions of approval set forth herein within the timeframes specified.**

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

- 1 1. *The applicants shall provide a revised plat depicting the following changes to the*
2 *satisfaction of the Planning and Development Department:*
 - 3 a. *Add metes and bound notations.*
 - 4 b. *Correct the double line at the southeast corner of Lot 136-25.*
 - 5 c. *Provide the date and description of the plat revisions. (8.2.A.1)*
- 6 2. *The applicants shall provide a digital record drawing of the final revised plat (Cad .dwg*
7 *format, using the NH State Plane Coordinate system).*
- 8 3. *The applicants shall provide to the City draft copies of the deeds of the land transfer for*
9 *review to ensure the transfer will be completed properly for Assessing and recording*
10 *purposes.*
- 11 4. *The applicants shall submit two (2) mylars of the approved plat and applicable*
12 *recording fees to the Planning & Development Department in accordance with*
13 *Planning & Development Department recording procedures. (8.1.D & 7.11)*
- 14 5. *The applicants shall submit the executed deeds of the land transfer together with*
15 *applicable recording fees to the Planning & Development Department to be recorded*
16 *contemporaneously with the plat.*

17
18 *The MOTION was seconded by Patrick Kennelly*

19
20 Mr. Corwin noted that one previous owner of the vacant property had passed away since the
21 purchase of the lot was completed. Ms. Jenna Luce, who is the daughter of the deceased owner,
22 said her parents' name will be removed once the new deed is written.

23
24 Chair Faunce closed the public hearing.

25
26 ***Roll Call Vote:***

27 ***Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly,***
28 ***Dr. Rutter, and Ms. Appleton***

29 ***Voting Against – None***

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

32
33 ***A MOTION was made by Richard Ford Burley that the Lebanon Planning Board authorizes***
34 ***the Chair to sign the plat of Clayton Morlock & Sally Shoop, Richard & Paula Tobin, and***
35 ***David & Deborah Roberts, PB2025-08-BLA, as revised pursuant the Planning Board's***
36 ***conditions of approval. The MOTION was seconded by Jeremy Rutter***

37
38 ***Roll Call Vote:***

39 ***Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly,***
40 ***Dr. Rutter, and Ms. Appleton***

41 ***Voting Against – None***

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

- 44
45 **E. Grafton County Economic Development Council, Inc. & North Country Council,**
46 **Inc., 16 Cavendish Court (Tax Map 10, Lot 11, Plot 3600), zoned IND-L: Applicant**
47 **requests an extension of time per Section 8.4.A.3 of the Site Plan Review Regulations**
48 **to achieve active and substantial development and per Section 4.10.B to obtain a**

building permit pursuant to a site plan approved on March 20, 2023 (PB2022-48-SPR) to construct an expansion of the existing parking lot. PB2025-10-EXT

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

A MOTION was made by Richard Ford Burley that the application of Grafton County Economic Development Council, Inc. & North Country Council, Inc., 16 Cavendish Court (Tax Map 10, Lot 11, Plot 3600), zoned IND-L PB2025-10-EXT is complete enough for the Planning Board to accept jurisdiction and commence review. The MOTION was seconded by Kellen Appleton.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton

Voting Against – None

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

Mr. Corwin explained that applicants have two years to achieve “active and substantial completion” (90% of the improvements constructed) for site plan applications. He said the Board can grant up to a three-year extension to allow the applicant to achieve “active and substantial completion” upon the demonstration of “good cause.” He said this applicant has also requested an extension to obtain a Building Permit, and the Board can grant the applicant an extension of up to two years for that.

Mr. Aaron Prescott (Facility Manager, Hazen Hill Construction) was present on behalf of the applicant. He said the project delays were due to funding issues and challenges related to weather conditions. Chair Faunce asked if a finance plan had been in place when the application was first submitted. Mr. Prescott said the applicant had a funding plan, but large repair projects came up and funding was diverted to address those issues.

Dr. Rutter noted that the North arrow is positioned inconsistently in different parts of the plans. Mr. Corwin, there were several conditions of approval that needed to be satisfied regarding updating the plan set, and he would keep that inconsistency in mind when reviewing the updated plan set.

Ms. Romano asked if readiness for electric vehicles needed to be addressed in the new plan set, and Mr. Corwin said he would check on if the regulation for EV readiness was triggered at the time that the plans were approved. Mr. Corwin confirmed that only one extension will be granted by the Planning Board.

Mr. Prescott said the applicant is requesting two-year extensions to achieve “active and substantial completion,” as well as to obtain the building permit. He said the project team will commence work as soon as the ground is ready to be worked.

Chair Faunce opened the public comment portion of the meeting. No one from the public spoke. Chair Faunce closed the public comment portion of the meeting.

1 Chair Faunce closed the public hearing.

2
3 ***A MOTION was made by Richard Ford Burley that the Lebanon Planning Board approves***
4 ***the application of the Grafton County Economic Development Council, Inc. & North Country***
5 ***Council, Inc., PB2025-10-EXT, for an extension of time (a) per Section 8.4.A.3 of the Site***
6 ***Plan Review Regulations to achieve active and substantial development and (b) per Section***
7 ***4.10.B to obtain a building permit with respect to a site plan approved on March 20, 2023***
8 ***(PB2022-48-SPR) to construct an expansion of the existing parking lot, per application***
9 ***materials submitted and including any and all submissions and testimony provided for and***
10 ***during the public hearing.***

11
12 ***In support of its decision, the Board finds that:***

- 13 ***1. The applicant has submitted a complete and timely request for an extension pursuant to***
14 ***Section 4.10.B of the Site Plan Review Regulations;***
- 15 ***2. Per Section 8.4.A.3, the applicant has demonstrated good cause for an extension of time to***
16 ***achieve active and substantial development.***
- 17 ***3. Per Section 4.10.B, the applicant has demonstrated that an extension of time to obtain a***
18 ***building permit is warranted, considering the totality of the circumstances, including the***
19 ***extent and complexity of the conditions precedent, the extent of the progress made by the***
20 ***Applicant toward satisfying the conditions-precedent and/or starting construction, and***
21 ***whether the need for more time is attributable to unusual circumstances beyond the***
22 ***control of the Applicant rather than to the Applicant's neglect or failure to proceed with***
23 ***reasonable promptness; and***

24
25 ***This approval is subject to the following conditions:***

- 26 ***1. The applicant shall satisfy and comply with the Planning Board Notice of Action for***
27 ***PB2022-48-SPR, dated March 20, 2023, and all conditions of approval thereof except as***
28 ***may be superseded by the conditions below.***
- 29 ***2. A building permit, if required pursuant to the Building Code, must be applied for and***
30 ***issued by no later than March 20, 2027.***
- 31 ***3. "Active and substantial development," as defined in Section 8.4.A.1 of the Site Plan***
32 ***Review Regulations, shall be achieved by no later March 20, 2027. If active and***
33 ***substantial development is not achieved by March 20, 2027, the development shall be***
34 ***subject to all changes in the City's land use regulations.***
- 35 ***4. "Substantial completion," as defined in Section 8.4.B.1 of the Site Plan Review***
36 ***Regulations, shall be achieved within five (5) years of the March 20, 2023, approval for***
37 ***PB2022-48-SPR. If substantial completion is not achieved within that time, the***
38 ***development shall be subject to all changes in the City's land use regulations.***

39
40 ***The MOTION was seconded by Kellen Appleton.***

41
42 ***Roll Call Vote:***

43 ***Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly,***
44 ***Dr. Rutter, and Ms. Appleton***

45 ***Voting Against – None***

46
47 ****The MOTION was approved (8-0).***
48

1 Chair Faunce said that Item 3B would be discussed later in the meeting, and that Item 3D would
2 be discussed next.

3
4 **D. Tycoga NH West, LLC (applicant), Ledyard National Bank (property owner), 42 Old**
5 **Etna Road (Tax Map 50, Lot 30, Plot 100), zoned GC: Request for Site Plan Review to**
6 **construct a +/-880 sq. ft. drive-through refreshment stand/coffee shop within the**
7 **existing parking lot, together with associated site improvements. PB2025-09-SPR**
8

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

11
12 *A MOTION was made by Richard Ford Burley that the application of Tycoga NH West, LLC*
13 *(applicant), Ledyard National Bank (property owner), 42 Old Etna Road (Tax Map 50, Lot 30,*
14 *Plot 100), zoned GC PB2025-09-SPR is complete enough for the Planning Board to accept*
15 *jurisdiction and commence review. The MOTION was seconded by Jeremy Rutter.*
16

17 *Roll Call Vote:*

18 *Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly,*
19 *Dr. Rutter, and Ms. Appleton*

20 *Voting Against – None*
21

22 **The MOTION was approved (8-0).*
23

24 Mr. Michael Malynowski (Allen & Major Associates), Mr. Glenn Amnot (Tycoga NH West) and
25 Ms. Becky Tibbets (Ledyard Bank) were present on behalf of the applicant.

26
27 Mr. Corwin said the project involves adding an Aroma Joe's coffee shop with a drive-up window
28 to an existing building.

29
30 Mr. Malynowski gave an overview of the project. He said the original site plan includes the
31 Ledyard Bank building, which was approved in 1998, and a small retail space that was never
32 constructed. He discussed the parking needs for the drive-up customers and explained the
33 adjustments that would be made to the parking lot. He said the project would result in a net
34 decrease in the amount of impervious cover by 1,500 square feet. He said there would be no
35 expansion of the existing pavement.

36
37 The group discussed stormwater management and drainage on the site. Mr. Malynowski said
38 there is no potential for excess channelization of water flow as it comes off the site with this new
39 design. Mr. Vincent said the channelization of flow for the new design is very similar to the
40 current plan and is not a concern, and the open drainage concept will be maintained.

41
42 Mr. Malynowski said they changed the design of the curbing around a landscaping island from
43 vertical granite to a sloped design, per a request from the Fire Department, to ease navigation if
44 the fire trucks' rear tires come into contact with the island's curbing.

45
46 The group discussed at length whether the addition of sidewalks along the public frontage area
47 would be a condition of approval. Mr. Malynowski said the applicant is requesting a waiver of
48 this requirement because sidewalks were not a requirement when the site plan was initially
49 approved. He said the applicant does not agree that he should be required to add sidewalks or to

1 include an easement on private property to allow the City to add sidewalks at a later time. After
2 much discussion, the Board agreed to strike Condition of Approval #24B (from the draft motion)
3 related to the requirement of an easement because they concluded that there is plenty of right-of-
4 way space to add sidewalks and an easement would not be needed.

5
6 The group discussed whether customers will try to bike to the coffee shop and if bicycle parking
7 should be added. The applicant agreed to add some bicycle parking spaces in the lot. The group
8 also discussed lighting and Mr. Corwin confirmed the plan includes downlit lighting at the
9 building entrances and said any additional future lighting might require review under the Site
10 Plan Review Regulations.

11
12 Chair Faunce opened the public comment portion of the meeting. No one from the public spoke.
13 Chair Faunce closed the public comment portion of the meeting.

14
15 Chair Faunce closed the public hearing.

16
17 ***A MOTION was made by Richard Ford Burley that for the application of Tycoga NH West,***
18 ***LLC and Ledyard National Bank, PB2025-09-SPR, the Lebanon Planning Board approves***
19 ***partial waivers from the following sections of the Site Plan Review Regulations:***

20
21 ***1. Section 5.1.E(13) of the Site Plan Review. A Waiver of this Section meets Criteria because***
22 ***To not provide a photometric plan for the existing wall mounted fixtures and parking lot***
23 ***lighting to remain. As no new lighting is proposed as part of this application strict conformity***
24 ***would pose an unnecessary hardship to the Applicant and the waiver would not be contrary to***
25 ***the spirit and intent of the regulations. Any new building mounted lights or site lighting shall***
26 ***be full cut-off and in compliance with Section 5.1***

27 ***2. Section 6.6.C.1(1) of the Site Plan Review. A Waiver of this Section meets Criteria A***
28 ***because To not show soils information as delineated by a Licensed Soil Scientist as the***
29 ***existing parcel is completely developed. The proposed development has no impacts that extend***
30 ***beyond the limits of the existing paved parking area. Strict conformity would pose an***
31 ***unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and***
32 ***intent of the regulations as this information was previously approved as part of the original***
33 ***site plan approvals.***

34 ***3. Section 6.6.C.2 of the Site Plan Review. A Waiver of this Section meets Criteria A because***
35 ***To not provide a comprehensive drainage analysis that includes calculations comparing pre-***
36 ***and post-development stormwater runoff rates. The Stormwater associated with the***
37 ***development area was previously approved and currently constructed stormwater***
38 ***infrastructure was previously designed to accommodate and treat stormwater flows. The***
39 ***proposed development will also provide a net decrease in the impervious cover previously***
40 ***envisioned. Strict conformity would pose an unnecessary hardship to the Applicant and waiver***
41 ***would not be contrary to the spirit and intent of the regulations.***

42 ***4. Section 6.2.D.1 of the Site Plan Review. A Waiver of this Section meets Criteria B because***
43 ***Due to the nature of the coffee shop building have drive-up windows on two sides of the***
44 ***building, the required 10 feet of landscape area around the building cannot be met without***
45 ***eliminating access to the drive-up windows.***

46 ***5. Section 6.5.C.2 of the Site Plan Review. A Waiver of this Section meets Criteria B because***
47 ***Due to the nature of the coffee shop business, there is no public entrance into the building as***
48 ***the primary function of the restaurant is to service vehicular traffic. The waiver is to not have***

1 *at least one primary entrance to the building face the public way on which the lot has*
 2 *frontage.*

3 *6. Section 5.1.E.17 & 18 of the Site Plan Review. A Waiver of this Section meets Criteria A*
 4 *because the current site was designed with "country" style above ground drainage &*
 5 *conveyance measures. As the existing site is fully developed and graded such that any*
 6 *stormwater which falls on the parcel is directed to the north to an existing bio-retention*
 7 *system. As no stormwater leaves the parcel to the south and west, locating and drainage*
 8 *measures 200 feet off the property are not warranted and would cause an additional financial*
 9 *burden to the developer*

10 *7. Section 5.0 & 6.0 of the Site Plan Review. A Waiver of this Section meets Criteria B because*
 11 *the area outside of the proposed development area was previously approved and constructed in*
 12 *accordance with City planning approvals. The waiver would be to not satisfy the Site Plan*
 13 *Review Regulations for the area outside of the development area as previously approved. The*
 14 *proposed development area directly adjacent to the new coffee shop will be constructed in*
 15 *accordance with the current regulations.*

16 *8. Section 6.6.G of the Site Plan Review. A Waiver of this Section meets Criteria B because the*
 17 *re-development area consisted of a previously approved parking lot and stormwater associated*
 18 *with the re-development area was previously approved and currently constructed stormwater*
 19 *infrastructure was previously designed to accommodate and treat stormwater flows. The*
 20 *proposed re-development area will also provide a net decrease in the impervious cover*
 21 *previously envisioned. Strict conformity would pose an unnecessary hardship to the Applicant*
 22 *and waiver would not be contrary to the spirit and intent of the regulations.*

23 *9. Section 6.5.D.5 of the Site Plan Review. A Waiver of this Section meets Criteria B because*
 24 *the proposed plan is a modification to an existing approved plan which did not require the*
 25 *installation nor contribution of an amount equal to the cost of sidewalk construction in lieu of*
 26 *actual construction. Due to the nature of the drive-thru coffee shop business and the existing*
 27 *bank use on the property, both of these uses are highly vehicle dependent and not suited for*
 28 *pedestrian walk-up services. Additionally, there are currently no sidewalks within the vicinity*
 29 *of the project, either along Old Etna Rd. nor Route 120.*

30
 31 *The MOTION was seconded by Eric Stacy.*

32
 33 *Roll Call Vote:*

34 *Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly,*
 35 *Dr. Rutter, and Ms. Appleton*

36 *Voting Against – None*

37
 38 **The MOTION was approved (8-0).*

39
 40
 41 *A MOTION was made by Richard Ford Burley that the Lebanon Planning Board moved that*
 42 *the Lebanon Planning Board approves the application of Tycoga NH West, LLC (applicant)*
 43 *and Ledyard National Bank (property owner), regarding 42 Old Etna Road (Tax Map 50, Lot*
 44 *30, Plot 100), zoned GC, PB2025-09-SPR, for Site Plan approval to construct a +/-880 sq. ft.*
 45 *drive-through refreshment stand/coffee shop within the existing parking lot, together with*
 46 *associated site improvements as shown on a plan set titled "Site Plans for 42 Old Etna Road,"*
 47 *prepared by Allen & Major Associates, Inc., dated January 28, 2025, last revised March 10,*
 48 *2025, Project No. 3472-01, including any and all submissions and testimony provided for and*
 49 *during the public hearing.*

In support of its decision, the Board finds that the applicant has submitted plans, testimony, technical data, information, reports, and studies that together satisfactorily demonstrate compliance with the applicable requirements of the Site Plan Review Regulations, except as may reasonably be addressed through the imposition of certain conditions of approval, set forth below, and except as may have been waived pursuant to Section 7.1.

This approval is subject to the following conditions:

General Conditions

- 1. The Notice of Action for C.D. Cairns Trust dated May 18, 1998 (signed May 29, 1998) and the site plan set referenced therein shall remain in force and in effect except as may be modified pursuant to this approval.*
- 2. This approval shall automatically expire and be deemed void upon failure to meet any of the conditions of approval set forth herein within the timeframes specified. It shall be the applicant's responsibility to be familiar with and aware of these conditions of approval, and it shall be the applicant's responsibility to satisfy these conditions of approval and to satisfy them within the relevant timeframes outlined below.*
- 3. The development is subject to the Site Plan Review Regulations adopted May 13, 1991, last revised January 23, 2023, and the Zoning Ordinance adopted January 16, 2013, last amended April 3, 2024, which are the regulations in effect at the time the application was submitted.*
- 4. A building permit must be applied for and issued within two (2) years of the date of this approval (4.10.A), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 4.10.B.*
- 5. "Active and substantial development," as defined in Section 8.4.A.1 of the Site Plan Review Regulations, shall be achieved within two (2) years of the date of this approval (8.4.A.2), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 8.4.A.3. 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.*
- 6. "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 date of this approval. If substantial completion is not achieved within five (5) 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.*
- 7. 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.*
- 8. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.*
- 9. Prior to the start of any construction activities on the property, erosion control measures, including edge-of-disturbance fencing if applicable, shall be installed and maintained before and during any site work, to be verified by the City Engineer or City's third-party inspector on site.*
- 10. All service areas and facilities including garbage and waste disposal containers, recycling bins, electrical and mechanical equipment such as transformers and compressors, meter clusters, and other utility elements must be screened in accordance with Section 6.2.B.8 and Section 6.10.B.5 of the Site Plan Review Regulations.*
- 11. Changes to underground utilities that do not impact surface conditions may be approved administratively unless determined by the Reviewing Engineer and the*

Planning & Development Department to materially alter the development and the approved site plan, in which case such changes shall be reviewed pursuant to Article IX of the Site Plan Review Regulations.

12. The development shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance, in a total amount of \$1,399.20 based on the Impact Fee Schedule adopted on May 20, 2024.

13. All proposed business signage shall obtain a sign permit pursuant to Section 607 of the Zoning Ordinance prior to installation.

Conditions to be Satisfied Prior to Application for a Building Permit and Prior to the Start of Any Construction Activities

14. Within 45 days of the Planning Board's approval, the applicant shall address the comments of the Fire Department as set forth in the staff memo.

15. Within 45 days of the Planning Board's approval, the applicant shall demonstrate compliance with the perimeter landscaping requirements of Section 6.2.B, to the satisfaction of the Planning and Development Department, and shall submit an updated plan set as needed.

16. Within 45 days of the Planning Board's approval, 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 necessitated pursuant to conditions #14 and #15 above

b) Bicycle parking shall be added pursuant to Section 6.5.1

c) Amend the cover sheet to provide description of plan revisions (5.1.E.4.d)

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.

17. The applicant shall provide a letter or certification from the engineer or record or other qualified design professional confirming that the approved plan set meets the accessibility standards of the State of New Hampshire Building Code.

18. 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, in order to help streamline the building permit review process and to review applicable code requirements.

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

20. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations. (Note: applicant can request an invoice from the Department of Public Works).

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

21. 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 City shall retain the services of an independent third-party inspector, for which the applicant shall be responsible for all inspection fees related to (a) on-site work related to sewer, water, temporary sedimentation and erosion control, and drainage improvements, and (b) all off-site work within the City's right-of-way (including but not limited to water, sewer, driveways, drainage), in accordance with 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 and shall sign an Infrastructure Inspection Agreement.

22. All water and sewer fees shall be paid as set forth in City Code Chapter 68.

23. The applicant shall obtain from the Department of Public Works an Excavation Permit, Driveway Permit, and Stormwater Permit, if required by the Department of Public Works.

24. Prior to the start of any construction activities on the property, the applicant shall obtain or update (if appropriate) any required Federal or State approvals.

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

25. In lieu of installing sidewalks along the property's frontages as required by Section 6.5.D.5 of the Site Plan Review Regulations, the applicant shall:

a) Contribute funds to an amount to be determined by the City to be equal to the construction cost of the sidewalk no longer than the frontage of the applicant's property along Old Etna Road. Said monies shall be pooled with other available funds to pay for the Route 120–Etna–Old Etna Road Pedestrian Improvements project, included in the 2025-2030 Capital Improvement Plan

26. The applicant shall verify that the property is in compliance with the Planning Board's Notice of Action for C.D. Cairns Trust dated May 18, 1998 (signed May 29, 1998) and the site plan set referenced therein, except as may be modified pursuant to this approval.

27. The applicant shall grant an easement or other authorization to the City in a form acceptable to the Department of Public Works to access the on-site water shut-off valves.

28. The impact fee calculated pursuant to Condition of Approval #12 shall be paid.

29. Third-party engineer or design engineer inspection reports and contractor as-built drawings provided by the applicants (PDF format and CAD .dwg format, using the NH State Plane Coordinate System), including tie sheets, shall be reviewed and approved by the City Engineer.

30. 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.

The MOTION was seconded by Kellen Appleton.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton

Voting Against – None

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

At 8:22pm, Chair Faunce called for a recess.

At 8:30pm, the meeting resumed.

B. Cicotte Holdings, LLC, 51 Evans Drive (Tax Map 78, Lot 40, Plot 200), zoned R-O-1: Request for a Conditional Use Permit pursuant to Section 311A.2 of the Lebanon Zoning Ordinance and for Site Plan Review per Section 3.1.D of the Site Plan Review Regulations to expand the outdoor vehicular storage area for an existing vehicular sales use together with associated site improvements including landscaping and lighting. PB2024-48-SPRCUP -Continued from February 10, 2025

Mr. Dan Nash (Advanced Geomatics & Design) was present on behalf of the applicant. He presented revisions to the previously submitted plan set.

The group discussed the number of vehicles that will be accommodated in the parking lots. Dr. Rutter noted that the plan set indicates 66 spaces are for display, but those spaces are not completely defined in the plans by lines or striping. Mr. Kennelly suggested that the applicant paint rows on the lot and delineate the parking lot area from the vehicle display area with landscaping islands.

The group discussed the ambiguity of the parking spaces versus the display spaces in the plan materials at length. Ms. Romano asked if the 104 spaces indicated on the cover sheet of the plan materials include the 66 spaces that are intended for display. Mr. Nash said the total number of allowable parking spaces is 184.

The group discussed lighting and landscaping differences between a parking lot area and a display area (where customers are walking among vehicles). Dr. Rutter said the numbering of light posts on Sheet 10 is unclear and hard to read. The group discussed the proposed location of light poles in the plans.

Chair Faunce said he believed the applicant had sufficient information from the Board as to some of the sticking points in the submitted application are, based upon the conversation. He suggested that the hearing be continued at the April 14 Board meeting.

A MOTION was made by Richard Ford Burley to continue the public hearing for the application of Cicotte Holdings, LLC, PB 2024-48 SPRCUP until the April 14, 2025 Planning Board meeting. The MOTION was seconded by Andrew Faunce.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton

Voting Against – None

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

A. XYZ Dairy, LLC & Lyme Properties 2, LLC, River Park Drive (Tax Map 44, Lots 21 - 30 & 7), zoned CB, IND-L and R-3: Applicant requests a two (2)-year extension of the River Park Site Plan approval (PB2010-25-SPR), as most recently amended on September 9, 2019 (PB2018-34-SPA) and extended on October 12, 2021 (PB2021-29-EXT). PB2025-05-EXT - Continued from February 24, 2025

Dr. Ford Burley noted he was not present at the last meeting when this item was discussed, but he said he watched the full video of the meeting and would participate in the discussion and vote (if any) for this item. Ms. Romano recused herself from the discussion.

Chair Faunce opened the public comment portion of the meeting. No one from the public spoke. Chair Faunce closed the public comment portion of the meeting.

Chair Faunce closed the public hearing.

The Board members discussed whether to grant an extension to the applicant, and, if so, how long that extension should be. The members each indicated their opinion:

Stacy, Rutter, Appleton:	Agreed to a two-year extension. Ms. Appleton suggested that starting points for each phase should be established if the extension is granted
Faunce, Ford Burley, Kennelly, Zook:	Agreed to a one-year extension

Chair Faunce noted that, after conferring with Staff, a final plan set has been confirmed and is currently in the possession of the Planning Department.

The group discussed the applicant's request and the court's decision to grant an extension of 11 months and two days at length.

A MOTION was made by Richard Ford Burley to extend the meeting to 10:00pm. The MOTION was seconded by Jeremy Rutter.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton

Voting Against – None

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

Mr. Stacy stated he believed the two-year extension should be granted to support big projects like this one. He noted that the applicant is "fed up" and the probability of the applicant walking away from the project is pretty high. Chair Faunce said the Board's decision for this request is a matter of what case the applicant has made for the two-year extension.

A MOTION was made by Andrew Faunce that the Lebanon Planning Board denies the application presented by Mr. David Clem, representative for XYZ Dairy, for a two-year extension of the River Park phased development site plan and, subject to the conditions below, instead approves a one-year extension for the completion of all current and remaining phases of the above cited project.

The basis provided by the applicant in written and spoken testimony was the November 25, 2024 ruling of the NH Superior Court that, as of that date, reinstated the building permit and

1 *extended Phase 1 site plan approval 11 months and 2 days beyond the approved deadline of*
2 *January 5, 2025 which is the amount of time between the revocation and restoration of the*
3 *building permit. The applicant testified before the Court that the three months the applicant*
4 *calculated as needed to complete all required Phase 1 improvements would be sufficiently*
5 *covered by the Court's ruling. Accordingly, the Planning Board finds no near term need to*
6 *address the Phase 1 deadline as extended by the Court. In person and subject to questions*
7 *from the Board, the applicant presented no evidence of specific future impairment to the*
8 *remaining phases of the project.*

9
10 *Nonetheless, upon deliberation the Board reached the following agreement that conforms to*
11 *the regulatory context for making extension decisions: (1) there is good cause to extend a*
12 *similar extension to all remaining project phases so that the initially agreed-upon allotment of*
13 *time for each phase is available to the applicant and (2) not doing so could create schedule*
14 *compression conditions for the next phase for which a subsequent request for extension could*
15 *cite that the reduced time to complete that phase was a factor beyond the applicant's control.*

16
17 *Further, and for simplicity of record-keeping and reference, the relief provided by the*
18 *Planning Board is a full 1-year extension for each deadline in Phase 1 (superseding the*
19 *Court's 11-month and two-day extension for Phase 1) as well as for all subsequent phases.*

20
21 **1. General Conditions:**

- 22 **a. This approval shall automatically expire and be considered void upon failure to meet**
23 **any of the conditions of approval set forth herein within the timeframes specified.**

24
25 **2. Specific Conditions:**

- 26 **a. Within 30 days of the application approval date the applicant shall provide to the**
27 **Planning and Development staff the following materials, as required by the 2009 City**
28 **of Lebanon Site Plan Review Regulations, under which terms this development is**
29 **presently operating, to the satisfaction of the Planning Board as represented by the**
30 **Chair.**

- 31 **i. A table showing the current phase commencement and completion dates and,**
32 **as newly approved, the revised phase commencement and completion dates.**

- 33 **ii. A document showing the following for each phase:**

- 34 **1. A specification of all improvements, on-site or off-site, to be installed**
35 **as part of that phase, as detailed on page 5 of the 2019 Notice of Action**
36 **PB2018-34-SPA;**

- 37 **2. The 1-year adjusted deadline for the posting of any required security**
38 **for that phase;**

- 39 **3. The 1-year adjusted deadline for the completion of such**
40 **improvements subsequent to the posting of such security, and;**

- 41 **4. A date by which a Building Permit must be obtained to prevent the**
42 **approval for that phase from being considered void pursuant to**
43 **Section 4.10 of the 2009 City of Lebanon Site Plan Review**
44 **Regulations.**

- 45 **b. The approved plan set has been affirmed as follows:**

- 46 **i. Plans titled "Site Plans – River Park" (Sheets numbered 1 through 5; D1**
47 **through D18; 1-1 through 1-16; 2-1 through 2-21; 3-1 through 3-16; 4-1**
48 **through 4-9; 5-1 through 5-7; 6-1 through 6-9; and 7-1 through 7-8), prepared**

by Holden Engineering & Surveying, Inc., issued for permitting: June 10, 2010, latest issue: May 2, 2011 (“Approved Plan Set”).

ii. Plans titled “River Park, Proposed Amendment to Site Plan – Lot 1, West Lebanon, Grafton County, New Hampshire” prepared by Elkus/Manfredi Architects, dated April 13, 2015, and plans titled “Site Plans, River Park, River Park Drive, Lebanon, New Hampshire, Grafton County,” prepared by TF Moran, dated May 26, 2015. [These plan sets supersede and replace Sheets 1-1 through 1-16 of the Approved Plan Set].

- c. The project's five-year exemption from impact fees has expired. While the reinstated building permit for Phase 1 remains in force it continues to exempt the subject of the building permit from impact fees. All subsequent activity for which new building permits are required, including the Phase 1 building if the current building permit expires and a new building permit is issued, will incur impact fees in effect at the time of those applications.

The MOTION was seconded by Richard Ford Burley

Chair Faunce confirmed that, if approved, the completion date for the one-year extension is January 5, 2026.

Roll Call Vote:

Voting For – Ms. Zook, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly,

Voting Against – Mr. Stacy, Dr. Rutter, Ms. Appleton

***The MOTION was approved (4-3).**

Ms. Romano rejoined the meeting.

4. STUDY ITEMS

A. Strategic Plan - Annual Goals and Workplan – postponed to a future meeting

B. Consideration of Zoning Change Recommendations to City Council

Mr. Reichert said, during the discussion over the zoning amendments that resulted from the Route 120, it was noted by the Conservation Commission that they wished to see a policy piece relative to the “Northern Lebanon” environmental overlay to be considered concurrently with any of the zoning and/or map changes that were being put in front of City Council at the June 18, 2025 meeting.

He said the suggested Environmental Overlay policy recommendations have been written by a task force consisting of the Chair and Vice Chair of the Planning Board, the Chair and Vice Chair of the Conservation Commission, as well as Mr. Reichert and Mr. Mark Goodwin as staff. He said the Planning Board, Zoning Board, and Conservation Commission will receive copies for review and additional Staff-driven public hearings will likely be held to garner more input on all of the topics. He said all those comments could be presented to the City Council at the June 18th meeting for consideration.

He said one issue that came from the discussions was related to the Planning Board’s recommendation to the City Council to rezone the parcels on the West side of Etna Road from IND-L to GC-1. Dr. Ford Burley and Chair Faunce noted that it appeared that, because the parcels on the West side of Etna Rd are located adjacent to a uniquely important natural area, it

will be very difficult to rezone the area in an environmentally conscious way without introducing spot zoning. The group decided to make a new recommendation that rescinds its previous recommendation to rezone the area.

A MOTION was made by Andrew Faunce to extend the meeting to 10:05pm. The MOTION was seconded by Eric Stacy.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton

Voting Against – None

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

A MOTION was made by Richard Ford Burley that the Planning Board recommends to the Lebanon City Council that the zoning on the West side of Aetna Rd, East of Route 120, remain as it currently is. The MOTION was seconded by Eric Stacy.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton

Voting Against – None

****The MOTION was approved (7-0, with Ms. Zook abstaining).***

5. OTHER BUSINESS

None

6. APPROVAL OF MINUTES – February 10, 2025

This item was postponed to next meeting

7. ADJOURNMENT

A MOTION was made by Kellen Appleton to adjourn the meeting at 10:03pm. The MOTION was seconded by Jeremy Rutter.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton

Voting Against – None

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

The meeting was adjourned at 10:03pm.

Respectfully submitted,

Paula Roux

Recording Secretary

DRAFT

**LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, MARCH 24, 2025 6:30PM**

MEMBERS PRESENT: Andrew Faunce (Chair), Richard Ford Burley (Vice Chair), Eric Stacy, Patrick Kennelly, Jeremy Rutter, Kathie Romano, (alt) (REMOTE), Kellen Appleton, Brian Ceglarski

MEMBERS ABSENT: Karen Zook (City Council Rep)

STAFF PRESENT: Tim Corwin (Deputy Planning Director)

1. CALL TO ORDER

Chair Faunce called the meeting to order at 6:31pm. Mr. Corwin reviewed the City's meeting in-person and REMOTE attendance policies and procedures.

2. PUBLIC HEARING ITEMS

A. Update to Chapter 6 (Economic Development) of the Master Plan: The City is currently undertaking an effort to update each Chapter of the 2012 Master Plan over the next several years. The latest of these Master Plan updates is to Chapter 6 (Economic Development), which was prepared by the Lebanon Economic Development Commission and presented to the Planning Board for discussion at the Board's work session in February. In accordance with NH RSA 674:4 and 675:6, the Planning Board will hold a public hearing to give further consideration to the draft Chapter 6 update and to receive public comment. Following the public hearing, the Board may take action on whether to adopt the updated Chapter 6 as presented or with changes. Comments from the public can be presented at the hearing or forwarded in writing to the Planning & Development Department prior to the meeting.

Mr. Dan Nash (Chair of the Economic Development Committee) and Deputy City Manager David Brooks gave an overview of the changes that have been made to the chapter draft since it was discussed at the February 24, 2025 Planning Board meeting. Dep. City Manager Brooks thanked the Board for its input and Dr. Rutter for his edits.

The group discussed the "residents first" policy and what benefits are being provided to residents. Dr. Ford Burley read the policy:

"All actions and policies of the government of the City of Lebanon shall be intended first and foremost, to benefit the current residents of Lebanon.

Residents have communicated their support for the following core concepts, which are:

- *supportive, smart growth principles*

- improvement of civic participation and transparency in government through a better communication and varied, manageable opportunities for improvement
- consideration of the impact of new development on City services
- development of a comprehensive multimodal transportation plan
- improvement of bikeways, walkways and public transit systems [recreational commuter corridors]
- stewardship of natural and recreational areas
- balance between environmental sustainability and landowner rights”

[At 6:37pm, Kathie Romano joined the meeting remotely.]

The group also discussed which resources are referenced in the concept of “growth not driven by depleting resources” – in particular, the services and capacity of the wastewater treatment plant. Dep. City Manager Brooks explained the Urban Services District concept, and discussed the recent legislation (HB707), which involves the revision of rules for landfills.

The group discussed housing in the City at length. Ms. Romano noted that there are five times as many people who live outside the City and work in the City, than people who live and work in the City. She said these people should also be considered by the City, even though they don’t pay taxes and only work within the City. Dep. City Manager Brooks confirmed that if there was more affordable, available housing in Lebanon, more people would want to live here.

Dr. Rutter asked if an automatic update to the population numbers could be added to the Master Plan process, to keep the population figures as updated as possible. Mr. Corwin said he would look for a way to add this to the process. The group discussed how future updates will be made to the Master Plan. Mr. Corwin said the next full update for the Master Plan is slated for 2030.

Chair Faunce opened the public comment portion of the hearing. No one from the public spoke. He closed the public comment portion of the hearing.

A MOTION was made by Richard Ford Burley that the Lebanon Planning Board accepts, as offered, the report from the Economic Development Council, noting the interest in in having regular updates to the statistics that have been provided in the report. The MOTION was seconded by Jeremy Rutter.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Dr. Rutter, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce, Ms. Appleton, and Mr. Ceglarski

Voting Against – None

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

Ms. Romano said she was attending remotely because she was out of town. She said no one was in the room with her while attending the meeting. Chair Faunce confirmed that all present members would be participating as regular voting members at this meeting.

B. Amendments to the Site Plan Review Regulations: The Lebanon Planning Board will hold a public hearing for the purpose of receiving input and taking action on the following proposed amendments to the Site Plan Review Regulations: (1) Article

III (Administration), Section 3.2, to modify the membership of the Minor Site Plan Committee; and (2) Article IV (Procedure), Section 4.3, to require conceptual review of certain projects and to establish related procedural requirements. Copies of the proposed amendments are available for review at the Planning and Development Department and will be made available online at the City's website, lebanonnh.gov.

Chair Faunce confirmed that the group had reviewed the latest iteration of the proposed amendments to the Site Plan Review Regulations related to membership of the Minor Site Plan Committee and requirements for conceptual reviews.

Mr. Corwin noted that the edits to Article IV (Procedure), Section 4.3, (re: conceptual review) have not been reviewed by the City's legal counsel yet. He said the Board can comment and provide input but will have to wait until the next meeting to adopt the final revisions, once legal has had a chance to review them.

Mr. Stacy asked how edits can be made to the Minor Site Plan Review Regulations. Mr. Corwin said he could make that an agenda item for the Planning Board's April 28, 2025 work session.

Section 3.2 – Minor Site Plan Review

A. MINOR SITE PLAN COMMITTEE

1. **Establishment.** A Minor Site Plan Committee is established in accordance with RSA 674:43, III, and the resolution passed by the City Council on September 1, 2021, for the purpose of reviewing minor site plan applications per Section 3.1.C.
2. **Membership.** The Minor Site Plan Committee consists of the ~~Director of Planning and Development, the Chief Building Official, the Director of Public Works, the Fire Chief, and the Police Chief~~ *Planning and Development Department's Senior Planner and Associate Planner, and a representative from each of the following City departments: Fire, Police, and Public Works.* ~~The Director of Planning and Development~~ *Senior Planner* shall serve as chair and may use ~~his or her~~ *his or her* reasonable discretion in coordinating the activity of the ~~Committee~~ *Committee* in an efficient and effective manner. ~~The Deputy Director of Planning and Development or designee shall serve as staff for the Committee. The Director of Planning and Development~~ *members of the Committee may, at his or her discretion, appoint a substitute representative from their respective departments to the Committee for the Senior Planner or Associate Planner and may, at his or her discretion, serve as chair while substituting. A majority of the Committee members shall constitute the a quorum (three) necessary to transact business.*

Figure 1: Edits to 2. Membership portion of Section 3.2 Minor Site Plan Review

The group agreed to accept the edits to Section 3.2 – Minor Site Plan Review. (See Figure 1).

A MOTION was made by Richard Ford Burley that the Lebanon Planning Board adopts the amendments to Section 3.2 Minor Site Plan Review: Minor Site Plan Committee as presented. The MOTION was seconded by Eric Stacy.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Dr. Rutter, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce, Ms. Appleton, and Mr. Ceglarski

Voting Against – None

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

The group discussed Section 4.3 Conceptual Review and made edits, which are reflected in **Figure 2**. Dr. Ford Burley made the following additional suggestions:

- Add text after A. Purpose:
“Conceptual review is intended to speed the Site Plan Review process by inviting subject matter experts to receive an introduction to a reasonably complex project and give advanced feedback to developers.”
- Change D4 Heritage Commission “(if located within the Historic District)” to “(if there is potential to affect a site listed or eligible to be listed on the National Register of Historic Places.)”
- Add text to paragraph after 4D:
“This section shall be understood to have no additional regulatory authority for other Land Use Boards.”

Chair Faunce opened the public comment portion of the hearing.

Dep. City Manager Brooks said, during his 17 years in the Planning Department, he was a huge proponent of conceptual reviews. He noted he has concerns about making conceptual review a requirement. He urged the Board to take the time to review these regulations and what is being captured and what may be missing, and to continually refine them.

Chair Faunce closed the public comment portion of the hearing.

[At 8:03pm, Ms. Appleton left the meeting.]

A MOTION was made by Richard Ford Burley to continue the discussion about the proposed amendments to Section 4.3 Conceptual Review of the Site Plan Review Regulations to the April 28, 2025 meeting. The MOTION was seconded by Eric Stacy.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Dr. Rutter, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce, and Mr. Ceglarski

Voting Against – None

***The MOTION was approved (7-0).**

[At 8:07pm, Ms. Appleton rejoined the meeting.]

Section 4.3 – Conceptual Review

- A. Purpose. Conceptual review pursuant to RSA 676:4, II(a) is recommended for all land development that requires Planning Board review pursuant to Section 3.1.D in order to help identify and resolve issues at an early stage and save the applicant the time and cost of changes at a later date. Conceptual review also allows the Board and applicant to identify available and qualified expertise within the City's boards and committees to help inform the variety and scope of studies or other activities that inform the project design and, in turn, the technical review of the submitted application.
- B. Conceptual Review Required. Conceptual review shall be required for any land development that requires Planning Board review pursuant to Section 3.1.D and which involves any one or more of the following:
1. 20 or more new dwelling units;
 2. Ten (10) or more detached one- and/or two-family dwellings;
 3. Any non-residential or mixed-use building or buildings of a total size of 10,000 sq. ft. or more;
 4. Any development determined by the Board to have potential for regional impact.
- C. Conceptual Review Optional. For any site land development other than those identified in Section 4.3.B, conceptual review shall be optional.
- ~~the Applicant may request an informal discussion with the Board, to be conducted in general terms, of the basic concept of the proposed development. The Applicant may end the conceptual discussion at any time.~~
- D. Notice. Conceptual reviews shall only take place at a formal meeting of the Board. Public notice of a required conceptual review shall be provided pursuant to Section 4.6. Notice of a required conceptual review shall also be provided to the following:
1. Conservation Commission
 2. Pedestrian & Bicyclist Advisory Committee
 3. Tree Advisory Board
 4. Heritage Commission (if located within the Historic District)
- The applicant is not required to appear before any of these bodies for purposes of conceptual review. Comment by these bodies is optional and may be provided in writing or in person by a duly appointed representative of such body at the time the application is considered by the Planning Board. The inability of any of these bodies to provide timely comment shall not delay or in any way hinder the Planning Board's review of the application.
- ~~Public notice is not required for optional conceptual reviews, is not required, but such discussions shall only take place at a formal meeting of the Board.~~

Figure 2: Edits to Section 4.3 Conceptual Review

3. COMMITTEE REPORTS

Chair Faunce asked members of the Planning Board to consider joining a subcommittee as Planning Board Representative. He said it is an opportunity to report on what committees are doing and to share information and potentially provide Planning Board support to other committees' projects. Ms. Appleton said she would join the Pedestrian & Bicycle Committee

A MOTION was made by Andrew Faunce that Kellen Appleton be assigned as Planning Board Representative to the Pedestrian & Bicycle Committee. The MOTION was seconded by Jeremy Rutter.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Dr. Rutter, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce, Ms. Appleton, and Mr. Ceglarski

Voting Against – None

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

Mr. Stacy said he would join the Economic Development Council if a liaison position for the Board was established.

A MOTION was made by Richard Ford Burley that the Planning Board recommends to the City Council the creation of a liaison position on the Economic Development Commission for a member of the Planning Board. The MOTION was seconded by Andrew Faunce.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Dr. Rutter, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce, Ms. Appleton, and Mr. Ceglarski

Voting Against – None

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

Ms. Romano said she is no longer a member of the Mascoma River Local Advisory Committee, and that the committee seems to have disbanded. Mr. Kennelly said he is a Planning Board Representative for the Lebanon Energy Advisory Committee. Chair Faunce noted that the Conservation Commission no longer has a Planning Board Representative and urged Board members to consider joining that committee.

4. STUDY ITEMS

A. Recap 2025 adopted Capital Budget, Commence 2026-2031 CIP process

Chair Faunce reminded the group that, in previous meetings, the Board had suggested some changes to its role in participating in the CIP process:

- When the Board is presented with a new slate of CIP project proposals, it is given information about them that includes what is the projected ongoing operational expense of those improvements and how and whether that expense is covered by fees or by taxation
- What are the current commitments to CIP that have already come before the Planning Board, and whether any of those have been scuttled, significantly postponed, or changed their dollar amount

- Invite getting the proposals from the City as soon as they are turned in so the Board has some study time to review and determine which, if any, the Board would like to invite the principals to meet for further discussion

Mr. Corwin said Department Heads requesting preparation of projects for the next iteration of CIP will be going out in the next day or two and the due date for those proposals is May 9, 2025. He said the projects would be presented at the Board's May 27, 2025 meeting.

B. Strategic Plan - Annual Goals and Workplan

Chair Faunce said the Planning Board has been assigned to work on updates to the Land Use (Chapter 2) portion of the Master Plan. The group discussed the possible formation of a revision team, consisting of members from the Planning Board, Conservation Commission, and Heritage Commission. Mr. Stacy said he would work with other Land Use committee members on this team. The group discussed who would be appropriate to possibly work on sections / chapters of the Master Plan that have not been assigned to other Committees:

- Transportation (Chapter 9) - Ms. Appleton to work with City Councilor Devin Wilkie
- Recreation (Chapter 10) - Volunteers to work with Recreation, Parks & Arts Department
- Lebanon CBD (Chapter 3) - Mr. Stacy to work with EDC / Heritage Commission members

Mr. Corwin said he would meet with Ms. Hembree (Associate Planner for the City), who has been leading the Master Plan rewrite process, to work out a plan related to these potential work groups. He said he would ask Ms. Hembree to attend the April 28, 2025 work session to discuss the plan with the Board members.

5. OTHER BUSINESS - Planning Board Training

Chair Faunce reminded the Board about the video on Planning Board basics that the group had watched some months ago. He said he would like to have a place (i.e., shared document location) where materials of interest to Board members could be posted and shared.

Mr. Corwin said he would like to continue the video series that the Board started in October 2024. He said he could make videos available to Board members to view on their own and then discuss at a future meeting. He suggested the Board could dedicate 15 minutes at the end of every work session (beginning with the April 28, 2025 work session) to discuss training subject matter. Chair Faunce asked members to contact Mr. Corwin if they had any subject areas of interest for which they wanted training or to receive more information.

6. APPROVAL OF MINUTES January 27, 2025, February 10, 2025, February 24, 2025

Mr. Corwin noted that Dr. Rutter had provided edits to meeting minutes, which were included in the meeting agenda packet. Dr. Ford Burley noted one edit to Dr. Rutter's edits for the January 27, 2025 Meeting Minutes: Page 1, Line 8: change "she is" to "she was"

A MOTION was made by Richard Ford Burley to approve the January 27, 2025 Meeting Minutes as presented with noted amendment. The MOTION was seconded by Eric Stacy.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Dr. Rutter, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce, Ms. Appleton, and Mr. Ceglarski

Voting Against – None

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

4 ***A MOTION was made by Richard Ford Burley to approve the February 10, 2025 Meeting***
5 ***Minutes as presented. The MOTION was seconded by Brian Ceglarski.***
6

7 ***Roll Call Vote:***

8 ***Voting For – Ms. Romano, Mr. Stacy, Dr. Rutter, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce,***
9 ***Ms. Appleton, and Mr. Ceglarski***

10 ***Voting Against – None***
11

12 ****The MOTION was approved (8-0).***
13

14
15 February 24, 2025 Meeting Minutes Amendment: Page 5, Line 39: Delete second “that has”
16

17 ***A MOTION was made by Andrew Faunce to approve the February 24, 2025 Meeting Minutes***
18 ***as presented with noted amendment. The MOTION was seconded by Kellen Appleton.***
19

20 ***Roll Call Vote:***

21 ***Voting For – Ms. Romano, Mr. Stacy, Dr. Rutter, Mr. Kennelly, Mr. Faunce, Ms. Appleton,***
22 ***and Mr. Ceglarski***

23 ***Voting Against – None***
24

25 ****The MOTION was approved (7-0, with Dr. Ford Burley abstaining).***
26

27 **7. ADJOURNMENT** 28

29 ***A MOTION was made by Jeremy Rutter to adjourn the meeting at 8:44pm. The MOTION was***
30 ***seconded by Richard Ford Burley.***
31

32 ***Roll Call Vote:***

33 ***Voting For – Ms. Romano, Mr. Stacy, Dr. Rutter, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce,***
34 ***Ms. Appleton, and Mr. Ceglarski***

35 ***Voting Against – None***
36

37 ****The MOTION was approved (8-0).***
38

39 The meeting was adjourned at 8:44pm.
40

41 Respectfully submitted,

42 Paula Roux

43 Recording Secretary
44