



**LEBANON PLANNING BOARD
MAY 12, 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: 835 774 410#). If you have trouble accessing this meeting, please email [Tim Corwin](#).

2. Notice of Regional Impact

3. Public Hearing Items

- A. **REVISED NOTICE - Recreo, LLC, 2 Mascoma Street (Tax Map 91, Lot 254), zoned LD:** Applicant received Site Plan approval on July 11, 2022 (PB2022-17-SPR) for a phased redevelopment of the property including construction of two (2) multi-family dwellings containing a total of 152 units together with associated site improvements, which was extended on July 8, 2024 (PB2024-25-EXT). Applicant now requests (1) a waiver from Section 4.10.C of the Site Plan Review Regulations providing that the Planning Board shall grant no more than one extension for any site plan, (2) an additional extension of the timelines associated with obtaining a building permit and for constructing required site improvements, and (3) an amendment to the approved plan to add an additional phase to allow the renovation of the former Village Market space for a proposed food court and restaurant use. **PB2025-13-EXT Continued from April 14, 2025.**
- B. **LRX 1 Martin Drive, LLC, 1 Martin Drive (Tax Map 129, Lot 19), zoned GC:** Request for Site Plan Review to replace an existing +/- 3,393 sq. ft. building with a new +/- 3,683 sq. ft. building to be used as a car wash, together with associated site improvements including stormwater management, landscaping and lighting. **PB2025-21-SPR Completeness determination only – public hearing to be held on June 9, 2025.**
- C. **Irving Oil Terminals, Inc. & Rancho Lebanon, LLC, 200 South Main Street (Tax Map 114, Lot 5) & 206 South Main Street (Tax Map 115, Lot 1), zoned GC:** Applicants request an extension of time per Section 4.10.B of the Site Plan Review Regulations to obtain a building permit and an extension of time per Section 8.4.A.3 to achieve active and substantial development of a Site Plan originally approved on May 8, 2023 (PB2023-15-SPR) for a proposed +/- 4,465 sq. ft. convenience store at 200 South Main Street and five (5) fuel dispenser islands with an overhead canopy at 206 South Main Street, together with shared access and associated site improvements. **PB2025-20-EXT**
- D. **Kimbell Properties, LLC, 77 Prospect Street (Tax Map 108, Lot 13), zoned R-3:** Request for approval of a proposed three (3)-lot Minor Subdivision. **PB2025-22-MIN**
- E. **Families Flourish North East (applicant), Mary Hitchcock Memorial Hospital (property owner), 424 Mount Support Road (Tax Map 24, Lot 6), zoned R-1:** Applicant requests Site Plan Review for a proposed +/-19,661 sq. ft., 3-story treatment and recovery center/group residence with 12 residential rooms, together

with associated site improvements including access, parking, utilities, landscaping, and lighting. **PB2025-17-SPR - Continued from April 14, 2025**

- F. **Brady Sullivan Prospect Hill, LLC, 0 Prospect Street (Tax Map 108, Lot 2), zoned R-3:** Request to amend the approved plans for Phase 2 of Prospect Hill development to (a) adjust the grading plan for Phase 2B, (b) per Section 7.13.F of the Subdivision Regulations, amend the approved phasing plan to accelerate the timeline for the completion of Phases 2C and 2E and to extend the time to achieve active and substantial development of Phase 2B which is required to be completed by November 15, 2025, pursuant to the phasing plan approved on December 13, 2021 (PB2021-37-FMAJA), and (c) approve a proposed off-site hauling plan for the removal of excess material excavated from the site during the course of construction. **PB2025-23-FMAJA**
- G. **Michael Davidson, 3 Campbell Street (Tax Map 92, Lot 65), zoned LD:** Appeal of an administrative determination that the conversion of a mixed-use building with an office and 4 dwelling units to a 7-unit multi-family dwelling requires Site Plan review by the Planning Board per Sections 3.1.C.1 and 3.1.D of the Site Plan Review Regulations. Alternatively, applicant requests a waiver per Section 7.1 to waive the requirement to obtain Site Plan approval. **PB2025-24-AAD**
- H. **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). **PB2025-25-EXT**

4. Study Items

- A. **Food Truck Task Force - Proposed Zoning Amendment -Continued from April 28, 2025**

5. Other Business

6. Approval of Minutes

- A. March 17, 2025
- B. March 24, 2025
- C. April 14, 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](https://lebanonnh.gov/Live) where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

April 14, 2025 Meeting

Staff Memorandum – PB2025-21-SPR

APPLICATION INFORMATION

Agenda Item: 3.B

Application ID:
PB2025-21-SPR

Application Type:
Site Plan Review for a proposed replacement of an existing +/- 3,393 sq. ft. building with a new +/- 3,683 sq. ft. building to be used as a car wash, together with construction of associated site improvements

Property Location & Tax Map:
1 Martin Drive (Tax Map 129, Lot 19)

Applicant & Property Owner:
LRX 1 Martin Drive, LLC

Property Size:
+/-1.25 acres (54,559 sq. ft.)

Zoning District(s):
General Commercial (GC) District

Overlay District(s):
Floodplain District

Future Land Use Map:
General Commercial

Existing Use & Improvements:
Two car wash buildings (of +/-1,832 sq. ft. and +/- 3,393 sq. ft. in size) and associated site improvements

Staff Attachments:
4/30/24 e-mail from Planning & Development Department staff to applicant (2 pages with 1 page checklist)

LEGAL NOTICE

LRX 1 Martin Drive, LLC, 1 Martin Drive (Tax Map 129, Lot 19), zoned GC: Request for Site Plan Review to replace an existing +/- 3,393 sq. ft. building with a new +/- 3,683 sq. ft. building to be used as a car wash, together with associated site improvements including stormwater management, landscaping and lighting. **PB2025-21-SPR Completeness determination only – public hearing to be held on June 9, 2025**

APPLICATION MATERIALS

- ▶ Application form (1 page)
- ▶ Project Narrative for Lady Rich Express Car Wash, LLC, prepared by Granite Engineering, LLC (1 page)
- ▶ Application for Waivers dated April 8, 2025 (2 pages)
- ▶ Supplemental Waiver Statement prepared by Granite Engineering, LLC (2 pages)
- ▶ Site Plan Review Regulations Technical Checklist (10 pages)
- ▶ Excerpt of plan set titled “Lady Rich Express Car Wash, LLC,” dated April 14, 2025, prepared by Granite Engineering, LLC (Cover Sheet and Sheet 4 (“Site Plan”))

Available on-line only:

- ▶ Letter dated April 14, 2024, from Jeffrey Merritt, PE, of Granite Engineering, LLC (application submission cover letter; 2 pages)
- ▶ Letter dated October 14, 2022, from John St. John of EcoSystems Land Planning (wetlands determination; 1 page)
- ▶ Application for Floodplain Development Permit (2 pages)
- ▶ Owner Affidavit (1 page)
- ▶ Certified Notification List (2 pages)
- ▶ Fee Schedule (2 pages)
- ▶ Plan set titled “Lady Rich Express Car Wash, LLC,” dated April 14, 2025, prepared by Granite Engineering, LLC (17 sheets)
- ▶ Architectural plans prepared by Mayor + Kennedy Architects, dated March 10, 2025, Project No. 25200 (floor plan, roof plan, and renderings; 4 sheets)
- ▶ Stormwater Management Report, prepared by Granite Engineering, LLC, dated April 14, 2025 (82 pages)

REVIEW SCHEDULE

The subject application is under review per “Schedule B” which means that the Planning Board makes a completeness determination at its regular meeting following submission of the application and holds the public hearing at the second regular meeting following submission of the application (i.e. the subject application was submitted on April 14, 2025 and placed on Schedule B such that a completeness determination is scheduled for the May 12th Planning Board meeting with the public hearing to held at the June 9th meeting).

COMPLETENESS REVIEW

In order to accept jurisdiction and commence review of the applicant’s proposal, the Planning Board must first determine that the application is complete. See NH RSA 676:4, I(c)(1) and Section 4.7.C.3 (“Initial Completeness Determination”) of the Site Plan Review Regulations. Section 4.7.C.3 provides as follows:

- a. The Planning & Development Department shall review the application for completeness pursuant to the requirements of Section 4.7.A and Section 5.1. If the Planning & Development Department finds that the application is complete, or lacks only those items or documents for which waiver requests have been submitted, then the Planning & Development Department shall make a preliminary determination of whether the waiver requests meet the standards of Section 7.2 of these Regulations, and if so, then the Planning & Development Department shall recommend to the Board acceptance of the application for review.
- b. If the Planning & Development Department finds that the application is not complete or that one or more of the waiver requests do not meet the standards of Section 7.2, the Planning & Development Department shall so advise the Applicant, who can elect to complete the missing submission requirements. [...]

Pursuant to Section 4.7.C.3.a, Planning and Development Department staff reviewed the application for compliance with the Site Plan Review Regulations and found that the application was incomplete with respect to some of the submission requirements set forth in Section 5.1. Pursuant to Section 4.7.C.3.b, staff has advised the applicant that the application is currently incomplete and has requested that the applicant submit the missing information and materials. See attached e-mail from Planning & Development Department staff sent to the applicant’s representatives on April 7, 2025.

The remaining information needed to meet the Section 5.1 submission requirements are minor and most likely easily addressed. Consequently, staff expects that the applicant will provide a satisfactory response in short order so that staff will be able to recommend at the May 12th Planning Board meeting that the application is complete enough to accept jurisdiction.

If the Board deems the application complete, the public hearing should be opened and continued to the next regular meeting of the Planning Board scheduled for **June 9, 2025**.

Attachments

cc: LRX 1 Martin Drive, LLC
Granite Engineering, LLC
File

Tim Corwin

From: Tim Corwin
Sent: Wednesday, April 30, 2025 1:15 AM
To: Jeffrey Merritt
Cc: Brian Vincent; Crystal Taplin; Catheryn Hembree; L R; Brenton Cole
Subject: 1 Martin Dr_PB2025-21-SPR_Completeness
Attachments: Site Plan Checklist.pdf

Jeff:

In advance of the on-line staff review meeting scheduled for Wednesday, 5/7/25 at 1:30 pm, regarding the site plan application for 1 Martin Dr (Tax Map 129, Lot 19), PB2025-19-SPR, please note the following:

1) Missing Information. Planning staff has reviewed the application for compliance with the submission requirements set forth in Article V of the Site Plan Review Regulations and has identified certain missing information (please see attached checklist). This review has been conducted pursuant to Section 4.7.C.3.a which provides as follows: “The Planning & Development Department shall review the application for completeness pursuant to the requirements of Section 4.7.A and Section 5.1.”

Pursuant to Section 4.7.C.3.b of the Site Plan Review Regulations, all information and materials required to be provided by Section 5.1 must be submitted. Currently Section 4.7.C.3.b does not identify a resubmission date for Schedule B applications, but typically we ask that application materials responsive to staff comments be submitted within 10 days following staff review. We can identify the specific resubmission deadline at next week's staff review meeting.

Finally, as we mention to all applicants, please note that pursuant to Section 4.7.C.3.c, “If the applicant elects not to complete the missing requirements [or] fails to deliver all missing submission requirements prior to the deadline [...], the Planning & Development Department shall recommend that the Board deem the application incomplete.”

2) Completeness Recommendation. NH RSA 676:4, I(c)(1) requires that, “The [Planning] board shall, at the next regular meeting or within 30 days following the delivery of the application, for which notice can be given in accordance with the requirements of subparagraph (b), determine if a submitted application is complete according to the Board's regulation and shall vote upon its acceptance.” Given that only a few relatively minor submission requirements are outstanding, staff would be comfortable making a recommendation at the May 12th Planning Board meeting that the application is complete enough for the Board to accept jurisdiction if you can please provide a statement in response to this e-mail as to how you intend to address items identified in the attached PDF – whether by providing the information, adding to the plan set, and/or requesting waivers as may be appropriate. Alternatively, pursuant to Section 4.7.C.3.c, staff will need to make a recommendation to the Board that the application is incomplete.

Please note that planning staff comments regarding the application's compliance with the Article VI design criteria will be provided at the May 7th staff review meeting (and subsequently in writing via e-mail).

Should you have any questions in advance of next week's staff review meeting, please don't hesitate to let me know.

Thank you, Tim

1 Martin Dr - PB2025-21-SPR

Site Plan Review Requirements Checklist	Checklist	Staff Comments
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. Vehicle and bicycle parking spaces shall be numbered. Loading spaces and facilities used in connection with any structures on the site shall be shown. The total square footage and percentage of the lot covered by impervious cover shall also be shown.	Missing	Note the 2 requirements highlighted in red. Please add the access drive width and show required sight distances
5.1.E(13) A plan for outdoor lighting showing the proposed location mounting height, fixture type, lamp type, color correlated temperature (CCT), and wattage of all exterior free-standing or building-mounted light fixtures, as well as analyses and illuminance-level diagrams, to include average and minimum foot-candle measurements, showing that the proposed installation conforms to the lighting level standards in these Regulations. Manufacturer's specification information shall be provided for each proposed light fixture and lamp. The plan shall also include drawings of all relevant building elevations, showing the location and height of all building-mounted fixtures , the portions of any walls or architectural features to be illuminated, the illumination levels of the walls or architectural features, and the aiming points for any remote light fixtures.	Missing	Note the 2 sentences highlighted in red. With respect to the second, have manufacturers' specifications been provided for all proposed lighting fixtures?
5.1.E(14) A plan for the location of free-standing or building-mounted signs, including the location, mounting, aiming, and shielding of any remote light fixtures for externally-lit signs. For internally-lit signs, relevant information concerning the method of illumination and the opacity of the sign background shall be provided, showing that the proposed installation conforms to the requirements of these Regulations.	Missing	
5.1.E(16) A landscaping plan showing proposed new plantings to be installed and existing natural vegetation to be retained. The combination of existing and new plantings must meet or exceed the required total as set forth in these Regulations. The plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names), of all proposed shrubs and trees. Existing trees over 12 inches in diameter, measured 4.5 feet above the ground surface, and within 25 feet of the disturbed area, must be counted and shown on the plan, if included towards fulfilling the landscaping requirements. All calculations for square footage of perimeter landscaping shall be shown. All landscape plans shall show parking lot shading calculations by depicting new trees and shrubs at their 10-year crown size.	Partial Waiver needed	Staff recommends requesting a waiver from 5.1.E.16 (with respect to the language highlighted in red) in conjunction with the requested waivers from 6.2.D & 6.2.B
5.1.G The following supporting documents and information:		
5.1.G(1) An estimated timetable, to include phasing schedules (where applicable), for construction and completion of buildings, parking facilities, landscaping, and other required improvements.	Missing?	The checklist submitted with the application indicates that this has been provided, but staff can't locate(?)
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 Institute of Transportation Engineers' Trip Generation Manual) shall prepare and submit a Traffic Impact Study in accordance with standard traffic analysis conventions as set forth by the NH Department of Transportation. The Board may, in its discretion, require the submission of a Traffic Impact Study for developments estimated to generate less than 100 peak hour trips or 1,000 average daily trips if the Board has reason to believe such development could adversely affect levels of service or have other adverse impacts.	Additional information requested	Please provide trip general calculations to verify traffic study is not required (consider adding to project narrative)

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: **LRX 1 MARTIN DRIVE, LLC**

MAILING ADDRESS

E-MAIL ADDRESS

CO-APPLICANT, AGENT, OR LESSEE:

NAME: **Granite Engineering, LLC**

MAILING ADDRESS

E-MAIL ADDRESS

PROJECT LOCATION:

TAX MAP #: **129**

LOT #: **19**

PLOT #:

ZONE: **GC**

STREET ADDRESS OF PROJECT: **1 Martin Drive**

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

SCOPE OF PROJECT:

Proposed reconstruction of self-service and automatic car wash facility at the rear of the property.

The automatic drive-thru car wash at the front of the property is to remain.

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: **Car Wash**

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 **May 12th**, 20**25**, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY

OWNER: **Renee Costa**

Digitally signed by Renee Costa

Date: 2025.04.08 09:02:25 -04'00'

DATE: _____

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY

OWNER: **Renee Costa**

Digitally signed by Renee Costa

Date: 2025.04.08 09:02:48 -04'00'

DATE: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	
04-14-2025	129-19	PB2025-21-SPR	



GRANITE ENGINEERING, LLC

civil engineering • land planning • municipal services

Project Narrative

Lady Rich Express Car Wash, LLC
Tax Map 129 Lot 19
1 Martin Drive
West Lebanon, NH 03784

LRX 1 Martin Drive LLC is the owner of the property located at 1 Martin Drive in Lebanon, NH. This lot is identified as Tax Map 129 Lot 19. The area of this lot is 1.25 acres and is currently developed with two car wash buildings. The western building was recently renovated and is a drive-thru car wash. The eastern building was a former manual car wash building that is not currently being used. The east building is proposed for demolition, and a new car wash building is to be constructed in its place. The lot is located within the General Commercial (GC) Zoning District and the Floodplain Overlay District. Access to the property is from Martin Drive, a private road.

The proposed site improvements for the project include the demolition and construction of a car wash building on the eastern side of the parcel. The existing vacuums on the southern portion of the parcel will be replaced with vacuums from a different manufacturer. The proposed car wash has a footprint of 3,683 square feet. Additional improvements include removing six existing vacuum stations and installing 10 new ones, the installation of a new dumpster pad, stormwater management where none exists today, landscaping, and lighting. The proposed building will be connected to the City of Lebanon's water system. For wastewater, the proposed building will connect to the City's sewer system.

Proposed stormwater controls on the site include two rain garden/bioretenention ponds, which will ultimately discharge along the northern and southern property boundaries as the parcel currently flows.

The proposed project requires the following land use permits from the City of Lebanon and the State of New Hampshire:

- City of Lebanon Site Plan Approval
- City of Lebanon Floodplain Development Permit



City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: LRX 1 Martin Drive LLC

Project Name: Lady Rich Car Wash

Project Address: 1 Martin Drive, West Lebanon, NH 03784

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).]

6.2.B

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

Waiver requested for a reduction in the perimeter landscaping within the "project area". See attached narrative for demonstration of waiver criteria.

6.2.D

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

Waiver requested for a reduction in the required Landscaping Around Buildings within the "project area". See attached narrative for demonstration of waiver criteria.

3. All Articles/Appendix of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

Blanket waiver requested from all Articles/Appendix of the Site Plan Review Regulations as it relates to areas outside the defined "project area". See attached narrative for demonstration of waiver criteria.

4. _____
Section meets (circle one) Criteria A / Criteria B because _____

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

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

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

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: 7/8/2025



LRX 1 Martin Drive LLC

1 Martin Drive

Supplemental Waiver Statement

On behalf of the owner and applicant, LRX 1 Martin Drive LLC, please consider this supplemental waiver request statement for Sections 6.2.B, and 6.2.D of the Site Plan Review regulations for proposed work within the defined “Project Area”, and a blanket waiver from all Articles/Appendix of the Site Plan Review Regulations for those areas outside the limits of the “project Area”.

Site Plan Review Regulation 6.2.B – Perimeter Landscaping

The above-referenced regulation requires a 15-foot landscaped area along the front, side, and rear property lines. The Applicant is requesting a waiver for a portion of the perimeter landscaping within the project area. The area seeking relief from this requirement is located directly behind the proposed car wash building. This property is currently developed and has a pavement as close as 5.48 feet from the rear property line. This redevelopment project proposes to increase the rear perimeter landscape buffer to a minimum of 7.5 feet, where 15 feet is required. Providing the full 15’ landscape width in this area is not feasible, as it would impact the ability for cars to maneuver behind the proposed building and enter the wash bay. The area of perimeter landscaping in question is directly behind the proposed structure is largely screened from public view.

The Applicant maintains that the Board can grant this waiver as specific conditions of the land will ensure that the waiver will properly carry out the spirit and intent of the regulation. The orientation of the proposed building has been positioned to block the rear landscape buffer from public view. Additionally, the reduced landscape buffer has existing onsite for approximately 35 years without detriment to the neighborhood. This plan proposed to enlarge the existing buffer. The adjacent property is also heavily wooded, preventing visibility of the subject property from Interchange Drive to the east.

Site Plan Review Regulation 6.2.D – Landscaping Around Buildings

The above-referenced regulation requires 10 feet of landscaping around the building perimeter.

The Applicant is requesting this waiver for a portion of the proposed buildings landscaping. The Applicant maintains that the Board can grant this waiver as strict conformance with the regulation would pose an unnecessary hardship to the Applicant and the waiver would not be contrary to the spirit and intent of the regulations.

The new building has been situated to provide a landscape strip along the south side of the building. This side of the proposed building does not require vehicle access. The proposed layout represents an improvement from the existing building which has less

perimeter landscaping. The proposed layout provides building landscaping to the extent feasible, while preserving the 15' perimeter landscaping strip on both the north and south sides of the property.

Strict conformance with the regulation would pose an unnecessary hardship to the Applicant, as it would prevent the ability to construct a building for this particular use. Additionally, the waiver would not be contrary to the spirit and intent of the regulations, as the layout provides for some building landscaping while preserving the more beneficial perimeter lot landscaping strip on the north and south side of the building.

Site Plan Review Regulation – All Articles/Appendix for areas outside the “Project Area”

The Applicant seeks a blanket waiver from all of the Articles/Appendix of the Regulations for those areas of the property/site outside of the defined “project area”. The applicant’s project is limited to the rear half of the property.

Accordingly, the Applicant maintains that strict conformity with the regulations for those areas outside the project area would pose an unnecessary hardship as it would require analysis, design and construction within areas that are beyond the limits of the Project Area. Granting of the waiver would not be contrary to the spirit of the regulations, as portions of the subject site have previously gone through site plan review/approval, and this site has existed for a considerable amount of time in harmony with the community and immediate neighborhood.

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: Lady Rich Express Car Wash, LLC	
APPLICANT: LRX 1 MARTIN DRIVE, LLC	DATE:
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.	☒ None On Site	☐
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.	☒	☐
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>	☒	☐

Sewer and Water Permits will be applied for in the near future. Water Demands and MEP plans have not been finalized at this time, but the intend of the Site Design is to reuse or reconnect to the existing laterals on the property.

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.	☒	☐
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: Jeffrey Merritt, PE

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

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: Lady Rich Express Car Wash, LLC	
APPLICANT: LRX 1 MARTIN DRIVE, LLC	DATE: April 14, 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**

[illegible]

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) (Construction sequence is located on sheet 12 in the project plan set) 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. (table with this information is located within stormwater report) k. Test Pit(s) locations and data where stormwater practices are proposed, as appropriate. (test pit log is located on sheet 15 of the plan set) l. Details of individual design elements shown on separate plan sheets following the Proposed Conditions SMP. (all stormwater and erosion control details are shown on sheets 9-13 of the plan set) 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.	☒ ☒ n/a ☐ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐
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) (see sheet 7 of the plan set)	☒	☐
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.	n/a ☐	☐

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: Granite Engineering, LLC

(Last Revised 9/20/2021)

Planning office Use Only:

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



GRANITE ENGINEERING, LLC

civil engineering • land planning • municipal services

April 14, 2024

City of Lebanon
Department of Planning and Development
51 N Park Street
Lebanon, New Hampshire 03766

RE: Site Plan Application – Lady Rich Express Car Wash
Tax Map 129 Lot 19
1 Martin Drive
West Lebanon, New Hampshire
GE Project No. 24-0702-1

Dear Mr. Corwin,

On behalf of the Owner and Applicant, LRX 1 Martin Drive LLC, we are pleased to submit the enclosed site plan application and associated material for the site improvements on the property located at 1 Martin Drive. The subject parcel is identified on Tax Map 129 as Lot 19. The project proposes the construction of a new car wash building on the east portion of the property. The site is currently developed with an automatic car wash building on the west side of the property and an unused manual car wash building on the east side of the property. The unused manual car wash structure is proposed to be demolished to make way for the new structure. The new building is proposed to be a single-story building with two manual wash bays, one detailing bay, and two automatic wash bays. Access to the property will remain as it is today.

Attached, please find the following material in support of the referenced project:

Hard copies

- One (1) full size plan set of the Site Plans;
- One (1) full size plan set of the Architectural Plans;

Electronic copy (emailed to Crystal Taplin)

- One (1) copy of the executed Site Plan application with waivers;
- One (1) copy the completed and signed Technical Checklist;
- One (1) copy of the completed Fee Schedule;
- One (1) copy of a letter from the project wetland scientist certifying that there are no wetlands on the subject property;
- One (1) copy of a written project description;
- One (1) abutters list;
- One (1) copy of the executed application for floodplain development permit;

- One (1) copy of the Stormwater Management Report;

Fees

We understand that upon review of the enclosed material you will confirm the application fees. Our calculation of the applications fees is as follows:

- Site Plan application and notification fee as follows:

Floodplain Development Permit	= \$250.00
Site Plan Filing Fee	= \$250.00
Bldg. Square Footage Fee = \$75/1,000-sf GFA x 3,683-sf GFA	= \$276.23
Advertising Fee	= \$100.00
Sign Fee	= \$5.00
Abutter Notification Fee = \$5.54 x 14 abutters	= \$77.56
Total	= \$708.79

We trust you will find the application and its attachments complete and ready for the Board's consideration at the **May 12, 2025 Planning Board Meeting**. Should you have any questions or require further information, please do not hesitate to contact me directly.

Best Regards,

Jeffrey Merritt, PE
Principal Engineer

October 14, 2024

Granite Engineering, LLC
150 Dow Street, Tower 2
Suite 421
Manchester, New Hampshire

Via Email to:
bdevlin@graniteeng.com

Re: Wetland Determination for parcel located at 1 Martin Drive, in Lebanon, NH.

On October 13, 2024, a certified wetland scientist from Ecosystems visited the property, to determine if any wetlands exist on the subject parcel.

Based on the techniques outlined in the Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, January 1987, using the current soil indicators and plant list, we determined that no wetlands exist on this lot. This determination was made due to the lack of a dominance of hydrophytic vegetation, hydric soils, and wetland hydrology.

We trust that this information is adequate for your purposes. If you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

John St. John



CITY OF LEBANON - APPLICATION FOR FLOODPLAIN DEVELOPMENT PERMIT

The undersigned hereby makes application for a permit to develop in a Local Regulatory Floodplain or in a Local Regulatory Conveyance Zone. The work to be performed is as described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of all local, state, and federal regulations.

<u>Lady Rich Car Wash</u>	<u>04.14.25</u>
Project Name <u>Renee Costa</u>	Date <u>339-237-8376</u>
Contact Name	Contact Telephone
<u>LRX 1 MARTIN DRIVE, LLC</u>	<u>Marquis Contracting Group</u>
Owner or Developer <u>56 Ridge Avenue, Claremont, NH 03743</u>	Builder/Contractor <u>717 D.W. Highway, Merrimack, Nh 03054</u>
Address <u>339-237-8376</u>	Address <u>603-424-2555</u>
Telephone <u>Granite Engineering, LLC</u>	Telephone <u>MA+KE Architects, PC</u> <u>02194</u>
Engineer License Number <u>150 Dow Street, Tower 2, Suite 421, Manchester, NH 03101</u>	Architect License Number <u>53 S. Main St., Suite 204, Hanover NH 03755</u>
Address <u>603-518-8030</u>	Address <u>603-643-8868</u>
Telephone	Telephone

SITE DATA

- Property Location (Physical Address) 1 Martin Drive
- City of Lebanon Tax Map 129 Lot 19
- FEMA Flood Map Panel Number 3300C0889E Effective Map Date Feb 20, 2008
- Type of Development (Check All That Apply):
☒ New Construction ☐ Alteration or Repair of Existing Structure ☒ Site Grading
☒ Filling ☒ Excavation ☐ Other—Please describe: _____
- Type of Facility (Check All That Apply):
☐ Residential ☐ Functionally Dependent Facility ☐ Critical Facility
☐ Manufactured Home ☒ Other—Please describe: Car Wash
- Description of Development Reconstruction of a manual car wash at the rear of the property.
Existing automation drive-thru car wash to remain.
- Structure:
New Structure sq ft 3,683 + Existing Structure sq ft _____ + Improvement sq ft _____ = Total sq ft 3,683
Principal Use Car Wash Accessory Uses _____
- Value of Improvement (Fair Market) \$ 1.5M Pre-improvement Value of Structure \$ 150K
- Is the development located within the Local Regulatory Conveyance Zone? ☐ Yes ☒ No
- Other Permits Required (Check All That Apply):
☐ NHDES Shoreland Permit ☐ NHDES Wetland Permit ☐ NHDES Alteration of Terrain
☒ Other—Please describe: Local site plan approval

CITY OF LEBANON - APPLICATION FOR FLOODPLAIN DEVELOPMENT PERMIT

ELEVATIONS

1. Elevation of 100-Year Base Flood Elevation (BFE) at development site: 350.00 feet
2. Elevation of lowest floor of structure (at or above BFE): 351.10 feet
3. Elevation of all attendant utilities, including all heating and electrical equipment, servicing the structure for floodproofing (minimum one foot above BFE): 351.0 feet
4. Type of flood protection method? ☐ Flood Proofing ☒ Elevating the development
5. Elevation Datum used for determination of BFE: ☒ NGVD 1929 ☐ NAVD 1988

I certify that the information on this form is true and correct. I understand that false or inaccurate information submitted to the City of Lebanon on which a permit for proceeding with construction work is issued by the City of Lebanon may be the basis for revocation of the permit or assessment of a civil fine or other penalties. I also understand that construction plans submitted to and approved by the City of Lebanon in the form of a permit issued must be followed and adhered to and any deviance there from not approved by the City of Lebanon may also be the basis for a notice of violation, notice of citation and revocation of the of the permit or assessment of a penalty by the City of Lebanon.


Signature of Owner or Developer

4/8/2025
Date

RENEE COSTA
Printed Name of Owner or Developer

OFFICIAL USE ONLY

PERMIT APPLICATION IS HEREBY:

☐ APPROVED ☐ DENIED

Comments: _____

Signature of Authorizing City Official

Date

Printed Name of Authorizing City Official

Title of Authorizing City Official

OWNER AFFIDAVIT

I, Renee Costa, authorized Member of LRX 1 Martin Drive, LLC, owners of the property situated at 1 Martin Drive in Lebanon, NH and referenced on Lebanon Tax Assessor's Map 129, Lot 19, hereby authorize Granite Engineering LLC, to submit local, state, and federal land use applications on our behalf, as they relate to the development of my property to accommodate a new car wash building. Further, I authorize those parties to aid in the representation of said permits, as required, before the City of Lebanon and the State of New Hampshire.

A handwritten signature in blue ink, appearing to read "Renee Costa", followed by the date "4/8/2015". The signature and date are written over a horizontal line.

Renee Costa (Member)
LRX 1 Martin Drive, LLC
56 Ridge Avenue
Claremont, NH 03743

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: Map 129 Lot 19	Map & Lot Number: Map 129 Lot 18-1
Property Owner: LRX 1 MARTIN DRIVE LLC 56 Ridge Avenue Claremont, NH 03743	Gagner Family LTD PTNR 1886 Farm Trail Sanibel, FL 33957
Map & Lot Number: Map 129 Lot 18	Map & Lot Number: Map 129 Lot 18-2
Gagner Family LTD PTNR 1886 Farm Trail Sanibel, FL 33957	AVG2 Lebanon LLC 1662 Elm Street Manchester, NH 03101
Map & Lot Number: Map 129 Lot 8	Map & Lot Number: Map 129 Lot 7
EJB Holdings LLC 6 E Thetford Road Lyme, NH 03768	3M NH Realty 244 Ash Street Reading, MA 01867

Map & Lot Number: Map 129 Lot 20	Map & Lot Number: Map 128 Lot 10
William E Drake Rev Trust PO box 214 Morgan, VT 05853	Korpela Family Trust John E Korpela, Trustee 298 Plainfield Road West Lebanon, NH 03784
Map & Lot Number: Map 129 Lot 20	Map & Lot Number: Map 129 Lot 17
Carie S. Fletcher, TTEE 108 Greenbrier Road Towson, MD 21286	Burger Kind Company, LLC 5707 Blue Lagoon Drive Miami, FL 33126
Map & Lot Number: Map 129 Lot 21	Map & Lot Number: Architect
267 North Country Property LLC PO Box 746 Hanover, NH 03755	MA-KE Architects, PC 53 S Main Street, Suite 204 PO Box 231 Hanover, NH 03755
Map & Lot Number: Civil Engineer	Map & Lot Number: Landscape Architect
Granite Engineering, LLC 150 Dow Street Tower 2, Suite 421 Manchester, NH 03101	Design Works Landscaping 125 Watson Road Hudson, NH 03051
Map & Lot Number: Surveyor	Map & Lot Number: Wetland Scientist
Smith & Pospesil Land Surveying Company, PLLC 240 Quebex Road Lyman, NH 03585	Ecosystems Land Planning 36 Dunklee Street Concord, NH 03301
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)	(3683-sf/1000)*\$75 =\$276.23
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) \$5.54 X 15 _____ notices	\$5.00 \$ 83.10 (abutter certified)

SITE PLAN REVIEW		
TOTAL DUE AT TIME OF FILING		\$ 714.33
**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).

NON-RESIDENTIAL SITE PLAN

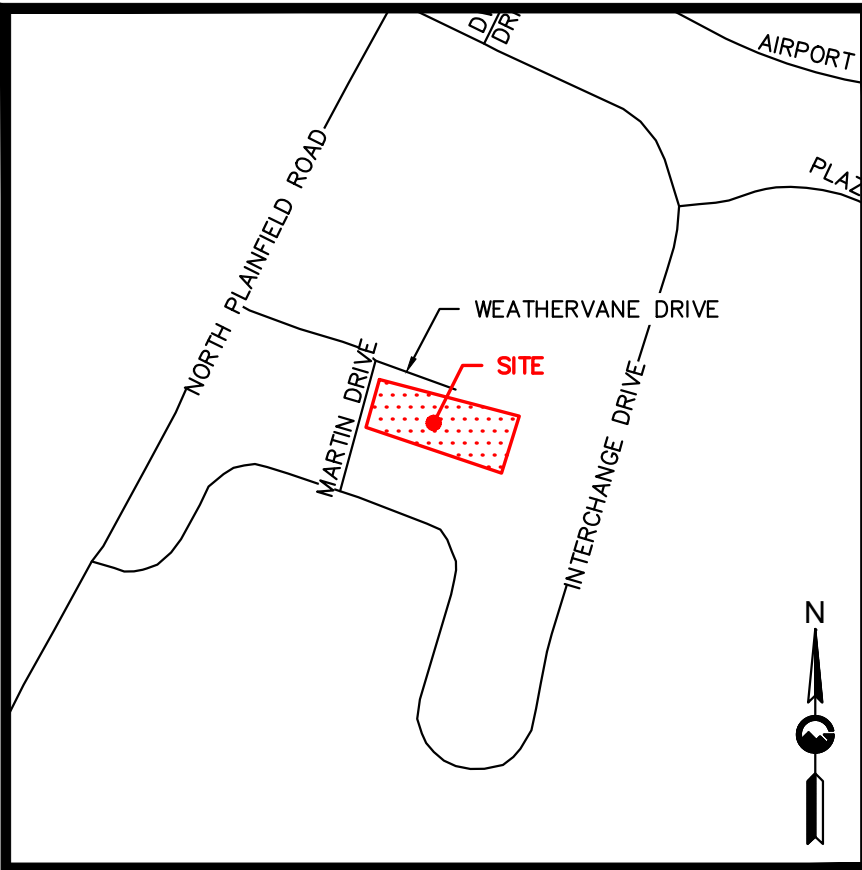
LADY RICH EXPRESS CARWASH, LLC

TAX MAP 129 LOT 19

1 MARTIN DRIVE

WEST LEBANON, NEW HAMPSHIRE

GRAFTON COUNTY

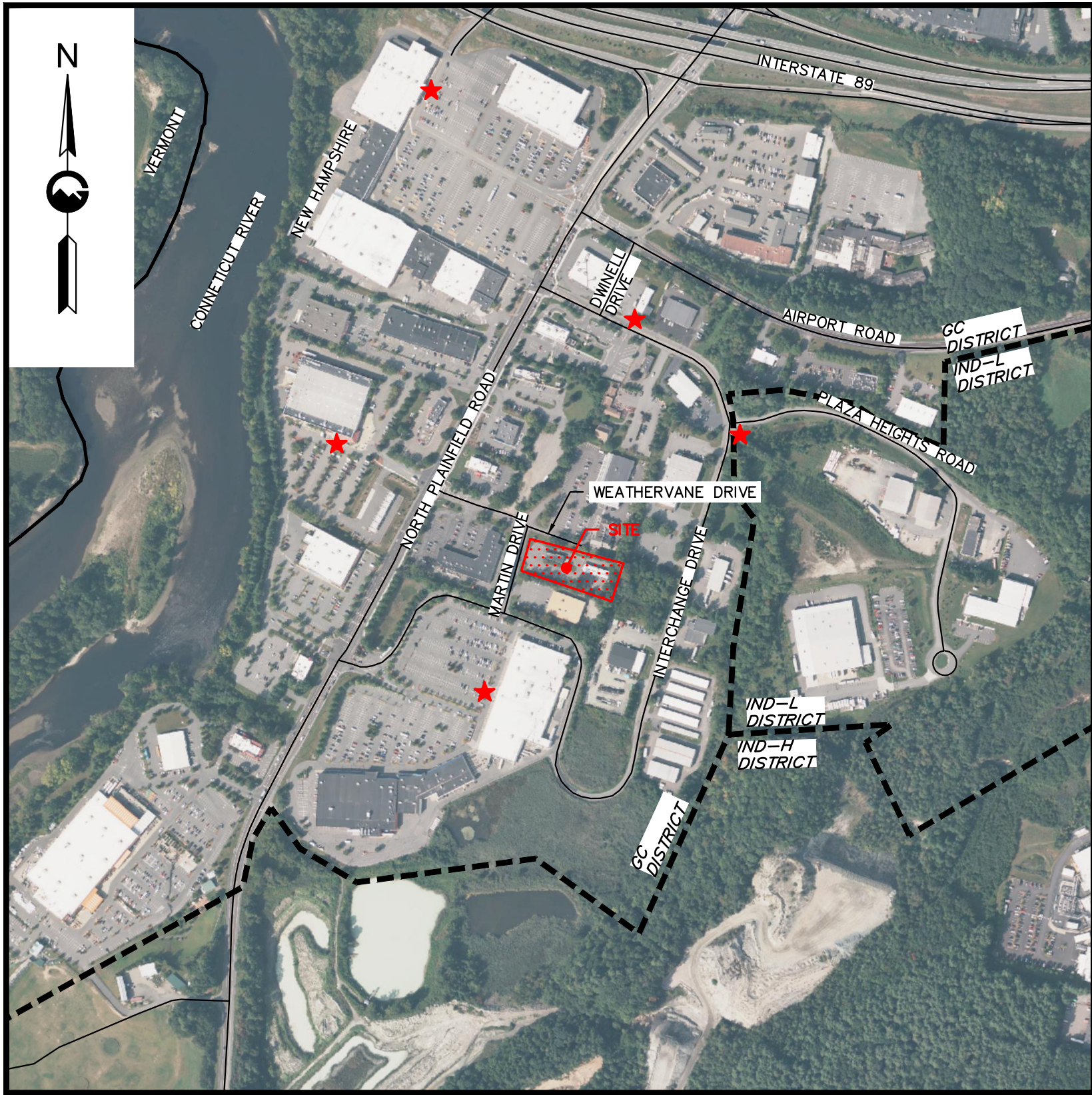


LOCUS MAP
SCALE: ±1"=500'

TABLE OF GC ZONING REQUIREMENTS			
DESCRIPTION	ALLOWED	EXISTING MAP 129 LOT 19	PROPOSED MAP 129 LOT 19
MINIMUM LOT AREA	50,000 SF	54,559 SF	54,559 SF
MINIMUM LOT FRONTAGE	150 FT	149.85 FT	149.85 FT
FRONT YARD SETBACK	40 FT	79 FT	79 FT
SIDE YARD SETBACK	20 FT	41.1 FT	27.1 FT
REAR YARD SETBACK	20 FT	19.7 FT	50.5 FT
MAXIMUM BUILDING HEIGHT	45 FT	14 FT	23.67 FT
MAXIMUM LOT COVERAGE	N/A	75%	75%
ALLOWED STORIES	2.5	1	1
BUILDING COVERAGE REMOVED	—	—	3,393 SF
BUILDING COVERAGE ADDED	—	—	3,683 SF
BUILDING COVERAGE TOTALS	—	5,224 SF	5,514 SF
BUILDING COVERAGE %	30%	9.58%	10.1%
IMPERVIOUS COVER REMOVED	—	—	1,145 SF
IMPERVIOUS COVER ADDED	—	—	1,149 SF
IMPERVIOUS COVER TOTAL	—	35,633 SF	35,637 SF
LOADING SPACES	0	0	0
USE	—	COMMERCIAL CAR WASH	COMMERCIAL CAR WASH
BICYCLE STORAGE SPACES	*0	0	0
PARKING REQUIRED (COMMERCIAL)	1 SPACE / 600 SF	5,224 SF	5,514 SF
TOTAL PARKING REQUIRED	—	9	9
TOTAL PARKING PROVIDED	—	7	10
TOTAL MAX PARKING PERMITTED	120% OF MIN.	11	11
OVERLAY DISTRICT	FLOODPLAIN DISTRICT		

*PER SECTION 6.5 (j)(8)

TABLE OF BUILDING AREAS				
BUILDING	STORIES	HEIGHT	GROSS FLOOR AREA	
EXISTING CARWASH	1	14 FT	STORY 1	1,831 SF
EXISTING CARWASH #2	1	14 FT	STORY 1	3,393 SF
PROPOSED CARWASH #2	1	23.67 FT	STORY 1	3,683 SF



LOCATION PLAN
SCALE: 1"=500'

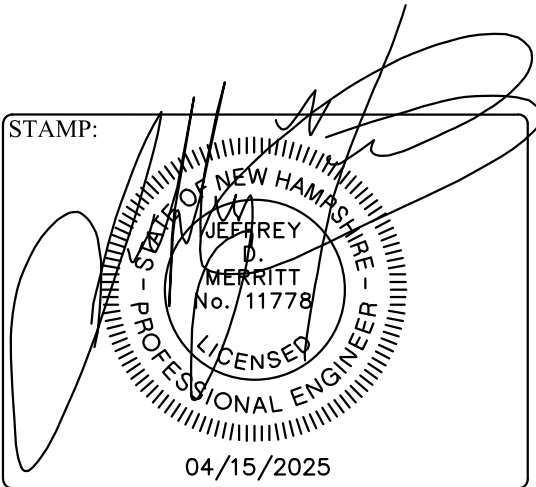
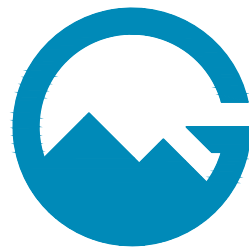
★ DENOTES TRANSIT STOP WITHIN ¼ MILE OF SITE

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Manchester,
New Hampshire 03101
603.518.8030

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OWNER/APPLICANT:
LRX 1 MARTIN DRIVE LLC
56 RIDGE AVE
CLAREMONT, NH 03743
(603) 266-9733

CIVIL ENGINEER:
GRANITE ENGINEERING, LLC
150 DOW STREET, STE 421
MANCHESTER, NH 03101
(603) 518-8030

LANDSCAPE ARCHITECT:
DESIGN WORKS
125 WASON ROAD
HUDSON, NH 03051
(603) 864-8646

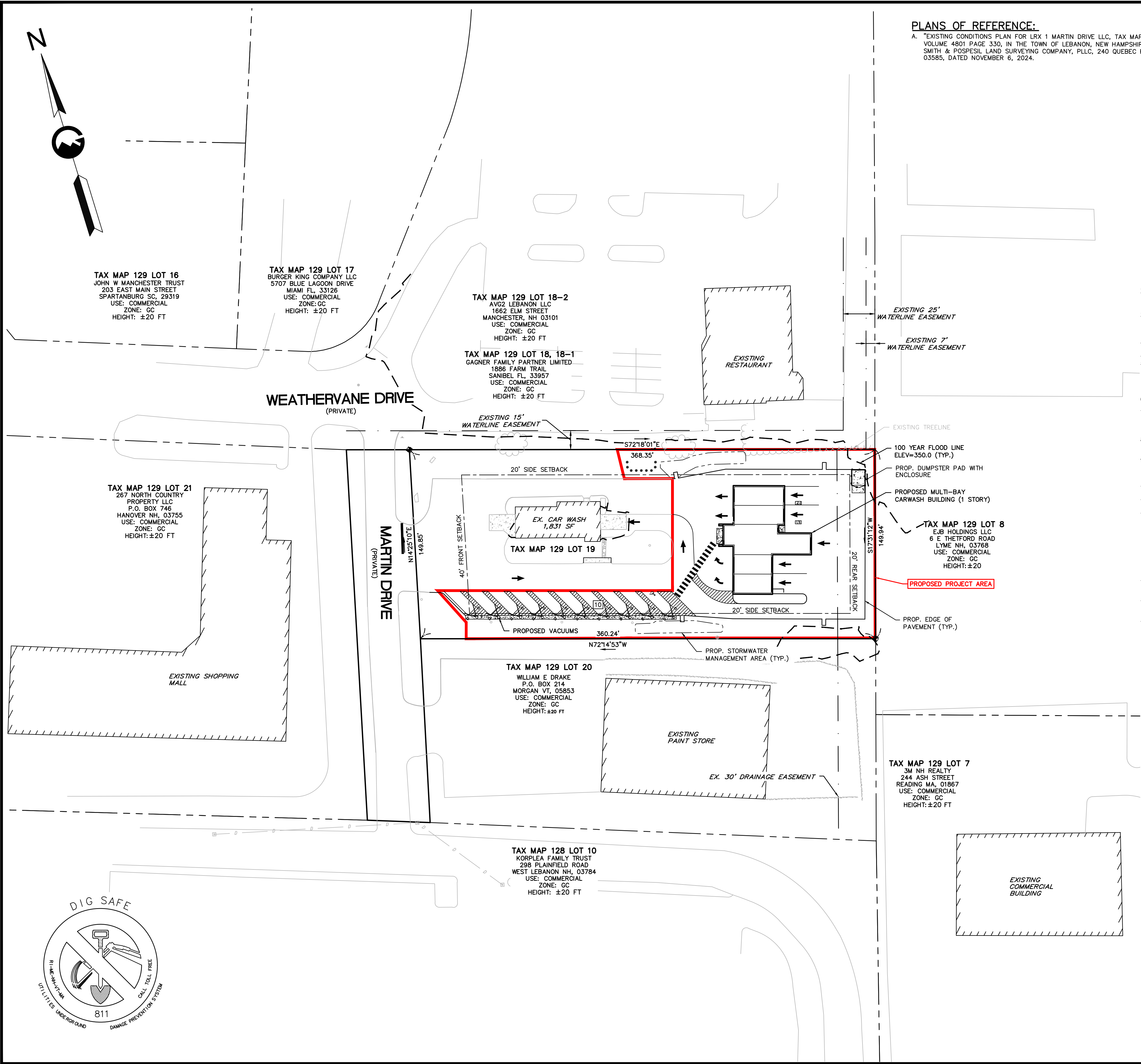
WETLAND SCIENTIST:
ECOSYSTEMS LAND PLANNING
36 DUNKLEE STREET
CONCORD, NH 03301
(603) 838-6494

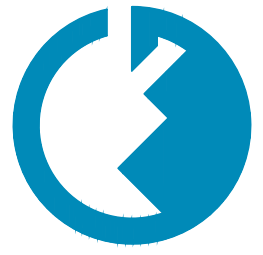
SURVEYOR:
SMITH & POSPESIL LAND
SURVEYING COMPANY, PLLC.
240 QUEBEC ROAD
LYMAN, NH 03585
(603) 838-6494

ARCHITECT:
MA+KE ARCHITECTS, PC
53 S. MAIN STREET, SUITE 204
PO BOX 231
HANOVER, NH 03755
(603) 643-8868

SHEET NO.	TABLE OF CONTENTS
1	OVERVIEW PLAN
2	EXISTING CONDITIONS PLAN
3	REMOVAL/DEMOLITION PLAN
4	SITE PLAN
5	GRADING AND DRAINAGE PLAN
6	UTILITY PLAN
7	EROSIONS CONTROL PLAN
8	UTILITY PROFILES
9	LIGHTING PLAN
10-15	DETAILS
16-17	LANDSCAPE PLANS

REVISIONS			
No.	DATE	COMMENTS	BY
1	04/14/2025	PROJECT SUBMITTAL	JDM





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REVISIONS	
NO.	DATE
1	04/14/2025

OWNER/APPLICANT:
LRX 1 MARTIN DRIVE LLC
56 RIDGE AVE
CLAREMONT, NH 03743

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New Hampshire 03101
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STAMP:
SEAL OF NEW HAMPSHIRE
JERRY P. MERRITT
No. 11778
PROFESSIONAL ENGINEER
04/15/2025

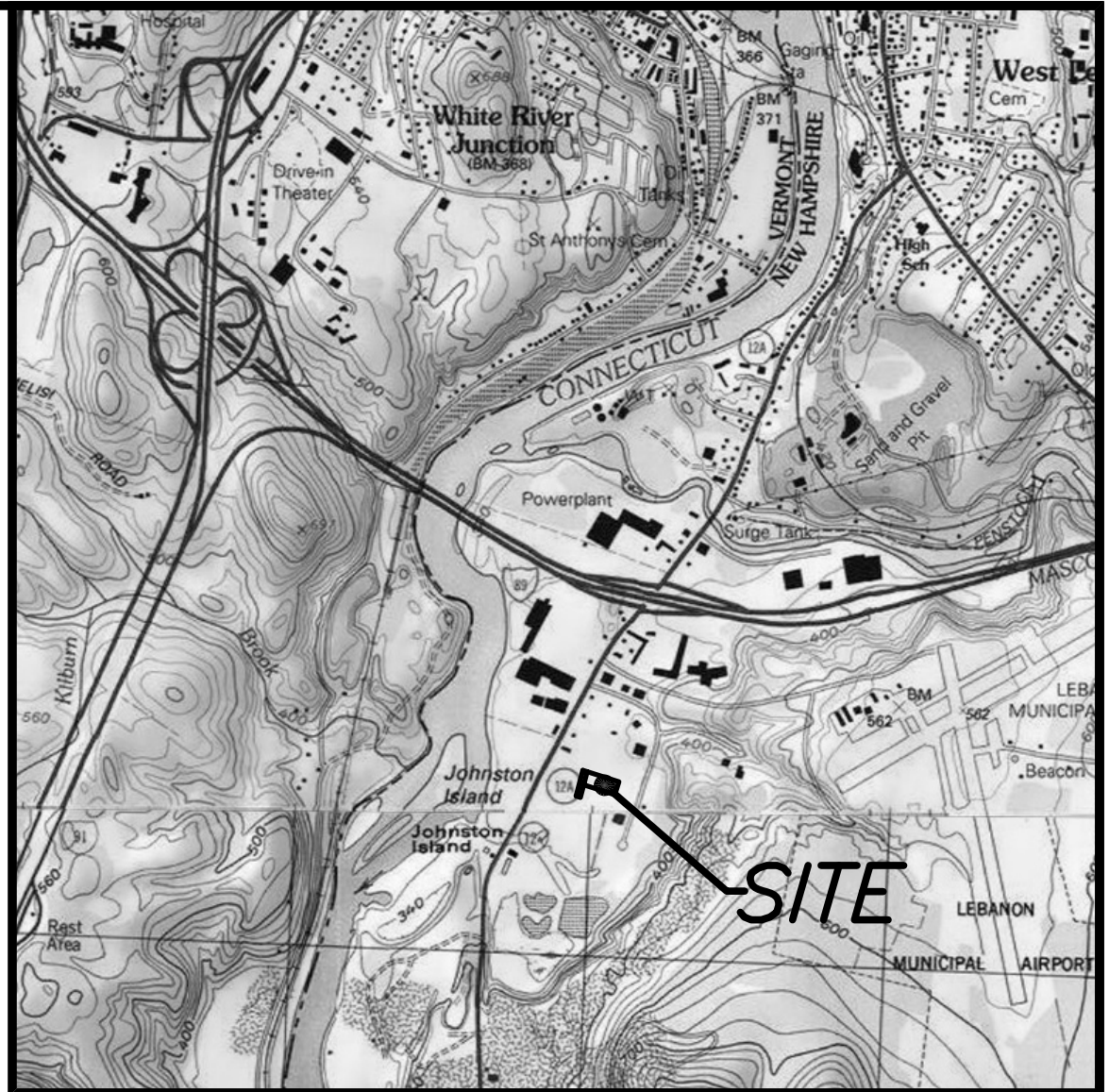
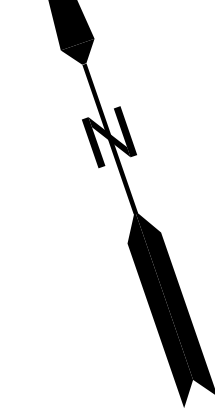
LOCATION:
TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
LADY RICH EXPRESS
CAR WASH, LLC

TITLE:
OVERVIEW PLAN

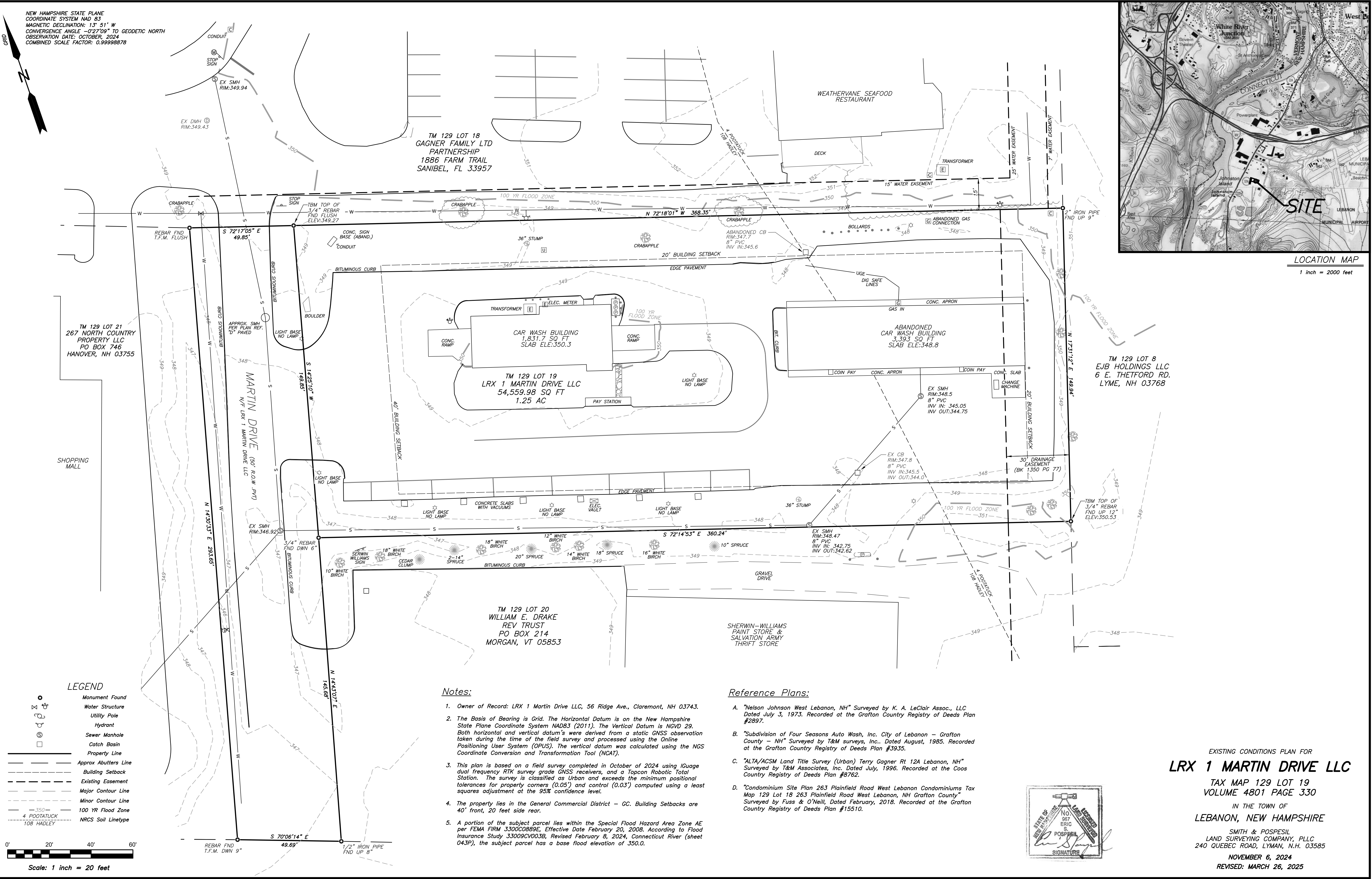
PROJECT No. 24-0702-1	DATE: APRIL 14, 2025	SCALE: HORIZ. 1"=40'
SHEET: 1 OF 17		

NEW HAMPSHIRE STATE PLANE
COORDINATE SYSTEM NAD 83
MAGNETIC DECLINATION: 13° 51' W
CONVERGENCE ANGLE - 0°27'09" TO GEODETIC NORTH
OBSERVATION DATE: OCTOBER, 2024
COMBINED SCALE FACTOR: 0.99998878



LOCATION MAP

1 inch = 2000 feet

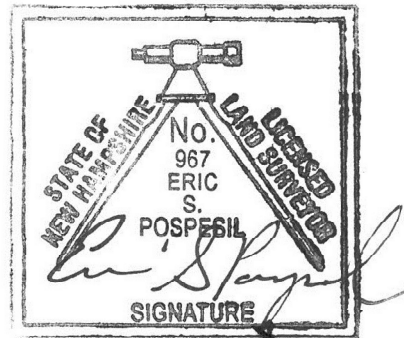


Notes:

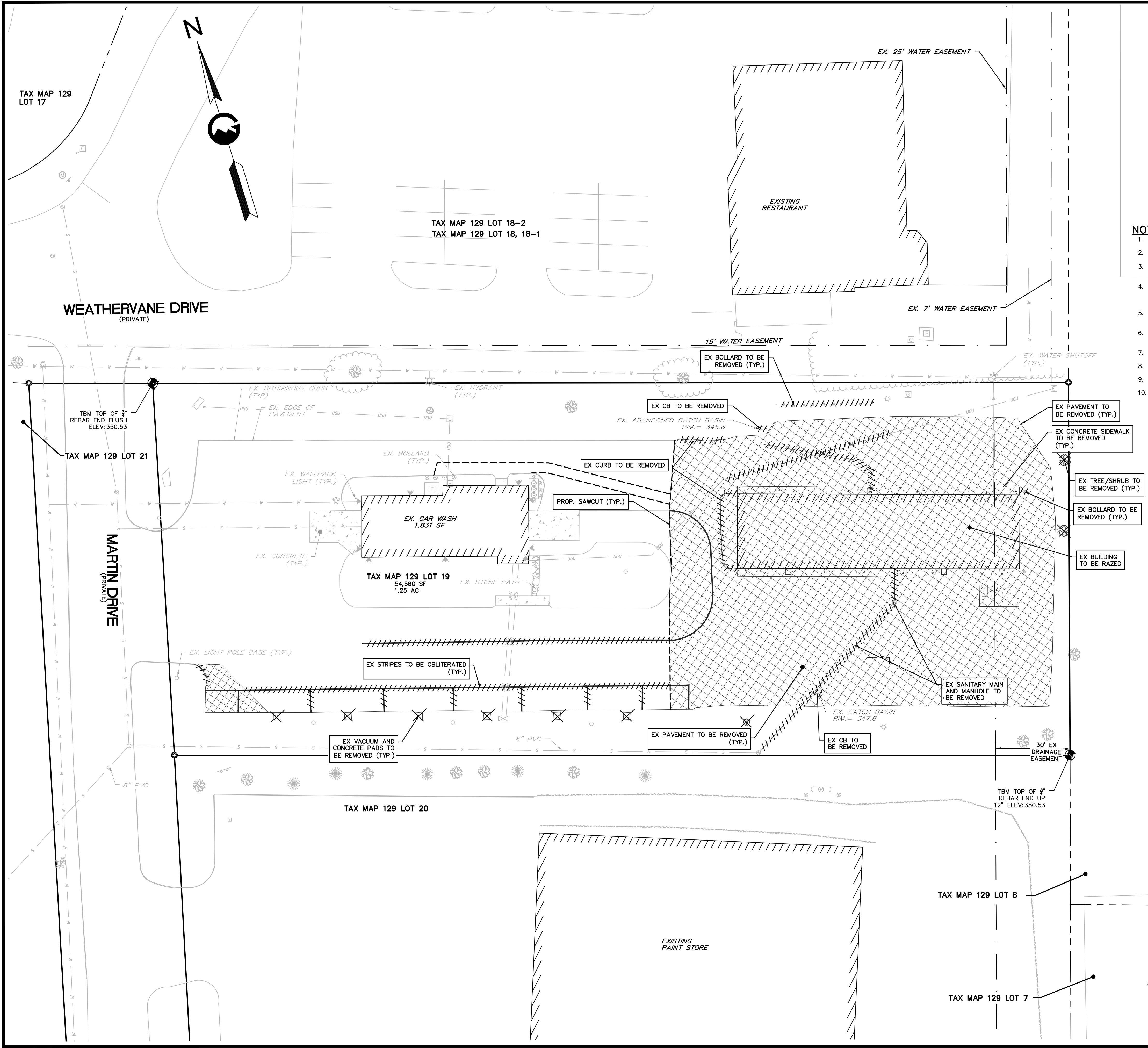
- Owner of Record: LRX 1 Martin Drive LLC, 56 Ridge Ave., Claremont, NH 03743.
- The Basis of Bearing is Grid. The Horizontal Datum is on the New Hampshire State Plane Coordinate System NAD83 (2011). The Vertical Datum is NGVD 29. Both horizontal and vertical datum's were derived from a static GNSS observation taken during the time of the field survey and processed using the Online Positioning User System (OPUS). The vertical datum was calculated using the NGS Coordinate Conversion and Transformation Tool (NCAAT).
- This plan is based on a field survey completed in October of 2024 using IGuage dual frequency RTK survey grade GNSS receivers, and a Topcon Robotic Total Station. The survey is classified as Urban and exceeds the minimum positional tolerances for property corners (0.05') and control (0.03') computed using a least squares adjustment at the 95% confidence level.
- The property lies in the General Commercial District - GC. Building Setbacks are 40' front, 20 feet side rear.
- A portion of the subject parcel lies within the Special Flood Hazard Area Zone AE per FEMA FIRM 33000C0889E, Effective Date February 20, 2008. According to Flood Insurance Study 33009C0003B, Revised February 8, 2024, Connecticut River (sheet 043P), the subject parcel has a base flood elevation of 350.0.

Reference Plans:

- "Nelson Johnson West Lebanon, NH" Surveyed by K. A. LeClair Assoc., LLC Dated July 3, 1973. Recorded at the Grafton County Registry of Deeds Plan #2897.
- "Subdivision of Four Seasons Auto Wash, Inc. City of Lebanon - Grafton County - NH" Surveyed by T&M surveys, Inc.. Dated August, 1985. Recorded at the Grafton County Registry of Deeds Plan #3935.
- "ALTA/ACSM Land Title Survey (Urban) Terry Gagner Rt 12A Lebanon, NH" Surveyed by T&M Associates, Inc. Dated July, 1996. Recorded at the Coos County Registry of Deeds Plan #8762.
- "Condominium Site Plan 263 Plainfield Road West Lebanon Condominiums Tax Map 129 Lot 18 263 Plainfield Road West Lebanon, NH Grafton County" Surveyed by Fuss & O'Neill, Dated February, 2018. Recorded at the Grafton County Registry of Deeds Plan #15510.



EXISTING CONDITIONS PLAN FOR
LRX 1 MARTIN DRIVE LLC
TAX MAP 129 LOT 19
VOLUME 4801 PAGE 330
IN THE TOWN OF
LEBANON, NEW HAMPSHIRE
SMITH & POSPESIL
LAND SURVEYING COMPANY, PLLC
240 QUEBEC ROAD, LYMAN, N.H. 03585
NOVEMBER 6, 2024
REVISED: MARCH 26, 2025

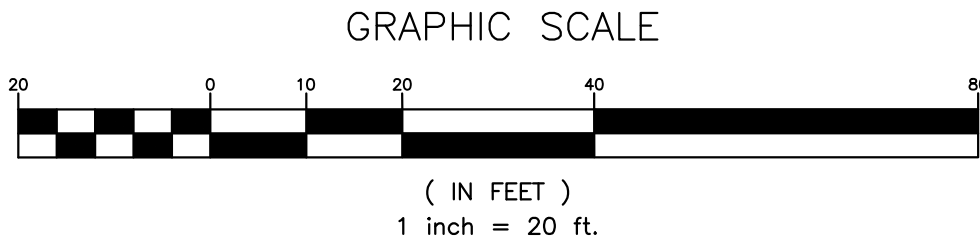
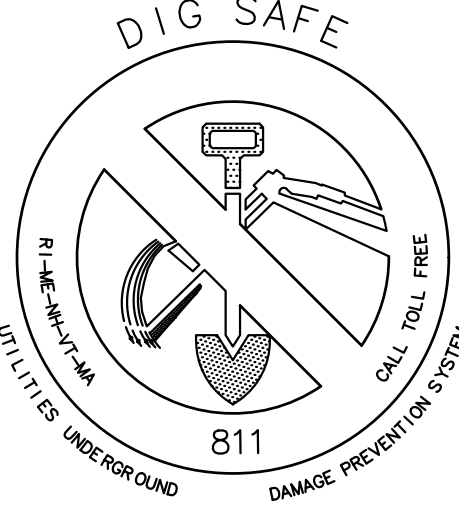


NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING FEATURES ON SITE TO BE REMOVED, SALVAGED, OR REPLACED.
2. THE CONTRACTOR SHALL CONTROL ALL DUST GENERATED DURING THE REMOVAL PHASE AND CONSTRUCTION PHASE SO THAT NO DUST LEAVES THE SITE.
3. ANY MONUMENTS DISTURBED DURING CONSTRUCTION, WHICH AREN'T CALLED OUT FOR REMOVAL, SHALL BE RESET BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AT THE SITE CONTRACTORS EXPENSE.
4. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. GRANITE ENGINEERING, LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ONSITE THE CONTRACTOR SHALL CONTACT DISSAFE AT 811.
5. ALL STUMPS, ROOTS, BRANCHES, BRUSH, WOODS, AND OTHER PERISHABLE MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATIONS SHALL BE DISPOSED OF BY AN APPROVED METHOD.
6. STRIP, STOCKPILE, AND REUSE ONSITE GRAVEL AND FILL AREAS WHERE APPROPRIATE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE DESIGN ENGINEER.
7. DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
8. SITE CONTRACTOR SHALL ESTABLISH TEMPORARY PERIMETER CONTROLS PRIOR TO THE START OF SITE EXCAVATION.
9. CONTRACTOR SHALL WORK WITH LOCAL UTILITY PROVIDERS DURING SHUT DOWN AND REMOVAL EFFORTS.
10. PROTECT TREES IDENTIFIED DURING CONSTRUCTION.

LEGEND

- EX. HYDRANT
- EX. UTILITY POLE
- EX. WATER VALVE
- EX. SIGN
- EX. LIGHT
- EX. SEWER MANHOLE
- EX. DRAIN MANHOLE
- EX. CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- EX. WATER LINE
- EX. SEWER LINE
- EX. DRAIN LINE
- EX. UNDERGROUND UTILITIES
- EX. PAVEMENT TO BE REMOVED
- EX. EDGE OF PAVEMENT
- ITEM TO BE REMOVED
- EX. TREELINE
- EX. RIP RAP
- EX. EASEMENT
- EXIST. BUILDING
- EX. CONCRETE
- EX. CONCRETE TO BE REMOVED
- PROP. SAWCUT
- EX. PAVEMENT TO BE REMOVED



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REVISIONS	
BY	DATE
JDK <td>04/14/2025</td>	04/14/2025
PROJECT SUBMITTAL	

OWNER/APPLICANT:
LRY 1 MARTIN DRIVE LLC
56 RIDGE AVE.
CLAREMONT, NH 03743

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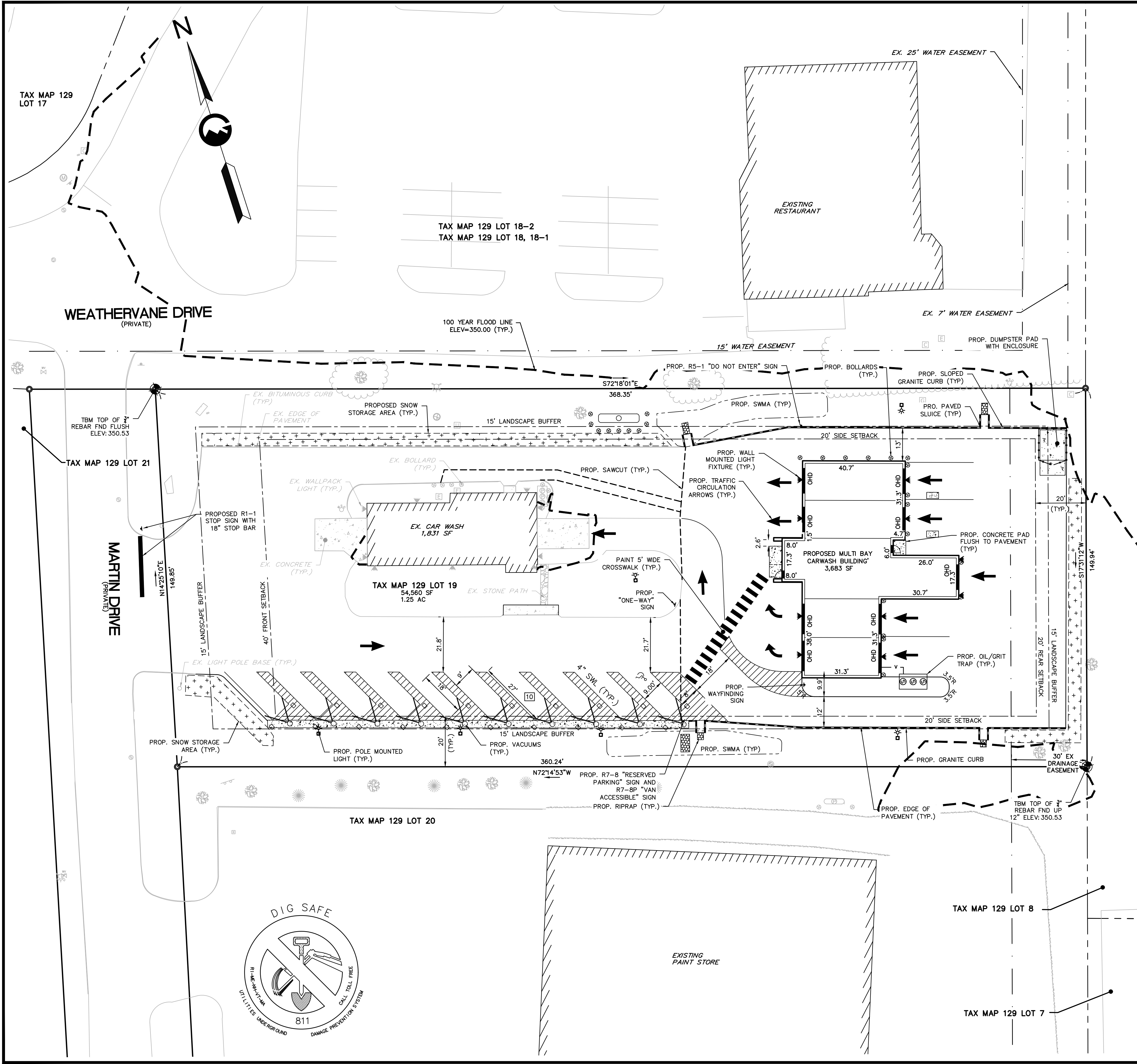
LOCATION:
TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
**LADY RICH EXPRESS
CAR WASH, LLC**

TITLE:
**REMOVAL/DEMOLITION
PLAN**

PROJECT No. 24-0702-1
DATE: APRIL 14, 2025
SHEET: 3 OF 17

SCALE:
HORIZ. 1"=20'

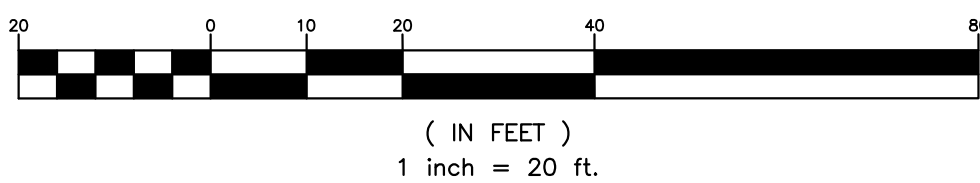


SEE SHEET 1 FOR REFERENCE
PLANS AND NOTES

LEGEND

- EX./PROP. SEWER MANHOLE
- EX. DRAIN MANHOLE
- EX. CATCH BASIN
- PROP. CLEAN OUT
- EX./PROP. BOLLARD
- PROP. CIRCULATION ARROWS
- EX. UTILITY POLE
- EX./PROP. LIGHT POLE
- PROP. BUILDING LIGHT
- EX. WATER VALVE
- EX. HYDRANT
- EX./PROP. SIGN
- ABUTTER LINE
- PROPERTY LINE
- PROP. PROPERTY LINE
- BUILDING SETBACK
- EX. EASEMENT
- PROP. STORM WATER MANAGEMENT AREA
- 100-YEAR FLOOD LINE
- EX. BUILDING
- PROP. BUILDING
- EX./PROP. STOCKADE FENCING
- EX./PROP. EDGE OF PAVEMENT
- EX. EDGE OF GRAVEL
- EX./PROP. VERTICLE GRANITE CURB
- PROP. SLOPE GRANITE CURB
- EX./PROP. PAVEMENT MARKINGS
- EX. TREELINE
- EX./PROP. CONCRETE
- EX./PROP. RIP RAP
- PROP. SNOW STORAGE

GRAPHIC SCALE



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REVISIONS	
BY	DATE
JDK <td>04/14/2025</td>	04/14/2025
PROJECT SUBMITTAL	

OWNER/APPLICANT:
LRY 1 MARTIN DRIVE LLC
56 RIDGE AVE.
CLAREMONT, NH 03743

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SEAL OF NEW HAMPSHIRE
MERRITT
No. 11778
LICENSED PROFESSIONAL ENGINEER
04/15/2025

LOCATION:
**TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY**

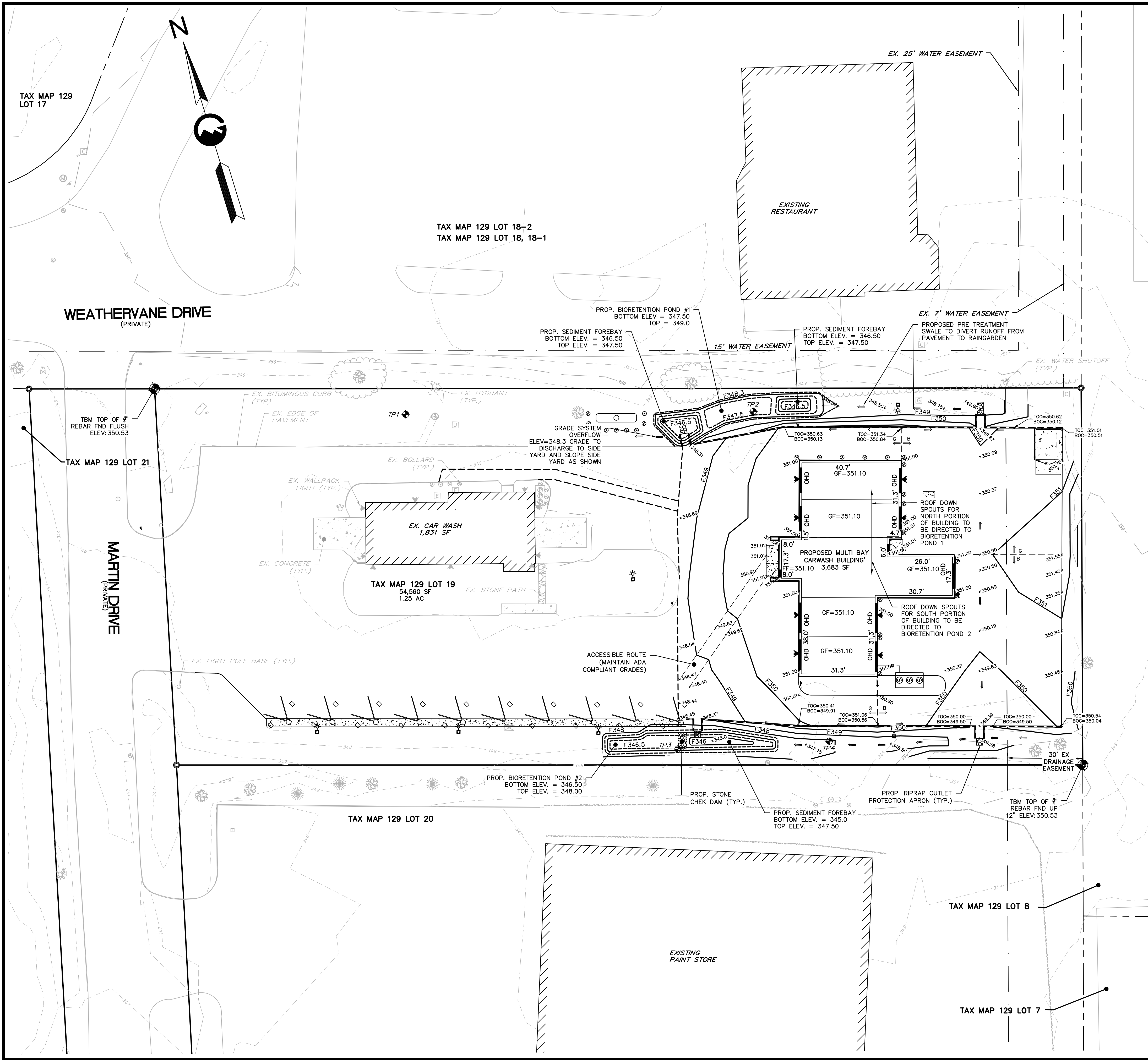
PROJECT:
**LADY RICH EXPRESS
CAR WASH, LLC**

TITLE:
SITE PLAN

PROJECT No. 24-0702-1
DATE: APRIL 14, 2025
SHEET: 4 OF 17

SCALE:
HORIZ. 1"=20'

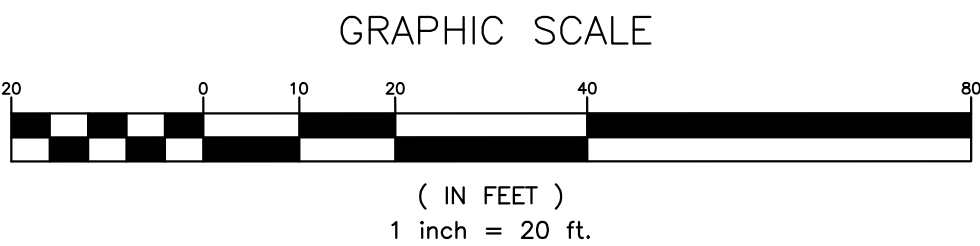




- CONSTRUCTION NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED GRADING AND DRAINAGE SYSTEMS FOR THIS PROJECT.
 2. ALL WORK ON THE SUBJECT PROPERTY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LEBANON CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION. IN THE ABSENCE OF A SPECIFIC MUNICIPAL SPECIFICATION, CONTRACTOR SHALL FOLLOW THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2016.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
 4. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 5. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDDED.
 6. SEE THE EROSION CONTROL PLAN FOR THE LOCATION OF THE TEMPORARY EROSION CONTROL DEVICES.
 7. SEE DETAILS FOR DRAINAGE SPECIFICATIONS.
 8. MATERIAL STOCKPILES SHALL BE ON LEVEL SITES WITH SILT FENCE INSTALLED AROUND THE PILE. STOCKPILES MUST BE SEEDDED AND MULCHED IF STORED MORE THAN 14 DAYS.

LOAM & SEED ALL
DISTURBED AREAS (TYP.)

- LEGEND**
- | | |
|---------------------------------|-------------------------|
| EX. UTILITY POLE | EX./PROP. SEWER MANHOLE |
| EX./PROP. LIGHT POLE | EX./PROP. DRAIN MANHOLE |
| PROP. BUILDING LIGHT | EX./PROP. CATCH BASIN |
| EX. WATER VALVE | PROP. CLEAN OUT |
| EX. HYDRANT | EX./PROP. BOLLARD |
| EX./PROP. SIGN | |
| ABUTTER LINE | |
| PROPERTY LINE | |
| PROP. PROPERTY LINE | |
| EX. EASEMENT | |
| 100-YEAR FLOOD LINE | |
| EX. BUILDING | |
| PROP. BUILDING | |
| EX./PROP. STOCKADE FENCING | |
| EX./PROP. EDGE OF PAVEMENT | |
| EX. EDGE OF GRAVEL | |
| EX./PROP. VERTICAL GRANITE CURB | |
| PROP. SLOPE GRANITE CURB | |
| EX./PROP. PAVEMENT MARKINGS | |
| EX. TREELINE | |
| EX./PROP. CONCRETE | |
| EX./PROP. RIP RAP | |
| EX. MAJOR CONTOUR | |
| EX. MINOR CONTOUR | |
| PROP. CONTOUR (1.0') | |
| PROP. CONTOUR (0.5') | |



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BY	DATE	COMMENTS
JDK <td>04/14/2025<td>PROJECT SUBMITTAL</td></td>	04/14/2025 <td>PROJECT SUBMITTAL</td>	PROJECT SUBMITTAL

OWNER/APPLICANT:
LRY 1 MARTIN DRIVE LLC
56 RIDGE AVE.
CLAREMONT, NH 03743

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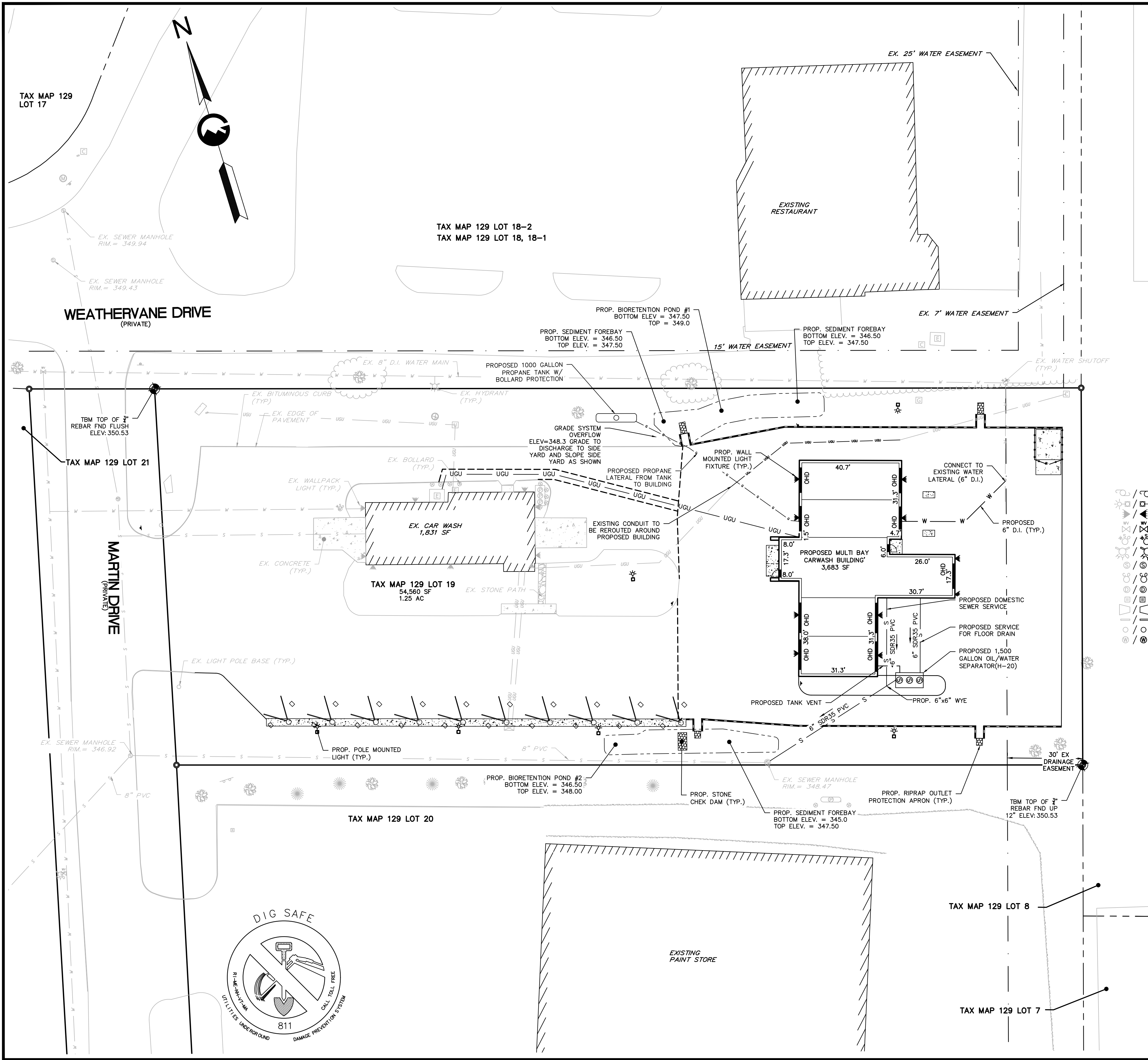
STAMP:

LOCATION:
TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
**LADY RICH EXPRESS
CAR WASH, LLC**

TITLE:
**GRADING AND
DRAINAGE PLAN**

PROJECT No.	DATE:	SCALE:
24-0702-1	APRIL 14, 2025	HORIZ.
SHEET:	5 OF 17	1"=20'



CONSTRUCTION NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED UTILITIES FOR THIS PROJECT.
2. ALL WORK SHALL CONFORM TO THE TOWN OF LEBANON DESIGN AND CONSTRUCTION STANDARDS. IN THE ABSENCE OF A SPECIFIC TOWN SPECIFICATION, CONTRACTOR SHALL FOLLOW THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2020.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
4. ALL WORKMANSHIP AND MATERIALS INCORPORATED INTO THE CONSTRUCTION OF THE WATER LINES SHALL CONFORM TO ALL THE LOCAL PRECINCT'S STANDARDS, SPECIFICATIONS, RULES, AND REGULATIONS.
5. ALL WORKMANSHIP AND MATERIALS INCORPORATED INTO THE CONSTRUCTION OF THE ELECTRIC AND TELEPHONE LINES SHALL CONFORM WITH THE STANDARDS OF THE LOCAL PROVIDER.
6. CONTRACTOR SHALL COORDINATE WITH LOCAL PROVIDER RELATIVE TO FINAL LAYOUT OF UNDERGROUND UTILITIES.
7. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
8. CONTRACTOR TO VERIFY SIZE OF WATER SERVICE LINES WITH ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
9. FINAL LAYOUT OF UNDERGROUND UTILITIES TO BE APPROVED BY LOCAL PROVIDER PRIOR TO CONSTRUCTION.
10. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO LOCATE THE EXISTING SANITARY LATERAL AT THE POINT OF PROPOSED SMH 1 TO VERIFY PIPE LOCATION (HORIZONTAL AND VERTICAL)

WATER CONSTRUCTION NOTES:

1. ALL DISTRIBUTION MATERIALS, INCLUDING MAINS, FITTINGS AND VALVES, TO MEET APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) AND NEW HAMPSHIRE DES-DRINKING WATER GROUNDWATER BUREAU STANDARDS, AS APPLICABLE.
2. ALL INSTALLATION AND TESTING OF MATERIALS TO CONFORM TO AWWA STANDARDS FOR POTABLE WATER SYSTEMS.

LEGEND

EX./PROP. UTILITY POLE	EX./PROP. MONITORING WELL
EX./PROP. LIGHT POLE	EX./PROP. GAS VALVE
EX./PROP. BUILDING LIGHT	EX./PROP. BOLLARD
EX./PROP. WATER VALVE	EX./PROP. SIGN
EX./PROP. WATER SHUTOFF	EX./PROP. CONCRETE BOUND
EX./PROP. HYDRANT	EX./PROP. DRILL HOLE
EX./PROP. SEWER MANHOLE	EX./PROP. CONCRETE BOUND
EX./PROP. CLEAN OUT	EX./PROP. IRON PIN
EX./PROP. DRAIN MANHOLE	
EX./PROP. CATCH BASIN	
EX./PROP. FLARED END SECTION	
EX./PROP. HEADWALL	
EX./PROP. AREA DRAIN	
EX./PROP. WELL	
ABUTTER LINE	
PROPERTY LINE	
EX. BUILDING	
PROP. BUILDING	
EX./PROP. EDGE OF PAVEMENT	
BUILDING SETBACK	
EX. EASEMENT	
EX. EDGE OF GRAVEL	
100-YEAR FLOOD LINE	
EX. TREELINE	
EX./PROP. CONCRETE	
PROP. STOCKADE FENCING	
EX. DRAIN LINE	
PROP. DRAINAGE	
PROP. UNDER DRAIN	
EX. SEWER LINE	
PROP. SEWER LINE	
PROP. GAS LINE	
PROP. GAS LINE	
EX. WATERLINE	
PROP. WATERLINE	
EX. UNDERGROUND UTILITY	
PROP. UNDERGROUND UTILITY	
OVERHEAD UTILITIES	
PROP. OVERHEAD UTILITIES	
EX./PROP. RIP RAP	

GRAPHIC SCALE



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BY	DATE	COMMENTS
JDK <td>04/14/2025<td>PROJECT SUBMITTAL</td></td>	04/14/2025 <td>PROJECT SUBMITTAL</td>	PROJECT SUBMITTAL

OWNER/APPLICANT:
LRY 1 MARTIN DRIVE LLC
56 RIDGE AVE.
CLAREMONT, NH 03743

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603.518.8030

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STAMP:

04/15/2025

LOCATION:
TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

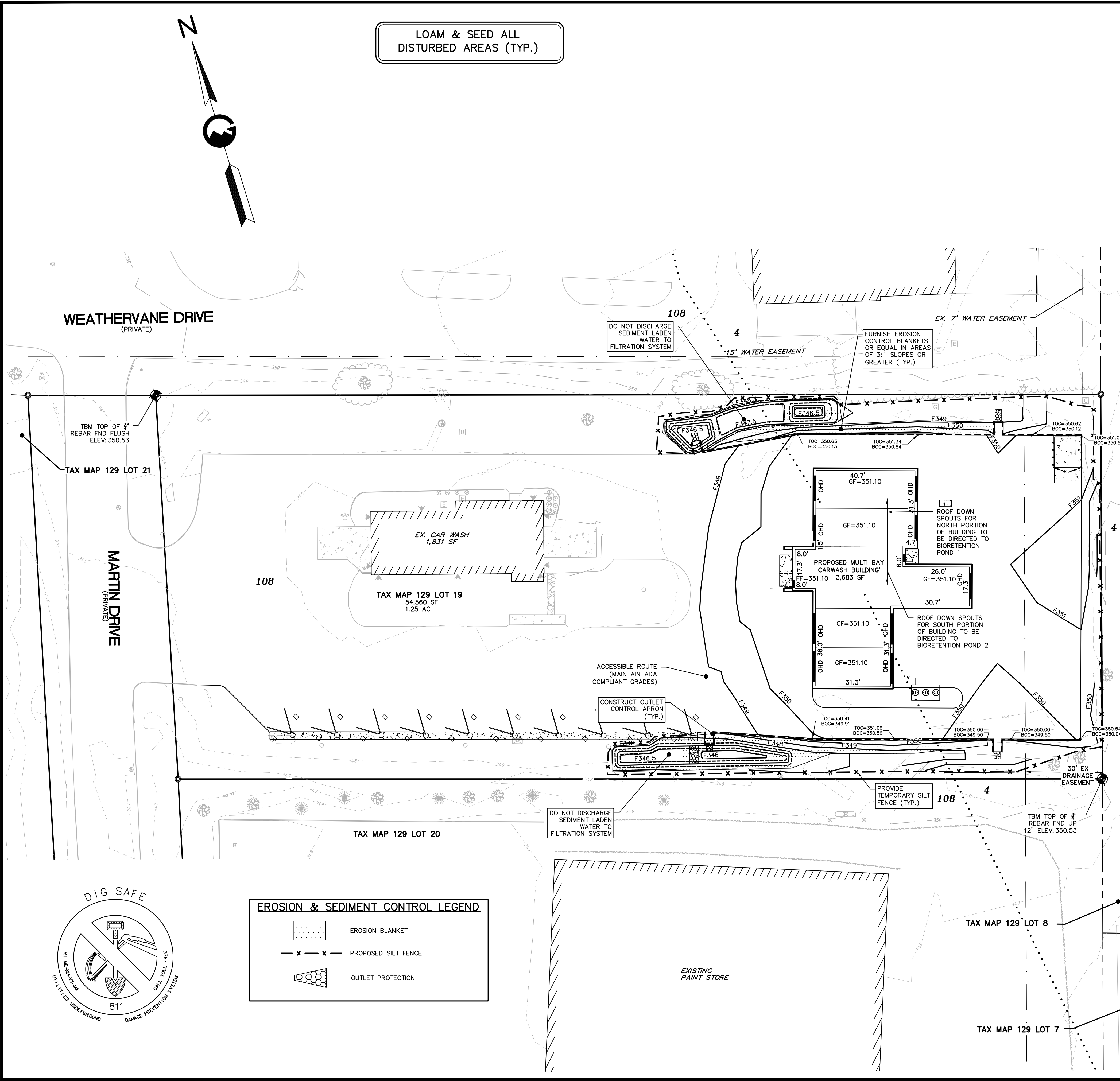
PROJECT:
LADY RICH EXPRESS
CAR WASH, LLC

TITLE:
UTILITY PLAN

PROJECT No. DATE:
24-0702-1 APRIL 14, 2025

SHEET: 6 OF 17

SCALE:
HORIZ. 1"=20'



- EROSION CONTROL NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE REQUIRED ONSITE TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES.
 - ALL MEASURES IN THE PLAN SHALL MEET AS A MINIMUM THE BEST MANAGEMENT PRACTICES SET FORTH IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" AS PUBLISHED AND AMENDED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES.
 - WHENEVER PRACTICAL, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED OR SUPPLEMENTED. THE STRIPPING OF VEGETATION SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
 - APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE.
 - THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED.
 - MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA USING APPROVED MEASURES.
 - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED.
 - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS UNLESS CONDITIONS DICTATE OTHERWISE.
 - THE CITY OF LEBANON SHALL RESERVE THE RIGHT TO REQUIRE FURTHER EROSION CONTROL PRACTICES DURING CONSTRUCTION SHOULD THEY FIND IT NECESSARY.
 - THE RESPONSIBLE PARTY SHALL INSTALL, INSPECT, REPORT, OPERATE, AND MAINTAIN ALL STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES REQUIRED BY THESE PLANS.
 - TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION OF THE INDIVIDUAL SITE CONTRACTOR, MAY WARRANT.
 - ALL DISTURBED AREAS DESIGNATED TO BE TURF SHALL RECEIVE A MINIMUM APPLICATION OF 4 INCHES OF LOAM (COMPACTED THICKNESS), PRIOR TO FINAL SEEDING AND MULCHING.
 - IN THE EVENT THAT, DURING CONSTRUCTION OF ANY PORTION OF THIS PROJECT, A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
 - DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD, IN ACCORDANCE WITH ENV-A 1000.
 - IN NO WAY ARE THOSE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT IN INSTALLING SUPPLEMENTARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS AND/OR CONSTRUCTION METHODOLOGIES MAY WARRANT.
 - GRADED AREAS SHALL BE VEGETATED TO INSURE EROSION CONTROL BY SEEDING, MULCHING, AND FERTILIZING. DISTURBED AREAS SHALL BE PLANTED WITH SUITABLE PLANT MATERIALS.
 - GRADING SHALL NOT EXCEED A RATIO OF 3 HORIZONTAL TO 1 VERTICAL WITHOUT SPECIAL EROSION CONTROL MEASURES. NETTING OR SIMILAR MATERIAL SHALL BE PROVIDED ON SLOPES WITH A RATIO GREATER THAN 3:1 WHILE GROUND COVER IS BEING ESTABLISHED.
 - TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL ALL AREAS ARE STABILIZED.
 - PONDS SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE (BEFORE ROUGH GRADING OF THE SITE).
 - ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
 - ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
 - THE PROJECT SHALL BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES CONTROL.
 - SEE DETAILS FOR CONSTRUCTION SEQUENCE.

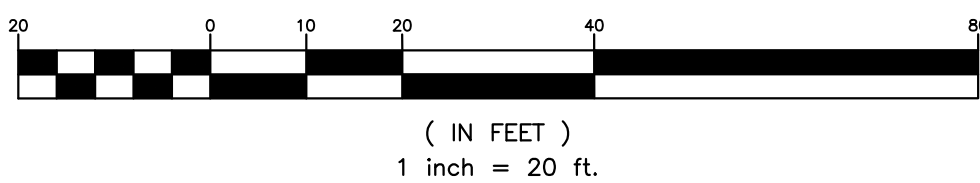
SCS LEGEND

- 4 POOTATUCK VERY FINE SANDY LOAM
- 108 HADLEY SILT LOAM, OCCASIONALLY FLOODED

LEGEND

- EX. UTILITY POLE
- EX./PROP. LIGHT POLE
- PROP. BUILDING LIGHT
- EX. WATER VALVE
- EX. HYDRANT
- EX./PROP. SIGN
- EX./PROP. SEWER MANHOLE
- EX./PROP. DRAIN MANHOLE
- EX./PROP. CATCH BASIN
- PROP. CLEAN OUT
- EX./PROP. BOLLARD
- ABUTTER LINE
- PROPERTY LINE
- PROP. PROPERTY LINE
- EX. EASEMENT
- 100-YEAR FLOOD LINE
- EX. BUILDING
- PROP. BUILDING
- EX./PROP. STOCKADE FENCING
- EX./PROP. EDGE OF PAVEMENT
- EX. EDGE OF GRAVEL
- EX./PROP. VERTICAL GRANITE CURB
- PROP. SLOPE GRANITE CURB
- EX./PROP. PAVEMENT MARKINGS
- EX. TREELINE
- EX./PROP. CONCRETE
- EX./PROP. RIP RAP
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PROP. CONTOUR (1.0')
- PROP. CONTOUR (0.5')
- NRCS SOIL LINE
- NRCS SOIL TYPE

GRAPHIC SCALE



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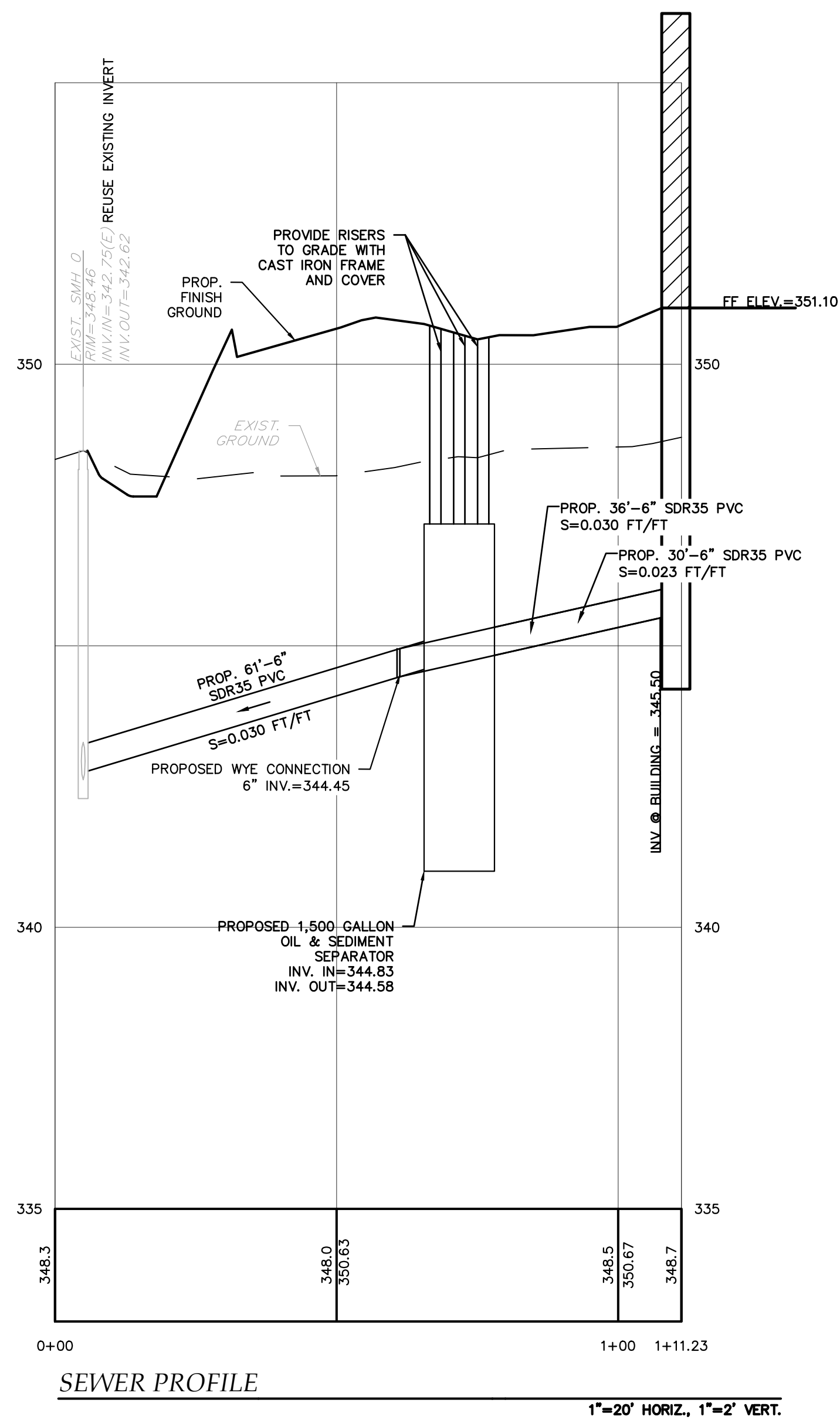
LOCATION:
TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
LADY RICH EXPRESS
CAR WASH, LLC

TITLE:
EROSION CONTROL
PLAN

PROJECT No. 24-0702-1 DATE: APRIL 14, 2025 SHEET: 7 OF 17

SCALE:
HORIZ. 1"=20'

[illegible]

OWNER/APPLICANT:
LRLX 1 MARTIN DRIVE LLC
56 RIDGE AVE.
CLAREMONT, NH 03743



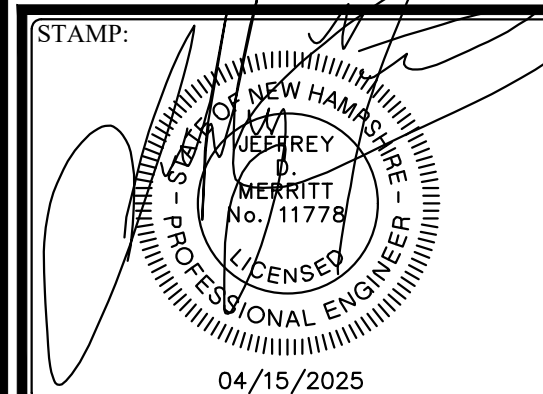
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LOCATION:
TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
**LADY RICH EXPRESS
CAR WASH, LLC**

TITLE:

UTILITY PROFILES

PROJECT No. 24-0702-1	DATE: APRIL 14, 2025	SCALE HORIZONTAL 1"=20'
SHEET: 8 OF 17		VERTICAL 1"=20'

REVISONS	No.	DATE	COMMENTS	BY	JDN
	1	04/14/2025	PROJECT SUBMITTAL		

OWNER/APPLICANT:
LRY 1 MARTIN DRIVE LLC
56 RIDGE AVE.
CLAREMONT, NH 03743

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STAMP:
SEAL OF NEW HAMPSHIRE
JERRY P. GERRITY
No. 11778
LICENSED PROFESSIONAL ENGINEER
04/15/2025

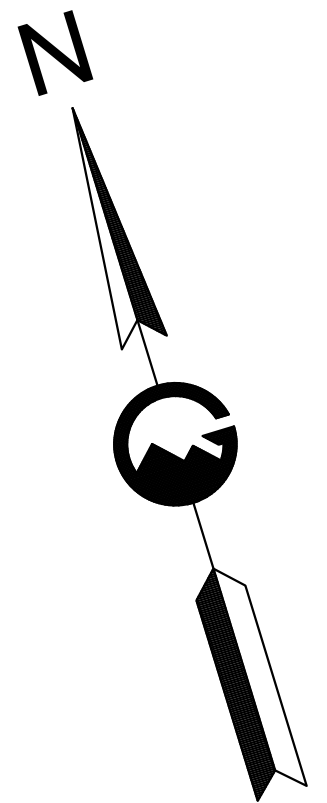
LOCATION:
TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
LADY RICH EXPRESS
CAR WASH, LLC

TITLE:
LIGHTING PLAN

PROJECT No. 24-0702-1
DATE: APRIL 14, 2025
SHEET: 9 OF 17

SCALE:
HORIZ. 1"=20'



THIS PLAN WAS PREPARED IN ASSOCIATION WITH:



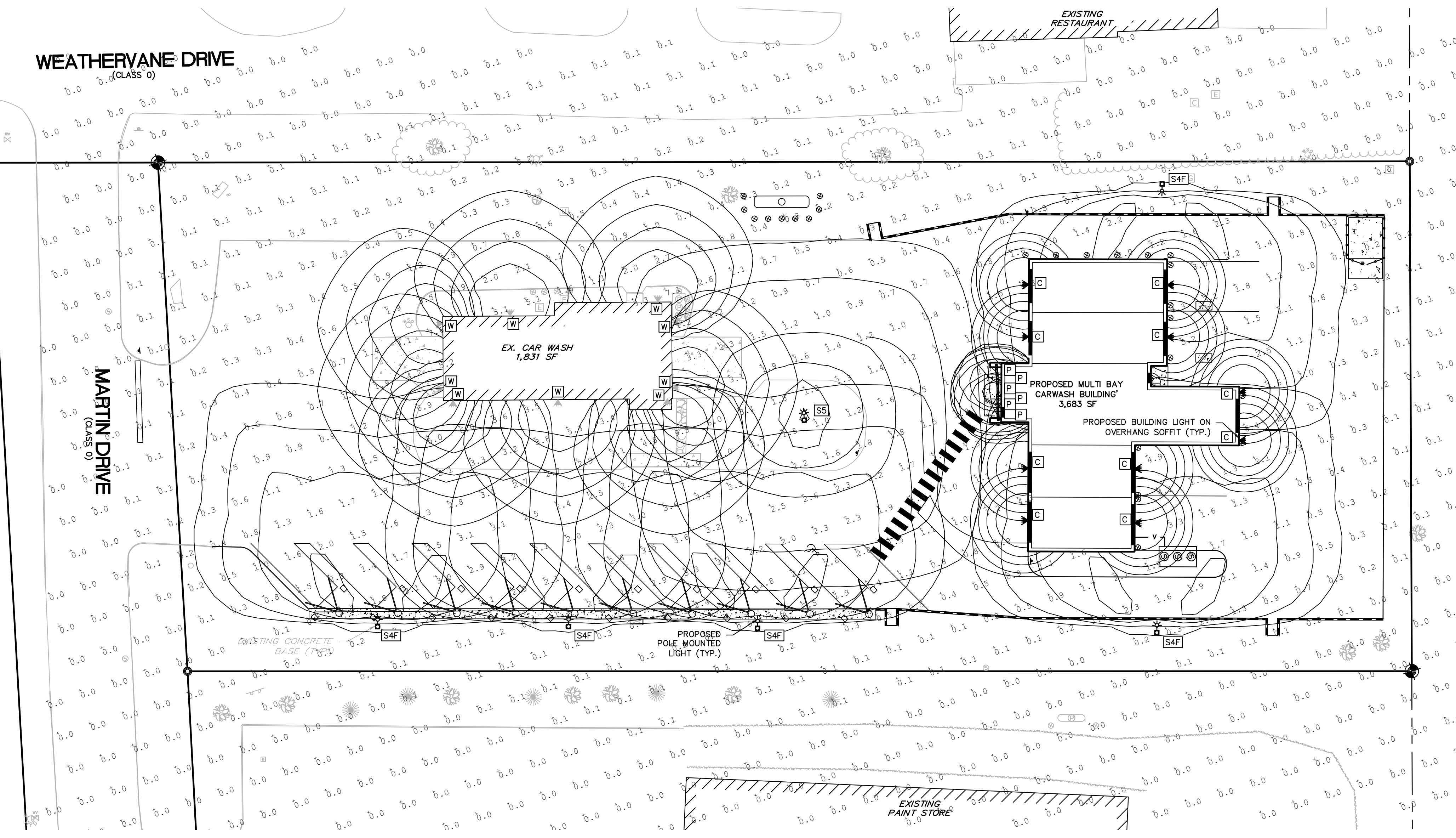
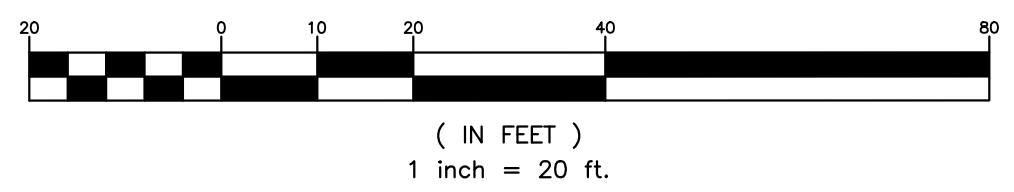
GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE PROPOSED LIGHTING FOR THE PROJECT.
2. ALL FIXTURES SHALL BE AS SPECIFIED BY EXPOSURE LIGHTING, LLC.
3. ALL PROPOSED FIXTURES ARE FULL CUTOFF FIXTURES.
4. ALL LIGHTING INSTALLATIONS SHALL INCLUDE TIMERS, DIMMERS, SENSORS, AND/OR OTHER ENERGY-SAVING TECHNOLOGIES TO REDUCE THE OVERALL ENERGY CONSUMPTION. NON-ESSENTIAL LIGHTING SHALL BE TURNED OFF OR REDUCED AFTER NORMAL BUSINESS HOURS, LEAVING ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES.
5. THE LIGHTING DESIGN PROPOSES THE REUSE OF THE EXISTING LIGHT POLE BASES ON-SITE. CONTRACTOR SHALL CONFIRM THE ANCHOR BOLT PATTERN BEFORE ORDERING.

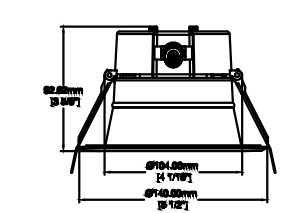
LEGEND

- PROP. BUILDING LIGHT
- PROP. POLE MOUNTED LIGHT
- EX. PROPERTY LINE
- EXIST. EDGE OF PAVEMENT
- PROP. EDGE OF PAVEMENT
- EX. TREELINE
- PROP. BUILDING
- EX. BUILDING

GRAPHIC SCALE



CLRv3 Select
Commercial Recessed LED Downlight



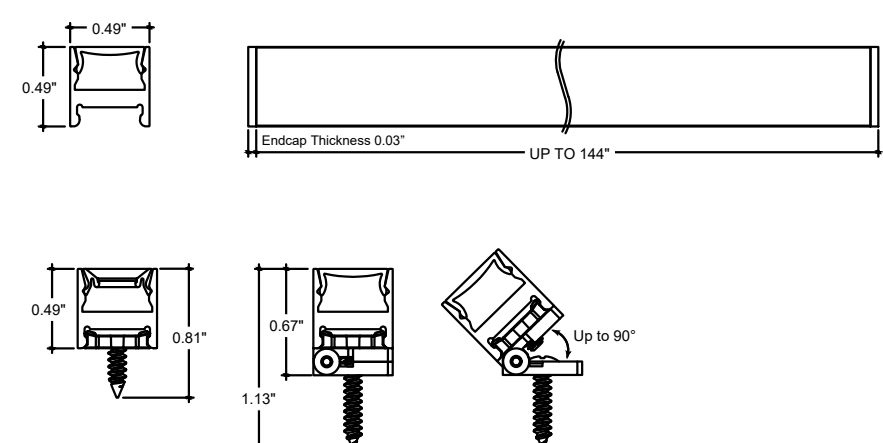
CLR4v3

NICOR - SOFFIT LIGHT
FIXTURE DETAIL

NOT TO SCALE

Myka Surface Wet - Static White | Linear Illumination System

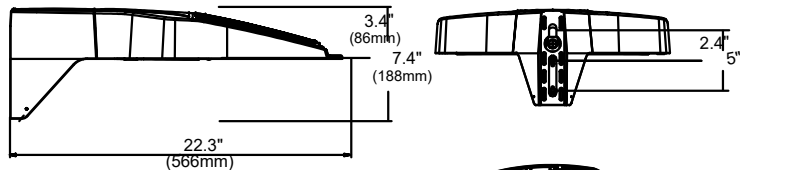
Product Dimensions



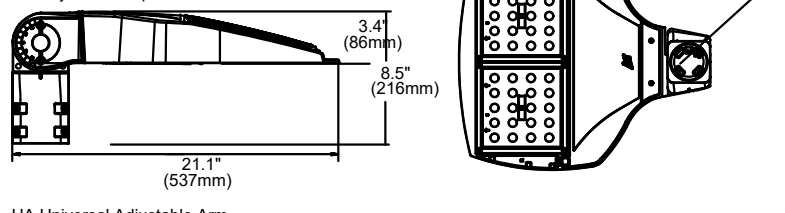
ILLUMINII - BAR LIGHT FIXTURE DETAIL

NOT TO SCALE

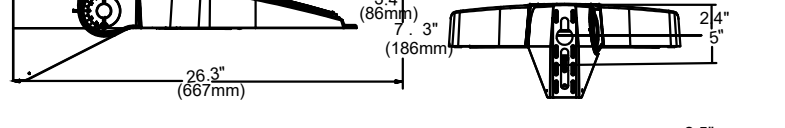
SA Universal Side Arm Mount



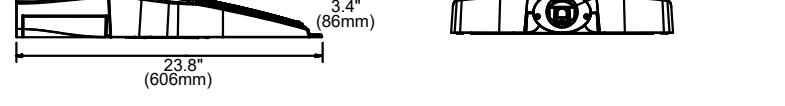
SF Adjustable Slipfitter



UA Universal Adjustable Arm



MA Mast Arm

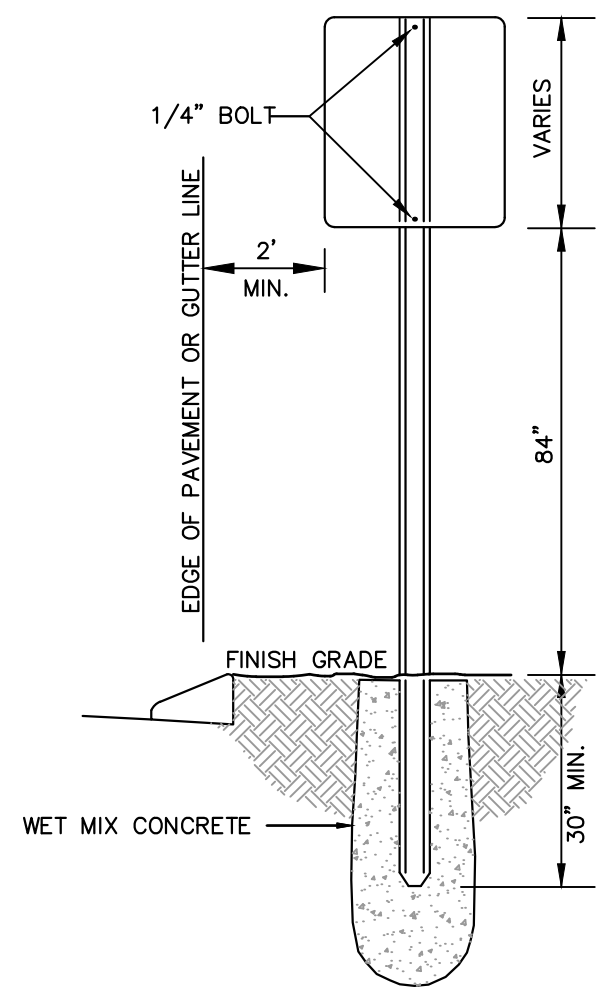
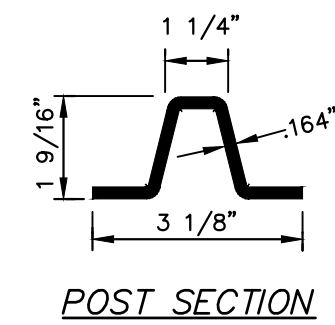
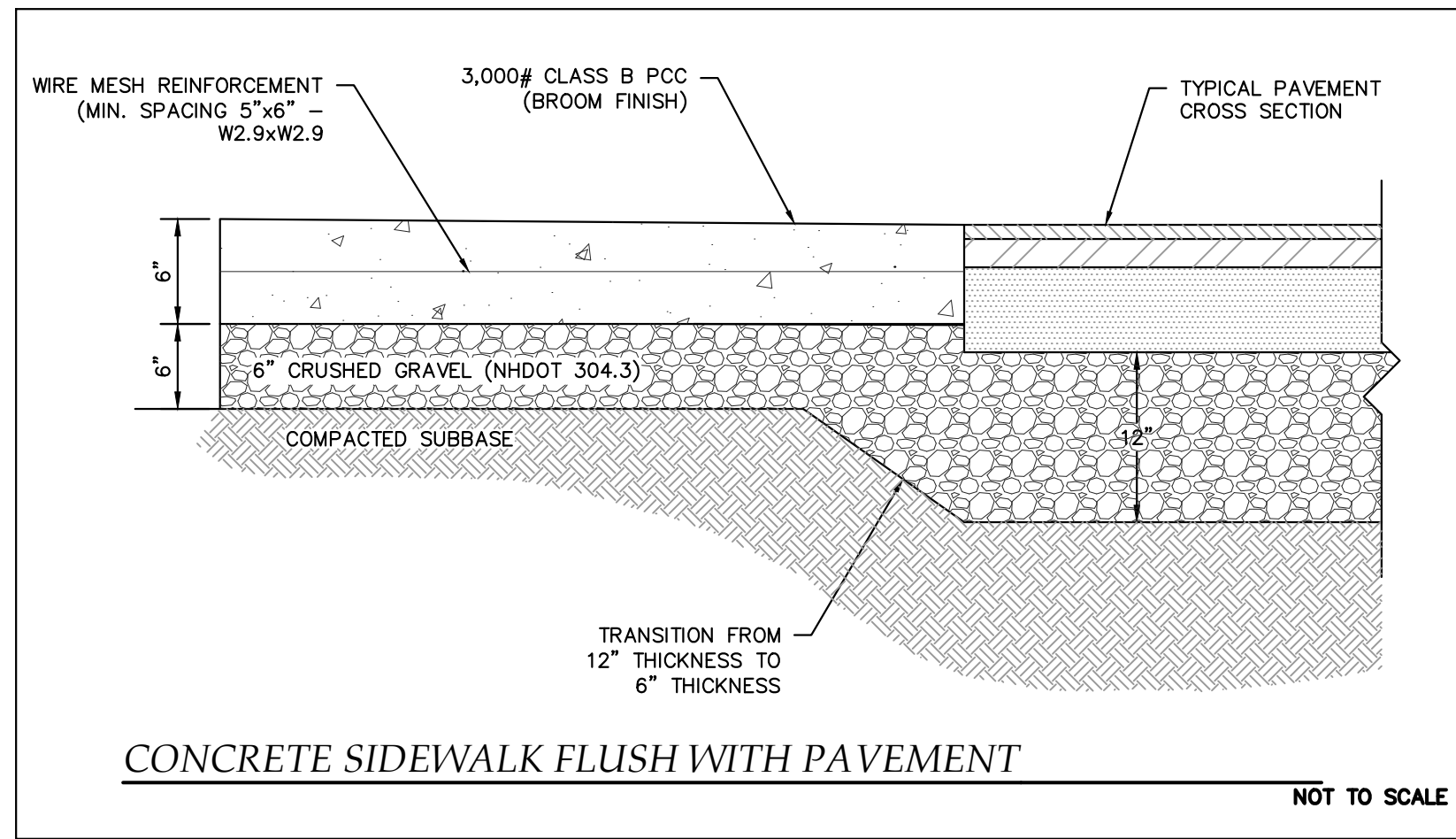
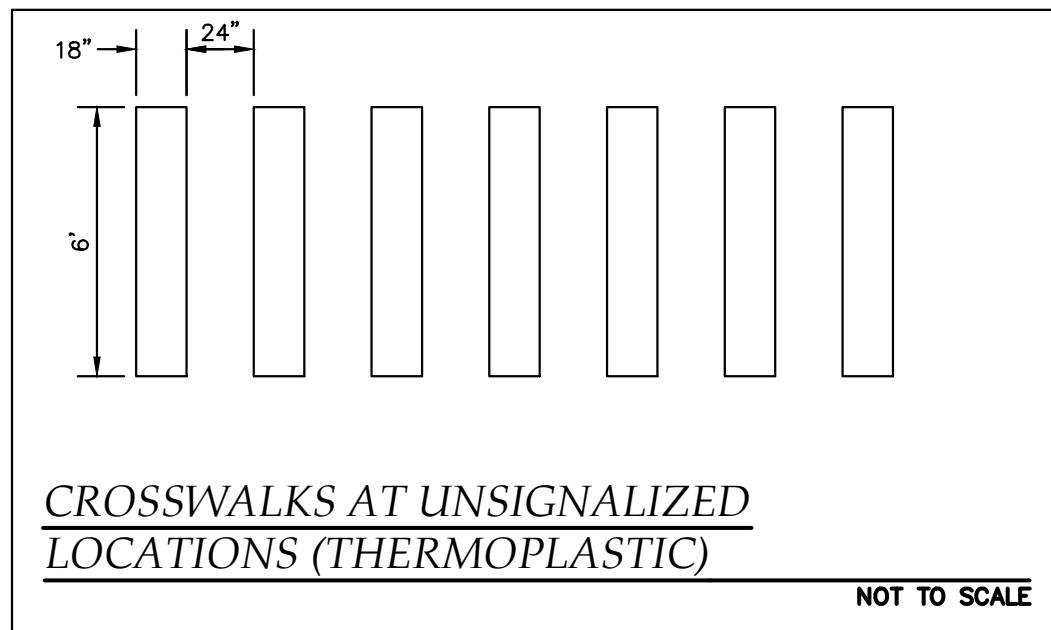
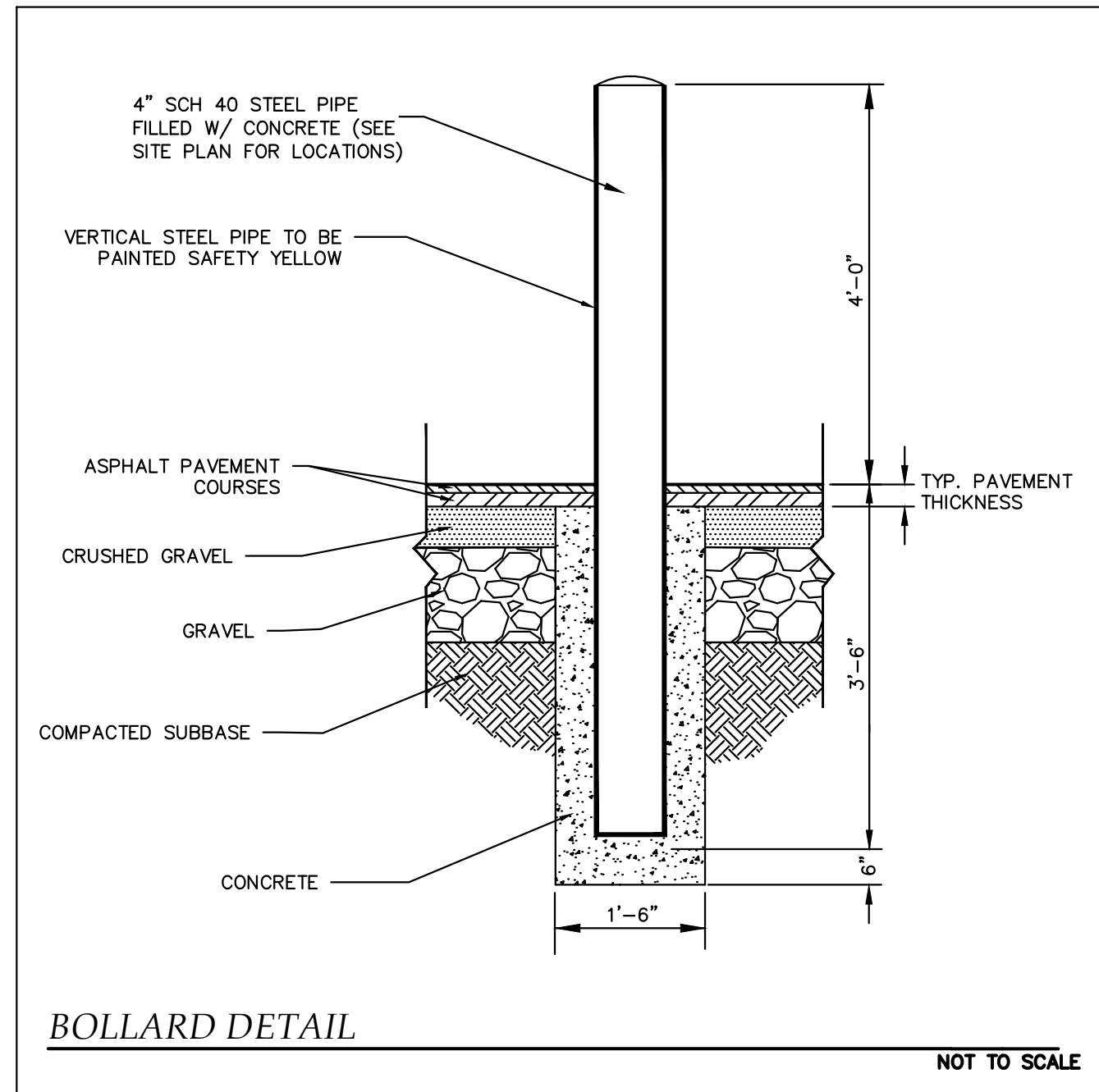
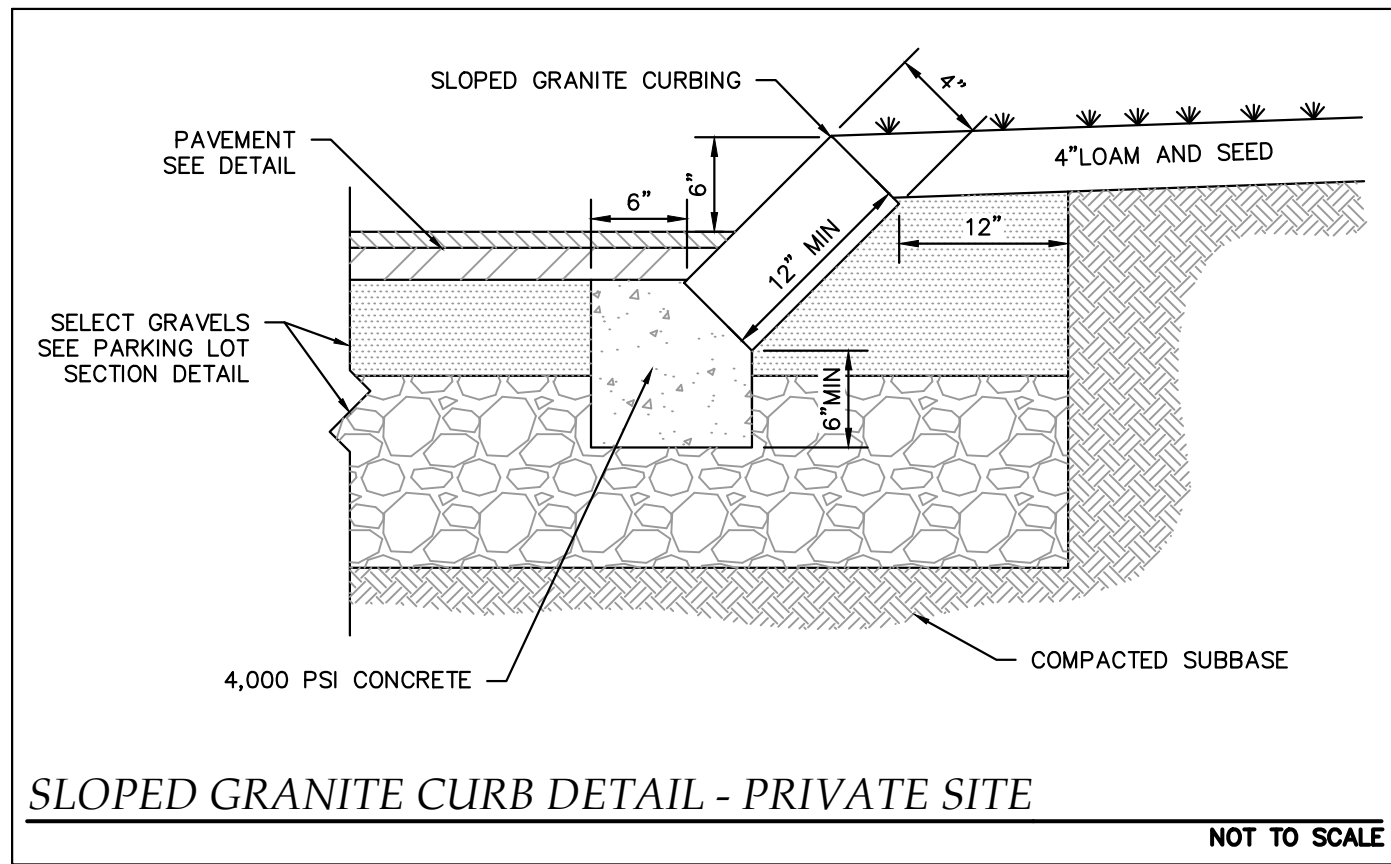
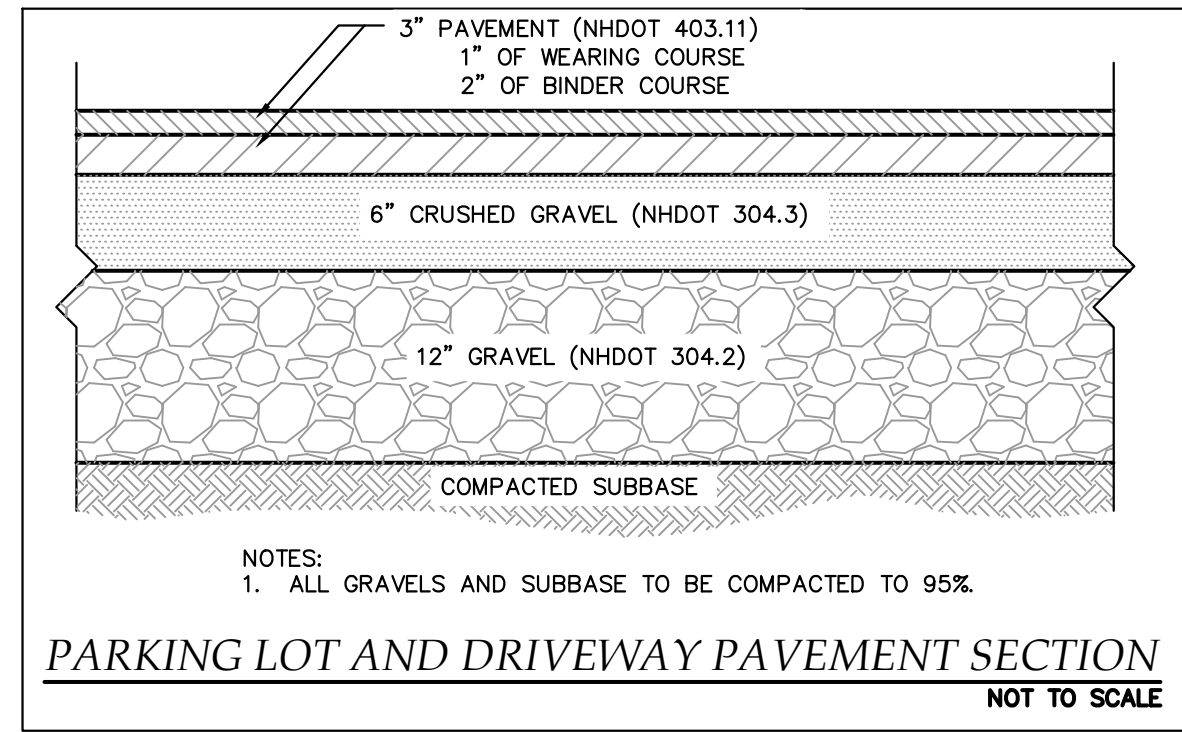
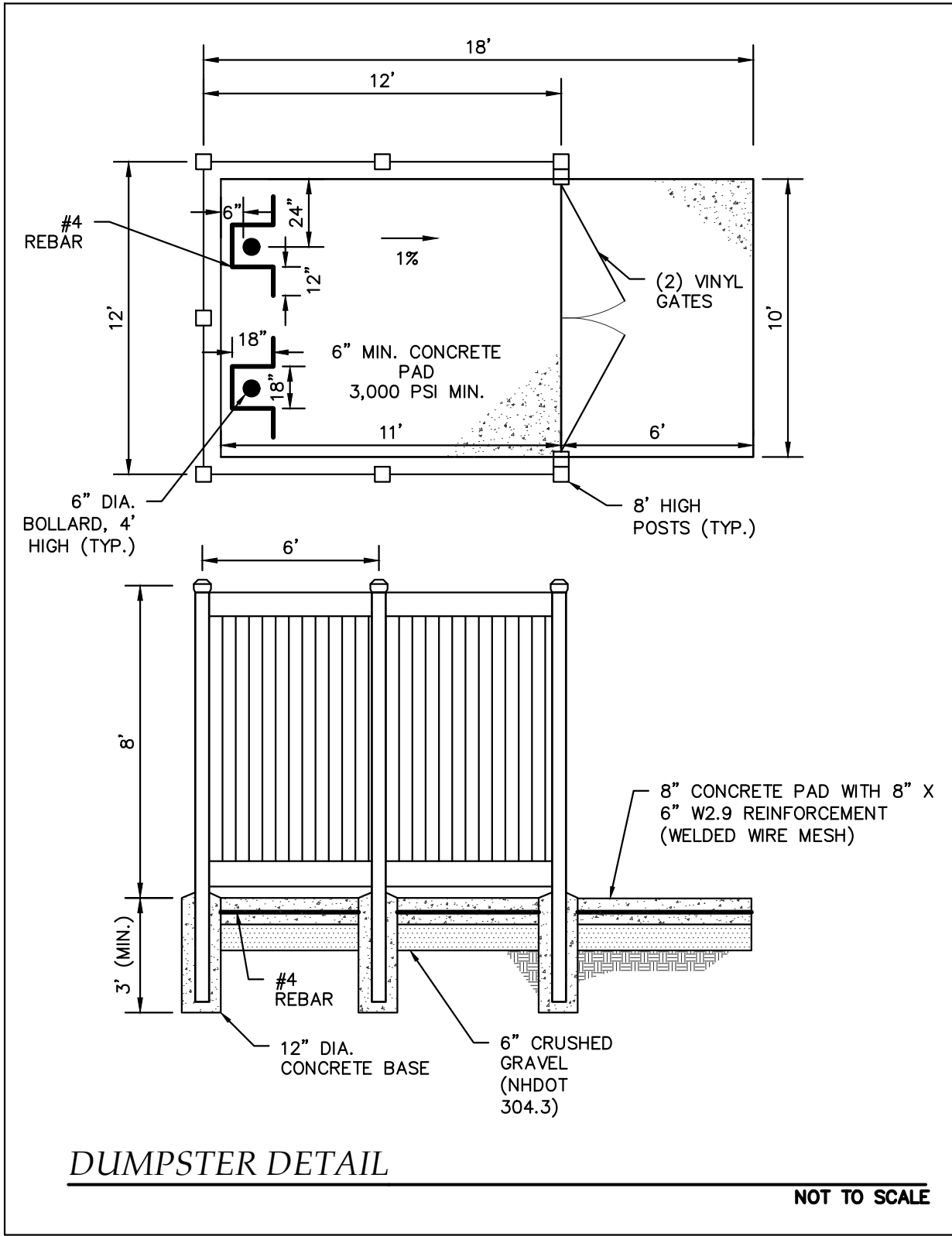


LSI INDUSTRIES - VALS DETAIL

NOT TO SCALE

Luminaire Schedule						
Symbol	Tag	Qty	Watts	Lumens	LLF	Description
S4F	3	74	12,000	0.9	VALS-12L-4F-UNV-30K8-CXX-SA-AL BMR2LR-IS / 4SQU B3 S11G20 S 4BC	3000K CCT 20' POLE
S5	1	54	9,000	0.9	VALS-09L-5Q-UNV-30K8-CXX-SA-AL BMR2LR / 4SQU B3 S11G20 S 4BC	3000K CCT 20' POLE
C	10	11	1,269	0.9	CLR43SUS9WH (11W-3000K)	3000K SOFFIT MOUNTED
P	6	49	1,170	0.9	MKW-48-30K-72VHO-F	3000K SOFFIT MOUNTED ON PEAK
W	8	LED	4,000	0.9	TMWP-LED-4L-UNV-DIM-30	3000K EXISTING ±12.5' WALL MOUNT

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Parking Stalls	2.36	3.5	1.4	1.69	2.50

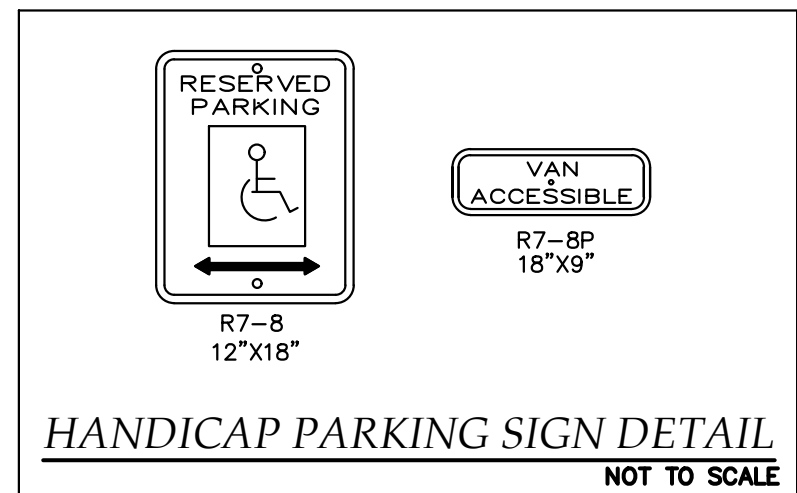
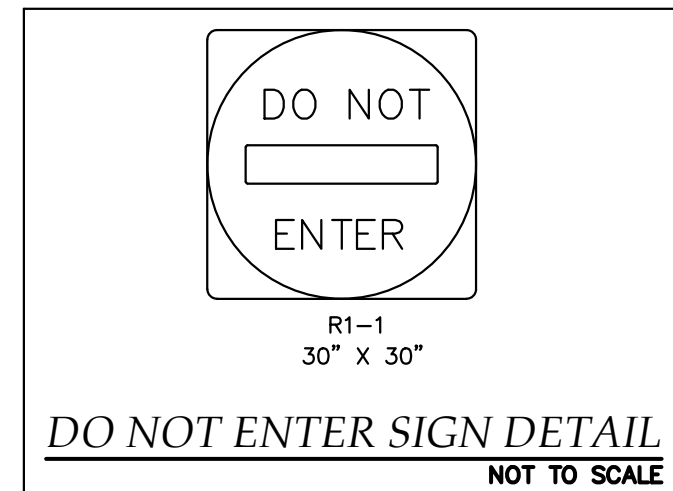
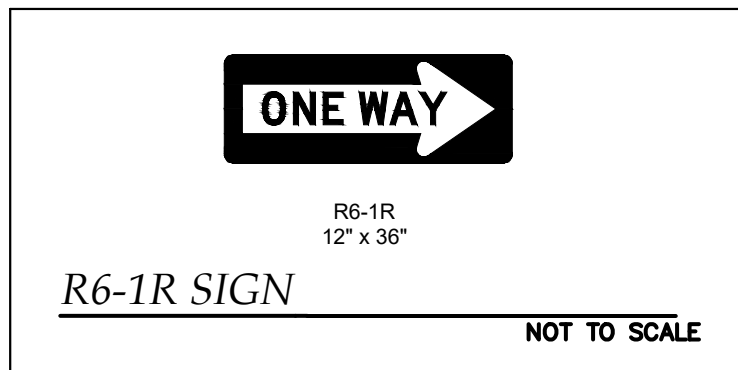
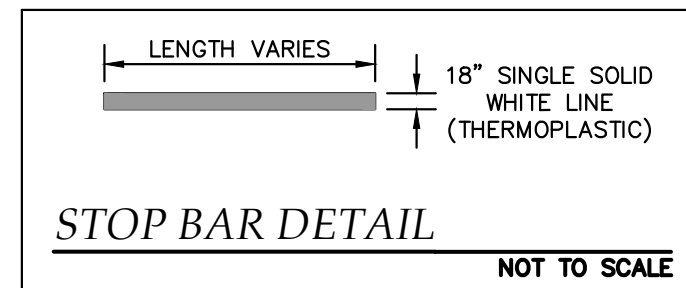
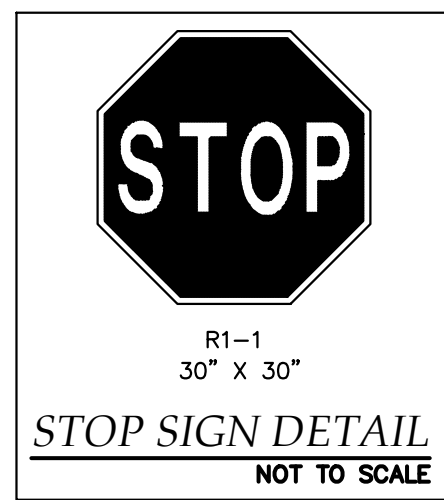
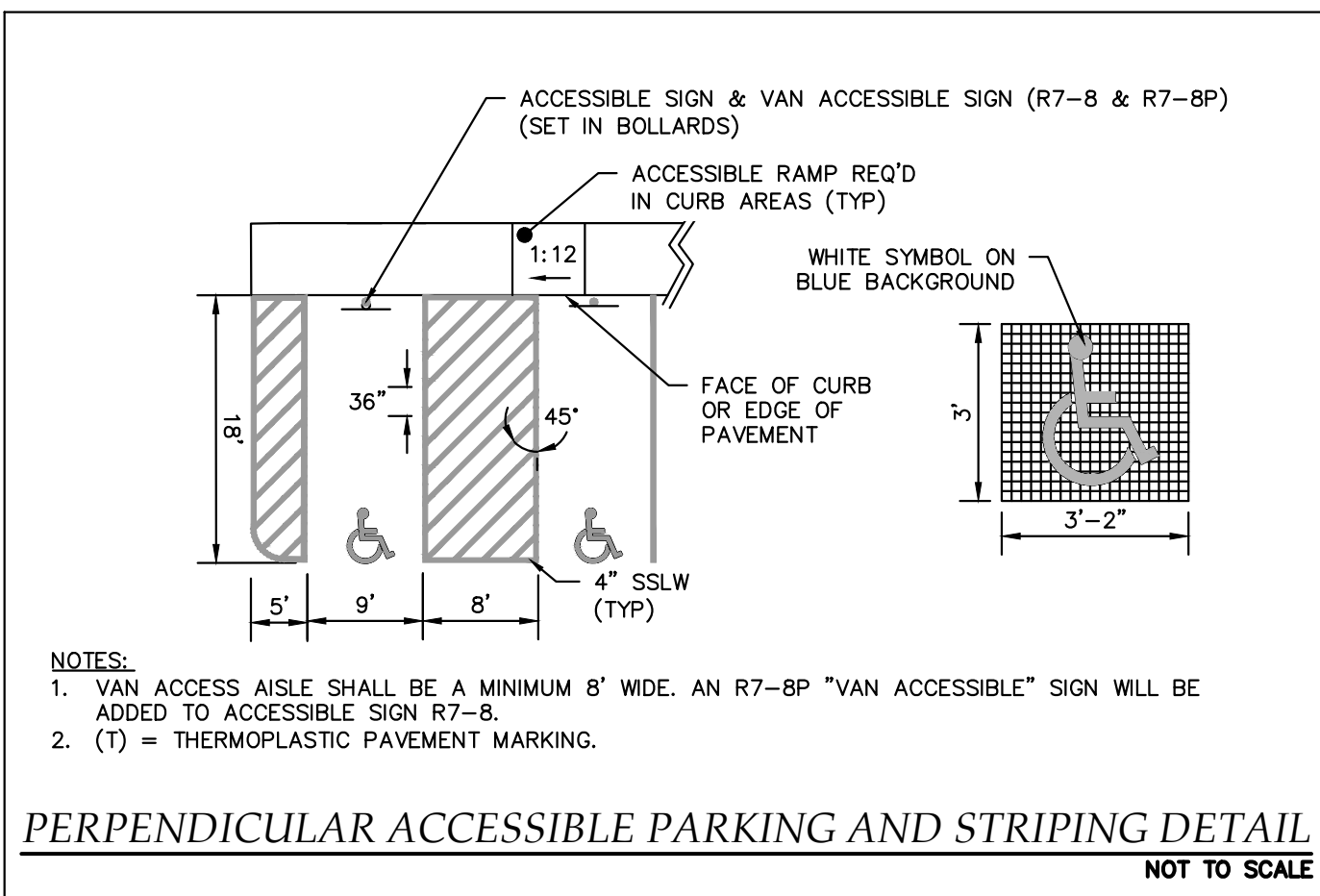


NOTES:
LENGTH: P-12, 12'-0"; P-14, 14'-0"; P-16, 16'-0"
WEIGHT PER LINEAR FOOT: 2.50 LBS. (MIN.)
HOLES: 8" DIA. 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) or ASTM A-576 (GRADE 1070-1080)
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN, BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

- NOTES:
1. POSTS SHALL BE PLUMB; ANY POST BENT OR OTHERWISE DAMAGED SHALL BE REMOVED AND PROPERLY REPLACED.
2. WHEN POSTS ARE SET, HOLES SHALL BE DUG TO THE PROPER DEPTH AFTER INSERTING POSTS, THE HOLES SHALL BE BACK FILLED WITH SUITABLE MATERIAL IN LAYERS NO TO EXCEED 6" DEEP THOROUGHLY COMPACTED, CARE BEING TAKEN TO PRESERVE THE ALIGNMENT OF THE POST.
3. WHEN POSTS ARE DRIVEN, A SUITABLE DRIVING CAP SHALL BE USED AND AFTER DRIVING THE TOP OF THE POST SHALL HAVE SUBSTANTIALLY THE SAME CROSS-SECTIONAL DIMENSION AS THE BODY OF THE POST; BATTERED HEADS WILL NOT BE ACCEPTED.
4. POSTS SHALL NOT BE DRIVEN WITH THE SIGN ATTACHED TO THE POST.
5. SIGNS SHALL BE ERECTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
6. WHEN SIGN IS IN PLACE NO PART OF POST SHALL EXTEND ABOVE THE SIGN.
7. DIMENSIONS SHOWN ARE NOMINAL.
8. ALTERNATE SECTIONS MUST BE APPROVED PRIOR TO USE.

SIGN POST DETAIL

NOT TO SCALE



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REVISIONS	BY	DATE	COMMENTS
1	JDK	04/14/2025	PROJECT SUBMITTAL

OWNER/APPLICANT:
LRY 1 MARTIN DRIVE LLC
56 RIDGE AVE.
CLAREMONT, NH 03743

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Manchester,
New Hampshire 03101
603.518.8030

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STAMP:
SEAL OF NEW HAMPSHIRE
JERRY P. MERRITT
No. 11778
PROFESSIONAL ENGINEER
04/15/2025

LOCATION:
TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
LADY RICH EXPRESS
CAR WASH, LLC

TITLE:
DETAILS

PROJECT No. 24-0702-1
DATE: APRIL 14, 2025
SHEET: 10 OF 17

SCALE:
AS SHOWN

SEWER MANHOLE GENERAL CONSTRUCTION REQUIREMENTS:

1. ALL COMPONENT PARTS OF MANHOLE STRUCTURES SHALL HAVE THE STRENGTH, LEAK RESISTANCE, AND SPACE NECESSARY FOR THE INTENDED SERVICE.
2. MANHOLE STRUCTURES SHALL HAVE A LIFE EXPECTANCY OF AT LEAST 25 YEARS.
3. MANHOLE STRUCTURES SHALL BE DESIGNED TO WITHSTAND HS-20 LOADING AND SHALL NOT LEAK IN EXCESS OF ONE GPD PER VERTICAL FOOT OF MANHOLE FOR THE LIFE OF THE STRUCTURE.
4. BARRELS, CONE SECTIONS, AND CONCRETE GRADE RINGS SHALL BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
5. BASE SECTIONS SHALL BE OF MONOLITHIC CONSTRUCTION TO A POINT AT LEAST 6 INCHES ABOVE THE CROWN OF THE INCOMING PIPE.
6. HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF AN OVERLAPPING TYPE, SEALED FOR WATER-TIGHTNESS USING A DOUBLE ROW OF AN ELASTOMERIC OR MASTIC-LIKE SEALANT.
7. PIPE TO MANHOLE JOINTS SHALL BE AS FOLLOWS:
 - 7.1. ELASTOMERIC, RUBBER SLEEVE WITH WATERTIGHT JOINTS AT THE MANHOLE OPENING AND PIPE SURFACES;
 - 7.2. CAST INTO THE WALL OR SECURED WITH STAINLESS STEEL CLAMPS;
 - 7.3. ELASTOMERIC SEALING RING CAST IN THE MANHOLE OPENING WITH SEAL FORMED ON THE SURFACE OF THE PIPE BY COMPRESSION OF THE RING; AND
 - 7.4. NON-SHRINK GROUTED JOINTS WHERE WATERTIGHT BONDING TO THE MANHOLE AND PIPE CAN BE OBTAINED.
8. MANHOLE CONE SECTIONS SHALL BE ECCENTRIC IN SHAPE.
9. ALL PRECAST SECTIONS AND BASES SHALL HAVE THE DATE OF MANUFACTURE AND THE NAME OR TRADEMARK OF THE MANUFACTURER IMPRESSED OR INDELIBLY MARKED ON THE INSIDE WALL.
10. ALL PRECAST SECTIONS AND BASES SHALL BE COATED ON THE EXTERIOR WITH A BITUMINOUS DAMP-PROOFING COATING.
11. MANHOLES THAT ARE NOT REPLACING EXISTING MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPED TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. INVERTS AND SHELVES SHALL BE PLACED AFTER TESTING OF THE MANHOLE.
12. REPLACEMENT MANHOLES WHERE THERE IS AN ESTABLISHED LINE AND GRADE THROUGH WHICH THE SEWER ENTERS AND EXITS THE MANHOLE SHALL HAVE:
 - 12.1. A BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW AS REQUIRED IN (11) ABOVE;
 - 12.2. A PRECAST CONCRETE SHELF AND INVERT WITH THE SHELF CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPED TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL;
 - 12.3. A FIBERGLASS INSERT WITH THE SHELF CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPED TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL.
13. WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED IN LIEU OF A CONE SECTION, PROVIDED THE SLAB HAS AN ECCENTRIC ENTRANCE OPENING AND BE CAPABLE OF SUPPORTING HS-20 LOADS.
14. THE MINIMUM INTERNAL DIAMETER OF MANHOLES SHALL BE 48 INCHES. FOR SEWERS LARGER THAN 24-INCH DIAMETER, MANHOLE DIAMETERS SHALL BE INCREASED SO AS TO PROVIDE AT LEAST 12 INCHES OF SHELF ON EACH SIDE OF THE SEWER.
15. IN THE FLOW CHANNEL, A DROP OF AT LEAST 0.1 FEET SHALL BE PROVIDED BETWEEN INCOMING AND OUTGOING SEWERS ON ALL MANHOLES.
16. SLOPE ACROSS MANHOLES SHALL BE THE AVERAGE SLOPE OF THE INCOMING AND OUTGOING SEWERS. DESIGN SHALL INCLUDE MEASURES TO PREVENT HYDRAULIC JUMPS ACROSS THE MANHOLES.
17. WATERTIGHT MANHOLE COVERS SHALL BE USED FOR ALL MANHOLES LOCATED IN FLOOD-PRONE AREAS AS DETERMINED BY THE MUNICIPALITY.
18. ELECTRICAL EQUIPMENT INSTALLED OR USED IN MANHOLES SHALL CONFORM TO THE NATIONAL ELECTRIC CODE (NEC) ADOPTED BY REFERENCE IN THE STATE BUILDING CODE PURSUANT TO RSA 155-A:1, IV, FOR INSTALLATION IN AREAS CLASSIFIED BY THE NEC AS CLASS 1, DIVISION 1.
19. PRECAST BASES SHALL BE PLACED ON A 6-INCH LAYER OF COMPACTED BEDDING MATERIAL THAT CONFORMS TO THE ASTM C33/C33M NO. 67 STONE STANDARD IN EFFECT WHEN THE STONE IS PROCESSED BY THE MANUFACTURER. THE EXCAVATION SHALL BE DEWATERED WHILE PLACING BEDDING MATERIAL AND SETTING THE BASE OR POURING CONCRETE.

SEWER MANHOLE CONSTRUCTION REQUIREMENTS

NOT TO SCALE

TRENCH CONSTRUCTION NOTES:

1. PIPE TRENCH BEDDING MATERIAL FOR EXCAVATION BELOW GRADE SHALL BE SCREENED GRAVEL OR CRUSHED STONE MEETING THE ASTM C33/C33M STONE SIZE NO. 67 STANDARD IN EFFECT WHEN THE STONE IS USED.
2. SUBJECT TO (2.1), BELOW, THE PIPE SAND BLANKET MATERIAL SHALL BE GRADED SAND FREE FROM ORGANIC MATERIALS, GRADED SUCH THAT 100 PERCENT PASSES A 1/2-INCH SIEVE AND A MAXIMUM OF 15 PERCENT PASSES A #200 SIEVE.
 - 2.1. IN LIEU OF THE SAND BLANKET SPECIFIED IN (2), ABOVE, A STONE ENVELOPE 6 INCHES THICK COMPLETELY AROUND THE PIPE USING 3/4-INCH STONE MAY BE USED.
3. PIPE BEDDING MATERIAL SHALL EXTEND FROM A HORIZONTAL PLANE THROUGH THE PIPE AXIS TO 6 INCHES BELOW THE BOTTOM OF THE OUTSIDE SURFACE OF THE PIPE.
4. PIPE SAND BLANKET MATERIAL SHALL COVER THE PIPE A MINIMUM OF 12 INCHES ABOVE THE CROWN OF THE OUTSIDE SURFACE.
5. COMPACTION SHALL BE IN 12-INCH LAYERS FOR BEDDING AND BLANKET MATERIALS.
6. BACKFILL MATERIAL SHALL BE NO MORE THAN 5-FOOT THICK LAYERS TO THE GROUND SURFACE EXCEPT FOR ROAD CONSTRUCTION WHERE THE FINAL 3 FEET SHALL BE COMPACTED IN NO MORE THAN 12-INCH THICK LAYERS TO THE ROAD BASE SURFACE.
7. TRENCH BACKFILL MATERIAL IN ROADWAY LOCATIONS SHALL BE NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION, EXCLUDING: DEBRIS; PIECES OF PAVEMENT; ORGANIC MATTER; TOP SOIL; WET OR SOFT MUCK; PEAT OR CLAY; EXCAVATED LEDGE MATERIAL; ROCKS OVER 6 INCHES IN THE LARGEST DIMENSION; AND ANY MATERIAL NOT APPROVED BY THE ENGINEER.
8. TRENCH BACKFILL AT CROSS-COUNTRY LOCATIONS SHALL BE AS DESCRIBED IN (7), ABOVE, EXCEPT THAT TOP SOIL, LOAM, MUCK OR PEAT MAY BE USED PROVIDED THE COMPLETED CONSTRUCTION WILL BE STABLE, AND PROVIDED THAT ACCESS TO THE SEWER FOR MAINTENANCE AND RECONSTRUCTION IS PRESERVED.
9. BACKFILL SHALL BE MOUNDED 6 INCHES ABOVE ORIGINAL GROUND AT CROSS COUNTRY LOCATIONS.
10. BASE COURSE FOR TRENCH REPAIR SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
11. WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, THE SHEETING SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN ONE FOOT ABOVE THE TOP OF THE PIPE AND AT LEAST 3 FEET BELOW FINISHED GRADE.
12. TRENCHES FOR SEWER PIPES WITH SLOPES OF LESS THAN 0.5 FEET PER FOOT, TRENCHES FOR SEWER PIPES BELOW SEASONAL HIGH GROUND WATER LEVEL, AND TRENCHES FOR SEWER PIPES DOWNSTREAM OF AND WITHIN THE HYDRAULIC INFLUENCE OF WATERWAYS OR WETLANDS SHALL HAVE IMPERVIOUS TRENCH DAMS CONSTRUCTED EVERY 300 FEET TO PREVENT POTENTIAL DISTURBANCE TO PIPE BEDDING AND BLANKET MATERIALS.
13. PRECAUTIONS SHALL BE TAKEN TO AVOID GROUNDWATER POOLING AT THE SURFACE BY PROVIDING DRAINAGE TO A SUITABLE OUTLET AT CATCH BASINS OR RUN-OFF SWALES.
14. FOR TRENCHES FOR SEWER PIPES IN LEDGE, EXCAVATION SHALL EXTEND TO AT LEAST 12 INCHES BELOW THE BOTTOM OF THE SEWER PIPE.
15. ALL SEWERS SHALL BE MARKED USING METAL-IMPREGNATED MARKING TAPE OR TRACER WIRE THAT CAN BE LOCATED USING METAL DETECTION EQUIPMENT.

SEWER TRENCH NOTES

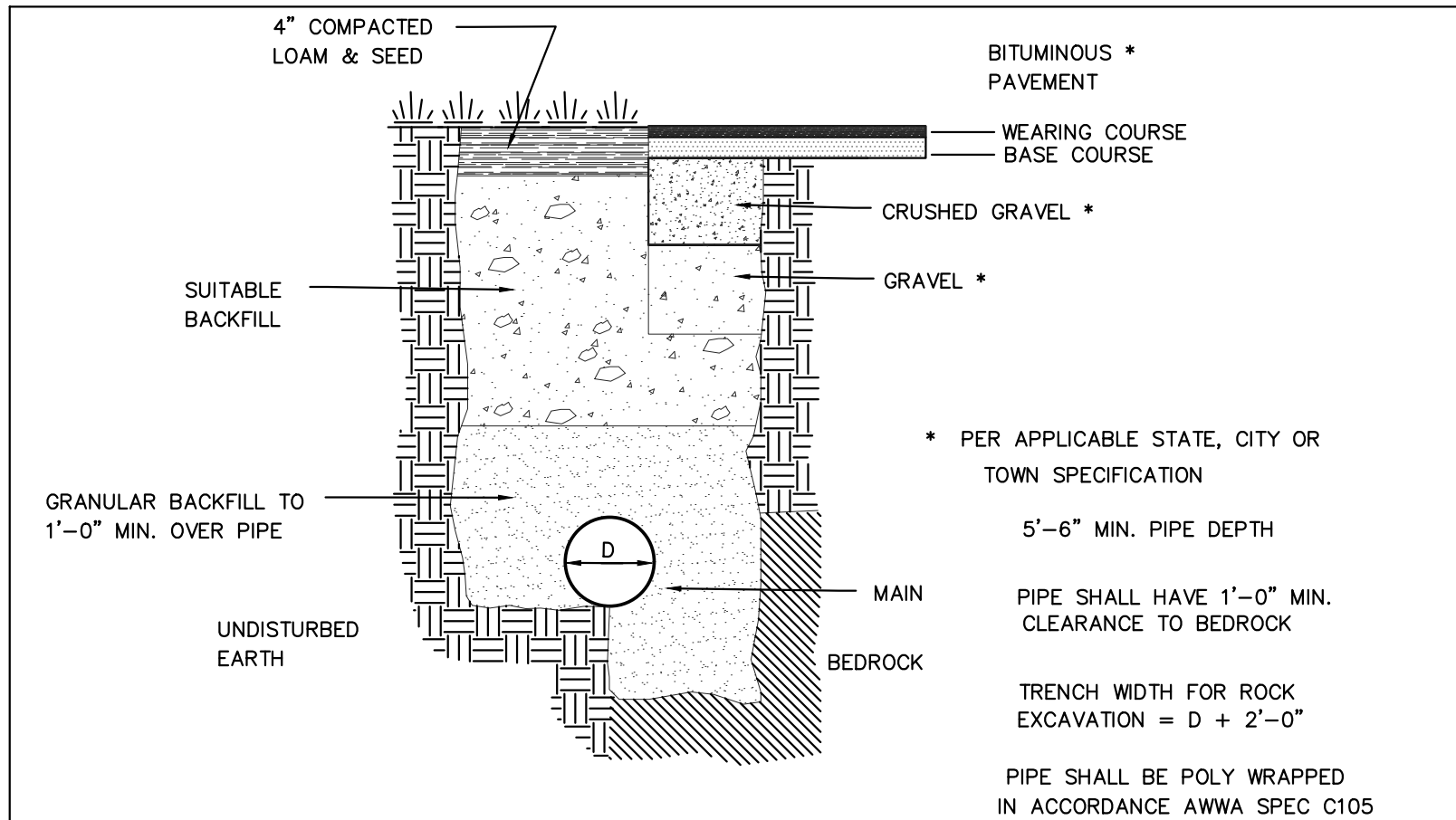
NOT TO SCALE

SEWER SERVICE CONNECTION NOTES

NOT TO SCALE

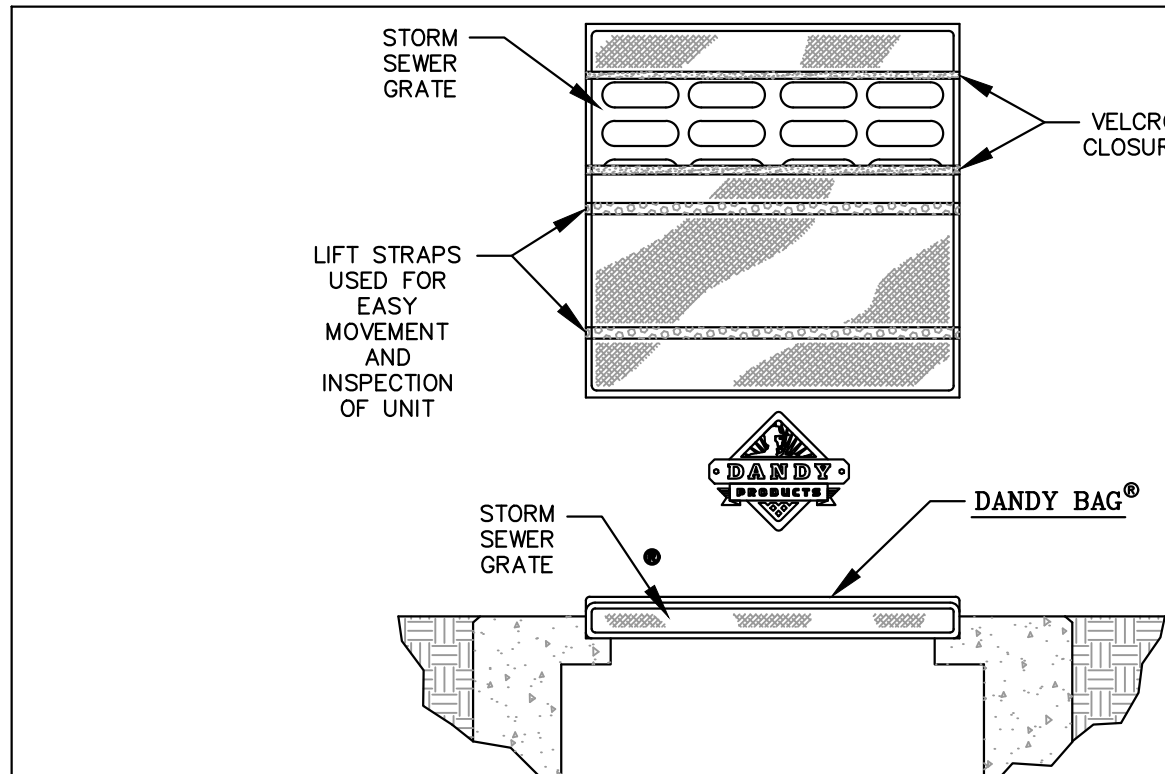
SEWER SERVICE CONNECTION NOTES:

1. SERVICE CONNECTIONS SHALL USE SANITARY TEE OR WYE FITTINGS FOR ALL NEW SEWER CONSTRUCTION.
2. THE CENTERLINE OF ALL BUILDING CONNECTIONS SHALL ENTER THE TOP HALF OF THE SEWER.
3. ANY SERVICE CONNECTION WITH A VERTICAL RISE UP TO 4 FEET MAY HAVE THE SEWER FITTING SET VERTICALLY.
4. ANY SERVICE CONNECTION WITH A VERTICAL RISE UP TO 12 FEET SHALL EMPLOY NON-ENCASED RISERS THAT PROTECT AGAINST PIPE PENETRATION OR FAILURE AT THE FITTING BY THE USE OF BELL-ON-BELL CONNECTIONS.
5. FOR EXISTING SEWERS WHERE FITTINGS CANNOT BE INSTALLED, SADDLE CONNECTIONS SHALL BE USED.
6. PRESSURE SEWERAGE SHALL HAVE AN ISOLATION VALVE OR CURB STOP VALVE INSTALLED AT THE PROPERTY LINE. IF A CHECK VALVE IS USED AT THE PROPERTY LINE, THE VALVE SHALL BE INSTALLED WITHIN A VAULT TO FACILITATE MAINTENANCE.
7. ROOF DOWNSPOUTS, EXTERIOR OR INTERIOR FOUNDATION DRAINS, SUMP PUMPS, OR OTHER SOURCES OF SURFACE WATER RUN-OFF OR GROUNDWATER SHALL NOT BE DIRECTLY OR INDIRECTLY CONNECTED TO A PUBLIC SEWER.



TYPICAL WATER MAIN/WATER SERVICE TRENCH DETAIL

NOT TO SCALE



HI-FLOW DANDY BAG® (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m² (gal/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec-1	2.1

*Note: All Dandy Bags® can be ordered with our optional oil absorbent pillows

DANDY BAG DETAIL

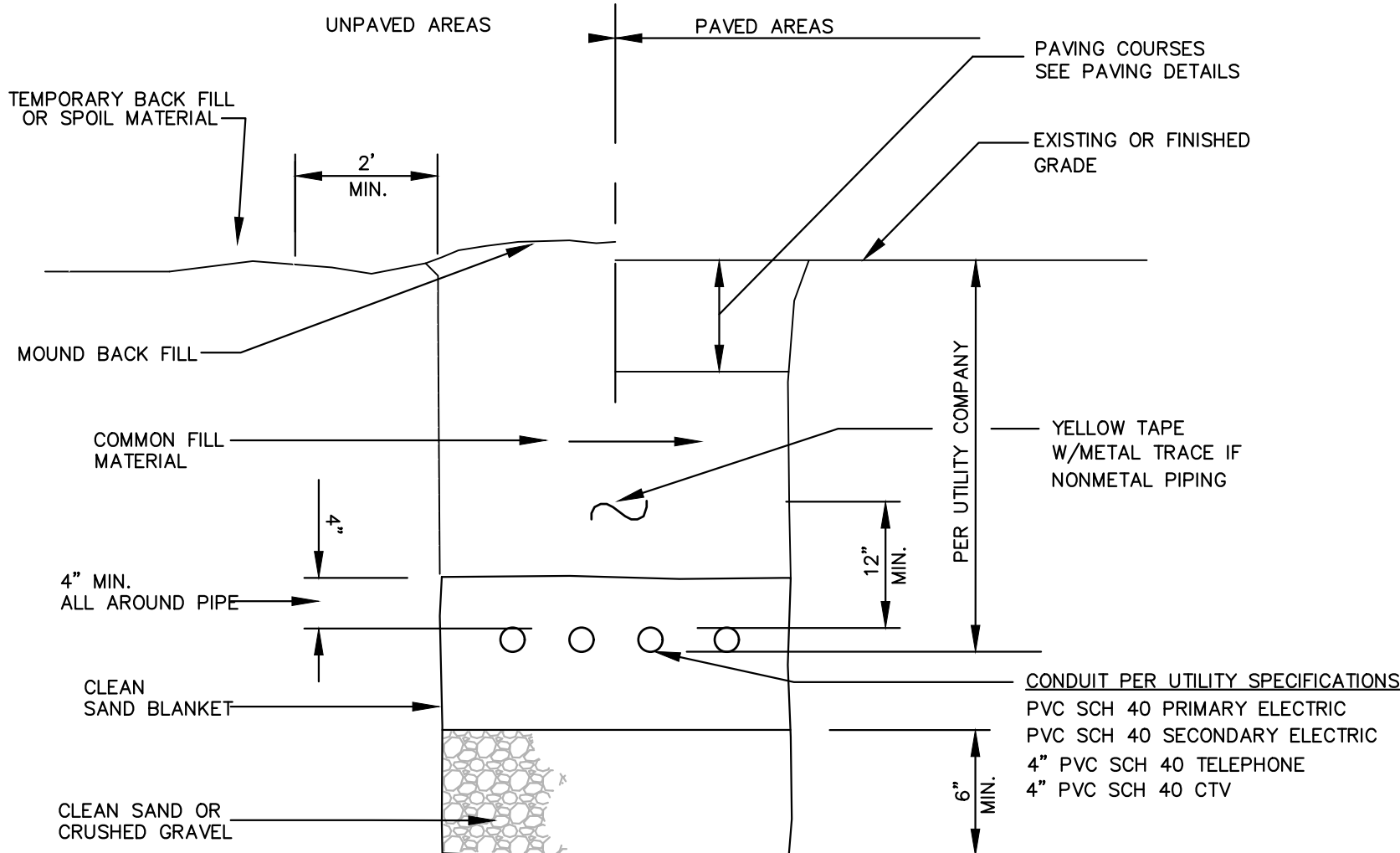
NOT TO SCALE

1. CONTACT DIG SAFE AT LEAST 72 HOURS BEFORE ANY EXCAVATION WORK.
2. CUT AND CLEAR TREES AND BRUSH WITHIN LIMITS OF CLEARING SHOWN ON PLAN.
3. INSTALL ALL APPLICABLE TEMPORARY EROSION CONTROL MEASURES PRIOR TO COMMENCEMENT OF ANY EARTHMOVING OPERATIONS. THE STABILIZED CONSTRUCTION EXIT SHALL BE IN PLACE AS SHOWN ON THE PROJECT PLANS.
4. REMOVE STUMPS FROM THE SITE FOR SITE GRADING TO COMMENCE. ALL STUMPS AND SIMILAR ORGANIC DEBRIS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR UNLESS A STUMP DUMP IS NOTED ON THE PLAN. NATIVE ORGANIC SOIL MATERIALS SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED WITHIN AREAS OUT OF THE WAY OF OTHER CONSTRUCTION ACTIVITIES AND DRAINAGE FLOW. STOCKPILES SHALL BE TEMPORARILY SEEDED WITH WINTER RYE AND BE SURROUNDED BY PERIMETER CONTROLS TO PREVENT EROSION.
5. COMMENCE EARTHWORK OPERATIONS. ALL PERMANENT EROSION CONTROL MEASURES AND DETENTION FACILITIES SHOULD BE INSTALLED PRIOR TO GRADING FOR PROJECT.
6. ALL DRAINAGE SYSTEMS AND OTHER UTILITIES SHOULD BE CONSTRUCTED FROM LOW GRADE TO HIGH GRADE. INCOMPLETE WORK SHALL BE PROTECTED FROM SILTATION BY THE USE OF PERIMETER CONTROLS UNTIL THE SITE HAS BECOME FULLY STABILIZED.
7. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS ARE 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 RIP RAP HAS BEEN INSTALLED; OR EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
8. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES ARE REQUIRED, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY DEVICES OR CONSULT WITH THE ENGINEER.
9. ALL STORMWATER FLOWS SHALL NOT BE DIRECTED TO THE STORMWATER MEASURES UNTIL ALL CONTRIBUTING AREAS HAVE BEEN DEEMED STABLE.
10. BEGIN THE CONSTRUCTION OF GRAVEL AND CRUSHED GRAVEL COURSES OVER PROPOSED DRIVEWAY, WALKS, AND PARKING AREAS AND COMPACT IN SPECIFIED LIFT THICKNESS AND COMPACTION RATES.
11. COMPLETE GRADING ACTIVITIES AND WHEN COMPLETE, BEGIN TOPSOILING PROPOSED TURF AREAS USING STOCKPILED LOAM SUPPLEMENTED WITH BORROW LOAM, IF NECESSARY, TO LEAVE THE SPECIFIED THICKNESS.
12. FINE GRADE ALL TURF AREAS AND COMPLETE PERMANENT SEEDING AND LANDSCAPING BY HYDROSEEDING WITH THE SPECIFIED SEED MIXTURE IMMEDIATELY AFTER FINE GRADING IS COMPLETED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
13. INSTALL THE FINAL BINDER COURSE OF PAVEMENT.
14. INSTALL THE FINAL WEARING COURSE OF PAVEMENT OVER THE BINDER COURSE.
15. COMPLETE INSTALLATION OF LANDSCAPING, SIGNAGE, AND OTHER SITE AMENITIES.
16. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDED AREAS HAVE ESTABLISHED THEMSELVES.

CONSTRUCTION SEQUENCE

1. THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES CONTROL.
2. EARTHWORK SHALL BE LIMITED TO THE AREAS WITHIN THE LIMITS OF CLEARING AS SHOWN ON THE PLAN. AT NO TIME SHALL MORE THAN FIVE (5) ACRES OF SITE AREA BE IN AN UNSTABLE CONDITION. NO GIVEN AREA OF THE SITE SHALL BE LEFT IN AN UNSTABILIZED CONDITION FOR A PERIOD OF TIME EXCEEDING THIRTY (30) CALENDAR DAYS.
3. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
4. PERIMETER CONTROLS MUST BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
5. EROSION CONTROL MEASURES USED SHALL BE INSPECTED AT LEAST WEEKLY AND WITHIN 24 HOURS AFTER 0.25" OF RAINFALL OR MORE. ALL DEFICIENCIES SHALL BE FIXED IN ORDER TO KEEP OPERATION EFFECTIVE. THEY SHALL BE CLEANED AND MAINTAINED AND OTHERWISE KEPT IN AN EFFECTIVE OPERATING MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
6. TEMPORARY WATER DIVERSIONS (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
7. PONDS AND SWALES SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE (BEFORE ROUGH GRADING THE SITE).
8. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTION RUNOFF TO THEM.
9. PERIODIC INSPECTION AND MAINTENANCE TO MAINTAIN DESIGN INTENT IS REQUIRED.
10. ALL DISTURBED AREAS DESIGNATED TO BE TURF SHALL RECEIVE THE REQUIRED AMOUNT OF LOAM (COMPACTED THICKNESS), PRIOR TO FINAL SEEDING AND MULCHING.
11. IF DURING CONSTRUCTION A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
12. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS ARE 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 RIP RAP HAS BEEN INSTALLED; OR
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
13. ALL DUST SHALL BE CONTROLLED BY THE USE OF WATER IN ACCORDANCE WITH ENV-A 1000.
14. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES ARE REQUIRED, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY DEVICES OR CONSULT WITH THE ENGINEER.
15. JUTE MATING INSTALLED TO CONFORM WITH THE RECOMMENDED BEST MANAGEMENT PRACTICE OUTLINED IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" ON ALL 3:1 SLOPES OR GREATER.
16. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS.
17. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS.
18. THERE SHALL BE NO PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE GREATER THAN 1/8" MATERIAL UTILIZED (N/A TO TURF REINFORCEMENT MATS).
19. TURF REINFORCEMENT MATS SHALL BE COVERED WITH SOIL TO PREVENT EXPOSURE OF THE MATS TO THE SURFACE.

EROSION CONTROL NOTES



NOTES:

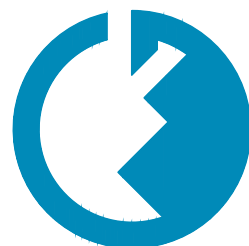
1. ALL UTILITY SHAPE, GRADE, ALIGNMENT, AND LOCATION FINAL DESIGN TO BE DETERMINED BY UTILITY PROVIDER.
2. ALL ELECTRICAL, PHONE, AND DATA CONDUIT MATERIALS AND METHODS OF CONSTRUCTION TO COMPLY WITH APPLICABLE UTILITY CONSTRUCTION REGULATIONS.
3. THE ABOVE TYPICAL UTILITY TRENCH DETAIL SERVES AS A GUIDE ONLY.

UTILITY TRENCH DETAIL

NOT TO SCALE

1. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT BE DONE OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL (NHDOT 304.3).

WINTER CONSTRUCTION NOTES



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No.	DATE	REVISIONS									
		BY		DATE		COMMENTS		PROJECT		SUBMITTAL	
		1		04/14/2025							

OWNER/APPLICANT:
LRY 1 MARTIN DRIVE LLC
56 RIDGE AVE.
CLAREMONT, NH 03743

**GRANITE
ENGINEERING**

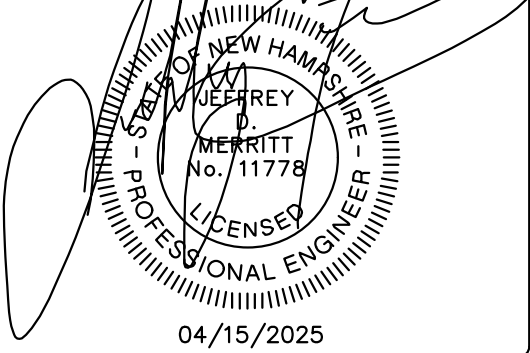
civil engineering • land planning •
municipal services

150 Dow Street, Tower 2, Suite 424
Manchester,
New Hampshire 03101

603.518.8030

www.GraniteEng.com

STAMP:



LOCATION:

TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:

**LADY RICH EXPRESS
CAR WASH, LLC**

TITLE:

DETAILS

PROJECT No.:

24-0702-1

DATE: APRIL 14, 2025

SHEET:

12 OF 17

SCALE:

AS

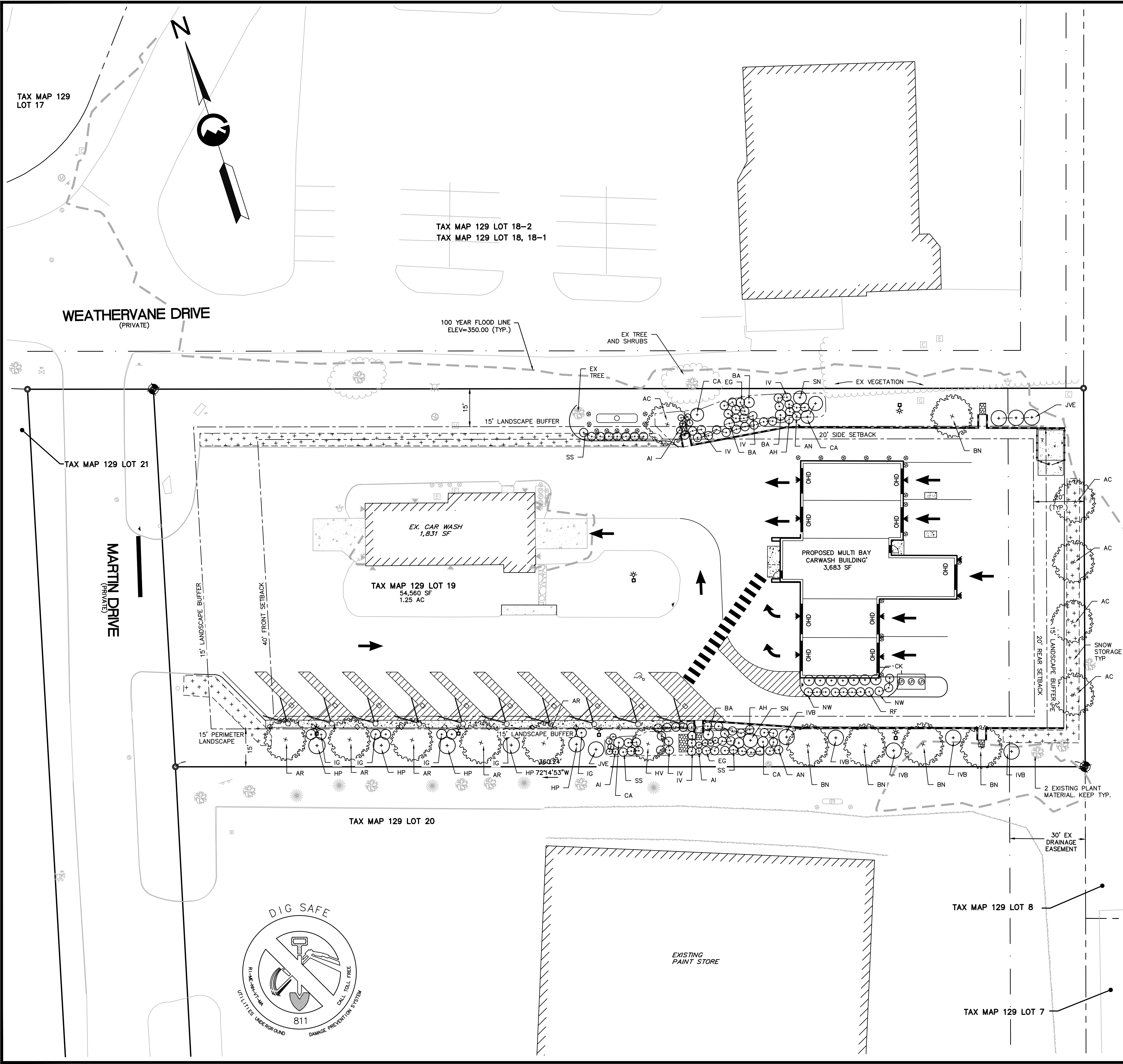
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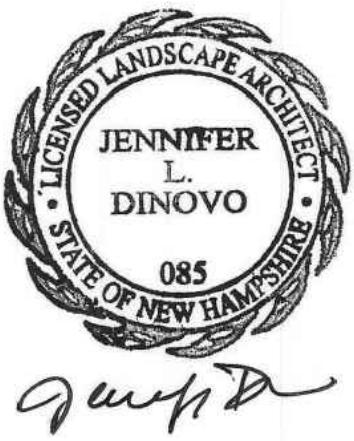
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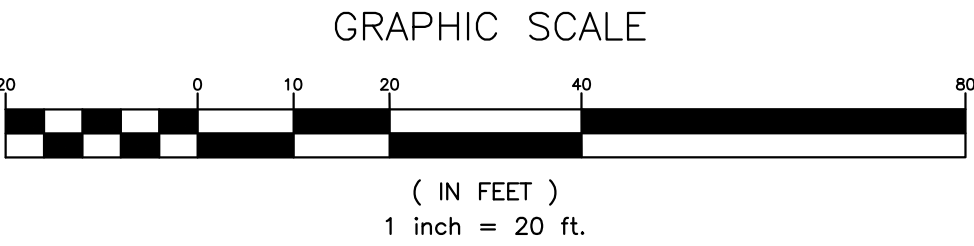
PLANTING REQUIREMENTS		
DESCRIPTION	REQUIRED	PROPOSED
PERIMETER LANDSCAPING	PERIMETER AREA= 10,575 SF 5 PLANTS PER 600SF = 89 1 TREE PER 5 PLANTS = 18	NEW PLANTS: 105 NEW TREES: 16 EXISTING PLANT MATERIAL CREDIT: 2 EXISTING TREES
LANDSCAPING OF PARKING AREAS SECTION 6.2.E.1 AND 6.2.E.6.A	SHADE 30% PARKING AREA 30' CROWN DIAMETER	5 SHADE TREES 40' DIAMETER

PROPOSED PLANTINGS:			
TREES			
QTY.	SYM.	LATIN NAME	COMMON NAME
5	AC	AMELANCHIER CANADENSIS	SERVICEBERRY
5	AR	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE
5	BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH
1	HV	HAMAMELIS VIRGINIANA	COMMON WITCHHAZEL
4	JVE	JUNIPERUS V. 'EMERALD SENTINEL'	EASTERN RED CEDAR
SHRUBS AND PERENNIALS			
20	AH	AMSONIA HUBRICHTII	THREAD-LEAFED BLUESTAR
10	AI	ASCLEPIAS INCARNATA	SWAMP MILKWEED
10	AN	ASTER NOVAE-ANGLAE	NEW ENGLAND ASTER
4	BA	BAPTISIA AUSTRALIS	BLUE FALSE INDIGO
5	CA	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET
10	EG	EUPATORIUM 'GATEWAY'	GATEWAY JOE PYE WEED
5	HP	HYDRANGEA P. 'LIMELIGHT PRIME'	LIMELIGHT PRIME HYDRANGEA
10	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY
6	IV	IRIS VERSICOLOR 'PURPLE FLAME'	BLUE FLAG IRIS
5	IVB	ILEX VERTICILLATA 'BERRY POPPINS'	BERRY POPPINS WINTERBERRY
2	SN	SAMBUCUS NIGRA 'BLACK LACE'	BLACK LACE ELDERBERRY
18	SS	SCHIZACHYRIUM S. 'PRAIRIE BLUES'	LITTLE BLUESTEM
BUILDING FOUNDATION PLANTS			
7	CK	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS
6	NW	NEPETA 'WALKER'S LOW'	WALKER'S LOW CATMINT
5	RF	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN



I, JENNIFER DINOVO, HEREBY CERTIFY THAT I AM THE DESIGNER OF THIS LANDSCAPE PLAN AND THAT I AM A PROFESSIONAL LANDSCAPE ARCHITECT LICENSED BY THE STATE OF NEW HAMPSHIRE.

A FULL MATERIALS COST ESTIMATE AND INSTALLATION QUOTE HAS BEEN PREPARED FOR THIS PROJECT BY DESIGN WORKS. PLEASE CONTACT JENNIFER DINOVO AT JENNIFER@4DESIGNWORKS.COM TO OBTAIN A COPY OF THE QUOTE.



GRANITE ENGINEERING
civil engineering • land planning • municipal services

BY	DATE	COMMENTS
JDK <td>04/14/2025<td>PROJECT SUBMITTAL</td></td>	04/14/2025 <td>PROJECT SUBMITTAL</td>	PROJECT SUBMITTAL

OWNER/APPLICANT:
LRY 1 MARTIN DRIVE LLC
56 RIDGE AVE.
CLAREMONT, NH 03743

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150 Dow Street, Tower 2, Suite 424
Manchester,
New Hampshire 03101
603.518.8030
www.GraniteEng.com

STAMP:

DESIGN WORKS
EST. 2004

LANDSCAPE ARCHITECTURE
AND CONSTRUCTION
125 WASON ROAD, HUDSON, NH 03051

LOCATION:
TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
LADY RICH EXPRESS
CAR WASH, LLC

TITLE:
LANDSCAPE PLAN

PROJECT No:	DATE:	SCALE:
24-0702-1	APRIL 14, 2025	HORIZ.
SHEET:	16 OF 17	1"=20'

1) ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE FOUNDATION. PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH GENERALLY ACCEPTED HORTICULTURAL STANDARDS AND BE REGULARLY MAINTAINED AFTER INSTALLATION.

3) ALL PLANTS SHALL CONFORM TO THE SPECIFICATIONS IN THE LANDSCAPE LEGEND EXCEPT THAT PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT.

5) ALL PLANTS SHALL BE GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE PROJECT LOCALITY FOR AT LEAST TWO YEARS.

7) BALLED AND BURLAPPED PLANTS (BB) SHALL BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS; ROOT BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP; CONTAINER GROWN PLANTS SHALL NOT BE REMOVED FROM THE CONTAINER PRIOR TO THE TIME OF INSTALLATION; ROOT SYSTEMS SHALL BE SET FIRMLY IN THE CONTAINER.

9) ALL TREES AND SHRUBS TO RECEIVE "ROOTS HEALTHY START" FERTILIZER AS DIRECTED BY THE MANUFACTURER, OR APPROVED EQUAL.

11) PROVIDE FIVE (5) FOOT DIAMETER MULCH CIRCLE AROUND INDIVIDUAL TREE PLANTINGS AND CONTINUOUS MULCH BED AROUND SHRUB PLANTINGS.

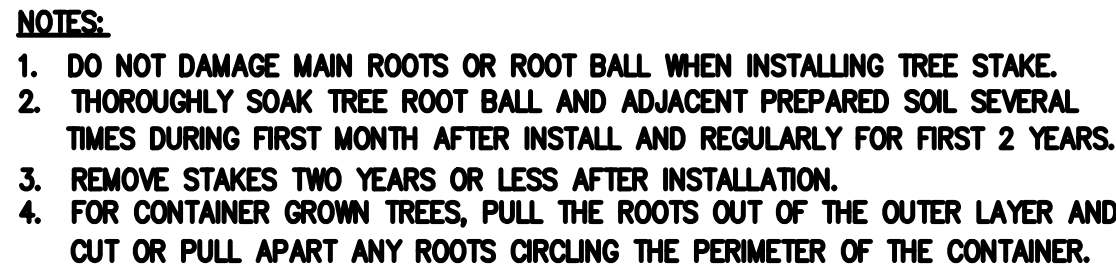
13) WATER THOROUGHLY AND IMMEDIATELY AFTER COMPLETION OF PLANTING AND MULCHING. CONTRACTOR SHALL INSTRUCT OWNER'S REPRESENTATIVE ON APPROPRIATE WATERING PROCEDURES DURING INITIAL PLANT ESTABLISHMENT.

15) ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE COVERED WITH A MINIMUM THICKNESS OF 4-INCHES OF FRIABLE TOPSOIL AND BE SEEDDED WITH GRASS SEED, COVERED WITH SOD OR PLANTED WITH GROUND COVER. IN GENERAL, ESTABLISHMENT OF TURF SHALL BE LIMITED TO THOSE AREAS THAT MAY BE REGULARLY MAINTAINED AS LAWN. GROUND COVERS, MULCH AND OTHER SUITABLE MATERIALS SHALL BE APPLIED TO AREAS WHICH ARE NOT INTENDED TO BE REGULARLY MAINTAINED AS LAWN. MULCHING OF UNDISTURBED LANDSCAPE BEDS SHALL BE PROPOSED AS TO MINIMIZE THE OCCURRENCE OF BARK MULCH WASHING INTO NEARBY STREET CATCH BASINS FROM AS THE RESULT OF HEAVY RAINS, WHEN POSSIBLE, LAWN AREAS SHALL SEPARATE THE MULCHED AREAS FROM ADJOINING PAVEMENT.

16) MAINTENANCE: THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING AND/OR SCREENING. THE PLANT MATERIALS SHALL BE KEPT IN A HEALTHY, NEAT AND ORDERLY CONDITION. PLANTS THAT ARE NOT IN SOUND GROWING CONDITION, OR ARE DEAD, SHALL BE REMOVED AND REPLACED WITH A PLANT OF THE SAME SPECIES. PLANTS AND OTHER LANDSCAPE MATERIAL AND ALL SCREENING SHALL BE MAINTAINED IN PROPER REPAIR, AND SHALL BE KEPT CLEAR OF REFUSE AND DEBRIS.



A FULL MATERIALS COST ESTIMATE AND INSTALLATION QUOTE HAS BEEN PREPARED FOR THIS PROJECT BY DESIGN WORKS. PLEASE CONTACT JENNIFER DINOVO AT JENNIFER@4DESIGNWORKS.COM TO OBTAIN A COPY OF THE QUOTE.



NOTE:
SPACE PLANTS AS
INDICATED ON DRAWINGS.

MAXIMUM 2" MULCH.
DO NOT PUT MULCH
WITHIN 4" OF BASE
OF PLANT.

FORM EARTH
WATERING SAUCER
AROUND TREE
AT EDGE OF ROOT
BALL

CUT AND REMOVE BURLAP
FROM TOP 1/3 OF BALL.
IF NONBIODEGRADABLE
MATERIAL, REMOVE
ENTIRELY

SET BASE OF TRUNK
1" HIGHER THAN
FINISH GRADE

FINISH GRADE

BACKFILL WITH
PREPARED SOIL

SCARIFY BOTTOM OF
PLANTING
HOLE

BASIN SHAPED AREA

MIN 2X AS WIDE AS
ROOTBALL WITH SLOPED
SIDES

NOTES:

1. FOR CONTAINER GROWN SHRUBS, PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING FIRST MONTH AFTER INSTALL AND REGULARLY THROUGHOUT THE FOLLOWING 2 SUMMERS.



**GRANITE
ENGINEERING**

civil engineering
land planning
municipal services

[illegible]

OWNER/APPLICANT:
LTX 1 MARTIN DRIVE LLC
56 RIDGE AVE.
CLAREMONT, NH 03743

civil engineering • land planning •
municipal services

150 Dow Street, Tower 2, Suite 421
Manchester,
New Hampshire 03101
603.518.8030

www.GraniteEng.com



LANDSCAPE ARCHITECTURE
AND CONSTRUCTION
125 WASON ROAD, HUDSON, NH 0305

LOCATION:
TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
**LADY RICH EXPRESS
CAR WASH, LLC**

TITLE:

LANDSCAPE PLAN

PROJECT No. 24-0702-1	DATE: APRIL 14, 2025
SHEET: 17 OF 17	

SCALE
AS
SHOWN

LADY RICH CAR WASH

Project No.	25200
-------------	-------

ISSUED FOR SITE PLAN REVIEW

03.10.2025

Revisions

NOT FOR CONSTRUCTION

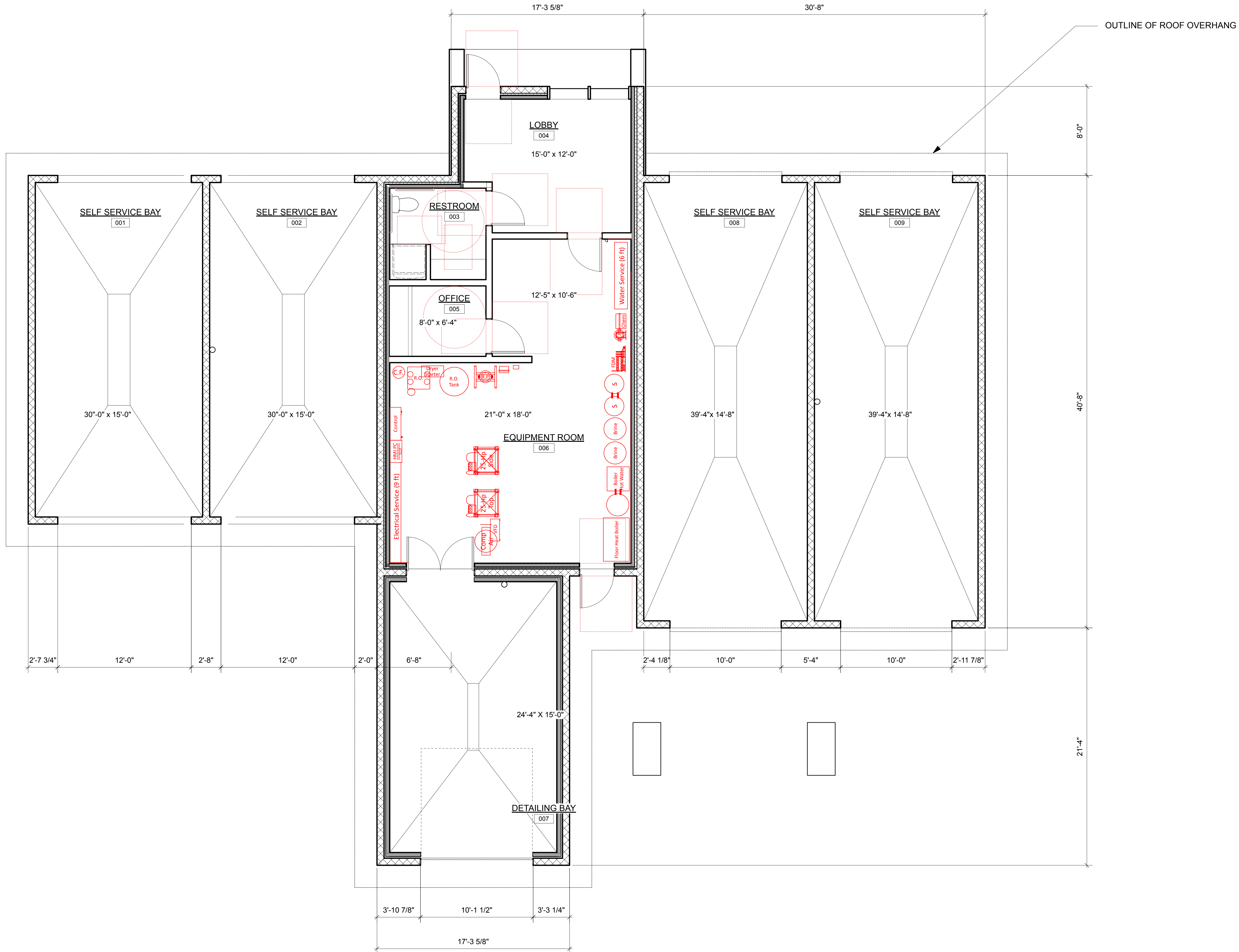
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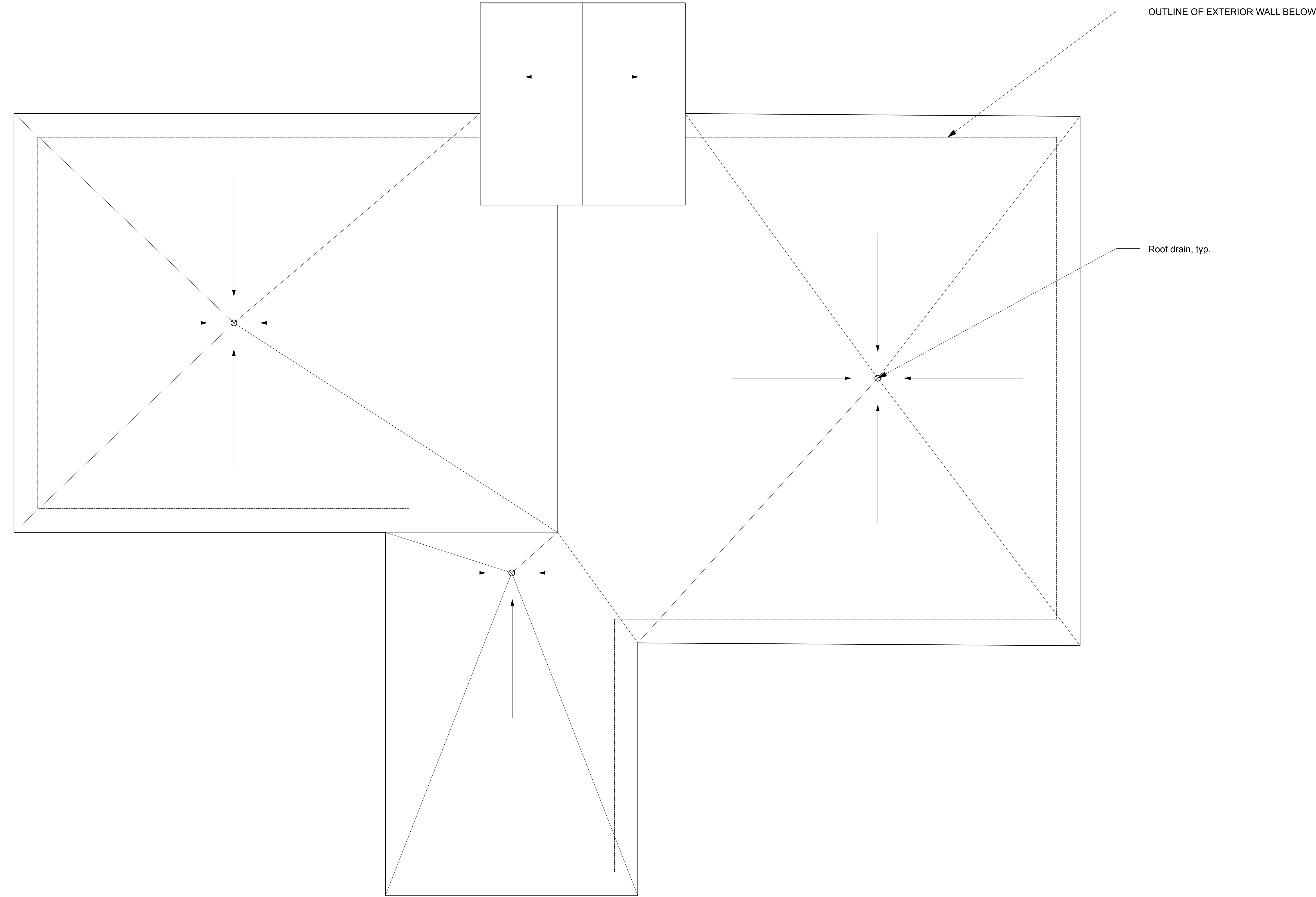
Project
North

scale	1/4"=1'-0"
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FLOOR PLAN

A2-01

Sheet No. © 2024
Page 51 of 543



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

Project No. 25200

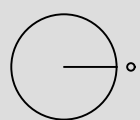
ISSUED FOR SITE PLAN REVIEW
03.10.2025

Revisions

NOT FOR CONSTRUCTION

Notes

Project North



Scale 1/4"=1'-0"

ROOF PLAN

A2-02

Project No. 25200

ISSUED FOR SITE PLAN REVIEW
03.10.2025

Revisions

NOT FOR CONSTRUCTION

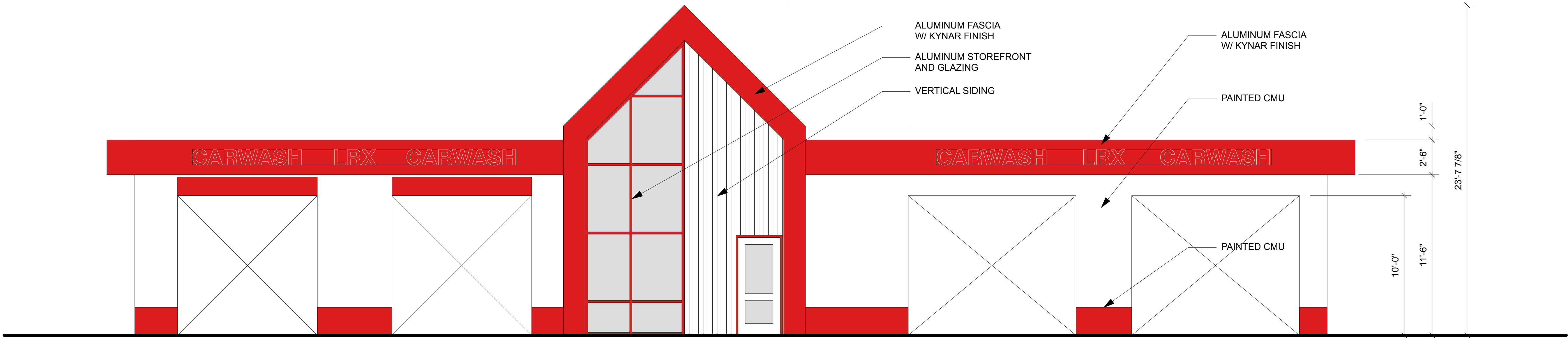
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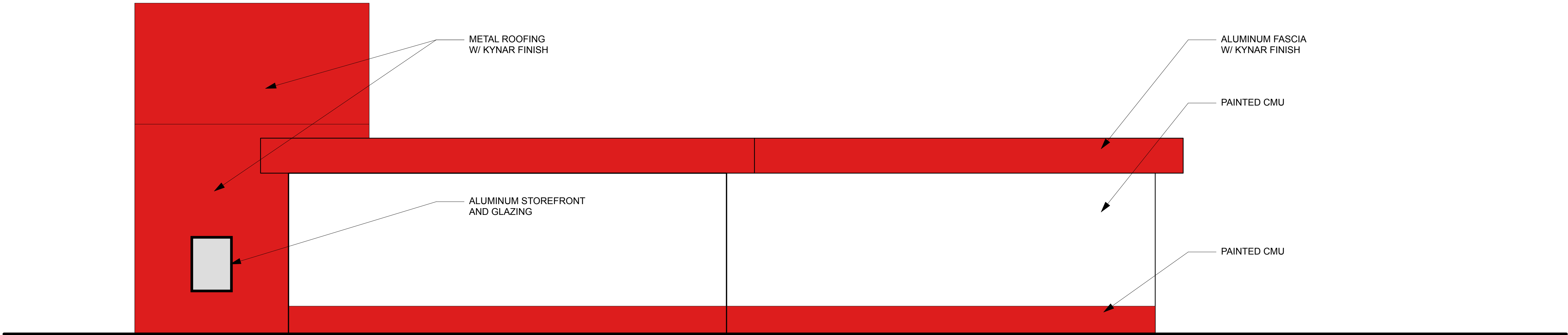
EXTERIOR
ELEVATIONS

A3-01

Sheet No. ©2024 Page 53 of 543



11 WEST ELEVATION
Scale: 1/4" = 1'-0"



10 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



LADY RICH CAR WASH

Project No.	25200
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ISSUED FOR SITE PLAN REVIEW
03.10.2025

Revisions

NOT FOR CONSTRUCTION

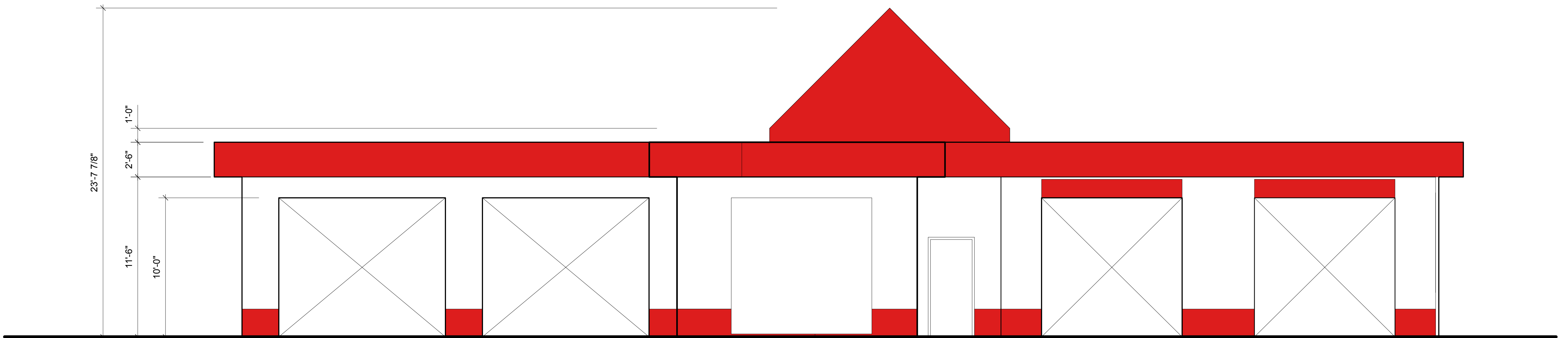
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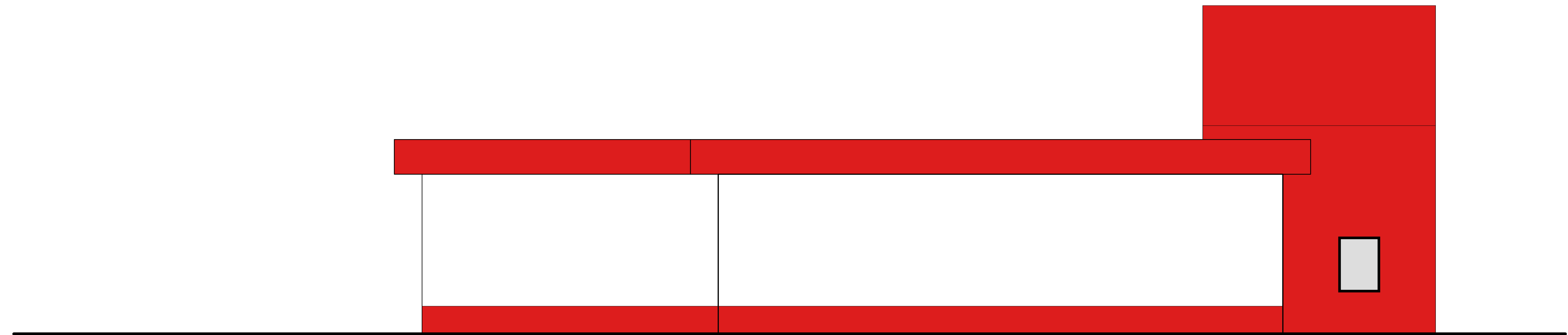
EXTERIOR ELEVATIONS

A3-02

Page 54 of 543



11 EAST ELEVATION
Scale: 1/4" = 1'-0"



10 NORTH ELEVATION
Scale: 1/4" = 1'-0"

STORMWATER **MANAGEMENT REPORT**



GRANITE ENGINEERING

civil engineering • land planning • municipal services

LADY RICH EXPRESS CAR WASH, LLC

Map 129; Lot 19
1 Martin Drive
Lebanon, New Hampshire
April 14, 2025

PREPARED FOR:
LRX 1 MARTIN DRIVE, LLC
56 RIDGE AVENUE
CLAREMONT, NH 03743

PREPARED BY:
GRANITE ENGINEERING, LLC
150 DOW STREET, TOWER 2, SUITE 421
MANCHESTER, NH 03101
603.518.8030



GE Project No. 24-0702-1

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 - II. STORM DRAINAGE ANALYSIS & DESIGN
 - III. EROSION & SEDIMENTATION CONTROL PROVISIONS
4. WEB SOIL SURVEY
5. BMP WORKSHEETS
6. EXTREME PRECIPITATION TABLES
7. HYDROCAD DRAINAGE ANALYSIS
8. OPERATION AND MAINTENANCE PLAN WITH CHECKLISTS
9. PLANS
 - A. SITE PLAN SET (22" x 34")
 - B. PRE-DEVELOPMENT DRAINAGE AREAS PLAN (22" x 34")
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1. LEBANON NH STORMWATER CHECKLIST

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

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: Lady Rich Express Car Wash	
APPLICANT: LRX 1 MARTIN DRIVE, LLC	DATE: April 14, 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**

[illegible]

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) (Construction sequence is located on sheet 12 in the project plan set) 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. (table with this information is located within stormwater report) k. Test Pit(s) locations and data where stormwater practices are proposed, as appropriate. (test pit log is located on sheet 15 of the plan set) l. Details of individual design elements shown on separate plan sheets following the Proposed Conditions SMP. (all stormwater and erosion control details are shown on sheets 9-13 of the plan set) 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.	☒ ☒ n/a ☐ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐
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) (see sheet 7 of the plan set)	☒	☐
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.	n/a ☐	☐

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: Granite Engineering, LLC

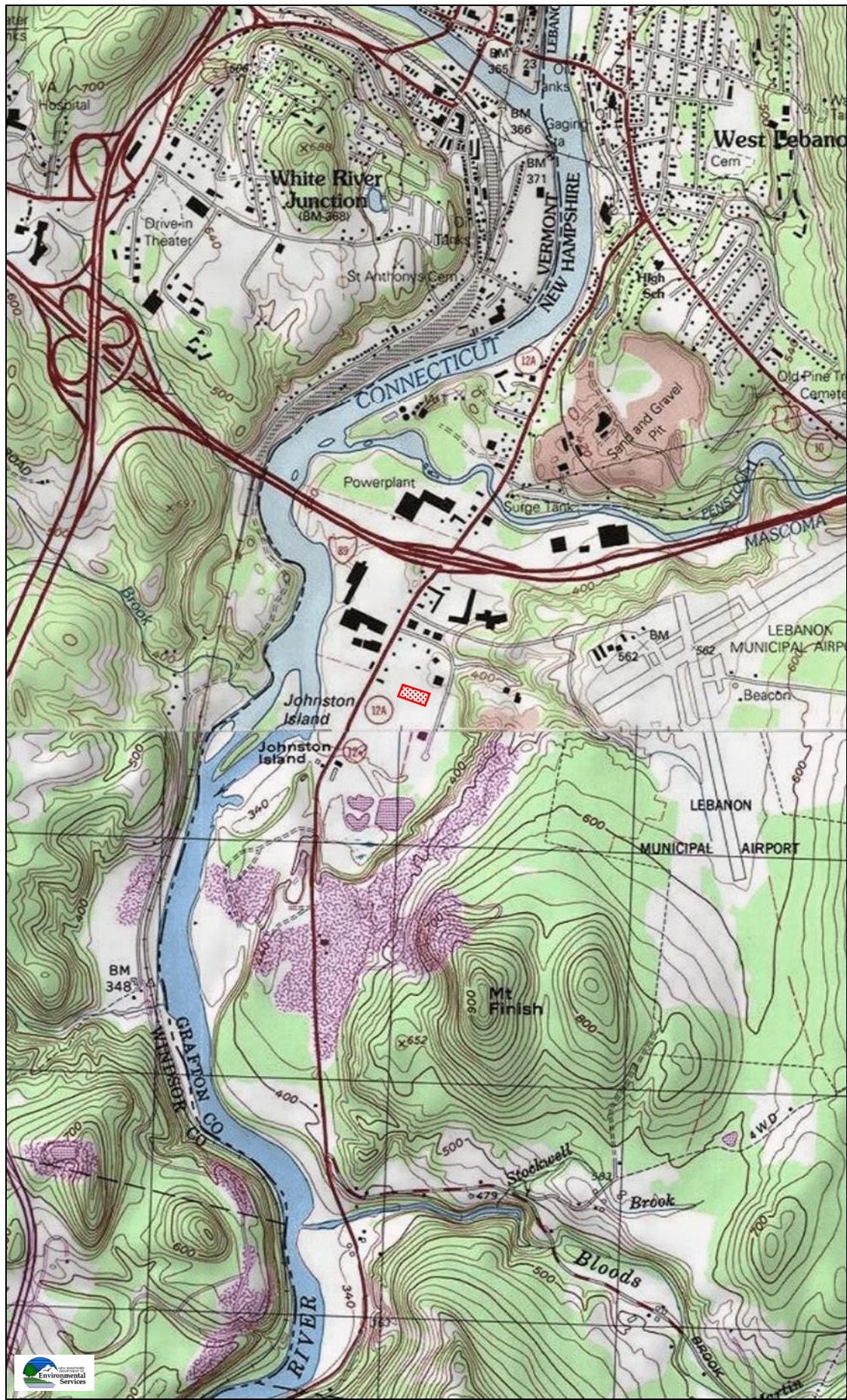
(Last Revised 9/20/2021)

Planning office Use Only:

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

2. USGS MAP

USGS Topographic Map



Legend

Map Scale

1: 24,000

© NH DES, <http://des.nh.gov>

Map Generated: 2/13/2025



Notes

3. PROJECT NARRATIVE

I. INTRODUCTION

A. Project Description

This project proposes the reconstruction of a stationary car wash at the rear of the property located at 1 Martin Drive in Lebanon, New Hampshire. The existing rear building has been abandoned and will be razed from the site. The proposed stationary car wash will be constructed having 2 manual car wash bays, 2 automatic wash bays, and a single detailing bay. The current active drive-thru car wash at the front of the property will remain.

Through the redevelopment of the site, there is an overall slight increase of impervious area. However, the area of redevelopment will have the new pavement area directed to bioretention ponds on the northern and southern sides of the property to promote water quality and detention.

B. Existing Site Conditions

Tax Map 129 Lot 19 is approximately 1.25 acres in area. The property is developed with multiple car wash buildings. The building near the road is a drive-thru car wash, and the building at the rear was a self-service car wash that is no longer active. The property is located on a private road, Martin Drive. Currently, the site pavement flows to the northern and southern side of the property in the grassed areas. Two catch basins are filled of sediment and been abandoned.

According to the NRCS Site Web Soil Survey, the predominant onsite soil types are a mix of Pootatuck Very Fine Sandy Loam and Hadley Sil Loam.

Please refer to Section 4 of this stormwater report for project specific NRCS soils.

II. STORM DRAINAGE ANALYSIS & DESIGN

A. Methodology

In accordance with the City of Lebanon Stormwater Regulations and generally accepted engineering practice, the 1-inch, 2-year, 25-year, 50-year, and 100-year frequency storms have each been used in the various aspects of analysis and design of stormwater management considerations for the subject site. Stormwater-treatment provisions and all drainage facilities have been designed to be fully functional during a 100-year return frequency storm.

In appreciation of the benefits and limitations related to each of the various methods available to design professionals for estimating peak stormwater

discharge rates for use in analysis and design, the TR-20 computer model was used. Values for Time of Concentration used in the analysis were estimated using the methodology contained within USDA-S.C.S. publication Urban Hydrology for Small Watersheds Technical Release No. 55 (TR 55).

All proposed stormwater inlet structures were designed to remain under inlet control throughout a design storm of the return frequency noted. Outlet protection for each discharging culvert was designed in accordance with the methodology for the “best management practice”, in accordance with a publication entitled New Hampshire Stormwater Manual Volume 2: Post-Construction Best Management Practices Selection and Design. In addition, this publication served as the primary reference for the numerous temporary and permanent erosion control methods incorporated into the design of this project.

All design and analysis calculations performed using the referenced methodologies are attached to this report. The minimum time of concentrations used for the analysis is 6 minutes. These calculations document each catchment area, a breakdown of surface type, time of concentration, rainfall intensity, peak discharge volume, Manning’s “n” value, peak velocity, and other descriptive design data for each watershed and pipe segment evaluated. In addition, the “Pre/Post Development Drainage Area Plans” graphically define and illustrate the extent of each watershed or catchment area investigated.

B. Pre-Development Drainage Conditions

In order to evaluate the impact of the proposed development, two (2) Point of Analysis (POA) was analyzed to demonstrate that the peak rates of runoff would not increase from the site improvements.

The POA, Link A, is located at the northern property boundary in the grass depression area along the property boundary.

The POA, Link B, is located at the southern property boundary in the grass depression area along the property boundary.

The runoff is collected in the grass and infiltrated into the ground without any designed or implemented treatment.

Pre-development peak rates of discharge are identified in Table 2. Further explanation of the post-condition hydrology will show a net decrease to the point of analysis.

For a more visual description of the information presented in this section, please refer to the attached “Pre-Development Drainage Areas Plan” attached in the appendix of this report.

C. Post-Development Drainage Conditions:

The same POAs from the Pre-Development scenario was used in the Post-Development analysis.

Runoff generated from the project area match the similar drainage patterns as the current site configuration. A portion of the site flows to the northern grass area, while the other half flows to the south. The proposed development will now divert stormwater from the roofs and driveways into two proposed bioretention ponds. The ponds will be constructed with a sediment forebay before flowing into the rain garden and biofiltration soil. The ponds will be constructed without liners or underdrains and will allow the runoff to infiltrate into the subsoil. The bioretention ponds is represented in the HydroCAD model as 1RG and 2RG.

The proposed changes to the site will include an additional 194-sf of impervious area. The proposed bioretention pond #1 will treat 10,809-sf of impervious area, and bioretention pond #2 will treat 10,701-sf of impervious area. Through the two bioretention ponds, it will mitigate the effects of adding impervious area to the site (Table 3).

This pond will provide adequate storage to offset the peak rates of runoff for the design storms. Additionally, while this project adds very little pavement to the site, it provides a significant improvement to the treatment of the stormwater runoff. Overall, the design complies with the requirements to provide treatment of developed areas and control of the peak rate of stormwater runoff and volume. According to the NHDES Stormwater Handbook Volume 2, “Pollutant Removal Efficiencies for Best Management Practices for Use in Pollutant Loading Analysis”, a bioretention system removes 90% of Total Suspended Solids (TSS), 65% of Total Nitrogen (TN), and 65% of Total Phosphorus (TP).

The detailed hydrologic and hydraulic relationship of each sub-catchment is described within the HydroCAD stormwater modeling, also contained in the appendix of this report.

The peak stormwater runoff rate and total storm volume for the specific storm frequencies are presented and analyzed in the subsequent summary section of this report, for the point of analysis (Table 1 & 2).

D. Summary:

The subject site complies with the City of Lebanon Stormwater Management Regulations in regards to stormwater treatment and groundwater recharge volume. Proposed stormwater best management practices (BMP) are designed in accordance with the New Hampshire Stormwater Manual Volume 2: Post-Construction Best Management Practices Selection and Design and BMP worksheets provided by the New Hampshire Department of Environmental Services. In addition, stormwater discharges, in terms of peak rate of runoff and total volume, are consistent with the City of Lebanon Stormwater Regulations. The results are reported below in Table 1 and 2.

TABLE 1: CHANNEL PROTECTION REQUIREMENTS

Site Pre-Development vs. Post-Development (Storm Volume in Acre-Feet)											
Analysis Point	1-In		2-Year		25-Year		50-Year		100-Year		24-hr Rainfall
	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post	
A	0.002	0.000	0.030	0.000	0.087	0.034	0.112	0.056	0.143	0.084	Decrease volume on all storm events
B	0.006	0.000	0.042	0.004	0.100	0.047	0.125	0.066	0.154	0.090	Decrease volume on all storm events

Channel Protection Requirements based on NHDES Alteration of Terrain Standards have been met (Env-Wq 1507.05). This includes the 2-year 24-hour post development peak flow rate generated from the proposed disturbance shall be equal to or less than the 2-year, 24-hour pre-development peak flow rate and:

- The 2-year, 24-hour post-development storm volume, directed to a channel, downstream receiving water, or wetland has not includes over the pre-development volume by more than 0.1 acre-feet; and
- The 2-year 24-hour post-development peak flow rate directed to a channel, downstream receiving water, or wetland is less than 2 cfs; and

- c. The area directly discharges into a fourth order or greater river, a pond or lake greater than 10 acres, or tidal water

TABLE 2: PEAK RUNOFF

Site Pre Development vs. Post Development (Peak Discharge Rate in cfs)										
Description	1-inch		2-Year		25-Year		50-Year		100-Year	
24-hr Rainfall	1.00"		2.49"		4.37"		5.11"		5.97"	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post
A	0.00	0.00	0.46	0.00	1.40	1.06	1.81	1.70	2.30	2.28
B	0.12	0.00	0.91	0.10	2.12	1.94	2.60	2.40	3.17	2.93

TABLE 3: IMPERVIOUS AREA TREATMENT

Site Pre Development vs. Post Development (Treated Area)	
Pre-Development Impervious Area (HydroCAD)	21,316-sf
Post-Development Impervious Area (HydroCAD)	21,510-sf
Increase in Impervious Area	+194-sf
Post-Development Impervious Area Being Treated	21,510-sf
Effective Impervious Area (EIC)	0-sf
Site Post-Development Treated Impervious Area > Increase In Impervious Area, ∴ OK	

III. EROSION & SEDIMENTATION CONTROL PROVISIONS

A. Temporary Erosion Control Measures

Temporary erosion and sediment control measures are indicated on the design plans, construction details, general notes and within the drainage report. Although not integral with this stormwater report, due to the size of the proposed development both temporary and permanent erosion control

measures will also be specified within the project's Stormwater Pollution Prevention Plan (SWPPP). All erosion control measures specified are designed to reduce or eliminate potential soil migration and water quality degradation, both during and after the construction period.

The following temporary erosion control measures will be implemented;

- Silt Fence and/or Silt Logs
- Erosion Control Blankets on slopes 3:1 and steeper
- Riprap Aprons & Spillway Stabilization
- Turf Establishment - Hydroseeding with mulch and tackifiers
- Stone Check Dams

These temporary erosion control measures are also discussed in the projects. Operation and Maintenance plan contained in the appendices of this report.

In addition to the above-listed erosion control measures, references are made throughout the project documents to the New Hampshire Stormwater Manual; Volume 3: Erosion and Sediment Temporary Controls During Construction for additional measures, as necessary.

B. Construction Sequence

A site-specific construction sequence sensitive to limiting soil loss due to erosion and associated water quality degradation was prepared specifically for this project and is shown on the project plans. As pointed out in the erosion control notes, it is important for the contractor to recognize that proper judgment in the implementation of work will be essential if erosion is to be limited and protection of completed work is to be realized. Moreover, any specific changes in sequence and/or field conditions affecting the ability of specific erosion control measures to adequately serve their intended purpose should be reported to this office by the contractor. Furthermore, the contractor is encouraged to supplement specified erosion control measures during the construction period where and when in his/ her best judgment, additional protection is warranted.

C. Permanent Erosion Control Measures

Similar to temporary erosion control measures, all permanent erosion control measures are indicated on the design plans, construction details, general notes, drainage report, SWPPP and O & M project documents.

The following permanent erosion control measures will be implemented;

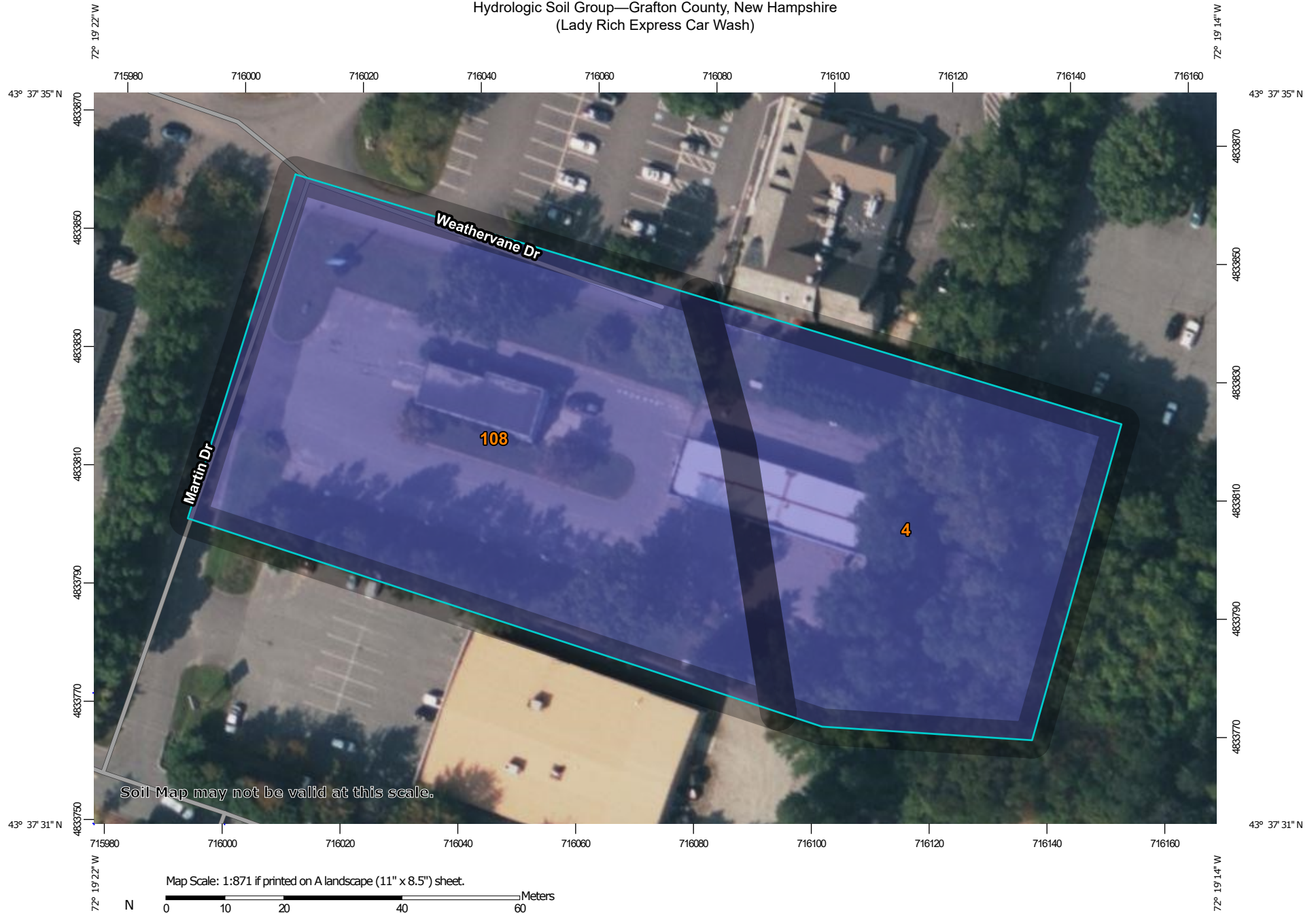
- Bituminous Paved Roadway and parking lots

- Inlet & Outlet Protection - Riprap Stabilization
- Stormwater Basins with multi-stage outlets
- Turf Establishment - Hydroseeding with mulch and tackifiers

Each of the above-mentioned permanent erosion control measures are designed in a project-specific manner within both state and local regulatory compliance standards.

4. WEB SOIL SURVEY

Hydrologic Soil Group—Grafton County, New Hampshire
(Lady Rich Express Car Wash)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/4/2024
Page 1 of 4
Page 73 of 543

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 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.

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.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
4	Pootatuck very fine sandy loam	B	0.9	38.9%
108	Hadley silt loam, occasionally flooded	B	1.4	61.1%
Totals for Area of Interest			2.3	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

5. BMP WORKSHEETS

FILTRATION PRACTICE DESIGN CRITERIA (Env-Wq 1508.07)

Type/Node Name:

Bioretention Pond #1

Enter the type of filtration practice (e.g., bioretention system) and the node name in the drainage analysis, if applicable.

Yes		Check if you reviewed the restrictions on unlined systems outlined in Env-Wq 1508.07(a).	
0.51	ac	A = Area draining to the practice	
0.25	ac	A _I = Impervious area draining to the practice	
0.49	decimal	I = Percent impervious area draining to the practice, in decimal form	
0.49	unitless	R _v = Runoff coefficient = 0.05 + (0.9 x I)	
0.25	ac-in	WQV = 1" x R _v x A	
902	cf	WQV conversion (ac-in x 43,560 sf/ac x 1ft/12")	
226	cf	25% x WQV (check calc for sediment forebay volume)	
677	cf	75% x WQV (check calc for surface sand filter volume)	
Forebay		Method of Pretreatment? (not required for clean or roof runoff)	
278	cf	V _{SED} = Sediment forebay volume, if used for pretreatment	≥ 25%WQV
Calculate time to drain if system IS NOT underdrained:			
182	sf	A _{SA} = Surface area of the practice	
10.00	iph	K _{sat} _{DESIGN} = Design infiltration rate ¹	
		If K _{sat} (prior to factor of safety) is < 0.50 iph, has an underdrain been provided?	
no Yes/No		(Use the calculations below)	
5.9	hours	T _{DRAIN} = Drain time = V / (A _{SA} * I _{DESIGN})	≤ 72-hrs
Calculate time to drain if system IS underdrained:			
	ft	E _{WQV} = Elevation of WQV (attach stage-storage table)	
	cfs	Q _{WQV} = Discharge at the E _{WQV} (attach stage-discharge table)	
-	hours	T _{DRAIN} = Drain time = 2WQV/Q _{WQV}	≤ 72-hrs
346.00	feet	E _{FC} = Elevation of the bottom of the filter course material ²	
	feet	E _{UD} = Invert elevation of the underdrain (UD), if applicable	
345.00	feet	E _{SHWT} = Elevation of SHWT (if none found, enter the lowest elevation of the test pit)	
343.33	feet	E _{ROCK} = Elevation of bedrock (if none found, enter the lowest elevation of the test pit)	
346.00	feet	D _{FC to UD} = Depth to UD from the bottom of the filter course	≥ 1'
2.67	feet	D _{FC to ROCK} = Depth to bedrock from the bottom of the filter course	≥ 1'
1.00	feet	D _{FC to SHWT} = Depth to SHWT from the bottom of the filter course	≥ 1'
348.56	ft	Peak elevation of the 50-year storm event (infiltration can be used in analysis)	
349.00	ft	Elevation of the top of the practice	
YES		50 peak elevation ≤ Elevation of the top of the practice	← yes
If a surface sand filter or underground sand filter is proposed:			
YES	ac	Drainage Area check.	< 10 ac
	cf	V = Volume of storage ³ (attach a stage-storage table)	≥ 75%WQV
	inches	D _{FC} = Filter course thickness	18", or 24" if within GPA
Sheet		Note what sheet in the plan set contains the filter course specification.	
Yes/No		Access grate provided?	← yes

YES	ac	Drainage Area no larger than 5 ac?	← yes
1,066	cf	V = Volume of storage ³ (attach a stage-storage table)	≥ WQV
18.0	inches	D _{FC} = Filter course thickness	18", or 24" if within GPA
Sheet	14	Note what sheet in the plan set contains the filter course specification	
3.0	:1	Pond side slopes	≥ 3:1
Sheet		Note what sheet in the plan set contains the planting plans and surface cover	
If porous pavement is proposed:			
		Type of pavement proposed (Concrete? Asphalt? Pavers? Etc.)	
	acres	A _{SA} = Surface area of the pervious pavement	
	:1	Ratio of the contributing area to the pervious surface area	≤ 5:1
	inches	D _{FC} = Filter course thickness	12", or 18" if within GPA
Sheet		Note what sheet in the plan set contains the filter course spec.	mod. 304.1 (see spec)

1. Rate of the limiting layer (either the filter course or the underlying soil). K_{sat_design} includes factor of safety. See Env-Wq 1504.14 for guidance on determining the infiltration rate.
2. See lines 34, 40 and 48 for required depths of filter media.
3. Volume without depending on infiltration. The volume includes the storage above the filter (but below the invert of the outlet structure, if any), the filter media voids, and the pretreatment area. The storage above the filter media shall not include the volume above the outlet structure, if any.

[illegible]

Stage-Area-Storage for Pond BP1: BIORETENTION # 1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
346.00	182	0	346.52	326	41
346.01	182	1	346.53	327	43
346.02	182	1	346.54	329	45
346.03	182	2	346.55	331	47
346.04	182	3	346.56	333	49
346.05	182	4	346.57	334	52
346.06	182	4	346.58	336	54
346.07	182	5	346.59	338	56
346.08	182	6	346.60	340	59
346.09	182	7	346.61	342	61
346.10	182	7	346.62	343	63
346.11	182	8	346.63	345	66
346.12	182	9	346.64	347	68
346.13	182	9	346.65	349	70
346.14	182	10	346.66	350	73
346.15	182	11	346.67	352	75
346.16	182	12	346.68	354	78
346.17	182	12	346.69	356	80
346.18	182	13	346.70	358	83
346.19	182	14	346.71	359	85
346.20	182	15	346.72	361	88
346.21	182	15	346.73	363	90
346.22	182	16	346.74	365	93
346.23	182	17	346.75	367	95
346.24	182	17	346.76	368	98
346.25	182	18	346.77	370	100
346.26	182	19	346.78	372	103
346.27	182	20	346.79	374	106
346.28	182	20	346.80	375	108
346.29	182	21	346.81	377	111
346.30	182	22	346.82	379	114
346.31	182	23	346.83	381	116
346.32	182	23	346.84	383	119
346.33	182	24	346.85	384	122
346.34	182	25	346.86	386	125
346.35	182	25	346.87	388	127
346.36	182	26	346.88	390	130
346.37	182	27	346.89	391	133
346.38	182	28	346.90	393	136
346.39	182	28	346.91	395	139
346.40	182	29	346.92	397	141
346.41	182	30	346.93	399	144
346.42	182	31	346.94	400	147
346.43	182	31	346.95	402	150
346.44	182	32	346.96	404	153
346.45	182	33	346.97	406	156
346.46	182	33	346.98	407	159
346.47	182	34	346.99	409	162
346.48	182	35	347.00	411	165
346.49	182	36	347.01	417	168
346.50	322	36	347.02	422	171
346.51	324	39	347.03	428	174

Stage-Area-Storage for Pond BP1: BIORETENTION # 1 (continued)

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
347.04	434	178	347.56	717	429
347.05	439	181	347.57	721	436
347.06	445	184	347.58	725	444
347.07	451	188	347.59	729	451
347.08	456	191	347.60	733	458
347.09	462	195	347.61	737	466
347.10	468	198	347.62	741	473
347.11	473	202	347.63	745	480
347.12	479	205	347.64	749	488
347.13	485	209	347.65	753	495
347.14	491	213	347.66	757	503
347.15	496	217	347.67	761	511
347.16	502	221	347.68	765	518
347.17	508	225	347.69	769	526
347.18	513	229	347.70	773	534
347.19	519	233	347.71	777	541
347.20	525	237	347.72	780	549
347.21	530	241	347.73	784	557
347.22	536	245	347.74	788	565
347.23	542	249	347.75	792	573
347.24	547	254	347.76	796	581
347.25	553	258	347.77	800	589
347.26	559	263	347.78	804	597
347.27	564	267	347.79	808	605
347.28	570	272	347.80	812	613
347.29	576	276	347.81	816	621
347.30	581	281	347.82	820	629
347.31	587	286	347.83	824	637
347.32	593	291	347.84	828	646
347.33	598	296	347.85	832	654
347.34	604	300	347.86	836	662
347.35	610	305	347.87	840	671
347.36	615	311	347.88	844	679
347.37	621	316	347.89	848	687
347.38	627	321	347.90	852	696
347.39	633	326	347.91	855	705
347.40	638	331	347.92	859	713
347.41	644	337	347.93	863	722
347.42	650	342	347.94	867	730
347.43	655	347	347.95	871	739
347.44	661	353	347.96	875	748
347.45	667	358	347.97	879	757
347.46	672	364	347.98	883	765
347.47	678	370	347.99	887	774
347.48	684	375	348.00	891	783
347.49	689	381	348.01	894	792
347.50	695	387	348.02	898	801
347.51	698	394	348.03	901	810
347.52	701	401	348.04	904	819
347.53	705	408	348.05	908	828
347.54	709	415	348.06	911	837
347.55	713	422	348.07	914	846

Stage-Area-Storage for Pond BP1: BIORETENTION # 1 (continued)

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
348.08	918	855	348.60	1,457	1,436
348.09	921	865	348.61	1,472	1,450
348.10	924	874	348.62	1,487	1,465
348.11	928	883	348.63	1,502	1,480
348.12	931	892	348.64	1,517	1,495
348.13	934	902	348.65	1,532	1,511
348.14	938	911	348.66	1,548	1,526
348.15	941	920	348.67	1,563	1,542
348.16	944	930	348.68	1,578	1,557
348.17	947	939	348.69	1,593	1,573
348.18	952	949	348.70	1,608	1,589
348.19	956	958	348.71	1,623	1,605
348.20	961	968	348.72	1,638	1,622
348.21	965	978	348.73	1,653	1,638
348.22	970	987	348.74	1,668	1,655
348.23	974	997	348.75	1,683	1,671
348.24	979	1,007	348.76	1,698	1,688
348.25	983	1,017	348.77	1,713	1,705
348.26	988	1,026	348.78	1,728	1,723
348.27	992	1,036	348.79	1,743	1,740
348.28	997	1,046	348.80	1,758	1,757
348.29	1,001	1,056	348.81	1,773	1,775
348.30	1,006	1,066	348.82	1,788	1,793
348.31	1,021	1,076	348.83	1,803	1,811
348.32	1,036	1,087	348.84	1,818	1,829
348.33	1,051	1,097	348.85	1,833	1,847
348.34	1,066	1,108	348.86	1,848	1,866
348.35	1,081	1,119	348.87	1,863	1,884
348.36	1,096	1,129	348.88	1,878	1,903
348.37	1,111	1,140	348.89	1,894	1,922
348.38	1,126	1,152	348.90	1,909	1,941
348.39	1,141	1,163	348.91	1,924	1,960
348.40	1,156	1,174	348.92	1,939	1,979
348.41	1,171	1,186	348.93	1,954	1,999
348.42	1,187	1,198	348.94	1,969	2,018
348.43	1,202	1,210	348.95	1,984	2,038
348.44	1,217	1,222	348.96	1,999	2,058
348.45	1,232	1,234	348.97	2,014	2,078
348.46	1,247	1,247	348.98	2,029	2,098
348.47	1,262	1,259	348.99	2,044	2,119
348.48	1,277	1,272	349.00	2,059	2,139
348.49	1,292	1,285			
348.50	1,307	1,298			
348.51	1,322	1,311			
348.52	1,337	1,324			
348.53	1,352	1,338			
348.54	1,367	1,351			
348.55	1,382	1,365			
348.56	1,397	1,379			
348.57	1,412	1,393			
348.58	1,427	1,407			
348.59	1,442	1,421			

FILTRATION PRACTICE DESIGN CRITERIA (Env-Wq 1508.07)

Type/Node Name:

Bioretention Pond #2

Enter the type of filtration practice (e.g., bioretention system) and the node name in the drainage analysis, if applicable.

Yes		Check if you reviewed the restrictions on unlined systems outlined in Env-Wq 1508.07(a).	
0.42	ac	A = Area draining to the practice	
0.25	ac	A _I = Impervious area draining to the practice	
0.58	decimal	I = Percent impervious area draining to the practice, in decimal form	
0.58	unitless	R _v = Runoff coefficient = 0.05 + (0.9 x I)	
0.24	ac-in	WQV = 1" x R _v x A	
879	cf	WQV conversion (ac-in x 43,560 sf/ac x 1ft/12")	
220	cf	25% x WQV (check calc for sediment forebay volume)	
659	cf	75% x WQV (check calc for surface sand filter volume)	
Forebay		Method of Pretreatment? (not required for clean or roof runoff)	
526	cf	V _{SED} = Sediment forebay volume, if used for pretreatment	≥ 25%WQV
Calculate time to drain if system IS NOT underdrained:			
101	sf	A _{SA} = Surface area of the practice	
10.00	iph	K _{sat} _{DESIGN} = Design infiltration rate ¹	
		If K _{sat} (prior to factor of safety) is < 0.50 iph, has an underdrain been provided?	
no	Yes/No	(Use the calculations below)	
10.4	hours	T _{DRAIN} = Drain time = V / (A _{SA} * I _{DESIGN})	≤ 72-hrs
Calculate time to drain if system IS underdrained:			
	ft	E _{WQV} = Elevation of WQV (attach stage-storage table)	
	cfs	Q _{WQV} = Discharge at the E _{WQV} (attach stage-discharge table)	
-	hours	T _{DRAIN} = Drain time = 2WQV/Q _{WQV}	≤ 72-hrs
345.00	feet	E _{FC} = Elevation of the bottom of the filter course material ²	
	feet	E _{UD} = Invert elevation of the underdrain (UD), if applicable	
344.00	feet	E _{SHWT} = Elevation of SHWT (if none found, enter the lowest elevation of the test pit)	
343.33	feet	E _{ROCK} = Elevation of bedrock (if none found, enter the lowest elevation of the test pit)	
345.00	feet	D _{FC to UD} = Depth to UD from the bottom of the filter course	≥ 1'
1.67	feet	D _{FC to ROCK} = Depth to bedrock from the bottom of the filter course	≥ 1'
1.00	feet	D _{FC to SHWT} = Depth to SHWT from the bottom of the filter course	≥ 1'
348.26	ft	Peak elevation of the 50-year storm event (infiltration can be used in analysis)	
349.00	ft	Elevation of the top of the practice	
YES		50 peak elevation ≤ Elevation of the top of the practice	← yes
If a surface sand filter or underground sand filter is proposed:			
YES	ac	Drainage Area check.	< 10 ac
	cf	V = Volume of storage ³ (attach a stage-storage table)	≥ 75%WQV
	inches	D _{FC} = Filter course thickness	18", or 24" if within GPA
Sheet		Note what sheet in the plan set contains the filter course specification.	
Yes/No		Access grate provided?	← yes

If a bioretention area is proposed:		
YES	ac	Drainage Area no larger than 5 ac?
802	cf	V = Volume of storage ³ (attach a stage-storage table)
18.0	inches	D _{FC} = Filter course thickness
Sheet	14	Note what sheet in the plan set contains the filter course specification
3.0	:1	Pond side slopes
Sheet		Note what sheet in the plan set contains the planting plans and surface cover
If porous pavement is proposed:		
		Type of pavement proposed (Concrete? Asphalt? Pavers? Etc.)
	acres	A _{SA} = Surface area of the pervious pavement
	:1	Ratio of the contributing area to the pervious surface area
	inches	D _{FC} = Filter course thickness
Sheet		Note what sheet in the plan set contains the filter course spec.

← yes
 ≥ WQV
 18", or 24" if
 within GPA

 > 3:1

 ≤ 5:1
 12", or 18" if
 within GPA
 mod. 304.1 (see
 spec)

1. Rate of the limiting layer (either the filter course or the underlying soil). Ksat_{design} includes factor of safety. See Env-Wq 1504.14 for guidance on determining the infiltration rate.
2. See lines 34, 40 and 48 for required depths of filter media.
3. Volume without depending on infiltration. The volume includes the storage above the filter (but below the invert of the outlet structure, if any), the filter media voids, and the pretreatment area. The storage above the filter media shall not include the volume above the outlet structure, if any.

Designer's Notes:

Stage-Area-Storage for Pond BP2: BIORETENTION #2

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
345.00	101	0	345.52	101	21
345.01	101	0	345.53	101	21
345.02	101	1	345.54	101	22
345.03	101	1	345.55	101	22
345.04	101	2	345.56	101	23
345.05	101	2	345.57	101	23
345.06	101	2	345.58	101	23
345.07	101	3	345.59	101	24
345.08	101	3	345.60	101	24
345.09	101	4	345.61	101	25
345.10	101	4	345.62	101	25
345.11	101	4	345.63	101	25
345.12	101	5	345.64	101	26
345.13	101	5	345.65	101	26
345.14	101	6	345.66	101	27
345.15	101	6	345.67	101	27
345.16	101	6	345.68	101	27
345.17	101	7	345.69	101	28
345.18	101	7	345.70	101	28
345.19	101	8	345.71	101	29
345.20	101	8	345.72	101	29
345.21	101	8	345.73	101	29
345.22	101	9	345.74	101	30
345.23	101	9	345.75	101	30
345.24	101	10	345.76	101	31
345.25	101	10	345.77	101	31
345.26	101	11	345.78	101	32
345.27	101	11	345.79	101	32
345.28	101	11	345.80	101	32
345.29	101	12	345.81	101	33
345.30	101	12	345.82	101	33
345.31	101	13	345.83	101	34
345.32	101	13	345.84	101	34
345.33	101	13	345.85	101	34
345.34	101	14	345.86	101	35
345.35	101	14	345.87	101	35
345.36	101	15	345.88	101	36
345.37	101	15	345.89	101	36
345.38	101	15	345.90	101	36
345.39	101	16	345.91	101	37
345.40	101	16	345.92	101	37
345.41	101	17	345.93	101	38
345.42	101	17	345.94	101	38
345.43	101	17	345.95	101	38
345.44	101	18	345.96	101	39
345.45	101	18	345.97	101	39
345.46	101	19	345.98	101	40
345.47	101	19	345.99	101	40
345.48	101	19	346.00	164	40
345.49	101	20	346.01	166	41
345.50	101	20	346.02	168	43
345.51	101	21	346.03	170	44

Stage-Area-Storage for Pond BP2: BIORETENTION #2 (continued)

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
346.04	172	45	346.56	284	135
346.05	174	46	346.57	286	137
346.06	176	47	346.58	289	140
346.07	179	48	346.59	292	143
346.08	181	49	346.60	295	146
346.09	183	51	346.61	298	149
346.10	185	52	346.62	300	152
346.11	187	53	346.63	303	155
346.12	189	54	346.64	306	158
346.13	191	56	346.65	309	161
346.14	193	57	346.66	311	164
346.15	195	58	346.67	314	167
346.16	197	60	346.68	317	171
346.17	199	61	346.69	320	174
346.18	201	62	346.70	323	177
346.19	204	64	346.71	325	180
346.20	206	65	346.72	328	184
346.21	208	67	346.73	331	187
346.22	210	68	346.74	334	190
346.23	212	70	346.75	336	194
346.24	214	71	346.76	339	197
346.25	216	73	346.77	342	200
346.26	218	74	346.78	345	204
346.27	220	76	346.79	348	207
346.28	222	78	346.80	350	211
346.29	224	79	346.81	353	214
346.30	226	81	346.82	356	218
346.31	228	82	346.83	359	221
346.32	231	84	346.84	361	225
346.33	233	86	346.85	364	229
346.34	235	88	346.86	367	232
346.35	237	89	346.87	370	236
346.36	239	91	346.88	373	240
346.37	241	93	346.89	375	243
346.38	243	95	346.90	378	247
346.39	245	97	346.91	381	251
346.40	247	98	346.92	384	255
346.41	249	100	346.93	387	259
346.42	251	102	346.94	389	262
346.43	253	104	346.95	392	266
346.44	256	106	346.96	395	270
346.45	258	108	346.97	398	274
346.46	260	110	346.98	400	278
346.47	262	112	346.99	403	282
346.48	264	114	347.00	406	286
346.49	266	116	347.01	409	290
346.50	268	118	347.02	412	295
346.51	270	121	347.03	415	299
346.52	272	123	347.04	418	303
346.53	275	126	347.05	421	307
346.54	278	129	347.06	424	311
346.55	281	132	347.07	426	315

Stage-Area-Storage for Pond BP2: BIORETENTION #2 (continued)

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
347.08	429	320	347.60	552	581
347.09	432	324	347.61	552	587
347.10	435	328	347.62	552	592
347.11	438	333	347.63	552	598
347.12	441	337	347.64	552	603
347.13	444	342	347.65	552	609
347.14	447	346	347.66	552	614
347.15	450	351	347.67	552	620
347.16	453	355	347.68	552	625
347.17	456	360	347.69	552	631
347.18	459	364	347.70	552	636
347.19	461	369	347.71	552	642
347.20	464	373	347.72	552	647
347.21	467	378	347.73	552	653
347.22	470	383	347.74	552	658
347.23	473	387	347.75	552	664
347.24	476	392	347.76	552	669
347.25	479	397	347.77	552	675
347.26	482	402	347.78	552	680
347.27	485	407	347.79	552	686
347.28	488	411	347.80	552	691
347.29	491	416	347.81	552	697
347.30	494	421	347.82	552	702
347.31	497	426	347.83	552	708
347.32	499	431	347.84	552	714
347.33	502	436	347.85	552	719
347.34	505	441	347.86	552	725
347.35	508	446	347.87	552	730
347.36	511	451	347.88	552	736
347.37	514	457	347.89	552	741
347.38	517	462	347.90	552	747
347.39	520	467	347.91	552	752
347.40	523	472	347.92	552	758
347.41	526	477	347.93	552	763
347.42	529	483	347.94	552	769
347.43	532	488	347.95	552	774
347.44	534	493	347.96	552	780
347.45	537	499	347.97	552	785
347.46	540	504	347.98	552	791
347.47	543	509	347.99	552	796
347.48	546	515	348.00	552	802
347.49	549	520	348.01	577	807
347.50	552	526	348.02	602	813
347.51	552	531	348.03	627	820
347.52	552	537	348.04	652	826
347.53	552	542	348.05	678	833
347.54	552	548	348.06	703	839
347.55	552	553	348.07	728	847
347.56	552	559	348.08	753	854
347.57	552	564	348.09	778	862
347.58	552	570	348.10	803	870
347.59	552	576	348.11	828	878

Stage-Area-Storage for Pond BP2: BIORETENTION #2 (continued)

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
348.12	853	886	348.64	2,160	1,670
348.13	879	895	348.65	2,185	1,691
348.14	904	904	348.66	2,210	1,713
348.15	929	913	348.67	2,235	1,735
348.16	954	922	348.68	2,260	1,758
348.17	979	932	348.69	2,285	1,781
348.18	1,004	942	348.70	2,310	1,804
348.19	1,029	952	348.71	2,336	1,827
348.20	1,054	962	348.72	2,361	1,850
348.21	1,080	973	348.73	2,386	1,874
348.22	1,105	984	348.74	2,411	1,898
348.23	1,130	995	348.75	2,436	1,922
348.24	1,155	1,007	348.76	2,461	1,947
348.25	1,180	1,018	348.77	2,486	1,972
348.26	1,205	1,030	348.78	2,511	1,997
348.27	1,230	1,042	348.79	2,536	2,022
348.28	1,255	1,055	348.80	2,562	2,047
348.29	1,280	1,068	348.81	2,587	2,073
348.30	1,306	1,080	348.82	2,612	2,099
348.31	1,331	1,094	348.83	2,637	2,125
348.32	1,356	1,107	348.84	2,662	2,152
348.33	1,381	1,121	348.85	2,687	2,178
348.34	1,406	1,135	348.86	2,712	2,205
348.35	1,431	1,149	348.87	2,737	2,233
348.36	1,456	1,163	348.88	2,763	2,260
348.37	1,481	1,178	348.89	2,788	2,288
348.38	1,507	1,193	348.90	2,813	2,316
348.39	1,532	1,208	348.91	2,838	2,344
348.40	1,557	1,224	348.92	2,863	2,373
348.41	1,582	1,239	348.93	2,888	2,402
348.42	1,607	1,255	348.94	2,913	2,431
348.43	1,632	1,271	348.95	2,938	2,460
348.44	1,657	1,288	348.96	2,964	2,489
348.45	1,682	1,305	348.97	2,989	2,519
348.46	1,708	1,322	348.98	3,014	2,549
348.47	1,733	1,339	348.99	3,039	2,579
348.48	1,758	1,356	349.00	3,064	2,610
348.49	1,783	1,374			
348.50	1,808	1,392			
348.51	1,833	1,410			
348.52	1,858	1,428			
348.53	1,883	1,447			
348.54	1,908	1,466			
348.55	1,934	1,485			
348.56	1,959	1,505			
348.57	1,984	1,525			
348.58	2,009	1,545			
348.59	2,034	1,565			
348.60	2,059	1,585			
348.61	2,084	1,606			
348.62	2,109	1,627			
348.63	2,135	1,648			

6. EXTREME PRECIPITATION TABLES

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 State	Yes
Location	
Latitude	43.626 degrees North
Longitude	72.322 degrees West
Elevation	100 feet
Date/Time	Mon Jan 06 2025 08:06:58 GMT-0500 (Eastern Standard 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	0.65	0.81	1.01	1yr	0.70	0.93	1.16	1.43	1.75	2.15	2.41	1yr	1.90	2.32	2.68	3.28	3.77	1yr
2yr	0.31	0.47	0.59	0.77	0.97	1.21	2yr	0.84	1.10	1.38	1.69	2.06	2.49	2.79	2yr	2.20	2.69	3.13	3.74	4.27	2yr
5yr	0.36	0.56	0.71	0.95	1.21	1.51	5yr	1.04	1.39	1.74	2.12	2.55	3.05	3.45	5yr	2.70	3.32	3.84	4.51	5.13	5yr
10yr	0.41	0.64	0.81	1.10	1.43	1.80	10yr	1.23	1.65	2.07	2.51	3.01	3.56	4.05	10yr	3.15	3.89	4.49	5.19	5.89	10yr
25yr	0.48	0.77	0.97	1.34	1.78	2.26	25yr	1.54	2.08	2.59	3.14	3.73	4.37	5.00	25yr	3.87	4.81	5.51	6.27	7.07	25yr
50yr	0.55	0.88	1.13	1.57	2.12	2.69	50yr	1.83	2.47	3.09	3.72	4.40	5.11	5.88	50yr	4.52	5.65	6.45	7.23	8.12	50yr
100yr	0.62	1.00	1.29	1.84	2.51	3.20	100yr	2.16	2.94	3.68	4.41	5.17	5.97	6.91	100yr	5.28	6.64	7.54	8.34	9.33	100yr
200yr	0.71	1.16	1.51	2.16	2.98	3.81	200yr	2.57	3.51	4.37	5.23	6.09	6.98	8.12	200yr	6.18	7.80	8.82	9.63	10.73	200yr
500yr	0.85	1.41	1.83	2.66	3.73	4.79	500yr	3.22	4.43	5.49	6.53	7.56	8.58	10.05	500yr	7.60	9.67	10.86	11.65	12.91	500yr

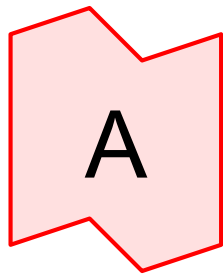
Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.24	0.37	0.45	0.61	0.75	0.83	1yr	0.64	0.81	0.96	1.24	1.53	1.87	2.08	1yr	1.65	2.00	2.34	2.91	3.52	1yr
2yr	0.29	0.45	0.56	0.76	0.93	1.10	2yr	0.81	1.07	1.24	1.61	2.05	2.43	2.72	2yr	2.15	2.61	3.04	3.64	4.16	2yr
5yr	0.34	0.52	0.64	0.88	1.12	1.31	5yr	0.97	1.28	1.48	1.88	2.38	2.86	3.19	5yr	2.54	3.07	3.55	4.18	4.78	5yr
10yr	0.37	0.57	0.71	1.00	1.29	1.49	10yr	1.11	1.46	1.69	2.12	2.66	3.24	3.61	10yr	2.87	3.47	3.99	4.63	5.31	10yr
25yr	0.43	0.66	0.82	1.17	1.54	1.76	25yr	1.33	1.72	2.00	2.47	3.06	3.83	4.24	25yr	3.39	4.08	4.67	5.30	6.10	25yr
50yr	0.48	0.72	0.90	1.30	1.74	2.01	50yr	1.51	1.96	2.28	2.77	3.39	4.34	4.81	50yr	3.84	4.62	5.28	5.87	6.79	50yr
100yr	0.53	0.81	1.01	1.46	2.01	2.27	100yr	1.73	2.22	2.61	3.11	3.77	4.93	5.44	100yr	4.37	5.23	5.96	6.52	7.54	100yr
200yr	0.60	0.90	1.14	1.65	2.30	2.58	200yr	1.98	2.52	2.97	3.49	4.21	5.62	6.17	200yr	4.97	5.93	6.74	7.25	8.39	200yr
500yr	0.70	1.04	1.34	1.94	2.76	3.04	500yr	2.38	2.97	3.55	4.06	4.86	6.68	7.30	500yr	5.91	7.02	7.97	8.34	9.68	500yr

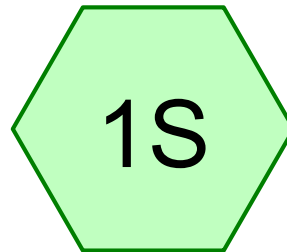
Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.44	0.53	0.72	0.88	1.03	1yr	0.76	1.00	1.17	1.52	1.90	2.34	2.67	1yr	2.07	2.57	2.88	3.51	3.99	1yr
2yr	0.32	0.49	0.60	0.81	1.00	1.18	2yr	0.87	1.16	1.34	1.71	2.18	2.57	2.90	2yr	2.27	2.79	3.26	3.87	4.43	2yr
5yr	0.39	0.61	0.75	1.03	1.31	1.53	5yr	1.13	1.50	1.71	2.17	2.72	3.24	3.70	5yr	2.87	3.56	4.18	4.84	5.54	5yr
10yr	0.47	0.72	0.89	1.25	1.61	1.88	10yr	1.39	1.84	2.10	2.61	3.23	3.88	4.46	10yr	3.43	4.29	5.06	5.74	6.57	10yr
25yr	0.60	0.91	1.13	1.61	2.12	2.48	25yr	1.83	2.43	2.75	3.35	4.06	4.92	5.74	25yr	4.35	5.52	6.52	7.24	8.24	25yr
50yr	0.71	1.08	1.35	1.94	2.61	3.06	50yr	2.25	2.99	3.37	4.04	4.83	5.87	6.93	50yr	5.19	6.66	7.89	8.62	9.79	50yr
100yr	0.86	1.30	1.62	2.34	3.22	3.77	100yr	2.77	3.69	4.15	4.88	5.77	7.01	8.38	100yr	6.20	8.06	9.55	10.26	11.64	100yr
200yr	1.03	1.55	1.96	2.84	3.96	4.66	200yr	3.42	4.55	5.10	5.91	6.88	8.37	10.13	200yr	7.41	9.75	11.56	12.24	13.81	200yr
500yr	1.32	1.97	2.53	3.67	5.22	6.16	500yr	4.51	6.03	6.71	7.59	8.68	10.58	13.03	500yr	9.36	12.53	14.87	15.48	17.35	500yr

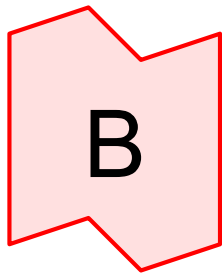
7. HYDROCAD DRAINAGE ANALYSIS



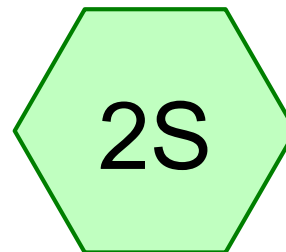
POA



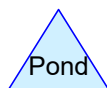
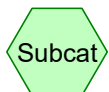
North Side



POA



South Side



Routing Diagram for 25-01-06 _2407021 Lady Rich Car Wash PreConstruction

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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-inch	Type II 24-hr		Default	24.00	1	1.00	2
2	2-YR	Type II 24-hr		Default	24.00	1	2.49	2
3	25-YR	Type II 24-hr		Default	24.00	1	4.37	2
4	50-YR	Type II 24-hr		Default	24.00	1	5.11	2
5	100-YR	Type II 24-hr		Default	24.00	1	5.97	2

25-01-06 _2407021 Lady Rich Car Wash PreConstruction

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Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
5,586	61	Off-Site >75% Grass cover, Good, HSG B (1S, 2S)
300	56	Off-Site Brush, Fair, HSG B (1S, 2S)
491	98	Off-Site Deck, HSG B (1S)
1,455	96	Off-Site Gravel surface, HSG B (2S)
335	98	Off-Site Paved parking, HSG B (1S)
4,432	55	Off-Site Woods, Good, HSG B (1S)
4,275	61	On-Site >75% Grass cover, Good, HSG B (1S, 2S)
2,954	56	On-Site Brush, Fair, HSG B (1S, 2S)
16,920	98	On-Site Paved parking, HSG B (1S, 2S)
3,570	98	On-Site Roofs, HSG B (1S, 2S)
75	55	On-Site Woods, Good, HSG B (1S)
40,393	81	TOTAL AREA

25-01-06 _2407021 Lady Rich Car Wash PreConstruction

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Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
40,393	HSG B	1S, 2S
0	HSG C	
0	HSG D	
0	Other	
40,393		TOTAL AREA

Time span=1.00-48.00 hrs, dt=0.05 hrs, 941 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: North Side Runoff Area=21,668 sf 47.24% Impervious Runoff Depth=0.05"
Flow Length=206' Tc=13.7 min CN=77 Runoff=0.00 cfs 86 cf

Subcatchment2S: South Side Runoff Area=18,725 sf 59.17% Impervious Runoff Depth=0.17"
Flow Length=43' Tc=4.7 min CN=85 Runoff=0.12 cfs 271 cf

Link A: POA Inflow=0.00 cfs 86 cf
Primary=0.00 cfs 86 cf

Link B: POA Inflow=0.12 cfs 271 cf
Primary=0.12 cfs 271 cf

Total Runoff Area = 40,393 sf Runoff Volume = 357 cf Average Runoff Depth = 0.11"
47.23% Pervious = 19,077 sf 52.77% Impervious = 21,316 sf

Time span=1.00-48.00 hrs, dt=0.05 hrs, 941 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: North Side Runoff Area=21,668 sf 47.24% Impervious Runoff Depth=0.73"
Flow Length=206' Tc=13.7 min CN=77 Runoff=0.46 cfs 1,325 cf

Subcatchment2S: South Side Runoff Area=18,725 sf 59.17% Impervious Runoff Depth=1.17"
Flow Length=43' Tc=4.7 min CN=85 Runoff=0.92 cfs 1,826 cf

Link A: POA Inflow=0.46 cfs 1,325 cf
Primary=0.46 cfs 1,325 cf

Link B: POA Inflow=0.92 cfs 1,826 cf
Primary=0.92 cfs 1,826 cf

Total Runoff Area = 40,393 sf Runoff Volume = 3,152 cf Average Runoff Depth = 0.94"
47.23% Pervious = 19,077 sf 52.77% Impervious = 21,316 sf

Time span=1.00-48.00 hrs, dt=0.05 hrs, 941 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: North Side

Runoff Area=21,668 sf 47.24% Impervious Runoff Depth=2.11"
Flow Length=206' Tc=13.7 min CN=77 Runoff=1.40 cfs 3,802 cf

Subcatchment2S: South Side

Runoff Area=18,725 sf 59.17% Impervious Runoff Depth=2.79"
Flow Length=43' Tc=4.7 min CN=85 Runoff=2.14 cfs 4,355 cf

Link A: POA

Inflow=1.40 cfs 3,802 cf
Primary=1.40 cfs 3,802 cf

Link B: POA

Inflow=2.14 cfs 4,355 cf
Primary=2.14 cfs 4,355 cf

Total Runoff Area = 40,393 sf Runoff Volume = 8,157 cf Average Runoff Depth = 2.42"
47.23% Pervious = 19,077 sf 52.77% Impervious = 21,316 sf

Time span=1.00-48.00 hrs, dt=0.05 hrs, 941 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: North Side Runoff Area=21,668 sf 47.24% Impervious Runoff Depth=2.72"
Flow Length=206' Tc=13.7 min CN=77 Runoff=1.81 cfs 4,903 cf

Subcatchment2S: South Side Runoff Area=18,725 sf 59.17% Impervious Runoff Depth=3.47"
Flow Length=43' Tc=4.7 min CN=85 Runoff=2.63 cfs 5,414 cf

Link A: POA Inflow=1.81 cfs 4,903 cf
Primary=1.81 cfs 4,903 cf

Link B: POA Inflow=2.63 cfs 5,414 cf
Primary=2.63 cfs 5,414 cf

Total Runoff Area = 40,393 sf Runoff Volume = 10,317 cf Average Runoff Depth = 3.07"
47.23% Pervious = 19,077 sf 52.77% Impervious = 21,316 sf

Time span=1.00-48.00 hrs, dt=0.05 hrs, 941 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: North Side Runoff Area=21,668 sf 47.24% Impervious Runoff Depth=3.45"
Flow Length=206' Tc=13.7 min CN=77 Runoff=2.30 cfs 6,235 cf

Subcatchment2S: South Side Runoff Area=18,725 sf 59.17% Impervious Runoff Depth=4.27"
Flow Length=43' Tc=4.7 min CN=85 Runoff=3.20 cfs 6,670 cf

Link A: POA Inflow=2.30 cfs 6,235 cf
Primary=2.30 cfs 6,235 cf

Link B: POA Inflow=3.20 cfs 6,670 cf
Primary=3.20 cfs 6,670 cf

Total Runoff Area = 40,393 sf Runoff Volume = 12,904 cf Average Runoff Depth = 3.83"
47.23% Pervious = 19,077 sf 52.77% Impervious = 21,316 sf

Summary for Subcatchment 1S: North Side

Runoff = 1.40 cfs @ 12.06 hrs, Volume= 3,802 cf, Depth= 2.11"
 Routed to Link A : POA

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs
 Type II 24-hr 25-YR Rainfall=4.37"

	Area (sf)	CN	Description
*	1,875	98	On-Site Roofs, HSG B
*	7,535	98	On-Site Paved parking, HSG B
*	2,092	61	On-Site >75% Grass cover, Good, HSG B
*	1,390	56	On-Site Brush, Fair, HSG B
*	75	55	On-Site Woods, Good, HSG B
*	491	98	Off-Site Deck, HSG B
*	335	98	Off-Site Paved parking, HSG B
*	3,317	61	Off-Site >75% Grass cover, Good, HSG B
*	126	56	Off-Site Brush, Fair, HSG B
*	4,432	55	Off-Site Woods, Good, HSG B
	21,668	77	Weighted Average
	11,432		52.76% Pervious Area
	10,236		47.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.9	50	0.0300	0.07		Sheet Flow, A-B
					Woods: Light underbrush n= 0.400 P2= 2.49"
0.2	12	0.0600	1.22		Shallow Concentrated Flow, B-C
					Woodland Kv= 5.0 fps
1.6	144	0.0100	1.50		Shallow Concentrated Flow, C-D
					Grassed Waterway Kv= 15.0 fps
13.7	206	Total			

Summary for Subcatchment 2S: South Side

[49] Hint: Tc<2dt may require smaller dt

Runoff = 2.14 cfs @ 11.95 hrs, Volume= 4,355 cf, Depth= 2.79"
 Routed to Link B : POA

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs
 Type II 24-hr 25-YR Rainfall=4.37"

	Area (sf)	CN	Description
*	1,695	98	On-Site Roofs, HSG B
*	9,385	98	On-Site Paved parking, HSG B
*	2,183	61	On-Site >75% Grass cover, Good, HSG B
*	1,564	56	On-Site Brush, Fair, HSG B
*	1,455	96	Off-Site Gravel surface, HSG B
*	2,269	61	Off-Site >75% Grass cover, Good, HSG B
*	174	56	Off-Site Brush, Fair, HSG B
	18,725	85	Weighted Average
	7,645		40.83% Pervious Area
	11,080		59.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	4	0.0100	0.06		Sheet Flow, A-B Grass: Short n= 0.150 P2= 2.49"
0.4	13	0.0100	0.61		Sheet Flow, B-C Smooth surfaces n= 0.011 P2= 2.49"
3.2	26	0.0300	0.13		Sheet Flow, C-D Grass: Short n= 0.150 P2= 2.49"
4.7	43	Total			

Summary for Link A: POA

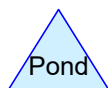
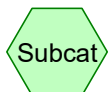
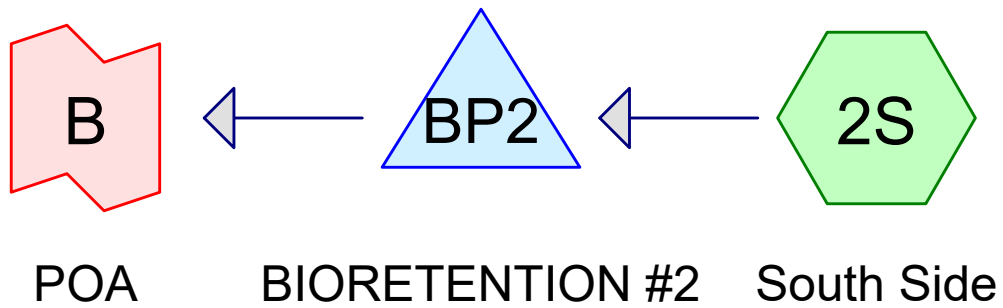
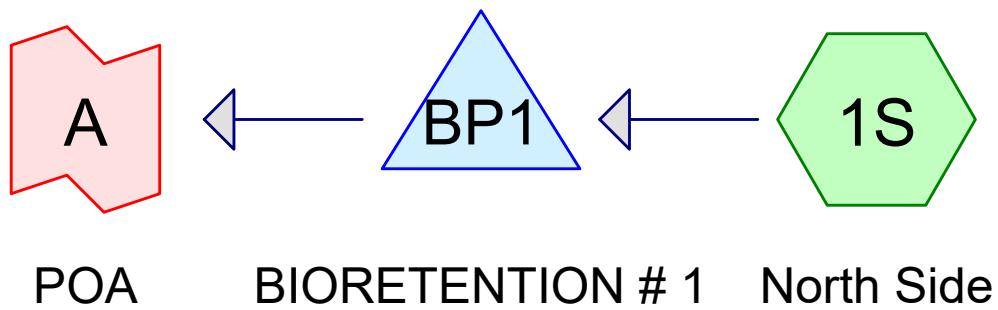
Inflow Area = 21,668 sf, 47.24% Impervious, Inflow Depth = 2.11" for 25-YR event
 Inflow = 1.40 cfs @ 12.06 hrs, Volume= 3,802 cf
 Primary = 1.40 cfs @ 12.06 hrs, Volume= 3,802 cf, Atten= 0%, Lag= 0.0 min
 Routed to nonexistent node 3L

Primary outflow = Inflow, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs

Summary for Link B: POA

Inflow Area = 18,725 sf, 59.17% Impervious, Inflow Depth = 2.79" for 25-YR event
 Inflow = 2.14 cfs @ 11.95 hrs, Volume= 4,355 cf
 Primary = 2.14 cfs @ 11.95 hrs, Volume= 4,355 cf, Atten= 0%, Lag= 0.0 min
 Routed to nonexistent node 3L

Primary outflow = Inflow, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs



Routing Diagram for 25-01-06 _2407021 Lady Rich Car Wash PostConstruction
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25-01-06 _2407021 Lady Rich Car Wash PostConstruction

Prepared by Granite Engineering, LLC

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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-inch	Type II 24-hr		Default	24.00	1	1.00	2
2	2-YR	Type II 24-hr		Default	24.00	1	2.49	2
3	25-YR	Type II 24-hr		Default	24.00	1	4.37	2
4	50-YR	Type II 24-hr		Default	24.00	1	5.11	2
5	100-YR	Type II 24-hr		Default	24.00	1	5.97	2

25-01-06 _2407021 Lady Rich Car Wash PostConstruction

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.128	61	Off-Site >75% Grass cover, Good, HSG B (1S, 2S)
0.006	56	Off-Site Brush, Fair, HSG B (1S, 2S)
0.011	98	Off-Site Deck, HSG B (1S)
0.033	96	Off-Site Gravel surface, HSG B (2S)
0.008	98	Off-Site Paved parking, HSG B (1S)
0.102	55	Off-Site Woods, Good, HSG B (1S)
0.098	61	On-Site >75% Grass cover, Good, HSG B (1S, 2S)
0.062	56	On-Site Brush, Fair, HSG B (1S, 2S)
0.385	98	On-Site Paved parking, HSG B (1S, 2S)
0.090	98	On-Site Roofs, HSG B (1S, 2S)
0.002	55	On-Site Woods, Good, HSG B (1S)
0.925	81	TOTAL AREA

25-01-06 _2407021 Lady Rich Car Wash PostConstruction

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	1S, 2S
0.925	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
0.925		TOTAL AREA

Time span=1.00-48.00 hrs, dt=0.01 hrs, 4701 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: North Side Runoff Area=22,009 sf 49.11% Impervious Runoff Depth=0.05"
 Flow Length=151' Tc=12.8 min CN=78 Runoff=0.01 cfs 0.002 af

Subcatchment2S: South Side Runoff Area=18,295 sf 58.49% Impervious Runoff Depth=0.17"
 Flow Length=43' Tc=5.0 min CN=85 Runoff=0.12 cfs 0.006 af

Pond BP1: BIORETENTION# 1 Peak Elev=346.76' Storage=99 cf Inflow=0.01 cfs 0.002 af
 Discarded=0.00 cfs 0.000 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.000 af

Pond BP2: BIORETENTION#2 Peak Elev=346.63' Storage=154 cf Inflow=0.12 cfs 0.006 af
 Discarded=0.00 cfs 0.003 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.003 af

Link A: POA Inflow=0.00 cfs 0.000 af
 Primary=0.00 cfs 0.000 af

Link B: POA Inflow=0.00 cfs 0.000 af
 Primary=0.00 cfs 0.000 af

Total Runoff Area = 0.925 ac Runoff Volume = 0.008 af Average Runoff Depth = 0.11"
46.63% Pervious = 0.431 ac 53.37% Impervious = 0.494 ac

Time span=1.00-48.00 hrs, dt=0.01 hrs, 4701 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: North Side Runoff Area=22,009 sf 49.11% Impervious Runoff Depth=0.76"
 Flow Length=151' Tc=12.8 min CN=78 Runoff=0.52 cfs 0.032 af

Subcatchment2S: South Side Runoff Area=18,295 sf 58.49% Impervious Runoff Depth=1.17"
 Flow Length=43' Tc=5.0 min CN=85 Runoff=0.92 cfs 0.041 af

Pond BP1: BIORETENTION# 1 Peak Elev=347.99' Storage=777 cf Inflow=0.52 cfs 0.032 af
 Discarded=0.02 cfs 0.023 af Primary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.023 af

Pond BP2: BIORETENTION#2 Peak Elev=348.03' Storage=820 cf Inflow=0.92 cfs 0.041 af
 Discarded=0.04 cfs 0.034 af Primary=0.10 cfs 0.004 af Outflow=0.14 cfs 0.038 af

Link A: POA Inflow=0.00 cfs 0.000 af
 Primary=0.00 cfs 0.000 af

Link B: POA Inflow=0.10 cfs 0.004 af
 Primary=0.10 cfs 0.004 af

Total Runoff Area = 0.925 ac Runoff Volume = 0.073 af Average Runoff Depth = 0.95"
46.63% Pervious = 0.431 ac 53.37% Impervious = 0.494 ac

Time span=1.00-48.00 hrs, dt=0.01 hrs, 4701 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: North Side Runoff Area=22,009 sf 49.11% Impervious Runoff Depth=2.15"
Flow Length=151' Tc=12.8 min CN=78 Runoff=1.52 cfs 0.091 af

Subcatchment2S: South Side Runoff Area=18,295 sf 58.49% Impervious Runoff Depth=2.79"
Flow Length=43' Tc=5.0 min CN=85 Runoff=2.12 cfs 0.098 af

Pond BP1: BIORETENTION# 1 Peak Elev=348.49' Storage=1,290 cf Inflow=1.52 cfs 0.091 af
Discarded=0.07 cfs 0.048 af Primary=1.06 cfs 0.034 af Outflow=1.13 cfs 0.082 af

Pond BP2: BIORETENTION#2 Peak Elev=348.23' Storage=992 cf Inflow=2.12 cfs 0.098 af
Discarded=0.10 cfs 0.048 af Primary=1.94 cfs 0.047 af Outflow=2.04 cfs 0.095 af

Link A: POA Inflow=1.06 cfs 0.034 af
Primary=1.06 cfs 0.034 af

Link B: POA Inflow=1.94 cfs 0.047 af
Primary=1.94 cfs 0.047 af

Total Runoff Area = 0.925 ac Runoff Volume = 0.188 af Average Runoff Depth = 2.44"
46.63% Pervious = 0.431 ac 53.37% Impervious = 0.494 ac

Time span=1.00-48.00 hrs, dt=0.01 hrs, 4701 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: North Side Runoff Area=22,009 sf 49.11% Impervious Runoff Depth=2.77"
Flow Length=151' Tc=12.8 min CN=78 Runoff=1.95 cfs 0.117 af

Subcatchment2S: South Side Runoff Area=18,295 sf 58.49% Impervious Runoff Depth=3.47"
Flow Length=43' Tc=5.0 min CN=85 Runoff=2.60 cfs 0.122 af

Pond BP1: BIORETENTION# 1 Peak Elev=348.56' Storage=1,372 cf Inflow=1.95 cfs 0.117 af
Discarded=0.08 cfs 0.051 af Primary=1.70 cfs 0.056 af Outflow=1.78 cfs 0.108 af

Pond BP2: BIORETENTION#2 Peak Elev=348.26' Storage=1,030 cf Inflow=2.60 cfs 0.122 af
Discarded=0.11 cfs 0.052 af Primary=2.40 cfs 0.066 af Outflow=2.51 cfs 0.119 af

Link A: POA Inflow=1.70 cfs 0.056 af
Primary=1.70 cfs 0.056 af

Link B: POA Inflow=2.40 cfs 0.066 af
Primary=2.40 cfs 0.066 af

Total Runoff Area = 0.925 ac Runoff Volume = 0.238 af Average Runoff Depth = 3.09"
46.63% Pervious = 0.431 ac 53.37% Impervious = 0.494 ac

Time span=1.00-48.00 hrs, dt=0.01 hrs, 4701 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: North Side Runoff Area=22,009 sf 49.11% Impervious Runoff Depth=3.51"
 Flow Length=151' Tc=12.8 min CN=78 Runoff=2.47 cfs 0.148 af

Subcatchment2S: South Side Runoff Area=18,295 sf 58.49% Impervious Runoff Depth=4.28"
 Flow Length=43' Tc=5.0 min CN=85 Runoff=3.17 cfs 0.150 af

Pond BP1: BIORETENTION# 1 Peak Elev=348.60' Storage=1,438 cf Inflow=2.47 cfs 0.148 af
 Discarded=0.09 cfs 0.055 af Primary=2.28 cfs 0.084 af Outflow=2.37 cfs 0.139 af

Pond BP2: BIORETENTION#2 Peak Elev=348.29' Storage=1,074 cf Inflow=3.17 cfs 0.150 af
 Discarded=0.12 cfs 0.057 af Primary=2.93 cfs 0.090 af Outflow=3.05 cfs 0.147 af

Link A: POA Inflow=2.28 cfs 0.084 af
 Primary=2.28 cfs 0.084 af

Link B: POA Inflow=2.93 cfs 0.090 af
 Primary=2.93 cfs 0.090 af

Total Runoff Area = 0.925 ac Runoff Volume = 0.298 af Average Runoff Depth = 3.86"
46.63% Pervious = 0.431 ac 53.37% Impervious = 0.494 ac

Summary for Subcatchment 1S: North Side

Runoff = 1.52 cfs @ 12.05 hrs, Volume= 0.091 af, Depth= 2.15"
 Routed to Pond BP1 : BIORETENTION # 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs
 Type II 24-hr 25-YR Rainfall=4.37"

	Area (sf)	CN	Description
*	1,556	98	On-Site Roofs, HSG B
*	8,427	98	On-Site Paved parking, HSG B
*	1,814	61	On-Site >75% Grass cover, Good, HSG B
*	1,427	56	On-Site Brush, Fair, HSG B
*	75	55	On-Site Woods, Good, HSG B
*	491	98	Off-Site Deck, HSG B
*	335	98	Off-Site Paved parking, HSG B
*	3,317	61	Off-Site >75% Grass cover, Good, HSG B
*	135	56	Off-Site Brush, Fair, HSG B
*	4,432	55	Off-Site Woods, Good, HSG B
	22,009	78	Weighted Average
	11,200		50.89% Pervious Area
	10,809		49.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.9	50	0.0300	0.07		Sheet Flow, A-B
					Woods: Light underbrush n= 0.400 P2= 2.49"
0.2	12	0.0600	1.22		Shallow Concentrated Flow, B-C
					Woodland Kv= 5.0 fps
0.7	89	0.0200	2.12		Shallow Concentrated Flow, C-D
					Grassed Waterway Kv= 15.0 fps
12.8	151	Total			

Summary for Subcatchment 2S: South Side

Runoff = 2.12 cfs @ 11.96 hrs, Volume= 0.098 af, Depth= 2.79"
 Routed to Pond BP2 : BIORETENTION #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs
 Type II 24-hr 25-YR Rainfall=4.37"

	Area (sf)	CN	Description
*	2,343	98	On-Site Roofs, HSG B
*	8,358	98	On-Site Paved parking, HSG B
*	2,458	61	On-Site >75% Grass cover, Good, HSG B
*	1,265	56	On-Site Brush, Fair, HSG B
*	1,455	96	Off-Site Gravel surface, HSG B
*	2,269	61	Off-Site >75% Grass cover, Good, HSG B
*	147	56	Off-Site Brush, Fair, HSG B
	18,295	85	Weighted Average
	7,594		41.51% Pervious Area
	10,701		58.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	4	0.0100	0.06		Sheet Flow, A-B Grass: Short n= 0.150 P2= 2.49"
0.4	13	0.0100	0.61		Sheet Flow, B-C Smooth surfaces n= 0.011 P2= 2.49"
3.2	26	0.0300	0.13		Sheet Flow, C-D Grass: Short n= 0.150 P2= 2.49"
4.7	43	Total, Increased to minimum Tc = 5.0 min			

Summary for Pond BP1: BIORETENTION # 1

Inflow Area = 0.505 ac, 49.11% Impervious, Inflow Depth = 2.15" for 25-YR event
 Inflow = 1.52 cfs @ 12.05 hrs, Volume= 0.091 af
 Outflow = 1.13 cfs @ 12.13 hrs, Volume= 0.082 af, Atten= 25%, Lag= 5.0 min
 Discarded = 0.07 cfs @ 12.13 hrs, Volume= 0.048 af
 Primary = 1.06 cfs @ 12.13 hrs, Volume= 0.034 af
 Routed to Link A : POA

Routing by Stor-Ind method, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs / 3
 Peak Elev= 348.49' @ 12.13 hrs Surf.Area= 1,299 sf Storage= 1,290 cf

Plug-Flow detention time= 239.2 min calculated for 0.082 af (90% of inflow)
 Center-of-Mass det. time= 188.4 min (1,025.9 - 837.5)

Volume	Invert	Avail.Storage	Storage Description
#1	346.50'	918 cf	FOREBAY-EAST (Prismatic) Listed below (Recalc)
#2	346.50'	715 cf	FOREBAY-WEST (Prismatic) Listed below (Recalc)
#3	346.00'	506 cf	Bioretention (Prismatic) Listed below (Recalc)
		2,139 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
346.50	52	0	0
347.00	101	38	38
347.50	244	86	125
348.00	308	138	263
348.17	330	54	317
348.30	363	45	362
349.00	1,226	556	918

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
346.50	88	0	0
347.00	128	54	54
347.50	269	99	153
348.00	332	150	304
348.17	354	58	362
348.30	370	47	409
349.00	506	307	715

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
346.00	182	0.0	0	0
347.50	182	40.0	109	109
347.51	182	100.0	2	111
348.00	251	100.0	106	217
348.30	273	100.0	79	296
349.00	327	100.0	210	506

Device	Routing	Invert	Outlet Devices
#1	Discarded	347.50'	10.000 in/hr Exfiltration X 0.50 over Surface area above 347.50' Excluded Surface area = 695 sf
#2	Primary	348.30'	Custom Weir/Orifice, Cv= 2.62 (C= 3.28) Head (feet) 0.00 0.70 Width (feet) 3.00 10.00

Discarded OutFlow Max=0.07 cfs @ 12.13 hrs HW=348.49' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.07 cfs)

Primary OutFlow Max=1.06 cfs @ 12.13 hrs HW=348.49' (Free Discharge)
 ↑2=Custom Weir/Orifice (Weir Controls 1.06 cfs @ 1.37 fps)

Summary for Pond BP2: BIORETENTION #2

Inflow Area = 0.420 ac, 58.49% Impervious, Inflow Depth = 2.79" for 25-YR event
 Inflow = 2.12 cfs @ 11.96 hrs, Volume= 0.098 af
 Outflow = 2.04 cfs @ 11.98 hrs, Volume= 0.095 af, Atten= 4%, Lag= 1.2 min
 Discarded = 0.10 cfs @ 11.98 hrs, Volume= 0.048 af
 Primary = 1.94 cfs @ 11.98 hrs, Volume= 0.047 af
 Routed to Link B : POA

Routing by Stor-Ind method, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs / 3
 Peak Elev= 348.23' @ 11.98 hrs Surf.Area= 1,122 sf Storage= 992 cf

Plug-Flow detention time= 161.4 min calculated for 0.095 af (97% of inflow)
 Center-of-Mass det. time= 144.8 min (953.5 - 808.7)

Volume	Invert	Avail.Storage	Storage Description
#1	346.00'	1,762 cf	FOREBAY (Prismatic) Listed below (Recalc)
#2	345.00'	848 cf	Bioretention (Prismatic) Listed below (Recalc)
		2,610 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
346.00	63	0	0
346.50	167	58	58
347.00	251	105	162
347.50	339	148	310
348.00	339	170	479
349.00	2,226	1,283	1,762

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
345.00	101	0.0	0	0
346.50	101	40.0	61	61
346.51	101	100.0	1	62
347.00	155	100.0	63	124
347.50	213	100.0	92	216
348.00	213	100.0	107	323
349.00	838	100.0	526	848

Device	Routing	Invert	Outlet Devices
#1	Discarded	346.50'	10.000 in/hr Exfiltration X 0.50 over Surface area above 346.50' Excluded Surface area = 268 sf
#2	Primary	348.00'	Custom Weir/Orifice, Cv= 2.62 (C= 3.28) Head (feet) 0.00 1.00 Width (feet) 5.00 10.00

Discarded OutFlow Max=0.10 cfs @ 11.98 hrs HW=348.23' (Free Discharge)
 ↑ **1=Exfiltration** (Exfiltration Controls 0.10 cfs)

Primary OutFlow Max=1.93 cfs @ 11.98 hrs HW=348.23' (Free Discharge)
 ↑ **2=Custom Weir/Orifice** (Weir Controls 1.93 cfs @ 1.53 fps)

Summary for Link A: POA

Inflow Area = 0.505 ac, 49.11% Impervious, Inflow Depth = 0.81" for 25-YR event
 Inflow = 1.06 cfs @ 12.13 hrs, Volume= 0.034 af
 Primary = 1.06 cfs @ 12.13 hrs, Volume= 0.034 af, Atten= 0%, Lag= 0.0 min
 Routed to nonexistent node 3L

Primary outflow = Inflow, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs

Summary for Link B: POA

Inflow Area = 0.420 ac, 58.49% Impervious, Inflow Depth = 1.34" for 25-YR event
Inflow = 1.94 cfs @ 11.98 hrs, Volume= 0.047 af
Primary = 1.94 cfs @ 11.98 hrs, Volume= 0.047 af, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 3L

Primary outflow = Inflow, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs

8. OPERATION AND MAINTENANCE PLAN WITH CHECKLISTS



Stormwater Management Operation and Maintenance (O&M) Manual

for:

Lady Rich Express Car Wash, LLC

Located at:

***Tax Map 129 Lot 19
1 Martin Drive
Lebanon, NH 03784***

Prepared for:

***LRX 1 Martin Drive, LLC
56 Ridge Avenue
Claremont, NH 03743***

Prepared by:

**GRANITE ENGINEERING, LLC
150 DOW STREET, TOWER 2, SUITE 421
MANCHESTER, NH 03101
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Stormwater Management Operation and Maintenance (O&M) Manual

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Stormwater Management Operation and Maintenance (O&M) Manual

I. Compliance with Stormwater Facility Maintenance Requirements

The owner of the subject property is responsible for ensuring that stormwater facilities installed on the property are properly maintained and that they function as designed. In some cases, this maintenance responsibility may be assigned to others through special agreements. Any transfer of responsibility for inspection and maintenance activities or transfer of ownership shall be documented in writing. The contract documents will require the contractor to designate a person responsible for maintenance of the sedimentation control features during construction. Long-term operation and maintenance for the stormwater management facilities are presented below.

II. Inspection & Maintenance – Annual Reporting

Requirements for the inspection and maintenance of stormwater facilities, as well as reporting requirements, are included in this Stormwater Management Operation and Maintenance (O&M) Manual.

Verification that the Stormwater facilities have been properly inspected and maintained; copies of the annual report should be documented on site for future reporting upon request.

Copies of the Inspection and Maintenance forms for each of the stormwater facilities are located in Appendix B and C. A standard annual reporting form is provided in Appendix A.

III. Preventative Measures to Reduce Maintenance Costs

The most effective way to maintain your water quality facility is to prevent the pollutants from entering the facility in the first place. Common pollutants include sediment, trash & debris, chemicals, dog wastes, runoff from stored materials, illicit discharges into the storm drainage system and many others. A thoughtful maintenance program will include measures to address these potential contaminants and will save money and time in the long run. Key points to consider in your maintenance program include:

- Educate property owners/residents to be aware of how their actions affect water quality, and how they can help reduce maintenance costs
- Keep properties, streets and gutters, and parking lots free of trash, debris, and lawn clippings
- Ensure the proper disposal of hazardous wastes and chemicals
- Plan lawn care to minimize the use of chemicals and pesticides
- Sweep paved surfaces and put the sweepings back on the lawn
- Be aware of automobiles leaking fluids. Use absorbents such as cat litter to soak up drippings – dispose of properly
- Re-vegetate disturbed and bare areas to maintain vegetative stabilization.
- Clean out the upstream components of the storm drainage system, including inlets, storm sewers, and outfalls
- Do not store materials outdoors (including landscaping materials) unless properly protected from runoff

IV. Access

All stormwater management facilities located on the site have a designated access location. Refer to the Stormwater Plan located in Appendix E for access locations.

V. Safety

Keep safety considerations at the forefront of inspection procedures at all times. Likely hazards should be anticipated and avoided. Never enter confined space (outlet structure, manhole, etc) without proper training or equipment. A confined space should never be entered without at least one additional person present.

If a toxic or flammable substance is discovered, leave the immediate area and contact the local authority at 911.

Potentially dangerous (e.g., fuel, chemicals, hazardous materials) substances found in the areas must be referred to the local authority immediately for response. The emergency contact number is 911.

Vertical drops may be encountered in areas located within and around the facility. Avoid walking on top of retaining walls or other structures that have a significant vertical drop. If a vertical drop is identified within the pond that is greater than 48" in height, make the appropriate note/comment on the maintenance inspection form.

If any hazard is found within the facility area that poses an immediate threat to public safety, contact the local authority immediately.

VI. Field Inspection Equipment

It is imperative that the appropriate equipment is taken to the field with the inspector(s). This is to ensure the safety of the inspector and allow the inspections to be performed as efficiently as possible. Below is a list of the equipment that may be necessary to perform the inspections of all Stormwater Management Facilities:

- Protective clothing and boots
- Safety equipment (vest, hard hat, confined space entry equipment)
- Communication equipment
- Operation and Maintenance Manual for the site including stormwater management facility location maps
- Clipboard
- Stormwater Facility Maintenance Inspection Forms (See Appendix B)
- Manhole Lid Remover
- Shovel
- Camera

Some of the items identified above need not be carried by the inspector (manhole lid remover, shovel, and confined space entry equipment). However, this equipment should be available in the vehicle driven to the site.

VII. Inspecting Stormwater Management Facilities

The quality of stormwater relies heavily on the proper operation and maintenance of permanent best management practices. Stormwater management facilities must be periodically inspected to ensure that they function as designed. The inspection will determine the appropriate maintenance that is required for the facility.

A. Inspection Procedures

All stormwater management facilities are required to be inspected by a qualified individual. Inspections should follow the inspection guidance found in Appendix B of this manual.

B. Inspection Report

The person(s) conducting the inspection activities shall complete the appropriate inspection report for the specific facility. Inspection reports are located in Appendix B.

VIII. Maintenance Requirements

Stormwater management facilities must be properly maintained to ensure that they operate correctly and provide the water quality treatment for which they were designed. Routine maintenance performed on a frequently scheduled basis can help avoid more costly rehabilitative maintenance that results when facilities are not adequately maintained.

The Long-Term Inspection and Maintenance Log provides a record of maintenance activities. Maintenance Logs for each facility type are provided in Appendix C.

Bioretention Systems

- 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.
- Pretreatment measures should be inspected at least twice annually, and cleaned of accumulated sediment as warranted by inspection, but no less than once annually.
- Trash and debris should be removed at each inspection.
- At least once annually, system should be inspected for drawdown time. If bioretention 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, including but not limited to removal of accumulated sediments or reconstruction of filter.

- Vegetation should be inspected at least once annually, and maintained in healthy condition, including pruning, removal and replacement of dead or diseased vegetation, and removal of invasive species.

IX. Control of Invasive Species

During maintenance activities, check for the presence of invasive plants and remove in a safe manner as described on the following pages. They should be controlled as described in Appendix D.

Invasive plants are introduced, alien, or non-native plants, which have been moved by people from their native habitat to a new area. Some exotic plants are imported for human use such as landscaping, erosion control, or food crops. They also can arrive as "hitchhikers" among shipments of other plants, seeds, packing materials, or fresh produce. Some exotic plants become invasive and cause harm by:

- becoming weedy and overgrown;
- killing established shade trees;
- obstructing pipes and drainage systems;
- forming dense beds in water;
- lowering water levels in lakes, streams, and wetlands;
- destroying natural communities;
- promoting erosion on stream banks and hillsides; and
- resisting control except by hazardous chemicals.

Appendix A

Annual Inspection and Maintenance Reporting Form for Stormwater Facilities

Date: _____

Re: Certification of Inspection and Maintenance; Submittal of forms

Property/Subdivision Name: Lady Rich Express Car Wash

Property Address: Map 129 Lot 19, 1 Martin Drive, Lebanon, NH03784

Contact Name: Renee Costa

I verify that the required stormwater facility inspections and required maintenance have been completed in accordance with the Operations and Maintenance Manual associated with the above-referenced property.

The required Stormwater Facility Inspection and Maintenance forms are hereby provided.

Name of Party Responsible for Inspection
& Maintenance

Renee Costa
Property Owner

Authorized Signature

Signature

Stormwater BMP Owner Inspection Form

Appendix B

Lady Rich Express Car Wash

Address: Map 129 Lot 19, 1 Martin Drive, Lebanon, NH 03784

Owner: LRX 1 Martin Drive, LLC / Renee Costa

Date: _____ E-mail: _____ Phone: _____

I. GENERAL INSPECTION RESULTS					
Item	Inspection Results				BMP's in General
1	☐	Apparent problems	☐	No problems	BMP does not appear to be well maintained.
2	☐	Design flaws	☐	No flaws	BMP observed to have significant design flaws which lessen its effectiveness.
3	☐	Unauthorized modifications	☐	No modifications	BMP has unauthorized modifications that reduce its effectiveness.
4	☐	BMP removed	☐	BMP present	BMP has been destroyed or removed from property.
5	☐	Trash	☐	No Trash	Trash and debris has accumulated on/in BMP. Yard waste in BMP.
6	☐	Contaminated	☐	Uncontaminated	Evidence of Oil, gasoline. Contaminants or other pollutants.
7	☐	Smells	☐	Doesn't smell	Unpleasant odors from the BMP.
8	☐	Weeds	☐	No weeds	Invasive, nuisance vegetation or weeds are present.
II. BMP SPECIFIC INSPECTION RESULTS – Bioretention Pond #1					
Item	Inspection Results				BMP's in General
1	☐	Sediment Accumulated	☐	No accumulated sediment	Sediment in bottom of infiltration basin?
2	☐	Erosion	☐	No erosion	Eroded damage leading to the system; potential for continued erosion; erosion on a compacted berm embankment; soil from adjacent areas washes into/on BMP; continued erosion is prevalent.
3	☐	Insects	☐	No insects	Wasps, hornets or bees interfere with maintenance activities. Excessive or nuisance levels.
4	☐	Contaminated	☐	Uncontaminated	Prevalent and visible contaminants such as oil.

5	☐	Clogged	☐	Not clogged	Entry point for water is clogged or obstructed with sediment and/or debris.
6	☐	Pipes/structural repairs needed	☐	Pipes/structure are sound	Pipes and structures show signs of corrosion, spalls, leaks, deformation, crushing or other material failure.

III. BMP SPECIFIC INSPECTION RESULTS – Bioretention Pond #2

Item	Inspection Results				BMP's in General
1	☐	Sediment Accumulated	☐	No accumulated sediment	Sediment in bottom of infiltration basin?
2	☐	Erosion	☐	No erosion	Eroded damage leading to the system; potential for continued erosion; erosion on a compacted berm embankment; soil from adjacent areas washes into/on BMP; continued erosion is prevalent.
3	☐	Insects	☐	No insects	Wasps, hornets or bees interfere with maintenance activities. Excessive or nuisance levels.
4	☐	Contaminated	☐	Uncontaminated	Prevalent and visible contaminants such as oil.
5	☐	Clogged	☐	Not clogged	Entry point for water is clogged or obstructed with sediment and/or debris.
6	☐	Pipes/structural repairs needed	☐	Pipes/structure are sound	Pipes and structures show signs of corrosion, spalls, leaks, deformation, crushing or other material failure.

1. Is maintenance needed at this time?

☐ Yes

☐ No

2. Maintenance items needed/completed:

Appendix C

Long-Term Inspection & Maintenance Log

Date	Inspection (Yes or No)	Maintenance (Yes or No)	List BMPs Inspected and/or Provide Comments	Inspected By:

Appendix D



UNIVERSITY of NEW HAMPSHIRE
COOPERATIVE EXTENSION

Methods for Disposing Non-Native Invasive Plants

Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Tatarian honeysuckle
Lonicera tatarica

USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 3: 282.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces indicates its method of spread and helps determine the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

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 the New Hampshire prohibited invasive species list. (Agr 3802.01)

Appendix D

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag “head first” at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can’t be burned. Invasive plants with easily airborne seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn’t be burned as the seeds may disperse by the hot air created by the fire.

Bagging (solarization): Use this technique with softer-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let the material dry for several weeks, or until it is clearly nonviable.

Chipping: Use this method for woody plants that don’t reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn’t used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don’t compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.



Japanese knotweed
Polygonum cuspidatum
USDA-NRCS PLANTS Database /
Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 1: 676.

Be diligent looking for seedlings for years in areas where removal and disposal took place.

Appendix D

Suggested Disposal Methods for Non-Native Invasive Plants

This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

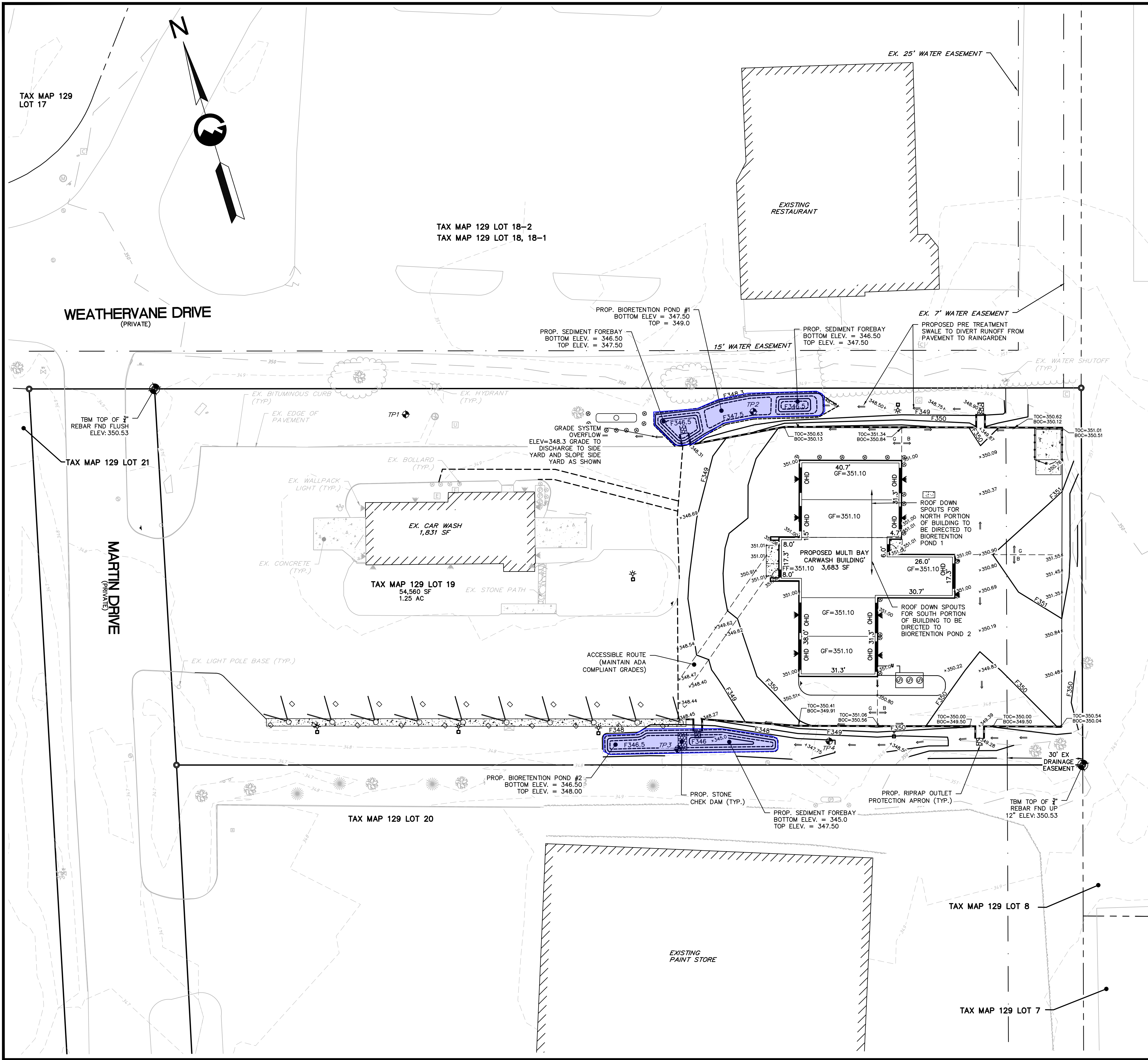
Woody Plants	Method of Reproducing	Methods of Disposal
Norway maple <i>(Acer platanoides)</i> European barberry <i>(Berberis vulgaris)</i> Japanese barberry <i>(Berberis thunbergii)</i> autumn olive <i>(Elaeagnus umbellata)</i> burning bush <i>(Euonymus alatus)</i> Morrow's honeysuckle <i>(Lonicera morrowii)</i> Tatarian honeysuckle <i>(Lonicera tatarica)</i> showy bush honeysuckle <i>(Lonicera x bella)</i> common buckthorn <i>(Rhamnus cathartica)</i> glossy buckthorn <i>(Frangula alnus)</i>	Fruit and Seeds 	Prior to fruit/seed ripening Seedlings and small plants ▪ Pull or cut and leave on site with roots exposed. No special care needed. Larger plants ▪ Use as firewood. ▪ Make a brush pile. ▪ Chip. ▪ Burn.
		After fruit/seed is ripe Don't remove from site. ▪ Burn. ▪ Make a covered brush pile. ▪ Chip once all fruit has dropped from branches. ▪ Leave resulting chips on site and monitor.
oriental bittersweet <i>(Celastrus orbiculatus)</i> multiflora rose <i>(Rosa multiflora)</i>	Fruits, Seeds, Plant Fragments 	Prior to fruit/seed ripening Seedlings and small plants ▪ Pull or cut and leave on site with roots exposed. No special care needed. Larger plants ▪ Make a brush pile. ▪ Burn.
		After fruit/seed is ripe Don't remove from site. ▪ Burn. ▪ Make a covered brush pile. ▪ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.

Appendix D

Non-Woody Plants	Method of Reproducing	Methods of Disposal
garlic mustard (<i>Alliaria petiolata</i>) spotted knapweed (<i>Centaurea maculosa</i>) ▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. black swallow-wort (<i>Cynanchum nigrum</i>) ▪ May cause skin rash. Wear gloves and long sleeves when handling. pale swallow-wort (<i>Cynanchum rossicum</i>) giant hogweed (<i>Heracleum mantegazzianum</i>) ▪ Can cause major skin rash. Wear gloves and long sleeves when handling. dame's rocket (<i>Hesperis matronalis</i>) perennial pepperweed (<i>Lepidium latifolium</i>) purple loosestrife (<i>Lythrum salicaria</i>) Japanese stilt grass (<i>Microstegium vimineum</i>) mile-a-minute weed (<i>Polygonum perfoliatum</i>)	Fruits and Seeds 	Prior to flowering Depends on scale of infestation Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material. During and following flowering Do nothing until the following year or remove flowering heads and bag and let rot. Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material.
common reed (<i>Phragmites australis</i>) Japanese knotweed (<i>Polygonum cuspidatum</i>) Bohemian knotweed (<i>Polygonum x bohemicum</i>)	Fruits, Seeds, Plant Fragments Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn't materially influence disposal activities.	Small infestation ▪ Bag all plant material and let rot. ▪ Never pile and use resulting material as compost. ▪ Burn. Large infestation ▪ Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile. ▪ Monitor and remove any sprouting material. ▪ Pile, let dry, and burn.

January 2010

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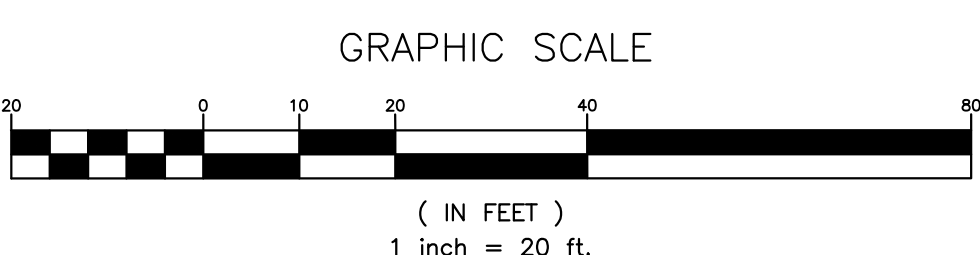
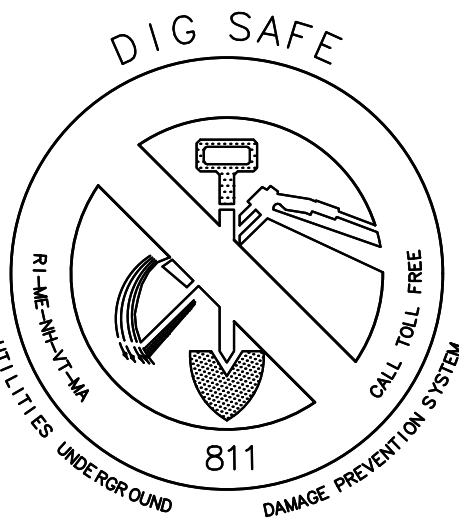
CONSTRUCTION NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED GRADING AND DRAINAGE SYSTEMS FOR THIS PROJECT.
2. ALL WORK ON THE SUBJECT PROPERTY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LEBANON CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION. IN THE ABSENCE OF A SPECIFIC MUNICIPAL SPECIFICATION, CONTRACTOR SHALL FOLLOW THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2016.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
4. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED.
6. SEE THE EROSION CONTROL PLAN FOR THE LOCATION OF THE TEMPORARY EROSION CONTROL DEVICES.
7. SEE DETAILS FOR DRAINAGE SPECIFICATIONS.
8. MATERIAL STOCKPILES SHALL BE ON LEVEL SITES WITH SILT FENCE INSTALLED AROUND THE PILE. STOCKPILES MUST BE SEEDED AND MULCHED IF STORED MORE THAN 14 DAYS.

LOAM & SEED ALL
DISTURBED AREAS (TYP.)

LEGEND

- BIO-RETENTION POND
- LEGEND
- EX. UTILITY POLE
 - EX./PROP. LIGHT POLE
 - PROP. BUILDING LIGHT
 - EX. WATER VALVE
 - EX. HYDRANT
 - EX./PROP. SIGN
 - EX./PROP. SEWER MANHOLE
 - EX./PROP. DRAIN MANHOLE
 - EX./PROP. CATCH BASIN
 - PROP. CLEAN OUT
 - EX./PROP. BOLLARD
 - ABUTTER LINE
 - PROPERTY LINE
 - PROP. PROPERTY LINE
 - EX. EASEMENT
 - 100-YEAR FLOOD LINE
 - EX. BUILDING
 - PROP. BUILDING
 - EX./PROP. STOCKADE FENCING
 - EX./PROP. EDGE OF PAVEMENT
 - EX. EDGE OF GRAVEL
 - EX./PROP. VERTICAL GRANITE CURB
 - PROP. SLOPE GRANITE CURB
 - EX./PROP. PAVEMENT MARKINGS
 - EX. TREELINE
 - EX./PROP. CONCRETE
 - EX./PROP. RIP RAP
 - EX. MAJOR CONTOUR
 - EX. MINOR CONTOUR
 - PROP. CONTOUR (1.0')
 - PROP. CONTOUR (0.5')



**GRANITE
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REV	DATE	BY	COMMENTS
1	04/14/2025	JDK	PROJECT SUBMITTAL

OWNER/APPLICANT:
LRY 1 MARTIN DRIVE LLC
56 RIDGE AVE.
CLAREMONT, NH 03743

**GRANITE
ENGINEERING**

civil engineering • land planning •
municipal services

150 Dow Street, Tower 2, Suite 421
Manchester,
New Hampshire 03101
603.518.8030

www.GraniteEng.com

STAMP:

04/15/2025

LOCATION:
TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
**LADY RICH EXPRESS
CAR WASH, LLC**

TITLE:
**GRADING AND
DRAINAGE PLAN**

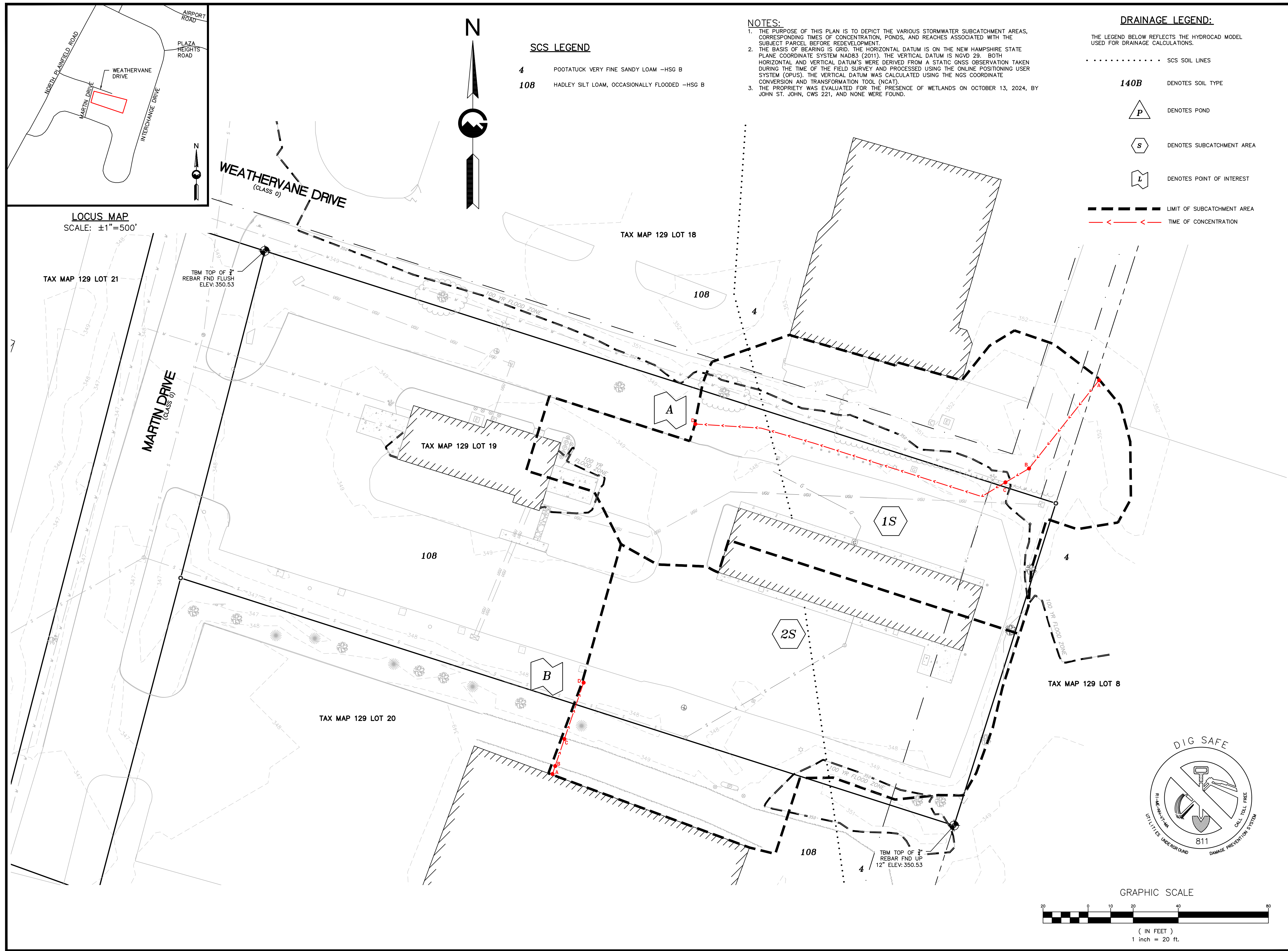
PROJECT No. DATE:
24-0702-1 APRIL 14, 2025

SHEET:
5 OF 17

SCALE:
HORIZ.
1"=20'

9. PLANS

- A. SITE PLAN SET (22" X 34")
 - B. PRE-DEVELOPMENT DRAINAGE AREAS PLAN (22" X 34")
 - C. POST-DEVELOPMENT DRAINAGE AREAS PLANS (22" X 34")
-

[illegible]



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

May 12, 2025 Meeting

Staff Memorandum – PB2025-20-SPR

APPLICATION INFORMATION

Agenda Item: 3.C

Application ID: PB2025-20-EXT

Application Type:

Request for extension of Site Plan Review approval to construct a +/- 4,465 sq. ft. convenience store at 200 South Main Street and five (5) fuel dispenser islands with an overhead canopy at 206 South Main Street, together with shared access and associated site improvements

Property Location & Tax Map:

- 200 South Main Street (114-5)
- 206 South Main Street (115-1)

Zoning District:

General Commercial (GC)

Property Sizes:

- 200 South Main St: +/-22.24 acs
- 206 South Main St: +/-0.78 acs

Overlay Districts:

- Floodplain District (*both 200 and 206 S Main Street*)
- Riverbank Protection District (*200 S Main Street only – area of proposed development not located in the RPD*)

Future Land Use Map: General Commercial

Staff Attachment:

- Site Plan sheet from “Proposed Retail Motor Fuel Outlet Site Redevelopment Plans,” prepared by Greenman-Pedersen, Inc., dated March 9, 2023, revised April 27, 2023

LEGAL NOTICE

Irving Oil Terminals, Inc. & Rancho Lebanon, LLC, 200 South Main Street (Tax Map 114, Lot 5) & 206 South Main Street (Tax Map 115, Lot 1), zoned GC: Applicants request an extension of time per Section 4.10.B of the Site Plan Review Regulations to obtain a building permit and an extension of time per Section 8.4.A.3 to achieve active and substantial development of a Site Plan originally approved on May 8, 2023 (PB2023-15-SPR) for a proposed +/- 4,465 sq. ft. convenience store at 200 South Main Street and five (5) fuel dispenser islands with an overhead canopy at 206 South Main Street, together with shared access and associated site improvements. PB2025-20-EXT

APPLICATION MATERIALS

- ▶ Application form (1 page)
- ▶ Letter dated May 11, 2022, from Rancho Lebanon LLC (authorization letter; 1 page)
- ▶ Letter dated April 10, 2025, from Jennifer Daigle, P.Eng., of Irving Oil (extension request letter; 1 page)
- ▶ Notice of Action dated May 8, 2023 for PB2023-15-SPR (5 pages)
- ▶ Certified Notification List (2 pages)
- ▶ Fee Schedule (2 pages)

COMPLETENESS REVIEW

In order to accept jurisdiction and commence review of the applicant's proposal, the Planning Board must first determine that the application is complete. See NH RSA 676:4, I(c)(1) and Section 4.7.C.2 (“Initial Completeness Determination”) of the Site Plan Review Regulations. The Planning and Development Department has reviewed the application for compliance with the Site Plan Review Regulations and recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

APPLICATION OVERVIEW

200 South Main Street is improved with two buildings: a multi-tenant shopping center (currently anchored Target) and a restaurant (Chili's). A third building, formerly utilized as a dry cleaner, was recently demolished. The adjacent property at 206 South Main Street was formerly occupied by a convenience store and is now vacant.

On May 8, 2023, the Planning Board granted site plan approval (PB2023-15-SPR) for the following:

- At the site of the now-demolished dry cleaner at 200 South Main Street, construction of a +/- 4,465 sq. ft. convenience store (the location of which is approximately marked by the yellow star in Figure 1* below).
- At 206 South Main Street, construction of a vehicular fueling station with five (5) fuel dispenser islands and an overhead canopy (the location of which is approximately marked by the red star in Figure 1* below).

**Please note that the blue circle shown on Figure 1 (which was taken from a prior staff memo) is not relevant to the applicant's current application.*

As part of the site plan approval, the Board also granted a Conditional Use Permit per Section 607.5 of the Zoning Ordinance to allow parking for the convenience store to be located at 206 South Main Street. A copy of the Board's Notice of Action for the Site Plan and Conditional Use approvals is included with the application materials. Also, for the Board's reference, staff has attached the approved site plan sheet.

At this time the applicant is requesting a two (2)-year extension for obtaining a building permit and a three (3)-year extension to achieve active and substantial development. The basis for the applicant's request is set forth in the attached letter dated April 10, 2025, from Jennifer Daigle, P.Eng., of Irving Oil.

Figure 1. Bird's Eye View of subject property (looking west).



©2021 Eagleview (image taken 4/3/2021)

Figure 2. Aerial view of development site.



SITE PLAN REVIEW REGULATIONS

A. Building Permit Extension

Section 4.10.A of the Site Plan Review Regulations requires that an applicant obtain a building permit within two (2) years of site plan approval. If a building permit is not obtained within two years, the site plan approval is void. In this case, the applicant is required to obtain a building permit by **May 8, 2025**. As of the date of this memo, an application for a building permit has not yet been submitted.

Section 4.10.B allows the Planning Board to grant an extension of up to two (2) additional years beyond the original expiration date, provided that the request is submitted prior to such expiration date. Here, the applicant timely submitted the extension request on April 14, 2025 (i.e. prior to the expiration date in accordance with Section 4.10.B). Therefore, pursuant to Section 4.10.A, the Board may extend the deadline to obtain a building permit to any date up to and including **May 8, 2027**.

In determining whether to grant an extension (and the duration of any such extension), Section 4.10.C provides that "the Board shall consider the totality of the circumstances, including the extent and complexity of the conditions precedent, and whether the need for more time is attributable to unusual circumstances beyond the control of the Applicant, rather than to the Applicant's neglect or failure to proceed with reasonable promptness."

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

- A. Any approved site plan for which a Building Permit has not been obtained within two (2) years of the date of the original approval shall be considered void; however, the Board may, for good cause, specify in the original Notice of Action some alternative time limit for obtaining a Building Permit. The voiding of an approval under this paragraph shall terminate the vesting of the application against changes in regulations, as set forth in RSA 676:12, VI and RSA 674:39.
- B. Notwithstanding paragraph A above, the Board may grant an extension of up to two (2) additional years beyond the original expiration date. A request for such an extension must be submitted by the Applicant to the Planning Office prior to such expiration date, and requests for extension of the site plan approval received after the expiration date will not be considered by the Board. An extension may be granted only after a public hearing with notice as provided in Section 4.8 of these Regulations.
- C. In determining whether to grant such an extension, the Board shall consider the totality of the circumstances, including the extent and complexity of the conditions precedent, the extent of the progress made by the Applicant toward satisfying the conditions precedent and/or starting construction, and whether the need for more time is attributable to unusual circumstances beyond the control of the Applicant, rather than to the Applicant’s neglect or failure to proceed with reasonable promptness. The Board shall indicate in its minutes the reason(s) for its decision on an extension request under this Section. The Board shall grant no more than one extension for any site plan, unless it determines, based on legal advice, that such extension is required in order to prevent a violation of constitutional rights.

If the applicant’s extension request is disapproved, the site plan approval for PB2023-15-SPR will automatically be deemed void.

B. Active and Substantial Development (Vesting) Extension

Section 8.4.A.2 of the Site Plan Review Regulations requires that, “Active and Substantial Development,” (as defined in Section 8.4.A.1) shall be achieved within two (2) years from the date of the Planning Board’s approval. Here, the applicant is required to achieve active and substantial development by **May 8, 2025**.

If active and substantial development is not achieved within two (2) years of the date of the Planning Board’s approval, the development will be subject to any changes in the City’s land use regulations (i.e. the project is no longer “vested” and must comply with current land use regulations). This will only matter if the land use regulations (i.e. the Zoning Ordinance, Site Plan Review Regulations, and Subdivision Regulations (if applicable)) have changed in a meaningful way since the project was originally approved. Since the time the site plan application for this project was originally submitted on March 13, 2023, it is staff’s view that there have been no regulatory changes which would substantially impact the project.

Section 8.4.A.3 allows the Planning Board to grant an extension of the time for completion of active and substantial development of up to five (5) years from the date of the Planning Board’s approval, provided that the request is submitted prior to the expiration date set forth in Section 4.10. Here, the applicant’s

extension request was timely submitted, as noted above. Therefore, the Board may grant an extension of time to achieve active and substantial development to any date up to and including **May 8, 2028**.¹

Per Section 8.4.A.3, in order to approve a request to extend the deadline to achieve active and substantial development, the applicant must demonstrate, and the Board must find that there is “good cause” to do so.

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

1. For purposes of these Regulations, unless modified by the Board at the time of approval of a specific application, the completion of all of the following shall imply “Active and Substantial Development or Building” when inspected and approved by the Reviewing Engineer:
 - a. Construction of and/or installation of basic infrastructure to support the development (including all of the following: roadways, access ways, parking lots, etc. to a minimum gravel base; and water and wastewater lines and other utilities placed in underground conduit ready for connection to proposed buildings/structures) in accordance with the approved plans; and,
 - b. Construction and completion of drainage improvements to service the development (including all of the following: detention/retention basins, treatment swales, pipes, underdrains, catch basins, etc.) in accordance with the approved plans; and,
 - c. Placement and maintenance of all erosion control measures on the site as specified on the approved plans.

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

2. Unless otherwise specified by the Board, Active and Substantial Development or Building shall be achieved within two (2) years from the date of the Planning Board’s approval.
3. The time for completion of Active and Substantial Development or Building may be extended for good cause by the Planning Board. A request for an extension of time within which to complete such Active and Substantial Development or Building shall

¹ Note that “substantial completion” (as defined in Section 8.4.B.1) must be achieved within five (5) years of the Board’s approval, and the timeframe within which to achieve “substantial completion” may not be extended. Consequently, if the Board grants an extension and allows active and substantial development to be achieved within 5 years from the date of the original approval, the Board would effectively eliminate the requirement to achieve active and substantial development (since substantial completion needs to be achieved no matter what within 5 years of the original approval). Instead, as a practical matter, the project would only be subject to the five (5) year “substantial completion” deadline. In other words, if a three-(3) year extension is approved, the effect would be to fully vest the project from changes in the land use regulations for a period of 5 years from the date of original site plan approval, without having to first achieve the “active and substantial development” threshold.]

be submitted by the Applicant to the Planning and Development Department prior to such expiration date for review in accordance with the provisions of Section 4.10 of these Regulations. Requests for extension of time to complete Active and Substantial Development or Building received after the expiration date shall not be considered by the Board. An extension may be granted only after a public hearing with notice as provided in Section 4.8 of these Regulations.

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

STAFF COMMENTS

1. As noted above, in determining whether to grant an extension of the time to obtain a building permit, Section 4.10.C provides that "the Board shall consider the totality of the circumstances, ***including the extent and complexity of the conditions precedent***["] (emphasis added) Per the Board's May 8, 2023 Notice of Action for PB2023-15-EXT, the applicant is required to satisfy eight (8) conditions (i.e. conditions #10-#17) prior to applying for a building permit and prior to the start of construction activities. Other than conditions #10 and #11, all such pre-building permit conditions of approval have been satisfied. With respect to conditions #10 and #11 – both of which relate to the preparation of legal documentation needed to secure and memorialize rights and responsibilities regarding the shared facilities between 200 and 206 South Mains Street – the applicant has worked in earnest to achieve compliance (and continues to do so), including extension communication with the City's legal counsel. Also note that the applicant has made substantial progress with respect to condition #18 (third-party inspection).
2. As an aside, note that there is a practical incongruity between Section 4.10.A (requiring a building permit to be obtained within two years) and Section 8.4.A.2 (requiring "Active and Substantial Development" to be achieved within two (2) years). The issue being that, as a practical matter, a developer will almost always need to obtain a building permit long before active and substantial development (as defined in Section 8.4.A.1) is achieved. Consequently, the Board should consider amending the Site Plan Review Regulations to separate these milestones (e.g. one solution would be to shorten the two-year timeframe in Section 4.10.A to one-year).

STAFF RECOMMENDATIONS

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

1. The applicant shall satisfy and comply with the Planning Board Notice of Action for PB2023-15-SPR, dated May 8, 2023, and all conditions of approval thereof except as may be superseded by the conditions below.
2. A building permit must be applied for *and issued* by no later than _____ (TBD by the Board, but can be no later than May 8, 2027).

STAFF MEMORANDUM

PB2025-21-EXT
200 & 206 South Main St
Agenda Item 3.C
May 12, 2025 PB Mtg
Page 7 of 7

3. "Active and substantial development," as defined in Section 8.4.A.1 of the Site Plan Review Regulations, shall be achieved for each phase by no later than _____ (*TBD by the Board, but can be no later than May 8, 2028*). If active and substantial development is not achieved by _____, the development shall be subject to all changes in the City's land use regulations.
4. "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 May 8, 2023, approval for PB2022-15-SPR. If substantial completion is not achieved within that time, the development shall be subject to all changes in the City's land use regulations.

Attachments

cc: Irving Oil Terminals Inc.
Rancho Lebanon, LLC
Maria Dolder, Esq.
File

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

PROPERTY OWNER (APPLICANT):

City of Lebanon
51 N Park Street
Lebanon, NH 03766

RE: Retail Motor Fuel Outlet Redevelopment
200-206 S Main Street
Lebanon, NH

May 11, 2022

To whom it may concern:

As landowner of the property located at **200 S. Main Street** (Map 114 Lot 5) in Lebanon, NH (the "Property"), we hereby advise that our Tenant, Irving Oil Marketing, Inc., is authorized to apply for and be issued any and all permits required for the re-development of a retail motor fuel outlet (the "Development").

In addition, we authorize Irving Oil Marketing Inc.'s agents Hebert & Dolder PLLC and Greenman Pederson Inc. to represent the Property during permitting.

We trust this letter is satisfactory for your use in the permitting process for the Development. Should you have any questions or require any additional information, please do not hesitate to contact the property manager, Michael N. McNally with Pacific Commercial Management, Inc., at (858) 450-6886.

Yours very truly,

Rancho Lebanon, LLC



Michel Kucinski
Designated Person of the Project Manager of Manager,
Mich2 HF Manager, LLC

476 Broadway,
Chula Vista, CA 91910



04/10/2025

Mr. Andrew Faunce
Lebanon Planning Board
51 N Park Street
Lebanon, NH
03766

Re: Site Plan Approval Extension Request for **PB2023-15-SPR** (Retail Motor Fuel Outlet Redevelopment at 206 South Main Street Map 115 Lot 1 & Map 114 Lot 5)

Dear Mr. Hall:

Irving Oil Terminals Inc. (Formerly Irving Oil Marketing Inc.) is requesting to be placed on the May 12, 2025, Planning Board meeting agenda to request an extension to Site Plan Approval PB2023-15-SPR for the two following deadlines in the Site Plan Review Regulations:

- Section 4.10.A (2-year building permit deadline): "Any approved site plan for which a Building Permit has not been obtained within two (2) years of the date of the original approval shall be considered void[.]"

We are requesting a two-year extension to this deadline. (We would be required to obtain a building permit before May 8, 2027)

- Section 8.4.A.2 (2-years active and substantial development deadline): "Active and Substantial Development or Building shall be achieved within two (2) years from the date of the Planning Board's approval."

We are requesting a three-year extension to this deadline.

Following approval being granted on May 8, 2023, we have taken the following steps to move the project forward:

- Engaged Gaftek Inc. as General Contractor to complete project pricing and scheduling
- Completed Demolition of the former Convenience Store at 206 Main Street, as well as the former Laundromat building at 200 Main Street (February 2024)
- Ordered Underground Storage Tanks
- Completed detailed building design drawings and submitted building permit application package to City Staff for review. (payment of fee and execution of the Inspection Agreement are outstanding)
- Obtained NHDES UST installation approval on 12/29/2023
- Received Driveway Permit on 2/28/2024
- Worked with City staff and Counsel on satisfying the Planning Board conditions.

Unfortunately, we have encountered several challenges that have delayed the project beyond our planned construction start date of April 2024. We now anticipate starting the project in 2025 once these are resolved.

Primarily, the environmental remediation of 206 Main Street has not been completed. The Third Party responsible for the remediation has not met the NHDES timelines for completing the outstanding site investigations and submitting reports in order to proceed with the preferred method of closing the file on the property (impacted soil removal). We met with NHDES and the Third Party on multiple occasions, most recently on February 11, and March 18, 2025 to ask that the work be completed as early as possible in 2025.

Additionally, costs of construction and materials have increased since the project was conceptualized, and several design changes are being considered. If we implement these changes, they will be submitted to City Planning Staff for review and determination if a revision to the site plan approval is required.

We are also working with City Planning Staff and Counsel to satisfy conditions 10 and 11 of the approval but have found it challenging to provide what Counsel is looking for within the confines of the terms of our lease agreement. We are optimistic this can be resolved in the coming months.

I trust you will find our application package complete, if you require any additional details to evaluate this request please don't hesitate to contact us.

Best Regards,

A handwritten signature in black ink, appearing to read "J. Daigle". The signature is fluid and cursive, with the first letter "J" being large and prominent.

Jennifer E. Daigle, P.Eng.
Land Development Project Manager



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

NOTICE OF ACTION LEBANON PLANNING BOARD PB2023-15-SPR

Notice is hereby given that on **May 8, 2023**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

“Bruce Garland moved that the application of Irving Oil Marketing (applicant), Rancho Lebanon, LLC & Cobalt Prop NH Corp (property owners), 200 South Main Street (Tax Map 114, Lot 5) & 206 South Main Street (Tax Map 115, Lot 1), zoned GC, is complete enough for the Planning Board to accept jurisdiction and commence review.”

The motion was seconded by Laurel Stavis. The vote on the motion was unanimous in favor, 6-0.

Notice is hereby given that on **May 8, 2023**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

“Bruce Garland moved that for the application of Irving Oil Marketing, PB2023-15-SPR, the Lebanon Planning Board **APPROVE** waivers from the following sections of the Site Plan Review Regulations:

- **Section 6.2.B.1**
- **Section 6.2.B.2**
- **Section 6.2.B.10**
- **Section 6.2.E.1**
- **Section 6.2.E.7**
- **Section 6.7.B.2**

A General waiver from having to satisfy the Site Plan Review Regulations outside the portion of the property that is proposed to be developed.”

The motion was seconded by Kathie Romano. The vote on the motion was approved, 6-0.

Notice is hereby given that on **May 8, 2023**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

“Bruce Garland moved that the Lebanon Planning Board **APPROVE** the application of Irving Oil Marketing, PB2023-15-SPR, for a Conditional Use Permit per Section 607.5 of the Zoning Ordinance to allow off-site parking at 206 South Main Street, in connection with the applicant’s proposed convenience store use at 200 South Main Street (Tax Map 114, Lot 5), as shown on a site plan set titled, “Proposed Retail Motor Fuel Outlet Site Redevelopment Plans,” prepared by Greenman-Pedersen, Inc., dated March 9, 2023, revised April 27, 2023 (20 sheets). Based on

testimony given, application materials presented, and supporting documents submitted, the Planning Board concludes the following with respect to the criteria set forth in §607.5.A of the Zoning Ordinance:

1. The minimum number of required off-street parking spaces as calculated per Section 607 **CANNOT BE** feasibly be accommodated on-site (§607.5.A.1)
2. The off-lot uses to be served are allowed uses in the zoning district in which the off-lot parking areas will be located. (§607.5.A.2)
3. The off-lot parking areas **ARE** in an appropriate location for the uses served by the parking and will not be detrimental to abutting properties. (§607.5.A.3)
4. Such parking arrangements **WILL BE** either permanently deeded and recorded or conveyed by an irrevocable 99-year lease or some other legal instrument, acceptable to an attorney representing the City, that will ensure that such parking arrangement will remain as long as the need exists. (§607.5.A.4)
5. The off-lot parking **WILL NOT** constitute a hazard to traffic or pedestrians. (§607.5.A.5)

Now therefore be it resolved, the Planning Board, on this **8th day of May, 2023**, hereby **GRANTS** the request of Irving Oil Marketing for a Conditional Use Permit per Section 607.5.A of the Zoning Ordinance, as set forth above and per testimony, plans, and materials submitted in connection with PB2023-15-SPR, and per the following condition:

1. The applicant shall provide the Planning and Development Department with appropriate documentation in accordance with Section 607.5.A.4 of the Zoning Ordinance.”

The motion was seconded by Kim Chewning. The vote on the motion was unanimous in favor, 6-0.

Notice is hereby given that on May 8, 2023, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

“Bruce Garland moved that the Lebanon Planning Board **APPROVE** the application of Irving Oil Marketing (applicant), Rancho Lebanon, LLC & Cobalt Prop NH Corp (property owners), regarding 200 South Main Street (Tax Map 114, Lot 5) & 206 South Main Street (Tax Map 115, Lot 1), zoned GC, PB2023-15-SPR, for Site Plan Review to construct a +/- 4,465 sq. ft. convenience store on the site of a closed laundromat at 200 South Main Street and five (5) fuel dispenser islands with an overhead canopy on the site of a closed convenience store at 206 South Main Street, together with shared access and associated site improvements, as shown on a plan set titled set titled, “Proposed Retail Motor Fuel Outlet Site Redevelopment Plans,” prepared by Greenman-Pedersen, Inc., dated March 9, 2023, revised April 27, 2023 (20 sheets), including any and all submissions and testimony provided for and 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. 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.
2. 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 March 14, 2023, which are the regulations in effect at the time the application was submitted.
3. 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.
4. "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.
5. "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.
6. 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.
7. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.
8. Edge-of-disturbance fencing 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.
9. The property owner is responsible for the maintenance and operation of the stormwater management system in accord with the O&M plan, and such responsibility shall run with the land. (Section 6.6.H.2.b of the Site Plan Review Regulations).

Conditions to be Satisfied Prior to Application for a Building Permit and Prior to the Start of Any Construction Activities

10. Applicant shall satisfy all conditions of the off-lot parking Conditional Use Permit approved by the Planning Board on May 8, 2023 (PB2023-15-SPR).

11. For review and approval by the City's legal counsel, prepare and record a cross easement agreement or similar legal agreement between the subject property to ensure access to shared facilities (e.g., shared vehicular access, dumpster access, stormwater facilities, etc.).
12. Applicant shall obtain a Floodplain Permit from the Floodplain Administrator and shall verify with the Building Inspector that development complies with the applicable floodplain-related requirements of the Building Code.
13. To the satisfaction of the Fire Department, the applicant shall revise the plan set to provide the requisite 10 feet of clearance between the building and the underground propane tanks.
14. The applicant shall provide a letter or certification from the engineer of record or other qualified design professional confirming that the approved plan set meets the accessibility standards of the State of New Hampshire Building Code.
15. 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.
16. 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.
17. 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

18. 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 Chapters 136 and 182 of the City Code and Section 8.2 of the Site Plan Review Regulations. The applicant shall provide funding for inspection services in a form and amount acceptable to the City and shall sign a Water & Sewer Extension and Infrastructure Inspection Agreement in accordance with Chapters 136 and 182 of the City Code.
19. The development shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on October 12, 2021. In accordance with RSA 674:39, the approved site plan shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period

shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.

20. All water and sewer fees shall be paid as set forth in City Code Chapter 68.
21. Prior to the start of any construction activities on the property, the applicant shall obtain or update (if appropriate) any required State approvals.
22. The applicant shall obtain an Excavation Permit from the Department of Public Works for any site work in the public right-of-way prior to any work in the right-of-way, and construction or installation of any new driveway(s) shall also require a Driveway Permit from the Department of Public Works.

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

23. The impact fee calculated pursuant to Condition of Approval #19 shall be paid.
24. Third-party engineer or design engineer inspection reports and 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 prior to acceptance of any utility improvements by the City.
25. 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 Kathie Romano. The vote on the motion was unanimous in favor, 6-0.

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: 115-1	Map & Lot Number: 115-1 and 114-5
Property Owner: Irving Oil Terminals Inc. Attn. Corporate Real Estate PO Box 868 Calais, Maine 04619	Applicant, Co-Applicant, Agent, or Lessee: Irving Oil Terminals Inc. (Formerly Irving Oil Marketing Inc.) 190 Commerce Way Portsmouth NH 03801
Map & Lot Number: 101-1	Map & Lot Number: 101-2
Lebanon Plaza Assoc LLC 170 Worcester Rd. Ste 204 Wellesley, MA 02481	City of Lebanon 51 North Park Street Lebanon, NH 03766
Map & Lot Number: 114-1	Map & Lot Number: 114-1-70100
West Associates LLC 33 Boylston St Chestnut Hill, MA 02467	Pyrofax Gas Corporation 240 Route 10 West Whippany, NJ 07981

Map & Lot Number: 114-3	Map & Lot Number: 114-8
City of Lebanon 51 North Park Street Lebanon, NH 03766	Colonial Plaza Realty Trust PO Box 267 Newport, NH 03773
Map & Lot Number: 114-8-70100	Map & Lot Number: 115-3
Northern NE Tele Oper LLC 2116 South 17th St Mattoon, IL 61938	Stephen & Blandina Rojek PO Box 150 Lebanon, NH 03766
Map & Lot Number: 115-5	Map & Lot Number: 115-17
Macro Retailing Inc 10365 Mount Savage Rd NW Cumberland, MD 21502	197 South Main WL, LLC PO Box 430 Talbot, TN 37877
Map & Lot Number: 115-18	Map & Lot Number: 189
Rexbo Realty, Inc 400 Chapman St Greenfield, MA 01301	NH DOT PO Box 483 Concord, NH 03302
Map & Lot Number: 114-5	Map & Lot Number: Attorney/Agent
Property Owner Rancho Lebanon LLC 476 Broadway Chula Vista CA 91910	Attorney Maria T. Dolder, Esquire Hebert & Dolder, PLLC 95 North State Street Concord, NH 03301
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)	
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)

SITE PLAN REVIEW		
TOTAL DUE AT TIME OF FILING		\$
**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) 5.54 x 14 _____ notices	\$5.00 \$ 77.56 (abutter certified)
TOTAL DUE AT TIME OF FILING		\$ 432.56
**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).

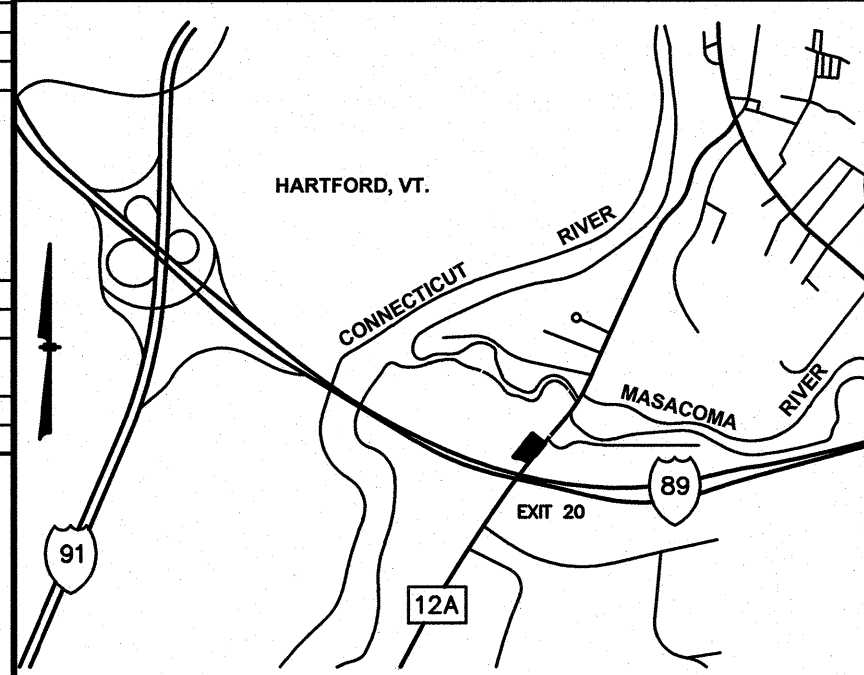
	SLOPED GRANITE CURB		TREELINE		ELECTRIC METER
	VERTICAL GRANITE CURB		PULL BOX		MONITORING WELL
	VERTICAL CONCRETE CURB		SIGN		LIGHT POLE
	DOUBLE SOLID LINE YELLOW		SPOT ELEVATION		BORING
	SINGLE SOLID LINE WHITE		DRAIN MANHOLE		EASEMENT LINE
	SINGLE DASHED LINE WHITE		CATCH BASIN		PROPERTY LINE
	WATER LINE		SEWER MANHOLE		ABUTTER PROPERTY LINE
	UNDERGROUND ELECTRIC		GAS VALVE		FLOOD ZONE LINE
	CHAIN LINK FENCE		GAS SHUT OFF		NUMBER OF PARKING SPACES
	CONTOUR ELEVATION		WATER VALVE		TIP DOWN CURB
	TREE		WATER SHUT OFF		
	UTILITY POLE		FIRE HYDRANT		
	GUY WIRE		BOLLARD		
	OVERHEAD WIRE		GAS METER		

SIGN KEY		
SIGN I.D. NUMBER	TEXT/COLOR	SIZE/REMARKS
R1-1	R/W	30" x 30" NEW SIGN WITH POST
R7-B	G/B/W	12" x 18" NEW SIGN WITH POST
R7-8A	G/W	6" x 12"

ZONE: GENERAL COMMERCIAL DISTRICT & FLOODPLAIN DISTRICT				
DESCRIPTION	REQUIRED	PROVIDED (MAP 115 LOT 1)	PROVIDED (MAP 114 LOT 5)	
EXISTING USES	N/A	FORMER GAS STATION/CONV. STORE	LAUNDROMAT (LEASE AREA)	
PROPOSED USES	N/A	FUELING AREA	CONVENIENCE STORE (LEASE AREA)	
BUILDING GROSS FLOOR AREA	N/A	3,460 SF (CANOPY)	PROPOSED: 4,465 SF EXISTING: 182,408 SF & 2,832 SF	
MINIMUM LOT AREA Sq. Ft.	50,000 SF	33,975 SF (EXIST. NON-CONFORMING)	22.14 Ac.s (27,897 SF LEASE AREA)	
MINIMUM LOT FRONTAGE	150'	202.28'	114' / 125' (GRANDFATHERED)	
MINIMUM FRONT YARD BUILDING SETBACK	40'	42.7'	41.4' (LEASE AREA)	
MINIMUM REAR YARD BUILDING SETBACK	20'	97.2'	N/A	
MINIMUM SIDE YARD BUILDING SETBACK	20'	21'	22.2' (LEASE AREA)	
PARKING SPACE DIMENSIONS	9'x18' (18' ALLOWED WITH 2' OVERHANG)	9'x18'	EXISTING TO REMAIN	
EXISTING PARKING SPACES	N/A	11 SPACES	22 SPACES (LEASE AREA)	
MINIMUM NUMBER PARKING SPACES	RETAIL C-STORE 1 SPACE PER 200 SF OF GROSS FLOOR AREA 4,465 SF/200 SF = 23 SPACES NUMBER OF PARKING SPACES CANNOT EXCEED MORE THAN 120% OF THE MINIMUM REQUIREMENTS = 28 SPACES	10 SPACES *	18 SPACES (LEASE AREA) *	
MAXIMUM BUILDING HEIGHT	45' (UNLESS ADJUTS A RESIDENTIAL DISTRICT)	18' (CANOPY)	32'-4" (CONV. STORE), 1 STORY	
MAXIMUM BUILDING COVERAGE	30%	CANOPY: 3,450/33,975 = 10.2%	189,705/984,418 = 20%	
MINIMUM PERIMETER LANDSCAPING (FRONT, SIDE, REAR)	15' FROM PROPERTY LINES	WAIVER REQ'D FOR FRONT, SIDE & REAR PROPERTY LINE	15' (LEASE AREA)	
IMPERVIOUS COVERAGE	N/A	22,368 SF / 65.8%	14,135 SF / 50.6% (LEASE AREA)	
SHORT TERM BICYCLE STORAGE	N/A	-	4 SPACES	

* A CONDITIONAL USE PERMIT IS REQUESTED TO ALLOW OFF LOT PARKING SPACES ON LOT 115-1 FOR THE CONVENIENCE STORE ON LOT 114-5

- DATE



(NOT TO SCALE)

- 1) THE PURPOSE OF THIS PLAN IS TO SHOW THE RAZING OF THE EXISTING LAUNDROMAT & CONVENIENCE STORE AND THE PROPOSED CONSTRUCTION OF A RETAIL MOTOR OUTLET WITH A 4,465 SF CONVENIENCE STORE AND 5 FUEL DISPENSERS (10 FUELING LOCATIONS) WITH AN OVERHEAD CANOPY.
- 2) EXISTING BOUNDARY AND PLANIMETRIC INFORMATION AS SHOWN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY THIS OFFICE.
- 3) TAX MAP 115 LOT 1 & LEASE AREA ON TAX MAP 114 LOT 5
- 4) ZONING DISTRICT: GENERAL COMMERCIAL DISTRICT & FLOODPLAIN DISTRICT
- 5)

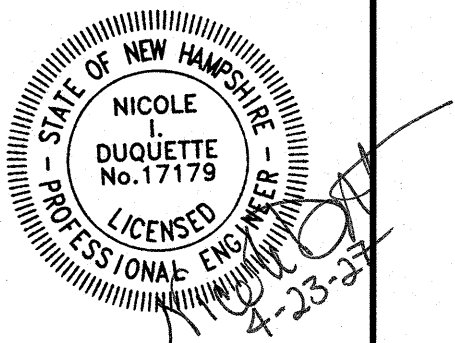
MAP 115 LOT 1 AREA	= 33,975 Sq.Ft.
	= 0.780 Ac.±
MAP 114 LOT 5 LEASE AREA	= 27,897 Sq.Ft.
	= 0.640 Ac.±

- 6) EXISTING USE: TEMPORARILY CLOSED RETAIL MOTOR FUEL OUTLET & LAUNDROMAT. RETAIL MOTOR FUEL OUTLET HAD DISPENSER ISLANDS WITH AN OVERHEAD CANOPY THAT WERE REMOVED BY NH DOT WITH THE ROUTE 12A ROAD IMPROVEMENTS.
- 7) PROPOSED USE: RETAIL MOTOR FUEL OUTLET WITH A 4,465 SF CONVENIENCE STORE & (5) FUEL DISPENSER ISLANDS.
- 8) ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990, AS AMENDED.
- 9) THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
- 10) WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING PLANNING PLANS. IN THE EVENT OF A CONFLICT BETWEEN THE PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
- 11) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 811 PRIOR TO ANY EXCAVATION.
- 12) ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF LEBANON AND THE STATE OF NEW HAMPSHIRE.
- 13) A PORTION OF THE TRACT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33008C0889E, WITH AN EFFECTIVE DATE OF FEBRUARY 20, 2008.
- 14) ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY THE DEVELOPER.
- 15) A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.
- 16) PROPOSED SNOW STORAGE AREAS ARE AS SHOWN. ANY EXCESS SNOW TO BE TRUCKED OFF SITE.
- 17) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS HAVE BEEN PREPARED BY BRENNAN-PERSEN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE CONTRACTOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEM WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- 18) ALL UNDERGROUND STORAGE TANKS, PRODUCT PIPING AND VENT LINES SHALL COMPLY WITH CURRENT STATE AND E.P.A. REGULATIONS.
- 19) SELF-SERVICE APPROVAL IS REQUIRED FROM THE OFFICE OF THE STATE FIRE MARSHAL. SEE APPROVED FIRE SUPPRESSION PLAN FOR LAYOUT OF SPILL CONTAINMENT GROOVES (POSITIVE LIMITING BARRIER).
- 20) THE FOLLOWING WAIVERS ARE REQUESTED FROM THE LEBANON PLANNING BOARD:
 - a) FROM SECTION 6.2.8.1 TO ALLOW A REDUCTION FROM THE 15 FT LANDSCAPE BUFFER ALONG THE FRONTAGE OF LOT 115-1 AND ALONG THE LINE SHARED BY THE LEASE AREA ON 114-5 AND LOT 115-1
 - b) FROM SECTION 6.2.8.2 TO ALLOW A REDUCTION IN THE TREE AND SHRUB REQUIREMENTS FOR THE LANDSCAPE BUFFER FOR BOTH 114-5 AND 115-1.
 - c) FROM SECTION 6.2.9.10 TO ALLOW RELIEF FROM REQUIRING A TREE EVERY 40 FT FOR LOT 115-1.
 - d) FROM SECTION 6.2.2.1 TO ALLOW A REDUCTION IN THE REQUIRED PARKING SHADING FOR THE SPACES ADJACENT TO THE BUILDING ON LOT 114-5 (LEASE AREA).
 - e) FROM SECTION 6.5.6.7 TO ALLOW 3 PARKING SPACES IN FRONT OF THE BUILDING.
 - f) FROM SECTION 6.7.2 TO ALLOW AN INCREASE OF LIGHT INTENSITY TO ALLOW A GENERAL WAIVER FROM HAVING TO SATISFY THE SITE PLAN REGULATIONS OUTSIDE OF THE LEASE AREA PORTION OF LOT 114-5.

GPI | Engineering
Design
Planning
Construction Management

603.893.0720 GPINET.COM

Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
Salem, NH 03079



IRVING OIL
190 COMMERCE WAY
PORTSMOUTH, NH 03801

PROJECT: ASSESSORS MAP 114 LOT 5 & MAP 115 LOT 1
200 & 206 SOUTH MAIN STREET
WEST LEBANON, NEW HAMPSHIRE

PROJECT: 71288	DRAWING NO: L5	REVISION: A
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COMPANY SUPERVISOR AND CONTRACTOR TO VERIFY ALL MEASUREMENTS ON WORK OR AT SITE. THIS DRAWING IS THE PROPERTY OF IRVING OIL LTD. AND SHALL BE RETURNED ON COMPLETION OF WORK.

GPI PROJECT NO. NEX-2021369 SHEET 5 OF 15





CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

May 12, 2025 Meeting

Staff Memorandum – PB2025-22-MIN

APPLICATION INFORMATION

Agenda Item: 3.D

Application ID:
PB2025-22-MIN

Application Type:
3-lot Minor Subdivision

Property Location:
77 Prospect Street

Map/Lot #:
108-13

Property Owner & Applicant:
Kimbell Properties, LLC

Property Size (existing):
+/-11.61 acres (per subdivision plat)

Zoning District:
Residential Three (R-3) District

Overlay District(s):
Wetlands Conservation District

LEGAL NOTICE

Kimbell Properties, LLC, 77 Prospect Street (Tax Map 108, Lot 13), zoned R-3: Request for approval of a proposed three (3)-lot Minor Subdivision. PB2025-22-MIN

APPLICATION MATERIALS

- ▶ Application form (1 page)
- ▶ Letter dated April 14, 2025, from Jon Rokeh, PE, of Rokeh Consulting LLC (project description; 1 page)
- ▶ Letter dated April 28, 2025, from Jon Rokeh, PE, of Rokeh Consulting LLC (waiver request; 1 page)
- ▶ Subdivision Regulations - Technical Checklist – Minor Subdivision (3 pages)*

**Note that the technical form contains several scrivener's errors including duplicative submission requirements. The form will be corrected and reposted to the City's website.*

- ▶ Applicant responses to staff review comments (6 pages)
- ▶ Draft Declaration of Utility Easement and Shared Driveway Maintenance Agreement (5 pages)
- ▶ Test Pit Log by Jacques Belanger, dated April 27, 2025 (1 page)
- ▶ Letter dated December 5, 2024, from Aaron Wechsler, CWS, of Aspen Environmental Consultants, LLC (wetland delineation; 1 page)
- ▶ Certified Notification List (2 pages)
- ▶ Fee Schedule (1 page)
- ▶ Plan sheet exhibit titled "Subdivision Plan – Tax Map 108 Lot 13," prepared by J.E. Belanger Land Surveying PLLC, dated February 25, 2024, last revised April 27, 2025, Project No. 242661 (subdivision plat showing contours)
- ▶ Subdivision plat titled "Subdivision Plan – Tax Map 108 Lot 13," prepared by J.E. Belanger Land Surveying PLLC, dated February 25, 2024, last revised April 27, 2025, Project No. 242661 (subdivision plat to be recorded)
- ▶ Plan sheet exhibit titled "Profiles for Subdivision Plan – Tax Map 108 Lot 13," prepared by J.E. Belanger Land Surveying PLLC, dated February 25, 2024, Project No. 242661 (driveway and sight distance profiles)

COMPLETENESS REVIEW

The Planning and Development Department has reviewed the application in accordance with Section 7.7.C.3.a of the Lebanon Subdivision Regulations and recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

APPLICATION OVERVIEW

The subject property is a +/-11.61 acre parcel owned by the applicant, has hundreds of feet of frontage on Prospect Street, and is located immediately to the west of the Prospect Hill Phase 1 development (see Figure 1 below). Significant areas of steep slopes and wetlands are located at the east end of the property. The property is currently improved with a one-family dwelling constructed in 1950 (according to the City's assessing records), a detached barn, and a detached structure labeled "shop" on the applicant's subdivision plat. A gravel driveway provides access to Prospect Street. The property is served by City water and an on-site septic system.

The applicant proposes to subdivide the property into three (3) lots as follows:

- Proposed Tax Map 108, Lot 13: +/-5.373 acres (improved with the existing one-family dwelling)
- Proposed Tax Map 108, Lot 13-1: +/-1.164 acres (vacant)
- Proposed Tax Map 108, Lot 13-2: +/-5.077 acres (vacant)

Lot 13-2 will be accessed via a shared driveway over Lot 13-1. A copy of the proposed driveway easement, which also identifies maintenance responsibilities and grants utility access, has been provided by the applicant for the Board's review. Any new driveway for the lot will require a Driveway Permit from the Department of Public Works.

Water service to the new lots will be require approval from the Department of Public Works and the septic systems will require NHDES approval and because one of the proposed lots will be less than five (5) acres in size, NHDES subdivision approval is also required. These approvals will be needed prior to issuance of any building permit.

Figure 1. Bird's eye view of subject property (looking south).



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

WAIVER REQUESTS

As set forth on the attached letter dated April 28, 2025, from Jon Rokeh, PE, of Rokeh Consulting LLC, the applicant requests a partial waiver from the following applicable requirements of the Subdivision Regulations:

- **Section 9.5.C.2:** “Where private individual wastewater systems are proposed, the Applicant shall perform soil tests complying with requirements of Section 13.4 of these Regulations.”
- **Section 13.4.A:**
 - “1. For each lot in the proposed subdivision requiring a subsurface sewage disposal system, soil data shall be provided using Site Specific Soil Maps for New Hampshire and Vermont SSSNNE Special Publication No. 3, June, 1997.
 2. The tests and soil mapping for required soil information shall be performed by a certified soil scientist.
 3. The report of the certified soil scientist shall establish that there is at least 4,000 square feet of contiguous area suitable for the placement of an individual sewage disposal system on each lot.”

A waiver from Section 9.5.C.2 is subject to Section 7.15 (“Waiver of Regulations”), pursuant to which the Board may grant a waiver if it finds, by majority vote, that either:

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

Pers Section 7.15, requests for waivers must be in writing and must “address items A and/or B above, depending on which criteria are being relied upon to justify the request.” In lieu of utilizing the standard Application for Waivers form, the applicant has provided their written waiver request by means of the above-referenced letter which does not identify or specifically address the waiver criteria.

With respect to the requested waiver from Section 13.4.A.1-3, the applicable standard is set forth in Section 13.18 (“Modifications or Waivers of Design Standards”) which provides as follows: “A subdivider may request the modification or waiver of a design standard contained in Section 13. The Board may grant such request if it determines that compliance is not required to meet the purpose and intent of these Regulations and that the public good will not be adversely affected.”

Note that Section 13.4.A.4 provides that: “In the case of a subdivision resulting in the creation of lots in excess of five (5) acres, the subdivider may request a waiver under Section 13.19 from the requirements of the investigation and report as to soil data.” This language suggests an intent to *prohibit waivers of the Section 13.4.A.1-3 requirements with respect to any proposed lot that is less than five (5) acres in size*. This would implicate the requested waiver with respect to Lot 13-2 which is proposed to be 1.164 acres in size. However, Section 7.15 provides that, “the Planning Board may, at its discretion, waive or modify **any part of these Regulations**, other than those regulations required by State law.”

For future consideration, staff recommends that the Planning Board amend the Subdivisions Regulations to clarify and reconcile the various waiver-related provisions.

STAFF COMMENTS

ASSESSING

No comment at this time.

BUILDING INSPECTION

No comment at this time.

ENGINEERING / PUBLIC WORKS

No comment at this time.

FIRE

No comment at this time.

PLANNING & ZONING:

The proposed lots comply with the minimum lot width and lot area requirements for Class 3 lots* in the R-3 District, as set forth in Section 313.3 of the Zoning Ordinance, and the existing structures on Lot 13 will continue to meet all required setbacks.

**A class 3 lot is a lot that is served by on-site septic and not by City sewer.*

While the intended use of the two new lots is single-family residential, the lots may be utilized for any use allowed in the R-3 District. See the R-3 District Table of Use, Section 310.2 of the Zoning Ordinance.

POLICE

No comment at this time.

STAFF RECOMMENDATIONS

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

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

1. The applicant shall revise the driveway easement agreement to correct the spelling of "Grafton" on page 1 and to change "Town of Dunbarton" on page 5 to "City of Lebanon".
2. The applicant shall provide a revised plat depicting the following changes to the satisfaction of the Planning and Development Department:
 - a. Add a note clarifying that the "shop" building on Lot 13 is for residential use only and/or change the label of the building to identify a residential accessory use.
 - b. Provide the date and description of the plat revisions. (9.5.A.1)
3. The applicant shall provide a digital record drawing of the revised plat (Cad .dwg format using NH State Plane Coordinate system or an alternative approved by the City's GIS Coordinator).
4. NHDES approval of all subdivision lots less than five (5) acres in size shall be obtained and a copy of such approval shall be provided to the Planning Board. (9.5.C.2)

General Conditions

5. This approval shall be considered void unless all conditions precedent have been met, and the plat has been recorded in the Registry of Deeds, within two (2) years from the date of the Notice of Action (Section 7.12.B). The plat and the driveway easement shall be recorded simultaneously and in accordance with Planning & Development Department procedures.
6. Future development on the new lots shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on May 20, 2024, and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy. In accordance with RSA 674:39, development shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.
7. All future construction shall substantially conform with and shall be subject to the requirements and specifications of the recorded plat (Section 7.9.A.2).

Attachments

cc: Kimbell Properties, LLC
Rokeh Consulting, LLC

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: Kimbell Properties LLC

MAILING ADDRESS:

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:NAME: **ROKEH CONSULTING**

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION: PROSPECT STREETTAX MAP #: **108**LOT#: **13**

PLOT #:

ZONE: **R-3 ZONE**STREET ADDRESS OF PROJECT: **77 PROSPECT STREET**

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

**SCOPE OF PROJECT: A THREE LOT SUBDIVISION PLAN IS PROPOSED FOR THE
SUBJECT PARCEL.**

TYPE OF OCCUPANCY:

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

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on May 12, 2025 unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY

OWNER: Andrew Kimbell
dotloop verified
04/11/25 2:59 PM EDT
QXZQ-Y5XU-0KZA-FUAF

DATE: _____

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY

OWNER: Andrew Kimbell
dotloop verified
04/11/25 2:59 PM EDT
SAGH-HHOC-APWV-FCYX

DATE: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	
04-14-2025	108-13	PB2025-22-MIN	

(Last Revised 4/04/18)

Rokeh Consulting, LLC

April 14, 2025

City of Lebanon Planning Board
David Brooks
51 North Park Street
Lebanon, NH 03766

RE: Planning Board Approval for Kimball Properties
Tax Map 108, Lot 13 –

Dear Members of the Board,

Kimball Properties LLC is proposing to subdivide the subject parcel into a three lot subdivision. Two new building lots with a proposed common driveway will be created behind the existing residential and barn structures that exist onsite. State of NH subdivision approval will be required for the project for the three lots.

We look forward to discussing any questions you might have on the project with the City Staff and the City of Lebanon Planning Board.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Rokeh".

Jon Rokeh, PE

cc. Kimball Properties, LLC

89 King Road, Chichester, NH 03258 * Telephone: 603.387.8688 *
E-mail: jon@rokehconsulting.com * Website: www.rokehconsulting.com

Rokeh Consulting, LLC

April 28, 2025

City of Lebanon
Planning Board
51 Main Street
Lebanon, NH 03766

Staff note (added on 5/2/25):
requested waiver is from Section 9.5.A and
Section 13.4.A of the Subdivision Regulations

RE: Kimball Subdivision Plan Soils Waiver Request Tax Map 108, Lot 13
77 Prospect Street, Lebanon, NH

Dear Members of the Board,

Please let this letter serve as our official request for a waiver from the subdivision plan regulations for a soils scientist and a high intensity soils map.

Two of the three lots in the proposed subdivision are over 5 acres and do not need State of NH subdivision approval and the City of Lebanon ordinance provides for a waiver request for 5 acre and greater lots. For the one lot that is smaller than 5 acres we are also requesting a waiver from the requirements. For this subdivision we have municipal water that will be utilities so no well radius needs to be accounted for in the lot loading calculation. This allows for very small lots with the State of NH process. Secondly, the State of NH subsurface does not accept test pits that are logged by a soils scientist. They have to be logged specifically by a surveyor or someone with a septic designers license.

For these reasons we feel that a waiver will not negatively impact the ability of the board to review and approve the application.

We look forward to discussing these waiver requests in more detail with board members.

Thank you for your consideration of this request.

Sincerely,



Jon Rokeh, PE

89 King Road, Chichester, NH 03258 * Telephone: 603.387.8688
E-mail: jon@rokehconsulting.com * Website: www.rokehconsulting.com

CITY OF LEBANON, NH	
SUBDIVISION REGULATIONS – TECHNICAL CHECKLIST	
MINOR SUBDIVISION	
PROJECT NAME: KIMBALL PROPERTIES SUBDIVISION PLAN	
APPLICANT: KIMBALL PROPERTIES, LLC	DATE: 4-12-25
GENERAL SUBMISSION REQUIREMENTS:	

All applications to the Planning Board for Subdivision Review must be submitted by 12:00 Noon on the day of the filing cutoff. [§7.7.C] Submissions must be accompanied by the following information or review of the application may be delayed:

- ☒ A properly completed and signed Application Form. [§7.7.A(1)]
- ☒ The appropriate filing fees. [§7.7.A(2)]
- ☒ A written project description. [§7.7.A(3)]
- ☒ A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§7.7.A(4)]
- ☒ A completed and signed Technical Checklist. [§7.7.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 Section 7.15 of the Subdivision Regulations, as appropriate.]
- ☒ One (1) set of project plans to be distributed for Staff Review. [§9.5.A]
[A Staff Review meeting is held at City Hall one (1) week following the cutoff date. Staff Review meetings begin at 2:00PM, unless otherwise noted. All revised and/or additional information or materials must be submitted within one (1) week following the Staff Review meeting.]
- ☒ A digital copy of Subdivision plan in .PDF format. [§9.5.B]

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 the 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
SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST
MINOR SUBDIVISION

PLAN SUBMITTAL TECHNICAL CHECKLIST:

NOTE: Minor Subdivision plans shall include the information described below pursuant to Section 9 of the Lebanon Subdivision 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. The scale of the plans shall be appropriate to the size of the overall development. 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 Subdivision Review shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning Office.

A written request for waiver shall be required, pursuant to Section 7.15 of the Subdivision Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§9.5.C(5)]

Plan Requirements	Info. Provided	Waiver Sought
9.5.A(1) - - Name of the City and County in which the subdivision is proposed; - A Locus map; - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat shall be shown on the first page or cover page, if applicable; (NOTE: The date on the plat at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plat shall include a revision date and description of the revision(s).)	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐
9.5.A(2) - Names and mailing addresses of Applicant(s); Owner(s) of Record of subject properties; Owners of abutting properties, including tax map and lot references; and Holders of any easements, rights-of-way, or other restrictions.	☒	☐
9.5.A(3) - Names and business addresses of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	☒	☐
9.5.A(4) - Zoning District in which the subdivision is located, including district boundaries if in more than one district.	☒	☐
9.5.A(5) - Boundary lines of the overall tract, and each of the proposed lots, including bearings and distances as determined by an actual field survey by a licensed land surveyor, including the date of the completion of the survey. All dimensions shall be shown in feet and decimals. Monuments shall be referenced on the plat as required under Section 13.5(A) of the Regulations.	☒	☐
9.5.A(6) - The area of all proposed lots shall be shown in square feet and acres.	☒	☐

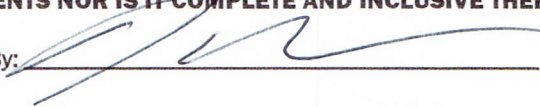
CITY OF LEBANON, NH
SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST
MINOR SUBDIVISION

Plan Requirements	Info. Provided	Waiver Sought
9.5.A(1) - - Name of the City and County in which the subdivision is proposed; - A Locus map; - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat shall be shown on the first page or cover page, if applicable; (NOTE: The date on the plat at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plat shall include a revision date and description of the revision(s).)	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐
9.5.A(2) - Names and mailing addresses of Applicant(s); Owner(s) of Record of subject properties; Owners of abutting properties, including tax map and lot references; and Holders of any easements, rights-of-way, or other restrictions.	☒	☐
9.5.A(3) - Names and business addresses of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	☒	☐
9.5.A(4) - Zoning District in which the subdivision is located, including district boundaries if in more than one district.	☒	☐
Plan Requirements (cont.)	Info. Provided	Waiver Sought
9.5.A(7) - Location of all existing structures, easements, permanent and intermittent watercourses, flood plains and wetlands, rock outcrops, wooded areas, and other significant existing features on the property. Indicate those natural and man-made features to be removed, retained, or altered. Wetlands on the property, if any, shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plat.	☒	☐
9.5.A(8) - If the application covers only a part of the applicant's entire holding, a map of the entire tract shall be drawn at a scale of not smaller than 1" = 400', showing all existing streets and an outline of the platted area.	☒	☐
9.4 - A statement shall be placed on the plat as follows: "A parcel of land which has been reviewed and approved as part of a minor subdivision shall not be eligible for further subdivision review under the Minor Subdivision procedures for a period of three (3) years from the date of the minor subdivision approval."	☒	☐
Supporting Documents and Information, Where Applicable	Info. Provided	Not Applicable
9.5.C(1) - Proposed covenants or deed restrictions as may be intended to apply to the property in whole or in part to be recorded in the Registry of Deeds.	☐	☒

**CITY OF LEBANON, NH
SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST
MINOR SUBDIVISION**

Plan Requirements	Info. Provided	Waiver Sought
9.5.A(1) - - Name of the City and County in which the subdivision is proposed; - A Locus map; - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat shall be shown on the first page or cover page, if applicable; (NOTE: The date on the plat at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plat shall include a revision date and description of the revision(s).)	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐
9.5.A(2) - Names and mailing addresses of Applicant(s); Owner(s) of Record of subject properties; Owners of abutting properties, including tax map and lot references; and Holders of any easements, rights-of-way, or other restrictions.	☒	☐
9.5.A(3) - Names and business addresses of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	☒	☐
9.5.A(4) - Zoning District in which the subdivision is located, including district boundaries if in more than one district.	☒	☐
9.5.C(2) - Where private individual wastewater systems are proposed, the applicant shall perform soil tests complying with requirements of Section 13.4 of the Regulations. For all proposed lots less than 5 acres in size, the applicant shall have a soil investigation made and a report prepared to establish the existence of at least 4,000 square feet of contiguous area meeting NHDES requirements. NHDES approval of all subdivision lots less than 5 acres in size shall be obtained and provided to the Board prior to the recording of the approved plat. Soil maps and information shall be in accordance with the most current USDA Natural Resource Conservation Service County Soil Maps. Maps prepared by field investigation shall be stamped and signed by a Certified Soil Scientist.		☒
9.5.C(3) - Any access driveway to a State highway shall be approved by the NHDOT and provided to the Board prior to the recording of the approved plat.	☐	☒
9.5.C(4) - Approvals, as prescribed by law, from any other City agency which may have jurisdiction, including but not limited to, wetland permits.	☒	☐

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO SECTION 9 OF THE SUBDIVISION REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: 

Planning office Use Only:

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

Dear Applicants -

Below are staff's comments regarding the proposed 3-lot minor subdivision of 77 Prospect Street (Tax Map 108, Lot 13), which is scheduled to be heard at the Planning Board's 5/12/25 meeting. Pursuant to Section 7.7.C.3.b of the Lebanon Subdivision Regulations, please address staff's comments and send revised plans and materials by the end of the day on **Monday, 4/28/25**, as follows:

- Please submit ***all*** materials that you would like included as part of your application and presented to the Planning Board (Please include all materials – including but not limited to the application form, abutters list, checklist, etc - even if no changes have been made from the original submission).
- Your digital resubmission can be submitted electronically via e-mail to planning@lebanonnh.gov.
 - Please submit two electronic copies of each document in your application, as follows:
 - One saved as a PDF; and
 - One saved as a PDF-A.
- *PLEASE CONTACT CRYSTAL TAPLIN TO CONFIRM THE NUMBER OF HARD COPIES THAT NEED TO BE SUBMITTED for the agenda packet. (Crystal is cc'd on this e-mail)*
 - Additionally, please provide one (1) full-size hard copy of the plan set for Planning staff's use.
- So that we can expeditiously upload documents to our on-line public portal, please name all electronic documents using the following convention: **“year-month-**

day_(description of document)". So, for example, if you resubmit on 4/28, the PDF of your revised plat would be titled, **"2025-04-28_revised plat"**.

- For tracking purposes and clarity, please provide a cover letter or transmittal memo with your resubmission identifying each document that is included with the submission.
- We would also appreciate a written reply to each of the comments below if your response is not otherwise evident from your revised materials.

Please note that Section 7.7.C.3.b of the Subdivision Regulations provides that, "Missing submission requirements, including any necessary waiver requests, shall be delivered to the Planning & Development Department by close of business on the fourth Monday of the month[,]" and that, pursuant to Section 7.7.C.3.c, **"[i]f the applicant elects not to complete the missing requirements [or] fails to deliver all missing submission requirements prior to the deadline [...], the Planning & Development Department shall recommend that the Board deem the application incomplete."**

If you have any questions, please do not hesitate to ask. I'm available by e-mail, phone, or to meet on-line or in person at your convenience. To schedule a time to meet, please feel free to use the "book a time to meet with me" link below my e-mail signature to find a time that works for both of us (you can also call the Planning & Development Department to schedule a meeting). -Tim

STAFF COMMENTS for PB2025-22-MIN - note that parenthetical references are to Section numbers of the Lebanon Subdivision Regulations.

1. A copy of the proposed driveway easement is required to be provided (9.5.C.1).

- a. Section 9.5.C.1 on the Technical Checklist submitted with the application is incorrectly marked “not applicable”. Please revise. **Please see enclosed an easement document for the shared driveway.**
2. Please address Section 13.8.A.1: “In any subdivision requiring on-lot water source, the subdivider shall demonstrate to the satisfaction of the Board that each lot can be served by an on-lot water source in sufficient quality and quantity.” **A note has been added to the plan that the lot will be serviced by municipal water and onsite septic.**
3. Demonstrate/verify compliance with Section 13.3.A: “The subdivider shall demonstrate on each lot that there is a feasible location for a safe and convenient access for a driveway without unreasonable grades. Steep driveways in excess of 10% grade are prohibited unless the Fire Department allows a steeper driveway to be provided.” **A driveway profile has been provided.**
4. Please address Section 9.5.C.2 which requires compliance with Section 13.4.A of the Subdivision Regulations. Note that:
 - a. The reference to Section 13.19 in 13.4.A.4 below is a typographical error and is intended to reference Section 13.18.
 - b. Per Section 13.4.A.4, the waiver permitted per Section 13.18 is only for proposed lots in excess of 5 acres in size.
 - c. For quick reference, Sections 9.5.C.2, 13.4, and 13.18 are pasted at the end of these comments.
5. 3 Sheet Plan Set:
 - a. Recommend removing Sheet 1 (B1) as it’s unnecessary and all of the information thereon also appears to be shown on Sheet 2 (S1). **We are using just the subdivision plan per comment.**
 - b. Recommend utilizing Sheet 2 (S1) as the plat (in lieu of the 3-sheet plan set). **We are using just the subdivision plan per comment.**
 - c. Since the topography was obtained by LIDAR (and not from a survey performed by a LLS or PE), recommend removing Sheet 3 (T1) and instead

submitting this sheet as an exhibit to the application. **We are using just the subdivision plan per comment.**

6. Amend the plat (i.e. Sheet 2 (S1) of the current 3-sheet plan set) to:
 - a. Add a note on the plat to address Section 7.7.A.4.e (“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.)) **Note added.**
 - b. Add the statement required by Section 7.11 of the Subdivision Regulations: “The Subdivision Regulations of the City of Lebanon and the Notice of Action are a part of the Plat, and approval of this Plat requires the completion of all the requirements of the Notice of Action and said Subdivision Regulations excepting only any modification or waiver set forth in the Notice of Action.” **Note added.**
 - c. Add the statement required by Section 9.4, i.e. “A parcel of land which has been reviewed and approved as part of a minor subdivision shall not be eligible for further subdivision under the Minor Subdivision procedures for a period of three (3) years from the date of the minor subdivision approval.” **Note added.**
 - d. Provide date and description of revisions made (9.5.A.1) **Note added.**
 - e. Identify mailing addresses of the easement holder(s) (9.5.A.2) **Note added.**
 - f. Add the professional seal/stamp and business address of the wetlands scientist. (9.5.A.3 & 9.5.A.7) **seal added.**
 - g. Add a note to the plan that electric, telephone and cable TV distributions systems shall be underground, including services (13.8.C). **Note added.**
 - h. The side setback along the western boundary of the parent lot is 25 ft. per Section 310.3 of the Zoning Ordinance but is shown as 40 ft. Please address. **Side setback fixed.**

- i. The common driveway note shown within the driveway itself refers to Lots “2” and “3”, however, there are no lots on the plat identified/labeled as “2” and “3”. Please address.
- j. On the “parent” lot, a label has been provided for a “gravel driveway” but the driveway itself is not shown. Please address.
- k. It is not clear what the areas with double sloped lines are intended to represent (e.g. see areas outlined in red in the image below). Please address.
The hatch areas are for 25 % slopes and 33% slopes for the State of NH subdivision process. A legend has been added to the plan.
- l. What are the arrows circled below intended to represent? **Removed.**
- m. Other staff recommendations:
 - Add the Planning Board application number (PB2025-22-MIN). **Note added in title frame bottom right.**
 - Remove Note 4 since there no contours shown on this sheet. **Note removed.**
 - Add a note regarding the driveway easement document that will be recorded. **Note added.**
 - Add a note indicating that the plat was approved pursuant to the City of Lebanon Subdivision Regulations last revised June 28, 2021. **Note added.**
 - Add the following requirement from Section 13.3 as a plan note: “Lots shall be graded sufficiently to provide adequate drainage for the purpose intended without the diversion of water onto other lots or onto property adjoining the subdivision.” **Note added.**
 - Add a notation or markings to more clearly identify the location of the wetlands (which are presumably located on the east side of the wetland boundary line?). **Wetland boundary line more clearly marked.**
 - Add a plan note that the shared driveway shall be designed in accordance with the City of Lebanon Driveway Regulations in effect at

the time of application to the Department of Public Works for a Driveway Permit. **Note added.**

7. When converting the acreages of the proposed lots to square feet, I'm arriving at slightly different numbers. I assume this is because the acreages have been rounded, but please confirm. **Acreages fixed.**
 - a. With respect to the "parent lot", the acreage as it appears on the lot itself is shown as 5.374 whereas it is identified as 5.373 in the Lot Synopsis chart. It appears that the 5.373 number is correct? Please also confirm the square footage number provided (I'm arriving at 234,048 based on 5.373 acres).
8. Contact the Assessing Department to confirm the proposed tax map/lot number for the new lots are acceptable/correct, and update plat as needed.
9. If requesting a waiver from any of the applicable submission or design requirements set forth in the Subdivision, please complete and submit an [Application for Waivers Form](#). (9.5.C.5) **Waiver for soils scientist on the 5 acre lots and also the sub 5 acre lot.**

Section 9.5.C.2:

Return To:
City of Lebanon
51 N. Park St
Lebanon NH 03766

DECLARATION OF UTILITY EASEMENT AND SHARED
DRIVEWAY MAINTENANCE AGREEMENT

Declaration made this ____ day of _____ 2025, by Kimbell Properties LLC
of 19 Eiver St. Woodstock VT, 05091 (hereinafter referred to as the “Declarant”).

WITNESSETH:

WHEREAS, THE Declarant is the owner of two certain tracts or parcels of land situated in the City of Lebanon , County of Grafton and State of New Hampshire, to be identified in the City of Lebanon tax records as Tax Map 108, Lots 13-1 & 13-2, and shown on a certain plan of land entitled “Subdivision plan tax map 108 lot 13, 77 Prospect St, Lebanon NH, Grafton County, Owner of record Kimbell Properties LLC, Prepared by J.E. Belanger Land Surveying PLLC, 61 Old Hopkinton Road, Dunbarton NH 03046, Dated February 24, 2025, which plan is recorded in the GROFTON COUNTY REGISTRY OF DEEDS as plan no. _____
_ (the “Plan”).

WHEREAS the subdivision plan involving Lots 13-1 and 13-2 was approved by the Lebanon Planning Board on, _____ and was recorded _____ in the Grafton County Registry of Deeds as Plan No _____ contained certain conditions and requirements of subdivision which were incorporated in the plan, including, inter alia, a notation indicating the location and parameters of a “private common driveway and utility easement” to be maintained jointly and used in common by the owner of tax map 108, lots 13-1 and 13-2; and

WHEREAS, the Plan was prepared and approved in order to, among other things, “provide for a common driveway and utility easement area on Lot 103-1 to service traditional residential access needs to Lots 13-1 & 13-2.”

WHEREAS it is the Declarants desire to establish the “common driveway and utility easement” to be maintained jointly and used in common by the owners of Map 108 lot 13-1 and Map 108 Lot 13-2 as shown on the Plan, and to confirm access over Lot 13-1 to Lot 103-2 in accordance with the City subdivision approval and as shown on the lot line adjustment plan described as “Proposed 25’ Wide Common Driveway and Utility Easement”. WHEREAS the Declarant desires for himself and for the future owners of the

aforesaid Lot 13-1 and Lot 13-2 that the respective duties and obligations of the Lot owner(s) as to the construction, maintenance, and repair of the constituent parts of the Common Driveway and Utility Easement be clearly defined, and the access to each of the Lots be protected.

NOW THEREFORE, the Declarant hereby covenants and agrees that Lot 13-1 and Lot 13-2 as depicted on the Plan shall be held, transferred, sold, conveyed, used, and occupied subject to the covenants, restrictions, easements, and charges hereinafter set forth, which shall run with the land and be binding upon all subsequent owners and successors in title;

1.) **Declaration of Easement.** The owners of Lots 13-1 and 13-2 shall have, and the Declarant does hereby establish in favor of said Lot 13-1 and 13-2, an easement and right of way over Lot 13-1, and Lot 13-2 shall be subject to said easement and right of way, for the purpose of ingress to and egress from Lot 13-1 and Lot 13-2. Said easement and right-of-way shall lie within the following described area, as shown on the lot line adjustment plan as "Proposed 25' Wide Common Driveway and Utility Easement."

BEGINNING AT A POINT LOCATED ON THE EASTERLY SIDELINE OF PROSPECT STREET, SAID POINT BEING THE SOUTHWESTERLY MOST CORNER OF THE PROPOSED LOT 13-1;

1.) THENCE N 15°21'35" E ALONG A STONEWALL, A DISTANCE OF 230.37' FEET TO A DRILL HOLE;

2.) THENCE CONTINUING N 15°21'35" E , A DISTANCE OF 76.80' FEET TO A POINT

3.) THENCE S 84°10'27" E A DISTANCE OF 157.47 FEET TO A POINT ON THE WESTERLY LOT LINE OF LOT 108-2;

5.) THENCE S 15°39'32" E ALONG LOT 103-2, A DISTANCE OF 53.73 FEET TO POINT LOCATED ON THE LOT LINE OF LOT 13.

6.) THENCE S 84°10'27" E ALONG LOT LINE OF SAID LOT 13 DISTANCE OF 130.36' FEET TO A REBAR WITH CAP TO BE SET AT THE COMMON LOT CORNER OF LOT 13 AND 13-1.

7.) THENCE S 15°21'35" W ALONG LOT 13 A DISTANCE OF 319.93 FEET TO A GRANITE BOUND TO BE SET AT THE COMMON CORNER OF LOTS 13 AND 13-1 ON THE NORTHERLY RIGHT OF WAY LONE OF PROSPECT ST.

8.) THENCE TURNING N 67°37'24" W AND RUNNING ALONG THE NORTHERLY RIGHT OF WAY OF PROSPECT ST, 25.19' TO THE POINT OF BEGINNING

HAVING AN AREA OF 14,326 SQUARE FEET, 0.329 ACRES

The Declarant, as the present owner of Lot 13-1 and 13-2, also created and shall convey to the subsequent owner of lot 13-1 and 13-2 the further right and easements to (i) improve, maintain and repair the existing Common Driveway (defined below), located within the Easement Area as of 14,326 square feet and as shown on the subdivision plan, and any portion of the Lot 13-1 and 13-2 Driveway (defined above) lying within the Easement Area, in accordance with applicable federal, state and local regulations; (ii) install, maintain, repair and operate any and all manner of utilities and drainage facilities within the Easement Area; (iii) enter in and upon the Easement Area described above with men and machinery, vehicles and material at any and all times for the purpose of maintaining, repairing, or improving the Common Driveway and any portion of the Lot 13-1 and 13-2 Driveway lying within the Easement Area; (iv) remove trees, bushes, undergrowth and other obstructions within the Easement Area reasonably interfering with the activities authorized herein; and (v) take such other actions as may be necessary, useful or convenient for the enjoyment of the easement rights herein granted.

2.) **Construction of the Access Way.** The Declarant agrees that the grantees shall be solely responsible for the initial cost of constructing the Access Way serving both Lot 13-1 and Lot 13-2.

3.) **Maintenance and Repair of the Access Way.** The Declarant agrees for himself and for his successor(s) in title as “owners” of Lot 13-1, Lot 13-2 as the case may be that: (i) the Owners of Lots 13-1 and 13-2 shall equally share the responsibility to repair, maintain and improve that portion of the Access Way serving Lot 13-1 and Lot 13-2, shown on the lot line adjustment Plan and the easement area adjacent thereto, so as to provide continuous year round access for all emergency, fire, rescue, police, construction and maintenance vehicles on, over and across the Common Driveway, as set forth below; (ii) the Owners of Lot 05 and Lot 07 shall be equally responsible for the cost to repair, maintain and improve that portion of the Access Way serving Lot 05 and Lot 07 only, as shown on the Plan.

a. **Maintenance:** the repair and maintenance of the common Driveway and easement area adjacent thereto, including the roadbed, surface, and Easement Area adjacent thereto shall be maintained in good condition and kept open to all vehicular traffic in all seasons of the year to provide access for all emergency vehicles. All culverts now or hereafter installed, shall be kept clear and open.

b. **Snow Removal:** the removal and disposal of all snow from the surface of the common Driveway insofar as reasonably possible.

c. **Plantings/Tree Maintenance:** The removal and disposal of fallen limbs and trees, clearing and removal of all brush and foliage within and adjacent to the Easement Area, which might obstruct the “sight distance” of vehicles using the Common Driveway.

4.) If either Owner shall fail or refuse, at any time, to make payment or otherwise contribute to their obligations with respect to the Common Driveway and Easement Area adjacent thereto, as required hereunder, and such failure or refusal shall continue for thirty (30) days following written notice and demand by the Owner or party entitled, then such Owner or party, and its heirs, successors and assigns, shall have the right, forthwith, to recover any such sum due by suit of law or in equity against such Owner, and its heirs, successors or assigns in any Court of New Hampshire of competent jurisdiction, and may prosecute to final judgment and collect and enforce the same as in any other action, and such right of action shall exist on every successive default in such payments. Any Owner or party that brings suit hereunder to enforce this covenant shall be entitled to collect all reasonable attorneys' fees and costs associated with such enforcement action.

5.) The Declarant agrees, for itself and for its successor(s) in title as "Owners" of Lot 13-1 and Lot 13-2, as the case may be, that it shall retain all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Common Driveway, the Lot 13-1 Driveway and the Lot 13-2 Driveway in accordance with this Agreement, including the maintenance of adequate comprehensive general liability insurance coverage. In addition, the Declarant and its successor(s) in title shall hold harmless, indemnify, and defend the Town of Dunbarton and its officials, employees, agents and representatives and the successors and assigns of each of them (collectively "Indemnified Parties") from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands, or judgments, including, without limitation, reasonable attorneys' fees arising from or in any way connected with injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Common Driveway, the Lot 05 and Lot 07 Driveway, regardless of cause, unless due to the will full misconduct of any of the Indemnified Parties.

6.) This agreement shall be governed by New Hampshire law and shall run with the land and insure to the benefit of and be binding upon the Declarant's heirs, successors, and assigns. The Declarant hereby covenants and agrees to include specific reference to this Declaration in its initial deeds conveying title to Lot 05 and Lot 07, and further by those initial deeds to create the Easement described herein.

Dated this _____ day of _____, 2025.

By: _____
Kimbell Properties LLC

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

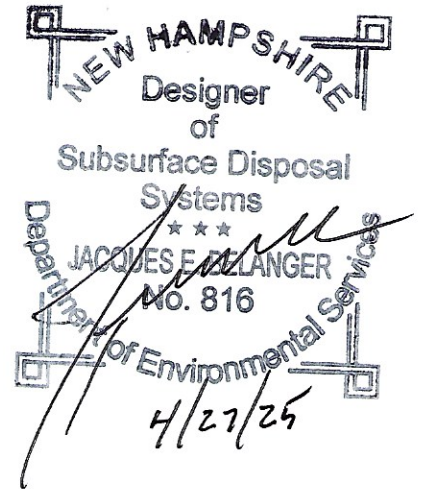
This instrument was acknowledged before me on this _____ day of _____, 2025, by Kimbell Properties LLC. The Identity of the subscribing party was determined by (check box that applies and complete blank line, if any):

- ☐ My personal knowledge of the identity of said person
- ☐ The oath or affirmation of a credible witness, _____
(name of witness), the witness being personally known to me
- ☐ The following identification documents: _____
(driver's license, passport, other).

Notary Public/Justice of the Peace
My commission Expires: _____

TEST PIT LOG

CLIENT: KIMBELL PROPERTIES
LOCATION: 77 PROSPECT ROAD, LEBANON
OBSERVATION DATE: APRIL 25, 2025
OBSERVER: JACQUES BELANGER



PIT NO.	LOT 1	DEPTH	COLOR	DESCRIPTION	NOTES
		12"	10YR	3/1 LOAM (LAWN)	
		8"	10YR	5/4 LOAMY SAND, FINE SILTY LOOSE GRANULAR	
		8"	10YR	6/4 LOAMY SILTY SAND, LOOSE GRANULAR	
		14"	10YR	5/3 SILTY SAND, SAB, FIRM	
		28"	10YR	5/2 SILTY SAND, SAB, FIRM	FLAT ROCKS THROUGHOUT
		70"	TOTAL DEPTH OF PIT		
		18"	EST SHWT		
		N/A	DEPTH TO LEDGE		
		48"	DEPTH TO OBSERVED WATER		
		PERC RATE	<16MIN/INCH AT 16"		

PIT NO.	LOT 2	DEPTH	COLOR	DESCRIPTION	NOTES
		4"	10YR	3/1 LOAM (LAWN)	
		16"	10YR	6/6 LOAMY SAND, FINE SILTY LOOSE GRANULAR	
		24"	10YR	6/2 LOAMY SILTY SAND, SAB	
		28"	10YR	6/3 MIXED LOAMY SAND SAB	ANGULAR ROCKS
		70"	TOTAL DEPTH OF PIT		
		20"	EST SHWT		
		N/A	DEPTH TO LEDGE		
		N/A	DEPTH TO OBSERVED WATER		
		PERC RATE	<16MIN/INCH AT 16"		

PIT NO.	LOT 3	DEPTH	COLOR	DESCRIPTION	NOTES
		6"	10YR	3/1 LOAM (LAWN)	
		6"	10YR	6/8 SILTY LOAMY SAND, FINE SILTY LOOSE GRANULAR	
		12"	10YR	7/2 SILTY SAND, FIRM IN PLACE	
		42"	10YR	5/3 SILTY SAND, SAB, FIRM MOIST	
		66"	TOTAL DEPTH OF PIT		
		24"	EST SHWT		
		N/A	DEPTH TO LEDGE		
		N/A	DEPTH TO OBSERVED WATER		
		PERC RATE	<16MIN/INCH AT 16"		

PIT NO.	LOT 4	DEPTH	COLOR	DESCRIPTION	NOTES
		12"	10YR	3/2 LOAM (FIELD)	
		14"	10YR	6/4 SILTY LOAMY SAND, FINE SILTY LOOSE GRANULAR	
		46"	10YR	5/4 LOAMY SILTY SAND, LOOSE GRANULAR	LAYERED MIXED ANGULAR ROCKS
		72"	TOTAL DEPTH OF PIT		
		30"	EST SHWT		
		N/A	DEPTH TO LEDGE		
		N/A	DEPTH TO OBSERVED WATER		
		PERC RATE	<12MIN/INCH AT 16"		

PIT NO.	LOT 5, 5A, 5B ALL SIMILAR	DEPTH	COLOR	DESCRIPTION	NOTES
		6"	10YR	4/3 LOAM (FIELD)	
		6"	10YR	6/6 LOAMY SAND, SILTY LOOSE GRANULAR	
		24"	10YR	7/3 LOAMY SILTY SAND, LOOSE GRANULAR	
		36"	TOTAL DEPTH OF PIT		
		24"	EST SHWT		
		36"	DEPTH TO LEDGE		
		N/A	DEPTH TO OBSERVED WATER		
		PERC RATE	<16MIN/INCH AT 16"		



December 5, 2024

Jacques Belanger
J.E. Belanger Land Surveying, PLLC
61 Old Dunbarton Rd
Dunbarton, NH 03046

Re: 77 Prospect St
Lebanon, NH

Mr. Belanger,

The referenced property was evaluated for jurisdictional wetlands by this office on December 4, 2024. All wetland boundaries were marked using pink and black striped flagging with the following markings:

WF A 1 – 21

Wetland boundaries were determined using standards and methodology approved by the Army Corps of Engineers and the NH Department of Environmental Services Wetlands Bureau (per Env-Wt 406.01: a, b, & c).

1. Corps of Engineers Wetland Delineation Manual. Wetlands Research Program Technical Report.
Including all updated materials, such as regional supplements
2. Field Indicators for Identifying Hydric Soils in New England. New England Hydric Soil Technical Committee. June 2020. 4th edition. NEIWPCC Lowell, MA.
3. Field Indicators of Hydric Soils in the United States. Version 8.1 (2017)
USDA, NRCS, & the National Technical Committee for Hydric Soils
4. State of New Hampshire 2018 Wetland Plant List
US Army Corps of Engineers 2018, The National Wetland Plant List, version 3.4
5. Classification of Wetlands and Deepwater Habitats of the United States. December 1979. US Department of the Interior. Fish and Wildlife Service. FWS/OBS-79/31

Please do not hesitate to contact me if you have any questions, or if I can be of further assistance.
Thank you



Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Wechsler".

Aaron Wechsler, CWS
Aspen Environmental
Consultants, LLC

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: Map 108 Lot 13	Map & Lot Number:
Property Owner: Kimbell Properties, LLC 19 River Street Woodstock, VT 05091	Applicant, Co-Applicant, Agent, or Lessee: J.E. Belanger Land Surveying, PLLC 61 Old Hopkinton Road Dunbarton, NH 03046 (Agent)
Map & Lot Number: MaP 108 Lot 2 & 14	Map & Lot Number: Map 108 Lot 3-100
Brady Sullivan - Prospect Hill, LLC 670 N. Commercial Street Suite 303 Manchester, NH 03101	Christian Vintilla & Emily Lehnert 80 Prospect Street Lebanon, NH 03766
Map & Lot Number: Map 108 Lot 3	Map & Lot Number: Map 108 Lot 4
Green Family Trust Allan and Pamela Green, Trustees 82 Prospect Street Lebanon, NH 03766	Benjamin S. & Sarah Crooks Swanson 78 Prospect Street Lebanon, NH 03766

Map & Lot Number: Map 108 Lot 5	Map & Lot Number:
Griffiths Family Revocable Trust Clark A. & Adelaide A. Griffiths, Trustees 74 Prospect Street Lebanon, NH 03766	Patricia Simpson 670 N. Commercial Street, Ste 303 Manchester, NH 03101
Map & Lot Number: Map 108 Lot 6	Map & Lot Number:
Adley Revocable Family Trust Nancy L. Adley, Trustee 70 Prospect Street Lebanon, NH 03766	Kevin McLaughlin 670 N. Commercial Street, Ste 303 Manchester, NH 03101
Map & Lot Number: Map 108 Lot 8	Map & Lot Number:
Curtis A. & Jeanne M. Moodie 2 Porter Road Lebanon, NH 03766	Mikel MacAuley 670 N. Commercial Street, Ste 303 Manchester, NH 03101
Map & Lot Number: Map 108 Lot 10	Map & Lot Number:
Fletcher S. Cole 8 Reservoir Road Lebanon, NH 03766	Jessica Warren 375 Mountain View Drive Lebanon, NH 03766
Map & Lot Number: Map 108 Lot 12	Map & Lot Number:
Lynne M. Walker 65 Prospect Street Lebanon, NH 03766	Evergreen Management Group c/o Jodi Dube 2458 Christian Street White River Junction, VT 05001
Map & Lot Number: Map 108 Lot 22	Map & Lot Number:
City of Lebanon 51 North Park Street Lebanon, NH 03766	ENGINEER: Rokeh Consulting, LLC PO Box 204 Epsom, NH 03234
Map & Lot Number:	Map & Lot Number:
Aaron J. Wechsler, Soils Scientist Aspen Environmental Consultants, LLC 893 Valley Road Washington, NH 03280	

(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 18 notices	\$5.00 \$ 99.72 (abutter certified)
TOTAL DUE AT TIME OF FILING		\$ 349.72 <i>354.72</i>

**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*	\$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		\$ _____

*Or units when the subdivision does not create individual lots.

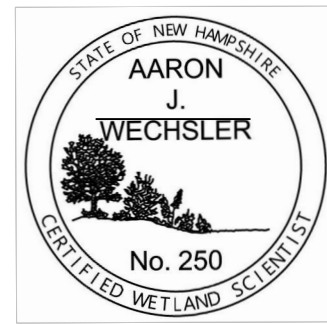
**Engineering Review fees will also be required. See note on page 2.

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)	
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)



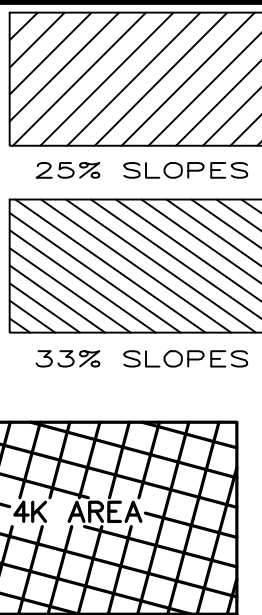
AARON J. WECHSLER, CERTIFIED WETLAND SCIENTIST #250, OF ASPEN ENVIRONMENTAL CONSULTANTS, LLC, 893 VALLEY ROAD, WASHINGTON NH 03280, PERFORMED THE WETLAND IDENTIFICATION AND DELINEATION ON DECEMBER 4, 2024 USING STANDARDS AND METHODOLOGY APPROVED BY THE ARMY CORPS OF ENGINEERS AND THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES WETLANDS BUREAU (per Env-Wt 406.01: a, b, & c).

NO.	REVISION	DATE
1.	REVIEW COMMENTS	4/27/25

RESERVED FOR REGISTRY USE

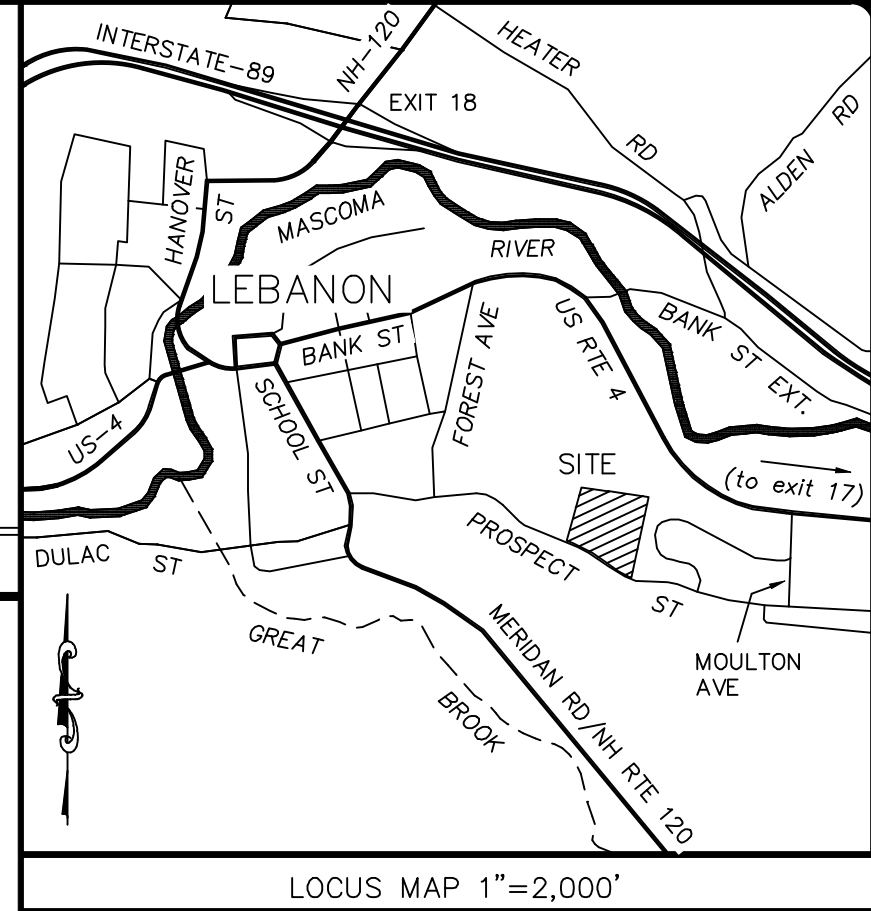
CONTOURS SHOWN WERE PRODUCED FROM PUBLICLY AVAILABLE LIDAR DATA SOURCED FROM NH GRANIT

TAX MAP 108 LOT 22
CITY OF LEBANON
51 NORTH PARK ST
LEBANON, NH 03766



- IRON PIPE
- GRANITE BOUND
- REBAR
- DRILL HOLE
- ELECTRIC METER/BOX
- CATCH BASIN
- UTILITY POLE
- ROAD SIGN
- PROPOSED BOUND
- PROPOSED REBAR/CAP
- LOT LINE
- PROPOSED LOT LINE
- EASEMENT BOUNDARY
- BUFFER/SETBACK
- EDGE OF PAVEMENT
- STONE WALL
- MAJOR CONTOUR (10')
- MINOR CONTOUR (2')
- TREE LINE
- DELINEATED WETLAND WITH WETLAND FLAGS

LEGEND



LOCUS MAP 1"=2,000'

NOTES

- FIELD SURVEY PERFORMED BY THIS OFFICE USING A ROBOTIC TOTAL STATION IN DECEMBER 2025, WITH AN ERROR OF CLOSURE OF LESS THAN 1:10,000
- NORTH ORIENTATION IS NH STATE PLAN GRID, AND DETERMINED USING POST-PROCESSED STATIC AND RTK GNSS.
- VERTICAL DATUM IS NAVD83, AND DETERMINED USING POST-PROCESSED STATIC GNSS AND GEOID18.
- THIS TRACT IS LOCATED IN THE RESIDENTIAL THREE (R-3) ZONING DISTRICT AND IS A "CLASS 3" LOT, AS IT IS NOT SERVICED BY A MUNICIPAL OR CENTRALIZED SEWER SYSTEM. THE LOT IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

MINIMUM YARD REQUIREMENTS

FRONT:	25'
SIDE:	25'
REAR:	30'
MIN. WIDTH:	100'
MIN. TOTAL AREA:	40,000 SF
MAX. BLDG COVERAGE:	15%
MAX. BLDG HEIGHT:	35'

- OWNER OF RECORD: KIMBELL PROPERTIES, LLC
19 RIVER ST
WOODSTOCK, VT 05091
BOOK 4858 PAGE 399
- THERE IS AN EXISTING CONSTRUCTION AND MAINTENANCE EASEMENT BENEFITING THE CITY OF LEBANON, FOR THE PURPOSE OF RE-CONSTRUCTING A RETAINING WALL.
- NO PART OF THE SUBJECT PARCEL LIES WITHIN THE 100 YEAR FLOOD HAZARD ZONE (SFHA) ACCORDING TO FLOOD INSURANCE RATE MAP #33009C0913E, EFFECTIVE 2/20/2008
- THERE ARE NO CONSERVATION, PRESERVATION OR AGRICULTURAL RESTRICTIONS ON THIS PARCEL
- THESE LOTS ARE TO BE SERVICED BY MUNICIPAL WATER AND ON SITE STATE ON NEW HAMPSHIRE APPROVED SEPTIC SYSTEMS.
- STATE SUBDIVISION APPROVAL PENDING

"THE SUBDIVISION REGULATIONS OF THE CITY OF LEBANON AND THE NOTICE OF ACTION ARE A PART OF THE PLAT, AND APPROVAL OF THIS PLAT REQUIRES THE COMPLETION OF ALL THE REQUIREMENTS OF THE NOTICE OF ACTION AND SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY MODIFICATION OR WAIVER SET FORTH IN THE NOTICE OF ACTION."

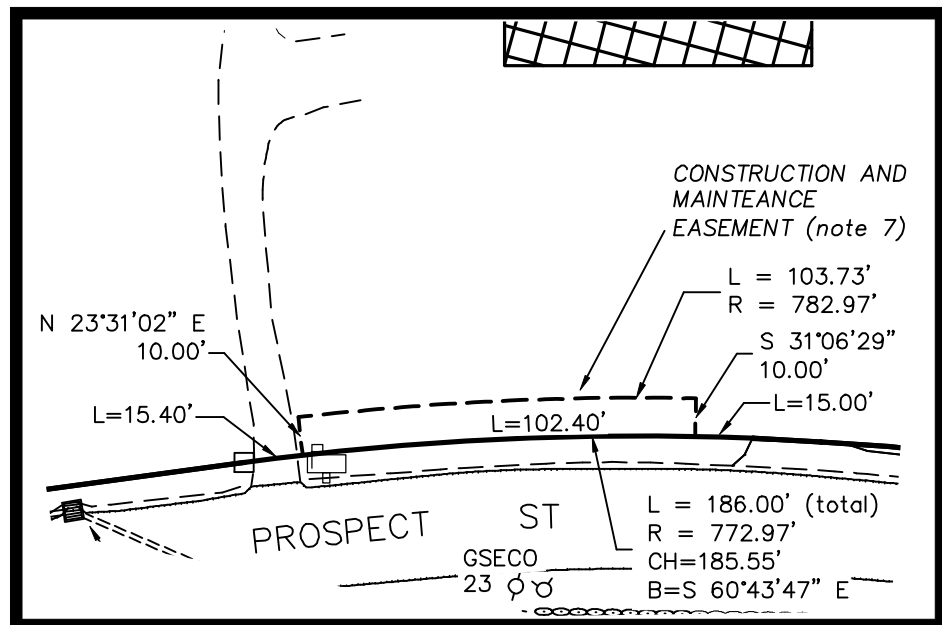
A PARCEL OF LAND WHICH HAS BEEN REVIEWED AND APPROVED AS PART OF A MINOR SUBDIVISION SHALL NOT BE ELIGIBLE FOR FURTHER SUBDIVISION UNDER THE MINOR SUBDIVISION PROCEDURES FOR A PERIOD OF THREE (3) YEARS FROM THE DATE OF THE MINOR SUBDIVISION APPROVAL."

ELECTRIC, TELEPHONE AND CABLE TV DISTRIBUTIONS SYSTEMS SHALL BE UNDERGROUND, INCLUDING SERVICES

LOTS SHALL BE GRADED SUFFICIENTLY TO PROVIDE ADEQUATE DRAINAGE FOR THE PURPOSE INTENDED WITHOUT THE DIVERSION OF WATER ONTO OTHER LOTS OR ONTO PROPERTY ADJOINING THE SUBDIVISION.

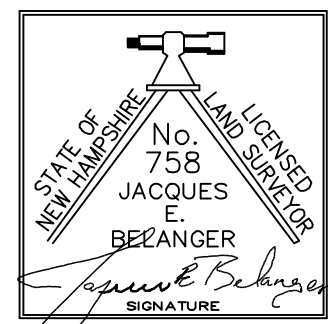
THE SHARE DRIVEWAY SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF LEBANON DRIVEWAY REGULATIONS IN EFFECT AT THE TIME OF APPLICATION TO THE DEPARTMENT OF PUBLIC WORKS FOR A DRIVEWAY PERMIT.

THE PLAT WAS APPROVED PURSUANT TO THE CITY OF LEBANON SUBDIVISION REGULATIONS LAST REVISED JUNE 28, 2021.



EASEMENT DETAIL

PRE SUBDIVISION	LOT SYNOPSIS	TOTAL AREA
MAP 108 LOT 13		11.614 AC
POST SUBDIVISION		
MAP 108 LOT 13		5.373 AC
MAP 108 LOT 13-1		1.164 AC
MAP 108 LOT 13-2		5.077 AC



CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY



SUBDIVISION PLAN TAX MAP 108 LOT 13

77 PROSPECT ST
LEBANON, NH
GRAFTON COUNTY

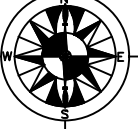
OWNER OF RECORD: KIMBELL PROPERTIES, LLC

19 RIVER ST
WOODSTOCK, VT 05091
BOOK 4858 PAGE 399

LEBANON PLANNING BOARD
APPLICATION (PB2025-22 MIN)

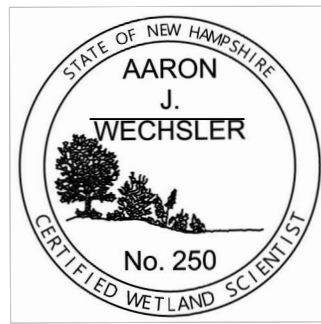
J.E. BELANGER LAND SURVEYING PLLC
LICENSED LAND SURVEYOR
61 OLD HOPKINTON ROAD, DUNBARTON, NH 03046

- * BOUNDARY SURVEYS
- * SUBDIVISIONS
- * LAND PLANNING



TEL (603) 774-3601

PLAN DATE: FEBRUARY 24, 2025
SCALE: 1" = 50'
PROJECT NO.: 242661
SHEET T1 OF T1



AARON J. WECHSLER, CERTIFIED WETLAND SCIENTIST #250, OF ASPEN ENVIRONMENTAL CONSULTANTS, LLC, 893 VALLEY ROAD, WASHINGTON, NH 03280, PERFORMED THE WETLAND IDENTIFICATION AND DELINEATION ON DECEMBER 4, 2024 USING STANDARDS AND METHODOLOGY APPROVED BY THE ARMY CORPS OF ENGINEERS AND THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES WETLANDS BUREAU (per Env-Wt 406.01: a, b, & c).

NO.	REVISION	DATE
1.	REVIEW COMMENTS	4/27/25

- 25% SLOPES

33% SLOPES

4K AREA

AREA SUITABLE FOR A SEPTIC SYSTEM
- IRON PIPE

GRANITE BOUND

REBAR

DRILL HOLE

ELECTRIC METER/BOX

CATCH BASIN

UTILITY POLE

ROAD SIGN

PROPOSED BOUND

PROPOSED REBAR/CAP

LOT LINE

PROPOSED LOT LINE

EASEMENT BOUNDARY

BUFFER/SETBACK

EDGE OF PAVEMENT

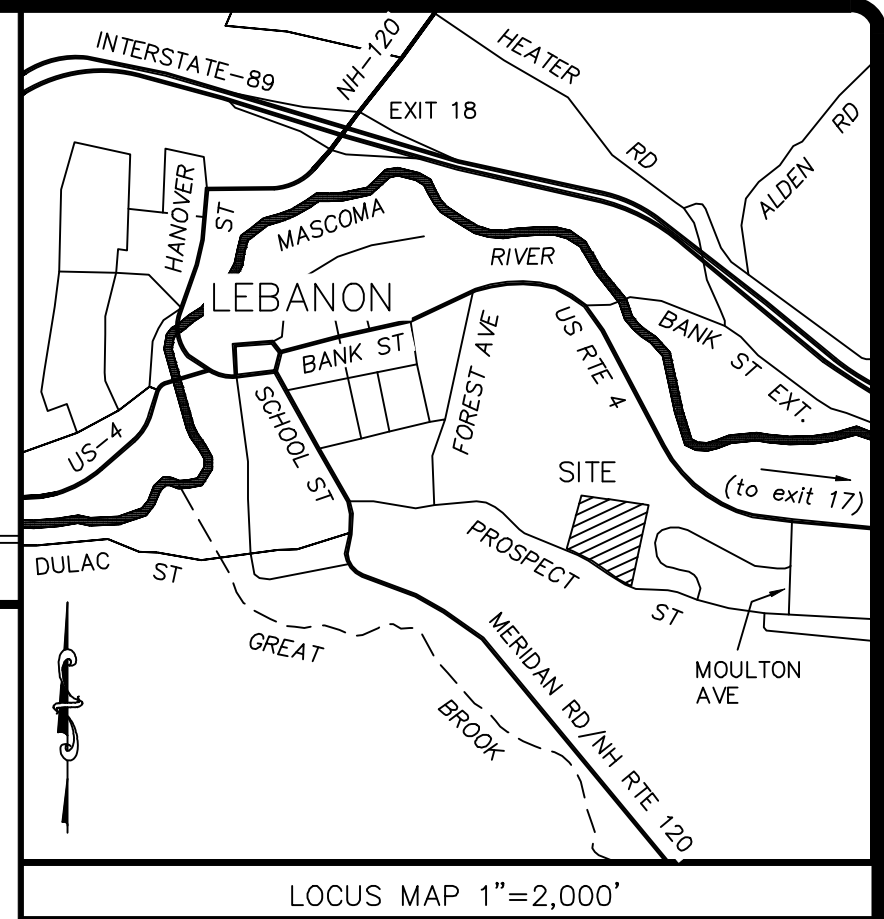
STONE WALL

MAJOR CONTOUR (10')

MINOR CONTOUR (2')

TREE LINE

DELINEATED WETLAND WITH WETLAND FLAGS
- LEGEND



- NOTES
1. FIELD SURVEY PERFORMED BY THIS OFFICE USING A ROBOTIC TOTAL STATION IN DECEMBER 2025, WITH AN ERROR OF CLOSURE OF LESS THAN 1:10,000
 2. NORTH ORIENTATION IS NH STATE PLAN GRID, AND DETERMINED USING POST-PROCESSED STATIC AND RTK GNSS.
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MIN. WIDTH:	100'
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MAX. BLDG COVERAGE:	15%
MAX. BLDG HEIGHT:	35'

6. OWNER OF RECORD: KIMBELL PROPERTIES, LLC
19 RIVER ST
WOODSTOCK, VT 05091
BOOK 4858 PAGE 399
7. THERE IS AN EXISTING CONSTRUCTION AND MAINTENANCE EASEMENT BENEFITING THE CITY OF LEBANON, FOR THE PURPOSE OF RE-CONSTRUCTING A RETAINING WALL.
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9. THERE ARE NO CONSERVATION, PRESERVATION OR AGRICULTURAL RESTRICTIONS ON THIS PARCEL.
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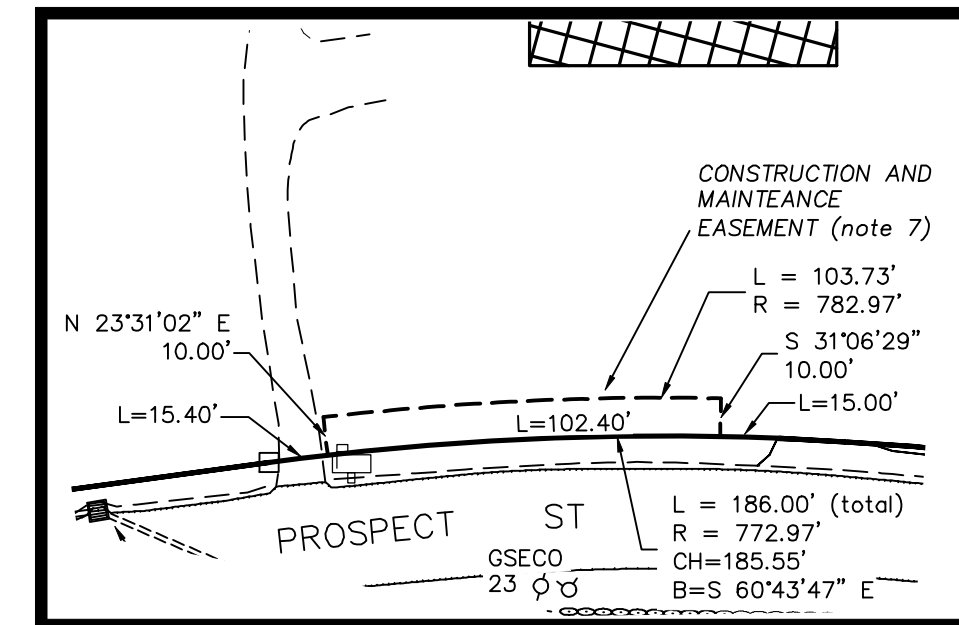
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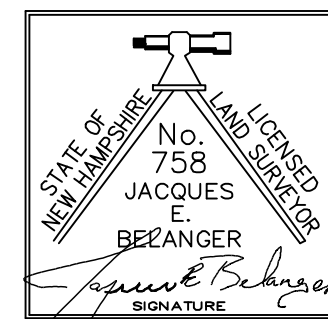
THE SHARE DRIVEWAY SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF LEBANON DRIVEWAY REGULATIONS IN EFFECT AT THE TIME OF APPLICATION TO THE DEPARTMENT OF PUBLIC WORKS FOR A DRIVEWAY PERMIT. EASEMENT SHALL BE RECORDED.

THE PLAT WAS APPROVED PURSUANT TO THE CITY OF LEBANON SUBDIVISION REGULATIONS LAST REVISED JUNE 28, 2021.



EASEMENT DETAIL

LOT SYNOPSIS	
PRE SUBDIVISION	TOTAL AREA
MAP 108 LOT 13	11.614 AC
POST SUBDIVISION	
MAP 108 LOT 13	5.373 AC
MAP 108 LOT 13-1	1.164 AC
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SUBDIVISION PLAN
TAX MAP 108 LOT 13
77 PROSPECT ST
LEBANON, NH
GRAFTON COUNTY

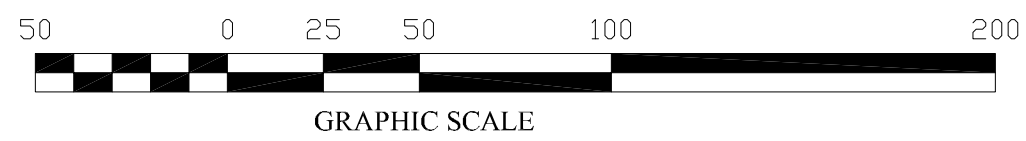
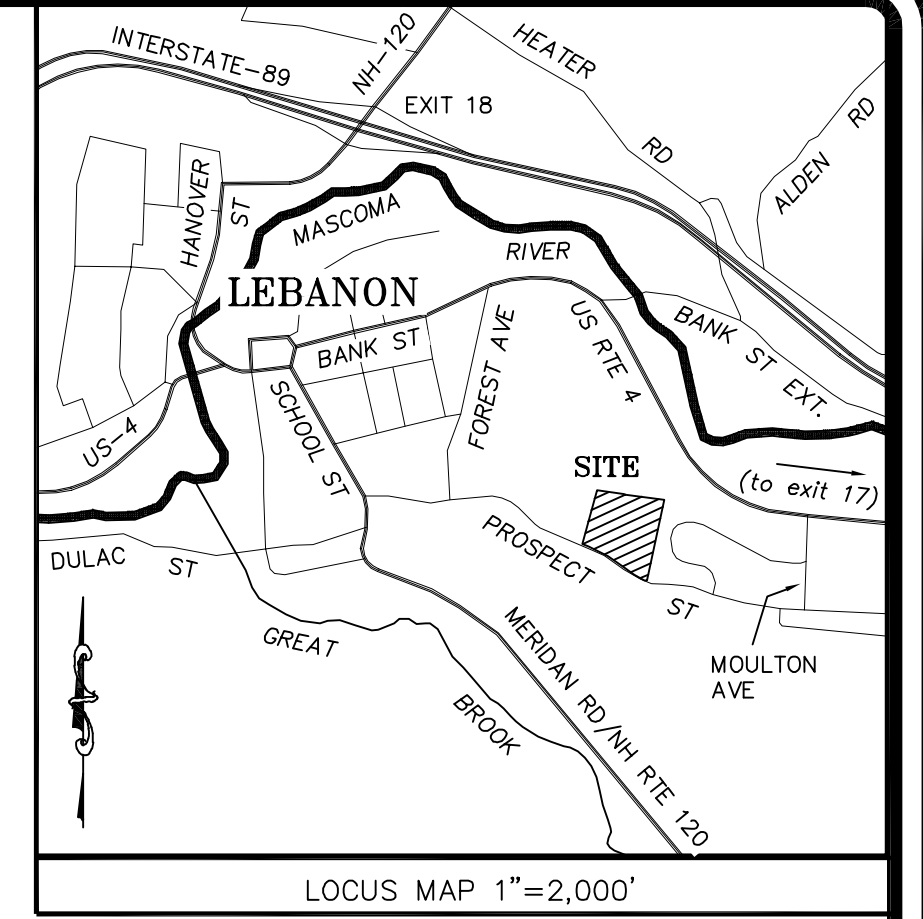
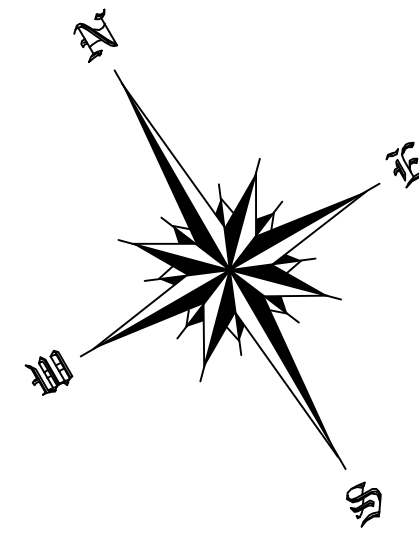
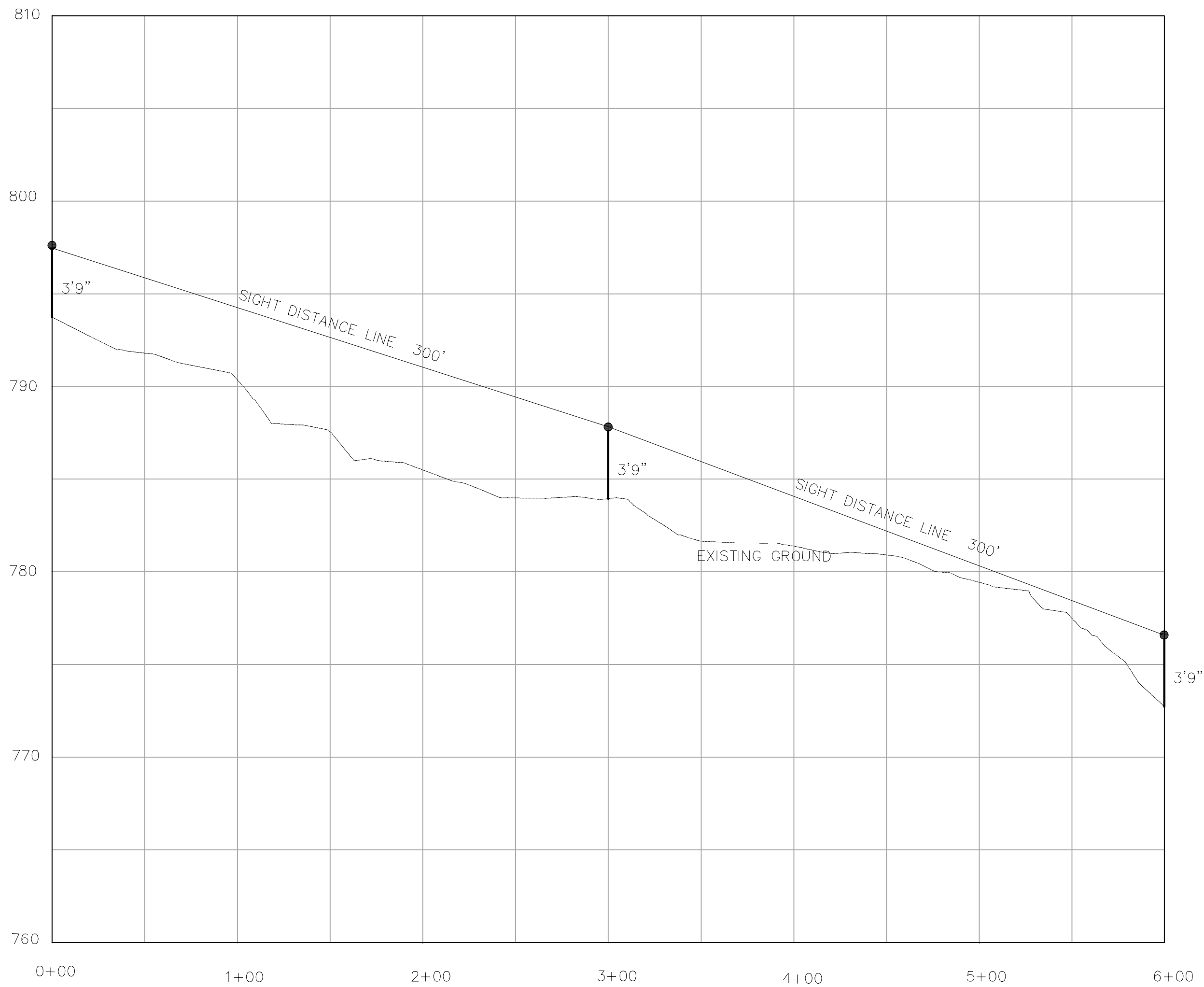
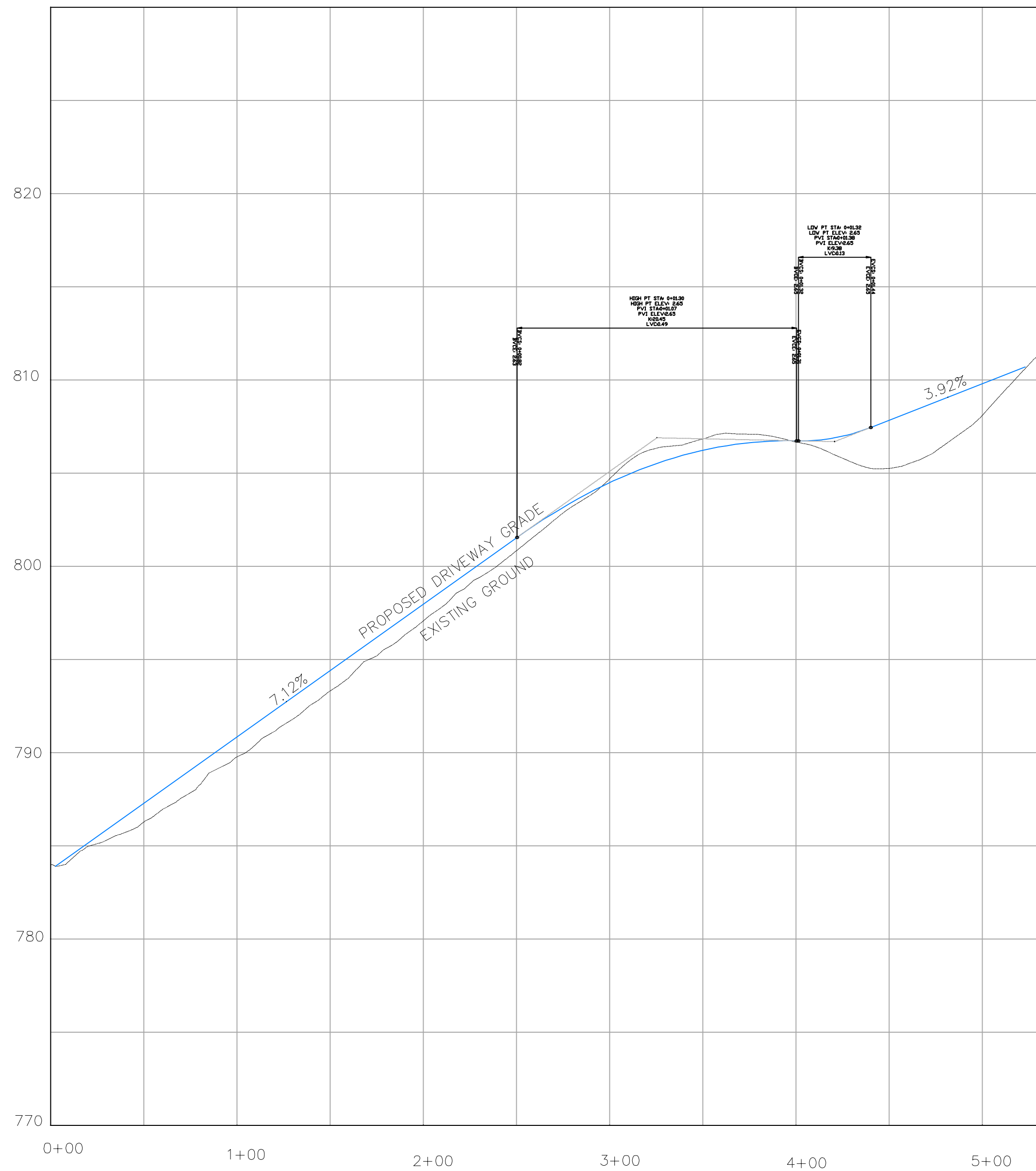
OWNER OF RECORD:
KIMBELL PROPERTIES, LLC
19 RIVER ST
WOODSTOCK, VT 05091
BOOK 4858 PAGE 399

J.E. BELANGER LAND SURVEYING PLLC
LICENSED LAND SURVEYOR
61 OLD HOPKINTON ROAD, DUNBARTON, NH 03046

* BOUNDARY SURVEYS
* SUBDIVISIONS
* LAND PLANNING
TEL (603) 774-3601

PLAN DATE: FEBRUARY 24, 2025
SCALE: 1" = 50'
PROJECT NO.: 242661
SHEET S1 OF S1

RESERVED FOR REGISTRY USE

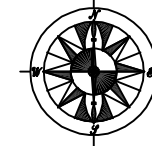


PROFILES FOR
SUBDIVISION PLAN
TAX MAP 108 LOT
13

77 PROSPECT ST
LEBANON, NH
GRAFTON COUNTY

OWNER OF RECORD:
KIMBELL PROPERTIES, LLC
19 RIVER ST
WOODSTOCK, VT 05091
BOOK 4858 PAGE 399

J.E. BELANGER LAND SURVEYING PLLC
LICENSED LAND SURVEYOR
61 OLD HOPKINTON ROAD, DUNBARTON, NH 03046



TEL (603) 774-3601

* BOUNDARY SURVEYS
* SUBDIVISIONS
* LAND PLANNING

PLAN DATE: FEBRUARY 24, 2025
SCALE: 1" = 50'
PROJECT NO.: 242661
SHEET 1 OF 1



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

May 12, 2025 Meeting

DRAFT Staff Memorandum – PB2025-17-SPR – *con't* from 4/14/25

APPLICATION INFORMATION

Agenda Item: 3.E

Application ID:
PB2025-17-SPR

Application Type:
Site Plan Review for a proposed +/- 19,661 sq. ft., 3-story treatment and recovery center/group residence with 12 residential rooms and related site improvements

Property Location & Tax Map:
424 Mount Support Road (Tax Map 24, Lot 6)

Applicant & Property Owner:
Families Flourish North East (applicant), Mary Hitchcock Memorial Hospital (property owner)

Property Size:
+/-1.81 acres

Zoning District(s):
Residential One (R-1)

Overlay District(s):
Wetlands Conservation District

Future Land Use Map:
Residential – High

Existing Use & Improvements:
Vacant

Proposed Use & Improvements:
19,661 sq. ft., 3-story treatment and recovery center/group residence with 12 residential rooms and related site improvements

LEGAL NOTICE

Families Flourish North East (applicant), Mary Hitchcock Memorial Hospital (property owner), 424 Mount Support Road (Tax Map 24, Lot 6), zoned R-1: Applicant requests Site Plan Review for a proposed +/-19,661 sq. ft., 3-story treatment and recovery center/group residence with 12 residential rooms, together with associated site improvements including access, parking, utilities, landscaping, and lighting. PB2025-17-SPR

PLANS AND APPLICATION MATERIALS

- ▶ Application form (1 page)
- ▶ Letter dated April 29, 2025, from Nicholas A. Fiore, PE, of Engineering Ventures, PC (project narrative; 5 pages)
- ▶ Application for Waivers dated April 29, 2025 (2 pages)
- ▶ Site Plan Review Regulations Technical Checklist dated March 10, 2025 (10 pages)
- ▶ Memo dated April 29, 2025, from Nicholas A. Fiore, PE, of Engineering Ventures, PC (response to staff comments; 16 pages)
- ▶ Spreadsheet titled, "424 Mount Support Rd – PB2025-17-SPR" (response to staff completeness review; 3 pages)
- ▶ Certified Notification List (2 pages)
- ▶ Fee Schedule (2 pages)
- ▶ Plan set titled "Families Flourish Northeast," dated March 10, 2025, last revised April 29, 2025, prepared by Engineering Ventures, PC, EV Project # 22063 (23 sheets)
- ▶ Plan sheet titled "SD Floor Plans," dated April 28, 2025, prepared by Studio Nexus
- ▶ Plan sheets titled, "Vehicle Turning Analysis – Enter/Exit from Mt Support – South," dated March 10, 2025, last revised April 29, 2025, prepared by Engineering Ventures, PC, EV Project # 22063 (2 sheets)
- ▶ Plan sheet titled, "Wetlands Impact Exhibit," dated March 10, 2025, last revised April 29, 2025, prepared by Engineering Ventures, PC, EV Project # 22063

Available on-line only:

- ▶ Lighting specifications by Lithonia Lighting and by Juno/Acuity Brands (20 pages)

- ▶ Drainage Analysis report titled, “Families Flourish Northeast, 424 Mount Support Road,” dated April 29, 2025, prepared by Engineering Ventures, PC, EV Project # 22063 (44 pages)
- ▶ Document titled, “Families Flourish Northeast - Stormwater Appurtenance Inspection and Maintenance Manual” (18 pages)
- ▶ NH Wetlands Permit Application for Families Flourish Northeast – 424 Mt Support Rd, dated December 2024, prepared by GM2 Associates, Inc. & Engineering Ventures, PC (99 pages)

COMPLETENESS REVIEW

On April 14, 2025, the Planning Board determined that, pursuant to Section 4.7.D of the Site Plan Review Regulations, the application is sufficiently complete to accept jurisdiction and to commence review. The Board opened the public hearing and then immediately continued the hearing until May 12, 2025.

APPLICATION OVERVIEW

The subject property is a +/-1.91-acre parcel owned by Mary Hitchcock Memorial Hospital, located on the east side of Mount Support Road with approximately 192 ft. of frontage. The property is zoned Residential One (R-1) and is designated “Residential – High” on the Future Land Use Map. To the north and west, the property abuts an 11-acre vacant parcel owned by Dartmouth College, and to the south, the property abuts 420 Mount Support Rd which is improved with a 4-unit multi-family dwelling (per the City’s assessing records). The site is within walking and biking distance of the Dartmouth Hitchcock Medical Center and the Centerra planned business park.

Currently, the property is vacant except for a portion of the Mount Support Road multi-use path which traverses parallel to the property’s frontage, a stone wall along a portion of the property’s frontage, and some roadway improvements constructed in connection with the Mount Support Road / Lahaye Drive roundabout. Portions of the property are covered by the Wetlands Conservation District.

At this time, the applicant is seeking site plan approval to construct a 19,661 sq. ft., 3-story treatment and recovery center/group residence with 12 residential rooms, together with associated access, drainage, 15 parking spaces, landscaping, lighting improvements, and site amenities. The proposed driveway will utilize an existing curb cut onto Mount Support Road, located approximately 180 ft. south of the newly-constructed Mount Support Road / Lahaye Drive roundabout. The proposed layout permanently impacts +5,638 sq. ft. of wetlands and temporarily impacts +/-799 sq. ft. of wetlands. A portion of the existing stone wall along the property’s frontage will be removed to accommodate the proposed improvements.

The development proposes to connect to the City’s water and sewer systems. As noted in the attached letter dated April 29, 2025, from Nicholas A. Fiore, PE, the building will include a sewer ejector in its basement and a small force main will be constructed within Mount Support Road. The force main will run southerly along Mount Support Road for approximately 1,200 feet and will connect to an existing sewer line as it crosses the road near the southern limits of the Summit on Juniper residential development.

A Special Exception allowing the proposed group residence use was approved by the Zoning Board of Adjustment on January 16, 2025 (ZB2025-02-SE). As described in the attached letter dated April 29, 2025, from Nicholas A. Fiore, PE, the proposed group residence facility, which will include 12 residential rooms and supportive programmatic space, will be used as a substance use treatment and recovery center for pregnant and parenting women and their children. A Special Exception allowing the wetland impacts was also approved on January 16, 2026 (ZB2025-01-SE).

STAFF MEMORANDUM

PB2025-17-SPR
424 Mount Support Rd (24-6)
May 12, 2025 PB Mtg
Agenda Item 3.E
Page 3 of 10

Figure 1. Bird's eye view of property (looking east).



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

STAFF COMMENTS

PLANNING

I. SITE PLAN REVIEW REGULATIONS:

Jurisdiction

The proposed development constitutes a “major change” to the property (as that term is defined in Article II of the Site Plan Review Regulations) and, therefore, requires Site Plan Review by the Planning Board and demonstration of compliance with the Article V submission requirements and Article VI design requirements.

Waiver Requests

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

1. **Section 6.2.D** – *landscaping around buildings requirements*
2. **Section 6.2.B** – *perimeter landscaping requirements*
3. **Section 6.5.E.7** – *prohibiting parking in the front yard*
4. **Section 6.2.B.8** – *requiring screening for mechanical equipment*
5. **Section 6.2.B.10** – *requiring the placement of trees along the front no more than 40 ft. apart*
6. **Section 6.2.E.2** – *requiring landscape beds planted with a tree at the end of parking rows*
7. **Section 6.5.C.2** – *requiring at least one primary building entrance to face the street on which the lot has frontage*
8. **Section 5.1.E.16** – *requiring existing trees over 12 inches in diameter, measured 4.5 feet above the ground surface, and within 25 feet of the disturbed area, to counted and shown on the landscape plan, if included towards fulfilling the landscaping requirements*

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

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

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

ARTICLE VI – DESIGN AND CONSTRUCTION REQUIREMENTS

6.1 (General Requirements): As shown on the Existing Conditions Plan (Sheet 7/C1.1 of the attached plan set), the applicant has identified a Limit of Disturbance (LOD) outside of which existing conditions will remain undisturbed; or if disturbed during construction, will be restored to existing conditions. Establishing the LOD is intended to help protect the portion of the lot that has been identified as a “significant ecological area” (SEA) in the City’s Natural Resource Inventory from further encroachment (the proposed building will encroach approximately 20 ft. into the SEA while the rear yard grading will encroach an additional 15-20 ft.). Establishment of an LOD also helps to minimize site clearing, to retain natural cover, and to limit the overall intensity of the development.

6.2 (Landscaping Standards): The proposed landscaping for the development is found on Sheet 21 / L-1 of the attached plan set. As noted above, the applicant requests a partial waiver of the Section 5.1.E.16 landscape plan requirements as well as multiple waivers from the Section 6.2 landscape design

requirements, including the perimeter landscaping requirements (including Section 6.2.B.8 requiring screening of the electrical transformer and Section 6.2.B.10 requiring the placement of trees along the front of the property at least every 40 ft.), the landscaping around buildings requirements, and the requirement that landscape beds are planted with a tree at the end of parking rows.

For a +/-90 ft. stretch of the property's +/-192 ft of frontage, the applicant has substantially satisfied the Section 6.2.B perimeter landscaping requirements. Although a waiver is still needed since the width of this 90 ft. stretch meets the 15 ft. width requirement where it begins on the north side of the proposed driveway but then narrows to 10 ft. wide at its northern terminus. For the remainder of the property's frontage and its side and rear perimeters, the applicant proposes to utilize the existing vegetation to satisfy the Section 6.2.B perimeter landscaping requirements. Section 6.2.I specifically contemplates the use of existing vegetation to satisfy the landscaping requirements, where appropriate:

I. Existing Plant Material Credit

1. The Applicant shall save and protect, to the greatest extent practicable, all existing large trees on the site having a trunk diameter of at least 12 inches, measured 4 feet above the ground surface.
2. Where healthy plant material exists on the site prior to development and provision is made to preserve the plant material on a permanent basis, the Planning Board may give credit for such preserved plant materials against these landscaping requirements, when such plantings meet the intent and purpose of these requirements.

Section 5.1.E.16 complements Section 6.2.I by requiring that, "[e]xisting trees over 12 inches in diameter, measured 4.5 feet above the ground surface, and within 25 feet of the disturbed area, must be counted and shown on the plan, if included towards fulfilling the landscaping requirements." However, the applicant has requested a waiver from this requirement. Providing this information would assist the Board in determining whether the use of the existing vegetation is adequate and whether the applicant has met their burden in demonstrating the need for a waiver pursuant to the criteria set forth in Section 7.1.

Given the relative close proximity between the proposed building and the location of the building on the abutting property at 420 Mount Support Rd, staff recommends that that Board consider whether the existing vegetation along the property's southern lot line (i.e. the lot line shared with 420 Mount Support Rd) provides sufficient screening, particularly where the LOD narrows to 10 ft. near the front of the property.

6.3 (Utilities & Fire Protection): **[IN PROGRESS]**

6.4 (Fees and Assessments in Effect at time of Connection): New building construction is subject to the City's Impact Fee Ordinance and fee schedule adopted by the Board on May 20, 2024. Section 213.7.A of the Zoning Ordinance requires that the amount of the impact fee is calculated at the time of the Planning Board's approval. Pursuant to Section 213.7.A, staff has determined that the proposed addition will require payment of impact fees in the amount of \$28,311.84.

6.5 (Coordination of Roads, Parking, Loading, Recreation, and Safety): **[IN PROGRESS]**

6.6 (Stormwater Management): **[IN PROGRESS]**

6.7 (Lighting): The applicant has submitted a lighting plan in accordance with Section 5.1.E.12 of the Site Plan Review Regulations. See Sheet 22 / SL-1 of the attached plan set. For building mounted lighting, the applicant proposes 10 wall-mounted light fixtures located on the front and sides of the building, in addition to 11 downlight fixtures to illuminate the porches located at the rear and south sides of the building. For the location of the fixtures on the building, see the building elevations found on Sheet 23 / SD.11 of the plan set.

Additionally, the applicant proposes to install 3 pole-mounted LED light fixtures at a height of 15 feet above grade, one at the driveway entrance, another at the north side of the parking area, and another at the rear of the parking area near the dumpster enclosure. Note however, that staff cannot decipher where precisely the parking lot pole-mounted light fixtures are located and recommends that the applicant provide a clearer depiction.

It appears that the lighting meets the design standards set forth in Section 6.7, except with respect to Section 6.7.B.2 which provides that, "the light intensity at adjoining residential property boundaries shall not exceed 0.1 foot-candles at grade level." The light intensity at the front of the property is as high as 0.7 at the driveway. The applicant will either need to adjust the lighting plan or request a waiver.

6.8 (Off-Site Improvements): *Not applicable.*

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

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

II. ZONING ORDINANCE:

Use: The use is considered a "group residence" as that term is defined in Appendix A of the Zoning Ordinance. "Group residence" is allowed in the R-1 District by Special Exception pursuant to Article III, Section 308.2 of the Zoning Ordinance. The applicant applied to the Zoning Board of Adjustment for a Special Exception to permit the proposed "group residence," which was approved on January 16, 2025 (ZB2025-02-SE).

The permanent wetland impacts of +5,638 sq. ft. and temporary impacts +/-799 sq. ft. were approved by Special Exception from the Zoning Board of Adjustment on January 16, 2025 (ZB2025-01-SE).

Dimensional Requirements: The proposed building meets the applicable minimum building setback, maximum building coverage, and maximum building height requirements of the R-1 District, as set forth in Section 308.3 of the Zoning Ordinance.

Parking: Pursuant to Section 607 of the Zoning Ordinance, a minimum of 15 on-site parking spaces is required, which is the number to be provided as proposed by the applicant.

CITY ASSESSOR

No comment at this time.

BUILDING INSPECTOR

No comment at this time.

ENGINEERING/PUBLIC WORKS

The Department of Public Works/City Engineer provided comments to the applicant in response to the applicant's original submission made on March 10, 2025. The applicant's responses can be found on pages 1-3 of the attached memo dated April 29, 2025, from Nicholas A. Fiore, PE, of Engineering Ventures, PC. As of the writing of this memo, the Department of Public Works/City Engineer is reviewing the applicant's responses. Staff will provide an update to the Board at or before the May 12th hearing.

FIRE DEPARTMENT

The Fire Department provided comments to the applicant in response to the applicant's original submission made on March 10, 2025. The applicant's responses can be found on page 3 of the attached memo dated April 29, 2025, from Nicholas A. Fiore, PE, of Engineering Ventures, PC. As of the writing of this memo, the Fire Department is reviewing the applicant's responses. Staff will provide an update to the Board at or before the May 12th hearing.

POLICE DEPARTMENT

No comment at this time.

OTHER COMMENTS

The following comments on the application were provided by the Lebanon Tree Advisory Board (TAB) as set forth in an e-mail from the TAB Chair to Planning & Development Department staff sent on March 24, 2025:

1. *It seems that there is potential for additional tree planting along the sidewalk road through the use of tree wells.*
2. *The Rhododendron and Syringa could be replaced by native species of similar character.*
3. *Considering that the size of the project drives the wetland destruction, it may be that the project is too large for the lot.*

The applicant's responses can be found on pages 3-4 of the attached memo dated April 29, 2025, from Nicholas A. Fiore, PE, of Engineering Ventures, PC.

STAFF RECOMMENDATIONS

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

General Conditions

1. 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.
2. 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 March 6, 2025, which are the regulations in effect at the time the application was submitted.

3. 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.
4. "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.
5. "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.
6. 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.
7. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.
8. 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.
9. The property owner is responsible for the maintenance and operation of the stormwater management system in accord with the O&M plan, and such responsibility shall run with the land. (Section 6.6.H.2.b of the Site Plan Review Regulations).
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.

Conditions to be Satisfied Prior to Application for a Building Permit and Prior to the Start of Any Construction Activities

11. [Condition TBD re: test pit data]

12. 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) Correct discrepancy in size of office space as shown on the cover sheet (2,812 sq. ft.) and as shown on the floor plan (2,780 sq. ft.)
 - b) Add a note to the cover sheet indicating that the plan is approved pursuant to the City of Lebanon Site Plan Review Regulations last revised January 23, 2023, and the City of Lebanon Zoning Ordinance last revised March 6, 2025.

- c) Update the Existing Conditions Plan (Sheet 7 / C1.1) to remove the edit to Note 5 and to identify the City's easement per Section 5.1.E.2 and 5.1.E.5.
- d) On Sheet 8 / C2.1:
 - i. Identify the wheel stop construction material and provide a construction detail.
 - ii. Show required sight distances at curb cut. (5.1.E.10)
 - iii. Add a plan note regarding snow removal.
- e) Provide a sewer utility profile drawing at a scale of 1" = 4 feet (vertical). (5.1.E.21)
- f) 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.

- 13. 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.
- 14. 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.
- 15. 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*).
- 16. The applicant shall apply for an Excavation Permit, a Driveway Permit, and, if determined by the Department of Public Works to be required in accordance with City Code Chapter 124, a Stormwater Permit.

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

- 17. Prior to the start of any construction activities on the property, the applicant shall record in the Grafton County Registry of Deeds notice of the stormwater management and erosion and sediment control plans as required per Section 6.6.H.2.d of the Site Plan Review Regulations. Such notice shall be reviewed by the Planning & Development Department prior to recording.
- 18. 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.
- 19. Pursuant to Section 213 of the Zoning Ordinance and the Impact Fee Schedule adopted on May 20, 2024, the development shall be subject to City of Lebanon impact fees in the amount of \$28,311.84.

20. All water and sewer fees shall be paid as set forth in City Code Chapter 68.
21. The applicant shall obtain an Excavation Permit, a Driveway Permit, and, if determined by the Department of Public Works to be required in accordance with City Code Chapter 124, a Stormwater Permit.
22. 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, including but not limited to:
 - a) NHDES Sewer Connection Permit
 - b) NHDES Wetlands Permit

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

11. *[Condition TBD re: sewer service line construction, ownership and maintenance]*

12. *[Condition TBD re: Special Assessment District assessment]*

13. *[Condition TBD re: accessing on-site water shut off]*

14. The impact fee calculated pursuant to Condition of Approval #20 shall be paid.
15. Third-party engineer or design engineer inspection reports and 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.
16. 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.

Attachments

cc: Families Flourish Northeast
Mary Hitchcock Memorial Hospital
File

CITY OF LEBANON APPLICATION FOR

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

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: Mary Hitchcock Memorial Hospital c/o David Duncan

MAILING ADDRESS:

E-MAIL ADDRESS:

David Duncan

Digitally signed by David Duncan
DN: cn=David Duncan, o=David Duncan, email=David.Duncan@hitchcock.org, c=US
Date: 2025.03.10 13:47:58-0400

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Families Flourish North East, c/o Tom Sullivan

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 24

LOT#: 6

PLOT #:

ZONE: R1

STREET ADDRESS OF PROJECT: 424 Mount Support Road

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

SCOPE OF PROJECT:

A multi-family, residential, treatment and recovery center for pregnant and parenting mothers and their children.

The 3-story building will have 12 residential rooms and additional program spaces.

TYPE OF OCCUPANCY:

EXISTING ☒ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL
PROPOSED ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☒ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL

IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC** USE: _____

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on _____, 20____, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY

OWNER: _____

David Duncan

DATE: _____

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY

OWNER: _____

DATE: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	
3-10-2025	24-6	PB2025-17-SPR	

April 29, 2025

City of Lebanon Planning Department
51 North Park St
Lebanon, NH 03766

RE: Site Plan Review Application
Families Flourish Northeast, 424 Mt Support Rd
Tax Map 24 Lot 6

Dear City of Lebanon Planning,

On behalf of Mary Hitchcock Memorial Hospital (Owner) and Families Flourish Northeast (FFNE) (Co-Applicant), Engineering Ventures, PC (EV) is pleased to submit the enclosed application package for Site Plan Review for a project located at 424 Mt Support Rd (Tax Map 24 Lot 6).

The proposed project involves the construction of a multi-family residential facility to provide substance-use treatment center for pregnant and parenting women and their children. The proposed building will have a footprint of approximately 5,897 square feet and will be three stories tall. Work will also include the construction of a driveway, 15 parking spaces, and stormwater management/treatment measures. Construction is expected to occur in 2025-2026.

The project received two (2) Special Exception from the Lebanon Zoning Board of Adjustment on January 16, 2025 (file numbers ZB2025-01-SE and ZB2025-02-SE). One is for a Group Residence in the R1 zoning district, and the other is for wetland impacts caused by the project. The project has also received a NHDES for a wetlands dredge and fill permit on April 18, 2025 (NHDES File # 2024-03566).

Project Location / Existing Conditions

The 1.81-acre property is situated to the southeast of the Lahaye Drive and Mount Support Road intersection. The property consists of a mowed field that is surrounded by forested wetland. Most of the field is upland, although the wetland wraps around the edge and extends slightly into the field. A large, forested wetland is located east of the property, beyond the project limits. This wetland extends to Lahaye Drive and NH Route 120 and drains south toward a tributary of the Mascoma River. A building and parking lot are located to the south of the project area, on the adjacent parcel.

Wetlands on the property were delineated in May 2024. Additional information on the wetland resources is provided in the enclosed Wetland Permit Application.

There are no streams, prime wetlands, or mapped floodplains within the project area.

The project area is not within a designated river corridor and will not impact any impaired, Class A, or outstanding resource waters.

According to the State of New Hampshire Fish and Game Department's Wildlife Action Plan, the project area is not mapped as Highest Ranked Habitat in NH or the Region.

Proposed Work

The new building will total approximately 19,661 square feet, have twelve (12) residential units, and include additional staffing and support space. As stated above, the project will include the construction of a driveway, fifteen (15) parking spaces, and stormwater management/treatment measures, and utility improvements. The new driveway from Mt Support Road will be formalized in roughly the same location as an existing curb cut. Its location is far enough from the new roundabout at Mt Support Road and Lahaye Drive that it will not interfere with traffic flow.

The number of parking spaces was derived from the table in Section 607.1 of the Lebanon Zoning Ordinance and using its parking rates of 0.33 spaces per resident for Group Residence and 1 space/250 square feet for Office. The table below shows the parking calculations.

Table 1 – Parking Calculations

Use	Independent Variable	Independent Variable Value	Min. Spaces Required	Notes
Group Residence	0.33/Residents	12	4	1
Office	1/250sf	2,812	11	
Minimum Space Required			15	
120% of Min Spaces Required			18	
150% of Min Spaces Required			22.5	
Spaces Provided			15	

Note:

1. Group Residence is the Primary Use of the site and Office is an Accessory Use.

Snow removal will be conducted carefully to use the landscape area for storage and avoid sending salty and gritty snow into the surrounding wetland areas. Stored snow will be removed from the site as required.

Utilities

A City water main exists in Mt Support Road, and this project will extend a new service from it to the building.

There is not an existing City sewer main in Mt Support Road adjacent to the project site. Existing wetlands and wetland setbacks prevent the possibility of installing an onsite wastewater disposal system. The building will include a sewer ejector in its basement and a small force main will be installed in Mt Support Road. The force main will run southerly along Mt Support Road for approximately 1,200 feet and connect to an existing sewer line as it crosses the road near the southern limits of the Summit on Juniper residential development.

Runoff withing most of the developed portion of the site will be directed to a stormwater treatment and management system. Surface runoff will be routed to a catch basin at the end of the parking

lot and roof runoff will be collected in gutters and internal drains and also routed to the catch basing at the end of the parking lot. From there, Runoff will pass through a hydrodynamic pretreatment chamber, then through a proprietary treatment system (Contech Jellyfish JF6), then into underground detention chambers. A weir with various orifices in a manhole will control the discharge rate from the chambers.

Stormwater analysis was conducted using HydroCAD Version 10.20-6a to compute the post-construction conditions for the 1-inch, 2-year, 25-year, 50-year, and 100-year 24-hour storms. This program uses the TR-20 stormwater calculation method.

The stormwater treatment practice is sized to treat the Water Quality Volume (WQv), as defined by NHDES, of runoff flowing to it. Calculations for the WQv are as follows:

- WQv Equations:
 - $WQv = (P)(Rv)(A)$
 - $P = 1''$ of rainfall (NHDES standard)
 - $Rv = \text{Runoff Coefficient} = 0.05 + (0.9 * I)$
 - $I = \% \text{ impervious draining to practice}$
 - $A = \text{Area draining to practice}$
 - $AI = \text{Impervious area draining to practice}$
- WQv Calculations for the Cultec underground filter SC01:
 - $P = 1''$
 - $A = 0.39 \text{ acres}$
 - $AI = 0.35 \text{ acres}$
 - $I = 0.35/0.39 = 0.90$
 - $Rv = 0.05 + (0.9 * 0.90) = 0.86 \text{ unitless}$
 - $WQv = (1'')(0.86)(0.39) = 0.33 \text{ ac-in}$
 - $WQv = 1,214 \text{ cf } (0.33 \text{ ac-in} * 43,560 \text{ sf/ac} * 1'/12'')$

The following table shows the results of the post-development HydroCAD analysis versus pre-development HydroCAD analysis for typical design storm comparisons. A full table of storm comparisons is included in the Drainage Analysis included with this application.

Table 2 – HydroCAD Results

	2-yr	25-yr	50-yr
Existing (cfs)	0.70	2.57	3.42
Post Construction (cfs)	0.53	1.98	2.67
Δ	-0.17	-0.59	-0.75

Soil Erosion and Sedimentation Control

Standard erosion and sedimentation control measures will need to be implemented during construction of the project. Inlet protections will be required around existing and new catch basin inlets. Straw wattles will create a perimeter barrier to prevent contamination of undisturbed areas. A stone construction entrance will be implemented to prevent vehicles from transporting dirt and

soil off the site. Once final grades are established, landscaping features will be installed for the project area.

Groundwater Protection

The stormwater treatment systems and erosion control measures described above will ensure that the project does not adversely affect ground water. According to the manufacturer, *“The Jellyfish Filter is a stormwater quality treatment technology featuring high flow pretreatment and membrane filtration in a compact stand-alone system. Jellyfish removes floatables, trash, oil, debris, TSS, fine silt-sized particles, and a high percentage of particulate-bound pollutants; including phosphorus, nitrogen, metals and hydrocarbons. The high surface area membrane cartridges, combined with up-flow hydraulics, frequent, passive backwashing, and rinseable/reusable cartridges ensure long-lasting performance”*. This ensures that runoff is clean. Similarly, the erosion control measures will prevent contamination waters from leaving the site during construction. Additionally, this project includes no direct discharge to groundwater and is not subject to and NHDES Groundwater Discharge Permit.

Trip Generation

The closest ITE land use is a nursing home. The FFNE facility and nursing homes are similar in that employees come and go during peak hours, visitors may come and go, and residents do not have regular travel patterns.

Anticipated trip generation rates presented in the following table:

Sub-Category:	Nursing Home					
ITE Land Use Code:	620					
Independent Variable:	Employees					
Independent Variable Value:	11					
			Directional Distribution			
Analysis Period	Range Max	Calc'd Trips	Entering	Exiting	Entering	Exiting
ADT - Weekday	T = 8.75(X)	96	50%	50%	48	48
ADT - Saturday	T = 8.83(X)	97	50%	50%	49	49
ADT - Sunday	T = 10.28(X)	113	50%	50%	57	57
P.M. Pk Hr of Generator - Weekday	T = 0.94(X)	10	25%	75%	3	8

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

Sincerely,
 ENGINEERING VENTURES, PC



Nicholas A. Fiore, PE
 Vice President

Enc: Application Form
Fee Schedule
Certified Notification List
Technical Checklist & Stormwater Checklist
Waiver Request
Memo in response to Staff Comments
Annotated Site Plan Checklist
Floor Plans
Emergency Vehicle Turning Movement Exhibits
Wetlands Impact Exhibit
Site Development Plans: 1 @ 24x36, 6 @ 11x17, PDF
Lighting cut sheets (PDF only)
Drainage Analysis (PDF only)
Wetlands Permit Application (PDF only)



City of Lebanon, New Hampshire

APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: Mary Hitchcock Memorial Hospital / Families Flourish Northeast

Project Name: Families Flourish Northeast

Project Address: 424 Mount Support Rd

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 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 _____

The compact nature of the site design is an effort to preserve the wetlands on the property. The landscape areas around the buildings have been maximized while maintaining that goal. Including a full 10 feet of landscaping around the whole building would result in significant impacts to the wetlands.

2. 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 _____

The city constructed multi-use pathway along Mt Support Road encroaches in the front yard of the 424 Mt Support Road property by more than 10 feet, leaving less than 15 feet between the pathway and the proposed parking. The site plan places parking along the front setback line to minimize wetland disturbance but also provide some space for screening vegetation. Except for adjacent to the driveway, the closest the limits-of-disturbance gets to the south side property line is 23 feet, the closest it gets to the north side property line is 38 feet, and the closest it gets to the rear property line is 95 feet. The areas outside of the limits-of-disturbance are wetlands covered with well established vegetation. Regardless of how many trees exist there now, augmenting these areas with addition vegetation would require additional wetland disturbance, which would be further exacerbated by the fact that the required tree sizes are not easily transported without machinery. Furthermore, any new plantings would struggle to survive and put additional stress on existing vegetation. If the existing natural conditions could support more vegetation, there would be more existing vegetation.

3. Section 6.5.E.7 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
The site plan includes parking in the front yard to minimize wetland impacts. The central area at the front of the lot is where most of the property's upland area is. Many site configurations were considered and no option with the parking not in the front yard yielded a lower wetland impact total.

4. Section 6.2.B.8 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
It is our understanding that Liberty Utilities does not consider vegetation to be adequate protection for transformers. Providing a 5-foot wide vegetated screen outside of the transformer's bollards, or locating the transformer elsewhere, will increase the footprint of the site work and increase the wetland disturbance. The transformer is located more than 50 feet from the multi-use pathway. Significant landscape screening is planned along the front of the property which will obscure views into the lot and toward the transformer.

5. Section 6.2.B.10 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
The landscaping plan calls for adding 3 trees along the street frontage, but an existing utility pole and guy wire and the requisite EV charging station necessitate spacing two of the trees more than 40 feet apart. Two of the trees are much closer together than 40 feet and the average spacing of the trees is approximately 35 feet.

6. Section 6.2.E.2 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
The island in the parking lot is occupied by the transformer. Increasing the size of the island to accommodate a tree or locating the transformer elsewhere will increase the footprint of the site work and increase the wetland disturbance. Adequate parking lot shading is provided by trees planted around the perimeter of the parking lot.

7. Section 6.5.C.2 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

The primary entrance to the building is on the front of the building and is made evident with walkways leading to it, large windows, and roof covering the area adjacent to the door, as shown on the West Elevation in the plan set. The door is on the side of the entrance rather than the front. Placing the door on the front would push the whole building back in order to provide room for the covered area and pedestrian circulation around to the southern side of the building.

8. Section 5.1.E(16) of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

This request seeks relief from counting trees over 12 inches in diameter within 25 feet of the limits of disturbance and showing them on the plan. Except for adjacent to the driveway, the closest the limits-of-disturbance gets to the south side property line is 23 feet, the closest it gets to the north side property line is 38 feet, and the closest it gets to the rear property line is 95 feet. The areas outside of the limits-of-disturbance are wetlands covered with well established vegetation. Regardless of how many trees exist there now, augmenting these areas with additional vegetation would require additional wetland disturbance, which would be further exacerbated by the fact that the required tree sizes are not easily transported without machinery. Furthermore, any new plantings would struggle to survive and put additional stress on existing vegetation. If the existing natural conditions could support more vegetation, there would be more existing vegetation.

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: 04/29/2025

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: Families Flourish North East	
APPLICANT: Mary Hitchcock Memorial Hospital / Families Flourish North East	DATE: 03/10/2025
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**

Plan Requirements	Info. Provided	Waiver Sought
5.1.E(1) - Vicinity sketch showing the location of the site in relation to the surrounding public street system (suggested scale: 1" = 500').	X	N/A
5.1.E(2) - Names and mailing addresses of the Applicant; the Owner(s) of record of the site; the Owners of abutting properties; and the Holders of any easements, rights of way, or other restrictions, based on the current records of the City Assessor available at City Hall, not more than 5 days before the date of filing of the application.	X	N/A
5.1.E(3) - Names and business addresses of the preparer(s) of the plan and every surveyor, engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	X	N/A
5.1.E(4) - The following information shall be provided on the first page (or cover page, if applicable) of the Site Plan: a. Name of the City and County in which the development is proposed; b. North arrow; c. Scale of the plan; d. Date of the plan and of any revisions to the plan; (NOTE: The date on the plan at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plan shall include a revision date and description of the revision(s).) e. The following basic site information in TABLE FORM : 1. Zoning designation for subject property; 2. Tax Map and Lot number(s) for subject property; 3. Area of lot; 4. Gross floor area of existing and proposed buildings/additions; 5. Number of existing and proposed on- and off-street parking spaces as a table. The table must identify (i) the number of required (minimum) parking spaces and the permitted (maximum) number of parking spaces and the calculations for each, (ii) future proposed, and (iii) existing parking capacity. If the site is part of an existing development or subdivision, the master table must provide such information for all related sites and phases, individually and as a project total; 6. Number of existing and proposed short- and long-term bicycle storage spaces; 7. Number of existing and proposed loading spaces; 8. Height of existing and proposed buildings/additions; 9. Number of stories and gross square footage of each; 10. Proposed use; 11. Required and proposed front, side, and rear yard setbacks 12. Maximum allowable lot coverage with existing and proposed calculations; 13. Indication of whether or not the property is subject to any City Overlay districts (for example, the Wetlands Conservation District or Flood Plain District) or to NHDES Shoreland Water Quality Protection jurisdiction.	X X X X X X X X X X X X X X X X X X X	N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A
5.1.E(5) - Current survey certified by a land surveyor licensed in New Hampshire, depicting the perimeter boundaries of the lot(s) of the proposed site, including compass bearings, distances, and lot areas, and depicting the location of any existing improvements on the property and the width and location of any rights-of-way and/or easements on the property.	X	☐

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.	☒	☐
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.	N/A	☐
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.	N/A	☐
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.	N/A	☐
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.)	N/A	☐
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.	☐	☐
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.	N/A	☐

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: EV - Nicholas A. Fiore

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

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: Families Flourish North East	
APPLICANT: Mary Hitchcock Memorial Hospital / Families Flourish North East	DATE: 03/10/2025

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**

[illegible]

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.	N/A	☐

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: EV - Nicholas A. Fiore

(Last Revised 9/20/2021)

Planning office Use Only:

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

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 - 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 - 603-442-9333
368 Broadway, Suite 11, Saratoga Springs, NY 12866 - 518-630-9614

Date: April 29, 2025
To: Tim Corwin, Senior Planner and Zoning Administrator
City of Lebanon Planning & Development Department
From: Nicholas Fiore, PE
Re: PB2025-17-SPA Staff Comments
Families Flourish Northeast
Tax Map 24 Lot 6

Dear Mr. Corwin,

On behalf of Families Flourish Northeast (FFNE) this memo is in response to Staff Comments for the above referenced project's Site Plan Review Amendment Application. Included with this written response please find a complete set of plans set with a last revised date of 04/29/2025 along with additional documents mentioned below. The comments are repeated below and each is followed by a written response.

STAFF COMMENTS (PB2025-17-SPR)

A. *City Engineer/DPW (previously provided via e-mail sent on 4/7/25)*

Site Plan Review:

Site Plan

1. *Please clarify the construction intent immediately south of the proposed building. It may be a concrete ramp?*
 - A level concrete walkway wraps around the building to provide access to a porch. The existing ground sloped down towards the back of the building so a wall along the walkway minimizes grading and wetland impacts. Labels "Porch (First Floor)" and "Deck (First Floor)" with elevations are now on the plan for added clarity.

Grading and Drainage

2. *Please add top and bottom of wall elevations along the proposed south retaining wall.*
 - Additional spot elevations are now included on sheet C2.2
3. *Please add additional proposed contours along the infrastructure south of the proposed building.*
 - The building foundation and retaining wall along the South side tie to existing grade therefore there are no contours to show in this area other than the existing, which are shown.

Sewer Force Main

4. *Consider ledge probes*
 - Ledge probes are being considered and will be coordinated with the City as needed.
5. *Please add pavement saw cut detail to include shiplap pavement cutting.*

- Trench Patch Detail 4/C4.1 provides this information. Please provide specific information if this detail needs to be edited.
- 6. Please confirm that a NHDES permit is required for the sewer force main extension.
- It is EV's understanding that a permit from NHDES is required and the project will submit an application following Site Plan approval.

Drainage Analysis Review:

1. Please expand the "Drainage Analysis" to include a drainage narrative, methodology, summary, results, water quality volume calculations, and conclusion sections.
 - This information was originally provided in the application's cover letter to the City. That section of the letter has been expanded to provide more details.
2. Please expand drainage analysis to provide proposed stormwater runoff model. It appears that only "existing conditions" is shown.
 - As indicated in the Table of Contents of originally provided Drainage Analysis, the proposed stormwater runoff model began on page 9 of the HydroCAD Model Reports, which is page 26 of the Drainage Analysis. The HydroCAD file name and report page headers have been edited for clarity.
3. Please expand the drainage analysis to include additional stormwater model printout documentations such as groundwater recharge calculations, stormwater chamber and control structure performance such as flood elevations, peak elevations, infiltration rate, and resulting runoff peak flows and volumes. Please show and label each existing and proposed stormwater components (catch basins, infiltration facilities, etc.) shown in the stormwater model on the drainage area maps. Please show the performance of any proposed stormwater elements (i.e.: outlet control structures) within the drainage analysis.
 - This information was provided on pages 26 through 39 of the originally provided Drainage Analysis. The file name and report page headers have been edited for clarity.
4. Please explain what is meant by "R-tank" in what is labeled as "existing" conditions analysis.
 - "R-Tank" is a mis-labeling of the proposed underground stormwater detention chambers mentioned in the stormwater portion of the cover letter, shown on the site plans, and depicted on Sheet D1.2 Drainage Map – Proposed within the Drainage Analysis. The design calls for a StormTech SC-740 chamber system rather than R-Tanks.
5. Please provide a summary of design intent. Is the stormwater peak flow control system meant to infiltrate any stormwater? If so, please provide the estimated seasonal high-water (ESHWT) table and the site-specific saturated hydraulic conductivity rate (K-Sat) within the practice area, and ensure that Section 6.6 of the Site Plan Review Regulations are met?
 - A summary of the design intent was provided in the application's original cover letter. With the site surrounded by wetlands we expect the ESHWT is too high for infiltration to be used to treat stormwater or control runoff, so the design does not account for infiltration.
6. Please provide a comprehensive stormwater management plan as required by Section 6.6.C.2 of the Site Plan Review Regulations.

- Most of this information was originally provided in the application's cover letter to the City and the Drainage Analysis. The cover letter has been expanded to provide more details. The HydroCAD file name and report page headers have been edited for clarity. A stormwater inspection and maintenance manual is now also provided, but as a separate document so that is easily accessible.

B. Fire Department

1. *The proposed height of the building as shown on the last sheet of the original submission has a roof height of 40 feet to the ridge. If the eave height exceeds 30 feet, an aerial fire department access road of not less than 26 feet shall be required. This requirement is found within the 2024 IFC which is adopted by the City of Lebanon and shown below.*

D105.1: Where required. CDP

Where the vertical distance between the *grade plane* and the highest roof surface exceeds 30 feet (9144 mm), *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the *exterior wall*, or the top of parapet walls, whichever is greater.

Exception: Where *approved* by the *fire code official*, buildings of Type IA, Type IB or Type IIA construction equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 and having firefighter access through an enclosed *stairway* with a Class I standpipe from the lowest level of fire department vehicle access to all roof surfaces.

D105.2: Width. CDP

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

- As shown on the building elevations in the revised plan set, the vertical distance to the eave is below 30 feet.
2. *Please show the nearest fire hydrant to the site on the plan set.*
 - The existing new hydrant is now shown just northwest of the limits-of-disturbance on sheets C1.1 through C2.4.
 3. *Please provide a sheet showing AutoTurn movements based upon the dimensions of the Lebanon fire apparatus.*
 - Vehicle Turning Analysis exhibits are included with the supplemental information of this resubmission.

C. Lebanon Tree Advisory Board (previously provided via e-mail sent on 4/7/25)

1. *It seems that there is potential for additional tree planting along the sidewalk road through the use of tree wells.*
 - EV interprets this to mean the green strip between the multi-use path and the road curb. That is land either owned by the City of withing the City's easement on the subject property and is outside of the project's scope and control. Additionally, that grass strip is only 3 to 3.5 feet wide, which is not really enough space for healthy trees to grow.
2. The Rhododendron and Syringa could be replaced by native species of similar character.

3. *Considering that the size of the project drives the wetland destruction, it may be that the project is too large for the lot.*
 - The Lebanon Conservation Commission recommended approval of the project to the Lebanon ZBA. The Lebanon ZBA approved a Wetlands Special Exception for this project. NHDES has granted a wetlands dredge and fill permit for this project on April 18, 2025 (DES File # 2024-03566).

D. *Lebanon Pedestrian & Bicyclist Committee (previously provided via e-mail sent on 4/7/25)*
No comment.

E. *Planning & Development Department (please note that (a) parenthetical references are to Section numbers of the Lebanon Site Plan Review Regulations, and (b) comments are arranged in general categories, i.e. the order of comments is not intended to denote importance)*

General

1. Please see attached PDF identifying missing information required to be provided pursuant to the Article V submission requirements, including additional staff comments where noted. (Planning staff performed a cursory review of the 4/9 submission and was comfortable that the submission requirements had been sufficiently addressed for purposes of making a completeness recommendation at the 4/14 Planning Board meeting. As noted above however, staff did not conduct a close review of the 4/9 submission. Consequently, please incorporate your responses to the 4/7 Planning staff completeness review comments into your resubmission, due at the end of the day on 4/28).
 - Responses to items in the separate Site Plan Checklist are provided in the version of it included with this resubmission.
2. *The lack of an easement agreement with respect to the multi-use path (as noted on Sheet 3 (C1.1)) should be rectified/addressed in connection with the site plan application approval.*
 - Per a follow up email from Tim Corwin on 4/22/2025, sheet C1.1 now includes a note indicating that this easement is in the works.
3. *An agreement or agreements with the City relative to the ownership and maintenance of and access to the sewer service line within Mount Support Road should be clarified - as much as possible - with the Department of Public Works prior to the public hearing.*
 - Sheets C3.1 through C3.3 now include notes indicating that the property owner will retain ownership of the sewer line and that an easement between the property owner and City will be created following Site Plan Approval.
4. *Regarding comment #3, copies of any draft easement agreements must be provided (5.1.E.22) to the Planning Board. In the alternative, a waiver will be needed from Section 5.1.E.22.*
 - Section 5.1.E.22 implies that the easement is to be shown on the plans. Sheets C3.1 through C3.3 now show a proposed easement for the sewer line. The easement will be finalized, and the plans adjusted if needed, prior to the issuance of a building permit.
5. *Identify how the project complies with Section 6.5.E (groundwater protection).*
 - EV's cover letter for this application now includes a "Groundwater Protection" section addressing Section 6.5.G Groundwater Protection.
6. *Cover letter:*

- a. *Size of footprint is different between the cover letter, cover sheet, and plan sheets (e.g. Sheet 8/C2.4).*
 - The plans and cover letter now indicate the same footprint size.
 - b. *Building is identified as being 3 stories in the cover letter and application form and as 4 stories in the plan set.*
 - The Zoning chart includes below grade (basement) building space, see note 4 in the table while the cover letter addresses it from a typical story count and does not include the basement.
 - c. *Cover letter refers to a wetland delineation report that does not appear to have been included with the application materials.*
 - The revised cover letter changes this reference to the Wetlands Permit Application, and that document is included in the supplemental materials included with this response.
 - d. *Recommend clarifying that the Wildlife Action Plan referred to in the cover letter is the state's plan.*
 - The cover letter now includes this clarity.
7. *It appears the development will encroach approximately 35 ft into what's been identified as a significant ecological area in the City's Natural Resource Inventory. Please consider measures to protect this area. Please also note the "Additional Buffers" provision set forth in Section 6.2.C of the Site Plan Regulations.*
- Follow up comments boil down to:

Bottom line is that the edge of the sensitive or valuable natural resources start on that property and as such you want to minimize edge effects, i.e. face fronting on Mt Support and back turned to the East. And so:

 - *Limit of clearing concept (as described)*
 - *Pay attention to lighting, i.e. minimize glare / illumination to the east, including how you locate parking lot lighting, perhaps limit pathway lighting, etc.*
 - *And during construction, proper erosion control, limits of clearing delineated so no mistakes, etc. Some of the erosion control stuff will likely be conditions placed on the wetland permit from DES assuming it is approved."*
 - A clear Limit-of-Disturbance line is now shown on the plans. All parties involved with the project understand that going beyond these limits will result in additional wetland disturbance, which is not allowed.
 - The lighting plan shows very little to zero lighting levels beyond the eastern limits of work.
 - The Wetland Permit was approved by the DES on April 18, 2025, and the approval includes several conditions related to installing and maintaining erosion control measures.
8. *Based on the City's 2016 "Wildlife Corridors" study, it appears that a wildlife corridor crosses the property. Please consider measures to protect/accommodate. Please also note the "Additional Buffers" provision set forth in Section 6.2.C of the Site Plan Regulations.*
- The "Wildlife Corridors" portion of the comment is to be disregarded per an email from Tim Corwin on 4/22/25.

9. *Provide an updated Application for Waivers to incorporate any additional required or requested waivers.*
 - a. *Note that the Board must find either Criteria A or Criteria B (as identified on the Application for Waivers) is satisfied in order to grant the waiver. Each waiver request, therefore, should demonstrate how the request meets either Criteria A or B.*
 - A revised Application for Waives is included with these resubmittal materials.
10. *Please provided floor plans identifying the size and location of the accessory office space so that the minimum required parking for the accessory office space can be verified.*
 - Floor plans identifying the size and location of the accessory office space are included in the supplemental materials included with this response.

Plan Set Comments

General

11. *For the benefit of the Planning Board members and the site plan review process, please provide a site play layout sheet that is readable and unadorned with unnecessary or confusing information, i.e. the plan set should include at least one sheet that **shows only surface conditions that are proposed** (whether proposed to remain or proposed to be constructed). This sheet should not show any existing conditions that are proposed to change or underground improvements. This is also requested for the landscaping plan sheet. The idea is that Planning Board members, in general, are primarily interested in understanding how the site will operate and what it will look like above ground when its finished. It's confusing and unnecessary then to have the existing conditions shown. Of course it's important from an engineering/construction standpoint to have a sheet that overlays the proposed conditions on top of the existing conditions, but from a Planning Board review perspective, it's just as important to also have a sheet that only shows the above-ground site as it will be. I hope this makes sense. If not, please let me know.*
 - Plans have been revised accordingly.
12. *Appropriate plan notes should be added with respect to the ownership and maintenance of and access to the sewer service line within the Mount Support Road (see planning staff comment #3 above).*
 - Sheets C3.1 through C3.3 now include notes indicating that the property owner will retain ownership of the sewer line and that an easement between the property owner and City will be created following Site Plan Approval.
13. *The anticipated easements referenced in planning staff comments 2 and 3 above should be shown in the plan set.*
 - Sheets C3.1 through C3.3 now show a proposed easement for the sewer line. The easement will be finalized, and the plans adjusted if needed, prior to the issuance of a building permit.
14. *In the spirit of Section 6.5.H (requiring recreational facilities for multi-family uses), please consider adding recreational facilities to the rear of the building. Please be as specific as possible relative to what's proposed and where (if anything).*
 - The project will include a free-standing children's play structure and a pergola with seating. These are located on the plan, and the exact specifications for them are yet to be determined.

15. Please double check all sections of Article VI to ensure that all applicable requirements are satisfied or that a waiver has been requested in the alternative. Based on staff's review, these appear to at least include the following (please note that the identification of needed waivers below should not – unless otherwise indicated - be construed as staff's support or endorsement of such waiver requests).
- a. 6.2.B.8 – screening requirements (with respect to the electrical transformer)
 - The Application for Waivers now includes this request.
 - b. 6.2.B.10 – “Trees spaced no greater than 40 feet on center shall be provided along all street frontages”
 - The Application for Waivers now includes this request.
 - c. 6.2.E.2 – “The end of each row of parking shall have a landscape bed [...] at least 8 feet in width [...] and shall be planted with deciduous trees for shade”
 - The Application for Waivers now includes this request
 - d. 6.2.L – “Landscaped areas within and adjacent to all parking and vehicular areas shall be protected by curbing, wheel stops, or fencing, with the potential exception of areas containing LID features, if deemed to be acceptable by the Reviewing Engineer and if approved by the Planning Board”
 - The site plan now includes wheel stops along the front parking spaces. The side parking spaces about a wall and railing.
 - e. 6.5.C.2 – “At least one primary entrance to the building shall face the public way on which the lot has frontage.”
 - The Application for Waivers now includes this request
 - f. 6.5.F.2 – “Provisions shall be made for snow storage or removal during winter months.”
 - Sheet C2.1 indicates snow storage areas.
16. Add sheet numbers to bottom right corner of each plan sheet in a prominent size so that each sheet is identified as “Sheet ____ of ____”.
- The revised plan set includes the requested sheet numbering.

Cover Sheet

17. Add reference to ZBA Special Exception approvals (date, subject matter, application numbers).
18. Identify state and local permits/approvals that are required.
- The cover sheet now includes a Site Plan Related Approvals schedule to address comments 17 and 18.
19. Zoning Chart:
- a. Current lot class is 3 (not 2) – Corrected.
 - b. Proposed use = 12-unit Group Residence (per 19.a above, add note referencing ZBA approval) – Note added as a new Note 2.
 - c. Min lot size current = 40,000 sq. ft. (class 3); – Corrected.
 - i. proposed min. lot size = 10,000 sq. ft. (class 1) – Corrected.

- d. Existing conditions where “0” is identified (e.g. building footprint), recommend using “NA” instead, but not required – Listed as 0 because, in theory, and building could be there.
- e. Current building coverage max = 15% – Corrected.
- f. Proposed min required side yard is 15 ft. (class 1 requirement) – Corrected.
- g. Note 1 – consider tacking on “from Class 3 to Class 1”. – Corrected.
- h. Remove note 2 (these aren’t dwelling units – density doesn’t apply (ZBA approved 12 “units”, but the group residence definition refers to “residents”)). – Corrected.
- i. Note 7 indicates that the impervious coverage does not include existing multi-path and roadway improvements. Please provided the total existing impervious with a note that this figure consists of the City’s improvements. Likewise, the proposed coverage should also include the existing impervious. – The table has been adjusted and note 7 revised.

20. Parking table –

- a. Note that there’s an inconsistency between what the ZBA approved (12 “units”) versus the applicable parking requirement (which is based on the number of beds). Ideally, a note would be added to the cover sheet to clarify.
 - The table has been revised to show the Group Residence parking based on residents because that matches the Tables of Minimum Off-Street Parking Requirements of the Zoning Ordinance.
- b. In calculating minimum required parking, fractions are rounded down per Section 607 of the Zoning Ordinance (“ZO”). Please confirm calculations accordingly.
 - The table shows 11 spaces for the “Office” use. The calculation is $2,812\text{sf} \div 1 \text{ space}/250\text{sf} = 11.248 \text{ spaces}$.
- c. Identify the “office” use as “accessory office”, and add asterisk noting that the accessory office parking is calculated per Section 607.1.C of the ZO.
 - The table uses “Office” as a use because that matches the Tables of Minimum Off-Street Parking Requirements of the Zoning Ordinance. A note is added to indicate the this is an accessory use.

21. Add a note indicating that the plan is approved pursuant to the City of Lebanon Site Plan Review Regulations last revised January 23, 2023 and the City of Lebanon Zoning Ordinance last revised April 3, 2024.

- These plans are not yet approved, so this note will be added to the plans upon approval.

22. Add Planning Board application number (PB2025-17-SPR).

- Planning Board application number (PB2025-17-SPR) is included in the Site Plan Related Approvals schedule

23. Provide date and description of revisions made (9.5.A.1)

- A revision note is added to plans. This letter serves as descriptions

Sheet 2 (CO.1)

24. General Note 3: add “and the City of Lebanon” to the end of the sentence.

25. General Note 5: add “and the City of Lebanon” to the end of the first sentence.

- Sheet C0.1 has been revised as requested in comments 24 and 25.

Sheet 3 (C1.1)

26. Add names and mailing addresses for owners of abutting properties across Mount Support Road (5.1.E.2).
- This information is now included on sheet C0.2 Site Context Plan and C1.1 Existing Conditions Plan
27. It is not clear what is proposed to remain and what is proposed to stay. For example, it appears from looking at other sheets that the white pine in the image below will be removed but the poplar will remain? If accurate, that should be clear on this sheet (as required per 5.1.E.8).
- A Limit-of-Disturbance line has been added, and a callout has been added to indicate that everything inside the LOD line gets removed and everything outside of it is to remain. Labels have also been relocated for additional clarity.
28. Add limit of disturbance to help meet the requirements of 5.1.E.8.
- A Limit-of-Disturbance line has been added.
29. Note 8 – “No certified wetland delineation has been conducted” – does this mean within the City’s ROW?
- Yes, note revise to clearly state such.
30. There is an errant notation under “Mount Support Road Right-of-Way Notes”
- Errant notation has been removed
31. Add stamp of engineer who prepared the topographic survey (5.1.E.6)
- The surveyor’s stamp is provided on survey sheets produced by the surveyor. The engineer’s stamp is provided on the engineering plans including sheet C1.1.
32. Add surveyor’s stamp (5.1.E.5)
- The surveyor’s stamp is provided on survey sheets produced by the surveyor.

Sheet 4 (C2.0)

33. Recommend removing from plan set and submitting as an exhibit.
- C2.0 has been removed from the plan set and turned into Exhibit EX-1 included with the supplemental information of this resubmission.

Sheet 5 (C2.1)

34. Plan sheet is difficult to read. Please planning staff comment 11 above.
- In preparing the sheet requested per comment 11 above, please also remove the wetland delineation.
- Plans have been revised accordingly.
35. The building footprint size is inconsistent with what’s identified on the cover sheet.
- Building footprint size has been corrected to be consistent throughout the application materials.
36. If the waiver from Section 6.5.E.7 is granted, the parking spaces may be placed up to 15 ft. from the front lot line (the 20 ft. setback does not apply – per the ZO, parking spaces must maintain a

minimum of 5 ft. from the front lot line). Moving the parking spaces forward 5 ft. may assist with addressing the Fire Department's comments(?).

- [Comment Noted](#)

37. *Recommend identifying which site features have a construction detail and identifying on which sheet the detail for each such feature can be found.*

- [References have been added](#)

38. As noted above, staff recommends providing recreational features/facilities to the rear of the building.

- [The project will include a free-standing children's play structure and a pergola with seating. These are located on the plan, and the exact specifications for them are yet to be determined.](#)

39. *Show sight triangle required by Section 206 of the ZO to demonstrate compliance with Section 6.2.J of the Site Plan Review Regs.*

- [Sight Triangle has been added.](#)

40. *For that portion of the existing multi-use path that will be reconstructed:*

a. *has a construction detail been provided?*

- [Yes, refer to 7/C4.1 \(The same detail that was used on the 402 Mt Support Project\)](#)

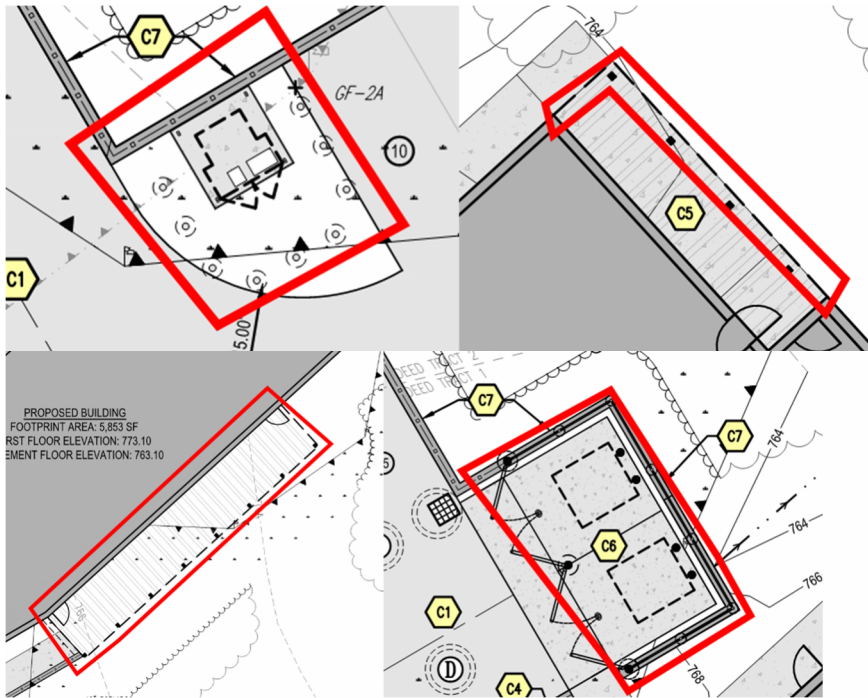
b. *are any pavement markings and/or signage proposed/needed?*

- [Centerline striping has been added. No signs needed.](#)

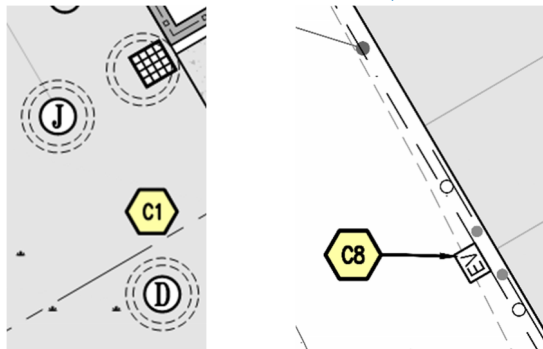
41. *It is not clear what the various lines and markings on the sheet are intended to represent. Please add a legend. For example:*

a. *See areas below outlined in red:*

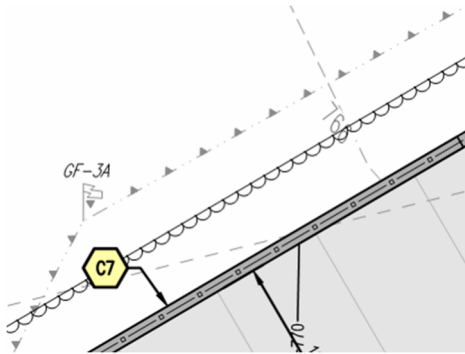
- [Callouts have been added for bollards and columns in all images. For additional information on lines in the last image refer to detail 2/C4.2](#)



- b. What do the double dashed circles in the first image and the gray and white circles in the second image represent?
- The dashed lines indicate the outline of the structure below grade, these have been removed from all sheets except the stormwater sheets where they are intended to be visible. The gray circles are bollards, the symbol has been replaced such that bollards associated with the EV Station, Electrical Transformer, and Dumpster Enclosure all match.



- c. What is the solid black line that runs along the proposed tree line?
- This line is the limit of work line the line type and the line weight have been correct such that it appears correctly now



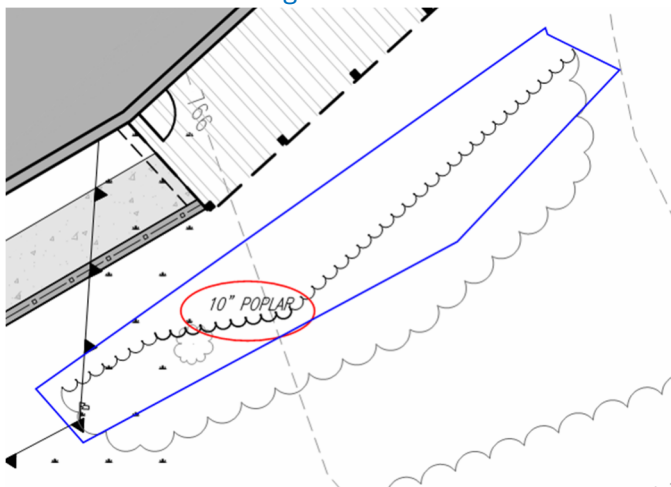
d. What is the mark circled in red?

- This represents the center point of the adjacent radius dimension. The dimension style has been changed to eliminate the center mark.



42. Regarding the tree line outlined in blue, is it not facing the wrong direction? And, with respect to the existing poplar, why is the name in dark print and the tree itself in light print?

- The new tree line direction has been reversed, and the poplar text is changed to a light text to indicate an existing site element.



Sheet 6 (C2.2)

43. Add General Note 15 from Sheet 2/CO.1.

- This note is now included on C2.2.

44. Add Section 6.2.F.1 and 2 as plan notes.

- These notes are now included on C2.2.

Sheet 13/C4.2

45. If utilizing fencing to fulfill the screening requirements of Section 6.2.B.8, the Planning Board must approve per Section 6.2.B.9. For the dumpster pad fencing, please consider utilizing a more attractive material than black vinyl.

- The fencing type has been changed to a cedar fence. The fencing around the backyard is for security and not necessarily intended to meet any screening requirements.

Sheet 18 – landscaping plan

46. The plat is very difficult to read. To make less confusing and more readable, please remove unnecessary layers including existing conditions. For the benefit of the Planning Board members and the site plan review process, please provide a landscaping plan that primarily shows the above-ground proposed physical improvements that is readable and is without any unnecessary or confusing information.

- a. Why are the landscaping notes and markings in a light gray color (suggesting that they're either existing conditions or not the focus of this plan sheet)? By contrast the utilities appear in black and are easier to read.
 - Items to be demo'd and underground utilities have been taken off the plan and pen weights have been adjusted for clarity.
47. Please show the entire length of the property's frontage (the northeast corner of the property is currently obscured by the plant list chart).
- The plant list chart has been relocated.
48. Please clearly show the proposed tree line (please do not show the existing tree line except to the extent that it is proposed to remain as is).
- a. The "edge of woodland to remain" note appears to point to the *proposed* tree line (which appears to be marked by a difficult to read dotted line instead of the typical tree line notation).
 - The treeline line type has been revised for clarity.
49. Please confirm the number of trees provided to meet the parking lot shading requirements (the chart identifies 5, but it appears more are provided?)
- Shade requirements are met with larger trees that are 30' and wider. The *cercis canadensis* is considered an understory tree and by the City's shade requirement is not considered a shade tree.
50. Provide required understory trees per Section 6.2.B.2 and update plant list and perimeter landscape calculations accordingly ("The perimeter landscaped area shall be planted [...] shall be planted at a minimum with one (1) shade tree plus a mix of shrubs **and understory trees** totaling at least 5 plants for each 600 square feet[.]" (emphasis added)
- *Cercis canadensis* is an understory tree and so is green Giant arborvitae (even though categorized in the plant schedule under "shrubs") meets the City's requirement for understory trees.

51. Please add the following sections of the Site Plan Review Regulations as plan notes:

- a. 6.2.E.6.b

- b. 6.2.K
- c. 6.2.F.1
- d. 6.2.F.2

- The revised plans include these notes.

52. Adjust the side setback line to 15 ft. (which is the minimum required for Class 1 lots)

- The revised plans include this adjustment.

53. Landscape note 1: please identify the meaning of the “UT” acronym, or use the words that UT are meant to abbreviate instead.

- a. What is meant by “Some UT locations have been ‘frozen’”?

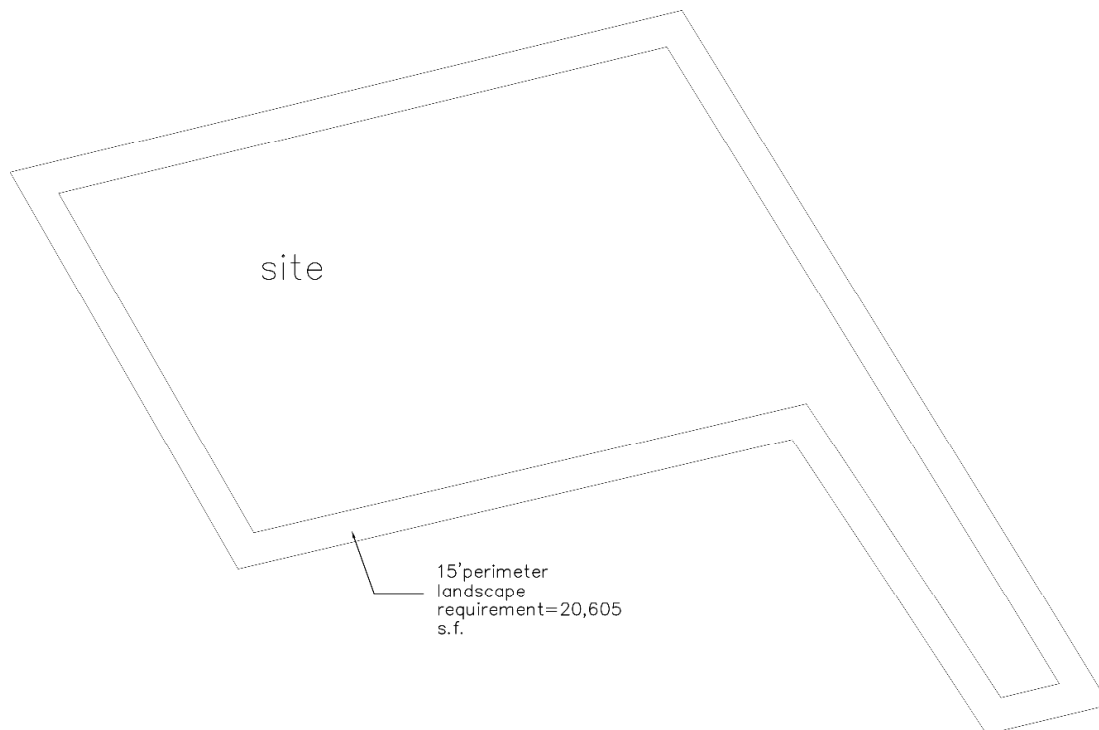
- UT stands for “Utilities”. The plans has been edited for clarity.

54. Landscape note 10 is duplicative of landscape note 9.

- The duplicate note has been deleted.

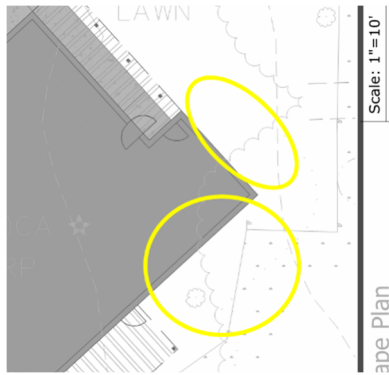
55. Regarding the 15. ft. perimeter landscaping requirement, please outline the area that is being measured as consisting of 20,605 sq. ft.

- This image depicts the 15’ perimeter area:



56. Recommend adding vegetation in the areas circled in yellow below to help meet the requirements of Section 6.2.D.1:

- It is our preference to leave these areas as lawn for redundant emergency access.



57. It is not clear what the various lines and markings throughout the plan sheet are intended to represent (for example, see area outlined in red in the image below). Please add a legend.

- This is a Civil plan element not a Landscape element. Please see refer to the response to comment 42 above and the revised plan set.

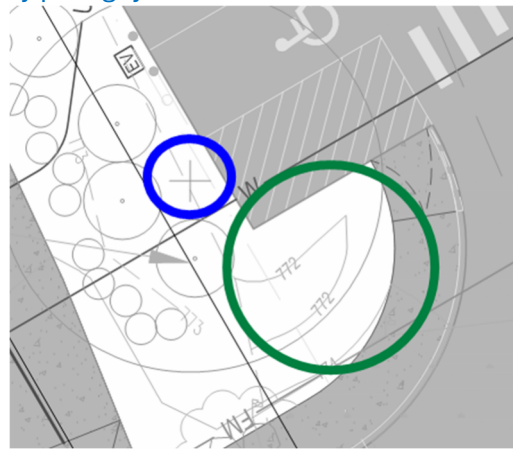
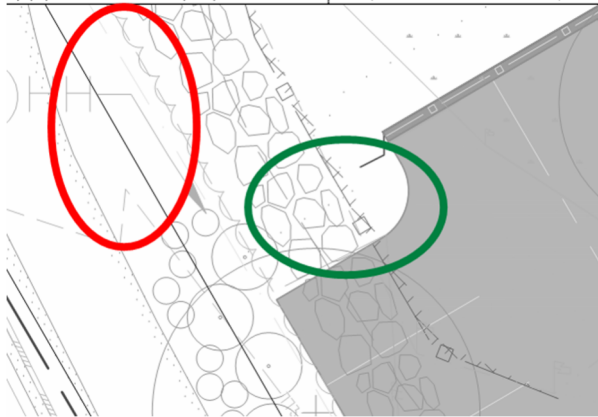


58. Can additional vegetation be added in the circled areas, including trees in the areas circled in green? (perhaps move the tree circled in blue further north?)

- We are leaving the green circled areas clear for snow storage. The right edge of the red circled area is already heavily treed, and the tree in the blue circle cannot go further north because of the requisite EV charging station and an overhead utility pole guy wire.

appy Returns Daylily

#3 (no < than 18-24")



Sheet 19 – lighting plan

59. Show property boundaries.

- Property lines are now shown on the lighting plan.
60. CCT missing from 4 of the 5 lighting fixture types (i.e. all but S5)
- The CCT is originally indicated by “30K” in the Catalog Number column of the Schedule, and is not also added more clearly in the Description column.
61. Identify mounting height for lighting fixture S5.
- The mounting height of 15 ft is now added in the Description column.
62. Re: lighting fixture S4 – the maximum height is 15 ft.
- The mounting height of S4 is now corrected to 15ft.

Sheet 20 – elevations

63. Add lighting fixtures to elevations (5.1.E.13).
- Building mounted lighting fixtures are shown on the revised elevations.

Engineering Ventures believes that these responses satisfy Staff Comments for this project’s Site Plan Review Amendment Application, but we are happy to provide additional information if required.

Thank you for your assistance with this project. Please let us know if you have any questions.

Sincerely,
ENGINEERING VENTURES, PC



Nicholas A. Fiore, PE
Vice President

424 Mount Support Rd - PB2025-17-SPR

Site Plan Review Submission Requirements (Art V) Checklist	Checklist	Staff Comments
5.1.E(2) The names and mailing addresses of the Applicant; the Owner(s) of record of the site; the Owners of abutting properties ; and the Holders of any easements, rights of way, or other restrictions, based on the current records of the City Assessor available at City Hall, not more than 5 days before the date of filing of the application.	Missing	Abutter info from across Mount Support Rd missing
EV: Provided on new sheet C0.2		
5.1.E(5) A current survey certified by a land surveyor licensed in New Hampshire , depicting the perimeter boundaries of the lot(s) of the proposed site, including compass bearings, distances, and lot areas, and depicting the location of any existing improvements on the property and the width and location of any rights-of-way and/or easements on the property.	Missing	
EV: Provided with revised plan set		
5.1.E(7) The shape, size, height , and location of all existing structures, located on the site and within 200 feet of the site . 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.	Missing	
EV: Provided on new sheet C0.2		
ponds, wetlands, rock outcrops, or wooded areas, and existing man-made features such as roads and structures. The plan shall indicate those natural and man-made features that are to be removed, retained, or altered. Wetlands on the property shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plan. In addition, documentation in the form of the 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 to the Planning Office.	Missing	Plan set does not clearly identify natural features to be removed/retained/altere d. Recommend adding LOD to Sheet 3, in addition to any other appropriate notations
EV: Now provided on new sheet C1.1 EV: Provided in DES Wetlands applications with supplemental materials		
5.1.E(9) The Zoning District, Tax Map and Lot number, and use of abutting properties within 200 feet of the site boundary; the locations of streets, pedestrian paths/trails, and bicycle routes within 200 feet of the site boundary; and the location of curb cuts and vehicle accesses within 200 feet of the site boundary.	Missing	
EV: Provided on new sheet C0.2		
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. Vehicle and bicycle parking spaces shall be numbered. Loading spaces and facilities used in connection with any structures on the site shall be shown. The total square footage and percentage of the lot covered by impervious cover shall also be shown.	Missing	
EV: Sight distances provided and radii now provided on sheet C2.2		
5.1.E(12) The size and location of all existing and proposed public and private utilities . Applications may not be submitted that rely on the use of utilities planned or under construction unless the proposed utilities are part of the application.	Missing?	cannot locate size of existing water main?
EV: Size now indicated on sheets C1.1 and C2.2		

424 Mount Support Rd - PB2025-17-SPR

5.1.E(13) A plan for outdoor lighting showing the proposed location mounting height, fixture type, lamp type, color correlated temperature (CCT), and wattage of all exterior free-standing or building-mounted light fixtures, as well as analyses and illuminance-level diagrams, to include average and minimum foot-candle measurements, showing that the proposed installation conforms to the lighting level standards in these Regulations. Manufacturer's specification information shall be provided for each proposed light fixture and lamp. The plan shall also include drawings of all relevant building elevations, showing the location and height of all building-mounted fixtures, the portions of any walls or architectural features to be illuminated, the illumination levels of the walls or architectural features, and the aiming points for any remote light fixtures.	Missing	EV: Provided on revised lighting plan
EV: Building mounted fixtures are added to the revised elevations.		
5.1.E(14) A plan for the location of free-standing or building-mounted signs, including the location, mounting, aiming, and shielding of any remote light fixtures for externally-lit signs. For internally-lit signs, relevant information concerning the method of illumination and the opacity of the sign background shall be provided, showing that the proposed installation conforms to the requirements of these Regulations.	Marked "N/A" on applicant's checklist	Note that if any signage is proposed in the future, a site plan amendment will be required
5.1.E(16) A landscaping plan showing proposed new plantings to be installed and existing natural vegetation to be retained. The combination of existing and new plantings must meet or exceed the required total as set forth in these Regulations. The plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names), of all proposed shrubs and trees. Existing trees over 12 inches in diameter, measured 4.5 feet above the ground surface, and within 25 feet of the disturbed area, must be counted and shown on the plan, if included towards fulfilling the landscaping requirements. All calculations for square footage of perimeter landscaping shall be shown. All landscape plans shall show parking lot shading calculations by depicting new trees and shrubs at their 10-year crown size.	Missing?	Applicant has requested a waiver from 6.2.B.1 relative to the front perimeter landscaping buffer. Applicant also requires waiver from 6.2.B relative to the side and rear perimeter buffers, OR if requesting approval per 6.2.I.2, the highlighted information must be provided
EV: A request for a waiver from 6.2.B relative to side and rear perimeter buffers will be submitted following staff review.		
5.1.E(17) All existing and proposed surface and subsurface storm drainage facilities, including City storm drainage facilities located within 200 feet of the site. Plans for retention, detention, slow release, and treatment of storm water shall be provided, in accordance with the requirements of section 6.6.	Missing?	Are measures proposed to control the 100 yr storm as required by 6.6.F.2?
EV: City storm features now shown on sheet C0.2.		
EV: Stormwater system is designed for the 100-year storm. Additional information is provided in the revised drainage analysis. 5.1.E(18) Section 6.6 submission requirements	Missing?	a) Has analysis for 100 year storm required per 6.6.C.2.1 been provided? b) Has an O&M plan been provided as required per 6.6.C.2.4?
5.1.E(19) Plans for snow removal and storage. EV: Snow storage ares now shown on sheet C2.2	Missing	Addressed in applicants's project narrative, but does not snow removal areas do not appear to be identified in plan set

424 Mount Support Rd - PB2025-17-SPR

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.		Planning staff assumes this will be requested by the Fire Dept - can confirm at 4/10 staff review meeting with applicant
EV: The Lebanon ladder truck was the design vehicle for the driveway. Exhibits are provided with revised materials.		
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 Institute of Transportation Engineers' Trip Generation Manual) shall prepare and submit a Traffic Impact Study in accordance with standard traffic analysis conventions as set forth by the NH Department of Transportation. The Board may, in its discretion, require the submission of a Traffic Impact Study for developments estimated to generate less than 100 peak hour trips or 1,000 average daily trips if the Board has reason to believe such development could adversely affect levels of service or have other adverse impacts.		Please add anticipated trip generation calculations to verify traffic study is not required

EV: The closest ITE land use is a nursing home. The FFNE facility and nursing homes are similar in that employees come and go during peak hours, visitor may come and go, and residents do not have regular travel patterns. Anticipated trip generation rates are as follows:

Sub-Category: Nursing Home							
ITE Land Use Code: 620							
Independent Variable: Employees							
Independent Variable Value: 11							
<i>Analysis Period</i>		<i>Range Max</i>	<i>Calc'd Trips</i>	<i>Directional Distribution</i>			
				<i>Entering</i>	<i>Exiting</i>	<i>Entering</i>	<i>Exiting</i>
ADT	Weekday	T = 8.75(X)	96	50%	50%	48	48
ADT	Saturday	T = 8.83(X)	97	50%	50%	49	49
ADT	Sunday	T = 10.28(X)	113	50%	50%	57	57
P.M. Pk Hr of Generator	Weekday	T = 0.94(X)	10	25%	75%	3	8

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: 24-6	Map & Lot Number:
Property Owner: Mary Hitchcock Memorial Hospital One Medical Center Drive Lebanon, NH 03756	Applicant, Co-Applicant, Agent, or Lessee: Families Flourish North East c/o Tom Sullivan 258 South River Road Bedford, NH 03110
Map & Lot Number: 24-7	Map & Lot Number: 24-3, 24-4, 10-24-100, 24-8
Upper Valley Supportive Housing 226 Holiday Drive, Suite 20 White River Junction, VT 05001	Dartmouth College Trustees PO Box 5188 Hanover, NH 03755
Map & Lot Number:	Map & Lot Number:
Engineering Ventures c/o Nicholas Fiore 85 Mechanic Street, Suite E2-3 Lebanon, NH, 03766	GM2 c/o Jennifer Riordan 197 Loudon, Road, Suite 310 Concord, NH 03301

Map & Lot Number:	Map & Lot Number:
Red Bird Integrated Consulting c/o Sue Cobb 42 Collins Mountain Road Richmond, VT 05477	Studio Nexus Architects + Planners, PC c/o Doug Sonsalla, AIA PO Box 275 White River Junction, VT 05001-0275
Map & Lot Number:	Map & Lot Number:
Cardigan Mountain Land Surveys c/o Scott Sanborn, LLS 32 Peaslee Road Orange, NH 03741	
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:
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* _____	\$50.00 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 19,661 sf	\$75.00 per 1,000 sq. ft. (gross floor area)	\$1,474.57
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X 8 notices	\$5.00 \$ 44.32 (abutter certified)

SITE PLAN REVIEW		
TOTAL DUE AT TIME OF FILING		\$ 1,873.89
**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.

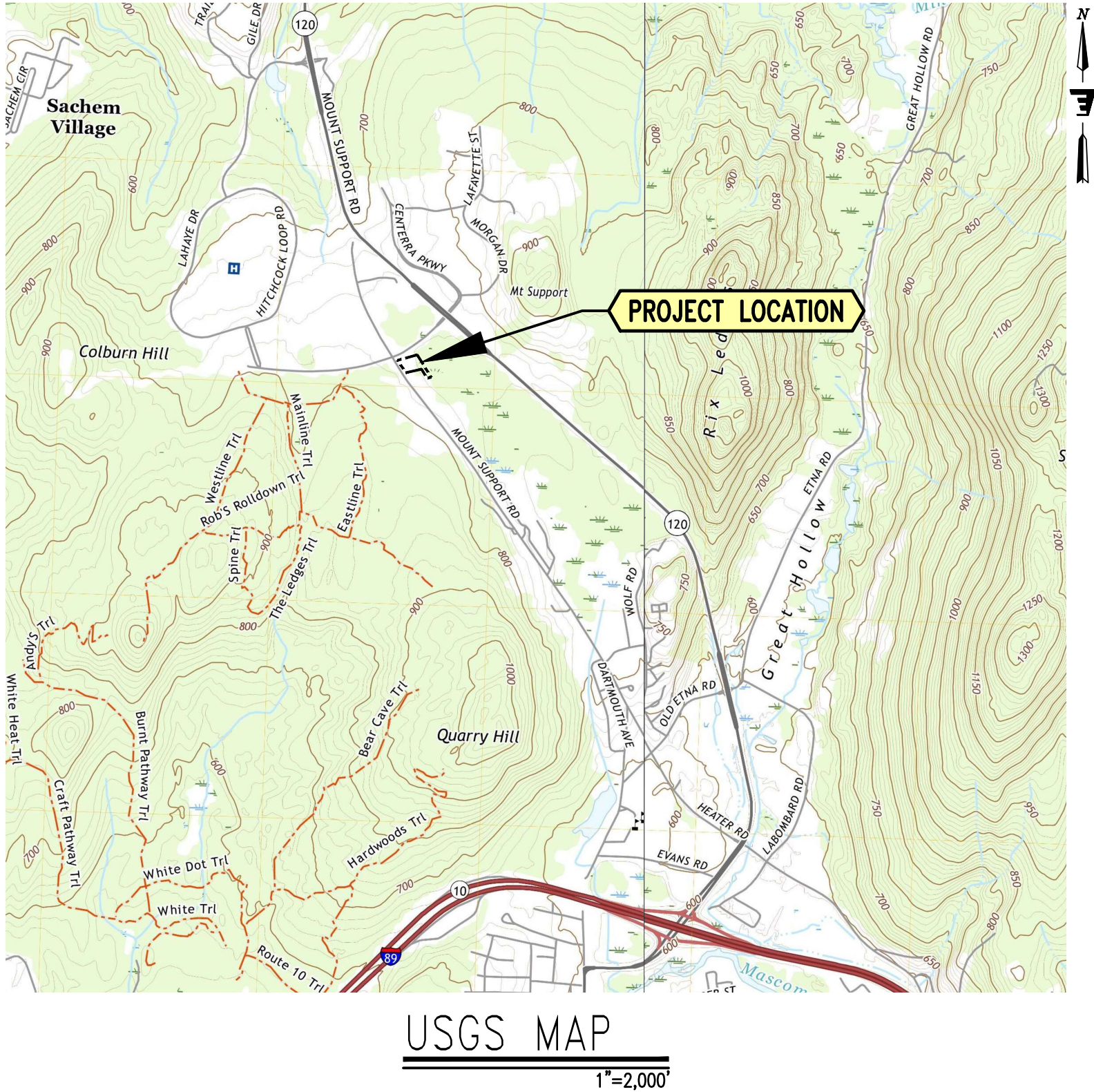
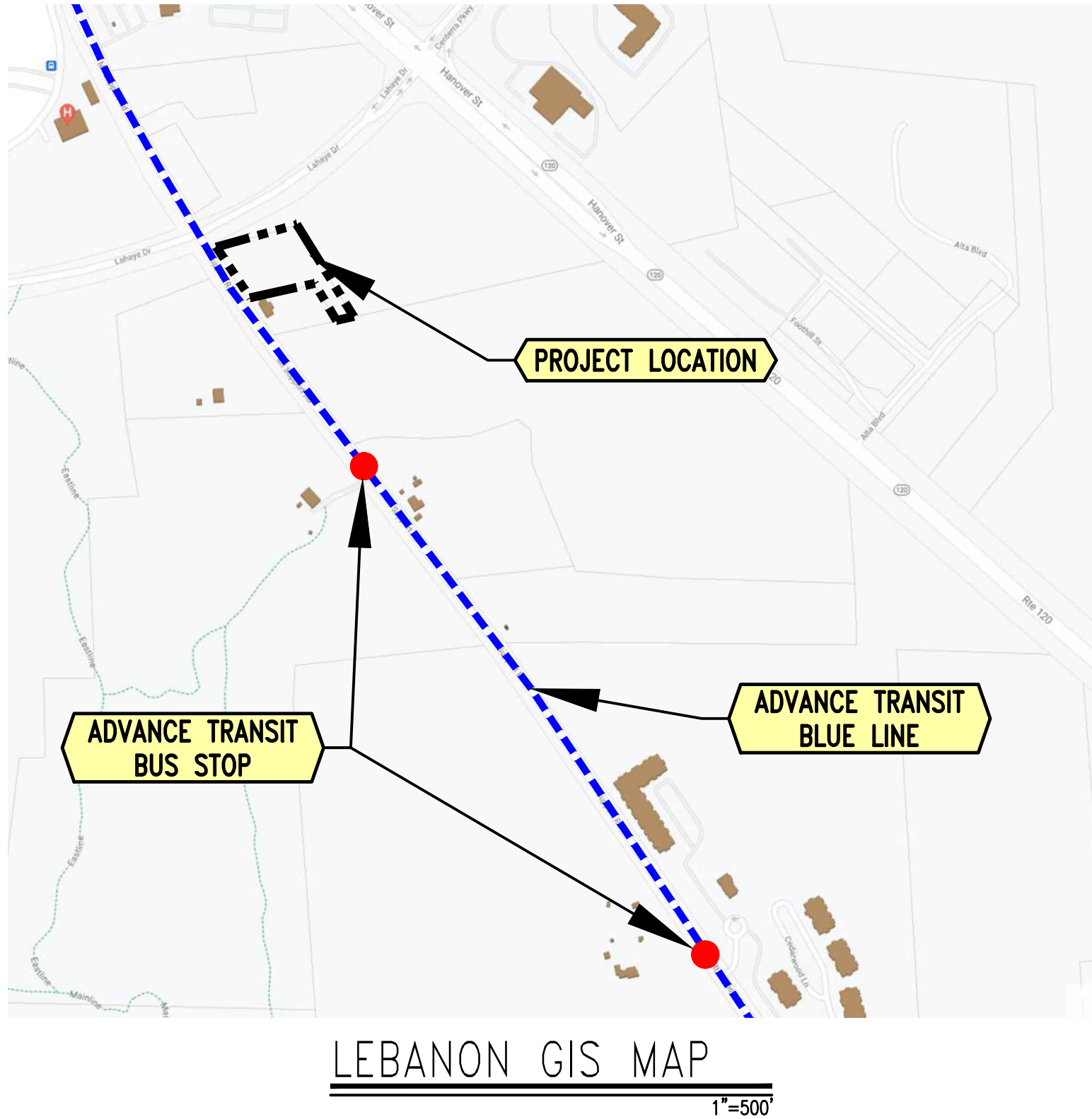
NOTIFICATION FEE: CURRENT FEE as of July 2024 is \$5.54 per certified notice

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).

FAMILIES FLOURISH NORTHEAST

424 MOUNT SUPPORT ROAD

SITE DEVELOPMENT PLANS



ZONING CHART

	Existing	Proposed	Notes
Zoning District	R1	R1	
Tax Map / Lot #	24-6	24-6	
Use	Vacant	Group Residence	2
Classification of Lot	Class 3	Class 1	1
Area of Lot, Minimum (SF)	40,000	10,000	1
Area of Lot (SF)	79,008	79,008	
Area of Lot (AC)	1.81	1.81	
Building Footprint (SF)	0	5,897	
Building Coverage Maximum	15%	25%	
Building Coverage	0.0%	7.5%	
Building Floor Area - Basement (SF)	-	4,982	
Building Floor Area - 1st Floor (SF)	-	5,897	
Building Floor Area - 2nd Floor (SF)	-	4,785	
Building Floor Area - 3rd Floor (SF)	-	3,997	
Building Gross Floor Area (SF)	0	19,661	
Building Height Maximum	45' / 55'	45' / 55'	3
Building Height	0	40'	
Number of Stories	0	4	4
Number of Residents	0	12	
Parking Spaces Provided	0	15	5
Loading Spaces	0	0	
Bicycle Parking Spaces (LT / ST)	0	4 / 4	6
Impervious Area (SF)	1,789	17,669	7
Impervious Area (% of lot)	2%	22.36%	
Setbacks (Minimum / Provided)			
Front	25' / -	20' / 63.9'	1
Rear	30' / -	20' / 126.2'	1
Side	25' / -	15' / 38.4'	1
City Overlay Districts	Wetlands	Wetlands	
NHDES Jurisdictions	Wetlands	Wetlands	
FEMA Flood Hazard Designation	Zone X	Zone X	

- Notes:
- The project will connect the building to municipal sewer which changes it classification from Class 3 to Class 1
 - Group Residence in the R1 Zoning District approved by Lebanon ZBA. See Prior Approvals schedule on this sheet.
 - 45' allowed by right, 55' allowed with conditional use permit.
 - Number of Stories includes below grade building space.
 - See Parking Summary for parking calculations on this page.
 - Long term bike parking in the basement.
 - Total impervious cover includes City-owned multi-use pathway and roadway improvements.

PARKING SUMMARY

Use	Independent Variable	Independent Variable Value	Min. Spaces Required	Notes
Group Residence	0.33/Residents	12	4	1
Office	1/250sf	2,812	11	
	Minimum Space Required		15	
	120% of Min Spaces Required		18	
	150% of Min Spaces Required		22.5	
	Spaces Provided		15	

Note:
1. Group Residence is the Primary Use of the site and Office is an Accessory Use

SITE PLAN RELATED APPROVALS

GRANTED	FILE NUMBER	APPROVAL ENTITY	APPROVAL TYPE	APPROVAL DATE
	ZB2025-01-SE	LEBANON ZBA	SPECIAL EXCEPTION - WETLANDS	01/16/2025
	ZB2025-02-SE	LEBANON ZBA	SPECIAL EXCEPTION - GROUP RESIDENCE	01/16/2025
	2024-03566	NH DES	DREDGE AND FILL WETLANDS PERMIT	04/18/2025
REQUIRED	FILE NUMBER	APPROVAL ENTITY	APPROVAL TYPE	
	PB2025-17-SPR	LEBANON PLANNING BOARD	SITE PLAN REVIEW APPROVAL	
		LEBANON DPW	WATER AND SEWER ALLOCATION	
		NH DES	SEWER CONNECTION PERMIT	

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C4.5	WATER DETAILS	ENGINEERING VENTURES	19 of 23
C4.6	EROSION PREVENTION AND SEDIMENT CONTROL DETAILS	ENGINEERING VENTURES	20 of 23
L-1	LANDSCAPE PLAN	MARA LANDSCAPE DESIGN, LLC	21 of 23
SL-1	SITE LIGHTING LAYOUT	VISIBLE LIGHT, INC.	22 of 23
SD.11	SCHEMATIC ELEVATIONS	STUDIO NEXUS	23 of 23

SUBJECT PROPERTY:

TAX MAP 24 LOT 6
CITY OF LEBANON
GRAFTON COUNTY
NEW HAMPSHIRE, 03766

OWNER\APPLICANT:

MARY HITCHCOCK MEMORIAL HOSPITAL
FACILITIES MANAGEMENT
ONE MEDICAL CENTER DRIVE
LEBANON, NEW HAMPSHIRE 03756

CO-APPLICANT:

FAMILIES FLOURISH NORTH EAST
258 SOUTH RIVER ROAD
BEDFORD, NEW HAMPSHIRE 03110

CONSULTANTS:

CIVIL ENGINEER:
ENGINEERING VENTURES, PC
NICHOLAS A. FIORE, PE
85 MECHANIC ST. SUITE B2-2
LEBANON, NH 03766
(603) 442-9333

ARCHITECT:
BLACK RIVER DESIGN, ARCHITECTS
JESSE REMICK, AIA
73 MAIN STREET
MONTPELIER, VERMONT 05602
(802) 223-2044

TOPOGRAPHIC SURVEY:
CARDIGAN MOUNTAIN LAND SURVEYS, LLC
SCOTT SANBORN, LLS
32 PEASLEE ROAD
ORANGE, NEW HAMPSHIRE 03741
(603) 523-7535

WETLAND SCIENTIST:
GM2 ASSOCIATES, INC.
JENNIFER RIORDEN, CWS
197 LOUDON ROAD
CONCORD, NH 03301
(603) 856-7854

Stamp

Date

04/29/25

Description

FSPR - STAFF REVIEW COMMENTS

No.

1

ENGINEERING VENTURES PC

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

FAMILIES FLOURISH NORTHEAST

C/O TOM SULLIVAN
258 SOUTH RIVER ROAD
BEDFORD, NH 03110
603-647-1777

COVER SHEET

FAMILIES FLOURISH NORTHEAST
CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project #

22063

Drawn By:

JWF

Checked By:

NAF

Scale:

NO SCALE

Date:

03/10/2025

C0.0

Page 1 of 23

Page 241 of 543

STANDARD ABBREVIATIONS

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

GENERAL NOTES

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

SYMBOL LEGEND

PROPOSED FEATURES	EXISTING FEATURES

LINETYPE LEGEND

PROPOSED FEATURES	EXISTING FEATURES

Date

04/20/25

Description

FSRP - STAFF REVIEW COMMENTS

No.

1

ENGINEERING VENTURES PC

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225

85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333

414 Union Street, Schenectady, NY 12305 • 518-630-9614

www.engineeringventures.com

FAMILIES FLOURISH NORTHEAST

C/O TOM SULLIVAN

258 SOUTH RIVER ROAD

BEDFORD, NH 03110

603-647-1777

SITE LEGEND AND NOTES

Sheet Title:

Project Title:

EV Project #

22063

Drawn By:

JWF

Checked By:

NAF

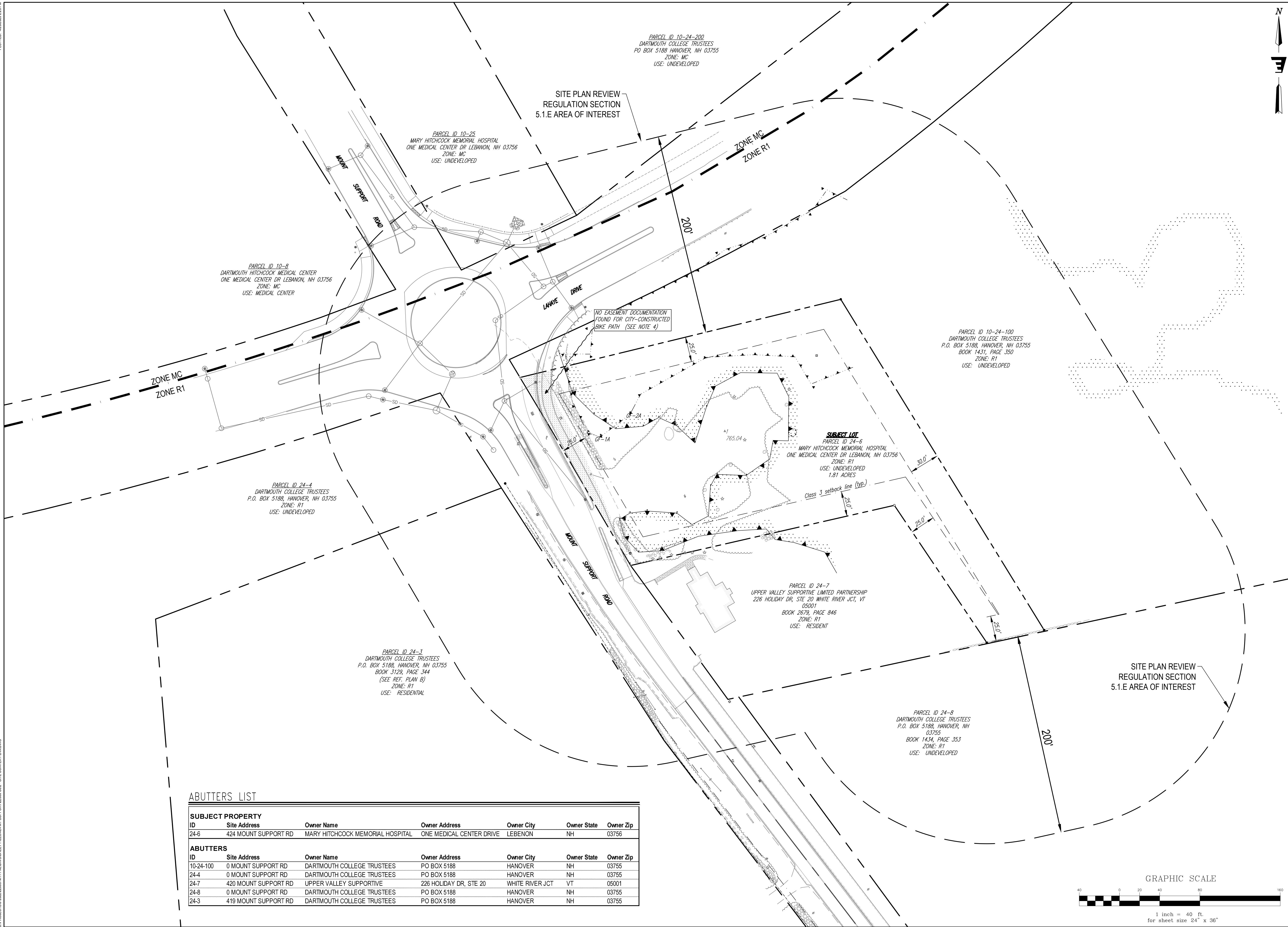
Scale:

1" = 10'

Date:

03/10/2025

C0.1



SUBJECT PROPERTY						
ID	Site Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
24-6	424 MOUNT SUPPORT RD	MARY HITCHCOCK MEMORIAL HOSPITAL	ONE MEDICAL CENTER DRIVE	LEBENON	NH	03756
ABUTTERS						
ID	Site Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
10-24-100	0 MOUNT SUPPORT RD	DARTMOUTH COLLEGE TRUSTEES	PO BOX 5188	HANOVER	NH	03755
24-4	0 MOUNT SUPPORT RD	DARTMOUTH COLLEGE TRUSTEES	PO BOX 5188	HANOVER	NH	03755
24-7	420 MOUNT SUPPORT RD	UPPER VALLEY SUPPORTIVE	226 HOLIDAY DR, STE 20	WHITE RIVER JCT	VT	05001
24-8	0 MOUNT SUPPORT RD	DARTMOUTH COLLEGE TRUSTEES	PO BOX 5188	HANOVER	NH	03755
24-3	419 MOUNT SUPPORT RD	DARTMOUTH COLLEGE TRUSTEES	PO BOX 5188	HANOVER	NH	03755

For:

Families Flourish, Northeast Inc.

Client Address: PO Box 20 Enfield Center, NH 03749

Property Location:424 Mount Support Road
City of Lebanon
Grafton County New Hampshire

Record Title: Book 2815, Page 760

City Parcel ID: 24-6
Survey Standard: Lan 503.03 (b)
Relative Accuracy, Control Traverse: <0.05 (95%)
Precision of Closure, Plat Description: N/A

Project #: 24-4278.8265

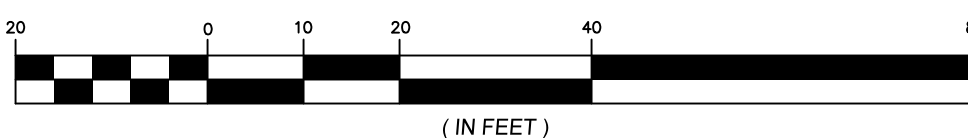
Field Survey by Leica TS-13 Total Station, Emlid Reach2 GPS

Data Collection by Carlson SurvCE v. 6.16

	By	Date(s)
Research	SCS	5/29-5/30/2024
Field Survey	SCS	5/30-6/17/2024
Drafted	SCS	6/18-7/1/2024
Final Check	SCS	1 July 2024

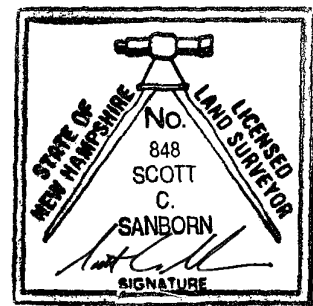
Revisions	Date
Added sewer connection route (see sheets 2 & 3), updated site detail along property frontage	1/22/2025

SCALE: 1"=20'



(IN FEET)

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Cardigan Mountain**LAND SURVEYS, LLC**Scott C. Sanborn
LLS #84832 Peaslee Road
Orange, NH 03741
(603) 523-7535

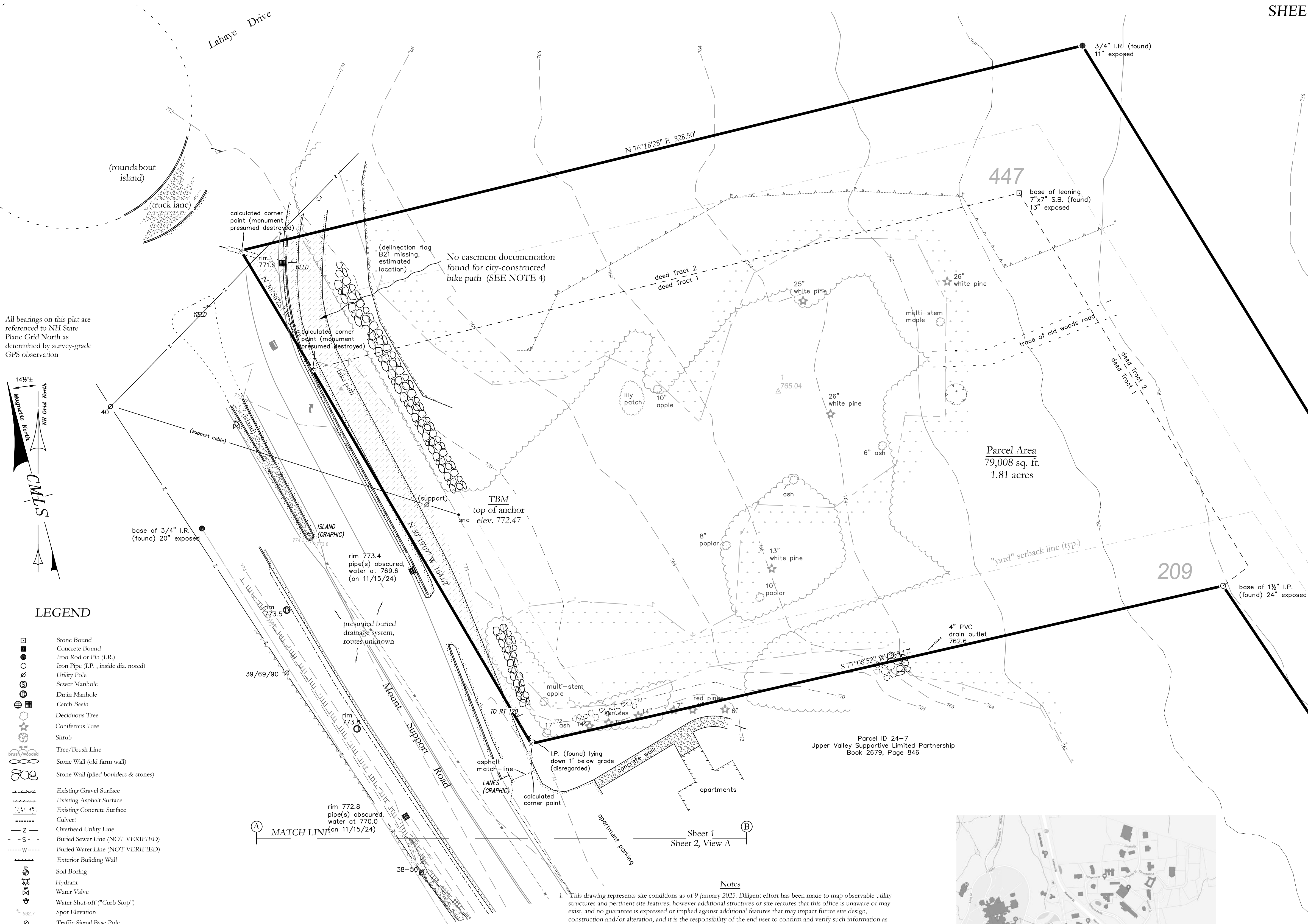
This plat is certified only when stamped with an official seal and signed in accordance with NH RSA 310-A:67, II. Certification is only pertinent to conditions and boundaries of the subject property as of the date of the final check (unless otherwise noted), and is limited pursuant to any notations included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

Zone: R1 (Neighborhood R6)

Lot Classification: 3 (no municipal sewerage, municipal water available)

Setbacks:
Front (Street): 25' Side: 25' Rear: 30'Wetlands Conservation District
(Not in the 100' High Value Wetland buffer according to Lebanon GIS mapping)

(refer to Lebanon Zoning Ordinance for additional provisions,

**LEGEND**

- | | |
|--|--|
| | Stone Bound |
| | Concrete Bound |
| | Iron Rod or Pin (I.R.) |
| | Iron Pipe (I.P., inside dia. noted) |
| | Utility Pole |
| | Sewer Manhole |
| | Drain Manhole |
| | Catch Basin |
| | Deciduous Tree |
| | Coniferous Tree |
| | Shrub |
| | Tree/Brush Line |
| | Stone Wall (old firm wall) |
| | Stone Wall (piled boulders & stones) |
| | Existing Gravel Surface |
| | Existing Asphalt Surface |
| | Existing Concrete Surface |
| | Culvert |
| | Overhead Utility Line |
| | Buried Sewer Line (NOT VERIFIED) |
| | Buried Water Line (NOT VERIFIED) |
| | Exterior Building Wall |
| | Soil Boring |
| | Hydrant |
| | Water Valve |
| | Water Shut-off (Curb Stop) |
| | Spot Elevation |
| | Traffic Signal Base Pole |
| | Streetlight |
| | Granite Curb |
| | Snow Fence |
| | Scattered Rare Plant Survey Delineation |
| | "Catch Line" (limit of construction disturbance) |

delineation flag

Wetland Boundary per delineation flags set by others

Reference Plans

- "Theresa M. Lahaye" dated Feb. 18, 1981 by K.A. LeClair Assoc., Inc., Plan # 1029.
- "Property of Roger K. Warren" dated September 1974 by T&N Surveys, Plan # 1157.
- "Survey Plat Prepared for South Main Street Housing Trust Inc.," dated May 30 2002 by Pathways Consulting, LLC, Plan # 10467.
- "Lahaye Drive at Mount Support Road Intersection Improvements, City of Lebanon DPW..." dated October 2022 by Weston & Sampson Engineers, Inc.

Notes

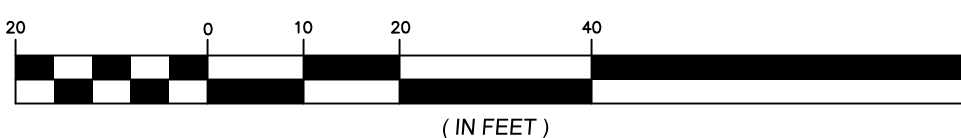
- This drawing represents site conditions as of 9 January 2025. Diligent effort has been made to map observable utility structures and pertinent site features; however additional structures or site features that this office is unaware of may exist, and no guarantee is expressed or implied against additional features that may impact future site design, construction and/or alteration, and it is the responsibility of the end user to confirm and verify such information as pertinent to the activity. No responsibility is accepted for site alterations made subsequent to the publication of this drawing unless so noted with an applicable revision date.
- Note that the site conditions along the frontage of the subject property have changed and been remapped, and reflect the finished construction that was underway at the time of the originally published site plan by this office dated 1 July 2024.
- Buried utilities are shown from observed structures, paint markings found on site, and Lebanon GIS maps. Rim and invert elevations, where shown, are from on-site survey/direct measurement.
- Property side line boundaries along this route have not been surveyed (except for the subject property), and are shown approximately, from existing recorded survey plans.
- No certified wetland delineation has been conducted. Observed site conditions suggest that some portions of the roadside ditch may be jurisdictional wetland and should not be disturbed without further study, delineation, and/or applicable permitting.
- No portion of the route is shown to be in a special flood hazard zone on FEMA Flood Insurance Rate Maps.



Vicinity, Lebanon GIS Parcel Map

	By	Date(s)	Revisions	Date
Research	SCS	5/29-5/30/2024	Added sewer connection route (see sheets 2 & 3), updated site detail along property frontage	1/22/2025
Field Survey	SCS	5/30-6/17/2024		
Drafted	SCS	6/18-7/1/2024		
Final Check	SCS	1 July 2024		

SCALE: 1"=20'



(IN FEET)

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Cardigan Mountain

LAND SURVEYS, LLC

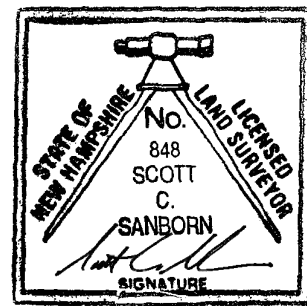
Scott C. Sanborn

(603) 523-7535

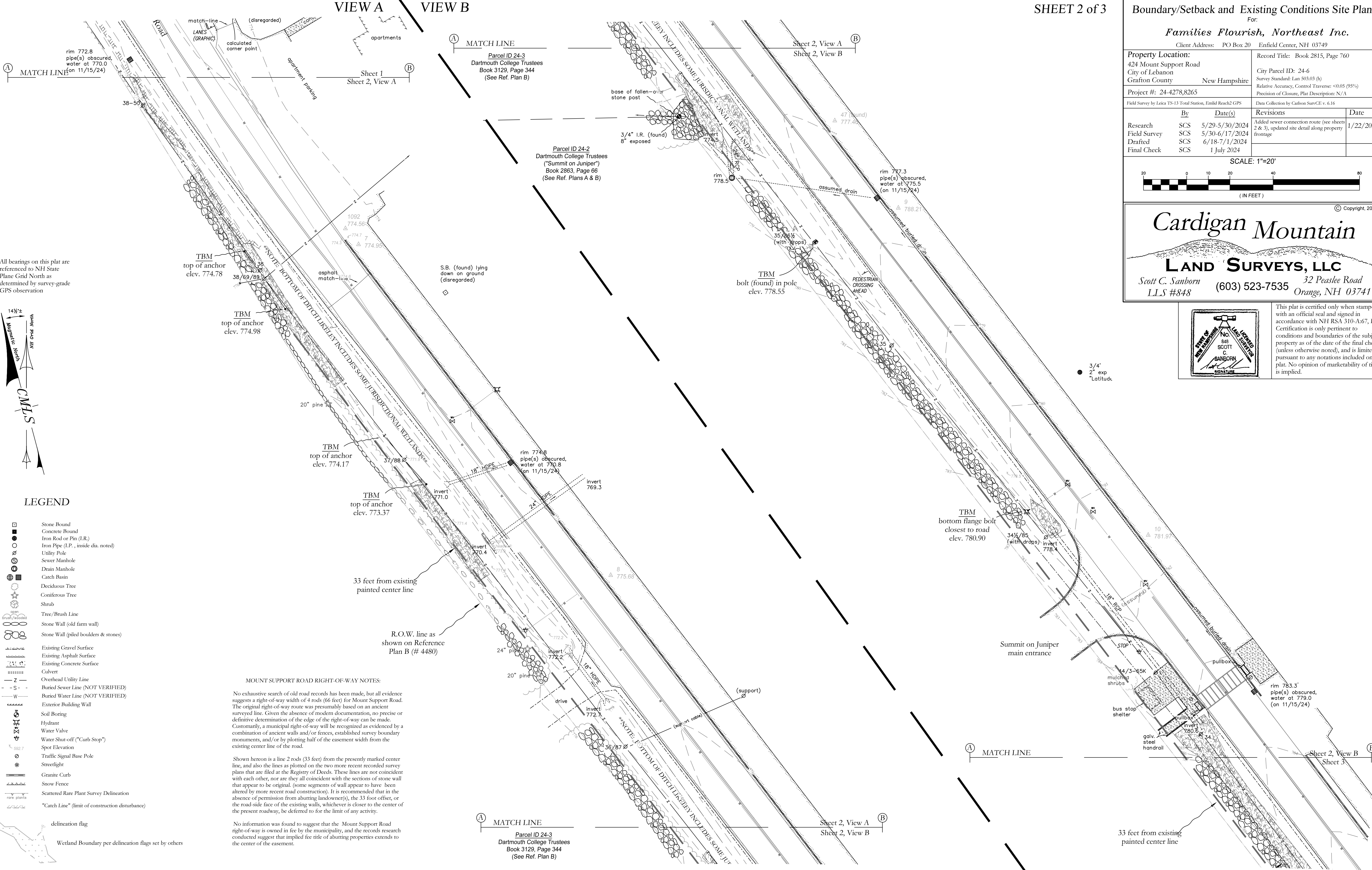
32 Peaslee Road

LLS #848

Orange, NH 03741



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LEGEND

- Stone Bound
- Concrete Bound
- Iron Rod or Pin (I.R.)
- Iron Pipe (I.P., inside dia. noted)
- Utility Pole
- Sewer Manhole
- Drain Manhole
- Catch Basin
- Deciduous Tree
- Coniferous Tree
- Shrub
- Tree/Brush Line
- Stone Wall (old farm wall)
- Stone Wall (piled boulders & stones)
- Existing Gravel Surface
- Existing Asphalt Surface
- Existing Concrete Surface
- Culvert
- Overhead Utility Line
- Buried Sewer Line (NOT VERIFIED)
- Buried Water Line (NOT VERIFIED)
- Exterior Building Wall
- Soil Boring
- Hydrant
- Water Valve
- Water Shut-off ("Curb Stop")
- Spot Elevation
- Traffic Signal Base Pole
- Streetlight
- Granite Curb
- Snow Fence
- Scattered Rare Plant Survey Delineation
- rare plants
- "Catch Line" (limit of construction disturbance)

delineation flag

Wetland Boundary per delineation flags set by others

MOUNT SUPPORT ROAD RIGHT-OF-WAY NOTES:

No exhaustive search of old road records has been made, but all evidence suggests a right-of-way width of 4 rods (66 feet) for Mount Support Road. The original right-of-way route was presumably based on an ancient surveyed line. Given the absence of modern documentation, no precise or definitive determination of the edge of the right-of-way can be made. Customarily, a municipal right-of-way will be recognized as evidenced by a combination of ancient walls and/or fences, established survey boundary monuments, and/or by plotting half of the easement width from the existing center line of the road.

Shown hereon is a line 2 rods (33 feet) from the presently marked center line, and also the lines as plotted on the two more recent recorded survey plans that are filed at the Registry of Deeds. These lines are not coincident with each other, nor are they all coincident with the sections of stone wall that appear to be original. (Some segments of wall appear to have been altered by more recent road construction). It is recommended that in the absence of permission from abutting landowner(s), the 33 foot offset, or the road-side face of the existing walls, whichever is closer to the center of the present roadway, be deferred to for the limit of any activity.

No information was found to suggest that the Mount Support Road right-of-way is owned in fee by the municipality, and the records research conducted suggest that implied fee title of abutting properties extends to the center of the easement.

By	Date(s)	Revisions	Date
Research	SCS 5/29-5/30/2024	Added sewer connection route (see sheets 2 & 3), updated site detail along property frontage	1/22/2025
Field Survey	SCS 5/30-6/17/2024		
Drafted	SCS 6/18-7/1/2024		
Final Check	SCS 1 July 2024		

SCALE: 1"=20'



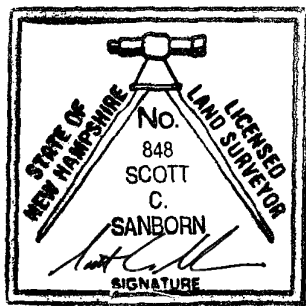
(IN FEET)

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Cardigan Mountain

LAND SURVEYS, LLC

Scott C. Sanborn (603) 523-7535 32 Peaslee Road
LLS #848 Orange, NH 03741



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All bearings on this plat are referenced to NH State Plane Grid North as determined by survey-grade GPS observation



LEGEND

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- Concrete Bound
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- Iron Pipe (I.P., inside dia. noted)
- Utility Pole
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- Streetlight
- Granite Curb
- Snow Fence
- Scattered Rare Plant Survey Delineation
- "Catch Line" (limit of construction disturbance)

delineation flag

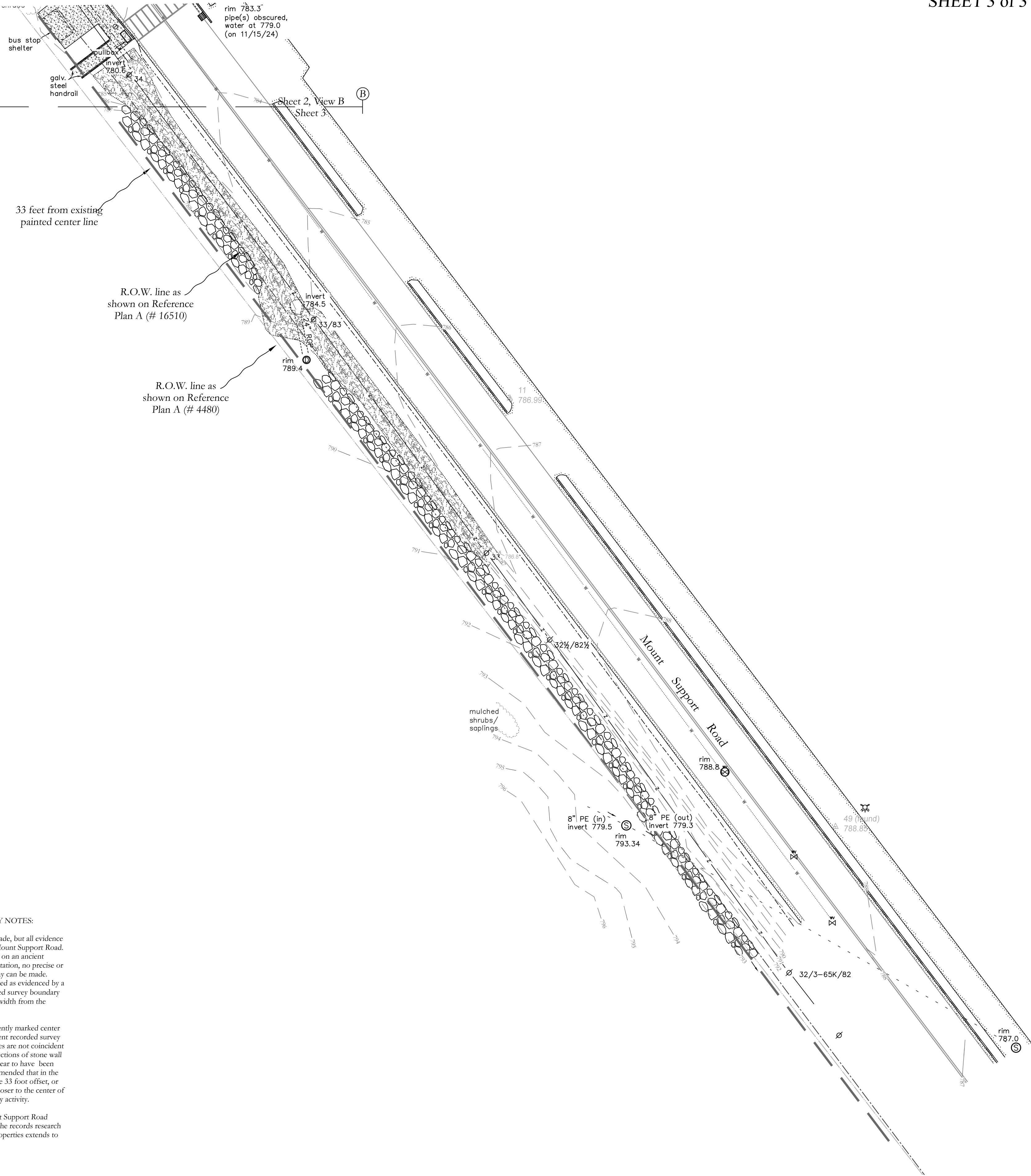
Wetland Boundary per delineation flags set by others

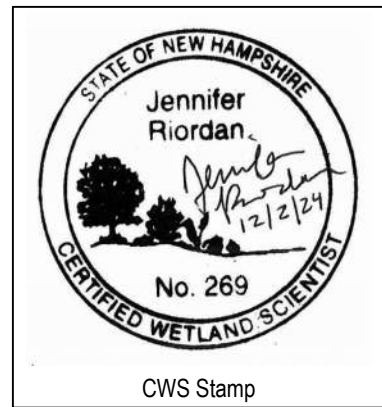
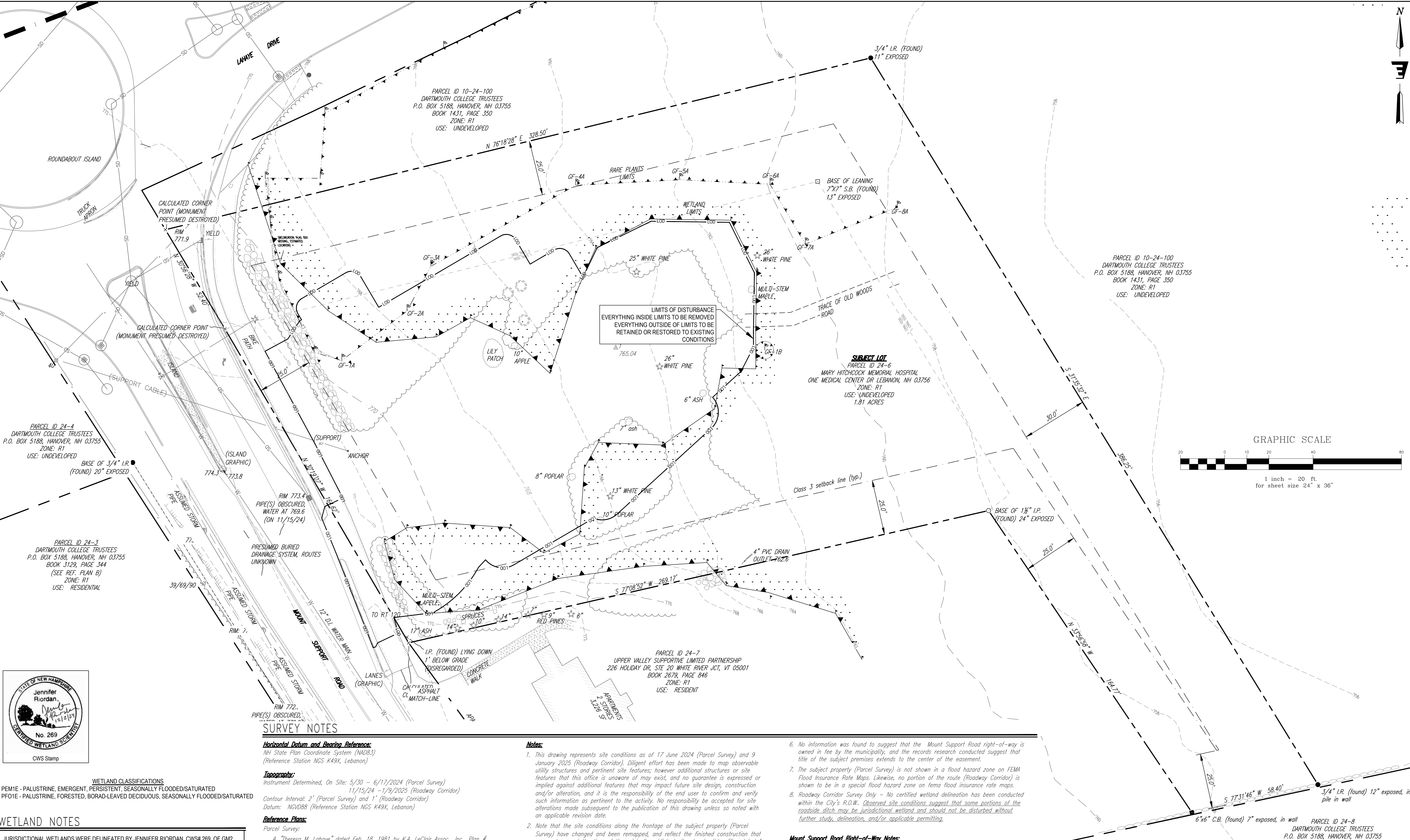
MOUNT SUPPORT ROAD RIGHT-OF-WAY NOTES:

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WETLAND CLASSIFICATIONS
PEM1E - PALUSTRINE, EMERGENT, PERSISTENT, SEASONALLY FLOODED/SATURATED
PFO1E - PALUSTRINE, FORESTED, BORAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED

WETLAND NOTES

JURISDICTIONAL WETLANDS WERE DELINEATED BY JENNIFER RIORDAN, CWS# 269, OF GM2 ASSOCIATES, INC. ON MAY 7, 2024 UTILIZING THE FOLLOWING STANDARDS:
1) UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. 2016. *FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES*. VERSION 8.0. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
2) *FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND*. VERSION 4. APRIL 2019. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE.
3) *U.S. ARMY CORPS OF ENGINEERS 2020 NATIONAL WETLAND PLANT LIST, VERSION 3.5*. (HTTP://WETLAND-PLANTS.USACE.ARMY.MIL)
4) *U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL*. JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
5) *REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION*. JANUARY 2012. VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
6) *CLASSIFICATION OF WETLANDS AND DEEPWATER HABITS OF THE UNITED STATES*. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

GM2 ASSOCIATES, INC.
197 LOUDON RD, CONCORD, NH 03301
603-856-7854

SURVEY NOTES

Horizontal Datum and Bearing Reference:

NH State Plan Coordinate System (NAD83)
(Reference Station NGS K49X, Lebanon)

Topography:

Instrument Determined, On Site: 5/30 - 6/17/2024 (Parcel Survey)
11/15/24 - 1/9/2025 (Roadway Corridor)

Contour Interval: 2' (Parcel Survey) and 1' (Roadway Corridor)

Datum: NAD83 (Reference Station NGS K49X, Lebanon)

Reference Plans:

Parcel Survey:

- "Theresa M. Lahoye" dated Feb. 18, 1981 by K.A. LeClair Assoc., Inc., Plan # 1029.
 - "Property of Roger K. Warren" dated September 1974 by T&M Surveys, Plan # 1157.
 - "Survey Plat Prepared for South Main Street Housing Trust Inc.," dated May 30 2002 by Pathways Consulting, LLC, Plan # 10467.
 - "Lahoye Drive at Mount Support Road Intersection Improvements, City of Lebanon DPW..." dated October 2022 by Weston & Sampson Engineers, Inc.
- Roadway Corridor:
- "Subdivision/Site Plan, Map 24, Lot 2" (Record owner Dartmouth College Trustees), dated February 10, 2020 by Vanessa Hagen Brustlin Inc., Plan # 16510.
 - "Theresa M. Lahoye" dated August 18, 1987 by K.A. LeClair Assoc., Inc., Plan # 4480.

Parcel Survey Notes:

Zone: R1

Lot Classification: 3 (No municipal sewerage, Municipal water available.)
Setbacks - Front (Street): 25' Side: 25' Rear: 30'

Wetlands Conservation District - 100' High Value Wetland buffer not applicable.

Notes:

- This drawing represents site conditions as of 17 June 2024 (Parcel Survey) and 9 January 2025 (Roadway Corridor). Diligent effort has been made to map observable utility structures and pertinent site features; however additional structures or site features that this office is unaware of may exist, and no guarantee is expressed or implied against additional features that may impact future site design, construction and/or alteration, and it is the responsibility of the end user to confirm and verify such information as pertinent to the activity. No responsibility be accepted for site alterations made subsequent to the publication of this drawing unless so noted with an applicable revision date.
- Note that the site conditions along the frontage of the subject property (Parcel Survey) have changed and been remapped, and reflect the finished construction that was underway at the time of the originally published site plan by this office dated 1 July 2024.
- Buried utilities are shown from observed structures, paint markings found on site, and Lebanon GIS maps. Rim and invert elevations, where shown, are from on-site survey/direct measurement.
- Parcel Survey - Property boundaries (sidelines) have been ascertained consistent with standards for a Standard Property Survey (urban/suburban) in the NH Code of Administrative Rules Lan 500. Roadway Corridor - Property side line boundaries along this route have not been surveyed (except for the subject property), and are shown approximately, from existing recorded survey plans.
- Parcel Survey - The Mount Support right-of-way line is shown based on the documented former locations of established boundary monuments. The bike path lies partially outside the right-of-way as so defined. No recorded grant of property or easement to the City of Lebanon was found, and as of the date on this drawing, the City of Lebanon Engineering Department has not been able to provide any other type of documentation pertaining to easements for the public use. It is noted that Reference Plan D shows the existing right-of-way approximately as depicted hereon. [EV Edit: City staff has confirmed via email to EV on 4/22/2025 that "an easement agreement has been provided to the City with respect to the multi-use path and the roadway improvements located on the property. (presumably the easement had not yet been finalized/recorded at the time that the survey was prepared)."]

- No information was found to suggest that the Mount Support Road right-of-way is owned in fee by the municipality, and the records research conducted suggest that title of the subject premises extends to the center of the easement.
- The subject property (Parcel Survey) is not shown in a flood hazard zone on FEMA Flood Insurance Rate Maps. Likewise, no portion of the route (Roadway Corridor) is shown to be in a special flood hazard zone on FEMA flood insurance rate maps.
- Roadway Corridor Survey Only - No certified wetland delineation has been conducted within the City's R.O.W. Observed site conditions suggest that some portions of the roadside ditch may be jurisdictional wetland and should not be disturbed without further study, delineation, and/or applicable permitting.

Mount Support Road Right-of-Way Notes:

No exhaustive search of old road records has been made, but all evidence suggests a right-of-way width of 4 rods (66 feet) for Mount Support Road. The original right-of-way route was presumably based on an ancient surveyed line. Given the absence of modern documentation, no precise or definitive determination of the edge of the right-of-way can be made. Customarily, a municipal right-of-way will be recognized as evidenced by a combination of ancient walls and/or fences, established survey boundary monuments, and/or by plotting half of the easement width from the existing center line of the road.

Shown hereon is a line 2 rods (33 feet) from the presently marked center line, and also the lines as plotted on the two more recent recorded survey plans that are filed at the Registry of Deeds. These lines are not coincident with each other, nor are they all coincident with the sections of stone wall that appear to be original (some segments of wall appear to have been altered by more recent road construction). It is recommended that in the absence of permission from abutting landowner(s), the 33 foot offset, or the road-side face of the existing walls, whichever is closer to the center of the present roadway, be deferred to for the limit of any activity.

No information was found to suggest that the Mount Support Road right-of-way is owned in fee by the municipality, and the records research conducted suggest that implied fee title of abutting properties extends to the center of the easement.

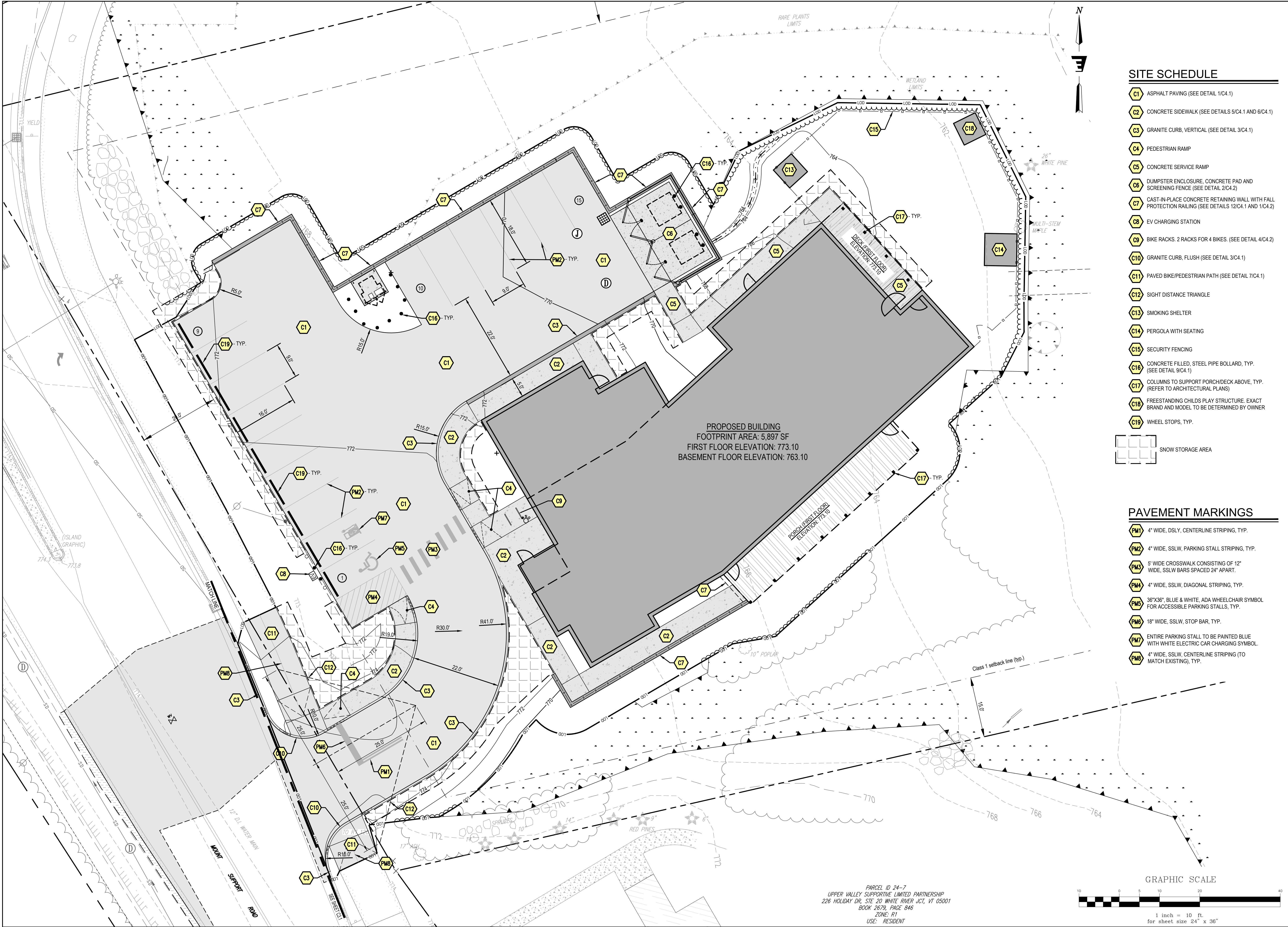
Drawing Key:

- 33' from present painted center line
- As plotted on Reference Plan B (#4480)
- As plotted on Reference Plan A (#16510)

SURVEY BY:

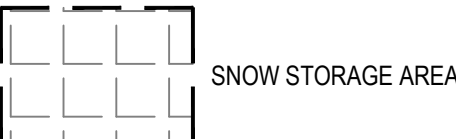
CARDIGAN MOUNTAIN LAND SURVEYS, LLC
SCOTT C. SANBORN, LLS #448
32 PEASLEE ROAD
ORANG, NEW HAMPSHIRE 03741
(603) 523-7535

Date	04/29/25
Description	FSRP- STAFF REVIEW COMMENTS
No.	1
ENGINEERING VENTURES PC	
208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333 414 Union Street, Schenectady, NY 12305 • 518-630-9614 www.engineeringventures.com	
FAMILIES FLOURISH NORTHEAST C/O TOM SULLIVAN 258 SOUTH RIVER ROAD BEDFORD, NH 03110 603-647-1777	
EXISTING CONDITIONS PLAN	
FAMILIES FLOURISH NORTHEAST CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE	
Sheet Title:	EV Project # 22083
Drawn By: JWF	Checked By: NAF
Scale: 1" = 10'	Date: 03/10/2024
C1.1	



SITE SCHEDULE

- C1 ASPHALT PAVING (SEE DETAIL 1/C4.1)
- C2 CONCRETE SIDEWALK (SEE DETAILS 5/C4.1 AND 6/C4.1)
- C3 GRANITE CURB, VERTICAL (SEE DETAIL 3/C4.1)
- C4 PEDESTRIAN RAMP
- C5 CONCRETE SERVICE RAMP
- C6 DUMPSTER ENCLOSURE, CONCRETE PAD AND SCREENING FENCE (SEE DETAIL 2/C4.2)
- C7 CAST-IN-PLACE CONCRETE RETAINING WALL WITH FALL PROTECTION RAILING (SEE DETAILS 12/C4.1 AND 1/C4.2)
- C8 EV CHARGING STATION
- C9 BIKE RACKS, 2 RACKS FOR 4 BIKES. (SEE DETAIL 4/C4.2)
- C10 GRANITE CURB, FLUSH (SEE DETAIL 3/C4.1)
- C11 PAVED BIKE/PEDESTRIAN PATH (SEE DETAIL 7/C4.1)
- C12 SIGHT DISTANCE TRIANGLE
- C13 SMOKING SHELTER
- C14 PERGOLA WITH SEATING
- C15 SECURITY FENCING
- C16 CONCRETE FILLED, STEEL PIPE BOLLARD, TYP. (SEE DETAIL 9/C4.1)
- C17 COLUMNS TO SUPPORT PORCH/DECK ABOVE, TYP. (REFER TO ARCHITECTURAL PLANS)
- C18 FREESTANDING CHILDS PLAY STRUCTURE. EXACT BRAND AND MODEL TO BE DETERMINED BY OWNER
- C19 WHEEL STOPS, TYP.



SNOW STORAGE AREA

PAVEMENT MARKINGS

- PM1 4" WIDE, DSLW, CENTERLINE STRIPING, TYP.
- PM2 4" WIDE, SSLW, PARKING STALL STRIPING, TYP.
- PM3 5' WIDE CROSSWALK CONSISTING OF 12" WIDE, SSLW BARS SPACED 24" APART.
- PM4 4" WIDE, SSLW, DIAGONAL STRIPING, TYP.
- PM5 36"x36", BLUE & WHITE, ADA WHEELCHAIR SYMBOL FOR ACCESSIBLE PARKING STALLS, TYP.
- PM6 18" WIDE, SSLW, STOP BAR, TYP.
- PM7 ENTIRE PARKING STALL TO BE PAINTED BLUE WITH WHITE ELECTRIC CAR CHARGING SYMBOL.
- PM8 4" WIDE, SSLW, CENTERLINE STRIPING (TO MATCH EXISTING), TYP.

STATE OF NEW HAMPSHIRE
NOTARY PUBLIC
No. 13286
LICENSED
PROFESSIONAL ENGINEER
Stamp

Date
04/20/25

Description
FSRP - STAFF REVIEW COMMENTS

No.
1

ENGINEERING
VENTURES PC

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85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
414 Union Street, Schenectady, NY 12305 • 518-630-9614
www.engineeringventures.com

SITE PLAN

FAMILIES FLOURISH NORTHEAST
C/O TOM SULLIVAN
258 SOUTH RIVER ROAD
BEDFORD, NH 03110
603-647-1777

FAMILIES FLOURISH NORTHEAST
CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project #
22063

Drawn By:
JWF

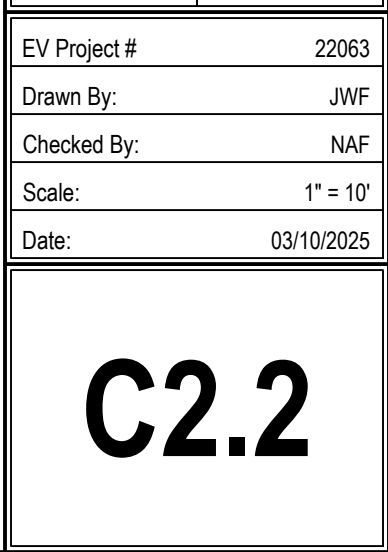
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NAF

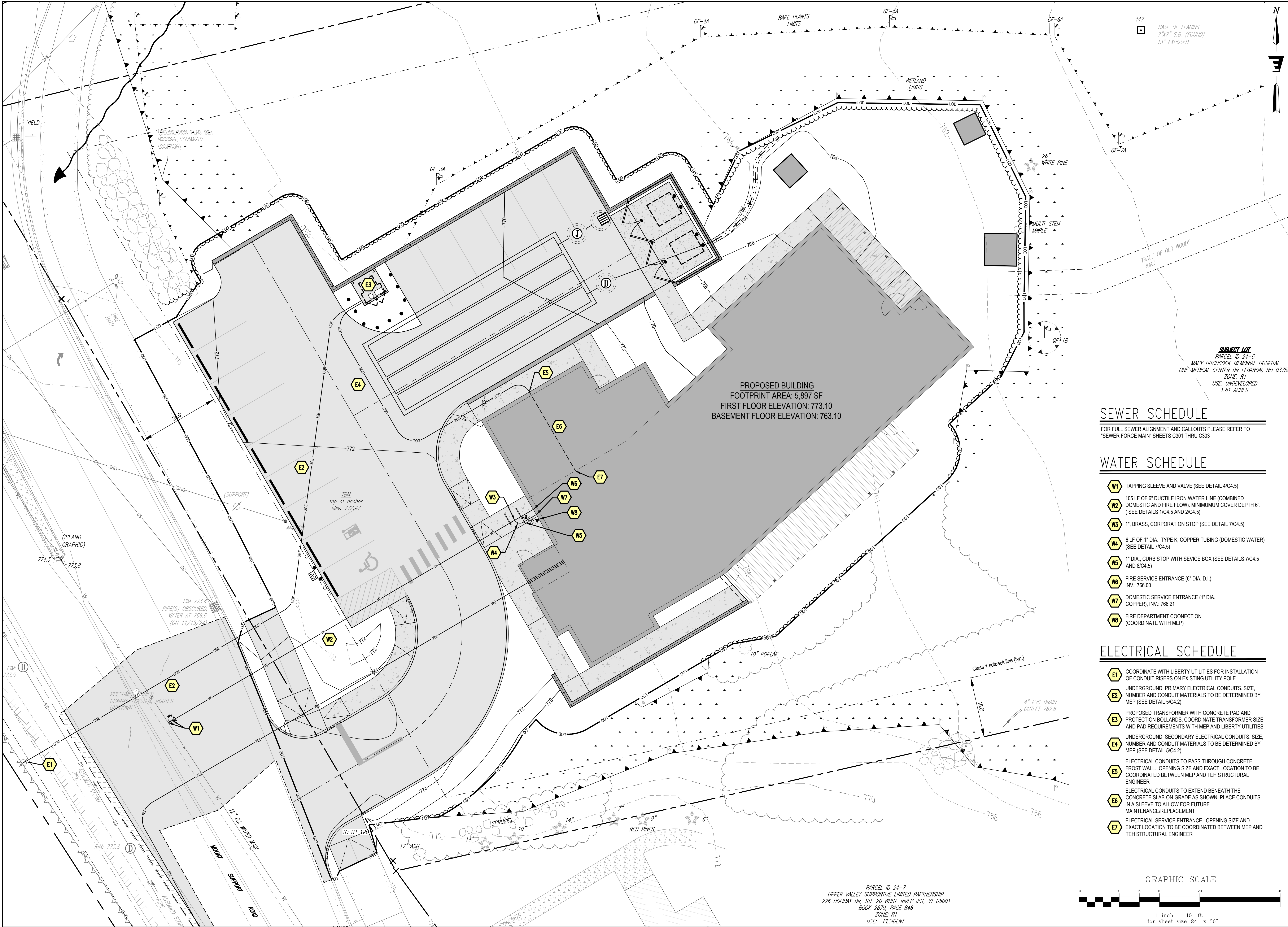
Scale:
1" = 10'

Date:
03/10/2025

C2.1

Page 248 of 543





PROPOSED BUILDING
FOOTPRINT AREA: 5,897 SF
FIRST FLOOR ELEVATION: 773.10
BASEMENT FLOOR ELEVATION: 763.10

SUBJECT LOT
PARCEL ID 24-6
MARY HITCHCOCK MEMORIAL HOSPITAL
ONE MEDICAL CENTER DR. LEBANON, NH 03756
ZONE: R1
USE: UNDEVELOPED
1.81 ACRES

SEWER SCHEDULE

FOR FULL SEWER ALIGNMENT AND CALLOUTS PLEASE REFER TO
"SEWER FORCE MAIN" SHEETS C301 THRU C303

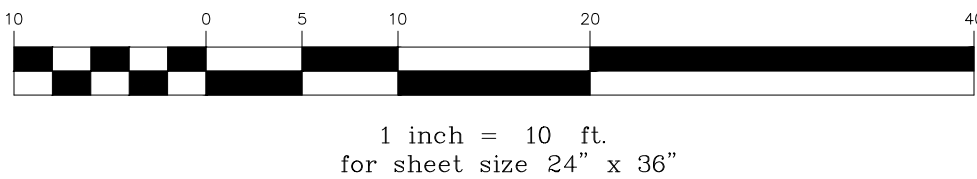
WATER SCHEDULE

- W1** TAPPING SLEEVE AND VALVE (SEE DETAIL 4/C4.5)
- W2** 105 LF OF 6" DUCTILE IRON WATER LINE (COMBINED DOMESTIC AND FIRE FLOW), MINIMUM COVER DEPTH 6" (SEE DETAILS 1/C4.5 AND 2/C4.5)
- W3** 1", BRASS, CORPORATION STOP (SEE DETAIL 7/C4.5)
- W4** 6 LF OF 1" DIA., TYPE K, COPPER TUBING (DOMESTIC WATER) (SEE DETAIL 7/C4.5)
- W5** 1" DIA., CURB STOP WITH SERVICE BOX (SEE DETAILS 7/C4.5 AND 8/C4.5)
- W6** FIRE SERVICE ENTRANCE (6" DIA. D.I.), INV.: 766.00
- W7** DOMESTIC SERVICE ENTRANCE (1" DIA. COPPER), INV.: 766.21
- W8** FIRE DEPARTMENT COONNECTION (COORDINATE WITH MEP)

ELECTRICAL SCHEDULE

- E1** COORDINATE WITH LIBERTY UTILITIES FOR INSTALLATION OF CONDUIT RISERS ON EXISTING UTILITY POLE
- E2** UNDERGROUND, PRIMARY ELECTRICAL CONDUITS, SIZE, NUMBER AND CONDUIT MATERIALS TO BE DETERMINED BY MEP (SEE DETAIL 5/C4.2)
- E3** PROPOSED TRANSFORMER WITH CONCRETE PAD AND PROTECTION BOLLARDS, COORDINATE TRANSFORMER SIZE AND PAD REQUIREMENTS WITH MEP AND LIBERTY UTILITIES
- E4** UNDERGROUND, SECONDARY ELECTRICAL CONDUITS, SIZE, NUMBER AND CONDUIT MATERIALS TO BE DETERMINED BY MEP (SEE DETAIL 5/C4.2)
- E5** ELECTRICAL CONDUITS TO PASS THROUGH CONCRETE FROST WALL, OPENING SIZE AND EXACT LOCATION TO BE COORDINATED BETWEEN MEP AND TEH STRUCTURAL ENGINEER
- E6** ELECTRICAL CONDUITS TO EXTEND BENEATH THE CONCRETE SLAB-ON-GRADE AS SHOWN, PLACE CONDUITS IN A SLEEVE TO ALLOW FOR FUTURE MAINTENANCE/REPLACEMENT
- E7** ELECTRICAL SERVICE ENTRANCE, OPENING SIZE AND EXACT LOCATION TO BE COORDINATED BETWEEN MEP AND TEH STRUCTURAL ENGINEER

GRAPHIC SCALE



Stamp

Professional Engineer

NO. 13286

STATE OF NEW HAMPSHIRE

Date

04/29/25

No.

1

Description

FSFR - STAFF REVIEW COMMENTS

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C/O TOM SULLIVAN

258 SOUTH RIVER ROAD

BEDFORD, NH 03110

603-647-1777

UTILITIES PLAN

Sheet Title:

EV Project #

22063

Drawn By:

JWF

Checked By:

NAF

Scale:

1" = 10'

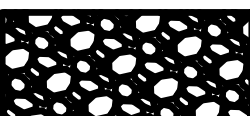
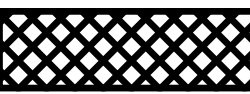
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03/10/2025

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EROSION CONTROL LEGEND



EROSION PREVENTION AND SEDIMENT CONTROL STRATEGY
THE FOLLOWING TECHNIQUES WILL BE UTILIZED AS PART OF A SEDIMENT AND EROSION CONTROL PROGRAM. THE SEDIMENT AND EROSION CONTROL PROGRAM WILL BE IMPLEMENTED IN STAGES. CERTAIN ITEMS FROM ONE STAGE WILL LIKELY OVERLAP OR TAKE PLACE CONCURRENTLY WITH ITEMS FROM OTHER STAGES.

TEMPORARY INLET PROTECTION - INSTALL AS INDICATED ON PLANS. STONE TO BE REMOVED AND REPLACED WITH CLEAN STONE WHEN SEDIMENT IS < 1/2 DEPTH OF STONE. REMOVE ALL SEDIMENT IF COLLECTED IN STRUCTURE AS SOON AS POSSIBLE.

STONE CHECK DAM
THIS STRUCTURAL MEASURE IS ALONG DITCHES/ SWALES AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO SLOW STORMWATER RUNOFF AND TRAP SEDIMENT PARTICLES. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

PERMANENT EROSION CONTROL NETTING
THIS STRUCTURAL MEASURE IS INSTALLED IN AREAS THAT HAVE SLOPES 3:1 AND GREATER AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO STABILIZE THE SLOPE AND REDUCE THE EROSION POTENTIAL. THE NETTING IS TYPICALLY IMPREGNATED WITH GRASS SEED AND SOMETIMES STAPLED TO THE EXPOSED SOIL. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
THIS STRUCTURAL MEASURE IS A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER FABRIC LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE REMOVED, THE IMPACTED AREA SHALL BE SEEDED AND MULCHED.

TEMPORARY SEDIMENT BASIN
THIS STRUCTURAL MEASURE INVOLVES CONSTRUCTING TEMPORARY SEDIMENT BASINS IN THE LOCATION OF PROPOSED STORMWATER PONDS. GENERALLY THE STORMWATER PONDS CAN BE CONSTRUCTED AS SHOWN ON THE PLANS HOWEVER ORIFICE ON THE OUTLET STRUCTURES SHALL BE OMITTED UNTIL THE SITE IS STABILIZED TO IMPOUND RUNOFF AND ALLOW FOR SETTLING OF SUSPENDED FINES. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE THE SITE IS STABILIZED, SEDIMENT SHALL BE REMOVED FROM THE BASINS AND THE OUTLET ORIFICE SHALL BE DRILLED INTO THE OUTLET STRUCTURE AS NOTED ON THE PLANS.

TEMPORARY STAGING AND WASTE AREAS (APPROXIMATE)
THESE ARE APPROVED LOCATIONS WHERE NON-SOIL, NON-ERODIBLE MATERIALS MAY BE STORED. SOILS SHALL NOT BE STORED IN THESE AREAS.

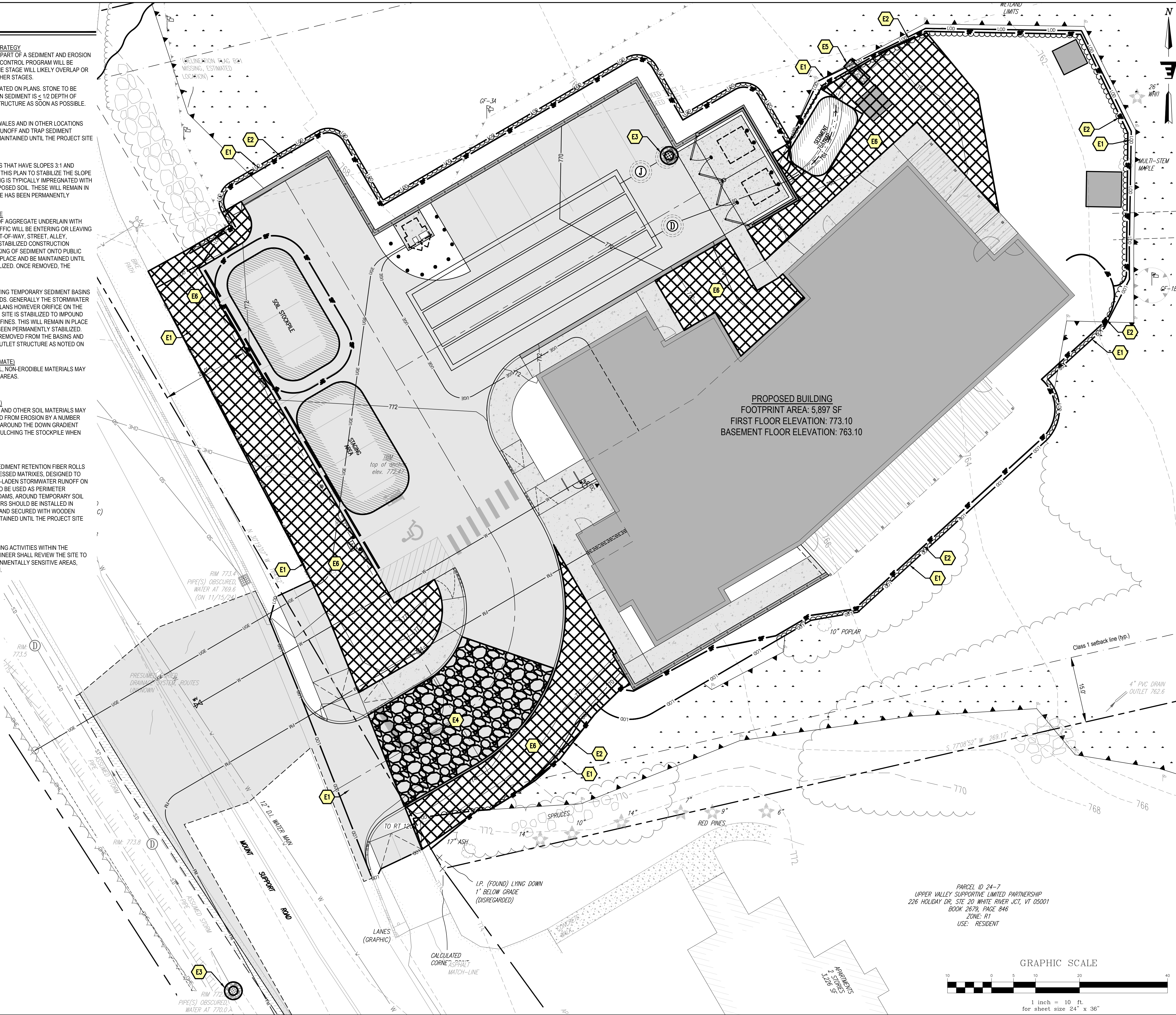
TEMPORARY SOIL STOCKPILE AREAS (APPROXIMATE)
THESE ARE APPROVED LOCATIONS WHERE TOPSOIL AND OTHER SOIL MATERIALS MAY BE STORED. THESE STOCKPILES WILL BE PROTECTED FROM EROSION BY A NUMBER OF METHODS, INCLUDING INSTALLING SILT FENCING AROUND THE DOWN GRADIENT PERIMETER OF THE STOCKPILE AND SEEDING AND MULCHING THE STOCKPILE WHEN NOT IN USE FOR MORE THAN FIVE DAYS.

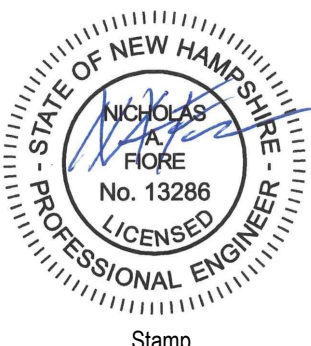
TEMPORARY STRAW FIBER ROLL
STRAW FIBER ROLLS ARE FLEXIBLE, CYLINDRICAL SEDIMENT RETENTION FIBER ROLLS (SRFRS) COMPRISED OF VARIOUS TYPES OF COMPRESSED MATRIXES, DESIGNED TO REDUCE HYDRAULIC ENERGY AND FILTER SEDIMENT-LADEN STORMWATER RUNOFF ON SLOPES AND IN CHANNELS. SRFRS ARE DESIGNED TO BE USED AS PERIMETER CONTROLS, SLOPE INTERCEPTOR DEVICES, CHECK DAMS, AROUND TEMPORARY SOIL STOCKPILES, AT CURB CUTS AND DRAIN INLETS. SRFRS SHOULD BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND SECURED WITH WOODEN STAKES. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

LIMITS OF DISTURBANCE
THE CONTRACTOR SHALL CONTAIN ANY EARTH MOVING ACTIVITIES WITHIN THE DESIGNATED LIMITS SHOWN ON THIS PLAN. THE ENGINEER SHALL REVIEW THE SITE TO MAKE ANY ADJUSTMENTS TO ACCOUNT FOR ENVIRONMENTALLY SENSITIVE AREAS, SPECIMEN TREES AND SPECIAL AREAS OF CONCERN.

EROSION CONTROL SCHEDULE

- E1 LIMIT OF DISTURBANCE
- E2 DOUBLE ROW OF STRAW FIBER ROLL (TYP.)
- E3 INLET PROTECTION (TYP.)
- E4 STABILIZED CONSTRUCTION ENTRANCE
- E5 CHECK DAM
- E6 EROSION CONTROL NETTING





Stamp

Date: 04/20/25

Description: EROSION CONTROL PLAN

No. 1

ENGINEERING PC VENTURES

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85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
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C/O TOM SULLIVAN

258 SOUTH RIVER ROAD

BEDFORD, NH 03110

603-647-1777

EROSION PREVENTION AND SEDIMENT CONTROL PLAN

Project Title:

EV Project # 22063

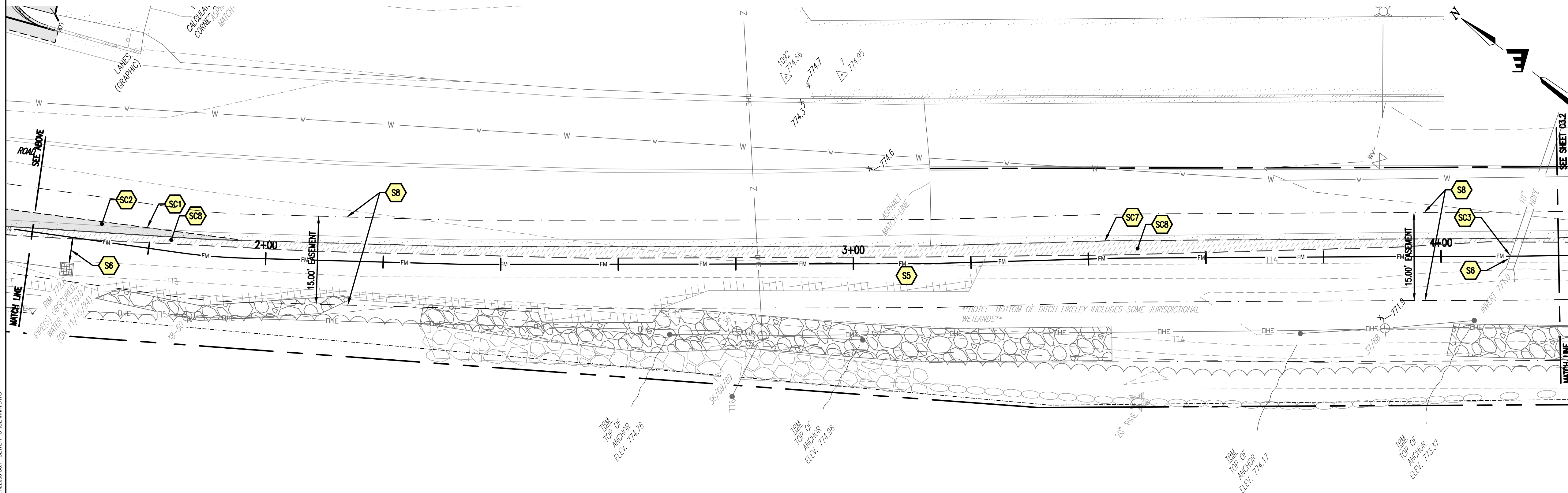
Drawn By: JWF

Checked By: NAF

Scale: 1" = 10'

Date: 03/10/2025

C2.4



PROPOSED SEWER FORCE MAIN, STA. 1+60 - 4+20

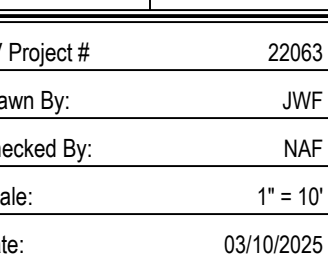
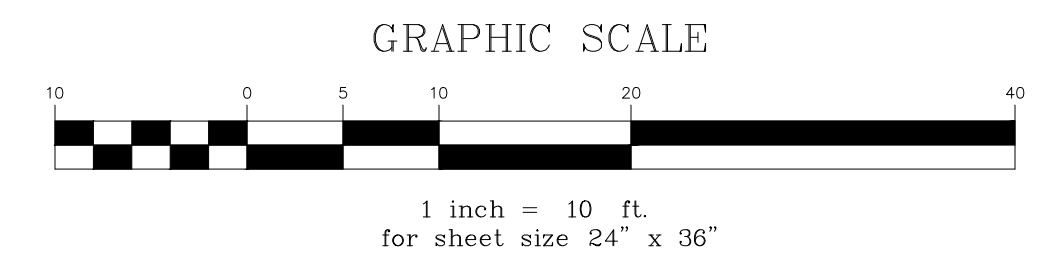
SCALE: 1" = 10'

SEWER SCHEDULE

- | | |
|----|---|
| S1 | INDOOR (BASEMENT), PUMP STATION, BY ENVIRONMENT
ONE CORP. (E/ONE), OR APPROVED EQUAL |
| S2 | SANITARY SEWER SERVICE ENTRANCE, INV.: 766.90 |
| S3 | SEWER FORCE MAIN TO PASS THROUGH PROPOSED
FROST WALL, INV.: 766.60 |
| S4 | PROVIDE 4" DIA., DUCTILE IRON SLEEVE BETWEEN
FROST WALL AND FOUNDATION WALL TO ALL FUTURE
ACCESS/REPLACEMENT TO/OF FORCE MAIN |
| S5 | 1.360 LF OF 1-1/4", SDR 11, P.E. FORCE MAIN TUBING.
MINIMUM COVER DEPTH 6" (SEE DETAIL 1/C4.4). |
| S6 | WHERE THE DISTANCE BETWEEN DRAINAGE STRUCTURE
(OR CULVERT) AND SEWER FORCEMAIN IS LESS THAN 6",
PROVIDE A 4" LAYER OF RIGID FOAM INSULATION, |
| S7 | 4' ID. PRECAST CONCRETE MANHOLE
(SEE DETAILS 2/C4.4, 3/C4.4, 4/C4.4, 5/C4.4, AND 6/C4.4)
RIM: 787.94
INV. IN (EXPOSED 6" PVC (NW)): 778.87
INV. IN (EXIST 8" (NW)): 778.77
INV. OUT (EXIST 8" (E)): 778.77 |
| S8 | PROPOSED SEWER EASEMENT TO BE COORDINATED
WITH THE CITY. |

SEWER NOTES

1. THE CITY OF LEBANON IS NOT INTENDED TO TAKE OWNERSHIP OF THE SEWER FORCEMAIN CONSTRUCTED WITHIN THE MT SUPPORT ROADWAY. INSTEAD OWNERSHIP OF THE SEWER FORCEMAIN WILL REMAIN WITH THE PROPERTY OWNER OF PARCEL 24-6.
2. PENDING SITE PLAN REVIEW APPROVAL OF THIS PROJECT, AND PRIOR TO THE APPLICATION FOR A BUILDING PERMIT, THE PROPERTY OWNER OF LOT 24-6 SHALL COORDINATE WITH THE CITY OF LEBANON TO CREATE AN EASEMENT FOR THE SEWER FORCEMAIN WITHIN MT SUPPORT ROAD AND ADD THE LINWORK ASSOCIATED WITH ANY SUCH EASEMENT TO THESE PLANS.

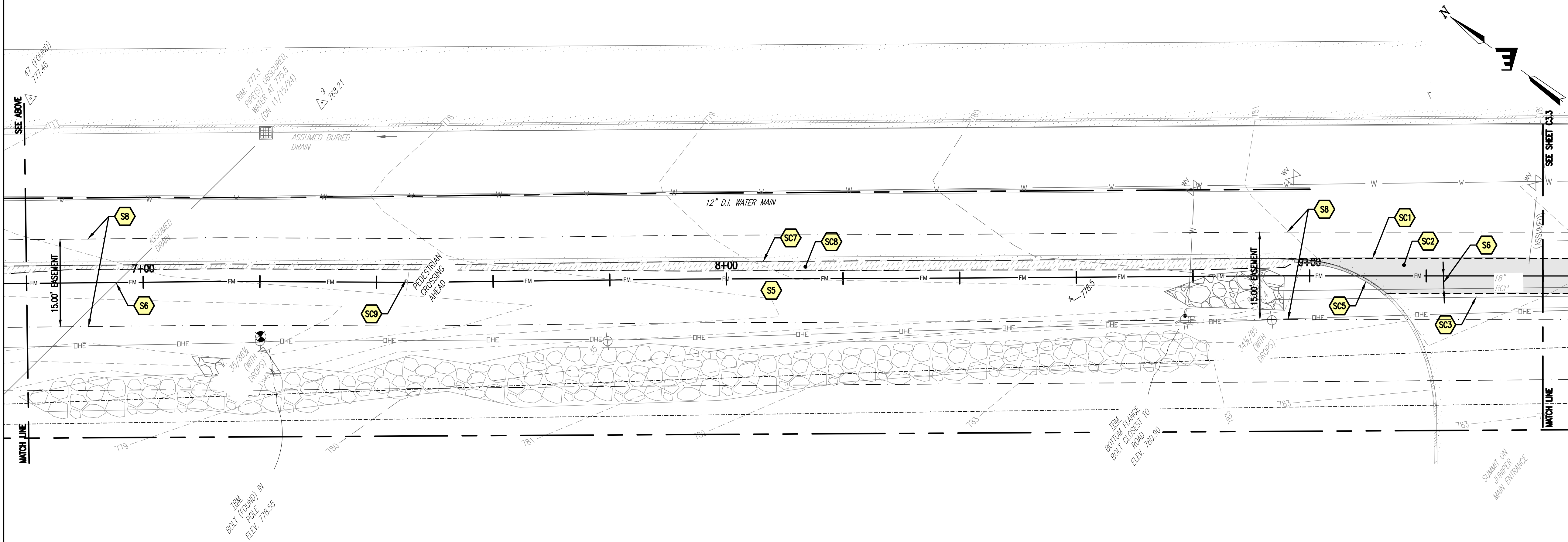


C3.1

S:\PROJECTS\2022\22083 NH FINEWORKSHEET FILES\2424 MT SUPPORT\22083 C3.1 - SEWER FORCE MAIN.DWG
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PROPOSED SEWER FORCE MAIN, STA. 4+20 - 6+80
SCALE: 1" = 10'



PROPOSED SEWER FORCE MAIN, STA. 6+80 - 9+40
SCALE: 1" = 10'

SEWER SITE SCHEDULE

- SC1 SAWCUT EXISTING PAVING (SEE DETAIL 4/C4.1)
- SC2 PERMANENT ASPHALT PAVED TRENCH PATCH (SEE DETAIL 4/C4.1)
- SC3 PRESERVE AND PROTECT EXISTING DRAINAGE PIPE
- SC4 PRESERVE AND PROTECT EXISTING HEADWALL
- SC5 REMOVE AND RESET EXISTING CURB
- SC6 PRESERVE AND PROTECT EXISTING CURB AND CONCRETE PAD
- SC7 PRESERVE AND PROTECT EDGE OF EXISTING PAVEMENT, TYP.
- SC8 REBUILD EXISTING GRAVEL SHOULDER TO MATCH EXISING
- SC9 REMOVE AND RESET EXISING "PEDESTRIAN CROSSING" SIGN

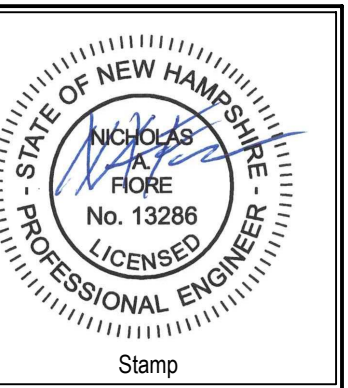
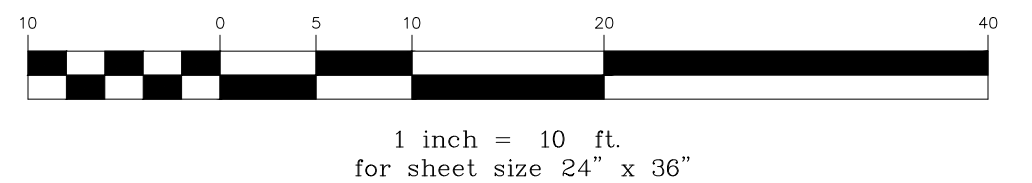
SEWER SCHEDULE

- S1 INDOOR (BASEMENT), PUMP STATION, BY ENVIRONMENT ONE CORP. (E/ONE), OR APPROVED EQUAL
- S2 SANITARY SEWER SERVICE ENTRANCE, INV.: 766.90
- S3 SEWER FORCE MAIN TO PASS THROUGH PROPOSED FROST WALL, INV.: 766.60
- S4 PROVIDE 4" DIA., DUCTILE IRON SLEEVE BETWEEN FROST WALL AND FOUNDATION WALL TO ALL FUTURE ACCESS/REPLACEMENT TO/OF FORCE MAIN
- S5 1,360 LF OF 1-1/4", SDR 11, P.E. FORCE MAIN TUBING. MINIMUM COVER DEPTH 6' (SEE DETAIL 1/C4.4).
- S6 WHERE THE DISTANCE BETWEEN DRAINAGE STRUCTURE (OR CULVERT) AND SEWER FORCEMAIN IS LESS THAN 6', PROVIDE A 4" LAYER OF RIGID FOAM INSULATION,
- S7 4" ID, PRECAST CONCRETE MANHOLE (SEE DETAILS 2/C4.4, 3/C4.4, 4/C4.4, 5/C4.4, AND 6/C4.4)
RIM: 787.94
INV. IN (PROPOSED 6" PVC (NW)): 778.87
INV. IN (EXIST. 8" (W)): 778.77
INV. OUT (EXIST 8" (E)): 778.77
- S8 PROPOSED SEWER EASEMENT TO BE COORDINATED WITH THE CITY.

SEWER NOTES

- THE CITY OF LEBANON IS **NOT** INTENDED TO TAKE OWNERSHIP OF THE SEWER FORCEMAIN CONSTRUCTED WITHIN THE MT SUPPORT ROADWAY. INSTEAD OWNERSHIP OF THE SEWER FORCEMAIN WILL REMAIN WITH THE PROPERTY OWNER OF PARCEL 24-6.
- PENDING SITE PLAN REVIEW APPROVAL OF THIS PROJECT, AND PRIOR TO THE APPLICATION FOR A BUILDING PERMIT, THE PROPERTY OWNER OF LOT 24-6 SHALL COORDINATE WITH THE CITY OF LEBANON TO CREATE AN EASEMENT FOR THE SEWER FORCEMAIN WITHIN MT SUPPORT ROAD AND ADD THE LINWORK ASSOCIATED WITH ANY SUCH EASEMENT TO THESE PLANS.

GRAPHIC SCALE



No.	Description	Date
1	FSPP - STAFF REVIEW COMMENTS	

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208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
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SEWER FORCE MAIN (2 OF 3)

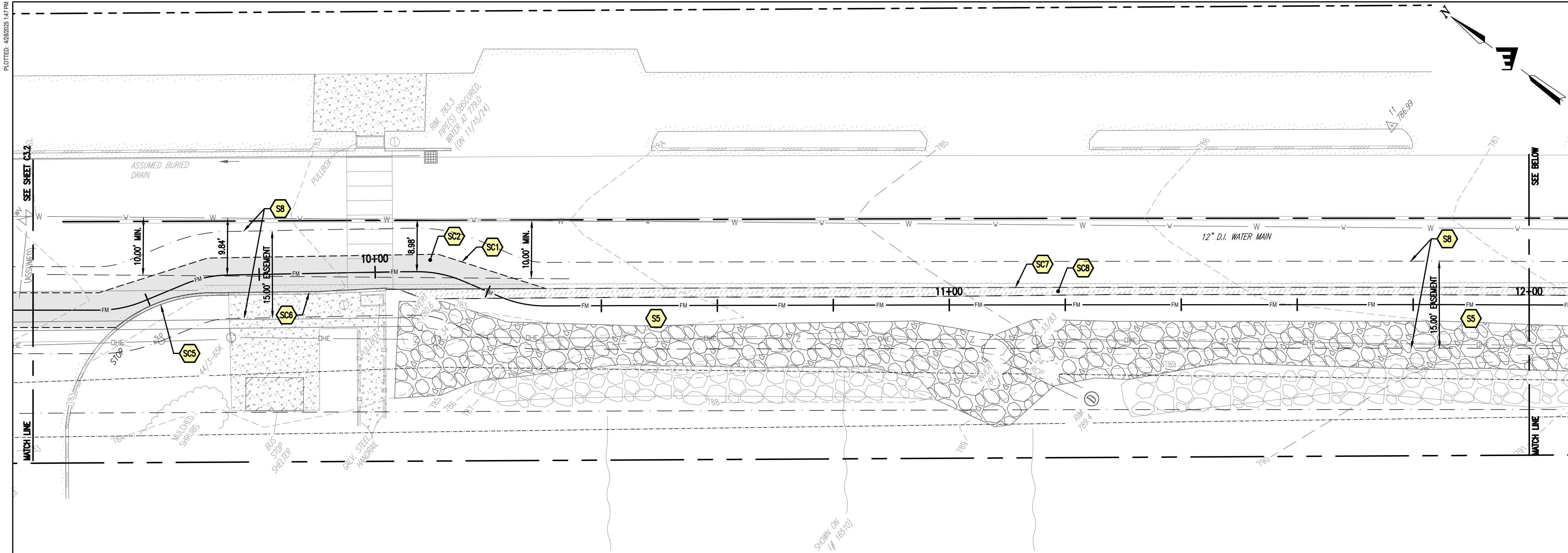
FAMILIES FLOURISH NORTHEAST
CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

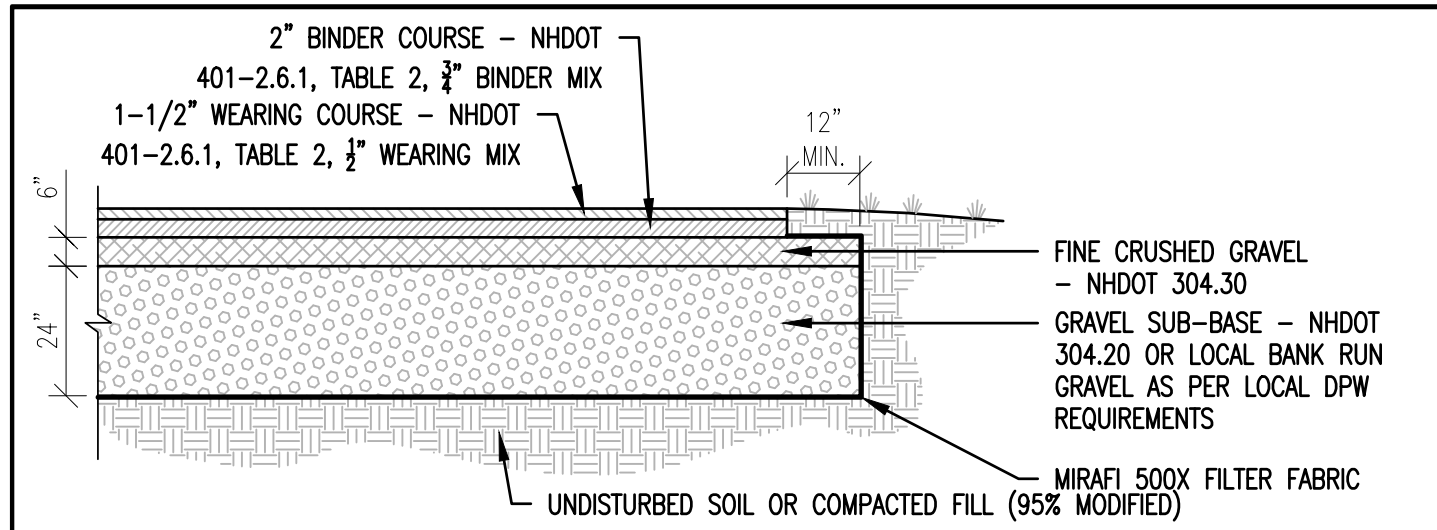
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EV Project #	22083
Drawn By:	JWF
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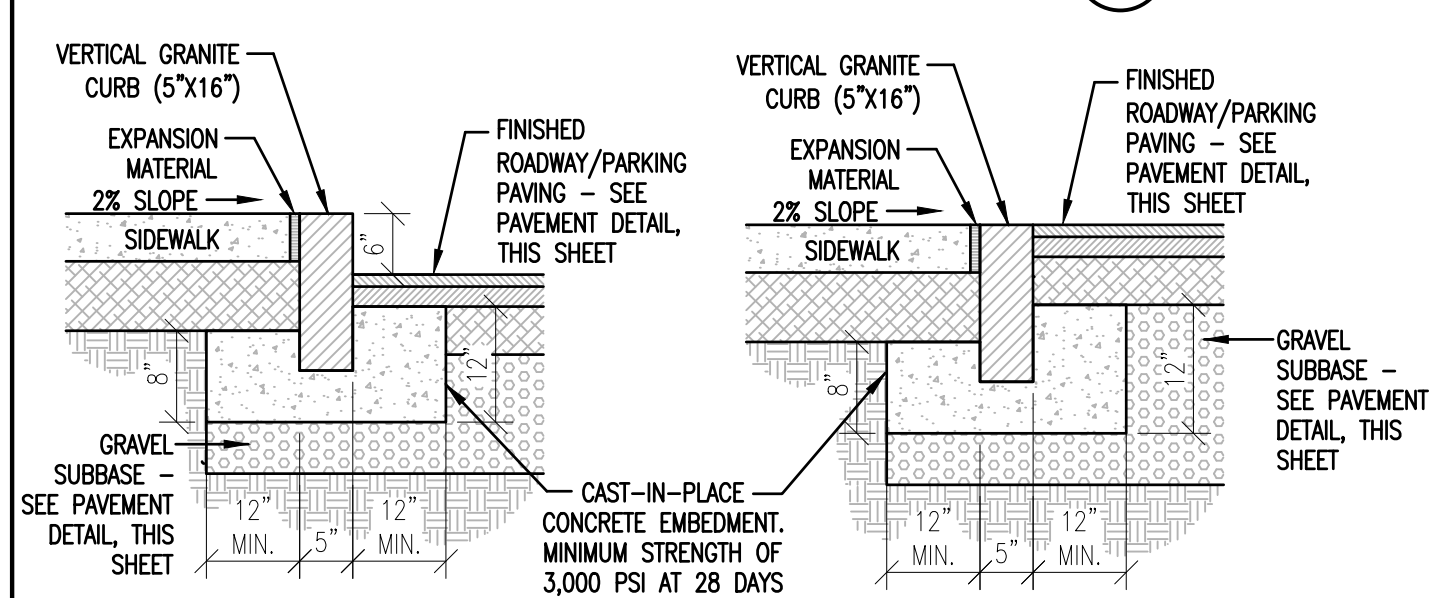
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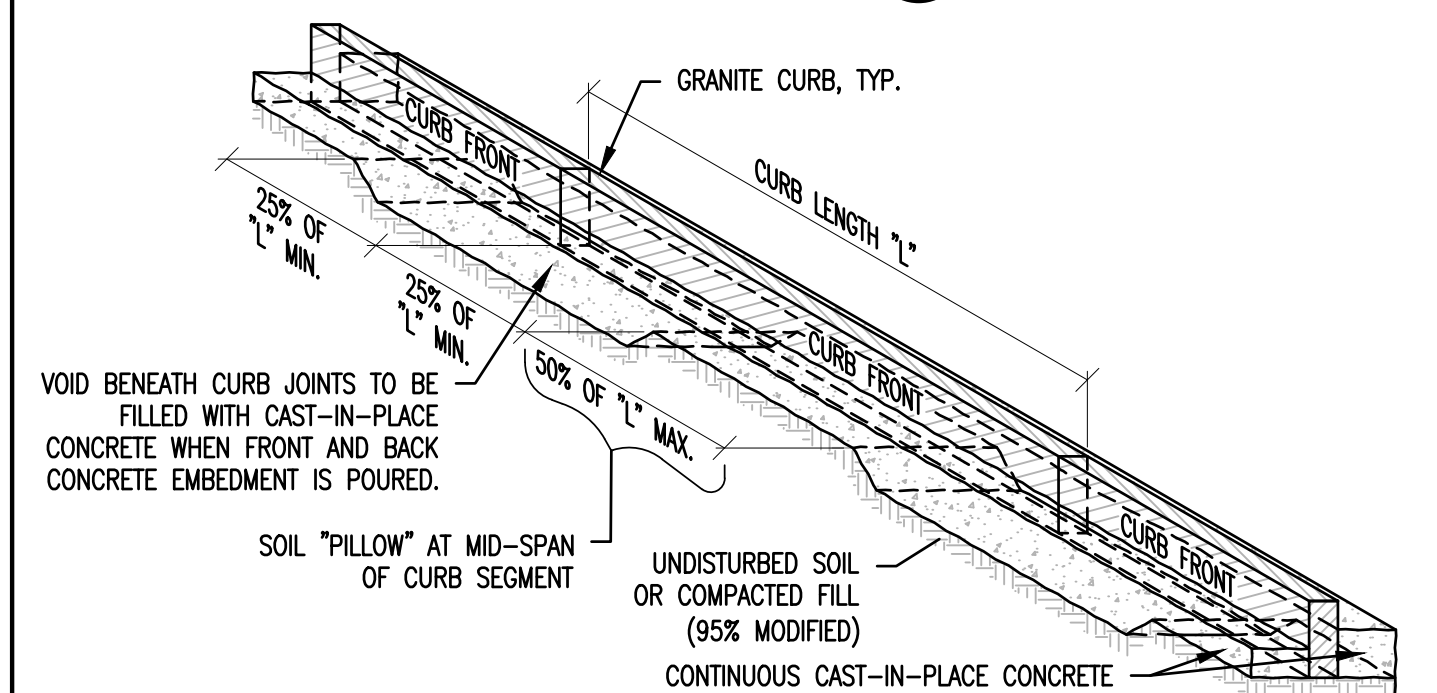
- NOTES:**
1. ALL SUBBASE MATERIALS SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY ACCORDING TO ASTM D-1557 (MODIFIED PROCTOR).
 2. ROAD/PARKING LOT PAVEMENT CROSS SECTION BASED ON VTRANS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ITEM 401, TABLE 2.

TYPICAL PAVEMENT SECTION



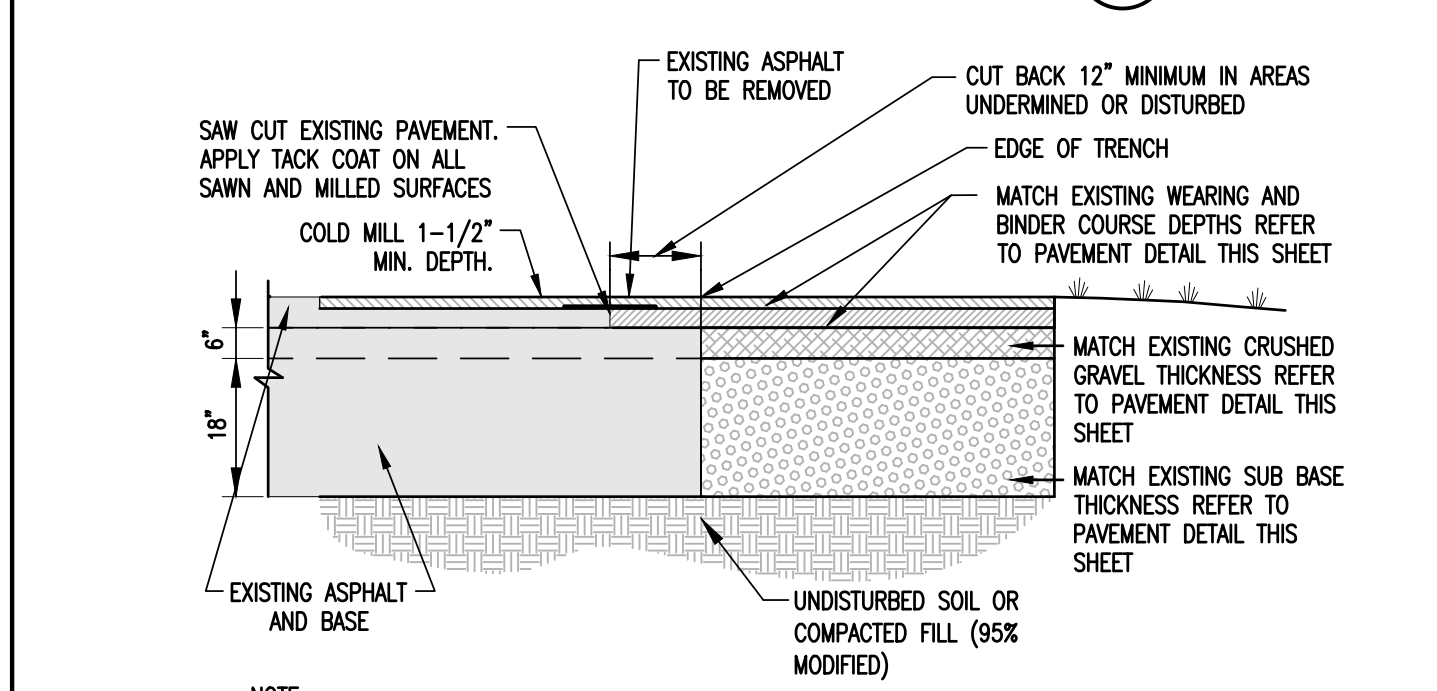
- GRANITE CURB NOTES:**
1. GRANITE CURBS SHALL BE INSTALLED IN ACCORDANCE WITH PROJECT AND STATE SPECIFICATIONS.
 2. WHERE CURB IS ADJACENT TO ENTRY/EXIT DOOR PADS WITH FROST WALL FOUNDATIONS, CURB SHALL BE DOWELED TO PAD WITH 24" LONG #4 DOWELS (CENTERED) AT 1'-6" O.C. (PORTION OF DOWEL IN CURB TO BE GREASED).
 3. WHERE CURB IS ADJACENT TO SIDEWALK, BOLLARD OR OTHER HARD FEATURE, BACKSIDE OF CURB SHALL BE SAW CUT. 1/4" EXPANSION MATERIAL (FULL DEPTH OF CURB), SHALL BE INSTALLED BETWEEN FEATURE AND CURB.

GRANITE CURB



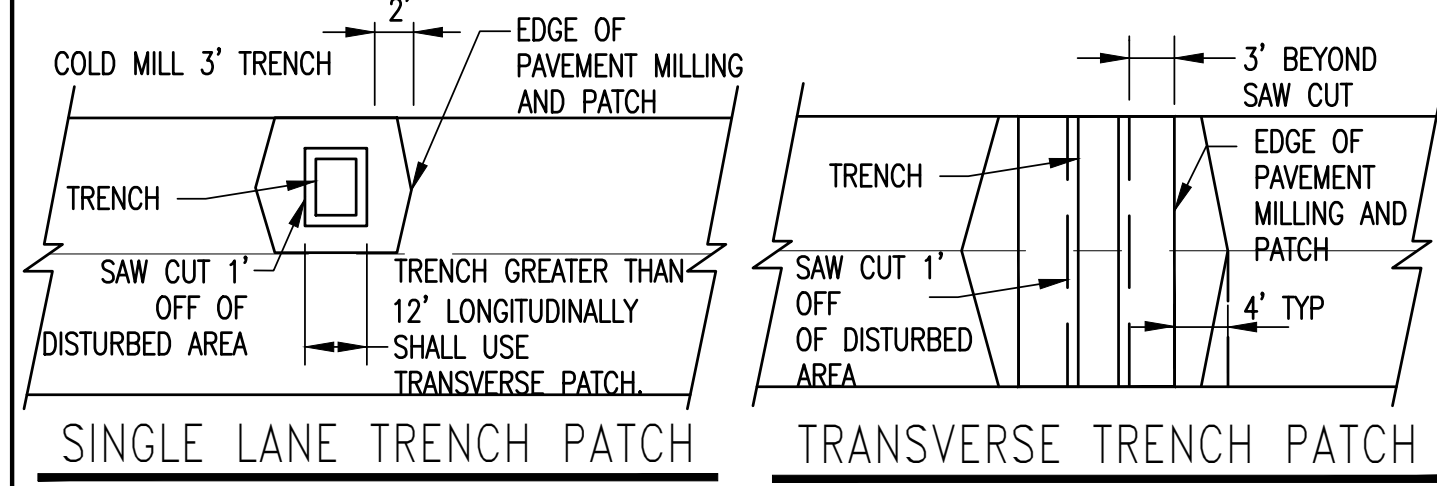
- NOTES:**
1. GRANITE CURBS SHALL BE INSTALLED IN ACCORDANCE WITH PROJECT AND STATE SPECIFICATIONS.
 2. WHERE CURB IS ADJACENT TO SIDEWALK, BOLLARD OR OTHER HARD FEATURE, BACKSIDE OF CURB SHALL BE SAW CUT. 1/4" EXPANSION MATERIAL (FULL DEPTH OF CURB), SHALL BE INSTALLED BETWEEN FEATURE (EXCLUDING SIDEWALKS) AND CURB.
 3. ROADWAY/PARKING PAVING AND SECTION TO MATCH EXISTING OR AS DIRECTED.

GRANITE CURB EMBEDMENT

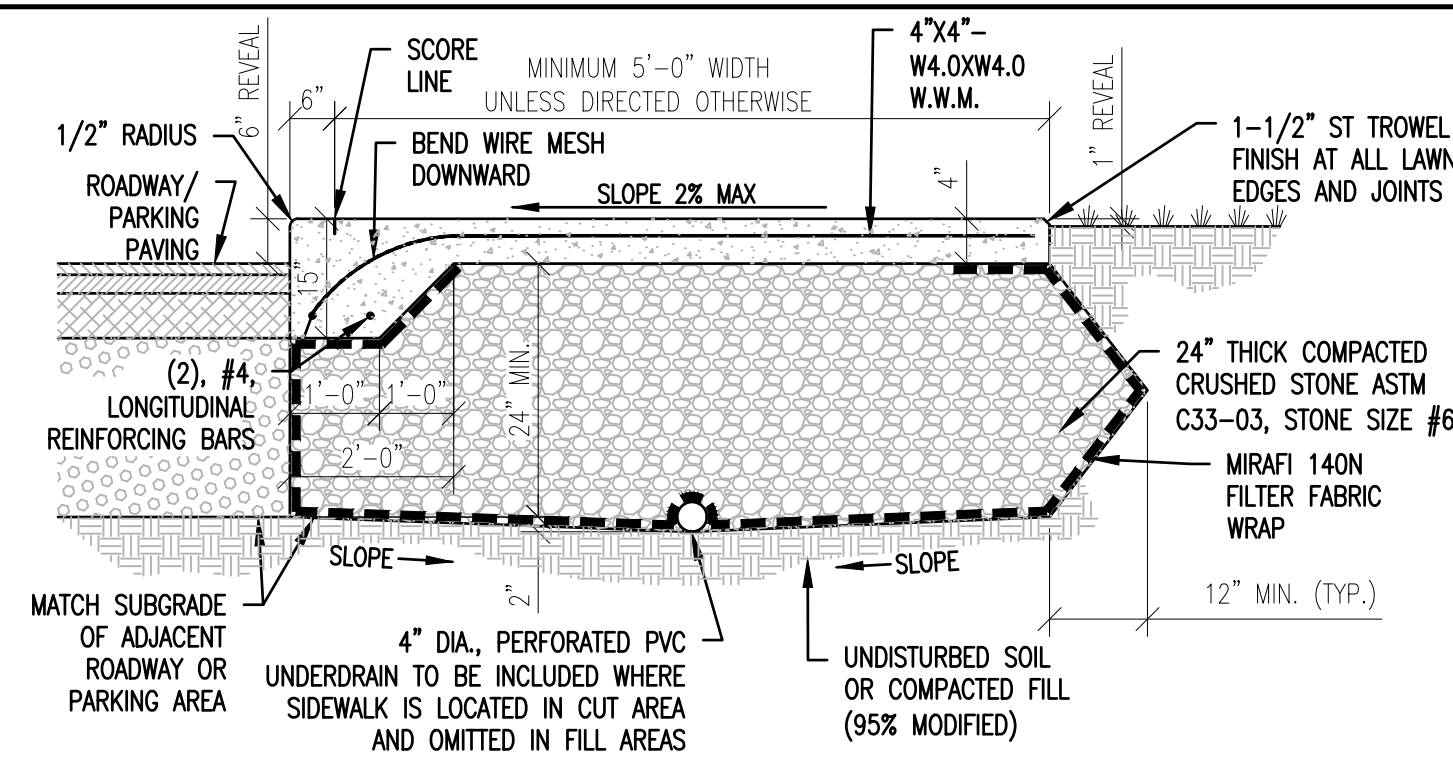


NOTE: THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

TRENCH CROSS SECTION DETAIL

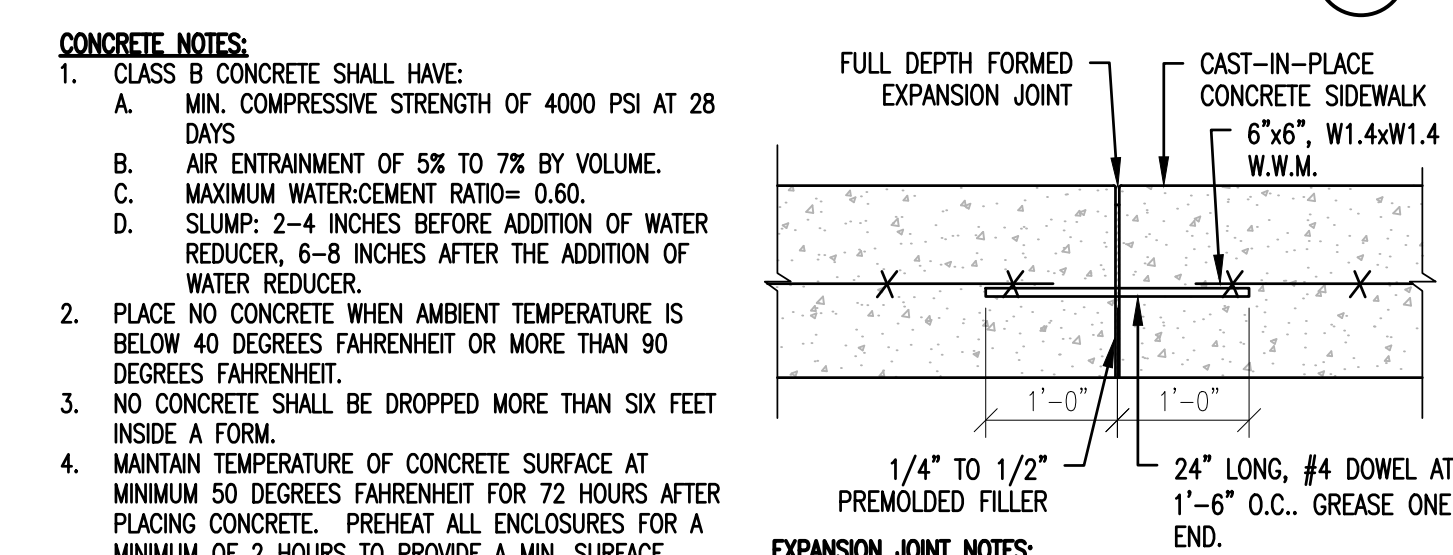


ASPHALT PAVEMENT TRENCH PATCH

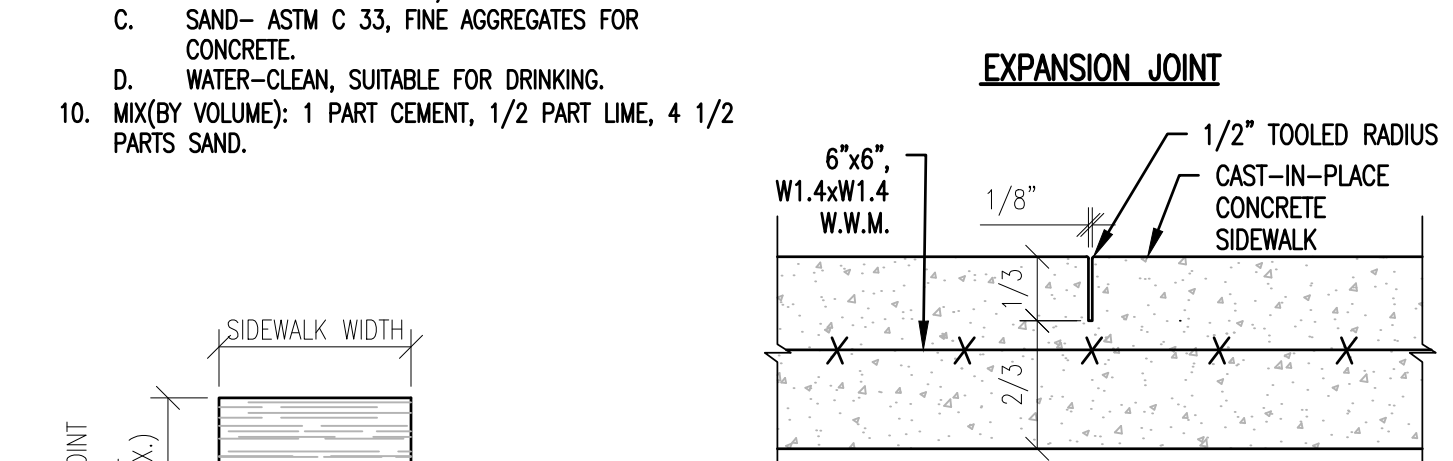


- NOTES:**
1. REFER TO DETAIL 1, THIS SHEET, FOR CONCRETE SPECIFICATIONS, SURFACE FINISH, JOINTS AND SEALANT REQUIREMENTS.
 2. ROADWAY/PARKING PAVING AND SECTION TO MATCH EXISTING OR AS DIRECTED.

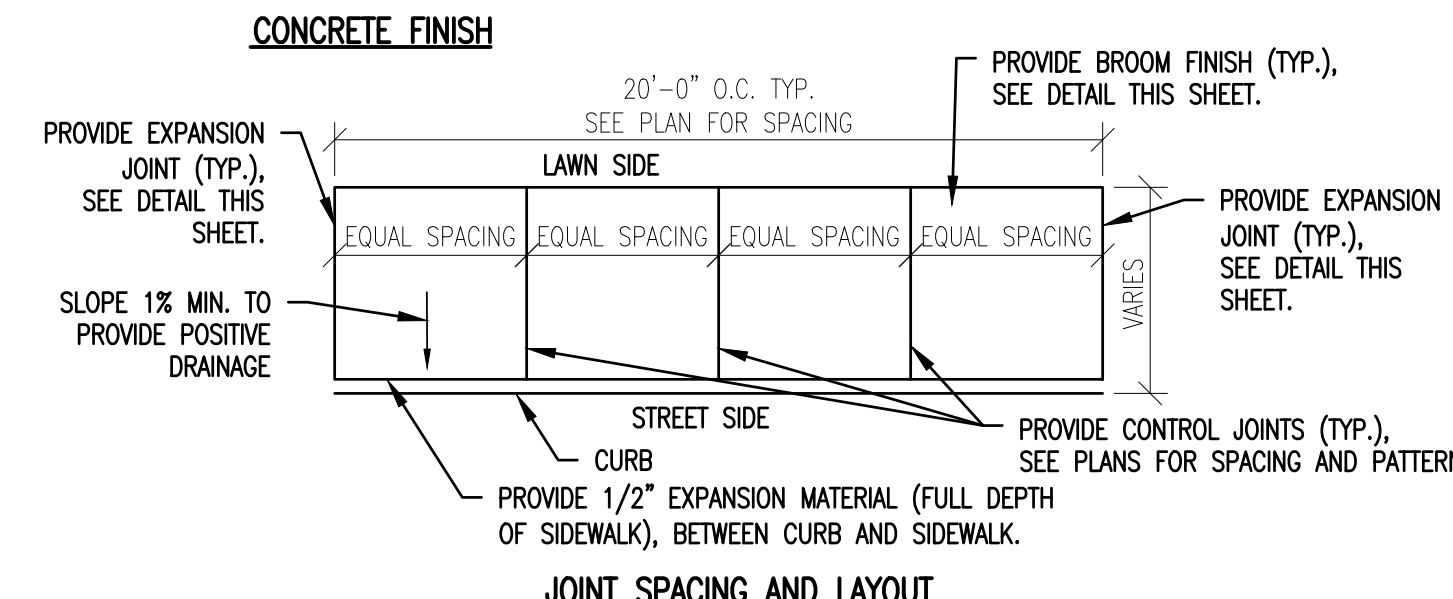
CONCRETE SIDEWALK WITH INTEGRAL CURB



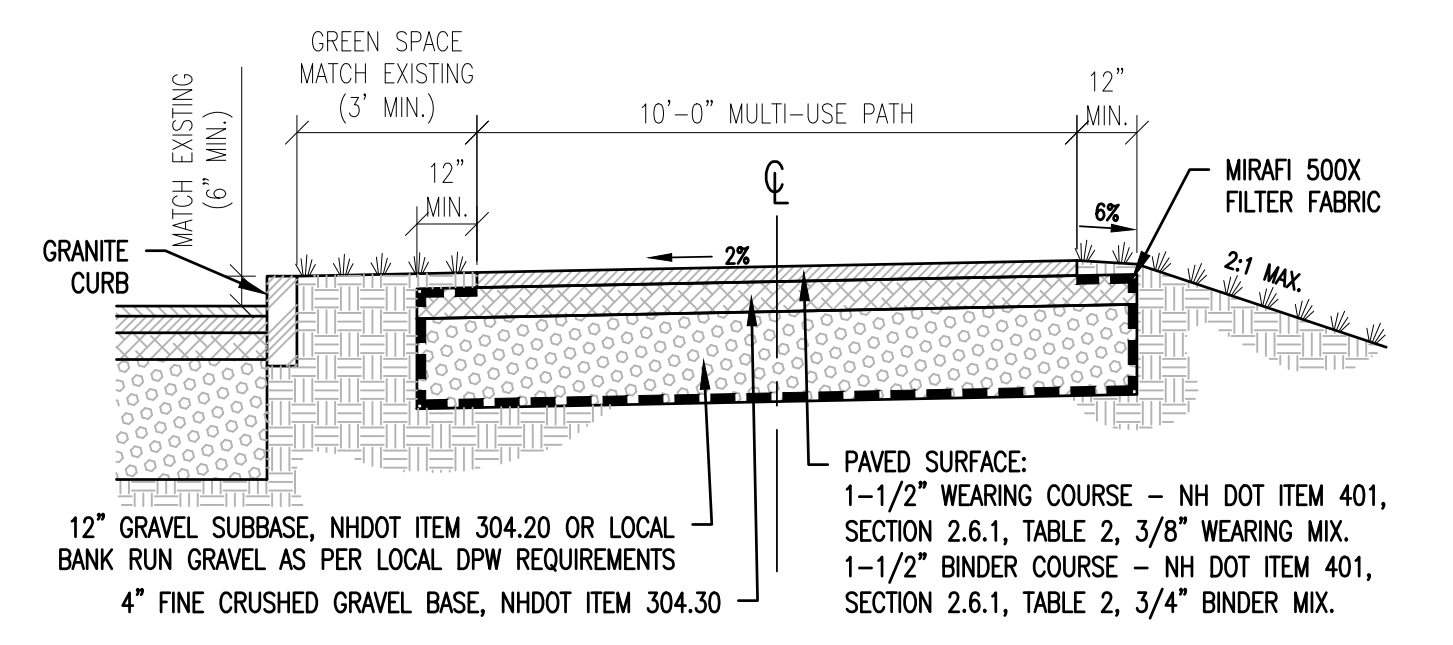
- CONCRETE NOTES:**
1. CLASS B CONCRETE SHALL HAVE:
 - A. MIN. COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS
 - B. AIR ENTRAINMENT OF 5% TO 7% BY VOLUME.
 - C. MAXIMUM WATER/CEMENT RATIO= 0.60.
 - D. SLUMP: 2-4 INCHES BEFORE ADDITION OF WATER REDUCER. 6-8 INCHES AFTER THE ADDITION OF WATER REDUCER.
 2. PLACE NO CONCRETE WHEN AMBIENT TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT OR MORE THAN 90 DEGREES FAHRENHEIT.
 3. NO CONCRETE SHALL BE DROPPED MORE THAN SIX FEET INSIDE A FORM.
 4. MAINTAIN TEMPERATURE OF CONCRETE SURFACE AT MINIMUM 50 DEGREES FAHRENHEIT FOR 72 HOURS AFTER PLACING CONCRETE. PREHEAT ALL ENCLOSURES FOR A MINIMUM OF 2 HOURS TO PROVIDE A MIN. SURFACE TEMPERATURE OF 45 DEGREES FAHRENHEIT.
 5. ALLOW TO SET AND CURE ALL THRUST BLOCKS, CONCRETE SUPPORTS, AND ANCHORS A MINIMUM OF 24 HOURS BEFORE BACKFILLING.
 6. COMPLETELY CURE AND SET CONCRETE BEFORE ANY HYDROSTATIC OR LEAKAGE TESTING OF PIPELINE PRODUCTS.
 7. NONSHRINK GROUT SHALL BE HALCO TRADEMARK, AS MANUFACTURED BY LEHN & FINK INDUSTRIAL.
 8. DO NOT PLACE ANY MORTAR OR GROUT WHEN AMBIENT TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT.
 9. MORTAR FOR MANHOLES SHALL CONSIST OF THE FOLLOWING:
 - A. CEMENT-TYPE II, ASTM C150.
 - B. HYDRATED LIME-TYPE N, ASTM C207.
 - C. SAND-ASTM C 33, FINE AGGREGATES FOR CONCRETE.
 - D. WATER-CLEAN, SUITABLE FOR DRINKING.
 10. MIX(BY VOLUME): 1 PART CEMENT, 1/2 PART LIME, 4 1/2 PARTS SAND.



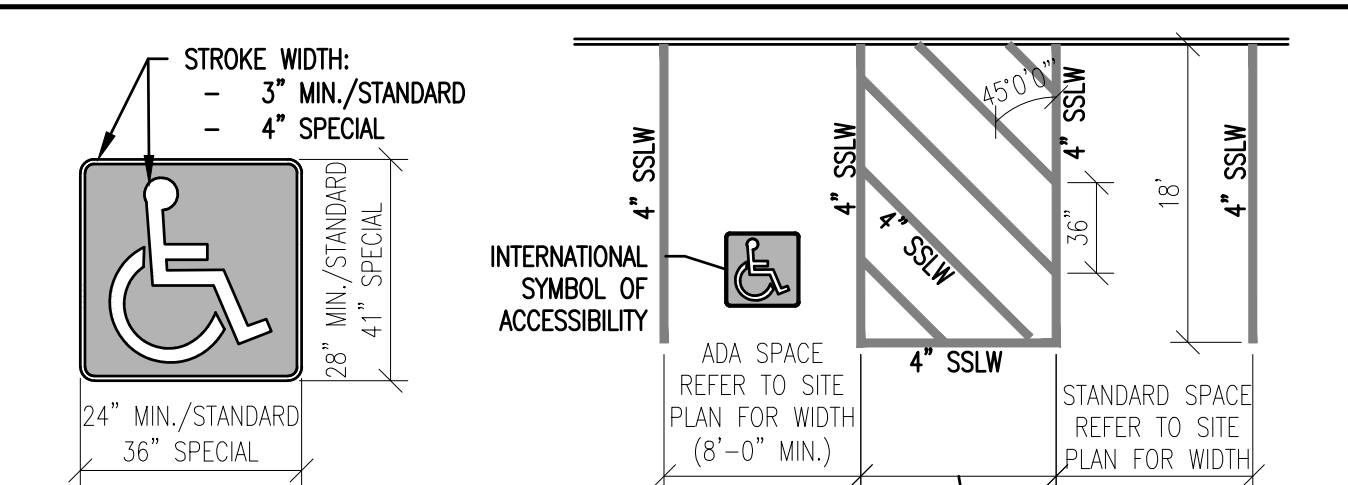
- EXPANSION JOINT NOTES:**
1. PROVIDE (1) EXPANSION JOINT EVERY 20'-0" MAX.
 2. PROVIDE (2) EXPANSION JOINTS AT EVERY DRIVEWAY INTERSECTION
 3. WHERE SIDEWALK IS ADJACENT TO CURB, BOLLARD OR OTHER HARD FEATURE, INSTALL 1/2" EXPANSION MATERIAL (FULL DEPTH OF SIDEWALK), BETWEEN FEATURE AND SIDEWALK.
 4. WHERE SIDEWALK IS ADJACENT TO ENTRY/EXIT DOOR PADS WITH FROST WALL FOUNDATIONS, SIDEWALK SHALL BE DOWELED TO PAD WITH 24" LONG #4 DOWELS (CENTERED) AT 1'-6" O.C. (PORTION OF DOWEL IN SIDEWALK TO BE GREASED).
 5. CAULK ALL EXPANSION JOINTS WITH COLOR MATCHING SILICONE CAULKING.



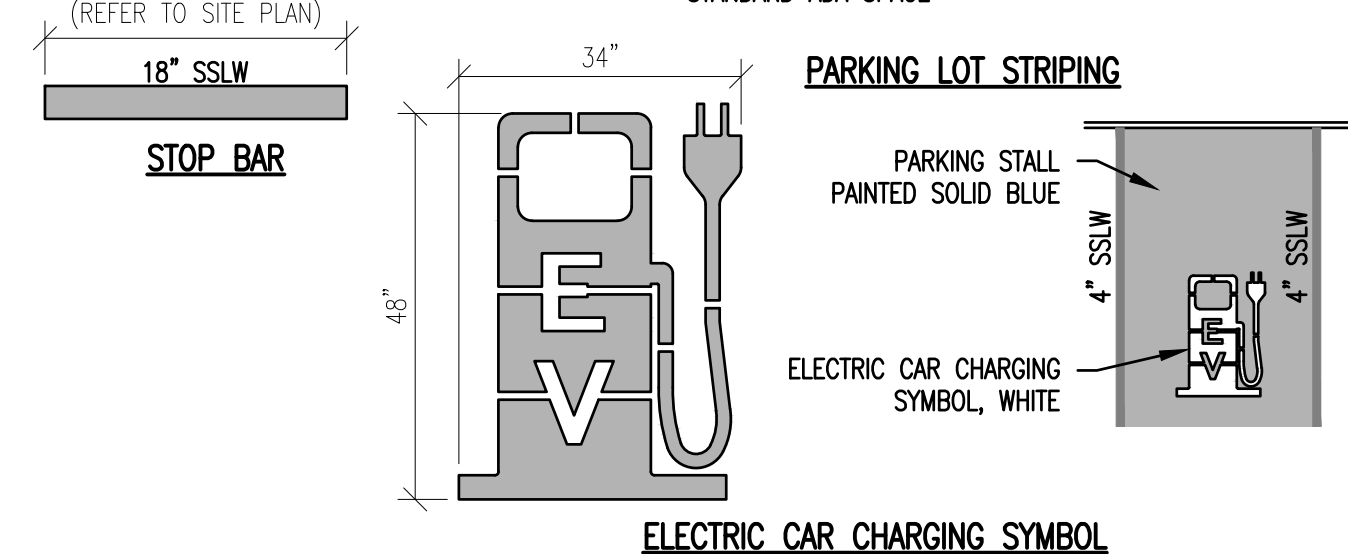
CONC. SIDEWALK JOINTS, FINISH, AND NOTES



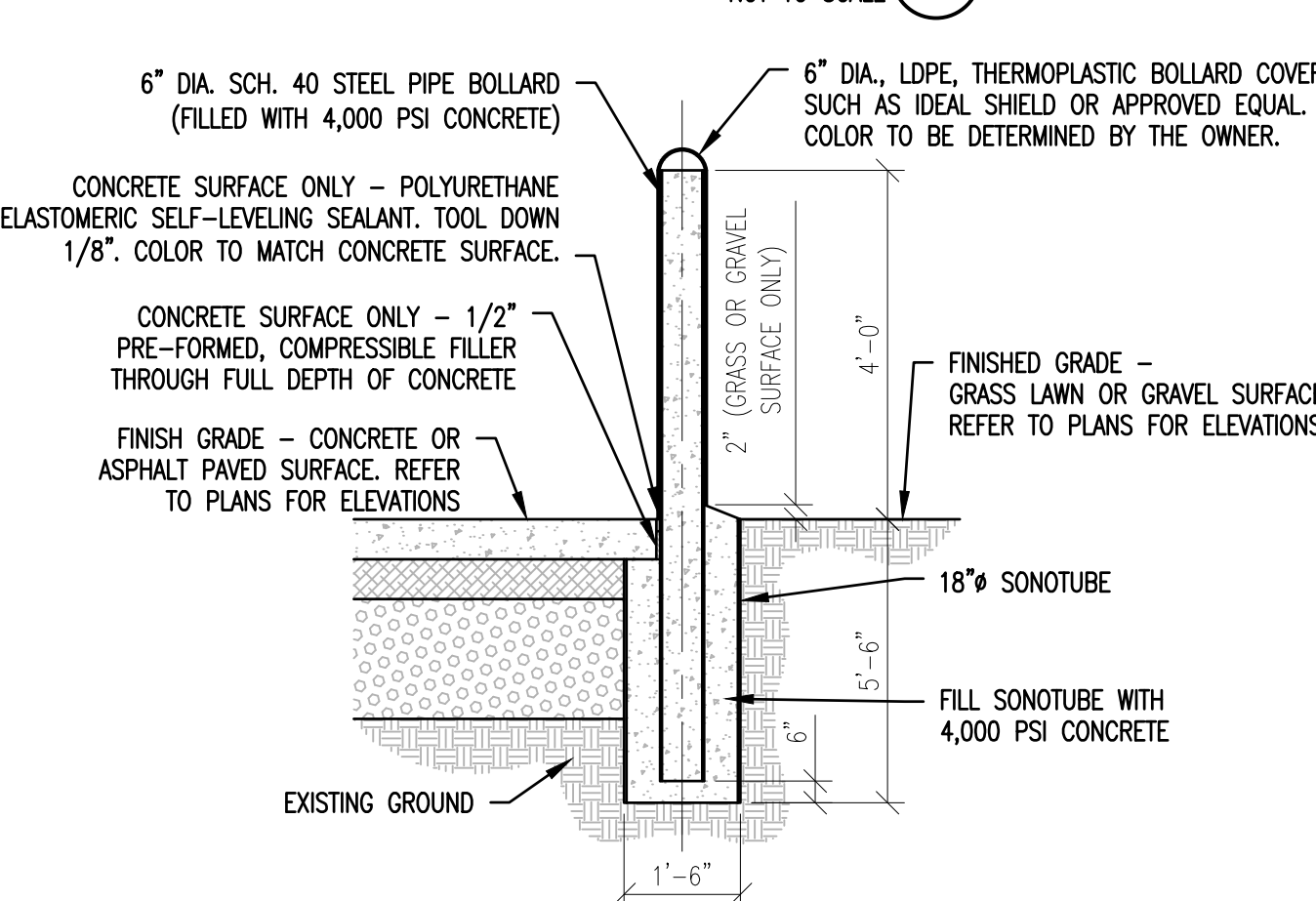
MOUNT SUPPORT ROAD MULTI-USE PATH



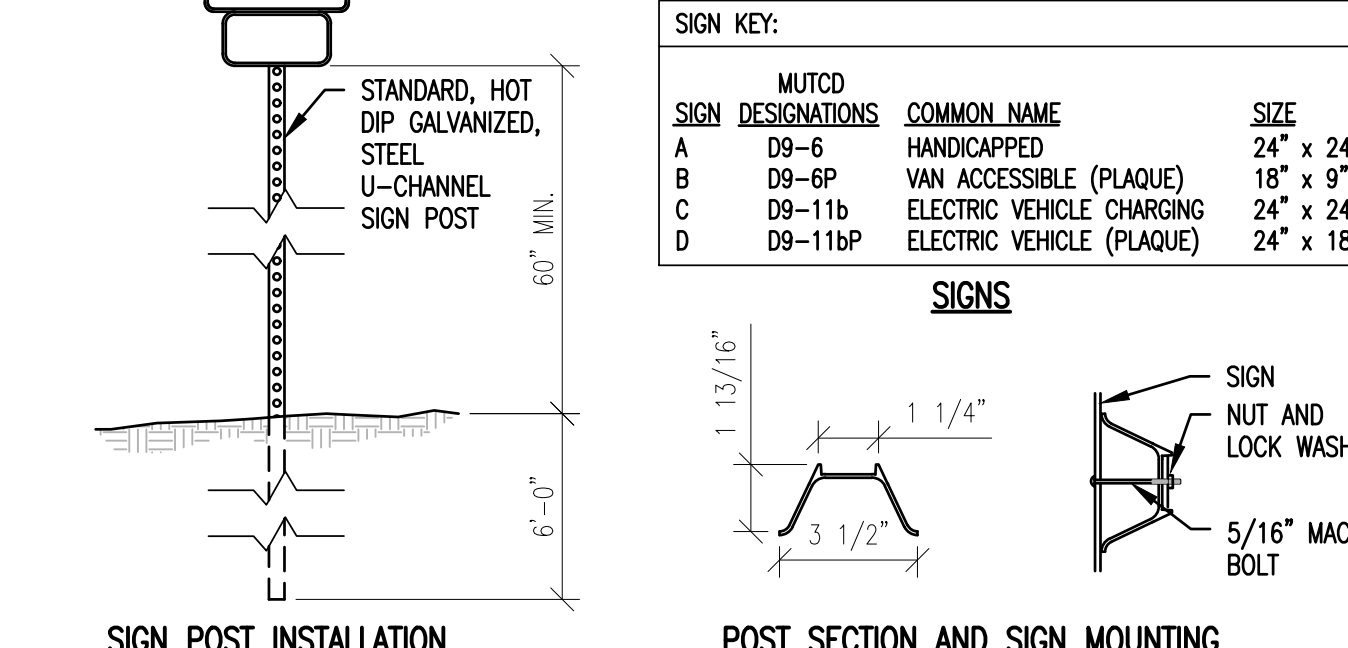
- INTERNATIONAL SYMBOL OF ACCESSIBILITY**
- STROKE WIDTH:
- 3" MIN./STANDARD
- 4" SPECIAL
- VARIES (REFER TO SITE PLAN)
18" SSLW
- STOP BAR**



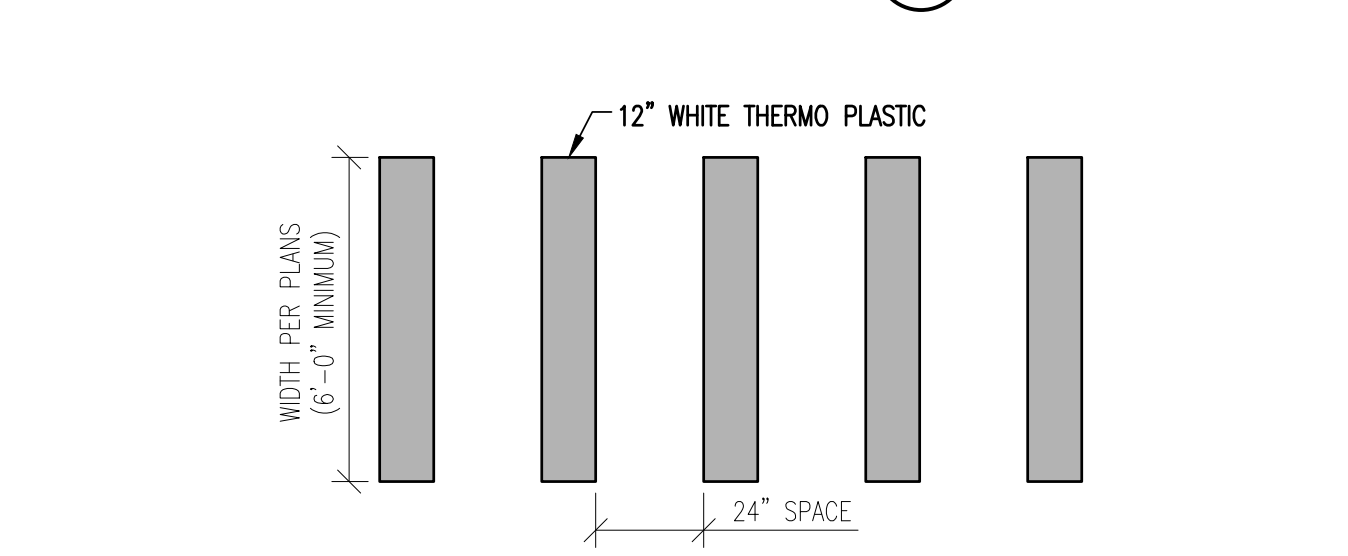
PAVEMENT MARKINGS



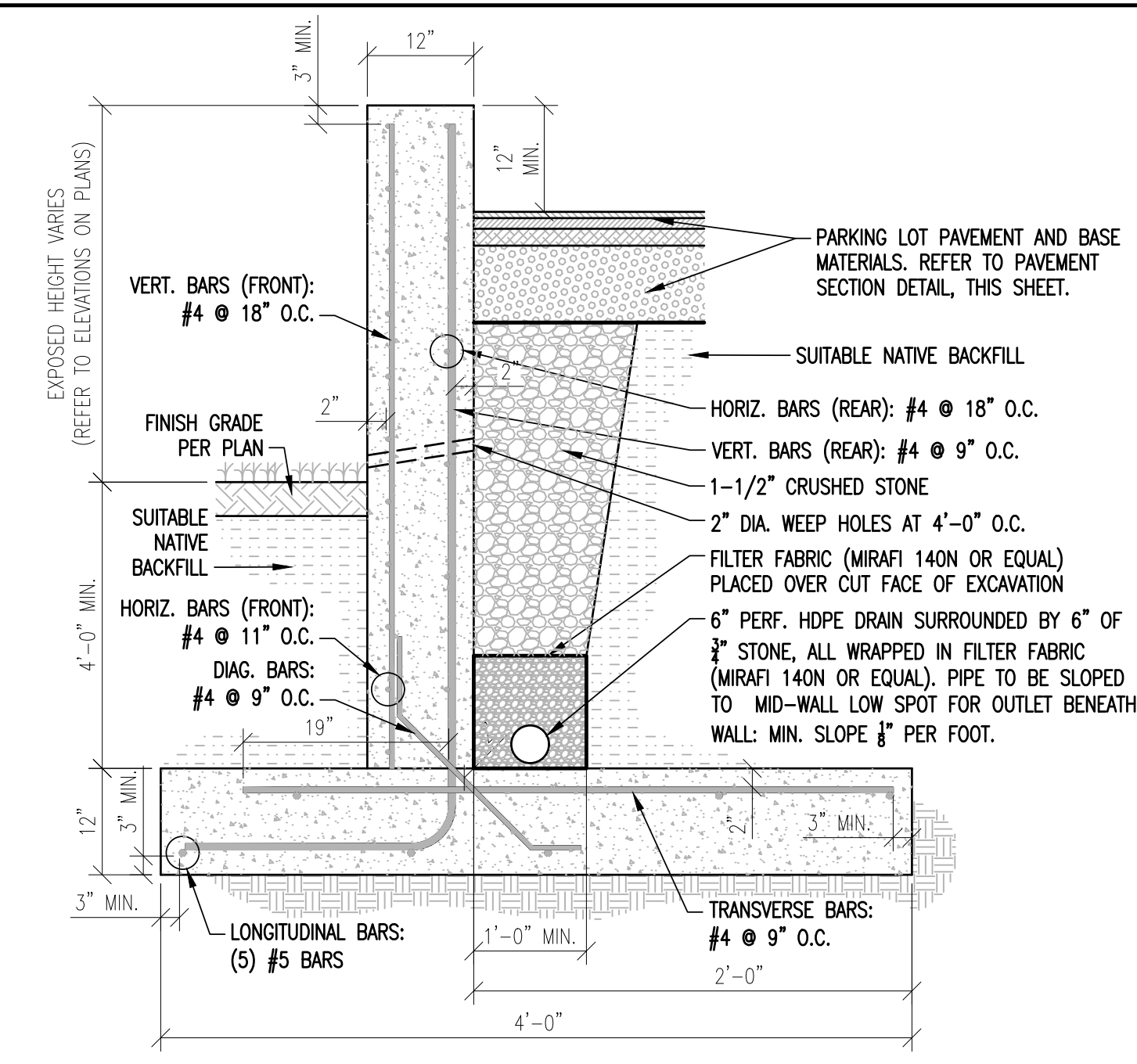
TYPICAL BOLLARD



SIGN AND POST



TYPICAL CROSSWALK LAYOUT



- NOTES:**
1. WALL DESIGN SHOWN HERE IS FOR GENERAL REFERENCE ONLY. CONTRACTOR SHALL TO ACTUAL WALL DESIGN DRAWINGS STAMPED BY NH LICENSED PROFESSIONAL GEO-TECHNICAL AND STRUCTURAL ENGINEERS FOR APPROVAL BY PROJECT ENGINEER AND CITY OF LEBANON.
 2. STRIP ALL VEGETATION, ORGANIC SOILS AND UNSUITABLE FILL SOILS FROM THE WALL ALIGNMENT AREA.
 3. BENCH CUT ALL EXCAVATED SLOPES.
 4. DO NOT OVER EXCAVATE UNLESS DIRECTED TO DO SO BY THE OWNER'S SITE REPRESENTATIVE IN ORDER TO REMOVE UNSUITABLE SOIL.
 5. THE OWNER'S SITE REPRESENTATIVE SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
 6. DRAINAGE FILL SHALL CONSIST OF 3/4" CRUSHED STONE, LESS THAN 10% FINES, PLACED AND COMPACTED BEHIND THE WALL EXTENDING A MINIMUM OF 2 FEET, OR THE LENGTH OF THE REQUIRED GEOTRIE BACK, WHICHEVER IS GREATER. BEHIND THE WALL A FILTER FABRIC SHALL BE PLACED OVER THE CUT OR FILL FACE BEHIND THE WALL AREA TO PREVENT SOIL MIGRATION INTO THE DRAINAGE MATERIAL.
 7. WHERE PERFORATED HDPE DRAINS ARE USED, PROVIDE OUTLETS AT THE ENDS OF THE WALL OR AT A LOW COLLECTION POINT ALONG THE WALL. (ALTERNATIVE OUTLET METHODS MAY BE APPROVED BY THE DESIGN ENGINEER.)
 8. BACKFILL AND COMPACT THE FILL MATERIAL BEHIND THE WALL AFTER THE WALL HAS CURED, FORMS HAVE BEEN REMOVED, AND DRAINAGE HAS BEEN INSTALLED.
 9. COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE OWNER'S SITE REPRESENTATIVE.
 10. PLACE FILTER FABRIC (MIRAFI 140N, OR EQUAL) OVER THE DRAINAGE MATERIAL TO MINIMIZE SOIL MIGRATION FROM THE SURFACE MATERIAL INTO THE DRAINAGE MATERIAL.
 11. COMPACTION SHALL BE TO 92% (MODIFIED PROCTOR) OR 95% (STANDARD PROCTOR).
 12. PROVIDE LATERAL DRAINAGE SWALES TO DIRECT FLOWS AROUND THE ENDS OF THE WALL AND AWAY FROM THE WALL DURING CONSTRUCTION. DO NOT CONSTRUCT A SWALE BEHIND THE WALL AS PART OF THE FINISHED WALL. GRADE ABOVE THE WALL SO THAT WATER FLOWS OVER THE FACE OR TO A POINT AT LEAST AS FAR BEHIND THE WALL AS THE WALL HEIGHT.
 13. TURF, OR SOME ACCEPTABLE FORM OF SOIL EROSION PROTECTION, SHOULD BE ESTABLISHED AT THE TOP OF THE WALL (WHERE REQUIRED) BY THE LANDSCAPE CONTRACTOR AS SOON AS THE WALL IS COMPLETED.
 14. FINAL WALL ALIGNMENT SHALL BE LOCATED IN THE FIELD.
 15. RECOMMENDED COMPACTION EQUIPMENT WITHIN 15 FEET OF THE BACK OF THE WALL IS AS FOLLOWS:

0-4 FEET	HAND TAMP OR VIBRATE PLATE COMPACTOR
4-15 FEET	NOTHING LARGER THAN TWO-DRUM, WALK BEHIND VIBRATORY ROLLER (LARGER ROLLERS CAN BE USED STATICALLY, PROVIDED LIFT SIZE DOES NOT COMPROMISE ACHIEVEMENT OF NECESSARY COMPACTION RATES.)

CAST-IN-PLACE CONCRETE WALL

Stamp

Date: 04/29/25

ESPR - STAFF REVIEW COMMENTS

No. 1

Description

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258 SOUTH RIVER ROAD
BEDFORD, NH 03110
603-647-1777

SITE DETAILS (1 OF 2)

FAMILIES FLOURISH NORTHEAST

CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

Sheet Title

Project Title

EV Project # 22063

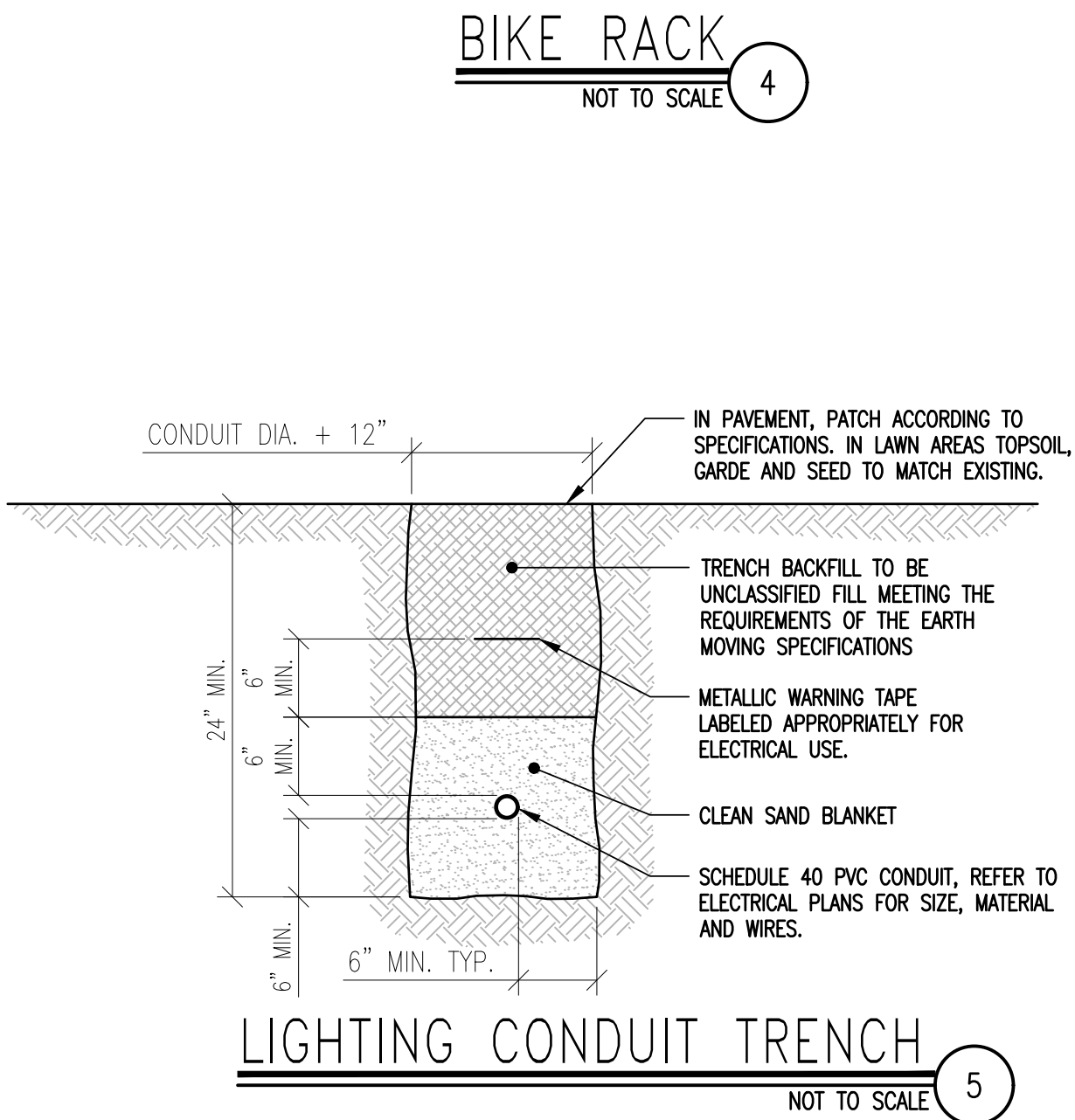
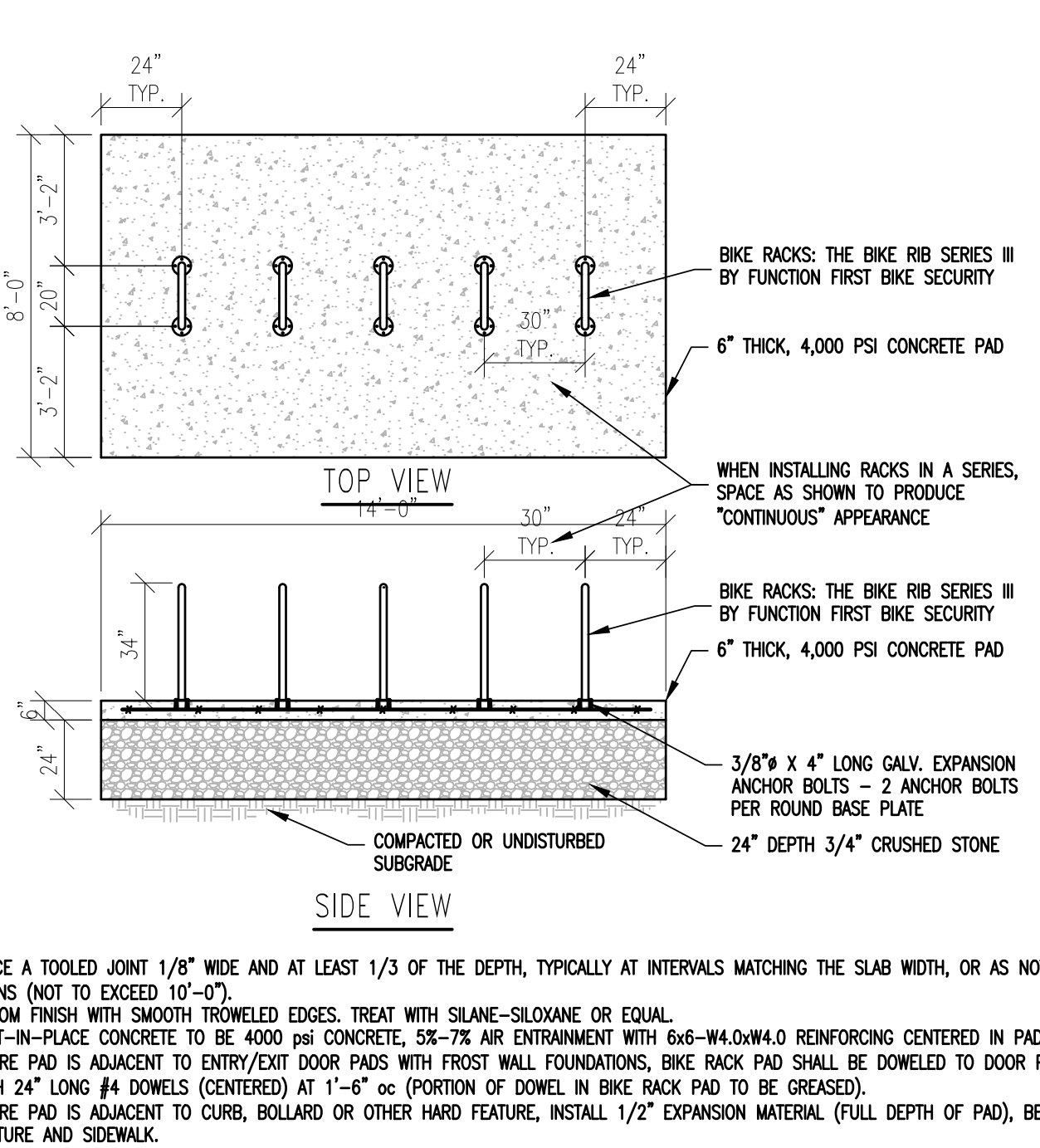
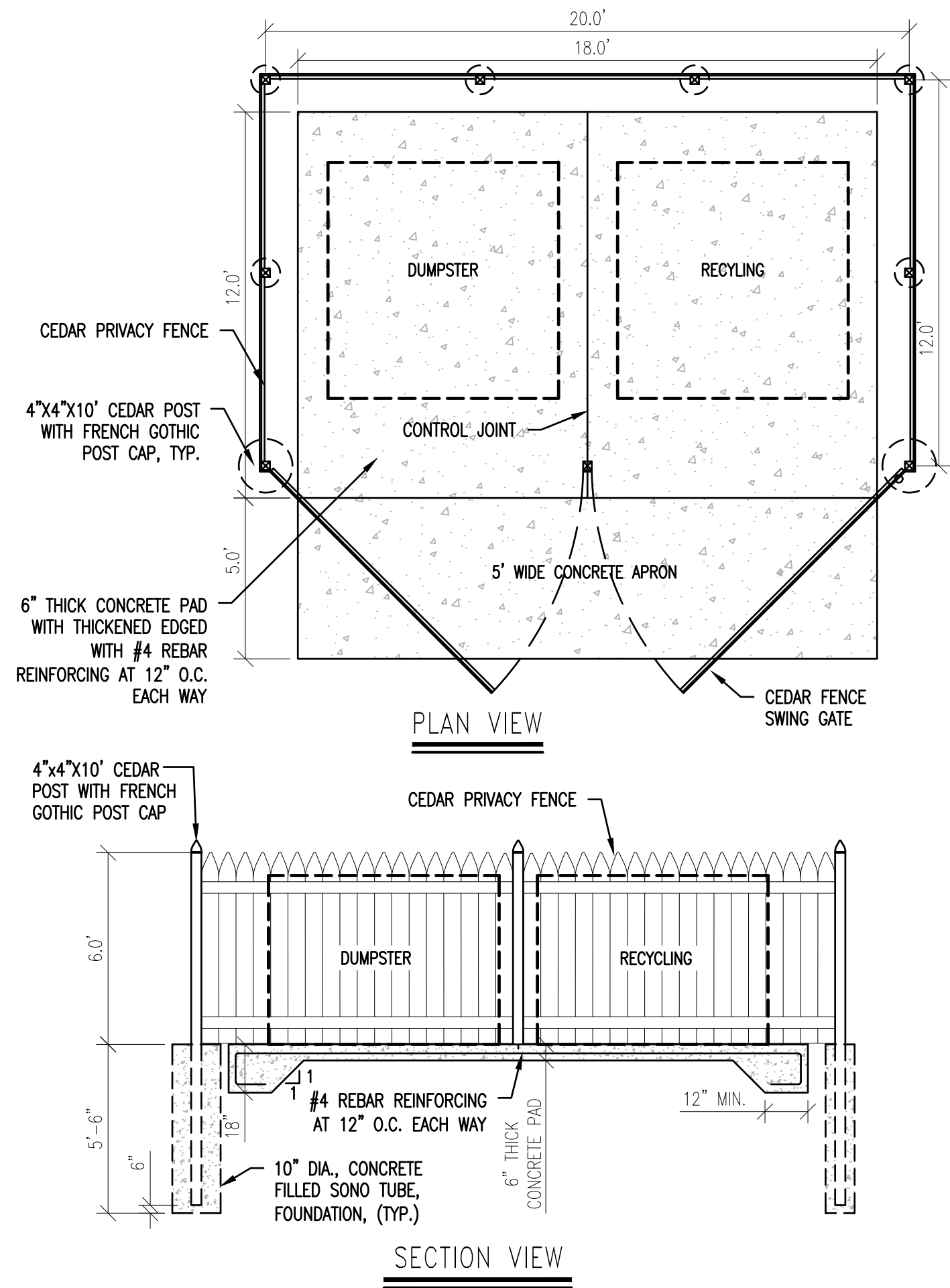
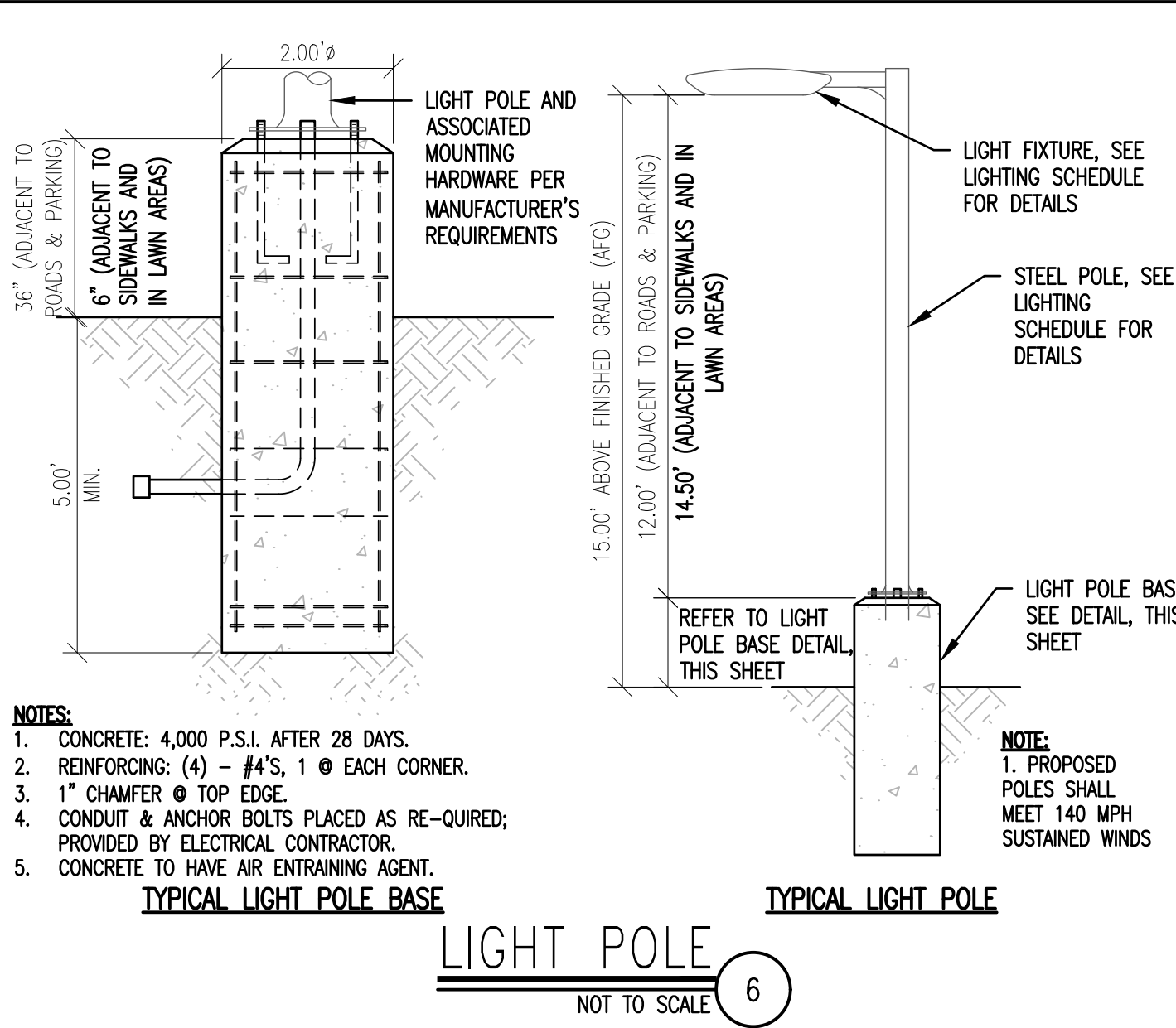
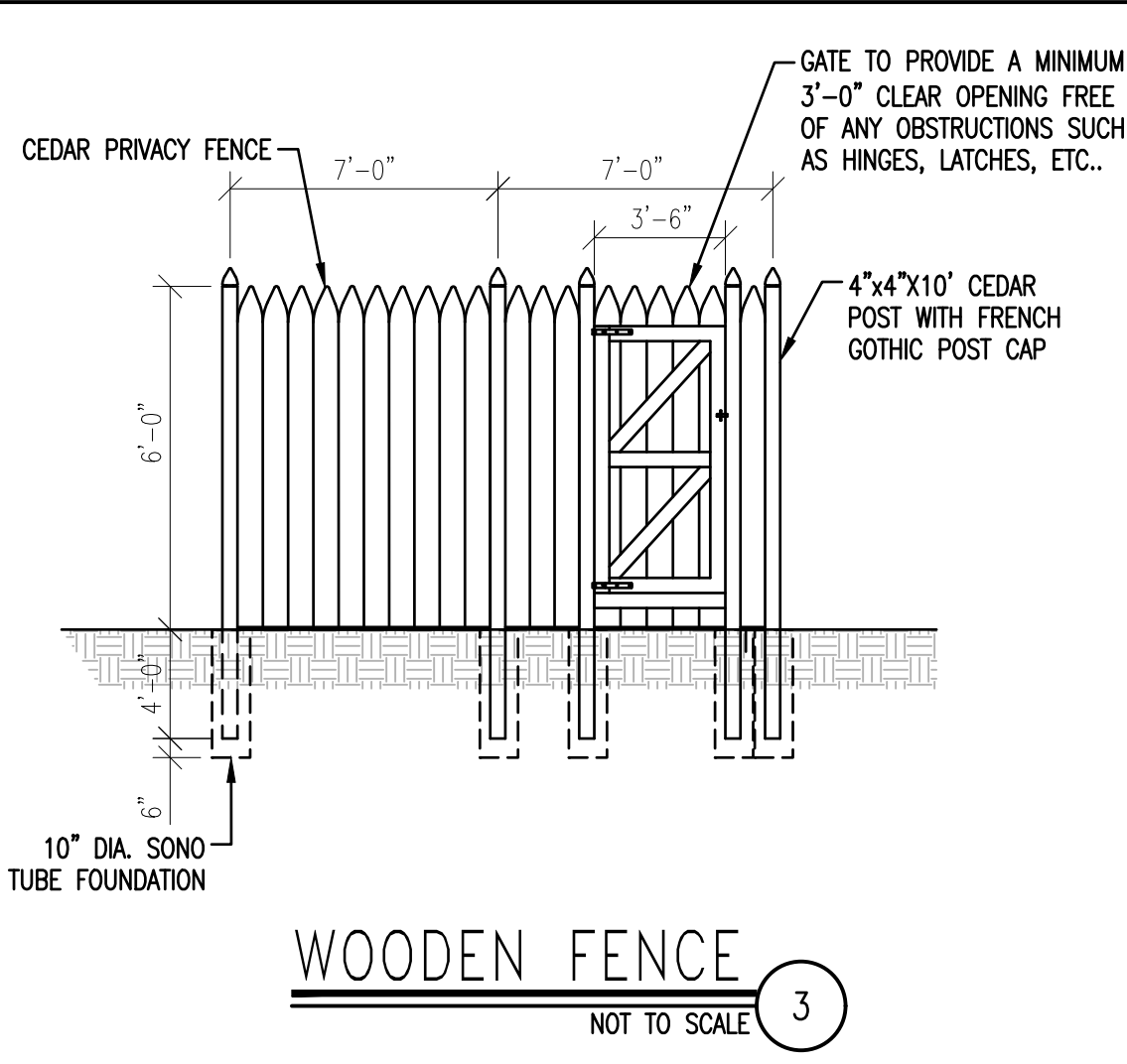
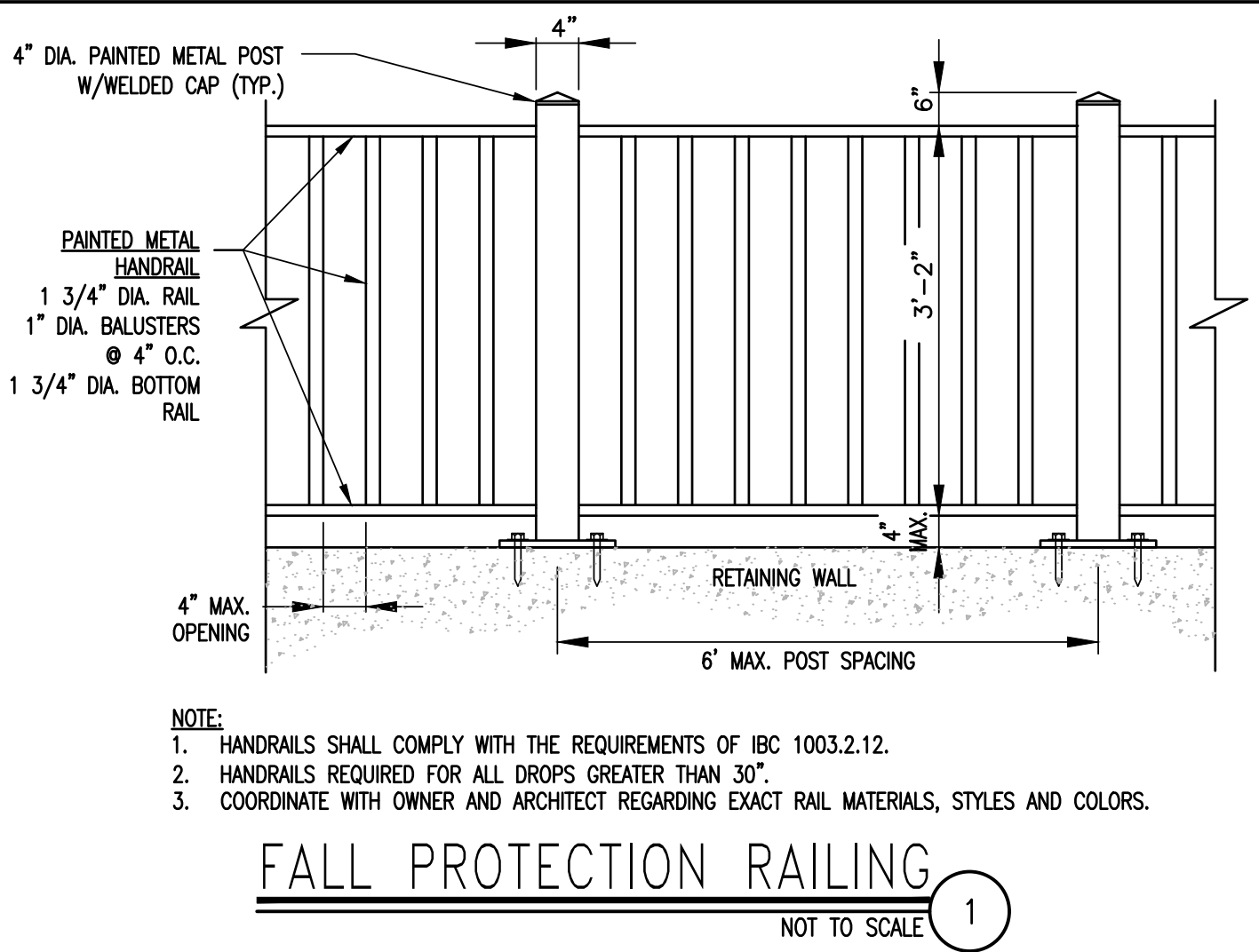
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Checked By: NAF

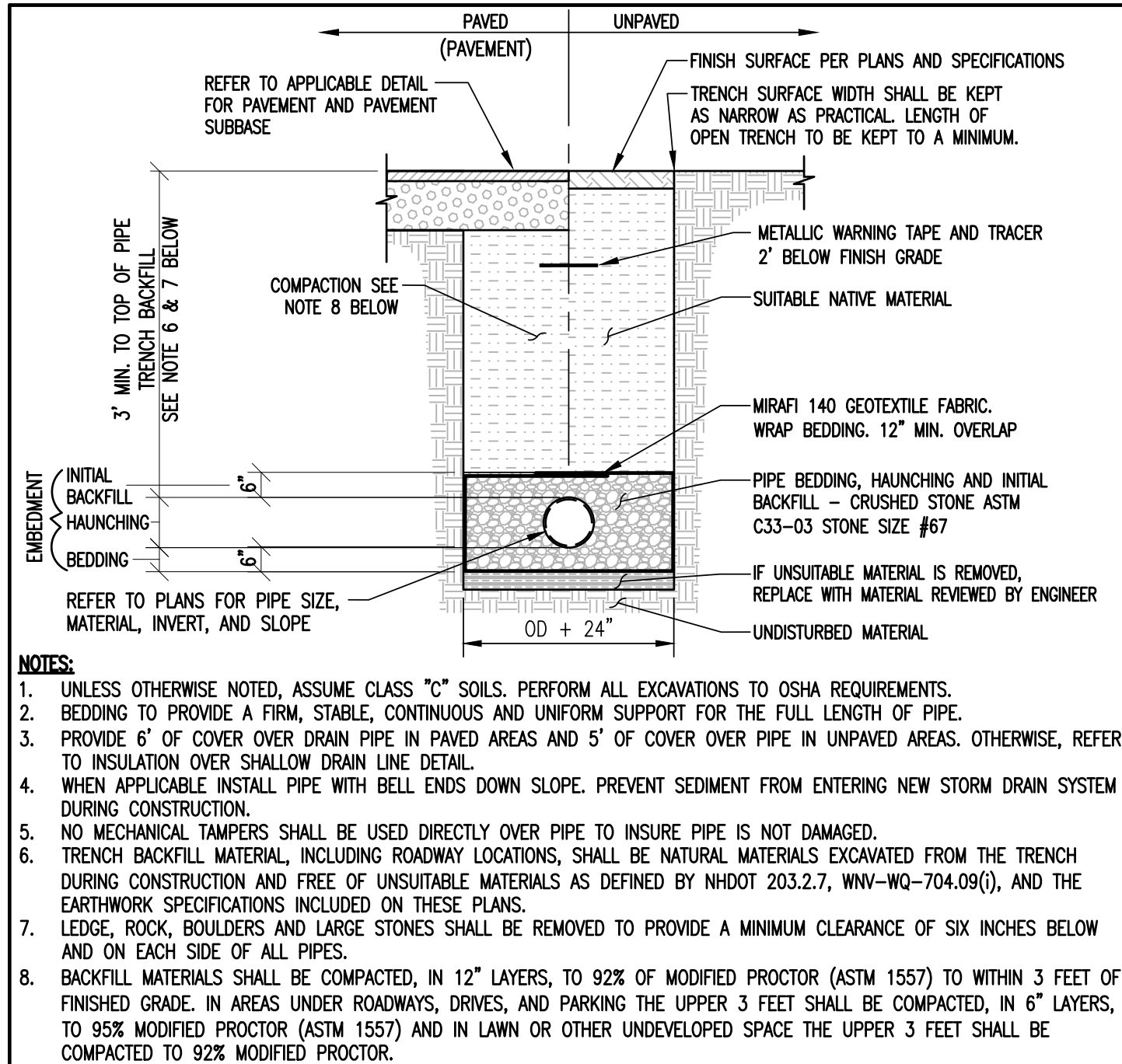
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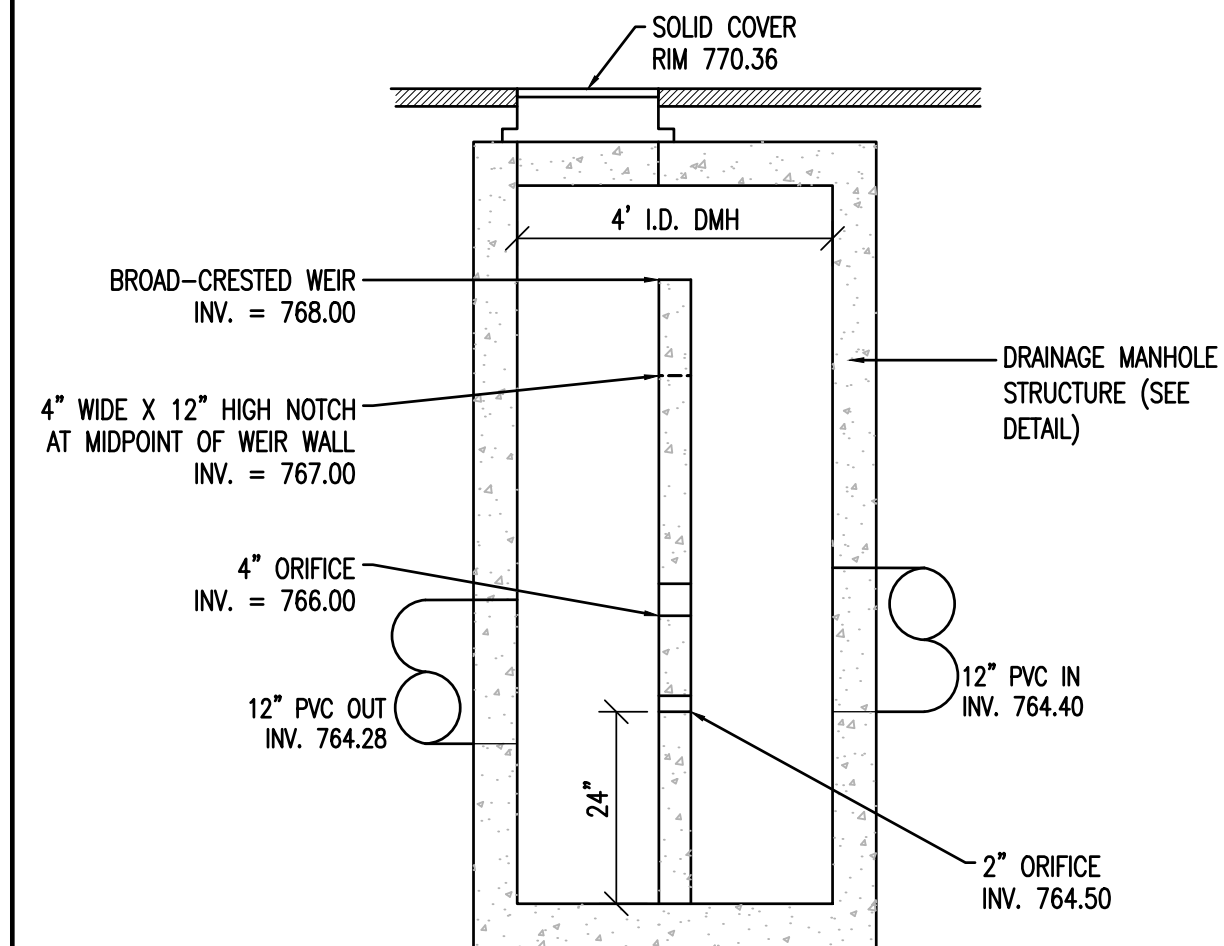


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Description	FSFR - STAFF REVIEW COMMENTS
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ENGINEERING VENTURES PC 208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333 414 Union Street, Schenectady, NY 12305 • 518-630-9614 www.engineeringventures.com	
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SITE DETAILS (2 OF 2)	
FAMILIES FLOURISH NORTHEAST CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE	
Sheet Title	
Project Title	
EV Project #	22063
Drawn By:	JWF
Checked By:	NAF
Scale:	NO SCALE
Date:	03/10/2025
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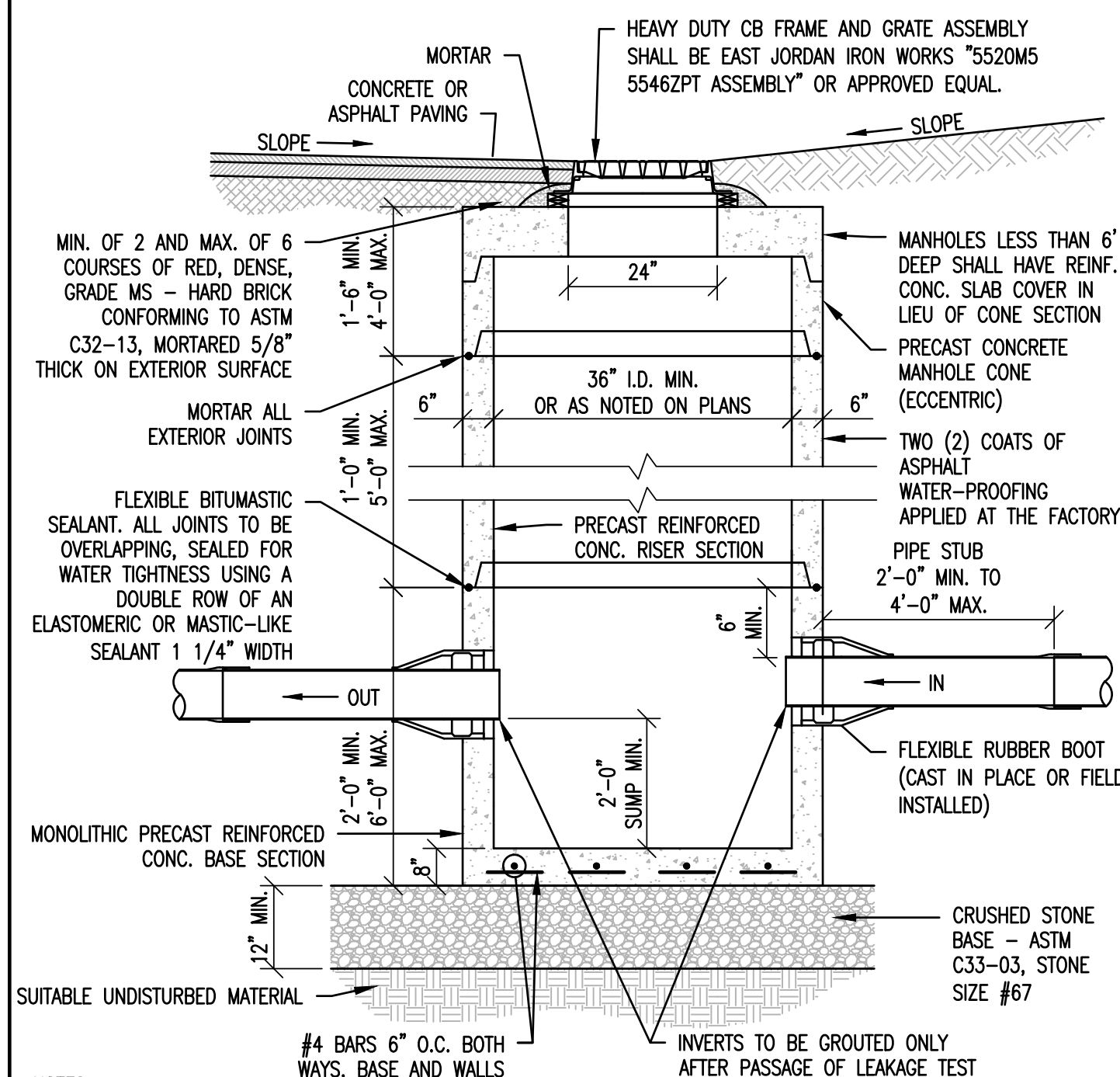
TYPICAL STORM DRAIN TRENCH

NOT TO SCALE 1



DETENTION OUTLET STRUCTURE

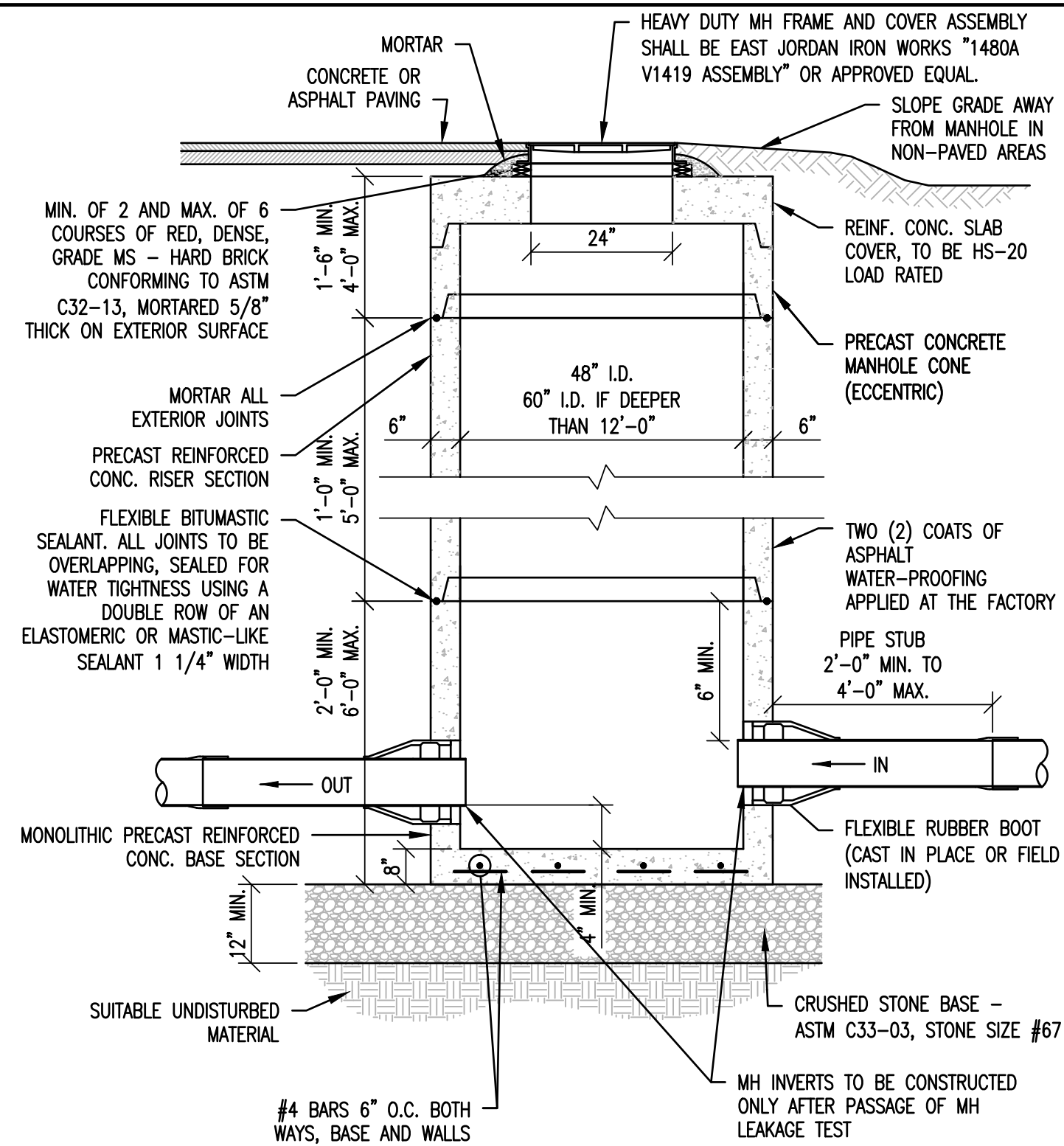
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CATCH BASIN

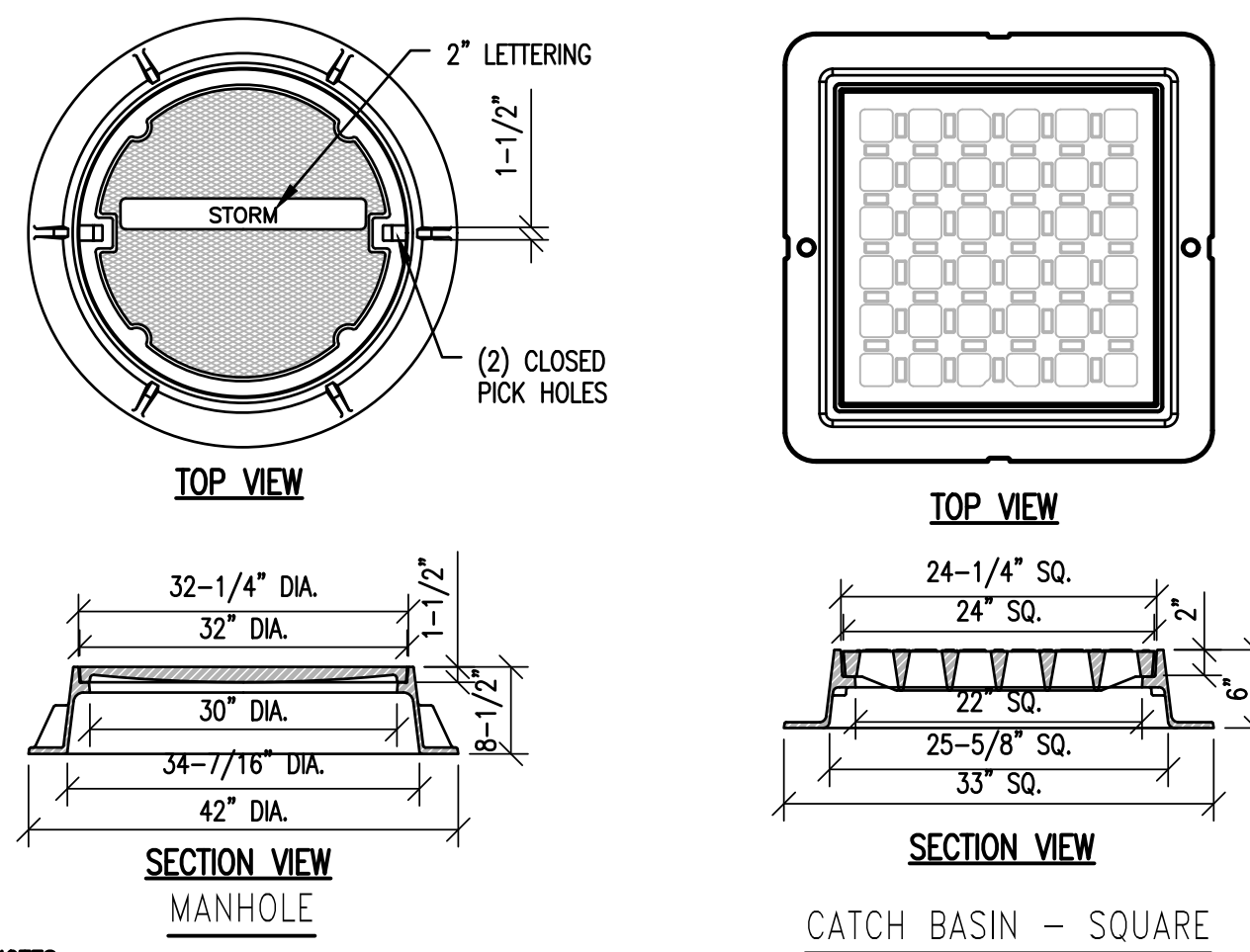
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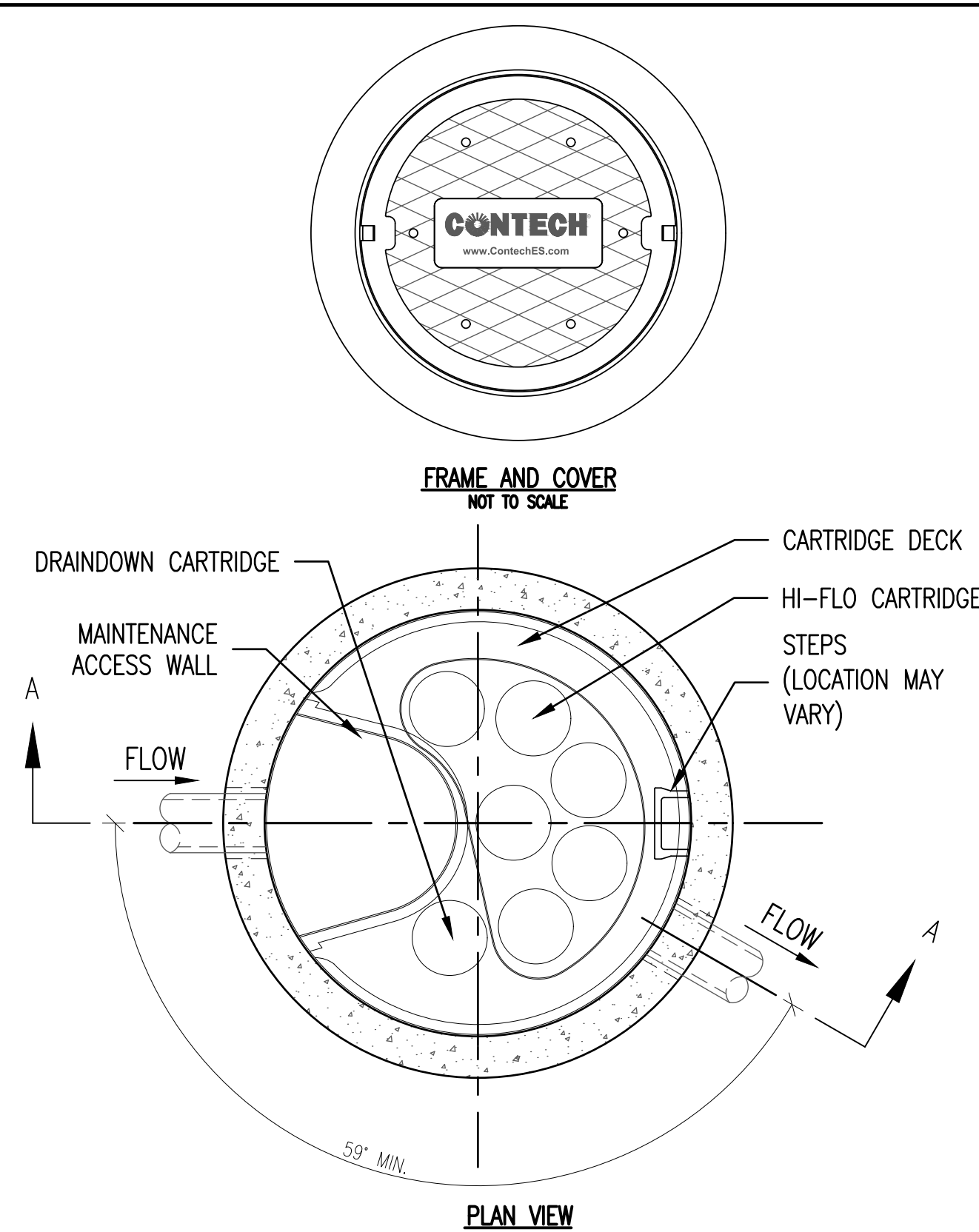


DRAINAGE MANHOLE DETAIL (FLAT TOP)

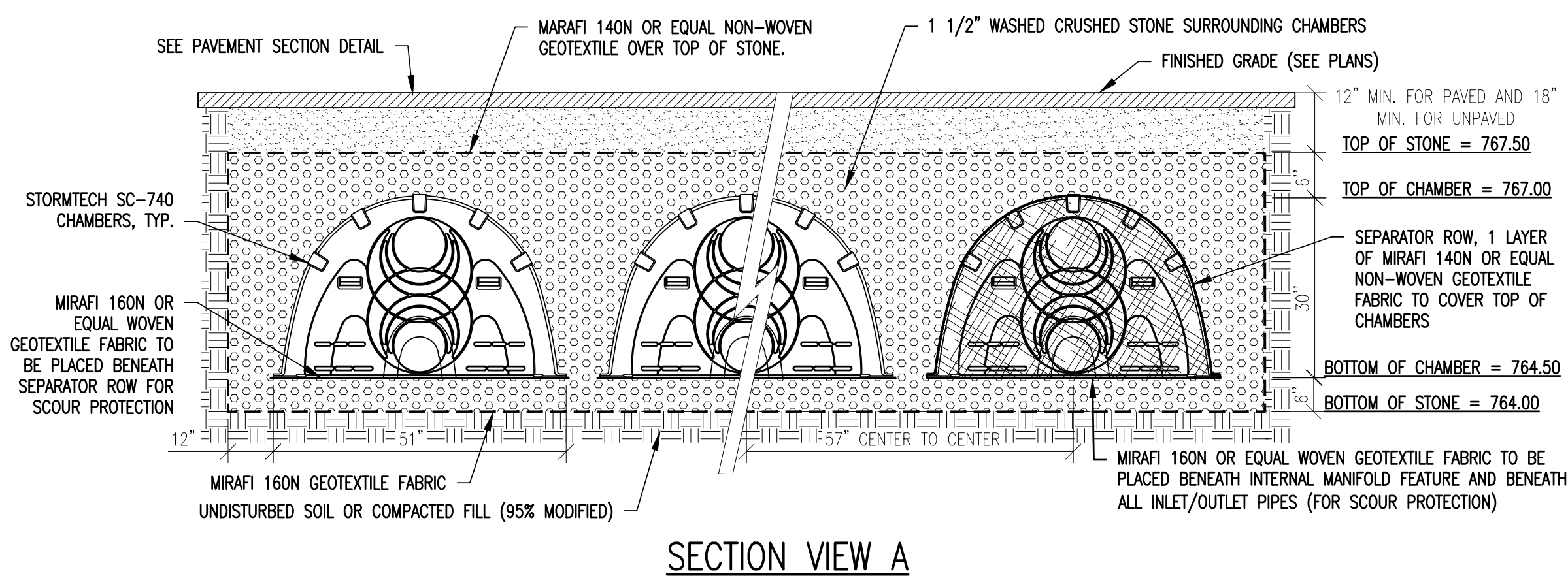
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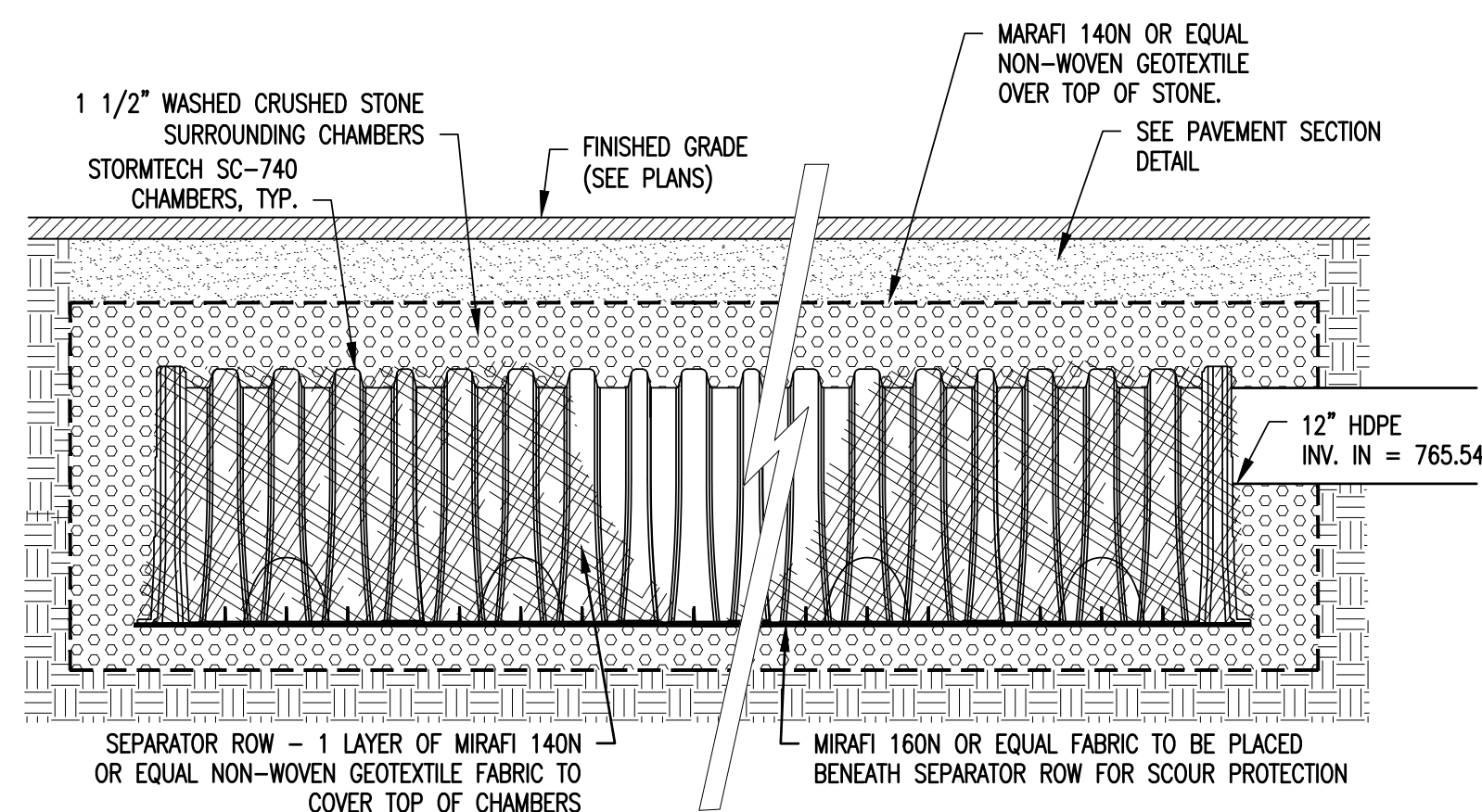
STORMWATER MH COVERS AND CB GRATES



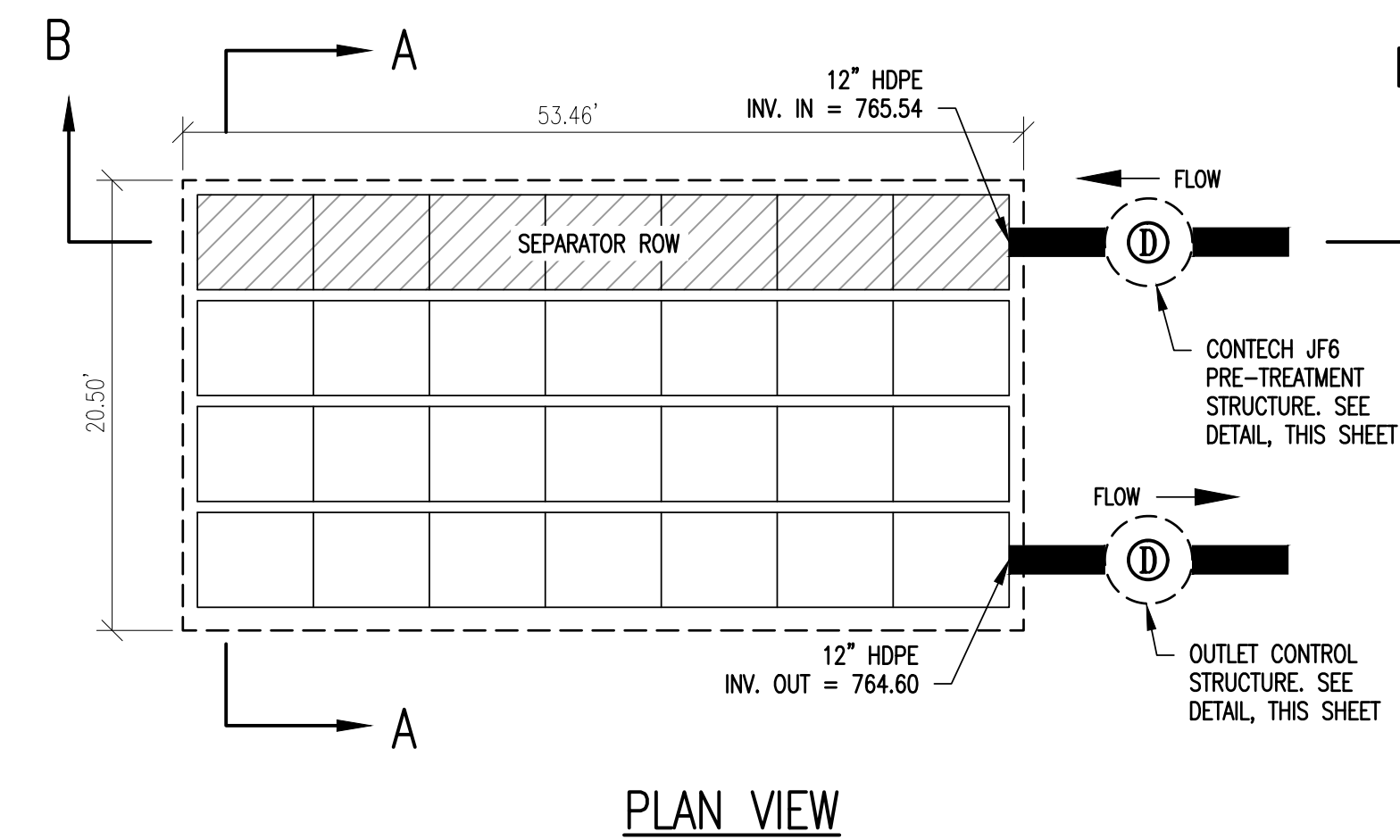
CONTECH JF6 PRE-TREATMENT



SECTION VIEW A



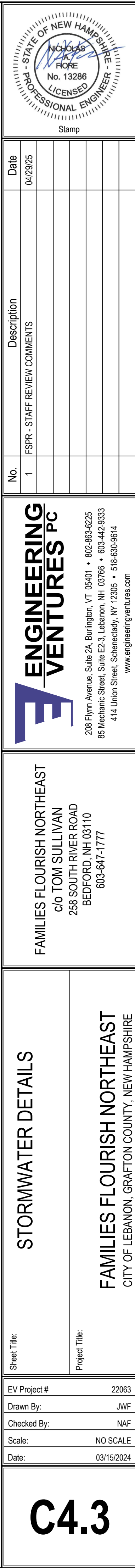
SECTION VIEW B

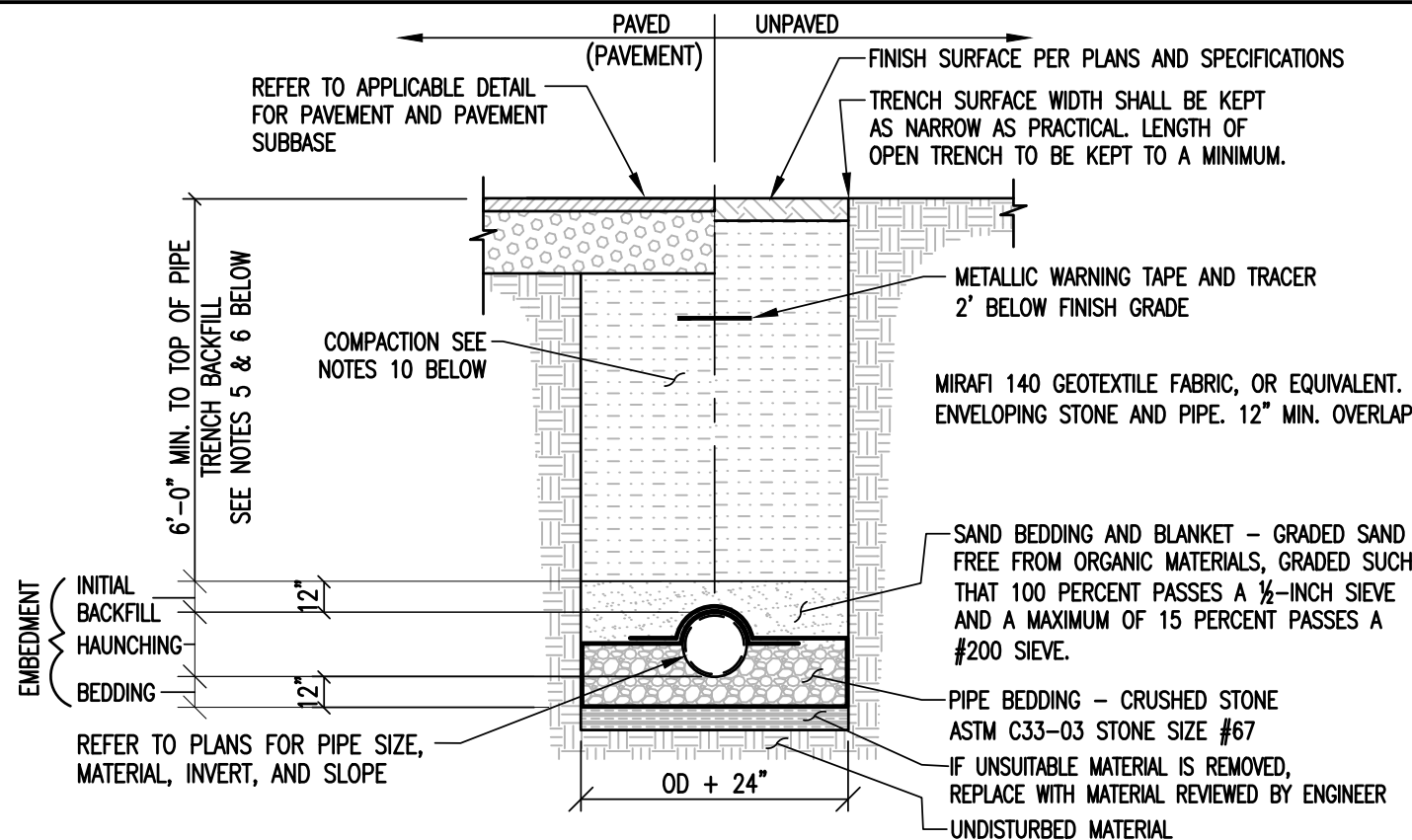


PLAN VIEW

STORMWATER CHAMBER SYSTEM

NOT TO SCALE 7



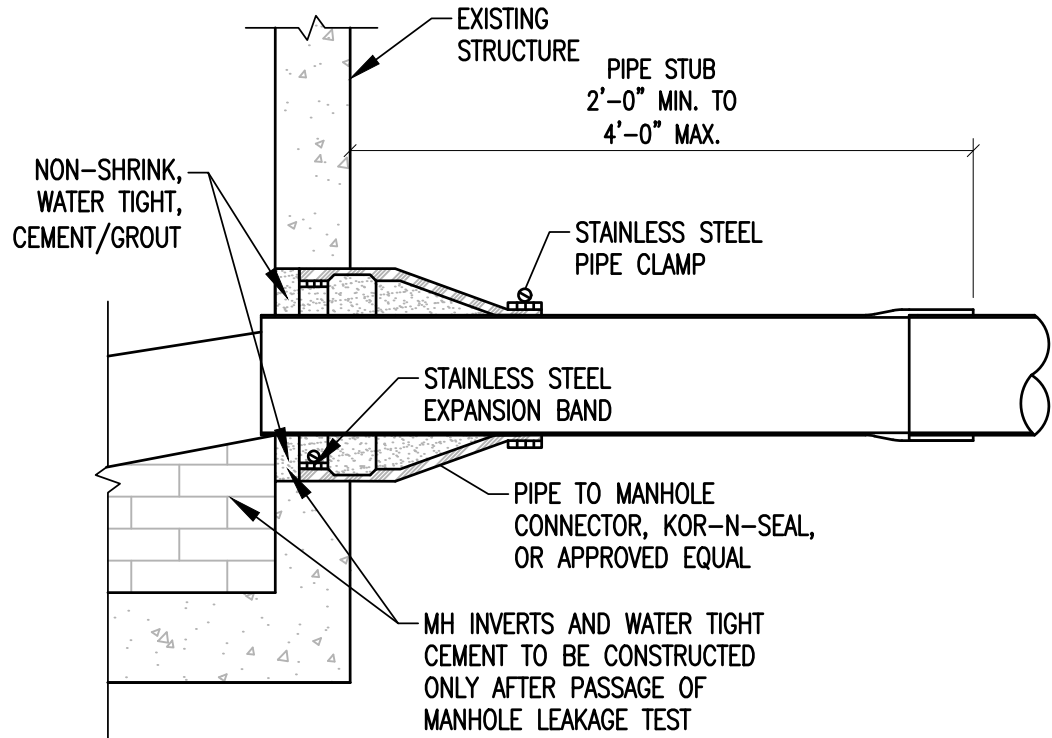


SANITARY FORCE MAIN TRENCH NOTES:

1. UNLESS OTHERWISE NOTED, ASSUME CLASS "C" SOILS. PERFORM ALL EXCAVATIONS TO OSHA REQUIREMENTS.
2. BEDDING TO PROVIDE A FIRM, STABLE, CONTINUOUS AND UNIFORM SUPPORT FOR THE FULL LENGTH OF PIPE.
3. FOR SEWER FORCE MAINS THE MINIMUM DEPTH TO THE TOP OF THE PIPE SHALL BE 6'-0".
4. LEDGE, ROCK, BOULDERS AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF SIX INCHES BELOW AND ON EACH SIDE OF ALL PIPES.
5. TRENCH BACKFILL MATERIAL, INCLUDING ROADWAY LOCATIONS, SHALL BE NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION AND FREE OF UNSUITABLE MATERIALS AS DEFINED BY NHDOT 203.2.7, ENV-WQ-704.11(h), AND THE EARTHWORK SPECIFICATIONS INCLUDED ON THESE PLANS.
6. WHEN APPLICABLE INSTALL PIPE WITH BELL ENDS DOWN SLOPE. PREVENT SEDIMENT FROM ENTERING NEW SEWER FORCE MAIN SYSTEM DURING CONSTRUCTION.
7. ALLOWABLE TRENCH WIDTH AT A PLANE 12 INCHES ABOVE THE PIPE SHALL BE NO MORE THAN 36 INCHES FOR SEWER PIPE LESS THAN 15 INCHES IN DIAMETER.
8. NO MECHANICAL TAMPERS SHALL BE USED DIRECTLY OVER PIPE TO INSURE PIPE IS NOT DAMAGED.
9. BACKFILL MATERIALS SHALL BE COMPACTED, IN 12" LAYERS, TO 92% OF MODIFIED PROCTOR (ASTM 1557) TO WITHIN 3 FEET OF FINISHED GRADE. IN AREAS UNDER ROADWAYS, DRIVES, AND PARKING THE UPPER 3 FEET SHALL BE COMPACTED, IN 6" LAYERS, TO 95% MODIFIED PROCTOR (ASTM 1557) AND IN LAWN OR OTHER UNDEVELOPED SPACE THE UPPER 3 FEET SHALL BE COMPACTED TO 92% MODIFIED PROCTOR.

SEWER FORCE MAIN TRENCH

NOT TO SCALE 1

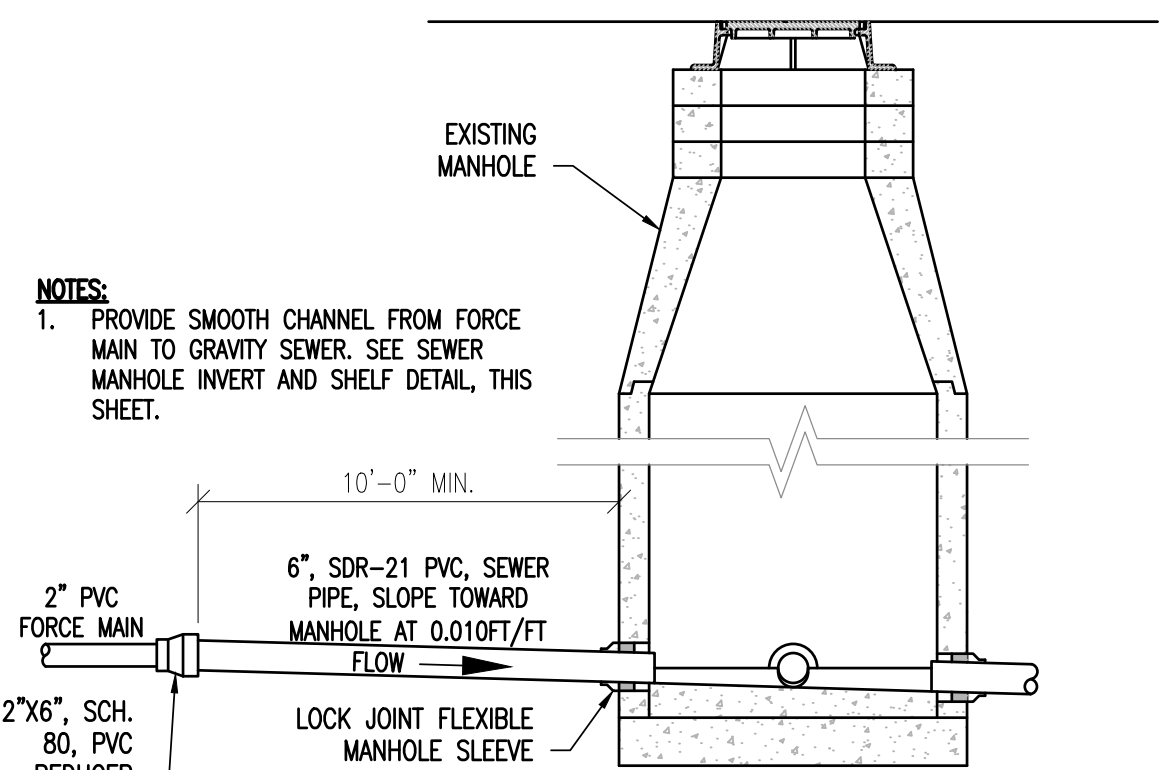


NOTES:

1. CORE HOLE SHALL BE SMOOTH, SYMMETRICAL, AND APPROPRIATELY SIZED FOR SEWER PIPE INSTALLATION.
2. CONTRACTOR SHALL RECONSTRUCT EXISTING INVERT AND SHELF IN MANHOLE TO PROVIDE POSITIVE FLOW TO INVERT OUT.

MANHOLE CONNECTION

NOT TO SCALE 2

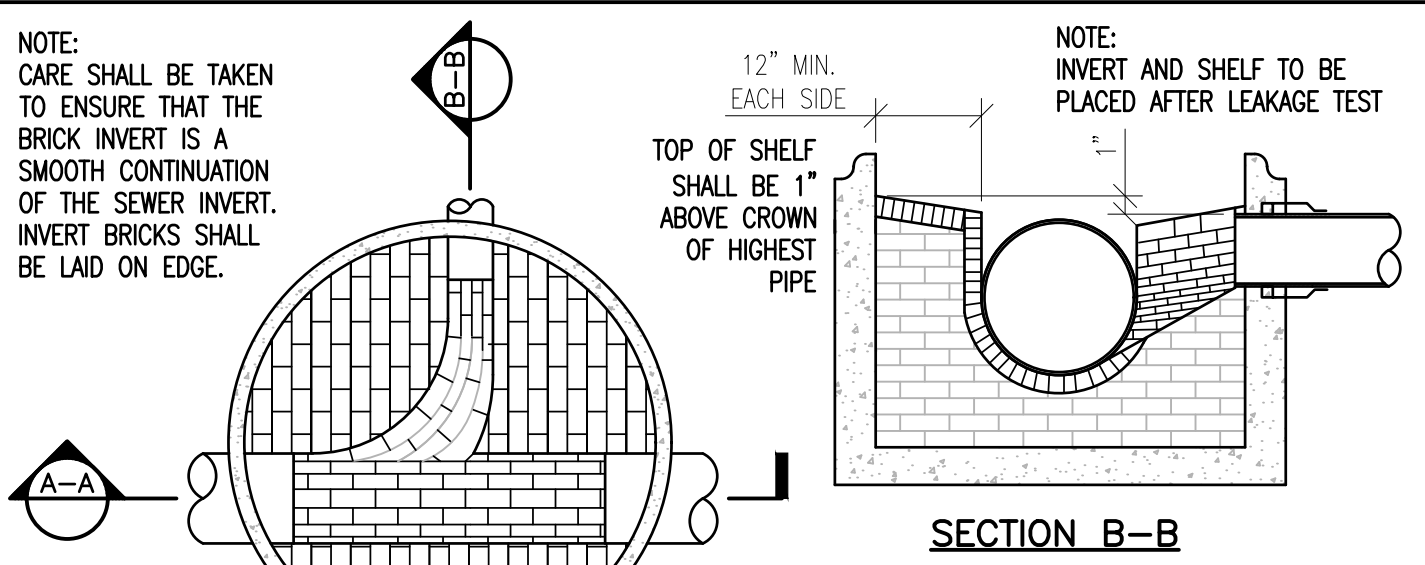


NOTES:

1. PROVIDE SMOOTH CHANNEL FROM FORCE MAIN TO GRAVITY SEWER. SEE SEWER MANHOLE INVERT AND SHELF DETAIL, THIS SHEET.

FORCEMAIN TERMINATION MANHOLE

NOT TO SCALE 3

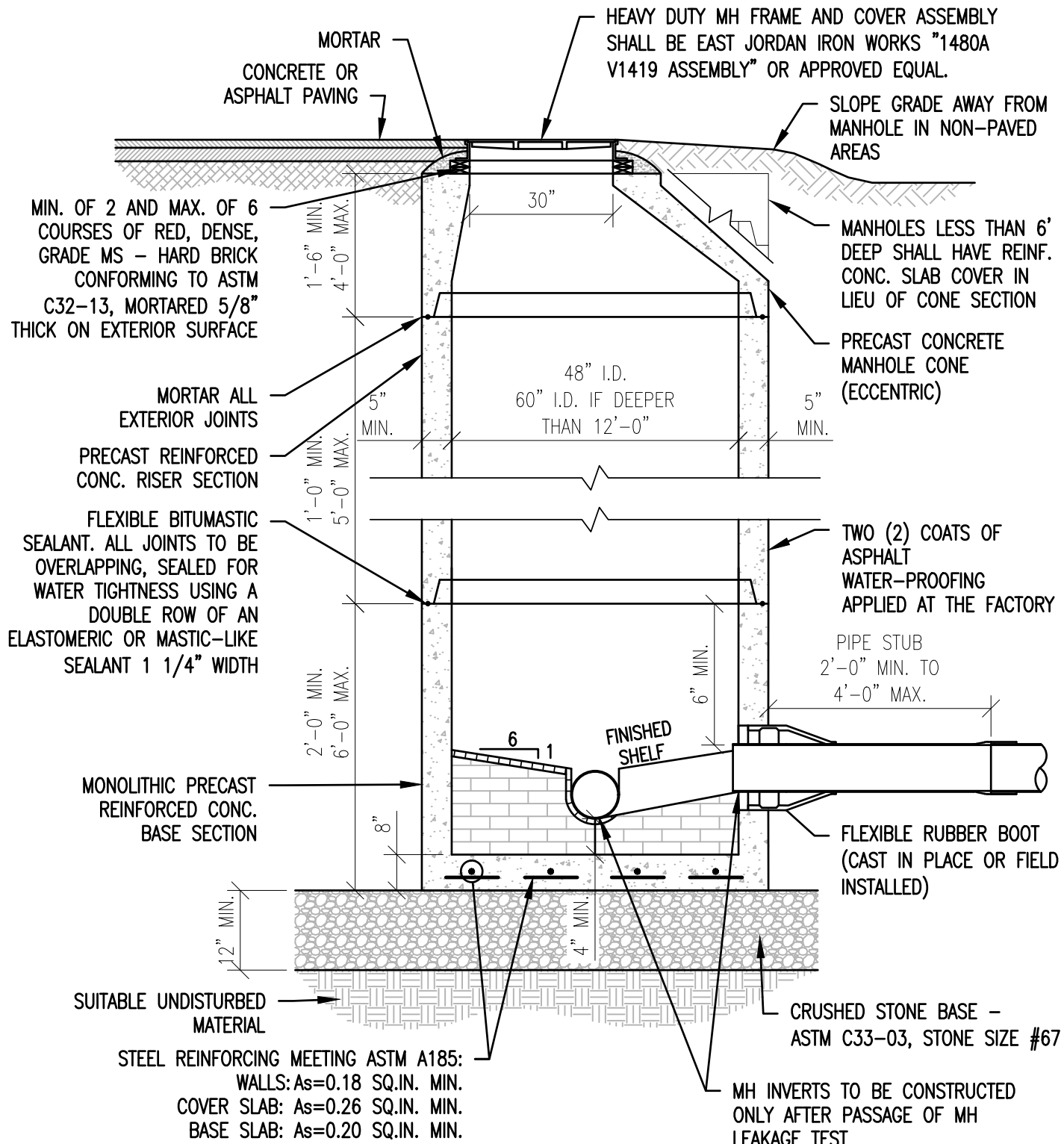


NOTES:

1. MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW AT CHANGES IN DIRECTION.
2. INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES.
3. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL.
4. UNDERLAYMENT OF INVERT SHELF SHALL CONSIST OF BRICK MASONRY.

SEWER MANHOLE INVERT AND SHELF

NOT TO SCALE 4

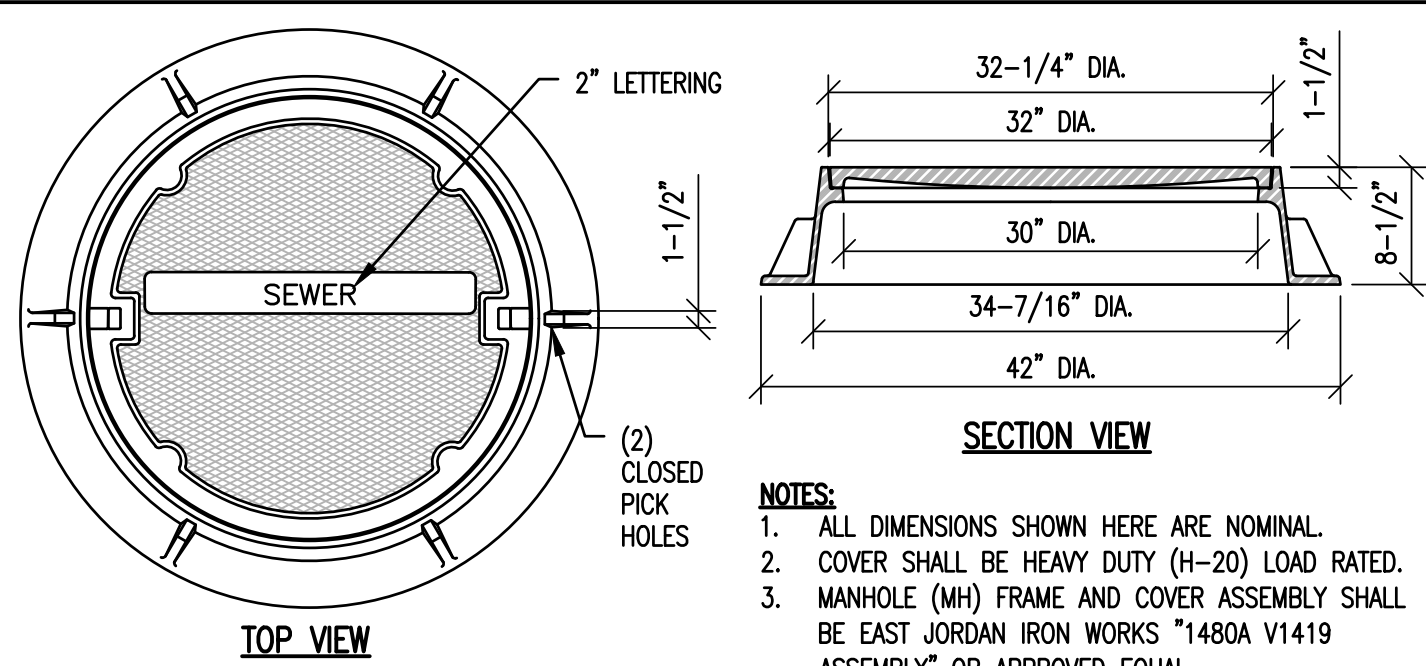


NOTES:

1. INVERTS OF MANHOLES SHALL BE FORMED WITH GRADE SS - HARD BRICK CONFORMING TO ASTM C32-13.
2. PROVIDE SMOOTH SWEEPING TRANSITIONS BETWEEN INVERTS OF INTERSECTING PIPE.
3. IF DEPTH OF MANHOLE IS 6 FT. OR LESS FROM RIM TO CENTERLINE INVERT, THEN A FLAT TOP MAY BE INSTALLED. IF DEPTH OF MANHOLE FROM RIM TO CENTERLINE INVERT IS MORE THAN 6 FT., THEN AN ECCENTRIC CONICAL TOP SHALL BE INSTALLED.
4. MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPED TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF THE INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. INVERTS AND SHELVES SHALL BE PLACED AFTER TESTING.
5. MANHOLE AND COVER SHALL BE DESIGNED FOR H2O LOADING.
6. MANHOLE SHALL CONFORM TO ASTM C478 SPECIFICATIONS FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
7. CONCRETE FC=4,000 PSI @ 28 DAYS MINIMUM
8. BASE SECTION SHALL BE A ONE POUR MONOLITHIC SECTION

SEWER MANHOLE

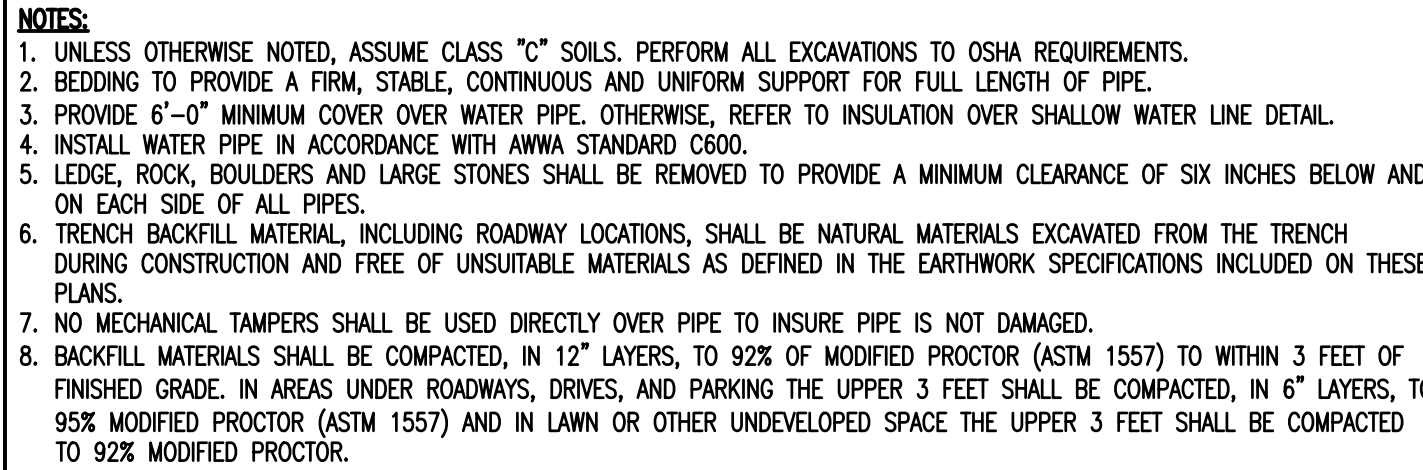
NOT TO SCALE 5



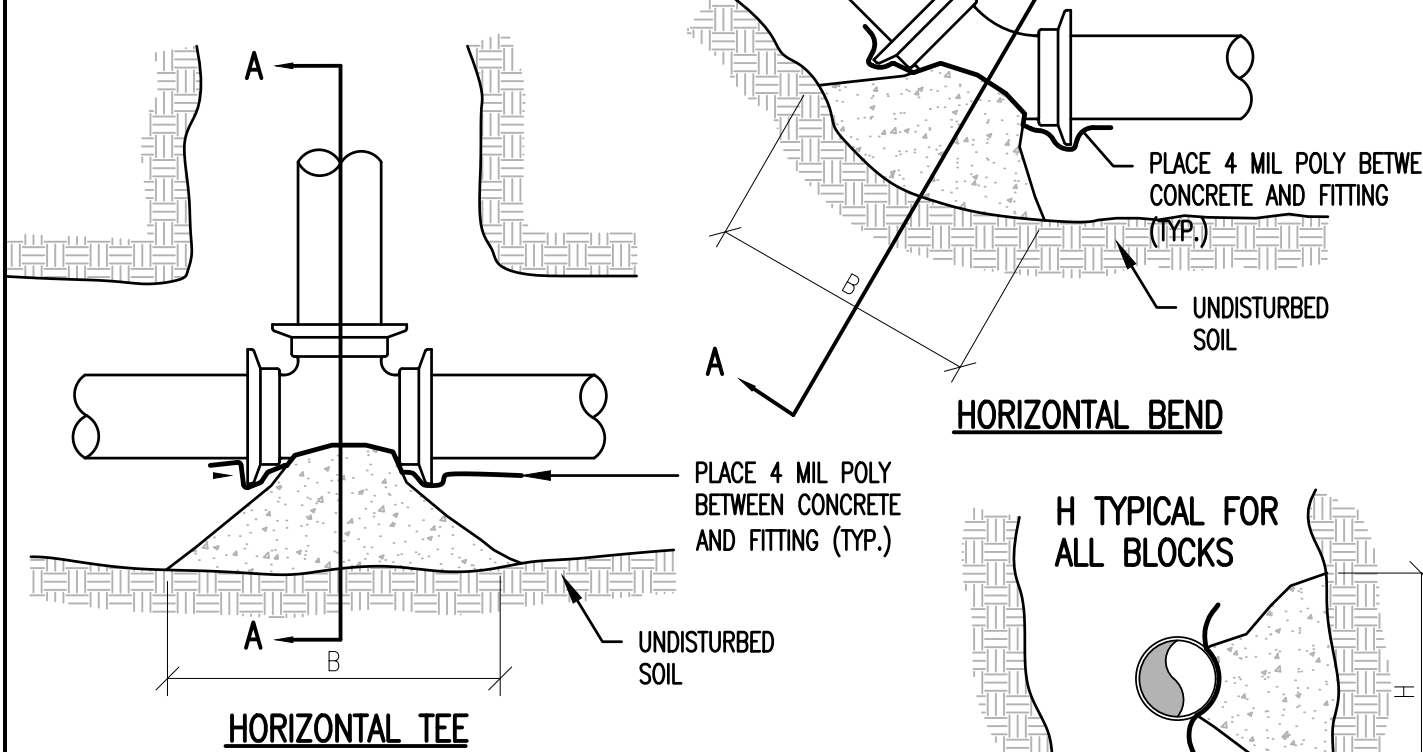
SEWER MANHOLE FRAME & COVER

NOT TO SCALE 6

Date	04/29/25
Description	FSFR- STAFF REVIEW COMMENTS
No.	1
ENGINEERING VENTURES PC 208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333 414 Union Street, Schenectady, NY 12305 • 518-630-9614 www.engineeringventures.com	
FAMILIES FLOURISH NORTHEAST C/O TOM SULLIVAN 258 SOUTH RIVER ROAD BEDFORD, NH 03110 603-647-1777	
Sheet Title	SANITARY SEWER DETAILS
Project Title	FAMILIES FLOURISH NORTHEAST CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
EV Project #	22063
Drawn By:	JWF
Checked By:	NAF
Scale:	NO SCALE
Date:	03/15/2024
C4.4	



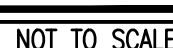
NOT TO SCALE



SOIL TYPE	BEARING STRENGTH
PEAT, ETC.	0 lb/ft ²
SOFT CLAY	500 lb/ft ²
SAND	1000 lb/ft ²
SAND AND GRAVEL	1500 lb/ft ²
SAND AND GRAVEL WITH CLAY	2000 lb/ft ²
SAND AND GRAVEL CEMENTED WITH CLAY	4000 lb/ft ²
HARD PAN	5000 lb/ft ²

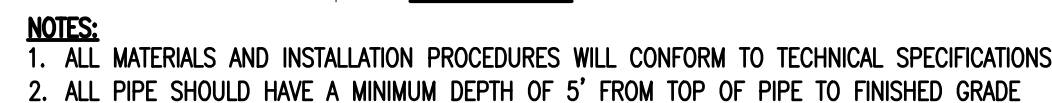
$$\text{AREA} = \frac{\text{THRUST DEVELOPED (lbs force)}}{\text{BEARING STRENGTH OF SOIL}}$$

NOT TO SCALE

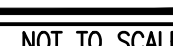
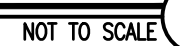
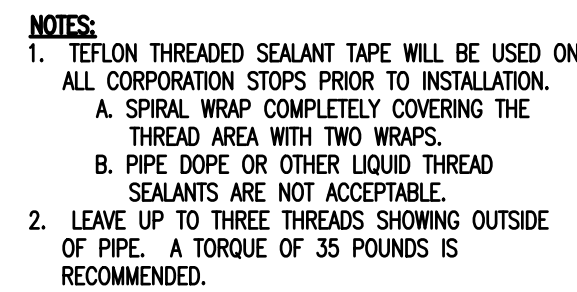
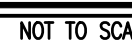


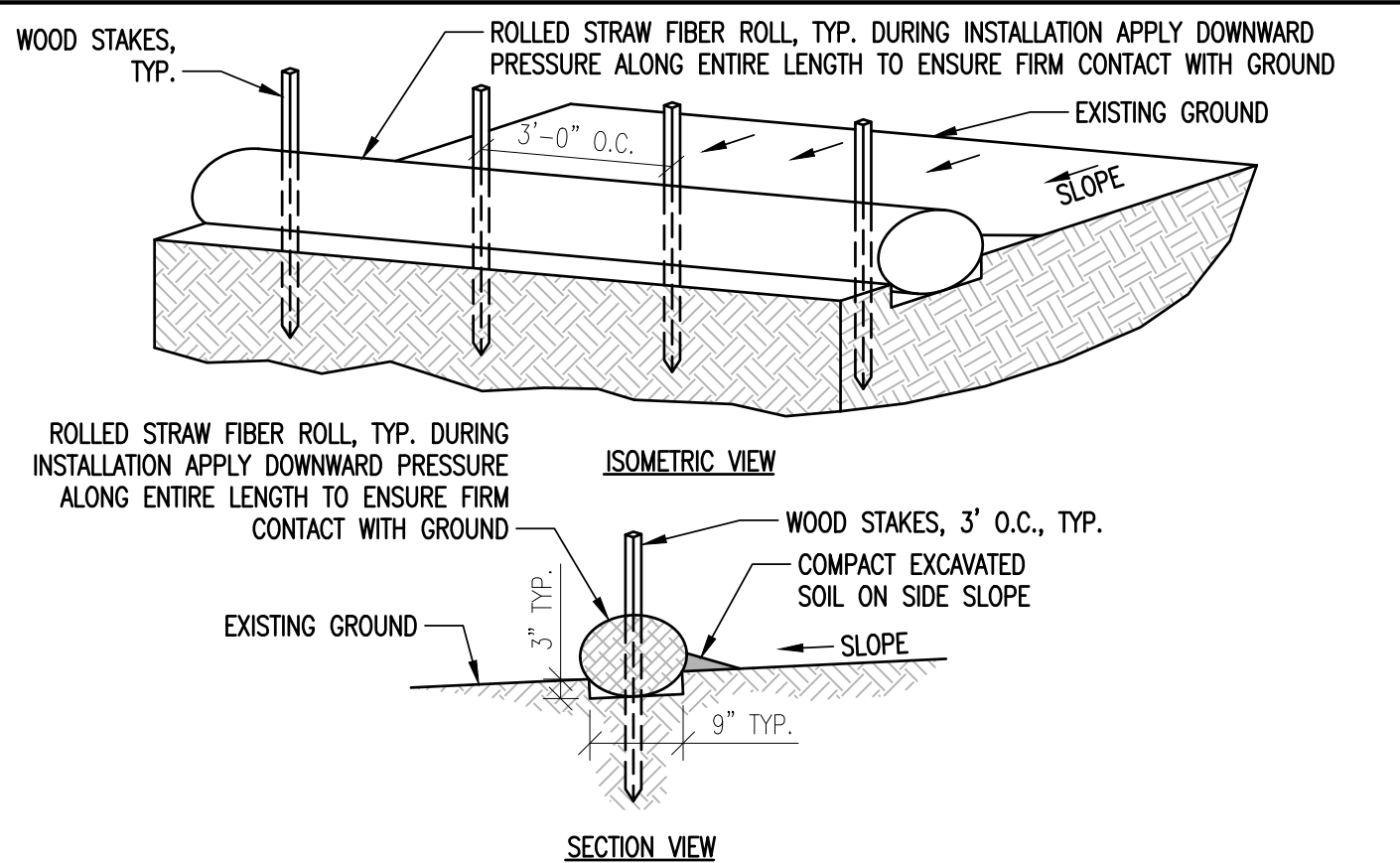
- NOTES:**
1. AREA OF THRUST BLOCK BEARING AGAINST UNDISTURBED SOIL SHALL BE THE SAME AS FOR 1/4" BEND (90°) BEND.
 2. UTILIZE MEGALUG MECHANICAL JOINT RESTRAINT ON M.J. END.
 3. SEE TYPICAL GATE VALVE DETAIL FOR VALVE BOX INFORMATION.
 4. SEE TYPICAL WATER TRENCH DETAIL FOR PIPE BEDDING REQUIREMENTS.

NOT TO SCALE



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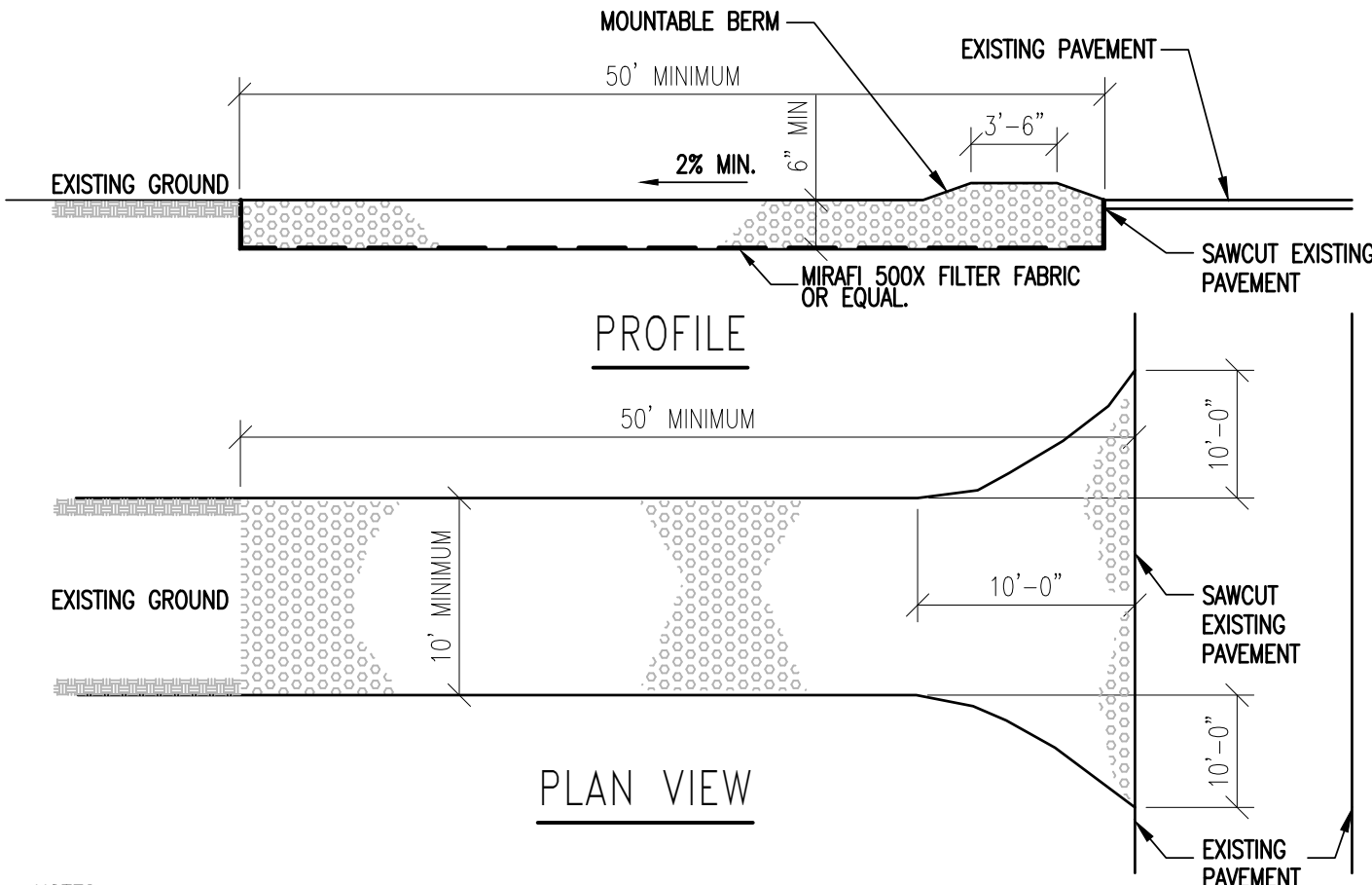




- STRAW FIBER ROLL NOTES**
1. INSTALL ROLLED STRAW FIBER ROLL PARALLEL ALONG THE CONTOUR OF THE SLOPE.
 2. WHERE PROJECT ACTIVITIES ARE WITHIN 50 FEET OF A WETLAND, A DOUBLE ROW OF FIBER ROLLS SHALL BE USED.
 3. TO MAXIMIZE SEDIMENT CONTAINMENT WITH THE STRAW FIBER ROLL, PLACE THE INITIAL STRUCTURE AT THE TOP/CREST OF THE SLOPE IF SIGNIFICANT RUNOFF IS EXPECTED FROM ABOVE. IF NO RUNOFF FROM ABOVE IS EXPECTED, THE INITIAL STRAW WATTLE CAN BE INSTALLED AT THE APPROPRIATE DISTANCE DOWNHILL FROM THE TOP/CREST OF THE SLOPE. THE FINAL STRUCTURE SHOULD BE INSTALLED AT OR JUST BEYOND THE BOTTOM/TOE OF THE SLOPE. WATTLES SHOULD BE INSTALLED PERPENDICULAR TO THE PRIMARY DIRECTION OF OVERLAND FLOW

STRAW FIBER ROLL – SOIL

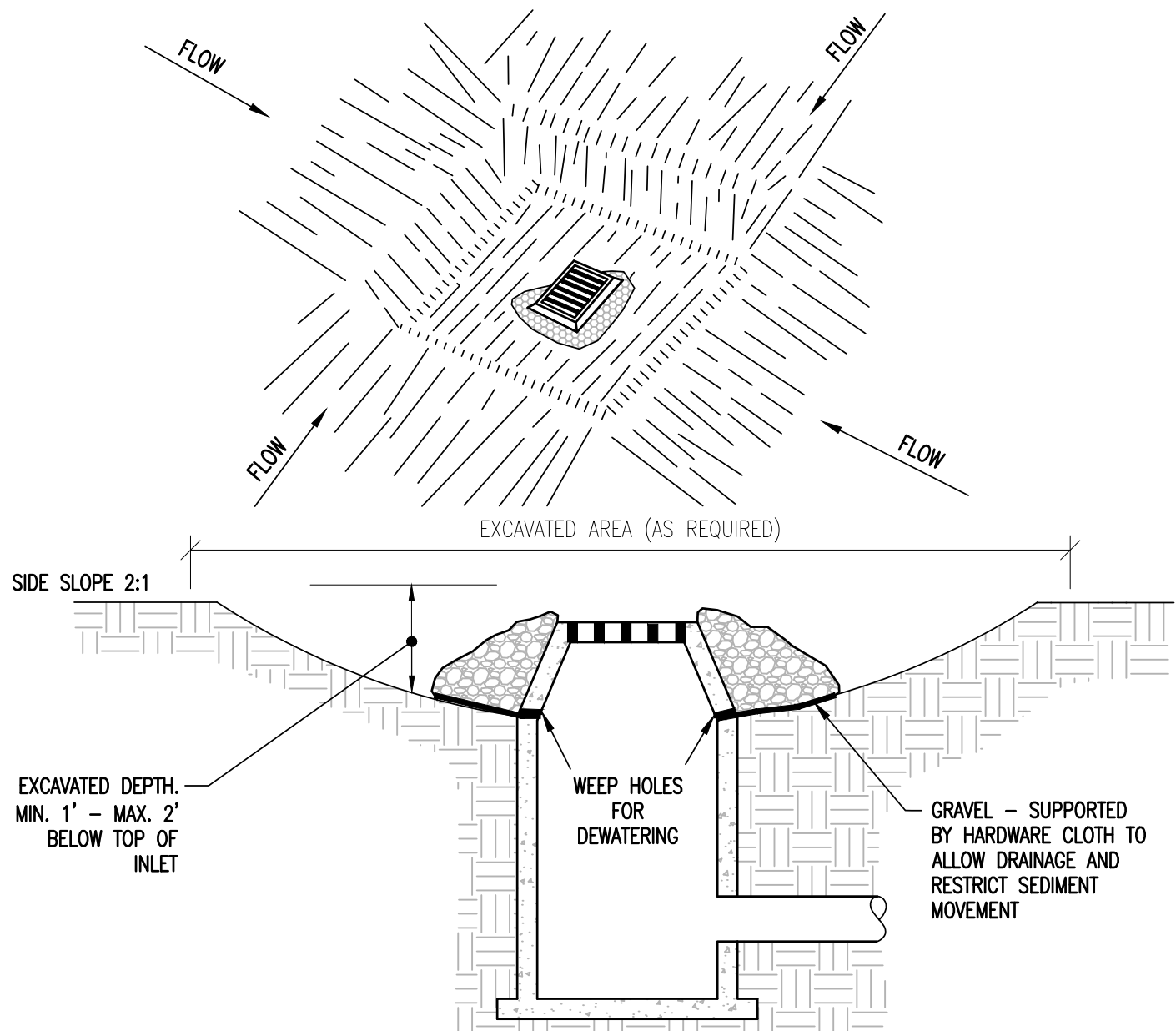
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- NOTES:**
1. STONE SIZE: USE 3" (MIN) CRUSHED STONE.
 2. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE.
 3. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT, TRACKING ONTO PUBLIC RIGHT-OF-WAYS SHALL **NOT** BE ALLOWED. ALL SEDIMENT SPILLED, DROPPED, OR WASHED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY AND ANY WASH WATER MUST BE CONTAINED AND PROPERLY DISPOSED OF.
 4. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
 5. WHEELS SHALL BE CLEARED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION ENTRANCE

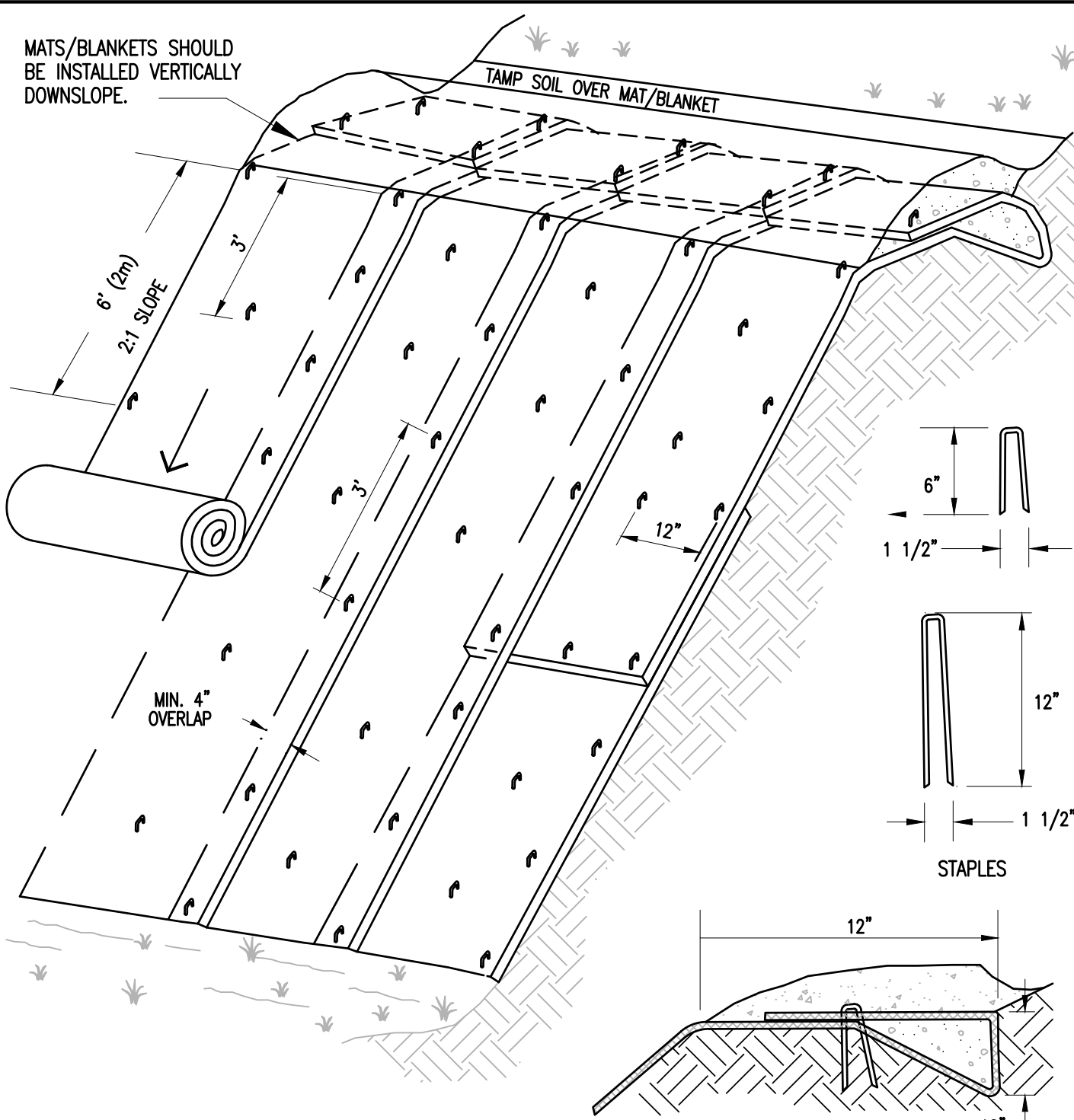
NOT TO SCALE



- NOTES:**
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
 2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
 3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
 4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

INLET PROTECTION

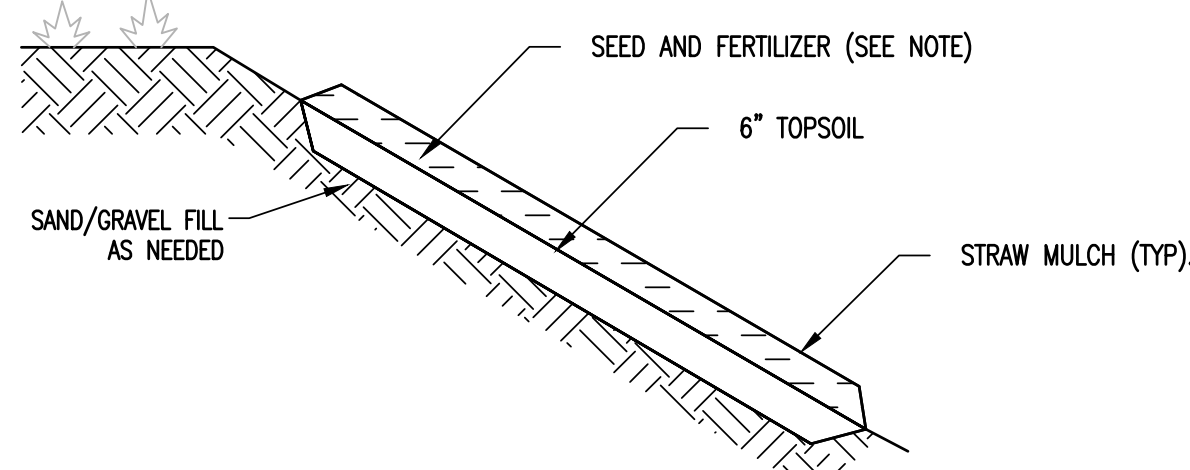
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- NOTES:**
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/ BLANKETS SHALL HAVE GOOD SOIL CONTACT.
 2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
 3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
 4. THERE SHALL BE NO PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES MATERIAL UTILIZED. (NOT APPLICABLE TO TURF REINFORCEMENT MATS).
 5. TURF REINFORCEMENT MATS SHALL BE COVERED WITH SOIL TO PREVENT EXPOSURE OF THE MATS TO THE SURFACE.
 6. EROSION FABRIC SHALL BE EC-4Y 100% BIODEGRADABLE COIR MAT AVAILABLE THROUGH EAST COAST EROSION CONTROL OR EQUAL.

EROSION CONTROL BLANKET

NOT TO SCALE



- NOTES:**
1. SEEDING AND MULCHING OF DISTURBED AREAS SHALL TAKE PLACE WITHIN 48 HOURS OF FINAL GRADING.
 2. MULCH: HAY SHALL NOT BE USED. STRAW MULCH SHALL BE UTILIZED AND SHALL BE APPLIED AT A RATE OF 90-1,000 LBS/1,000 SF. MULCH SHALL NOT BE PLACED ON SLOPES OF GREATER THAN 3:1. SEED IMPREGNATED EROSION CONTROL NETTING SHALL BE USED IN ITS PLACE.
 3. SEED: SEEDING SHALL OCCUR AFTER APRIL 15 AND PRIOR TO SEPTEMBER 15TH IN ORDER TO ESTABLISH A STAND OF GRASS PRIOR TO GROUND FREEZING. SEED SHALL BE IN ACCORDANCE WITH SEED SPECIFICATION ON THIS SHEET.
 4. COVER SEED WITH 1/4 INCH SOIL, UNLESS A HYDROSEEDER IS USED.
 5. MULCH ANCHORING: SHALL BE ACCOMPLISHED BY DEGRADABLE MULCH NETTING. USE WHEN SLOPES ARE GREATER THAN 10%.
 6. TOPSOIL AND MULCHING NOT TO BE APPLIED IN AREAS OF TRAVEL WAYS.

SEEDED AND MULCHED AREAS DETAIL

NOT TO SCALE

SEEDING SPECIFICATION:

URBAN MIX GRASS SEED- FOR USE IN GRASSED LAWN AREAS AROUND BUILDING AND PARKING – TEMPORARY AND PERMANENT APPLICATIONS		
% BY WEIGHT	LBS. LIVE SEED BY ACRE	TYPE OF SEED
66.0	40.0	CREeping RED FESCUE
33.0	20.0	KENTUCKY BLUEGRASS
100	60.0 # LIVE SEED / ACRE	
CONSERVATION MIX GRASS SEED- FOR USE IN ALL OTHER AREAS		
% BY WEIGHT	LBS. LIVE SEED PER ACRE	TYPE OF SEED
50	15.0	SMOOTH BROMEGRASS
17	5.0	RYEGRASS
33	10.0	BIRDSFOOT TREFOIL
100	30.0 # LIVE SEED / ACRE	

FERTILIZER- 10 LBS. PER 1000S.F.
SPRING SEEDING
FALL SEEDING

LIME- 90 LBS. PER 1000S.F.
DOLOMITIC GROUND LIMESTONE
NOT LESS THAN 85% OF THE TOTAL CARBONATE

TOP SOIL
4" MINIMUM APPROVED TOPSOIL

STRAW MULCH- 2 BALES PER 1000S.F.
APPLY BINDER OR NETTING AS NEEDED

SEED SEPCIFICATION

NOT TO SCALE

EROSION CONTROL NOTES

WINTER EROSION CONTROL NOTES

1. TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE ADDITIONAL STABILIZATION TECHNIQUES SPECIFIED IN THIS SECTION SHALL BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15 THROUGH MAY 1.
2. THE AREA OF EXPOSED, UNSTABILIZED SOIL SHALL BE LIMITED TO ONE ACRE AND SHALL BE PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR SPRING MELT EVENT. THE ALLOWABLE AREA OF EXPOSED SOIL MAY BE INCREASED IF A WINTER CONSTRUCTION PLAN, DEVELOPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST, IS REVIEWED AND APPROVED BY NHDES.
3. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
4. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
5. AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
6. ALL PROPOSED STABILIZATION IN ACCORDANCE WITH THE ABOVE SHALL BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS.

GENERAL EROSION CONTROL NOTES

1. THE "ON-SITE EROSION CONTROL PLAN COORDINATOR" SHALL BE THE GENERAL CONTRACTOR, THIS INDIVIDUAL SHALL BE PRESENT ON-SITE FROM DAY-TO-DAY, AND SHALL BE RESPONSIBLE FOR ENSURING THAT THE EROSION CONTROL MEASURES REQUIRED BY THE EROSION CONTROL PLAN, DETAILS AND NOTES, ARE PROPERLY INSTALLED AND MAINTAINED. THE ONSITE EROSION CONTROL PLAN COORDINATOR SHALL KEEP A WRITTEN RECORD OF INSPECTIONS AND MAINTENANCE OF EROSION CONTROL FEATURES. A COPY OF THESE PLANS AND INSPECTION/MAINTENANCE RECORDS SHALL BE KEPT ONSITE AT ALL TIMES.
2. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE DISTURBED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS DISTURBED, THE DISTURBANCE SHALL BE KEPT TO THE SHORTEST PRACTICAL DURATION AS APPROVED BY THE OWNER'S REP.
3. DUST SHALL BE CONTROLLED WITH WATER DISTRIBUTED BY A TRUCK MOUNTED SPRAY BAR. CALCIUM CHLORIDE(ASHTO M 144) OR SODIUM CHLORIDE(ASHTO M 143) SHALL BE USED AS DIRECTED BY THE OWNER'S REP.
4. ALL EROSION AND STORMWATER CONTROL SYSTEMS SHALL BE INSPECTED ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.5" OR GREATER. NEEDED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED AS THEY ACCUMULATE AND PLACED IN AREAS WHERE FURTHER EROSION IS UNLIKELY.
5. A WRITTEN REPORT, STAMPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST, SHALL BE SUBMITTED TO THE NHDES WITHIN 24 HOURS OF EACH INSPECTION THAT:
 - A) DESCRIBES THE PROGRESS OF THE PROJECT, INCLUDING WHETHER ALL CONDITIONS OF THE PERMIT ARE BEING MET AND, IF NOT, WHICH REQUIREMENTS ARE NOT BEING MET;
 - B) IF ANY REQUIREMENTS ARE NOT BEING MET, AN EXPLANATION OF THE CORRECTIVE ACTION(S) THAT WILL BE OR ARE BEING TAKEN TO BRING THE PROJECT INTO COMPLIANCE WITH APPLICABLE REQUIREMENTS AND THE DEADLINE BY WHICH SUCH ACTIONS WILL BE COMPLETED; AND
 - C) INCLUDES PHOTOGRAPHS OF THE SITE THAT ARE REPRESENTATIVE OF THE PROJECT; AND
6. RETAIN A COPY OF THE REPORT PREPARED PURSUANT TO (5), ABOVE, ON-SITE FOR REVIEW DURING SITE INSPECTIONS BY FEDERAL, STATE, AND LOCAL OFFICIALS
7. ALL PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
8. DETENTION BASINS AND SWALES SHALL BE INSTALLED PRIOR TO ROUGH GRADING THE SITE.
9. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
10. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
11. ALL CUT AND FILL SLOPES SHALL BE SEEDDED/LOADED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
12. 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.
13. LOT DISTURBANCE OTHER THAN THAT SHOWN ON THE APPROVED PLANS SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.
14. APPROPRIATE SILTATION/EROSION/TURBIDITY CONTROLS SHALL BE IN PLACE PRIOR TO CONSTRUCTION, SHALL BE MAINTAINED DURING CONSTRUCTION, AND REMAIN IN PLACE UNTIL THE AREA IS STABILIZED. SILT FENCE(S) MUST BE REMOVED ONCE THE AREA IS STABILIZED.
15. DISCHARGE FROM DEWATERING OF WORK AREAS SHALL BE TO SEDIMENT BASINS THAT ARE:
 - A) LOCATED IN UPLANDS;
 - B) LINED WITH HAY BALES OR OTHER ACCEPTABLE SEDIMENT TRAPPING LINERS;
 - C) SET BACK AS FAR AS POSSIBLE FROM WETLANDS AND SURFACE WATERS, IN ALL CASES WITH A MINIMUM OF 20 FEET OF UNDISTURBED VEGETATED BUFFER.
16. WITHIN THREE DAYS OF FINAL GRADING, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED BY SEEDING AND MULCHING DURING THE GROWING SEASON, OR IF NOT WITHIN THE GROWING SEASON, BY MULCHING WITH TACK OR NETTING AND PINNING ON SLOPES STEEPER THAN 3:1.
17. WHERE CONSTRUCTION ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED WITHIN THE GROWING SEASON, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED WITHIN 14 DAYS BY SEEDING AND MULCHING.
18. WHERE CONSTRUCTION ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED OUTSIDE THE GROWING SEASON, ALL EXPOSED AREAS SHALL BE STABILIZED WITHIN 14 DAYS BY MULCHING AND TACK. SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED BY MATTING AND PINNING.
19. PROPER HEADWALLS SHALL BE CONSTRUCTED WITHIN SEVEN DAYS OF CULVERT INSTALLATION.
20. CULVERT OUTLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE DES BEST MANAGEMENT PRACTICES FOR URBAN STORMWATER RUNOFF MANUAL (JANUARY 1996) AND THE STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE (AUGUST 1992).
21. THE CONTRACTOR RESPONSIBLE FOR COMPLETION OF THE WORK SHALL UTILIZE TECHNIQUES DESCRIBED IN THE NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION (DECEMBER 2008).
22. DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL ALL BMPs HAVE BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
23. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM THE CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
24. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

EROSION CONTROL CONSTRUCTION SEQUENCE:

1. THE "ON-SITE EROSION CONTROL PLAN COORDINATOR" SHALL BE THE GENERAL CONTRACTOR, THIS INDIVIDUAL SHALL BE PRESENT ON SITE FROM DAY TO DAY, AND SHALL BE RESPONSIBLE FOR ENSURING THAT THE EROSION CONTROL MEASURES REQUIRED BY THE EROSION CONTROL PLAN, DETAILS AND NOTES, ARE PROPERLY INSTALLED AND MAINTAINED. THE ONSITE EROSION CONTROL PLAN COORDINATOR SHALL KEEP A WRITTEN RECORD OF INSPECTIONS AND MAINTENANCE OF EROSION CONTROL FEATURES. A COPY OF THESE PLANS AND INSPECTION/MAINTENANCE RECORDS SHALL BE KEPT ONSITE AT ALL TIMES.
2. HOLD PRE-CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION, WITH THE CONTRACTOR, OWNER, AND ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL EROSION CONTROL MEASURES DELINEATED ON THE PLANS AND ANY ADDITIONAL MEASURES THAT ARE NECESSARY TO MINIMIZE EROSION. THE CONTRACTOR SHALL HAVE EROSION CONTROL MATERIALS AND INSTALLATION EQUIPMENT ON SITE AT ALL TIMES.
3. IF POSSIBLE, ALL TEMPORARY EROSION CONTROL MEASURES REQUIRED FOR WORK PROPOSED DURING THE WINTER (BETWEEN OCTOBER 15 AND MAY 1), SHALL BE INSTALLED PRIOR TO OCTOBER 1.
4. PRIOR TO ANY OTHER WORK, SILT FENCES SHALL BE INSTALLED GENERALLY 10 FEET FROM THE BASE OF THE FILL SLOPES, OR AS SHOWN ON THE EROSION CONTROL PLAN. THESE SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
5. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT.
6. INSTALL INLET PROTECTION ON EXISTING AND NEW CATCH BASINS.
7. ROUGH GRADE AND STOCKPILE TOPSOIL SURROUNDED BY SILT FENCE.
8. STABILIZE EXPOSED SLOPES AND SOILS AS SOON AS GRADED, AND MAINTAIN UNTIL ADEQUATELY VEGETATED.
9. COMPLETE FINAL GRADING OF SITE. PLACE TOPSOIL AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
10. AFTER THE SITE IS APPROVED BY THE ENGINEER AS ADEQUATELY STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.

TEMPORARY/CONSTRUCTION EROSION CONTROL MEASURES:

1. LIMIT LENGTH OF EXPOSURE OF UNSTABILIZED SOIL TO 45 DAYS OR LESS.
2. HAY SHALL NOT BE USED.
3. DOUBLE ROW OF STRAW WATTLES SHALL BE INSTALLED ALONG THE WETLAND BOUNDARY. THESE SHALL REMAIN IN PLACE UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRAW WATTLES WHEN IT BECOMES 6 INCHES DEEP. THE PERIMETER CONTROL WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
4. INSTALL STONE CHECK DAMS IN GRASS-LINED SWALES 50 FEET ON CENTER TO PREVENT SILT FROM WASHING INTO THE DRAINAGE SYSTEM DURING CONSTRUCTION. SEDIMENT SHALL BE REMOVED FROM BEHIND THE DAMS WHEN IT BECOMES 6 INCHES DEEP. STONE CHECK DAMS SHALL BE REMOVED WHEN VEGETATION IS ESTABLISHED.
5. DROP INLET PROTECTION SHALL BE PROVIDED AROUND ALL EXISTING AND PROPOSED CATCH BASINS. PROTECTION SHALL REMAIN UNTIL ALL DISTURBED AREAS ARE STABILIZED. SEDIMENT SHALL BE REMOVED FROM DROP INLET PROTECTION WHEN THE STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. GRAVEL WILL BE CLEANED OR REPLACED WHEN IT NO LONGER DRAINS PROPERLY.
6. EXCAVATED MATERIAL FROM EARTH EXCAVATION AND DITCH DIGGING SHALL BE DISPOSED OF OFFSITE OR USED FOR PROJECT FILL MATERIAL IF DETERMINED SUITABLE BY THE OWNER'S REPRESENTATIVE.
7. STOCKPILED MATERIAL (TOPSOIL, BORROW, ETC.) SHALL HAVE SILT FENCE CONSTRUCTED AROUND THE PERIMETER. THE STOCKPILED MATERIAL SHALL BE SEEDDED AND MULCHED AS SOON AS POSSIBLE TO PREVENT SOIL EROSION AND SEDIMENTATION OFF SITE. LOCATE STOCKPILES ON THE UPHILL SIDE OF DISTURBED AREAS, IF POSSIBLE. DURING WINDY CONDITIONS, STOCKPILED MATERIAL SHALL BE COVERED OR WATERED APPROPRIATELY TO PREVENT WIND EROSION.

PERMANENT EROSION CONTROL MEASURES:

1. GRASS LINED SWALES SHALL BE TOP SOILED, SODDED AND FERTILIZED AREAS WHICH EXHIBIT SIGNS OF EROSION SHALL BE RE-SODDED IMMEDIATELY AND MAINTAINED UNTIL SOD HAS PERMANENT HOLD AND IS HEALTHY.
2. WHEN CONSTRUCTION IS COMPLETED IN AN AREA, IT SHALL BE IMMEDIATELY TOP SOILED, SEEDED, FERTILIZED AND MULCHED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF ALL DISTURBED AREAS, INCLUDING WATERING, UNTIL THE AREA IS INSPECTED AND ACCEPTED BY THE OWNER OR ENGINEER.
4. AFTER THE SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.
5. RE-SEEDING SHALL BE DONE UNTIL ALL AREAS ARE COMPLETELY COVERED WITH A MATURE STRAND OF GRASS. AN AREA SHALL BE CONSIDERED COVERED WHEN THE ENTIRE SURFACE CONTAINS A VERDOROUS STAND OF GRASS. AREAS THAT, IN THE OPINION OF THE ENGINEER, ARE PREDOMINATELY WEEDS SHALL BE PLOWED UP, FINE GRADED, FERTILIZED AND RE-SEEDED IN THE MANNER SPECIFIED PREVIOUSLY, EXERCISING CAUTION NOT TO CAUSE DAMAGE TO NEW OR EXISTING PLANT MATERIAL.

STATE OF NEW HAMPSHIRE
NOTARIAL PUBLIC
No. 13286
LICENSED PROFESSIONAL ENGINEER

Stamp

Date
04/29/25

ESPR- STAFF REVIEW COMMENTS

No.
1

Description

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FAMILIES FLOURISH NORTHEAST

C/O TOM SULLIVAN
258 SOUTH RIVER ROAD
BEDFORD, NH 03110
603-647-1777

EROSION PREVENTION AND
SEDIMENT CONTROL DETAILS

Sheet Title

FAMILIES FLOURISH NORTHEAST

CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

Project Title

EV Project #
22063

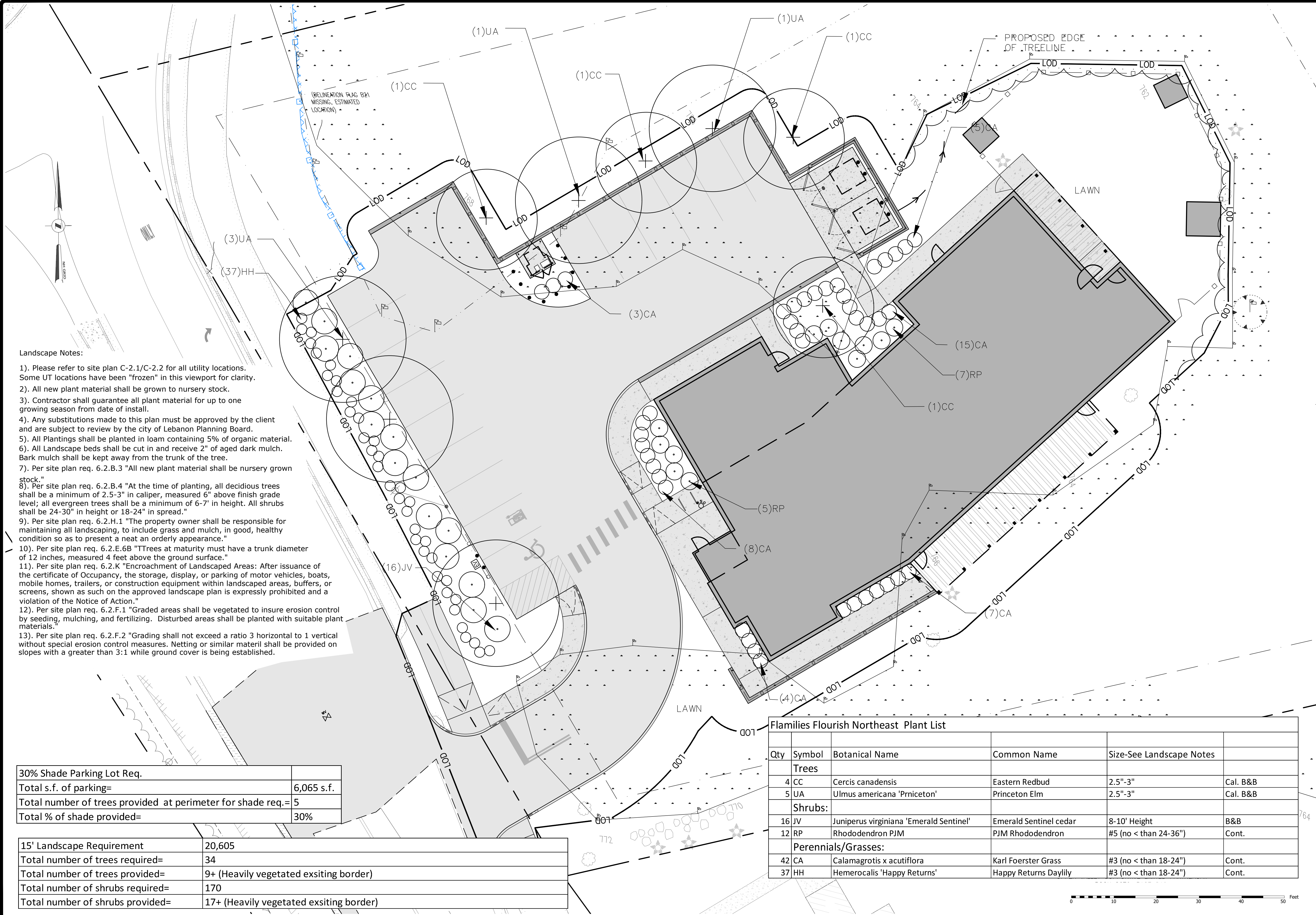
Drawn By:
JWF

Checked By:
NAF

Scale:
NO SCALE

Date:
03/15/2024

C4.6



Scale: 1"=10'

Date: March 10, 2025

Updated: April 29, 2025

Landscape Plan

created for:

Families Flourish Northeast

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

L-1

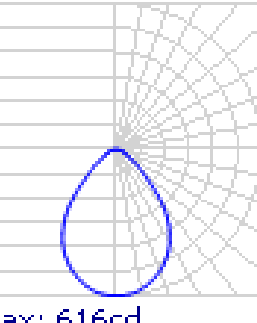
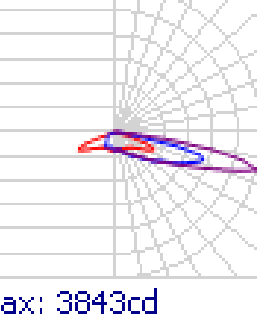
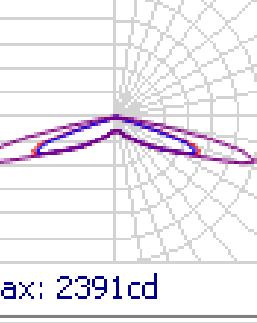
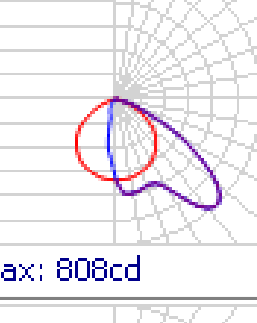
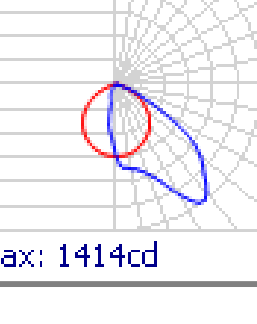
Page 261 of 543



FAMILIES FLOURISH NORTHEAST
Site Lighting Layout

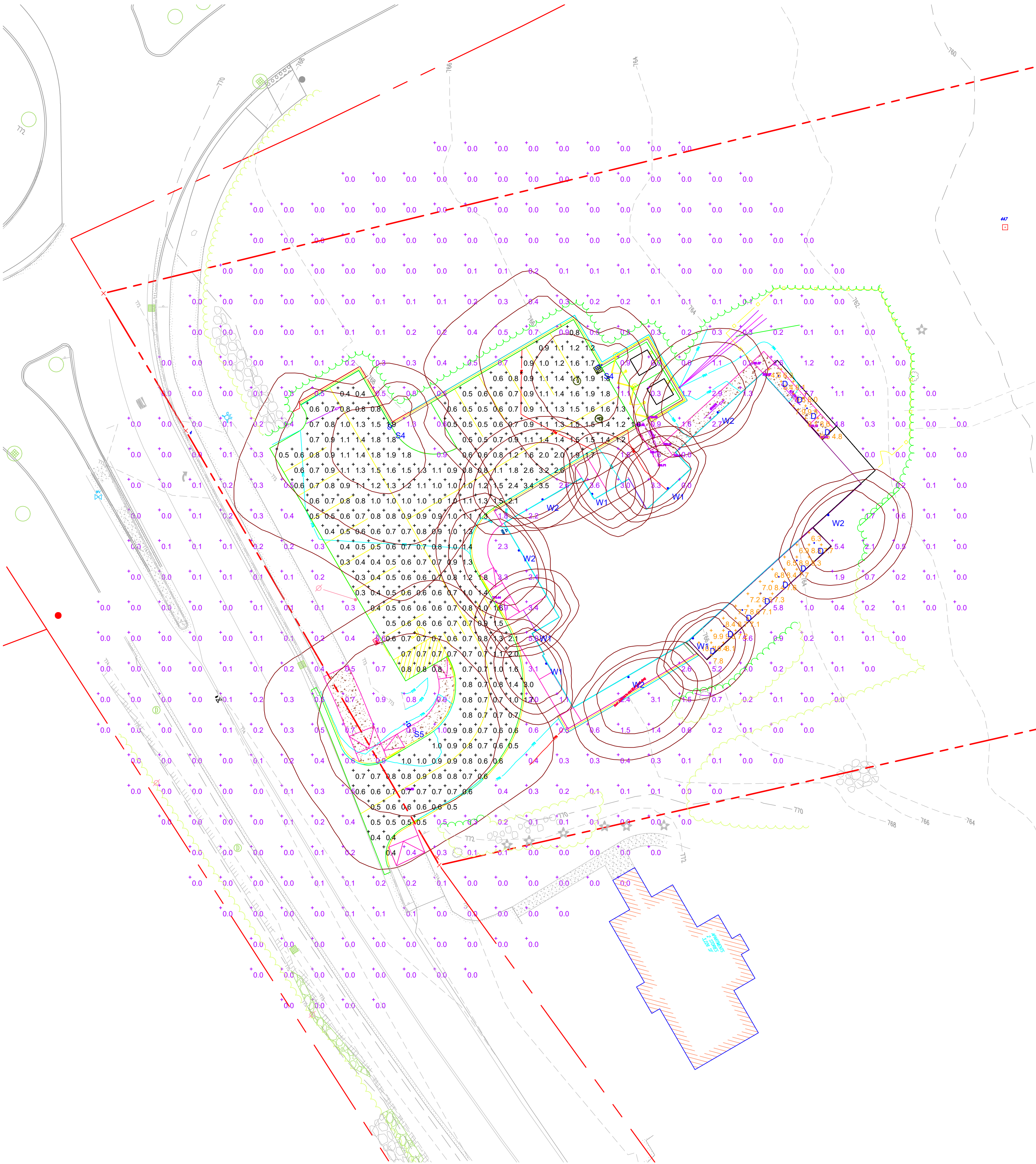
Designer
Heidi G. Connors
Visible Light, Inc.
24 Stickney Terrace
Suite 6
Hampton, NH 03842
Date
4/17/2025
Scale
1"=20'
Drawing No.
Summary

SL-1

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage	Polar Plot
	D	11	Juno	JPDZ4 DB ALO10 SWW5WD 90CRI JPDZRDNCMF MVOLT ZT10 WWH	Juno Podz 4in LED Roiund Downlight (1000lm, 3000K); mounted at 10ft CCT: 3000K	LED	1027	0.9	13.7	 Max: 616cd
	S4	2	Acuity Brands	DSX0 LED P1 30K 80CRI TFTM MVOLT SPA DDBXD with SSS 15 4C DM19AS DDBXD	D-Series Size 0 Area Fixture with Forward Throw Optics; mounted at 15ft CCT: 3000K	LED	4265	0.9	33.21	 Max: 3843cd
	S5	1	Acuity Brands	DSX0 LED P1 30K 80CRI T5M MVOLT SPA DDBXD with SSS 15 4C DM19AS DDBXD	D-Series Size 0 Area Fixture with Type 5 Medium Optics; mounted at 15ft CCT: 3000K	LED	4358	0.9	33.21	 Max: 2391cd
	W1	5	Acuity Brands	WDGE1 LED P1 30K 80CRI VF MVOLT SRM DDBXD	WDGE1 LED Wallpack; mounted at 10ft CCT: 3000K	LED	1161	0.9	10.0002	 Max: 808cd
	W2	5	Acuity Brands	WDGE1 LED P2 30K 80CRI VW MVOLT SRM DDBXD	WDGE1 LED Wallpack; mounted at 15ft CCT: 3000K	LED	1876	0.9	15.0178	 Max: 1414cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parking Lot	+	0.4 fc	7.7 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.0 fc	3.5 fc	0.3 fc	11.7:1	3.3:1
Under Large Canopy	+	8.0 fc	10.4 fc	6.3 fc	1.7:1	1.3:1
Under Small Canopy	+	7.5 fc	9.5 fc	4.6 fc	2.1:1	1.6:1





① North Elevation
1/8" = 1'-0"



② East Elevation
1/8" = 1'-0"



③ South Elevation
1/8" = 1'-0"



④ West Elevation (Front)
1/8" = 1'-0"



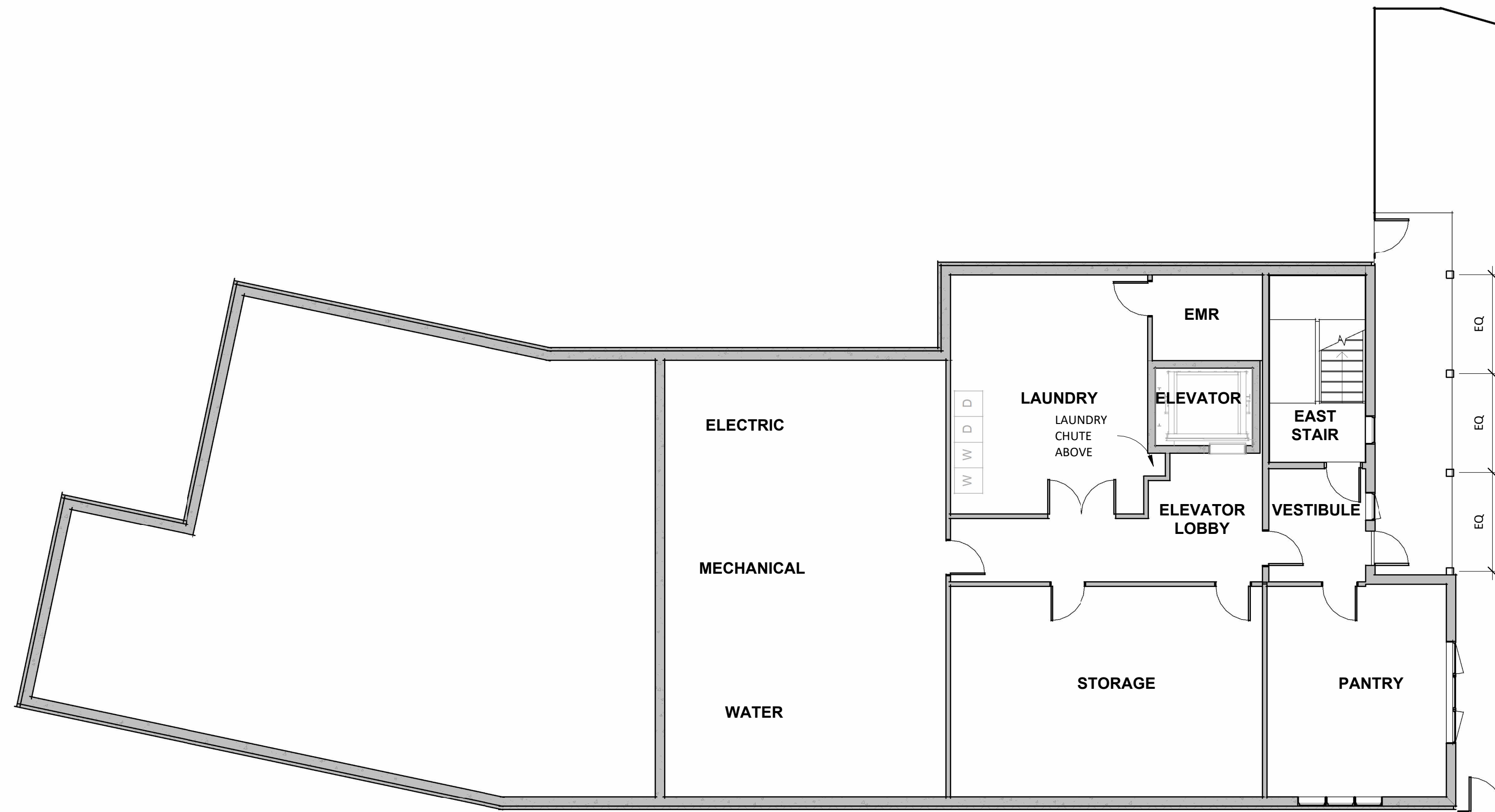
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 **FAMILIES FLOURISH**
NORTHEAST
424 MOUNT SUPPORT RD

Schematic Elevations
SD.11

April 28, 2025

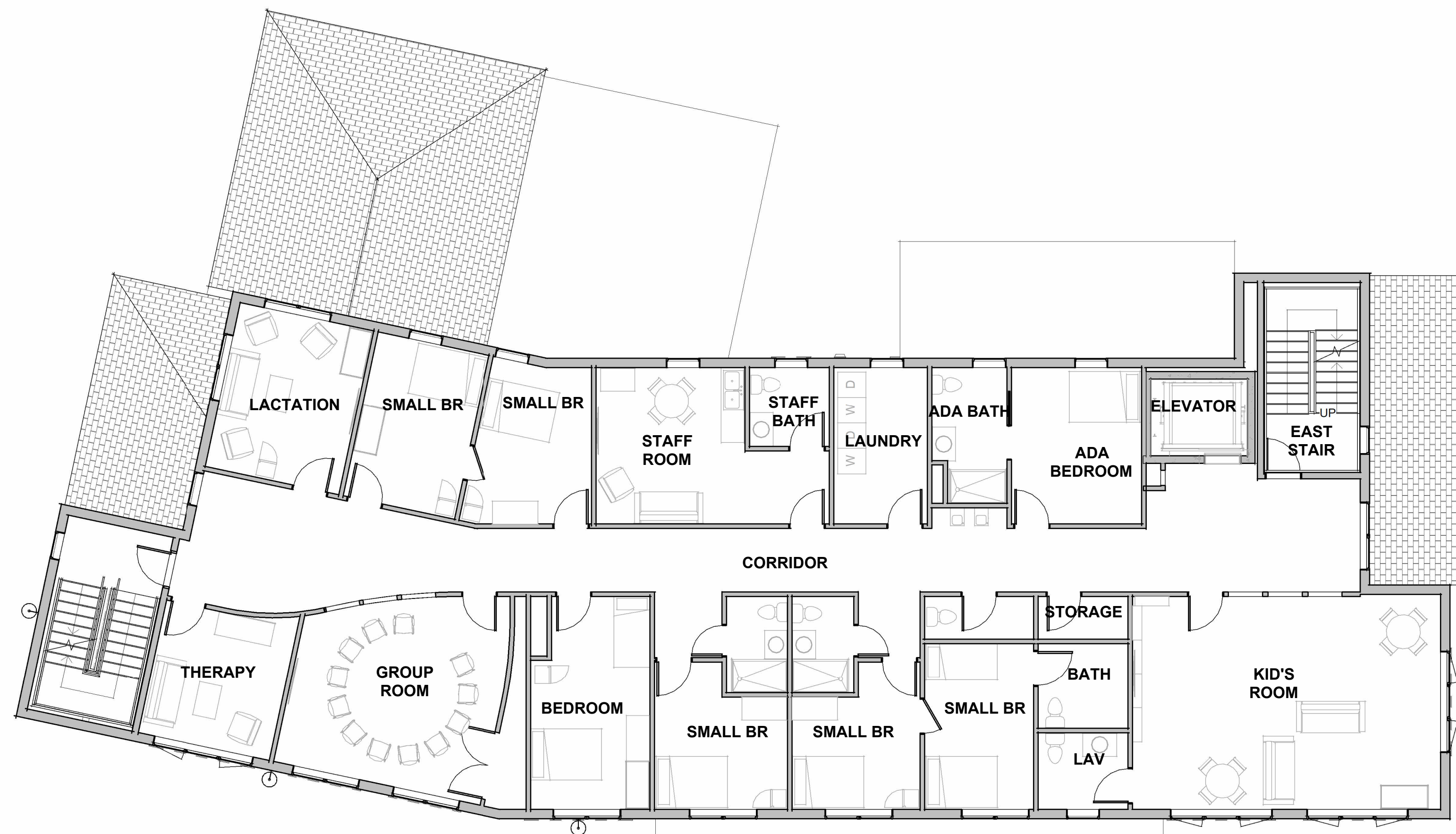
1/8" = 1'-0"
Page 23 of 23



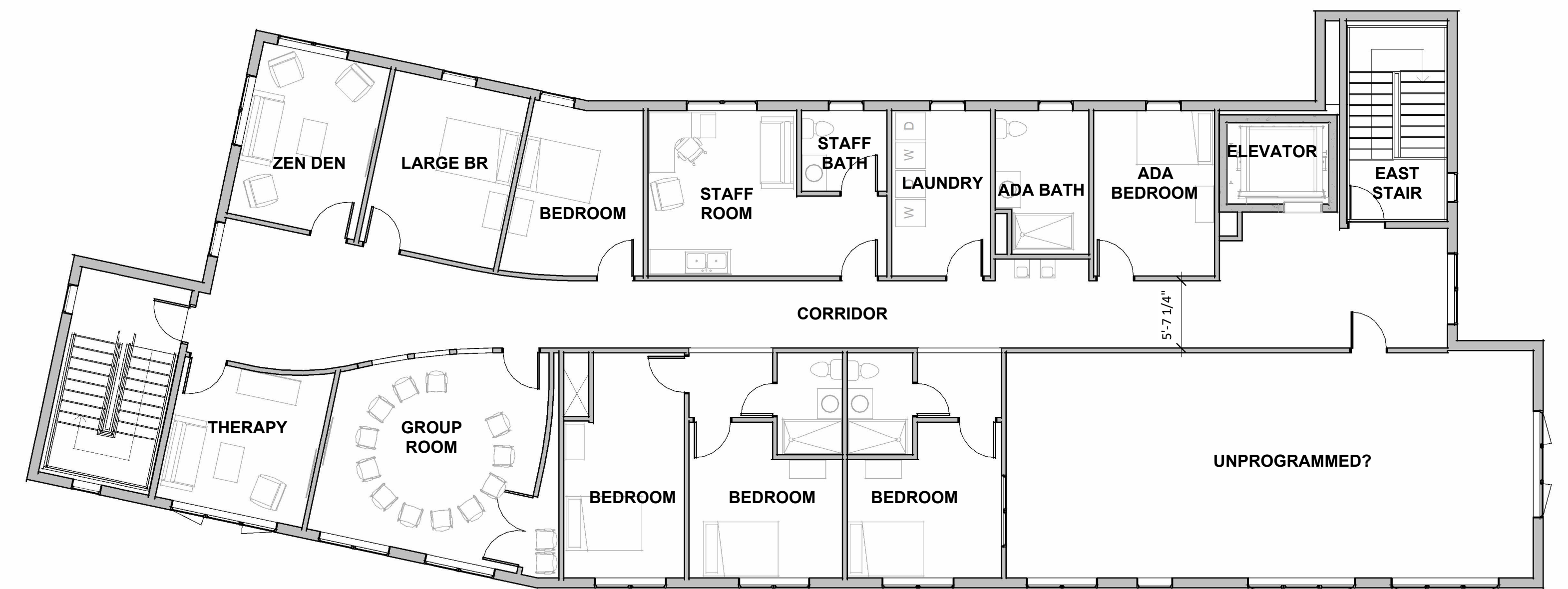
① Basement Plan
1/8" = 1'-0"



② First Floor Plan
1/8" = 1'-0"

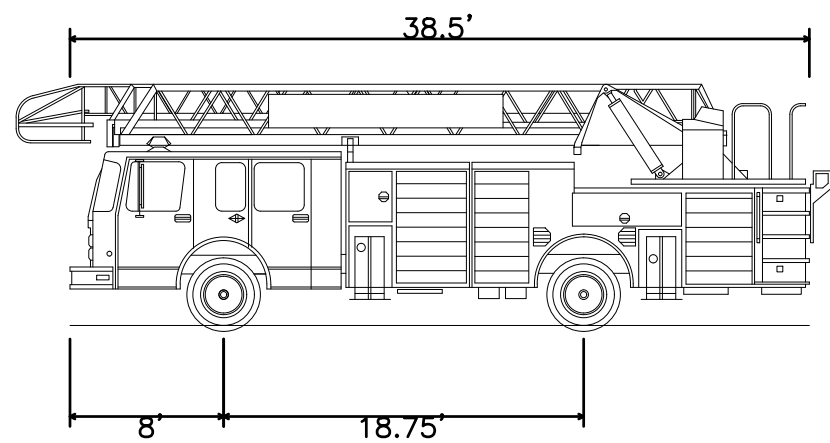
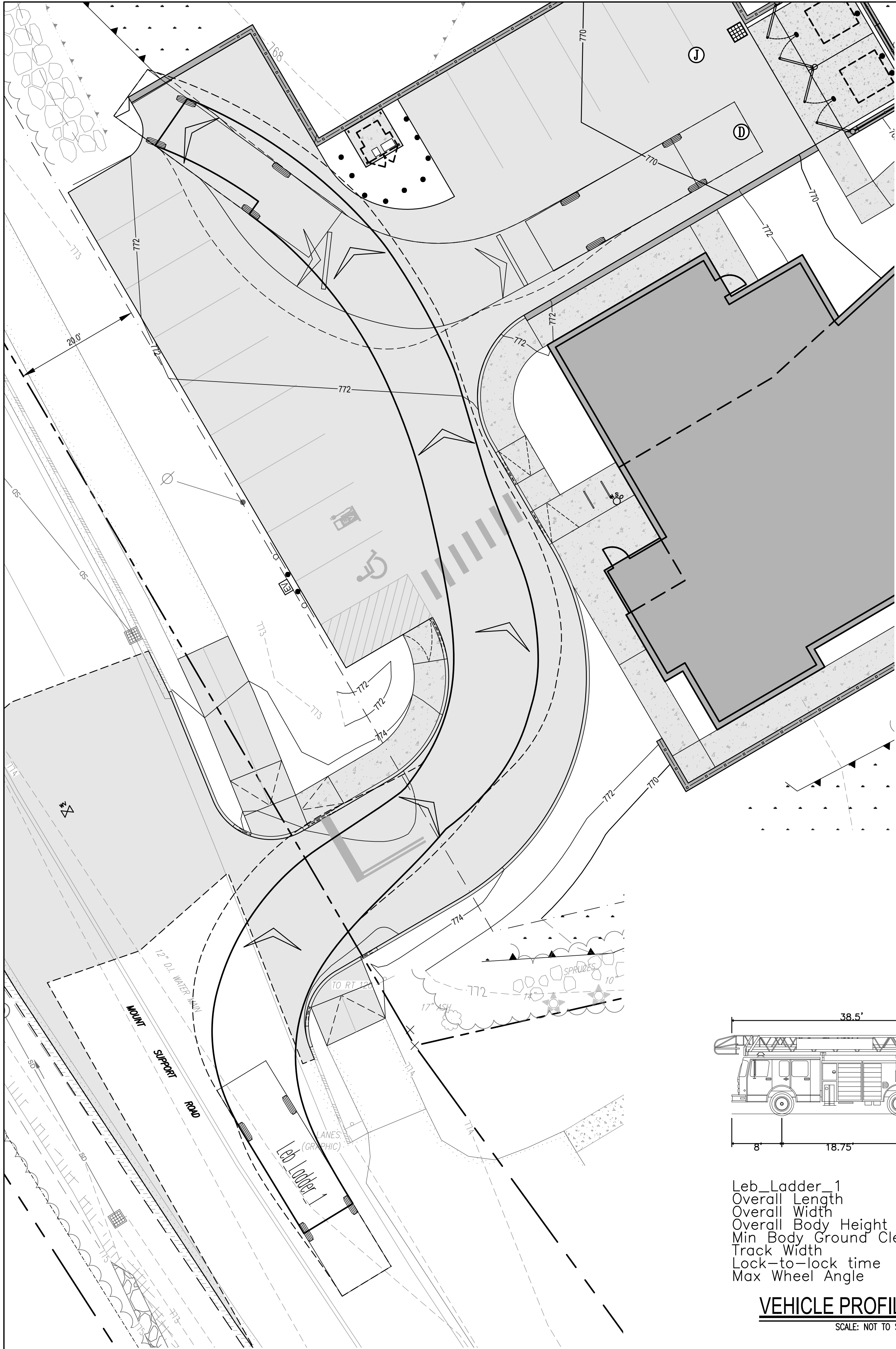


③ Second Floor Plan
1/8" = 1'-0"



④ Third Floor Plan
1/8" = 1'-0"

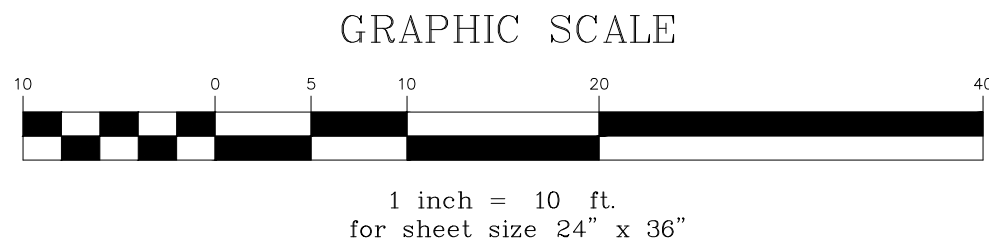
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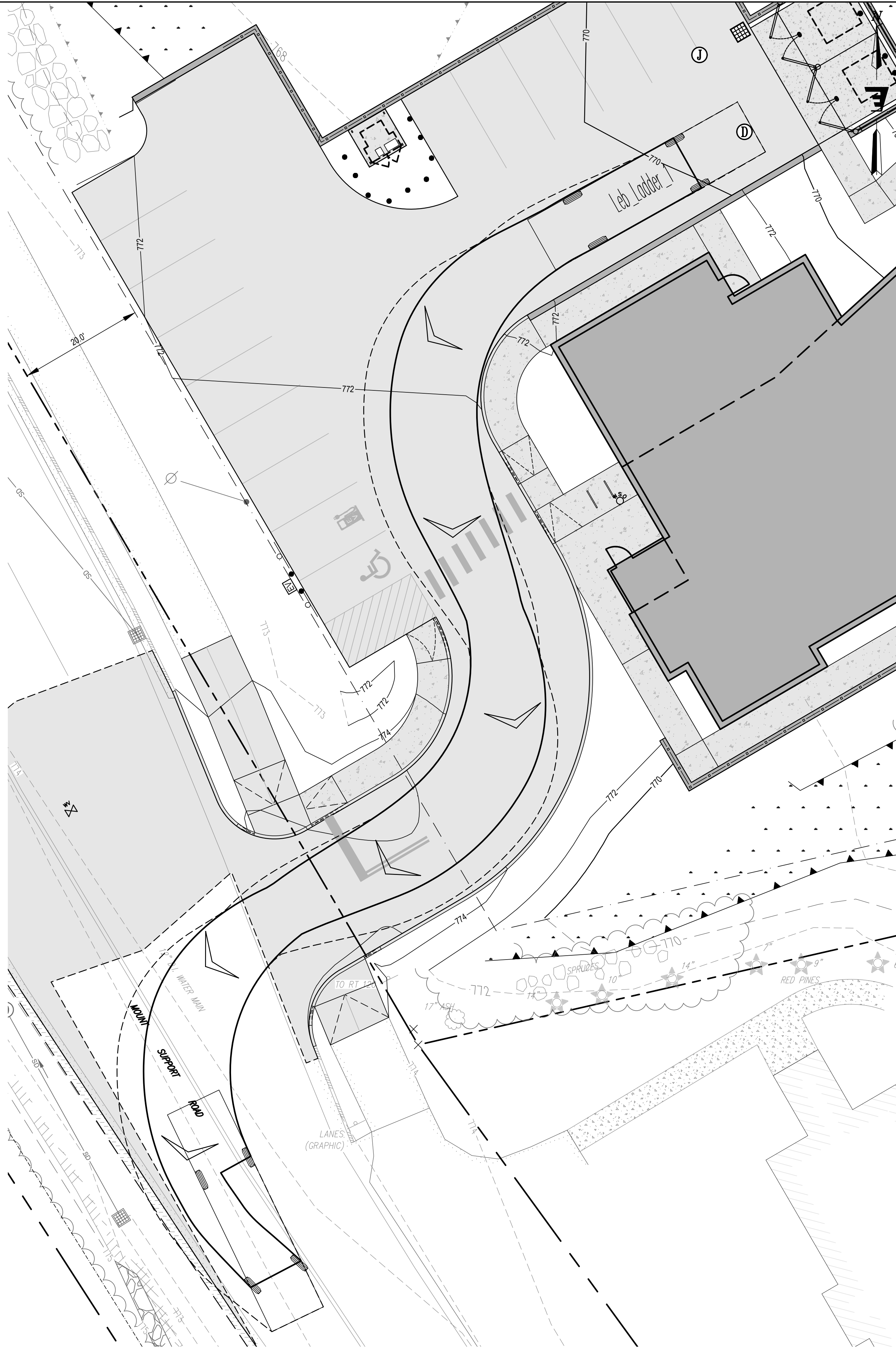
Leb_Ladder_1
Overall Length 38.500ft
Overall Width 9.160ft
Overall Body Height 12.563ft
Min Body Ground Clearance 9.160ft
Track Width 6.00ft
Lock-to-lock time 35.00s
Max Wheel Angle 35.00°

VEHICLE PROFILE

SCALE: NOT TO SCALE



EMERGENCY VEHICLE ENTERING FROM MT SUPPORT (SOUTH)
SCALE: 1" = 10'



EMERGENCY VEHICLE EXITING TO MT SUPPORT (SOUTH)
SCALE: 1" = 10'

Stamp	
Date	Description
14/29/25	FSR - STAFF REVIEW COMMENTS
1	

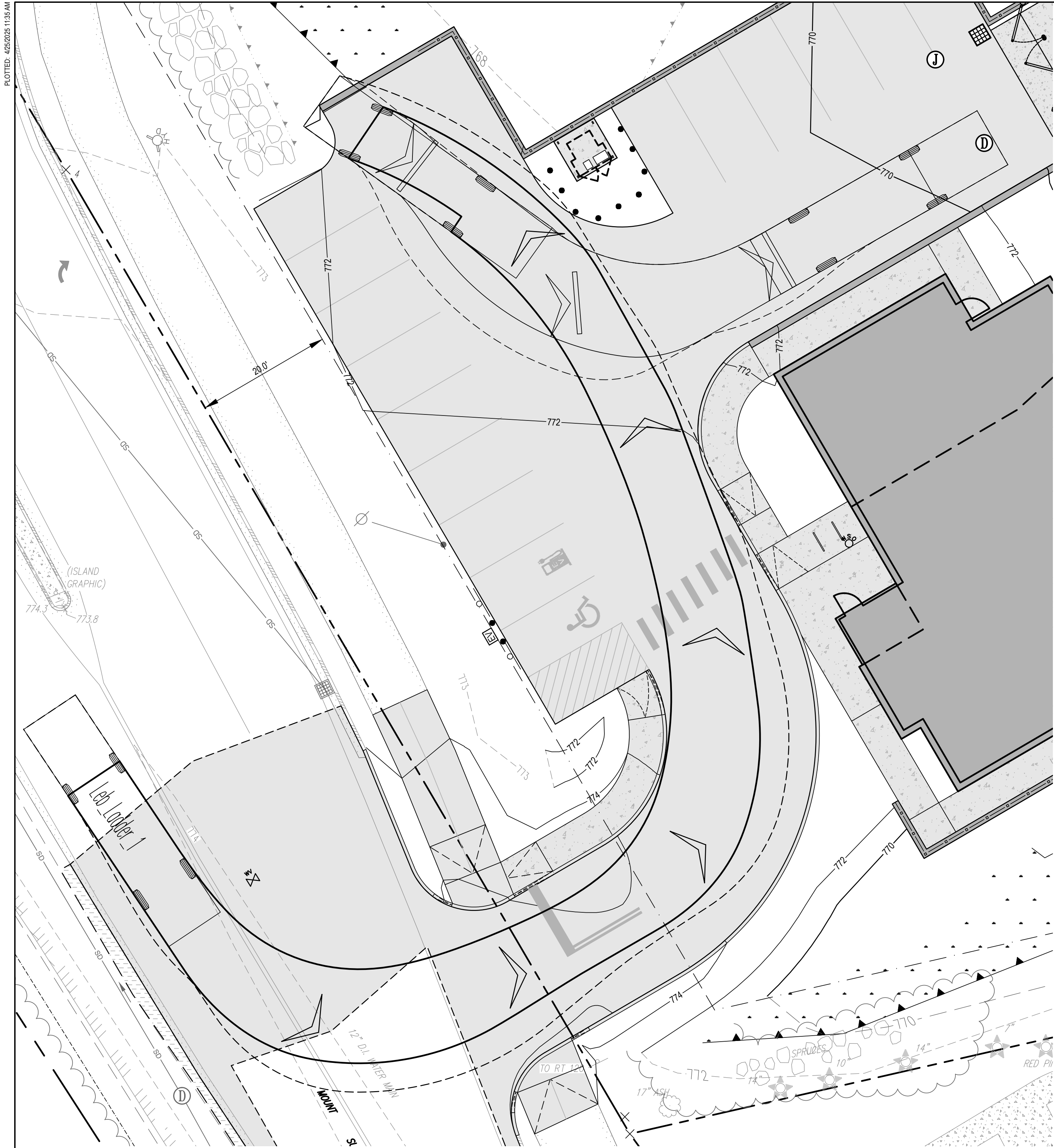
ENGINEERING VENTURES PC
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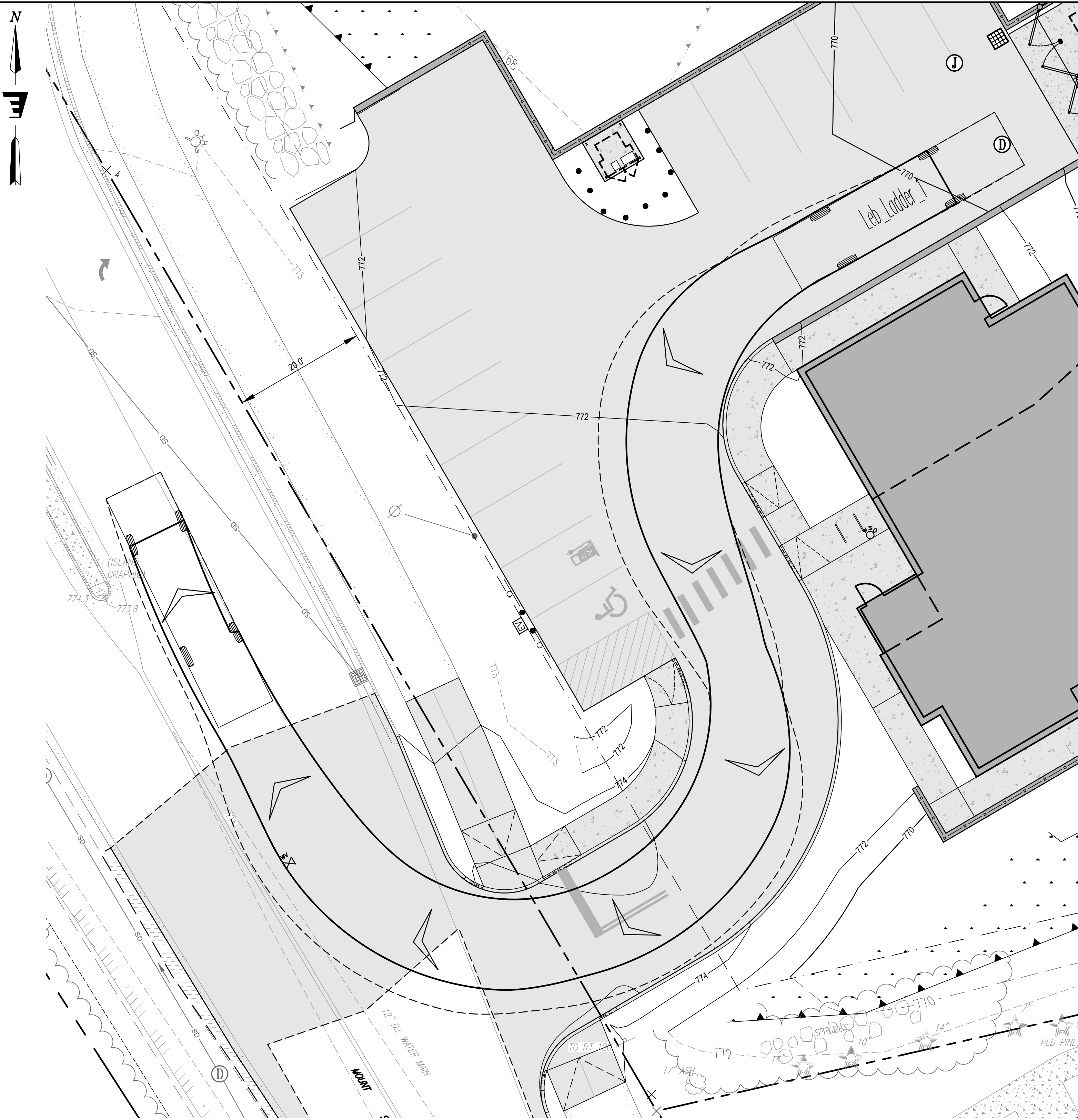
VEHICLE TURNING ANALYSIS ENTER/EXIT FROM MT SUPPORT - SOUTH
FAMILIES FLOURISH NORTHEAST CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

Sheet Title:	EV Project #
22083	
Drawn By:	JWF
Checked By:	NAF
Scale:	1" = 10'
Date:	03/10/2025

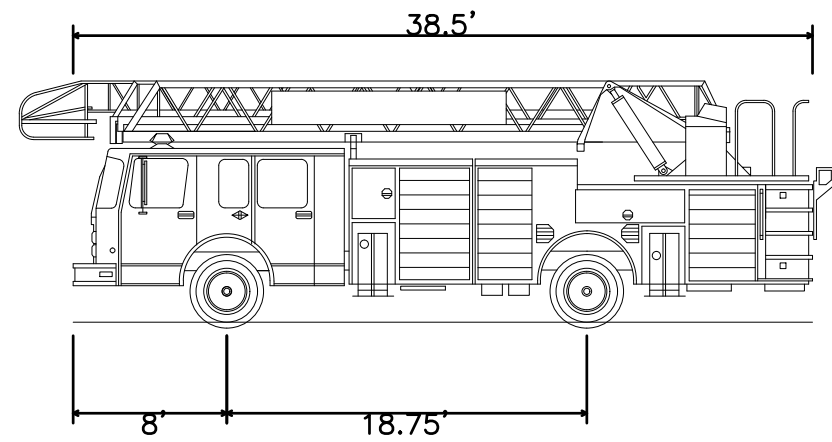
VT1



EMERGENCY VEHICLE ENTERING FROM MT SUPPORT (NORTH)
SCALE: 1" = 10'

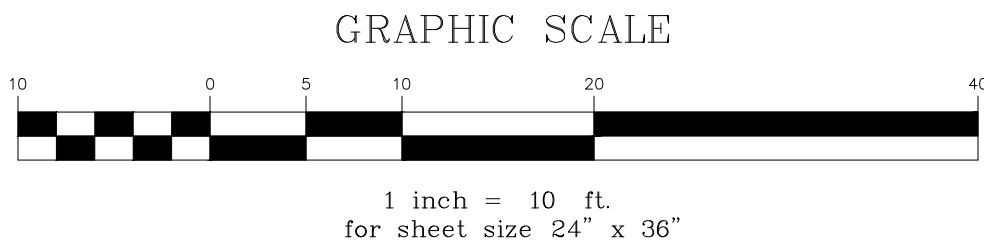


EMERGENCY VEHICLE EXITING TO MT SUPPORT (NORTH)
SCALE: 1" = 10'



Leb_Ladder_1
Overall Length 38.500ft
Overall Width 9.160ft
Overall Body Height 12.563ft
Min Body Ground Clearance 3.3ft
Track Width 9.160ft
Lock-to-lock time 6.00s
Max Wheel Angle 35.00°

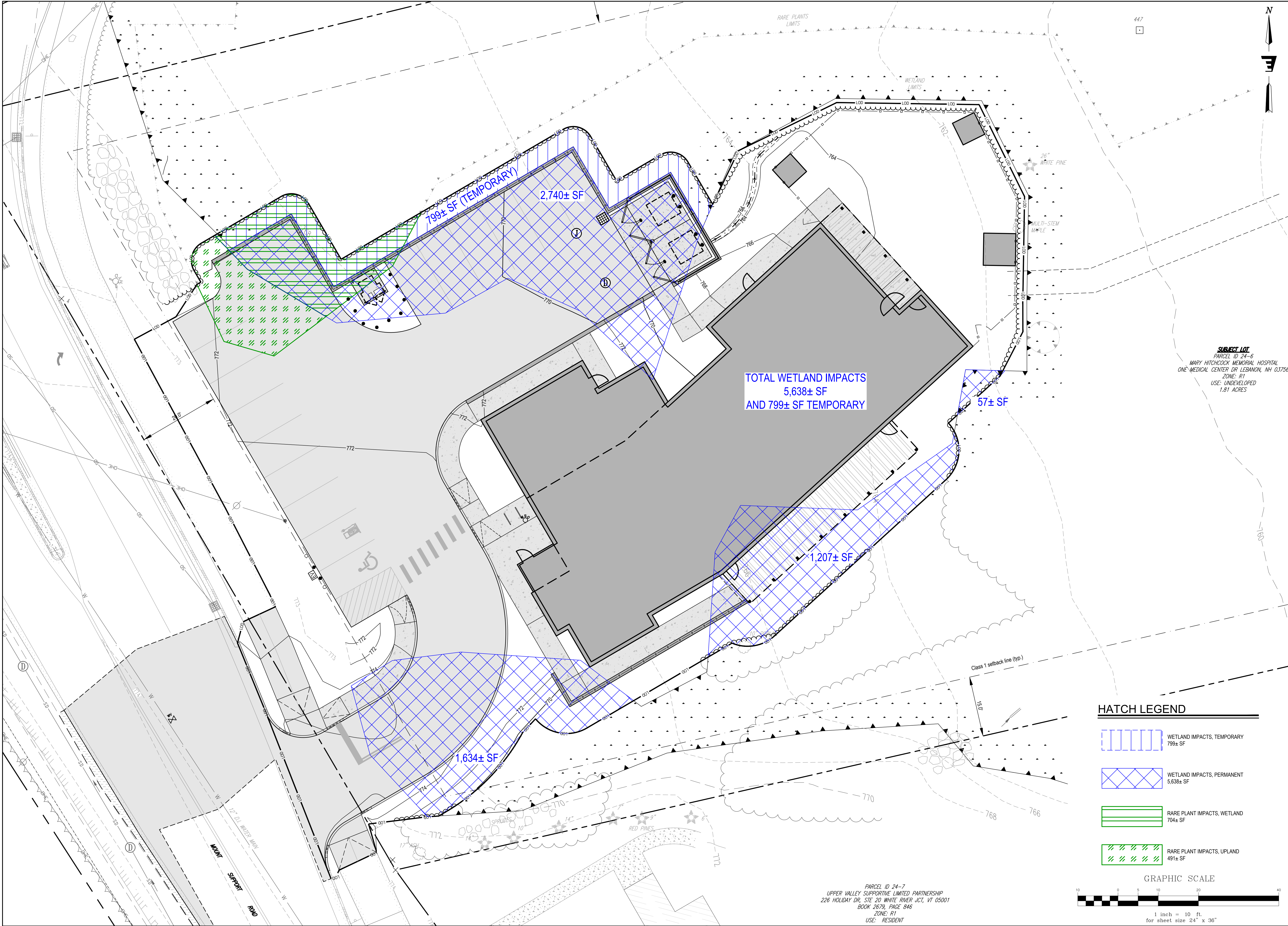
VEHICLE PROFILE
SCALE: NOT TO SCALE



Stamp	
Date	14/29/25
No.	1
Description	ESPR - STAFF REVIEW COMMENTS
ENGINEERING VENTURES PC	
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FAMILIES FLOURISH NORTHEAST C/O TOM SULLIVAN 258 SOUTH RIVER ROAD BEDFORD, NH 03110 603-647-1777	
VEHICLE TURNING ANALYSIS ENTER/EXIT FROM MT SUPPORT - SOUTH	
FAMILIES FLOURISH NORTHEAST CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE	
EV Project #	22063
Drawn By:	JWF
Checked By:	NAF
Scale:	1" = 10'
Date:	03/10/2025
VT2	

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D-Series Size 0 LED Area Luminaire



Catalog
Number

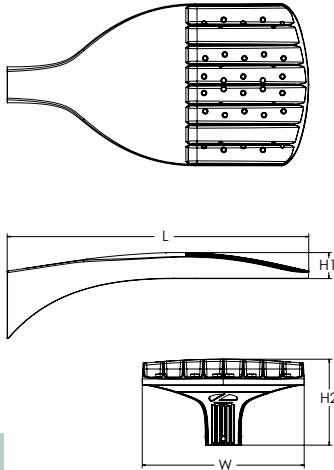
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.44 ft ² (0.04 m ²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



Design Select options indicated
by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED						
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution	Voltage	Mounting
DSX0 LED	Forward optics P1 P5 P2 P6 P3 P7 P4 Rotated optics P10 ¹ P12 ¹ P11 ¹ P13 ¹	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare ³ T4M Type IV medium T4LG Type IV low glare ³ TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control ³ BLC4 Type IV backlight control ³ LCCO Left corner cutoff ³ RCCO Right corner cutoff ³	MVOLT (120V-277V) ⁴ HVOLT (347V-480V) ^{5,6} XVOLT (277V-480V) ^{7,8} 120 ^{16, 24} 208 ^{16, 24} 240 ^{16, 24} 277 ^{16, 24} 347 ^{16, 24} 480 ^{16, 24}	Shipped included SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole) RPA Round pole mounting (#8 drilling, 3" min. RND pole) SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole) ⁹ RPA5 Round pole mounting (#5 drilling, 3" min. RND pole) ⁹ SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole) WBA Wall bracket ¹⁰ MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
Control options				Other options		Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{11, 12, 18, 19} PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{13, 18, 19} PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁴ PERS Five-pin receptacle only (controls ordered separate) ^{14, 19}				Shipped installed HS Houseside shield (black finish standard) ²⁰ L90 Left rotated optics ¹ R90 Right rotated optics ¹ CCE Coastal Construction ²¹ HA 50°C ambient operation ²² BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V) ²⁴ DF Double fuse (208, 240, 480V) ²⁴ Shipped separately EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)		DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white
PER7 Seven-pin receptacle only (controls ordered separate) ^{14, 19} FAO Field adjustable output ^{15, 19} BL30 Bi-level switched dimming, 30% ^{16, 19} BL50 Bi-level switched dimming, 50% ^{16, 19} DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷						



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DSX0-LED
Rev. 01/28/25
Page 1 of 9

Ordering Information

Accessories

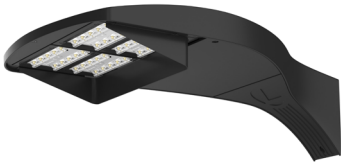
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²³
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²³
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²³
DSHORT SBK	Shorting cap ²³
DSX0HS P#	House-side shield (enter package number P1-7, P10-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSX0EGSR (FINISH)	External glare shield (specify finish)
DSX0BDB (FINISH)	Bird spike deterrent bracket (specify finish)

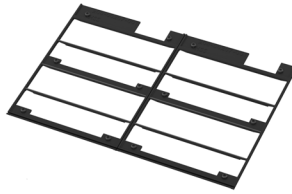
NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1, P2 or P10. XVOLT not available with fusing (SF or DF).
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using XVOLT. NLTAIR2 PIRHN not available with P1 using MVOLT.
- PIR not available with NLTAIR2, PER, PER5, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1, P2 and P10 using XVOLT. PIR not available with P1 using MVOLT.
- PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, or DMG.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG. BL30 or BL50 must specify 120 or 277V.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- Option HA not available with performance packages P6, P7, P12 and P13.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



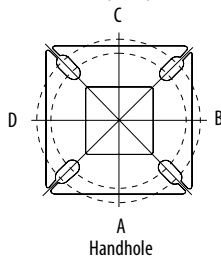
External Glare Shield (EGSR)



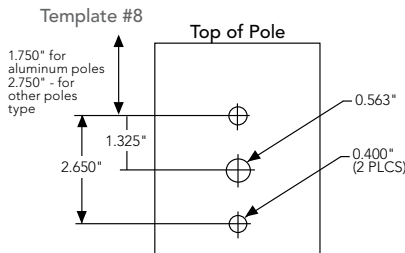
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION (from top of pole)



Handhole



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.16
DSX0 with SPA5, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93



COMMERCIAL OUTDOOR

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DSX0-LED
Rev. 01/28/25
Page 2 of 9

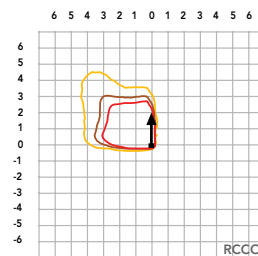
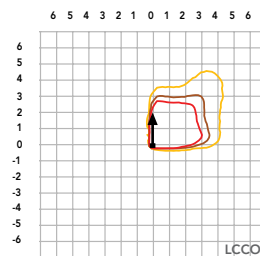
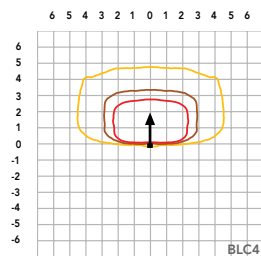
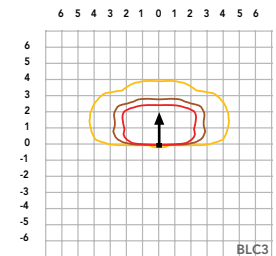
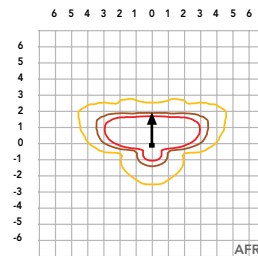
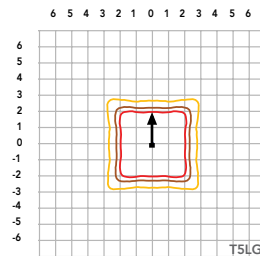
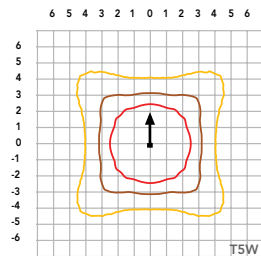
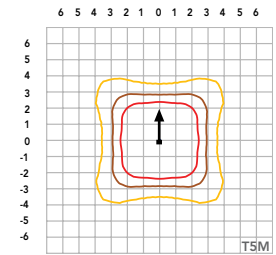
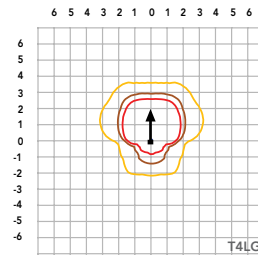
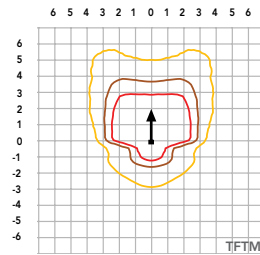
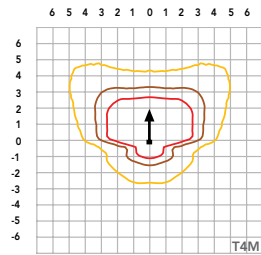
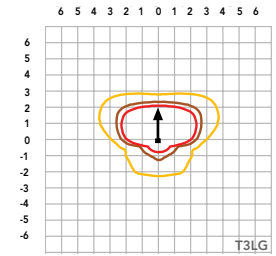
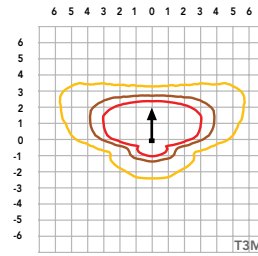
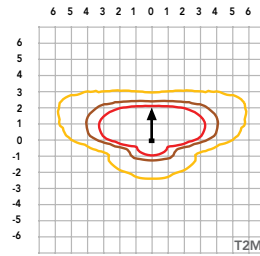
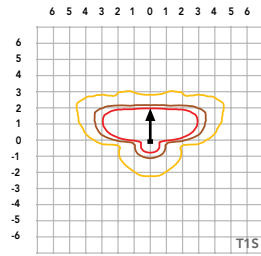
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](#).

Isofootcandle plots for the DSX0 LED P7 40K 70CRI. Distances are in units of mounting height (20').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.94
50,000	0.89
100,000	0.80

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor override when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current (mA)	Wattage	120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	20	530	34	0.28	0.16	0.14	0.12	0.10	0.07
	P2	20	700	45	0.38	0.22	0.19	0.16	0.13	0.09
	P3	20	1050	69	0.57	0.33	0.29	0.25	0.20	0.14
	P4	20	1400	94	0.78	0.45	0.39	0.34	0.27	0.19
	P5	40	700	89	0.75	0.43	0.38	0.33	0.26	0.19
	P6	40	1050	136	1.14	0.66	0.57	0.49	0.39	0.29
	P7	40	1300	170	1.42	0.82	0.71	0.62	0.49	0.36
Rotated Optics (Requires L90 or R90)	P10	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P11	30	700	67	0.57	0.33	0.28	0.25	0.20	0.14
	P12	30	1050	103	0.86	0.50	0.43	0.37	0.30	0.22
	P13	30	1300	129	1.07	0.62	0.54	0.46	0.37	0.27

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

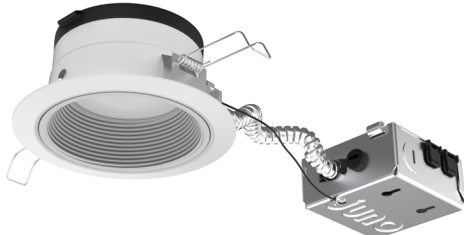
Note: Some LED types are available as per special request. Contact Technical Support for more information.

Juno®

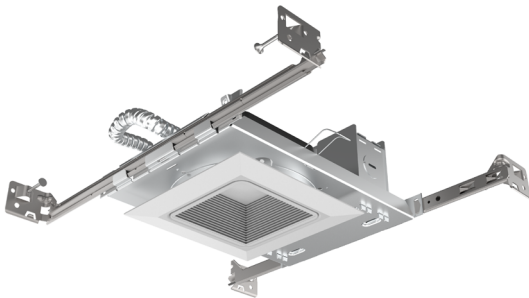
Podz™ LED Downlight Series

4" Canless Round and Square LED Downlight
New Construction or Remodel

JPDZ4 Series



Complete remodel fixture shown



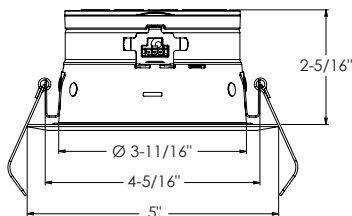
Complete new construction fixture shown



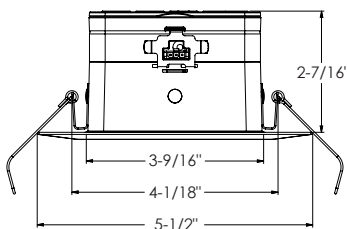
WarmDim®

Dimensions

4" Round



4" Square



Application Flexibility - Remodel

Shape	+	Mounting Style	=	Complete Fixture
Round Module		Remodel		

Project:
Fixture Type:
Location:
Contact/Phone:

Product Features

Canless low profile 4" LED recessed downlight with deeply regressed light source and technology rich features offers performance up to 1200L and installation solutions for both new construction and remodel applications.

Patented color temperature and intensity configurable lighting fixture (US Patent No. 11,259,377 B2)

- Integrated light engine offers switchable LED color temperature and adjustable lumen output directly on module for easy switching
- Advanced color mixing technology provides consistent color rendering on the black body curve at all LED color temperatures while maintaining a high 90+ CRI
- Warmdim™ setting provides performance similar to incandescent light sources and warms the LED color temperature over the dimming range from 2850K to 1900K

Installation flexibility and ease

- Low profile integrated LED downlight less than 3" in height fits virtually anywhere
- Installs directly into the plenum - eliminates need for typical recessed housing
- Installs into new construction or remodel applications

Applications

- Ideal for a breadth of residential and commercial applications
- Shallow plenum installations
- IC rated - for direct contact with insulation
- Wet location listed - for use in shower and outdoor covered ceiling applications

Performance

Switchable Delivered Lumens	700L, 1000L, 1200L
Switchable LED Color Temperature	27K, 30K, 35K, 40K, 50K
WarmDim Included as standard	2850K - 1900K over dimming range
CRI	90+
Voltage	Dedicated 120V or MVOLT (120-277V)
Dimming	Forward/Reverse Phase or 0-10V Dimming range from 100% to 5%

Specifications

	Round	Square
Aperture:	3.75" (9.53)	3.56" (9.04)
Ceiling Opening:	4.5" (11.43)	4.75" (12.07)
Overlap Trim:	5.05" (12.82)	5.5" (13.97)
Height:	2.32" (5.89)	2.44" (6.2)

All dimensions are in Inches (centimeters unless otherwise indicated).

Application Flexibility - New Construction

Shape	+	Mounting Style	=	Complete Fixture
Square Module		New Construction		



Podz™ LED Downlight Series

4" Canless Round and Square LED Downlight
New Construction or Remodel

ORDERING INFORMATION

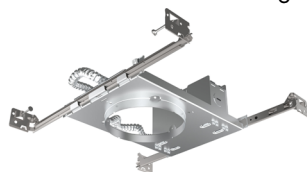
Two ways to
order Podz:

1. Ship separate trim module and mounting

Trim Module



Mounting Option



or



Example: JPDZ4 DC AL010 SWSWD 90CRI JPDZRMJBX 120 FRPC WWH, Ships as example: Trim module: JPDZ4 DC AL010 SWSWD 90CRI 120 FRPC WWH M6, Mounting: JPDZRMJBX 120 FRPC M6

Series	Trim Type	Lumens	Color Temperature	CRI
JPDZ4 Juno Podz 4" LED Downlights	DB Round Downlight Baffle DC Round Downlight Cone SQDB Square Downlight Baffle SQDC Square Downlight Reflector	AL010 Adjustable Lumen Output 700L, 1000L, and 1200L	SWSWD Switchable White 2700K, 3000K, 3500K, 4000K, 5000K, + WarmDim (2850K-1900K)	90CRI 90+CRI

Mounting (Required for complete fixture)	Voltage/Driver	Finish
REMODEL: JPDZRMJBX ⁴ Juno Podz universal remodel junction box (for 4", 5", 6")	120 FRPC 120V Forward/Reverse Phase Cut, 5% dim MVOLT ZT10 Multi-Volt (120-277), 0-10V, 10% dim	WWH¹ White, White Trim Ring BWH^{2,5} Black, White Trim Ring CWH³ Clear, White Trim Ring HZWH³ Haze, White Trim Ring WHZWH³ Wheat Haze, White Trim Ring
NEW CONSTRUCTION: JPDZ4RDNCMF Juno Podz 4IN Round New Construction Mounting Frame JPDZ4SQNCMF Juno Podz 4IN Square New Construction Mounting Frame		

NOTES

- WWH is available with DB, SQDB, DC and SQDC.
- BWH only available with DB and SQDB.
- CWH, HZWH and WHZWH only available with DC and SQDC.
- Not for use in an existing housing.
- Square black baffle not T24 certified.

2. All-in-one box remodel downlight

Series	Trim Type/Voltage	Finish
JPDZ4JB Juno Podz 4" Trim and Remodel Junction Box	RDB1 Round Downlight Baffle 120V RDC1 Round Downlight Cone 120V	WWH White, White Trim Ring

EMERGENCY OPERATION OPTION

For use in Non-IC applications where insulation is spaced at least 3" away.
If installing from below the ceiling, minimum plenum depths required:
IIS 25 = 15 7/8" for JPDZ4 RD and 14 3/4" for JPDZ4 SQ
IIS 50 = 20 1/8" for JPDZ4 RD and 18 5/8" for JPDZ4 SQ

Iota IIS 25 I	25W Emergency Micro-Inverter
Iota IIS 50 I	50W Emergency Micro-Inverter

ACCESSORIES

Trim inserts are interchangeable and field installable to easily change the aesthetic of the Podz luminaire

RK3JPDZ4 DB BWH BFL	4" Round Baffle Black Trim Insert
RK3JPDZ4 DB WWH BFL	4" Round Baffle White Trim Insert
RK3JPDZ4 DC CWH RFL	4" Round Cone Clear Trim Insert
RK3JPDZ4 DC HZWH RFL	4" Round Cone Haze Trim Insert
RK3JPDZ4 DC WHZWH RFL	4" Round Cone Wheat Haze Trim Insert
RK3JPDZ4 DC WWH RFL	4" Round Cone White Trim Insert
RK3JPDZ4 SQDB BWH BFL	4" Square Baffle Black Trim Insert
RK3JPDZ4 SQDB WWH BFL	4" Square Baffle White Trim Insert
RK3JPDZ4 SQDC CWH RFL	4" Square Cone Clear Trim Insert
RK3JPDZ4 SQDC HZWH RFL	4" Square Cone Haze Trim Insert
RK3JPDZ4 SQDC WHZWH RFL	4" Square Cone Wheat Haze Trim Insert
RK3JPDZ4 SQDC WWH RFL	4" Square Cone White Trim Insert



Podz™ LED Downlight Series

4" Canless Round and Square LED Downlight
New Construction or Remodel

Specifications

LED Light Engine

Patented color temperature and intensity configurable lighting fixture (US Patent No. 11,259,377 B2) with integrated light engine that mounts directly to aluminum housing providing superior heat transfer to ensure long life of the electronics • Switchable LED color temperature and adjustable lumen output directly on module for easy switching • Advanced color mixing technology provides consistent color rendering on the black body curve at all LED color temperatures • LED color temperature settings include 2700K, 3000K, 3500K, 4000K and 5000K; factory set at 3000K • Three lumen switching options include 700L, 1000L and 1200L; factory set at 1000L • Dedicated WarmDim setting provides performance similar to incandescent light sources and warms the LED color temperature over the dimming range from 2850K to 1900K • 90CRI minimum

LED Driver

Choice of dedicated 120 volt (120) driver or universal voltage (MVOLT) drivers that accommodate input voltages from 120-277 volts AC at 50/60Hz • Power factor > 0.9 at 120V input • 120 volt only driver is dimmable with the use of most incandescent, magnetic low voltage and electronic low voltage wall box dimmers • Universal voltage drivers are dimmable with the use of most 0-10V wall box dimmers • For a list of compatible dimmers, see [JUNOICLED-DIM](#)

Optical System

Computer-optimized reflector design with high reflectance white finish coupled with a high transmission diffusing lens conceals the LEDS and produces uniform aperture luminance • Deep regression of lens produces a low glare, efficient system typical of a standard 4" downlight medium flood distribution providing even illumination for general downlighting applications.

Certifications

Can be used to comply with 2019 Title 24, Part 6, JA8 high efficacy LED light source requirements • UL listed for U.S. and Canada through-branch wiring, damp locations and for wet location (indoor and outdoor covered ceiling) • UL and cUL • NOM certified.

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance.

Trim Module Construction

Low profile, < 3" aluminum housing with integral white flange • Designed for installation directly into the plenum in IC (insulated ceiling) or non-IC construction • Provided with spring clips for ease of installation • Accommodates up to a 1" ceiling thickness

Trim Finishes

Choice of baffle or cone trims in a selection of finishes ship installed in trim • Optional field installable trim inserts available.

Remodel Junction Box Construction

22-gauge die-formed galvanized steel junction box • Conduit cable with quick connect electrical plug pre-wired on junction box and allows for easy electrical connection with the trim module • Junction box provided with (5) ½" and (1) ¾" knockouts, (4) integrated wire traps for 12/2 or 12/3 NM cable UL listed and cUL listed for through-branch wiring, maximum of 4 #12 branch circuit

New Construction Mounting Frame

22-gauge die-formed galvanized steel mounting frame • Rough-in section (junction box, mounting frame and bar hangers) fully assembled for ease of installation • Pre-installed Air-Loc gasket applied to frame • Conduit cable with quick connect electrical plug pre-wired on junction box and allows for easy electrical connection with the trim module • Junction box provided with (5) ½" and (1) ¾" knockouts, (4) knockouts for 12/2 or 12/3 NM cable and ground wire • UL listed and cUL listed for through-branch wiring, maximum of 6 #12 branch circuit conductors • Junction box provided with removable access plates • Knock-outs equipped with pryout slots

Includes Patented (US Patent D552,969) Real Nail® 3 bar hangers: telescoping system permits quick placement of housing any where within 24" O.C. joists or suspended ceilings • Includes removable nail for repositioning of fixture in wood joist construction • Integral T-bar notch and clip for suspended ceilings.

LED housing is designed to provide 33,000 hours of life at 70% lumen maintenance • 5 year limited warranty on LED components.

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.



Control the LED color temperature and lumen output in your space with the switchable LED color temperature and adjustable lumen output switches accessible directly on the Podz trim.

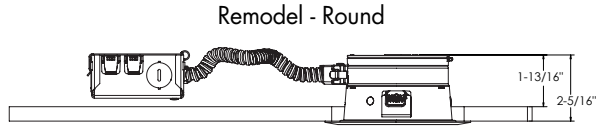


Podz™ LED Downlight Series

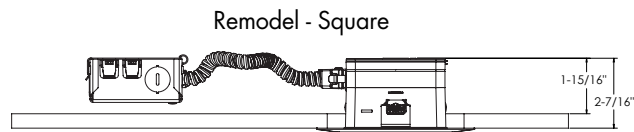
4" Canless Round and Square LED Downlight
New Construction or Remodel

TECHNICAL DATA

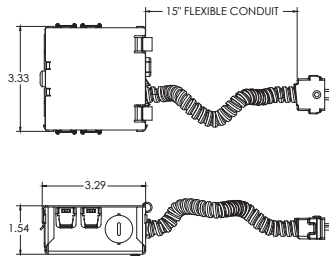
Dimensional Data and Electrical Data



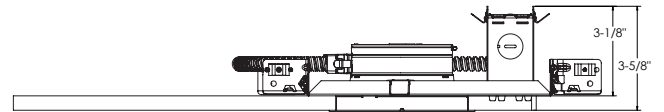
4 1/2" CEILING CUTOUT



4 3/4" ROUND CEILING CUTOUT

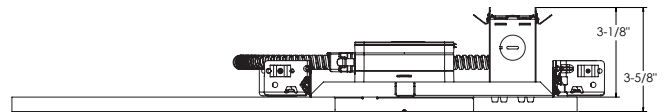


New Construction - Round



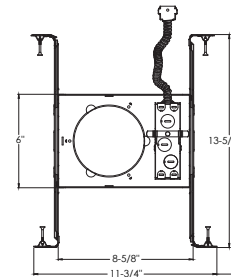
4 1/2" CEILING CUTOUT

New Construction - Square



4 3/4" ROUND CEILING CUTOUT

Note: For ease of installation, a larger sized round cutout is used for the 4" square mounting frame.



ELECTRICAL DATA

Dedicated 120V Only Driver Option (120 FRPC)

	700L	1000L	1200L
Input Power	9.3W (+/-5%)	13.7W (+/-5%)	15.9W (+/-5%)
Input Current	0.08A	0.12A	0.14A
Frequency	50/60Hz	50/60Hz	50/60Hz
EMI/RFI	FCC Title 47 CFR, Part 15, Class B (residential)	FCC Title 47 CFR, Part 15, Class B (residential)	FCC Title 47 CFR, Part 15, Class B (residential)
Minimum starting temp	-20°C	-20°C	-20°C

ELECTRICAL DATA

Universal Voltage

MVOLT ZT10

700L		1000L		1200L	
120V	277V	120V	277V	120V	277V
Input Power	9.3W (+/-5%)	9.3W (+/-5%)	13.7W (+/-5%)	15.9W (+/-5%)	15.9W (+/-5%)
Input Current	0.08A	0.03A	0.12A	0.05A	0.06A
Frequency	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz
EMI/RFI	FCC Title 47 CFR, Part 15, Class B (residential)	FCC Title 47 CFR, Part 15, Class B (residential)	FCC Title 47 CFR, Part 15, Class B (residential)	FCC Title 47 CFR, Part 15, Class B (residential)	FCC Title 47 CFR, Part 15, Class B (residential)
Minimum starting temp	-20°C	-20°C	-20°C	-20°C	-20°C



Podz™ LED Downlight Series

4" Canless Round and Square LED Downlight
New Construction or Remodel

PHOTOMETRICS

Distribution Curve

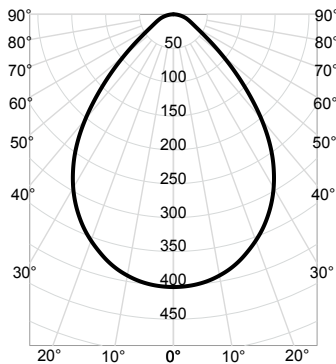
Distribution Data

Output Data

Coefficient of Utilization

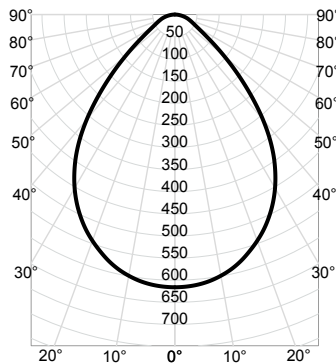
Illuminance Data at 30" Above
Floor for a Single Luminaire

JPDZ4 DB 700LM 3000K 90CRI WWH Input Watts: 9.3, Delivered Lumens: 671, LPW: 72.2, S/MH: 1.11, Test No: 20-973-1P39



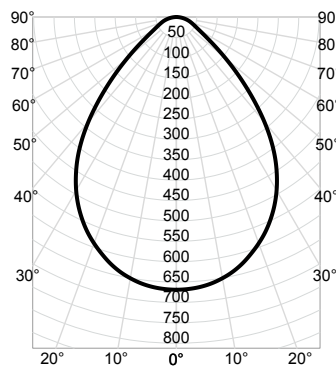
CP Summary		Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)	
						pf			20%				50%		Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance		
0°		Zone	Lumens	% Fixture	pc	50%	30%	10%	50%	30%	10%	50%	30%	10%						
0°	403	0° - 30°	295	44%	0	119	119	119	116	116	116	111	111	111	6.0	11.2	10.1	0° 65,595		
5°	400	0° - 40°	452	67%	1	108	104	101	105	102	100	101	99	97	8.0	6.3	13.5	45° 33,377		
15°	377	0° - 60°	619	92%	2	97	92	87	95	90	86	92	88	84	10.0	4.0	16.8	55° 16,658		
25°	329	0° - 90°	671	100%	3	88	81	76	86	80	75	84	78	74	12.0	2.8	20.2	65° 11,246		
35°	254	90° - 180°	0	0%	4	80	73	67	79	72	67	76	71	66	14.0	2.1	23.6	75° 10,502		
45°	145	0° - 180°	671	100%	5	73	65	60	72	65	60	70	64	59	Beam Angle: 80.2° Field Angle: 119.3°			85° 8,964		
55°	59				6	67	59	54	66	59	54	64	58	53						
65°	29				7	62	54	49	61	54	49	59	53	48						
75°	17				8	57	50	44	56	49	44	55	49	44						
85°	5				9	53	46	41	52	45	41	51	45	41						
90°	0				10	49	42	38	49	42	37	48	42	37						

JPDZ4 DB 1000LM 3000K 90CRI WWH Input Watts: 13.7, Delivered Lumens: 1027, LPW: 75.0, S/MH: 1.11, Test No: 20-973-1P51



CP Summary		Zonal Lumen Summary			Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)	
					pf											Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance
0°		Zone	Lumens	% Fixture	pc	50%	30%	10%	50%	30%	10%	50%	30%	10%					
0°	616	0° - 30°	451	44%	0	119	119	119	116	116	116	111	111	111	6.0	17.1	10.1	0° 100,397	
5°	612	0° - 40°	692	67%	1	108	104	101	105	102	100	101	99	97	8.0	9.6	13.5	45° 51,085	
15°	576	0° - 60°	947	92%	2	97	92	87	95	90	86	92	88	84	10.0	6.2	16.8	55° 25,495	
25°	504	0° - 90°	1,027	100%	3	88	81	76	86	80	75	84	78	74	12.0	4.3	20.2	65° 17,213	
35°	389	90° - 180°	0	0%	4	80	73	67	79	72	67	76	71	66	14.0	3.1	23.6	75° 16,074	
45°	222	0° - 180°	1,027	100%	5	73	65	60	72	65	60	70	64	59	Beam Angle: 80.2° Field Angle: 119.3°			85° 13,720	
55°	90				6	67	59	54	66	59	54	64	58	53					
65°	45				7	62	54	49	61	54	49	59	53	48					
75°	26				8	57	50	44	56	49	44	55	49	44					
85°	7				9	53	46	41	52	45	41	51	45	41					
90°	0				10	49	42	38	49	42	37	48	42	37					

JPDZ4 DB 1200LM 3000K 90CRI WWH Input Watts: 15.9, Delivered Lumens: 1115, LPW: 70.1, S/MH: 1.11, Test No: 20-973-1P63



CP Summary		Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)	
						pf											Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance
0°		Zone	Lumens	% Fixture	pc	50%	30%	10%	50%	30%	10%	50%	30%	10%						
0°	669	0° - 30°	490	44%	0	119	119	119	116	116	116	111	111	111	6.0	18.6	10.1	0° 108,999		
5°	665	0° - 40°	751	67%	1	108	104	101	105	102	100	101	99	97	8.0	10.5	13.5	45° 55,463		
15°	626	0° - 60°	1,028	92%	2	97	92	87	95	90	86	92	88	84	10.0	6.7	16.8	55° 27,680		
25°	547	0° - 90°	1,115	100%	3	88	81	76	86	80	75	84	78	74	12.0	4.6	20.2	65° 18,688		
35°	422	90° - 180°	0	0%	4	80	73	67	79	72	67	76	71	66	14.0	3.4	23.6	75° 17,452		
45°	241	0° - 180°	1,115	100%	5	73	65	60	72	65	60	70	64	59	Beam Angle: 80.2° Field Angle: 119.3°			85° 14,896		
55°	97				6	67	59	54	66	59	54	64	58	53						
65°	48				7	62	54	49	61	54	49	59	53	48						
75°	28				8	57	50	44	56	49	44	55	49	44						
85°	8				9	53	46	41	52	45	41	51	45	41						
90°	0				10	49	42	38	49	42	37	48	42	37						

Podz™ LED Downlight Series

4" Canless Round and Square LED Downlight

PHOTOMETRICS

Distribution Curve

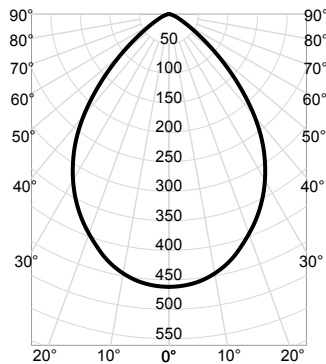
Distribution Data

Output Data

Coefficient of Utilization

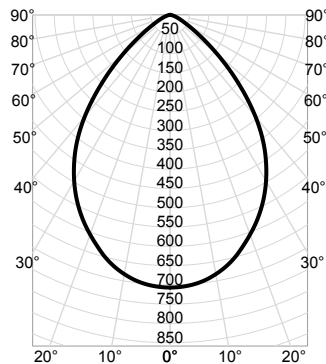
Illuminance Data at 30" Above Floor for a Single Luminaire

JPDZ4 DC 700LM 3000K 90CRI WWH Input Watts: 9.3, Delivered Lumens: 713, LPW: 76.7, S/MH: 1.07, Test No: 20-973-4P777



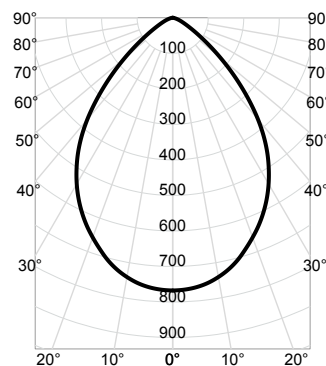
CP Summary	Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)	
	0°	Zone	Lumens	% Fixture	pf	80%					20%					Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance
					pc														
					pc	50%	30%	10%	50%	30%	10%	50%	30%	10%					
0°	462	0° - 30°	330	46%	0	119	119	119	116	116	116	111	111	111	6.0	12.8	9.9	0°	75,280
5°	458	0° - 40°	503	70%	1	109	106	103	106	104	101	102	100	98	8.0	7.2	13.2	45°	37,619
15°	425	0° - 60°	685	96%	2	99	94	89	97	92	88	94	90	86	10.0	4.6	16.5	55°	17,391
25°	364	0° - 90°	713	100%	3	90	84	79	88	83	78	86	81	77	12.0	3.2	19.8	65°	7,553
35°	279	90° - 180°	0	0%	4	82	75	70	81	74	69	78	73	68	14.0	2.4	23.1	75°	3,533
45°	163	0° - 180°	713	100%	5	75	68	62	74	67	62	72	66	62				85°	1,335
55°	61				6	69	62	56	68	61	56	66	60	56	Beam Angle: 78.9° Field Angle: 114.9°				
65°	20				7	63	56	51	63	56	51	61	55	51					
75°	6				8	59	52	47	58	51	46	57	51	46					
85°	1				9	55	47	43	54	47	43	53	47	42					
90°	0				10	51	44	39	50	44	39	49	43	39					

JPDZ4 DC 1000LM 3000K 90CRI WWH Input Watts: 13.7, Delivered Lumens: 1091, LPW: 79.6, S/MH: 1.07, Test No: 20-973-4P101



CP Summary	Zonal Lumen Summary				Coefficients of Utilization												Cone of Light			Luminance (cd/sq.m)	
	0°	Zone	Lumens	% Fixture	pf	80%				20%				50%				Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance
					pc	50%	30%	10%	50%	30%	10%	50%	30%	10%							
0°	707	0° - 30°	505	46%	0	119	119	119	116	116	116	111	111	111	6.0	19.6	9.9	0°	115,219		
5°	701	0° - 40°	769	70%	1	109	106	103	106	104	101	102	100	98	8.0	11.0	13.2	45°	57,578		
15°	650	0° - 60°	1,049	96%	2	99	94	89	97	92	88	94	90	86	10.0	7.1	16.5	55°	26,618		
25°	557	0° - 90°	1,091	100%	3	90	84	79	88	83	78	86	81	77	12.0	4.9	19.8	65°	11,560		
35°	428	90° - 180°	0	0%	4	82	75	70	81	74	69	78	73	68	14.0	3.6	23.1	75°	5,407		
45°	250	0° - 180°	1,091	100%	5	75	68	62	74	67	62	72	66	62	Beam Angle: 78.9° Field Angle: 114.9°			85°	2,044		
55°	94				6	69	62	56	68	61	56	66	60	56							
65°	30				7	63	56	51	63	56	51	61	55	51							
75°	9				8	59	52	47	58	51	46	57	51	46							
85°	1				9	55	47	43	54	47	43	53	47	42							
90°	0				10	51	44	39	50	44	39	49	43	39							

JPDZ4 DC 1200LM 3000K 90CRI WWH Input Watts: 15.9, Delivered Lumens: 1185, LPW: 74.5, S/MH: 1.07, Test No: 20-973-4P125



CP Summary	Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)	
	0°	Zone	Lumens	% Fixture	pf	80%				20%				Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance		
					pc														
					pw	50%	30%	10%	50%	30%	10%	50%	30%					10%	
0°	0° - 30°	548	46%	0	119	119	119	116	116	116	111	111	111	6.0	21.3	9.9	0°	125,092	
5°	0° - 40°	835	70%	1	109	106	103	106	104	101	102	100	98	8.0	12.0	13.2	45°	62,511	
15°	0° - 60°	1,139	96%	2	99	94	89	97	92	88	94	90	86	10.0	7.7	16.5	55°	28,899	
25°	0° - 90°	1,185	100%	3	90	84	79	88	83	78	86	81	77	12.0	5.3	19.8	65°	12,551	
35°	90° - 180°	0	0%	4	82	75	70	81	74	69	78	73	68	14.0	3.9	23.1	75°	5,871	
45°	0° - 180°	1,185	100%	5	75	68	62	74	67	62	72	66	62	Beam Angle: 78.9° Field Angle: 114.9°			85°	2,219	
55°				6	69	62	56	68	61	56	66	60	56						
65°				7	63	56	51	63	56	51	61	55	51						
75°				8	59	52	47	58	51	46	57	51	46						
85°				9	55	47	43	54	47	43	53	47	42						
90°	0			10	51	44	39	50	44	39	49	43	39						

Podz™ LED Downlight Series

4" Canless Round and Square LED Downlight

PHOTOMETRICS

Distribution Curve

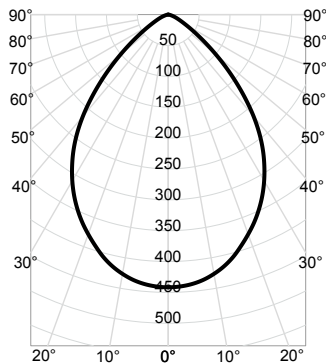
Distribution Data

Output Data

Coefficient of Utilization

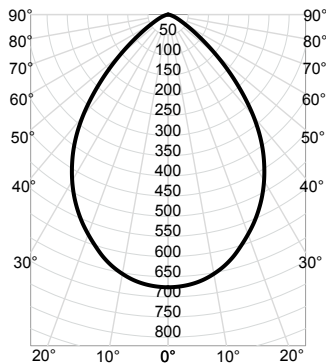
Illuminance Data at 30" Above Floor for a Single Luminaire

JPDZ4 DC 700LM 3000K 90CRI HZWH Input Watts: 9.3, Delivered Lumens: 682, LPW: 73.3, S/MH: 1.07, Test No: 20-973-4P79



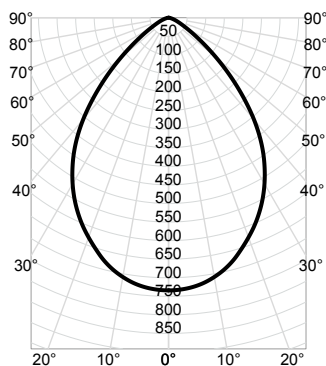
CP Summary		Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)		
						pf	80%			20%			50%				Mounting Height	Initial FC Center Beam	Beam Diameter		
	0°	Zone	Lumens	% Fixture	pw	50%	30%	10%	50%	30%	10%	50%	30%	10%				Average Luminance			
0°	442	0° - 30°	315	46%	0	119	119	119	116	116	116	111	111	111	6.0	12.3	9.9	0°	72,000		
5°	438	0° - 40°	481	70%	1	109	106	103	106	104	101	102	100	98	8.0	6.9	13.2	45°	35,980		
15°	406	0° - 60°	655	96%	2	99	94	89	97	92	88	94	90	86	10.0	4.4	16.5	55°	16,633		
25°	348	0° - 90°	682	100%	3	90	84	79	88	83	78	86	81	77	12.0	3.1	19.8	65°	7,224		
35°	267	90° - 180°	0	0%	4	82	75	70	81	74	69	78	73	68	14.0	2.3	23.1	75°	3,379		
45°	156	0° - 180°	682	100%	5	75	68	62	74	67	62	72	66	62				85°	1,277		
55°	59				6	69	62	56	68	61	56	66	60	56	Beam Angle: 78.9°						
65°	19				7	63	56	51	63	56	51	61	55	51	Field Angle: 114.9°						
75°	5				8	59	52	47	58	51	46	57	51	46							
85°	1				9	55	47	43	54	47	43	53	47	42							
90°	0				10	51	44	39	50	44	39	49	43	39							

JPDZ4 DC 1000LM 3000K 90CRI HZWH Input Watts: 13.7, Delivered Lumens: 1044, LPW: 76.2, S/MH: 1.07, Test No: 20-973-4P103



CP Summary		Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)		
						pf	80%			70%			50%				Mounting Height	Initial FC Center Beam	Beam Diameter		
	0°	Zone	Lumens	% Fixture	pw	50%	30%	10%	50%	30%	10%	50%	30%	10%					Average Luminance		
0°	676	0° - 30°	483	46%	0	119	119	119	116	116	116	111	111	111	6.0	18.8	9.9	0°	110,199		
5°	671	0° - 40°	736	70%	1	109	106	103	106	104	101	102	100	98	8.0	10.6	13.2	45°	55,069		
15°	622	0° - 60°	1,003	96%	2	99	94	89	97	92	88	94	90	86	10.0	6.8	16.5	55°	25,458		
25°	532	0° - 90°	1,044	100%	3	90	84	79	88	83	78	86	81	77	12.0	4.7	19.8	65°	11,057		
35°	409	90° - 180°	0	0%	4	82	75	70	81	74	69	78	73	68	14.0	3.5	23.1	75°	5,172		
45°	239	0° - 180°	1,044	100%	5	75	68	62	74	67	62	72	66	62				85°	1,955		
55°	90				6	69	62	56	68	61	56	66	60	56	Beam Angle: 78.9° Field Angle: 114.9°						
65°	29				7	63	56	51	63	56	51	61	55	51							
75°	8				8	59	52	47	58	51	46	57	51	46							
85°	1				9	55	47	43	54	47	43	53	47	42							
90°	0				10	51	44	39	50	44	39	49	43	39							

JPDZ4 DC 1200LM 3000K 90CRI HZWH Input Watts: 15.9, Delivered Lumens: 1133, LPW: 71.3, S/MH: 1.07, Test No: 20-973-4P127



CP Summary	Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)			
	0°	Zone	Lumens	% Fixture	pf	80%					70%					Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance		
					pc																
					50%	30%	10%	50%	30%	10%	50%	30%	10%								
0°	734	0° - 30°	524	46%	0	119	119	119	116	116	116	111	111	111	6.0	20.4	9.9	0°	119,642		
5°	728	0° - 40°	799	70%	1	109	106	103	106	104	101	102	100	98	8.0	11.5	13.2	45°	59,788		
15°	675	0° - 60°	1,089	96%	2	99	94	89	97	92	88	94	90	86	10.0	7.3	16.5	55°	27,640		
25°	578	0° - 90°	1,133	100%	3	90	84	79	88	83	78	86	81	77	12.0	5.1	19.8	65°	12,004		
35°	444	90° - 180°	0	0%	4	82	75	70	81	74	69	78	73	68	14.0	3.7	23.1	75°	5,615		
45°	259	0° - 180°	1,133	100%	5	75	68	62	74	67	62	72	66	62	Beam Angle: 78.9° Field Angle: 114.9°				85°	2,122	
55°	97				6	69	62	56	68	61	56	66	60	56							
65°	31				7	63	56	51	63	56	51	61	55	51							
75°	9				8	59	52	47	58	51	46	57	51	46							
85°	1				9	55	47	43	54	47	43	53	47	42							
90°	0				10	51	44	39	50	44	39	49	43	39							

Podz™ LED Downlight Series

4" Canless Round and Square LED Downlight

PHOTOMETRICS

Distribution Curve

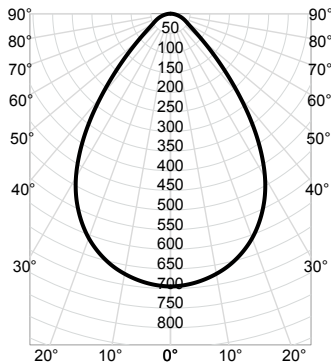
Distribution Data

Output Data

Coefficient of Utilization

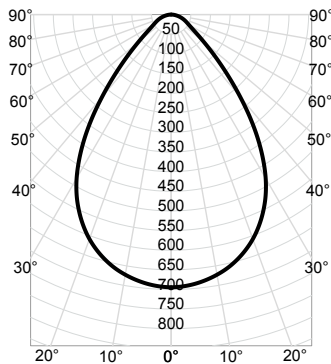
Illuminance Data at 30" Above Floor for a Single Luminaire

JPDZ4 SQDB 700LM 3000K 90CRI FRPC WWH Input Watts: 9.2, Delivered Lumens: 643, LPW: 69.9, S/MH: 1.07, Test No: 21-608-1P50



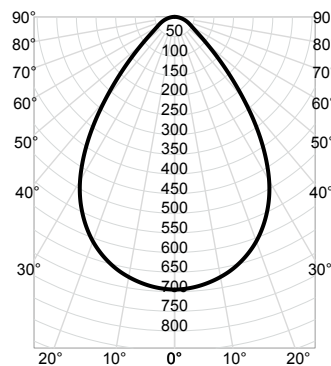
CP Summary	Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)			
	0°	Zone	Lumens	% Fixture	pf	80%					70%					Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance		
					pc																
						50%	30%	10%	50%	30%	10%	50%	30%	10%							
0°	695	0° - 30°	504	47%	1	119	119	119	117	117	111	111	111	6.0	19.3	8.9	0°	102,560			
5°	689	0° - 40°	755	71%	1	108	105	102	106	103	101	102	100	97	8.0	10.9	11.9	45°	36,835		
15°	647	0° - 60°	994	93%	2	98	93	89	96	92	88	93	89	86	10.0	6.9	14.9	55°	18,251		
25°	554	0° - 90°	1,066	100%	3	89	83	78	88	82	77	85	80	76	12.0	4.8	17.9	65°	14,359		
35°	384	90° - 180°	0	0%	4	81	74	69	80	74	69	78	72	68	14.0	3.5	20.9	75°	12,950		
45°	176	0° - 180°	1,066	100%	5	75	67	62	74	67	62	72	66	61				85°	10,673		
55°	71				6	69	61	56	68	61	56	66	60	55	Beam Angle: 73.4° Field Angle: 110.6°						
65°	41				7	63	56	51	63	56	51	61	55	50							
75°	23				8	59	52	47	58	51	46	57	51	46							
85°	6				9	55	48	43	54	47	43	53	47	43							
90°	0				10	51	44	40	51	44	40	50	44	39							

JPDZ4 SQDB 1000LM 3000K 90CRI FRPC WWH Input Watts: 13.7, Delivered Lumens: 929, LPW: 67.8, S/MH: 1.07, Test No: 21-608-1P44



CP Summary	Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)		
	0°	Zone	Lumens	% Fixture	pf	80%					20%					Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance	
					pc	50%	30%	10%	50%	30%	10%	50%	30%	10%						
0°	695	0° - 30°	504	47%	0	119	119	119	117	117	117	111	111	111	111	6.0	19.3	8.9	0°	102,560
5°	689	0° - 40°	755	71%	1	108	105	102	106	103	101	102	100	97		8.0	10.9	11.9	45°	36,835
15°	647	0° - 60°	994	93%	2	98	93	89	96	92	88	93	89	86		10.0	6.9	14.9	55°	18,251
25°	554	0° - 90°	1,066	100%	3	89	83	78	88	82	77	85	80	76		12.0	4.8	17.9	65°	14,359
35°	384	90° - 180°	0	0%	4	81	74	69	80	74	69	78	72	68		14.0	3.5	20.9	75°	12,950
45°	176	0° - 180°	1,066	100%	5	75	67	62	74	67	62	72	66	61					85°	10,673
55°	71				6	69	61	56	68	61	56	66	60	55		Beam Angle: 73.4° Field Angle: 110.6°				
65°	41				7	63	56	51	63	56	51	61	55	50						
75°	23				8	59	52	47	58	51	46	57	51	46						
85°	6				9	55	48	43	54	47	43	53	47	43						
90°	0				10	51	44	40	51	44	40	50	44	39						

JPDZ4 SQDB 1200LM 3000K 90CRI FRPC WWH Input Watts: 15.7, Delivered Lumens: 1044, LPW: 66.5, S/MH: 1.07, Test No: 21-608-1P38



CP Summary	Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)	
	0°	Zone	Lumens	% Fixture	pf	80%				20%				Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance		
					pc														
					pw	50%	30%	10%	50%	30%	10%	50%	30%					10%	
0°	695	0° - 30°	504	47%	0	119	119	119	117	117	117	111	111	111	6.0	19.3	8.9	0°	102,560
5°	689	0° - 40°	755	71%	1	108	105	102	106	103	101	102	100	97	8.0	10.9	11.9	45°	36,835
15°	647	0° - 60°	994	93%	2	98	93	89	96	92	88	93	89	86	10.0	6.9	14.9	55°	18,251
25°	554	0° - 90°	1,066	100%	3	89	83	78	88	82	77	85	80	76	12.0	4.8	17.9	65°	14,359
35°	384	90° - 180°	0	0%	4	81	74	69	80	74	69	78	72	68	14.0	3.5	20.9	75°	12,950
45°	176	0° - 180°	1,066	100%	5	75	67	62	74	67	62	72	66	61	Beam Angle: 73.4° Field Angle: 110.6°			85°	10,673
55°	71				6	69	61	56	68	61	56	66	60	55					
65°	41				7	63	56	51	63	56	51	61	55	50					
75°	23				8	59	52	47	58	51	46	57	51	46					
85°	6				9	55	48	43	54	47	43	53	47	43					
90°	0				10	51	44	40	51	44	40	50	44	39					



Podz™ LED Downlight Series

4" Canless Round and Square LED Downlight
New Construction or Remodel

PHOTOMETRICS

Distribution Curve

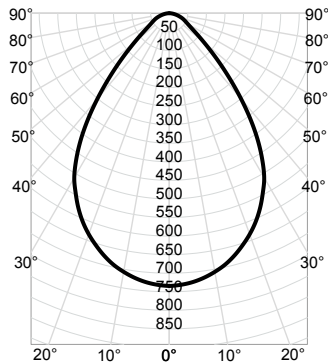
Distribution Data

Output Data

Coefficient of Utilization

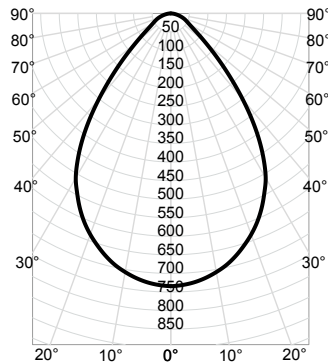
Illuminance Data at 30" Above
Floor for a Single Luminaire

JPDZ4 SQDC 700LM 3000K 90CRI FRPC WWH Input Watts: 9.2, Delivered Lumens: 682, LPW: 74.1, S/MH: 1.06, Test No: 21-609-1P32



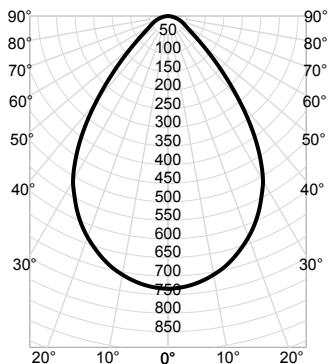
CP Summary		Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)				
						pf						20%					Mounting Height	Initial FC Center Beam	Beam Diameter				
						pc	80%					70%								50%			
0°		Zone	Lumens	% Fixture	pw	50%	30%	10%	50%	30%	10%	50%	30%	10%									
0°	734	0° - 30°	526	46%	0	119	119	119	117	117	117	111	111	111	111	6.0	20.4	9.1	0°	108,422			
5°	727	0° - 40°	792	70%	1	108	105	102	106	103	100	102	99	97	97	8.0	11.5	12.1	45°	41,094			
15°	676	0° - 60°	1,057	93%	2	98	93	88	96	91	87	93	89	85	85	10.0	7.3	15.1	55°	20,285			
25°	579	0° - 90°	1,136	100%	3	89	83	77	87	82	77	85	80	75	75	12.0	5.1	18.2	65°	15,792			
35°	415	90° - 180°	0	0%	4	81	74	69	80	73	68	78	72	67	67	14.0	3.7	21.2	75°	13,578			
45°	197	0° - 180°	1,136	100%	5	74	67	61	73	66	61	71	65	61	61	Beam Angle: 74.2°				85°	9,826		
55°	79				6	68	61	55	67	60	55	66	59	55	55	Field Angle: 112.1°							
65°	45				7	63	56	50	62	55	50	61	55	50	50								
75°	24				8	58	51	46	58	51	46	57	50	46	46								
85°	6				9	54	47	42	54	47	42	53	46	42	42								
90°	0				10	51	44	39	50	43	39	49	43	39	39								

JPDZ4 SQDC 1000LM 3000K 90CRI FRPC WWH Input Watts: 13.7, Delivered Lumens: 986, LPW: 72.0, S/MH: 1.06, Test No: 21-609-1P26



CP Summary		Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)		
						pf	80%					20%					Mounting Height	Initial FC Center Beam	Beam Diameter		
0°		Zone	Lumens	% Fixture	pc	50%	30%	10%	50%	30%	10%	50%	30%	10%	Average Luminance						
0°	734	0° - 30°	526	46%	0	119	119	119	117	117	117	111	111	111	6.0	20.4	9.1	0°	108,422		
5°	727	0° - 40°	792	70%	1	108	105	102	106	103	100	102	99	97	8.0	11.5	12.1	45°	41,094		
15°	676	0° - 60°	1,057	93%	2	98	93	88	96	91	87	93	89	85	10.0	7.3	15.1	55°	20,285		
25°	579	0° - 90°	1,136	100%	3	89	83	77	87	82	77	85	80	75	12.0	5.1	18.2	65°	15,792		
35°	415	90° - 180°	0	0%	4	81	74	69	80	73	68	78	72	67	14.0	3.7	21.2	75°	13,578		
45°	197	0° - 180°	1,136	100%	5	74	67	61	73	66	61	71	65	61	Beam Angle: 74.2° Field Angle: 112.1°			85°	9,826		
55°	79				6	68	61	55	67	60	55	66	59	55							
65°	45				7	63	56	50	62	55	50	61	55	50							
75°	24				8	58	51	46	58	51	46	57	50	46							
85°	6				9	54	47	42	54	47	42	53	46	42							
90°	0				10	51	44	39	50	43	39	49	43	39							

JPDZ4 SQDC 1200LM 3000K 90CRI FRPC WWH Input Watts: 15.7, Delivered Lumens: 1108, LPW: 72.4, S/MH: 1.06, Test No: 21-609-1P19



CP Summary		Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)		
						pf											Mounting Height	Initial FC Center Beam	Beam Diameter		
						pc															
0°		Zone	Lumens	% Fixture		pw	50%	30%	10%	50%	30%	10%	50%	30%	10%				Average Luminance		
0°	734	0° - 30°	526	46%		0	119	119	119	117	117	117	111	111	111	6.0	20.4	9.1	0°	108,422	
5°	727	0° - 40°	792	70%		1	108	105	102	106	103	100	102	99	97	8.0	11.5	12.1	45°	41,094	
15°	676	0° - 60°	1,057	93%		2	98	93	88	96	91	87	93	89	85	10.0	7.3	15.1	55°	20,285	
25°	579	0° - 90°	1,136	100%		3	89	83	77	87	82	77	85	80	75	12.0	5.1	18.2	65°	15,792	
35°	415	90° - 180°	0	0%		4	81	74	69	80	73	68	78	72	67	14.0	3.7	21.2	75°	13,578	
45°	197	0° - 180°	1,136	100%		5	74	67	61	73	66	61	71	65	61				85°	9,826	
55°	79					6	68	61	55	67	60	55	66	59	55						
65°	45					7	63	56	50	62	55	50	61	55	50						
75°	24					8	58	51	46	58	51	46	57	50	46						
85°	6					9	54	47	42	54	47	42	53	46	42						
90°	0					10	51	44	39	50	43	39	49	43	39						



Podz™ LED Downlight Series

4" Canless Round and Square LED Downlight
New Construction or Remodel

PHOTOMETRICS

Distribution Curve

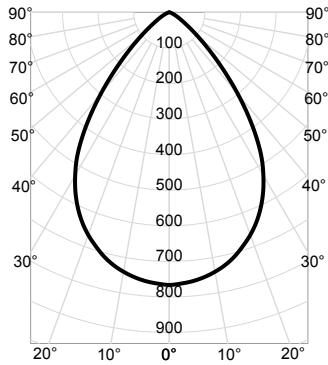
Distribution Data

Output Data

Coefficient of Utilization

Illuminance Data at 30" Above
Floor for a Single Luminaire

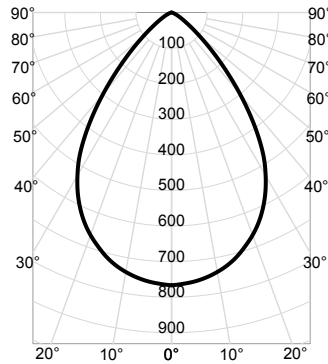
JPDZ4 SQDC 700LM 3000K 90CRI FRPC HZWH Input Watts: 9.2, Delivered Lumens: 650, LPW: 70.7, S/MH: 1.06, Test No: 21-625-1P32



CP Summary	Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)	
	0°	Zone	Lumens	% Fixture	pf	80%					20%					Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance
					pc	50%	30%	10%	50%	30%	10%	50%	30%	10%					
0°	767	0° - 30°	553	51%	0	119	119	119	117	117	117	111	111	111	6.0	21.3	8.9	0°	113,176
5°	758	0° - 40°	827	77%	1	110	107	104	107	105	103	103	101	99	8.0	12.0	11.9	45°	38,630
15°	710	0° - 60°	1,061	98%	2	100	96	92	99	94	91	95	92	89	10.0	7.7	14.9	55°	13,669
25°	607	0° - 90°	1,081	100%	3	92	86	81	90	85	81	88	83	79	12.0	5.3	17.9	65°	5,171
35°	425	90° - 180°	0	0%	4	84	78	73	83	77	72	81	76	71	14.0	3.9	20.9	75°	1,711
45°	185	0° - 180°	1,081	100%	5	78	71	66	77	70	65	75	69	65	Beam Angle: 73.3° Field Angle: 104.6°			85°	678
55°	53				6	72	65	60	71	64	59	69	63	59					
65°	15				7	66	59	54	66	59	54	64	58	54					
75°	3				8	62	55	50	61	54	50	60	54	49					
85°	0				9	57	51	46	57	50	46	56	50	46					
90°	0				10	54	47	42	53	47	42	52	46	42					

Beam Angle: 73.3°
Field Angle: 104.6°

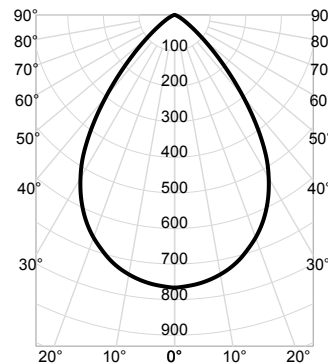
JPDZ4 SQDC 1000LM 3000K 90CRI FRPC HZWH Input Watts: 13.7, Delivered Lumens: 939, LPW: 68.5, S/MH: 1.06, Test No: 21-625-1P26



CP Summary	Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)	
	0°	Zone	Lumens	% Fixture	pf	80%					20%					Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance
					pc	50%	30%	10%	50%	30%	10%	50%	30%	10%					
0°	767	0° - 30°	553	51%	0	119	119	119	117	117	117	111	111	111	6.0	21.3	8.9	0°	113,176
5°	758	0° - 40°	827	77%	1	110	107	104	107	105	103	103	101	99	8.0	12.0	11.9	45°	38,630
15°	710	0° - 60°	1,061	98%	2	100	96	92	99	94	91	95	92	89	10.0	7.7	14.9	55°	13,669
25°	607	0° - 90°	1,081	100%	3	92	86	81	90	85	81	88	83	79	12.0	5.3	17.9	65°	5,171
35°	425	90° - 180°	0	0%	4	84	78	73	83	77	72	81	76	71	14.0	3.9	20.9	75°	1,711
45°	185	0° - 180°	1,081	100%	5	78	71	66	77	70	65	75	69	65				85°	678
55°	53				6	72	65	60	71	64	59	69	63	59	Beam Angle: 73.3° Field Angle: 104.6°				
65°	15				7	66	59	54	66	59	54	64	58	54					
75°	3				8	62	55	50	61	54	50	60	54	49					
85°	0				9	57	51	46	57	50	46	56	50	46					
90°	0				10	54	47	42	53	47	42	52	46	42					

Beam Angle: 73.3°
Field Angle: 104.6°

JPDZ4 SQDC 1200LM 3000K 90CRI FRPC HZWH Input Watts: 15.7, Delivered Lumens: 1055, LPW: 67.2, S/MH: 1.06, Test No: 21-625-1P20



CP Summary		Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)	
						pf			20%						Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance		
						pc	80%	70%	50%	30%	10%	50%	30%	10%						
	0°	Zone	Lumens	% Fixture	pw	50%	30%	10%	50%	30%	10%	50%	30%	10%						
0°	767	0° - 30°	553	51%	0	119	119	119	117	117	117	111	111	111	6.0	21.3	8.9	0° 113,176		
5°	758	0° - 40°	827	77%	1	110	107	104	107	105	103	103	101	99	8.0	12.0	11.9	45° 38,630		
15°	710	0° - 60°	1,061	98%	2	100	96	92	99	94	91	95	92	89	10.0	7.7	14.9	55° 13,669		
25°	607	0° - 90°	1,081	100%	3	92	86	81	90	85	81	88	83	79	12.0	5.3	17.9	65° 5,171		
35°	425	90° - 180°	0	0%	4	84	78	73	83	77	72	81	76	71	14.0	3.9	20.9	75° 1,711		
45°	185	0° - 180°	1,081	100%	5	78	71	66	77	70	65	75	69	65	Beam Angle: 73.3° Field Angle: 104.6°			85° 678		
55°	53				6	72	65	60	71	64	59	69	63	59						
65°	15				7	66	59	54	66	59	54	64	58	54						
75°	3				8	62	55	50	61	54	50	60	54	49						
85°	0				9	57	51	46	57	50	46	56	50	46						
90°	0				10	54	47	42	53	47	42	52	46	42						

Beam Angle: 73.3°
Field Angle: 104.6°

4" ROUND LUMEN OUTPUT MULTIPLIERS

CCT	DB WWH	DB BWH	DC WWH	DC CWH	DC WHZWH	DC HZWH
2700K	1.01	0.78	1.07	1.11	1.03	1.01
3000K	1.00	0.77	1.06	1.09	1.01	1.00
3500K	1.00	0.77	1.07	1.10	1.02	1.00
4000K	1.01	0.78	1.07	1.11	1.02	1.01
5000K	1.00	0.77	1.06	1.09	1.01	1.00
Warm Dim	0.92	0.71	0.98	1.01	0.93	0.92

4" SQUARE LUMEN OUTPUT MULTIPLIERS

CCT	DB WWH	DB BWH	DC WWH	DC CWH	DC WHZWH	DC HZWH
2700K	1.04	0.74	1.06	1.08	0.98	1.01
3000K	1	0.74	1.06	1.08	0.98	1.01
3500K	1.07	0.74	1.06	1.08	0.98	1.01
4000K	1.08	0.74	1.06	1.08	0.98	1.01
5000K	0.98	0.74	1.06	1.08	0.98	1.01
Warm Dim	0.88	0.74	1.06	1.08	0.98	1.01



WDGE1 LED

Architectural Wall Sconce



Catalog
Number

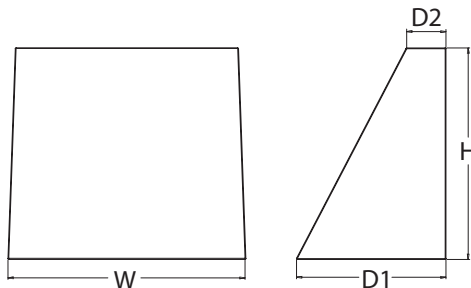
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs
(without options)



Introduction

The WDGE1 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT 347 ²	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ³ Shipped separately AWS 3/8inch Architectural wall spacer ⁴ PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available. ⁴
	P1	30K 3000K	90CRI	VW Visual comfort wide		
	P2	35K 3500K				
		40K 4000K				
		50K ¹ 5000K				

Options

E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)⁵
PE Photocell, Button Type⁶
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)⁷
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.
DSLE Dual Switching (1 Driver, 2 Light Engines)
CCE Coastal Construction⁴

Finish

DDBXD Dark bronze	DDBTXD Textured dark bronze
DBLXD Black	DBLTXD Textured black
DNAXD Natural aluminum	DNATXD Textured natural aluminum
DWHXD White	DWHGXD Textured white
DSSXD Sandstone	DSSTXD Textured sandstone



COMMERCIAL OUTDOOR

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WDGE1 LED
Rev. 08/07/24

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 surface-mounted back box (specify finish)

NOTES

- 50K not available in 90CRI.
- 347V not available with E4WH, DS, DSLE or PE.
- Not qualified for DLC. Not available with E4WH.
- For PBBW and AWS with CCE option, require an RFA.
- E4WH not available with PE or DS.
- PE not available with DS.
- DS is not available with P0.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	VF	693	99	0	0	0	718	103	0	0	0	739	106	0	0	0	759	108	0	0	0	764	109	0	0	0
		VW	694	99	0	0	0	720	103	0	0	0	740	106	0	0	0	760	109	0	0	0	766	109	0	0	0
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P0	7W	0.060	0.035	0.030	0.026	--
	9W	--	--	--	--	0.026
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91



COMMERCIAL OUTDOOR

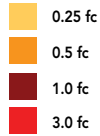
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WDGE1 LED
Rev. 08/07/24

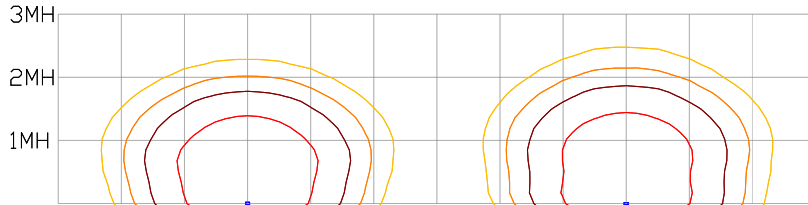
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND



MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

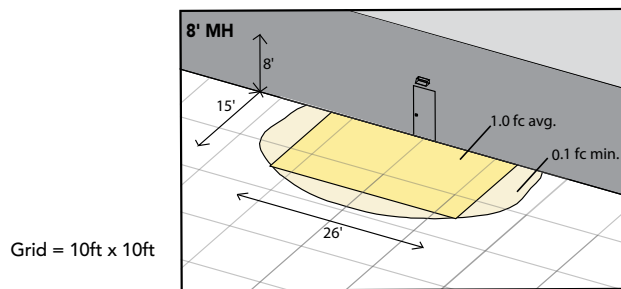
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

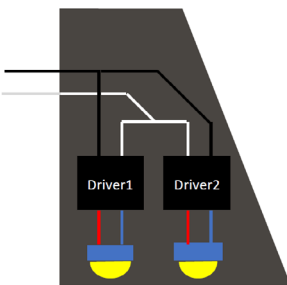


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

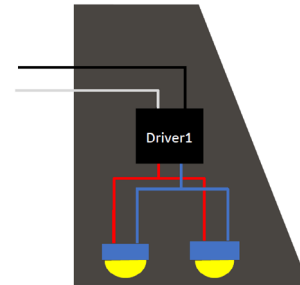
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9





E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"



PBBW – Surface-Mounted Back Box

Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

GOVERNMENT PROCUREMENT

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, 0.120"), or 50 KSI (7-gauge, 0.179"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: Options include 4" tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable top cap.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

GOVERNMENT PROCUREMENT

BAA — Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA — Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

INSTALLATION — **Do not** erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number
Notes
Type



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL



SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. Example: SSS 20 5C DM28AS DDBXD

SSS					
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness ¹	Mounting ²	Options	Finish
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) (See technical information table for complete ordering information.)	4C 4" 11g (0.120") 4G 4" 7g (0.179") 5C 5" 11g (0.120") 5G 5" 7g (0.179") 6G 6" 7g (0.179") (See technical information table for complete ordering information.)	<u>Tenon mounting</u> PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) <u>DSX/RSX/OMERO™ Drill mounting³</u> DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° <u>RAD drill mounting³</u> DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM39RAD 3 at 90° DM49RAD 4 at 90° <u>ESX Drill mounting³</u> DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90° <u>Arm drill mounting</u> To be added as series + drill orientations EX: SMAC19 for SMAC arm drilling 1 at 90°	<u>Shipped installed</u> VD Vibration damper ⁴ JHxy J-Hook for cable strain relief ⁵ HAXy Horizontal arm bracket (1 fixture) ^{5,6} FDLxy Festoon outlet less electrical ^{5,7} FDLGFCxy Festoon with GFCI outlet and in-use cover ^{5,8} CPL12/xy 1/2" coupling ⁵ CPL34/xy 3/4" coupling ⁵ CPL1/xy 1" coupling ⁵ NPL12/xy 1/2" threaded nipple ⁵ NPL34/xy 3/4" threaded nipple ⁵ NPL1/xy 1" threaded nipple ⁵ EHHxy Extra handhole ^{5,9} STLHHC Steel handhole cover (standard is plastic, finish is smooth) ¹⁰ FBCSTL2PC 2 Piece steel base cover (standard is plastic) ¹⁰ IC Interior coating ¹¹ L/AB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL UL listed with label (Includes NEC compliant cover) BAA Buy America(n) Act Compliant ¹² VM/original order# Match pole to prior order or project ¹³	<u>Super durable paint colors</u> DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DGCXD Charcoal gray DTGXD Tennis green DBRXD Bright red DSBXD Steel blue DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white <u>Other finishes</u> GALV Galvanized finish <u>Architectural colors and special finishes¹⁴</u> [PAINT] GALV Paint over galvanizing VP30 3 year warranty extension VP53 5 year warranty extension RAL#### Use designated Lithonia Lighting nomenclature in brochure Custom color Nomenclature assigned through Customer Care "Custom Color Process"

Accessories: Order as separate catalog number.	
PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DMxxAS drillings
FVD xxFT	Field installed vibration damper (snake style)

- NOTES:**
- Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.120" | "G" - 0.179".
 - PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, specify as drilling option/tenon option. The combination includes a required extra handhole.
Example: DM28/T20.
 - Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
 - On 4" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's total height.
Example: Pole height is 25ft, A provision cannot be placed above 16ft.
 - Specify location and orientation when ordering option.
For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
Example: 5ft = 5 and 20ft 3in = 20-3
For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
Example: 1/2" coupling at 5' 8", orientation C = CPL12/5-8C
 - Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAXxy.
Example: HA20BD.
 - FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
 - Festoon option that comes with GFCI and in-use cover. GFCI and in-use cover ship separately from pole.
 - Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.
 - Plastic hand hole cover and base covers come standard with all poles. Items ship separately. Additional parts can be ordered as replacements.
 - N/A with GALV.
 - Use when mill certifications are required.
 - Must add original order number. Not for replacement parts or post sales issues, contact tech support or post sales teams. VM is used to ensure poles match in appearance exactly from order to order, on a single project site. A common use case would be a multi-phase project with multiple orders. Example: VM/010-36784
 - Must be quoted through AQD. Finishes do not require RFA. RAL colors available are shown in "Architectural Colors brochure". Lead times may be extended up to 2 weeks due to paint procurement.

FAMILIES FLOURISH NORTHEAST
424 MOUNT SUPPORT ROAD
CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

DRAINAGE ANALYSIS

APRIL 29, 2025

Prepared For:

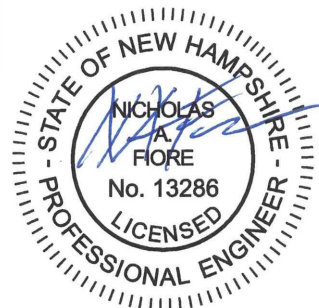
FAMILIES FLOURISH NORTHEAST
258 South River Road
Bedford, NH 03110

Prepared By:



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EV Project # 22063



FAMILIES FLOURISH NORTHEAST 424 MOUNT SUPPORT ROAD

DRAINAGE ANALYSIS

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Drainage Maps

- D1.1 Existing Drainage Map
- D1.2 Proposed Drainage Map

Extreme Precipitation Tables

Northeast Regional Climate Center

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

Smoothing	Yes
State	New Hampshire
Location	
Longitude	72.262 degrees West
Latitude	43.670 degrees North
Elevation	0 feet
Date/Time	Thu, 30 Sep 2021 14:44:24 -0400

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	1.44	1.76	2.15	2.41	1yr	1.90	2.32	2.69	3.30	3.79	1yr
2yr	0.31	0.48	0.59	0.78	0.98	1.22	2yr	0.85	1.11	1.40	1.71	2.07	2.50	2.81	2yr	2.21	2.70	3.15	3.77	4.31	2yr
5yr	0.37	0.57	0.72	0.96	1.23	1.54	5yr	1.06	1.41	1.76	2.14	2.57	3.07	3.47	5yr	2.71	3.34	3.86	4.55	5.18	5yr
10yr	0.41	0.65	0.82	1.12	1.46	1.84	10yr	1.26	1.68	2.11	2.55	3.04	3.58	4.08	10yr	3.17	3.92	4.51	5.25	5.95	10yr
25yr	0.50	0.79	1.00	1.38	1.83	2.32	25yr	1.58	2.12	2.65	3.19	3.78	4.40	5.04	25yr	3.90	4.85	5.55	6.35	7.16	25yr
50yr	0.57	0.91	1.16	1.63	2.18	2.77	50yr	1.88	2.53	3.17	3.80	4.45	5.15	5.93	50yr	4.56	5.70	6.48	7.33	8.24	50yr
100yr	0.64	1.04	1.34	1.90	2.60	3.30	100yr	2.24	3.02	3.78	4.51	5.26	6.02	6.97	100yr	5.33	6.70	7.58	8.48	9.48	100yr
200yr	0.74	1.21	1.57	2.24	3.09	3.94	200yr	2.67	3.61	4.51	5.35	6.20	7.05	8.20	200yr	6.24	7.88	8.87	9.80	10.91	200yr
500yr	0.90	1.47	1.92	2.78	3.90	4.98	500yr	3.36	4.58	5.68	6.71	7.71	8.68	10.17	500yr	7.68	9.78	10.92	11.88	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	0.37	0.45	0.61	0.75	0.83	1yr	0.65	0.81	1.00	1.19	1.58	1.98	2.23	1yr	1.76	2.15	2.50	3.03	3.55	1yr
2yr	0.30	0.46	0.57	0.77	0.94	1.11	2yr	0.82	1.08	1.24	1.62	2.06	2.45	2.75	2yr	2.17	2.65	3.09	3.71	4.23	2yr
5yr	0.34	0.53	0.65	0.89	1.14	1.32	5yr	0.98	1.30	1.49	1.90	2.41	2.92	3.28	5yr	2.59	3.16	3.66	4.31	4.93	5yr
10yr	0.38	0.58	0.72	1.00	1.30	1.51	10yr	1.12	1.47	1.69	2.16	2.70	3.33	3.76	10yr	2.95	3.61	4.17	4.83	5.54	10yr
25yr	0.43	0.66	0.82	1.18	1.55	1.78	25yr	1.33	1.74	1.98	2.52	3.13	3.97	4.49	25yr	3.51	4.32	4.94	5.61	6.45	25yr
50yr	0.48	0.73	0.90	1.30	1.75	2.03	50yr	1.51	1.98	2.23	2.85	3.52	4.53	5.14	50yr	4.01	4.95	5.62	6.27	7.24	50yr
100yr	0.53	0.80	1.01	1.45	1.99	2.29	100yr	1.72	2.24	2.49	3.19	3.95	5.17	5.88	100yr	4.58	5.66	6.40	7.01	8.12	100yr
200yr	0.59	0.89	1.12	1.63	2.27	2.60	200yr	1.96	2.54	2.80	3.60	4.48	5.91	6.73	200yr	5.23	6.47	7.30	7.84	9.11	200yr
500yr	0.68	1.01	1.30	1.89	2.69	3.05	500yr	2.32	2.98	3.23	4.19	5.26	7.06	8.06	500yr	6.25	7.75	8.70	9.08	10.62	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	0.44	0.54	0.73	0.90	1.03	1yr	0.77	1.01	1.19	1.51	1.89	2.29	2.59	1yr	2.03	2.50	2.86	3.49	3.99	1yr
2yr	0.32	0.49	0.61	0.82	1.01	1.19	2yr	0.87	1.17	1.36	1.73	2.17	2.56	2.87	2yr	2.27	2.76	3.22	3.87	4.40	2yr
5yr	0.40	0.62	0.76	1.05	1.34	1.57	5yr	1.15	1.53	1.74	2.16	2.70	3.22	3.65	5yr	2.85	3.51	4.06	4.77	5.42	5yr
10yr	0.48	0.74	0.92	1.28	1.66	1.96	10yr	1.43	1.91	2.15	2.60	3.20	3.85	4.39	10yr	3.41	4.22	4.86	5.62	6.36	10yr
25yr	0.62	0.94	1.17	1.67	2.19	2.63	25yr	1.89	2.57	2.86	3.33	4.01	4.87	5.62	25yr	4.31	5.40	6.14	6.98	7.86	25yr
50yr	0.74	1.13	1.40	2.02	2.72	3.29	50yr	2.35	3.21	3.57	4.00	4.77	5.81	6.77	50yr	5.14	6.51	7.34	8.25	9.25	50yr
100yr	0.90	1.36	1.70	2.45	3.37	4.13	100yr	2.91	4.03	4.47	4.83	5.67	6.94	8.17	100yr	6.14	7.86	8.78	9.75	10.88	100yr
200yr	1.09	1.63	2.07	3.00	4.18	5.18	200yr	3.61	5.06	5.59	5.83	6.76	8.28	9.85	200yr	7.33	9.47	10.51	11.54	12.80	200yr
500yr	1.41	2.10	2.70	3.92	5.57	7.02	500yr	4.81	6.86	7.53	7.46	8.47	10.49	12.63	500yr	9.29	12.15	13.33	14.44	15.90	500yr



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Grafton County, New Hampshire**

424 Mt Support Mt



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
336B	Pittstown loam, 3 to 8 percent slopes, very stony	2.3	99.8%
341A	Stissing silt loam, 0 to 3 percent slopes, very stony	0.0	0.2%
Totals for Area of Interest		2.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Grafton County, New Hampshire

336B—Pittstown loam, 3 to 8 percent slopes, very stony

Map Unit Setting

National map unit symbol: 9fhq
Elevation: 480 to 1,640 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 36 to 55 degrees F
Frost-free period: 90 to 250 days
Farmland classification: Farmland of local importance

Map Unit Composition

Pittstown and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pittstown

Setting

Parent material: Till

Typical profile

H1 - 0 to 8 inches: loam
H2 - 8 to 25 inches: loam
H3 - 25 to 65 inches: channery loam

Properties and qualities

Slope: 3 to 8 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: 20 to 39 inches to densic material
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 18 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: C
Ecological site: F144AY037MA - Moist Dense Till Uplands
Hydric soil rating: No

Minor Components

Bernardston

Percent of map unit: 3 percent
Hydric soil rating: No

Not named

Percent of map unit: 3 percent
Hydric soil rating: No

Stissing

Percent of map unit: 3 percent
Landform: Depressions
Hydric soil rating: Yes

Kearsarge

Percent of map unit: 3 percent
Hydric soil rating: No

Cardigan

Percent of map unit: 3 percent
Hydric soil rating: No

341A—Stissing silt loam, 0 to 3 percent slopes, very stony

Map Unit Setting

National map unit symbol: 9ftt
Elevation: 510 to 1,540 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 36 to 55 degrees F
Frost-free period: 90 to 250 days
Farmland classification: Farmland of local importance

Map Unit Composition

Stissing and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Stissing

Setting

Landform: Ground moraines

Typical profile

H1 - 0 to 10 inches: silt loam
H2 - 10 to 20 inches: gravelly loam
H3 - 20 to 65 inches: loam

Properties and qualities

Slope: 0 to 3 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: C/D

Ecological site: F144AY009CT - Wet Till Depressions

Hydric soil rating: Yes

Minor Components

Not named wet

Percent of map unit: 5 percent

Landform: Swamps

Hydric soil rating: Yes

Not named

Percent of map unit: 5 percent

Hydric soil rating: No

Pittstown

Percent of map unit: 5 percent

Hydric soil rating: No

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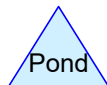
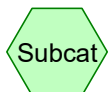
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Drainage Analysis
HydroCad Results
4/29/2025

Pol 1	1" Storm		2-yr Storm		25-yr		50-yr Storm		100-yr Storm	
	cfs	cf	cfs	cf	cfs	cf	cfs	cf	cfs	cf
Existing	0.00	42	0.70	1,840	1.70	6,080	2.57	8,054	3.42	10,475
Post-Renovation	0.07	822	0.53	3,873	1.30	9,027	1.98	11,249	2.67	13,908
Δ	0.07	780	-0.17	2,033	-0.40	2,947	-0.59	3,195	-0.75	3,433



Existing Site



Routing Diagram for 22063 Existing & Post
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Page 2

Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
18,077	74	>75% Grass cover, Good, HSG C (ES1)
23,689	70	Woods, Good, HSG C (ES1)
41,766	72	TOTAL AREA

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Page 3

Soil Listing (selected nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
41,766	HSG C	ES1
0	HSG D	
0	Other	
41,766		TOTAL AREA

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Existing Conditions
Type II 24-hr 1-IN Rainfall=1.00"

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

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

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

SubcatchmentES1: Existing Site

Runoff Area=41,766 sf 0.00% Impervious Runoff Depth=0.01"

Tc=10.0 min CN=72 Runoff=0.00 cfs 42 cf

Total Runoff Area = 41,766 sf Runoff Volume = 42 cf Average Runoff Depth = 0.01"

100.00% Pervious = 41,766 sf 0.00% Impervious = 0 sf

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Existing Conditions

Type II 24-hr 2-YR Rainfall=2.50"

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Page 5

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

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

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

SubcatchmentES1: Existing Site

Runoff Area=41,766 sf 0.00% Impervious Runoff Depth=0.53"

Tc=10.0 min CN=72 Runoff=0.70 cfs 1,840 cf

Total Runoff Area = 41,766 sf Runoff Volume = 1,840 cf Average Runoff Depth = 0.53"
100.00% Pervious = 41,766 sf 0.00% Impervious = 0 sf

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Existing Conditions

Type II 24-hr 25-YR Rainfall=4.40"

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

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

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

SubcatchmentES1: Existing Site

Runoff Area=41,766 sf 0.00% Impervious Runoff Depth=1.75"

Tc=10.0 min CN=72 Runoff=2.57 cfs 6,080 cf

Total Runoff Area = 41,766 sf Runoff Volume = 6,080 cf Average Runoff Depth = 1.75"
100.00% Pervious = 41,766 sf 0.00% Impervious = 0 sf

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Existing Conditions

Type II 24-hr 50-YR Rainfall=5.15"

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

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

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

SubcatchmentES1: Existing Site

Runoff Area=41,766 sf 0.00% Impervious Runoff Depth=2.31"

Tc=10.0 min CN=72 Runoff=3.42 cfs 8,054 cf

Total Runoff Area = 41,766 sf Runoff Volume = 8,054 cf Average Runoff Depth = 2.31"

100.00% Pervious = 41,766 sf 0.00% Impervious = 0 sf

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Existing Conditions

Type II 24-hr 100-YR Rainfall=6.02"

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

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

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

SubcatchmentES1: Existing Site

Runoff Area=41,766 sf 0.00% Impervious Runoff Depth=3.01"

Tc=10.0 min CN=72 Runoff=4.45 cfs 10,475 cf

Total Runoff Area = 41,766 sf Runoff Volume = 10,475 cf Average Runoff Depth = 3.01"
100.00% Pervious = 41,766 sf 0.00% Impervious = 0 sf

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Existing Conditions
Type II 24-hr 25-YR Rainfall=4.40"

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Summary for Subcatchment ES1: Existing Site

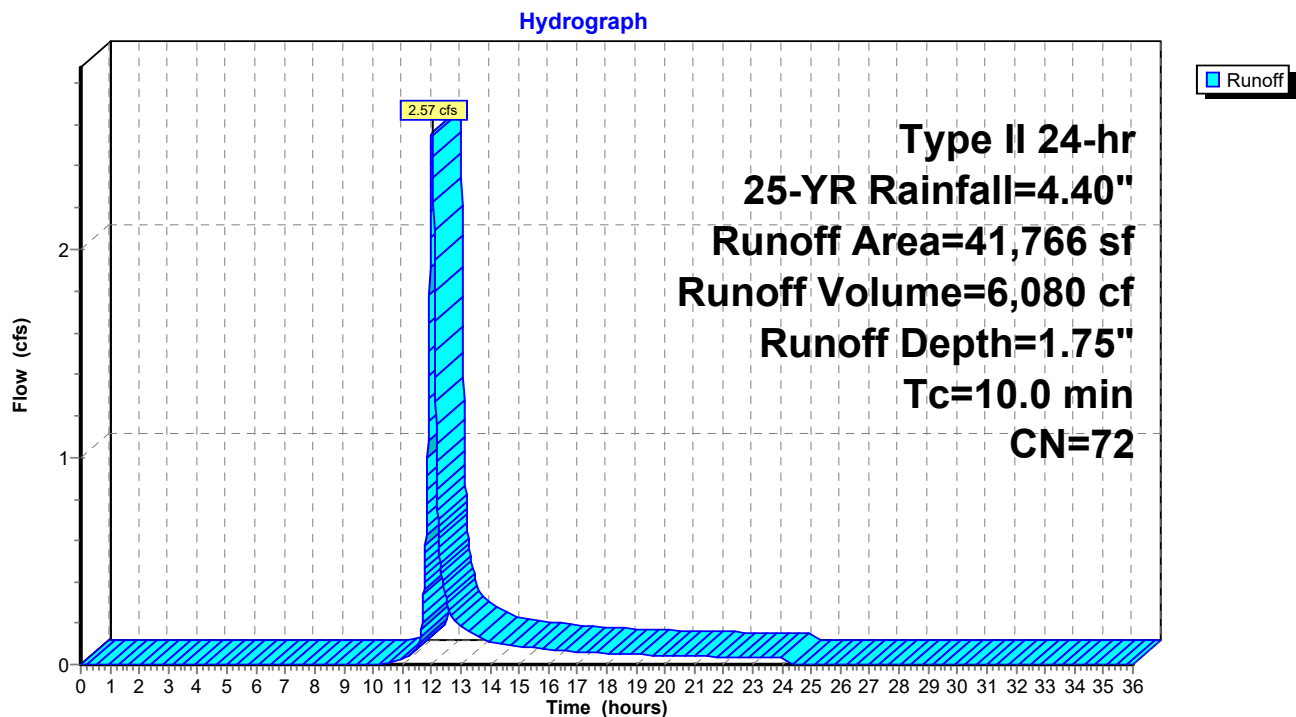
Runoff = 2.57 cfs @ 12.02 hrs, Volume= 6,080 cf, Depth= 1.75"

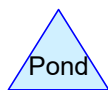
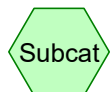
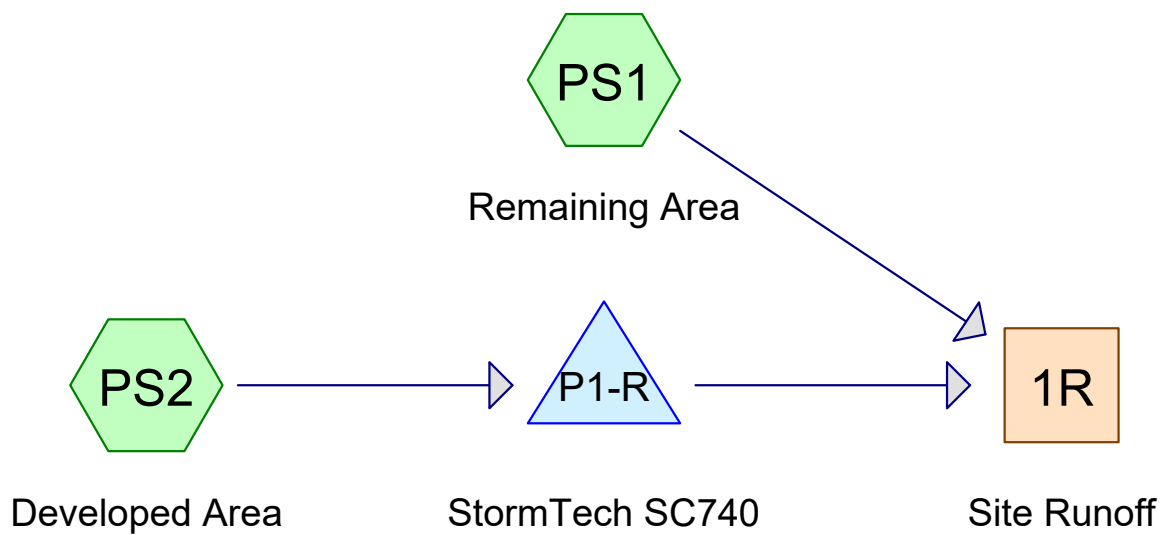
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-YR Rainfall=4.40"

Area (sf)	CN	Description
18,077	74	>75% Grass cover, Good, HSG C
23,689	70	Woods, Good, HSG C
41,766	72	Weighted Average
41,766		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment ES1: Existing Site





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Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
8,673	74	>75% Grass cover, Good, HSG C (PS1, PS2)
1,472	65	Brush, Good, HSG C (PS2)
524	98	Paved parking, HSG C (PS1)
9,396	98	Paved roads w/curbs & sewers, HSG C (PS2)
5,897	98	Roofs, HSG C (PS2)
15,804	70	Woods, Good, HSG C (PS1)
41,766	81	TOTAL AREA

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Soil Listing (selected nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
41,766	HSG C	PS1, PS2
0	HSG D	
0	Other	
41,766		TOTAL AREA

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Post-Development
Type II 24-hr 1-IN Rainfall=1.00"

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPS1: Remaining Area

Runoff Area=24,743 sf 2.12% Impervious Runoff Depth=0.01"
Tc=10.0 min CN=72 Runoff=0.00 cfs 25 cf

SubcatchmentPS2: Developed Area

Runoff Area=17,023 sf 89.84% Impervious Runoff Depth=0.56"
Tc=10.0 min CN=95 Runoff=0.34 cfs 799 cf

Reach 1R: Site Runoff

Inflow=0.07 cfs 822 cf
Outflow=0.07 cfs 822 cf

Pond P1-R: StormTech SC740

Peak Elev=765.08' Storage=293 cf Inflow=0.34 cfs 799 cf
Outflow=0.07 cfs 797 cf

Total Runoff Area = 41,766 sf Runoff Volume = 824 cf Average Runoff Depth = 0.24"
62.13% Pervious = 25,949 sf 37.87% Impervious = 15,817 sf

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Post-Development
Type II 24-hr 2-YR Rainfall=2.50"

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPS1: Remaining Area Runoff Area=24,743 sf 2.12% Impervious Runoff Depth=0.53"
Tc=10.0 min CN=72 Runoff=0.41 cfs 1,090 cf

SubcatchmentPS2: Developed Area Runoff Area=17,023 sf 89.84% Impervious Runoff Depth=1.96"
Tc=10.0 min CN=95 Runoff=1.11 cfs 2,785 cf

Reach 1R: Site Runoff Inflow=0.53 cfs 3,873 cf
Outflow=0.53 cfs 3,873 cf

Pond P1-R: StormTech SC740 Peak Elev=766.11' Storage=1,175 cf Inflow=1.11 cfs 2,785 cf
Outflow=0.16 cfs 2,783 cf

Total Runoff Area = 41,766 sf Runoff Volume = 3,875 cf Average Runoff Depth = 1.11"
62.13% Pervious = 25,949 sf 37.87% Impervious = 15,817 sf

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Post-Development
Type II 24-hr 25-YR Rainfall=4.40"

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPS1: Remaining Area

Runoff Area=24,743 sf 2.12% Impervious Runoff Depth=1.75"
Tc=10.0 min CN=72 Runoff=1.52 cfs 3,602 cf

SubcatchmentPS2: Developed Area

Runoff Area=17,023 sf 89.84% Impervious Runoff Depth=3.83"
Tc=10.0 min CN=95 Runoff=2.09 cfs 5,427 cf

Reach 1R: Site Runoff

Inflow=1.98 cfs 9,027 cf
Outflow=1.98 cfs 9,027 cf

Pond P1-R: StormTech SC740

Peak Elev=767.28' Storage=1,997 cf Inflow=2.09 cfs 5,427 cf
Outflow=0.78 cfs 5,425 cf

Total Runoff Area = 41,766 sf Runoff Volume = 9,029 cf Average Runoff Depth = 2.59"
62.13% Pervious = 25,949 sf 37.87% Impervious = 15,817 sf

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Post-Development
Type II 24-hr 50-YR Rainfall=5.15"

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPS1: Remaining Area

Runoff Area=24,743 sf 2.12% Impervious Runoff Depth=2.31"
Tc=10.0 min CN=72 Runoff=2.03 cfs 4,771 cf

SubcatchmentPS2: Developed Area

Runoff Area=17,023 sf 89.84% Impervious Runoff Depth=4.57"
Tc=10.0 min CN=95 Runoff=2.46 cfs 6,480 cf

Reach 1R: Site Runoff

Inflow=2.88 cfs 11,249 cf
Outflow=2.88 cfs 11,249 cf

Pond P1-R: StormTech SC740

Peak Elev=767.72' Storage=2,197 cf Inflow=2.46 cfs 6,480 cf
Outflow=1.37 cfs 6,478 cf

Total Runoff Area = 41,766 sf Runoff Volume = 11,252 cf Average Runoff Depth = 3.23"
62.13% Pervious = 25,949 sf 37.87% Impervious = 15,817 sf

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Post-Development
Type II 24-hr 100-YR Rainfall=6.02"

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPS1: Remaining Area

Runoff Area=24,743 sf 2.12% Impervious Runoff Depth=3.01"
Tc=10.0 min CN=72 Runoff=2.64 cfs 6,206 cf

SubcatchmentPS2: Developed Area

Runoff Area=17,023 sf 89.84% Impervious Runoff Depth=5.43"
Tc=10.0 min CN=95 Runoff=2.90 cfs 7,705 cf

Reach 1R: Site Runoff

Inflow=4.42 cfs 13,908 cf
Outflow=4.42 cfs 13,908 cf

Pond P1-R: StormTech SC740

Peak Elev=768.08' Storage=2,352 cf Inflow=2.90 cfs 7,705 cf
Outflow=2.22 cfs 7,702 cf

Total Runoff Area = 41,766 sf Runoff Volume = 13,910 cf Average Runoff Depth = 4.00"
62.13% Pervious = 25,949 sf 37.87% Impervious = 15,817 sf

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Post-Development
Type II 24-hr 25-YR Rainfall=4.40"

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Summary for Subcatchment PS1: Remaining Area

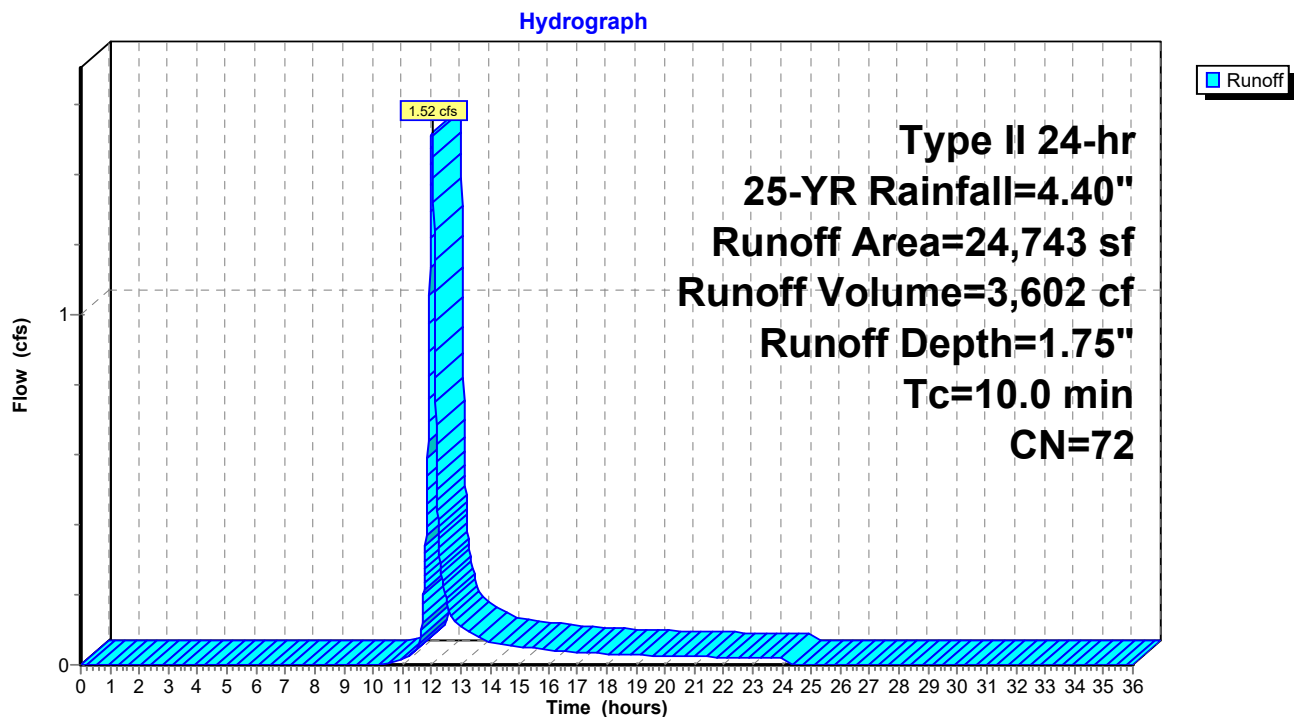
Runoff = 1.52 cfs @ 12.02 hrs, Volume= 3,602 cf, Depth= 1.75"
Routed to Reach 1R : Site Runoff

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-YR Rainfall=4.40"

Area (sf)	CN	Description
8,415	74	>75% Grass cover, Good, HSG C
15,804	70	Woods, Good, HSG C
524	98	Paved parking, HSG C
24,743	72	Weighted Average
24,219		97.88% Pervious Area
524		2.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment PS1: Remaining Area



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Type II 24-hr 25-YR Rainfall=4.40"

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Summary for Subcatchment PS2: Developed Area

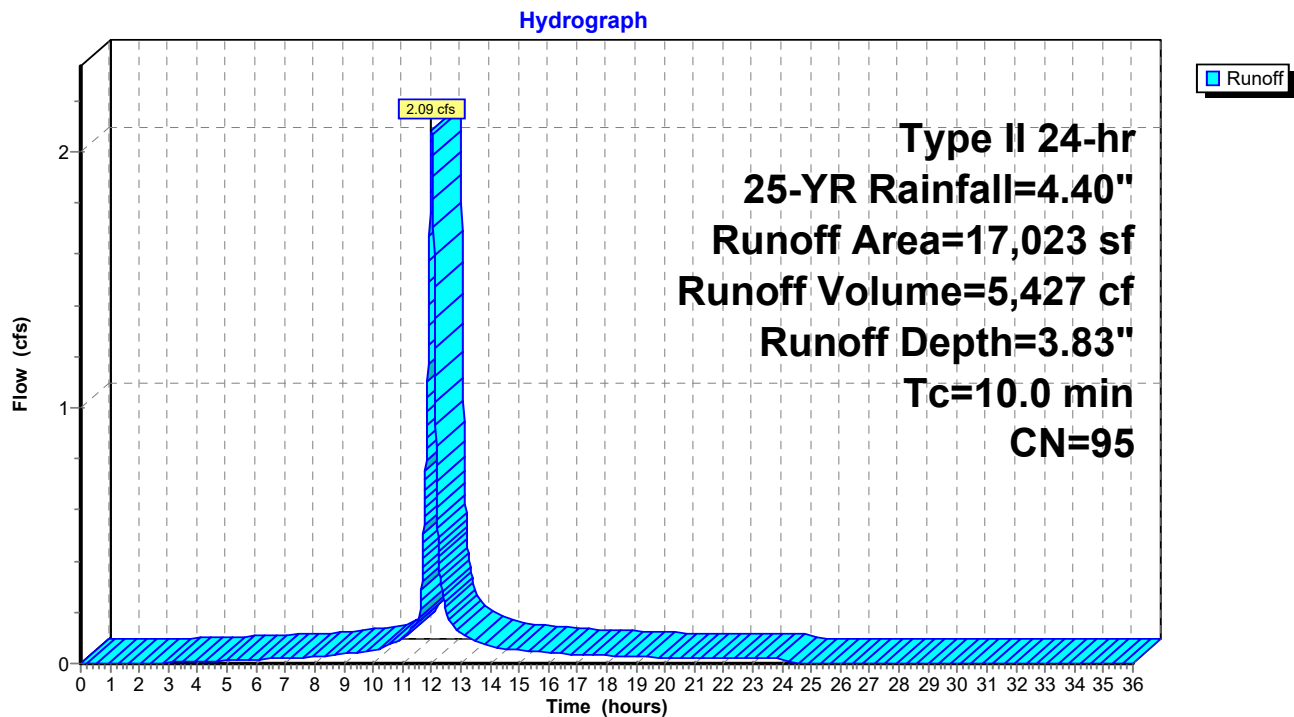
Runoff = 2.09 cfs @ 12.01 hrs, Volume= 5,427 cf, Depth= 3.83"
Routed to Pond P1-R : StormTech SC740

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-YR Rainfall=4.40"

Area (sf)	CN	Description
258	74	>75% Grass cover, Good, HSG C
1,472	65	Brush, Good, HSG C
5,897	98	Roofs, HSG C
9,396	98	Paved roads w/curbs & sewers, HSG C
17,023	95	Weighted Average
1,730		10.16% Pervious Area
15,293		89.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment PS2: Developed Area



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Post-Development
Type II 24-hr 25-YR Rainfall=4.40"

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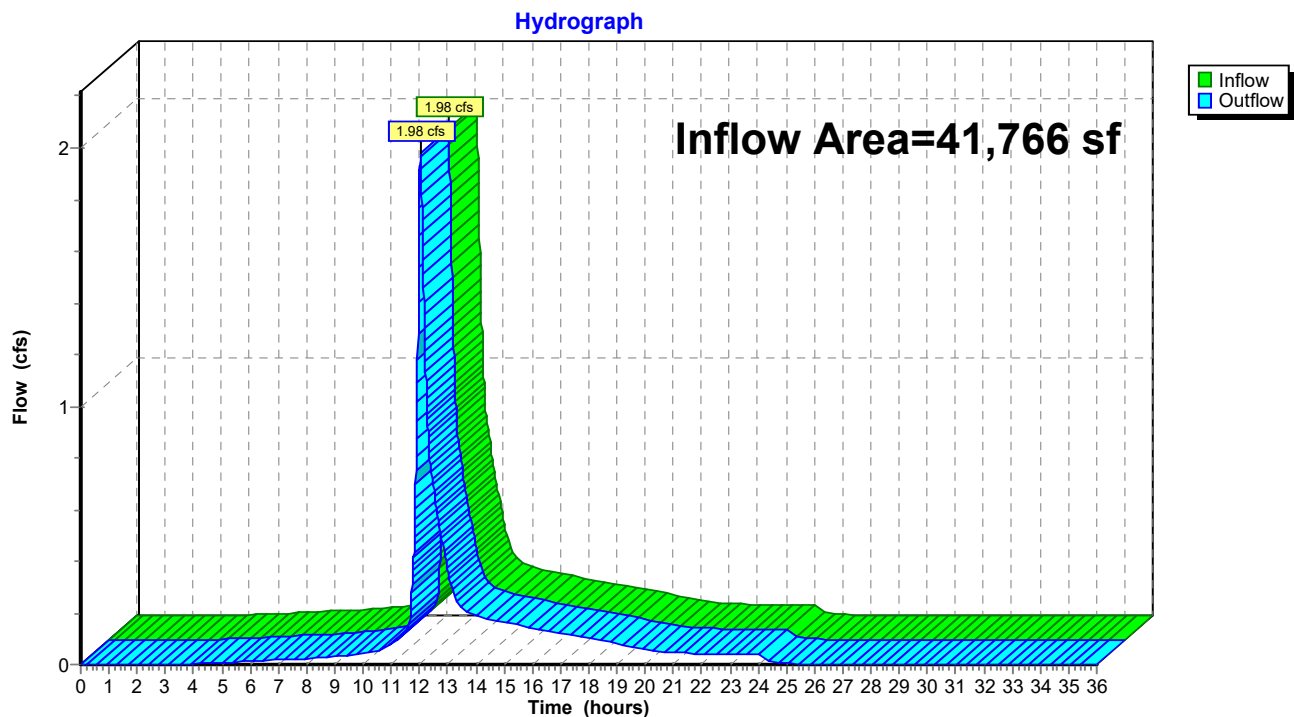
Summary for Reach 1R: Site Runoff

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 41,766 sf, 37.87% Impervious, Inflow Depth = 2.59" for 25-YR event
Inflow = 1.98 cfs @ 12.03 hrs, Volume= 9,027 cf
Outflow = 1.98 cfs @ 12.03 hrs, Volume= 9,027 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Reach 1R: Site Runoff



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Post-Development
Type II 24-hr 25-YR Rainfall=4.40"

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Summary for Pond P1-R: StormTech SC740

Inflow Area = 17,023 sf, 89.84% Impervious, Inflow Depth = 3.83" for 25-YR event
Inflow = 2.09 cfs @ 12.01 hrs, Volume= 5,427 cf
Outflow = 0.78 cfs @ 12.16 hrs, Volume= 5,425 cf, Atten= 63%, Lag= 9.0 min
Primary = 0.78 cfs @ 12.16 hrs, Volume= 5,425 cf
Routed to Reach 1R : Site Runoff

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Peak Elev= 767.28' @ 12.16 hrs Surf.Area= 1,096 sf Storage= 1,997 cf

Plug-Flow detention time= 76.0 min calculated for 5,425 cf (100% of inflow)
Center-of-Mass det. time= 75.7 min (847.5 - 771.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	764.50'	1,230 cf	20.50'W x 53.46'L x 4.00'H Field A 4,383 cf Overall - 1,308 cf Embedded = 3,076 cf x 40.0% Voids
#2A	765.00'	1,308 cf	ADS_StormTech SC-740 b +Capx 28 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 28 Chambers in 4 Rows Cap Storage= 2.7 cf x 2 x 4 rows = 21.2 cf
2,538 cf			Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	764.40'	12.0" Round Culvert L= 25.8' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 764.40' / 764.00' S= 0.0155 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	764.50'	2.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	766.00'	4.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	767.00'	4.0" W x 12.0" H Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Device 1	768.00'	4.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=0.78 cfs @ 12.16 hrs HW=767.28' TW=0.00' (Dynamic Tailwater)

- 1=Culvert (Passes 0.78 cfs of 5.84 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.17 cfs @ 7.91 fps)
- 3=Orifice/Grate (Orifice Controls 0.44 cfs @ 5.09 fps)
- 4=Orifice/Grate (Orifice Controls 0.16 cfs @ 1.70 fps)
- 5=Sharp-Crested Rectangular Weir(Controls 0.00 cfs)

22063 Existing & Post

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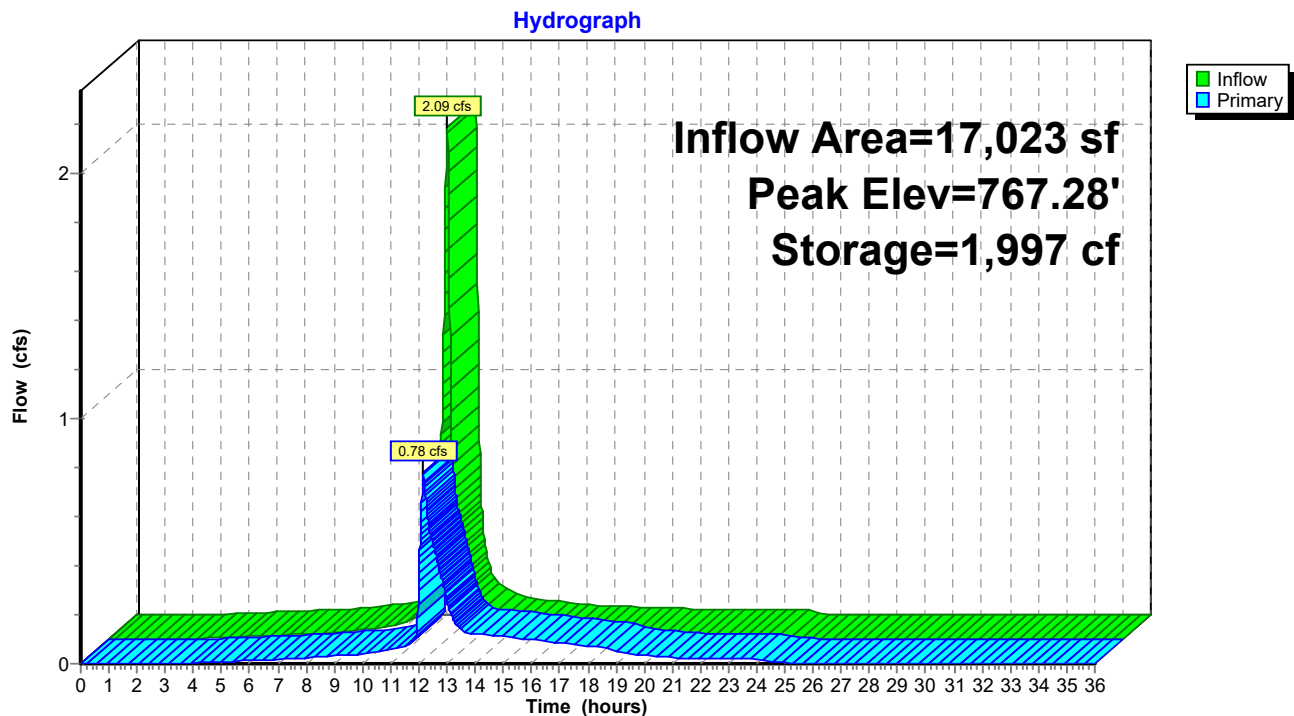
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Post-Development
Type II 24-hr 25-YR Rainfall=4.40"

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Pond P1-R: StormTech SC740



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Post-Development
Type II 24-hr 50-YR Rainfall=5.15"

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Summary for Pond P1-R: StormTech SC740

Inflow Area = 17,023 sf, 89.84% Impervious, Inflow Depth = 4.57" for 50-YR event
Inflow = 2.46 cfs @ 12.01 hrs, Volume= 6,480 cf
Outflow = 1.37 cfs @ 12.12 hrs, Volume= 6,478 cf, Atten= 44%, Lag= 6.4 min
Primary = 1.37 cfs @ 12.12 hrs, Volume= 6,478 cf
Routed to Reach 1R : Site Runoff

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Peak Elev= 767.72' @ 12.12 hrs Surf.Area= 1,096 sf Storage= 2,197 cf

Plug-Flow detention time= 71.5 min calculated for 6,478 cf (100% of inflow)
Center-of-Mass det. time= 71.2 min (838.7 - 767.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	764.50'	1,230 cf	20.50'W x 53.46'L x 4.00'H Field A 4,383 cf Overall - 1,308 cf Embedded = 3,076 cf x 40.0% Voids
#2A	765.00'	1,308 cf	ADS_StormTech SC-740 b +Capx 28 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 28 Chambers in 4 Rows Cap Storage= 2.7 cf x 2 x 4 rows = 21.2 cf
		2,538 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	764.40'	12.0" Round Culvert L= 25.8' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 764.40' / 764.00' S= 0.0155 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	764.50'	2.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	766.00'	4.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	767.00'	4.0" W x 12.0" H Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Device 1	768.00'	4.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=1.37 cfs @ 12.12 hrs HW=767.72' TW=0.00' (Dynamic Tailwater)

- 1=Culvert (Passes 1.37 cfs of 6.35 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.19 cfs @ 8.53 fps)
- 3=Orifice/Grate (Orifice Controls 0.52 cfs @ 6.01 fps)
- 4=Orifice/Grate (Orifice Controls 0.66 cfs @ 2.73 fps)
- 5=Sharp-Crested Rectangular Weir(Controls 0.00 cfs)

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Post-Development
Type II 24-hr 100-YR Rainfall=6.02"

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Summary for Pond P1-R: StormTech SC740

Inflow Area = 17,023 sf, 89.84% Impervious, Inflow Depth = 5.43" for 100-YR event
Inflow = 2.90 cfs @ 12.01 hrs, Volume= 7,705 cf
Outflow = 2.22 cfs @ 12.08 hrs, Volume= 7,702 cf, Atten= 23%, Lag= 4.2 min
Primary = 2.22 cfs @ 12.08 hrs, Volume= 7,702 cf
Routed to Reach 1R : Site Runoff

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Peak Elev= 768.08' @ 12.08 hrs Surf.Area= 1,096 sf Storage= 2,352 cf

Plug-Flow detention time= 67.5 min calculated for 7,700 cf (100% of inflow)
Center-of-Mass det. time= 67.4 min (831.0 - 763.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	764.50'	1,230 cf	20.50'W x 53.46'L x 4.00'H Field A 4,383 cf Overall - 1,308 cf Embedded = 3,076 cf x 40.0% Voids
#2A	765.00'	1,308 cf	ADS_StormTech SC-740 b +Capx 28 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 28 Chambers in 4 Rows Cap Storage= 2.7 cf x 2 x 4 rows = 21.2 cf
		2,538 cf	Total Available Storage

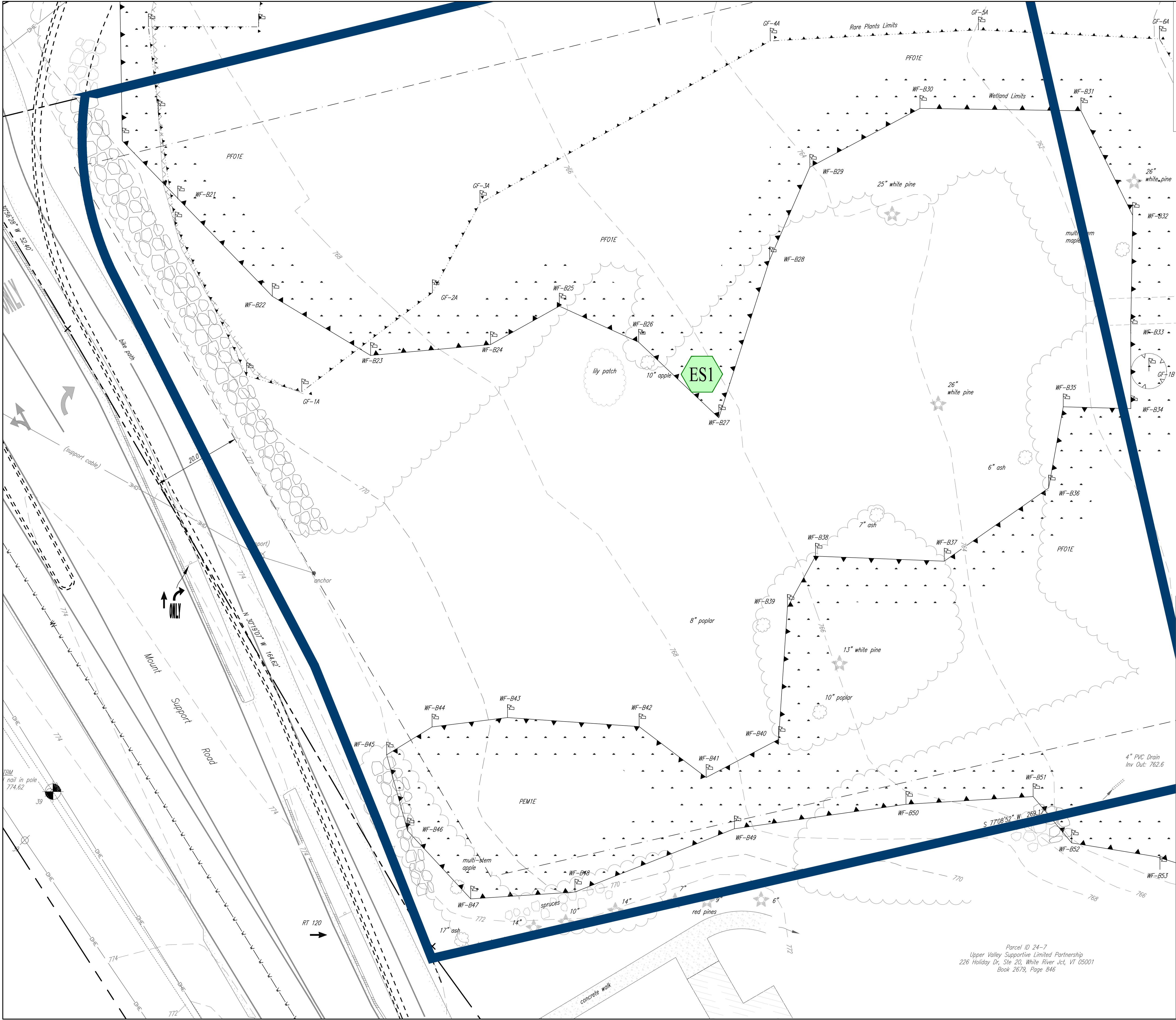
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	764.40'	12.0" Round Culvert L= 25.8' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 764.40' / 764.00' S= 0.0155 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	764.50'	2.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	766.00'	4.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	767.00'	4.0" W x 12.0" H Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Device 1	768.00'	4.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=2.22 cfs @ 12.08 hrs HW=768.08' TW=0.00' (Dynamic Tailwater)

- 1=Culvert (Passes 2.22 cfs of 6.74 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.20 cfs @ 9.00 fps)
- 3=Orifice/Grate (Orifice Controls 0.58 cfs @ 6.65 fps)
- 4=Orifice/Grate (Orifice Controls 1.17 cfs @ 3.51 fps)
- 5=Sharp-Crested Rectangular Weir (Weir Controls 0.27 cfs @ 0.91 fps)

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LEGEND

- Stone Bound
- Concrete Bound
- Iron Rod or Pin (L.R.)
- Iron Pipe (I.P., inside dia. noted)
- Utility Pole
- Sewer Manhole
- Drain Manhole
- Catch Basin
- Deciduous Tree
- Coniferous Tree
- Shrub
- Tree/Brush Line
- Stone Wall (old farm wall)
- Stone Wall (piled boulders & stones)
- Existing Gravel Surface
- Existing Asphalt Surface
- Existing Concrete Surface
- Culvert
- Overhead Utility Line
- Buried Sewer Line (NOT VERIFIED)
- Buried Water Line (NOT VERIFIED)
- Exterior Building Wall
- Soil Boring
- Hydrant
- Water Valve
- Water Shut-off ("Curb Stop")
- Spot Elevation
- Traffic Signal Base Pole
- Streetlight
- Granite Curb
- Snow Fence
- Scattered Rare Plant Survey Delineation

Parcel ID 24-6
Mary Hitchcock Memorial Hospital
Book 2815, Page 760
79,008 sq. ft.
1.81 acres

DRAINAGE AREAS - EXISTING

	ES1	Total
Grass, HSG C	18,077	18,077
Woods, HSG C	23,689	23,689
Building, HSG C	-	-
Roadway/Sidewalk, HSG C	-	-
Total	41,766	41,766

DRAINAGE LEGEND

- ES# - SUBCATCHMENT DESIGNATION
- SUBCATCHMENT BOUNDARIES

GRAPHIC SCALE

10 0 5 10 20 40
1 inch = 10 ft.
for sheet size 24" x 36"

Stamp	
Date	

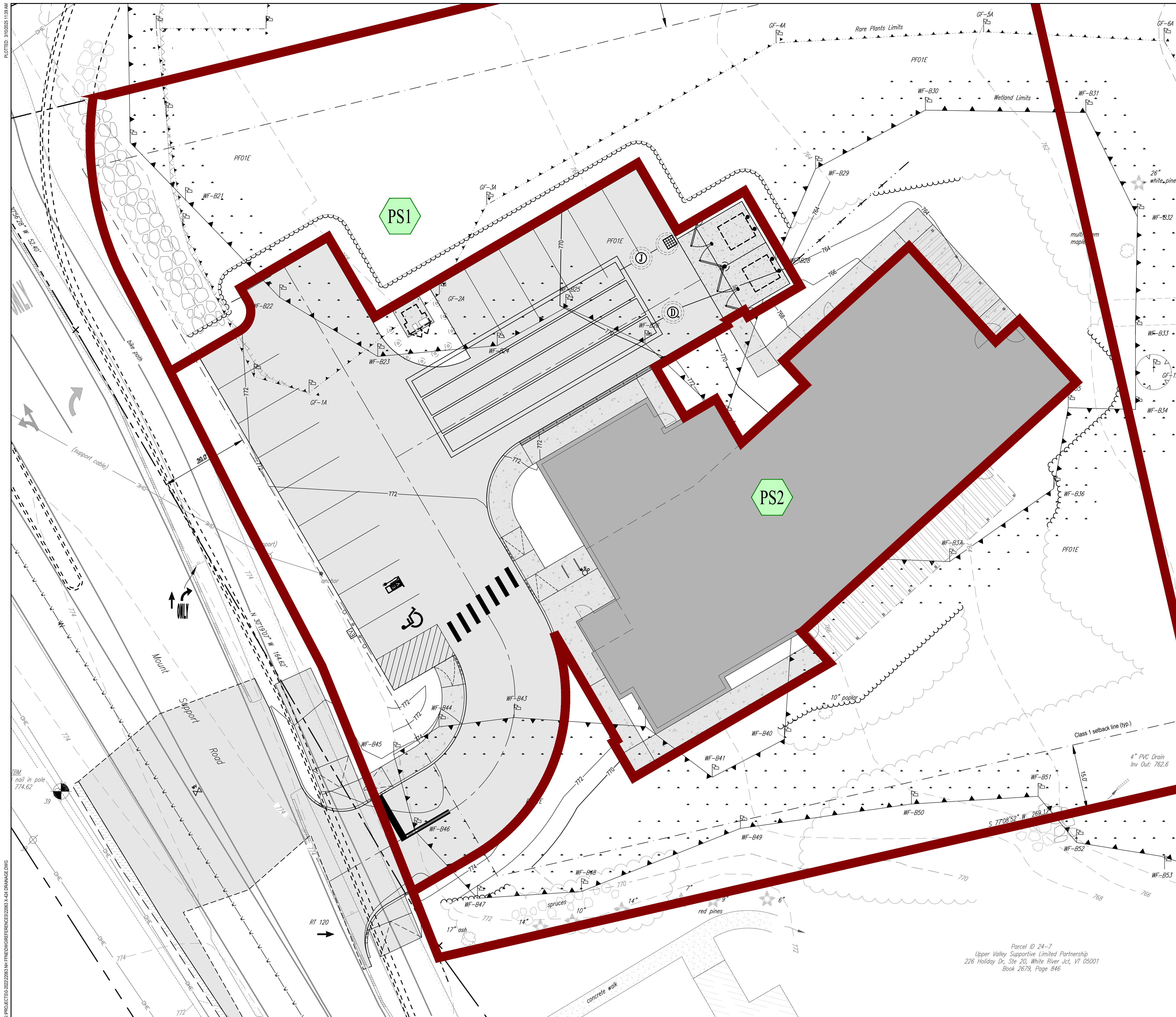
No.	Description

ENGINEERING VENTURES PC
208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
414 Union Street, Schenectady, NY 12305 • 518-830-9614
www.engineeringventures.com

FAMILIES FLOURISH NORTHEAST
C/O TOM SULLIVAN
258 SOUTH RIVER ROAD
BEDFORD, NH 03110
603-647-1777

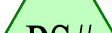
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EV Project # 22063
Drawn By: JWF
Checked By: NAF
Scale: 1" = 10'
Date: 03/10/2025

D1.1

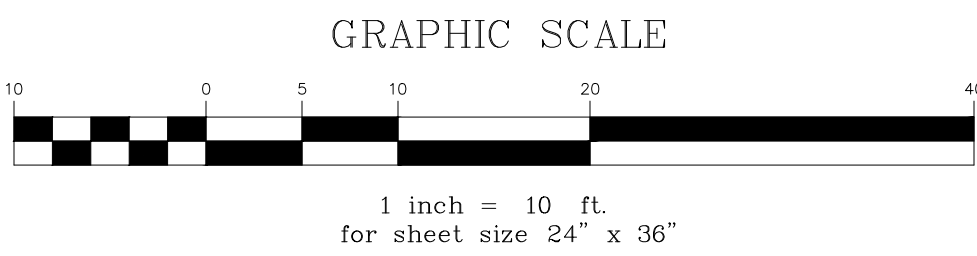


	PS1	PS2	Total
Grass, HSG C	8,415	258	8,673
Plantbeds, HSG C		1,472	1,472
Woods, HSG C	15,804		15,804
Building, HSG C		5,897	5,897
Roadway/Sidewalk, HSG C	524	9,396	9,920
Total	24,743	17,023	41,766

DRAINAGE LEGEND

 - SUBCATCHMENT DESIGNATION

 - SUBCATCHMENT BOUNDARIES



LEGEND

	Stone Bound
	Concrete Bound
	Iron Rod or Pin
	Iron Pipe (I.P., inside dia. noted)
	Utility Pole
	Sewer Manhole
	Drain Manhole
	Catch Basin
	Deciduous Tree
	Coniferous Tree
	Shrub
	Tree/Brush Line
	Stone Wall (old farm wall)
	Stone Wall (piled boulders & stones)
	Existing Gravel Surface
	Existing Asphalt Surface
	Existing Concrete Surface
	Curved
	Overhead Utility Line
	Buried Sewer Line (NOT VERIFIED)
	Buried Water Line (NOT VERIFIED)
	Exterior Building Wall
	Soil Boring
	Hydrant
	Water Valve
	Water Shut-off ("Curb Stop")
	Spot Elevation
	Traffic Signal Base Pole
	Streetlight
	Granite Curb
	Snow Fence
	Scattered Rare Plant Survey Delineation

	Stamp	
No.	Description	Date
 FAMILIES FLOURISH NORTHEAST c/o TOM SULLIVAN 258 SOUTH RIVER ROAD BEDFORD, NH 03110 603-647-1777 ENGINEERING VENTURES PC 208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-963-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 02766 • 603-442-9333 414 Union Street, Schenectady, NY 12305 • 518-530-9614 www.engineeringventures.com		
DRAINAGE MAP - PROPOSED	Project Title:	
	EV Project # 22063	
	Drawn By: JWF	
	Checked By: NAF	
Scale: 1" = 10'		
Date: 03/10/2025		
D1.2		

Families Flourish Northeast

Stormwater Appurtenance Inspection and Maintenance Manual

Introduction

The Families Flourish Northeast (FFNE) site at Dartmouth College contains several stormwater appurtenances which must be inspected and maintained on a regular basis. These systems include proprietary flow-through devices, underground detention systems, , and catch basins. To ensure the long-term effectiveness of approved stormwater practices, Dartmouth shall provide for on-going inspections and maintenance (I&M) for so long as the practices are reasonably expected to be used.

This text outlines the inspection and maintenance requirements of each system.

- (1) The party responsible for implementing the required reporting, inspection, and maintenance activities identified in this I&M Manual shall be:

Families Fourish Northeast
Tom Sullivan
258 South River Road
Bedford, NH 03110
tsullivan@sullivanconstruction.com
Tel: (603) 647-1777

- (2) The frequency of inspections shall be as follows:

Jellyfish Filter (in accordance with the attached owner's manual)

- Quarterly in the first year of operation and adjusted for subsequent years based on first year's findings. Once per year at a minimum.
- Following any rainfall event exceeding 2.5 inches in a 24-hour period

Underground Detention Systems

- 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.

Catch Basins and Culvert

- At a minimum, it is recommended that catch basins, and culvert be inspected at least twice annually, once following snowmelt and once following leafdrop, and cleaned as indicated by inspection.

- (3) An inspection checklist to be used during each inspection can be found on Pages 3-4 of this manual.
- (4) Photographs of each stormwater feature shall be taken at the time of each inspection.
- (5) An I&M Log shall be used to document each inspection and maintenance activity. A blank I&M Log can be found on Page 5 of this manual.
- (6) A plan showing the locations of the site and the stormwater appurtenances is included with this manual.

This I&M Manual and adherence to it are requirements of Site Plan Approval issued by City of Lebanon.

All recordkeeping required by the I&M manual shall be maintained by the responsible party(ies) and be made available to the department upon request.

FFNE shall initiate the I&M activities upon the completion of all terrain alteration activities that direct stormwater to each appurtenance.

FFNE 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).

Families Flourish Northeast

Stormwater Appurtenance Inspection and Maintenance Manual

I&M Checklist

Inspector:	Date:
Current Weather:	Time:
Rainfall in the Last 24 Hours (in): Can be checked here: http://www.nrcc.cornell.edu/page_nowdata.html	

Jellyfish Filter

To be conducted in accordance with the attached owner's manual.

Jellyfish Filter Inspection and Maintenance Log

Owner: _____ Jellyfish Model No.: _____
 Location: _____ GPS Coordinates: _____
 Land Use: Commercial: _____ Industrial: _____ Service Station: _____
 Road/Highway: _____ Airport: _____ Residential: _____ Parking Lot: _____

Date/Time:					
Inspector:					
Maintenance Contractor:					
Visible Oil Present: (Y/N)					
Oil Quantity Removed					
Floatable Debris Present: (Y/N)					
Floatable Debris removed: (Y/N)					
Water Depth in Backwash Pool					
Cartridges externally rinsed/re-commissioned: (Y/N)					
New tentacles put on Cartridges: (Y/N)					
Sediment Depth Measured: (Y/N)					
Sediment Depth (inches or mm):					
Sediment Removed: (Y/N)					
Cartridge Lids intact: (Y/N)					
Observed Damage:					
Comments:					

Families Flourish Northeast

Stormwater Appurtenance Inspection and Maintenance Manual

Underground Detention Systems

Items Inspected (Frequency)	Checked		Maintenance Needed		Maintenance Performed	
DEBRIS CLEANOUT (2A)	Y	N	Y	N	Y	N
1. Contributing areas clean of debris						
2. Remove debris from inlet and outlet structures						
3. Remove accumulated sediment						

Inspection Frequency Key A= Annual, 2A=Twice Annually, M= Monthly, AMS= After Major Storm (2.5")

Catch Basins, Trench Drains, and Yard Drains

Items Inspected (Frequency)	Checked		Maintenance Needed		Maintenance Performed	
DEBRIS CLEANOUT (2A)	Y	N	Y	N	Y	N
1. Contributing areas clean of debris						
2. Litter (trash, debris, etc.) have been removed						
3. Sediment removed if approaching half the sump depth.						
4. Floating hydrocarbons removed immediately by skimming, absorbent materials, or other method and disposed in conformance with applicable state and federal regulations.						

Inspection Frequency Key A= Annual, 2A=Twice Annually, M= Monthly, AMS= After Major Storm (2.5")

Comments:

Date by which outstanding maintenance must be completed:_____

Inspector's Signature:_____

I&M Log

Date	Appurtenances Inspected	Maintenance Performed	Inspector's Signature

Jellyfish® Filter Owner's Manual



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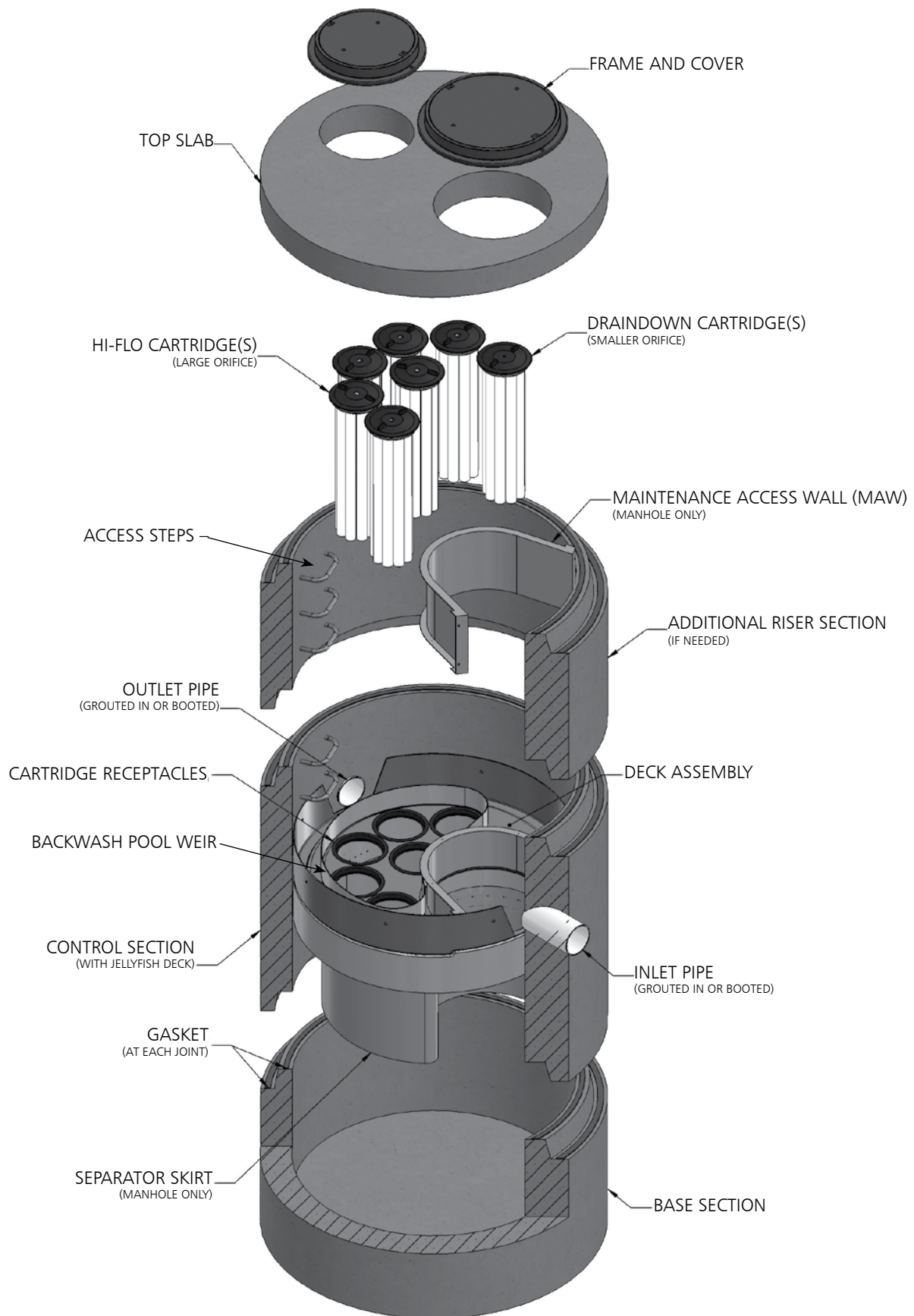
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	2.2 Jellyfish Membrane Filtration Cartridges Assembly	7
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THANK YOU FOR PURCHASING THE JELLYFISH® FILTER!

Contech Engineered Solutions would like to thank you for selecting the Jellyfish Filter to meet your project's stormwater treatment needs. With proper inspection and maintenance, the Jellyfish Filter is designed to deliver ongoing, high levels of stormwater pollutant removal.

If you have any questions, please feel free to call us or e-mail us:

Contech Engineered Solutions
 9025 Centre Pointe Drive, Suite 400 | West Chester, OH 45069
 513-645-7000 | 800-338-1122
www.ContechES.com
info@conteches.com



WARNINGS / CAUTION

1. FALL PROTECTION may be required.
2. WATCH YOUR STEP if standing on the Jellyfish Filter Deck at any time; Great care and safety must be taken while walking or maneuvering on the Jellyfish Filter Deck. Attentive care must be taken while standing on the Jellyfish Filter Deck at all times to prevent stepping onto a lid, into or through a cartridge hole or slipping on the deck.
3. The Jellyfish Filter Deck can be SLIPPERY WHEN WET.
4. If the Top Slab, Covers or Hatches have not yet been installed, or are removed for any reason, great care must be taken to NOT DROP ANYTHING ONTO THE JELLYFISH FILTER DECK. The Jellyfish Filter Deck and Cartridge Receptacle Rings can be damaged under high impact loads. This type of activity voids all warranties. All damaged items to be replaced at owner's expense.
5. Maximum deck load 2 persons, total weight 450 lbs.

Safety Notice

Jobsite safety is a topic and practice addressed comprehensively by others. The inclusions here are intended to be reminders to whole areas of Safety Practice that are the responsibility of the Owner(s), Manager(s) and Contractor(s). OSHA and Canadian OSH, and Federal, State/Provincial, and Local Jurisdiction Safety Standards apply on any given site or project. The knowledge and applicability of those responsibilities is the Contractor's responsibility and outside the scope of Contech Engineered Solutions.

Confined Space Entry

Secure all equipment and perform all training to meet applicable local and OSHA regulations regarding confined space entry. It is the Contractor's or entry personnel's responsibility to proceed safely at all times.

Personal Safety Equipment

Contractor is responsible to provide and wear appropriate personal protection equipment as needed including, but not limited to safety boots, hard hat, reflective vest, protective eyewear, gloves and fall protection equipment as necessary. Make sure all equipment is staffed with trained and/or certified personnel, and all equipment is checked for proper operation and safety features prior to use.

- Fall protection equipment
- Eye protection
- Safety boots
- Ear protection
- Gloves
- Ventilation and respiratory protection
- Hard hat
- Maintenance and protection of traffic plan

Chapter 1

1.0 – Owner Specific Jellyfish Filter Product Information

Below you will find a reference page that can be filled out according to your Jellyfish Filter specification to help you easily inspect, maintain and order parts for your system.

Owner Name:	
Phone Number:	
Site Address:	
Site GPS Coordinates/unit location:	
Unit Location Description:	
Jellyfish Filter Model No.:	
Contech Project & Sequence Number	
No. of Hi-Flo Cartridges	
No. of Cartridges:	
Length of Draindown Cartridges:	
No. of Blank Cartridge Lids:	
Bypass Configuration (Online/Offline):	

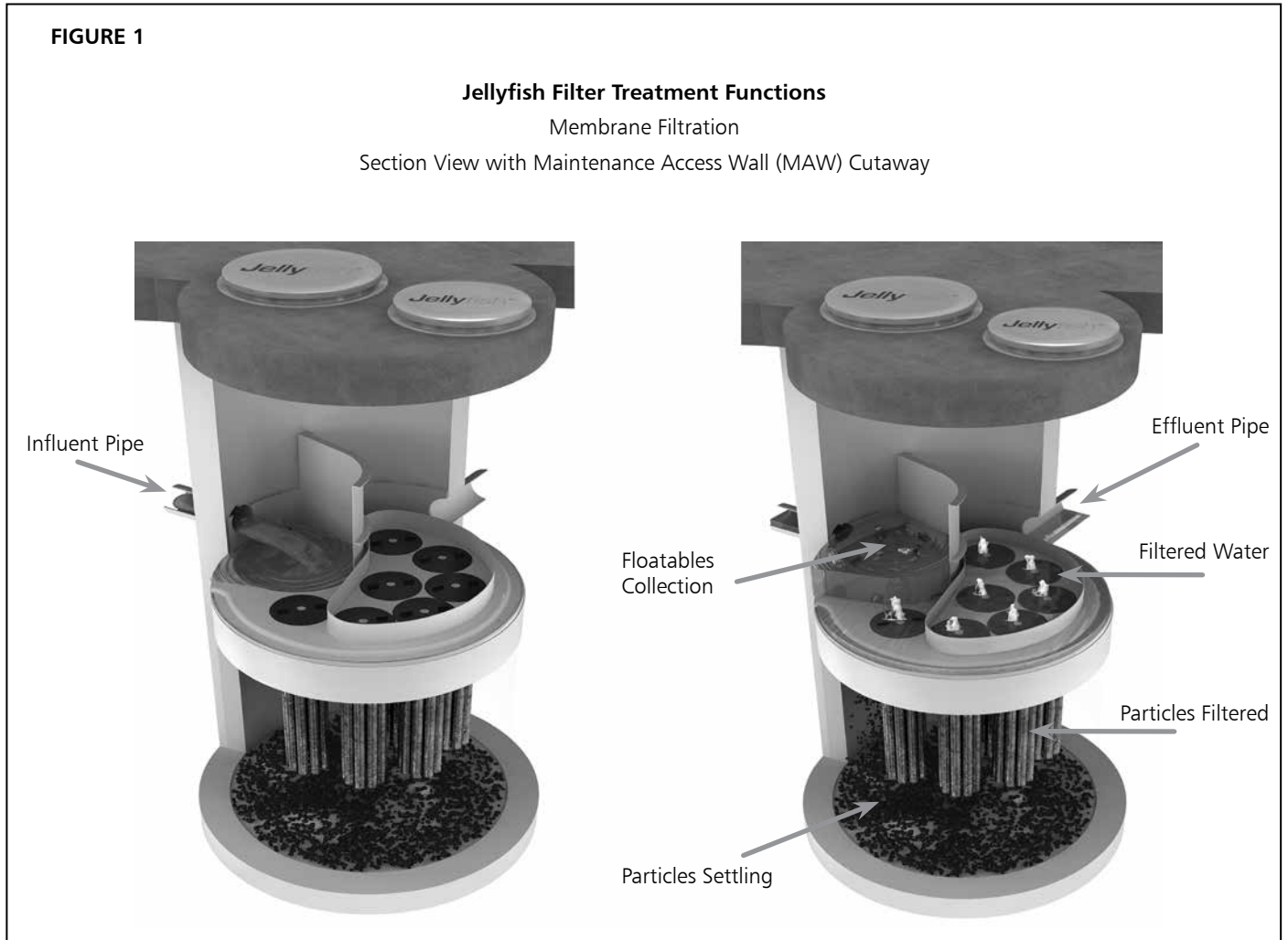
Notes:

Chapter 2

2.0 – Jellyfish Filter System Operations and Functions

The Jellyfish Filter is an engineered stormwater quality treatment technology that removes a high level and wide variety of stormwater pollutants. Each Jellyfish Filter cartridge consists of eleven membrane - encased filter elements (“filtration tentacles”) attached to a cartridge head plate. The filtration tentacles provide a large filtration surface area, resulting in high flow and high pollutant removal capacity.

The Jellyfish Filter functions are depicted in Figure 1 below.

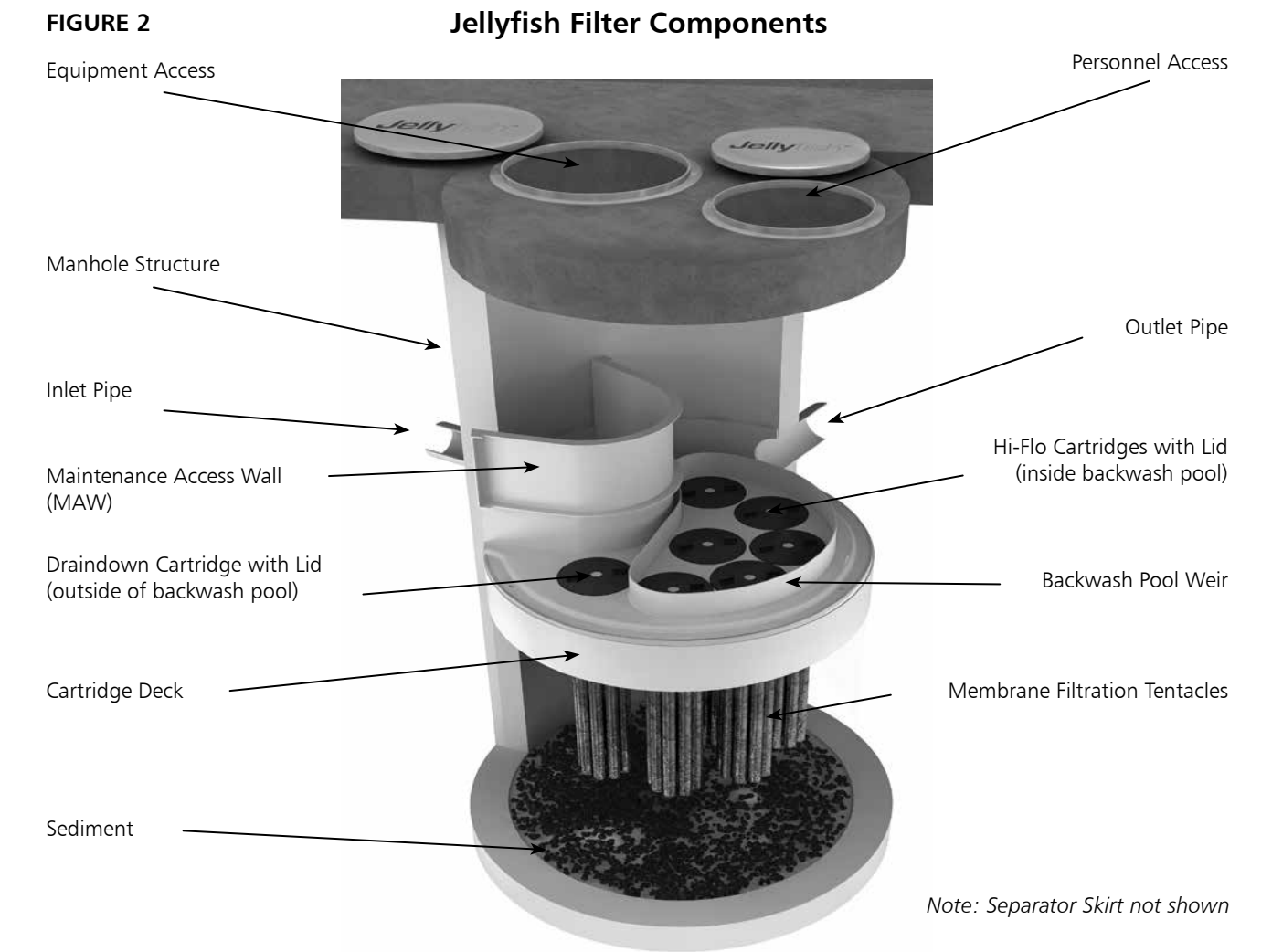


Jellyfish Filter cartridges are backwashed after each peak storm event, which removes accumulated sediment from the membranes. This backwash process extends the service life of the cartridges and increases the time between maintenance events.

For additional details on the operation and pollutant capabilities of the Jellyfish Filter please refer to additional details on our website at www.ContechES.com.

2.1 – Components and Cartridges

The Jellyfish Filter and components are depicted in Figure 2 below.



Tentacles are available in various lengths as depicted in Table 1 below.

Table 1 – Cartridge Lengths / Weights and Cartridge Lid Orifice Diameters

Cartridge Lengths	Dry Weight	Hi-Flo Orifice Diameter	Draindown Orifice Diameter
15 inches (381 mm)	10 lbs (4.5 kg)	35 mm	20 mm
27 inches (686 mm)	14.5 lbs (6.6 kg)	45 mm	25 mm
40 inches (1,016 mm)	19.5 lbs (8.9 kg)	55 mm	30 mm
54 inches (1,372 mm)	25 lbs (11.4 kg)	70 mm	35 mm

2.2 – Jellyfish Membrane Filtration Cartridge Assembly

The Jellyfish Filter utilizes multiple membrane filtration cartridges. Each cartridge consists of removable cylindrical filtration “tentacles” attached to a cartridge head plate. Each filtration tentacle has a threaded pipe nipple and o-ring. To attach, insert the top pipe nipples with the o-ring through the head plate holes and secure with locking nuts. Hex nuts to be hand tightened and checked with a wrench as shown below.

2.3 – Jellyfish Membrane Filtration Cartridge Installation

- Cartridge installation will be performed by trained individuals and coordinated with the installing site Contractor. Flow diversion devices are required to be in place until the site is stabilized (final paving and landscaping in place). Failure to address this step completely will reduce the time between required maintenance.
- Descend to the cartridge deck (see Safety Notice and page 3).
- Refer to Contech's submittal drawings to determine proper quantity and placement of Hi-Flo, Draindown and Blank cartridges with appropriate lids. Lower the Jellyfish membrane filtration cartridges into the cartridge receptacles within the cartridge deck. It is possible that not all cartridge receptacles will be filled with a filter cartridge. In that case, a blank headplate and blank cartridge lid (no orifice) would be installed.



Cartridge Assembly

Do not force the tentacles down into the cartridge receptacle, as this may damage the membranes. Apply downward pressure on the cartridge head plate to seat the lubricated rim gasket (thick circular gasket surrounding the circumference of the head plate) into the cartridge receptacle. (See Figure 3 for details on approved lubricants for use with rim gasket.)

- Examine the cartridge lids to differentiate lids with a small orifice, a large orifice, and no orifice.
 - Lids with a small orifice are to be inserted into the Draindown cartridge receptacles, outside of the backwash pool weir.
 - Lids with a large orifice are to be inserted into the Hi-Flo cartridge receptacles within the backwash pool weir.
 - Lids with no orifice (blank cartridge lids) and a blank headplate are to be inserted into unoccupied cartridge receptacles.
- To install a cartridge lid, align both cartridge lid male threads with the cartridge receptacle female threads before rotating approximately 1/3 of a full rotation until firmly seated. Use of an approved rim gasket lubricant may facilitate installation.

3.0 Inspection and Maintenance Overview

The primary purpose of the Jellyfish® Filter is to capture and remove pollutants from stormwater runoff. As with any filtration system, these pollutants must be removed to maintain the filter's maximum treatment performance. Regular inspection and maintenance are required to insure proper functioning of the system.

Maintenance frequencies and requirements are site specific and vary depending on pollutant loading. Additional maintenance activities may be required in the event of non-storm event runoff, such as base-flow or seasonal flow, an upstream chemical spill or due to excessive sediment loading from site erosion or extreme runoff events. It is a good practice to inspect the system after major storm events.

Inspection activities are typically conducted from surface observations and include:

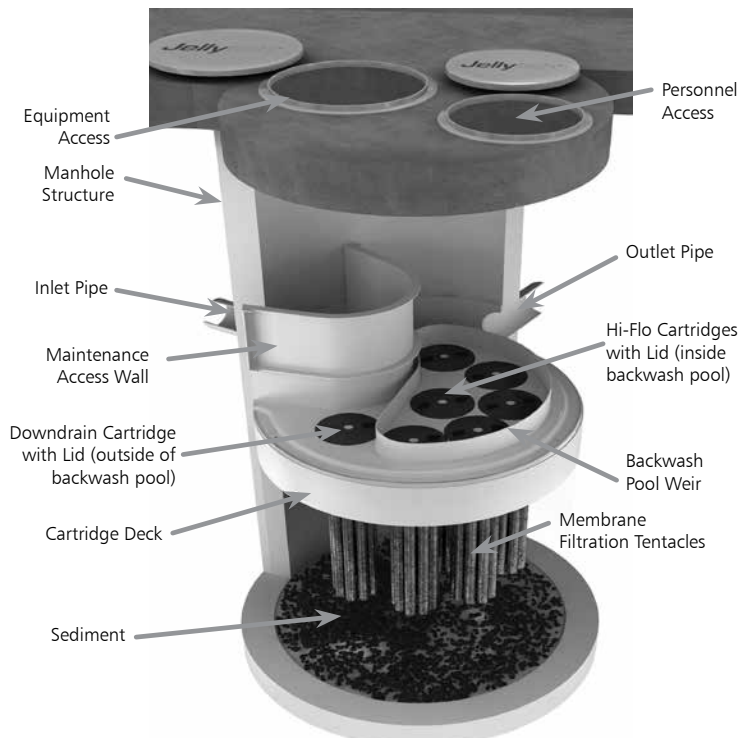
- Observe if standing water is present
- Observe if there is any physical damage to the deck or cartridge lids
- Observe the amount of debris in the Maintenance Access Wall (MAW) or inlet bay for vault systems

Maintenance activities include:

- Removal of oil, floatable trash and debris
- Removal of collected sediments
- Rinsing and re-installing the filter cartridges
- Replace filter cartridge tentacles, as needed

4.0 Inspection Timing

Inspection of the Jellyfish Filter is key in determining the maintenance requirements for, and to develop a history of, the site's pollutant loading characteristics. In general, inspections should be performed at the times indicated below; *or per the approved project stormwater quality documents (if applicable), whichever is more frequent.*



Note: Separator Skirt not shown

1. A minimum of quarterly inspections during the first year of operation to assess the sediment and floatable pollutant accumulation, and to ensure proper functioning of the system.
2. Inspection frequency in subsequent years is based on the inspection and maintenance plan developed in the first year of operation. Minimum frequency should be once per year.
3. Inspection is recommended after each major storm event.
4. Inspection is required immediately after an upstream oil, fuel or other chemical spill.

5.0 Inspection Procedure

The following procedure is recommended when performing inspections:

1. Provide traffic control measures as necessary.
2. Inspect the MAW or inlet bay for floatable pollutants such as trash, debris, and oil sheen.
3. Measure oil and sediment depth in several locations, by lowering a sediment probe until contact is made with the floor of the structure. Record sediment depth, and presences of any oil layers.
4. Inspect cartridge lids. Missing or damaged cartridge lids to be replaced.
5. Inspect the MAW (where appropriate), cartridge deck and receptacles, and backwash pool weir, for damaged or broken components.

5.1 Dry weather inspections

- Inspect the cartridge deck for standing water, and/or sediment on the deck.
- No standing water under normal operating conditions.
- Standing water inside the backwash pool, but not outside the backwash pool indicates, that the filter cartridges need to be rinsed.



Inspection Utilizing Sediment Probe

- Standing water outside the backwash pool is not anticipated and may indicate a backwater condition caused by high water elevation in the receiving water body, or possibly a blockage in downstream infrastructure.
- Any appreciable sediment ($\geq 1/16"$) accumulated on the deck surface should be removed.

5.2 Wet weather inspections

- Observe the rate and movement of water in the unit. Note the depth of water above deck elevation within the MAW or inlet bay.
- Less than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges (i.e. cartridges located outside the backwash pool).
- Greater than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges and each of the hi-flo cartridges (i.e. cartridges located inside the backwash pool), and water should be overflowing the backwash pool weir.
- 18 inches or greater and relatively little flow is exiting the cartridge lids and outlet pipe, this condition indicates that the filter cartridges need to be rinsed.

6.0 Maintenance Requirements

Required maintenance for the Jellyfish Filter is based upon results of the most recent inspection, historical maintenance records, or the site specific water quality management plan; whichever is more frequent. In general, maintenance requires some combination of the following:

1. Sediment removal for depths reaching 12 inches or greater, or within 3 years of the most recent sediment cleaning, whichever occurs sooner.
2. Floatable trash, debris, and oil removal.
3. Deck cleaned and free from sediment.
4. Filter cartridges rinsed and re-installed as required by the most recent inspection results, or within 12 months of the most recent filter rinsing, whichever occurs sooner.
5. Replace tentacles if rinsing does not restore adequate hydraulic capacity, remove accumulated sediment, or if damaged or missing. It is recommended that tentacles should remain in service no longer than 5 years before replacement.
6. Damaged or missing cartridge deck components must be repaired or replaced as indicated by results of the most recent inspection.
7. The unit must be cleaned out and filter cartridges inspected immediately after an upstream oil, fuel, or chemical spill. Filter cartridge tentacles should be replaced if damaged or compromised by the spill.

7.0 Maintenance Procedure

The following procedures are recommended when maintaining the Jellyfish Filter:

1. Provide traffic control measures as necessary.
2. Open all covers and hatches. Use ventilation equipment as required, according to confined space entry procedures.
Caution: Dropping objects onto the cartridge deck may cause damage.
3. Perform Inspection Procedure prior to maintenance activity.

4. To access the cartridge deck for filter cartridge service, descend into the structure and step directly onto the deck. *Caution: Do not step onto the maintenance access wall (MAW) or backwash pool weir, as damage may result. Note that the cartridge deck may be slippery.*
5. Maximum weight of maintenance crew and equipment on the cartridge deck not to exceed 450 lbs.

7.1 Filter Cartridge Removal

1. Remove a cartridge lid.
2. Remove cartridges from the deck using the lifting loops in the cartridge head plate. Rope or a lifting device (available from Contech) should be used. *Caution: Should a snag occur, do not force the cartridge upward as damage to the tentacles may result. Wet cartridges typically weigh between 100 and 125 lbs.*
3. Replace and secure the cartridge lid on the exposed empty receptacle as a safety precaution. Contech does not recommend exposing more than one empty cartridge receptacle at a time.

7.2 Filter Cartridge Rinsing

1. Remove all 11 tentacles from the cartridge head plate. Take care not to lose or damage the O-ring seal as well as the plastic threaded nut and connector.
2. Position tentacles in a container (or over the MAW), with the



Cartridge Removal & Lifting Device

threaded connector (open end) facing down, so rinse water is flushed through the membrane and captured in the container.

3. Using the Jellyfish rinse tool (available from Contech) or a low-pressure garden hose sprayer, direct water spray onto the tentacle membrane, sweeping from top to bottom along the length of the tentacle. Rinse until all sediment is removed from the membrane. *Caution: Do not use a high pressure sprayer or focused stream of water on the membrane. Excessive water pressure may damage the membrane.*
4. Collected rinse water is typically removed by vacuum hose.

5. Reassemble cartridges as detailed later in this document. Reuse O-rings and nuts, ensuring proper placement on each tentacle.

7.3 Sediment and Floatables Extraction

1. Perform vacuum cleaning of the Jellyfish Filter only after filter cartridges have been removed from the system. Access the lower chamber for vacuum cleaning only through the maintenance access wall (MAW) opening. Be careful not to damage the flexible plastic separator skirt that is attached to the underside of the deck on manhole systems. Do not lower the vacuum wand through a cartridge receptacle, as damage to the receptacle will result.
2. Vacuum floatable trash, debris, and oil, from the MAW opening or inlet bay. Alternatively, floatable solids may be removed by a net or skimmer.
3. Pressure wash cartridge deck and receptacles to remove all



Rinsing Cartridge with Contech Rinse Tool

sediment and debris. Sediment should be rinsed into the sump area. Take care not to flush rinse water into the outlet pipe.

4. Remove water from the sump area. Vacuum or pump equipment should only be introduced through the MAW or inlet bay.
5. Remove the sediment from the bottom of the unit through the MAW or inlet bay opening.
6. For larger diameter Jellyfish Filter manholes (≥ 8 -ft) and some



Vacuuming Sump Through MAW

vaults complete sediment removal may be facilitated by removing a cartridge lid from an empty receptacle and inserting a jetting wand (not a vacuum wand) through the receptacle. Use the sprayer to rinse loosened sediment toward the vacuum hose in the MAW opening, being careful not to damage the receptacle.

7.4 Filter Cartridge Reinstallation and Replacement

1. Cartridges should be installed after the deck has been cleaned. It is important that the receptacle surfaces be free from grit and debris.
2. Remove cartridge lid from deck and carefully lower the filter cartridge into the receptacle until head plate gasket is seated squarely in receptacle. *Caution: Do not force the cartridge downward; damage may occur.*
3. Replace the cartridge lid and check to see that both male threads are properly seated before rotating approximately 1/3 of a full rotation until firmly seated. Use of an approved rim gasket lubricant may facilitate installation. See next page for additional details.
4. If rinsing is ineffective in removing sediment from the tentacles, or if tentacles are damaged, provisions must be made to replace the spent or damaged tentacles with new tentacles. Contact Contech to order replacement tentacles.

7.5 Chemical Spills

Caution: If a chemical spill has been captured, do not attempt maintenance. Immediately contact the local hazard response agency and contact Contech.

7.6 Material Disposal

The accumulated sediment found in stormwater treatment and conveyance systems must be handled and disposed of in accordance with regulatory protocols. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals (such as pesticides and petroleum products). Areas with the greatest potential for high pollutant loading include industrial areas and heavily traveled roads. Sediments and water must be disposed of in accordance with all applicable waste disposal regulations. When scheduling maintenance, consideration must be made for the disposal of solid and liquid wastes. This typically requires coordination with a local landfill for solid waste disposal. For liquid waste disposal a number of options are available including a municipal vacuum truck decant facility, local waste water treatment plant or on-site treatment and discharge.

Jellyfish Filter Components & Filter Cartridge Assembly and Installation

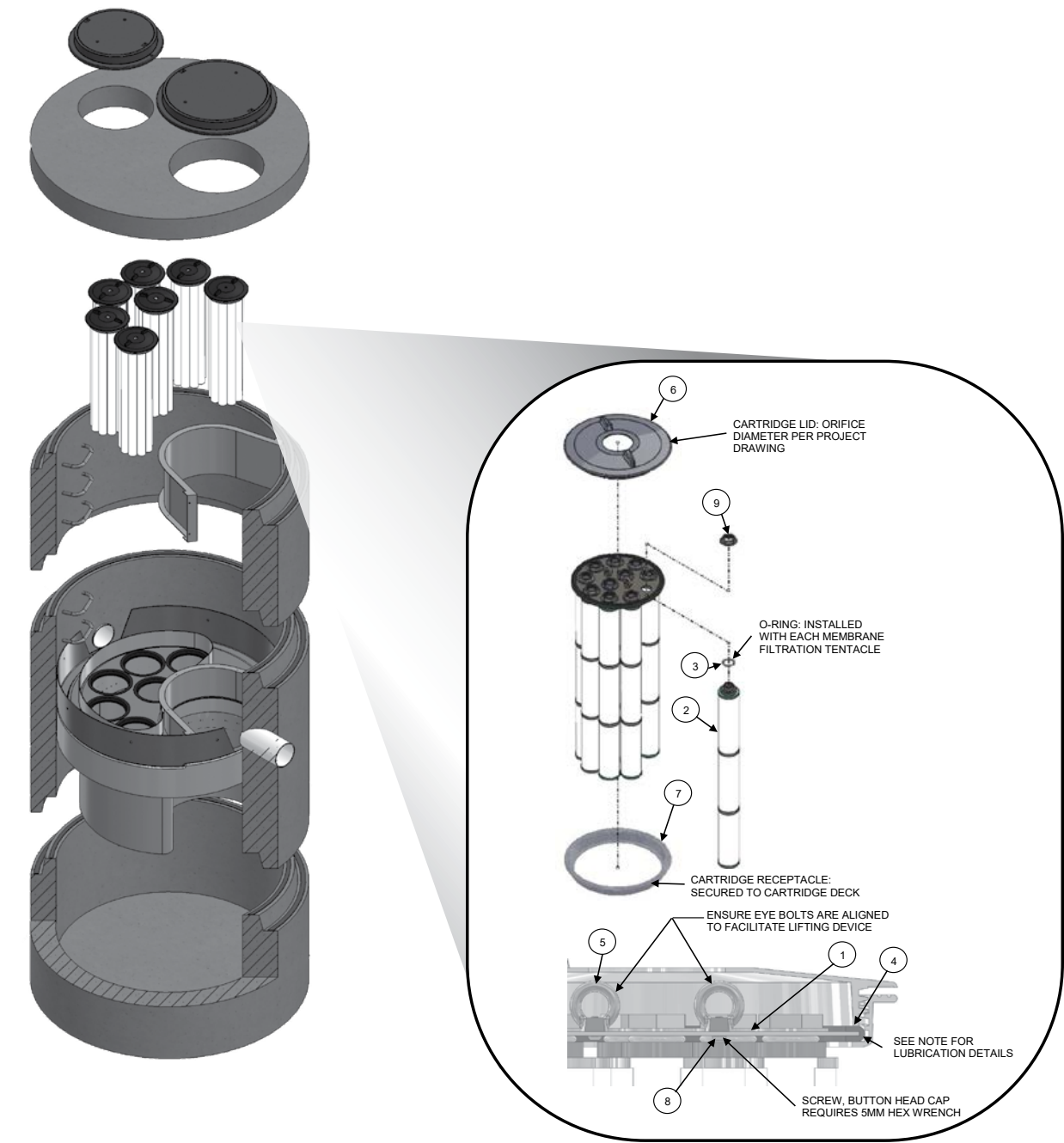


TABLE 1: BOM

ITEM NO.	DESCRIPTION
1	JF HEAD PLATE
2	JF TENTACLE
3	JF O-RING
4	JF HEAD PLATE GASKET
5	JF CARTRIDGE EYELET
6	JF 14IN COVER
7	JF RECEPTACLE
8	BUTTON HEAD CAP SCREW M6X14MM SS
9	JF CARTRIDGE NUT

TABLE 2: APPROVED GASKET LUBRICANTS

PART NO.	MFR	DESCRIPTION
78713	LA-CO	LUBRI-JOINT
40501	HERCULES	DUCK BUTTER
30600	OATEY	PIPE LUBRICANT
PSLUBXL1Q	PROSELECT	PIPE JOINT LUBRICANT

- NOTES:**
- Head Plate Gasket Installation:**
Install Head Plate Gasket (Item 4) onto the Head Plate (Item 1) and liberally apply a lubricant from Table 2: Approved Gasket Lubricants onto the gasket where it contacts the Receptacle (Item 7) and Cartridge Lid (Item 6). Follow Lubricant manufacturer's instructions.
- Lid Assembly:**
Rotate Cartridge Lid counter-clockwise until both male threads drop down and properly seat. Then rotate Cartridge Lid clock-wise approximately one-third of a full rotation until Cartridge Lid is firmly secured, creating a watertight seal.

Jellyfish Filter Inspection and Maintenance Log

Owner: _____ Jellyfish Model No.: _____

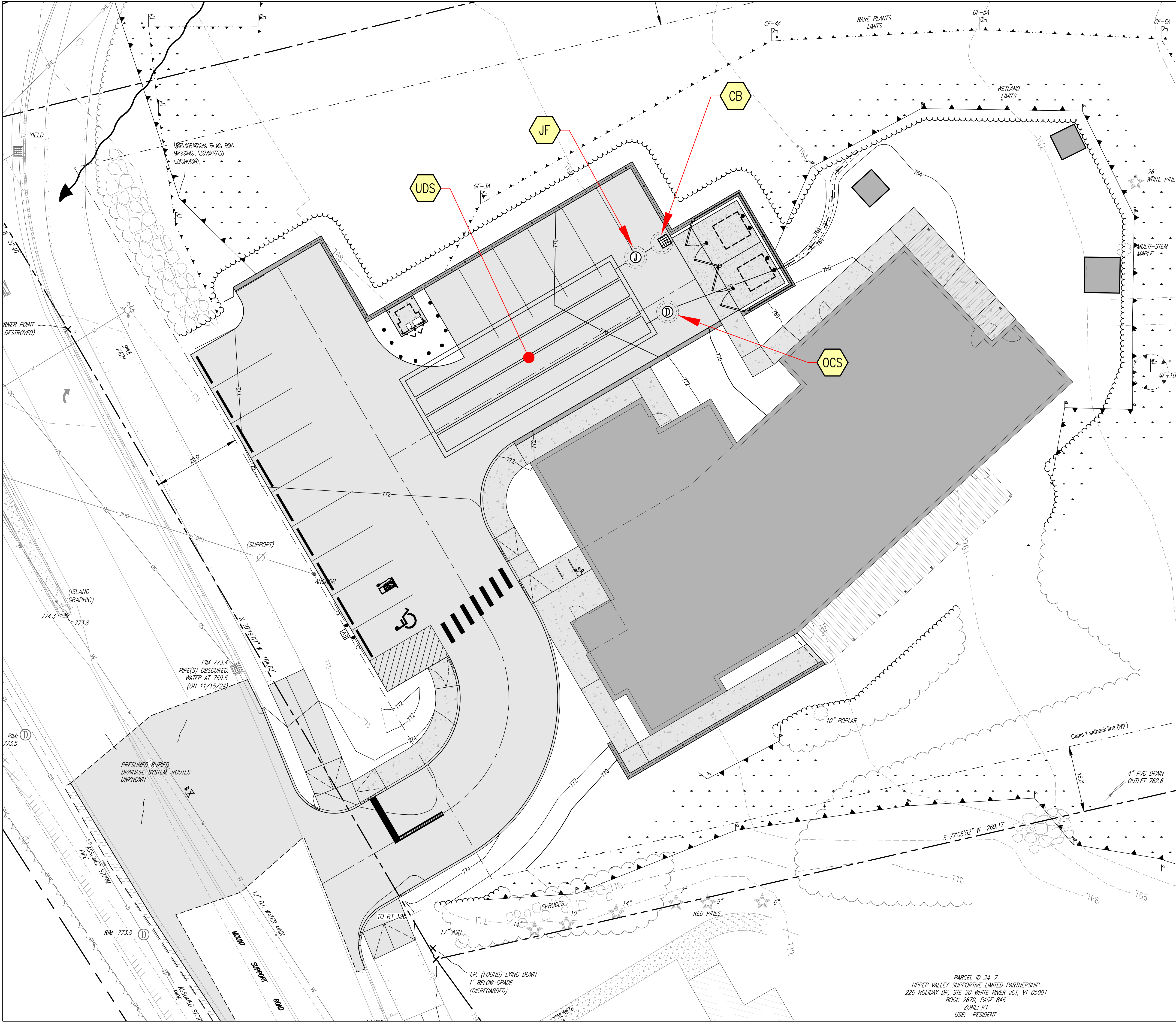
Location: _____ GPS Coordinates: _____

Land Use: Commercial: _____ Industrial: _____ Service Station: _____

Road/Highway: _____ Airport: _____ Residential: _____ Parking Lot: _____

Date/Time:					
Inspector:					
Maintenance Contractor:					
Visible Oil Present: (Y/N)					
Oil Quantity Removed					
Floatable Debris Present: (Y/N)					
Floatable Debris removed: (Y/N)					
Water Depth in Backwash Pool					
Cartridges externally rinsed/re-commissioned: (Y/N)					
New tentacles put on Cartridges: (Y/N)					
Sediment Depth Measured: (Y/N)					
Sediment Depth (inches or mm):					
Sediment Removed: (Y/N)					
Cartridge Lids intact: (Y/N)					
Observed Damage:					
Comments:					

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S:\PROJECTS\2022\2028\NH-FIN\DWG\REFERENCES\2028\4-424.DWG
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LEGEND

STONE BOUND

CONCRETE BOUND

IRON ROD OR PIN (I.R.)

IRON PIPE (I.P., INSIDE DIA. NOTED)

UTILITY POLE

SEWER MANHOLE

DRAIN MANHOLE

CATCH BASIN

DECIDUOUS TREE

CONIFEROUS TREE

SHRUB

TREE/BRUSH LINE

STONE WALL (OLD FARM WALL)

STONE WALL (PILED BOULDERS & STONES)

EXISTING GRAVEL SURFACE

EXISTING ASPHALT SURFACE

EXISTING CONCRETE SURFACE

CULVERT

OVERHEAD UTILITY LINE

BURIED SEWER LINE (NOT VERIFIED)

BURIED WATER LINE (NOT VERIFIED)

EXTERIOR BUILDING WALL

SOIL BORING

HYDRANT

WATER VALVE

WATER SHUT-OFF ("CURB STOP")

SPOT ELEVATION

TRAFFIC SIGNAL BASE POLE

STREETLIGHT

GRANITE CURB

SNOW FENCE

SCATTERED RARE PLANT SURVEY DELINEATION

"CATCH LINE" (LIMIT OF CONSTRUCTION DISTURBANCE)

DELINEATION FLAG

WETLAND BOUNDARY

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225

85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333

414 Union Street, Schenectady, NY 12305 • 518-630-9614

www.engineeringventures.com

ENGINEERING VENTURES PC

FAMILIES FLOURISH NORTHEAST

C/O TOM SULLIVAN

258 SOUTH RIVER ROAD

BEDFORD, NH 03110

603-647-1777

STORMWATER INSPECTION AND MAINTENANCE MANUAL MAP

FAMILIES FLOURISH NORTHEAST

CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project #

22063

Drawn By:

JWF

Checked By:

NAF

Scale:

1" = 10'

Date:

03/10/2025

IM1

LEGEND

CB

JF

UDS

OCS

CATCH BASIN OR YARD DRAIN

JELLYFISH FILTER

UNDERGROUND DETENTION CHAMBER SYSTEM

OUTLET CONTROL STRUCTURE

GRAPHIC SCALE

10

0

5

10

20

40

1 inch = 10 ft.
for sheet size 24" x 36"

PARCEL ID 24-7

UPPER VALLEY SUPPORTIVE LIMITED PARTNERSHIP

226 HOLIDAY DR., STE 20 WHITE RIVER JCT, VT 05001

BOOK 2679, PAGE 846

ZONE: R1

USE: RESIDENT

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**FAMILIES FLOURISH NORTHEAST
424 MT SUPPORT ROAD
LEBANON, NH**

NH WETLANDS PERMIT APPLICATION

Submitted for:
Families Flourish Northeast
PO Box 20
Enfield Center, NH 03749

Prepared by:

GM2 Associates, Inc.
197 Loudon Road, Suite 310
Concord, NH
&
Engineering Ventures, PC
85 Mechanic Street, Suite E2-3
Lebanon, NH

December 2024

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Coordination with Federal Agencies

Coordination with Lebanon Conservation Commission

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Attachment A: Minor and Major Projects

Avoidance and Minimization Narrative

USGS Location Map

Wetland Delineation Report

Functional Assessment Worksheet

USACE General Permit Requirements

Appendix B Checklist

USFWS IPaC Results

Tricolored Bat Consistency Determination Letter

Natural Heritage Bureau Review Report

Lebanon Conservation Commission Meeting Minutes

Photographs

Tax Map

List of Abutting Properties

Template Abutter Notification Letter

Certified Mail Receipts

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STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management
[Check the Status of your Application](#)



RSA/Rule: RSA 482-A/Env-Wt 100-900

APPLICANT'S NAME: Families Flourish Northeast **TOWN NAME:** Lebanon

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

A person may request a waiver of the requirements in Rules Env-Wt 100-900 to accommodate situations where strict adherence to the requirements would not be in the best interest of the public or the environment but is still in compliance with RSA 482-A. A person may also request a waiver of the standards for existing dwellings over water pursuant to RSA 482-A:26, III(b). For more information, please consult the [Waiver Request Form](#).

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))

Please use the [Wetland Permit Planning Tool \(WPPT\)](#), the Natural Heritage Bureau (NHB) [DataCheck Tool](#), the [Aquatic Restoration Mapper](#), or other sources to assist in identifying key features such as: [Priority Resource Areas \(PRAs\)](#), [protected species or habitats](#), coastal areas, designated rivers, or designated prime wetlands.

Has the required planning been completed?	☒ Yes ☐ No
Does the property contain a PRA? If yes, provide the following information:	☒ Yes ☐ No
• Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.	☐ Yes ☒ No
• Protected species or habitat? ○ If yes, species or habitat name(s): Appalachian barren-strawbe ○ NHB Project ID #: NHB24-3391	☒ Yes ☐ No
• Bog?	☐ Yes ☒ No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	☐ Yes ☒ No
• Designated prime wetland or duly-established 100-foot buffer?	☐ Yes ☒ No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	☐ Yes ☒ No
Is the property within a Designated River corridor? If yes, provide the following information:	☐ Yes ☒ No
• Name of Local River Management Advisory Committee (LAC): • A copy of the application was sent to the LAC on Month: Day: Year:	

lrn@des.nh.gov or (603) 271-2147

29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

des.nh.gov

For dredging projects, is the subject property contaminated? • If yes, list contaminant:	☐ Yes ☒ No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	☐ Yes ☒ No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats): N/A	
SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))	
Provide a description of the project and the purpose of the project, the need for the proposed impacts to jurisdictional areas, an outline of the scope of work to be performed, and whether impacts are temporary or permanent.	
The proposed project involves the construction of a multi-family residential facility at 424 Mt. Support Road in Lebanon. The purpose of the facility is to provide a residential substance-use treatment center for pregnant and parenting women and their children. The proposed building will have a footprint of approximately 5,853 square feet and will be three stories tall. Work will also include the construction of a driveway, 15 parking spaces, and stormwater management/treatment measures. Construction is expected to occur in 2025-2026. The project proposes approximately 6,437 square feet of wetland impact. This includes approximately 5,638 square feet of permanent impact and 799 square feet of temporary impact. The permanent impacts will result from the construction of the building, parking spaces, and driveway. The temporary impacts will result from the construction of a retaining wall along the northern edge of the parking area.	
SECTION 3 - PROJECT LOCATION	
Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 424 Mt Support Road	
TOWN/CITY: Lebanon	
TAX MAP/BLOCK/LOT/UNIT: 24 / 6	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: ☒ N/A	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 43.67213 N, 72.26367 W	

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))

If the applicant is a trust or a company, then complete with the trust or company information.

NAME: Families Flourish Northeast

MAILING ADDRESS: PO Box 20

TOWN/CITY: Enfield Center

STATE: NH

ZIP CODE: 03749

EMAIL ADDRESS: tsullivan@sullivanconstruction.com

FAX:

PHONE: 603-637-1621

ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.

SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))☐ N/A

LAST NAME, FIRST NAME, M.I.: Riordan, Jennifer

COMPANY NAME: GM2 Associates, Inc.

MAILING ADDRESS: 197 Loudon Road, Suite 310

TOWN/CITY: Concord

STATE: NH

ZIP CODE: 03301

EMAIL ADDRESS: jriordan@gm2inc.com

FAX:

PHONE: 603-856-7854

ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically. **JR****SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))**

If the owner is a trust or a company, then complete with the trust or company information.

☐ Same as applicant

NAME: Mary Hitchcock Memorial Hospital, c/o David Duncan

MAILING ADDRESS: One Medical Center Drive

TOWN/CITY: Lebanon

STATE: NH

ZIP CODE: 03756

EMAIL ADDRESS: David.F.Duncan@hitchcock.org

FAX:

PHONE: 603-650-5880

ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.

SECTION 7 - RESOURCE-SPECIFIC CRITERIA ESTABLISHED IN Env-Wt 400, Env-Wt 500, Env-Wt 600, Env-Wt 700, OR Env-Wt 900 HAVE BEEN MET (Env-Wt 313.01(a)(3))

Describe how the resource-specific criteria have been met for each chapter listed above (please attach information about stream crossings, coastal resources, prime wetlands, or non-tidal wetlands and surface waters):

Wetlands were delineated in accordance with the requirements in Env-Wt 400.

Env-Wt 524 - Wetland impacts have been minimized where possible. The project will maintain hydrologic connections and existing wildlife habitat. Wetlands are not being used for stormwater treatment.

Env-Wt 600, 700, and 900 are not applicable.

SECTION 8 - AVOIDANCE AND MINIMIZATION

Impacts within wetland jurisdiction must be avoided to the maximum extent practicable (Env-Wt 313.03(a)).* Any project with unavoidable jurisdictional impacts must then be minimized as described in the [Wetlands Best Management Practice Techniques For Avoidance and Minimization](#) and the [Wetlands Permitting: Avoidance, Minimization and Mitigation fact sheet](#). For minor or major projects, a functional assessment of all wetlands on the project site is required (Env-Wt 311.03(b)(10)).*

Please refer to the application checklist to ensure you have attached all documents related to avoidance and minimization, as well as functional assessment (where applicable). Use the [Avoidance and Minimization Checklist](#), the [Avoidance and Minimization Narrative](#), or your own avoidance and minimization narrative.

**See Env-Wt 311.03(b)(6) and Env-Wt 311.03(b)(10) for shoreline structure exemptions.*

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

If unavoidable jurisdictional impacts require mitigation, a mitigation [pre-application meeting](#) must occur at least 30 days but not more than 90 days prior to submitting this Standard Dredge and Fill Permit Application.

Mitigation Pre-Application Meeting Date: Month: Day: Year:

(☐ N/A - Mitigation is not required)

SECTION 10 - THE PROJECT MEETS COMPENSATORY MITIGATION REQUIREMENTS (Env-Wt 313.01(a)(1)c)

Confirm that you have submitted a compensatory mitigation proposal that meets the requirements of Env-Wt 800 for all permanent unavoidable impacts that will remain after avoidance and minimization techniques have been exercised to the maximum extent practicable: ☐ I confirm submittal.

(☐ N/A – Compensatory mitigation is not required)

SECTION 11 - IMPACT AREA (Env-Wt 311.04(g))

For each jurisdictional area that will be/has been impacted, provide square feet (SF) and, if applicable, linear feet (LF) of impact, and note whether the impact is after-the-fact (ATF; i.e., work was started or completed without a permit).

For intermittent and ephemeral streams, the linear footage of impact is measured along the thread of the channel. *Please note, installation of a stream crossing in an ephemeral stream may be undertaken without a permit per Rule Env-Wt 309.02(d), however other dredge or fill impacts should be included below.*

For perennial streams/ivers, the linear footage of impact is calculated by summing the lengths of disturbances to the channel and banks.

Permanent (PERM.) impacts are impacts that will remain after the project is complete (e.g., changes in grade or surface materials).

Temporary (TEMP.) impacts are impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.

JURISDICTIONAL AREA		PERM. SF	PERM. LF	PERM. ATF	TEMP. SF	TEMP. LF	TEMP. ATF
Wetlands	Forested Wetland	4,004		☐	799		☐
	Scrub-shrub Wetland			☐			☐
	Emergent Wetland	1,634		☐	0		☐
	Wet Meadow			☐			☐
	Vernal Pool			☐			☐
	Designated Prime Wetland			☐			☐
	Duly-established 100-foot Prime Wetland Buffer			☐			☐
Surface	Intermittent / Ephemeral Stream			☐			☐
	Perennial Stream or River			☐			☐
	Lake / Pond			☐			☐
	Docking - Lake / Pond			☐			☐
	Docking - River			☐			☐
Banks	Bank - Intermittent Stream			☐			☐
	Bank - Perennial Stream / River			☐			☐
	Bank / Shoreline - Lake / Pond			☐			☐
Tidal	Tidal Waters			☐			☐
	Tidal Marsh			☐			☐
	Sand Dune			☐			☐
	Undeveloped Tidal Buffer Zone (TBZ)			☐			☐
	Previously-developed TBZ			☐			☐
	Docking - Tidal Water			☐			☐
TOTAL		5,638			799		

SECTION 12 - APPLICATION FEE (RSA 482-A:3, I)

☐ **MINIMUM IMPACT FEE:** Flat fee of \$400.

☐ **NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION:** Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).

☒ **MINOR OR MAJOR IMPACT FEE:** Calculate using the table below:

Permanent and temporary (non-docking): 6,437	SF	× \$0.40 =	\$ 2574.8
Seasonal docking structure:	SF	× \$2.00 =	\$
Permanent docking structure:	SF	× \$4.00 =	\$
Projects proposing shoreline structures (including docks) add \$400 =			\$
Total =			\$ 2574.8
The application fee for minor or major impact is the above calculated total or \$400, whichever is greater =			\$ 2574.8

\$2,574.80

lrn@des.nh.gov or (603) 271-2147

29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

des.nh.gov

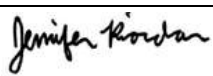
SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)

Indicate the project classification.

☐ Minimum Impact Project☐ Minor Project☒ Major Project**SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)****Initial each box below to certify:**

Initials: JR	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: JR	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
Initials: JR	The signer understands that: - The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: - Deny the application. - Revoke any approval that is granted based on the information. - If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.
Initials: JR	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)

SIGNATURE (OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: Jennifer Riordan	DATE: 12/3/24

SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))

As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

TOWN/CITY CLERK SIGNATURE:	PRINT NAME LEGIBLY:
TOWN/CITY: Lebanon	DATE:

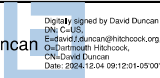
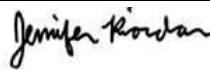
SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)

Indicate the project classification.

☐ Minimum Impact Project☐ Minor Project☒ Major Project**SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)****Initial each box below to certify:**

Initials: DD JR	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: DD JR	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
Initials: DD JR	The signer understands that: - The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: - Deny the application. - Revoke any approval that is granted based on the information. - If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.
Initials: DD JR	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)

SIGNATURE (OWNER): David Duncan 	PRINT NAME LEGIBLY: David Duncan	DATE:
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: Jennifer Riordan	DATE: 12/3/24

SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))

As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

TOWN/CITY CLERK SIGNATURE:	PRINT NAME LEGIBLY:
TOWN/CITY: Lebanon	DATE:

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)		
Indicate the project classification.		
☐ Minimum Impact Project	☐ Minor Project	☒ Major Project
SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)		
Initial each box below to certify:		
Initials: TS JR	To the best of the signer's knowledge and belief, all required notifications have been provided.	
Initials: TS JR	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.	
Initials: TS JR	The signer understands that: • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.	
Initials: TS JR	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.	
SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)		
SIGNATURE (OWNER): <i>Thomas F. Sullivan FFE</i>	PRINT NAME LEGIBLY: THOMAS F. SULLIVAN FFE	DATE: 12/4/24
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): <i>Jennifer Riordan</i>	PRINT NAME LEGIBLY: Jennifer Riordan	DATE: 12/3/24
SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))		
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.		
TOWN/CITY CLERK SIGNATURE:	PRINT NAME LEGIBLY:	
TOWN/CITY: Lebanon	DATE:	

irm@des.nh.gov or (603) 271-2147

29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

des.nh.gov

DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3, I(a)(1)

1. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
2. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
3. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board.
4. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

Submit the original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page. Make check or money order payable to "Treasurer – State of NH".

Supplemental Narrative

Project Description

The proposed project involves the construction of a multi-family residential facility at 424 Mt. Support Road in Lebanon. The purpose of the facility is to provide a residential substance-use treatment center for pregnant and parenting women and their children. The proposed building will have a footprint of approximately 5,853 square feet and will be three stories tall. Work will also include the construction of a driveway, 15 parking spaces, and stormwater management/treatment measures. Construction is expected to occur in 2025-2026.

The property is currently owned by Mary Hitchcock Memorial Hospital. Families Flourish Northeast (FFNE) may lease the property from the Hospital. Options are currently being considered and an agreement will be finalized prior to construction.

Project Location / Existing Conditions

The project is located at 424 Mount Support Road (Parcel ID 24-6) in Lebanon. This is a 1.81-acre property that is situated to the southeast of the Lahaye Drive and Mount Support Road intersection. The property consists of a mowed field that is surrounded by forested wetland. The majority of the field is upland, although the wetland wraps around the edge and extends slightly into the field. A large, forested wetland is located east of the property, beyond the project limits. This wetland extends to Lahaye Drive and NH Route 120 and drains south toward a tributary of the Mascoma River. A building and parking lot are located to the south of the project area, on the adjacent parcel.

Wetlands on the property were delineated in May 2024. Additional information on the wetland resources is provided in the enclosed Wetland Delineation report.

There are no streams, prime wetlands, or mapped floodplains within the project area.

The project area is not within a designated river corridor and will not impact any impaired, Class A, or outstanding resource waters.

According to the Wildlife Action Plan, the project area is not mapped as Highest Ranked Habitat in NH or the Region.

Wetland Impacts

The project proposes approximately 6,437 square feet of wetland impact. This includes approximately 5,638 square feet of permanent wetland impact and approximately 799 square feet of temporary wetland impact. The permanent impacts will result from the construction of the building, parking spaces, and driveway. The temporary impacts will result from the construction of a small retaining wall along the northern edge of the parking area. These temporary impacts are necessary for access during construction and will be restored once work is completed.

Appalachian barren-strawberry (*Geum fragarioides*), a state-listed threatened plant species, is present in the forested area along the northern edge of the property. The project will result in approximately 704 square feet of permanent impact to wetland areas that contain this species and approximately 490 square feet of permanent impact upland areas that contain this species.

Wetland Impact Summary

	Permanent Wetland Impact	Temporary Wetland Impact	Total Wetland Impact
Forested Wetland	4,004 SF	799 SF	4,803 SF*
Emergent Wetland	1,634 SF	0 SF	1,634 SF
Total	5,638 SF	799 SF	6,437 SF

*Includes 704 SF of impact to wetland that contains a rare plant species.

Project Alternatives and Avoidance & Minimization Measures

Avoidance of wetland impacts was not possible due to the extensive wetlands on the property. The property at 424 Mount Support Road is preferred by FFNE due to its proximity to Dartmouth Hospital. Alternative sites are not currently accessible to the organization due to a lack of available properties near Dartmouth Hospital and cost considerations.

In 2022 FFNE entered into discussions with Alice Peck Day Hospital to locate their transitional housing at The Homestead Building at 127 Mascoma Street at the entrance to the Hospital. Over the next 14 months FFNE developed plans and met with City officials to renovate and develop the property. Unfortunately, FFNE was unable to come to an agreement and began the search for another property. FFNE engaged with Chip Brown of Brown Commercial Real Estate, LLC in March of 2024. Chip looked at all available properties and also looked at other properties that were not on the market but might be a good fit. The only property that fit FFNE's requirements is the land at 424 Mount Support Road in Lebanon. This property is owned by Mary Hitchcock Memorial Hospital. There are no other currently available properties that will meet FFNE's requirements.

Since wetland impacts could not be avoided, several alternative layouts were considered during the design process to minimize impacts. The following provides a summary of the alternative site layouts that were evaluated.

1. Parking lot on north side with two driveways (refer to enclosed "Alternative Layout 1" Plan) – This alternative was the initial layout that was presented to the Lebanon Conservation Commission on September 12, 2024. It included two driveways and a proposed parking lot on the north side of the building. This would result in more impacts to the forested wetland and rare plant population on the north side of the property. The total amount of permanent wetland impact would be approximately 9,045 square feet.
2. Taller building (4 floors) with a smaller footprint – This alternative would result in a smaller amount of wetland impact but the taller building would not meet zoning ordinances and would result in a more expensive building construction type (per the building code) and less efficient and more costly operations for FFNE.

Most of the proposed impacts are located within lower-functioning portions of the wetland within and adjacent to a mowed field. Impacts to the large, forested wetland to the north and east were avoided and minimized as much as possible by shifting the parking area to the south/west and rotating the building. A small retaining wall is proposed along the northern edge of the parking lot to reduce the wetland and rare plant impacts.

A functional assessment was completed using the US Army Corps of Engineers Highway Methodology. Functions provided by the wetlands within the project area include groundwater recharge and wetland-dependent wildlife habitat. Both of these functions are provided at a lower level. Portions of the wetland are regularly mowed and have limited vegetation diversity. Evidence of past fill is present along the southern

edge of the wetland, both on the 424 Mt Support Road property and the adjacent property to the south (420 Mt Support Road). The forested wetland on the northern side of the project area also provides threatened/endangered species habitat. Appalachian barren-strawberry, a state-listed threatened plant species, occurs along the northern edge of the project, extending north and northeast toward Lahaye Drive.

The large, forested swamp to the east of the project provides more functions since it has a greater diversity of vegetation, more extensive wetland hydrology, well developed hydric soils, and less evidence of past disturbance. This wetland extends to the east and southeast beyond the property and is part of a large wetland complex located between Mt Support Road and NH Route 120. Functions provided by this larger wetland include nutrient and sediment trapping, flood storage, groundwater recharge, noteworthiness, and wetland-dependent wildlife habitat. The functions are provided at a principal level.

The project will preserve wetlands that provide flood protection, recharge groundwater supply, provide wildlife habitat, and enhance water quality. The proposed impacts are located at the edges of the wetland, in areas that provide fewer functions. The higher-functioning portions of the wetland in the forested area to the east of the project will remain undisturbed. The total wetland area on the Lot 24-6 is approximately 55,000 square feet. Approximately 5,638 square feet (10% of the total wetland area on the property) will be permanently impacted. The remaining 90% will continue to provide flood storage and groundwater recharge.

Drainage and Stormwater Treatment

Stormwater will be collected from roofs and from surface flow and routed through a treatment and detention system prior to discharge. Stormwater will first flow through a hydrodynamic separator to pretreat the runoff, then flow through a proprietary treatment system (Jellyfish© filter by Contech Engineered Solutions), and then into underground detention chambers. An outlet control structure will regulate release from the underground chambers so that flow rates into the adjacent wetlands do not exceed existing conditions.

Mitigation

Wetland impacts were minimized where possible, however the project will involve a small amount of permanent impact to a wetland that contains a state-listed plant species. Consultation with the NH Natural Heritage Bureau (NHB) regarding impacts and proposed mitigation measures is ongoing. It is anticipated that mitigation may be required for Priority Resource Area (PRA) impacts, but the rare plant impacts still need to be discussed with NHB and NHDES.

Threatened & Endangered Species

State-Listed Species

The NHB report (NHB24-3391) indicated that Appalachian barren-strawberry (*Geum fragarioides*) is known to occur within the vicinity of the project. A field survey for this species was conducted in May 2024. The species is present in the forested area along the northern edge of the property. A small patch was also noted to the east of the project limits, near wetland flag B-34. The approximate extent of *G. fragarioides* is shown on the enclosed plans. Since the wetland in the northern and eastern portion of the property has documented occurrences of this species, it meets the definition of a Priority Resource Area under Env-Wt 103.65.

G. fragarioides is relatively abundant to the north and northeast of the project area. GM2 Associates conducted plant surveys in 2021-2023 for a separate project and estimated that 20,000+ plants are located in the wooded area southeast of the Lahaye Drive/Mount Support Road intersection (this number was extrapolated from two sample plots located southeast of the project area).

The proposed project will impact an estimated 1,195 square feet of the mapped *G. fragarioides* population (704 square feet within the mapped wetlands). This area contains scattered *G. fragarioides* plants. The impacts will result from the construction of the parking lot and will occur along the southwestern edge of the *G. fragarioides* patch. Impacts to the rare plants were minimized by shifting the proposed building and parking lot to the south. Consultation with NHB regarding impacts and proposed mitigation measures is ongoing.

Federally-Listed Species

The USFWS IPaC report indicated that tricolored bat (proposed endangered) and monarch butterfly (candidate species) may occur within the project area. A determination of “may affect – not likely to adversely affect” was received using the Northern Long-Eared Bat and Tricolored Bat Range-Wide Determination Key in IPaC.

Coordination with Federal Agencies

The project has not yet been discussed with the US Army Corps of Engineers or the US Environmental Protection Agency.

Coordination with Lebanon Conservation Commission

The project was presented to the Lebanon Conservation Commission on September 12, 2024 to obtain initial feedback on the proposed layout and the wetland impacts. Minutes from this meeting are enclosed. The conceptual layout presented to the Commission had approximately 9,045 square feet of impact, primarily from a proposed parking lot on the northern side of the building. Although the Commission was generally in support of the project, it had concerns regarding the amount of wetland impact, especially considering the recent impacts to this wetland from the City's intersection improvement project. The Commission made several suggestions to reduce impacts, including off-site parking, reconfiguring the parking lots, constructing a taller building with a smaller footprint, selecting another site, redesigning deck areas, locating office space at another site, and rotating the proposed building.

These suggestions were considered and incorporated into the project design where feasible. Off-site parking is not allowed in the R-1 zoning district and a variance would be difficult to obtain, so this suggestion was not practicable. The proposed office space is necessary to support the goals of the organization and was kept on-site. The other suggestions, including rotating the building and reconfiguring the layout, were evaluated, as summarized above. Through this reconfiguration, permanent wetland impacts were able to be reduced by 3,407 square feet or approximately 38%.

The project is scheduled to be presented to the Lebanon Conservation Commission again in December 2024.

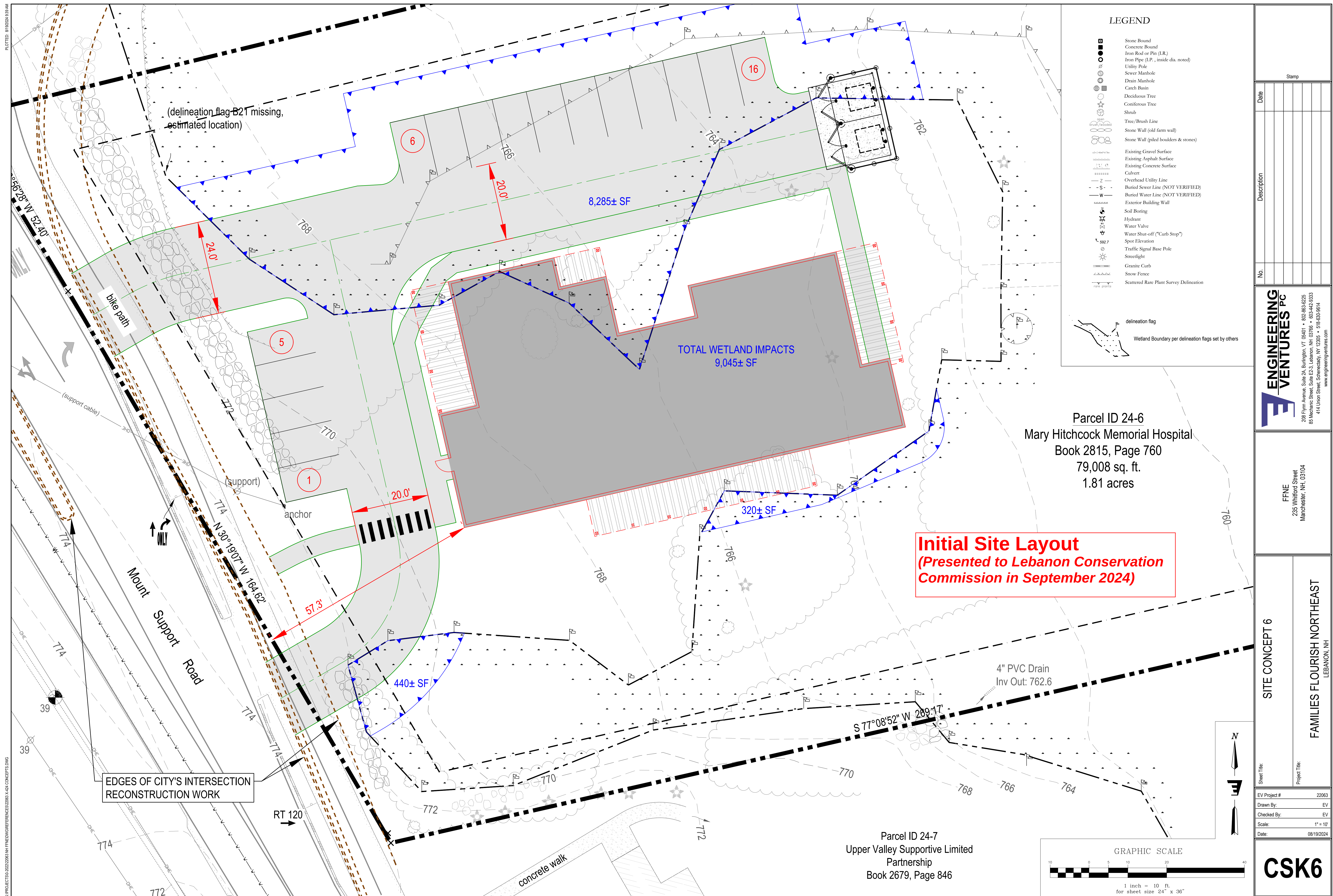
Construction Sequence / Erosion & Sediment Control

Proposed Construction Sequence:

1. Install perimeter control methods and protections for rare plants.
2. Install stabilized construction entrance.
3. Clear forested areas within project limits.
4. Rough grade site.
5. Install building foundation and construct building.
6. Install utility services and stormwater controls.
7. Fine grade site and install retaining walls, parking lots, and walkways.
8. Finish grade site and install topsoil, landscaping, and mulch.
9. Once disturbed areas are stabilized, remove perimeter controls.

Families Flourish Northeast
424 Mt. Support Road
Lebanon, NH

Proposed erosion and sediment controls are shown on the attached plans. Fiber rolls or a similar perimeter control will be installed around the edge of the work area. Areas of exposed soil will be stabilized with seed/mulch after final grading is complete and as needed for temporary stabilization during construction. Monitoring of erosion and sediment controls will be completed by the Contractor.



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STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION ATTACHMENT A: MINOR AND MAJOR PROJECTS



Water Division/Land Resources Management
Wetlands Bureau

[Check the Status of your Application](#)

RSA/ Rule: RSA 482-A/ Env-Wt 311.10; Env-Wt 313.01(a)(1); Env-Wt 313.03

APPLICANT'S NAME: Families Flourish Northeast **TOWN NAME:** Lebanon

Attachment A is required for *all minor and major projects*, and must be completed *in addition* to the [Avoidance and Minimization Narrative](#) or [Checklist](#) that is required by Env-Wt 307.11.

For projects involving construction or modification of non-tidal shoreline structures over areas of surface waters having an absence of wetland vegetation, only Sections I.X through I.XV are required to be completed.

PART I: AVOIDANCE AND MINIMIZATION

In accordance with Env-Wt 313.03(a), the Department shall not approve any alteration of any jurisdictional area unless the applicant demonstrates that the potential impacts to jurisdictional areas have been avoided to the maximum extent practicable and that any unavoidable impacts have been minimized, as described in the [Wetlands Best Management Practice Techniques For Avoidance and Minimization](#).

SECTION I.I - ALTERNATIVES (Env-Wt 313.03(b)(1))

Describe how there is no practicable alternative that would have a less adverse impact on the area and environments under the Department's jurisdiction.

THERE ARE NO PRACTICABLE ALTERNATIVES, OTHER THAN THE NO-BUILD ALTERNATIVE, THAT WOULD COMPLETELY AVOID WETLAND IMPACTS. VARIOUS SITE LAYOUTS WERE CONSIDERED DURING THE PROJECT DESIGN IN EFFORT TO MINIMIZE WETLAND IMPACTS. THE CURRENTLY PROPOSED DESIGN HAS THE LEAST AMOUNT OF IMPACT WHILE STILL ACHIEVING THE PURPOSE AND GOALS OF THE PROJECT. IN ADDITION, THE PROPOSED LAYOUT AVOIDS IMPACTS TO THE HIGHER FUNCTIONING WETLANDS ON THE PROPERTY.

ADDITIONAL INFORMATION ON THE PROJECT ALTERNATIVES IS PROVIDED IN THE SUPPLEMENTAL NARRATIVE SECTION.

SECTION I.II - MARSHES (Env-Wt 313.03(b)(2))

Describe how the project avoids and minimizes impacts to tidal marshes and non-tidal marshes where documented to provide sources of nutrients for finfish, crustacean, shellfish, and wildlife of significant value.

N/A - The project will not impact marshes.

SECTION I.III - HYDROLOGIC CONNECTION (Env-Wt 313.03(b)(3))

Describe how the project maintains hydrologic connections between adjacent wetland or stream systems.

The project will not impact any streams. Hydrologic connections between adjacent wetlands will be maintained.

SECTION I.IV - JURISDICTIONAL IMPACTS (Env-Wt 313.03(b)(4))

Describe how the project avoids and minimizes impacts to wetlands and other areas of jurisdiction under RSA 482-A, especially those in which there are exemplary natural communities, vernal pools, protected species and habitat, documented fisheries, and habitat and reproduction areas for species of concern, or any combination thereof.

There are no exemplary natural communities, vernal pools, or documented fisheries on the property.

The NHB report indicated that Appalachian barren-strawberry, a state-listed threatened plant species, is known to occur within the vicinity of the project. A field survey for this species was conducted in May 2024. The species is present in the forested area along the northern edge of the property. The project will impact an estimated 1,195 SF of the mapped rare plant population. This area contains scattered barren-strawberry plants. Impacts were minimized by shifting the proposed building and parking lot to the south. Consultation with NHB regarding impacts and proposed mitigation measures is ongoing.

The USFWS IPaC report indicated that tricolored bat and monarch butterfly may occur within the project area. A determination of "may affect - not likely to adversely affect" was received using the Northern Long-Eared Bat and Tricolored Bat Range-Wide Determination Key in IPaC.

SECTION I.V - PUBLIC COMMERCE, NAVIGATION, OR RECREATION (Env-Wt 313.03(b)(5))

Describe how the project avoids and minimizes impacts that eliminate, depreciate or obstruct public commerce, navigation, or recreation.

The wetlands on the property are not used for public commerce, navigation, or recreation, so the project will not result in impacts to these uses.

SECTION I.VI - FLOODPLAIN WETLANDS (Env-Wt 313.03(b)(6))

Describe how the project avoids and minimizes impacts to floodplain wetlands that provide flood storage.

Although the wetlands within the project area likely retain some runoff from the adjacent upland and roadway, there are no mapped floodplains on the property and the wetlands likely provide limited flood storage. The proposed impacts are located at the edges of the wetland, in areas that provide less flood storage compared to the forested swamp that is located to the east and southeast of the property.

SECTION I.VII - RIVERINE FORESTED WETLAND SYSTEMS AND SCRUB-SHRUB – MARSH COMPLEXES (Env-Wt 313.03(b)(7))

Describe how the project avoids and minimizes impacts to natural riverine forested wetland systems and scrub-shrub – marsh complexes of high ecological integrity.

N/A - The project will not impact riverine forested wetland systems and scrub-shrub - marsh complexes.

SECTION I.VIII - DRINKING WATER SUPPLY AND GROUNDWATER AQUIFER LEVELS (Env-Wt 313.03(b)(8))

Describe how the project avoids and minimizes impacts to wetlands that would be detrimental to adjacent drinking water supply and groundwater aquifer levels.

No adverse impacts to drinking water supply or groundwater aquifer levels are anticipated since the proposed wetland impacts are in the lower-functioning portions of the wetland. Further east, there is a large, forested swamp that provides a higher level of groundwater recharge/discharge. Impacts to this portion of the wetland have been avoided.

SECTION I.IX - STREAM CHANNELS (Env-Wt 313.03(b)(9))

Describe how the project avoids and minimizes adverse impacts to stream channels and the ability of such channels to handle runoff of waters.

The project will not impact any stream channels.

SECTION I.X - SHORELINE STRUCTURES - CONSTRUCTION SURFACE AREA (Env-Wt 313.03(c)(1))

Describe how the project has been designed to use the minimum construction surface area over surface waters necessary to meet the stated purpose of the structures.

N/A - The project does not involve shoreline structures.

SECTION I.XI - SHORELINE STRUCTURES - LEAST INTRUSIVE UPON PUBLIC TRUST (Env-Wt 313.03(c)(2))

Describe how the type of construction proposed is the least intrusive upon the public trust that will ensure safe docking on the frontage.

N/A - The project does not involve shoreline structures.

SECTION I.XII - SHORELINE STRUCTURES – ABUTTING PROPERTIES (Env-Wt 313.03(c)(3))

Describe how the structures have been designed to avoid and minimize impacts on ability of abutting owners to use and enjoy their properties.

N/A - The project does not involve shoreline structures.

SECTION I.XIII - SHORELINE STRUCTURES – COMMERCE AND RECREATION (Env-Wt 313.03(c)(4))

Describe how the structures have been designed to avoid and minimize impacts to the public's right to navigation, passage, and use of the resource for commerce and recreation.

N/A - The project does not involve shoreline structures.

SECTION I.XIV - SHORELINE STRUCTURES – WATER QUALITY, AQUATIC VEGETATION, WILDLIFE AND FINFISH HABITAT (Env-Wt 313.03(c)(5))

Describe how the structures have been designed, located, and configured to avoid impacts to water quality, aquatic vegetation, and wildlife and finfish habitat.

N/A - The project does not involve shoreline structures.

SECTION I.XV - SHORELINE STRUCTURES – VEGETATION REMOVAL, ACCESS POINTS, AND SHORELINE STABILITY (Env-Wt 313.03(c)(6))

Describe how the structures have been designed to avoid and minimize the removal of vegetation, the number of access points through wetlands or over the bank, and activities that may have an adverse effect on shoreline stability.

N/A - The project does not involve shoreline structures.

PART II: FUNCTIONAL ASSESSMENT**REQUIREMENTS**

Ensure that project meets the requirements of Env-Wt 311.10 regarding functional assessment (Env-Wt 311.04(j); Env-Wt 311.10).

FUNCTIONAL ASSESSMENT METHOD USED:

USACE Highway Methodology

NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT: JENNIFER RIORDAN (CWS #269)

DATE OF ASSESSMENT: 11/11/2024

Check this box to confirm that the application includes a NARRATIVE ON FUNCTIONAL ASSESSMENT:



For minor or major projects requiring a standard permit without mitigation, the applicant shall submit a wetland evaluation report that includes completed checklists and information demonstrating the RELATIVE FUNCTIONS AND VALUES OF EACH WETLAND EVALUATED. Check this box to confirm that the application includes this information, if applicable:



Note: The Wetlands Functional Assessment worksheet can be used to compile the information needed to meet functional assessment requirements.



**AVOIDANCE AND MINIMIZATION
WRITTEN NARRATIVE**
Water Division/Land Resources Management
Wetlands Bureau



[Check the Status of your Application](#)

RSA/ Rule: RSA 482-A/ Env-Wt 311.04(j); Env-Wt 311.07; Env-Wt 313.01(a)(1)b; Env-Wt 313.01(c)

APPLICANT'S NAME: Families Flourish Northeast

TOWN NAME: Lebanon

An applicant for a standard permit shall submit with the permit application a written narrative that explains how all impacts to functions and values of all jurisdictional areas have been avoided and minimized to the maximum extent practicable. This attachment can be used to guide the narrative (attach additional pages if needed). Alternatively, the applicant may attach a completed [Avoidance and Minimization Checklist \(NHDES-W-06-050\)](#) to the permit application.

SECTION 1 - WATER ACCESS STRUCTURES (Env-Wt 311.07(b)(1))

Is the primary purpose of the proposed project to construct a water access structure?

No

SECTION 2 - BUILDABLE LOT (Env-Wt 311.07(b)(1))

Does the proposed project require access through wetlands to reach a buildable lot or portion thereof?

No

SECTION 3 - AVAILABLE PROPERTY (Env-Wt 311.07(b)(2))*

For any project that proposes permanent impacts of more than one acre, or that proposes permanent impacts to a PRA, or both, are any other properties reasonably available to the applicant, whether already owned or controlled by the applicant or not, that could be used to achieve the project's purpose without altering the functions and values of any jurisdictional area, in particular wetlands, streams, and PRAs?

**Except as provided in any project-specific criteria and except for NH Department of Transportation projects that qualify for a categorical exclusion under the National Environmental Policy Act.*

The project proposes less than one acre of permanent impact, but will impact a PRA (wetland containing a state-listed plant species). The property at 424 Mount Support Road is preferred by the applicant due to its proximity to Dartmouth Hospital. Alternative sites are not currently accessible to the applicant due to a lack of available properties near Dartmouth Hospital and cost considerations. Several alternative layouts were considered during the design process to minimize wetland impacts, as discussed in the enclosed Project Alternatives and Avoidance & Minimization Measures narrative.

SECTION 4 - ALTERNATIVES (Env-Wt 311.07(b)(3))

Could alternative designs or techniques, such as different layouts, different construction sequencing, or alternative technologies be used to avoid impacts to jurisdictional areas or their functions and values as described in the [Wetlands Best Management Practice Techniques For Avoidance and Minimization](#)?

Information on the alternative layouts that were evaluated during the design process is included in the enclosed Project Alternatives and Avoidance & Minimization Measures narrative.

SECTION 5 - CONFORMANCE WITH Env-Wt 311.10(c) (Env-Wt 311.07(b)(4))**

How does the project conform to Env-Wt 311.10(c)?

***Except for projects solely limited to construction or modification of non-tidal shoreline structures only need to complete relevant sections of Attachment A.*

Most of the proposed impacts are located within lower-functioning portions of the wetland within and adjacent to a mowed field. Impacts to the higher-functioning portions of the wetland in the forested area to the north and east were avoided and minimized as much as possible by shifting the parking area to the south/west and rotating the building.

Stormwater management and treatment is proposed to minimize water quality impacts from the proposed impervious surface.

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USGS Location Map
 Families Flourish Northeast
 424 Mt Support Road
 Lebanon, NH



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May 13, 2024

Mr. Nik Fiore, PE
Engineering Ventures, PC
85 Mechanic Street, Suite E2-3
Lebanon, NH 03766

RE: Wetland Delineation
424 Mt. Support Road
Lebanon, NH

Dear Mr. Fiore,

On May 7, 2024, GM2 Associates, Inc. (GM2) completed a wetland delineation for the property located at 424 Mt. Support Road (Map 24, Lot 6) in Lebanon, NH. Wetland resources were delineated in accordance with the US Army Corps of Engineers (USACE) 1987 Methodology and the USACE Northcentral and Northeast Region Supplement (2012). Individually-labeled flags were placed to designate the wetland limits on the property. Photographs from the site visit are included in Attachment A and wetland determination data forms are included in Appendix B.

The property is approximately 2 acres in size and is located on the east side of Mt. Support Road, south of the Mt. Support Road/Lahaye Drive intersection. The property includes forested areas and a mowed field. A building and small parking lot are located to the south, on the adjacent parcel. Wetlands resources that were delineated include a forested/emergent wetland that wraps around the northern, eastern, and southern portions of the property (flag series B-20 to B-56). This wetland continues beyond the property and is part of a large wetland system that extends to the east and southeast.

At the time of the site visit, the delineated wetland had saturated soils, with small pockets of standing water along the northern and eastern edges of the property. The forested areas of the wetland are predominantly vegetated with red maple (*Acer rubrum*), glossy buckthorn (*Frangula alnus*), silky dogwood (*Cornus amomum*), sensitive fern (*Onoclea sensibilis*), and creeping yellow-loosestrife (*Lysimachia nummularia*). Tatarian honeysuckle (*Lonicera tatarica*) is present along the wetland edge. The emergent areas are vegetated with sensitive fern, creeping yellow-loosestrife, goldenrod (*Solidago* sp.), horsetail (*Equisetum* sp.), and various grasses. The upland portions of the field are vegetated with various grasses, clover (*Trifolium* sp.), horsetail, and scattered dandelion (*Taraxacum officinale*) and English plantain (*Plantago lanceolata*).

Soils within the wetland met hydric soil indicator F6 (redox dark surface). Based on a review of the Natural Resources Conservation Service (NRCS) Web Soil Survey, soils within the majority of the property are mapped as Pittstown loam, 3 to 8 percent slopes, very stony. This soil type is classified as moderately well drained. Poorly drained soil (Stissing silt loam, 0 to 3 percent slopes, very stony) is mapped along the eastern edge of the property.

The wetland located on the property is regulated by the NH Department of Environmental Services and the US Army Corps of Engineers. Impacts to this wetland would require permits from both agencies. Section 401 of Lebanon's Zoning Ordinance includes a Wetlands Conservation District. This ordinance provides protection for a 100-foot buffer around wetlands of High or Very High Value according to Lebanon's Natural Resource Inventory and as shown on the Lebanon Wetland Overlay District Map. According to this map, the wetland delineated on and adjacent to the property at 424 Mt. Support Road is not considered High Value and does not have a 100-foot buffer.

While on site for the wetland delineation, GM2 also completed a rare plant survey for the subject property. A large patch of Appalachian barren-strawberry (*Geum fragarioides*) is located in the forested area in the northern portion of the property. Barren-strawberry plants are scattered throughout the woods, with the largest concentration of plants located in the northwest corner. In addition, a small patch of plants (approximately 8 feet in diameter) was found at the edge of the woods near wetland flag B-34. No barren strawberry plants were found along the southern edge of the property or in the field. Appalachian barren-strawberry is a state-listed threatened plant species and is protected under the NH Native Plant Protection Act (RSA 217-A). The NH Natural Heritage Bureau should be consulted if the proposed work could impact these plants.

Please contact me at jriordan@gm2inc.com or 603-856-7854 if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Riordan". The signature is written in a cursive, flowing style.

Jennifer Riordan
Senior Environmental Scientist
GM2 Associates, Inc.

ATTACHMENT A

PHOTOGRAPHS

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Photo 1. Forested wetland located near flag B-34 in the eastern portion of the property.



Photo 2. View toward emergent wetland in the southern portion of the property.



Photo 3. View west toward edge of forested/emergent wetland.



Photo 4. Appalachian barren-strawberry plants in northern portion of property.

ATTACHMENT B

WETLAND DETERMINATION DATA FORMS

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WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 424 Mt. Support Road City/County: Lebanon / Grafton Sampling Date: 5/7/24
 Applicant/Owner: Mary Hitchcock Memorial Hospital State: NH Sampling Point: DP-1
 Investigator(s): J. Riordan Section, Township, Range: _____
 Landform (hillside, terrace, etc.): _____ Local relief (concave, convex, none): concave Slope (%): _____
 Subregion (LRR or MLRA): LRR R Lat: 43.6720 N Long: 72.2636 W Datum: _____
 Soil Map Unit Name: 336B - Pittstown loam, 3-8% slopes, very stony NWI classification: Not mapped

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: <u>Wetland B</u>
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	
Remarks: (Explain alternative procedures here or in a separate report.) Data point located near flag B-42. Area is mowed.	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) _____ Water-Stained Leaves (B9) _____ High Water Table (A2) _____ Aquatic Fauna (B13) <u>X</u> Saturation (A3) _____ Marl Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) _____ Sparsely Vegetated Concave Surface (B8)		<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) <u>X</u> FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

VEGETATION – Use scientific names of plants.

 Sampling Point: DP-1

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>None</u>			
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: <u>15'</u>)			
1. <u>None</u>			
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			
	=Total Cover		
Herb Stratum (Plot size: <u>5'</u>)			
1. <u>Solidago sp.</u>	20	Yes	
2. <u>Onoclea sensibilis</u>	20	Yes	FACW
3. <u>Lysimachia nummularia</u>	20	Yes	FACW
4. <u>Equisetum</u>	3	No	
5. _____			
6. _____			
7. _____			
8. _____			
9. _____			
10. _____			
11. _____			
12. _____			
	63 =Total Cover		
Woody Vine Stratum (Plot size: <u>30'</u>)			
1. <u>None</u>			
2. _____			
3. _____			
4. _____			
	=Total Cover		

Dominance Test worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)
 Total Number of Dominant Species Across All Strata: 3 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)
Prevalence Index = B/A = _____	

Hydrophytic Vegetation Indicators:
1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
3 - Prevalence Index is ≤3.0¹
4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:
Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.
Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.
Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.
Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: DP-1

[illegible]¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Polyvalue Below Surface (S8) (LRR R, |
| ☐ Histic Epipedon (A2) | MLRA 149B) |
| ☐ Black Histic (A3) | ☐ Thin Dark Surface (S9) (LRR R, MLRA 149B) |
| ☐ Hydrogen Sulfide (A4) | ☐ High Chroma Sands (S11) (LRR K, L) |
| ☐ Stratified Layers (A5) | ☐ Loamy Mucky Mineral (F1) (LRR K, L) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Matrix (F3) |
| ☐ Sandy Mucky Mineral (S1) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Redox (S5) | ☐ Redox Depressions (F8) |
| ☐ Stripped Matrix (S6) | ☐ Marl (F10) (LRR K, L) |
| ☐ Dark Surface (S7) | |

Indicators for Problematic Hydric Soils³:

- ☐ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
☐ Coast Prairie Redox (A16) (**LRR K, L, R**)
☐ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
☐ Polyvalue Below Surface (S8) (**LRR K, L**)
☐ Thin Dark Surface (S9) (**LRR K, L**)
☐ Iron-Manganese Masses (F12) (**LRR K, L, R**)
☐ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
☐ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present?	Yes	X	No
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Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to reflect the NRCS Field Indicators of Hydric Soils version 7.0 March 2013 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 424 Mt. Support Road City/County: Lebanon / Grafton Sampling Date: 5/7/24
 Applicant/Owner: Mary Hitchcock Memorial Hospital State: NH Sampling Point: DP-2
 Investigator(s): J. Riordan Section, Township, Range: _____
 Landform (hillside, terrace, etc.): _____ Local relief (concave, convex, none): convex Slope (%): _____
 Subregion (LRR or MLRA): LRR R Lat: 43.6720 N Long: 72.2636 W Datum: _____
 Soil Map Unit Name: 336B - Pittstown loam, 3-8% slopes, very stony NWI classification: Not mapped

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) Upland data point located near flag B-42. Area is mowed.	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) _____ Water-Stained Leaves (B9) _____ High Water Table (A2) _____ Aquatic Fauna (B13) _____ Saturation (A3) _____ Marl Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) _____ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) _____ FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <u>X</u>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Remarks:	

VEGETATION – Use scientific names of plants.

Sampling Point: DP-2

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>None</u>				Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)																
2. _____																				
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
		=Total Cover		Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th style="width: 50%;">Total % Cover of:</th> <th style="width: 50%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>16</u></td> <td>x 4 = <u>64</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>16</u> (A)</td> <td><u>64</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>4.00</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>16</u>	x 4 = <u>64</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>16</u> (A)	<u>64</u> (B)	Prevalence Index = B/A = <u>4.00</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
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UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>16</u> (A)	<u>64</u> (B)																			
Prevalence Index = B/A = <u>4.00</u>																				
		=Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>15'</u>)																				
1. <u>None</u>																				
2. _____																				
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
		=Total Cover																		
Herb Stratum (Plot size: <u>5'</u>)																				
1. <u>Unknown grass</u>	<u>85</u>	<u>Yes</u>																		
2. <u>Equisetum</u>	<u>10</u>	<u>No</u>																		
3. <u>Trifolium repens</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
4. <u>Plantago lanceolata</u>	<u>3</u>	<u>No</u>	<u>FACU</u>																	
5. <u>Taraxacum officinale</u>	<u>3</u>	<u>No</u>	<u>FACU</u>																	
6. _____																				
7. _____																				
8. _____																				
9. _____																				
10. _____																				
11. _____																				
12. _____																				
		111 =Total Cover																		
Woody Vine Stratum (Plot size: <u>30'</u>)																				
1. <u>None</u>																				
2. _____																				
3. _____																				
4. _____																				
		=Total Cover																		

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

 2 - Dominance Test is >50%

 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No X

Remarks: (Include photo numbers here or on a separate sheet.)

Grass species could not be identified. Wetland delineation was conducted early in the growing season and the area is mowed.

SOIL

Sampling Point: DP-2

[illegible]



WETLANDS FUNCTIONAL ASSESSMENT WORKSHEET

Water Division/Land Resource Management
Wetlands Bureau



[Check the Status of your Application](#)

RSA/Rule: RSA 482-A / Env-Wt 311.03(b)(10); Env-Wt 311.10

APPLICANT LAST NAME, FIRST NAME, M.I.: Families Flourish Northeast

As required by Env-Wt 311.03(b)(10), an application for a standard permit for minor and major projects must include a functional assessment of all wetlands on the project site as specified in Env-Wt 311.10. This worksheet will help you compile data for the functional assessment needed to meet federal (US Army Corps of Engineers (USACE); if applicable) and NHDES requirements. Additional requirements are needed for projects in tidal area; please refer to the [Coastal Area Worksheet \(NHDES-W-06-079\)](#) for more information.

Both a desktop review and a field examination are needed to accurately determine surrounding land use, hydrology, hydroperiod, hydric soils, vegetation, structural complexity of wetland classes, hydrologic connections between wetlands or stream systems or wetland complex, position in the landscape, and physical characteristics of wetlands and associated surface waters. The results of the evaluation are to be used to select the location of the proposed project having the least impact to wetland functions and values (Env-Wt 311.10). This worksheet can be used in conjunction with the [Avoidance and Minimization Written Narrative \(NHDES-W-06-089\)](#) and the [Avoidance and Minimization Checklist \(NHDES-W-06-050\)](#) to address Env-Wt 313.03 (Avoidance and Minimization). If more than one wetland/ stream resource is identified, multiple worksheets can be attached to the application. All wetland, vernal pools, and stream identification (ID) numbers are to be displayed and located on the wetlands delineation of the subject property.

SECTION 1 - LOCATION (USACE HIGHWAY METHODOLOGY)

ADJACENT LAND USE: roadway, residential, undeveloped forest

CONTIGUOUS UNDEVELOPED BUFFER ZONE PRESENT? ☐ Yes ☒ No

DISTANCE TO NEAREST ROADWAY OR OTHER DEVELOPMENT (in feet): 25

SECTION 2 - DELINEATION (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)

CERTIFIED WETLAND SCIENTIST (if in a non-tidal area) or QUALIFIED COASTAL PROFESSIONAL (if in a tidal area) who prepared this assessment: Jennifer Riordan (CWS #269)

DATE(S) OF SITE VISIT(S): 5/7/2024

DELINEATION PER ENV-WT 406 COMPLETED? ☒ Yes ☐ No

CONFIRM THAT THE EVALUATION IS BASED ON:

- ☒ Office and
☒ Field examination.

METHOD USED FOR FUNCTIONAL ASSESSMENT (check one and fill in blank if "other"):

- ☒ USACE Highway Methodology.
☐ Other scientifically supported method (enter name/ title):

irm@des.nh.gov or (603) 271-2147

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SECTION 3 - WETLAND RESOURCE SUMMARY (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)	
WETLAND ID: Wetland B	LOCATION: (LAT/ LONG) 43.6722 N/72.2637 W
WETLAND AREA:	DOMINANT WETLAND SYSTEMS PRESENT: palustrine
HOW MANY TRIBUTARIES CONTRIBUTE TO THE WETLAND? None on Lot 24-6	COWARDIN CLASS: PFO1E, PEM1E, PSS1E
IS THE WETLAND A SEPARATE HYDRAULIC SYSTEM? ☐ Yes ☒ No if not, where does the wetland lie in the drainage basin? 	IS THE WETLAND PART OF: ☐ A wildlife corridor or ☐ A habitat island? IS THE WETLAND HUMAN-MADE? ☐ Yes ☒ No
IS THE WETLAND IN A 100-YEAR FLOODPLAIN? ☐ Yes ☒ No	ARE VERNAL POOLS PRESENT? ☐ Yes ☒ No (If yes, complete the Vernal Pool Table)
ARE ANY WETLANDS PART OF A STREAM OR OPEN-WATER SYSTEM? ☐ Yes ☒ No	ARE ANY PUBLIC OR PRIVATE WELLS DOWNSTREAM/ DOWNGRADIENT? ☐ Yes ☒ No
PROPOSED WETLAND IMPACT TYPE:	PROPOSED WETLAND IMPACT AREA:
SECTION 4 - WETLANDS FUNCTIONS AND VALUES (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)	
The following table can be used to compile data on wetlands functions and values. The reference numbers indicated in the "Functions/ Values" column refer to the following functions and values: 1. Ecological Integrity (from RSA 482-A:2, XI) 2. Educational Potential (from USACE Highway Methodology: Educational/Scientific Value) 3. Fish & Aquatic Life Habitat (from USACE Highway Methodology: Fish & Shellfish Habitat) 4. Flood Storage (from USACE Highway Methodology: Floodflow Alteration) 5. Groundwater Recharge (from USACE Highway Methodology: Groundwater Recharge/Discharge) 6. Noteworthiness (from USACE Highway Methodology: Threatened or Endangered Species Habitat) 7. Nutrient Trapping/Retention & Transformation (from USACE Highway Methodology: Nutrient Removal) 8. Production Export (Nutrient) (from USACE Highway Methodology) 9. Scenic Quality (from USACE Highway Methodology: Visual Quality/Aesthetics) 10. Sediment Trapping (from USACE Highway Methodology: Sediment /Toxicant Retention) 11. Shoreline Anchoring (from USACE Highway Methodology: Sediment/Shoreline Stabilization) 12. Uniqueness/Heritage (from USACE Highway Methodology) 13. Wetland-based Recreation (from USACE Highway Methodology: Recreation) 14. Wetland-dependent Wildlife Habitat (from USACE Highway Methodology: Wildlife Habitat) First, determine if a wetland is suitable for a particular function and value ("Suitability" column) and indicate the rationale behind your determination ("Rationale" column). Please use the rationale reference numbers listed in Appendix A of USACE <i>The Highway Methodology Workbook Supplement</i>. Second, indicate which functions and values are principal ("Principal Function/value?" column). As described in <i>The Highway Methodology Workbook Supplement</i>, "functions and values can be principal if they are an important physical component of a wetland ecosystem (function only) and/or are considered of special value to society, from a local, regional, and/or national perspective". "Important Notes" are to include characteristics the evaluator used to determine the principal function and value of the wetland.	

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FUNCTIONS/ VALUES	SUITABILITY (Y/N)	RATIONALE (Reference #)	PRINCIPAL FUNCTION/VALUE? (Y/N)	IMPORTANT NOTES
1	☐ Yes ☒ No	Ecological Integrity	☐ Yes ☐ No	Wetland is near road, contains invasive plant species. Evidence of fill on south side of wetland.
2	☐ Yes ☒ No	Educational Potential 1	☐ Yes ☐ No	Wetland contains rare plant species but overall does not provide much educational potential.
3	☐ Yes ☒ No	Fish & Aquatic Life Habitat 1	☐ Yes ☐ No	Wetland is not associated with a watercourse.
4	☐ Yes ☒ No	Flood Storage 2,9	☐ Yes ☐ No	Wetland is not associated with a watercourse. Flood storage potential within project area is limited. Large wetland east of project provides flood storage.
5	☒ Yes ☐ No	Groundwater Recharge 2,10,15	☐ Yes ☒ No	Wetland does not contain an inlet. Appears to have a high water table.
6	☒ Yes ☐ No	Noteworthiness 1	☒ Yes ☐ No	Rare plant species occurs in northern portion of property
7	☐ Yes ☒ No	Nutrient Trapping 3	☐ Yes ☐ No	Wetland in project area retains some runoff but has limited vegetation. Large wetland east of project area provides nutrient trapping.
8	☐ Yes ☒ No	Production Export	☐ Yes ☐ No	Wetland has limited vegetation diversity
9	☐ Yes ☒ No	Scenic Quality	☐ Yes ☐ No	Wetland can be viewed from Mt Support Road but does not provide much aesthetic value
10	☐ Yes ☒ No	Sediment Trapping 1,2	☐ Yes ☐ No	Wetland is not associated with a watercourse. Deepwater habitat not present on site. Wetland to east of project area likely has more sediment trapping potential.
11	☐ Yes ☒ No	Shoreline Anchoring	☐ Yes ☐ No	Wetland is not associated with a watercourse.
12	☐ Yes ☒ No	Uniqueness/Heritage	☐ Yes ☐ No	Wetland is not considered locally unique. Not designated as a high value wetland.

13	☐ Yes ☒ No	Wetland-Based Recreation	☐ Yes ☐ No	Wetland does not provide recreational opportunities.
14	☒ Yes ☐ No	Wetland-Dependent Wildlife Habitat 6,7,11	☐ Yes ☒ No	Wetland is adjacent to a large forested swamp

SECTION 5 - VERNAL POOL SUMMARY (Env-Wt 311.10)

Delineations of vernal pools shall be based on the characteristics listed in the definition of "vernal pool" in Env-Wt 104.44. To assist in the delineation, individuals may use either of the following references:

- *Identifying and Documenting Vernal Pools in New Hampshire 3rd Ed.*, 2016, published by the New Hampshire Fish and Game Department; or
- The USACE *Vernal Pool Assessment* draft guidance dated 9-10-2013 and form dated 9-6-2016, Appendix L of the USACE New England District *Compensatory Mitigation Guidance*.

All vernal pool ID numbers are to be displayed and located on the wetland delineation of the subject property.

"Important Notes" are to include documented reproductive and wildlife values, landscape context, and relationship to other vernal pools/wetlands.

Note: For projects seeking federal approval from the USACE, please attach a completed copy of The USACE "Vernal Pool Assessment" form dated 9-6-2016, Appendix L of the USACE New England District *Compensatory Mitigation Guidance*.

VERNAL POOL ID NUMBER	DATE(S) OBSERVED	PRIMARY INDICATORS PRESENT (LIST)	SECONDARY INDICATORS PRESENT (LIST)	LENGTH OF HYDROPERIOD	IMPORTANT NOTES
1					
2					
3					
4					
5					

SECTION 6 - STREAM RESOURCES SUMMARY

DESCRIPTION OF STREAM:	STREAM TYPE (ROSGEN):
HAVE FISHERIES BEEN DOCUMENTED?	DOES THE STREAM SYSTEM APPEAR STABLE?

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☐ Yes ☐ No	☐ Yes ☐ No			
OTHER KEY ON-SITE FUNCTIONS OF NOTE: 				
The following table can be used to compile data on stream resources. "Important Notes" are to include characteristics the evaluator used to determine principal function and value of each stream. The functions and values reference number are defined in Section 4.				
FUNCTIONS/ VALUES	SUITABILITY (Y/N)	RATIONALE	PRINCIPAL FUNCTION/VALUE? (Y/N)	IMPORTANT NOTES
1	☐ Yes ☐ No		☐ Yes ☐ No	
2	☐ Yes ☐ No		☐ Yes ☐ No	
3	☐ Yes ☐ No		☐ Yes ☐ No	
4	☐ Yes ☐ No		☐ Yes ☐ No	
5	☐ Yes ☐ No		☐ Yes ☐ No	
6	☐ Yes ☐ No		☐ Yes ☐ No	
7	☐ Yes ☐ No		☐ Yes ☐ No	
8	☐ Yes ☐ No		☐ Yes ☐ No	
9	☐ Yes ☐ No		☐ Yes ☐ No	
10	☐ Yes ☐ No		☐ Yes ☐ No	
11	☐ Yes ☐ No		☐ Yes ☐ No	
12	☐ Yes ☐ No		☐ Yes ☐ No	
13	☐ Yes ☐ No		☐ Yes ☐ No	
14	☐ Yes ☐ No		☐ Yes ☐ No	
SECTION 7 - ATTACHMENTS (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)				
☒ Wildlife and vegetation diversity/abundance list.				
☒ Photograph of wetland.				

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- ☒ Wetland delineation plans showing wetlands, vernal pools, and streams in relation to the impact area and surrounding landscape. Wetland IDs, vernal pool IDs, and stream IDs must be indicated on the plans.
- ☐ For projects in tidal areas only: additional information required by Env-Wt 603.03/603.04. Please refer to the [Coastal Area Worksheet \(NHDES-W-06-079\)](#) for more information.



**US Army Corps
of Engineers®**
New England District

Appendix B
New Hampshire General Permits
Required Information and USACE Section 404 Checklist

USACE Section 404 Checklist

1. Attach any explanations to this checklist. Lack of information could delay a USACE permit determination.
2. All references to “work” include all work associated with the project construction and operation. Work includes filling, clearing, flooding, draining, excavation, dozing, stumping, etc.
3. See GC 3 for information on single and complete projects.
4. Contact USACE at (978) 318-8832 with any questions.
5. The information requested below is generally required in the NHDES Wetland Application. See page 61 for NHDES references and Admin Rules as they relate to the information below.

1. Impaired Waters	Yes	No
1.1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See the following to determine if there is an impaired water in the vicinity of your work area. * https://nhdes-surface-water-quality-assessment-site-nhdes.hub.arcgis.com/ https://www.des.nh.gov/water/rivers-and-lakes/water-quality-assessment https://www4.des.state.nh.us/onestopdatamapper/onestopmapper.aspx		X
2. Wetlands	Yes	No
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200 feet of any proposed work?		X
2.2 Are there proposed impacts to tidal SAS, prime wetlands, or priority resource areas? Applicants may obtain information from the NH Department of Resources and Economic Development Natural Heritage Bureau (NHB) DataCheck Tool for information about resources located on the property at https://www4.des.state.nh.us/NHB-DataCheck/ .	X	
2.3 If wetland crossings are proposed, are they adequately designed to maintain hydrology, sediment transport & wildlife passage?		N/A
2.4 Would the project remove part or all of a riparian buffer? (Riparian buffers are lands adjacent to streams where vegetation is strongly influenced by the presence of water. They are often thin lines of vegetation containing native grasses, flowers, shrubs and/or trees that line the stream banks. They are also called vegetated buffer zones.)		X
2.5 The overall project site is more than 40 acres?		X
2.6 What is the area of the previously filled wetlands?	unknown SF	
2.7 What is the area of the proposed fill in wetlands?	5,638 SF	
2.8 What % of the overall project sire will be previously and proposed filled wetlands?	~7%	
3. Wildlife	Yes	No
3.1 Has the NHB & USFWS determined that there are known occurrences of rare species, exemplary natural communities, Federal and State threatened and endangered species and habitat, in the vicinity of the proposed project? (All projects require an NHB ID number & a USFWS IPAC determination.) NHB DataCheck Tool: https://www4.des.state.nh.us/NHB-DataCheck/ . USFWS IPAC website: https://ipac.ecosphere.fws.gov/	X	

3.2 Would work occur in any area identified as either "Highest Ranked Habitat in N.H." or "Highest Ranked Habitat in Ecological Region"? (These areas are colored magenta and green, respectively, on NH Fish and Game's map, "2010 Highest Ranked Wildlife Habitat by Ecological Condition.") Map information can be found at: • PDF: https://wildlife.state.nh.us/wildlife/wap-high-rank.html. • Data Mapper: www.granit.unh.edu. • GIS: www.granit.unh.edu/data/downloadfreedata/category/databycategory.html.		X
3.3 Would the project impact more than 20 acres of an undeveloped land block (upland, wetland/waterway) on the entire project site and/or on an adjoining property(s)?		X
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?		X
3.5 Are stream crossings designed in accordance with the GC 31?		N/A
4. Flooding/Floodplain Values	Yes	No
4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?		X
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage?		
5. Historic/Archaeological Resources		
For a minimum, minor or major impact project - a copy of the RPR Form (www.nh.gov/nhdhr/review) with your DES file number shall be sent to the NH Division of Historical Resources as required on Page 37 GC 14(d) of the GP document**	X***	
6. Minimal Impact Determination (for projects that exceed 1 acre of permanent impact)	Yes	No
Projects with greater than 1 acre of permanent impact must include the following: • Functional assessment for aquatic resources in the project area. • On and off-site alternative analysis. • Provide additional information and description for how the below criteria are met.		N/A
6.1 Will there be complete loss of aquatic resources on site?		
6.2 Have the impacts to the aquatic resources been avoided and minimized to the greatest extent practicable?		
6.3 Will all aquatic resource function be lost?		
6.4 Does the aquatic resource (s) have regional significance (watershed or ecoregion)?		
6.5 Is there an on-site alternative with less impact?		
6.6 Is there an off-site alternative with less impact?		
6.7 Will there be a loss to a resource dependent species?		
6.8 Are indirect impacts greater than 1 acre within and adjacent to the project area?		
6.9 Does the proposed mitigation replace aquatic resource function for direct, indirect, and cumulative impacts?		

*Although this checklist utilizes state information, its submittal to USACE is a federal requirement.

** If your project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law.

***RPR form was submitted to DHR. A response is pending.



United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104



In Reply Refer To:

11/07/2024 16:16:40 UTC

Project Code: 2025-0016376

Project Name: FFNE - 424 Mt Support Road

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Updated 4/12/2023 - Please review this letter each time you request an Official Species List, we will continue to update it with additional information and links to websites may change.

About Official Species Lists

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Federal and non-Federal project proponents have responsibilities under the Act to consider effects on listed species.

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested by returning to an existing project's page in IPaC.

Endangered Species Act Project Review

Please visit the “**New England Field Office Endangered Species Project Review and Consultation**” website for step-by-step instructions on how to consider effects on listed

species and prepare and submit a project review package if necessary:

<https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review>

NOTE Please do not use the **Consultation Package Builder** tool in IPaC except in specific situations following coordination with our office. Please follow the project review guidance on our website instead and reference your **Project Code** in all correspondence.

Northern Long-eared Bat - (Updated 4/12/2023) The Service published a final rule to reclassify the northern long-eared bat (NLEB) as endangered on November 30, 2022. The final rule went into effect on March 31, 2023. You may utilize the **Northern Long-eared Bat Rangewide Determination Key** available in IPaC. More information about this Determination Key and the Interim Consultation Framework are available on the northern long-eared bat species page:

<https://www.fws.gov/species/northern-long-eared-bat-myotis-septentrionalis>

For projects that previously utilized the 4(d) Determination Key, the change in the species' status may trigger the need to re-initiate consultation for any actions that are not completed and for which the Federal action agency retains discretion once the new listing determination becomes effective. If your project was not completed by March 31, 2023, and may result in incidental take of NLEB, please reach out to our office at newengland@fws.gov to see if reinitiation is necessary.

Additional Info About Section 7 of the Act

Under section 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to determine whether projects may affect threatened and endangered species and/or designated critical habitat. If a Federal agency, or its non-Federal representative, determines that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Federal agency also may need to consider proposed species and proposed critical habitat in the consultation. 50 CFR 402.14(c)(1) specifies the information required for consultation under the Act regardless of the format of the evaluation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/service/section-7-consultations>

In addition to consultation requirements under Section 7(a)(2) of the ESA, please note that under sections 7(a)(1) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species. Please contact NEFO if you would like more information.

Candidate species that appear on the enclosed species list have no current protections under the ESA. The species' occurrence on an official species list does not convey a requirement to

consider impacts to this species as you would a proposed, threatened, or endangered species. The ESA does not provide for interagency consultations on candidate species under section 7, however, the Service recommends that all project proponents incorporate measures into projects to benefit candidate species and their habitats wherever possible.

Migratory Birds

In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see:

<https://www.fws.gov/program/migratory-bird-permit>

<https://www.fws.gov/library/collections/bald-and-golden-eagle-management>

Please feel free to contact us at **newengland@fws.gov** with your **Project Code** in the subject line if you need more information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat.

Attachment(s): Official Species List

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New England Ecological Services Field Office

70 Commercial Street, Suite 300

Concord, NH 03301-5094

(603) 223-2541

PROJECT SUMMARY

Project Code: 2025-0016376

Project Name: FFNE - 424 Mt Support Road

Project Type: Residential Construction

Project Description: The proposed project involves the construction of a multi-family residential facility at 424 Mt. Support Road in Lebanon, NH. The purpose of the facility is to provide a residential substance-use treatment center for pregnant and parenting women and their children. The proposed building will have a footprint of approximately 5,530 square feet and will be three stories tall. Work will also include the construction of a driveway and 15 parking spaces. Proposed stormwater treatment is anticipated to include rain gardens or subsurface treatment and subsurface detention. The project will result in approximately 6,790 square feet of wetland impact from the construction of the building, parking spaces, and driveway, and associated grading. Construction is expected to occur in 2025-2026.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@43.6721844,-72.26359288930603,14z>



Counties: Grafton County, New Hampshire

ENDANGERED SPECIES ACT SPECIES

There is a total of 2 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Jennifer Riordan
Address: 197 Loudon Road, Suite 310
City: Concord
State: NH
Zip: 03301
Email: jriordan@gm2inc.com
Phone: 6038567854

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Army Corps of Engineers



United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104



In Reply Refer To:
Project code: 2025-0016376
Project Name: FFNE - 424 Mt Support Road

12/02/2024 18:05:17 UTC

Federal Nexus: yes
Federal Action Agency (if applicable): Army Corps of Engineers

Subject: Technical assistance for 'FFNE - 424 Mt Support Road'

Dear Jennifer Riordan:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on December 02, 2024, for 'FFNE - 424 Mt Support Road' (here forward, Project). This project has been assigned Project Code 2025-0016376 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements may not be complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey), invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid. Note that conservation measures for northern long-eared bat and tricolored bat may differ. If both bat species are present in the action area and the key suggests more conservative measures for one of the species for your project, the Project may need to apply the most conservative measures in order to avoid adverse effects. If unsure which conservation measures should be applied, please contact the appropriate Ecological Services Field Office***

Determination for the Northern Long-Eared Bat and Tricolored Bat

Based upon your IPaC submission and a standing analysis completed by the Service, your project has reached the following effect determination(s):

Species	Listing Status	Determination
Tricolored Bat (<i>Perimyotis subflavus</i>)	Proposed Endangered	NLAA

Federal agencies must consult with U.S. Fish and Wildlife Service under section 7(a)(2) of the Endangered Species Act (ESA) when an action *may affect* a listed species. Tricolored bat is proposed for listing as endangered under the ESA, but not yet listed. For actions that may affect a proposed species, agencies cannot consult, but they can *confer* under the authority of section 7(a)(4) of the ESA. Such conferences can follow the procedures for a consultation and be adopted as such if and when the proposed species is listed. Should the tricolored bat be listed, agencies must review projects that are not yet complete, or projects with ongoing effects within the tricolored bat range that previously received a NE or NLAA determination from the key to confirm that the determination is still accurate.

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Candidate

You may coordinate with our Office to determine whether the Action may cause prohibited take of the animal species listed above. Note that if a new species is listed that may be affected by the identified action before it is complete, additional review is recommended to ensure compliance with the Endangered Species Act.

Next Steps

Consultation with the Service is necessary. The project has a federal nexus (e.g., Federal funds, permit, etc.), but you are not the federal action agency or its designated (in writing) non-federal representative. Therefore, the ESA consultation status is incomplete and no project activities should occur until consultation between the Service and the Federal action agency (or designated non-federal representative), is completed.

As the federal agency or designated non-federal representative deems appropriate, they should submit their determination of effects to the Service by doing the following.

1. Log into IPaC using an agency email account and click on My Projects, click "Search by record locator" to find this Project using **879-152331869**. (Alternatively, the originator of the project in IPaC can add the agency representative to the project by using the Add Member button on the project home page.)
2. Review the answers to the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key to ensure that they are accurate.

3. Click on Review/ Finalize to convert the 'not likely to adversely affect' consistency letter to a concurrence letter. Download the concurrence letter for your files if needed.

If no changes occur with the Project or there are no updates on listed species, no further consultation/coordination for this project is required for the northern long-eared bat. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the Service should take place before project implements any changes which are final or commits additional resources.

If you have any questions regarding this letter or need further assistance, please contact the New England Ecological Services Field Office and reference Project Code 2025-0016376 associated with this Project.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

FFNE - 424 Mt Support Road

2. Description

The following description was provided for the project 'FFNE - 424 Mt Support Road':

The proposed project involves the construction of a multi-family residential facility at 424 Mt. Support Road in Lebanon, NH. The purpose of the facility is to provide a residential substance-use treatment center for pregnant and parenting women and their children. The proposed building will have a footprint of approximately 5,853 square feet and will be three stories tall. Work will also include the construction of a driveway, 15 parking spaces, and stormwater drainage/treatment. Construction is expected to occur in 2025-2026.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@43.6721844,-72.26359288930603,14z>



DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of “may affect, but not likely to adversely affect” for a least one species covered by this determination key.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

4. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

Note: For federal actions, answer ‘yes’ if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

Yes

6. Is the Federal Highway Administration (FHWA), Federal Railroad Administration (FRA), or Federal Transit Administration (FTA) funding or authorizing the proposed action, in whole or in part?

No

7. Are you an employee of the federal action agency or have you been officially designated in writing by the agency as its designated non-federal representative for the purposes of Endangered Species Act Section 7 informal consultation per 50 CFR § 402.08?

Note: This key may be used for federal actions and for non-federal actions to facilitate section 7 consultation and to help determine whether an incidental take permit may be needed, respectively. This question is for information purposes only.

No

8. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)? Is the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC) funding or authorizing the proposed action, in whole or in part?

No

9. Is the lead federal action agency the Federal Energy Regulatory Commission (FERC)?

No

10. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum?

Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

11. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

No

12. Does the action area contain (1) talus or (2) anthropogenic or naturally formed rock shelters or crevices in rocky outcrops, rock faces or cliffs?

No

13. Will the action cause effects to a bridge?

Note: Covered bridges should be considered as bridges in this question.

No

14. Will the action result in effects to a culvert or tunnel at any time of year?

No

15. Are trees present within 1000 feet of the action area?

Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

16. Does the action include the intentional exclusion of bats from a building or structure?

Note: Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

No

17. Does the action involve removal, modification, or maintenance of a human-made structure (barn, house, or other building) **known or suspected to contain roosting bats**?

No

18. Will the action cause construction of one or more new roads open to the public?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

19. Will the action include or cause any construction or other activity that is reasonably certain to increase average daily traffic permanently or temporarily on one or more existing roads?

Note: For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

20. Will the action include or cause any construction or other activity that is reasonably certain to increase the number of travel lanes on an existing thoroughfare?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

21. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

Note: For information regarding NSF/ANSI 60 please visit <https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects>

No

22. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

No

23. Will the action include drilling or blasting?

No

24. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use)?

No

25. Will the proposed action involve the use of herbicides or other pesticides other than herbicides (e.g., fungicides, insecticides, or rodenticides)?

No

26. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

No

27. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable northern long-eared bat or tricolored bat roosting habitat?

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

No

28. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

Yes

29. Will the proposed action occur exclusively in an already established and currently maintained utility right-of-way?

No

30. Does the action include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property? See hazard tree note at the bottom of the key for text that will be added to response letters

Note: A "hazard tree" is a tree that is an immediate threat to lives, public health and safety, or improved property.

No

31. Does the project intersect with the 0- 9.9% forest density category?

Automatically answered

No

32. Does the project intersect with the 10.0- 19.9% forest density category map?

Automatically answered

No

33. Does the project intersect with the 20.0- 29.9% forest density category map?

Automatically answered

No

34. Does the project intersect with the 30.0- 100% forest density category map?

Automatically answered

Yes

35. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 100 acres in total extent?

No

36. Will the proposed action result in the use of prescribed fire?

Note: If the prescribed fire action includes other activities than application of fire (e.g., tree cutting, fire line preparation) please consider impacts from those activities within the previous representative questions in the key. This set of questions only considers impacts from flame and smoke.

No

37. Does the action area intersect the tricolored bat species list area?

Automatically answered

Yes

38. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats?

Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

39. Has a presence/probable absence bat survey targeting the [tricolored bat and following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#) been conducted within the project area?

No

40. Is suitable summer habitat for the tricolored bat present within 1000 feet of project activities?

(If unsure, answer ""Yes."")

Note: If there are trees within the action area that may provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (*Tillandsia usneoides*), clusters of dead pine needles of large live pines) answer ""Yes."" For a complete definition of suitable summer habitat for the tricolored bat, please see Appendix A in the [Service's Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines](#).

Yes

41. Do any of the trees proposed for cutting or other means of knocking down, bringing down, topping, or trimming provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (*Tillandsia usneoides*), clusters of dead pine needles of large live pine trees)?

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

42. Will any tree cutting/trimming or other knocking or bringing down of trees be conducted during the Pup Season for tricolored bat?

Note: Bat activity periods for your state can be found in Appendix L of the [Service's Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines](#).

No

43. Do you have any documents that you want to include with this submission?

No

PROJECT QUESTIONNAIRE

Enter the extent of the action area (in acres) from which trees will be removed - round up to the nearest tenth of an acre. For this question, include the entire area where tree removal will take place, even if some live or dead trees will be left standing.

0.2

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Jennifer Riordan
Address: GM2 Associates, 197 Loudon Road, Suite 310
City: Concord
State: NH
Zip: 03301
Email: jriordan@gm2inc.com
Phone: 6038567854

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Army Corps of Engineers



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

To: Jennifer Riordan, GM2 Associates, Inc.
197 Loudon Road, Suite 310
Concord, NH 03301
jriordan@gm2inc.com

From: NHB Review
NH Natural Heritage Bureau
Main Contact: Maddie Severance - nhbreview@dncr.nh.gov

cc:

Date: 11/26/2024 (valid until 11/26/2025)
Re: DataCheck Review by NH Natural Heritage Bureau and NH Fish & Game
Permits: MUNICIPAL POR - Lebanon, NHDES - Standard Dredge & Fill - Minor, USACE - General Permit

NHB ID: NHB24-3391

Town: Lebanon
Location: 424 Mt Support Road

Project Description: The proposed project involves the construction of a multi-family residential facility at 424 Mt. Support Road in Lebanon. The purpose of the facility is to provide a residential substance-use treatment center for pregnant and parenting women and their children. The proposed building will have a footprint of approximately 5,530 square feet and will be three stories tall. Work will also include the construction of a driveway and 15 parking spaces. Proposed stormwater treatment is anticipated to include rain gardens or subsurface treatment and subsurface detention. The project will result in approximately 6,790 square feet of wetland impact from the construction of the building, parking spaces, and driveway, and associated grading. Construction is expected to occur in 2025-2026.

Next Steps for Applicant:

NHB's database has been searched for records of rare species and exemplary natural communities. Please carefully read the comments and consultation requirements below.

NHB Comments: NHB recommends a survey for Appalachian barren-strawberry (*Geum fragarioides*). There is a known record of this rare plant in the proposed project area and it may be impacted by the proposed project. This species occurs in forests, woodlands, riparian terraces, river banks, fields, clearings, and logging roads. Surveys should occur in suitable habitat in all proposed impact areas including areas used for the staging of equipment.

Surveys should occur from early May to early June when this plant is in flower. Surveys should be performed by a qualified botanist (qualified botanist requirements found here <https://www.nhdf.dncr.nh.gov/sites/g/files/ehbemt866/files/inline-documents/botanist-qualifications.pdf>).



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

Please contact NHB with results when surveys are complete. If located, please document plants with GPS, shapefiles, diagnostic photos, and one of the reporting forms posted on our website at: <https://www.nhdfldncr.nh.gov/natural-heritage/environmental-reviews>. If the target rare plant is not found please put together a brief survey report/memo that includes the date of the survey, name of surveyor, map and photos of survey area, and a list of the dominant species observed.

Please contact NHB with any questions regarding surveys.

NHFG Comments: No comments at this time.

NHB Consultation

If this NHB DataCheck letter includes records of rare plants and/or natural communities/systems, please contact NHB and provide any requested supplementary materials by emailing nhbreview@dncr.nh.gov.

If this NHB DataCheck letter DOES NOT include any records of rare plants and/or natural communities/systems, no further consultation with NHB is required.

NH Fish and Game Department Consultation

If this NHB DataCheck letter DOES NOT include ANY wildlife species records, then, based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

If this NHB DataCheck letter includes a record for a threatened (T) or endangered (E) wildlife species, consultation with the New Hampshire Fish and Game Department under Fis 1004 may be required. To review the Fis 1000 rules (effective February 3, 2022), please go to <https://www.wildlife.nh.gov/wildlife-and-habitat/nongame-and-endangered-species/environmental-review>. All requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent by mail, and **must include the NHB DataCheck results letter number and "Fis 1004 consultation request" in the subject line.**

If the NHB DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule*), coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email NHFGreview@wildlife.nh.gov, and include the NHB DataCheck results letter number and "review request" in the email subject line.

Contact NH Fish & Game at (603) 271-0467 with questions.



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB Database Records:

The following record(s) have been documented in the vicinity of the proposed project.
Please see the map and detailed information about the record(s) on the following pages.

Plant species	State ¹	Federal	Notes
Appalachian barren-strawberry (<i>Geum fragarioides</i>)	T	--	Occurs in sandplains, disturbed openings, mesic forests, dry forests, and thin woods. Threats include development, logging activities, recreational activities, trail development, and exotic species invasions.

¹Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.

An asterisk (*) indicates that the most recent report for that occurrence was 20 or more years ago.

Disclaimer: NHB’s database can only tell you of known occurrences that have been reported to NHFG/NHB. Known occurrences are based on information gathered by qualified biologists or members of the public, reported to our offices, and verified by NHB/NHFG.

However, many areas have never been surveyed, or have only been surveyed for certain species.
NHB recommends surveys to determine what species/natural communities are present onsite.

[Intentionally Blank]

FINAL

**LEBANON CONSERVATION COMMISSION
CITY COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
6:30PM THURSDAY SEPTEMBER 12, 2024**

MEMBERS PRESENT: Sarah Riley (Chair), Bruce James (Vice Chair), Barbara Hirai, Erling Heistad (City Council Rep.), Ernst Oidtmann, Donald Lacey, Chris Johnson (REMOTE), Brandon Hill (Alt), Susan Almy (Alt.)

MEMBERS ABSENT: Sean Dittrich (Alt.)

STAFF PRESENT: Mark Goodwin (GIS Coordinator)

1. CALL TO ORDER

Chair Riley called the meeting to order at 6:30pm.

Mr. Johnson said he was attending remotely because he is feeling ill.

2. APPROVAL OF MINUTES August 8,, 2024

A MOTION was made Don Lacey by to approve the August 8, 2024 Meeting Minutes as amended. The Motion was seconded by Erling Heistad.

Amendments:

Page 1 Header: add Alt to Susan Almy

Page 1 Header: Add Brandon Hill to Members Absent

Page 2 Line 7: Change “Mr. Barrows” to Barros Street

Page 3 Line 39: Strike Line 39

Page 3, Line 43: Change to read “There will be a Sustainable Lebanon Green the Ground Event at Baker’s Crossing on Saturday, September 14 from 10am to noon. This event will focus on meadow management and plant diversity.”

Page 3 Line 47: Change to read Howe Library

Page 3 Line 48: Change to “part of the Seeing the Forest for the Trees Program”

Page 4, Line 4: Edit to read “Hirai contacted people from Hypertherm.”

Page 4 Line 6: Change to “Point in Time Homeless Count”

Page 4, Line 30: Change “Barbara” to “Ms. Almy”; Add just before that sentence: “The authors were quite open to following up on this and issues of wetland and shale that make plans for trails along 120 rather difficult.”

Page 4, Line 33&41: Change LEAC to Con Com.

Page 4 Line 43: Change to read: “Mr. Goodwin mentioned that the City is looking for a Conservation Commission representative for the Housing Task Force that is being formed.”

Page 4 Line 46: Change to read “Ms. Almy said she will be the Con Com representative to the working group.”

Page 4 Line 50: Change “member” to “members”; Change “Saturdays” to “Fridays”

Page 5 Line 2: Change last paragraph to read: “Work was done on Northwest corner of Boston Lot on Friday. The team consisted of three Con Com members as well as 15 people from Hypertherm. They worked on the east side of the lake. They will do this work again with a team from Hypertherm on August 30.” Add a new paragraph: “Ernst said that the Mascoma River Cleanup on July 27 was sponsored by Con Com and the Rotary Club.

Page 5 Line 21: Change “Mr. Goodwin” to “Mr. Heistad”

Roll Call Vote:

Voting in Favor – Ms. Hirai, Mr. Heistad, Mr. Lacey, Ms. Riley, Dr. Oidtmann, Mr. Johnson, Mr. James

Voting Against – None

****The MOTION was approved (7-0).***

3. OPEN TO THE PUBLIC

No one from the public spoke.

4. PERMIT REVIEW – None

5. STUDY ITEMS

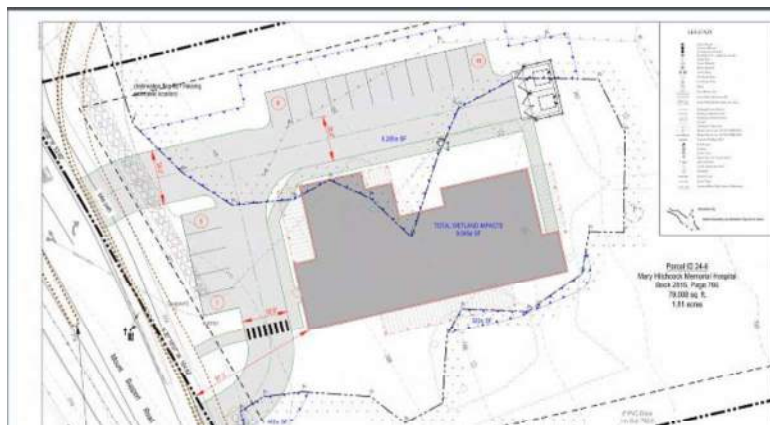
A. Conceptual Review of Potential Wetland Impacts of 424 Mount Support Road

Mr. Tom Sullivan (Family Flourish New England), Nik Fiore (Engineering Ventures), Sue Cobb (Red Bird Consulting), Mark Montany (Black River Design), and Jennifer Reardon (GM2) were present on behalf of the applicant.

Mr. Sullivan said the intent of the proposed facility is as a place of recovery for women and children in association with Dartmouth Health. He gave a brief overview of the project.

Mr. Fiore said the purpose of this conceptual review is to get the Commission’s first impressions and feedback on the proposed site. He gave an overview of the potential wetland impacts on the proposed site on Mount Support Road.

He shared a map of the proposed project on the site, noting that the areas outside the blue dotted line are considered wetland areas. He said, in the proposed project design, the parking areas would cause the most impact to the wetlands.



Mr. James noted that the wetland area most impacted on the site is where the parking lots would be located. He asked how to prevent permeable surfaces being placed on wetlands and asked if the parking areas could be relocated on the site. The group discussed snow removal on permeable surfaces and whether the project building could be elevated (for example, “on stilts”).

Mr. Lacey asked if any rare plant species are on the site. Ms. Reardon said there are some that are similar to the plants growing near the nearby proposed roundabout project. She said most of the plant population is near the rear of the parking area to the north of LeHaye Drive, but she said a good portion of the population is not affected by the parking lot.

Ms. Hirai asked if off-site parking could be used. Mr. Fiore said off-site parking is not allowed in the R-1 district, and a variance would be difficult to obtain.

Ms. Almy noted that it seems like water would run off the parking lot surface and to the east into the wetlands. She said it is harder to treat once it is in the wetlands. Dr. Oidtmann asked if a roof could be put over the parking lots to reduce the amount of snow that needs to be plowed and/or treated with chemicals. He said he is concerned that 9,000 square feet of wetlands will be impacted by this current design.

Mr. Hill asked if the parking area could be located directly against the building structure. Mr. Fiore said that would require disturbing the wetlands to build the needed the stormwater treatment for that. Mr. Hill asked if the parking area could be located to the south of the building and Mr. Fiore said an outdoor open space/recreation area was planned for that area.

Mr. James suggested installing rain gardens for stormwater management and Mr. Fiore said they were open to that idea, but DES doesn’t allow digging up wetlands to put in rain gardens, so they would have to be located outside the wetlands.

The Commission made several suggestions to redesign the plans to reduce the impact to the wetlands areas:

- Build a taller building with a smaller footprint
- Choose another site
- Rotate the building 90 degrees
- Locate office space at another site
- Redesign deck areas

Chair Riley said she shares the other Commission members’ concerns that projects like this one would chip away at wetlands areas, which is costly to the City.

Mr. Fiore noted that the site is particularly ideal because of its proximity to DH, so they want to try to use it for this project.

Mr. Sullivan said he and the team would research all of the Commission’s suggestions and come back at a later date with information they have learned.

6. COMMITTEE REPORTS

A. Biodiversity Group (Invasives)

Mr. Lacey said he has been treating Japanese knotweed in the following locations:

- Baker's Crossing
- Ticknor
- Mill Parcel
- 2 Rivers

He said the ideal time to treat knotweed is the first few weeks after August 1.

Ms. Hirai said she and a team of volunteers pulled honeysuckle on August 30 at Honeysuckle Loop.

B. Stewardship

Mr. James said he has a new group of volunteer stewards, but has had some trouble contacting them. He said he has been out patrolling trails.

Mr. Hill said on August 30, a team of 6 Hypertherm volunteers and 3 Commission members gathered to work on the following:

- Pulling honeysuckle
- Moving lumber to northeast corner of Boston Lot Lake

He said now that the lumber has been located on the site, the wood will be cut and assembled into bridges.

Ms. Hirai said a good short-term project for volunteers could be clearing areas of 2 Rivers. Chair Riley noted that the mowing that Mr. Lacey has done has transformed the property and made trails more accessible.

Ms. Almy noted that, on August 27, she noted that there were two tree falls on the lower part of Linell Loop on the Goodwin Trail.

Mr. Hill said he has spoken with the Upper Valley Mountain Bike Club about one trail on Burnt Mountain that is half owned by the City and half by the UVMBC. He said they were in agreement that the trail could be closed.

He said he also discussed the installation of signs (that Ranger Tietjen has been creating) for the following:

- Burnt Mountain Trail
- Burnt Mountain Bypass
- Burnt Mountain Cutoff (sign has not yet been made)

He said the UVMBC is upgrading all of its signage and agreed to take down old signs to put up new ones. He said one sign that indicates the start of Boston Lot property is actually located on the Club's land, but he said they were okay with it remaining.

Mr. Hill noted one sign with information about camping and permits is located in an unusual place. He said he would like to make these rules, as well as the rules about fishing, clearer on signs on the trails.

Mr. Hill said that the tent that has been on Boston Lot for about six weeks is still there but seems to be abandoned. Chair Riley said it can be removed.

C. Wild About Lebanon

D. Amphibian Crossing

E. LUCT/Current Use

F. Other Subcommittees

Chair Riley said the Tree Advisory Board is compiling a list of locations for street trees and has indicated initial sites are the Advance Transit bus stops. She said there will be a Tree Walk this Saturday at Pine Knoll Cemetery.

Chair Riley would like to talk with Ms. Almy regarding environmental justice issues at the state level.

Ms. Hirai said she and Mr. Heistad will attend the Class VI Roads meeting on Thursday. She said the discussion will be about signage on trails/roads.

Ms. Almy said she joined the Housing Task Force.

6. OTHER BUSINESS

A. FYIs

Chair Riley said the Commission received a letter from two residents expressing concerns about the residential housing project proposed near the Densmore Brickyard site. The group discussed the project at length and discussed with Mr. Goodwin ways to express the Commission's concerns to the Planning Board.

Mr. James volunteered to write a draft of a letter to provide to the Planning Board. Mr. Hill said the Planning Board has found that letters or requests that ask them to take particular action (for example, to ask the developer to provide specific information to allay concerns) to be most helpful. Mr. James said he would try to have a draft of the letter ready by the next Conservation Commission meeting.

The group discussed if they should create a subcommittee to work on reviewing the letter. Mr. Hill said he can advise the Commission of when the project will next be on the Planning Board Meeting agenda and Commission members can plan to attend as citizens to express the Commission's concerns.

A. Follow Ups

Chair Riley said she sent the Commission members a link to a video on the water quality certification process associated with the licensing of the Wilder Dam.

Chair Riley said that DES approved the permit by notification for the City to install monitoring wells for the alternative drinking water project at these locations:

- The Wastewater Treatment Plant
- 2 Rivers

Chair Riley asked if the Conservation Commission and/or Upper Valley Land Trust should be notified when actions are happening on Conservation Land. Mr. Goodwin said he would look into this notification about the wells.

Chair Riley said the Wetland Permit was approved for the Barrows Street project.

B. Workshops and Educational Opportunities

Chair Riley said the Sustainable Lebanon Green the Ground workshop will be on Saturday at 10am at Baker's Crossing. She said Jim Kennedy will talk about meadows.

She reminded the group that the Tree Advisory Board would hold a tree walk at the Pine Knoll Cemetery at 1:00pm with Liz McKinley

8. FUTURE AGENDA ITEMS

9. ADJOURNMENT

A MOTION was made by Erling Heistad to adjourn the meeting to 8:45pm. The Motion was seconded by Susan Almy.

Roll Call Vote:

Voting in Favor – Ms. Hirai, Mr. Heistad, Mr. Lacey, Ms. Riley, Dr. Oidtmann, Mr. Johnson, Mr. James

Voting Against – None

**The MOTION was approved (7-0).*

The meeting adjourned at 8:45pm.

Respectfully submitted,
Paula Roux
Recording Secretary



Photo 1. Wetland impact area in northwest portion of property (near flag B-22)



Photo 2. Wetland impact area in southwest portion of property (near flag B-49)



Photo 3. View west toward wetland impact area near flag B-27



Photo 4. View toward wetland impact area in southern portion of property, looking southeast from Mt. Support Road



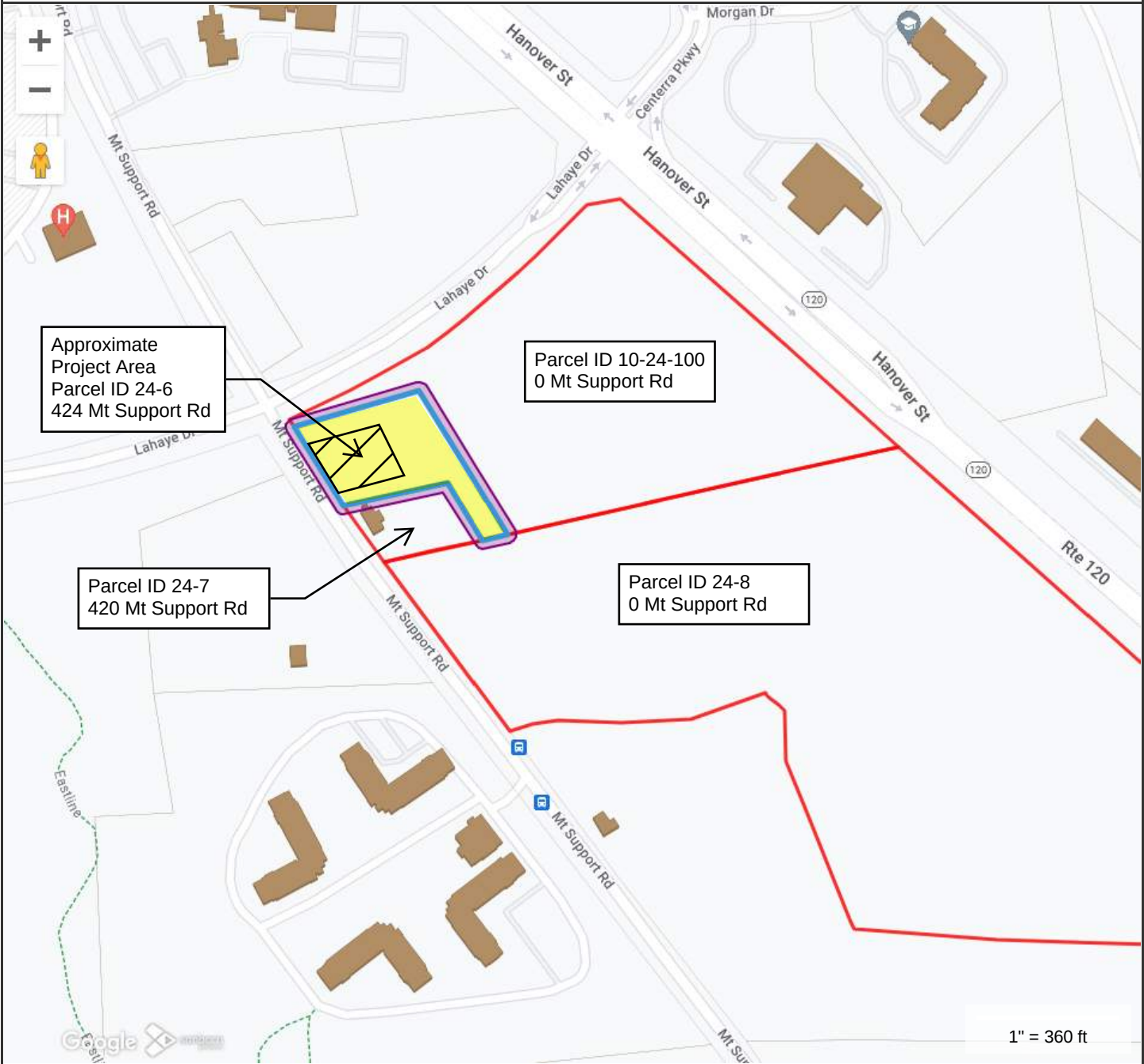
Photo 5. Upland field in center of project area. Looking east from Mt. Support Road.



Photo 6. Forested wetland to east of project area (near flag B-33)

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Tax Map



Property Information Property ID 24-6 Location 424 MOUNT SUPPORT RD Owner MARY HITCHCOCK MEM HOSPITAL	 MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT City of Lebanon, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map. Geometry updated 07/15/2024 Data updated 11/18/2018	Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.
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List of Abutting Properties

Parcel ID	Property Address	Owner Name and Mailing Address
24-7	420 Mount Support Road	Upper Valley Supportive 226 Holiday Drive, Suite 20 White River Junction, VT 05001
10-24-100	0 Mount Support Road	Dartmouth College Trustees PO Box 5188 Hanover, NH 03755
24-8	0 Mount Support Road	Dartmouth College Trustees PO Box 5188 Hanover, NH 03755

ABUTTER NOTIFICATION OF WETLANDS PERMIT APPLICATION

Via Certified Mail

December 3, 2024

**Re: NHDES Wetlands Permit Application
Families Flourish Northeast
424 Mount Support Road
Lebanon, NH**

Dear Sir or Madam:

This letter is to inform you that a Wetlands Permit Application will be submitted to the NH Department of Environmental Services (NHDES) Wetlands Bureau for a proposed multi-unit residential facility at 424 Mount Support Road in Lebanon, New Hampshire. The project involves the construction of a 5,853-square foot building, parking spaces, and driveway. Under state law RSA 482-A:3 I (d)(1), I am required to notify you via certified mail about this wetland permit application which proposes work abutting your property.

Once the permit application is submitted to NHDES, a copy of the permit application, including the plans associated with the project proposal, will be available for public review at the Town Clerk's Office in Lebanon. A copy of the permit application, including the plans associated with the project proposal, can also be reviewed at the NHDES headquarters in Concord by scheduling a file review by emailing filereview@des.nh.gov or calling (603) 271-2919.

If you have questions, you may contact my agent at the contact information provided below.

Sincerely,

Families Flourish Northeast
PO Box 20
Enfield Center, NH 03749

Agent's Contact Information:

Jennifer Riordan
GM2 Associates, Inc.
197 Loudon Road, Suite 310
Concord, NH 03301
603-856-7854
jriordan@gm2inc.com

9589 0710 5270 2179 2913 61

U.S. Postal Service™	
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Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Hanover, NH 03755	
Certified Mail Fee	\$4.85
\$	\$4.10
Extra Services & Fees (check box, add fee to appropriate)	
☒ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$0.73
\$	\$
Total Postage	\$7.88
\$	\$
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Street and Apt.	PO Box 5188
City, State, ZIP	Hanover, NH 03755
PS Form 3800	ons

0301 36
DEC 04 2024
12/04/2024
CONCORD NH RETAIL

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U.S. Postal Service™	
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For delivery information, visit our website at www.usps.com ®.	
White River Junction, VT 05001	
Certified Mail Fee	\$4.85
\$	\$4.10
Extra Services & Fees (check box, add fee to appropriate)	
☒ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$0.73
\$	\$
Total Postage	\$9.68
\$	\$
Sent To	Upper Valley Supportive
Street and Apt.	226 Holiday Drive, Suite 20
City, State, ZIP	White River Junction, VT 05001
PS Form 3800	S

0301 36
DEC 04 2024
12/04/2024
CONCORD NH RETAIL

FAMILIES FLOURISH NORTHEAST

424 MOUNT SUPPORT ROAD

SITE DEVELOPMENT PLANS

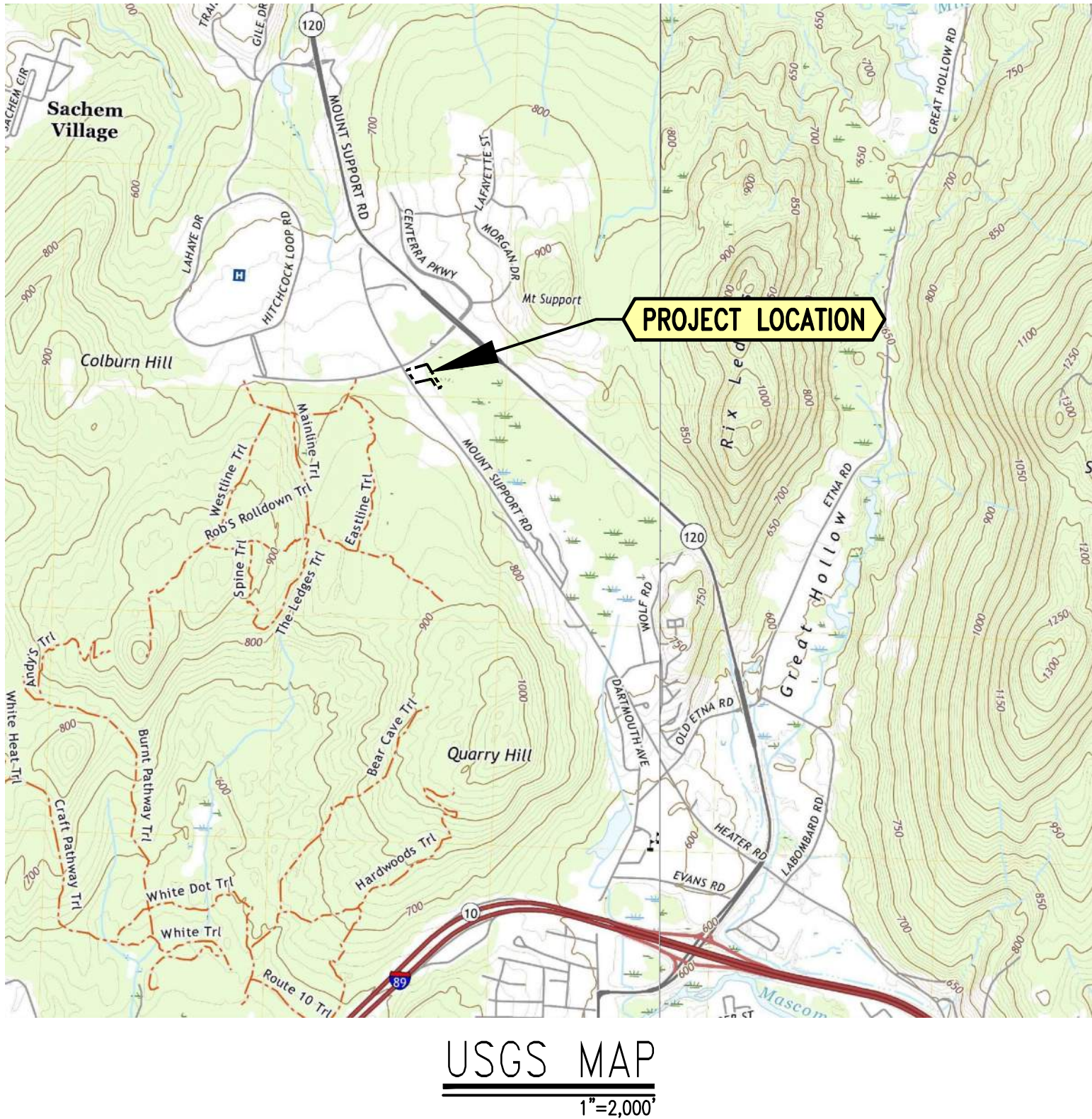
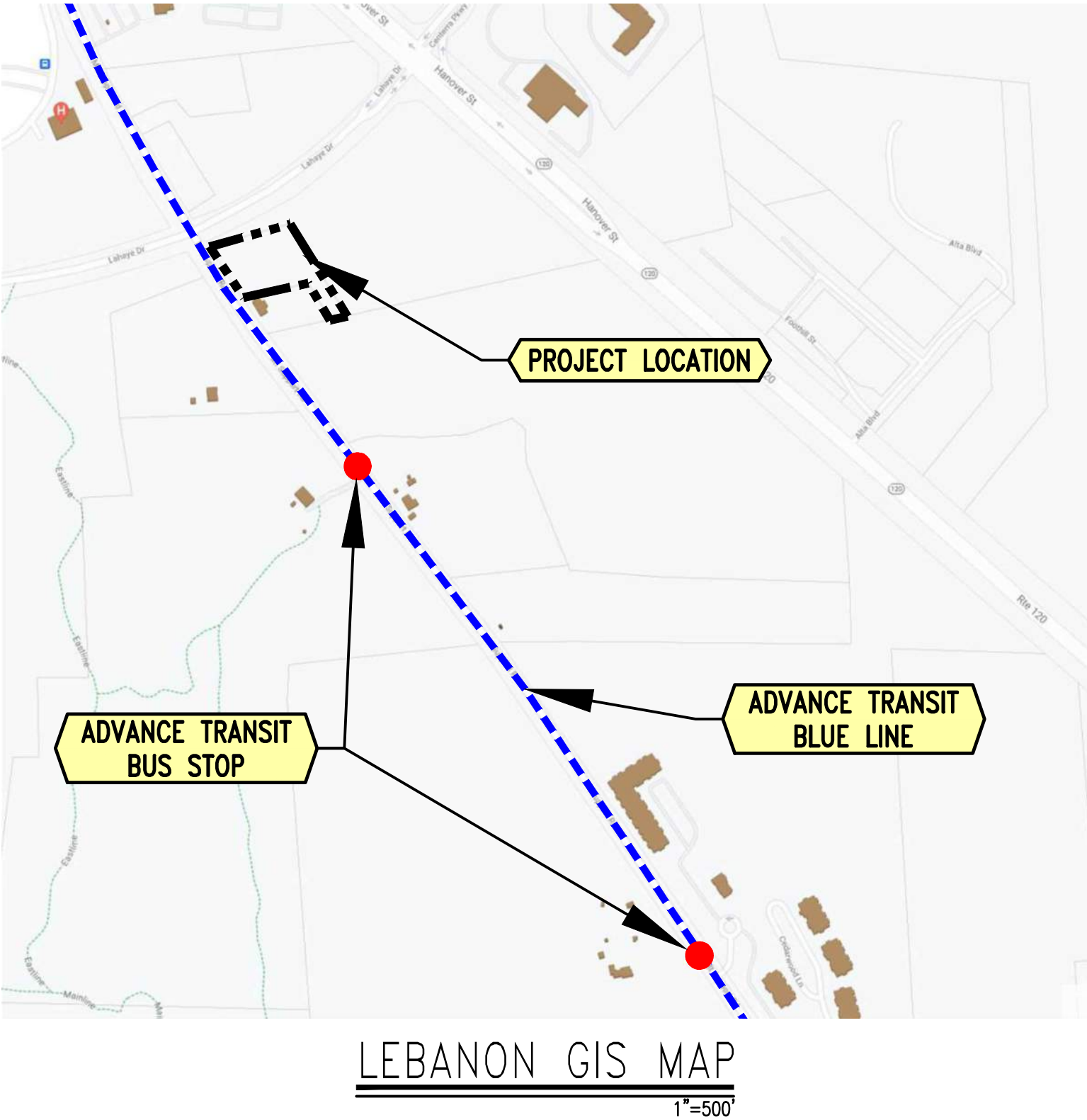


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C2.0	WETLANDS IMPACT EXHIBIT	ENGINEERING VENTURES	4 of 7
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C2.4	EROSION PREVENTION AND SEDIMENT CONTROL PLAN	ENGINEERING VENTURES	7 of 7

SUBJECT PROPERTY:

TAX MAP 24 LOT 6
CITY OF LEBANON
GRAFTON COUNTY
NEW HAMPSHIRE, 03766

OWNER\APPLICANT:

MARY HITCHCOCK MEMORIAL HOSPITAL
FACILITIES MANAGEMENT
ONE MEDICAL CENTER DRIVE
LEBANON, NEW HAMPSHIRE 03756

CONSULTANTS:

CIVIL ENGINEER:
ENGINEERING VENTURES, PC
NICHOLAS A. FIORE, PE
85 MECHANIC ST. SUITE B2-2
LEBANON, NH 03766
(603) 442-9333

ARCHITECT:
BLACK RIVER DESIGN, ARCHITECTS
JESSE REMICK, AIA
73 MAIN STREET
MONTPELIER, VERMONT 05602
(802) 223-2044

TOPOGRAPHIC SURVEY:
CARDIGAN MOUNTAIN LAND SURVEYS, LLC
SCOTT SANBORN, LLS
32 PEASLEE ROAD
ORANGE, NEW HAMPSHIRE 03741
(603) 523-7535

WETLAND SCIENTIST:
GWZ ASSOCIATES, INC.
JENNIFER RIORDAN, CWS
197 LOUDON ROAD
CONCORD, NH 03301
(603) 856-7854

Stamp	
Date	
Description	
No.	
ENGINEERING VENTURES PC 208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333 414 Union Street, Schenectady, NY 12305 • 518-630-9614 www.engineeringventures.com	
FFNE 235 Whitford Street Manchester, NH, 03104	
COVER SHEET	FAMILIES FLOURISH NORTHEAST LEBANON, NH
EV Project #	22063
Drawn By:	JWF
Checked By:	NAF
Scale:	NO SCALE
Date:	12/03/2024
C0.0	

STANDARD ABBREVIATIONS

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

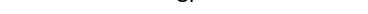
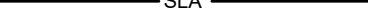
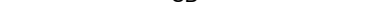
GENERAL NOTES

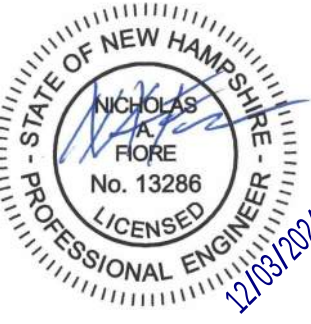
- EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK.
- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO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

SYMBOL LEGEND

PROPOSED FEATURES	EXISTING FEATURES
 BOUND	 BOUND
 BENCHMARK	 BENCHMARK
 DRILL HOLE	 DRILL HOLE
 SURVEY POINT	 SURVEY POINT
 IRON PIN	 IRON PIN
 TP1	 TP1
 B1	 B1
 BORING	 BORING
 P1	 P1
 PERC TEST	 PERC TEST
 CATCH BASIN (SQUARE)	 CATCH BASIN (SQUARE)
 CATCH BASIN (ROUND)	 CATCH BASIN (ROUND)
 HEADWALL	 HEADWALL
 FLARED END SECTION	 FLARED END SECTION
 STONE APRON	 STONE APRON
 DRAIN MANHOLE (DMH)	 DRAIN MANHOLE (DMH)
 DRAINAGE CLEAN OUT	 DRAINAGE CLEAN OUT
 SANITARY SEWER MANHOLE (SMH)	 SANITARY SEWER MANHOLE (SMH)
 SANITARY CLEAN OUT	 SANITARY CLEAN OUT
 HYDRANT	 HYDRANT
 WATER SHUTOFF	 WATER SHUTOFF
 TAPPING SLEEVE & VALVE	 TAPPING SLEEVE & VALVE
 GATE VALVE	 GATE VALVE
 WELL	 WELL
 UTILITY POLE	 UTILITY POLE
 GUY POLE	 GUY POLE
 ELECTRICAL MANHOLE	 ELECTRICAL MANHOLE
 BUILDING MOUNTED LIGHT	 BUILDING MOUNTED LIGHT
 LIGHT POST	 LIGHT POST
 TELEPHONE MANHOLE	 TELEPHONE MANHOLE
 NATURAL GAS MANHOLE	 NATURAL GAS MANHOLE
 COMMUNICATION MANHOLE	 COMMUNICATION MANHOLE
 BOLLARD	 BOLLARD
 SINGLE POLE SIGN	 SINGLE POLE SIGN
 DOUBLE POLE SIGN	 DOUBLE POLE SIGN
 SPOT ELEVATION	 SPOT ELEVATION
 ACCESSIBLE PARKING STALL	 ACCESSIBLE PARKING STALL
 DRAINAGE FLOW	 DRAINAGE FLOW
 DECIDUOUS TREE	 DECIDUOUS TREE
 CONIFEROUS TREE	 CONIFEROUS TREE

LINETYPE LEGEND

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



STATE OF NEW HAMPSHIRE
NOAH FLORES
No. 13286
LICENSED PROFESSIONAL ENGINEER
2/10/2024

Stamp

Date					
Description					
No.					



ENGINEERING VENTURES PC

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

FFNE

235 Whitford Street
Manchester, NH, 03104

SHEET TITLE

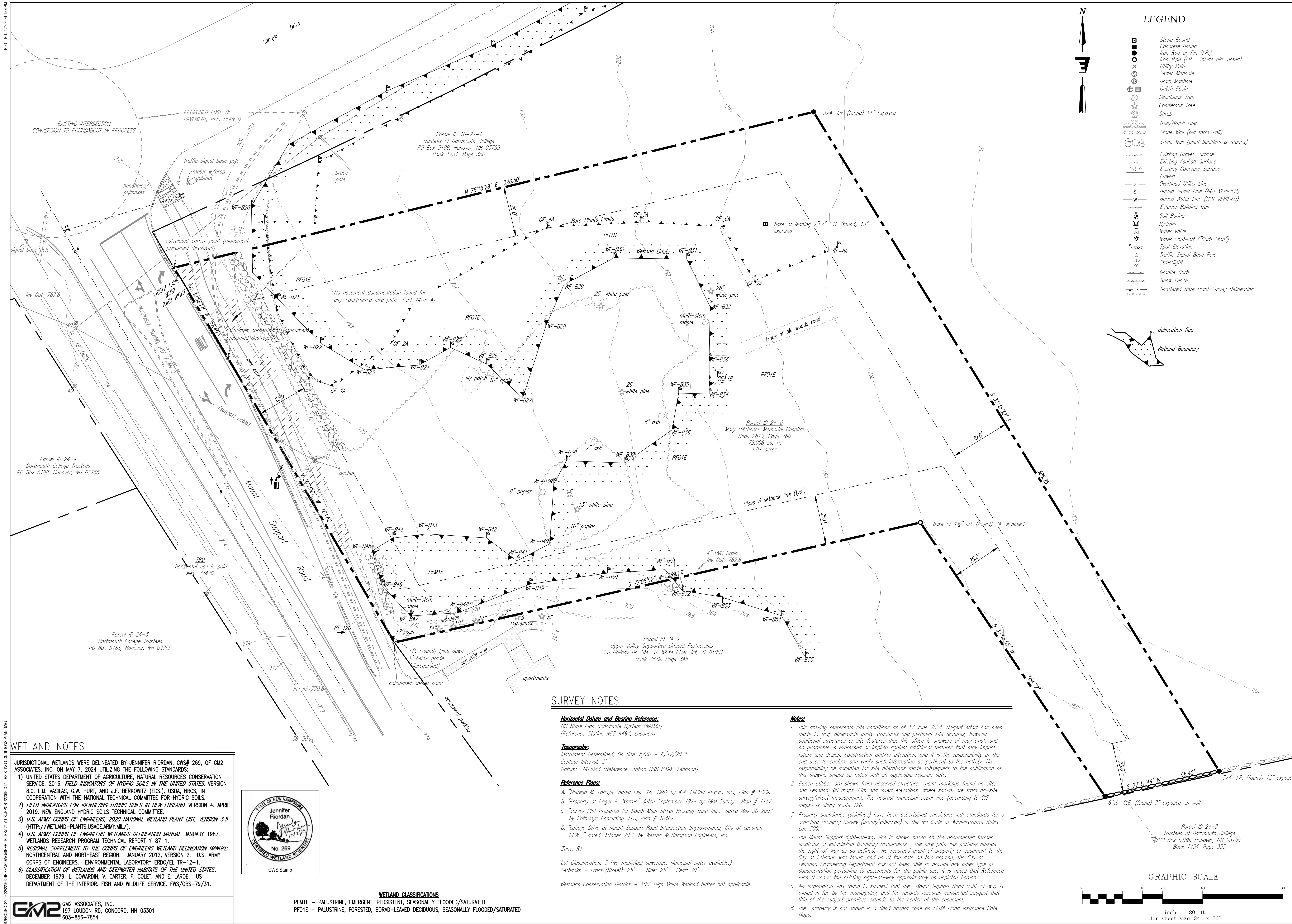
SITE LEGEND AND NOTES

PROJECT TITLE

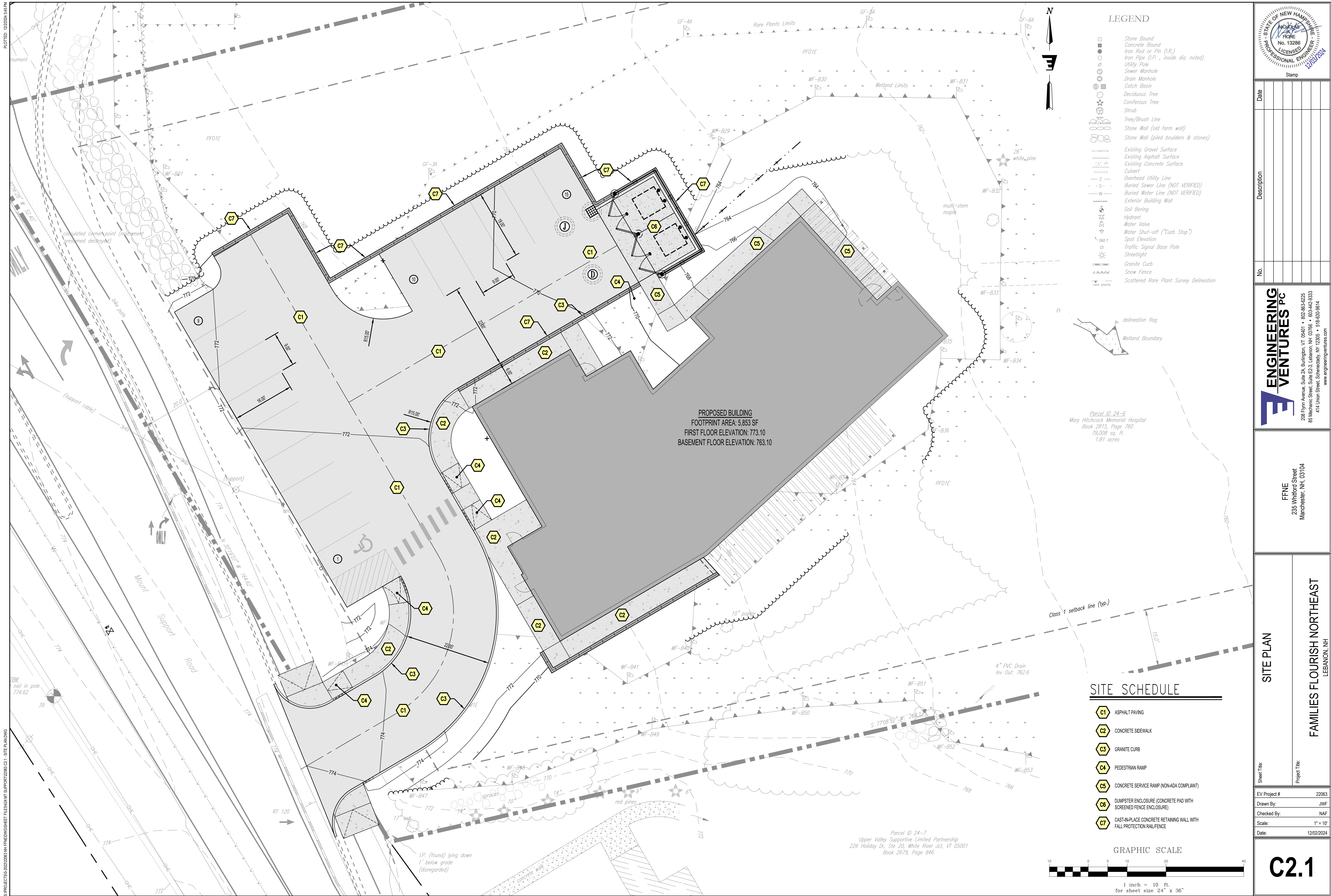
FAMILIES FLOURISH NORTHEAST
LEBANON, NH

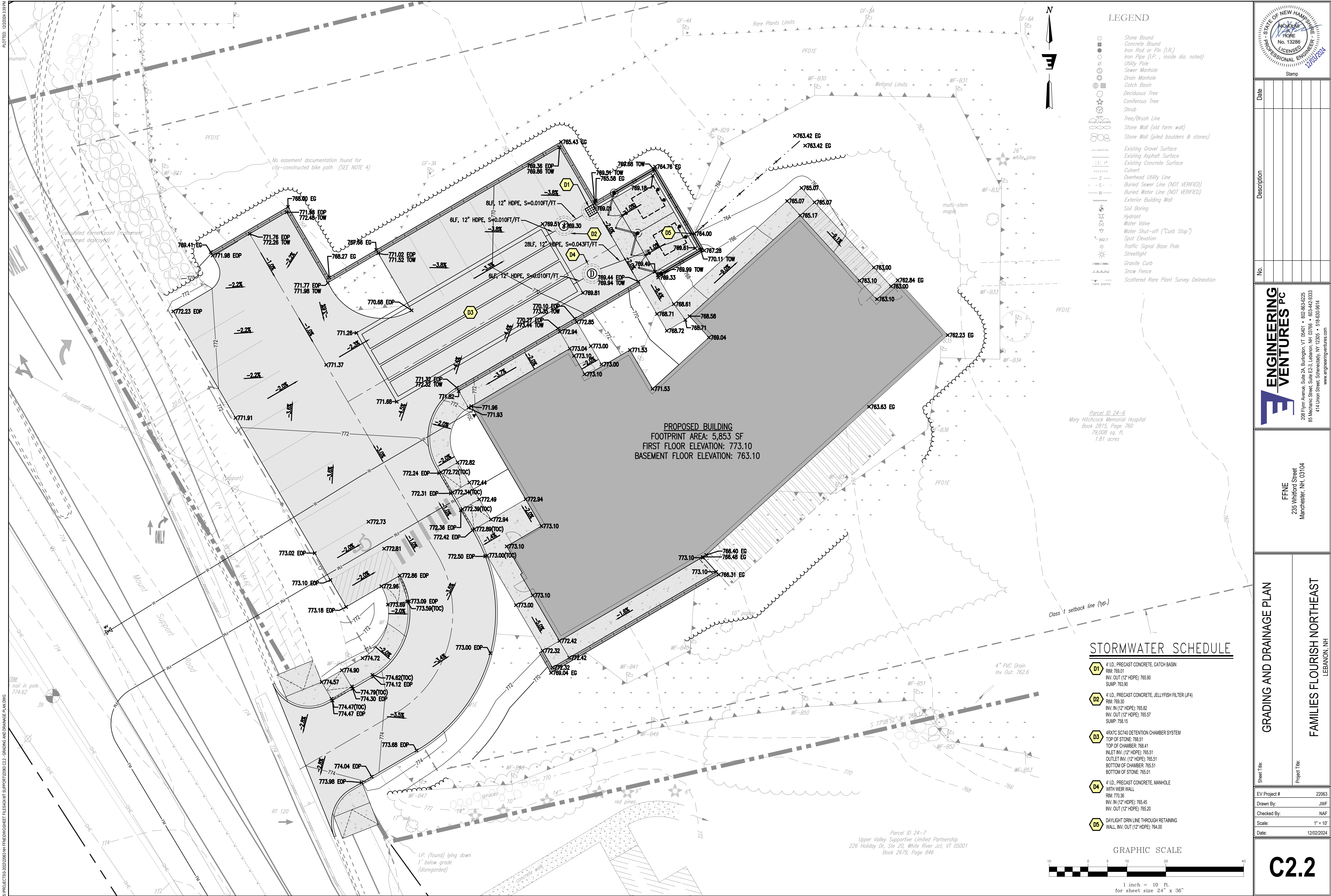
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Drawn By:	JWF
Checked By:	NAF
Scale:	1" = 10'
Date:	12/02/2024

C0.1









Date	
Description	
No.	



7

TEMPORARY INLET PROTECTION - INSTALL AS INDICATED ON PLANS. STONE TO BE REMOVED AND REPLACED WITH CLEAN STONE WHEN SEDIMENT IS $\leq 1/2$ DEPTH OF STONE. REMOVE ALL SEDIMENT IF COLLECTED IN STRUCTURE AS SOON AS POSSIBLE.

STONE CHECK DAM
THIS STRUCTURAL MEASURE IS ALONG DITCHES/ SWALES AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO SLOW STORMWATER RUNOFF AND TRAP SEDIMENT PARTICLES. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

PERMANENT EROSION CONTROL NETTING.
THIS STRUCTURAL MEASURE IS INSTALLED IN AREAS THAT HAVE SLOPES 3:1 AND GREATER AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO STABILIZE THE SLOPE AND REDUCE THE EROSION POTENTIAL. THE NETTING IS TYPICALLY IMPREGNATED WITH GRASS SEED AND SOMETIMES STAPLED TO THE EXPOSED SOIL. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
THIS STRUCTURAL MEASURE IS A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER FABRIC LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE REMOVED, THE IMPACTED AREA SHALL BE SEEDED AND MULCHED.

TEMPORARY SEDIMENT BASIN
THIS STRUCTURAL MEASURE INVOLVES CONSTRUCTING TEMPORARY SEDIMENT BASINS IN THE LOCATION OF PROPOSED STORMWATER PONDS. GENERALLY THE STORMWATER PONDS CAN BE CONSTRUCTED AS SHOWN ON THE PLANS HOWEVER ORIFICE ON THE OUTLET STRUCTURES SHALL BE OMITTED UNTIL THE SITE IS STABILIZED TO IMPOUND RUNOFF AND ALLOW FOR SETTLING OF SUSPENDED FINES. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE THE SITE IS STABILIZED, SEDIMENT SHALL BE REMOVED FROM THE BASINS AND THE OUTLET ORIFICE SHALL BE DRILLED INTO THE OUTLET STRUCTURE AS NOTED ON THE PLANS.

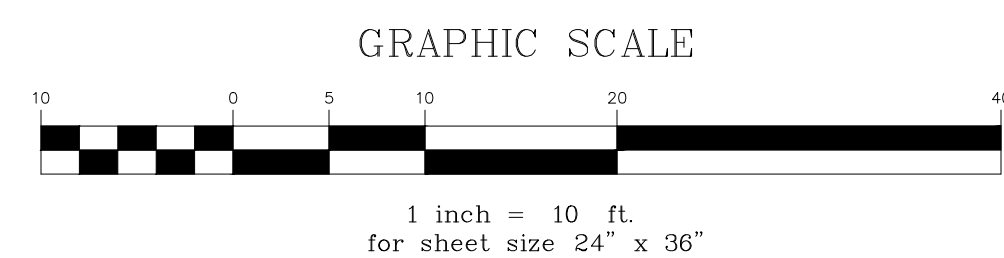
TEMPORARY STAGING AND WASTE AREAS (APPROXIMATE)
THESE ARE APPROVED LOCATIONS WHERE NON-SOIL, NON-ERODIBLE MATERIALS MAY
BE STORED. SOILS SHALL NOT BE STORED IN THESE AREAS.

TEMPORARY SOIL STOCKPILE AREAS (APPROXIMATE)
THESE ARE APPROVED LOCATIONS WHERE TOPSOIL AND OTHER SOIL MATERIALS MAY BE STORED. THESE STOCKPILES WILL BE PROTECTED FROM EROSION BY A NUMBER OF METHODS, INCLUDING INSTALLING SILT FENCING AROUND THE DOWN GRADIENT PERIMETER OF THE STOCKPILE AND SEEDING AND MULCHING THE STOCKPILE WHEN NOT IN USE FOR MORE THAN FIVE DAYS.

TEMPORARY STRAW FIBER ROLL
STRAW FIBER ROLLS ARE FLEXIBLE, CYLINDRICAL SEDIMENT RETENTION FIBER ROLLS (SRFRs) COMPRISED OF VARIOUS TYPES OF COMPRESSED MATRICES, DESIGNED TO REDUCE HYDRAULIC ENERGY AND FILTER SEDIMENT-LADEN STORMWATER RUNOFF ON SLOPES AND IN CHANNELS. SRFRs ARE DESIGNED TO BE USED AS PERIMETER CONTROLS, SLOPE INTERCEPTOR DEVICES, CHECK DAMS, AROUND TEMPORARY SOIL STOCKPILES, AT CURB CUTS AND DRAIN INLETS. SRFRs SHOULD BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND SECURED WITH WOODEN STAKES. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

LIMITS OF DISTURBANCE
THE CONTRACTOR SHALL CONTAIN ANY EARTH MOVING ACTIVITIES WITHIN THE DESIGNATED LIMITS SHOWN ON THIS PLAN. THE ENGINEER SHALL REVIEW THE SITE TO MAKE ANY ADJUSTMENTS TO ACCOUNT FOR ENVIRONMENTALLY SENSITIVE AREAS, SPECIMEN TREES AND SPECIAL AREAS OF CONCERN.

- E1** LIMIT OF DISTURBANCE
- E2** DOUBLE ROW OF STRAW F
- E3** INLET PROTECTION (TYP.)
- E4** STABILIZED CONSTRUCTION
- E5** CHECK DAM
- E6** EROSION CONTROL NETTING





CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

May 12, 2025 Meeting

DRAFT Staff Memorandum – PB2025-23-FMAJA

APPLICATION INFORMATION

Agenda Item: 3.F

Application ID:
PB2025-23-FMAJA

Application Type:
Request for an amendment to the Prospect Hill Phase 2 approval to change the phasing plan, to amend the grading plans, and to approve a haul plan

Property Location:
Prospect Street

Property Owner/Applicant:
Brady Sullivan Prospect Hill, LLC

Property Size:
+/-39.48 Ac.

Zoning District(s):
Residential Three (R-3)

Overlay District:
Wetlands Conservation District

Staff Attachments:

- Staff review e-mails to applicant sent on 5/1/25 and 5/4/25 (4 pages)
- Notice of Action dated 12/13/21 (PB2021-02-EXT & PB2023-37-FMAJA)
- Notice of Action dated 12/11/23 (PB2023-42-EXT)
- Approved phasing plan for Prospect Hill Phase 2

LEGAL NOTICE

Brady Sullivan Prospect Hill, LLC, 0 Prospect Street (Tax Map 108, Lot 2), zoned R-3: Request to amend the approved plans for Phase 2 of Prospect Hill development to (a) adjust the grading plan for Phase 2B, (b) per Section 7.13.F of the Subdivision Regulations, amend the approved phasing plan to accelerate the timeline for the completion of Phases 2C and 2E and to extend the time to achieve active and substantial development of Phase 2B which is required to be completed by November 15, 2025, pursuant to the phasing plan approved on December 13, 2021 (PB2021-37-FMAJA), and (c) approve a proposed off-site hauling plan for the removal of excess material excavated from the site during the course of construction. PB2025-23-FMAJA

APPLICATION MATERIALS

- ▶ Application form (1 page)
- ▶ Letter dated May 1, 2025, from Jon Rokeh, PE, of Rokeh Consulting, LLC (2 pages)
- ▶ Document titled, "Prospect Hill Phase 2 – Construction Schedule Phasing Plan 2025" (1 page)
- ▶ Certified Notification List (4 pages)
- ▶ Fee Schedule (1 page)
- ▶ Plan sheet titled, "Overall Grading Plan for Comparison," prepared by Rokeh Consulting, LLC, dated 10-5-11, last revised 5-22-23, Job No. 2010.0023 (current approved grading plan)
- ▶ Plan sheet titled, "Overall Grading Plan for Comparison," prepared by Rokeh Consulting, LLC, dated 10-5-11, last revised 4-7-25, Job No. 2010.0023 (proposed grading plan)
- ▶ Proposed grading plan sheets last revised 4-7-25 (5 sheets)
- ▶ Plan sheet titled, "Overall Landscape Plan for Comparison," prepared by Rokeh Consulting, LLC, dated 10-5-11, last revised 4-7-25, Job No. 2010.0023 (proposed landscape plan)
- ▶ Plan sheet titled, "Offsite Haul Plan," prepared by Rokeh Consulting, LLC, dated 4-1-25, Job No. 2010.0023

COMPLETENESS REVIEW

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

APPLICATION OVERVIEW

The subject property is currently under construction as Phase 2 of the Prospect Hills development which was originally approved on April 12, 2005. Having expired, Phase 2 was reapproved in 2016 (PB2016-22-EXT-FMAJ) and was subsequently extended in 2018 (PB2018-39-EXT), in 2021 (PB2021-02-EXT & PB2023-37-FMAJA), and in 2023 (PB2023-42-EXT). Copies of the 2021 and 2023 Notices of Action are attached for reference.

In connection with the extension request approved in 2021, the Board also approved a phasing plan for Phase 2, which allows Phase 2 to be constructed in phases (see attached Notice of Action dated 12/13/21). The Phase 2 phases are depicted on the attached plan sheet titled, "Overall Development Phasing Plan, Prospect Hill – Phase 2", recorded at the Grafton County Registry of Deeds on January 3, 2023. Pursuant to the Planning Board's 2023 extension approval, the phasing plan was adjusted to extend the time to achieve "active and substantial development" of Phase 2A.

The applicant now requests an amendment to the approved phasing plan to accelerate the timeline for the completion of Phases 2C and 2E and to extend the time to achieve active and substantial development of Phase 2B which is required to be completed by November 15, 2025. Additionally, the applicant requests approval of certain grading-related design changes as described in the May 1, 2025 letter from Jon Rokeh, PE, and as shown on the attached grading plans. Finally, applicant requests approval of a haul plan that details how, when and where excavated materials will be processed and used on-site or moved off-site.

STAFF COMMENTS

1. Phasing Plan Amendment. Currently, the attached 12/13/21 and 12/11/23 Notices of Action and the attached plan sheet constitute the "phasing plan" for Prospect Hill Phase 2 ("Phasing Plan"), which was approved by the Planning Board pursuant to Section 7.13 ("Phased Development") of the Subdivision Regulations. Pursuant to Section 7.13.C of the Subdivision Regulations, the Phasing Plan specifies "threshold levels of work and time lines which must be completed, in order for the project, as a whole, or particular phase(s) of the project, to be considered "vested" pursuant to RSA 674:39, and the New Hampshire common law of vested rights." These thresholds include "active and substantial development" and "substantial completion" for each phase of Phase 2.

Although not specifically stated, it is inferred that construction and completion of the phases will proceed sequentially, i.e. Phase 2A (which has been completed), then Phase 2B, 2C, 2E and 2F (note that there is no 2D). The application materials generally describe how the applicant would like to amend the Phasing Plan, but at the time of the writing of this memo, the applicant has not provided specifics. To help understand what the applicant is requesting, staff has asked the applicant to complete the following chart:

Phase	Posting of Security Deadlines (per current approvals)	Deadlines to Submit Building Permit applications (max 50%)	Active and Substantial Development Deadlines* (per current approvals)	Substantial Completion** Deadlines (per current approvals)
2A	COMPLETE	COMPLETE	COMPLETE	November 15, 2026
2B	COMPLETE		November 15, 2025	November 18, 2028
2C	February 1, 2026		none	November 15, 2029
2E	February 1, 2026		none	November 15, 2029
2F	February 1, 2026		none	November 15, 2029

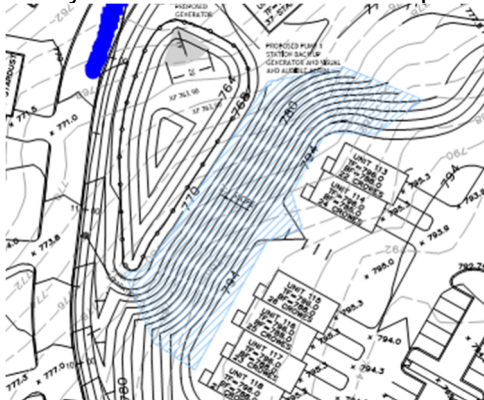
*"Active and Substantial Development" is defined in defined in Section 14.1.B.1.a of the Subdivision Regulations.

**"Substantial Completion" is defined in Section 14.1.B.2.a of the Subdivision Regulations.

At the time of the writing of this memo, it is staff's general understanding that site work for all remaining phases may have already commenced. If so, security for the remaining Phase 2 improvements will need to be reinstated immediately (security had been posted in full upon recording of the plat in 2019, but was suspended in 2021 and then, pursuant to the adoption of a phasing plan for Phase 2, the security was permitted to be reposted for each phase prior to the commencement of each phase).

2. Grading and Other Design Changes. The applicant proposes grading changes as highlighted on the attached plan sheet titled, "Overall Grading Plan for Comparison," prepared by Rokeh Consulting, LLC, last revised 4-7-25. At the time of the writing of this memo, the extent of other related or proposed changes is not clear (e.g. road grades, landscaping changes and slab grades). Staff has requested clarification and additional information from the applicant (see attached staff e-mails to applicant).

The proposed steep rock slopes will be mostly hidden from view, except between the Phase 2F multi-family units and the stormwater pond to the south:



The design standards applicable to the grading changes are found in Section 13.10 and 13.11 of the Subdivision Regulations (included in the attached 5/1/25 staff e-mail to the applicant). The City Engineer has preliminarily determined the revised grading plans require waivers from the following:

- 13.10.A (rock slope instead of topsoil); and
- 13.11.A (grading does not reasonably conform to existing topo in order to minimize grading...conserve the natural cover and soil).

Staff has asked that the applicant submit an [Application for Waivers](#) with respect to any waivers that may be needed from any of the 13.10 and 13.11 requirements including as noted above.

Staff is comfortable that the proposed grading changes only minimal impacts to the development's stormwater management design and that no updates are needed to the drainage analysis.

3. Haul Plan. Staff had recommended the preparation of the plan and its review by the Board, but does not have any comment on the specifics of the plan at this time.

STAFF RECOMMENDATIONS

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

1. The applicant shall comply with all applicable conditions of the Planning Board's Notice of Action dated November 14, 2016 (PB2016-22-EXT-FMAJ) and the Notice of Action dated December 13, 2021 (PB2021-02-EXT & PB2023-37-FMAJA) and all conditions of approval thereof except as superseded by the conditions below.

2. The Phase 2 improvements shall be constructed in conformance with the following deadlines:

Phase	Posting of Security Deadlines	Deadlines to Submit Building Permit applications (max 50%)	Active and Substantial Development Deadlines	Substantial Completion Deadlines
2A	COMPLETE	COMPLETE	COMPLETE	
2B	COMPLETE			
2C				
2E				
2F				

3. Within ____ days of this approval, the applicant shall update all Subdivision Agreements, Security Agreements, and other documents, as necessary, to reflect the dates of the extended and phased approval (per Section 14.1.B.1.c of the Subdivision Regulations).
4. Within ____ days of this approval and prior to the issuance of any permits, the applicant shall, pursuant to Sections 7.10 and 14.5 of the Subdivision Regulations, enter into a new Performance Security Agreement and provide security necessary for the completion of all Phase 2B, 2C, 2D, and 2F required improvements and utilities.
5. Prior to the issuance of any building permits, the applicant shall update the project's Alteration of Terrain Permit with NHDES.
6. Within 30 days of this approval and prior to the issuance of any building permits, the applicant shall, to the satisfaction of the Planning & Development Department and the City Engineer, provide a complete updated plan set incorporating the plan sheets submitted with this application and making any other revisions necessary pursuant to the approved changes.
7. The specifications and plans for the rock slopes shall, to the satisfaction of City Engineer, state the fill and slope requirements as set forth in Section 13.10 and 13.11 of the Subdivision Regulations so that the contractor is contractually obligated to perform the work in accordance with those specifications, plans and regulations.
8. The third-party inspection required pursuant to condition of approval #5 set forth in the Notice of Action dated November 14, 2016 (PB2016-22-EXT-FMAJ) shall include periodic inspection of the rock slopes ensure their construction in conformance with Section 13.10 and 13.11 of the Subdivision Regulations.
9. Within 14 days of this approval, the applicant shall provide a construction schedule to the City Engineer in order to secure a third-party inspector pursuant to condition of approval #8 above and condition of approval #5 set forth in the Notice of Action dated November 14, 2016 (PB2016-22-EXT-FMAJ).

Attachments

cc: Rokeh Consulting, LLC
Marc Pinard, Brady Sullivan
Larry St. Pierre, Brady Sullivan

Tim Corwin

From: Tim Corwin
Sent: Sunday, May 4, 2025 7:34 PM
To: jon@rokehconsulting.com
Cc: Marc Pinard; Brian Vincent; Crystal Taplin
Subject: FW: Prospect Hill 2_PB2025-23-FMAJA_Staff Comments
Attachments: 2025-05-12_Agenda Packet_rev.pdf; Phase 2A grading.pdf

Jon –

I have a few more comments/questions, in addition to those in my e-mail below sent on 5/1:

- I revised the agenda packet to remove the Site Plan technical checklist since that isn't applicable to your application, and also reordered the plan sheets. Please review and let me know if you have any concerns.
 - On p. 10 of the revised agenda packet, I added a note identifying this sheet as the "CURRENT GRADING PLAN," and on p. 11, I added a note identifying this sheet as the "PROPOSED GRADING PLAN". Please confirm these labels are accurate.
 - On p. 17 of the revised agenda packet, I added a note identifying this sheet as the "PROPOSED LANDSCAPE PLAN". Please confirm this label is accurate.
 - I also removed the attached plan sheet for Phase 2A as it does not appear there are any proposed changes in this area (which has already been constructed). However, if there is a reason to include it, please let me know.
- Please provide the current approved overall landscape plan for inclusion with the agenda packet.
- On the "PROPOSED LANDSCAPE PLAN" sheet (p. 17 of the attached agenda packet PDF), please highlight what the proposed changes are and resubmit.
- On the grading sheets, the pad grades for the multi-family units appear to be the same as what's currently approved. Is that correct? If correct, I assume this is because, as the note on the proposed grading plan reads, you would like the **option** of changing the pad grades but are not currently proposing to do so? Please clarify.
 - Please also indicate how and when you'll know whether you'll need to exercise the option.
 - Are the pad grade changes for Phases 2E and 2F only? Or also for Phase 2C?
- Were walkouts originally proposed for all of the multi-family units or just those in Phases in 2E and 2F?
 - It is now proposed that all of the multi-family units will be on slab and none will have walkouts, is that correct?
- On the proposed grading plan, you have indicated that you would like the **option** to raise the roadway grade. Please clarify when and how you'll know whether you'll need to exercise this option, and when and how you'll know by how much you'll need to change the grade.

- Regarding the Haul Plan, it is paginated “Sheet No. 1 of 2.” Is this accurate? Please confirm. If there is a second sheet, please send.

Please respond to these comments and those below by no later than **noon on Thursday, May 8, 2025**, so that we can update the agenda packet for the May 12th meeting and give staff and the Planning Board time to review.

Thank you, Tim

From: Tim Corwin

Sent: Thursday, May 1, 2025 1:08 PM

To: jon@rokehconsulting.com

Cc: Marc Pinard <mpinard@bradysullivan.com>; Brian Vincent <brian.vincent@lebanonnh.gov>; Crystal Taplin <Crystal.Taplin@lebanonnh.gov>

Subject: Prospect Hill 2_PB2025-23-FMAJA_Staff Comments

Jon –

I’m following up from our meeting yesterday regarding Brady Sullivan’s application to the Planning Board regarding Prospect Hill 2. With respect to the application materials provided to date:

- The cover letter you sent this morning looks good, thank you.
- Please review the grading plans for conformance with Sections 13.10 and 13.11 of the Subdivision Regulations (pasted below for quick reference).
 - Note that the City Engineer has determined the revised grading plans require waivers from the following:
 - 13.10A (rock slope instead of topsoil)
 - 13.11 A (grading does not reasonably conform to existing topo in order to minimize grading...conserve the natural cover and soil)
- Please prepare and submit an [Application for Waivers](#) with respect to any waivers that may be needed from any of the 13.10 and 13.11 requirements.
- Attached is the agenda packet that I have compiled from the materials provided to date. Please confirm that it contains everything that you would like to submit to the Planning Board. I will update with the Application for Waivers when received.
- Please be aware that as I prepare the staff memo, I may have additional comments/questions.
- As I mentioned yesterday, I recommend that you run the haul plan by Nate Reichert, the Planning Director & Zoning Administrator, in advance of the May 12 meeting so you can address any comments/concerns.
- Because I’m behind on providing you comments and because we need to get the agenda packets out on Monday, the Planning Department will print the hard copies of your application materials.

If you have any questions, please don’t hesitate to let me know.

Thank you, Tim

13.10 Excavation and Grading

- A. General: All excavating and filling required for construction and improvements shall be as specified herein. The entire area of work shall be brought to the required lines and grades by excavation or filling. Excavation material, if suitable, may be used in making embankments and in filling low areas. A minimum of four (4) inches of topsoil shall be provided to cover over all finished slopes. All streets shall be graded from property line to property line to approved grade and cross section.
- B. Suitable Materials Required: No stumps, wood, roots, sod or other fibrous materials shall be placed in any embankment. In those locations where the alignment crosses swamp or marsh land, or other similar soil that is incapable of supporting the proposed roads, such inadequate soil shall be entirely removed and replaced with adequate material. The materials so removed shall not be placed in embankment, but may be used in flattening embankment slopes or for filling low spots outside the road section. The Board may require the subdivider to submit evidence of boring and/or other soil investigations to determine the depth composition and stability of the subgrade within the road section.
- C. Embankments: Embankments shall be formed of suitable and acceptable excavated materials and brought to the required lines and grades. The materials for embankment shall be placed in successive horizontal layers not exceeding six (6) inches in depth extending across the entire fill area. They shall be spread by a bulldozer or other acceptable method, and shall be thoroughly compacted. Successive layers shall not be placed until the layer under construction has been thoroughly compacted. Where embankments are made of rock, the rock shall be so deposited that all voids are filled with earth and in such a way that the compaction specified above may be secured.
- D. Subgrade: Upon completion of filling and excavating, the subgrade shall be formed to the required grade and contour, and the entire surface again rolled as specified above. High spots shall be removed and low spots filled with the acceptable material and the process of leveling and rolling continued until no further depression results. Soft spots shall be removed and replaced with crushed stone, gravel or as specified by the Reviewing Engineer. These areas shall be drained as directed by the Reviewing Engineer.
- E. Side Slopes: Side slopes in embankment and on roadside drainage ditches shall descend one (1) foot vertically for at least each two (2) feet horizontally (2 on 1). Surplus material resulting from excavation of the road prism shall be used to flatten slopes of embankment so that they ascend one (1) foot vertically for at least two (2) feet horizontally (2 on 1). Side slopes in excavation rock shall ascend six (6) feet vertically for at least each one (1) foot horizontally. Side slopes shall not be graded so as to extend beyond the limits of the road right-of-way onto land not part of the subdivision unless a suitable slope easement has been properly established and granted by the affected property owner.

13.11 Site Preservation

- A. Natural Cover: Land shall be subdivided and improved in reasonable conformity to existing topography in order to minimize grading, cut and fill, and to retain, insofar as possible, the natural contours, limit storm water runoff, and conserve the natural cover and soil. After application for approval has been submitted to the Board, no topsoil, sand or gravel shall be removed from the subdivision for any other purpose than to meet construction needs for that particular subdivision or to meet any requirements of these Regulations.
- B. Erosion and Sediment Control: The smallest practical area of land should be exposed at any one time during development. When land is exposed during development, the exposure should be kept to the shortest practical period of time. Land should not be left exposed during the winter months. Where necessary, temporary vegetation and/or mulching and structural measures may be

required by the Board to protect areas exposed during the development. Sediment basins (debris basins, desilting basins, or silt traps) shall be installed and maintained during development to remove sediment from runoff water and from land undergoing development.

- C. Other Requirements: Where possible, natural drainage-ways may be utilized and left open to remove excess surface water; the permanent final vegetation and structures should be installed as soon as practical in the subdivision. If the Reviewing Engineer determines that excessive damage may result from open channel flow, closed drainage systems will be required.

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

[BOOK A TIME TO MEET WITH ME](#)



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

NOTICE OF ACTION LEBANON PLANNING BOARD

Notice is hereby given that on **December 13, 2021**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

Matthew Hall moved that the Lebanon Planning Board finds the application of Brady Sullivan Prospect Hills, LLC for an Extension, (PB2021-02-EXT) is complete enough to accept jurisdiction and commence review.

The motion was seconded by Matthew Hall. The vote on the motion was unanimous in favor, 7-0.

Notice is hereby given that on **December 13, 2021**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

Matthew Hall moved that the Lebanon Planning Board, having considered the evidence presented by the Applicant, and in light of the instructions in the Housing Appeals Board's Interim Order in this matter, finds that the totality of the circumstances warrants a conclusion that there is good cause to grant an extension for Phase II of the Prospect Hills development (Tax Map 108, Lot 2), originally approved as PB2016-22-EXP-FMAJ, and therefore hereby **APPROVES** the application of Brady Sullivan Prospect Hills, LLC, for an extension of time pursuant to Section 14.1.B.1.c of the Subdivision Regulations to achieve active and substantial development, PB2021-02-EXT, and also **APPROVES** the application to amend the approved plan to allow construction to proceed in phases per Section 7.13 of the Subdivision Regulations as shown on the plan sheet titled, "Overall Development Phasing Plan, Prospect Hill – Phase 2," dated October 5, 2011, last revised December 1, 2021, prepared by Rokeh Consulting, LLC, Job No. 2010.0023 (attached hereto as Exhibit A) and as set forth in the phasing schedule titled, "Prospect Hill Phase 2 – Construction schedule for Phasing Plan 2021," (attached hereto as Exhibit B), PB2021-37-FMAJA, including any and all supplemental submissions and testimony provided during the public hearing, with the following conditions:

1. The phasing plan shall be revised to change the label of Phase 2 "C-F" to Phase 2 "C, E, and F".
2. The applicant shall comply with all applicable conditions of the Planning Board's prior Notices of Action for the Prospect Hills development, including but not limited to, the Notice of Action dated November 14, 2016, PB2016-22-EXT-FMAJ.
3. With respect to the **Phase 2A** site improvements, the applicant shall be required to (a) achieve Active and Substantial Development or Building, as defined in Section 14.1.B.1 of the Subdivision Regulations, by *November 15, 2023*; and (b) achieve Substantial Completion, as defined in Section 14.1.B.2, by *November 15, 2026*.

PLANNING BOARD NOTICE OF ACTION

0 Prospect Street (Tax Map 108, Lot 2)

PB2021-02-EXT

December 13, 2021

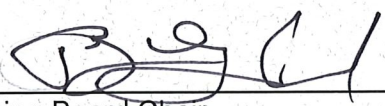
Page 2 of 2

4. With respect to the **Phase 2B** site improvements, the applicant shall be required to (a) achieve Active and Substantial Development or Building, as defined in Section 14.1.B.1 of the Subdivision Regulations, by *November 15, 2025*; and (b) achieve Substantial Completion, as defined in Section 14.1.B.2, by *November 15, 2028*.
5. With respect to the **Phases 2C, 2E, and 2F** site improvements, the applicant shall be required to achieve Substantial Completion, as defined in Section 14.1.B.2, by *November 15, 2029*.
6. The applicant shall work with the City Engineer to ensure that there are no dead-end water mains because of the proposed phasing and that drainage and wastewater are properly accommodated for each phase.
7. Within 60 days of this approval, the applicant shall update all Subdivision Agreements, Security Agreements, and other documents, as necessary, to reflect the dates of the extended and phased approval (per Section 14.1.B.1.c of the Subdivision Regulations).
8. Within 60 days of this approval and prior to the issuance of any permits and prior to the start of any construction activities or site work on the property, the applicant shall, pursuant to Sections 7.10 and 14.5 of the Subdivision Regulations, enter into a new Performance Security Agreement and provide security necessary for the completion of all Phase 2A required improvements and utilities. The Agreement shall specify that security for Phase 2B shall be posted by no later than *February 1, 2024*, and security for Phases 2C, 2E, and 2F shall be posted by no later than *February 1, 2026*.

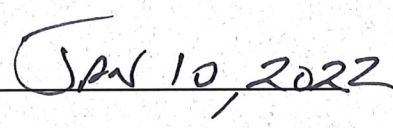
The motion was seconded by Jeremy Rutter. The vote on the motion was approved favor, 5-2.

THE CITY OF LEBANON

By:


Planning Board Chair

DATE:





CITY OF LEBANON ~ PLANNING & DEVELOPMENT

NOTICE OF ACTION LEBANON PLANNING BOARD PB2023-42-EXT

Notice is hereby given that on **December 11, 2023**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

“Jeremy Rutter moved that the application of Brady Sullivan Prospect Hill, LLC, 0 Prospect Street (Tax Map 108, Lot 2), zoned R-3, is complete enough for the Planning Board to accept jurisdiction and commence review.

The motion was seconded by Patrick Kennelly. The vote on the motion was unanimous in favor, 6-0.”

Notice is hereby given that on **December 11, 2023**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

“Jeremy Rutter moved that the Lebanon Planning Board **APPROVE** the application of Brady Sullivan Prospect Hill, LLC, PB2023-42-EXT, for a request per Section 7.13.F of the Subdivision Regulations to amend the Prospect Hill Phase 2 phasing plan to extend the time to achieve active and substantial development of Phase 2A, which was required to have been completed by November 15, 2023, pursuant to the phasing plan approved on December 13, 2021 (PB2021-37-FMAJA). PB2023-42-EXT

In support of its decision, the Board finds that:

1. The applicant **HAS** submitted a complete and timely request for an extension pursuant to Section 7.13.C of the Subdivision Regulations;
2. Per Section 7.12.D of the Subdivision Regulations, the applicant HAS demonstrated that an extension is warranted, considering the totality of the circumstances, including the extent and complexity of the conditions precedent, the extent of the progress made by the Applicant toward satisfying the conditions-precedent and/or starting construction, and whether the need for more time is attributable to unusual circumstances beyond the control of the Applicant rather than to the Applicant’s neglect or failure to proceed with reasonable promptness.

The applicant is making considerable progress, but conditions on the ground (i.e. ledge) have proved challenging and finding capable and available contractors has likewise proved difficult.

This approval is subject to the following conditions:

PLANNING BOARD NOTICE OF ACTION

PB2023-42-EXT

Prospect Hill Phase 2 (Tax Map 108, Lot 2)

December 11, 2023

Page 2 of 2

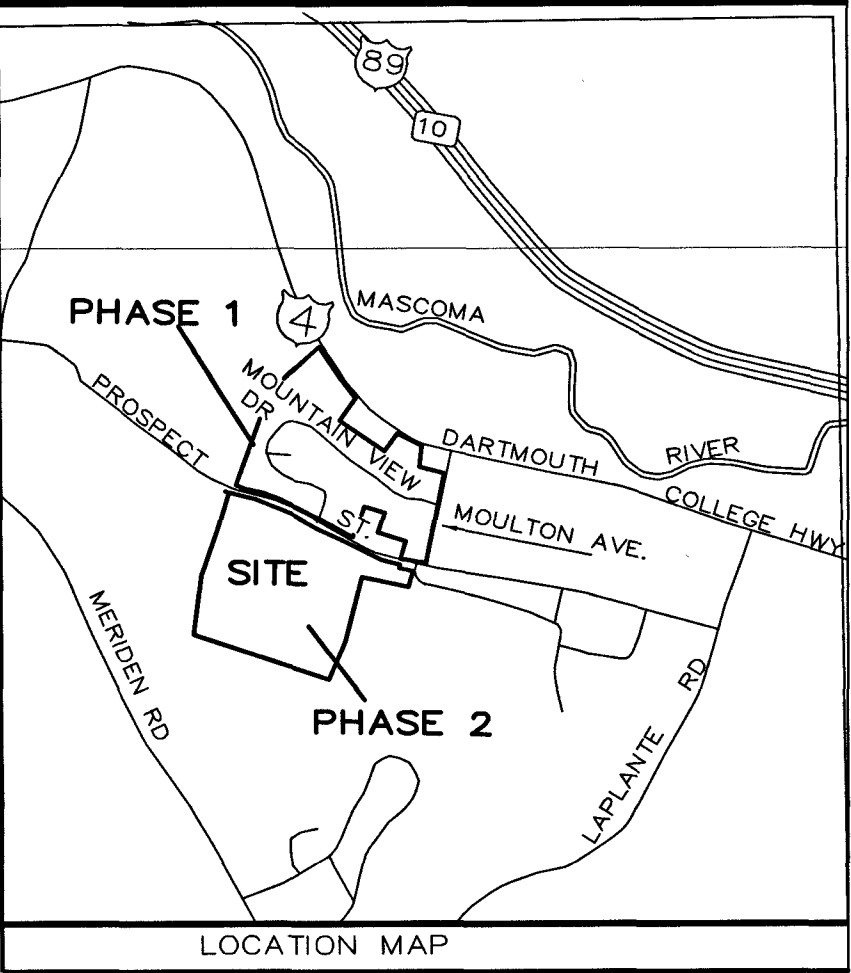
1. The applicant shall comply with all applicable conditions of the Planning Board's prior Notices of Action for the Prospect Hills development, including but not limited to, the Notice of Action dated November 14, 2016 (PB2016-22-EXT-FMAJ) and the Notice of Action dated December 13, 2021 (PB2021-02-EXT & PB2023-37-FMAJA) and all conditions of approval thereof except for as superseded by condition #2 below.
2. Condition of Approval #3 as set forth in the 12/13/21 Notice of Action for PB2021-02-EXT & PB2023-37-FMAJA is hereby stricken and replaced with the following: With respect to the Phase 2A site improvements, the applicant shall be required to (a) achieve Active and Substantial Development or Building, as defined in Section 14.1.B.1 of the Subdivision Regulations, by May 31, 2024; and (b) achieve Substantial Completion, as defined in Section 14.1.B.2, by November 15, 2026.

The motion was seconded by Andrew Faunce. The vote on the motion was approved, 6-0."

PHASE 2 DEVELOPMENT MAP

SCALE: 1"=100'

PHASE 1 DEVELOPMENT MAP
COMPLETED



LOT 122-10
VALERIE I AND DENNIS A HARPER
183 MERIDIAN ROAD
LEBANON, NH 03766

LOT 122-19
WALTER & BETTY PATERSON
82 PROSPECT STREET
LEBANON, NH 03766

MAP 108, LOT 2:
39.481 ACRES

MAP 108, LOT 14:
31.058 ACRES

LEBANON PLANNING BOARD
APPROVED: 12/13/21
CHAIRMAN
DATE OF SIGNATURE
11/21/22
TIME: 6:15 pm

LOT 93-125
CITY OF LEBANON
51 NORTH PARK STREET
LEBANON, NH 03766

- REFERENCE PLAN:
1. 'OPEN SPACE PLAN - PROSPECT HILL, LEBANON, NH', DATED 4-8-04 AND LAST REVISED ON 11-11-05; SCALE 1"=100, PREPARED BY ROKEH CONSULTING LLC AND RECORDED AT THE GRAFTON COUNTY REGISTRY OF DEEDS AT PLAN NO. 12133.
 2. 'OPEN SPACE ADJUSTMENT PLAN - PROSPECT HILL, LEBANON, NH', DATED 10-5-11 AND LAST REVISED ON 11-28-11; SCALE 1"=100, PREPARED BY ROKEH CONSULTING LLC AND RECORDED AT THE GRAFTON COUNTY REGISTRY OF DEEDS AT PLAN NO. 14152.
 3. 'OPEN SPACE ADJUSTMENT PLAN - PROSPECT HILL, LEBANON, NH', DATED 10-5-11 AND LAST REVISED ON 5-2-13; SCALE 1"=100, PREPARED BY ROKEH CONSULTING LLC AND RECORDED AT THE GRAFTON COUNTY REGISTRY OF DEEDS AT PLAN NO. 14459.
 4. 'OPEN SPACE ADJUSTMENT PLAN - PROSPECT HILL, LEBANON, NH', DATED 10-5-11 AND LAST REVISED ON 5-24-19; SCALE 1"=100, PREPARED BY ROKEH CONSULTING LLC AND RECORDED AT THE GRAFTON COUNTY REGISTRY OF DEEDS A PLAN NO. 1573 ON 6/19/19.

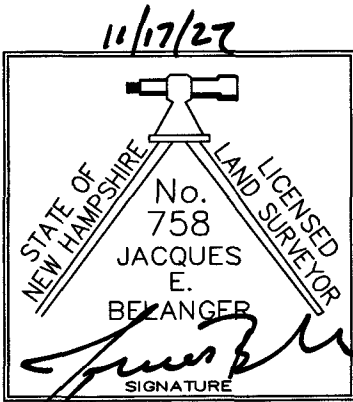
- PLAN NOTES:
1. THE OWNER OF RECORD FOR LOT 108-14 AND 108-2 IS BRADY SULLIVAN PROSPECT HILLS, LLC, 670 NORTH COMMERCIAL STREET, SUITE 303, MANCHESTER, NH 03101 DEED REF: BOOK 3748, PAGE 0402
 2. THE SUBJECT PARCELS ARE LOCATED IN THE RESIDENTIAL THREE (R-3) ZONING DISTRICT.
 3. THE PURPOSE OF THIS PLAN IS TO SHOWN THE ADDITIONAL PHASING FOR PROJECT THAT WAS APPROVED BY THE LEBANON PLANNING BOARD ON DECEMBER 13, 2021.
 4. THE OPEN SPACE THAT WAS PREVIOUSLY RECORDED ON 6/19/19 IS UNCHANGED BY THE ADDITIONAL PHASE DESIGNATIONS.

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION.
11/17/22
DATE
LISCENSED LAND SURVEYOR

I HEREBY CERTIFY THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY & HAS A MAXIMUM ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES IN & BORDERING THE SUBJECT PROPERTY.
11/17/22
DATE
LISCENSED LAND SURVEYOR

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE & THAT THE LINES OF STREETS & WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED & THAT NO NEW WAYS ARE SHOWN.
11/17/22
DATE
LISCENSED LAND SURVEYOR



2021 PHASING PLAN

PHASE 2 A
PHASE 2 B
PHASE 2 C
PHASE 2 E
PHASE 2 F

PHASE 2 A - 2022-2023

PHASE 2 B - 2024-2025

PHASE 2 C, E, & F

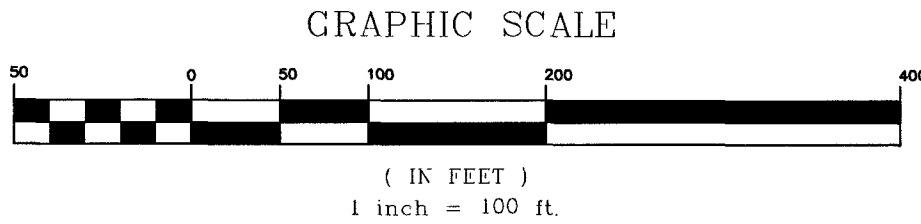
Phase 2A - BSPH shall complete site work which includes excavation, blasting, grading, utility installations and completion of the road to the appropriate road standards, excepting finish paving which shall be done after construction of all phases are complete. The phase was designed to allow circulation of construction vehicles and public safety equipment. The intent of phasing is to reduce costs, minimize disturbance during construction, manage bond premiums and provide a smaller scope of work that will attract a wider range of contractors, including local site contractors.

LOT 122-19
PETER & ANNE JOHNSON
2 WOODLAND DRIVE
LEBANON, NH 03766

LOT 122-37
RICHARD & MELISSA ROBINSON
7 HILLCREST DRIVE
LEBANON, NH 03766

LOT 108-29
SUSAN LEMAY REV. TRUST
116 PROSPECT STREET
LEBANON, NH 03766

LOT 108-1
WARREN KILCAN
98 PROSPECT STREET
LEBANON, NH 03766



DEVELOPER:
BRADY SULLIVAN PROSPECT HILL, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

OVERALL DEVELOPMENT PHASING PLAN
PROSPECT HILL - PHASE 2
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
DATE: 10-5-11

DATE	DESCRIPTION	DWN BY	CK BY
2-21-14	REVISIONS TO COVER SHEET PER COMMENTS	JR	JR
3-16-15	EDITS PER ENGINEERING COMMENTS	JR	JR
9-16-15	EDITS PER ENGINEERING COMMENTS	JR	JR
12-1-21	EDITS PER PLANNING BOARD PHASING DISCUSSION	JR	JR
11-10-22	EDIT PER CONDITIONS OF APPROVAL	JR	JR

Rokeh Consulting, LLC
89 KING ROAD, CHICHESTER, NH 03258
PH: 603-387-8688 FAX: 603-513-6242

SCALE: 1" = 100'
DR. BY: JR CK. BY: JR
JOB NO. 2010.0023
SHEET NO. 2 OF 53

CITY OF LEBANON APPLICATION FOR

SPECIAL EXCEPTION ☐	☐ SITE PLAN REVIEW
VARIANCE ☐	☐ SUBDIVISION
MOTION FOR REHEARING ☐	☐ LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION ☐	☒ OTHER (AMENDMENT)

PROPERTY OWNER (APPLICANT):					
NAME: <u>Brady Sullivan Prospect Hills, LLC</u> TEL: [REDACTED]					
MAILING ADDRESS: [REDACTED]					
E-MAIL ADDRESS: [REDACTED]					
CO-APPLICANT, AGENT, OR LESSEE:					
NAME: <u>Rokeh Consulting, LLC</u> TEL: [REDACTED]					
MAILING ADDRESS: [REDACTED]					
E-MAIL ADDRESS: [REDACTED]					
PROJECT LOCATION:					
TAX MAP #:	<u>108</u>	LOT #:	<u>2</u>	PLOT #:	ZONE: <u>R3</u>
STREET ADDRESS OF PROJECT: <u>Prospect Street</u>					
IS THIS PROPERTY LOCATED IN THE: WETLANDS ☐ YES ☒ NO HISTORIC DISTRICT ☐ YES ☒ NO					
FLOOD PLAIN ☐ YES ☒ NO					
SCOPE OF PROJECT: <u>Application is to update Approval timelines to allow for Phase 2C + Phase 2E to be completed faster and one additional year on the substantial completion of Phase 2B. Also to allow for adjusted grading on the site to reduce amount of excess material that</u>					
TYPE OF OCCUPANCY: <u>Needs to be removed and an approval of a removal plan for excess material.</u>					
EXISTING ☐ VACANT ☒ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL					
PROPOSED ☐ VACANT ☒ ONE FAMILY ☐ TWO FAMILY ☒ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL					
IF USE IS COMMERCIAL OR INDUSTRIAL , PLEASE NOTE SPECIFIC USE: _____					
SIGNATURE BLOCK:					
FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on _____, 20____, unless I personally request, in writing, that the Board delay its determination of completion to a later date.					
PROPERTY OWNER: <u>[Signature]</u>				DATE: <u>4/14/2025</u>	
NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.					
PROPERTY OWNER: <u>[Signature]</u>				DATE: <u>4/14/2025</u>	
DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
04/14/2025	108-2	PB2025-23-SPA			

(Last Revised 10/09/09)

Rokeh Consulting, LLC

May 1, 2025

Tim Corwin – Planning and Zoning
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Prospect Hills Subdivision Phase 2B, 2C, 2E and 2F

Dear Mr. Corwin:

We are requesting an amendment to our Phase 2B, 2C, 2E and 2F portion of the project. As you and Board are aware there has been a substantial amount of work that has been completed at the Prospect Hill project since we were last before the board in 2023. The Phase 2A portion of the site is completed with 16 house constructed and residents moved in. We have also completed the offsite sidewalk extension project down to Reservoir Road that was required prior to CO's for any portion of Phase 2 of the project.

The reason for the amendment request that is before the Planning Board in 2025 is that there has been a shift in the strategy for the buildout of the project. It is not a 'slow down' strategy, it is a way of speeding up the overall development. The current plan is to build out the entire development including all the remaining single family and multifamily units. We are currently working on preparing Phase 2C for building pads for all the multifamily units in that Phase. The building pad areas for Phase 2E will follow along immediately after. From there, the infrastructure and building pads for all the remaining single family homes in Phase 2B will be completed. The multifamily units in Phase 2F will be last. That is the area that a large amount of blasted ledge is located from the construction of Phase 2A.

The developer is going to be building all slab on grade homes and townhomes so an amendment is needed to the grading where the site was originally set up for walkout units. This works well because there is a substantial amount of material that needs to be 'used up' on the site to avoid trucking all of it off. We have submitted plans that show the areas that we propose to regrade the rear slopes to use more material and create a backyard area for the single family and townhome units. In all cases there was already a 3:1 slope that dropped off and we are proposing to put in a 2:1 slope in the limited areas shown. The 2:1 slope will be armored with ledge that we have onsite and need to utilize anyway. This will provide for a much more stable stope that will never have any erosion issues. The layout of the site improvements, residential units and utility locations remain unchanged by this application.

By regrading as proposed we will be able to reduce the amount of material that will need to be removed from the site. There will still need to be material trucked off regardless and we have been working with staff on the offsite trucking locations. We will not be removing any processed material from the site.

89 King Road, Chichester, NH 03258 * Telephone: 603.387.8688
E-mail: jon@rokehconsulting.com * Website: www.rokehconsulting.com

Rokeh Consulting, LLC

As part of the amendment we are also asking for a change to the timing of the 'substantially complete' and active and substantial deadlines for Phase 2B. The current approval calls for Phase 2B to be substantially complete at the end of 2025 and then the multifamily areas in the following years up to 2029. With the amendment we will be completing the multifamily units in Phase 2C and 2E starting in 2025. We will be actively working on Phase 2B infrastructure as well but may not be at the 'active and substantial' level of completion in 2025. We are proposing to move that deadline to the end of 2026.

We are currently working on the building permit applications for all the multifamily units in Phase 2C and 2E along with all the building permit applications for the remaining single family homes. The single family homes in Phase 2B will be put in as infrastructure and grading is available.

We tentatively anticipate having the entirety of Phase 2C, Phase 2E and Phase 2B constructed along with all the units in those Phases by the end of the year 2026.

The development is moving along well, and we look forward to continuing to work with the City of Lebanon to complete the project.

Thank you for your consideration of this matter and please let me know if you have any questions or comments.



Jon Rokeh, PE

Prospect Hill Phase 2 – Construction schedule for Phasing Plan 2025

Phase 2A Improvements – Starting in Spring 2022 and completion by Fall 2023.

Sewer connection across Prospect Street into the existing system in Phase 1.

Water connection in Prospect Street.

Construction of main entrance and roadway improvements for sycamore street up to and including the intersection of Sycamore/Stardust/Hemlock

Construction of Hemlock Ridge Drive to include tie in to Hillcrest.

Sewer / water / electrical improvements along Sycamore and Hemlock Ridge Drive.

Pump Station at lower end of Hemlock Ridge Drive.

All drainage improvements along Sycamore and Hemlock Ridge Drive including detention ponds.

Phase 2A including the offsite sidewalk has been completed.

Phase 2B Improvements – Starting Spring 2025 and completed by Fall 2026 This area is anticipated to be completed in 2026. The area will be under construction and material and utilities being placed as infrastructure is completed with Phase 2C and 2E.

Roadway improvements for the balance of Stardust Lane for the full loop.

Sewer / water / electrical improvements for Stardust Lane

Drainage improvements for Stardust Lane including detention ponds

Sewer Pump Station near the lowest point of Stardust Lane.

Phase 2 C, E and F - These phases were originally contemplated to be done later in the project but now are going to be done right away. Phase 2C and Phase 2E are anticipated to be largely completed in 2025. All the multifamily units in these area will be constructed right away starting in 2025 and finishing in 2026. Phase 2F is the staging area for a lot of the onsite materials and processing and that phase will be completed last starting in late 2026.

Completion of private roadways into multifamily pod areas.

All sewer / water / electrical improvements for each multifamily pod areas

All drainage improvements to connect to existing detention ponds from Phase 2A and 2B construction.

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: Map 108 Lot 2&14	Map & Lot Number:
Property Owner: Brady Sullivan - Prospect Hill, LLC 670 N. Commercial Street, Ste 303 Manchester, NH 03101	Applicant, Co-Applicant, Agent, or Lessee: Rokeh Consulting, LLC Jon Rokeh PO Box 204, Epsom, NH 03234
Map & Lot Number: Map 122, Lot 37	Map & Lot Number: Map 122 Lot 11
Richard W. & Melissa J. Robinson 7 Hillcrest Drive Lebanon, NH 03766	Lynn M. Lebrun PO Box 53 Lebanon, NH 03766
Map & Lot Number: Map 122 Lot 19	Map & Lot Number: Map 122 Lot 19-200
Anne E Johnson Rev Trust Anne E Johnson Trustee 2 Woodland Drive Lebanon, NH 03766	Jennifer Johnson Rev Trust Jennifer Johnson Trustee 11 Garnet Street Lebanon, NH 03766

Map & Lot Number: Map 122 Lot 10	Map & Lot Number: Map 108 Lot 20
Valerie L and Dennis A Harper 183 Meriden Road Lebanon, NH 03766	Emanuel & Natasha Couto 180 Dartmouth College Highway, Lebanon, NH 03766
Map & Lot Number: Map 108 Lot 3	Map & Lot Number: Map 108 Lot 19
Pamela and Allan Green 82 Prospect Street Lebanon, NH 03766	Marjorie F Hayward Trust Denise B Macleod Trustee PO Box 1341 Lebanon, NH 03766
Map & Lot Number: Map 108 Lot 13	Map & Lot Number: Map 108 Lot 17
Kimball Properties 19 River Road Woodstock, VT 05091	Upper Valley Educators Institute 194 Dartmouth College Highway Lebanon, NH 03766
Map & Lot Number: Map 108 Lot 22	Map & Lot Number: Map 109 Lot 30
City of Lebanon 51 North Park Street Lebanon, NH 03766	Lebanon School District SAU #88 20 Seminary Hill West Lebanon, NH 03784
Map & Lot Number: Map 108 Lot 21	Map & Lot Number: Map 108 Lot 25
Caitlyn Ann Hauke 168 Dartmouth College Highway, Lebanon, NH 03766	Jeffrey F. & Karen A. Robbins 13 Moulton Avenue Lebanon, NH 03766
Map & Lot Number: Map 93 Lot 125	Map & Lot Number: Map 108 Lot 26
City of Lebanon 51 North Park Street Lebanon, NH 03766	Lev W Kalinin & Oleksandra Katrych 115 Prospect Street Ext Lebanon, NH 03766
Map & Lot Number: Map 108 Lot 23	Map & Lot Number: Map 108 Lot 29
City of Lebanon 51 North Park Street Lebanon, NH 03766	Susan J. Lemay Revocable Trust Susan J. Lemay Trustee 116 Prospect Street Lebanon, NH 03766

(Revised 2/8/2024)

Map & Lot Number: Map 108 Lot 30	Map & Lot Number: Map 108 Lot 14-48
PHAM ALEXANDER TRIEU THAO 22 COURTYARD HANOVER, NH 03755	Saranya Gopal & Venkataramanan Krishnaswamy 80 Mountain View Drive Lebanon, NH 03766
Map & Lot Number: Map 108 Lot 1	Map & Lot Number: Map 108 Lot 14-46
Warren Klecan 98 Prospect Street Lebanon, NH 03766	Kelsey L Jordan & Harold F Smith III 78 Mountain View Drive Lebanon, NH 03766
Map & Lot Number: Map 108 Lot 15	Map & Lot Number: Map 108 Lot 14-44
Rory C. Gawler 103 Prospect Street Lebanon, NH 03755	Pakdil Muhammet 20 Juniper Circle #2207 Lebanon, NH 03766
Map & Lot Number: Map 108 Lot 14-53	Map & Lot Number:
Jeffrey A & Katherine Volckaert 95 Mountain View Drive Lebanon, NH 03766	TES Environmental Associates 1494 Route 3A, Suite 1, Bow, NH 03304
Map & Lot Number: Map 108 Lot 14-54	Map & Lot Number:
Matthew S & Rebecca D McKenney 90 Mountain View Drive Lebanon, NH 03766	JE Belanger Surveying 61 Old Hopkington Road Dunbarton, NH 03046
Map & Lot Number: Map 108 Lot 14-52	Map & Lot Number: Map 108 Lot 23-100
Joanne M Howard 88 Mountain View Drive Lebanon, NH 03766	REVISION SOLAR IMPACT PARTNERS LLC C/O REVISION ENERGY INC 758 WESTBROOK ST SOUTH PORTLAND, ME 03766
Map & Lot Number: Map 108 Lot 14-50	Map & Lot Number:
Fang Li & Haiyi Xie 84 Mountain View Drive Lebanon, NH 03766	

(Revised 2/8/2024)

Map & Lot Number: CONDO	Map & Lot Number:
Patricia Simpson - Association Officer 670 N. Commercial St Suite 303 Manchester, NH 03101	
Map & Lot Number: CONDO	Map & Lot Number:
Kevin McLaughlin - Association Treasurer 670 N. Commercial St Suite 303 Manchester, NH 03101	
Map & Lot Number: CONDO	Map & Lot Number:
Mikel MacAuley Board of Directors) 670 N. Commercial St Suite 303 Manchester, NH 03101	
Map & Lot Number: CONDO	Map & Lot Number:
Jessica Warren - (Board of Directors) 75 Mountain View Drive Lebanon, NH 03766	
Map & Lot Number: CONDO	Map & Lot Number:
Evergreen Management Group c/o Jodi Dube 2458 Christian Street White River Junction, VT 05001	
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:

(Revised 2/8/2024)

SITE PLAN REVIEW		
TOTAL DUE AT TIME OF FILING		\$
**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	\$35.00	\$35.00
NOTIFICATION FEE (see note below)	\$5.00 + \$4.05 per certified notice 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	\$35.00	\$35.00
NOTIFICATION FEE (see note below)	\$5.00 + \$4.05 per certified notice X 36 notices	\$5.00 \$ 145.80 (abutter certified)
TOTAL DUE AT TIME OF FILING		\$ 435.80
**Engineering Review fees may also be required. See note below.		

ENGINEERING REVIEW FEES:

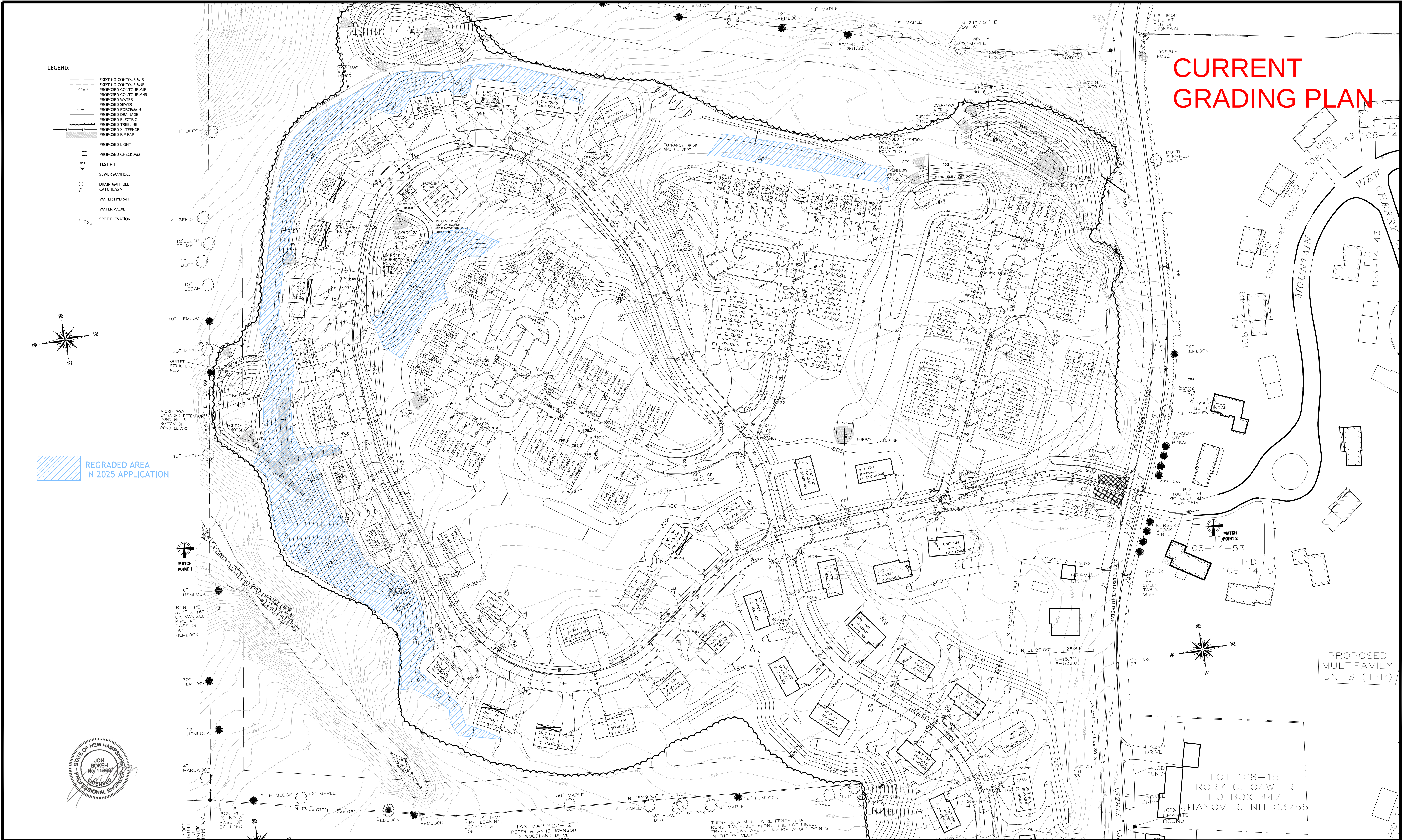
After an application to the Planning Board is submitted and the filing fees identified above have been paid, the Planning & Development Department will determine the scope of required engineering review and will obtain an estimated cost from the reviewing engineer. A cost estimate of the review fees 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:

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).

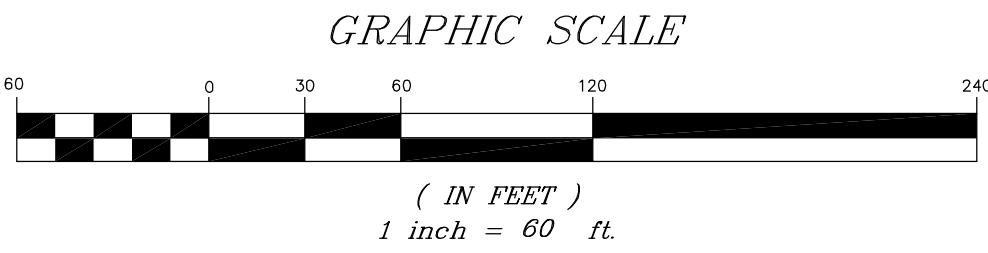
s:\pln\administration\forms - applications\planning board\fee schedule\2019.11.12_planning board fee schedule.docx



LEGEND:

- EXISTING CONTOUR M/R
- PROPOSED CONTOUR M/R
- PROPOSED CONTOUR M/R
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED FORCEMAIN
- PROPOSED DRAINAGE
- PROPOSED ELECTRIC
- PROPOSED TREELINE
- PROPOSED SILTENCE
- PROPOSED RIP RAP
- PROPOSED LIGHT
- PROPOSED CHECKDAM
- TEST PIT
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCHBASIN
- WATER HYDRANT
- WATER VALVE
- SPOT ELEVATION

REGRADED AREA
IN 2025 APPLICATION



DEVELOPER:
BRADY SULLIVAN PROSPECT HILL, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

OVERALL GRADING PLAN
FOR COMPARISON
PROSPECT HILL - PHASE 2
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
DATE: 10-5-11

DATE	DESCRIPTION	DWN BY	CK BY
9-22-14	EDITS PER CONDITIONS OF APPROVAL.	JR	JR
4-18-15	EDITS PER ENGINEERING COMMENTS.	JR	JR
5-22-15	EDITS PER ENGINEERING COMMENTS.	JR	JR
9-16-15	EDITS PER ENGINEERING COMMENTS.	JR	JR
11-11-22	EDITS PER NHDES COMMENTS.	JR	JR
5-22-23	EDITS PER ENGINEERING COMMENTS.	JR	JR
4-7-25	CONSTRUCTION EDITS	JR	JR

Rokeh Consulting, LLC
89 KING ROAD, CHICHESTER, NH 03258
PH: 603-387-8688

SCALE: 1" = 50'
DR. BY: JR CK. BY: JR
JOB NO. 2010.0023
SHEET NO. 16 OF 53

PROPOSED GRADING PLAN

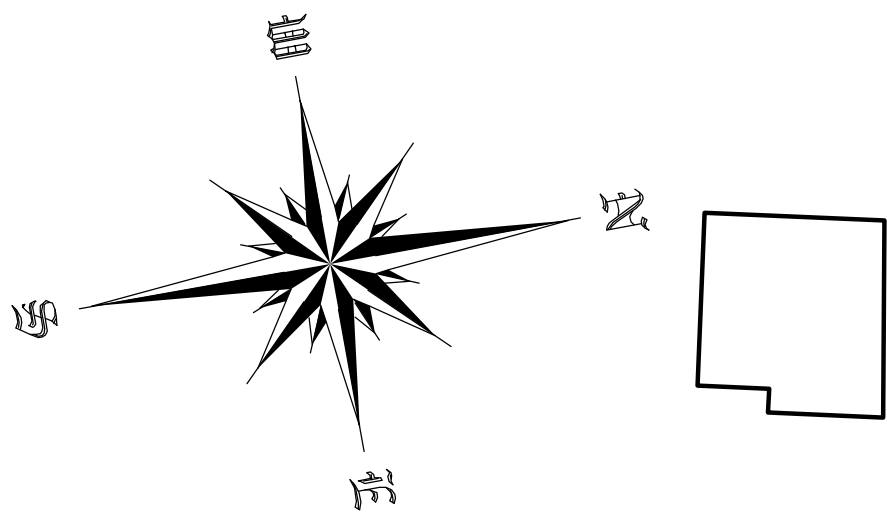
WE WOULD LIKE THE OPTION TO RAISE
THE ROADWAY GRADE IN THIS AREA
TO IMPROVE GRADING IF NEEDED

WE WOULD LIKE APPROVAL TO RAISE THE
OVEALL PAD GRADE OF THE MULTIFAMILY AREA
BY 2 FEET TO INCREASE USE OF MATERIAL
ONSITE IF NEEDED

PROPOSED
MULTIFAMILY
UNITS (TYP)

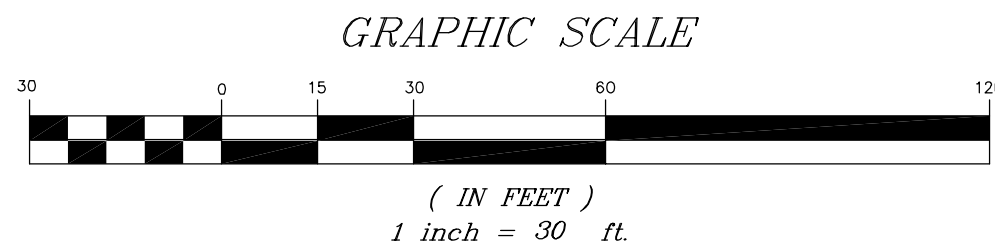
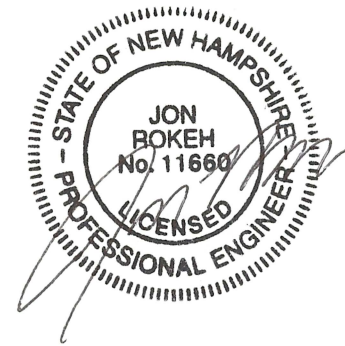
APPLY INSULATION FOR PIPE CROSSINGS THAT ARE CLOSER THAN TWO VERTICAL FEET FROM EACH OTHER.

PROVIDE TIP DOWNS FOR SIDEWALKS AT INTERSECTIONS WITH DETECTABLE WARNING PLATE (TYP)



LEGEND:

- EXISTING CONTOUR MJR
- EXISTING CONTOUR MNR
- PROPOSED CONTOUR MJR
- PROPOSED CONTOUR MNR
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED FORCEMAIN
- PROPOSED DRAINAGE
- PROPOSED ELECTRIC
- PROPOSED TREELINE
- PROPOSED SILTFENCE
- PROPOSED RIP RAP
- PROPOSED LIGHT
- PROPOSED CHECKDAM
- TEST PIT
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCHBASIN
- WATER HYDRANT
- WATER VALVE
- SPOT ELEVATION



DEVELOPER:
BRADY SULLIVAN PROSPECT HILL, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

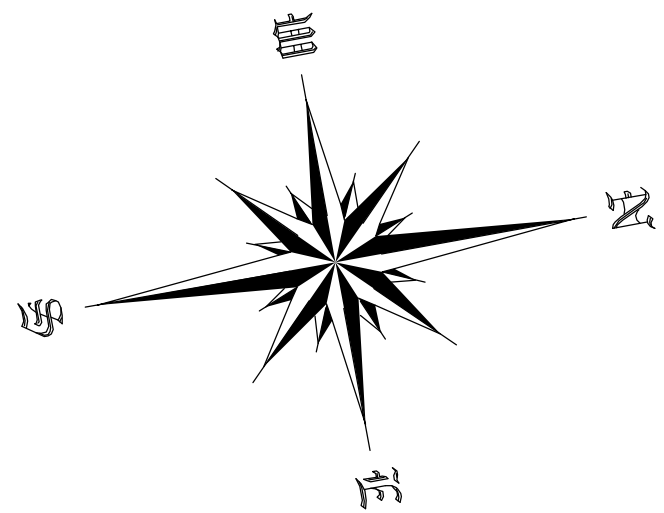
GRADING AND UTILITY PLAN
PROSPECT HILL - PHASE 2
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
DATE: 10-5-11

REVISIONS			
DATE	DESCRIPTION	DWN BY	CK BY
9-22-14	EDITS PER CONDITIONS OF APPROVAL	JR	JR
4-18-15	EDITS PER ENGINEERING COMMENTS	JR	JR
5-22-15	EDITS PER ENGINEERING COMMENTS	JR	JR
9-16-15	EDITS PER ENGINEERING COMMENTS	JR	JR
11-11-22	EDITS PER NHDES COMMENTS	JR	JR
5-22-23	EDITS PER ENGINEERING COMMENTS	JR	JR
4-7-25	CONSTRUCTION EDITS	JR	JR

Rokeh Consulting, LLC
89 KING ROAD, CHICHESTER, NH 03258
PH: 603-387-8688

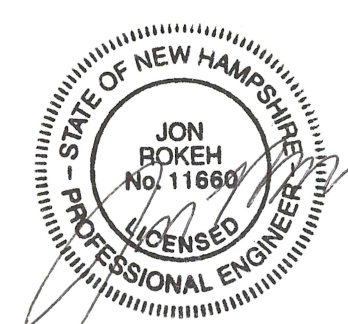
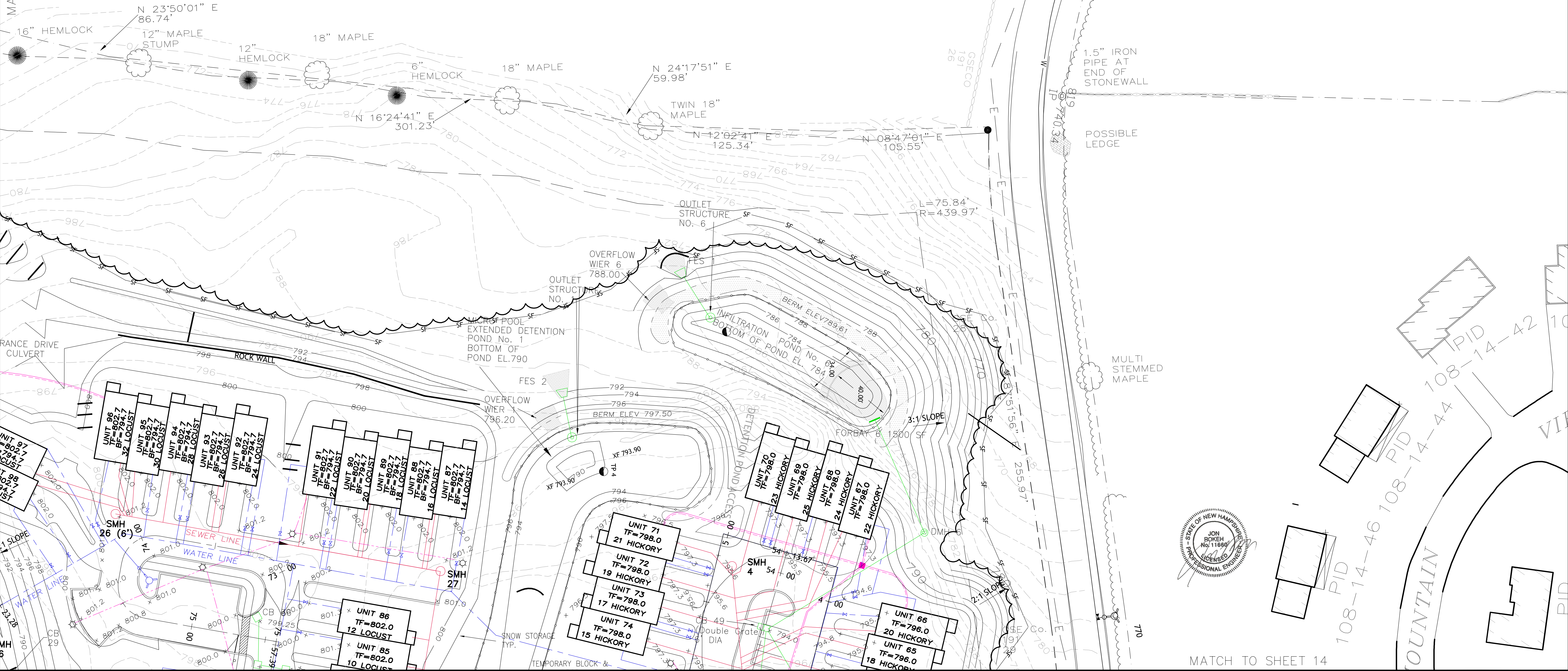
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DR. BY: JR CK. BY: JR
JOB NO. 2010.0023
SHEET NO. 11 OF 53

MATCH TO SHEET 11

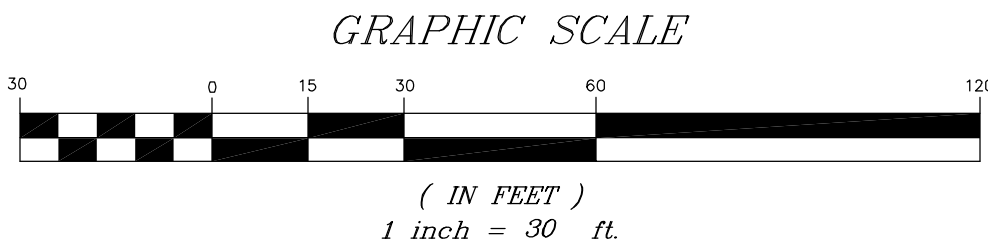


APPLY INSULATION FOR PIPE CROSSINGS THAT ARE CLOSER THAN TWO VERTICAL FEET FROM EACH OTHER.

PROVIDE TIP DOWNS FOR SIDEWALKS AT INTERSECTIONS WITH DETECTABLE WARNING PLATE (TYP)



MATCH TO SHEET 14



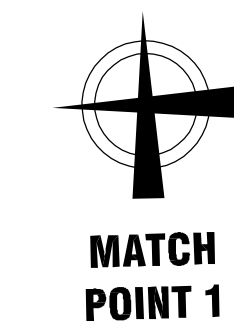
DEVELOPER:
BRADY SULLIVAN PROSPECT HILL, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

GRADING AND UTILITY PLAN
PROSPECT HILL - PHASE 2
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
DATE: 10-5-11

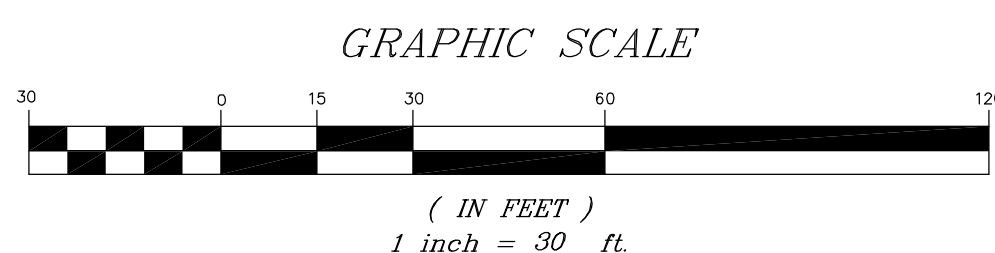
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5-22-15	EDITS PER ENGINEERING COMMENTS.	JR	JR
9-16-15	EDITS PER ENGINEERING COMMENTS.	JR	JR
11-11-22	EDITS PER NHDES COMMENTS	JR	JR
5-22-23	EDITS PER ENGINEERING COMMENTS.	JR	JR
4-7-25	CONSTRUCTION EDITS	JR	JR

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SCALE: 1" = 30'
DR. BY: JR CK. BY: JR
JOB NO. 2010.0023
SHEET NO. 12 OF 53



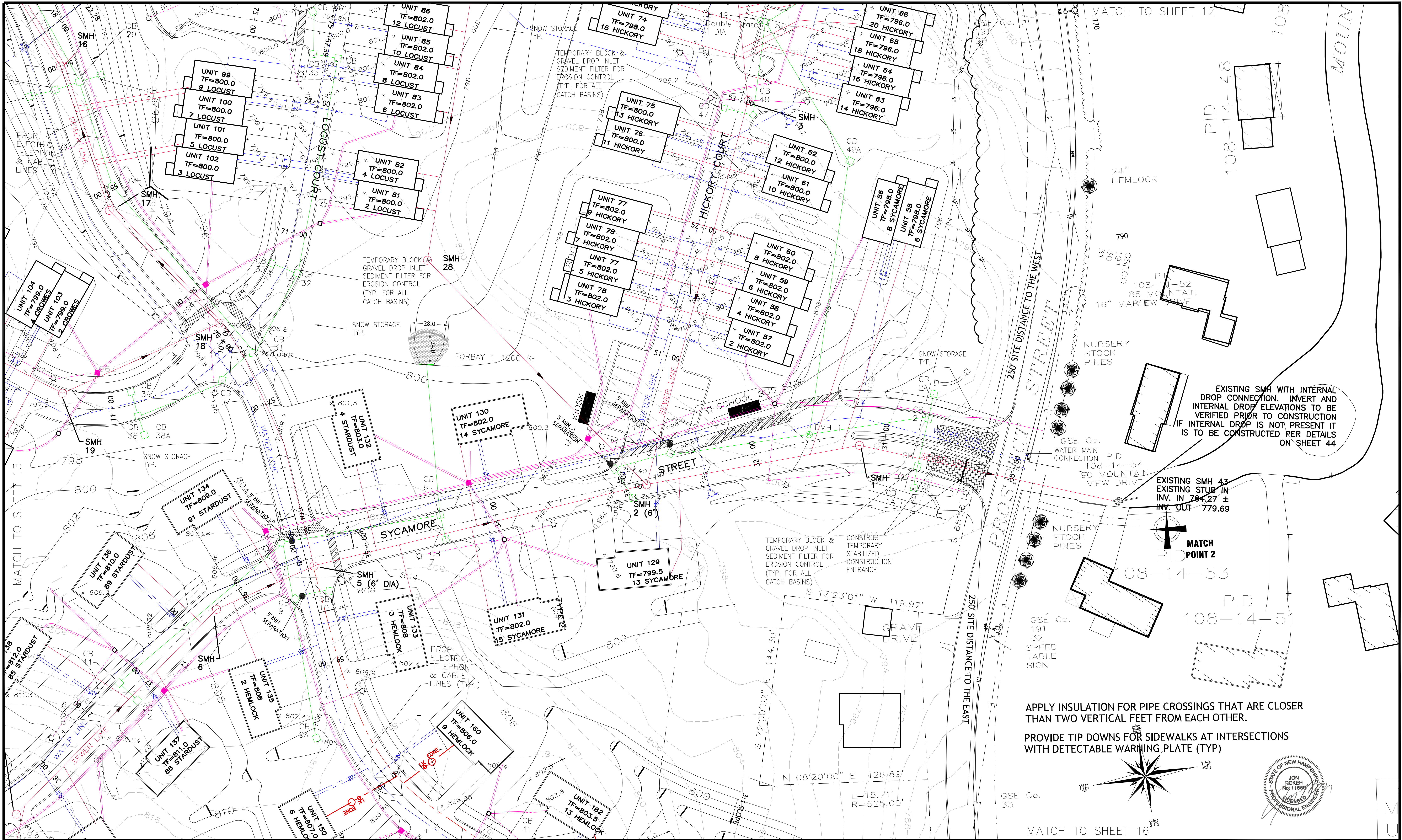
PROVIDE TIP DOWNS FOR SIDEWALKS AT INTERSECTIONS
WITH DETECTABLE WARNING PLATE (TYP)



GRADING AND UTILITY PLAN
PROSPECT HILL - PHASE 2
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
DATE: 10-5-11

REVISIONS					
DATE	DESCRIPTION			DWN BY	CK BY
9-22-14	EDITS	PER	CONDITIONS OF APPROVAL.	JR	JR
4-18-15	EDITS	PER	ENGINEERING COMMENTS.	JR	JR
5-22-15	EDITS	PER	ENGINEERING COMMENTS.	JR	JR
9-16-15	EDITS	PER	ENGINEERING COMMENTS.	JR	JR
11-11-22	EDITS	PER	NHDES COMMENTS	JR	JR
5-22-23	EDITS	PER	ENGINEERING COMMENTS.	JR	JR
4-7-25	CONSTRUCTION EDITS			JR	JR

SCALE: 1" = 30'
DR. BY: JR CK. BY: JR
JOB NO. 2010.0023
SHEET NO. 13 OF 53



EXISTING SMH WITH INTERNAL DROP CONNECTION. INVERT AND INTERNAL DROP ELEVATIONS TO BE VERIFIED PRIOR TO CONSTRUCTION IF INTERNAL DROP IS NOT PRESENT IT IS TO BE CONSTRUCTED PER DETAILS ON SHEET 44

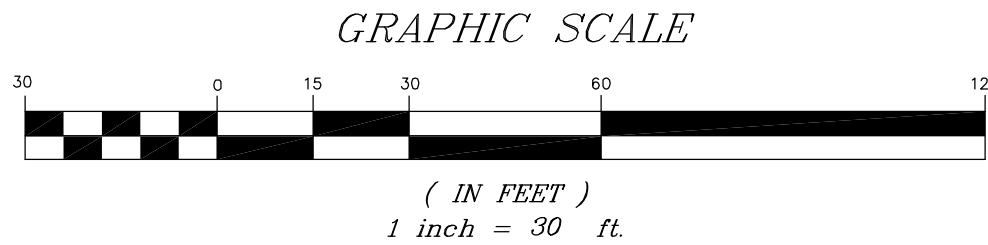
EXISTING SMH 43
EXISTING STUB IN INV. IN 784.27 ±
INV. OUT 779.69

MATCH POINT 2

APPLY INSULATION FOR PIPE CROSSINGS THAT ARE CLOSER THAN TWO VERTICAL FEET FROM EACH OTHER.

PROVIDE TIP DOWNS FOR SIDEWALKS AT INTERSECTIONS WITH DETECTABLE WARNING PLATE (TYP)

MATCH TO SHEET 16



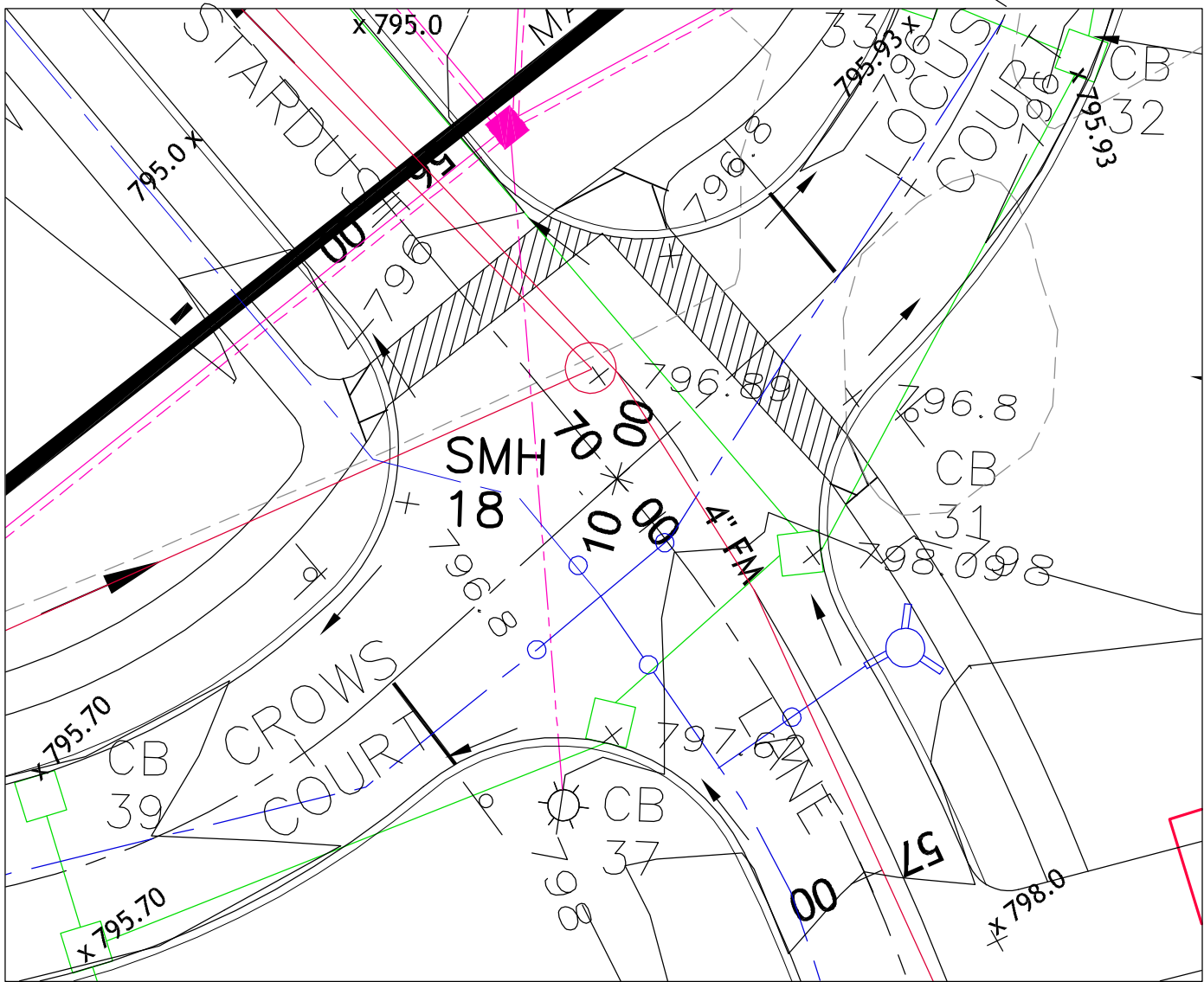
DEVELOPER:
BRADY SULLIVAN PROSPECT HILL, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

GRADING AND UTILITY PLAN
PROSPECT HILL - PHASE 2
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
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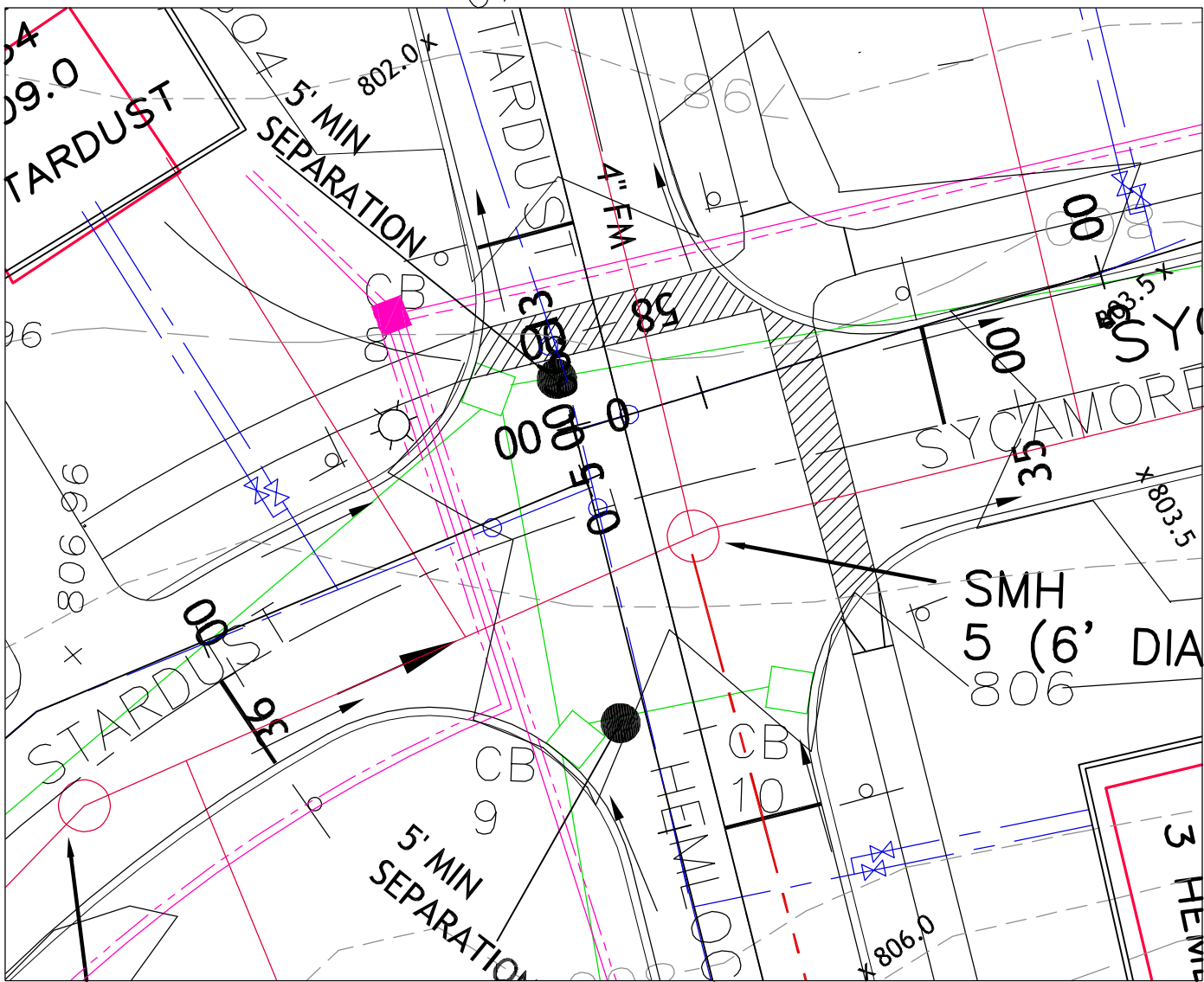
REVISIONS		DWN BY	CK BY
DATE	DESCRIPTION		
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4-18-15	EDITS PER ENGINEERING COMMENTS.	JR	JR
5-22-15	EDITS PER ENGINEERING COMMENTS.	JR	JR
9-16-15	EDITS PER ENGINEERING COMMENTS.	JR	JR
11-11-22	EDITS PER NHDES COMMENTS	JR	JR
5-22-23	EDITS PER ENGINEERING COMMENTS.	JR	JR
4-7-25	CONSTRUCTION EDITS	JR	JR

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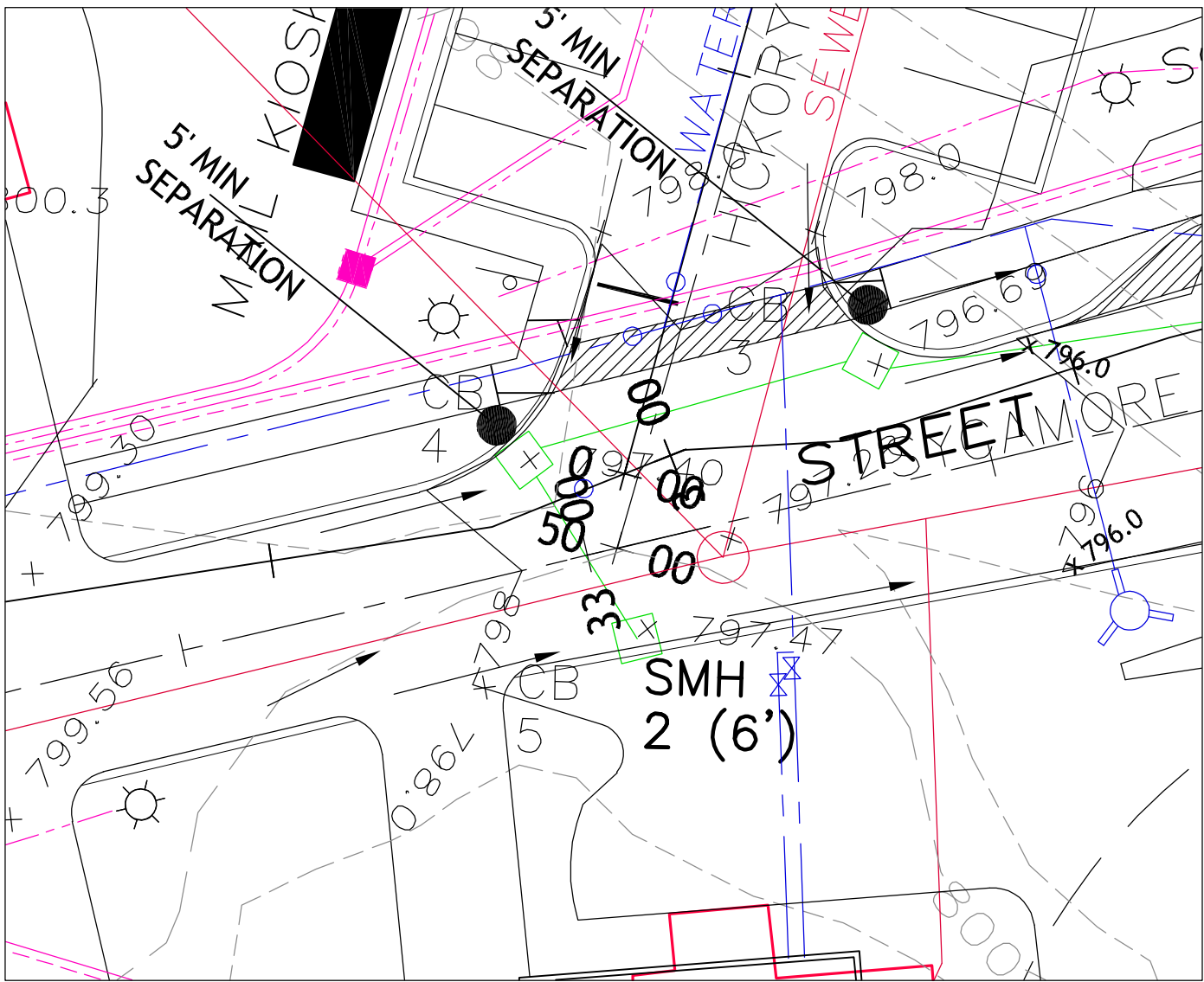
SCALE: 1" = 30'
DR. BY: JR CK. BY: JR
JOB NO. 2010.0023
SHEET NO. 14 OF 53



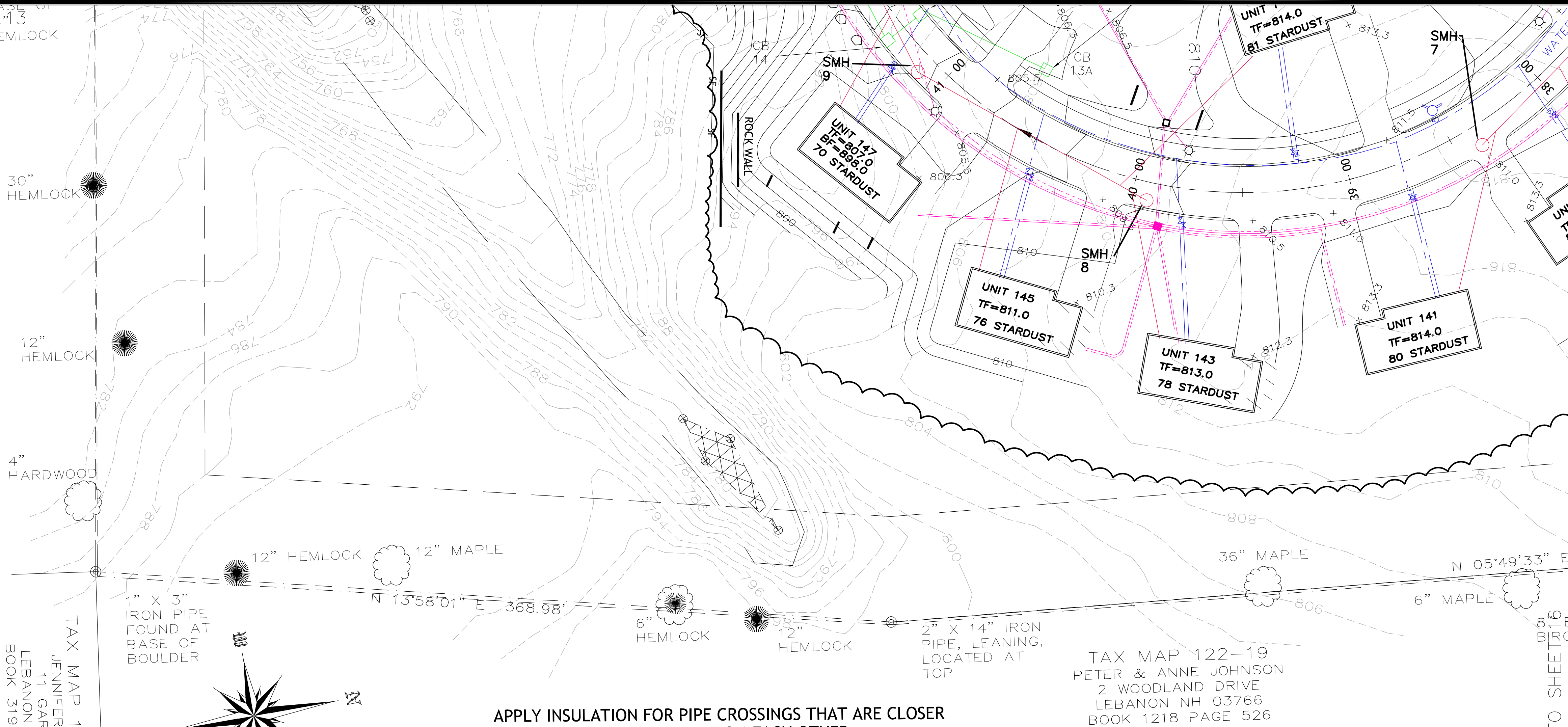
STARDUST, LOCUST, AND CROWS INTERSECTION



SYCAMORE, STARDUST AND HEMLOCK RIDGE INTERSECTION



HICKORY & SYCAMORE INTERSECTION



APPLY INSULATION FOR PIPE CROSSINGS THAT ARE CLOSER THAN TWO VERTICAL FEET FROM EACH OTHER.

PROVIDE TIP DOWNS FOR SIDEWALKS AT INTERSECTIONS WITH DETECTABLE WARNING PLATE (TYP)

CATCHBASIN CHART

CATCH BASIN NUMBER	RIM ELEV	INVERT IN	INVERT OUT	MH DIAMETER	PIPE SIZE	PIPE SLOPE	PIPE LENGTH
CB1	792.46	788.29	788.19	4"	24"	.0050	40.0
CB1A	791.80	-	788.36	4"	24"	.0052	15.5
CB2	792.46	787.99	787.89	4"	24"	.0100	90.0
CB2A	792.46	-	788.16	4"	24"	.0100	17.0
CB3	796.69	791.89	791.79	4"	15"	.0282	104.7
CB4	797.40	793.30	793.20	4"	15"	.0292	44.9
CB5	797.47	-	792.70	4"	15"	.0126	26.9
CB6	801.70	797.07	795.50	4"	24"	.0050	112.0
CB7	801.70	-	797.38	4"	18"	.0050	22.0
CB8	804.58	800.33	800.08	6"	18"	.0250	127.6
CB9	805.96	801.25	801.15	4"	18"	.023	45.1
CB9A	806.0	-	802.02	4"	15"	.0050	105.0
CB10	806.02	-	801.64	4"	10"	.0050	28.9
CB11	809.10	804.62	804.52	4"	15"	.0261	160.0
CB12	809.10	-	804.84	4"	15"	.0100	22.0
CB13	802.46	798.50	798.40	4"	15"	.0100	22.0
CB13A	805.74	-	803.00	4"	15"	.0706	63.7
CB14	802.43	798.18	798.08	4"	15"	.0628	243.0
CB15	788.50	782.83	782.73	4"	18"	.0329	73.8
CB16	788.50	-	783.05	4"	15"	.0100	22.0
CB17	778.68	766.91	766.81	4"	18"	.0049	85.0
CB18	771.96	767.65	767.55	4"	15"	.0050	127.7
CB19	771.96	-	767.76	4"	15"	.0050	22.0
CB21	768.38	-	764.39	4"	24"	.0050	22.0
CB22	768.38	764.28	764.18	4"	24"	.0050	36.0
CB23	775.20	-	770.34	4"	15"	.0110	80.8
CB24	774.01	768.30	768.20	4"	30"	.0099	25.3
CB25	773.73	769.45	767.85	4"	30"	.0757	77.3
CB26	778.61	770.79	770.69	4"	30"	.0200	119.6
CB26A	778.32	-	771.00	4"	24"	.0125	16.8
CB27	782.20	774.38	774.28	4"	30"	.0380	91.8
CB28	782.20	-	774.70	4"	18"	.0145	22.0
CB29	788.19	780.42	780.32	4"	30"	.0390	152.4
CB29A	788.00	-	780.58	4"	18"	.0089	18.0

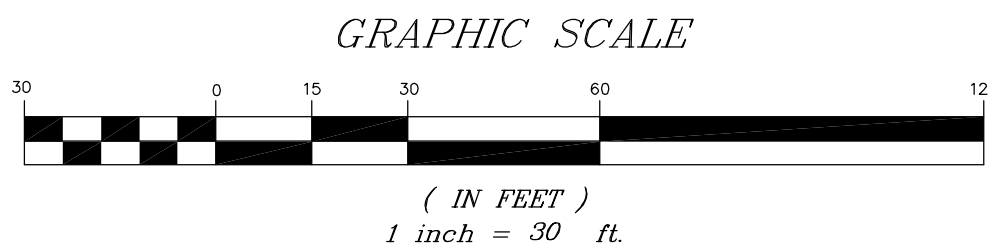
CATCH BASIN NUMBER	RIM ELEV	INVERT IN	INVERT OUT	MH DIAMETER	PIPE SIZE	PIPE SLOPE	PIPE LENGTH
CB30	788.19	780.80	780.70	4"	18"	.0127	22.0
CB30A	786.77	-	780.98	4"	15"	.0098	18.3
CB31	798.09	789.76	789.66	4"	24"	.0350	164.7
CB32	795.93	790.17	790.07	4"	24"	.0050	67.7
CB33	795.93	-	790.39	4"	18"	.0100	22.0
CB34	799.25	792.66	792.56	4"	15"	.0145	165.2
CB35	799.25	792.98	792.88	4"	15"	.0100	22.0
CB36	799.23	-	793.31	4"	15"	.0100	32.9
CB37	797.62	790.06	789.96	4"	24"	.0061	33.0
CB38	795.70	790.50	790.40	4"	24"	.0050	67.9
CB38A	795.70	-	790.70	4"	18"	.0148	13.5
CB39	795.70	-	790.61	4"	18"	.0050	22.0
CB40	800.69	-	796.00	4"	15"	.0100	22.0
CB41	800.69	795.78	795.68	4"	15"	.0660	102.4
CB42	794.34	788.89	788.79	4"	15"	.0698	114.9
CB42A	795.50	-	789.30	4"	15"	.0100	41.0
CB43	784.92	780.77	776.43	6"	18"	.0180	195.6
CB43A	785.80	-	781.16	4"	15"	.0101	38.6
CB44	784.92	781.08	780.98	4"	15"	.0100	22.0
CB44A	786.00	-	781.50	4"	15"	.0100	42.1
CB45	778.10	772.90	772.05	4"	24"	.0100	84.0
CB46	778.10	773.95	773.85	4"	18"	.0100	95.3
CB46A	779.00	-	774.35	4"	18"	.0100	39.9
CB47	796.30	-	792.33	4"	15"	.0100	22.9
CB48	796.30	792.33	790.73	4"	15"	.0311	72.1
CB49	793.80	788.49	785.49	6"	30"	.0200	124.0
CB49A	795.00	786.30	786.20	4"	24"	.0050	123.1
CB52	787.19	-	793.09	4"	15"	.0098	26.5
CB53	797.19	792.83	792.73	4"	15"	.0457	89.5
CB54	794.47	788.64	788.54	6"	24"	.0050	99.5
CB55	794.47	-	788.86	4"	18"	.0100	22.0
CB56	792.74	789.26	789.16	4"	18"	.0050	104.2
CB57	792.74	-	789.40	4"	18"	.0050	27.9
CB60	782.00	-	776.80	4"	15"	.0123	65.3

DRAINAGE MANHOLE CHART

DRAIN MANHOLE NUMBER	RIM ELEV	INVERT IN	INVERT OUT	MH DIAMETER	PIPE SIZE	PIPE SLOPE	PIPE LENGTH
DMH 1	793.84	787.44	787.34	4"	24"	.0050	207.6
DMH 2	791.62	783.89	783.79	4"	24"	.0409	82.4
DMH 3	771.00	762.00	755.00	4"	30"	.0909	121.0
DMH 4	794.47	761.39	761.29	4"	24"	.0443	74.0
DMH 5	784.36	780.30	780.20	4"	18"	.0100	30.0
DMH 6	788.00	784.87	784.77	4"	24"	.0130	82.6

POND OUTLET CHART

POND OUTLET NUMBER	RIM ELEV	INVERT IN	INVERT OUT	MH DIAMETER	PIPE SIZE	PIPE SLOPE	PIPE LENGTH
POND 1	796.20	794.60	793.0	4"	24"	.0357	28'
POND 2	767.85	766.24	762.0	4"	24"	.0100	61'
POND 3	757.0	754.40	753.0	4"	24"	.0100	31'
POND 4	772.50	771.0	767.0	4"	24"	.0053	28'
POND 5	749.0	746.75	743.0	4"	24"	.0100	36'
POND 6	788.0	786.10	783.50	4"	18"	.0100	32'



DEVELOPER:
BRADY SULLIVAN PROSPECT HILL, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

GRADING AND UTILITY PLAN
PROSPECT HILL - PHASE 2
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
DATE: 10-5-11

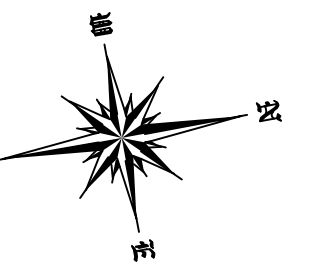
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5-22-15	EDITS PER ENGINEERING COMMENTS.	JR	JR
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11-11-22	EDITS PER NHDES COMMENTS	JR	JR
5-22-23	EDITS PER ENGINEERING COMMENTS.	JR	JR
4-7-25	CONSTRUCTION EDITS	JR	JR

Rokeh Consulting, LLC
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PH: 603-387-8688

SCALE: 1" = 30'
DR. BY: JR CK. BY: JR
JOB NO. 2010.0023
SHEET NO. 15 OF 53

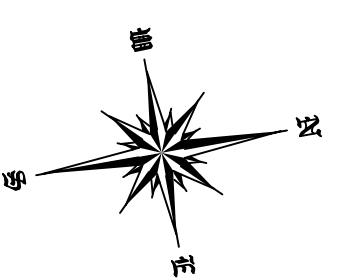
PROPOSED
LANDSCAPE
PLAN

- LEGEND:
- EXISTING CONTOUR AIR
 - EXISTING CONTOUR AIR
 - PROPOSED CONTOUR AIR
 - PROPOSED CONTOUR AIR
 - PROPOSED WATER
 - PROPOSED SEWER
 - PROPOSED FORCE MAIN
 - PROPOSED DRAINAGE
 - PROPOSED ELECTRIC
 - PROPOSED TREELINE
 - PROPOSED SUTTERCE
 - PROPOSED RIP RAP
 - PROPOSED LIGHT
 - PROPOSED CHECK DAM
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 - SEWER MANHOLE
 - DRAIN MANHOLE
 - CATCH BASIN
 - WATER HYDRANT
 - WATER VALVE
 - SPOT ELEVATION

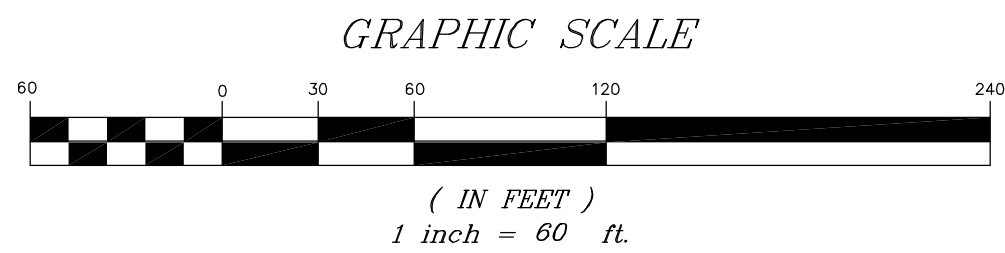


REGRADED AREA
IN 2025 APPLICATION

MATCH
POINT 1



PROPOSED
MULTIFAMILY
UNITS (TYP)



DEVELOPER:
BRADY SULLIVAN PROSPECT HILL, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

OVERALL LANDSCAPE PLAN
FOR COMPARISON
PROSPECT HILL - PHASE 2
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
DATE: 10-5-11

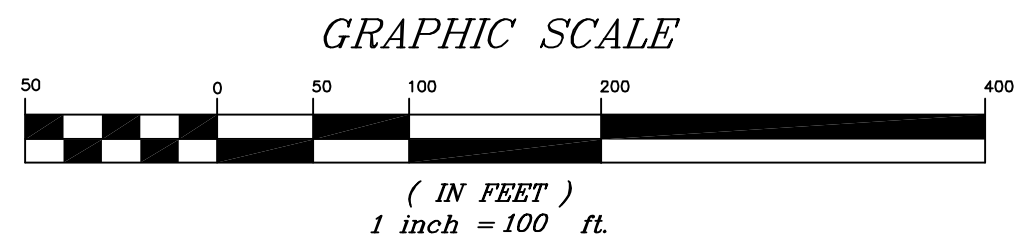
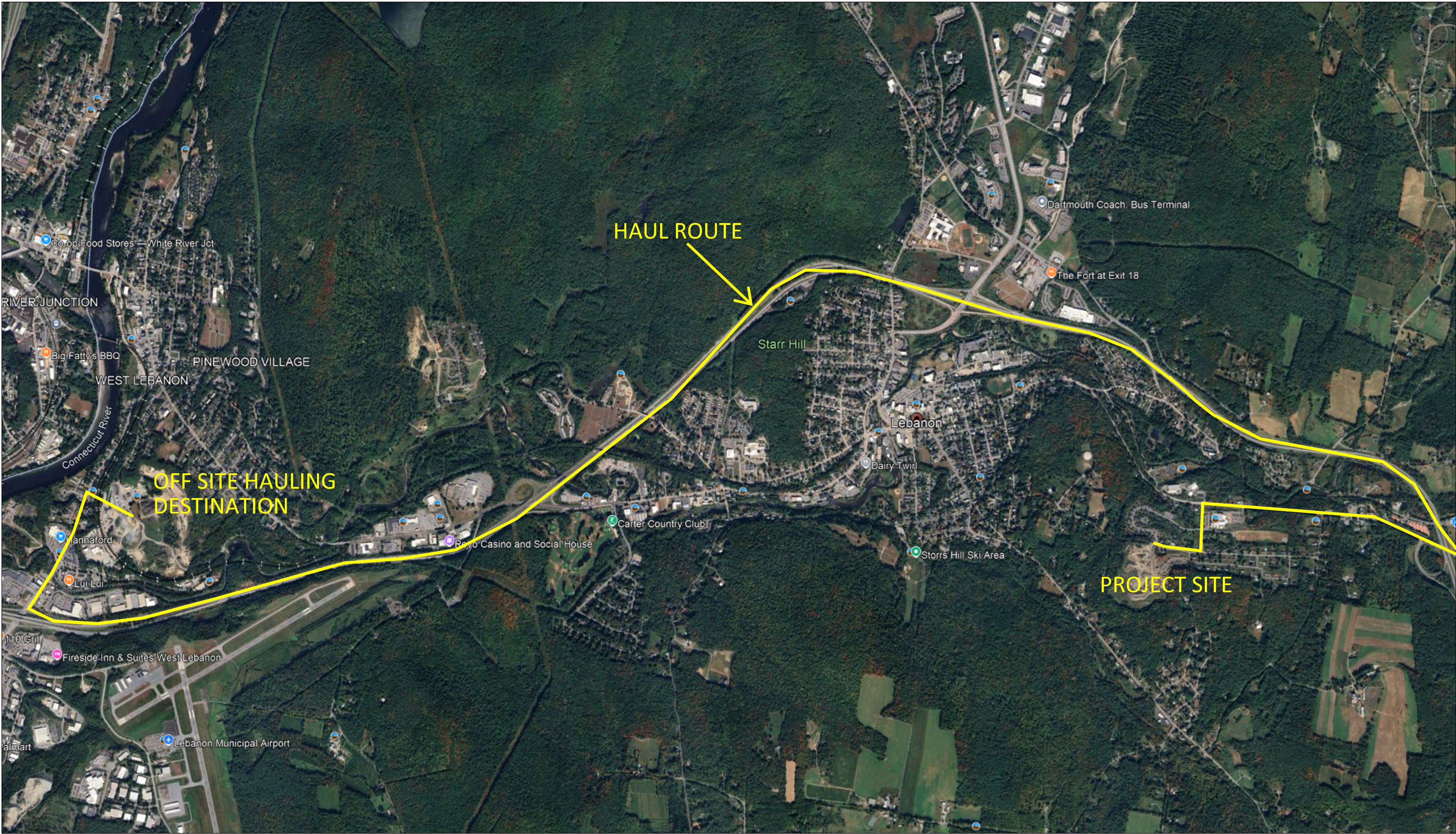
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4-7-25	CONSTRUCTION EDITS	JR	JR

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PH: 603-387-8688

SCALE: 1" = 50'
DR. BY: JR CK. BY: JR
JOB NO. 2010.0023
SHEET NO. 16 OF 53

HAUL INFORMATION

- 1 AMOUNT OF MATERIAL TO REMOVE: We anticipate around 20,000 to 25,000 cu yds of unprocessed ledge that will need to be removed from the site after adjusting the slopes for the site. Without slope adjustments the material may be as much as 70,000 cu yds.
- 2 HOW TO PROCESS MATERIAL: We will have a crusher onsite making produce that we will be using onsite regardless of material that needs to be removed. Generally the material that would end up being removed would be unprocessed.
- 3 EQUIPMENT / PROCESS TO BE USED: There will be a crusher set up onsite with rock trucks and loaders moving material around onsite. For material to be removed from the site will be generally loaded in to triaxle trucks to be hauled to the destination at N. Lobombard Road.
- 4 DATES OF COMMENCEMENT: Blasted material will likely be moved starting in late May and continue through until road closures in the fall.
5. WEEKLY AND DAILY PROPOSED SCHEDULES: Hauling will occur Monday through Friday from 8 am to 5pm. Crushing/processing will occur at the same time for onsite materials.
- 6 LOCATION OF MATERIALS ONSITE. The main stock pile areas that are in place and will continue to be utilized are located in the center of the site in the Phase 2F area. Crushing will occur in that area and be transported around the site for construction fill.
- 8 TRUCK SIZE AND NUMBER OF LOADS TO REMOVE: Triaxle trucks are anticipated to be used to remove material from the site. Base on a volume of 30K it would take approximately 2000 loads over the course of several months to remove the excess. Trucks would utilize primarily Route 4 and Interstate I-89 to move the material to 40 Lobombard Road.



DEVELOPER:
BRADY SULLIVAN PROSPECT HILL, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

OFFSITE HAULING PLAN
PROSPECT HILL - PHASE 2
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
DATE: 4-1-25

REVISIONS			
DATE	DESCRIPTION	DWN BY	CK BY

Rokeh Consulting, LLC
89 KING ROAD, CHICHESTER, NH 03258
PH: 603-387-8688

SCALE: 1" = 100'
DR. BY: JR CK. BY: JR
JOB NO. 2010.0023
SHEET NO. 1 OF 2



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

May 12, 2025 Meeting

Staff Memorandum – PB2025-24-AAD

APPLICATION INFORMATION

Agenda Item: 3.G

Application ID: PB2025-24-AAD

Application Type:

Appeal of administrative decision that the conversion of a mixed-use building with an office and 4 dwelling units to a 7-unit multi-family dwelling requires Site Plan review by the Planning Board, with a request to waive site plan review in the alternative

Property Location & Tax Map:

3 Campbell Street (Tax Map 92, Lot 65)

Applicant & Property Owner:

Michael Davidson

Property Size:

+/-0.51 acres (+/-22,215 sq. ft.)

Zoning District:

Lebanon Downtown (LD) District

Overlay District(s):

None

Future Land Use Map:

Central Business District

LEGAL NOTICE

Michael Davidson, 3 Campbell Street (Tax Map 92, Lot 65), zoned LD: Appeal of an administrative determination that the conversion of a mixed-use building with an office and 4 dwelling units to a 7-unit multi-family dwelling requires Site Plan review by the Planning Board per Sections 3.1.C.1 and 3.1.D of the Site Plan Review Regulations. Alternatively, applicant requests a waiver per Section 7.1 to waive the requirement to obtain Site Plan approval. PB2025-24-AAD

APPLICATION MATERIALS

- ▶ Application form (1 page)
- ▶ Letter dated April 22, 2025, from Brian Bouchard, Esq., of Sheehan Phinney (6 pages)
- ▶ Certified Notification List (2 pages)

COMPLETENESS REVIEW

In order to accept jurisdiction and commence review of the applicant's proposal, the Board must first determine that the application is complete. See NH RSA 676:4, I(c)(1). The application consists of two components: 1) an administrative appeal (for which the applicant posits three arguments for overturning staff's administrative determination), and 2) in the alternative, a request to waive Site Plan review.

1. Administrative Appeal Completeness. There are no specific requirements for administrative appeals to the Planning Board set forth in state statute or in the Site Plan Review Regulations or in the Board's Rules of Procedures. It is staff's view however that sufficient information has been provided to the Board to permit adjudication of the appeal. Consequently, staff recommends that the administrative appeal component of the application is complete enough for the Board to accept jurisdiction and to commence review.

2. Waiver Request Completeness. With respect to the waiver requested in the alternative, it is not clear that the Planning Board has the authority to hear the request absent an application for site plan review. Presumably, the waiver request could have been made as part of PB2025-18-SPR (requesting site plan review regarding the same property and subject matter). Because PB2025-18-SPR was determined to be incomplete, the applicant is not barred by the "subsequent application doctrine" and could reapply for site plan review which would presumably provide an appropriate forum to request a waiver of site plan review.

BACKGROUND

The subject property is improved with two buildings both constructed in 1880 according to the City's assessing records. The building closest to the Campbell Street has 3 stories and a living area of 5,134 sq. ft. while the building to the rear has 2 stories with a living area of 1,620 sq. ft. In 1992, the property was utilized as multi-family residential with a total of 11 dwelling units between the two buildings. On February 10, 1992, the Planning Board approved the applicant's request for Site Plan approval to convert two of the dwelling units in the 3-story building at the front of the lot to an office use. The hearing for the application was noticed as follows:

2. MICHAEL DAVIDSON - requesting site plan review for a change in use to convert two apartment units to offices in an eleven unit apartment building on Campbell St. in the CBD zone.

Pursuant to the 1992 Site Plan approval, therefore, the permitted use of the property is an office with nine (9) residential units. Following Planning Board approval, a Building Permit was issued on April 16, 1992 to "change 6 apartment units to 4 units and office area" (see image below from the approval letter):

April 16, 1992

City of Lebanon

Michael Davidson
CN 9004
Lebanon, NH 03766

Dear Mr. Davidson:

The Building Permit application (#92044A) to change 6 apartment units to 4 units and office area, has been reviewed by the Zoning, Planning, Public Works, Fire and Building Departments and is approved with the following conditions from the Building Department:

Based on the Building Permit approval, it can be inferred that pursuant to the 1992 Site Plan approval, the approved allocation of dwelling units on the property is four (4) within the front building and five (5) within the rear building.

On April 11, 1994, the Planning Board approved a Site Plan application for the conversion of another dwelling unit (consisting of approximately 600 sq. ft.) to additional office space within the 3-story building at the front of the property. Pursuant to the 1994 Planning Board approval, the permitted use of the property is an office with eight (8) dwelling units. At the time of the writing of this staff memo, however, it is not clear whether the 1994 office conversion was utilized. *Therefore, for purposes of this memo, staff will assume that the 1994 office conversion approval was not utilized.*

In or about late 2024 / early 2025, the Planning & Development Department received a Building Code-related complaint from a residential tenant of the subject property. Upon inspection and further investigation, it was discovered that the office use had been converted to dwelling units without any permits or approvals, including site plan approval. Subsequently, to address the site plan violation, the applicant submitted an application to the Minor Site Plan Committee for minor site plan approval. In

submitting the application via e-mail sent to Planning & Development Department staff on February 28, 2025, the applicant stated the following:

When Mike bought the property, it was entirely multifamily. He sought and obtained approval in 1992 to use part of the main house as an office. When Nick retired last summer, we reverted to entirely residential use. We understand we need to update the planning and zoning file. There are no changes to the site or structures. There are twelve total housing units between the main house and the carriage house, and sufficient parking.

Please find attached our application packet for a minor site plan review; please let me know the appropriate fee and if you need anything additional.

In reviewing the application, however, Planning & Development Department staff determined that the conversion of the office space to additional dwelling units does not qualify for minor site plan review and instead requires site plan review from the Planning Board. Section 3.1.C.1 of the Site Plan Review Regulations provides in relevant part as follows:

A. MINOR SITE PLAN COMMITTEE REVIEW

Minor site plan approval from the Minor Site Plan Committee in accordance with the procedures set forth in Section 3.2 shall be required for any of the following:

1. Minor site plan approval from the Minor Site Plan Committee in accordance with the procedures set forth in Section 3.2 shall be required when one or more of the criteria in Column A is satisfied. However, if ANY of the criteria in Column B is also satisfied, the application for **land development** shall be reviewed by the Planning Board per Section 3.1.D.

Type of Land Development	Column A	Column B
[...]		
Conversion of an existing building, in whole or in part	to a multifamily dwelling containing five (5) or fewer dwelling units	to a multifamily dwelling containing more than (5) dwelling units
[...]		

Pursuant to Section 3.1.C.1, converting a building in whole or in part to a multi-family dwelling requires Site Plan review. Whether Site Plan review for a conversion may be held by the Minor Site Plan Committee or is required to be held by the Planning Board depends on the number of units proposed:

- For proposals to convert a building in whole or in part to a multifamily dwelling containing five (5) or fewer dwelling units, the application may be heard by the Minor Site Plan Committee.
- For proposals to convert a building in whole or in part to a multifamily dwelling containing more than five (5) dwelling units, the Site Plan Review application must be heard by the Planning Board.

It is staff's understanding the three (3) new dwelling units are all located within the main building at the front of the property, which was approved for four (4) dwelling units pursuant to the 1992 Site Plan approval. The addition of three (3) dwelling units will result in a seven (7) unit multi-family dwelling. Since the conversion is to "a multifamily dwelling containing more than (5) dwelling units," Planning Board review is required per Section 3.1.C.1 as currently written.

Figure 1. Bird's eye view of property (looking east).



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

Attachments

cc (via e-mail): Michael Davidson (via e-mail)
Tim Sidore (via e-mail)
Brian Bouchard, Esq. (via e-mail)
Leigh Hayes, Chief Building Official & Health Officer
Nathan Reichert, Planning & Development Director & Zoning Administrator
File

**CITY OF LEBANON
APPLICATION FOR**

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

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: Michael Davidson

TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Brian Bouchard, Esq.

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 92

LOT#: 65

PLOT #:

ZONE: LD

STREET ADDRESS OF PROJECT: 3 Campbell St., Lebanon, NH 03766

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

SCOPE OF PROJECT:

See Response Letter.

TYPE OF OCCUPANCY:

EXISTING ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☒ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL
PROPOSED ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL

IF USE IS COMMERCIAL OR INDUSTRIAL, PLEASE NOTE SPECIFIC
USE: _____

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on _____, 20____, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY

OWNER: _____

DATE: 21 APR 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: 21 APR 2025

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT		
04-21-2025	92-65	PB2025-24-AAD	\$138.24		

SHEEHAN PHINNEY

Brian J. Bouchard, Esq.
Direct Dial: 603-627-8118
bbouchard@sheehan.com

Reply to: Portsmouth Office
75 Portsmouth Blvd., Suite 110
Portsmouth, NH 03801

April 22, 2025

VIA HAND-DELIVERY

City of Lebanon
Attn. Planning Board
51 N. Park Street
Lebanon, NH 03766

RE: 3 Campbell St. – Planning Board Appeal

Michael Davidson (“Davidson”) appeals the April 1, 2025¹ determination of the City of Lebanon’s Planning Department that full site plan review is required for the conversion of two offices into three apartments, when the building (and property writ large) already had a primary use as multi-family and the conversion did not necessitate any external change, much less an appreciable change to site planning considerations, such as access, traffic, lighting, or parking.

I. History and Property Description

Davidson has owned real property located at 3 Campbell Street, Lebanon, New Hampshire (hereinafter, “3 Campbell”) since March 28, 1985. 3 Campbell is in the City’s LD district. It comprises two structures: a front building consisting of approximately 9,176 sq. ft. and a rear carriage house consisting of approximately 3,616 sq. ft. 3 Campbell has 18 pre-existing and off-street parking spots.

When Davidson purchased 3 Campbell, the front building had six apartment units, and the carriage house had five apartment units. In 1992, Davidson obtained site plan approval to introduce a non-residential use to the property by converting two of the front building’s apartments into offices. The carriage house did not change.

Last summer, after the attorney occupying one of the offices stopped practicing, Davidson converted the front building’s two offices into three apartments, increasing the number

¹ April 20, 2025 fell on Easter Sunday. Davidson accordingly files this appeal on the first business day immediately following.

of apartments in the front building from four to seven.² Once again, the carriage house did not change. The City’s Planning Department contends that the internal reconfiguration of 3 Campbell’s front building required site plan approval. We disagree.

II. REQUESTED RELIEF

1. Find that the internal reconfiguration of 3 Campbell’s front building in 2024 did not require site plan approval because it did not qualify as a “Land Development” under the City’s Site Plan Review Regulations.
2. In the alternative, find that the City’s Planning Department should have waived site plan review under Section 3.1(B)(1) of the Site Plan Review Regulations because the internal reconfiguration of 3 Campbell did not necessitate or result in any appreciable change to require site plan review
3. In the alternative, if site plan review is required, find that the internal reconfiguration of 3 Campbell requires only minor site plan review.
4. In the alternative, grant a waiver of site plan review entirely or of full site plan review.

III. ANALYSIS AND ARGUMENT

1. **Site Plan Review Is Not Required Because the Internal Changes at 3 Campbell Are Not A “Land Development” under the City’s Site Plan Review Regulations.**

The City’s Site Plan Review regulations are clear. Section 3.1(A)(1) requires site plan review for land developments and only land developments. Relevant here, a “land development” is defined as, “[1] physical improvement or alteration to a lot, whether vacant or improved, and/or [2] an increase in the size of a building, and/or [3] a change of use to a non-residential, mixed use, or multi-family dwelling.” None applies to 3 Campbell. By internally reconfiguring 3 Campbell’s front building in 2024, Davidson did not alter or improve the lot, increase the size of the building, or change the lot’s use.

The principal use of 3 Campbell has been a multifamily for over 40 years. Further, since at least 1992, the front building at 3 Campbell has had at least four apartments, and the carriage house has had five apartments. While the front building previously had two offices, the “principal use” of the building and the property—as defined by the Zoning Ordinance and Site Plan Review Regulations—has not changed. If the principal use has not changed, then site plan review is not required.

² As a result of the internal reconfiguration, the number of apartment units on the *property* increased from nine to 12.

2. Alternatively, Site Plan Review Is Not Required Because the Project Did Not Necessitate or Result in an Appreciable Change to the Site.

Even if the internal reconfiguration of 3 Campbell qualifies as a “land development,” it is not the type of land development for which a site plan is required. Indeed, under the City’s Site Plan Review Regulations, site plan review is not required, when in the reasonable determination of the Planning and Development Department, the land development “does not necessitate or result in any appreciable change to access; parking, vehicular and/or pedestrian circulation; traffic; drainage patterns or drainage structures; topography; lighting; visual features; natural resources; City services or facilities; improved surfaces; and/or required landscaping” See Site Plan Regulations, § 3.1(B). Nothing has changed in the front building or the lot generally that requires a change to parking, traffic, drainage, lighting, improved surfaces, or any other site plan considerations.

It is unclear what elements of site plan review apply to the internal reconfiguration of a few walls and the installation of kitchen appliances. Again, the principal use of the property has not changed.

Davidson acknowledges that he did not satisfy the requirements of Section 3.1(B)(1). Davidson nevertheless pursues this issue of the appeal for two reasons. First, the Planning Board has waiver authority concerning subsection 1. *See infra* Section 4; See Regulations, § 7.01 Second, during a meeting on April 10, 2025, the Planning Department strongly intimated that it has no authority to waive site plan review, even when the land development does not result in appreciable changes to the lot. Section 3.1(B) says otherwise and vests the Planning Department with broad authority. Davidson seeks clarification from this Board as to the scope of the Planning Department’s authority.

3. Alternatively, If Site Plan Review Is Required, It Is Only Minor Site Plan Review, not Full Site Plan Review.

Section 3.1(C) of the City’s Site Plan Review Regulations outlines when “minor” or “full” site plan review is required for different “Type[s] of Land Development[s].” The City’s Planning Department contends that the internal reconfiguration of 3 Campbell triggered full site plan review because the front building of 3 Campbell has more than five dwelling units. We disagree.

The City’s conclusion is based on the following Rows from a table in Section 3.1(C) of the Site Plan Review Regulations. The Rows are reproduced below:

SHEEHAN PHINNEY

For a multi-family dwelling of five (5) or more units	an increase in the number of dwelling units not to exceed 20% of the existing units	an increase in the number of dwelling units that exceeds 20% of the existing units
Conversion of an existing building, in whole or in part	to a multifamily dwelling containing five (5) or fewer dwelling units	to a multifamily dwelling containing more than (5) dwelling units

A close reading demonstrates that neither Row 1 nor Row 2 applies. Row 1 does not apply because the front building of 3 Campbell had only four apartment units at the time of the alleged “land development.” The apartments in the carriage house do not contribute to the total dwelling unit count because the Regulations define “multi-family dwelling unit” as “any **structure** containing more than two dwelling units.” Regulation, § 2 (definitions) (bold in original). The front building is a separate structure. Row 2 does not apply because Davidson did not convert, all or part of the building, “**to** a multi-family dwelling.” (emphasis applied). The principal use of the front building was already “multi-family” and had four established apartments. Row 2 applies *only if* a multi-family use is being *introduced* to a building. It is impossible to read Row 2 otherwise. If Row 2 applied any time an owner *added* dwelling units to an *existing* multi-family building/structure or use, Row 1 would be superfluous because any property that fell under Row 1 (i.e., five or more units) would automatically require full site plan approval under Row 2. The Board cannot read its Regulation, which contains meaningless provisions.

We contend that if any Row from the table in Section 3.1 applies, it is only the Last Row of Section 3.1(C) (shown below):

Any other type of <i>land development</i>	<i>land development</i> proposal is a <i>minor change</i>	<i>land development</i> proposal is a <i>major change</i>
---	---	---

According to the Regulations, a “minor” change is (1) not a major change but (2) still results in an appreciable change “access; parking, vehicular and/or pedestrian circulation; traffic; drainage patterns or drainage structures; topography; lighting; visual features; natural resources; City services or facilities; improved surfaces; and/or required landscaping.” Regulation, § 2 (definitions). The internal reconfiguration of 3 Campbell does not necessitate or result in *any* external change to the site—let alone one that would be considered “significant” under the “major change” definition. 3 Campbell has 18 pre-existing parking spots, which satisfy the parking requirements of Section 607 of the Ordinance.³ Further, no EV connections are required under Section 607.8 of the Ordinance because (1) this is not a new building and (2) none of the parking spots are “proposed”—they already exist. 3 Campbell previously had 11 apartment units. A change to 12 apartment units is not major.

³ The Ordinance requests 1.5 parking spots per dwelling unit on a property. In this case, the Property has 12 dwelling units and 18 off-street parking spots.

As argued above, the internal reconfiguration of 3 Campbell is not a “land development” that requires site plan review, but to the extent site plan review is required, only minor review is required because only a “minor change” occurred.

4. Alternatively, Davidson Respectfully Requests a Waiver from Site Plan Review or Full Site Plan Review from the Board.

According to Section 7.1 of the Regulations, the Planning Board may waive or modify “any part” of the Regulations by majority vote, if the applicant shows that:

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

Id., § 7.1 (emphasis added). To the extent site plan review writ large or full site plan review is required by the Regulations, Davidson is entitled to a waiver under either standard.

A. Site Plan Review (or Full Site Plan Review) Will Pose an Unnecessary Hardship and Waiver is Consistent with the Spirit and Intent of the Ordinances.

In January 2025, the City posted an order on 3 Campbell requiring the tenant in Apartment No. 5 to vacate because (1) the heat did not function properly and (2) the window was not properly sized for emergency egress. Davidson fixed the heat promptly, but he has been unable to obtain a building permit to fix the window because, in the City’s view, the property lacks site plan approval. See RSA § 676:13 (the building inspector shall not issue any building or occupancy permit for any proposed construction, remodeling, or maintenance which will not comply with any or all zoning ordinances, building codes, or planning board regulations which are in effect). Davidson is earnestly trying to bring 3 Campbell into conformity and to reoccupy Apartment No. 5. Having to obtain full site plan approval for an internal reconfiguration is very costly and time-consuming and could materially delay Davidson’s ability to fix the window.

Waiving site plan review entirely or full site review is within the spirit of the Ordinances and Regulations for two reasons. First, the definition of “land development” expressly recognizes that interior units may be added to an existing multi-family building *without* site plan review so long as the lot is not altered and the building’s size does not increase. This is no different. Second, the Regulations permit the City’s Planning Department to waive site plan review when there are no appreciable changes to “access; parking, vehicular and/or pedestrian circulation; traffic; drainage patterns or drainage structures; topography; lighting; visual features; natural resources; City services or facilities; improved surfaces; and/or required landscaping recognizes that units can be added to a building.” Waiving site plan review for those same reasons is entirely consistent with the spirit and intent of the Regulations.

B. Specific Conditions Relevant to the Land Support a Waiver of Site Plan Review Entirely or the Waiver of Full State Plan Review.

Prior to 1992, 3 Campbell was used exclusively as a multi-family property and had 11 apartments. Returning 3 Campbell to an exclusive multi-family use—although the primary use never changed—and adding an apartment does not require site plan approval because it does not necessitate an exterior change or alteration to the site. Further, at 18 off-street parking spots, the Property has sufficient parking. It is difficult to fathom what considerations or issues this Board would review as part of a full site plan analysis or why minor site plan review would not be adequate.

CONCLUSION

We appreciate the Board's consideration of this appeal and look forward to discussing this matter with the Board.

Sincerely

/s/Brian J. Bouchard

Brian J. Bouchard

cc. Mike Davidson
Tim Sidore

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: 92-65	Map & Lot Number:
Property Owner: MICHAEL DAVISON 77 BANK STREET LEBANON NH 03766	Applicant, Co-Applicant, Agent, or Lessee: BRIAN BOUCHARD, ESQ. 75 PORTSMOUTH BLVD. PORTSMOUTH NH 03801
Map & Lot Number: 92-14	Map & Lot Number: 92-15
ONE NORTH PARK, LLC 77 BANK STREET LEBANON NH 03766	TEOMOR, LLC 2 CAMPBELL STREET LEBANON NH 03766
Map & Lot Number: 92-63	Map & Lot Number: 92-64
PARKHURST COMMUNITY HOUSING INC 226 HOLIDAY DRIVE #20 WRT VT 05001	CCBA 1 TAYLOR STREET LEBANON NH 03766

Map & Lot Number: 92-66	Map & Lot Number: 92-68
MARION J CARTER TRUST C/O AMBER MCGONIS, TRUSTEE 28 TIMBER LANE LEBANON NH 03766	CHORO, LLC 77 BANK STREET LEBANON NH 03766
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:
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)



April 16, 2025

Lebanon Planning Board
City of Lebanon
51 N Park Street
Lebanon, NH 03766

Request for Extension: #PB2025-05-EXT

Members of the Lebanon Planning Board,

Based on newly available information being provided to the Board herein, Lyme Properties operating as the development agent for XYZ Dairy, LLC hereby requests, again, a 2-year extension of the River Park West Lebanon Site Plan (#PB2010-25-SPR) as most recently amended on September 9, 2019 (#PB2018-34-SPA) and extended by this Board on October 12, 2021 (#PB2021-29-EXT). This request for Site Plan extension follows the March 17, 2025 vote by the Lebanon Planning Board to reject XYZ's previous request for extension as submitted on December 19, 2024.

The Planning Board's March 17, 2025 decision was made prior to the Grafton County Superior Court's issuance of its enclosed April 14, 2025 Case Structuring and ADR Order granting XYZ "thirty (30) days within which to add counts in addition to the municipal estoppel claim" in its lawsuit against the City entitled *XYZ Dairy, LLC v. City of Lebanon*, Docket No. 215-2024-CV-00311, which as stated therein by XYZ will include tortious interference and civil conspiracy claims arising out of the delays it has suffered in its efforts to progress the River Park Project, and prior to the Court's issuance of the Notice of Jury Trial dated April 14, 2025 scheduling the trial of the lawsuit to take place in June, 2026.

The new claims by XYZ in the above-referenced case are based in part on large quantities of electronic information, including internal City emails, that were requested by XYZ from the City in June of 2024 under the New Hampshire Right to Know Law, RSA 91-A, but were not finally released until after XYZ commenced a second action against the City on December 5, 2024 seeking to compel their release, *XYZ Dairy v. City of Lebanon*, Docket No. 215-2024-CV-00393, and obtained an Order on January 15, 2025 finding, among other things, that "the City has been in violation of RSA chapter 91-A," and ordering the relevant records to be produced. The City's production of those records, which number in the thousands, was not completed until last month, and they are still being reviewed. In addition, many have been heavily redacted in key parts, and unredacted copies have not yet been produced.

Based on the review conducted thus far, XYZ has concluded that there have been disturbing irregularities and extreme and unjustified delays in the processes followed by the City over the last several years in reviewing and acting on building permit and zoning issues, requests for extensions, requests for amendments to conditions, and other matters relating to the River Park development.



The reasons for this are the subject of the current lawsuit, but the records thus far confirm XYZ's position that the delays incurred on the Project to date were clearly beyond our control. As such, XYZ hereby requests that a 2-year extension of all relevant dates in the Site Plan approval be granted in accordance with "the extension standard set forth in the current Site Plan Review Regulations [as] reflected in Condition #3 and #29 of the September 9, 2019 Planning Board Notice of Actions for PB2018-34-SPA."

XYZ Dairy is still committed to the future of West Lebanon and its residents. There is no question that the City's approval of our River Park development plan was fully consistent with the City's plan and land use map, and we've invested significant time and money to implement the plan. We want to continue to implement it, and resumed construction again earlier this year in an effort to do so, but in light of the above we need additional time to do so. We also believe we are entitled by law to that additional time. Hence this request for a public rehearing of this issue.

Respectfully,

David Clem
Lyme Properties

Attached

Cc:

Chet Clem, XYZ Dairy, LLC
Angela McCanna, Lyme Properties

**THE STATE OF NEW HAMPSHIRE
JUDICIAL BRANCH
SUPERIOR COURT**

Grafton Superior Court
3785 Dartmouth College Highway
North Haverhill NH 03774

Telephone: 1-855-212-1234
TTY/TDD Relay: (800) 735-2964
<http://www.courts.state.nh.us>

NOTICE OF JURY TRIAL

FILE COPY

Case Name: **XYZ Dairy, LLC v City of Lebanon, NH, et al**
Case Number: **215-2024-CV-00311**

The court will conduct the following events in this case at Grafton Superior Court at: 3785 Dartmouth College Highway North Haverhill NH 03774

<u>Event:</u>	<u>Date:</u>	<u>Time:</u>
Trial Management Conference	May 19, 2026	9:00 AM
Jury Selection	June 01, 2026	9:00 AM
Jury Trial	Month of June 2026	

Trial counsel, or parties if unrepresented, shall appear at the Trial Management Conference; clients shall appear at the conference or be available for contact by telephone. Counsel and clients shall be prepared to discuss conduct of the trial and settlement.

Counsel shall electronically file all pre-trial motions, including motions in limine, at least 60 days prior to the Trial Management Conference. Witness lists and exhibit lists shall be filed at least fourteen days prior to the Trial Management Conference. A more complete list of the requirements can be found in Superior Court Rule 35.

All pending motions shall be heard at a time set by the court.

If you will need an interpreter or other accommodations for this hearing, please contact the court immediately.

Please be advised (and/or advise clients, witnesses, and others) that it is a Class B felony to carry a firearm or other deadly weapon as defined in RSA 625.11, V in a courtroom or area used by a court.

BY ORDER OF THE COURT

April 14, 2025

Viktoriya A. Kovalenko
Clerk of Court

(1400)

C: Joshua Henry Bearce, ESQ; Matthew Carl Decker, ESQ

THE STATE OF NEW HAMPSHIRE
JUDICIAL BRANCH
<https://www.courts.nh.gov>

Court Name: Grafton Superior Court
Case Name: XYZ Dairy, LLC v. City of Lebanon, New Hampshire, et al.
Case Number: 215-2024-CV-00311
(if known)

CASE STRUCTURING AND ADR ORDER
(See Superior Court Civil Rules 5 and 32)

1. Plaintiff's Counsel: Trial Joshua Bearce; Robert Kaler
At conference Joshua Bearce; Robert Kaler
2. Defendant's Counsel: Trial Matthew Decker
At conference Matthew Decker
3. Causes(s) of action: Municipal Estoppel, Tortious Interference, Civil Conspiracy, et al.
Counterclaims _____
4. Insurance carrier: _____ Disclosure of policy limits by: _____
5. ☐ The parties consent to this case being transferred to the Business and Commercial Dispute Docket. A motion requesting this transfer shall be filed with the Court within 30 days. Upon receipt, the Clerk will submit the motion to the Merrimack Superior Court for ruling.
6. If defendant claims that unnamed parties are at fault (see DeBenedetto v. CLD Consulting Engineers Inc., 153 N.H. 793 (2006)), defendant shall disclose the identity of every such party and the basis of the allegation of fault no later than _____. Plaintiff shall then have 30 days from the date of disclosure to amend the initiating pleading.
7. Is there an agreement to waive statutory expert disclosure requirements under RSA 516:29-b?
☐ Yes ☒ No
8. ☒ The parties have exchanged e-mail addresses and agree that the e-mail service of pleadings between the parties shall be considered in compliance with Superior Court Administrative Order 46.
9. Plaintiff's disclosure of experts and reports due: 12/31/2025
Defendant's disclosure of experts and reports due: 01/30/2026
10. The following deadlines apply:
All interrogatories propounded by _____
All depositions to be completed by _____
All dispositive motions to be filed: no later than 120 days prior to the trial
Completion of all discovery: 10/31/2025 60
Deadline for filing all other pre-trial motions: 10 days prior to trial management conference
Deadline for filing of witness and exhibit lists: 14 days prior to trial management conference
11. Jury trial requested? ☒ Yes ☐ No
12. If jury trial previously demanded, is it now being waived? ☐ Yes ☒ No
13. Requested trial date: 06/01/2026 Estimated trial length: +/- 15 trial days
14. Jury trial assignment: Trial Mgt Conf.: 05/18/2026 Jury Selection: 06/01/2026
15. Bench trial assignment: Trial Mgt Conf.: _____ Week of: _____

Case Name: XYZ Dairy, LLC v. City of Lebanon, New Hampshire, et al.

Case Number: 215-2024-CV-00311

CASE STRUCTURING AND ADR ORDER

16. Trial counsel and self-represented parties shall appear at the trial management conference and be prepared to address settlement potential. Parties represented by counsel shall be available for contact by telephone during the trial management conference. All pending pretrial motions shall be heard at the trial management conference, or as scheduled by the court. Failure to appear at the trial management conference or trial may result in dismissal, default or other sanctions.

ADR (Alternative Dispute Resolution)

Superior Court Civil Rule 32 requires the Court to assign all civil cases to ADR unless the parties represent by joint motion they have engaged in formal ADR before a neutral third party before filing suit or the Court exempts the parties by motion for good cause shown.

17. **ADR Order:**

- ☒ The parties stipulate and agree to an ADR process. OR
☐ The parties do not agree to an ADR process and request the Court complete this section.

A. Type of ADR

- ☒ Mediation ☐ Neutral Case Evaluation ☐ Arbitration

☐ Other Neutral Third Party Process: _____

Name of person chosen to conduct ADR: Gregory Clayton ☒ Paid ☐ Volunteer

Address: _____

Phone: _____ Email: _____

Names of alternates: 1. _____ 2. _____

B. Scheduling your ADR Session: Date ADR shall be completed by _____

You and the other side must contact the person selected to schedule the ADR session. Please contact the neutral as soon as possible after the ADR Order is approved. If the parties and counsel decide to use an alternate, see court-approved here:

Civil Cases | New Hampshire Judicial Branch (nh.gov)

C. ADR Reporting: The Plaintiff shall file a copy of the ADR report with the court within 30 days of the ADR session. If the ADR report is not timely filed, the court may schedule a show-cause hearing to determine the status of the ADR process and to impose sanctions appropriate to the circumstances, if necessary.

18. ☐ The Court has determined the parties are exempt from Rule 32 ADR.

19. Other orders:

Plaintiff to have thirty (30) days within which to file its Amended Complaint *to add counts in addition to the municipal estoppel claim*

Joshua Bearce, Esq.

Name of Filer

Holland & Knight LLP

Law Firm, if applicable

Bar ID # of attorney

10 St. James Avenue

Address

Boston

City

MA

State

02116

Zip code

/s/Joshua Bearce

Signature of Filer

04/11/2025

Date

(617) 573-5867

Telephone

joshua.bearce@hklaw.com

E-mail

Case Name: XYZ Dairy, LLC v. City of Lebanon, New Hampshire, et al.

Case Number: 215-2024-CV-00311

CASE STRUCTURING AND ADR ORDER

Name of Filer

Signature of Filer

Date

Law Firm, if applicable

Bar ID # of attorney

Telephone

Address

E-mail

City

State

Zip code

Name of Filer

Signature of Filer

Date

Law Firm, if applicable

Bar ID # of attorney

Telephone

Address

E-mail

City

State

Zip code

Name of Filer

Signature of Filer

Date

Law Firm, if applicable

Bar ID # of attorney

Telephone

Address

E-mail

City

State

Zip code

SO ORDERED:

Date

4/11/25

Presiding Justice

Peter H. Bornstein

Approved and so ordered.

I certify that I have read the recommendations of the Judicial Referee and agree that the Judicial Referee has applied the correct legal standard to the facts determined by the Judicial Referee.



Honorable Jonathan S. Frizzell

April 14, 2025

Clerk's Notice of Decision
Document Sent to Parties
on 04/14/2025

**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

Reconsideration of March 17, 2025 vote

PROPERTY OWNER (APPLICANT):

NAME: XYZ Dairy, LLC

MAILING ADDRESS:

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Lyme Properties 2, LLC

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 44

LOT#: 21-30 & 7

PLOT #:

ZONE: CBD, IND-L, R3

STREET ADDRESS OF PROJECT:

IS THIS PROPERTY LOCATED IN THE:

WETLANDS

☐ YES

☒ NO

HISTORIC DISTRICT

☐ YES

☒ NO

FLOOD PLAIN

☐ YES

☒ NO

SCOPE OF PROJECT:

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: Lab, Office, Retail, Apartments

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 May 12, 2025, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY

OWNER:

DATE:

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY

OWNER:

DATE:

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	
4-16-2025	44/22-30&7	PB2025-25-EXT	

(Last Revised 4/04/18)

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: 44-21 - 44-30 & 44-7	Map & Lot Number: 44-21 - 44-30 & 44-7
Property Owner: XYZ DAIRY, LLC PO BOX 310 ETNA, NH 03750	Applicant, Co-Applicant, Agent, or Lessee: LYME PROPERTIES 2, LLC PO BOX 310 ETNA, NH 03750
Map & Lot Number: 44-13 & 50-28-E	Map & Lot Number: 44-5
DARTMOUTH COLLEGE TRUSTEES PO BOX 5188 HANOVER, NH 03755	DOWNES, ROBIN C TTEE 187 NORTH MAIN ST WEST LEBANON, NH 03784
Map & Lot Number: 44-6	Map & Lot Number: 44-9 & 58-92
193 NMWL LLC PO BOX 310 ETNA, NH 03750	CAESD LLC PO BOX 310 ETNA, NH 03750

Map & Lot Number: 44-10	Map & Lot Number: 44-15
DVG VENTURES LLC 10 BENNING ST #160-255 WEST LEBANON, NH 03784	CHURCHILL, WAYNE & TINA M 194 NORTH MAIN ST WEST LEBANON, NH 03784
Map & Lot Number: 44-12	Map & Lot Number: 58-12
GRAHAM, DOUGLAS 10 BENNING ST #160-255 WEST LEBANON, NH 03784	TOWNSEND III, WINTHROP I 1823 US ROUTE 5 NORTH WINDSOR, VT 05089
Map & Lot Number: 44-14	Map & Lot Number: 59-18
BURNS, TRACY A & SALLY J 198 NORTH MAIN ST WEST LEBANON, NH 03784	STENGER-CRAFT PROPERTIES LLC 162 N MAIN ST WEST LEBANON, NH 03784
Map & Lot Number: 44-19-5700	Map & Lot Number: 58-91
HOMEOWNERS AT THE FALLS ATTN: DAN CHASE, COMM MGR PO BOX 1051 NORWICH, VT 05055	JONES, BECKY P TTEE 67 CRAFTS AVE WEST LEBANON, NH 03784
Map & Lot Number: 44-4	Map & Lot Number: 58-93
KCC COMMERCIAL LLC 32 LEBANON ST, STE A HANOVER, NH 03755	CUMMINGS, SANDRA L 66 CRAFTS AVE WEST LEBANON, NH 03784
Map & Lot Number: 58-27 & 58-97	Map & Lot Number: 44-3
MCINTYRE, JOHN 11 WOLFEBORO ROAD ETNA, NH 03750	FRIENDS OF RIVER PARK 57 MAIN STREET WEST LEBANON, NH 03784
Map & Lot Number: 58-98	Map & Lot Number:
CITY OF LEBANON 51 NORTH PARK ST LEBANON, NH 03766	

(Revised 2/8/2024)

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, and must be accompanied by the following information:

- A. A completed Application Form; the appropriate Filing Fees; a written project description and support statement; the names and mailing addresses of all persons to be notified by certified mail of the public hearing; and a completed submission checklist. ✓
- B. One (1) set of project plans (no larger than 24" x 36") to be distributed for staff review. *on file*

STAFF REVIEW MEETING

- ✓ A. A Staff Review meeting is held at City Hall one (1) week following the cutoff date. Staff Review meetings begin at **2:00 PM**, unless otherwise noted. If staff comments are numerous, you will receive written instructions and comments with regard to what is needed for presentation to the Planning Board.
- ✓ B. All revised and/or additional information or materials must be submitted to the Planning Office within one (1) week following the Staff Review meeting.

PUBLIC HEARING

✓ A Notice of Public Hearing will be sent to you and all other persons required to be notified by certified mail of the public hearing at least ten (10) days prior to the Planning Board meeting.

✓ For your information, a copy of the agenda, staff memorandum, and supporting materials will be mailed to you prior to the Planning Board meeting.

After review by the Planning Board, a Notice of Action will be prepared and mailed to you formalizing the action of the Board.

Draft minutes are completed within 5 business days of the meeting and are available upon request.

OTHER

Attached hereto is the following information:

- Application Form, Waiver Procedures, Support Statement requirements, Technical Checklist, Notification List for identifying all persons to be notified by certified mail of the public hearing, a Fee Schedule, and the Planning Board's Meeting Schedule.

If you need any assistance, please contact the Planning Office at 603-448-1457.

Planning Staff

This page should serve as "completed submission checklist"

(Last Revised 09/27/2018)

David Alan Manasse
X42 Davis, LLC

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)	
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)

SITE PLAN REVIEW		
TOTAL DUE AT TIME OF FILING		\$
**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 ¹⁹ _____ notices	\$5.00 \$ 105.26 (abutter certified)
TOTAL DUE AT TIME OF FILING		\$ 460.60
**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).

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 Romano (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**

- plan review for a proposed +/- 5,853 sq. ft. 3-story multi-family building, treatment and recovery center together with associated site improvements. PB2025-17-SPR
- Michael Davidson, 3 Campbell Street (Tax Map 92, Lot 65), zoned CBD: Site plan review to convert an existing multi-use building to multi-family. The existing house and carriage house will contain twelve (12) units total. PB2025-18-SPR

Mr. Corwin said Staff recommends the applications do not have the potential for regional impact.

A MOTION was made by Richard Ford Burley that the applications of Recreo, LLC, 2 Mascoma Street (Tax Map 91, Lot 254), zoned LD PB2025-13-EXT, Occom Path, Inc., 5 Oak Ridge Road (Tax Map 4, Lot 5), zoned R-3 PB2025-15-MIN, Gregory Walker, 169 Slayton Hill Road (Tax Map 163, Lot 9), zoned RL-2 PB2025-15-MIN, Upper Valley Music Center, Inc., 8 S Park Street (Tax Map 92, Lot 10), zoned PBD 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 PB2025-17-SPR, and Michael Davidson, 3 Campbell Street (Tax Map 92, Lot 65), zoned CBD PB2025-18-SPR do not have the potential for regional impact. The MOTION was seconded by Jeremy Rutter.

Chair Faunce appointed Ms. Romano as a voting member for this meeting.

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).**

Chair Faunce said the Public Hearing items listed on the meeting agenda would be discussed in the following order: Item 3C, Item 3E, Item 3B, Item 3D, and Item 3A.

3. PUBLIC HEARING ITEMS

C. Clayton Morlock & Sally Shoop, 30 Storrs Hill Road (Tax Map 136, Lot 22), Richard & Paula Tobin, 28 Storrs Hill Road (Tax Map 136, Lot 23) and 0 Storrs Hill Road (Tax Map 136, Lot 24), and David & Deborah Roberts, 14 Storrs Hill Road (Tax Map 136, Lot 25), zoned RL-2 & RL-3: Request for approval of a Boundary Line Adjustment between Lot 136-22, Lot 136-23, and Lot 136-24, and a Voluntary Lot Merger of Lot 136-24 and Lot 136-25. PB2025-08-BLAVLM

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 Clayton Morlock & Sally Shoop, 30 Storrs Hill Road (Tax Map 136, Lot 22), Richard & Paula Tobin, 28 Storrs Hill Road (Tax Map 136, Lot 23) and 0 Storrs Hill Road (Tax Map 136, Lot 24), and David & Deborah Roberts, 14 Storrs Hill Road (Tax Map 136, Lot 25), zoned RL-2 & RL-3 is complete enough for the Planning Board to accept jurisdiction and commence review. 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. 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~~–~~ observed that 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 whether the regulation for EV readiness ~~was~~ had been 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

Chair Faunce said that Item 3B would be discussed later in the meeting, and that Item 3D would be discussed next.

D. Tycoga NH West, LLC (applicant), Ledyard National Bank (property owner), 42 Old Etna Road (Tax Map 50, Lot 30, Plot 100), zoned GC: Request for Site Plan Review to construct a +/-880 sq. ft. drive-through refreshment stand/coffee shop within the existing parking lot, together with associated site improvements. PB2025-09-SPR

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 Tycoga NH West, LLC (applicant), Ledyard National Bank (property owner), 42 Old Etna Road (Tax Map 50, Lot 30, Plot 100), zoned GC PB2025-09-SPR is complete enough for the Planning Board to accept jurisdiction and commence review. 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. Michael Malynowski (Allen & Major Associates), Mr. Glenn Amnot (Tycoga NH West) and Ms. Becky Tibbets (Ledyard Bank) were present on behalf of the applicant.

Mr. Corwin said the project involves adding an Aroma Joe's coffee shop with a drive-up window to the property which is already improved with an existing building.

Mr. Malynowski gave an overview of the project. He said the original site plan included the Ledyard Bank building, which was approved in 1998, and a small retail space that was never constructed. He discussed the parking needs for the drive-up customers and explained the adjustments that would be made to the parking lot. He said the project would result in a net decrease in the amount of impervious cover by 1,500 square feet. He said there would be no expansion of the existing pavement.

The group discussed stormwater management and drainage on the site. Mr. Malynowski said there is no potential for excess channelization of water flow as it comes off the site with this new design. Mr. Vincent said the channelization of flow for the new design is very similar to the current plan and is not a concern, and the open drainage concept will be maintained.

Mr. Malynowski said they changed the design of the curbing around a landscaping island from vertical granite to a sloped design, per a request from the Fire Department, to ease navigation if the fire trucks' rear tires come into contact with the island's curbing.

The group discussed at length whether the addition of sidewalks along the public frontage area would be a condition of approval. Mr. Malynowski said the applicant is requesting a waiver of this requirement because sidewalks were not a requirement when the site plan was initially approved. He said the applicant does not agree that he should be required to add sidewalks or to

include an easement on private property to allow the City to add sidewalks at a later time. After much discussion, the Board agreed to strike Condition of Approval #24B (from the draft motion) related to the requirement of an easement because they concluded that there is plenty of right-of-way space to add sidewalks and an easement would not be needed.

The group discussed whether customers will try to bike to the coffee shop and if bicycle parking should be added. The applicant agreed to add some bicycle parking spaces in the lot. The group also discussed lighting and Mr. Corwin confirmed the plan includes downlit lighting at the building entrances and said any additional future lighting might require review under the Site Plan Review Regulations.

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.

A MOTION was made by Richard Ford Burley that for the application of Tycoga NH West, LLC and Ledyard National Bank, PB2025-09-SPR, the Lebanon Planning Board approves partial waivers from the following sections of the Site Plan Review Regulations:

1. Section 5.1.E(13) of the Site Plan Review Regulations. A Waiver of this Section meets Criteria A because, ~~To not provide a photometric plan for the existing wall wall-mounted fixtures and parking lot lighting to remain.~~ As no new lighting is proposed as part of this application, strict conformity would pose an unnecessary hardship to the Applicant and the waiver would not be contrary to the spirit and intent of the regulations. Any new building-mounted lights or site lighting shall be full cut-off and in compliance with Section 5.1.

2. Section 6.6.C.1(1) of the Site Plan Review Regulations. A Waiver of this Section meets Criteria A because ~~To not show soils information as delineated by a Licensed Soil Scientist as the existing parcel is completely developed.~~ The proposed development has no impacts that extend beyond the limits of the existing paved parking area. Strict conformity would pose an unnecessary hardship to the Applicant and the waiver would not be contrary to the spirit and intent of the regulations as this information was previously approved as part of the original site plan approvals.

3. Section 6.6.C.2 of the Site Plan Review Regulations. A Waiver of this Section meets Criteria A because ~~To not provide a comprehensive drainage analysis that includes calculations comparing pre- and post-development stormwater runoff rates.~~ The Stormwater associated with the development area was previously approved and currently constructed stormwater infrastructure was previously designed to accommodate and treat stormwater flows. The proposed development will also provide a net decrease in the impervious cover previously envisioned. Strict conformity would pose an unnecessary hardship to the Applicant and the waiver would not be contrary to the spirit and intent of the regulations.

4. Section 6.2.D.1 of the Site Plan Review Regulations. A Waiver of this Section meets Criteria B because Due to the nature of the coffee shop building have drive-up windows on two sides of the building, the required 10 feet of landscape area around the building cannot be met without eliminating access to the drive-up windows.

5. Section 6.5.C.2 of the Site Plan Review Regulations. A Waiver of this Section meets Criteria B because, ~~Due due~~ to the nature of the coffee shop business, there is no public entrance into the building as the primary function of the restaurant is to service vehicular traffic. The

waiver is to not have at least one primary entrance to the building face the public way on which the lot has frontage.

6. Section 5.1.E.17 & 18 of the Site Plan Review Regulations. A Waiver of this Section meets Criteria A because the current site was designed with "country"-style, ~~above-ground~~ drainage ~~& and~~ conveyance measures. ~~As~~ The existing site is fully developed and graded such that any stormwater which falls on the parcel is directed to the north to an existing bio-retention system. As no stormwater leaves the parcel to the south and west, locating ~~any~~ drainage measures 200 feet off the property ~~are is~~ not warranted and would cause an additional financial burden to the developer

7. Section 5.0 & 6.0 of the Site Plan Review Regulations. A Waiver of this Section meets Criteria B because the area outside of the proposed development area was previously approved and constructed in accordance with City planning ~~approvals~~ regulations. The waiver would be to not satisfy the Site Plan Review Regulations for the area outside of the development area as previously approved. The proposed development area directly adjacent to the new coffee shop will be constructed in accordance with the current regulations.

8. Section 6.6.G of the Site Plan Review Regulations. A Waiver of this Section meets Criteria B because the re-development area consisted of a previously approved parking lot, and stormwater associated with the re-development area was previously approved and currently constructed stormwater infrastructure was previously designed to accommodate and treat stormwater flows. The proposed re-development area will also provide a net decrease in the impervious cover previously envisioned. Strict conformity would pose an unnecessary hardship to the Applicant and ~~the~~ waiver would not be contrary to the spirit and intent of the regulations.

9. Section 6.5.D.5 of the Site Plan Review Regulations. A Waiver of this Section meets Criteria B because the proposed plan is a modification to an existing approved plan which did not require the installation nor contribution of an amount equal to the cost of sidewalk construction in lieu of actual construction. Due to the nature of the ~~drive-through~~ coffee shop business and the existing bank use on the property, both of these uses are highly ~~vehiele~~ vehicle-dependent and not suited for pedestrian walk-up services. Additionally, there are currently no sidewalks within the vicinity of the project, either along Old Etna Rd. nor Route 120.

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 Lebanon Planning Board moved that the Lebanon Planning Board approves the application of Tycoga NH West, LLC (applicant) and Ledyard National Bank (property owner), regarding 42 Old Etna Road (Tax Map 50, Lot 30, Plot 100), zoned GC, PB2025-09-SPR, for Site Plan approval to construct a +/-880 sq. ft. drive-through refreshment stand/coffee shop within the existing parking lot, together with associated site improvements as shown on a plan set titled "Site Plans ~~or for~~ 42 Old Etna Road," prepared by Allen & Major Associates, Inc., dated January 28, 2025, last revised

March 10, 2025, Project No. 3472-01, including any and all submissions and testimony provided for and 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 of 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*

1 *improvements, and (b) all off-site work within the City's right-of-way (including but*
2 *not limited to water, sewer, driveways, drainage), in accordance with Section 8.2 of the*
3 *Site Plan Review Regulations. The applicant shall provide funding for inspection*
4 *services in a form and amount acceptable to the City and shall sign an Infrastructure*
5 *Inspection Agreement.*

6 *22. All water and sewer fees shall be paid as set forth in City Code Chapter 68.*

7 *23. The applicant shall obtain from the Department of Public Works an Excavation*
8 *Permit, Driveway Permit, and Stormwater Permit, if required by the Department of*
9 *Public Works.*

10 *24. Prior to the start of any construction activities on the property, the applicant shall*
11 *obtain or update (if appropriate) any required Federal or State approvals.*
12

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

14 *25. In lieu of installing sidewalks along the property's frontages as required by Section*
15 *6.5.D.5 of the Site Plan Review Regulations, the applicant shall:*

16 *a) Contribute funds to an amount to be determined by the City to be equal to the*
17 *construction cost of the sidewalk no longer than the frontage of the applicant's*
18 *property along Old Etna Road. Said monies shall be pooled with other available*
19 *funds to pay for the Route 120–Etna–Old Etna Road Pedestrian Improvements*
20 *project, included in the 2025-2030 Capital Improvement Plan*

21 *26. The applicant shall verify that the property is in compliance with the Planning Board's*
22 *Notice of Action for C.D. Cairns Trust dated May 18, 1998 (signed May 29, 1998) and*
23 *the site plan set referenced therein, except as may be modified pursuant to this*
24 *approval.*

25 *27. The applicant shall grant an easement or other authorization to the City in a form*
26 *acceptable to the Department of Public Works to access the on-site water shut-off*
27 *valves.*

28 *28. The impact fee calculated pursuant to Condition of Approval #12 shall be paid.*

29 *29. Third-party engineer or design engineer inspection reports and contractor as-built*
30 *drawings provided by the applicants (PDF format and CAD .dwg format, using the NH*
31 *State Plane Coordinate System), including tie sheets, shall be reviewed and approved*
32 *by the City Engineer.*

33 *30. All improvements depicted on the plan shall be completed and shall be constructed as*
34 *depicted on the approved plan, including any modifications to the plan as may be*
35 *approved by the Planning Board in accordance with the Site Plan Review Regulations.*
36

37 *The MOTION was seconded by Kellen Appleton.*
38

39 *Roll Call Vote:*

40 *Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly,*
41 *Dr. Rutter, and Ms. Appleton*

42 *Voting Against – None*
43

44 **The MOTION was approved (8-0).*
45

46
47 *At 8:22pm, Chair Faunce called for a recess.*

48 *At 8:30pm, the meeting resumed.*
49

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 what 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 **at length** 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 **study**, 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 both live~~ and work in the City. She said ~~these people-non-residents~~ 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 concerning 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 counsel 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 their reasonable discretion in coordinating the activity of the 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 (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~~ 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, III(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:
- 20 or more new dwelling units;
 - Ten (10) or more detached one- and/or two-family dwellings;
 - Any non-residential or mixed-use building or buildings of a total size of 10,000 sq. ft. or more;
 - 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 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:
- Conservation Commission
 - Pedestrian & Bicyclist Advisory Committee
 - Tree Advisory Board
 - 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~~ will be given information about them that includes what ~~is~~ will be the projected ongoing operational expense of those improvements and how and whether that expense ~~is~~ will be covered by fees or by taxation.
- What ~~are~~ the current commitments to the CIP ~~are~~ that have already come before the Planning Board, and whether any of those have been scuttled, significantly postponed, or changed ~~in~~ terms of their projected dollar amount cost.

- Invite getting the proposals from the City as soon as they are turned in so that the Board has some study time to review and determine which, if any, principals 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 the 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 or training.

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

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

A MOTION was made by Richard Ford Burley to approve the February 10, 2025 Meeting Minutes as presented. The MOTION was seconded by Brian Ceglarski.

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).*

February 24, 2025 Meeting Minutes Amendment: Page 5, Line 39: Delete second “that has”

A MOTION was made by Andrew Faunce to approve the February 24, 2025 Meeting Minutes as presented with noted amendment. The MOTION was seconded by Kellen Appleton.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Dr. Rutter, Mr. Kennelly, Mr. Faunce, Ms. Appleton, and Mr. Ceglarski

Voting Against – None

**The MOTION was approved (7-0, with Dr. Ford Burley abstaining).*

7. ADJOURNMENT

A MOTION was made by Jeremy Rutter to adjourn the meeting at 8:44pm. The MOTION was seconded by Richard Ford Burley.

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 meeting was adjourned at 8:44pm.

Respectfully submitted,

Paula Roux

Recording Secretary

DRAFT

LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, APRIL 14, 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, Karen Zook (City Council Rep)

MEMBERS ABSENT: None

STAFF PRESENT: Tim Corwin (Deputy Planning Director), 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 April 14, 2025:

- Irving Oil Terminals, Inc/Rancho Lebanon, LLC, 200 South Main Street (Tax Map 114, Lot 5) & 206 South Main Street (Tax Map 115, Lot 1), zoned GC: Applicant requests an extension of time per Section 4.10.B of the Site Plan Review Regulations to obtain a building permit pursuant to construct a +/- 4,465 sq. ft. convenience store on the site of a closed laundromat at 200 South Main Street and six (6) fuel dispenser islands with an overhead canopy on the site of a closed convenience store at 206 South Main Street, together with shared access and associated site improvements. PB2025-20-EXT
- LRX 1 Martin Drive, LLC, 1 Martin Drive (Tax Map 129, Lot 19), zoned GC: Site plan review to demolish an existing +/- 3,393 sq ft building and construct a new +/- 3,683 sq ft building to be used as a car wash, together with associated site improvements including replacement of the existing vacuuming stations, a new dumpster pad, stormwater management, landscaping and lighting. PB2025-21-SPR
- Kimbell Properties, LLC, 77 Prospect Street (Tax Map 108, Lot 13), zoned R-3: Request for approval of a proposed three (3)-lot Minor Subdivision. PB2025-22-MIN

- Brady Sullivan Prospect Hills, LLC., 0 Prospect Street (Tax Map 108, Lot 2), zoned R-3: Site plan amendment to the phasing schedule and grading plan of a previously approved site plan (PB2021-37-FMAJA) and, extended on December 11, 2024 (PB2023-42-EXT), for Phase II of the Prospect Hills development. PB2025-23-SPA

Mr. Corwin confirmed that there would not be a change in the number of units for the Brady Sullivan Prospect Hills LLC application.

Mr. Corwin said Staff recommends the applications do not have the potential for regional impact.

A MOTION was made by Jeremy Rutter that the applications of Irving Oil Terminals, Inc/Rancho Lebanon, LLC, 200 South Main Street (Tax Map 114, Lot 5) & 206 South Main Street (Tax Map 115, Lot 1), zoned GC PB2025-20-EXT, LRX 1 Martin Drive, LLC, 1 Martin Drive (Tax Map 129, Lot 19), zoned GC PB2025-21-SPR, Kimbell Properties, LLC, 77 Prospect Street (Tax Map 108, Lot 13), zoned R-3 PB2025-22-MIN, and Brady Sullivan Prospect Hills, LLC, 0 Prospect Street (Tax Map 108, Lot 2), zoned R-3 PB2025-23-SPA do not have the potential for regional impact. The MOTION was seconded by Richard Ford Burley.

Roll Call Vote:

Voting For – Mr. Stacy, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce, Ms. Appleton, Dr. Rutter, and Mr. Ceglarski

Voting Against – None

**The MOTION was approved (7-0).*

Chair Faunce said Item 3F would be heard next, which is out of the order of the meeting agenda.

3. PUBLIC HEARING ITEMS

- F. Families Flourish North East (applicant), Mary Hitchcock Memorial Hospital (property owner), 424 Mount Support Road (Tax Map 24, Lot 6), zoned R-1: Applicant requests Site Plan Review for a proposed +/-19,661 sq. ft., 3-story treatment and recovery center/group residence with 12 residential rooms, together with associated site improvements including access, parking, utilities, landscaping, and lighting. PB2025-17-SPR

Chair Faunce said the Board would be deciding only on completeness for this application at this meeting. Mr. Corwin said Staff placed this application on Schedule B, which means the completeness hearing is held one month following submission of the application and the public hearing is held two months following receipt of the application. He said, because of the timing of the submission deadline for staff review for Schedule B, he said it is not uncommon that by the time Staff prepares the Staff memo for the completeness hearing, that all the information required by Section 5.1 of the Site Plan Review Regulations hasn't yet been provided. He said, For other Schedule B applications, he noted that the Board has postponed determination of completeness until the second month following the submission deadline, so that the completeness determination and the public hearing is were held on the same evening. He said in this case, however, he noted that the applicant had addressed the completeness items between the time that Staff prepared the Staff memo and tonight's meeting. He said he provided the applicant's new information to the Board members prior to the meeting.

He said Staff is comfortable that the missing required information has been provided, ~~and so~~
~~Staff makes the recommendations that~~ the application is complete enough for the Board to accept
~~jurisdiction as and commence~~ review.

A MOTION was made by Richard Ford Burley that the application of Families Flourish North East (Tax Map 24, Lot 6), zoned R-1, 424 Mount Support Road PB2025-17-SPR is complete enough for the Planning Board to accept jurisdiction and commence review. The MOTION was seconded by Jeremy Rutter.

Roll Call Vote:

Voting For – Mr. Stacy, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce, Ms. Appleton, Dr. Rutter, and Mr. Ceglarski

Voting Against – None

****The MOTION was approved (7-0).***

Mr. Corwin ~~said, that in the past, when~~ a Schedule B application is accepted as ~~completed~~ at the first meeting following the submission deadline, the Board has also opened the public hearing and then immediately continued ~~it to the to the~~ following meeting. He suggested this course of action for this application.

Chair Faunce opened the public hearing for Families Flourish North East (applicant), Mary Hitchcock Memorial Hospital (property owner) 424 Mount Support Road, Tax map 24, Lot 6, zoned R1, PB2025-17-SPR.

A MOTION was made by Richard Ford Burley to continue the public hearing of Families Flourish North East (Tax Map 24, Lot 6), zoned R-1, 424 Mount Support Road PB2025-17-SPR to the May 12, 2025 Planning Board Meeting at 6:30pm. The MOTION was seconded by Jeremy Rutter.

Chair Faunce appointed Ms. Romano as a voting member for this meeting.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce, Ms. Appleton, Dr. Rutter, and Mr. Ceglarski

Voting Against – None

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

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 March 10, 2025

Mr. Dan Nash (Advanced Geomatics) and Attorney Barry Schuster were present on behalf of the applicant. Mr. Nash said he submitted a revised site plan that delineates the parking spaces as requested by the Board at the previous meeting. (See Figure 1)



Figure 1 Revised Site Plan included in agenda materials

He said one proposed change, which was not depicted on the revised site plan, was to make the double row of parking spaces on the right side of the drawings into a single row and add the spaces to other areas of the lot. He noted the cover sheet indicates 16 spaces in the row on the right side, but the drawing shows 18 spaces, which he said was an error. He said the reconfiguration results in two double rows and one single row of parking. He said the number of spaces indicated on the cover page will be correctly depicted in the plans.

Mr. Nash confirmed that ample room has been designed for two-directional parking that is indicated in the new site plan. Mr. Nash said the applicant no longer needs to request waivers from Sections 6.2.E.3 and 6.2.E.2). He also confirmed that the applicant would install raised landscape islands (including shrubbery) with sloping granite curbs at the southern ends of the parking rows.

The group discussed the Board's request to add additional landscape islands in the existing (old) parking area at great length. Mr. Nash said the applicant has only agreed to add two landscape islands in the new parking area and cannot afford to add any more.

[At 6:50pm, Ms. Zook joined the meeting.]

The group discussed other similar parking lot configurations in the City and whether the requirement to have islands with trees, which was put into place after the other lots were had been approved, should be enforced in this case for the existing parking area, much of which was approved previously as it is in its present form. Similarly, the group discussed whether the requirement that parking areas spaces be outlined (using paint) with painted striping should be enforced for the entire lot, given that the existing (old) portion was approved in its present form as is prior to the establishment of this requirement.

Chair Faunce opened the public comment portion of the hearing. No one from the public spoke. Chair Faunce closed the public comment portion of the hearing.

Mr. Nash noted that the applicant is trying to expand an existing lot, rather than to build a new one, a change which he said is encouraged by the City's Master Plan. He said forcing the applicant to add islands and painted outlines is discouraging to the idea of infill (using existing property) as opposed to disturbing new land to create a new parking lot. Attorney Barry Schuster noted that the entire site was approved by the Board 25 years ago. He said the applicant does not want to spend a lot of money on this project and, if these requirements are to be enforced, he may be inclined to dig all the pavement up and park the cars on dirt instead. He said the applicant would like to find a middle ground. Ms. Romano said the two landscape islands that are planned for the ends of the parking rows are not providing much shade and suggested those two islands

Commented [JR1]: This description of the "changes" does not seem to correspond to the illustration of the parking spaces in the version of Figure 1 provided with these minutes. That is, the "double row of parking spaces on the right side of the drawings" has not been changed in Figure 1, although the double row in question does show 18 spaces, described in the text as "an error".

Commented [TC2R1]: Proposed edits by staff highlighted in blue

be moved to the centers of the lots rows. Attorney Schuster said moving the two islands from the South-south ends to the centers would be acceptable to the applicant.

The group discussed whether the applicant should be required to install sidewalks around the property. They discussed the condition of the sidewalks on Evans Drive, and whether the applicant should allocate funds to rebuild/construct the sidewalk in this area. Attorney Schuster suggested, since the exact amount to repair the sidewalk is unknown at this time, that the approval be granted with an undefined cost amount to be addressed once the cost is known.

Attorney Schuster brought up the concept of Rational Nexus, which the group discussed in relation to the application at length. Mr. Corwin said there is no real Rational Nexus for this application, and it is not applicable to this application. He said this discussion was just about whether to waive the requirement for sidewalks. Mr. Nash said he would provide a cost figure for sidewalks using the NHDOT average unit prices and the City Engineer could review that judgment for reasonableness.

Mr. Nash agreed to postpone determination for this application to the April 28, 2025 Planning Board meeting. Chair Faunce asked him to submit that in writing to the Planning Department.

A MOTION was made by Richard Ford Burley to continue the public hearing of Cicotte Holdings, LLC, 51 Evans Drive (Tax Map 78, Lot 40, Plot 200), zoned R-O-1 PB2024-48-SPRCUP to the April 28, 2025 Planning Board Meeting at 6:30pm. The MOTION was seconded by Eric Stacy.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce, Ms. Appleton, Dr. Rutter, and Mr. Ceglarski

Voting Against – None

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

B. Ocom Path, Inc., 5 & 11 Oak Ridge Road (Tax Map 4, Lot 5 & 6), zoned R-3: The 21-dwelling unit Ocom Path Planned Unit Residential Development (PURD) was approved on May 17, 2021 (PB2020-31-FMAJ) and was extended on March 20, 2023 (PB2023-10-EXT). The applicant now requests a waiver from Section 14.4.C of the Subdivision Regulations which provides that no building permits shall be issued for the final fifty percent (50%) of dwelling units until all required site improvements have been constructed. PB2025-14-SUBA

Chair Faunce recused himself from the discussion because he said he is a neighbor of the project. He said Vice Chair Ford Burley would preside over the discussion.

Mr. Corwin said the application is complete enough for the Board to accept jurisdiction as and commence review.

A MOTION was made by Kellen Appleton that the application of Ocom Path, Inc., PB2025-14-SUBA is complete enough for the Planning Board to accept jurisdiction and commence review. The MOTION was seconded by Jeremy Rutter.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Mr. Kennelly, Dr. Ford Burley, Ms. Appleton, Dr. Rutter, and Mr. Ceglarski

Voting Against – None

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

Mr. Corwin said proposed development was approved in 2021 as a Planned Unit Residential Development. He said at that time, it was subject to the Planning Board's subdivision regulations under the state's broad definition of subdivision by conditional use permit. He said the project also obtained Site Plan Review. He said the project continues to be subject to the subdivision regulations **revised subsequent to following this project's approval** and **maybe that of one or two other applications**. He said the Planning Board at the time decided to exempt this type of project from having to obtain subdivision review **and in the case of this type of single-ownership type of property** (essentially a rental community). He said if this project were submitted today, it would not require subdivision review.

Mr. Corwin said the current request is to waive Section 14.4.C of the Subdivision Regulations, which limits the number of building permits that can be issued to a subdivision prior to completion of **all required** site improvements. He said the requirement was designed to prevent situations where **individual** lots have been sold **and none but not all** of the **project's site** improvements have been made, **and the potential thus leaving** purchasers **are left** without the promised improvements and the City **has to take** with the responsibility for **remedying the incompleteness**.

Mr. Tim Estes (Estes & Gallup, Construction Manager) was present on behalf of the applicant. He said the issue is **they that his crew** cannot complete site work without installing the foundations for **the all** 21 new units. He said 11 Building Permits will be submitted to the City by the end of the week. He said all water, sewer, and drainage infrastructure has been completed **in** **for** the entire site and is being tied into the street. He said they will reach a point where they can't move forward because the City requires that building permits be issued before he can build the foundations, and he can't move forward with the site work until the foundations are installed.

Ms. Romano asked if the applicant could not close **on the single lots being sold without completing the infrastructure work**, could they get an occupancy permit to rent before the infrastructure is completed. **Mr. Corwin said the lots can be sold once the plat is recorded, and that Section 14.4.A of the Subdivision Regulations says that no temporary or final Certificate of Occupancy can be issued until the required improvements, including all underground utilities, have been installed, inspected, and approved by the reviewing engineer or designated agent.** He said the units could be rented but not occupied until the improvements are completed. Mr. Stacy asked, if they had the building permits, how long it would be before the other foundations were poured. Mr. Estes said they would be poured by the end of the following week.

Dr. Ford Burley opened the public comment portion of the hearing. No one from the public spoke. Dr. Ford Burley closed the public comment portion of the hearing.

A MOTION was made by Eric Stacy that the Lebanon Planning Board approves the application of Ocom Path, Inc., regarding the 21-dwelling unit Ocom Path Planned Unit Residential Development (PURD) at 5 & 11 Oak Ridge Road (Tax Map 4, Lots 5 & 6), zoned

Commented [JR3]: The references here to the SALE of individual lots seem inappropriate since all of the lots in question are being RENTED rather than sold . . . isn't that the case?

Commented [TC4R3]: This can come out as it was general information that does not specifically apply to the project.

R-3, originally approved on May 17, 2021 (PB2020-31-FMAJ) and extended on March 20, 2023 (PB2023-10-EXT), for a waiver from Section 14.4.C of the Subdivision Regulations which provides that no building permits shall be issued for the final fifty percent (50%) of dwelling units until all required site improvements have been constructed, PB2025-14-SUBA, including any and all submissions and testimony provided for and during the public hearing, subject to the following condition:

1. Except as modified by this approval, the applicant shall comply with (a) the Planning Board Notice of Action for PB2020-31-FMAJ, dated May 17, 2021, and all conditions of approval thereof; and (b) the Planning Board Notice of Action for PB2023-10-EXT, dated March 20, 2023, and all conditions of approval thereof.

The MOTION was seconded by Jeremy Rutter.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Mr. Kennelly, Dr. Ford Burley, Ms.

Appleton, Dr. Rutter, and Mr. Ceglarski

Voting Against – None

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

Chair Faunce rejoined the meeting.

C. Walker Family Trust, 169 Slayton Hill Road (Tax Map 163, Lot 9), zoned RL-2:

Applicant requests approval of a proposed two (2)-lot Minor Subdivision. PB2025-15-MIN

Mr. Corwin said the application is complete enough for the Board to accept jurisdiction **as-and** commence review.

A MOTION was made by Richard Ford Burley that the application of Walker Family Trust, for a proposed two (2)-lot Minor Subdivision of 169 Slayton Hill Road (Tax Map 163, Lot 9), PB2025-15-MIN is complete enough for the Planning Board to accept jurisdiction and commence review. The MOTION was seconded by Jeremy Rutter.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce

Ms. Appleton, Dr. Rutter, and Mr. Ceglarski

Voting Against – None

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

Mr. Corwin said the applicant is requesting three waivers:

- Section 9.5.C.1 of the Subdivision Regulations – requires **that, with** respect to any proposed covenants or deed restrictions associated with the proposed subdivision, **that that** a copy of the easement agreement or deed restriction be provided to the Planning Board in connection with the subdivision review. Mr. Corwin said Staff has no objection to waiving this requirement, provided that a note is added to the plan that provides that the driveway access easement shall be recorded at the time of transfer of ownership of either parcel.

- 1 • Section 13.8.A.1 of the Subdivision Regulations – requires that, where a water source is
2 present on the lot, the subdivider shall demonstrate to the satisfaction of the Board that each
3 lot can be served by the water source with sufficient quality and quantity. Mr. Corwin said
4 Staff does not have an issue waiving this requirement. Mr. Vincent said any lot ~~greater~~-larger
5 than five acres, which this lot is, would not have difficulty providing a water source. He said
6 as long as the well is deep enough, ~~they~~-an owner should find water on this lot.
- 7 • Sections 9.5.C.2 and 13.4.A – requires that the site plan shows sufficient area within which to
8 provide a septic system and soil testing. Mr. Corwin said the City is not concerned about
9 waiving this requirement, given the size of the lots, and sufficient room should be available.

10 Mr. Greg Walker was present on behalf of the applicant.

11 Chair Faunce opened the public comment portion of the hearing. No one from the public spoke.
12 Chair Faunce closed the public comment portion of the hearing.

13 *A MOTION was made by Richard Ford Burley that, in consideration of the application of the*
14 *Walker Family Trust, for a proposed two (2)-lot Minor Subdivision of 169 Slayton Hill Road*
15 *(Tax Map 163, Lot 9), PB2025-15-MIN, the Lebanon Planning Board approve the waiver*
16 *requests for Section 9.5.C.1, Section 13.8.A.1, and Sections 9.5.C.2 and 13.4.A of the*
17 *Subdivision Review Regulations. The MOTION was seconded by Jeremy Rutter.*

18 *Roll Call Vote:*

19 *Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce,*
20 *Ms. Appleton, Dr. Rutter, and Mr. Ceglarski*

21 *Voting Against – None*

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

23 *A MOTION was made by Richard Ford Burley that the Lebanon Planning Board approves*
24 *the application of the Walker Family Trust for a proposed two (2)-lot Minor Subdivision of*
25 *169 Slayton Hill Road (Tax Map 163, Lot 9), PB2025-15-MIN, as shown on a plat titled*
26 *“Subdivision Plan – Walker Family Trust,” prepared by Paton Land Surveying, dated March*
27 *6, 2025, last revised March 21, 2025, including any and all supplemental submissions and*
28 *testimony provided during the public hearing.*

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

34 *This approval is subject to the following conditions:*

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

36 *1. The applicant shall provide a revised plat depicting the following changes to the*
37 *satisfaction of the Planning and Development Department:*

- a. *Add a note to indicate that the driveway access easement shall be recorded at the time*
38 *of transfer of ownership of either parcel.*

b. Provide the date and description of the plat revisions. (9.5.A.1)

2. The applicant shall provide a digital record drawing of the revised plat (Cad .dwg format using NH State Plane Coordinate system or an alternative approved by the City's GIS Coordinator).

General Conditions

3. This approval shall be considered void unless all conditions precedent have been met, and the plat has been recorded in the Registry of Deeds, within two (2) years from the date of the Notice of Action (Section 7.12.B). The plat shall be recorded in accordance with Planning & Development Department procedures.
4. Future development on the new lots shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on May 20, 2024, and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy. In accordance with RSA 674:39, development shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.
5. All future construction shall substantially conform with and shall be subject to the requirements and specifications of the recorded plat (Section 7.9.A.2).

The MOTION was seconded by Kellen Appleton.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce, Ms. Appleton, Dr. Rutter, and Mr. Ceglarski

Voting Against – None

*The MOTION was approved (§9-0).

A MOTION was made by Kellen Appleton that the Lebanon Planning Board authorizes the Chair to sign the Minor Subdivision plat of the Walker Family Trust, PB2025-15-MIN, titled "Subdivision Plan – Walker Family Trust," prepared by Paton Land Surveying, dated March 6, 2025, last revised March 21, 2025, and as further revised per the Planning Board's conditions of approval.

The MOTION was seconded by Jeremy Rutter.

Ms. Romano suggested the typed name of the signer of the plat be added below the signature on the Plat Authorization document because it is sometimes difficult to read the signer's penmanship.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce, Ms. Appleton, Dr. Rutter, and Mr. Ceglarski

Voting Against – None

1 ***The MOTION was approved (§9-0).**

2
3
4 **D. Upper Valley Music Center, Inc., 8 South Park Street (Tax Map 92, Lot 10), zoned PB:**
5 **Applicant requests Site Plan Review for a proposed +/- 920 sq. ft., 2-story addition to**
6 **the existing building, together with associated site improvements. PB2025-16-SPR**

7
8 Mr. Corwin said this application will be postponed to the April 28, 2025 Planning Board Work
9 Session meeting. He said he asked the applicant to provide updated application materials by the
10 end of the day next Wednesday.

11
12 **A MOTION was made by Richard Ford Burley to continue the public hearing of Upper Valley**
13 **Music Center, Inc., 8 South Park Street (Tax Map 92, Lot 10), PB2025-16-SPR to the April**
14 **28, 2025 Planning Board Work Session at 6:30pm.**

15
16 **The MOTION was seconded by Jeremy Rutter.**

17
18 **Roll Call Vote:**

19 **Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce,**
20 **Ms. Appleton, Dr. Rutter, and Mr. Ceglarski**

21 **Voting Against – None**

22
23 ***The MOTION was approved (§9-0).**

24
25 At 8:05pm, Chair Faunce called for a recess.

26 At 8:14pm, the meeting resumed.

27
28 **E. Recreo, LLC, 2 Mascoma Street (Tax Map 91, Lot 254), zoned LD: Applicant received**
29 **Site Plan approval on July 11, 2022 (PB2022-17-SPR) for a phased redevelopment of**
30 **the property including construction of two (2) multi-family dwellings containing a total**
31 **of 152 units together with associated site improvements, which was extended on July 8,**
32 **2024 (PB2024-25-EXT). Applicant now requests (1) a waiver from Section 4.10.C of the**
33 **Site Plan Review Regulations providing that the Planning Board shall grant no more**
34 **than one extension for any site plan, and (2) an additional extension of the timelines**
35 **associated with obtaining a building permit and for constructing required site**
36 **improvements. PB2025-13-EXT**

37
38 Mr. Corwin said, in addition to the waiver of extension request and request for extension of
39 timelines, there is one issue with completeness for the new phase one of the project, which is
40 based on plans that the applicant has to convert the former village market space into a new use.
41 He said no site plan associated with the new phase one has been submitted yet. He said the Board
42 could accept the application as complete and then request more information regarding the new
43 phase one plans.

44
45 Mr. Corwin said the application is complete enough for the Board to accept jurisdiction **as-and**
46 **commence review.**

47
48 **A MOTION was made by Richard Ford Burley that the application of Recreo, LLC, for 2**
49 **Mascoma Street (Tax Map 91, Lot 254) PB2025-13-EXT is complete enough for the Planning**

1 **Board to accept jurisdiction and commence review. The MOTION was seconded by Jeremy**
 2 **Rutter.**

3
 4 **Roll Call Vote:**

5 **Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce,**
 6 **Ms. Appleton, Dr. Rutter, and Mr. Ceglarski**

7 **Voting Against – None**

8
 9 ***The MOTION was approved (9-0).**

10
 11 Mr. Tim Sidore and Mr. James Wasser (Studio Nexus Architects) were present on behalf of the
 12 client. Mr. Sidore said the applicant has signed a lease with **Pelligrino's-Pellegrino's** Italian
 13 Market (formerly of Enfield, NH) for the space previously occupied by the Lebanon Village
 14 Market in downtown Lebanon.

15
 16 He said they are on a very tight deadline to
 17 move the tenants into the space. He said
 18 **Pelligrino's-Pellegrino's** market will occupy
 19 a portion of the space and the remaining
 20 10,000 square feet will be occupied by other
 21 tenants as a food court and adjoining
 22 **restaurant area.** (See Figure 2)



Figure 2: Proposed design of market and food court

23
 24 Mr. Sidore gave an overview of the history
 25 of the project, which involves
 26 residential/housing units, in addition to the
 27 **new market plus food court** concept. Mr. Wasser said the **side site** is difficult to work with for
 28 retail tenants. He said the fact that customers cannot make a left turn into the site, as well as the
 29 change to one-way traffic for the road behind the site, are significant challenges. He said the
 30 Italian market tenant, who is willing to move **in-to** this site, should be encouraged.

31
 32 Mr. Wasser explained the food court design and discussed entrances and exits to the parking lot.
 33 He said there is no opportunity to enter or exit from behind the fire station. He said two curb cuts
 34 on Hanover Street will allow access. He said one curb cut on that side is more dedicated to the
 35 two proposed apartment buildings. He said underground parking and shared parking space for
 36 the residential and commercial tenants are planned. Dr. Ford Burley **said, noted that according to**
 37 **the submitted plans, the** Sunrise Buffet building will be torn down by late 2028. Mr. Wasser said
 38 parking is on one level and has ADA accessibility. Mr. Wasser discussed how food and supplies
 39 would be brought **in-to** the proposed market and food court. He said they do not plan to disturb
 40 the **existing lower level tenants on the lower level by bringing** supplies through their spaces.

41
 42 Dr. Ford Burley discussed the phasing of the project. He **noted that Building Two** site work is
 43 planned for Phase III (October 2027). He said the Sunrise Buffet Building will be taken down
 44 and parking changes will be made in 2028, which leaves a year where there will only be 26
 45 parking spaces to service the existing building. Ms. Appleton noted there are parking spaces
 46 around **nearby** Colburn Park.

47
 48 Mr. Corwin **said, noted that,** per the zoning ordinance, there are no minimum parking
 49 requirements applicable in the Lebanon Downtown District. He said the minimum parking

1 requirement is determined by the Planning Board. He said there is a maximum parking
 2 requirement per the zoning ordinance. The group discussed how to determine an appropriate
 3 minimum parking space requirement.

4
 5 Dr. Ford Burley said it seems the parking improvements will not get done until the residential
 6 towers are built. He questioned whether the parking improvements still be made for the existing
 7 building (which will house the market, food court, and restaurant) will be completed if the
 8 towers do not get built for some reason.

9 Ms. Romano noted that there has been no mention of the construction of the fire station, which
 10 directly affects the construction of this project.

11
 12 Ms. Zook said she has been running a business downtown for almost 10 years without dedicated
 13 parking, and she said parking has never been a problem. She said there is a lot of parking,
 14 although signage to help people find the parking could be improved.

15
 16 The group discussed how the new phasing of the project may affect the Board's decision on
 17 these extension and waiver requests at great length.

18
 19
 20 ***A MOTION was made by Andrew Faunce to extend the meeting to 9:45pm. The MOTION***
 21 ***was seconded by Eric Stacy.***

22
 23 ***Roll Call Vote:***

24 ***Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce,***
 25 ***Ms. Appleton, Dr. Rutter, and Mr. Ceglarski***

26 ***Voting Against – None***

27
 28 ****The MOTION was approved (9-0).***

29
 30
 31 ***The Board*** decided to make a motion that the Italian market portion requires site planning. They
 32 agreed to then decide on the waiver request and extension request with additional information
 33 (including a phase one site plan, a phase two site plan, and a phase three site plan) to be provided
 34 by the applicant. The group further decided to continue the application until the next meeting and
 35 ask the applicant to provide prior to that meeting the suggested phase site plans by phase prior to
 36 the meeting.

37
 38 At 9:32pm, Chair Faunce called for a recess so the Board could compose the proposed motions.

39 At 9:42pm, the meeting resumed.

40
 41 ***A MOTION was made by Richard Ford Burley to extend the meeting to 10:00pm. The***
 42 ***MOTION was seconded by Kellen Appleton.***

43
 44 ***Roll Call Vote:***

45 ***Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce,***
 46 ***Ms. Appleton, Dr. Rutter, and Mr. Ceglarski***

47 ***Voting Against – None***

48
 49 ****The MOTION was approved (9-0).***

Mr. Corwin confirmed that, since the Italian Market will use the proposed space in a similar way similar ~~that to how~~ the Village Market did previously, no site plan approval ~~is would be required~~ and, ~~therefore~~, the extension request could be granted because the ~~usage~~ will be continuous. He confirmed ~~that~~ the rest of the space (for the proposed food court and restaurant) will require site plan approval.

A MOTION was made by Richard Ford Burley that the Lebanon Planning Board finds the proposed Italian Market use as depicted on the floor plan sheet identified ~~at as~~ SB-1 included in the agenda packet to be the same use as the prior occupant, and that the use therefore does not require Planning Board site plan approval. The Lebanon Planning Board finds that rest of the proposed uses, including the food stalls, still require the approval of a site plan. The MOTION was seconded by Jeremy Rutter.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce, Ms. Appleton, Dr. Rutter, and Mr. Ceglarski
Voting Against – None

*The MOTION was approved (9-0).

A MOTION was made by Richard Ford Burley that, for the application of Recreo, LLC PB2025-13-EXT, the Lebanon Planning Board approves a waiver from Section 4.10.C of the Site Plan Review Regulations providing that the Planning Board shall grant no more than one extension for any site plan. In support of its decision the Board finds that the applicant has demonstrated the requested waiver satisfies ~~Criteria~~ Criterion A set forth in Section 7.1. The MOTION was seconded by Jeremy Rutter.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce, Ms. Appleton, Dr. Rutter, and Mr. Ceglarski
Voting Against – None

*The MOTION was approved (9-0).

A MOTION was made by Richard Ford Burley that the application of Recreo, LLC, for 2 Mascoma Street (Tax Map 91, Lot 254), PN2025-13-EXT, be continued to the May 12, 2025 meeting of the Planning Board, at which time the Planning Board will consider the proposed site plan and phasing changes. The MOTION was seconded by Kellen Appleton.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce, Ms. Appleton, Dr. Rutter, and Mr. Ceglarski
Voting Against – None

*The MOTION was approved (9-0).

G. Michael Davidson, 3 Campbell Street (Tax Map 92, Lot 65), zoned LD: The property is improved with a main building utilized as a mixed use office and multi-family dwelling, and a carriage house utilized as a multi-family dwelling. The Applicant requests Site Plan Review to add additional dwelling units to the property for a total of twelve (12) dwelling units, and to convert the use of the main house to a multi-family dwelling only. PB2025-18-SPR

Mr. Corwin He gave a brief history of the project. He Mr. Corwin said the recommendation from Staff is that the application is incomplete because some materials have not yet been submitted.

A MOTION was made by Richard Ford Burley that the application of Michael Davidson regarding 3 Campbell Street (Tax Map 92, Lot 65), PB2025-18-SPR, is not complete enough for the Planning Board to accept jurisdiction and commence review for the following reasons:

1. *The information required by Section 5.1 of the Site Plan Review Regulations was not provided as is required by Section 4.7.A.2;*
2. *No waiver requests were otherwise submitted as is required by Section 4.7.A.3; and*
3. *A completed technical checklist wasn't provided as is required by Section 4.7.A.3.*

Submission of a new application addressing the requirements listed above shall be processed in accordance with Article IV (Procedures), Section 4.7 (Review for Complete Application) of the Site Plan Review Regulations. The MOTION was seconded by Jeremy Rutter.

Mr. Sidore was present on behalf of the applicant. He said the proposal is to revert-restore the use of the property to as a multi-family dwelling, as it had been years ago. He said that the applicant, therefore, does not feel site plan approval is required. He noted the applicant has an appeal pending to with the Zoning Board.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce, Ms. Appleton, Dr. Rutter, and Mr. Ceglarski
Voting Against – None

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

4. OTHER BUSINESS

5. APPROVAL OF MINUTES – March 17, 2025

Chair Faunce said this item will be postponed to the next meeting.

6. ADJOURNMENT

A MOTION was made by Richard Ford Burley to adjourn the meeting at 9:54pm. The MOTION was seconded by Jeremy Rutter.

Roll Call Vote:

Voting For – Ms. Romano, Mr. Stacy, Ms. Zook, Mr. Kennelly, Dr. Ford Burley, Mr. Faunce, Ms. Appleton, Dr. Rutter, and Mr. Ceglarski
Voting Against – None

1
2 ****The MOTION was approved (9-0).***
3
4 The meeting was adjourned at 9:54pm.
5
6 Respectfully submitted,
7 Paula Roux
8 Recording Secretary