



**LEBANON MINOR SITE PLAN REVIEW  
COMMITTEE  
THURSDAY, NOVEMBER 13, 2025 - 1:00 PM  
COUNCIL CHAMBERS, CITY HALL OR  
REMOTE VIA VIRTUAL PLATFORM  
LEBANONNH.GOV/LIVE**

To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-9356 (Access Code: 406 584 609#). If you have trouble accessing this meeting, please [email Catheryn Hembree](#).

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**1. Call to Order**

- A. The November 13, 2025, Minor Site Plan Review Committee meeting is hereby called to order.

**2. Notice of Regional Impact**

**3. Public Hearing Items**

- A. **City of Lebanon (applicant), Dayspring Pregnancy Care Center, Inc. (property owner), 1 Main Street (Tax Map 86, Lot 21), zoned CBD:** Applicant requests Minor Site Plan review of a minor parking lot and driveway reconstruction for the purpose of matching the driveway to NH Rte 12A (S. Main St.). **PB2025-49-MSP**
- B. **Alice Peck Day Memorial Hospital, 10 Alice Peck Day Drive (Tax Map 90, Lot 59), zoned MC-2:** Applicant requests Minor Site Plan review of a proposed expansion of the existing maintenance yard consisting of new material storage bins and a +/- 1,800 Sq ft storage shed. **PB2025-50-MSP**

**4. Other Business**

- A. Review and Adoption of the 2026 Minor Site Plan Review Committee calendar.

**5. Approval of Minutes**

**6. Adjournment**

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

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

Any person with a disability who wishes to attend this public meeting and needs additional accommodation, please contact the ADA coordinator at City Hall by calling 603-448-4220 at least 72 hours in advance so that the City can make any necessary arrangements.



## CITY OF LEBANON ~ PLANNING & DEVELOPMENT

### MEMORANDUM

**TO:** Lebanon Minor Site Plan Review Committee  
**FROM:** Planning and Development Department Staff  
**RE:** 1 Main Street, Unit 2 Tax Map 86 Lot 21  
**DATE:** October 29, 2025  
**APPLICATION:** PB 2025-49-MSP

#### **History:**

1 Main Street is in West Lebanon on the corner of Main Street and Route 12A. As part of the Route 12A dry bridge replacement project, the bridge deck is required to be raised. The City of Lebanon Department of Public Works is working with the property owner of 1 Main Street, Unit 2 to regrade the property and refigure the parking lot and driveway. The proposed work presented in this application is required for the owner to continue to use the driveway and parking lot.

#### **Project**

The plans show the grading and reconstruction of the driveway, and reconfiguring of parking spaces to match the driveway up with Route 12A. There is no change in the number of parking spaces (7, including one accessible space). The existing ADA parking space will be brought into compliance as part of the project. The existing landscaping will remain on the frontage with Main Street.

Questions staff had when reviewing the application:

1. Freestanding signs on the property that will be add or moved?
2. Any existing lighting of the parking lot or will be added?

Staff notified the applicant of the questions above in preparation of the meeting.

#### **Recommendation**

Staff considers the application complete and recommends approval.

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

**PROPERTY OWNER (APPLICANT):**

E-MAIL ADDRESS:

## E-MAIL ADDRESS:

☐ YES    ☒ NO

## DATE:

PB2025-49-MSP



# City of Lebanon, New Hampshire

## APPLICATION FOR MINOR SITE PLAN REVIEW

### SUPPORT STATEMENT

Office Use Only      Date Received: \_\_\_\_\_      Application No.: \_\_\_\_\_

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

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

#### II. PROJECT DESCRIPTION

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

The proposed project is a small portion of the Route 12A/South Main Street Bridge Replacement Project sponsored by the City of Lebanon. The associated proposed work at the subject address is to slightly re-grade and re-stripe the existing parking lot. This is required given that there is a proposed raise in grade at the Dayspring southerly driveway due to a NECR requirement of raising the deck elevation of the proposed bridge. The work on the Dayspring property also corrects an ADA parking space slope issue.

#### III. SITE PLAN TECHNICAL CHECKLIST

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

**MINOR SITE PLAN REVIEW**

Support Statement

Page 2 of 2

| The site plan shall:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Info.<br>Provided                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Not<br>Applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>3.2.B.7.e.iii</b> - Show the size, dimensions, location, and height (as applicable) of: <ul style="list-style-type: none"> <li>existing structures</li> <li>proposed structures</li> <li>expansions to existing structures</li> <li>landscaping</li> <li>parking areas</li> <li>walkways / ramps</li> <li>driveways</li> <li>lighting fixtures</li> <li>stormwater control devices</li> <li>exterior waste receptacles</li> <li>exterior equipment</li> <li>utilities</li> <li>all other improvements</li> </ul>                                                                                                                                               | <input checked="" type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input checked="" type="checkbox"/> | <input type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/> |
| <b>3.2.B.7.e.iv</b> (Article VI design compliance) - Identify or show: <ul style="list-style-type: none"> <li>where/how stormwater will be discharged</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>3.2.B.7.e.v</b> (Zoning Ordinance compliance) - Identify or show: <ul style="list-style-type: none"> <li>setbacks (in ft.) of existing buildings and structures</li> <li>setbacks (in ft.) of proposed buildings and structures</li> <li>existing use(s) of property</li> <li>proposed use(s) of property</li> <li>size of each existing and proposed non-residential unit</li> <li>number of existing and proposed dwelling units</li> <li>number of existing on-site parking spaces</li> <li>for each use, the number of required parking spaces per Section 607 of the Zoning Ordinance</li> <li>total proposed number of on-site parking spaces</li> </ul> | <input type="checkbox"/><br><input type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/>                                                                                                                                                                              | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input checked="" type="checkbox"/>                                                                                                                                                                   |

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

*Anne Margaret Burge*

Anne Margaret Burge (Oct 27, 2025 12:27:27 EDT)

Signature of Applicant

10/27/2025

Date

## 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.

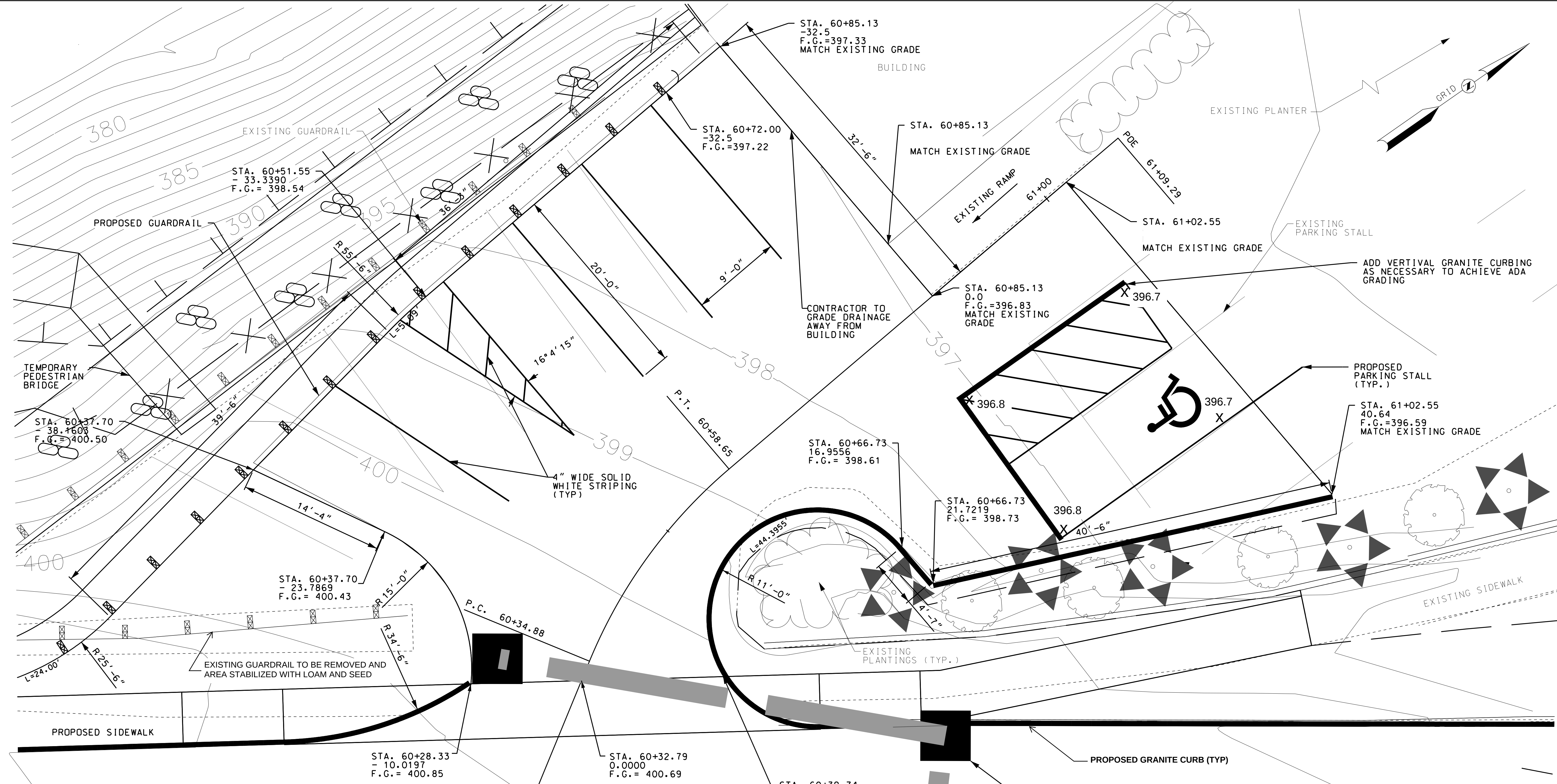
**PLEASE PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.**

|                              |                                            |
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| <b>Map &amp; Lot Number:</b> | <b>Map &amp; Lot Number:</b>               |
| Property Owner:              | Applicant, Co-Applicant, Agent, or Lessee: |
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(Revised 2/8/2024)

| REVISIONS AFTER PROPOSAL |            |         |         | DESCRIPTION |            |         |         |
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| NUMBER                   | DATE       | STATION | STATION | NUMBER      | DATE       | STATION | STATION |
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Zone: Commercial Business District (CBD)  
Lot Size: 0.26 Acres (triangular shape)  
Lot Use: Commercial, human services  
Existing parking spaces: 7 (Owner has an shared use easement with adjoining property owners)  
Proposed parking spaces: 7 (Owner has an shared use easement with adjoining property owners)

The existing and proposed site consists of a commercial building and associated parking lot, landscaping and driveway. Storm-water is collected in a combination open and closed drainage system. The proposed project adjusts parking lot grading and curbing to match proposed driveway/sidewalk and Route 12A grades, and corrects a non-compliant accessible parking space.

Existing landscaping to remain as-is.

SITE AND GRADING PLAN

|                                          |                   |           |              |
|------------------------------------------|-------------------|-----------|--------------|
| CITY OF LEBANON, NEW HAMPSHIRE           |                   |           |              |
| DAYSRING PREGNANCY<br>CARE CENTER DETAIL |                   |           |              |
| DGN                                      | STATE PROJECT NO. | SHEET NO. | TOTAL SHEETS |
| 13558A grdplan                           | 13558A            | 13        | 170          |





## CITY OF LEBANON ~ PLANNING & DEVELOPMENT

### MEMORANDUM

**TO:** Lebanon Minor Site Plan Review Committee  
**FROM:** Planning and Development Department Staff  
**RE:** 10 Alice Peck Day Drive, Tax Map 90 Lot 59  
**DATE:** October 29, 2025  
**APPLICATION:** PB 2025-50-MSP

#### **History:**

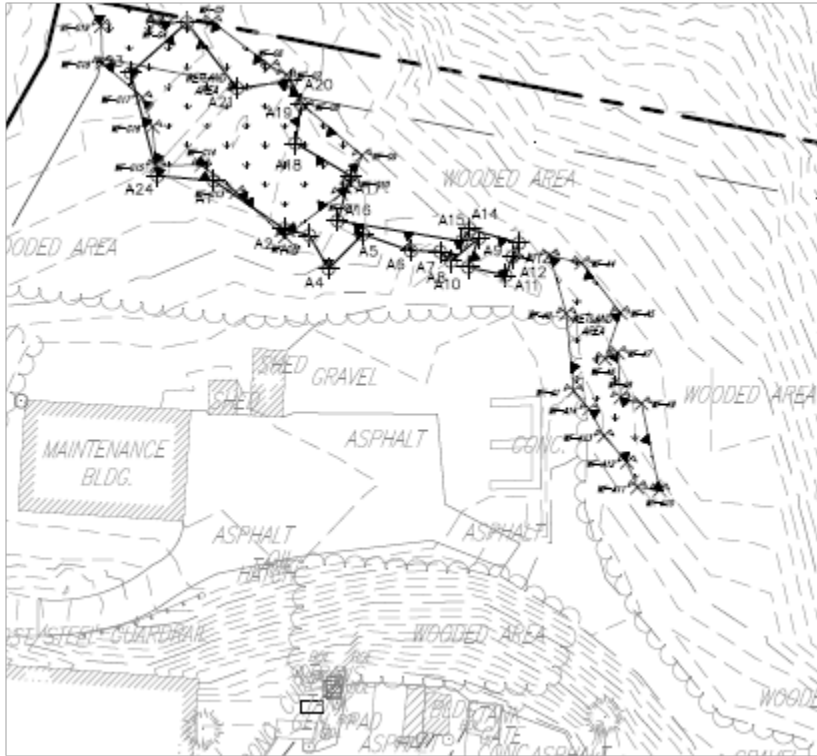
10 Alice Peck Day Drive is home to Alice Peck Day Hospital and its corresponding buildings and uses. Earlier this year, the property was rezoned to Medical Center-Two (MC-2). The zoning district allows for inpatient and outpatient health care as well as complimentary uses. The proposed maintenance building falls under the “complimentary uses” category. The site is already used as a maintenance area and there is a building located on the west side of the site. Also in 2025, Alice Peck Day Hospital received approval from the Planning Board for a parking lot expansion at the south side of the property.

#### **Project**

The proposed project includes the construction of an 1,800 square foot building and material storage bins. The site is already developed with another building and paved surfaces. Landscaping requirements are not a concern. The area of development is surrounded by wooded areas and are at least 90’ from the property line. There is a difference in the delineated wetlands from earlier 2025 Planning Board application and this one. It doesn’t appear the wetland area is directly impacted but some work maybe in the buffer area. Section 401.4 of the zoning ordinance states “Only within the wetland buffer (of high or very high value wetlands), minor accessory structures of 130 sq ft or less in which there is no storage of petroleum products, hazardous chemicals, or materials” are permitted. These wetlands do not show up on the Lebanon GIS maps as high value wetland. There is a difference between the two plans and staff recommends asking why the wetland delineation changed (images of wetlands are shown on page 2 of this memo). Also, the committee may want to ask what materials will be stored in the material storage bins because they are open and near wetlands. The plans do not show any lighting in this area. Lighting may be needed and recommend the representative from the Police Department to comment on the issue.

#### **Recommendation**

Staff considers the application complete and recommends approval.



Wetland from PB2025-29-SPR



Wetland from PB2025-50-MSP

**CITY OF LEBANON  
APPLICATION FOR**

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

☒ OTHER Minor Site Plan Review

**PROPERTY OWNER (APPLICANT):**

NAME: Alice Peck Day Memorial Hospital, Jaimie Chiasson

MAILING ADDRESS:

E-MAIL ADDRESS:

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

NAME: Engineering Ventures PC, Nicholas Fiore

MAILING ADDRESS:

E-MAIL ADDRESS:

**PROJECT LOCATION:**

TAX MAP #: 90

LOT#: 59

PLOT #:

ZONE: MC-2

STREET ADDRESS OF PROJECT: 10 Alice Peck Day Drive

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

**SCOPE OF PROJECT:**

The project includes a small expansion of the existing maintenance yard by adding new material storage bins and a 30-ft by 60-ft pre-manufactured metal shed.

**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: Hospital

**SIGNATURE BLOCK:**

**FOR PLANNING BOARD APPLICATIONS ONLY:** I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on \_\_\_\_\_, 20\_\_\_\_, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY

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

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

PROPERTY

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

|                   |                  |                      |  |
|-------------------|------------------|----------------------|--|
| DATE RECEIVED     | FILE # (MAP/LOT) | APPLICATION #        |  |
| <u>2025-11-27</u> | <u>90-59</u>     | <u>PB2025-50-MSP</u> |  |

October 28, 2025

City of Lebanon Planning Department  
51 North Park St  
Lebanon, NH 03766

RE: Minor Site Plan Review Application  
APD Maintenance Yard  
Tax Map 90 Lot 59

Dear City of Lebanon Planning Department,

On behalf of Alice Peck Day Memorial Hospital (Owner), Engineering Ventures, PC (EV) is pleased to submit the enclosed Minor Site Plan Review application for improvements to the hospital's maintenance yard. The project, located at 10 Alice Peck Day Drive (Tax Map 90 Lot 59), involves removing two (2) small sheds, installing a 30-ft by 60-ft pre-manufactured metal barn, relocating two (2) outdoor material storage bins, adding a third outdoor material storage bin, and repaving the maintenance yard's existing pavement areas which is currently in poor condition.

APD has chosen a barn manufactured by Carport Central, and the cut sheets for it are included with this application. The purpose of this barn is to store equipment such as lawn mowers, power tools, and hand tools to protect these items from the weather. The structure will be an unoccupied space and will not be heated. No exterior lighting is proposed, and the barn will not have water or sewer connections.

The outdoor material storage bins will have 3 sides approximately six to eight feet tall built of concrete waste blocks. Their front sides will be unwallled and open for access. The bins will be used for bulk storage of materials such mulch and sand. Carport-like coverings might be placed on them to protect the materials from rain and snow.

The bins will be placed on an area that is currently gravel and asphalt. The barn will be placed on an area currently consisting of asphalt, gravel, and grass. In total the project will increase the property's impervious surfaces by approximately 380 square feet.

Wetlands within the property were delineated by Audra Klumb, CWS #222, of A&D Klumb Environmental LLC on April 8, 2021. This project does not include work within any of the wetland limits.

Thank you for your time and consideration with this project. We look forward to reviewing this project with the Minor Site Plan Review Committee on November 13, 2025. 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

Cc: Jamie Chiasson, Alice Peck Day Memorial Hospital  
Samantha Prior, Alice Peck Day Memorial Hospital

Enc: Application Form  
Minor Site Plan Review Support Statement  
Fee Schedule  
Certified Notification List  
Barn specifications  
Site Plans



# ***City of Lebanon, New Hampshire***

## **APPLICATION FOR MINOR SITE PLAN REVIEW**

### **SUPPORT STATEMENT**

Office Use Only      Date Received: \_\_\_\_\_      Application No.: \_\_\_\_\_

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

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

#### **II.      PROJECT DESCRIPTION**

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

[The project includes a small expansion and replacement of the old maintenance yard pavement, 3 new outdoor material storage bins with car port like roofs, and a 30 by 60 pre-built metal maintenance shed.](#)

#### **III.      SITE PLAN TECHNICAL CHECKLIST**

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

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

Date \_\_\_\_\_

## 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.**

|                                                                                                           |                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>Map &amp; Lot Number:</b> 90-59 / 90-59-70400 /                                                        | <b>Map &amp; Lot Number:</b>                                                                                           |
| Property Owner: 76-4 / 105-23<br>ALICE PECK DAY MEM HOSPITAL<br>ONE MEDICAL CENTER DR<br>LEBANON NH 03756 | Applicant, Co-Applicant, Agent, or Lessee:<br>ALICE PECK DAY MEM HOSPITAL<br>ONE MEDICAL CENTER DR<br>LEBANON NH 03756 |
| <b>Map &amp; Lot Number:</b> 76-5                                                                         | <b>Map &amp; Lot Number:</b> 90-42                                                                                     |
| LEBANON SCHOOL DISTRICT<br>20 SEMINARY HILL<br>WEST LEBANON NH 03784                                      | SUN JENSEN LLC<br>27777 FRANKLIN RD #200<br>SOUTHFIELD MI 48034                                                        |
| <b>Map &amp; Lot Number:</b> 90-42-100                                                                    | <b>Map &amp; Lot Number:</b> 90-53                                                                                     |
| DIXON DANIEL L<br>6 MYRA AVE<br>LEBANON NH 03766                                                          | BOSKIND, JAMESINA L<br>25 PEABODY ST<br>LEBANON NH 03766                                                               |

|                                                                                                  |                                                                  |
|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| <b>Map &amp; Lot Number:</b> 90-54                                                               | <b>Map &amp; Lot Number:</b> 90-54-100                           |
| HAMMOND, ERIC<br>23B PEABODY ST<br>LEBANON NH 03766                                              | BEEK, PATRICIA ANNE<br>23A PEABODY ST<br>LEBANON NH 03766        |
| <b>Map &amp; Lot Number:</b> 90-55                                                               | <b>Map &amp; Lot Number:</b> 90-56                               |
| MILLER, RODNEY & KAREN<br>19 PEABODY ST<br>LEBANON NH 03766                                      | KARKOWSKI, KATIE A<br>15 PEABODY ST<br>LEBANON NH 03766          |
| <b>Map &amp; Lot Number:</b> 105-17                                                              | <b>Map &amp; Lot Number:</b> 105-22                              |
| KILBURN, BARBARA F TTEE<br>149 MASCOMA ST<br>LEBANON NH 03766                                    | HARDENBERG, MARK J<br>116 MASCOMA ST<br>LEBANON NH 03766         |
| <b>Map &amp; Lot Number:</b> 105-26                                                              | <b>Map &amp; Lot Number:</b> 106-77                              |
| CITY OF LEBANON<br>51 NORTH PARK ST<br>LEBANON NH 03766                                          | WADLINGER, GREGORY D<br>110 MASCOMA ST<br>LEBANON NH 03766       |
| <b>Map &amp; Lot Number:</b> 106-78                                                              | <b>Map &amp; Lot Number:</b> 106-80                              |
| TIN, SARIN & YI, LAY<br>18 ELM ST<br>WEST LEBANON NH 03784                                       | DIMINICO, HEIDI LEE<br>103 MASCOMA ST<br>LEBANON NH 03743        |
| <b>Map &amp; Lot Number:</b> 106-81                                                              | <b>Map &amp; Lot Number:</b> 106-82                              |
| ROBERTS, DENISE K<br>149 MASCOMA ST<br>LEBANON NH 03766                                          | BILLIN, DANIEL H & JANICE A<br>91 MASCOMA ST<br>LEBANON NH 03766 |
| <b>Map &amp; Lot Number:</b>                                                                     | <b>Map &amp; Lot Number:</b>                                     |
| ENGINEERING VENTURES, PC<br>NICHOLAS A. FIORE<br>85 MECHANIC ST, SUITE E2-3<br>LEBANON, NH 03766 |                                                                  |

(Revised 2/8/2024)

# FEE SCHEDULE LEBANON PLANNING BOARD

Adopted January 24, 2022

| LOT LINE ADJUSTMENT (Boundary Line Adjustment)                                                                                          |                                                                                |                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|-------------------------------------------|
|                                                                                                                                         |                                                                                | <b>TOTALS</b>                             |
| 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)<br>X _____ notices | \$5.00<br>\$ _____ abutter certified(s)   |
| <b>TOTAL DUE</b>                                                                                                                        |                                                                                | <b>\$202.02</b>                           |
| MINOR SUBDIVISION                                                                                                                       |                                                                                |                                           |
|                                                                                                                                         |                                                                                | <b>TOTALS</b>                             |
| 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)<br>X _____ notices | \$5.00<br>\$ _____ (abutter certified(s)) |
| <b>TOTAL DUE AT TIME OF FILING</b>                                                                                                      |                                                                                | <b>\$</b>                                 |
| **Engineering Review fees may also be required. See note on page 2.                                                                     |                                                                                |                                           |
| PRELIMINARY REVIEW OF A MAJOR SUBDIVISION                                                                                               |                                                                                |                                           |
|                                                                                                                                         |                                                                                | <b>TOTALS</b>                             |
| 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)<br>X _____ notices | \$5.00<br>\$ _____ (abutter certified(s)) |
| <b>TOTAL DUE AT TIME OF FILING</b>                                                                                                      |                                                                                | <b>\$</b>                                 |
| *Or units when the subdivision does not create individual lots.<br>**Engineering Review fees will also be required. See note on page 2. |                                                                                |                                           |
| FINAL REVIEW OF A MAJOR SUBDIVISION                                                                                                     |                                                                                |                                           |
|                                                                                                                                         |                                                                                | <b>TOTALS</b>                             |
| 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)<br>X _____ notices | \$5.00<br>\$ _____ (abutter certified(s)) |
| <b>TOTAL DUE TIME OF FILING</b>                                                                                                         |                                                                                | <b>\$</b>                                 |
| *Or units when the subdivision does not create individual lots.<br>**Engineering Review fees will also be required. See note on page 2. |                                                                                |                                           |
| SITE PLAN REVIEW                                                                                                                        |                                                                                |                                           |
|                                                                                                                                         |                                                                                | <b>TOTALS</b>                             |
| FILING FEE                                                                                                                              | \$250.00                                                                       | \$250.00                                  |
| SQUARE FOOTAGE                                                                                                                          | \$75.00 per 1,000 sq. ft.<br>(gross floor area)                                | 75                                        |
| ADVERTISING FEE                                                                                                                         | \$100.00                                                                       | \$100.00                                  |
| NOTIFICATION FEE (see note on page 2)                                                                                                   | \$5.00 + Current USPS rate per certified notice (see below)<br>X _____ notices | \$5.00<br>\$ _____ abutter certified(s)   |

| SITE PLAN REVIEW                                                            |  |  |
|-----------------------------------------------------------------------------|--|--|
| TOTAL DUE AT TIME OF FILING                                                 |  |  |
| <b>**Engineering Review fees will also be required. See note on page 2.</b> |  |  |

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

| OTHER                                                                                                                                                                                                                           |                                                                                   |                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------|
| <b>-SITE PLAN REVIEW AMENDMENT (WITH NO STRUCTURAL CHANGES)</b><br><b>-EXTENSION REQUESTS</b><br><b>-CONDITIONAL USE PERMITS &amp;</b><br><b>-CONCEPTUAL SITE PLAN REVIEW (if required per section 4.3.B of Site Plan Regs)</b> |                                                                                   |                                        |
|                                                                                                                                                                                                                                 |                                                                                   | <b>TOTALS</b>                          |
| 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<br>(see below)<br>X _____ notices | \$5.00<br>\$ _____ (abutter certified) |
| TOTAL DUE AT TIME OF FILING                                                                                                                                                                                                     |                                                                                   |                                        |
| <b>**Engineering Review fees may also be required. See note below.</b>                                                                                                                                                          |                                                                                   |                                        |

| MINOR SITE PLAN REVIEW            |                                                                           |                                      |
|-----------------------------------|---------------------------------------------------------------------------|--------------------------------------|
|                                   |                                                                           | <b>TOTALS</b>                        |
| FILING FEE                        | \$150.00                                                                  | \$150.00                             |
| NOTIFICATION FEE (see note below) | Current USPS rate per certified notice (see below)<br>X <u>17</u> notices | \$ <u>102.68</u> (abutter certified) |
| TOTAL DUE                         |                                                                           | \$ <u>252.68</u>                     |

**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 \$6.04 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).

**Carport Central**

1018 Rockford Street, Mount Airy  
North Carolina 27030

info@carportcentral.com

(980) 321-9898

**SALES - Patrick Zuniga**

1018 Rockford Street, Mount Airy  
North Carolina 27030

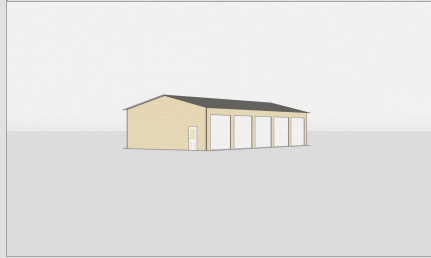
patrick@carportcentral.com

**Quote: QTE-189047****Total: \$50,392.40****CUSTOMER - Jamie Chiasson**

Billing Address



Shipping Address

**Triple Wide Garages - 30 x 60 x 12**

Roof Color: **Quaker Gray**

Trim Color: **Quaker Gray**

Sides/Ends Color: **Pebble Beige**

Wainscot Color: **NA**

| SPECIFICATION                                                | QTY |
|--------------------------------------------------------------|-----|
| 30X60' Vertical Roof (Roof 61'   Ga : 14   3/12' Roof Pitch) | 1   |
| 12' Height (Double Legs)                                     | 1   |
| 115 MPH + 90 PSF Certified                                   | 1   |
| Ends - Closed   Horizontal                                   | 2   |
| Sides - Closed   Horizontal                                  | 2   |
| Pro Equivalent (Full Building)                               | 1   |
| Front - 36x80" Walk-in Door (9-Lite Door)                    | 1   |
| Right - 10x10' Garage Door (Roll-Up)                         | 5   |
| 1' Overhang                                                  | 1   |
| 26 GA Panel Upgrade                                          | 1   |
| Ends Connection Fees                                         | 1   |
| Generic Drawing Fee                                          |     |

| PRICE DETAILS      |  |
|--------------------|--|
| SUB TOTAL          |  |
| Tax                |  |
| Additional Charges |  |
| GRAND TOTAL        |  |
| PAY NOW            |  |
| Downpayment        |  |
| BALANCE DUE        |  |

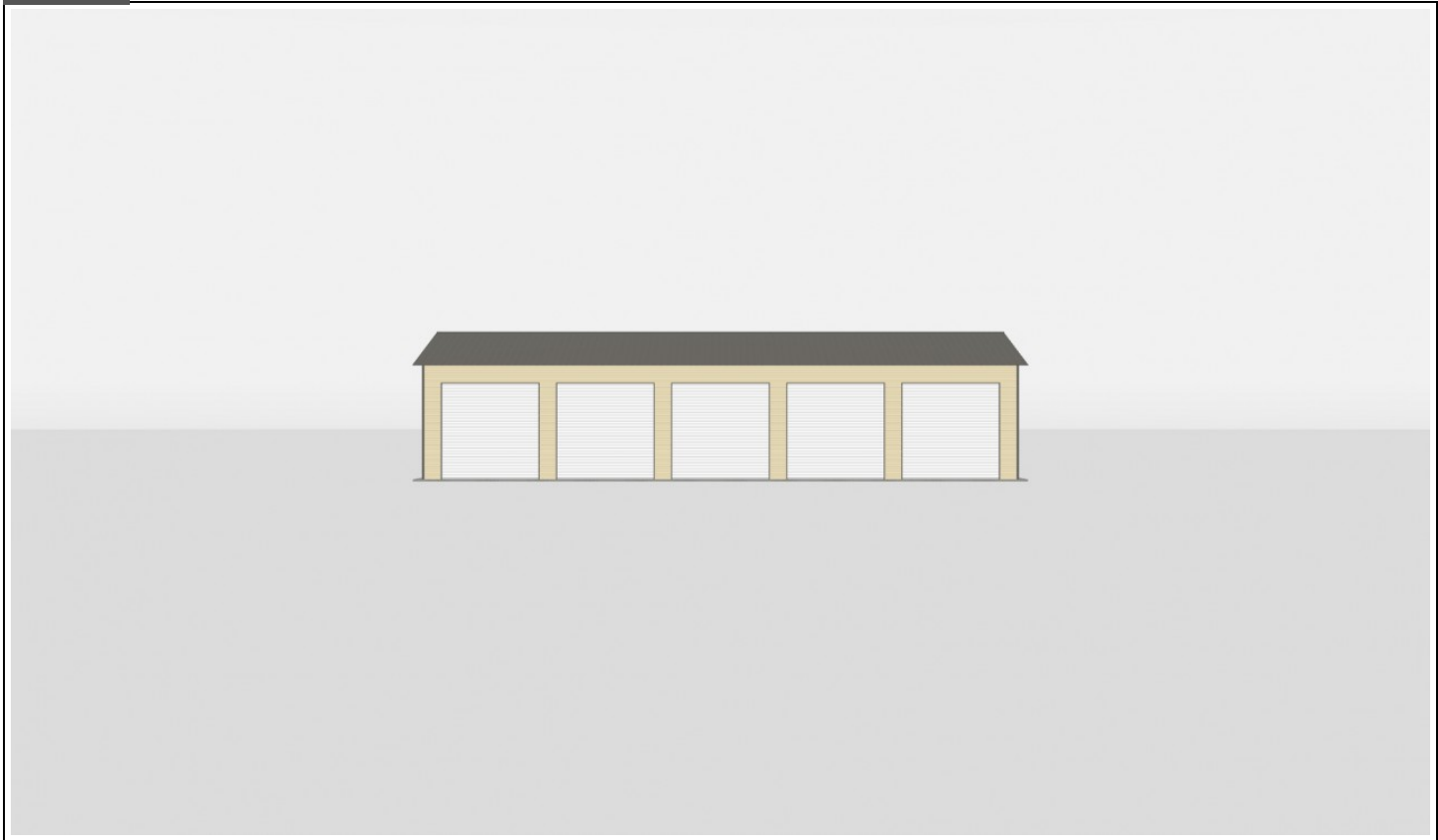
| BUILDING SPECIFICATION                                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Ready for Installation?<br><input type="checkbox"/> Jobsite Level?<br><input checked="" type="checkbox"/> Permit Required?<br><input type="checkbox"/> Inside City Limit?<br><input type="checkbox"/> Electricity Available?<br>Installation Surface? <b>Concrete</b> |
| Building Dimension: <b>30'W x 60'L x 12'H</b>                                                                                                                                                                                                                                                  |
| Roof Style: <b>Vertical</b>                                                                                                                                                                                                                                                                    |
| Gauge: <b>14 Gauge</b>                                                                                                                                                                                                                                                                         |
| Wind/Snow Rating: <b>115 MPH + 90 PSF Certified</b>                                                                                                                                                                                                                                            |
| Distance on Center: <b>5 Feet</b>                                                                                                                                                                                                                                                              |

BUILDING VIEW



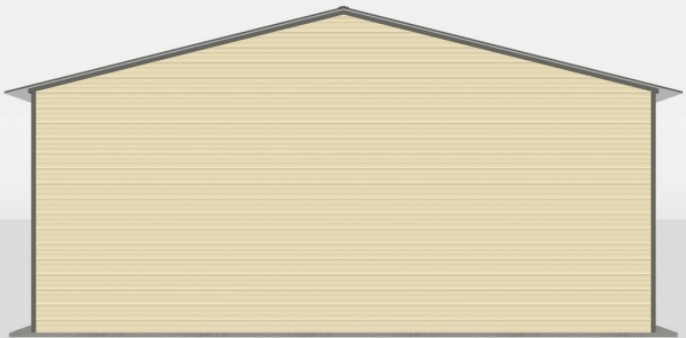
FRONT

BUILDING VIEW



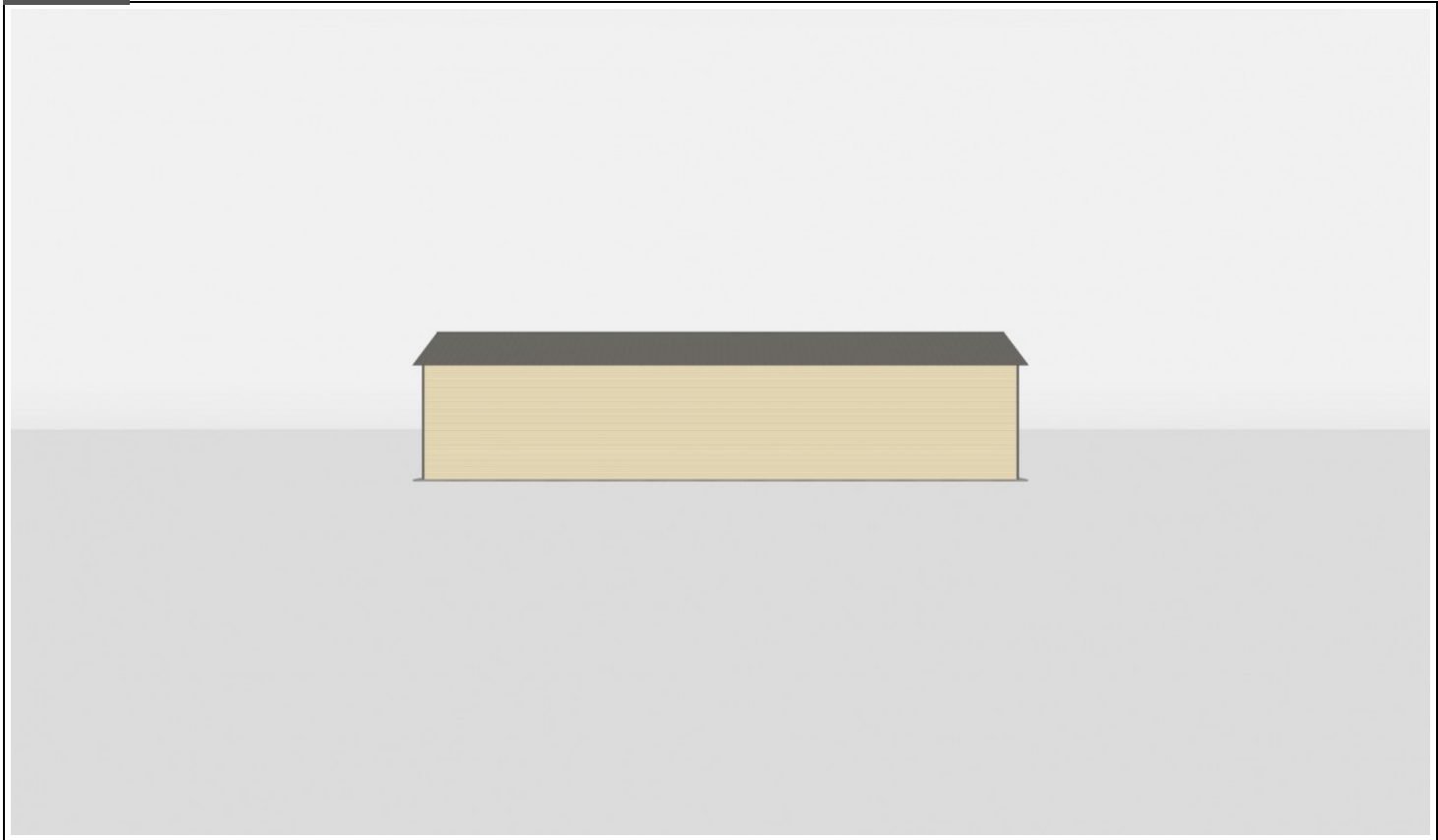
RIGHT

BUILDING VIEW

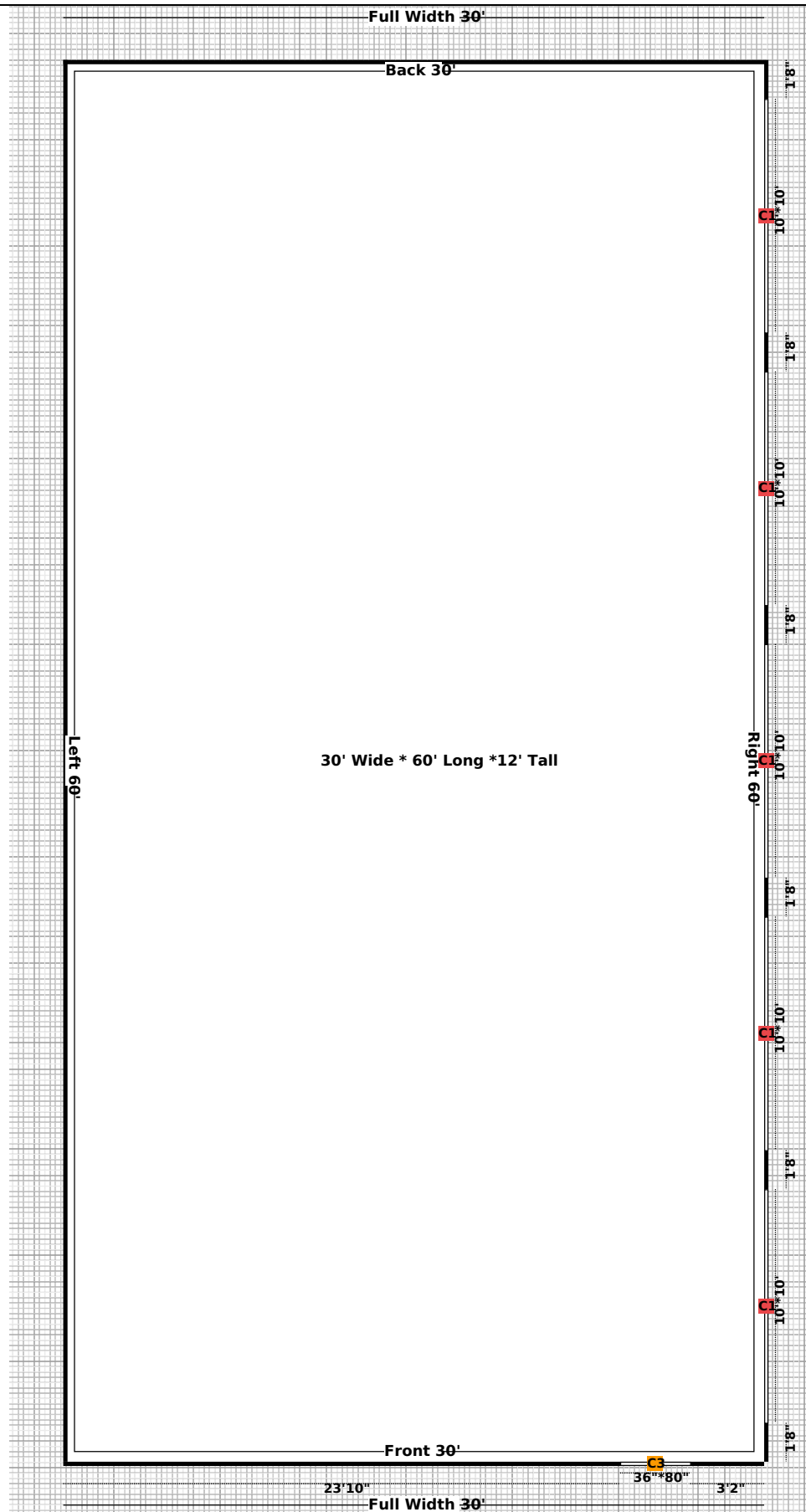


BACK

BUILDING VIEW



LEFT



## LEGENDS

- C1 Garage Door C2 Garage Door Frameout C3 Walk in Door C4 Walk in Door Frameout C5 Windows C6 Windows Frameout C7 Open Wall C8 Close Wall C9 Distance C10 Storage Length (Utility) C Cupola

**TERMS & CONDITIONS****Important Note - This quote is only good for 7 days from the created date.****Our Company**

Carport Central is an online Dealer/Broker for multiple manufacturers nationwide. We have the right to correct any errors made by the Building Specialist concerning pricing or taxes. Your order may be transferred at any time to one of Carport Central's other partnering manufacturers in order to expedite delivery and installation. Carport Central strives to inform the Customer of any state, manufacturer, or situational requirements and cost adjustments prior to installation based on the most current information available. Our goal is to provide a 100% satisfaction experience. Please contact Carport Central first with any issues at 1-980-321-9898, before attempting to contact the manufacturer/installer.

**Fabrication/Scheduling**

Carport Central is not responsible and/or has no involvement in the fabrication or scheduling of your structure, but acts as a liaison to assist the Customer with questions or concerns regarding fabrication and scheduling. Each manufacturer's scheduling department will contact the Customer generally 2 to 5 days before installation. The manufacturer will provide the Customer with an estimated time of arrival to your property. You are not required to be present, in most cases, if the area is clearly marked. With the approval of the Customer, the installer's will erect the building. The manufacturer will not install until the Customer is ready, and in most cases can hold the building for up to a year. If the Customer cannot accept delivery on the time or date set by the manufacturer, please note that the "lead time" may be delayed until another run is scheduled for the area. Unforeseen issues such as inclement weather or canceled installations on the Customer's run may delay the original estimated installation date, and Customer agrees that neither Carport Central nor the manufacturer/installer will be held responsible for these delays. Carport Central will assist the Customer to the best of our resources to provide a solution. A site visit has to be scheduled for all 32' - 60' wide buildings so location can be evaluated prior to scheduling the actual installation. The Customer must provide a lift at the time of installation on 32' - 60' wide units and also on 26' - 30' wide units that have a side entry garage door or frame-outs greater than 36' wide. Applicable lifts have to be telescopic forklift. Carport Central and the manufacturer/installer are not responsible for changes in delivery dates caused by circumstances beyond Carport Central's control, including without limitation weather, accidents, and the like.

**Ground Preparation**

It is the sole responsibility of the Customer to prepare the area where the building is to be installed prior to the arrival of the material and installers. The area must be leveled within 3" of slope for proper installation. The area can consist of compact dirt, gravel, decking, asphalt or concrete. If the area is not leveled to the manufacturer's/installer's specifications, the Customer may incur additional costs for material and labor in order to install the building. If the area is not properly leveled and the installers are unable to make adjustments to install the building, the Customer will incur and agrees to pay a return trip fee of a minimum of \$200 or up to 10% of the retail price of the building, whichever is greater, and Customer understands that the "lead time" may not be immediate to return to install the building. Customer is responsible for informing Carport Central and/or the manufacturer/installer of any underground cables, gas lines, utility hazards, or other relevant matters prior to commencement of installation. Customer shall clearly mark any cable or electrical lines before installation date. Customer agrees to indemnify and hold harmless Carport Central and/or the manufacturer/installer related to any damage done to yards, pets, submerged lines, pipes, cables, or other utility instrumentalities during installation. In addition, a labor charge will be added for additional labor not included in routine installation, including without limitation leveling, cutting legs/posts, building over objects (such as RV's), and moving materials to remote locations.

**Permit Policy**

A building permit may or may not be required by the Customer's city or county. It is the responsibility of the Customer to investigate whether a building permit is required. If a permit is required, it is not the responsibility of Carport Central to submit a permit application, but Carport Central will inform the Customer to the best of our resources if the Customer is in an area that has a history of requiring permitting. If a permit is required, it is highly recommended that the Customer purchase a "Certified" building. A "Certified" building is defined as designed and engineered to meet and or exceed local building codes and, depending on the state, Generic Engineered Plans are included in the Certified price, although a few states may require the payment of an additional cost. Customer agrees to indemnify and hold Carport Central and any manufacturer/installer harmless for violation of any city or county ordinance or code.

**Florida Permit Policy**

In most cases, a building permit will be required in the State of Florida. Accordingly, all buildings in the State of FL are sold as Certified buildings to meet and or exceed local engineering requirements. All buildings will come with free FL stamped Generic plans with the exception of the following counties: Lee, St-John, Hernando, Pasco, Hillsborough, Volusia. The foregoing named counties require "As built plans" and costs will range from \$125-\$200 or more ("As-built plans" are defined as engineered plans designed specifically for the exact size and specifications of the Customer's building). Processing for "As built plans" can take up to 6 weeks or more. In most cases a permit number will be required before the building can be scheduled.

**Order Payment, Refund Policy, and Payment**

Upon the purchase of a structure with Carport Central, we will require an Order Payment of 10% - 20% or more, dictated by revenue size of the sale as well as the manufacturer's Order Payment requirements. The Order Payment will be applied towards Customers ending balance. A copy of the receipt for the Order Payment will be emailed to the Customer and a binding contract with the order details will be emailed to the Customer with an "E-Signature" required confirming all the details of the order are accurate. ("E-Signature" is defined as an electronic authorization between Carport Central and the Customer). ALL ORDER PAYMENTS ARE NONREFUNDABLE. The Order Payment is a nonrefundable fee for the configuration, design, engineered drawings, and administrative costs in connection with Customer's order. The Customer understands that there has been time and effort on behalf of Carport Central leading up to and finalizing the sale. The manufacturer requires a 50% order payment on all orders \$20,000 and larger upon the scheduling of your structure for installation. The collection of this money will take place when the Customer is contacted by the manufacturer to confirm date of installation; at that time, the manufacturer will collect 50% of the remaining balance. If Customer changes or cancels an order, in addition to the nonrefundable Order Payment, Customer may be charged, and agrees to pay, a restocking fee to Carport Central up to 15% of the quoted structure price. ALL SALES ARE FINAL. Payment in full is required upon installation. CC and/or the manufacturer/installer, as applicable, retains a security interest in and to the structure, and Customer hereby grants to CC and/or the manufacturer/ installer a security interest in and to the structure. Customer agrees that CC and/or the manufacturer/installer may repossess any structure that is not paid for in full (including any additional labor or other charges hereunder). Carport Central will accept only Cash, Certified Checks, Money Orders, Debit or Credit Cards as forms of payment, and Credit Card payments will require a 2% charge in addition to the balance due (3% if American Express). Any structure being paid by Credit Card must be prepaid at time of scheduling call, prior to installation.

**Warranties and Limitation of Liability**

If Customer alters the structure in any manner, including without limitation any interior or exterior modifications, all warranties shall be void. Installation on block, wood, loose dirt, or foundation that is not level will void any warranties. Any and all warranties assume normal care and maintenance of the structure by Customer. Customer agrees that Carport Central shall not be liable to Customer for punitive, indirect, incidental, special, or consequential damages resulting from any defect or deficiencies in the structure or the installation of the structure.

**Governing Law, Jurisdiction, and Forum**

This Agreement (including but not limited to the "Terms and Agreement" sheet and all purchase orders related hereto) shall be interpreted and construed according to, and governed by, the laws of the State of North Carolina, without reference to its conflicts of laws principles. Customer agrees: (i) to submit itself/himself/herself to the personal jurisdiction of any state or federal court sitting in the County of Surry, State of North Carolina, in any action or proceeding arising out of or relating to this Agreement; (ii) that all claims relating to any such action or proceeding shall be decided by such court; (iii) that Customer shall not contest such jurisdiction or forum by motion or other request for leave from any such court; and (iv) not to bring any action or proceeding arising out of or relating to this Agreement in any other court. Customer hereby waives any defense of forum non conveniens to the maintenance of any action or proceeding so brought in any state or federal court in the County of Surry, State of North Carolina, and waives any bond, surety, or other security that might be required of Carport Central with respect thereto. The parties agree that this Agreement (including the "Terms and Agreement" and all purchase orders related hereto) is the complete and exclusive statement of the agreement between the parties and supersedes all prior written or oral communications, representations, statements, and agreements relating to the subject matter hereof. The terms of this Agreement, save and except for the pricing terms in the event of a pricing error, a change order, a tax miscalculation, or additional labor or installation costs as set forth in Sections 3 and 6 hereof, may be modified or amended only by a written instrument executed by the parties hereto.

**Supplemental Terms & Conditions:**

Documentation Your Metal Structure Order Agreement (the "Agreement") is made up of the following documents:

1. **Sales Order Contract:** The Metal Structure Configuration describes the structure that you configured and ordered, including pricing based on your Metal Structure Configuration and will include taxes, and may include labor and transport fees. (excluding zoning permits).
2. **Installation Information Sheet:** The Installation Information Sheet describes the surface preparation requirements. Describes the transportation vehicle and area requirements.
3. **Terms & Conditions:** These Terms & Conditions are effective as of the date you place your order and make your Non-Refundable Order Payment (the "Order Date").

**Agreement to Purchase**

You agree to purchase the metal structure (the "structure") described in your Sales Order Contract from Carport Central or its affiliate ("we," "us" or "our"), pursuant to the terms and conditions of this Agreement. A member of the manufacturing team will contact you to coordinate final payment and delivery of the Metal Structure. Because the Metal Structure is galvanized steel and transported on an open trailer, it may exhibit signs of normal wear and tear in line with its respective final delivery destination.

**Purchase Price, Taxes and Official Fees**

The purchase price of the Metal Structure is indicated in your Metal Structure Sales Order. This purchase price may include taxes and official or government fees, which could amount to up to 10% or more of the Metal Structure purchase price. Because these taxes and fees are constantly changing and will depend on other factors, such as where your metal structure will be delivered. You will be responsible for paying these additional taxes and fees. You may also incur additional costs if the Metal Structure needs to be shipped from a different location.

**Cancellation; Default:**

**We incur significant costs in the configuration, design, and reserving the Metal Structure for you, coordinating the sale and also incur significant costs for remarketing and reselling the Metal Structure if you cancel or default in this Agreement. As a result, your Order Payment is non-refundable.** You acknowledge that the Order Payment amount is a fair and reasonable estimate of the actual damages that we have incurred or may incur, costs that are otherwise impracticable or extremely difficult to determine. You acknowledge that this Sales Order Contract and this Agreement are made and entered for the purchase of a metal structure of service.

**Delivery**

If you are picking up your Metal Structure, your Metal Structure will be ready for pickup at the Metal Structure nearest Manufacture Center, or other location as we may agree to. You agree to schedule and take delivery of your Metal Structure within one or two weeks of the Schedule Date. If you are unable to take delivery within the specified period, your Metal Structure may be made available for sale to other customers.

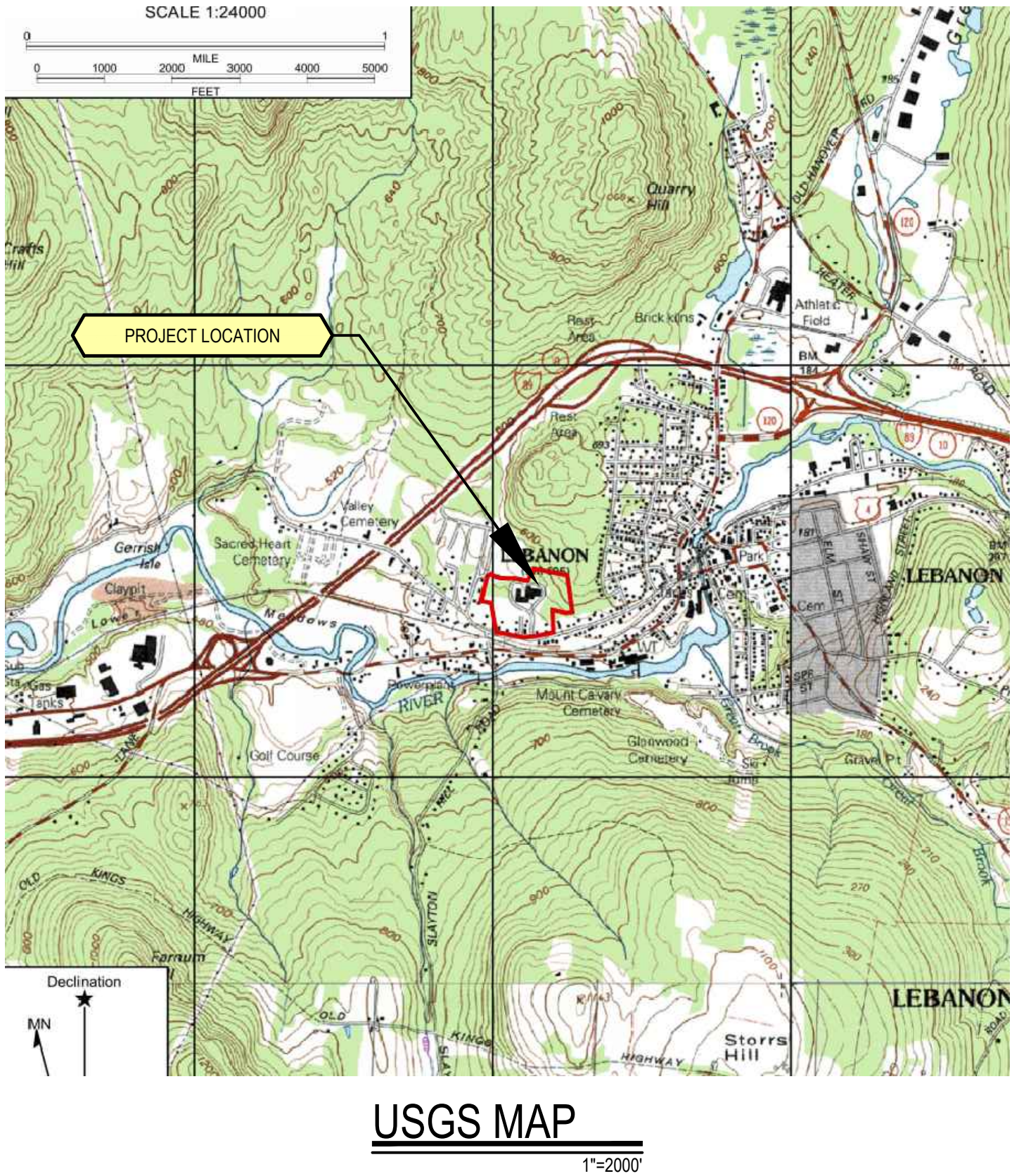
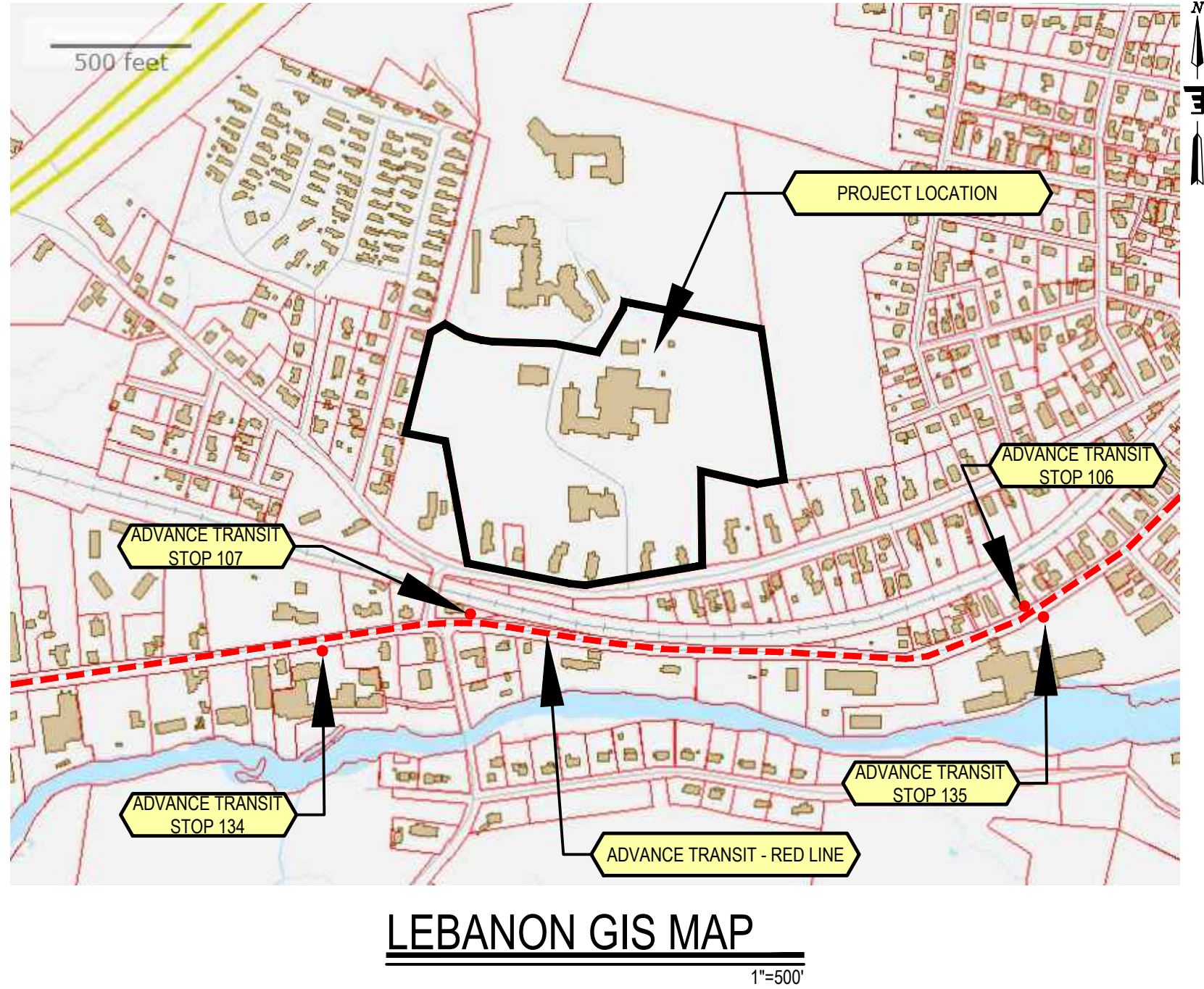
The shipping of the Metal Structure to you via a third-party contractor carrier. You agree that delivery of the Metal Structure, including the transfer of manufacture contract and risk of loss to you, will occur at the time your Metal Structure is loaded onto the Contractor carrier's transport (i.e., FOB shipping point).

The estimated delivery date of your Metal Structure can take from two week and up to eight months or later, depending on the delivery location. The delivery indicated in this Agreement is an estimate only and is not a guarantee of when your Metal Structure will actually be delivered. To secure your final payment and performance under the terms of this Agreement, we will retain a security interest in the Metal Structure and all proceeds therefrom until your obligations have been fulfilled. Final payment must be received at your delivery appointment, or prior to any shipment of your Metal Structure.

If you have a concern or dispute, you must send a written notice describing your dispute, and desired resolution to:

Attention: Processing Department P.O. Box 1308, Mount Airy, NC 27030

# ALICE PECK DAY MEMORIAL HOSPITAL MAINTENANCE YARD SITE PLANS



## ZONING CHART

|                                | Existing    | Proposed   | Notes |
|--------------------------------|-------------|------------|-------|
| Zoning District                | MC2         | MC2        |       |
| Tax Map / Lot #                | 90-59       | 90-59      |       |
| Use                            | Hospital    | Hospital   |       |
| Area of Lot, Minimum (SF)      | 30,000      | 30,000     |       |
| Area of Lot (SF)               | 974,721     | 974,721    |       |
| Area of Lot (AC)               | 22.38       | 22.38      |       |
| Building Footprint (SF)        | 119,242     | 120,628    |       |
| Building Coverage Maximum      | 40%         | 40%        |       |
| Building Coverage              | 12.2%       | 12.4%      |       |
| Building Gross Floor Area (SF) | 166,051     | 167,437    |       |
| Building Height Maximum        | 60'         | 60'        |       |
| Building Height                | Varies      | 12'        |       |
| Number of Stories              | 1, 2, and 3 | 1          |       |
| Parking Spaces Provided        | 518         | 518        | 1     |
| Loading Spaces                 | 2           | 2          |       |
| Impervious Area (SF)           | 443,295     | 444,681    |       |
| Impervious Area (% of lot)     | 45.5%       | 45.6%      |       |
| Setbacks (Minimum / Provided)  |             |            |       |
| Front                          | 20' / 18.6' | 20' / 502' | 3     |
| Rear                           | 20' / 55.2' | 20' / 97'  | 3     |
| Side                           | 15' / 51.4' | 15' / 106' | 3     |
| City Overlay Districts         | Wetlands    | N/A        | 2     |
| NHDES Jurisdictions            | Wetlands    | N/A        | 2     |
| FEMA Flood Hazard Designation  | Zone X      | Zone X     |       |

- Notes:
- See Parking Summary this sheet for detailed parking calculations.
  - Wetlands on property delineated by Audra Klumb, CWS#222, of A&D Klumb Environmental LLC on April 8, 2021. This project does impact wetland areas.
  - Setback minimums are unchanged. Proposed setbacks are from new structure.

## PARKING SUMMARY

|                         | Independent Variable | Independent Variable Value | Spaces Required | Spaces Provided | ADA Parking Spaces |          |              |                | Notes |
|-------------------------|----------------------|----------------------------|-----------------|-----------------|--------------------|----------|--------------|----------------|-------|
|                         |                      |                            |                 |                 | Required           | Existing | Proposed New | Proposed Total |       |
| Hospital                | 0.33/bed & 0.33/empl | 25 beds, 520 emp.          | 180             | 84              | 4                  | 2        | 3            | 5              | 1     |
| Multi-Specialty Clinic  | 1/250 sf             | 44,328                     | 178             | 51              | 5                  | 14       | 0            | 14             | 2     |
| Medical Office Building | 1/250 sf             | 5,780                      | 24              | 177             | 6                  | 5        | 1            | 6              |       |
| Community Care Center   | 1/250 sf             | 16,298                     | 66              | 87              | 4                  | 7        | 0            | 7              |       |
| Homestead House         | 1/250 sf             | 7,787                      | 32              | 21              | 1                  | 2        | 0            | 2              | 3     |
| Women's Care Center     | 1/250 sf             | 4,875                      | 20              | 24              | 1                  | 2        | 0            | 2              |       |
| North House             | 1/250 sf             | 2,271                      | 10              | 10              | 1                  | 1        | 0            | 1              |       |
| Maintenance Barn        | 1/1,000 sf           | 2,400                      | 3               | 7               | 1                  | 0        | 0            | 0              |       |
| New Project Lot         | n/a                  | n/a                        | n/a             | 57              | 3                  | -        | 0            | 0              | 4     |
|                         |                      | 166,051                    | 513             | 518             | 26                 | 33       | 4            | 37             |       |
|                         |                      | 120% of Min. Required      | 615.6           |                 |                    |          |              |                |       |

- SPACE ALLOCATIONS ARE BASED ON PARKING LOTS CLOSEST TO LISTED BUILDINGS. PARKING LOTS ARE NOT DESIGNATED OR ASSIGNED TO PARTICULAR BUILDINGS.
- HOSPITAL SQUARE FOOTAGE = 82,312SF. BEDS AND EMPLOYEES USED FOR HOSPITAL PARKING CALCULATIONS PER CITY OF LEBANON ZONING ORDINANCE SECTION 607.
- HOMESTEAD HOUSE IS CURRENTLY UNOCCUPIED.
- NEW LOT APPROVED PER CITY OF LEBANON FILE NUMBER PB2025-29-SPR, BUT CONSTRUCTION HAS NOT YET STARTED.

## SUBJECT PROPERTY:

TAX MAP 90 LOT 59  
10 ALICE PECK DAY DRIVE  
LEBANON, NH 03766

## OWNER/APPLICANTS:

ALICE PECK DAY MEMORIAL HOSPITAL  
JAMIE CHIASSON, DIRECTOR OF PLANT OPERATIONS  
DAVID STADINGER, SURVEYOR  
(603) 308-0236

## CONSULTANTS:

CIVIL ENGINEER:  
ENGINEERING VENTURES, PC  
NICHOLAS A. FIORE, PE  
85 MECHANIC ST., SUITE E2-3  
LEBANON, NH 03766  
(603) 442-9333

WETLAND DELINEATION:  
A&D KLUMB ENVIRONMENTAL, LLC  
AUDRA L. KLUMB, CWS  
P.O. 115  
CANTERBURY, NH 03224  
(603) 746-5065

TOPOGRAPHIC SURVEY:  
CLOUGH HARBOUR & ASSOCIATES  
DAVID STADINGER, SURVEYOR  
11 KING COURT  
KEEN, NH 03431  
(603) 357-2445

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|             |  |
|-------------|--|
| 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  
388 Broadway, Suite 11, Saratoga Springs, NY 12866 • 516-205-9141  
www.engineeringventures.com

ALICE PECK DAY  
MEMORIAL HOSPITAL  
10 ALICE PECK DAY DRIVE  
LEBANON, NEW HAMPSHIRE 03766

COVER SHEET

APD MAINTENANCE YARD

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

Sheet Title:

Project Title:

|              |            |
|--------------|------------|
| EV Project # | 25482      |
| Drawn By:    | JC         |
| Checked By:  | NF         |
| Scale:       | AS NOTED   |
| Date:        | 10/28/2025 |

C000

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

SYMBOL LEGEND

| PROPOSED FEATURES            | EXISTING FEATURES            |
|------------------------------|------------------------------|
| BOUND                        | BOUND                        |
| BENCHMARK                    | BENCHMARK                    |
| DRILL HOLE                   | DRILL HOLE                   |
| SURVEY POINT                 | SURVEY POINT                 |
| IRON PIN                     | IRON PIN                     |
| TEST PIT                     | TEST PIT                     |
| BORING                       | BORING                       |
| PERC TEST                    | PERC TEST                    |
| CATCH BASIN (SQUARE)         | CATCH BASIN (SQUARE)         |
| CATCH BASIN (ROUND)          | CATCH BASIN (ROUND)          |
| HEADWALL                     | HEADWALL                     |
| FLARED END SECTION           | FLARED END SECTION           |
| STONE APRON                  | STONE APRON                  |
| DRAIN MANHOLE (DMH)          | DRAIN MANHOLE (DMH)          |
| DRAINAGE CLEAN OUT           | DRAINAGE CLEAN OUT           |
| SANITARY SEWER MANHOLE (SMH) | SANITARY SEWER MANHOLE (SMH) |
| SANITARY CLEAN OUT           | SANITARY CLEAN OUT           |
| HYDRANT                      | HYDRANT                      |
| WATER SHUTOFF                | WATER SHUTOFF                |
| TAPPING SLEEVE & VALVE       | TAPPING SLEEVE & VALVE       |
| GATE VALVE                   | GATE VALVE                   |
| WELL                         | WELL                         |
| UTILITY POLE                 | UTILITY POLE                 |
| GUY POLE                     | GUY POLE                     |
| ELECTRICAL MANHOLE           | ELECTRICAL MANHOLE           |
| BUILDING MOUNTED LIGHT       | FLOOD 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              |

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 AND TO CALL DIG SAFE 72 HOURS PRIOR TO ANY DIGGING, DRILLING OR BLASTING.
- 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. 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.

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               | SILT FENCE               |
| DEMOLITION WORK          | DEMOLITION WORK          |
| CENTERLINE               | CENTERLINE               |
| EDGE OF PAVEMENT         | EDGE OF PAVEMENT         |
| EDGE OF GRAVEL           | EDGE OF GRAVEL           |
| EDGE OF CONCRETE         | EDGE OF CONCRETE         |
| CURB                     | CURB                     |
| FENCE (BARBED WIRE)      | FENCE (BARBED WIRE)      |
| FENCE (CHAIN LINK)       | FENCE (CHAIN LINK)       |
| FENCE (WOODEN)           | FENCE (WOODEN)           |
| GUARD RAIL               | GUARD RAIL               |
| TREE LINE                | TREE LINE                |
| STONE WALL               | STONE WALL               |
| SANITARY SEWER           | SANITARY SEWER           |
| SEWER FORCEMAIN          | SEWER FORCEMAIN          |
| SEWER SERVICE            | SEWER SERVICE            |
| DISPOSAL AREA LATERAL    | DISPOSAL AREA LATERAL    |
| STORM LINE               | STORM LINE               |
| UNDER DRAIN              | UNDER DRAIN              |
| FOUNDATION DRAIN         | FOUNDATION DRAIN         |
| ROOF DRAIN               | ROOF DRAIN               |
| DITCH/SWALE              | DITCH/SWALE              |
| TELECOMM                 | TELECOMM                 |
| UNDERGROUND TELECOMM     | UNDERGROUND TELECOMM     |
| OVERHEAD TELECOMM        | OVERHEAD TELECOMM        |
| ELECTRIC LINE            | ELECTRIC LINE            |
| UNDERGROUND ELECTRIC     | UNDERGROUND ELECTRIC     |
| OVERHEAD ELECTRIC        | OVERHEAD ELECTRIC        |
| ELECTRICAL SITE LIGHTING | ELECTRICAL SITE LIGHTING |
| WATER LINE               | WATER LINE               |
| WATER SERVICE            | WATER SERVICE            |
| GAS LINE                 | GAS LINE                 |
| 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            |

Stamp

Date

No.

Description

ENGINEERING PC VENTURES

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225  
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333  
388 Broadway, Suite 11, Saratoga Springs, NY 12866 • 516-205-9141  
www.engineeringventures.com

Alice Peck Day Memorial Hospital  
10 Alice Peck Day Drive  
Lebanon, New Hampshire 03766

SITE LEGEND AND NOTES

APD MAINTENANCE YARD

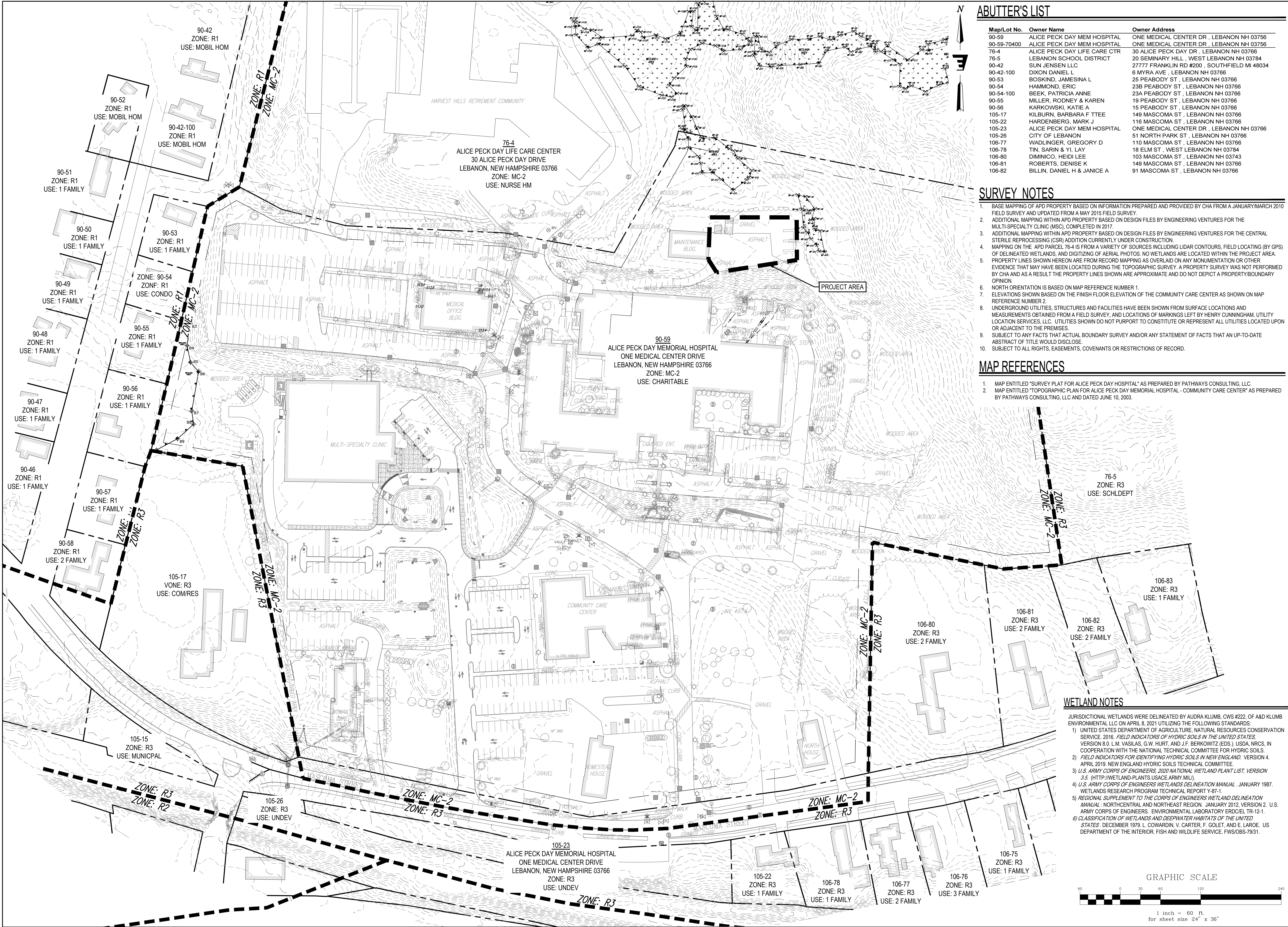
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

Sheet Title:

EV Project # 25482  
Drawn By: JC  
Checked By: NF  
Scale: NOT TO SCALE  
Date: 10/28/2025

C001

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ABUTTER'S LIST

| Map/Lot No. | Owner Name                   | Owner Address                                |
|-------------|------------------------------|----------------------------------------------|
| 90-59       | ALICE PECK DAY MEM HOSPITAL  | ONE MEDICAL CENTER DR , LEBANON NH 03766     |
| 90-59-70400 | ALICE PECK DAY MEM HOSPITAL  | ONE MEDICAL CENTER DR , LEBANON NH 03766     |
| 76-4        | ALICE PECK DAY LIFE CARE CTR | 30 ALICE PECK DAY DR , LEBANON NH 03766      |
| 76-5        | LEBANON SCHOOL DISTRICT      | 20 SEMINARY HILL , WEST LEBANON NH 03784     |
| 90-42       | SUN JENSEN LLC               | 27777 FRANKLIN RD #200 , SOUTHFIELD MI 48034 |
| 90-42-100   | DIXON DANIEL L               | 6 MYRA AVE , LEBANON NH 03766                |
| 90-53       | BOSKIND, JAMESINA L          | 25 PEABODY ST , LEBANON NH 03766             |
| 90-54       | HAMMOND, ERIC                | 23B PEABODY ST , LEBANON NH 03766            |
| 90-54-100   | BEEK, PATRICIA ANNE          | 23A PEABODY ST , LEBANON NH 03766            |
| 90-55       | MILLER, RODNEY & KAREN       | 19 PEABODY ST , LEBANON NH 03766             |
| 90-56       | KARKOWSKI, KATIE A           | 15 PEABODY ST , LEBANON NH 03766             |
| 105-17      | KILBURN, BARBARA F TTEE      | 149 MASCOMA ST , LEBANON NH 03766            |
| 105-22      | HARDENBERG, MARK J           | 116 MASCOMA ST , LEBANON NH 03766            |
| 105-23      | ALICE PECK DAY MEM HOSPITAL  | ONE MEDICAL CENTER DR , LEBANON NH 03766     |
| 105-26      | CITY OF LEBANON              | 51 NORTH PARK ST , LEBANON NH 03766          |
| 106-77      | WADLINGER, GREGORY D         | 110 MASCOMA ST , LEBANON NH 03766            |
| 106-78      | TIN, SARIN & YI, LAY         | 18 ELM ST , WEST LEBANON NH 03784            |
| 106-80      | DIMINICO, HEIDI LEE          | 103 MASCOMA ST , LEBANON NH 03743            |
| 106-81      | ROBERTS, DENISE K            | 149 MASCOMA ST , LEBANON NH 03766            |
| 106-82      | BILLIN, DANIEL H & JANICE A  | 91 MASCOMA ST , LEBANON NH 03766             |

SURVEY NOTES

1. BASE MAPPING OF APD PROPERTY BASED ON INFORMATION PREPARED AND PROVIDED BY CHA FROM A JANUARY/MARCH 2010 FIELD SURVEY AND UPDATED FROM A MAY 2015 FIELD SURVEY.
2. ADDITIONAL MAPPING WITHIN APD PROPERTY BASED ON DESIGN FILES BY ENGINEERING VENTURES FOR THE MULTI-SPECIALTY CLINIC (MSC), COMPLETED IN 2017.
3. ADDITIONAL MAPPING WITHIN APD PROPERTY BASED ON DESIGN FILES BY ENGINEERING VENTURES FOR THE CENTRAL STERILE REPROCESSING (CSR) ADDITION CURRENTLY UNDER CONSTRUCTION.
4. MAPPING ON THE APD PARCEL 76-4 IS FROM A VARIETY OF SOURCES INCLUDING LIDAR CONTOURS, FIELD LOCATING (BY GPS) OF DELINEATED WETLANDS, AND DIGITIZING OF AERIAL PHOTOS. NO WETLANDS ARE LOCATED WITHIN THE PROJECT AREA.
5. PROPERTY LINES SHOWN HEREON ARE FROM RECORD MAPPING AS OVERLAP ON ANY MONUMENTATION OR OTHER EVIDENCE THAT MAY HAVE BEEN LOCATED DURING THE TOPOGRAPHIC SURVEY. A PROPERTY SURVEY WAS NOT PERFORMED BY CHA AND AS A RESULT THE PROPERTY LINES SHOWN ARE APPROXIMATE AND DO NOT DEPICT A PROPERTY/BOUNDARY OPINION.
6. NORTH ORIENTATION IS BASED ON MAP REFERENCE NUMBER 1.
7. ELEVATIONS SHOWN BASED ON THE FINISH FLOOR ELEVATION OF THE COMMUNITY CARE CENTER AS SHOWN ON MAP REFERENCE NUMBER 2.
8. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY, AND LOCATIONS OF MARKINGS LEFT BY HENRY CUNNINGHAM, UTILITY LOCATION SERVICES, LLC. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE PREMISES.
9. SUBJECT TO ANY FACTS THAT ACTUAL BOUNDARY SURVEY AND/OR ANY STATEMENT OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
10. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.

MAP REFERENCES

1. MAP ENTITLED "SURVEY PLAT FOR ALICE PECK DAY HOSPITAL" AS PREPARED BY PATHWAYS CONSULTING, LLC.
2. MAP ENTITLED "TOPOGRAPHIC PLAN FOR ALICE PECK DAY MEMORIAL HOSPITAL - COMMUNITY CARE CENTER" AS PREPARED BY PATHWAYS CONSULTING, LLC AND DATED JUNE 10, 2003.

WETLAND NOTES

JURISDICTIONAL WETLANDS WERE DELINEATED BY AUDRA KLUMB, CWS #222, OF A&D KLUMB ENVIRONMENTAL LLC ON APRIL 8, 2021 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: NORTHEASTERN AND NORTHEAST REGION*, JANUARY 2012, VERSION 2, U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY ERODCEL TR-12-1.
- 6) *CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS 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.

Stamp

Date

Description

No.

ENGINEERING VENTURES PC

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ALICE PECK DAY MEMORIAL HOSPITAL  
10 ALICE PECK DAY DRIVE  
LEBANON, NEW HAMPSHIRE 03766

OVERALL EXISTING CONDITIONS PLAN  
APD MAINTENANCE YARD

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project # 25462

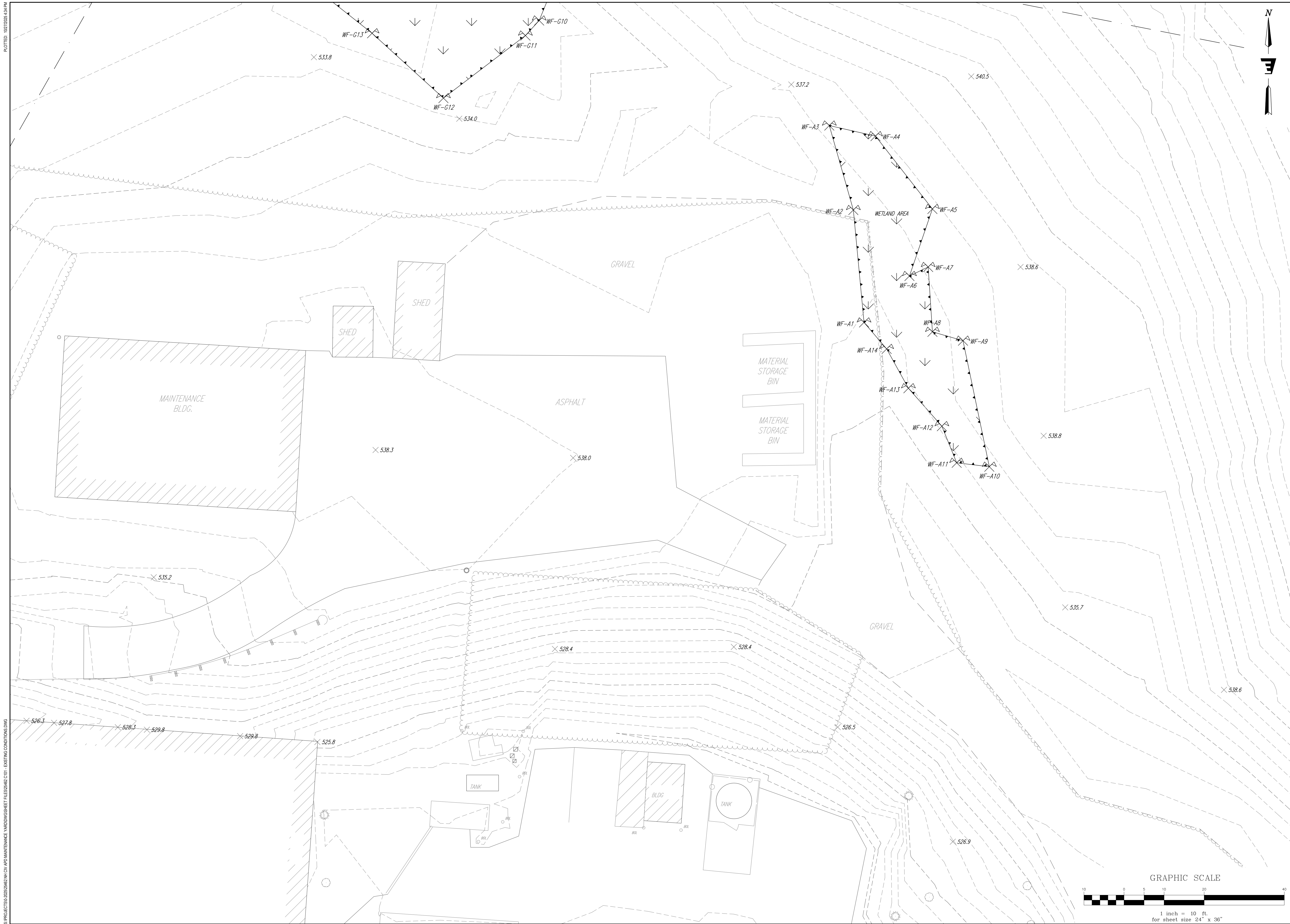
Drawn By: JC

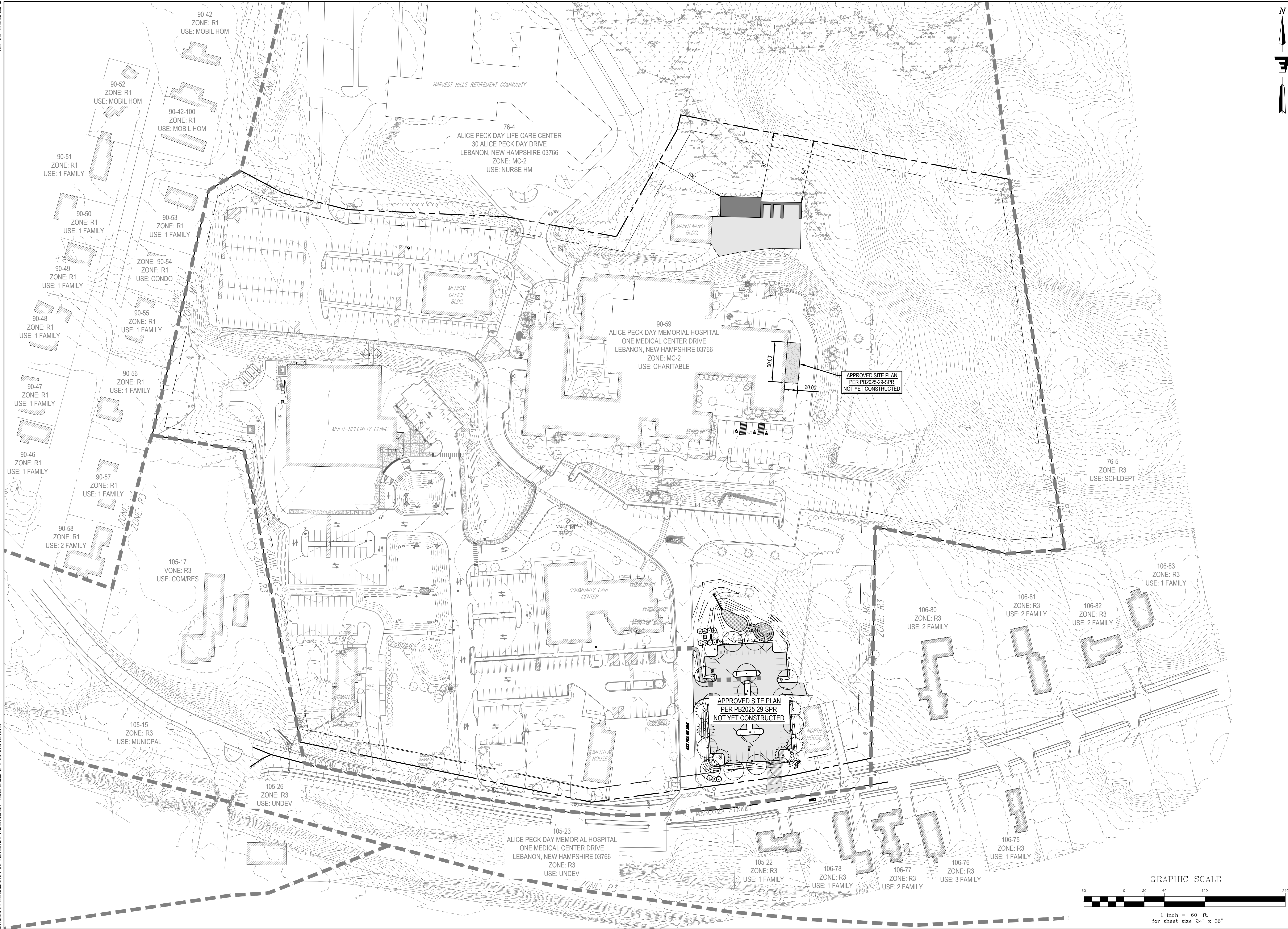
Checked By: NF

Scale: 1" = 60'

Date: 10/28/2025

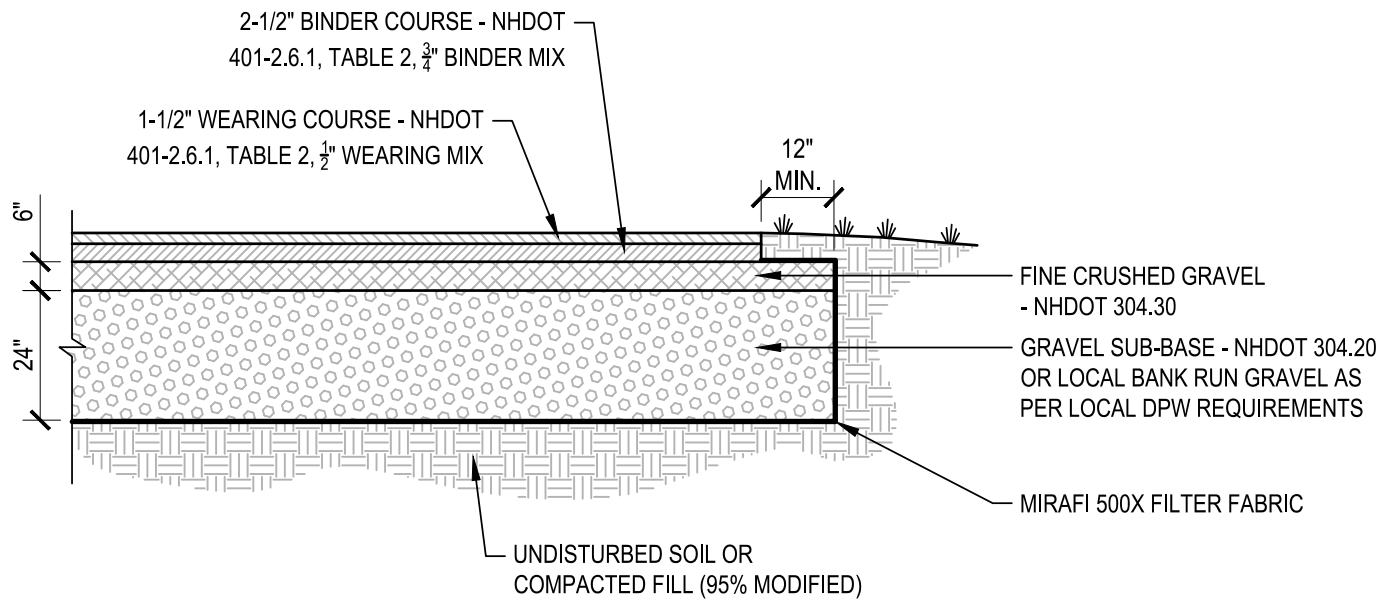
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|                                                                                                                                                              |  |             |  |               |  |                                                                                                                 |  |                                                                                                                                     |  |                                                                                                                                                                                                                                                                                                                                                                                                              |  |       |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------|--|---------------|--|-----------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------|--|
| <div><div>C201</div><div>EV Project # 25462</div><div>Drawn By: JC</div><div>Checked By: NF</div><div>Scale: 1" = 10'</div><div>Date: 10/28/2025</div></div> |  | SHEET TITLE |  | PROJECT TITLE |  | <div><div>SITE PLAN</div><div>APD MAINTENANCE YARD</div><div>LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE</div></div> |  | <div><div>ALICE PECK DAY<br/>MEMORIAL HOSPITAL</div><div>10 ALICE PECK DAY DRIVE</div><div>LEBANON, NEW HAMPSHIRE 03766</div></div> |  | <div><div>ENGINEERING<br/>VENTURES PC</div><div>208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225</div><div>85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333</div><div>368 Broadway, Suite 11, Stratham Springs, NY 12966 • 518-205-9141</div><div>www.engineeringventures.com</div></div> |  | Stamp |  |
|                                                                                                                                                              |  | No.         |  | Description   |  |                                                                                                                 |  |                                                                                                                                     |  |                                                                                                                                                                                                                                                                                                                                                                                                              |  | Date  |  |



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.

1 PAVEMENT SECTION  
NOT TO SCALE

SITE/EARTHWORK SPECIFICATIONS

1. PRIOR TO THE START OF WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE CONTRACTOR, AND PROJECT ENGINEER TO REVIEW PROCEDURES, IDENTIFY RESPONSIBILITIES. UNLESS STATED OTHERWISE, ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF NHDOT SPECIFICATIONS.
2. CLEARING AND GRUBBING- SITE TO BE RESTORED TO PRE-CONSTRUCTION CONDITIONS, INCLUDING DRIVEWAYS, STONE WALLS, AND GRASS AREAS. THE DRIVEWAY SUB-GRADE MATERIAL SHALL EXTEND ONE FOOT BEYOND THE EDGE OF PAVING.
3. COMPACTION OF ALL MATERIALS SHALL BE PERFORMED USING VIBRATORY ROLLERS AND WATER IN LIFTS OF NO GREATER THAN TWELVE INCHES. COMPACTION SHALL BE PERFORMED UNTIL THE REQUIRED DENSITY IS ACHIEVED. DENSITY SHALL BE DETERMINED BY ASTM D2922 AND SHALL NOT BE LESS THAN THE REQUIRED AMOUNT AS DETERMINED IN ACCORDANCE WITH ASTM D1557.
4. COMPACTION TESTING SHALL BE PERFORMED FOR EVERY LAYER OF MATERIAL PLACED AND FOR EVERY 1000 SQUARE FEET OF AREA.
5. PAVEMENT SHALL MEET THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AS PUBLISHED BY VTRANS.
6. PAVEMENT SHALL NOT BE INSTALLED WHEN THE OUTSIDE AIR TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT, NOR WHEN THE ROAD BASE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT. PAVEMENT SHALL NOT FALL BELOW 185 DEGREES FAHRENHEIT PRIOR TO THE COMPLETION OF ROLLING. PAVEMENT SHALL NOT BE INSTALLED WHEN THE SUBGRADE IS FROZEN OR THE GRADES ARE INCORRECT.
7. ALL REMAINING DISTURBED AREAS SHALL BE FERTILIZED AND SEEDED IN ACCORDANCE WITH APPLICABLE STATE SPECIFICATIONS FOR EROSION CONTROL.
8. THE SEEDING OF 10% OR GREATER SLOPES SHALL REQUIRE THE USE OF EROSION CONTROL MATTING.
9. ALL EARTHWORK MATERIALS SHALL BE OBTAINED FROM APPROVED SOURCES. THEY SHALL CONSIST OF SATISFACTORILY GRADED, FREE DRAINING MATERIAL, REASONABLY FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIAL. EARTHWORK MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING TABLES:
- A. SAND BLANKET/BEDDING: NHDOT 209-2.1.1
- | SIEVE DESIGNATION | PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES |
|-------------------|----------------------------------------------|
| 2 INCHES          | 100                                          |
| 1-1/2 INCHES      | 90 - 100                                     |
| 1/2 INCH          | 70 - 100                                     |
| NO. 4             | 60 - 100                                     |
| NO. 100           | 0 - 20                                       |
| NO. 200           | 0 - 8                                        |
- B. 3/4" CRUSHED STONE: ASTM C33-03, STONE SIZE #67
- | SIEVE DESIGNATION | PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES |
|-------------------|----------------------------------------------|
| 1 INCH            | 100                                          |
| 3/4 INCHES        | 90 - 100                                     |
| 3/8 INCH          | 20 - 55                                      |
| NO. 4             | 0 - 10                                       |
| NO. 8             | 0 - 5                                        |
- C. 1-1/2" CRUSHED STONE: NHDOT 304-.4
- | SIEVE DESIGNATION | PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES |
|-------------------|----------------------------------------------|
| 2 INCH            | 100                                          |
| 1-1/2 INCH        | 95 - 100                                     |
| 3/4 INCH          | 35 - 70                                      |
| 3/8 INCH          | 10 - 30                                      |
| NO. 4             | 0 - 5                                        |
- D. COARSE CRUSHED GRAVEL: NHDOT 304.2
- | SIEVE DESIGNATION | PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES |
|-------------------|----------------------------------------------|
| 4 INCHES          | 95 - 100                                     |
| NO. 4             | 25 - 50                                      |
| NO. 100           | 0 - 12                                       |
| NO. 200           | 0 - 6                                        |
- E. FINE CRUSHED GRAVEL: NHDOT 304.33
- | SIEVE DESIGNATION | PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES |
|-------------------|----------------------------------------------|
| 2 INCHES          | 100                                          |
| 1-1/2 INCHES      | 90 - 100                                     |
| NO. 4             | 30 - 60                                      |
| NO. 100           | 0 - 12                                       |
| NO. 200           | 0 - 6                                        |
- F. GRANULAR BACKFILL: NHDOT 209-2.1.2
- | SIEVE DESIGNATION | PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES |
|-------------------|----------------------------------------------|
| 3 INCHES          | 100                                          |
| NO. 4             | 45 - 75                                      |
| NO. 100           | 0 - 12                                       |
| NO. 200           | 0 - 6                                        |
- G. TYPE I STONE FOR STONE FILL THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 1 INCH TO 12 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME OF THE STONE IN PLACE SHALL HAVE A LEAST DIMENSION OF FOUR INCHES.
- H. TYPE II STONE FOR STONE FILL THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM TWO INCHES TO 36 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME OF THE STONE IN PLACE SHALL HAVE A LEAST DIMENSION OF 12 INCHES.
- I. TOPSOIL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONTRACT DOCUMENTS:
1. THE pH OF THE MATERIAL SHALL BE BETWEEN 5.5 AND 7.6.
2. THE ORGANIC CONTENT SHALL BE NOT LESS THAN 2% NOR MORE THAN 20%.
3. GRADATION:
- | SIEVE DESIGNATION | PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES |
|-------------------|----------------------------------------------|
| 2 INCHES          | 100                                          |
| 1 INCH            | 85 - 100                                     |
| 1/4 INCH          | 65 - 100                                     |
| NO. 200           | 20 - 80                                      |

THE CONTRACTOR MAY AMEND NATURAL TOPSOIL WITH APPROVED MATERIALS AND BY APPROVED METHODS TO MEET THE ABOVE SPECIFICATIONS.

|                                                                                                                                                                                                                                                                                                    |                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| Stamp                                                                                                                                                                                                                                                                                              |                                                                |
| Date                                                                                                                                                                                                                                                                                               |                                                                |
| Description                                                                                                                                                                                                                                                                                        |                                                                |
| No.                                                                                                                                                                                                                                                                                                |                                                                |
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| ALICE PECK DAY<br>MEMORIAL HOSPITAL<br>10 ALICE PECK DAY DRIVE<br>LEBANON, NEW HAMPSHIRE 03766                                                                                                                                                                                                     |                                                                |
| SITE DETAILS                                                                                                                                                                                                                                                                                       | APD MAINTENANCE YARD<br>LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE |
| Sheet Title:                                                                                                                                                                                                                                                                                       |                                                                |
| Project Title:                                                                                                                                                                                                                                                                                     |                                                                |
| EV Project #                                                                                                                                                                                                                                                                                       | 25482                                                          |
| Drawn By:                                                                                                                                                                                                                                                                                          | JC                                                             |
| Checked By:                                                                                                                                                                                                                                                                                        | NF                                                             |
| Scale:                                                                                                                                                                                                                                                                                             | NO SCALE                                                       |
| Date:                                                                                                                                                                                                                                                                                              | 10/28/2025                                                     |
| C401                                                                                                                                                                                                                                                                                               |                                                                |

# **Meeting Schedule** **Minor Site Plan Review Committee** **2026**

| Meeting Date       | Application Deadline |
|--------------------|----------------------|
| January 8, 2026    | December 18, 2025    |
| February 12, 2026  | January 22, 2026     |
| March 12, 2026     | February 19, 2026    |
| April 9, 2026      | March 19, 2026       |
| May 14, 2026       | April 23, 2026       |
| June 11, 2026      | May 21, 2026         |
| July 9, 2026       | June 18, 2026        |
| August 13, 2026    | July 23, 2026        |
| September 10, 2026 | August 20, 2026      |
| October 8, 2026    | September 17, 2026   |
| November 12, 2026  | October 22, 2026     |
| December 10, 2026  | November 19, 2026    |

Note: All meetings begin at 1:00pm unless otherwise noted on the meeting agenda.  
All Minor Site Plan Review Committee meetings are on the 2<sup>nd</sup> Thursday of the month. Application deadlines shall be made no later than 12:00pm (noon) on the date above.