



**LEBANON PLANNING BOARD
JUNE 8, 2026 - 6:30 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: 932 451 30#). If you have trouble accessing this meeting, please [email Tim Corwin](mailto:Tim.Corwin@lebanonnh.gov).

-
1. **Call to Order**
 2. **Notice of Regional Impact**
 3. **Public Hearing Items**
 - A. **Russell E. and Christine A. Lary, 300 Meriden Road (Tax Map 138, Lot 1), zoned RL-1 an RL-2: Request for a two (2)-lot Minor Subdivision. PB2026-27-MIN - To be postponed to July 13, 2026**
 - B. **Evans Drive, SPE, LLC, 63 Evans Drive (Tax Map 78, Lot 40-100), zoned RO-1: Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests a modification to the previously approved site plan (PB2000-42) to install 11 new parking spaces together with related site improvements. PB2026-28-SPA**
 - C. **Stewart's Shops Corp (applicant and property owner) and EB II Realty, LLC (property owner), 97 N Main Street (Tax Map 72, Lot 30) and 99 N Main Street (Tax Map 72, Lot 31), zoned CB: Request for Site Plan Review per Section 3.1.D of the Site Plan Review Regulations to demolish the existing structures on the subject properties and construct a +/-4,500 sq. ft. retail/convenience store and a vehicular refueling station with four (4) fuel dispenser islands with an overhead canopy, together with associated site improvements. PB2026-29-SPR - To be postponed to July 13, 2026**
 - D. **LWM Residential, LLC, 1 Foundry Street (Tax Map 91, Lot 263) and 43 Mechanic Street (Tax Map 106, Lot 34), zoned LD: Request for approval of a Lot Line Adjustment. PB2026-30-LLA**
 4. **Other Business**
 5. **Approval of Minutes**
 - A. April 27, 2026
 6. **Adjournment**

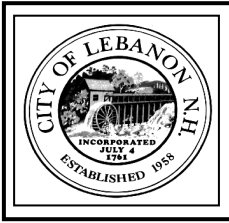
The order of agenda items is subject to change.

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

Lebanon Planning Board Agenda
June 8, 2026

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 AND DEVELOPMENT

MEMORANDUM

TO: Planning Board

FROM: Planning and Development Department Staff

RE: June 8, 2026 Regular Meeting - Agenda Item 3.B
Site Plan Application for 63 Evans Drive (Tax Map 78, Lot 40-100)

MEMO DATE: June 2, 2026

LEGAL NOTICE

Evans Drive, SPE, LLC, 63 Evans Drive (Tax Map 78, Lot 40-100), zoned RO-1: Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests a modification to the previously approved site plan (PB2000-42) to install 11 new parking spaces together with related site improvements. **PB2026-28-SPA**

COMPLETENESS REVIEW

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

- a. The Planning and Development Department shall review the application for completeness pursuant to the requirements of Section 4.7.A and Section 5.1. If the Planning & Development Department finds that the application is complete, or lacks only those items or documents for which waiver requests have been submitted, then the Planning & Development Department shall make a preliminary determination of whether the waiver requests meet the standards of Section 7.2 of these Regulations, and if so, then the Planning & Development Department shall recommend to the Board acceptance of the application for review.
- b. If the Planning and Development Department finds that the application is not complete or that one or more of the waiver requests do not meet the standards of Section 7.2, the Planning & Development Department shall so advise the Applicant, who can elect to complete the missing submission requirements. [...]
- c. If the applicant elects not to complete the missing requirements, fails to deliver all missing submission requirements prior to the deadline as described above, or, if applicable, fails to pay engineering review fees, the Planning & Development Department shall recommend that the Board deem the application incomplete. Prior to acting on the recommendation, the Board shall give the applicant a reasonable opportunity to be heard on the limited issue of completeness.

Planning and Development Department staff has reviewed the application in accordance with the Site Plan Review Regulations. Per Section 4.7.C.3 of the Site Plan Review Regulations and as outlined in the attached e-mail sent on May 14, 2026, to the applicant, staff has determined that the application is incomplete with respect to the Article V submission requirements. To date, the applicant has not provided any response to staff's comments. Therefore, as required pursuant to Section 4.7.C.3.c, staff recommends that the Board deem the application incomplete for the reasons set forth in the attached e-mail correspondence.

Attachments

cc (via e-mail): Evans Drive SPE, LLC
 Dan Nash, Advanced Geomatics and Design

Tim Corwin

From: Tim Corwin
Sent: Thursday, May 14, 2026 9:16 PM
To: Dan Nash; 'Johanna Cicotte'
Cc: Brian Vincent; Crystal Taplin; Nathan Reichert
Subject: 63 Evans Dr_PB2026-28-SPA_Staff Comments
Attachments: 2000 Site Plan NOAs and Approved Plan Set.pdf

Categories: Copy QuickFiled

Dear applicants -

Below are Planning staff's comments regarding the site plan application submitted for the proposed parking lot expansion at 63 Evans Drive (Tax Map 78, Lot 40-100) (PB2026-28-SPA), which is scheduled to be heard at the 6/8/26 Planning Board meeting. Please note that additional comments may be provided by the City Engineer, Zoning Administrator, Building Official, the Police Department, and the Fire Department at or following the staff review meeting scheduled for Monday, May 18, 2026 at 2 pm.

Please be advised that the application as submitted is incomplete. All applicable requirements of the Zoning Ordinance and the Site Plan Review Regulations submission requirements must be satisfied in order for the Planning Board to accept the application as complete. See staff comments below.

Pursuant to Section 4.7.C.3.b of the Lebanon Site Plan Review Regulations, please address staff's comments and, in a single submission, send revised plans and materials by the end of the day on **Tuesday, May 26, 2026**, as follows:

- Submit **all** materials that you would like included as part of your application and presented to the Planning Board. Please include **all** materials even if no changes have been made from the original submission.
- Your digital resubmission can be submitted electronically via e-mail to planning@lebanonnh.gov. Alternatively, Crystal Taplin can send you a link to an extranet folder where you can upload your submission.
- Provide one (1) full-size hard copy of the plan for Planning staff's use.
- So that we can expeditiously upload documents to our on-line public portal, name all electronic documents using the following convention: "**year-month-day_(description of document)**". So, for example, if you resubmit on 5/26, the PDF of your revised plan set would be titled, "**2026-05-26_revised plan set**".
- For tracking purposes and clarity, provide a cover letter or transmittal memo with your resubmission identifying each document that is included with the submission.
- Provide a written reply to each of the comments below.

Please note that Section 4.7.C.3.b of the Site Plan Review Regulations provides that, “[m]issing submission requirements, including any necessary waiver requests, shall be delivered to the Planning & Development Department by close of business on the fourth Monday of the month[.]” and that, pursuant to Section 4.7.C.3.c, “[i]f the applicant elects not to complete the missing requirements [or] fails to deliver all missing submission requirements prior to the deadline [...], the Planning & Development Department shall recommend that the Board deem the application incomplete.”

Following staff’s review of your resubmission, we will assemble the application materials for inclusion in the 6/8/26 Planning Board agenda packet. Crystal Taplin will contact you to confirm the agenda packet materials as we’ve assembled them and will also relay the number of paper copies we will need you to submit and by when.

If you have questions, please let me know. I’m available by e-mail, phone, or to meet on-line or in person at your convenience. To schedule a time to meet, please feel free to use the “book a time to meet with me” link below my e-mail signature to find a time that works for both of us (you can also call the Planning & Development Department to schedule a meeting). -Tim

PLANNING STAFF COMMENTS (PB2026-28-SPA) (please note that (a) parenthetical references are to Section numbers of the Lebanon Site Plan Review Regulations, and (b) comments are arranged in general categories, i.e. the order of comments is not intended to denote importance)

General

1. Address any discrepancies found on the Certified Notification List and/or in the plan set regarding the abutter information (name, T/M #, mailing address) as may have been (or will be) identified in a separate e-mail sent by Crystal Taplin.
2. Per Section 4.7.C.3.b, staff finds that the requested waiver from Section 5.1.E.16 (landscaping plan requirements) does not meet the waiver standard set forth in Section 7.1. Consequently, please provide a landscape plan as required by and in accordance with Section 5.1.E.16.
3. The plans must clearly delineate between existing conditions and proposed conditions. Currently, they do not. It is very difficult to understand what’s existing versus what is proposed to change. Staff strongly recommends that the applicant delineate the boundaries of that portion of the property that is the subject of the site plan amendment (“Redevelopment Area”).
4. The Site Plan Review Regulations apply to the entire property. Consequently, staff recommends that the applicant request a general waiver from having to satisfy the Site Plan Review Regulations outside the Redevelopment Area. *Note that if the waiver is granted, the current approved site plan for the property (approved in 2000) would continue to apply that portion of the property located outside of the Redevelopment Area. The 2000 site plan is attached for reference.*
5. Applicant proposes no new landscaping. This will require a waiver from the Section 6.2 landscaping design requirements. With respect to the Redevelopment Area, please be advised that staff will not support a waiver request from the 6.2.B.2 perimeter landscaping requirements or the 6.2.D.E parking lot landscaping and shading requirements (unless the applicant can demonstrate compliance with the waiver criteria set forth in 7.1).
6. As required by Section 5.1.E.8, provide “documentation in the form of the U.S. Army Corps of Engineers New England District Wetlands Delineation Data Sheets and/or other field notes and materials concerning the delineation[.]”
7. Identify how the project complies with Section 6.5.G (Groundwater Protection).

8. The requirement to provide building elevations is not applicable – consequently, the requested waiver from the 5.1.E.7 requirement to provide building elevations is not needed. However, see next comment.
9. An elevation of the building façade is required per 5.1.E.13 (requiring “drawings of all relevant building elevations, showing the location and height of all building-mounted fixtures, the portions of any walls or architectural features to be illuminated, the illumination levels of the walls or architectural features, and the aiming points for any remote light fixtures”).
10. Provide manufacturer’s specifications for the lighting fixtures (5.1.E.13).
11. Provide an updated Application for Waivers to incorporate any additional required or requested waivers.
 - a. *Note that the Board must find either Criteria A or Criteria B (as identified on the Application for Waivers) is satisfied in order to grant the waiver. Each waiver request, therefore, should demonstrate how the request meets either Criteria A or B.*

Plan Set Comments

General

12. The plan set must demonstrate compliance with the Electric Vehicle parking requirements set forth in Section 607.8.C.4 of the Zoning Ordinance.
13. The floodplain map included with the application materials shows the entire property within the floodplain and note 1 on Sheets 6 and 7 also indicate that the entire property is located within the floodplain. However, the existing conditions plan shows the property located only partially within the floodplain. Clarification is needed.
14. The site plan and landscaping plan sheets are extremely difficult to read. It is not clear what the lines represent, for example, making it very difficult to understand what is proposed. *Consequently, staff is unable to verify with confidence what is being proposed and whether the improvements are fully compliant with the Site Plan Review Regulations.*
15. The site plan and landscaping plan sheets contain unnecessary and confusing information, including showing existing conditions that are proposed to change and underground utilities. Provide a site plan and landscape plan sheet that is readable and unadorned with unnecessary or confusing information, without existing conditions that are proposed to change and without showing underground improvements. Planning Board members need to understand how the site will operate and what it will look like above ground when its finished.
16. The site plan set includes a survey from a survey prepared in 1988, however, an updated survey was prepared in 2000 which was included with the 2000 site plan application. It is not clear why the newer survey wasn’t included with the proposed plan set.
 - a. It is also not clear why an updated survey was prepared in 2000 if, according to the applicant, the 1988 survey is already sufficient. Clarification is needed.
17. Are contours referenced to USGS datum? (5.1.E.6)
18. Stamp required for PE or LLS who prepared the topo (5.1.E.6).
19. The following information required by Article V (submission requirements) is missing or partially missing:
 - a. 5.1.E.2 – requiring names and mailing addresses of owners of abutting properties
 - b. 5.1.E.5 – requiring a survey depicting the location of any existing improvements on the property
 - c. 5.1.E.8 – “The plan shall indicate those natural and man-made features that are to be removed, retained, or altered.”

- d. 5.1.E.8 – requiring plans to show location of wetlands as delineated by a Certified Wetlands Scientist whose seal and signature shall appear on the plan
 - e. 5.1.E.9 - requiring the plans to identify the Zoning District of abutting properties within 200 feet of the site boundary
 - f. 5.1.E.10 - requiring dimensions for the inside radii of all curves
 - g. 5.1.E.12 - requiring the plans to show size of all existing and proposed public and private utilities – *show underground electric connections to proposed lighting fixtures*
 - h. 5.1.E.13 – requiring the lighting plan to show the color correlated temperature (CCT) of all light fixtures
 - i. 5.1.E.15 – requiring plans to depict location/boundaries of the Wetlands Conservation District
 - j. 5.1.E.17 – requiring the plans to depict “all existing and proposed surface and subsurface storm drainage facilities, including City storm drainage facilities located within 200 feet of the site.”
 - k. 5.1.E.19 & 6.5.F.2 – requiring plans to depict plans for snow removal and storage.
20. The plans do not address or only partially address the following submission and design requirements:
- a. 6.2.B.2 – perimeter landscaping requirements
 - b. 6.2.D.E – parking lot landscaping and shading requirements
 - c. 6.5.D.5 – requiring 5 ft. sidewalks along the property’s frontage
 - d. 6.5.E.7 – prohibiting new parking areas within the front yard
 - e. 6.5.I.3 – bicycle storage and parking requirements for non-residential development
 - f. 6.7.B.2 – requiring that the light intensity at adjoining streets or commercial property boundaries shall not exceed 1.0 foot-candles at grade level

Sheet 1 (cover sheet)

21. Add the name and business address of the Certified Wetlands Scientist who performed the wetlands delineation. (5.1.E.3)
22. “Zoning Comparison” Table:
- a. Identify:
 - i. the maximum number of permitted parking spaces, and provide calculation (5.1.E.4.e.5)
 - ii. the number of existing & proposed short- & long-term bicycle storage spaces (5.1.E.4.e.6)
 - iii. the number of existing and proposed loading spaces (5.1.E.4.e.7)
 - iv. the number of stories and gross square footage of each story of the existing building (5.1.E.4.e.9)
 - v. the proposed use (5.1.E.4.e.10) – *“animal hospital” appears to be the existing use of the property and the proposed use*
 - vi. add a note that the “office” category is being used for purposes of calculating the minimum required parking per Section 607.1.A of the Zoning Ordinance (which provides that, “For uses not listed in the table, the minimum requirement shall be that of the closest similar use as determined by the Zoning Administrator);
 - b. Change the number of minimum required spaces from 40 to 39 (fractional numbers are rounded down per the Table of Minimum On-Street Parking Requirements – Sec. 607 of the Zoning Ordinance)
23. Identify the site plan that the proposed “site plan amendment” is amending.
24. Add note identifying the floodplain permit number and date permit was issued/approved.

25. Add a note indicating that the plan is approved pursuant to the City of Lebanon Site Plan Review Regulations last revised March 11, 2026, and the City of Lebanon Zoning Ordinance last revised March 23, 2026.
26. Add Planning Board application number (PB2026-28-SPA) to the title block or as a plan note.
27. Provide date and description of revisions made. (9.5.A.1)

Sheet 2 (Legend)

28. Update the legend to match the plan by removing anything that is unrelated.

Sheet 5 (Existing Conditions)

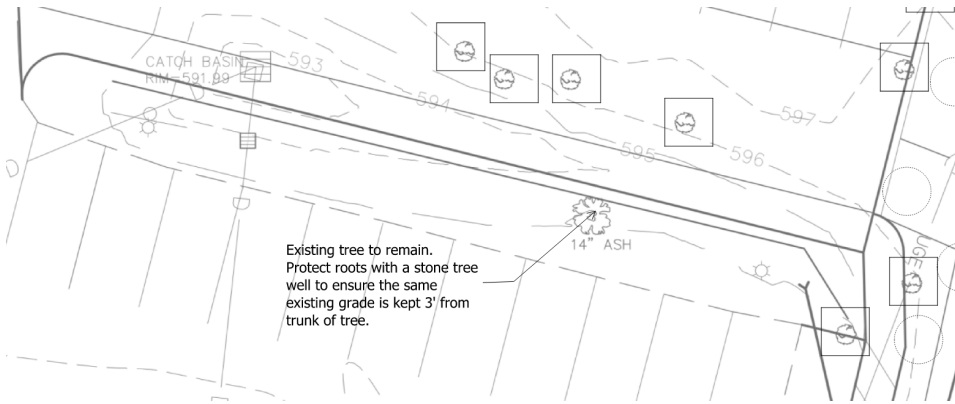
29. Add location of wetlands to the plat. (9.5.A.7)
30. Add to the plat the name, seal, and business address of the Certified Wetland Scientist who performed the wetlands delineation. (9.5.A.3 and 9.5.A.7)
31. Clearly depict those natural and man-made features that are to be removed, retained, or altered. (5.1.E.8)

Sheet 7 (Site Plan)

32. The plan is extremely cluttered, confusing, and difficult to read. There are multiple aspects of the plan that are unreadable, unlabeled, confusing, and unclear as to what's existing, what's proposed to be constructed, and what's proposed to stay or to be removed. *Staff is unable to verify with confidence what is being proposed and whether the improvements are fully compliant with the Site Plan Review Regulations.* For the benefit of the Planning Board members and the site plan review process, please provide a site plan that primarily shows the above-ground proposed physical improvements that is readable and is without any unnecessary or confusing information.
 - a. Provide a legend and and/or labels that more clearly identify the different lines and markings, and remove unnecessary layers - including the existing conditions - to make the plan less confusing and more readable.
33. Add the proposed site lighting.
34. A light fixture is shown along the northern edge of the proposed parking lot but is not also shown on the lighting plan. Please clarify.
35. Identify whether curbing is proposed along landscaped areas, and/or how the landscaped areas are to be delineated from paved areas.

Sheet 10 (Landscaping Plan)

36. The plan does not meet the Section 6.2.B perimeter landscaping and Section 6.2.E parking area landscaping requirements.
37. The plan proposes to relocate existing plantings to areas that, according to the landscaping plan, are currently unvegetated. However, these areas should already be landscaped in accordance with the approved site plan. Clarification is needed.
38. The plat is very difficult to read. Remove unnecessary layers including existing conditions, and provide additional labels to identify what's proposed.
39. Overall, the landscaping plan is substantially unintelligible and the proposed improvements/site layout cannot be reasonably discerned, especially for the area located between the existing and proposed parking areas:



Sheet 11 (Lighting Plan)

- 40. Remove all notations indicating changes to the plan set (it's not possible for the plan to have changes since it has never been reviewed by staff or the Planning Board).
- 41. Note 1: what is the "City of Lebanon Model Lighting Ordinance"? Only two of the "existing" units shown on the second floor are legal. Please add a note to this effect or change the two unpermitted units from "existing" to "proposed".

TIM CORWIN, AICP

DEPUTY PLANNING AND DEVELOPMENT DIRECTOR
 CITY OF LEBANON
 51 NORTH PARK STREET
 LEBANON, NH 03766
 (603) 448-1524 (OFFICE)
 (603) 442-6127 (DIRECT)
 (603) 678-0741 (CELL)
TIM.CORWIN@LEBANONNH.GOV
WWW.LEBANONNH.GOV
[BOOK A TIME TO MEET WITH ME](#)



CITY HALL HOURS:
 MONDAY-THURSDAY, 7AM – 5PM (NO FRIDAY HOURS)

NOTICE: THIS E-MAIL AND ANY REPLY TO THIS E-MAIL MAY BE CONSIDERED A "GOVERNMENTAL RECORD" PER NH RSA 91-A:1-A. THE CITY OF LEBANON IS REQUIRED TO MAKE GOVERNMENTAL RECORDS AVAILABLE TO THE PUBLIC UPON REQUEST, IN ACCORDANCE WITH NH RSA 91-A:4. THE CITY IS ALSO REQUIRED TO RETAIN GOVERNMENTAL RECORDS FOR MINIMUM PERIODS OF TIME AS SET FORTH IN NH RSA 33-A:3-A.

APPLICATION FOR

SPECIAL EXCEPTION <input type="checkbox"/>	<input checked="" 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 _____

PROPERTY OWNER (APPLICANT):

NAME: **Evans Drive SPE, LLC (Johanna M. Cicotte)** TEL.#: [REDACTED]

MAILING: [REDACTED]

E-MAIL ADDRESS: [REDACTED]

CO-APPLICANT, AGENT, OR LESSEE:

NAME: **Dan Nash, Advanced Geomatics and Design** TEL.#: [REDACTED]

MAILING ADDRESS: [REDACTED]

E-MAIL ADDRESS: [REDACTED]

PROJECT LOCATION:

TAX MAP #: **78** LOT#: **40-1** PLOT #: _____ ZONE: **RO-1**

STREET ADDRESS OF PROJECT: **63 Evans Drive**

IS THIS PROPERTY LOCATED IN THE:

WETLANDS YES NO
 HISTORIC DISTRICT YES NO
FLOOD PLAIN YES NO

SCOPE OF PROJECT:

Add parking spaces to conform to zoning.

TYPE OF OCCUPANCY:

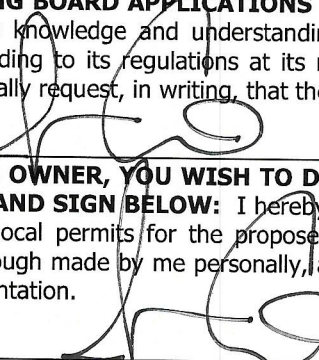
EXISTING VACANT ONE FAMILY TWO FAMILY MULTI-FAMILY COMMERCIAL INDUSTRIAL

PROPOSED VACANT ONE FAMILY TWO FAMILY MULTI-FAMILY COMMERCIAL INDUSTRIAL

IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC** USE: Animal 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:  **Re-approved 11may2026** DATE: **12/28/2023**

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

PROPERTY OWNER:  **Re-approved 11may2026** DATE: **12/21/2023**

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	
2026-05-11	78-40-100	PB2026-28-SPA	[REDACTED]



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

11 May 2026

Re: Site Plan Amendment Lot 78-40-1
63 Evans Drive

Dear Mr. Corwin:

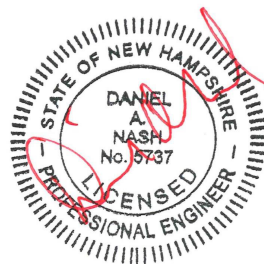
SAVES operates an animal hospital on Evans Drive. The operation needs more parking spaces. The owner proposes to add 11 parking spaces adjacent to the existing parking lot. This application was submitted in Feb24 but was a non-conforming use at that time. It is now a permitted use. The site is shown to be in the flood plain. A flood permit for the proposed parking is attached.

Since this is an existing site, we are asking for a waiver of many items normally needed for a fresh site. The site is nearly half covered with vegetation and the front it nicely landscaped. We are proposing to move existing plantings outside the new paving. The project involves no changes to the building or utilities.

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

Sincerely,

Daniel A. Nash, PE
Principal



Attached:

- Application
- Support Statement
- Checklist
- Abutters List
- Fee calc
- Flood Permit
- Parking calculation sheet
- Waiver requests
- Drain report (provided separately)

CC: Evans Drive SPE, LLC

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11 May 2026

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

Re: Support Statement
Site Plan Lot 78-40-1, SAVES
63 Evans Drive

Dear Mr. Corwin:

We provide the following support statement information:

1. Consultants. The team members are listed in the abutters list.
2. Restrictions. We are not aware of any conservation, preservation, or agricultural preservation restrictions on the subject parcel.
3. Utilities. The site is currently served by electric, telephone, and cable services.
4. Zoning. The proposed use is permitted-animal hospital.
5. Drainage. The site includes a drainage infiltration trench that reduces overall site runoff.
6. Timetable. We anticipate an early Summer '26 construction start. Work is scheduled to be complete in one or two months.
7. Fire Protection. The site is a low hazard use. The site fronts on Evans Drive that is served with an 8" main that provides fire flow for the area.
8. Waivers. Waiver requests will be provided under separate cover.

Sincerely,

Daniel A. Nash, PE
Principal

CC: Evans Drive SPE, LLC

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CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: SAVES Animal Hospital	
APPLICANT: Evans Drive SPE, LLC	DATE: 11may2026
GENERAL SUBMISSION REQUIREMENTS:	

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

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

The appropriate filing fees. [§5.1.B]

A written project description. [§5.1.C]

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

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

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

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

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

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

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

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

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

PLAN SUBMITTAL TECHNICAL CHECKLIST:

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

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

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

[Checklist begins on following page]

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

Plan Requirements	Info. Provided	Waiver Sought
5.1.E(1) - Vicinity sketch showing the location of the site in relation to the surrounding public street system (suggested scale: 1" = 500').	<input checked="" type="checkbox"/>	N/A
5.1.E(2) - Names and mailing addresses of the Applicant; the Owner(s) of record of the site; the Owners of abutting properties; and the Holders of any easements, rights of way, or other restrictions, based on the current records of the City Assessor available at City Hall, not more than 5 days before the date of filing of the application.	<input checked="" type="checkbox"/>	N/A
5.1.E(3) - Names and business addresses of the preparer(s) of the plan and every surveyor, engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	<input checked="" type="checkbox"/>	N/A
5.1.E(4) - The following information shall be provided on the first page (or cover page, if applicable) of the Site Plan: <ol style="list-style-type: none"> a. Name of the City and County in which the development is proposed; b. North arrow; c. Scale of the plan; d. Date of the plan and of any revisions to the plan; (NOTE: The date on the plan at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plan shall include a revision date and description of the revision(s).) e. The following basic site information in <u>TABLE FORM</u>: <ol style="list-style-type: none"> 1. Zoning designation for subject property; 2. Tax Map and Lot number(s) for subject property; 3. Area of lot; 4. Gross floor area of existing and proposed buildings/additions; 5. Number of existing and proposed on- and off-street parking spaces as a table. The table must identify (i) the number of required (minimum) parking spaces and the permitted (maximum) number of parking spaces and the calculations for each, (ii) future proposed, and (iii) existing parking capacity. If the site is part of an existing development or subdivision, the master table must provide such information for all related sites and phases, individually and as a project total; 6. Number of existing and proposed short- and long-term bicycle storage spaces; 7. Number of existing and proposed loading spaces; 8. Height of existing and proposed buildings/additions; 9. Number of stories and gross square footage of each; 10. Proposed use; 11. Required and proposed front, side, and rear yard setbacks 12. Maximum allowable lot coverage with existing and proposed calculations; 13. Indication of whether or not the property is subject to any City Overlay districts (for example, the Wetlands Conservation District or Flood Plain District) or to NHDES Shoreland Water Quality Protection jurisdiction. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A
5.1.E(5) - Current survey certified by a land surveyor licensed in New Hampshire, depicting the perimeter boundaries of the lot(s) of the proposed site, including compass bearings, distances, and lot areas, and depicting the location of any existing improvements on the property and the width and location of any rights-of-way and/or easements on the property.	N/A	<input type="checkbox"/>

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

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

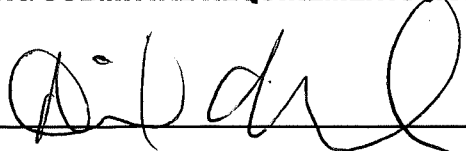
CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

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

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

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

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

Completed By: 

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

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: SAVES Animal Hospital	
APPLICANT: Evans Drive SPE, LLC	DATE: 11may2026

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

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

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

[Stormwater checklist begins on following page]

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

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

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

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

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

Completed By: Daniel A. Nash, PE

(Last Revised 9/20/2021)

Planning office Use Only:		
Date Received ___/___/___	Checklist Complete YES or NO	Checked by: _____

CERTIFIED NOTIFICATION LIST

THE CITY OF LEBANON IS REQUIRED UNDER NH RSA 672:3 TO NOTIFY THE FOLLOWING PERSONS OF PUBLIC HEARINGS BEFORE THE PLANNING BOARD: 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.

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

MAP & LOT NUMBER: <u> 78-40-1 </u>	MAP & LOT NUMBER: <u> 78-40-1 </u>
PROPERTY OWNER: Evans Drive SPE, LLC PO Box 600 Lebanon, NH 03766	APPLICANT: Evans Drive SPE, LLC PO Box 600 Lebanon, NH 03766
MAP & LOT NUMBER: <u> 63-4 </u>	MAP & LOT NUMBER: <u> 78-40-2 </u>
ABUTTER/OTHER: Cicotte Properties, LLC PO Box 600 Lebanon, NH 03766	ABUTTER/OTHER: Cicotte Holdings, LLC PO Box 600 Lebanon, NH 03766
MAP & LOT NUMBER: <u> 64-33 </u>	MAP & LOT NUMBER: <u> 77-127 </u>
ABUTTER/OTHER: Lebanon School District 20 Seminary Hill West Lebanon, NH 03784	ABUTTER/OTHER: City of Lebanon 51 North Park Street Lebanon, NH 03766
MAP & LOT NUMBER: <u> 78-62 </u>	MAP & LOT NUMBER: <u> I-89 </u>
ABUTTER/OTHER: City of Lebanon 51 North Park Street Lebanon, NH 03766	ABUTTER/OTHER: NHDOT 8 Eastman Hill Road Enfield, NH 03748
MAP & LOT NUMBER: _____	MAP & LOT NUMBER: _____
ABUTTER/OTHER:	ABUTTER/OTHER:
MAP & LOT NUMBER: _____	MAP & LOT NUMBER: _____
ABUTTER/OTHER: Engineer Advanced Geomatics PO Box 512 Lebanon, NH 03766	ABUTTER/OTHER: Surveyor Paton Land Surveying 150 Southridge Street Springfield, VT 05156

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

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

OTHER

- SITE PLAN REVIEW AMENDMENT (WITH NO STRUCTURAL CHANGES)
- EXTENSION REQUESTS
- CONDITIONAL USE PERMITS &
- CONCEPTUAL SITE PLAN REVIEW (if required per section 4.3.B of Site Plan Regs)

		TOTALS
FILING FEE	\$250.00	\$250.00
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + Current USPS rate per certified notice (see below) 6.04 X 6 _____ notices	\$5.00 \$ 36.24 (abutter certified)
TOTAL DUE AT TIME OF FILING		\$391.24
**Engineering Review fees may also be required. See note below.		

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

ENGINEERING REVIEW FEES:

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

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

NOTIFICATION FEE: CURRENT FEE as of July 2024 is \$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).

CITY OF LEBANON - APPLICATION FOR FLOODPLAIN DEVELOPMENT PERMIT

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

Project Name <u>63 EVANS DRIVE</u>	Date <u>31AUG2023</u>
Contact Name <u>DAN NASH, PE</u>	Contact Telephone <u>603-448-6295</u>

Owner or Developer <u>EVANS DRIVE SPE, LLC</u>	Builder/Contractor <u>-TBD</u> <u>(AFTER SITE PLAN APPROVAL)</u>
Address <u>PO BOX 600, LEBANON, NH</u>	Address _____
Telephone <u>603-448-6363</u>	Telephone _____
Engineer <u>DAN NASH, PE</u> License Number <u>5737</u>	Architect _____ License Number _____
Address <u>105 BANK ST, LEBANON, NH</u>	Address _____
Telephone <u>603-448-6295</u>	Telephone _____

SITE DATA

1. Property Location (Physical Address) 63 EVANS DRIVE
2. City of Lebanon Tax Map 78 Lot 40-1
3. FEMA Flood Map Panel Number 33009C0913E Effective Map Date 20FEB2008
4. Type of Development (Check All That Apply):
 New Construction Alteration or Repair of Existing Structure Site Grading
 Filling Excavation Other—Please describe: _____
5. Type of Facility (Check All That Apply):
 Residential Functionally Dependent Facility Critical Facility
 Manufactured Home Other—Please describe: EXISTING ANIMAL CARE FACILITY
6. Description of Development ADD PAVEMENT FOR 10-12 PARKING SPACES
7. Structure: -NO NEW STRUCTURE
 New Structure sq ft _____ + Existing Structure sq ft _____ + Improvement sq ft _____ = Total sq ft _____
 Principal Use _____ Accessory Uses _____
8. Value of Improvement (Fair Market) \$ N/A Pre-improvement Value of Structure \$ _____
9. Is the development located within the Local Regulatory Conveyance Zone? Yes No
10. Other Permits Required (Check All That Apply):
 NHDES Shoreland Permit NHDES Wetland Permit NHDES Alteration of Terrain
 Other—Please describe: -NONE-

CITY OF LEBANON - APPLICATION FOR FLOODPLAIN DEVELOPMENT PERMIT

ELEVATIONS

1. Elevation of 100-Year Base Flood Elevation (BFE) at development site: 578.00 feet
2. Elevation of lowest floor of structure (~~minimum one foot above BFE~~): 598+/- (Exist) feet
3. Elevation of all attendant utilities, including all heating and electrical equipment, servicing the structure for floodproofing (minimum one foot above BFE): N/A-NO NEW STRUCTURE feet
4. Type of flood protection method? Flood Proofing Elevating the developmen: N/A-NO NEW STRUCTUF
5. Elevation Datum used for determination of BFE: NGVD 1929 NAVD 1988
6. Has Compensatory Floodplain Storage been provided for all fill areas? Yes No N/A-NO FILL

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


Signature of Owner or Developer

9/13/2023
Date

JOHANNA CICOTTE, for EVANS DRIVE SPE, LLC

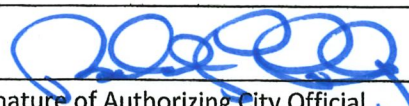
Printed Name of Owner or Developer

OFFICIAL USE ONLY

PERMIT APPLICATION IS HEREBY:

APPROVED DENIED

Comments: _____


Signature of Authorizing City Official

9/27/2023
Date

RODRICK J. FULEY, P.E.
Printed Name of Authorizing City Official

CITY ENGINEER
Title of Authorizing City Official

FLOODPLAIN PERMIT CHECKLIST

63 EVANS DRIVE

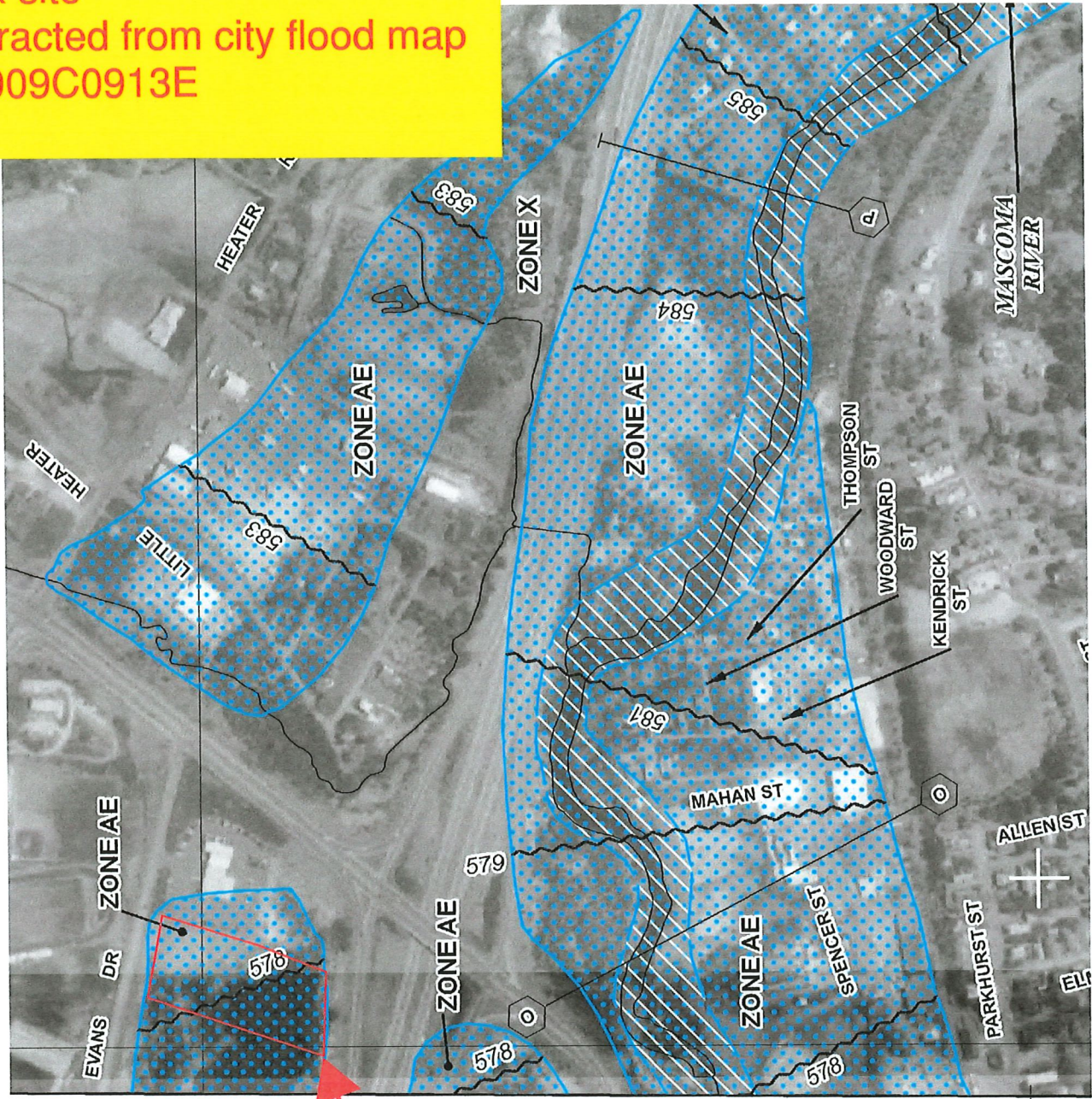
31AUG2023

Project Name

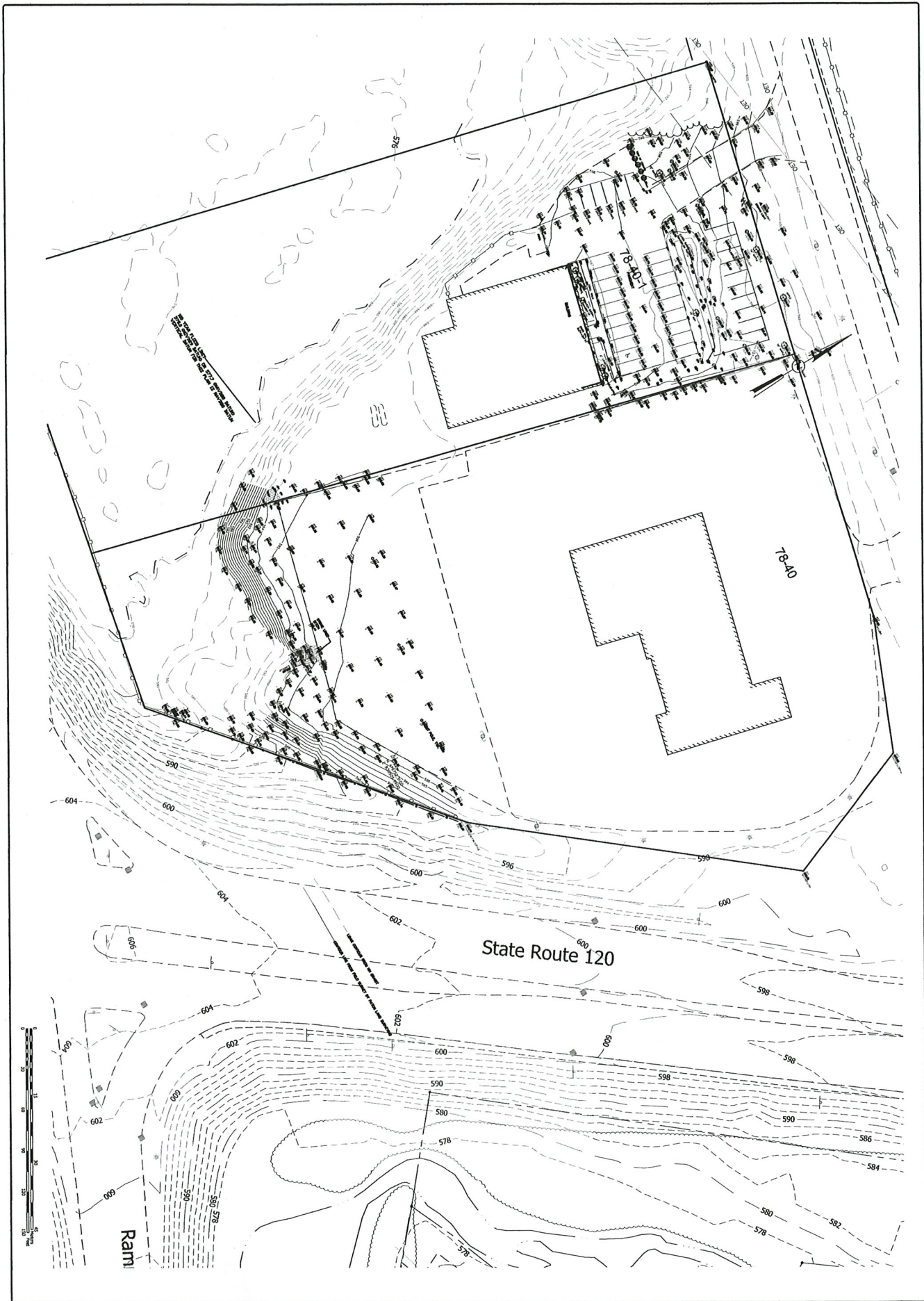
Date

- 1. A Completed and Signed Permit Form.
- 2. The Permit Fee (none set at this time)
- 3. Current survey certified by a land surveyor licensed in NH that shows the following information:
 - A. North Arrow **(MAP PREPARED USING CITY GIS DATA)**
 - B. Scale of the plan
 - C. Date of the plan and any revisions
 - D. Perimeter boundaries of the lot(s), including compass bearings, distances, and lot areas
 - E. Location of existing improvements on the property
 - F. Location of existing natural features such as streams, marshes, lakes, ponds, wetlands, rock outcrops, or wooded areas, and existing man-made features such as roads and structures.
 - G. Width and location of rights-of-way and/or easements on property
 - H. Existing grades, including topographic contours with spot elevations, prepared by a professional engineer or land surveyor licensed in NH. (Contours shall be at 2 ft. intervals)
- 4. Proposed development plans showing the following information:
 - A. Vicinity Sketch (suggested scale: 1"=500')
 - B. Names and mailing addresses of Owner of record of site, holders of any easements, rights-of-way, or other restrictions
 - C. Names and business addresses of preparer(s) of the plan, and every surveyor, engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted.
 - D. North Arrow
 - E. Scale of the plan
 - F. Date of the plan and any revisions
 - G. Zoning designation
 - H. Tax Map and Lot number(s) for the subject property
 - I. Area of the lot
 - J. Gross floor area of existing and proposed buildings/additions
 - K. A legend that clearly indicates all symbols, line types, and shading
 - L. Perimeter boundaries of the lot(s), including compass bearings, distances, and lot areas
 - M. Location of existing and proposed improvements on the property
 - N. Location of existing natural features such as streams, marshes, lakes, ponds, wetlands, rock outcrops, or wooded areas, and existing man-made features such as roads and structures. Indicate those natural and man-made features that are to be removed, retained, or altered
 - O. Width and location of rights-of-way and/or easements on property
 - P. Existing and proposed grades, including topographic contours with spot elevations, prepared by a professional engineer or land surveyor licensed in NH. (Contours shall be at 2 ft. intervals)
 - Q. Wetlands on the property, if any, shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plan **(NONE IN AREA OF WORK)**
 - R. The 100-year flood elevation, floodway, and floodplain limits
 - S. The NHDES Shoreland setback lines, if applicable
 - T. Size and location of all existing and proposed public and private utilities
- 5. Calculations for Compensatory Storage
- 6. Completed Floodplain Permit Checklist

Apx site
Extracted from city flood map
33009C0913E



Lot 78-40-1



X-1 EXISTING CONDITIONS	EVANS DRIVE SPE
	PROJECT NO.
	SHEET NO.
	DATE



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

EXISTING CONDITIONS PLAN
 FOR
 EVANS DRIVE SPE, LLC
 IN
 LEBANON, NEW HAMPSHIRE

NO.	REVISIONS



100 YR FLOOD
PLAIN ELEV=578

PROPOSED
PARKING ADDITION

SITE PLAN
PROPOSED PARKING ADDITION
AG/D/DAN
14SEP23

PROGRESS PRINT

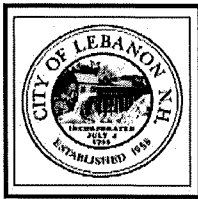


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SITE PLAN
 FOR
EVANS DRIVE SPE, LLC
 IN
LEBANON, NEW HAMPSHIRE

NO.	REVISIONS

SAVES					
63 EVANS DRIVE					
LEBANON, NH					
<u>PARKING CALCULATIONS</u>					
	Existing				
	Area				Spaces
<u>Saves</u>	(sf)	Use	Rate	Units	Required
SAVES	9,913				
		office	1/250sf	9,913	39.7
			sub-total		39.7
			Total required=		40.0
			Total Provided=		40
Note: Building area from Property Assessment card.					



City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

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

PROJECT INFORMATION

Name of Applicant: Evans Drive SPE, LLC
Project Name: SAVES Animal Hospital
Project Address: 63 Evans Drive

WAIVER REGULATIONS

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

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

OR

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

WAIVER REQUEST(S)

I (we) hereby request a Waiver from:

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

- S.I.E. (5)
1. Section of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

The boundary survey submitted is still valid. Property corners were validated by field survey and used in the site plan.

- S.I.E. (7)
2. Section of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

The existing building is remaining with no changes. Preparing new elevation plans are unnecessary.

S.I.E (16)

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

Over half the site is well vegetated. The front of the site is well landscaped. Existing plantings in the new parking area will be re-planted or replaced. There is no need for new plantings.

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

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

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

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

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

SIGNATURE

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

Signature of Applicant [Handwritten Signature] Date: 14 Feb 24

**Evans Drive SPE, LLC
Lebanon, NH
Operations and Maintenance Plan (OMP)
11 May 2026**

Goal:

This manual was developed by Advanced Geomatics and Design, LLC (A) to assist owners in their regulatory inspections and maintenance (OMP) activities for the stormwater measures implemented at 63 Evans Drive

Site Location and Description:

This project is located on Evans Drive in Lebanon, New Hampshire. The site consists of an animal hospital and a 40 space parking lot in the front of the building.

Owner and Operator:

BMP Owner.....	Evans Drive SPE, LLC
I&M Responsible Party..... (Reporting, inspection, and maintenance activities)	Evans Drive SPE, LLC

Introduction:

This scope of this manual encompasses the 40 space parking lot in the front of the building, and the infiltration basin that collects runoff.

First Few Months Post Construction Activity:

Following construction commencement, the site will need to be inspected after every major storm event for the following three months. Once the infil basins have become more established, less frequent inspections are required.

Key Inspection Check Points (first three months following construction)

- Inspect drainage:
 - Runoff should be seen to infiltrate after a rain event. Standing high water for long periods of time could indicate sediment inundation or functionality issues.
- Inspect vegetation:
 - Vegetation should be flourishing. If this is not the case consider watering, removing dead or unhealthy plants, or replanting areas that are poorly established.
- Inspect for erosion or short circuiting:
 - If erosion or short circuiting is occurring in the grass filter strip, fill the area with more soil, compact lightly, and re-seed to prevent further erosion.
- Inspect inlets and outlets for proper function:

- Clean out debris or leaf litter when necessary.

Post construction Activity:

As the grass filter strip becomes established, less frequent inspections are necessary. Inspection of the grass filter strip and adjacent infiltration basin should be performed biannually for two years after implementation and checked after any major storm events to maintain a productive system. If the grass filter strip has a healthy establishment of vegetation after two years, inspection frequency can decrease to annually.

Key Inspection Check Points (post-construction)

- Inspect drainage:
 - Runoff should be seen to infiltrate after a rain event. Standing high water for long periods of time could indicate sediment inundation or functionality issues.
- Inspect vegetation:
 - Vegetation should be forming a dense root mate and becoming will established. If this is not the case consider watering, removing decaying or unhealthy vegetation, or performing reinforcement panting to develop robust coverage throughout the system.
 - Keep the grass filter mowed to a medium height. :k.
- Inspect for erosion or short circuiting:
 - If erosion or short circuiting is occurring in the grass filter strip, fill the area with more soil, compact lightly, and re-seed to prevent further erosion.
 - Look for animal burrowing that could also short circuit the system, burrowing would also need to be filled and re-seeded.
- Inspect inlets and outlets for proper function:
 - Clean out debris or leaf litter when necessary.
 - If there is any evidence of structural damage or deterioration, parts should be replaced.
- Inspect for sediment buildup:
 - Sediment buildup should be removed properly and when needed from the rain gardens.

Evans Drive SPE, LLC

Operation and Maintenance Plan (OMP)

Inspections Sheets and Documentation:

Upon the completion of construction activities that direct stormwater to the grass filter strip and infiltration basin, I&M activities will be initiated. Owner may choose to contract with outside parties to perform I&M on the site, but Owner will still be responsible for long term effectiveness of the stormwater system.

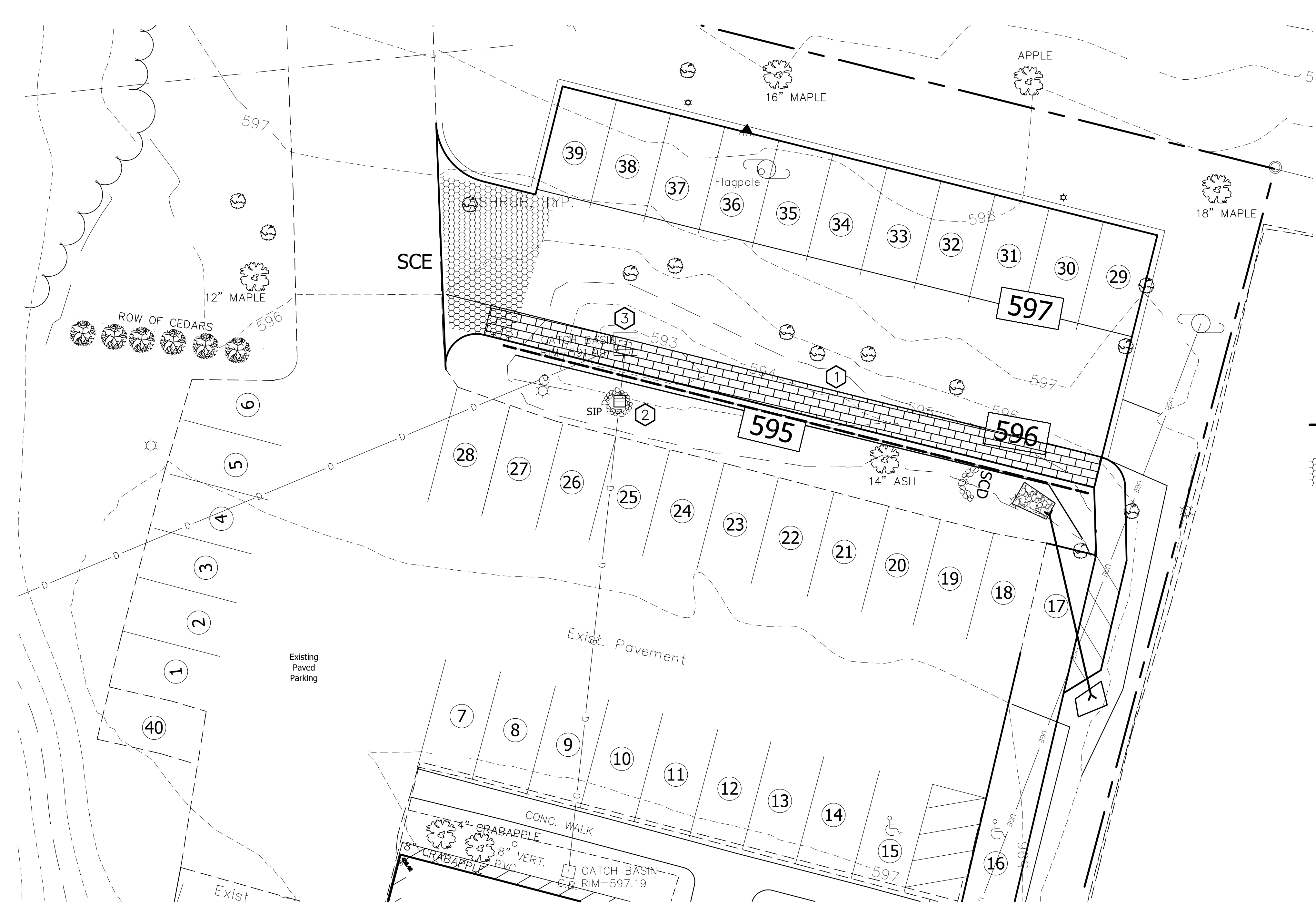
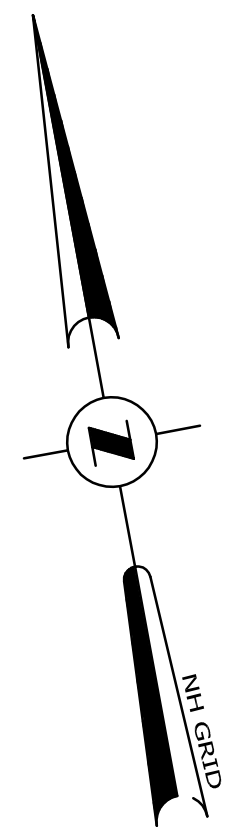
An I&M log will also need to be kept up to date and on file to clearly document the dates of each inspection and maintenance required.

All of the record will need to be kept up to date and maintained by the party responsible and be made available to the department upon request.

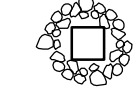

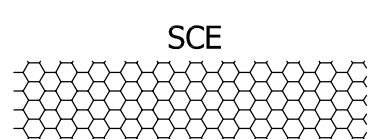
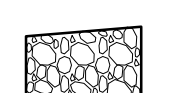

Appendix:

Attachment 1 Sheet C-1, site plan.




Attachment 2 I&M Log



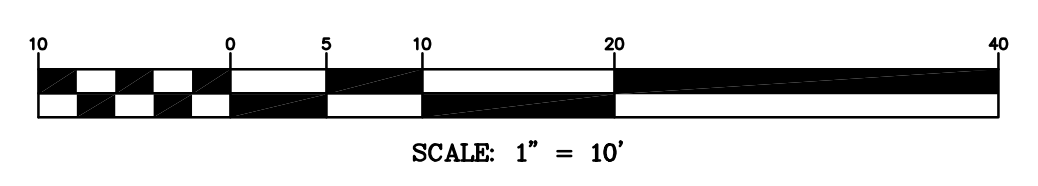
EROSION CONTROL LEGEND

-  CB/W STONE INLET PROTECTION
(SEE DETAIL ON SHEET D-5)
-  SILT FENCE
(SEE DETAIL ON SHEET D-5)
-  SCE
STABILIZED CONSTRUCTION ENTRANCE
(TO BE PAVED UPON COMPLETION, SEE DETAIL ON SHEET D-5)
-  STONE DISCHARGE APRON
(AT ALL CULVERT OUTLETS)
-  SCD
STONE CHECK DAM
(SEE DETAIL SHEET D-5)

NOTES:

-  PAVERS BY BELGARD. 5'Wx100'L. SEE SHEET C-3.
-  NEW CB. RIM=594.00.
-  CONVERT EXISTING CB TO DMH.

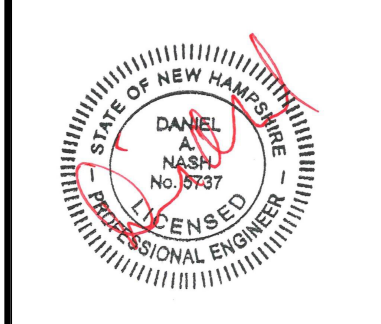
EROSION CONTROL PLAN



NO.	REVISIONS	DATE
1		

EROSION CONTROL PLAN
FOR
SAVES ANIMAL HOSPITAL
IN
LEBANON, NH

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



SURVEYED: PATON
DESIGNED: DAN
DRAWN: DAN
CHECKED: DAN
DATE: 2/12/2024

SAVES ANIMAL HOSPITAL
EROSION CONTROL PLAN

C-4

© 2024
ADVANCED GEOMATICS & DESIGN
DWG: M:\23004-PL.DWG

Evans Drive SPE, LLC

Inspection and Maintenance (I&M)

**Evans Drive SPE, LLC
Lebanon, NH
Inspections and Maintenance (I&M) Log**

Facility Name:	Lebanon Nissan, LLC
Address:	51 Evans Drive Lebanon, NH 03766
Begin Date:	

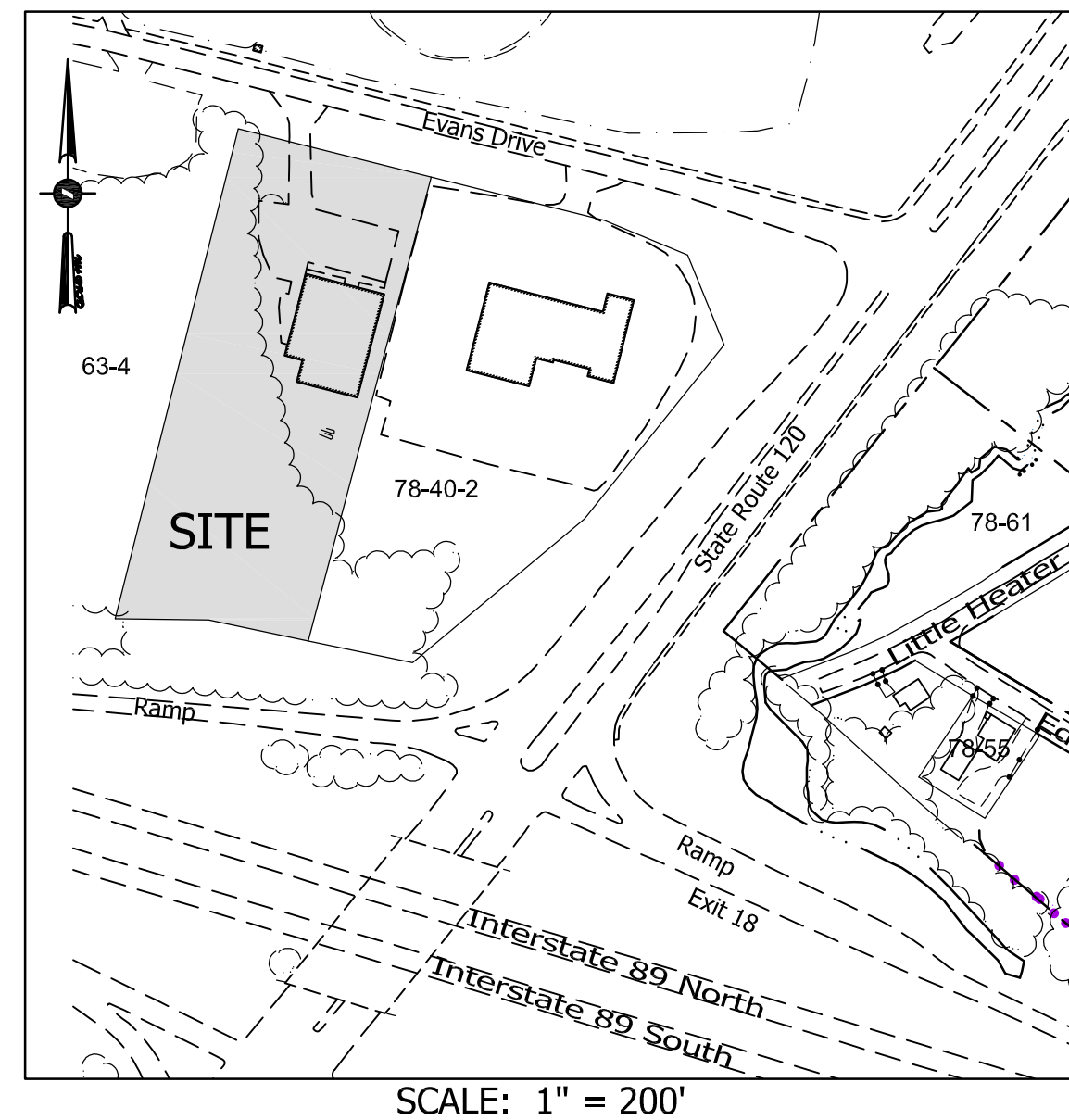
Date of Inspection	Inspected By	Comments and Actions Taken	Other Notes

SAVES ANIMAL HOSPITAL

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

SITE PLAN AMENDMENT

OWNER/APPLICANT
 EVANS DRIVE SPE, LLC
 PO BOX 600
 LEBANON, NH 03766



ZONING COMPARISON - R-O-1 DISTRICT			
	EXISTING	PROPOSED	REQUIRED
LOT SIZE	2.77+/- Ac	2.77+/- Acres	10,000SF
FRONTAGE: (EVANS DRIVE)	224'	224'	200'
FRONT YARD:	141'	141'	20'
SIDE YARD: (TO EAST)	16'	16'	15'
SIDE YARD: (TO WEST)	112'	112'	15'
REAR YARD: (I-89)	285'	285'	20'
BUILDING FOOTPRINT (s.f.):	9,913sf	9,913sf	
% BLDG. COVERAGE	8.2%	8.2%	25%
IMPERVIOUS AREA (sf)	12,652sf	17,851sf	
% IMPERVIOUS COV.	10.5%	14.8%	NONE
HEIGHT	30±'	30±'	45' max.
USE: OFFICE			
PARKING (REG./HC.)	25/1	37/2	40(1/250SF)

CONSULTANTS

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

LAND SURVEYOR-TOPO
 CHRIS PATON, LLS
 PATON LAND SURVEYS, LLC
 150 SOUTHRIDGE STREET
 HARTLAND, VT 05156

LANDSCAPE DESIGN
 MARA ROBINSON
 MARA LANDSCAPE DESIGN
 19 MYRTLE AVENUE
 NEWBURYPORT, MA 01950

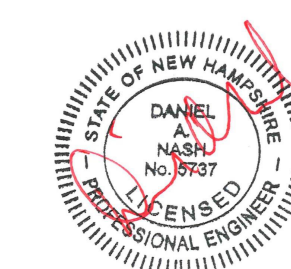
SHEET NUMBER

TABLE OF CONTENTS

2	LEGEND	G-1
3	OVERALL PLAN	OA-1
4	BOUNDARY SURVEY	-
5	EXISTING CONDITIONS PLAN	X-1
6	SITE PLAN	C-1
7	DETAILED GRADING PLAN	C-2
8	STORMWATER SYSTEM	C-3
9	EROSION CONTROL PLAN	C-4
10	LANDSCAPE PLAN	L-1
11	LIGHTING PLAN	L-2
12	SITE DETAILS	D-1
13	DRAINAGE DETAILS	D-4
14	EROSION CONTROL DETAILS	D-5

NOTES:

1. THIS PARCEL IS SHOWN AS LOT 78-40-1 THE LEBANON TAX MAPS.
2. THIS PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
3. THIS PARCEL IS SUBJECT TO THE WETLANDS OVERLAY DISTRICT.
4. THIS PARCEL IS SUBJECT TO THE FLOOD OVERLAY DISTRICT.
5. SUBJECT PARCEL IS ZONED R-O-1.



11MAY2026-RESUBMITTAL
 2/12/2024
 SITE PLAN AMENDMENT
 PN: 23-004

EXISTING LEGEND

EXISTING LEGEND(CONT.)

PROPOSED LEGEND

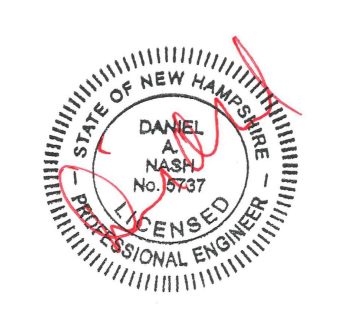
PROPOSED LEGEND(CONT.)

○	Boundary Corner	X 66.9	Spot Elevation
⊙	Iron Pipe (Found)	-----	Approximate Boundary Line
●	Rebar (Found)	-----	Approximate Right-Of-Way Line
□	Stone Monument (Found)	-----	Existing 1'/2' Contour
△	Survey Traverse Point	--- 760 ---	Existing 5'/10' Contour
⊕	Survey Control Disk	-----	Curb
⊕	Shrub	-----	Edge Of Pavement
⊕	Hardwood Tree	-----	Edge Of Gravel
⊕	Softwood Tree	-----	Painted White Line
○	Cleanout	-----	Painted Yellow Line
⊕	Utility Pole	○ — OET —	Overhead Electric/Telephone
⊕	Light Pole	— OHE —	Overhead Electric
⊕	Bollard Light	— OHT —	Overhead Telephone
⊕	Light	— UETC —	U.g. Electric/Telephone/Cable
→	Utility Pole Anchor	-----	Edge Of Brook/River
⊕	U.g. Electric Junction Box	-----	Edge Of Wetland
⊕	U.g. Electric Transformer	-----	Guard Rail
⊕	U.g. Telephone Box	-----	Stonewall
⊕	U.g. Cable Tv Box	-----	Wire Fence
⊕	Curb Stop	-----	Chainlink Fence
⊕	Gate Valve	-----	Rail Fence
⊕	Fire Hydrant	— D —	Drain Line
⊕	Drilled Well	— UD —	Underdrain Line
⊕	Monitor Well	— W —	Water Line
⊕	Catch Basin	— S —	Sewer Line
⊕	Drain Manhole	— FM —	Sewer Forcemain
⊕	Sewer Manhole	— UGE —	U.g. Electric
⊕	Riser	— E —	U.g. Telephone
⊕	Telephone Manhole	— UGT —	Edge Of Woods
⊕	Electric Manhole	-----	Retaining Wall
⊕	Communication Manhole	-----	U.g. Propane
⊕	Propane Tank	-----	Edge Of building
⊕	Sign	-----	

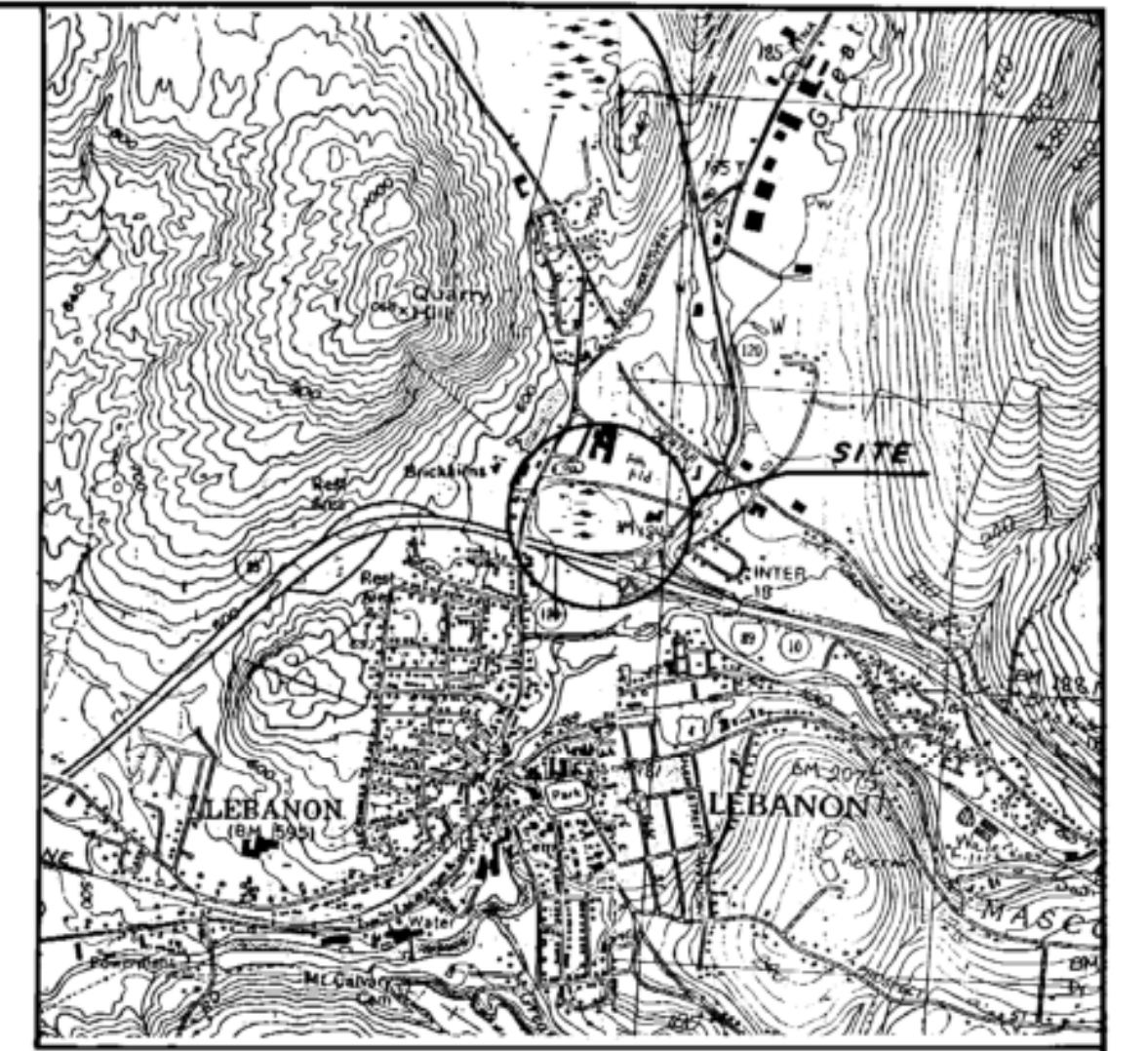
●	BOLLARD	-----	DUMPSTER FENCE
○	CLEANOUT	▨	PAINTED/NO PARKING
⊕	UTILITY POLE	762	2' CONTOUR
→	UTILITY POLE ANCHOR	760	10' CONTOUR
⊕	LIGHT POLE	-----	GAS LINE
⊕	LIGHT	-----	DRAIN LINE
⊕	SEWER MANHOLE	-----	UNDERDRAIN LINE
⊕	DRAIN MANHOLE	-----	WATER LINE
⊕	RISER	-----	SEWER LINE
⊕	CATCH BASIN	-----	SEWER FORCEMAIN
⊕	YARD DRAIN	-----	U.G. ELECTRIC
⊕	ELECTRIC MANHOLE	— UGT —	U.G. TELEPHONE
⊕	TELEPHONE MANHOLE	-----	U.G. ELECTRIC/TELEPHONE
⊕	COMMUNICATION MANHOLE	— UETC —	U.G. ELECTRIC/TELEPHONE/CABLE
⊕	PROPANE TANK	(RET.)	RETAINING WALL
⊕	U.G. TELEPHONE BOX	(RET.)	REDI-ROK RETAINING WALL
⊕	U.G. CABLE TV BOX	-----	CENTERLINE ROAD
⊕	U.G. ELECTRIC JUNCTION BOX	-----	CURB
⊕	U.G. ELECTRIC TRANSFORMER	-----	EDGE OF WOODS
⊕	GATE VALVE	-----	LIMIT OF DISTURBED
⊕	CURB STOP	-----	BARRIER FENCE
⊕	FIRE HYDRANT	⊕	UNDERGROUND PROPANE TANK
⊕	DRILLED WELL	⊕	BUILDING ADDITION
⊕	SIGN	TW = ??	TOP OF WALL ELEVATION
⊕	PARKING SPACE NUMBER	GT	GREASE TRAP/GRIT-OIL SEPARATOR
⊕	HANDICAP PARKING SPACE	⊕	
⊕	STORM WATER TREATMENT DEVICE	⊕	
⊕	DETECTABLE SURFACE (TRUNCATED DOME)	⊕	
⊕	SPOT ELEVATION	X66.93	
⊕	UNDERDRAIN	— UD —	
⊕	DUMPSTER	D	
⊕	BIKE RACK	BR	

NOTES:

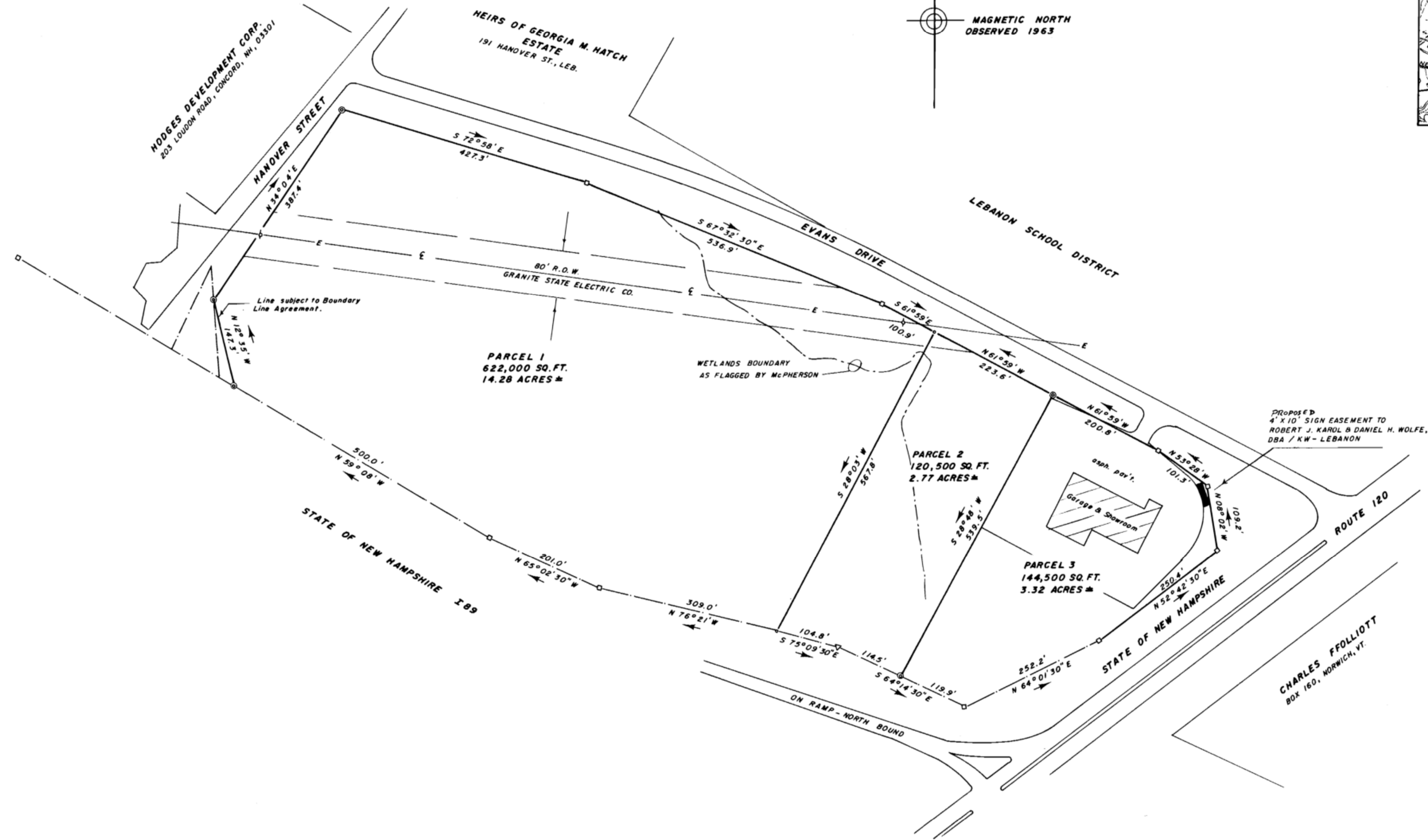
1. Lower case text on all plan sheets indicates existing data.
2. UPPER CASE TEXT ON ALL PLAN SHEETS INDICATES PROPOSED DATA.
3. THIS SHEET IS INTENDED TO BE A GENERAL SHEET FOR ALL PROJECTS. ITEMS IN THIS LEGEND MAY NOT APPEAR ON ALL SHEETS IN THIS PLAN SET.

DATE	
REVISIONS	
#	1
LEGEND FOR SAVES ANIMAL HOSPITAL IN LEBANON, NEW HAMPSHIRE	
ADVANCED GEOMATICS & DESIGN 105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 6295 E-MAIL: advancedgeomatix@comcast.net	
	
SURVEYED: _____ DESIGNED: DAN DRAWN: DAN CHECKED: DAN DATE: 11/13/2023	
LEGEND G-1	
© 2023 ADVANCED GEOMATICS & DESIGN DWG: 23004LEGEND	

012771 Plan # 6670
 GRAFTON COUNTY
 REGISTRY OF DEEDS
 RECEIVED *William July 30, 1990*
 RECORDED LIBER *187* FOLIO *152*
 EXAMINED ATTEST *Carroll E. Hunt*
 REGISTER



LOCUS MAP

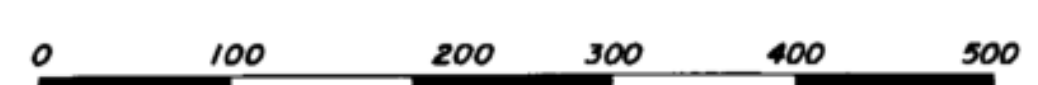


- LEGEND**
- EXISTING IRON PIPE
 - EXISTING STATE HWY. CONC. BOUND & BOUNDARY POINT.
 - ⊙ SET IRON ROD
 - HWY. FENCE
 - UTILITY POLE
 - E- POWER LINE



I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT SHOWN HEREON AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

K. A. Leclair

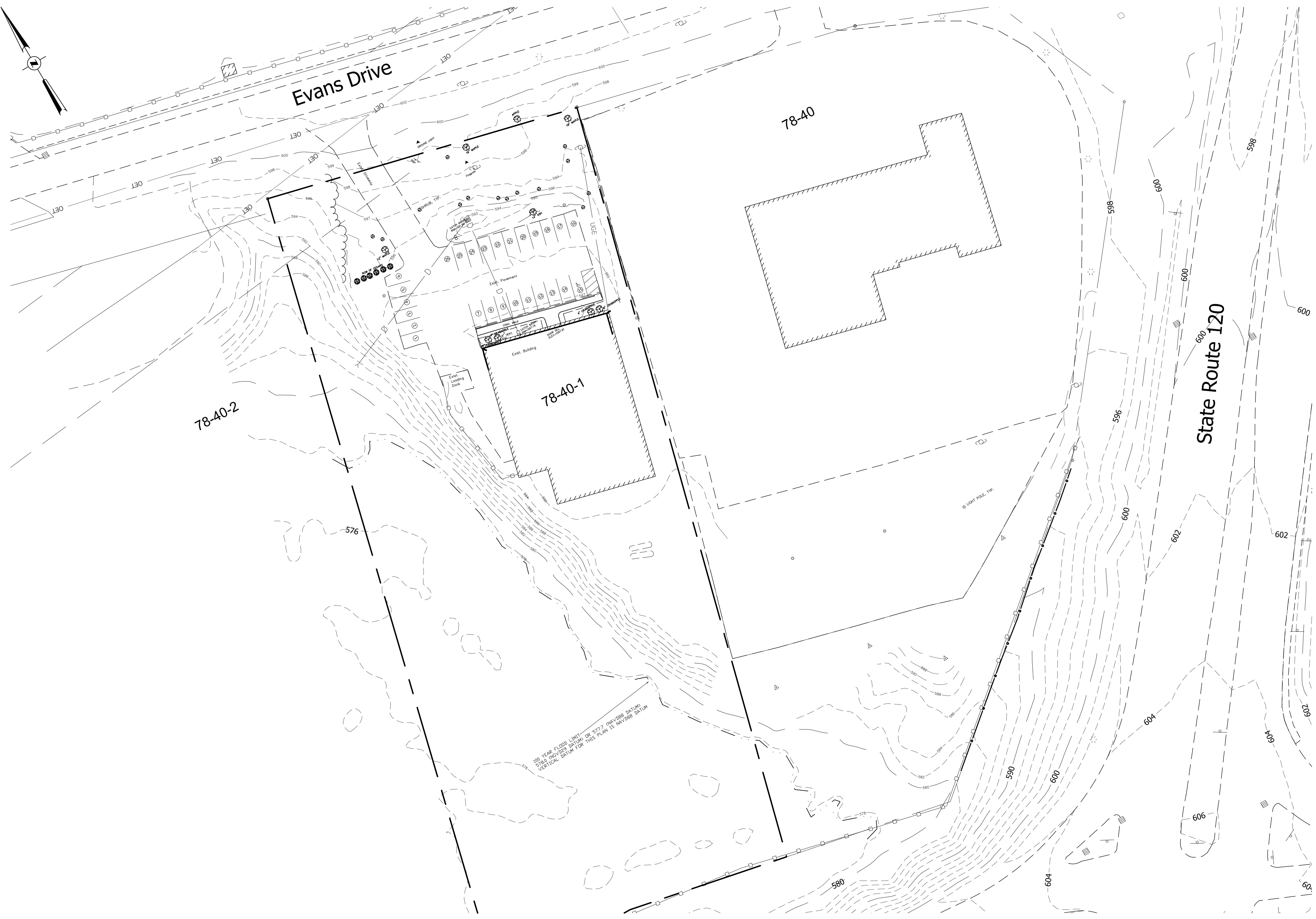
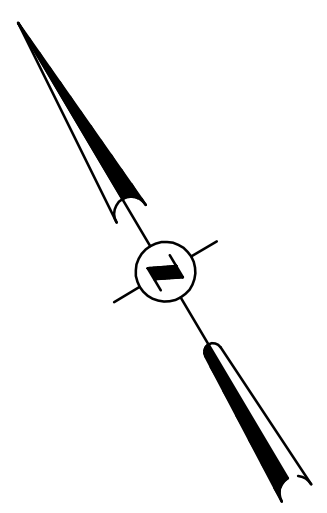


TAX MAP 7 LOTS 30 & 31

ANNEXATION PLAN
 PARCEL 2 TO PARCEL 1

SMITH AUTO. SALES, INC.
 ROUTE 120, EVANS DRIVE & HANOVER STREET
 GRAFTON COUNTY LEBANON, N.H.
 Scale 1" = 100' Date NOV. 15, 1988
 Proj. No 60587A REVISION: MARCH 10, 1989
 REVISION: 12/14/89, SIGN EASEMENT.

K. A. LECLAIR ASSOC., Inc. Civil Engineers
HANOVER, N.H.



100 YEAR FLOOD LIMIT
576.0 (NO. 1295 DATUM)
VERTICAL DATUM FIDM
DR. S772 (NO. 1288 DATUM)
THIS PLAN IS NAVD83 DATUM

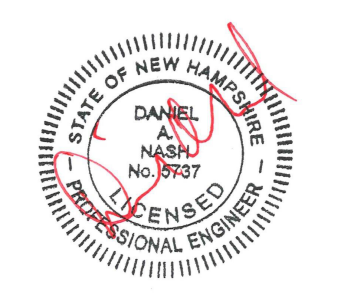


SHEET 5 OF 14

#	REVISIONS	DATE

EXISTING CONDITIONS PLAN
FOR
SAVES ANIMAL HOSPITAL
IN
LEBANON, NEW HAMPSHIRE

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



SURVEYED: PATON/GIS
DESIGNED: DAN
DRAWN: DAN
CHECKED: DAN
DATE: 2/12/2024

SAVES ANIMAL HOSPITAL
EXISTING CONDITIONS

X-1

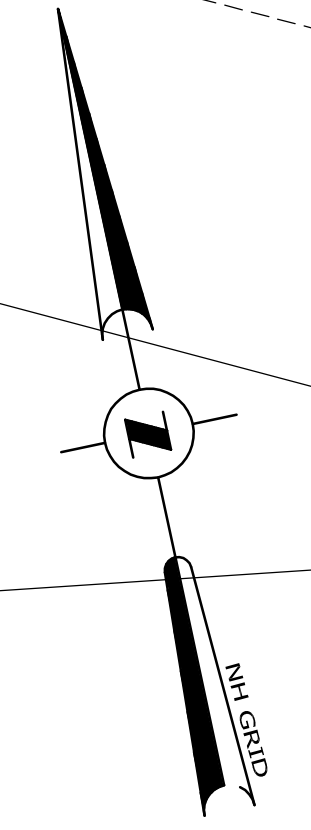
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ADVANCED GEOMATICS & DESIGN
DWG: 23004-BA

Evans Drive

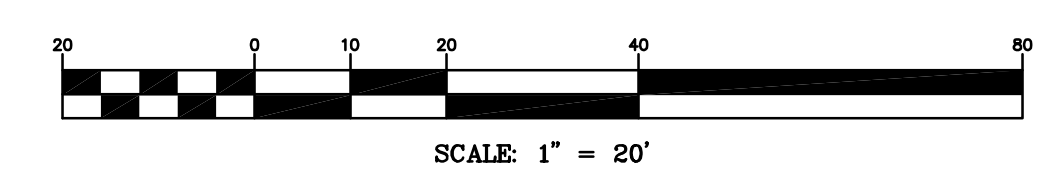
78-40-2

78-40

78-40-1



SITE PLAN



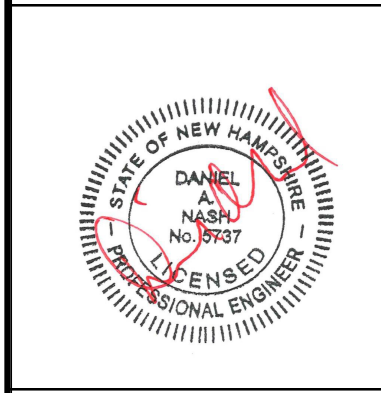
NOTES:

- 1. ENTIRE SITE IS MAPPED AS FLOOD PLAIN. HOWEVER, DEVELOPED AREA IS 8'+/- ABOVE FLOOD PLAIN.
- 2. CURBING SHALL BE SLOPED GRANITE.
- 3. VEHICLE PARKING SPACES 9X18 TYPICAL.
- 4. 24' AISLE.
- 5. AREA OF NEW PAVEMENT= 4,659sf (4,459sf PARKING, 200sf SW).
- 6. 5' SIDEWALK.
- 7. FLAGPOLE TO BE RELOCATED.
- 8. TWO NEW PARKING SPACES.
- 9. CULVERT UNDER SW, 12".
- 10. NEW CB. RIM=594.00. (CONVERT X-CB TO DMH)
- 11. FUTURE PARKING SPACE.

NO.	REVISIONS	DATE
1		

SITE PLAN
FOR
SAVES ANIMAL HOSPITAL
IN
LEBANON, NH

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03756
PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net



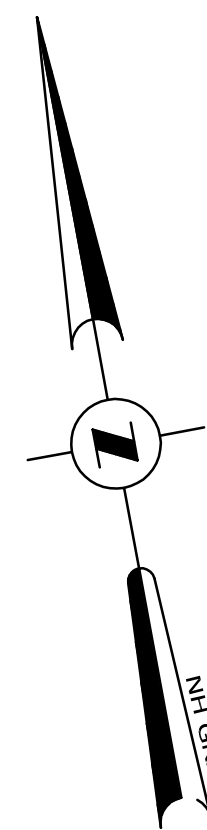
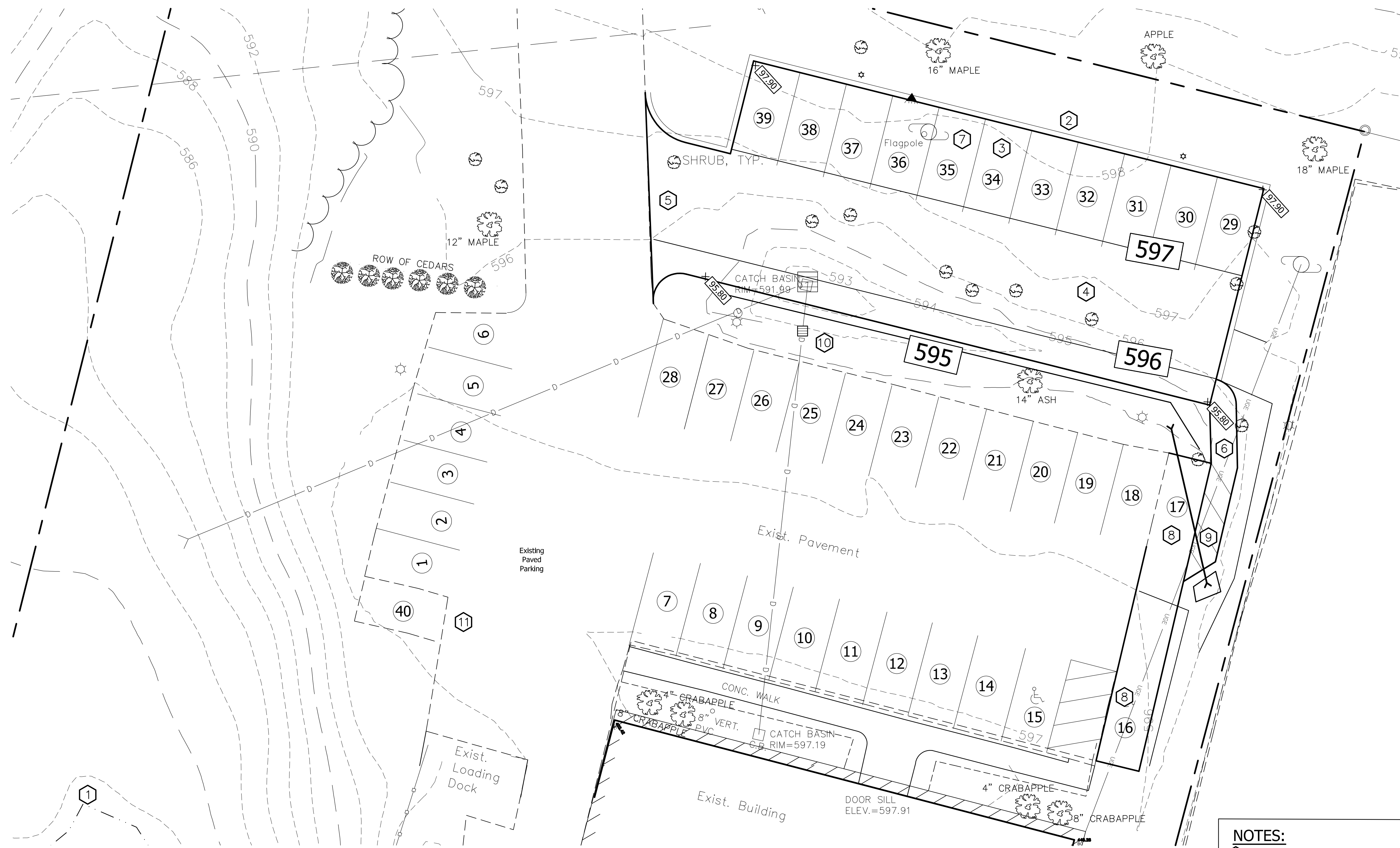
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DESIGNED: DAN
DRAWN: DAN
CHECKED: DAN
DATE: 2/12/2024

SAVES ANIMAL HOSPITAL

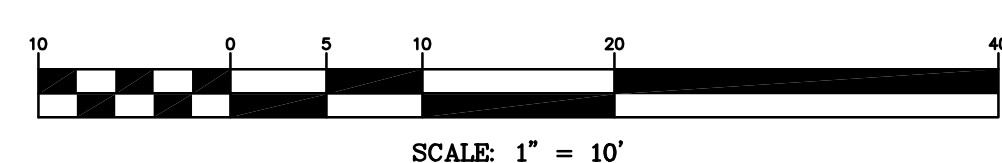
SITE PLAN

C-1

© 2024
ADVANCED GEOMATICS & DESIGN
DWG: M:\23004-PL.DWG



SITE PLAN

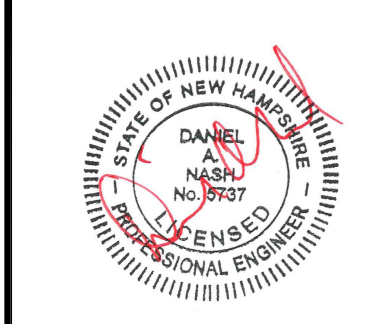


- NOTES:**
- 1 ENTIRE SITE IS MAPPED AS FLOOD PLAIN. HOWEVER, DEVELOPED AREA IS 8'+/- ABOVE FLOOD PLAIN.
 - 2 CURBING SHALL BE SLOPED GRANITE.
 - 3 VEHICLE PARKING SPACES 9X18 TYPICAL.
 - 4 24' AISLE.
 - 5 AREA OF NEW PAVEMENT= 4,659sf (4,459sf PARKING, 200sf SW).
 - 6 5' SIDEWALK.
 - 7 FLAGPOLE TO BE RELOCATED.
 - 8 TWO NEW PARKING SPACES.
 - 9 CULVERT UNDER SW, 12".
 - 10 NEW CB. RIM=594.00. (CONVERT X-CB TO DMH)
 - 11 FUTURE PARKING SPACE.

NO.	REVISIONS	DATE
1		

DETAIL SITE PLAN
FOR
SAVES ANIMAL HOSPITAL
IN
LEBANON, NH

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

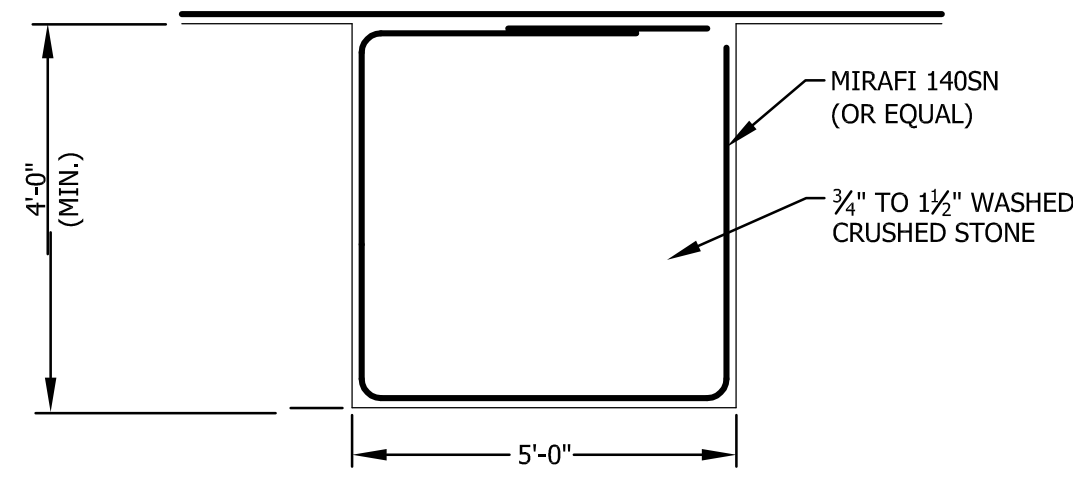


SURVEYED: PATON
DESIGNED: DAN
DRAWN: DAN
CHECKED: DAN
DATE: 2/12/2024

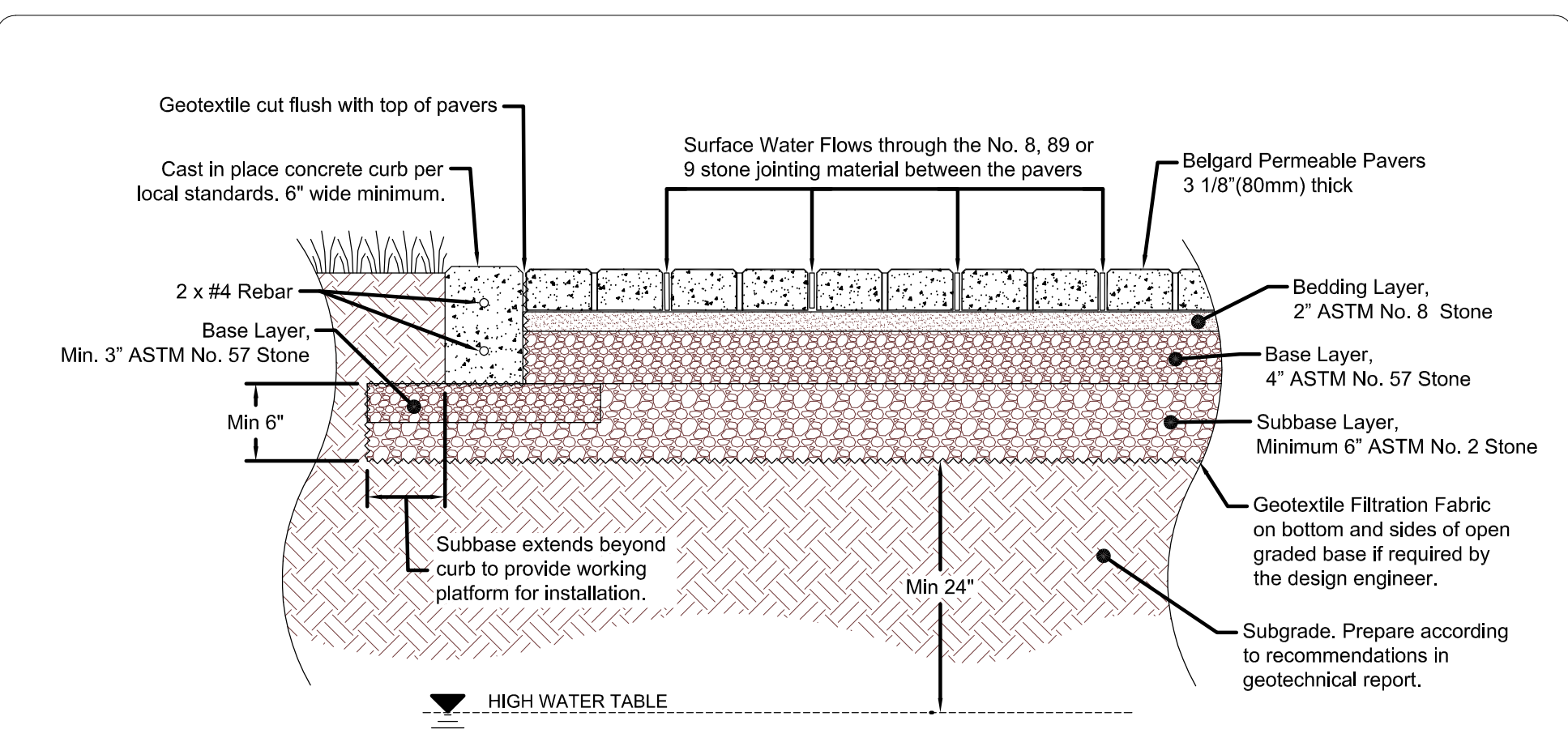
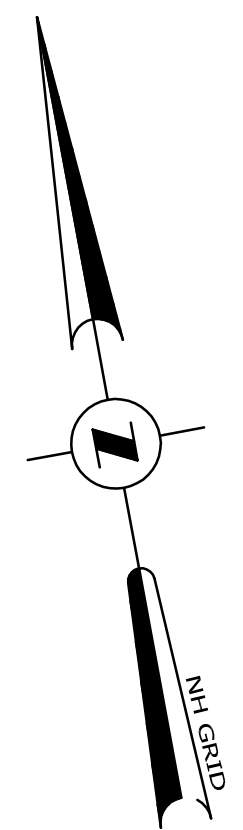
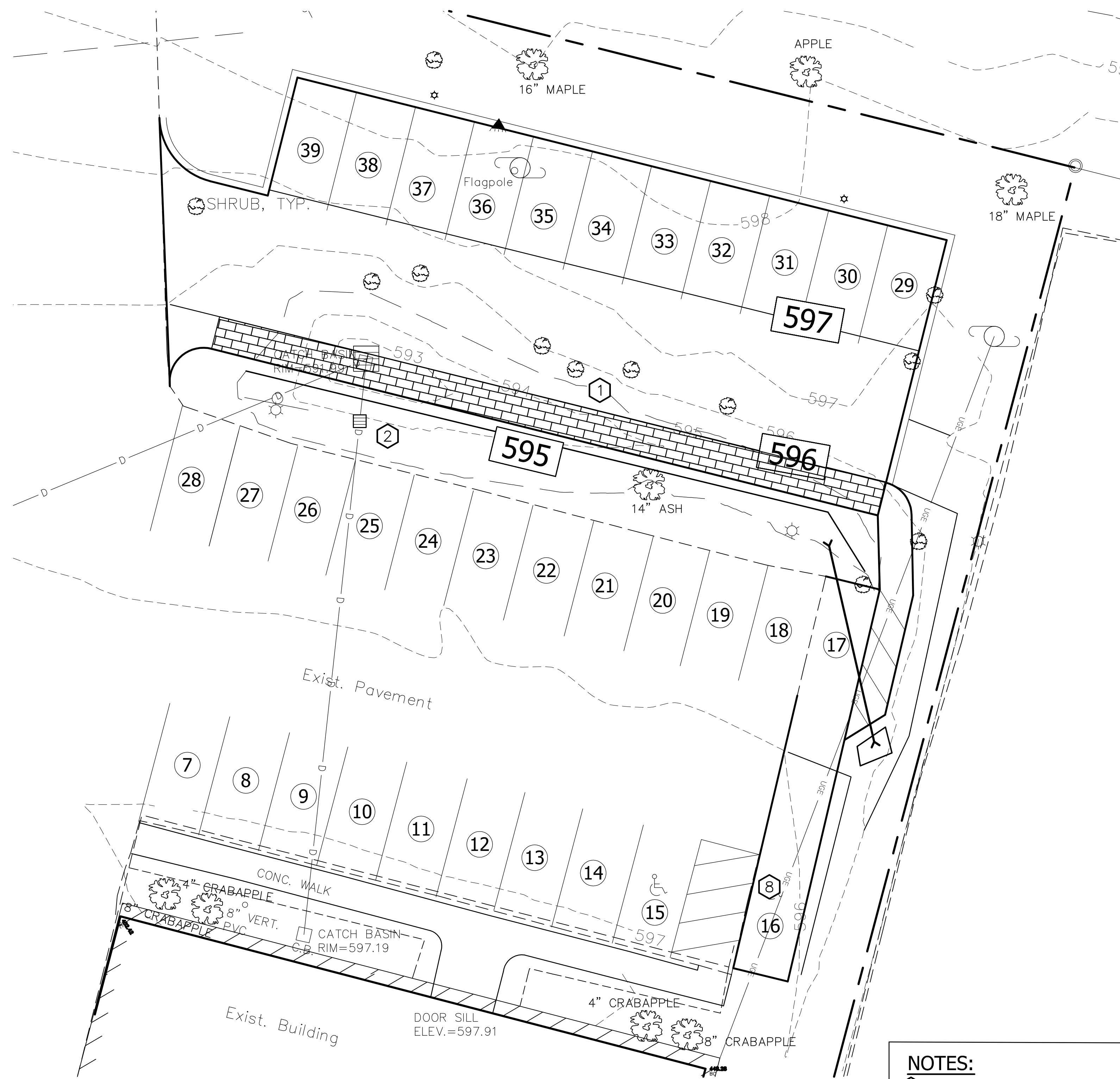
SAVES ANIMAL HOSPITAL
DETAIL SITE PLAN

C-2

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ADVANCED GEOMATICS & DESIGN
DWG: M:\23004-PL.DWG

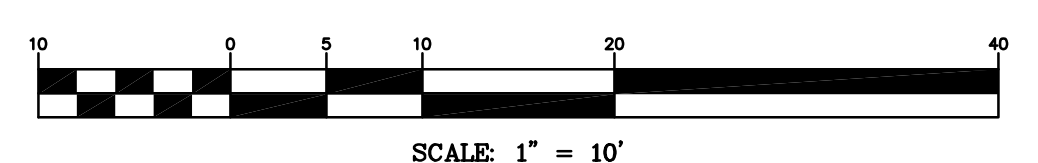


INFILTRATION TRENCH DETAIL
N.T.S.



- Design Notes:**
1. Depth of subbase subject to site specific hydraulic and structural requirements. Contact Belgard Commercial for design assistance.
 2. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading.
 3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
 4. Where the filtration geotextile is used, verify with the manufacturer that the material is not subject to clogging and meets requirements of AASHTO M-288.
 5. ASTM No. 2 stone may be substituted with No. 3 or No. 4 stone.
 6. Strictly pedestrian applications may substitute base/subbase layers with one 6" base layer of ASTM No. 57 stone.

STORMWATER SYSTEM PLAN



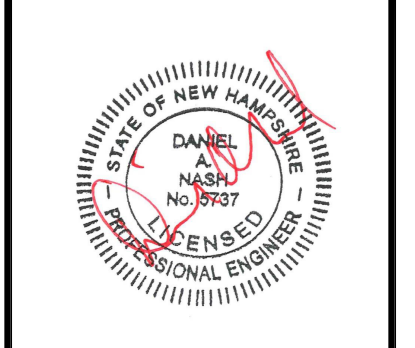
- NOTES:**
1. STORMWATER PAVERS. 5'WX100'L. SEE DETAIL THIS SHEET.
 2. NEW CB. RIM=594.00. (CONVERT X-CB TO DMH)

belgardcommercial.com	This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.	Belgard Permeable Paving Detail	
877-235-4273		PICP Pavement	
details@belgard.com		Scale: N.T.S.	Drawn by: MAH
		Date: 5/7/18	Drawing number: PICP_1

REVISIONS	DATE
1	#

STORMWATER SYSTEM PLAN
FOR
SAVES ANIMAL HOSPITAL
IN
LEBANON, NH

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

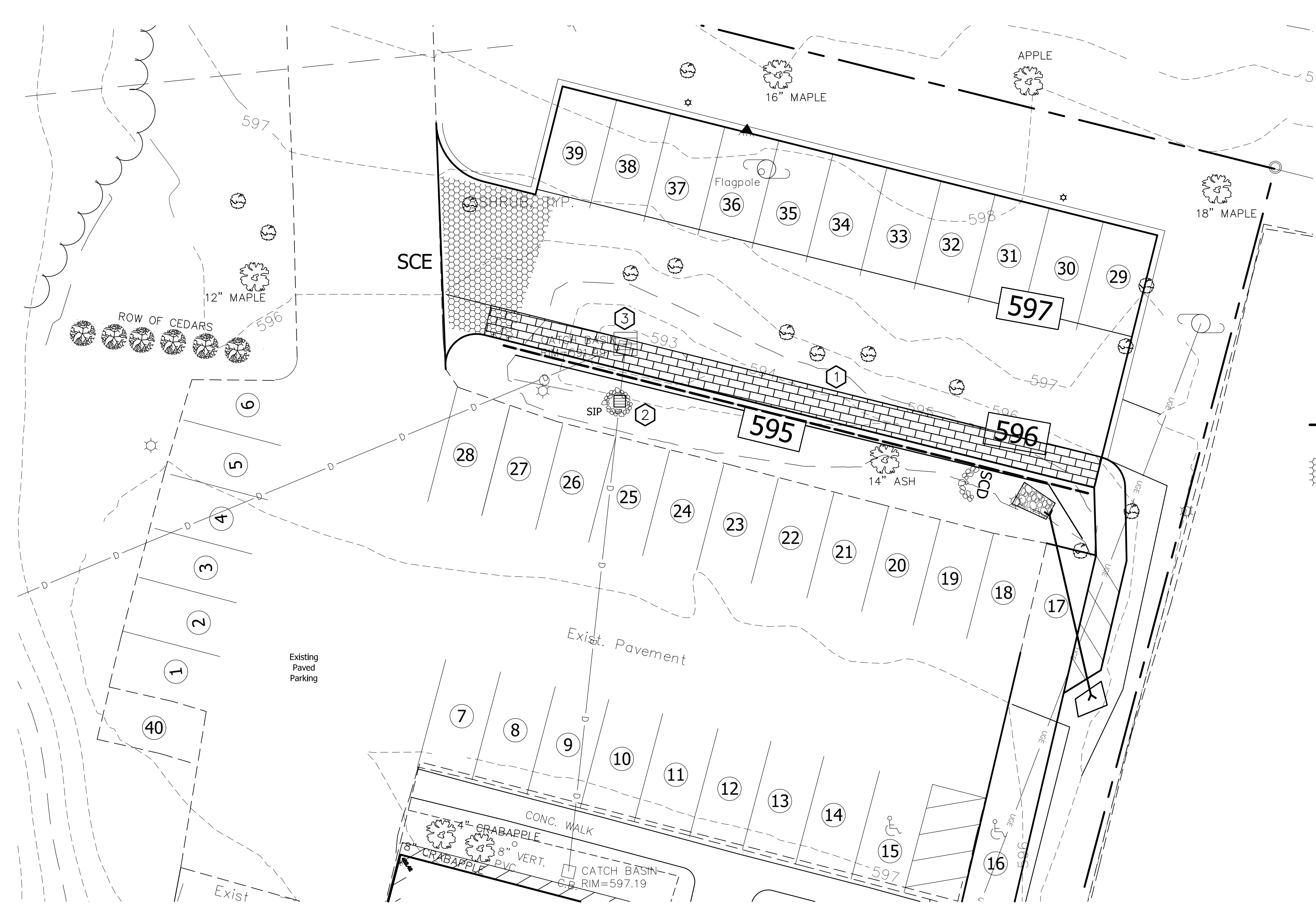
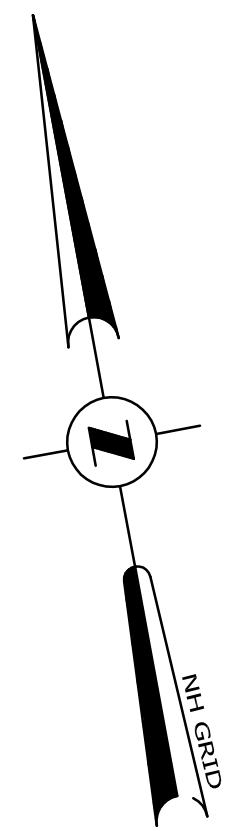


SURVEYED: PATON
DESIGNED: DAN
DRAWN: DAN
CHECKED: DAN
DATE: 2/12/2024

SAVES ANIMAL HOSPITAL
STORMWATER PLAN

C-3

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ADVANCED GEOMATICS & DESIGN
DWG: M:\23004-PL.DWG



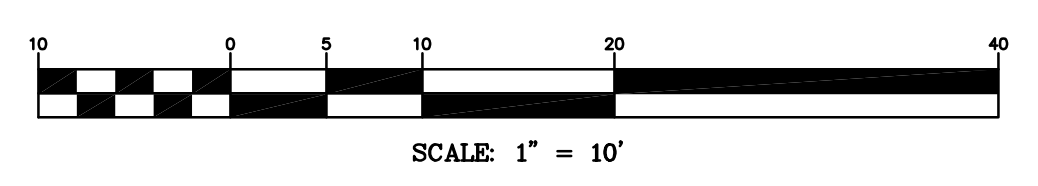
EROSION CONTROL LEGEND

- CB/W STONE INLET PROTECTION
(SEE DETAIL ON SHEET D-5)
- SILT FENCE
(SEE DETAIL ON SHEET D-5)
- SCE
STABILIZED CONSTRUCTION ENTRANCE
(TO BE PAVED UPON COMPLETION, SEE DETAIL ON SHEET D-5)
- STONE DISCHARGE APRON
(AT ALL CULVERT OUTLETS)
- SCD
STONE CHECK DAM
(SEE DETAIL SHEET D-5)

NOTES:

- PAVERS BY BELGARD. 5'Wx100'L. SEE SHEET C-3.
- NEW CB. RIM=594.00.
- CONVERT EXISTING CB TO DMH.

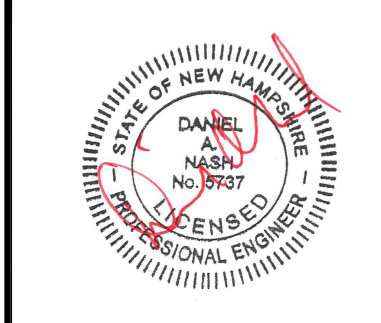
EROSION CONTROL PLAN



NO.	REVISIONS	DATE
1		

EROSION CONTROL PLAN
FOR
SAVES ANIMAL HOSPITAL
IN
LEBANON, NH

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



SURVEYED: PATON
DESIGNED: DAN
DRAWN: DAN
CHECKED: DAN
DATE: 2/12/2024

SAVES ANIMAL HOSPITAL

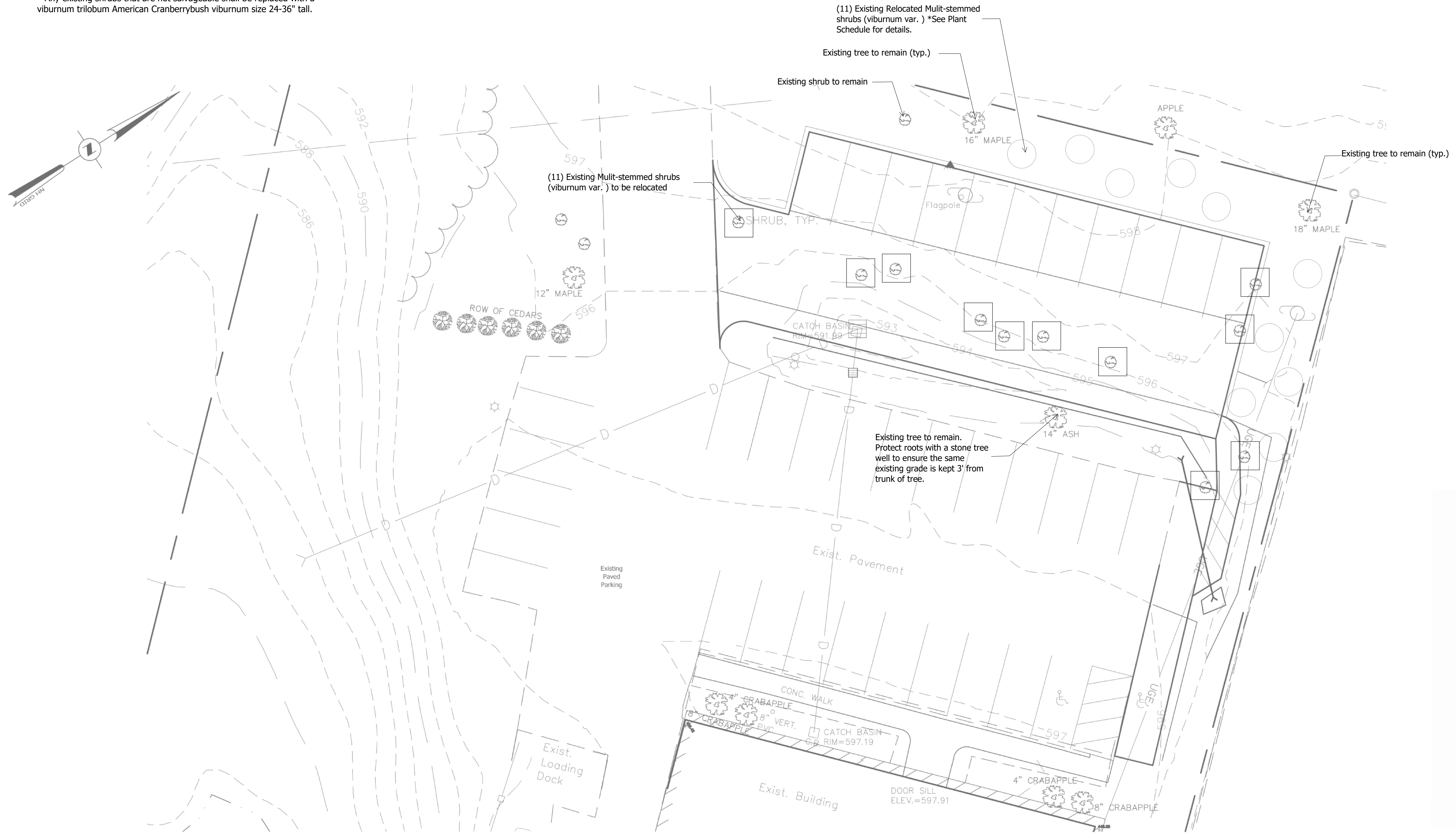
EROSION CONTROL PLAN

C-4

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ADVANCED GEOMATICS & DESIGN
DWG: M:\23004-PL.DWG

Plant Legend		
Qty	Common Name	Container
Shrubs \ Deciduous		
12	*Existing Multi-stemmed trees (Viburnum var. and others) to be relocated or remain as indicated on the plan	Mature exist.
Trees \ Deciduous		
1	Existing Ash tree to remain and be protected	Mature exist.
2	Existing Maple trees to remain	Mature exist.

* Any existing shrubs that are not salvageable shall be replaced with a viburnum trilobum American Cranberrybush viburnum size 24-36" tall.



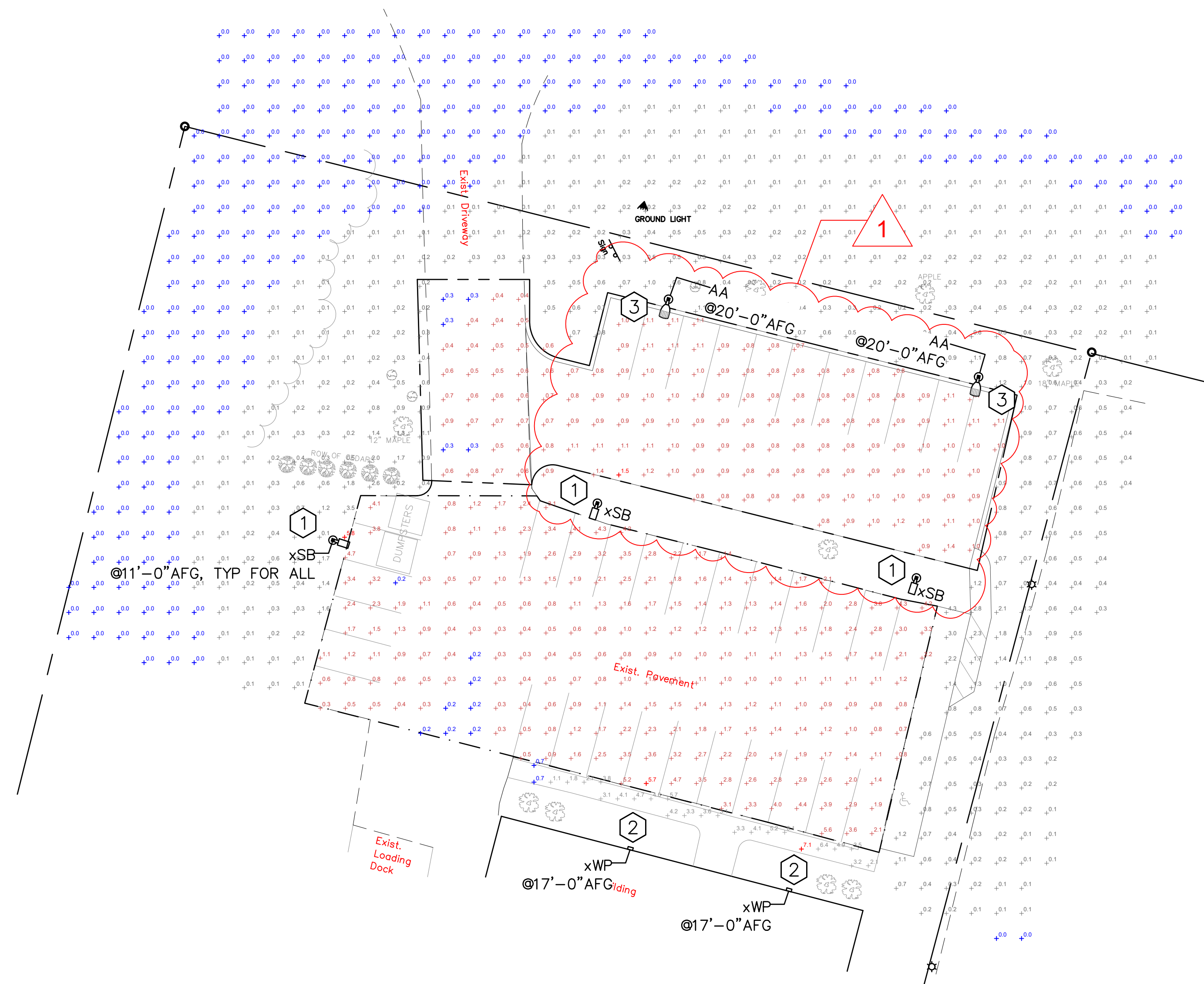
Revisions:

Landscape Plan
Prepared for:
SAVES Animal Hospital
Lebanon, NH

Mara landscape design, LLC
Newburg, Massachusetts | Hanover, New Hampshire
105 Bank St. Lebanon, NH 03766
email: maralandscape@gmail.com | Ph. 978.868.0331

Date:
November 10, 2023

L-1



NOTES

1. THIS PLAN WAS DESIGNED IN ACCORDANCE WITH THE CITY OF LEBANON MODEL LIGHTING ORDINANCE. THE TARGET FOOTCANDLE RANGE IS 0.5-1.0FC.
2. CALCULATION POINTS REPRESENT THE TOTAL MEASURED ILLUMINANCE EXPRESSED IN THE UNIT OF FOOTCANDLES (FC), CALCULATED AT 0'-0" ABOVE FINISHED GROUND (AFG) FROM ALL CONTRIBUTING LUMINAIRES.
3. CALCULATED NEW FIXTURE MOUNTING HEIGHT = 20'-0" AFG, CONSISTING OF A 19'-0" H x 4" SQ. POLE MOUNTED ON AN EXISTING 24" DIAMETER CONCRETE BASE WITH 12" EXPOSED AFG, TYP. FOR ALL.
4. ALL FIXTURES ARE FULL CUTOFF TYPE, I.E. - NO LIGHT EMITTED ABOVE THE 90° HORIZONTAL PLANE.

KEYED NOTES

- ① EXISTING TO REMAIN LED (SCREW-IN TYPE) AREA LIGHT. MOUNTED AT 11'-0" ABOVE FINISHED GRADE (AFG) ON 10'-0" SQUARE STEEL POLE AND 12" HIGH CONCRETE BASE
- ② EXISTING BUILDING MOUNTED LED WALLPACK FIXTURE, MOUNTED AT 17'-0" AFG
- ③ NEW FIXTURE ON CONCRETE BASE AND SQUARE STEEL POLE, MOUNTED AT 20'-0" AFG.

EXTERIOR CALCULATED FOOTCANDLES

DESCRIPTION	SYMBOL	AVG	MAX	MIN	*MAX/MIN	*AVG/MIN
NEW PARKING	+	0.8 FC	1.5 FC	0.3 FC	5.0:1	2.7:1
EX PARKING	+	1.6 FC	5.7 FC	0.2 FC	28.5:1	8.0:1
FRONT SIDEWALK	+	3.7 FC	7.1 FC	0.7 FC	10.1:1	5.3:1
PERIMETER	+	0.3 FC	5.8 FC	0.0 FC	N/A	N/A

*UNIFORMITY RATIOS ARE N/A WHEN SHOWING 0.0 FC

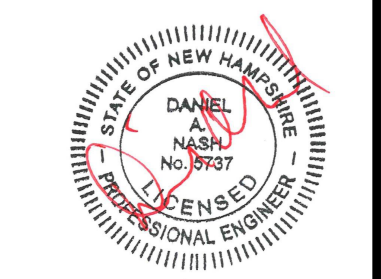
① **PROPOSED SITE LIGHTING & CALCULATED LIGHTING LEVELS PLAN**
SCALE: 1" = 20'-0"

PROPOSED LIGHTING FIXTURE SCHEDULE

LABEL	QTY	DESCRIPTION	MANUFACTURER PRODUCT LINE	LUMENS	WATTS	B-U-G RATING	PROPOSED CAT#
AA	2	LED AREA LIGHT WITH TYPE 4 DISTRIBUTION, P0 PERFORMANCE PACKAGE. CCT TO MATCH EXISTING LOT	LITHONIA LIGHTING DSX SIZE 0	4,500	33W	B3 - U0 - G1	DSX0 LED P0 80CRI T4M
xSB	3	EXISTING TO REMAIN SHOE BOX AREA LIGHT WITH SCREW-IN CORN COB TYPE LAMP, MOUNTED AT 11'-0" ABOVE FINISHED GRADE (AFG) ON 10'-0" SQUARE STEEL POLE AND 12" HIGH CONCRETE BASE	N/A	N/A	45W	N/A	N/A
xWP	2	EXISTING TO REMAIN BUILDING MOUNTED LED WALLPACK FIXTURE, MOUNTED AT 17'-0" AFG	N/A	N/A	N/A	N/A	N/A

LIGHTING PLAN
FOR
SAVES ANIMAL HOSPITAL
IN
LEBANON, NH

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

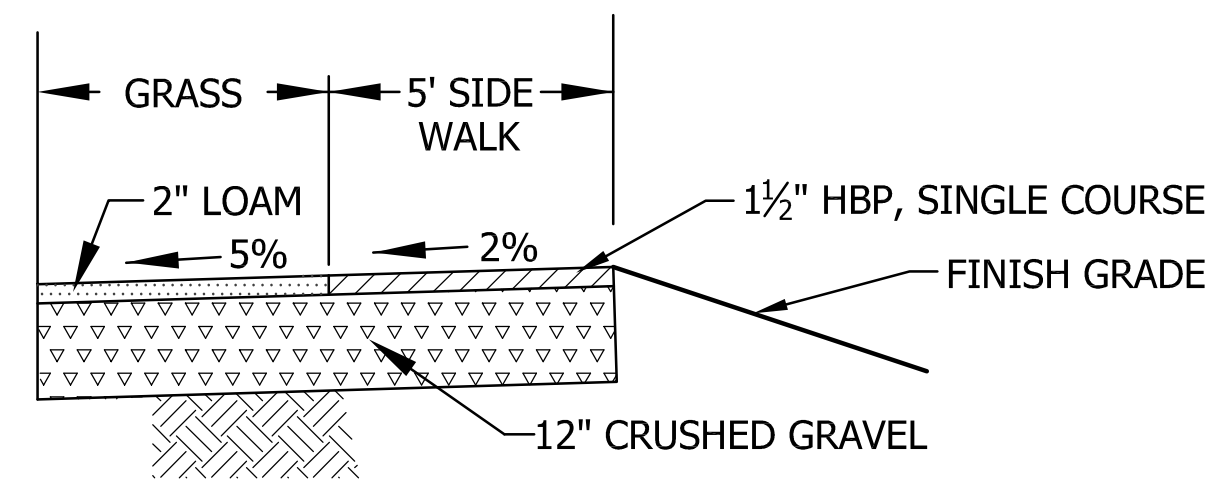


SURVEYED:
DESIGNED: T. BOUCHER
DRAWN: T. BOUCHER
CHECKED:
DATE: 11/17/2023

SAVES ANIMAL HOSPITAL

LIGHTING PLAN

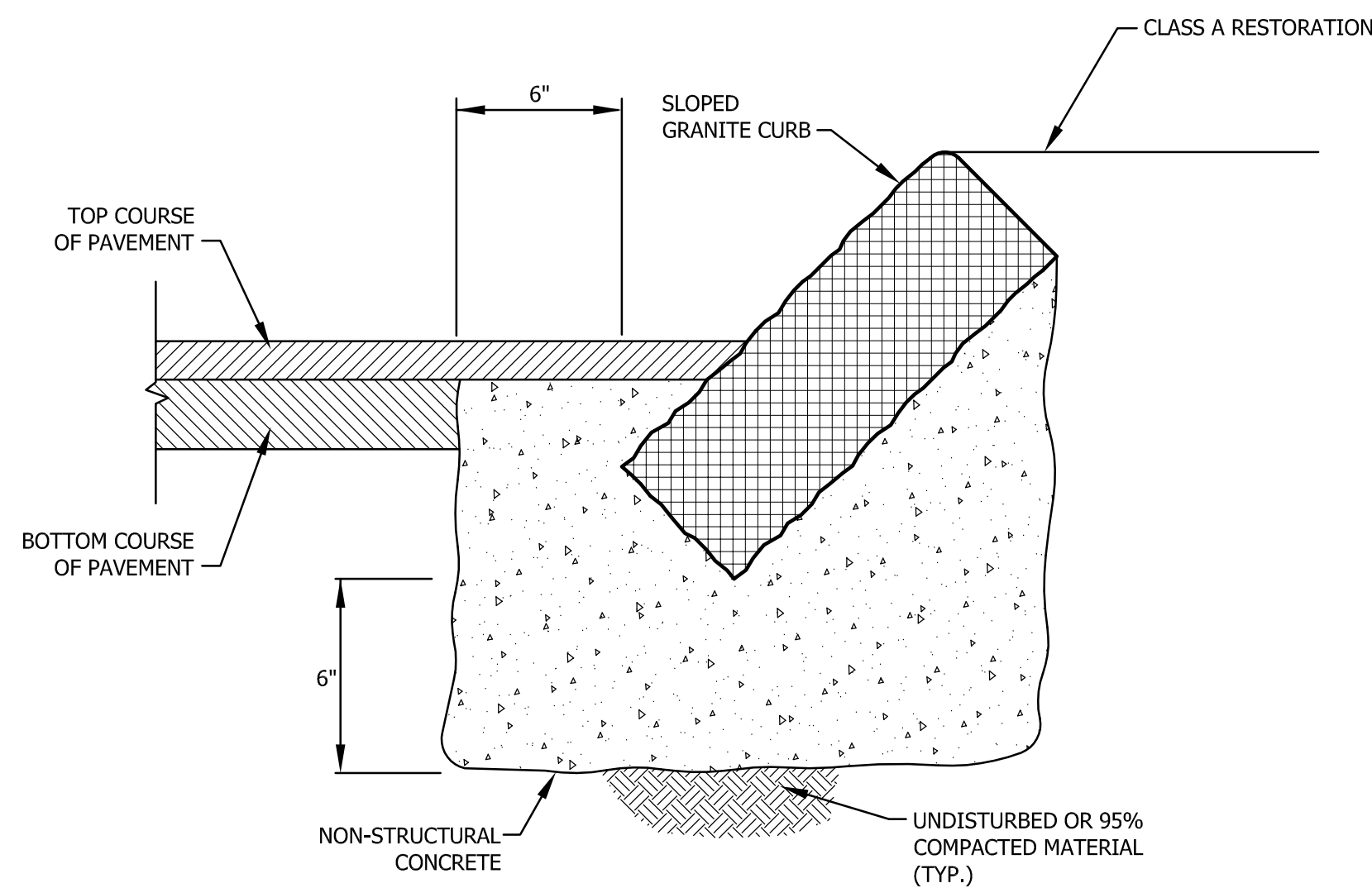
L-2



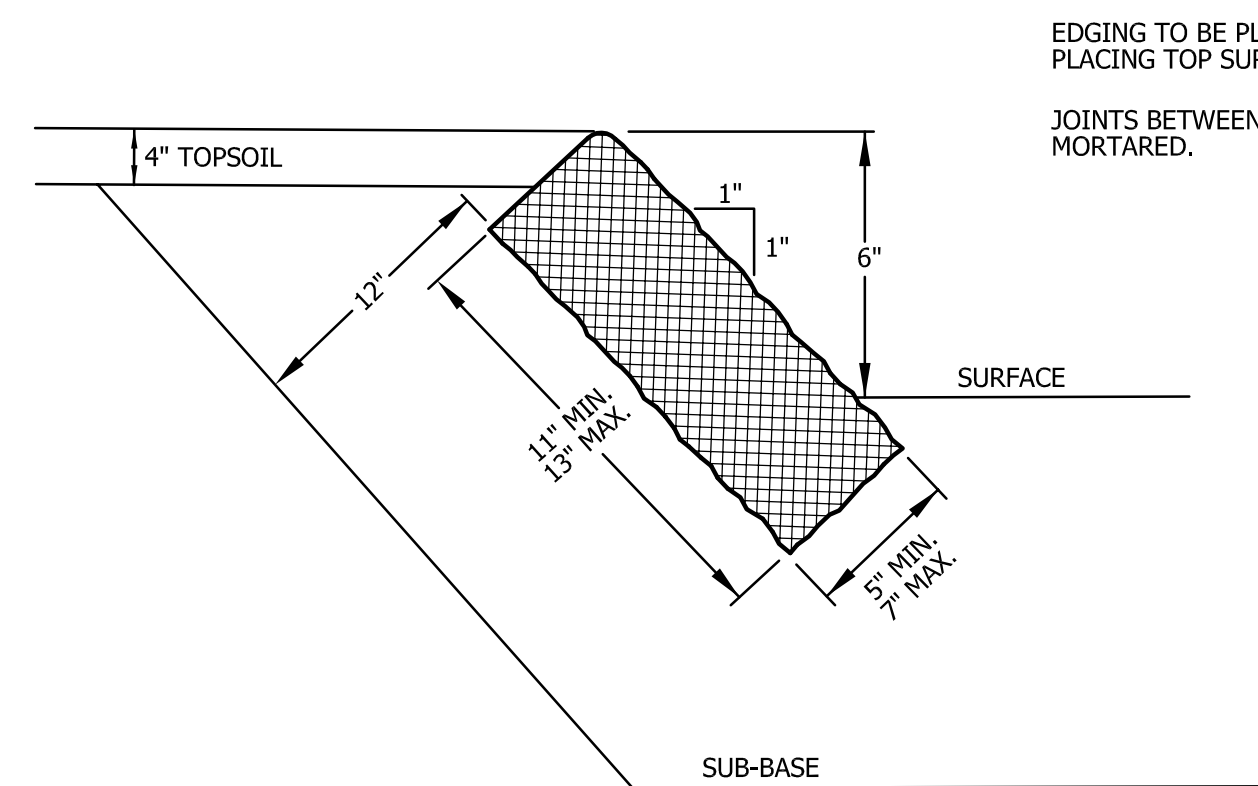
TYPICAL SIDEWALK SECTION
N.T.S.

GENERAL NOTES:

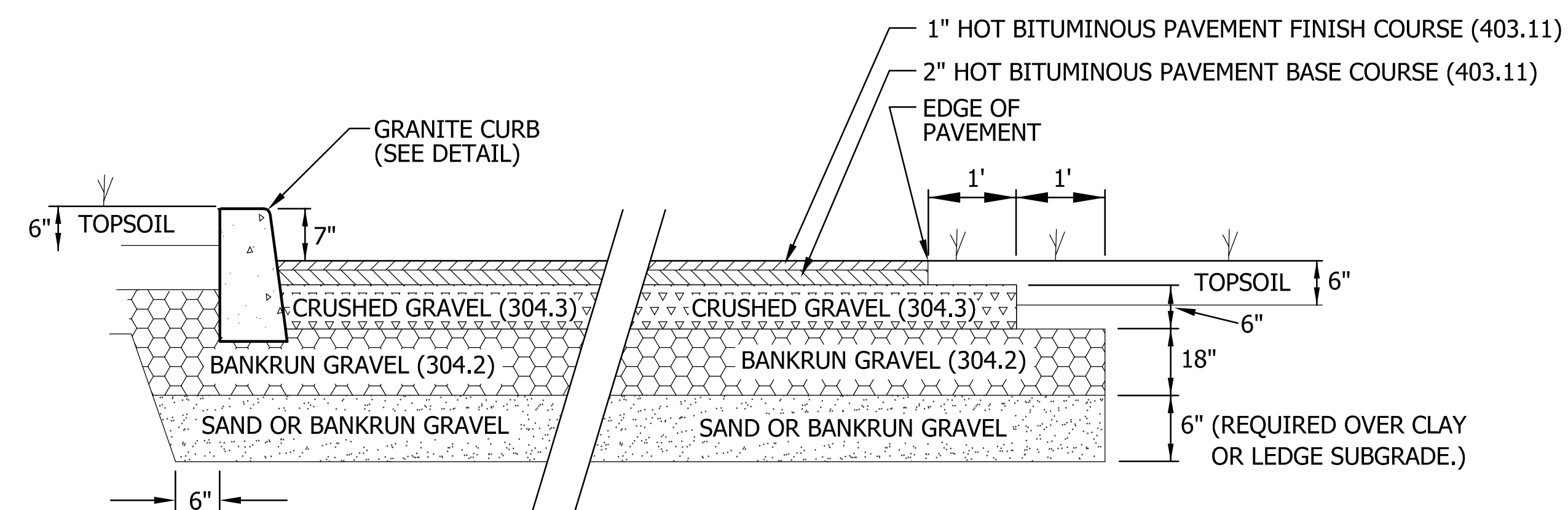
- 1) ROADWAY CONSTRUCTION SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2016 AND CITY OF LEBANON SUBDIVISION REGULATIONS.
- 2) GUARD RAIL SHALL BE USED WHERE SIDESLOPES EXCEED 3' HORIZONTAL AND 1' VERTICAL.
- 3) DESIGN SPEED = 15 M.P.H.
- 4) UNDERDRAIN REQUIRED WHERE GROUNDWATER WILL BE LESS THAN 4 FEET BELOW FINISHED GRADE. LOCATIONS TO BE DETERMINED IN THE FIELD.
- 5) THE DESIGN INTENT IS FOR CATCH BASIN RIMS TO BE SET 0.1 FOOT BELOW THE FINISH GRADE OF ADJACENT PAVEMENT.



CURB SETTING DETAIL
N.T.S.



SLOPED GRANITE CURB
N.T.S.



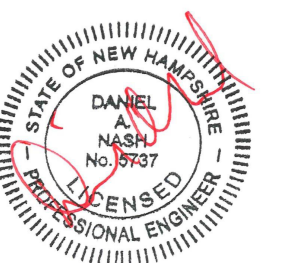
NOTES:

- 1.) ALL GRAVEL AND SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR.
- 2.) ALL MATERIAL USED SHALL COMPLY WITH NHDOT STANDARDS FOR HIGHWAY CONSTRUCTION.
- 3.) UNDERDRAIN SHALL BE REQUIRED WHEREVER GROUNDWATER SURFACE IS WITHIN 4' OF FINISH GRADE.

TYPICAL PAVEMENT/SIDEWALK/CURB SECTION
N.T.S.

SITE DETAILS
FOR
EVANS DRIVE SPE, LLC
IN
LEBANON, NH

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



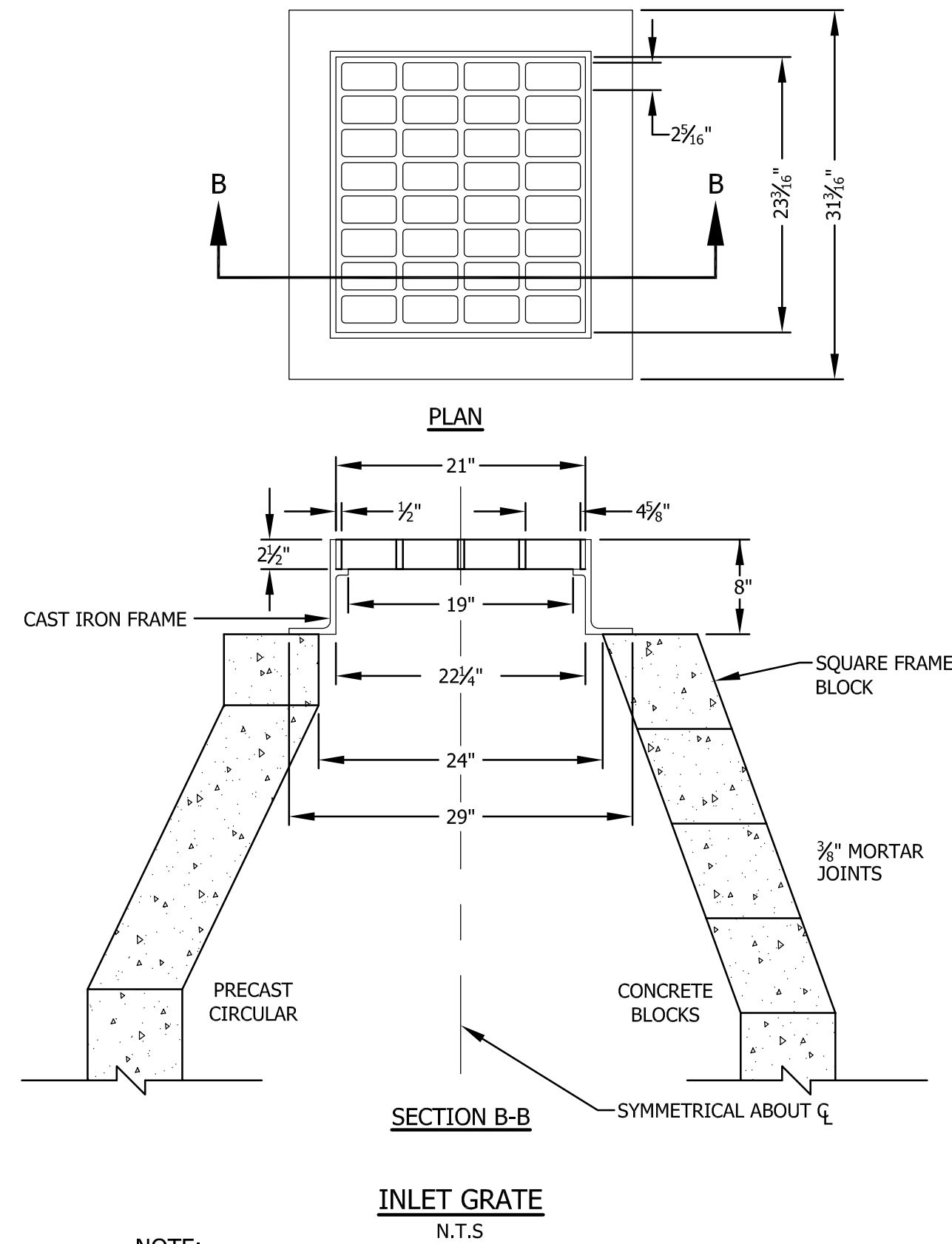
SURVEYED: N/A
DESIGNED: DAN
DRAWN: KH
CHECKED: DAN
DATE: 2/12/2024

EVANS DRIVE
SPE, LLC

SITE
DETAILS

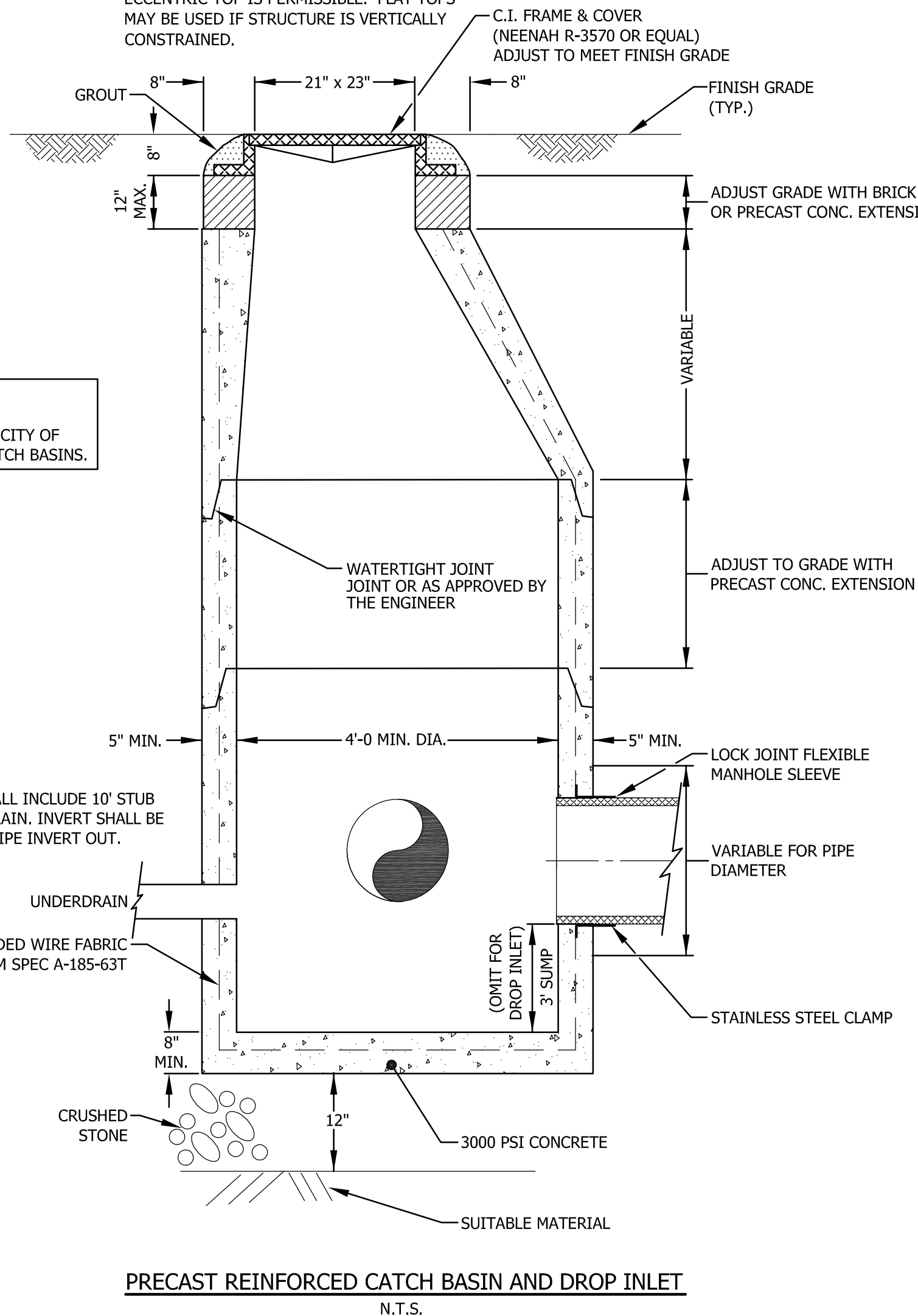
D-1

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DWG: 23004\23004-DET



NOTE:
FRAME AND GRATE SHALL BE NEENAH R3570 OR EQUAL APPROVED BY ENGINEER.

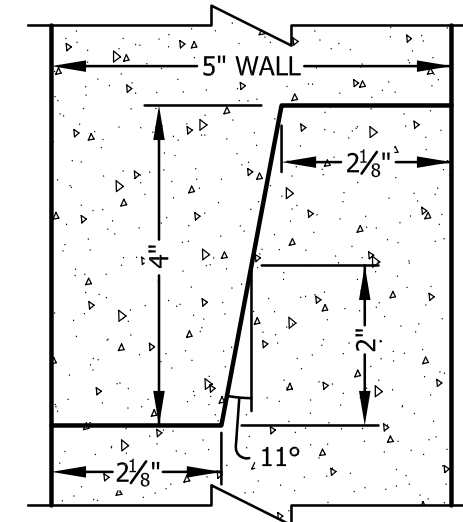
NOTE:
USE OF CONCENTRIC OR ECCENTRIC TOP IS PERMISSIBLE. FLAT TOPS MAY BE USED IF STRUCTURE IS VERTICALLY CONSTRAINED.



NOTE:
NO STEPS IN CITY OF LEBANON CATCH BASINS.

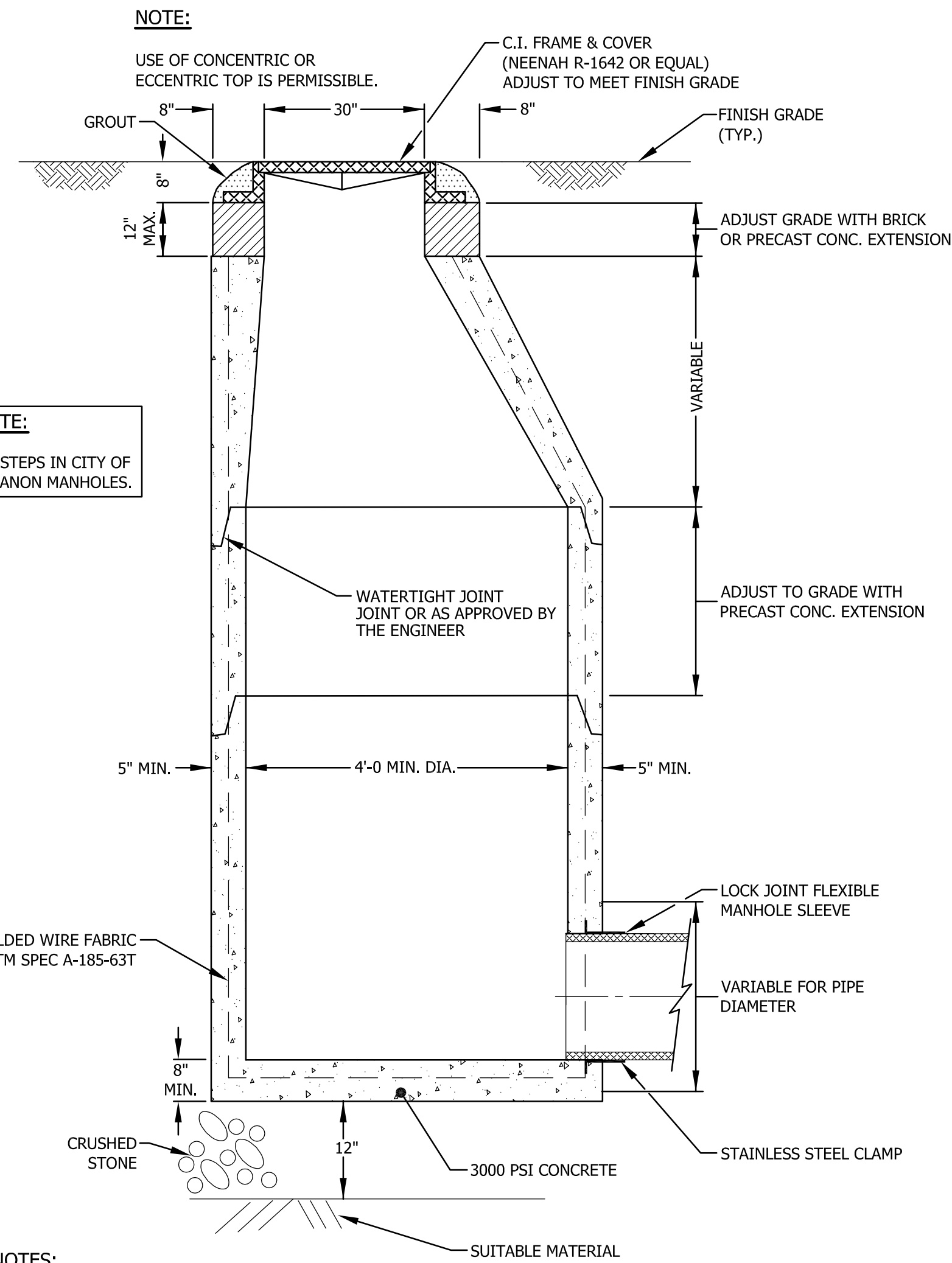
NOTE:
ALL CB'S SHALL INCLUDE 10' STUB OF UNDERDRAIN. INVERT SHALL BE 0.2' ABOVE PIPE INVERT OUT.

PRECAST REINFORCED CATCH BASIN AND DROP INLET
N.T.S.



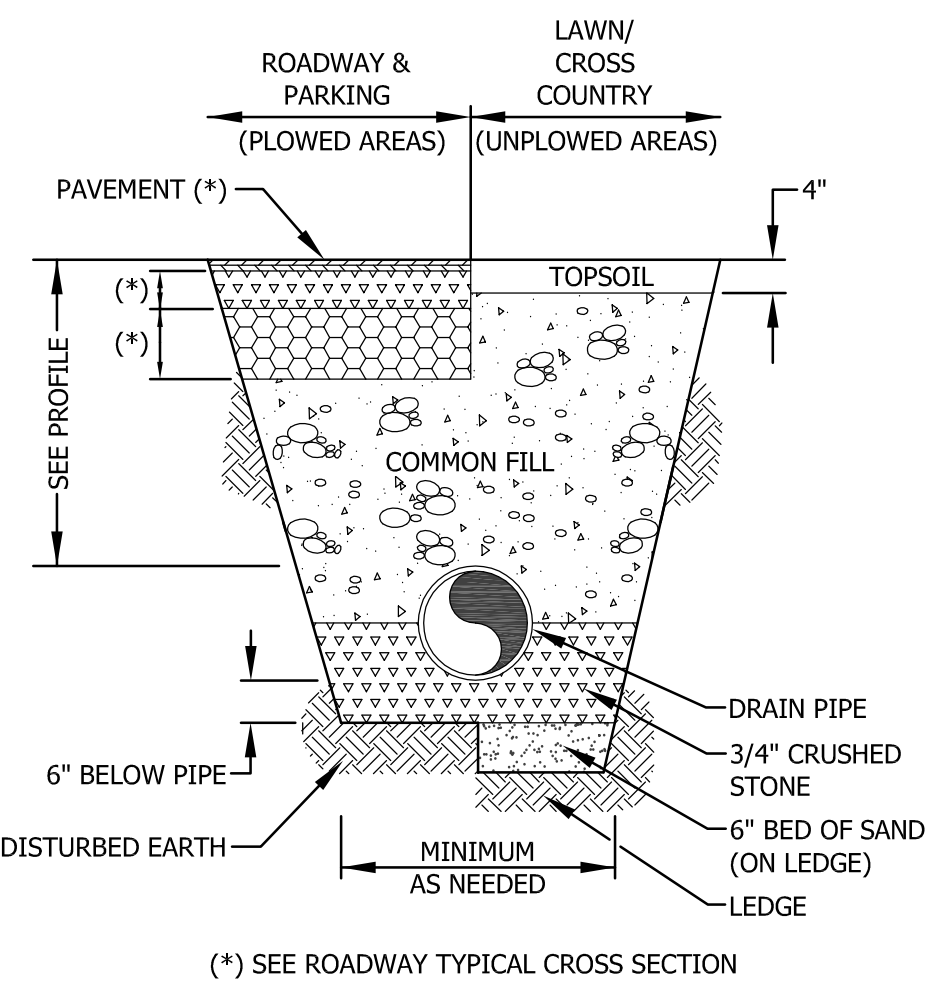
DETAIL OF TONGUE & GROOVE JOINT

NOTE:
NO STEPS IN CITY OF LEBANON MANHOLES.



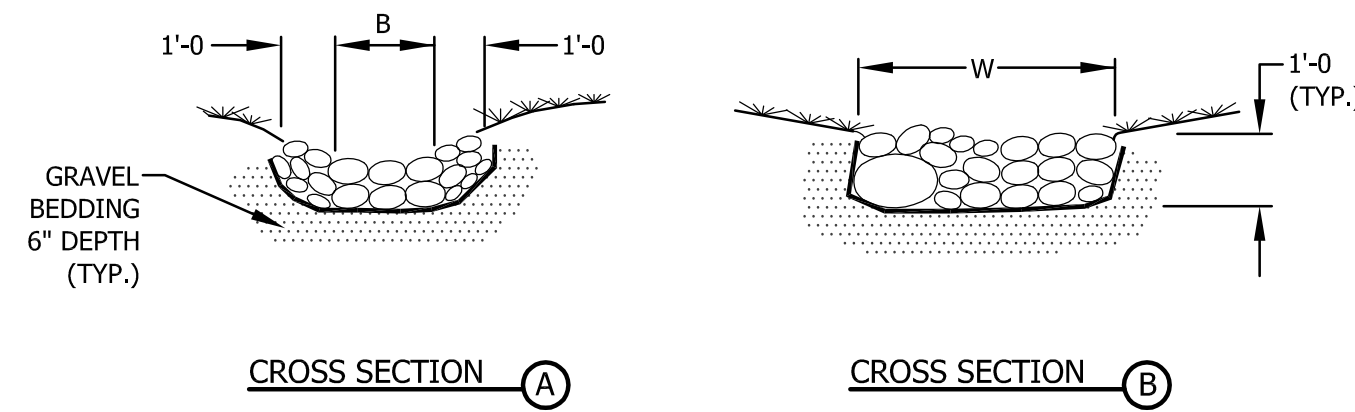
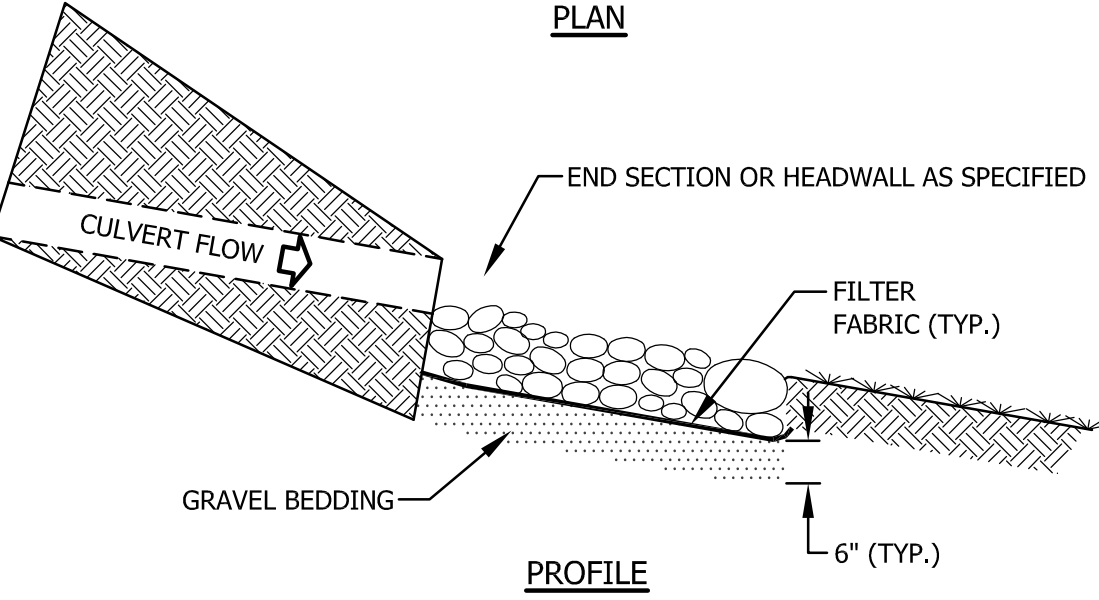
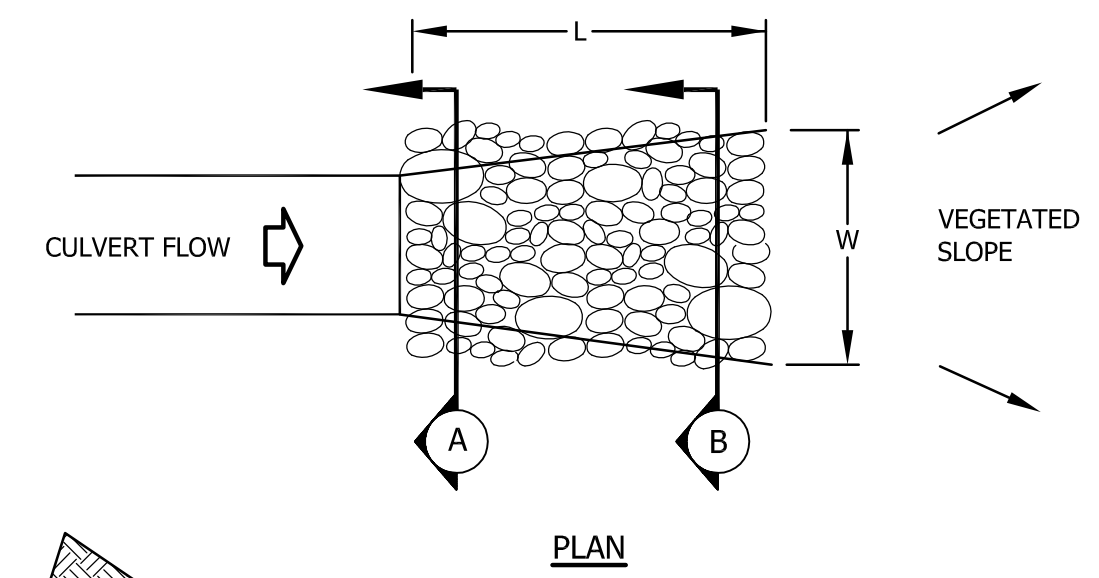
- NOTES:**
- 1) A 3 INCH (MINIMUM) LETTER "S" FOR SEWER OR "D" FOR STORM DRAINAGE SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
 - 2) FRAME AND COVER SEATS TO BE MACHINED.

TYPICAL DRAIN MANHOLE SECTION
N.T.S.



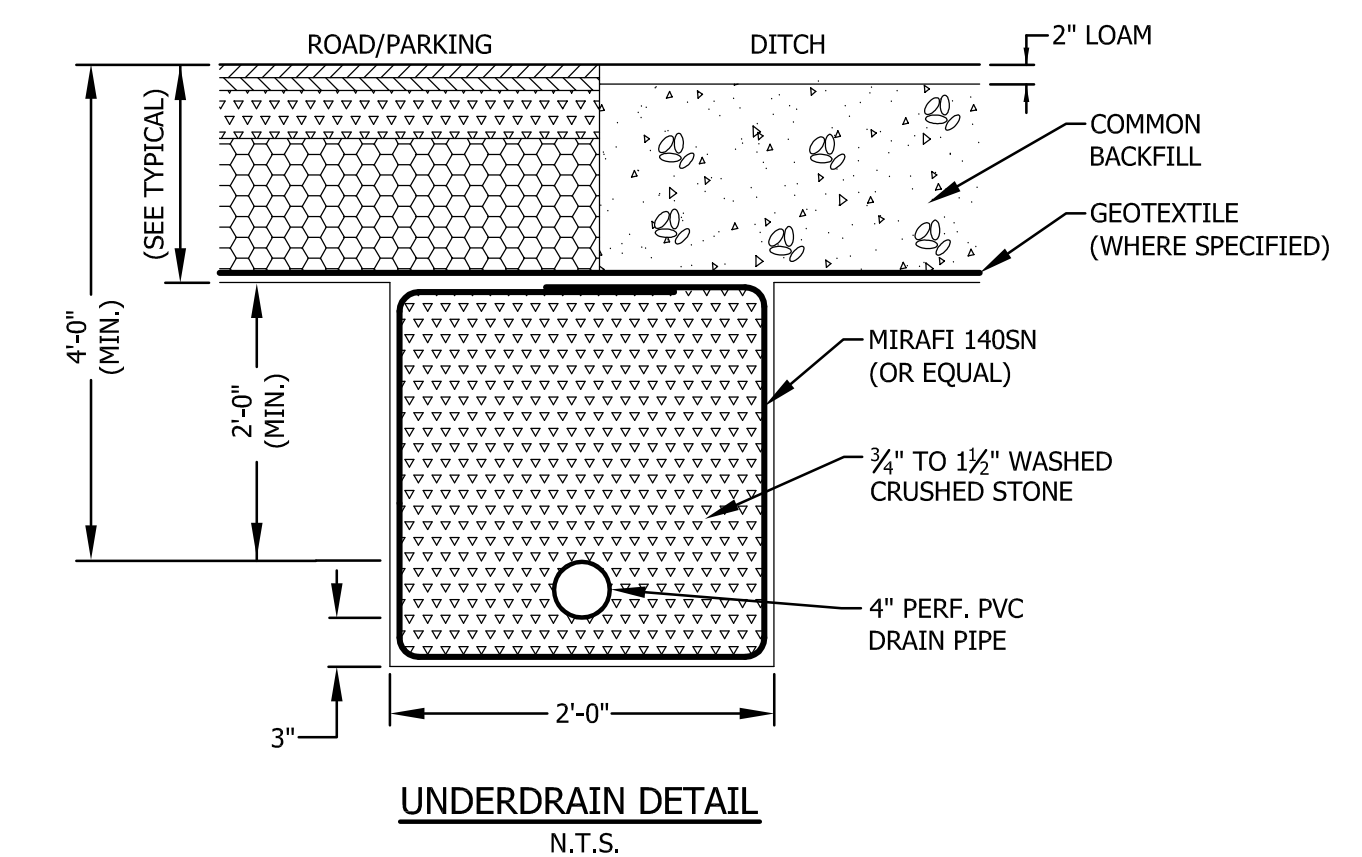
- (*) SEE ROADWAY TYPICAL CROSS SECTION
- COMMON FILL - SHALL CONTAIN NO STONES, ROCKS, CONCRETE, OR OTHER RUBBLE LARGER THAN 10 INCHES IN DIAMETER. FILL TO BE PLACED IN 12" LIFTS & COMPACTED TO 95% STANDARD PROCTOR.
- BR GRAVEL - SHALL BE 12" BANK RUN GRAVEL PLACED IN 6" LIFTS, COMPACTED TO 95% STANDARD PROCTOR.
- CRUSHED GRAVEL - SHALL BE 6" CRUSHED GRAVEL SURFACE COURSE COMPACTED TO 95% STANDARD PROCTOR.
- CRUSHED STONE - SHALL BE DURABLE, WASHED CRUSHED STONE AND SHALL BE APPROVED BY PROJECT ENGINEER PRIOR TO USE. (SMOOTH WASHED STONE IS NOT ACCEPTABLE)
- SAND - SHALL BE OF CLEAN MINERAL AGGREGATE AND SHALL BE APPROVED BY THE PROJECT ENGINEER PRIOR TO USE. SAND TO BE PLACED IN 6" LIFTS & COMPACTED TO 95% STANDARD PROCTOR.
- NOTE:** CONSTRUCTION MATERIALS SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS.

DRAIN PIPE TRENCH DETAIL
N.T.S.



PIPE (W)	B (Ft.)	W (Ft.)	L (Ft.)	STONE TYPE
15"	2'	4'	8'	I
18"	2'	4'	8'	I
24"	4'	6'	12'	II
30"	4'	6'	14'	II
36"	4'	6'	16'	II
42"	6'	8'	18'	II
48"	6'	8'	20'	II

STONE DISCHARGE APRON
N.T.S.



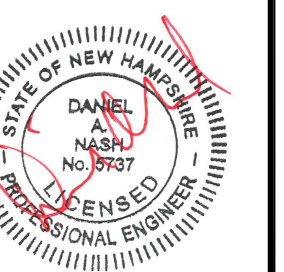
- NOTES:**
- 1) MINIMUM 10' STUB REQUIRED AT ALL DRAIN CB/MH.
 - 2) REQUIRED WHERE GROUNDWATER WILL BE LESS THAN 4 FEET BELOW FINISHED GRADE.

UNDERDRAIN DETAIL
N.T.S.

DRAINAGE DETAILS
FOR
SAVES ANIMAL HOSPITAL
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
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SURVEYED: N/A
DESIGNED: DAN
DRAWN: KH
CHECKED: DAN
DATE: 2/12/2024

EVANS DRIVE
SPE, LLC

DRAINAGE
DETAILS

D-4

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DWG: 23004\23004-DET

EROSION CONTROL PLAN
ROAD, PARKING, BUILDING AND UTILITY CONSTRUCTION

DESIGN BASIS
 THE MAJORITY OF THE SOIL TO BE DISTURBED DURING THE PROGRESS OF CONSTRUCTION ON THIS SITE WILL RESULT DURING THE ROAD, PARKING, BUILDING AND UTILITY CONSTRUCTION. CERTAIN CONSIDERATIONS HAVE BEEN MADE AND INCORPORATED IN THE CONSTRUCTION PLAN TO INSURE THAT A RETURN TO THE NATURAL STATE WILL BE EXPEDITIOUS AND RESULT IN PERMANENT CONTROL AGAINST SOIL EROSION AFTER THE PROJECT IS COMPLETE.

SITE PREPARATION
 THE ENTIRE CONSTRUCTION SITE MAY BE CLEARED (TREES CUT) ALL AT ONCE BUT STUMPING AND/OR GRUBBING SHALL BE UNDERTAKEN IN A PHASED MANNER ALLOWING FOR COMPLETION WITHIN A REASONABLE TIME PERIOD, USUALLY NOT MORE THAN TWO WEEKS.

- 1) ALL NECESSARY AND REQUIRED EROSION CONTROL WILL NEED TO BE INSTALLED AND IN PLACE PRIOR TO ANY CLEARING AND GRUBBING.
- 2) ONCE THE TEMPORARY EROSION CONTROL MEASURES, AS DESCRIBED ON THE PLAN AND AS REQUIRED IN THE FIELD, ARE IN PLACE, GRUBBING, GRADING AND EARTHWORK MAY BEGIN IN PHASES. EACH PHASE, FROM THE BEGINNING OF CLEARING TO FINAL STABILIZATION OF SEEDING AND MULCHING, SHOULD BE ACCOMPLISHED WITHIN A REASONABLE PERIOD OF TIME, USUALLY TWO WEEKS. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF DISTURBANCE THROUGH THE APPLICATION OF TEMPORARY OR PERMANENT EROSION CONTROL MEASURES DESCRIBED HEREIN. IN NO CASE SHALL A DISTURBED AREA REMAIN UNSTABILIZED FOR ANY MORE THAN 45 DAYS.
- 3) ALL BLASTING WILL BE COMPLETED UNDER BLAST MATS OR EARTH OVERBURDEN IN ORDER TO PREVENT UNCONTROLLED EJECTION OF ROCK FRAGMENTS. BLASTING SHALL ALSO CONFORM TO ALL STATE AND FEDERAL STANDARDS.
- 4) SLOPES WILL BE BROUGHT TO FINAL GRADE AS RAPIDLY AS POSSIBLE. AT THE END OF EACH DAY'S OPERATION, THE SEGMENT OF THE SLOPE UNDER CONSTRUCTION WILL EITHER BE SEEDED AND MULCHED UPON COMPLETION OF FINAL GRADE, OR ALL EROSION CONTROL MEASURES INSPECTED TO INSURE THAT THEY WOULD FUNCTION PROPERLY IN THE EVENT OF A RAIN DURING THE NON-WORKING PERIODS.
- 5) AREAS GRUBBED AND NOT GRADED SHALL BE MULCHED AND TRACKED IN WITH A BULLDOZER OR ROLLER WITHIN 7 DAYS. ANY GRADED AREAS NOT BEING WORKED (ROADWAYS, BUILDING PADS) SHALL BE MULCHED AND TRACKED IN WITHIN 7 DAYS OF DISTURBANCE.
- 6) THE DISTURBED AREA SHALL BE KEPT TO THE SMALLEST AREA PRACTICABLE. IN NO CASE SHALL UNSTABILIZED DISTURBED AREA EXCEED 5 ACRES.

THE BASIS OF DESIGN TO INSURE A MINIMUM OF SOIL EROSION DURING CONSTRUCTION IS AS FOLLOWS:

- 1) TEMPORARY EROSION CONTROL
 ALL FINISH GRADED AREAS SHALL BE MULCHED AND SEEDED EXPEDITIOUSLY AS SOON AS THEY ARE SO GRADED. IT SHOULD BE POSSIBLE TO PLACE SEED AND MULCH WITHIN ONE WEEK OF FINISH GRADING. ALL DITCHES, SWALES, AND THE TREATMENT SWALE SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM.

PROBLEM AREAS SUCH AS WET SITE AND INTERMITTENT WATER COURSES WILL BE GIVEN PRELIMINARY SEED AND MULCH COATS PRIOR TO FINAL PLANTING AS AN EXTRA PRECAUTION.

TOP SOIL STOCKPILED FOR FUTURE USE IS TO BE PROTECTED FROM EROSION. IF TOPSOIL IS TO BE STOCKPILED, IT SHALL ONLY BE DONE OUTSIDE ANY DRAINAGE WAVES OR WATER COURSES. A SWALE NOT LESS THAN TWELVE INCHES DEEP SHALL BE CONSTRUCTED AROUND THE PERIMETER OF THE STOCKPILE AND A SILT FENCE SHALL BE CONSTRUCTED AROUND THE SWALE, ON THE DOWNSTREAM HALF OF THE PILE. IF THE STOCKPILE IS TO REMAIN IN POSITION FOR MORE THAN ONE MONTH IT WILL BE SEEDED AND MULCHED. (SEE STOCKPILE TREATMENT DETAIL)

- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE RIPRAP HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

- 2) TEMPORARY SEEDING AND MULCHING
 ALL ESSENTIAL GRADING AND ALL TEMPORARY STRUCTURES, SUCH AS DIVERSIONS, DAMS, DITCHES, AND DRAINS NEEDED TO PREVENT GULLING AND EROSION SITUATION SHOULD BE COMPLETED PRIOR TO SEEDING. REMOVE STONES AND TRASH THAT WILL INTERFERE WITH SEEDING THE AREA. WHERE FEASIBLE, TILL THE SOIL TO A DEPTH OF ABOUT 3 INCHES TO PREPARE A SEEDED AND MIX FERTILIZER INTO SOIL. THE SEEDED AREA SHOULD BE LEFT IN A FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER POSSIBLE. FERTILIZER SHOULD BE UNIFORMLY SPREAD OVER THE AREA PRIOR TO BEING INCORPORATED INTO THE SOIL. A MINIMUM OF 300 POUNDS PER ACRE (7 POUNDS PER 1,000 SQUARE FEET) OF 10-10-10 FERTILIZER, OR ITS EQUIVALENT, SHOULD BE APPLIED. SEED AND SEEDING RATES MAY BE SELECTED FROM THE TABLE BELOW. THE SELECTION WILL BE BASED ON THE TIME OF YEAR THE SEEDING IS TO BE MADE AND THE LENGTH OF TIME THE VEGETATION IS TO AFFORD THE PROTECTION. THE SEED SHOULD BE SPREAD UNIFORMLY OVER THE AREA. AFTER SEEDING, THE SOIL SHOULD BE FIRMED BY ROLLING OR PACKING. WHERE ROLLING OR PACKING IS NOT FEASIBLE, THE SEED SHOULD BE COVERED LIGHTLY BY RAKING, DISKING, OR DRAGGING. WHERE IT IS IMPRACTICABLE TO INCORPORATE FERTILIZER AND SEED INTO MOIST SOIL, THE SEEDED AREA SHOULD BE MULCHED TO FACILITATE GERMINATION.

SPECIES	PER ACRE	PER 1000 SQ.FT.	REMARKS
WINTER RYE	2 BU. OR 112 LBS.	2.5 LBS.	BEST FOR ALL SEEDING. SEED FROM AUGUST 15 TO SEPTEMBER 5 FOR BEST COVER. SEED TO A DEPTH OF 1 INCH.
OATS	2.5 BU. OR 80 LBS.	2 LBS.	BEST FOR SPRING SEEDINGS. SEED NO LATER THAN MAY 15 FOR SUMMER PROTECTION. SEED TO A DEPTH OF 1 INCH.
ANNUAL RYEGRASS	40 LBS.	1 LB.	GROWS QUICKLY, BUT IS OF SHORT DURATION. USE WHERE APPEARANCES ARE IMPORTANT. SEED EARLY SPRING AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15. COVER THE SEED WITH NO MORE THAN 0.25 INCHES OF SOIL.
PERENNIAL RYEGRASS	30 LBS.	0.7 LBS.	GOOD COVER WHICH IS LONGER LASTING THAN ANNUAL RYEGRASS. SEED BETWEEN APRIL 1 AND JUNE 1 AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15. MULCHING WILL ALLOW SEEDING THROUGHOUT THE GROWING SEASON. SEED TO A DEPTH OF APPROXIMATELY 0.5 INCH.

- MAINTENANCE INDEX**
- 1) DAMAGED EROSION CONTROL MEASURES WILL BE REPAIRED AND/OR REPLACED AS SOON AS POSSIBLE. DAMAGE TO ANY EROSION CONTROL MEASURE AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED IMMEDIATELY. EROSION CONTROL MEASURES THAT TRAP SEDIMENT WILL BE EMPTIED WHEN HALF FULL. SEE EROSION CONTROL TEXT FOR IMPLEMENTATION OF THESE EROSION CONTROL MEASURES.

- 3) ROADWAY
 THE ROADWAY IS A TYPICAL CUT/FILL OPERATION. IN AREAS WHERE SOILS MAY BE SATURATED BY SEASONAL OR PERMANENT WATER TABLES, IT MAY BE NECESSARY TO PROVIDE ARTIFICIAL SLOPE STABILIZATION BY UNDERDRAIN MEASURES TAKEN AS THEY ARE UNCOVERED DURING CONSTRUCTION. WHERE SATURATED SOILS ARE OBVIOUS WITHOUT EXPLANATION, CUT SECTIONS HAVE BEEN AVOIDED IN AS MUCH AS IS PRACTICAL.

- 4) CLEARING AND GRUBBING STUMPS ARE TO BE CHIPPED IN PLACE AND ALLOWED TO DECOMPOSE, PLACED IN NON STRUCTURAL FILL SECTIONS OR SHALL BE REMOVED TO AN APPROVED STUMP PILE.
- 5) SEEDING AND MULCHING
 ALL AREAS WHERE THE NATURAL GROUND SURFACE HAS BEEN DISTURBED AND NATURAL VEGETATION REMOVED OR DESTROYED ARE TO BE SEEDED, FERTILIZED AND MULCHED WITHIN THE WORK PERIOD SPECIFIED TO AVOID SOIL DISPLACEMENT BY EROSION BOTH DURING AND AFTER CONSTRUCTION. STANDARD SOIL CONSERVATION SEED MIX IS TO BE APPLIED AT A RATE OF 60 LBS. PER ACRE (TALL FESCUE - 24 LBS., RED FESCUE - 20 LBS., RED TOP - 2 LBS., AND BIRDSFOOT TREFOIL - 4 LBS.). 10-10-10 FERTILIZER IS TO BE WORKED INTO THE TOP 3 OR 4 INCHES OF SOIL (HYDRAULIC APPLICATION PREFERRED) AT A RATE OF 1,000 LBS. PER ACRE. MULCH CONSISTING OF RIPE SEED CARRYING HAY SHALL BE APPLIED OVER SEEDED AND FERTILIZED AREAS AT A RATE OF 2 TONS PER ACRE.

- 6) EROSION CONTROL DURING BUILDING CONSTRUCTION
 ALL PLACES WHERE NATURAL VEGETATION IS REMOVED OR DESTROYED DURING CONSTRUCTION WILL BE SEEDED AND MULCHED SO AS TO PREVENT DISPLACEMENT OF SOIL BY EROSION. WORK TO BE PERFORMED IN THESE PHASES OF CONSTRUCTION WILL BE SCHEDULED IN SUCH A WAY TO INSURE EROSION WILL BE EFFECTIVELY CONTROLLED.

IN CASES OF PROLONGED INCLEMENT WEATHER LEADING TO RUNOFF, EXPOSURE OF NEW SOIL WILL BE TEMPORARILY HALTED; AND ANY AREAS WHERE SOIL DISPLACEMENT BY EROSION IS OCCURRING WILL BE PROTECTED BY METHODS SUCH AS MULCHING, HAY BALES, DIVERSION DITCHES, ETC.

- 7) COMMENCEMENT AND COMPLETION
 ALL WORK INVOLVING EARTHWORK, LANDSCAPING OR ANY OTHER DISTURBANCES OF THE GROUND SURFACE RESULTING IN THE REMOVAL OR DESTRUCTION OF NATURAL GROUND COVER SHALL NOT BE COMMENCED UNTIL APRIL 1 AND ALL AREAS SO DISTURBED SHALL BE FINISH GRADED, SEEDED AND MULCHED OR TEMPORARILY SEEDED AND MULCHED PRIOR TO NOVEMBER 15. SHOULD THERE BE A NEED TO EXTEND BEYOND THIS DATE, EXTRAORDINARY EROSION CONTROL MEASURES WILL BE INSTITUTED, SUBJECT TO THE REVIEW AND APPROVAL FROM THE DEPARTMENT OF ENVIRONMENTAL SERVICES AND OTHER APPLICABLE PERMITTING AGENCIES. PROCESSES SUCH AS THE PLACEMENT OF GRAVEL, PAVING, PLACEMENT OF STONE FILL, CONSTRUCTION OF HEADWALLS, ETC., MAY BE ACCOMPLISHED OUTSIDE OF THESE INCLUSIVE DATES.

- 8) DUST CONTROL
 THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WITHIN THE PROJECT LIMITS. CALCIUM CHLORIDE OR WATER WILL BE USED AS NEEDED TO CONTROL DUST.

AT THE END OF EACH DAY OR PRIOR TO CONSTRUCTION SHUTDOWNS FOR WEEKENDS OR FOR LONG PERIODS, ALL EROSION CONTROL MEASURES WILL BE INSPECTED AND WHATEVER MAINTENANCE THAT WOULD BE REQUIRED, BE PERFORMED IN ORDER TO INSURE THAT THE ENTIRE EROSION CONTROL SYSTEM WOULD FUNCTION PROPERLY DURING A RAINFALL EVENT.

IN THE EVENT THAT AN UNUSUAL RAINFALL EVENT OCCURS DURING NON-WORKING HOURS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT THE EROSION CONTROL MEASURES (WHILE IT IS RAINING) AND TAKE WHATEVER MEASURES THAT ARE NECESSARY WHERE EROSION CONTROL MEASURES ARE NOT FUNCTIONING PROPERLY.

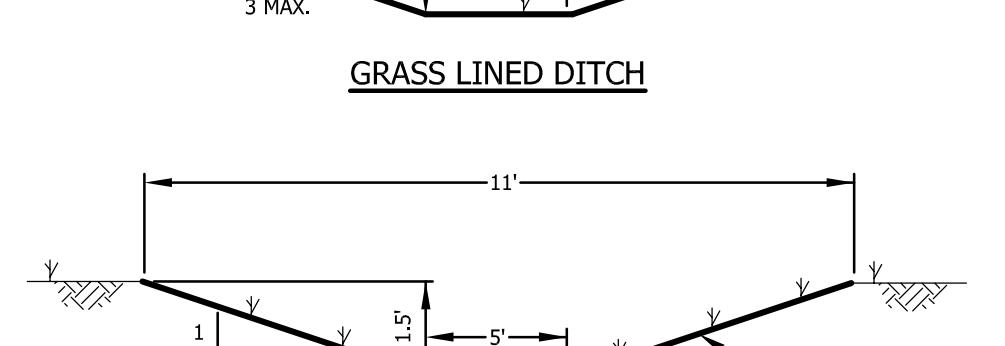
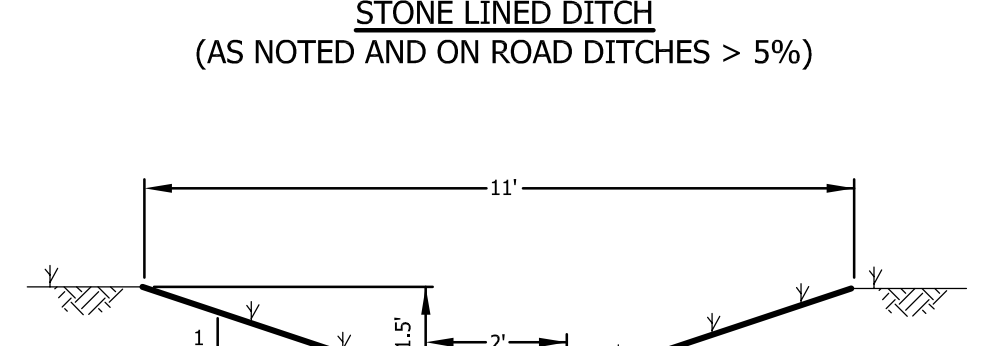
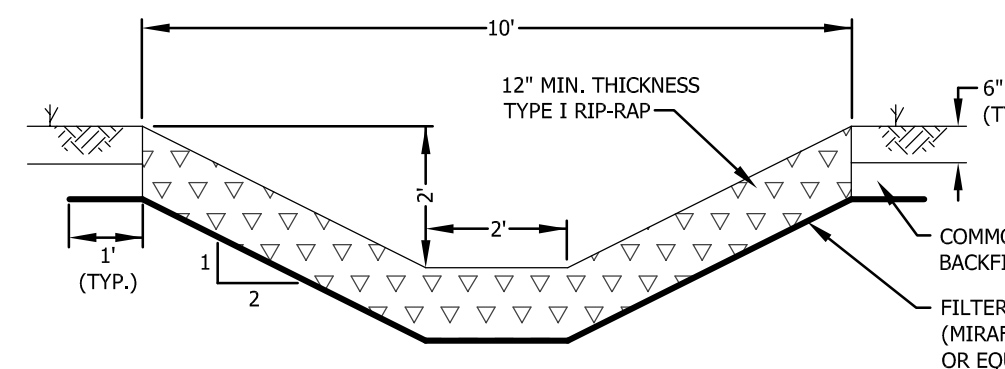
WINTER CONSTRUCTION NOTES:

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

EROSION CONTROL CHART

ACTIVITY:	TYPE OF CONTROL:	MAINTENANCE (*):
1) CLEARING AND GRUBBING	SILT FENCE	B
2) ACCESS ROADS AND PARKING	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
	SILT FENCE	B
3) DRAINAGE STRUCTURES	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
4) HOUSE SITES	SILT FENCE	B
	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
5) UTILITIES	GRASS SEED AND MULCH	A

- *) DAMAGED EROSION CONTROL MEASURES WILL BE REPAIRED AND/OR REPLACED AS SOON AS POSSIBLE. DAMAGE TO ANY EROSION CONTROL MEASURE AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED IMMEDIATELY. EROSION CONTROL MEASURES THAT TRAP SEDIMENT WILL BE EMPTIED WHEN HALF FULL. SEE EROSION CONTROL TEXT FOR IMPLEMENTATION OF THESE EROSION CONTROL MEASURES.
- A) TO BE INSPECTED DAILY.
 - B) TO BE INSPECTED ONCE A WEEK AND AFTER RUNOFF OF 0.5" OR GREATER. REPAIRS SHALL BE MADE WITHIN 24 HOURS OF INSPECTION.

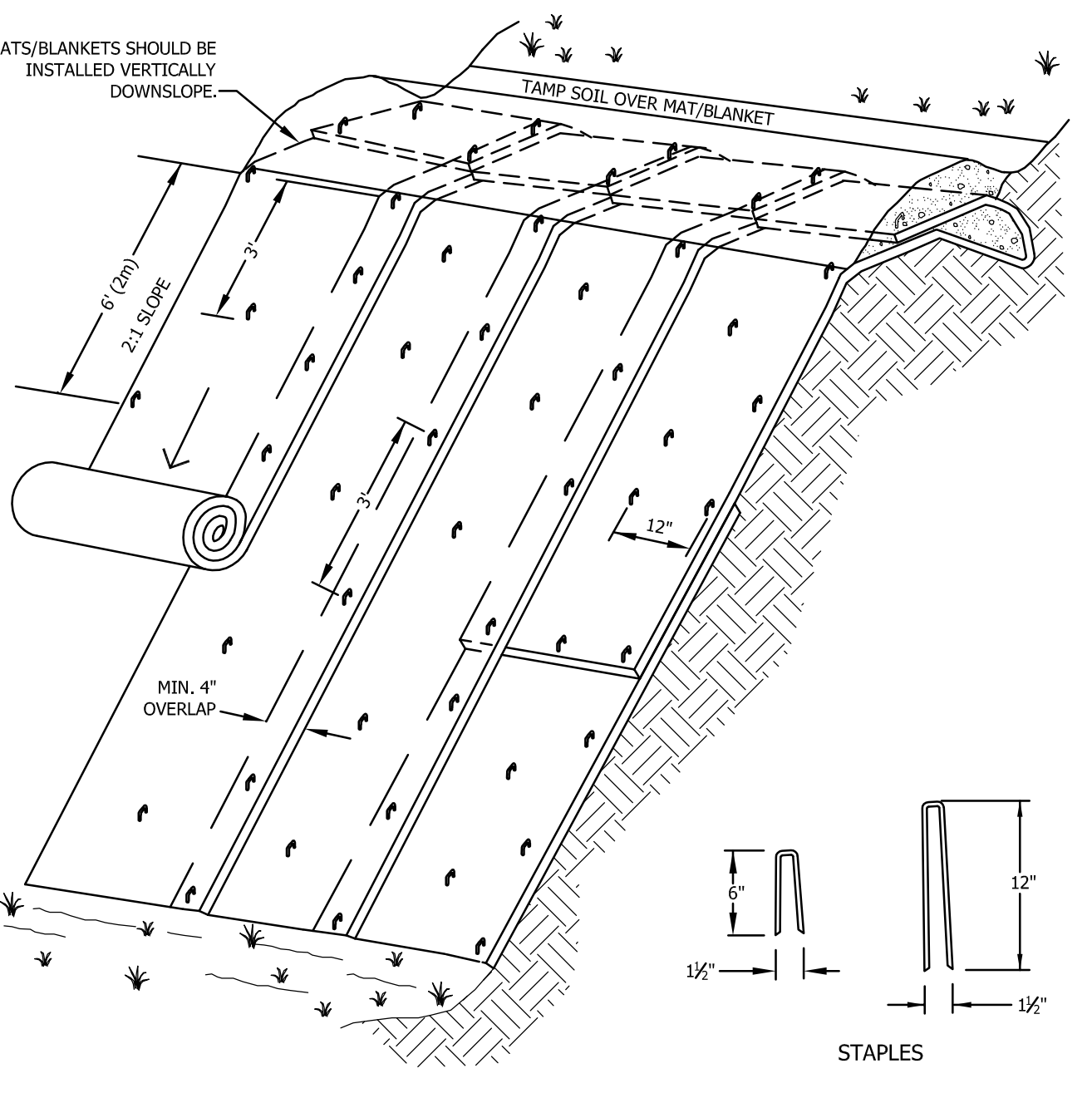
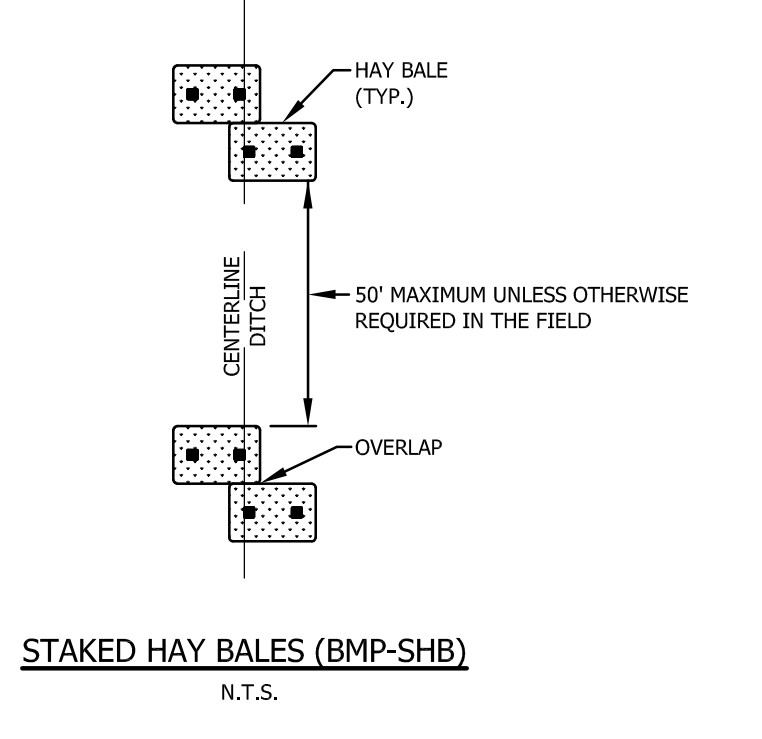
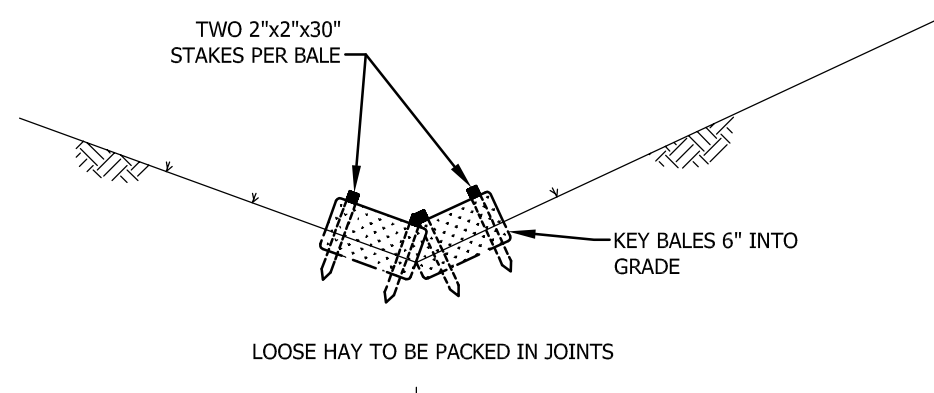


STONE FOR RIP-RAP
 STONE FOR RIP-RAP SHALL BE APPROVED, HARD, BLASTED ANGULAR ROCK OTHER THAN SERPENTINE ROCK CONTAINING THE FIBROUS VARIETY CHRYSOTILE (ASBESTOS). THE LEAST DIMENSION OF THE STONE SHALL BE GREATER THAN 1/3 OF THE LONGEST DIMENSION. THE STONE FILL SHALL BE REASONABLY WELL GRADED FROM THE SMALLEST TO THE MAXIMUM SIZE STONE SPECIFIED SO AS TO FORM A COMPACT MASS WHEN IN PLACE.

- (A) TYPE I. THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 1 INCH TO 12 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME SHALL HAVE A LEAST DIMENSION OF 4 INCHES.
- (B) TYPE II. THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 2 INCHES TO 36 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME SHALL HAVE A LEAST DIMENSION OF 12 INCHES.

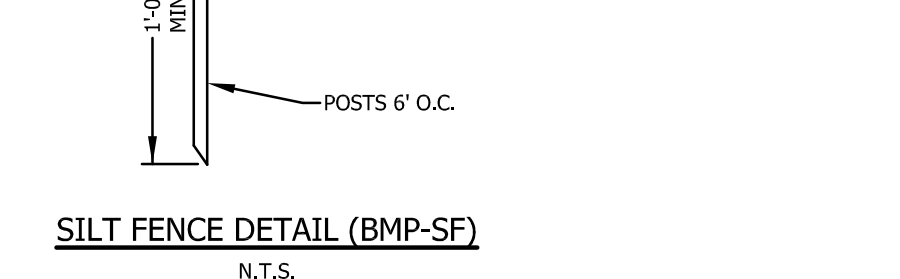
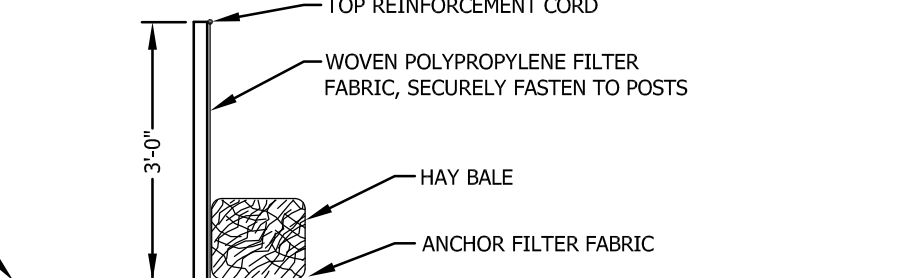
TYPICAL DRAINAGE DITCH SECTIONS
 N.T.S.

IN THE EVENT THAT AN UNUSUAL RAINFALL EVENT OCCURS DURING NON-WORKING HOURS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT THE EROSION CONTROL MEASURES (WHILE IT IS RAINING) AND TAKE WHATEVER MEASURES THAT ARE NECESSARY WHERE EROSION CONTROL MEASURES ARE NOT FUNCTIONING PROPERLY.

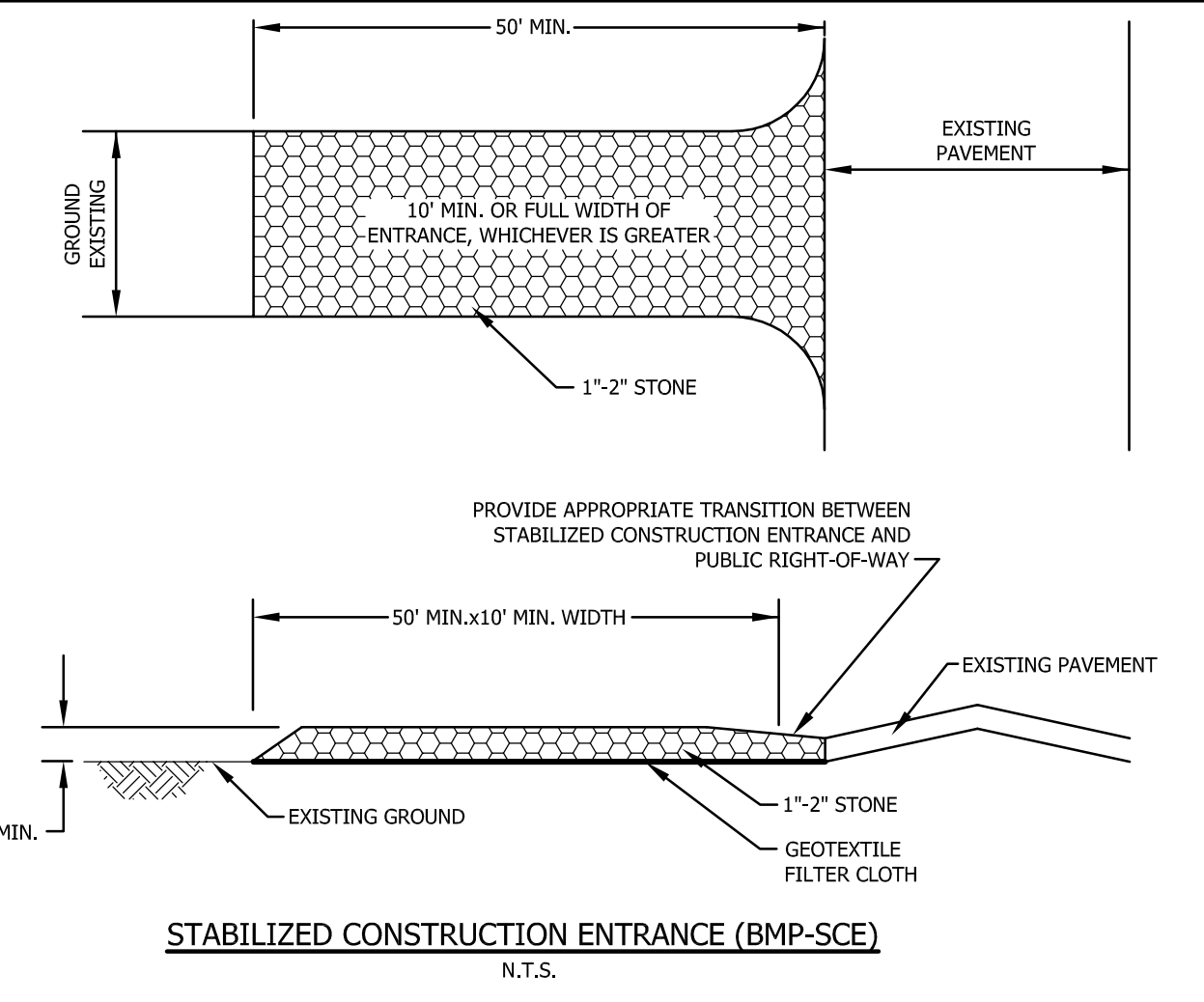


- NOTES:**
- 1) SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
 - 2) APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
 - 3) LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL DO NOT STRETCH.

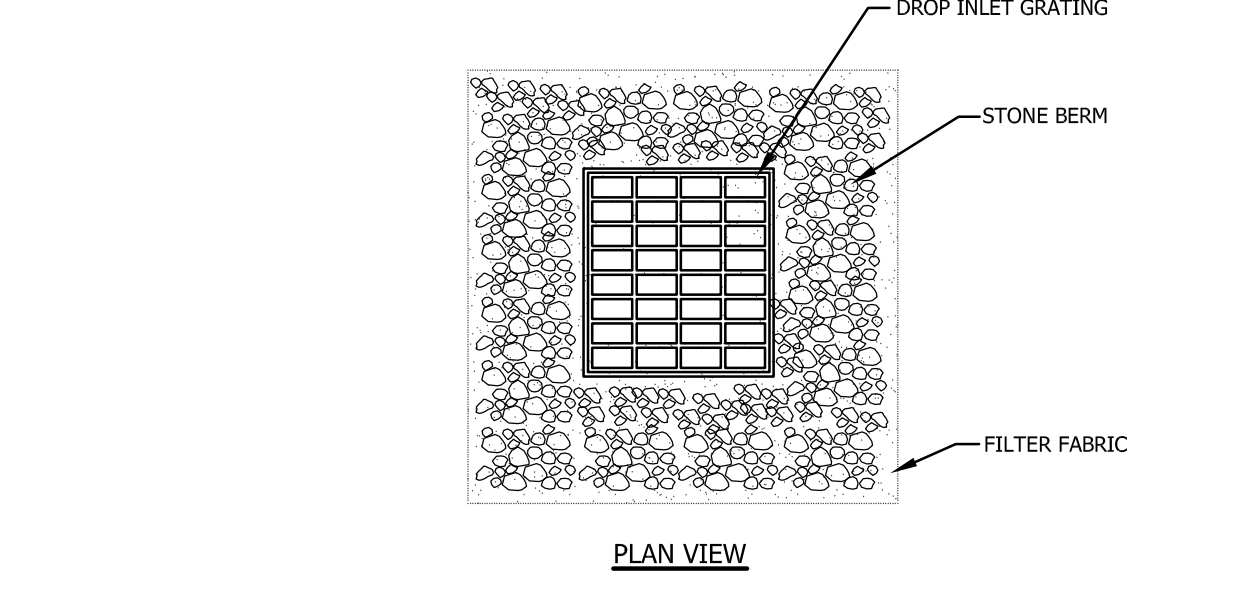
EROSION CONTROL MATTING
 N.T.S.



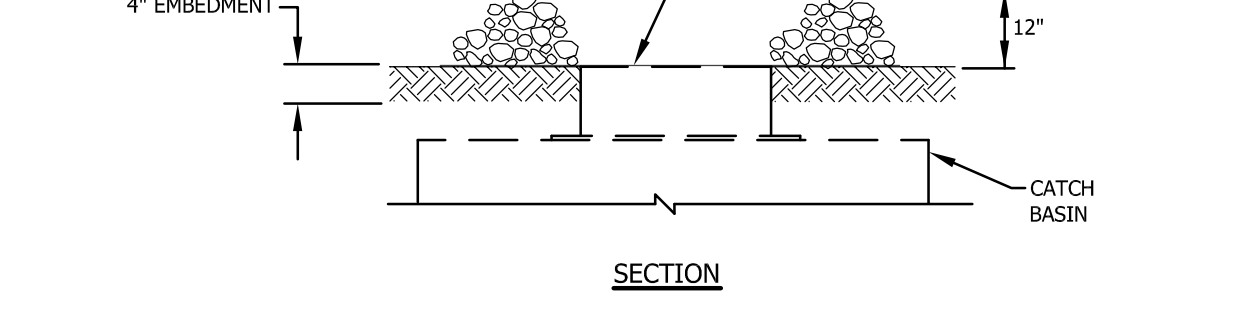
- NOTES:**
- 1) SWALE AROUND ENTIRE STOCKPILE, MINIMUM 12" DEEP.
 - 2) SILT FENCE AROUND SWALE ON DOWNSTREAM HALF OF PILE.
 - 3) STOCKPILE LEFT OVER 30 DAYS SHALL BE SEEDED AND MULCHED.



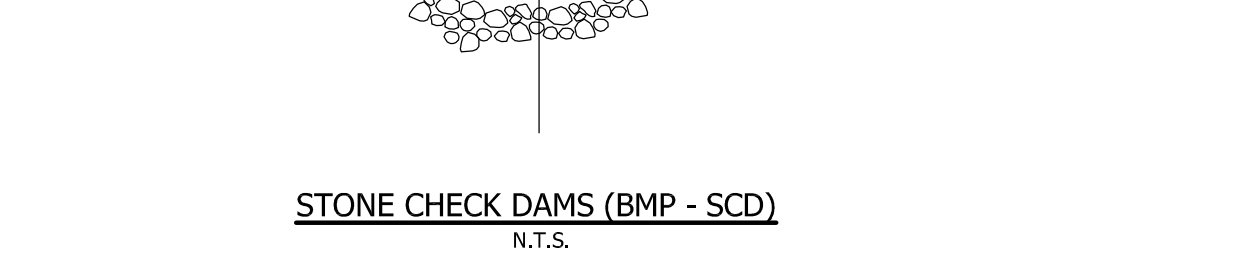
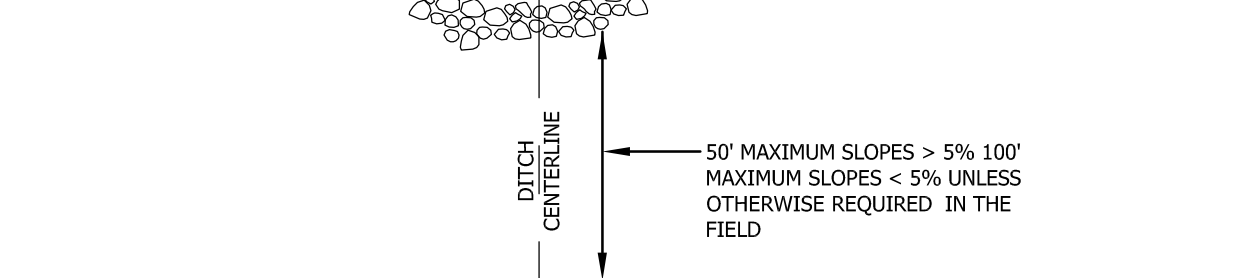
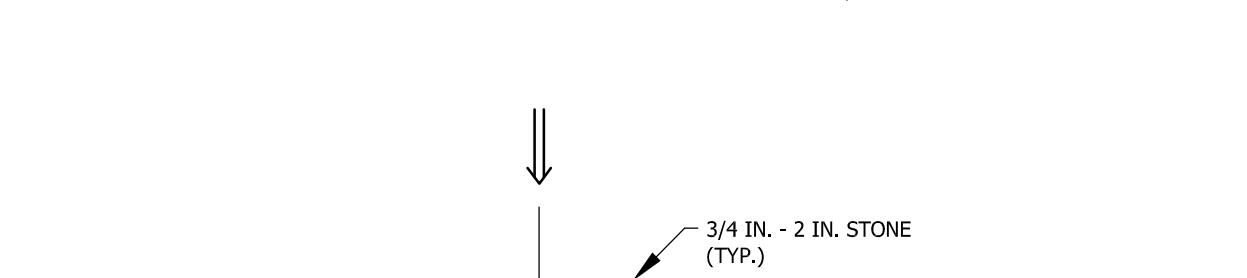
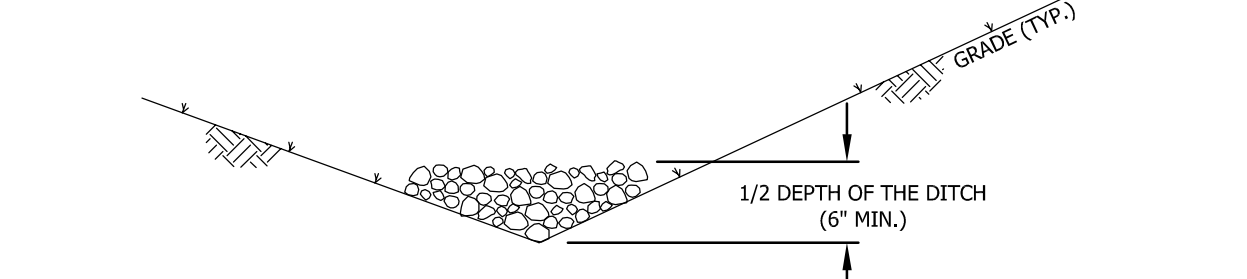
- NOTES:**
- 1) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING, WASHING, OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY.
 - 2) ALL SEDIMENT SPILLED, DROPPED, TRACKED OR WASHED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.



NOTE: PLACE STONE BERM AROUND GRATING AS SHOWN ON EROSION CONTROL PLAN

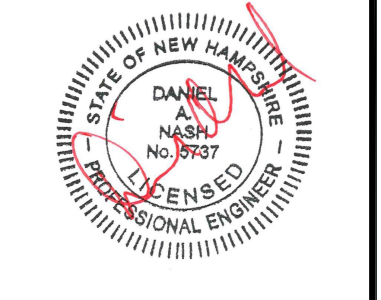


*NOTE: TO BE USED AT ALL CATCH BASINS



EROSION CONTROL DETAILS
 FOR
SAVES ANIMAL HOSPITAL
 IN
LEBANON, NH

ADVANCED GEOMATICS & DESIGN
 105 BANK STREET - PO BOX 512
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 PHONE: (603) 448 6295
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SURVEYED: N/A
 DESIGNED: DAN
 DRAWN: KH
 CHECKED: DAN
 DATE: 2/12/2024

EVANS DRIVE
SPE, LLC
EROSION CONTROL
DETAILS

D-5

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 ADVANCED GEOMATICS & DESIGN
 DWG: 23004\23004-DET



Brian Vincent, PE, City Engineer
City of Lebanon
51 North Park Street
Lebanon, NH 03766

14 February 2024

Re: Drainage Report
SAVES Animal Hospital
63 Evans Drive

Dear Mr. Vincent:

Attached are our drainage calculations for the SAVES Animal Hospital parking expansion on Evans Drive.

The site has one discharge point. The Discharge point, DP#1 is between the existing and expanded parking area. We have only modeled the existing area involved with the new parking area. The remainder of the site will remain unchanged.

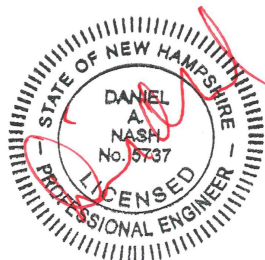
The proposed project adds 11 new paved parking spaces. We propose to use Old Castle pavers to control runoff. The pavers have been shown to capture any amount of runoff that can be put to them. They are only limited by the soils or facilities under them. In this case, we have used 4' of stone in and infiltration trench arrangement. The crushed stone media has 35% voids for storage. When this storage capacity is exceeded, the runoff flows to the grassy area between parking lots. The use of pavers and the infiltration trench serve to control site runoff to pre-development levels.

This summary is followed by a comparison sheet. The Sheet compares the 2, 10, 25, 50, and 100 year storms. The project controls runoff to pre-development levels.

Please let us know if you need any additional materials or information to support this report.

Sincerely,

Daniel A. Nash, PE
Principal



Drainage
Lot 78-40-1
SAVES
14Feb24

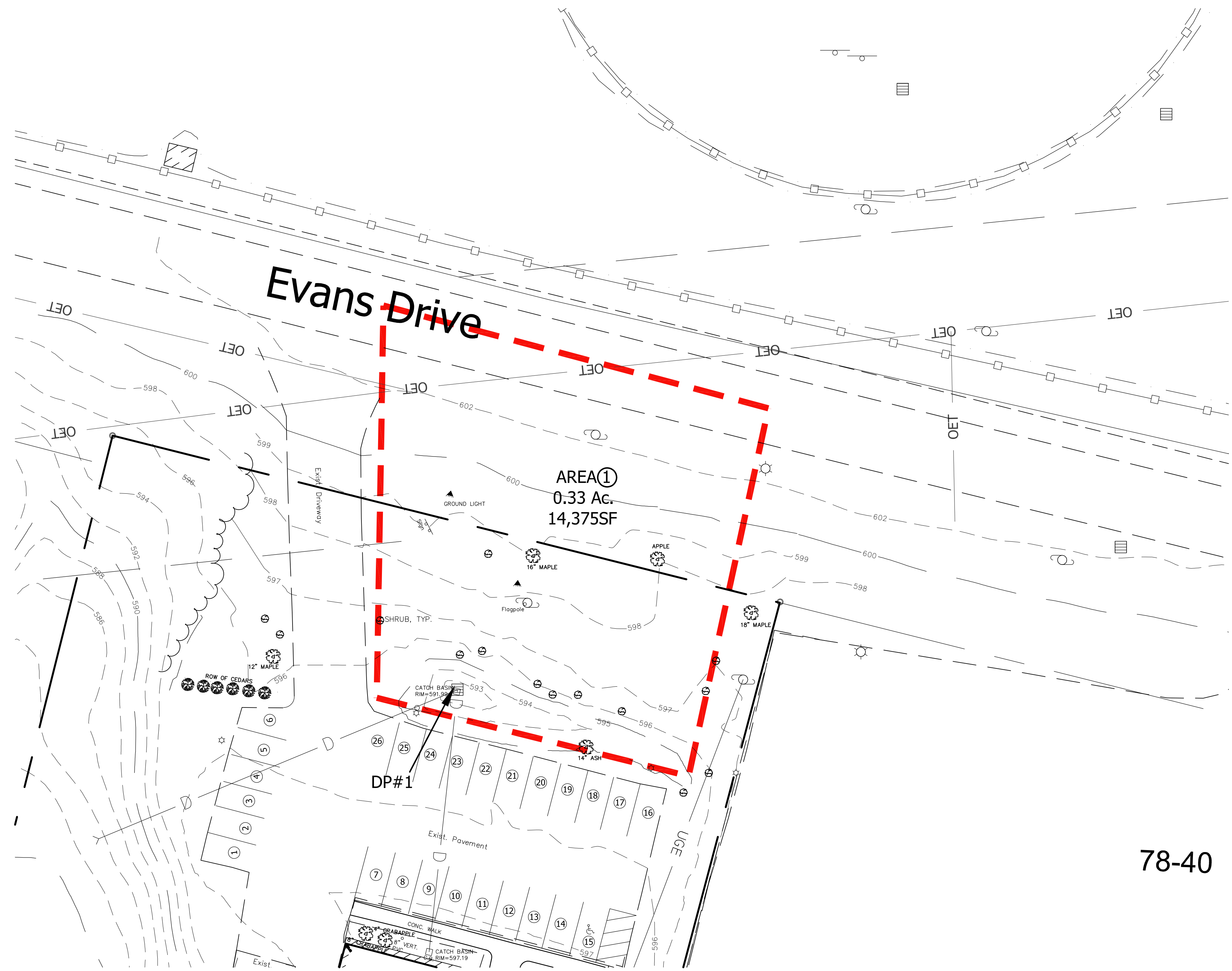
CC: Evans Drive SPE, LLC

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Attachments:

- Comparison Sheet
- Drain Maps, DR-1&2
- Existing runoff calculations
- Post runoff calculations, without infiltration
- Post runoff calculations, with infiltration
- Trench Performance calculations
- Soils Report
- Tech Data, Belgard
- Volume calculations, "PRE"
- Volume calculations, "POST" (without infiltration)
- Volume calculations, "POST" (with infiltration)
- Volume calculations, comparison

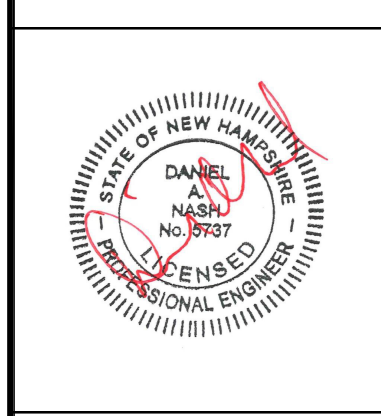
SAVES				
63 EVANS DRIVE				
LEBANON, NH				
<u>PRE/POST COMPARISONS</u>				
<u>2 YEAR STORM COMPARISON</u>				
AREA	PRE Q-2	POST Q-2	POST Q-2	
		(without infiltration)	(with infiltration)	
DP#1	0.3	0.4	0.1	
<u>10 YEAR STORM COMPARISON</u>				
AREA	PRE Q-10	POST Q-10	POST Q-10	
		(without infiltration)	(with infiltration)	
DP#1	0.4	0.7	0.3	
<u>25 YEAR STORM COMPARISON</u>				
AREA	PRE Q-25	POST Q-25	POST Q-25	
		(without infiltration)	(with infiltration)	
DP#1	0.5	0.8	0.4	
<u>50 YEAR STORM COMPARISON</u>				
AREA	PRE Q-50	POST Q-50	POST Q-50	
		(without infiltration)	(with infiltration)	
DP#1	0.6	1.0	0.4	
<u>100 YEAR STORM COMPARISON</u>				
AREA	PRE Q-100	POST Q-100	POST Q-100	
		(without infiltration)	(with infiltration)	
DP#1	0.6	1.0	0.4	



#	REVISIONS	DATE
1		

PRE DRAINAGE PLAN
FOR
SAVES ANIMAL HOSPITAL
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
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PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net



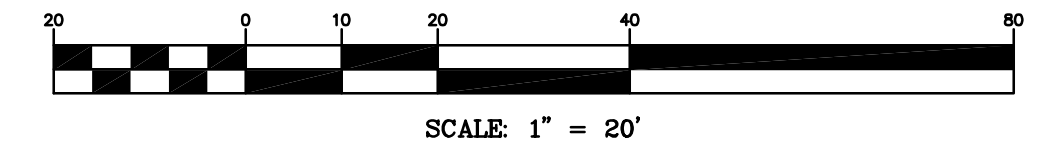
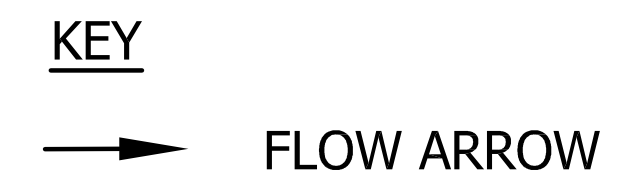
SURVEYED: PATON/GIS
DESIGNED: DAN
DRAWN: DAN
CHECKED: DAN
DATE: 2/14/2024

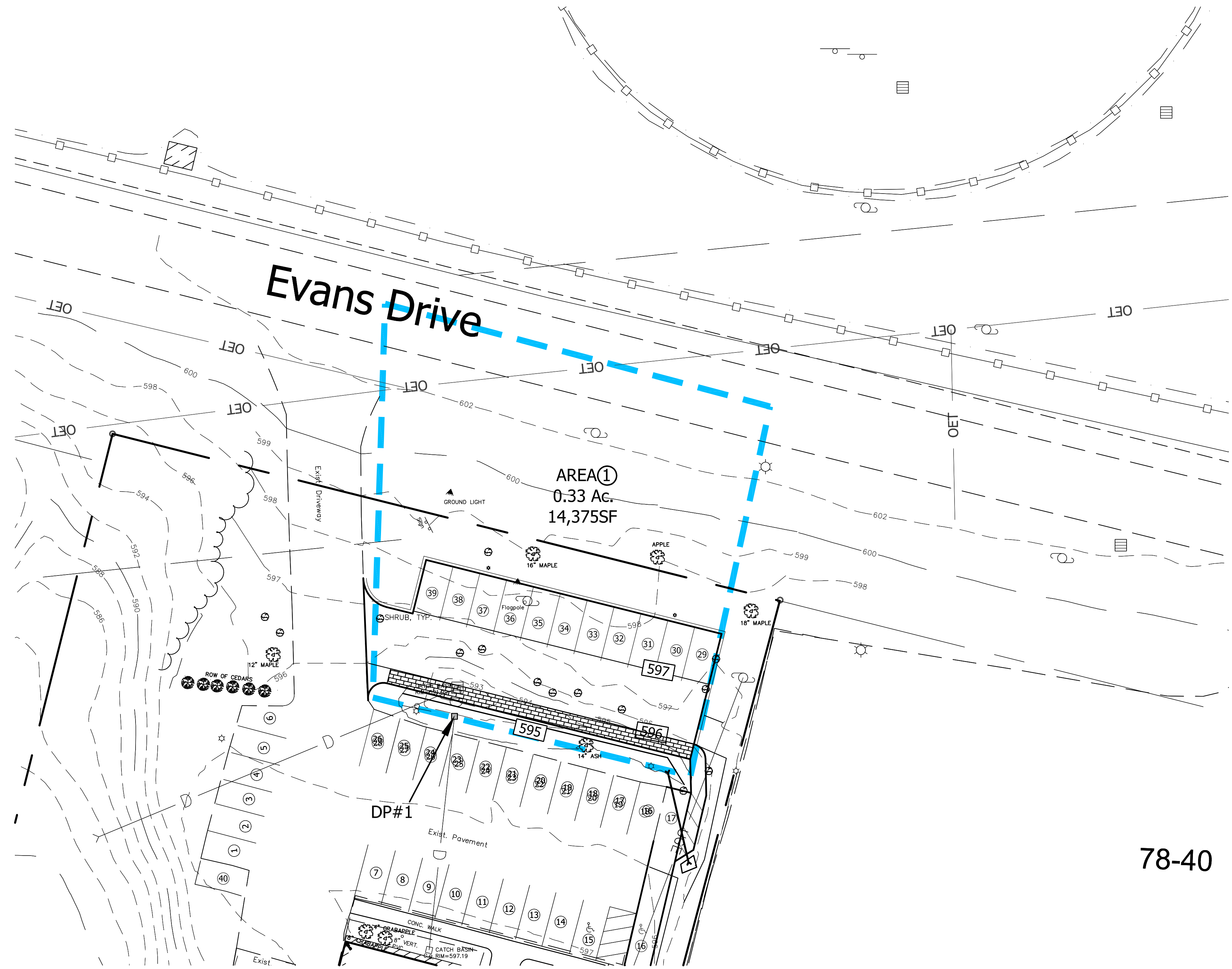
EVANS DRIVE
SPE, LLC

PRE
DRAINAGE PLAN

DR-1

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DWG: 23004\23004-DR

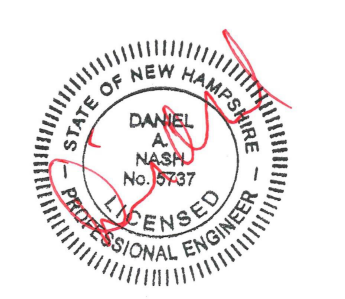




78-40

POST DRAINAGE PLAN
FOR
SAVES ANIMAL HOSPITAL
IN
LEBANON, NEW HAMPSHIRE

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



SURVEYED: PATON/GIS
DESIGNED: DAN
DRAWN: DAN
CHECKED: DAN
DATE: 2/14/2024

EVANS DRIVE
SPE, LLC
POST
DRAINAGE PLAN

DR-2
© 2024
ADVANCED GEOMATICS & DESIGN
DWG: 23004\23004-DR

#	REVISIONS	DATE
1		

SAVES						
63 EVANS DRIVE						
LEBANON, NH						
DRAIN CALCULATIONS						
<u>EXISTING RUNOFF</u>						
AREA	AREA	AREA	AREA	AREA	weighted	
DESIGNATION	c=.9	c=.5	c=.3	TOTAL	"C"	
-TO DISCHARGE POINT #1						
Area 1	0.00		0.33	0.33	0.30	
sub-totals by type=	0.00	0.00	0.33			
	Sub-total=			0.33	Ac	
		Weighted "c"=			0.30	
<u>Q-2</u>						
-TO DISCHARGE POINT #1						
	Area (Ac)	i-2	"c"	Q-2		
Areas 1-7	0.33	2.7	0.30	0.27		
2 year discharge			Total=	<u>0.27</u>	<u>cfs</u>	
<u>Q-10</u>						
-TO DISCHARGE POINT #1						
	Area (Ac)	i-10	"c"	Q-10		
Areas 1-7	0.33	4.5	0.30	0.45		
10 year discharge				<u>0.45</u>	<u>cfs</u>	
<u>Q-25</u>						
-TO DISCHARGE POINT #1						
	Area (Ac)	i-25	"c"	Q-25		
Areas 1-7	0.33	5.2	0.30	0.51		
25 year discharge				<u>0.51</u>	<u>cfs</u>	
<u>Q-50</u>						
-TO DISCHARGE POINT #1						
	Area (Ac)	i-50	"c"	Q-50		
Areas 1-7	0.33	6.0	0.30	0.59		
50 year discharge				<u>0.59</u>	<u>cfs</u>	
<u>Q-100</u>						
-TO DISCHARGE POINT #1						
	Area (Ac)	i-100	"c"	Q-100		
Areas 1-7	0.33	6.3	0.30	0.62		
100 year discharge				<u>0.62</u>	<u>cfs</u>	
Note: Tc=10 minutes (minimum).						
From Cornell, i-100, for Tc=10 minutes, i-100=0.105inch/minute; 6.3in/hour						

SAVES					
63 EVANS DRIVE					
LEBANON, NH					
DRAIN CALCULATIONS					
POST-DEVELOPMENT RUNOFF (WITHOUT INFILTRATION)					
AREA	AREA	AREA	AREA	AREA	weighted
DESIGNATION	c=.9	c=.6	c=.3	TOTAL	"C"
-TO DISCHARGE POINT #1					
Area 1	0.00	0.00	0.23	0.23	0.30
Area 2	0.10	0.00		0.10	
sub-totals by type=	0.10	0.00	0.23		
	Sub-total=			0.33	Ac
	Weighted "c"=				0.48
Q-2					
-TO DISCHARGE POINT #1					
	Area (Ac)	i-2	"c"	Q-2	
Area 1&2	0.33	2.7	0.48	0.43	
2 year discharge			Total=	0.43	cfs
Q-10					
-TO DISCHARGE POINT #1					
	Area (Ac)	i-10	"c"	Q-10	
Area 1&2	0.33	4.5	0.48	0.72	
10 year discharge			Total=	0.72	cfs
Q-25					
-TO DISCHARGE POINT #1					
	Area (Ac)	i-25	"c"	Q-25	
Area 1&2	0.33	5.2	0.48	0.83	
25 year discharge			Total=	0.83	cfs
Q-50					
-TO DISCHARGE POINT #1					
	Area (Ac)	i-50	"c"	Q-50	
Area 1&2	0.33	6.0	0.48	0.95	
50 year discharge			Total=	0.95	cfs
Q-100					
-TO DISCHARGE POINT #1					
	Area (Ac)	i-100	"c"	Q-100	
Area 1&2	0.33	6.3	0.48	1.00	
100 year discharge			Total=	1.00	cfs
Note: Tc=10 minutes (minimum).					
From Cornell, i-100, for Tc=10 minutes, i-100=0.105inch/minute; 6.3in/hour					

SAVES					
63 EVANS DRIVE					
LEBANON, NH					
DRAIN CALCULATIONS					
POST-DEVELOPMENT RUNOFF (WITH INFILTRATION)					
AREA	AREA	AREA	AREA	AREA	weighted
DESIGNATION	c=.9	c=.5	c=.3	TOTAL	"C"
-TO DISCHARGE POINT #1					
Area 1	0.00		0.23	0.23	0.30
Area 2					
*AREA 2 TO INFILTRATION					
sub-totals by type=					
	0.00	0.00	0.23		
	Sub-total=			0.23	Ac
	Weighted "c"=				0.30
Q-2					
-TO DISCHARGE POINT #1					
	Area (Ac)	i-2	"c"	Q-2	With
Area 1	0.23	2.7	0.30	0.19	
Area 2				0.00	
2 year discharge			Total=	0.19	cfs
Q-10					
-TO DISCHARGE POINT #1					
	Area (Ac)	i-10	"c"	Q-10	
Area 1	0.23	4.5	0.30	0.31	
Area 2				0.00	
10 year discharge			Total=	0.31	cfs
Q-25					
-TO DISCHARGE POINT #1					
	Area (Ac)	i-25	"c"	Q-25	
Area 1	0.23	5.2	0.30	0.36	
Area 2				0.00	
25 year discharge			Total=	0.36	cfs
Q-50					
-TO DISCHARGE POINT #1					
	Area (Ac)	i-50	"c"	Q-50	
Area 1	0.23	6.0	0.30	0.41	
Area 2				0.00	
50 year discharge			Total=	0.41	cfs
Q-100					
-TO DISCHARGE POINT #1					
	Area (Ac)	i-100	"c"	Q-100	
Area 1	0.23	6.3	0.30	0.43	
Area 2				0.00	
100 year discharge			Total=	0.43	cfs
Note: Tc=10 minutes (minimum) .					
From Cornell, i-100, for Tc=10 minutes, i-100=0.105inch/minute; 6.3in/hour					

SAVES					
63 EVANS DRIVE					
LEBANON, NH					
DRAIN CALCULATIONS					
<u>INFILTRATION TRENCH</u>					
<u>RECHARGE RATE</u>					
TRENCH					
LENGTH (FT)	100				
WIDTH (FT)	5.00				
AREA (sf)	500.00	SF			
PERCOLATION		(RECHARGE			
RATE		RATE - cfs)			
(IN/HR)					
3		0.035			
<u>TRENCH VOLUME</u>					
TRENCH	TRENCH				
AREA (SF)	DEPTH	TRENCH	STORAGE		
		VOLUME	VOLUME		
		(cf)	(35% VOIDS)		
500.00	4.00	2,000	700.00	CF	
NOTES:					
1) ASSUMES USE OF 3/4" CRUSHED STONE (35% VOIDS).					
2)					
3) INFILTRATION RATE OF 3 IN/HR USED.					
4) RECHARGE RATE=(LEACH AREA-sf)*(INFILTRATION RATE-in/hr)/(12" per foot)/(60 min per hr)/(60 sec per minute).					

12-7-2023

Dan Nash
Advanced Geomatics & Design
105 Bank Street, PO Box 512
Lebanon, NH 03766

re: Infiltration test pits and field test results
Lebanon, SAVES Animal Hospital, 63 Evans Drive

Dear Dan,

Yesterday morning I witnessed the excavation of one test pit on the above referenced site. This pit was located in a current lawn area, east of an existing flagpole. This location will fall within a planned parking area that you are designing. DR Key supplied an excavator and operator to dig the test pit. You were on site during the test pit excavation, and provided guidance on the subsequent infiltration testing.

I prepared a test pit log based on my observations and measurements. The test pit log is attached. Also attached is a copy of your latest Progress Site Plan, with the location of the test pit shown. I found around 2.5' of fill beneath the ground surface, and then 2.5' feet of native sand before dense grey silt was encountered. The test pit was extended to a depth of 6 feet before it was terminated. No water was observed, and the grey silt layer was found to be moist but not wet.

After viewing the soil types and depths, you asked me to run the infiltration test at 4 feet below grade. The excavator set over from the test pit location, and dug to 3.5'. I finished digging to 3'10" with a hand shovel, and then set a piece of 4" PVC pipe. The pipe was pushed and rotated to the 4' depth, providing a firm fit into the native soil. The pipe was filled with water to begin a 24-hour soaking period.

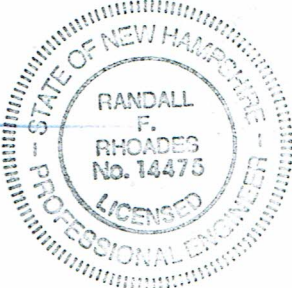
I returned to the site this morning to run the infiltration test. 4.5 hours of infiltration was completed, more than what is required by the State test method. Infiltration was slower than I expected in the soil type at this depth. Based on my measurements, an infiltration rate of **3.5 inches/hour** was calculated. I would recommend that you actually design for an infiltration rate of around **3 inches/hour** to account for longer term saturation.

I will be happy to answer any questions you have following your review of this report.

Sincerely,



Randall Rhoades, PE
Principal/Geotechnical Engineer



TEST PIT FIELD LOG

M&W Soils Engineering, Inc.
159 East Street
Charlestown, NH 03603

PROJECT
DESCRIPTION SAVES Animal Hospital
LOCATION 63 Evans Drive, Lebanon

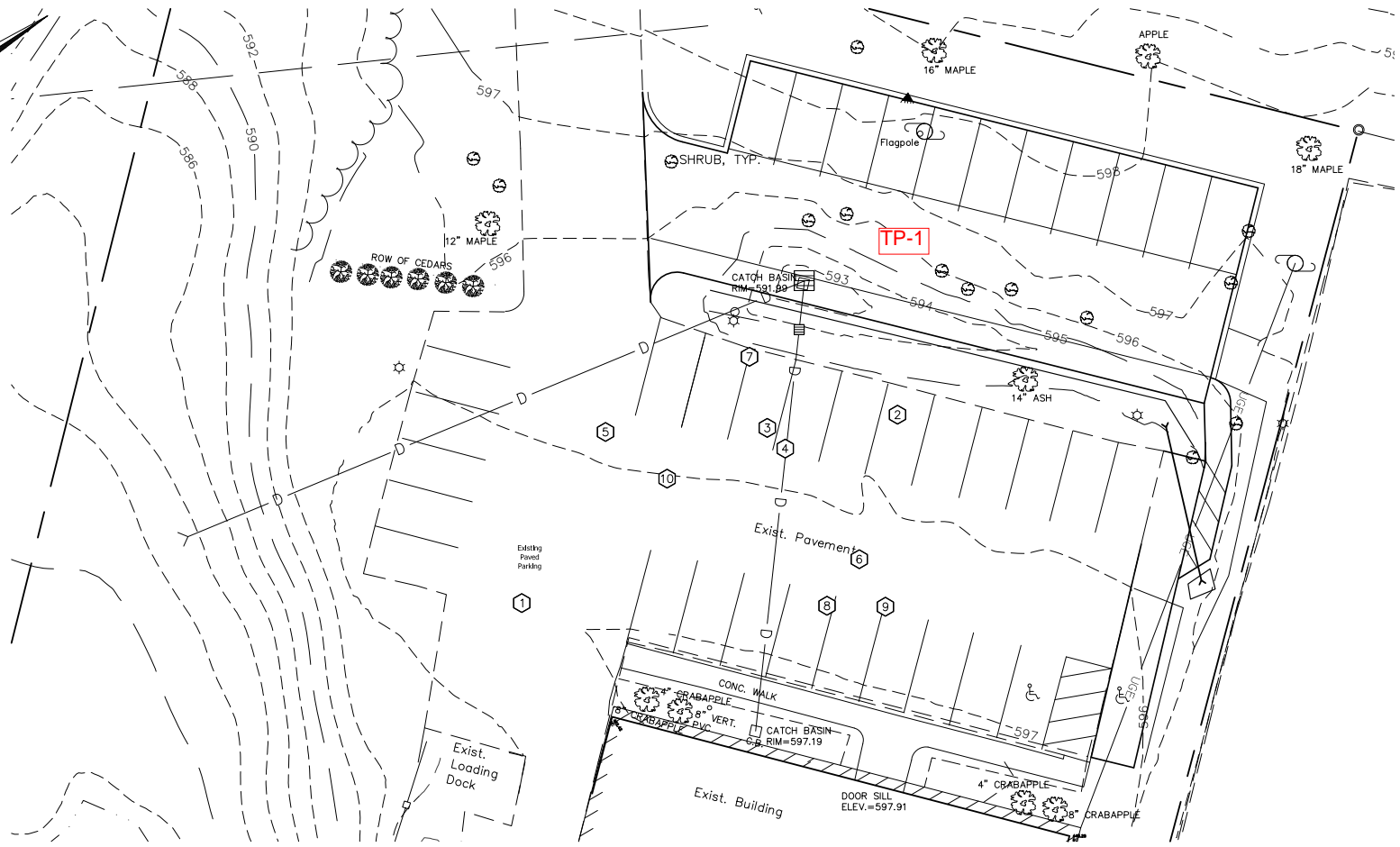
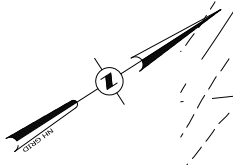
TEST PIT No. TP-1
FILE No. _____
DATE 12-6-23

ENGINEER <u>R. Rhoades</u>	EXCAVATION EQUIPMENT	GROUND ELEV. _____
WEATHER <u>Clear, 35 deg</u>	CONTRACTOR <u>Key</u>	TIME STARTED _____
	OPERATOR <u>P. Bly</u>	TIME COMPLETED _____
	MAKE <u>Kubota</u> MODEL <u>KX 040</u>	
	CAPACITY _____ cu.yd. REACH _____ ft.	

DEPTH	SOIL DESCRIPTION	EXCAV. EFFORT	BOULDER COUNT QTY. CLASS.	REMARK No.
0	4" — Topsoil			
1'	Grey-brown to brown sand fill, little fine gravel			
2'				
3'	2'5" — Native brown sand, some roots 10YR 4/4			
4'	4' — Dark brown moist sand, 2.5Y 4/3			
5'	5' — Very dense grey silt, 5Y 5/2			
6'	6' — Bottom of pit, no water present			
7'	ESHWT >6'			
8'				
9'				
10'	Set open-bottom 4" pipe to 4' below grade			
11'				
12'				
13'				
14'				

REMARKS: See map for location

<p>TEST PIT PLAN</p> <p style="text-align: center;">NORTH</p> <p>VOLUME = _____ cu.yd.</p>	<p>LEGEND:</p> <p>BOULDER COUNT</p> <table border="0" style="width: 100%;"> <tr> <th>SIZE RANGE</th> <th>LETTER DESIGNATION</th> </tr> <tr> <td>6" - 18"</td> <td>A</td> </tr> <tr> <td>18" - 36"</td> <td>B</td> </tr> <tr> <td>36" AND LARGER</td> <td>C</td> </tr> </table>	SIZE RANGE	LETTER DESIGNATION	6" - 18"	A	18" - 36"	B	36" AND LARGER	C	<p>PROPORTIONS USED</p> <table border="0" style="width: 100%;"> <tr> <td>TRACE (TR.)</td> <td>0 - 10%</td> </tr> <tr> <td>LITTLE (LI.)</td> <td>10 - 20%</td> </tr> <tr> <td>SOME (SQ)</td> <td>20 - 35%</td> </tr> <tr> <td>AND</td> <td>35 - 50%</td> </tr> </table>	TRACE (TR.)	0 - 10%	LITTLE (LI.)	10 - 20%	SOME (SQ)	20 - 35%	AND	35 - 50%	<p>ABBREVIATIONS</p> <table border="0" style="width: 100%;"> <tr> <td>F - FINE</td> </tr> <tr> <td>M - MEDIUM</td> </tr> <tr> <td>C - COARSE</td> </tr> <tr> <td>F/M - FINE TO MEDIUM</td> </tr> <tr> <td>F/C - FINE TO COARSE</td> </tr> <tr> <td>V - VERY</td> </tr> <tr> <td>GR. - GRAY</td> </tr> <tr> <td>BN. - BROWN</td> </tr> <tr> <td>YEL. - YELLOW</td> </tr> </table>	F - FINE	M - MEDIUM	C - COARSE	F/M - FINE TO MEDIUM	F/C - FINE TO COARSE	V - VERY	GR. - GRAY	BN. - BROWN	YEL. - YELLOW	<p>EXCAVATION EFFORT</p> <table border="0" style="width: 100%;"> <tr> <td>E — EASY</td> </tr> <tr> <td>M — MODERATE</td> </tr> <tr> <td>D — DIFFICULT</td> </tr> </table> <p>GROUNDWATER</p> <p>ELAPSED TIME TO READING (HRS) 2 G.W.L.</p>	E — EASY	M — MODERATE	D — DIFFICULT
SIZE RANGE	LETTER DESIGNATION																															
6" - 18"	A																															
18" - 36"	B																															
36" AND LARGER	C																															
TRACE (TR.)	0 - 10%																															
LITTLE (LI.)	10 - 20%																															
SOME (SQ)	20 - 35%																															
AND	35 - 50%																															
F - FINE																																
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V - VERY																																
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BN. - BROWN																																
YEL. - YELLOW																																
E — EASY																																
M — MODERATE																																
D — DIFFICULT																																



SITE PLAN



PROGRESS PRINT

TP-1 TEST PIT OBSERVED BY M&W SOILS ENGINEERING, 12-6-2023

- NOTES:**
- ① ENTIRE SITE IS MAPPED AS FLOOD PLAIN. HOWEVER, DEVELOPED AREA IS 8'+/- ABOVE FLOOD PLAIN.
 - ② CURBING SHALL BE SLOPED GRANITE.
 - ③ VEHICLE PARKING SPACES 9X18 TYPICAL.
 - ④ 24' AISLE.
 - ⑤ AREA OF NEW PAVEMENT= 4,659sf (4,459sf PARKING, 200sf SW).
 - ⑥ 5' SIDEWALK.
 - ⑦ FLAGPOLE TO BE RELOCATED.
 - ⑧ TWO NEW PARKING SPACES.
 - ⑨ CULVERT UNDER SW, 12".
 - ⑩ NEW CB. RIM=594.00.

NO.	REVISIONS	DATE

DETAIL SITE PLAN
FOR
SAVES ANIMAL HOSPITAL
IN
LEBANON, NH

ADVANCED GEOMETRICS & DESIGN
105 BANK STREET, PO BOX 513
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448-6295
EMAIL: advancedgeom@aol.com/advance.net

SURVEYED: PATTON
DESIGNED: DAN
DRAWN: DAN
CHECKED: DAN

DATE: 11/13/2023

SAVES ANIMAL HOSPITAL

DETAIL SITE PLAN

C-2
© 2023
ADVANCED GEOMETRICS & DESIGN
(DWG: PC23084-PL-DWG)



INFILTRATION RATES FOR BELGARD® PERMEABLE PAVERS

Belgard permeable pavers are an excellent choice for stormwater management providing property owners with a low maintenance stormwater control measure and structural pavement surface in one system. And best of all, it is considered green infrastructure, infiltrating rainwater directly through the pavement openings, improving site drainage and dramatically reducing the need for deicing salts. This Technical Note provides information concerning joint aggregate permeability and surface infiltration performance for Belgard permeable pavement systems.

Joint Aggregate Properties

The ability for concrete pavers to infiltrate stormwater is due to enlarged spacer-bars designed to accommodate highly permeable aggregate in the joint openings at the surface. Most permeable pavers create between ¼ - ½" surface openings. These joints are filled with a poorly-graded, washed angular gravel, with known particle gradations as defined below:

	ASTM NO. 8	ASTM NO. 89	ASTM NO. 9
SIEVE SIZE	% PASSING	% PASSING	% PASSING
1/2 in. (12.5 mm)	100	100	100
3/8 in. (9.5 mm)	85 to 100	90 to 100	100
No. 4 (4.8 mm)	10 to 30	20 to 55	85 - 100
No. 8 (2.4 mm)	0 to 10	5 to 30	10 - 40
No. 16 (1.2 mm)	0 to 5	0 to 10	0 to 10
No. 50 (0.3 mm)	NA	0 to 5	0 to 5
No. 200 (0.075 mm)	0 to 2	0 to 2	0 to 2

Joint aggregate must be crushed rock with 90% fractured face and have an LA Abrasion value < 40 (per ASTM C131). These types of aggregate are considered open-graded aggregate, as compared to traditional road base material which is typically well graded with up to 15% passing the No. 200 sieve and is considered dense-graded aggregate. It is important to specify the joint aggregate size best suited for the installed field joint widths to prevent aggregate settlement or surface migration. Rounded river gravel or recycled concrete should not be used.

Joint Aggregate Performance Research

Borgwardt (2006) observed a correlation between infiltration performance and the kind of aggregates used for joint filling with permeable pavers. He found that "...aggregates with a coarse particle size exhibit a higher infiltration rate than others with fine grained aggregates, unconcerned that the testing area was new or aged."

Kim (2013) concluded, based on accelerated clogging test pads, that permeable paver joints filled with ASTM No. 8 aggregate provided the highest surface infiltration rates, while ASTM No. 9 aggregate provided more optimal Total Suspended Solids removal. He observed a relationship between higher TSS loading and decreased surface infiltration and found both ASTM No. 8 and 9 aggregate size offered long term performance advantages.

Kevern (2016) took a closer look at clogging rates of various joint stone gradations and joint widths. He measured infiltration flow rate through the surface over time. He noted that aggregate sizes smaller than ASTM No. 8 clogged faster and over a shorter time interval.

Contact a Belgard sales representative if you would like a copy of these reports.

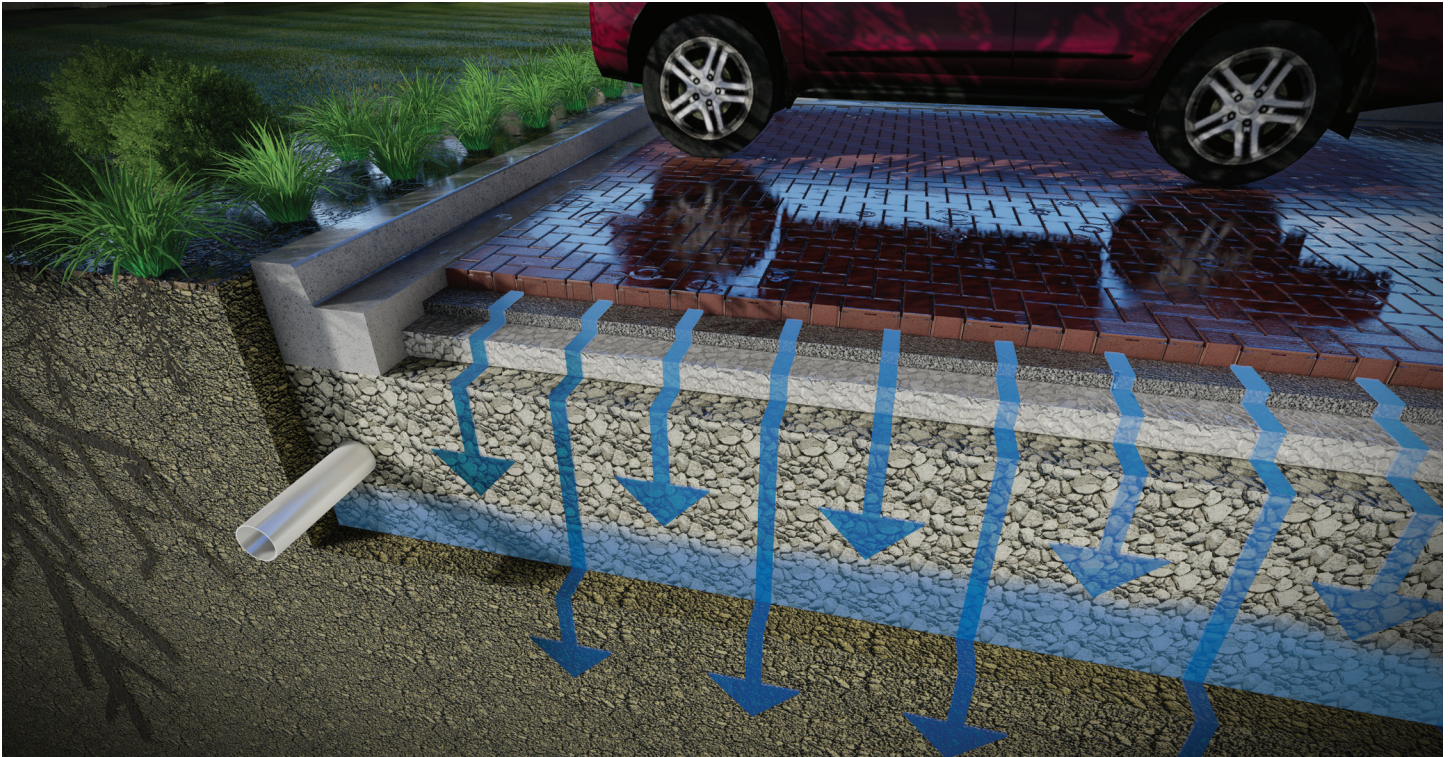
Surface Infiltration Rates of Belgard Permeable Pavers

Belgard Permeable Paver products provide a minimum surface infiltration rate of over 500 in/hr. when newly installed. The actual value will vary based on the specific paver and type of joint fill used. Hydraulic conductivity (i.e. coefficient of permeability) is equal to the infiltration rate for open-graded aggregates not subject to saturation, which is the case for the open-graded aggregates used as joint fill material in a permeable pavement section. An infiltration rate of 500 in/hr. is equivalent to a hydraulic conductivity (k) of 3.52 x 10⁻¹ cm/s, which is orders of magnitude better than the hydraulic conductivity of a medium to coarse sand (10⁻³ to 10⁻² cm/s). If the pavement systems infiltration rate is reduced by 90% due to clogging (Infiltration Rate = 50 in/hr.), the pavement will still have a hydraulic conductivity in the range of a medium to coarse sand (k = 3.5 x 10⁻² cm/s).

The surface infiltration rate of an installed permeable paver system can be measured in accordance with ASTM C1781, Standard Test Method for Surface Infiltration Rate of Permeable Unit Pavement Systems. Infiltration rates can vary widely for Belgard's large collection of permeable pavers combined with the use of various open-graded joint aggregates. In addition, site conditions including contributory run-on can reduce initial surface infiltration rates. The following selection of permeable pavers and infiltration rates tested in the field represent the most common permeable paver types installed nation-wide.

Correctly designed, installed and maintained, permeable paver systems have surface infiltration rates higher than that of almost any natural soil and several times greater than the maximum possible rainfall intensity. This is why permeable paver surfaces should be given complete credit for 100% perviousness as would a meadow or forest.

INFILTRATION RATES FOR BELGARD PERMEABLE PAVERS



Select Belgard Permeable Paver Infiltration Rates¹

PAVER/SIZE	MANUFACTURED JOINT WIDTH (MM)	RECOMMENDED MAXIMUM TRAFFIC LOADING	% SURFACE OPENING	SURFACE INFILTRATION RATE ASTM C 1781 (INCHES/HOUR)
Aqua-Bric® 5" x 10"	9	OHV	9	749
Aqua Roc® 4.5" x 9"	8	FHV	9	834
Eco Holland / Aqua Roc® II 4" x 8"	8	FHV	9	706
Eco Dublin® (3-piece) 3.5" x 7", 7" x 7", 7" x 10.5"	12	LV	7	612
Aqualine™ 9" L-Shape	10	FHV	10	778
Aqualine™ 4.5" x 9"	10	FHV	10	749
Aqualine™ 6" x 12"	10	LV	10	967

All Permeable pavers listed above are 3 1/8" thick (80 mm) and can be used to construct ADA compliant pavements

¹: Newly installed. Values vary based on joint infill gradation.

- LV:** Light Vehicles - Commercial parking lots, access ways ≤ 30,000 ESALs
- OHV:** Occasional Heavy Vehicles - Large facility parking, residential roadways ≤ 110,000 ESALs
- FHV:** Frequent Heavy Vehicles - Local and commercial roadways, minor collectors ≤ 1 M ESALs

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SAVES						
63 EVANS DRIVE						
LEBANON, NH						
<u>RUNOFF VOLUME COMPARISONS</u>						
		Vol(cf)		Vol(cf)	Vol(cf)	
		PRE		w/o infil	POST	w/ infil
<u>2 year storm</u>		2,300		3,679	975	
<u>10 year storm</u>		3,544		5,671	3,388	
<u>25 year storm</u>		4,193		6,695	4,221	
<u>50 year storm</u>		4,748		7,012	4,516	
<u>100 year storm</u>		4,893		7,829	5,163	

SAVES														
63 EVANS DRIVE														
LEBANON, NH														
RUNOFF VOLUMES - PRE-DEVELOPMENT(DP-1)														
DP#1 Overall land area total=	0.33	Ac												
DP#1 Overall weighted "c"=	0.3													
DP#1 cA=	0.099													
2 year storm														
						1hr		3hr			6hr	12hr	18hr	24hr
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440
"I" (in/hr)	2.7	2.0	1.6	1.3	1.2	1.1	0.7	0.50	0.44	0.38	0.32	0.20	0.15	0.12
Q	0.13	0.20	0.16	0.13	0.12	0.11	0.07	0.05	0.04	0.04	0.03	0.02	0.01	0.01
Volume (cf)	40	119	95	77	71	65	242	178	157	135	114	428	321	257
Cumulative Volume (cf)	40	159	254	331	402	468	710	888	1,045	1,181	1,295	1,722	2,043	2,300
												total=		2,300
10 year storm														
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440
"I" (in/hr)	4.5	3.2	2.6	2.2	1.8	1.7	1.1	0.8	0.65	0.55	0.49	0.30	0.23	0.18
Q	0.22	0.32	0.26	0.22	0.18	0.17	0.11	0.08	0.06	0.05	0.05	0.03	0.02	0.02
Volume (cf)	67	190	154	131	107	101	392	282	232	196	175	642	492	385
Cumulative Volume (cf)	67	257	411	542	649	750	1,142	1,424	1,655	1,851	2,026	2,667	3,159	3,544
												total=		3,544
25 year storm														
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440
"I" (in/hr)	5.3	3.6	3.0	2.5	2.2	1.8	1.3	0.9	0.75	0.58	0.55	0.38	0.27	0.23
Q	0.26	0.36	0.30	0.25	0.22	0.18	0.13	0.09	0.07	0.06	0.05	0.04	0.03	0.02
Volume (cf)	79	214	178	149	131	107	463	321	267	207	196	813	577	492
Cumulative Volume (cf)	79	293	471	619	750	857	1,320	1,641	1,908	2,115	2,311	3,124	3,701	4,193
												total=		4,193
50 year storm														
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440
"I" (in/hr)	5.4	3.7	3.5	2.8	2.4	2.4	1.5	1.2	0.90	0.78	0.55	0.40	0.30	0.25
Q	0.27	0.37	0.35	0.28	0.24	0.24	0.15	0.12	0.09	0.08	0.05	0.04	0.03	0.02
Volume (cf)	80	220	208	166	143	143	535	428	321	278	196	855	642	535
Cumulative Volume (cf)	80	300	508	674	817	959	1,494	1,922	2,242	2,520	2,716	3,572	4,213	4,748
												total=		4,748
100 year storm														
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440
"I" (in/hr)	6.3	4.5	3.8	3.2	2.8	2.6	1.5	1.1	0.86	0.73	0.64	0.40	0.31	0.26
Q	0.31	0.45	0.38	0.32	0.28	0.26	0.15	0.11	0.09	0.07	0.06	0.04	0.03	0.03
Volume (cf)	94	267	226	190	166	154	535	392	307	260	228	855	663	556
Cumulative Volume (cf)	94	361	587	777	943	1,097	1,632	2,024	2,331	2,591	2,819	3,674	4,337	4,893
												total=		4,893

SAVES														
63 EVANS DRIVE														
LEBANON, NH														
RUNOFF VOLUMES (DP-1) POST DEVELOPMENT -w/o INFILTRATION														
	Land area =	0.33	Ac	(non-recharge)										
	Overall weighted "c"=	0.48												
cA= 0.158 (non-recharge)														
2 year storm														
					1hr		3hr		6hr		12hr		18hr	
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440
"I" (in/hr)	2.7	2.0	1.6	1.3	1.2	1.1	0.7	0.50	0.44	0.38	0.32	0.20	0.15	0.12
Q(cfs)	0.21	0.32	0.25	0.21	0.19	0.17	0.11	0.08	0.07	0.06	0.05	0.03	0.02	0.02
Volume (cf)	64	190	152	124	114	105	388	285	251	217	182	684	513	411
Overflow Q(cfs)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Overflow Volume (cf)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Vol(this period)	64	190	152	124	114	105	388	285	251	217	182	684	513	411
Cumulative Volume (cf)	64	254	406	530	644	748	1,136	1,421	1,672	1,889	2,071	2,756	3,269	3,679
10 year storm														
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440
"I" (in/hr)	4.5	3.2	2.6	2.2	1.8	1.7	1.1	0.8	0.65	0.55	0.49	0.30	0.23	0.18
Q	0.36	0.51	0.41	0.35	0.29	0.27	0.17	0.13	0.10	0.09	0.08	0.05	0.04	0.03
Volume (cf)	107	304	247	209	171	162	627	450	371	314	279	1,026	787	616
Overflow Q(cfs)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Overflow Volume (cf)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Vol(this period)	107	304	247	209	171	162	627	450	371	314	279	1,026	787	616
Cumulative Volume (cf)	107	411	658	867	1,038	1,200	1,827	2,278	2,648	2,962	3,241	4,268	5,055	5,671
25 year storm														
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440
"I" (in/hr)	5.3	3.7	3.0	2.5	2.2	1.8	1.2	0.9	0.75	0.64	0.55	0.38	0.27	0.23
Q	0.42	0.59	0.48	0.40	0.35	0.29	0.19	0.14	0.12	0.10	0.09	0.06	0.04	0.04
Volume (cf)	126	352	285	238	209	171	684	513	428	365	314	1,300	924	787
Overflow Q(cfs)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Overflow Volume (cf)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Vol(this period)	126	352	285	238	209	171	684	513	428	365	314	1,300	924	787
Cumulative Volume (cf)	126	478	763	1,000	1,209	1,380	2,065	2,578	3,006	3,371	3,684	4,984	5,908	6,695
50 year storm														
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440
"I" (in/hr)	6.0	3.6	3.0	2.5	2.4	2.4	1.2	0.9	0.74	0.62	0.55	0.40	0.30	0.25
Q	0.48	0.57	0.48	0.40	0.38	0.38	0.19	0.15	0.12	0.10	0.09	0.06	0.05	0.04
Volume (cf)	143	342	285	238	228	228	684	525	422	354	314	1,369	1,026	855
Overflow Q(cfs)	0	0	0	0	0	0	0.00	0.00	0.00	0	0	0	0	0
Overflow Volume (cf)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Vol(this period)	143	342	285	238	228	228	684	525	422	354	314	1,369	1,026	855
Cumulative Volume (cf)	143	485	770	1,007	1,236	1,464	2,148	2,673	3,095	3,448	3,762	5,130	6,157	7,012
100 year storm														
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440
"I" (in/hr)	6.3	4.5	3.8	3.2	2.8	2.6	1.5	1.1	0.86	0.73	0.64	0.40	0.31	0.26
Q	0.50	0.71	0.60	0.51	0.44	0.41	0.24	0.17	0.14	0.12	0.10	0.06	0.05	0.04
Volume (cf)	150	428	361	304	266	247	855	627	490	416	365	1,369	1,061	890
Overflow Q(cfs)	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Overflow Volume (cf)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Vol(this period)	150	428	361	304	266	247	855	627	490	416	365	1,369	1,061	890
Cumulative Volume (cf)	150	577	939	1,243	1,509	1,756	2,611	3,238	3,729	4,145	4,510	5,879	6,939	7,829

SAVES																		
63 EVANS DRIVE																		
LEBANON, NH																		
RUNOFF VOLUMES (DP-1)																		
	Land area =	0.15	Ac	(non-recharge)														
	Overall weighted "c"=	0.78																
cA= 0.117 (non-recharge)																		
2 year storm																		
TIME (minutes)	10	20	30	40	50	1hr	60	120	180	240	300	6hr	360	12hr	720	18hr	1080	1440
Overflow Q(cfs)	0	0	0	0	0	0.14	0.07	0.05	0.03	0.03	0.03	0.02	0.01	0.00	0.00	0.00	0.00	0.00
Overflow Volume (cf)	0	0	0	0	0	84	245	165	119	91	56	216	0	0	0	0	0	0
Total Vol(this period)	0	0	0	0	0	84	245	165	119	91	56	216	0	0	0	0	0	0
Cumulative Volume (cf)	0	0	0	0	0	84	328	493	612	703	759	975	975	975	975	975	975	975
10 year storm																		
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440				
Overflow Q(cfs)	0.00	0.00	0.38	0.31	0.25	0.23	0.14	0.09	0.07	0.06	0.04	0.03	0.02	0.01	0.00	0.00	0.00	0.01
Overflow Volume (cf)	0	0	226	188	150	141	501	324	245	205	148	613	432	216				
Cumulative Volume (cf)	0	0	226	414	564	705	1,206	1,531	1,775	1,980	2,128	2,740	3,172	3,388				
25 year storm																		
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440				
Overflow Q(cfs)	0	0	0.44	0.36	0.31	0.25	0.16	0.11	0.08	0.07	0.05	0.04	0.03	0.01	0.00	0.00	0.00	0.01
Overflow Volume (cf)	0	0	264	217	188	150	558	387	302	239	188	864	648	216				
Total Vol(this period)	0	0	264	217	188	150	558	387	302	239	188	864	648	216				
Cumulative Volume (cf)	0	0	264	481	669	819	1,377	1,764	2,066	2,305	2,493	3,357	4,005	4,221				
50 year storm																		
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440				
Overflow Q(cfs)	0.00	0.00	0.44	0.38	0.35	0.35	0.16	0.11	0.08	0.06	0.05	0.04	0.03	0.02				
Overflow Volume (cf)	0	0	264	226	207	207	558	399	296	228	188	864	648	432				
Total Vol(this period)	0	0	264	226	207	207	558	399	296	228	188	864	648	432				
Cumulative Volume (cf)	0	0	264	490	697	904	1,463	1,861	2,157	2,385	2,572	3,436	4,084	4,516				
100 year storm																		
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440				
Overflow Q(cfs)	0.00	0.00	0.57	0.47	0.41	0.38	0.20	0.14	0.10	0.08	0.07	0.05	0.03	0.01				
Overflow Volume (cf)	0	0	340	283	245	226	729	501	364	290	239	1,080	648	216				
Total Vol(this period)	0	0	340	283	245	226	729	501	364	290	239	1,080	648	216				
Cumulative Volume (cf)	0	0	340	623	868	1,094	1,824	2,325	2,690	2,980	3,219	4,299	4,947	5,163				

**Evans Drive SPE, LLC
Lebanon, NH
Operations and Maintenance Plan (OMP)
11 May 2026**

Goal:

This manual was developed by Advanced Geomatics and Design, LLC (A) to assist owners in their regulatory inspections and maintenance (OMP) activities for the stormwater measures implemented at 63 Evans Drive

Site Location and Description:

This project is located on Evans Drive in Lebanon, New Hampshire. The site consists of an animal hospital and a 40 space parking lot in the front of the building.

Owner and Operator:

BMP Owner.....	Evans Drive SPE, LLC
I&M Responsible Party..... (Reporting, inspection, and maintenance activities)	Evans Drive SPE, LLC

Introduction:

This scope of this manual encompasses the 40 space parking lot in the front of the building, and the infiltration basin that collects runoff.

First Few Months Post Construction Activity:

Following construction commencement, the site will need to be inspected after every major storm event for the following three months. Once the infil basins have become more established, less frequent inspections are required.

Key Inspection Check Points (first three months following construction)

- Inspect drainage:
 - Runoff should be seen to infiltrate after a rain event. Standing high water for long periods of time could indicate sediment inundation or functionality issues.
- Inspect vegetation:
 - Vegetation should be flourishing. If this is not the case consider watering, removing dead or unhealthy plants, or replanting areas that are poorly established.
- Inspect for erosion or short circuiting:
 - If erosion or short circuiting is occurring in the grass filter strip, fill the area with more soil, compact lightly, and re-seed to prevent further erosion.
- Inspect inlets and outlets for proper function:

- Clean out debris or leaf litter when necessary.

Post construction Activity:

As the grass filter strip becomes established, less frequent inspections are necessary. Inspection of the grass filter strip and adjacent infiltration basin should be performed biannually for two years after implementation and checked after any major storm events to maintain a productive system. If the grass filter strip has a healthy establishment of vegetation after two years, inspection frequency can decrease to annually.

Key Inspection Check Points (post-construction)

- Inspect drainage:
 - Runoff should be seen to infiltrate after a rain event. Standing high water for long periods of time could indicate sediment inundation or functionality issues.
- Inspect vegetation:
 - Vegetation should be forming a dense root mat and becoming well established. If this is not the case consider watering, removing decaying or unhealthy vegetation, or performing reinforcement planting to develop robust coverage throughout the system.
 - Keep the grass filter mowed to a medium height. :k.
- Inspect for erosion or short circuiting:
 - If erosion or short circuiting is occurring in the grass filter strip, fill the area with more soil, compact lightly, and re-seed to prevent further erosion.
 - Look for animal burrowing that could also short circuit the system, burrowing would also need to be filled and re-seeded.
- Inspect inlets and outlets for proper function:
 - Clean out debris or leaf litter when necessary.
 - If there is any evidence of structural damage or deterioration, parts should be replaced.
- Inspect for sediment buildup:
 - Sediment buildup should be removed properly and when needed from the rain gardens.

Inspections Sheets and Documentation:

Upon the completion of construction activities that direct stormwater to the grass filter strip and infiltration basin, I&M activities will be initiated. Owner may choose to contract with outside parties to perform I&M on the site, but Owner will still be responsible for long term effectiveness of the stormwater system.

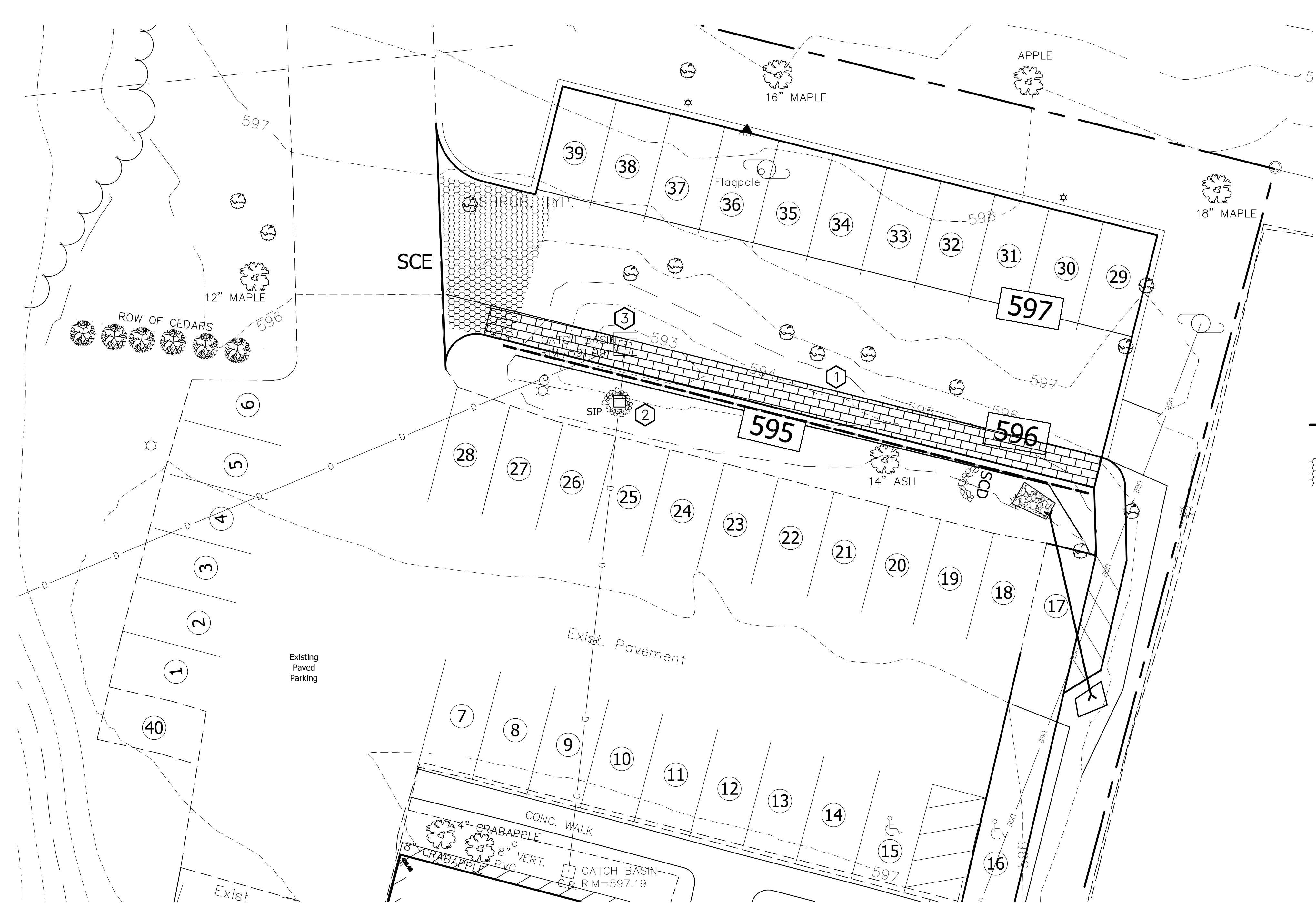
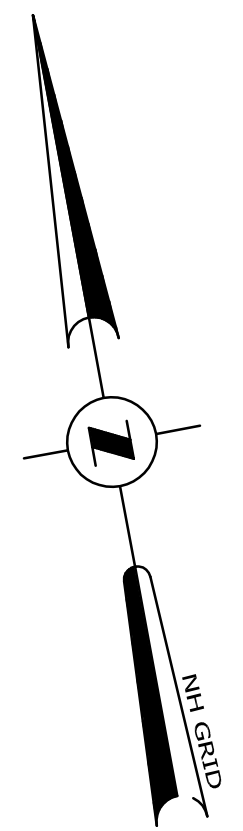
An I&M log will also need to be kept up to date and on file to clearly document the dates of each inspection and maintenance required.

All of the record will need to be kept up to date and maintained by the party responsible and be made available to the department upon request.

Appendix:

Attachment 1 Sheet C-1, site plan.

Attachment 2 I&M Log



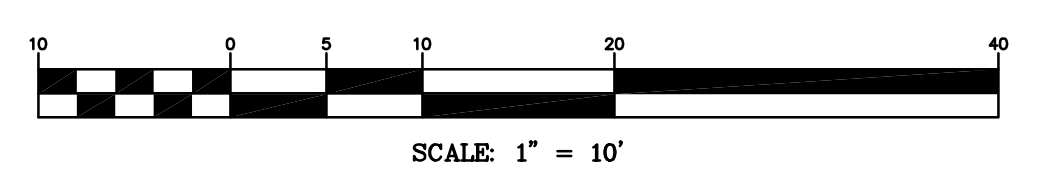
EROSION CONTROL LEGEND

- CB/W STONE INLET PROTECTION
(SEE DETAIL ON SHEET D-5)
- SILT FENCE
(SEE DETAIL ON SHEET D-5)
- SCE
STABILIZED CONSTRUCTION ENTRANCE
(TO BE PAVED UPON COMPLETION, SEE DETAIL ON SHEET D-5)
- STONE DISCHARGE APRON
(AT ALL CULVERT OUTLETS)
- SCD
STONE CHECK DAM
(SEE DETAIL SHEET D-5)

NOTES:

- PAVERS BY BELGARD. 5'Wx100'L. SEE SHEET C-3.
- NEW CB. RIM=594.00.
- CONVERT EXISTING CB TO DMH.

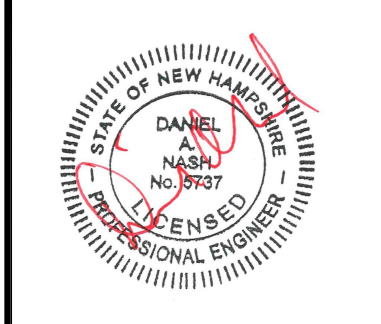
EROSION CONTROL PLAN



NO.	REVISIONS	DATE
1		

EROSION CONTROL PLAN
FOR
SAVES ANIMAL HOSPITAL
IN
LEBANON, NH

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



SURVEYED: PATON
DESIGNED: DAN
DRAWN: DAN
CHECKED: DAN
DATE: 2/12/2024

SAVES ANIMAL HOSPITAL
EROSION CONTROL PLAN

C-4

© 2024
ADVANCED GEOMATICS & DESIGN
DWG: M:\23004-PL.DWG

Evans Drive SPE, LLC

Inspection and Maintenance (I&M)

**Evans Drive SPE, LLC
Lebanon, NH
Inspections and Maintenance (I&M) Log**

Facility Name:	Lebanon Nissan, LLC
Address:	51 Evans Drive Lebanon, NH 03766
Begin Date:	

Date of Inspection	Inspected By	Comments and Actions Taken	Other Notes



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

June 8, 2026 Meeting

Staff Memorandum – PB2026-30-LLA

APPLICATION INFORMATION

Agenda Item: 3.D

Application ID: PB2026-30-LLA

Application Type:
Lot Line Adjustment

Property Location & Tax Map:

- 1 Foundry Street (91-263)
- 43 Mechanic Street (106-34)

Applicant/Property Owner:

LWM Residential, LLC

Property Sizes (existing):

- 1 Foundry Street (91-263)
+/-4.226 acres
- 43 Mechanic Street (106-34)
+/-0.520 acres

Property Sizes (proposed):

- 1 Foundry Street (91-263)
+/-4.287 acres
- 43 Mechanic Street (106-34)
+/-0.459 acres

Zoning District:

Lebanon Downtown District (LD)

LEGAL NOTICE

LWM Residential, LLC, 1 Foundry Street (Tax Map 91, Lot 263) and 43 Mechanic Street (Tax Map 106, Lot 34), zoned LD: Request for approval of a Lot Line Adjustment. PB2026-30-LLA

APPLICATION MATERIALS

- ▶ Application form (1 page)
- ▶ Letter dated May 18, 2025 (*sic*), from Jon Livadas, Manager of LWM Residential LLC (project narrative; 1 page)
- ▶ Technical Checklist (3 pages)
- ▶ Certified Notification List (3 pages)
- ▶ Fee Schedule (1 page)
- ▶ Plat titled “Lot Line Adjustment Plan prepared for LWM Residential LLC,” prepared by Vive Libre Geomatics dated 4/16/26, revised 5/28/26, Drawing: 26001-bo

COMPLETENESS REVIEW

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

APPLICATION OVERVIEW

The Planning Board has previously approved the redevelopment of the applicant’s property at 1 Foundry Street as a multi-family complex to be called The Woolen Mill. When the project was originally approved in 2022, the adjacent parcel at 43 Mechanic Street (also owned by the applicant) was included as part of the Woolen Mill development. Following subsequent redesigns, the 43 Mechanic Street component of the project has been removed so that 43 Mechanic Street is no longer a part of the Woolen Mill development. However, some site improvements associated with the redevelopment of the 1 Foundry Street property are still proposed to be located on the 43 Mechanic Street property. These off-site improvements at 43 Mechanic Street – which include grading and a retaining wall – are problematic from a zoning standpoint (off-site accessory uses are prohibited) and are also not ideal from a property management standpoint. To address the regulatory and practical issues

created by these off-site improvements, the Planning Board imposed the following condition as part of its approval of the applicant’s most recent site plan application (as set forth in the Board’s Notice of Action dated February 23, 2026, for PB2026-04-SPAEXT):

4. Within 90 days of the Planning Board’s approval, the applicant shall, with respect to the off-site improvements at 43 Mechanic Street (Tax Map 106, Lot 34) and 39 Mechanic Street (Tax Map 91, Lot 269) take the following action or actions:
 - a. Redesign the plans to eliminate the need for off-site improvements;
 - b. Submit a Conditional Use Permit to allow some or all of the off-site improvements per Section 215.2.C of the Zoning Ordinance, as may be deemed permissible by the Zoning Administrator; *and/or*
 - c. *Submit an application for a Boundary Line Adjustment application to adjust the lot lines so that all improvements associated with the development are located on 1 Foundry Street (Tax Map 91, Lot 263). (emphasis added)*

This request for a Lot Line Adjustment between the applicant’s properties at 1 Foundry Street (Tax Map 91, Lot 263) and 43 Mechanic Street (Tax Map 106, Lot 34) has been made to satisfy the requirements of condition #4 with respect to the off-site improvements at 43 Mechanic Street.

To summarize, the changes resulting from the proposed Lot Line Adjustment are as follows:

- ▶ Map/Lot 91-263 will increase by a net of +/-0.061 acres, from +/-4.226 acres to +/-4.287 acres
- ▶ Map/Lot 138-9 will decrease by a net of +/-0.061 acres, from +/-0.520 acres to +/-0.459 acres.

STAFF COMMENTS

ASSESSING

No comment provided.

BUILDING INSPECTION

No comment provided.

FIRE

No comment provided.

POLICE

No comment provided.

PUBLIC WORKS/CITY ENGINEER

No comment provided.

PLANNING & ZONING

Both lots currently conform to the minimum lot area, frontage, and building coverage requirements for Class 1 lots in the LD District (as set forth in Section 307.3 of the Zoning Ordinance) and will continue to after the proposed lot line adjustment.

STAFF RECOMMENDATIONS

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

A. General Conditions

1. This approval shall be considered void unless, within two (2) years from the date of this Notice of Action, a) all conditions precedent have been met and b) the plat and this Notice of Action have been recorded in the Grafton County Registry of Deeds. (Sections 7.11 & 7.12.B) The plat and Notice of Action shall be recorded by the Planning & Development Department in accordance with Planning & Development Department recording procedures.
2. This approval shall automatically expire and be considered void upon failure to meet any of the conditions of approval set forth herein within the timeframes specified.

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

1. The applicant shall provide a revised plat depicting the following changes to the satisfaction of the Planning and Development Department:
 - a. The statement from Section 7.11 of the Subdivision Regulations shall be added.
 - b. Provide the date and description of the plat revisions. (8.2.A.1)
2. The applicant shall provide a digital record drawing of the revised plat (Cad .dwg format using NH State Plane Coordinate system or an alternative approved by the City's GIS Coordinator) to the Planning and Development Department.
3. The applicant shall submit two (2) mylars of the approved plat and applicable recording fees to the Planning and Development Department in accordance with Planning & Development Department recording procedures. (8.1.D & 7.11)

Attachments

cc (via e-mail): LWM Residential LLC

LWM Residential LLC

May 18, 2025

Lebanon City Planning Board
City of Lebanon
Lebanon, NH

Re: Written Project Description – Lot Line Adjustment Application (per Section 7.7.A.3 of the Subdivision Regulations) – 1 Foundry Street

Dear Members of the Planning Board,

We are writing to request approval of a Lot Line Adjustment (LLA) in connection with the property located at 1 Foundry Street in Lebanon, New Hampshire. This application is submitted in accordance with the City of Lebanon's Subdivision Regulations, and this letter is provided as the written project description required under Section 7.7.A.3.

We are requesting an adjustment to the common lot line between 1 Foundry Street and the adjacent property at 43 Mechanic Street, both of which are owned by the applicant, in order to ensure that all drainage infrastructure and retaining walls associated with the ongoing renovation of the 1 Foundry Street site are located entirely within the boundaries of the 1 Foundry Street parcel. The proposed lot line adjustment does not involve the creation of any new lots, and no new development beyond what is already permitted in connection with the site renovations is proposed.

The need for this adjustment arises from the design of drainage and retaining wall systems required as part of the 1 Foundry Street renovation project. As currently configured, certain of these improvements extend or may extend beyond the existing lot line. The proposed LLA will bring the lot boundary into conformance with the locations of these improvements, ensuring proper ownership of all site infrastructure and facilitating any future permitting, maintenance, or conveyance of the property.

We respectfully request that the Planning Board review and approve this Lot Line Adjustment application. We are happy to provide any additional information or materials the Board may require and look forward to working with the Board through this process.

Respectfully submitted,

Jon Livadas
Manager
LWM Residential LLC
jon.livadas@outlook.com

CITY OF LEBANON, NH	
SUBDIVISION REGULATIONS – TECHNICAL CHECKLIST	
MINOR LOT LINE ADJUSTMENT / BOUNDARY LINE AGREEMENT	
PROJECT NAME: LEBANON WOOLEN MILL	
APPLICANT: LWM RESIDENTIAL LLC	DATE: 05/11/2026
GENERAL SUBMISSION REQUIREMENTS:	

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

- A properly completed and signed Application Form. [§7.7.A(1)]
- The appropriate filing fees. [§7.7.A(2)]
- A written project description. [§7.7.A(3)]
- A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§7.7.A(4)]
- A completed and signed Technical Checklist. [§7.7.B]
[Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Section 7.15 of the Subdivision Regulations, as appropriate.]
- One (1) set of project plans to be distributed for Staff Review. [§8.2.A]
[A Staff Review meeting is held at City Hall one (1) week following the cutoff date. Staff Review meetings begin at 2:00PM, unless otherwise noted. All revised and/or additional information or materials must be submitted within one (1) week following the Staff Review meeting.]
- A digital copy of Subdivision plan in .PDF format. [§8.2.B]

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

All required application materials shall be submitted as a single inclusive package, including any appropriate waiver requests as permitted by the Regulations. Submission of a complete

CITY OF LEBANON, NH
SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST
MINOR LOT LINE ADJUSTMENT / BOUNDARY LINE AGREEMENT

application package ensures that the review process by City Staff is as efficient and effective as possible.

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

PLAN SUBMITTAL TECHNICAL CHECKLIST:

NOTE: Minor Lot Line Adjustment / Boundary Line Agreement plans shall include the information described below pursuant to Section 8 of the Lebanon Subdivision Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. The scale of the plans shall be appropriate to the size of the overall development. All lettering shall be of a size and type that is legible.

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

A written request for waiver shall be required, pursuant to Section 7.15 of the Subdivision Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§8.2.C]

Plan Requirements	Info. Provided	Waiver Sought
8.2.A(1) - - Name of the City and County in which the subdivision is proposed; - A Locus map; - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat; (NOTE: The date on the plat at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plat shall include a revision date and description of the revision(s).)	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
8.2.A(2) - Names and mailing addresses of Applicant(s); Owner(s) of Record of subject properties; Owners of abutting properties, including tax map and lot references; and Holders of any easements, rights-of-way, or other restrictions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.2.A(3) - Names and business addresses of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.2.A(4) - Zoning District in which the subject lots are located, including district boundaries if in more than one district.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.2.A(5) - Location of all existing structures on the subject lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.2.A(6) - Site location map showing the original boundaries of the subject lots and adjacent lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.2.A(7) - The new surveyed property line(s) as a result of the application, including bearings and distances, as determined by an actual field survey by a licensed land surveyor, including the date of the completion of the survey. All dimensions shall be shown in feet and decimals, and the area of the altered lots shall be shown in square feet and acres.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plan Requirements (cont.)	Info. Provided	Waiver Sought
8.2.A(8) - The plat shall be titled to include the names of the owners of all lots altered by the application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.2.A(9) - A statement shall be placed on the plat as follows: “This plan shows Minor Lot Line Adjustments / Boundary Line Agreements and does not require the approval of the Lebanon Planning Board as a subdivision.”	<input checked="" type="checkbox"/>	<input type="checkbox"/>

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO SECTION 8 OF THE SUBDIVISION REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: Nicholas A. Fiore, Engineering Ventures

CERTIFIED NOTIFICATION LIST

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

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

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

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

Map & Lot Number: 91-263, 106-33, 106-34	Map & Lot Number: 91-263
Property Owner: LWM RESIDENTIAL LLC 34 S MAIN ST #4 HANOVER, NH 03755	<u>Applicant, Co-Applicant, Agent, or Lessee:</u> LWM RESIDENTIAL LLC 34 S MAIN ST #4 HANOVER, NH 03755
Map & Lot Number: 91-258	Map & Lot Number: 91-259
CC&C OF LEBANON LLC PO BOX 51687 NEW BEDFORD, MA 02745	WATER STREET MILL LLC 10 WATER ST, STE 190 LEBANON, NH 03766
Map & Lot Number: 91-262	Map & Lot Number: 91-264
FSP LLC PO BOX 1325 LEBANON, NH 03766	ONE MECHANIC STREET LLC PO BOX 1325 LEBANON, NH 03766

Map & Lot Number: 91-265	Map & Lot Number: 91-266, 91-280
CLARENCE LLC PO BOX 2172 LEBANON, NH 03766	BGP PROP LLC PO BOX 1325 LEBANON, NH 03766
Map & Lot Number: 91-269	Map & Lot Number: 91-277, 91-278, 106-36
DM DEVELOPMENT LLC PO BOX 318 GRANTHAM, NH 03753	ACORN TO SKY INVESTMENTS LLC 84 HANOVER ST LEBANON, NH 03766
Map & Lot Number: 106-20	Map & Lot Number: 106-24
GILBERT, WILLIAM & JUDITH 16 HIGH ST LEBANON, NH 03766	LINDSAY FORSYTH 5 BROOKSIDE DR LEBANON, NH 03766
Map & Lot Number: 106-25	Map & Lot Number: 106-30, 106-32
MCCARTHY CARLI DOWNEY 6 BROOKSIDE DR LEBANON, NH 03766	CITY OF LEBANON 51 NORTH PARK ST LEBANON, NH 03766
Map & Lot Number: 106-42	Map & Lot Number: 106-46, 106-46-907, 106-46-A
FLYNN, DALE 15 BLACKSMITH ST LEBANON, NH 03766	RIVERMILL COMMER CTR LLC 85 MECHANIC ST, STE 140 LEBANON, NH 03766
Map & Lot Number:	Map & Lot Number:
ENGINEERING VENTURES, PC ATTN NICHOLAS FIORE 85 MECHANIC STREET, SUITE E2-3 LEBANON, NH 03766	VIVE LIBRE GEOMATICS PO BOX 1093 LEBANON, NH 03766
Map & Lot Number:	Map & Lot Number:

(Revised 2/8/2024)

Map & Lot Number: 91-273	Map & Lot Number: 91-274
GIBSON, LUCY 42 MECHANIC ST LEBANON, NH 03766	ALBEE, JENNIFER E 40 MECHANIC ST LEBANON, NH 03766
Map & Lot Number: 106-38	Map & Lot Number: 91-272
SANTANA, JORGE 3 BLACKSMITH ST LEBANON, NH 03766	CULVER, KEITH PO BOX 5246 LEBANON, NH 03766
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:

FEE SCHEDULE LEBANON PLANNING BOARD

Adopted January 24, 2022

LOT LINE ADJUSTMENT (Boundary Line Adjustment)		
		TOTALS
FILING FEE	\$25.00	\$25.00
ADVERTISING FEE	\$100	\$100
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X <u>20</u> notices	\$5.00 \$120.80 (abutter certified)
TOTAL DUE		\$250.80
MINOR SUBDIVISION		
		TOTALS
FILING FEE	\$150.00	\$150.00
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$ _____
**Engineering Review fees may also be required. See note on page 2.		
PRELIMINARY REVIEW OF A MAJOR SUBDIVISION		
		TOTALS
FILING FEE	\$200.00	\$200.00
NUMBER OF LOTS* _____	\$30.00 per lot*	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$ _____
*Or units when the subdivision does not create individual lots.		
**Engineering Review fees will also be required. See note on page 2.		
FINAL REVIEW OF A MAJOR SUBDIVISION		
		TOTALS
FILING FEE	\$500.00	\$500.00
FIRST FIVE (5) LOTS*	\$75.00 per lot	
NUMBER OF LOTS 6+*	\$150.00 per lot*	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE TIME OF FILING		\$ _____
*Or units when the subdivision does not create individual lots.		
**Engineering Review fees will also be required. See note on page 2.		
SITE PLAN REVIEW		
		TOTALS
FILING FEE	\$250.00	\$250.00
SQUARE FOOTAGE	\$75.00 per 1,000 sq. ft. (gross floor area)	75
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ ____ (abutter certified)

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

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

OTHER		
<ul style="list-style-type: none"> -SITE PLAN REVIEW AMENDMENT (WITH NO STRUCTURAL CHANGES) -EXTENSION REQUESTS -CONDITIONAL USE PERMITS & -CONCEPTUAL SITE PLAN REVIEW (if required per section 4.3.B of Site Plan Regs) 		
		TOTALS
FILING FEE	\$250.00	\$250.00
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees may also be required. See note below.		

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

ENGINEERING REVIEW FEES:

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

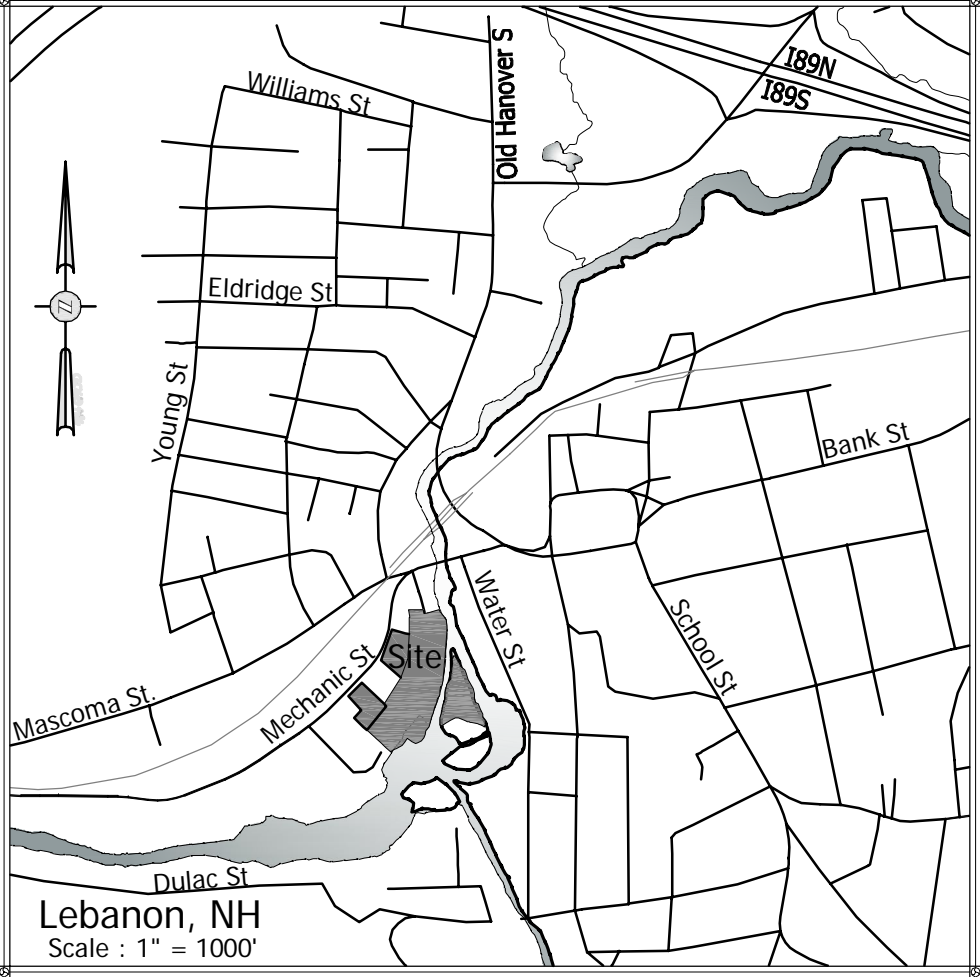
Please note that escrow fees are only an estimate of what services will cost and actual costs of review may be less or more than the amount initially estimated. Any unused portion of the escrow will be returned to the applicant at the end of the approval process if such a surplus remains. Additionally,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

NOTIFICATION FEE: CURRENT FEE as of July 2024 is \$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).

	Pre-adjustment Areas	Post adjustment Areas
Parcel 106-34	22,646 SF 0.520 Acre	19,978 SF 0.459 Acre
Parcel 91-263	184,082 SF 4.226 Acres	186,750 SF 4.287 Acres

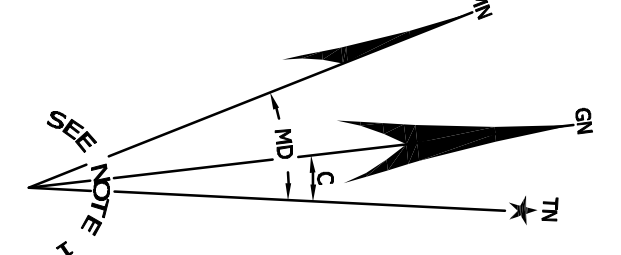
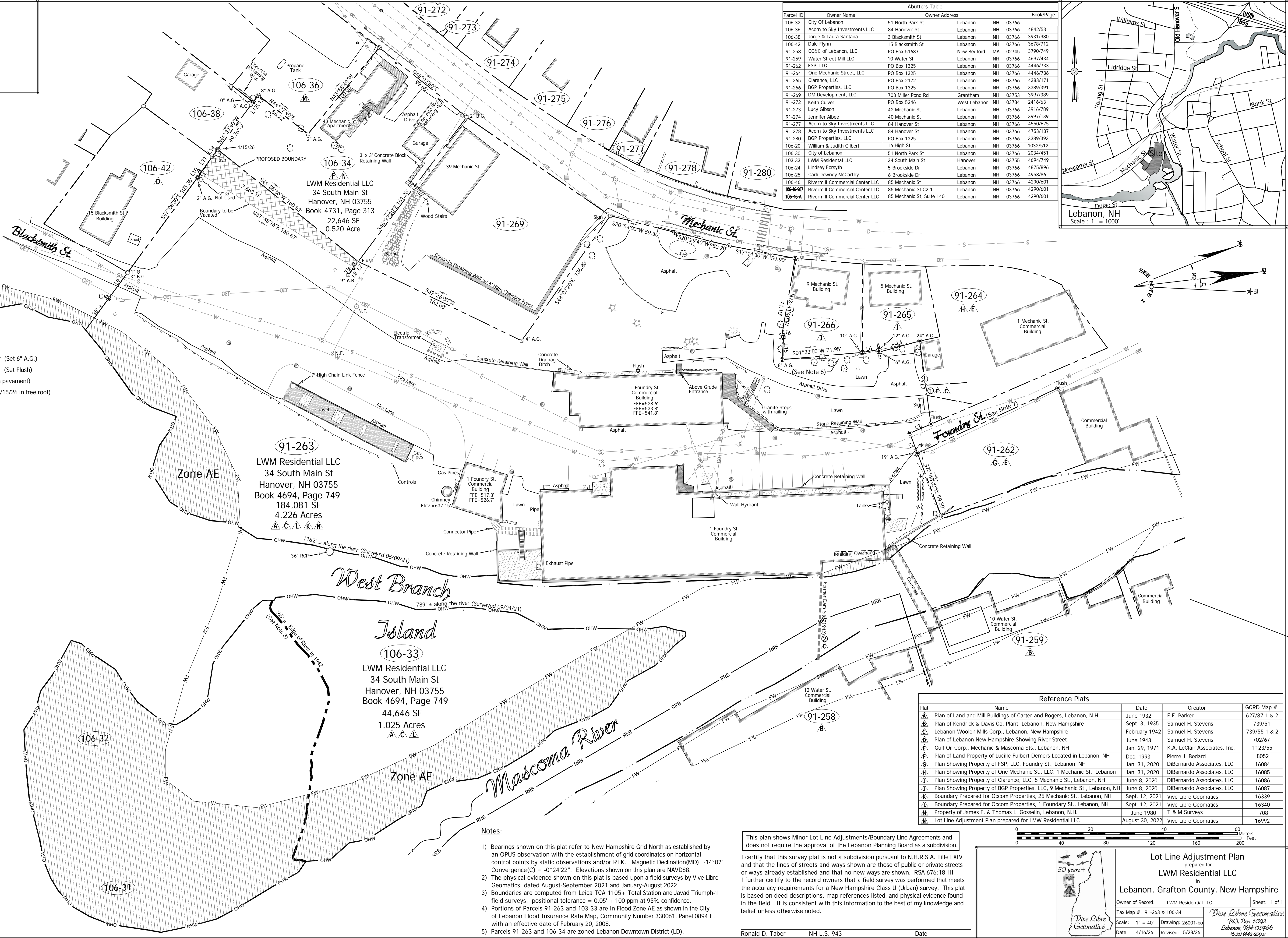
Abutters Table					
Parcel ID	Owner Name	Owner Address	Lebanon, NH	Book/Page	
106-32	City Of Lebanon	51 North Park St	NH 03766	03766	
106-36	Acorn to Sky Investments LLC	84 Hanover St	NH 03766	4842/53	
106-38	Jorge & Laura Santana	3 Blacksmith St	NH 03766	3931/980	
106-42	Dale Flynn	15 Blacksmith St	NH 03766	3678/712	
91-258	CC&C of Lebanon, LLC	PO Box 51687	New Bedford MA 02745	3790/749	
91-259	Water Street Mill LLC	10 Water St	NH 03766	4697/434	
91-262	FSP, LLC	PO Box 1325	NH 03766	4446/733	
91-264	One Mechanic Street, LLC	PO Box 1325	NH 03766	4446/736	
91-265	Clarence, LLC	PO Box 2172	NH 03766	4383/171	
91-266	BGP Properties, LLC	PO Box 1325	NH 03766	3389/391	
91-269	DM Development, LLC	703 Miller Pond Rd	Grantham NH 03753	3997/389	
91-272	Keith Culver	PO Box 5246	West Lebanon NH 03784	2416/63	
91-273	Lucy Gibson	42 Mechanic St	NH 03766	3916/789	
91-274	Jennifer Albee	40 Mechanic St	NH 03766	3997/139	
91-277	Acorn to Sky Investments LLC	84 Hanover St	NH 03766	4550/675	
91-278	Acorn to Sky Investments LLC	84 Hanover St	NH 03766	4753/137	
91-280	BGP Properties, LLC	PO Box 1325	NH 03766	3389/393	
106-20	William & Judith Gilbert	16 High St	NH 03766	1032/512	
106-30	City of Lebanon	51 North Park St	NH 03766	2034/451	
103-33	LWM Residential LLC	34 South Main St	Hanover NH 03755	4694/749	
106-24	Lindsey Forsyth	5 Brookside Dr	NH 03766	4875/896	
106-25	Carl Downey McCarthy	6 Brookside Dr	NH 03766	4958/896	
106-46	Rivermill Commercial Center LLC	85 Mechanic St	NH 03766	4290/601	
106-46-50	Rivermill Commercial Center LLC	85 Mechanic St, Suite C2-1	NH 03766	4290/601	
106-46-A	Rivermill Commercial Center LLC	85 Mechanic St, Suite 140	NH 03766	4290/601	



- Legend**
- 3/4" Capped Rebar LLS 877 (Fnd)
 - 3/4" Capped Rebar LLS 649 (Fnd)
 - 3/4" Capped Rebar LLS 963 (Fnd)
 - 1" Rebar (Fnd)
 - 5/8" Capped Rebar LLS 256 (Fnd) W
 - ⊠ 1/4" Drill Hole (Fnd in Retaining Wall)
 - ⊠ 5" X 7" Granite Bound (Fnd)
 - ⊠ 4" x 4" Concrete Bound (Fnd)
 - Iron Pipe (Fnd)
 - ⊙ 3/4" Vive Libre Geomatics Capped Rebar (Set 6" A.G.)
 - ⊙ 3/4" Vive Libre Geomatics Capped Rebar (Set Flush)
 - ⊙ Vive Libre Brass Tag & Mag Spike (Set in pavement)
 - ⊙ 4/15/26 Vive Libre Brass Tag & Mag Spike (Set 1/15/26 in tree root)
 - ⊠ 6" X 6" PT Post
 - ⊙ Water Gate Valve
 - ⊙ Fire Hydrant
 - ⊙ Wall Fire Hydrant
 - ⊙ Cleanout
 - ⊙ Sign
 - ⊙ Utility Pole with Yard Light
 - ⊙ Guy Wire
 - ⊙ Drain Manhole
 - ⊙ Sewer Manhole
 - ⊙ Manhole
 - ⊙ Catch Basin
 - ⊙ Monitoring Well
 - ⊙ Softwood Tree
 - ⊙ Hardwood Tree
 - ⊙ Bollard
 - FW — Floodway Line
 - OHW — Ordinary High Water Line
 - RRB — Riparian Rights Boundary Line
 - 1% — 1% Annual Chance of Flood Line
 - 0.2% — 0.2% Annual Chance of Flood Line
 - Chain Link Fence
 - Guard Rail
 - S — Sewer Line
 - W — Water Line
 - D — Drain Line
 - OET — Overhead Electric and Telephone Line
 - OE — Overhead Electric Line
 - OT — Overhead Telephone Line
 - E — Underground Electric Line
 - Stone Wall
 - Wire Fence

Line Table

Line	Length	Bearing
L1	19.05'	S75°48'00"W
L2	20.45'	N16°59'30"W
L3	74.75'	S88°49'00"W
L4	37.65'	S08°37'20"E
A to B	2.30'	N87°01'30"W
L6	14.75'	S03°05'20"E
L7	6.43'	N46°58'50"W
L8	8.62'	S46°58'50"E
L9	28.70'	S47°10'30"E
L10	3.90'	S48°12'30"E
L11	18.85'	S48°12'30"E
L12	3.20'	N45°46'30"W
L13	7.50'	N47°10'00"W
L14	8.00'	S46°37'40"E
L15	20.15'	N79°43'10"W
L16	1.80'	S15°33'10"W
C to D	767.75'	N21°09'30"E



91-263
LWM Residential LLC
34 South Main St
Hanover, NH 03755
Book 4694, Page 749
184,081 SF
4.226 Acres
A.C.A.

106-33
LWM Residential LLC
34 South Main St
Hanover, NH 03755
Book 4694, Page 749
44,646 SF
1.025 Acres
A.C.A.

- Notes:**
- Bearings shown on this plat refer to New Hampshire Grid North as established by an OPUS observation with the establishment of grid coordinates on horizontal control points by static observations and/or RTK. Magnetic Declination(MD)=-14°07' Convergence(C) = -0°24'22". Elevations shown on this plan are NAVD88.
 - The physical evidence shown on this plat is based upon a field survey by Vive Libre Geomatics, dated August-September 2021 and January-August 2022.
 - Boundaries are computed from Leica TCA 1105 + Total Station and Javad Triumph-1 field surveys, positional tolerance = 0.05' + 100 ppm at 95% confidence.
 - Portions of Parcels 91-263 and 103-33 are in Flood Zone AE as shown in the City of Lebanon Flood Insurance Rate Map, Community Number 330061, Panel 0894 E, with an effective date of February 20, 2008.
 - Parcels 91-263 and 106-34 are zoned Lebanon Downtown District (LD).

This plan shows Minor Lot Line Adjustments/Boundary Line Agreements and does not require the approval of the Lebanon Planning Board as a subdivision.

I certify that this survey plat is not a subdivision pursuant to N.H.R.S.A. Title LXIV and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown. RSA 676:18,III
I further certify to the record owners that a field survey was performed that meets the accuracy requirements for a New Hampshire Class U (Urban) survey. This plat is based on deed descriptions, map references listed, and physical evidence found in the field. It is consistent with this information to the best of my knowledge and belief unless otherwise noted.

Ronald D. Taber NH L.S. 943 Date

Reference Plats

Plat	Name	Date	Creator	GCRD Map #
A	Plan of Land and Mill Buildings of Carter and Rogers, Lebanon, N.H.	June 1932	F. F. Parker	627/87 1 & 2
B	Plan of Kendrick & Davis Co. Plant, Lebanon, New Hampshire	Sept. 3, 1935	Samuel H. Stevens	739/51
C	Lebanon Woolen Mills Corp., Lebanon, New Hampshire	February 1942	Samuel H. Stevens	739/55 1 & 2
D	Plan of Lebanon New Hampshire Showing River Street	June 1943	Samuel H. Stevens	702/67
E	Gulf Oil Corp., Mechanic & Mascoma Sts., Lebanon, NH	Jan. 29, 1971	K.A. LeClair Associates, Inc.	1123/55
F	Plan of Land Property of Lucille Fulbert Demers Located in Lebanon, NH	Dec. 1993	Pierre J. Bedard	8052
G	Plan Showing Property of FSP, LLC, Foundry St., Lebanon, NH	Jan. 31, 2020	DiBernardo Associates, LLC	16084
H	Plan Showing Property of One Mechanic St., LLC, 1 Mechanic St., Lebanon	Jan. 31, 2020	DiBernardo Associates, LLC	16085
I	Plan Showing Property of Clarence, LLC, 5 Mechanic St., Lebanon, NH	June 8, 2020	DiBernardo Associates, LLC	16086
J	Plan Showing Property of BGP Properties, LLC, 9 Mechanic St., Lebanon, NH	June 8, 2020	DiBernardo Associates, LLC	16087
K	Boundary Prepared for Occom Properties, 25 Mechanic St., Lebanon, NH	Sept. 12, 2021	Vive Libre Geomatics	16339
L	Boundary Prepared for Occom Properties, 1 Foundry St., Lebanon, NH	Sept. 12, 2021	Vive Libre Geomatics	16340
M	Property of James F. & Thomas L. Gosselin, Lebanon, N.H.	June 1980	T & M Surveys	708
N	Lot Line Adjustment Plan prepared for LWM Residential LLC	August 30, 2022	Vive Libre Geomatics	16992

Lot Line Adjustment Plan
prepared for
LWM Residential LLC
in
Lebanon, Grafton County, New Hampshire

Owner of Record: LWM Residential LLC Sheet: 1 of 1
Tax Map #: 91-263 & 106-34
Scale: 1" = 40' Drawing: 26001-bo
Date: 4/16/26 Revised: 5/28/26

Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
(603) 443-2592

DRAFT

**LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, APRIL 27, 2026 6:30PM**

MEMBERS PRESENT: Karen Zook (Chair), Andrew Faunce (City Council Rep), Wes Achord (Vice Chair), Don Collins, Patrick Kennelly, Kathie Romano (alt)

MEMBERS ABSENT: Kellen Appleton (City Council Rep alt), Max Terzano

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

1 **1. CALL TO ORDER**

2 Chair Zook called the meeting to order at 6:30pm. Mr. Corwin reviewed the City’s meeting in-
3 person and REMOTE attendance policies and procedures. Chair Zook included Ms. Romano in
4 voting for this meeting.
5

6 **2. PUBLIC HEARING ITEMS**

7 **A. Liberty Utilities** - Request for scheduled vegetation management for the safety and
8 reliability of the electric distribution systems on Old Pine Tree Cemetery Road, Sunset
9 Rock Road and Stevens Road, designated scenic roads. **PB2026-16-SCR**

10
11 Mr. Corwin stated that Staff recommends the application is complete enough for the Planning
12 Board to accept jurisdiction and commence review.
13

14 *A MOTION was made by Andrew Faunce that the application of Liberty Utilities - Request for*
15 *scheduled vegetation management for the safety and reliability of the electric distribution*
16 *systems on Old Pine Tree Cemetery Road, Sunset Rock Road and Stevens Road, designated*
17 *scenic roads, PB2026-16-SCR is complete enough for the Planning Board to accept jurisdiction*
18 *and commence review. The MOTION was seconded by Wes Achord.*

19
20 **The MOTION was approved (6-0).*
21

22 Chair Zook opened the public hearing.
23

24 Ms. Heather Green and Mr. Richard Clar were present on behalf of the applicant. Ms. Heather
25 Green explained that the utility completes cycle maintenance through its system every four to eight
26 years. During preventative maintenance on the cycle, a corridor is cleared around the energized
27 conductor of 8’ to the side, 15 ‘ over, and 10’ above. In order to minimize future work, some
28 species, such as oak and maples will be flat cut to the ground, as opposed to topping them. This
29 work is done where landowners allow it, and where it is prudent to do so. Work is currently being
30 pursued on three roads in Lebanon which are scenic roads. Each property owner is contacted about
31 the work. There is funding for removals, if the owners so choose, though on scenic roads the

1 removal work is kept very light. She noted that there is a cluster of five previously marked trees
2 near 154 Sunset which could be added to the next approval for removal, otherwise they will be
3 pruned.

4
5 There was discussion regarding a program to work with owners to replace trees in a removed
6 location. Ms. Heather Green stated that she does not have any physical planting material at this
7 time. This could be further discussed with Liberty.

8
9 Chair Zook asked if there is often pushback from homeowners, especially along scenic roads. Ms.
10 Heather Green stated that there is not usually much pushback and there is not extra pushback along
11 scenic roads.

12
13 Chair Zook opened the public comment portion of the meeting. Seeing none, she closed the public
14 comment portion of the meeting.

15
16 Wes Achord stated that he would like to see a condition to have Liberty fund tree replacements,
17 where requested. Ms. Heather Green stated that there may be other places in Town that would be
18 more beneficial to plant trees than along the scenic roads. Liberty is interested in helping the Town
19 to beautify where it can, by removing dead and dying trees as part of its work and planting the
20 right trees in the right place. Don Collins noted that removal of certain trees may help others to
21 grow and strengthen. Wes Achord advocated for Liberty bringing back its tree replacement
22 program in the future.

23
24 *A MOTION was made by Kathie Romano that the Lebanon Planning Board, pursuant to NH*
25 *RSA 231:158, APPROVE the request of LIBERTY UTILITIES (PB2026-16-SCR) to perform*
26 *scheduled vegetation management for the safety and reliability of the electric distribution system*
27 *on Old Pine Tree Cemetery Road, Sunset Rock Road and Stevens Road, a designated scenic*
28 *road, as described in application materials dated March 13, 2026, prepared by Heather Green,*
29 *ISA Certified Arborist for Liberty Utilities. The MOTION was seconded by Don Collins.*

30
31 **The MOTION was approved (6-0).*

32
33 **B. Oakes and Son Construction, LLC (applicant), Robert J. Oakes (owner), Laplante**
34 **Road (Tax Map 138, Lot 27), zoned R-3, RL-1 & RL-2: Pursuant to Sections 501.1**
35 **and 501.2 of the Zoning Ordinance, applicant requests a Conditional Use Permit for a**
36 **proposed 13-unit Planned Unit Residential Development (PURD). PB2026-08-CUP**
37 **Continued from April 13, 2026**

38
39 **C. Oakes and Son Construction, LLC (applicant), Robert J. Oakes, Laplante Road (Tax**
40 **Map 138, Lot 27), zoned R-3, RL-1 & RL-2: Applicant requests Final Plat Review**
41 **pursuant to Section 10.3 of the Subdivision Regulations of a proposed Planned Unit**
42 **Residential Development (PURD) containing 13 detached dwelling units together with**
43 **related site improvements including an access road, community wells, and community**
44 **septic. PB2026-09-FMAJ Continued from April 13, 2026**

45
46 Chair Zook said **Items 2B** and **2C** will be discussed together but decisions for these items will be
47 addressed separately.

48

1 Mr. Corwin explained the applications are for a Conditional Use Permit (CUP) for a 13-unit
2 Planned Unit Residential Development and for a subdivision approval for the 13-unit Planned Unit
3 Residential Development. Relative to the subdivision application, at the April 13th meeting, the
4 Board approved the applicant's request for a waiver to skip the design review component and
5 proceed directly to the final plat review. The Board's first item of business is to decide on the
6 completeness of each application and then open the public hearing. The Board could hear both
7 applications at the same time. Separate motions have been prepared for each application.
8 Regarding completeness, there were a number of items for both applications that were identified
9 by the staff since the April 13th meeting. The applicant provided the materials for those
10 completeness items on April 21st. Staff was able to review some of those materials, but not all. As
11 the materials have all been provided, staff recommends that both applications are now complete
12 enough to accept jurisdiction and commence review.
13

14 Mr. Chad Branon, Fieldstone Land Consultants, Mr. John Newman, and Mr. Bobby Oakes were
15 present on behalf of the applicant. Mr. Chad Branon noted that he believes the applications were
16 deemed complete at the Board's last meeting. Wes Achord stated that he believes the Board
17 accepted the applications as complete enough to accept jurisdiction, but not as fully complete
18 based on potential waivers needed.
19

20 Chair Zook opened the public hearings.
21

22 Mr. Chad Branon reviewed items that have been submitted for the subdivision application,
23 including detailing of the existing structures within 200' of the property. The applicant also added
24 the existing natural features within 200' of the property line. The plans show the proposed tree
25 lines and existing tree lines to remain. Cost estimates for completion of all site work were
26 submitted. Details regarding erosion control plans, construction traffic control, dust control, and
27 hours of operation have been included in the plans. There were some questions regarding the
28 sidewalk, but typically those documents are handled as conditions of approval based on Town
29 Counsel's review. A revised condominium plan was submitted to detail the open space area more
30 specifically. The homeowner's association and associated documents were included in the
31 condominium documents. These include details regarding the proposed private road, private
32 stormwater, and private septic systems. All of these will be the responsibility and burden of the
33 homeowner's association, as defined in the legal documents. The applicant is still requesting a
34 waiver as it pertains to the site specific soil mapping. This is a request to conditionally approve the
35 plan with the understanding that this document will ultimately be provided prior to the Board
36 signing the plans as final. A site specific soil survey is required for the Alteration of Terrain permit
37 submission
38

39 Mr. Chad Branon explained that the CUP submittal details the resources protected by the open
40 space, which is generally the wetlands and the majority of the buffer area for the wetlands. There
41 are stone walls along the front of the property which border the open space. These are not proposed
42 to be impacted, other than the entrance way into the site. Regarding the condominium documents,
43 all agreements, deed restrictions, easements, organizational provisions for the homeowner's
44 association and other method of ownership, and management and protection of open space were
45 provided. CUP revisions were made to address the Fire Department's review, including an
46 adjustment of a cistern location due to more favorable terrain. The revised plans show the
47 underground cistern. There will be bollards in front of it to prevent people from driving over it.
48 Regarding the fire assessment through NFPA, all homes will be a certain distance from vegetation.

1 There has not been any feedback from the Fire Department that would indicate otherwise.
2 Dimensional separations were also added to the plans.

3
4 The Board reviewed the open waiver items: Section 12.1.B., Section 12.2.B.1., Section 13.4.A.1.,
5 Section 13.5.A, and Section 13.5.H.6. Mr. Chad Branon stated that those are all still valid waivers.
6 Mr. Corwin noted that the waiver from Section 12.2.B.1. may not be needed.

7
8 Don Collins asked about the sewer system with a proposed one year warranty and what would
9 happen if the septic system overall failed in year 2. Mr. Chad Branon stated that there will be a
10 one-year builder's warranty, but the system will also have been tested and inspected by the State.
11 Don Collins asked if there are other locations on the property for a leach field, in case the proposed
12 one fails. Mr. Chad Branon stated that replacement systems are no longer an industry standard.
13 The proper way to do this is to rebuild the system in the same location.

14
15 Andrew Faunce asked if the waiver from Section 12.1.B. is needed. Mr. Chad Branon explained
16 that the only area with a 25% slope or greater is in the area of the road. The project will actually
17 make the slope less steep, but the applicant will technically be impacting the slope to build the
18 road. Out of an abundance of caution, the applicant included that waiver with the application.

19
20 Kathie Romano asked about the parking for each unit. Mr. Chad Branon stated that there are
21 restrictions on parking in the road and common area. The parking will need to be kept to the
22 allowable areas for each unit. Most units show one car garages. The proposal meets the
23 regulations. Provisions for additional parking on site can be provided if the Board requires it.
24 Kathie Romano stated that she believes guest parking should be required. Mr. Chad Branon stated
25 that the condominium documents could be amended to allow for parking in the street at certain
26 times. The proposed pump house location could also have a few parking spaces added to it.

27
28 The Board discussed that it could address the details of the condominium docs during a
29 compliance hearing.

30
31 The Board asked about the cost of the school impact mentioned as being \$841,883.36. It seems
32 that it may cost the City more than what will be paid in taxes for this development. Mr. Chad
33 Branon submitted a revised narrative that further discusses the fiscal impact report. The census
34 states that, across New Hampshire, single-family detached homes average 0.4-0.6 children per
35 home currently. The development will likely present approximately eight children into the school
36 system. The City of Lebanon school district is currently at a 5% decline in enrollment. If the
37 school system can absorb eight children, then it does not cost \$30,000 to send a child to school.
38 There are still some expenses, but around a rough cost of \$39,000 in total for the development.
39 There is a tax positive amount of approximately \$196,000.

40
41 There was discussion regarding the applicant working with the Tree Board, with a suggestion of
42 two shade trees per unit. These should be included with trees along the nature trail. Mr. Chad
43 Branon stated that the applicant would be willing to commit to two street trees per home. These
44 would have to be reasonably sized trees. The applicant can then work with the Tree Board on
45 appropriate locations around the site.

46
47 Chair Zook opened the public comment portion of the meeting. Seeing none, Chair Zook closed
48 the public comment portion of the meeting.

49

1 The Board reviewed the draft motion for the subdivision application and the associated proposed
2 conditions.

3
4 *The Board took a brief recess and reconvened at 8:48pm.*

5
6 The Board continued its review of the draft decisions.

7
8 ***A MOTION was made by Patrick Kennelly that the Planning Board finds the application of***
9 ***Oakes and Son Construction, LLC, for Final Plat Review of a proposed 13-unit Planned Unit***
10 ***Residential Development (PURD) to be constructed on property located on Laplante Road (Tax***
11 ***Map 138, Lot 27), PB2026-09-FMAJ, IS NOT scattered and premature per Section 12.3 of the***
12 ***Subdivision Regulations based on the final subdivision layout and on the totality of the***
13 ***application information, materials, evidence, and testimony submitted to and reviewed by the***
14 ***Board. The MOTION was seconded by Kathie Romano.***

15
16 ****The MOTION was approved (6-0).***

17
18 ***A MOTION was made by Wes Achord that the Lebanon Planning Board APPROVE / DENY***
19 ***waivers for the application of Oakes and Son Construction, LLC, for Final Plat Review of a***
20 ***proposed 13-unit Planned Unit Residential Development (PURD) to be constructed on property***
21 ***located on Laplante Road (Tax Map 138, Lot 27), PB2026-09-FMAJ, from the following Sections***
22 ***of the Subdivision Regulations: Section 12.1.B; Section 12.2.B.1; Section 13.4.A.1; Section***
23 ***13.5.A; Section 13.5.H.6.***

24
25 ***In support of its decision with respect to the waivers requested from Sections 12.1.B and 12.2.B.1,***
26 ***the Board finds that the applicant has demonstrated the requested waivers satisfy criteria [A or***
27 ***B] set forth in Section 7.15.***

28
29 ***In support of its decision with respect to the waivers requested from Sections 13.4.A.1, 13.5.A, and***
30 ***13.5.H.6, the Board finds that, pursuant to the standard set forth in Section 13.18, compliance is***
31 ***not required to meet the purpose and intent of the regulations and that the public good will not be***
32 ***adversely affected.***

33
34 ***The MOTION was seconded by Don Collins.***

35
36 ****The MOTION was approved (6-0).***

37
38 The Public Hearing was closed at 9:17pm.

39
40 ***A MOTION was made by Patrick Kennelly that, on April 27, 2026, at a duly-noticed meeting of***
41 ***the Lebanon Planning Board, there appeared representatives of Oakes and Son Construction,***
42 ***LLC and Robert J. Oakes regarding a Conditional Use Permit requested pursuant to Sections***
43 ***501.1 and 501.2 of the Zoning Ordinance for a proposed 13-unit Planned Unit Residential***
44 ***Development (PURD) to be constructed on property located on Laplante Road (Tax Map 138, Lot***
45 ***27), zoned R-3, RL-1 & RL-2. PB2026-13-CUP***

46
47 ***I. FINDINGS OF FACT***

48 ***Based on testimony given, application materials presented, and supporting documents submitted,***
49 ***the Planning Board makes the following findings of fact:***

- 1
2 **1. As set forth on a plan set titled, “Heritage Way Development,” prepared by Fieldstone**
3 **Land Consultants, PLLC, dated January 12, 2026, last revised April 21, 2026, Proj. No.**
4 **4080.00, the applicant proposes to develop the subject property as a 13-unit Planned Unit**
5 **Residential Development (PURD) consisting of 13 one-family dwellings together with**
6 **supporting infrastructure including a proposed private street, two community wells, a**
7 **pump house, two community septic systems, stormwater management facilities, and a**
8 **walking path. Approximately 50% of the lot will be conserved as open space in accordance**
9 **with the PURD requirements.**
- 10
11 **2. Pursuant to Section 501.2.B of the Zoning Ordinance, a PURD is a type of Planned Unit**
12 **Development (PUD) that is an allowed use in the R-3, RL-1, and RL-2 Districts with a**
13 **Conditional Use Permit from the Planning Board per Section 501.1.B of the Zoning**
14 **Ordinance.**
- 15
16 **3. To approve a Conditional Use permit for a proposed PURD, the Board must make the**
17 **determinations required by Section 501.1.J.1 of the Zoning Ordinance.**
- 18
19 **4. The applicant has submitted written testimony addressing the applicable PUD and PURD**
20 **criteria set forth in Sections 501.1 and 501.2 of the Zoning Ordinance.**
- 21
22 **5. The project also requires Subdivision approval, an application for which has been**
23 **submitted by the applicant (PB2026-09-FMAJ) and has been granted conditional approval**
24 **on the same date as the approval of this Conditional Use Permit for the PURD.**

25
26 **II. CONCLUSIONS OF LAW**

27 **As a result of the above findings of fact and based on testimony given, application materials**
28 **presented, and supporting documents submitted, the Planning Board concludes the following with**
29 **respect to the Planned Unit Development (PUD) Conditional Use Permit criteria set forth in**
30 **§501.1.J.1 of the Zoning Ordinance:**

- 31
32 **1. The subdivision plan prepared pursuant to Section 501.1.E.1 DOES meet the purpose**
33 **statement set forth in Section 501.1.A. (§501.1.J.1.a)**
- 34
35 **2. In consideration of the Site Resources, the portions of the property most suitable for Open**
36 **Space preservation and those portions most appropriate for development HAVE been**
37 **designated on the plans for those purposes. (§501.1.J.1.a.i)**
- 38
39 **3. The layout of the designated Open Space area provides the greatest feasible public benefit**
40 **which is compatible with the applicant’s permissible development goals, and there IS NOT**
41 **a feasible alternative layout which would yield a significantly improved Open Space public**
42 **benefit while still fulfilling the applicant’s otherwise permissible development objectives.**
43 **(§501.1.J.1.a.ii)**
- 44
45 **4. To the maximum extent practicable, the plan DOES adhere to the design guidelines set**
46 **forth in Section 501.1.G. (§501.1.J.1.a.iii)**
- 47
48 **5. All applicable requirements of Section 501.1.E, Section 501.1.F, Section 501.1.H, and**
49 **Section 501.2 HAVE been met. (§501.1.J.1.b)**

- 6. *The types of housing units and/or other buildings proposed within the PUD DO NOT adversely impact the character of the area. (§501.1.J.1.c)*
- 7. *The PUD WILL NOT have substantial or undue impact on the environment or on transportation systems, community facilities, utilities and services[.]. (§501.1.J.1.d)*
- 8. *The PUD DOES comply with all requirements of the Subdivision Regulations, as applicable. (§501.1.J.1.a.e)*
- 9. *The PUD IS capable of complying with all applicable state statutes regulating the condominium form of ownership. (§501.1.J.1.f)*

III. DECISION

Now therefore be it resolved, the Planning Board, on this 27th day of April, 2026, hereby GRANTS the request of Oakes and Son Construction, LLC, for a Conditional Use Permit per Sections 501.1 and 501.2 of the Zoning Ordinance for a proposed 13-unit Planned Unit Residential Development (PURD) at Laplante Road (Tax Map 138, Lot 27), zoned R-3, RL-1 & RL-2, PB2026-08-CUP, as set forth above and per testimony, plans, and materials submitted, and per the following conditions:

- 1. *The Conditional Use Permit is contingent on approval of the applicant’s subdivision plat currently pending before the Board, PB2026-09-FMAJ, and shall be subject to all conditions of approval thereof.*
- 2. *The applicant shall update the “Condominium Site Plan” sheets as follows:*
 - a. *Rename to “Condominium and Open Space Plan”*
 - b. *Provide metes and bounds for the proposed open space*
 - c. *Provide open space calculations per Section 501.1.F.4.*
 - d. *Add a note indicating how the open space will be owned, protected, and managed; and*
 - e. *Identify the minimum building setbacks and frontage requirements for each building “lot”.*

The MOTION was seconded by Kathie Romano.

**The MOTION was approved (6-0).*

A MOTION was made by Chair Zook to extend the meeting to 9:45pm. The MOTION was seconded by Andrew Faunce.

**The MOTION was approved (6-0).*

A MOTION was made by Patrick Kennelly that the Lebanon Planning Board APPROVE the application of Oakes and Son Construction, LLC (applicant) and Robert J. Oakes (property owner), for Final Plat Review pursuant to Section 10.3 of the Subdivision Regulations of a proposed Planned Unit Residential Development (PURD) containing 13 detached dwelling units together with related site improvements including an access road, community wells, and

1 *community septic to be constructed on property located on Laplante Road (Tax Map 138, Lot 27),*
2 *zoned R-3, RL-1 and RL-2, PB2026-09-FMAJ, as shown on a plan set titled, “Heritage Way*
3 *Development,” prepared by Fieldstone Land Consultants, PLLC, dated January 12, 2026, last*
4 *revised April 21, 2026, Proj. No. 4080.00, including any and all supplemental submissions and*
5 *testimony provided during the public hearing.*

6
7 *In support of its decision, the Board finds that the applicant has submitted plans, testimony, and*
8 *technical data prepared by a professional engineer that together satisfactorily demonstrate*
9 *compliance with the applicable requirements of the Subdivision Regulations except as have been*
10 *waived or as may reasonably be addressed through the imposition of certain conditions of*
11 *approval, set forth below.*

12
13 *This approval is subject to the following conditions:*

14
15 *General Conditions*

- 16 *1. This approval shall automatically expire and be deemed void upon failure to meet any of*
17 *the conditions of approval set forth herein within the timeframes specified. It shall be the*
18 *applicant’s responsibility to be familiar with and aware of these conditions of approval,*
19 *and it shall be the applicant’s responsibility to satisfy these conditions of approval and to*
20 *satisfy them within the relevant timeframes outlined below.*
- 21
22 *2. This approval shall be considered void unless all conditions precedent have been met, and*
23 *the Condominium and Open Space Plan, as revised pursuant to these conditions and*
24 *signed by the Planning Board Chair, has been recorded in the Grafton County Registry of*
25 *Deeds, within two (2) years from the date of the Notice of Action (Section 7.12.B).*
- 26
27 *3. The development is subject to the Subdivision Regulations adopted May 13, 1991, last*
28 *revised June 28, 2021, and the Zoning Ordinance adopted January 16, 2013, last amended*
29 *March 19, 2025, which are the land use regulations in effect at the time the application*
30 *was submitted.*
- 31
32 *4. Future development of the dwelling units shall be subject to City of Lebanon Impact Fees,*
33 *pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at*
34 *the time of Building Permit issuance based on the Impact Fee Schedule adopted on May*
35 *20, 2024, and such fees shall be due and payable at the time of issuance of a Certificate of*
36 *Occupancy. In accordance with RSA 674:39, development shall be exempt from any future*
37 *changes in impact fees and methodology for five years from the date of approval; however,*
38 *any building permits which are issued after the end of that five-year period shall be fully*
39 *subject to whatever impact fees and methodology are in effect at the time of building permit*
40 *issuance.*
- 41
42 *5. All future construction shall substantially conform with and shall be subject to the*
43 *requirements and specifications of the recorded plat (Section 7.9.A.2).*
- 44
45 *6. “Active and substantial development,” as defined in Section 14.1.B.1.a of the Subdivision*
46 *Regulations, shall be achieved within three (3) years of the date of this approval (per RSA*
47 *674:39, I(a)), subject to an extension if applied for by the applicant and if approved by the*
48 *Planning Board per Section 14.1.B.1.c. If active and substantial development is not*
49 *achieved within three (3) years of the date of the Planning Board’s approval, the*

1 *development shall be subject to the default provisions set forth in Section 14.1.C. At the*
2 *compliance hearing required per condition of approval #14, the applicant may request*
3 *changes to the active and substantial development standard.*
4

- 5 7. *“Substantial completion,” as defined in Section 14.1.B.2.a of the Subdivision Regulations,*
6 *shall be achieved within seven (7) years of the date of this approval (per RSA 674:39, I).*
7 *If substantial completion is not achieved within seven (7) years of the date of the Planning*
8 *Board’s approval, the development shall be subject to the default provisions set forth in*
9 *Section 14.1.C. At the compliance hearing required per condition of approval #14, the*
10 *applicant may request changes to the substantial completion standard.*
11
12 8. *Changes to underground utilities that do not impact surface conditions may be approved*
13 *administratively unless determined by the Reviewing Engineer and the Planning and*
14 *Development Department to materially alter the development and the approved plan.*
15
16 9. *The applicant shall implement and maintain NHDES Site Specific Best Management*
17 *Practices before, during, and after construction.*
18
19 10. *Prior to the start of any construction activities on the property, erosion control measures,*
20 *including edge-of-disturbance fencing if applicable, shall be installed and maintained*
21 *before and during any site work, to be verified by the City Engineer or City’s third-party*
22 *inspector on site.*
23
24 11. *The property owner is responsible for the maintenance and operation of the stormwater*
25 *management system in accord with the O&M plan, and such responsibility shall run with*
26 *the land.*
27
28 12. *This approval is subject to the Special Exception approved on April 6, 2026 (ZB2026-04-*
29 *SE). The conditions of approval set forth in the Zoning Board of Adjustment Notice of*
30 *Decision for the same are incorporated herein.*
31
32 13. *All new driveways shall comply with the City of Lebanon Driveway Regulations and, by*
33 *extension, NHDOT Driveway Regulations, including layout, sight distances, grading and*
34 *drainage.*
35
36 14. *Compliance with conditions of approval 19, 20, 21, 22, 24 and 30 shall be subject to a*
37 *compliance hearing before the Planning Board pursuant to Section 7.9.A.7 of the*
38 *Subdivision Regulations and NH RSA 676:4, I(i).*
39

40 *Conditions to be Satisfied Prior to the Signing and Recording of the Plat (These conditions*
41 *shall be satisfied within 2 years of the Board’s approval.)*
42

- 43 15. *The applicant shall submit two (2) mylars of the approved plat, as revised pursuant to these*
44 *conditions of approval, together with applicable recording fees to the Planning and*
45 *Development Department in accordance with Planning and Development Department*
46 *recording procedures. (8.1.D and 7.11)*
47

- 1 **16. The applicant shall provide to the City draft copies of the deeds of the land transfer for**
2 **review to ensure the transfer will be completed properly for Assessing and recording**
3 **purposes.**
- 4
- 5 **17. The applicant shall submit the executed deeds of the land transfer together with applicable**
6 **recording fees to the Planning and Development Department to be recorded**
7 **contemporaneously with the plat.**
- 8
- 9 **18. Prior to the start of any construction activities on the property, the applicant shall sign a**
10 **Subdivision Agreement in accordance with Section 7.9.B of the Subdivision Regulations.**

11
12 **Conditions to be Satisfied Prior to Application for a Building Permit and Prior to the Start of Any**
13 **Construction Activities**

- 14
- 15 **19. To the satisfaction of the Planning and Development Department and the City’s legal**
16 **counsel, the applicant shall furnish legal documentation sufficient to demonstrate**
17 **compliance with the requirements of Sections 10.4.C.2.d, 12.2.D, 12.2.F, and 12.8 of the**
18 **Subdivision Regulations. To the extent reasonably practical, the applicant shall also**
19 **address the concerns of the Planning Board raised at the April 27, 2026, public hearing.**
- 20
- 21 **20. The applicant shall provide documentation sufficient to demonstrate compliance with the**
22 **operation and maintenance requirements for the community water and sewer systems as**
23 **required by Section 12.7 of the Subdivision Regulations, to the satisfaction of the City**
24 **Engineer and the Department of Planning and Development.**
- 25
- 26 **21. The applicant shall provide documentation sufficient to comply with Section 13.5.E.8**
27 **requiring that the applicant demonstrate the proposed private street will be properly**
28 **maintained to provide access for police, fire and other emergency vehicles, to the**
29 **satisfaction of the City Engineer and the Department of Planning and Development.**
- 30
- 31 **22. The applicant shall provide documentation sufficient to demonstrate compliance with**
32 **Section 10.4.C.2.b of the Subdivision Regulations, requiring estimates for the completion**
33 **of all on- and off-site improvements which shall be subject to a Performance Security**
34 **Agreement pursuant to Section 7.10 of these Regulations, to the satisfaction of the City**
35 **Engineer and the Department of Planning and Development.**
- 36
- 37 **23. Pursuant to Section 14.5.A of the Subdivision Regulations, the applicant shall enter into**
38 **a Performance Security Agreement for all required improvements, both on and off-site,**
39 **including but not limited to: roadway and parking improvements, landscaping, lighting,**
40 **utilities, bike lane/shoulder improvements, stormwater improvements, and sidewalks in an**
41 **amount considered adequate by the Department of Public Works, and in a form**
42 **satisfactory to the City’s legal counsel. Pursuant to Section 14.5.B, the Performance**
43 **Security Agreement shall be secured by a surety bond, a letter of credit, or an escrow**
44 **account. This requirement shall not apply if the required improvements are constructed**
45 **prior to the recording of the plat.**
- 46
- 47 **24. The applicant shall prepare and record an open space covenant or deed restriction in**
48 **accordance with Section 501.1.F.5, 6 & 7 of the Zoning Ordinance, and shall be in form**

1 ***and content acceptable to the Planning and Development Department and the City's legal***
2 ***counsel.***

3
4 ***25. The applicant shall provide an operation and maintenance plan for the fire cistern, to the***
5 ***satisfaction of the City Engineer and the Department of Planning and Development.***

6
7 ***26. The applicant shall submit engineered plans prepared by a NH-licensed engineer for the***
8 ***proposed retaining wall for review and approval by the Building Inspector and City***
9 ***Engineer.***

10
11 ***27. The applicant shall schedule and hold a pre-building permit application meeting with the***
12 ***Planning and Development Department, City Building Inspectors, City***
13 ***Engineer/Department of Public Works, and Fire Department, in order to help streamline***
14 ***the building permit review process and to review applicable code requirements.***

15
16 ***28. The City shall retain the services of an independent third-party inspector for which the***
17 ***applicant shall be responsible for all inspection fees related to (a) on-site work related to***
18 ***sewer, water, temporary sedimentation and erosion control, and drainage improvements,***
19 ***and (b) all off-site work within the City's right-of-way (including but not limited to water,***
20 ***sewer, driveways, drainage), in accordance with Section 14.2 of the Subdivision***
21 ***Regulations. The applicant shall provide funding for inspection services in a form and***
22 ***amount acceptable to the City and shall enter into an Infrastructure Inspection Agreement***
23 ***in accordance with Section 14.2 of the Subdivision Regulations.***

24
25 ***29. The applicant shall provide the soil data required by Section 13.4.A.1 of the Subdivision***
26 ***Regulations, to the satisfaction of the City Engineer and the Department of Planning and***
27 ***Development.***

28
29 ***30. Within 45 days of the Planning Board's approval, the applicant shall make the following***
30 ***revisions to the plan set to the satisfaction of the Planning and Development Department***
31 ***and the City Engineer:***

32 ***a) Add a Zoning Table to the cover sheet identifying the dimensional requirements***
33 ***for each lot.***

34 ***b) Provide all information required by Section 10.4.A.1.c. ("The name and business***
35 ***address of the surveyor, including license number and seal, and of every engineer,***
36 ***architect, soil scientist, or wetlands scientist whose professional seal appears on***
37 ***any plan or document submitted to the Board.")***

38 ***c) Remove Notes throughout plan set regarding the dimensional requirements for***
39 ***Class 1 lots.***

40 ***d) Provide a construction detail for the roadway guardrail.***

41 ***e) Delineate the protected open space on the Site Layout Plan.***

42 ***f) Add notes on dust control measures to be taken during construction.***

43 ***g) On the Condominium Site Plan:***

44 ***i. Rename to "Condominium and Open Space Plan".***

45 ***ii. Update as may be required per conditions of approval for PB2026-08-CUP.***

46 ***iii. Provide metes and bounds for all limited common areas.***

47 ***iv. Update unit numbering for consistency with other plan sheets.***

48 ***v. Remove Unit Legend.***

49 ***vi. Clarify Legend which, as submitted, is partially illegible.***

- vii. *Add tax map/lot numbers for the new lots, in consultation with the City Assessor.*
- viii. *Add the following as plan notes: “Per Section 13.14 of the Subdivision Regulations, there shall be no depositing, dumping, or storage of waste, or other natural or man-made material, supplies or equipment, on any subdivision land designated as open space,” and, “Per Section 13.14 of the Subdivision Regulations, no work, or removal, or filling shall be done, nor shall the existing natural characteristics of open space land be altered from the original condition.”*
- h) *On the utility plan:*
 - i. *Update notes to remove references to the “LDC”.*
 - ii. *Add a note electric, telephone and cable TV distributions systems shall be underground, including services (13.8.C).*
 - iii. *Add a note indicating that underground utilities, electric, telephone and cable, must maintain a minimum clearance of 10 ft. from all proposed water lines.*
- i) *Correct the cistern location on all plan sheets.*
- j) *Add the cistern detail sheet and, to the satisfaction of the Fire Department, add a note to the cistern detail sheet to address the City’s intake design requirements.*
- k) *Amend the cover sheet to provide description of plan revisions (5.1.E.4.d).*
- l) *Add a note to the grading plan that a minimum of four (4) inches of topsoil shall be provided to cover over all finished slopes (13.10.A).*
- m) *Add a guest parking area of 4 spaces.*
- n) *Provide additional landscaping along the street, walking path, and/or in the common areas in the amount of 30 shade trees of 2”-3” caliber when planted.*

The applicant shall provide the Planning and Development Department a digital copy of the revised plan set saved in a PDF-A format for archival purposes.

- 31. *All outstanding engineering review fees shall be paid in full as required by Section 7.7.E.1 of the Subdivision Regulations.*
- 32. *Prior to the start of any construction activities on the property, the applicant shall obtain or update (if appropriate) any required Federal and State approvals including, but not limited to, the following:*
 - a) *NHDES Alteration of Terrain Permit*
 - b) *EPA Stormwater Pollution Prevention Plan (SWPPP)*
 - c) *Subdivision Approval*

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

- 33. *Edge-of-disturbance fencing shall be installed and maintained before and during any site work, to be verified by the City Engineer or City’s third-party inspector on site.*
- 34. *The applicant shall obtain an Excavation Permit from the Department of Public Works for any site work in the public right-of-way prior to any work in the right-of-way, and construction or installation of any new driveway(s) shall also require a Driveway Permit from the Department of Public Works.*

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

35. *Third-party engineer or design engineer inspection reports and as-built drawings provided by the applicant (PDF format and CAD .dwg format, using the NH State Plane Coordinate System), including tie sheets, shall be reviewed and approved by the City Engineer.*

36. *All impact fees shall be paid.*

37. *All street signs and posts shall be provided and installed by the City at the expense of the subdivider, in accordance with City standards and requirements in accordance with Section 13.7 of the Subdivision Regulations.*

38. *All improvements depicted on the plan shall be completed and shall be constructed as depicted on the approved plan, including any modifications to the plan as may be approved by the Planning Board in accordance with the Subdivision Regulations.*

The MOTION was seconded by Andrew Faunce.

**The MOTION was approved (6-0).*

For the application of Oakes and Son Construction, LLC, PB2026-09-FMAJ, a MOTION was made by Patrick Kennelly that the Lebanon Planning Board authorizes the Chair to sign the Condominium and Open Space Plan included in the plan set titled "Heritage Way Development," prepared by Fieldstone Land Consultants, PLLC, dated January 12, 2026, last revised April 21, 2026, Proj. No. 4080.00, as revised per the Planning Board's conditions of approval. The MOTION was seconded by Don Collins.

**The MOTION was approved (6-0).*

A MOTION was made by Chair Zook to schedule the compliance hearing for PB2026-09-FMAJ for Monday, June 22, 2026, in the Council Chambers. The MOTION was seconded by Andrew Faunce.

**The MOTION was approved (6-0).*

3. COMMITTEE REPORTS – The Board did not address this item at this time.

A. City Council Subcommittees:

- Class VI Roads Advisory Committee
- Lebanon Energy Advisory Committee

B. Other Subcommittees:

- City Council Representative
- Heritage Commission
- Pedestrian & Bicyclist Advisory Committee
- Upper Valley Lake Sunapee Regional Planning Commission
- UV Subcommittee of the Connecticut River Joint Commissions
- Upper Valley Transportation Management Association
- Mascoma River Local Advisory Committee

- 1 --West Lebanon Revitalization Advisory Committee
- 2 --Planning & Development Department – Task Status
- 3 **C. Planning Board Subcommittees:**
- 4 --Planning Board Capital Improvement Program
- 5 --Planning Board Development Regulations Update
- 6 **D. Planning Board Development Regulations Subcommittee**
- 7 **E. Minor Site Plan Committee**
- 8 **F. Housing Task Force**
- 9

- 10 **4. OTHER BUSINESS –** *The Board did not address this item at this time.*
- 11 A. Appointment of Planning Board Representatives to Other Boards and Committees
- 12
- 13 **5. APPROVAL OF MINUTES -** April 13, 2026 – *The Board did not address this item at this*
- 14 *time.*
- 15

16 **6. ADJOURNMENT**

17

18 *A MOTION was made by Kathie Romano to adjourn the meeting at 9:41pm. The MOTION was*

19 *seconded by Wes Achord.*

20

21 **The MOTION was approved (6-0).*

22

23

24 Respectfully submitted,

25 Kristan Patenaude

26 Recording Secretary