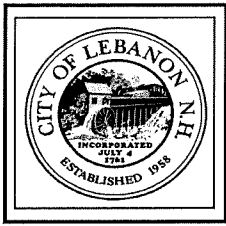


**AGENDA
PLANNING BOARD
APRIL 13, 2020**

**AGENDA ITEM #6B
NEW APPLICATIONS – COMPLETENESS REVIEW AND
PUBLIC HEARINGS:**

**ADIMAB, LLC and
THE HITHCOCK CLINIC;
7 LUCENT DRIVE
(Tax Map 10, Lot 11, Plot 2600)
and 0 NH ROUTE 120
(Tax Map 10, Lot 10),
zoned IND-L
PB2020-12-BLA**



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

April 13, 2020 Meeting

Staff Memorandum – #PB2020-12-BLA

APPLICATION INFORMATION

Agenda Item: 6.B

Application ID#: #PB2020-12-BLA

Application Type:

Boundary Line Adjustment

Property Location & Tax Map:

- 7 Lucent Drive (Tax Map 10, Lot 11, Plot 2600)
- 0 NH Route 120 (Tax Map 10, Lot 10)

Property Owners/Applicants:

- Tax Map 10, Lot 11-2600: Adimab, LLC
- Tax Map 10, Lot 10: The Hitchcock Clinic

Zoning District(s):

- Tax Map 10, Lot 11-2600: IND-L
- Tax Map 10, Lot 10: GC-1 and IND-L

Property Sizes (existing):

- Tax Map 10, Lot 11-2600: +/-42 acres
- Tax Map 10, Lot 10: +/-2.03 acres

Overlay District(s):

Wetlands Conservation District

HEARING NOTICE

ADIMAB, LLC and THE HITCHCOCK CLINIC; 7 LUCENT DRIVE (Tax Map 10, Lot 11, Plot 2600) and 0 NH ROUTE 120 (Tax Map 10, Lot 10), zoned IND-L: Request for a Boundary Line Adjustment. #PB2020-12-BLA

PLANS AND APPLICATION MATERIALS

- ▶ Application form (1 page)
- ▶ Letter from Kevin Worden, PE, of Engineering Ventures, PC, dated March 6, 2020 (project description; 1 page)
- ▶ Subdivision Regulations - Technical Checklist (3 pages)
- ▶ Lot line adjustment plan for Adimab, LLC and The Hitchcock Clinic, LLC, 2 sheets, prepared by Fuss & O'Neill, dated October 25, 2019, last revised March 24, 2020, Project No. 20191028.A20.

COMPLETENESS REVIEW

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

APPLICATION OVERVIEW

This is a request for a Boundary Line Adjustment between lands located at 7 Lucent Drive (Tax Map 10, Lot 11, Plot 2600) and 0 NH Route 120 (Tax Map 10, Lot 10). As proposed, the changes resulting from the Boundary Line Adjustment are as follows:

- ▶ Map/Lot 10-11-2600 will increase by a net of +/-3.16 acres, from +/-2.03 acres to +/-5.19 acres.
- ▶ Map/Lot 7-10 will decrease by a net of +/-3.16 acres, from +/-42 acres to +/-38.8 acres.

STAFF COMMENTS

ASSESSING

No comment.

BUILDING INSPECTION

No comment.

FIRE

No comment.

POLICE

No comment.

PUBLIC WORKS/CITY ENGINEER

No comment.

PLANNING & DEVELOPMENT

The applicants have already addressed the Planning & Development Department's comments regarding the information presented on the plat. Planning staff has no other comments.

ZONING

Both lots currently conform to the applicable minimum lot sizes and dimensional requirements as set forth in the Zoning Ordinance and will continue to after reconfiguration.

Note that the boundaries of the new General Commercial (GC-1) District were delineated in anticipation of the proposed lot line adjustment. The Hitchcock Clinic property was rezoned from IND-L to the GC-1 District, except for that portion of the lot which is proposed to be transferred to 7 Lucent Drive. As a result of the boundary line adjustment, the entirety of the Hitchcock Clinic property (0 NH Route 120) will be located in the GC-1 District, and the entirety of the Adimab property (7 Lucent Drive) will be located in the IND-L District.

STAFF RECOMMENDATIONS

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

1. Prior to the signing and recording of the final plat, the applicants shall provide to the City a draft copy of the deed of the land transfer for review to ensure the transfer will be completed properly for Assessing and recording purposes.
2. Prior to the signing and recording of the plat, the applicants shall provide a digital record drawing (Cad .dwg Format using NH State Plane Coordinate system).

Attachments

cc: Adimab, LLC
The Hitchcock Clinic
Engineering Ventures, PC
File

Q:\Development_Review\2020_Applications\PB2020-12-BLA_7 Lucent Dr_0 NH RT 120_010-011-2600_010-010\Staff Comments\2020-04-06_Staff Memo.docx

APPLICATION FOR

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

OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: Adimab, LLC / *The Hitchcock Clinic* TEL.#: (603) 643-7110

MAILING ADDRESS: 7 Lucent Dr. Lebanon, NH 03766

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Engineering Ventures, PC TEL.#: (603) 442-9333

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

E-MAIL ADDRESS: kevinw@engineeringventures.com

PROJECT LOCATION:

10 - 10 (ONH Rt 120)

TAX MAP #: 10 LOT#: 11 PLOT #: 2600 ZONE: INDL

STREET ADDRESS OF PROJECT: 7 Lucent Dr. Lebanon, NH 03766 / *ONH Rt 120*

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

SCOPE OF PROJECT:

Lot line adjustment to enable a ~9,240 SF addition to existing building, new parking lot (~91 spaces), and associated site improvements. These will include walkways, landscaping, utilities, stormwater management features etc.

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: *Bio-technology research and development*

SIGNATURE BLOCK:

See purchase + sale agreement attached

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on April 13, 2020, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER:

DATE: *03/09/20*

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

PROPERTY OWNER:

DATE:

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
<i>3/9/20</i>	<i>10/11 & 10/10</i>	<i>PB-2020-</i>	<i>\$40.50</i>	<i>3/9/20</i>	<i>17586</i>

2600

12 B-BLA



208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • Tel: 802-863-6225 • Fax: 802-863-6306
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • Tel: 603-442-9333 • Fax: 603-442-9331
414 Union Street, Schenectady, NY 12305 • Tel: 518-630-9614

March 6, 2020

Lebanon Planning Board
51 North Park Street
Lebanon, NH 03766

Re: Boundary Line Adjustment, Lot 10-11-2600, 7 Lucent Drive, Adimab, LLC

Lebanon Planning Board,

On behalf of Adimab, LLC we are pleased to submit an application for a boundary line adjustment to Lot 10-11-2600 (7 Lucent Drive) with adjacent tax Map 10, Lot 10. The existing Lot 10-11-2600 is +/-2.03 acres and +/-3.15 acres is proposed to be annexed from the neighboring Lot 10-10. Both are in the IND-L zone. The resulting Lot 10-11-2600 will be roughly 5.45 acres. The addition of this land will enable the expansion of the biotech research company, allowing for a building addition and more on-site parking.

This application includes (2) full size copies and (1) 11x17 size copy of the following information:

- 01-SRV Overview Lot 10-10 and Lot 10-2600
- 02-SRV Lot Line Adjustment Plan Lot 10-10 and Lot 10-2600
- Signed Application
- Notification List
- Technical Check List
- Fee Schedule & Check in the amount of \$70.50

We look forward to presenting more detail of this project to you at the April 13, 2020 Hearing. If you have any questions or comments or require any additional information prior to the hearing, please give our office a call.

Sincerely,
Engineering Ventures, PC

A handwritten signature in black ink, appearing to read 'Kevin Worden', is written over a horizontal line.

Kevin Worden, P.E.
Vice-President

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

PROJECT NAME:

Adimab, LLC Expansion

APPLICANT:

Adimab, LLC

DATE:

03-06-2020

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.]
- Eight (8) sets 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 application package ensures that the review process by City Staff is as efficient and effective as possible.

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

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

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"/>

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

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"/>

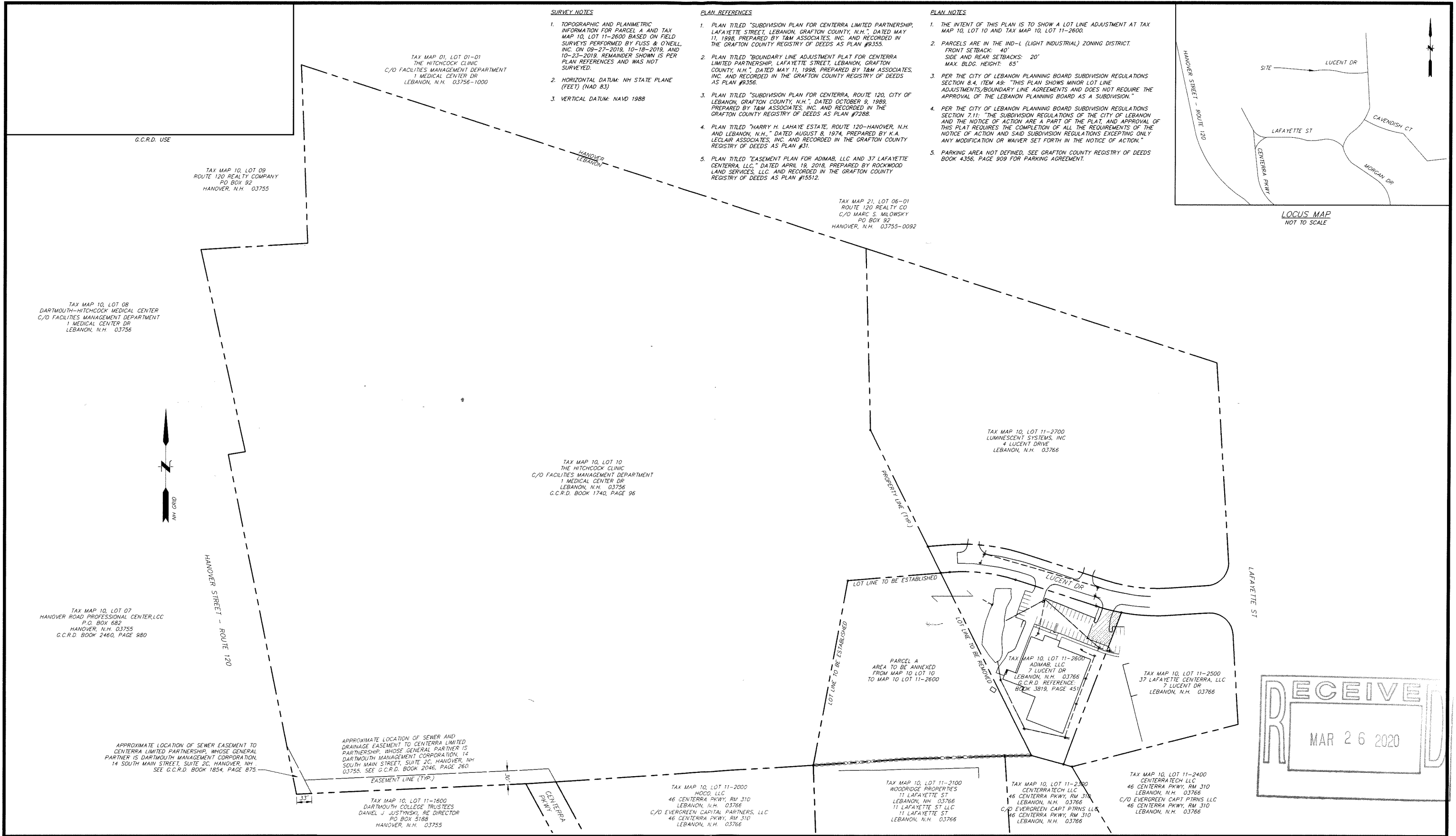
NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO SECTION 8 OF THE SUBDIVISION REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: Julia Ginorio, Engineering Ventures, PC

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

(Last Revised 05/22/13)

File Path: H:\DWG\2019\1098A\10\Survey\Plan\20191098A.10_SRV01.dwg Layout: 01-SRV Plotted: Thu, March 26, 2020 - 1:46 PM User: rcritch
 MS VIEW: LAYER: STATE: PLOTTER: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 CTB File: FO STB



No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
2.	3/25/2020	ADDRESS CITY OF LEBANON COMMENTS	JJ/RC	RC
1.	10/31/2019	ADD DEED REFERENCE AND PLAN REFERENCE	JJ/RC	RC

SEAL

RAYMOND T. CRITCH, NH LLS 858

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN TH. AND (1:10,000)."

Raymond T. Critch
 10-25-2019
 DATE
 RAYMOND T. CRITCH, L.L.S. # 858

SCALE:

HORIZ.: 1" = 100'
 VERT.: N/A

DATUM:

HORIZ.: NHSPC NAD83
 VERT.: NAVD 1988

GRAPHIC SCALE

FUSS & O'NEILL
 205 BILLINGS FARMS ROAD, SUITE 6B
 WHITE RIVER JUNCTION, VT 05001
 802.698.0370
 www.fandoc.com

ADIMAB, LLC AND
 THE HITCHCOCK CLINIC
 OVERVIEW
 LOT 10-10 AND LOT 10-2600
 LEBANON GRAFTON COUNTY, NEW HAMPSHIRE

PROJ. No.: 20191098.A20
 DATE: 10-25-2019

01-SRV

File Path: H:\DWG\2019\098\A10_Survey\Plan\2019\098\A10_SRV01.dwg Layout: 02-SRV Plotted: Thu, March 26, 2020 - 1:46 PM User: ritch
 MS VIEW: PLOTTER: AUTOCAD PDF (GENERAL DOCUMENTATION) PC3 CTB File: FO STB

G.C.R.D. USE

DESIGNATION	DESCRIPTION	TIE
A	3/4" REBAR FOUND W/CAP "T&M ASSOCIATES, LEBANON, N.H.", LEANING, 1.0' A.G., BASE HELD	N75°13'44"W, 0.16' (A-B)
B	CALCULATED CORNER	
C	3/4" REBAR FOUND W/CAP "PATHWAYS N.H. 933," 0.9' A.G.	
D	3/4" REBAR FOUND W/CAP "PATHWAYS N.H. 933," 0.1' A.G.	
E	3/4" REBAR FOUND W/CAP "PATHWAYS N.H. 933," 0.5' A.G.	
F	3/4" REBAR FOUND W/CAP "T&M ASSOCIATES N.H. LLS 83861B," 0.8' A.G.	
G	3/4" REBAR FOUND W/CAP "T&M ASSOCIATES N.H. LLS 83861B," 0.7' A.G.	
H	3/4" REBAR SET W/CAP "LLS 858," 0.7' A.G.	
I	3/4" REBAR FOUND W/CAP "T&M ASSOCIATES, LEBANON, N.H." AT CENTERLINE OF STONEWALL, 1.0' A.G.	
J	3/4" REBAR FOUND W/CAP NOT LEGIBLE, 0.8' A.G.	N45°28'38"E, 0.16' (J-K)
K	CALCULATED POINT	
L	3/4" REBAR FOUND AT CENTERLINE OF STONEWALL, 2.0' A.G.	N70°09'02"E, 0.21' (L-M)
M	CALCULATED POINT	
N	1-3/4" IRON PIPE FOUND AT END OF STONEWALL, 0.7' A.G.	
O	3/4" REBAR FOUND W/CAP DESTROYED, 0.6' A.G.	
P	3/4" REBAR FOUND W/CAP "T&M ASSOCIATES, LEBANON, N.H.", 1.0' A.G.	
Q	CALCULATED POINT	
R	CALCULATED POINT	
S	CALCULATED POINT	

LEGEND

	SANITARY MANHOLE		CONTROL POINT
	STORM MANHOLE		WATER VALVE
	ELECTRIC MANHOLE		FIRE HYDRANT
	TELEPHONE MANHOLE		UTILITY POLE
	CATCH BASIN		GUY WIRE
	EXISTING IRON PIPE		BOLLARD
	REBAR FOUND/SET AS NOTED		SIGN
	DECIDUOUS TREE		GAS GATE
	PINE TREE		WELL
	BUSH		WELL

	PROPERTY LINE
	CURB
	TREE LINE
	EASEMENT LINE

TABLE 2: ACCESS EASEMENT LIMITS METES AND BOUNDS

LINE	BEARING	DISTANCE
L1	S20°47'40"W	80.00'
L2	N69°12'20"W	50.00'
L3	N20°47'40"E	80.00'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	430.00'	50.41'	S76°07'16"E	50.38'

TABLE 3: STORMWATER DRAINAGE EASEMENT ONE

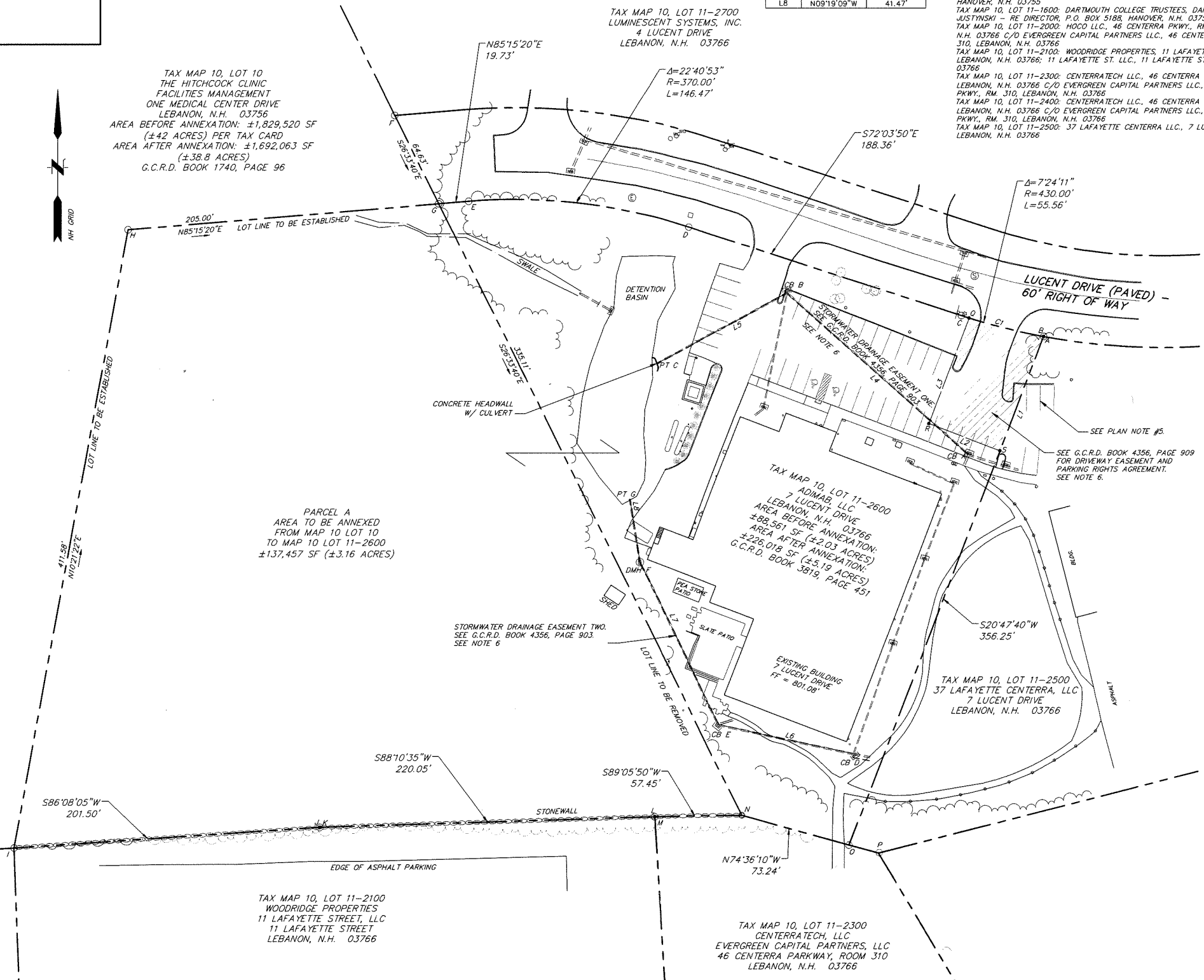
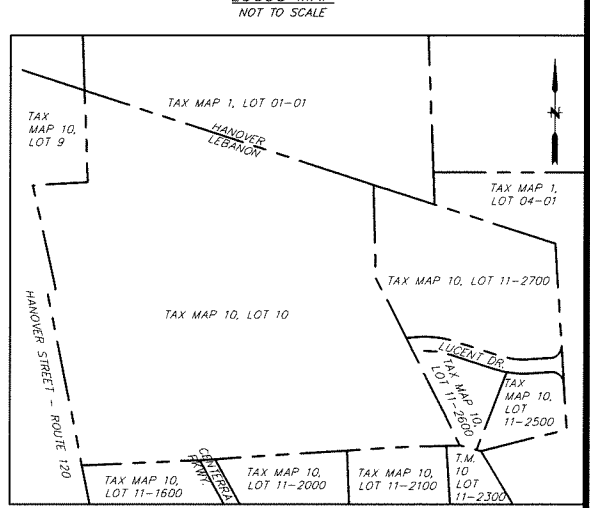
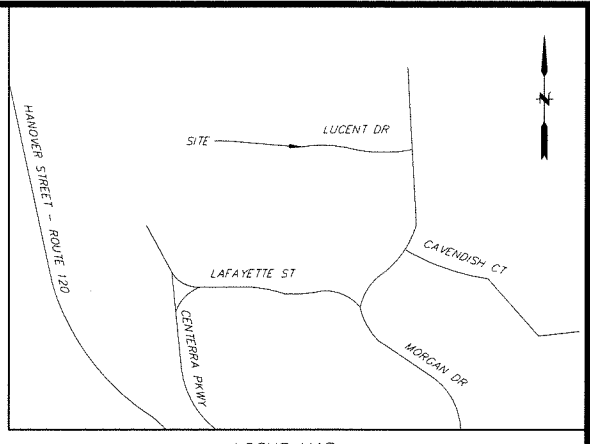
LINE	BEARING	DISTANCE
L4	N48°26'00"W	159.67'
L5	S61°41'48"W	97.20'

TABLE 4: STORMWATER DRAINAGE EASEMENT TWO

LINE	BEARING	DISTANCE
L6	N77°55'18"W	90.54'
L7	N26°12'11"W	118.69'
L8	N09°19'09"W	41.47'

ABUTTER'S LIST

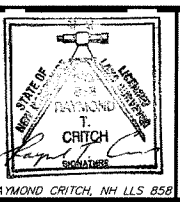
HANOVER ABUTTERS
 TAX MAP 21, LOT 06-01: ROUTE 120 REALTY CO. C/O MARC S. MILOWSKY, P.O. BOX 92, HANOVER, N.H. 03755-0092
 TAX MAP 01, LOT 01-01: THE HITCHCOCK CLINIC C/O FACILITIES MANAGEMENT DEPARTMENT, 1 MEDICAL CENTER DR., LEBANON, N.H. 03756-1000
 LEBANON ABUTTERS
 TAX MAP 10, LOT 11-2700: LUMINESCENT SYSTEMS, INC., 4 LUCENT DRIVE, LEBANON, N.H. 03766
 TAX MAP 10, LOT 09: ROUTE 120 REALTY CO., P.O. BOX 92, HANOVER, N.H. 03755
 TAX MAP 10, LOT 08: DARTMOUTH-HITCHCOCK MEDICAL CENTER C/O FACILITIES MANAGEMENT DEPARTMENT, 1 MEDICAL CENTER DR., LEBANON, N.H. 03756
 TAX MAP 10, LOT 07: HANOVER ROAD PROFESSIONAL CENTER LLC, P.O. BOX 682, HANOVER, N.H. 03755
 TAX MAP 10, LOT 11-1600: DARTMOUTH COLLEGE TRUSTEES, DANIEL J. JUSTYNSKI - RE DIRECTOR, P.O. BOX 5188, HANOVER, N.H. 03755
 TAX MAP 10, LOT 11-2000: HOOD LLC, 46 CENTERRA PKWY., RM. 310, LEBANON, N.H. 03766 C/O EVERGREEN CAPITAL PARTNERS LLC, 46 CENTERRA PKWY., RM. 310, LEBANON, N.H. 03766
 TAX MAP 10, LOT 11-2100: WOODRIDGE PROPERTIES, 11 LAFAYETTE ST., LEBANON, N.H. 03766; 11 LAFAYETTE ST. LLC, 11 LAFAYETTE ST., LEBANON, N.H. 03766
 TAX MAP 10, LOT 11-2300: CENTERRATECH LLC, 46 CENTERRA PKWY., RM. 310, LEBANON, N.H. 03766 C/O EVERGREEN CAPITAL PARTNERS LLC, 46 CENTERRA PKWY., RM. 310, LEBANON, N.H. 03766
 TAX MAP 10, LOT 11-2500: WOODRIDGE PROPERTIES, 11 LAFAYETTE ST., LEBANON, N.H. 03766
 TAX MAP 10, LOT 11-2500: 37 LAFAYETTE CENTERRA LLC, 7 LUCENT DR., LEBANON, N.H. 03766



- PLAN NOTES**
- THE INTENT OF THIS PLAN IS TO SHOW A LOT LINE ADJUSTMENT AT TAX MAP 10, LOT 11-2600.
 - PARCELS ARE IN THE IND-L (LIGHT INDUSTRIAL) ZONING DISTRICT. FRONT SETBACK: 40' SIDE AND REAR SETBACKS: 20' MAX. BLDG. HEIGHT: 65'
 - PER THE CITY OF LEBANON PLANNING BOARD SUBDIVISION REGULATIONS SECTION 8.4, ITEM A9: "THIS PLAN SHOWS MINOR LOT LINE ADJUSTMENTS/BOUNDARY LINE AGREEMENTS AND DOES NOT REQUIRE THE APPROVAL OF THE LEBANON PLANNING BOARD AS A SUBDIVISION."
 - PER THE CITY OF LEBANON PLANNING BOARD SUBDIVISION REGULATIONS SECTION 7.11: "THE SUBDIVISION REGULATIONS OF THE CITY OF LEBANON AND THE NOTICE OF ACTION ARE A PART OF THE PLAT, AND APPROVAL OF THIS PLAT REQUIRES THE COMPLETION OF ALL THE REQUIREMENTS OF THE NOTICE OF ACTION AND SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY MODIFICATION OR WAIVER SET FORTH IN THE NOTICE OF ACTION."
 - PARKING AREA NOT DEFINED, SEE GRAFTON COUNTY REGISTRY OF DEEDS BOOK 4356, PAGE 909 FOR PARKING AGREEMENT.
 - DRIVEWAY EASEMENT, PARKING RIGHTS AGREEMENT AND STORMWATER DRAINAGE EASEMENTS ARE BENEFITTING MAP 10 LOT 11-2500.
 - NO CONSERVATION, PRESERVATION OR AGRICULTURAL RESTRICTIONS WERE FOUND IN OUR RESEARCH OF THE SUBJECT PROPERTIES AT THE GRAFTON COUNTY REGISTRY OF DEEDS.
- PLAN REFERENCES**
- PLAN TITLED "SUBDIVISION PLAN FOR CENTERRA LIMITED PARTNERSHIP, LAFAYETTE STREET, LEBANON, GRAFTON COUNTY, N.H.", DATED MAY 11, 1998, PREPARED BY T&M ASSOCIATES, INC. AND RECORDED IN THE GRAFTON COUNTY REGISTRY OF DEEDS AS PLAN #9355.
 - PLAN TITLED "BOUNDARY LINE ADJUSTMENT PLAT FOR CENTERRA LIMITED PARTNERSHIP, LAFAYETTE STREET, LEBANON, GRAFTON COUNTY, N.H.", DATED MAY 11, 1998, PREPARED BY T&M ASSOCIATES, INC. AND RECORDED IN THE GRAFTON COUNTY REGISTRY OF DEEDS AS PLAN #9356.
 - PLAN TITLED "SUBDIVISION PLAN FOR CENTERRA, ROUTE 120, CITY OF LEBANON, GRAFTON COUNTY, N.H.", DATED OCTOBER 9, 1989, PREPARED BY T&M ASSOCIATES, INC. AND RECORDED IN THE GRAFTON COUNTY REGISTRY OF DEEDS AS PLAN #7288.
 - PLAN TITLED "HARRY H. LAHAYE ESTATE, ROUTE 120-HANOVER, N.H. AND LEBANON, N.H.", DATED AUGUST 8, 1974, PREPARED BY K.A. LECLAIR ASSOCIATES, INC. AND RECORDED IN THE GRAFTON COUNTY REGISTRY OF DEEDS AS PLAN #31.
 - PLAN TITLED "EASEMENT PLAN FOR ADIMAB, LLC AND 37 LAFAYETTE CENTERRA, LLC," DATED APRIL 19, 2018, PREPARED BY ROCKWOOD LAND SERVICES, LLC. AND RECORDED IN THE GRAFTON COUNTY REGISTRY OF DEEDS AS PLAN #15512.
- SURVEY NOTES**
- TOPOGRAPHIC AND PLANIMETRIC INFORMATION FOR PARCEL A AND TAX MAP 10, LOT 11-2600 BASED ON FIELD SURVEYS PERFORMED BY FUSS & O'NEILL, INC. ON 08-27-2019, 10-18-2019, AND 10-23-2019. REMAINDER SHOWN IS PER PLAN REFERENCES AND WAS NOT SURVEYED.
 - HORIZONTAL DATUM: NH STATE PLANE (FEET) (NAD 83)
 - VERTICAL DATUM: NAVD 1988

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
2.	3/24/2020	ADDRESS CITY OF LEBANON COMMENTS	JJ/RC	RC
1.	10/31/2019	ADD DEED REFERENCE AND PLAN REFERENCE	JJ/RC	RC

SEAL



I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).
 Raymond T. Critch
 10-25-2019
 RAYMOND T. CRITCH, L.L.S. # 858 DATE

SCALE:
 HORZ: 1" = 40'
 VERT: N/A
 DATUM:
 HORZ: NHSPC NAD83
 VERT: NAVD 1988
 GRAPHIC SCALE

FUSS & O'NEILL
 205 BILLINGS FARMS ROAD, SUITE 6B
 WHITE RIVER JUNCTION, VT 05001
 802.698.0370
 www.fando.com

ADIMAB, LLC AND THE HITCHCOCK CLINIC
 LOT LINE ADJUSTMENT PLAN
 TAX MAP 10, LOT 11-2600 7 LUCENT DRIVE
 LEBANON GRAFTON COUNTY, NEW HAMPSHIRE

PROJ. No.: 20191098.A20
 DATE: 10-25-2019
02-SRV